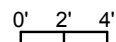


**PROPOSED FLOOR PLAN**





ENGINEER INFO:  
**P.E. TEAGUE, P.E., PLLC**  
 2705 WATERLOO COURT  
 RALEIGH, NC 27613  
 919-247-2572  
 PETE@TEAGUEENGINEERING.COM  
 TEAGUEENGINEERING.COM

BUILDER INFO:

**ADDITION/RENOVATION**  
**Baldemero Residence**  
 1590 Purfoy Road  
 Fuquay Varina, NC



SHEET NUMBER

**S1**  
 PROJECT #PO23110JB

**STRUCTURAL NOTES:**

- Framing lumber shall be #2 SPF (modulus of elasticity 1,100,000 psi, fb 950). All beams & treated lumber to be #2 SYP (E=1,800,000, fb=1100 min. Stds min.#2 or stud grade).
- Use hangers for all beam to beam connections. Structural fastening as per R602.3(1). Adequate connections is the sole responsibility of the general contractor and his subs.
- Structural members fastening to conform to Table R602.3(1) and (2).
- Roof Framing Notes:
  - Do Hips may be spliced with a min. 6'-0" overlap at center. No valley splices
  - Use 2x10 or fir down rafters for vaulted areas
  - Attach each vaulted rafter with hurricane connectors: Simpson H-2.5, H-5 or approved equal or 6" SDWC's
- All construction shall conform to the latest requirements of the NC State Residential Building Code - 2018 Edition, plus all local codes & regulations or 2015 IBC.
- Structural Engineer is not responsible for and will not control of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work.
- Structural Engineer is not responsible for the contractor's failure to carry out the proposed construction work in accordance with the contract document.
- Use Method #3 for Structural Sheathing; "Accepted Engineer's Practice"

**FRAMING NOTES:**

Design Loads (R301.5)	Live Loads (PSF)	Dead (PSF)
Rooms not for Sleeping	40	10
Sleeping Rooms	30	10
Attic w/Permanent Stairs	40	10
Attic w/o Permanent Stairs	20	10
Attic w/o Storage	10	10
Stairs	40	-
Exterior Balconies	60	10
Decks	40	10
Guardrails & Handrails	200	-
Passenger Vehicle Garages	50	10
Fire Escapes	40	10
Snow	20	-

- Wind Load: (Refer to Table R301.2.4)  
 Venti Zone before Construction
- Wall Bracing: Braced wall panels shall be in accordance with section R602.10.3 continuous sheathing. Bracing method CS-WSP shall be used in accordance with Table R602.10.1. The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be in accordance with Table R602.10.3 & figure R602.103(1). Unless noted otherwise, the entire is assumed to circumscribed within a single rectangle.
  - All framing lumber shall be SPF#2 (Fb=875 psi) unless otherwise noted (UNO). All treated lumber shall be SYP#2 (Fb=975 psi). Plate material may be SPF#3 or SYP#3 (Fc perp.) = 425 psi min.
  - All exterior headers to be (2)2x10 spl. u.n.o w/dbl. Jacks for all openings >5'-0".
  - All interior bearing headers to be (2)2x10 u.n.o. w/dbl. jacks for all openings >4'-6", use (2)2x8 w/dbl. jacks for all openings >3'-0" u.n.o.
  - All interior non-bearing headers to be min. (2)2x4 flat u.n.o.
  - Fireblock to conform with R602.8

