

# STICK FRAMING DETAILS

CEILING JOIST SPAN TABLE(20psf Live Load, 10psf Dead Load) - minimal storage

Type Lumber	2x6		2x8		2x10		2x12	
	16"OC	24"OC	16"OC	24"OC	16"OC	24"OC	16"OC	24"OC
SPF #2	10'-10"	8'-6"	14'-3"	11'-3"	17'-10"	14'-3"	N/A	N/A
SYP #2	11'-6"	9'-0"	15'-5"	12'-2"	18'-9"	14'-11"	N/A	N/A

RAFTER SPAN TABLE(20psf Live Load, 20psf Dead Load)

Type Lumber	2x6		2x8		2x10		2x12	
	16"OC	24"OC	16"OC	24"OC	16"OC	24"OC	16"OC	24"OC
SPF #2	9'-5"	7'-2"	12'-9"	9'-10"	16'-3"	12'-8"	19'-4"	15'-3"
SYP #2	10'-0"	7'-8"	13'-10"	10'-9"	17'-1"	13'-5"	20'-7"	16'-3"

## CEILING JOISTS AND RAFTER DETAILS

The "Stick Framing Details" Table will be used to size the roof rafters and the ceiling joists where added.

The Ridge Beam size will be one size bigger than the roof rafters used. For example, if the roof rafters are 2"x8", the ridge beam will be 2"x10".

2" x 4" collar ties will be added on each rafter within the upper 3rd of the roof height.

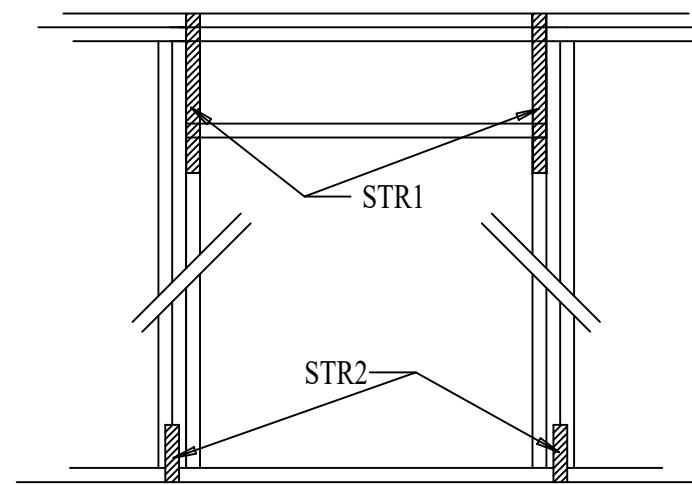
Any stick framed floor joists will be 2"x10" SYP floor joists @ 16" OC attached with Simpson HUS210 hangers.

### \*\*LOAD TRANSFER NOTES\*\*

THE BUILDER MUST ENSURE THAT ALL LOAD POINTS ABOVE CARRY ALL THE WAY DOWN TO THE FOUNDATION FOR ADEQUATE BEARING AND CONTINUOUS LOAD PATH CONNECTIONS. THIS MAY BE DONE WITH SOLID BLOCKING. CONSULT THE ENGINEER IF THERE ARE QUESTIONS OR CONCERNS.

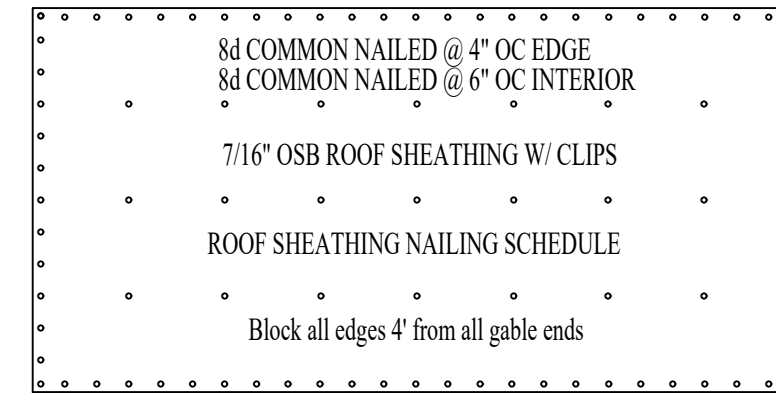
### \*\*STORAGE ROOM NOTES\*\*

The Storage Room will be framed per Detail 1/D-1, but the Ceiling covering will be 7/16" OSB.  
The Storage Room foundation floor may be stepped down from the Living Space foundation if desired.

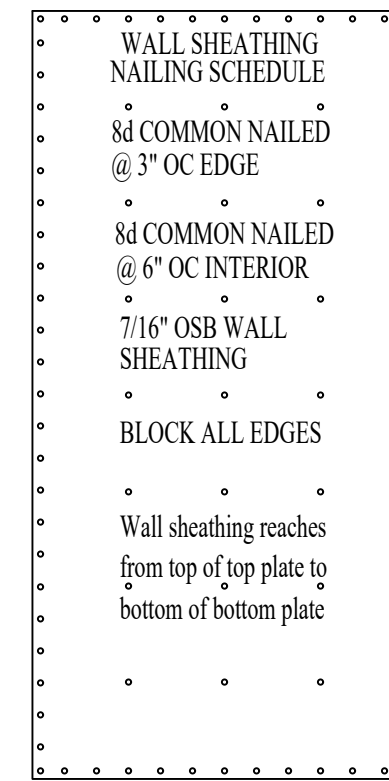


HEADER SPECIFICATIONS

Header Type	Header Size	Number of jack studs	Number of king studs	STR1 each side	STR2 each side
2-2 x10 SYP Box Header	0' to 3'	1	1	(1) Simpson CSI16	LTP4 or TP35
2-2 x10 SYP Box Header	>3' to 6'	2	2	(1) Simpson CSI16	LTP4 or TP35
2-2 x10 SYP Box Header	>6' to 10'	2	3	(2) Simpson CSI16	LTP4 or TP35
LVL as per Engineering	>10' to 16'	4	3	SEE ENGINEERING	

