

MIDDLETON-RALE

RALEIGH - LOT 00.0120 BLAKE POND SF
(MODEL# 2183)

ELEVATION 4- GR

92 Celtic Lane

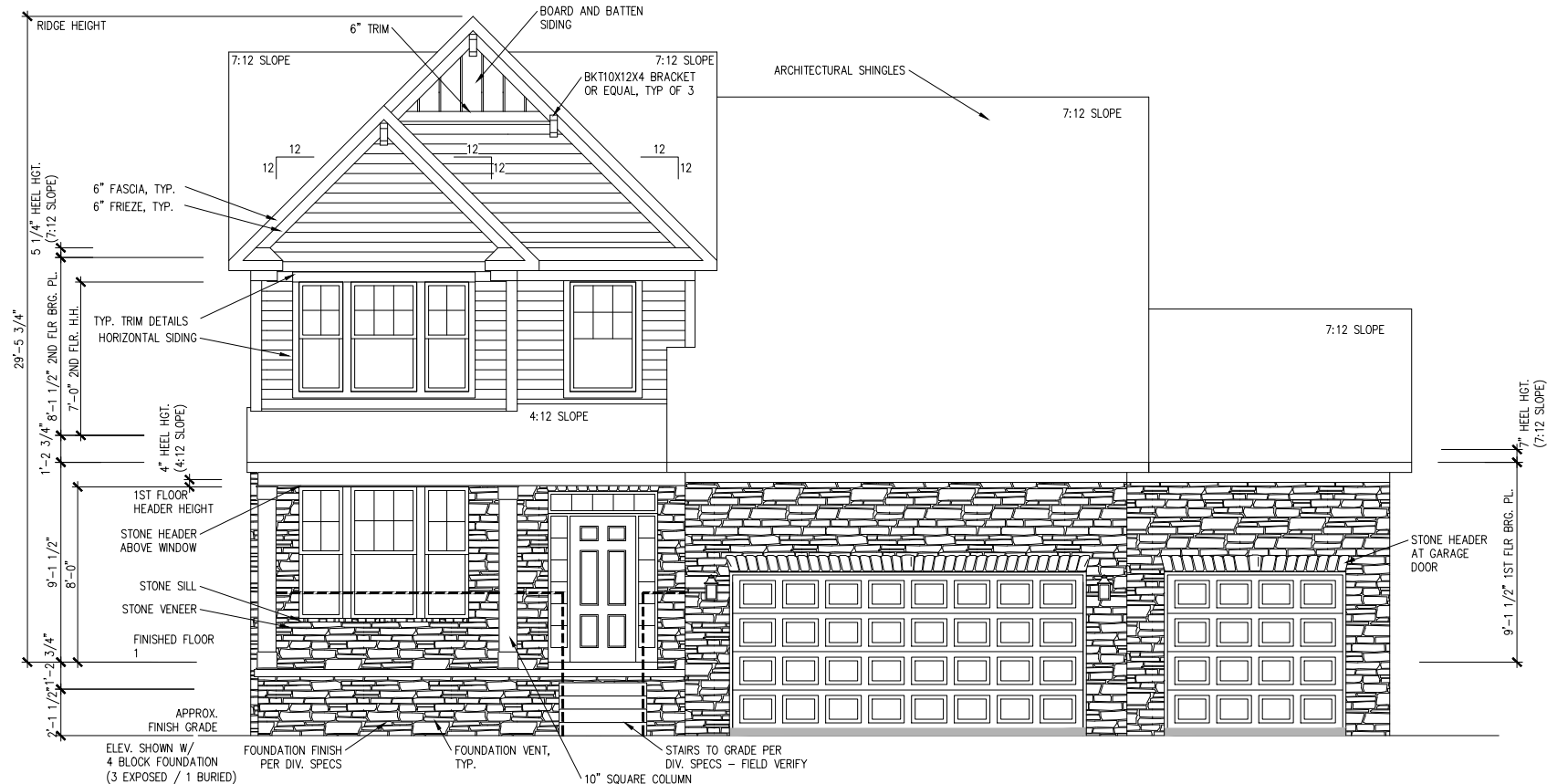
INDEX

LOT SPECIFIC

1	LOT 00.0120	BLAKE POND SF
		MIDDLETON REV. RALE 2 ELEVATION 4
2	ADDRESS	92 CELTIC LANE LILLINGTON, NC 27546

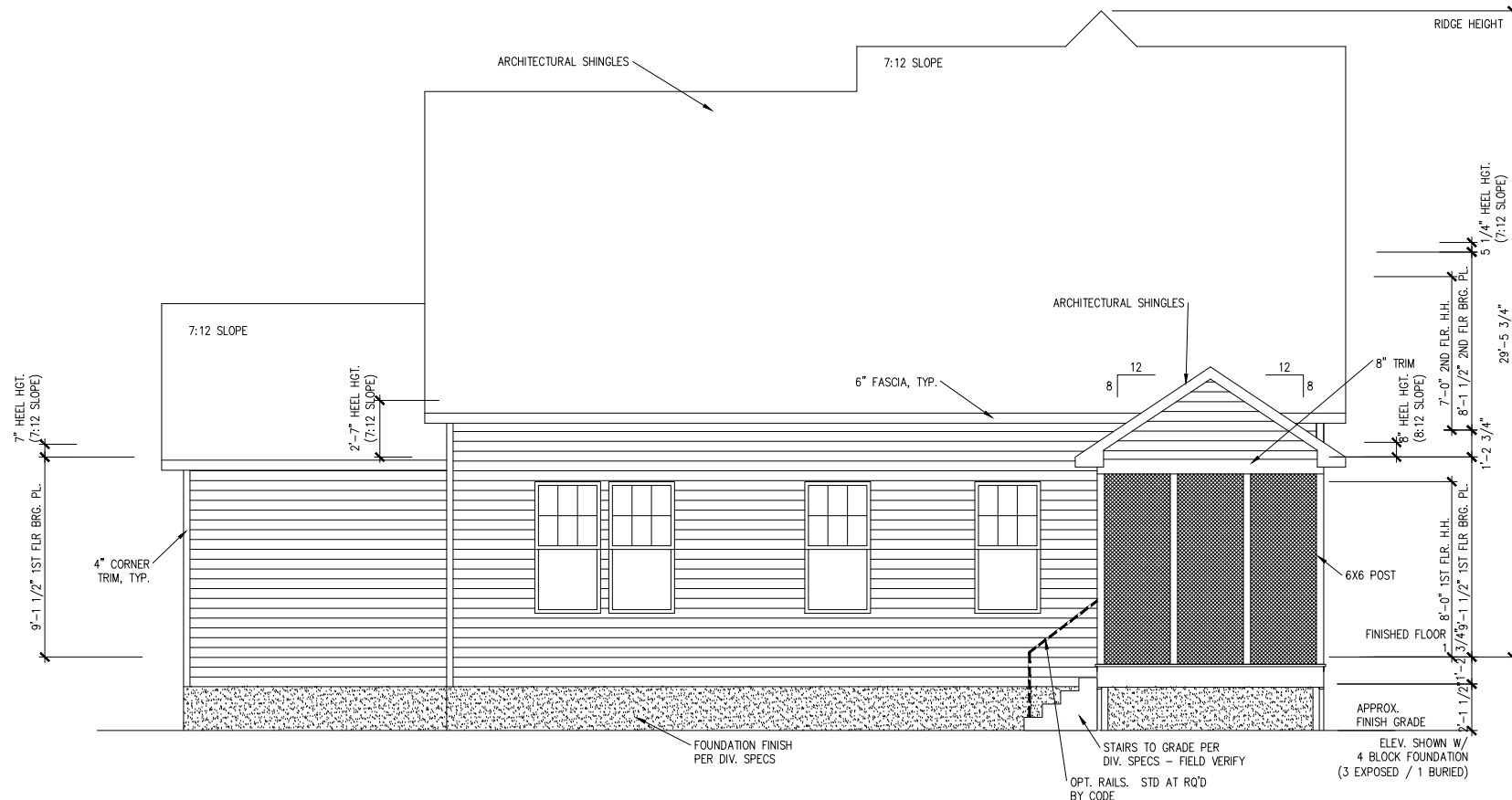
AREA CALCULATIONS		HEATED	COVERED / UNHEATED	UNCOVERED
ELEVATION 4		1495 SF		
FIRST FLOOR				
GARAGE			417 SF	
FRONT PORCH – ELEVATION 4			130 SF	
SECOND FLOOR		692 SF		
OPTIONS				
SCREENED PORCH			124 SF	
3RD CAR GARAGE			252 SF	
TOTAL		2187 SF	923 SF	

[illegible][illegible]



FRONT ELEVATION 4

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



REAR ELEVATION 4

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-20-2024	09-23-2024

DRAWN BY:
ITS

DATE: 05/21/2025

PLAN NO.
2183

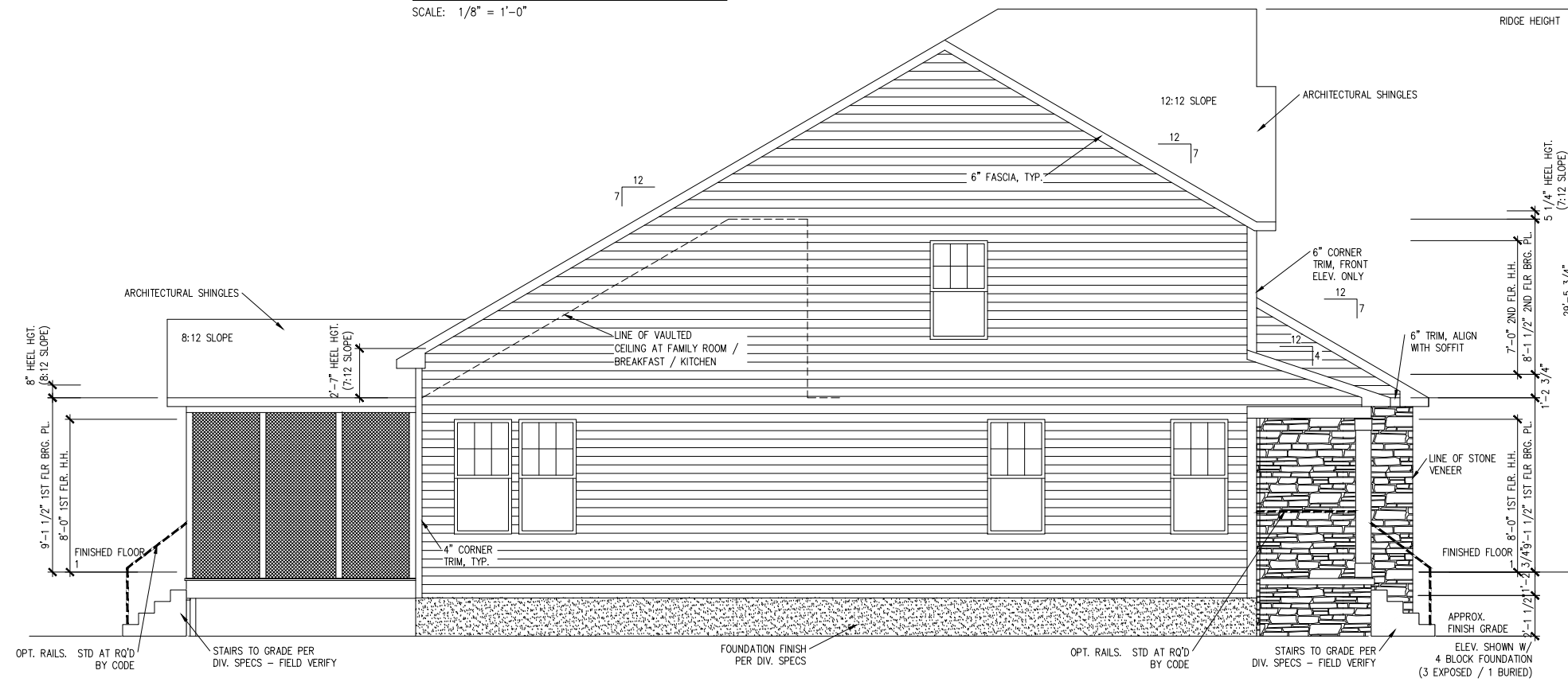
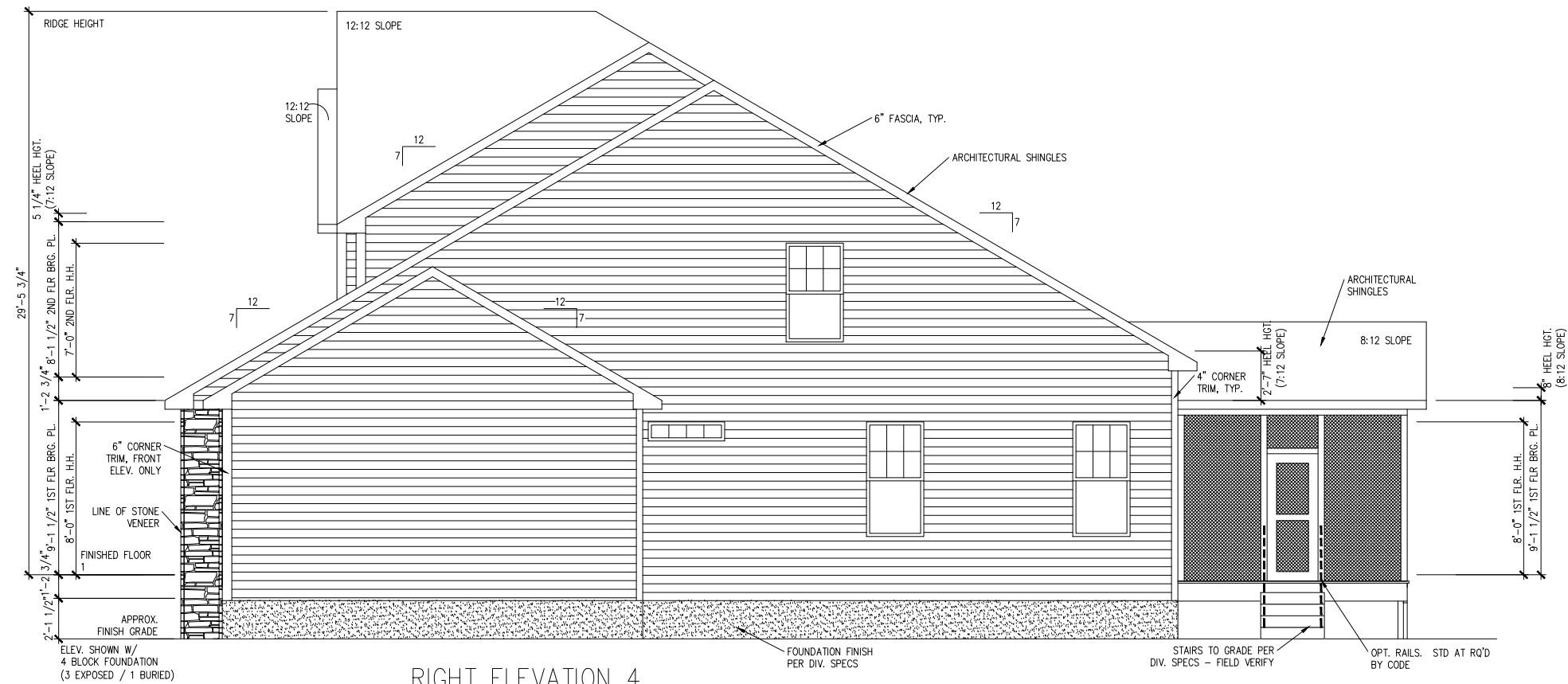


HOUSE NAME:
MIDDLETON
DRAWING TITLE

FRONT & REAR ELEVATIONS

SHEET No.

