

# MILHAVEN-RALE

RALEIGH - LOT 00.0064 THE FARM AT NEILL'S CREEK

(MODEL# 2379)

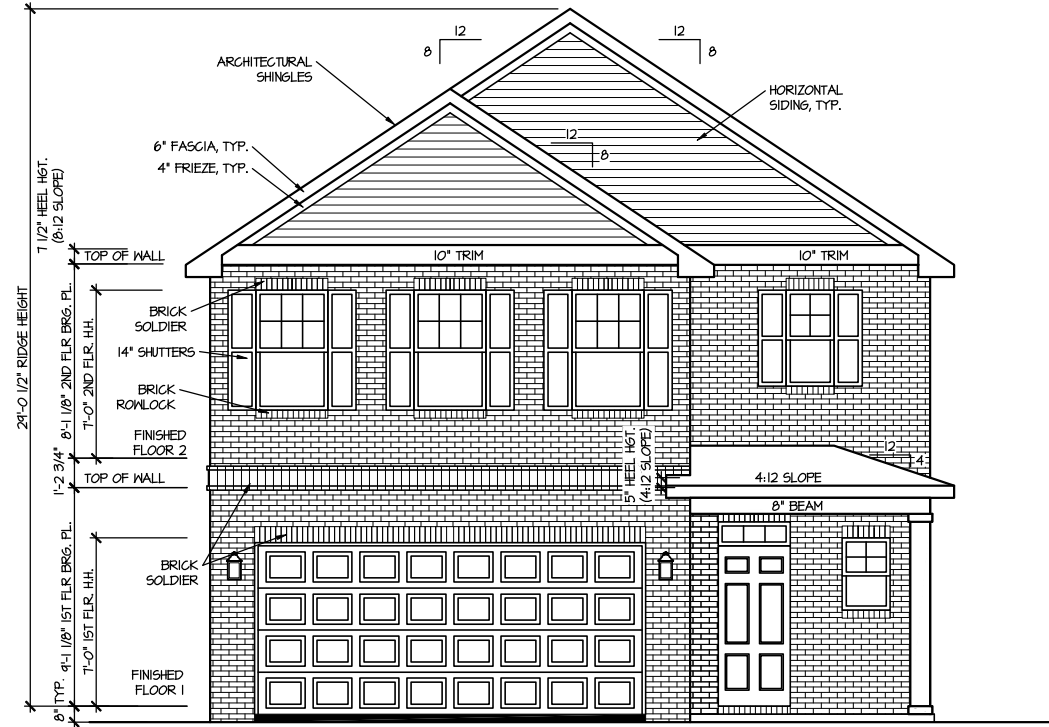
## ELEVATION 4 - GL

The logo for DRB HOMES. The letters "DRB" are in a large, bold, black, sans-serif font. Below them, the word "HOMES" is written in a smaller, blue, sans-serif font.[illegible]

## 401 Winding Creek Drive

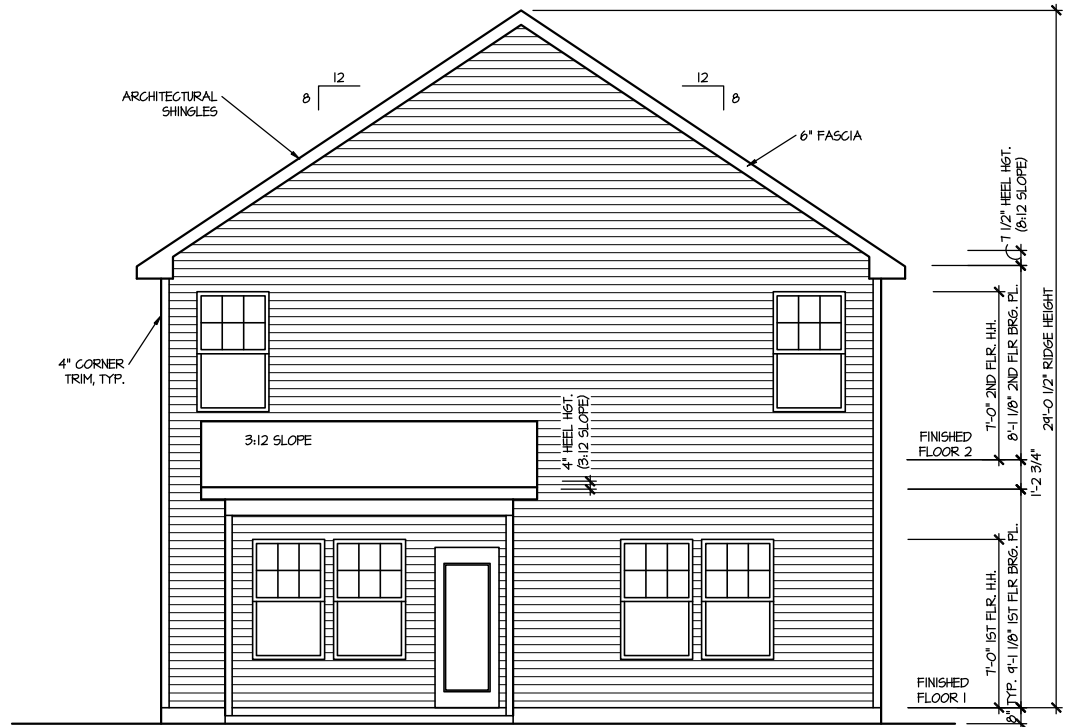
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FRONT ELEVATION 4

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



REAR ELEVATION 4

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

DRAWN BY: ITS  
DATE: 01/16/2025  
PLAN NO. 2379

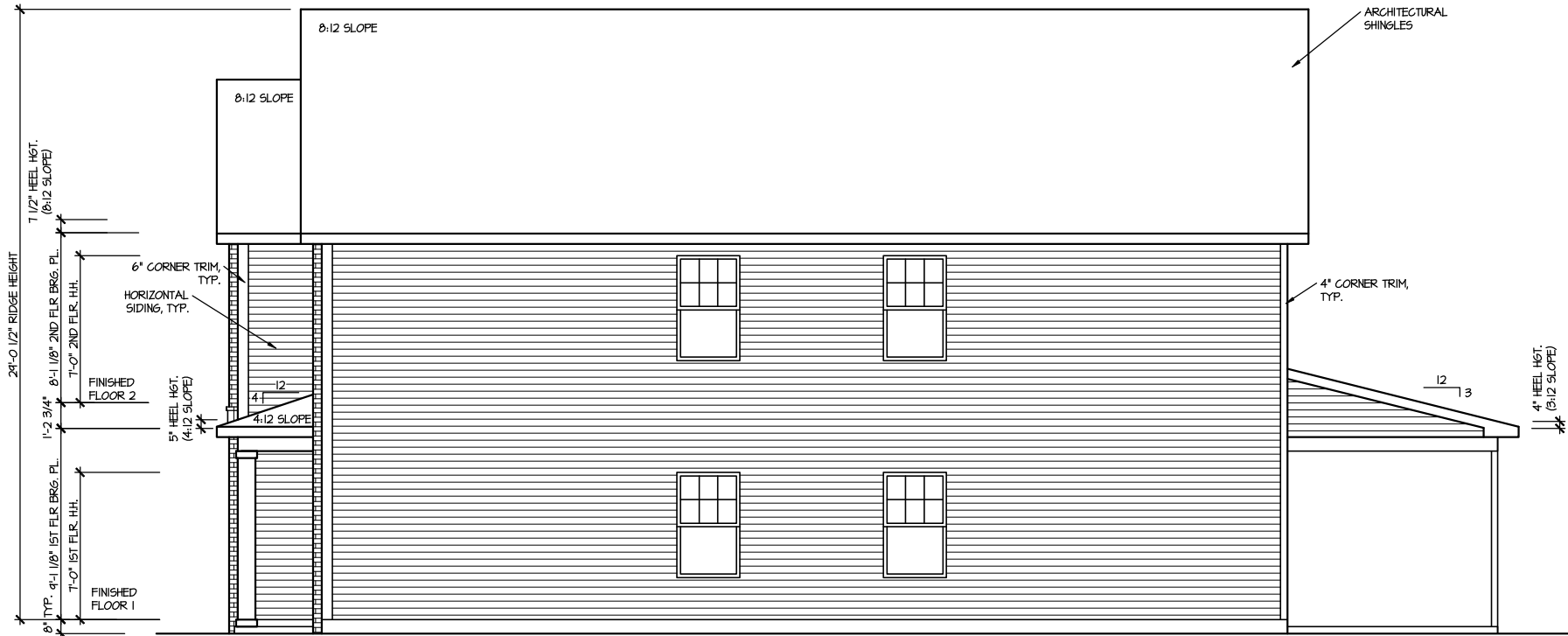
DRB  
HOMES

HOUSE NAME: MILLHAVEN  
DRAWING TITLE: FRONT & REAR ELEVATIONS

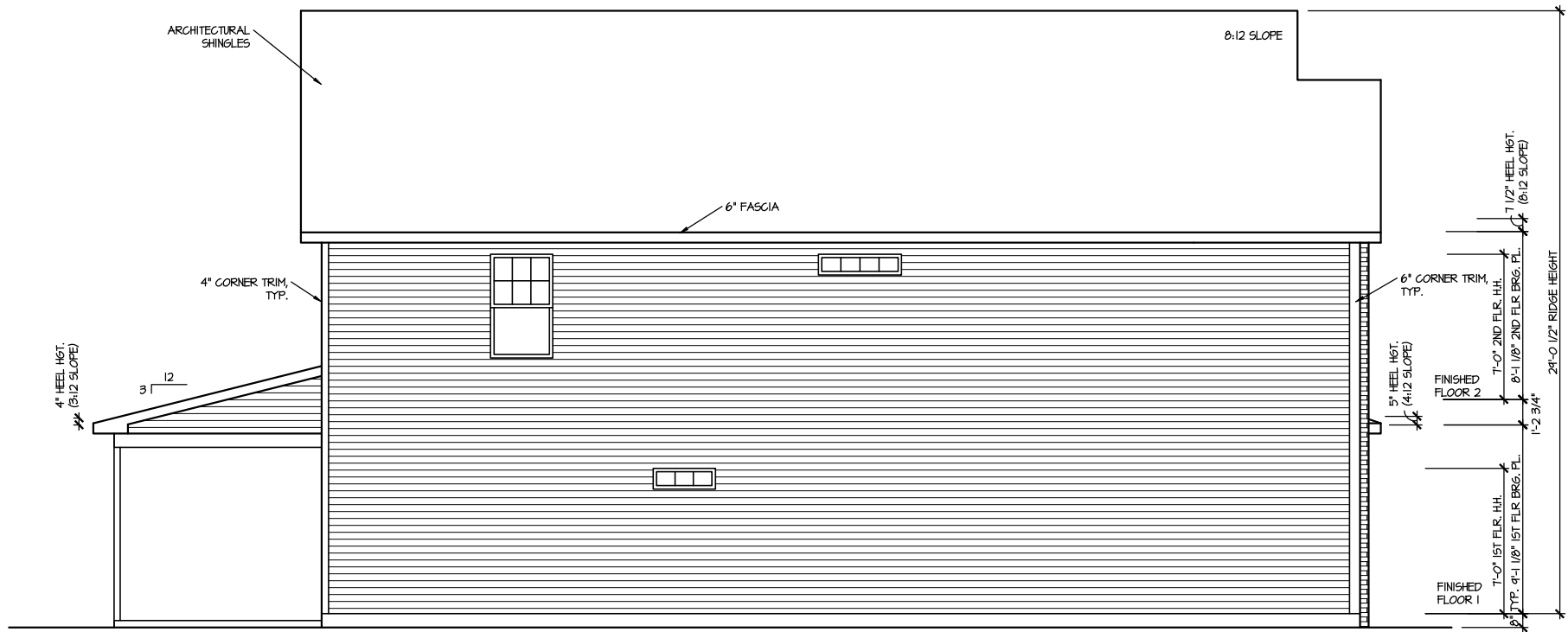
SHEET No. A.1

MASTER PLAN INFORMATION  
REVISION 1-RALE  
DATE 09-09-2021  
UPDATED DATE 07-26-2024





RIGHT ELEVATION 4  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION 4  
SCALE: 1/8" = 1'-0"

