

# JORDAN-RALE

RALEIGH- LOT 00.00075 BLAKE POND SF  
(MODEL# 2993)

ELEVATION 3- GR

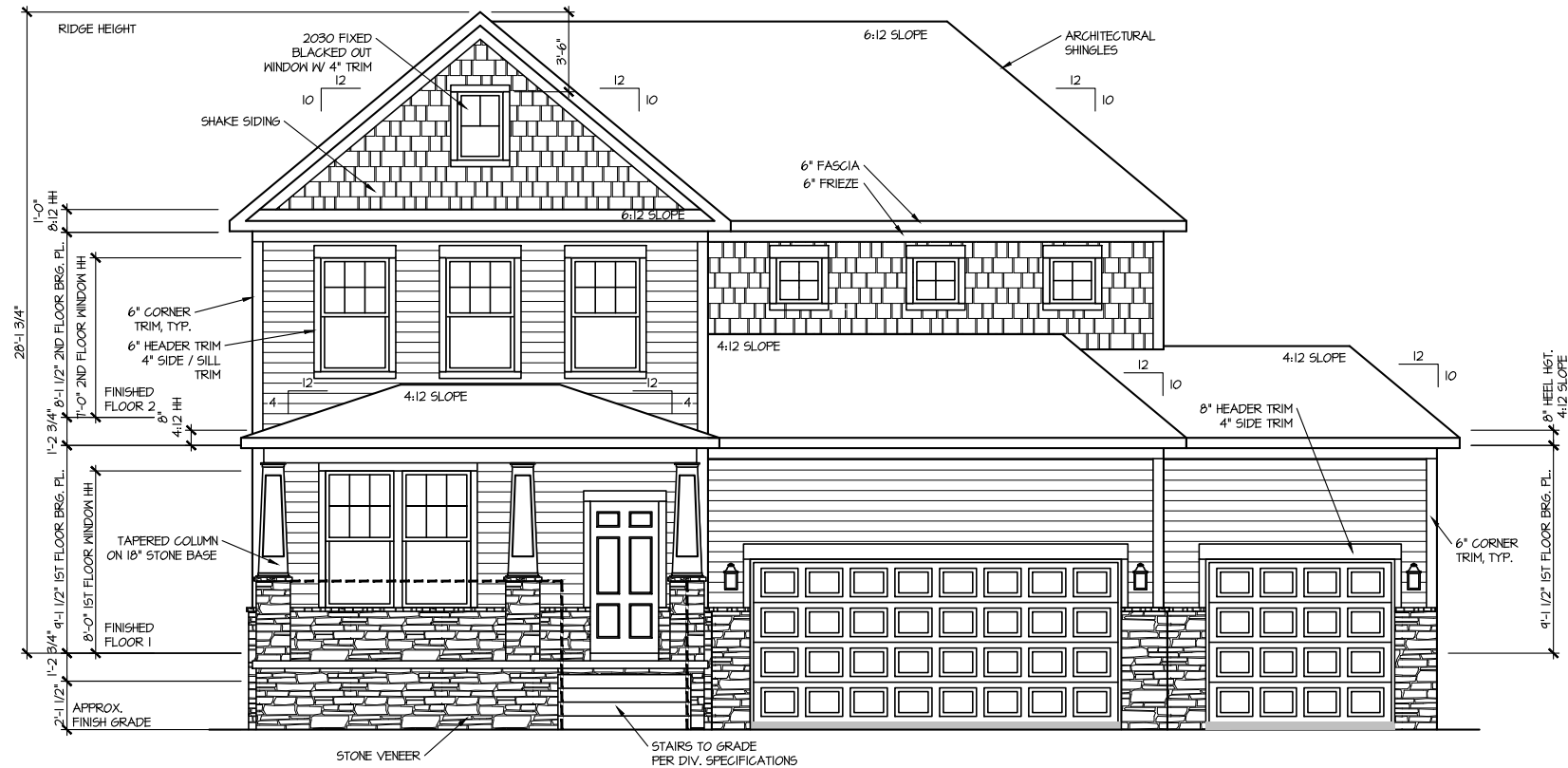
DRB  
HOMES

204 Bronze Leaf Drive

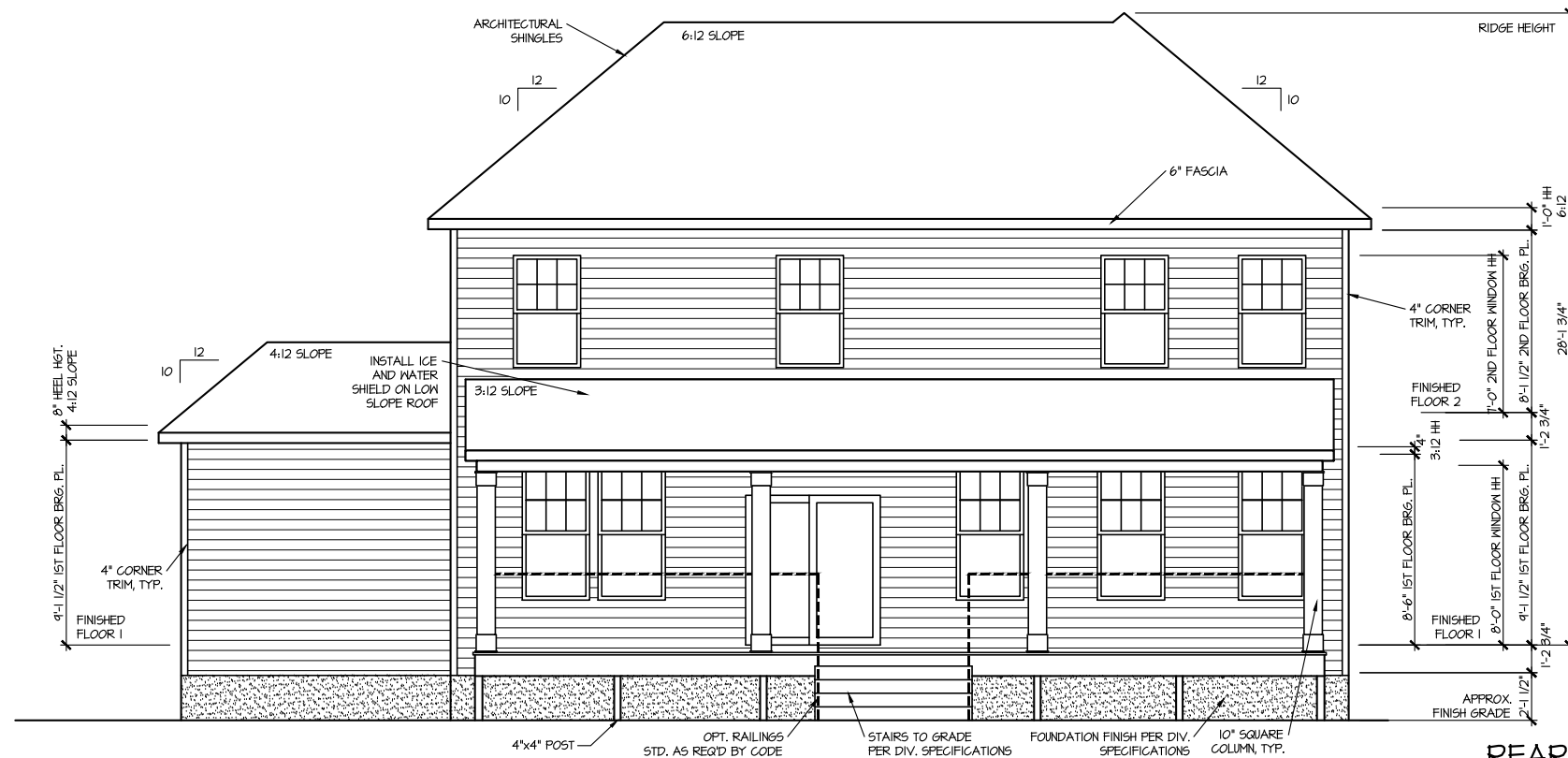
INDEX

LOT SPECIFIC

| AREA CALCULATIONS         |         |                    |           |
|---------------------------|---------|--------------------|-----------|
| ELEVATION 3               | HEATED  | COVERED / UNHEATED | UNCOVERED |
| FIRST FLOOR               | 1433 SF |                    |           |
| FRONT PORCH - ELEVATION 3 |         | 123 SF             |           |
| GARAGE                    |         | 434 SF             |           |
| SECOND FLOOR              | 1560    |                    |           |
| OPTIONS                   |         |                    |           |
| 3RD CAR GARAGE            |         | 264 SF             |           |
| REAR PORCH                |         | 462 SF             |           |
| TOTAL                     | 2993 SF | 1283 SF            |           |



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



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

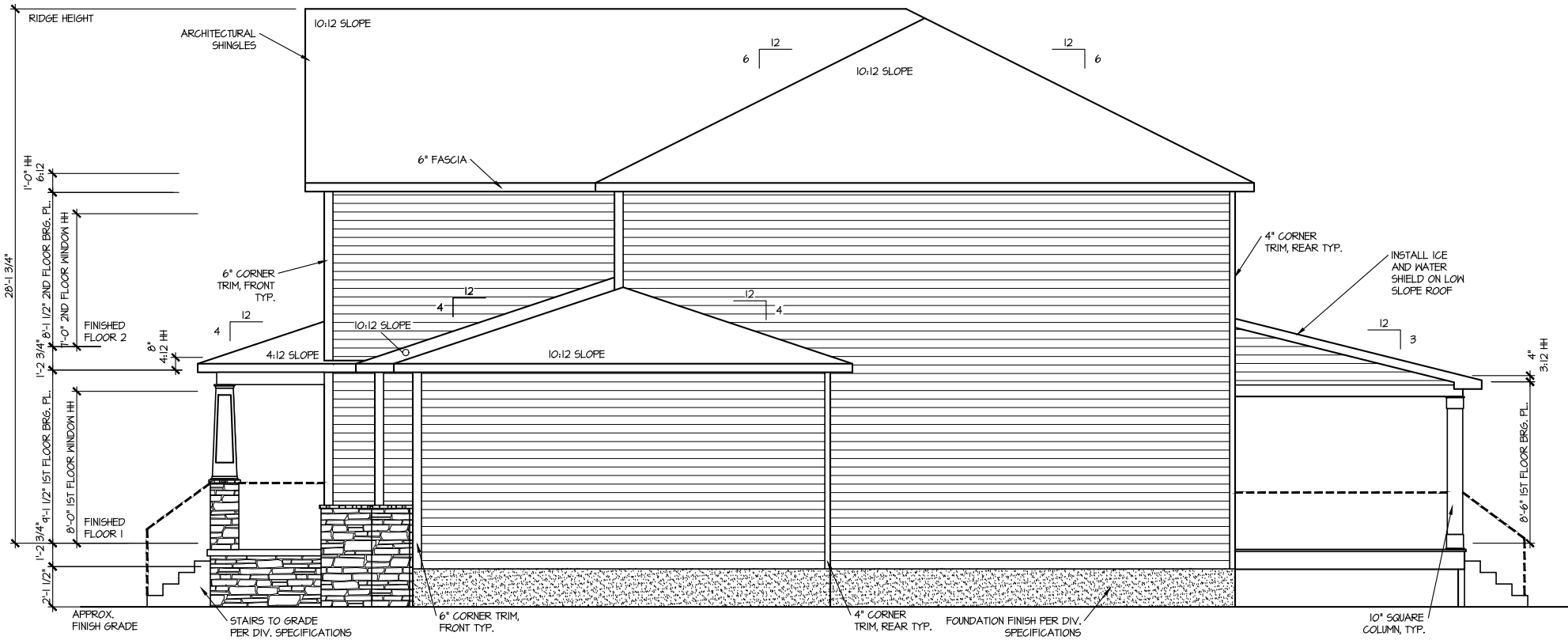
| MASTER PLAN INFORMATION |          |  | UPDATED DATE |
|-------------------------|----------|--|--------------|
| REVISION                | DATE     |  |              |
| 2-RAL                   | 04-11-24 |  | 05-05-25     |
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| DRAWN BY: ITS |            |
| DATE:         | 05/30/2025 |
| PLAN NO.      | 2993       |

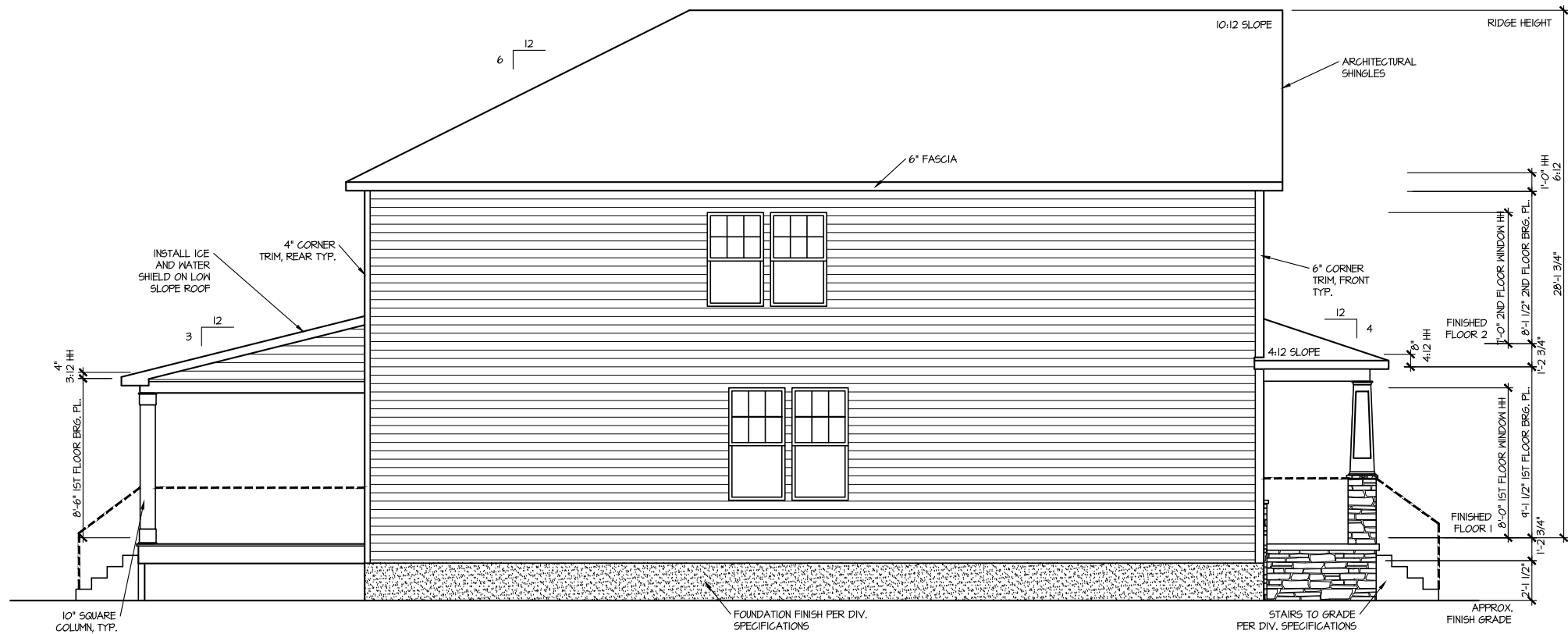
DRB  
HOMES

HOUSE NAME:  
JORDAN  
DRAWING TITLE  
FRONT & REAR ELEVATIONS

SHEET No.  
A.I.I



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



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

FILE: Lot 00.0075.dwg DATE: 5/30/2025 2:44 PM

| MASTER PLAN INFORMATION |          |              |
|-------------------------|----------|--------------|
| REVISION                | DATE     | UPDATED DATE |
| 2-RAL                   | 04-11-24 | 05-05-25     |
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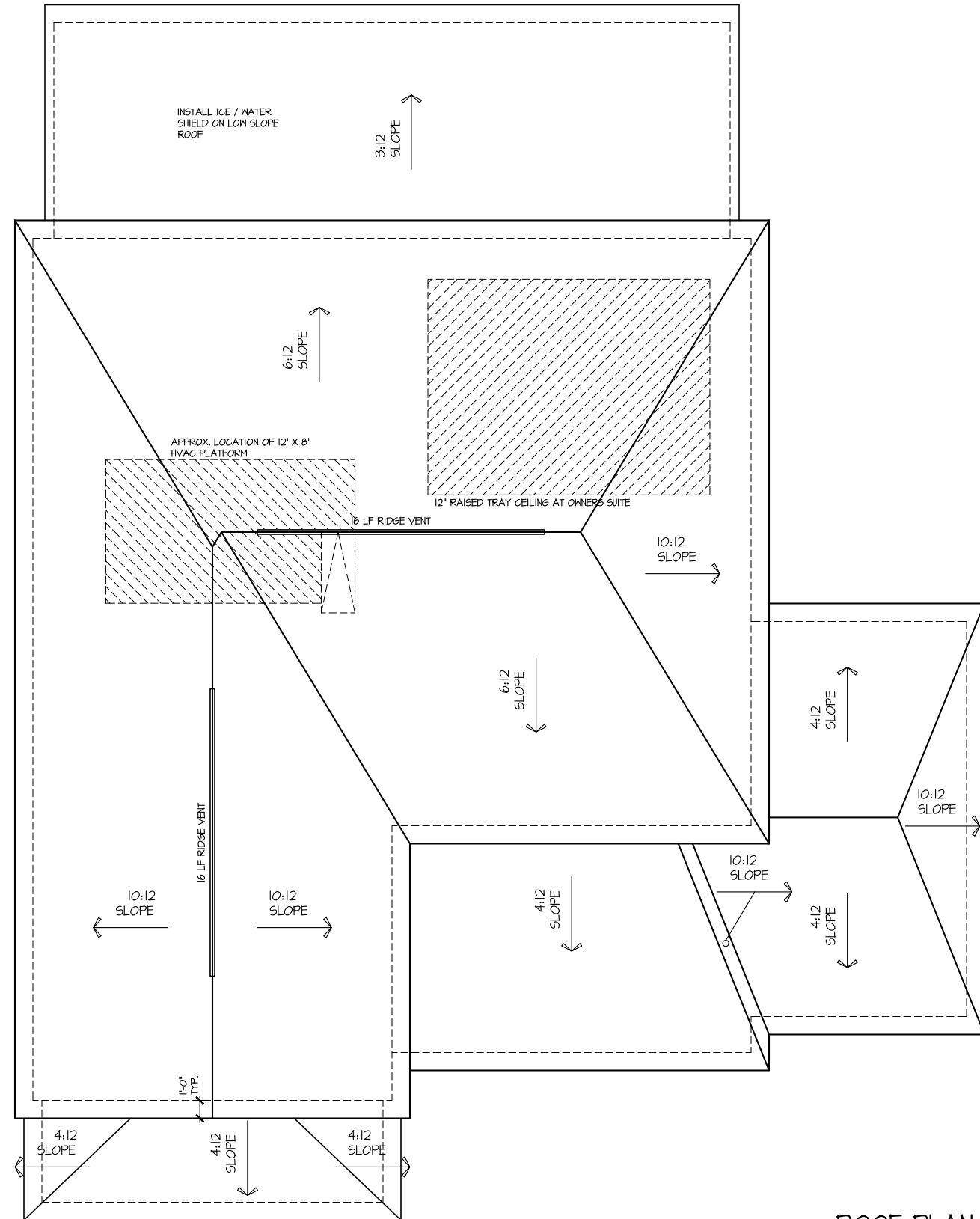
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| DRAWN BY: ITS    |  |
| DATE: 05/30/2025 |  |
| PLAN NO. 2993    |  |

**DRB**  
**HOMES**

HOUSE NAME:  
**JORDAN**  
DRAWING TITLE  
**RIGHT & LEFT ELEVATIONS**

SHEET No.  
**A1.2**

ROOF AREA = 1714 SQ. FT.  
OVERALL REQUIRED VENTILATION:  
1 TO 150 = 11.46 SQ. FT.  
1 TO 300 = 5.96 SQ. FT.  
50%-80% IN TOP THIRD = 2.44 - 4.78 SQ. FT. (1 TO 300)  
NET FREE AREA OF VENTED SLOPE = 5.7 SQ. FT. IN / LINEAR FT.  
NET FREE AREA OF RIDGE VENT = 10 SQ. IN / LINEAR FT.  
  
