# CALLAWAY-RALE

RALEIGH - LOT 00.0155 THE FARM AT NEILL'S CREEK

(MODEL# 2244)

ELEVATION 1 - GL

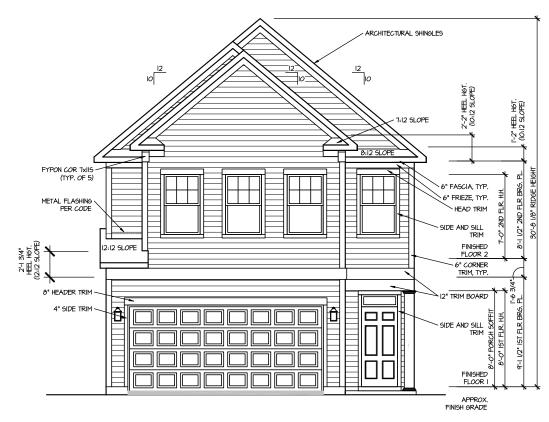
# 103 HOMES

AREA CALCULATIONS  ELEVATION 1  FIRST FLOOR  GARAGE  FRONT PORCH - ELEVATION 1  SECOND FLOOR  OPTIONS  COVERED PORCH		HEATED 955 SF 1334 SF	COVERED / UNHEATED  414 SF 35 SF  237 SF	UNCOVERED
	TOTAL	2289 SF	686 SF	

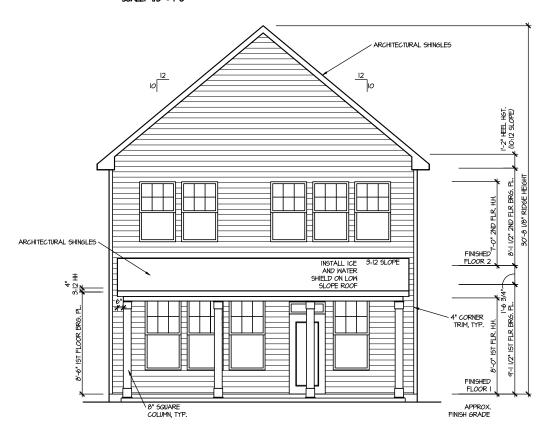
## 85 Little Branch Drive

LOT	LOT SPECIFIC					
1	1 LOT 00.0155 THE FARM AT NEILL'S CREEK					
		CALLAWAY REV. RALE 98 ELEVATION 1				
2	ADDRESS	85 LITTLE BRANCH DR LILLINGTON, NC 27546				
	-					
<u> </u>	-					
-						
	<u> </u>					
	-					
$\vdash$	+					
$\vdash$						
L						
$\vdash$	-					
$\vdash$	1					
L	-					
	-					
	<del> </del>					

<u>INDEX</u>	
I	



### FRONT ELEVATION I SCALE: 1/8" = 1'-0"



REAR ELEVATION I Scale: 1/0' = 1'-0'

ot 00.0155.dwg DATE: 6/10/2025 9:54 AM

DRAWN BY:
ITS

DATE: 06/10/2025

PLAN NO.
2244

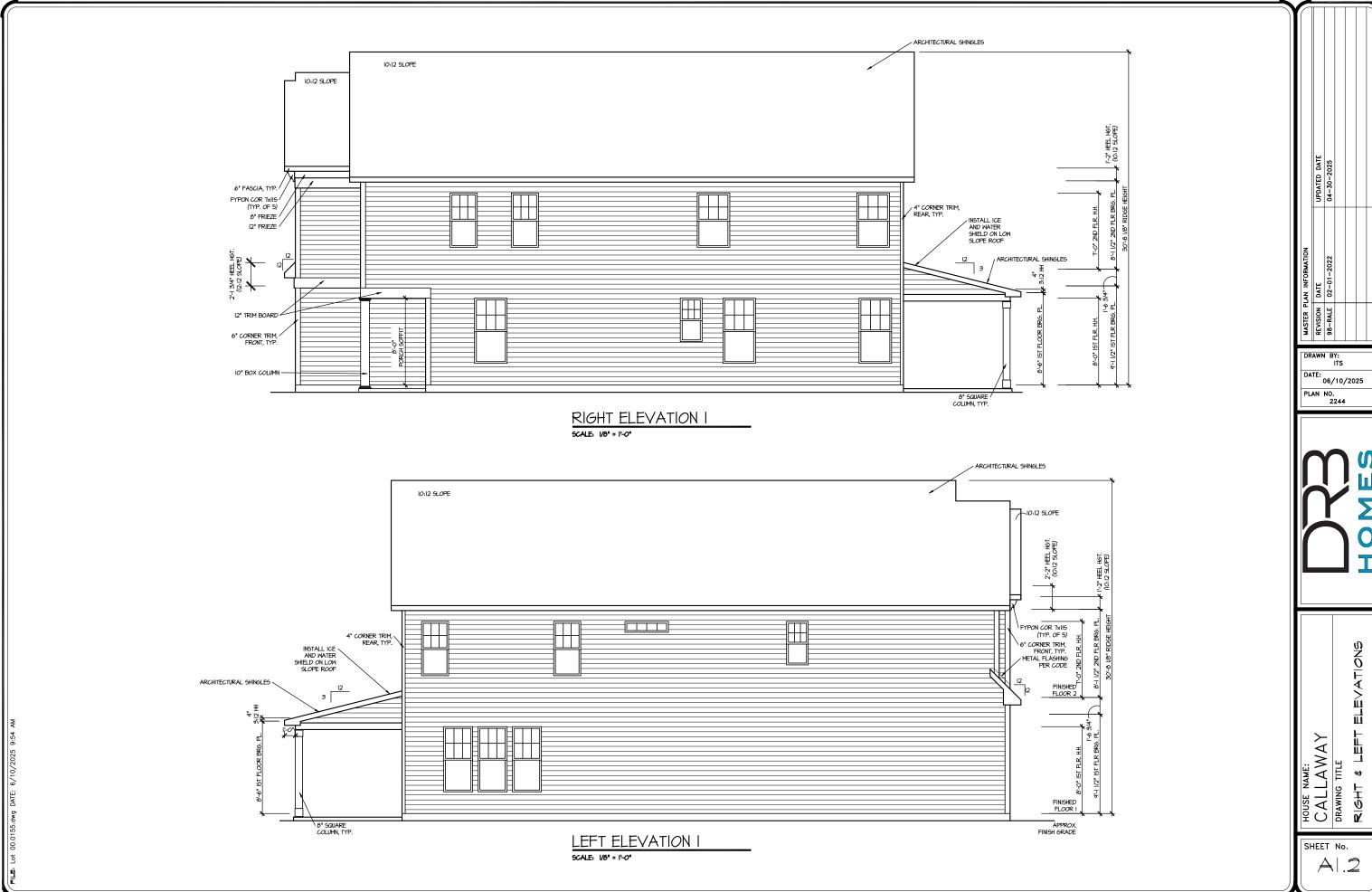
REVISION 98-RALE

THE REAR ELEVATIONS

HOUSE NAME:
CALLAWAY
DRAWING TITLE
FRONT & REAR

SHEET No.

A|.|



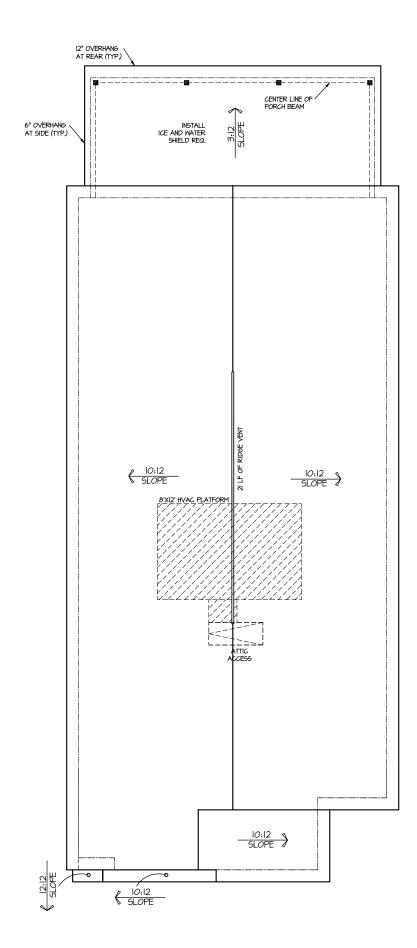
| ROOF VENTILATION CALCULATIONS: | ROOF AREA = 1570 50; FT. | OVERALL REQUIRED VENTILATION: | 1 TO 150 = 1041 50; FT. | 1 TO 300 = 5.23 50; FT. | 50% IN TOP THIRD = 2.62 50; FT. (1 TO 300) NET

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) | II6 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 4.59 SQ. FT. | O POD VENT X 61 SQ. IN. = 0 SQ. FT. | 5.56 Sq. FT. IN BOTTOM TWO THIRDS | I TO 300 ALLOWED|

| UPPER VENTING: (TOP 1/3 RD) | 21 LINEAR FEET OF RIDGE X IB 5Q. IN = 2.63 SQ. FT. | 0 POD VENT X 61 SQ. IN = 0 SQ. FT. | 15 SQ. FT. IN TOP THIRD | 1 TO 300 ALLOWED)