A1.1



MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-20-2024	09-23-2024

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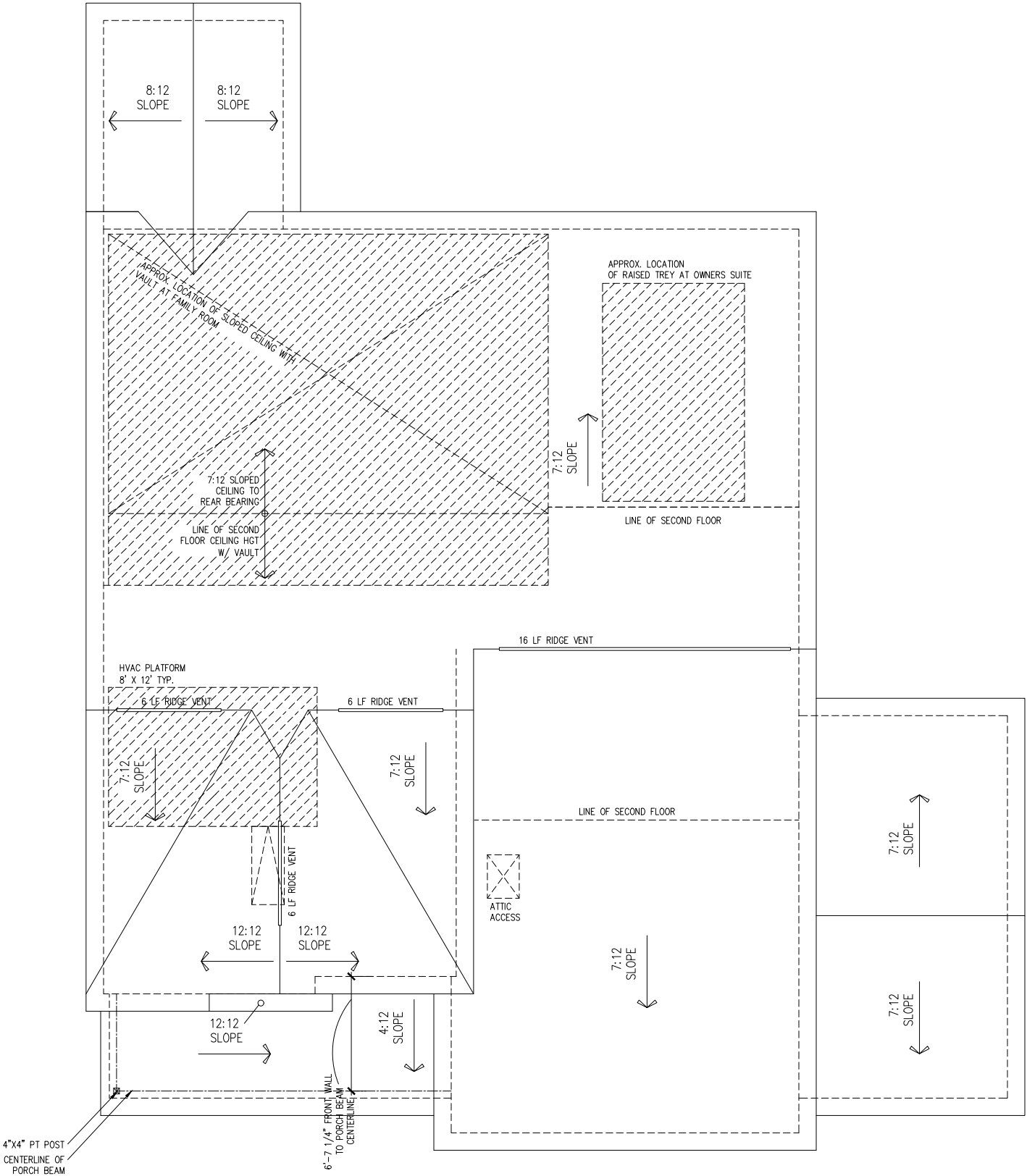


HOUSE NAME:	MIDDLETON
DRAWING TITLE	RIGHT & LEFT ELEVATIONS

SHEET No.
A1.2

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 2102 SQ. FT.
OVERALL REQUIRED VENTILATION:
1 TO 150 = 14.01 SQ. FT.
1 TO 300 = 7.01 SQ. FT.
50-80% IN TOP THIRD = 3.50 - 5.61 SQ. 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 RIDG)
74 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 2.93 SQ. FT.
UPPER VENTING: (TOP 1/3 RIDG)
36 LINEAR FEET OF RIDGE X 18 SQ. IN. = 4.5 SQ. FT.
4.00 SQ. FT. BETWEEN 50% - 80%
(1 TO 300 ALLOWED)
TOTAL ROOF VENTILATION: 7.43 SQ. FT. > 7.01 SQ. FT. (REQD)



ROOF PLAN ELEV. 4

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

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HOUSE NAME:	MIDDLETON
DRAWING TITLE	ROOF PLAN

SHEET No.	A1.3
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CRAWL AREA = 1495 SQ. FT.
OVERALL REQUIRED VENTILATION:
1 SQ. IN. PER 1 SQ. FT. = 1494 SQ. IN.

NET FREE AREA OF VENT = 72 SQ. IN. PER VENT
WITTEN AUTOMATIC VENT OAL-1 OR EQUAL

VENTING REQUIREMENT:

$$1495 \text{ SQ. IN.} / 72 \text{ SQ. IN.} = 20.7 \text{ VENTS} = 21 \text{ VENTS}$$

ONLY VENTS ON THE FRONT ELEVATION ARE SHOWN. ALL
OTHERS TO BE FIELD LOCATED.



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

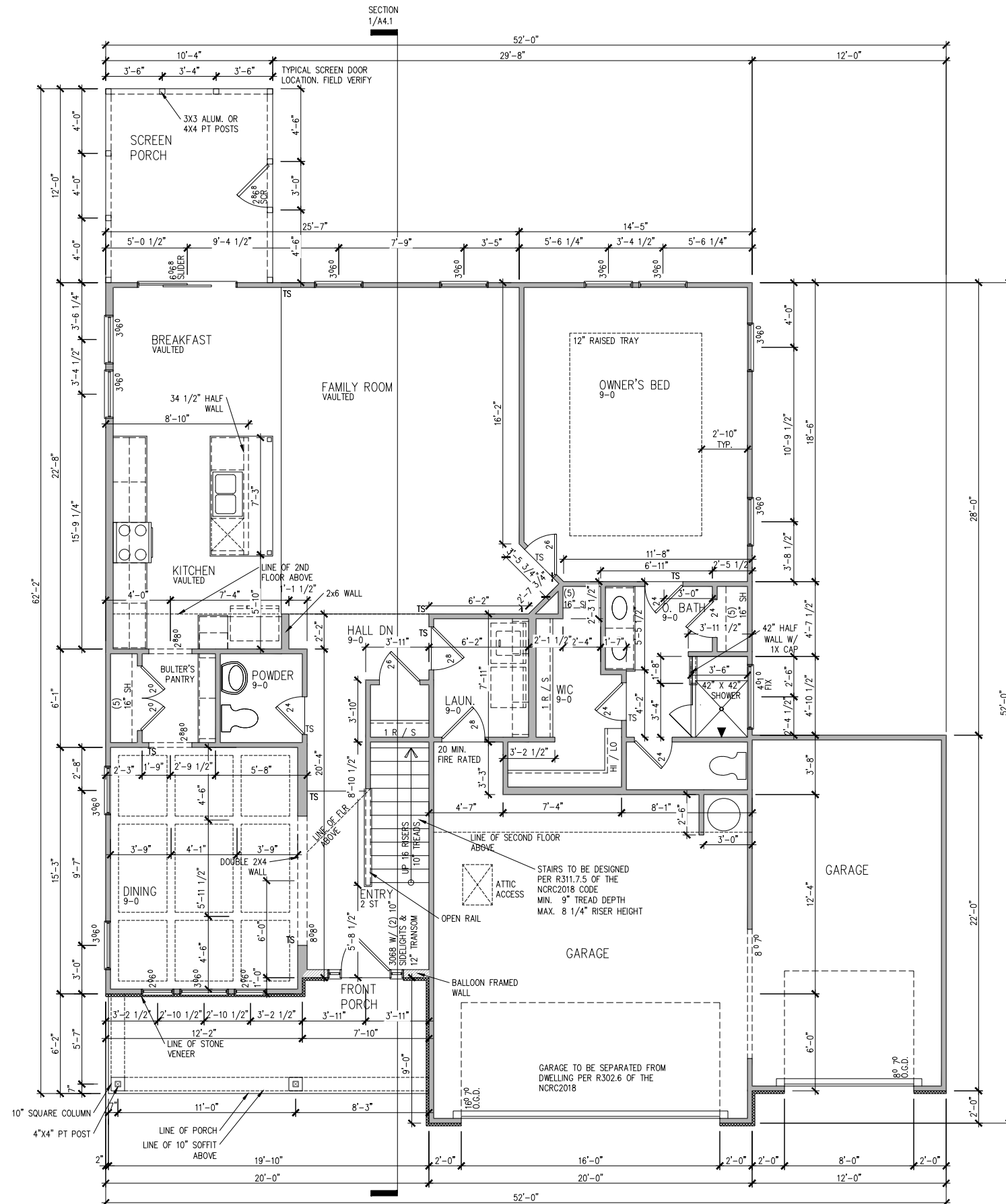
DRAWN BY: ITS
DATE: 05/21/2025
PLAN NO. 2183



HOUSE NAME:
MIDDLETON

DRAWING TITLE
CRAWL SPACE PLAN

SHEET No.
A2.1



ELEVATION 4
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

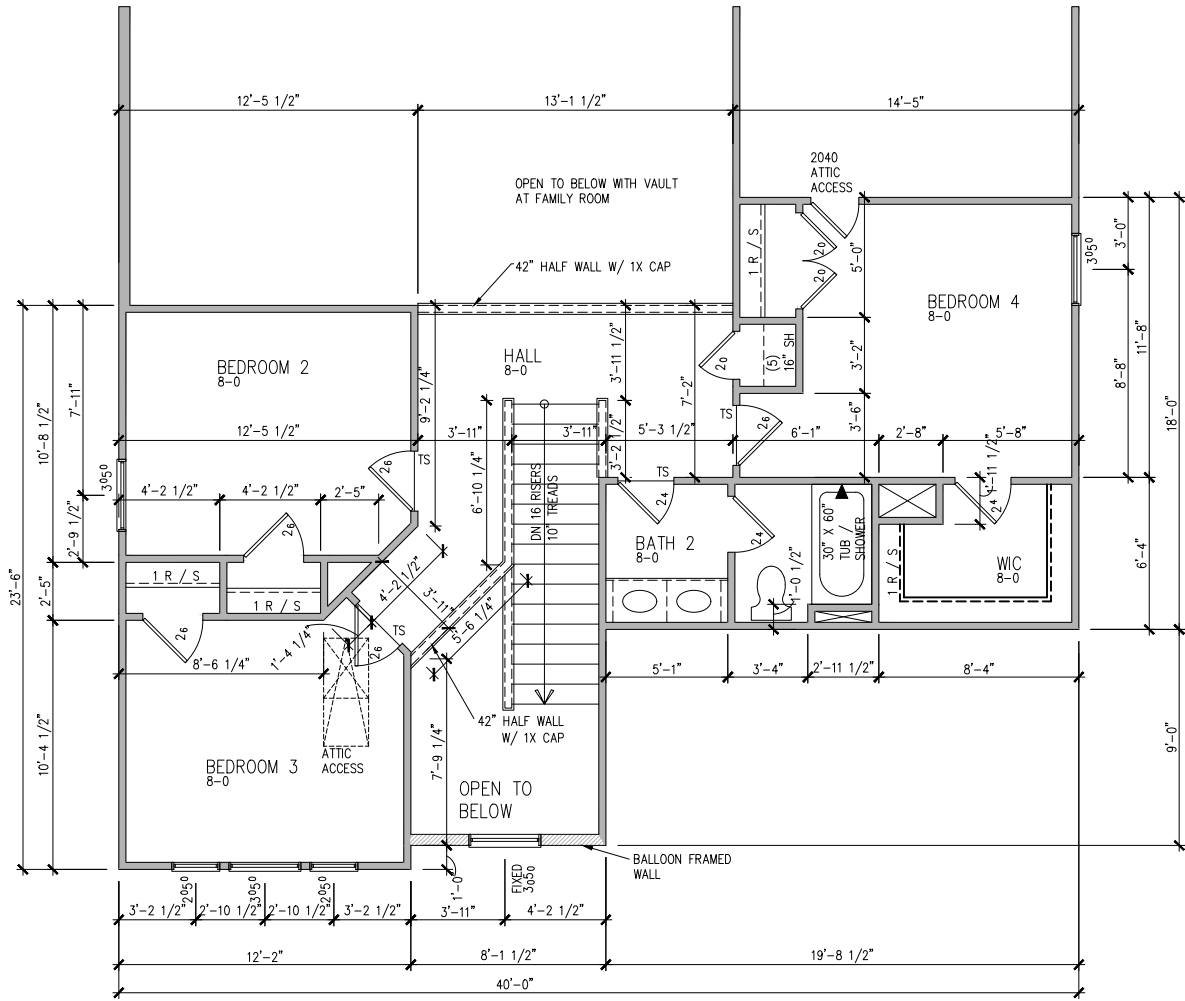
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DATE: 05/21/2025
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HOUSE NAME:
MIDDLETON
DRAWING TITLE
FIRST FLOOR PLAN

