

DRA YTON-RALE

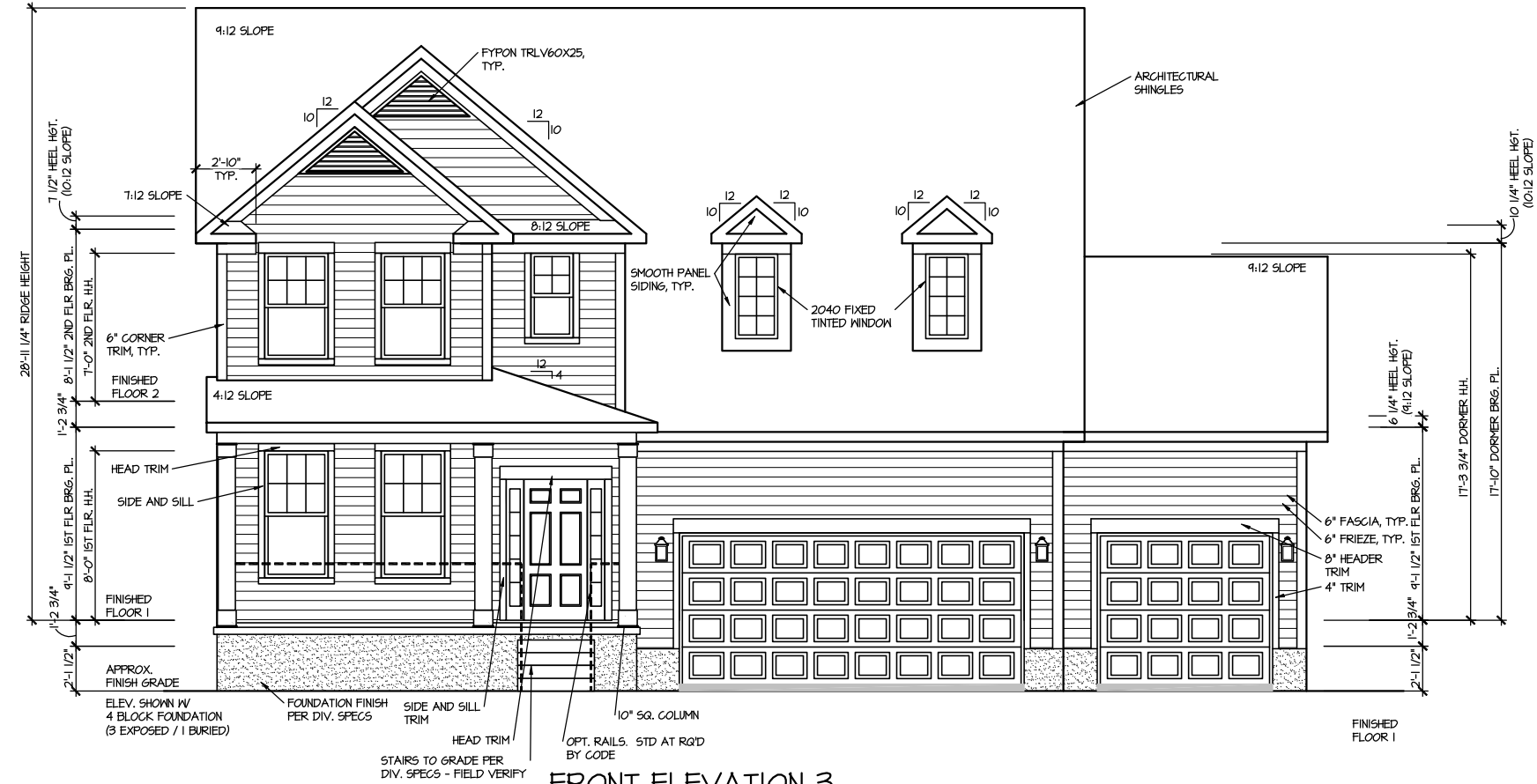
RALEIGH- LOT 00.0040 HONEYCUTT HILLS SF

(MODEL# 2695)

ELEVATION 3 - GR

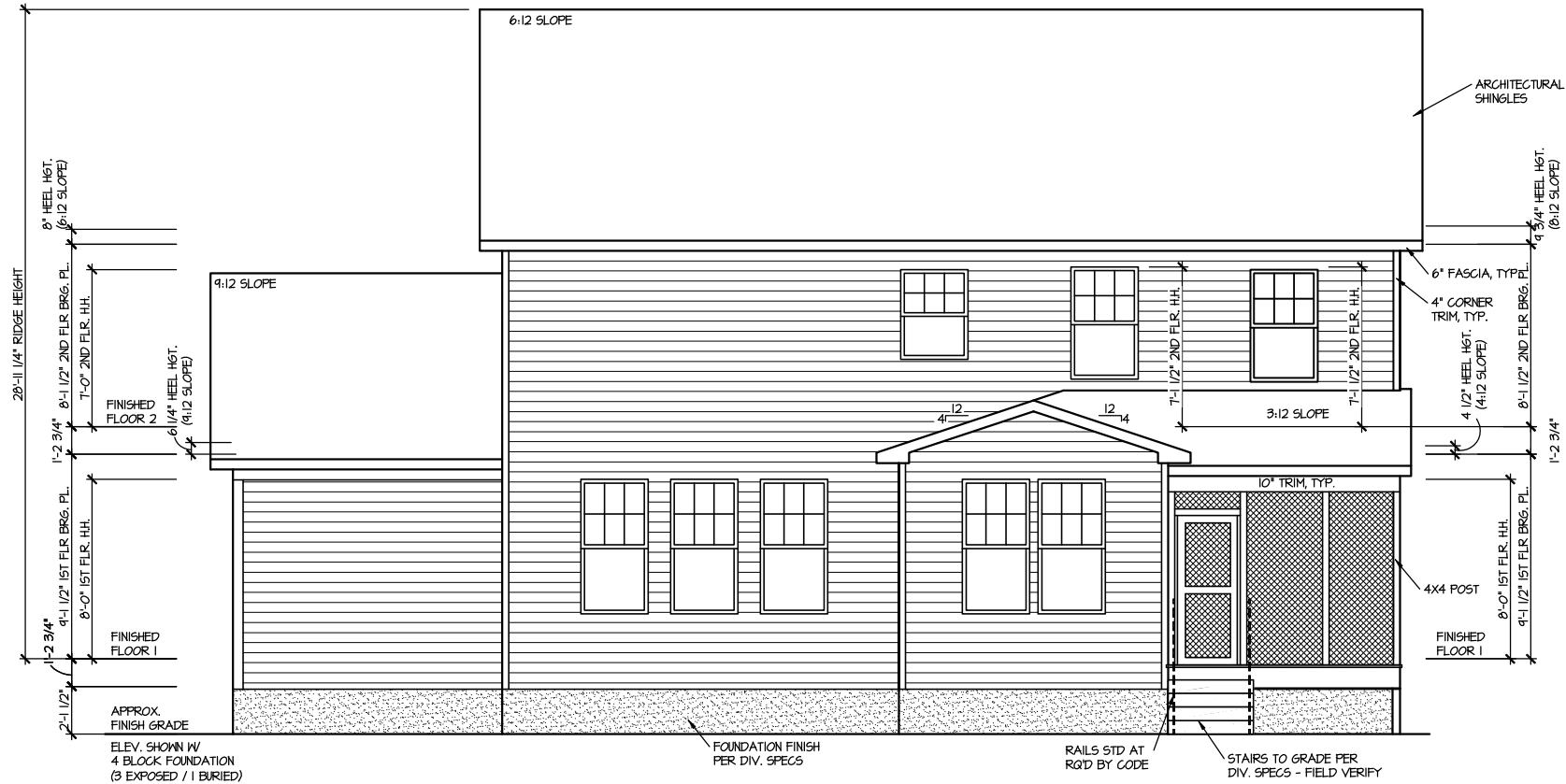
208 Shelby Meadow Lane

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FRONT ELEVATION 3

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



REAR ELEVATION 3

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

MASTER PLAN INFORMATION

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

DRAWN BY: ITS

DATE: 03/19/2025

PLAN NO. 2695

DRB
HOMES

HOUSE NAME:

DRAYTON

DRAWING TITLE

FRONT & REAR ELEVATIONS

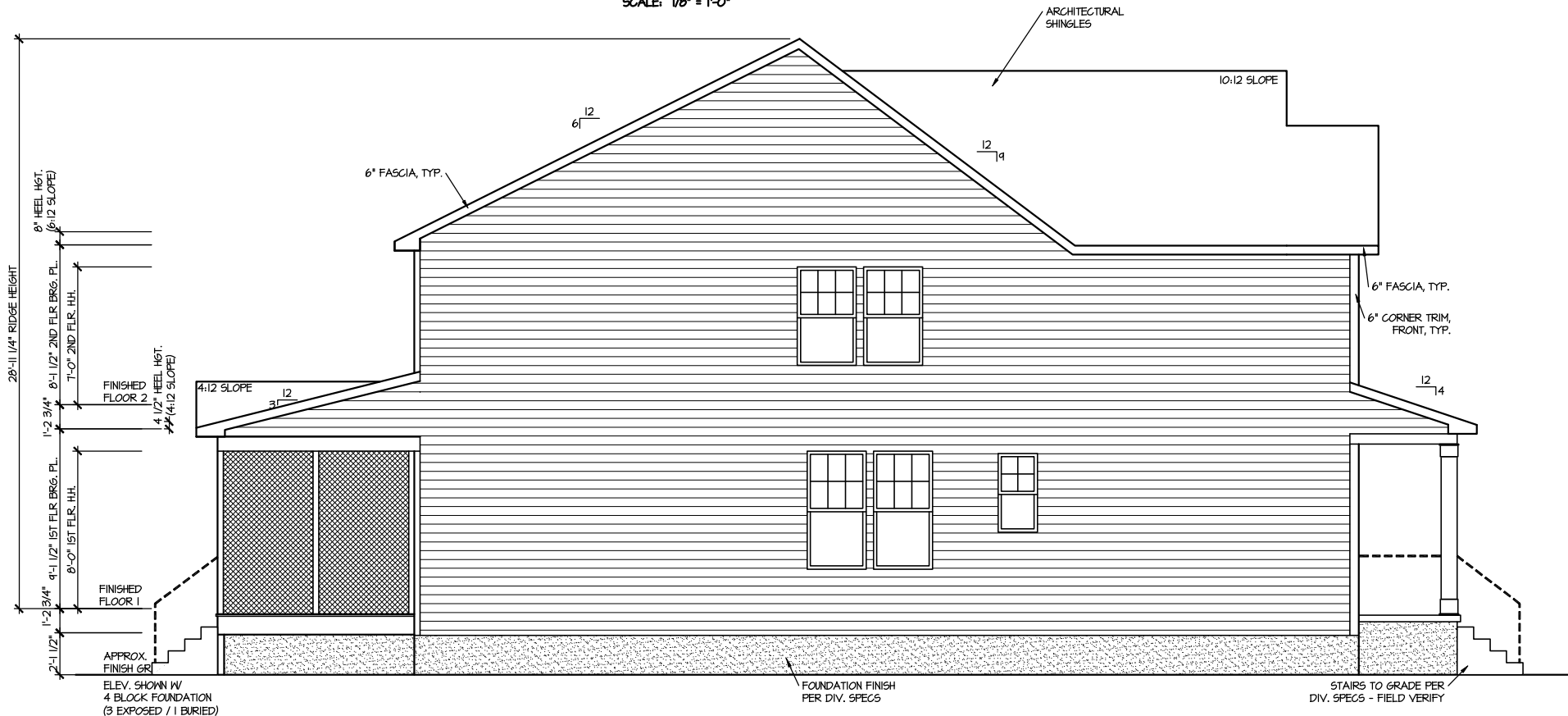
SHEET No.

A.1



RIGHT ELEVATION 3

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



LEFT EVALUATION 3

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

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

DRAWN BY:	ITS
DATE:	03/19/2025
PLAN NO.	2695



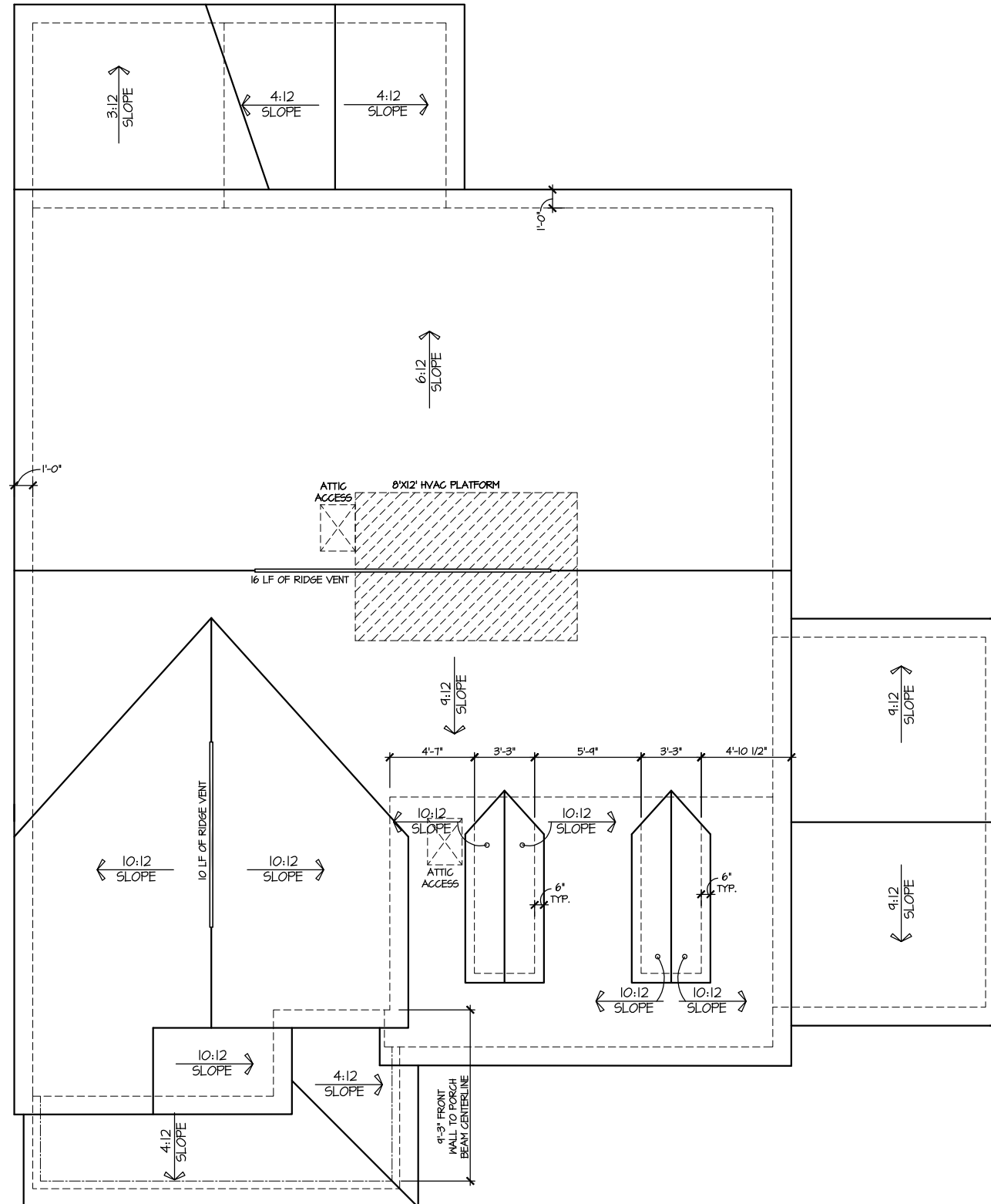
HOUSE NAME: **DRAYTON**

DRAWING TITLE: **RIGHT & LEFT ELEVATIONS**

SHEET No.
A | .2

ROOF AREA = 1836 SQ. FT.
OVERALL REQUIRED VENTILATION:
 1 TO 150 = 12.24 SQ. FT.
 1 TO 300 = 6.12 SQ. FT.
 50-80% IN TOP THIRD = 3.06- 4.90 FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.7 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN/ LINEAR FT.

