

# COOPER 3-RALE

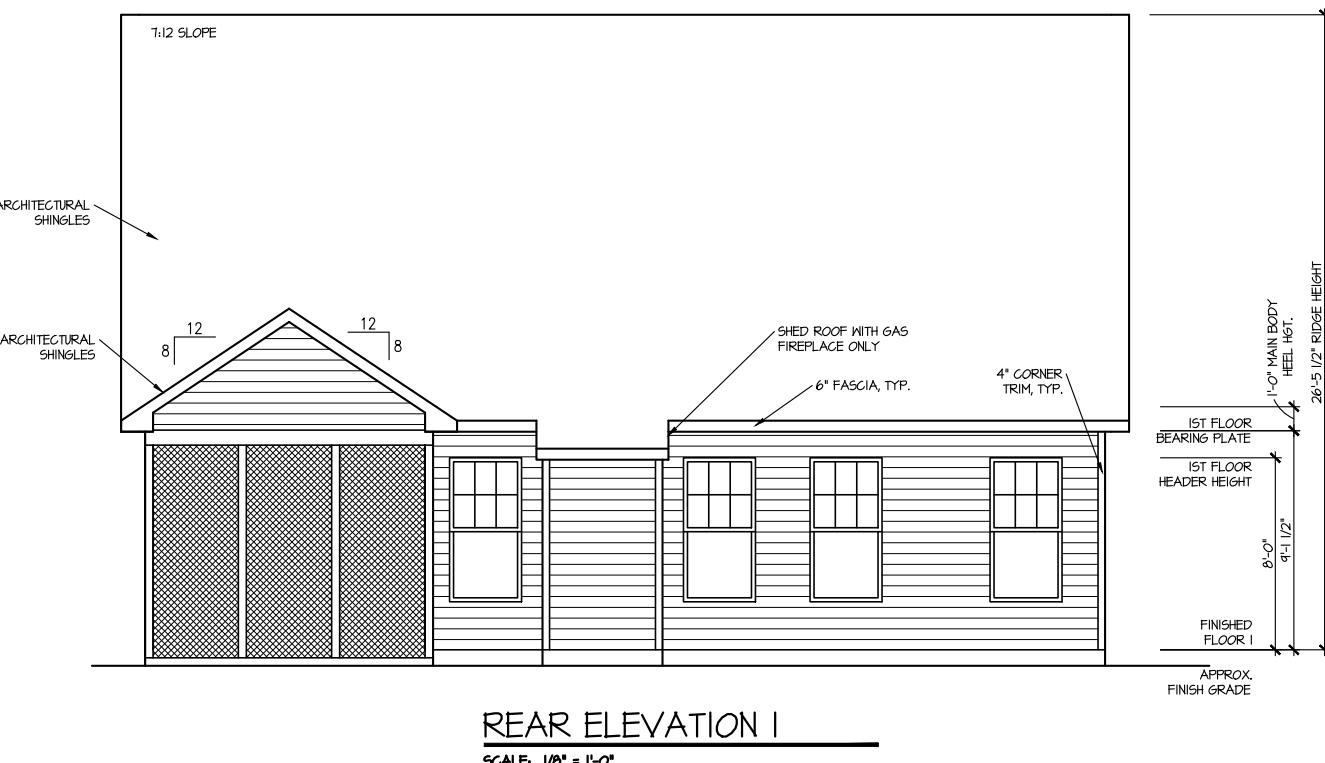
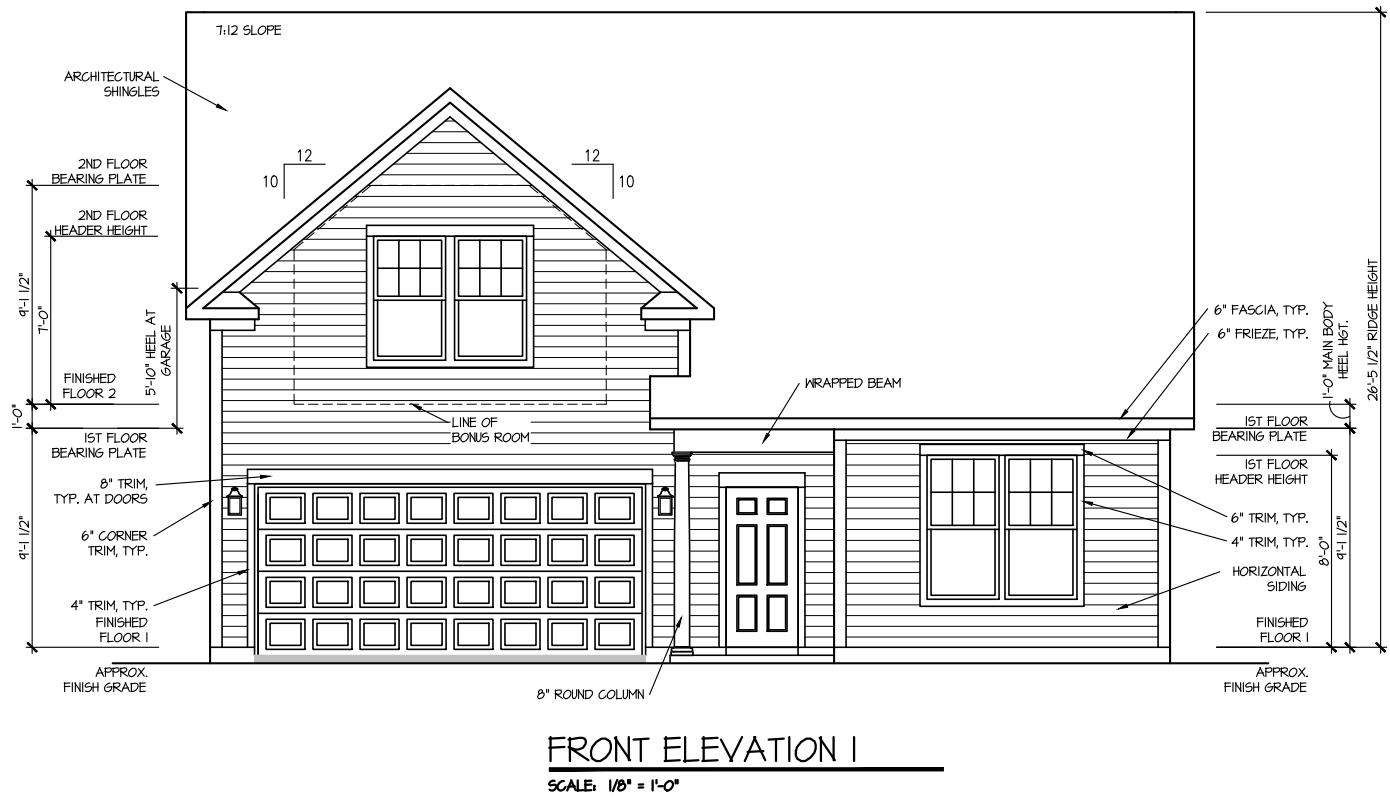
**RALEIGH - LOT 00.0174 THE FARM AT NEILL'S CREEK  
(MODEL# 1777)**

## ELEVATION 1 - GL



# 193 Appleseed Drive

## INDEX



SHEET No.

1

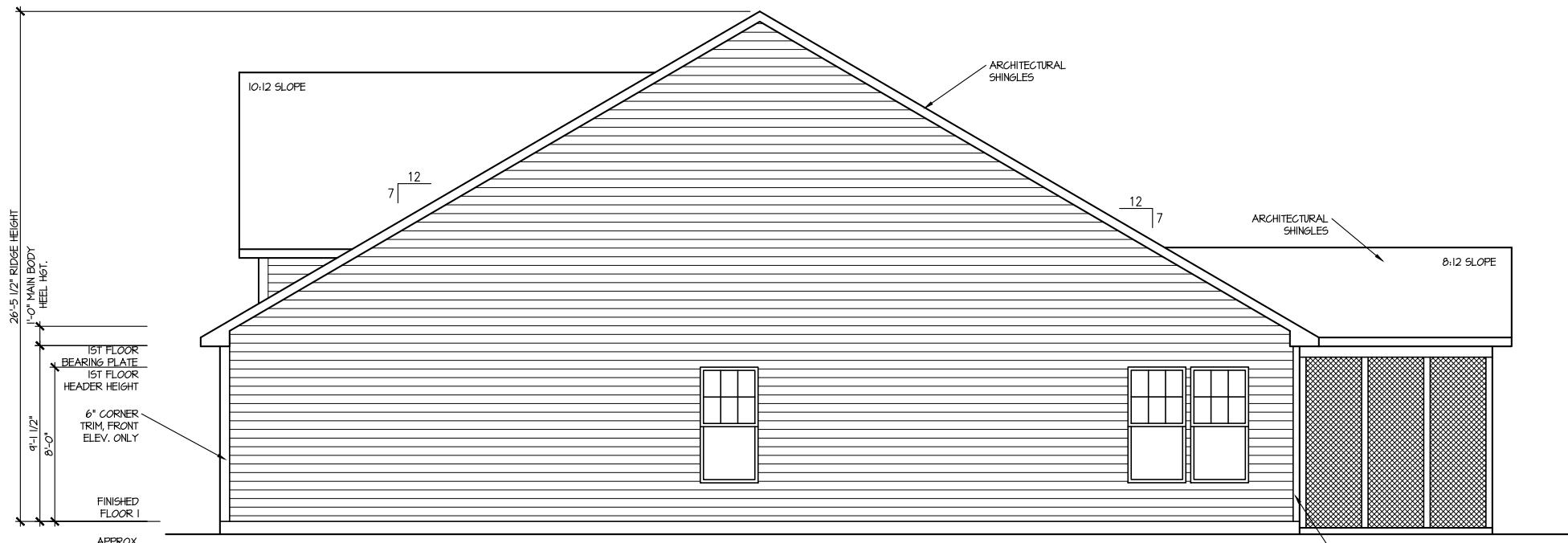
HOUSE NAME: COOPER 3  
DRAWING TITLE: FRONT & REAR ELEVATION

COOPER

FRONT & REAR ELEVATIONS

DRB  
HOMES

MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	02-24-2022
DRAWN BY: ITS	
DATE: 11/26/2025	
PLAN NO. 1777	



**RIGHT ELEVATION I**

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
4-RALE	02-24-2022	02-19-2025

