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 STP W/ ½"ø 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, NCMA 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 ¾".
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, ¾" 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 1½" 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 "VERSALAM" 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 10^6 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 #18 BARS:.....2"
   #5 & SMALLER:.....1 1/2"
   CON. NOT EXPOSED TO EARTH OR WEATHER:
   SLAB, WALLS & JOIST:
   #14 & #18 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-PURLING:
      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.N.O.),
      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 ANPA C22 WITH THE FOLLOWING DESIGN PROPERTIES:
   Fb = 1,050 PSI Fv = 55 PSI E = 1.6x10^6 PSI
   SILL AND LEDGER BOLTS SHALL BE PLACED 12" MAX FROM IE ENDS AND NOTCHES AND SPACED AT 6' O.C. MAX, U.O.N. (2 BOLTS MIN/PIECE OF IE).
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 & R802.7.1
10. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 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 R602.7(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: ⊠—2 (WHERE 2 JACKS ARE REQ'D FOR EXAMPLE). KING STUDS AT EACH END OF THE OPENING SHALL BE ½ 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.

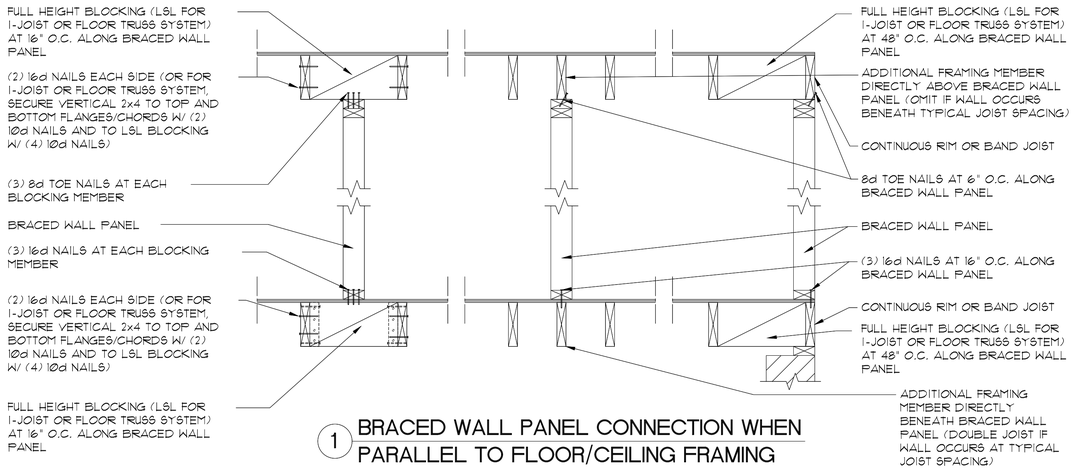
REVISIONS	BY

STONEWALL
STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
(919)407-8663
stonewalleng.com Lic. # P-0951

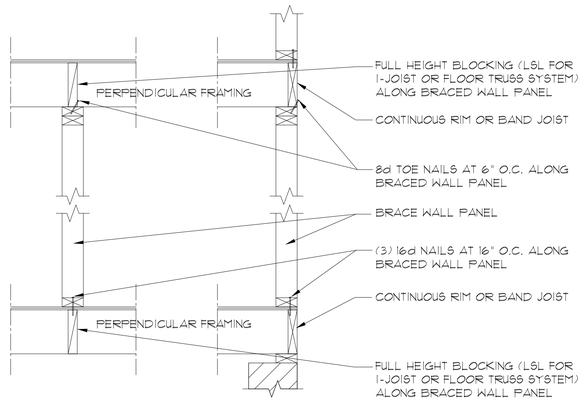
NORTH CAROLINA PROFESSIONAL SEAL 052983 ENGINEER HOSSEIN DORMOHAMMADI
04-27-2023

All Home Renovations, LLC
New Residential Construction
356 Rawls Club Road
Fuquay Varina, NC 27526

DATE 4-27-23
SCALE AS SHOWN
DRAWN J.H.
JOB 23-1376
SHEET
SP1



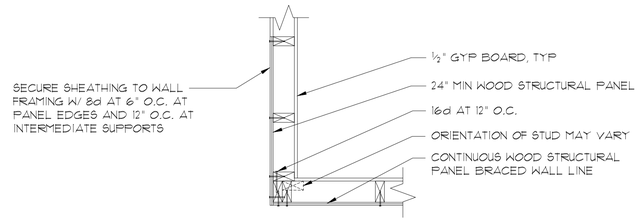
1 BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



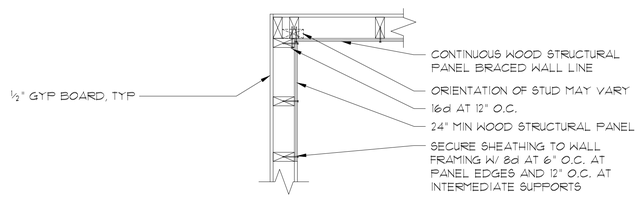
2 BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

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 (UON)	6d OR 8d COMMON AT 6" O.C. AT PANEL EDGES AND 12" O.C. TO INTERMEDIATE SUPPORTS OR 16 GA. x 1¾" STAPLES AT 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB (1)	GYPSUM BOARD (SHEATHING ON ONE FACE OF WALL)	½" GYPSUM	1½" GALV. ROOFING NAILS, 6d COMMON NAILS OR 1¼" TYPE W DRYWALL SCREWS AT 7" O.C. AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (SEE DETAIL 4/-)
GB (2)	GYPSUM BOARD (SHEATHING ON BOTH FACES OF WALL)	½" GYPSUM	1½" GALV. ROOFING NAILS, 6d COMMON NAILS OR 1¼" TYPE W DRYWALL SCREWS AT 7" O.C. AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (SEE DETAIL 4/-)
GB (3)	GYPSUM BOARD (SHEATHING ON BOTH FACES OF WALL)	½" GYPSUM	1½" GALV. ROOFING NAILS, 6d COMMON NAILS OR 1¼" TYPE W DRYWALL SCREWS AT 4" O.C. AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (SEE DETAIL 4/-)
PF	PORTAL FRAME	7/16" OSB/ PLYWOOD (U.O.N.)	SEE METHOD PF ON PAGE SP2.2
CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB/ PLYWOOD (U.O.N.)	6d OR 8d COMMON AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. x 1¾" 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.)	6d 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.)	6d OR 8d COMMON AT 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS

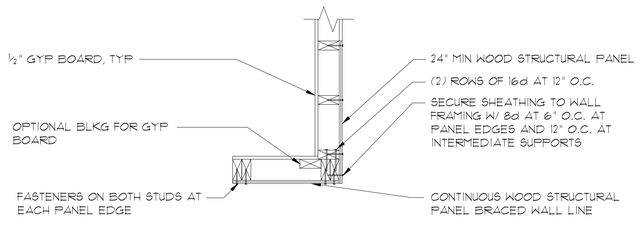
NOTES:
1) ALL BRACED WALL PANELS SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
2) PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER DETAILS 1/SP2.0 AND 2/SP2.0
3) ALL EXTERIOR WALLS ARE TO BE SHEATHED W/ 7/16" OSB OR 15/32" PLYWOOD W/ FASTENERS PER TABLE R602.3(1). INSTALL WALL CORNER SHEATHING PER DETAIL 3/SP2.0.
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 GYPSUM BOARD (OR EQUIVALENT) INSTALLED AT THE INTERIOR FACE.