LOWER VENTING: (BOTTOM 2/3 RDS)
77 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 3.05 SQ. FT.
UPPER VENTING: (TOP 1/3 RD)
26 LINEAR FEET OF RIDGE X 18 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. (REQ'D)



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

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DRAWN BY:	ITS
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HOUSE NAME:
DRAYTON

DRAWING TITLE
ROOF PLAN

SHEET No.
A | .3

VENTING REQUIREMENT:
6.3 SQ. FT. / 62 SQ. IN = 19.6 VENTS = 20 VENTS

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



UPDATED DATE
04-26-2024

DRAWN BY: ITS

DATE: 03/19/2025

PLAN NO.	2695
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HOUSE NAME:

HOUSE NAME:
DRAYTON

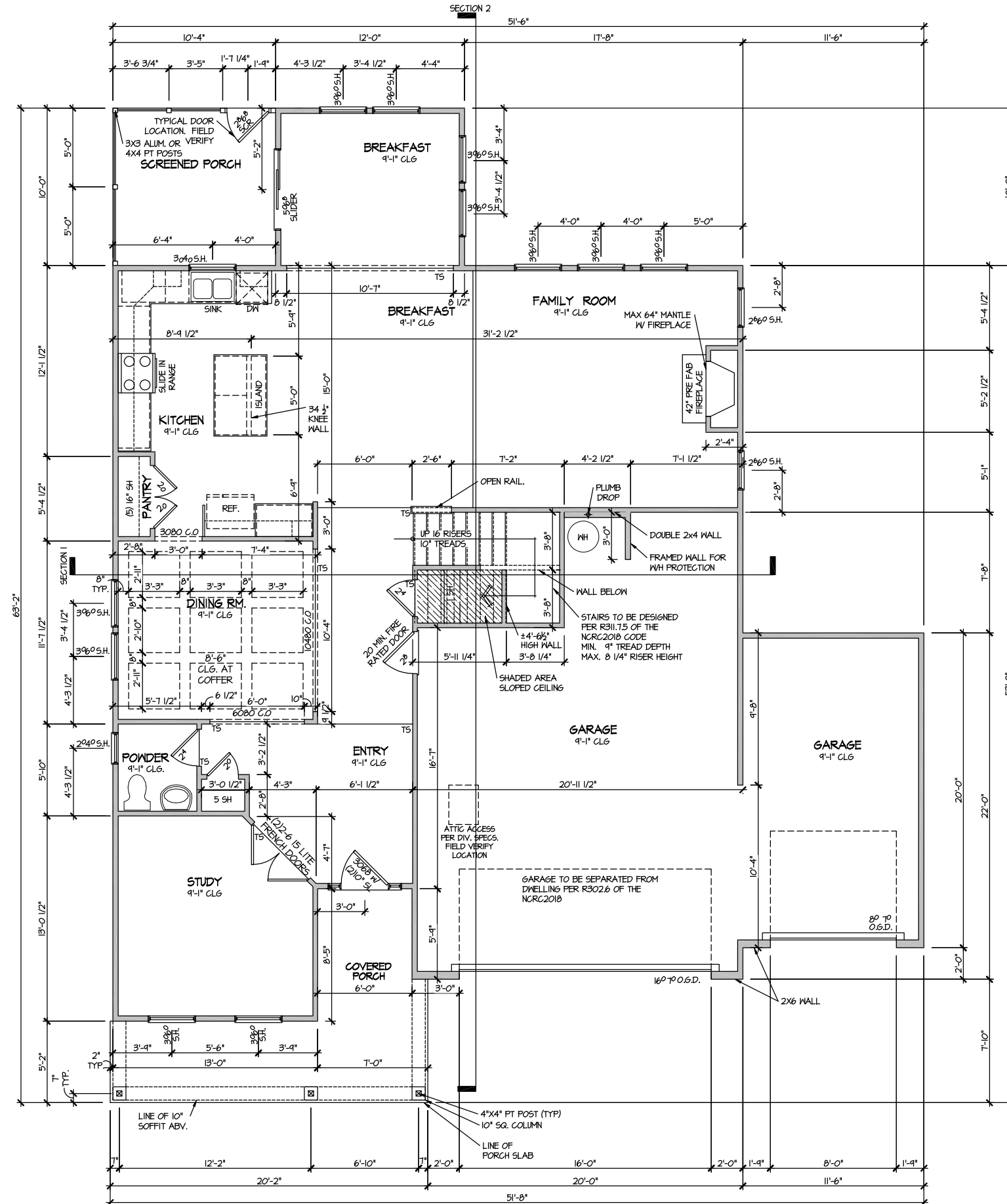
DRAWING	TITLE
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CRAWL SPACE PLAN

SHEET No.

A2.3

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



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DATE:	03/19/2025
PLAN NO.	2695

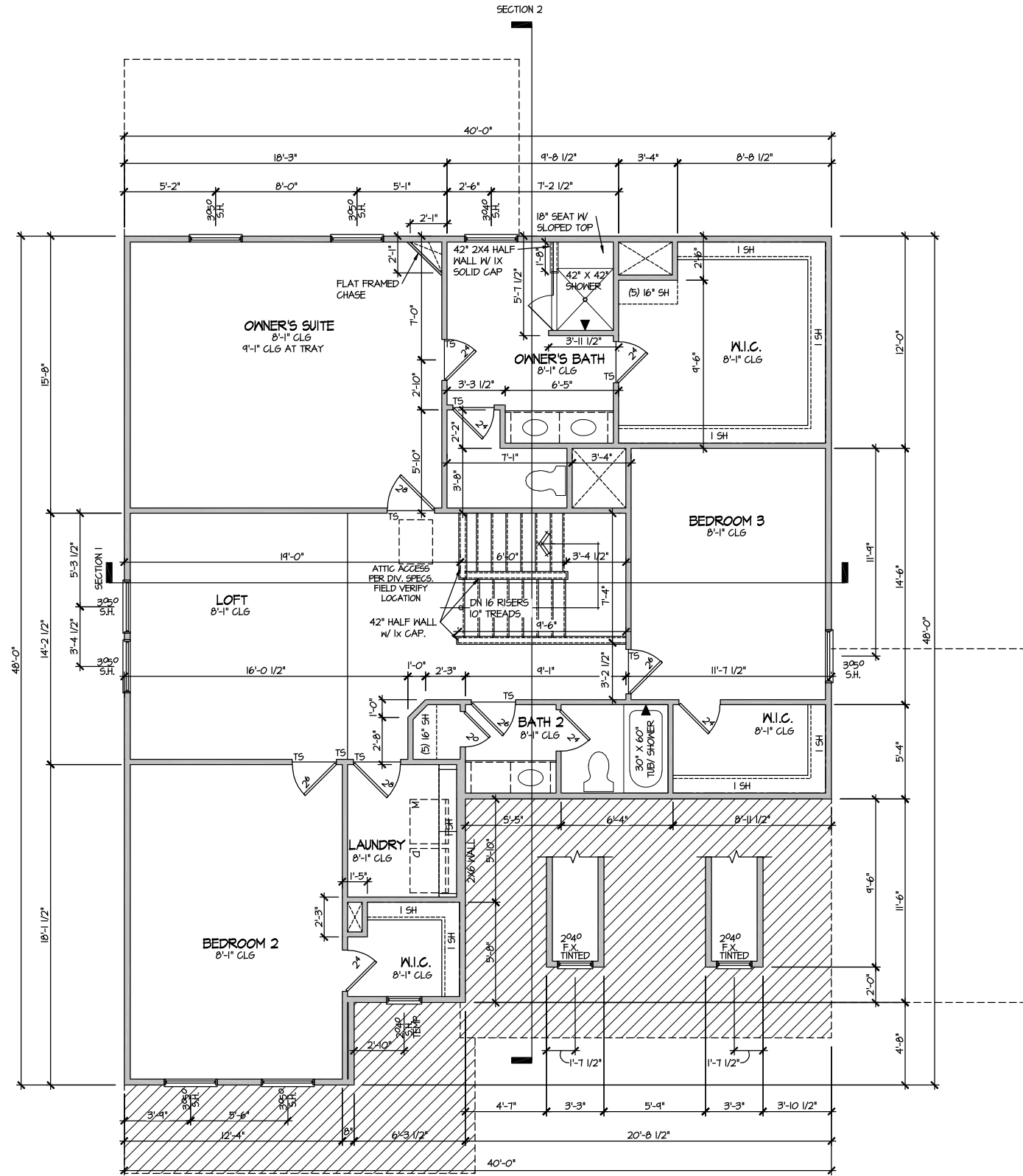


HOUSE NAME:	DRAYTON
DRAWING TITLE	FIRST FLOOR PLAN

SHEET No.	A3.1
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FILE: Lot 00.0040.dwg DATE: 3/19/2025 12:29 PM

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



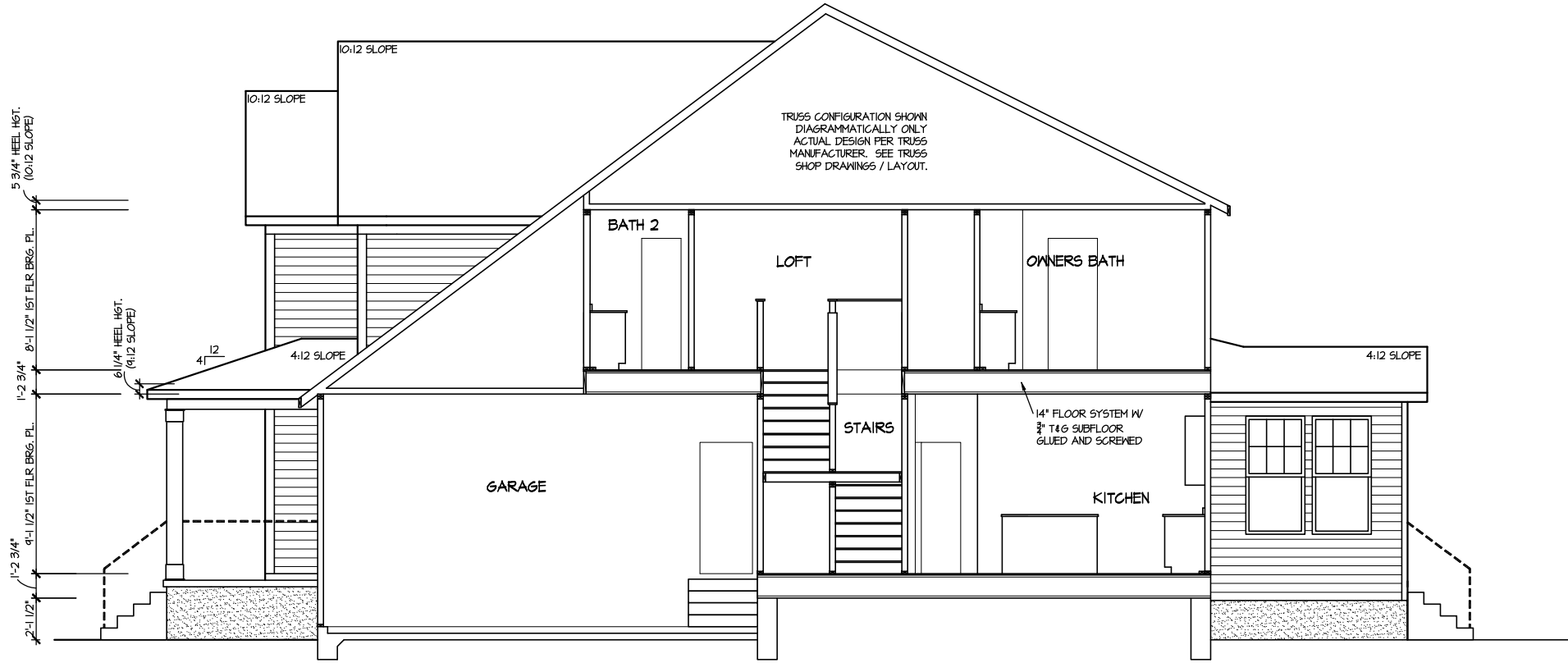
MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-06-2019	04-26-2024

DRAWN BY:	ITS
DATE:	03/19/2025
PLAN NO.	2695

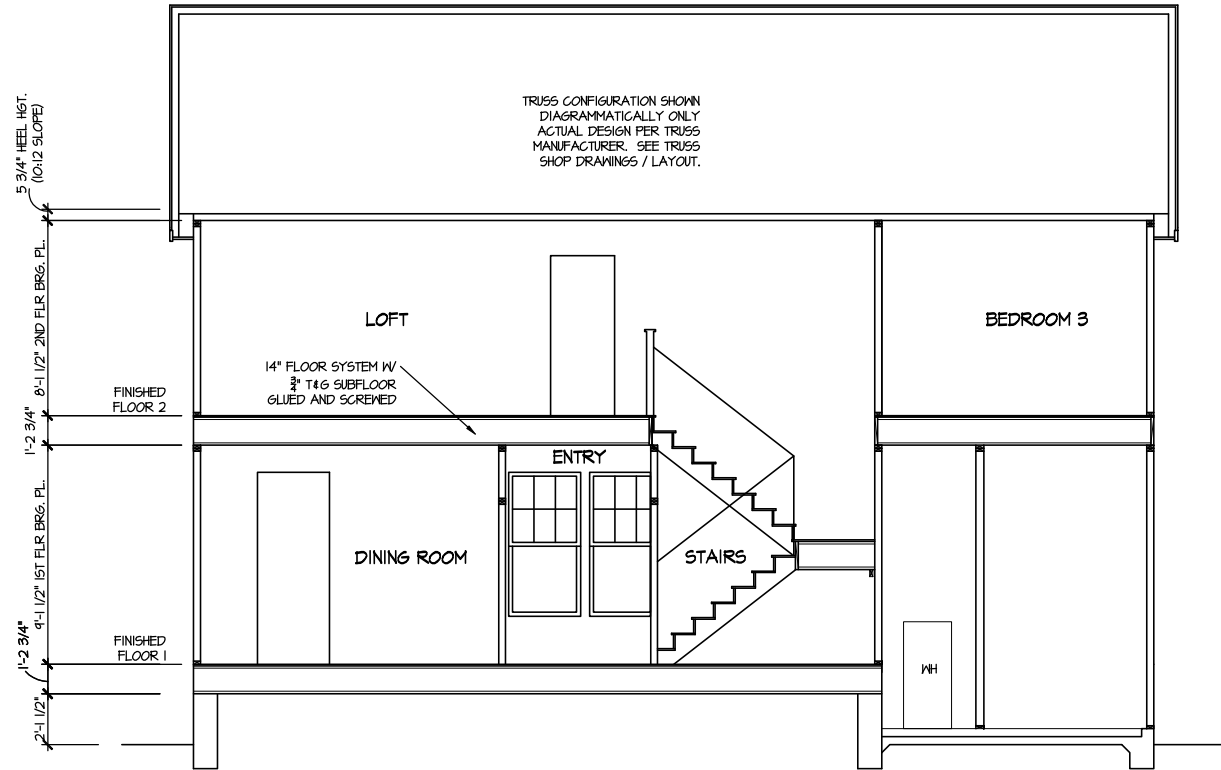


HOUSE NAME:	DRAYTON
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.	A3.2
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SECTION 2
SCALE: 1/8" = 1'-0"



