

GENERAL NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE IS CORRECT PRIOR TO CONSTRUCTION. 1ST CHOICE DRAFTING LLC IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
- ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
- DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA STATE BUILDING CODE, 2018 EDITION.

STRUCTURAL NOTES:

- Framing lumber shall be SYP or #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.
- 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:
  - Dbl 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 rafters 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"

FOUNDATION NOTES:

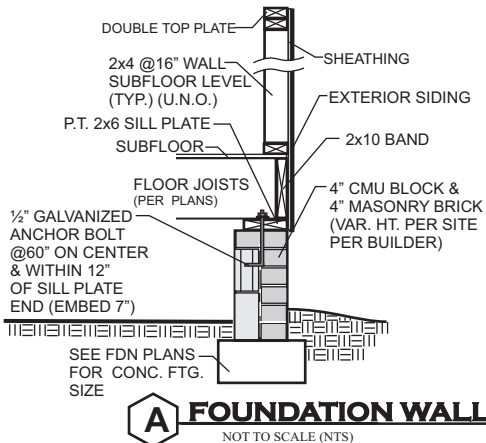
- Deck posts min. 4'-0" above grade are to be knee or diagonally braced per Appendix M. fastening to house will be by nailer with 5/8" galvanized bolts @ 20" o.c. and 12d hot dipped galv. @ 42" o.c.
- Corners shall be braced with one of the approved methods as outlined in R602.10.3.
- Structural members 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)2x10's: LUS210-2
  - (3)2x10's: LUS210-3
  - (2)9-1/4 LVL's: 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

FRAMING NOTES:

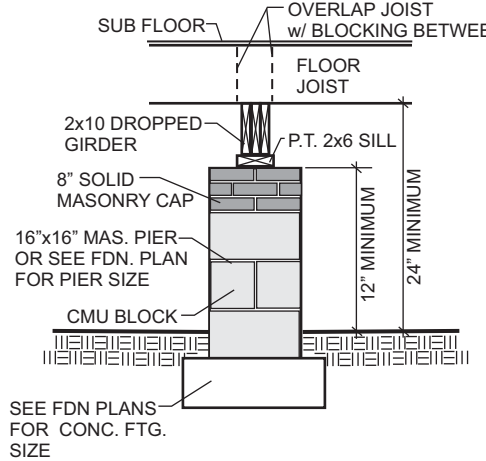
- Design Loads (R301.5)

Rooms not for Sleeping	Live Loads (PSF)	Dead (PSF)
Sleeping Rooms	40	10
Attic w/Permanent Stairs	30	10
Attic w/o Permanent Stairs	40	10
Attic w/o Storage	20	10
Stairs	10	10
Exterior Balconies	40	-
Decks	60	10
Guardrails & Handrails	40	10
Passenger Vehicle Garages	200	-
Fire Escapes	50	10
Snow	40	10
Wind Load: (Refer to Table R301.2.4)	20	-

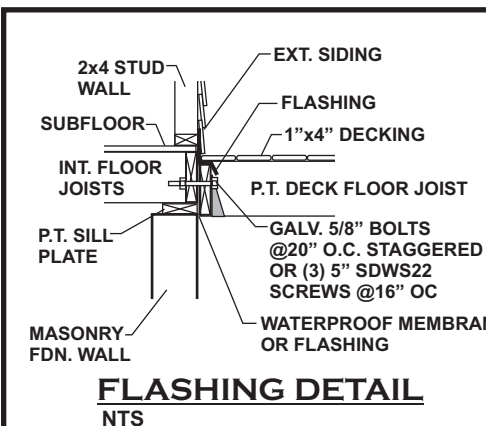
Verify Zone before Construction  
Wake County 115 mph
- Wall Bracing: Braced wall panels shall be constructed according to section R602.103. The wall structural paneling shall comply with Table R602.103. The length of braced panels shall be determined by section R602.10.4. Lateral bracing shall be satisfied per method 3 by continuously sheathing walls with structural sheathing per Table 601.3. Note that any specific braced wall detail shall be installed as specified.
- 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/ 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



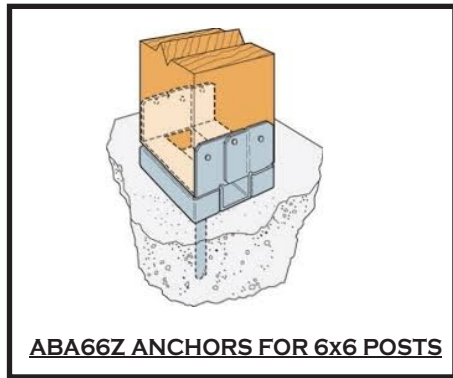
**A FOUNDATION WALL**  
NOT TO SCALE (NTS)