OUTSIDE CORNER DETAIL

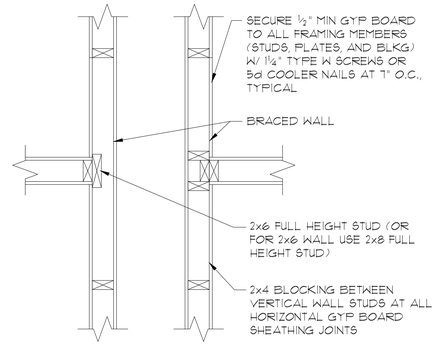


INSIDE CORNER DETAIL



GARAGE CORNER DETAIL

3 TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING



T-PLATE WALL INTERSECTION

3-STUD WALL INTERSECTION

4 METHOD "GB" INTERSECTION DETAILS

REVISIONS	BY

STONEWALL
STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
(919)407-8663
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All Home Renovations, LLC
New Residential Construction
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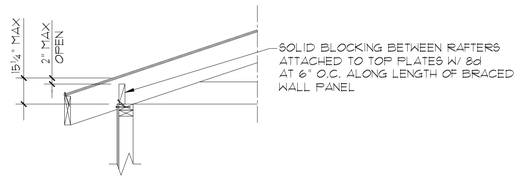
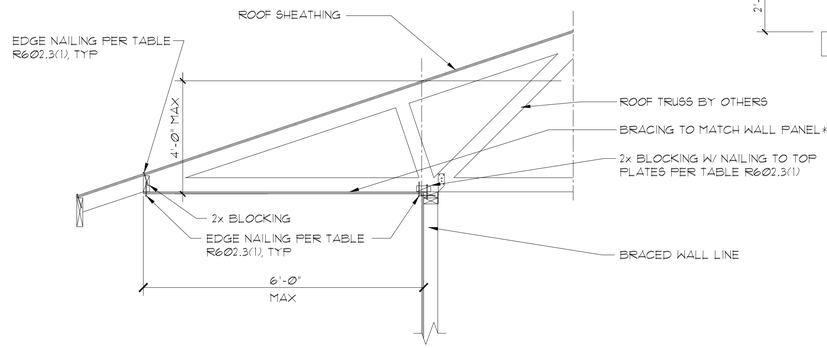
DRAWN	J.H.
JOB	23-1376
SHEET	SP2.0

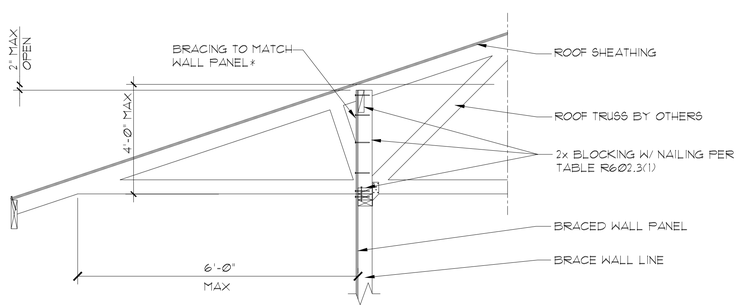


1 BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS



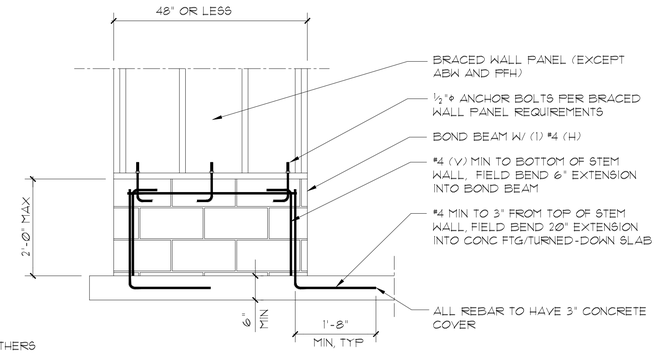
2 BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

*PROVIDE VENTING PER R806 (NOT SHOWN)

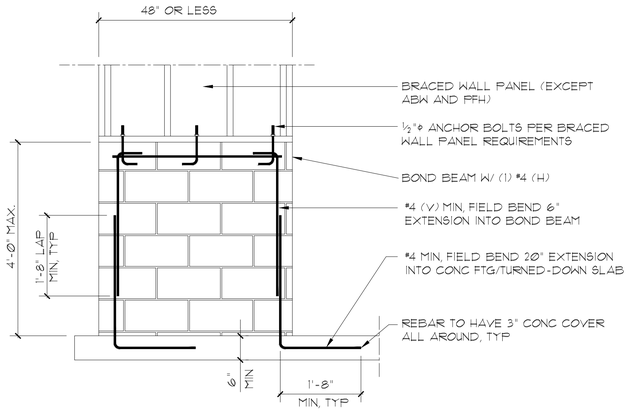


3 BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

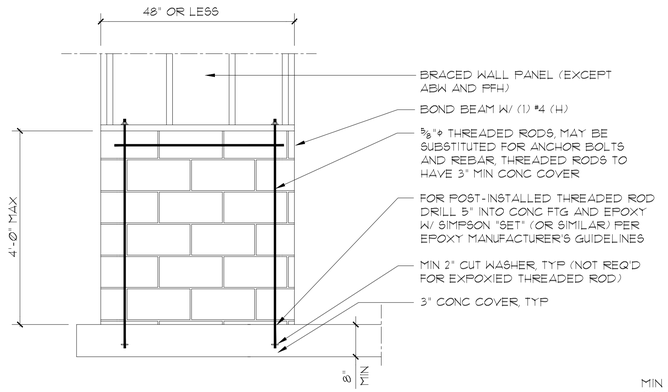
*PROVIDE VENTING PER R806 (NOT SHOWN)



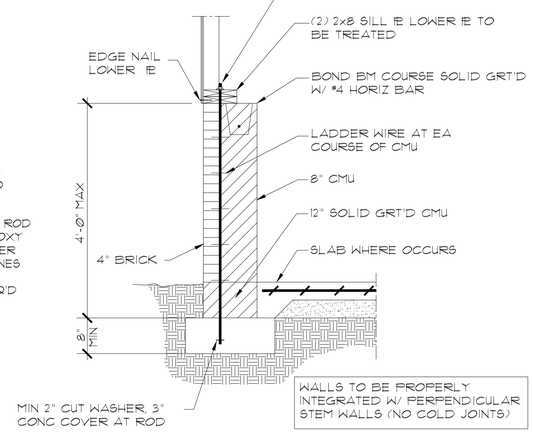
SHORT STEM WALL REINFORCEMENT



TALL STEM WALL REINFORCEMENT



OPTIONAL STEM WALL REINFORCEMENT



GARAGE PORTAL FRAME STEM WALL WITH IN-LINE BRICK FACING OPTION

4 MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS

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STONEWALL
STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
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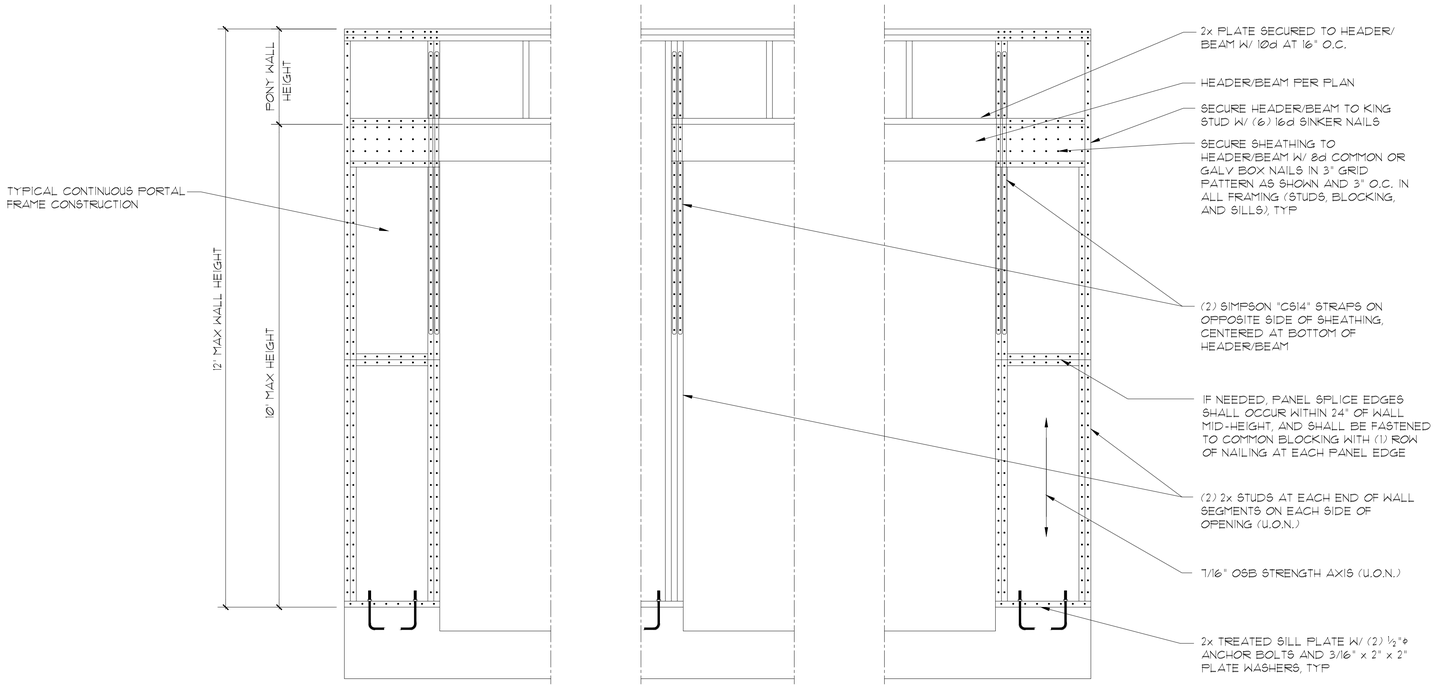
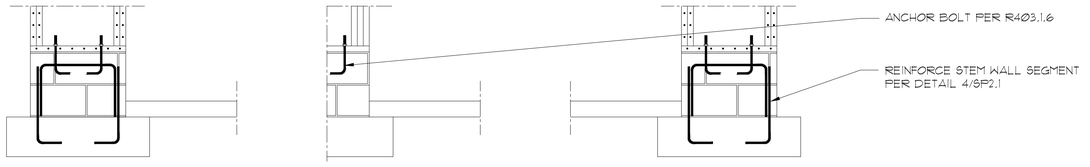
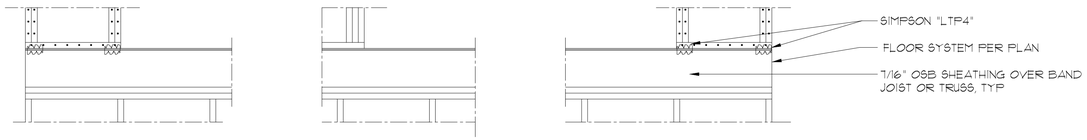