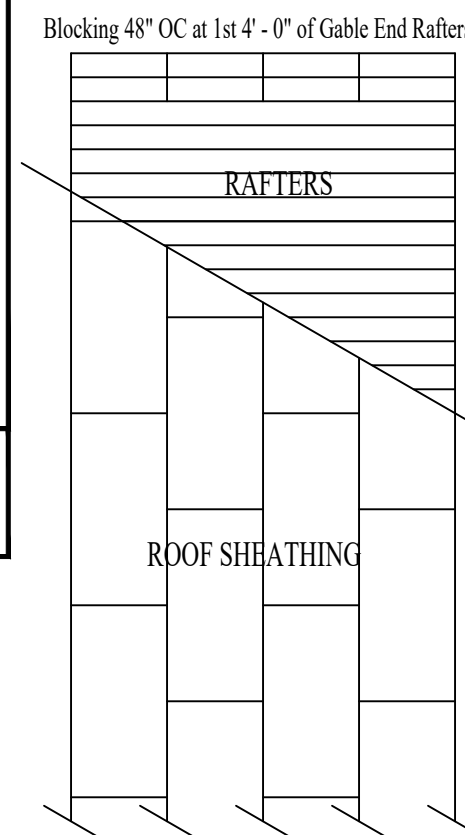


ROOF AND WALL SHEATHING SCHEDULE  
Scale: 1/2" = 1'

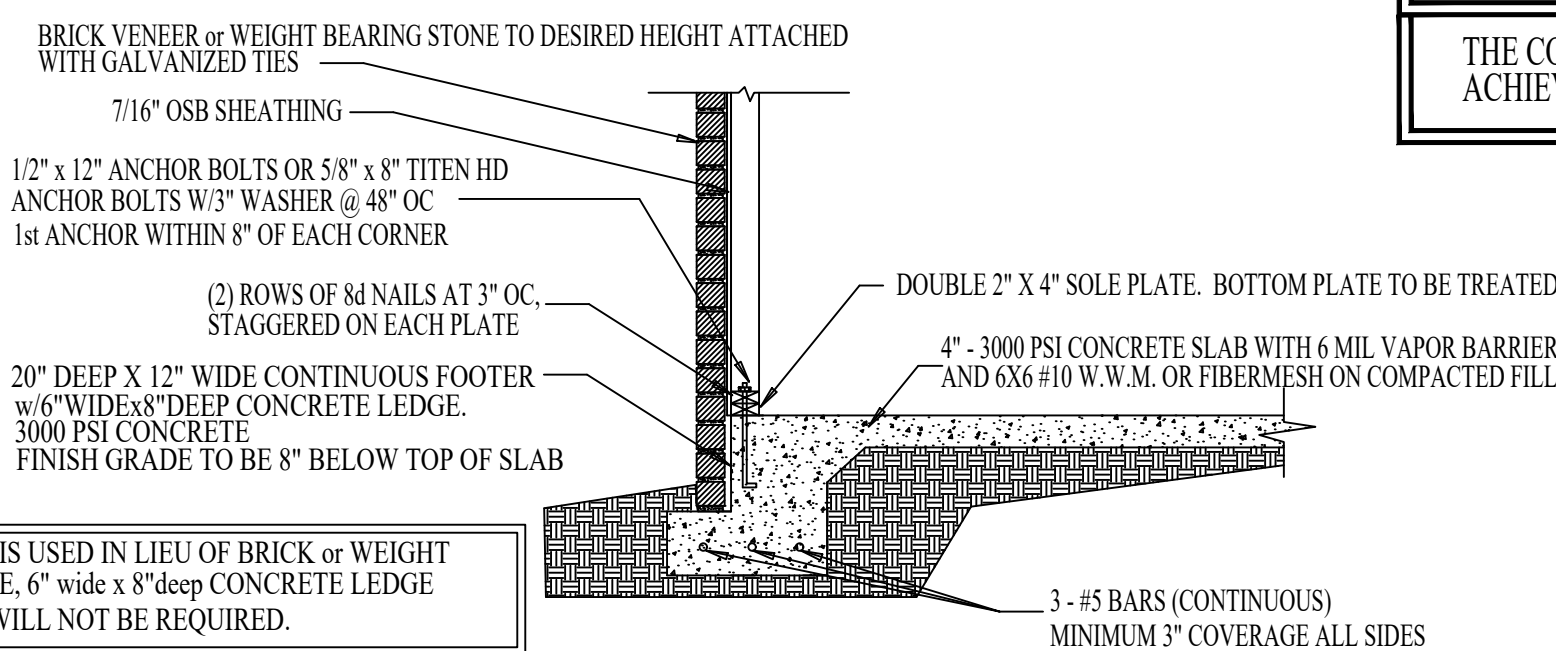


SIMPSON HOLDDOWN	ALLOWABLE UPLIFT LOAD	
	SPF	SYP
H10S	785	910
MTS12	850	990
HTS20	1125	1310
H10A	1015	1340
H14	1050	1465
(2) SDWC15600 SCREWS	1140	1200

THE CONNECTORS MAY BE APPLIED IN MULTIPLES TO ACHIEVE THE REQUIRED UPLIFT HOLDDOWN.