**B DROPPED GIRDER**  
NOT TO SCALE (NTS)



**FLASHING DETAIL**  
NTS

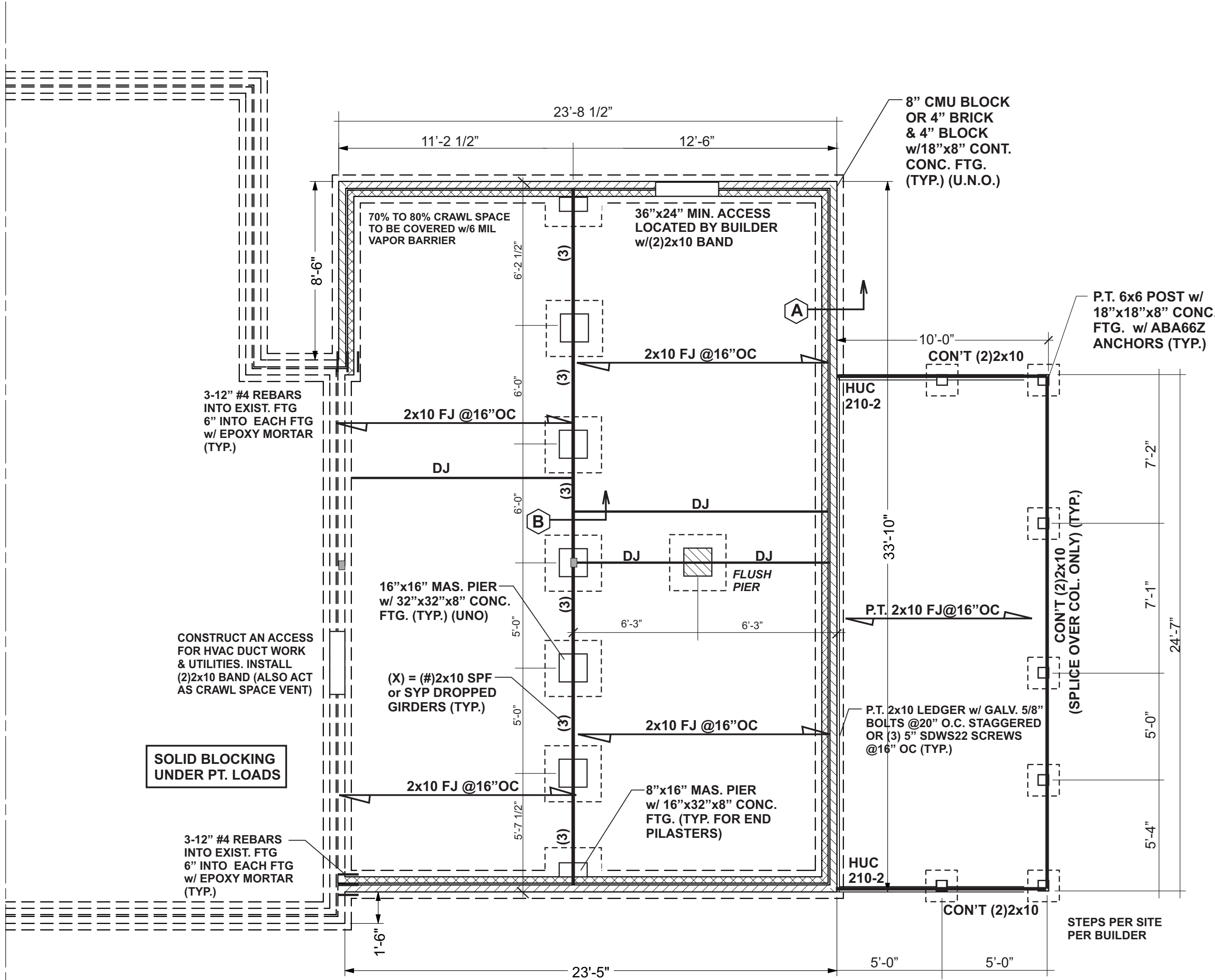


ABA66Z ANCHORS FOR 6x6 POSTS

CRAWL SPACE VENTILATION

NEW ADDITION:  
792 SQ. FT. OF CRAWL SPACE/150 = 5.3 SQ FT  
SAY 5SF

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.



