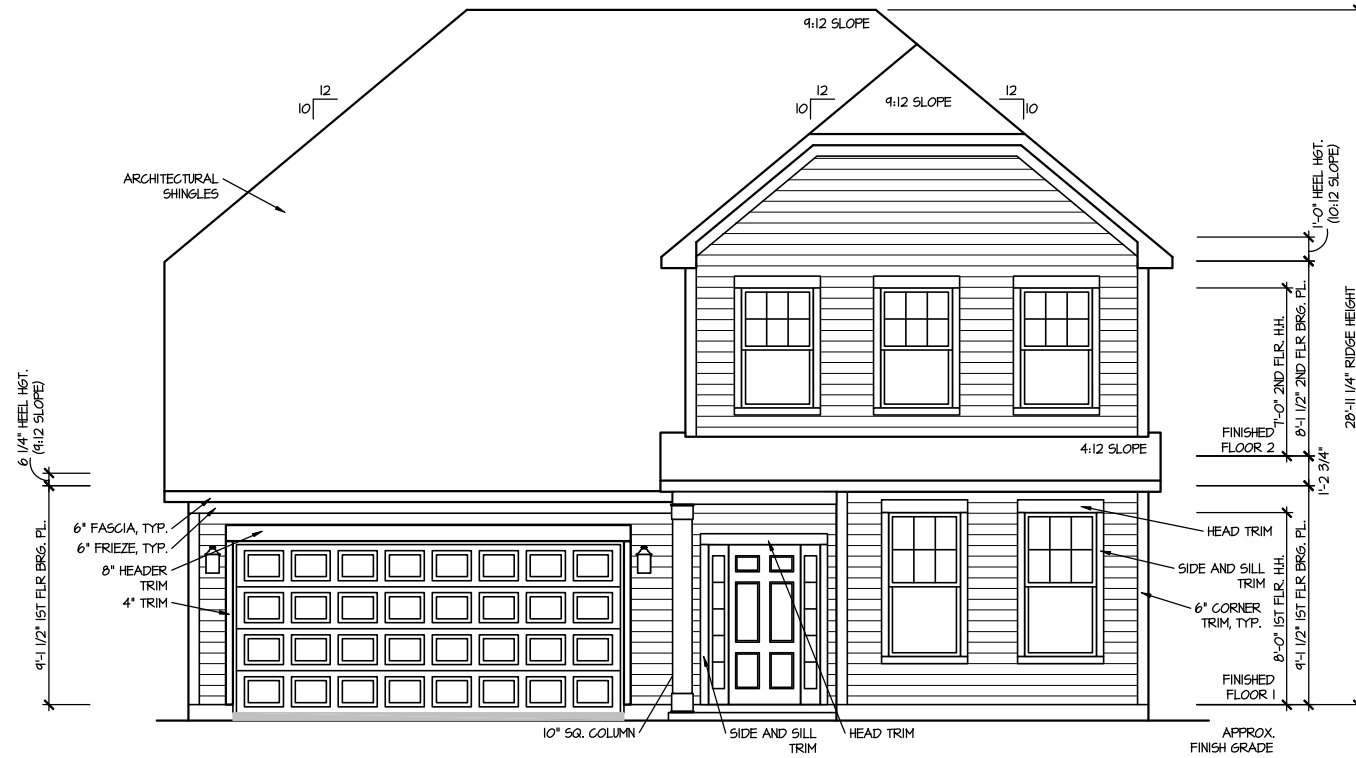


# RALEIGH - LOT 00.0173 THE FARM AT NEILL'S CREEK

ELEVATION 1 - GL

LOT SPECIFIC[illegible][illegible][illegible]



FRONT ELEVATION I

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



REAR ELEVATION I

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

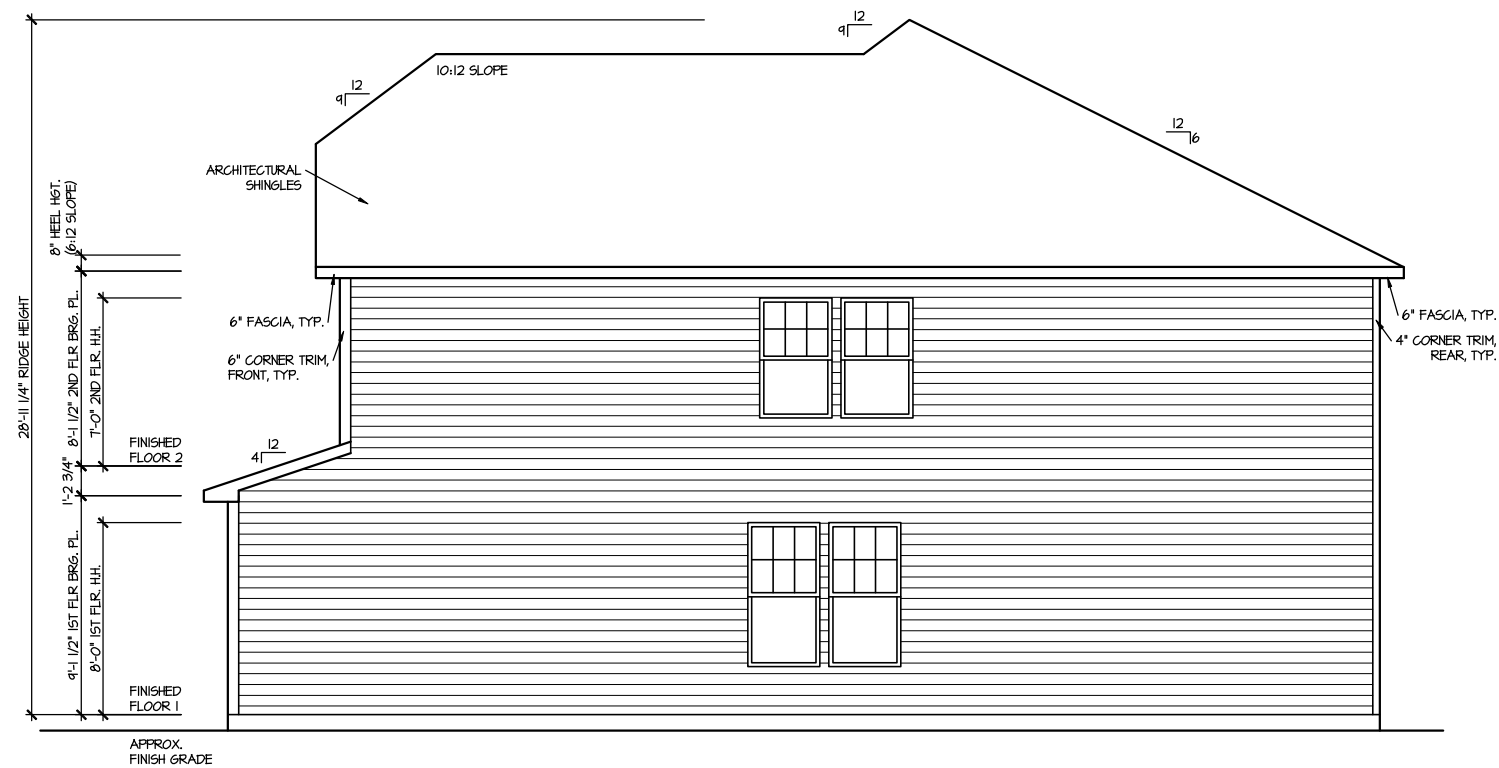
MASTER PLAN INFORMATION			
REVISION	DATE	UPDATED DATE	
2-RAL	03-06-2019	04-26-2024	

DRAWN BY:	ITS
DATE:	03/28/2025
PLAN NO.	2695

**DRB**  
**HOMES**

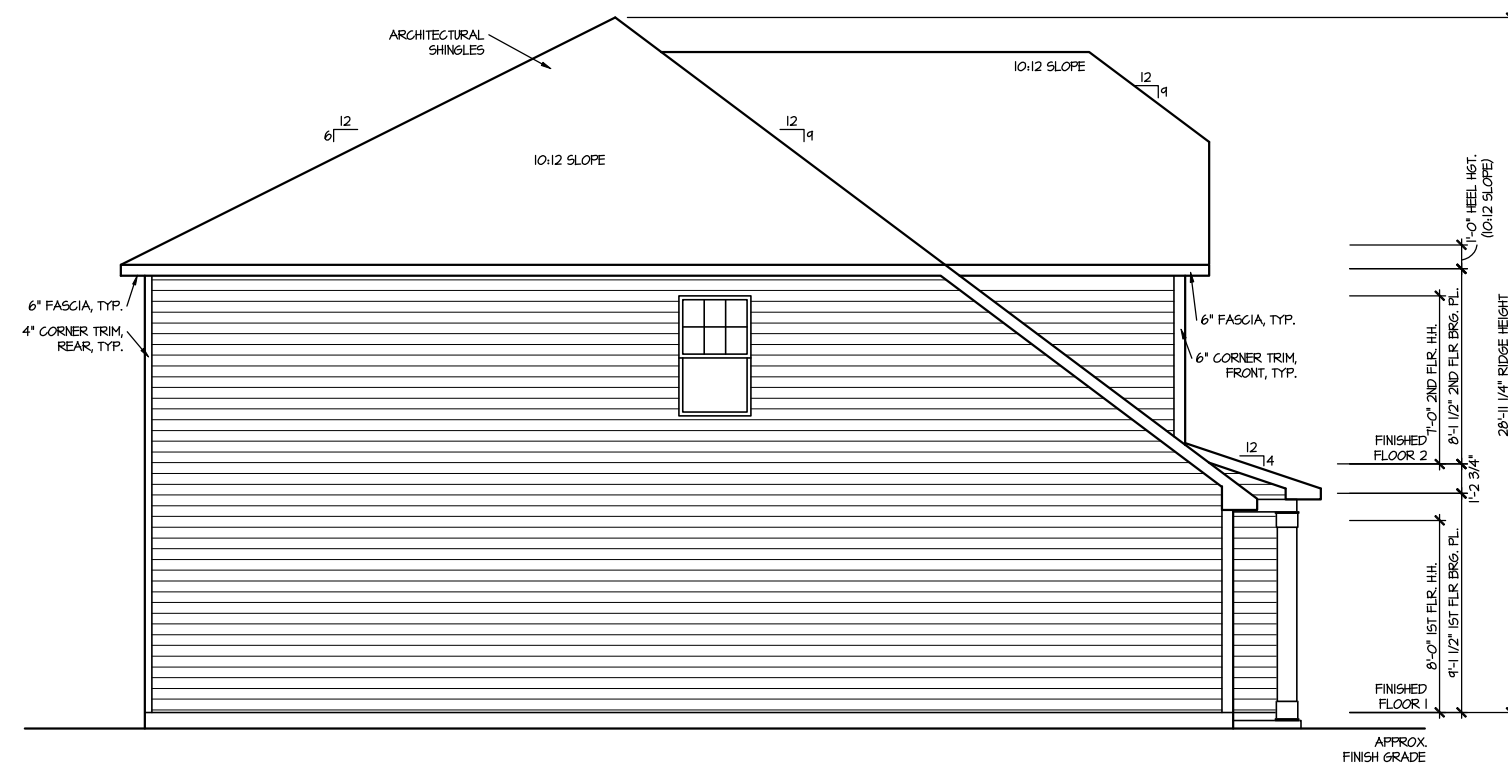
HOUSE NAME:  
**DRAYTON**  
DRAWING TITLE  
**FRONT & REAR ELEVATIONS**

SHEET No.  
**A.1**



RIGHT ELEVATION I

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



LEFT ELEVATION 1

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

[illegible]

DRAWN BY: ITS
DATE: 03/28/2025
PLAN NO. 2695



HOUSE NAME: **DRAYTON**

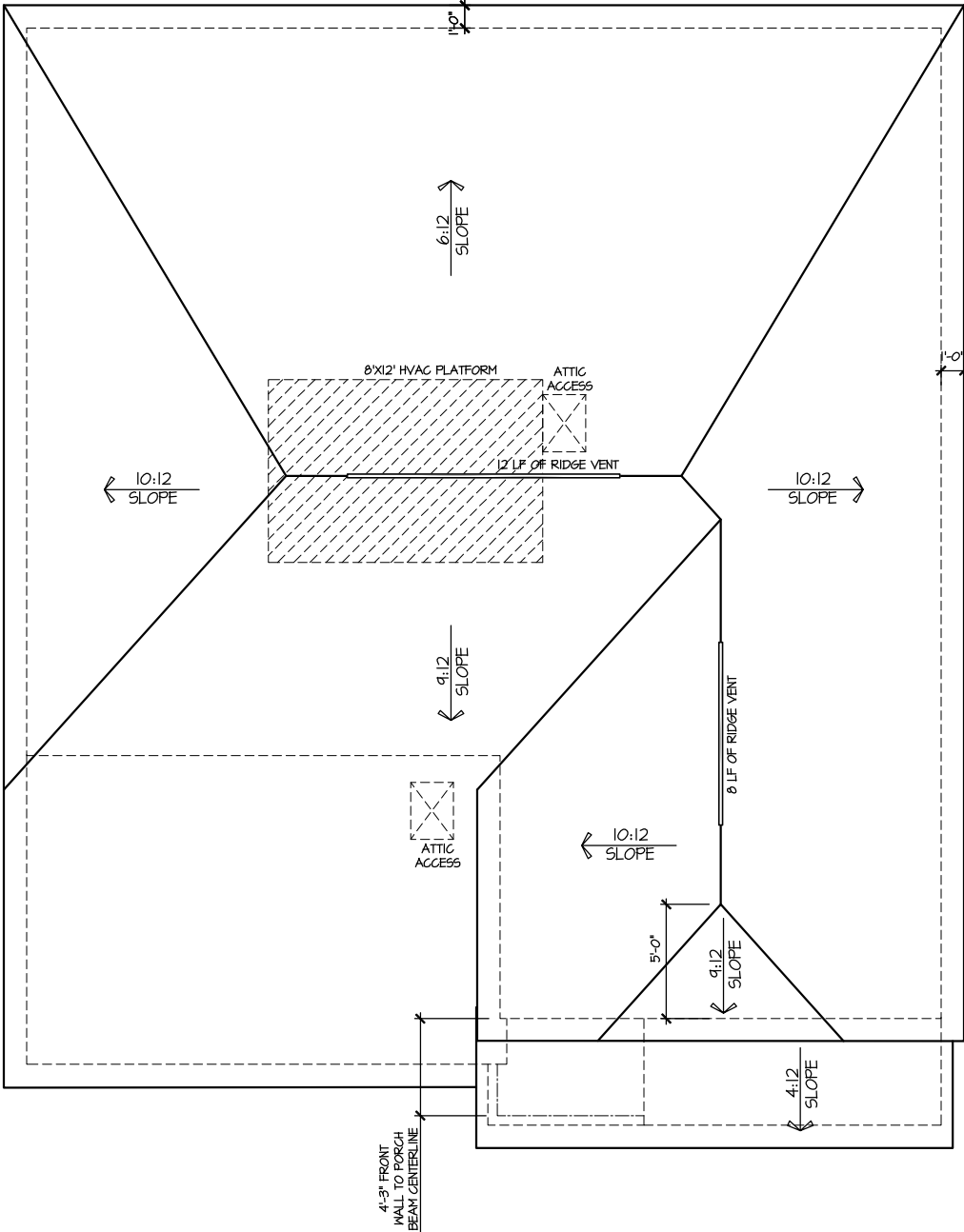
DRAWING TITLE: **RIGHT & LEFT ELEVATIONS**

SHEET No.  
A | . 2

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1775 SQ. FT.  
OVERALL REQUIRED VENTILATION:  
1 TO 150 = 11.83 SQ. FT.  
1 TO 300 = 5.92 SQ. FT.  
50-80% IN TOP THIRD = 2.96- 4.66 FT. (1 TO 300)  
NET FREE AREA OF VENTED SOFFIT = 5.7 SQ. IN / LINEAR FT.  
NET FREE AREA OF RIDGE VENT = 10 SQ. IN/ LINEAR FT.