DRAWN BY:  
ITS  
DATE: 01/16/2025  
PLAN NO.  
2379

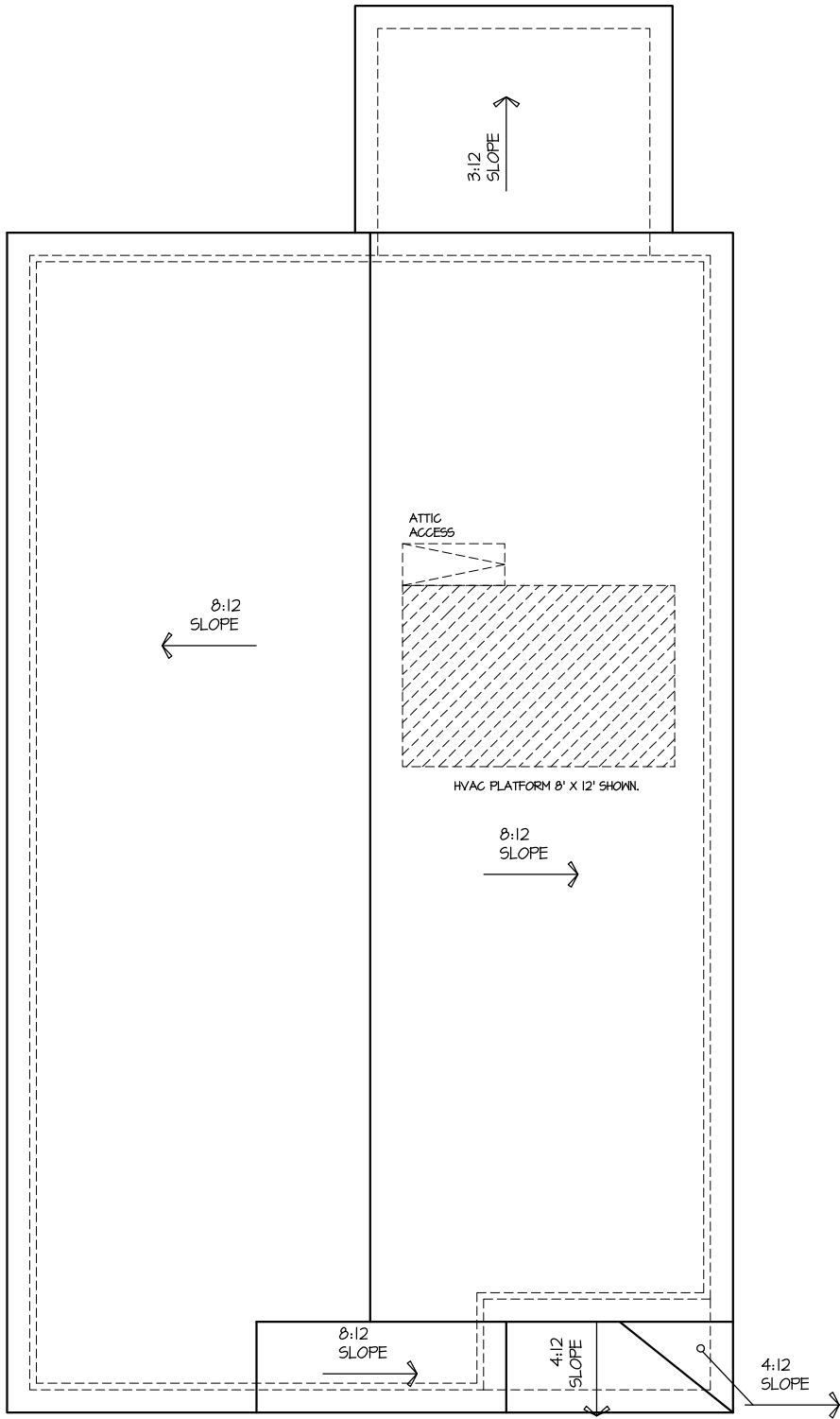
MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
1-RALE	09-09-2021	07-26-2024

DRB  
HOMES

HOUSE NAME:  
MILLHAVEN  
DRAWING TITLE  
RIGHT & LEFT ELEVATIONS

SHEET No.  
A.2





ROOF PLAN ELEV. 4

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
1-RAL	09-09-2021	07-26-2024

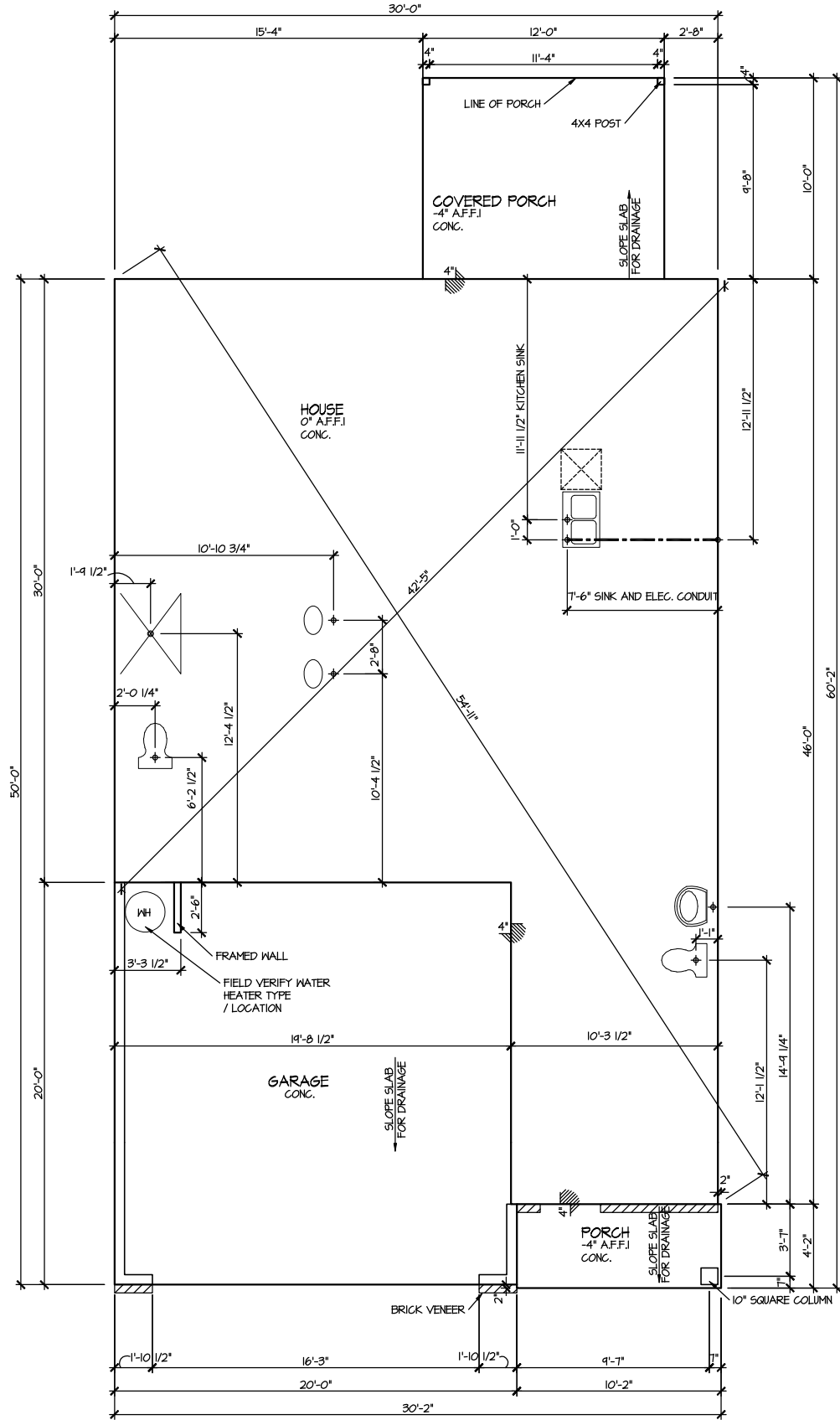
DRAWN BY:	ITS
DATE:	01/16/2025
PLAN NO.	2379



HOUSE NAME:  
MILLHAVEN  
DRAWING TITLE  
ROOF PLAN

SHEET No.  
A.3





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

MASTER PLAN INFORMATION			
REVISION	DATE	UPDATED DATE	
1-RAL	09-09-2021	07-26-2024	

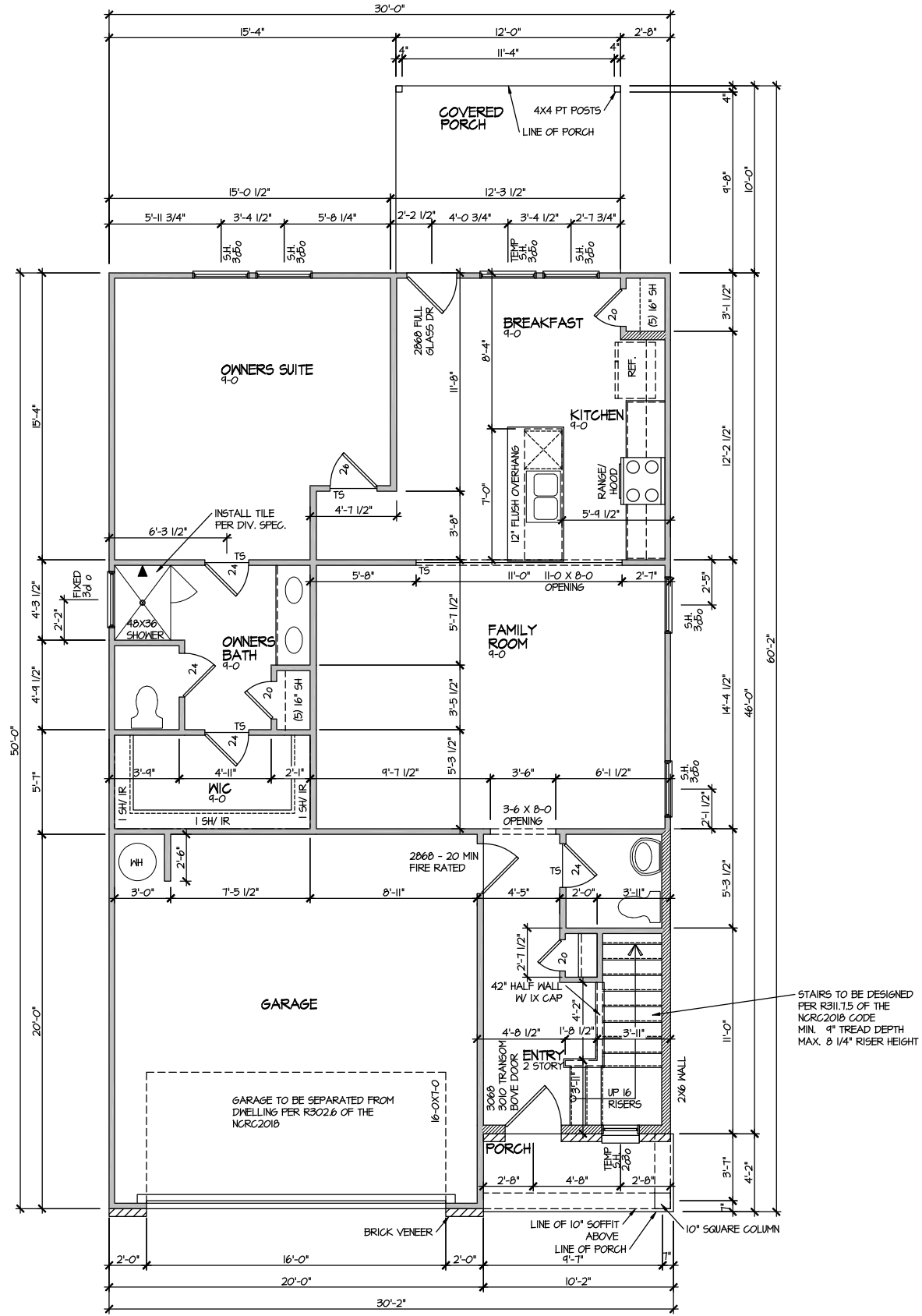
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DATE:	01/16/2025
PLAN NO.	2379