TOTAL ROOF VENTILATION: 1.22 SQ. FT. > 5.23 SQ. FT. (RQ'D)



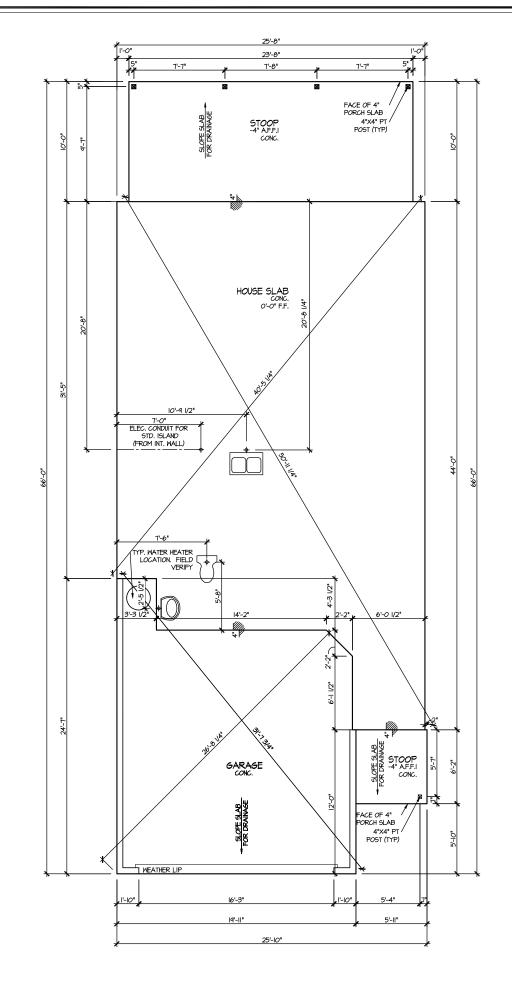
DRAWN BY: DATE: 06/10/2025 PLAN NO. 2244

HOUSE NAME:
CALLAWAY
DRAWING TITLE
ROOF PLAN

SHEET No.

ROOF PLAN ELEV. I

AI.3



	D DATE	-2025				
	UPDATED DATE	04-30-2025				
MASTER PLAN INFORMATION	DATE	98-RALE 02-01-2022				
MASTER P	REVISION DATE	98-RALE				
-						
DR	AWN		r: ITS			
DATE: 06/10/2025						

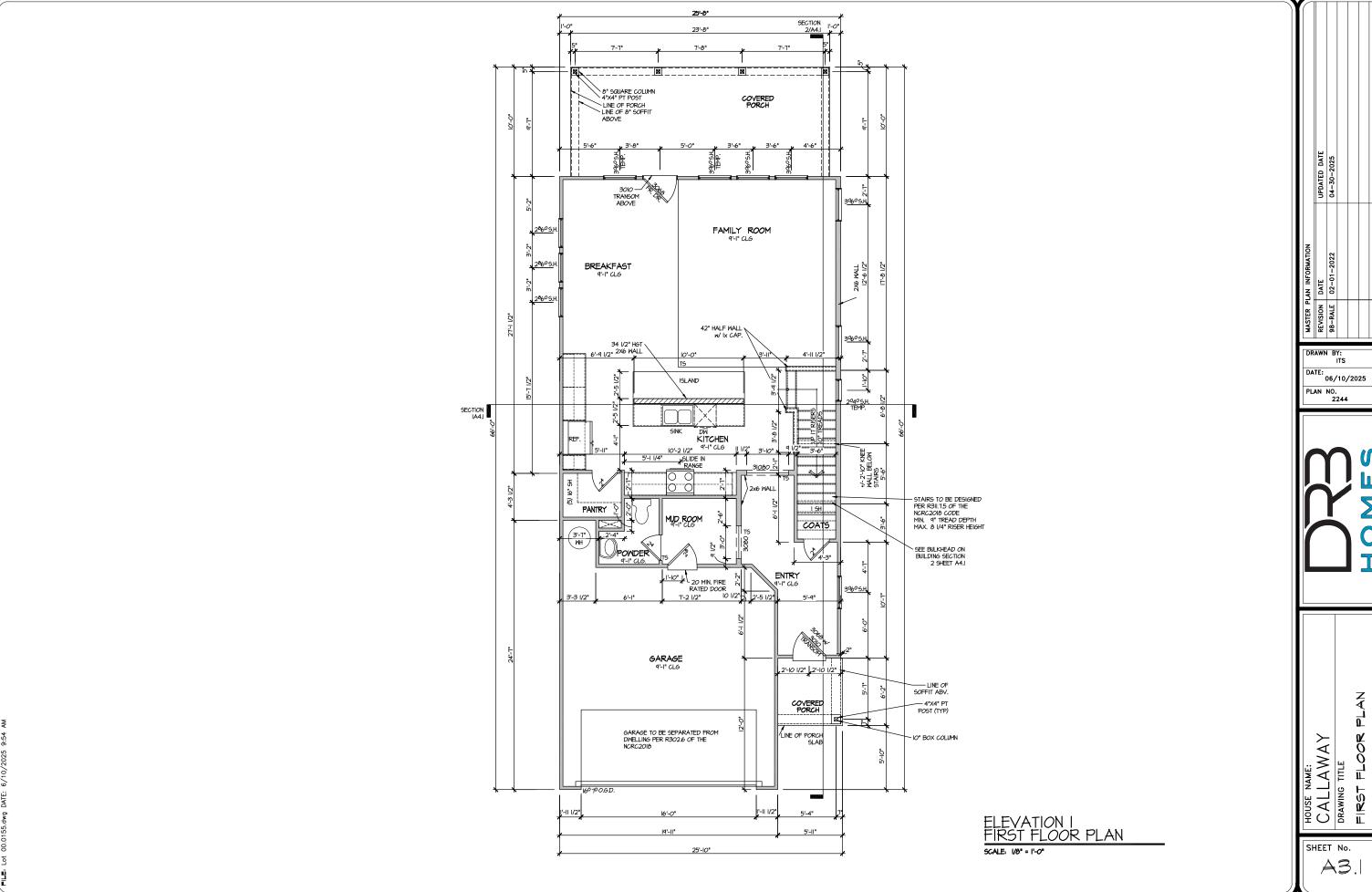
PLAN NO. 2244



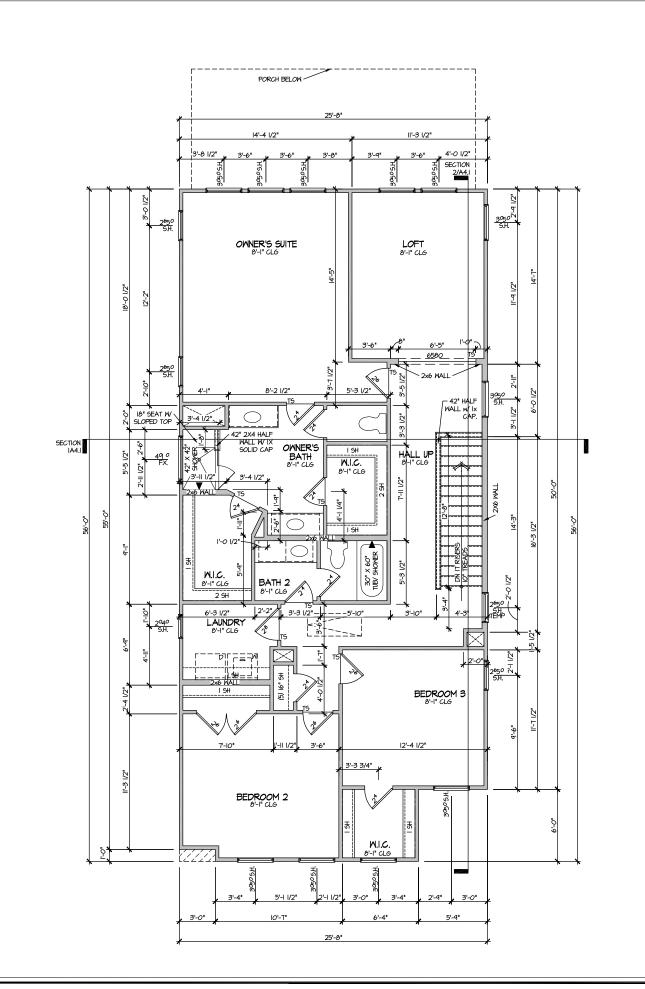
HOUSE NAME:
CALLAWAY
DRAWING TITLE
SLAB PLAN