LOWER VENTING: (BOTTOM 2/3 RISE)  
54 LINEAR FEET OF SLOPE X 5.7 SQ. IN. = 6.24 SQ. FT.  
UPPER VENTING: (TOP 1/3 RISE)  
32 LINEAR FEET OF RIDGE X 10 SQ. IN. = 4.0 SQ. FT.  
4.0 SQ. FT. BETWEEN 50% - 80%  
(1 TO 300 ALLOWED)  
TOTAL ROOF VENTILATION: 10.24 SQ. FT. X 5.96 SQ. FT. (RGD)



ROOF PLAN ELEV. 3  
SCALE: 1/8" = 1'-0"

FILE: Lot 00.0075.dwg DATE: 5/30/2025 2:44 PM

| MASTER PLAN INFORMATION |          |              |
|-------------------------|----------|--------------|
| REVISION                | DATE     | UPDATED DATE |
| 2-RALE                  | 04-11-24 | 05-05-25     |
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| DRAWN BY:<br>ITS    |
| DATE:<br>05/30/2025 |
| PLAN NO.<br>2993    |

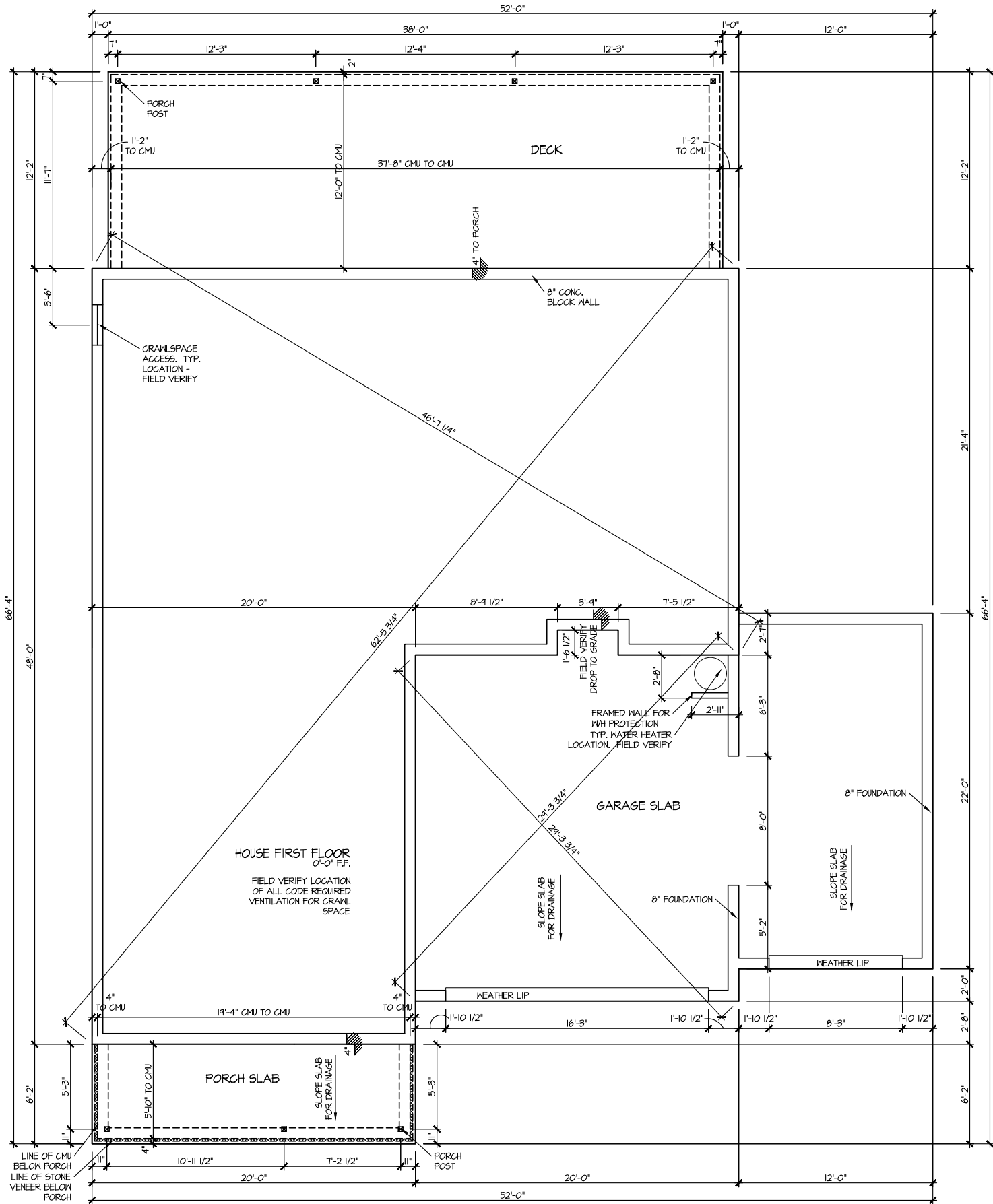
The logo for DRB HOMES, featuring the letters "DRB" in a large, bold, black sans-serif font, and the word "HOMES" in a smaller, blue, sans-serif font to its right.

HOUSE NAME:  
**JORDAN**

DRAWING TITLE  
**ROOF PLAN**

SHEET No.  
A.3

FILE: Lot 00.0075.dwg DATE: 5/30/2025 2:44 PM



ELEVATION 3  
CRAWL SPACE PLAN  
SCALE: 1/8" = 1'-0"

| MASTER PLAN INFORMATION |          |              |  |
|-------------------------|----------|--------------|--|
| REVISION                | DATE     | UPDATED DATE |  |
| 2-RAL                   | 04-11-24 | 05-05-25     |  |
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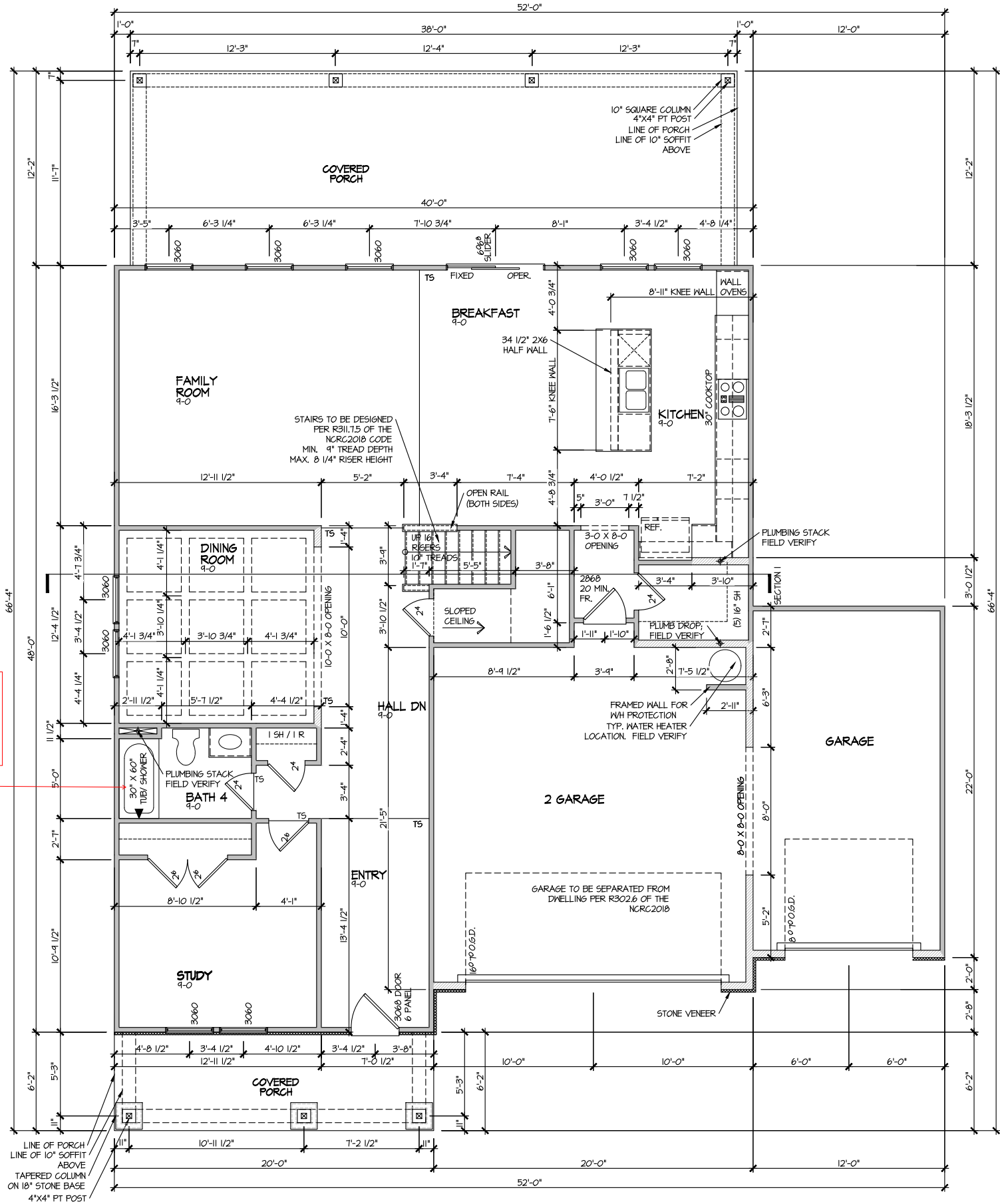
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| DRAWN BY: | ITS        |
| DATE:     | 05/30/2025 |
| PLAN NO.  | 2993       |



|               |                  |
|---------------|------------------|
| HOUSE NAME:   | JORDAN           |
| DRAWING TITLE | CRAWL SPACE PLAN |

|           |      |
|-----------|------|
| SHEET No. | A2.1 |
|-----------|------|

Level 1 Tile  
Shower w/Fiber  
Glass Pan ILO  
Standard



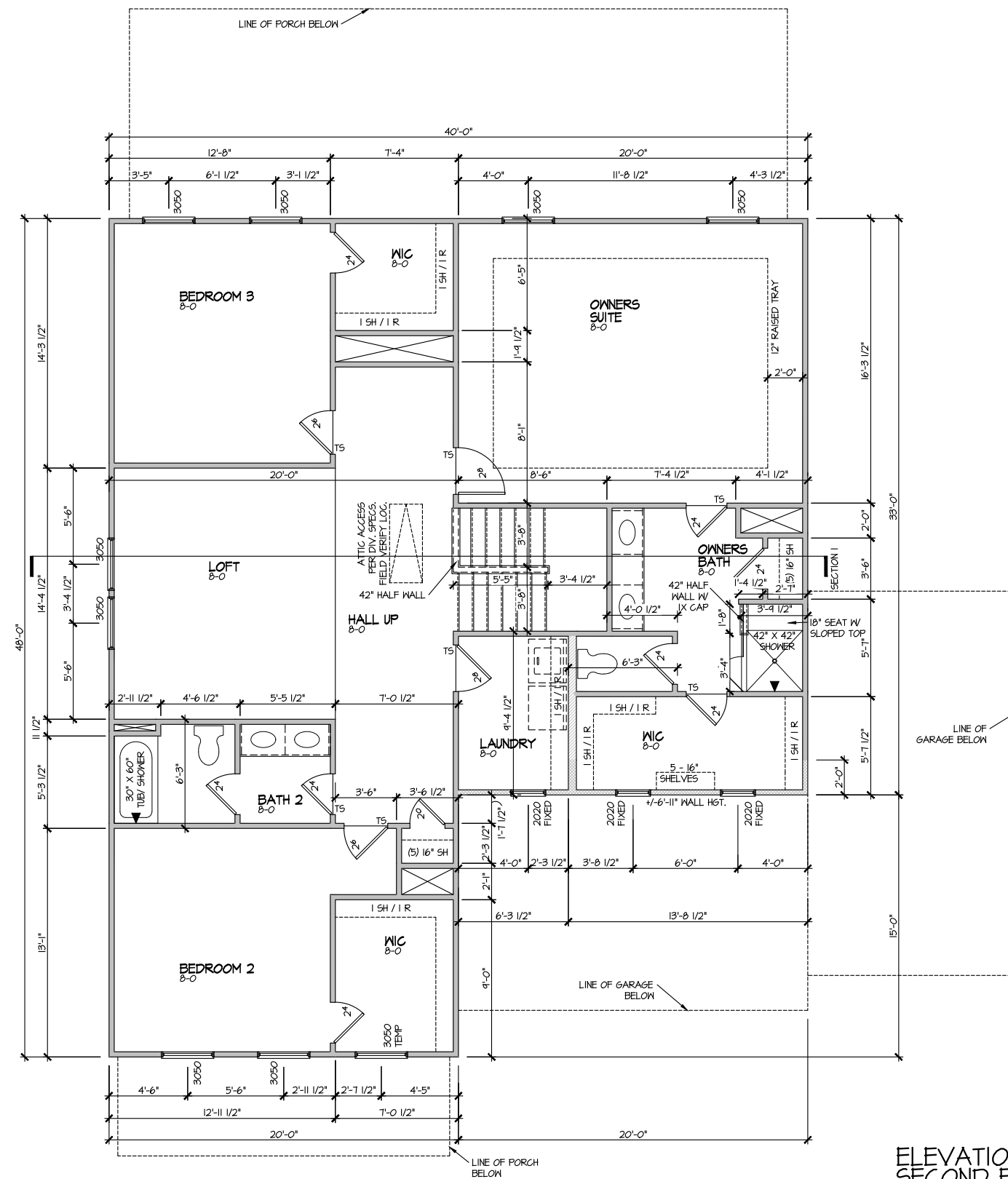
ELEVATION 3  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| MASTER PLAN INFORMATION |          |              |
|-------------------------|----------|--------------|
| REVISION                | DATE     | UPDATED DATE |
| 2-RAL                   | 04-11-24 | 05-05-25     |
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| DRAWN BY: | ITS        |
| DATE:     | 05/30/2025 |
| PLAN NO.  | 2993       |

DRB  
HOMES

|               |                  |
|---------------|------------------|
| HOUSE NAME:   | JORDAN           |
| DRAWING TITLE | FIRST FLOOR PLAN |



ELEVATION 3  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

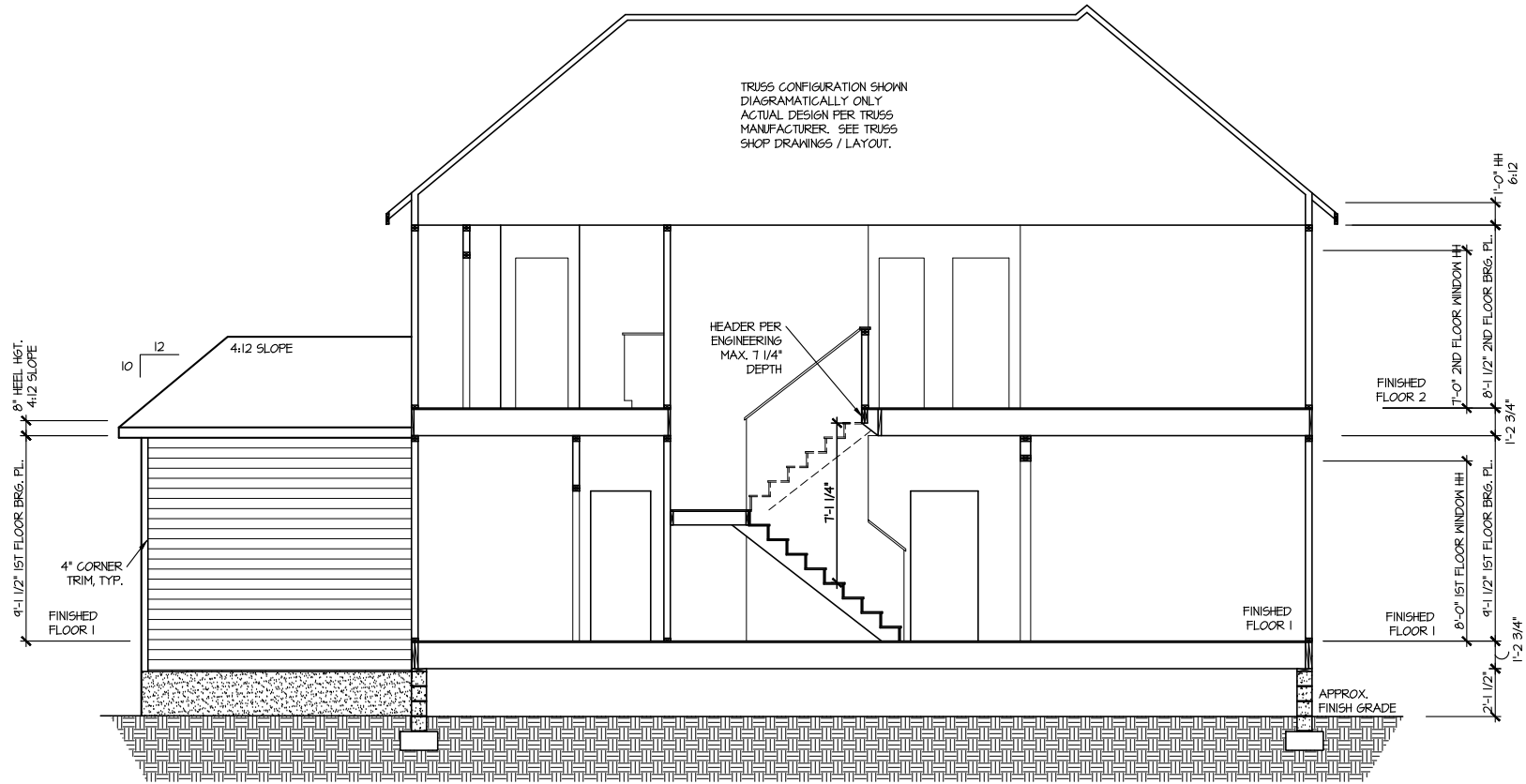
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| DRAWN BY:<br>ITS    |
| DATE:<br>05/30/2025 |
| PLAN NO.<br>2993    |

| MASTER PLAN INFORMATION |          |              |
|-------------------------|----------|--------------|
| REVISION                | DATE     | UPDATED DATE |
| 2-BALE                  | 04-11-24 | 05-05-25     |
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|               |                   |
|---------------|-------------------|
| HOUSE NAME:   | JORDAN            |
| DRAWING TITLE | SECOND FLOOR PLAN |