LOWER VENTING: (BOTTOM 2/3 RDS)  
75 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 2.96 SQ. FT.  
UPPER VENTING: (TOP 1/3 RD)  
24 LINEAR FEET OF RIDGE X 10 SQ. IN. = 3 SQ. FT.  
3 SQ. FT. BETWEEN 50% - 80%  
(1 TO 300 ALLOWED)  
TOTAL ROOF VENTILATION: 5.96 SQ. FT. > 4.66 SQ. FT. (REQ'D)



ROOF PLAN ELEV. 1

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

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

DRAWN BY:	
ITS	
DATE:	03/28/2025
PLAN NO.	2695

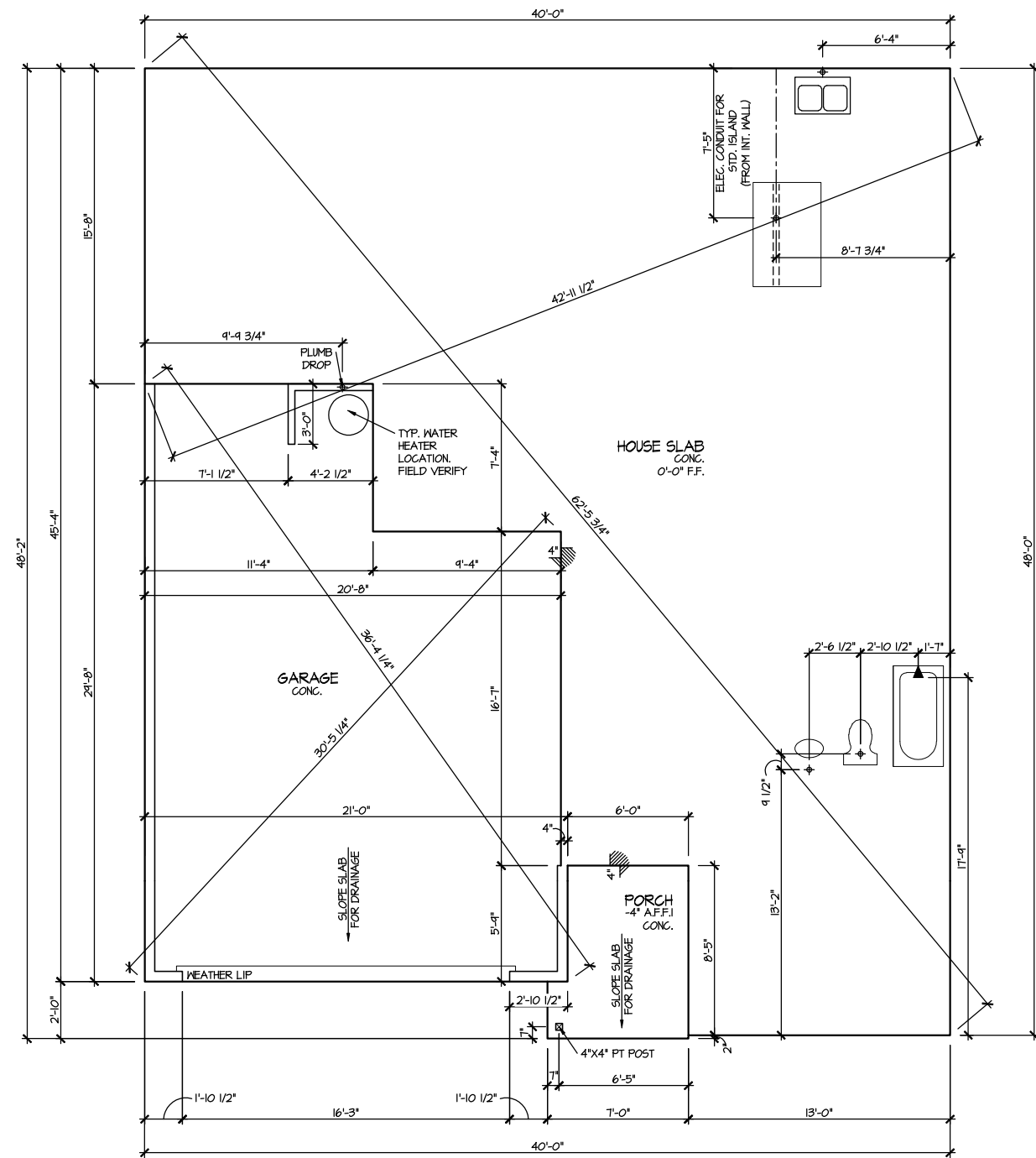
DRB  
HOMES

HOUSE NAME:  
DRAYTON  
DRAWING TITLE  
ROOF PLAN

SHEET No.

A.3





ELEVATION |  
SLAB 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: 03/28/2025
PLAN NO. 2695



HOUSE NAME:  
**DRAYTON**

DRAWING TITLE  
**SLAB PLAN**

SHEET No.  
A2.1



FILE: Lot 00.0173.dwg DATE: 3/28/2025 10:24 AM

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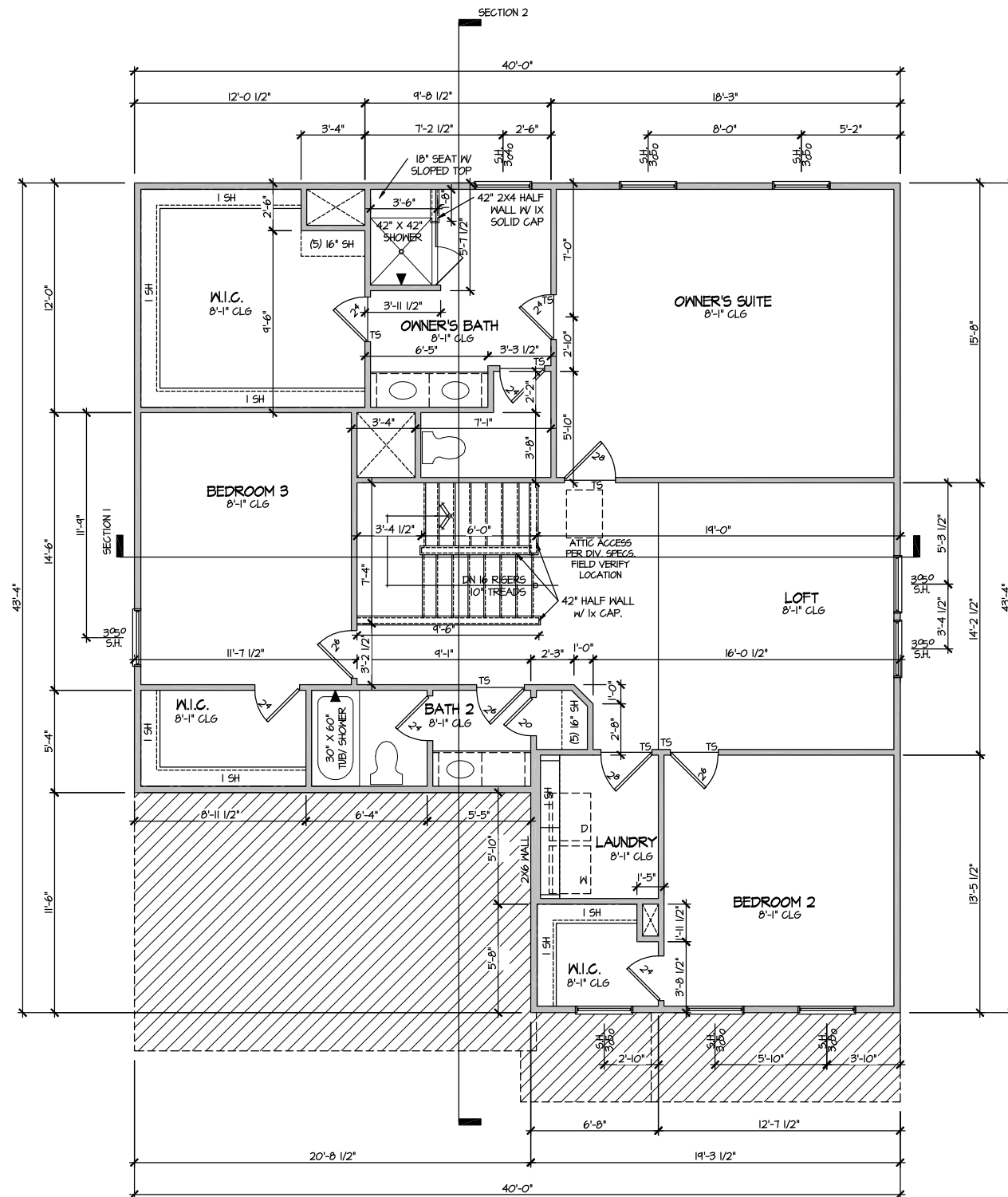
DRAWN BY:	ITS
DATE:	03/28/2025
PLAN NO.	2695



HOUSE NAME:  
**DRAYTON**

DRAWING TITLE  
**FIRST FLOOR PLAN**

SHEET No. A3.



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

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

DRAWN BY: ITS
DATE: 03/28/2025
PLAN NO. 2695

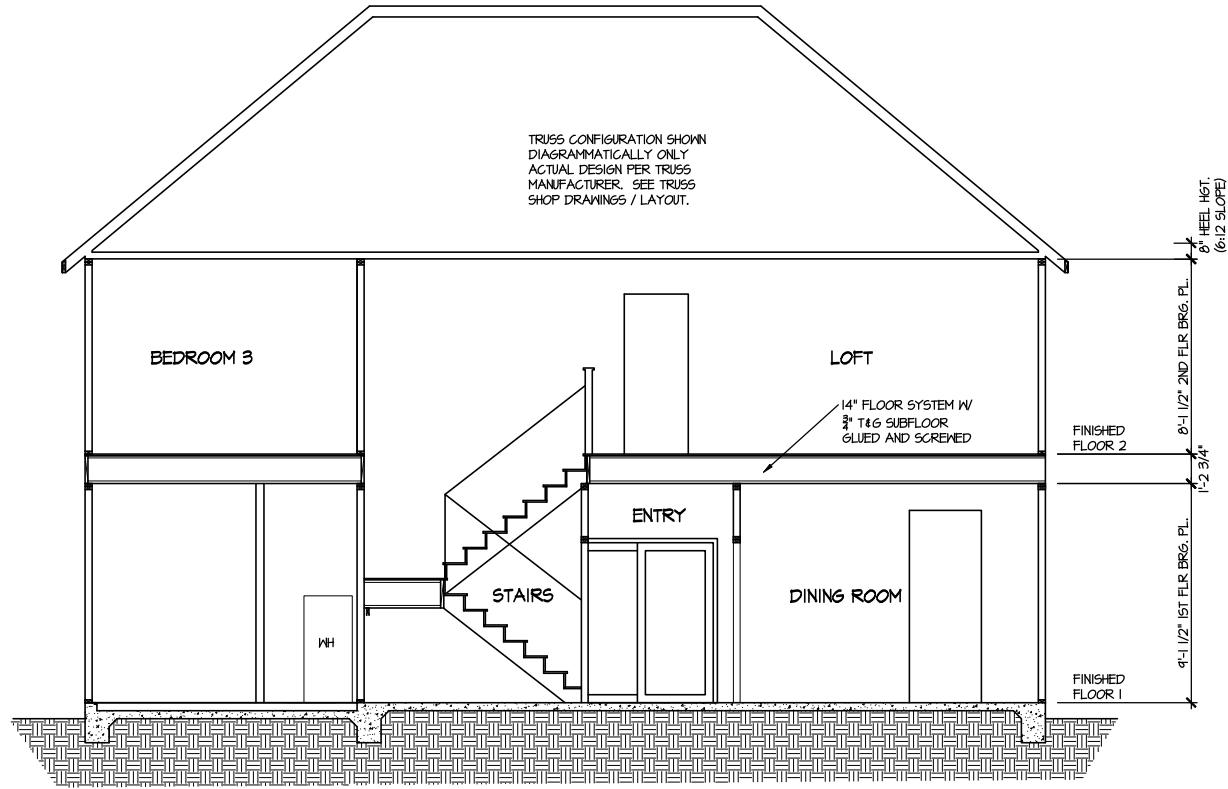


HOUSE NAME: **DRAYTON**

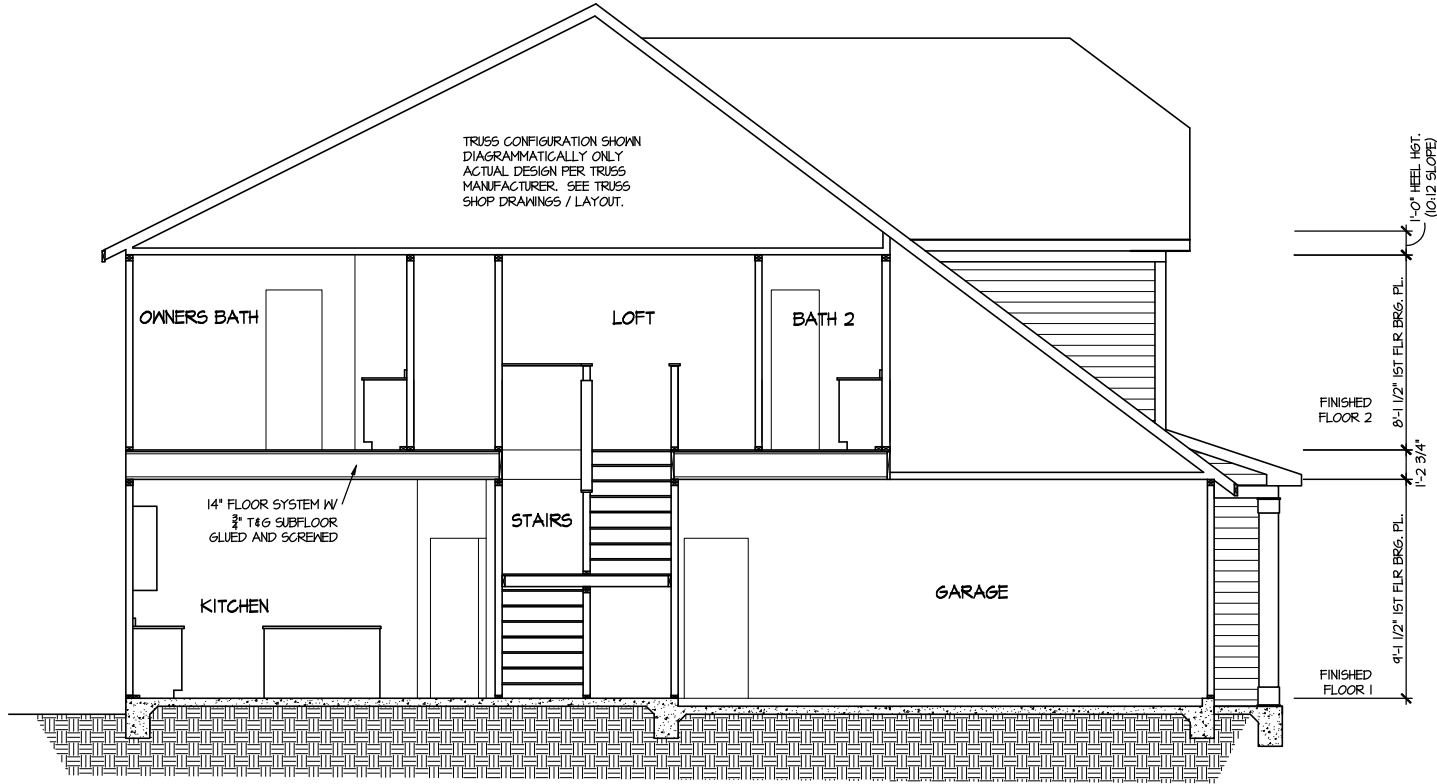
DRAWING TITLE **SECOND FLOOR PLAN**

SHEET No.

