## DRAYTON-RALE

RALEIGH - LOT 00.0056 THE FARM AT NEILL'S CREEK (MODEL# 2695)

ELEVATION 3 - GL

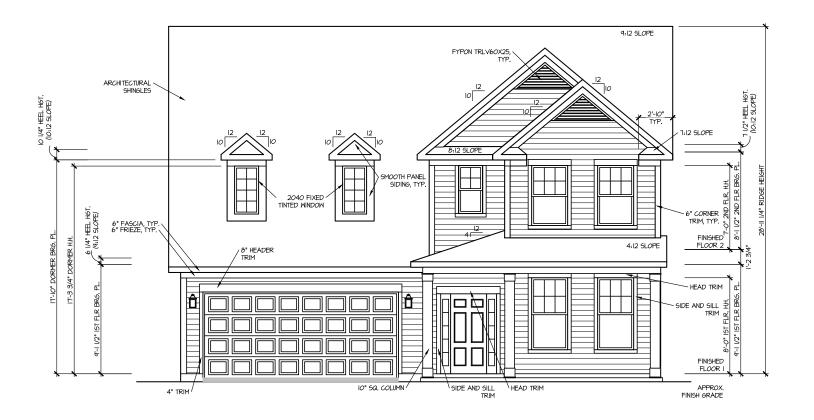


AREA CALCULATIONS  ELEVATION 3 FIRST FLOOR GARAGE FRONT PORCH - ELEVATION 3  SECOND FLOOR  OPTIONS EXTENDED BREAKFAST w/ COVERED PORCH	HEATED 1266 SF  1491 SF  +120 SF  2877 SF	COVERED / UNHEATED 547 SF 152 SF +103 SF 802 SF	UNCOVERED

## 567 Winding Creek Dr

LOT	SPECIFIC	
1	LOT 00.0056	THE FARM AT NEILL'S CREEK DRAYTON REV. RALE 2 ELEVATION 3
2	ADDRESS	567 WINDING CREEK DR LILLINGTON, NC 27546
	ADDRESS	567 WINDING CREEK DR LILLINGTON, NC 27546
<b>—</b>		
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FRONT ELEVATION 3 SCALE: 1/8" = 1'-0"



REAR ELEVATION 3

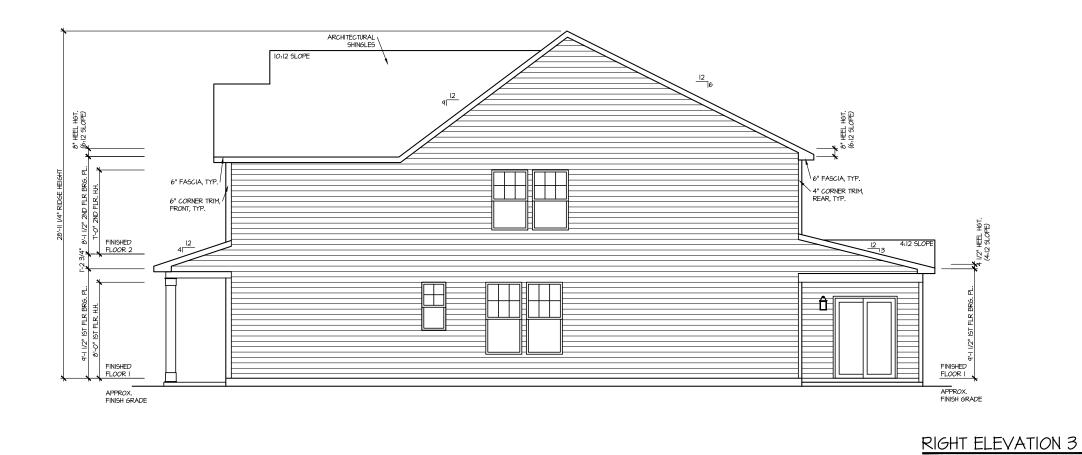


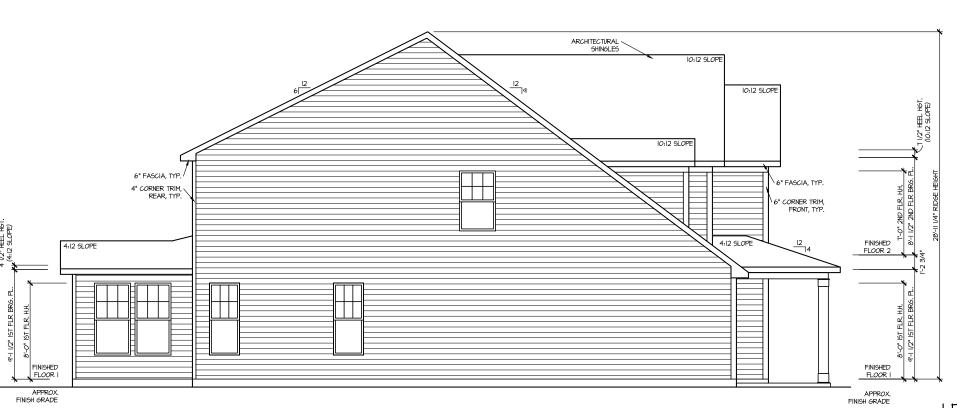
DRAWN BY: DATE: 02/13/2025 PLAN NO. 2695



ELEVATIONS HOUSE NAME:
DRAYTON
DRAWING TITLE
FRONT # RE/

SHEET No. A





| MASTER PLAN INFORMATION | MASTER PLAN INFORMATION | REVISION DATE | Land | La

HOMES A

HOUSE NAME:

DRAYTON

DRAWING TITLE

RIGHT & LEFT ELEVATIONS

SHEET No.

LEFT ELEVATION 3

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

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1836 50. FT.

OVERALL REQUIRED VENTILATION:

I TO 150 = 12.24 50. FT.

I O 300 = 6.12 50. FT.

50-80% IN TOP THIRD = 3.06-4.40 FT. (I TO 300)

NET FREE AREA OF VENTED SOFFIT = 5.7 SQ. IN / LINEAR FT. NET FREE AREA OF RIDGE VENT = 18 SQ. IN / LINEAR FT.

LOWER VENTING. (BOTTOM 2/3 RD9)

77 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 3.05 SQ. FT.

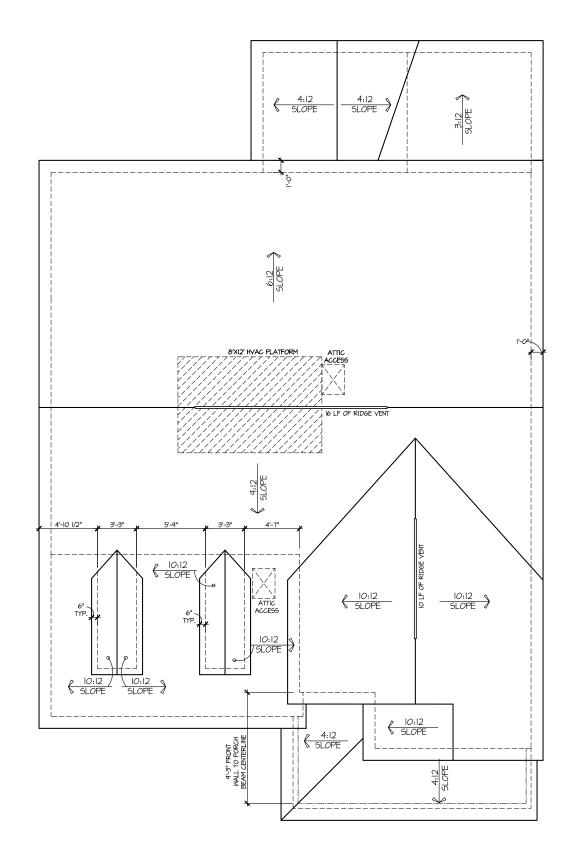
<u>UPPER VENTING. (10P I/3 RD)</u>

26 LINEAR FEET OF RIDGE X IB SQ. IN = 3.25 SQ. FT.

3.25 SQ. FT. BETWEEN 50% - 80%

(1 TO 300 ALLOWED)