SHEET No. A2.1

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









DATE: 06/10/2025 PLAN NO. 2244



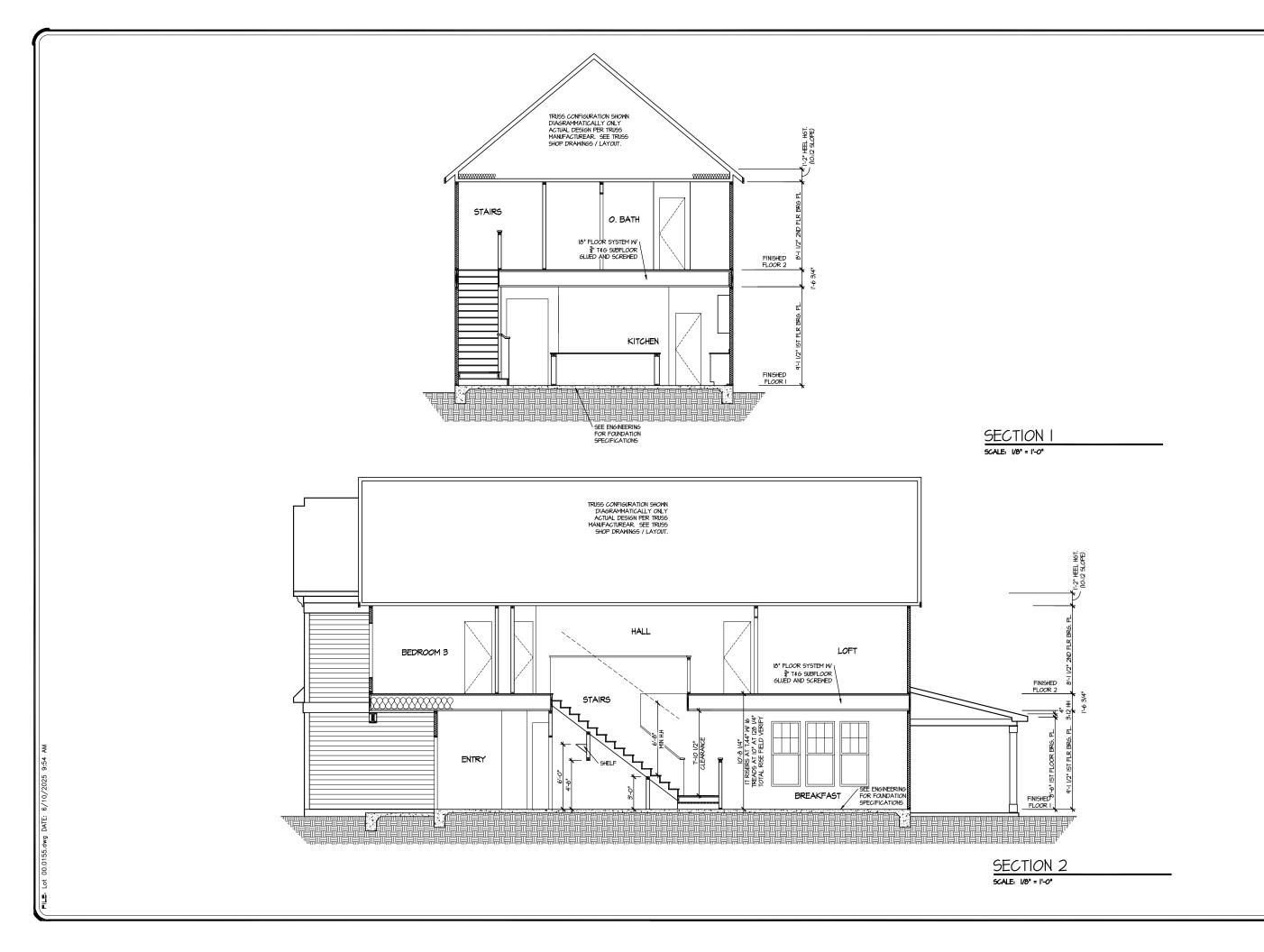
HOUSE NAME:
CALLAWAY
DRAWING TITLE
SECOND FLOO

SHEET No.

ELEVATION I SECOND FLOOR PLAN

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

A3.2

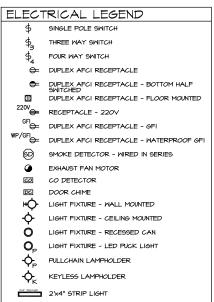


DRAWN BY: ITS DATE: 06/10/2025 PLAN NO. 2244

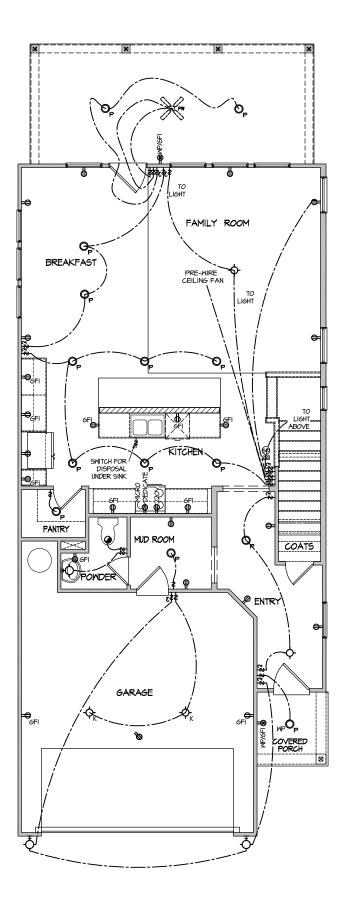


HOUSE NAME:
CALLAWAY
DRAWING TITLE
SECOND FLOOR PLAN

SHEET No.



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





DRAWN BY: ITS DATE: 06/10/2025 PLAN NO. 2244

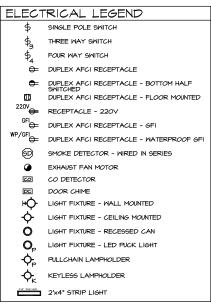


TLE TOOR ELECTRICAL

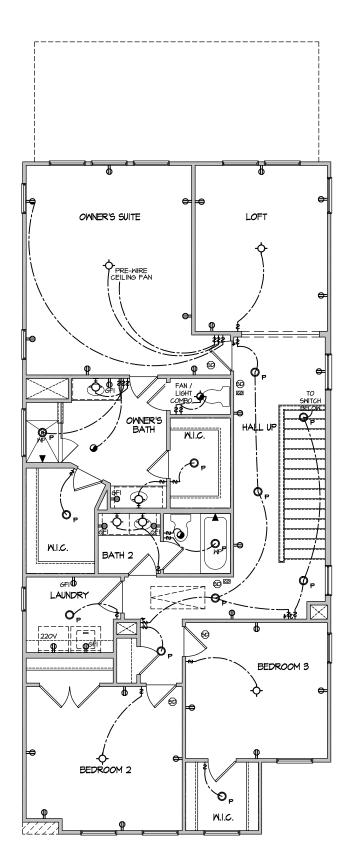
HOUSE NAME:
CALLAWAY
DRAWING TITLE
FIRST FLOOR EL

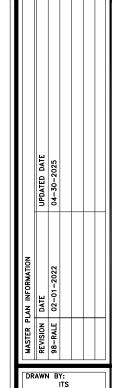
SHEET No.

**E**|.|



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.





DATE: 06/10/2025 PLAN NO. 2244



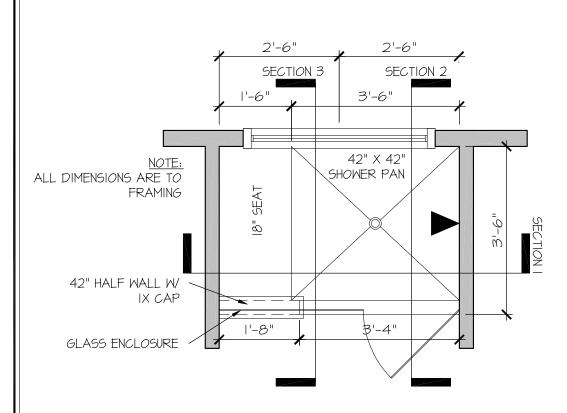
ᇳ

HOUSE NAME:
CALLAWAY
DRAWING TITLE
SECOND FLOO

SHEET No.

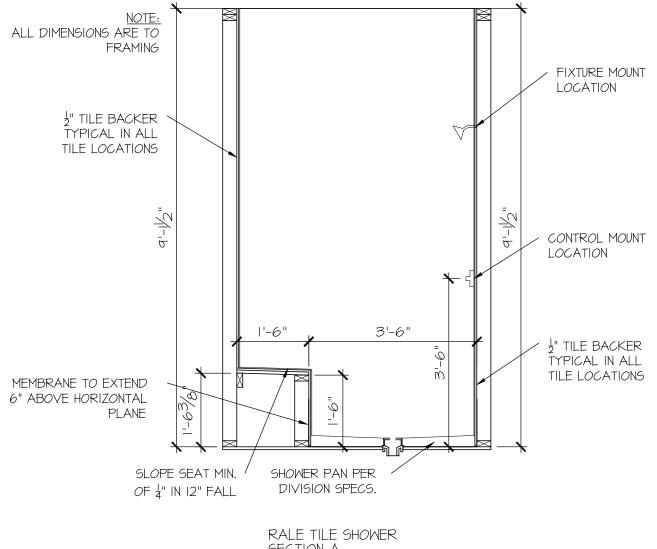
ELECTRICAL PLAN SECOND FLOOR - ELEV. I

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



RALE TILE SHOWER 42" X 42" W 18" SEAT

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



SECTION A

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

CONSULTANT LOGO

DRAWN BY: L. BEAVERS DATE: 9/1/22 PLAN NO.