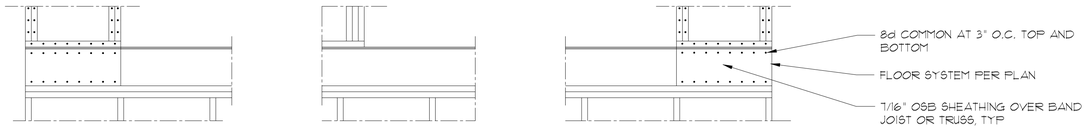
OVER MONOLITHIC SLAB FOUNDATION



OVER STEM WALL OR CRAWLSPACE FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR (FRAMING ANCHOR OPTION)



OVER RAISED WOOD FLOOR OR SECOND FLOOR (WOOD STRUCTURAL PANEL OPTION)

1 METHOD PF: PORTAL FRAME PANEL CONSTRUCTION

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STONEWALL
STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
(919)407-8663
stonewalleng.com Lic. # P-0951

NORTH CAROLINA PROFESSIONAL SEAL 052983 ENGINEER HOSSEIN DORMOHAMADI
04-27-2023

All Home Renovations, LLC
New Residential Construction
356 Rawls Club Road
Fuquay Varina, NC 27526

DATE 4-27-23
SCALE AS SHOWN
DRAWN J.H.
JOB 23-1376
SHEET
SP2.2

FOUNDATION NOTES:

1. CMU PIER SCHEDULE:

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

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

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

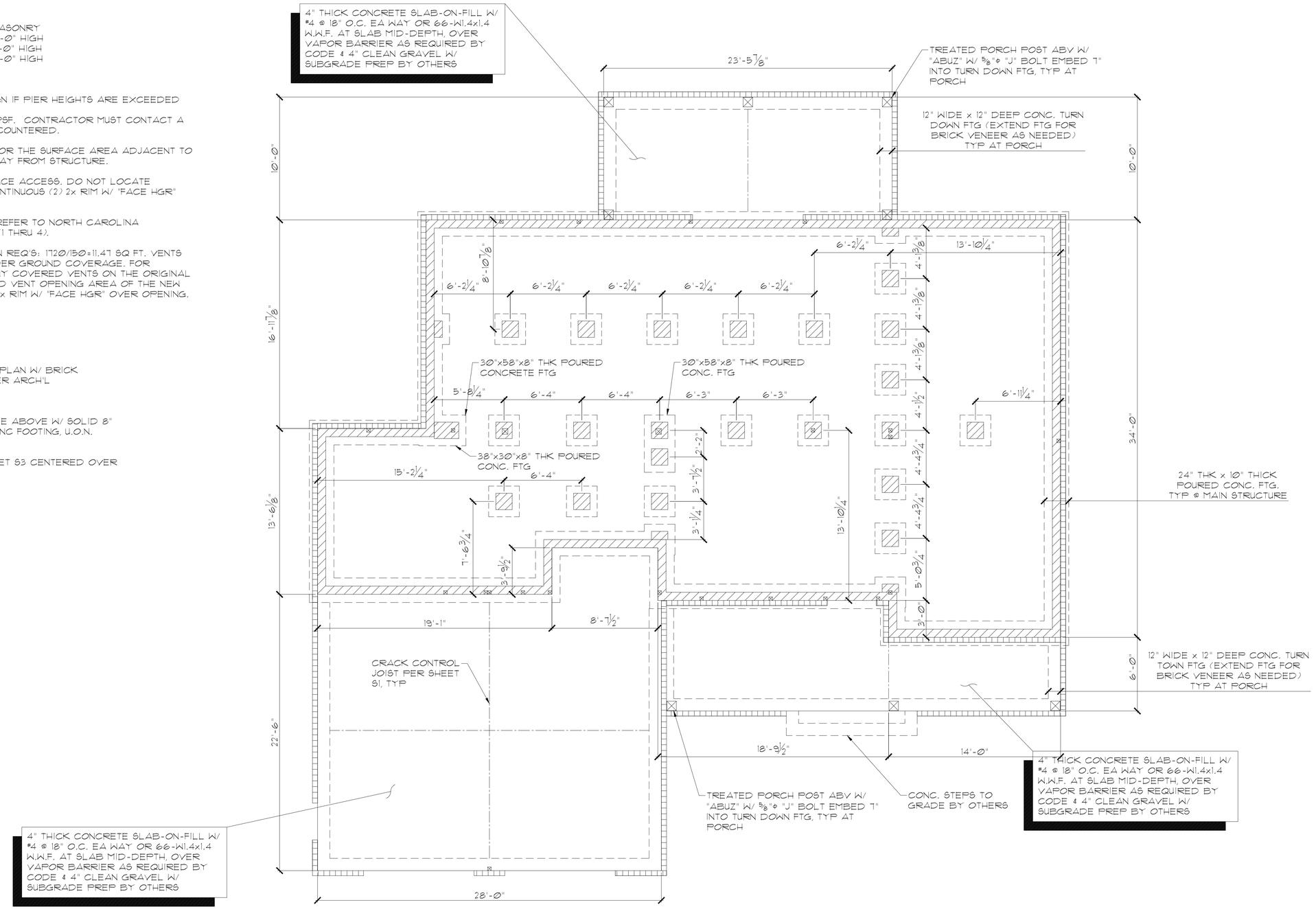
2. ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF. CONTRACTOR MUST CONTACT A SOILS ENGINEER IF UNSUITABLE SOILS ARE ENCOUNTERED.
3. ADEQUATE DRAINAGE SHALL BE PROVIDED FOR THE SURFACE AREA ADJACENT TO THE STRUCTURE SUCH THAT WATER DRAINS AWAY FROM STRUCTURE.
4. CONTRACTOR IS TO FIELD LOCATE CRAWLSPACE ACCESS. DO NOT LOCATE BENEATH POINT LOADS. FASTEN JOISTS TO CONTINUOUS (2) 2x RIM W/ "FACE HGR" OVER OPENING.
5. FOR FND WALL HEIGHT AND BACKFILL REQ'S REFER TO NORTH CAROLINA RESIDENTIAL BUILDING CODE TABLE R404.1.1 (1 THRU 4).
6. CRAWL SPACE AREA: 1720 SQ FT. VENTILATION REQ'S: 1720/150=11.47 SQ FT. VENTS REQ'D, OR 5.73 SQ FT. W/ 75% VAPOR RETARDER GROUND COVERAGE. FOR ADDITION PROJECTS, SQUARE FOOTAGE OF ANY COVERED VENTS ON THE ORIGINAL STRUCTURE IS TO BE ADDED TO THE REQUIRED VENT OPENING AREA OF THE NEW ADDITION. FASTEN JOISTS TO CONTINUOUS (2) 2x RIM W/ "FACE HGR" OVER OPENING.
7. FOR ADDITIONAL NOTES, SEE SP SHEETS.

