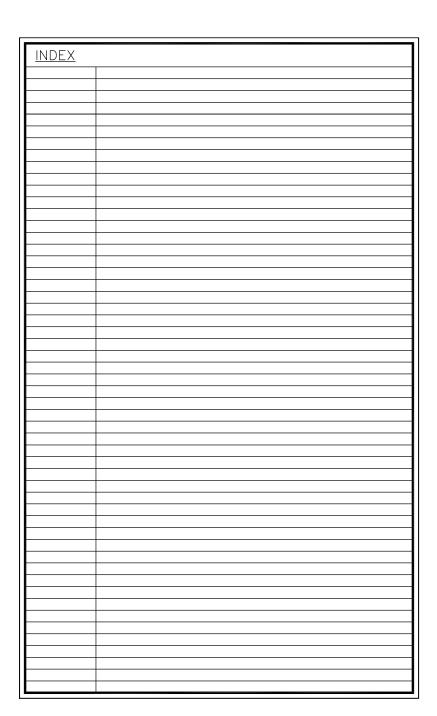
# TOWNSEND-RALE

RALEIGH- LOT 00.0111 BLAKE POND SF

(MODEL# 3501) ELEVATION 5 - GR



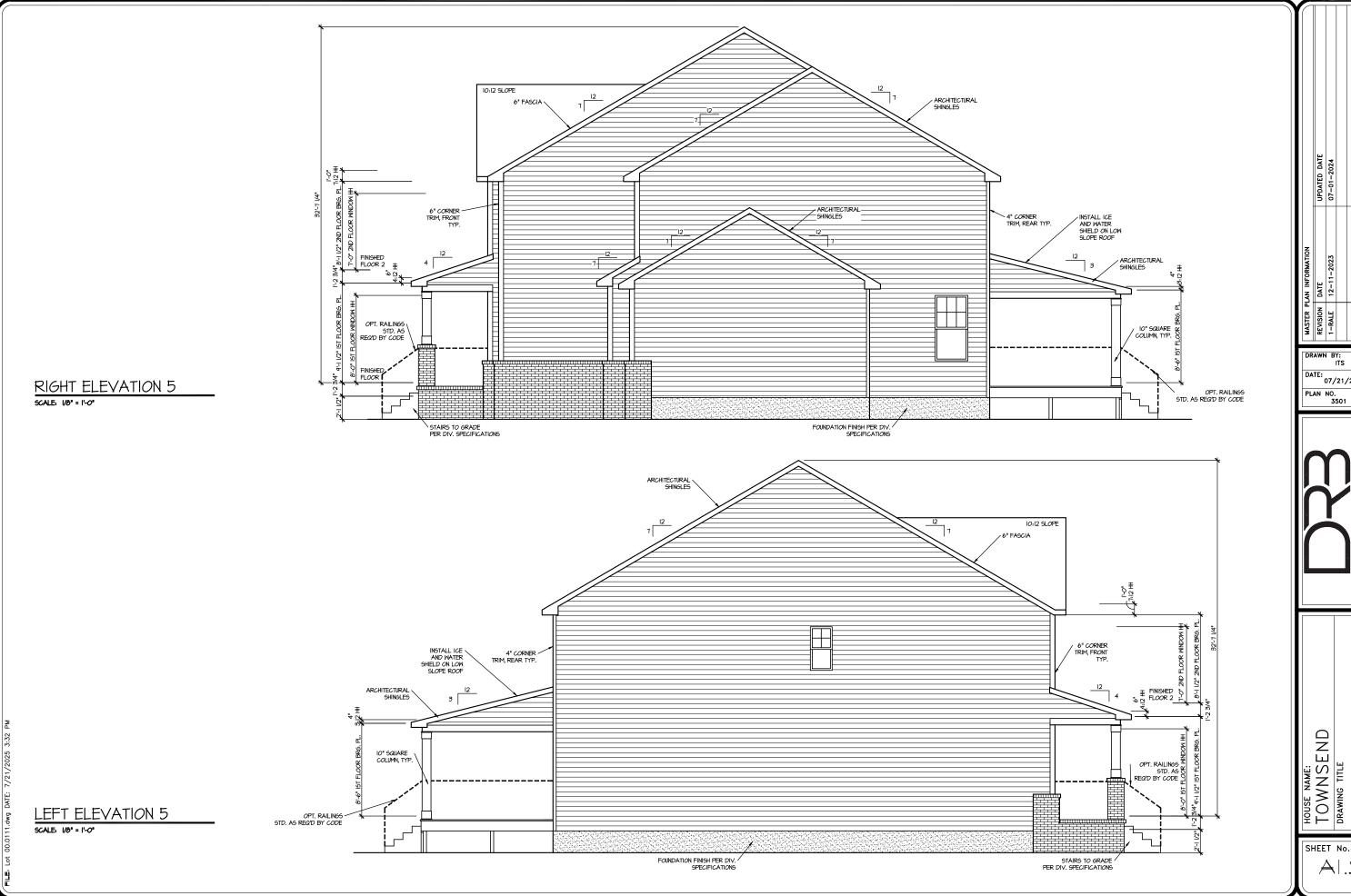


ABEA CALCULATIONS				
<u>AREA CALCULATIONS</u>			00//5050 /	
		LIEATED	COVERED /	LINIOOV/EDED
ELEVATION 5		HEATED	UNHEATED	UNCOVERED
FIRST FLOOR		1629 SF		
GARAGE			439 SF	
FRONT PORCH - ELEVATION 5			125 SF	
TROIT TOROIT ELEVATION S			120 01	
SECOND FLOOR		1954 SF		
OPTIONS				
REAR COVERED PORCH			462 SF	
3RD CAR GARAGE			264 SF	
JND CAN GANAGE			204 31	
	TOTAL	3583 SF	1290 SF	
<b> </b>				

## 55 Frost Meadow Way

LOT SPECIFIC  1 LOT 00.0111 BLAKE POND SF TOWNSEND R1 ELEVATION 5 2 ADDRESS 55 FROST MEADOW WAY LILLINGTON, NC 27546
1 LOT 00.0111 BLAKE POND SF TOWNSEND R1 ELEVATION 5
1 LOT 00.0111 BLAKE POND SF TOWNSEND R1 ELEVATION 5
TOWNSEND R1 ELEVATION 5
2 ADDRESS 55 FROST MEADOW WAY LILLINGTON, NC 27546
2 ADDRESS 55 FROST MEADOW WAY LILLINGTON, NC 27546





DRAWN BY:

DATE: 07/21/2025

ELEVATIONS ⊢ ⊯ ∃ 

LOPER VINTING, (BOTTOM 2/8 RDs)

NO LNEAR FEET OF SOFFIT X5.15 GL, IN. = 3.46 SQ. FT.

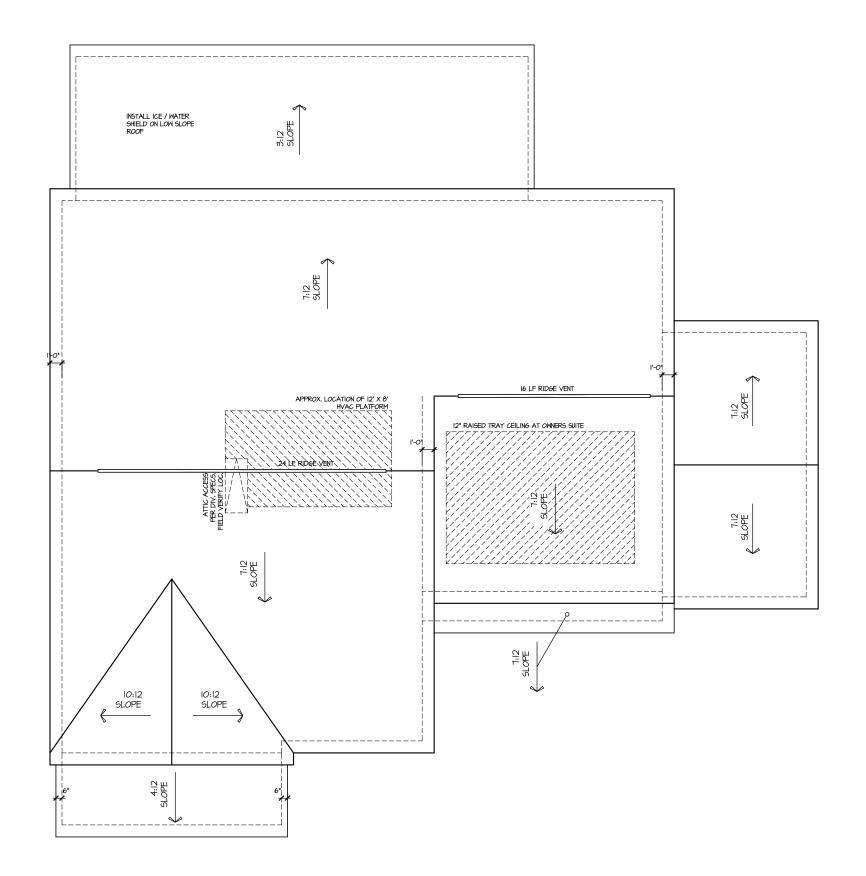
WEREY VINTING, (CDF 2/8 DB SQ. IN. = 5.05 SQ. FT.

10.16 SQ. FEET OF RIDGE X ID SQ. IN. = 5.0 SQ. FT.

10.16 SQ. FEET OF RIDGE X ID SQ. IN. = 5.0 SQ. FT.

10.16 SQ. FEET OF RIDGE X ID SQ. IN. = 5.0 SQ. FT.

TOTAL ROOF VENILATION: 8.46 SQ. FT. > 1.48 SQ. FT. (RQTD)



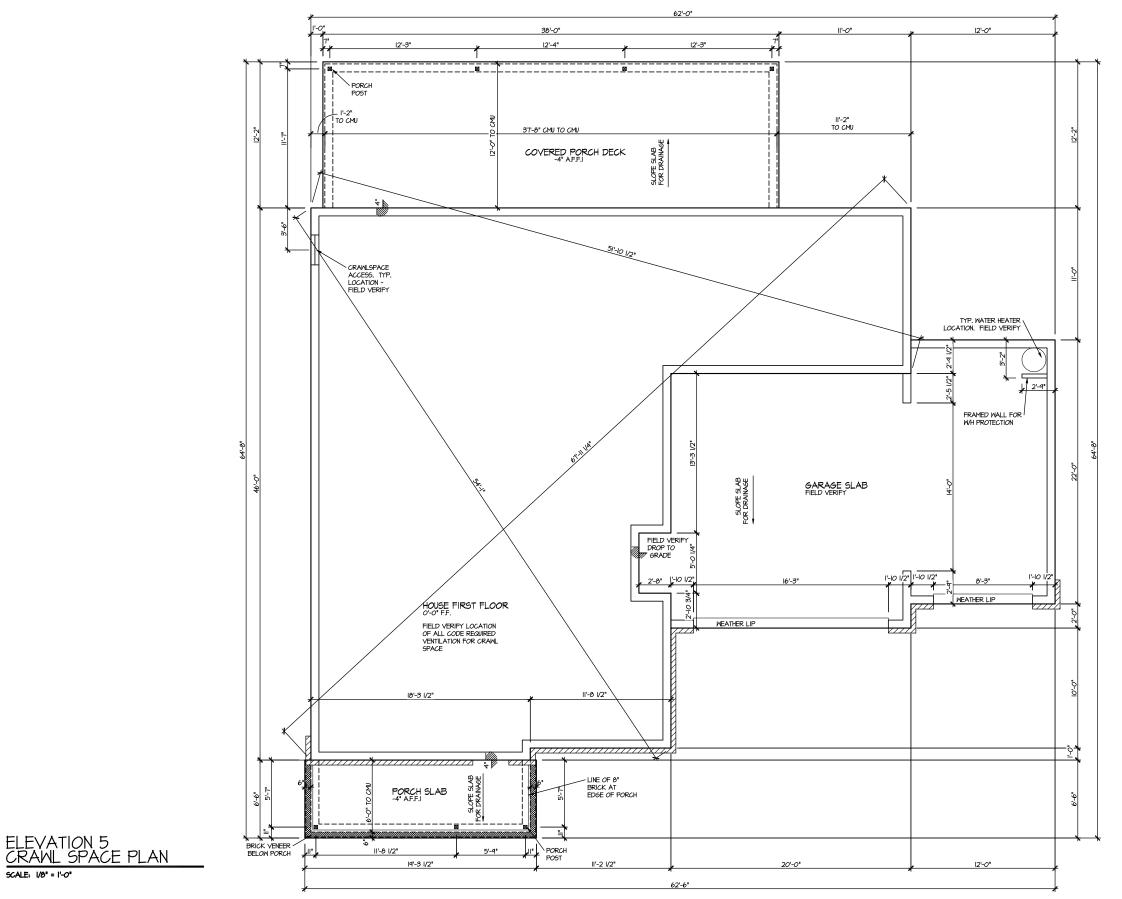
ROOF PLAN ELEV. 5

HOUSE NAME:
TOWNSEND
DRAWING TITLE SHEET No.