11 X 17 SCALE

24 X 36 SCALE



DETAIL SHOWER RALE

SHEET No.



SEAL

DRAWN BY:
L. BEAVERS
DATE: 9/1/22

PLAN NO.

24 X 36 SCALE

~ "

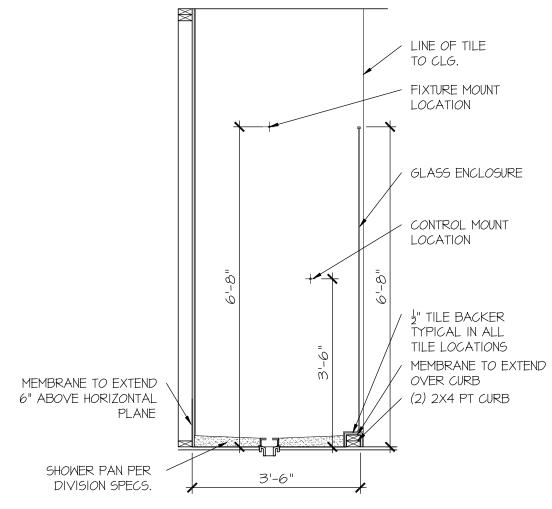


E ILE SHOWER DETAIL

OUSE NAME:

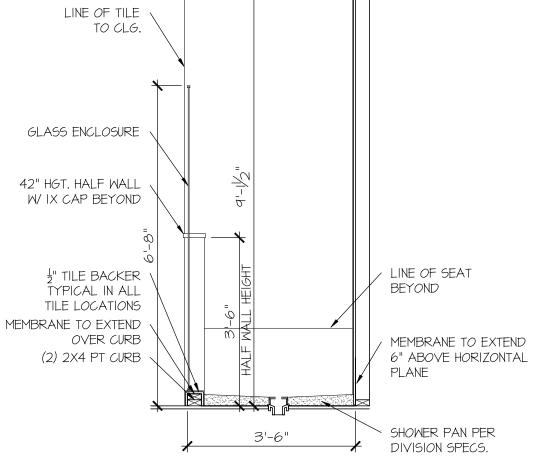
SHEET No.

P||.2



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





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

- \* 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 2x 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 IO' TALL WALL ANCHOR REQUIREMENTS)
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIEY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD, CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SPF OR SYP, "STUD" GRADE OR BETTER.
- CONCRETE DESIGN BASED ON ACL 318 CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.: 4,000 psi: ...... FOUNDATION WALLS
  - 2,500 psi: ...... FOOTINGS € INTERIOR SLABS ON GRADE 3,000 psi: ...... GARAGE & EXTERIOR SLABS ON GRADE
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
- . 9' OR IO' HEIGHT (AS NOTED ON PLANS)
- TALLER WALLS MUST BE ENGINEERED.
- NOMINAL WIDTH (9 29" 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 BONT, FND. WALL WITH 2" CLEAR, REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.
- FOR OPENINGS UP TO 36". PROVIDE MINIMUM 10" CONCRETE
- DEPTH OVER OPENING OR (3)2x10 w/ (2)2x6 JACK STUDS, U.N.O. · LARGER OPENINGS SHALL BE PER PLAN
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMEN
- 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 (I.I RATIO), WITH A MAXIMUM OF I.I.5 RATIO CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
- CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi), MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 € 530.I.
- \* CMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.
- 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).
- 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)
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.
- BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR AUBTERRANEAN TERMITES. METHOD AND TYPE OF TREATMENT TO BE DETERMINED BY PEST CONTROL COMPANY.

### GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS
  - DEAD = 7 PSF T.C., IO PSF B.C. LOAD DURATION FACTOR = 1.25
  - LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS & SOLID SAWN)
  - IO PSF T.C., 5 PSF B.C. (TRUSSES) (ADD'L IO PSF @ TILE)
  - LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B.
    - 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

### GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS ALL NAILS SPECIFIED ARE MIN 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
- \* EXT & INT BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS • 16" O.C. SPF OR SYP "STUD" GRADE LUMBER, OR BETTER, U.N.O. . WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRICE-PINE-FIR #2 (SPE) OR SOUTHERN PINE #2 (SYP) LIMBER, OR BETTER (KILN-DRIED). ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS & SIZED ACCORDINGLY, CODE TABLES HAVE NOT BEEN USED.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED. WITH 2x 'STUD' GRADE MEMBERS SPACED . 16" O.C. (MAX., U.N.O.)
- . HEADERS IN NON-LOAD BEARING WALLS SHALL BE (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=3I0 psi; E=I.55xI0^6 psi
- LVL' Fb=2600 psi; Fv=265 psi; E=2.0xI0^6 ps
- PSL' FB=2900 PSI: FV=290 PSI: E=2.0XI0^6 PSI M+K SHALL BE FULLY INDEMNIFIED FOR ANY AND ALL ISSUES RESULTING FROM OR RELATED TO ANY BUILDING COMPONENT IF TH OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO M+K FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR
- FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x31/4" SIMPSON SDS SCREWS (OR 3½" 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 FDGE. SOLID 3 ½" OR 5 ½" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 \$ 2x8
- FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 1/2 x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK OF 14" OR GREATER APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREW 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD \$ (1)2x KING STUD, MINIMUM.
- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O., • ALL MULTI-PLY STUDS TO BE FASTENED TOGETHER w/ 3"X0.I3I"
- 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 OV WOOD PLATES TO TOP ELANGE OF STEEL BEAMS WITH P.A.F.'s ('HILTI' X-CF PINS OR EQUAL) @ 16" O.C. STAGGERED, OR I/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4

### FLOOR FRAMING

- -JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT MEK FOR MARBLE FLOOR DESIGNS)
- \* AT 1-JOIST FLOORS, PROVIDE 1 1/8" MIN, OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR'
   24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W GLUE AND
- 2 1 x 0.131 NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD. 2 3" x 0,120" NAILS @ 4" O.C. @ PANEL EDGES € @ 8" O.C. FIELD
- 2 3" 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)  ${\bf 0}$  ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I-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 1/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- w/ 2 1 x 0.131" NAII S @ 6"04. @ PANEL EDGES & @ 12" 04. FIELD.
- w/ 2 🖁 × 0,120" NAILS 👁 4"o.c. 👁 PANEL EDGES 🛊 👁 8" O.C. FIELD.
- W/ 2 🖥 × 0.113" NAILS @ 3"O.C. @ PANEL EDGES & @ 6" O.C. FIELD.

### HOLD-DOWN SCHEDULE

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

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

EPOXY-SET ALTERNATE FOR MONOSLAB & INTERIOR RAISED SLAB CONDITIONS ONLY: UTILIZE SIMPSON 'SET' EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION, PROVIDE IO" (FOR 5/8" DIA.) OR 15" (FOR 1/8" DIA.) MIN EMBEDMENT INTO CONCRETE. DO NOT LOCATE ANCHORS WITHIN I 3/4" OF EDGE OF CONCRETE.

### 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

IRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN AD JACENT BEAMS DO NOT EXCEED THE FOLLOWING: ROOF TRUSSES:

- I/4" DEAD LOAD
- FLOOR TRUSSES, ATTIC TRUSSES, \$ 1-JOISTS: 1/8" DEAD LOAD
- FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAI
- LOAD. (NOT DIFFERENTIAL DEFLECTION)

### ALTERNATE F.J MANUFACTURERS

ELOOP MISTS BY MANUFACTURER'S OTHER THAN THOSE SHOWN ON PLAN SHALL CONFORM TO THE APA PERFORMANCE RELATED I-JOISTS DESIGN AND CONSTRUCTION GUIDE MINIMUM JOIST ROPERTIES INCLUDING, BUT NOT LIMITED TO, ALLOWABLE SHEAR, ALLOWARDER MOMENT STRENGTH AND STIFFNESS SHALL MEET OR ALLOWABLE HOLES, BEARING STIFFENERS, AND JOIST TO JOIST CONNECTIONS ARE PER THE JOIST MANUFACTURER.

### LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 0 MPH WIND IN 2018 NCSBC: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 R301.13 OF THE 2018 NGSBG:RG, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R60212 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 NCSBC:RC SECTION R802.II.I.I. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5\$ R802.II.

### EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 % "XO.II3" NAILS ● 6" O.C. AT EDGES & ● 12" O.C. IN THE PANEL FIELD. TYP, U.N.C
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- PALT. STAPLE CONNECTION SPEC: 1½" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

### BLOCKED PANEL EDGES

AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 %" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 %" 16 GA STAPLES (1/6" CROWN) • 3" O.C. AT EDGES \$ • 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

### 3" O.C. EDGE NAILING

\* AT DESIGNATED AREAS - FASTEN PANEL EDGES OF w/ 8d NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

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

NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

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

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

### VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE	
3'-0"	20 FT. MAX	L3"x3"x/4"	
	3 FT, MAX	L3"x3"x/4"	
6'-0"	I2 FT. MAX	L4"x3"x¼"	
	20 FT. MAX	L5"x3½"x%;"	
	3 FT, MAX	L4"x4"x4" *	
8'-O"	I2 FT, MAX	L5"x3½"x%;"	
	I6 FT. MAX	L6"x3½"x%"	
4-6"	I2 FT, MAX	L6"x3½"x¾6"	
16'-0"	2 FT, MAX	L7"x4"x½" **	
	3 FT. MAX	L8"x4"x½" **	

## L IMILES: 16 SHALL HAVE 4" MIN BEARING 16 SHALL HAVE 6" MIN BEARING 16 SHALL HAVE 6" MIN BEARING 16 SHALL NOT BE FASTINED BACK TO HEADER. 16 SHALL BOT SETSINED BACK TO MOD HEADER IN MALL **040**°0.6.