TOTAL ROOF VENTILATION: 6.3 SQ. FT. > 6.12 SQ. FT. (RQID)



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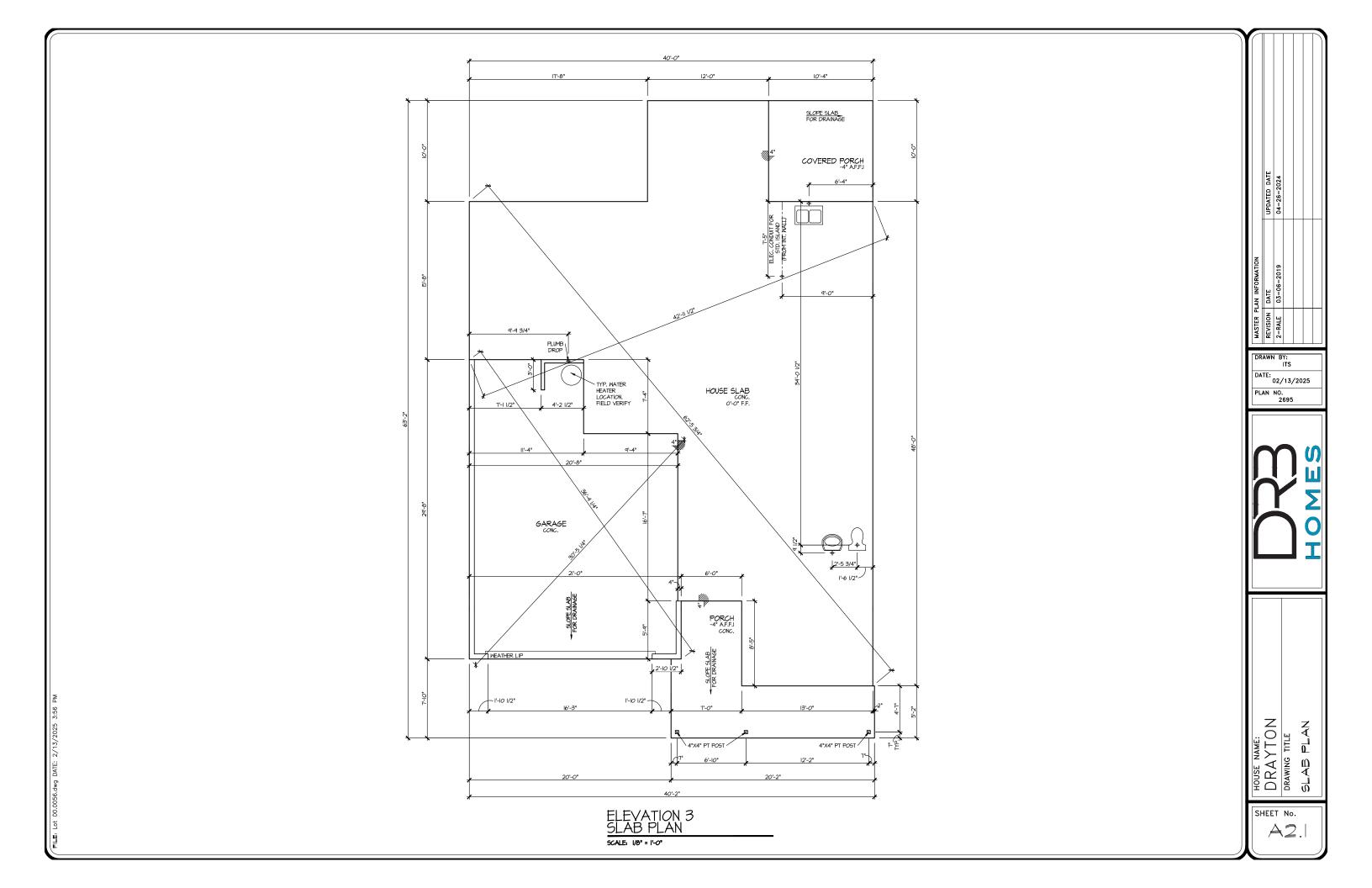
DATE: 02/13/2025 PLAN NO. 2695