GABLE ROOF FRAMING DETAIL  
Scale: NTS



ALTERNATE WALL SECTION w/BRICK or STONE LEDGE  
Scale: NTS

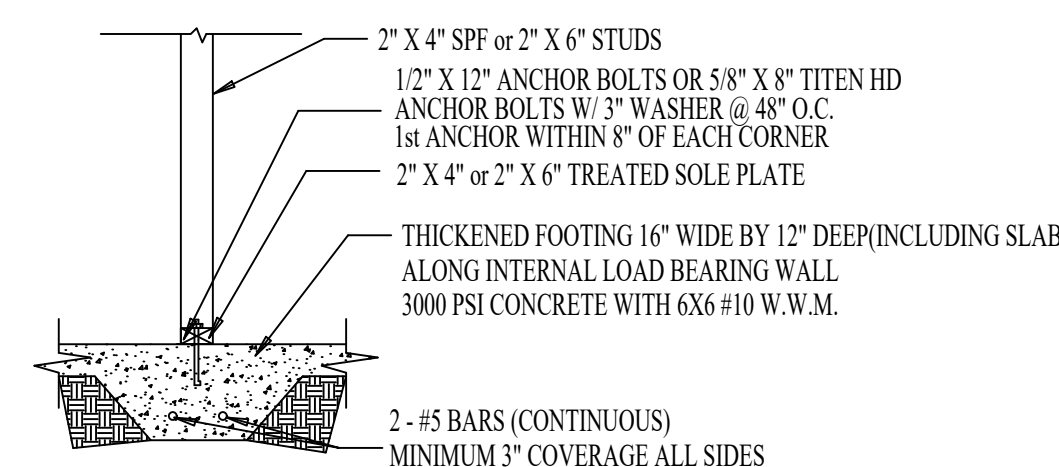
NOTE: WHERE SIDING IS USED IN LIEU OF BRICK OR WEIGHT BEARING STONE, 6" wide x 8" deep CONCRETE LEDGE and 3rd REBAR WILL NOT BE REQUIRED.

### \*\*FRAMING NOTES\*\*

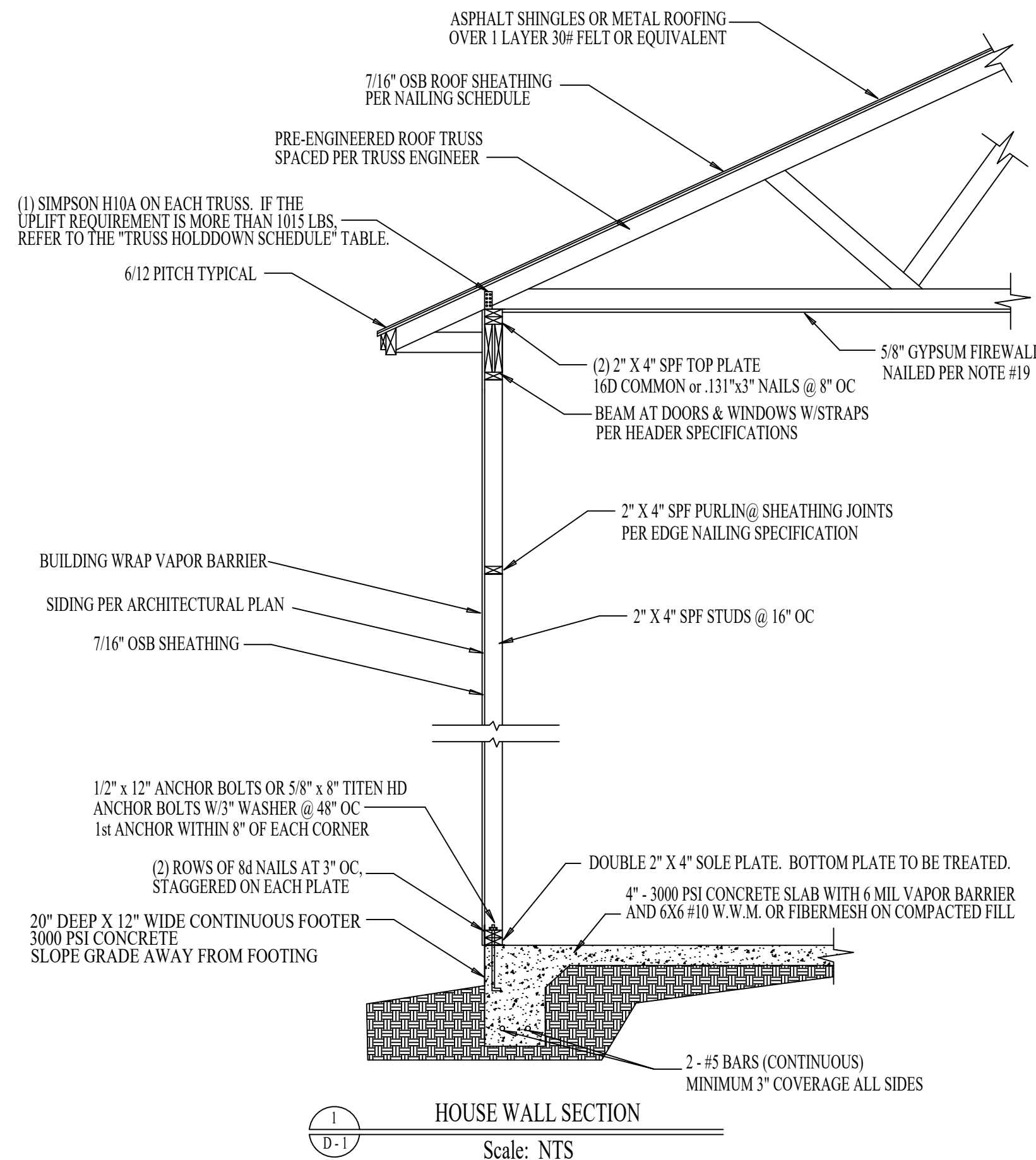
All load bearing walls exceeding 11'-0" shall require Double 2" x 4" SPF Studs @ 16" OC or 2" x 6" SPF Studs @ 16" OC.  
End Walls containing cathedral/vaulted ceilings shall be Balloon-Framed.  
Load bearing walls are shown as specified by the Truss Design. Beams are designed for the Truss Design Loads.  
SEE Foundation and Framing Plan for all Headers/Beams that are specified larger than what is shown in the Header Specifications Table.  
If a Roof Girder is placed over any other Window or Door, the Header for that opening shall be a minimum of 3.5"x9-1/4" LVL or (2) 2"x12" SYP unless specified differently on the Foundation plan or if more load requirements are specified by the Truss Engineer.  
Where internal beams or girders are bearing on walls, solid studding will be added under them for support.  
(3) 2"x4" or (3) 2"x6" stud packs will be added under each Beam and Roof Girder supporting the Roof System.  
The "STICK FRAMING DETAILS" table will be used anywhere that stick framing is required for lumber sizing.  
Purlin Blocking will be required at locations shown on the Foundation/Framing Plan per Detail 7/D-1. The corners/sections identified on the Foundation Framing Plan will be blocked a minimum of (2) stud space sections in each direction. The specifications for openings within 36" of a corner in this Detail 7/D-1 still applies.