HOUSE NAME:  
MILLHAVEN  
DRAWING TITLE  
SLAB PLAN

SHEET No.  
A2.1





MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
1-RALE	09-09-2021	07-26-2024

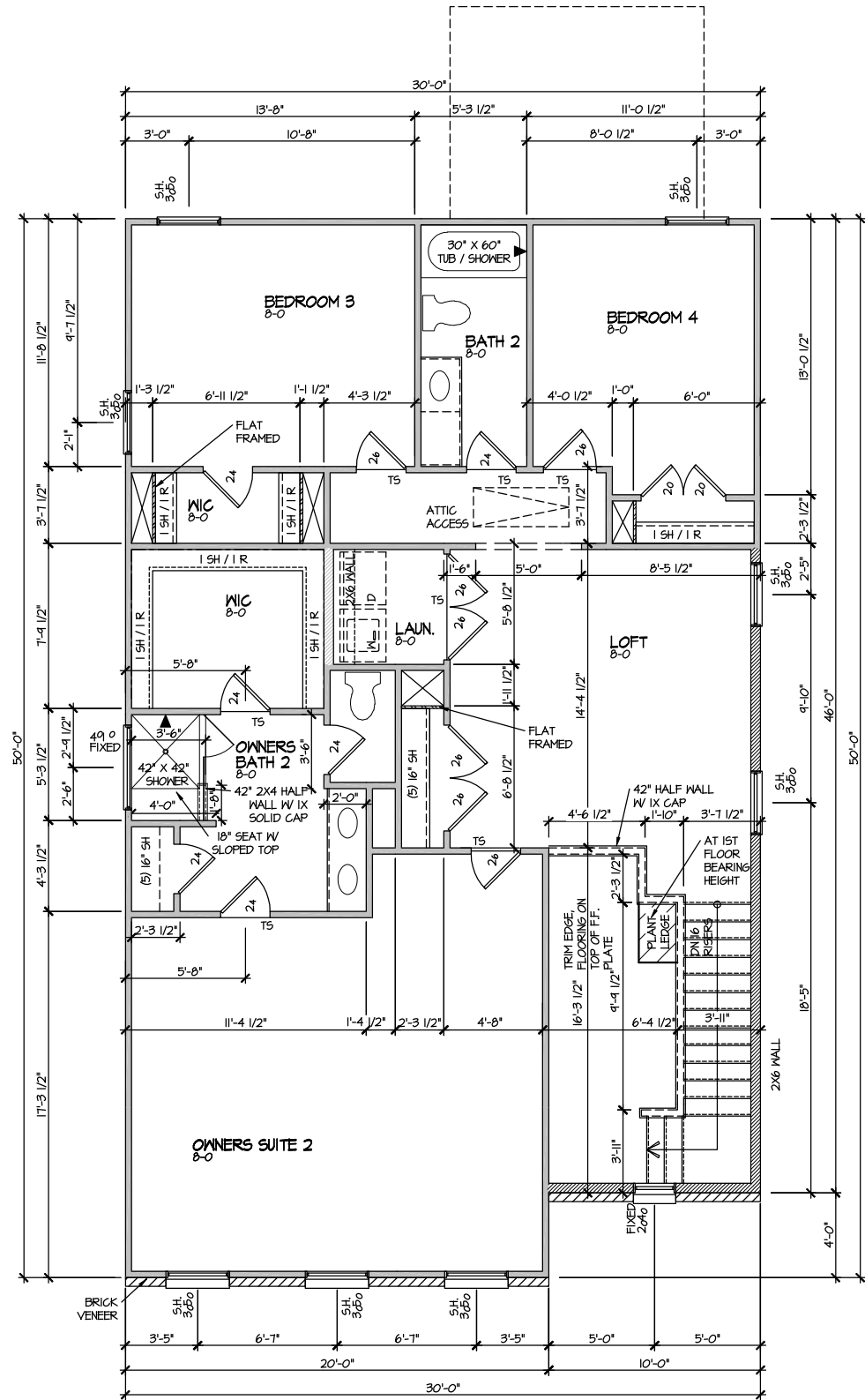
DRAWN BY:	
ITS	
DATE:	
01/16/2025	
PLAN NO.	
2379	



HOUSE NAME:	
MILLHAVEN	
DRAWING TITLE	
FIRST FLOOR PLAN	

SHEET No.	
A3.1	





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

MASTER PLAN INFORMATION			UPDATED DATE
REVISION	DATE		
1-RAL	09-09-2021		07-26-2024

DRAWN BY:	ITS
DATE:	01/16/2025
PLAN NO.	2379



HOUSE NAME:	MILLHAVEN
DRAWING TITLE	SECOND FLOOR PLAN



















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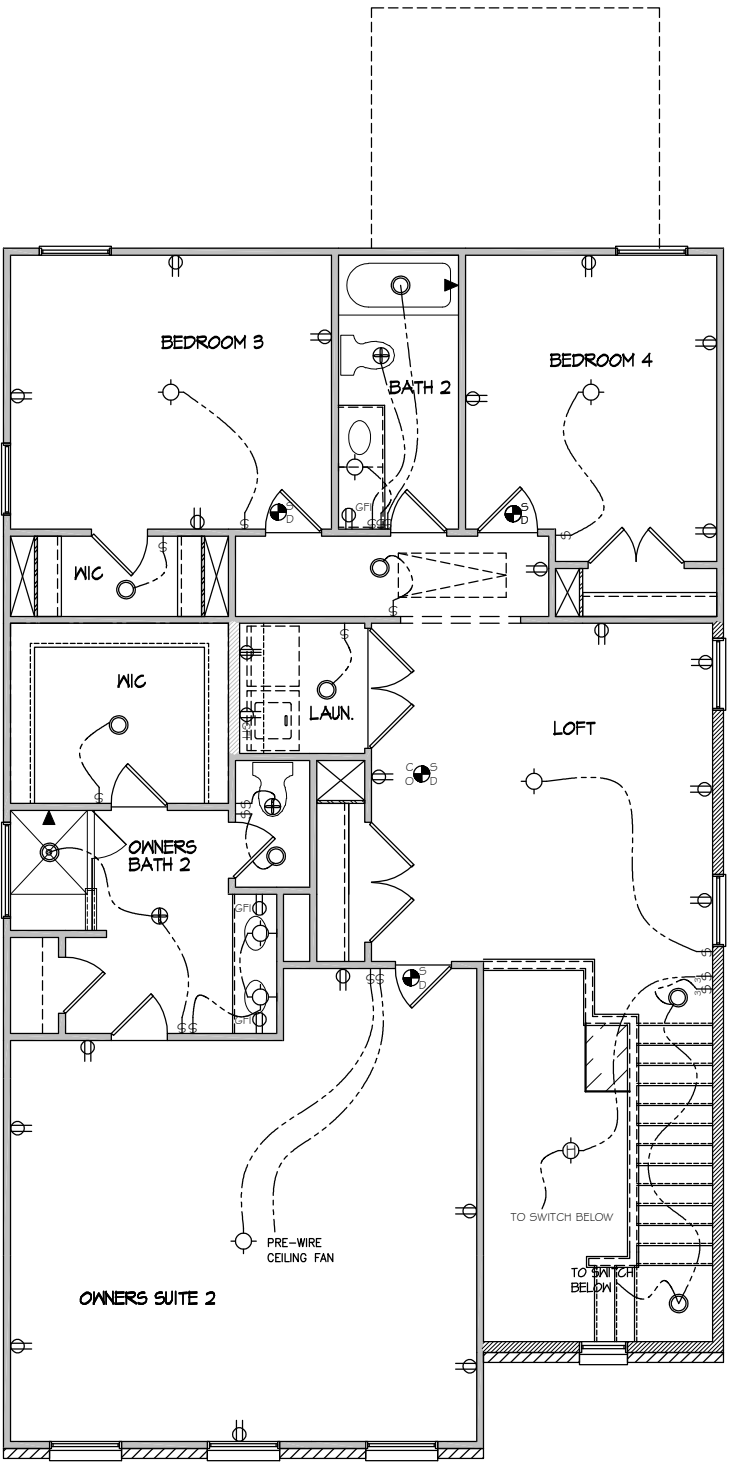






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ELECTRICAL LEGEND	
	
CEILING FAN W/ LIGHT KIT	
CEILING MOUNT LIGHT	
LED PUCK LIGHT	
WALL MOUNTED LIGHT	
MOTION SENSOR LIGHT	
110V OUTLET	
GFI OUTLET	
WATERPROOF OUTLET	
220V OUTLET	
SWITCH	
3-WAY SWITCH	
TV JACK	
PHONE JACK	
EXHAUST FAN	
HANGING LIGHT	
SD / CO COMBO DETECTOR	
KEYLESS LAMPHOLDER	
PENDANT LIGHT	



ELECTRICAL PLAN  
SECOND FLOOR - ELEV. 4  
SCALE: 1/8" = 1'-0"

