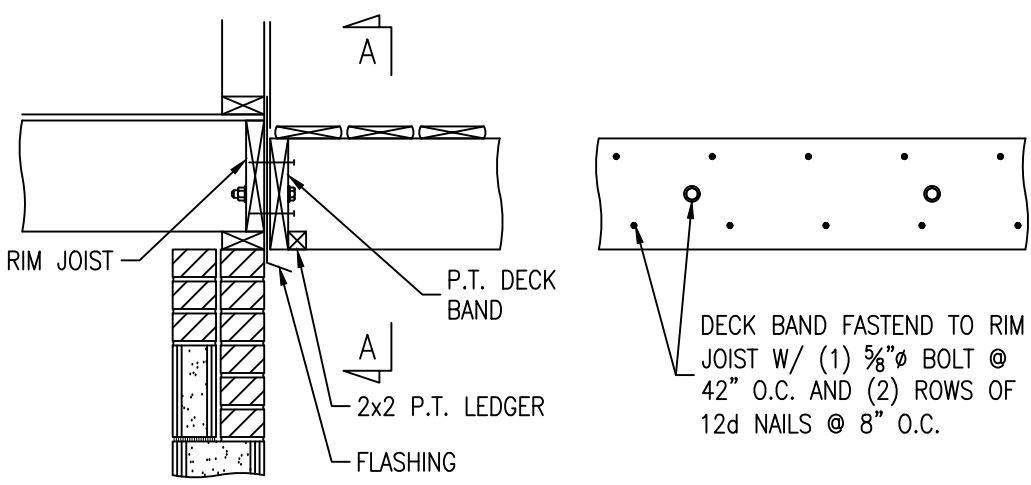
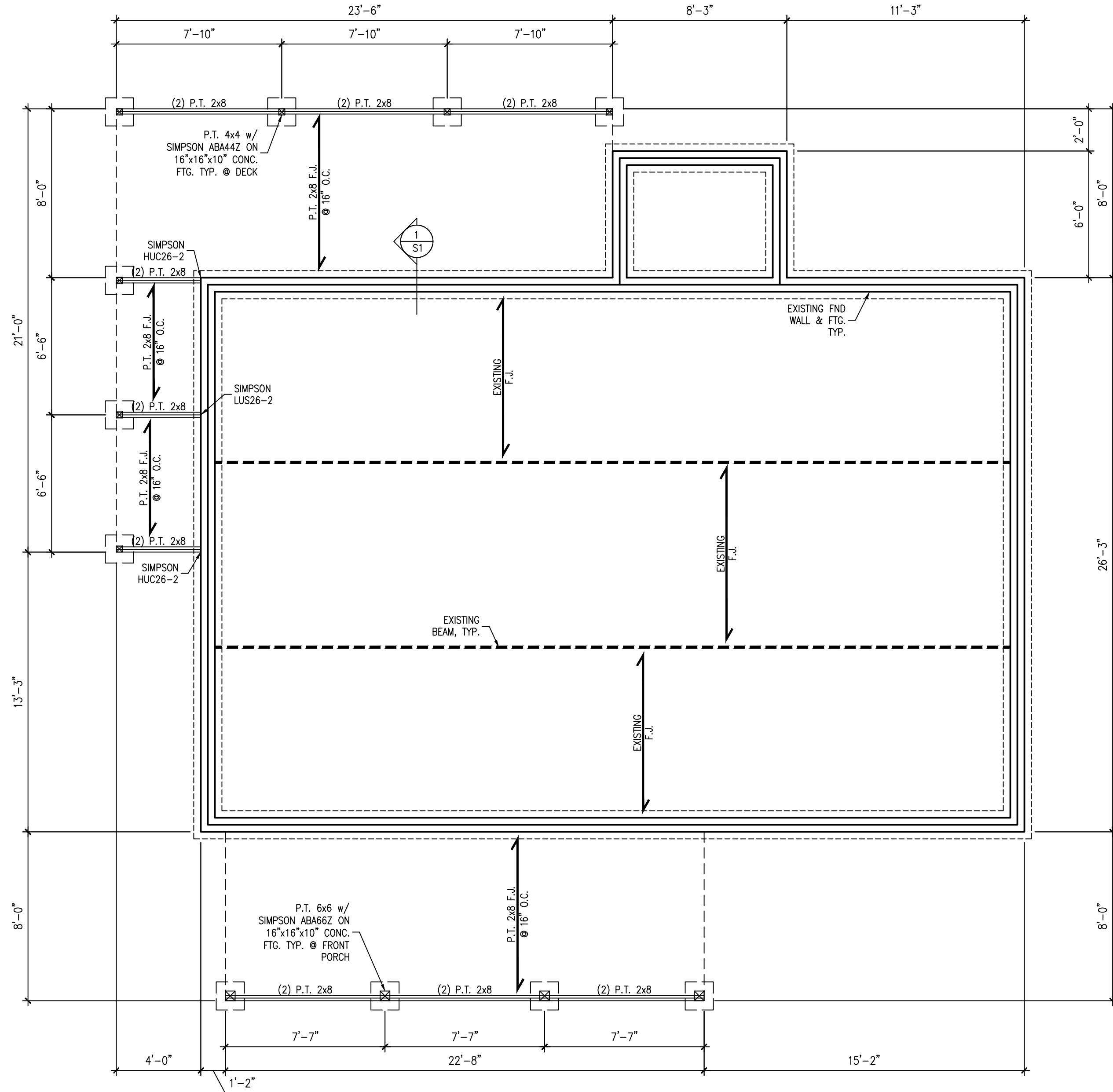




