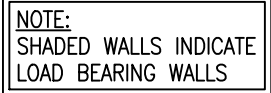


1. FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
2. STRUCTURAL CONCRETE SHALL BE FC=3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
3. FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE REQUIREMENTS.
4. FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF SOILS TO MEET DESIGN CONDITIONS AT THE TIME OF CONSTRUCTION.
5. FOOTINGS AND PIERLS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS.
6. PROVIDE 3" MINIMUM FOOTING PROJECTION FROM FACE OF MASONRY WALLS.
7. MAXIMUM DEPTH OF UNBALANCED FLIT AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R-404.1 OF THE 2018 NC STATE RESIDENTIAL BUILDING CODE, OR AS OTHERWISE DIRECTED BY THE CODE REQUIREMENTS.
8. PLASTER TO BE BONDED TO PERIMETER FOUNDATION WALL.
9. PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY THE CODE REQUIREMENTS.
10. PROVIDE PERIMETER R-10 INSULATION FOR ALL FOUNDATIONS.
11. CORBEL FOUNDATION WALL, AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
12. CRACK SPACE TO BE GRADED LEVEL, AND CLEAR OF ALL DEBRIS.
13. CONCRETE ANCHOR BOLTS SHALL BE A MIN. OF 1/2" DIA. ANCHOR BOLTS & SHALL EXTEND A MIN. OF 7" INTO MTS. OR CONCRETE. BOLTS SHALL BE 6"-0" O.C. AND WITHIN 12" OF ALL PLATE SPACES.
14. ABBREVIATIONS:  
PL = POINT LOAD  
SJ = SINGLE JOIST  
DJ = DOUBLE JOIST  
TJ = TRIPLE JOIST
15. ALL TYPERS TO BE 16"x16" MASONRY & ALL PILASTERS TO BE 8"x16" MASONRY, OR AS OFFICIAL. I.D.O.
16. WALL FOOTINGS TO BE CONTINUOUS CONCRETE PER PLAN
17. A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE, IF ISOLATED AREAS OF WEAKENING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, EOR MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONSTRUCTION.
18. ALL FOOTINGS AND SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

1. BRACED WALL PANEL METHODS AND DESIGN IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA BUILDING CODE
2. ALL BRACED WALL PANELS TO BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET WITHOUT ADDITIONAL ENGINEERING DESIGN
3. WINDOW AND DOOR OPENING SIZES CONCORD WITH ARCHITECTURAL PLANS
4. SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE WINDOW SILLINGS
5. CORNERS AND BRACED WALL LINE INTERSECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS 7/D1 AND 8/D1 (BASED ON SECTION R602.10.4.4 AND FIGURE R602.10.4.4(1) FROM THE 2018 NCBC)
6. BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 5/D1 (BASED ON FIGURES R602.10.6(1) AND R602.10.6(2) OF THE 2018 NCBC)
7. BRACED WALL PANEL CONNECTIONS TO RAFTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 6/D1 (BASED ON FIGURES R602.10.6.2(1) AND R602.10.6.2(1) THROUGH R602.10.6.2(3) OF THE 2018 NCBC)
8. HOLDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FRAMING DETAIL 9/D1.
9. WALL SHEATHING FOR EXTERIOR APPLICATION ONLY, UNLESS NOTED OTHERWISE FOR BOTH SIDES APPLICATION



1. CONSTRUCTION SHALL CONFORM TO 2018 NC RESIDENTIAL BUILDING CODE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWINGS FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
4. THE FOLLOWING DESIGN LOADS ARE USED:
  - ROOF LOAD 20 PSF LL
  - FLOOR LOAD 40 PSF LL 15 PSF DL
  - ATTIC LOAD 20 PSF LL 10 PSF DL
  - EXTERIOR BALCONY 60 PSF LL 10 PSF DL
  - WIND LOAD 115 PSF
5. PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS: MICROLAM (LVL): F<sub>y</sub>=2600 PSI, F<sub>v</sub>=285 PSI, E=1.9X10<sup>6</sup> PSI PARALLAM (PSL): F<sub>y</sub>=2900 PSI, F<sub>v</sub>=285 PSI, E=1.25X10<sup>6</sup> PSI
6. ALL WOOD MEMBERS SHALL BE #2 SRF UNLESS NOTED ON PER PLAN. STUD COLUMNS AND JOISTS SHOULD BE #2 SRF UNLESS NOTED OTHERWISE
7. ALL BEAMS SHOULD BE SUPPORTED WITH A (2) 2X4 @2 SPS STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR WALLS AND INTERIOR WALLS SHOULD BE SUPPORTED WITH A DOUBLE JOIST UNLESS NOTED OTHERWISE.
9. COMPRESSIVE STRENGTH OF CONCRETE SHOULD BE A MINIMUM OF 3000 PSI AT 28-DAYS.
10. ALL REINFORCING CAPS SHALL BE A MINIMUM OF 2000 PSI.
11. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
12. FOUNDATION PIERS SHALL BE CENTERED AROUND THEIR RESPECTIVE ELEMENTS, PROVIDE A MINIMUM OF 3' FOOTING PROJECTION FROM FACE OF MASONRY.
13. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE 2018 NC BUILDING CODE TABLE 404.2.1
14. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER NC RESIDENTIAL BUILDING CODE 2002 SECTION 403.1.6, 1/2" DIA. BOLTS SPACING AT 6'-0" CENTERS WITH A 7" MINIMUM ANCHOR INTO MASONRY.
15. ALL EXTERIOR WALLS SHALL BE 12" FROM THE END OF EACH PLATE SECTION.
16. POSITIVE AND NEGATIVE WALL FLOODING DESIGN VALUES FOR 15MPH, CATEGORY B, AND MHR 30 FEET OR LESS ARE 18 AND 20 PSF, RESPECTIVELY.
17. COMPOSITE CLADDING DESIGNED FOR THE FOLLOWING LOADS:
  - (a) WIND
  - (b) PNF

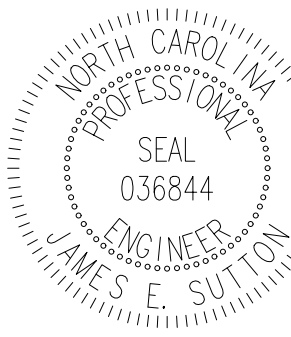
BASIC DESIGN WIND VELOCITY = 115 MPH, EXPOSURE B

17. CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
18. FLITCH BEAMS AND 3— OR 4—PLY LVLs SHALL BE BOLTED TOGETHER W/ 1/2" THRU BOLTS SPACED @ 24" O.C. (MAX) STAGGERED. MINIMUM EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF BEAM.
19. ALL NON—LOAD BEARING INTERIOR DOOR HEADERS SHALL BE (2) FLAT 2X4 DROPPED, UNDO.

DJ-DOUBLE JOIST	TS-TIMBER STRAND
DR-DOUBLE RAFTER	SC-STUD COLUMN
TR-TRIPLE RAFTER	EE-EACH END
OC-ON CENTER	TJ-TRIPLE JOIST
PL-POINT LOAD	CL-CENTER LINE

1. OPENINGS LESS THAN 5'-0" USE (1) KING STUD E.E.
2. OPENINGS 5'-1" TO 8'-0" USE (2) KING STUDS E.E.
3. OPENINGS GREATER THAN 8'-0" USE (3) KING STUDS E.E. UNO.
4. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.