DRAWN BY: ITS  
DATE: 01/16/2025  
PLAN NO. 2379



HOUSE NAME: MILLHAVEN  
DRAWING TITLE: SECOND FLOOR ELECTRICAL

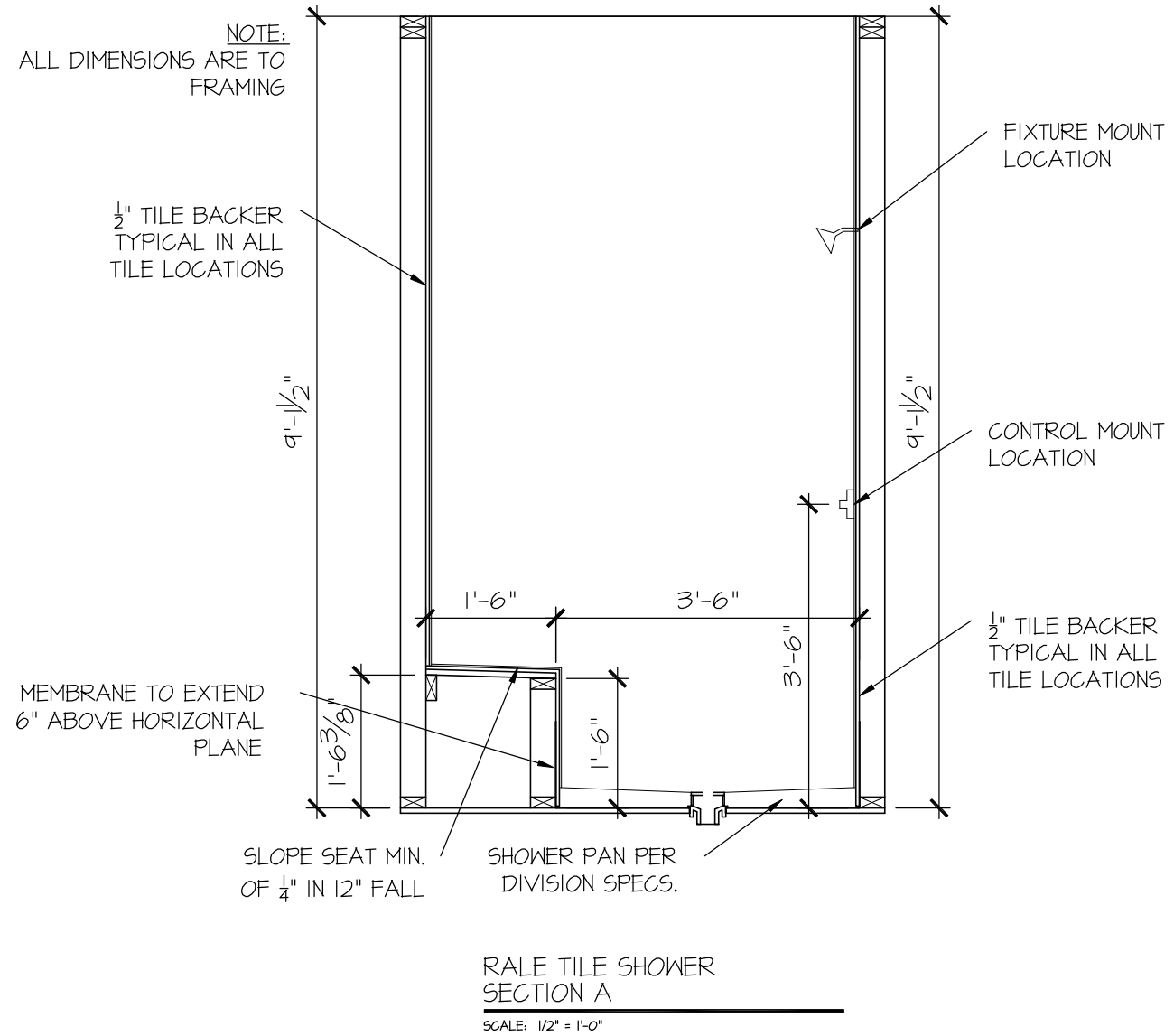
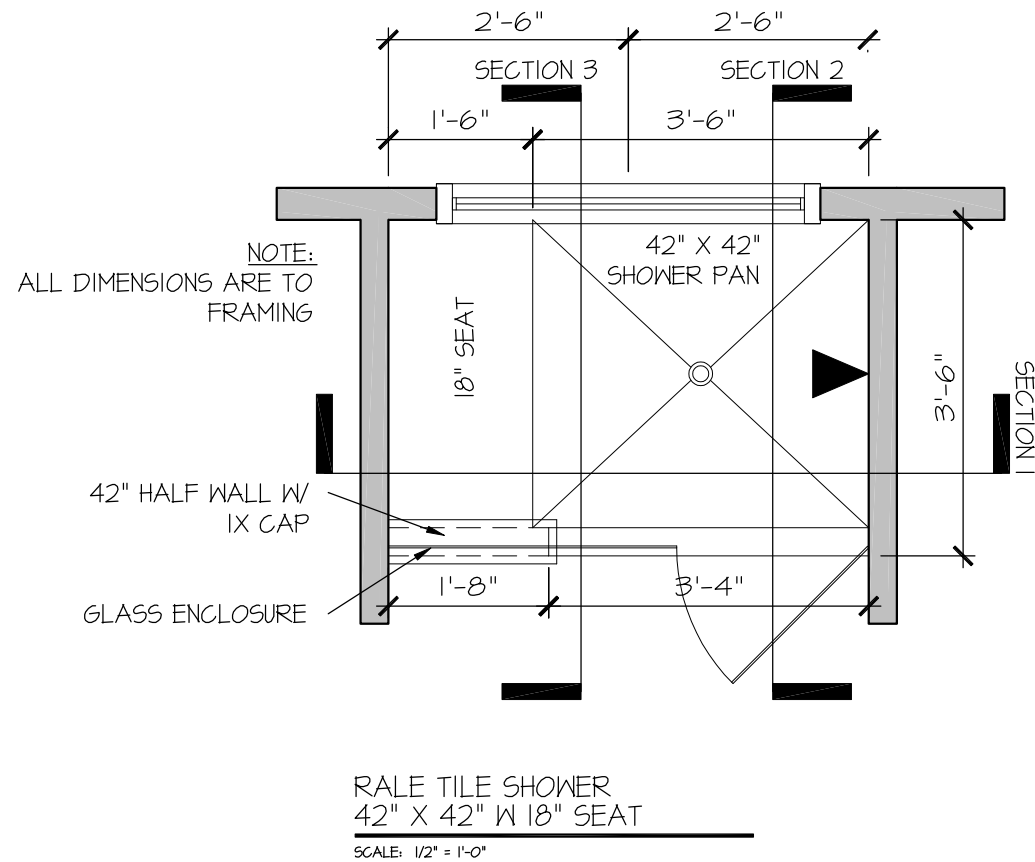
SHEET No. 2

MASTER PLAN INFORMATION

REVISION	DATE	UPDATED DATE
1-RALE	09-09-2021	07-26-2024



FILE: RALE TILE SHOWER DETAIL 8-2022.dwg DATE: 09-19-2022



CONSULTANT LOGO

SEAL

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

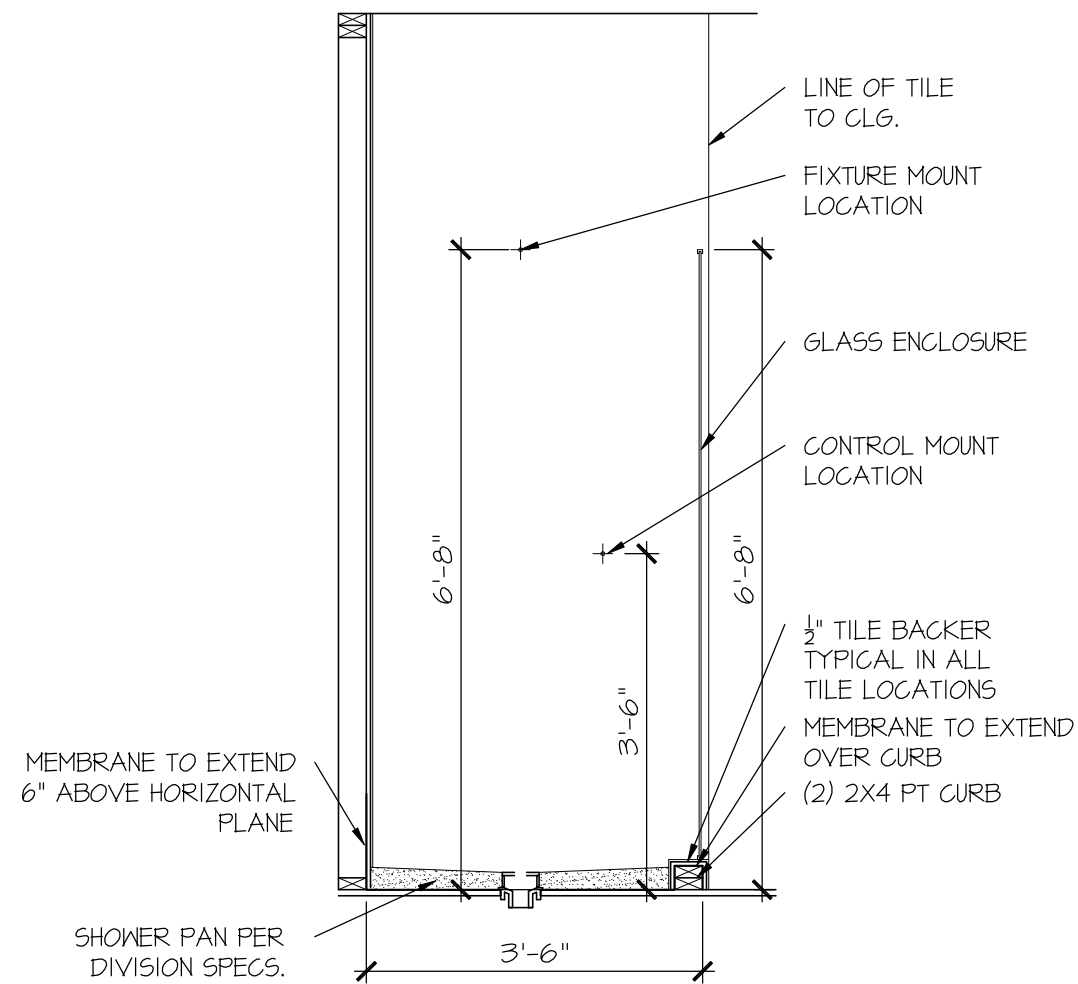
**DRB**  
HOMES

HOUSE NAME:  
DRAWING TITLE  
RALE TILE SHOWER DETAIL

SHEET No.  
10

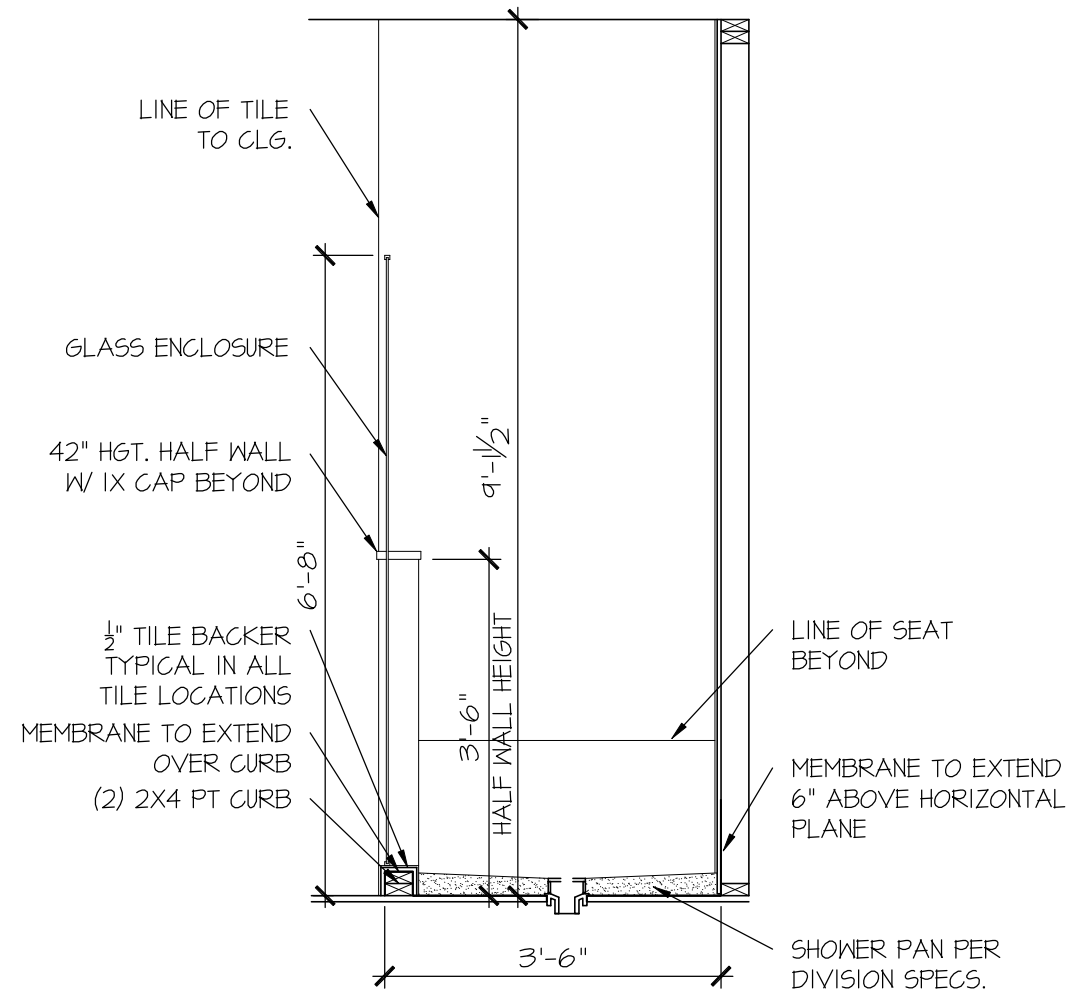


FILE: RALE TILE SHOWER DETAIL 8-2022.dwg DATE: 09-19-2022



RALE TILE SHOWER  
SECTION B

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



RALE TILE SHOWER  
SECTION C

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

CONSULTANT LOGO

SEAL

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

DRB  
HOMES

HOUSE NAME:  
DRAWING TITLE  
RALE TILE SHOWER DETAIL

SHEET No.