**FOUNDATION NOTES:**

- Deck posts min. 4'-0" above grade are to be knee or diagonally braced per Appendix M, fastening to house will be by rafter with 5/8" galvanized bolts @ 20" o.c. and 12d hot dipped galv @ 42" o.c.
- Corners shall be braced with one of the approved methods as outlined in R602.10.3.
- Structural members fastening to conform to Table R602.3(1) and (2).
- Girders and piers shall bear on center 1/3 of pier and footing, respectively.
- 2018 NC State Residential Building Code apply to the construction of footings.
- Typical lug footing to be 18" x 8" deep. (UNO)
- Pressure treated wood shall be installed for exterior use.
- Hanger Schedule (Simpson hangers) for beam to beam connections (UNO)
  - (2)2x10s: LUS210-2
  - (2)2x10s: LUS210-3
  - (2)2x14 LVLs: HUS410
- Concrete shall have min. 28 day strength of 3000 psi, and max. Slump of 5 inches unless noted otherwise (UNO). Air entrained per Table 4022. All concrete shall be proportioned, mixed, handled, sampled, tested, and placed in accordance with ACI current standards. All samples for pumping shall be taken from the exit pump.
- Allowable soil bearing pressure assumed to be 2000 psf. The contractor must contact Geotechnical Engineer & the Structural Engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to the foundation wall shall be provided adequate drainage, and shall be graded so as to drain surface water away from foundation walls