LEGEND:

INDICATES FOUNDATION WALL PER PLAN W/ BRICK VENEER LEDGE WHERE OCCURS PER ARCH'L

INDICATES CMU PIER PER SCHEDULE ABOVE W/ SOLID 8" CAP CENTERED OVER POURED CONC FOOTING, U.O.N.

INDICATES SUPPORT ABV PER SHEET S3 CENTERED OVER FTG PER PLAN



FOUNDATION PLAN
SCALE: ¼"=1'-Ø"

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4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
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SHEET S1

FIRST FLOOR FRAMING NOTES:

1. FLOOR SHEATHING IS TO BE ¾" PLY T & G (48/24) CDX BN. & EN 10d @ 6", F.N. 10d @ 12" (U.O.N.) ALTERNATE: #8 x2" COARSE THREADED YELLOW ZINC FLATHEAD WOOD SCREWS MAY BE USED IN-LIEU OF 10d COMMONS (ER-5053).
2. NO PENETRATIONS ALLOWED IN SHEARWALL TOP & BOTTOM PLATES, JOISTS, BEAMS, ETC. UNLESS SPECIFICALLY CALLED OUT & DETAILED ON STRUCTURAL DRAWINGS OR AS ALLOWED BY CODE.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO WORK.
4. FOR ADDITIONAL NOTES SEE "SP" SHEETS.

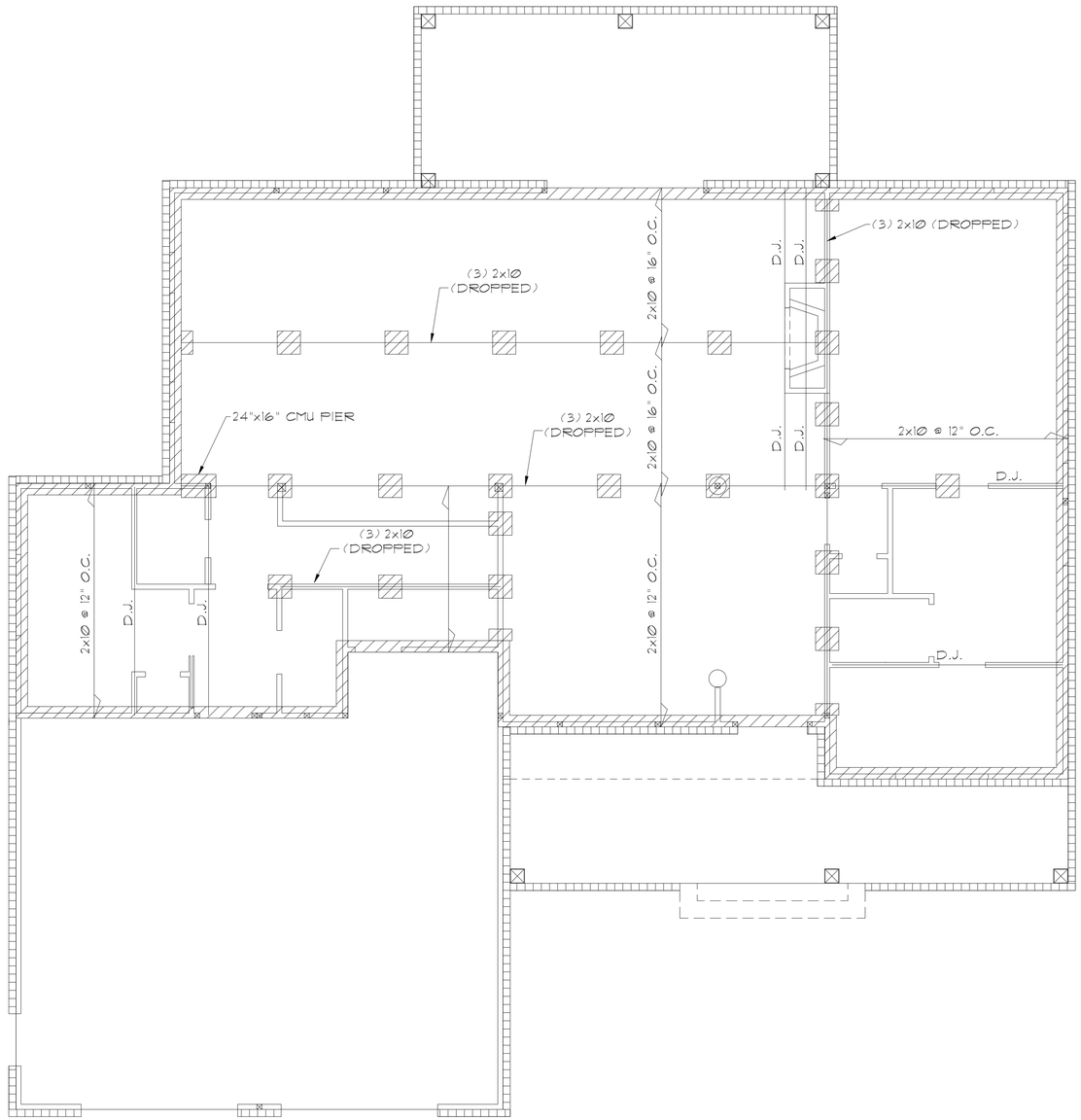
LEGEND:

INDICATES JOIST PER PLAN

INDICATES FOUNDATION WALL PER PLAN W/ BRICK LEDGE WHERE OCCURS PER ARCH'L

INDICATES CMU PIER PER PER SHEET S1

INDICATES SUPPORT ABV PER PER SHEET S3 (PROVIDE SOLID BLOCKING TO GIRDERS AND/OR FOUNDATION ELEMENTS BENEATH POINT LOADS)



FIRST FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"

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STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
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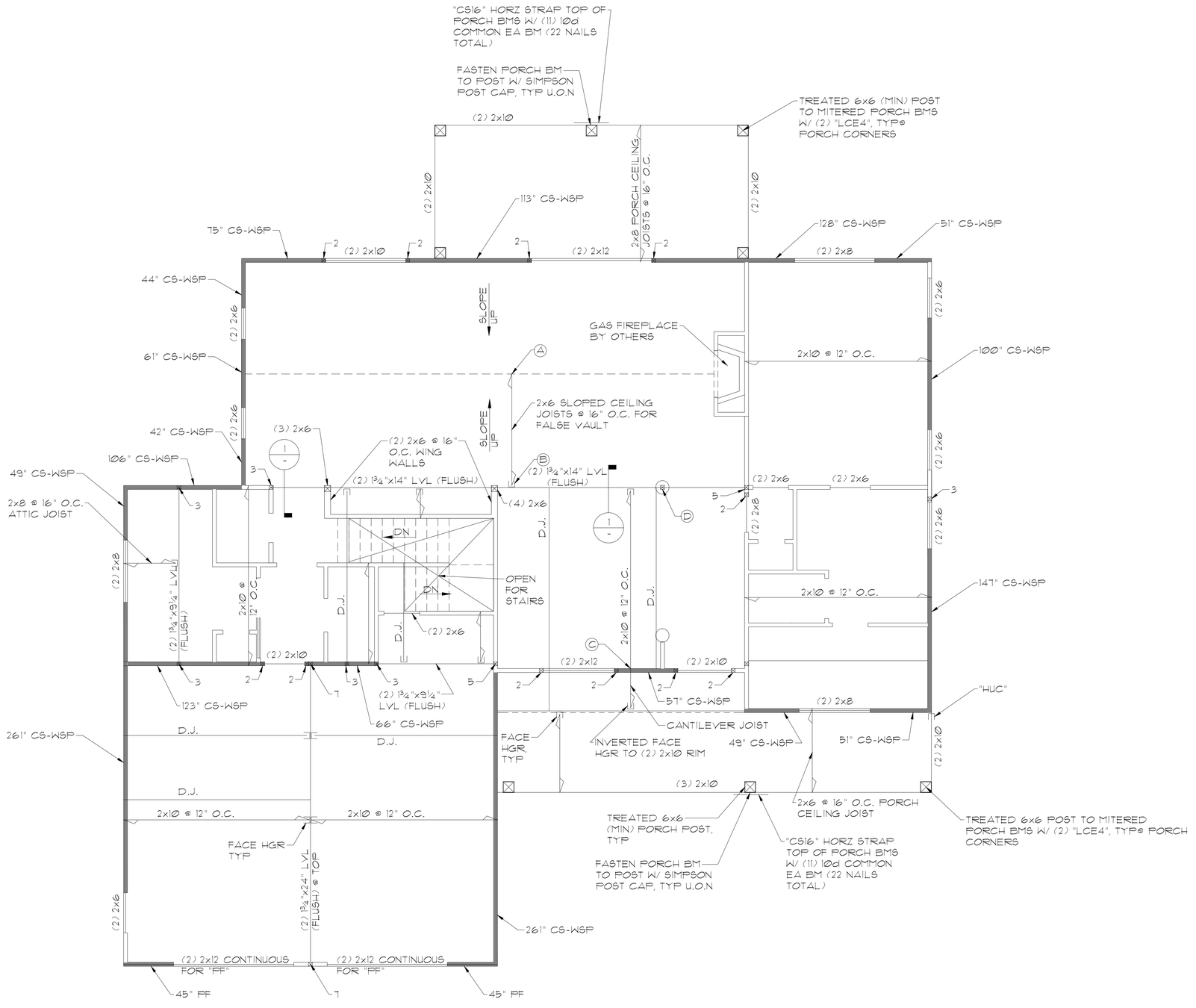
S2