- w/ ½" DIA. x 3 ½" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- IAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE
- OFENING.

  VILLIMITELS SHALL BE LONG LEG VERTICAL.

  WHEN SUPPORTING VENEER ( 3" MIDE THE EXTERIOR TOE OF THE

  HORIZONTAL LEG MAY BE LOT IN THE FIELD TO BE 3 %" MIDE OVER

  THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT
- Finishing.
  SEE Structural, Plans for any lintel condition not second-seed by the above parameters for any lintel factored back to beam, fastibles shall maintain a 35' (miniam) clear distance from bottom of beam.
- (MINIMUM) OLEAN DISTANCE HAD BUTTON OF BEATH.
  FOR GUEN VENEER USE L4x3%!.
  FOR 3½" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF
  VENEER < 3½" THICK.

### LEGEND

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

### NON-BEARING HEADER SCHEDULE

SPAN	2x4 NON-BEARING PARTITION WALL	2x6 NON-BEARING PARTITION WALL
UP TO 3'-0"	(I)2x4 FLAT	(I)2x6 FLAT
UP TO 6'-0"	(2)2x4	(3)2×4
UP TO 8'-0"	(2)2x6	(3)2x6
UP TO 12'-0"	(2)2x8	(3)2x8

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

### ENGINEERED BEAM MATERIAL SCHEDULE

	BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
	001	(2)13¼"x14" - H	3½"x 4" - H	(2)13/4"x16" - H	(2)2xl2 + (l) %"xi以" STEEL FLITCH PLATES - H	N/A
	002	(2)154"×16" - H	3½"x16" - H	(2)19/4"×18" - H	(2)2xl2 + (l) %"xl以" STEEL FLITCH PLATES - H	N/A
	003	(2)1 <sup>3</sup> ¼"x20" - H	N/A	N/A	N/A	N/A
	004 (2) %/"x24" - H	N/A	N/A	N/A	N/A	
	005	(2)134"×18" - F	3½"x18" - F	N/A	(2)2xi2 + (i) %"xi以" STEEL FLITCH PLATES - F	W16x26 - F
	006	(2)13/4"×18" - F	3½"x18" - F	N/A	(2)2xl2 + (1) %"xlK" STEEL FLITCH PLATES - F	N/A

- BEAM NOTATION:
  - "F" INDICATES FLUSH BEAM
  - "FB" INDICATES FLUSH BOTTOM BEAM
  - "I" INDICATES DROPPED BEAM
- "II" 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.



3 ERNH

1&K project numbe

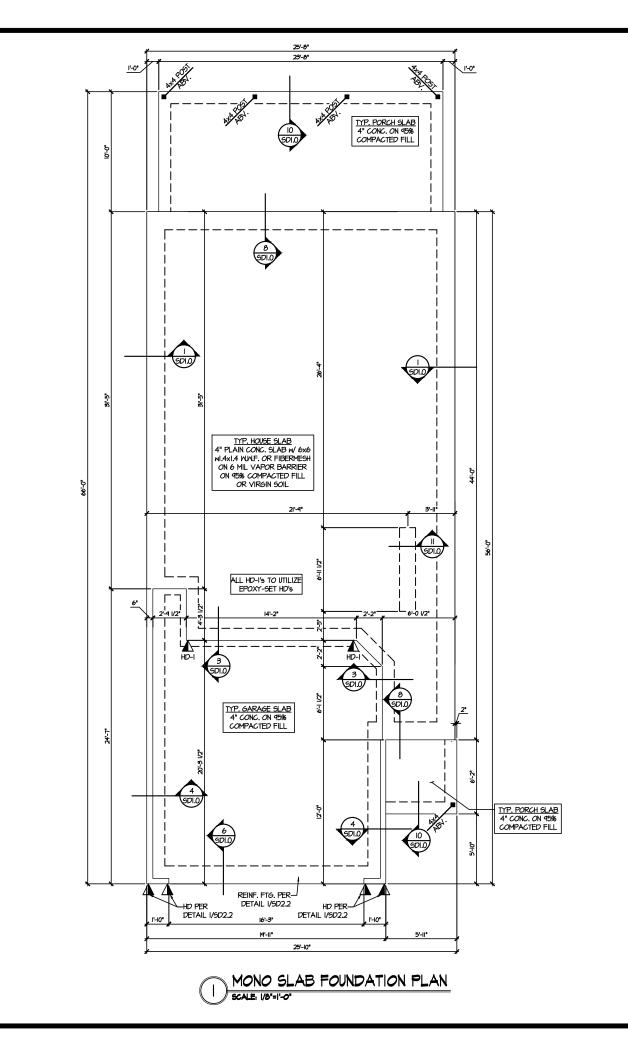
rawn by: ssue date: 06-19-2

126-2207

EVISIONS initial:

 $\simeq$  $\bigcirc$  $\sim$ EIL AT  $\mathbb{R}^{\mathbb{Z}}$ 

LOT



6/19/25 H CAR

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERINS

SEDMONTH AN ENGINEERINS

STRUCTURE AND STRUCTURE A



M&K project number: 126-2207

drawn by: issue date: 06-19-25

FARM AT NEIL'S CREEK Lot 155 - Callaway 1 Raleigh, nc

**OUNDATION PLANS** 

### LEGEND

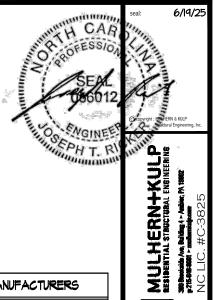
- IIIIII INTERIOR BEARING WALL
- □==== BEARING WALL ABOVE
- ---- BEAM / HEADER
- = = INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING

### 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.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

**S1.0** 



### 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 PER THE JOIST MANUFACTURER.

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

### LEGEND

- IIIIII 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.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

Engineered beam material schedule							
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION		
001	(2)I¾"×I4" - H	3½"x 4" - H	(2)194"×16" - H	(2)2xl2 + (l) %"xl以" STEEL FLITCH PLATES - H	N/A		
002	(2)13/4"×16" - H	3½"×16" - H	(2)19/4"×18" - H	(2)2xl2 + (l) %"xll以" STEEL FLITCH PLATES - H	N/A		
003	(2)15%"×20" - H	N/A	N/A	N/A	N/A		
004	(2)194"×24" - H	N/A	N/A	N/A	N/A		
005	(2)13/4"×18" - F	3½"x18" - F	N/A	(2)2x12 + (1) %"x1以" STEEL FLITCH PLATES - F	Ml6x26 - F		
006	(2)1¾"×18" - F	3½"x18" - F	N/A	(2)2xl2 + (1) %"xll以" STEEL FLITCH PLATES - F	N/A		

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

- "TO" INDICATES PLUPH BOTTOM BEAM
   "D" INDICATES DROPPED BEAM
   "I" INDICATES DROPPED OPENING HEADER
  REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
  REFER TO DETAIL E/SD2.0 FOR TYPICAL SITEL BEAM CONNECTIONS
  FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D, FASTEN
  PLATES IN SUCCESSION IN CONTRACTOR OF THE PLATES OF THE PLATES BENEATH BEAM AS REQ'D, FASTEN
  PLATES IN SUCCESSION IN CONTRACTOR OF THE PLATES BENEATH BEAM AS REQ'D, FASTEN PLATES IN SUCCESSION W (2) 3"X0,120" NAILS . 8" O.C.
- FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D, FASTEN PLATES IN SUCCESSION w/ (2) 3"XO,120" NAILS 8" O.C.

ssue date: 06-19-25 REVISIONS: initial:

126-2207

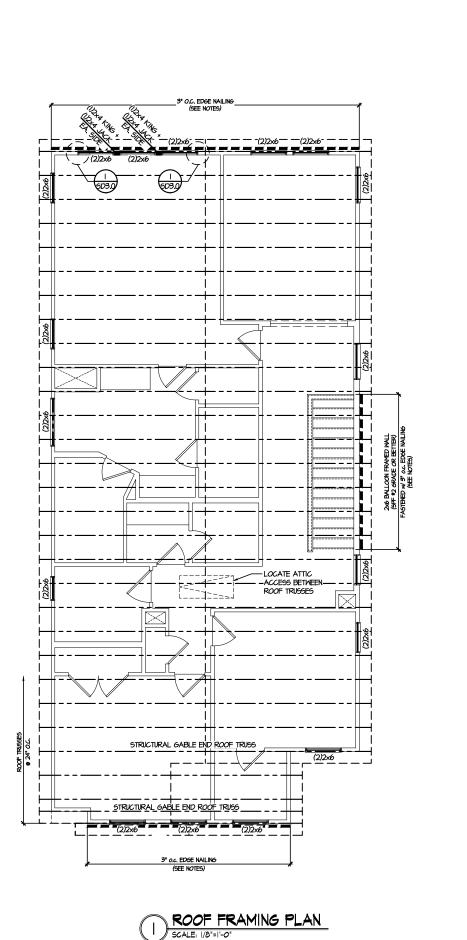
Y

M&K project number:

rawn by:

ANS CREEK AT NEIL!