SHEET No.
A3.1



ELEVATION 4
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

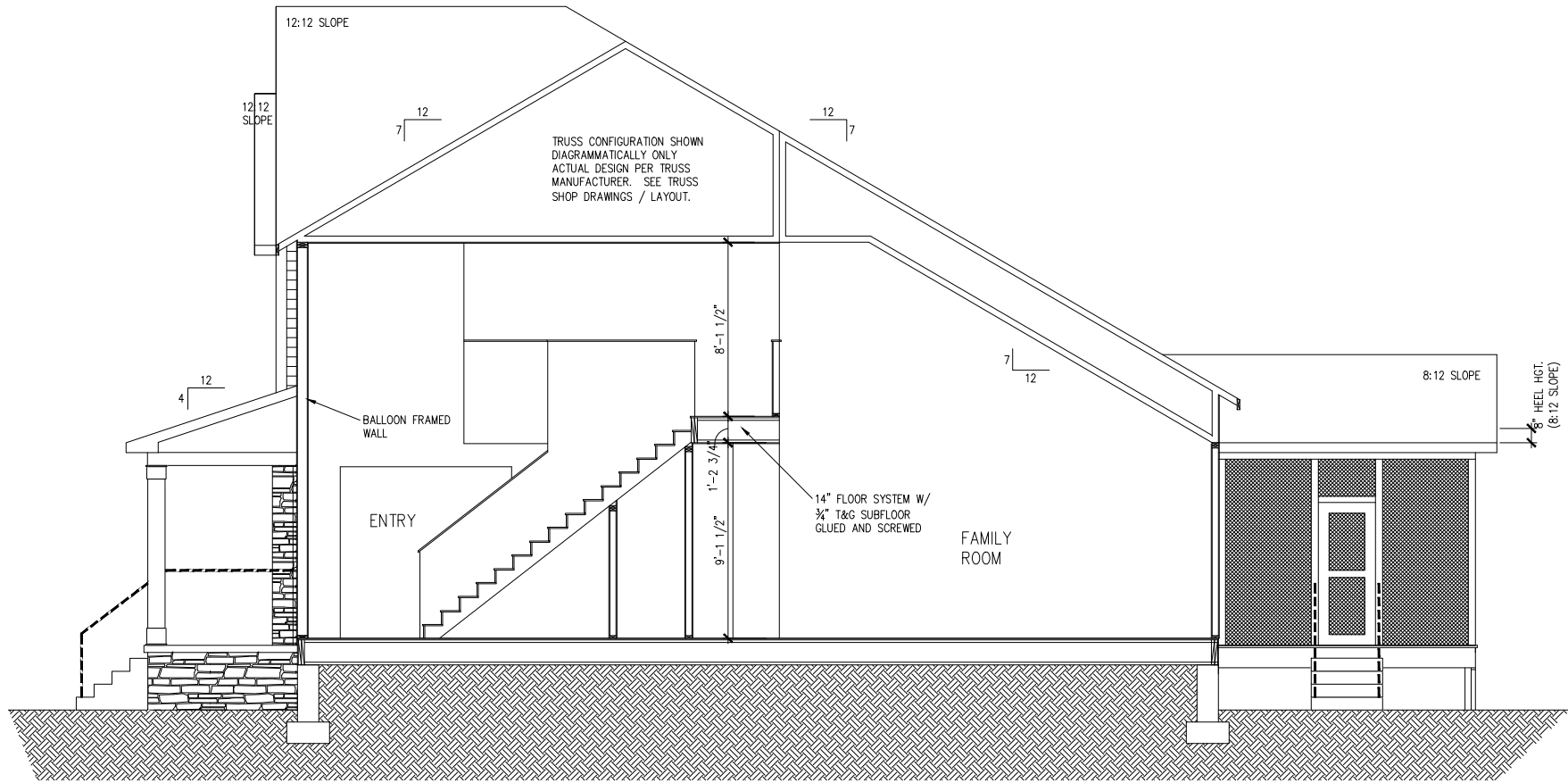
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HOUSE NAME:	MIDDLETON
DRAWING TITLE	SECOND FLOOR PLAN

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

MASTER PLAN INFORMATION			
REVISION	DATE	UPDATED DATE	
2-RAL	03-20-2024	09-23-2024	

DRAWN BY:	ITS
DATE:	05/21/2025
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DRB HOMES

HOUSE NAME:	MIDDLETON
DRAWING TITLE	BUILDING SECTION

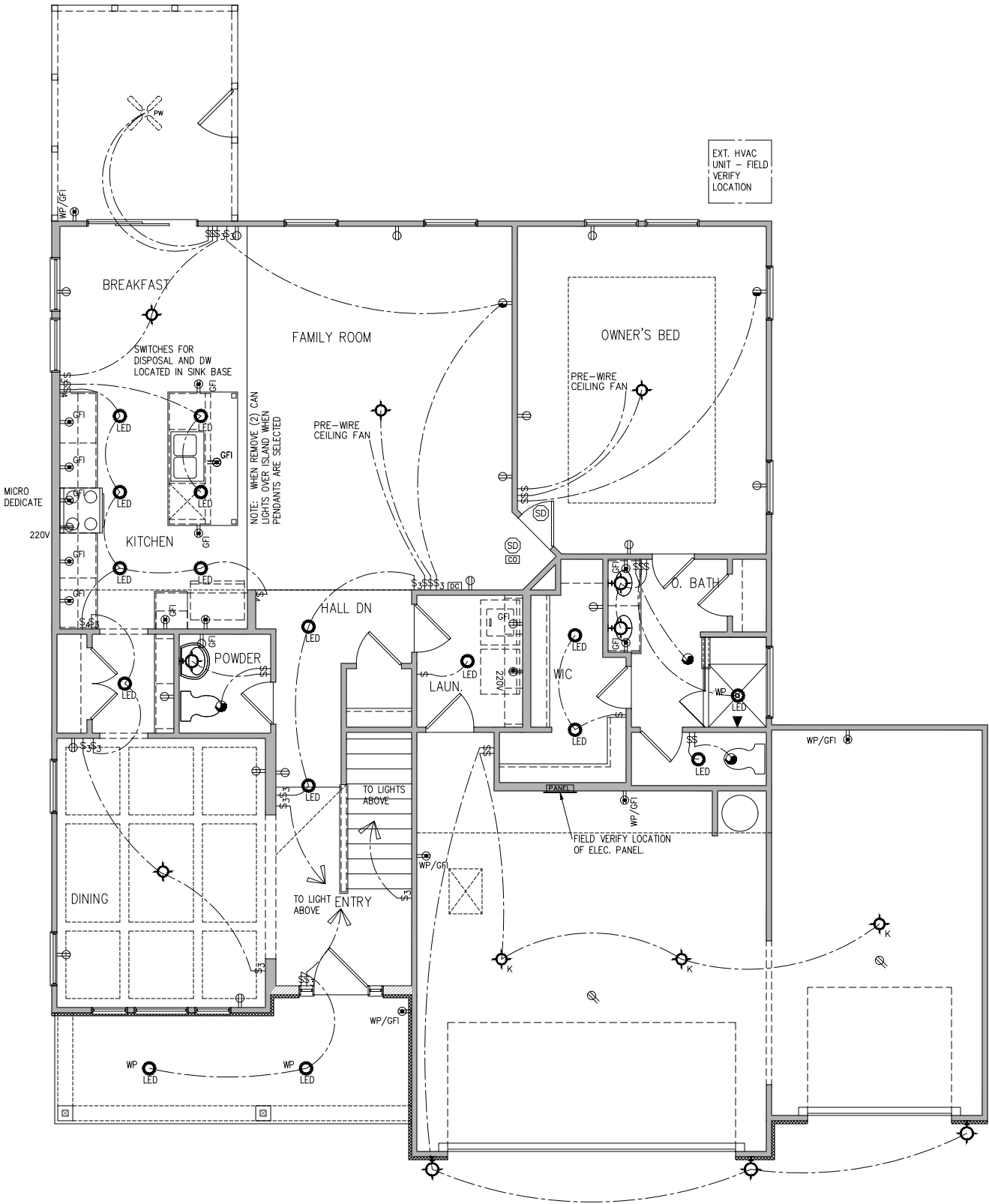
SHEET No.
A4.1

FILE: Lot 00.0120 up 5-28-25.dwg DATE: 5/21/2025 8:53 AM

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
- CO DETECTOR
- DOOR CHIME
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - LED SURFACE MOUNTED
- PULLCHAIN LAMPHOLDER
- KEYLESS LAMPHOLDER

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



ELECTRICAL PLAN
FIRST FLOOR - ELEV. 4

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-20-2024	09-23-2024

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DATE:	05/21/2025
PLAN NO.	2183

DRB
HOMES

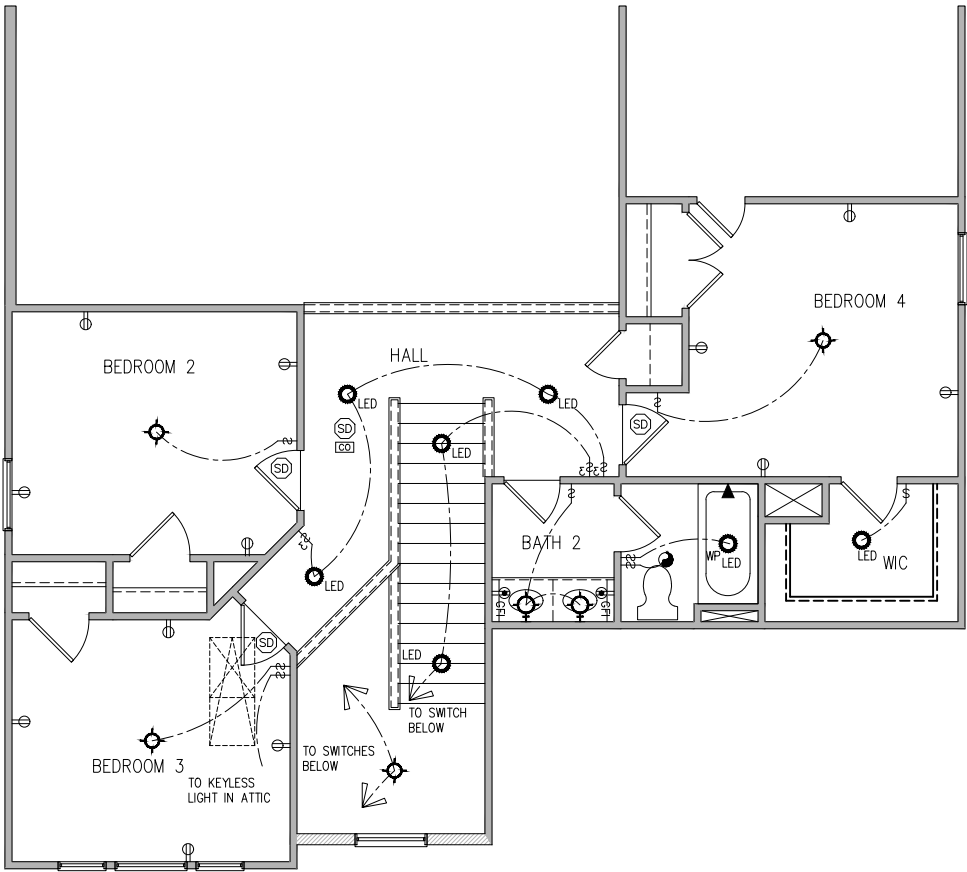
HOUSE NAME:	MIDDLETON
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	E1.1
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FILE: Lot 00.0120 up 5-28-25.dwg DATE: 5/21/2025 8:53 AM

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
	CO DETECTOR
	DOOR CHIME
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - LED SURFACE MOUNTED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER

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



ELECTRICAL PLAN
SECOND FLOOR – ELEV. 4
SCALE: 1/8" = 1'-0"

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REVISION	DATE	UPDATED DATE
2-RALE	03-20-2024	09-23-2024

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PLAN NO.	2183



HOUSE NAME:	MIDDLETON
DRAWING TITLE	SECOND FLOOR ELECTRICAL

SHEET No.	E1.2
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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., 7" MIN. EMBEDMENT (CONC), 15" MIN. EMBEDMENT (CMU)
- SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC)
- SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU)

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

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

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

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

fy = 60,000 psi

• BASEMENT FOUNDATION WALL DESIGN BASED ON:

- 9' OR 10' HEIGHT (AS NOTED ON PLANS)
- TALLER WALLS MUST BE ENGINEERED.
- NOMINAL WIDTH (9 1/2" FOR 10' THICK WALL).