FLOOR FRAMING NOTES:

1. FLOOR SHEATHING IS TO BE ¾" PLY T & G (48/24) CDX BN. & 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 "SP" SHEETS.

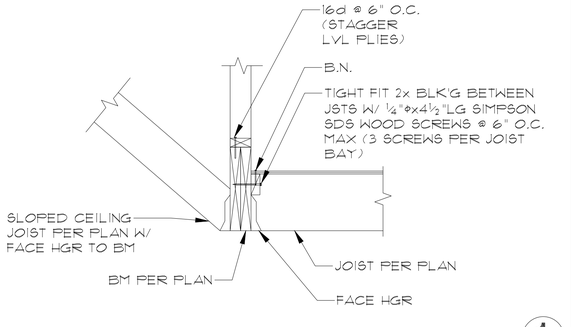
LEGEND:

- INDICATES 2ND FLOOR JOIST PER PLAN, U.O.N.
- INDICATES 2x4 @ 16" O.C. STUD WALL
- D.J. INDICATES DOUBLE JOIST
- (A) INDICATES FASTEN SLOPED CEILING JOIST ENDS TO RAFTERS W/ (3) 10d COMMON FACE NAILS EA JOIST
- (B) INDICATES FASTEN SLOPED CEILING JOIST ENDS TO FLUSH BM W/ FACE HGR
- (C) FASTEN JOIST TO WALL T. Fs W/ "H2.5A" @ 48" O.C.
- (D) 6x6 CENTERED BENEATH BEAM W/ POST BASE TO FLOOR BELOW (COLUMN WRAP BY CONTRACTOR)



SECOND FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"



1

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STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
(919)407-8663
stonewalleng.com Lic. # P-0951

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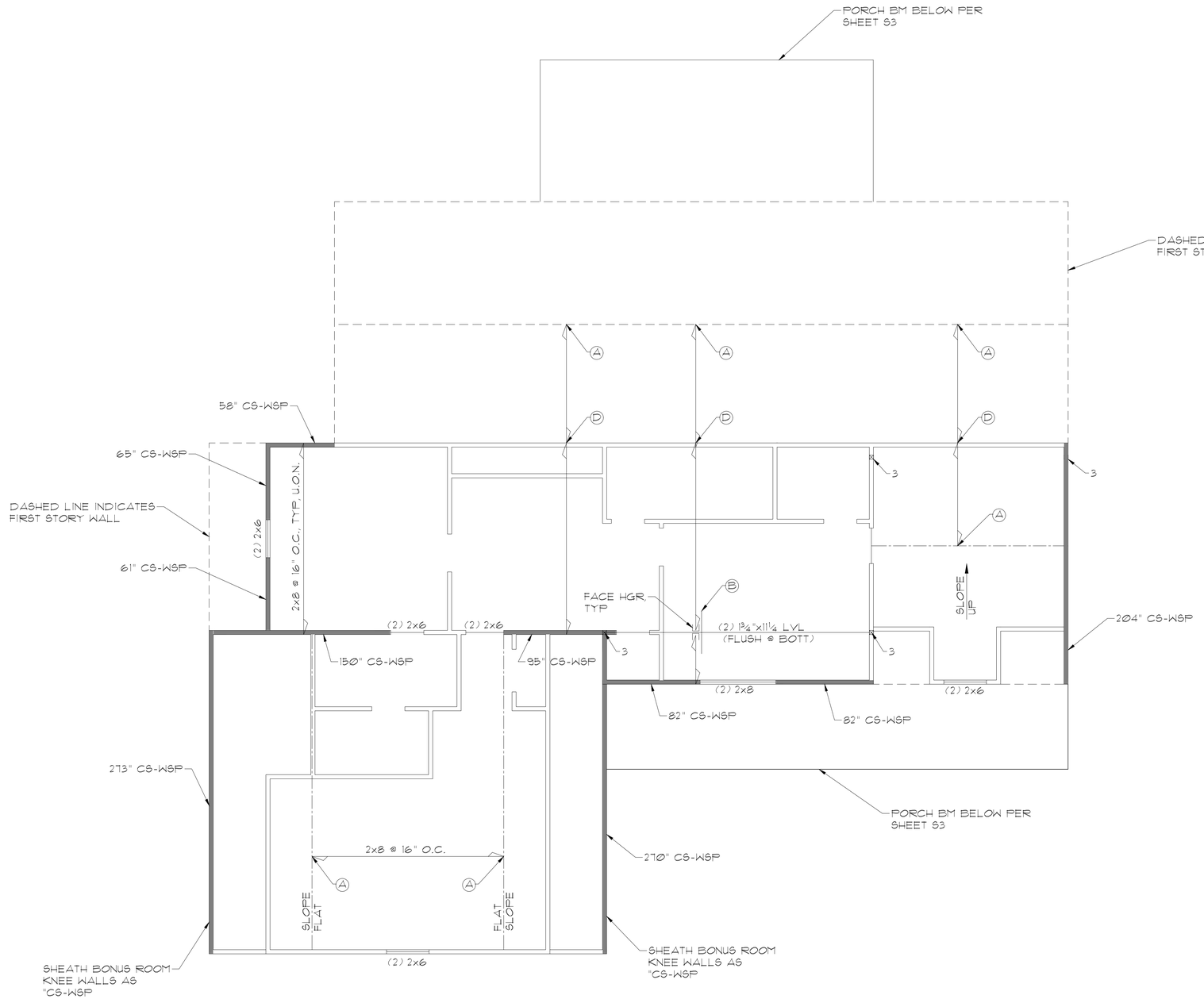
ATTIC FRAMING NOTES:

1. (10) 16d EACH SIDE OF TOP PLATE SPLICES (TYP. U.O.N.).
2. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO WORK.
3. FOR ADDITIONAL NOTES, SEE "SP" SHEETS.

LEGEND:

- INDICATES CEILING JOIST PER PLAN
- INDICATES 2x4 @ 16" O.C. SECOND STORY STUD WALL
- (A) INDICATES FASTEN CEILING JOISTS TO RAFTER W/ (3) 10d COMMON FACE NAILS
- (B) INDICATES "CS16" STRAP UNDERSIDE OF JOIST W/ (5) 10d COMMON EA SIDE (10) NAILS TOTAL
- (D) LAP CEILING JOIST ENDS MINIMUM 1'-0" & FASTEN W/ (5) 16d COMMON FACE NAILS



ATTIC FRAMING PLAN

SCALE: ¼"=1'-0"