LOT 155 - ( RALEIGH, ARM



H CAR SEPH T. R

MULHERN+KULP Y

6/19/25

M&K project number: 126-2207

drawn by: issue date: 06-19-25

initial:

CREEK

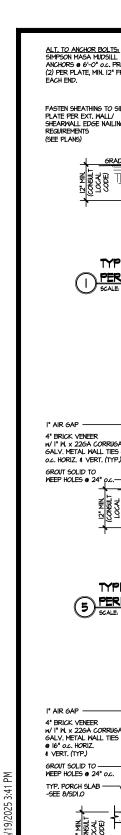
### LEGEND

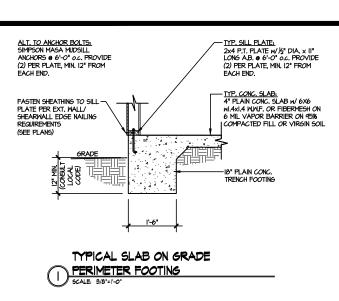
- INTERIOR BEARING WALL
- □===□ BEARING WALL ABOVE
- ---- BEAM / HEADER
- = = INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- JL METAL HANGER
- \* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

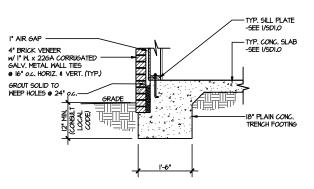
REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

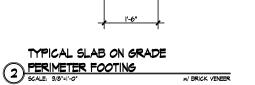
FARM AT NEIL'S ( LOT 155 - CALLAWAY 1 RALEIGH, NC **S3.0** 

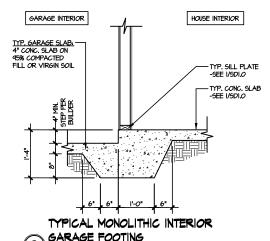
ROOF FRAMING

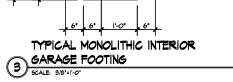


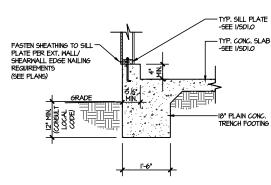




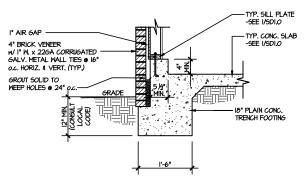




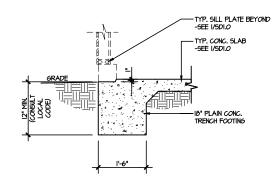




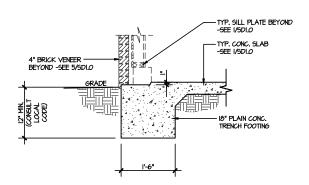




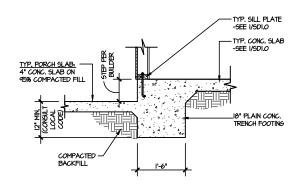




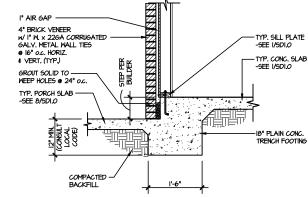
TYPICAL SLAB ON GRADE GARAGE 6 ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1"-0"



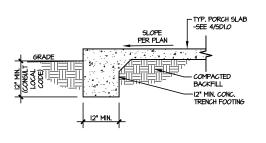
TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



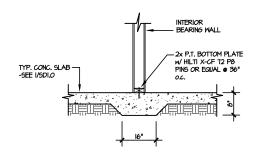
TYPICAL SLAB ON GRADE PERIMETER 8 FOOTING @ PORCH/PATIO



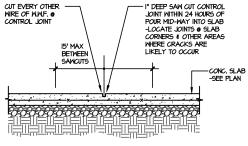
TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO SCALE: 3/6"=1'-0"



TYPICAL FOOTING @ PORCH SLAB



TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL





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.

CUT EVERY OTHER WIRE OF W.W.F. @ CONTROL JOINT I" DEEP SAW CUT CONTROL JOINT WITHIN 24 HOURS OF POUR MID-WAY INTO SLAB

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

SD<sub>1</sub>

REEK

ON

AT NEIL!

LOT 155 - (RALEIGH, ARM

6/19/2

ERN+KUI STRUCTURAL ENGINEEL

M&K project number: 126-2207

łrawn by: issue date: 06-19-25

REVISIONS

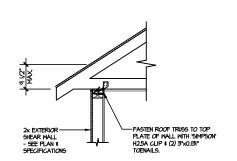
initial:

TH CAR

OFESSIO

ENGINE

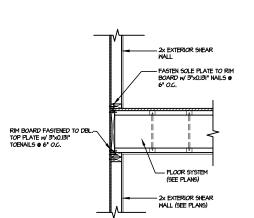
SEPH T. R



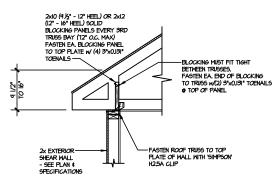
### TYPICAL SHEAR

### TRANSFER DETAIL @ ROOF SCALE: 3/8'=1'-0'

HEEL HEIGHT LESS THAN 9½" NO BLOCKING REQ'D



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

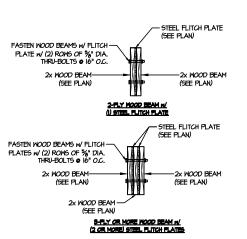


### TYPICAL SHEAR

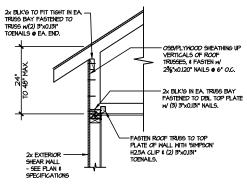
TRANSFER DETAIL @ ROOF

SCALE: 3/0°=1'-0" HEEL HEIGHT BETWEEN 4.1

HEEL HEIGHT BETWEEN 9 ½" - 16" BLOCKING REQ'D

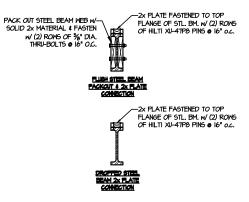


TYPICAL FLITCH BEAM CONNECTION DETAIL

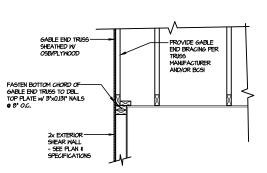


TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS

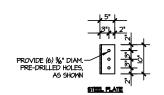
SCALE: 3/8'='-0' HEEL HEIGHT UP TO 48' MAX.

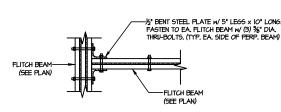


TYPICAL STEEL BEAM CONNECTION DETAIL

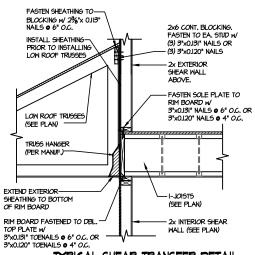


TYPICAL GABLE END DETAIL

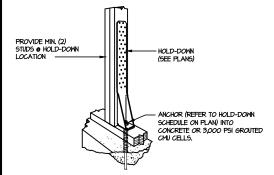




### TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL



TYPICAL SHEAR TRANSFER DETAIL 2 BETWEEN FLOORS @ INTERIOR WALL
SCALE SAT-1-0"



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

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

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

AT NEIL'S CALLAWAY 1 . NC Ü LOT 155 - (RALEIGH, ARM

EE

 $\Box$ S AIL

~ \_

6/19/2

ERN+KUI

M&K project number:

łrawn by: issue date: 06-19-25

REVISIONS

126-2207

initial:

H CAR

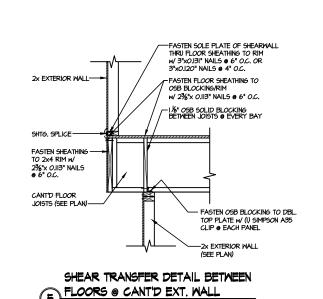
OFESS/O

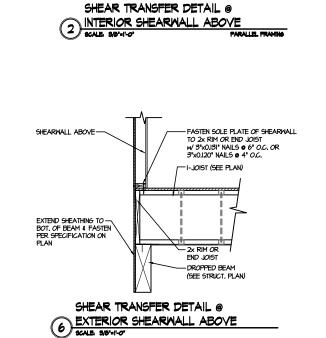
ENGINE EPH T. R

SHEAR TRANSFER DETAIL

@ INTERIOR SHEAR WALL

FASTEN OSB BLOCKING TO DBL.-TOP PLATE w/(I) SIMPSON A35 CLIP @ EACH PANEL

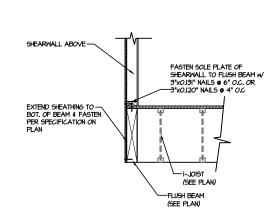




STRUCT. PLAN)

FASTEN SOLE PLATE OF— SHEARWALL TO BEAM W/ 3½"x0.131" NAILS @ 3" O.C.