**NOTE:**  
SHADED WALLS INDICATE  
LOAD BEARING WALLS

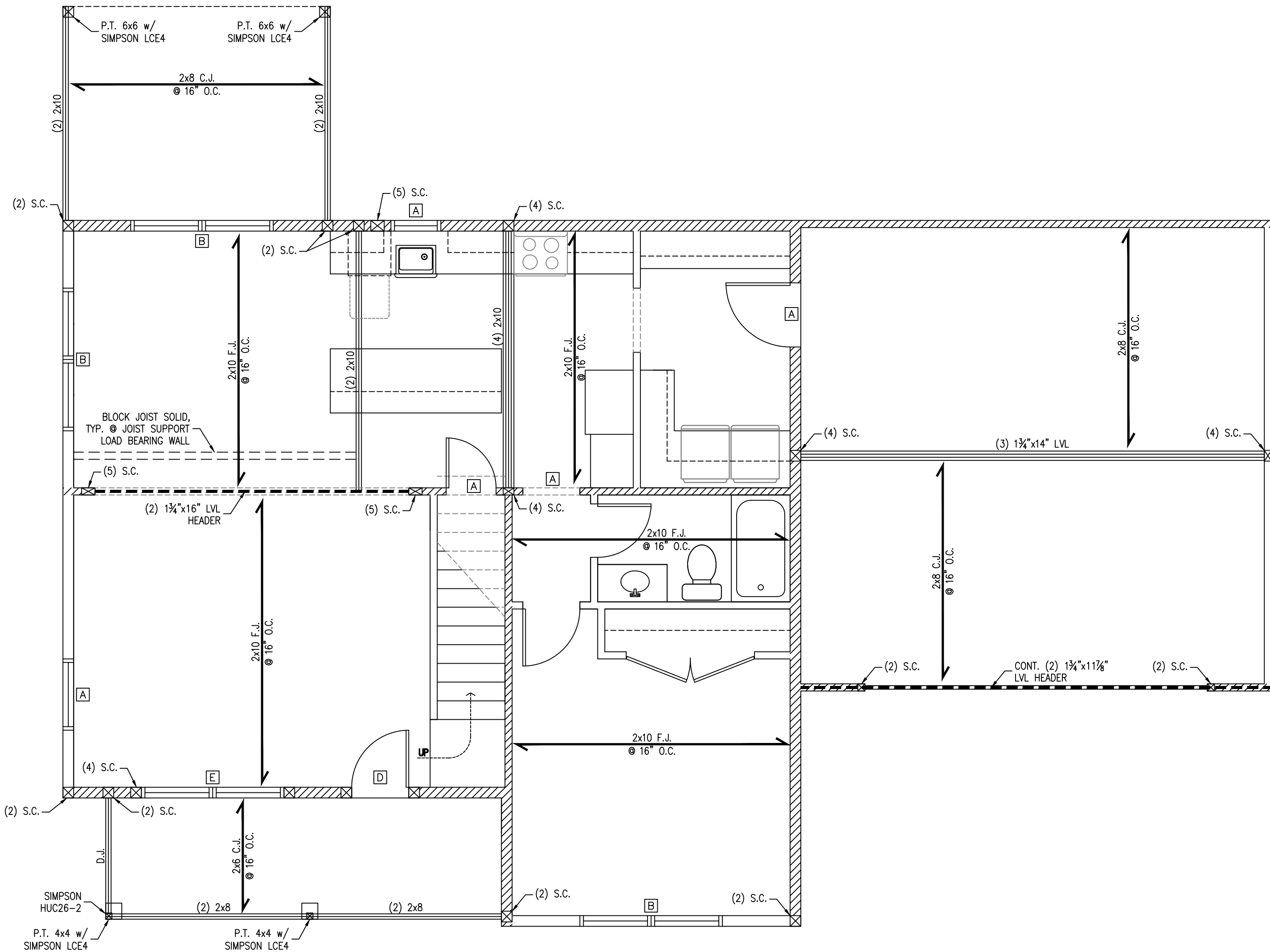
$$1/4'' = 1'-0''$$




- FOUNDATION NOTES:
- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
  - STRUCTURAL CONCRETE TO BE FC=3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
  - FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
  - FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
  - FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 3" MINIMUM FOOTING PROJECTION FROM FACE OF MASONRY.
  - MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R-404.1 OF THE 2018 NC STATE RESIDENTIAL BUILDING CODE.
  - PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
  - PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
  - PROVIDE PERIMETER R-10 INSULATION FOR ALL FOUNDATIONS.
  - CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
  - CRAWL SPACE TO BE GRADED LEVEL, AND CLEAR OF ALL DEBRIS.
  - FOUNDATION ANCHORAGE SHALL BE A MIN. OF 1/2" DIA. ANCHOR BOLTS & SHALL EXTEND A MIN. OF 7" INTO MAS. OR CONCRETE. BOLTS SHALL BE 6"-0" O.C. AND WITHIN 12" OF ALL PLATE SPICES.
  - ABBREVIATIONS:  
PL = POINT LOAD  
SJ = SINGLE JOIST  
DJ = DOUBLE JOIST  
TJ = TRIPLE JOIST
  - ALL PIERS TO BE 16"x16" MASONRY & ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL UNO.
  - WALL FOOTINGS TO BE CONTINUOUS CONCRETE PER PLAN.
  - A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, EOR MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
  - ALL FOOTINGS AND SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

#### BRACED WALL PANEL NOTES

- BRACED WALL PANEL METHODS AND DESIGN IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
- ALL BRACED WALL PANELS TO BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- WINDOW AND DOOR OPENING SIZES COINCIDE WITH ARCHITECTURAL PLANS.
- CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
- CORNERS AND BRACED WALL LINE INTERSECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS 7/D1 AND 8/D1 (BASED ON SECTION R602.10.4.4 AND FIGURE R602.10.4.4(1) OF THE 2018 NRC).
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 5/D1 (BASED ON FIGURES R602.10.6(1) AND R602.10.6(2) OF THE 2018 NRC).
- BRACED WALL PANEL CONNECTIONS TO RAFTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 6/D1 (BASED ON SECTION R602.10.6.2 AND FIGURES R602.10.6.2(1) THROUGH R602.10.6.2(3) OF THE 2018 NRC).
- HOLDOWNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FRAMING DETAIL 9/D1.
- WALL SHEATHING IS FOR EXTERIOR APPLICATION ONLY, UNLESS NOTED OTHERWISE FOR BOTH SIDES APPLICATION.



## 1st FLOOR FRAMING PLAN

1/4" = 1'-0"

#### GENERAL STRUCTURAL NOTES:

- CONSTRUCTION SHALL CONFORM TO 2018 NC RESIDENTIAL BUILDING CODE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWINGS FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
- THE FOLLOWING DESIGN LOADS ARE USED:  
ROOF LOAD 20 PSF LL 20 PSF DL  
FLOOR LOAD 40 PSF LL 15 PSF DL  
ATTIC LOAD 20 PSF LL 10 PSF DL  
EXTERIOR BALCONY 60 PSF LL 10 PSF DL  
WINDLOAD 115 MPH
- PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS: MICROLAM (LVL): F<sub>b</sub>=2600 PSI, F<sub>v</sub>=285 PSI, E=1.9X10<sup>6</sup> PSI PARALLAM (PSL): F<sub>b</sub>=2900 PSI, F<sub>v</sub>=290 PSI, E=1.25X10<sup>6</sup> PSI
- ALL WOOD MEMBERS SHOULD BE #2 SPF UNLESS NOTED ON PLANS. ALL STUD COLUMNS AND JOISTS SHOULD BE #2 SPF UNLESS NOTED OTHERWISE.
- ALL BEAMS SHOULD BE SUPPORTED WITH A (2) 2X4 #2 SPF STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL PARALLEL NON-LOAD BEARING WALLS SHOULD BE SUPPORTED WITH A DOUBLE JOIST UNLESS NOTED OTHERWISE.
- COMPRESSIVE STRENGTH OF CONCRETE SHOULD BE A MINIMUM OF 3000 PSI AT 28-DAYS.
- SOIL BEARING CAPACITY TO BE A MINIMUM OF 2000 PSF.
- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
- FOOTINGS AND PIERS SHALL BE CENTERED AROUND THEIR RESPECTIVE ELEMENTS. PROVIDE A MINIMUM OF 3" FOOTING PROJECTION FROM FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE 2018 NC BUILDING CODE TABLE R404.1.1.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER NC RESIDENTIAL BUILDING CODE 2002 SECTION 403.1.6. 1/2" DIA. BOLTS SPACED AT 6'-0" CENTERS WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION.
- POSITIVE AND NEGATIVE WALL CLADDING DESIGN VALUES FOR 115MPH, CATEGORY B, AND MRH 30 FEET OR LESS ARE 18 AND 24.1 RESPECTIVELY.
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS: (N PSF)

MEAN ROOF HT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	15.7 -36.9	16.5 -38.7	17.1 -40.2	17.6 -41.3
ZONE 2a	15.7 -36.9	16.5 -38.7	17.1 -40.2	17.6 -41.3
ZONE 2b	15.7 -36.9	16.5 -38.7	17.1 -40.2	17.6 -41.3
ZONE 2r	15.7 -58.8	16.5 -61.7	17.1 -64.1	17.6 -65.9
ZONE 3a	15.7 -58.8	16.5 -61.7	17.1 -64.1	17.6 -65.9
ZONE 3r	15.7 -75.8	16.5 -79.6	17.1 -82.6	17.6 -84.9
ZONE 4	25.9 -28.1	27.2 -29.5	28.2 -30.6	29.0 -31.5
ZONE 5	25.9 -34.7	27.2 -36.4	28.2 -37.8	29.0 -38.9

BASIC DESIGN WIND VELOCITY = 115 MPH, EXPOSURE B

- CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS AND 3- OR 4-PLY LVLS SHALL BE BOLTED TOGETHER W/ 1/2" THRU BOLTS SPACED @ 24" O.C. (MAX) STAGGERED. MINIMUM EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF BEAM.
- ALL NON-LOAD BEARING INTERIOR DOOR HEADERS SHALL BE (2) FLAT 2X4 DROPPED, UNO.

DJ=DOUBLE JOIST  
DR=DOUBLE RAFTER  
TR=TRIPLE RAFTER  
OC=ON CENTER  
PL=POINT LOAD  
TS=TIMBER STRAND  
SC=STUD COLUMN  
EE=EACH END  
TJ=TRIPLE JOIST  
CL=CENTER LINE

#### HEADER SCHEDULE

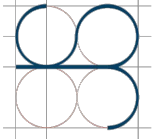
TAG	SIZE	JACKS (EACH END)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2)1~3/4"x9~1/4" LVL'S	(3)
Z	EXISTING HEADER	EXISTING S.C.

#### NOTE:

- OPENINGS LESS THAN 5'-0" USE (1) KING STUD E.E.
- OPENINGS 5'-1" TO 8'-0" USE (2) KING STUDS E.E.
- OPENINGS GREATER THAN 8'-0" USE (3) KING STUDS E.E. UNO.
- HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.