01.12



GENERAL STRUCTURAL NOTES

FOUNDATION

• DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.

• FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.

• FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:

- 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 7" MIN. EMBEDMENT (CONC), 15" MIN. EMBEDMENT (CMU)
- SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC)
- SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU)

(REFER TO DETAILS FOR 10' TALL WALL ANCHOR REQUIREMENTS)

• ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.

• BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

• BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SFF OR 5YP, "STUD" GRADE OR BETTER.

• CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, 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 (4 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 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 & 530J.

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

• PROVIDE 2x8 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.

GENERAL STRUCTURAL NOTES

GENERAL FRAMING

• 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 (1-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)

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

• REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.

• EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR 5YP "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 (5YP) 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., 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<sup>6</sup> psi
- "LVL" - Fb=2600 psi; Fv=285 psi; E=2.0x10<sup>6</sup> psi
- "PSL" - Fb=2900 PSI; FV=240 PSI; E=2.0x10<sup>6</sup> PSI

• M4K 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 M4K FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

• FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/2" SIMPSON SDS SCREWS (OR 3/2" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 3 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 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 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, UNO.

FLOOR FRAMING

ROOF FRAMING

• 1-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 1-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'-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.

• 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 NTCA & TP1'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	
SYMBOL	SPECIFICATION
	HD-1 SIMPSON HTT4 HOLD-DOWN *
	HD-2 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.) (PRE-BENT MSTC66 ALT. WHEN SPECIFIED)
	HD-3 SIMPSON STDH4/MRJ HOLD-DOWN
ALTERNATIVE TO S5TB24 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.	

ADDITIONAL NOTES FOR TRUSS & 1-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, & 1-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)

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
20 MPH WIND IN 2018 NCSCB: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 R301.1.3 OF THE 2018 NCSCB: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 HEREWITHIN, 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 NCSCB:RC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.54 R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:  
FASTEN SHEATHING W/ 2 3/8"x0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. TYP. UNO.
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 1/2" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES


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

VENEER LINTEL SCHEDULE








LEGEND

NON-BEARING HEADER SCHEDULE

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

ALL LINTELS:  
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psi 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 @48"o.c. w/ 1/2" DIA. x 3 1/2" LONG LUG 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 3 1/2" 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 L4x3w/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
-  JL METAL HANGER
- \* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
-  INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

SPAN	2x4 NON-BEARING PARTITION WALL	2x6 NON-BEARING PARTITION WALL
UP TO 3'-0"	(1)2x4 FLAT	(1)2x6 FLAT
UP TO 6'-0"	(2)2x4	(3)2x4
UP TO 8'-0"	(2)2x6	(3)2x6
UP TO 12'-0"	(2)2x8	(3)2x8

NOTES:

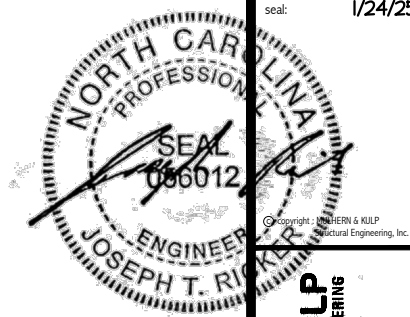
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS 9"x6"x10 @ 24" O.C. (MAX.)

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NOTATION:

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x18" - H	N/A	N/A	N/A	N/A

- 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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NC LIC. #C-3825

M&K project number:  
126-22076

project mgr: JTR  
drawn by: KJN  
issue date: 01-22-25

REVISIONS:  
date: initial:



STRUCTURAL NOTES

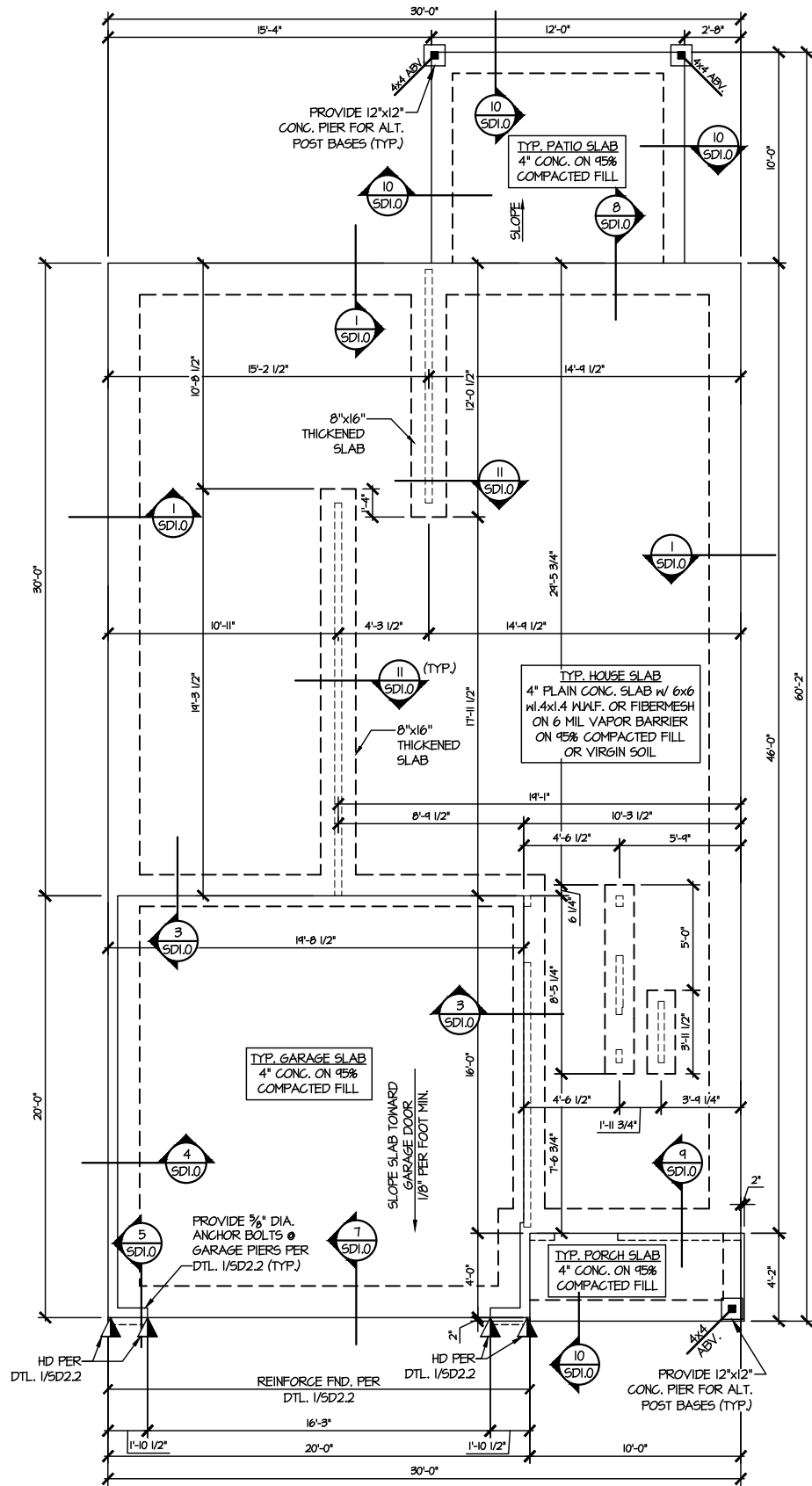
FARM AT NEIL'S CREEK

LOT 64 - MILLHAVEN 4

RALEIGH, NC

sheet:  
S0.0



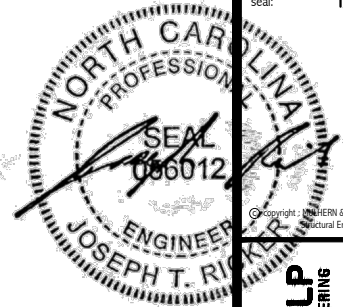


1 MONO SLAB FOUNDATION PLAN  
SCALE: 1/8"=1'-0"

**LEGEND**

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- 1L 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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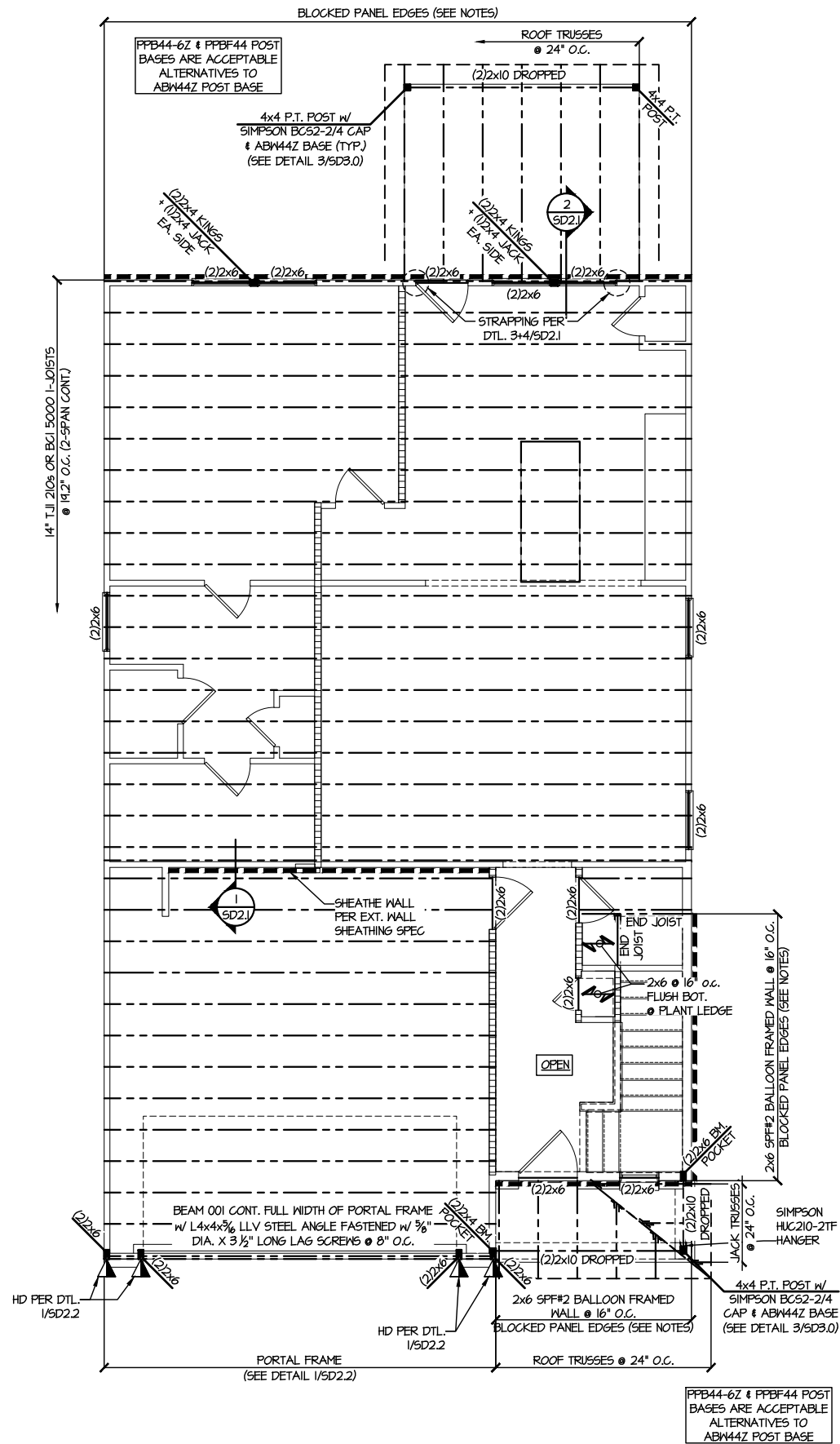
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**HOMES**

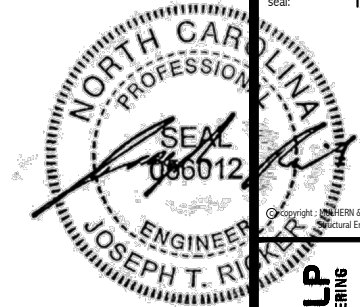
FOUNDATION PLANS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
RALEIGH, NC

sheet:  
**S1.0**





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



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REVISIONS:  
date: initial:



FLOOR FRAMING PLANS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
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.