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

DRAWN BY: ITS
DATE: 03/19/2025
PLAN NO. 2695

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

DRB
HOMES

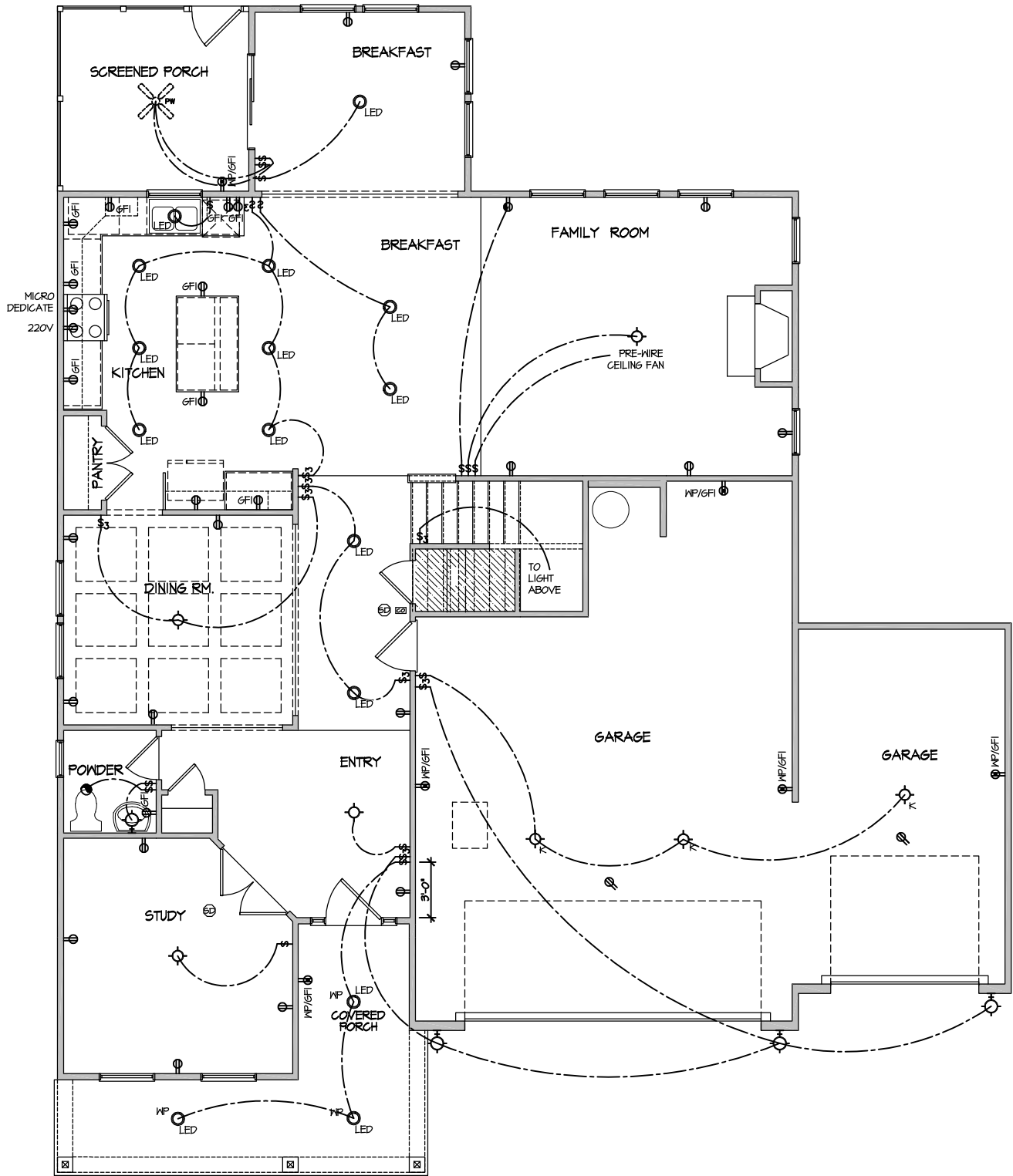
HOUSE NAME:
DRAYTON
DRAWING TITLE
BUILDING SECTION

SHEET No.
A4.1

ELECTRICAL LEGEND

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

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



ELECTRICAL PLAN
FIRST FLOOR - ELEV. 3

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

FILE: Lot_00.0040.dwg DATE: 3/19/2025 12:29 PM

MASTER PLAN INFORMATION

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

DRAWN BY: ITS

DATE: 03/19/2025

PLAN NO. 2695

DRB
HOMES

HOUSE NAME:
DRAYTON

DRAWING TITLE

FIRST FLOOR ELECTRICAL

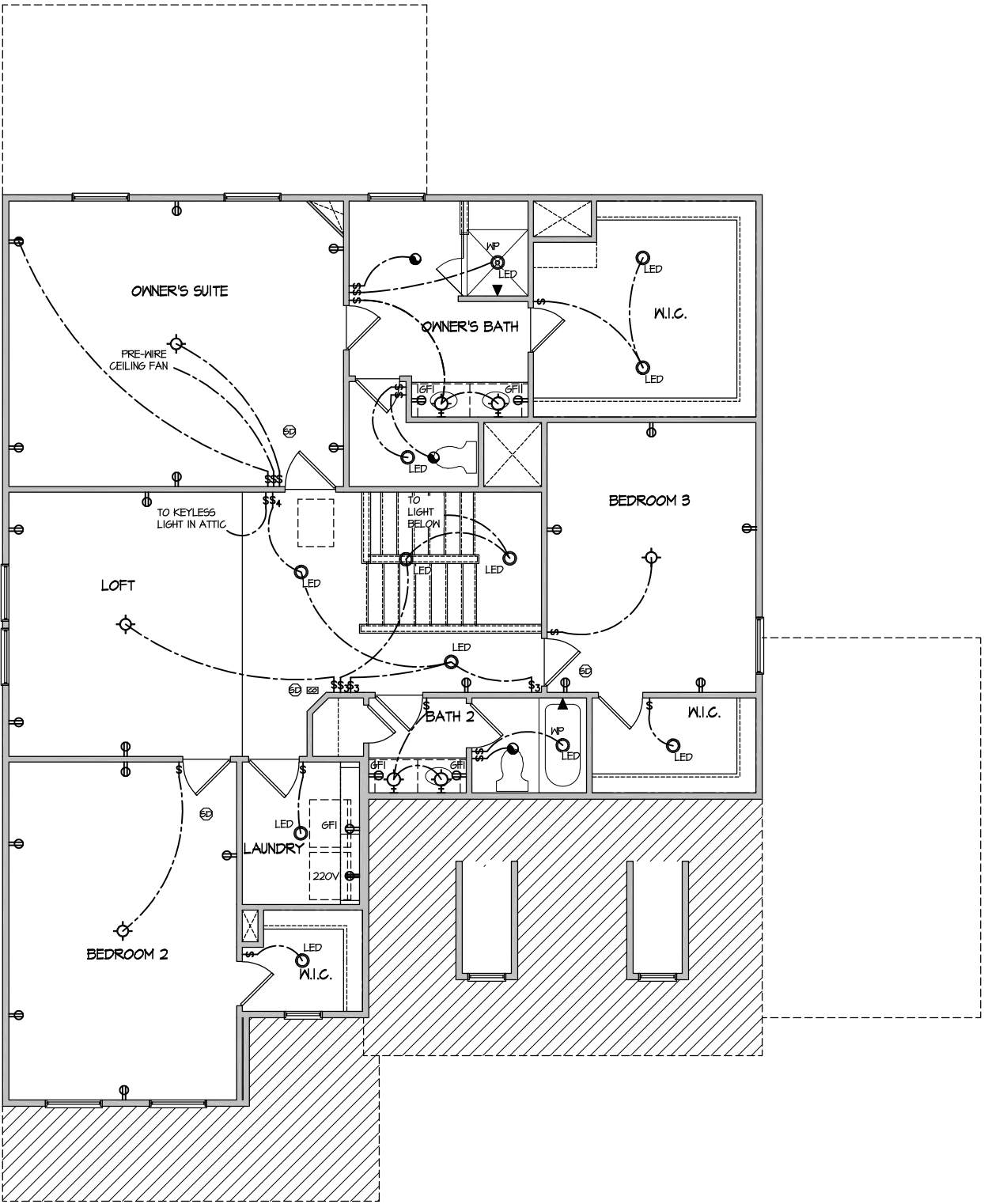
SHEET No.

11

ELECTRICAL LEGEND

- \$ SINGLE POLE SWITCH
- \$3 THREE WAY SWITCH
- \$4 FOUR WAY SWITCH
- ⊖ DUPLEX AFCI RECEPTACLE
- ⊖- DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊖ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V ⊖ RECEPTACLE - 220V
- GF ⊖ DUPLEX AFCI RECEPTACLE - GFI
- WP/GF ⊖ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- SD SMOKE DETECTOR - WIRED IN SERIES
- EXHAUST FAN MOTOR
- CO CO DETECTOR
- DC DOOR CHIME
- ⊙ LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LED LIGHT FIXTURE - LED SURFACE MOUNTED
- P PULLCHAIN 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. 3
SCALE: 1/8" = 1'-0"

FILE: Lot_00.0040.dwg DATE: 3/19/2025 12:29 PM

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

DRAWN BY:	ITS
DATE:	03/19/2025
PLAN NO.	2695

DRB
HOMES

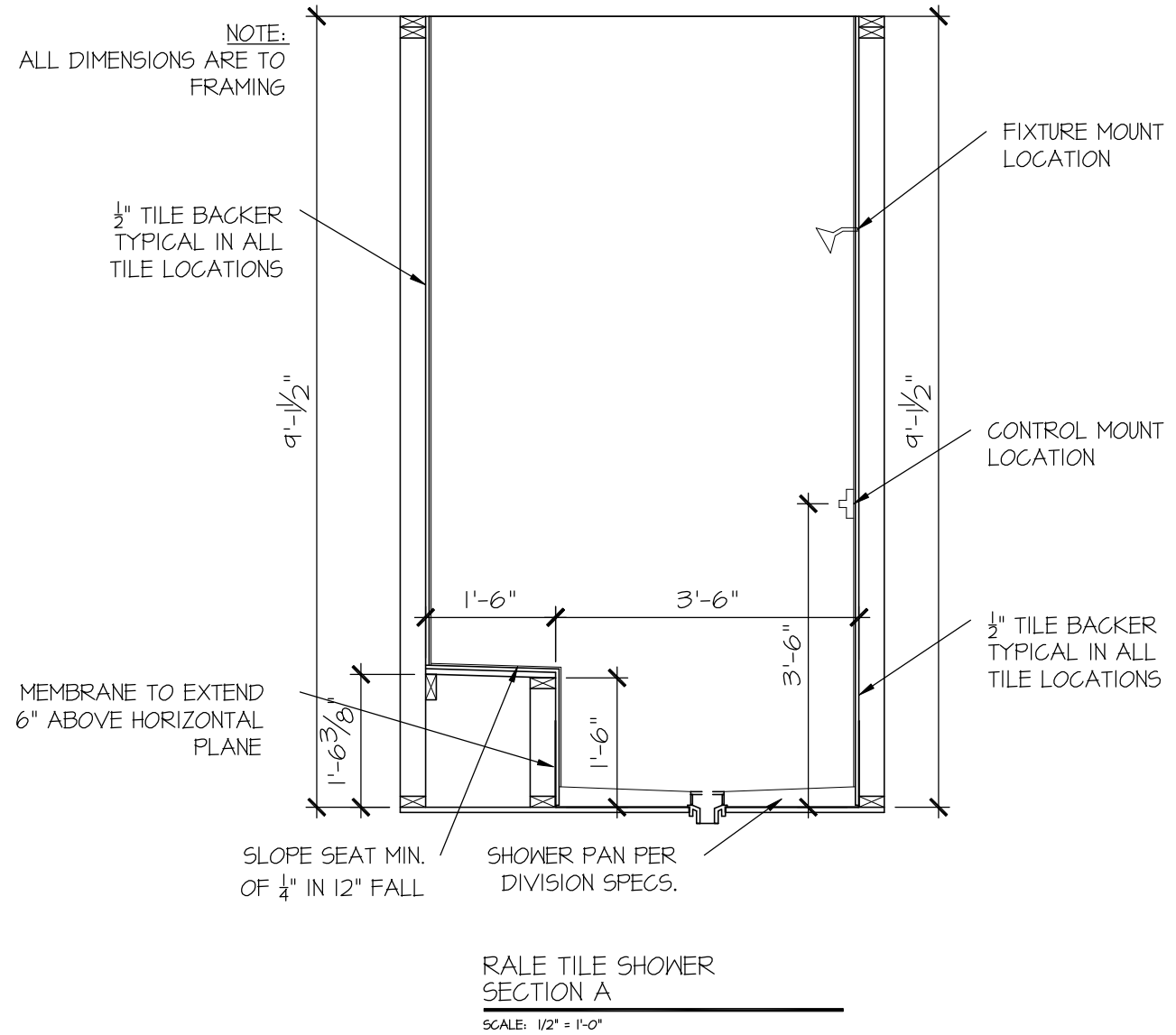
HOUSE NAME:	DRAYTON
DRAWING TITLE	SECOND FLOOR ELECTRICAL

SHEET No.
1.2

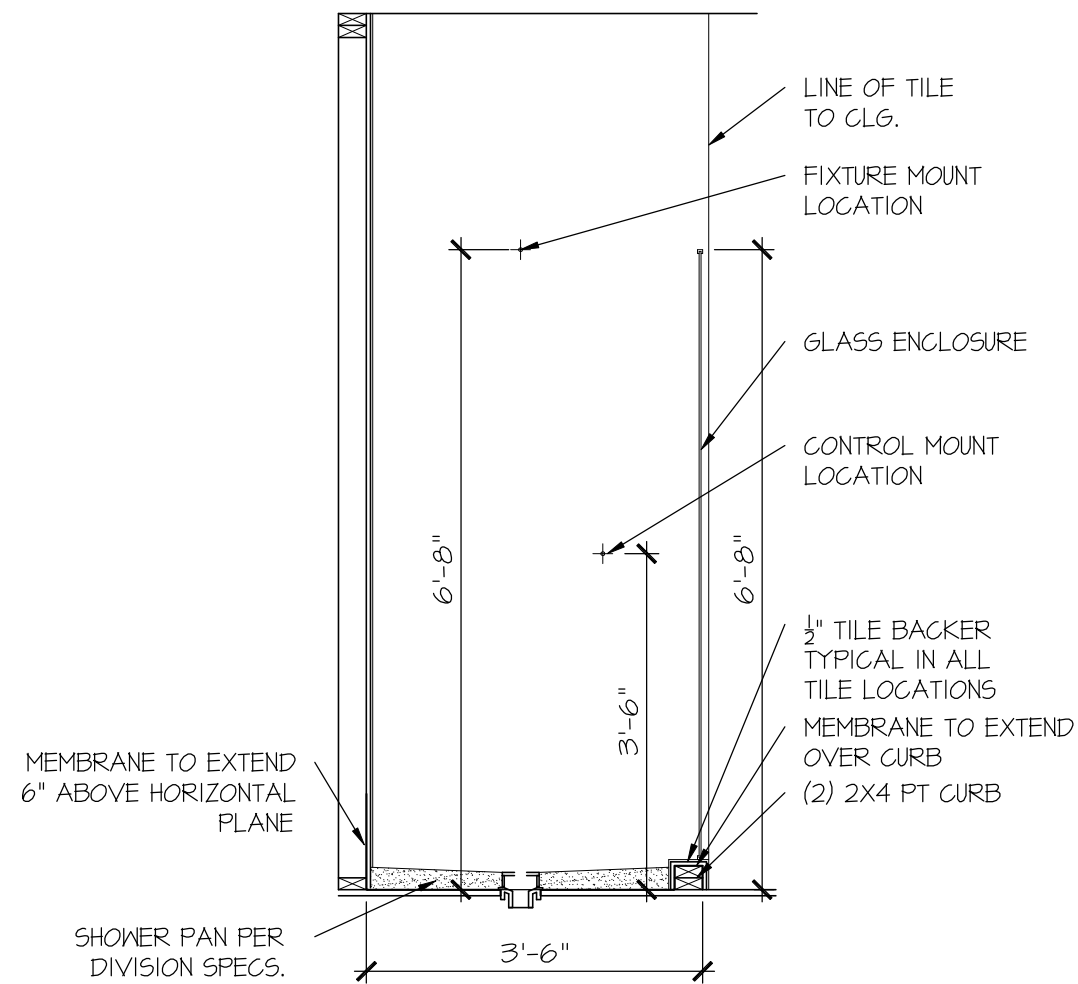


SHEET No.



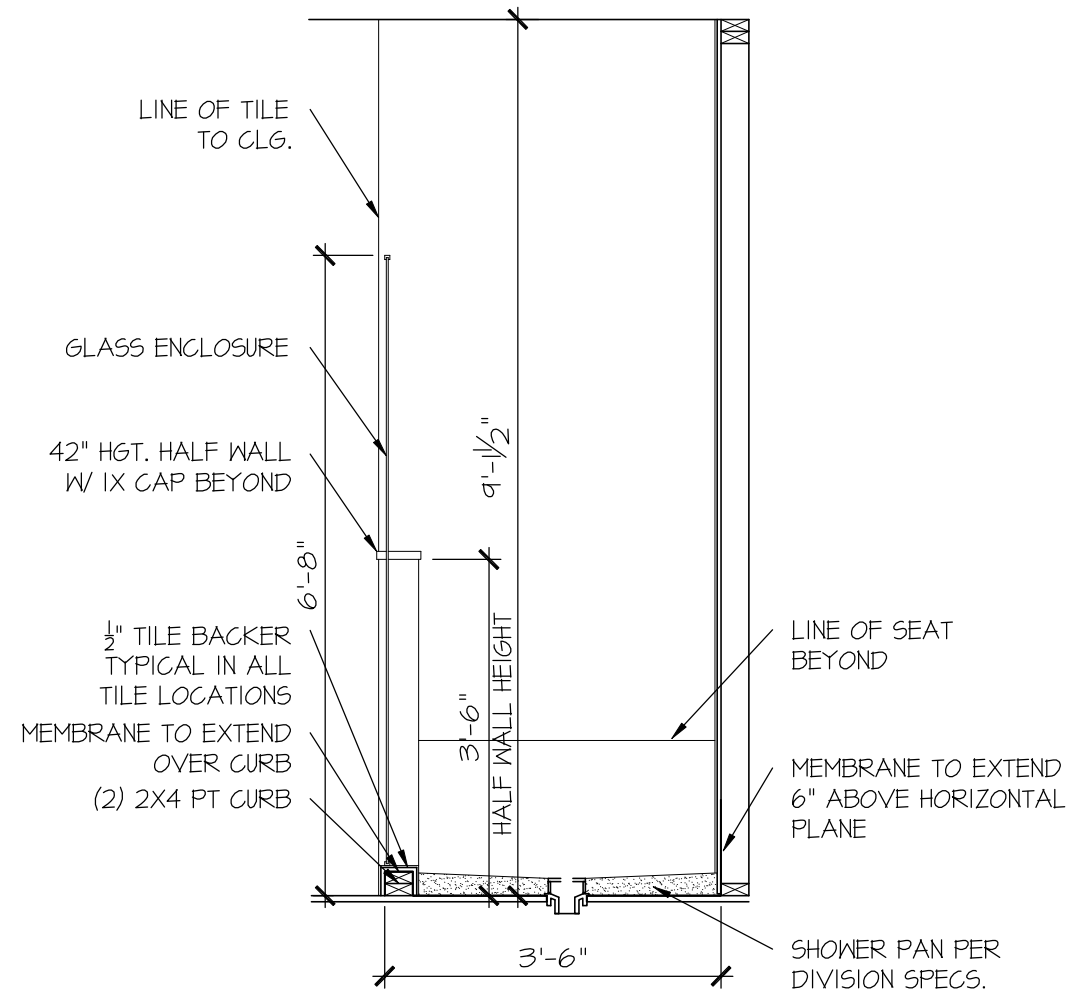


FILE: RALE TILE SHOWER DETAIL 8-2022.dwg DATE: 09-19-2022



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.

P.1.2

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 (1-JOISTS & SOLID SAMN) 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(1) 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 (SYP) 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, 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=1.55x10⁶ psi
 - LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
 - PSL' - Fb=2400 psi; Fv=240 psi; E=2.0x10⁶ 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" TRUSSELOK 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" TRUSSELOK 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 TRUSSELOK 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 (MILTI' X-CF PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4 CAP & ABW44Z BASE, UNO.

FLOOR FRAMING
• 1-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 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 'STUD-1-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 H2.5T 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, UNO.
• ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BC51 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 @ 19.2" O.C. MAX. (FLOOR TRUSSES)
• ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS - W/ 2 1/2" 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
	SIMPSON HTT4 HOLD-DOWN @ 3/8" DIA. ANCHOR
	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.) OR- MSTC66B3 ALTERNATE
	SIMPSON STHD14/5THD14RJ
* 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 15" (FOR 1/8" DIA.) MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. INSTRUCTIONS. MINIMUM 16" FOOTING THICKNESS REQ'D. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF CONCRETE.	

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

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS
THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 120 MPH WIND IN 2018 NCSCBC-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 HAS BEEN COMPLETED PER 2015 IBC (SECTION 1604) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NCSCBC-RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.
DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSCBC-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 1/32" 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 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 (1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

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

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., 1" 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.: f'c = 4,000 psi: FOUNDATION WALLS 2,500 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3,000 psi: GARAGE & EXTERIOR SLABS ON GRADE f'y = 60,000 psi
• BASEMENT FOUNDATION WALL DESIGN BASED ON: • 9' OR 10' HEIGHT (AS NOTED ON PLANS) - TALLER WALLS MUST BE ENGINEERED. • NOMINAL WIDTH (9 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 1% 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 (F'm=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) - 9 GA. MINIMUM @ 16" O.C.
• PROVIDE 2x6 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.