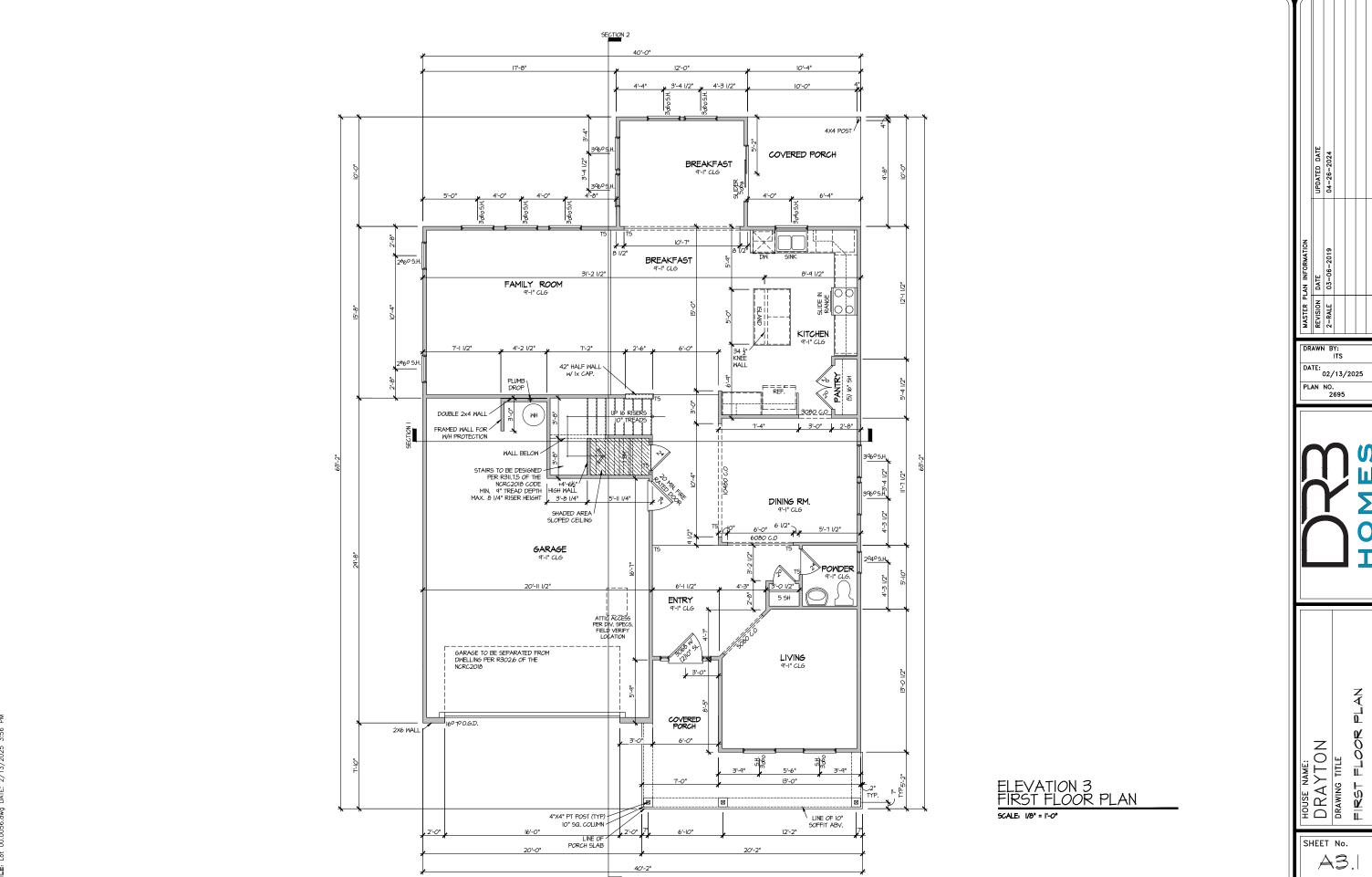


HOUSE NAME:
DRAYTON
DRAWING TITLE
ROOF PLAN

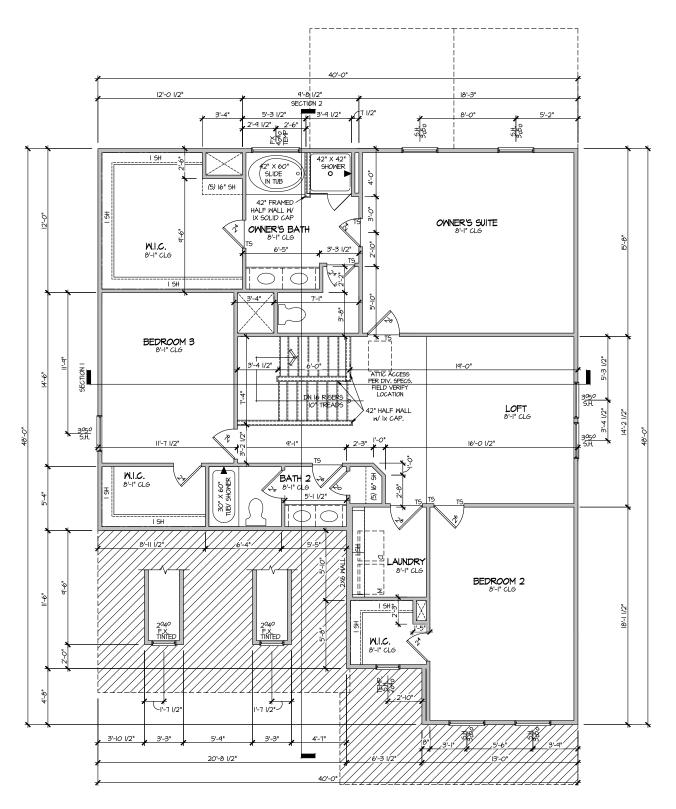
ROOF PLAN ELEV. 3

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







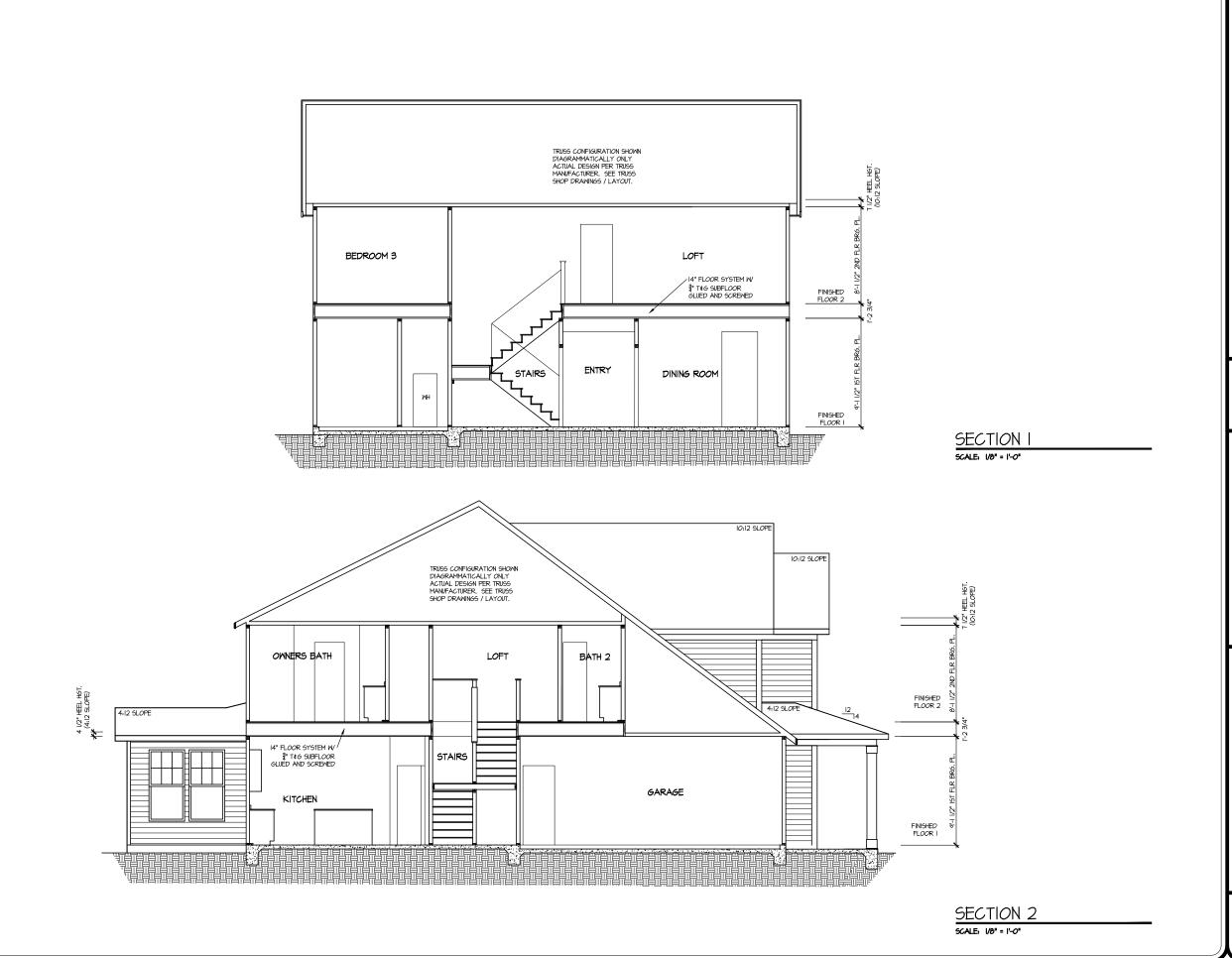


ELEVATION 3 SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

DRAWN BY: DATE: 02/13/2025 PLAN NO. 2695

HOUSE NAME:
DRAYTON
DRAWING TITLE
SECOND FLO

SHEET No. A3.2



DRAWN BY: ITS

DATE:
02/13/2025

PLAN NO.
2695

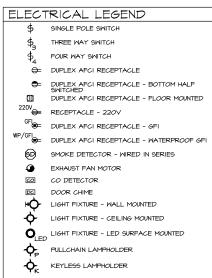
HOUSE NAME:

DRAYTON

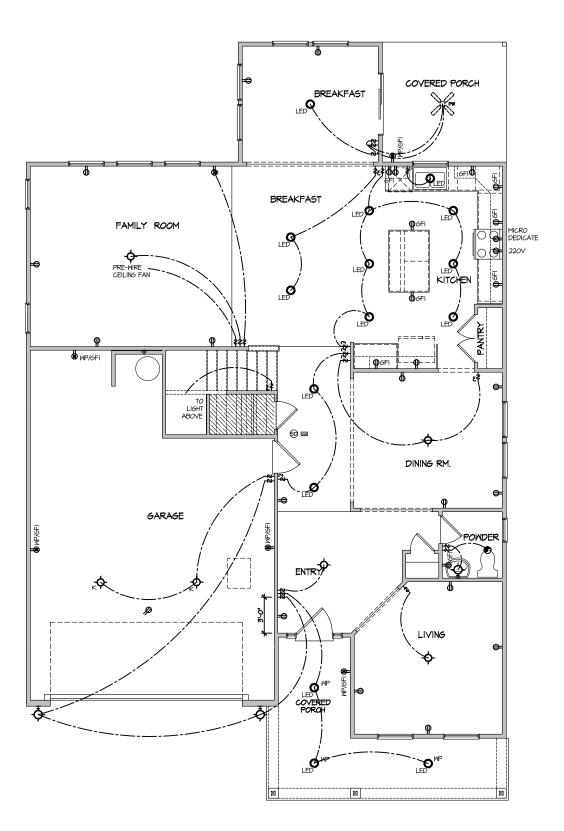
DRAWING TITLE

BUILDING SECTION

SHEET No.