SECTION
A-A

1
S1
TYP. DECK CONN.
3/4" = 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 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, 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.



FOUNDATION 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_y=2600 PSI, F_v=285 PSI, E=1.9X10⁶ PSI PARALLAM (PSL): F_y=2900 PSI, F_v=290 PSI, E=1.25X10⁶ 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.
- 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: (IN PSF)

MEAN ROOF HT	UP TO 30'	30'-1"	35'	35'-1"	40'	40'-1"	45'	
ZONE 1	21.8	-39.9	22.9	-41.9	23.8	-43.5	24.4	-44.7
ZONE 2a	21.8	-39.9	22.9	-41.9	23.8	-43.5	24.4	-44.7
ZONE 2b	21.8	-44.0	22.9	-46.2	23.8	-48.0	24.4	-49.3
ZONE 2r	21.8	-39.9	22.9	-41.9	23.8	-43.5	24.4	-44.7
ZONE 3a	21.8	-53.9	22.9	-56.6	23.8	-58.8	24.4	-60.4
ZONE 3r	21.8	-44.0	22.9	-46.2	23.8	-48.0	24.4	-49.3
ZONE 4	23.8	-25.8	25.0	-27.1	25.9	-28.1	26.7	-28.9
ZONE 5	23.8	-31.9	25.0	-33.5	25.9	-34.8	26.7	-35.7

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.
- 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
UJ=TRIPLE JOIST
CL=CENTER LINE

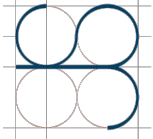
HEADER SCHEDULE

TAG	SIZE	JACKS (EACH END)
[A]	(2) 2X6	(1)
[B]	(2) 2X8	(2)
[C]	(2) 2X10	(2)
[D]	(2) 2X12	(2)
[E]	(2)-3/4"x9-1/4" LVL'S	(3)
[Z]	EXISTING HEADER	EXISTING S.C.

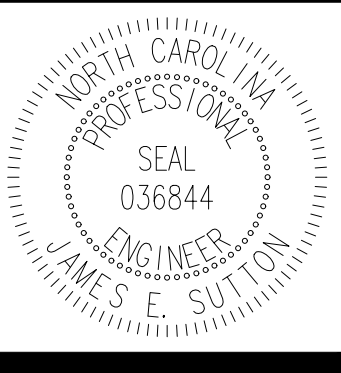
NOTE:

- 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.

