

STRUCTURAL PLANS FOR:

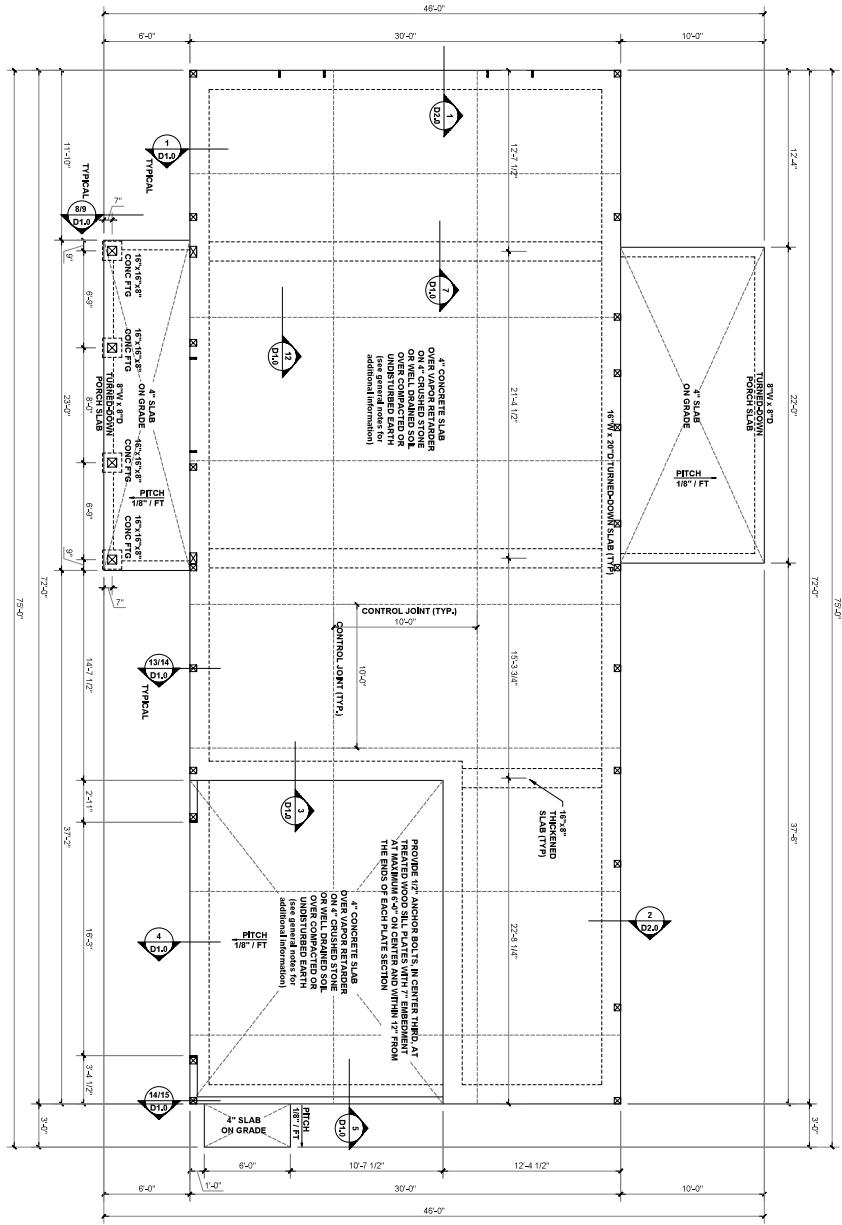
THE WILLIAMS RESIDENCE
1171 OLD COATS ROAD, LILLINGTON, NC 27546

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NOTES	
CODE	ENGINEER OF RECORD
<p>ALL CONSTRUCTION WORKMANSHIP SELECTION SHALL BE PERIODIC ENGINEER - DESIGN - ENERGY</p> <p>543 PYLON DRIVE RALEIGH, NC 27608</p> <p>BUILDING CODE: 2009 International Residential Code</p>	<p>JDS Consulting PLC</p> <p>PROJECT REFERENCE: 2500102013</p>
<p>1. ENGINEER'S SEAL APPEARS TO STRUCTURAL COMPONENTS AND ENGINEER'S SEAL DOES NOT CONSTITUTE AN ASSURANCE FOR CHANCES MADE OTHERWISE BY ENGINEER. ENGINEER IS NOT LIABLE FOR CHANCES MADE OTHERWISE BY CONTRACTORS, SUBCONTRACTORS, OR CONSULTANTS. THIS CONTRACT IS FOR THE EXCLUSIVE USE OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED EXCEPT AS NOTED ON THE PLANS.</p> <p>2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.</p>	<p>PLANS MUST BE SIGNED, SEALED, TOE PULL, AND DATED, TO THE FOLLOWING USES:</p> <p>A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 12 MONTHS EFFECT, DRAFT OR UNREFINED, UNLESS ANY CONSIDERATION IS MADE TO PLACE THEM IN ANOTHER SET. IF THE SET IS VALID FOR A 12 MONTH PERIOD, THE SET IS VALID FOR A CONSIDERABLE LENGTH OF TIME, UNLESS THE SET IS MADE TO PLACE THEM IN ANOTHER SET.