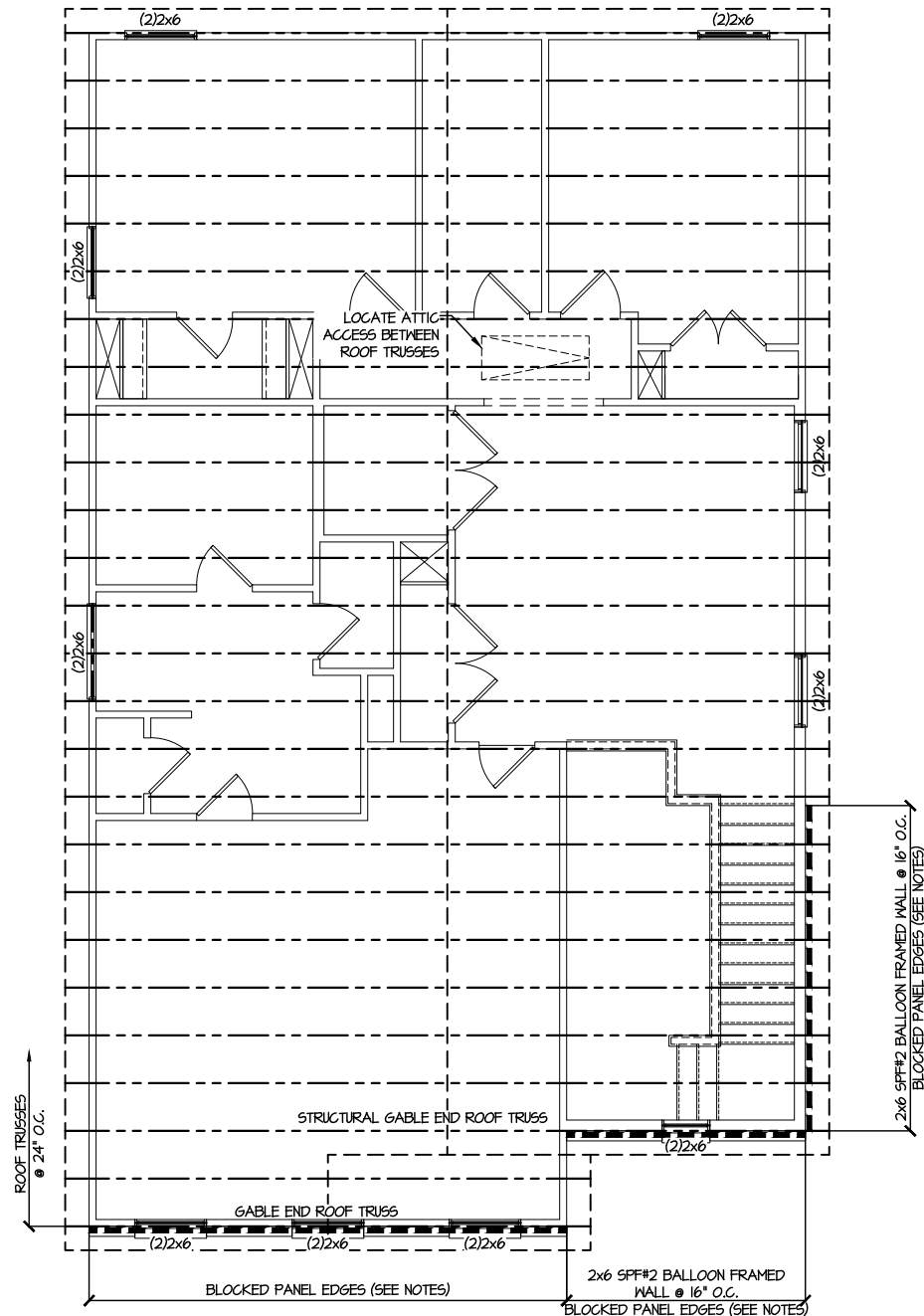
REFER TO SO.0 FOR  
TYPICAL STRUCTURAL NOTES  
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ENGINEERED BEAM MATERIAL SCHEDULE

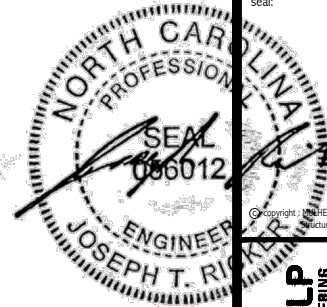
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)1 3/4"x18" - H	N/A	N/A	N/A	N/A

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





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



seal: 1/24/25

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REVISIONS:	
date:	initial:



ROOF FRAMING PLANS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
RALEIGH, NC

sheet:  
**S3.0**

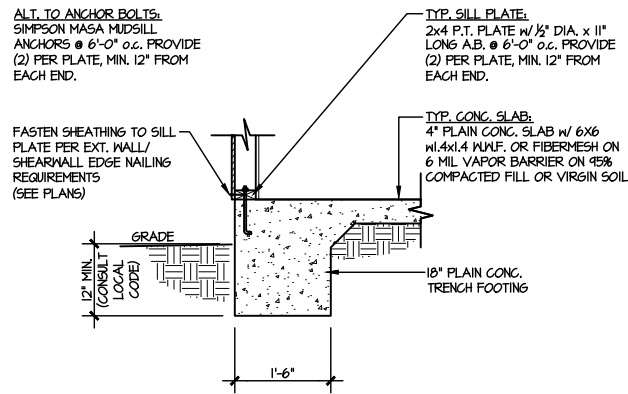
LEGEND

- [Pattern] INTERIOR BEARING WALL
- [Pattern] BEARING WALL ABOVE
- [Pattern] BEAM / HEADER
- [Pattern] INDICATES SHEAR WALL & EXTENT
- [Pattern] 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.

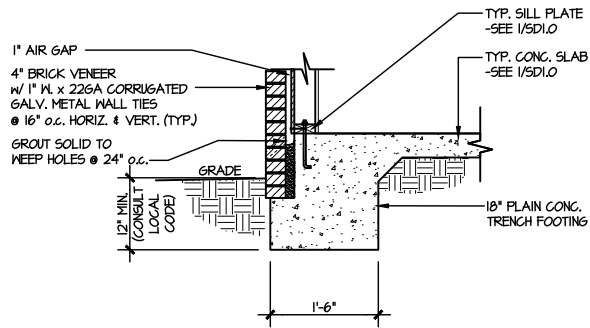
REFER TO S0.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES



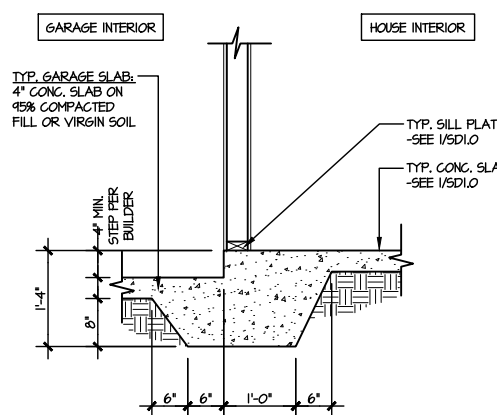
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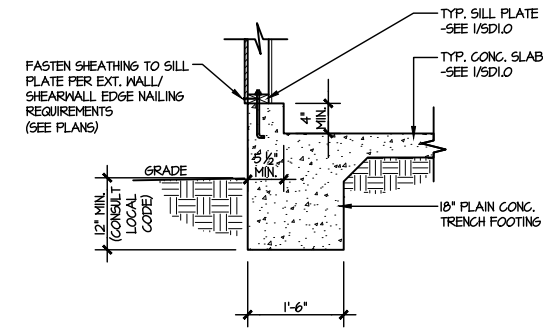
**1** TYPICAL SLAB ON GRADE  
PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



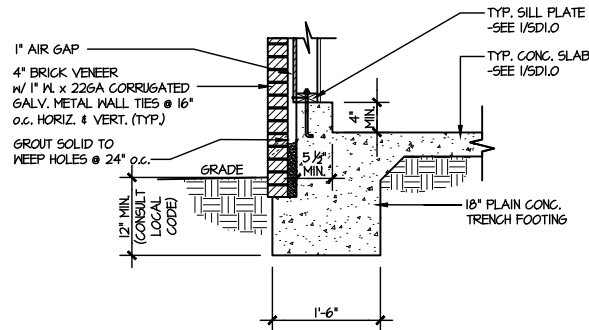
**2** TYPICAL SLAB ON GRADE  
PERIMETER FOOTING  
SCALE: 3/8"=1'-0"  
w/ BRICK VENEER



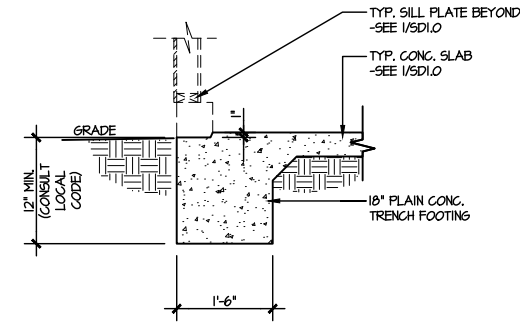
**3** TYPICAL MONOLITHIC INTERIOR  
GARAGE FOOTING  
SCALE: 3/8"=1'-0"



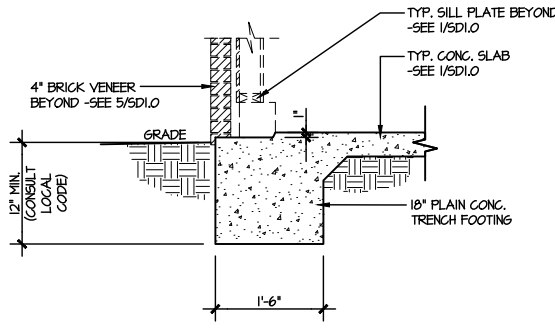
**4** TYPICAL SLAB ON GRADE GARAGE  
PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



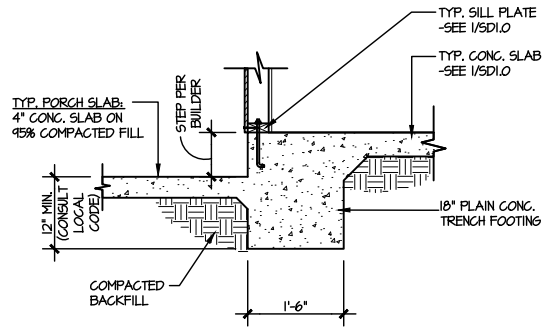
**5** TYPICAL SLAB ON GRADE GARAGE  
PERIMETER FOOTING  
SCALE: 3/8"=1'-0"  
w/ BRICK VENEER