A3.2



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



SECTION 2  
SCALE: 1/8" = 1'-0"

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

DRAWN BY:	ITS
DATE:	03/28/2025
PLAN NO.	2695



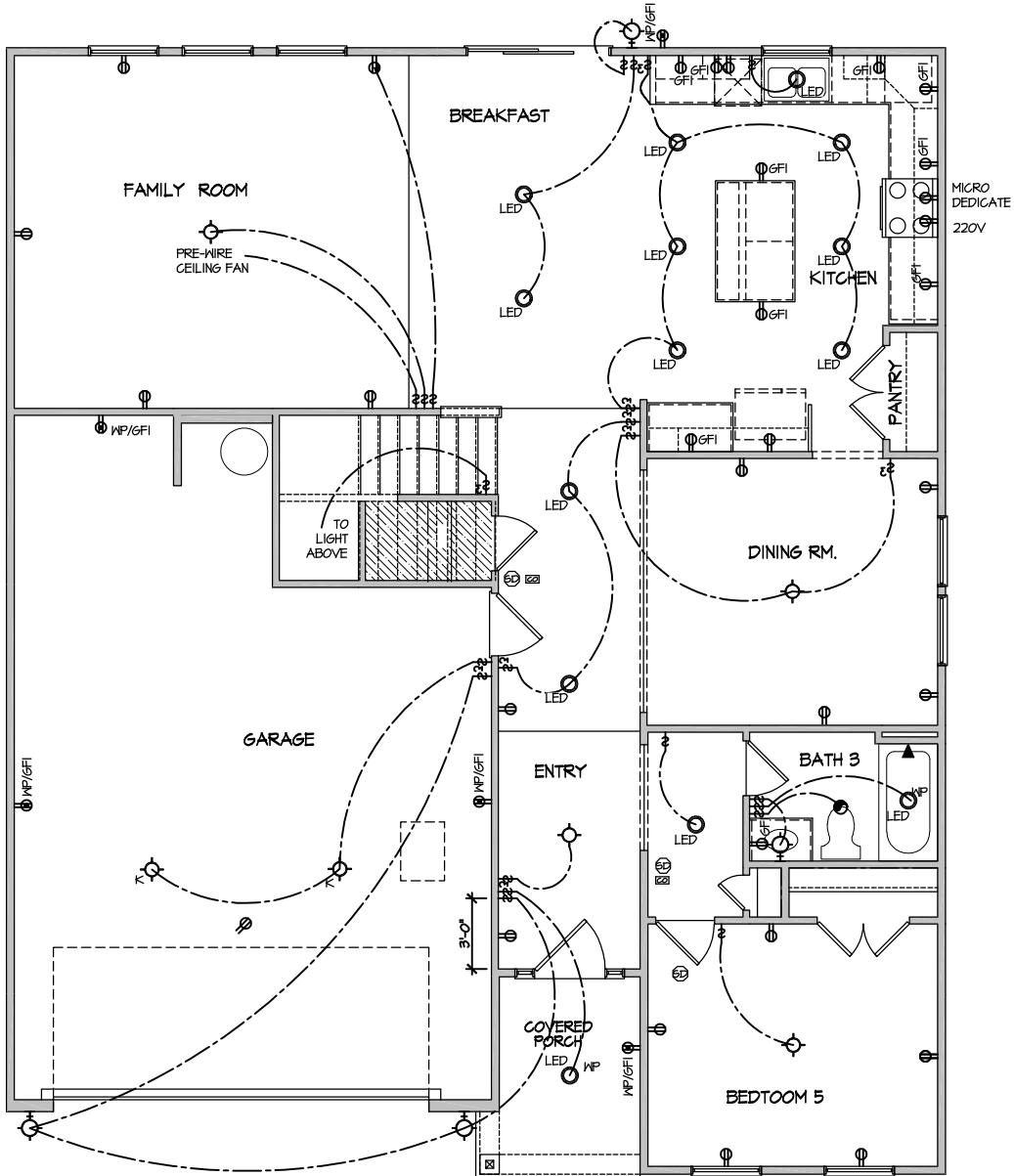
HOUSE NAME:	DRAYTON
DRAWING TITLE	BUILDING SECTION

SHEET No.
A4.1

ELECTRICAL LEGEND

- ⌚ SINGLE POLE SWITCH
- ⌚<sub>3</sub> THREE WAY SWITCH
- ⌚<sub>4</sub> 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
- ⊕<sub>P</sub> PULLCHAIN LAMPHOLDER
- ⊕<sub>K</sub> KEYLESS LAMPHOLDER

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



ELECTRICAL PLAN  
FIRST FLOOR - ELEV. 1

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

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

DRAWN BY:	ITS
DATE:	03/28/2025
PLAN NO.	2695

DRB  
HOMES

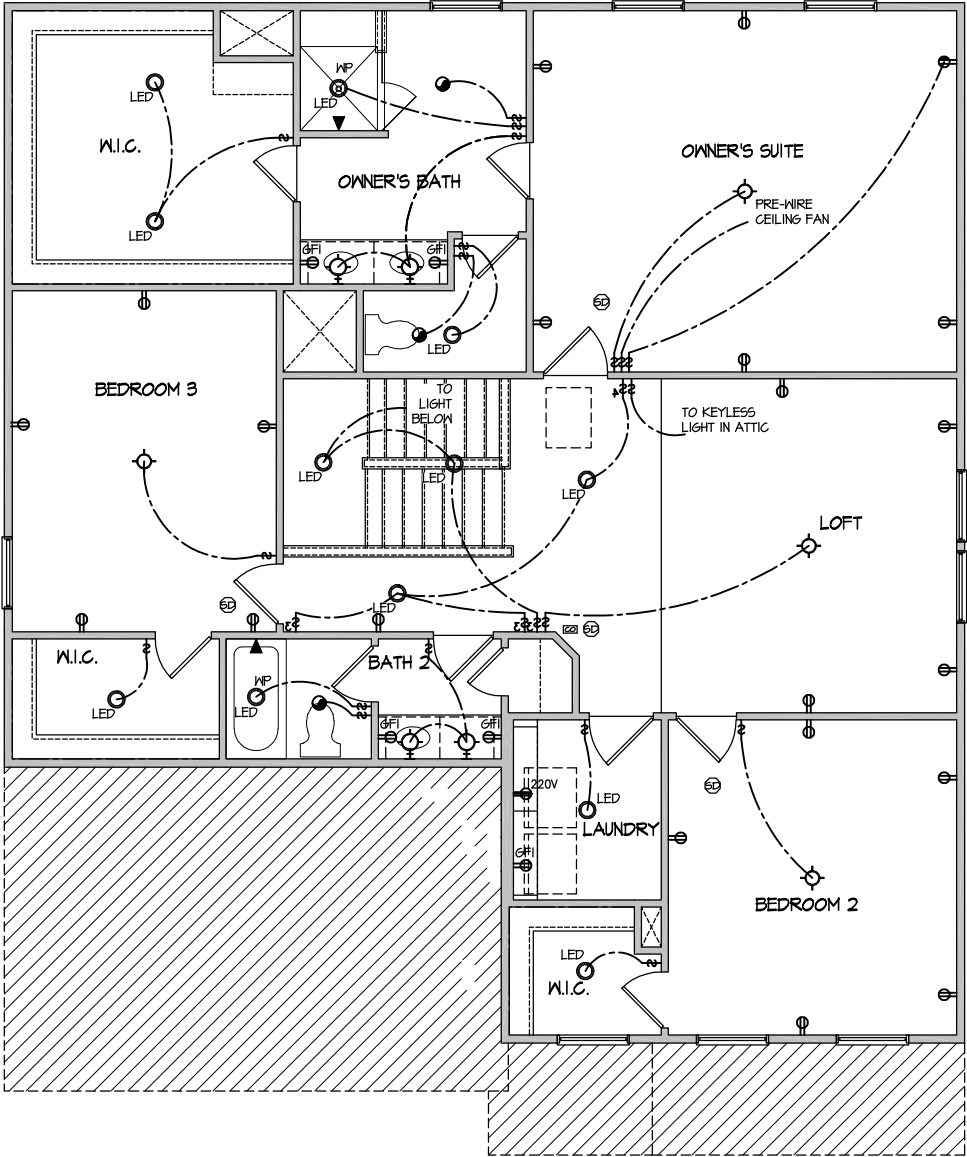
HOUSE NAME:	DRAYTON
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	1
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ELECTRICAL LEGEND

- ⌚ SINGLE POLE SWITCH
- ⌚<sub>3</sub> THREE WAY SWITCH
- ⌚<sub>4</sub> 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
- ⊕<sub>LED</sub> LIGHT FIXTURE - LED SURFACE MOUNTED
- ⊕<sub>P</sub> PULLCHAIN LAMPHOLDER
- ⊕<sub>K</sub> 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. 1  
SCALE: 1/8" = 1'-0"

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

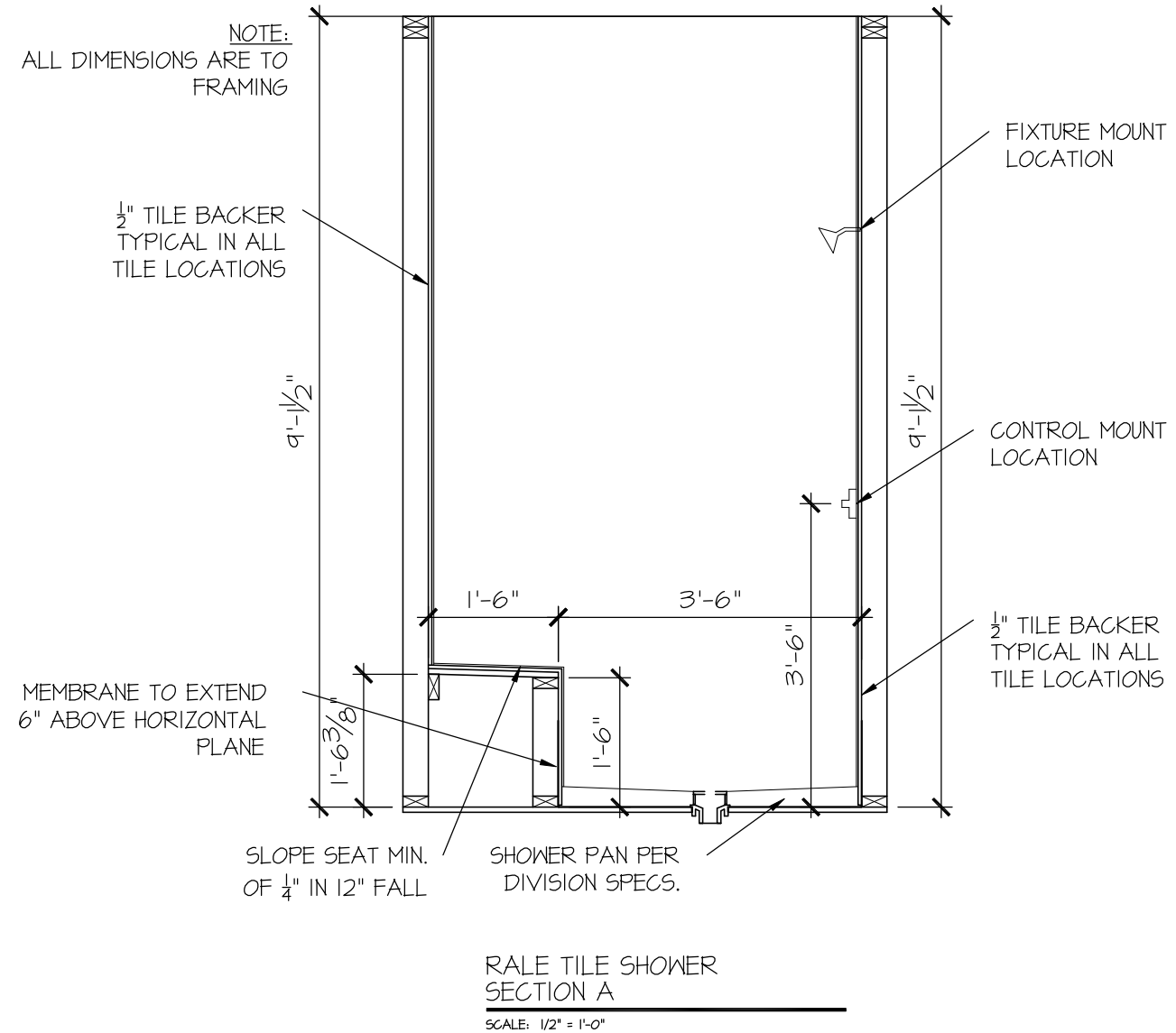
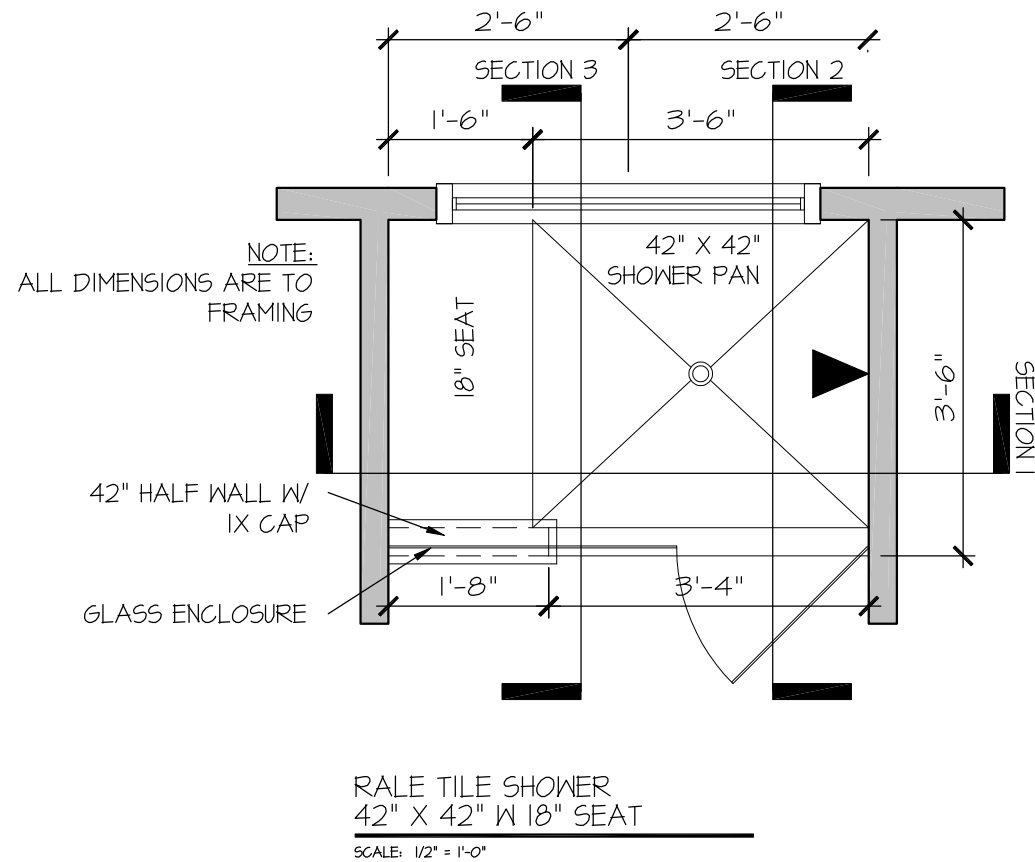
DRAWN BY:	ITS
DATE:	03/28/2025
PLAN NO.	2695

DRB  
HOMES

HOUSE NAME:	DRAYTON
DRAWING TITLE	SECOND FLOOR ELECTRICAL

SHEET No.	1.2
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FILE: RALE TILE SHOWER DETAIL 8-2022.dwg DATE: 09-19-2022



CONSULTANT LOGO

SEAL

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

**DRB**  
HOMES

HOUSE NAME:

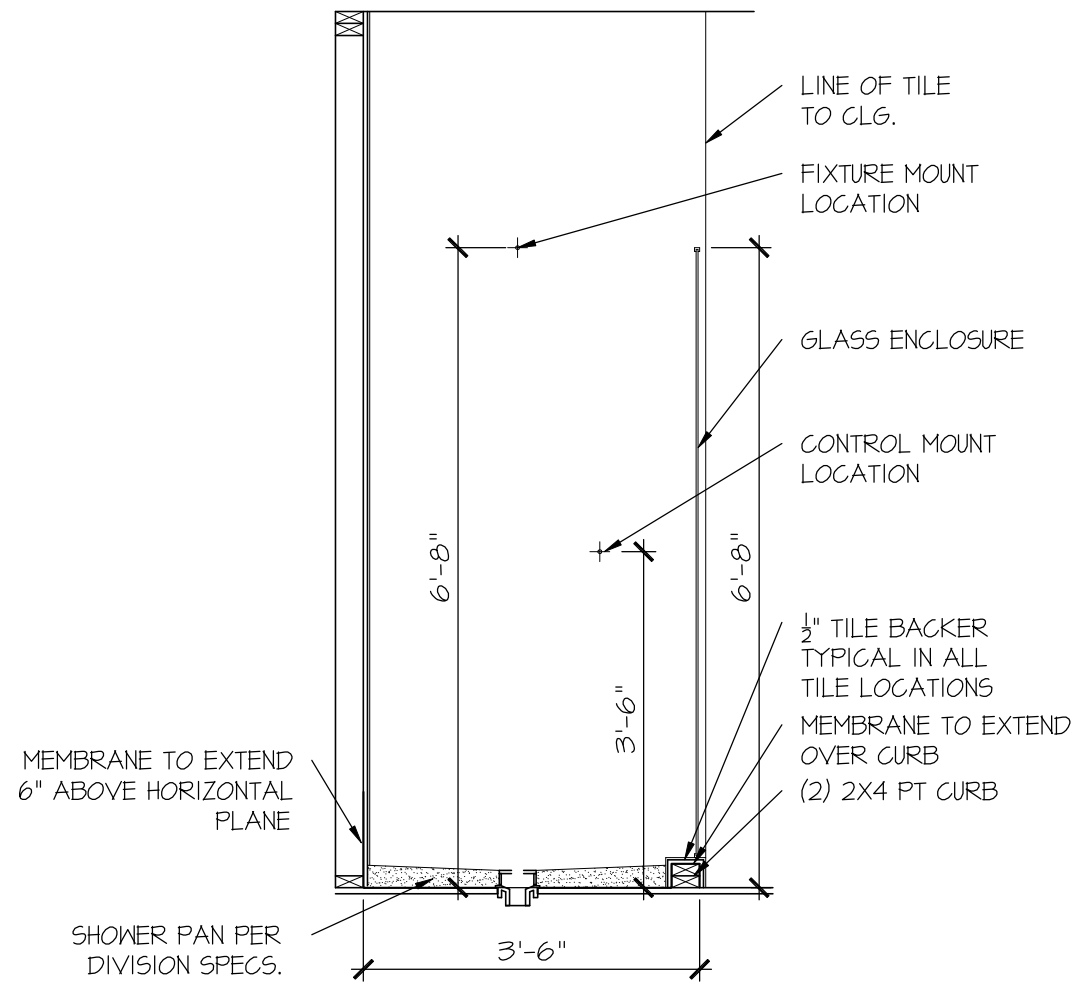
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RALE TILE SHOWER DETAIL

SHEET No.

