

TOWNSEND-RALE

RALEIGH- LOT 00.0103 BLAKE POND SF

(MODEL# 3501)

ELEVATION 1 - GL

The logo for DRB HOMES, featuring the letters "DRB" in a large, bold, black sans-serif font, with "HOMES" in a smaller, blue, sans-serif font directly below it.

44 Frost Meadow Way

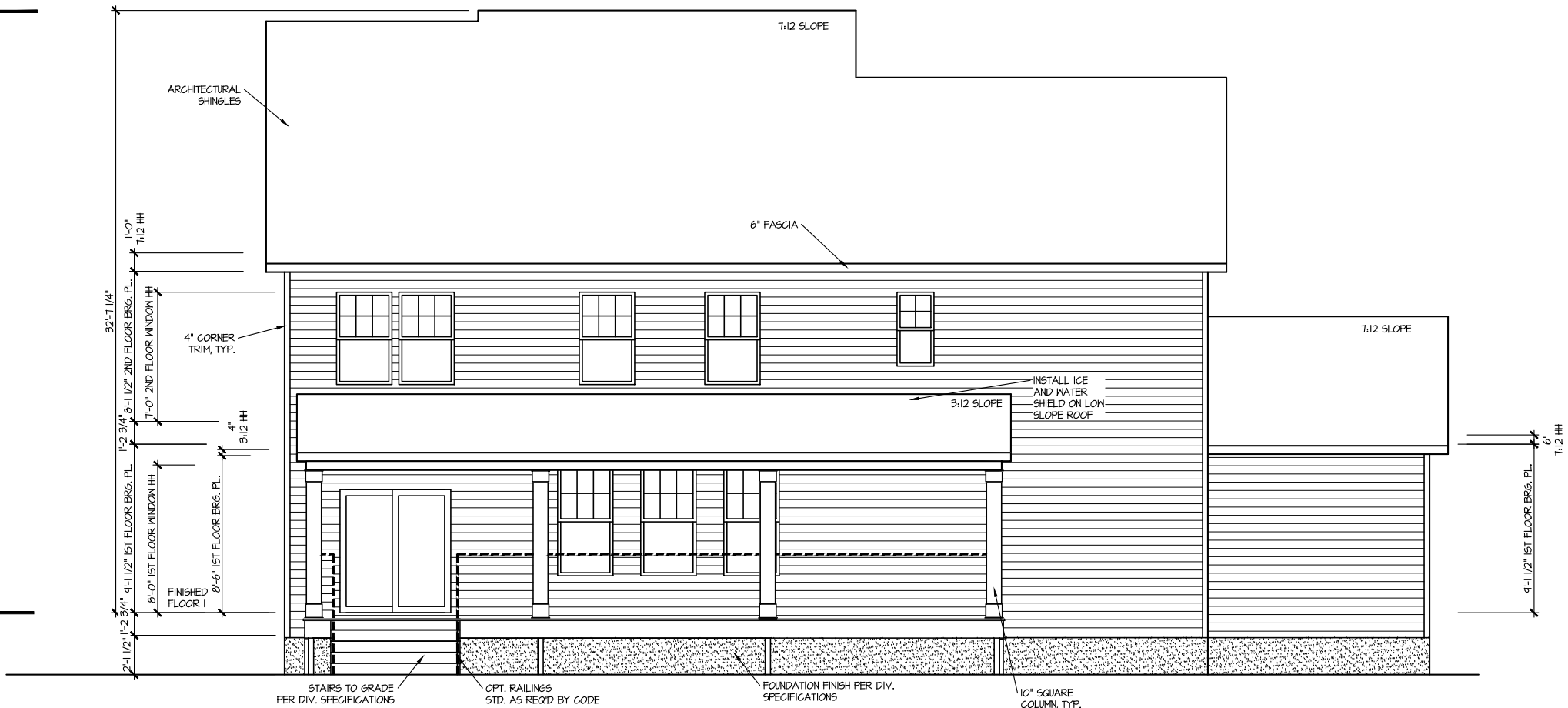
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FILE: Lot_00.00103.dwg DATE: 3/12/2025 10:34 AM

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



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



MASTER PLAN INFORMATION			UPDATED DATE
REVISION	DATE		
1-RALE	12-11-2023		07-01-2024

DRAWN BY:	ITS
DATE:	03/12/2025
PLAN NO.	3501

DRB
HOMES

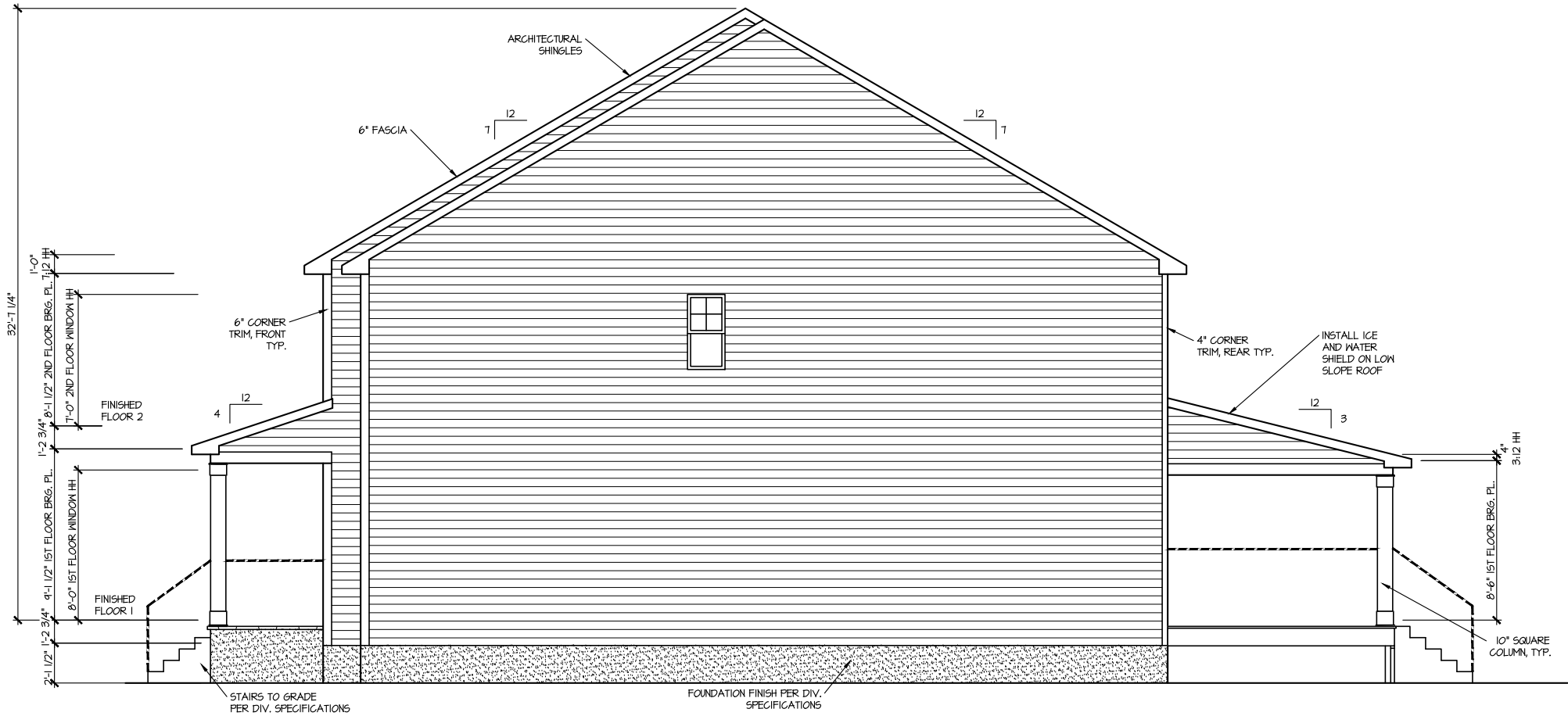
HOUSE NAME:
TOWNSEND
DRAWING TITLE
FRONT & REAR ELEVATIONS

SHEET No.
A.1

FILE: Lot_00.00103.dwg DATE: 3/12/2025 10:34 AM

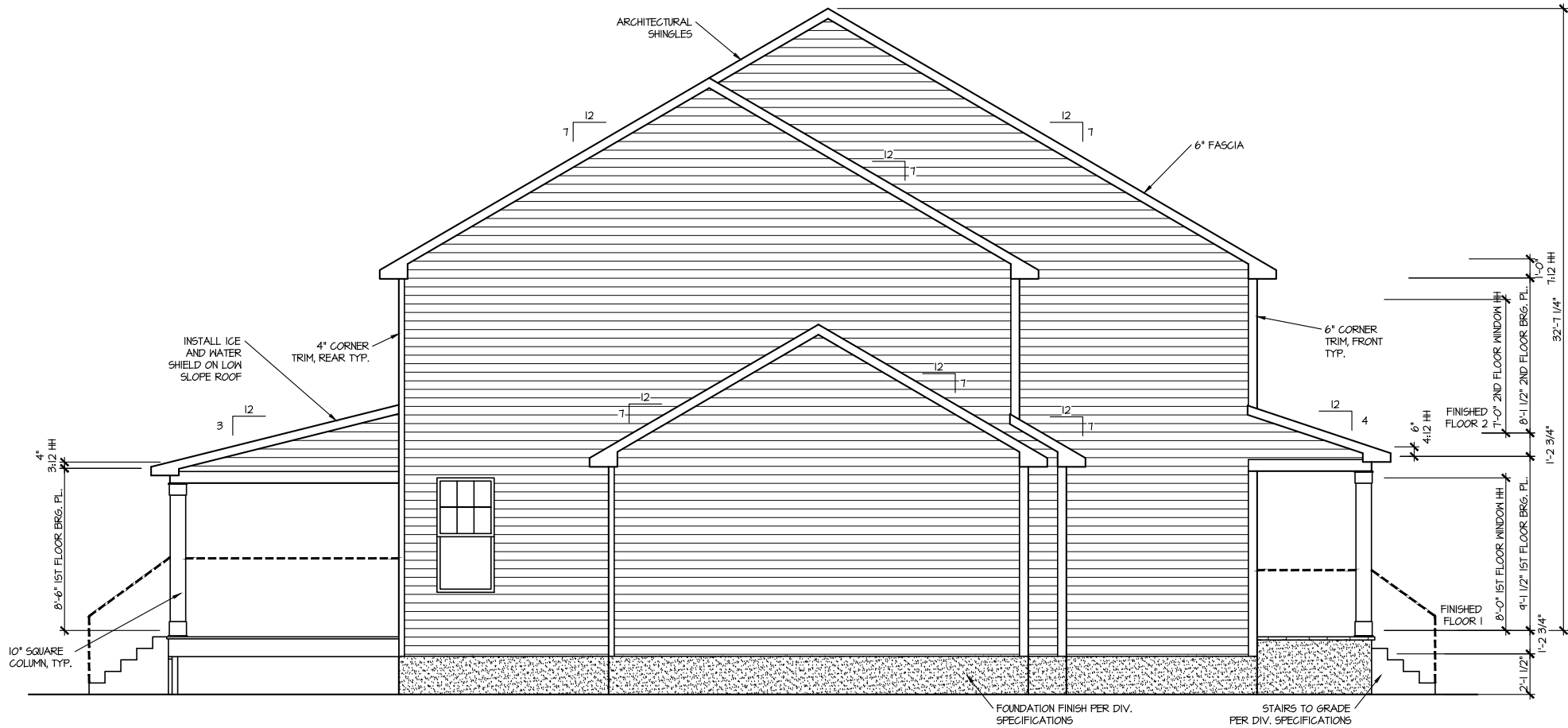
RIGHT ELEVATION I

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



LEFT ELEVATION I

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



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1-RAL	12-11-2023	07-01-2024

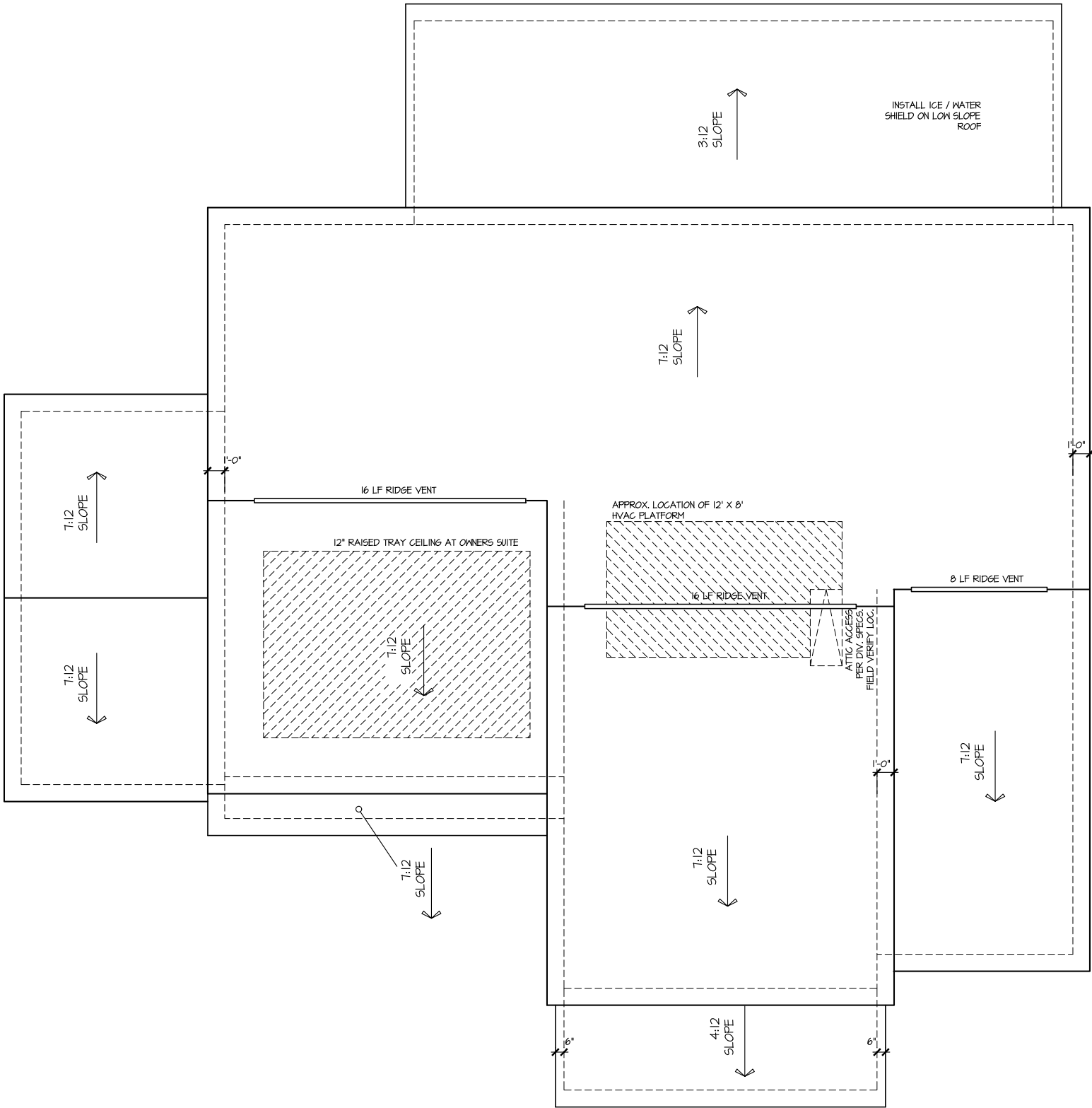
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DRB
HOMES

HOUSE NAME:
TOWNSEND
DRAWING TITLE
RIGHT & LEFT ELEVATIONS

SHEET No.
A1.2

UPPER ROOF VENTILATION CALCULATIONS:
ROOF AREA = 2101 SQ. FT.
OVERALL REQUIRED VENTILATION:
1 TO 50 = 14.01 SQ. FT.
1 TO 300 = 1.00 SQ. FT.
50-80% IN TOP THIRD = 330 - 560 SQ. FT. (1 TO 300)
NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.
NET FREE AREA OF RIDGE VENT = 19 SQ. IN / LINEAR FT.
LOWER VENTING (BOTTOM 2/3 RISE)
100 LINEAR FEET OF SOFFIT X 5.1 SQ. IN = 3.96 SQ. FT.
UPPER VENTING (TOP 1/3 RISE)
40 LINEAR FEET OF RIDGE X 19 SQ. IN = 5.0 SQ. FT.
5.0 SQ. FT. BETWEEN 50% - 80%
(1 TO 300 ALLOWED)
TOTAL ROOF VENTILATION: 8.96 SQ. FT. > 1.00 SQ. FT. (REQ'D)