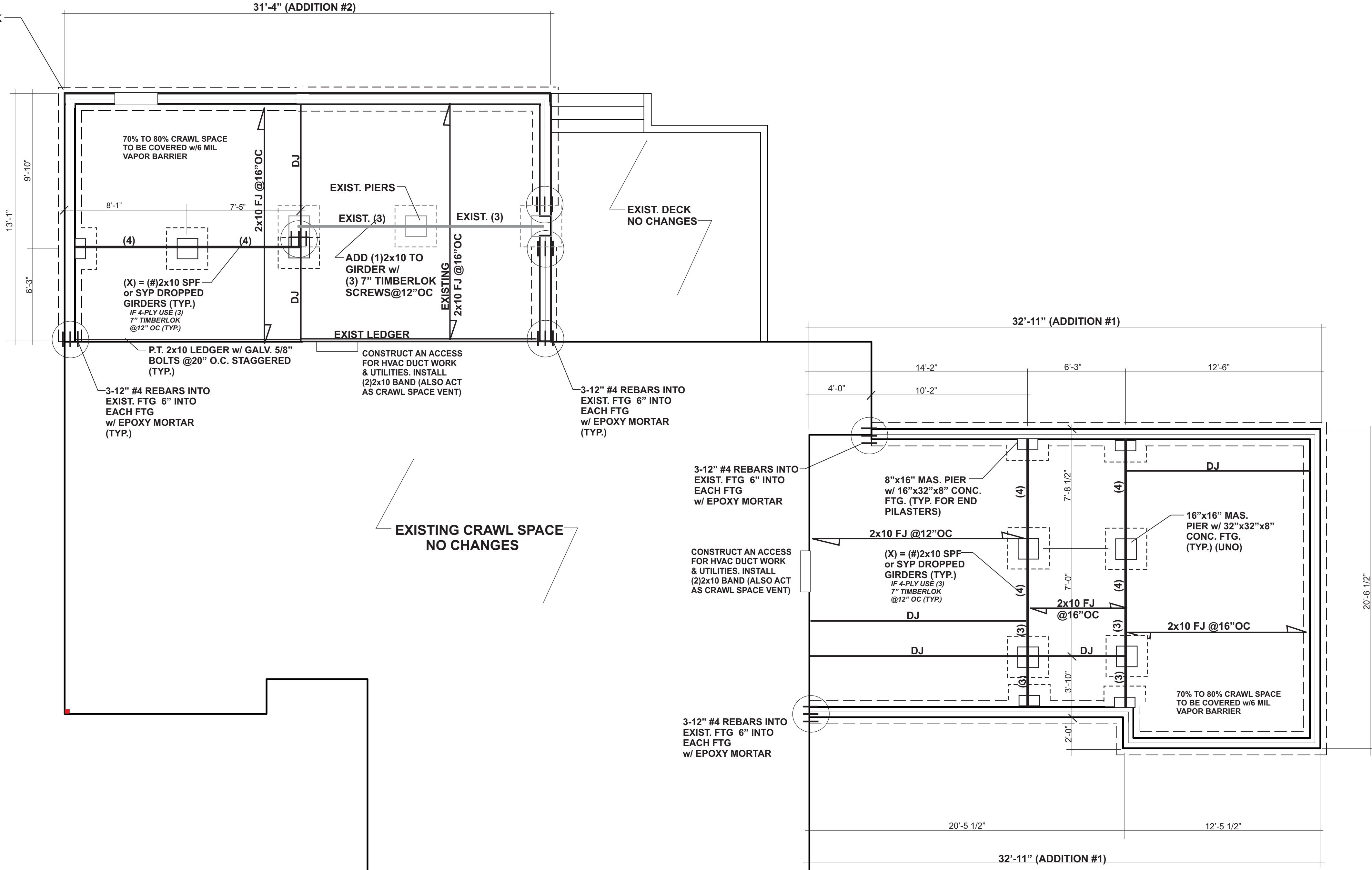
**CRAWL SPACE VENTILATION**

ADDITIONS:  
 ADDITION #1:  
 650 SQ. FT. OF CRAWL SPACE/150 = 4.33 SQ FT  
 SAY 4 SF

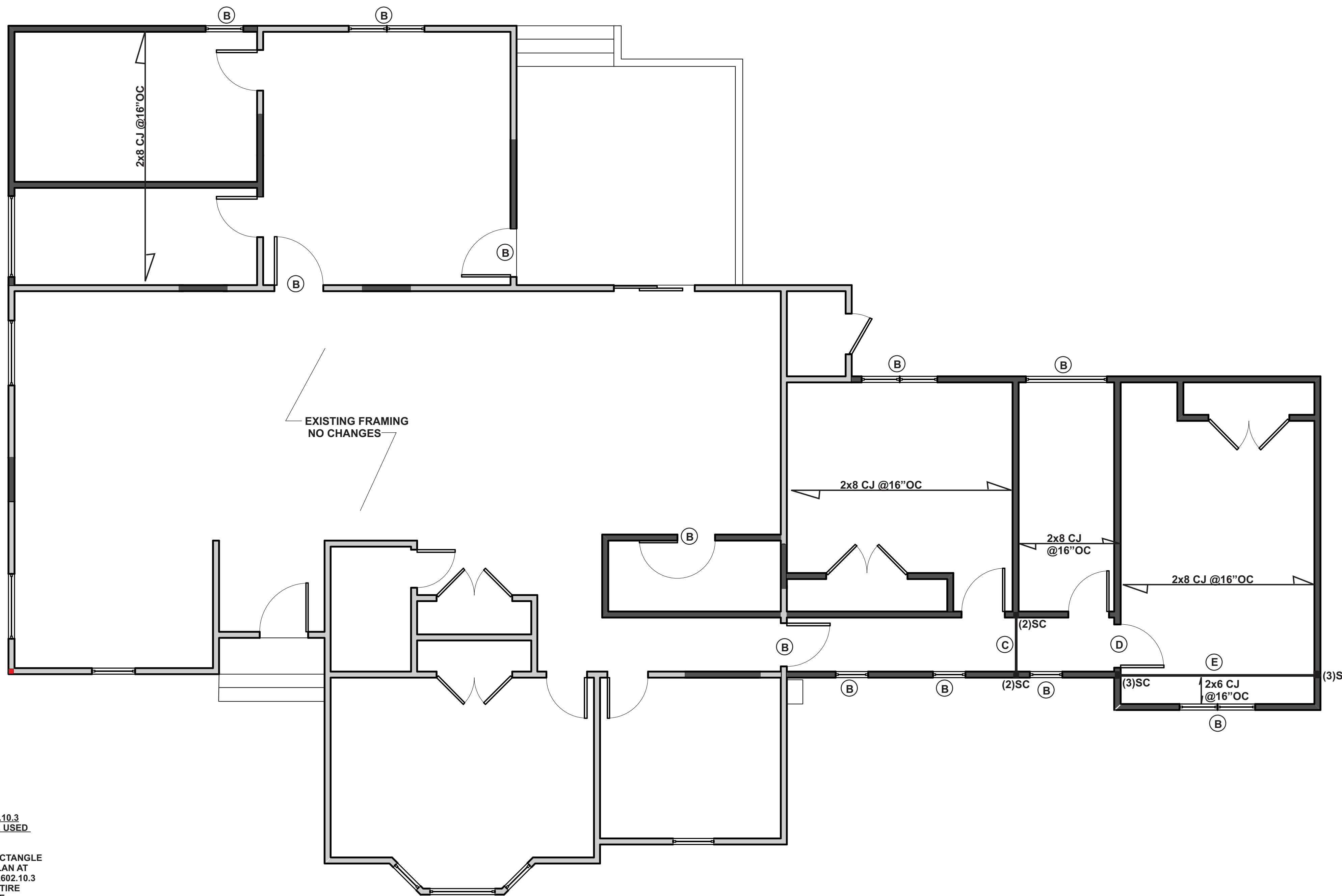
ADDITION #2:  
 410 SQ. FT. OF CRAWL SPACE/150 = 2.73 SQ FT  
 SAY 3 SF