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.



DRAWN BY: DATE: 02/13/2025

PLAN NO. 2695



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HOUSE NAME:

DRAYTON

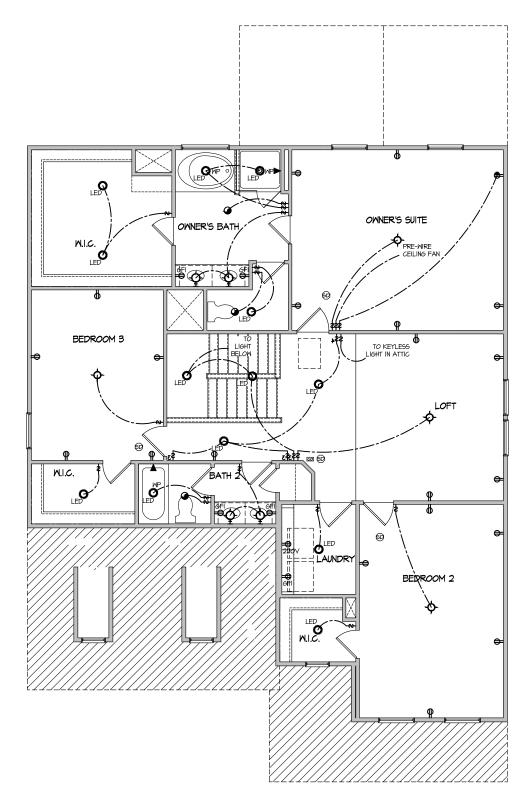
DRAWING TITLE

ELECTRICAL PLAN FIRST FLOOR - ELEV.

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

SHEET No.

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



ELECTRICAL PLAN SECOND FLOOR - ELEV. 3 SCALE: 1/0" = 1'-0"

FILE: Lot 00.0056.dwg DATE: 2/13/2025 3:56 PM

HOUSE NAME:
DRAYTON
DRAWING TITLE
SECOND FLOOR ELECTRIC.

DRAWN BY:

DATE: 02/13/2025 PLAN NO. 2695

SHEET No.

#### **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:
- (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 IO' 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. SPF OR SYP, "STUD"
- GRADE OR BETTER CONCRETE DESIGN BASED ON ACI 318, CONCRETE SHALL ATTAIN
- THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.: 4,000 psi: ...... FOUNDATION WALLS
  2,500 psi: ...... FOOTINGS & INTERIOR SLABS ON GRADE
- 3,000 psi: ...... GARAGE & EXTERIOR SLABS ON GRADE
- BASEMENT FOUNDATION WALL DESIGN BASED ON: · 4' OR 10' HEIGHT (AS NOTED ON PLANS)
- TALLER WALLS MUST BE ENGINEERED.
- NOMINAL WIDTH (91/2" FOR 10" THICK WALL).
- BASEMENT WALL DESIGN IS BASED ON 60 PCF BACKFILL SOIL TYPE CLASSIFICATIONS (SC, ML-CL, OR CL).
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT, FND, WALL WITH 2" CLEAR, REINFORCEMENT
- SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS
   FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE
- DEPTH OVER OPENING OR (3)2x10 w/ (2)2x6 JACK STUDS, U.N.C 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
- 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.I.
- OMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORGEMENT (OR EQUAL) - 9 GA, MINIMUM @ 16" O.C.
- PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE GROUTED SOLID
- PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS. FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.
- BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR SUBTERRANEAN TERMITES. METHOD AND TYPE OF TREATMENT TO BE DETERMINED BY PEST CONTROL COMPANY

#### 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.

DEAD = 7 PSF T.C., 10 PSF B.C.

LOAD DURATION FACTOR = 1.25

LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS & SOLID SAWN) IO PSF T.C., 5 PSF B.C. (TRUSSES) (ADD'L IO PSF @ TILE)

LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B

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 REQUIREMENT 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. U.N.O.
- EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS • 16" O.C. SPF OR SYP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- WALLS OVER 12' TALL SHALL BE PER PLAN. ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE
- SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SYP) LUMBER, OR BETTER (KILN-DRIED) ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS & SIZED ACCORDINGLY, CODE TABLES HAVE NOT BEEN USED.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 16" O.C. (MAX., U.N.O.)
- HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (I)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=3I0 psi; E=I.55xI0^6 psi 'LVL' Fb=2600 psi; Fv=265 psi; E=2.0xI0^6 psi • 'PSL' - FB=2900 PSI; FV=290 PSI; E=2.0XI0^6 PSI
- MAK SHALL BE FILLY 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 INSTALL ATION
- 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"x31/2" SIMPSON SDS SCREWS (OR 31/5" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 3 POWS FOR BEAM DEPTHS OF IA" OR GREATER APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID  $3\,$ ½" OR  $5\,$ ¼" BEAMS ARE ACCEPTABLE. USE 2 ROMS 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 SCREW 2" FROM EDGE, A SOLID 7" BEAM IS ACCEPTABLE
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.

  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE
- NUMBER OF JACK STUDS REQUIRED, U.N.O. ALL MULTI-PLY STUDS TO BE FASTENED TOGETHER W/ 3"X0.131"
- NAILS @ 24" O.C. (MIN.), EACH PLY. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS
- CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE. FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH
- P.A.F.'s ('HILTI' X-CF PINS OR EQUAL) 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS 48" O.C. STAGGERED. ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BCS2-2/4 CAP & ABW44Z BASE, U.N.O.

#### FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT M&K FOR MARBLE FLOOR DESIGNS)
- AT I-JOIST FLOORS, PROVIDE I 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W GLUE AND
- 2 ½" × 0.131" NAILS @ 6"o.c. @ PANEL EDGES € @ 12"o.c. FIELD.
- 2 🖁 x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- 2 🖁 × 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 FACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) • ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- FRECT AND INSTALL ROOF TRUSSES PER WICA & TPL'S BOSI 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. (1-1015TS) TRUSS VERTICALS W/ (3) 3"x0.131" NAILS @ 19.2" O.C. MAX. (FLOOR TRUSSES)
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 ½" x 0.131" NAILS @ 6"O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
- W/ 2 3 × 0.120" NAILS @ 4"o.c. @ PANEL EDGES \$ @ 8" O.C. FIELD.
- W/ 2 🖁 × 0.113" NAILS @ 3"O.C. @ PANEL EDGES & @ 6" O.C. FIELD.

#### HOLD-DOWN SCHEDULE

	SYMBOL	SPECIFICATION
HD-I SIMPSON HTT4 HOLD-DOWN * (%" DIA. ANCHO		SIMPSON HTT4 HOLD-DOWN * (5/8" DIA. ANCHOR)
I	HD-2	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.) -OR- MSTC66B3 ALTERNATE
	<b>►</b> HD-3	SIMPSON STHDI4/STHDI4RJ

\* UTILIZE THE SSTB24 ANCHOR BOLT @ ALL MONOSLAB & INTERIOR RAISED SLAB (I.E. THICKENED SLABS, FOOTINGS) CONDITIONS, MINIMUM 24" MIN. FOOTING THICKNESS REQUIRED.

EPOXY-SET ALTERNATE FOR MONOSLAB & INTERIOR RAISED SLAB CONDITIONS ONLY: UTILIZE SIMPSON 'SET' EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 10" (FOR 5/8" DIA.) OR 5" (FOR 1/8" DIA.) MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUE INSTRUCTIONS MINIMUM 16" FOOTING THICKNESS REQ'D. DO NOT LOCATE ANCHORS WITHIN I 3/4" OF EDGE OF CONCRETE.

#### LATERAL BRACING & SHEAR NALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: MPH WIND IN 2018 NCSBC:RO

(120 MPH WIND SPEED IN ASCE 7-10 WIND MAP PER IRC R30(211) 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 NCSBC:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. CCORDINGLY, 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 NCSBC:RC SECTION R802.II.I.I. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R60235# R80211

#### EXT. WALL SHEATHING SPECIFICATION

- •7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W 2 36"XO.II3" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. TYP, U.N.C
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS <u>NOT</u> 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 1/5" 16 GA STAPLES

#### BLOCKED PANEL EDGES

AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 36" 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.