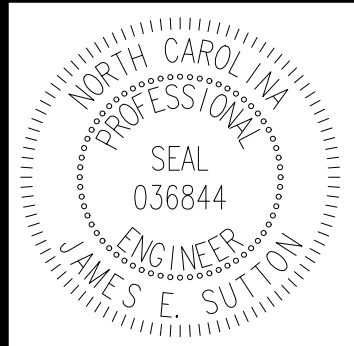
NOTE:  
SHADED WALLS INDICATE  
LOAD BEARING WALLS

JS CONSULTING & DESIGN  
ENGINEERING AND CONSULTING  
11703 DURANT RD  
RALEIGH, NC 27614  
P (919) 675-1680  
F (919) 324-3681



CERTIFICATE NUMBER: P-1513

ORIGINAL PLAN	DATE:	12/31/2024	DRAWN BY:	JES	CHECKED BY:	JES
PROJECT NO.:	2401-1423					
REVISIONS						
REV	PROJECT NO.:	DATE:	MADE BY:	DESCRIPTION:		
2401-1423R	01/03/2025	JES	JES	Title block revision		
2401-1423R2	01/21/2025	JES	JES	Floor plan revisions		



Pinewood Capital, LLC  
225 Carolina Lakes Rd, Sanford, NC 27332  
1st Floor Framing Plans

SHEET NUMBER

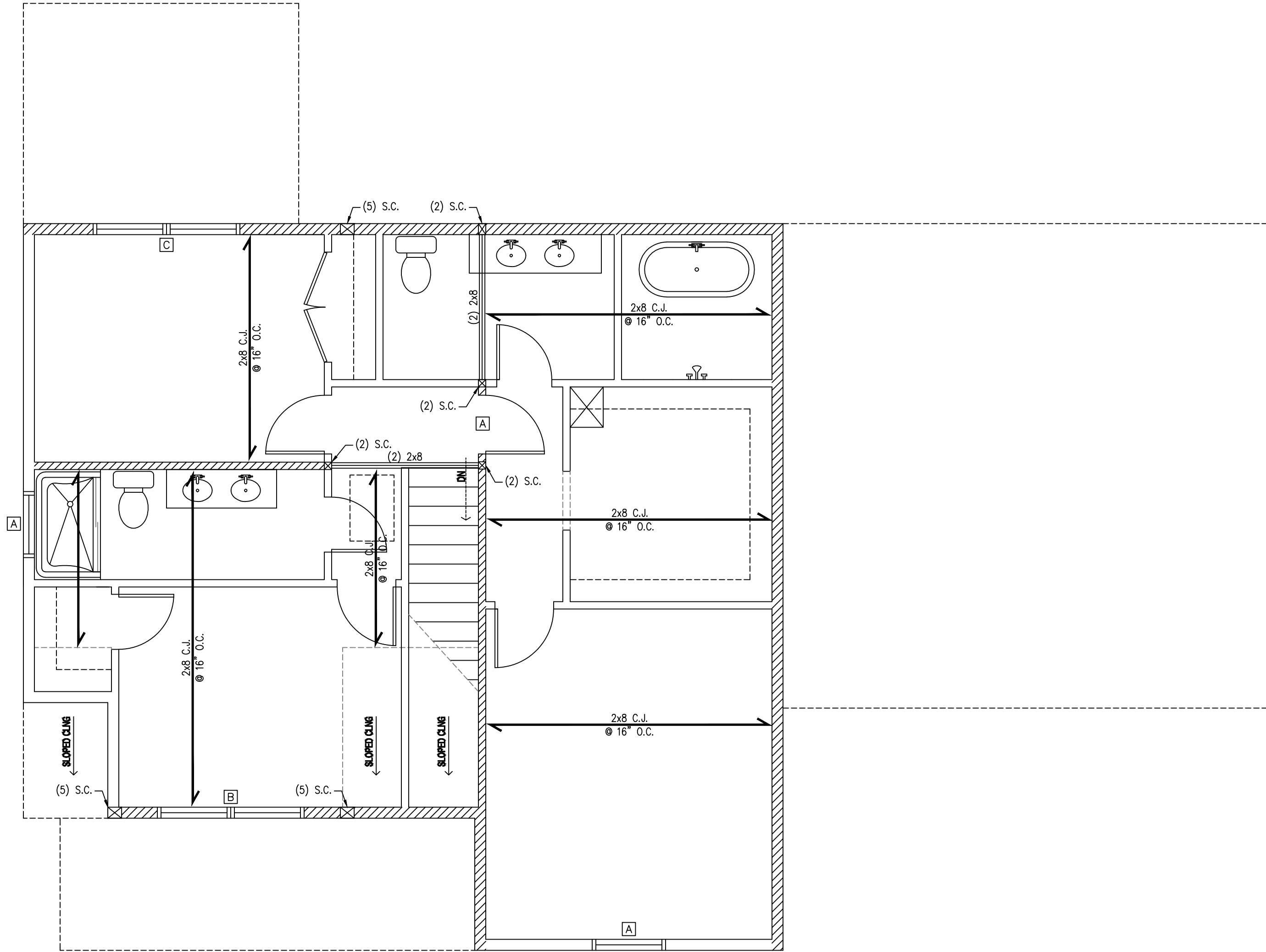
S2



- FOUNDATION NOTES:
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  - MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R-404.1 OF THE 2018 NC STATE RESIDENTIAL BUILDING CODE.
  - PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
  - PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
  - PROVIDE PERIMETER R-10 INSULATION FOR ALL FOUNDATIONS.
  - CORREL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
  - CRAWL SPACE TO BE GRADED LEVEL, AND CLEAR OF ALL DEBRIS.
  - FOUNDATION ANCHORAGE SHALL BE A MIN. OF 1/2" DIA. ANCHOR BOLTS & SHALL EXTEND A MIN. OF 7" INTO MAS. OR CONCRETE. BOLTS SHALL BE 6"-0" O.C. AND WITHIN 12" OF ALL PLATE SPLICES.
  - ABBREVIATIONS:  
PL = POINT LOAD  
SJ = SINGLE JOIST  
DJ = DOUBLE JOIST  
TJ = TRIPLE JOIST
  - ALL PIERS TO BE 16"x16" MASONRY & ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL U.N.O.
  - WALL FOOTINGS TO BE CONTINUOUS CONCRETE PER PLAN.
  - A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, COR MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
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- WINDOW AND DOOR OPENING SIZES COINCIDE WITH ARCHITECTURAL PLANS.
- CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
- CORNERS AND BRACED WALL LINE INTERSECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS 7/D1 AND 8/D1 (BASED ON SECTION R602.10.4.4. AND FIGURE R602.10.4.4(1) OF THE 2018 NCRC).
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- BRACED WALL PANEL CONNECTIONS TO RAFTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 6/D1 (BASED ON SECTION R602.10.6.2 AND FIGURES R602.10.6.2(1) THROUGH R602.10.6.2(3) OF THE 2018 NCRC).
- HOLD-DOWNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FRAMING DETAIL 9/D1.
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- THE FOLLOWING DESIGN LOADS ARE USED:  
ROOF LOAD 20 PSF LL 20 PSF DL  
FLOOR LOAD 40 PSF LL 15 PSF DL  
ATTIC LOAD 20 PSF LL 10 PSF DL  
EXTERIOR BALCONY 60 PSF LL 10 PSF DL  
WIND LOAD 115 MPH
- PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS: MICROLAM (LVL):  $F_b=2600$  PSI,  $F_v=285$  PSI,  $E=1.9 \times 10^6$  PSI PARALLAM (PSL):  $F_b=2900$  PSI,  $F_v=290$  PSI,  $E=1.25 \times 10^6$  PSI
- ALL WOOD MEMBERS SHOULD BE #2 SPF UNLESS NOTED ON PLANS. ALL STUD COLUMNS AND JOISTS SHOULD BE #2 SPF UNLESS NOTED OTHERWISE.
- ALL BEAMS SHOULD BE SUPPORTED WITH A (2) 2X4 #2 SPF STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL PARALLEL NON-LOAD BEARING WALLS SHOULD BE SUPPORTED WITH A DOUBLE JOIST UNLESS NOTED OTHERWISE.
- COMPRESSIVE STRENGTH OF CONCRETE SHOULD BE A MINIMUM OF 3000 PSI AT 28-DAYS.
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- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3"
- FOOTINGS AND PIERS SHALL BE CENTERED AROUND THEIR RESPECTIVE ELEMENTS. PROVIDE A MINIMUM OF 3" FOOTING PROJECTION FROM FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE 2018 NC BUILDING CODE TABLE R404.1.1.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER NC RESIDENTIAL BUILDING CODE 2002 SECTION 403.1.6. 1/2" DIA. BOLTS SPACED AT 6'-0" CENTERS WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION.
- POSITIVE AND NEGATIVE WALL CLADDING DESIGN VALUES FOR 115MPH CATEGORY B, AND MRH 30 FEET OR LESS ARE 18 AND 24.1 RESPECTIVELY.
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS: (N PSF)

MEAN ROOF HT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	15.7 -36.9	16.5 -38.7	17.1 -40.2	17.6 -41.3
ZONE 2a	15.7 -36.9	16.5 -38.7	17.1 -40.2	17.6 -41.3
ZONE 2n	15.7 -36.9	16.5 -38.7	17.1 -40.2	17.6 -41.3
ZONE 2r	15.7 -58.8	16.5 -61.7	17.1 -64.1	17.6 -65.9
ZONE 3a	15.7 -58.8	16.5 -61.7	17.1 -64.1	17.6 -65.9
ZONE 3r	15.7 -57.5	16.5 -79.6	17.1 -82.6	17.6 -84.9
ZONE 4	25.9 -28.1	27.2 -29.5	28.2 -30.6	29.0 -31.5
ZONE 5	25.9 -34.7	27.2 -26.4	28.2 -37.8	29.0 -38.9

BASIC DESIGN WIND VELOCITY = 115 MPH, EXPOSURE B

- CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLOUTCH BEAMS AND 3- OR 4-PLY LVLS SHALL BE BOLTED TOGETHER W/ 1/2" THRU BOLTS SPACED @ 24" O.C. (MAX) STAGGERED. MINIMUM EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF BEAM.
- ALL NON-LOAD BEARING INTERIOR DOOR HEADERS SHALL BE (2) FLAT 2X4 DROPPED, UNO.

DJ=DOUBLE JOIST  
DR=DOUBLE RAFTER  
TR=TRIPLE RAFTER  
OC=ON CENTER  
PL=POINT LOAD  
TS=TIMBER STRAND  
SC=STUD COLUMN  
EE=EACH END  
TJ=TRIPLE JOIST  
CL=CENTER LINE

#### HEADER SCHEDULE

TAG	SIZE	JACKS (EACH END)
A	(2) 2X8	(1)
B	(2) 2X8	(2)
C	(2) 2X10	(2)
D	(2) 2X12	(2)
E	(2)1-3/4"x9-1/4" LVL'S	(3)
Z	EXISTING HEADER	EXISTING S.C.