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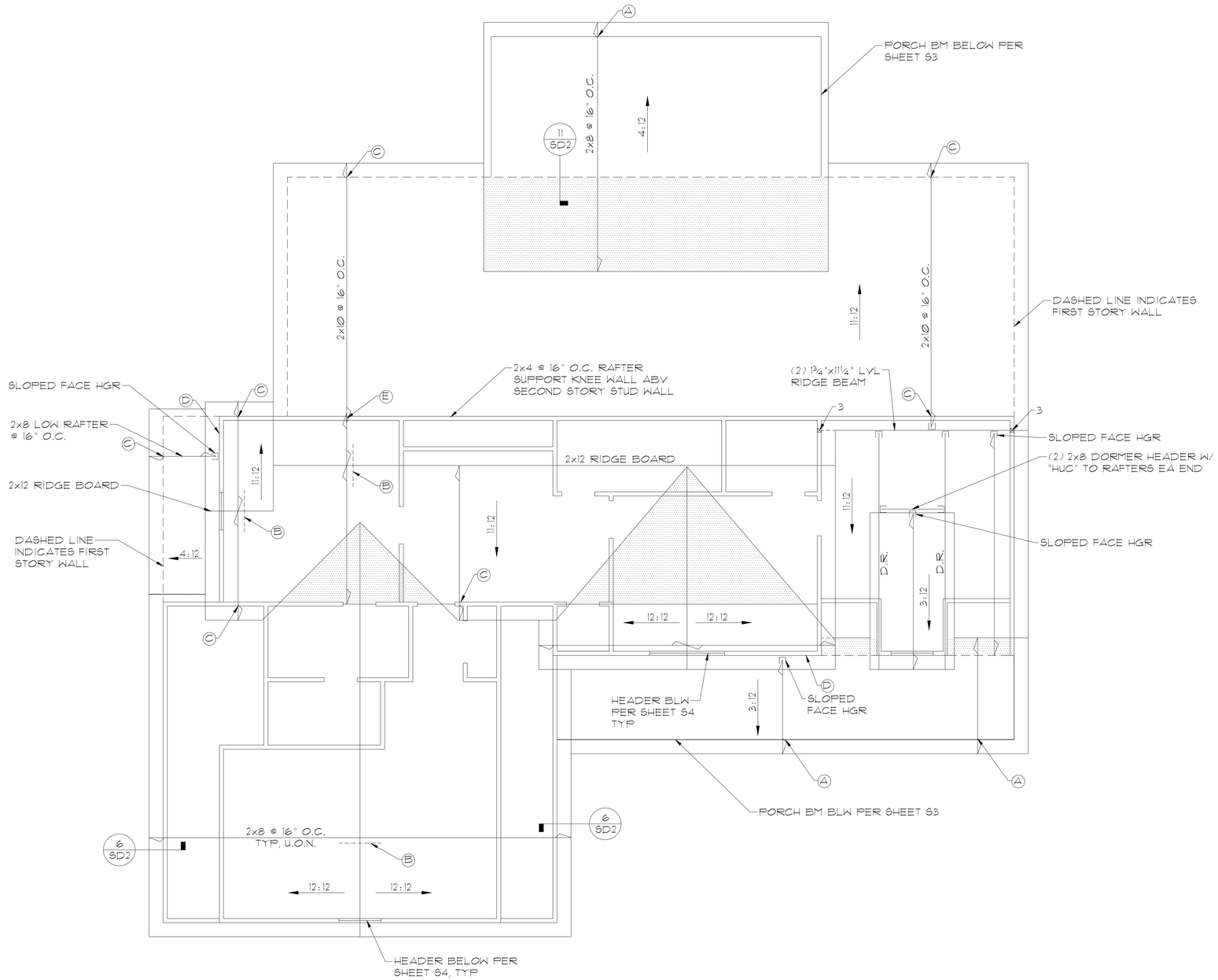
ROOF FRAMING NOTES:

1. ROOF SHEATHING IS TO BE 7/16" OSB (24/16) B.N. & E.N. 8d @ 6", F.N. 8d @ 12" (U.ON.), OR CODE-APPROVED EQUIVALENT.
2. 24" MAX ROOF OVERHANG ALLOWED.
3. GABLE END WALLS & DORMERS TO BE CONTINUOUSLY SHEATHED AS "CS-WSP".
4. BOUNDARY NAIL ALL MULTI-PLY RAFTERS.
5. ATTIC AREA: 2438 SQ FT. VENT REQ'S: 2438/150=16.25 SQ FT VENTS REQ'D. OR 8.13 SQ FT W/ 50% OF VENTING PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH BALANCE OF THE REQ'D VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
6. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO WORK.
7. FOR ADDITIONAL NOTES, SEE "SP" SHEETS.

LEGEND:

- INDICATES RAFTERS PER PLAN
- INDICATES 2x4 @ 16" O.C. SECOND STORY STUD WALL
- INDICATES OVER-BUILT ROOF FRAMING LIMITS FALSE FRAME VALLEYS ON 2x10 FLAT PF W/ (2) 16d COMMON TO EA RAFTER
- (A) INDICATES FASTEN RAFTER TO PORCH BM W/ "H2.5A" @ 48" O.C.
- (B) INDICATES CONVENTIONAL 2x COLLAR TIES @ 48" O.C.
- (C) INDICATES FASTEN RAFTER TO 2ND STORY WALL T. PF OR 1ST STORY WALL T. PF BELOW W/ "H2.5A" @ 48" O.C.
- (D) INDICATES 2x LEDGER TO 2ND STORY STUDS W/ (2) ¼"ø x 4½" LG SIMPSON SDS SCREWS TO 4 STUDS @ 16" O.C
- (E) INDICATES LAP RAFTER ENDS OVER RAFTER SUPPORT WALL & FASTEN W/ (2) 10d COMMON FACE NAILS. FASTEN HIGH RAFTER TO WALL T. PF W/ "H2.5A" @ 48" O.C.



ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

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STONEWALL
STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
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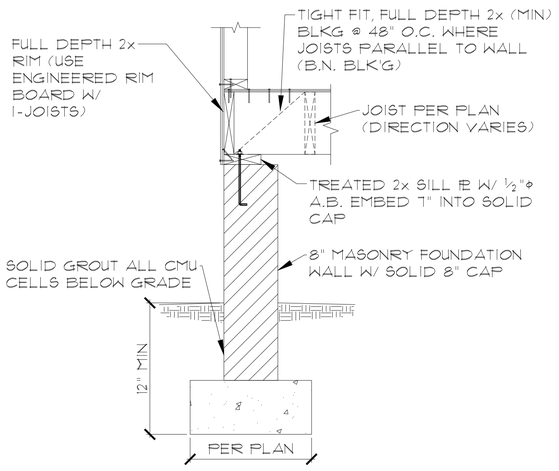
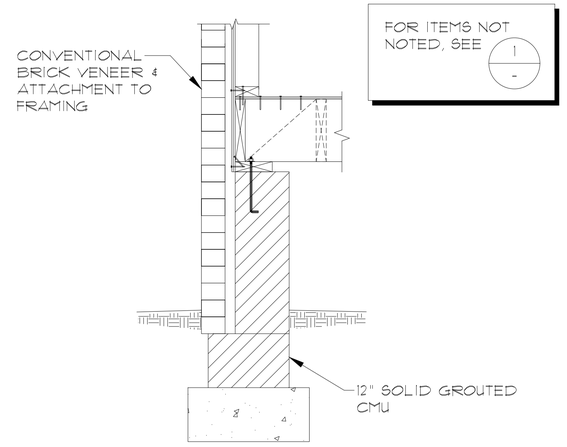
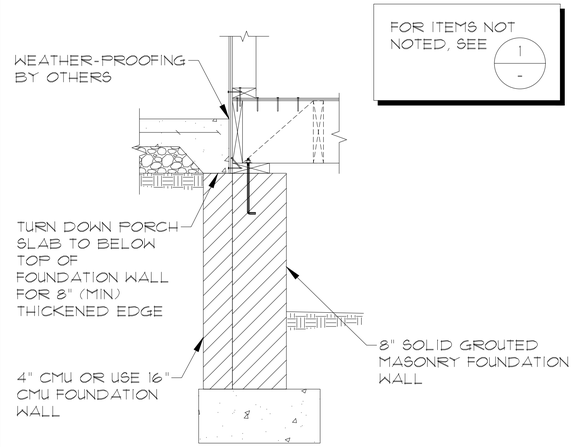
SHEET	S5