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

INDICATES EXTENT OF INT. OSB SHEARWALI
OR 3" O.C. OSB SHEARWALL.

INDICATES HOLDOWN BELOW

#### MEANS & METHODS NOTES

STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENT IN CONTACT WITH FLOOR FRAMING ARE LEVEL NCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY OR WARRANTY TO FRANCES

#### 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:

- 1/4" DEAD LOAD FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
- 1/8" DEAD LOAD FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:

LOAD. (NOT DIFFERENTIAL DEFLECTION) SD2.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB

LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD

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.

#### NON-BEARING HEADER SCHEDULE

SPAN	2x4 NON-BEARING PARTITION WALL	2x6 NON-BEARING PARTITION WALL
7 TO 3'-0"	(I)2x4 FLAT	(I)2x6 FLAT
TO 6'-0"	(2)2x4	(3)2x4
P TO 8'-0"	(2)2x6	(3)2×6
7 TO 12'-0"	(2)2x8	(3)2×8

#### NOTES:

ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" OC (MAX)

2/20/2 CAR OFESSIO. ENGINE

STRUCTURAL ENGINEER 王に



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1&K project numbe 126-22076

JTF rawn by: JAD ssue date: 02-14-2

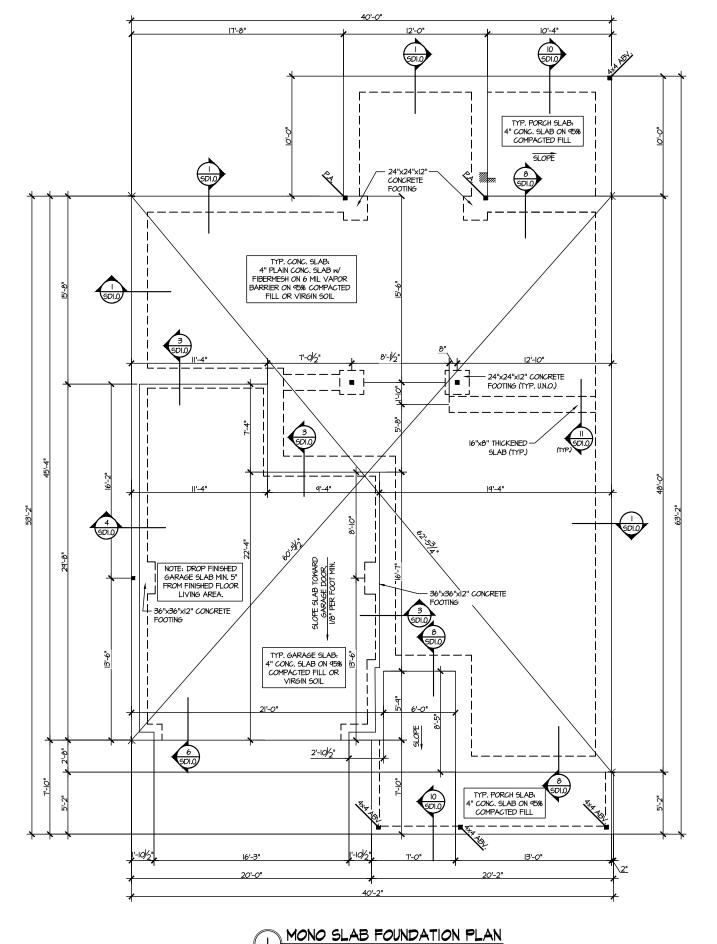
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RM 56 - D



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2/20/25

M&K project number: 126-22076

JTR drawn by: JAD issue date: 02-14-25

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1 AT NEIL'S CREEK Drayton 3

FOUNDATION PLANS

**S**1

FARM / LOT 56 - DR RALEIGH, N

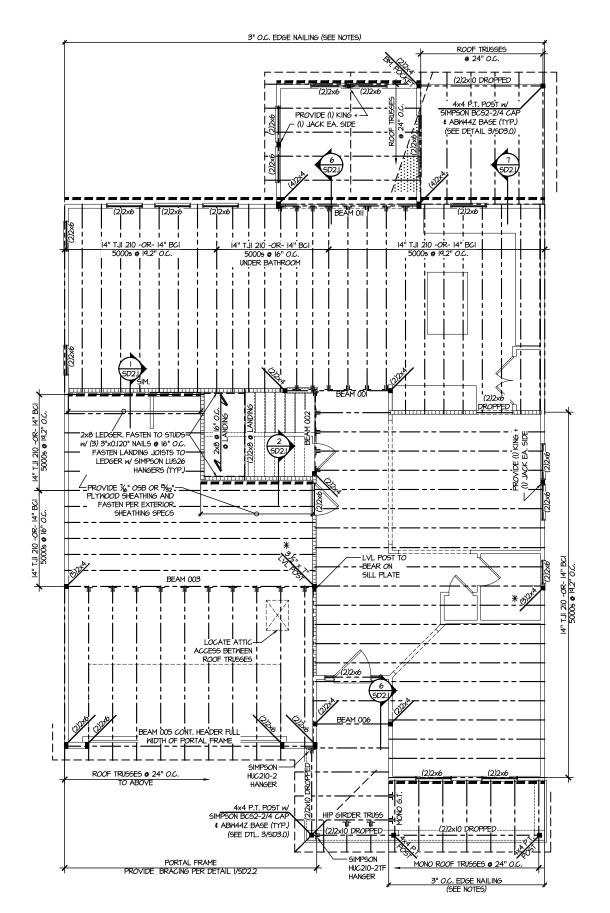
#### LEGEND

- IIIIIII INTERIOR BEARING WALL
- □□□□□ BEARING WALL ABOVE
- --- BEAM / HEADER
- ullet =  $\blacksquare$  INDICATES SHEAR WALL & EXTENT EXTENT OF OVERFRAMING

- \* 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

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



ENGINEERED BEAM MATERIAL SCHEDULE STEEL OPTION LVL OPTION PSL OPTION LSL OPTION FLITCH OPTION (2)2xl2 + (l) 从"xli以" STEEL FLITCH PLATES - FB 001 (2)13/4"×14" - F (2)13/4"x14" - F WI2xI4 - F 002 (2)2xl2 + (l) 从"xli以" STEEL FLITCH PLATES - FB (2)|%"x|4" - F (2)13/4"×14" - F WI2xI4 - F 36"x|4" - F 3)1¾"x18" - FB *o*r (2)1¾"x20" - FB 003 5¼"xl8" - FB N/A WI2x26 - F (2)2xl2 + (I) ¼"xll¼" STEEL FLITCH PLATES - FB 004 (2)13/4"×14" - F (2)13/4"x14" - F 3½"xl4" - F WI2xI4 - F 3)2xl2 + (2)以"xll%" STEEI FLITCH PLATES - H cont. 005 2)13/4"×11%" - H cont. 3½"×11%" - H cont '2)13¼"×113⁄6" - H cont N/A (3)2xl2 + (2)以"xll%" STEEL FLITCH PLATES - H cont. 005/ 3)13/4"x14" - H cont. 56"x14" - H cont N/A NΑ (2)2xl2 + (I) ¼"xl4" STEEL FLITCH PLATES - FB 006 (2)13/4"x14" - F WI2xI4 - F (I)I3/4"×I4" - F 36"x14" - F (2)2xi2 + (I) 以"xii以" STEEL FLITCH PLATES - D 001 (2)13/4"×11%" - D 3½"x11%" - D (2)13/4"×111/6" - D MIOxI2 - D (3)2xi2 + (2) ½"xil¼" STEEL FLITCH PLATES - H cont. 008 3½"x16" - H cont. N/A (2)2x10 + (1) ¼"x4¼" STEEL FLITCH PLATES - F 009 (2)134"x94" - F 3½"x9¼" - F (2)134"×94" - F W8xI0 - F (2)2xi2 + (I) ¼"xil¼" STEEL FLITCH PLATES - FB

(2)13/4"x14" - F

(2)13/4"×14" - F

(2)134"x1136" - D

(2)1¾"×11½" - D

(2)13/4"×14" - F

(2)13/4"x14" - F

010

012

BEAM NOTATION: - "F" INDICATES FLUSH BEAM - "FT" INDICATES FLUSH TOP BEAM

- "FB" INDICATES FLUSH BOTTOM BEAM

36"x|4" - F

36"x|4" - F

3½"xII%" - D

- 'HD' INDICATED FLUSH BOTTOM BEAM
- 'PJ' INDICATES PROPPED BEAM
- 'HI' INDICATES PROPPED OPENING HEADER
REFER TO DETAIL D/5D2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
REFER TO DETAIL E/5D2.0 FOR TYPICAL STELL 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"XO.120" NAILS • 8" O.C.