### TRUSS ENGINEER TO MAKE FINAL DETERMINATION OF LOAD BEARING WALL LOCATIONS.

INTERNAL LOAD BEARING WALL TRUSS TIES:  
- SIMPSON TRUSS HOLDDOWN FOR THE REQUIRED UPLIFT PER THE "TRUSS HOLDDOWN SCHEDULE" AT INTERNAL LOAD BEARING



INTERNAL LOAD BEARING WALL SECTION  
Scale: NTS



HOUSE WALL SECTION  
Scale: NTS

## General Notes/Remarks/Assumptions DRAWINGS AND SPECIFICATIONS CONFORM TO:

NCRC 2018 and ICC 2015  
MINIMUM WINDOW RATING: DP50  
SEISMIC REQUIREMENTS FOR ZONE D  
WIND EXPOSURE CATEGORY: B

Ultimate Wind Speed - 140 MPH(3 second gusts)

Floor Live Load --- 40# PSF  
Roof Live Load --- 20# PSF

- Any variations from these plans should be referred to the Engineer.
- All building materials shall conform to existing local building codes.
- All cross-sections, drawings and tables are typical for similar locations where applicable.
- All dimensions are to be derived from the architectural plans unless otherwise noted on this drawing.
- Contractor is responsible for adequate construction bracing and any failures due to lack of it.
- Refer to architectural plans and current code requirements for details not stated in this drawing.
- No non-standard load(such as equipment, etc.) shall be applied unless otherwise noted in these drawings.
- All materials for headers and bracing to be #2 SYP @ 19% MC, all wood members in contact with masonry or concrete to be pressure treated .25 CCA.
- All wood members for studs, bracing, purlins, and plates to be #2 SPF @ 19% MC.
- Footing design is based upon 2000 PSF soil bearing pressure, all footings shall rest upon solid bearing materials.
- All footing and foundation wall reinforcement to be of ASTM A-615, Grade 60 Steel. Rebar minimum lap splice length is 30 x Rebar Diameter.
- Concrete units are typically lightweight concrete conforming to ASTM C-90, Type 1, Grade N-1, pumice or expanded slag. All mortar to be Type S.
- All fill material shall be compacted to 95% of Standard Proctor.
- Remove all foreign material from footing pad and foundation(roofs and other debris).
- Manufactured roof trusses shall be installed according to manufacturer's specifications.
- All materials below BFE shall be of flood resistant treated type.
- Sheathing nails shall be .131" shank diameter, (8d common nails) or .148" shank diameter, (10d common nails) as specified.
- Details not included in these drawings shall be governed by current applicable local building codes.
- Ceiling diaphragm shall be 5/8" thick gypsum nailed with 5d nails spaced at 7" on the edges and 10" on the interior. Screws can also be used as substitute for nails.
- Nailing for the double top plate shall be 16d common nails staggered @ 8" OC.
- Foundation anchors to be within 12" of each sill plate section end and within 12" of each intersection of interior load bearing wall and exterior wall.
- All internal load bearing walls on raised or monolithic slabs to have a continuous thickened footing per section specification.
- All double top plates and sill plates to be #2 SPF. If contacting cement or masonry, plates to be pressure treated per note #8.
- All structural storm panels made for all windows to meet IRC R301 code.
- All masonry cells containing reinforcement or anchor bolts shall be grouted solid.
- Floor sheathing to be 3/4" T&G glued and nailed at 6" OC @ edges and 12" OC at interior.
- All metal connectors in contact with pressure treated or ACQ wood products must be ZMAX coated or galvanized.
- All window protection panels shall be 7/16" OSB fastened per Table R301.2.1.2 of the IRC 2021.

## GABLE END WALL TO CEILING CONNECTION

Anchor gable truss to top plate of gable end wall with HGA10 @48" OC, apply 2X4X8' strut across bottom chords of 4 trusses @ 48" OC across gable, and nail to each bottom chord with 2 10d common nails.

Alternate: Nail 2' of Simpson Coil strap on the roof rafter ceiling struts, extend the coil strap over the gable truss, through the wall OSB, and down the outside of the wall stud @48" OC.

## CORNER HOLD DOWN DEVICE

(1) 1/2" x 12" anchor bolt or 5/8" x 8" Titen HD anchor bolt with 3" washer on each within 8" of each corner.

(1) Simpson HTT5 connectors will be added where shown on the Foundation Plan.

## REINFORCING

See Horizontal Rebar Requirements specified in each detail.  
No additional vertical reinforcing is applicable in this monolithic slab.

Date: 04/10/24

Revision:

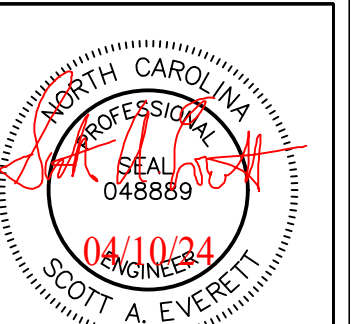
Sheet 1 of 3

NOTE:  
Contractor to verify all dimensions and local building code compliance.