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

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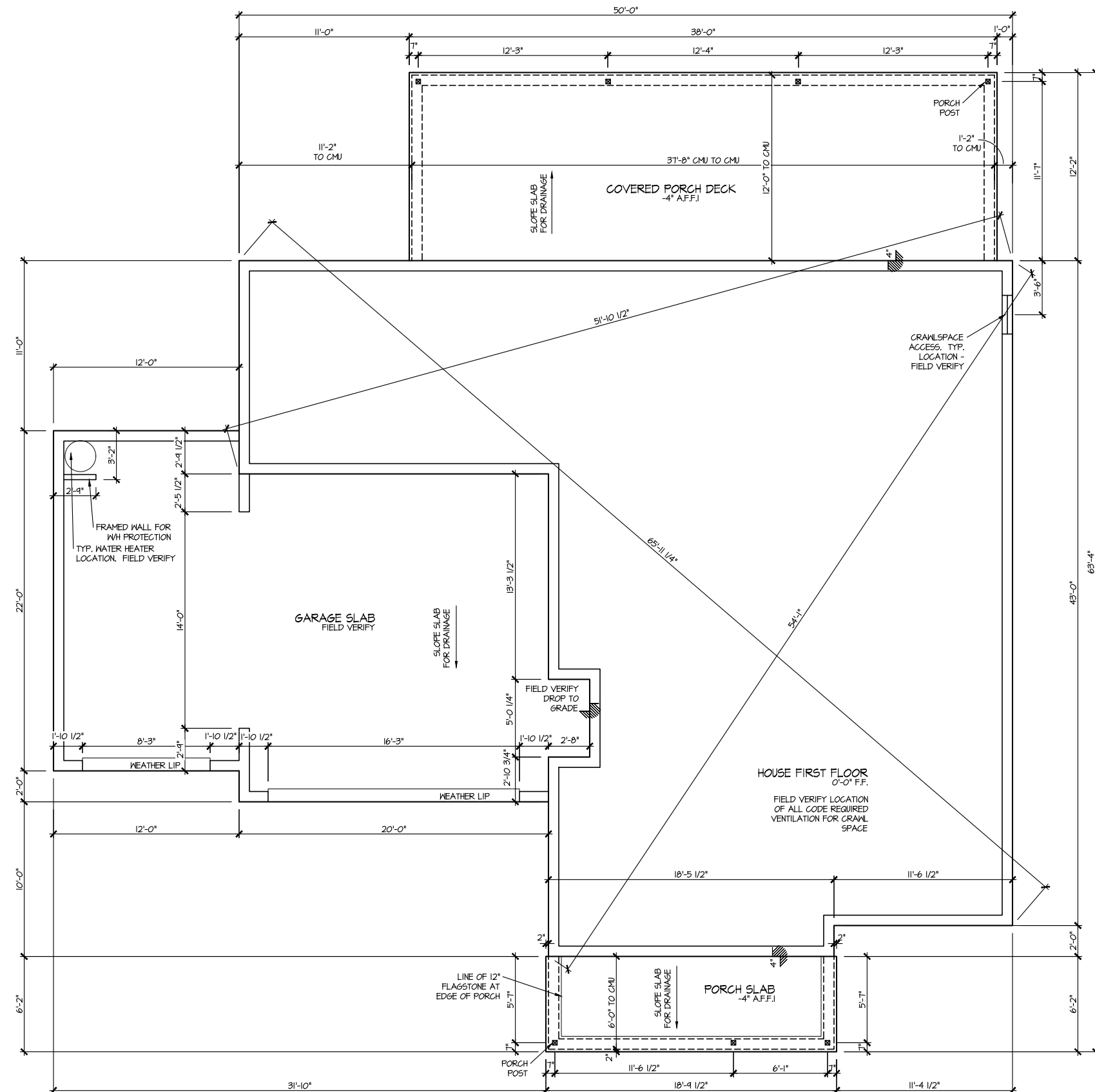


HOUSE NAME:	TOWNSEND
DRAWING TITLE	ROOF PLAN

SHEET No.	A.3
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ELEVATION 1
CRAWL SPACE PLAN

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



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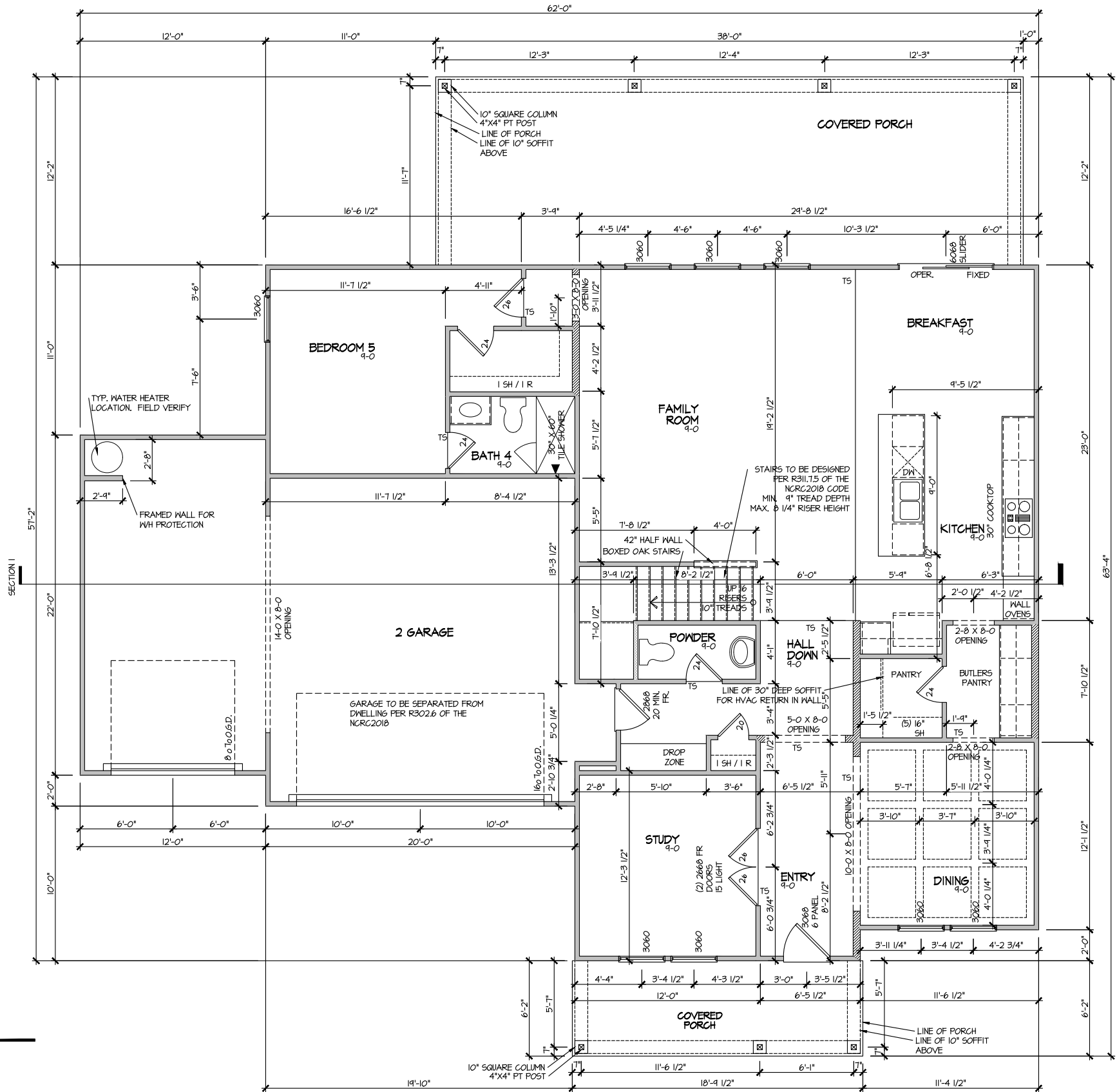
DRAWN BY: ITS
DATE: 03/12/2025
PLAN NO. 3501



HOUSE NAME:
TOWNSEND
DRAWING TITLE
CRAWL SPACE PLAN

SHEET No.
A2.1

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



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REVISION	DATE	UPDATED DATE	
1-RALE	12-11-2023	07-01-2024	

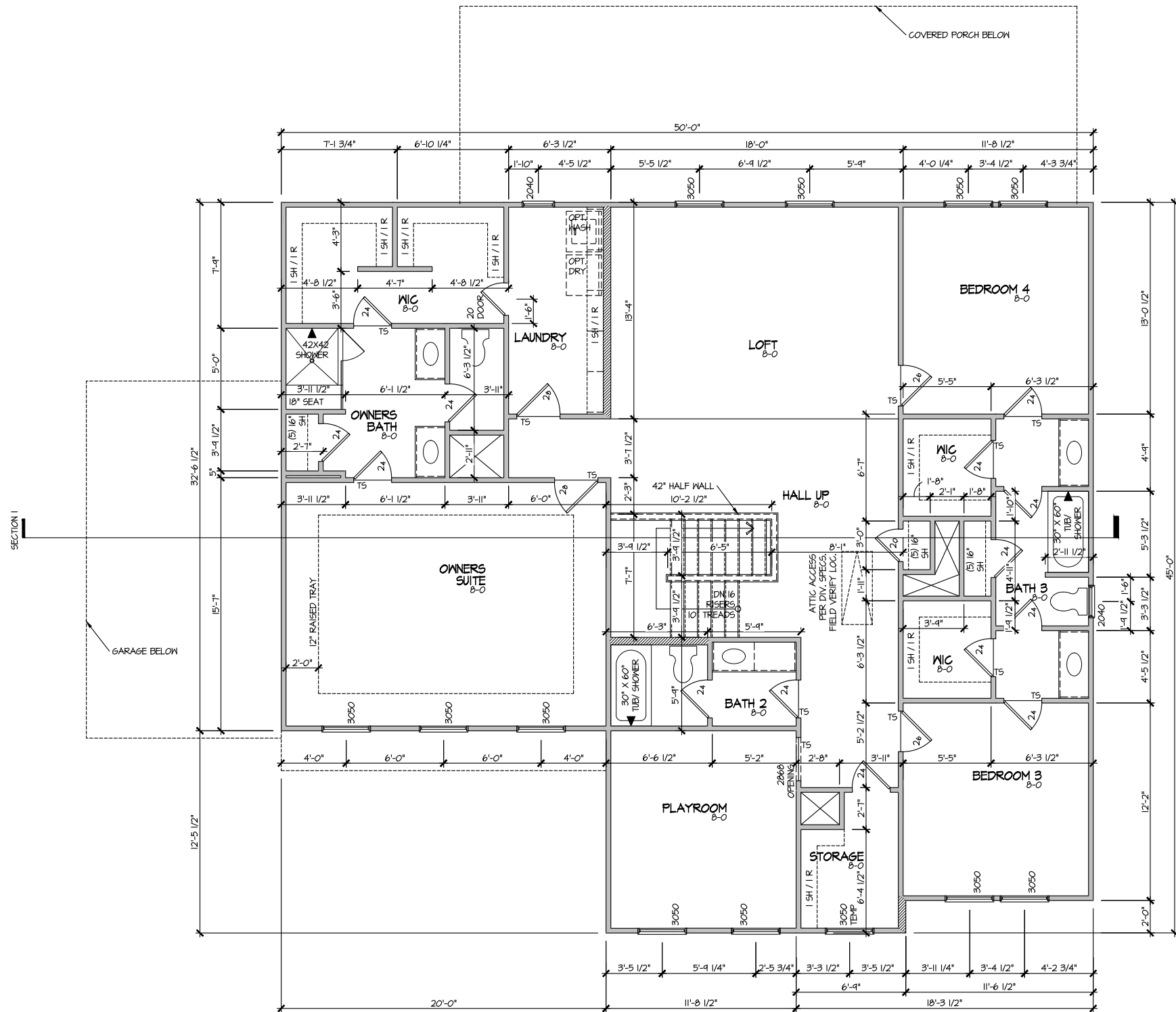
DRAWN BY:	ITS
DATE:	03/12/2025
PLAN NO.	3501



HOUSE NAME:	TOWNSEND
DRAWING TITLE	FIRST FLOOR PLAN

SHEET No.	A3.1
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ELEVATION I
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



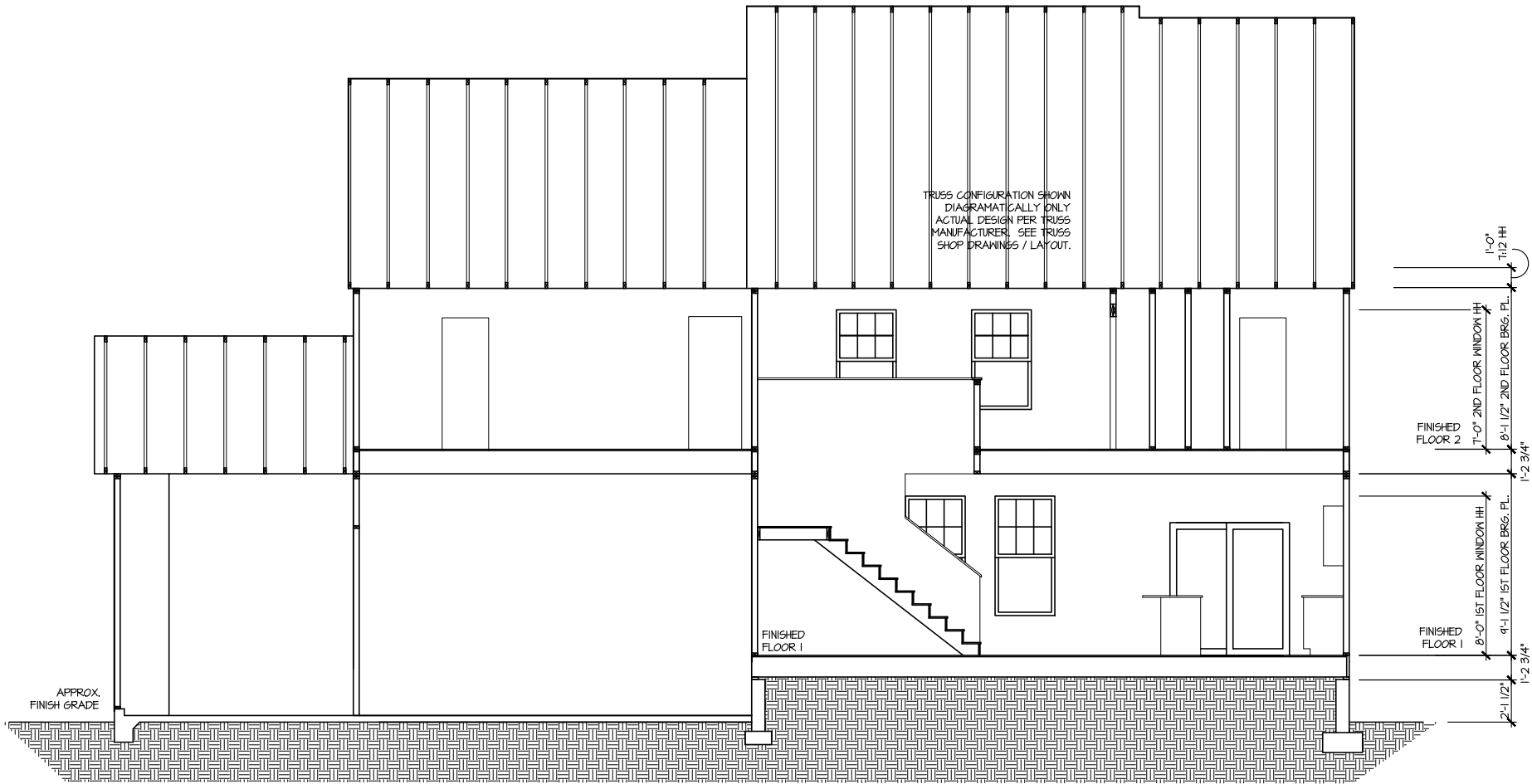
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PLAN NO.	3501