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

(2)2xl2 + (l) 从"xli以" STEEL FLITCH PLATES - FB

(2)2xl2 + (I) 从"xli以" STEEL FLITCH PLATES - D

#### LEGEND

- IIIIIII INTERIOR BEARING WALL
- □===□ BEARING WALL ABOVE
- BEAM / HEADER
- = = INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- \* 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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2/20/25

&K project number 126-22076

JTR ssue date: 02-14-2 REVISIONS:

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WI2xI4 - F

WI2xI4 - F

WI0x12 - D

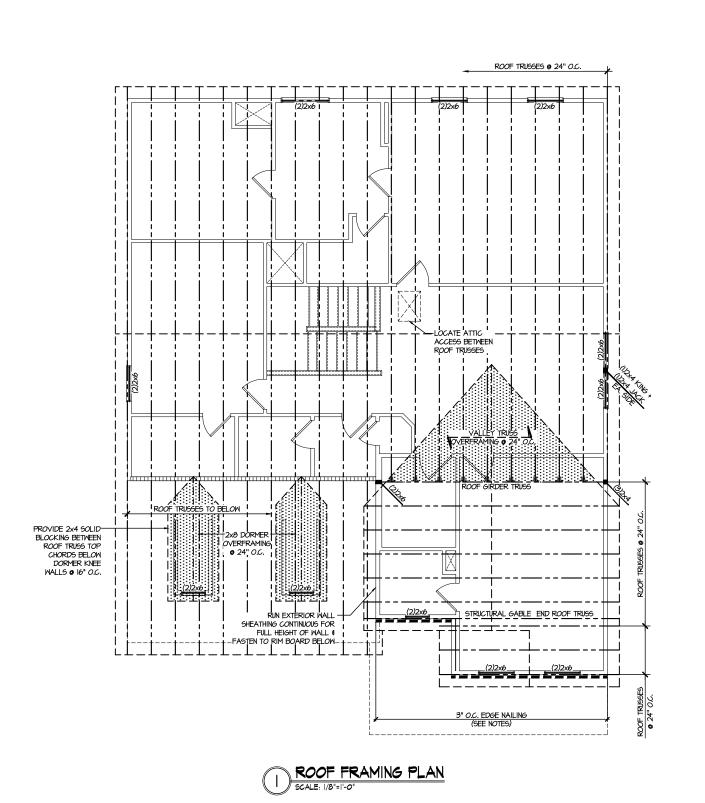


CREEK PLANS NEILS RAMING DRAYTON AT

OOR FARM LOT 56 - D

**S2.0** 

2ND FLOOR FRAMING PLAN



LEGEND

- IIIIII INTERIOR BEARING WALL
- □===□ BEARING WALL ABOVE
- --- BEAM / HEADER
- ullet =  $\blacksquare$  INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING

- \* INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
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REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES \$ SCHEDULES

M&K project number: 126-22076 JTR drawn by: JAD ssue date: 02-14-25 REVISIONS: initial:

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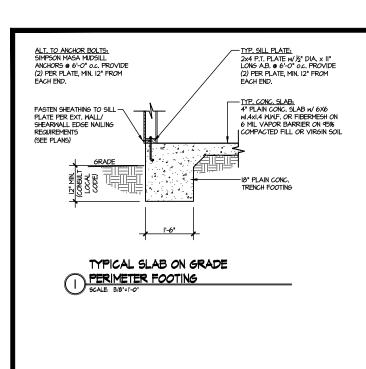
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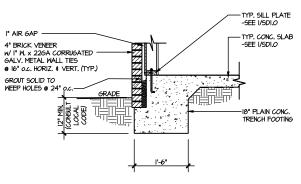
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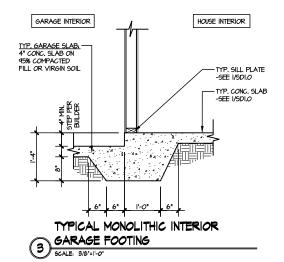
FARM AT NEIL'S CREEK
LOT 56 - DRAYTON 3
RALEIGH, NC

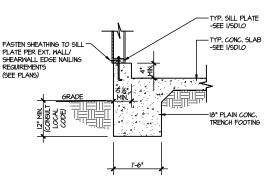
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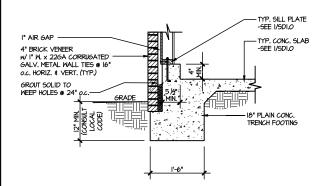




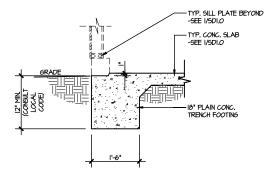




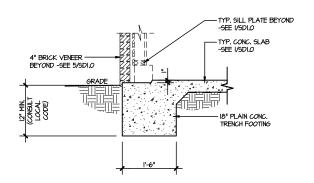




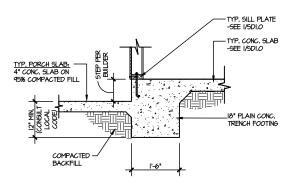




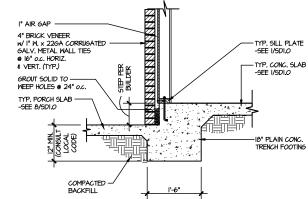
TYPICAL SLAB ON GRADE GARAGE 6 ENTRY @ PERIMETER FOOTING



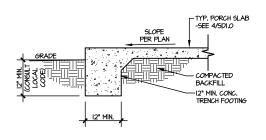




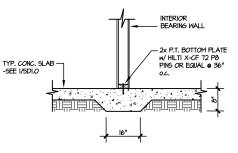
TYPICAL SLAB ON GRADE PERIMETER (8) FOOTING @ PORCH/PATIO



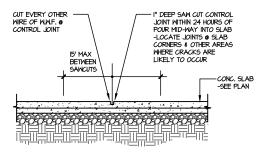




TYPICAL FOOTING @ PORCH SLAB



TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL





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CREEK

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FARM LOT 56 - DI

DRAYTON

OUNDATION DETAILS

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M&K project number 126-22076

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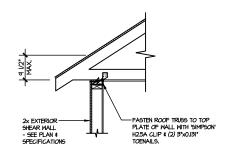
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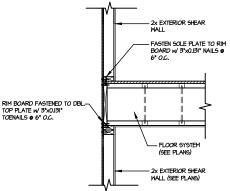
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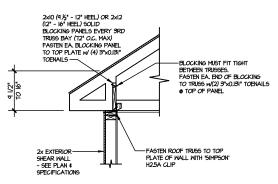


#### TYPICAL SHEAR

TRANSFER DETAIL @ ROOF

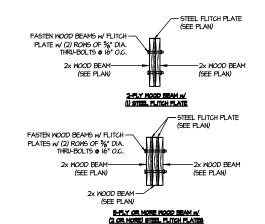
SCALE: 3/6"=1"-0" HEEL HEIGHT LESS THAN HEEL HEIGHT LESS THAN 9½" NO BLOCKING REQ'D



