SHINGLE ROOF -HORIZONTAL SIDING

ELEVATION NOTES: GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY YARY, BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE,

ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 4.0 SQ FT. THE MIN NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 22". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HIGHT OF NO MORE THAN 44" FROM THE FLOOR, ALL WINDOW SIZES ARE NOMINAL AND ARE TO BE VERIFIED WITH MANUFACTURER FOR AVAILABILITY AND CONFORMITY TO STATE AND LOCAL CODE REQUIREMENTS.

PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTORS BEFORE CONSTRUCTION BEGINS.
ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

1.1 This plan has been drawn to comply with the 2018 NC Building Code

1.2 Minimum Design Loads for Building and Other Structures ASCE 7-9B 2 Roof Dead Load 115 PSF

Roof Live Load 20 PSF

4 Typical Floor Dead Load 10 PSF Floor Live Loads

5.1 Rooms other than sleeping rooms 40 PSF

5.2 Sleeping Rooms 30 PSF

5.3 Stairs 40 PSF 5.4 Decks 40 PSF

5.5 Exterior Balconies 60 PSF

Wind Loads

6.1 Ultimate Design Wind Speeds 15 MPH 6.2 Wind Importance Factor, IW 1.00

6.3 Exposure B

6.4 Walls (Component and Cladding) 25 PSF

6.5 Roofs (Component and Cladding) 6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 PSF

6.5.2 Roof Slopes 7/12 to 12/12 21 PSF

It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and uses of materials provided in buildings and/or structures as required by NC Uniform Building Code, Local Agencies and in accordance with good engineering practices. Verify all dimensions prior to construction.



FRONT ELEVATION

8×8 PYC WHITE COLUMN

AREA SCHEDULE					
NAME	AREA				
Heated Floor Area	1717.1 sq ft.				
Garage	447.3 sq ft.				
Covered Porch	199.2 sq ft.				
	NAME Heated Floor Area Garage				

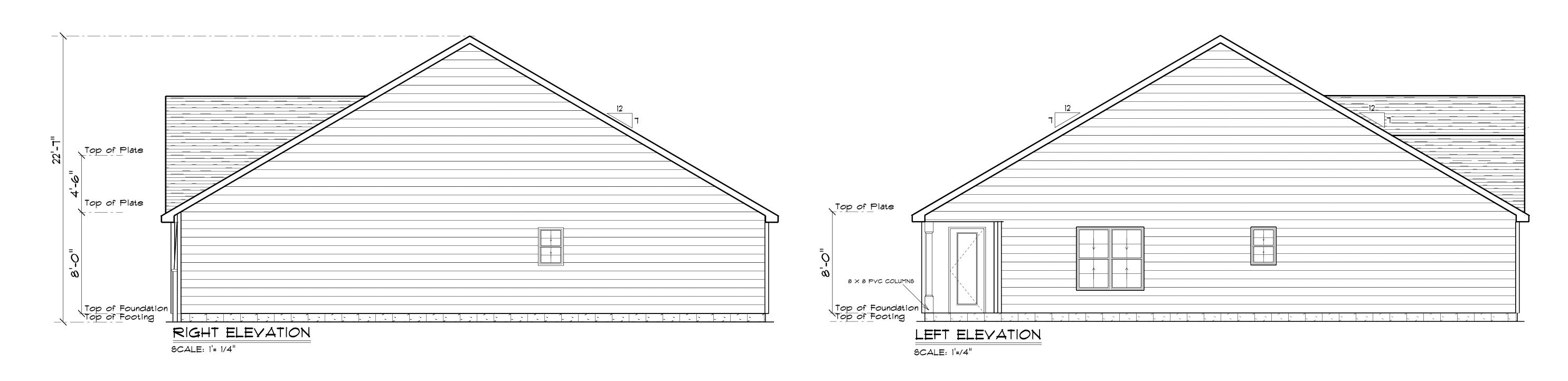
Percentage of Total Fenestration Total Exterior Walls wall openings 246 sq. ft. 1752 15%

> Above Grade Walls Surrounding Heated Space

FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall		Area Of Ext. Wall	Ext. Wall	
1st					
2nd					
other	8	I	1752 1	752	
1752		Total Sq. Ft. of Exterior Walls			





FOUNDATION NOTES:

ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL. THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI

PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQUIRED.