</p> <p>B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONSIDERABLE LENGTH OF TIME, UNLESS THE SET IS MADE TO PLACE THEM IN ANOTHER SET.</p>

CLIENT: BARND CO.		JDS Consulting PLLC has designed and approved these plans. The individual components comply with the 2021 North Carolina Residential Code for NC plan review. Deviation of any structural requirements of these plans without the approval of the engineer of record is prohibited.	
PROJECT: THE WILLIAMS RESIDENCE			
LOCATION: 1171 OLD COATS ROAD, LILLINGTON, NC 27546			
DATE: 02/19/2025	PROJECT NO: 259H0303	DRAWN BY: JMO	
TITLE SHEET		P-0981	



ALL FOOTINGS TO HAVE CONTINUOUS (2) #4 REBAR

BEAM & DRAFT LOAD LEGEND

INTERIOR LOAD BEARING WALL
ROOF RAPTOR / TRUSST SUPPORT
DOOR RAFTER / DOUBLE JOIST
STRUCTURAL BEAM / GROVE
WIND/WATER HEADER
POINT LOAD TRAVERSE
POINT LOAD FROM ABOVE
BEARING ON BEAM / GROVE

SLAB SUPPORT REQUIREMENT

VAPOR RETENTION REQUIREMENT / NBC CLASS C

FOUNDATION PLAN

F1.0

DATE 21/19/2025	DRAWN BY JMO
FOUNDATION PLAN	

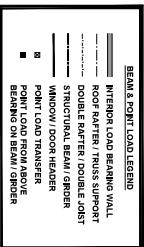
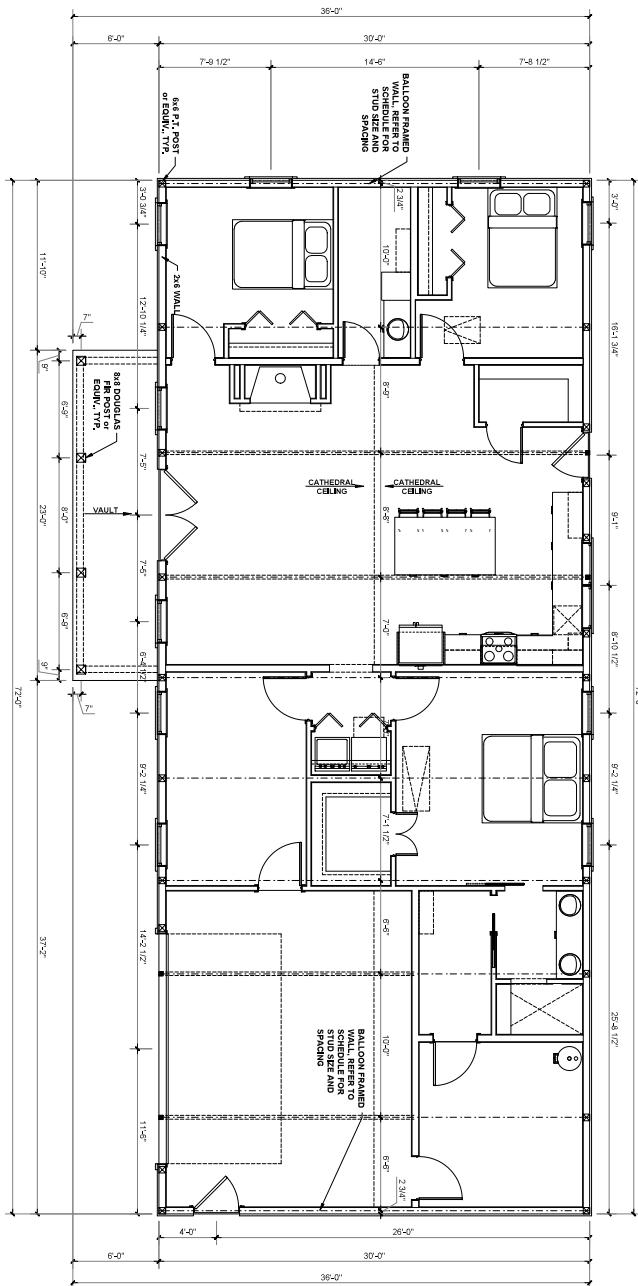
CLIENT	BARND CO.
PROJECT	THE WILLIAMS RESIDENCE
LOCATION	1171 OLD COATS ROAD, LILLINGTON, NC 27546