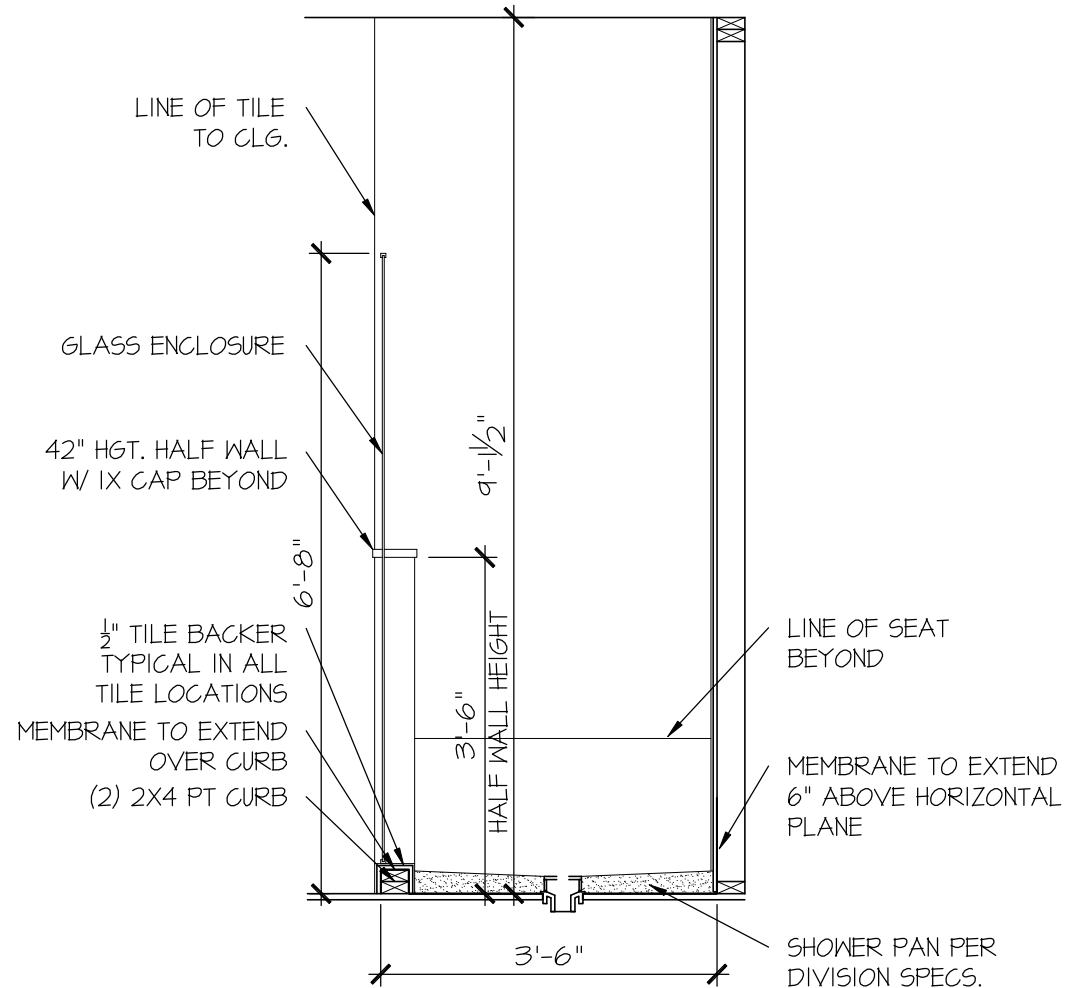
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FILE: RALE TILE SHOWER DETAIL 8-2022.dwg DATE: 09-19-2022



RALE TILE SHOWER  
SECTION B

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



RALE TILE SHOWER  
SECTION C

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

CONSULTANT LOGO

SEAL

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

**DRB**  
HOMES

HOUSE NAME:  
DRAWING TITLE  
RALE TILE SHOWER DETAIL

SHEET No.

01.12



GENERAL STRUCTURAL NOTES

FOUNDATION

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

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

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

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

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

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

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

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

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

fc = 4,000 psi: ..... FOUNDATION WALLS  
2,500 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE  
3,000 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE

fy = 60,000 psi

• BASEMENT FOUNDATION WALL DESIGN BASED ON:

- 9' OR 10' HEIGHT (AS NOTED ON PLANS)
- TALLER WALLS MUST BE ENGINEERED.
- NOMINAL WIDTH (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 7% AIR ENTRAINMENT.

• ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.

• FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.

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

- JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
- JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
- CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS

• CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1400 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 & 530.1.

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

• PROVIDE 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

GENERAL FRAMING

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

• WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

• DESIGN LOADS:

ROOF	DEAD = 7 PSF T.C., 10 PSF B.C. LIVE = 16 PSF LOAD DURATION FACTOR = 1.25
FLOOR	LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS & SOLID 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)

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

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

• EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR SYP "STUD" GRADE LUMBER, OR BETTER, UNO.

- WALLS OVER 12' TALL SHALL BE PER PLAN.

• ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SFF) OR SOUTHERN PINE #2 (SYP) LUMBER, OR BETTER (KILN-DRIED). ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS & SIZED ACCORDINGLY. CODE TABLES HAVE NOT BEEN USED.

• ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 16" O.C. (MAX., UNO.)

- HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.

• ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).

• ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:

- 'LSL' - Fb=2325 psi; Fv=310 psi; E=1.55x10<sup>6</sup> psi
- 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10<sup>6</sup> psi
- 'PSL' - Fb=2400 PSI; Fv=240 PSI; E=2.0X10<sup>6</sup> PSI

• M&K SHALL BE FULLY INDEMNIFIED FOR ANY AND ALL ISSUES RESULTING FROM OR RELATED TO ANY BUILDING COMPONENT IF THE OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO M&K FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

• FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 3 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.

• FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.

• ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.

- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO..

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

• PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.

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

• ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BCS2-2/4 CAP & ABW44Z BASE, UNO.

FLOOR FRAMING

ROOF FRAMING

• 1-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT 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 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND

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

• ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

• SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (MAX 7' SPAN) W/ 2x4 LEDGER FASTENED TO:

- RIM BOARD W/ (2) 3"x0.131" NAILS @ 16" O.C. MAX. (1-JOISTS)
- TRUSS VERTICALS W/ (3) 3"x0.131" NAILS @ 14.2" O.C. MAX. (FLOOR TRUSSES)

• ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS

- W/ 2 1/2" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES @ 12" O.C. FIELD.
- W/ 2 3/8" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES @ 8" O.C. FIELD.
- W/ 2 3/8" x 0.113" NAILS @ 3"o.c. @ PANEL EDGES @ 6" O.C. FIELD.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
	SIMPSON HTT4 HOLD-DOWN @ (9/8" DIA. ANCHOR)
	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.) -OR- MSTC66B3 ALTERNATE
	SIMPSON STHDI4/STHDI4RJ

\* UTILIZE THE 55TB24 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 7/8" 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.

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

EXT. WALL SHEATHING SPECIFICATION

BLOCKED PANEL EDGES

3" O.C. EDGE NAILING

NOTES

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

120 MPH WIND IN 2018 NC5BC:RC

(120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC5BC:RC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.54 R802.11.

7/16" OSB OR 15/32" PLYWOOD:

FASTEN SHEATHING W/ 2 3/8"x0.113" NAILS @ 6" O.C. AT EDGES @ 12" O.C. IN THE PANEL FIELD. TYP, UNO.

HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL 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.

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.

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 SHEARNWALL OR 3" O.C. OSB SHEARNWALL.

INDICATES HOLDDOWN BELOW

ADDITIONAL NOTES FOR TRUSS & 1-JOIST MANUFACTURER

LEGEND

NON-BEARING HEADER SCHEDULE

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.

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

A. ROOF TRUSSES:

- 1/4" DEAD LOAD

B. FLOOR TRUSSES, ATTIC TRUSSES, & 1-JOISTS:

- 1/8" DEAD LOAD

C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:

- LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

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

INTERIOR BEARING WALL

BEARING WALL ABOVE

BEAM / HEADER

INDICATES SHEAR WALL & EXTENT

EXTENT OF OVERFRAMING

JL METAL HANGER

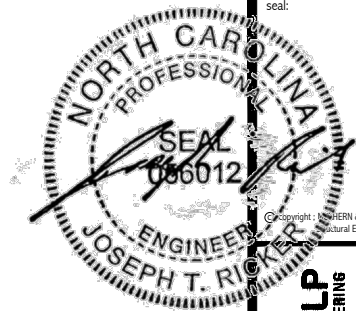
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

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

NOTES:

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



seal: 4/4/25

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RESIDENTIAL STRUCTURAL ENGINEERING

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M&K project number:

126-22076

project mgr:

JTR

drawn by:

JAD

issue date:

04-03-25

REVISIONS:

date: initial:

DRB

HOMES

STRUCTURAL NOTES

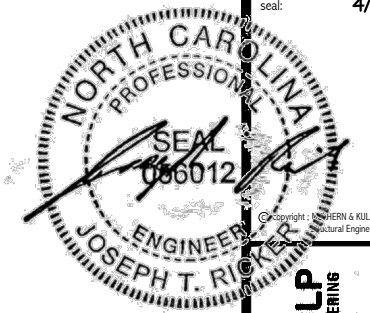
FARM AT NEIL'S CREEK

LOT 173 - DRAYTON I

RALEIGH, NC

sheet:

SO.0



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126-22076

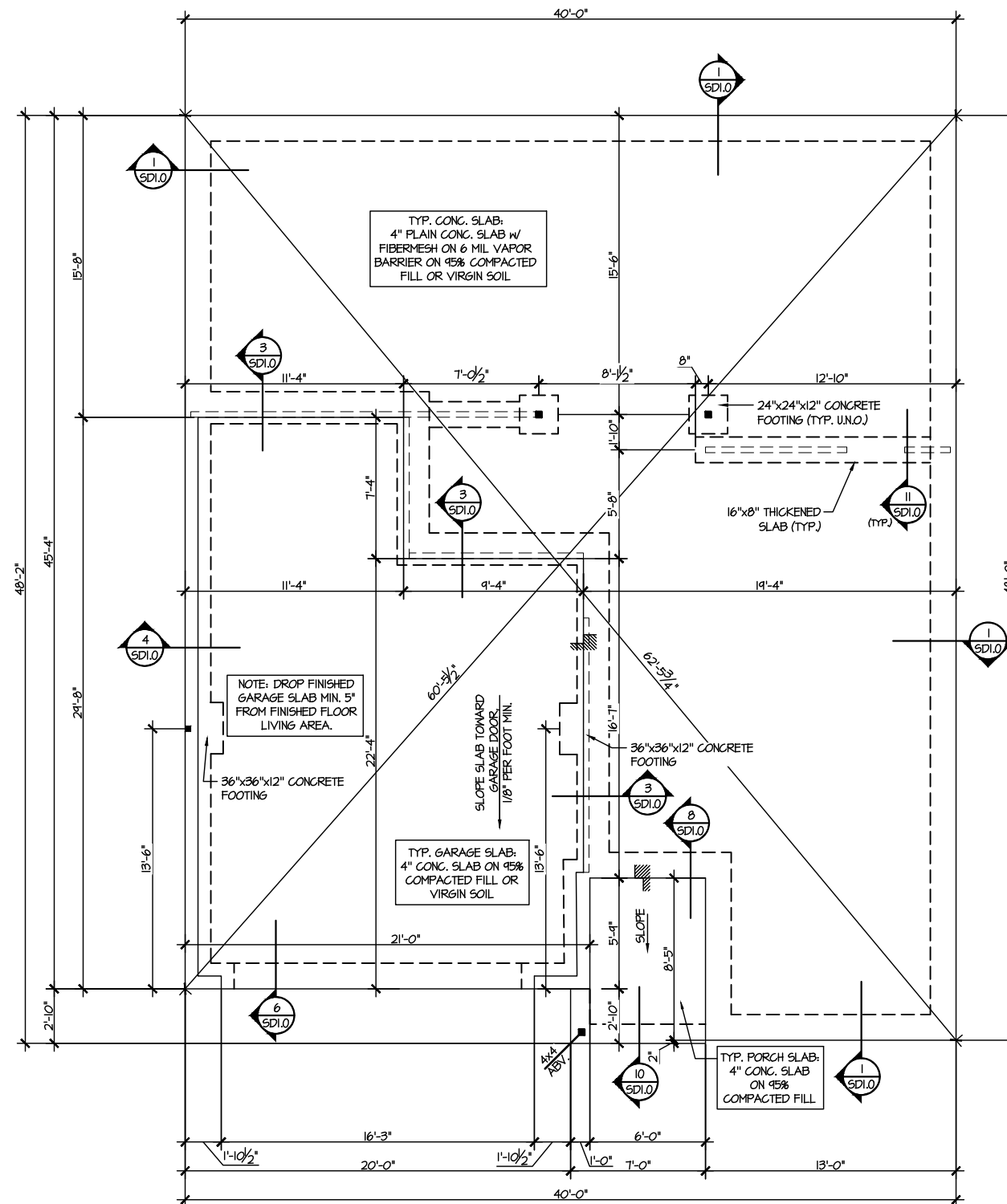
Project mgr: JTR  
Drawn by: JAD  
Issue date: 04-03-25

date: initial:









FOUNDATION PLANS  
FARM AT NEIL'S CREEK  
LOT 173 - DRAYTON I  
RALEIGH, NC

Sheet: **S1.0**




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

## LEGEND

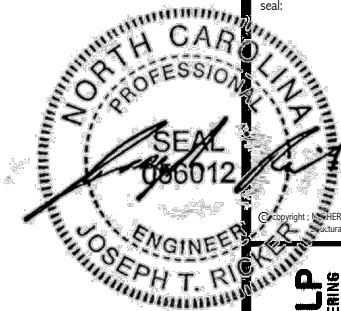
-  INTERIOR BEARING WALL
-  BEARING WALL ABOVE
-  BEAM / HEADER
-  INDICATES SHEAR WALL & EXTENT
-  EXTENT OF OVERFRAMING

11. METAL HANGER

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

 INDICATES HOLD-DOWN OR STRAP.  
REFER TO SCHEDULE.