SHEET No.  
A3.2



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

| MASTER PLAN INFORMATION |          |  | UPDATED DATE |
|-------------------------|----------|--|--------------|
| REVISION                | DATE     |  |              |
| 2-RAL                   | 04-11-24 |  | 05-05-25     |
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| DRAWN BY: | ITS        |
| DATE:     | 05/30/2025 |
| PLAN NO.  | 2993       |

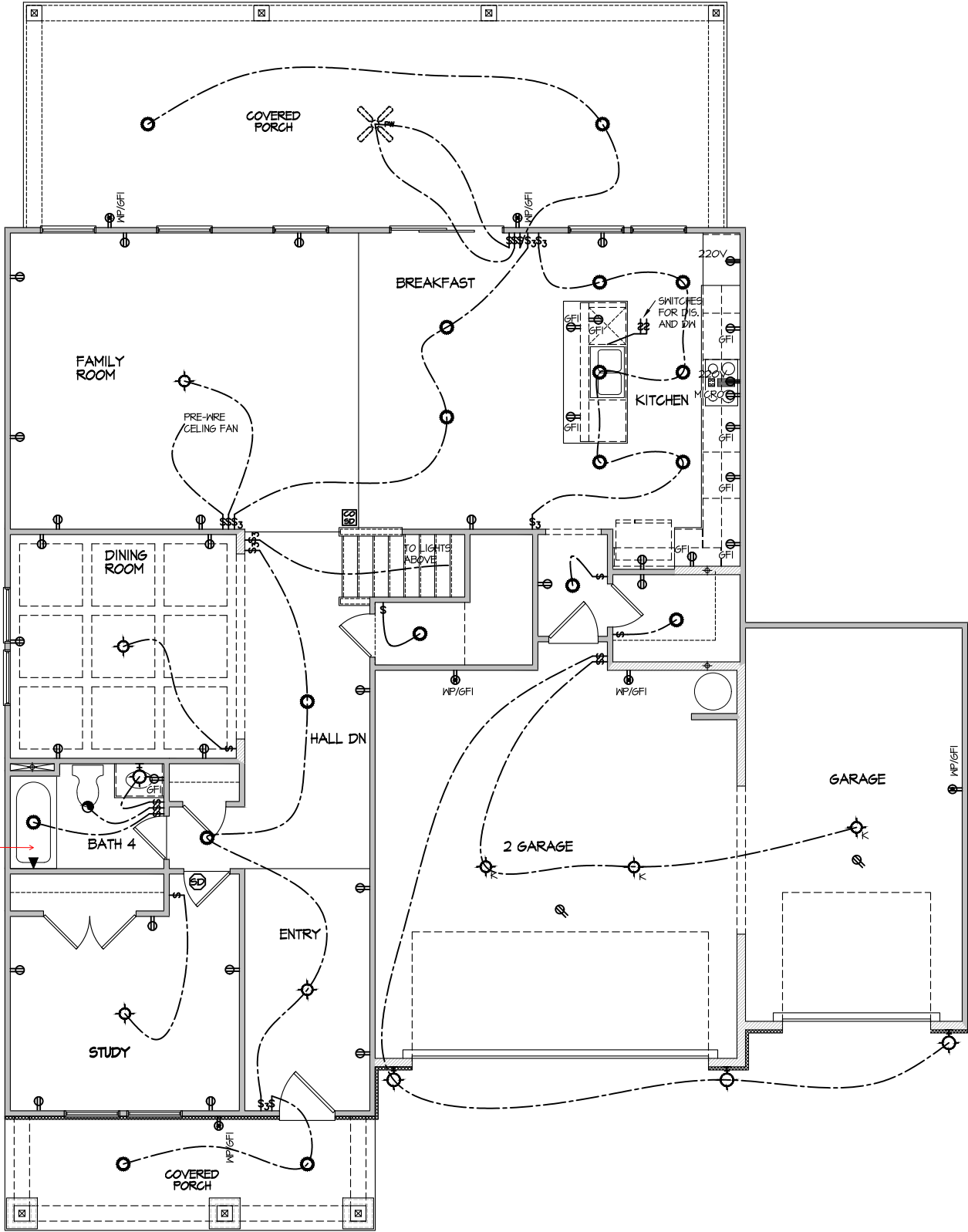


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|---------------|------------------|
| HOUSE NAME:   | JORDAN           |
| DRAWING TITLE | BUILDING SECTION |

|           |      |
|-----------|------|
| 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                             |
|                   | PHONE JACK                                    |
|                   | TV JACK                                       |
|                   | CO / SMOKE DETECTOR                           |
|                   | DOOR CHIME                                    |
|                   | LIGHT FIXTURE - HALL 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.



Level 1 Tile Shower w/Fiber Glass Pan ILO Standard

ELECTRICAL PLAN  
FIRST FLOOR - ELEV. 3  
SCALE: 1/8" = 1'-0"

| MASTER PLAN INFORMATION |              |
|-------------------------|--------------|
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|                         | UPDATED DATE |
|                         | 05-05-25     |

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| PLAN NO.  | 2993       |

DRB HOMES

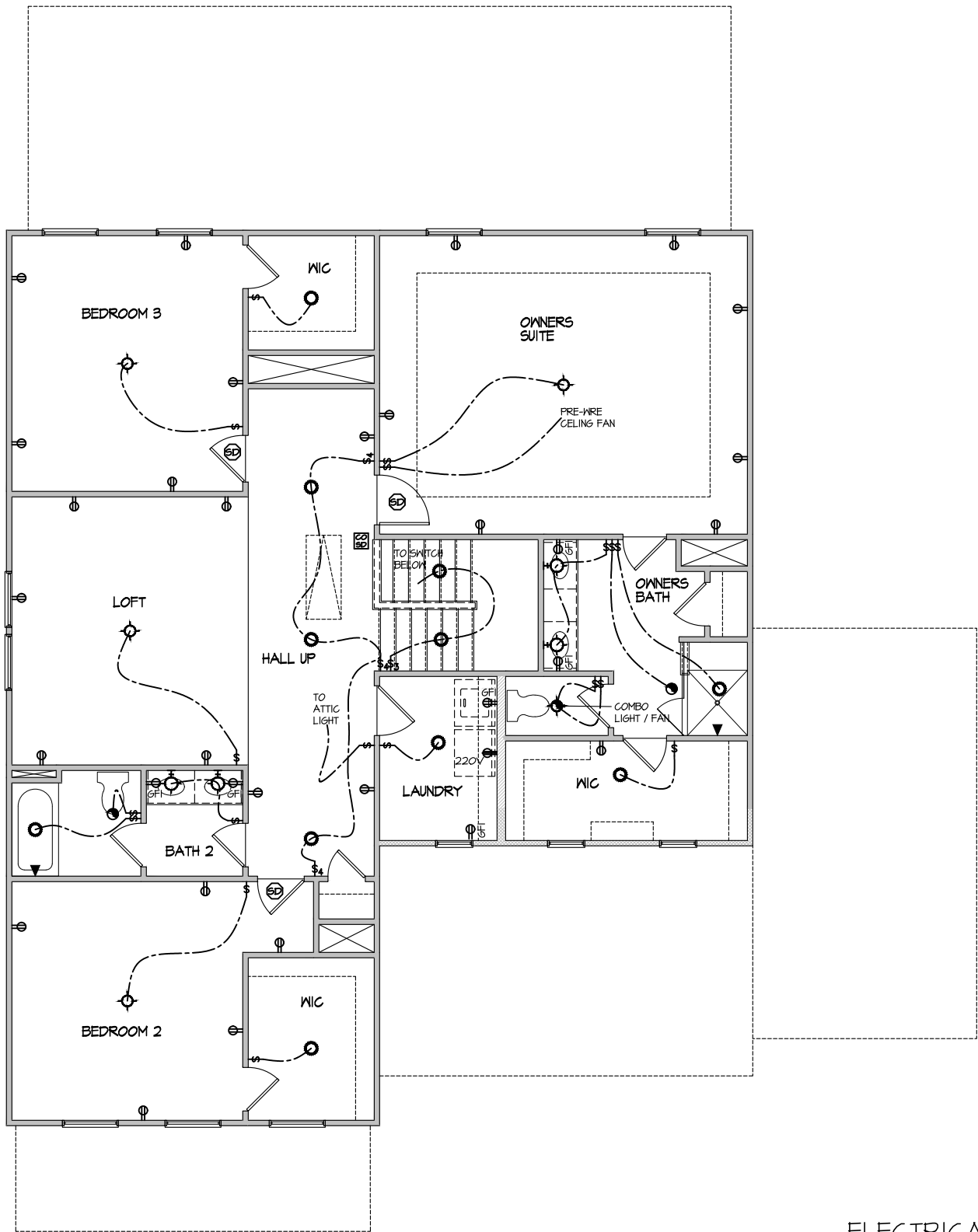
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| HOUSE NAME:   | JORDAN                 |
| DRAWING TITLE | FIRST FLOOR ELECTRICAL |

|           |   |
|-----------|---|
| SHEET No. | 1 |
|-----------|---|

ELECTRICAL LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓢ<sub>3</sub> THREE WAY SWITCH
- Ⓢ<sub>4</sub> FOUR WAY SWITCH
- Ⓢ DUPLEX AFCI RECEPTACLE
- Ⓢ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- Ⓢ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V Ⓢ RECEPTACLE - 220V
- GF Ⓢ DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI Ⓢ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- SD SMOKE DETECTOR - WIRED IN SERIES
- Ⓢ EXHAUST FAN MOTOR
- Ⓢ PHONE JACK
- TV TV JACK
- CO / SD CO / SMOKE DETECTOR
- Ⓢ DOOR CHIME
- Ⓢ LIGHT FIXTURE - WALL MOUNTED
- Ⓢ LIGHT FIXTURE - CEILING MOUNTED
- Ⓢ LIGHT FIXTURE - SURFACE MOUNTED LED
- Ⓢ FULLCHAIN 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  
SECOND FLOOR - ELEV. 3

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

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| DRAWN BY: | ITS        |
| DATE:     | 05/30/2025 |
| PLAN NO.  | 2993       |

DRB  
HOMES

HOUSE NAME:  
JORDAN  
DRAWING TITLE  
SECOND FLOOR ELECTRICAL

SHEET No.  
1.2

| GENERAL STRUCTURAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
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| FOUNDATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <ul style="list-style-type: none"><li>DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.</li><li>FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.</li><li>FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:<ul style="list-style-type: none"><li>1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 7" MIN. EMBEDMENT (CONC), 15" MIN. EMBEDMENT (CMU)</li><li>SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC)</li><li>SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU)</li></ul>(REFER TO DETAILS FOR 10' TALL WALL ANCHOR REQUIREMENTS)</li><li>ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.</li><li>BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE &amp; FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER &amp; HARDWARE SUPPLIERS TO COORD.</li><li>BASEMENT INTERIOR BEARING WALLS &amp; EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SFF OR 5YP, "STUD" GRADE OR BETTER.</li><li>CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:<div><div>f'c =</div><div>4,000 psi: ..... FOUNDATION WALLS</div><div>2,500 psi: ..... FOOTINGS &amp; INTERIOR SLABS ON GRADE</div><div>3,000 psi: ..... GARAGE &amp; EXTERIOR SLABS ON GRADE</div><div>fy =</div><div>60,000 psi</div></div></li><li>BASEMENT FOUNDATION WALL DESIGN BASED ON:<ul style="list-style-type: none"><li>9' OR 10' HEIGHT (AS NOTED ON PLANS)</li><li>TALLER WALLS MUST BE ENGINEERED.</li><li>NOMINAL WIDTH (1 1/2" FOR 10' THICK WALL).</li></ul></li><li>BASEMENT WALL DESIGN IS BASED ON 60 PCF BACKFILL SOIL TYPE CLASSIFICATIONS (SC, ML-CL, OR CL).</li><li>BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.</li><li>PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.<ul style="list-style-type: none"><li>FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 W/ (2)2x6 JACK STUDS, U.N.O.</li><li>LARGER OPENINGS SHALL BE PER PLAN.</li></ul></li><li>ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.</li><li>ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.</li><li>FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.</li><li>PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.<ul style="list-style-type: none"><li>JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)</li><li>JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO</li><li>CONTROL JOINTS SHALL <u>NOT</u> BE INSTALLED IN STRUCTURAL SLABS</li></ul></li><li>CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 &amp; 530.1.</li><li>CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 4 GA. MINIMUM @ 16" O.C.</li><li>PROVIDE 2x6 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE GROUTED SOLID.</li><li>PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.</li><li>DIMENSIONS BY OTHERS, BUILDER TO VERIFY.</li><li>BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR SUBTERRANEAN TERMITES. METHOD AND TYPE OF TREATMENT TO BE DETERMINED BY PEST CONTROL COMPANY.</li></ul> |  |

| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
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| <ul style="list-style-type: none"><li>DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.</li><li>WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.</li><li>DESIGN LOADS:<div><div>ROOF</div><div>DEAD = 7 PSF T.C., 10 PSF B.C.</div><div>LIVE = 16 PSF</div><div>LOAD DURATION FACTOR = 1.25</div></div><div><div>FLOOR</div><div>LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)</div><div>DEAD = 10 PSF (1-JOISTS &amp; SOLID SAWN)</div><div>10 PSF T.C., 5 PSF B.C. (TRUSSES)</div><div>(ADD'L 10 PSF @ TILE)</div></div><div><div>LATERAL</div><div>120 MPH, EXPOSURE B. SEISMIC A/B.</div></div><div><div>SOIL</div><div>2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)</div></div></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| GENERAL FRAMING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <ul style="list-style-type: none"><li>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.</li><li>REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.</li><li>EXT. &amp; INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR 5YP "STUD" GRADE LUMBER, OR BETTER, U.N.O.<ul style="list-style-type: none"><li>WALLS OVER 12' TALL SHALL BE PER PLAN.</li></ul></li><li>ALL HEADERS, BEAMS &amp; OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPP) OR SOUTHERN PINE #2 (SPY) LUMBER, OR BETTER (KILN-DRIED). ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS &amp; SIZED ACCORDINGLY. CODE TABLES HAVE NOT BEEN USED.</li><li>ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 16" O.C. (MAX. U.N.O.)<ul style="list-style-type: none"><li>HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.</li></ul></li><li>ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).</li><li>ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:<ul style="list-style-type: none"><li>"LSL" - Fb=2325 psi; Fv=310 psi; E=1.55x10<sup>6</sup> psi</li><li>"LVL" - Fb=2600 psi; Fv=285 psi; E=2.0x10<sup>6</sup> psi</li><li>"PSL" - Fb=2400 psi; Fv=240 psi; E=2.0x10<sup>6</sup> psi</li></ul></li><li>M&amp;K SHALL BE FULLY IDENTIFIED 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&amp;K FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</li><li>FOR 2 &amp; 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 &amp; BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 &amp; 2x8 MEMBERS.</li><li>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.</li><li>ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD @ (1)2x KING STUD, MINIMUM.<ul style="list-style-type: none"><li>THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..</li></ul></li><li>ALL MULTI-PLY STUDS TO BE FASTENED TOGETHER W/ 3"x0.131" NAILS @ 24" O.C. (MIN), EACH PLY.</li><li>PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.</li><li>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.</li><li>ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4 CAP &amp; ABM44Z BASE, U.N.O.</li></ul> |  |

| FLOOR FRAMING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
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| <ul style="list-style-type: none"><li>1-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT M&amp;K FOR MARBLE FLOOR DESIGNS)</li><li>AT 1-JOIST FLOORS, PROVIDE 1/8" MIN. OSB RIM BOARD.</li><li>METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.</li><li>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.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| ROOF FRAMING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <ul style="list-style-type: none"><li>BAY WINDOWS &amp; SHED ROOFS (UP TO 6' SPAN) CAN BE 2x4 OR 2x6 RAFTERS &amp; CEILING JOISTS @ 16/24" O.C.</li><li>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 &amp; ROOF BEAMS - AT ALL BEARING POINTS.</li><li>METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.</li><li>ERECT AND INSTALL ROOF TRUSSES PER WTCA &amp; TPI'S BC51 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING &amp; BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."</li><li>SUPPORT PORCH &amp; SHORT SPAN ROOF TRUSSES (MAX 7' SPAN) W/ 2x4 LEDGER FASTENED TO:<ul style="list-style-type: none"><li>RIM BOARD W/ (2) 3"x0.131" NAILS @ 16" O.C. MAX. (1-JOISTS)</li><li>TRUSS VERTICALS W/ (3) 3"x0.131" NAILS @ 19.2" O.C. MAX. (FLOOR TRUSSES)</li></ul></li><li>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.</li></ul> |  |

| HOLD-DOWN SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                            |
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| 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 1/4" 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: <ul style="list-style-type: none"><li>ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)</li></ul> |                                |                                |

| LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
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| THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:<br><u>120 MPH WIND IN 2018 NCSCBC:RC</u><br>(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 NCSCBC: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 NCSCBC: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.                                                                                                                                                                                                                                                         |  |
| EXT. WALL SHEATHING SPECIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <ul style="list-style-type: none"><li>7/16" OSB OR 15/32" PLYWOOD:<div>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.</div></li><li>HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.</li><li>ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.</li><li>ALT. STAPLE CONNECTION SPEC: 1 1/2" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES @ 6" O.C. IN FIELD.</li></ul> |  |
| BLOCKED PANEL EDGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <ul style="list-style-type: none"><li>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 &amp; EDGE FASTENING.</li></ul>                                                                                           |  |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <ul style="list-style-type: none"><li>SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.</li><li>DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.</li><li>ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.</li><li>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)</li></ul>                      |  |
| INDICATES EXTENT OF INT. OSB SHEARWALL.<br>INDICATES HOLDDOWN BELOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |

SD2.1 REFERS TO SD2.1A FOR LVL/PSL/LSL BEAMS OR SD2.1B FOR FLITCH BEAMS OR SD2.1C FOR STEEL BEAMS

| MEANS & METHODS NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
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| 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.<br><br>TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:<br>A. ROOF TRUSSES:<br>1/4" DEAD LOAD<br>B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:<br>1/8" DEAD LOAD<br>C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:<br>LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)                                                                     |  |

| ENGINEERED BEAM MATERIAL SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                    |                       |                                                     |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|-----------------------|-----------------------------------------------------|--------------|
| BEAM NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LVL OPTION            | PSL OPTION         | LSL OPTION            | FLITCH OPTION                                       | STEEL OPTION |
| 001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - F     | 3 1/2"x14" - F     | (2)1 3/4"x14" - F     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - FB | W12x14 - F   |
| 002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - F     | 3 1/2"x14" - F     | (2)1 3/4"x14" - F     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - FB | W12x14 - F   |
| 003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - F     | 3 1/2"x14" - F     | (2)1 3/4"x14" - F     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - FB | W12x14 - F   |
| 004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (4)1 3/4"x10" - FT    | 7"x10" - FT        | N/A                   | (4)2x12 + (3) 3/4"x11 1/4" STEEL FLITCH PLATES - FB | W12x30 - F   |
| 005                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x17 1/2" - H | 3 1/2"x17 1/2" - H | (2)1 3/4"x17 1/2" - H | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - H  | N/A          |
| 005A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (3)1 3/4"x16" - H     | 5 1/4"x16" - H     | N/A                   | (3)2x12 + (2) 3/4"x11 1/4" STEEL FLITCH PLATES - H  | N/A          |
| 006                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - F     | 3 1/2"x14" - F     | (2)1 3/4"x14" - F     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - FB | W12x14 - F   |
| 007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - H     | 3 1/2"x14" - H     | (2)1 3/4"x14" - H     | (3)2x10 + (2) 1/2"x11 1/4" STEEL FLITCH PLATES - H  | W10x10 - H   |
| 007A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (3)1 3/4"x14" - H     | 5 1/4"x14" - H     | (3)1 3/4"x14" - H     | (3)2x10 + (2) 1/2"x11 1/4" STEEL FLITCH PLATES - H  | W10x10 - H   |
| 008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - D     | 3 1/2"x14" - D     | (2)1 3/4"x14" - D     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - D  | W12x14 - D   |
| 009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - D     | 3 1/2"x14" - D     | (2)1 3/4"x14" - D     | (2)2x10 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - D  | W10x10 - D   |
| 010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - D     | 3 1/2"x14" - D     | (2)1 3/4"x14" - D     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - D  | W12x14 - D   |
| 011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (3)1 3/4"x10" - H     | 5 1/4"x10" - H     | N/A                   | (3)2x12 + (2) 3/4"x11 1/4" STEEL FLITCH PLATES - H  | N/A          |
| 012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - F     | 3 1/2"x14" - F     | (2)1 3/4"x14" - F     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - FB | W12x14 - F   |
| 013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (3)1 3/4"x16" - H     | 5 1/4"x16" - H     | N/A                   | (3)2x12 + (2) 3/4"x11 1/4" STEEL FLITCH PLATES - H  | N/A          |
| 013A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (3)1 3/4"x22" - H     | N/A                | N/A                   | N/A                                                 | N/A          |
| 014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (2)1 3/4"x14" - H     | 3 1/2"x14" - H     | (2)1 3/4"x14" - H     | (2)2x12 + (1) 3/4"x11 1/4" STEEL FLITCH PLATES - FB | N/A          |
| 015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (3)1 3/4"x14" - D     | 5 1/4"x14" - D     | (3)1 3/4"x14" - D     | N/A                                                 | N/A          |
| <ul style="list-style-type: none"><li>BEAM NOTATION:<ul style="list-style-type: none"><li>"F" INDICATES FLUSH BEAM</li><li>"FT" INDICATES FLUSH TOP BEAM</li><li>"FB" INDICATES FLUSH BOTTOM BEAM</li><li>"D" INDICATES DROPPED BEAM</li><li>"H" INDICATES DROPPED OPENING HEADER</li></ul></li><li>REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS</li><li>REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS</li><li>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.</li><li>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.</li></ul> |                       |                    |                       |                                                     |              |

| 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                    | L5"x3 1/2"x3/8"  |
| 16'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2 FT. MAX                     | L7"x4"x3/2" **   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3 FT. MAX                     | L8"x4"x3/2" **   |
| ALL LINTELS: <ul style="list-style-type: none"><li>- SHALL SUPPORT 2 3/8" - 3 1/2" VENEER W/ 40 psf MAXIMUM HEIGHT. &lt; 16" SHALL HAVE 4" MIN. BEARING</li><li>x 16" SHALL HAVE 8" MIN. BEARING</li><li>x 16" SHALL NOT BE FASTENED BACK TO HEADER.</li><li>x 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48" o.c.</li><li>w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.</li><li>- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.</li><li>- ALL LINTELS SHALL BE LONG LEG VERTICAL.</li><li>- WHEN SUPPORTING VENEER &lt; 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.</li><li>- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS. FOR ANY LINTEL FASTENED BACK TO BEAM, FASTENERS SHALL MAINTAIN A 3/2" (MINIMUM) CLEAR DISTANCE FROM BOTTOM OF BEAM.</li><li>* FOR QUEEN VENEER USE L4x3x1/4".</li><li>** FOR 3/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER &lt; 3/2" THICK.</li></ul> |                               |                  |

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NC LICENSE #C-3825

|                     |          |
|---------------------|----------|
| M&K project number: |          |
| 126-23061           |          |
| project mgr:        | JTR      |
| drawn by:           | KFG      |
| issue date:         | 06-12-25 |
| REVISIONS:          |          |
| date:               | initial: |
|                     |          |
|                     |          |
|                     |          |
|                     |          |
|                     |          |



STRUCTURAL NOTES

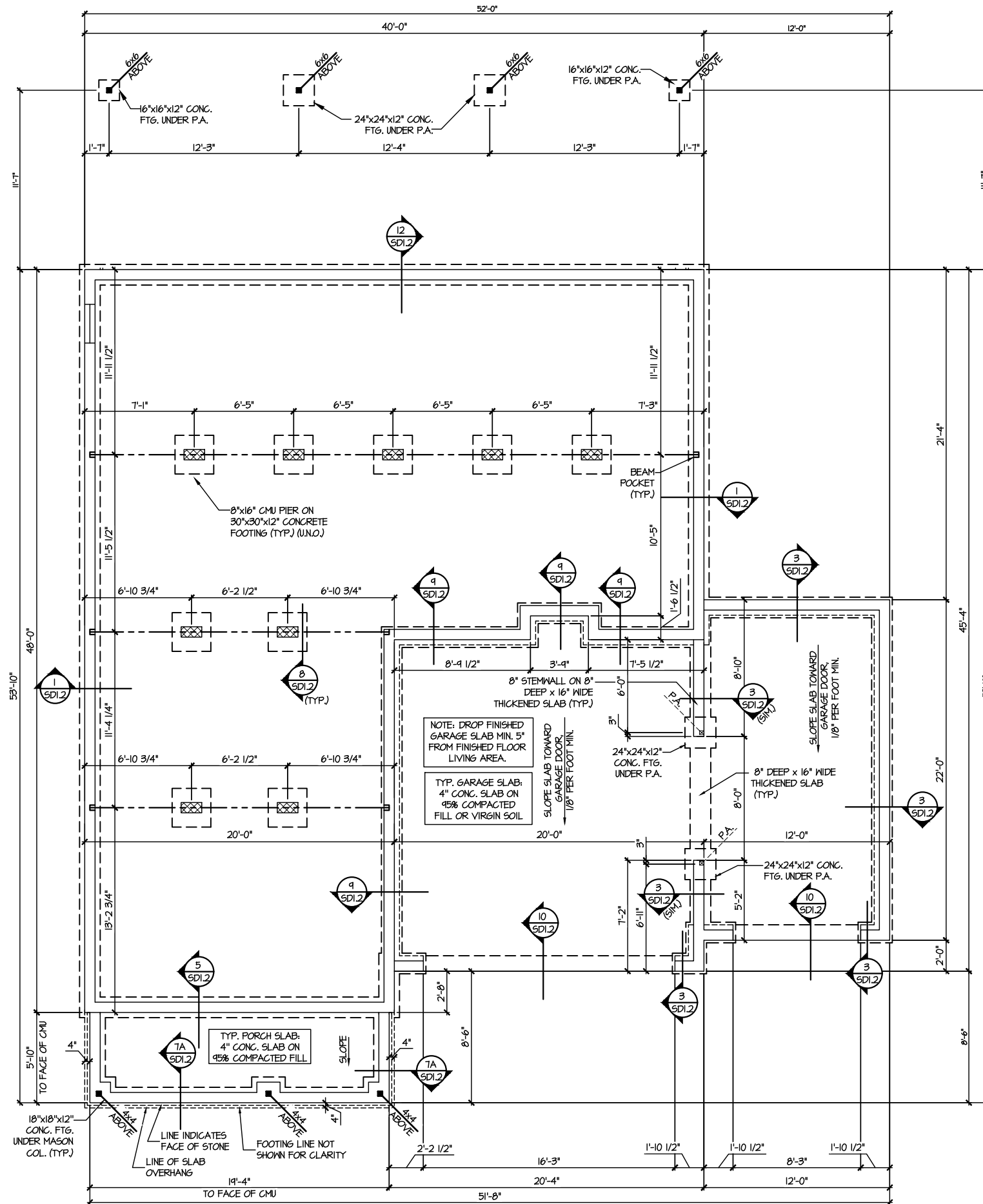
BLAKE POND COMMUNITY

LOT 75 - JORDAN 3

RALEIGH, NC

sheet:

**S0.0**



-  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

### CRAWL SPACE FOUNDATION PLAN

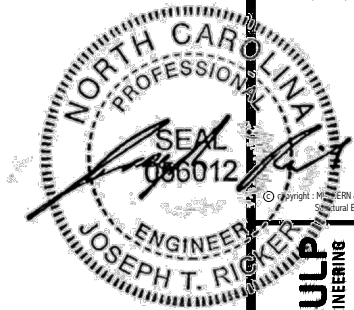
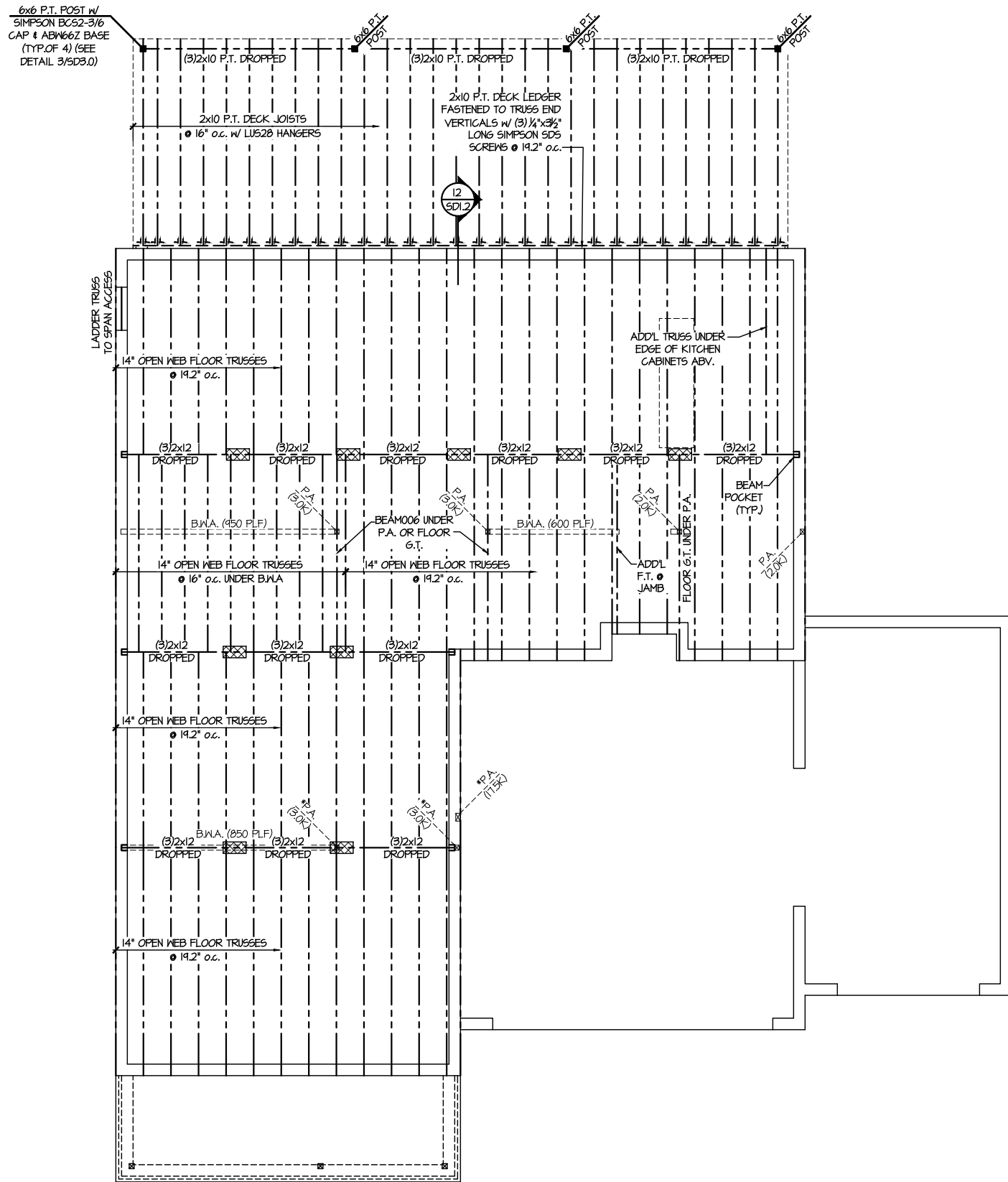
**SCALE: 1/8"=1'-0"**

FILE: RLH - Blake Pond - Lot 75 - Structural DATE: 6/13/2025 1:50 PM



# CRAWL SPACE 1ST FLR FRAMING PLAN

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



seal: 6/13/25

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NC LICENSE HC-3825

M&K project number:  
126-23061

project mgr: JTR  
drawn by: KFG  
issue date: 06-12-25

REVISIONS:  
date: initial:

**DRB**  
**HOMES**

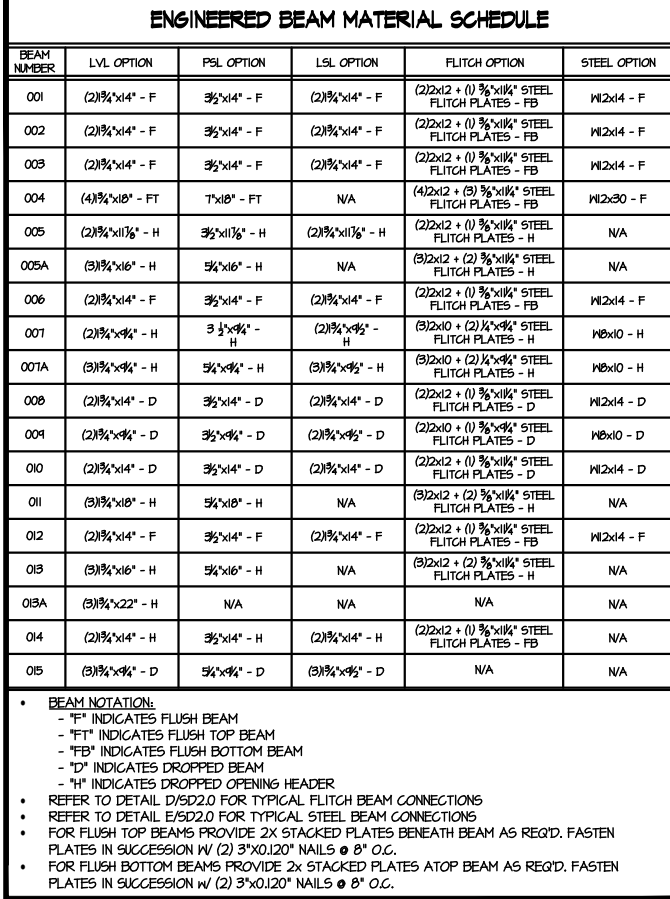
FLOOR FRAMING PLANS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

sheet:  
**S2.0**

## LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- 1L 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



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

11. METAL HANGER

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

 INDICATES HOLD-DOWN OR STRAP.  
REFER TO SCHEDULE.

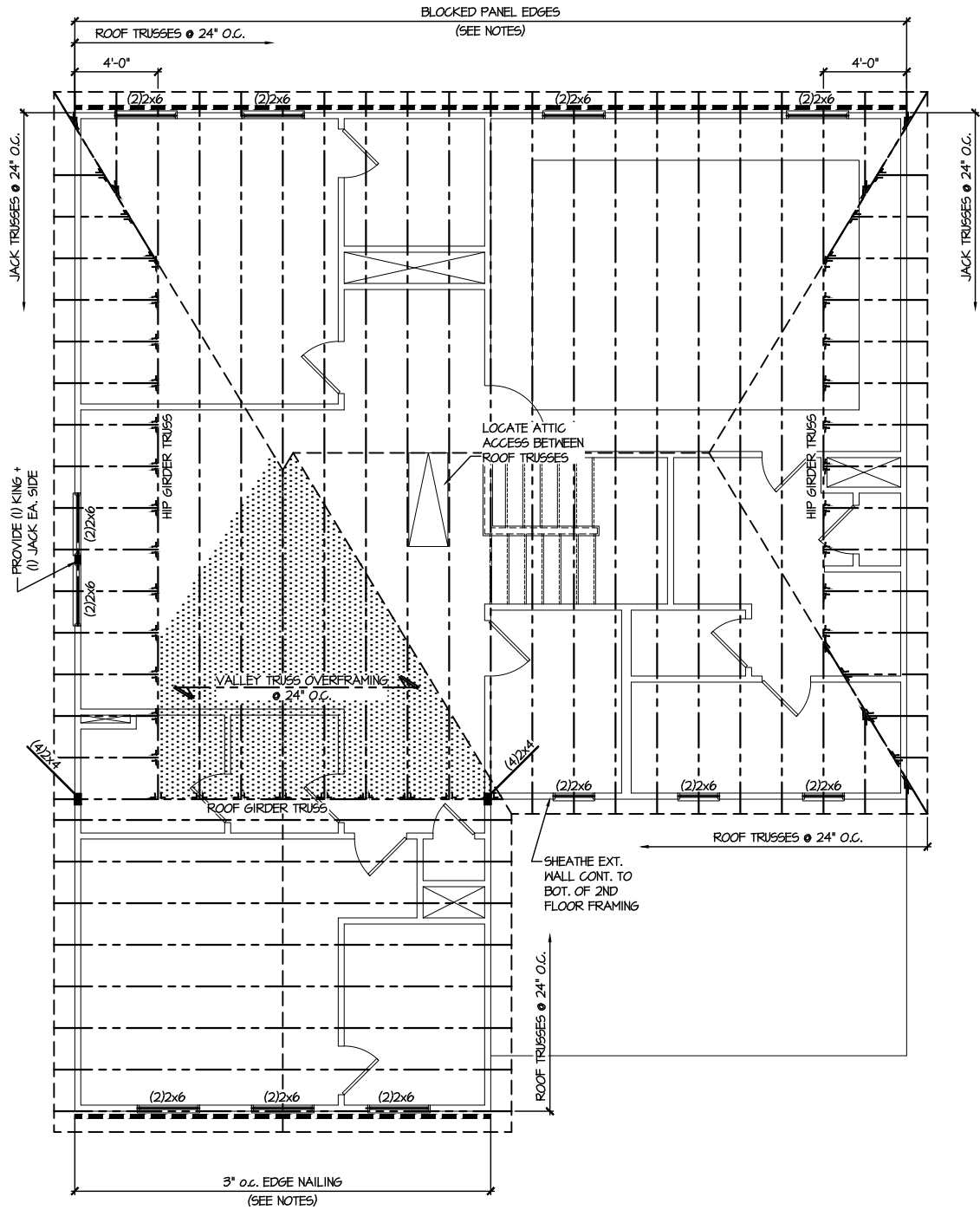
REFER TO 50.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