**GENERAL NOTES:**  
 BUILDER TO CALCULATE QUANTITIES OF TYPES OF VENTS TO MAKE UP THE MIN. REQUIREMENT. BUILDER TO LOCATE & SIZE VENTS PER CURRENT NC BUILDING CODE. TYPICAL CRAWL SPACE FOUNDATION WALL IS 8" THICK WITH 18"x8" CONTINUOUS CONCRETE FOOTING OR 12" THICK WITH BRICK VENEER & 20"x8" CONTINUOUS CONCRETE FOOTING BELOW IF APPLICABLE.

8" MASONRY BLOCK OR 4" BRICK & 4" BLOCK w/18"x8" CONT. CONC. FTG. (TYP.) (U.N.O.)



**1st FLOOR FRAMING & FOUNDATION**  
 SCALE: 1/4" = 1'-0"



**WALL BRACING NOTES:**

WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING. BRACING METHOD CS-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.1

1. THE REQUIRED LENGTH OF BRACING FOR EACH SIDE OF A RECTANGLE CIRCUMSCRIBED AROUND THE PLAN OR A PORTION OF THE PLAN AT EACH STORY LEVEL SHALL BE IN ACCORDANCE WITH TABLE R602.10.3 AND FIGURE R602.10.3(1). UNLESS NOTED OTHERWISE, THE ENTIRE STRUCTURE IS ASSUMED TO CIRCUMSCRIBED WITHIN A SINGLE RECTANGLE.
2. MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
3. PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1.
4. HOLD DOWN DEVICE SHALL BE AS FOLLOWS:  
SIMPSON LSTA24 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR BAND AND UP THE STUDS PER SITE PER BUILDER  
SIMPSON HD3B HOLD DOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.

**CEILING FRAMING**

SCALE: 1/4" = 1'-0"

**STRUCTURAL NOTES:**

1. Framing lumber shall be #2 SPF (modulus of elasticity 1,100,000 psi, fb 950). All beams & treated lumber to be #2 SYP (E=1,600,000 fb=1100 min. Studs min.#2 or stud grade.
2. Use hangers for all beam to beam connections. Structural fastening as per R602.3(1). Adequate connections is the sole responsibility of the general contractor and his subs.
3. Structural members fastening to conform to Table R602.3(1) and (2).
4. Roof Framing Notes:
  - a. Dbl Hips may be spliced with a min. 6'-0" overlap at center. No valley splices
  - b. Use 2x10 or fir down rafters for vaulted areas
  - c. Attach each vaulted rafter with hurricane connectors: Simpson H-2.5, H-5 or approved equal or 6" SDWC's
5. All construction shall conform to the latest requirements of the NC State Residential Building Code - 2018 Edition, plus all local codes & regulations or 2015 IBC.
6. Structural Engineer is not responsible for and will not control of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work.
7. Structural Engineer is not responsible for the contractor's failure to carry out the proposed construction work in accordance with the contract document.
8. Use Method #3 for Structural Sheathing; "Accepted Engineer's Practice"