DRAWN BY:  
ITS  
DATE: 11/26/2025  
PLAN NO.  
1777

**DRB**  
**HOMES**



**LEFT ELEVATION I**

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

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

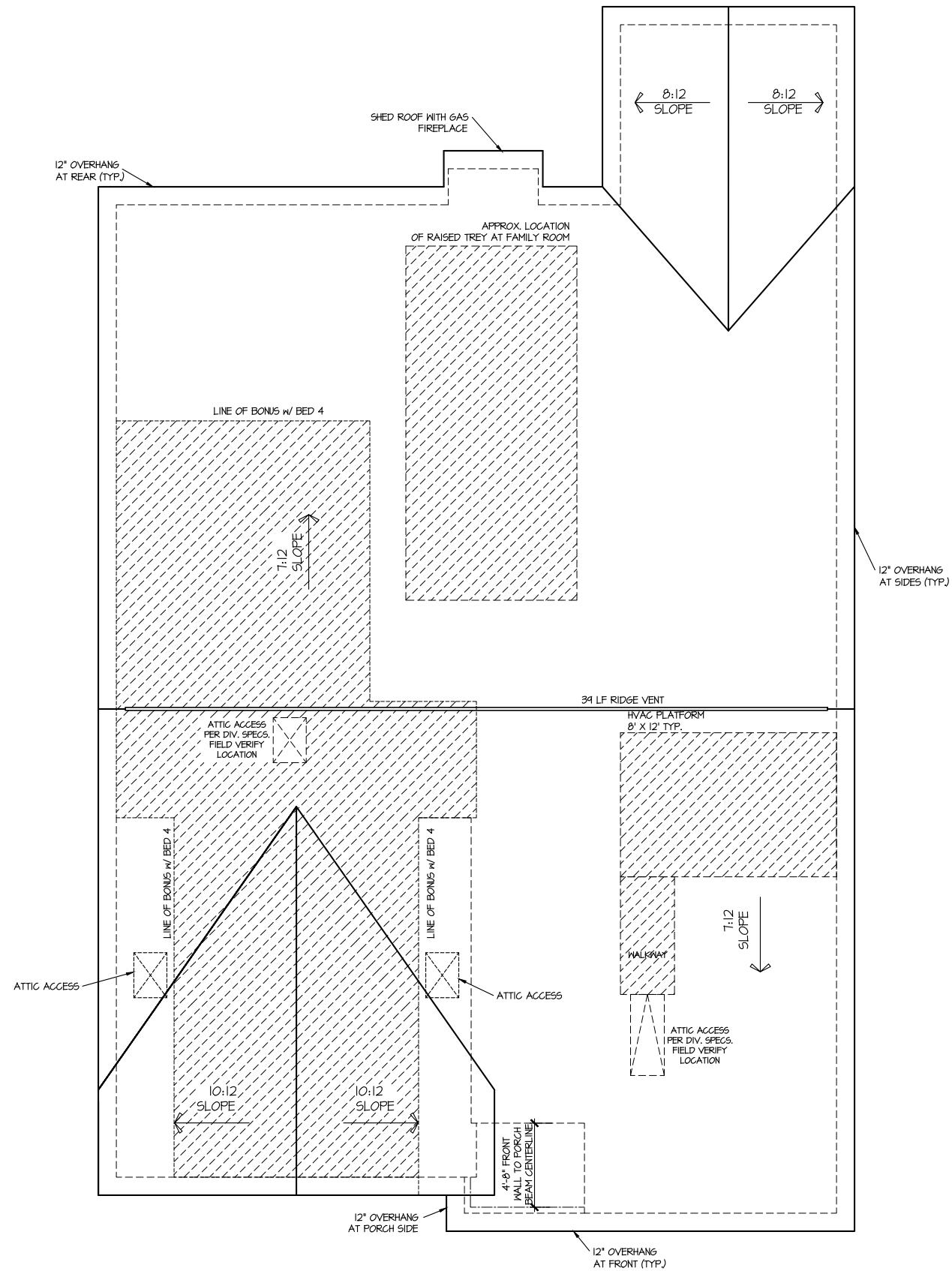
SHEET No.  
**A-2**

**ROOF VENTILATION CALCULATIONS:**

ROOF AREA = 284 SQ. FT.  
OVERALL REQUIRED VENTILATION:  
1 TO 150 = 15.44 SQ. FT.  
1 TO 300 = 7.72 SQ. FT.  
50-80% IN TOP THIRD = 3.66 - 6.18 SQ. FT. (1 TO 300)  
NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN. / LINEAR FT.  
NET FREE AREA OF RIDGE VENT = 18 SQ. IN. / LINEAR FT.

LOWER VENTING: (BOTTOM 2/3 RD)  
74 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 243 SQ. FT.  
UPPER VENTING: (TOP 1/3 RD)  
31 LINEAR FEET OF RIDGE X 18 SQ. IN. = 4.88 SQ. FT.  
4.88 SQ. FT. IS 50% - 80%  
(1 TO 300 ALLOWED)  
TOTAL ROOF VENTILATION 1.81 SQ. FT. > 7.72 SQ. FT. (REQD)

**NOTE:**  
ANY REQUIRED PASSIVE ROOF VENTILATION TO MEET THE FOLLOWING:  
LOCATED ON THE REAR PLANE OF THE MAIN ROOF LINE  
LOCATED IN THE UPPER 1/3 OF THE ROOF MASSING  
BE IN LINE AND EQUALLY SPACED (EACH ROW)



**ROOF PLAN ELEV. I**

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

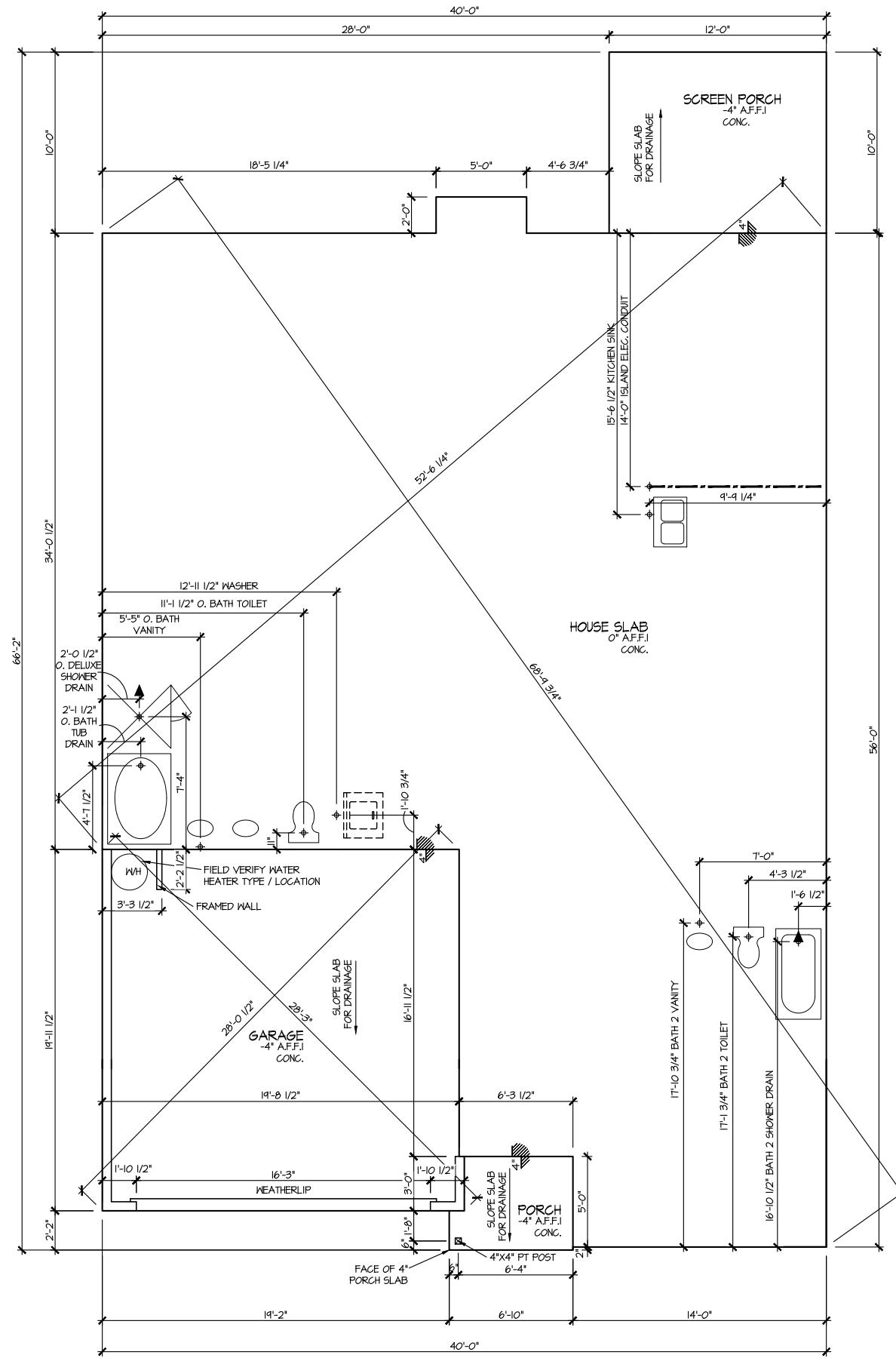
MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	02-24-2022
	02-19-2025

DRAWN BY:  
ITS  
DATE: 11/26/2025  
PLAN NO.  
1777

**DRB**  
**HOMES**

HOUSE NAME:  
**COOPER 3**  
DRAWING TITLE  
**ROOF PLAN**

SHEET No.  
**A** **W**



ELEVATION I  
SLAB PLAN

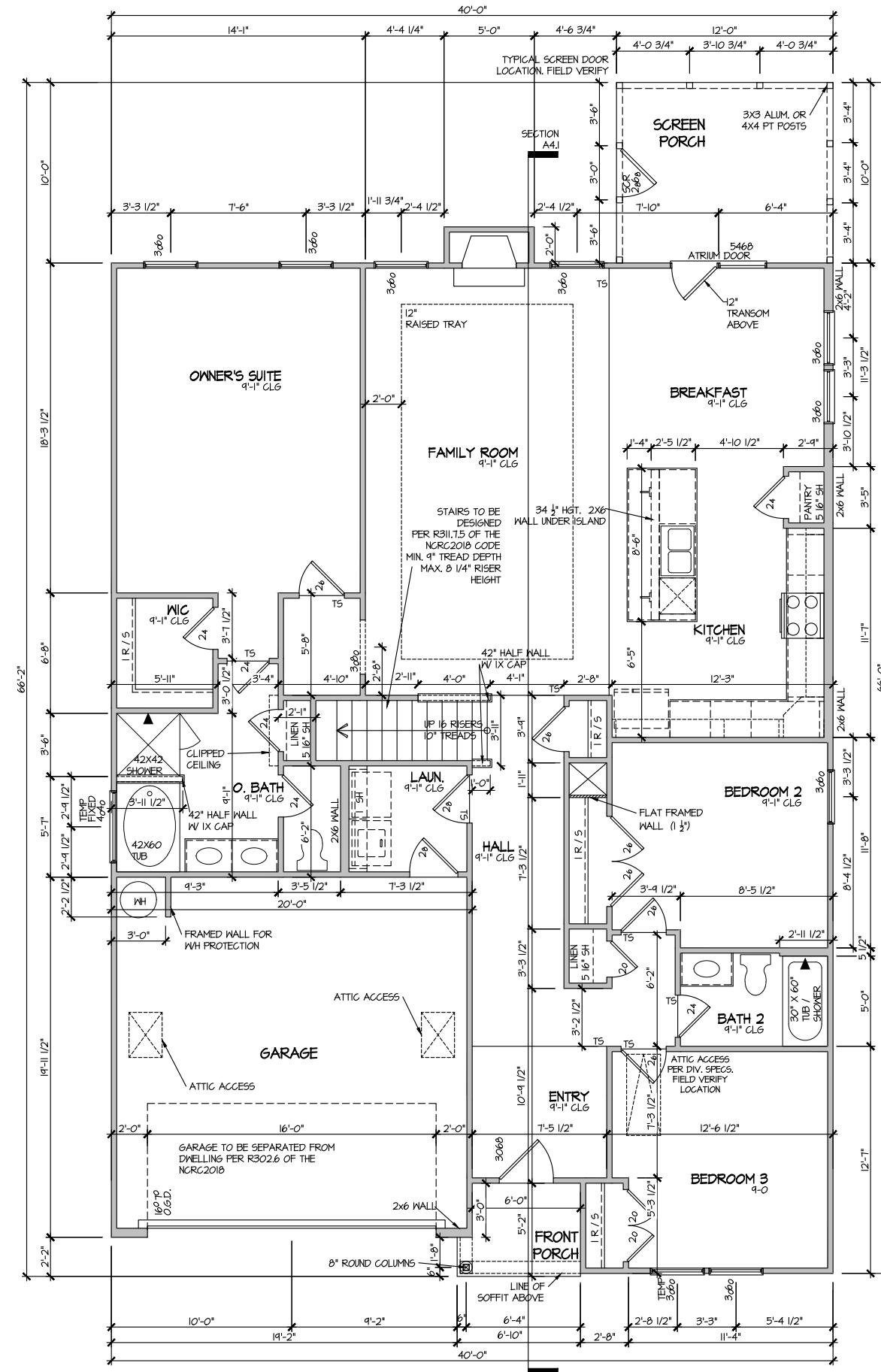
SCALE: 1/8" = 1'-0"