HOUSE NAME:	TOWNSEND
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.	A3.2
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SECTION I

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

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DRB
HOMES

HOUSE NAME:
TOWNSEND

DRAWING TITLE
BUILDING SECTION

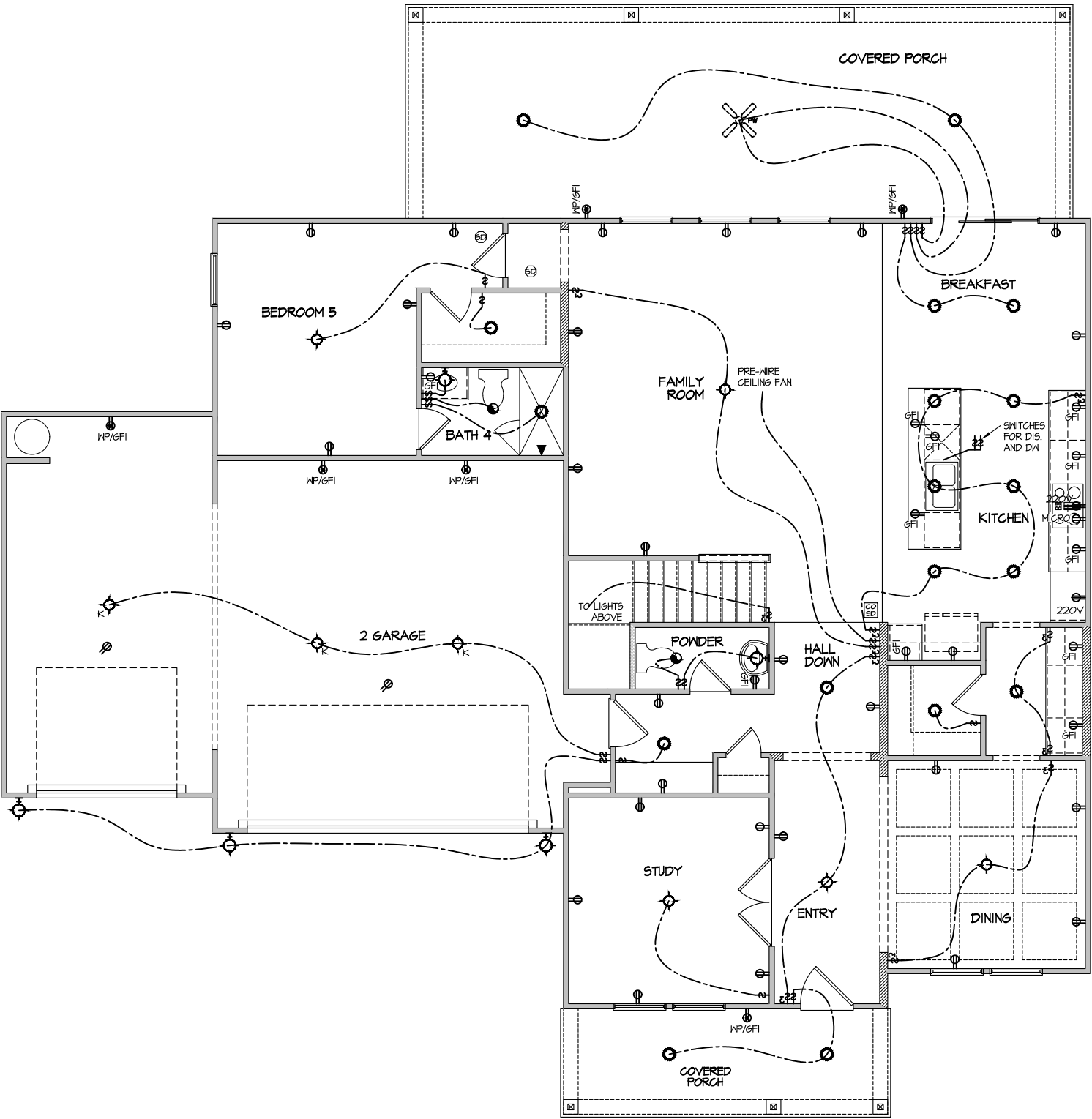
SHEET No.

A4.1

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
- DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- SMOKE DETECTOR - WIRED IN SERIES
- EXHAUST FAN MOTOR
- TV JACK
- TV JACK
- CO / SMOKE DETECTOR
- DOOR CHIME
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - SURFACE MOUNTED LED
- PULLCHAIN LAMPHOLDER
- KEYLESS LAMPHOLDER
- MOTION SENSOR FLOOD LIGHT

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"

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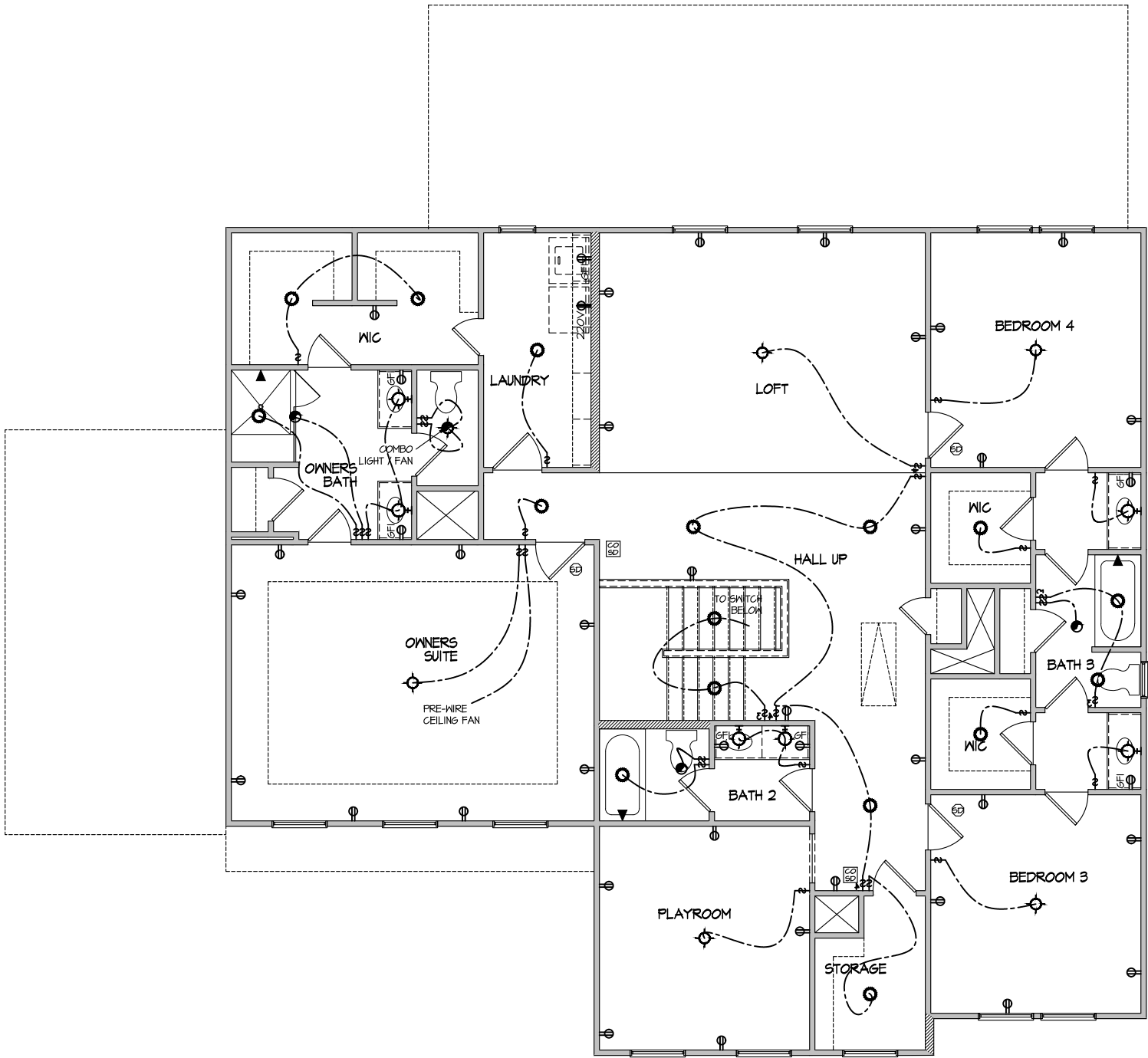
HOUSE NAME:	TOWNSEND
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	1
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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
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ELECTRICAL PLAN
SECOND FLOOR - ELEV. 1
SCALE: 1/8" = 1'-0"

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HOUSE NAME:	TOWNSEND
DRAWING TITLE	SECOND FLOOR ELECTRICAL

SHEET No.	1.2
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GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
- FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT (CONC), 15" MIN. EMBEDMENT (CMU)
 - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC)
 - SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU)
 (REFER TO DETAILS FOR 10' TALL WALL ANCHOR REQUIREMENTS)
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR CMU SHALL BE PRESERVATIVE-TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SFF OR SYP, "STUD" GRADE OR BETTER.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
 - F_c = 4,000 psi: FOUNDATION WALLS
 - 2,500 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3,000 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - f_y = 60,000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
 - 9' OR 10' HEIGHT (AS NOTED ON PLANS)
 - TALLER WALLS MUST BE ENGINEERED.
 - NOMINAL WIDTH (4 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 BMNT. 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 (3/2)x10 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 ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.

- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS

- CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (F_m=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 & 530.1.

- CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.

- PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE GROUTED SOLID.

- PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

- BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR SUBTERRANEAN TERMITES. METHOD AND TYPE OF TREATMENT TO BE DETERMINED BY PEST CONTROL COMPANY.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

DESIGN LOADS:	
ROOF	DEAD = 7 PSF T.C., 10 PSF B.C. LIVE = 16 PSF LOAD DURATION FACTOR = 1.25
FLOOR	LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS & SOLID SAMN) 10 PSF T.C., 5 PSF B.C. (TRUSSES) (ADD'L 10 PSF @ TILE)
LATERAL	120 MPH, EXPOSURE B. SEISMIC A/B.
SOIL	2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

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

- REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

- EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR SYP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- WALLS OVER 12' TALL SHALL BE PER PLAN.

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

- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 16" O.C. (MAX., U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (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:
 - L9L' - Fb=2325 psi; Fv=310 psi; E=1.55x10⁶ psi
 - LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
 - PSL' - Fb=2900 psi; Fv=290 psi; E=2.0x10⁶ psi

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

- FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" 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, U.N.O.

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

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

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

- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4 CAP & ABW44Z BASE, U.N.O.

FLOOR FRAMING

- 1-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT M/K FOR MARBLE FLOOR DESIGNS)
- AT 1-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.

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

ROOF FRAMING

- BAY WINDOWS & SHED ROOFS (UP TO 6' SPAN) CAN BE 2x4 OR 2x6 RAFTERS & CEILING JOISTS @ 16/24" O.C.

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T 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 & TP1'S BC51 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (MAX 1' SPAN) W/ 2x4 LEDGER FASTENED TO:
 - RIM BOARD W/ (2) 3"x0.131" NAILS @ 16" O.C. MAX. (1-JOISTS)
 - TRUSS VERTICALS w/ (3) 3"x0.131" NAILS @ 19.2" O.C. MAX. (FLOOR TRUSSES)

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
 - w/ 2 1/4" 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
HD-1	SIMPSON HIT4 HOLD-DOWN * (3/8" DIA. ANCHOR)
HD-2	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.) OR MSTC66B3 ALTERNATE
HD-3	SIMPSON STDH14/STDH14RJ

* UTILIZE THE S6TB24 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.

LEGEND

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

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

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

120 MPH WIND IN 2018 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 1604) & ASCE 7-10, AS PERMITTED BY R301.3 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 HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC5BC:RC SECTION R802.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 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. U.N.O.
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 1/2" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

3" O.C. EDGE NAILING

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

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, 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 HOLDDOWN BELOW

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.)

MEANS & METHODS NOTES

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

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

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

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x4" - H	3 1/2"x4" - H	(2)3/4"x4" - F	(2)2x10 + (1) 1/2"x11/2" STEEL FLITCH PLATE - H	N/A
002	(2)3/4"x4" - F	3 1/2"x4" - F	(3)3/4"x4" - F	(2)2x12 + (1) 3/8"x11/2" STEEL FLITCH PLATES - F	M2x14
003	(3)3/4"x8" - FT	5 1/4"x8" - FT	N/A	(3)2x12 + (2) 3/8"x11/2" STEEL FLITCH PLATES - F	M2x26 - F
004	N/A	N/A	N/A	N/A	N/A
005	(2)3/4"x4" - F	3 1/2"x4" - F	(2)3/4"x4" - F	(2)2x10 + (1) 1/2"x11/2" STEEL FLITCH PLATE - F	N/A
006	(2)3/4"x4" - F	3 1/2"x4" - F	N/A	(2)2x12 + (1) 3/8"x11/2" STEEL FLITCH PLATES - F	N/A
007	(3)3/4"x4" - F	5 1/4"x4" - F	(4)3/4"x4" - F	(3)2x12 + (2) 1/2"x11/2" STEEL FLITCH PLATES - F	M2x14 - F
008	(2)3/4"x4" - F	3 1/2"x4" - F	(3)3/4"x4" - F	(2)2x12 + (1) 3/8"x11/2" STEEL FLITCH PLATES - F	M2x14 - F
009	(2)3/4"x4" - F	3 1/2"x4" - F	N/A	N/A	N/A
010	(2)3/4"x4" - H	3 1/2"x4" - H	(2)3/4"x4" - H	(2)2x10 + (1) 1/2"x11/2" STEEL FLITCH PLATE - H	N/A
011	(2)3/4"x4" - H	3 1/2"x4" - H	(2)3/4"x4" - H	(2)2x10 + (1) 1/2"x11/2" STEEL FLITCH PLATE - H	N/A
012	(2)3/4"x4" - H	3 1/2"x4" - H	N/A	N/A	N/A
013	(3)3/4"x4" - H	3 1/2"x4" - H	N/A	N/A	N/A
014	(3)3/4"x16" - FB	5 1/4"x16" - FB	N/A	N/A	N/A
015	(2)3/4"x4" - F	3 1/2"x4" - F	(2)3/4"x4" - F	N/A	N/A
016	(3)3/4"x8" - FT	5 1/4"x8" - FT	N/A	N/A	N/A
017	(2)3/4"x4" - F	3 1/2"x4" - F	(2)3/4"x4" - F	N/A	N/A
018	(3)3/4"x11/2" - D	5 1/4"x11/2" - D	(3)3/4"x11/2" - D	N/A	N/A
019	(4)3/4"x4" - F	7"x4" - F	N/A	N/A	N/A
020	(2)3/4"x4" - F	3 1/2"x4" - F	(2)3/4"x4" - F	N/A	N/A

- 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/S22.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
- REFER TO DETAIL E/S22.0 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.