**FRAMING NOTES:**

1. Design Loads (R301.5)
 

Rooms not for Sleeping	Live Loads (PSF)	Dead (PSF)
Sleeping Rooms	40	10
Attic w/Permanent Stairs	40	10
Attic w/o Permanent Stairs	20	10
Attic w/o Storage	10	10
Stairs	40	-
Exterior Balconies	60	10
Decks	40	10
Guardrails & Handrails	200	-
Passenger Vehicle Garages	50	10
Fire Escapes	40	10
Snow	20	-
2. Wind Load: (Refer to Table R301.2.4)  
Venti Zone before Construction  
Wall Bracing: Braced wall panels shall be in accordance with section R602.10.3 continuous sheathing. Bracing method CS-WSP shall be used in accordance with Table R602.10.1 The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be in accordance with Table R602.10.3 & figure R602.103(1). Unless noted otherwise, the entire is assumed to circumscribed within a single rectangle.
3. All framing lumber shall be SPF#2 (Fb=875 psi) unless otherwise noted (UNO). All treated lumber shall be SYP#2 (Fb=975 psi). Plate material may be SPF#3 or SYP#3 (Fc (perp.) = 425 psi min.)
4. All exterior headers to be (2)2x10 spf. u.n.o w/ dbl. jacks for all openings >5'-0".
5. All interior bearing headers to be (2)2x10 u.n.o. w/ dbl. jacks for all openings >4'-6", use (2)2x8 w/ dbl. jacks for all openings >3'-0" u.n.o.
6. All interior non-bearing headers to be min. (2)2x4 flat u.n.o.
7. Fireblock to conform with R602.8

**HEADER SCHEDULE**

- (A) (2) 2x10's Flush
- (B) (2) 2x10's Dropped
- (C) (2) 2x8's Flush
- (D) (2) 2x8's Dropped
- (E) (2) 9.25' LVL's Flush
- (F) (2) 9.25' LVL's Dropped

**LEGEND**

- EXISTING WALLS
- PROPOSED NEW WALL
- - - WALL BELOW
- - - EXTERIOR WALL BELOW
- - - VAULTED CEILING LINE
- - - WALL REMOVED



**ENGINEER INFO:**  
**P.E. TEAGUE, P.E., PLLC**  
 2705 WATERLOO COURT  
 RALEIGH, NC 27613  
 919-247-2572  
 PETE@TEAGUEENGINEERING.COM  
 TEAGUEENGINEERING.COM

**BUILDER INFO:**

**ADDITION/RENOVATION**  
**Baldemero Residence**  
 1590 Purfoy Road  
 Fuquay Varina, NC



**SHEET NUMBER**

**S2**  
 PROJECT #PO23110JB

**THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION**

HOUSE DESIGNED FOR 115 MPH, EXPOSURE B  
ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER & SHALL EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6'-0" ON CENTER & WITHIN 12" OF ALL PLATE SPLICES.