SCALE: 1.45" = 1' 0" FOR 24x36 PAPER. NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED.

543 PYLON DRIVE, RALEIGH, NC 27606 919.480.1075
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960





EXTERIOR WALL FRAMING PLAN

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

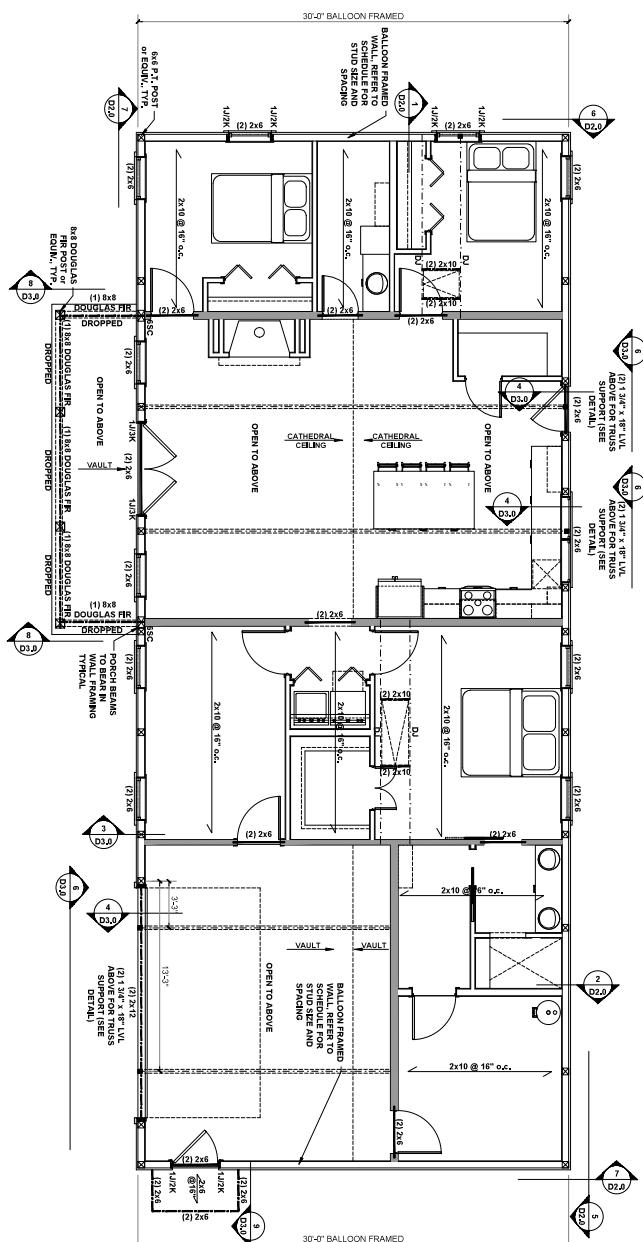
DATE: 02/09/2025	DESIGNER: JMO
EXTERIOR WALL FRAMING PLAN	