(SEE PLAN)



NUMBERED DETAILS ARE PLAN

SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED

("CUT") ON THE PLANS.

- FASTEN FLOOR SHEATHING TO

- IDIST FASTENED TO DBI

-JOIST FASIENED TO DBL.
TOP PLATE W SIMPSON A35
CLIPS & 16" O.C.
INSTALL AFTER FRAMING
COMPLETE & BELOW JOIST
TO SIDE OF WALL TOP
PLATES

PARALLEL TO FRAMING ONLY REGID WHERE NOTED ON FLAN

ADD'L JOIST w/ 23/8"x 0.113" NAILS @ 3" O.C.

LETTERED DETAILS ARE TYPICAL FOR

THIS HOME & SHALL BE IMPLEMENTED IN

ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

<u>DO NOT</u> LOCATE JOIST ON TOP OF WALL, SET WITHIN

3/ OF SHEAR WALL -

FLOOR SYSTEM (SEE PLANS)

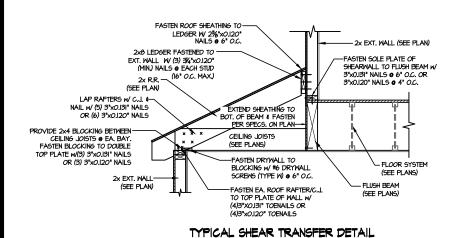
2x SHEAR WALL

(3)

SHEAR TRANSFER DETAIL @

INTERIOR SHEARWALL BELOW

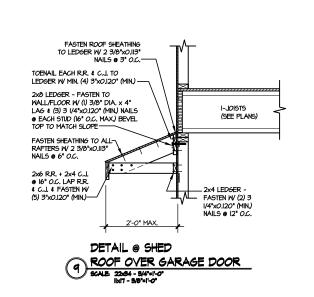


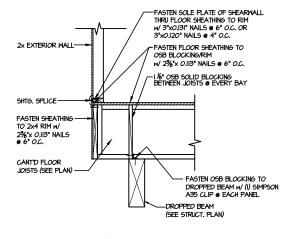


BETWEEN FLOORS @ SHED ROOF SCALE 3/4"31"0"

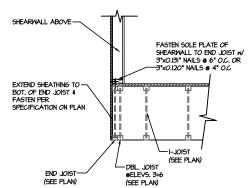
(SEE PLAN)

- SHEARWALL BELOW





SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE ERN+KUI

6/19/2

TH CAR

PROFESSIO,

ENGINE SEPH T. R

M&K project number: 126-2207

issue date: 06-19-25 FVISIONS

initial:

S  $\Box$  $\mathcal{Q}$ EII AT NII CALLAW . NC Ü LOT 155 – (RALEIGH, ARM

SD2.1A

SCALE: 22:64 - 3/4"=1"-0" ||x|7 - 3/6"=1"-0"

6/19/2

ERN+KUI

Y

M&K project number 126-2207

REVISIONS

ssue date: 06-19-25

 $\Box$ 

 $\mathcal{Q}$ 

EII

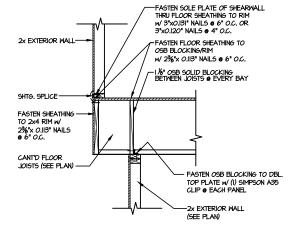
CALLA

SD2.1B

LOT 155 - (RALEIGH, ARM

initial:

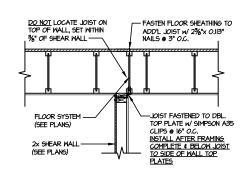
TOP PLATE w/(I) SIMPSON A35 CLIP @ EACH PANEL





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.



SHEAR TRANSFER DETAIL @ 3 INTERIOR SHEARWALL BELOW

FASTEN SOLE PLATE OF SHEARWALL TO FLUSH BEAM W/ 3"XO.131" NAILS @ 6" O.C. OR 3"x0.120" NAILS @ 4" O.C 2x PLATE FASTENED TO TOP FLANGE OF STL. BM. w/ (2) ROWS OF HILTI XU-47P8 PINS @ 16" O.C. EXTEND SHEATHING TO — BOT. OF BEAM & FASTEN PER SPECIFICATION ON -I-JOIST -PACK OUT STEEL BEAM WEB W SOLID 2X STEEL BEAM (SEE -MATERIAL & FASTEN W/ (2) ROWS OF 5%" DIA. THRU-BOLTS (SEE DETAIL H/SD2.0) STRUCT, PLANS)

SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

-2x Ext. Wall (SEE Plan) -FASTEN SOLE PLATE OF SHEARWALL TO FLUSH BEAM W/ 3"XO.131" NAILS @ 6" O.C. OR LEDGER W 23/8"x0.120" NAILS @ 6" O.C. 2x0 LEDGER FASTENED TO-EXT. WALL W (3) 31/4x0.120" (MIN.) NAILS @ EACH STUD 3"x0,120" NAILS @ 4" O.C. 2x PLATE FASTENED TO TOP 2x R.R. (16" O.C. MAX.) FLANGE OF STL. BM. w/ (2) ROWS OF HILTI XU-4TP8 PINS @ 16" O.C. (SEE PLAN) LAP RAFTERS W/ C.J. &-NAIL W/ (5) 3"xO.I3I" NAILS EXTEND SHEATHING TO BOT. OF BEAM & FASTEN PER SPECS. ON PLAN— - FLOOR SYSTEM OR (6) 3"x0.120" NAILS (SEE PLANS) PROVIDE 2x4 BLOCKING BETWEEN CEILING JOISTS (SEE PLANS) CEILING JOISTS @ EA. BAY. FASTEN BLOCKING TO DOUBLE TOP PLATE w/(3) 3"x0.131" NAILS OR (3) 3"x0.120" NAILS FASTEN DRYWALL TO -PACK OUT STEEL BEAM WEB W/ SOLID 2x BLOCKING W/ #6 DRYWALL MATERIAL & FASTEN w/ (2) ROWS OF %" DIA. THRU-BOLTS (SEE DETAIL H/SD2.0) - FLUSH BEAM (SEE PLANS) FASTEN EA. ROOF RAFTER/C. TO TOP PLATE OF WALL W

(4)3"XO.131" TOENAILS OR

(4)3"XO.120" TOENAILS

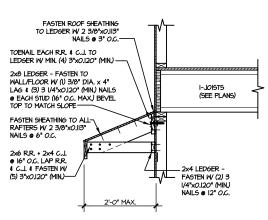
- I-JOISTS

SHEAR TRANSFER DETAIL

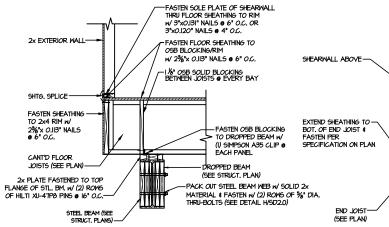
@ INTERIOR SHEAR WALL

(SEE PLAN

TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ SHED ROOF



DETAIL @ SHED ROOF OVER GARAGE DOOR SCALE: 22x84 - 3/4"=1'-0' lixi7 - 3/8"=1'-0"



SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL

FASTEN SOLE PLATE OF SHEARWALL TO 2x RIM OR END JOIST w/ 3"x0,131" NAILS @ 6" O.C. OR

3"x0.120" NAILS @ 4" O.C.

I-JOIST (SEE PLAN)

-DROPPED BEAM

(SEE STRUCT, PLAN)

PACK OUT STEEL BEAM WEB w/ SOLID 2x MATERIAL & FASTEN W/ (2) ROWS OF %" DIA. THRU-BOLTS (SEE DETAIL H/SD2.0)

SHEARWALL ABOVE

2x PLATE FASTENED TO TOP

EXTEND SHEATHING TO — BOT. OF BEAM & FASTEN PER SPECIFICATION ON

STEEL BEAM (SEE

SHEAR TRANSFER DETAIL @

6 EXTERIOR SHEARWALL ABOVE

FLANGE OF STL. BM. w/ (2) ROWS

OF HILTI XU-47P8 PINS € 16" O.C.-



-DBL. JOIST •ELEVS. 3+6

FASTEN SOLE PLATE OF

SHEARMALL TO END JOIST W/ 3"x0.131" NAILS @ 6" O.C. OR -3"x0.120" NAILS @ 4" O.C

ENGINE EPH T. R ERN+KU

TH CAR

PROFESSIO,

O

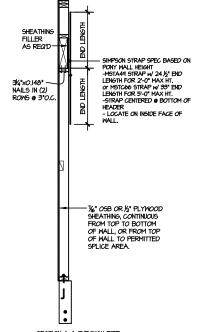
6/19/2

M&K project number

126-2207 ssue date: 06-19-25 FVISIONS initial:

 $\Box$  $\mathcal{Q}$ EII CALLA LOT 155 – (RALEIGH, ARM

SD2.1C



INSIDE ELEVATION GARAGE PORTAL FRAME BRACING ELEVATION WITH HOLD-DOWNS

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.