Engineered by:  
Patrick E. Teague, PE  
Date: 6/30/25  
North Carolina License # 20239

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PETEAGUE50@GMAIL.COM  
WWW.TEAGUEENGINEERING.COM



FOUNDATION  
LAYOUT

380 D R HARVELL LANE  
LILLINGTON, NC 27546

DRAWINGS PROVIDED BY: *1st Choice Drafting*  
1st CHOICE DRAFTING  
8031 Ailyns Landing Way, Apt. 304  
Raleigh, NC 27615  
1stChoiceDrafting@gmail.com  
(919) 395-6429

DATE:

6/24/2025

SCALE:

1/4" = 1'-0"

SHEET:

**S - 1**  
PO#26295SB

DRAWINGS PROVIDED FOR:  
G&M CUSTOM CONSTRUCTION  
morismech@gmail.com  
(919) 931-5700  
**G&M**  
Custom  
Construction



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- Roof Framing Notes:
  - Dbl Hips may be spliced with a min. 6'-0" overlap at center. No valley splices
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FRAMING NOTES:

- Design Loads (R301.5)

	Live Loads (PSF)	Dead (PSF)
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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)  
Verify Zone before Construction  
Wake County 115 mph
- Wall Bracing: Braced wall panels shall be constructed according to section R602.103. The wall structural paneling shall comply with Table R602.103. The length of braced panels shall be determined by section R602.10.4. Lateral bracing shall be satisfied per method 3 by continuously sheathing walls with structural sheathing per Table 601.3. Note that any specific braced wall detail shall be installed as specified.
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- All exterior headers to be (2)2x10 spf. u.n.o w/ dbl. Jacks for all openings >5'-0".
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- All interior non-bearing headers to be min. (2)2x4 flat u.n.o.
- Fireblock to conform with R602.8

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

- 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.
- MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
- PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1.
- 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.

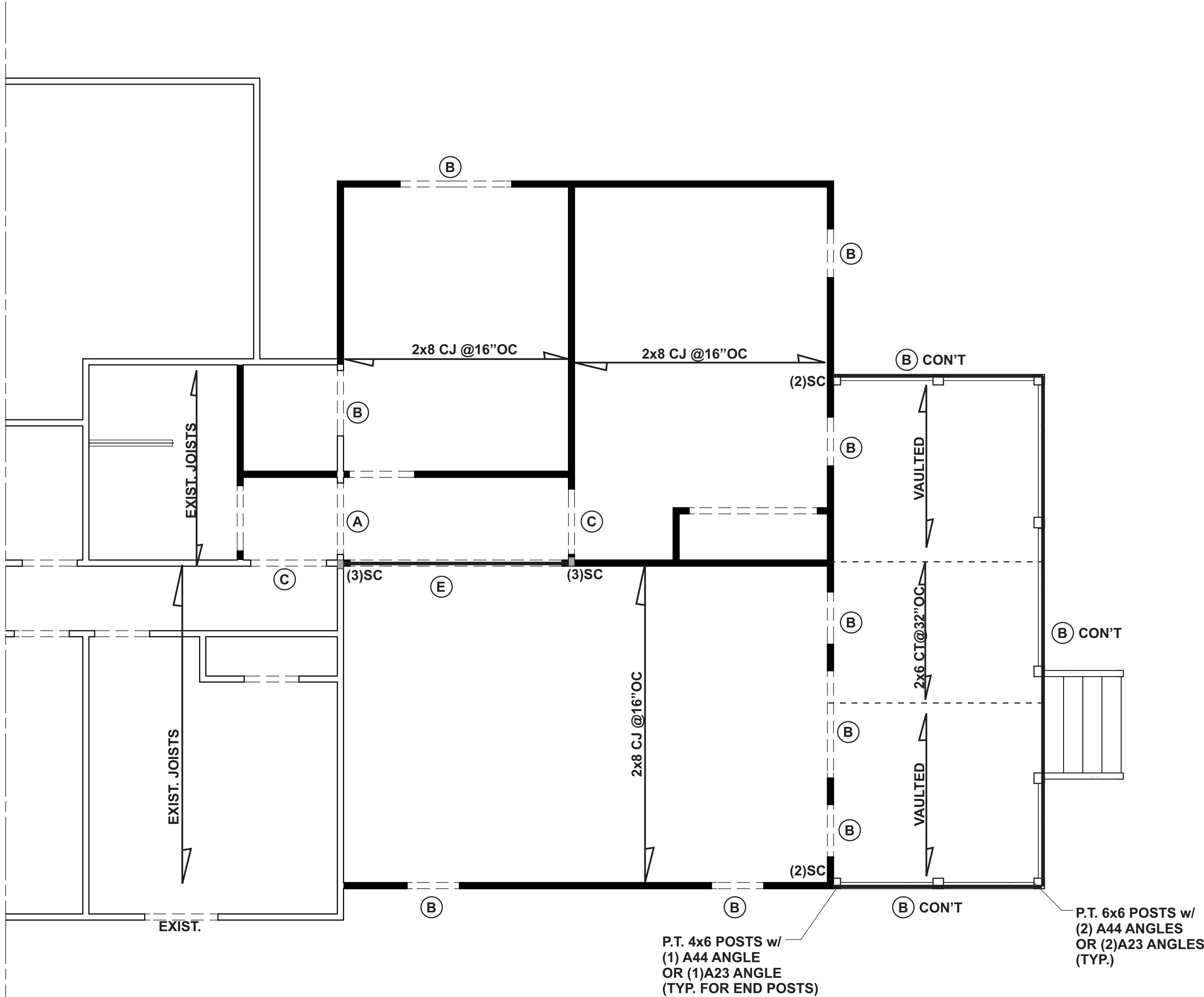
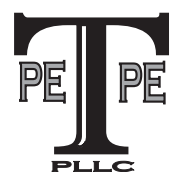
HEADER SCHEDULE