REFER TO 50.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES



M&K project number:  
**126-22076**

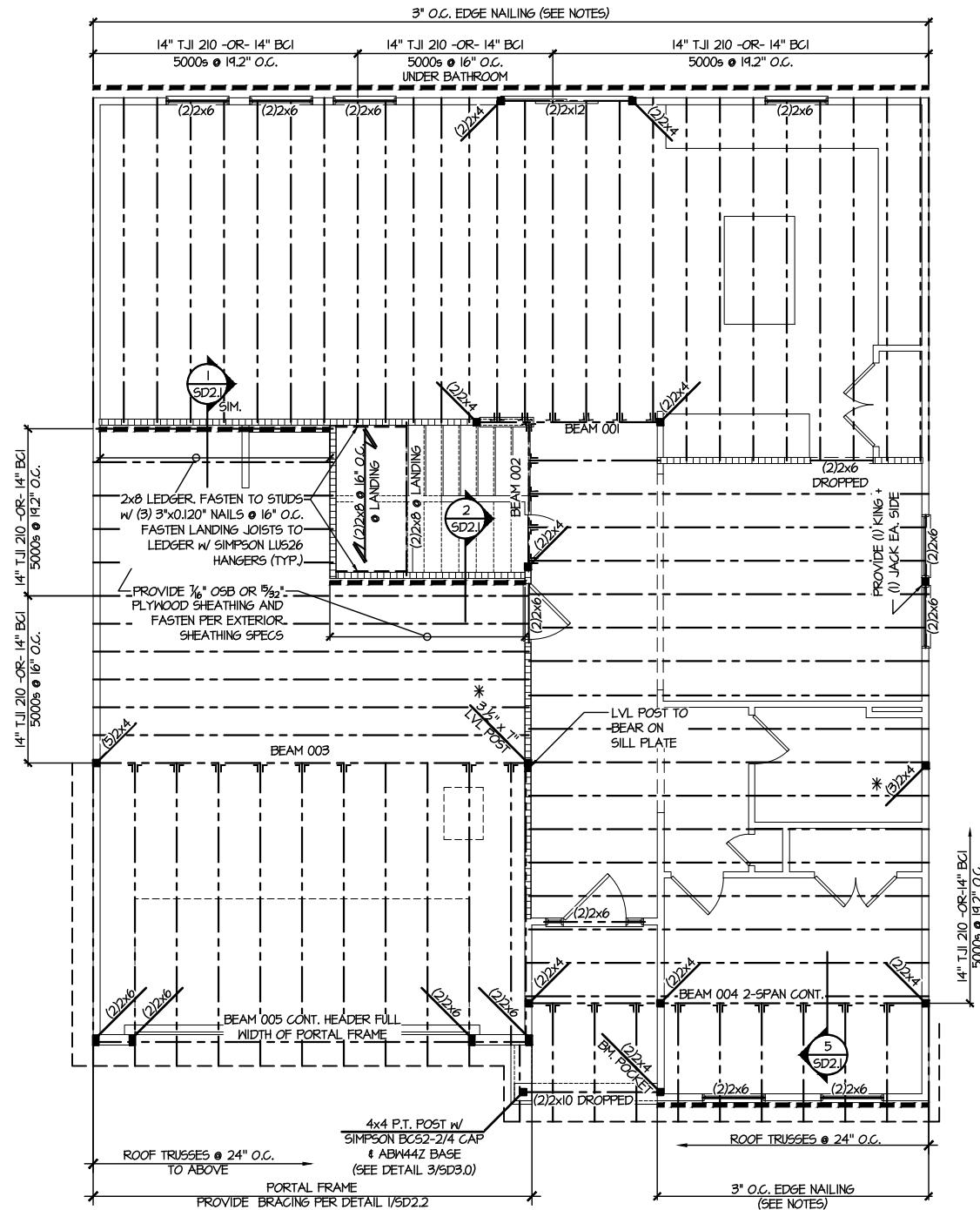
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drawn by: **JAD**  
issue date: **04-03-25**

REVISIONS:  
date: initial:



FLOOR FRAMING PLANS  
**FARM AT NEIL'S CREEK**  
LOT 173 - DRAYTON I  
RALEIGH, NC

sheet:  
**S2.0**



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

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - 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	W12x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2)3/4"x11 1/2" - H cont.	3/2"x11 1/2" - H cont.	(2)3/4"x11 1/2" - H cont.	(3)2x12 + (2) 3/4"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) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - 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) 1/2"x11 1/2" STEEL FLITCH PLATES - D	W10x12 - 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" - F	3/2"x9" - F	(2)3/4"x9" - F	(2)2x10 + (1) 1/2"x9" STEEL FLITCH PLATES - F	W8x10 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - 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) 1/2"x11 1/2" STEEL FLITCH PLATES - D	W10x12 - D

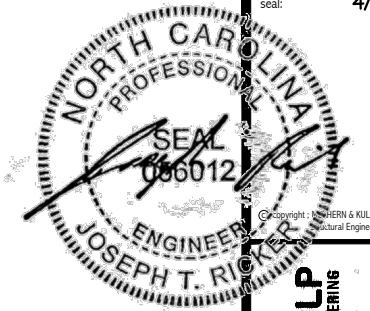
• BEAM NOTATION:  
- "F" INDICATES FLUSH BEAM  
- "FB" INDICATES FLUSH TOP BEAM  
- "FB" INDICATES FLUSH BOTTOM BEAM  
- "D" INDICATES DROPPED BEAM  
- "H" INDICATES DROPPED OPENING HEADER  
• REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS  
• REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM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

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

LEGEND	
• (dashed line)	INTERIOR BEARING WALL
• (dashed line)	BEARING WALL ABOVE
• (solid line)	BEAM / HEADER
• (dashed line)	INDICATES SHEAR WALL & EXTENT
• (dotted line)	EXTENT OF OVERFRAMING
• (triangle)	METAL HANGER
• (star)	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
• (arrow)	INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

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





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126-22076

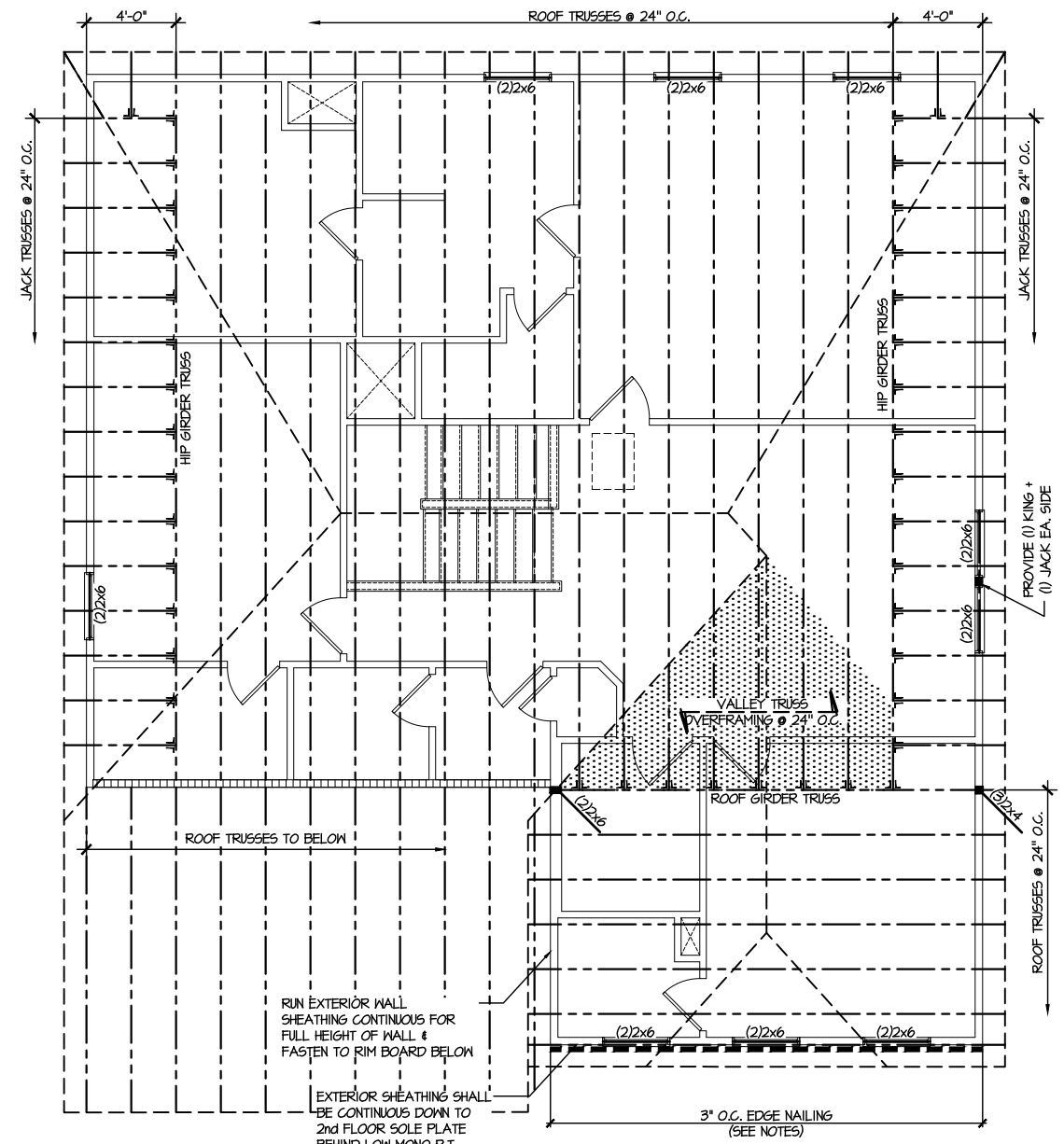
Project mgr: JTR  
Drawn by: JAD  
Issue date: 04-03-25

Initial: \_\_\_\_\_




**ROOF FRAMING PLANS**  
**FARM AT NEIL'S CREEK**  
LOT 173 - DRAYTON I  
RALEIGH, NC







# S3.0



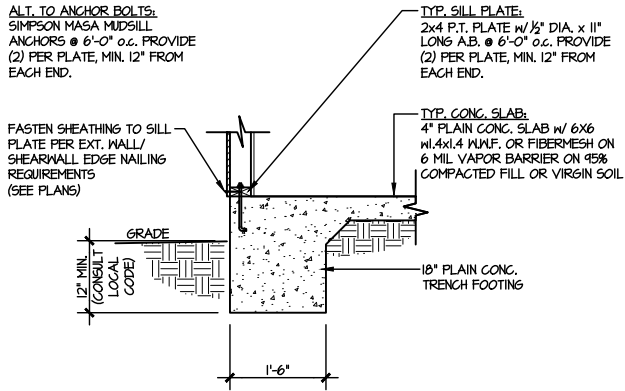
**1 ROOF FRAMING PLAN**  
SCALE: 1/8"=1'-0"

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

### LEGEND

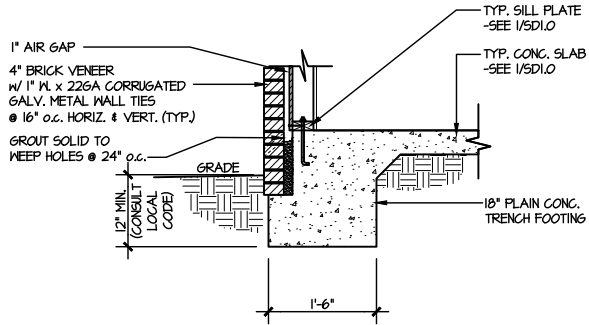
-  INTERIOR BEARING WALL
  -  BEARING WALL ABOVE
  -  BEAM / HEADER
  -  INDICATES SHEAR WALL & EXTENT
  -  EXTENT OF OVERFRAMING
- JL METAL HANGER**
- \* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
-  INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO 50.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES



**1 TYPICAL SLAB ON GRADE PERIMETER FOOTING**

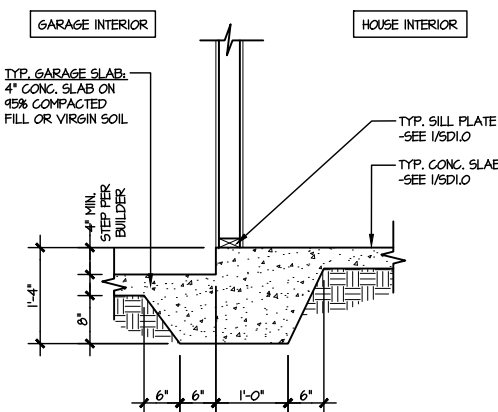
SCALE: 3/8"=1'-0"



**2 TYPICAL SLAB ON GRADE PERIMETER FOOTING**

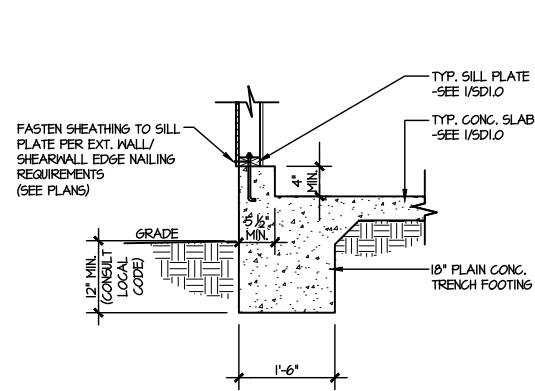
SCALE: 3/8"=1'-0"

N/ BRICK VENEER



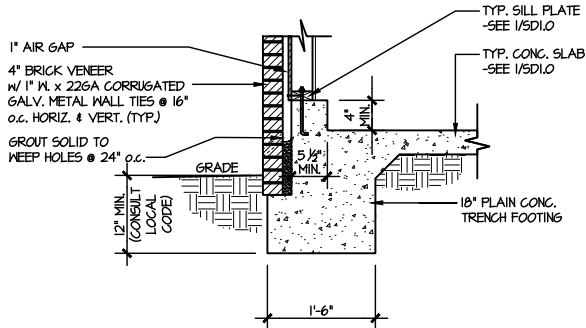
**3 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING**

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



**4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING**

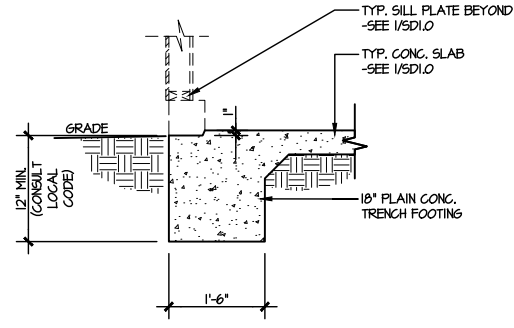
SCALE: 3/8"=1'-0"



**5 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING**

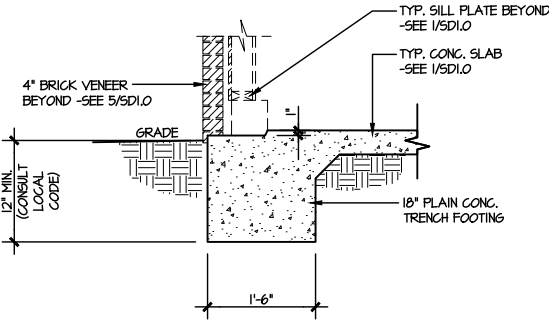
SCALE: 3/8"=1'-0"

N/ BRICK VENEER



**6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING**

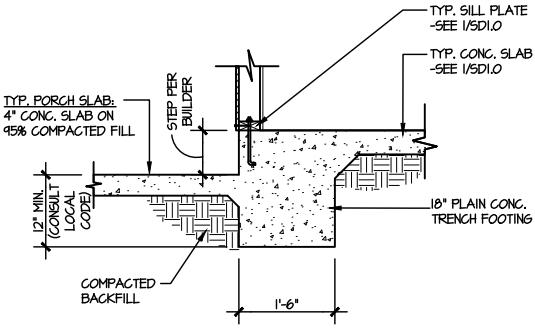
SCALE: 3/8"=1'-0"



**7 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING**

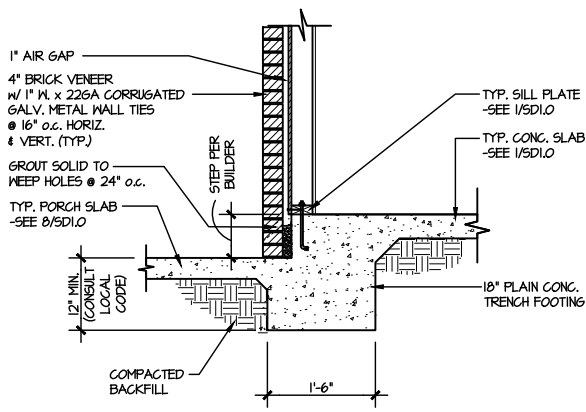
SCALE: 3/8"=1'-0"

