

GENERAL INFORMATION

JURISDICTION: TOWN OF FUQUAY-VARINA

SQUARE FOOTAGE (GROSS FLOOR AREA)

EXISTING HEATED SF (1ST FLOOR): 2,290
 NEW HEATED SF (2ND FLOOR): 1,325
 NEW HEATED TOTAL: 3,615

GENERAL NOTES

- THESE DRAWINGS INDICATE IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL ELEMENTS WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS. DISCREPANCIES, IF ANY, ARE TO BE BROUGHT TO NOTICE OF THE ARCHITECT AND ENGINEER PRIOR TO EXECUTION OF WORK.
- STRUCTURAL ELEMENTS SHOWN ARE FOR REPRESENTATIONAL PURPOSES ONLY. SEE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR ACTUAL SIZES AND ADDITIONAL INFORMATION.
- ALL CONSTRUCTION TO CONFORM TO 2018 NC RESIDENTIAL BUILDING CODE (NRC).
- ALL ELEMENTS NOTED TO BE ADA TO CONFORM TO ICC-ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARDS.
- CONSTRUCTION MEANS AND METHODS NOT OUTLINED IN THESE DOCUMENTS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- FLOOR PLAN DIMENSIONS ARE TO WOOD STUD UNLESS OTHERWISE NOTED.
- FOUNDATION DIMENSIONS ARE TO FACE OF BLOCK UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS TO BE 2X4 WOOD STUD UNLESS OTHERWISE NOTED.
- ALL DOORS TO BE SET 4" FROM ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
- INSTALL MOLD AND MILDEW RESISTANT GYPSUM WALLBOARD ON WALLS AND CEILINGS IN ALL BATHROOMS AND TOILET ROOMS.

EGRESS

- PROVIDE MINIMUM OF (1) WINDOW PER BEDROOM THAT MEETS EGRESS REQUIREMENTS PER NRC SECTION 310.1.
- CONSULT WINDOW MANUFACTURER'S SPECIFICATIONS FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, AND ROUGH OPENINGS.

FIRE-RESISTANT CONSTRUCTION

- PROVIDE FIREBLOCKING AND DRAFTSTOPPING WHERE APPLICABLE IN ACCORDANCE WITH R302.

RAMPS

- NEW RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NRC SECTION R311.8:
 - MAXIMUM SLOPE: RAMPS SERVING THE EGRESS PATH SHALL HAVE A SLOPE NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL.
 - LANDINGS: PROVIDE LANDINGS IN REQUIRED LOCATIONS WITH A WIDTH OF THE LANDING PERPENDICULAR TO THE RAMP SLOPE NOT LESS THAN 36".
 - HANDRAIL: PROVIDE A HANDRAIL NOT LESS THAN 34" IN HEIGHT ON AT LEAST ONE SIDE OF RAMP. HANDRAILS SHALL COMPLY WITH NRC SECTION 311.7.8.3.

GLAZING

- PROVIDE TEMPERED GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN NRC SECTION 308.4.

R-VALUES

- PRESCRIPTIVE R-VALUES AS REQUIRED BY 2018 NRC:
 - FLOORS: R-19
 - GARAGE CEILINGS: R-19
 - EXTERIOR WALLS: R-15
 - ROOFS: R-38

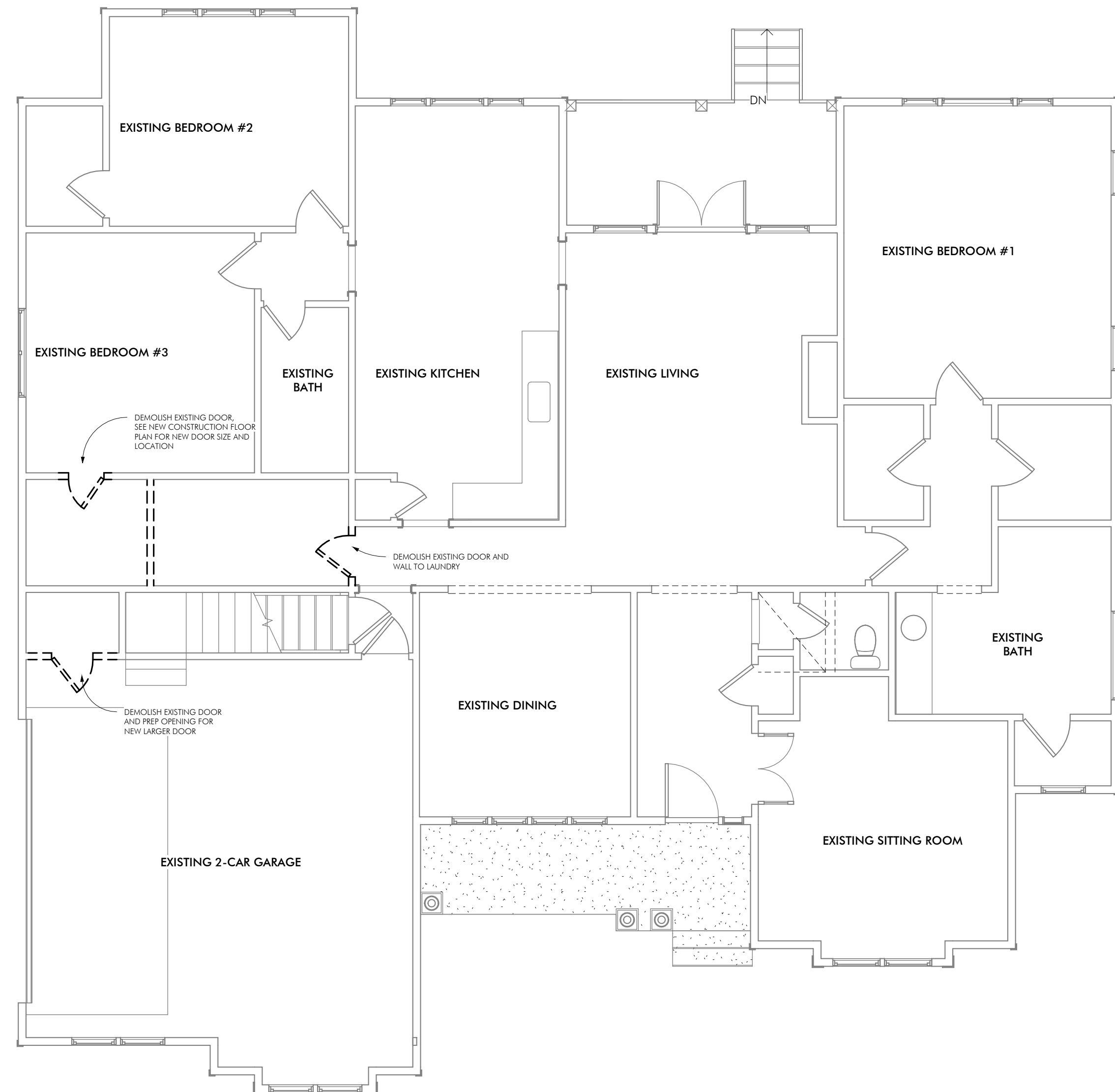
DEMOLITION PLAN NOTES

- REQUIRED DEMOLITION SHOWN FOR NEW WORK ONLY. DEMOLITION REQUIRED DUE TO FIRE DAMAGE NOT SHOWN.
- REVIEW STRUCTURAL DRAWINGS AND PROVIDE SUPPORT FOR EXISTING STRUCTURE PRIOR TO WALL DEMOLITION.
- COVER AND PROTECT HARDWOOD FLOORS PRIOR TO DEMOLITION.

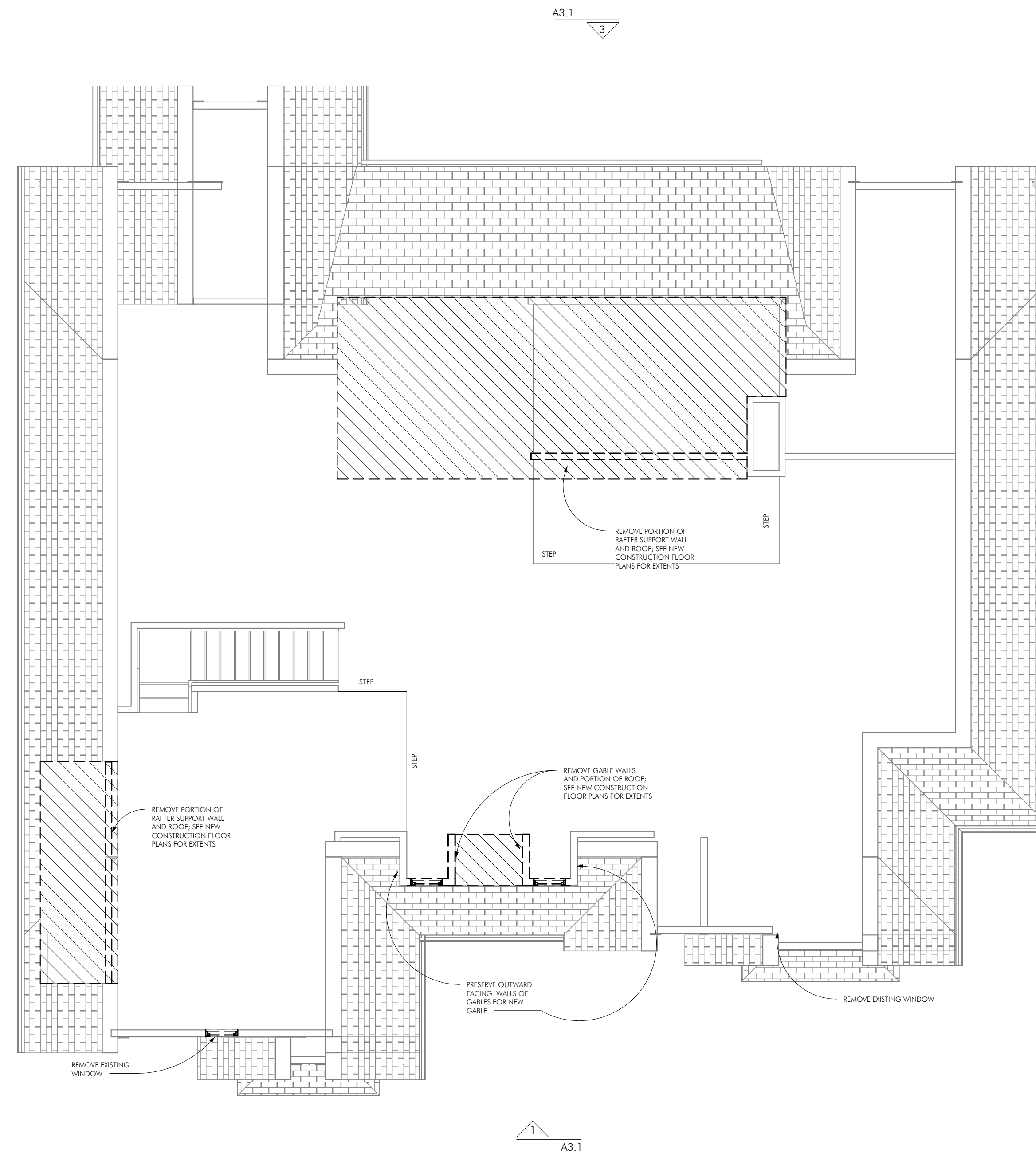


12-19-23

50 Alban Row
 Fuquay-Varina, NC 27526



1 First Floor - Existing / Demolition
 3/16" = 1'-0"



2 Second Floor - Existing / Demolition
 3/16" = 1'-0"

PROJECT: Attic Conversion
 FOR: Sandy Johnson

PROJECT NUMBER: 23-010
 DATE: 12-19-23
 PHASE: 100% Construction Documents
 SCALE: 3/16" = 1'-0"