FILE: RLH - Blake Pond - Lot 75 - Structural DATE: 6/13/2025 1:50 PM



ROOF FRAMING PLAN

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



M&K project number:  
126-23061

project mgr: JTR  
drawn by: KFG  
issue date: 06-12-25

REVISIONS:  
date: initial:



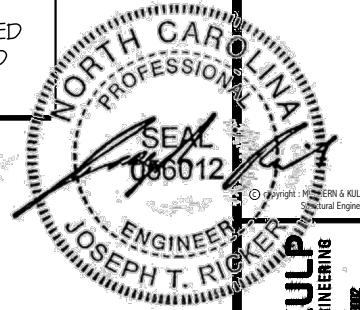
ROOF FRAMING PLANS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

sheet:  
**S4.0**

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- 1L 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



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M&K project number:  
**126-23061**  
project mgr: JTR  
drawn by: KFG  
issue date: 06-12-25  
REVISIONS:  
date: initial:

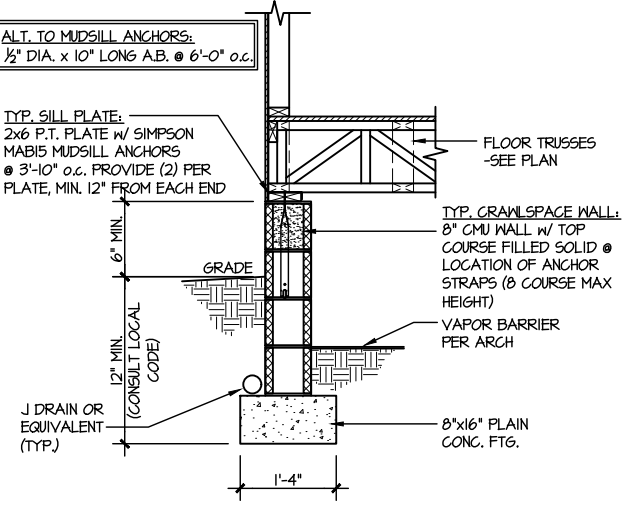
**DRB HOMES**

FOUNDATION DETAILS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

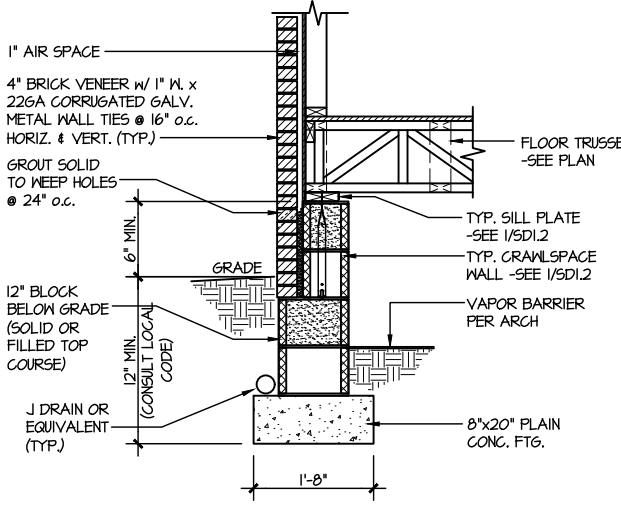
sheet:  
**SD1.2**

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

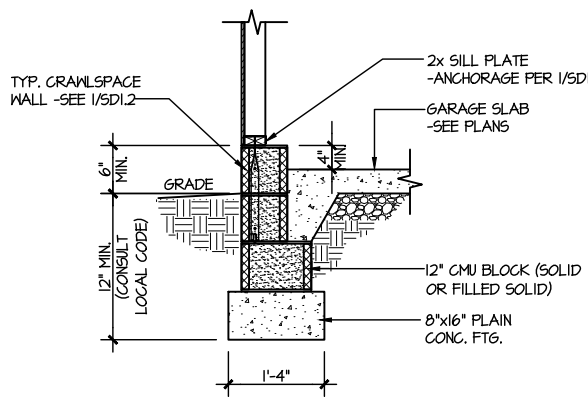
NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



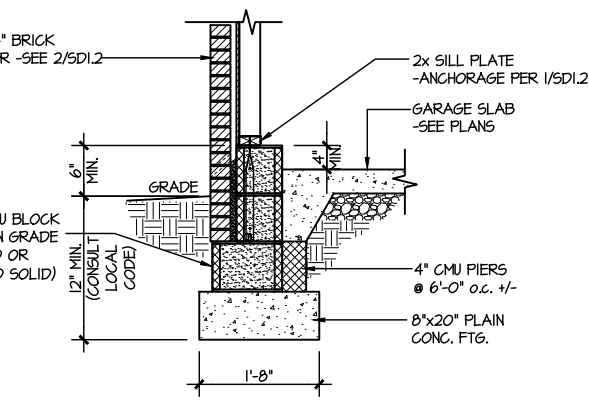
**1 TYPICAL CRAWLSPACE FOUNDATION**  
SCALE: 3/8"=1'-0"



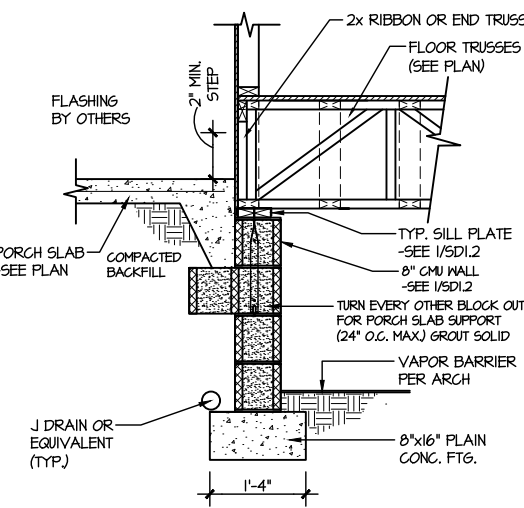
**2 TYPICAL CRAWLSPACE FOUNDATION w/ BRICK VENEER**  
SCALE: 3/8"=1'-0"



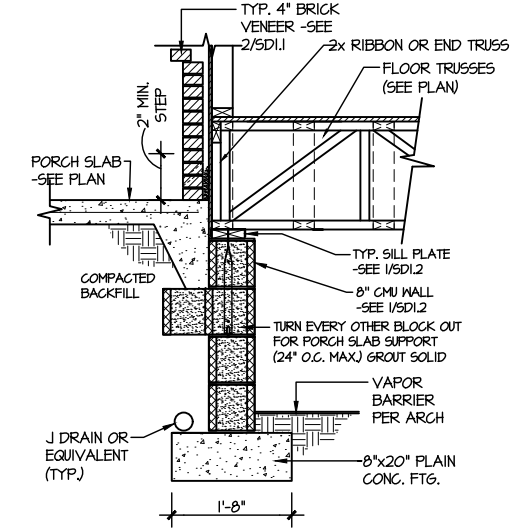
**3 TYPICAL GARAGE FOUNDATION**  
SCALE: 3/8"=1'-0"



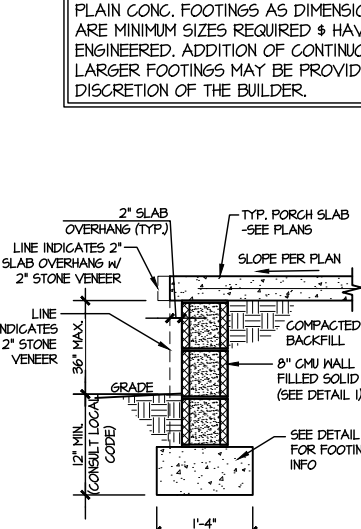
**4 TYPICAL GARAGE FOUNDATION w/ BRICK VENEER**  
SCALE: 3/8"=1'-0"



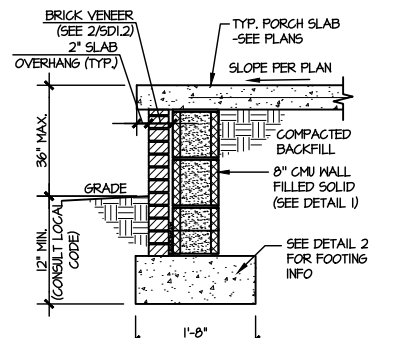
**5 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB**  
SCALE: 3/8"=1'-0"  
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



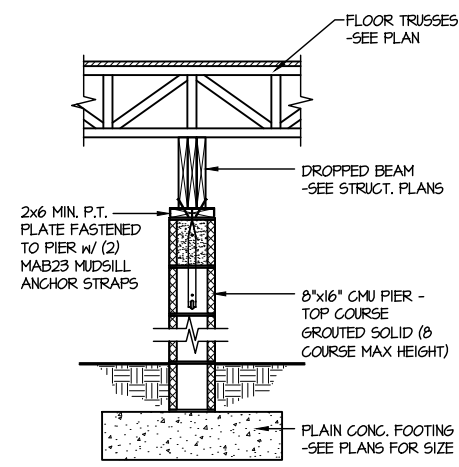
**6 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB w/ BRICK VENEER**  
SCALE: 3/8"=1'-0"



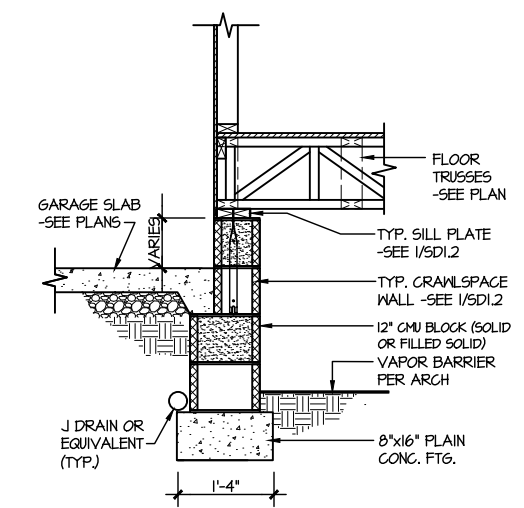
**7A TYP. FOOTING @ PORCH SLAB**  
SCALE: 3/8"=1'-0"



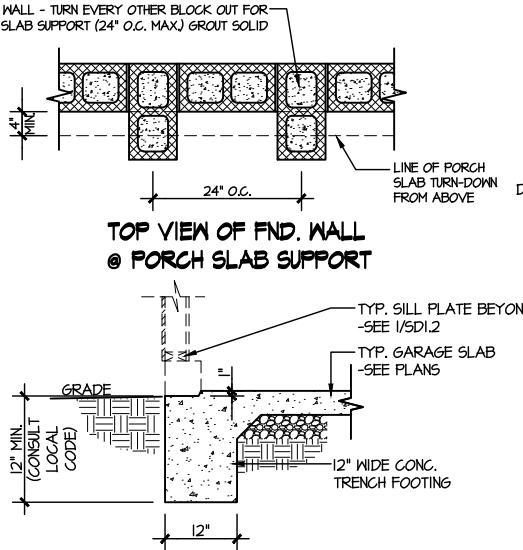
**7B TYP. FOOTING @ PORCH SLAB w/ BRICK VENEER**  
SCALE: 3/8"=1'-0"



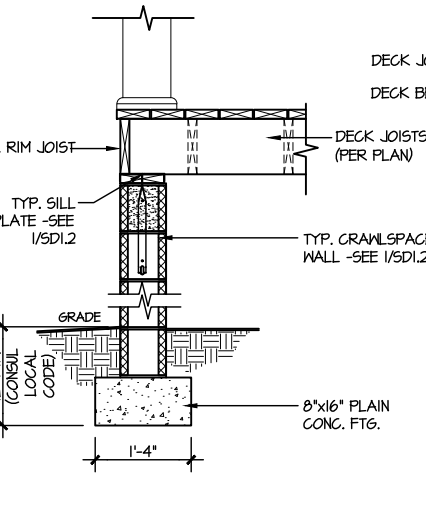
**8 TYPICAL CRAWLSPACE FND. @ INTERIOR PIER**  
SCALE: 3/8"=1'-0"



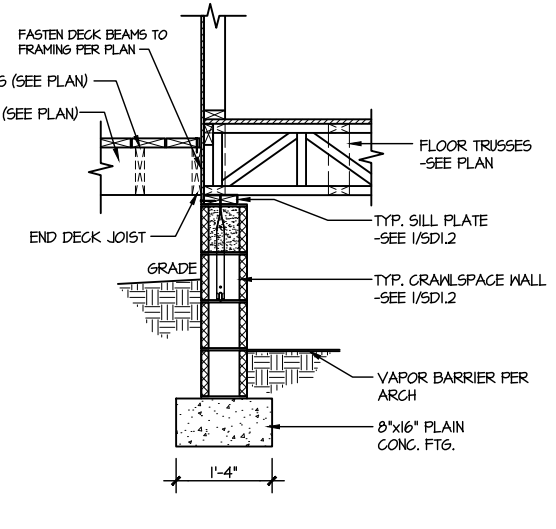
**9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE**  
SCALE: 3/8"=1'-0"



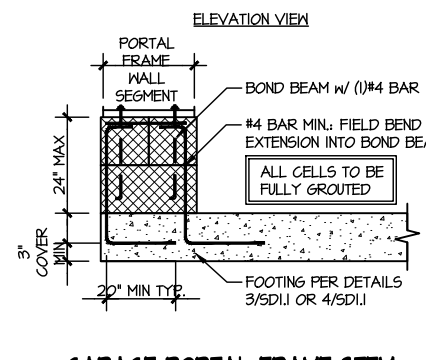
**10 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING**  
SCALE: 3/8"=1'-0"



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

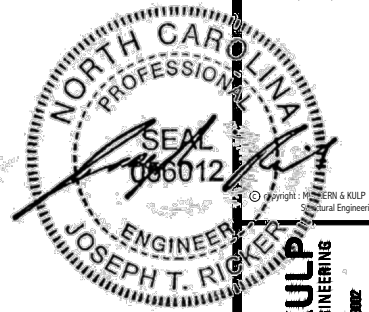


**12 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK**  
SCALE: 3/8"=1'-0"



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

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.



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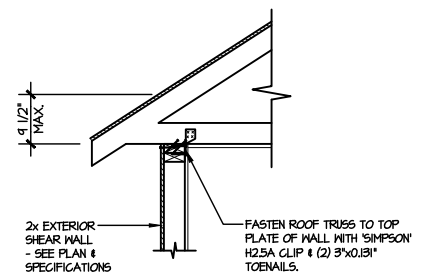
M&K project number:  
**126-23061**  
project mgr: JTR  
drawn by: KFG  
issue date: 06-12-25

REVISIONS:  
date: initial:

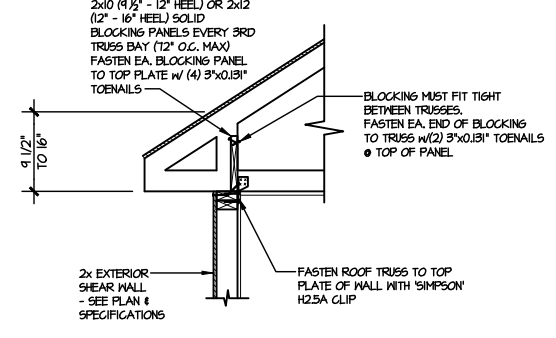
**DRB HOMES**

FRAMING DETAILS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

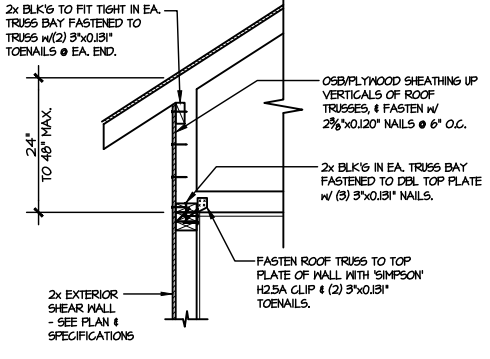
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**SD2.0**



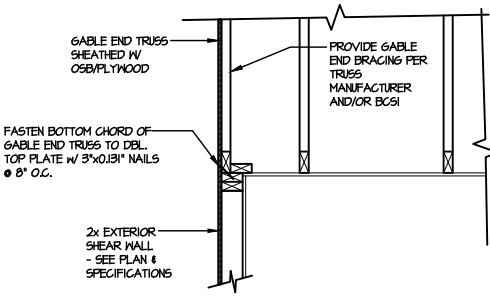
**TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
**(A1)** SCALE: 3/8"=1'-0" HEEL HEIGHT LESS THAN 9 1/2" NO BLOCKING REQ'D



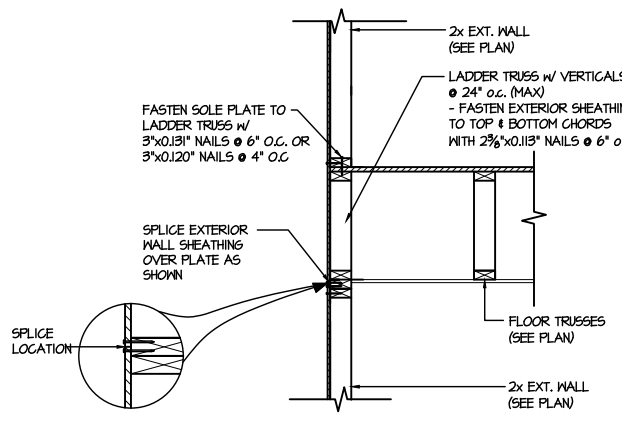
**TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
**(A2)** SCALE: 3/8"=1'-0" HEEL HEIGHT BETWEEN 9 1/2" - 16" BLOCKING REQ'D



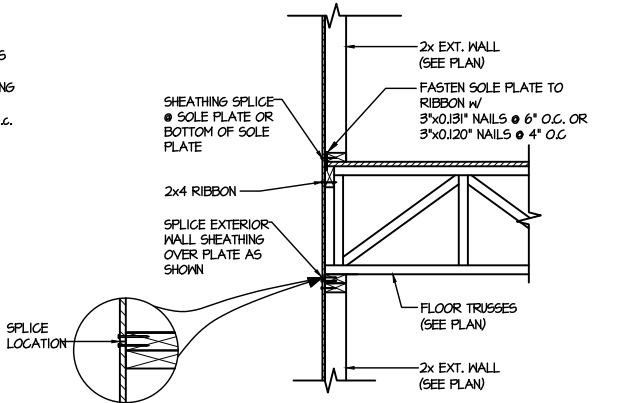
**TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
**(A3)** SCALE: 3/8"=1'-0" HEEL HEIGHT UP TO 48" MAX.