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PLATE TO JOIST/BLK'G.	(3) NAILS @ 4" o.c.	(3) NAILS @ 4" o.c.
STUD TO SOLE PLATE	(2) TOENAILS	(3) TOENAILS*
TOP OR SOLE PLATE TO STUD	(2) NAILS	(3) NAILS
RIM TO TOP PLATE	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS	(3) TOENAILS*
DOUBLE STUD	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE LAP SPLICE	(4) NAILS IN LAPPED AREA	(1) NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2) NAILS	(2) NAILS

* 3/8"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3 1/4"
6'-0"	3 FT. MAX	L3"x3 1/4"
	12 FT. MAX	L4"x3 1/4"
	20 FT. MAX	L5"x3 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4 1/4" **
	12 FT. MAX	L5"x3 1/2"x3/8"
	16 FT. MAX	L6"x3 1/2"x3/8"
9'-6"	12 FT. MAX	L6"x3 1/2"x3/8"
	2 FT. MAX	L7"x4 1/2" **
16'-0"	3 FT. MAX	L8"x4 1/2" **

ALL LINTELS:
 - SHALL SUPPORT 2 3/8" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT. < 16" SHALL HAVE 4" MIN. BEARING
 > 16" SHALL HAVE 8" MIN. BEARING
 > 16" SHALL NOT BE FASTENED BACK TO HEADER.
 > 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" o.c. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
 - MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK



by: JTR
date: KFG 03-24-25



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\$1.0



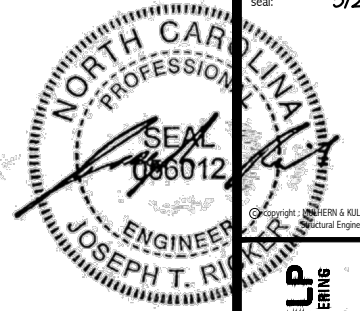
- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING

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



MULHERN+KULP
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300 Brookside Ave, Building 4 ▶ Anchor, PA 19002
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INC LIC. #C-3825



K project number:
126-23061

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

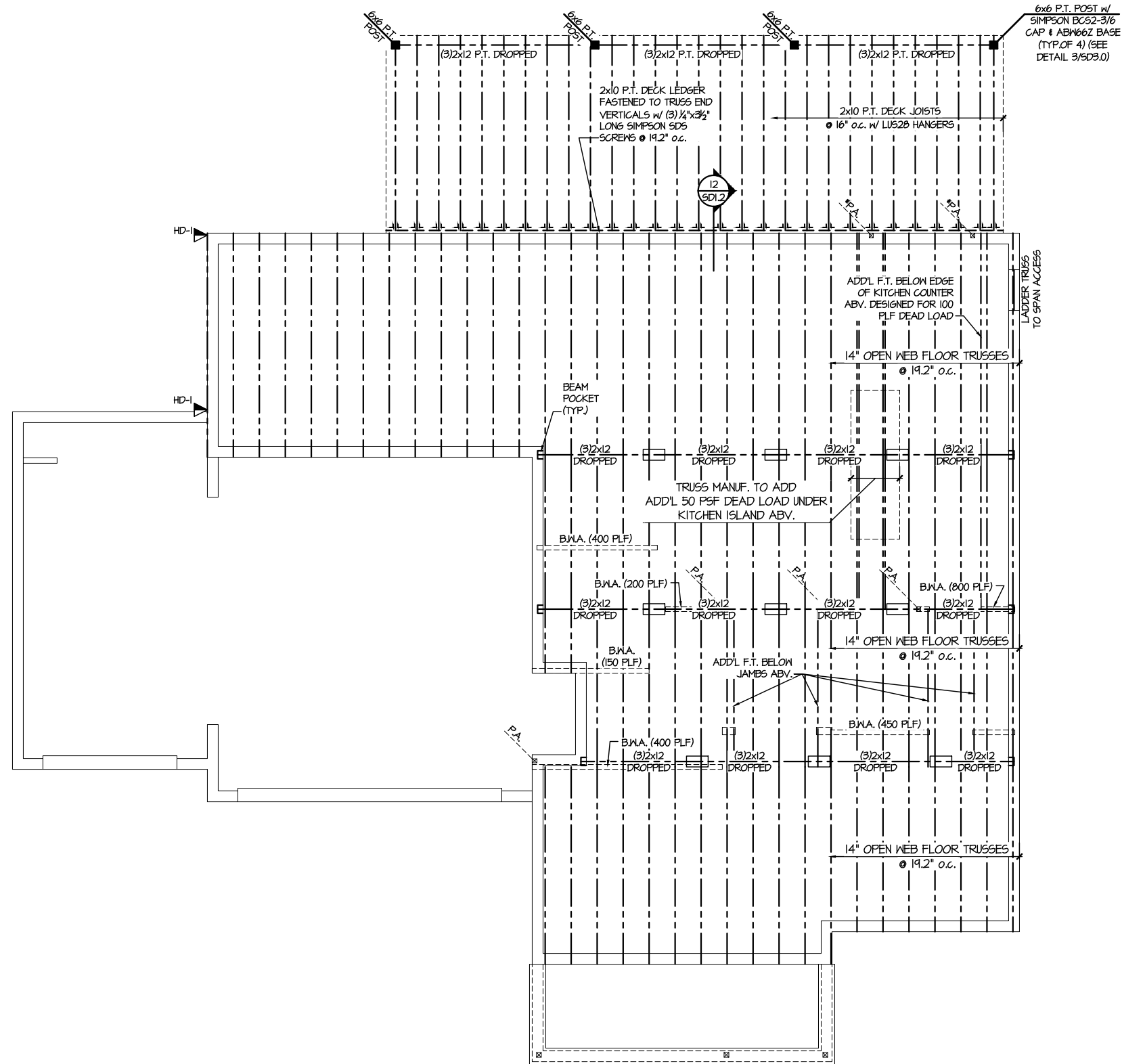
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SEE 50.0 FOR BEAM SCHEDULE

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



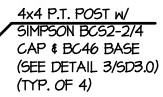
Project mgr: JTR
Drawn by: KFG
Issue date: 03-24-25



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LOT 103 - TOWNSEND I
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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"x4" - H	3 1/2"x4" - H	(2)3/4"x4" - F	(2)2x10 + (1) 3/4"x11/4" STEEL FLITCH PLATE - H	N/A
002	(2)3/4"x14" - F	3 1/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1) 3/4"x11/4" STEEL FLITCH PLATES - F	M2x14
003	(3)3/4"x18" - FT	5 1/4"x18" - FT	N/A	(3)2x12 + (2) 3/4"x11/4" STEEL FLITCH PLATES - F	M2x26 - F
004	N/A	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	(2)2x10 + (1) 3/4"x11/4" STEEL FLITCH PLATE - F	N/A
006	(2)3/4"x14" - F	3 1/2"x14" - F	N/A	(2)2x12 + (1) 3/4"x11/4" STEEL FLITCH PLATES - F	N/A
007	(3)3/4"x14" - F	5 1/4"x14" - F	(4)3/4"x14" - F	(3)2x12 + (2) 3/4"x11/4" STEEL FLITCH PLATES - F	M2x14 - F
008	(2)3/4"x14" - F	3 1/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1) 3/4"x11/4" STEEL FLITCH PLATES - F	M2x14 - F
009	(2)3/4"x14" - F	3 1/2"x14" - F	N/A	N/A	N/A
010	(2)3/4"x4" - H	3 1/2"x4" - H	(2)3/4"x4" - H	(2)2x10 + (1) 3/4"x11/4" STEEL FLITCH PLATE - H	N/A
011	(2)3/4"x4" - H	3 1/2"x4" - H	(2)3/4"x4" - H	(2)2x10 + (1) 3/4"x11/4" STEEL FLITCH PLATE - H	N/A
012	(2)3/4"x14" - H	3 1/2"x14" - H	N/A	N/A	N/A
013	(3)3/4"x4" - H	3 1/2"x4" - H	N/A	N/A	N/A
014	(3)3/4"x16" - FB	5 1/4"x16" - FB	N/A	N/A	N/A
015	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	N/A	N/A
016	(3)3/4"x18" - FT	5 1/4"x18" - FT	N/A	N/A	N/A
017	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	N/A	N/A
018	(3)3/4"x11/4" - D	5 1/4"x11/4" - D	(3)3/4"x11/4" - D	N/A	N/A
019	(4)3/4"x14" - F	7"x14" - F	N/A	N/A	N/A
020	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	N/A	N/A

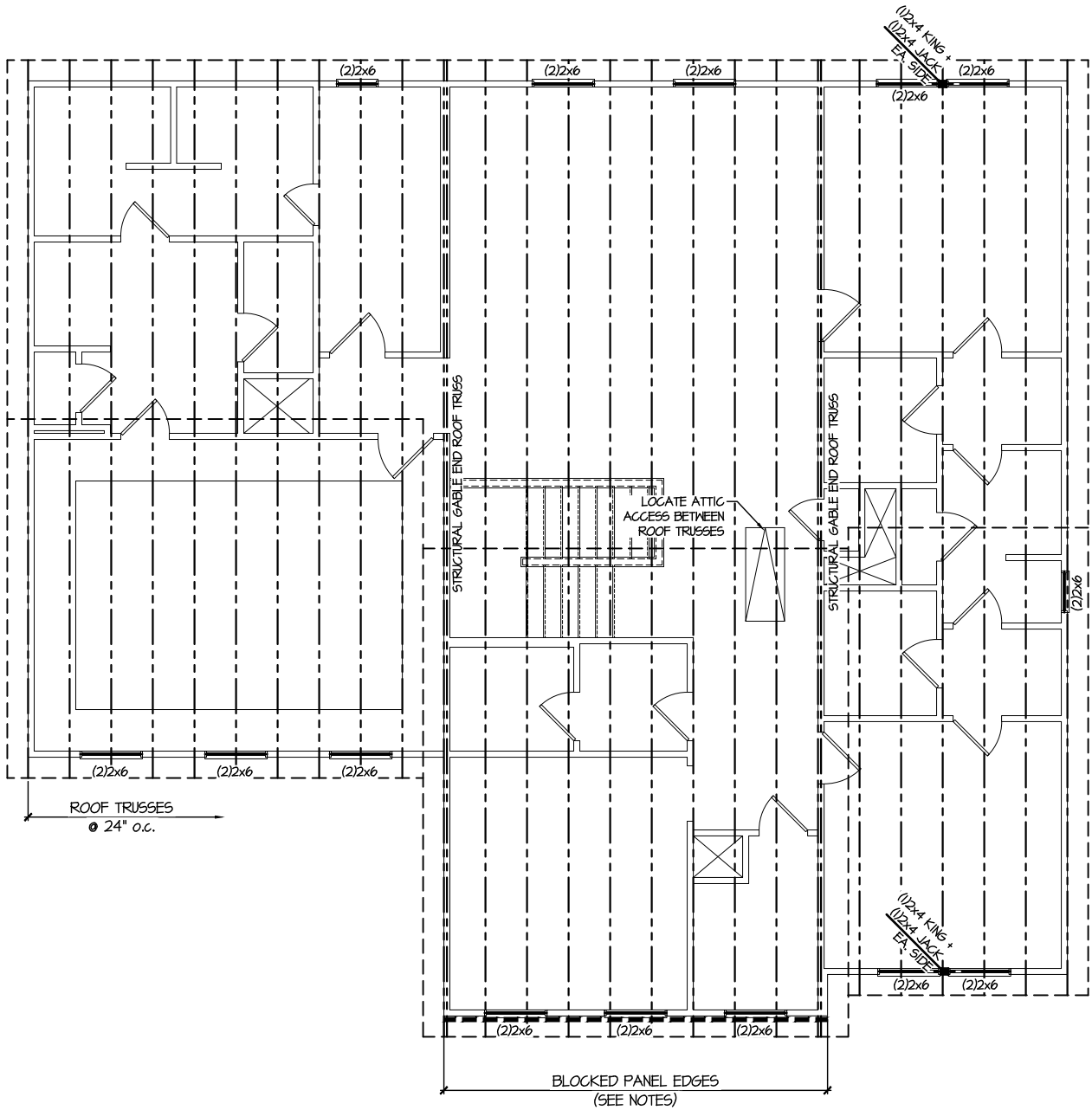
- BEAM NOTATION:
 - "F" INDICATES FLUSH BEAM
 - "FT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
- REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
- REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
- FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x10,120" NAILS @ 8" O.C.
- FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x10,120" 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

-  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.

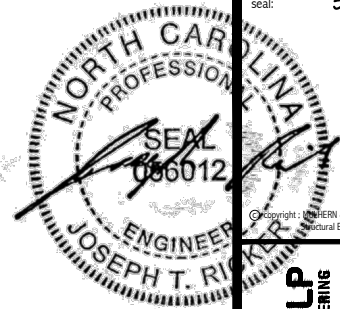
REFER TO 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



1 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 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



M&K project number:
126-23061

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

REVISIONS:

date:	initial:

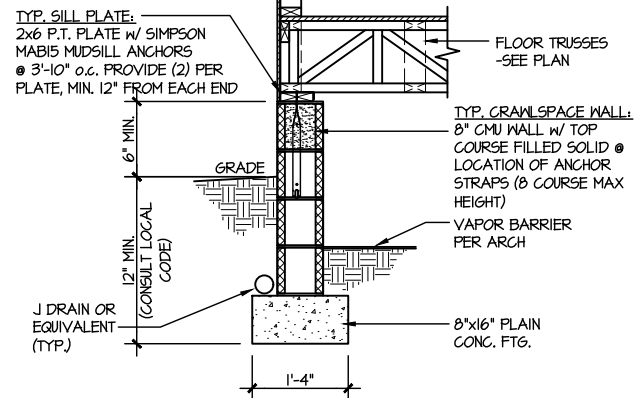


ROOF FRAMING PLANS
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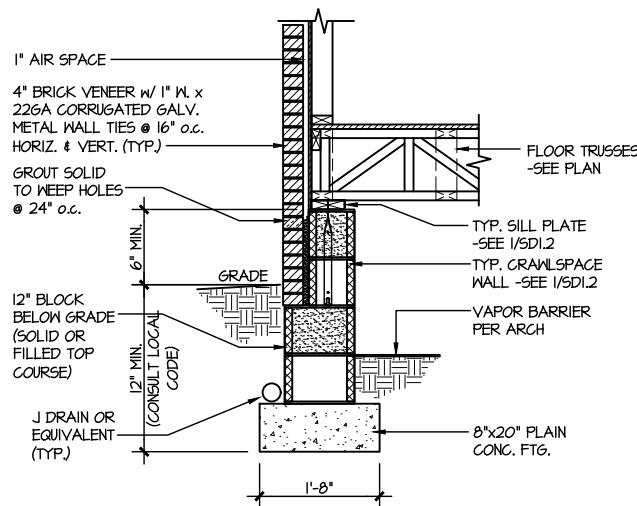
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seal: 3/25/25

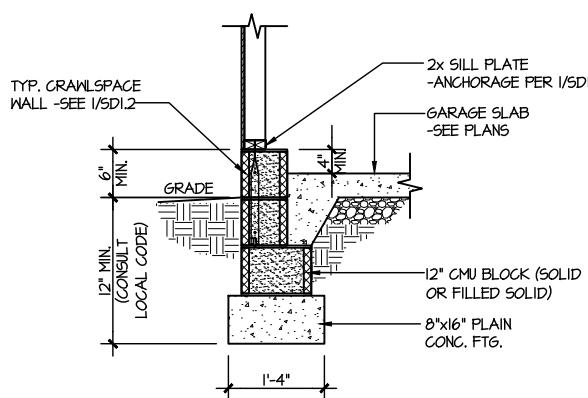
ALT. TO MUDSILL ANCHORS:
1/2" DIA. x 10" LONG A.B. @ 6'-0" o.c.