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843-283-2000 (cell)

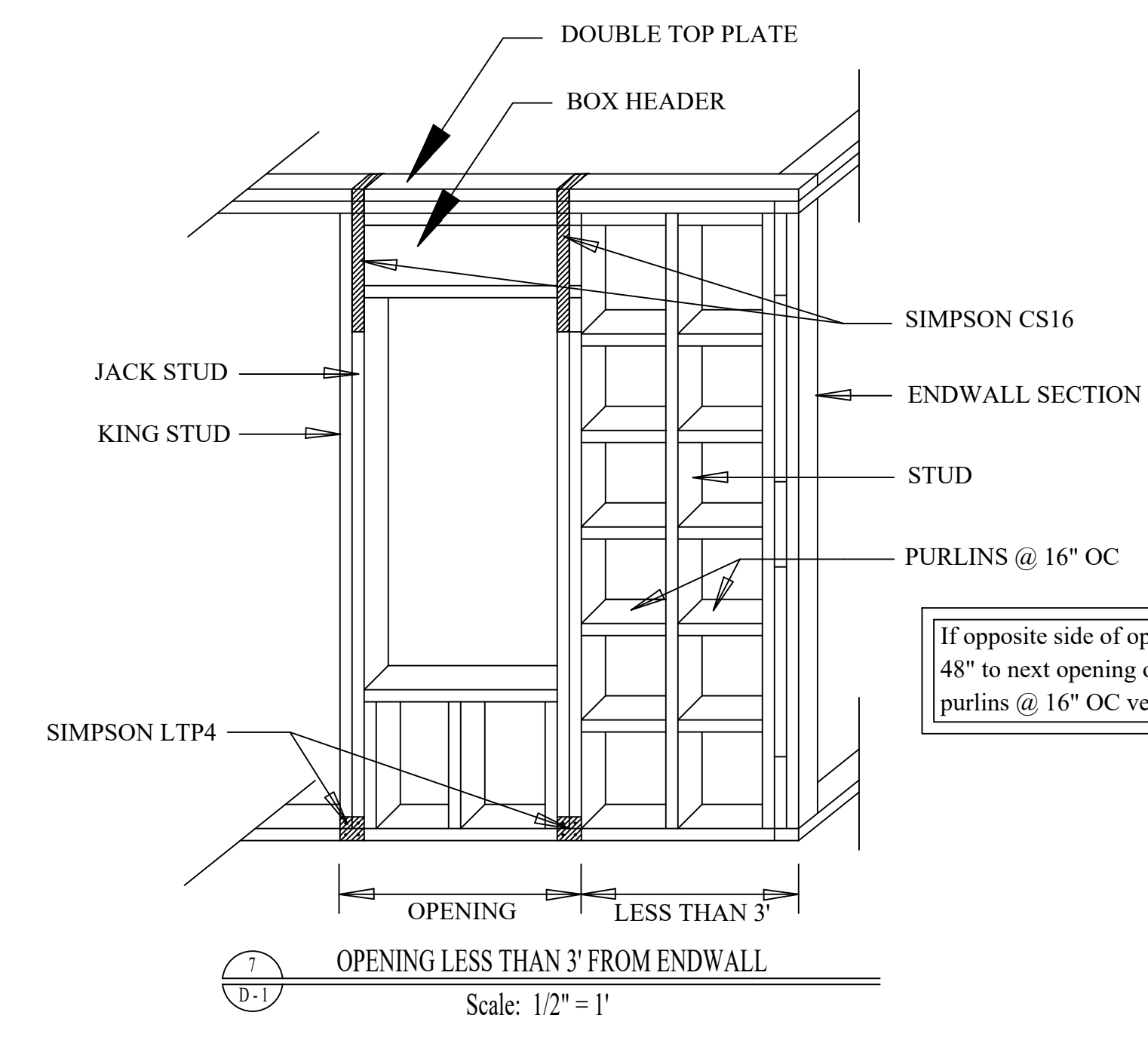
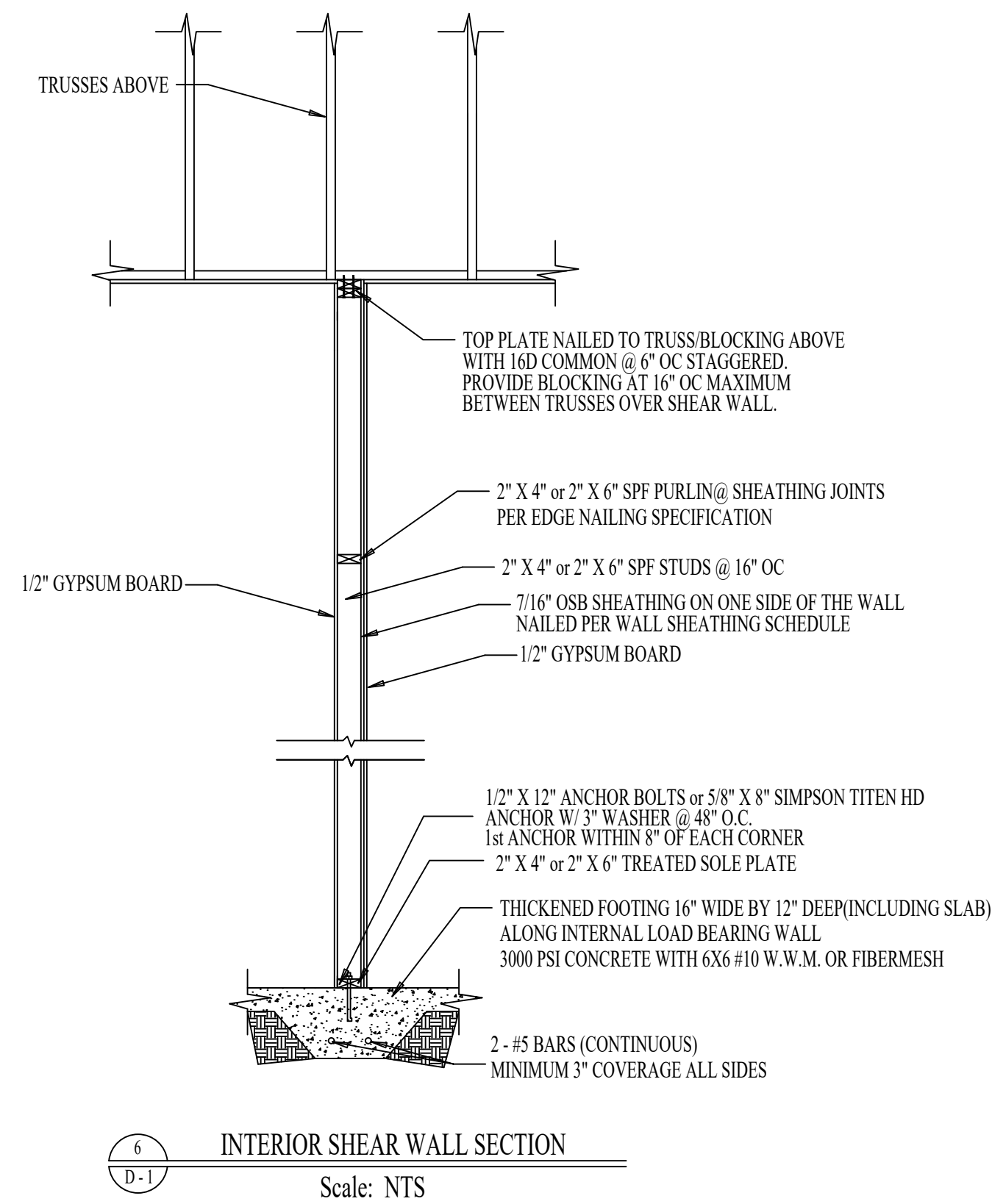
P&J Realty Trust Corp.  
Lot 2, Hickman Road  
Tabor City, NC