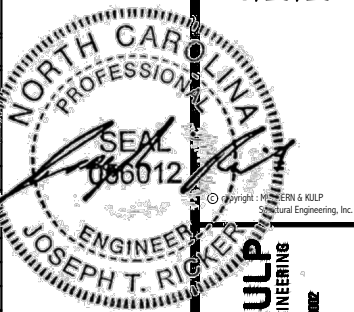
MEANS & METHODS NOTES
THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.
STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER
ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.
TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING: A. ROOF TRUSSES: 1/4" DEAD LOAD B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/4"x11/4" STEEL FLITCH PLATES - FB	M12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/4"x11/4" STEEL FLITCH PLATES - FB	M12x14 - F
003	(3)3/4"x18" - FB or (2)3/4"x20" - FB	5/4"x18" - FB	N/A	(3)2x12 + (2) 3/8"x11/4" STEEL FLITCH PLATES - FB	M12x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/4"x11/4" STEEL FLITCH PLATES - FB	M12x14 - F
005	(2)3/4"x11 1/8" - H cont.	3/2"x11 1/8" - H cont.	(2)3/4"x11 1/8" - H cont.	(3)2x12 + (2) 1/2"x11 1/8" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	5/4"x14" - H cont.	N/A	(3)2x12 + (2) 1/2"x11 1/8" STEEL FLITCH PLATES - H cont.	N/A
006	(1)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/4"x14" STEEL FLITCH PLATES - FB	M12x14 - F
007	(2)3/4"x11 1/8" - D	3/2"x11 1/8" - D	(2)3/4"x11 1/8" - D	(2)2x12 + (1) 1/4"x11 1/8" STEEL FLITCH PLATES - D	M10x12 - D
008	(2)3/4"x16" - H cont.	3/2"x16" - H cont.	(3)3/4"x16" - H cont.	(3)2x12 + (2) 1/2"x14" STEEL FLITCH PLATES - H cont.	N/A
009	(2)3/4"x9 1/4" - F	3/2"x9 1/4" - F	(2)3/4"x9 1/4" - F	(2)2x10 + (1) 1/4"x9 1/4" STEEL FLITCH PLATES - F	M8x10 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/4"x11/4" STEEL FLITCH PLATES - FB	M12x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/4"x11/4" STEEL FLITCH PLATES - FB	M12x14 - F
012	(2)3/4"x11 1/8" - D	3/2"x11 1/8" - D	(2)3/4"x11 1/8" - D	(2)2x12 + (1) 1/4"x11 1/8" STEEL FLITCH PLATES - D	M10x12 - D
• BEAM NOTATION: - "F" INDICATES FLUSH BEAM - "FT" INDICATES FLUSH TOP BEAM - "FB" INDICATES FLUSH BOTTOM BEAM - "D" INDICATES DROPPED BEAM - "H" INDICATES DROPPED OPENING HEADER • REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS • REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS • FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C. • FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.					

VENEER LINTEL 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 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3 1/2"x3/8"
9'-6"	16 FT. MAX	L6"x3 1/2"x3/8"
	12 FT. MAX	L6"x3 1/2"x1/2" *
16'-0"	2 FT. MAX	L7"x4"x3/8" **
	3 FT. MAX	L8"x4"x3/8" **
ALL LINTELS: - SHALL SUPPORT 2 3/8" - 3 1/2" VENEER w/ 40 psi MAXIMUM HEIGHT. x< 16' SHALL HAVE 4" MIN. BEARING x< 16' SHALL NOT BE FASTENED BACK TO HEADER. x< 16' SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48" 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 < 3" 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 ANY LINTEL FASTENED BACK TO BEAM, FASTENERS SHALL MAINTAIN A 2" (MINIMUM) CLEAR DISTANCE FROM BOTTOM OF BEAM. * FOR QUEEN VENEER USE L4x3 3/4". ** FOR 3 1/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3/4" THICK.		

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



seal: 3/25/25

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M&K project number:	126-23047
project mgr:	JTR
drawn by:	KFG
issue date:	03-24-25
REVISIONS:	
date:	initial:



STRUCTURAL NOTES
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

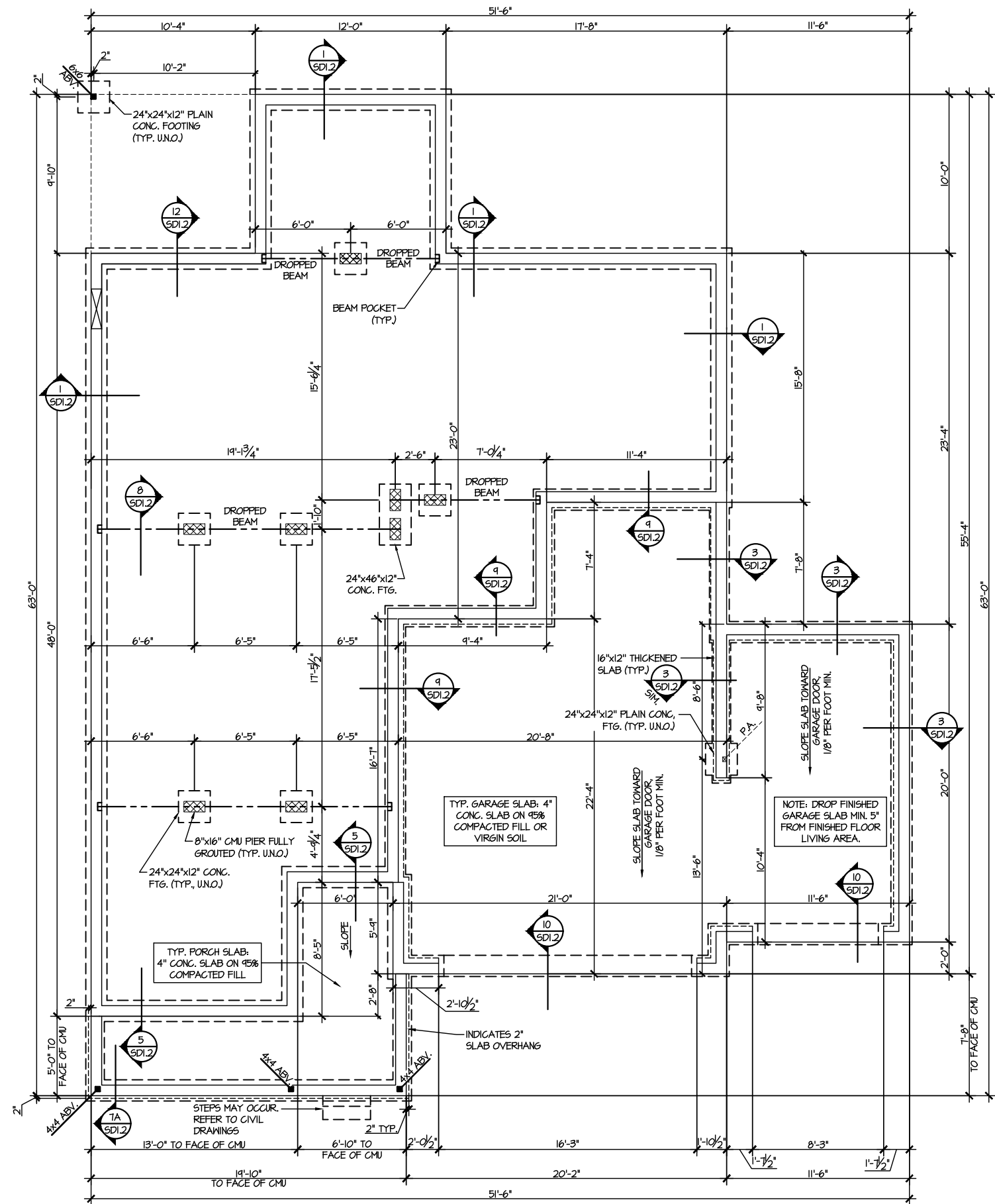
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Project mgr: JTR
Drawn by: KFG
Issue date: 03-24-25



FOUNDATION PLANS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

\$1.0

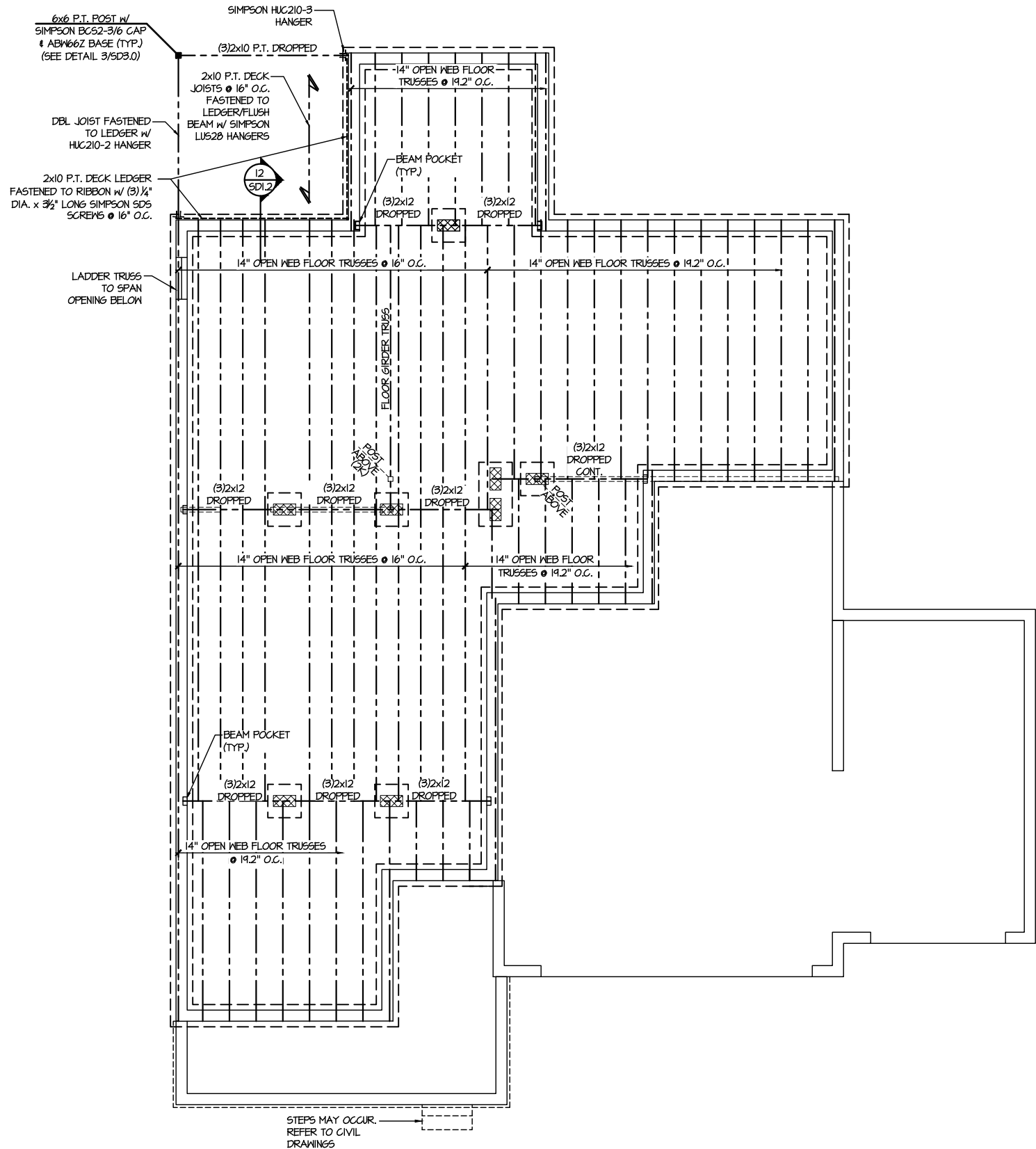


CRAWL SPACE FOUNDATION PLAN
SCALE: 1/8"=1'-0"

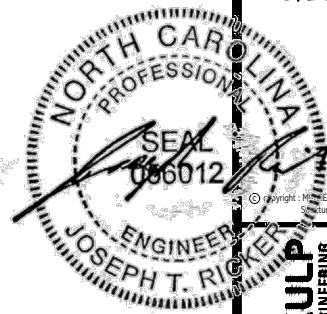
REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

FILE: RLH - Honeycutt Hills - Lot 40 - Structurals DATE: 3/25/2025 10:15 AM

FILE: RLH - Honeycutt Hills - Lot 40 - Structural DATE: 3/25/2025 10:15 AM



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



seal: 3/25/25

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FLOOR FRAMING PLANS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

sheet:
S2.0

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

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- 1L METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

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



K project number:	
126-23047	
project mgr:	JTR
drawn by:	KFG
due date:	03-24-25
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LEGEND

-  INTERIOR BEARING WALL
-  BEARING WALL ABOVE
-  BEAM / HEADER
-  INDICATES SHEAR WALL & EXTENT
-  EXTENT OF OVERFRAMING

⌋⌋ METAL HANGER

* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

▶ INDICATES HOLD-DOWN OR STRAP.
REFER TO SCHEDULE.

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

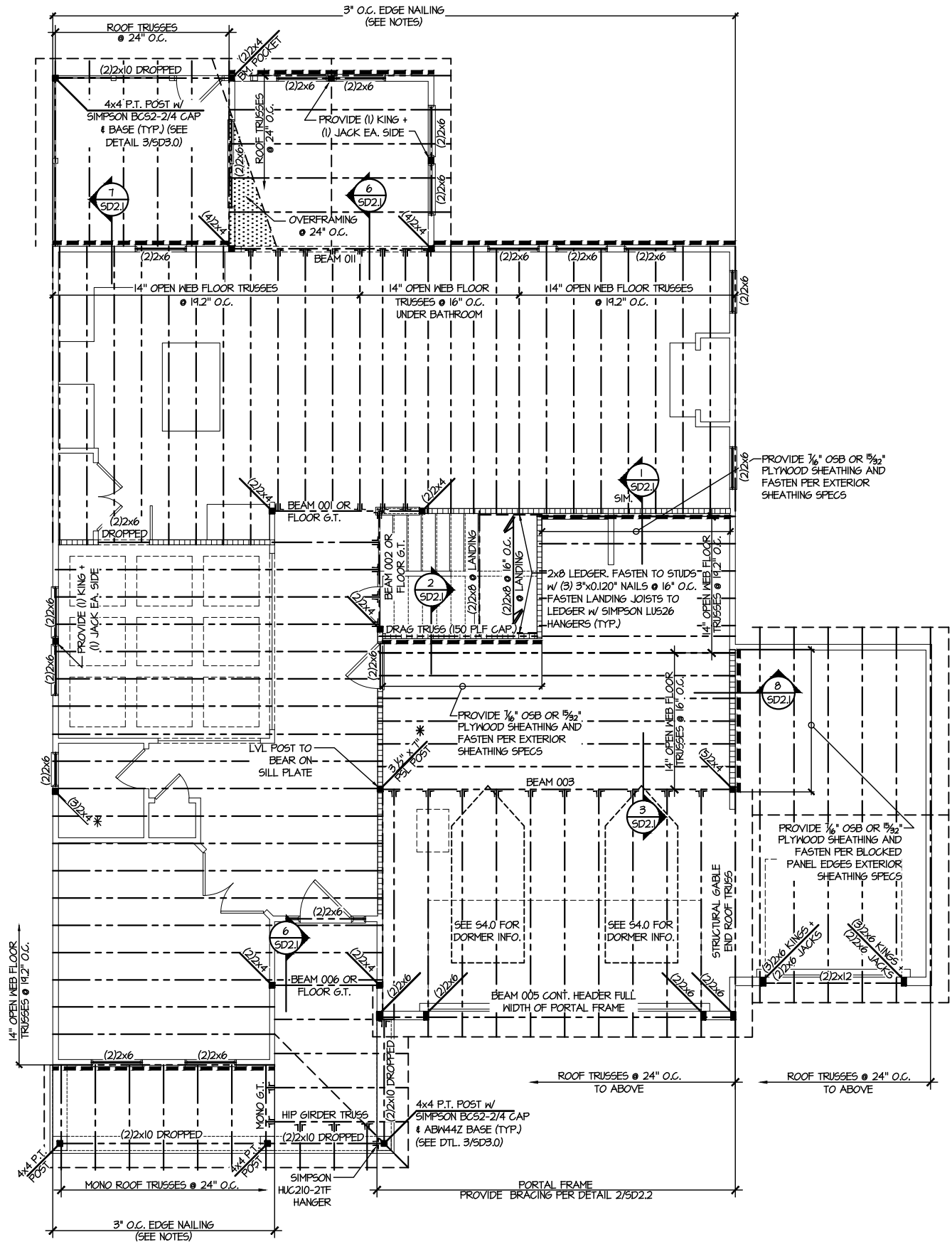
SD2.I REFERS TO SD2.IA FOR
LVL/PSL/LSL BEAMS OR SD2.IB
FOR FLITCH BEAMS OR SD2.IC
FOR STEEL BEAMS

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/2" STEEL FLITCH PLATES - FB	M12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/2" STEEL FLITCH PLATES - FB	M12x14 - F
003	(3)3/4"x10" - FB or (2)3/4"x20" - FB	5/4"x10" - FB	N/A	(3)2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - FB	M12x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/2" STEEL FLITCH PLATES - FB	M12x14 - F
005	(2)3/4"x11 1/2" - H cont.	3/2"x11 1/2" - H cont.	(2)3/4"x11 1/2" - H cont.	(2)2x12 + (2)3/4"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	5/4"x14" - H cont.	N/A	(3)2x12 + (2)3/4"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
006	(1)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - FB	M12x14 - F
007	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)3/4"x11 1/2" STEEL FLITCH PLATES - D	M10x12 - D
008	(2)3/4"x16" - H cont.	3/2"x16" - H cont.	(3)3/4"x16" - H cont.	(3)2x12 + (2)3/4"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
009	(2)3/4"x9 1/2" - F	3/2"x9 1/2" - F	(2)3/4"x9 1/2" - F	(2)2x10 + (1)3/4"x9 1/2" STEEL FLITCH PLATES - F	M6x10 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/2" STEEL FLITCH PLATES - FB	M12x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/2" STEEL FLITCH PLATES - FB	M12x14 - F
012	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)3/4"x11 1/2" STEEL FLITCH PLATES - D	M10x12 - D