REVISIONS:
 NO. ISSUE DATE

Demolition Floor Plans

A1.1

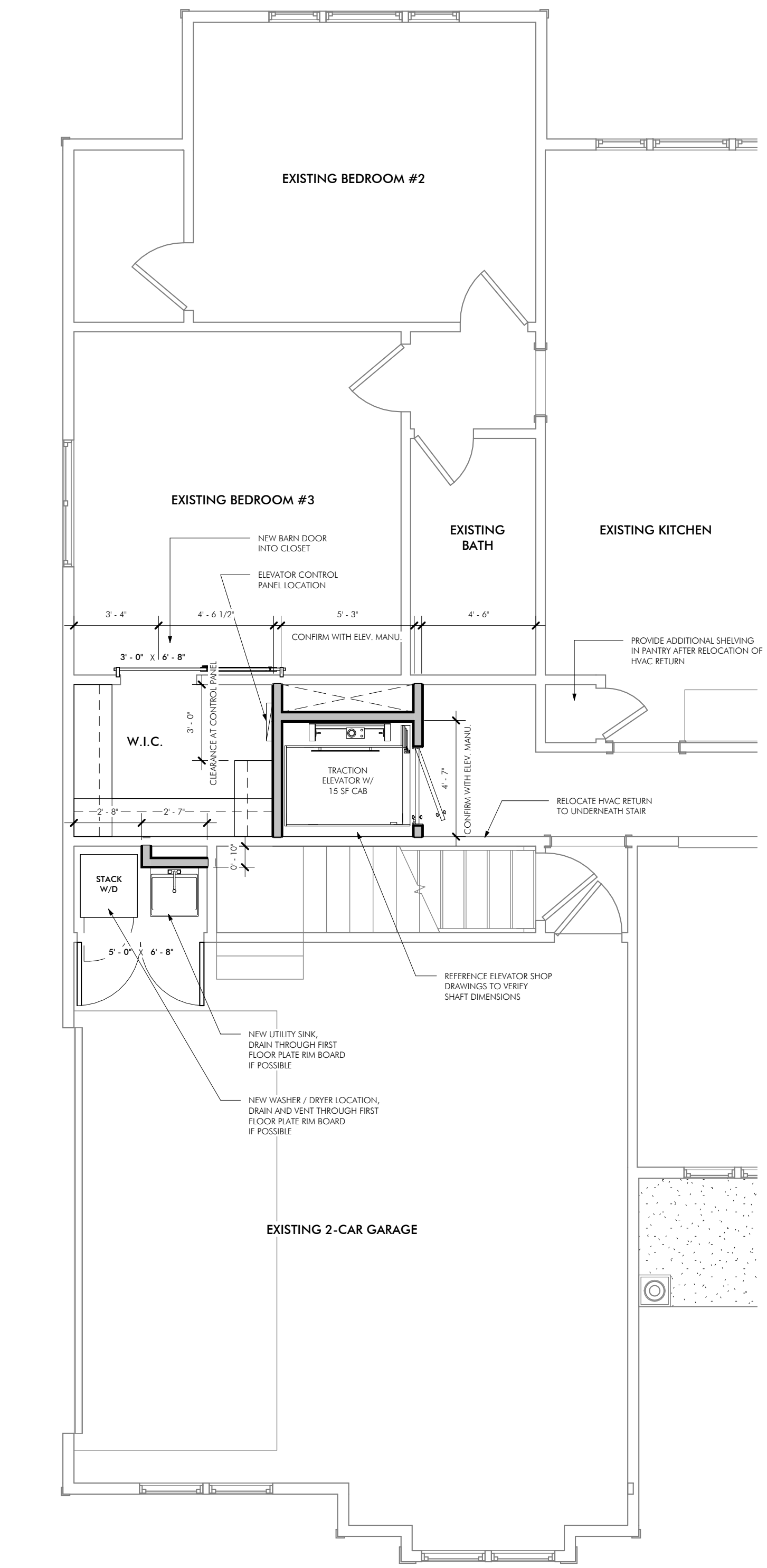
FLOOR PLAN NOTES

1. CONFIRM ALL DIMENSIONS TO EXISTING COMPONENTS IN THE FIELD.
2. PROVIDE BLOCKING FOR ALL GRAB BAR AND HANDRAIL COMPONENTS.
3. REFERENCE ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES STANDARDS FOR DIMENSIONAL GUIDELINES FOR INSTALLING ACCESSIBILITY COMPONENTS.
4. CONFIRM OVERHEAD CLEARANCE REQUIREMENTS AT ELEVATOR SHAFT UNDER EXISTING RAFTERS PRIOR TO DETERMINING FINAL SHAFT LOCATION.
5. CONFIRM ALL FINISH SELECTIONS WITH OWNER PRIOR TO PURCHASE.

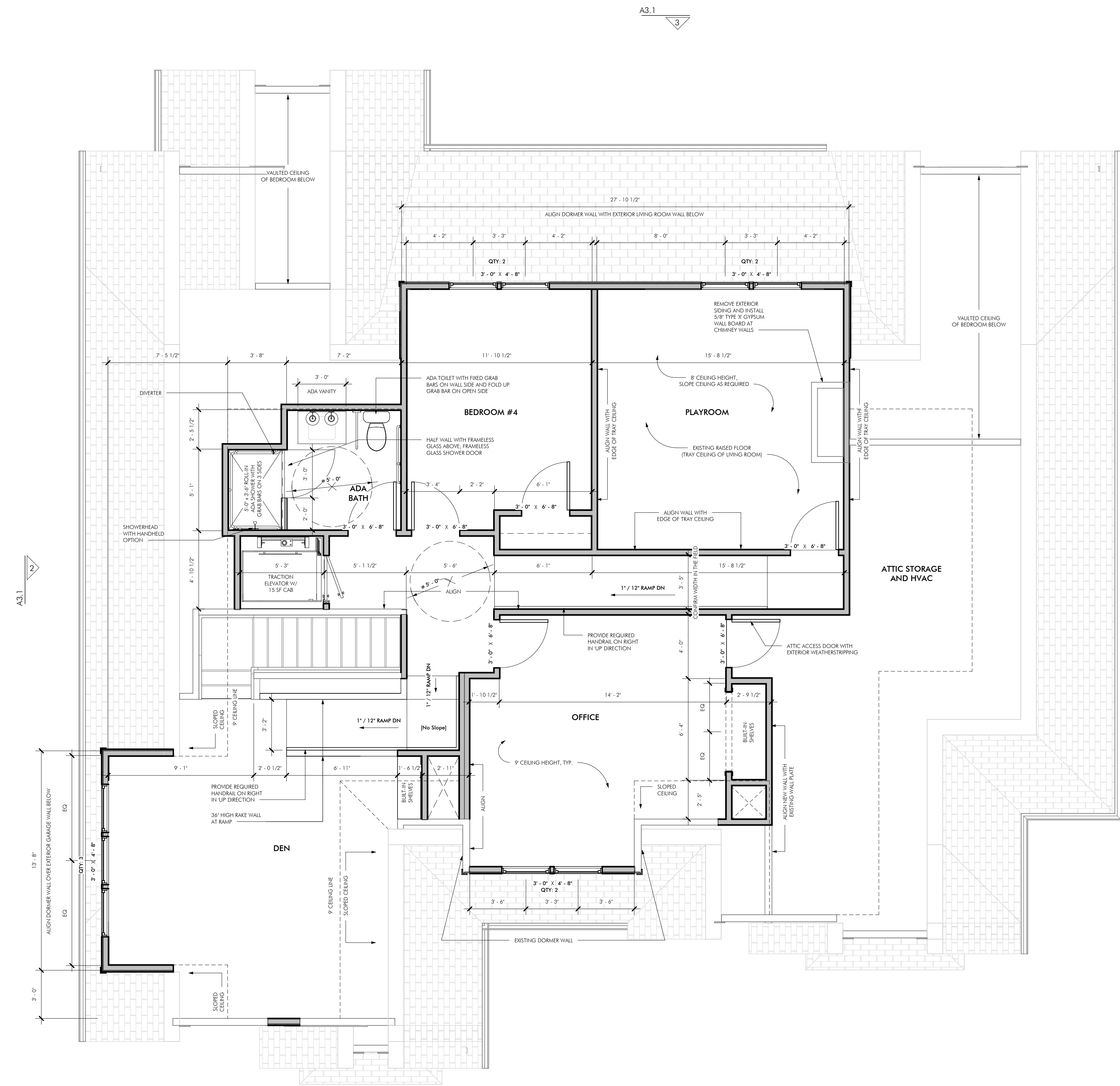


12-19-23

50 Alban Row
Fuquay-Varina, NC 27526



1 First Floor - New Construction
1/4" = 1'-0"



2 Second Floor - New Construction
1/4" = 1'-0"

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Attic Conversion
FOR:
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New Construction
Floor Plans