DRAWN BY:

PLAN NO. 3501

DATE: 07/21/2025



DRAWN BY: DATE: 07/21/2025

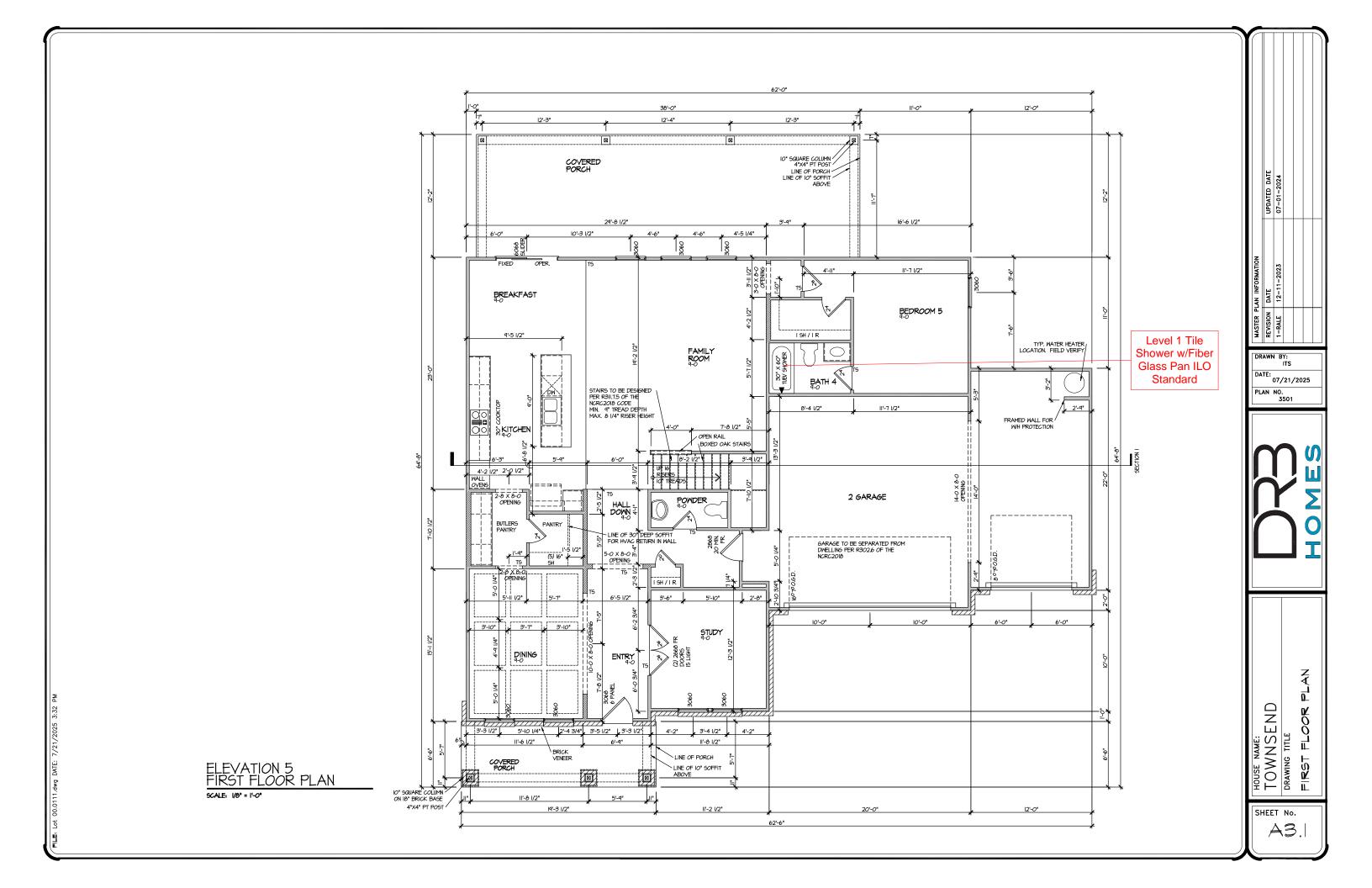
PLAN NO. 3501

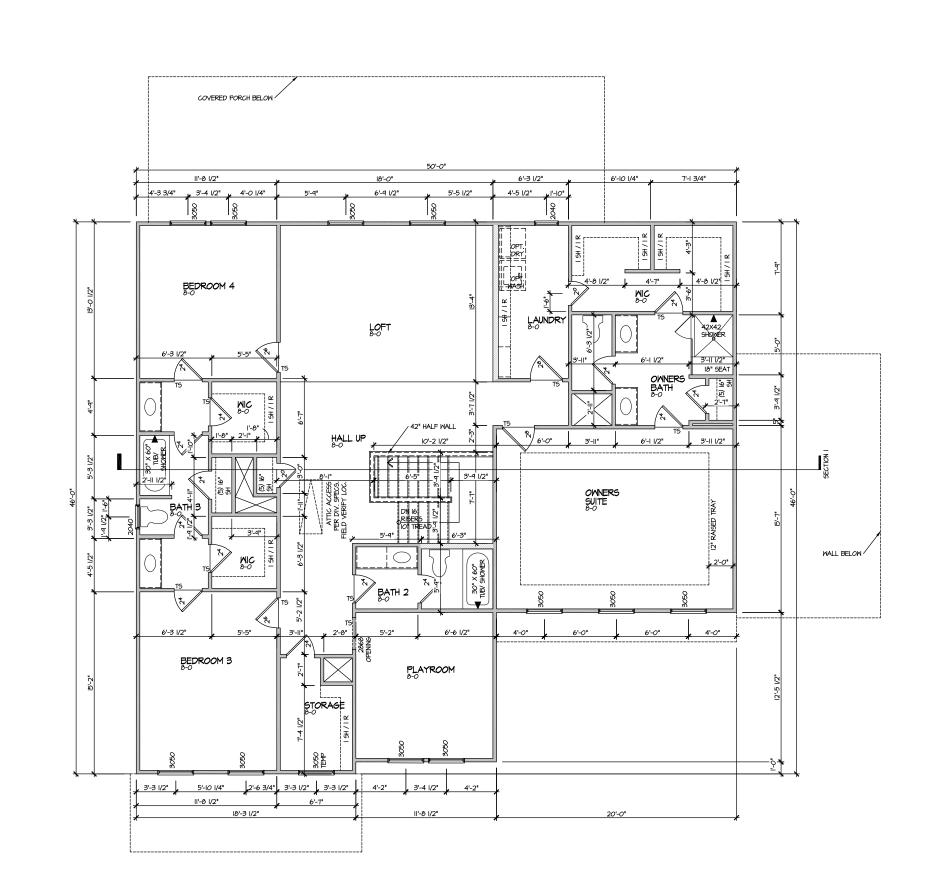


SPACE HOUSE NAME:
TOWNSEND
DRAWING TITLE
CRAML SPACE

SHEET No. A2.1

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





ELEVATION 5 SECOND FLOOR PLAN SCALE: 100' = 1'-0' HOUSE NAME:
TOWNSEND
DRAWING TITLE
SECOND FLOOF

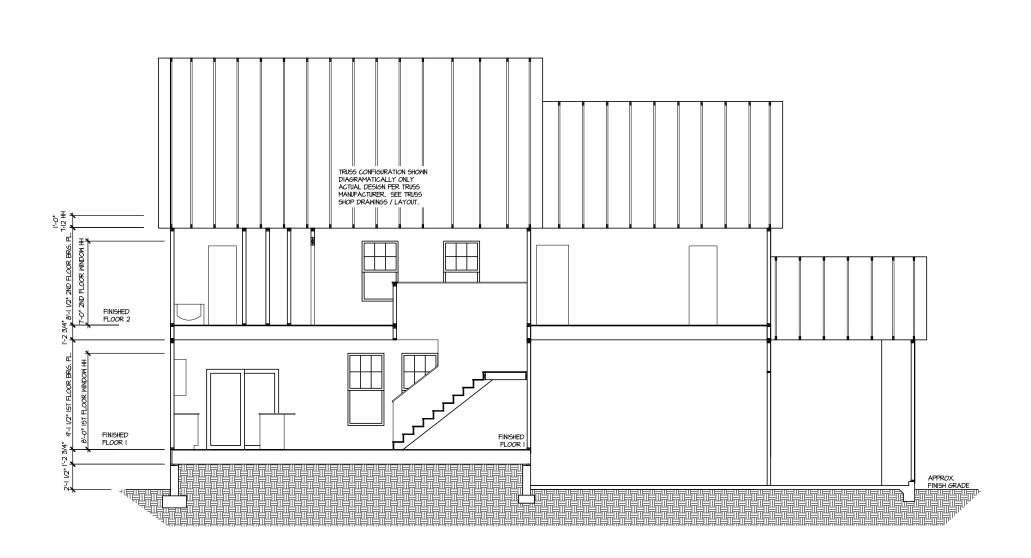
DRAWN BY: ITS

DATE:
07/21/2025

PLAN NO.
3501

SHEET No.