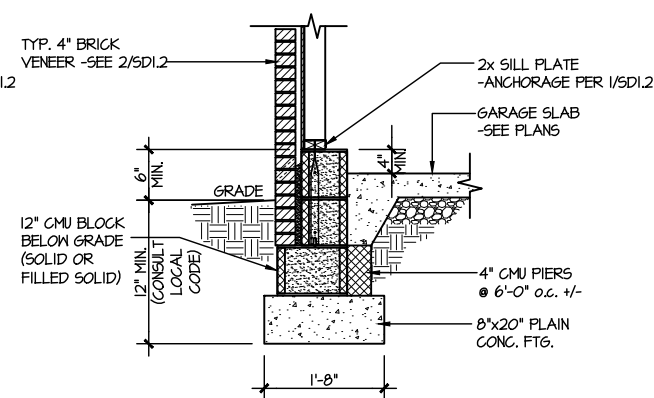
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"



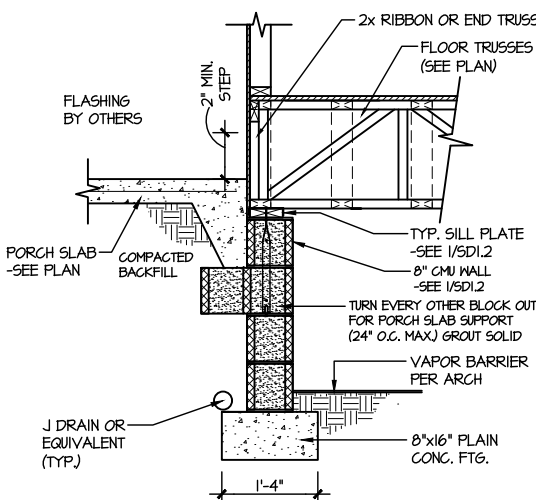
2 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



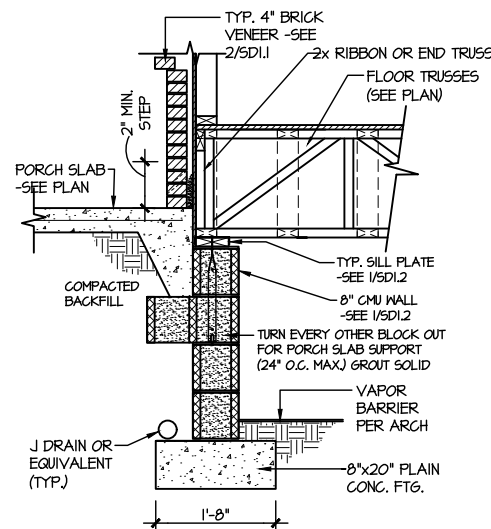
3 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0"



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

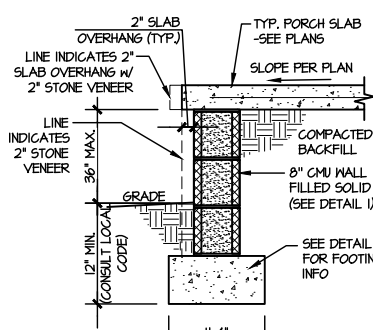


5 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)

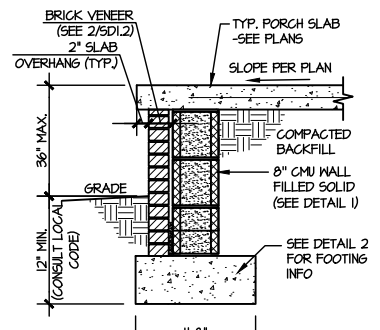


6 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER

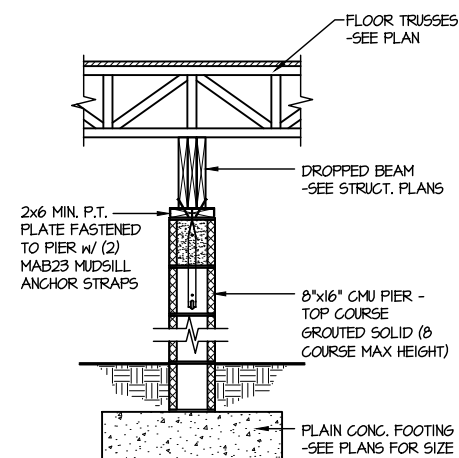
PLAIN CONC. FOOTINGS AS DIMENSIONED & SHOWN ARE MINIMUM SIZES REQUIRED & HAVE BEEN ENGINEERED. ADDITION OF CONTINUOUS REBAR OR LARGER FOOTINGS MAY BE PROVIDED AT THE DISCRETION OF THE BUILDER.



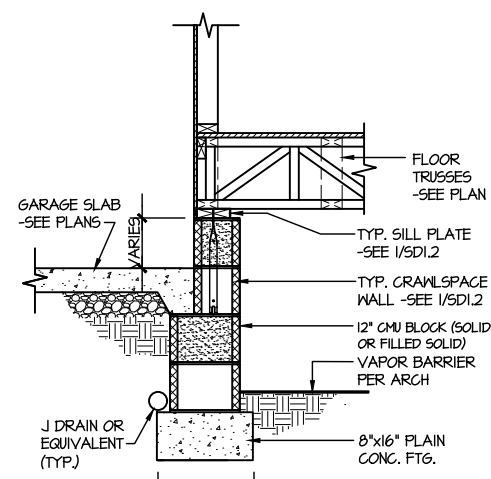
7A TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



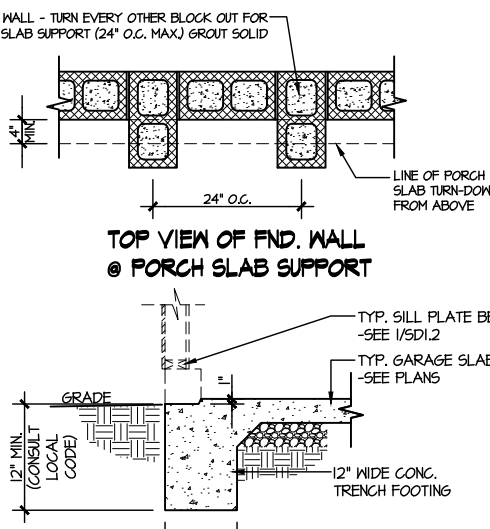
7B TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



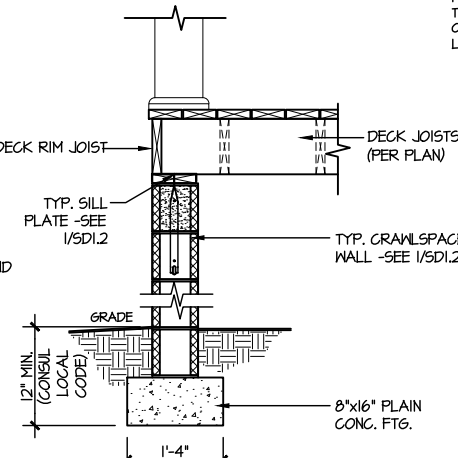
8 TYPICAL CRAWLSPACE FND. @ INTERIOR PIER
SCALE: 3/8"=1'-0"



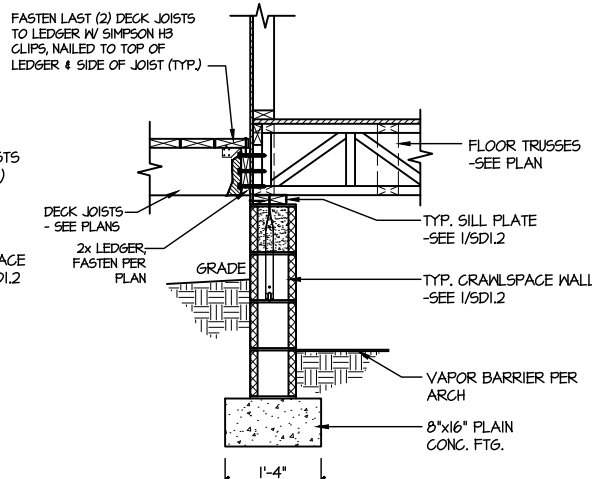
9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/8"=1'-0"



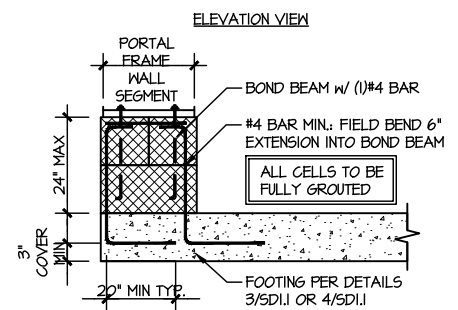
10 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



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



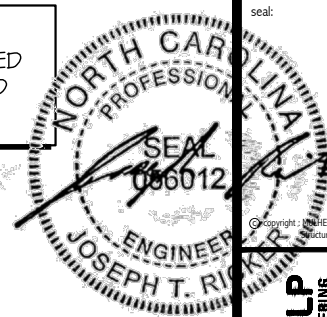
12 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK
SCALE: 3/8"=1'-0"



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

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

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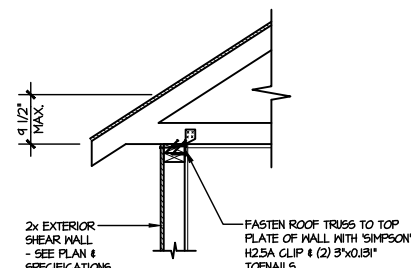
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3800 Dunwoody Ave., Building 4 - Asheville, NC 28902
P: 715-545-8001 • mulhern+kulp.com
N.C. LIC. #C-3825

M&K project number:
126-23061
project mgr: JTR
drawn by: KFG
issue date: 03-24-25
REVISIONS:
date: initial:

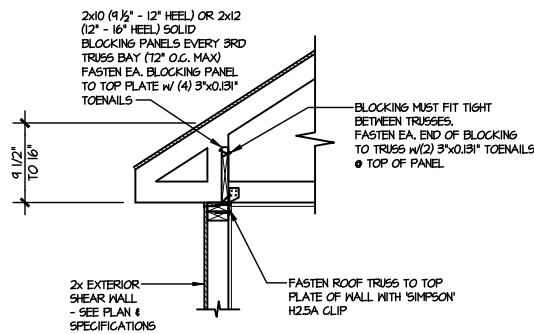
DRB
HOMES

FOUNDATION DETAILS
BLAKE POND COMMUNITY
LOT 103 - TOWNSEND 1
RALEIGH, NC

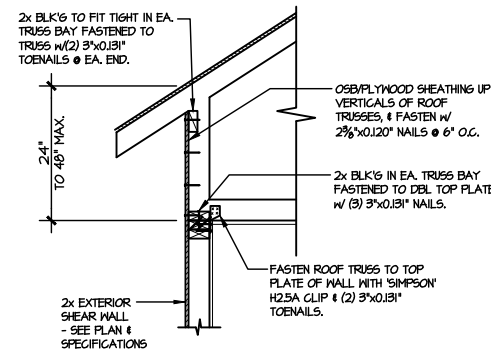
sheet:
SD1.2



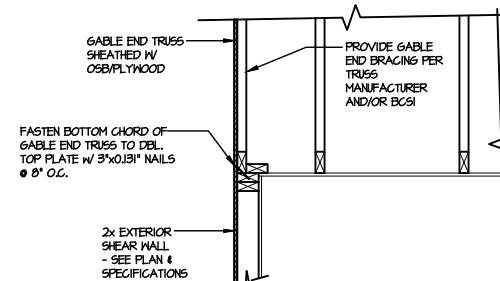
TYPICAL SHEAR TRANSFER DETAIL @ ROOF
(A1) SCALE: 3/8"=1'-0"
 HEEL HEIGHT LESS THAN 1 1/2"
 NO BLOCKING REQ'D



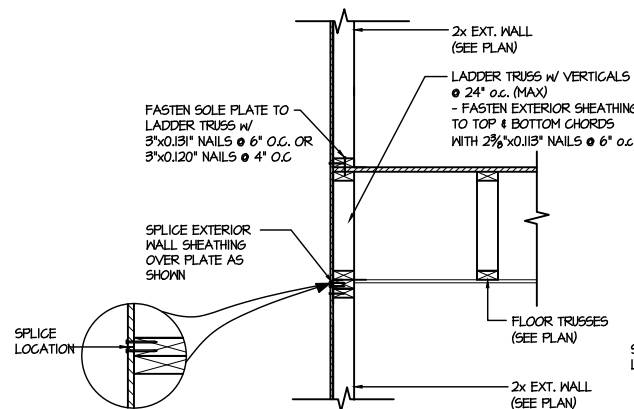
TYPICAL SHEAR TRANSFER DETAIL @ ROOF
(A2) SCALE: 3/8"=1'-0"
 HEEL HEIGHT BETWEEN 1 1/2" - 16"
 BLOCKING REQ'D



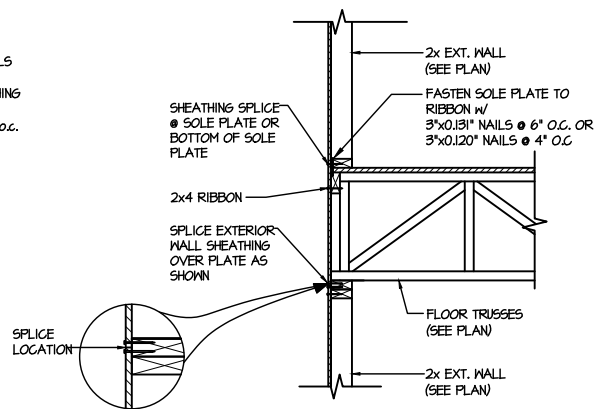
TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
(A3) SCALE: 3/8"=1'-0"
 HEEL HEIGHT UP TO 48" MAX.



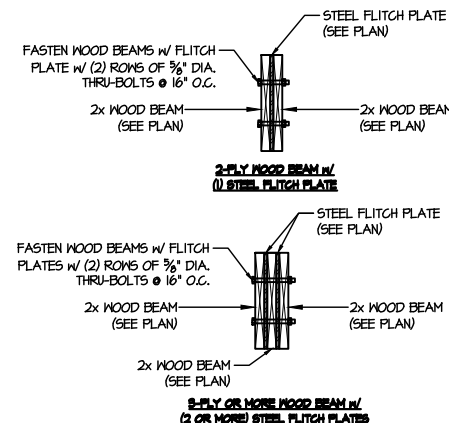
TYPICAL GABLE END DETAIL
(B) SCALE: 3/8"=1'-0"



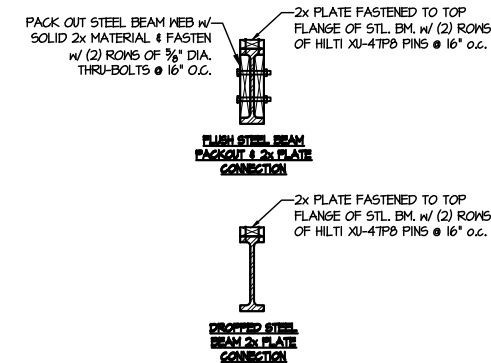
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
(C1) SCALE: 3/8"=1'-0"
 PARALLEL FRMS



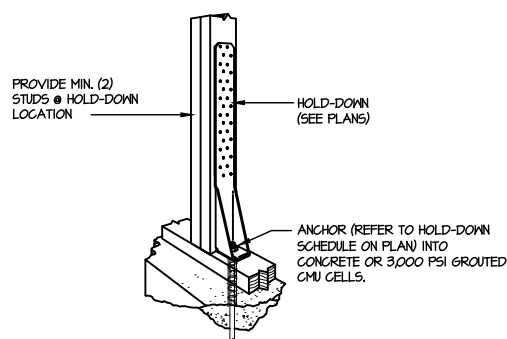
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
(C2) SCALE: 3/8"=1'-0"
 PERPENDICULAR FRMS



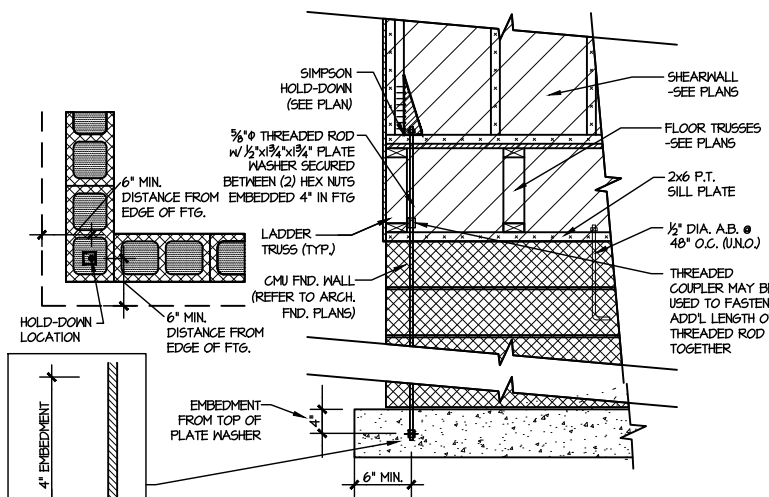
TYPICAL FLITCH BEAM CONNECTION DETAIL
(D) SCALE: 3/4"=1'-0"



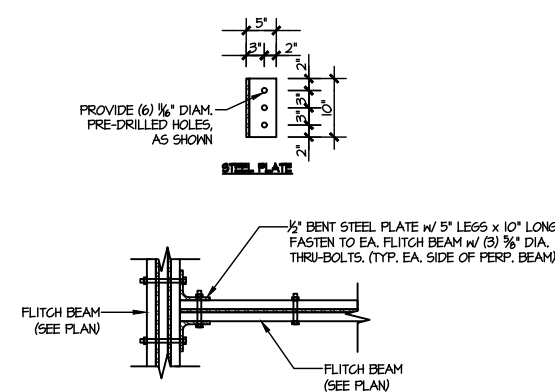
TYPICAL STEEL BEAM CONNECTION DETAIL
(E) SCALE: 3/4"=1'-0"



TYPICAL HOLD DOWN INSTALLATION
(F1) SCALE: N.T.S.