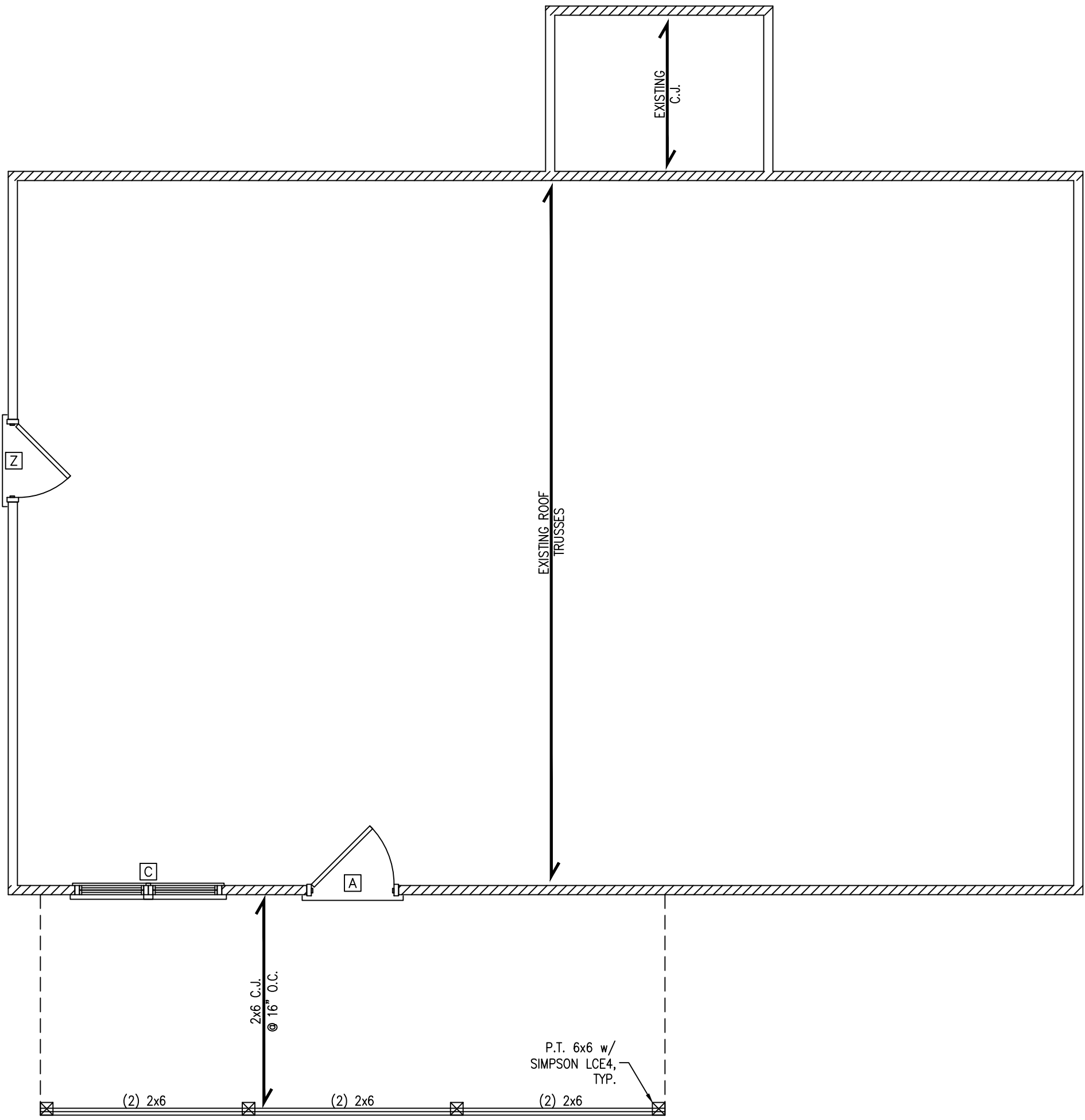
NOTE:
SHADED WALLS INDICATE
LOAD BEARING WALLS