- (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
- (G) (2)11.875" LVL's Bottom Flush
- (H) (2) 11.875" LVL's Dropped
- (J) (2) 2x12's Flush



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CEILING  
FRAMING  
LAYOUT

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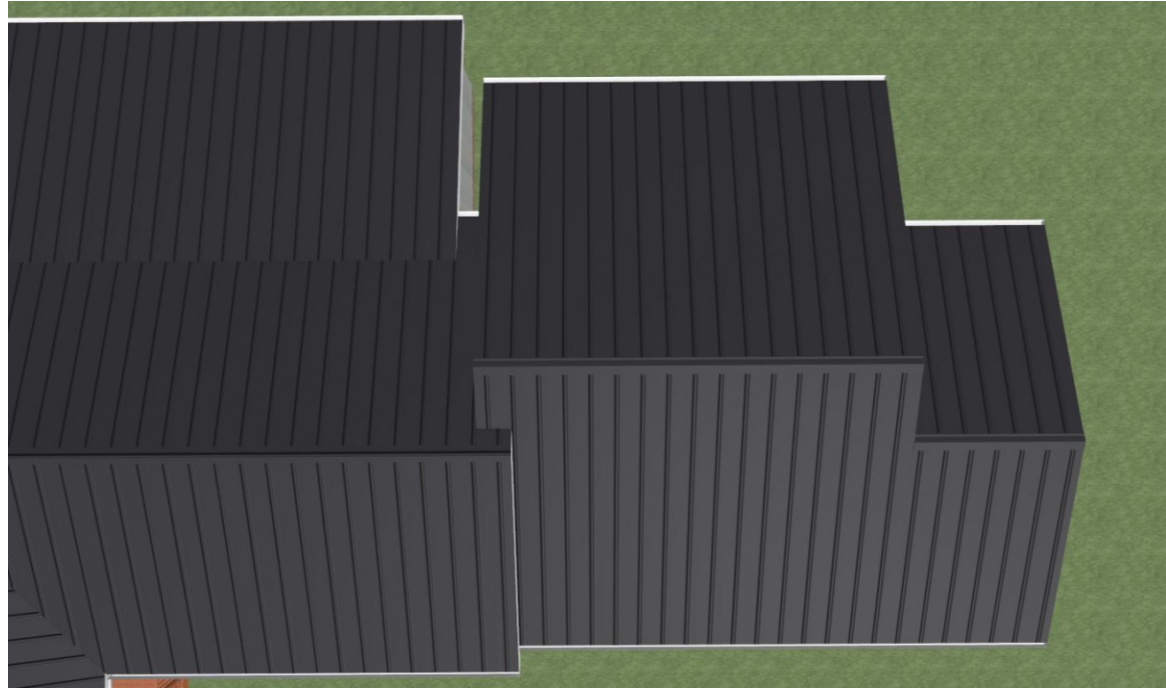
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SHEET:

S - 2  
PO#26295SB

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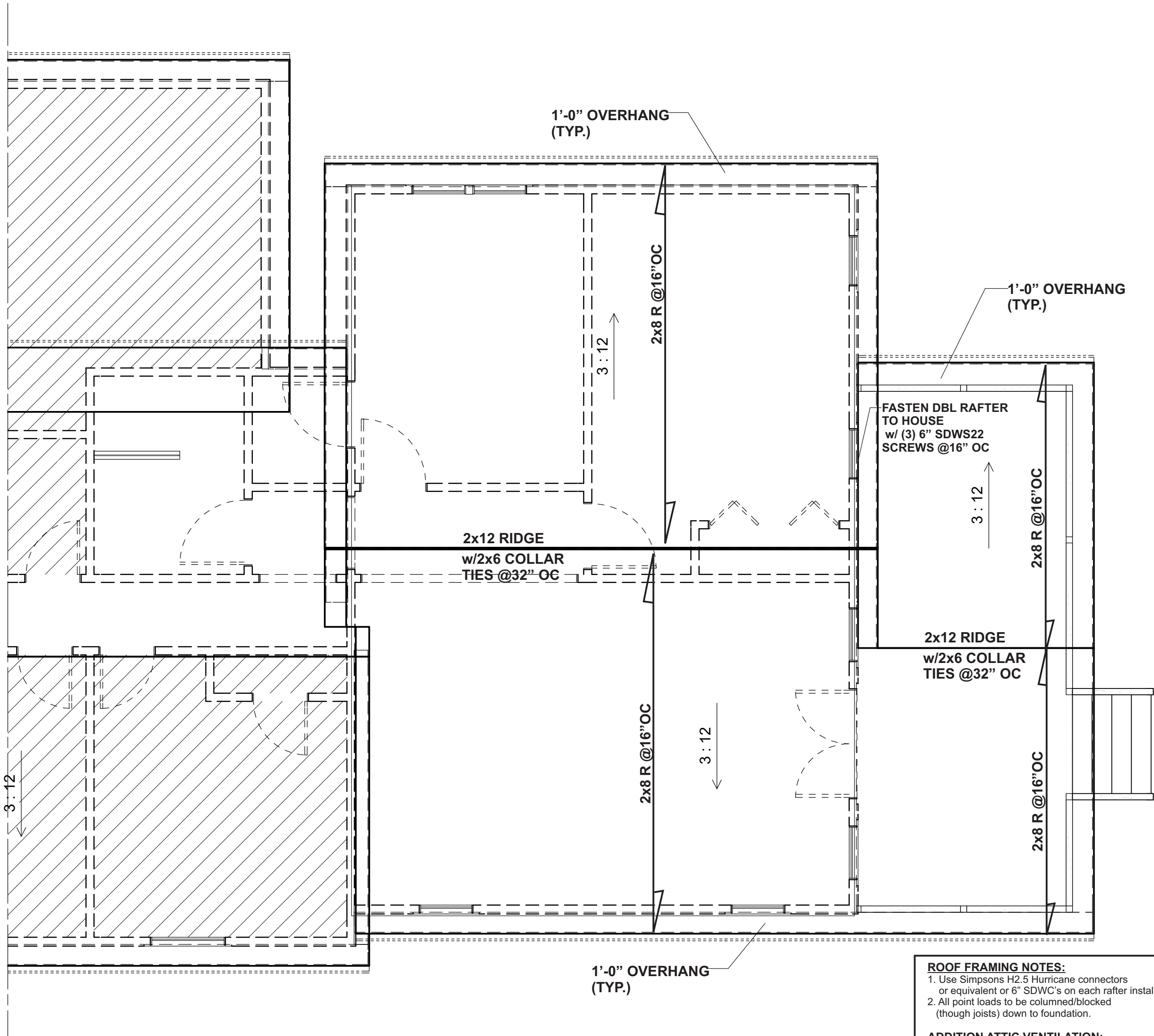


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FRAMING NOTES:

- | 1. Design Loads (R301.5)   | Live Loads (PSF) | Dead (PSF) |
|----------------------------|------------------|------------|
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| 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               | —          |
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  - All interior non-bearing headers to be min. (2)2x4 flat u.n.o.
  - Fireblock to conform with R602.8



ROOF FRAMING NOTES:

- Use Simpsons H2.5 Hurricane connectors or equivalent or 6" SDWC's on each rafter installed.
- All point loads to be columned/blocked (though joists) down to foundation.

ADDITION ATTIC VENTILATION:

792 SQ. FT. OF CEILING/150 = 5.3 SQ FT REQUIRED  
SAY 5 SF

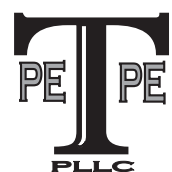
NOTE:

BUILDER TO CALCULATE QUANTITIES OF TYPES OF VENTS TO MAKE UP MIN. REQUIREMENT. ATTIC VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS. REFER TO SECTION R-806 IN THE N.C. BUILDING CODE VOL. VII.



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ROOF LAYOUT

380 D R HARVELL LANE  
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SHEET:

S - 3

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