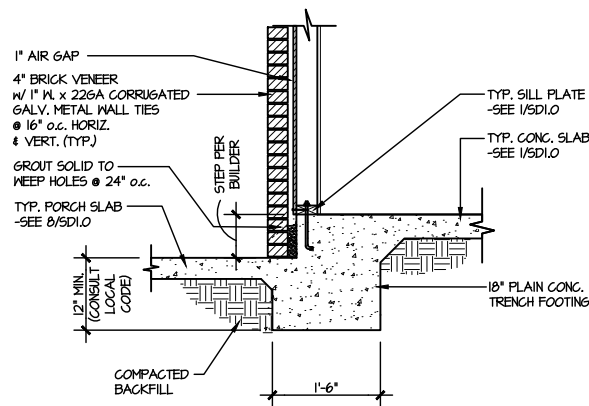
**6** TYPICAL SLAB ON GRADE GARAGE  
ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



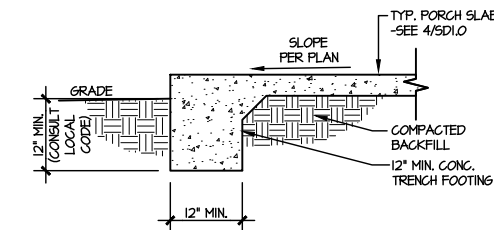
**7** TYPICAL SLAB ON GRADE GARAGE  
ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0"  
w/ BRICK VENEER



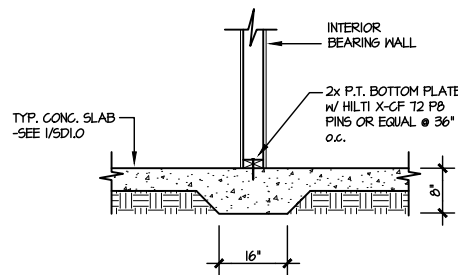
**8** TYPICAL SLAB ON GRADE PERIMETER  
FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0"



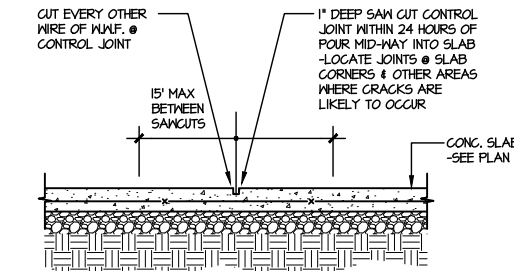
**9** TYPICAL SLAB ON GRADE PERIMETER  
FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0"  
w/ BRICK VENEER



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



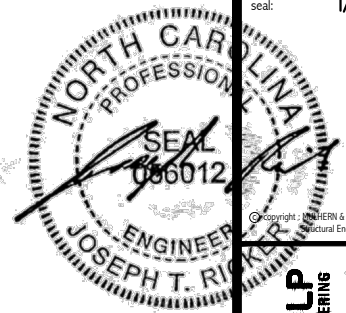
**11** TYPICAL THICKENED SLAB @  
INTERIOR BEARING WALL  
SCALE: 3/8"=1'-0"



**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.

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



seal: 1/24/25

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project mgr: JTR  
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issue date: 01-22-25

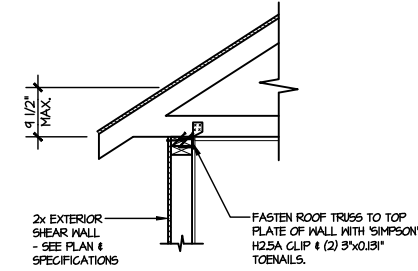
REVISIONS:  
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**DRB**  
**HOMES**

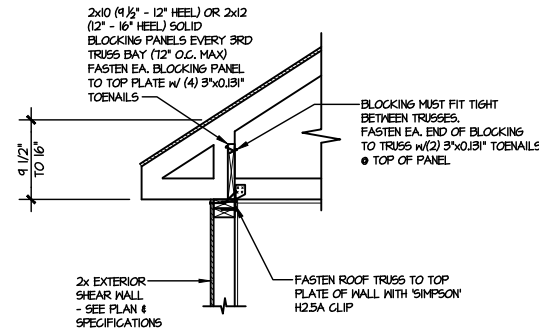
FOUNDATION DETAILS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
RALEIGH, NC

sheet:  
**SD1.0**

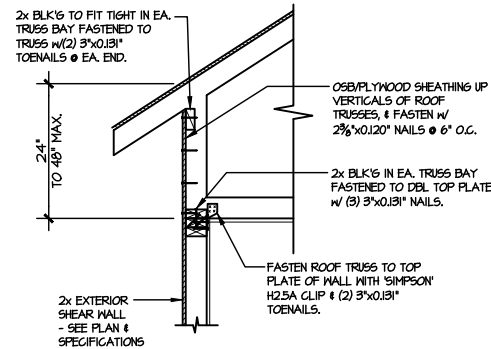




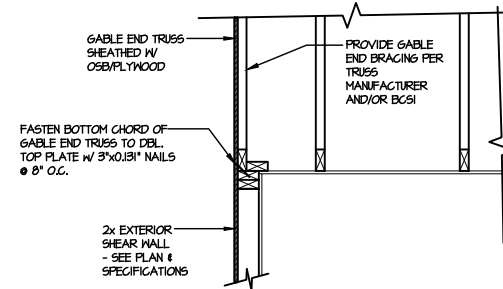
**AI** TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF  
SCALE: 3/8"=1'-0" HEEL HEIGHT LESS THAN 9 1/2"  
NO BLOCKING REQ'D



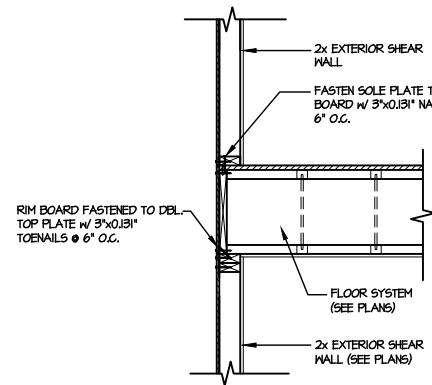
**A2** TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF  
SCALE: 3/8"=1'-0" HEEL HEIGHT BETWEEN 9 1/2" - 16"  
BLOCKING REQ'D



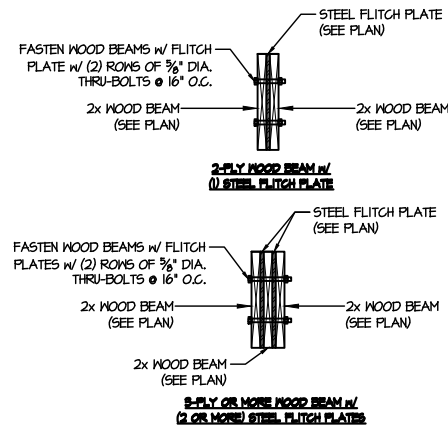
**A3** TYPICAL SHEAR TRANSFER  
DETAIL @ RAISED HEEL TRUSS  
SCALE: 3/8"=1'-0" HEEL HEIGHT UP TO 48" MAX.



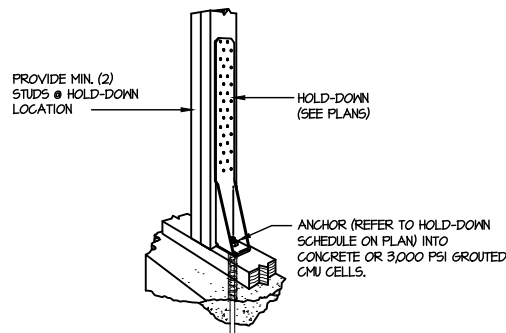
**B** TYPICAL GABLE END DETAIL  
SCALE: 3/8"=1'-0"



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



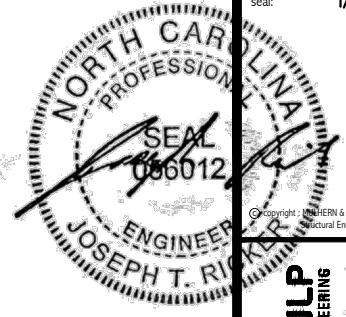
**D** TYPICAL FLITCH BEAM CONNECTION DETAIL  
SCALE: 3/4"=1'-0"



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

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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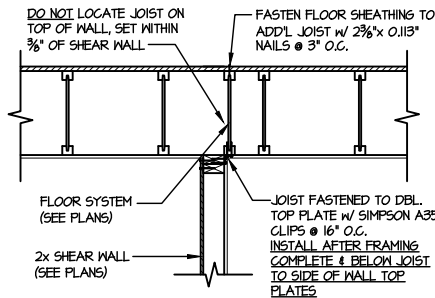
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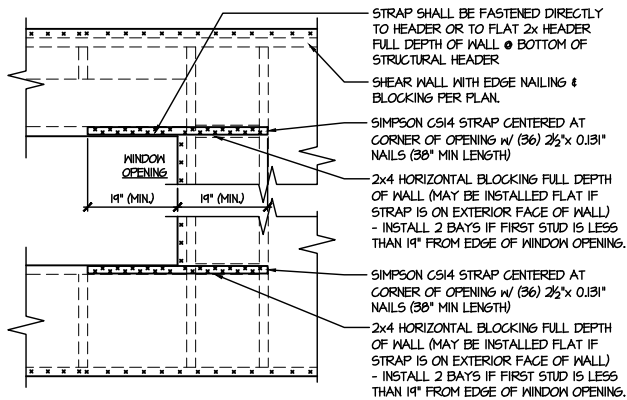
FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
RALEIGH, NC

sheet:  
**SD2.0**



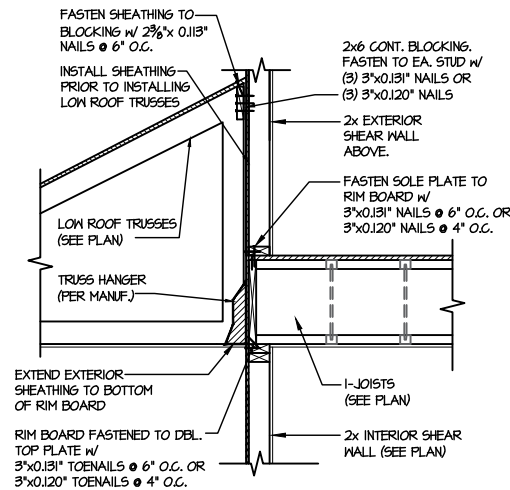


**1** **SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW**  
SCALE: 3/4"=1'-0"  
PARALLEL TO FRAMING  
ONLY READ WHERE NOTED ON PLAN

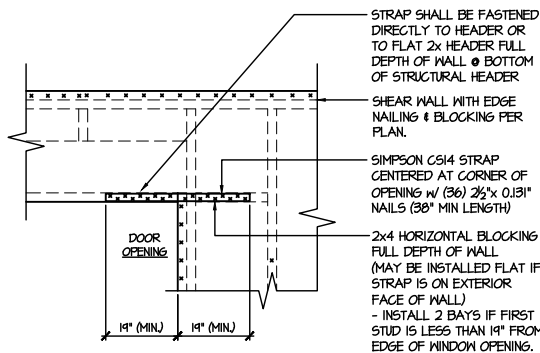


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR WINDOW NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

**3** **TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS



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

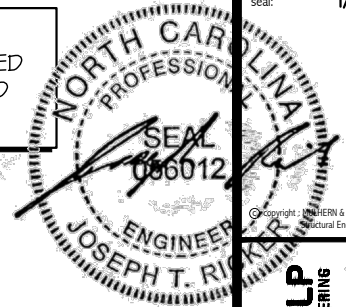


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

**4** **TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS

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.