• BASEMENT WALL DESIGN IS BASED ON 60 PCF BACKFILL SOIL TYPE CLASSIFICATIONS (SC, ML-CL, OR CL).

• BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.

• PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.

- FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3/2x10 W/ (2)2x6 JACK STUDS, U.N.O.
- LARGER OPENINGS SHALL BE PER PLAN.

• ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% AIR ENTRAINMENT.

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

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

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

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

• 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 & 530.1.

• 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.

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	(11) NAILS IN LAPPED AREA	
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2) NAILS	(2) NAILS	
* 2 1/2"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)			

GENERAL STRUCTURAL NOTES

GENERAL FRAMING

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

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

• DESIGN LOADS:

ROOF DEAD = 7 PSF T.C., 10 PSF B.C.
LIVE = 16 PSF
LOAD DURATION FACTOR = 1.25

FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
DEAD = 10 PSF (1-JOISTS & SOLID SAMN)
10 PSF T.C., 5 PSF B.C. (TRUSSES)
(ADD'L 10 PSF @ TILE)

LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B.

SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

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

• REFER TO FASTENING SCHEDULE TABLE R602.3(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 STP "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 (SFF) OR SOUTHERN PINE #2 (STP) 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:

- LSL' - Fb=2325 psi; Fv=310 psi; E=1.55x10⁶ psi
- LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- PSL' - Fb=2400 PSI; Fv=240 PSI; E=2.0x10⁶ PSI

• MKK 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 MKK 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

ROOF FRAMING

• 1-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT MKK 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 1/2" x 0.131" NAILS @ 6" o.c. @ PANEL EDGES & @ 12" o.c. FIELD.
- 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.
- #6 x 2" MIN. SCREWS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.

• 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 7' SPAN) W/ 2x4 LEDGER FASTENED TO:

- RIM BOARD W/ (2) 3"x0.131" NAILS @ 16" O.C. MAX. (1-JOISTS)
- TRUSS VERTICALS W/ (3) 3"x0.131" NAILS @ 19.2" O.C. MAX. (FLOOR TRUSSES)

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

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

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
	HD-1 SIMPSON HTT4 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 56TB24 ANCHOR BOLT @ ALL MONOSLAB & INTERIOR RAISED SLAB (IE. THICKENED SLABS, FOOTINGS) CONDITIONS. MINIMUM 24" MIN. FOOTING THICKNESS REQUIRED. EPOXY-SET ALTERNATE FOR MONOSLAB & INTERIOR RAISED SLAB CONDITIONS ONLY: UTILIZE SIMPSON 'SET' EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 10" (FOR 5/8" DIA) OR 15" (FOR 1/8" DIA) MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. INSTRUCTIONS. MINIMUM 16" FOOTING THICKNESS REQ'D. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF CONCRETE	

LEGEND

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

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)		

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

EXT. WALL SHEATHING SPECIFICATION

BLOCKED PANEL EDGES

NOTES

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

120 MPH WIND IN 2018 NC5BC:RC

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

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.1.2 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 R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5& R802.11.

• 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.

• 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

MEANS & METHODS NOTES

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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 BRACINGS, 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.

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

A. ROOF TRUSSES:
1/4" DEAD LOAD

B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
1/8" DEAD LOAD

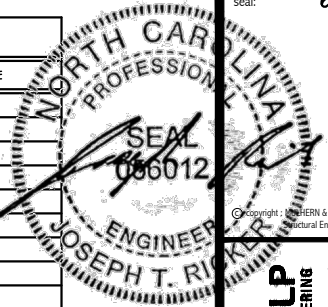
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:
LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x11 7/8" - H	3 1/2"x11 7/8" - H	(2)3/4"x11 7/8" - H	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - H	N/A
001A	(2)3/4"x11 7/8" - H	3 1/2"x11 7/8" - H	(2)3/4"x11 7/8" - H	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - H	N/A
002	(2)3/4"x10" - FT	5 1/4"x10" - FT	N/A	(3)2x12 + (2) 3/4"x11 7/8" STEEL FLITCH PLATES - FB	W12x19 - F
003	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - FB	W12x14 - F
004	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - FB	W12x14 - F
005	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - FB	W12x14 - F
006	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - FB	W12x14 - F
007	(2)3/4"x11 7/8" - F	3 1/2"x11 7/8" - F	(2)3/4"x11 7/8" - F	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - F	W10x12 - F
008	(2)3/4"x14" - F	3 1/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - FB	W12x14 - F
009	(3)3/4"x10" - FT	5 1/4"x10" - FT	N/A	(4)2x12 + (3) 3/4"x11 7/8" STEEL FLITCH PLATES - FB	W12x26 - F
010	(3)3/4"x20" - FT	5 1/4"x20" - FT	N/A	(4)2x12 + (3) 3/4"x11 7/8" STEEL FLITCH PLATES - FB	W12x35 - F
011	(2)3/4"x11 7/8" - FB	3 1/2"x11 7/8" - FB	(2)3/4"x14" - FB	(2)2x12 + (1) 1/2"x11 7/8" STEEL FLITCH PLATE - FB	W10x12 - FB
• BEAM NOTATION: "F" INDICATES FLUSH BEAM "FT" INDICATES FLUSH TOP BEAM "FB" INDICATES FLUSH BOTTOM BEAM "D" INDICATES DROPPED BEAM "H" INDICATES DROPPED OPENING HEADER					
• REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS					
• REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS					
• FOR FLUSH TOP BEAMS PROVIDE 2x STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.					
• FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.					

VENEER LINTEL SCHEDULE		
SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
6'-0"	3 FT. MAX	L3"x3"x1/4"
	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3 1/2"x3/8"
	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"x1/2" **
16'-0"	3 FT. MAX	L8"x4"x1/2" **

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 BY MIN. BEARING
- 16" SHALL NOT BE FASTENED BACK TO HEADER.
- 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48" o.c.
- 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 1/2" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS. FOR ANY LINTEL FASTENED BACK TO BEAM, FASTENERS SHALL MAINTAIN A 2 1/2" (MINIMUM) CLEAR DISTANCE FROM BOTTOM OF BEAM.
• FOR GREEN VENEER USE L4x3x1/4".
• FOR 3/2" VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF VENEER < 3/2" THICK.

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



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MS&K project number:
126-23061

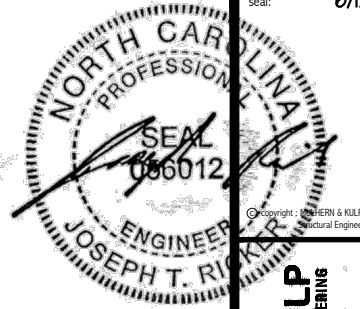
project mgr: JTR
drawn by: KJN
issue date: 06-09-25

REVISIONS:
date: initial:



STRUCTURAL NOTES
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

sheet:
S0.0



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&K project number:
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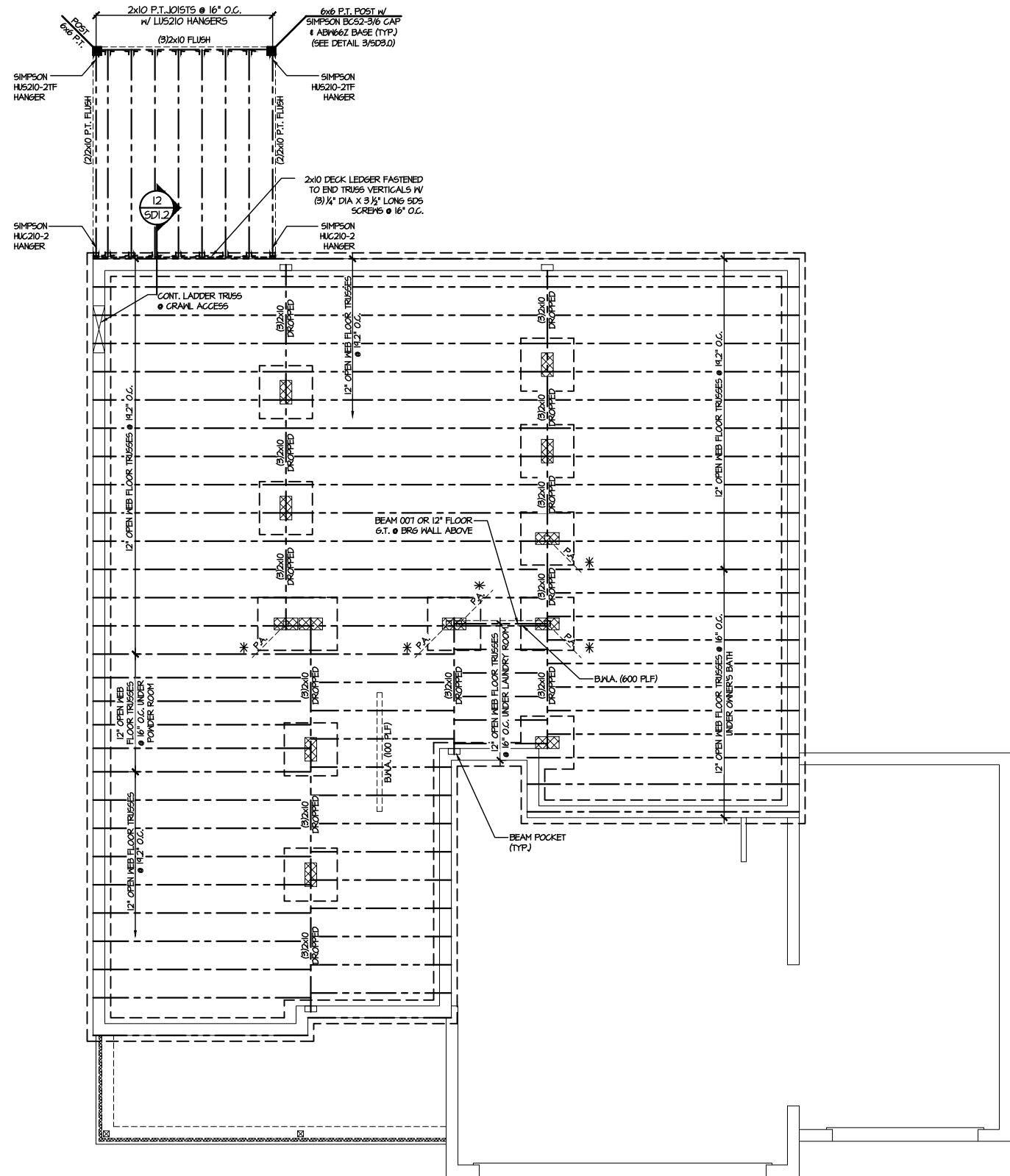
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Drawn by: KJN
Issue date: 06-09-25

date: _____ initial: _____



FLOOR FRAMING PLANS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

S2.0



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

SEE 50.0 FOR BEAM SCHEDULE

LEGEND

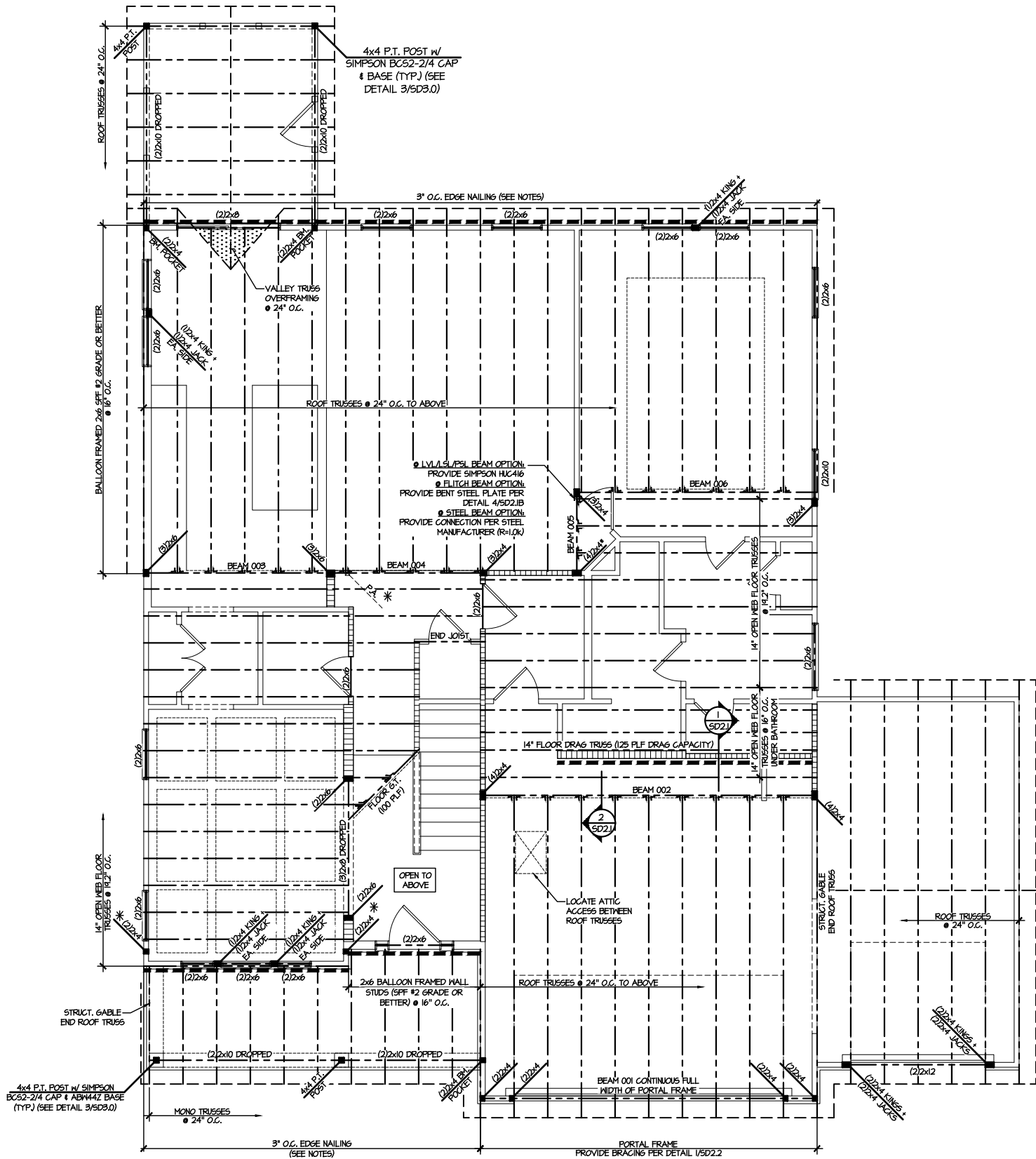
-  INTERIOR BEARING WALL
-  BEARING WALL ABOVE
-  BEAM / HEADER
-  INDICATES SHEAR WALL & EXTENT
-  EXTENT OF OVERFRAMING