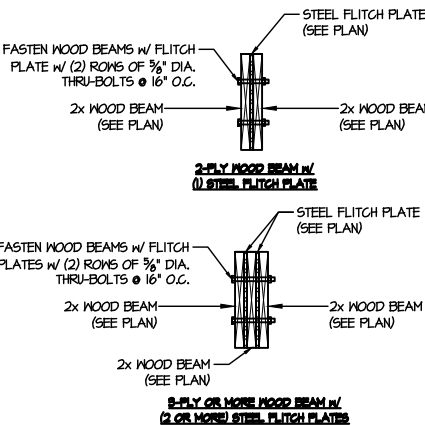
**TYPICAL GABLE END DETAIL**  
**(B)** SCALE: 3/8"=1'-0"



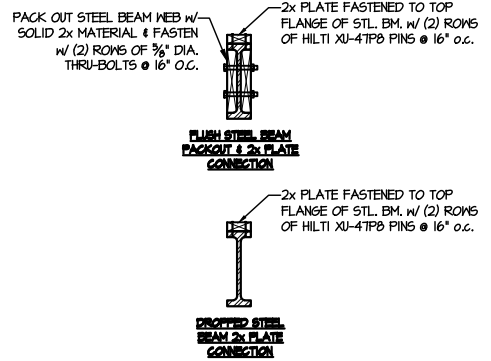
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
**(C1)** SCALE: 3/8"=1'-0" PARALLEL FRMS



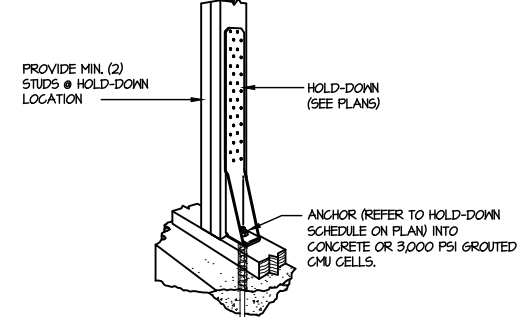
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
**(C2)** SCALE: 3/8"=1'-0" PERPENDICULAR FRMS



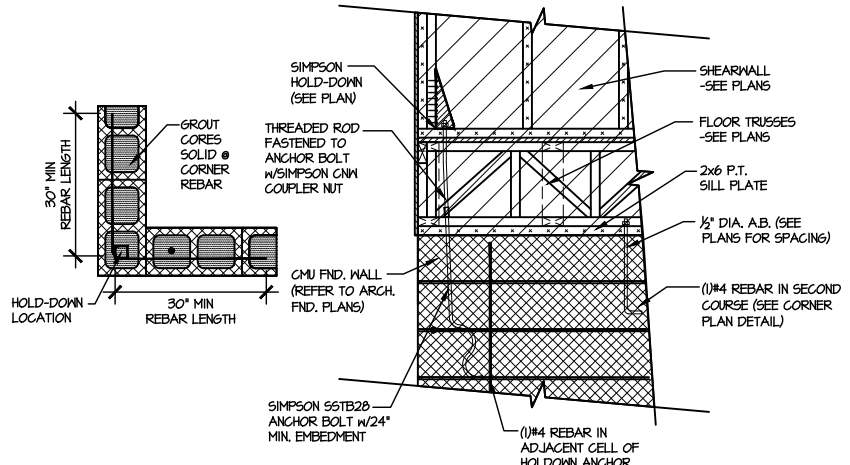
**TYPICAL FLITCH BEAM CONNECTION DETAIL**  
**(D)** SCALE: 3/4"=1'-0"



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



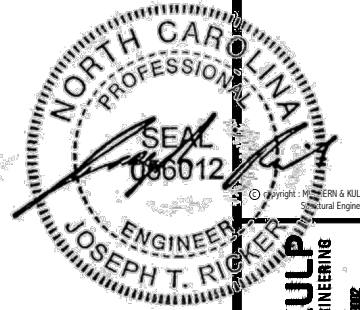
**TYPICAL HOLD DOWN INSTALLATION**  
**(F1)** SCALE: N.T.S.



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

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126-23061

project mgr: JTR  
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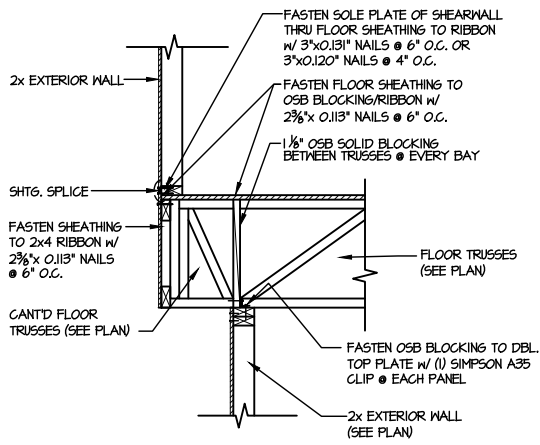
REVISIONS:  
date: initial:

**DRB HOMES**

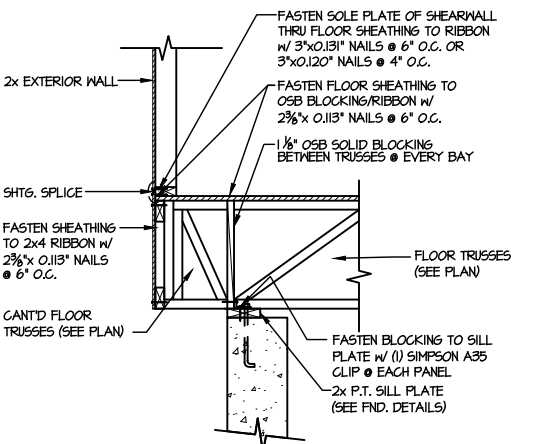
FRAMING DETAILS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

sheet:

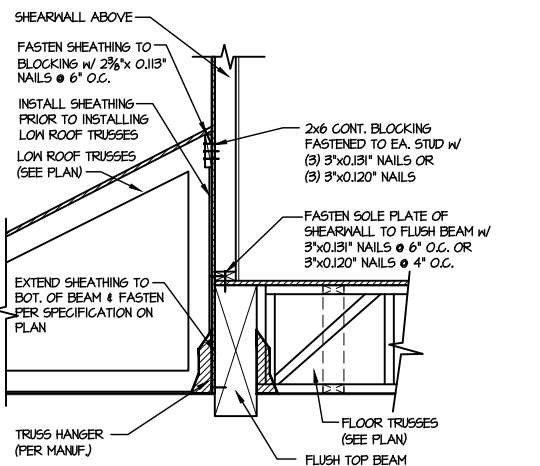
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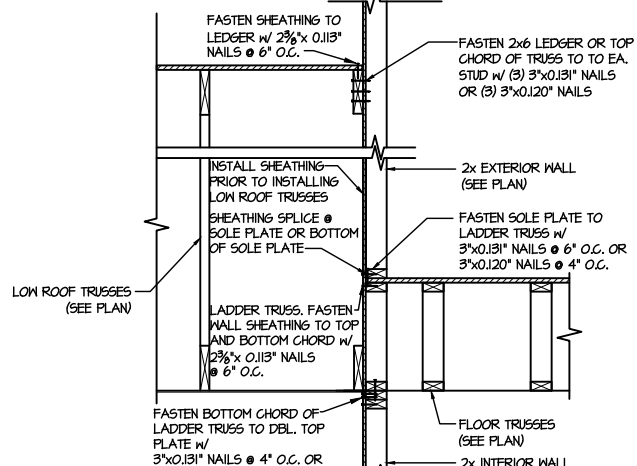
**SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL**



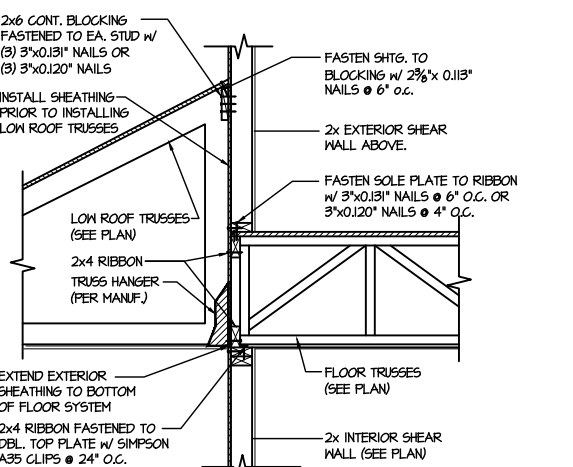
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**



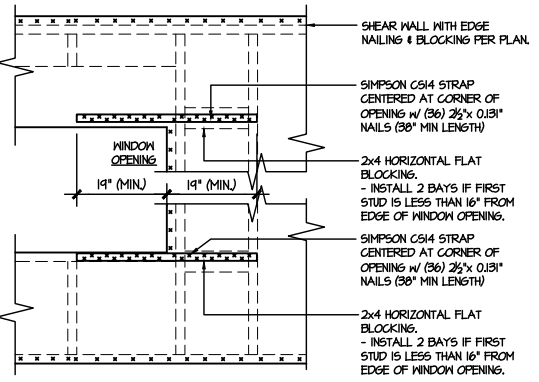
**SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**



**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**

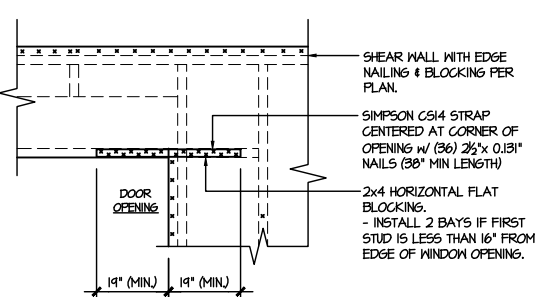


**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**



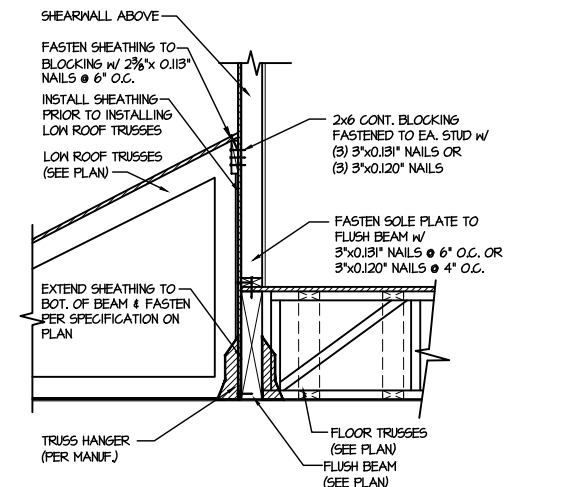
- REQUIRED ONLY @ OPENINGS AS SPECIFIED ON PLAN.
- STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHEATHING. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR WINDOW NAILING

**TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**

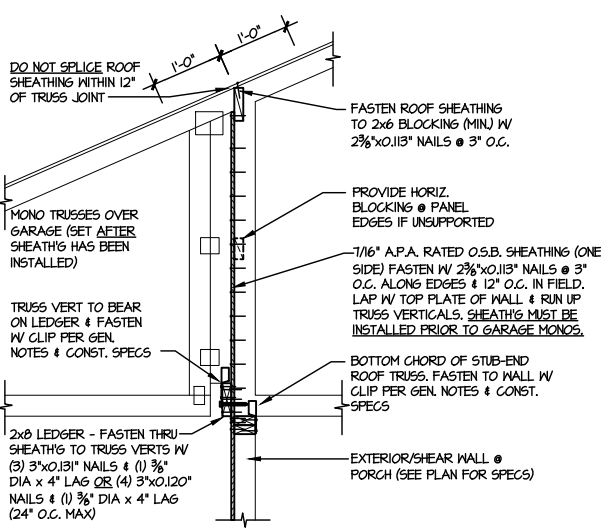


- REQUIRED ONLY @ OPENINGS AS SPECIFIED ON PLAN.
- STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHEATHING. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING

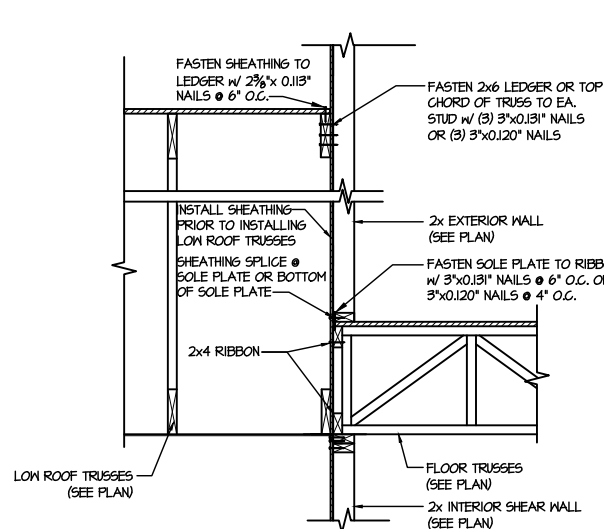
**TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**



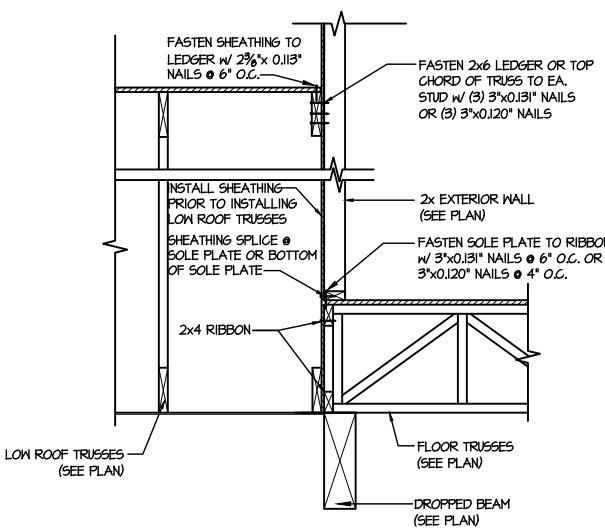
**SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**



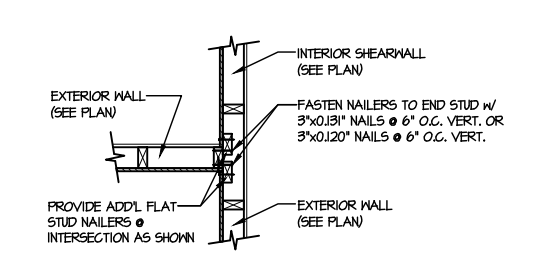
**SHEAR TRANSFER DETAIL @ BREAK IN TRUSSES OVER SHEAR WALL**



**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**



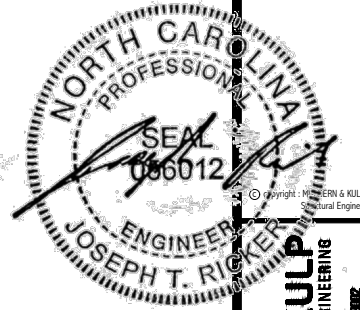
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**



**SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL**

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NC LICENSE #C-3825



M&K project number:  
126-23061

project mgr: JTR  
drawn by: KFG  
issue date: 06-12-25

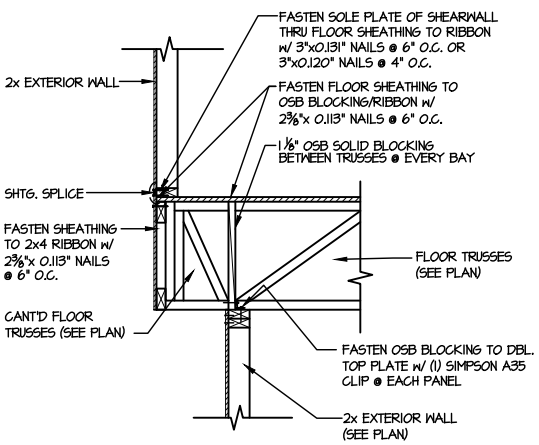
REVISIONS:  
date: initial:

**DRB HOMES**

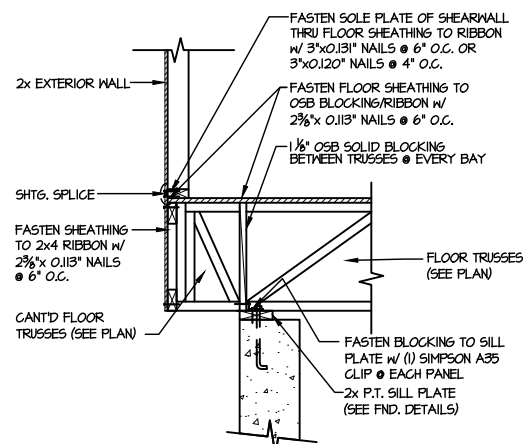
FRAMING DETAILS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

sheet:

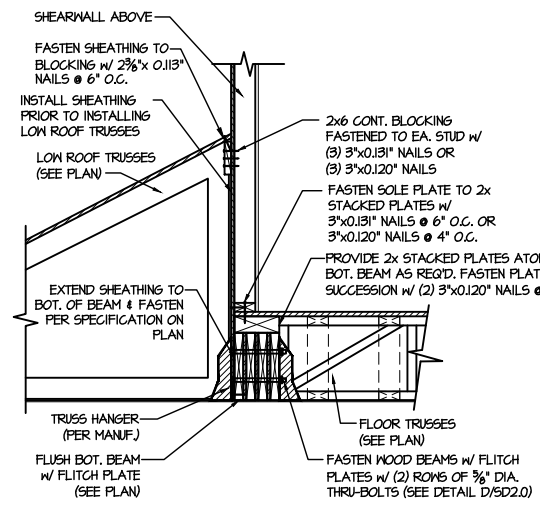
SD2.1B



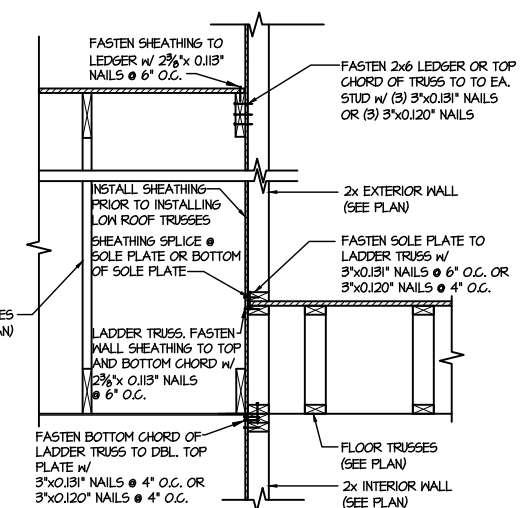
**1 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL**  
SCALE: 3/4"=1'-0"