HOUSE NAME:  
COOPER 3  
DRAWING TITLE  
SLAB PLAN

SHEET No.  
A2

MASTER PLAN INFORMATION  
REVISION DATE  
4-RALE 02-24-2022  
UPDATED DATE  
02-19-2025  
DRAWN BY:  
ITS  
DATE: 11/26/2025  
PLAN NO.  
1777

DRB  
HOMES



ELEVATION I  
FIRST FLOOR PLAN

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

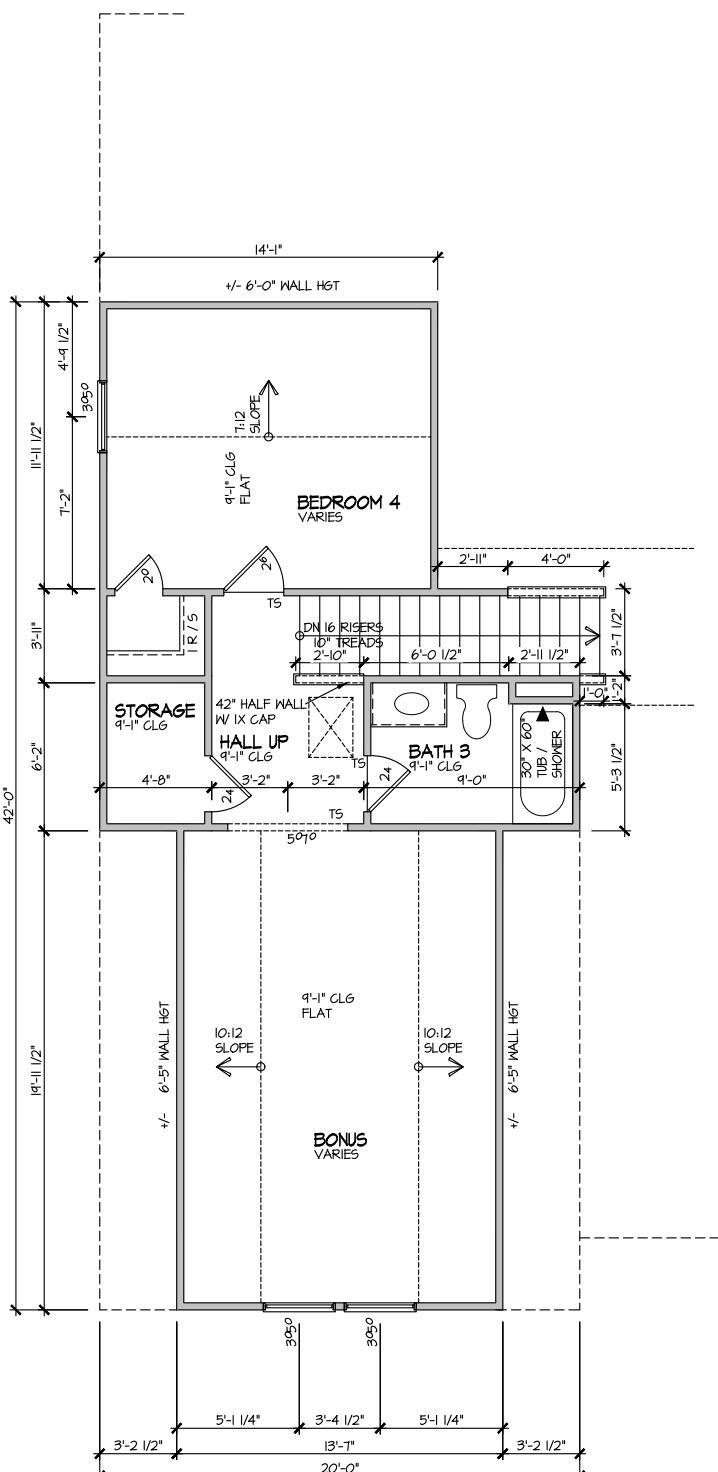
HOUSE NAME:  
COOPER 3  
DRAWING TITLE  
FIRST FLOOR PLAN

SHEET No.  
A3

MASTER PLAN INFORMATION  
REVISION DATE 02-24-2022  
4-RALE 02-19-2025

DRAWN BY:  
ITS  
DATE: 11/26/2025  
PLAN NO.  
1777

DRB  
HOMES



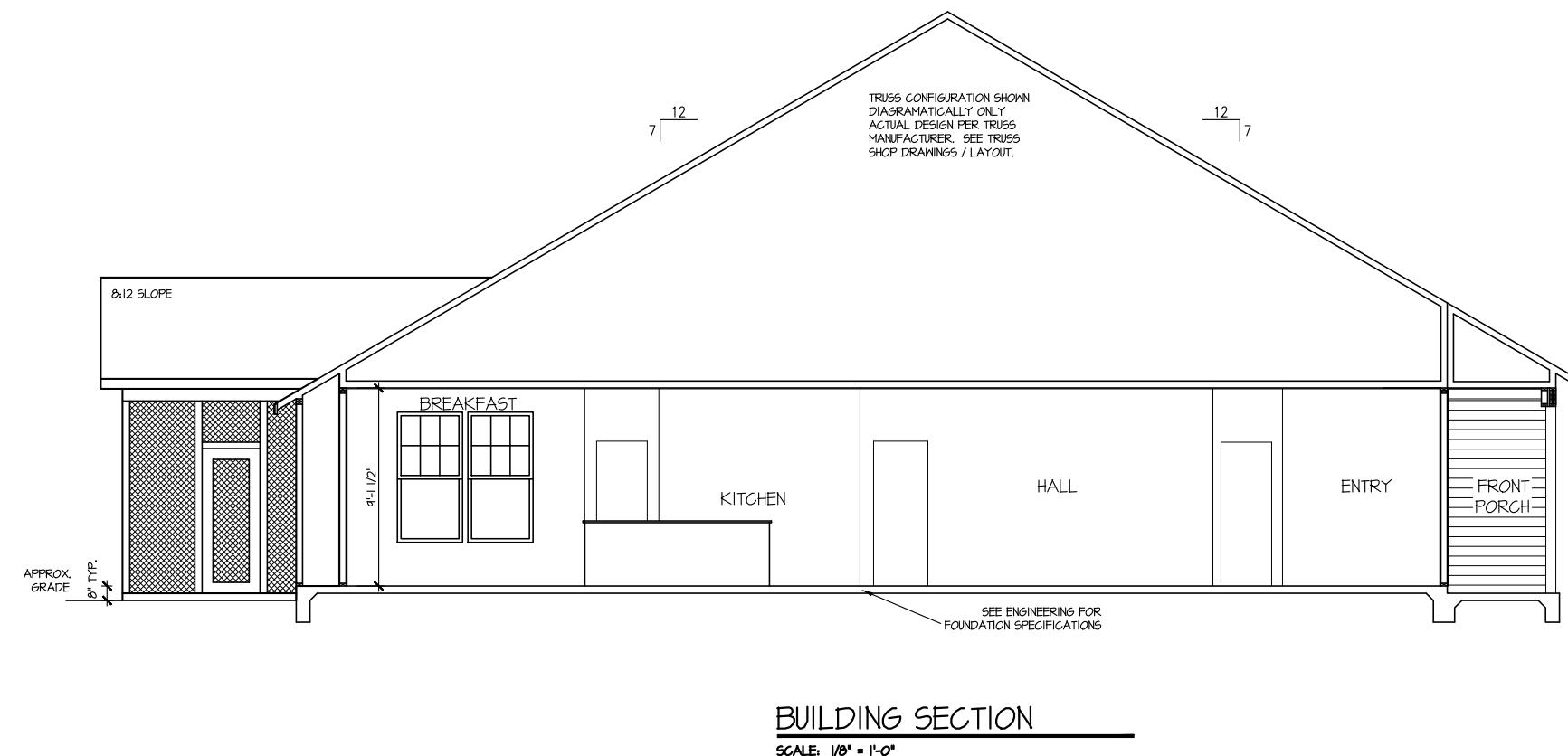
EL E V A T I O N I  
S E C O N D F L O O R P L A N