11 METAL HANGER

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

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

REFER TO 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



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

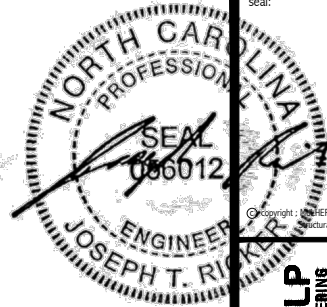
SD2.I REFERS TO SD2.IA FOR
LVL/PSL/LSL BEAMS OR SD2.IB
FOR FLITCH BEAMS OR SD2.IC
FOR STEEL BEAMS

LEGEND

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

REFER TO S0.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x11 1/8" - H	3/2"x11 1/8" - H	(2)3/4"x11 1/8" - H	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - H	N/A
001A	(2)3/4"x11 1/8" - H	3/2"x11 1/8" - H	(2)3/4"x11 1/8" - H	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - H	N/A
002	(2)3/4"x10" - FT	3/4"x10" - FT	N/A	(3)2x12 + (2)3/4"x11 1/8" STEEL FLITCH PLATES - FB	M12x14 - F
003	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - FB	M12x14 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - FB	M12x14 - F
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - FB	M12x14 - F
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007	(2)3/4"x11 1/8" - F	3/2"x11 1/8" - F	(2)3/4"x11 1/8" - F	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - F	M10x12 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - FB	M12x14 - F
009	(3)3/4"x10" - FT	3/4"x10" - FT	N/A	(4)2x12 + (3)3/4"x11 1/8" STEEL FLITCH PLATES - FB	M12x26 - F
010	(3)3/4"x20" - FT	3/4"x20" - FT	N/A	(4)2x12 + (3)3/4"x11 1/8" STEEL FLITCH PLATES - FB	M12x35 - F
011	(2)3/4"x11 1/8" - FB	3/2"x11 1/8" - FB	(2)3/4"x14" - FB	(2)2x12 + (1)3/4"x11 1/8" STEEL FLITCH PLATE - FB	M10x12 - FB
BEAM NOTATION: "FT" INDICATES FLUSH BEAM "FT" INDICATES FLUSH TOP BEAM "FB" INDICATES FLUSH BOTTOM BEAM "D" INDICATES DROPPED BEAM "H" INDICATES DROPPED OPENING HEADER REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C. FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.					



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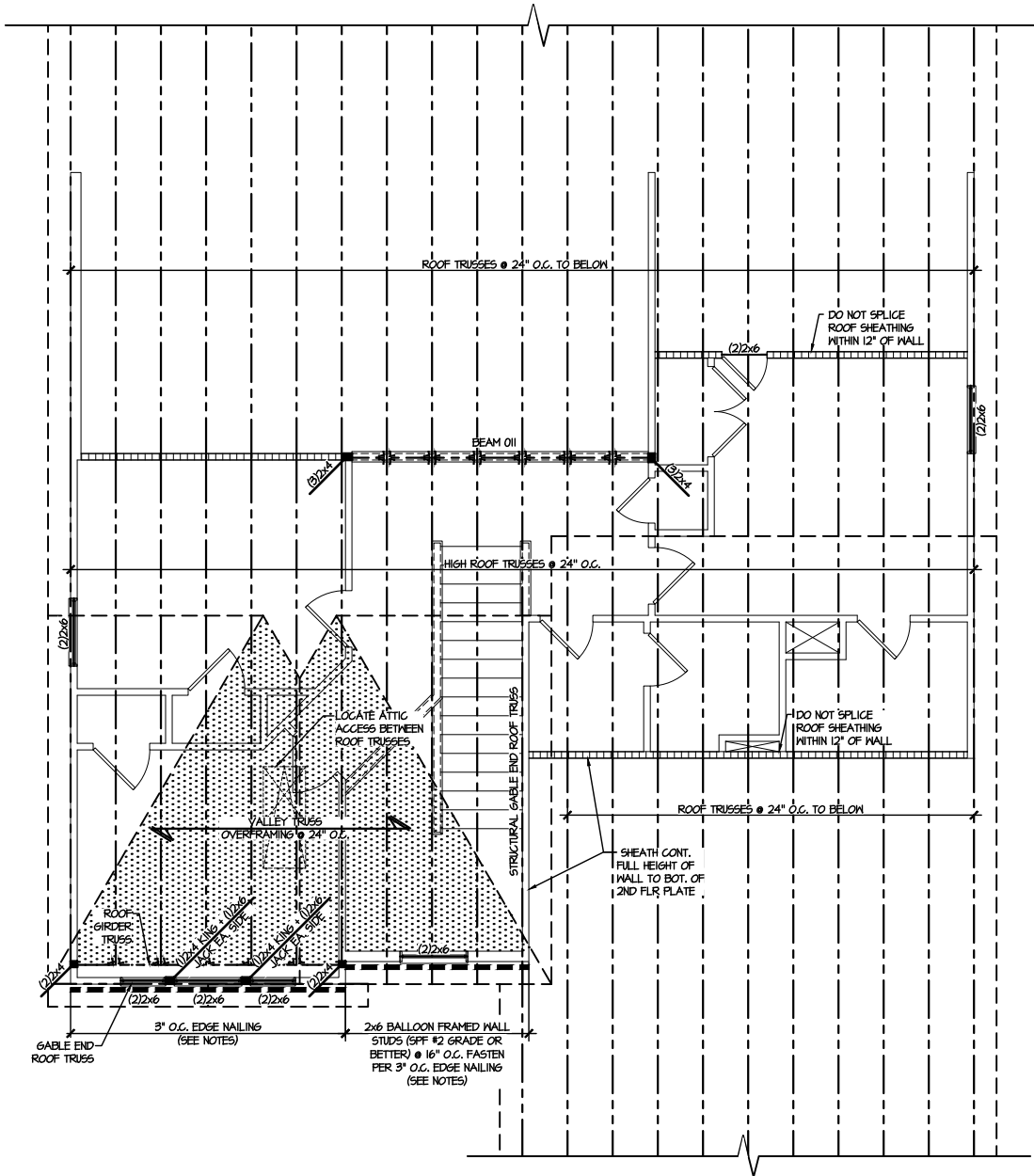
project mgr: JTR
drawn by: KJN
issue date: 06-09-25

REVISIONS:
date: initial:

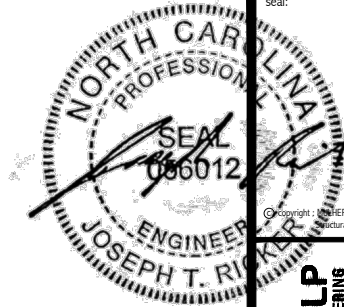
DRB
HOMES

FLOOR FRAMING PLANS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

sheet:
S3.0



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



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date: initial:

DRB
HOMES

ROOF FRAMING PLANS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

sheet:
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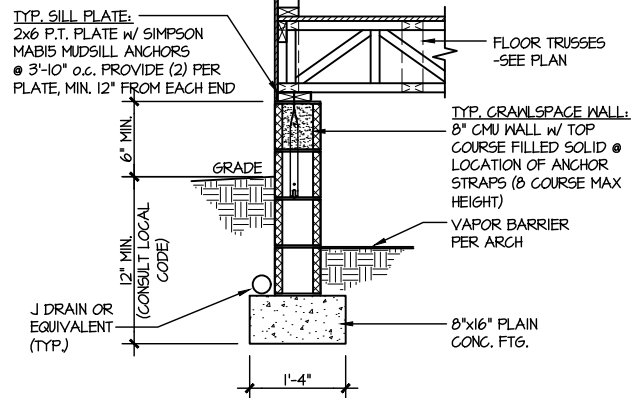
LEGEND

- 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.

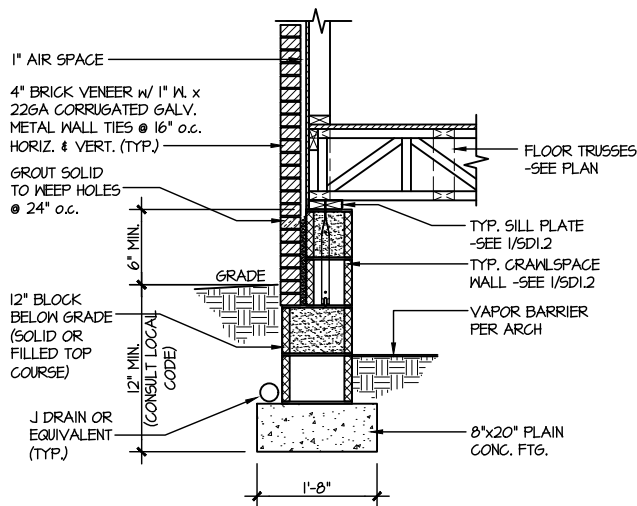
**REFER TO SO.O FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES**

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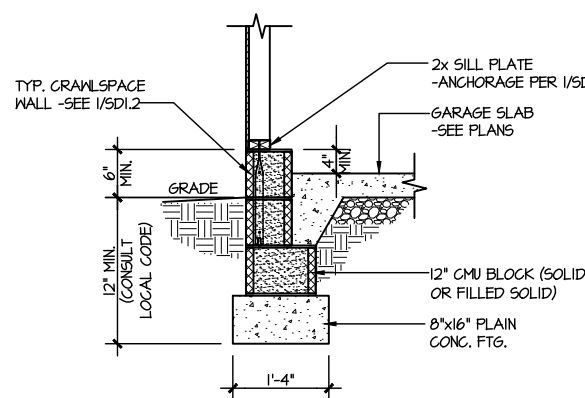
ALT. TO MUDSILL ANCHORS:
1/2" DIA. x 10" LONG A.B. @ 6'-0" o.c.



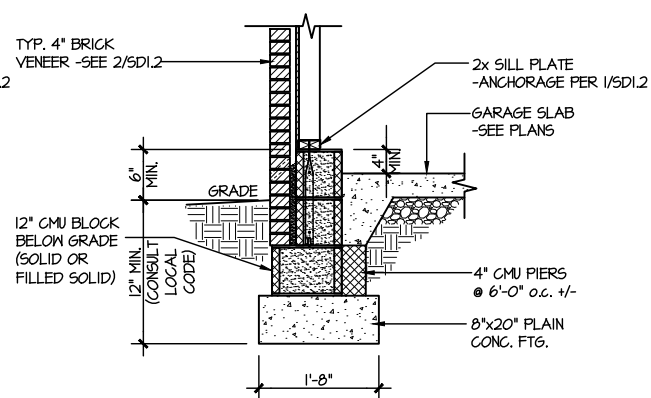
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"



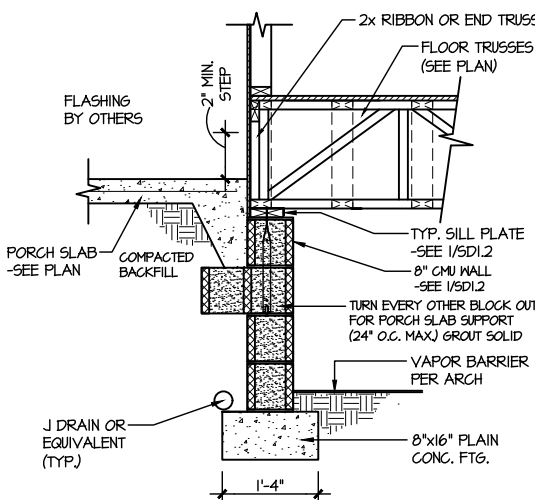
2 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



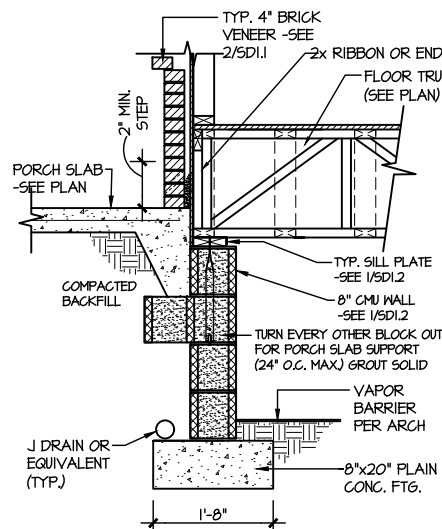
3 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0"



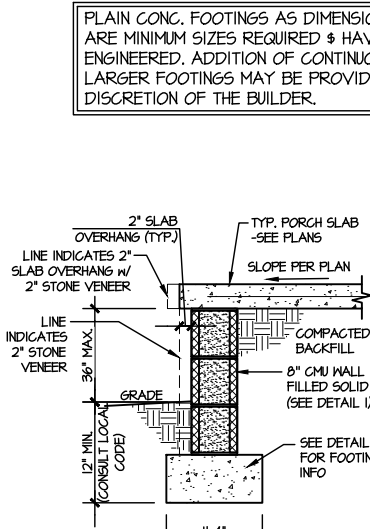
4 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