H CAR

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERINS

6/19/2

Y

M&K project number: 126-2207

Irawn by: issue date: 06-19-25

REVISIONS

initial:

CREE DETAILS I AT NEIL'S (
- CALLAWAY 1
1, NC FARM LOT 155 - C RALEIGH, 1

**SD2.2** 

TH CAR

6/19/25

MUCHERN+KULP

Y

M&K project number:

drawn by:

126-2207

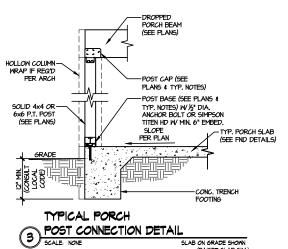
issue date: 06-19-25

initial:

- STRAP SHALL BE FASTENED DIRECTLY TO HEADER OR TO FLAT 2x HEADER FULL DEPTH OF WALL @ BOTTOM OF STRUCTURAL HEADER — SHEAR WALL WITH EDGE NAILING & BLOCKING PER PLAN. - SIMPSON CSI4 STRAP CENTERED AT CORNER OF OPENING W (36) 2½"x 0.131" NAILS (38" MIN LENGTH) MINDOW OPENING -2x4 HORIZONTAL BLOCKING FULL DEPTH OF WALL (MAY DE INSTALLED FLAT IF STRAP IS ON EXTERIOR FACE OF WALL) - INSTALL 2 BAY'S IF IRST STUD IS LESS THAN IA" FROM EDGE OF WINDOW OPENING. 19" (MIN.) 19" (MIN.) SIMPSON CSI4 STRAP CENTERED AT CORNER OF OPENING W/ (36) 21/2"x 0.131" NAILS (38" MIN LENGTH) -2x4 HORIZONTAL BLOCKING FULL DEPTH - 2X4 HORIZONIAL BLOCATION FULL DEPTH
OF WALL (MAY BE INSTALLED FLAT IF
STRAP IS ON EXTERIOR FACE OF WALL)
- INSTALL 2 BAYS IF FIRST STUD IS LESS
THAN 19" FROM EDGE OF WINDOW OPENING.

- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
  WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE
  INSTALLED ON EXTERIOR FACE OF SHIFE, I MAY BE MOVED IS' FROM
  EDGE TO ALLON FOR WINDOM NAULING
  REQUIRED ONLY OPENINGS WHERE SPECIFIED ON PLAN

TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE NTS



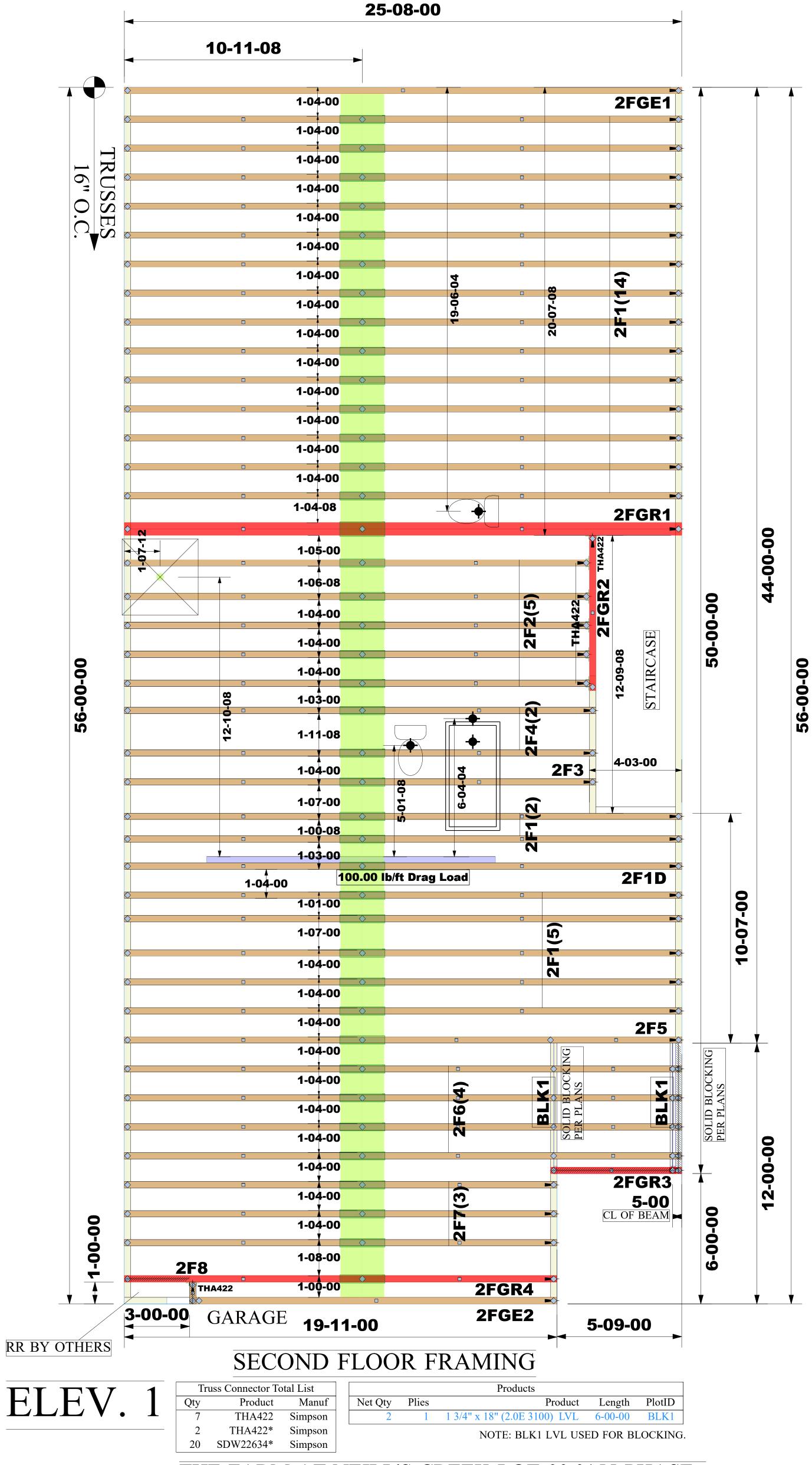
SLAB ON GRADE SHOWN (RAISED SLAB SIM.)

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.

CREEK FARM AT NEIL'S ( LOT 155 - CALLAWAY 1 RALEIGH, NC

MUTLI-PLY TRUSS PLY TO PLY CONNECTION 2F1GR- 5 SDW22632 SCREWS IN TOP CHORD @ 4" OC @ SUPPORTED TRUSS & ADDITIONAL SCREWS @ 2' OC ALONG THE REST OF THE TOP CHORD



NOTES:

\* EXTERIOR DIMENSIONS

ARE TO STUD.

\*TRUSSES 16" O.C U.N.O. \* INSTALLATION OF STRONGBACKS

RECOMMENDED (NOT REQUIRED)

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

THE FARM AT NEILL'S CREEK LOT 00.0155 PHASE (NC)(RAL)

CALLAWAY REV.98

EL.1

GARAGE LEFT

Job #:	WARNING:  CONVENTIONAL FRAMING, ERECTION AND/OR	NOTE:	Customer:	DRB Raleigh		
<b>2506-0509</b> Job Path:	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	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 OR DURING ERECTION; AND PERMANENT  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	Job Name:	The Farm Neill's Creek Lot 00.0155 OWF	Third-Party Quality Assurance Licensee TPI Plant W974	
Designer:  Sayan Roy	BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCSI 1) FOR FURTHER INFORMAITON.  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 SPCIFIED ON THE ENGINEERED DESIGN. TRUSSES SWHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.	APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCSI 1) FOR FURTHER INFORMAITON.  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 SPCIFIED ON THE ENGINEERED DESIGN. TRUSSES SWHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.  THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN WICA 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.	<u>Lot #:</u> Lot (	00.0155	Structural, LLC 201 Poplar Avenue Thurmont, MD 21788 Phone: 301-271-7591 Fax: 301-271-5441	
Sales Rep:  Robbie Zarobinski			Model Nan	ne: Callaway Rev 98		

**ROOF TRUSS LAYOUT** 25-08-00 23-08-00 **C1G C** 7 2 **C**1 7 2 80-2x10 LEDGER A1G 1-10-08 **A1** 2-00-00 **A1** 44-00-00 2-00-00 **A1** 2-00-00 A1A 2-00-00 A1A 26-00-00 2-00-00 A1A 2-00-00 8x12 HVAC A1A 2-00-00 A1A 2-00-00 A1A 2-00-00 A1A 2-00-00 **A1** 2-00-00 **A1** 2-00-00 **A1** 2-00-00 **A1** 2-00-00 **A1** 2-00-00 2-00-00 **A1** 2-00-00 1-00-00 A1SG **A2** 2-00-00 **A2** 2-00-00 **√1-000** 1-00-00 A2SG A2G STICK FRAME BY OTHERS Truss Connector Total List 16-11-00 Product Manuf H2.5A Simpson 19-11-00 5-09-00

SCALE: NTS

FARM @ NEILL'S CREEK (NC)(RAL) LOT 00.0155 CALLAWAY REV. 98 - ELEV 1 - GARAGE LEFT COVERED PORCH