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

HOUSE NAME: COOPER 3  
DRAWING TITLE: SECOND FLOOR PLAN

DRM  
HOME

DRAWN BY:  
ITS  
DATE: 11/26/2025  
PLAN NO. 1777



HOUSE NAME: COOPER 3  
DRAWING TITLE  
BUILDING SECTION

SHEET No. |

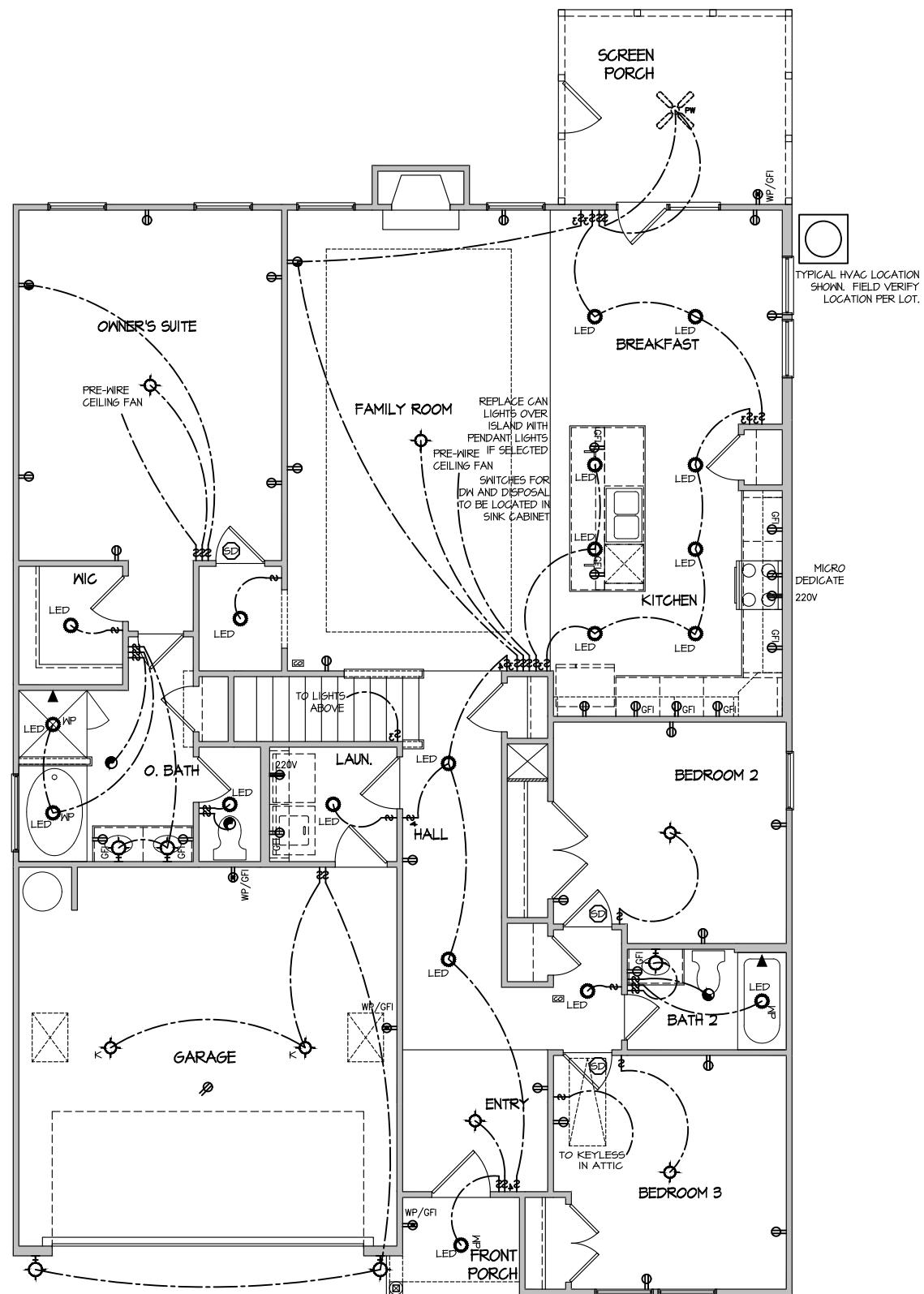
DRAWN BY:  
ITS  
DATE:  
11/26/2025  
PLAN NO.  
1777

COMES

## ELECTRICAL LEGEND

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX AFCI RECEPTACLE
	DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	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
	LIGHT FIXTURE - RECESSED CAN
	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. 1

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

**COOPER 3**  
DRAWING TITLE  
**FIRST FLOOR ELECTRICAL**

300

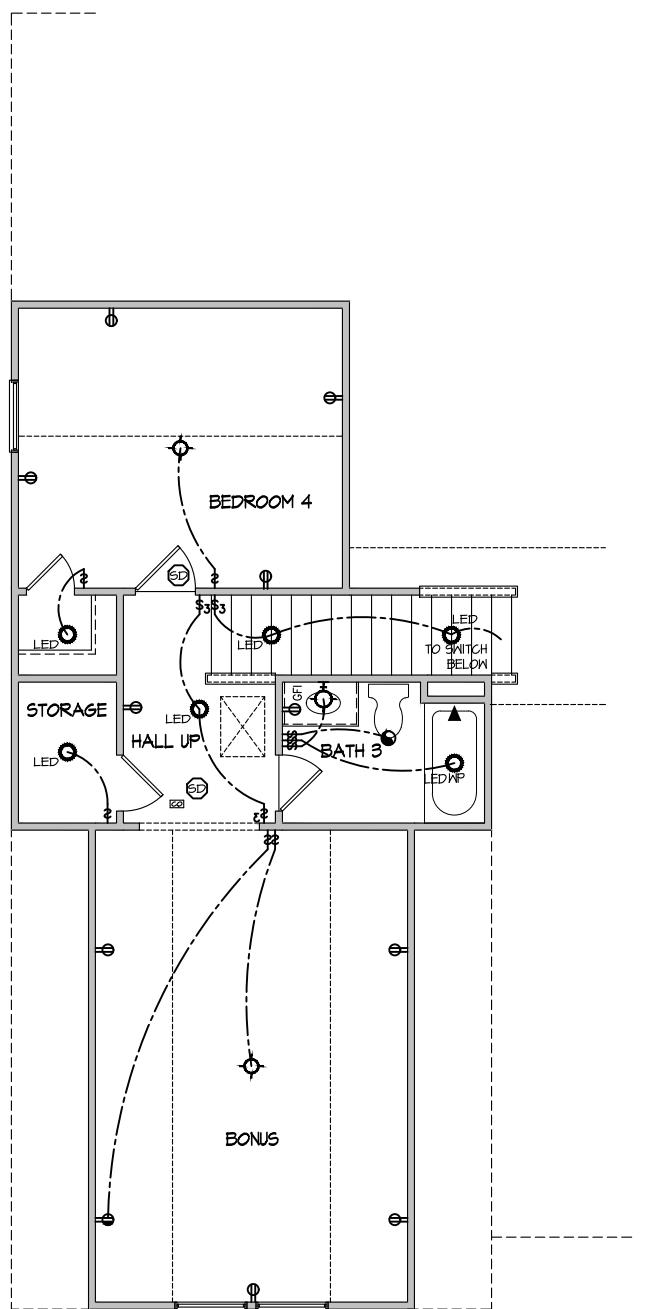
REVISION	DATE
4-RALE	02-24-2022

UPDATED	DATE
02-19-2025	

DATE: 11/26/2005 1:24 PM

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
SD	SMOKE DETECTOR - WIRED IN SERIES
•	EXHAUST FAN MOTOR
□	CO DETECTOR
☒	DOOR CHIME
□	LIGHT FIXTURE - WALL MOUNTED
□	LIGHT FIXTURE - CEILING MOUNTED
□	LIGHT FIXTURE - RECESSED CAN
□	LIGHT FIXTURE - LED SURFACE MOUNTED
□P	FULLCHAIN LAMPHOLDER
□K	KEYLESS LAMPHOLDER

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ELECTRICAL PLAN  
SECOND FLOOR - ELEV. I

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

HOUSE NAME:  
COOPER 3  
DRAWING TITLE  
SECOND FLOOR ELECTRICAL

SHEET No.  
12

MASTER PLAN INFORMATION  
REVISION DATE  
4-RALE 02-24-2022  
UPDATED DATE  
02-19-2025  
DRAWN BY:  
ITS  
DATE: 11/26/2025  
PLAN NO.  
1777

DRB  
HOMES

GENERAL STRUCTURAL NOTES	
<b>FOUNDATION</b>	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.</li> <li>FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.</li> <li>FASTEN 2x SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:           <ul style="list-style-type: none"> <li>1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. 7" MIN. EMBEDMENT (CONC.)</li> <li>SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC.)</li> <li>SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU)</li> </ul>           (REFER TO DETAILS FOR 10' TALL WALL ANCHOR REQUIREMENTS)         </li> <li>ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.</li> <li>BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE &amp; FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER &amp; HARDWARE SUPPLIERS TO COORD.</li> <li>BASEMENT INTERIOR BEARING WALLS &amp; EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SPF OR SYP, "STUD" GRADE OR BETTER.</li> <li>CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:           <ul style="list-style-type: none"> <li><math>f'_c</math> = 4,000 psi; FOUNDATION WALLS</li> <li>2,500 psi; FOOTINGS &amp; INTERIOR SLABS ON GRADE</li> <li>3,000 psi; GARAGE &amp; EXTERIOR SLABS ON GRADE</li> <li><math>f_y</math> = 60,000 psi</li> </ul> </li> <li>BASEMENT FOUNDATION WALL DESIGN BASED ON:           <ul style="list-style-type: none"> <li>9' OR 10' HEIGHT (AS NOTED ON PLANS)</li> <li>TALLER WALLS MUST BE ENGINEERED.</li> <li>NOMINAL WIDTH (4 1/2" FOR 10" THICK WALL).</li> </ul> </li> <li>BASEMENT WALL DESIGN IS BASED ON 60 PCF BACKFILL SOIL TYPE CLASSIFICATIONS (SC, MC-CL, OR CL).</li> <li>BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.</li> <li>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.           <ul style="list-style-type: none"> <li>FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 W/ (2)2x6 JACK STUDS, U.N.O.</li> <li>LARGER OPENINGS SHALL BE PER PLAN.</li> </ul> </li> <li>ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.</li> <li>ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.</li> <li>FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 15% COMPACTED FILL.</li> <li>PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.           <ul style="list-style-type: none"> <li>JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)</li> <li>JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1.5 RATIO</li> <li>CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS</li> </ul> </li> <li>CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C210, TYPE S. CMU DESIGN PER ACI 530 &amp; 530.1.</li> <li>CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 4 GA. MINIMUM @ 16" O.C.</li> <li>PROVIDE 2x6 (MIN) x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE FASTENED PER ANCHORAGE SPECIFICATIONS NOTED ABOVE. TOP 2 COURSES (MIN) OF PIER TO BE GROUTED SOLID (8 COURSE MAX. PIER HEIGHT).</li> <li>PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE. TOP 2 COURSES (MIN) OF WALL TO BE GROUTED SOLID (8 COURSE MAX. WALL HEIGHT).</li> <li>DIMENSIONS BY OTHERS, BUILDER TO VERIFY.</li> <li>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.</li> </ul>	

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<b>FOUNDATION</b>	
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FLOOR FRAMING	
<ul style="list-style-type: none"> <li>I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT MK FOR MARBLE FLOOR DESIGNS)</li> <li>AT 1-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.</li> <li>METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.</li> </ul>	
<ul style="list-style-type: none"> <li>FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STUD-I-FLOOR" 24" O.C. EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND - 2 1/4" x 0.13" NAILS @ 6" O.C. @ PANEL EDGES &amp; @ 12" O.C. FIELD.</li> <li>- 2 3/4" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES &amp; @ 8" O.C. FIELD.</li> <li>- 2 3/4" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES &amp; @ 6" O.C. IN FIELD.</li> <li>- #6 x 2" MIN. SCREWS @ 6" O.C. @ PANEL EDGES &amp; @ 12" O.C. FIELD.</li> </ul>	
LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B.	

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS	
THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:	
120 MPH WIND IN 2018 NCSBC:RC	
(120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.	

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 GIRDERS/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:

- ROOF TRUSS: 1/4" DEAD LOAD
- FLOOR TRUSS, ATTIC TRUSS, & I-JOISTS: 1/8" DEAD LOAD
- FLOOR TRUSS & ATTIC TRUSS 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) 1 1/4" x 1 1/8" - F	3/8" x 1 1/8" - F	(3) 1 1/4" x 1 1/8" - F	STEEL FLITCH PLATES - F	W12x14 - F
002	(3) 1 1/4" x 1 1/8" - F	5/8" x 1 1/8" - F	(4) 1 1/4" x 1 1/8" - F	STEEL FLITCH PLATES - F	W12x14 - F
003	(2) 1 1/4" x 1 1/8" - F	3/8" x 1 1/8" - F	(3) 1 1/4" x 1 1/8" - F	STEEL FLITCH PLATES - F	W12x14 - F
004	(2) 1 1/4" x 1 1/8" - D	3/8" x 1 1/8" - D	(2) 1 1/4" x 1 1/8" - D	(2) 2x10 + (1) 1 1/4" x 1 1/8" STEEL FLITCH PLATES - D	W8x10 - 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 E5D20 FOR TYPICAL FLITCH BEAM CONNECTIONS
  - REFER TO DETAIL E5D20 FOR TYPICAL STEEL BEAM CONNECTIONS
  - FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BEHIND BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3" x 0.120" NAILS @ 8" O.C.
  - FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES AT TOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3" x 0.120" NAILS @ 8" O.C.