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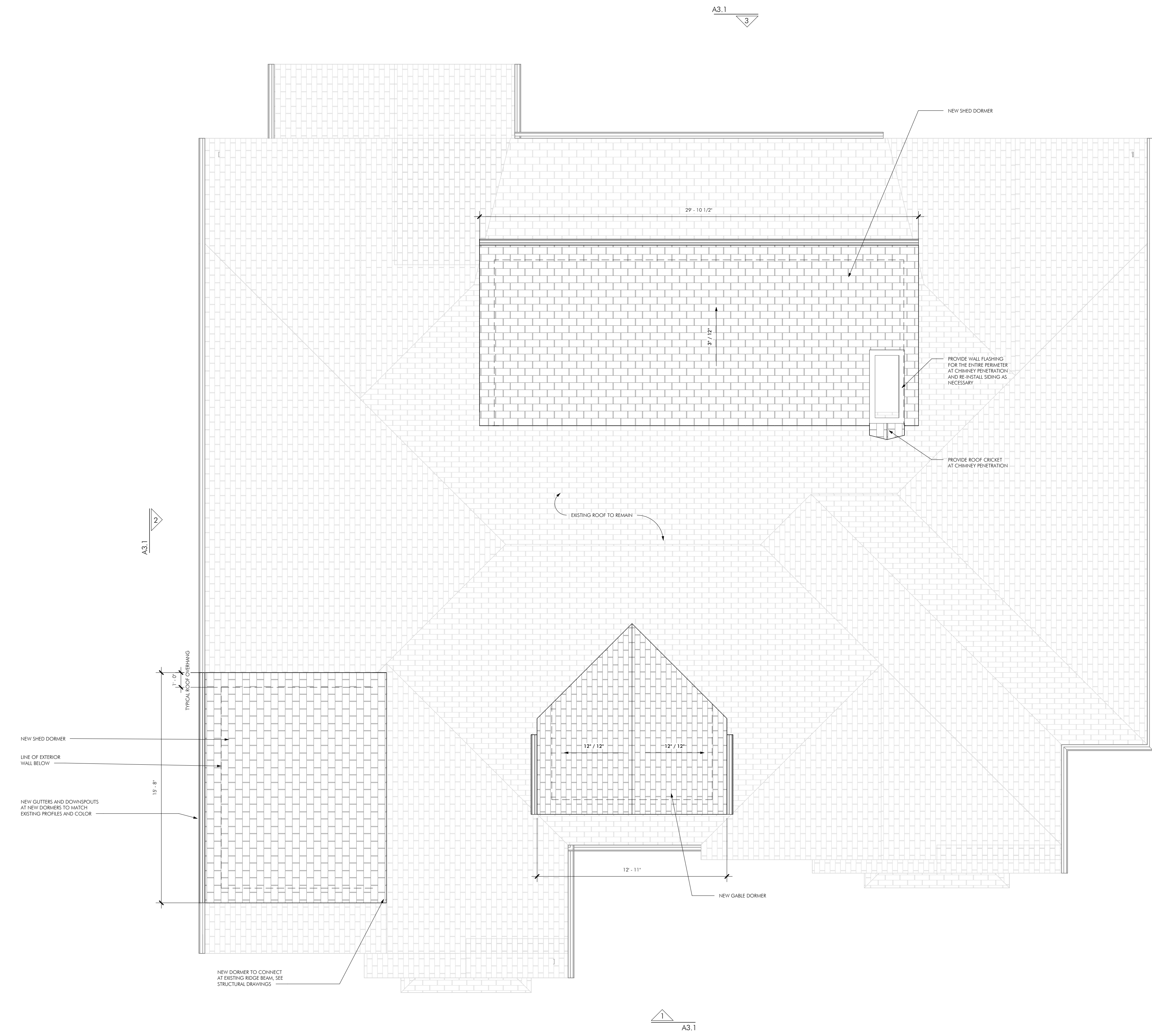
ROOF PLAN NOTES

1. PROVIDE ICE AND WATER SHIELD ON ALL ROOFS LESS THAN 4/12 FITCH.
2. ALL EXISTING ROOFING SHINGLES TO BE REMOVED AND REPLACED WITH 30 YEAR ARCHITECTURAL ROOFING SHINGLES, COLOR BY OWNER.
3. NEW GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.



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NO.	ISSUE	DATE

New Construction Roof Plan

A1.3

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LIGHTING + SWITCHING NOTES

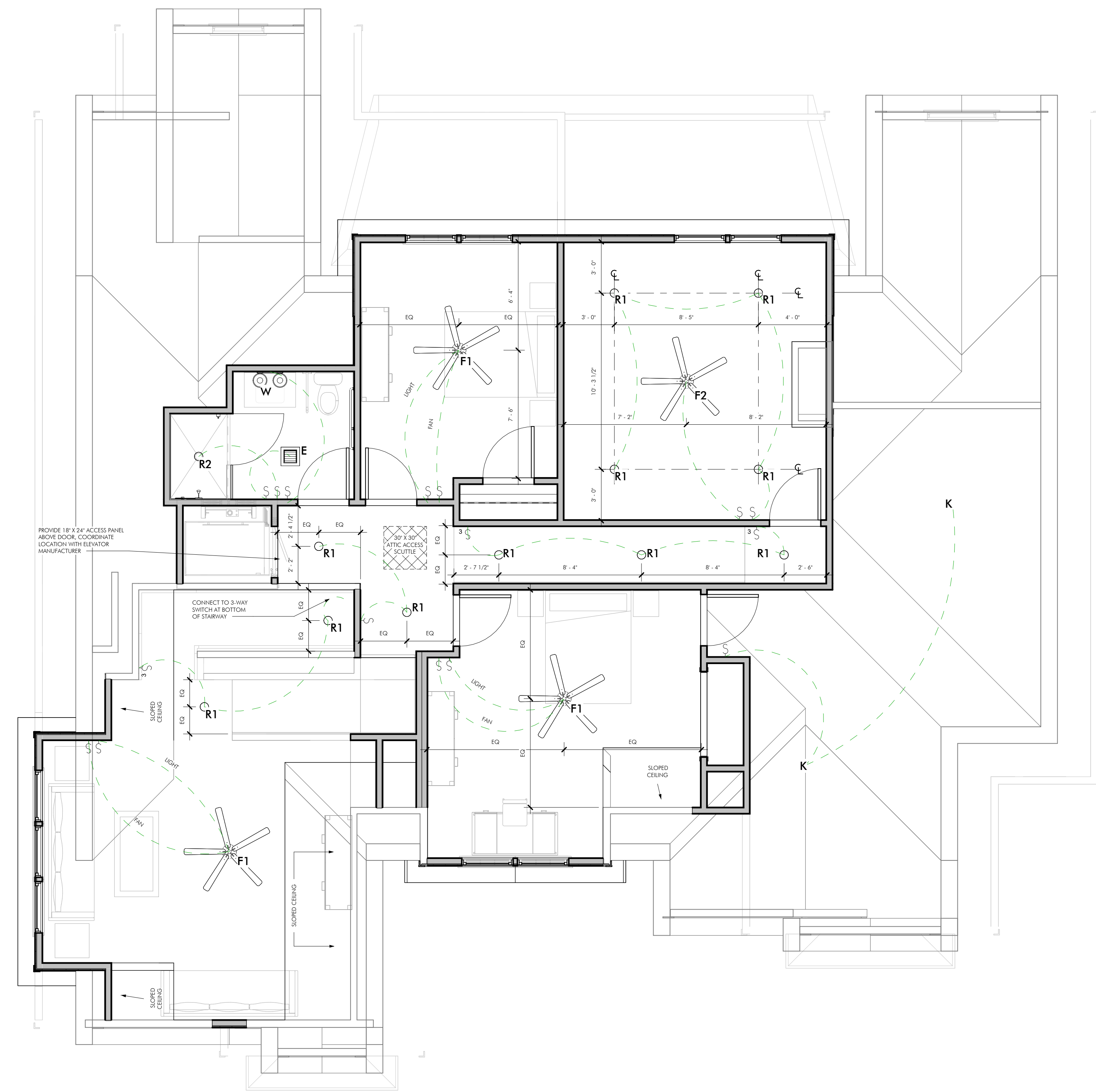
1. ALL LIGHTING TO BE LED UNLESS OTHERWISE NOTED.
2. LIGHT FIXTURES TO BE CENTERED IN SPACE UNLESS OTHERWISE NOTED.
3. GROUPED SWITCHES SHALL BE COMBINED IN 2-GANG, 3-GANG, AND 4-GANG JUNCTION BOXED WITH MATCHING COVER PLATES

LIGHT FIXTURE LEGEND

- C1 CEILING FLUSH MOUNT, DECORATIVE
- C2 CEILING FLUSH MOUNT, LINEAR SHOP LIGHT
- E EXHAUST FAN
- F1 CEILING FAN, WITH LIGHT KIT
- F2 CEILING FAN, WITHOUT LIGHT KIT
- K KEYLESS
- P1 PENDANT, LARGE
- P2 PENDANT, SMALL
- R1 RECESSED DOWNLIGHT
- R2 RECESSED DOWNLIGHT, WET LOCATION
- R3 RECESSED DOWNLIGHT, WALL WASHER
- U UNDERCABINET STRIP LIGHT
- W1 WALL SCONCE, VANITY LIGHT
- W2 WALL SCONCE, UP/DOWN LIGHT
- W3 WALL SCONCE, DOWN LIGHT ONLY



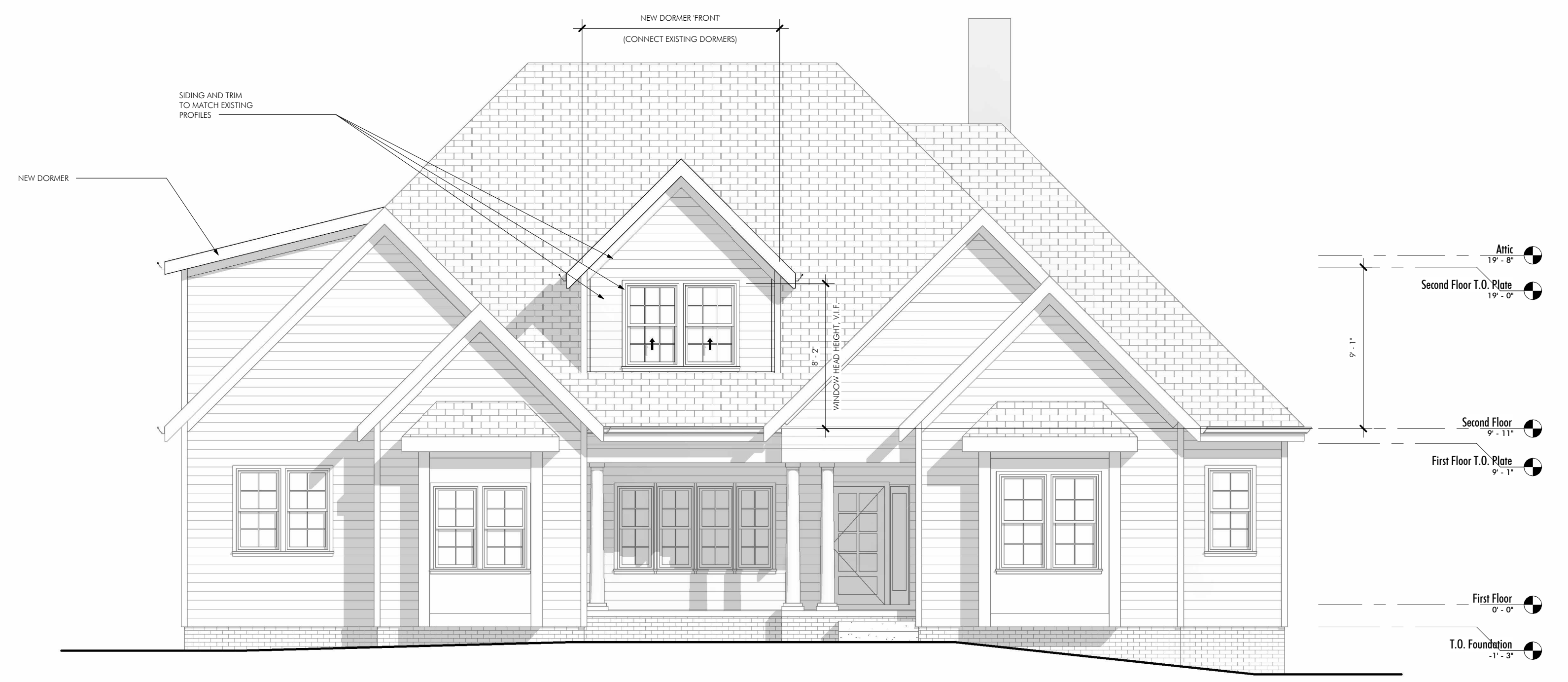
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NO.	ISSUE	DATE