Prepared For:

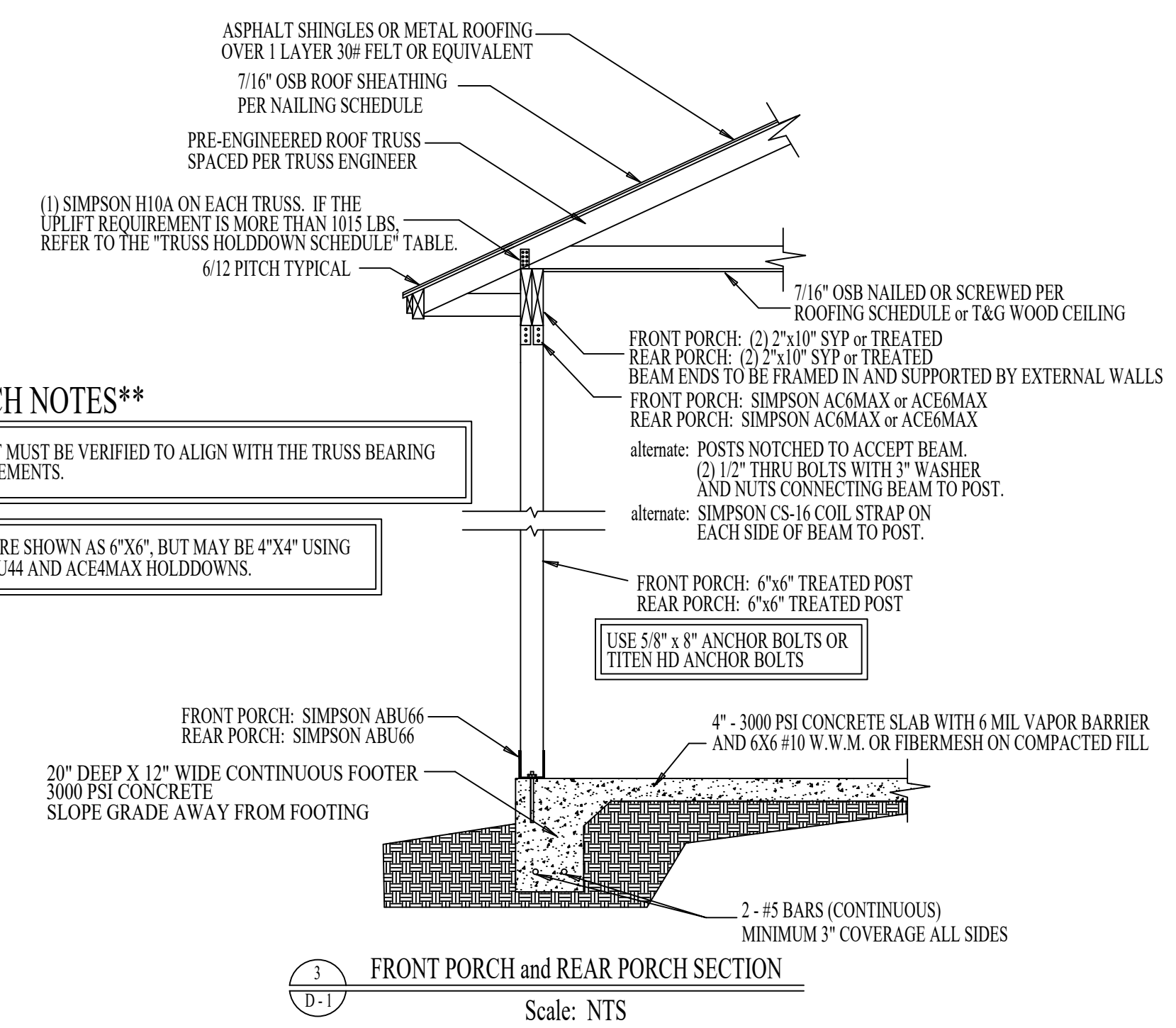


STRUCTURAL DESIGN

USE DETAIL IF LOCATIONS ARE SHOWN ON THE FOUNDATION PLAN.