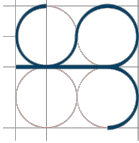
#### NOTE:

- OPENINGS LESS THAN 5'-0" USE (1) KING STUD E.E.
- OPENINGS 5'-1" TO 8'-0" USE (2) KING STUDS E.E.
- OPENINGS GREATER THAN 8'-0" USE (3) KING STUDS E.E. UNO.
- HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.

NOTE:  
SHADED WALLS INDICATE  
LOAD BEARING WALLS

## 2nd FLOOR FRAMING PLAN

1/4" = 1'-0"



CERTIFICATE NUMBER: P-1513

CHECKED BY: JES

DRAWN BY: JES

DATE: 12/31/2024

PROJECT NO.: 2401-1423

REVISIONS

MADE BY: JES

DATE: 01/03/2025

REV PROJECT NO.: 2401-1423R

DATE: 01/03/2025

REV PROJECT NO.: 2401-1423R2

DATE: 01/03/2025

REV PROJECT NO.: 2401-1423R2

DATE: 01/03/2025

REV PROJECT NO.: 2401-1423R2

DATE: 01/03/2025

SHEET NUMBER

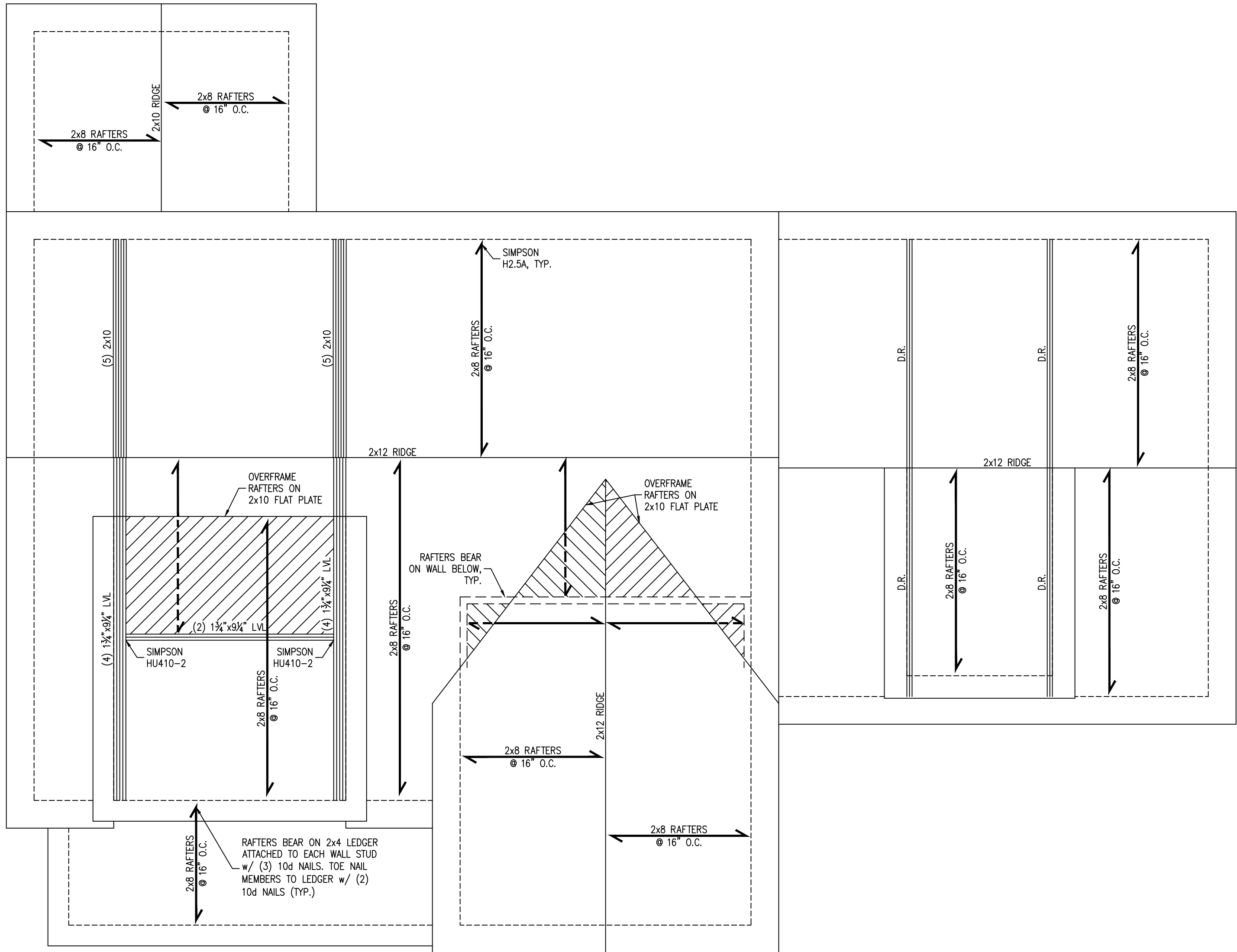
S3



- FOUNDATION NOTES:
- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
  - STRUCTURAL CONCRETE TO BE FC=3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
  - FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
  - FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
  - FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 3" MINIMUM FOOTING PROJECTION FROM FACE OF MASONRY.
  - MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R-404.1 OF THE 2018 NC STATE RESIDENTIAL BUILDING CODE.
  - PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
  - PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
  - PROVIDE PERIMETER R-10 INSULATION FOR ALL FOUNDATIONS.
  - CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
  - CRAWL SPACE TO BE GRADED LEVEL, AND CLEAR OF ALL DEBRIS.
  - FOUNDATION ANCHORAGE SHALL BE A MIN. OF 1/2" DIA. ANCHOR BOLTS & SHALL EXTEND A MIN. OF 7" INTO MAS. OR CONCRETE. BOLTS SHALL BE 6"-0" O.C. AND WITHIN 12" OF ALL PLATE SPLICES.
  - ABBREVIATIONS:  
PL = POINT LOAD  
SJ = SINGLE JOIST  
DJ = DOUBLE JOIST  
TJ = TRIPLE JOIST
  - ALL PIERS TO BE 16"x16" MASONRY & ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL UNO.
  - WALL FOOTINGS TO BE CONTINUOUS CONCRETE PER PLAN.
  - A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, EOR MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
  - ALL FOOTINGS AND SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

#### BRACED WALL PANEL NOTES

- BRACED WALL PANEL METHODS AND DESIGN IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
- ALL BRACED WALL PANELS TO BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- WINDOW AND DOOR OPENING SIZES COINCIDE WITH ARCHITECTURAL PLANS.
- CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
- CORNERS AND BRACED WALL LINE INTERSECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS 7/D1 AND 8/D1 (BASED ON SECTION R602.10.4.4, AND FIGURE R602.10.4.4(1) OF THE 2018 NRC).
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 5/D1 (BASED ON FIGURES R602.10.6(1) AND R602.10.6(2) OF THE 2018 NRC).
- BRACED WALL PANEL CONNECTIONS TO RAFTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 6/D1 (BASED ON SECTION R602.10.6.2 AND FIGURES R602.10.6.2(1) THROUGH R602.10.6.2(3) OF THE 2018 NRC).
- HOLDOWNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FRAMING DETAIL 9/D1.
- WALL SHEATHING IS FOR EXTERIOR APPLICATION ONLY, UNLESS NOTED OTHERWISE FOR BOTH SIDES APPLICATION.



#### GENERAL STRUCTURAL NOTES:

- CONSTRUCTION SHALL CONFORM TO 2018 NC RESIDENTIAL BUILDING CODE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWINGS FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
- THE FOLLOWING DESIGN LOADS ARE USED:  
ROOF LOAD 20 PSF LL 20 PSF DL  
FLOOR LOAD 40 PSF LL 15 PSF DL  
ATTIC LOAD 20 PSF LL 10 PSF DL  
EXTERIOR BALCONY 60 PSF LL 10 PSF DL  
WINDLOAD 115 MPH
- PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS: MICROLAM (LVL):  $f_g=2600$  PSI,  $F_y=285$  PSI,  $E=1.9 \times 10^6$  PSI PARALLAM (PSL):  $F_g=2900$  PSI,  $F_y=290$  PSI,  $E=1.25 \times 10^6$  PSI
- ALL WOOD MEMBERS SHOULD BE #2 SPF UNLESS NOTED ON PLANS. ALL STUD COLUMNS AND JOISTS SHOULD BE #2 SPF UNLESS NOTED OTHERWISE.
- ALL BEAMS SHOULD BE SUPPORTED WITH A (2) 2X4 #2 SPF STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL PARALLEL NON-LOAD BEARING WALLS SHOULD BE SUPPORTED WITH A DOUBLE JOIST UNLESS NOTED OTHERWISE.
- COMPRESSIVE STRENGTH OF CONCRETE SHOULD BE A MINIMUM OF 3000 PSI AT 28-DAYS.
- SOIL BEARING CAPACITY TO BE A MINIMUM OF 2000 PSF.
- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
- FOOTINGS AND PIERS SHALL BE CENTERED AROUND THEIR RESPECTIVE ELEMENTS. PROVIDE A MINIMUM OF 3" FOOTING PROJECTION FROM FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE 2018 NC BUILDING CODE TABLE R404.1.1.
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ZONE 2a	15.7	-36.9	16.5	-38.7
ZONE 2b	15.7	-36.9	16.5	-38.7
ZONE 2c	15.7	-36.9	16.5	-38.7
ZONE 2d	15.7	-36.9	16.5	-38.7
ZONE 2e	15.7	-36.9	16.5	-38.7
ZONE 2f	15.7	-36.9	16.5	-38.7
ZONE 2g	15.7	-36.9	16.5	-38.7
ZONE 2h	15.7	-36.9	16.5	-38.7
ZONE 2i	15.7	-36.9	16.5	-38.7
ZONE 2j	15.7	-36.9	16.5	-38.7
ZONE 2k	15.7	-36.9	16.5	-38.7
ZONE 2l	15.7	-36.9	16.5	-38.7
ZONE 2m	15.7	-36.9	16.5	-38.7
ZONE 2n	15.7	-36.9	16.5	-38.7
ZONE 2o	15.7	-36.9	16.5	-38.7
ZONE 2p	15.7	-36.9	16.5	-38.7
ZONE 2q	15.7	-36.9	16.5	-38.7
ZONE 2r	15.7	-36.9	16.5	-38.7
ZONE 2s	15.7	-36.9	16.5	-38.7
ZONE 2t	15.7	-36.9	16.5	-38.7
ZONE 2u	15.7	-36.9	16.5	-38.7
ZONE 2v	15.7	-36.9	16.5	-38.7
ZONE 2w	15.7	-36.9	16.5	-38.7
ZONE 2x	15.7	-36.9	16.5	-38.7
ZONE 2y	15.7	-36.9	16.5	-38.7
ZONE 2z	15.7	-36.9	16.5	-38.7