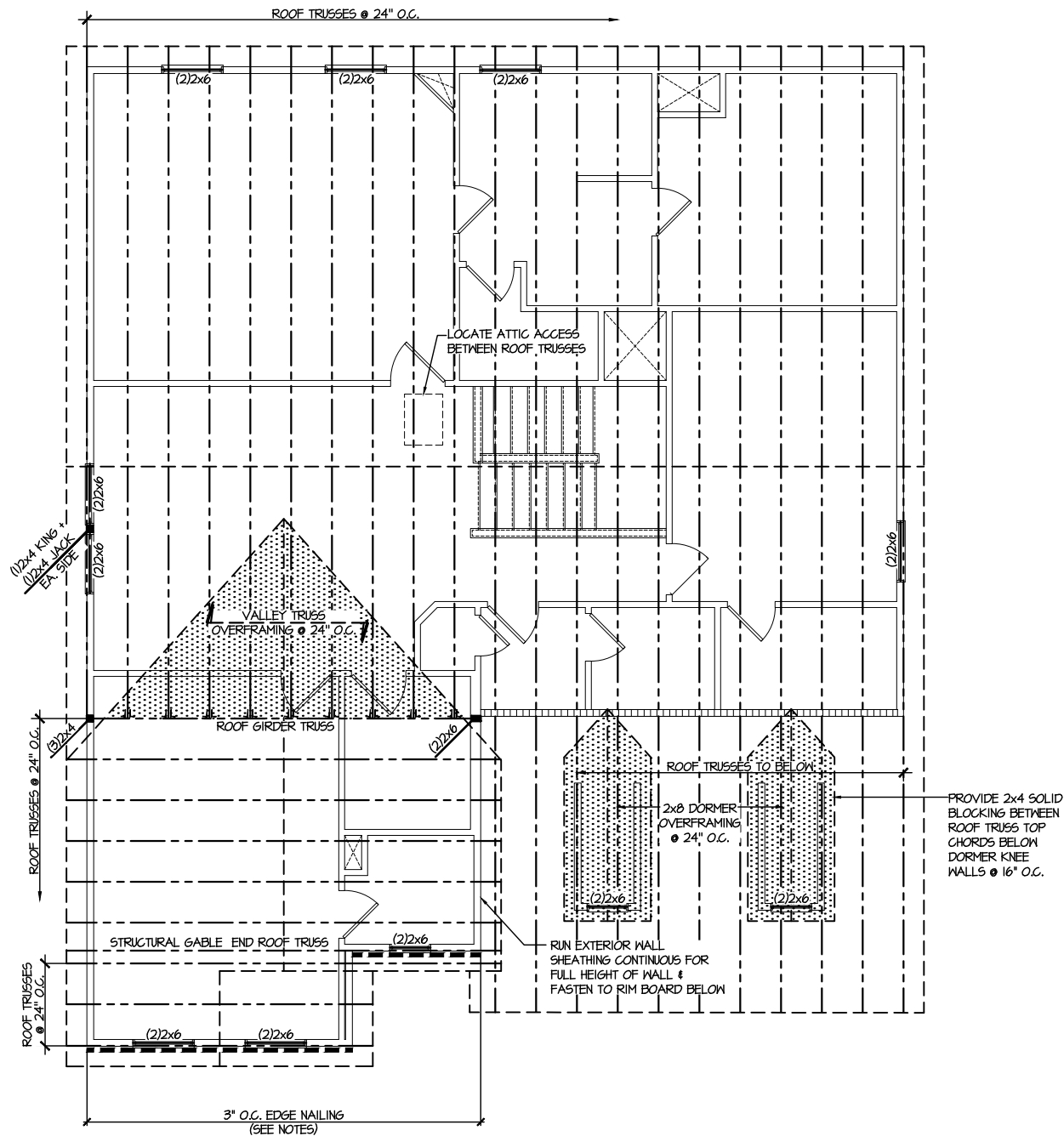
- **BEAM NOTATION:**
 - "F" INDICATES FLUSH BEAM
 - "FT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
- REFER TO DETAIL D/SD20 FOR TYPICAL FLITCH BEAM CONNECTIONS
- REFER TO DETAIL E/SD20 FOR TYPICAL STEEL BEAM CONNECTIONS
- 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.

FLOOR FRAMING PLANS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

S3.0



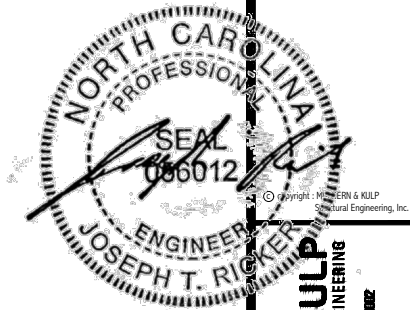
2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



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

LEGEND	
• [Pattern]	INTERIOR BEARING WALL
• [Pattern]	BEARING WALL ABOVE
• [Pattern]	BEAM / HEADER
• [Pattern]	INDICATES SHEAR WALL & EXTENT
• [Pattern]	EXTENT OF OVERFRAMING
• [Pattern]	1L 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. FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



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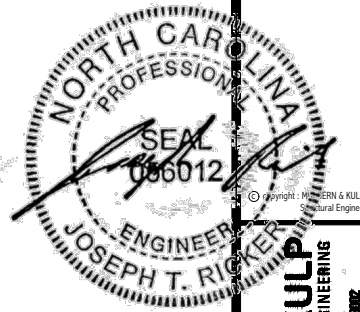
project mgr: JTR
drawn by: KFG
issue date: 03-24-25

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ROOF FRAMING PLANS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

sheet:
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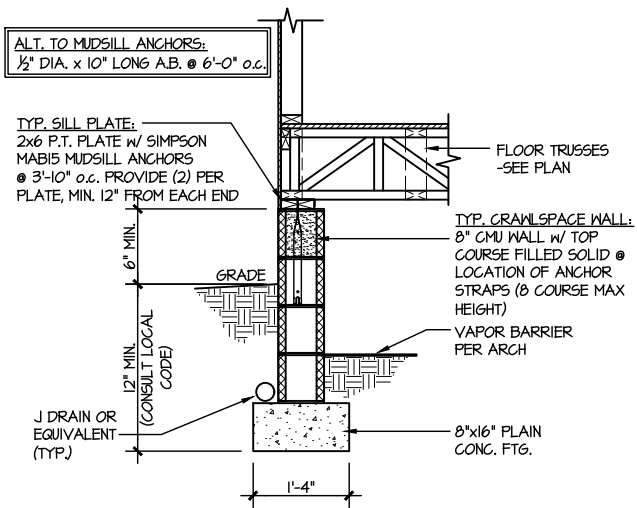
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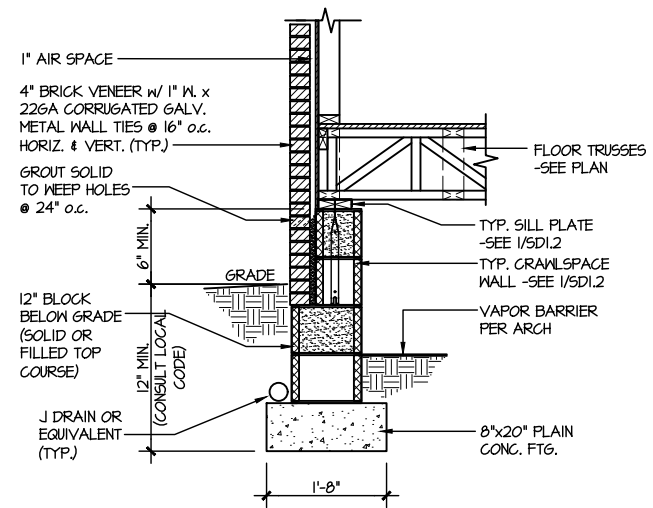
FOUNDATION DETAILS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

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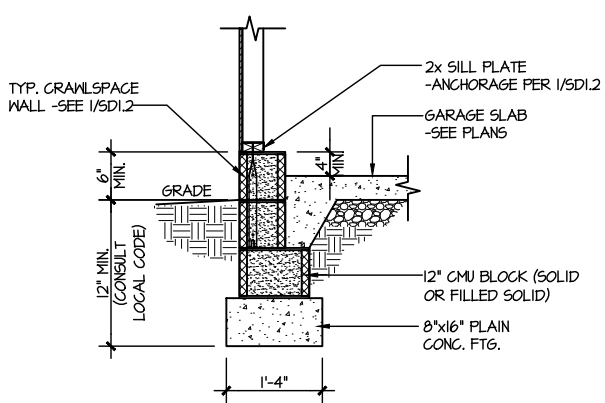
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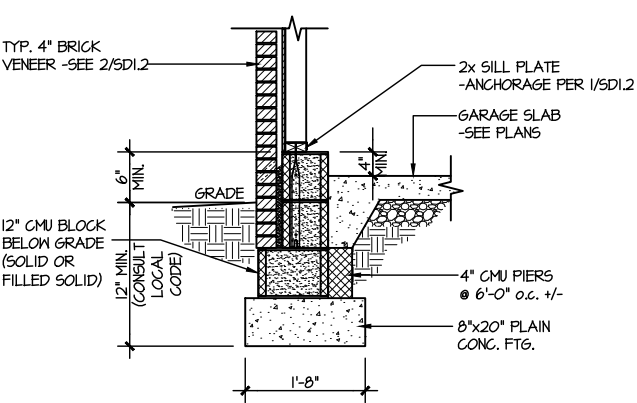
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"



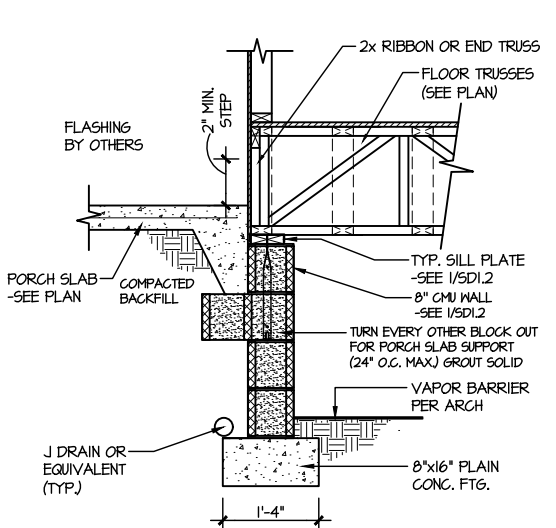
2 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



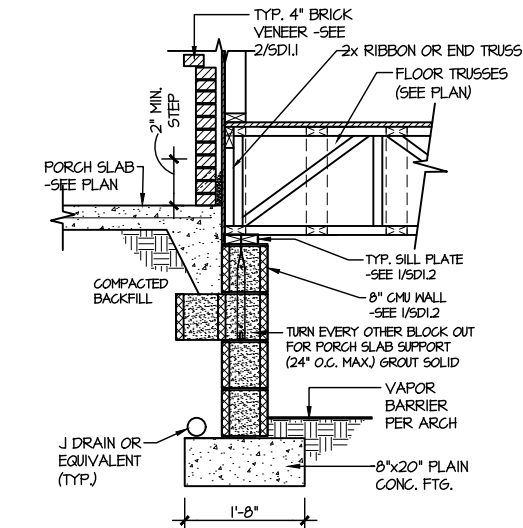
3 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0"



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

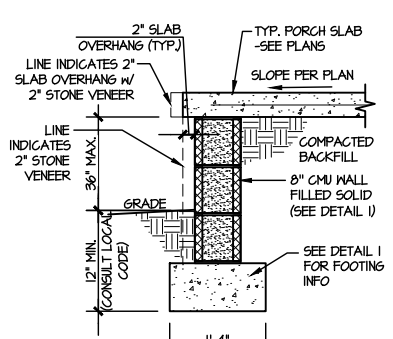


5 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
@ PORCH/PATIO SLAB
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)

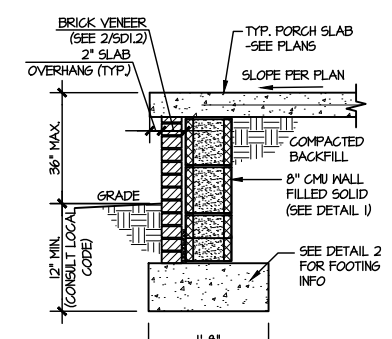


6 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER
@ PORCH/PATIO SLAB

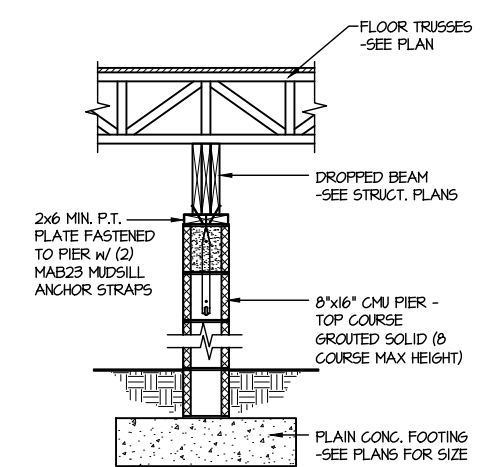
PLAIN CONC. FOOTINGS AS DIMENSIONED & SHOWN
ARE MINIMUM SIZES REQUIRED & HAVE BEEN
ENGINEERED. ADDITION OF CONTINUOUS REBAR OR
LARGER FOOTINGS MAY BE PROVIDED AT THE
DISCRETION OF THE BUILDER.



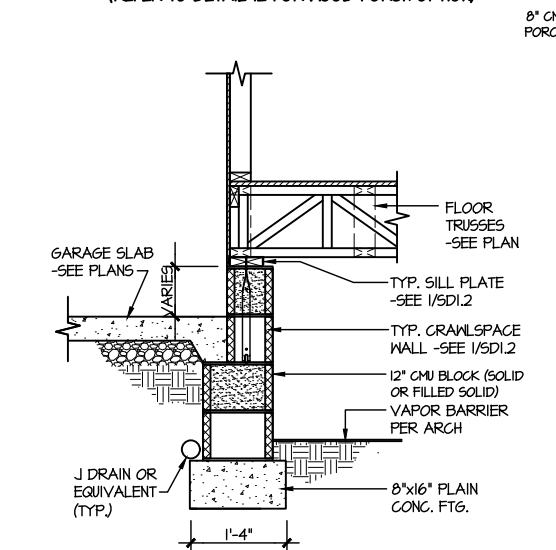
7A TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



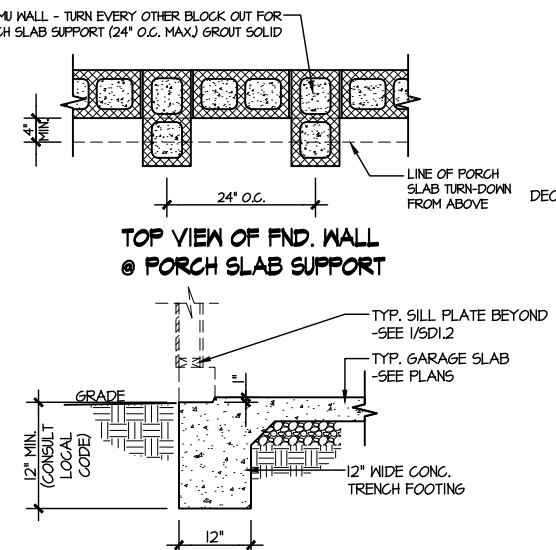
7B TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



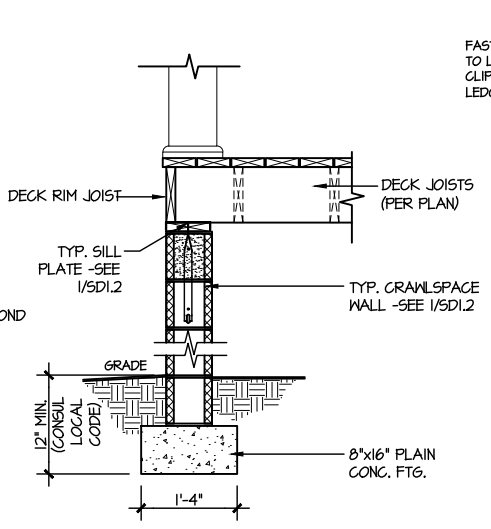
8 TYPICAL CRAWLSPACE FND.
SCALE: 3/8"=1'-0"
@ INTERIOR PIER



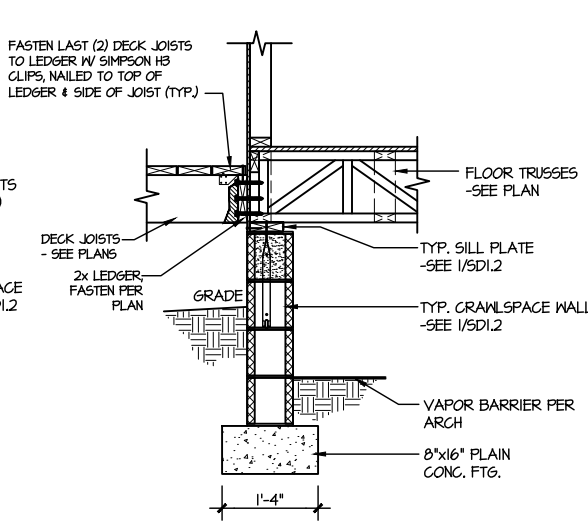
9 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
@ GARAGE



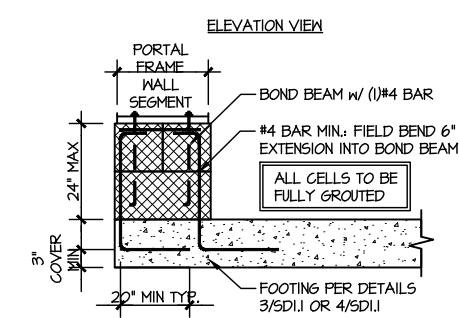
10 TYPICAL SLAB ON GRADE GARAGE
SCALE: 3/8"=1'-0"
ENTRY @ PERIMETER FOOTING



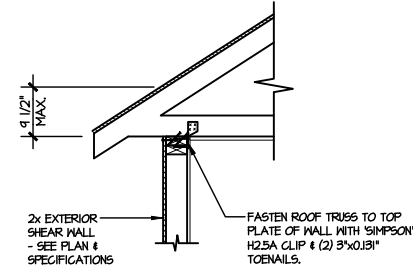
11 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
@ WOOD PORCH/DECK PERIMETER