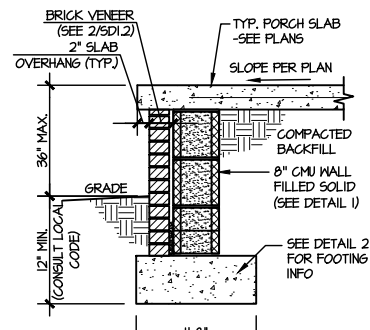
5 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



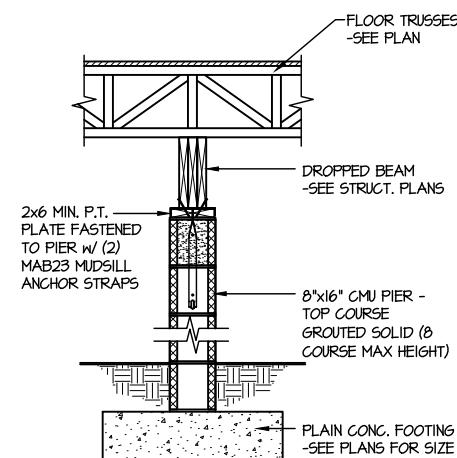
6 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



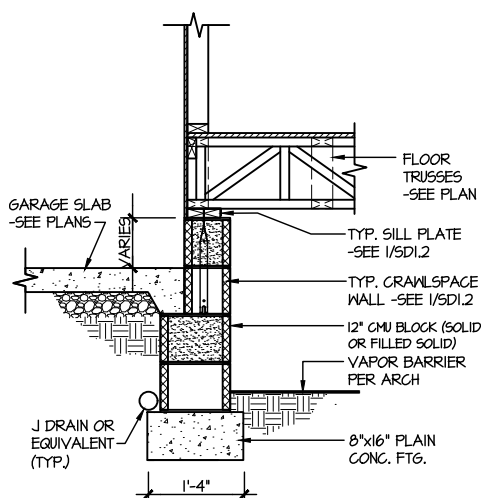
7A TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



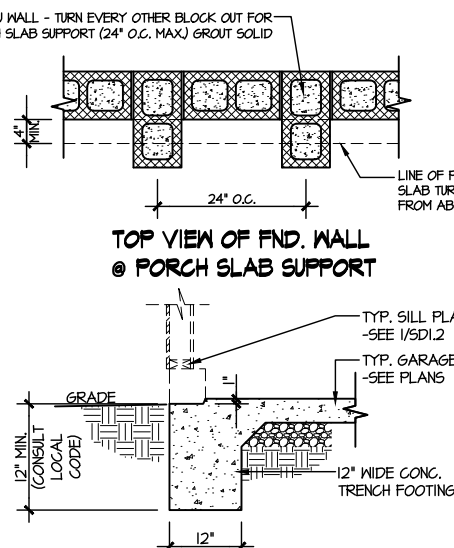
7B TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



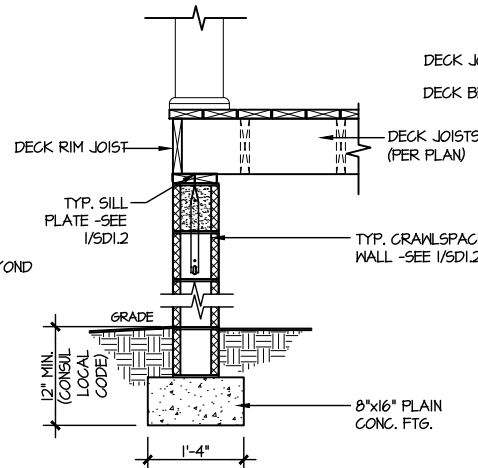
8 TYPICAL CRAWLSPACE FND. @ INTERIOR PIER
SCALE: 3/8"=1'-0"



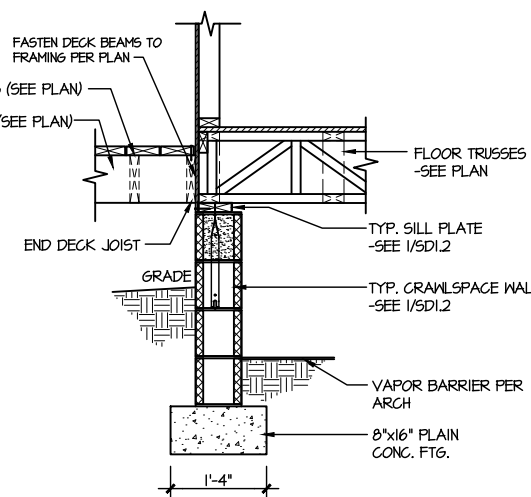
9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/8"=1'-0"



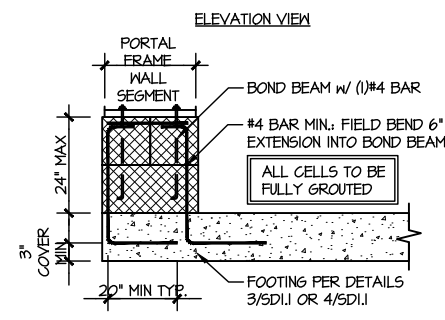
10 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



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



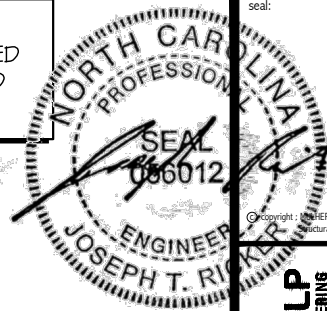
12 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK
SCALE: 3/8"=1'-0"



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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NC LIC. #C-3825

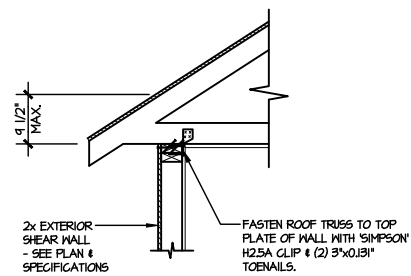
MSK project number:
126-23061
project mgr: JTR
drawn by: KJN
issue date: 06-09-25

REVISIONS:
date: initial:

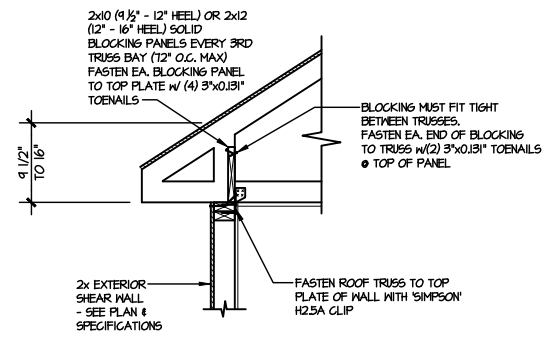
DRB
HOMES

FOUNDATION DETAILS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

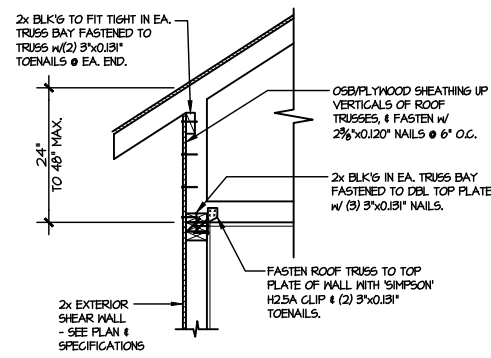
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SD1.2



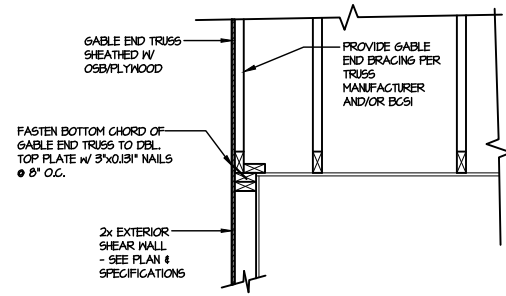
(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8\"/>



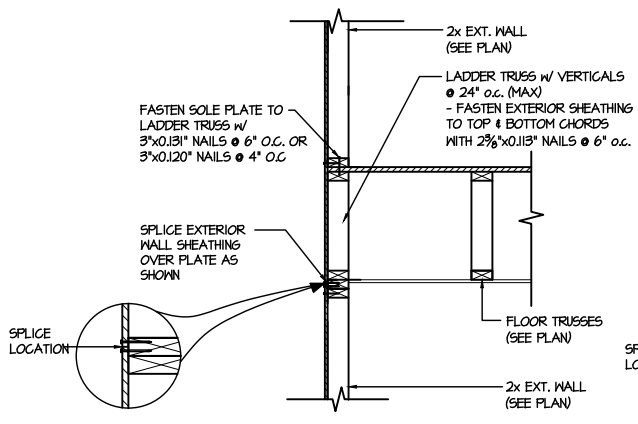
(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8\"/>



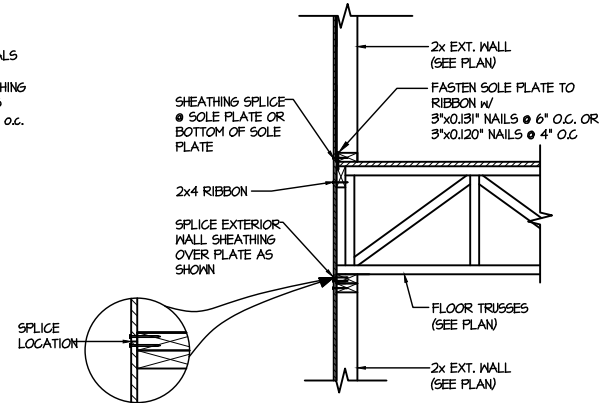
(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8\"/>



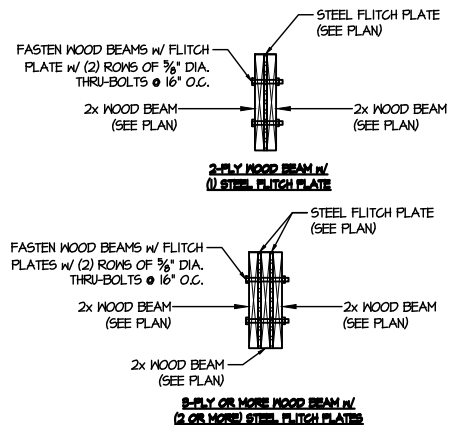
(B) TYPICAL GABLE END DETAIL
SCALE: 3/8\"/>



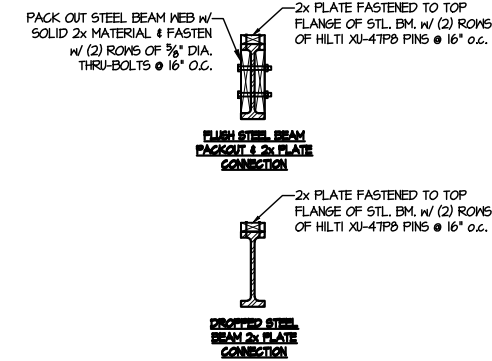
(C1) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8\"/>



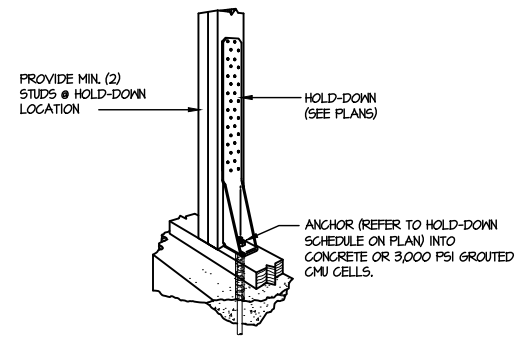
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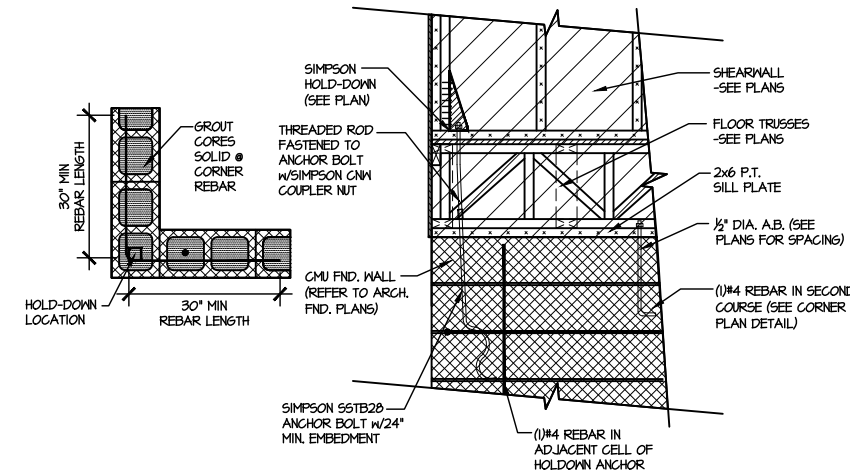
(D) TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4\"/>



(E) TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4\"/>



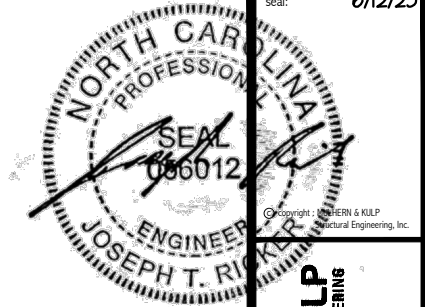
(F1) TYPICAL HOLD DOWN INSTALLATION
SCALE: N.T.S.



(F3) TYPICAL CORNER FOUNDATION HOLD-DOWN INSTALLATION
SCALE: N.T.S.