seal: 1/24/25



M&K project number:  
126-22076  
project mgr: JTR  
drawn by: KJN  
issue date: 01-22-25

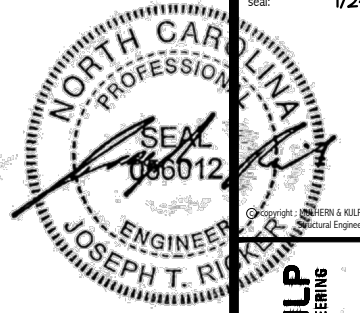
REVISIONS:  
date: initial:



FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
RALEIGH, NC

sheet:  
SD2.1





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NC LIC. #C-3825



126-22076

Project mgr: JTR  
Drawn by: KJN  
Issue date: 01-22-25

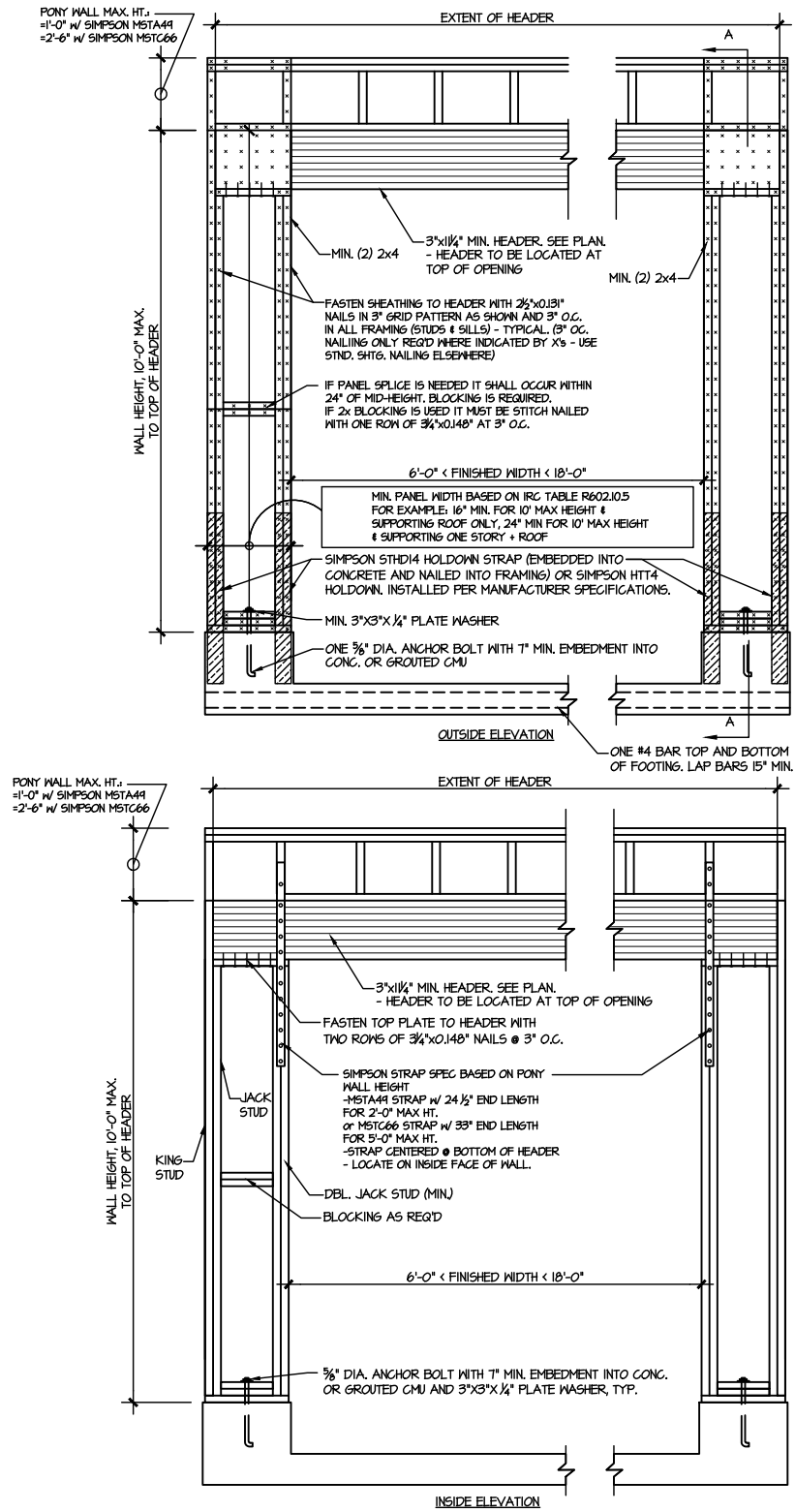
VISIONS:	
te:	initial:



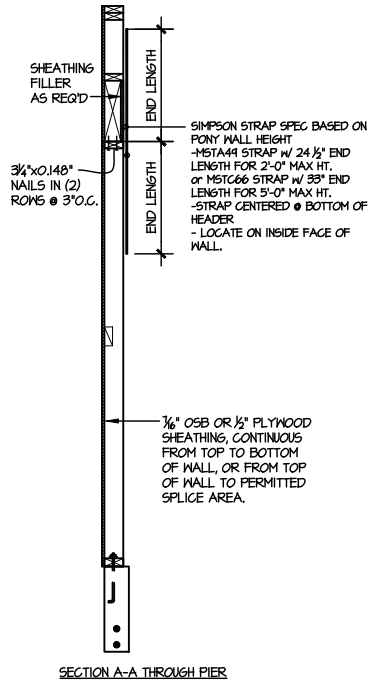
FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
RALEIGH, NC

Sheet:

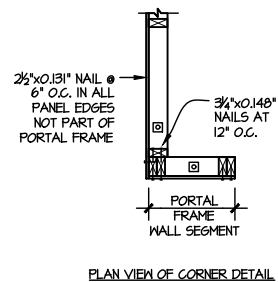
SD2.2



**1 GARAGE PORTAL FRAME BRACING ELEVATION WITH HOLD-DOWNS**  
SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR



SECTION A-A THROUGH PIER

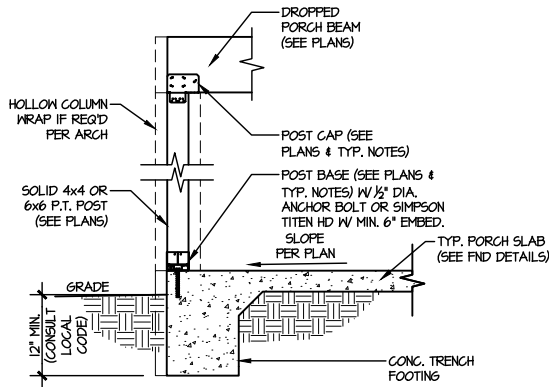


PLAN VIEW OF CORNER DETAIL

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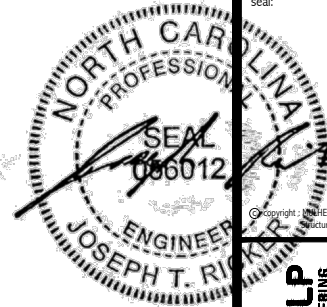




**3** **TYPICAL PORCH POST CONNECTION DETAIL**  
SCALE: NONE  
SLAB ON GRADE SHOWN (SIM. @ CRAWL & BSMT.)

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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seal: 1/24/25

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M&K project number:  
126-22076

project mgr: JTR  
drawn by: KJN  
issue date: 01-22-25

REVISIONS:  
date: initial:

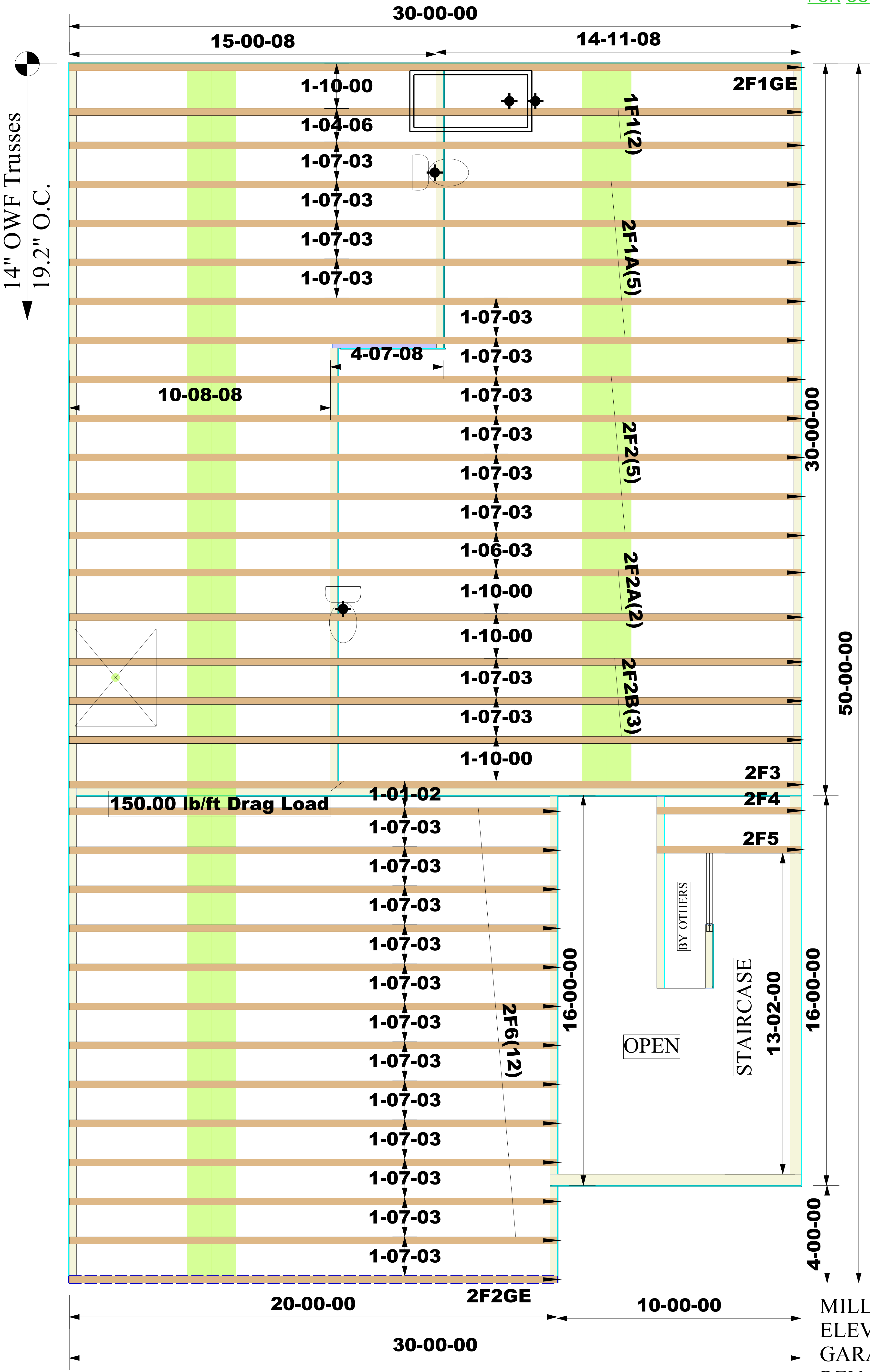
**DRB**  
**HOMES**

FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 64 - MILLHAVEN 4  
RALEIGH, NC

sheet:  
**SD3.0**

NC LIC. #C-3825





Products				
PlotID	Length	Product	Plies	Net Qty
FB1	20-00-00	1 3/4" x 18" (2.0E 3100) LVL	2	2

MILLHAVEN  
ELEV 4  
GARAGE LEFT  
REV. 1  
ALT 2ND FLOOR PLAN  
TILE SHOWER