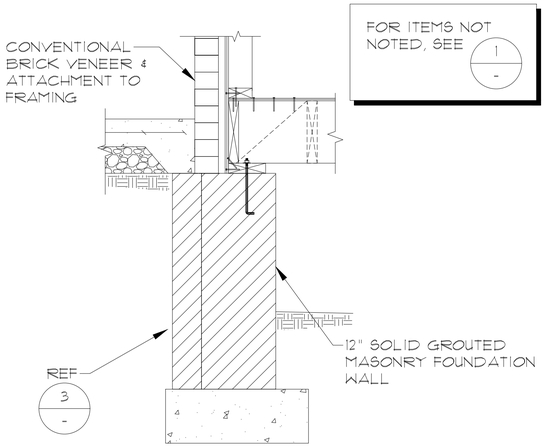
EXTERIOR FOUNDATION WALL 1



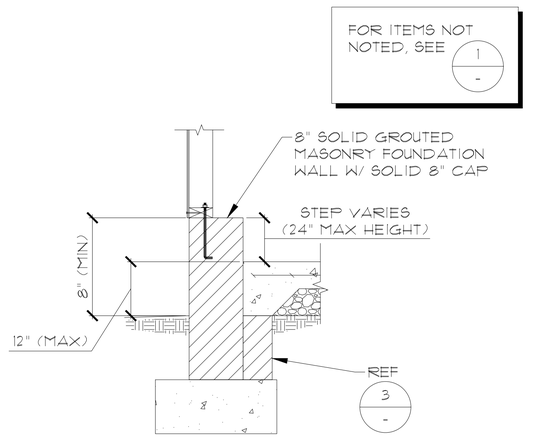
EXTERIOR FOUNDATION WALL W/ BRICK VENEER 2



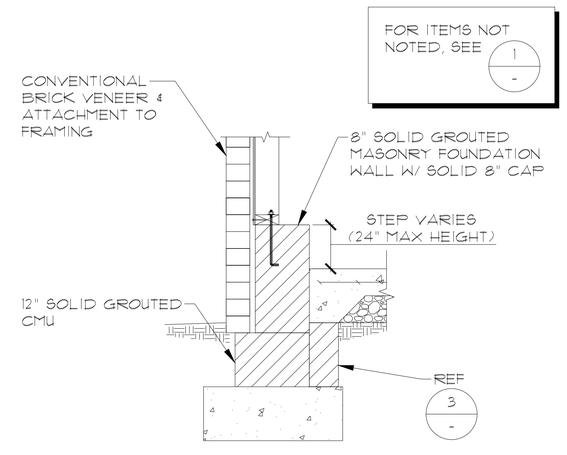
EXTERIOR FOUNDATION WALL W/ PORCH 3



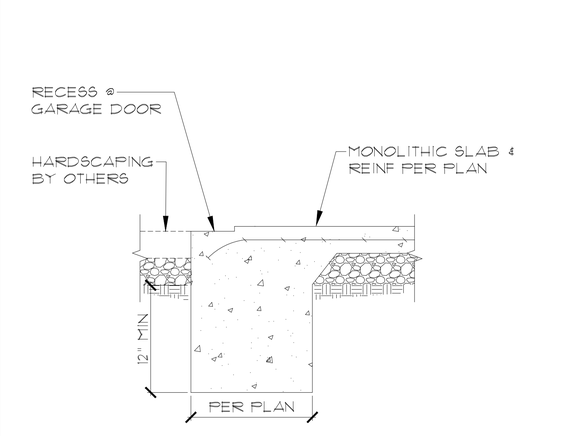
EXTERIOR FOUNDATION WALL W/ PORCH & BRICK VENEER 4



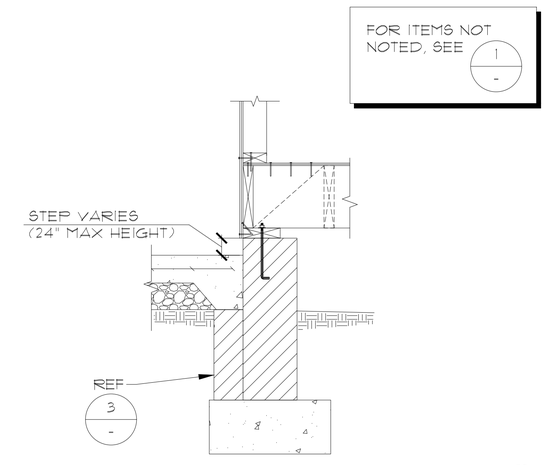
EXTERIOR GARAGE FOUNDATION WALL 5



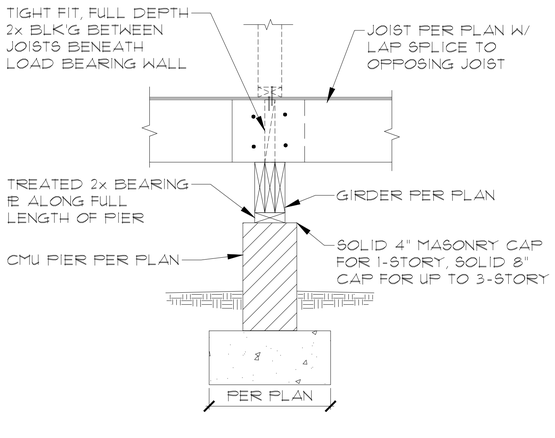
EXTERIOR GARAGE FOUNDATION WALL W/ BRICK VENEER 6



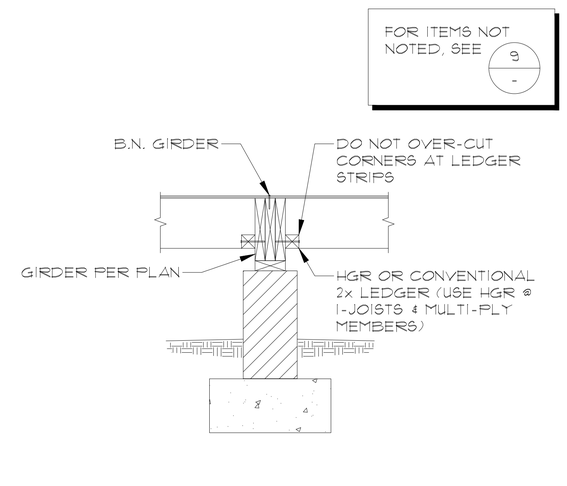
GARAGE DOOR OPENING 7



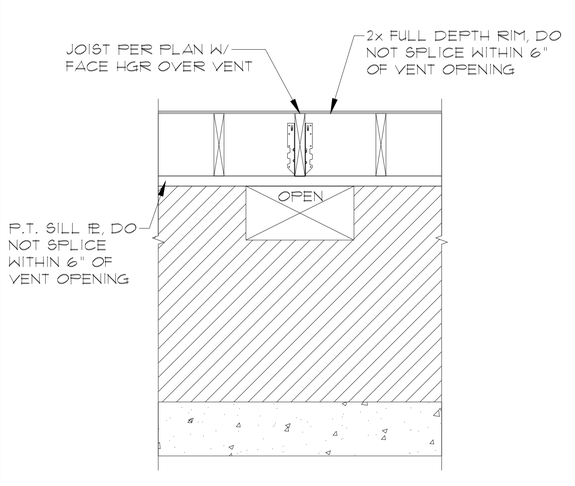
FOUNDATION WALL AT GARAGE-TO-HOUSE TRANSITION 8



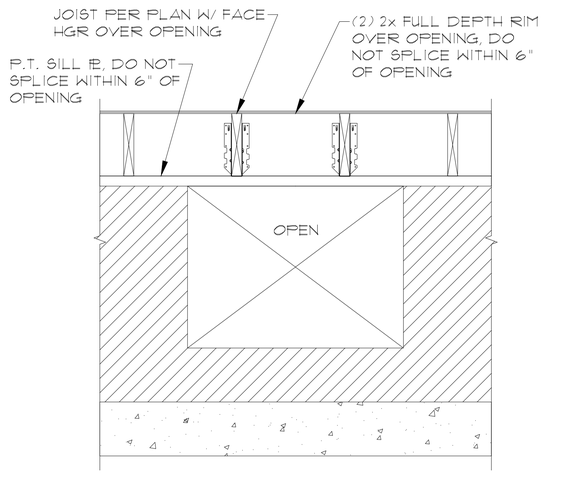
INTERIOR MASONRY PIER W/ DROPPED GIRDER 9