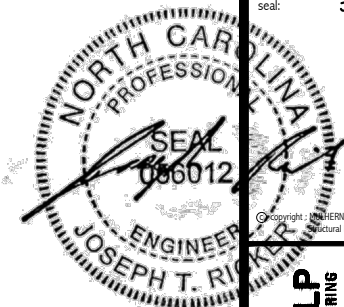
TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION
(F2) SCALE: N.T.S.
 (CORNER SHOWN - APPLICABLE TO ALL CONDITIONS)



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

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M&K project number:
 126-23061

project mgr:
 JTR

drawn by:
 KFG

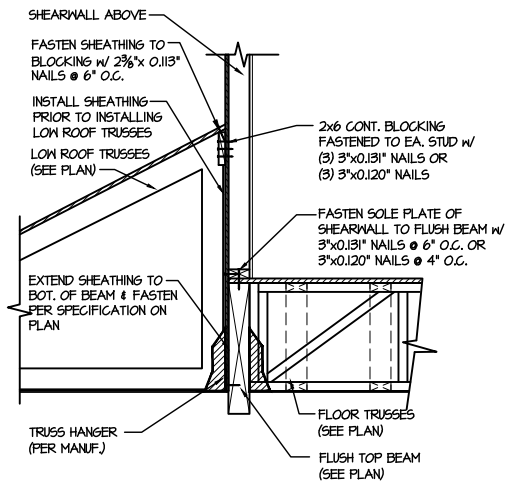
issue date:
 03-24-25

REVISIONS:
 date: initial:

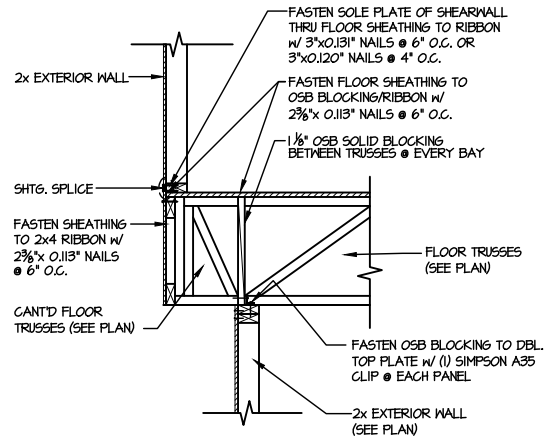
DRB
HOMES

FRAMING DETAILS
 BLAKE POND COMMUNITY
 LOT 103 - TOWNSEND I
 RALEIGH, NC

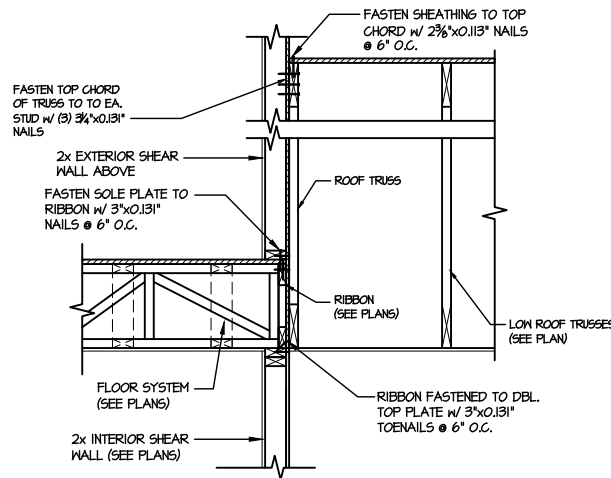
sheet:
SD2.0



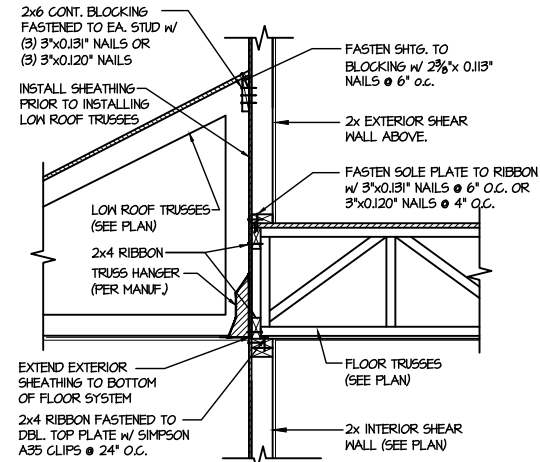
1 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



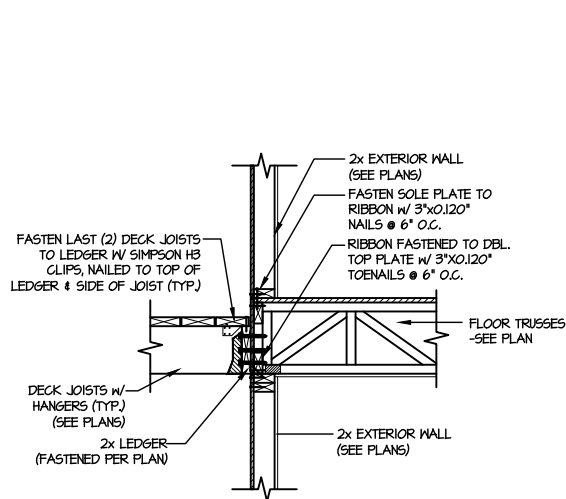
2 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"



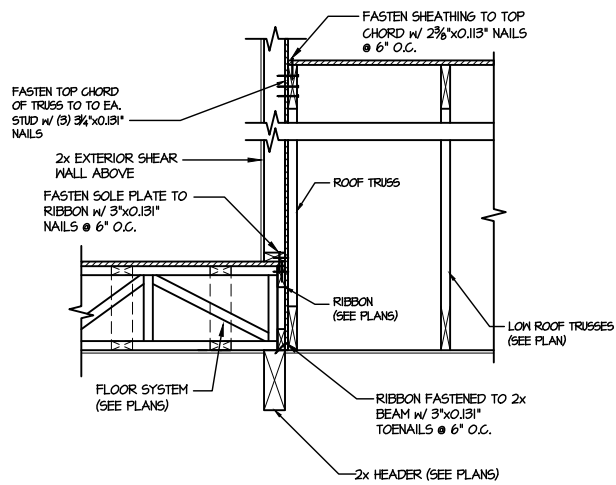
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



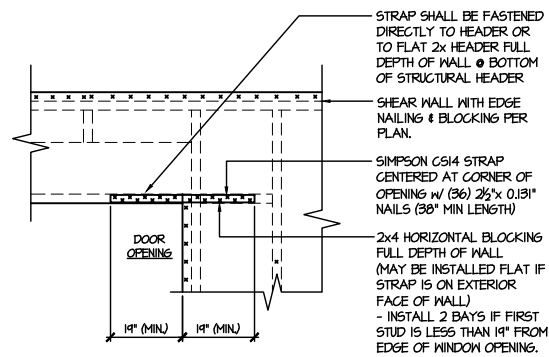
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



5 DECK LEDGER CONNECTION DETAIL
SCALE: 3/4"=1'-0"

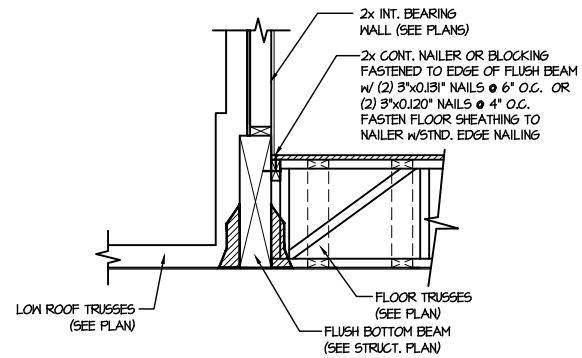


6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"

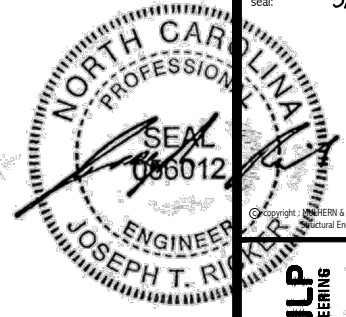


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHEATHING & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

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



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



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N.C. LIC. #C-3825

M&K project number:
126-23061

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

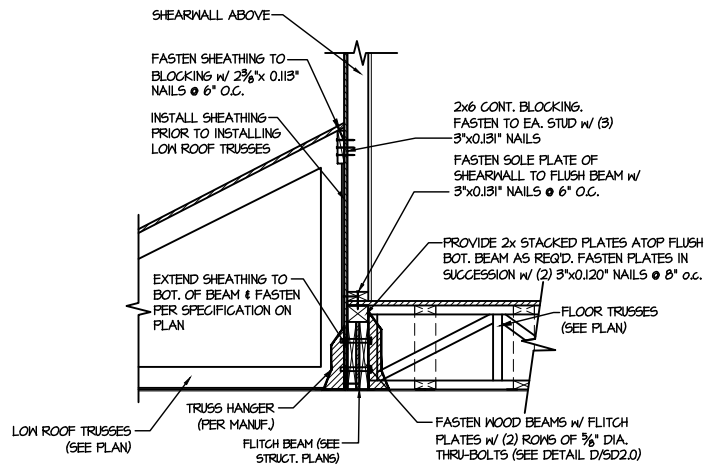
REVISIONS:
date: initial:

DRB
HOMES

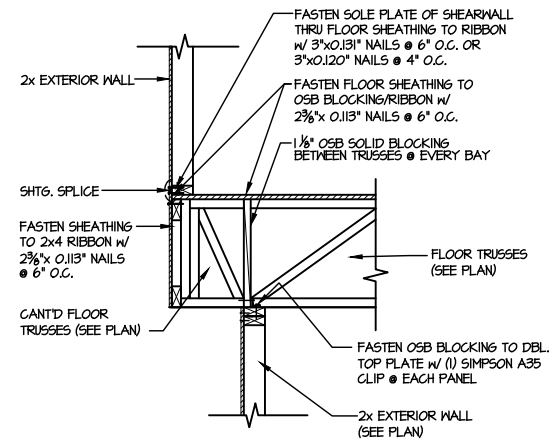
FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 103 - TOWNSEND 1
RALEIGH, NC

sheet:

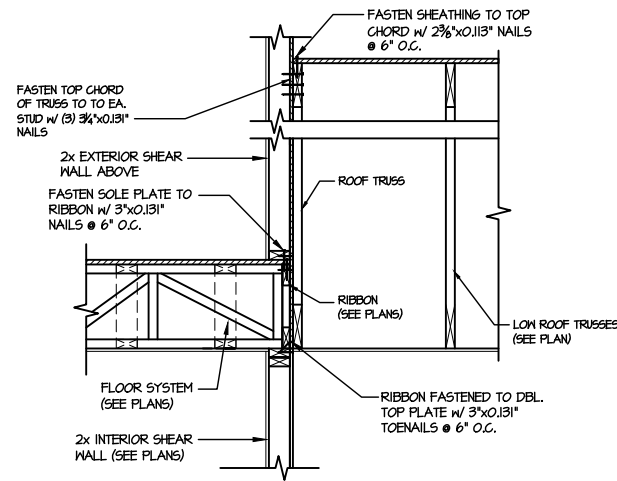
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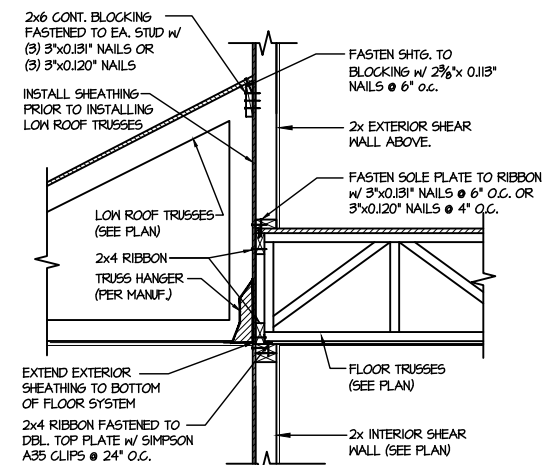
**1 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE**
SCALE: 3/4"=1'-0"



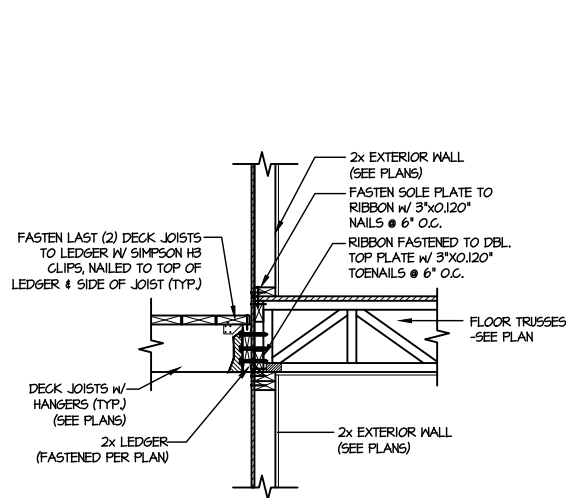
**2 SHEAR TRANSFER DETAIL BETWEEN
FLOORS @ CANT'D EXT. WALL**



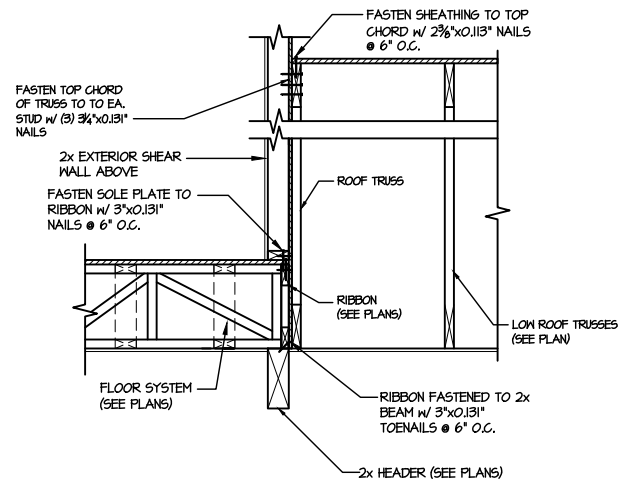
**3 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL**
SCALE: 3/4"=1'-0"



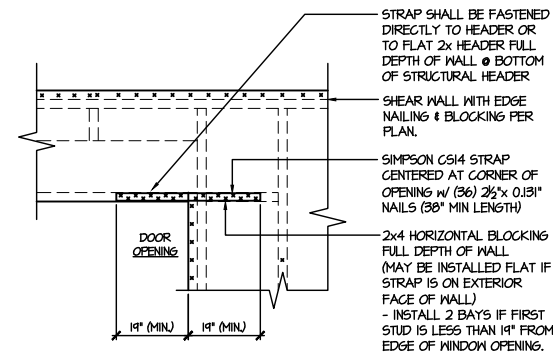
**4 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL**
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



5 DECK LEDGER CONNECTION DETAIL
SCALE: 3/4"=1'-0"

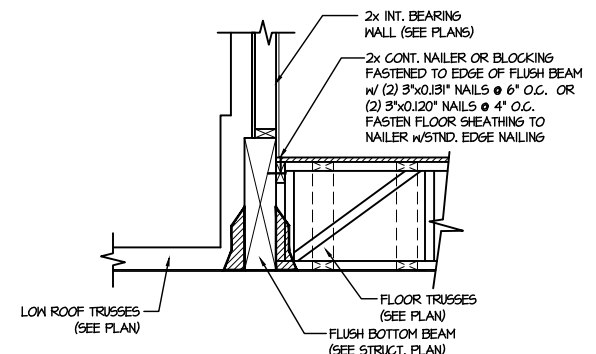


**6 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL**
SCALE: 3/4"=1'-0"

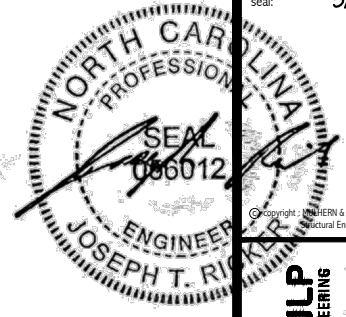


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- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN.