A3.2



SECTION I

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

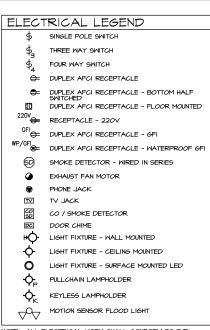
| MASTER PLAN INFORMATION | REVISION | DATE | 12-11-2023 | 07-01-2024 |

DRAWN BY:
ITS
DATE:
07/21/2025
PLAN NO.
3501

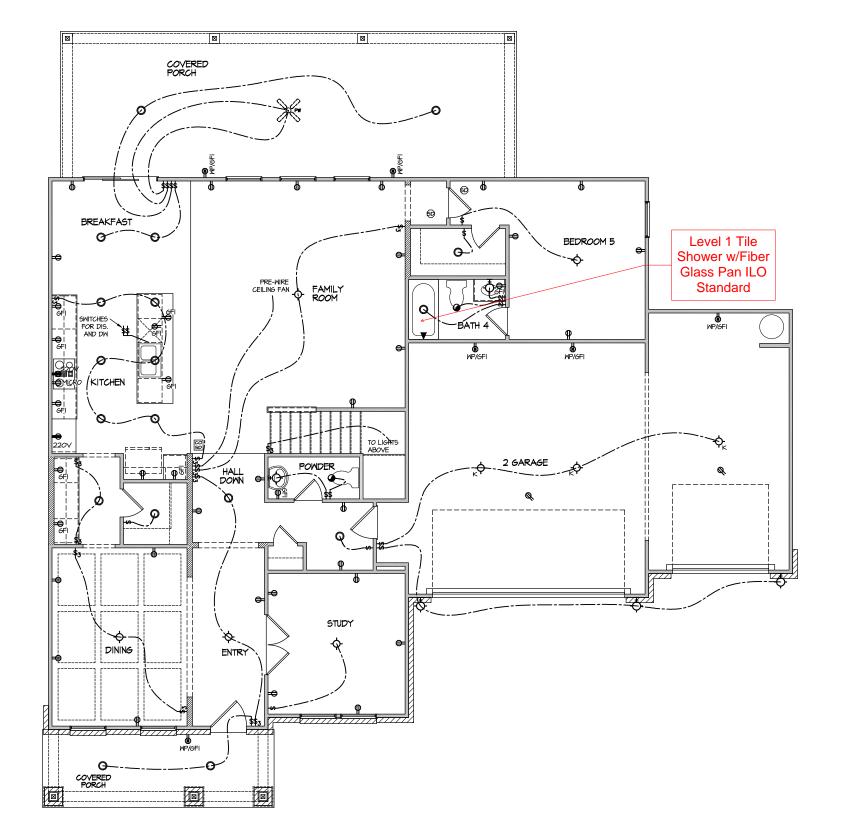


HOUSE NAME:
TOWNSEND
DRAWING TITLE
BUILDING SECTION

SHEET No.



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



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

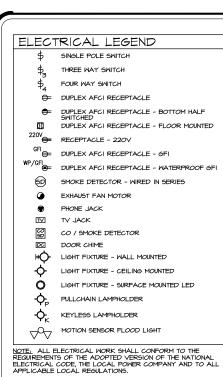
ELECTRICAL PLAN FIRST FLOOR - ELEV. 5

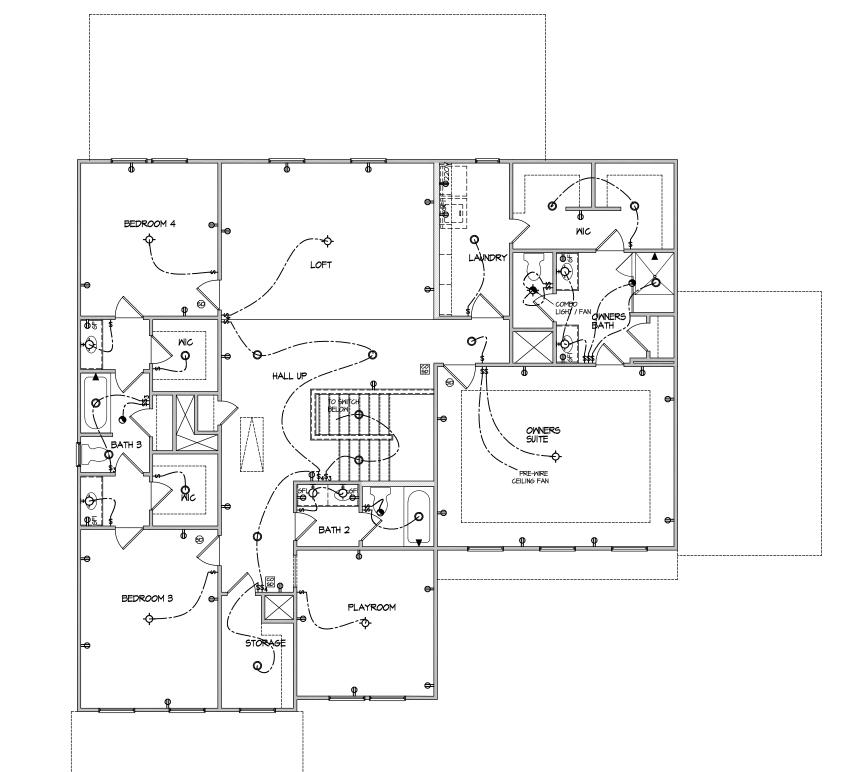
SHEET No.

HOUSE NAME:
TOWNSEND
DRAWING TITLE

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DRAWN BY: DATE: 07/21/2025 PLAN NO. 3501





ELECTRICAL PLAN SECOND FLOOR - ELEV. 5 SCALE: 1/8" = 1'-0"

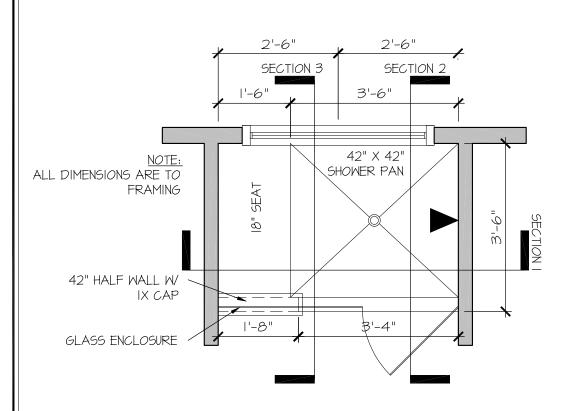
HOUSE NAME:
TOWNSEND
DRAWING TITLE

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SECOND

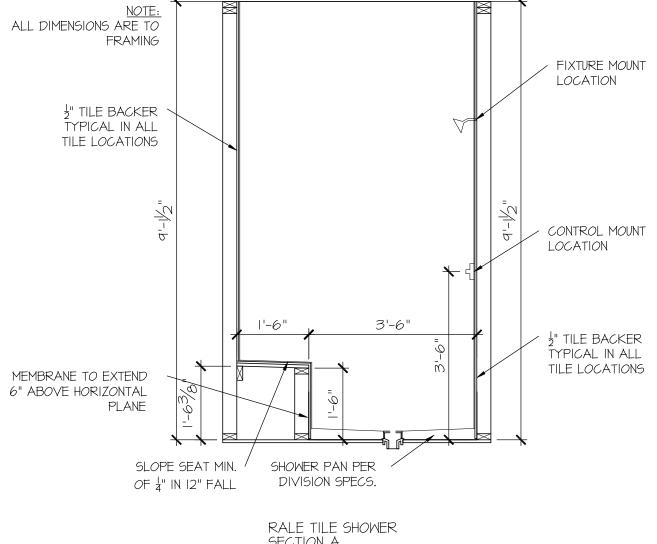
DRAWN BY: DATE: 07/21/2025 PLAN NO. 3501

SHEET No.



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

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



SECTION A

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

CONSULTANT LOGO

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

11 X 17 SCALE

24 X 36 SCALE

DETAIL SHOWER RALE

SHEET No.



SEAL

DRAWN BY:
L. BEAVERS

DATE: 9/1/22
PLAN NO.

11 X 17 SCALE

24 X 36 SCALE

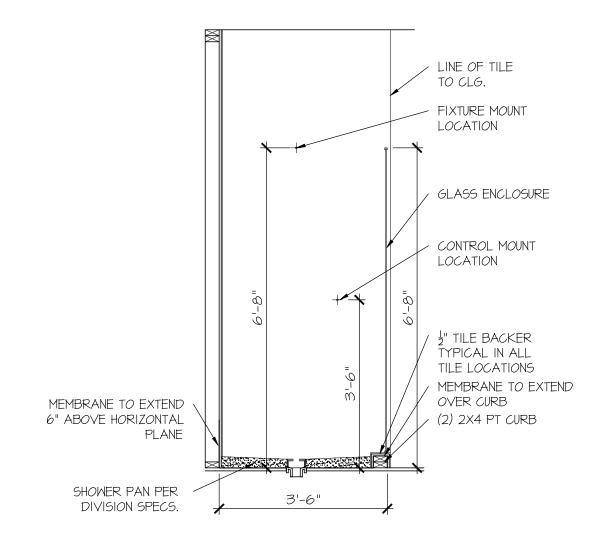


E SHOWER DETAIL

DRAWING TITL

SHEET No.

| | **|**|||.2



TO CLG. GLASS ENCLOSURE 42" HGT. HALF WALL W/ IX CAP BEYOND LINE OF SEAT J" TILE BACKER V BEYOND TYPICAL IN ALL TILE LOCATIONS MEMBRANE TO EXTEND OVER CURB MEMBRANE TO EXTEND (2) 2X4 PT CURB 6" ABOVE HORIZONTAL PLANE SHOWER PAN PER 3'-6" DIVISION SPECS.

> RALE TILE SHOWER SECTION C

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

LINE OF TILE

RALE TILE SHOWER SECTION B

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAIL5
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 <b>@</b> 24" O.C.	NAILS @ 16" O.C.
DOUBLE TOP PLATE LAP SPLICE	(9) NAILS IN LAPPED AREA	(II) NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2) NAILS	(2) NAILS
a transcription		

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

#### MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS 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 BRACING, GUYS, AND TIE-DOWNS, CONTRACTOR 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 ELEMEN 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 TO FRANCES

#### 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 IOTED OTHERWISE ON PLAN.

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

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

#### GENERAL STRUCTURAL NOTES

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

#### DESIGN LOADS:

ROOF DEAD = 7 PSF T.C., 10 PSF B.C.

LOAD DURATION FACTOR = 1.25

LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS & SOLID SAWN) (ADD'L IO PSF @ TILE)

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

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

#### GENERAL FRAMING

- ALL TYP, NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION, ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.
- EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS,
   I6" O.C. SPF OR SYP "STUD" GRADE LUMBER, OR BETTER, U.N.O. . WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRICE-PINE-FIR #2 (SPE) OR SOUTHERN PINE #2 (SYP) LUMBER, OR BETTER (KILN-DRIED), ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS & SIZED ACCORDINGLY. CODE TABLES HAVE NOT BEEN USED.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 16" O.C. (MAX. UN.O.) . HEADERS IN NON-LOAD BEARING WALLS SHALL BE:
- (I)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8' ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING
- "LSL" Fb=2325 psi; Fv=3i0 psi; E=1.55xi0^6 psi
- 'LVL' Fb=2600 psi; Fv=265 psi; E=2.0x10^6 psi
- 'PSL' FB=2400 PSI; FV=240 PSI; E=2.0XIO^6 PSI M+K SHALL BE FILLY INDEMNIFIED FOR ANY AND ALL ISSUES OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO M+K FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR
- INSTALLATION. FOR 2 \$ 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x31/2" SIMPSON SDS SCREMS (OR 3½" TRUSSLOK SCREMS) & 16" O/C, USE A MINIMUM OF 3 ROMS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAIL S/SCREWS 2" FROM FDGE SOLID 3 K" OR 5 K" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 \$ 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROMS OF  $\frac{1}{4}$ "x6" SIMPSON SDS SCREMS (OR 6  $\frac{3}{4}$ " TRUSSLOK SCREMS) • 16" O/C. USE A MINIMUM OF 4 ROMS FOR BEAM DEPTHS OF 14" OR GREATER, APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O.,
- ALL MULTI-PLY STUDS TO BE FASTENED TOGETHER W/ 3"X0.131" NAILS @ 24" O.C. (MIN.), EACH PLY.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH P.A.F.'s ('HILTI' X-CF PINS OR EQUAL) @ 16" O.C. STAGGERED, OR I/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BCS2-2/4 CAP & ABW44Z BASE, U.N.O.

#### FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT MEK FOR MARBLE FLOOR DESIGNS)
- AT I-JOIST FLOORS, PROVIDE I 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C. EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W GLUE AND
- 2 1 x 0.131" NAILS @ 6"04. @ PANEL EDGES & @ 12"04. FIELD. - 2 🖣 × 0.120" NAILS • 4" O.C. • PANEL EDGES € • 8" O.C. FIELD.
- 2 3" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.
- #6 x 2" MIN, SCREMS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.

#### ROOF FRAMING

- BAY WINDOWS & SHED ROOFS (UP TO 6' SPAN) CAN BE 2x4 OR 2x6 RAFTERS & CEILING JOISTS @ 16/24" O.C.
- FASTEN FACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H2.5T CLIP (OR APPROVED EQUAL) • ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (MAX 7' SPAN) W 2x4 LEDGER (U.N.O.) FASTENED TO: - RIM BOARD w/ (2) 3"x0.131" NAIL 5 @ 16" O.C. MAX. (1-1015T5)
  - TRUSS VERTICALS w/ (3) 3"x0.131" NAILS 19.2" O.C. MAX. (FLOOR TRUSSES)
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 ½" × 0.131" NAILS @ 6"o.c. @ PANEL EDGES € @ 12" O.C. FIELD. - w/ 2 3 × 0.120" NAILS • 4"o.c. • PANEL EDGES € • 8" O.C. FIELD.
- W/ 2 3" x 0.113" NAILS @ 3"0.c. @ PANEL EDGES \$ @ 6" O.C. FIELD.

#### VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	Steel angle size	
3'-0"	20 FT. MAX	L3"x3"x/4"	
6'-0"	3 FT, MAX	L3"x3"x/4"	
	I2 FT. MAX	L4"x3"x/4"	
	20 FT. MAX	L5"x31/2"x5%"	
B'-O"	3 FT, MAX	L4"x4"x/4" *	
	I2 FT. MAX	L5"x3½"x%"	
	I6 FT. MAX	L6"x3½"x3%"	
4'-6"	I2 FT. MAX	T. MAX L6"x3½"x5%"	
16'-0"	2 FT. MAX	L7"x4"x½" **	
	3 FT. MAX	L8"x4"x½" **	

## SHALL SUPPORT 2 %" - 3 ½" VENEER W 40 per MAXIMUM WEIGHT.

- 16' SHALL HAVE 8" MIN. BEARING 16' SHALL NOT BE FASTENED BACK TO HEADER
- 6' SHALL BE EASTENED BACK TO WOOD HEADER IN WALL 648" W/½" DIA. x 3½" LONG LAG SCRENG IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
  WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 ½" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT
- FINISHING.
  SEE STRUCKEAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS, FOR ANY LINTEL FASTENESS SHALL MAINTAIN A 3/2\* (MINIMAY) CLEAR DISTANCE FROM BOTTOM OF BEAM,
- FOR QUEEN VENEER USE L4x3x FOR 3/5" VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF

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

#### LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 20 MPH WIND IN 2018 NCSBC:RO

(120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301211) EXP. B. RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R30113 OF THE 2018 NOSEC-RC OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC:RC SECTION R802.II.I. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602 3 5& R802 II

#### EXT. WALL SHEATHING SPECIFICATION

- 1/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W 2 3/8"x0.II3" NAILS @ 6" O.C. AT EDGES \$ @ 12" O.C. IN THE PANEL FIELD. TYP, UN.C.
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ・ALT. STAPLE CONNECTION SPEC: 1 名" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

#### BLOCKED PANEL EDGES

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

#### 3" O.C. EDGE NAILING

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

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN. IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING
- <u>PRE-MANUFACTURED PANELIZED WALLS:</u> FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED W/ OSB OR PLYWOOD W/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

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

► INDICATES HOLDOWN BELOW

#### GENERAL STRUCTURAL NOTES

#### **FOUNDATION**

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
- FOOTING DESIGN 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED, BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX, FROM PLATE ENDS - UTILIZING ■ 1/2" DIA. ANCHOR BOLTS ● 6'-0" O.C, 7" MIN. EMBEDMENT
- (CONC), 15" MIN, EMBEDMENT (CMU) SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC)
- SIMPSON MAB23 ANCHOR STRAPS 2'-8" O.C. (CMU)
- (REFER TO DETAILS FOR IO' TALL WALL ANCHOR REQUIREMENTS) ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIEY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD, CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 € 16" O.C. SPF OR SYP, "STUD" GRADE OR BETTER.
- CONCRETE DESIGN BASED ON ACI 318, CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.: 4,000 psi: ...... FOUNDATION WALLS 2,500 psi: ...... FOOTINGS & INTERIOR SLABS ON GRADE
- 3,000 psi: ...... GARAGE & EXTERIOR SLABS ON GRADE 60,000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
- 9' OR 10' HEIGHT (AS NOTED ON PLANS) - TALLER WALLS MUST BE ENGINEERED.
- NOMINAL WIDTH (91/3" FOR 10" THICK WALL).
- \* BASEMENT WALL DESIGN IS BASED ON 60 PCF BACKFILL SOIL TYPE CLASSIFICATIONS (SC, ML-CL, OR CL).
- BASEMENT WALLS SHALL BE BRACED PRIOR TO BACKELLING BY ADEQUATE TEMPORARY BRACING OR INSTALL IST FLOOR DECK.
- PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.
- FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 w/ (2)2x6 JACK STUDS, U.N.O
- LARGER OPENINGS SHALL BE PER PLAN. • ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS
- THAN 5% OR MORE THAN 7% AIR ENTRAINMENT ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- \* PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
  - 15'-O" OC (MAXIMUM)
- JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (I.I RATIO), WITH A MAXIMUM OF I.I.5 RATIO · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
- CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fim=1500 psi). MORTAR SHALL BE ASTM C270, TYPE 5. CMU DESIGN PER ACI 530 \$ 530.I.
- CMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.
- PROVIDE 2x6 (MIN.) x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE FASTENED PER ANCHORAGE SPECIFICATIONS NOTED ABOVE. TOP 2 COURSES (MIN.) OF PIER TO BE GROUTED SOLID (8 COURSE MAX, PIER HEIGHT).
- PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE. TOP 2 COURSES (MIN.) OF WALL TO BE GROUTED SOLID (8 COURSE MAX. WALL HEIGHT)
- \* DIMENSIONS BY OTHERS, BUILDER TO VERIFY.
- BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR BE DETERMINED BY PEST CONTROL COMPANY.

#### HOLD-DOWN SCHEDULE

5YMBOL	SPECIFICATION			
► HD-I	SIMPSON HTT4 HOLD-DOWN * (%" DIA. ANCHOR)			
HD-2	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UN.O.) -OR- MSTC66B3 ALTERNATE			
► HD-3	SIMPSON STHDI4/STHDI4RJ			

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

EPOXY-SET ALTERNATE FOR MONOSLAB & INTERIOR RAISED SLAB CONDITIONS ONLY: UTILIZE SIMPSON 'SET' EPOXY SYSTEM TO FASTEN
THREADED ROD INTO CONCRETE FOUNDATION, PROVIDE 10" (FOR 5/8" DIA.) OR 15" (FOR 7/8" DIA.) MIN. EMBEDMENT INTO CONCRETE, INSTALL PER MANUF, INSTRUCTIONS, MINIMUM 16" FOOTING THICKNESS REQ'D,

DO NOT LOCATE ANCHORS WITHIN I 3/4" OF EDGE OF CONCRETE

a: 7/28/25 CAR NOFESSIO, O. SEPH T. R

I&K project numbe 126-2306

JTR rawn by: ssue date: 07-28-2

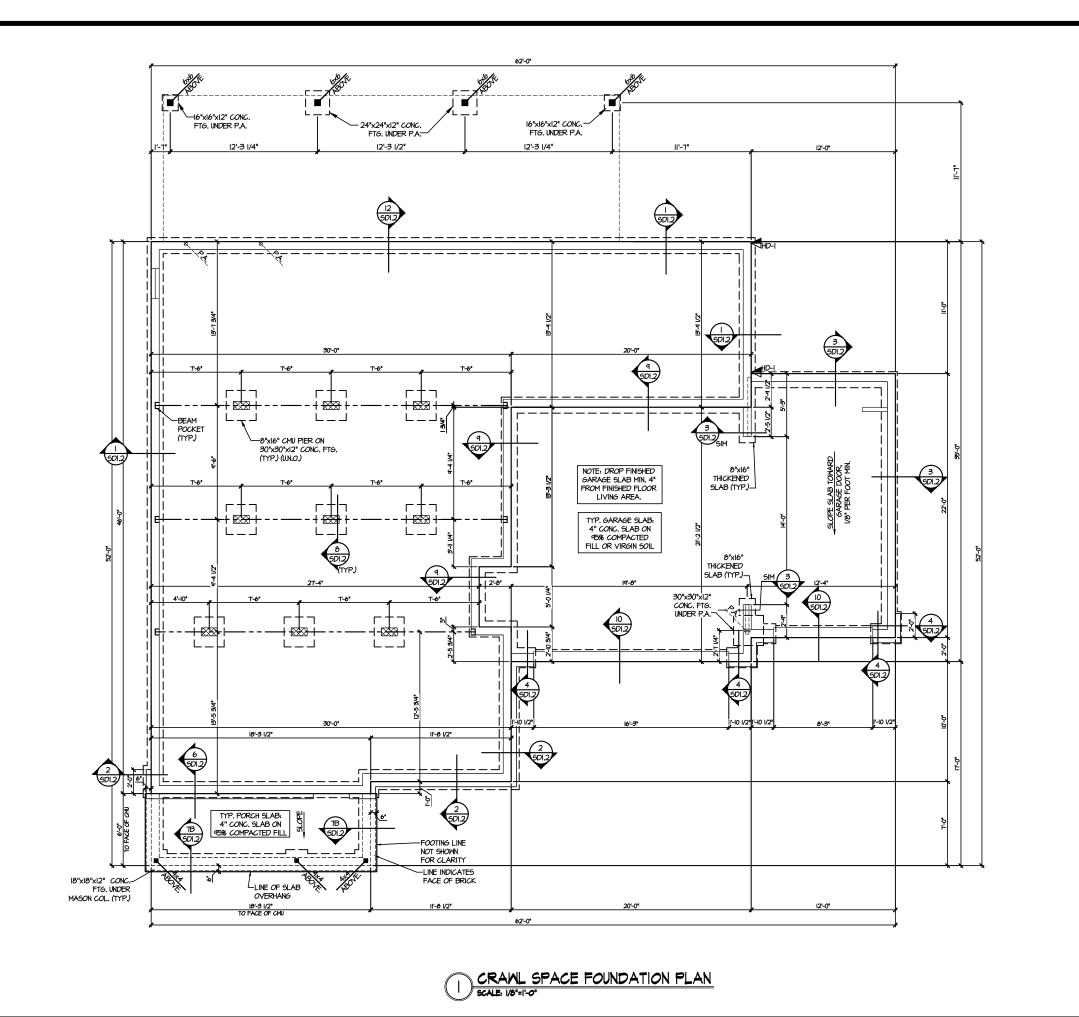
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BL. LOT RAL

111



eal: 7/28/25 SEPH T. R

MULHERN+KUL RESIDENTIAL STRUCTURAL ENGINEER

M&K project number: 126-2306

JTR drawn by: **GTK** issue date: 07-28-2

initial:

## LEGEND

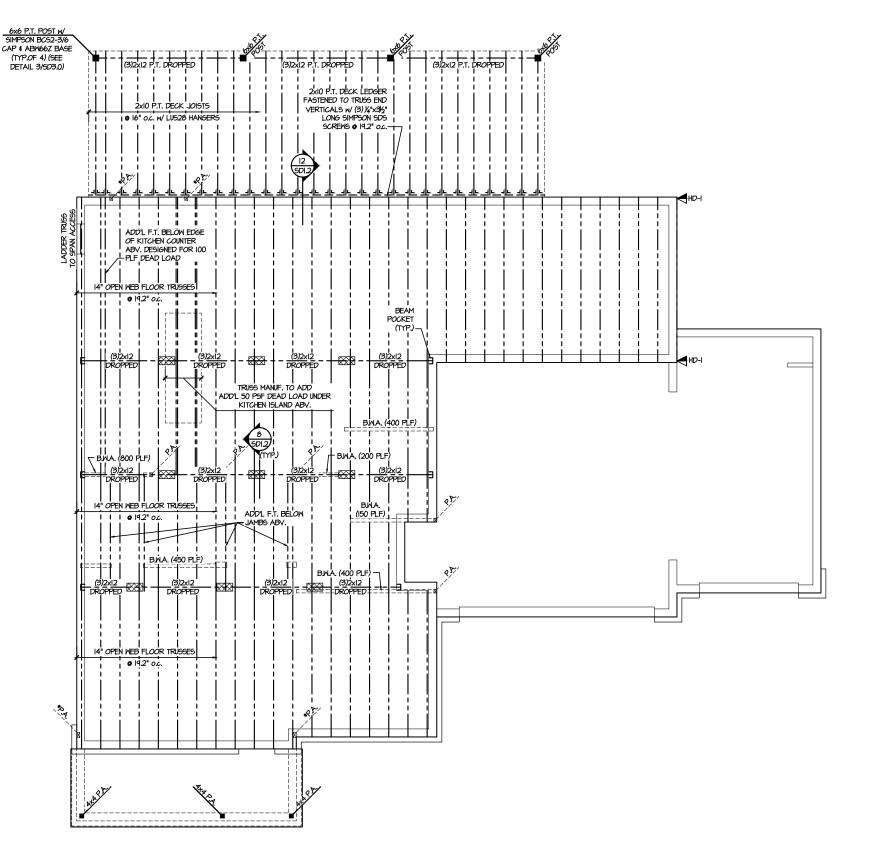
- IIIIII INTERIOR BEARING WALL
- □===□ BEARING WALL ABOVE
- --- BEAM / HEADER
- = = INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- JL METAL HANGER
- \* INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE,
- INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES

& SCHEDULES

BLAKE POND Lot 111 - Townsend 5 Raleigh, nc

OUNDATION



HOR OFES ENGINEERED BEAM MATERIAL SCHEDULE PSL OPTION LVL OPTION STEEL OPTION (2)134"x914" - H (2)134"x912" - F 3½"x9¼" - H (2)2xl2 + (I) %"xll"," STEEL FLITCH PLATES - F 002 (2)134"x14" - F (3)13/4"x14" - F WI2xI4 (3)2x12 + (2) 3/3"x114" STEEL FLITCH PLATES -003 (3)19½"×18" - FT 5¼"xl8" - FT WI2x26 -004 N/A N/A NΑ NΑ N/A (2)2x10 + (1) ¼"x11¼" STEEL FLITCH PLATE - F 005 N/A (2)|3/4"x|4" - | 3月'xl4" - F (2)13/4"×14" - F (2)2xl2 + (I) %"xll"," STEEL FLITCH PLATES - F 006 (2)|%"x|4" - F 3½"xl4" - F 3)2xI2 + (2) ¼"xII¼" STEEL FLITCH PLATES - F 001 (3)13/4"x14" - F (4)|%"x|4" - F 5¼"xl4" - F WI2xI4 - F (2)2xl2 + (I) %"xll"," STEEL FLITCH PLATES - F (2)13/4"×14" - 1 3½"xl4" - F (3)1¾"x14" - F WI2xI4 - F 009 (2)13/4"x14" - F 3½"x14" - F N/A (2)2xi0 + (1) ¼"xil¼" STEE FLITCH PLATE - H 010 N/A (2)13/4"×9/4" - H 3½"×9¼" - H (2)134"×91/2" - H (2)2xi0 + (1) ¼"xil¼" STEEL FLITCH PLATE - H OII (2)134"×94" - 1 N/A 3½"x94" - H (2)13/4"x9/5" - 1 012 (2)194"×11 14" - H 3½"xII ¼" - H 013 (3)134"×914" - H N/A N/A N/A 3½"×7¼" - H N/A 014 N/A N/A (3)13/4"x16" - FB 5½"x16" - FB 015 N/A N/A (2)|3/4"x|4" - F 3½"xl4" - F (2)13/4"×14" - F N/A N/A N/A (3)13/4"x18" - FT 51/4"x18" - FT N/A 017 (2)13/4"×14" - F (2)1¾"×14" - F N/A 3½"xl4" - F വദ (3)珍"xI比" - D 5¼"xI¼" - D (3)134"x114" - D N/A N/A 019 N/A (4)13/4"×14" - F 7"xl4" - F 020 (2)13/4"×14" - F (2)13/4"×14" - F N/A N/A 3½"xl4" - F

REFER TO DETAIL D/802.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN

PLATES IN SUCCESSION W (2) 3"X0120" NAILS ⊕ 8" O.C.
FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D. FASTEN
PLATES IN SUCCESSION W (2) 3"x0.120" NAILS ⊕ 8" O.C.

BEAM NOTATION:
- "F" INDICATES FLUSH BEAM
- "FT" INDICATES FLUSH TOP BEAM
- "FB" INDICATES FLUSH BOTTOM BEAM
- "D" INDICATES FLUSH BOTTOM BEAM
- "H" INDICATES DROPPED DEAM
- "H" INDICATES DROPPED OPENING HEADER

SD2. | REFERS TO SD2. | A FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC FOR STEEL BEAMS

#### LEGEND

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

al: 7/28/25

ERN+KULP STRUCTURAL ENGINEERINS

1&K project number:

drawn by:

REVISIONS

126-23061

issue date: 07-28-2

**JTR** 

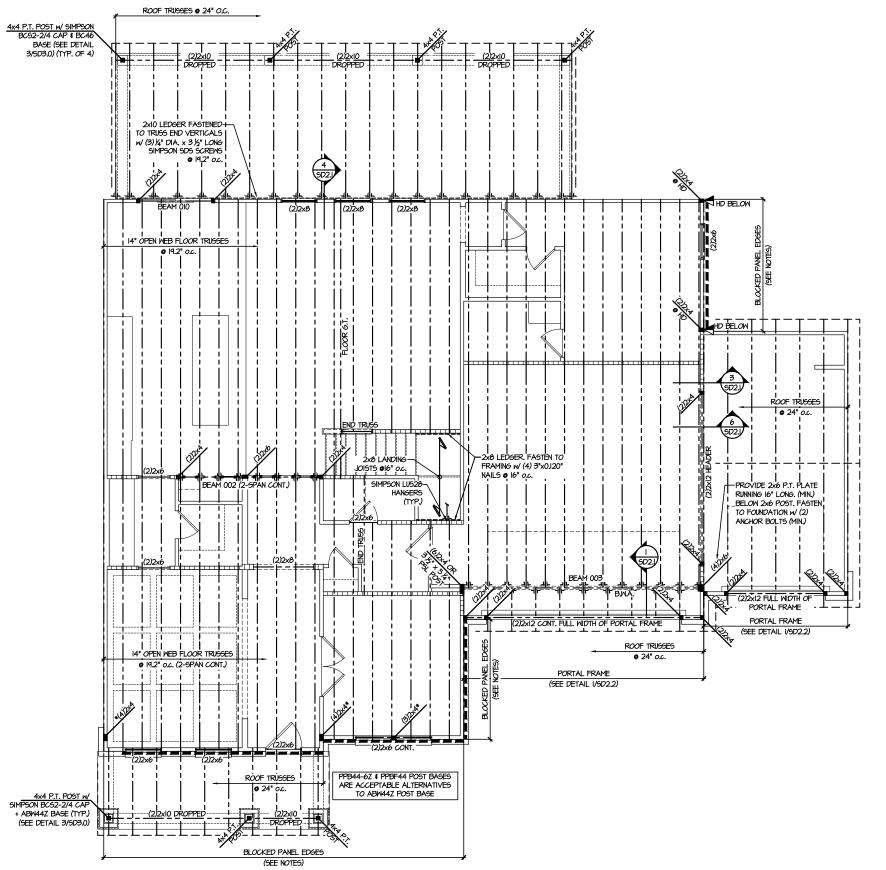
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ENGINE

SEPH T. RI

AKE POND 1111 - TOWNSEND 5 OR BLAKE LOT III - T RALEIGH, 1

IST FLOOR FRAMING PLAN



2ND FLOOR FRAMING PLAN

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)13/4"×9/4" - H	3½"×9¼" - H	(2)13/4"×9/5" - F	(2)2xi0 + (i) ¼"xil¼" STEEL FLITCH PLATE - H	N/A
002	(2)13/4"×14" - F	3½"x 4" - F	(3)194"x14" - F	(2)2xi2 + (i) 参"xi以" STEEL FLITCH PLATES - F	WI2xI4
003	(3)1%"x16" - FT	5¼"xið" - FT	N/A	(3)2xl2 + (2) ¾"xll4" STEEL FLITCH PLATES - F	WI2x26 ∉F
004	N/A	N/A	N/A	N/A	N/A
005	(2)15%"x14" - F	3½"xl4" - F	(2)15/4"×14" - F	(2)2xi0 + (i) ¼"xil¼" STEEL FLITCH PLATE - F	N/A
006	(2)134"×14" - F	3½"x14" - F	N/A	(2)2xi2 + (l) 参"xi以" STEEL FLITCH PLATES - F	N/A
001	(3)134"×14" - F	5¼"xl4" - F	(4)1¾"×14" - F	(3)2xi2 + (2) ¼"xil¼" STEEL FLITCH PLATES - F	WI2xI4 - F
006	(2)134"×14" - F	3½"x14" - F	(3)13/4"×14" - F	(2)2xl2 + (l) %"xlik" Steel Flitch Plates - F	WI2xI4 - F
004	(2)134"×14" - F	3½"x14" - F	N/A	N/A	N/A
010	(2)134"×944" - H	3½"x9¼" - H	(2)13/4"×91/2" - H	(2)2xi0 + (i) 从"xii以" STEEL FLITCH PLATE - H	N/A
OII	(2)134"×944" - H	3½"x9¼" - H	(2)19%"×9½" - H	(2)2xl0 + (I) ¼"xll¼" STEEL FLITCH PLATE - H	N/A
012	(2)13/4"×11 /4" - H	3½"xII ¼" - H	N/A	N/A	N/A
013	(3)134"×944" - H	3½"×1¼" - H	N/A	N/A	N/A
014	(3)1¾"x16" - FB	5¼"x16" - FB	N/A	N/A	N/A
015	(2)13/4"×14" - F	3½"x14" - F	(2)13/4"×14" - F	N/A	N/A
016	(3)1¾"x18" - FT	5¼"×18" - FT	N/A	N/A	N/A
017	(2)13/4"×14" - F	3½"x 4" - F	(2)13/4"×14" - F	N/A	N/A
018	(3)134"×114" - D	5¼"xll¼" - D	(3)1¾"×1¼" - D	N/A	N/A
019	(4)1 <sup>9</sup> / <sub>4</sub> "×14" - F	7"x 4" - F	N/A	N/A	N/A
020	(2)13/4"×14" - F	3½"xi4" - F	(2)15/4"×14" - F	N/A	N/A

FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W (2) 3"X0.120" NAILS  $\oplus$  8" O.C.FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN

PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.