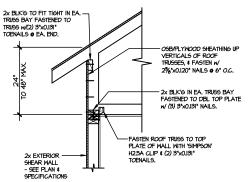


## TYPICAL SHEAR

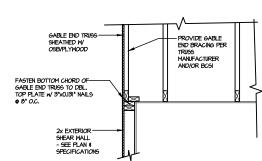
TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1"-0" HEEL HEIGHT BETWEEN 9 1/2 HEEL HEIGHT BETWEEN 9½" - 16" BLOCKING REQ'D



TYPICAL FLITCH BEAM CONNECTION DETAIL SCALE 544-1-0\*



TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS



TYPICAL GABLE END DETAIL SCALE: 3/8°=1-0°

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M&K project number: 126-22076

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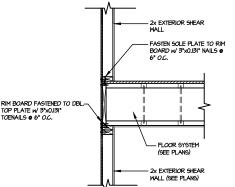
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CREEK FARM AT NEIL'S CI FARM / LOT 56 - DR RALEIGH, N

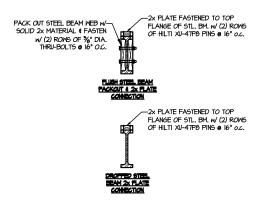
**SD2.0** 

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

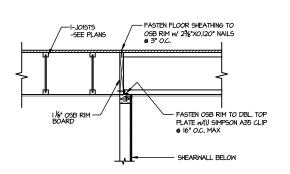
NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



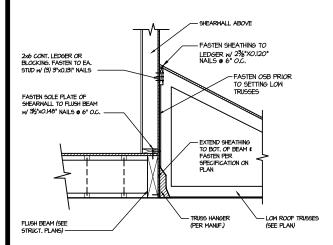
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1"-0"



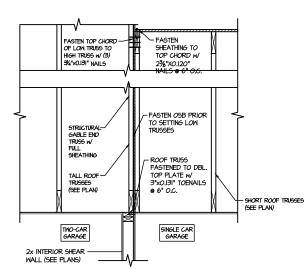
TYPICAL STEEL BEAM CONNECTION DETAIL SCALE 844-1-67



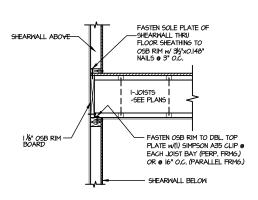
## SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW SCALE: 9/4"=1"-0" PAF



## SHEAR TRANSFER DETAIL @ 5 EXTERIOR SHEARWALL ABOVE



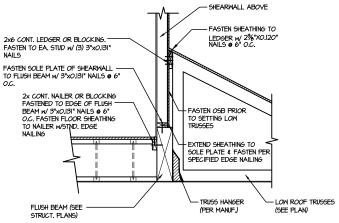
TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS



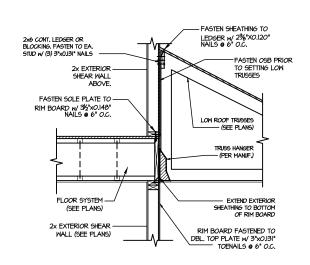
## SHEAR TRANSFER DETAIL @ INT. 2 SHEARWALL ABOVE & BELOW

- FASTEN SHEATHING TO TOP CHORD w/ 23/6"XO.120" NAILS @ 6" O.C. FASTEN TOP CHORD OF TRUSS TO TO EA. FASTEN OSB PRIOF TO SETTING LOW STUD w/ (3) 3"x0.131" NAILS TRUSSES - SHEARWALL ABOVE FASTEN SOLE PLATE OF SHEARWALL TO FLUSH BEAM W 3½"x0.148" NAILS @ 6" O.C LOW ROOF TRUSSES FLUSH BEAM (SEE STRUCT, PLANS) —

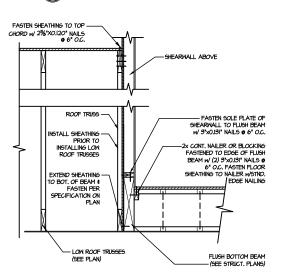
## SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



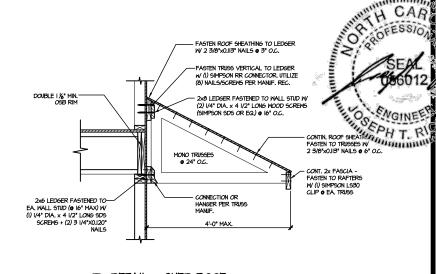
## SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

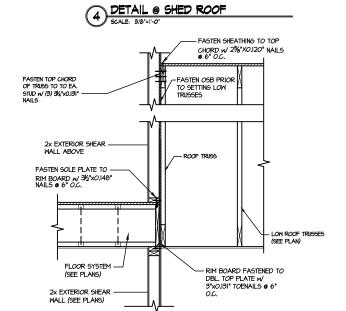


#### TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL



#### SHEAR TRANSFER DETAIL @ EXTERIOR SHEARMALL ABOVE





TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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CREEK ETAIL NEIL'S DRAYTON RAMING D AT FARM 56 LOT

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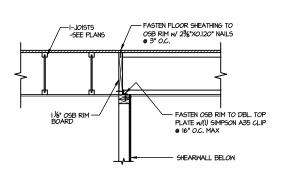
126-2207

ssue date: 02-14-2

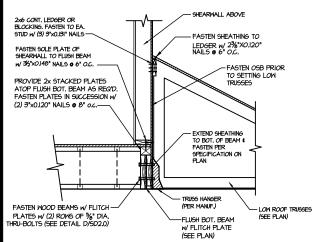
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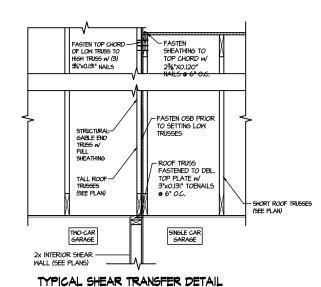


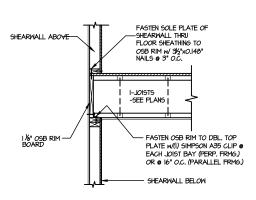
## SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW SCALE: 3/4'=1'-0' PAR



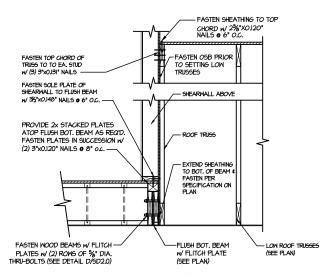
## SHEAR TRANSFER DETAIL @ 5 EXTERIOR SHEARWALL ABOVE

BETWEEN GARAGE BAYS

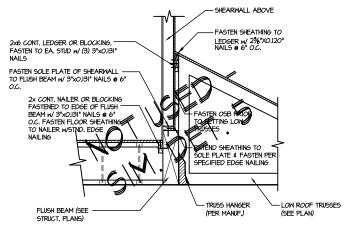




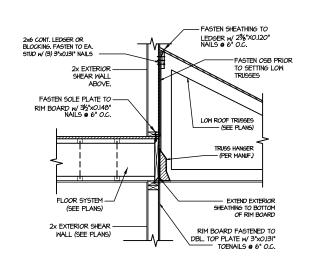
## SHEAR TRANSFER DETAIL @ INT. 2 SHEARWALL ABOVE & BELOW SCALE: 3/4'=1'-0'



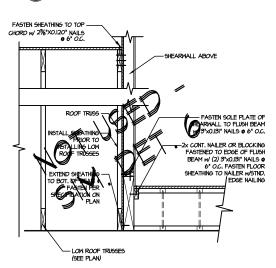
## SHEAR TRANSFER DETAIL @ 6 EXTERIOR SHEARWALL ABOVE



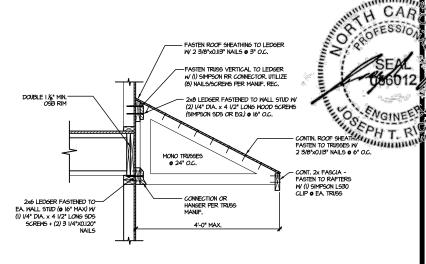
## SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