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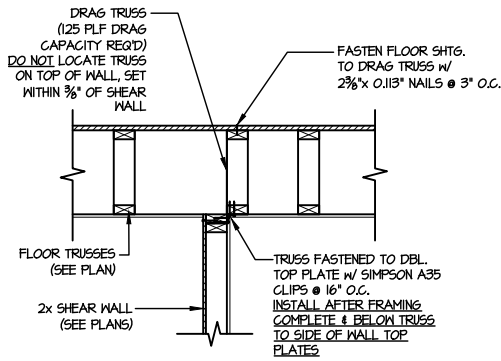
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126-23061
project mgr: JTR
drawn by: KJN
issue date: 06-09-25

REVISIONS:
date: initial:

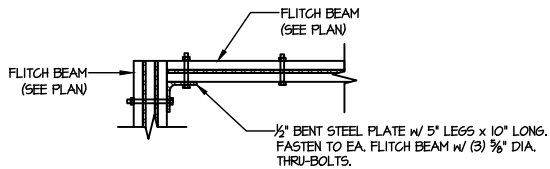
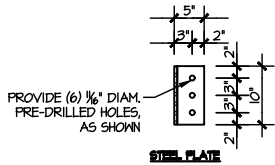
DRB
HOMES

FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

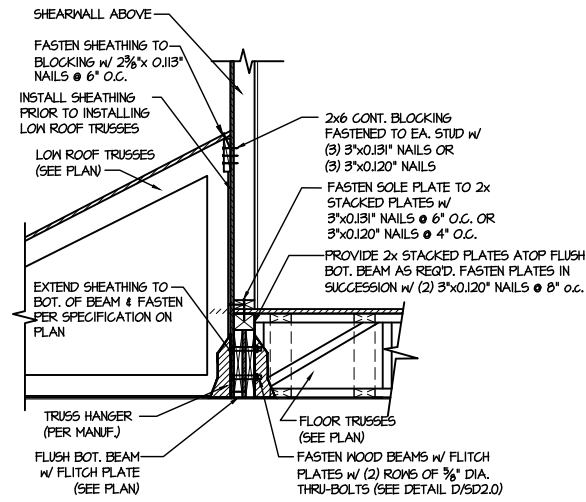
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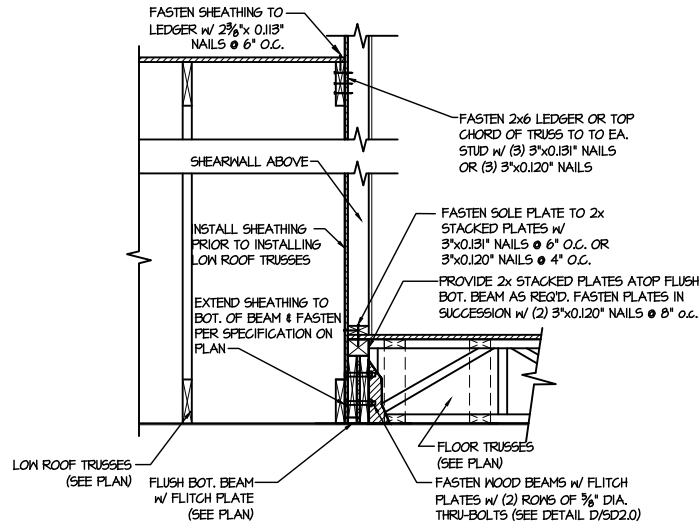
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@ INTERIOR SHEAR WALL
SCALE: 3/4\"/>



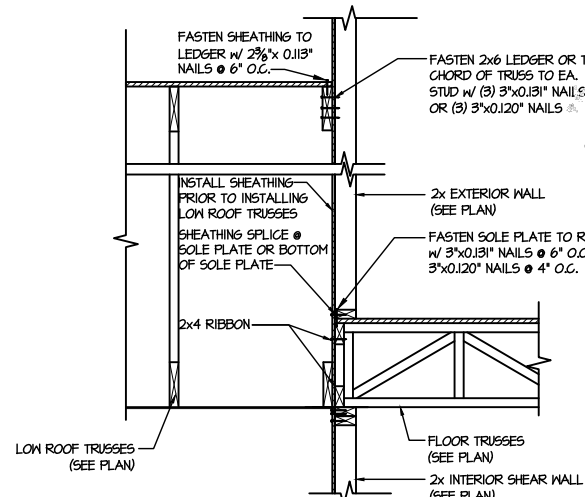
4 TYPICAL FLITCH BEAM TO FLITCH BEAM
CONNECTION DETAIL
SCALE: 3/4\"/>



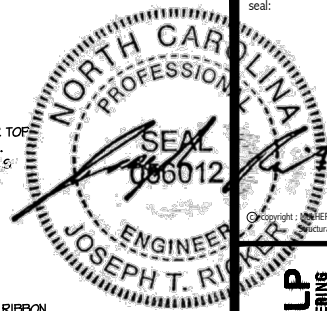
2 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE
SCALE: 3/8\"/>



3 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE
SCALE: 3/8\"/>



4 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4\"/>



6/12/25

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126-23061

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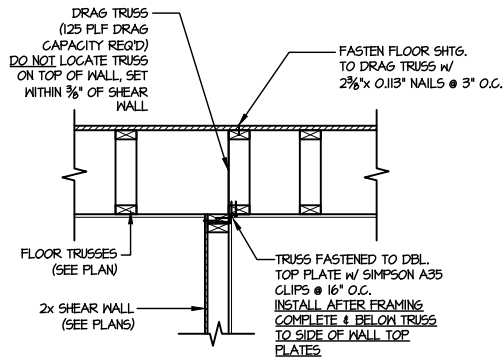
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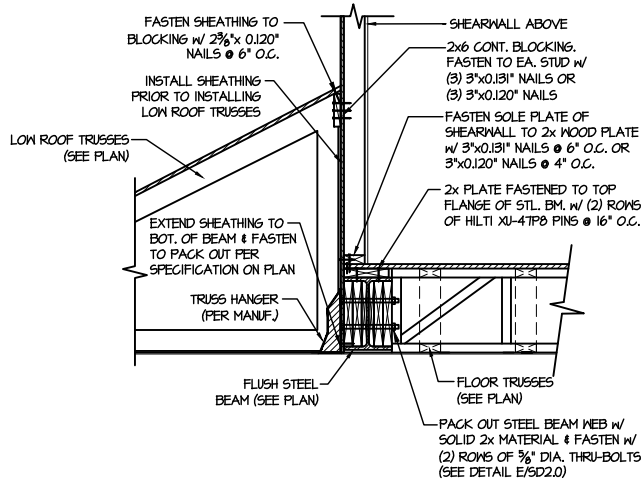
FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

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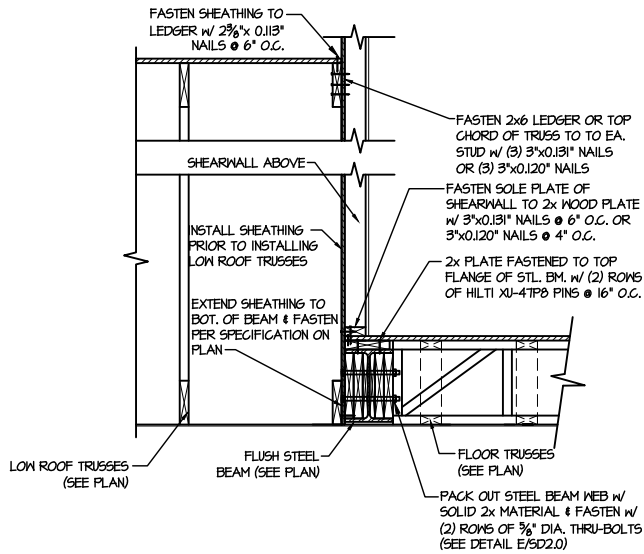
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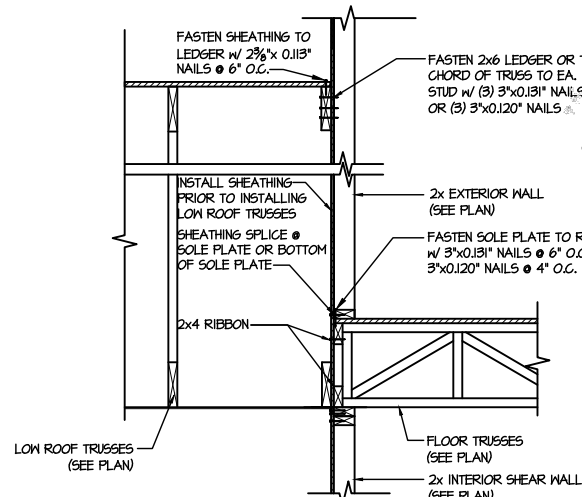
1 SHEAR TRANSFER DETAIL
@ INTERIOR SHEAR WALL
SCALE: 3/4\"/>



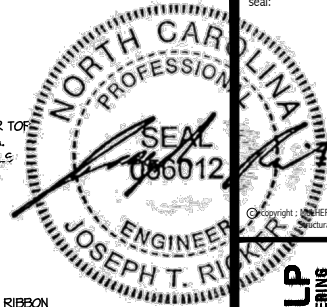
2 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE
SCALE: 3/8\"/>



3 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE
SCALE: 3/8\"/>



4 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4\"/>



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NC LIC. #C-3825



MSK project number:
126-23061

project mgr: JTR
drawn by: KJN
issue date: 06-09-25

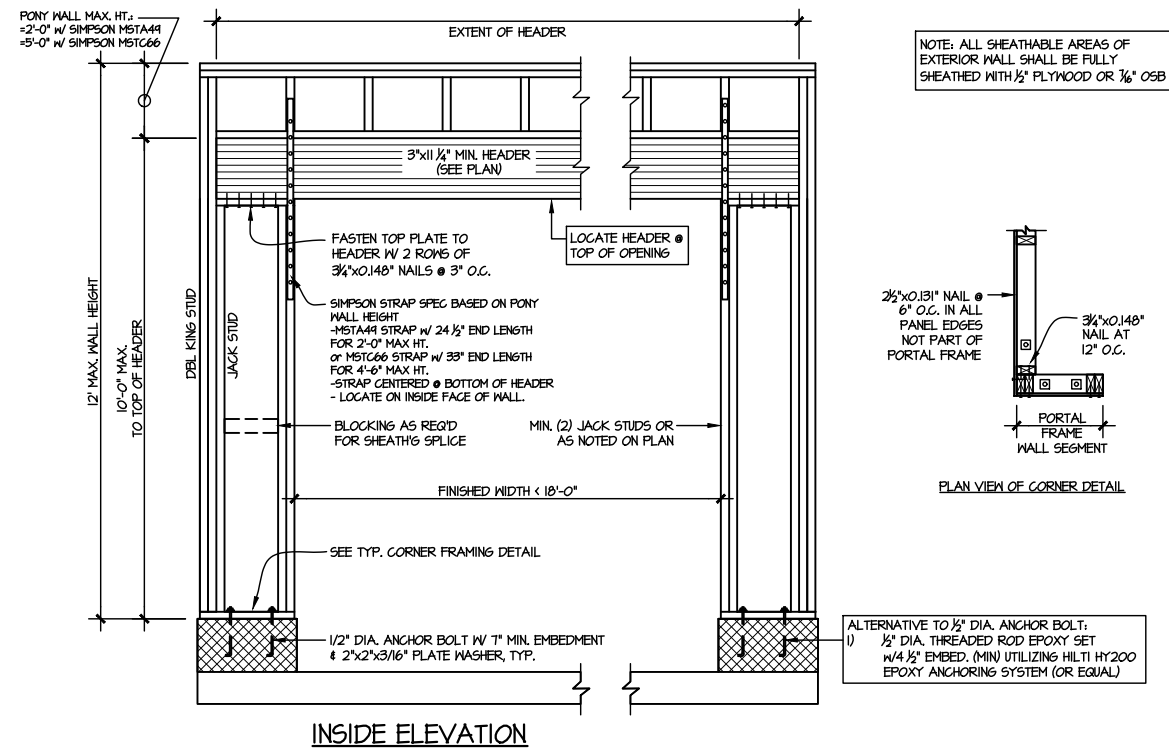
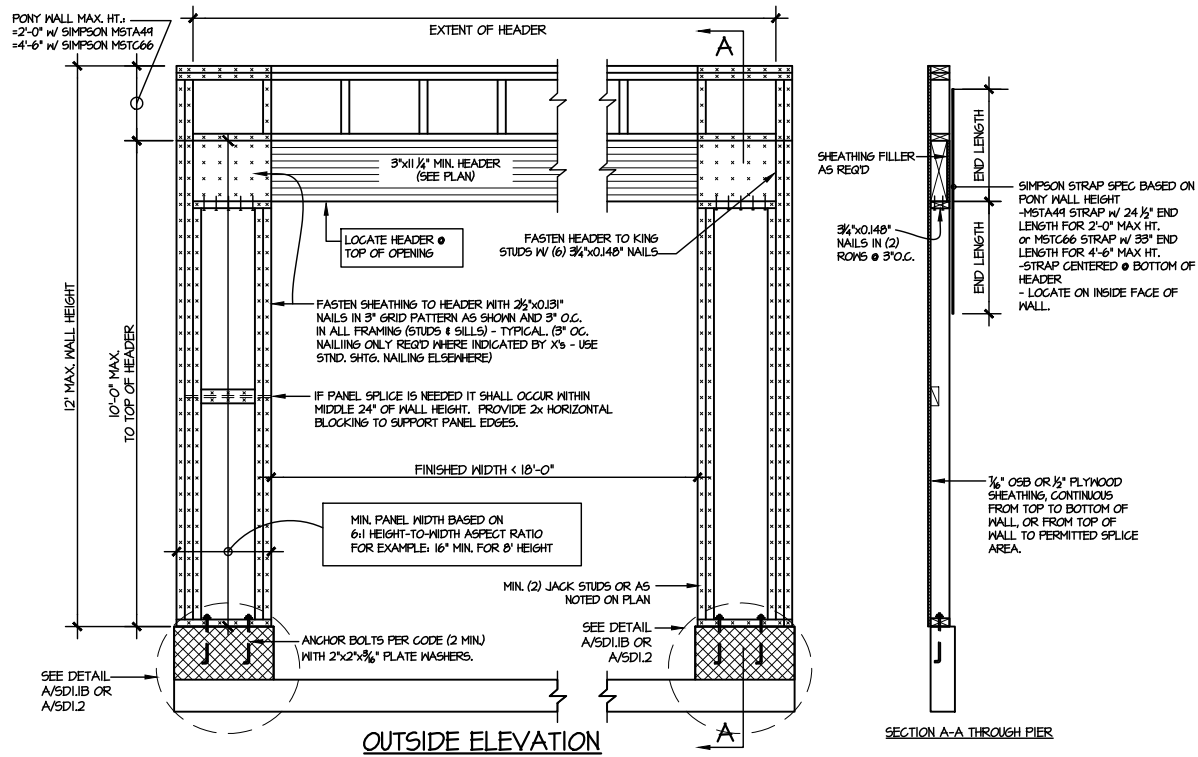
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HOMES

FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

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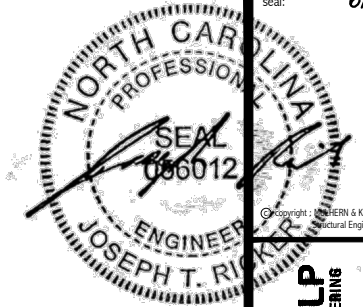
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TWO SIDED GARAGE PORTAL FRAME BRACING
ELEVATION ON CMU STEM

1

SCALE: N.T.S.