BEAM NOTATION: - "F" INDICATES FLUSH BEAM - "F" INDICATES FLUSH BEAM

"FT" INDICATES FLUSH BOTTOM BEAM

"FB" INDICATES FLUSH BOTTOM BEAM

"D" INDICATES DROPPED BEAM

"H" INDICATES DROPPED OPENING HEADER
REFER TO DETAIL D/SD20 FOR TYPICAL FLITCH BEAM CONNECTIONS
REFER TO DETAIL E/SD20 FOR TYPICAL STEEL BEAM CONNECTIONS

> 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
- \* INDICATES POST ABOVE. PROVIDE SOLID

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

SD2.I REFERS TO SD2.IA FOR

JL METAL HANGER

BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

AKE POND I III - TOWNSEND 5 LEIGH, NC

BLAKE LOT III - T RALEIGH, 1

eal: 7/28/25

MULHERN+KUL RESIDENTIAL STRECTURAL ENGINEERIN

1&K project number: 126-2306

frawn by:

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OOR

**JTR** 

**GTK** issue date: 07-28-2

initial:

TH CAR

ON ENGINEER SEPH T. RI

M&K project number: 126-23061

JTR drawn by: issue date: 07-28-2

initial:

FRAMING ROOF

LEGEND

• == INDICATES SHEAR WALL & EXTENT

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

INTERIOR BEARING WALL

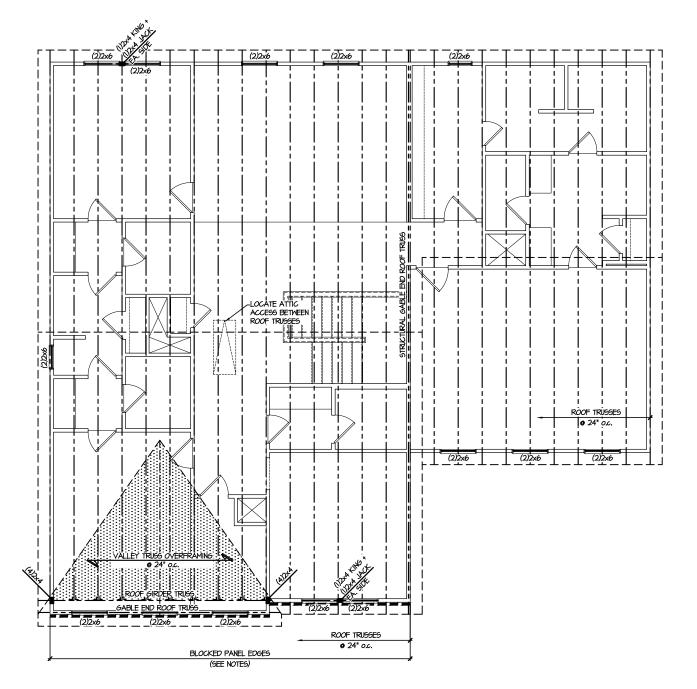
EXTENT OF OVERFRAMING

INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

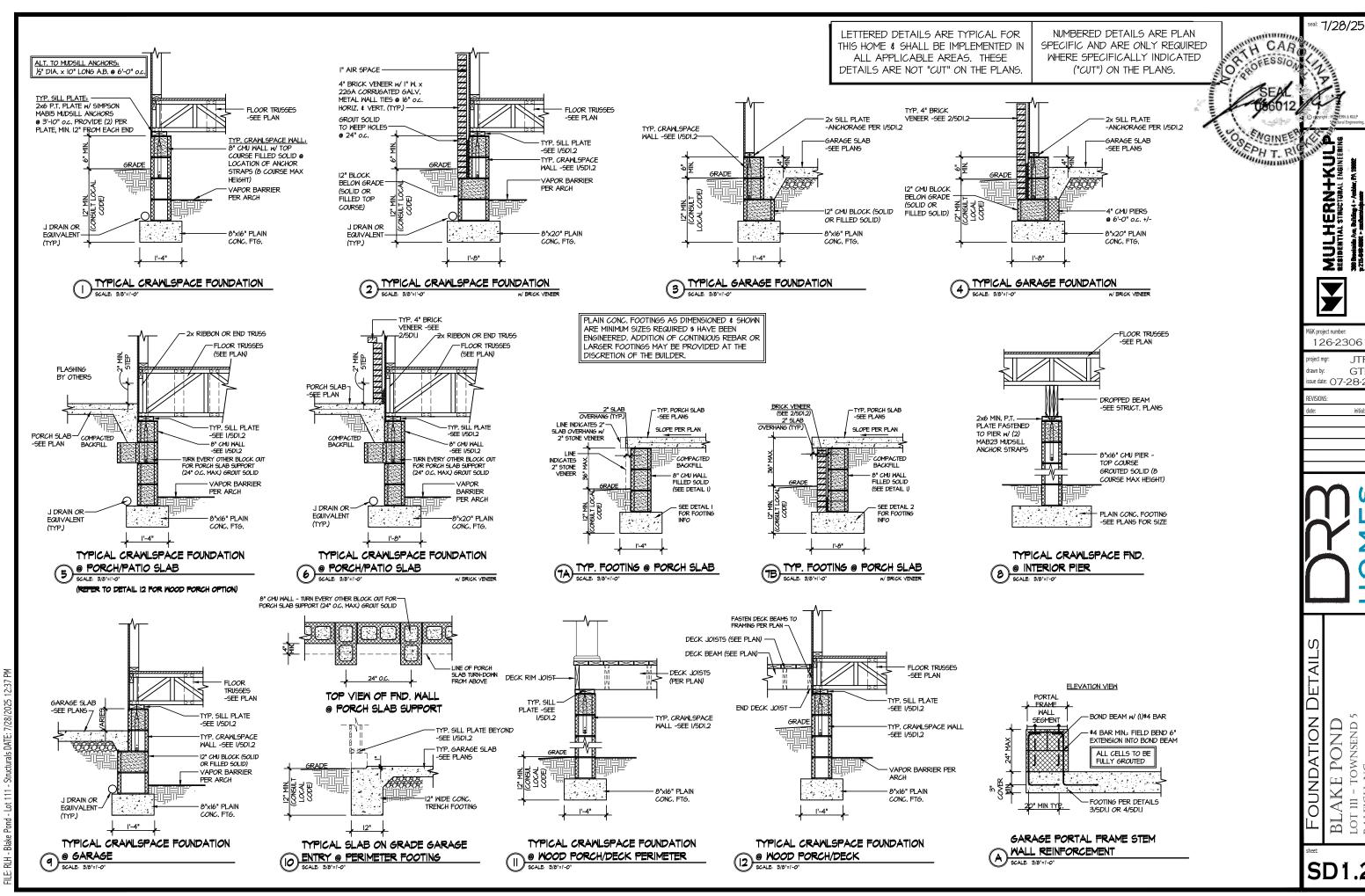
JL METAL HANGER

● □===□ BEARING WALL ABOVE • — BEAM / HEADER

BLAKE POND Lot III - Townsend 5 Raleigh, nc





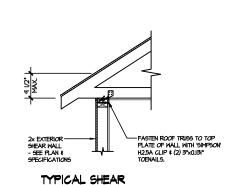


126-2306

JTR GTK issue date: 07-28-2

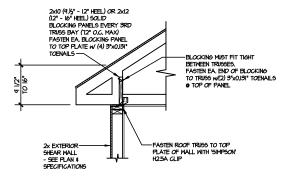
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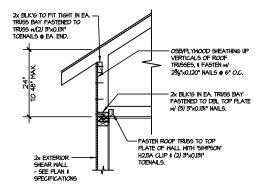
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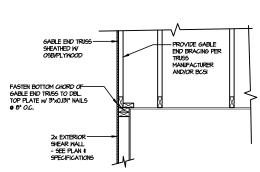


TRANSFER DETAIL @ ROOF

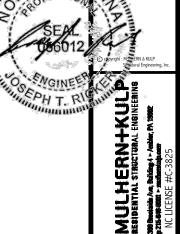
HEEL HEIGHT LESS THAN 9½" NO BLOCKING REQ'D







PACK OUT STEEL BEAM WEB W/SOLID 2x MATERIAL & FASTEN W/ (2) ROWS OF %" DIA. THRU-BOLTS @ 16" O.C.



TH CAR

eal: 7/28/25

TYPICAL GABLE END DETAIL SOLLE SOLLE

### TYPICAL SHEAR



TYPICAL SHEAR TRANSFER DETAIL

BETWEEN FLOORS @ EXTERIOR WALL
SCALE 5/0"-11-0"
FEDERALIZATION









**JTR** frawn by: GTK issue date: 07-28-2

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AKE POND 1111 - TOWNSEND 5 Ŋ

T 1111 - T LEIGH, 1 BL

2x EXT. WALL -2x EXT, WALL LADDER TRUSS W/ VERTICALS - FASTEN EXTERIOR SHEATHING TO TOP & BOTTOM CHORDS FASTEN SOLE PLATE TO FASTEN SOLE PLATE TO ~ LADDER TRUSS w/ SHEATHING SPLICE OR RIBBON W/ 3"x0.131" NAILS @ 6" O.C. OR 3"x0.120" NAILS @ 4" O.C 3"XO.131" NAILS @ 6" O.C. OR 3"XO.120" NAILS @ 4" O.C WITH 23/8"×0.113" NAILS @ 6" o.c. BOTTOM OF SOLE SPLICE EXTERIOR WALL SHEATHING OVER PLATE AS SHOWN SPLICE EXTERIOR WALL SHEATHING OVER PLATE AS FLOOR TRUSSES - FLOOR TRUSSES (SEE PLAN) - 2x EXT. WALL (SEE PLAN) (SEE PLAN)

- Steel Flitch Plate (See Plan) FASTEN WOOD BEAMS W/ FLITCH-PLATE W (2) ROWS OF 3/8" DIA. THRU-BOLTS @ 16" O.C. -2x WOOD BEAM (SEE PLAN) 2x WOOD BEAM (SEE PLAN) 2-FLY WOOD BEAM W/ - STEEL FLITCH PLATE FASTEN WOOD BEAMS W/ FLITCH -PLATES w/ (2) ROWS OF 5% DIA. THRU-BOLTS • 16" O.C. 2x WOOD BEAM (SEE PLAN) (SEE PLAN) 2x WOOD BEAM (SEE PLAN) S-FLY OR MORE MOOD BEAM W/ (2 OR MORE) STEEL FLITCH FLATES

TYPICAL FLITCH BEAM CONNECTION DETAIL SCALE 944-1-07

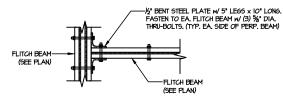
TYPICAL STEEL BEAM CONNECTION DETAIL SCALE SCA

-2x PLATE FASTENED TO TOP

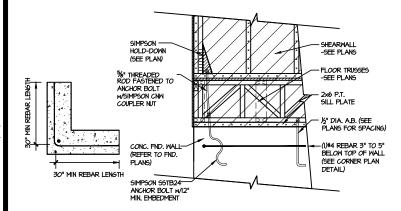
FLANGE OF STL. BM. w/ (2) ROWS OF HILTI XU-47P8 PINS @ 16" O.C.