1 Front Elevation - Cable Dormer
 3/16" = 1'-0"



2 Left Elevation
 3/16" = 1'-0"



3 Rear Elevation
 3/16" = 1'-0"

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GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK AND THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
2. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS NOTED.
4. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING OF EXCAVATION.
5. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 EDITION OF THE "NC STATE RESIDENTIAL BUILDING CODE". ALL REFERENCES TO "RXXX.XX" INDICATE THE APPLICABLE SECTION OF CODE.
6. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.

FOUNDATION NOTES:

1. MAXIMUM DESIGN SOIL PRESSURE: CODE MINIMUM: 2,000 PSF
CONTINUOUS FOOTINGS: 2,000 PSF
PAD FOOTINGS: 2,000 PSF
2. SEE SOILS REPORT BY: N/A
PROJECT NO.: N/A
DATED: N/A
3. ALL FOOTINGS TO BE A MINIMUM OF: 12" BELOW NATURAL GRADE
12" BELOW FINISHED GRADE
4. SOILS COMPACTION AND SITE PREPARATION TO BE IN ACCORDANCE WITH SOILS REPORT (AS APPLICABLE). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY.
5. FINISH EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH LOOSE MATERIAL REMOVED FROM EXCAVATION.
6. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER AND, BEFORE ANY FOOTING CONCRETE IS PLACED, SHALL BE CHECKED AND APPROVED BY CONTRACTOR FOR COMPLIANCE WITH THE REQUIREMENTS.
7. SIDE OF FOUNDATION MAY BE POURED AGAINST STABLE EARTH (U.O.N.).
8. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC., ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
9. CONTRACTOR TO BRACE OR PROTECT ALL RETAINING WALLS FROM LATERAL LOADS UNTIL SUPPORTING FLOORS, WALLS AND/OR SLABS ARE COMPLETELY IN PLACE AND HAVE BEEN SHEATHED PER PLAN OR ATTAINED FULL STRENGTH.
10. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER, AS APPLICABLE. FLOODING WILL NOT BE PERMITTED.
11. ALL SILL PLATES SHALL BE TREATED SYP W/ 1/2" x A/B x 12" @ 6' O.C. (U.O.N. ON PLANS) W/ 3/16"x2"x2" PLATE WASHERS.
12. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE W/ NC RESIDENTIAL BUILDING CODE R404, ACI 318, ACI 332, NCM A TR68-A, OR ACE 530/ASCE5/TMS 402. FOUNDATION WALLS MAY BE STEPPED AND FRAMED W/ 2x6 @ 16" O.C. KNEE WALLS WHERE GRADE PERMITS.

CONCRETE NOTES:

1. CONCRETE IN ALL WORK SHALL HAVE 3000 PSI ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS.
2. CEMENT SHALL CONFORM TO ASTM C-15, TYPE I OR TYPE II.
3. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33. AGGREGATES FOR SHOTCRETE/GUNITE SHALL NOT EXCEED 3/4".
4. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94-81.
5. ADMIXTURE MAY BE USED WITH THE PRIOR APPROVAL OF THE ENGINEER. ADMIXTURE (COMPLYING WITH ASTM A494) USE TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT (CALCIUM CHLORIDE SHALL NOT BE USED).
6. WATER SHALL BE CLEAN, FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS OR ORGANIC MATERIALS.
7. SLUMPS: THE MAXIMUM SLUMP SHALL NOT EXCEED 5". DURING TEMPERATURES ABOVE 80°F, MAXIMUM OF 6" SLUMP IS PERMISSIBLE PROVIDED THE MIX DESIGN IS REVISED ACCORDINGLY BY THE TESTING LABORATORY, AS APPLICABLE. MEASURE SLUMP IN ACCORDANCE WITH "METHOD OF TEST FOR SLUMP" OF PORTLAND CEMENT CONCRETE ASTM C143.
8. IF APPLICABLE, 3/4" DEEP CONTROL JOINTS ARE TO BE SAWCUT TO SUBDIVIDE ALL FLOOR SLABS ON GRADE INTO APPROXIMATELY SQUARE AREAS OF 400 SQ FT OR LESS. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR ADDING CONTROL JOINTS AS NECESSARY.

MASONRY NOTES:

1. CONCRETE MASONRY WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF F'm = 1,500 PSI.
2. CONCRETE MASONRY UNITS SHALL BE MINIMUM LIGHTWEIGHT UNITS CONFORMING TO ACI 530/ASCE 5/TMS 402, WITH MAX LINEAR SHRINKAGE OF 0.06% (1,900 PSI MINIMUM).
3. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO IRC SECTION R607 AND TO ASTM C270.
4. ALL GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. GROUT SHALL BE PROPORTIONED PER IRC TABLE R607.1 AND WITH SUFFICIENT WATER FOR POURING WITHOUT SEGREGATION OF GROUT CONSTITUENTS.
5. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED UNLESS OTHERWISE NOTED ON PLANS.
6. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM OR LINTEL BEAM UNITS.
7. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT FOUR 1/2" BELOW TOP OF THE UPPERMOST UNIT.
8. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
9. PROVIDE INSPECTION AND CLEANOUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
10. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
11. ANCHOR BOLTS MUST BE SET WITH TEMPLATES AND HELD IN PLACE PRIOR TO GROUTING. PROVIDE AT LEAST ONE INCH OF GROUT BETWEEN ANCHOR BOLT AND MASONRY.
12. SPECIAL INSPECTION IS REQUIRED FOR F'm ≥ 1,500 PSI.

ENGINEERED WOOD NOTES:

1. ENGINEERED LUMBER EXPOSED TO EXTERIOR CONDITIONS MUST BE ADEQUATELY WEATHER-PROOFED (BY OTHERS)
2. ENGINEERED WOOD SHALL BE "VERBALAM" LVLs AS INDICATED ON PLANS, MANUFACTURED BY BOISE CASCADE, U.O.N. (EQUIVALENT OR BETTER SUBSTITUTE IS ALLOWED) W/ MULTI-PLY MEMBERS BUILT-UP PER MFR REQUIREMENTS.
ALLOWABLE DESIGN STRESSES:
(LVL) Fb = 3,100 PSI
E = 2.0 x 10⁶ PSI
Fv = 285 PSI

DESIGN PARAMETERS:

WIND LOADS: EXPOSURE B
115 MPH

REINFORCING STEEL NOTES:

1. STEEL REINFORCEMENT SHALL BE: GR 40 = #4 & SMALLER
ASTM A615 GR. 60 = #5 & LARGER
ASTM A185 = WELDED WIRE FABRIC
2. REINFORCING DETAILING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE" LATEST EDITION.
3. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
4. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF CONCRETE COVER:
FOOTINGS (CONC. DEPOSITED AGAINST EARTH).....3"
CONC. SURFACE (FORMED) EXPOSED TO EARTH OR WEATHER
#6 THROUGH #8 BARS:.....2"
#5 & SMALLER:.....1 1/2"
CON. NOT EXPOSED TO EARTH OR WEATHER:
SLAB, WALLS & JOIST:
#4 & #8 BARS:.....1 1/2"
#11 BAR & SMALLER:.....3/4"
BEAMS, COLUMNS :
PRIMARY REINFORCEMENT TIES STIRRUPS, SPIRALS:.....1 1/2"

WOOD NOTES:

1. ALL WOOD FRAMING SHALL BE AS FOLLOWS (U.O.N.):
A. ROOF RAFTERS & CEILING JOISTS:
NO.1/NO.2 SPRUCE PINE FIR (SPF)
B. FLOOR JOISTS:
NO.2 SOUTHERN YELLOW PINE (SYP)
2. WOOD GRADES (U.O.N.)
A. FOR HORIZONTAL MEMBERS:
JOISTS & RAFTERS GRADE: NO. 2
BEAMS & STRINGERS GRADE: NO. 2 (U.O.N.)
PURLINS GRADE: NO. 1
SUB-FURLING:
2X4 GRADE: NO. 1
2X6 GRADE: NO. 2
LEDGERS & NAILERS GRADE: NO. 2
HEADERS GRADE: NO. 2 (U.O.N.)
B. FOR VERTICAL MEMBERS TOP & BOTTOM PLATES: MATCH VERTICAL MEMBERS,
GRADE NO. 2 MIN (U.O.N.)
4X POST GRADE: NO. 2
6X POST GRADE: NO. 2
STUDS: GRADE: STUD OR BETTER, 9'-0" MAX (U.O.N.)
3. FRAMING IN CONTACT WITH CONCRETE OR MASONRY, OR MEMBERS EXPOSED TO WEATHER SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP) TREATED IN ACCORDANCE WITH AWPA C22 WITH THE FOLLOWING DESIGN PROPERTIES:
Fb = 1,050 PSI Fv = 55 PSI E = 1.6x10⁶ PSI
SILL AND LEDGER BOLTS SHALL BE PLACED 12" MAX FROM THE ENDS AND NOTCHES AND SPACED AT 6' O.C. MAX, U.O.N. (2 BOLTS MIN/PIECE OF B).
4. ALL PLYWOOD AND OSB SHALL BE CERTIFIED AS CONFORMING TO U.S. PRODUCTS STANDARD PS-2-92 BY A CERTIFICATION AGENCY APPROVED BY THE NATIONAL EVALUATION SERVICES INC. OR I.C.C.
5. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM DIAMETER LARGER THAN THE NOMINAL BOLT DIAMETER.
6. PROVIDE JOIST(S) UNDER ALL PARALLEL NON-BEARING PARTITIONS AND SOLID BLOCKING UNDER ALL PERPENDICULAR NON-BEARING PARTITIONS.
7. ALL FRAMING ANCHORS, POST CAPS, COL. BASES, ETC. NOTED ARE MANUFACTURED BY 'SIMPSON' OR APPROVED EQUAL. OTHER HARDWARE COMPANIES (E.I. ACS, USP) MAY BE SUBSTITUTED PROVIDED ALL PRODUCTS HAVE A CURRENT ICC-ES REPORT AND EQUIVALENT LOAD CAPACITIES. USE COMMON NAILS AS SPECIFIED BY MANUFACTURER.
8. PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO FLOOR JOISTS WITH ONE CONTINUOUS BEAD OF AN ADHESIVE COMPOUND CONFORMING TO ASTM D 3024 AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.
9. CUTTING, NOTCHING OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER AND/OR PER R502.8 & R502.11
10. BOLTS IN WOOD SHALL NOT BE LESS THAN 1 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER (U.O.N.).
11. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
12. ALL NAILS SHALL BE COMMON NAILS (U.O.N.).
13. PROVIDE SOLID BLOCKING TO GIRDERS AND/OR FOUNDATION BENEATH POINT LOADS AS DENOTED BY: []
14. LOAD BEARING HEADERS SHALL CONFORM W/ TABLES R602.1(1)(2) & (3) W/ (1) JACK STUD EACH END (U.O.N). SECURE HEADERS TO EACH JACK STUD W/ (4) 8d NAILS. BEAM/HEADER SUPPORTS REQUIRING MORE THAN (1) JACK ARE DENOTED BY: [X]-2 (WHERE 2 JACKS ARE REQ'D FOR EXAMPLE). KING STUDS AT EACH END OF THE OPENING SHALL BE 1/2 THE NUMBER OF STUDS INTERRUPTED BY THE OPENING, TYP (U.O.N.).
15. OVERFRAME ROOF W/ FLAT 2X10 PLATES W/ (2) 16d COMMON TO RAFTERS/TRUSSES AT FALSE VALLEYS.
16. ALL DECK FRAMING, BRACING, GUARDRAILS, AND ATTACHMENTS TO THE MAIN HOUSE STRUCTURE IS TO BE PER "APPENDIX M" OF THE NC RESIDENTIAL BUILDING CODE.
17. ALL MULTI-PLY JOISTS ARE TO BE SUPPORTED BY HANGERS AT FLUSH CONNECTIONS.
18. ALL MULTI-PLY JOISTS ARE TO BE BUILT-UP WITH (3) 10d COMMON NAILS AT EACH END & AT 12" O.C. STAGGERED TOP & BOTTOM ALONG THE LENGTH OF THE JOISTS.

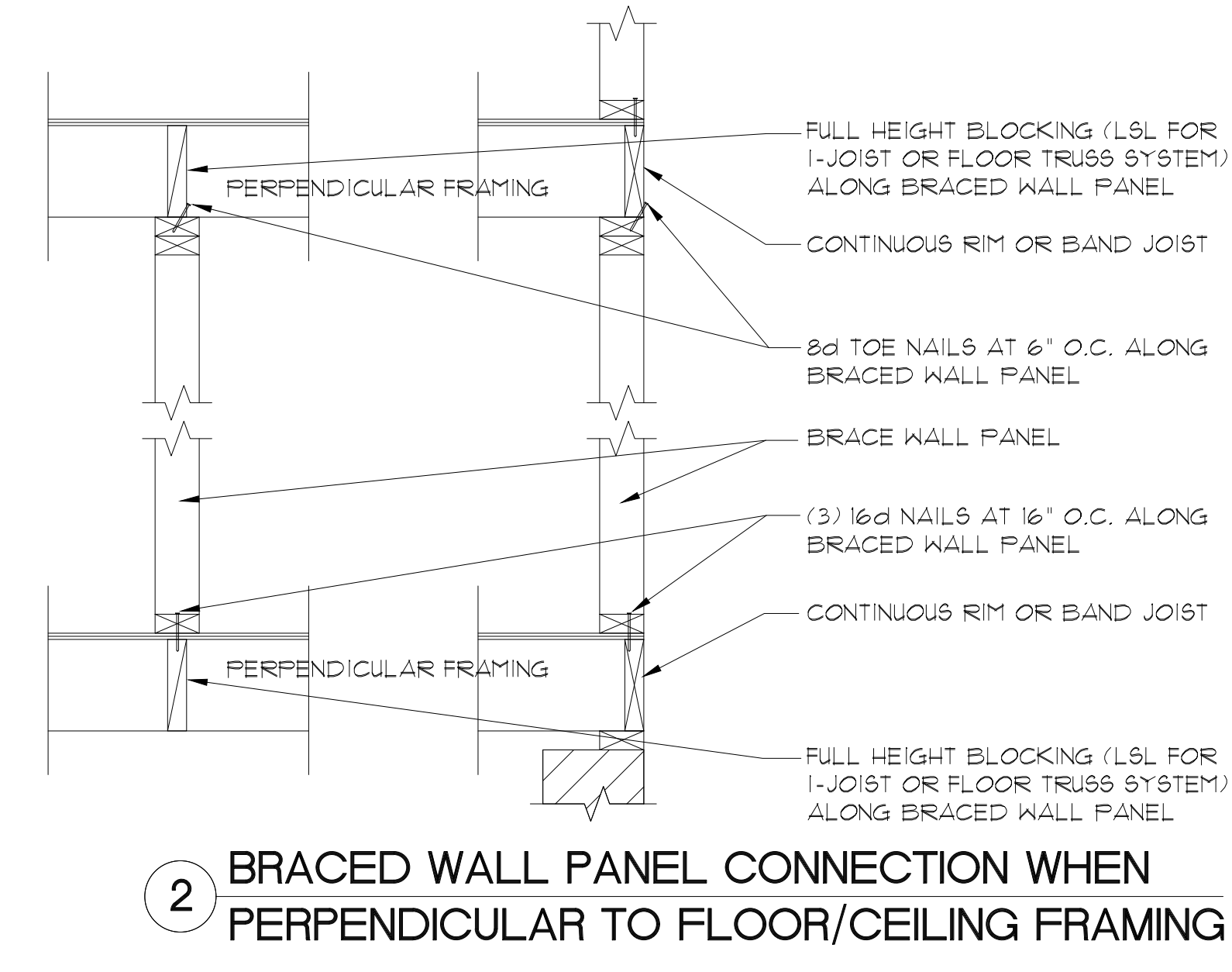
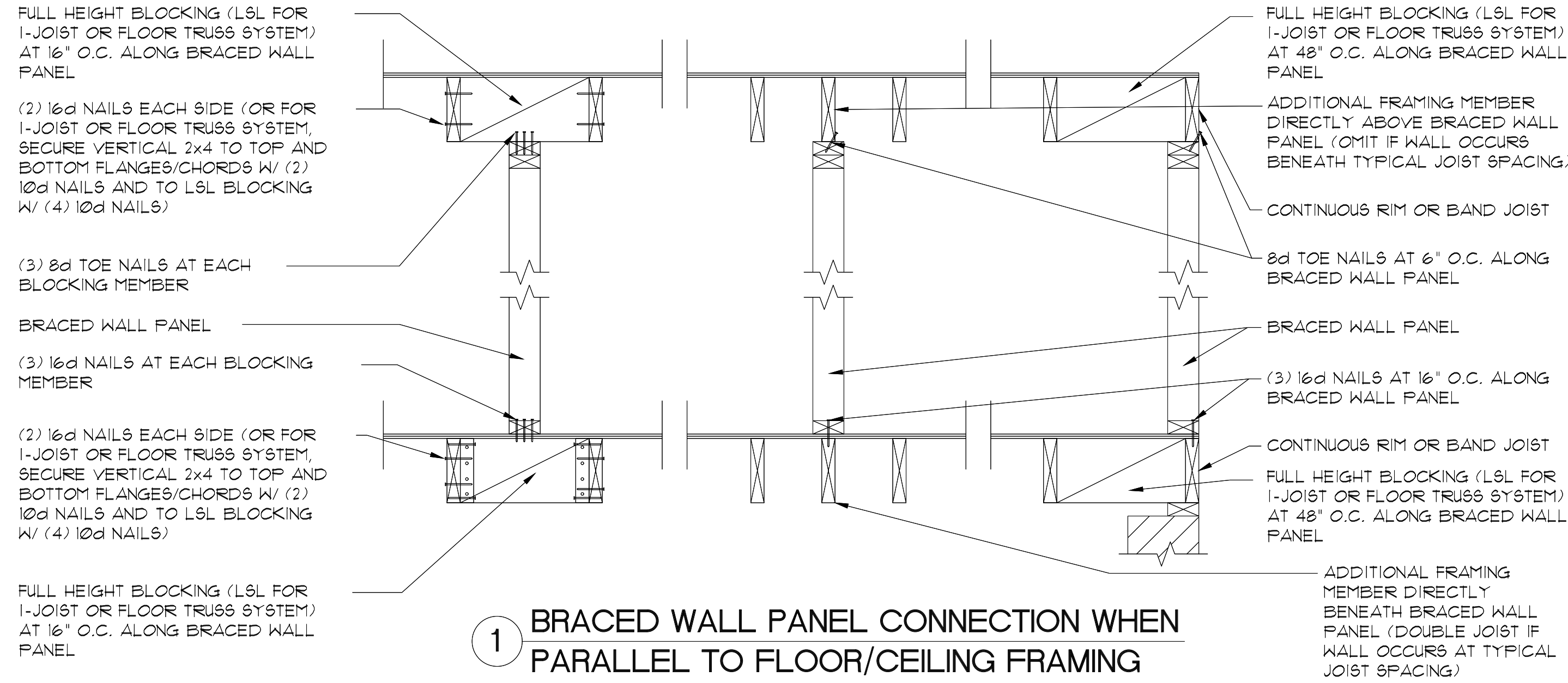
REVISIONS	BY