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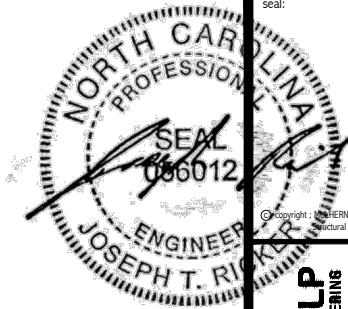
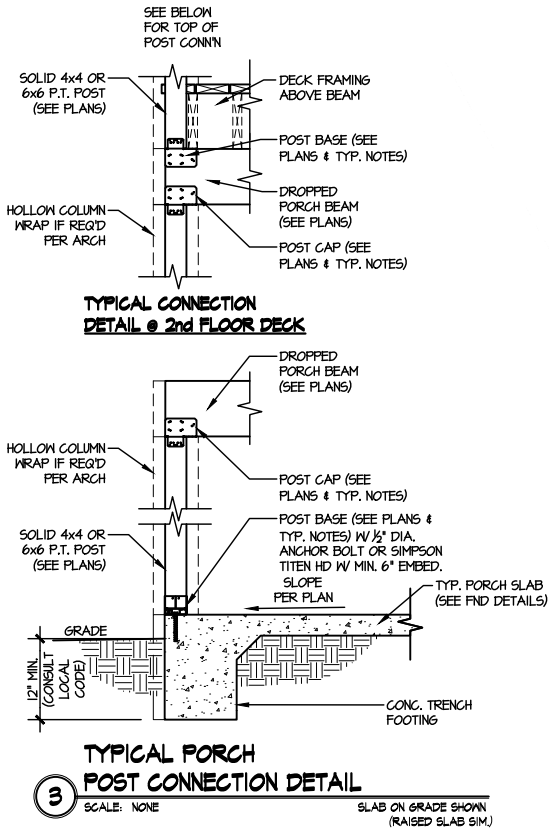
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project mgr: JTR
drawn by: KJN
issue date: 06-09-25

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date: initial:

DRB
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FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

sheet:
SD2.2



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126-23061

project mgr: JTR
drawn by: KJN
issue date: 06-09-25

REVISIONS:

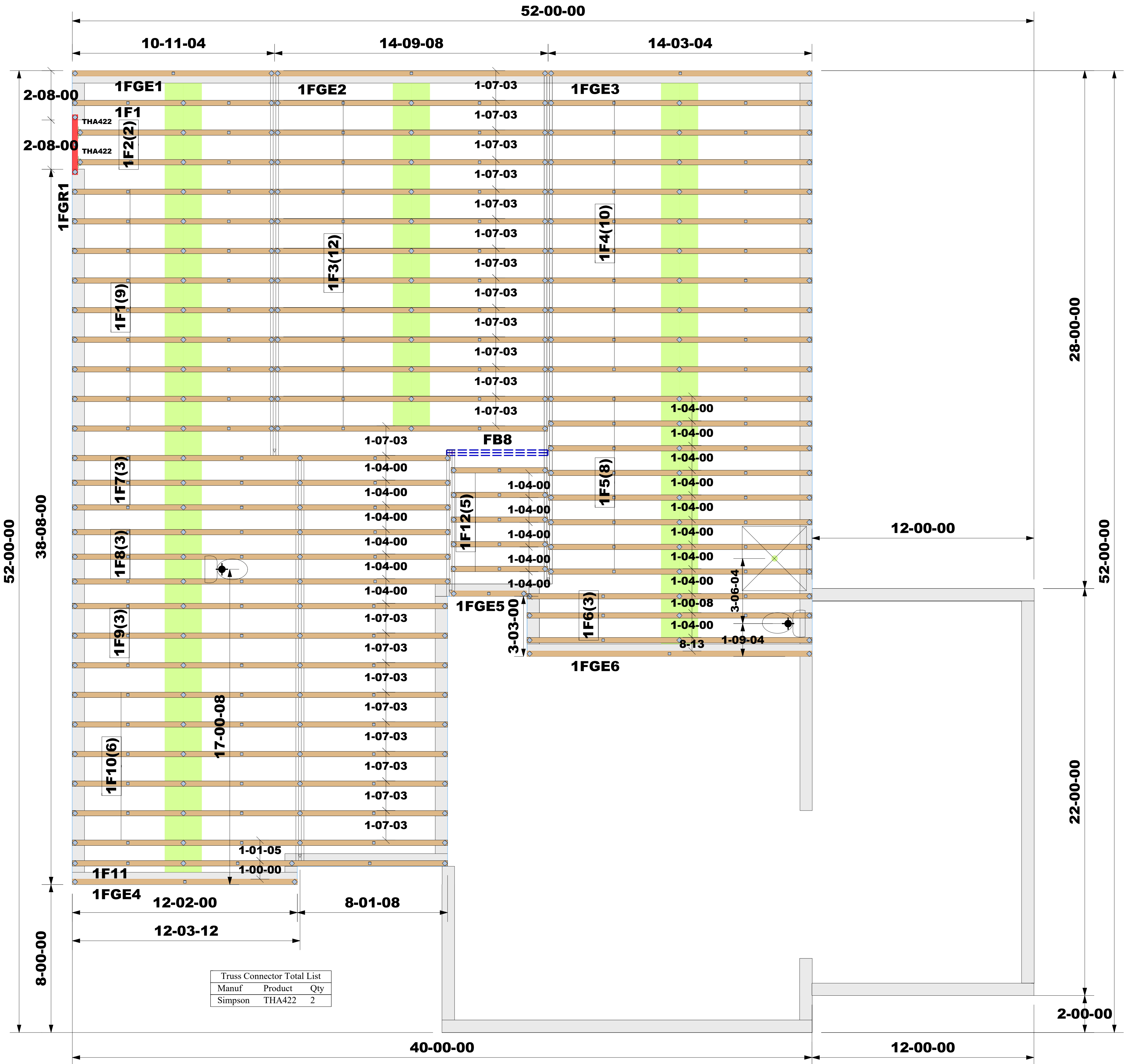
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DR3
HOMES

FRAMING DETAILS
BLAKE POND COMMUNITY
LOT 120 - MIDDLETON 4
RALEIGH, NC

sheet:

SD3.0



Products				
PlotID	Length	Product	Plies	Net Qty
FB8	6'-0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2

Blake Pond SF (NC)(RAL)
Lot 120 Phase
Model 2183-1 - Middleton
Garage Right
OPT Crawlspace
OPT Garage 3 Car Front Entry
Elevation 4

Job #:

2506-0020

Designer:

Abhijit Bera

Sales Rep:

Robbie Zarobinski

WARNING:

CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR THE TRUSS MANUFACTURER. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING THE ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND DOMINOING DURING ERECTION, AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCSI 1) FOR FURTHER INFORMATION.

TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND/OR BOTTOM CHORDS, THEY SHALL BE BRACED AS SPECIFIED ON THE ENGINEERED DESIGN. TRUSSES SHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.

NOTE:

IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER OR ARCHITECT TO PROVIDE AN APPROPRIATE CONNECTION FOR TRUSSES TO SUPPORTING STRUCTURE PER REACTIONS SHOWN ON TRUSS ENGINEERING. SPECIAL CONSIDERATIONS FOR MECHANICAL EQUIPMENT AND/OR PLUMBING (AND THEIR CONNECTIONS) IN TRUSS SPACE MUST BE DIAGRAMMED BY BUILDER ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.

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Customer: DRB Raleigh

Job Name: Blake Pond Lot 00.0120 OWF

Lot #: 00.0120

Model Name: MIDDLETON



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



TPI
Third-Party Quality Assurance Licensee
TPI Plant W974

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

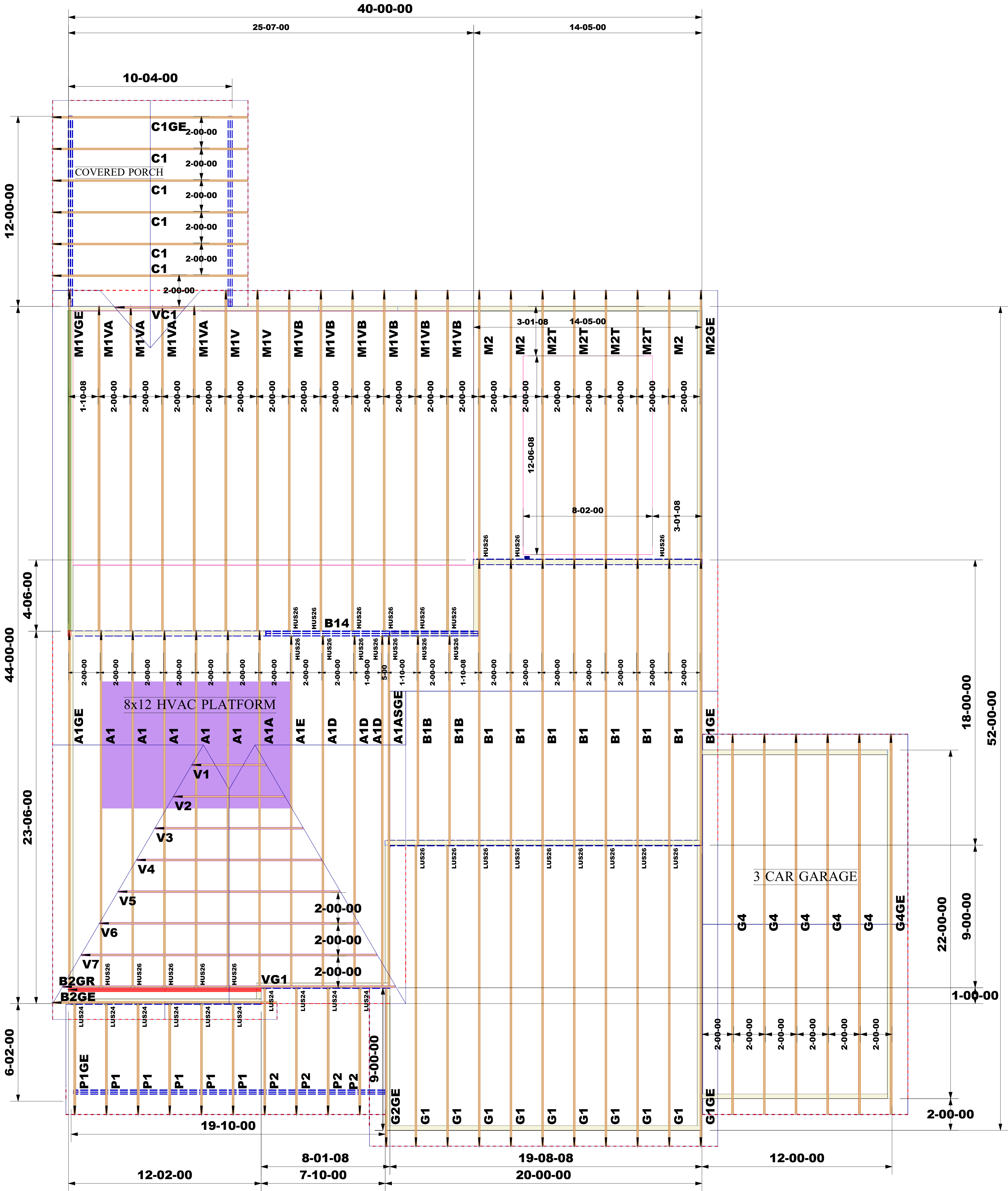
**Robbie Zarobinski**

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Model Name: MIDDLETON

ROOF TRUSS LAYOUT
SCALE: NTS



Truss Connector Total List		
Manuf	Product	Qty
Simpson	HUS26	26
Simpson	LUS24	12
Simpson	LUS26	11
Simpson	One H2.5A	130

Blake Pond SF (NC)(RAL)
Lot 120 Phase
Model 2183-1 - Middleton
Garage Right
OPT Screened Porch
OPT Garage 3 Car Front Entry
OPT Vaulted Ceiling Family Room
Elevation 4

Job #:

2506-0021

Designer:

Abhijit Bera

Sales Rep:

Robbie Zarobinski

WARNING:

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Customer: DRB Raleigh

Job Name: Blake Pond Lot 00.0120 Roof

Lot #: 00.0120

Model Name: MIDDLETON



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