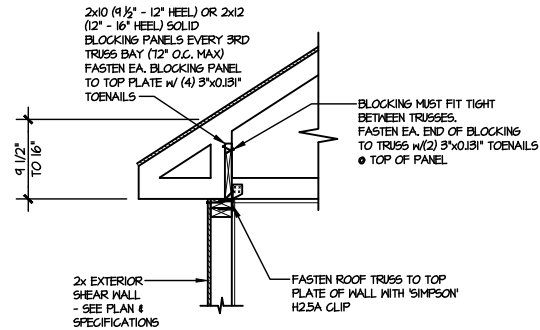
12 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
@ WOOD PORCH/DECK



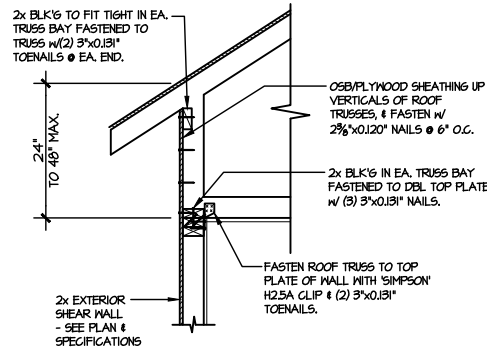
A GARAGE PORTAL FRAME STEM
SCALE: 3/8"=1'-0"
WALL REINFORCEMENT



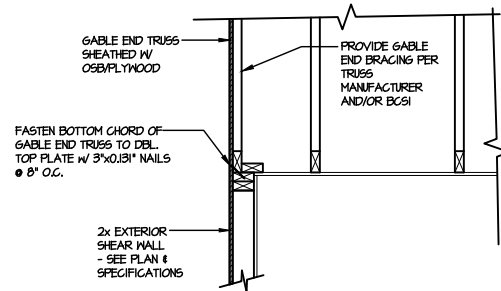
Typical Shear Transfer Detail @ Roof
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2"
NO BLOCKING REQ'D



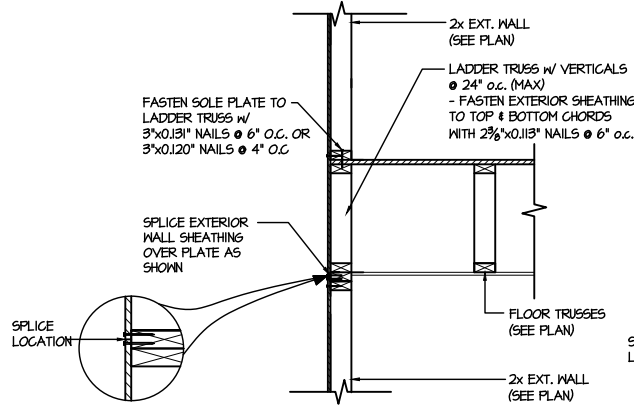
Typical Shear Transfer Detail @ Roof
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16"
BLOCKING REQ'D



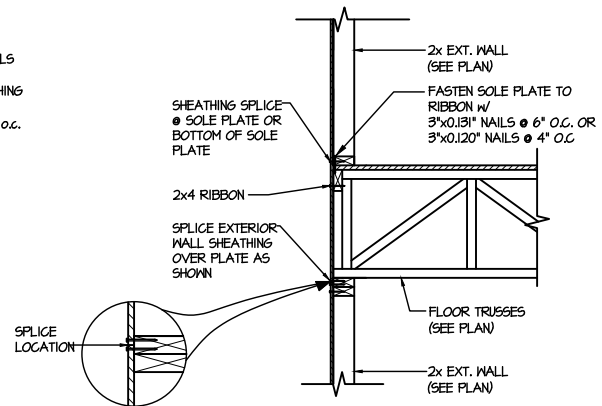
Typical Shear Transfer Detail @ Raised Heel Truss
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX



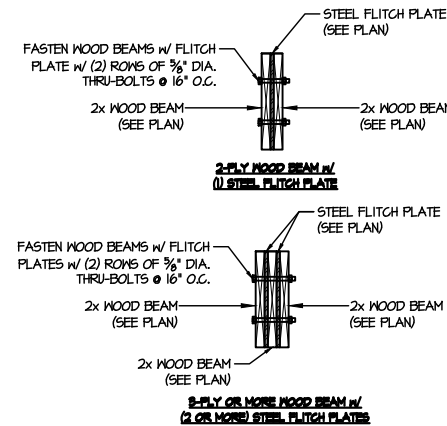
Typical Gable End Detail
SCALE: 3/8"=1'-0"



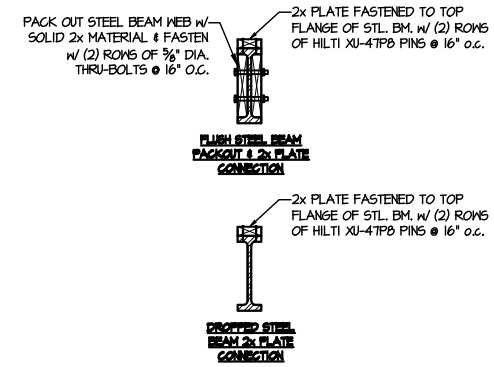
Typical Shear Transfer Detail Between Floors @ Exterior Wall
SCALE: 3/8"=1'-0"
PARALLEL FRMS



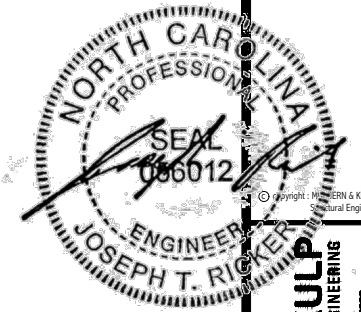
Typical Shear Transfer Detail Between Floors @ Exterior Wall
SCALE: 3/8"=1'-0"
PERPENDICULAR FRMS



Typical Flitch Beam Connection Detail
SCALE: 3/4"=1'-0"



Typical Steel Beam Connection Detail
SCALE: 3/4"=1'-0"



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P 215-948-2001 - mulhern+kulp.com
NC LICENSE #C-3825

M&K project number:
126-23047
project mgr: JTR
drawn by: KFG
issue date: 03-24-25

REVISIONS:
date: initial:

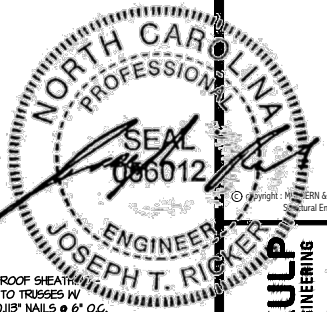
DRB HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

sheet:
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.



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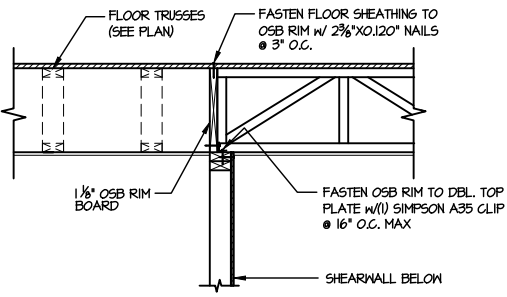
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126-23047
project mgr: JTR
drawn by: KFG
issue date: 03-24-25

REVISIONS:
date: initial:

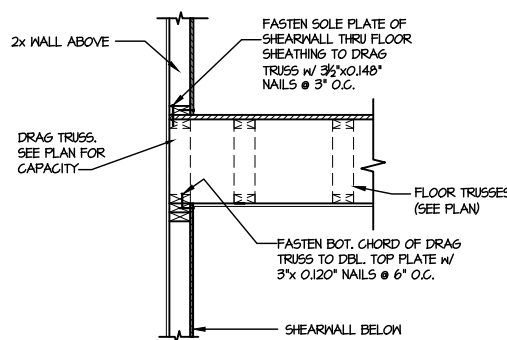
DRB HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

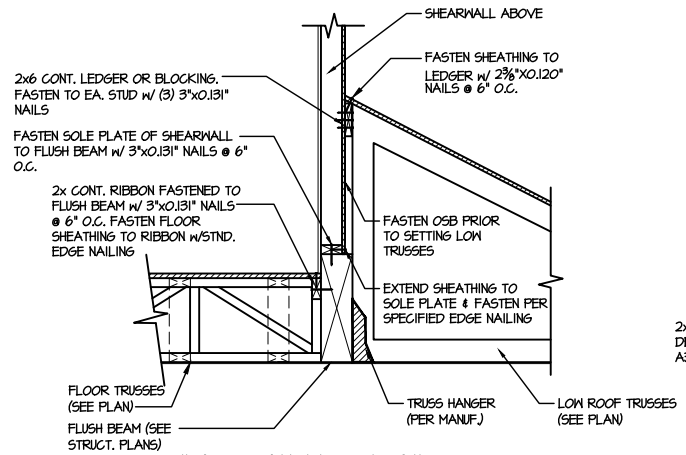
sheet:
SD2.1A



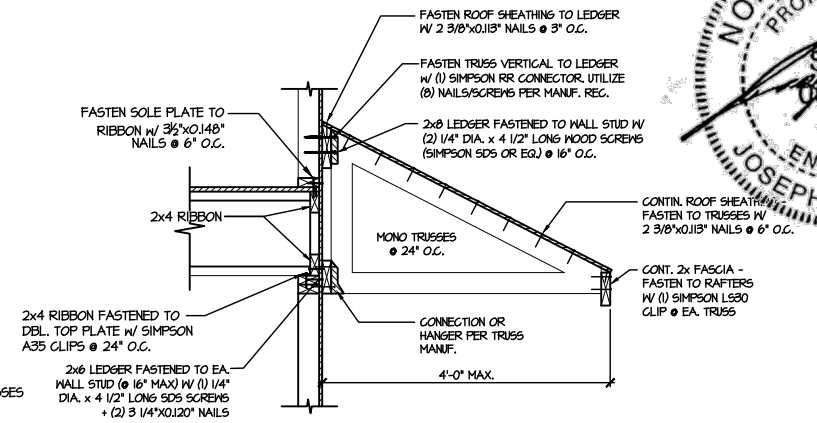
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



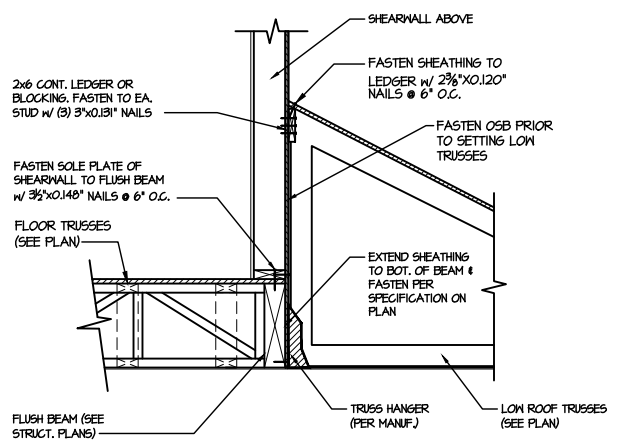
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



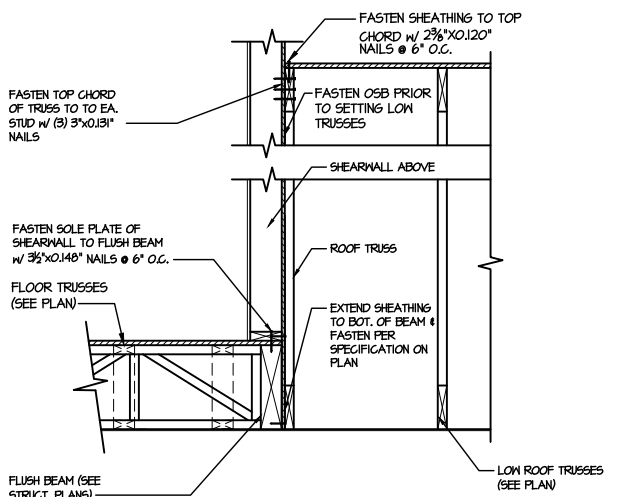
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



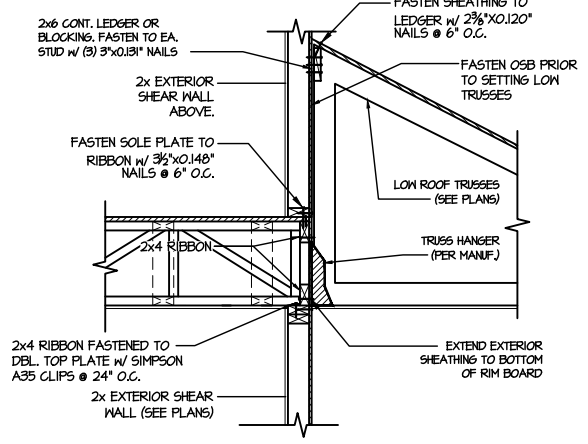
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



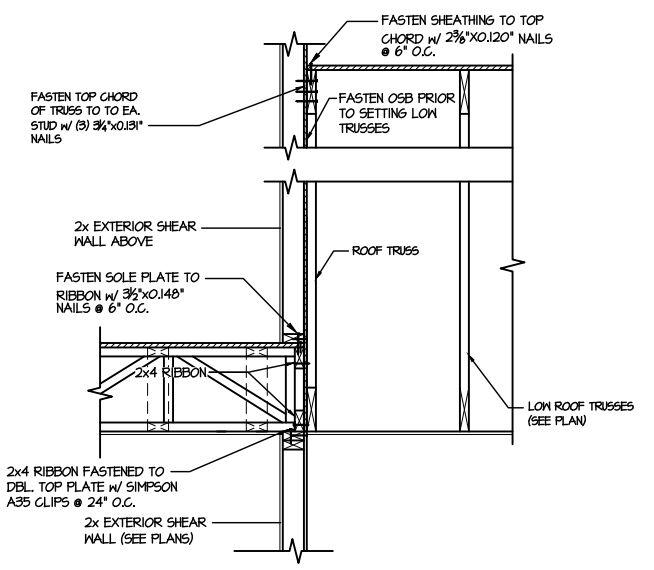
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



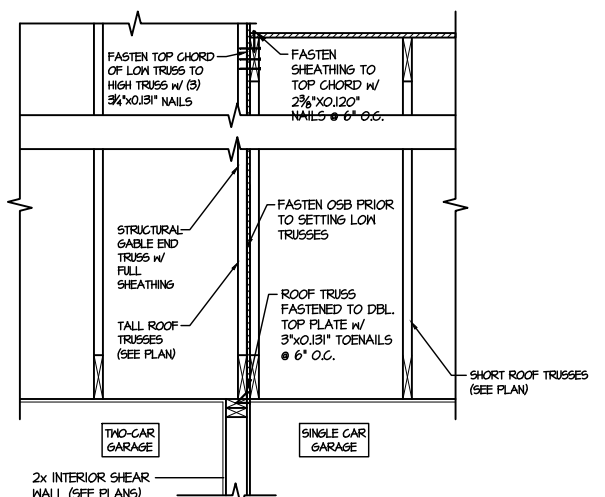
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



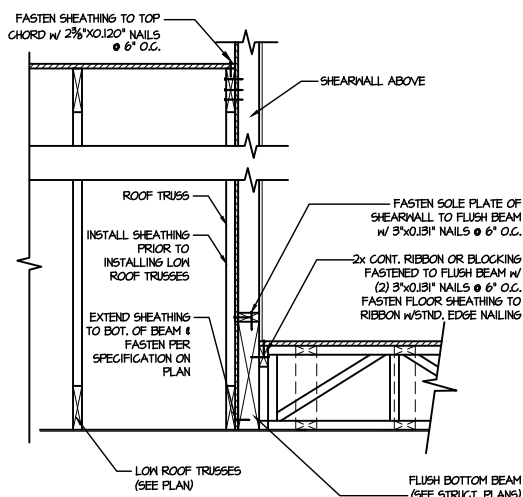
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



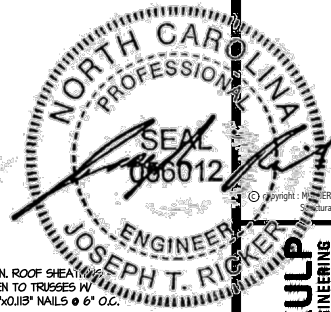
8 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



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



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NC LICENSE #C-3825

M&K project number:

126-23047

project mgr: JTR

drawn by: KFG

issue date: 03-24-25

REVISIONS:

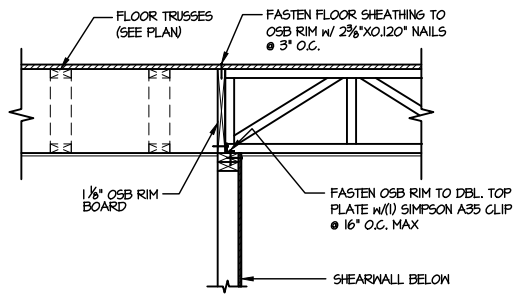
date: initial:

DRB HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

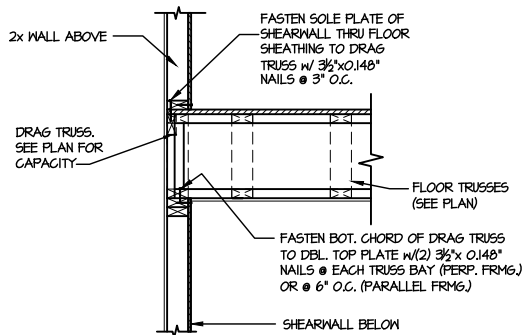
sheet:

SD2.1B



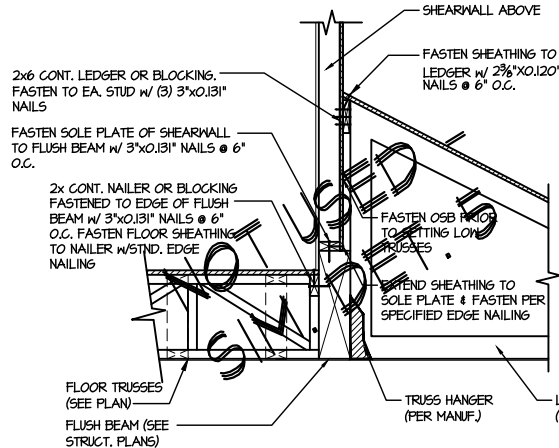
**SHEAR TRANSFER DETAIL @
INTERIOR SHEARWALL BELOW**

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



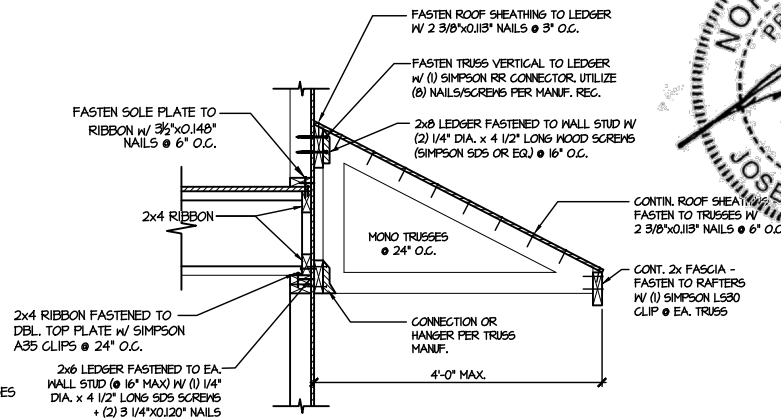
**SHEAR TRANSFER DETAIL @ INT.
SHEARWALL ABOVE & BELOW**

SCALE: 3/4"=1'-0" EDGE OF FRAMING



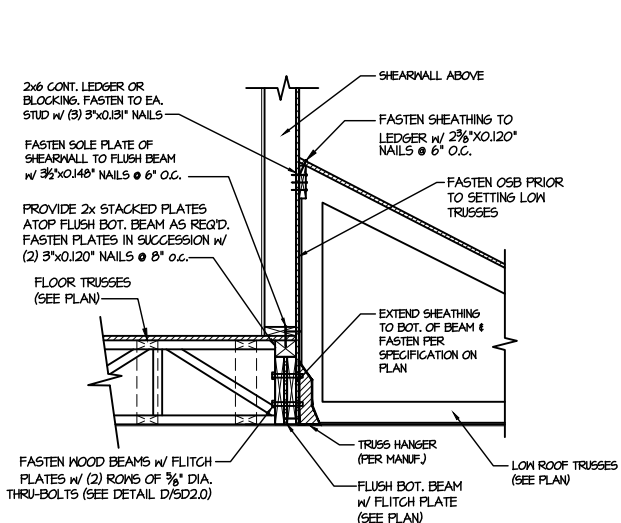
**SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE**

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



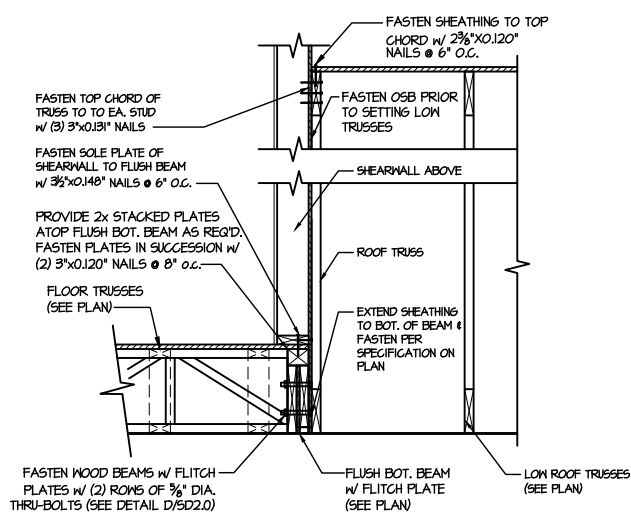
DETAIL @ SHED ROOF

SCALE: 3/8"=1'-0"



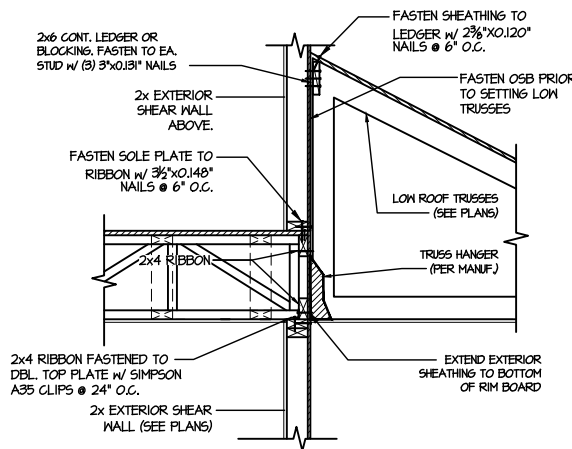
**SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE**

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



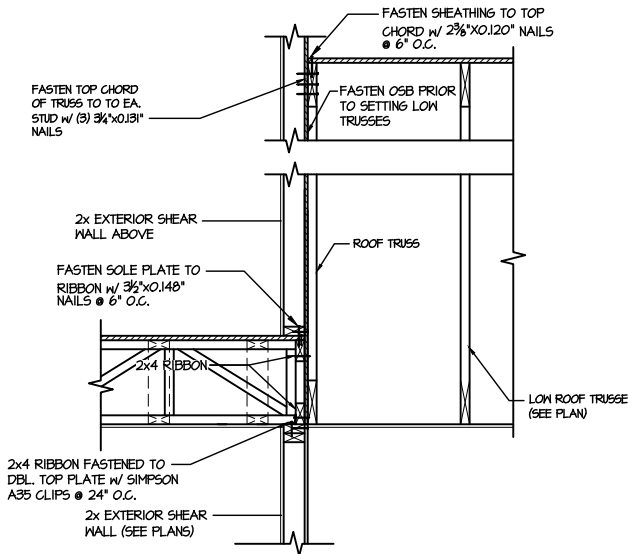
**SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE**

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



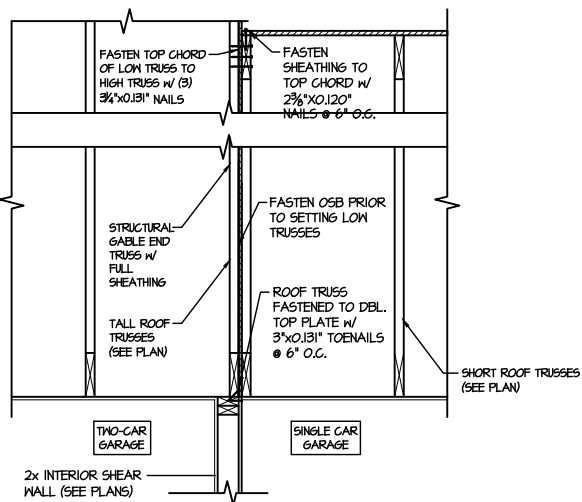
**TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL**

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



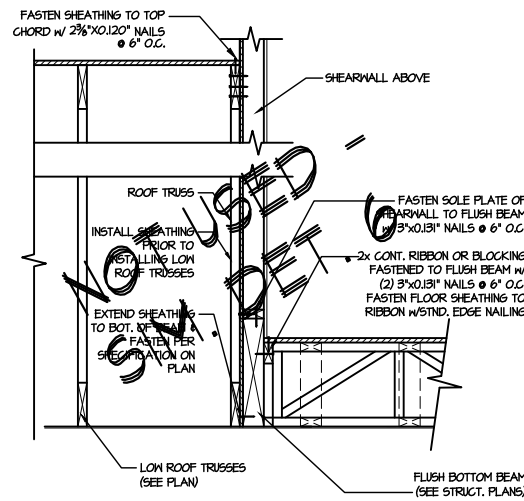
**TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL**

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



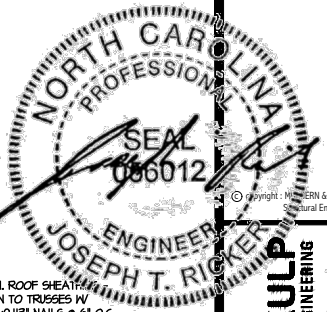
**TYPICAL SHEAR TRANSFER DETAIL
BETWEEN GARAGE BAYS**

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



**SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE**

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



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M&K project number:
126-23047

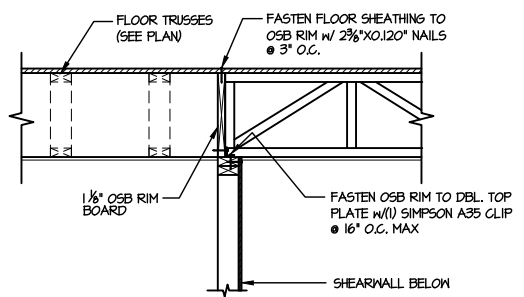
project mgr: JTR
drawn by: KFG
issue date: 03-24-25

REVISIONS:
date: initial:

DRB HOMES

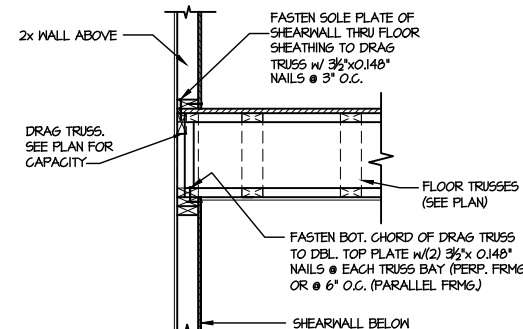
FRAMING DETAILS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

sheet:
SD2.1C



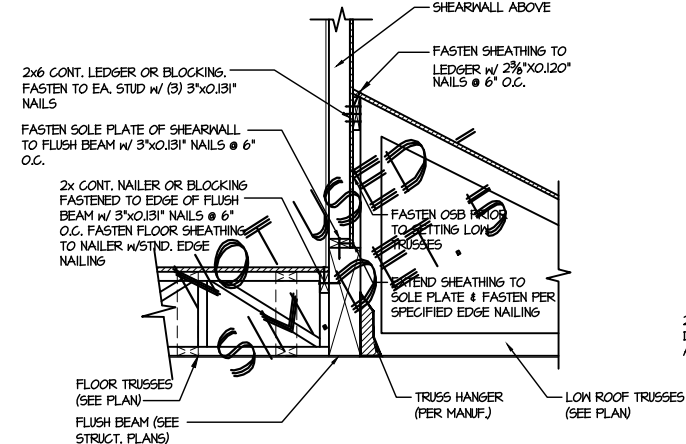
SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW

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



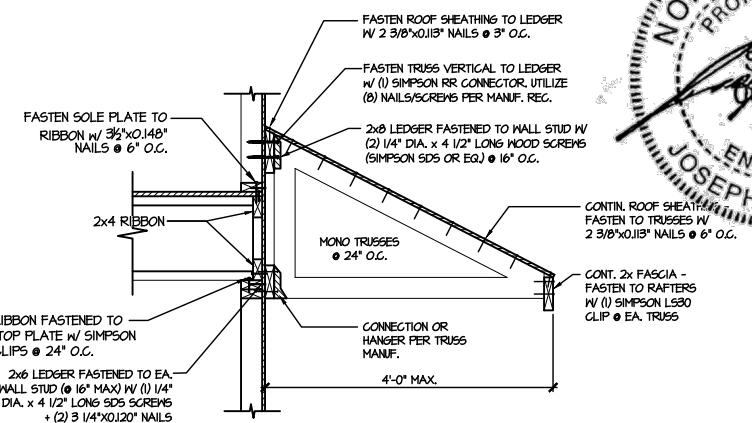
SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW

SCALE: 3/4"=1'-0" EDGE OF FRAMING



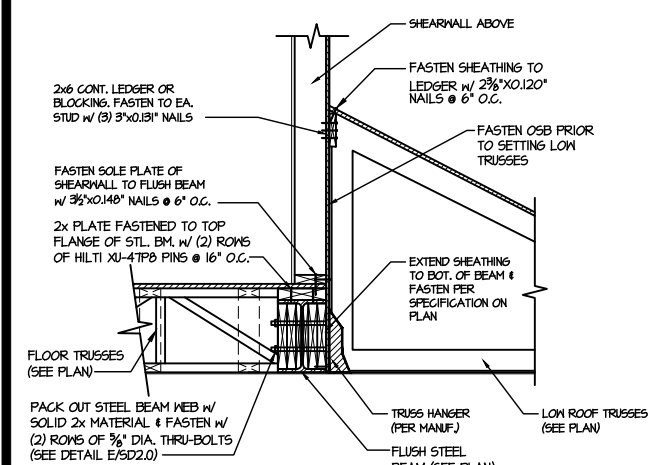
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



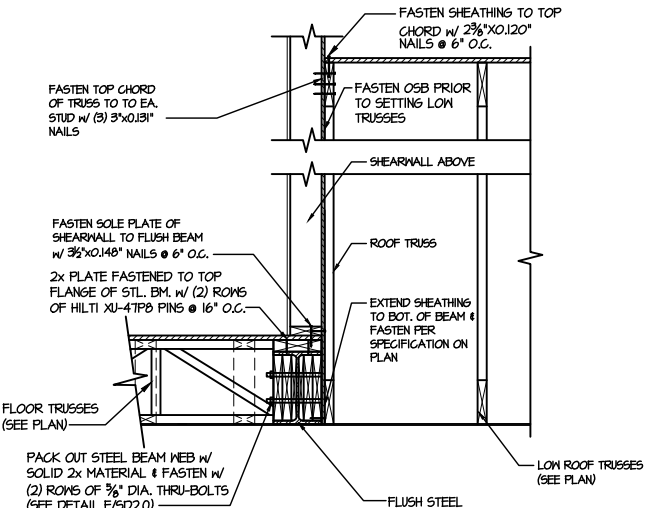
DETAIL @ SHED ROOF

SCALE: 3/8"=1'-0"



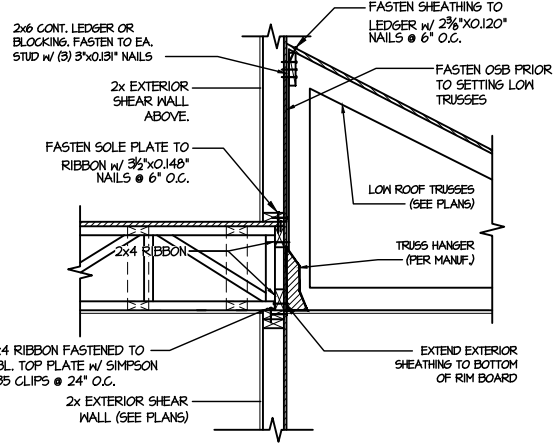
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



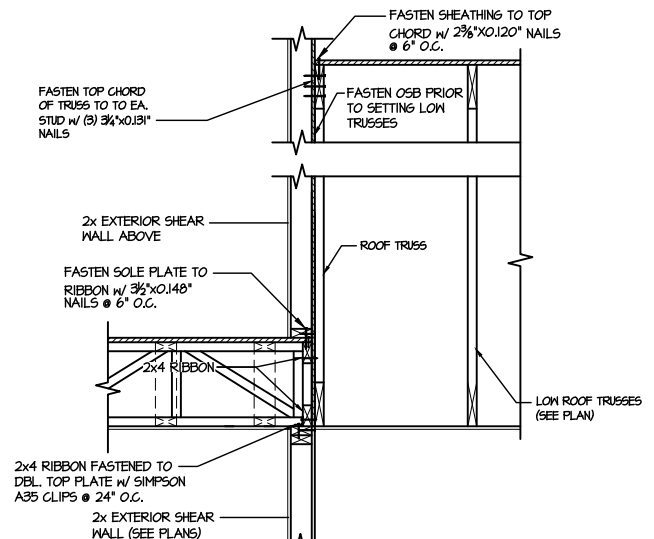
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



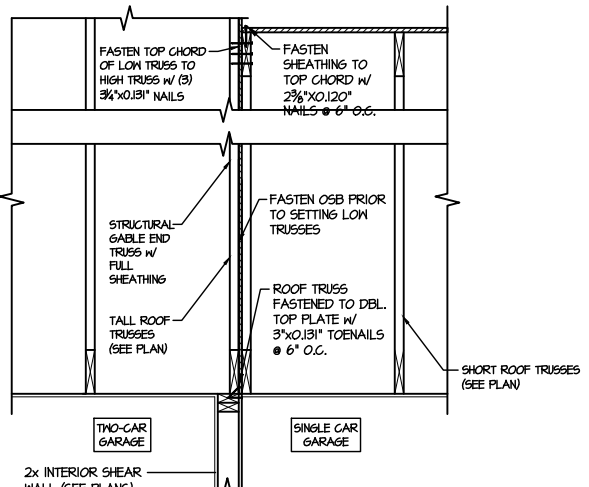
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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



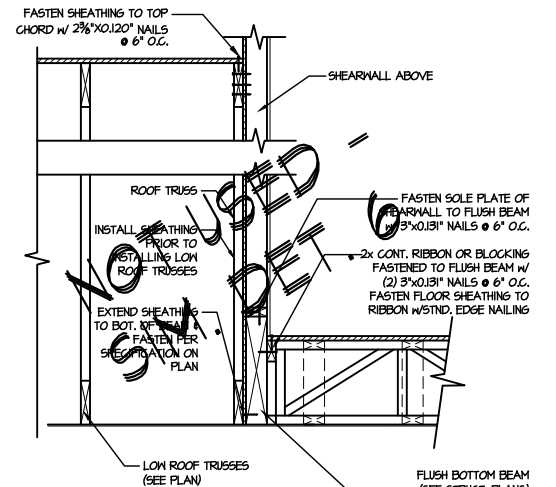
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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