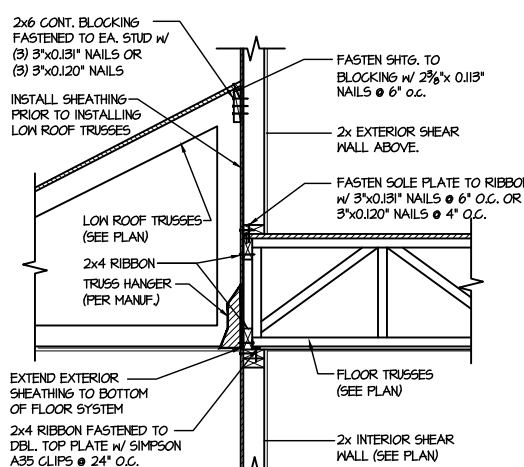
**2 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



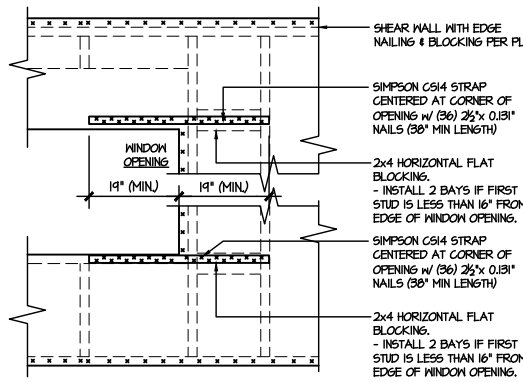
**3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



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

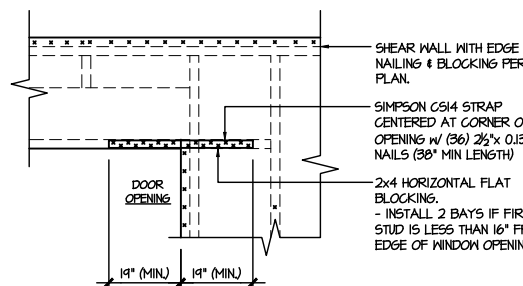


**5 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



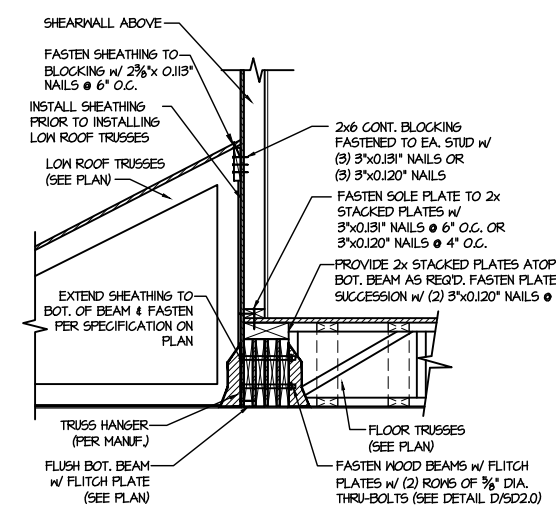
- REQUIRED ONLY @ OPENINGS AS SPECIFIED ON PLAN.
- STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR WINDOW NAILING

**6A TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS

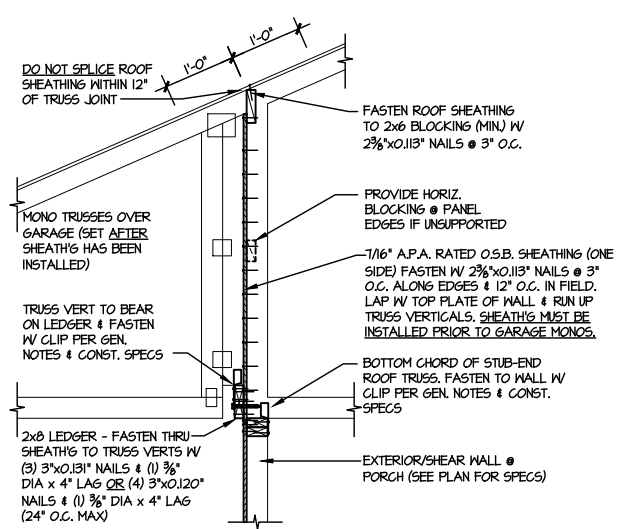


- REQUIRED ONLY @ OPENINGS AS SPECIFIED ON PLAN.
- STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING

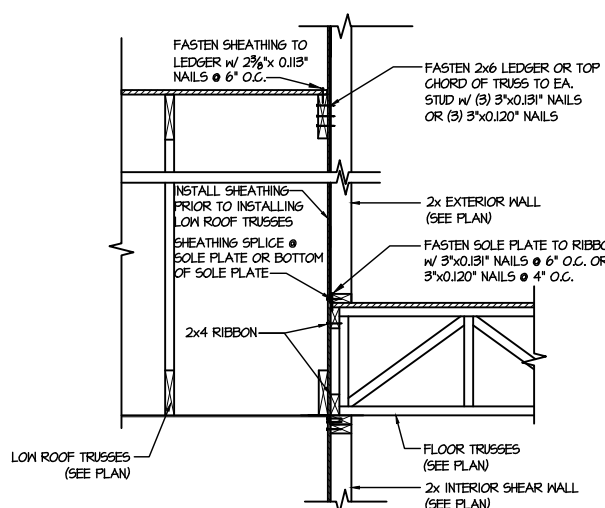
**6B TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS



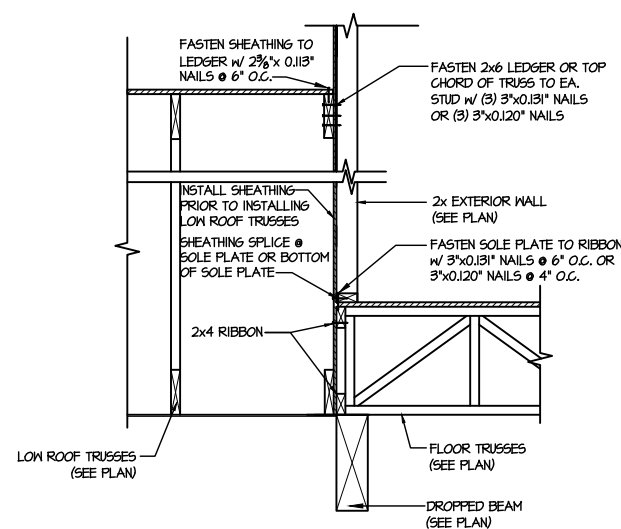
**7 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



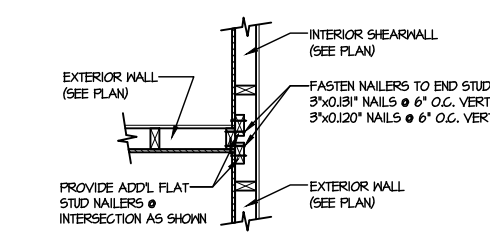
**8 SHEAR TRANSFER DETAIL @ BREAK IN TRUSSES OVER SHEAR WALL**  
SCALE: 3/4"=1'-0" - 22x44 3/8"=1'-0" - 1x17



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



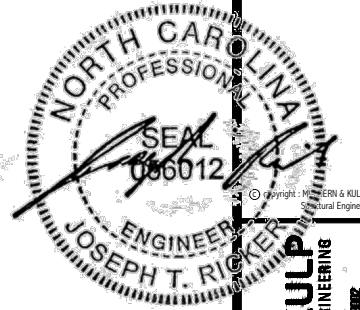
**10 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"



**11 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL**  
SCALE: 3/4"=1'-0" SHTR. ON SAME PAGE

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NC LICENSE #C-3825

M&K project number:  
126-23061

project mgr: JTR  
drawn by: KFG  
issue date: 06-12-25

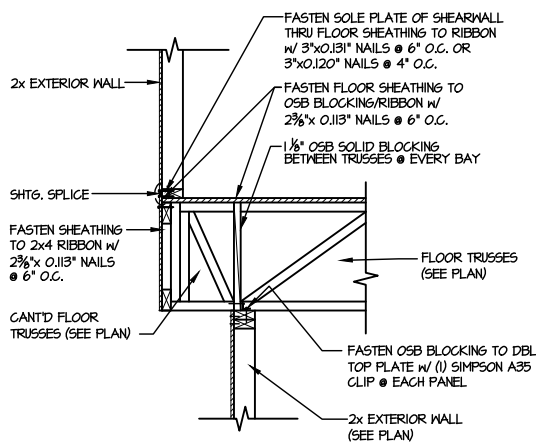
REVISIONS:  
date: initial:

**DRB HOMES**

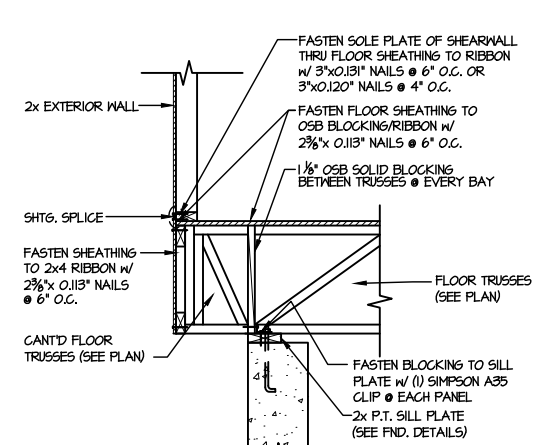
FRAMING DETAILS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

sheet:

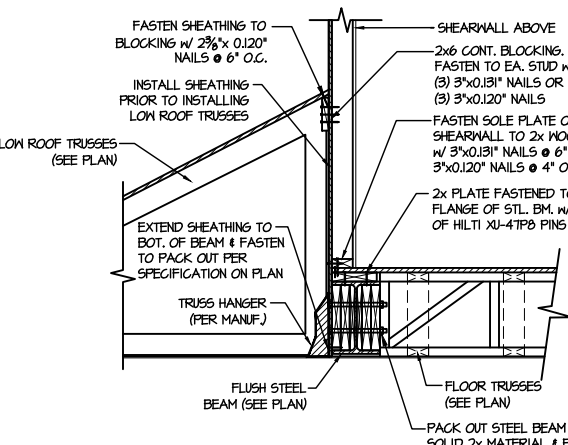
SD2.1C



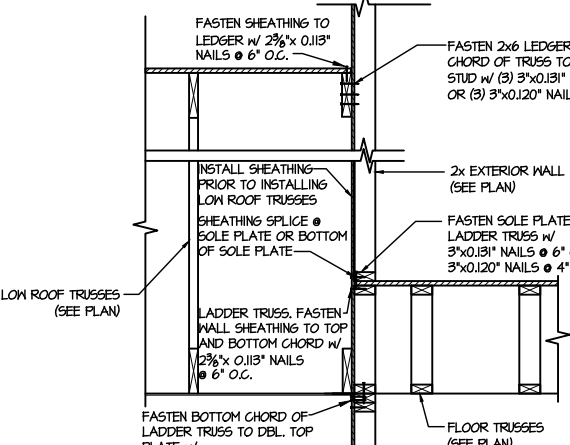
**1**  
**SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL**  
SCALE: 3/4"=1'-0"



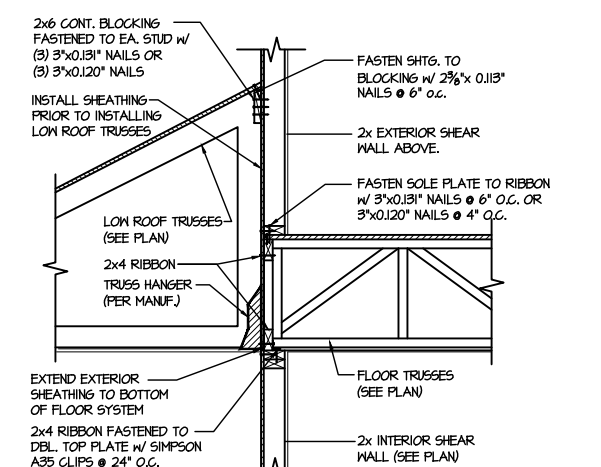
**2**  
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/4"=1'-0"



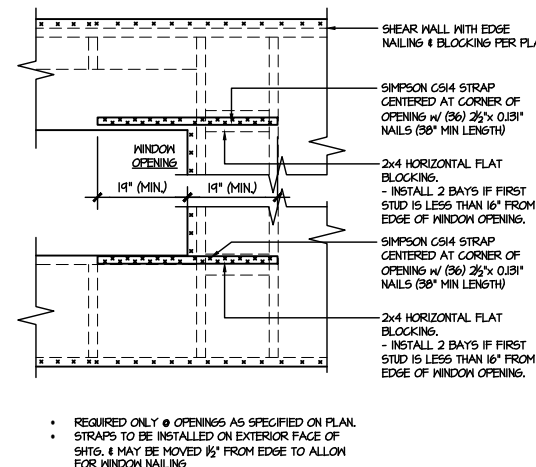
**3**  
**SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/8"=1'-0"



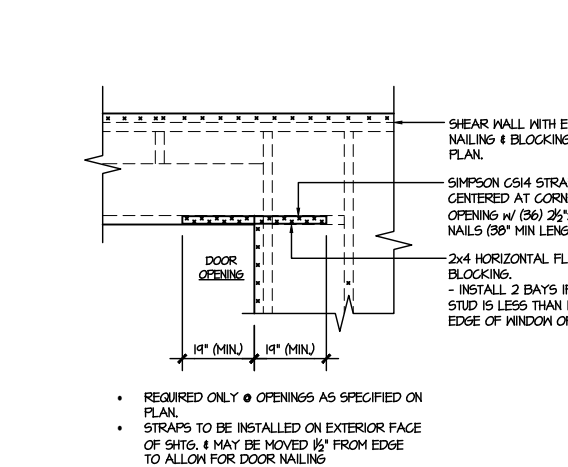
**4**  
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"



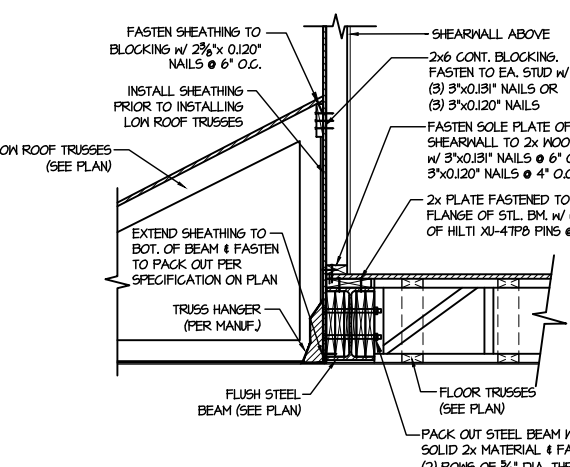
**5**  
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"



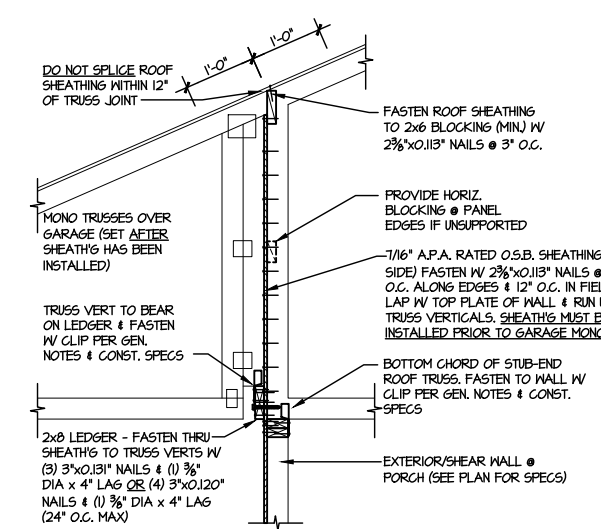
**6A**  
**TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS



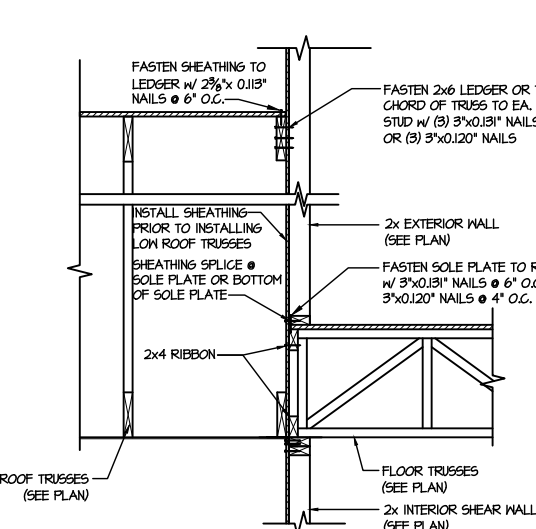
**6B**  
**TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS



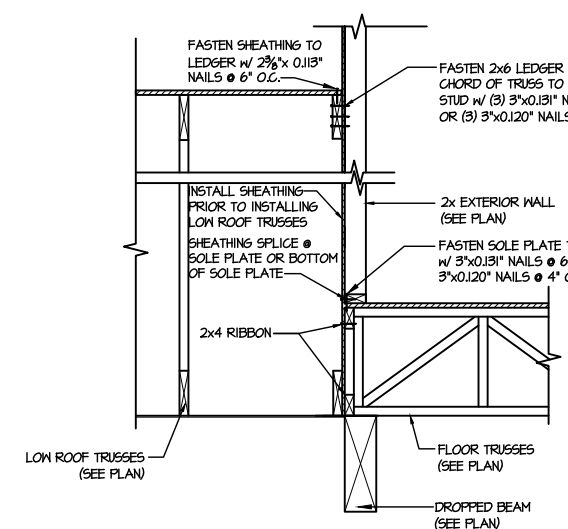
**7**  
**SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



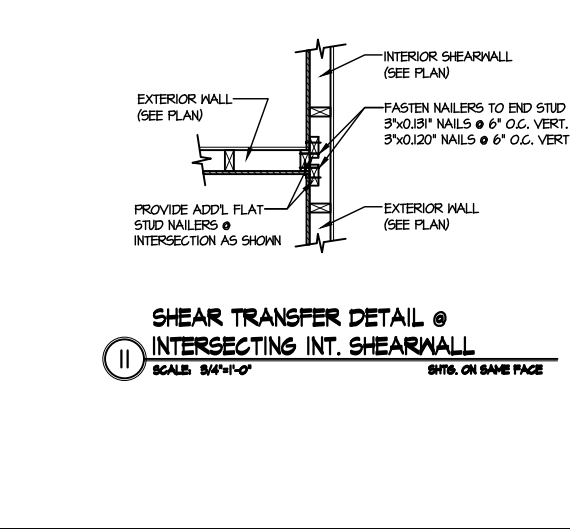
**8**  
**SHEAR TRANSFER DETAIL @ BREAK IN TRUSSES OVER SHEAR WALL**  
SCALE: 3/4"=1'-0" - 2204  
3/8"=1'-0" - INT



**9**  
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"



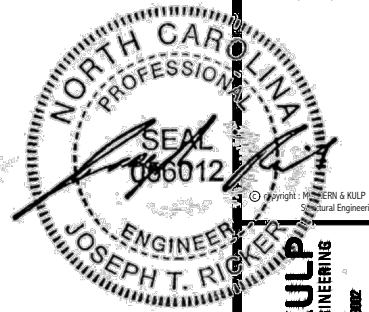
**10**  
**TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"