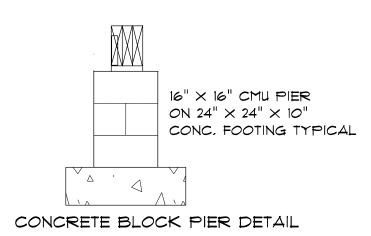
FOUNDATION CONCRETE MIX TO HAVE 1-1/2" MAX AGGREGATE SIZE, CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.

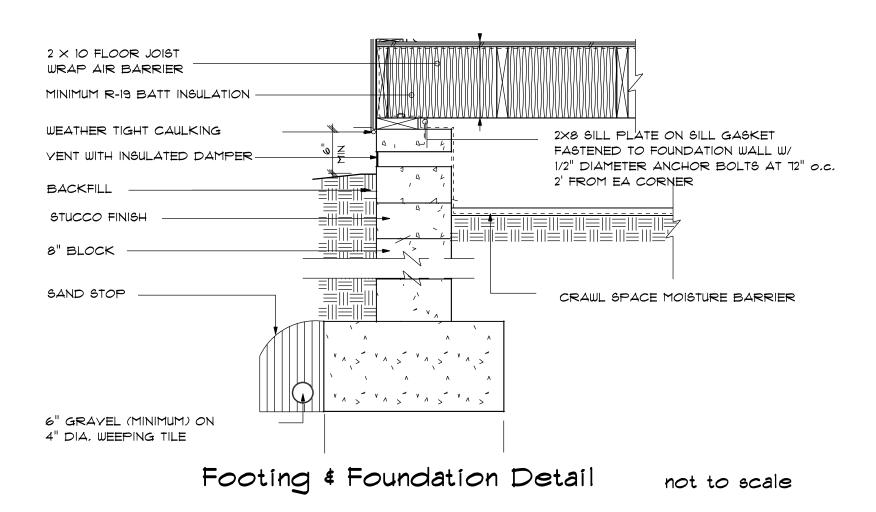
FOOTING WIDTHS ARE BASED ON A LOAD-BEARING SOIL CAPACITY OF 2000 PSI.