S1.0

CLIENT: BARND CO.	PROJECT: THE WILLIAMS RESIDENCE
LOCATION: 1171 OLD COATS ROAD, LILLINGTON, NC 27546	
SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR HAT PAPER, OR AS NOTED	

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FIRST FLOOR CEILING FRAMING PLAN

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

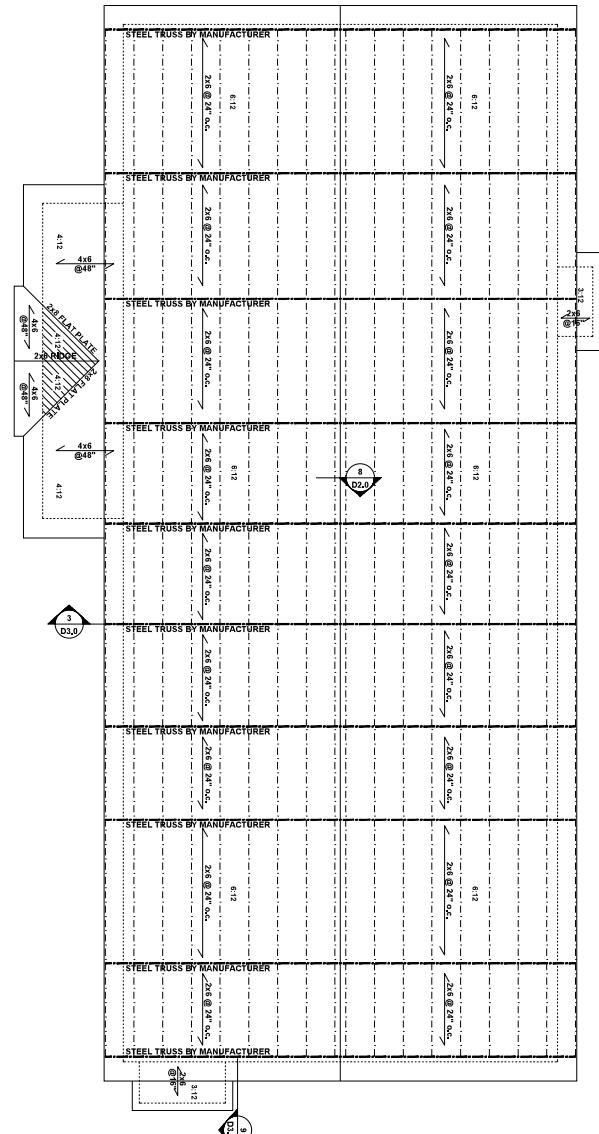
CLNT:	BARNDO CO.	
PRJCT:	THE WILLIAMS RESIDENCE	
LOCATION:	1171 OLD COATS ROAD, LILLINGTON, NC 27546	
SCALE:	1/4" = 1'-0"	25000/203
DATE:	10/19/2025	REVISN:
FIRST FLOOR CEILING FRAMING PLAN		JMO