ORIGINAL PLAN	DATE	CHECKED BY	DRAWN BY
PROJECT NO.: 2501-319	09/22/2025	JES	JES
REVISIONS	MADE BY:	CHECKED BY:	DESCRIPTION:
REV PROJECT NO.:	DATE:		



Raleigh Reborn, LLC
192 Mill Creek Dr, Youngsville, NC 27596
Foundation & Basement Framing Plan



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), $F_b=2000$ PSI, $F_v=285$ PSI, $E=1.9 \times 10^6$ PSI PARALLAM (PSL), $F_b=2300$ 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.
- 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: (IN PSF)

MEAN ROOF HT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	21.8 -39.9	22.9 -41.9	23.8 -43.5	24.4 -44.7
ZONE 2a	21.8 -39.9	22.9 -41.9	23.8 -43.5	24.4 -44.7
ZONE 2n	21.8 -44.0	22.9 -46.2	23.8 -48.0	24.4 -49.3
ZONE 2r	21.8 -39.9	22.9 -41.9	23.8 -43.5	24.4 -44.7
ZONE 3e	21.8 -53.9	22.9 -56.6	23.8 -58.8	24.4 -60.4
ZONE 3r	21.8 -44.0	22.9 -46.2	23.8 -48.0	24.4 -49.3
ZONE 4	23.8 -25.8	25.0 -27.1	25.9 -28.1	26.7 -28.9
ZONE 5	23.8 -31.9	25.0 -33.5	25.9 -34.8	26.7 -35.7

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 LVL'S 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 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

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)-3/4"x9-1/4" LVL'S	(3)
Z	EXISTING HEADER	EXISTING S.C.

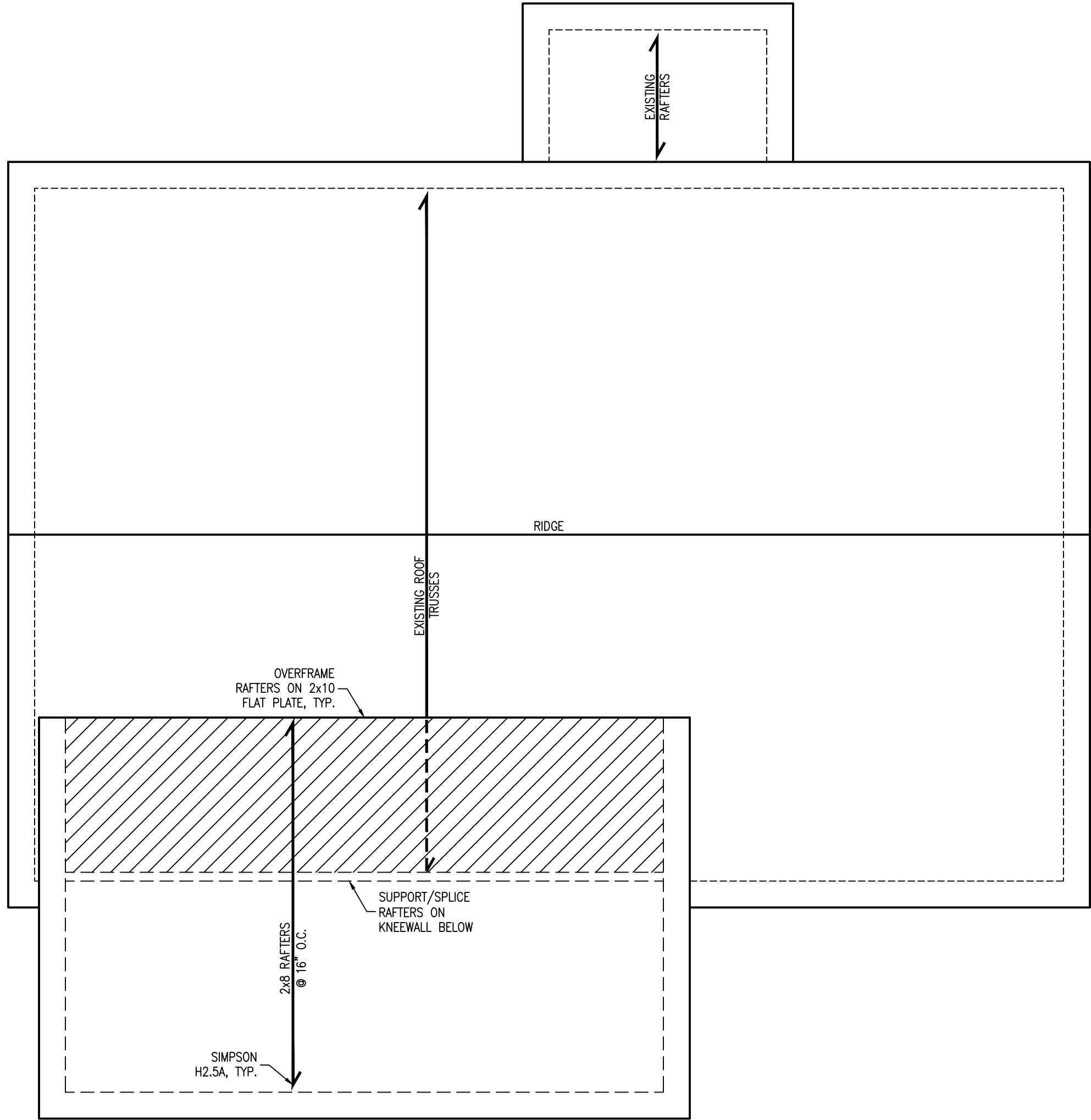
NOTE:

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- OPENINGS 5'-1" TO 8'-0" USE (2) KING STUDS E.E.
- 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

ORIGINAL PLAN	DATE:	CHECKED BY:
PROJECT NO.: 2501-319	09/22/2025	JES
REVISIONS	DRAWN BY:	JES
REV PROJECT NO.:	MADE BY:	DESCRIPTION:





ROOF 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 DL 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_b=2600 PSI, F_v=285 PSI, E=1.9X10⁶ PSI PARALLAM (PSL): F_b=2900 PSI, F_v=290 PSI, E=1.25X10⁶ 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.
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 - COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS: (N PSF)

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ZONE 2r	21.8 -39.9	22.9 -41.9	23.8 -43.5	24.4 -44.7
ZONE 3a	21.8 -53.9	22.9 -56.6	23.8 -58.8	24.4 -60.4
ZONE 3r	21.8 -44.0	22.9 -46.2	23.8 -48.0	24.4 -49.3
ZONE 4	23.8 -25.8	25.0 -27.1	25.9 -28.1	26.7 -28.9
ZONE 5	23.8 -31.9	25.0 -33.5	25.9 -34.8	26.7 -35.7

BASIC DESIGN WIND VELOCITY = 115 MPH, EXPOSURE B

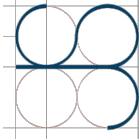
- CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FITCH BEAMS AND 3- OR 4-PLY LVLS SHALL BE BOLTED TOGETHER W/ 1/2" THRU BOLTS SPACED @ 24" O.C. (MAX) STAGGERED. MINIMUM EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALLE BE LOCATED MINIMUM 6" FROM EACH END OF BEAM.
- ALL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

DJ=DOUBLE JOIST
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OC=ON CENTER
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D	(2) 2X12	(2)
E	(2)1-3/4"x9-1/4" LVLS	(3)
Z	EXISTING HEADER	EXISTING S.C.

- NOTE:
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NOTE:
SHADED WALLS INDICATE
LOAD BEARING WALLS



CERTIFICATE NUMBER: P-1513

ORIGINAL PLAN	DATE	CHECKED BY	DRAWN BY	DATE	CHECKED BY
PROJECT NO.: 2501-319	09/22/2025	JES	JES	09/22/2025	JES
REVISIONS	MADE BY:	DATE	DESCRIPTION:	DATE	DESCRIPTION:
REV PROJECT NO:					



Raleigh Reborn, LLC
192 Mill Creek Dr, Youngsville, NC 27596
Roof Framing Plan

SHEET NUMBER

S3