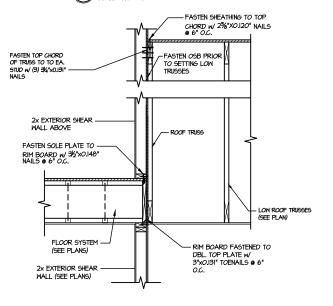
## TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL



#### SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



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



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

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CREEK ETAIL NEIL'S DRAYTON RAMING D  $\triangleleft$ FARM LOT 56 - D

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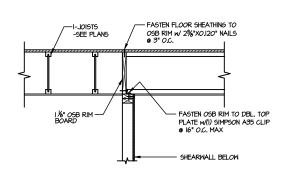
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ssue date: 02-14-2

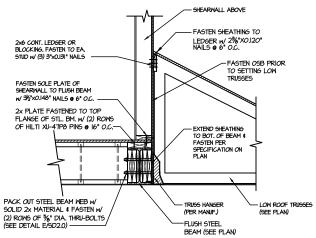
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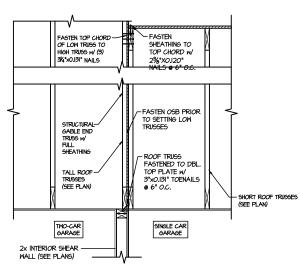
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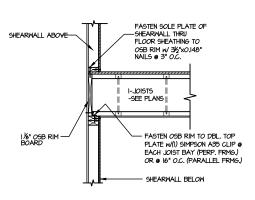
## SHEAR TRANSFER DETAIL @ INTERIOR SHEARMALL BELOW



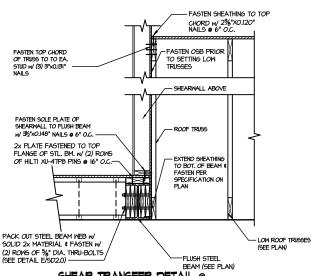
SHEAR TRANSFER DETAIL @ 5 EXTERIOR SHEARWALL ABOVE



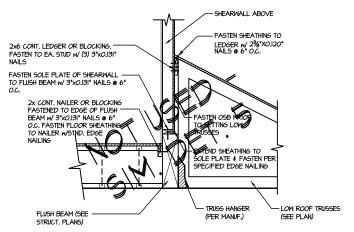
TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS



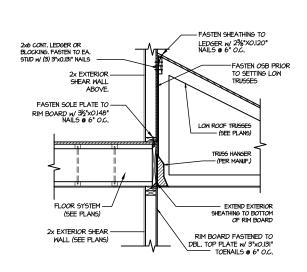
## SHEAR TRANSFER DETAIL @ INT. 2 SHEARWALL ABOVE & BELOW



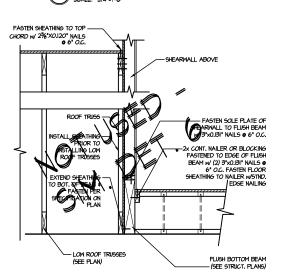
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



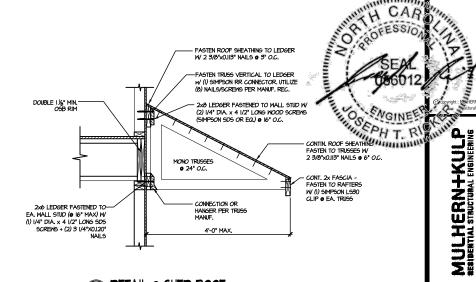
#### SHEAR TRANSFER DETAIL @ 3 EXTERIOR SHEARWALL ABOVE

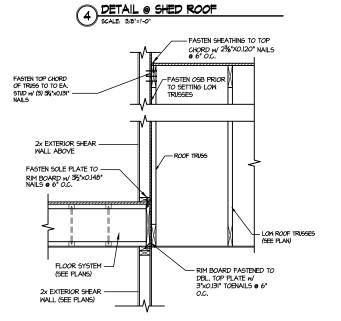


TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE SCALE SATISTO





TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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CREEK NEIL'S RAMING DETAIL DRAYTON  $\triangleleft$ FARM 99 LOT

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1&K project number

REVISIONS:

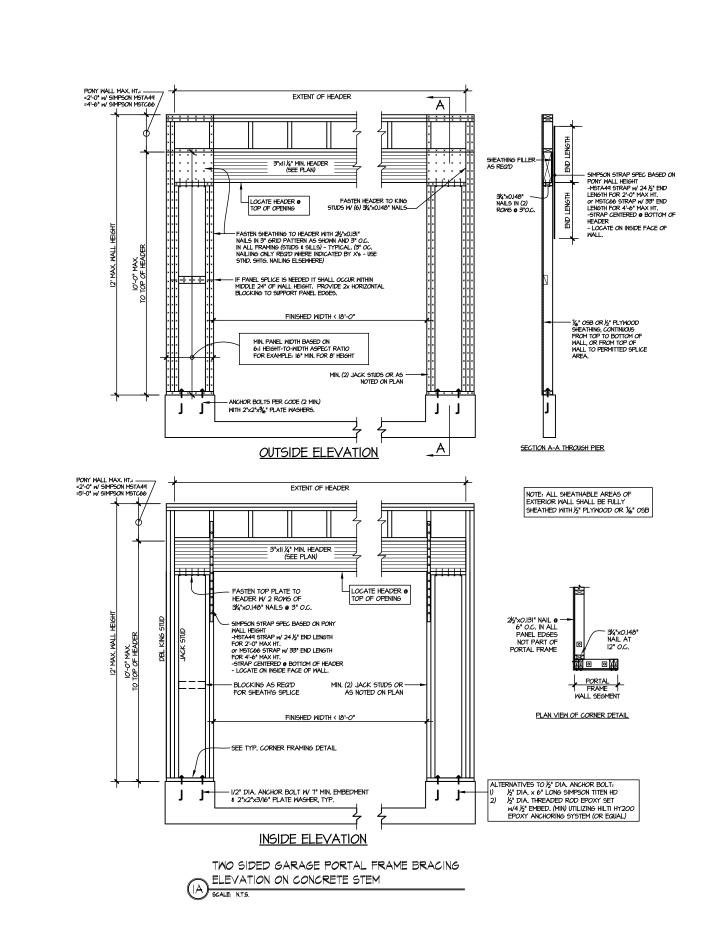
126-2207

ssue date: 02-14-2

JTF

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M&K project number: 126-22076

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JTR drawn by: JAD issue date: 02-14-25

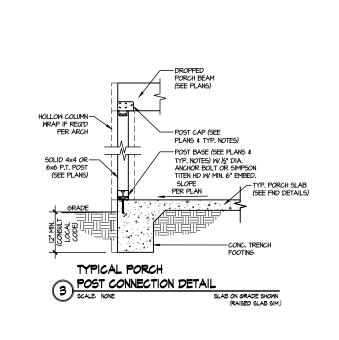
REVISIONS:

initial:

FRAMING DETAILS
FARM AT NEIL'S CREEK

FARM AT NEIL'S C LOT 56 - DRAYTON 3 RALEIGH, NC

**SD2.2** 



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**Y** 

M&K project number: 126-22076

JTR JAD drawn by: JAD issue date: 02-14-25

REVISIONS:

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 56 - DRAYTON 3

SD3.0

Truss Connector Total List

Manuf Product Qty

simpson LUS26Z 1
simpson LUS24 26
simpson HUS26 9
simpson H2.5A 110

# ROOF TRUSS LAYOUT SCALE: NTS

\*EXTERIORDIMENSIONSARETO STUD. \*INSTALLSIMPSONH2.5AHURRICANE ANCHORSATEACHBEARINGPOINT The Farms at Neill's Creek (NC)(RAL)

2695-1-Drayton
ELEV.3
OPT . COVERED PORCH
OPT. BREAKFAST
GARAGE LEFT