N/ BRICK VENEER



**8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO**

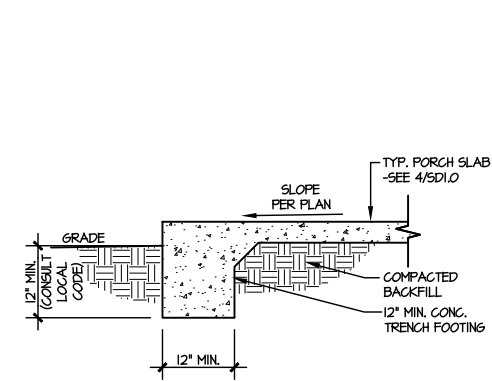
SCALE: 3/8"=1'-0"



**9 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO**

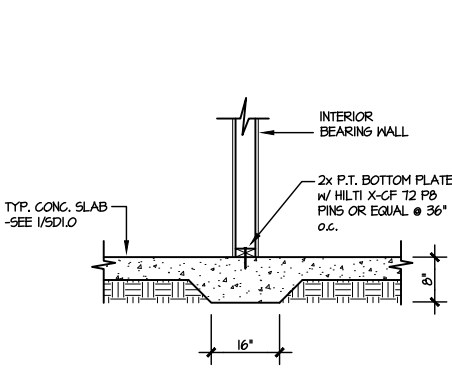
SCALE: 3/8"=1'-0"

N/ BRICK VENEER



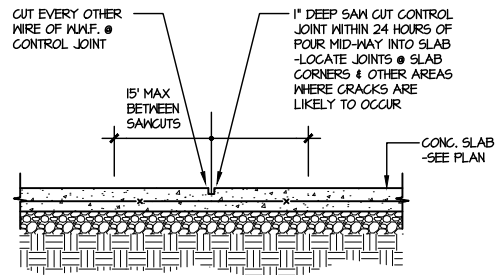
**10 TYPICAL FOOTING @ PORCH SLAB**

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



**11 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL**

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



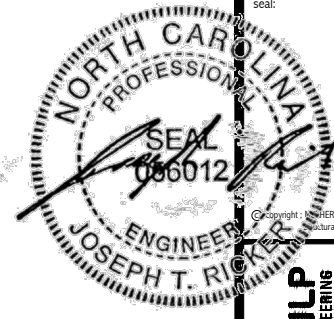
**A TYPICAL CONTROL JOINT**

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

LOCATE @ 15'-0" o.c. MAX.  
OR CORNERS WHERE CRACKS  
LIKELY TO DEVELOP

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

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



M&K project number:  
126-22076

project mgr: JTR

drawn by: JAD

issue date: 04-03-25

REVISIONS:

date: initial:



FOUNDATION DETAILS

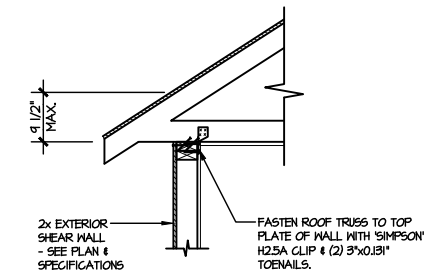
FARM AT NEILS CREEK

LOT 173 - DRAYTON I

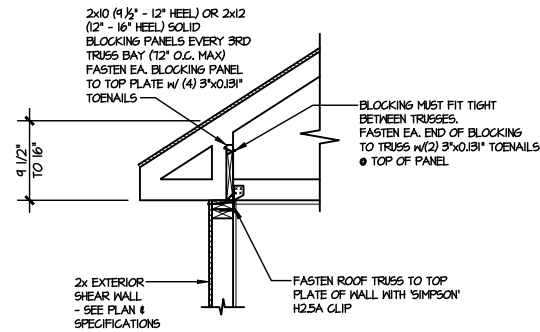
RALEIGH, NC

sheet:

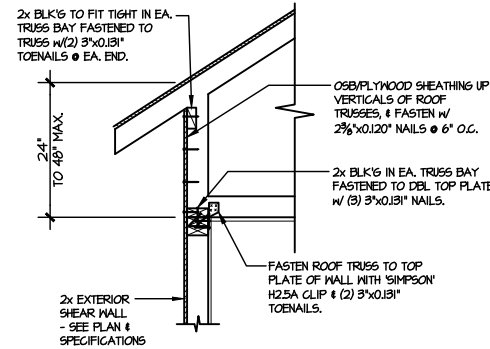
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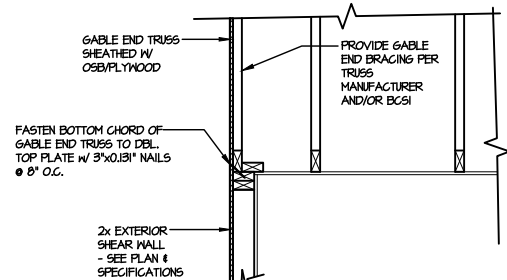
**TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF**  
**A1** SCALE: 3/8"=1'-0" HEEL HEIGHT LESS THAN 9 1/2"  
NO BLOCKING REQ'D



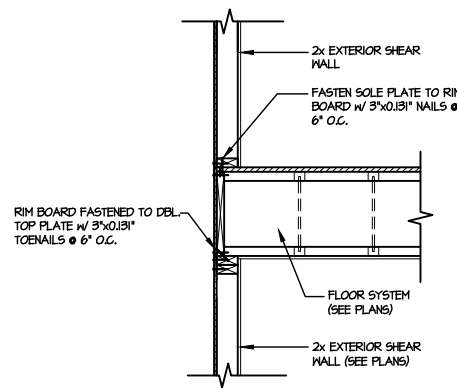
**TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF**  
**A2** SCALE: 3/8"=1'-0" HEEL HEIGHT BETWEEN 9 1/2" - 16"  
BLOCKING REQ'D



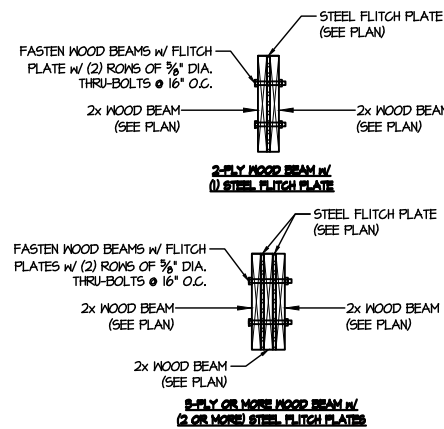
**TYPICAL SHEAR TRANSFER  
DETAIL @ RAISED HEEL TRUSS**  
**A3** SCALE: 3/8"=1'-0" HEEL HEIGHT UP TO 48" MAX.



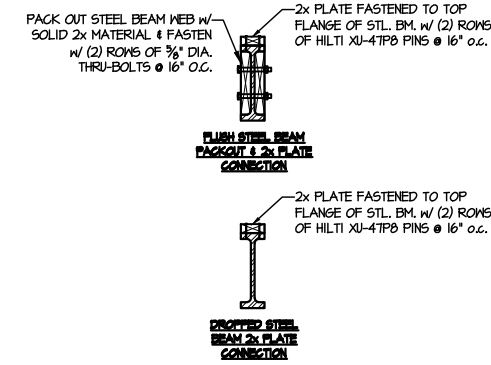
**TYPICAL GABLE END DETAIL**  
**B** SCALE: 3/8"=1'-0"



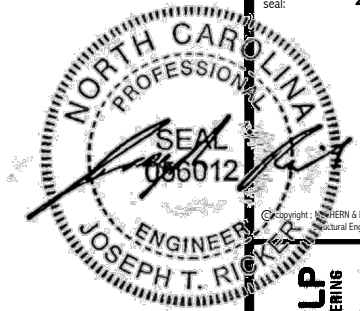
**TYPICAL SHEAR TRANSFER DETAIL  
BETWEEN FLOORS @ EXTERIOR WALL**  
**C** SCALE: 3/8"=1'-0"



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



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



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REVISIONS:  
date: initial:

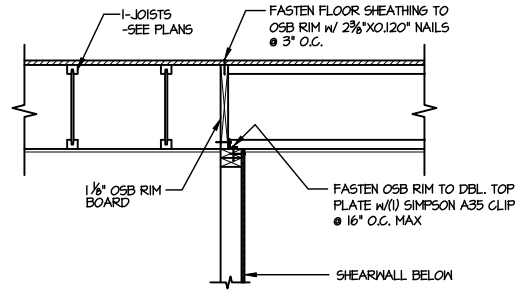
**DRB**  
**HOMES**

**FRAMING DETAILS**  
**FARM AT NEIL'S CREEK**  
LOT 173 - DRAYTON I  
RALEIGH, NC

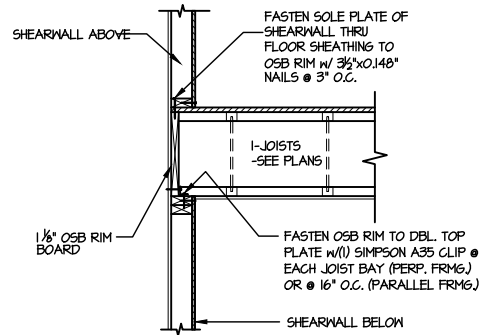
sheet:  
**SD2.0**

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

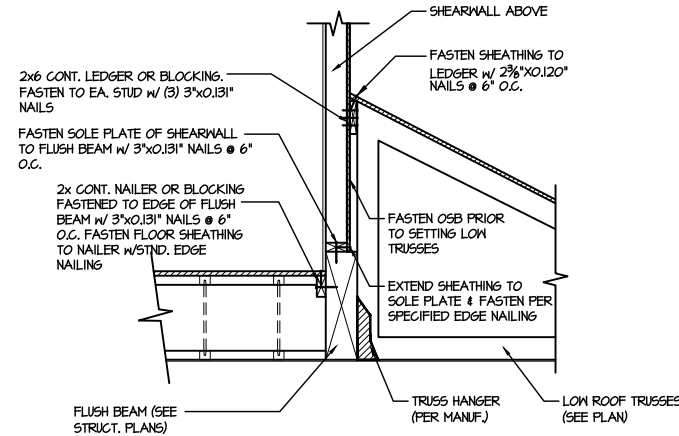
NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



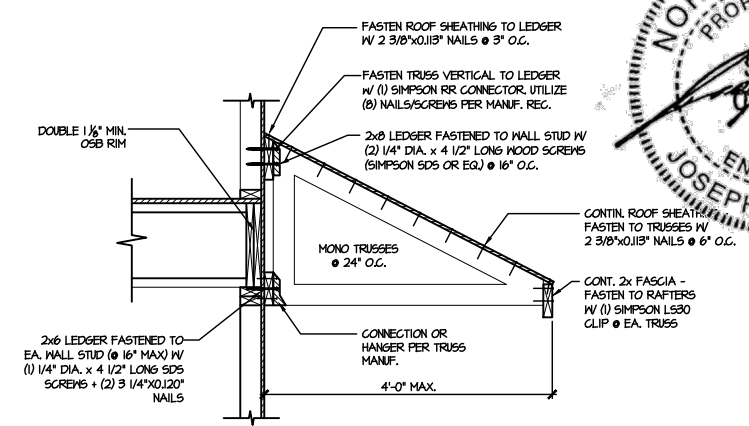
**1** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



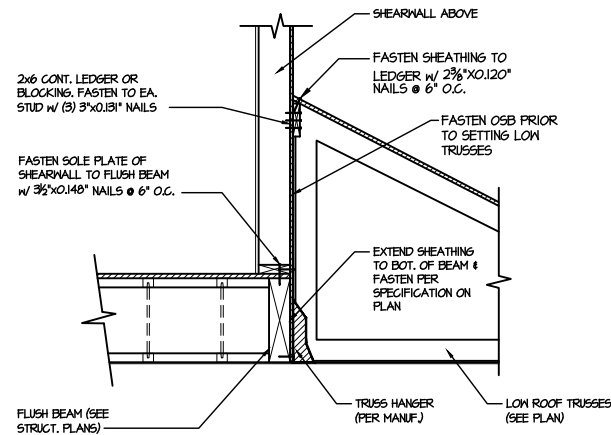
**2** SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW  
SCALE: 3/4"=1'-0" EDGE OF FRAMING



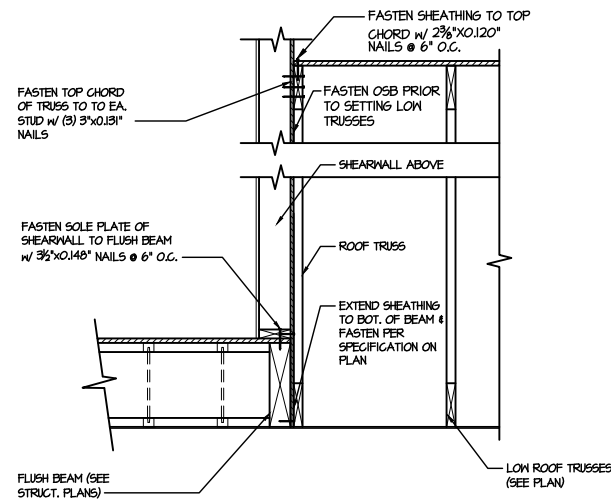
**3** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



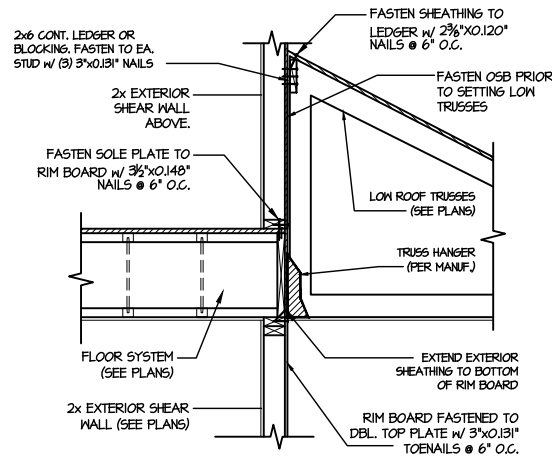
**4** DETAIL @ SHED ROOF  
SCALE: 3/8"=1'-0"



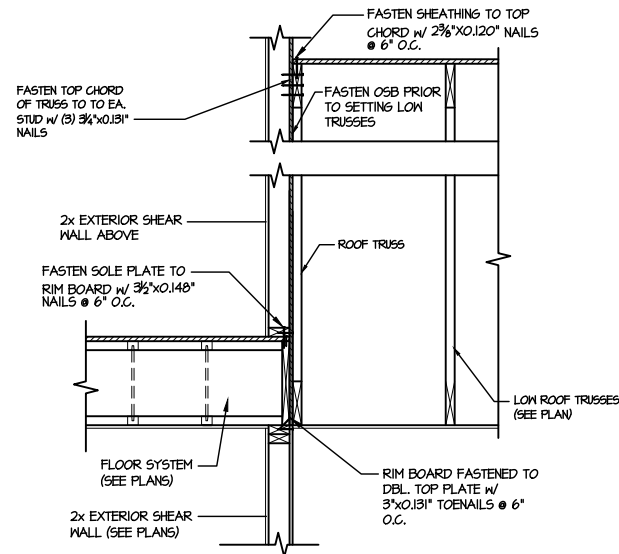
**5** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



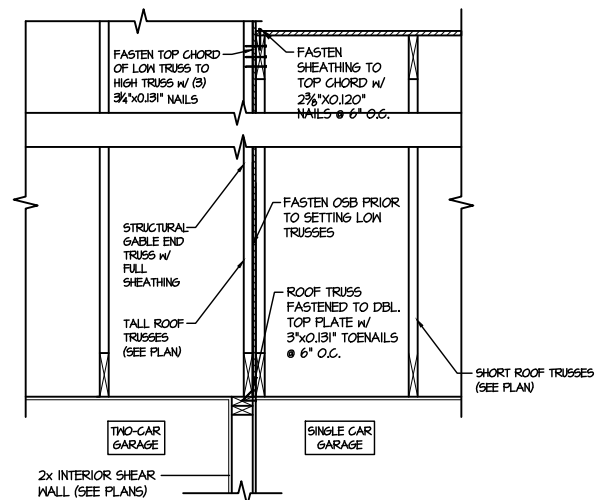
**6** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