INTERIOR MASONRY PIER W/ FLUSH GIRDER 10



FOUNDATION WALL VENT OPENING 11



FOUNDATION WALL CRAWLSPACE ACCESS OPENING 12

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STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
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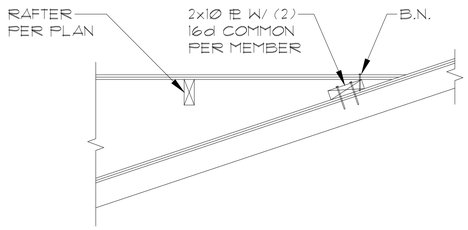
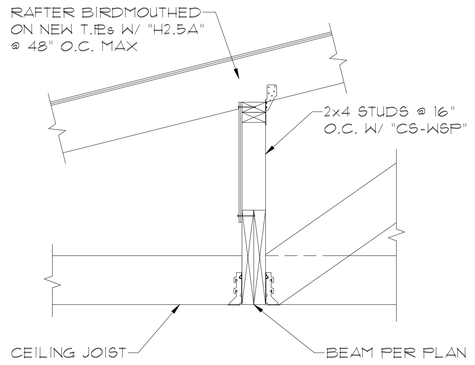
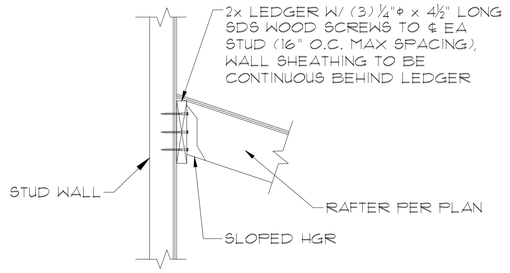


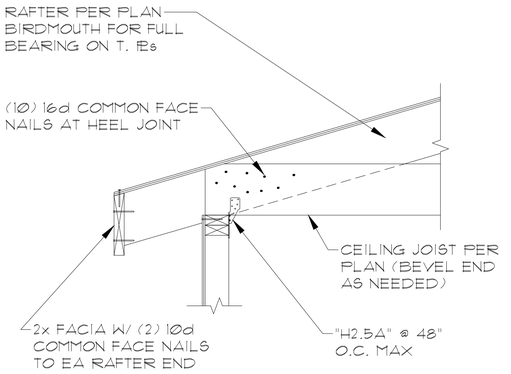
GABLE ROOF OVERBUILD 1



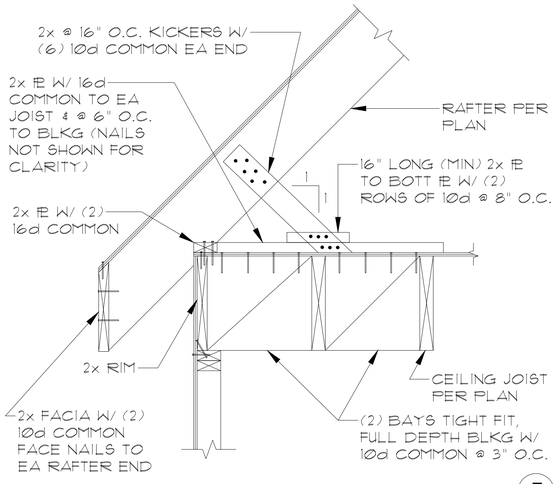
SHED ROOF OVERBUILD 2



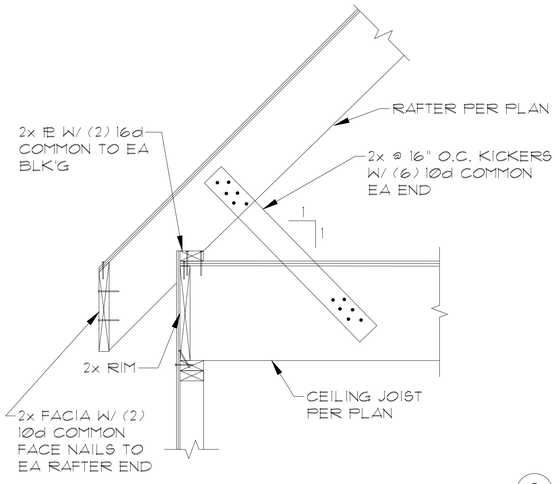
RAFTER LEDGER TO HOUSE 3



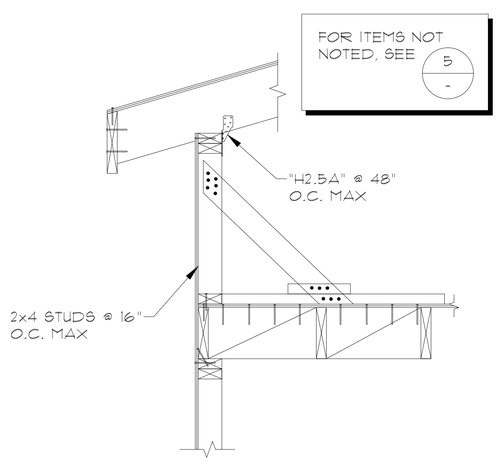
HEEL JOINT 4



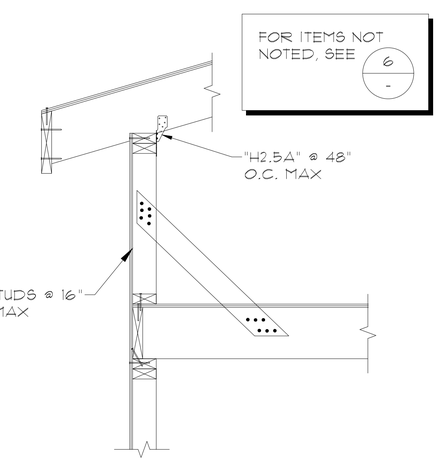
RAFTER TO PERPENDICULAR JOIST 5



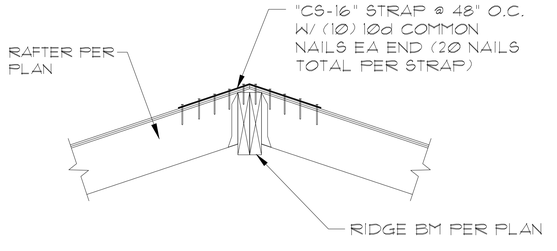
RAFTER TO PARALLEL JOIST 6



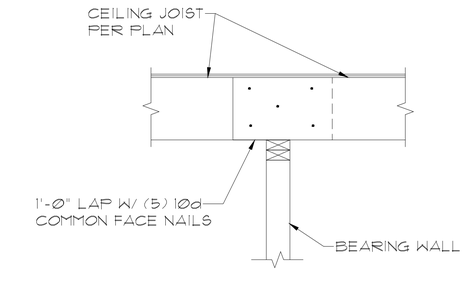
PERIMETER KNEE WALL TO PERPENDICULAR JOIST 7



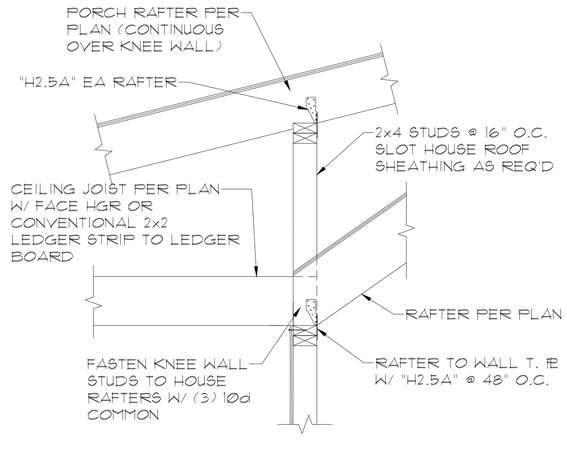
PERIMETER KNEE WALL TO PARALLEL JOIST 8



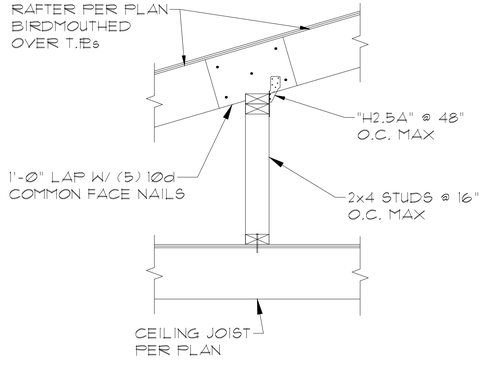
STRAP OVER RIDGE BEAM 9



CEILING JOIST SPLICE OVER WALL 10



11



RAFTER SPLICE OVER KNEE WALL 12

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STONEWALL
STRUCTURAL ENGINEERING
4800 Falls of Neuse Rd, Suite #120
Raleigh, NC 27609
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356 Rawls Club Road
Fuquay Varina, NC 27526

DATE	4-27-23
SCALE	AS SHOWN
DRAWN	J.H.
JOB	23-1376
SHEET	SD2