BASIC DESIGN WIND VELOCITY = 115 MPH, EXPOSURE B

- CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS AND 3- OR 4-PLY LVLS SHALL BE BOLTED TOGETHER W/ 1/2" THRU BOLTS SPACED @ 24" O.C. (MAX) STAGGERED. MINIMUM EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF BEAM.
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PL=POINT LOAD  
TS=TIMBER STRAND  
SC=STUD COLUMN  
EE=EACH END  
TJ=TRIPLE JOIST  
CL=CENTER LINE

#### HEADER SCHEDULE

TAG	SIZE	JACKS (EACH END)
A	(2) 2X6	(1)
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C	(2) 2X10	(2)
D	(2) 2X12	(2)
E	(2)-3/4"x9-1/4" LVL'S	(3)
Z	EXISTING HEADER	EXISTING S.C.

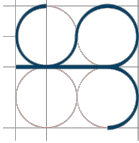
#### NOTE:

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- OPENINGS 5'-1" TO 8'-0" USE (2) KING STUDS E.E.
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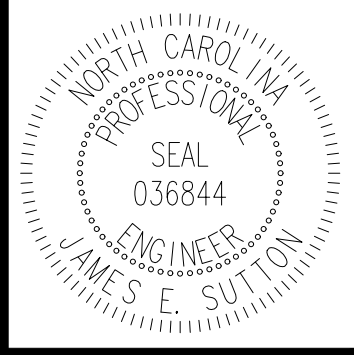
NOTE:  
SHADED WALLS INDICATE  
LOAD BEARING WALLS

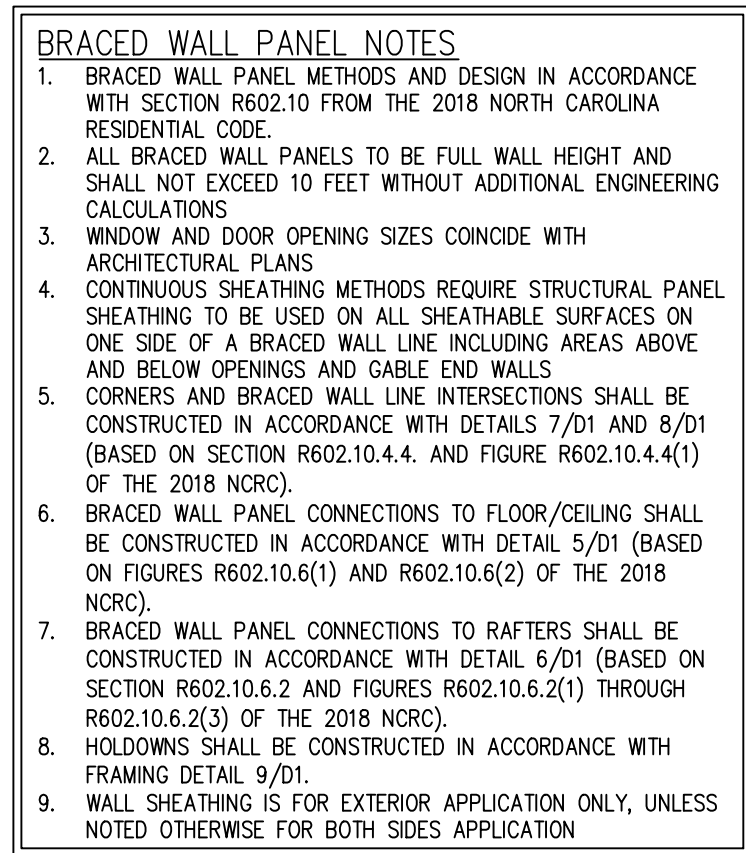
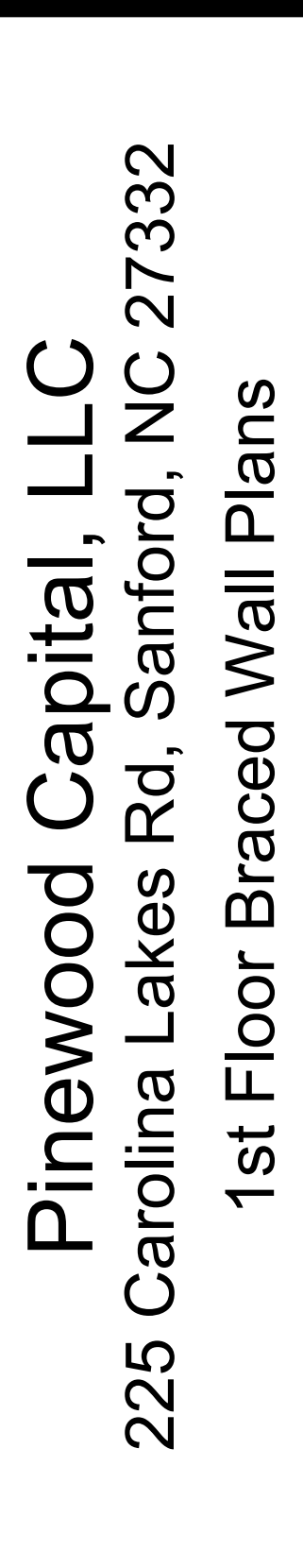
## ROOF FRAMING PLAN

1/4" = 1'-0"



ORIGINAL PLAN	DATE: 12/31/2024	DRAWN BY: JES	CHECKED BY: JES
PROJECT NO.: 2401-1423	DATE: 01/03/2025	MADE BY: JES	DESCRIPTION: Title block revision
REVISIONS	REV PROJECT NO.: 2401-1423R	DATE: 01/03/2025	Floor plan revisions
	2401-1423R2	01/03/2025	

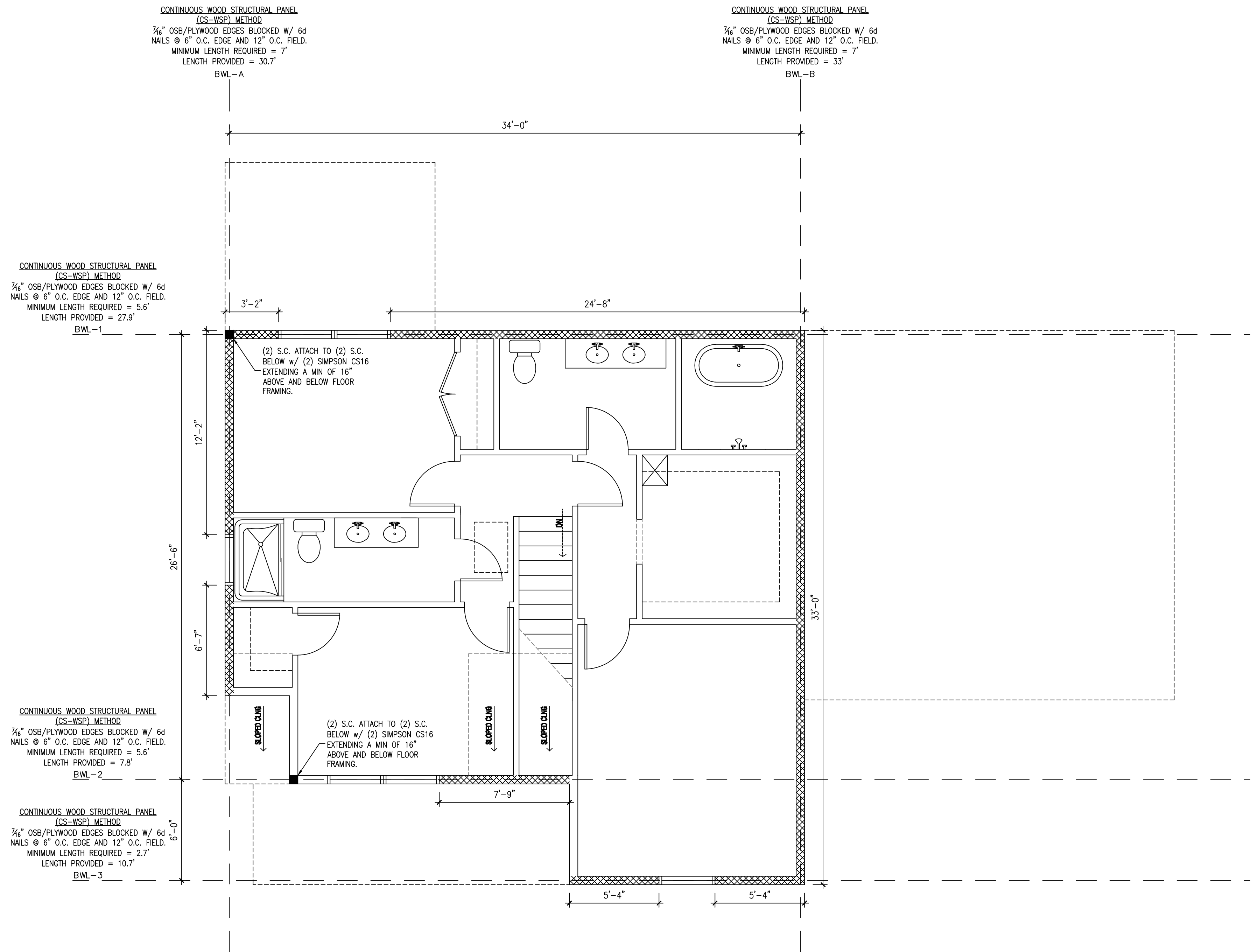




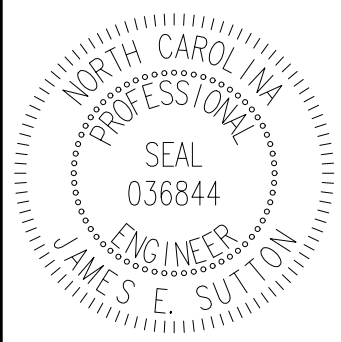
1st FLOOR BRACED WALL PLAN

1/4" = 1'-0"