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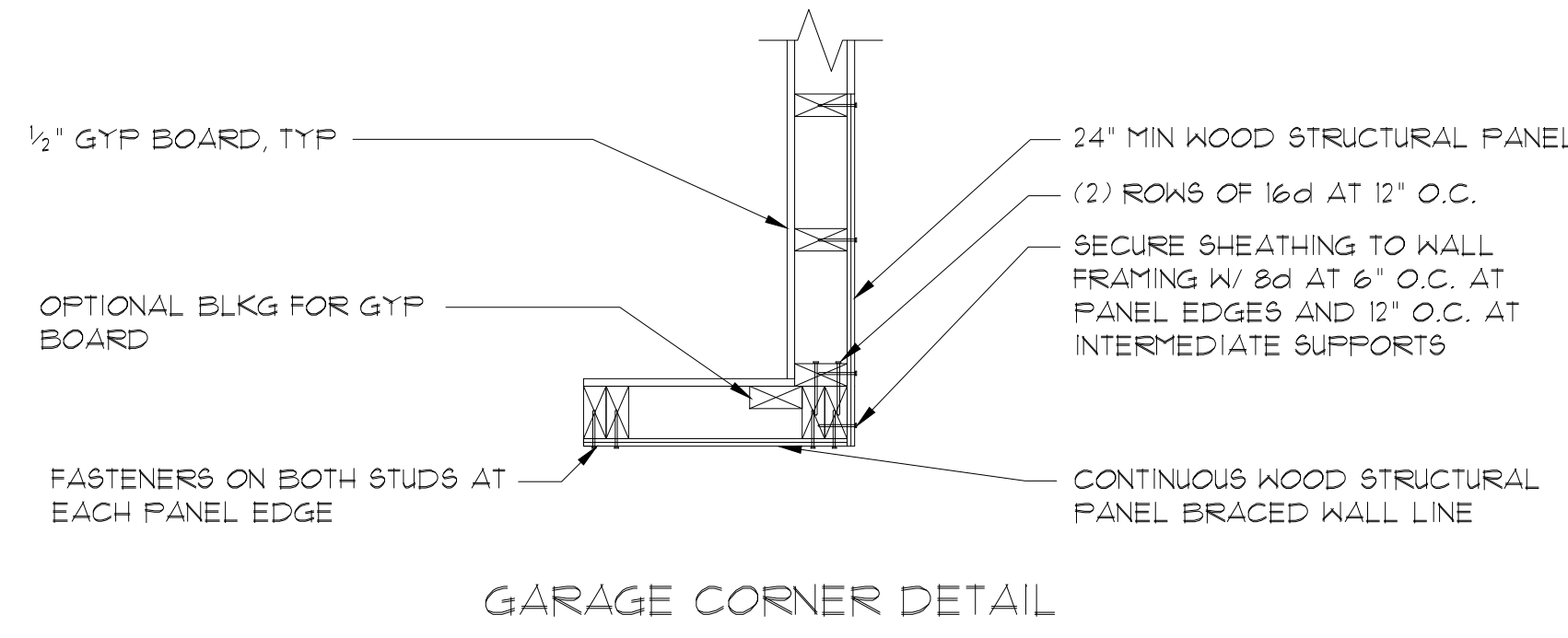
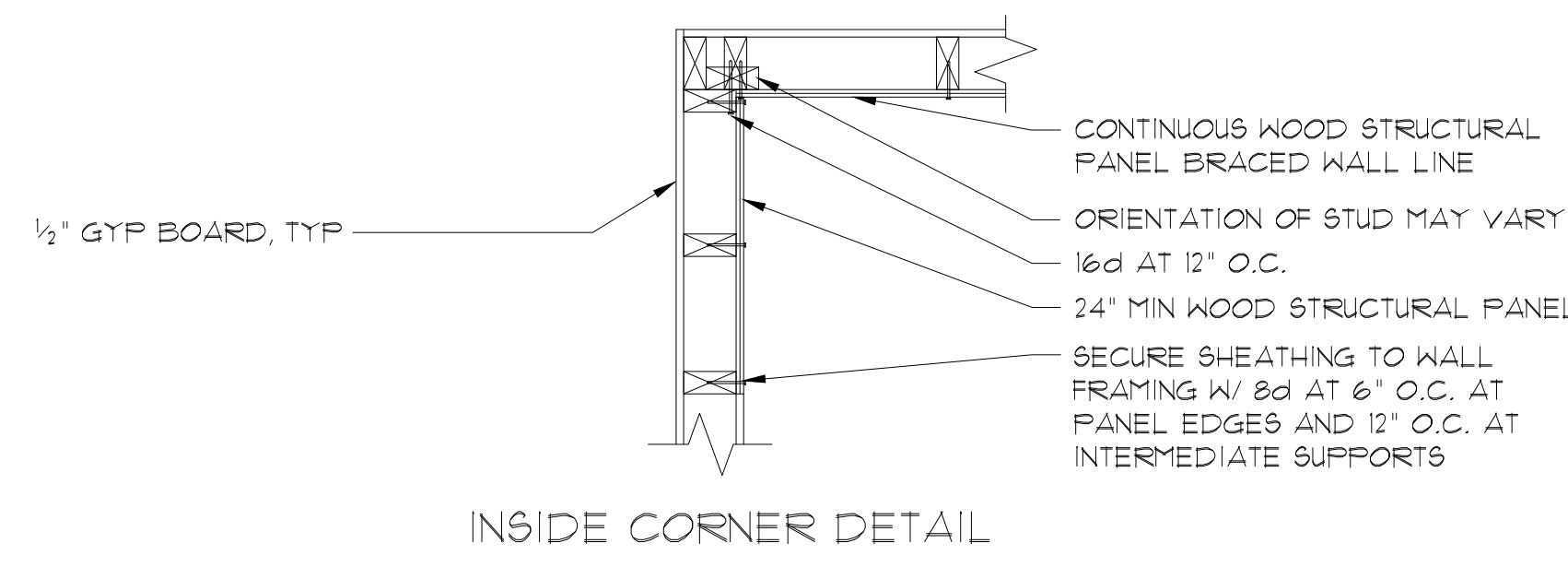
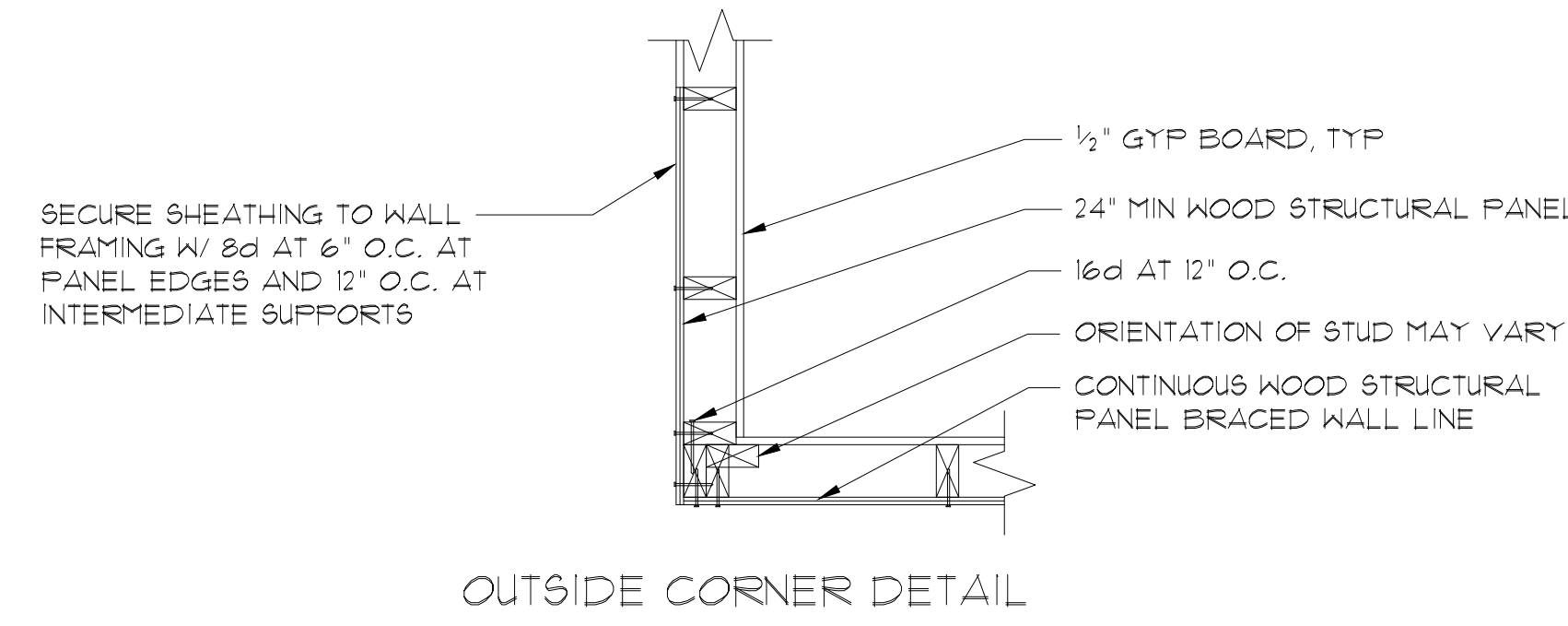
Sandy Johnson
 Attic Conversion and New Roof Dormers
 50 Alban Row
 Fuquay Varina, NC, 27526

DATE	10-13-23
SCALE	AS SHOWN
DRAWN	KO
JOB	23-1840
SHEET	



BRACED WALL PANEL SCHEDULE			
ABBREVIATION	METHOD	MATERIAL	FASTENERS / SPACING
LIB	LET-IN BRACING	1x4 WOOD OR SIMPSON CS16 STRAP	WOOD: (2) 8d PER STUD INCLUDING TOP AND BOTTOM PLATES, STRAP: (1) STRAP EACH DIRECTION, (2) 10d NAILS PER STUD INCLUDING TOP AND BOTTOM PLATE, (20) NAILS MIN PER STRAP
WSP	WOOD STRUCTURAL PANEL	7/16" OSB/ PLYWOOD (U.O.N.)	8d OR 8d COMMON AT 6" O.C. AT PANEL EDGES AND 12" O.C. TO INTERMEDIATE SUPPORTS OR 16 GA. x 1 1/2" STAPLES AT 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB (1)	GYPSON BOARD (SHEATHING ON ONE FACE OF WALL)	1/2" GYPSON	1 1/2" GALV. ROOFING NAILS, 6d COMMON NAILS OR 1 1/4" TYPE W DRYWALL SCREWS AT 1" O.C. AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (SEE DETAIL 4/-)
GB (2)	GYPSON BOARD (SHEATHING ON BOTH FACES OF WALL)	1/2" GYPSON	1 1/2" GALV. ROOFING NAILS, 6d COMMON NAILS OR 1 1/4" TYPE W DRYWALL SCREWS AT 1" O.C. AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (SEE DETAIL 4/-)
GB (3)	GYPSON BOARD (SHEATHING ON BOTH FACES OF WALL)	1/2" GYPSON	1 1/2" GALV. ROOFING NAILS, 6d COMMON NAILS OR 1 1/4" TYPE W DRYWALL SCREWS AT 4" O.C. AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (SEE DETAIL 4/-)
FF	PORTAL FRAME	7/16" OSB/ PLYWOOD (U.O.N.)	SEE METHOD FF ON PAGE 9P2.2
CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB/ PLYWOOD (U.O.N.)	8d OR 8d COMMON AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. x 1 1/2" STAPLES AT 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-WSP (1)	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB/ PLYWOOD (U.O.N.)	8d OR 8d COMMON AT 4" O.C. AT PANEL EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS
CS-WSP (2)	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB/ PLYWOOD (U.O.N.)	8d OR 8d COMMON AT 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS

NOTES:
 1) ALL BRACED WALL PANELS SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
 2) PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER DETAILS 1/8P2.0 AND 2/8P2.0
 3) ALL EXTERIOR WALLS ARE TO BE SHEATHED W/ 7/16" OSB OR 15/32" PLYWOOD W/ FASTENERS PER TABLE R602.3(1). INSTALL WALL CORNER SHEATHING PER DETAIL 3/8P2.0.
 4) INSTALL BRACED WALL PANELS PER THE 2018 EDITION OF THE NC RESIDENTIAL BUILDING CODE. PANEL LENGTHS SHOWN ON PLANS ARE MIN REQUIRED LENGTHS.
 5) ALL METHODS SHALL HAVE GYPSON BOARD (OR EQUIVALENT) INSTALLED AT THE INTERIOR FACE.



3 TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

4 METHOD "GB" INTERSECTION DETAILS

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PROFESSIONAL SEAL
 SANDY JOHNSON
 ENGINEER
 STATE OF NORTH CAROLINA
 10-13-2023

Sandy Johnson
 Attic Conversion and New Roof Dormers
 50 Alban Row
 Fuquay Varina, NC, 27526

DATE 10-13-23
 SCALE AS SHOWN
 DRAWN KO
 JOB 23-1840
 SHEET
 SP2.0

FOUNDATION NOTES:

1. CMU PIER SCHEDULE:

SIZE	HOLLOW MASONRY	SOLID MASONRY
8x16	UP TO 32" HIGH	UP TO 5'-0" HIGH
12x16	UP TO 48" HIGH	UP TO 9'-0" HIGH
16x16	UP TO 64" HIGH	UP TO 12'-0" HIGH

WITH 30"x30"x8" CONCRETE FOOTING, U.O.N.

CONTACT E.O.R. FOR ALTERNATIVE FDN DESIGN IF PIER HEIGHTS ARE EXCEEDED

2. ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF. CONTRACTOR MUST CONTACT A SOILS ENGINEER IF UNSUITABLE SOILS ARE ENCOUNTERED.

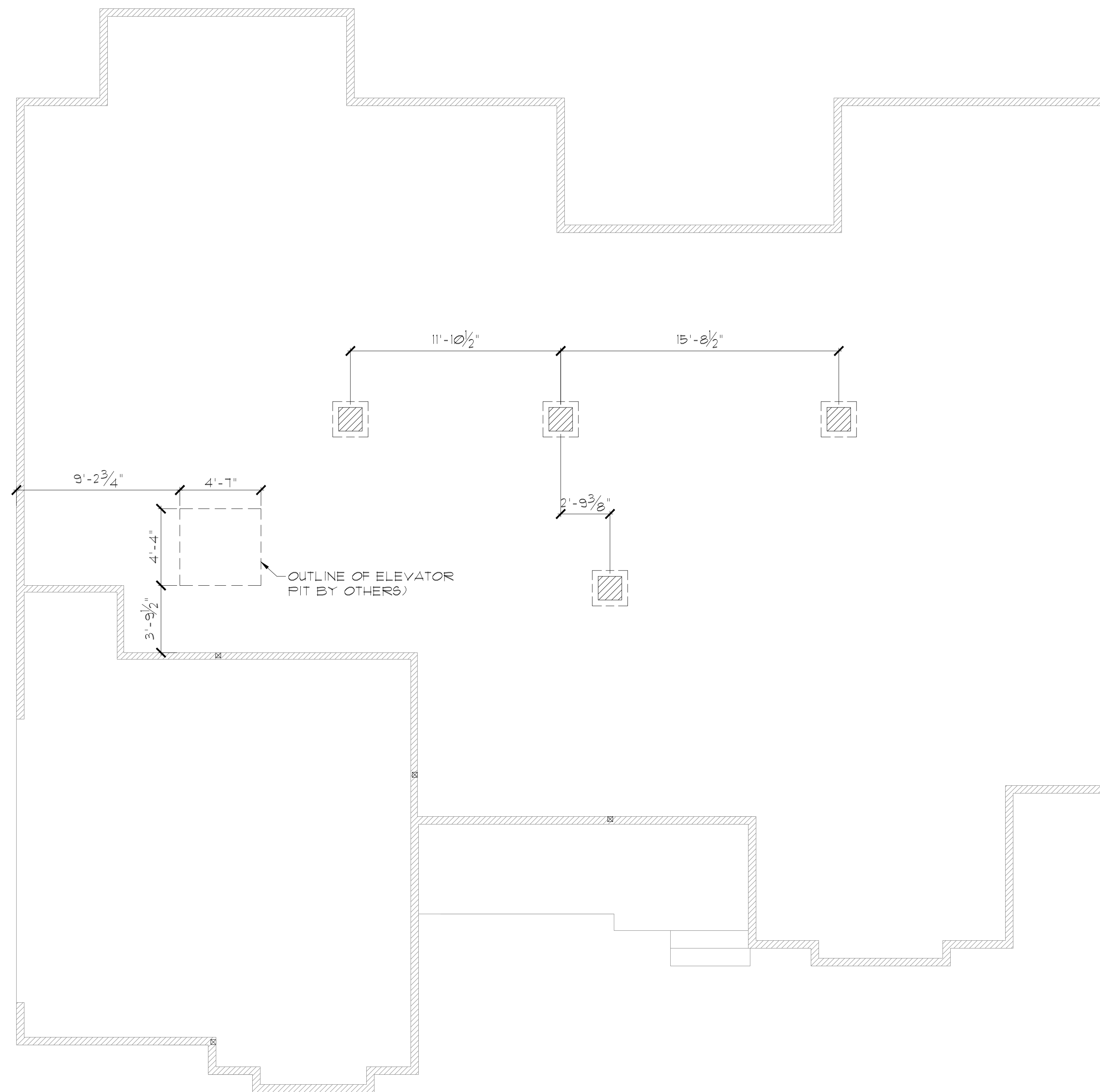
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO WORK.

4. FOR ADDITIONAL NOTES, SEE SP SHEETS.

LEGEND:

 INDICATES (E) FOUNDATION WALL AND FOOTING

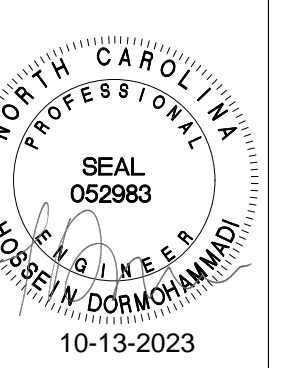
 INDICATES VERIFY/PROVIDE CMU PIER PER SCHEDULE ABOVE W/ SOLID 8" CAP CENTERED OVER POURED CONC FOOTING BENEATH EA (N) POINT LOADS A, B, C, D IN S2



FOUNDATION PLAN
SCALE: 1/4"=1'-0"
NORTH 

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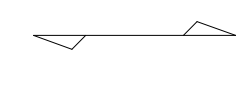