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	
CONDITIONS ONLY: UTILIZE SIMPSON SET EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 10" (FOR 5/8" 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.	

NON-BEARING HEADER 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.)

NOTES:

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

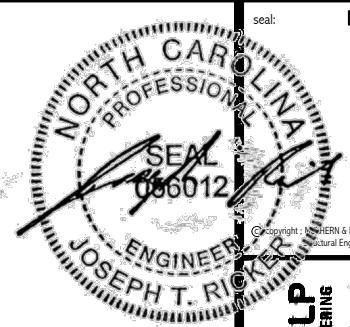


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M&K project number: 126-22076  
project mgr: JTR  
drawn by: GTK  
issue date: 06-11-25  
REVISIONS:  
date: initial:  
11-10-25 JAD  
12-01-25 RPP





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GTK  
06-11-25

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Page 10

DR HOMES

**FARM AT NEIL'S CREEK**  
LOT 174 - COOPER 1  
RALEIGH, NC

2.0

## 2ND FLOOR/LOW ROOF FRAMING PLAN

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

## ALTERNATE F.J MANUFACTURERS

- FLOOR JOISTS BY MANUFACTURER'S OTHER THAN THOSE SHOWN ON PLAN SHALL CONFORM TO THE APA PERFORMANCE RELATED I-JOISTS DESIGN AND CONSTRUCTION GUIDE. MINIMUM JOIST PROPERTIES INCLUDING, BUT NOT LIMITED TO, ALLOWABLE SHEAR, ALLOWABLE MOMENT, STRENGTH, AND STIFFNESS, SHALL MEET OR EXCEED THOSE LISTED FOR THE PRI-60 SERIES I-JOISTS. ALL ALLOWABLE HOLES, BEARING STIFFENERS, AND JOIST TO JOIST CONNECTIONS ARE PEEI THE JOIST MANUFACTURER.

## LEGEND

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

REFER TO SO.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

## ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	3 $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	(3) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	(2) 2x12 + (1) $\frac{3}{8}$ " x 11 $\frac{1}{8}$ " STEEL FLITCH PLATES - F	W12x14 - F
002	(3) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	5 $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	(4) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	(2) 2x12 + (1) $\frac{3}{8}$ " x 11 $\frac{1}{8}$ " STEEL FLITCH PLATES - F	W12x14 - F
003	(2) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	3 $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	(3) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - F	(2) 2x12 + (1) $\frac{3}{8}$ " x 11 $\frac{1}{8}$ " STEEL FLITCH PLATES - F	W12x14 - F
004	(2) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - D	3 $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - D	(2) $\frac{1}{2}$ " x 11 $\frac{1}{8}$ " - D	(2) 2x12 + (1) $\frac{3}{8}$ " x 11 $\frac{1}{8}$ " STEEL FLITCH PLATES - D	W8x10 - 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 BEHIND 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.

3" O.C. EDGE NAILING  
(SEE NOTES)

ROOF TRUSSES @ 24" O.C. TO ABOVE

MONO R.T.  
@ 24" O.C.

STRUCT. GABLE END TRUSS

ROOF TRUSSES  
@ 24" O.C.

2 SD2.1

ROOF DRAG TRUSS  
(100 PLF CAP.)

VALLEY TRUSS  
OVERFRAMING  
@ 24" O.C.

4x4 P.T. POST  
SIMPSON BC52-2/4 POST  
CAP & ABN442 POST BASE,  
SEE DETAIL 3.SD3.0  
3/5D3.0

11 1/8" TJI 210-OR-  
11 1/8" BCI 5000s @ 19.2" O.C.

END JOIST

LOW ROOF TRUSSES TO  
FORM BEARING WALL FOR  
HIGH ROOF TRUSSES. FIELD  
APPLY (2)2x4, TOP PLATE

BEAM 004

END JOIST

END JOIST

11 1/8" TJI 210-OR-  
11 1/8" BCI 5000s @ 19.2" O.C.

11 1/8" TJI 210-OR- 11 1/8" BCI 5000s  
@ 16" O.C. UNDER BATHROOM

VALLEY TRUSS  
OVERFRAMING @ 24" O.C.

VALLEY TRUSS  
OVERFRAMING @ 24" O.C.

ATTIC ROOF TRUSSES @ 24" O.C.

SD2.0

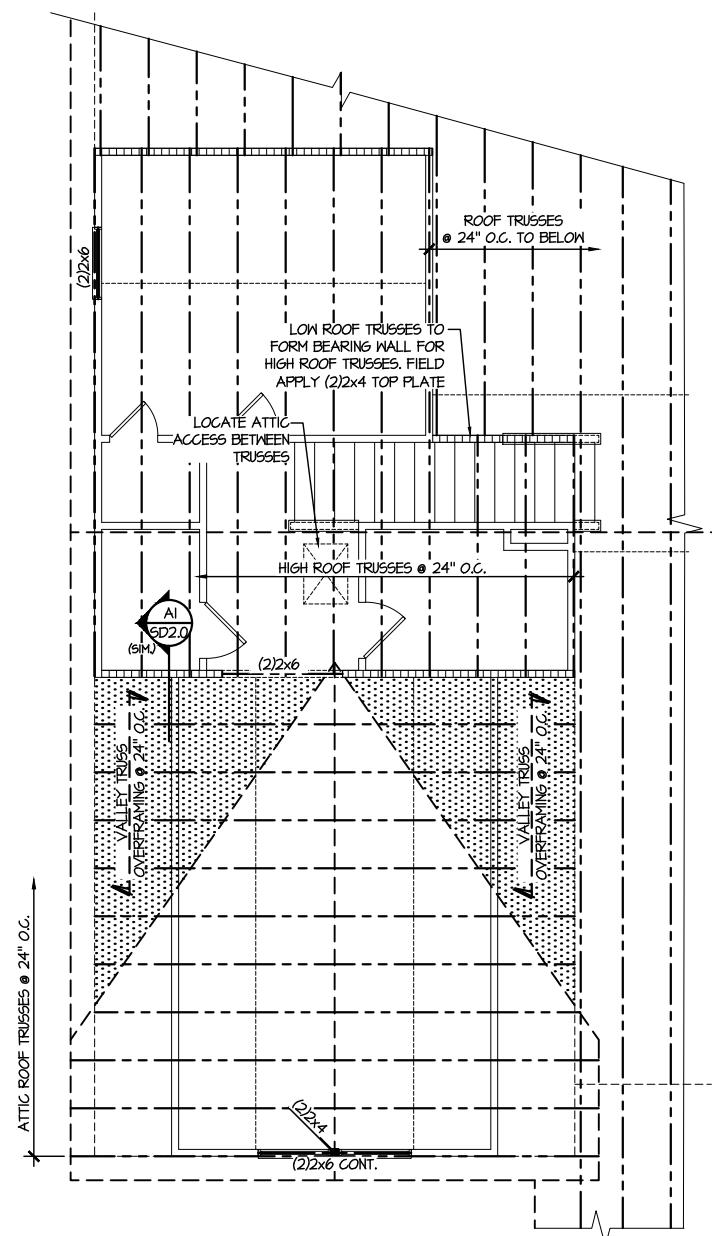
(2)2x12 CONTINUOUS HEADER  
FULL WIDTH OF PORTAL FRAME

(2)2x10 DROPPED

(2)2x6 CONT.

4x4 P.T. POST W/  
SIMPSON BC52-2/4 POST  
CAP & ABN442 POST BASE,  
SEE DETAIL 3.SD3.0

PORTAL FRAME  
PROVIDE BRACING PER DETAIL 1.SD2.2



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

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

REFER TO SO.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

S3.0

ROOF FRAMING PLANS  
FARM AT NEIL'S CREEK  
LOT 174 - COOPER 1  
RALEIGH, NC

M&K project number:  
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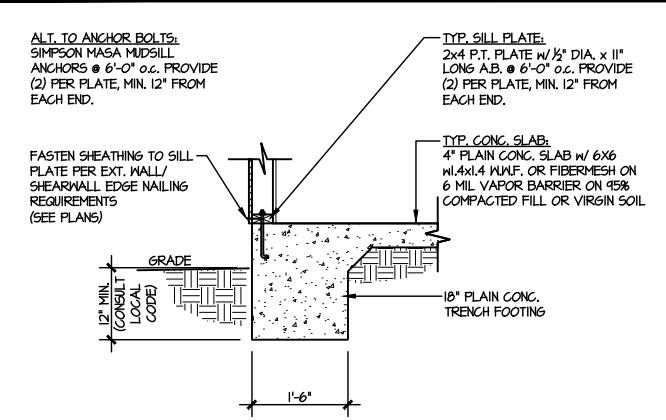
project mgr: JTR  
drawn by: GTK  
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HOMES

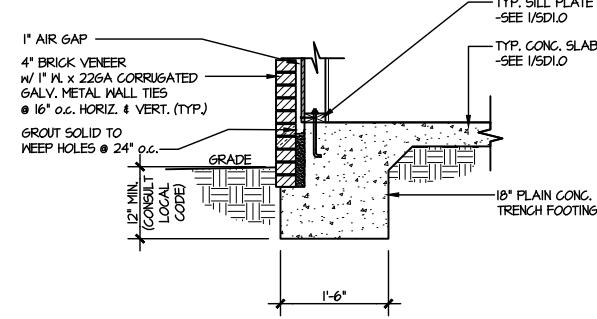
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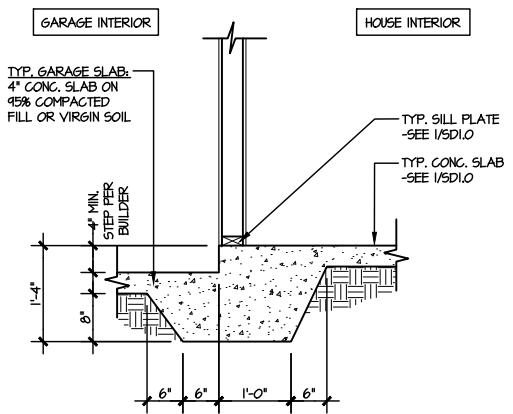
**TYPICAL SLAB ON GRADE PERIMETER FOOTING**

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



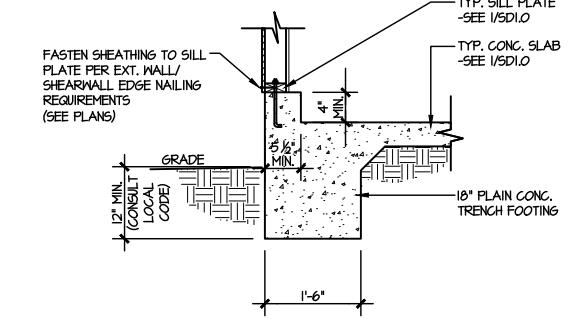
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SCALE: 3/8"=1'-0"



