

**SOUTH
DESIGNS**

P.O. Box 688
Wake Forest, NC 27588
(O) 919-556-2226
(F) 919-556-2228
www.southdesigns.com

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"

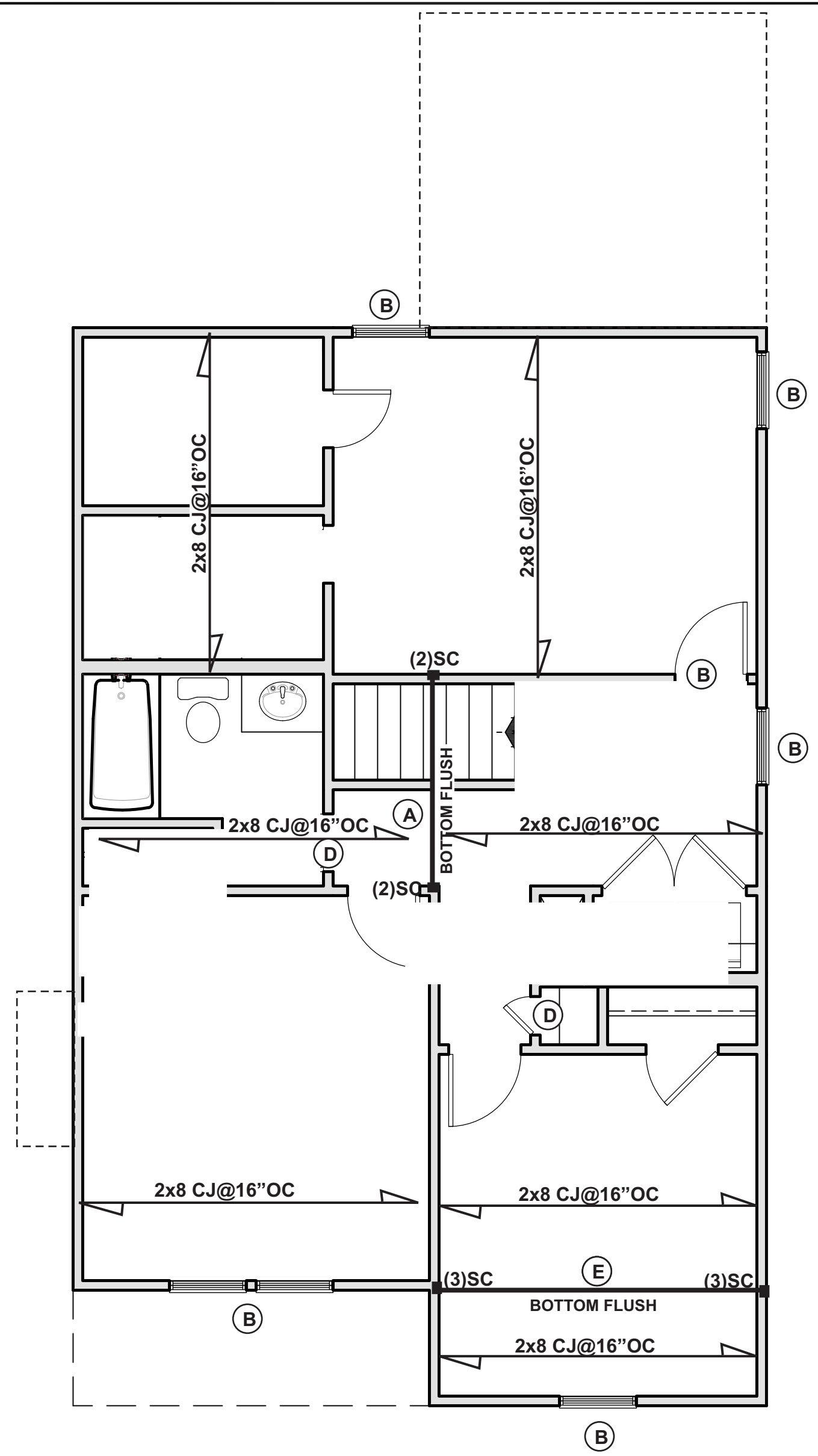
FRAMING NOTES:

- 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)
Verify Zone before Construction
Wake County 115 mph
- Wall Bracing: Braced wall panels shall be constructed according to section R602.10.3. The wall structural paneling shall comply with Table R602.10.3. 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

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



1 CEILING FRAMING PLAN
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

- 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.



Engineered by:
Patrick E. Teague, PE
Date: 9/28/23
North Carolina License # 20239

P. E. TEAGUE, P.E., PLLC
2705 WATERLOO COURT
RALEIGH, N.C. 27613
(919)247-2572 (L.C. # P0207)
PETEAGUE50@GMAIL.COM
WWW.TEAGUEENGINEERING.COM

© COPYRIGHT 2022 SOUTH DESIGNS, INC.

Drawn By:	RWB
Checked By:	RWB
Date:	5-24-2023
Revision No.	Revision Date

Designer Signature

This plan is the property of South Designs, Inc. and may not be used or reproduced without the expressed written consent of South Designs, Inc. These drawings are offered to the named client for a conditional one time use. The conditional use is limited to the lot or property as specified herein, and only for said location.

South Designs, Inc. assumes no liability for any home constructed from these plans. Contractor or builder shall verify all dimensions and conditions prior to construction. Caution must be exercised when making changes to these drawings. If changes are made to these drawings, contact South Designs.

Client:

Title:
CEILING FRAMING

Plan No.
S3
PO24256RB RV
Sheet No. Of