**7 TYPICAL EXT. WALL & INT.
SHEARWALL OPENING ELEVATION**
SCALE: NTS



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



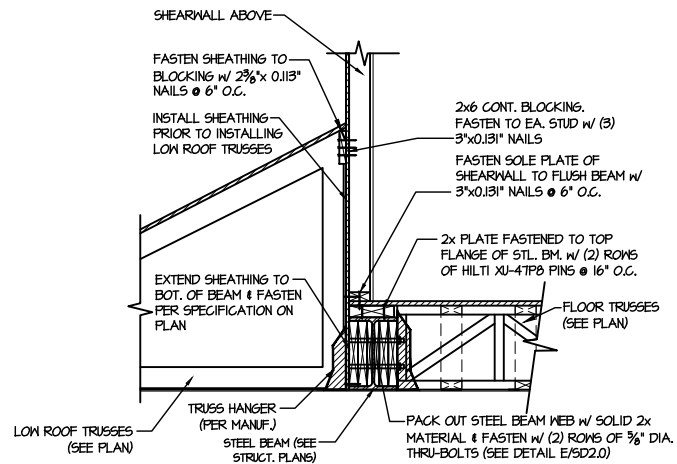
M&K project number:
126-23061
project mgr: JTR
drawn by: KFG
issue date: 03-24-25

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date: initial:

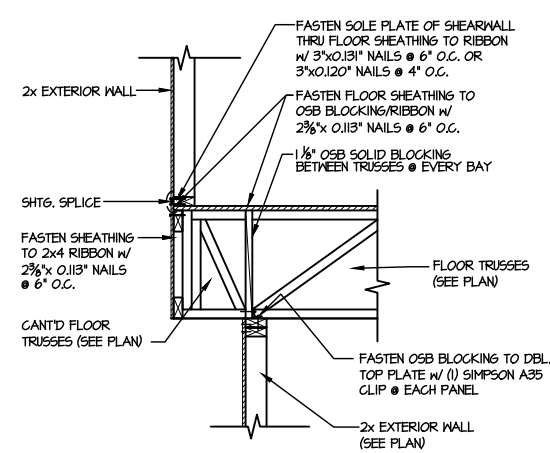
DRB HOMES

FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 103 - TOWNSEND I
RALEIGH, NC

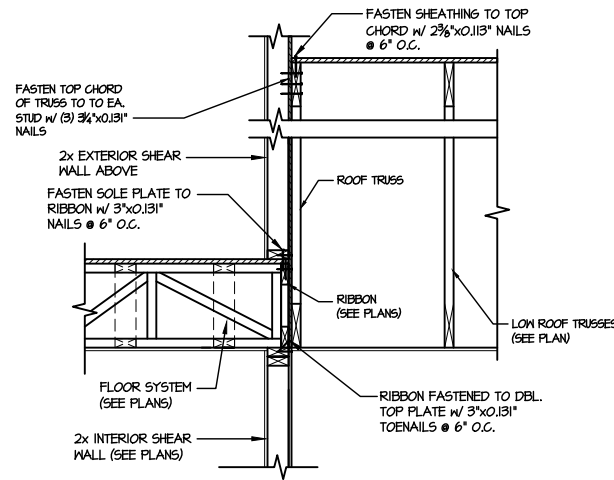
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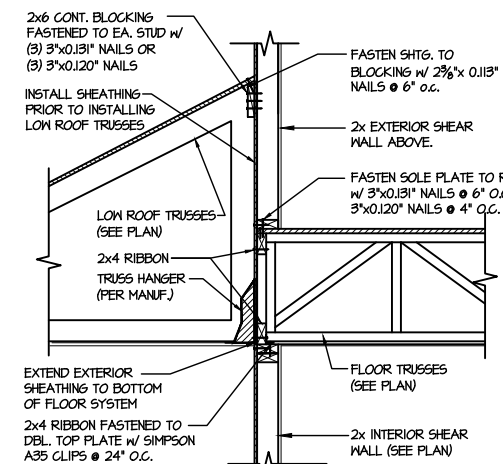
1 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



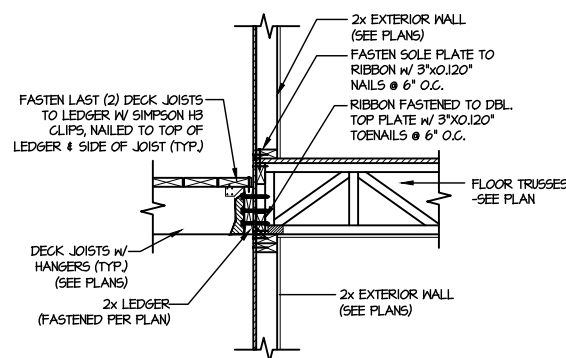
2 SHEAR TRANSFER DETAIL BETWEEN
FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"



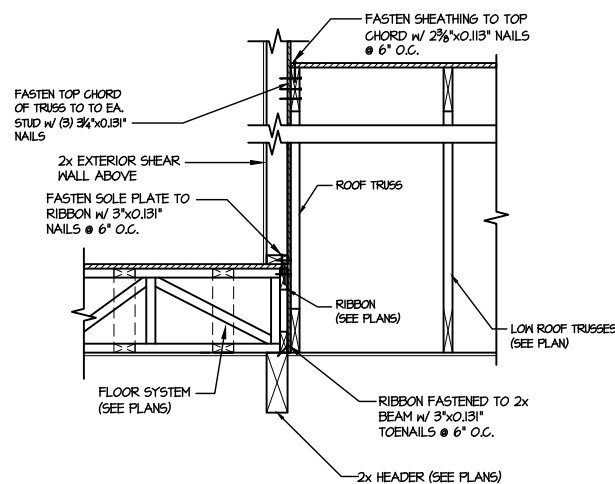
3 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



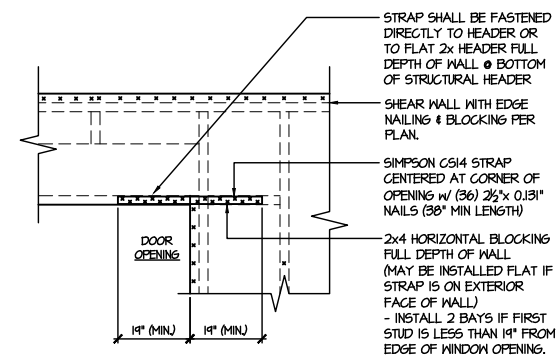
4 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



5 DECK LEDGER CONNECTION DETAIL
SCALE: 3/4"=1'-0"

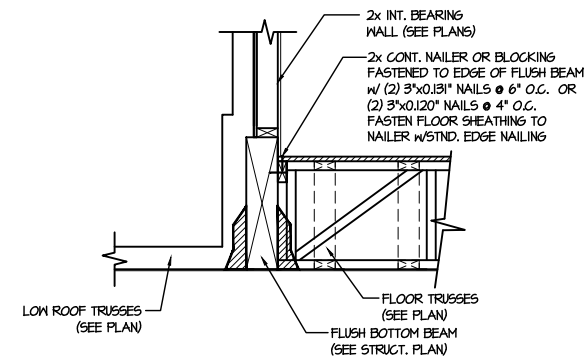


6 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"

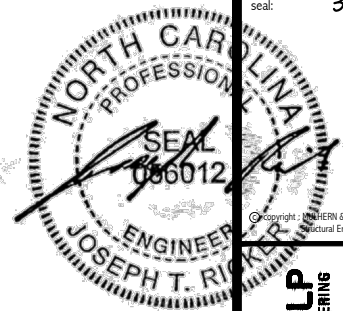


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- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

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



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



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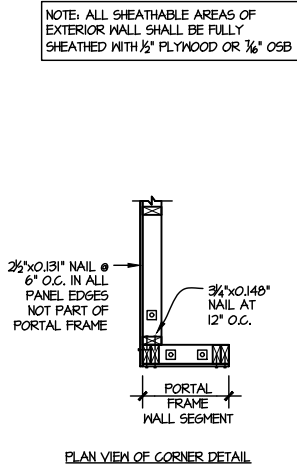
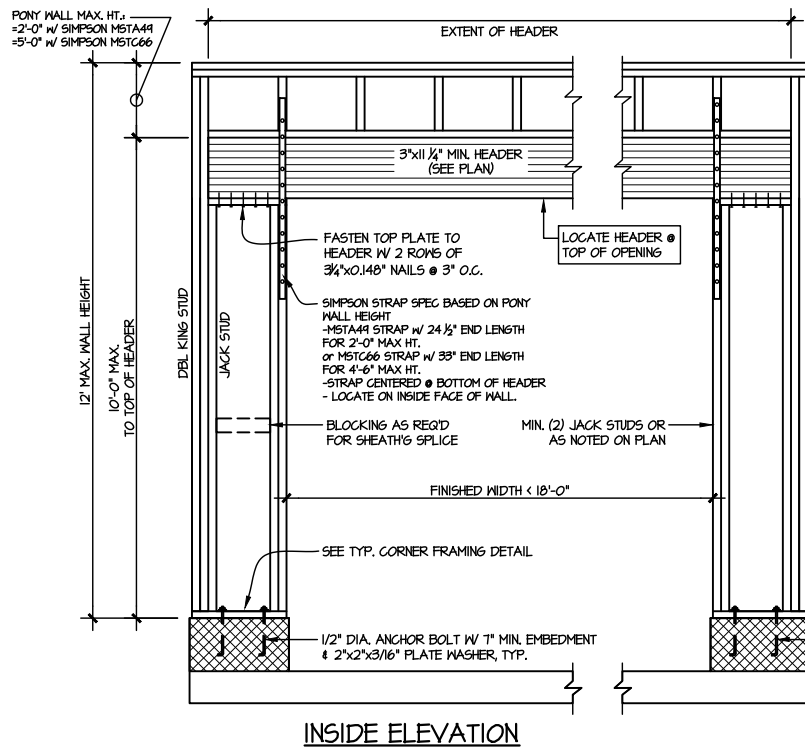
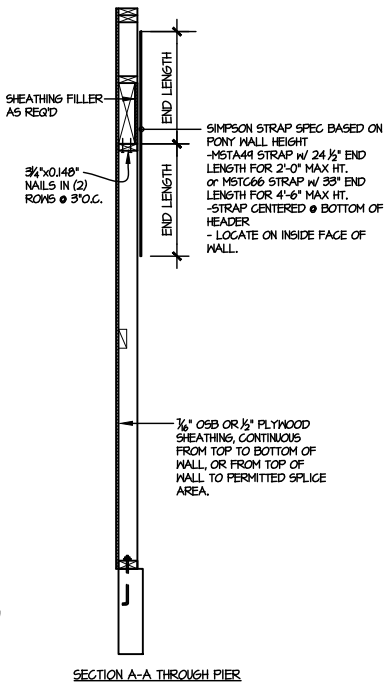
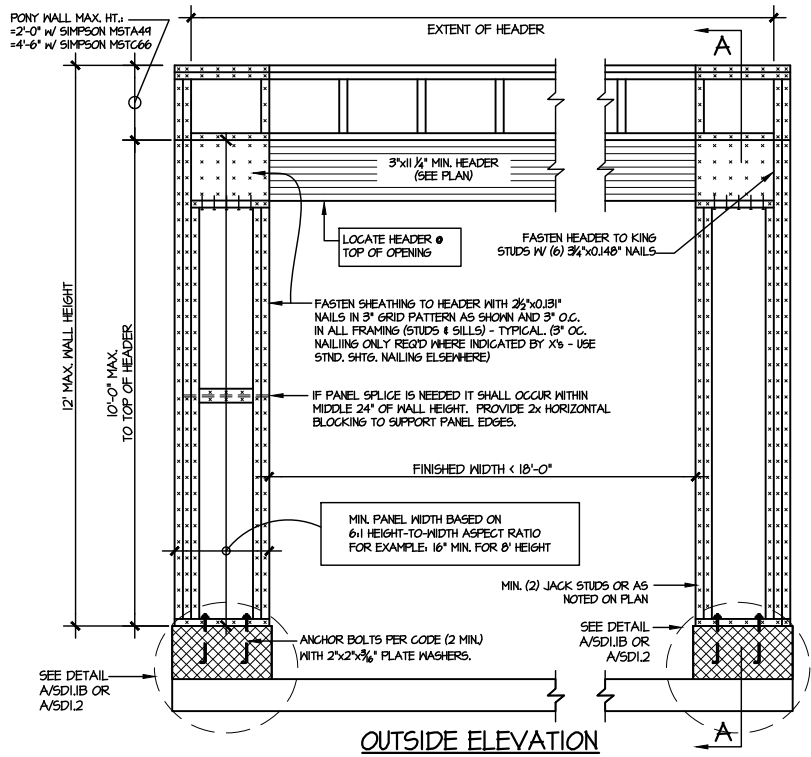
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drawn by: KFG
issue date: 03-24-25

REVISIONS:
date: initial:

DRB
HOMES

FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 103 - TOWNSEND 1
RALEIGH, NC

sheet:
SD2.1C



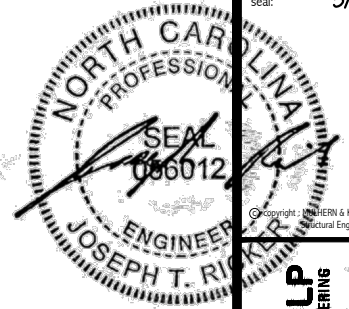
ALTERNATIVE TO 1/2" DIA. ANCHOR BOLT:
1/2" DIA. THREADED ROD EPOXY SET
W/ 4 1/2" EMBED. (MIN) UTILIZING HILTI HY200
EPOXY ANCHORING SYSTEM (OR EQUAL)

TWO SIDED GARAGE PORTAL FRAME BRACING
ELEVATION ON CMU STEM

2

SCALE: N.T.S.

SCALE: N.T.S.