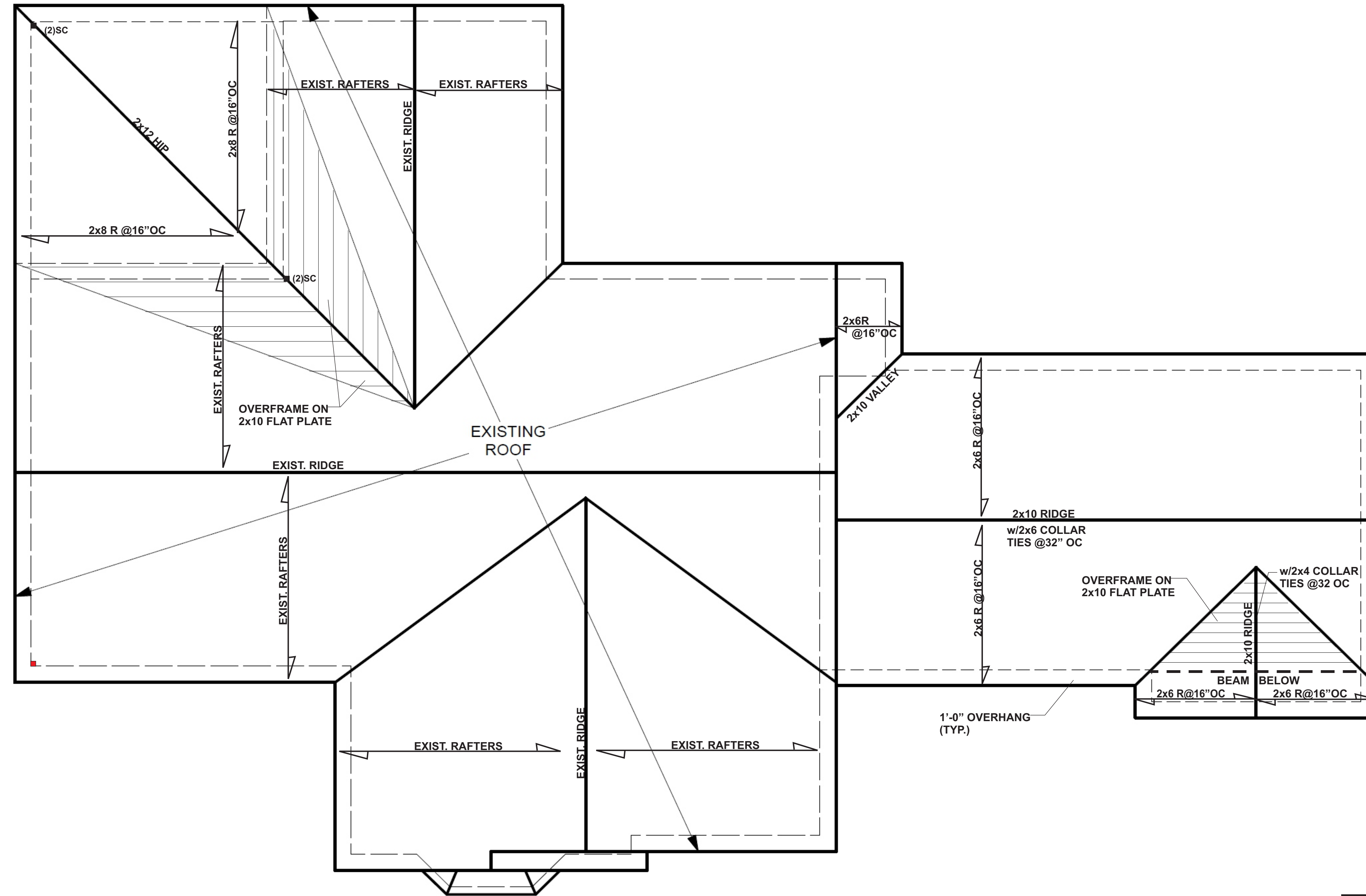
**STRUCTURAL NOTES:**

- Framing lumber shall be #2 SPF (modulus of elasticity 1,100,000 psi, fb 950). All beams & treated lumber to be #2 SYP (E=1,800,000, fb=1100 min. Stds min.#2 or stud grade).
- Use hangers for all beam to beam connections. Structural fastening as per R602.3(1). Adequate connections is the sole responsibility of the general contractor and his subs.
- Structural members fastening to conform to Table R602.3(1) and (2).
- Roof Framing Notes:
  - Do Hips may be spliced with a min. 6'-0" overlap at center. No valley splices
  - Use 2x10 or fir down rafters for vaulted areas
  - Attach each vaulted rafter with hurricane connectors: Simpson H-2.5, H-5 or approved equal or 6" SDWC's
- All construction shall conform to the latest requirements of the NC State Residential Building Code - 2018 Edition, plus all local codes & regulations or 2015 IBC.
- Structural Engineer is not responsible for and will not control of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work.
- Structural Engineer is not responsible for the contractor's failure to carry out the proposed construction work in accordance with the contract document.
- Use Method #3 for Structural Sheathing; "Accepted Engineer's Practice"

**FRAMING NOTES:**

- Design Loads (R301.5)
 

	Live Loads (PSF)	Dead (PSF)
Rooms not for Sleeping	40	10
Sleeping Rooms	30	10
Attic w/Permanent Stairs	40	10
Attic w/o Permanent Stairs	20	10
Attic w/o Storage	10	10
Stairs	40	-
Exterior Balconies	60	10
Decks	40	10
Guardrails & Handrails	200	-
Passenger Vehicle Garages	50	10
Fire Escapes	40	10
Snow	20	-
- Wind Load: (Refer to Table R301.2.4)  
Ventry Zone before Construction