S2.0

STRUCTURAL FRAMING NOTES - SEE GENERAL NOTES SHEET FOR DETAILED REQUIREMENTS	
1. ALL FRAMING TO BE #2 SPP MINIMUM.	INTERIOR LOAD BEARING WALL
2. ALL BEARING HEADERS TO BE 2x6 AND SUPPORTED w/ (1) JACK AND (1) KING EACH END URC.	ROOF RAFTER/TRUSS SUPPORT
3. EXTERIOR WALL OPENINGS OVER 1' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.	STRUCTURAL BEAM GRIDER
4. ALL EXTERIOR VERTERS TO BE 2x4 (1) J-CUT, (1) K-NOD, PROVIDE CONTINUOUS BLOCKING THROUGH POINT LOAD TRANSFER	■ POINT LOAD TRANSFER ■ BEARING ON BEAM/GRIDER
5. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH T1-11 OSB.	
6. ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMSON STRONGHOLD OR EQUIVALENT.	
7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER BEAMS MAY BE USED IF SUPPORTED AS BEAM SUPPORT IS 11'-4" OR LONGER.	
8. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH T1-11 OSB.	
9. PRE-DRILLED HOLES TO BE REMOVED IF REPAIRS ARE REQUIRED. USE 1/2" HOLE SAW AND 1/2" SAWZALL TO REMOVE COLUMN BASE OR SS PAK BRACKETS, TURN OUT BULB LER.	
10. PORCH COLUMNS TO BE IN 4x4 PT ATTACHED AT BOTTOM USING SIMSON OR EQUIVALENT STRAP, AND 1 TOP USING C1518 STRAP (17" LONG) AND SIMSON HANGER (14").	
11. WHEN A 4x4 PT IS USED ATTACH WITH 11/2" EQUIVALENT PT HANGERS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SIMSON V-RIB TRUSSES OR SCREWS SEE MANUFACTURERS SPECIFICATIONS.	
12. FOR STUD COLUMN OF 4 OR MORE, INSTALL SST INSIDE FACE OF COLUMN BEYOND WALL ON BOTH SIDES OF COLUMN (INTERIOR WALL).	

JDS Consulting ENGINEERING • DESIGN • ENERGY	
JDS CONSULTING, PLLC has designed and approved these plans. The structural components comply with the 2024 North Carolina Residential Code for NC plan review. Deviation of any structural requirements of these plans without the approval of the engineer of record is prohibited.	540 PYLON DRIVE, RALEIGH, NC 27605 P:919.480.1075 INFO@JDSCONSULTING.NET WWW.JDSCONSULTING.NET

P-0861



NOTE: PROVIDE 2 LAYER OF UNDERLayment ON
ROOF. MIN. 1/2" SHINGLES ARE USED.

TRAUSSED ROOF - STRUCTURAL NOTES
1. PROVIDE CONTINUOUS BLOCKING THROUGH
STRUCTURE FOR ALL POINT LOADS.
2. DENOTES OVERRAFTERED AREA
3. MINIMUM 1/2" OSB ROOF SHEATHING
4. TRUSS LAYERS AND PLACEMENT BY
MANUFACTURER. SUPPORT LOCATIONS SHOWN ON TRUSS
PROFILES SHALL BE SEALED BY THE TRUSS
MANUFACTURER. TRUSSES SHALL BE STRUCTURALLY
COORDINATED WITH THE RELATED STRUCTURAL
DRAWINGS. INSTALLATION SHALL BE IN
ACCORDANCE WITH THE MANUFACTURER'S
INSTRUCTIONS.
5. UPLIFT CONNECTION TO BE CARRIED THROUGH
TO FLOOR SYSTEM.

BEAMS & POINT LOAD BEARING
INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT
DOUBLE RAFTER DOUBLE JOIST
STRUCTURAL BEAM GRIDER
WINDOW / DOOR HEADER
POINT LOAD TRANSFER
■ POINT LOAD FROM ROOF
BEARING ON BEAM / GRIDER
■ BEARING ON BEAM / GRIDER

ROOF FRAMING PLAN

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

CLNT:	BARNDO CO.	
PROJ:	THE WILLIAMS RESIDENCE	
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DATE:	10/19/2025	REVIS BY: JMO
ROOF FRAMING PLAN		