—2x PLATE FASTENED TO TOP FLANGE OF STL. BM, w/ (2) ROWS OF HILTI XU-4TP8 PINS ● 16" O.C.

PROVIDE (6) 16" DIAM. PRE-DRILLED HOLES, AS SHOWN



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



TYPICAL SHEAR TRANSFER DETAIL

BETWEEN FLOORS @ EXTERIOR WALL

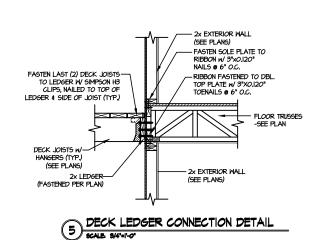
TYPICAL CORNER FOUNDATION HOLD-DOWN INSTALLATION
SCALE: N.T.S.

LETTERED DETAILS ARE TYPICAL FOR 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.

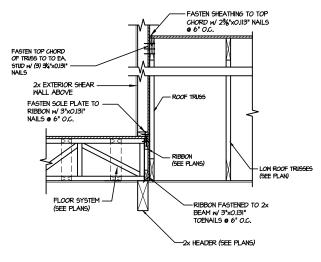
THIS HOME & SHALL BE IMPLEMENTED IN

## SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

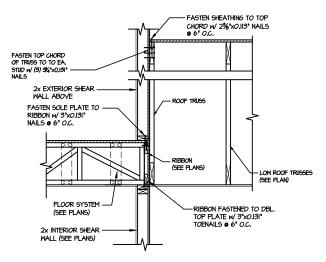


-FASTEN SOLE PLATE OF SHEARWALL THRU FLOOR SHEATHING TO RIBBON w/3"x0.131" NAILS @ 6" O.C. OR 3"x0.120" NAILS @ 4" O.C. 2x EXTERIOR WALL-FASTEN FLOOR SHEATHING TO OSB BLOCKING/RIBBON w/ 23/8"x O.113" NAILS @ 6" O.C. - 1 %" OSB SOLID BLOCKING BETWEEN TRUSSES @ EVERY BAY SHTG. SPLICE TO 2x4 RIBBON w/ 2%"x O.II3" NAIL5 6 6" O.C. (SEE PLAN) CANT'D FLOOR FASTEN OSB BLOCKING TO DBL. TOP PLATE W/ (I) SIMPSON A35 CLIP @ EACH PANEL

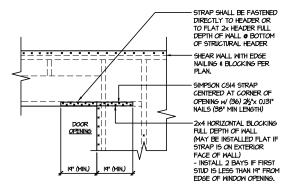
## SHEAR TRANSFER DETAIL BETWEEN 2 FLOORS @ CANT'D EXT. WALL



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

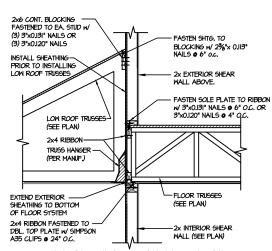


TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

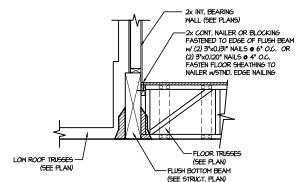


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. § MAY BE MOVED  $V_2$ " FROM EDGE TO ALLOW FOR DOOR NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

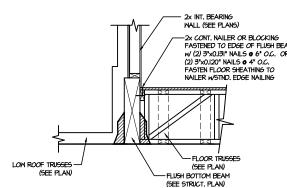
TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION SCALE, NTS



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL



SHEAR TRANSFER DETAIL @ SCALE SHEARWALL ABOVE



Ü

**TOWNSEN** AKE T 1111 - T LEIGH, 1 BL

al: 7/28/25

ERN+KUL

MULH RESIDENTIAL S

1&K project number: 126-23061

issue date: 07-28-2

roject mgr:

frawn by:

REVISIONS

**JTR** 

GTK

initial:

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Y ROFESSION

ENGINE

SEPH T. R

OR

SD2.1A

- 2x EXTERIOR WALL

RIBBON w/ 3"x0.120" NAILS & 6" OC

TOENAILS @ 6" O.C.

2x EXTERIOR WALL

(SEE PLANS)

DECK LEDGER CONNECTION DETAIL

- FASTEN SOLE PLATE TO

-RIBBON FASTENED TO DBL.

FLOOR TRUSSES -SEE PLAN

TOP PLATE w/ 3"XO.120"

(SEE PLANS)

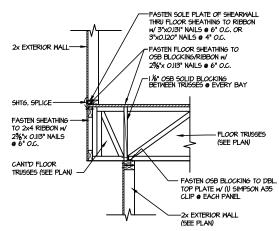
FASTEN LAST (2) DECK JOISTS-TO LEDGER W SIMPSON H3 CLIPS, NAILED TO TO TO

LEDGER & SIDE OF JOIST (TYP)

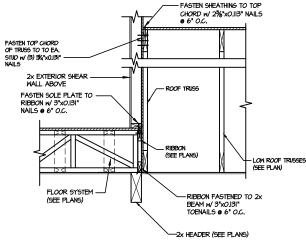
HANGERS (TYP.)

(SEE PLANS)

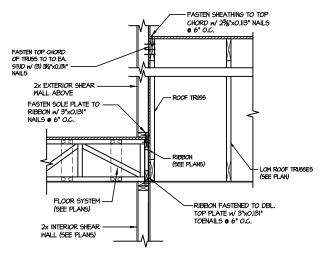
2x LEDGER-(FASTENED PER PLAN)



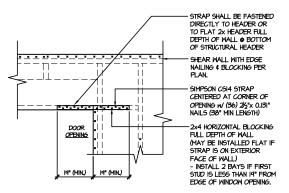
## SHEAR TRANSFER DETAIL BETWEEN



6 BETWEEN FLOORS @ INTERIOR WALL

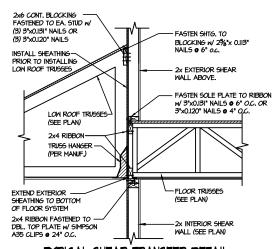


### TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

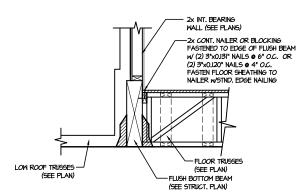


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED IS!" FROM EDGE TO ALLOW FOR DOOR NAILING REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

al: 7/28/25

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MULH ESIDENTIALS

1&K project number:

roject mgr:

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FVISIONS

126-23061

issue date: 07-28-2

**JTR** 

GTK

initial:

TH CAR PROFESSION.

ENGINE

SEPH T. R

POND OWNSEND 5 **TOWNSEN** Ü AKE LOT III - T RALEIGH, 1 BL

SD2.1B

(2) FLOORS @ CANT'D EXT. WALL

TYPICAL SHEAR TRANSFER DETAIL

FASTEN LAST (2) DECK JOISTS-

DECK JOISTS W

(SEE PLANS)

2x LEDGER-(FASTENED PER PLAN)

TO LEDGER W SIMPSON HS CLIPS, NAILED TO TOP OF LEDGER & SIDE OF JOIST (TYP.)

- 2x exterior Wall (See Plans)

- FASTEN SOLE PLATE TO

RIBBON FASTENED TO DBL.

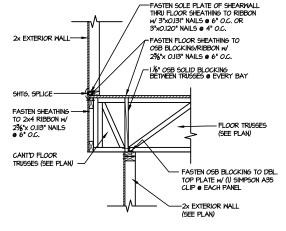
TOP PLATE w/ 3"XO.120" TOENAILS @ 6" O.C.

2x EXTERIOR WALL

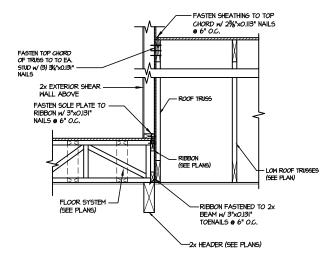
DECK LEDGER CONNECTION DETAIL

SCALE 9/4'-1'-0'

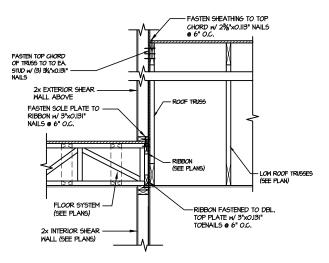
RIBBON w/ 3"x0.120" NAILS @ 6" O.C.



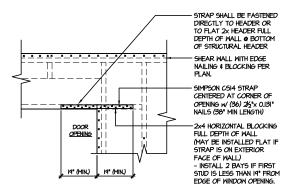
## SHEAR TRANSFER DETAIL BETWEEN (2) FLOORS @ CANT'D EXT. WALL



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

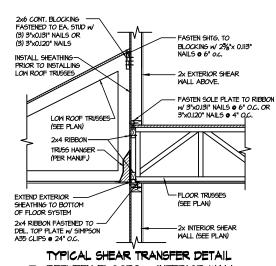


TYPICAL SHEAR TRANSFER DETAIL 3 BETWEEN FLOORS @ INTERIOR WALL

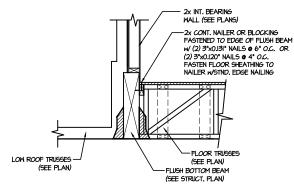


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL MEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED IS. FROM EDGE TO ALLON FOR DOOR NAILING
- · REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

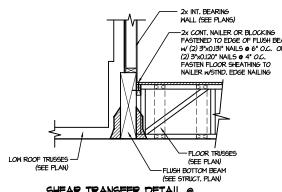
TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION



BETWEEN FLOORS @ INTERIOR WALL



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE SCALE: \$44\*=1"-0"



al: 7/28/25

ERN+KULT STREETURAL ENGINEERING

MULH RESIDENTIAL S

1&K project number: 126-23061

issue date: 07-28-2

frawn by:

FVISIONS

**JTR** 

GTK

initial:

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Y ROFESSION

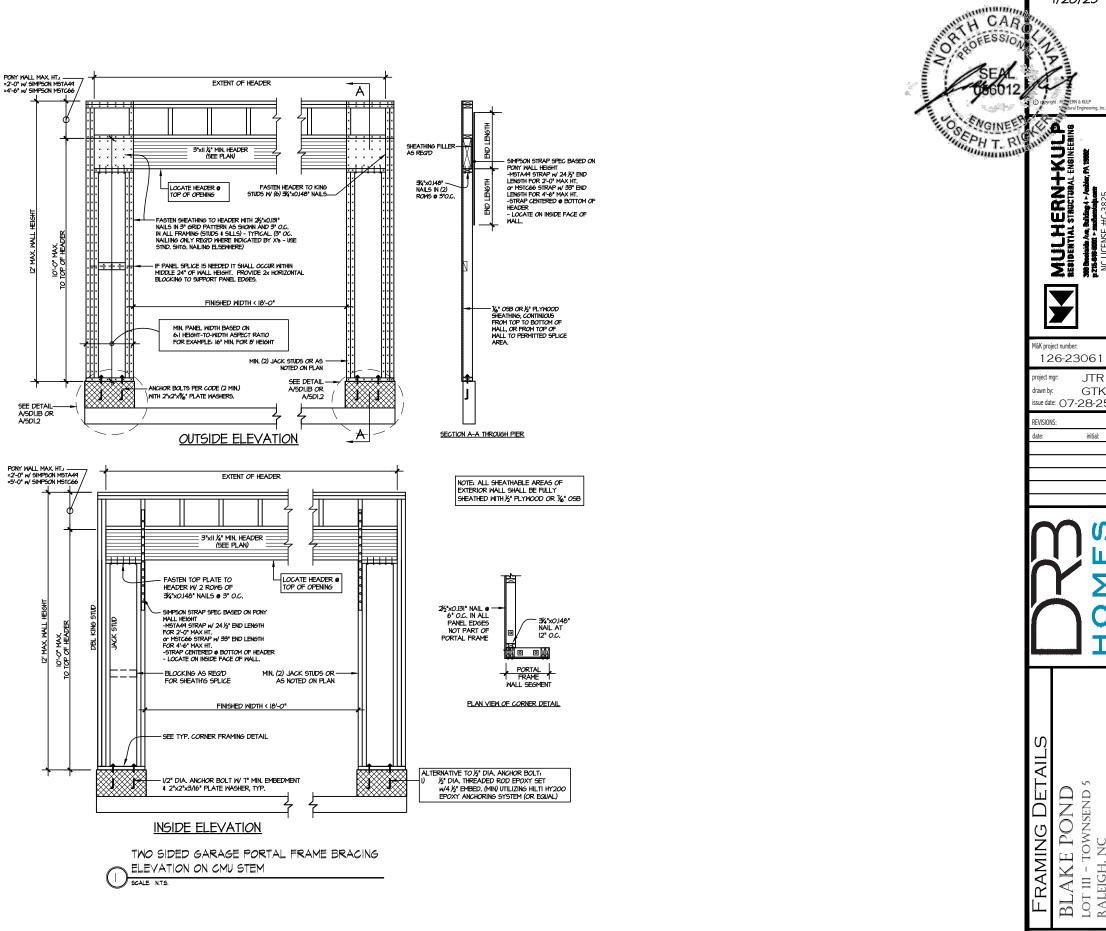
ENGINE

SEPH T. R

OR

**TOWNSEN** Ü AKE T 1111 - T LEIGH, 1 BL

SD2.1C



SEE DETAIL— A/SDI.IB OR A/SDI.2

BLAKE POND Lot 111 - Townsend 5 Raleigh, nc

eal: 7/28/25

**JTR** 

**GTK** 

initial:

M&K project number: 126-2306

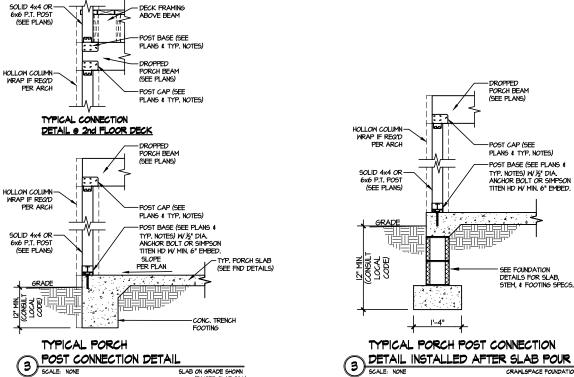
roject mgr: **JTR** drawn by: **GTK** 

issue date: 07-28-2 REVISIONS

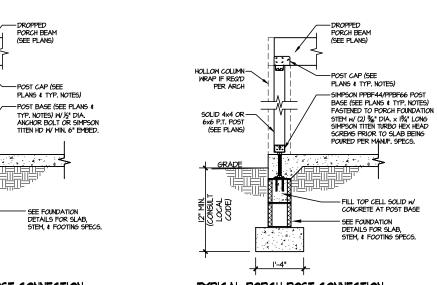
initial:

BLAKE POND Lot 111 - Townsend 5 Raleigh, nc LOT III - T RALEIGH, 1

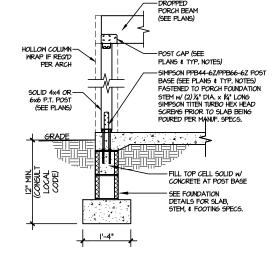
**SD3.0** 



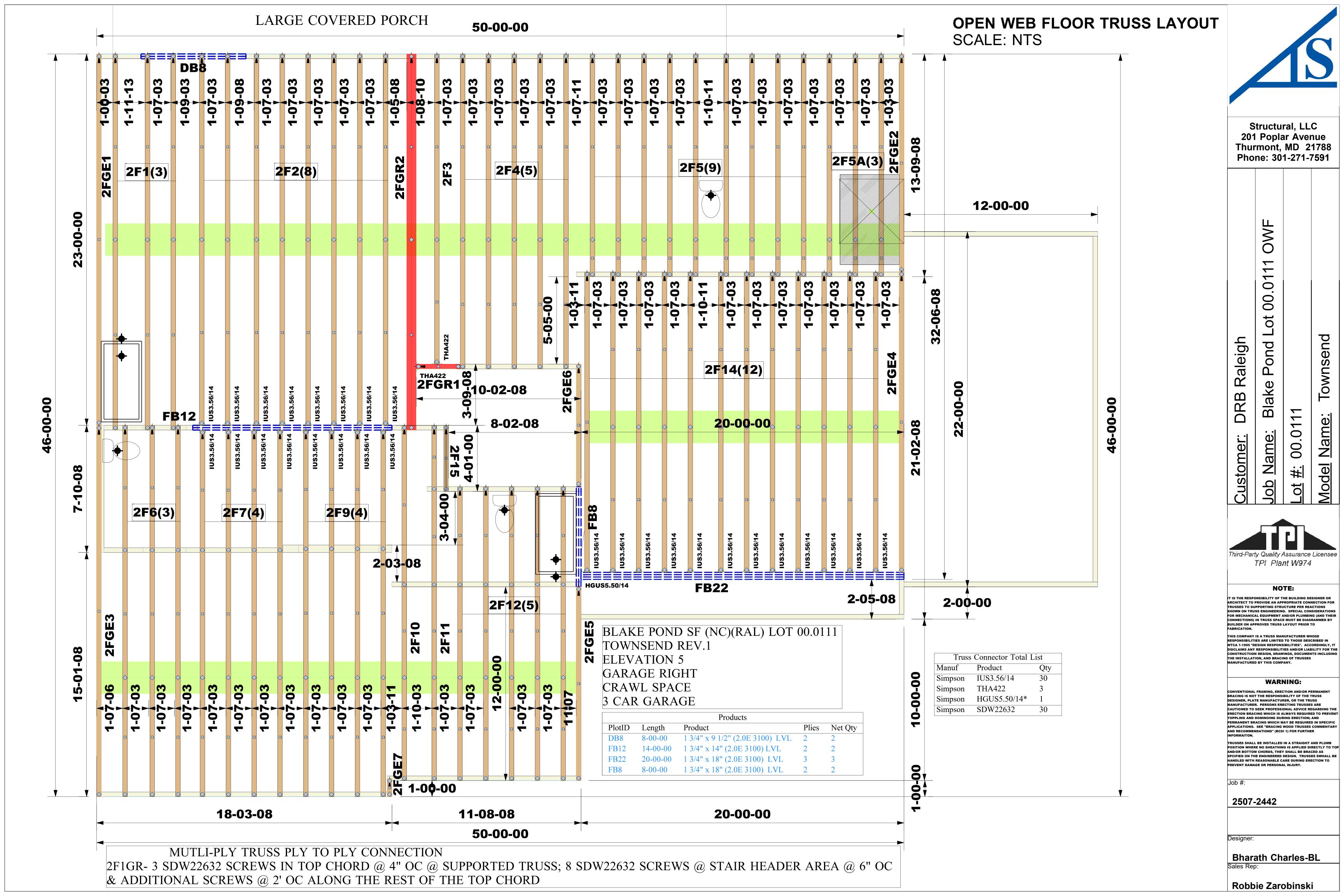
SEE BELOW FOR TOP OF POST CONN'N

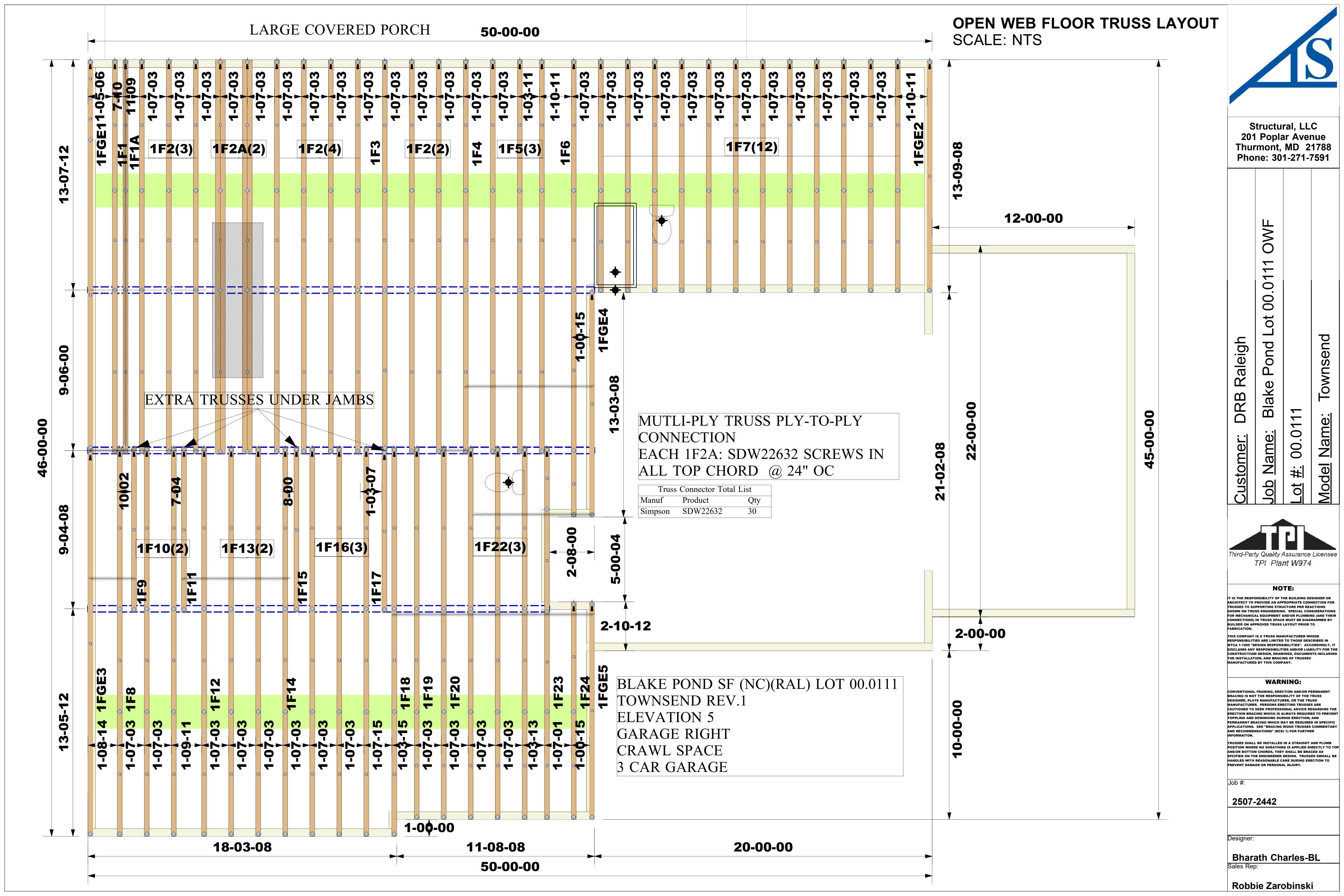






TYPICAL PORCH POST CONNECTION DETAIL INSTALLED PRIOR TO SLAB POUR SCALE: NONE CRANSPAPE PONDATION





# ROOF TRUSS LAYOUT SCALE: NTS