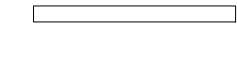
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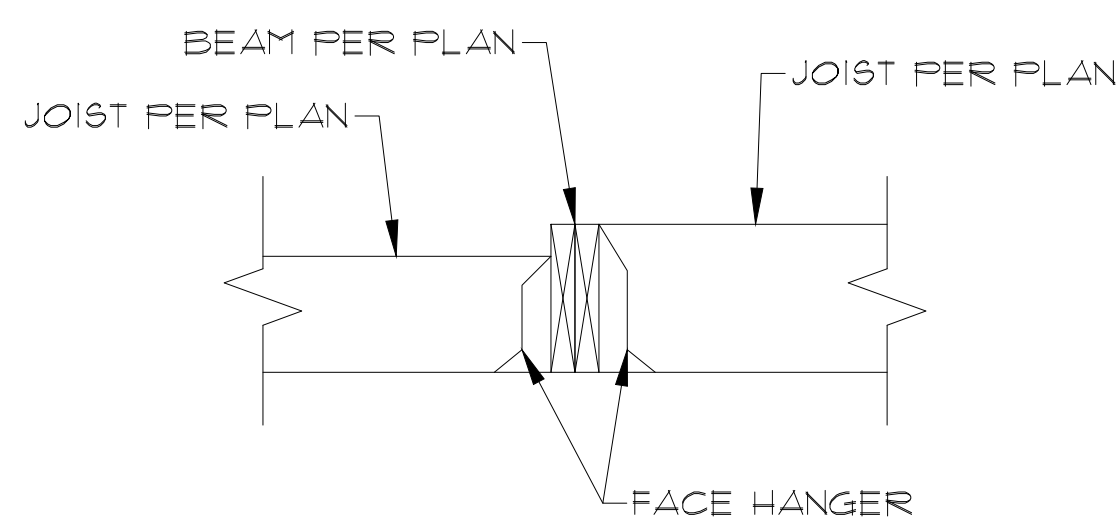
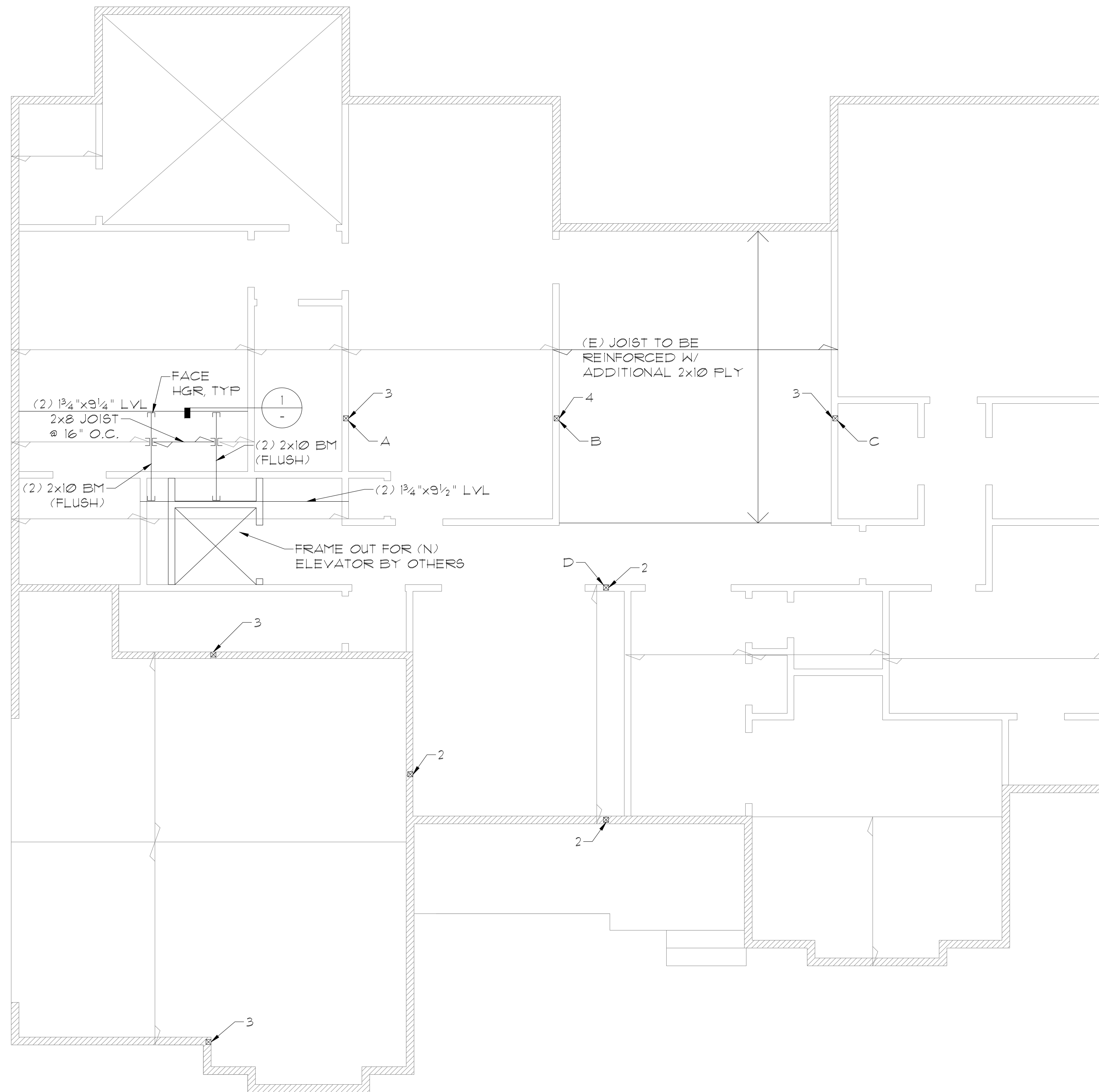
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JOB	23-1840
SHEET	81

FLOOR FRAMING NOTES:

1. FLOOR SHEATHING IS TO BE 3/4" PLY T & G (48/24) CDX BN. 4 EN. 10d @ 6", FN. 10d @ 12" U.O.N.
2. (10) 16d EACH SIDE OF TOP PLATE SPLICE (TYP. U.O.N.).
3. B.N. OVER ALL DRAGS & E.N. ALL VERTICAL POSTS AT SHEARWALLS (TYP).
4. NO PENETRATIONS ALLOWED IN SHEARWALL TOP & BOTTOM PLATES, JOISTS, BEAMS, ETC. UNLESS SPECIFICALLY CALLED OUT AND DETAILED ON STRUCTURAL DRAWINGS.
5. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO WORK.
6. FOR ADDITIONAL NOTES, SEE "SF" SHEETS.

LEGEND:

-  INDICATES (E) ATTIC FLOOR FRAMING
-  INDICATES (N) OR REINFORCED ATTIC FLOOR JOIST PER PLAN
-  DJ INDICATES DOUBLE JOIST
-  INDICATES (E) FIRST FLOOR STUD WALL
-  INDICATES (N) 2x4 @ 16" O.C. STUD WALL



ZERO ENTRY SHOWER FRAMEOUT ①

CONVERTED ATTIC FLOOR FRAMING PLAN PLAN NORTH
SCALE: 1/4"=1'-0"



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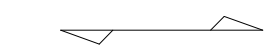
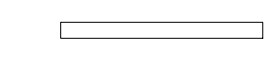
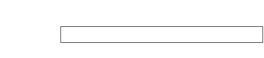




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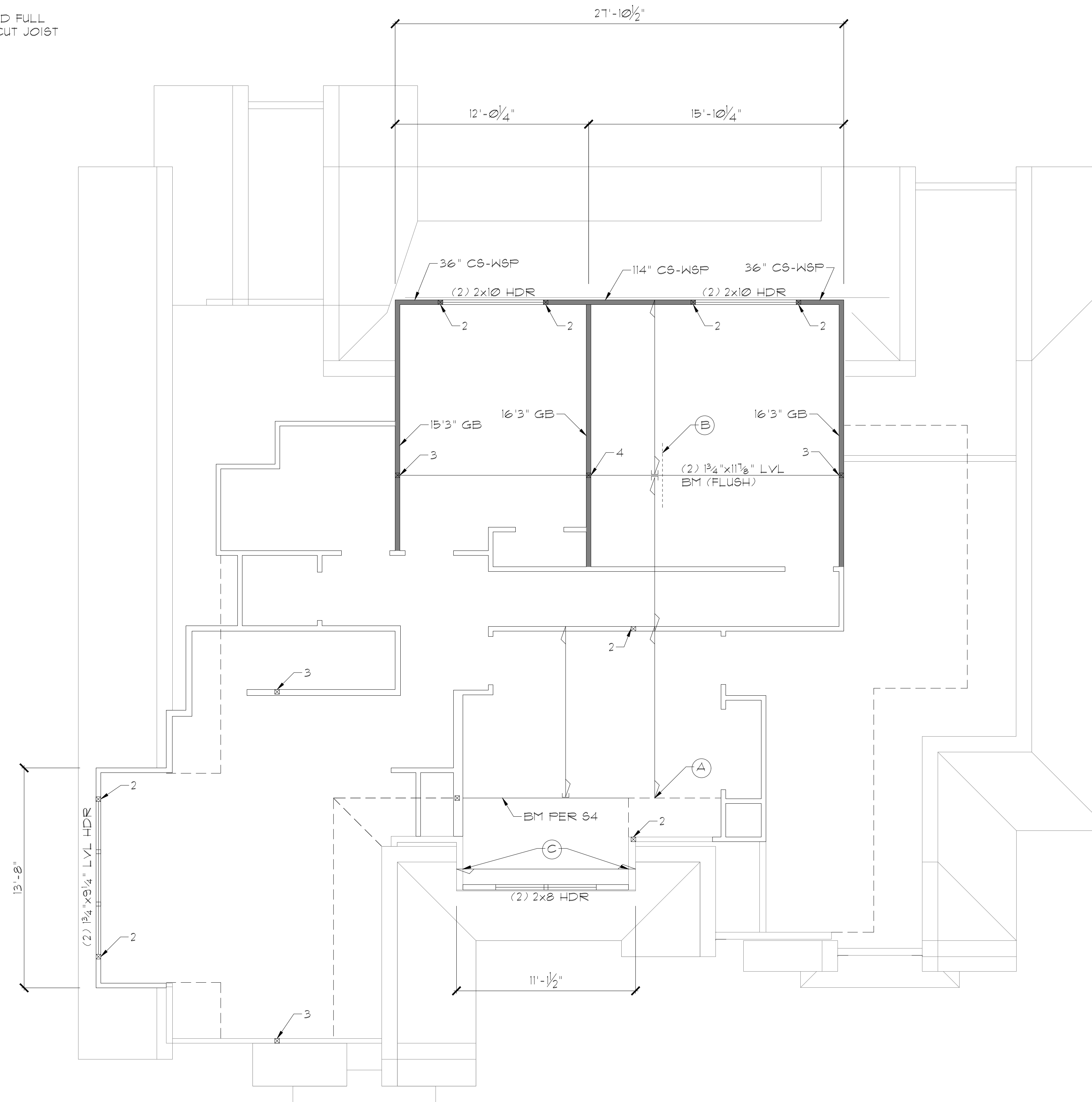
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ATTIC FRAMING NOTES:

1. ATTIC SHEATHING IS TO BE $\frac{3}{4}$ " PLY T & G (48/24) CDX BN. 4 E.N. 10d @ 6", FN. 10d @ 12" (U.O.N.) OR CODE APPROVED ALTERNATIVE.
2. (10) 10d EACH SIDE OF TOP PLATE SPLICES (TYP. U.O.N.).
3. 30"x30" ATTIC ACCESS TO BE FIELD LOCATED. PROVIDE DOUBLE JOIST AND FULL DEPTH DOUBLE 2x HDR AROUND ATTIC ACCESS. FACE HGR ALL HDR AND CUT JOIST TO SUPPORTING FRAMING
4. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO WORK.
5. FOR ADDITIONAL NOTES, SEE "SF" SHEETS.

LEGEND:

-  INDICATES (N) CEILING JOIST PER PLAN
-  INDICATES (N) 2x4 @ 16" O.C. STUD WALL
-  INDICATES (E) STUD WALL TO REMAIN
-  INDICATES LIMITS OF BRACED WALL. FOR SCHEDULE SEE SF2.0
-  (A) INDICATES FASTEN JOIST END TO SIDE OF RAFTER W/ (6) 10d SINKER NAILS
-  (B) INDICATES "CS16" HORIZ STRAP ACROSS BOTT FACES OF OPPOSING JOISTS W/ (11) 10d COMMON NAILS EA END (22 NAILS TOTAL)
-  (C) INDICATES (4) 10d COMMON FACE NAILS @ EA RAFTER/ATTIC JOIST HEEL JOINT



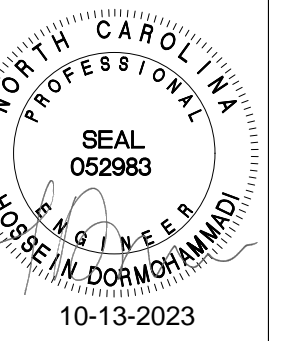
CONVERTED ATTIC CEILING FRAMING PLAN

NORTH



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