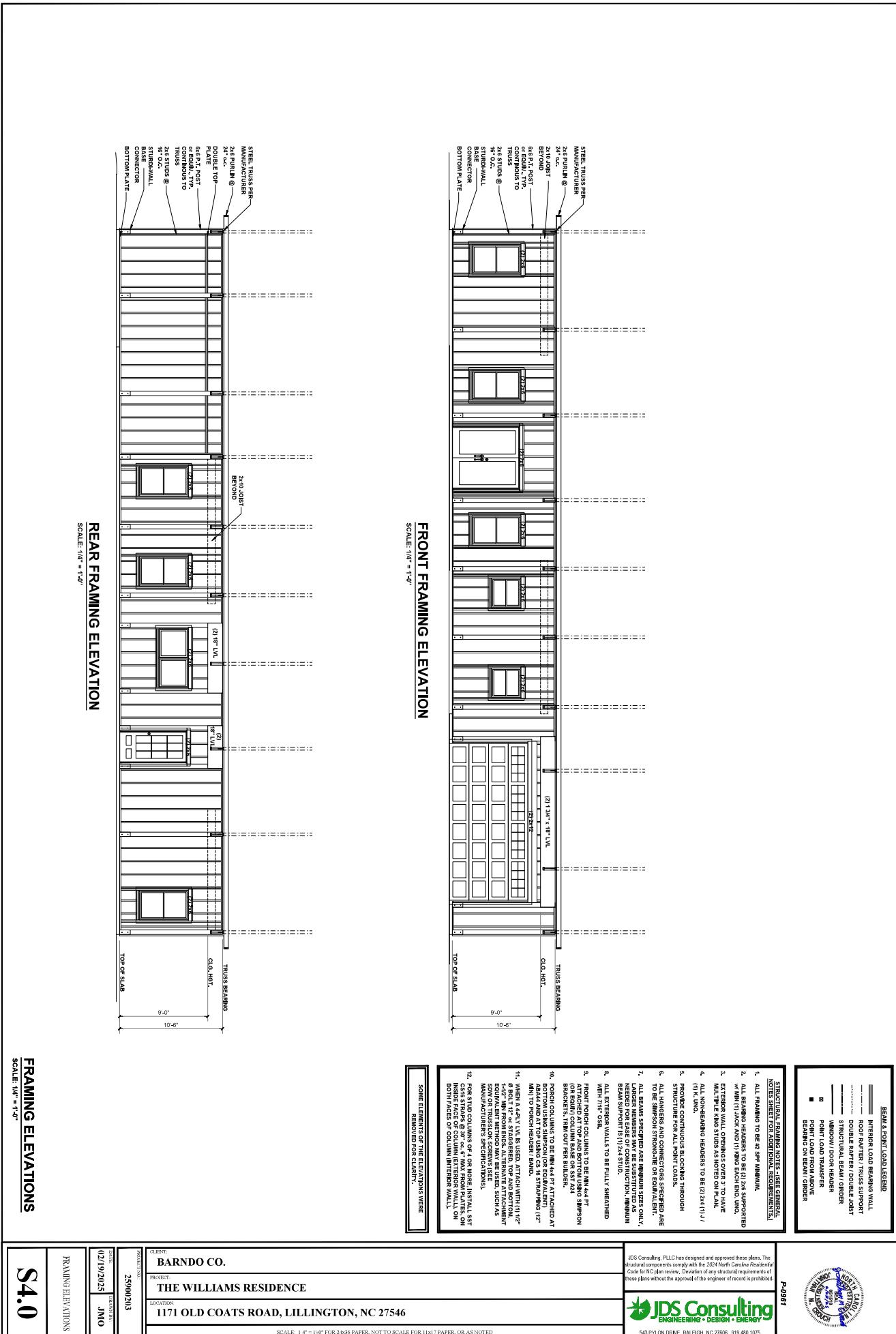
S3.0

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

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P-0861



FRAMING ELEVATIONS

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

FRAMING ELEVATIONS

RIGHT FRAMING ELEVATION

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

ALL ELEMENTS OF THE ELEVATION HAVE BEEN REMOVED FOR CLARITY.

LEFT FRAMING ELEVATION

S4.1		DATE 02/19/2025	DRAWN BY JMO
FRAMING ELEVATIONS			

STURDIWALL DRY SET ANCHOR BRACKET		NTS	13	STURDIWALL DRY SET ANCHOR BRACKET	NTS	14
PORCH COLUMN NTS 9				GARAGE FOUNDATION NTS 5		
HOUSE / GARAGE FOOTING NTS 3				INTERIOR FOOTING NTS 7		
GARAGE DOORWAY FOOTING NTS 4				PORCH COLUMN FOUNDATION NTS 8		
CONCRETE SLAB CONTROL JOINTS NTS 12						
TURNER-DOWN CONC SLAB FOOTING NTS 1						
STURDIWALL DRY SET ANCHOR BRACKET NTS 15						