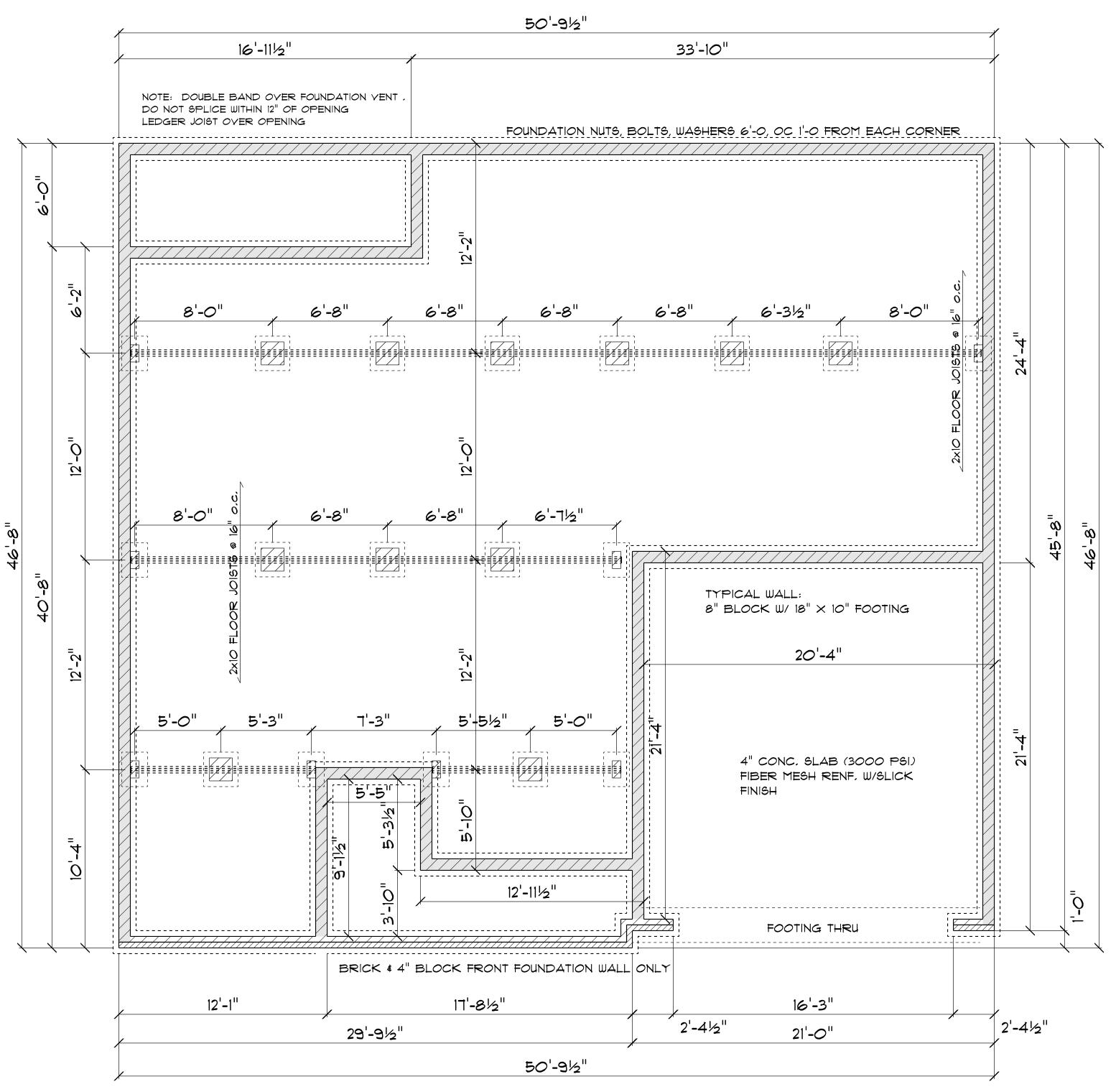
PROVIDE 6 MIL POLY VAPOR BARRIER TO COVER GROUND SURFACE IN CRAWL SPACE

ALL ANCHOR BOLTS TO BE 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.