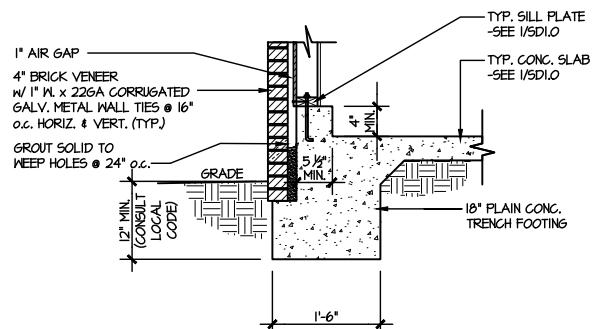
**TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING**

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



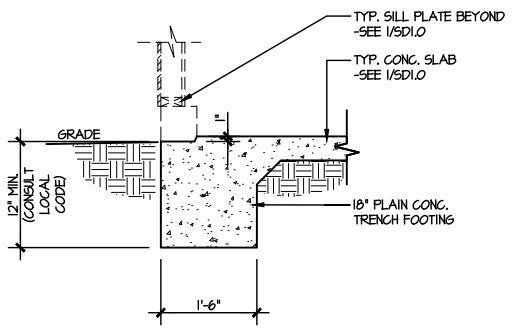
**TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING**

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



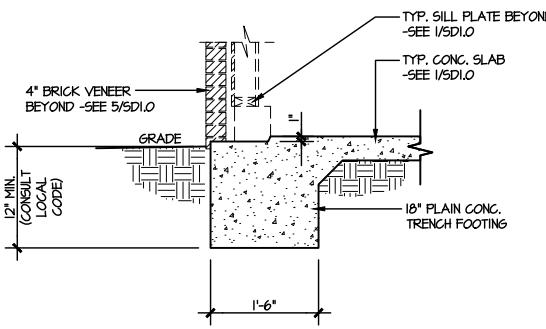
**TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING**

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



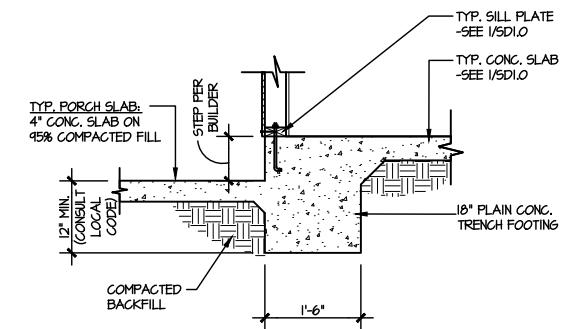
**TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING**

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



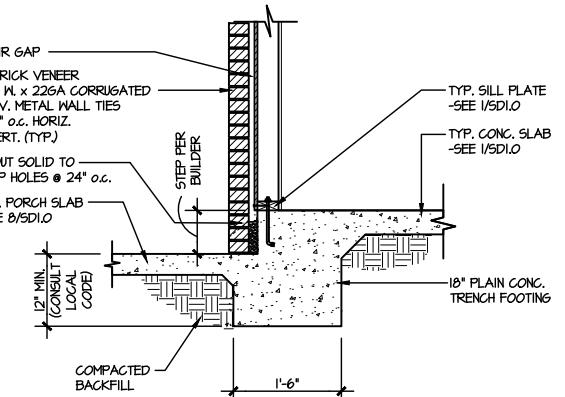
**TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING**

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



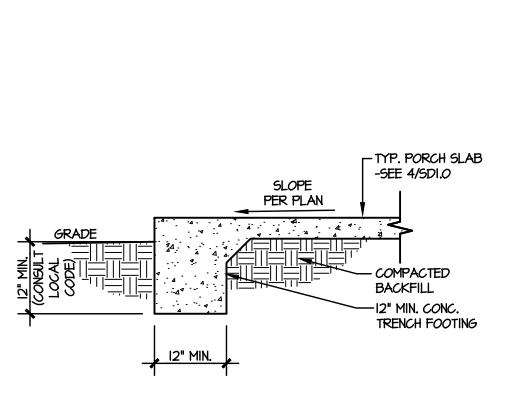
**TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO**

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



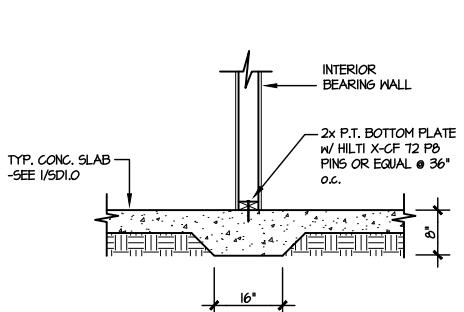
**TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO**

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



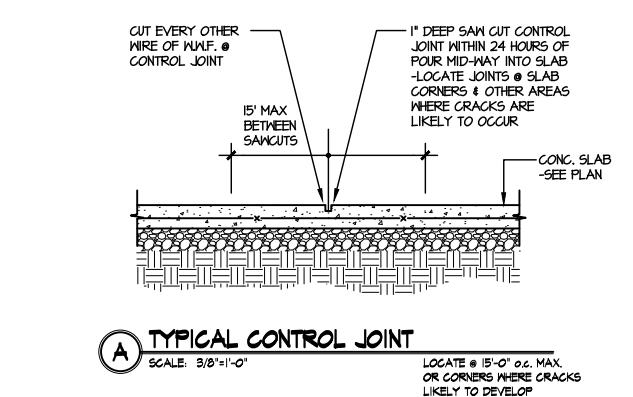
**TYPICAL FOOTING @ PORCH SLAB**

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



**TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL**

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



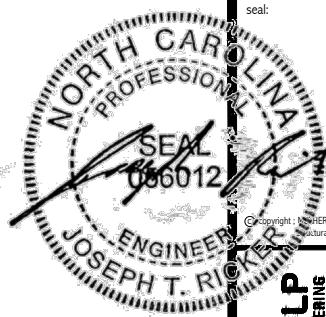
**TYPICAL CONTROL JOINT**

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

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

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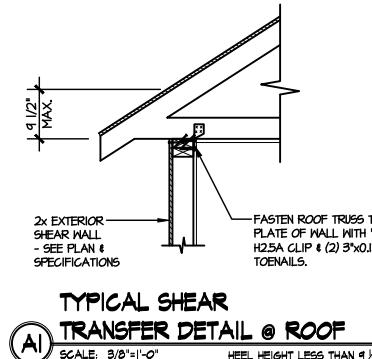
**DRB HOMES**

FOUNDATION DETAILS  
FARM AT NEIL'S CREEK  
LOT 174 - COOPER 1  
RALEIGH, NC

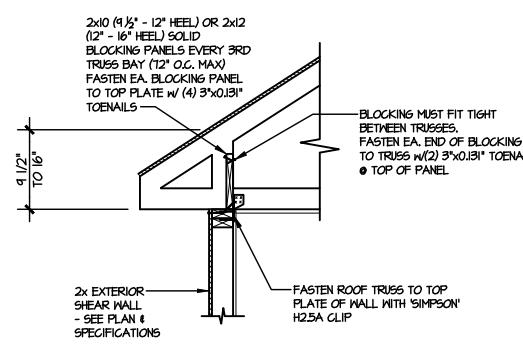
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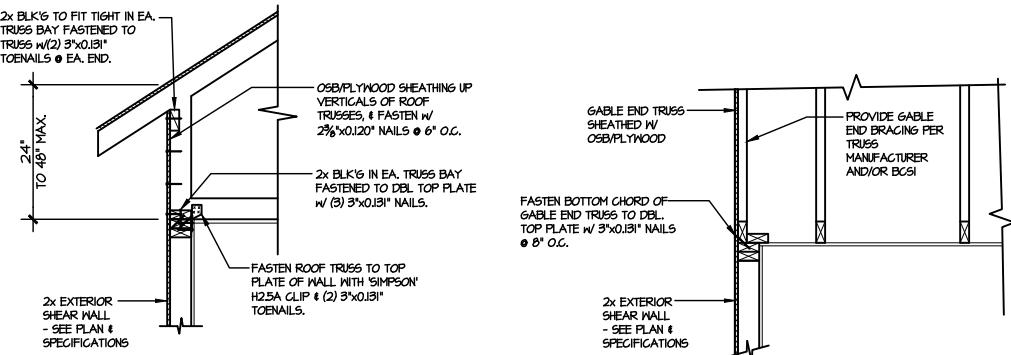
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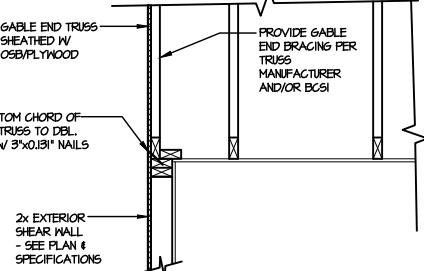
**TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
**(A1)** SCALE: 3/8"=1'-0"



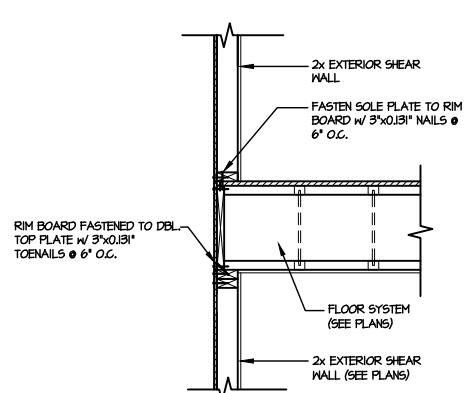
**TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
**(A2)** SCALE: 3/8"=1'-0"



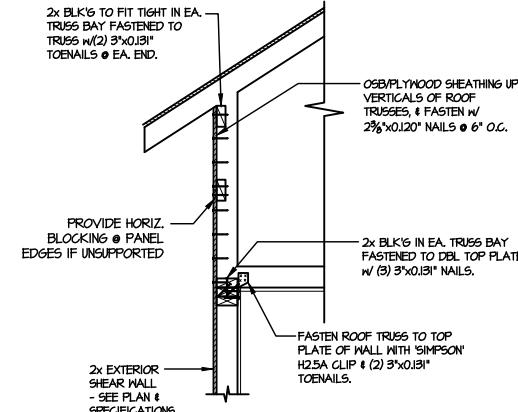
**TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
**(A3)** SCALE: 3/8"=1'-0"



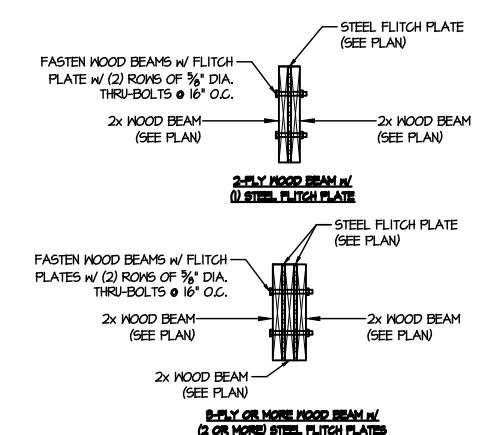
**TYPICAL GABLE END DETAIL**  
**(B)** SCALE: 3/8"=1'-0"