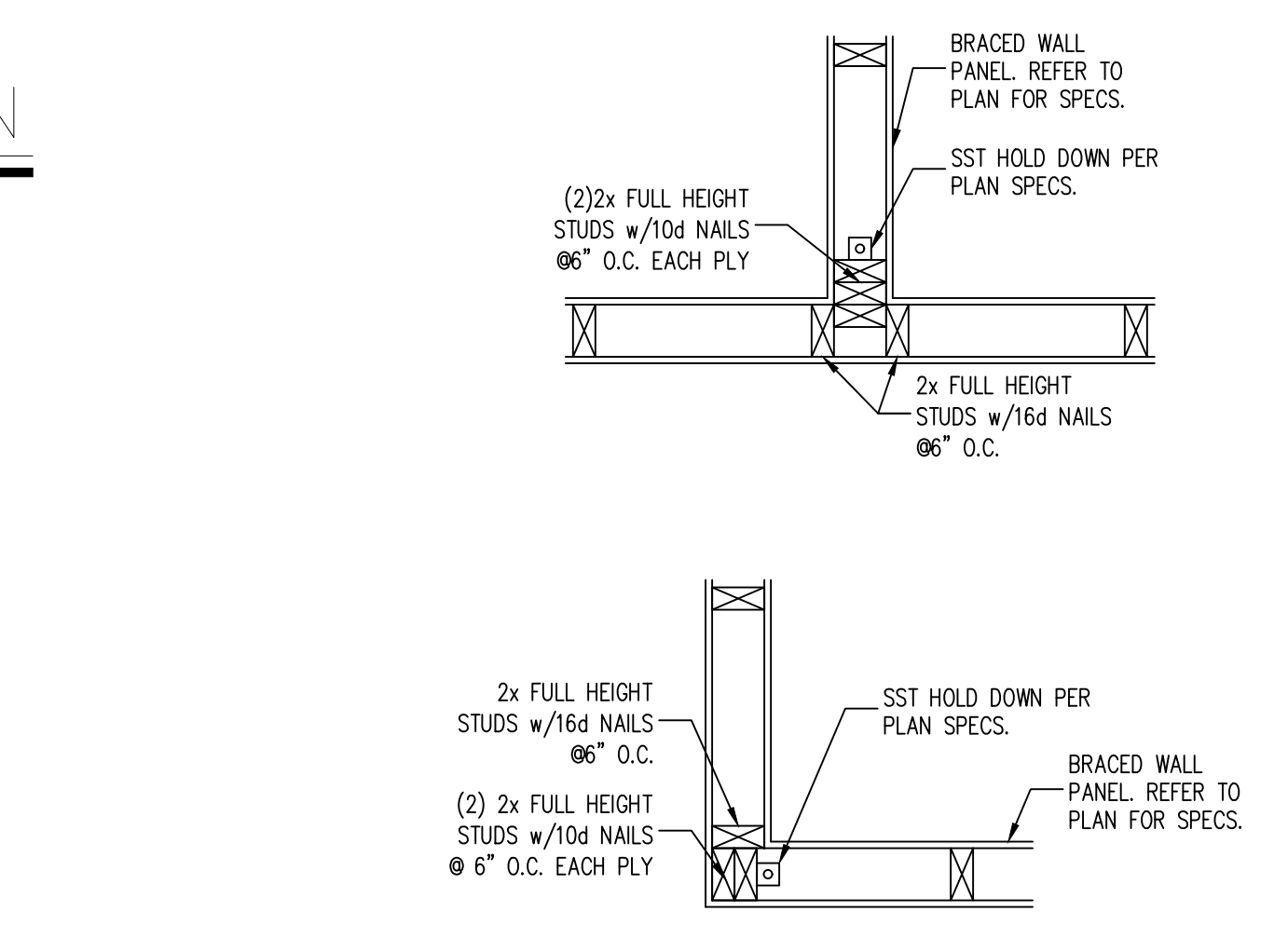
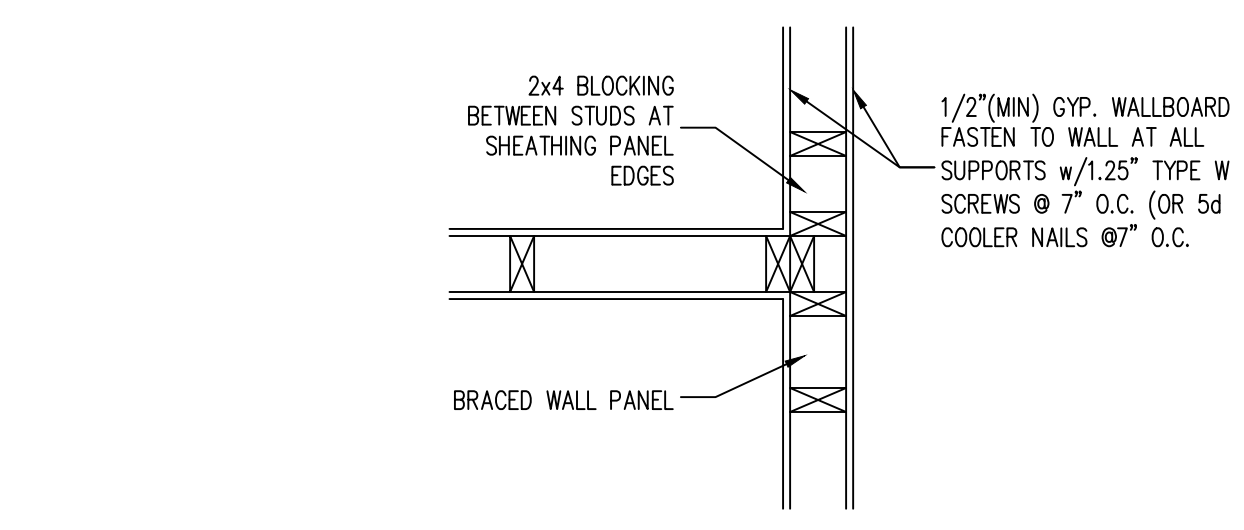
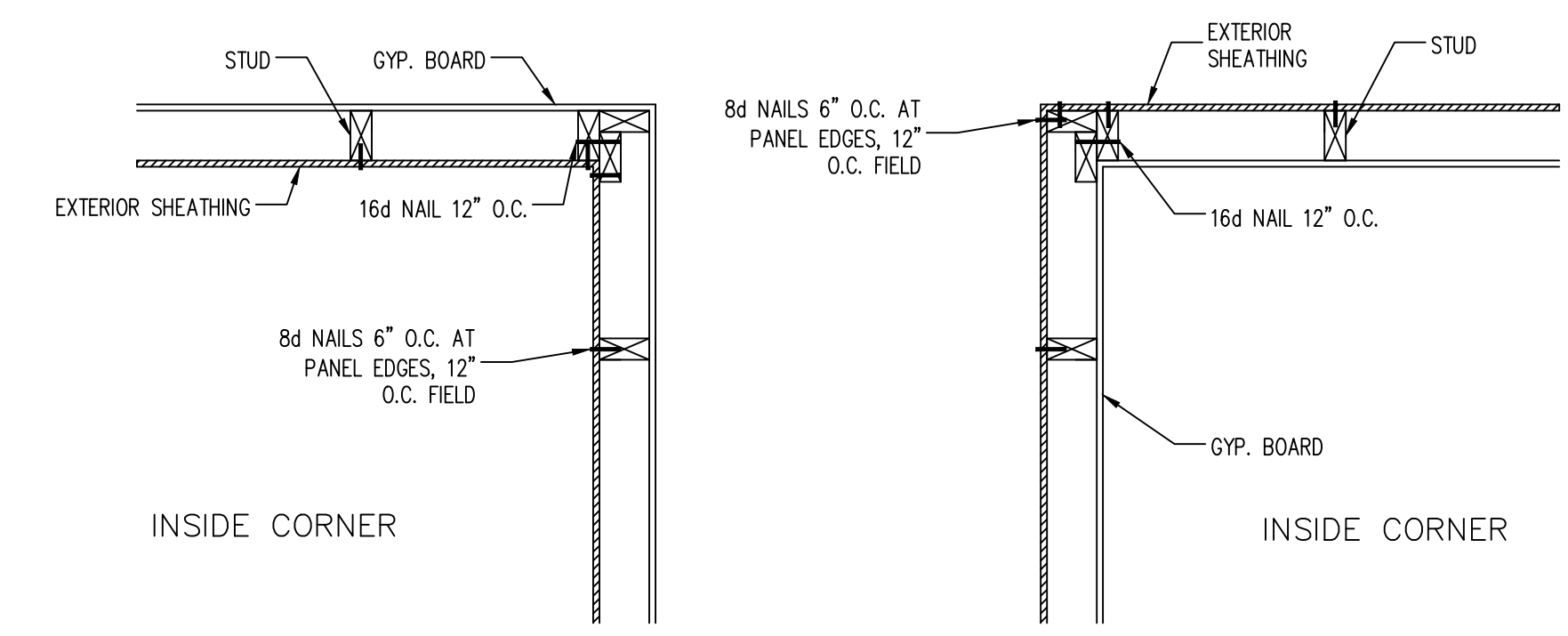
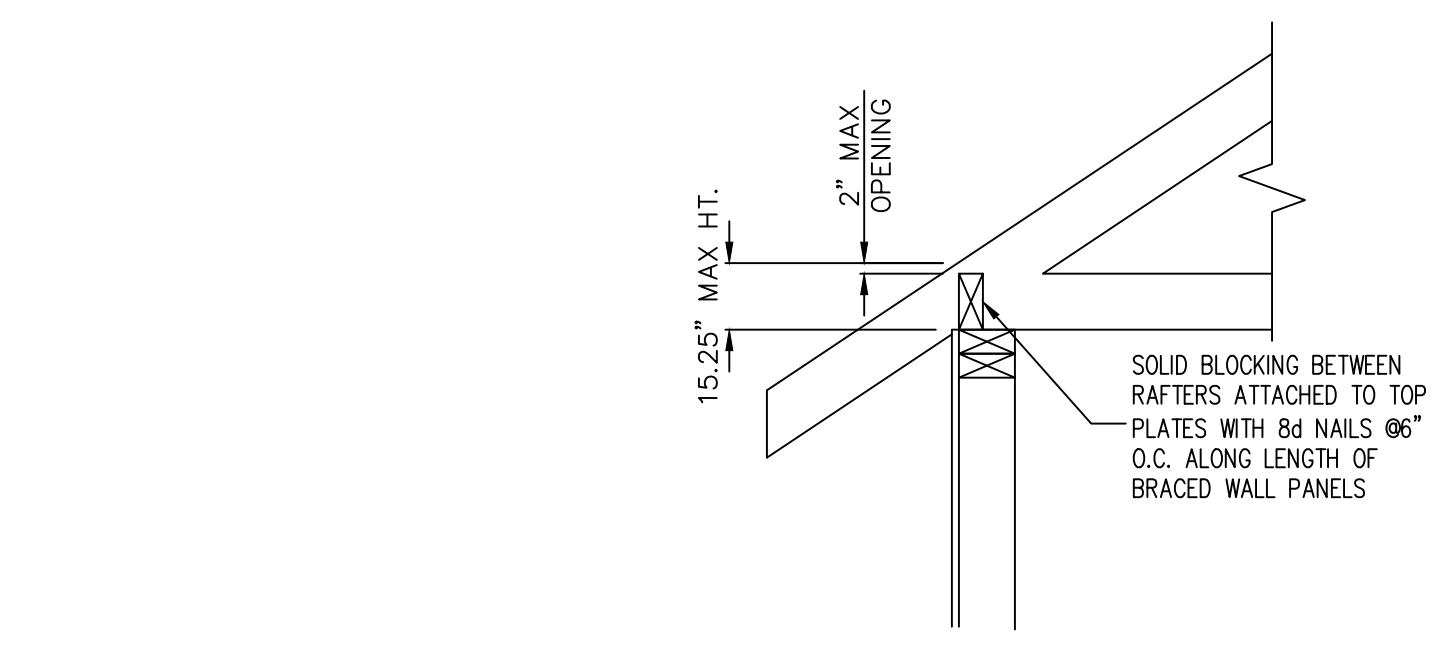