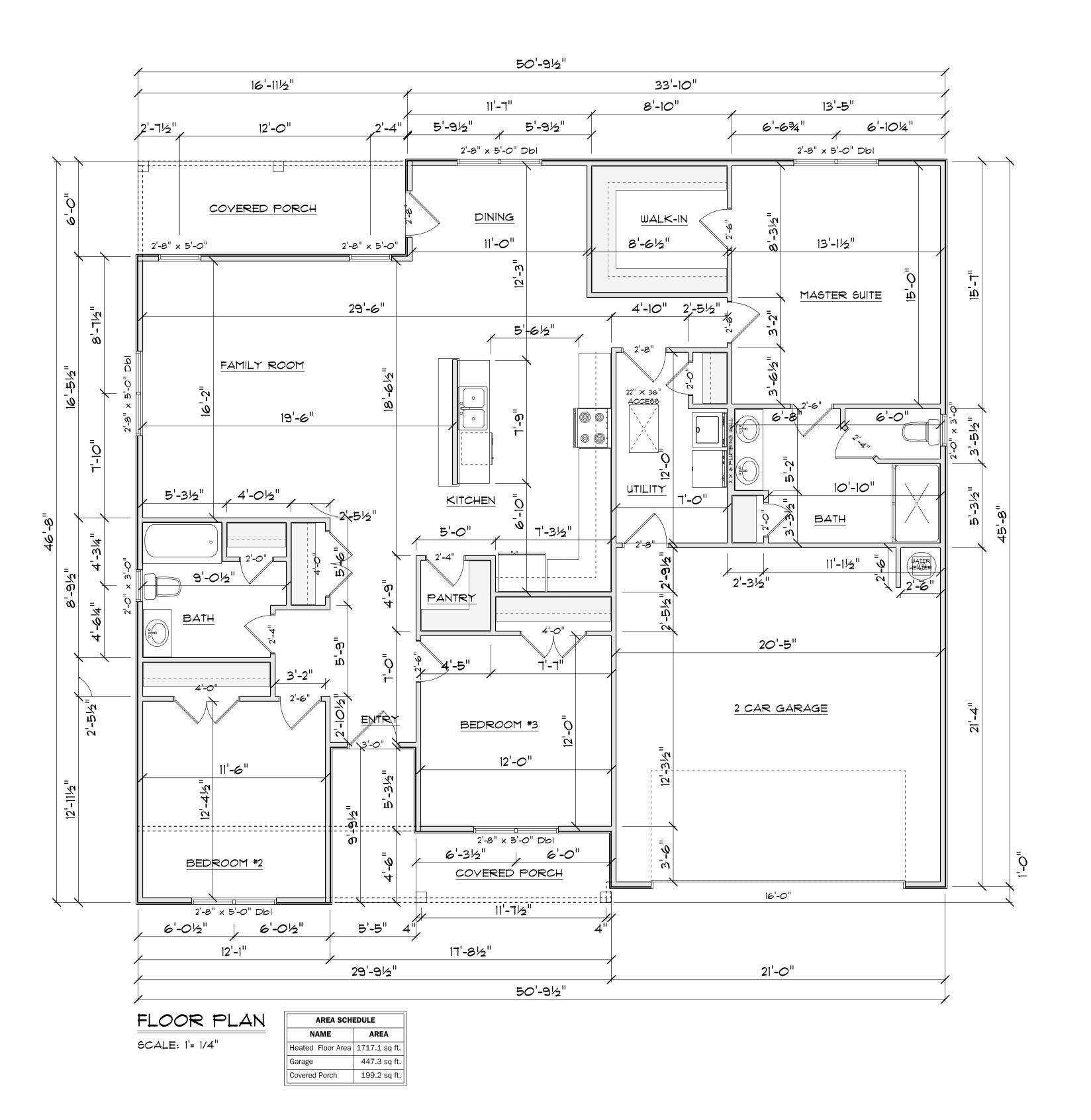
FOUNDATION PLAN

SCALE: 1'= 1/4"

OPENING SCHEDULE					
SIZE	cc	DUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"		2	Window\Double Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl		5	Window\Double Hung	64-1/2"	60-1/2"
2'-0" x 3'-0"		2	Window\Double Hung	24"	36"
4'-0" x 3'-0"		1	Window\Double Hung	48"	36"

GENERAL FRAMING	NOTES:
ALL LUMBER IN CO PRESSURE TREATE	NTACT WITH CONCRETE OR MASONRY SHALL BE
	6HALL BE SYP *2 GRADE AND/OR 'I AND/OR *2, KILN DRIED.
	EERED JOISTS ARE USED, JOIST MANUFACTURER SHALL RAWINGS, WHICH BEAR SEAL OF A N.C. ENGINEER.
	SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT WOOD SIDE PANELS TO STRENGTHEN THE MEMBER TO ITS
	1BERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" OC AN USE IT EACH END, DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO
NAIL FLOOR JOISTS	TO SILL PLATE WITH 8d TOE NAILS.
ALL EXPOSED FRA	MING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.
PROVIDE WATERPR	ROOFING AND DRAINS AS REQUIRED.
	BE 16" OC UNO, WALL FRAMING DIMENSIONS ARE BASED ON 2×4 .E STUDS UNDER ALL HEADERS,
LVL'S AND TJI'S TO	BE SIZED BY OTHERS
EXTERIOR WALLS IN	N LIVING AREAS ARE 2 × 4

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Diane Rives Designs 6205 Mockingbird Lane Sanford, N.C. 21332 919-111-6091 golfwoman@charter.net

Diane Rives I 6205 Mocking 6205 Mocking 8anford, N.C. 919-111-6091

DRAWN BY:

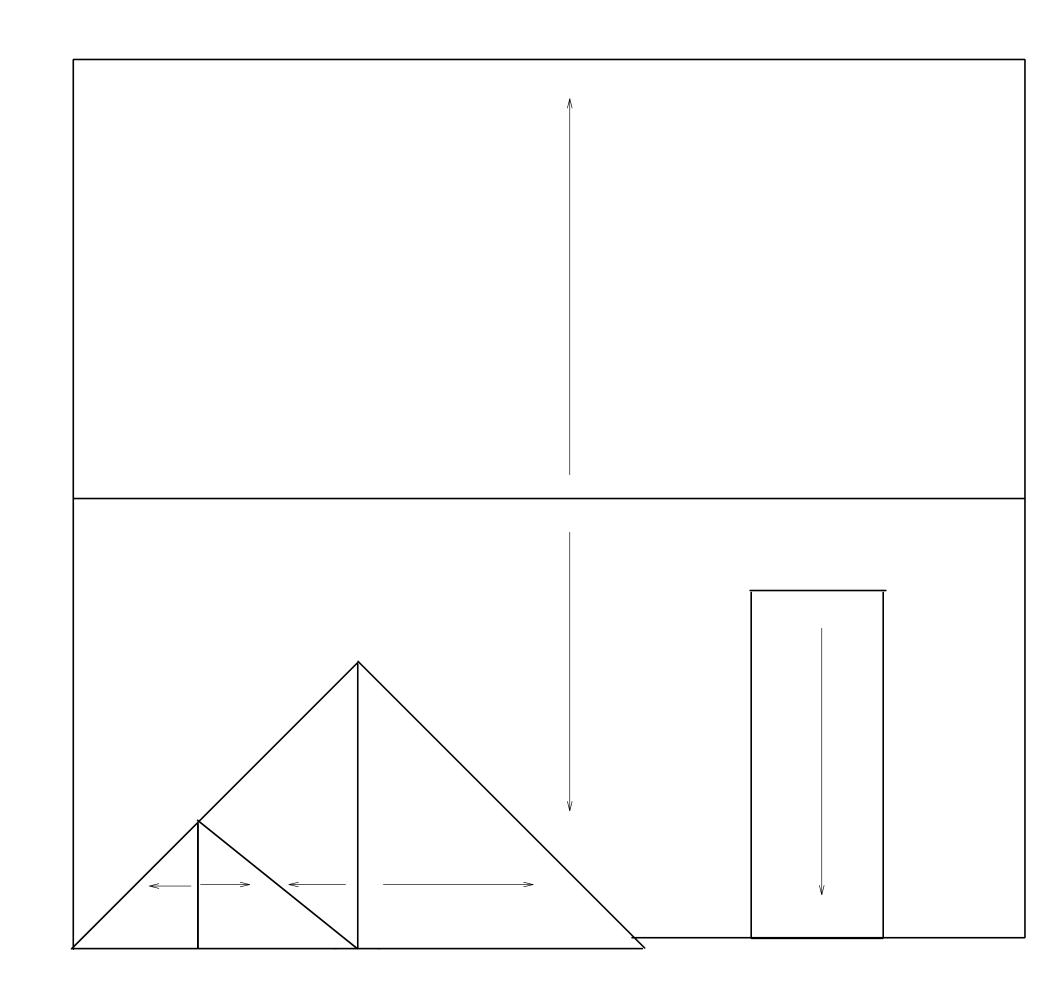
SCALE: 1'= 1/4"

30 CUSTOM BUILDER

YARBROUGH RAGE RIGHT

2×4/SIDING STEM WALL FOUNDATION not to scale

TYPICAL TRUSS ROOF: SHINGLES 7/16" ROOFING PLYWOOD c/w 'H' CLIPS BLOCK & BRACE PER TRUSS MGR. PRE-ENGINEERED TRUSSES @ 24" o.c. 2×4 TRUSS BRACING TYPICAL 2x4 SIDING EXTERIOR WALL: R38 BLOWN INSULATION VINYL SIDING 5/8" CEILING BOARD 7/16" PLYWOOD SHEATHING TAPED & SANDED 2x4 STUDS @ 16" o.c. RI3 BATT INSULATION 1/2" DRYWALL TYPICAL 2x4 WALL: TAPED & SANDED 1/2" DRYWALL TAPED & SANDED 2×4 STUDS @ 16" 0.c. 1/2" DRYWALL TAPED & SANDED Top of Plate Top of Foundation
Top of Footing SECTION



ROOF NOTES:

TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

SCALE: 1'= 1/4"

IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.