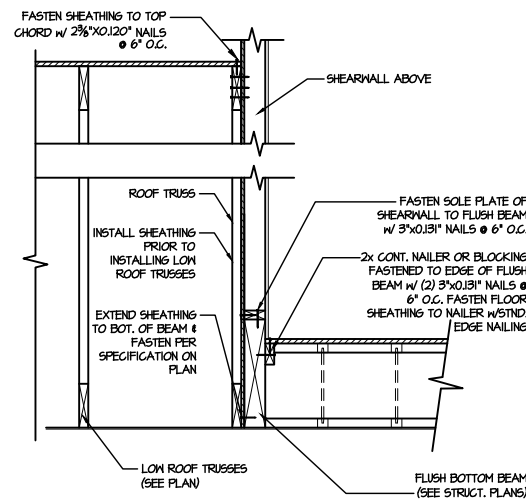
**7** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



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



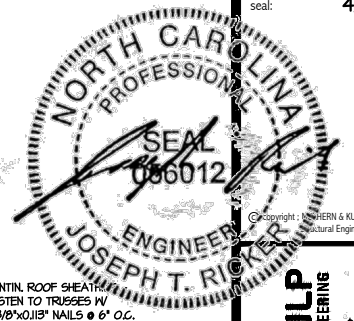
**9** TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS  
SCALE: 3/4"=1'-0"



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

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M&K project number: 126-22076  
project mgr: JTR  
drawn by: JAD  
issue date: 04-03-25

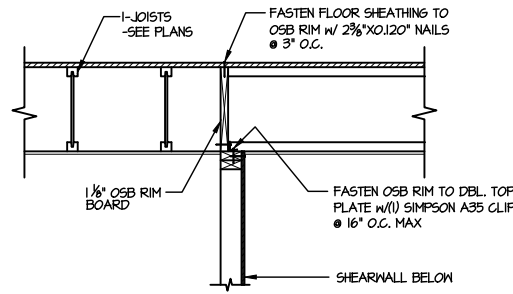
REVISIONS:  
date: initial:



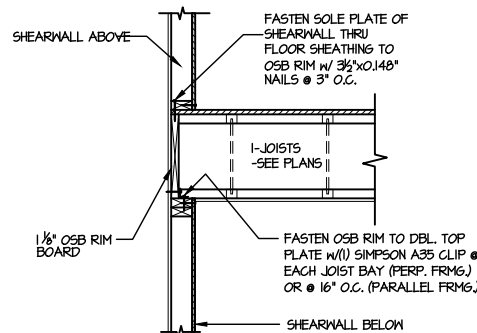
FRAMING DETAILS  
FARM AT NEILS CREEK  
LOT 173 - DRAYTON I  
RALEIGH, NC

sheet: SD2.1A

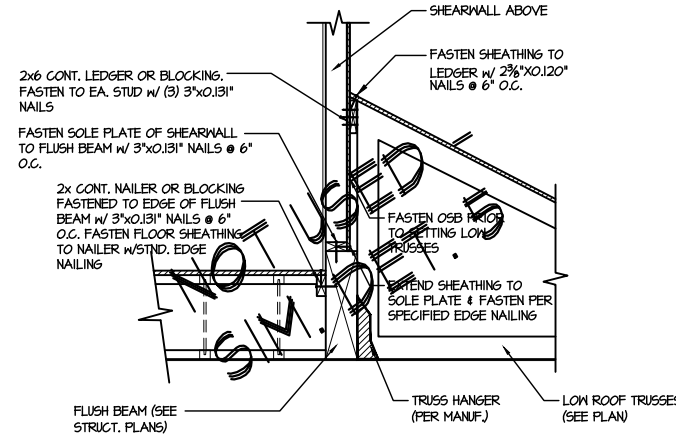




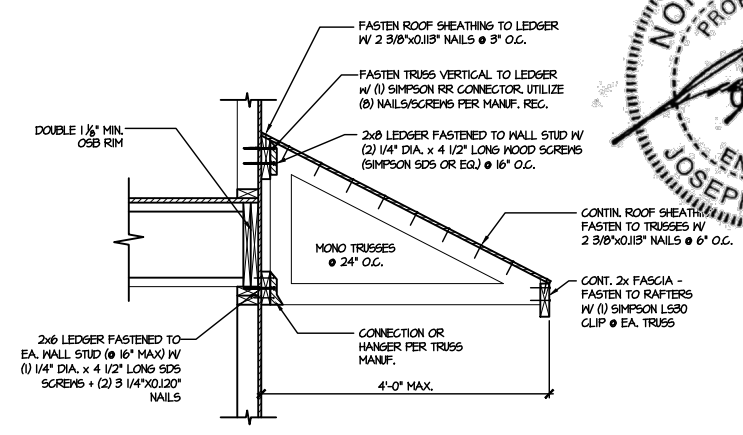
**1** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



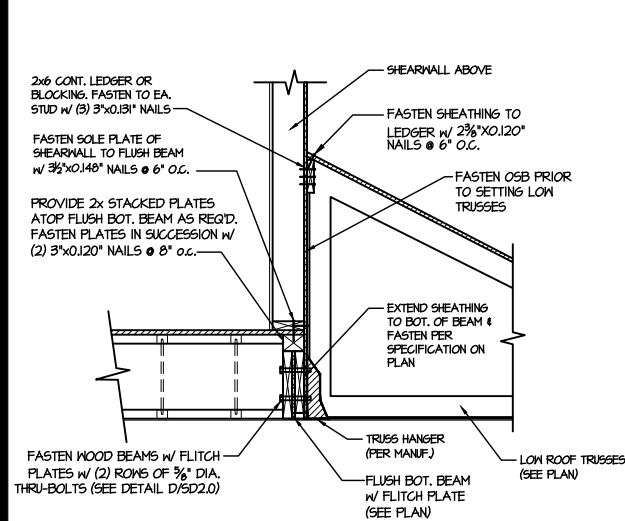
**2** SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW  
SCALE: 3/4"=1'-0" EDGE OF FRAMING



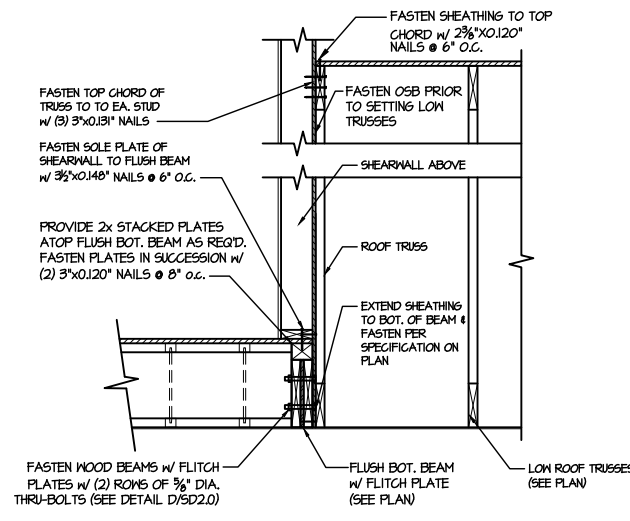
**3** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



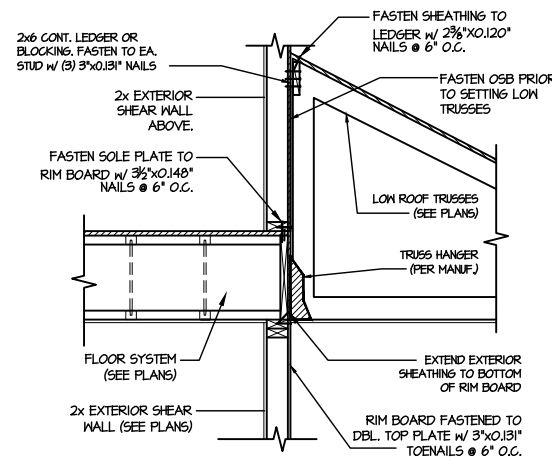
**4** DETAIL @ SHED ROOF  
SCALE: 3/8"=1'-0"



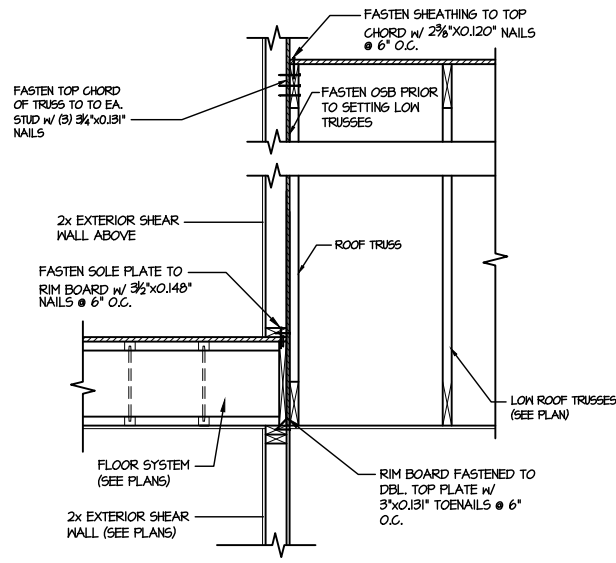
**5** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



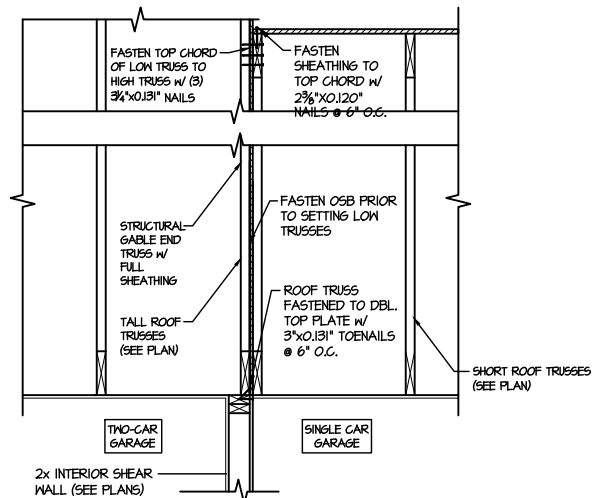
**6** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



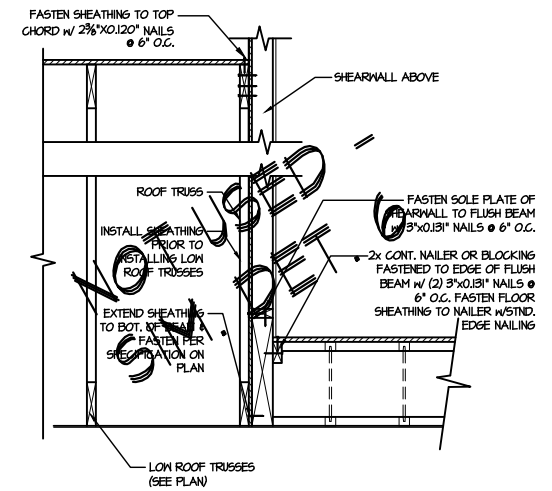
**7** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



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



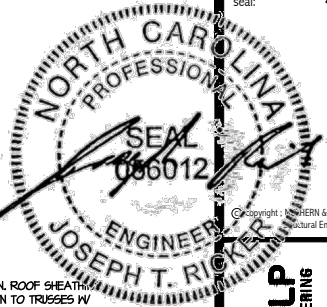
**9** TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS  
SCALE: 3/4"=1'-0"



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

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**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
300 Bunkerside Ave., Building 4 - Asheville, PA 18002  
P: 215-546-8801 - mulhern+kulp.com  
NC LICENSE #C-3825

M&K project number:  
**126-22076**

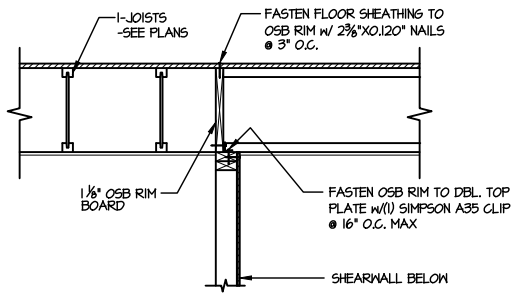
project mgr: **JTR**  
drawn by: **JAD**  
issue date: **04-03-25**

REVISIONS:  
date: initial:

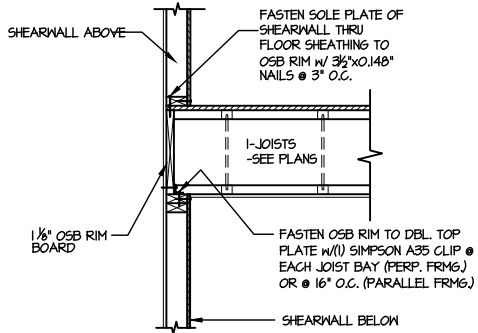
**DRB HOMES**

FRAMING DETAILS  
**FARM AT NEILS CREEK**  
LOT 173 - DRAYTON I  
RALEIGH, NC

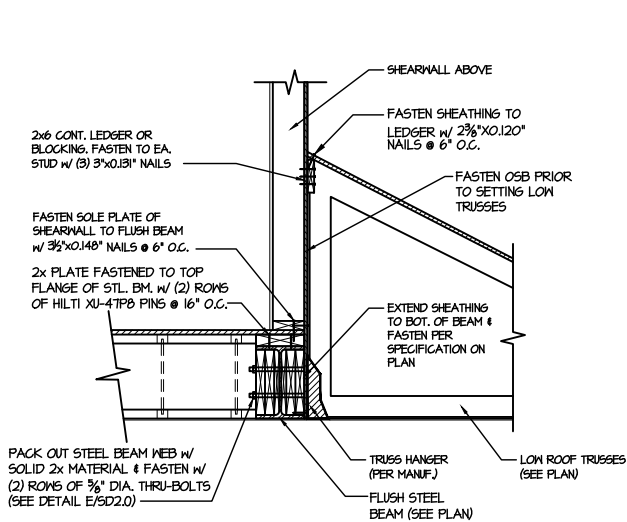




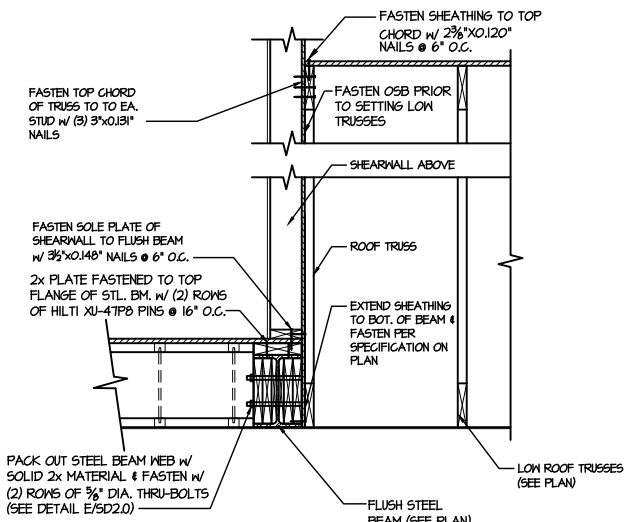
**1** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



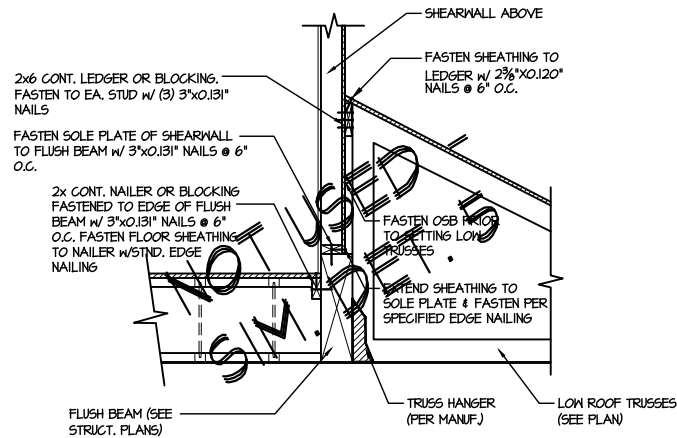
**2** SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW  
SCALE: 3/4"=1'-0" EDGE OF FRAMING



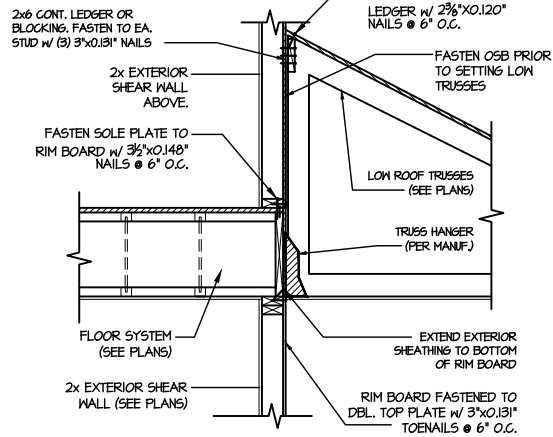
**5** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