**11**  
**SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL**  
SCALE: 3/4"=1'-0"

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NC LICENSE #C-3825

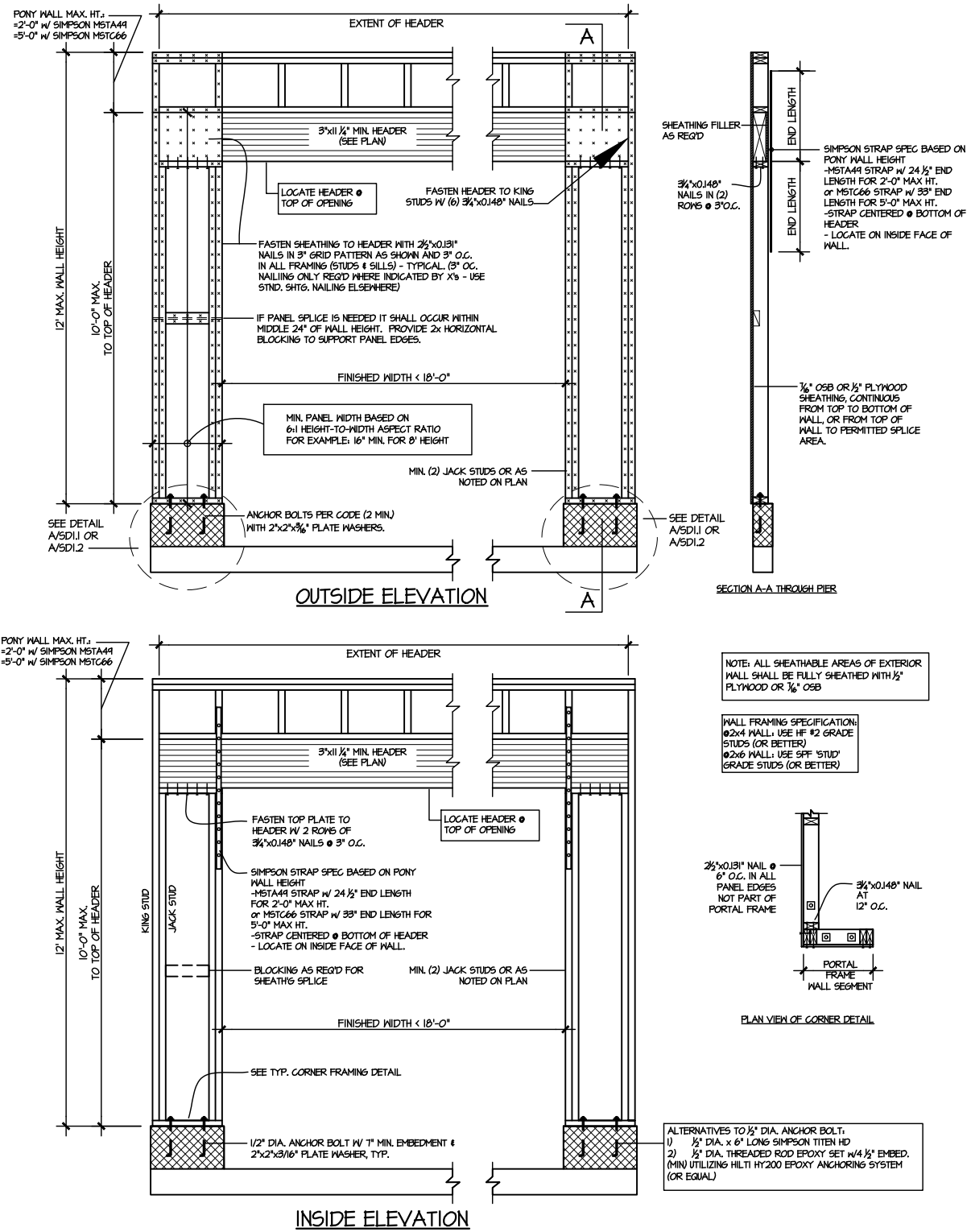
M&K project number:  
126-23061  
project mgr: JTR  
drawn by: KFG  
issue date: 06-12-25

REVISIONS:  
date: initial:



FRAMING DETAILS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

sheet:  
**SD2.2**



**GARAGE PORTAL FRAME BRACING ELEVATION**  
SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR



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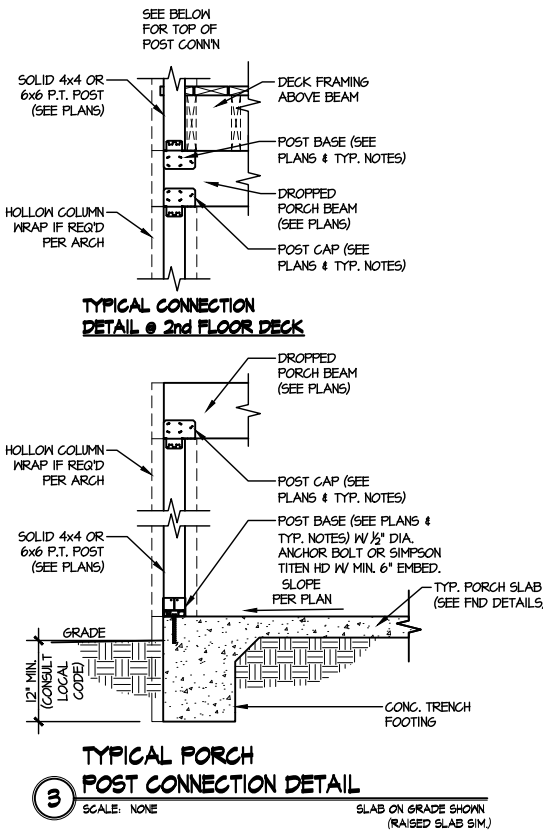
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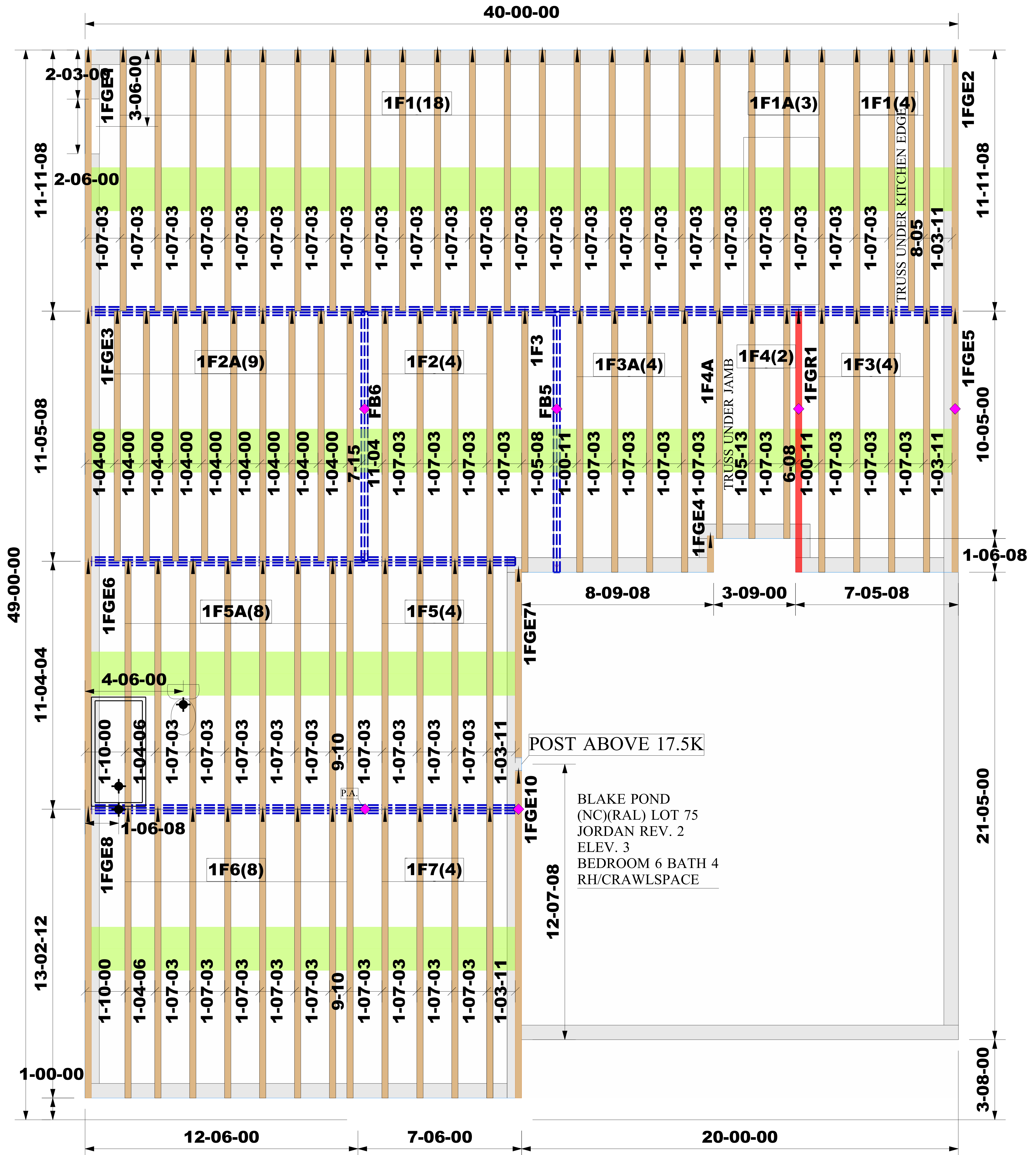
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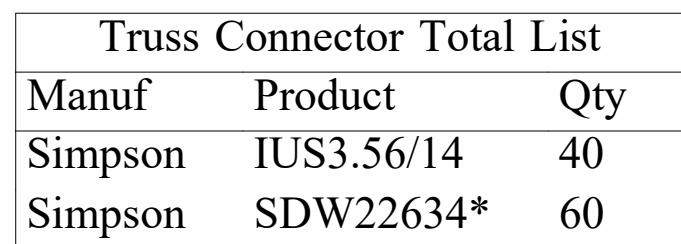
FRAMING DETAILS  
BLAKE POND COMMUNITY  
LOT 75 - JORDAN 3  
RALEIGH, NC

sheet:  
**SD3.0**





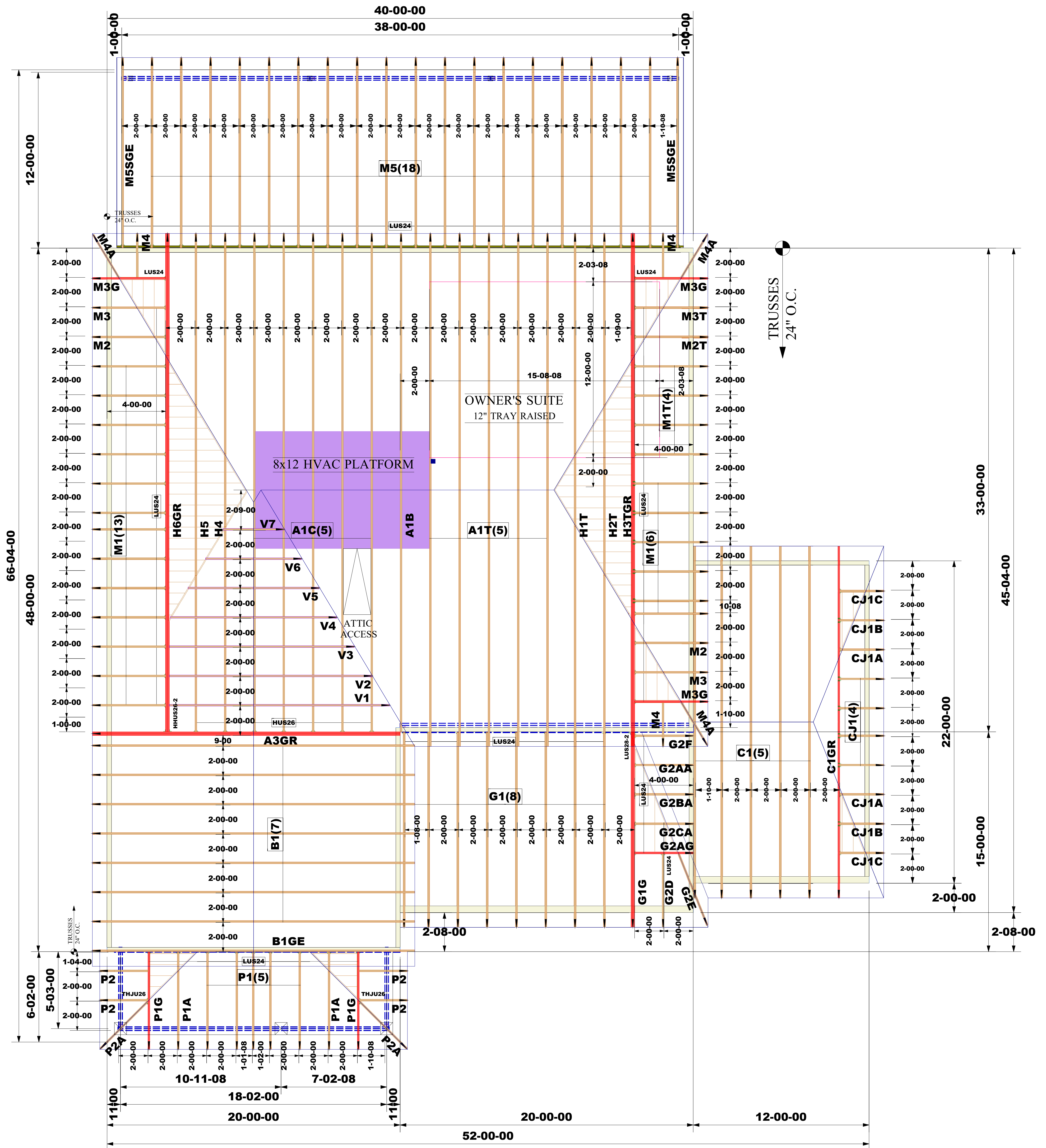
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|------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Job #:     | <b>2506-0093</b>  | <p><b>WARNING:</b></p> <p>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 THE TRUSS FROM DOMINATING DURING ERECTION; AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCS-1) FOR FURTHER INFORMATION.</p> <p>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.</p> | <p><b>NOTE:</b></p> <p>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 TRUSSES MUST BE DIAGRAMMED BY BUILDER ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.</p> <p>THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN WTCA 1-1995 "DESIGN RESPONSIBILITIES". ACCORDINGLY, IT DISCLAIMS ANY RESPONSIBILITIES AND/OR LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING THE INSTALLATION, AND BRACING OF TRUSSES MANUFACTURED BY THIS COMPANY.</p> | <p>Customer: DRB Raleigh</p> <p>Job Name: Blake Pond Lot 00.0075 OWF</p> <p>Lot #: 00.0075</p> <p>Model Name: JORDAN</p> |  <p>Third-Party Quality Assurance License<br/>TPI Plant W974</p> <p>Structural, LLC<br/>201 Poplar Avenue<br/>Thurmont, MD 21788<br/>Phone: 301-271-7591</p>  |
| Designer:  | Roger Espinoza    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                         |
| Sales Rep: | Robbie Zarobinski |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                         |



| Products |          |                                  |       |         |
|----------|----------|----------------------------------|-------|---------|
| PlotID   | Length   | Product                          | Plies | Net Qty |
| DB1      | 22-00-00 | 1 3/4" x 11 7/8" (2.0E 3100) LVL | 2     | 2       |
| FB4      | 10-00-00 | 1 3/4" x 14" (2.0E 3100) LVL     | 2     | 2       |
| FB2      | 8-00-00  | 1 3/4" x 14" (2.0E 3100) LVL     | 2     | 2       |
| FB3      | 8-00-00  | 1 3/4" x 14" (2.0E 3100) LVL     | 2     | 2       |
| FB1      | 22-00-00 | 1 3/4" x 18" (2.0E 3100) LVL     | 4     | 4       |
| DB3      | 10-00-00 | 1 3/4" x 9 1/2" (2.0E 3100) LVL  | 2     | 2       |
| *        | 12-00-00 | PSL 3.5"X7" Post                 | 1     | 1       |

# ROOF TRUSS LAYOUT

SCALE: NTS

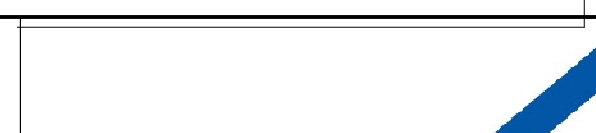


BLAKE POND SF L 00.0075  
(NC)(RAL)  
JORDAN REV.2  
EL. 3  
COVERDE PORCH  
3 CAR GARAGE  
TRAY CEILING OWNER'S BEDROOM  
GARAGE RIGHT

| Truss Connector Total List |           |     |
|----------------------------|-----------|-----|
| Manuf                      | Product   | Qty |
| Simpson                    | HHUS26-2  | 1   |
| Simpson                    | HUS26     | 8   |
| Simpson                    | LUS24     | 77  |
| Simpson                    | LUS28-2   | 1   |
| Simpson                    | THJU26    | 2   |
| Simpson                    | One H2.5A | 160 |

- \*EXTERIOR DIMENSIONS ARE TO STUD.
- \*TOE-NAIL CONNECTIONS U.N.O.
- \*TRUSSES @ 2' O/C U.N.O.
- \*PROVIDE LAY-IN FRAMING ON HATCHED AREAS SHOWN.
- \*SEE PROFILE DWGS. FOR TRUSS ORIENTATION BEFORE INSTALLATION.
- \*INSTALL SIMPSON One H2.5A HURRICANE ANCHORS AT EACH BEARING POINT

## ROOF TRUSS FRAMING

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Job #:                               | <b>WARNING:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>NOTE:</b>                                                                                                                                                                                                                                                                                                                                                      | <br> |
| <b>2506-0094</b>                     | CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR THE TRUSS MANUFACTURER. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING THE ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT THE TRUSS FROM DOMINATING DURING ERECTION, AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCS 1) FOR FURTHER INFORMATION. | 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 TRUSSES MUST BE DIAGRAMMED BY BUILDER ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION. |                                                                                                                                                                                |
| Designer:                            | 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.                                                                                                                                                                                                           | THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN WTCA 1-1995 "DESIGN RESPONSIBILITIES". ACCORDINGLY, IT DISCLAIMS ANY RESPONSIBILITIES AND/OR LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING THE INSTALLATION, AND BRACING OF TRUSSES MANUFACTURED BY THIS COMPANY.                            |                                                                                                                                                                                |
| <b>Priyanka Santra</b><br>Sales Rep: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                |
| <b>Robbie Zarobinski</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                   | <b>Customer:</b> DRB Raleigh<br><b>Job Name:</b> Blake Pond Lot 00:0075 Roof<br><b>Lot #:</b> 00.0075<br><b>Model Name:</b> JORDAN                                             |