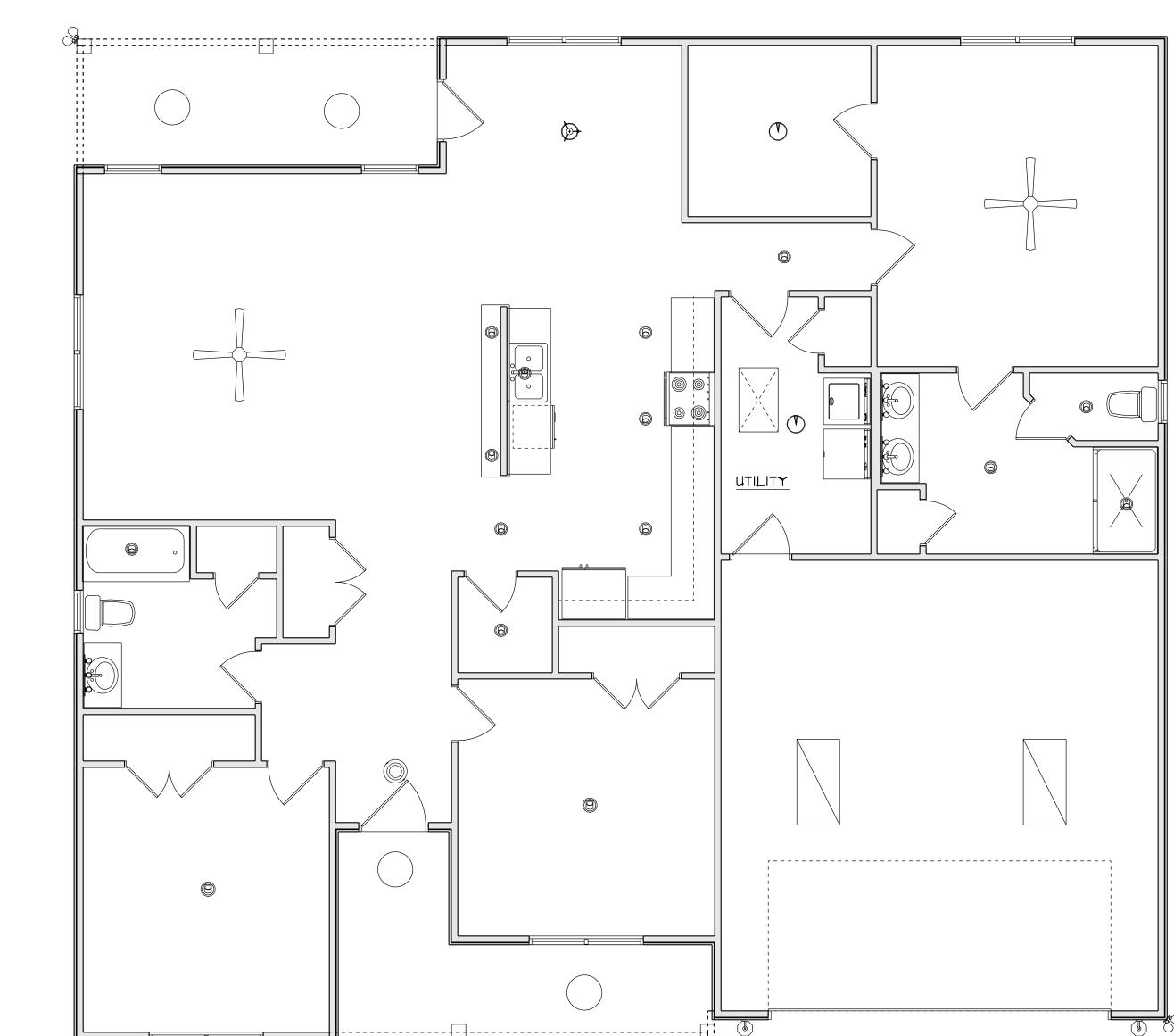
WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.

ROOF PLAN

SCALE: 1'= 3/16"

12" OH ALL 7/12 PITCH

3/12 PITCH SHED DORMER



ELECTRICAL LEGEND ELECTRICAL COUNT SYMBOL ceiling fan 4 bladed 01 2			
foyer light 1 10" led light 2 7" led disc out door over head ceiling light 19 1 4' fluorescent light 2 outdoor carriage light 2		UTILITY	
flood light 2 QQ vanity light 4 QQ QQ over head light 2			