If opposite side of opening has less than 48" to next opening or corner, continue purlins @ 16" OC vertically to next post.

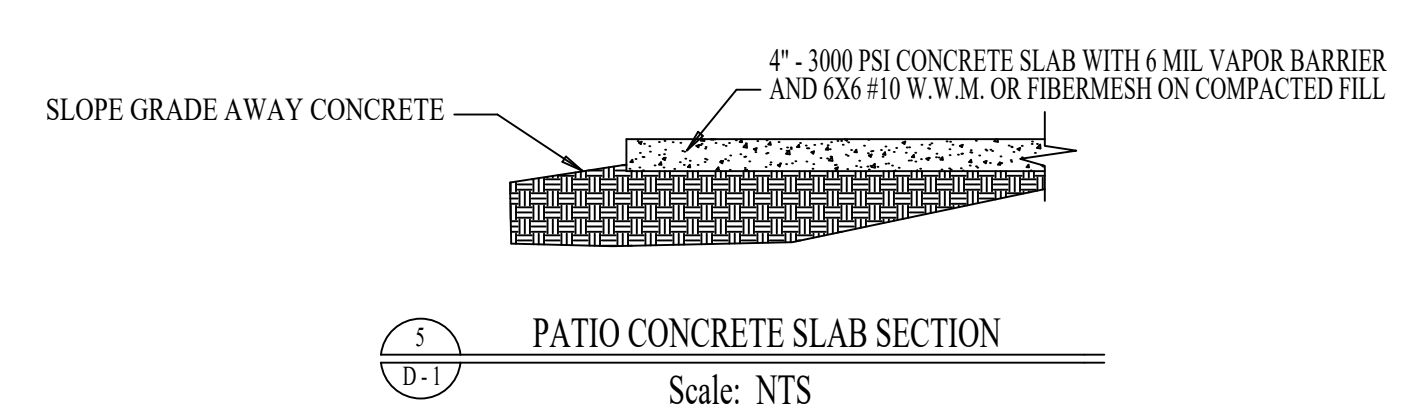
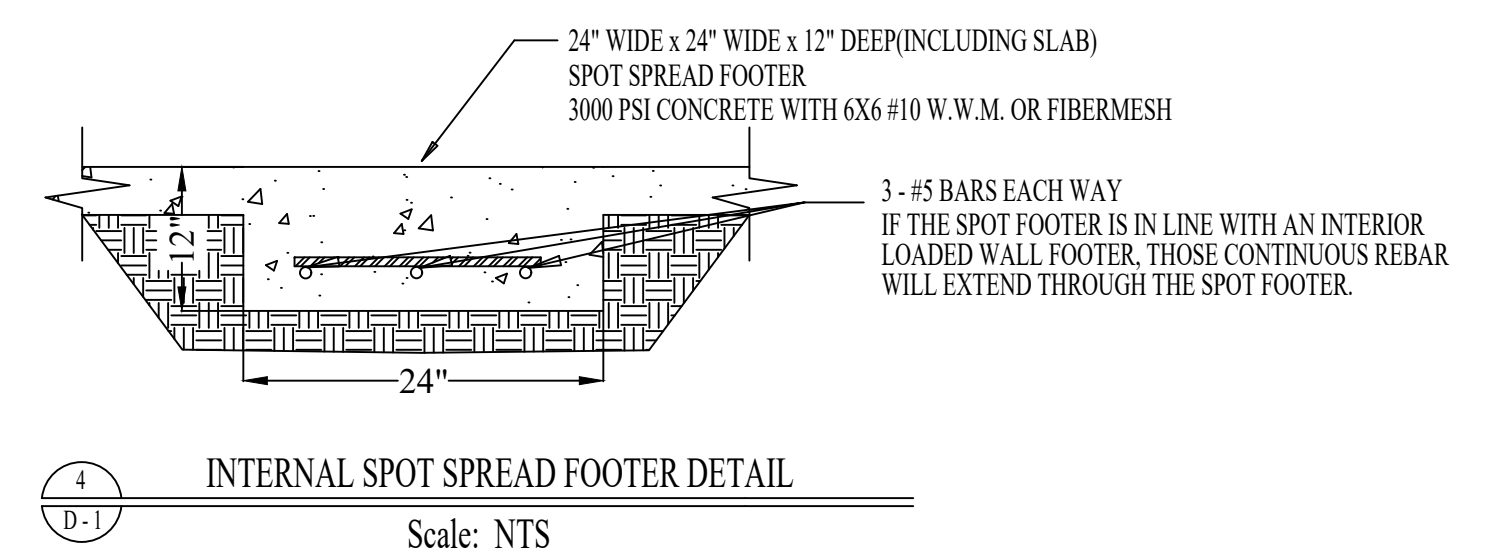


**\*\*PORCH NOTES\*\***

BEAM PLACEMENT MUST BE VERIFIED TO ALIGN WITH THE TRUSS BEARING LOCATION REQUIREMENTS.

ALL POSTS ARE SHOWN AS 6" X 6", BUT MAY BE 4" X 4" USING SIMPSON ABU44 AND ACE4MAX HOLDDOWNS.

USE DETAIL IF LOCATIONS ARE SHOWN ON THE FOUNDATION PLAN.