3/25/25

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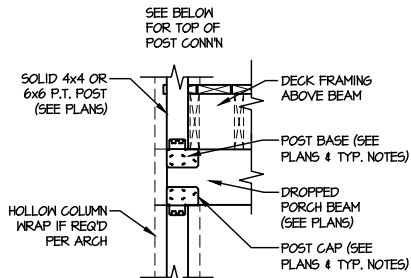
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DRB
HOMES

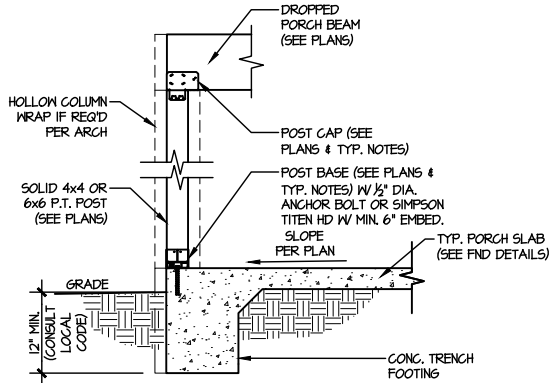
FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 103 - TOWNSEND 1
RALEIGH, NC

sheet:

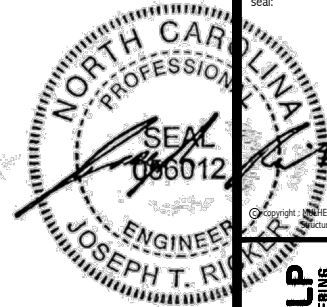
SD2.2



**TYPICAL CONNECTION
DETAIL @ 2nd FLOOR DECK**



**TYPICAL PORCH
POST CONNECTION DETAIL**
SCALE: NONE
SLAB ON GRADE SHOWN
(RAISED SLAB SIM.)



seal: 3/25/25

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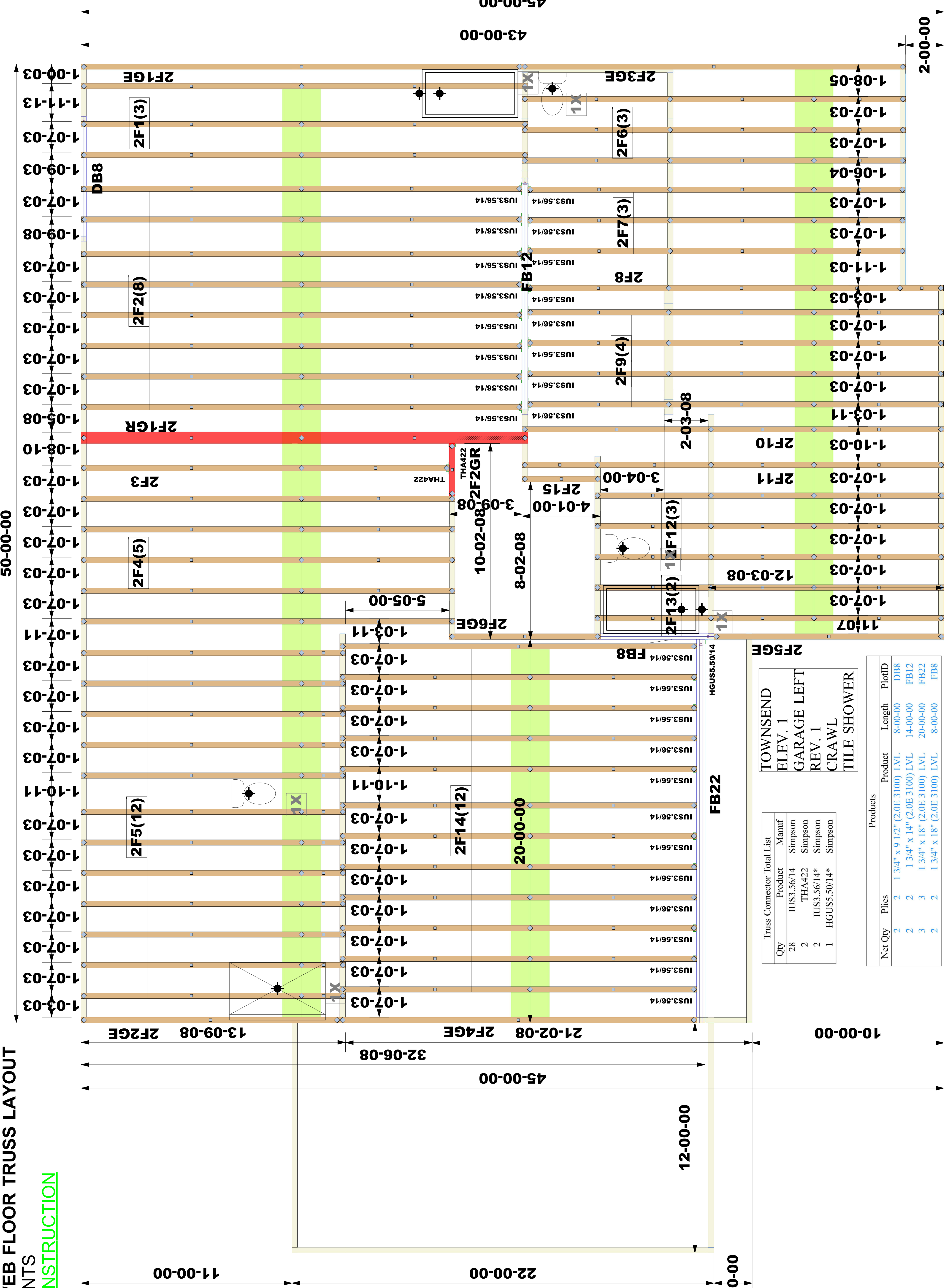
REVISIONS:
date: initial:

sheet: SD3.0

FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 103 - TOWNSEND I
RALEIGH, NC

DRB
HOMES

OPEN WEB FLOOR TRUSS LAYOUT
SCALE: NTS
FOR CONSTRUCTION



Truss Connector Total List				Products			
Qty	Product	Manuf		Net Qty	Plies	Product	Length PlotID
28	IUS3.56/14	Simpson		2	2	1 3/4" x 9 1/2" (2.0E 3100) LVL	8'-00-00 DB8
2	THA422	Simpson		2	2	1 3/4" x 14" (2.0E 3100) LVL	14'-00-00 FB12
2	IUS3.56/14*	Simpson		3	3	1 3/4" x 18" (2.0E 3100) LVL	20'-00-00 FB22
1	HGUS5.50/14*	Simpson		2	2	1 3/4" x 18" (2.0E 3100) LVL	8'-00-00 FB8

TOWNSEND ELEV. 1 GARAGE LEFT REV. 1 CRAWL TILE SHOWER			
Net Qty	Plies	Product	Length PlotID
2	2	1 3/4" x 9 1/2" (2.0E 3100) LVL	8'-00-00 DB8
2	2	1 3/4" x 14" (2.0E 3100) LVL	14'-00-00 FB12
3	3	1 3/4" x 18" (2.0E 3100) LVL	20'-00-00 FB22
2	2	1 3/4" x 18" (2.0E 3100) LVL	8'-00-00 FB8

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

Customer: DRB Raleigh
Job Name: Blake Pond Lot 00.0103 OWF
Lot #: Lot 00.0103
Model Name: Townsend



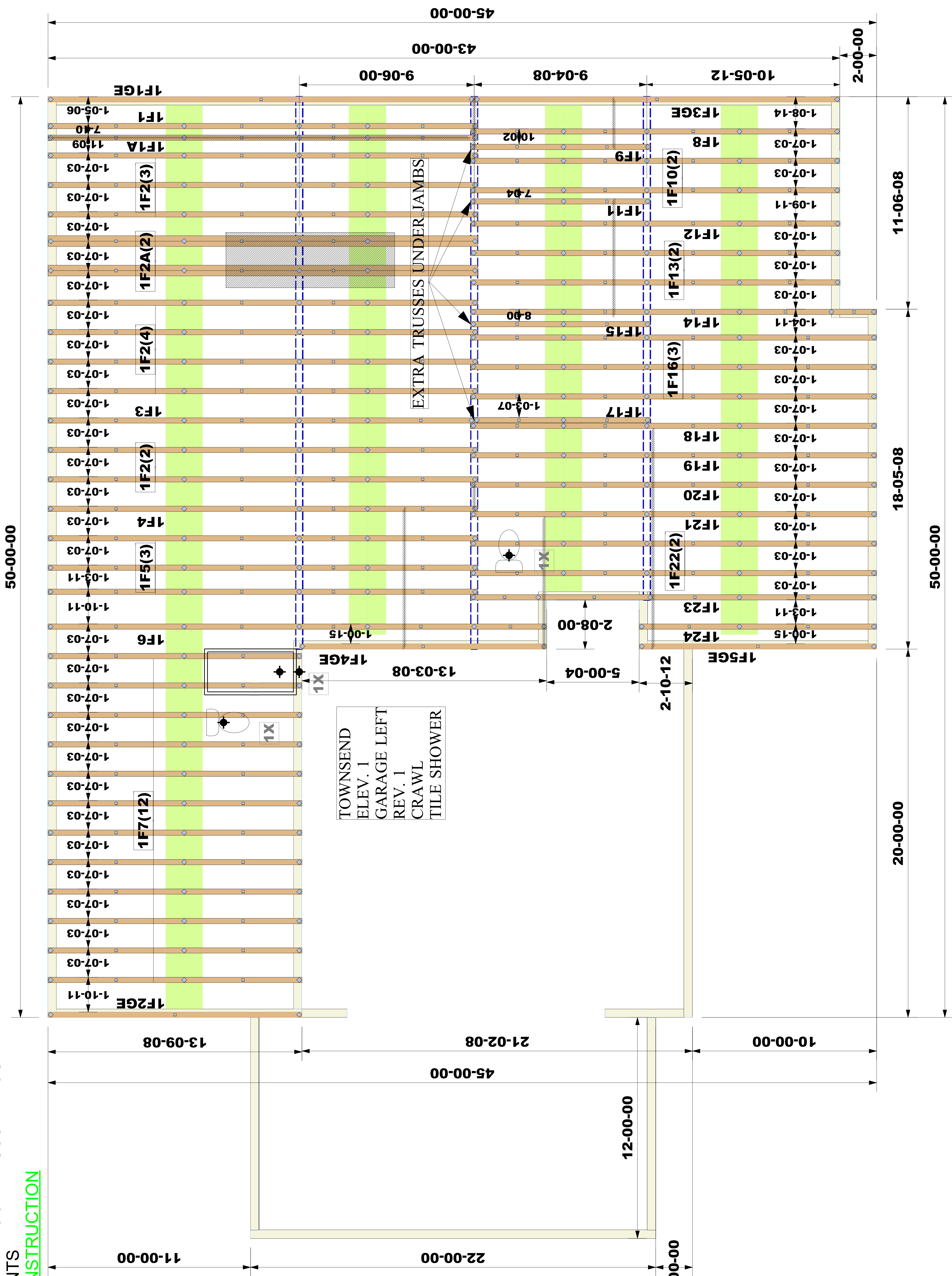
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THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN THE TRUSS LAYOUT. THE COMPANY DOES NOT ASSUME ANY LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING TRUSS LAYOUTS, OR FOR THE PERFORMANCE OF TRUSSES MANUFACTURED BY THIS COMPANY.

WARNING:
CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING THE TRUSS LAYOUT PRIOR TO FABRICATION. TRUSSES ARE NOT TO BE USED IN CONNECTIONS WITH OTHER CONNECTIONS IN TRUSS SPACE MUST BE DIAGRAMMED BY THE DESIGNER. SEE TRUSS LAYOUT PRIOR TO FABRICATION.
THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN THE TRUSS LAYOUT. THE COMPANY DOES NOT ASSUME ANY LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING TRUSS LAYOUTS, OR FOR THE PERFORMANCE OF TRUSSES MANUFACTURED BY THIS COMPANY.

Job #:
2503-3991
Designer:
Bharath Charles
Sales Rep:
Robbie Zarobinski

SCALE: NTS

FOR CONSTRUCTION



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

Customer: DRB Raleigh

Job Name: Blake Pond Lot 00.0103 OWF

Lot #: 00.0103



NOTE: THE RESPONSIBILITY OF THE BUILDING DESIGNER OR ARCHITECT TO PROVIDE AN APPROPRIATE CONNECTION BETWEEN A TRUSS AND SUPPORTING STRUCTURE PER RECOMMENDATIONS ON TRUSS ENGINEERING. SPECIAL CONSIDERATIONS FOR MECHANICAL EQUIPMENT AND/OR PLUMBING (AND THEIR CONNECTIONS) IN TRUSS SPACE MUST BE DIAGRAMMED BY OWNER ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.

[illegible]

#:

503-3991

signer:

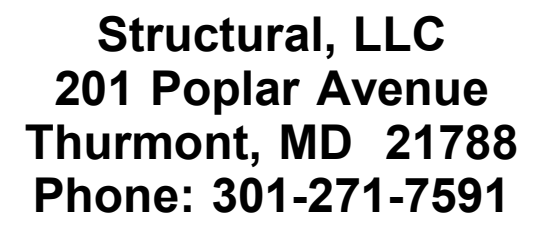
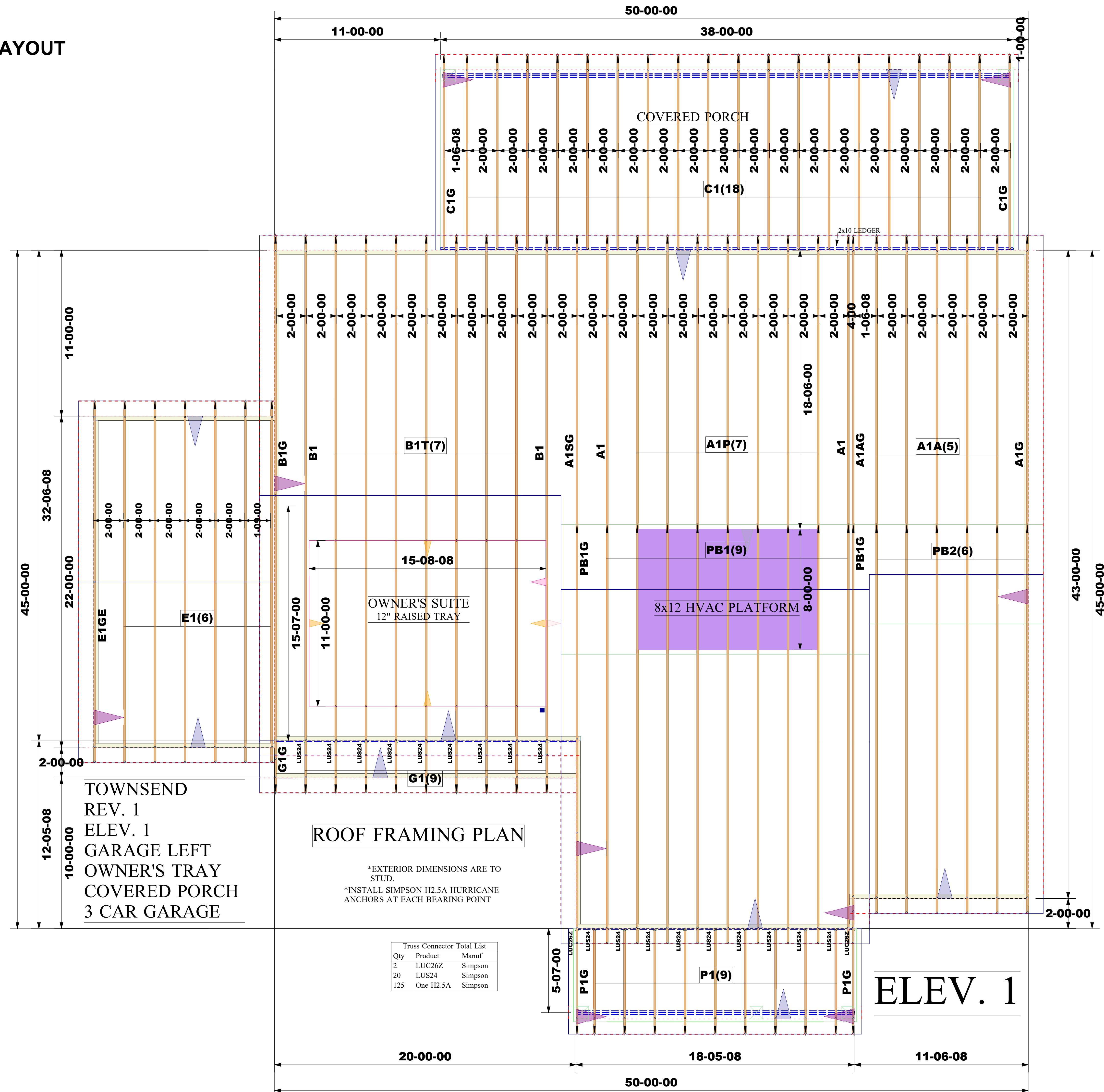
Bharath Charles

es Rep:

Robbie Zarobinski

ROOF TRUSS LAYOUT

SCALE: NTS



<u>Customer:</u>	DRB Raleigh
<u>Job Name:</u>	Blake Pond Lot 00.0103 Roof
<u>Lot #:</u>	Lot 00.0103
<u>Model Name:</u>	Townsend



NOTE:

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 ARCHITECT ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.

THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN THE 1995 "DESIGN RESPONSIBILITY" 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.

WARNING:

CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR THE TRUSS PERMANENT BRACING PERSONS. ERECTING TRUSSES ARE AUTONOMED TO SEEK PROFESSIONAL ADVICE REGARDING THE ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT COLLAPSE AND DOMINATING DURING ERECTION; AND PERMANENT BRACING PERSONS ARE REQUIRED TO FOLLOW SPECIFICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY" AND RECOMMENDATIONS" (BCS1 1) FOR FURTHER FORMATION.

TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND 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.

Job #:

2503-3992

Designer:

Bharath Charles

Sales Rep:

Robbie Zarobinski