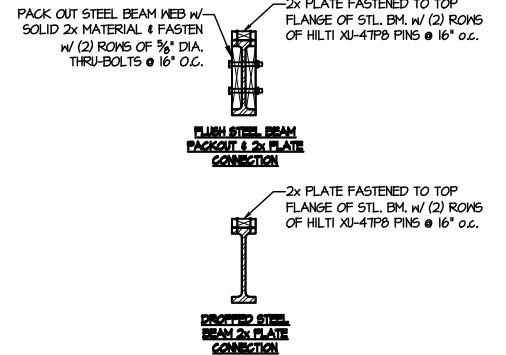
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
**(C)** SCALE: 3/8"=1'-0"



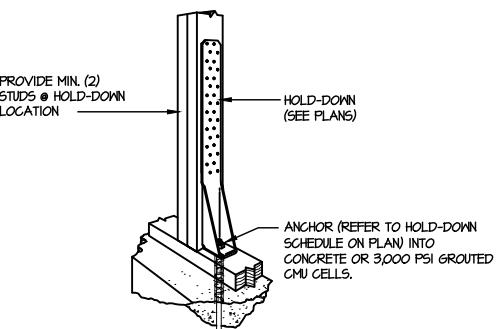
**TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
**(I)** SCALE: 3/8"=1'-0"



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



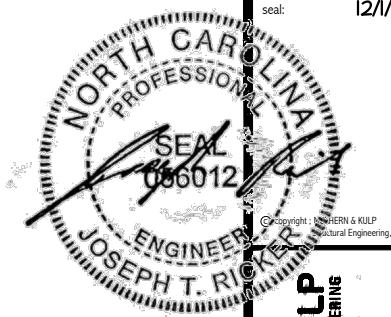
**TYPICAL STEEL BEAM CONNECTION DETAIL**  
**(E)** SCALE: 3/4"=1'-0"



**TYPICAL HOLD DOWN INSTALLATION**  
**(F)** SCALE: N.T.S.

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 drawn by: **GTK**  
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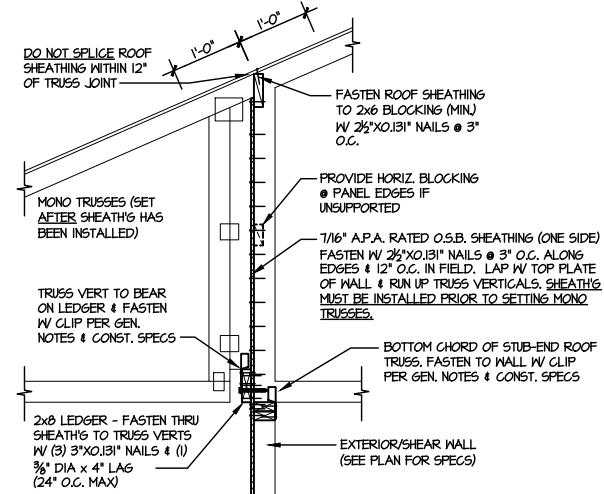
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**DRB HOMES**

**FRAMING DETAILS**  
**FARM AT NEIL'S CREEK**  
 LOT 174 - COOPER 1  
 RALEIGH, NC

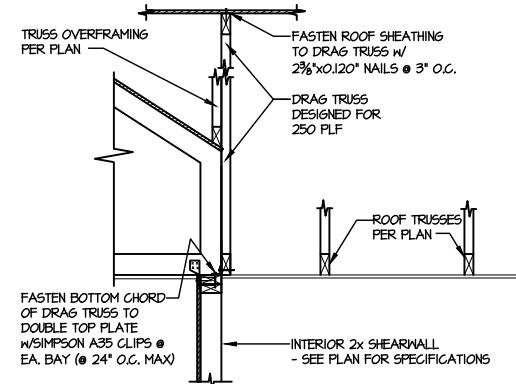
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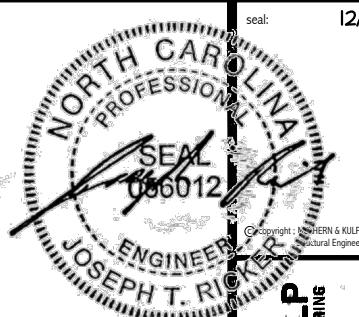
**SHEAR TRANSFER DETAIL @  
BREAK IN TRUSSES OVER SHEAR WALL**

SCALE: 5/16"=1'-0" - 22x64  
5/16"=1'-0" - 16x7



**SHEAR TRANSFER DETAIL  
AT INTERIOR SHEARWALL BELOW**

SCALE: 5/16"=1'-0"



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**HOMES**

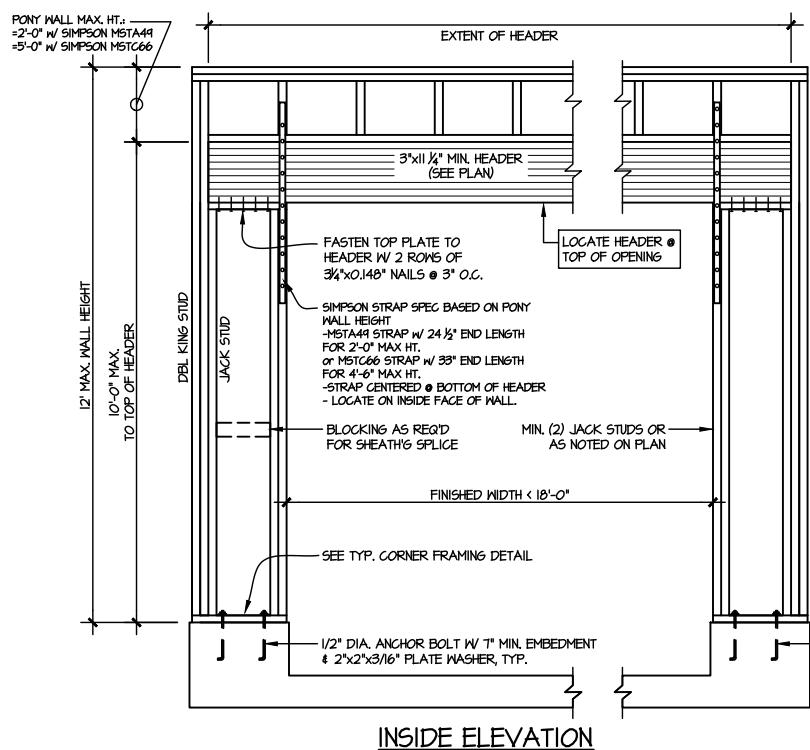
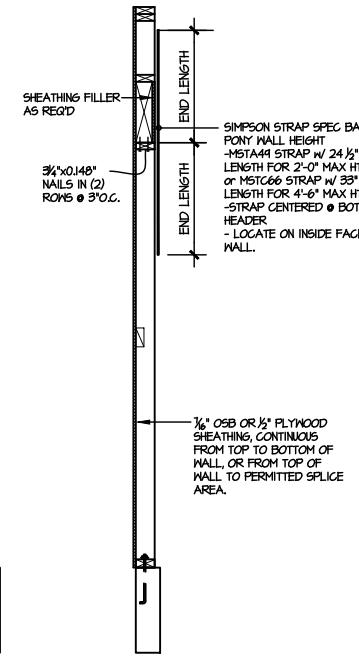
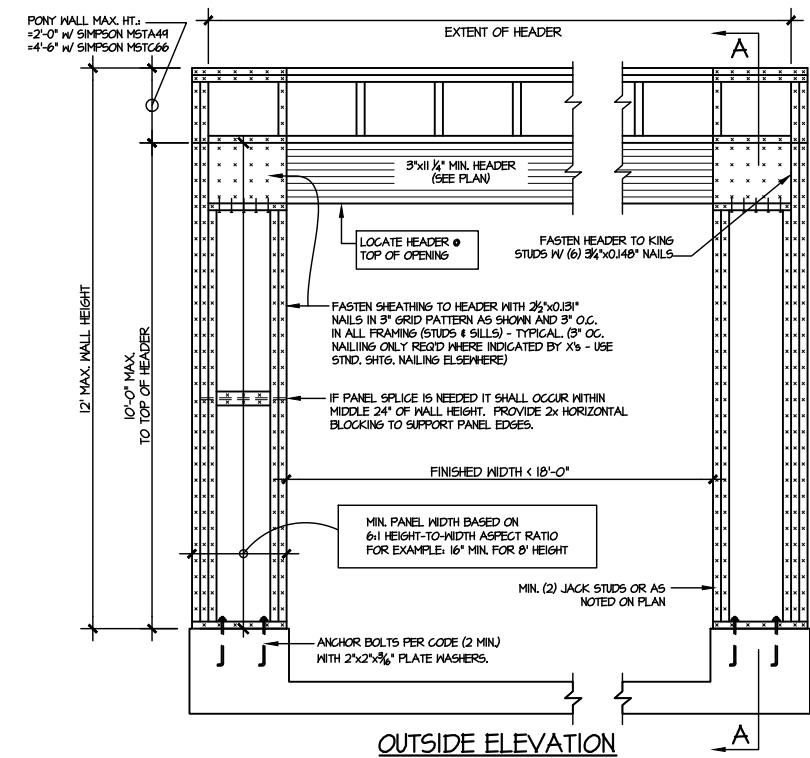
**FRAMING DETAILS**  
FARM AT NEIL'S CREEK  
LOT 174 - COOPER 1  
RALEIGH, NC

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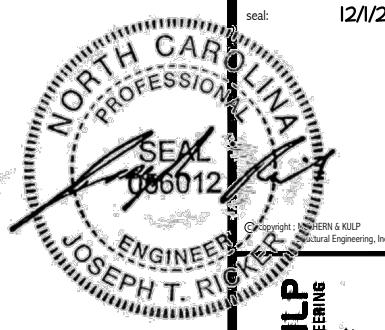
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**SD2.1**



TWO SIDED GARAGE PORTAL FRAME BRACING  
ELEVATION ON CONCRETE STEM

SCALE: N.T.S.