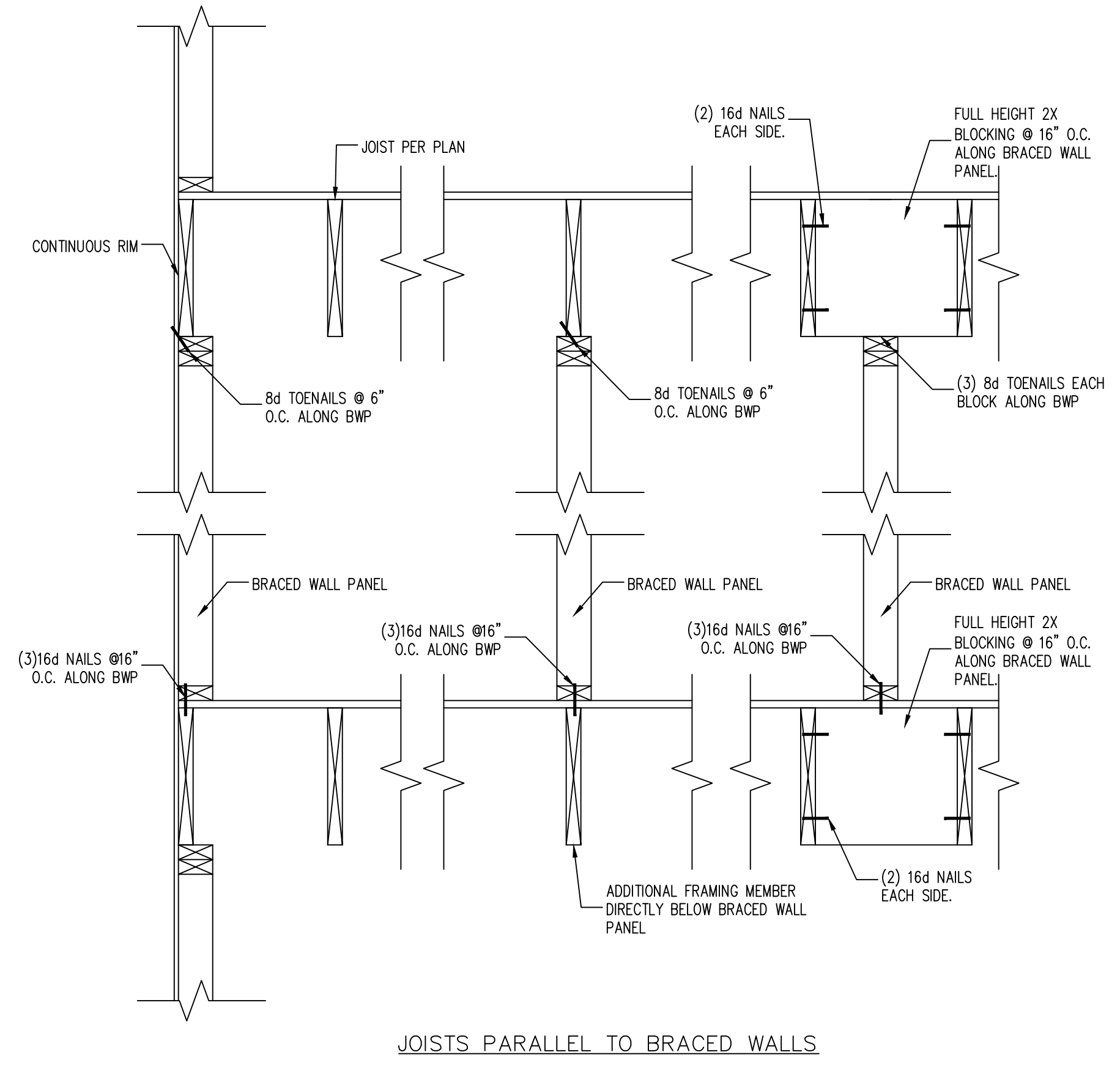
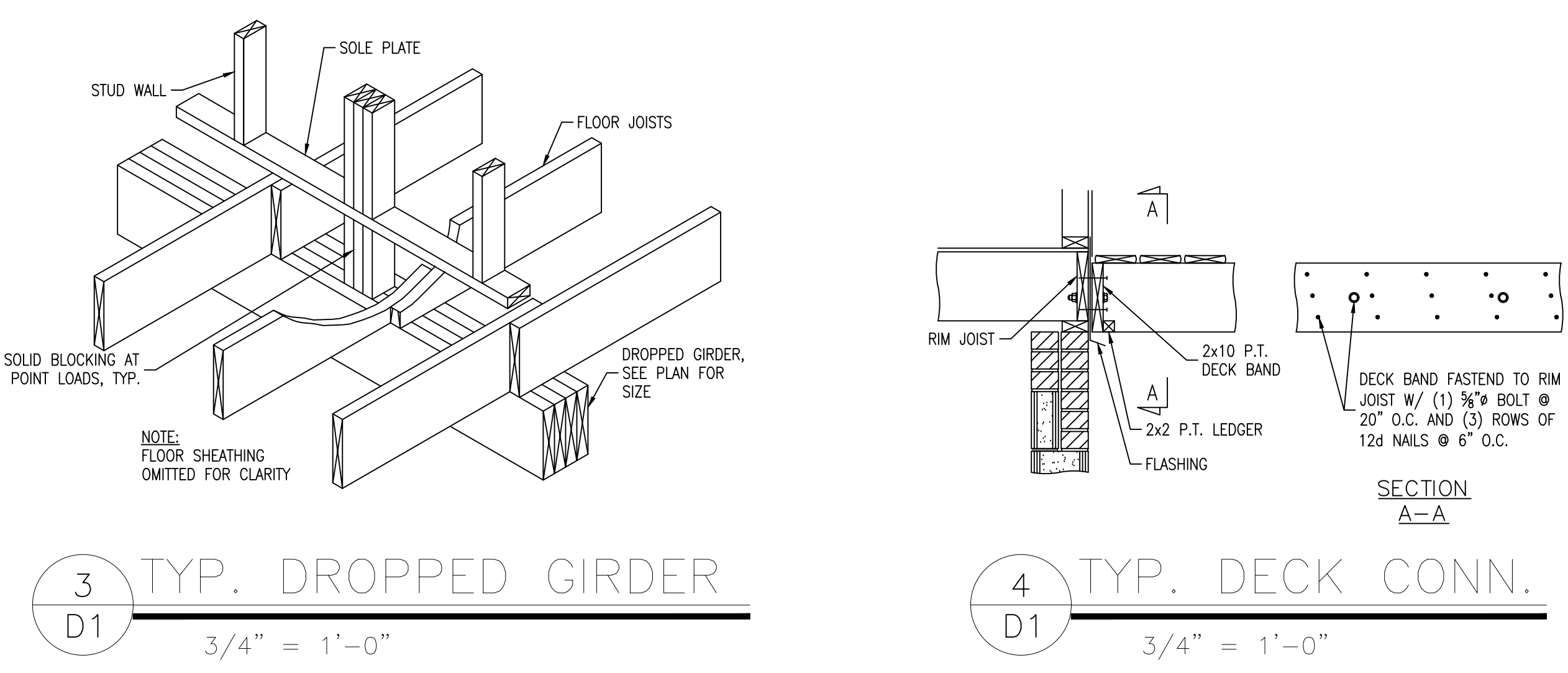
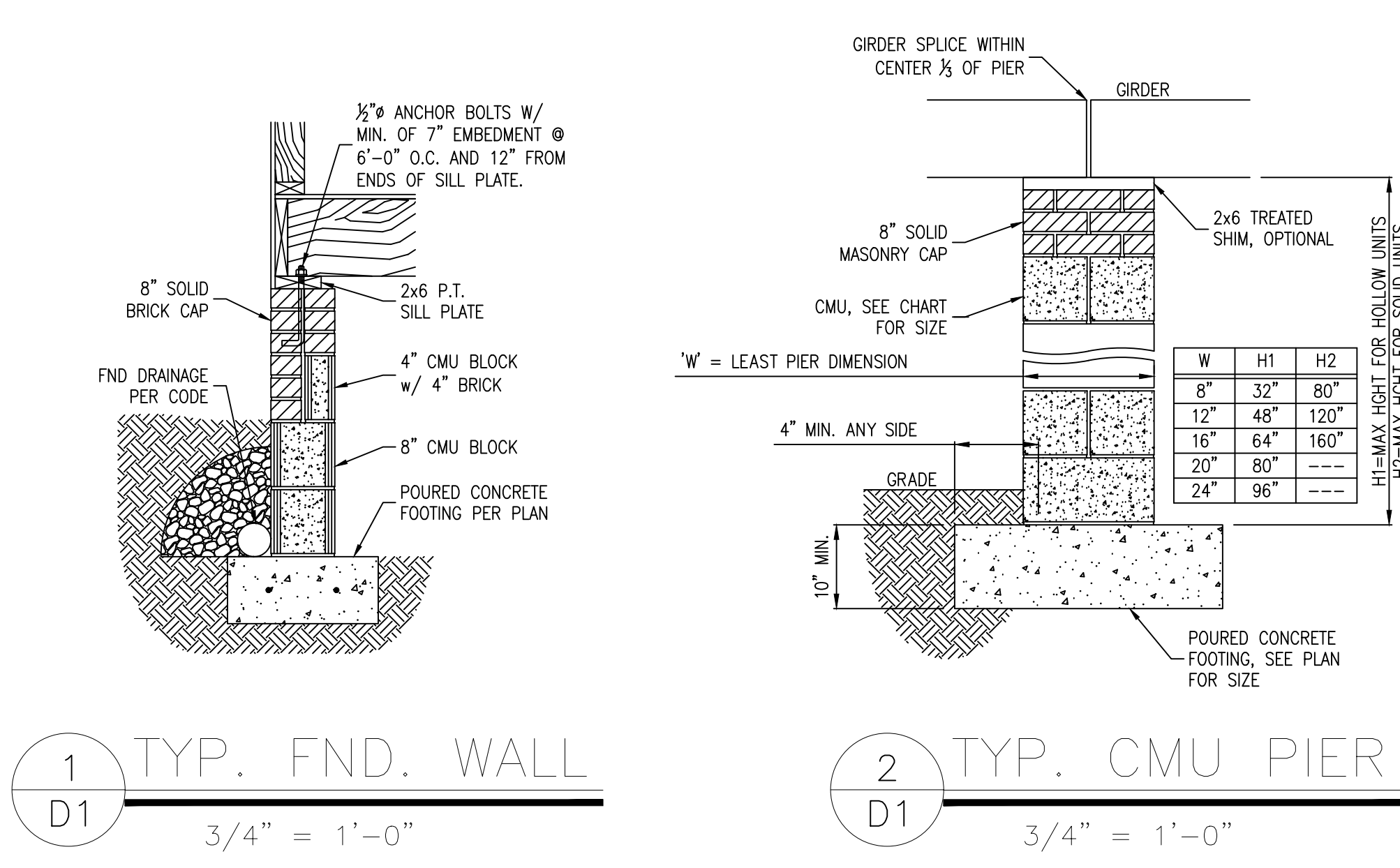