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Revision:

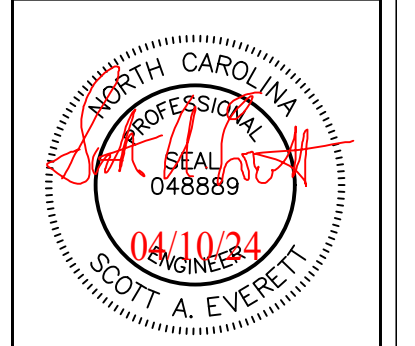
Sheet 2 of 3

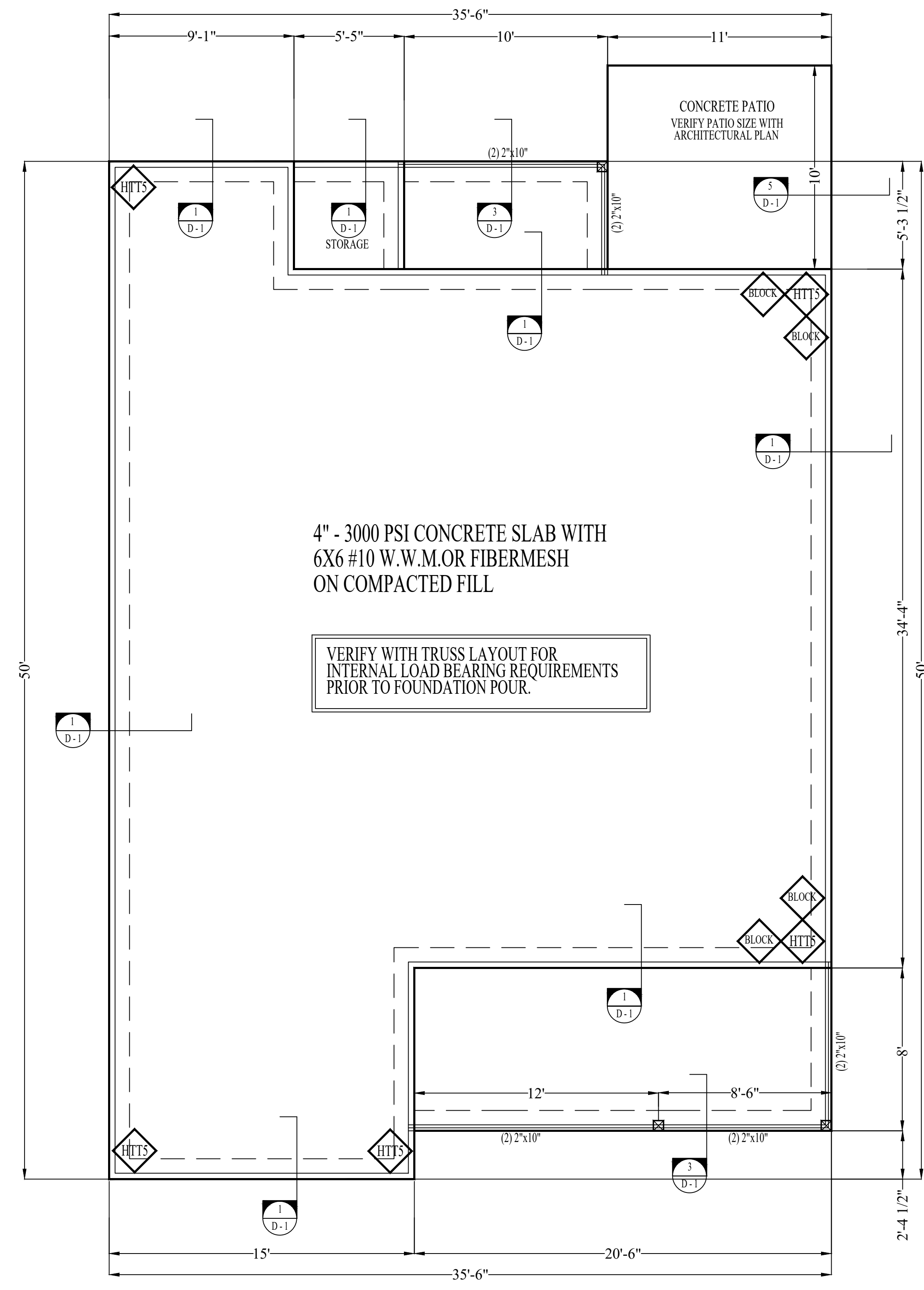
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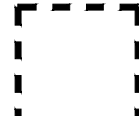


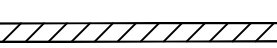



**FOUNDATION and FRAMING PLAN**  
Scale: 1/4" = 1'

**\*\*VERIFY WITH TRUSS ENGINEER FOR FOUNDATION INTERNAL LOADING LOCATIONS PRIOR TO FOUNDATION POURING.\*\***  
NO INTERNAL LOADING LOCATIONS ARE SHOWN ON THIS FOUNDATION PLAN, BUT  
DEPENDENT ON THE TRUSS DESIGN, SOME MAY BE REQUIRED. CONSTRUCT LOAD  
BEARING FOOTING PER DETAIL 2/D-1 AT THE LOCATIONS SPECIFIED BY THE TRUSS ENGINEER.

**\*\*ALL DIMENSIONS TO BE VERIFIED WITH ARCHITECTURAL PLAN.\*\***

**\*\*FOUNDATION REPRESENTS OUTSIDE WALL DIMENSIONS.\*\***

-  30"x30"x16" DEEP SPOT FOOTER PER DETAIL 4/D-1
-  BLOCKING PER DETAIL 7/D-1
-  INSTALL (1) SIMPSON HTTS
-  INTERIOR LOAD BEARING WALL
-  SHEAR WALL WITH 7/16" OSB SHEATHING ON EITHER  
SIDE OF THE WALL NAILED PER THE WALL SHEATHING  
SCHEDULE DETAIL 1/F-1.

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Revision:

Sheet 3 of 3

**NOTE:**  
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dimensions and local  
building code compliance.

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**STRUCTURAL DESIGN**