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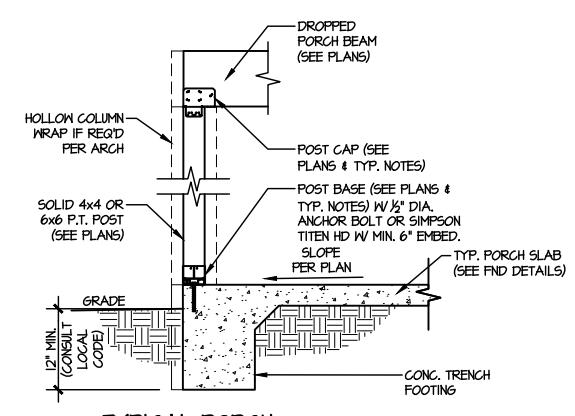
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FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 174 - COOPER 1  
RALEIGH, NC

SD2.2



FARM AT NEIL'S CREEK  
LOT 174 - COOPER 1  
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SD3.0

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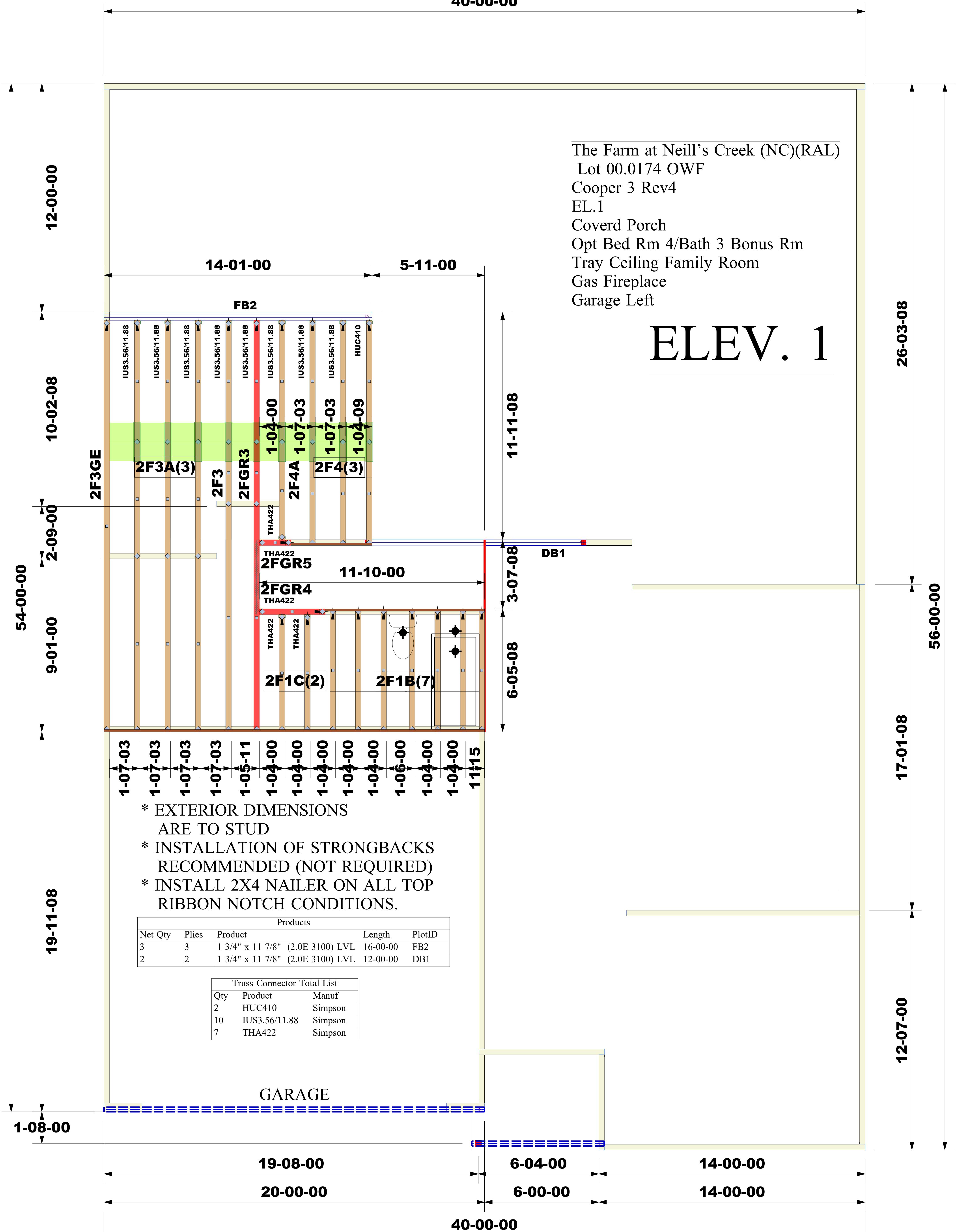
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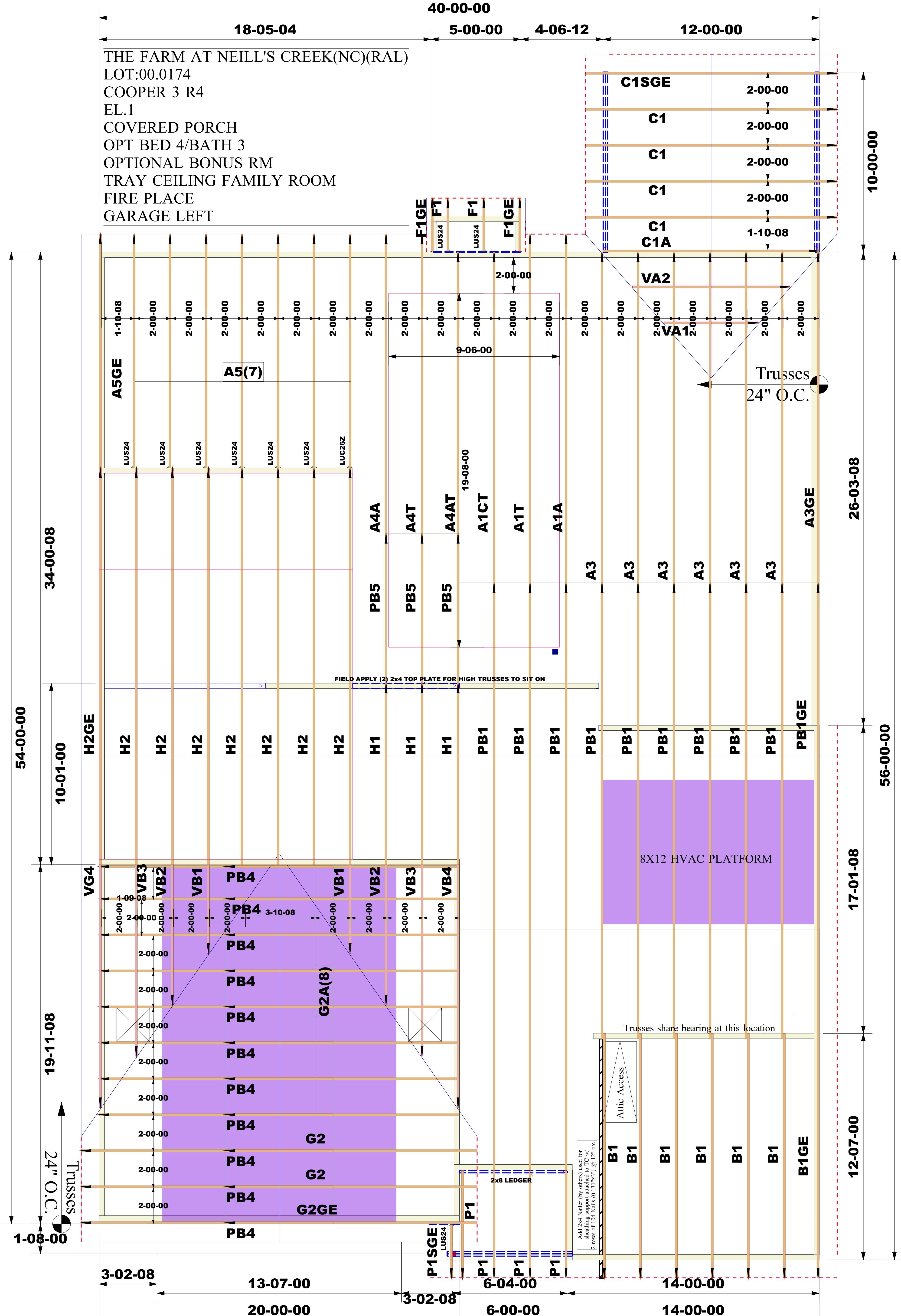
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Job #: 2505-7781	WARNING: CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR THE TRUSS FABRICATOR. IT IS THE RESPONSIBILITY OF THE TRUSSER AND CONTRACTOR TO SEEK PROFESSIONAL ADVICE REGARDING THE ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TIPPING AND DOMESTIC DUE TO THE WEIGHT OF THE TRUSS. PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS, SEE "BRACING WOOD TRUSSES CONVENTIONAL AND RECOMMENDATIONS" (BCSI 1) FOR FURTHER INFORMATION.	NOTE: IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER OR ARCHITECT TO PROVIDE AN APPROPRIATE CONNECTION FOR TRUSSES TO SUPPORT THE STRUCTURE AS REQUIRED AND SHOWN ON THIS ENGINEERED SPECIFICATIONS. CONSIDERATIONS FOR MECHANICAL EQUIPMENT AND/OR PLUMBING (AND THEIR CONNECTIONS) IN TRUSS SPACE MUST BE MADE AND APPROVED BY THE APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.	Customer: DRB Raleigh Job Name: The Farm at Neill's Creek Lot 00.0174 OWF Lot #: 00.0174 Model Name: COOPER 3	Third-Party Quality Assurance Licensee TPI Plant W974 Structural, LLC 201 Poplar Avenue Thurmont, MD 21788 Phone: 301-271-7591
Designer: Rajkumar yadav				
Sales Rep: Robbie Zarobinski				
<b>AS</b>				

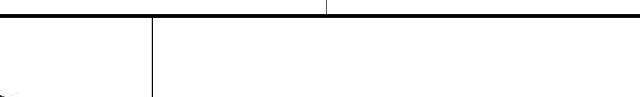
# ROOF TRUSS LAYOUT

## SCALE: NTS



Truss Connector Total List		
Qty	Product	Manuf
1	LUC26Z	Simpson
11	LUS24	Simpson
145	QH25A	Si

EXTERIOR DIMENSIONS ARE  
TO STUD.  
TOE-NAIL CONNECTIONS U.N.O.  
TRUSSES @ 2' O/C U.N.O.  
SEE PROFILE DWGS. FOR TRUSS  
ORIENTATION BEFORE INSTALLATION.

Job #:	<b>2505-7782</b>	<b>WARNING:</b>  CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR THE TRUSS MANUFACTURER. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING THE ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND DOMINOING DURING ERECTION; AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCSI 1) FOR FURTHER INFORMATION.  TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND/OR BOTTOM CHORDS, THEY SHALL BE BRACED AS SPECIFIED ON THE ENGINEERED DESIGN. TRUSSES SHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.	<b>NOTE:</b>  IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER OR ARCHITECT TO PROVIDE AN APPROPRIATE CONNECTION FOR TRUSSES TO SUPPORTING STRUCTURE PER REACTIONS SHOWN ON TRUSS ENGINEERING. SPECIAL CONSIDERATIONS FOR MECHANICAL EQUIPMENT AND/OR PLUMBING (AND THEIR CONNECTIONS) IN TRUSS SPACE MUST BE DIAGRAMMED BY BUILDER ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.  THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN WTCA 1-1995 "DESIGN RESPONSIBILITIES". ACCORDINGLY, IT DISCLAIMS ANY RESPONSIBILITIES AND/OR LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING THE INSTALLATION, AND BRACING OF TRUSSES MANUFACTURED BY THIS COMPANY.	<b>Customer:</b> DRB Raleigh  <b>Job Name:</b> The Farm at Neill's Creek Lot  <b>00.0174 Roof</b>  <b>Lot #:</b> 00.0174  <b>Model Name:</b> COOPER 3	 Third-Party Quality Assurance Licensee TP Plan W974	
Designer:	<b>Rajkumar yadav</b>					
Sales Rep:	<b>Robbie Zarobinski</b>					