- Wall Bracing: Braced wall panels shall be in accordance with section R602.10.3 continuous sheathing. Bracing method CS-WSP shall be used in accordance with Table R602.10.1 The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be in accordance with Table R602.10.3 & figure R602.103(1). Unless noted otherwise, the entire is assumed to circumscribed within a single rectangle.
- All framing lumber shall be SPF#2 (Fb=875 psi) unless otherwise noted (UNO). All treated lumber shall be SYP#2 (Fb=975 psi). Plate material may be SPF#3 or SYP#3 (Fc (perp.) = 425 psi min.).
- All exterior headers to be (2)2x10 spf. u.n.o w/ dbt. Jacks for all openings >5'-0".
- All interior bearing headers to be (2)2x10 u.n.o. w/ dbt. Jacks for all openings >4'-6", use (2)2x8 w/ dbt. Jacks for all openings >3'-0" u.n.o.
- All interior non-bearing headers to be min. (2)2x4 flat u.n.o.
- Fireblock to conform with R602.8



**ROOF FRAMING**  
SCALE: 1/4" = 1'-0"

ATTIC VENTILATION	
<b>ADDITIONS:</b>	
<b>ADDITION #1:</b>	650 SQ. FT. OF CRAWL SPACE/150 = 4.33 SQ FT SAY 4 SF
<b>ADDITION #2:</b>	410 SQ. FT. OF CRAWL SPACE/150 = 2.73 SQ FT SAY 3 SF
<b>GENERAL NOTES:</b>	BUILDER TO CALCULATE QUANTITIES OF TYPES OF VENTS TO MAKE UP THE MIN. REQUIREMENT. BUILDER TO LOCATE & SIZE VENTS PER CURRENT NC BUILDING CODE. TYPICAL CRAWL SPACE FOUNDATION WALL IS 8" THICK WITH 18"x8" CONTINUOUS CONCRETE FOOTING OR 12" THICK WITH BRICK VENEER & 20"x8" CONTINUOUS CONCRETE FOOTING BELOW IF APPLICABLE.

**NOTE: DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER.**



**ENGINEER INFO:**  
**P.E. TEAGUE, P.E., PLLC**  
2705 WATERLOO COURT  
RALEIGH, NC 27613  
919-247-2572  
PETE@TEAGUEENGINEERING.COM  
TEAGUEENGINEERING.COM

**BUILDER INFO:**

**ADDITION/RENOVATION**  
**Baldemero Residence**  
1590 Purfoy Road  
Fuquay Varina, NC



**SHEET NUMBER**

**S3**  
PROJECT #PO23110JB