- BRACED WALL PANEL NOTES**
- BRACED WALL PANEL METHODS AND DESIGN IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
  - ALL BRACED WALL PANELS TO BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
  - WINDOW AND DOOR OPENING SIZES COINCIDE WITH ARCHITECTURAL PLANS.
  - CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
  - CORNERS AND BRACED WALL LINE INTERSECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS 7/D1 AND 8/D1 (BASED ON SECTION R602.10.4.4. AND FIGURE R602.10.4.4(1) OF THE 2018 NCRC).
  - BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 5/D1 (BASED ON FIGURES R602.10.6(1) AND R602.10.6(2) OF THE 2018 NCRC).
  - BRACED WALL PANEL CONNECTIONS TO RAFTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 6/D1 (BASED ON SECTION R602.10.6.2 AND FIGURES R602.10.6.2(1) THROUGH R602.10.6.2(3) OF THE 2018 NCRC).
  - HOLDOWNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FRAMING DETAIL 9/D1.
  - WALL SHEATHING IS FOR EXTERIOR APPLICATION ONLY, UNLESS NOTED OTHERWISE FOR BOTH SIDES APPLICATION.



ORIGINAL PLAN	PROJECT NO.: 2401-423	DATE: 12/31/2024	DRAWN BY: JES	CHECKED BY: JES
REVISIONS	REV PROJECT NO.: 2401-423R	DATE: 01/03/2025	MADE BY: JES	CHECKED BY: JES
		01/21/2025	JES	Floor plan revisions





TWO CONT. 2x TOP PLATE, EXTEND EACH  
END INTO ADJACENT WALL. NAIL SPLICES  
WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2x PLATE WITH 10d NAILS AT 16"  
O.C. INTO HEADER/BEAM

NAIL SHEATHING IN SHADED AREAS TO  
BEAM w/8d NAILS @3" O.C. EACH WAY

7/16" OSB OR 15/32" PLYWOOD EXT. WALL  
SHEATHING IN SHADED AREAS ATTACHED  
TO ALL SUPPORTS (STUDS, PLATES,  
BLOCKING, ETC) WITH 8d NAILS AT 3" O.C.  
EDGE AND 3" O.C. FIELD.

(2)2x4 BLOCKING AT ALL PANEL EDGES  
(TYP.)

ADD ADDITIONAL STUDS IF WALL WIDTH  
EXCEEDS 16"

(2)2x STUDS (MIN) AT START/END OF  
WALL SEGMENTS EACH SIDE OF OPENING.

2x4 P.T. PLATE WITH (2)1/2" DIA ANCHOR  
BOLTS EMBEDDED IN CONC. 7" MIN. WITH  
3/16"x2"x2" PLATE WASHERS

EXTENT OF HEADER/ SINGLE PORTAL FRAME

OPENING SIZE PER PLAN

MIN 3.5"x11.25" CONTINUOUS BEAM ENTIRE LENGTH OF  
FRAME. REFER TO PLAN FOR SIZE

SST CS16 24" LONG  
w/10d NAILS EACH  
HOLE ON INSIDE FACE  
OF WALL OR  
SST LSTA21 WITH 16d  
NAILS INSIDE FACE OF  
WALL

FRAMING TYPICAL FOR  
EACH END OF PORTAL  
WALL

SINGLE OR DOUBLE PORTAL FRAME,  
SEE PLANS FOR LOCATIONS.

BOND BEAM W/ (1) #4 BAR

BOND BEAM

#4 BAR MIN. FILD BEND 6"  
EXT. INTO BOND BEAM

20" LAB TYP.

#4 REBAR MIN. TYP

20" MIN

CONC. FOOTING

REBAR COVER = 3"

24" MAX

16" MIN  
48" MAX

20" MIN

48" MAX

16" MIN  
48" MAX

10  
D2

CS METHOD: CONTINUOUSLY SHEATHED PORTAL FRAME

N.T.S.



J.S. CONSULTING & DESIGN  
INC.  
ENGINEERING AND CONSULTING  
11703 DURANT RD.  
RALEIGH, NC 27614  
P (919) 475-1480  
F (919) 324-3681

CERTIFICATE NUMBER: P-1513

ORIGINAL PLAN		DATE	DRAWN BY:	CHECKED BY:
PROJECT NO.	2401-423	12/31/2024	JES	JES
REVISIONS		DATE	MADE BY:	CHECKED BY:
REVISION NO.		01/03/2025	JES	JES
2401-423R				Title block revision
2401-423R2		01/21/2025	JES	JES
				Floor plan revisions



**Pinewood Capital, LLC**  
225 Carolina Lakes Rd, Sanford, NC 27332

Details

SHEET NUMBER

D2