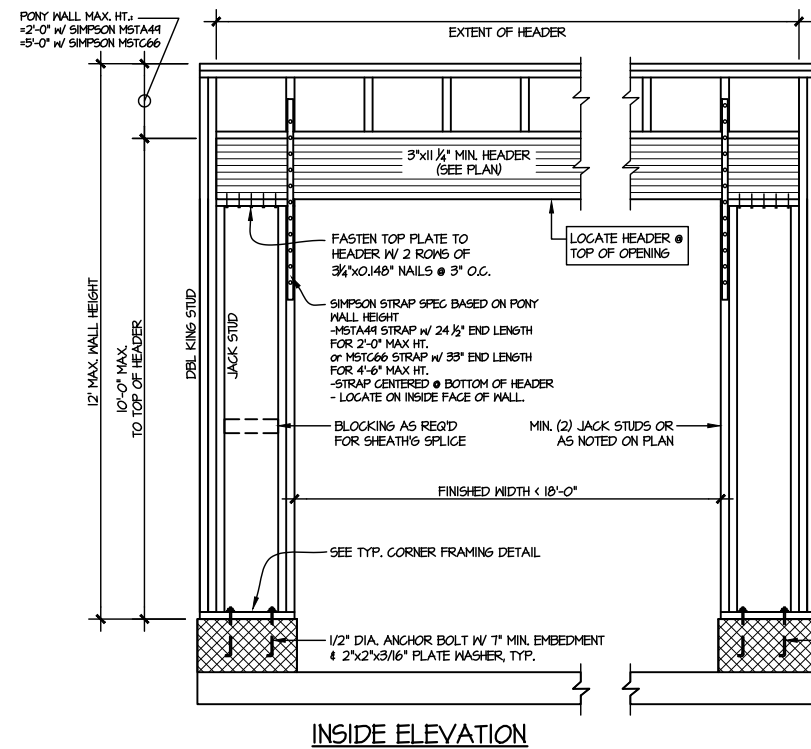
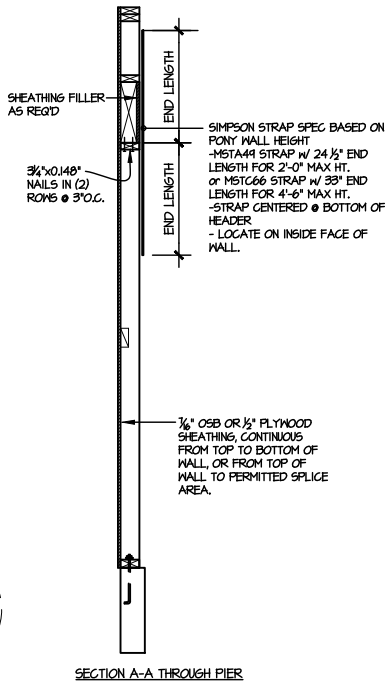
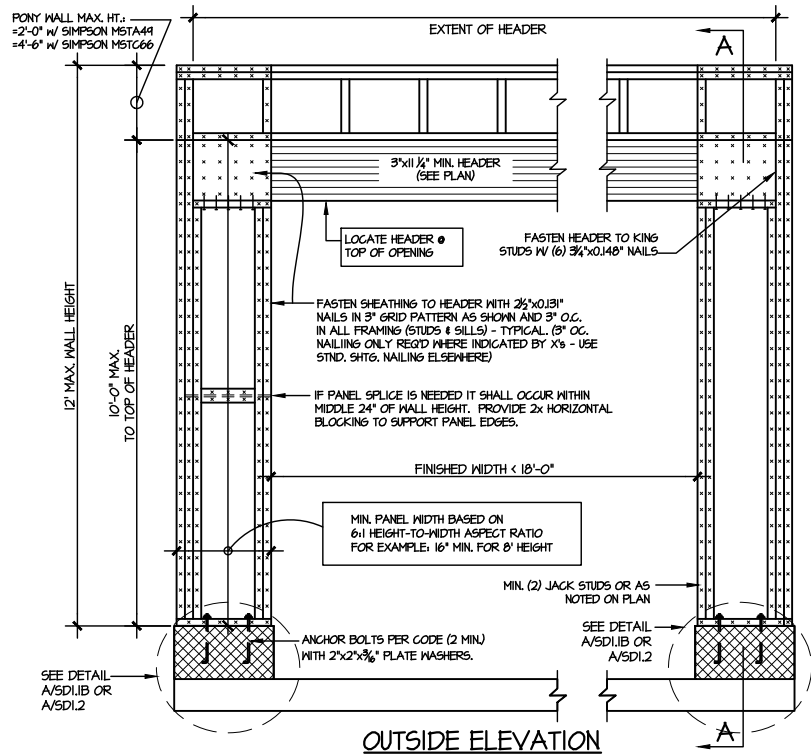
TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS

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

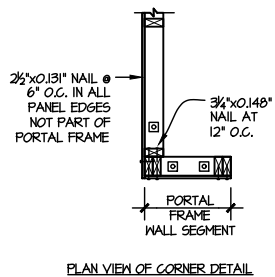


SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/4" OSB

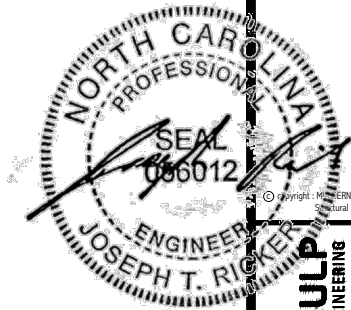


ALTERNATIVE TO 1/2" DIA. ANCHOR BOLT:

1) 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 CMU STEM

2 SCALE: N.T.S. SCALE: N.T.S.



M&K project number:
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issue date: 03-24-25

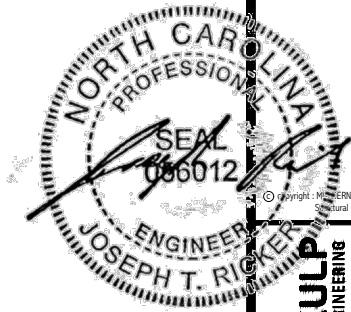
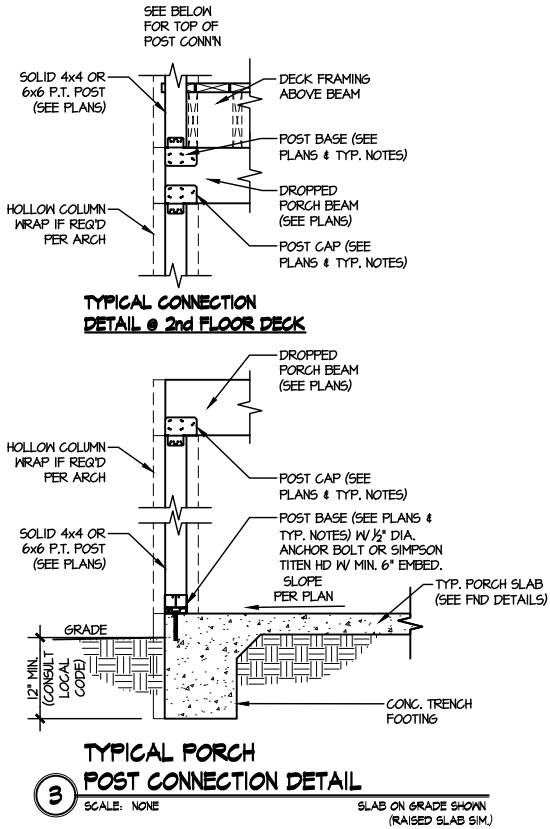
REVISIONS:

date: initial:

DRB
HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 40 - DRAYTON 3
RALEIGH, NC

sheet:
SD2.2



seal: 3/25/25

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M&K project number:

126-23047

project mgr: JTR

drawn by: KFG

issue date: 03-24-25

REVISIONS:

date: initial:

FRAMING DETAILS

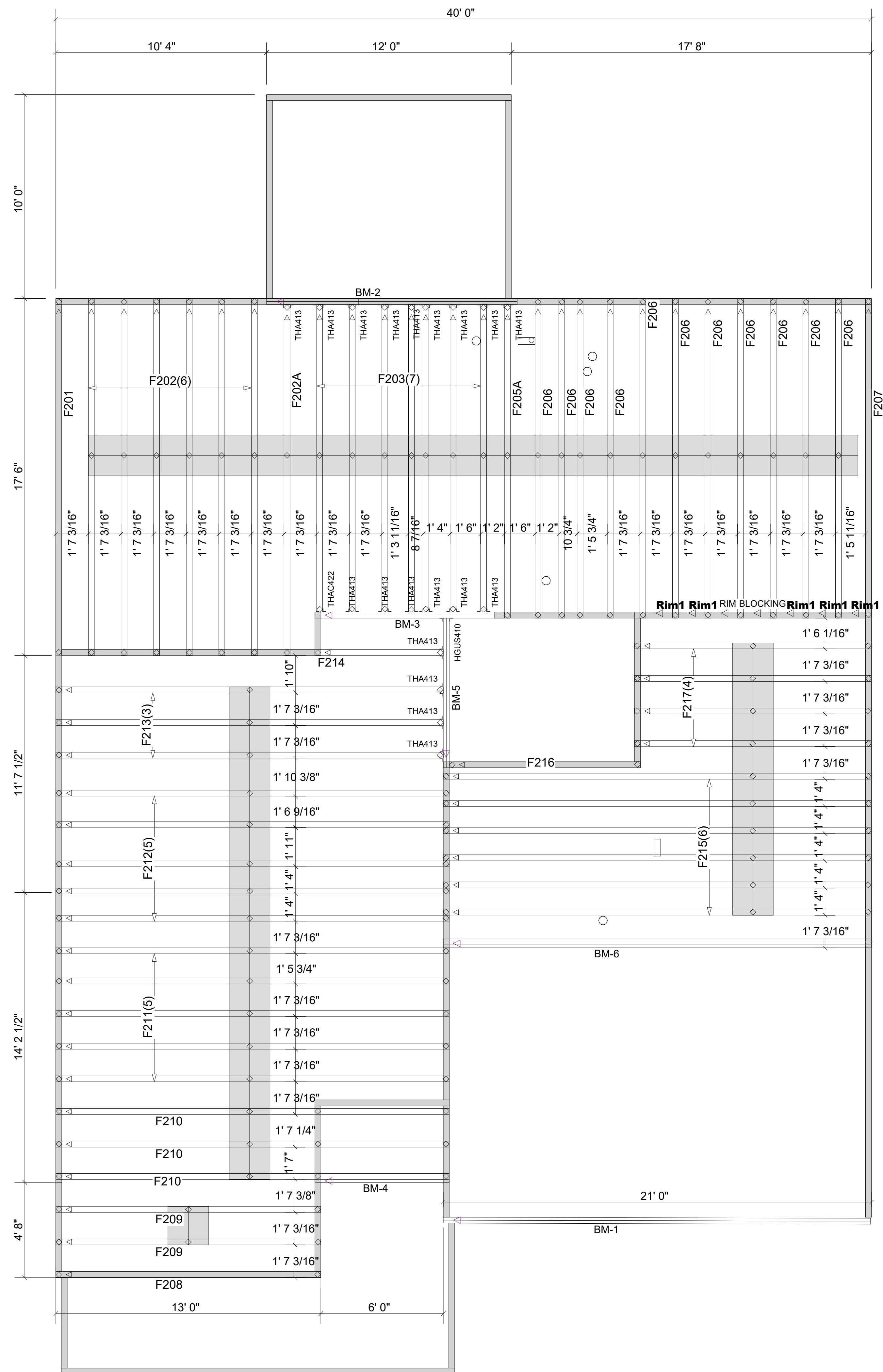
HONEYCUTT HILLS

LOT 40 - DRAYTON 3

RALEIGH, NC

sheet:

SD3.0



PlotID	Length	Products		Plies	Net Qty
BM-1	22' 0"	1-3/4" x 11-7/8"	VERSA-LAM® 2.0 3100 SP	2	2
BM-2	14' 0"	1-3/4" x 14"	VERSA-LAM® 2.0 3100 SP	2	2
BM-3	10' 0"	1-3/4" x 14"	VERSA-LAM® 2.0 3100 SP	2	2
BM-4	8' 0"	1-3/4" x 14"	VERSA-LAM® 2.0 3100 SP	1	1
BM-5	8' 0"	1-3/4" x 14"	VERSA-LAM® 2.0 3100 SP	2	2
BM-6	22' 0"	1-3/4" x 18"	VERSA-LAM® 2.0 3100 SP	3	3
Rim1	12' 0"	1-1/8" x 14"	BC RIM BOARD OSB	1	1

Connector Summary			
Qty	Manuf	Product	Flange
1	Simpson	HGUS410	None

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

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

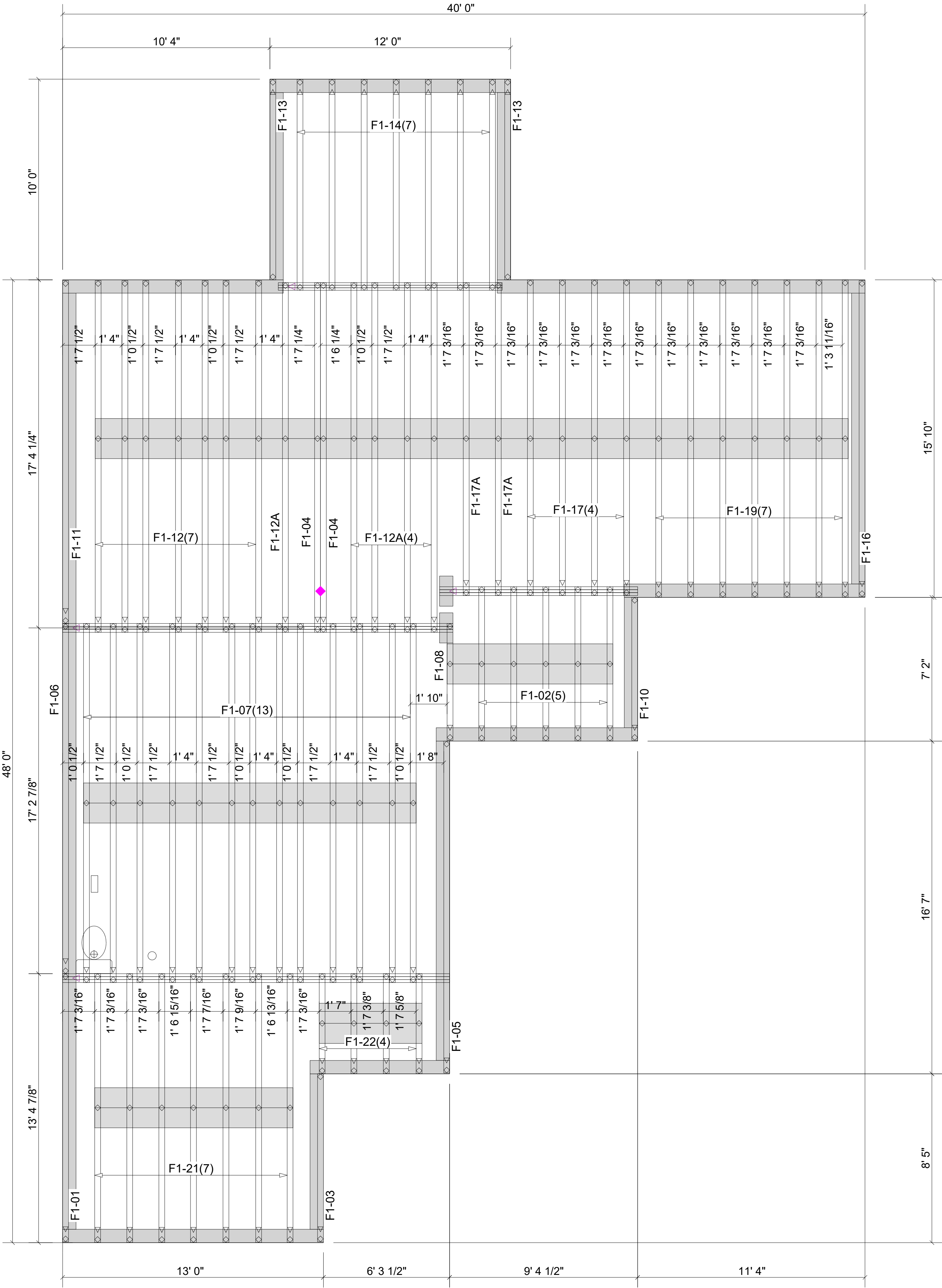
▲ = LEFT END OF TRUSS

FOR PERMIT

	REVISIONS:
Client: DRB GROUP-RALEIGH	Moncks Corner/Easley, SC (800) 475-3999 Sparta, NC (336) 372-2226
Job: LOT 0.0040 HONEYCUTT HILL	NOT TO SCALE
Plan Information:	Date: 03/19/25
DRAYTON-3	Job #: Sales Rep: KYLE GIBSON 25-2569-F02 Phone:
Drawn By: CGT	CGT

EXTREME CARE MUST BE TAKEN
TO NOT SET ANY OF THESE
TRUSSES BACKWARDS

FLOOR DEPTH 14"



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

▲ = LEFT END OF TRUSS

FOR PERMIT

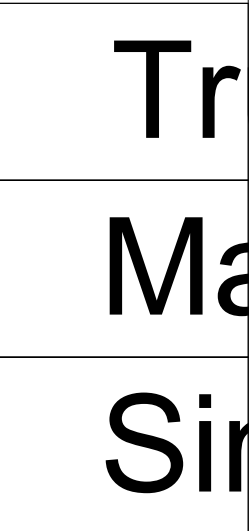


Moncks Corner/Easley, SC (800) 475-3999
Sparta, NC (336) 372-2226

REVISIONS:

Cilent:	DRB GROUP-RALEIGH
Job:	LOT 0.0040 HONEYCUTT HILL
Plan Information:	DRAYTON-3
NOT TO SCALE	Date: 03/19/25
Drawn By: CGT	Job #: 25-2569-F01
	Sales Rep: KYLE GIBSON
	Phone:

FLOOR



▲ = LEFT END OF TRUSS

FOR PERMIT



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

Client:

DRB GROUP-RALEIGH

LOT 0.0040 HONEYCUTT HILL

Plan Information:

DRAYTON-3

NOT TO SCALE

Date: 03/19/25

Drawn By:

Job #:

Sales Rep: KYI F GIBSON

Phone:

ROOF

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