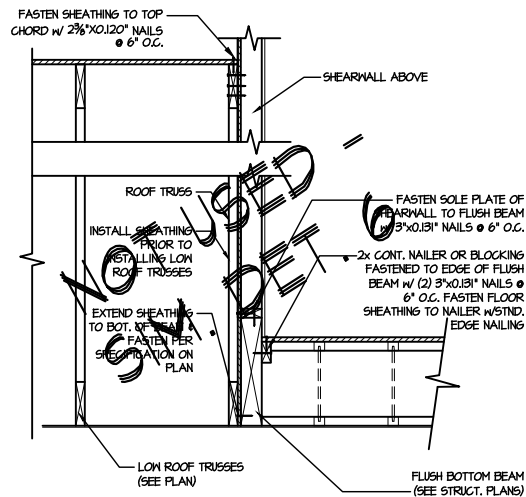
**6** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
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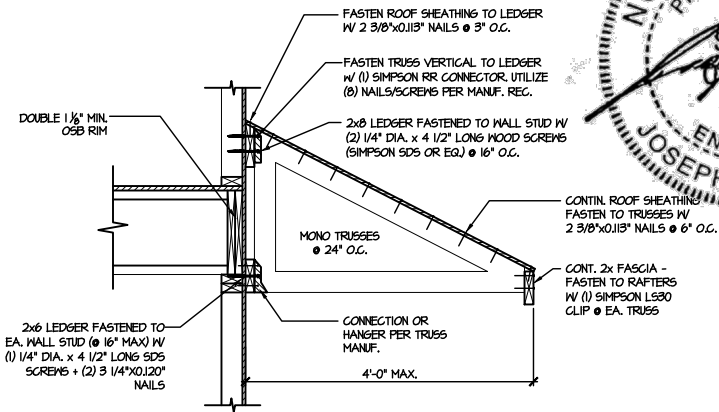
**3** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



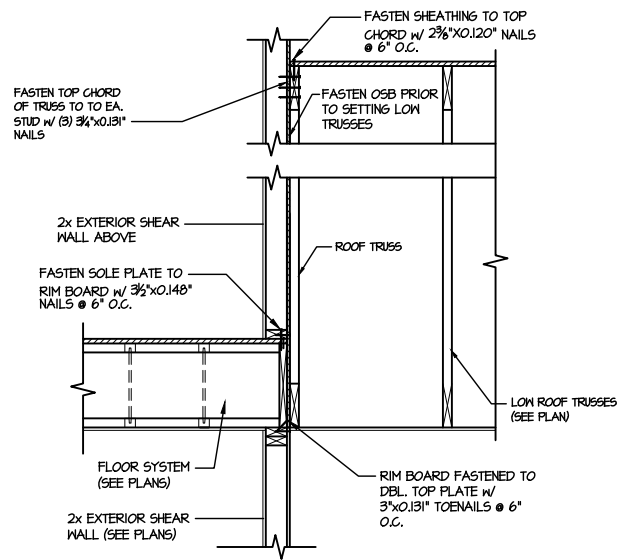
**7** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



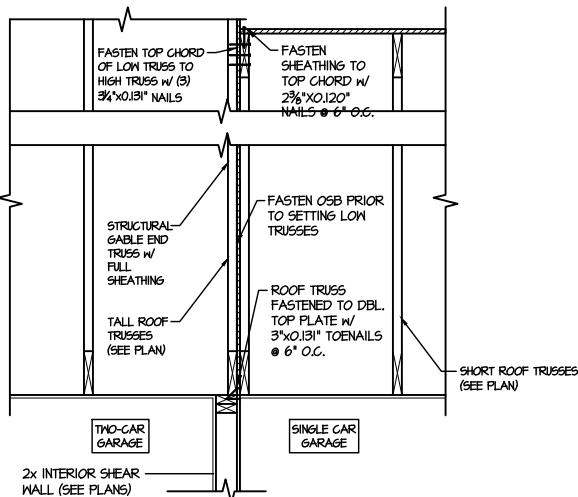
**13** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



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



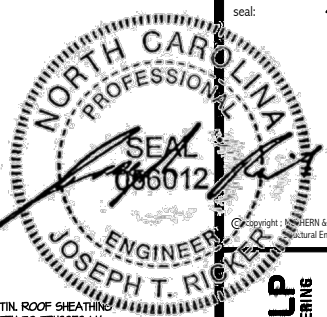
**8** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



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

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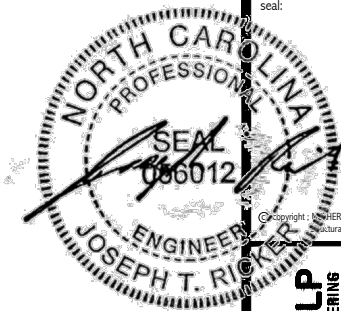
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FRAMING DETAILS  
FARM AT NEILS CREEK  
LOT 173 - DRAYTON I  
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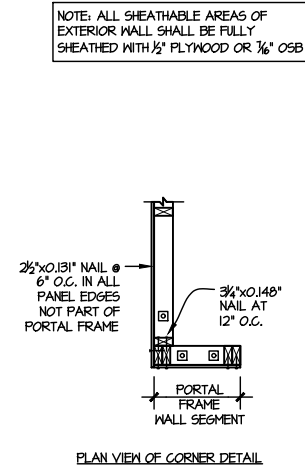
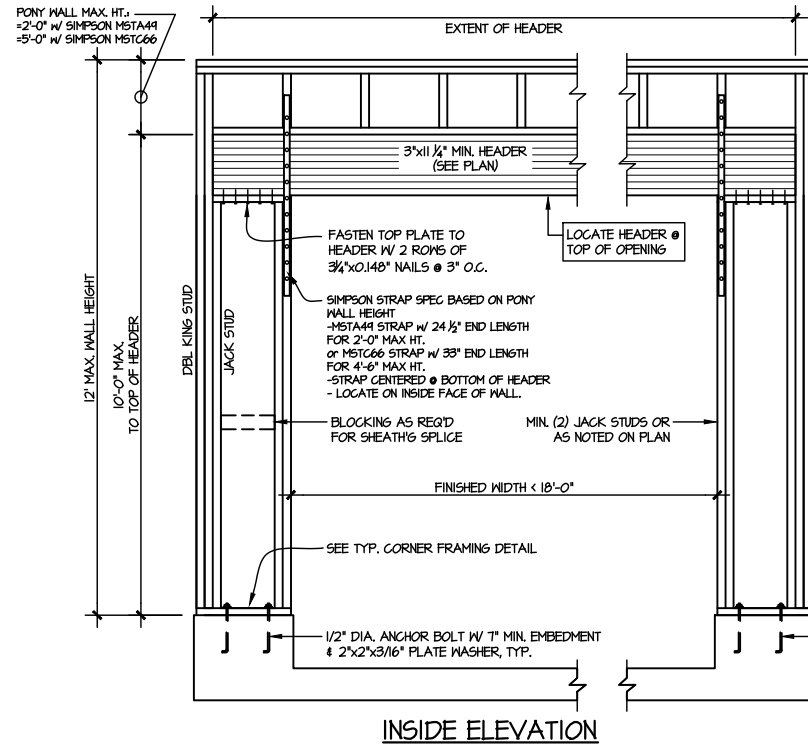
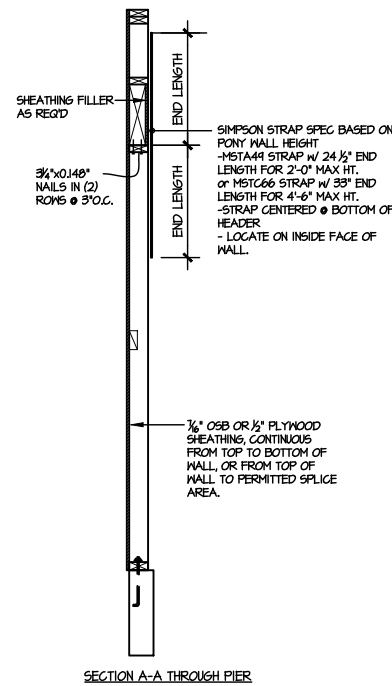
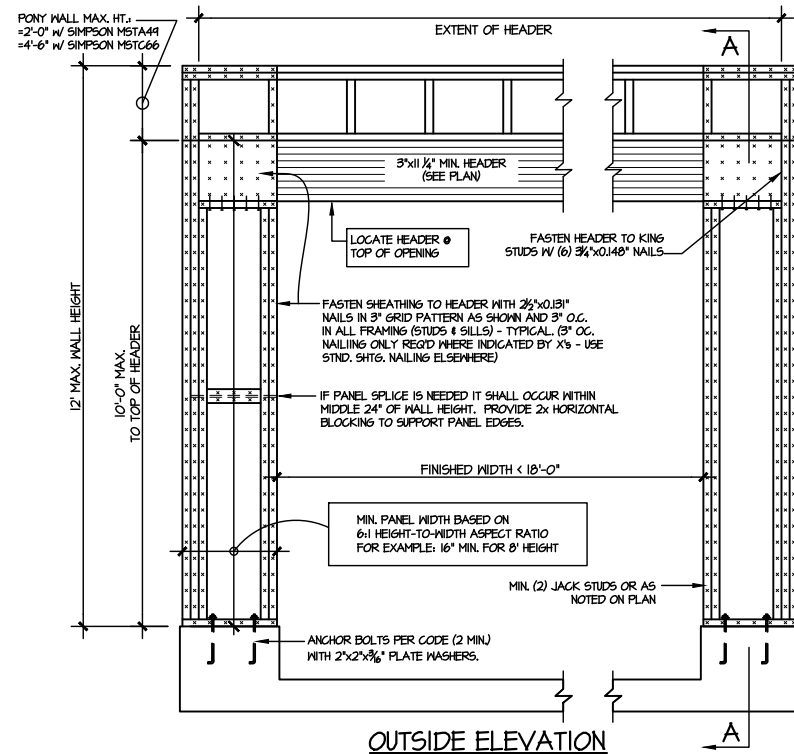
M&K project number:  
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project mgr: **JTR**  
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**DRB**  
**HOMES**

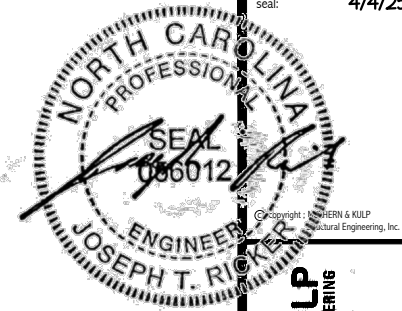
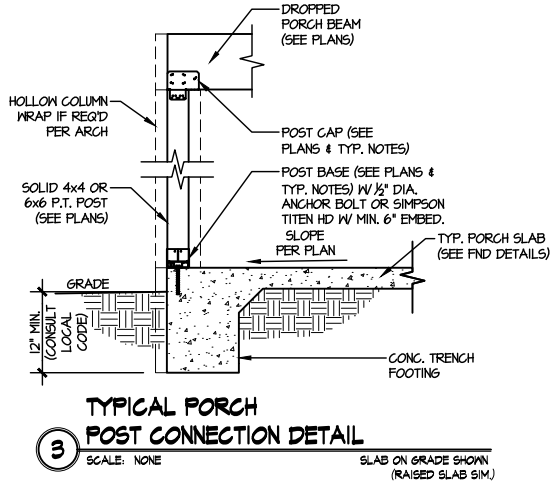
FRAMING DETAILS  
**FARM AT NEILS CREEK**  
LOT 173 - DRAYTON I  
RALEIGH, NC

sheet:  
**SD2.2**



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

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



seal: 4/4/25



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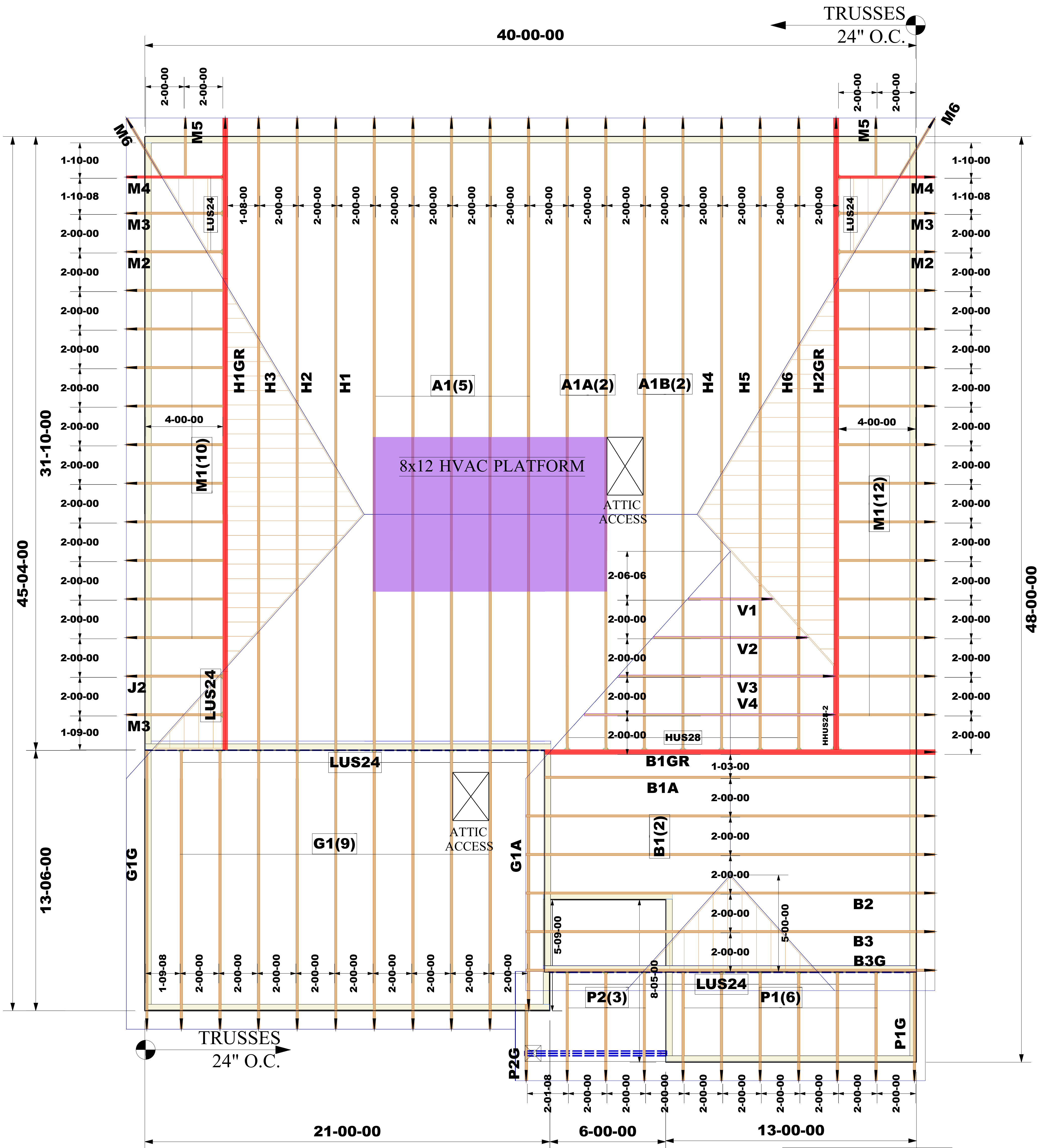
FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 173 - DRAYTON 1  
RALEIGH, NC

sheet:

**SD3.0**



ROOF TRUSS LAYOUT  
SCALE:NTS



**40-00-00**

**31-06-00**

**45-04-00**

**13-10-00**

TRUSSES  
16" O.C.

## 2FGE1

## REF

**48-00-00**

TRUSSE  
19.2" O.C

## ROOF TRUSS

**DB1****FB1**

## ROOF TRUSS

**21-00-00**

**6-00-00**

**13-00-00**

## 2nd FLOOR FRAMING

ELEV.1

THE FARM AT NEILL'S CREEK (NC)(RAL)  
LOT 00.0173 PHASE  
MODEL-2695-1-DRAYTON  
GARAGE LEFT SIDE

**\*INSTALL 2X4 NAILER ON ALL TOP  
RIBBON NOTCH CONDITIONS.**

Model Name: Drayton

**Structural, LLC**  
**201 Poplar Avenue**  
**Thurmont, MD 21788**  
**Phone: 301-271-7591**

