

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

10/04/2021




ELEVATION NOTES:
GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY VARY. 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 BILL HGT 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 36" IN HEIGHT.

1. ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS 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 A&CE 1-9B
- 2 Roof Dead Load 115 PSF
 - 3 Roof Live Load 20 PSF
 - 4 Typical Floor Dead Load 10 PSF
 - 5 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
 - 6 Wind Loads
 - 6.1 Ultimate Design Wind Speeds 15 MPH
 - 6.2 Wind Importance Factor, I_w 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.



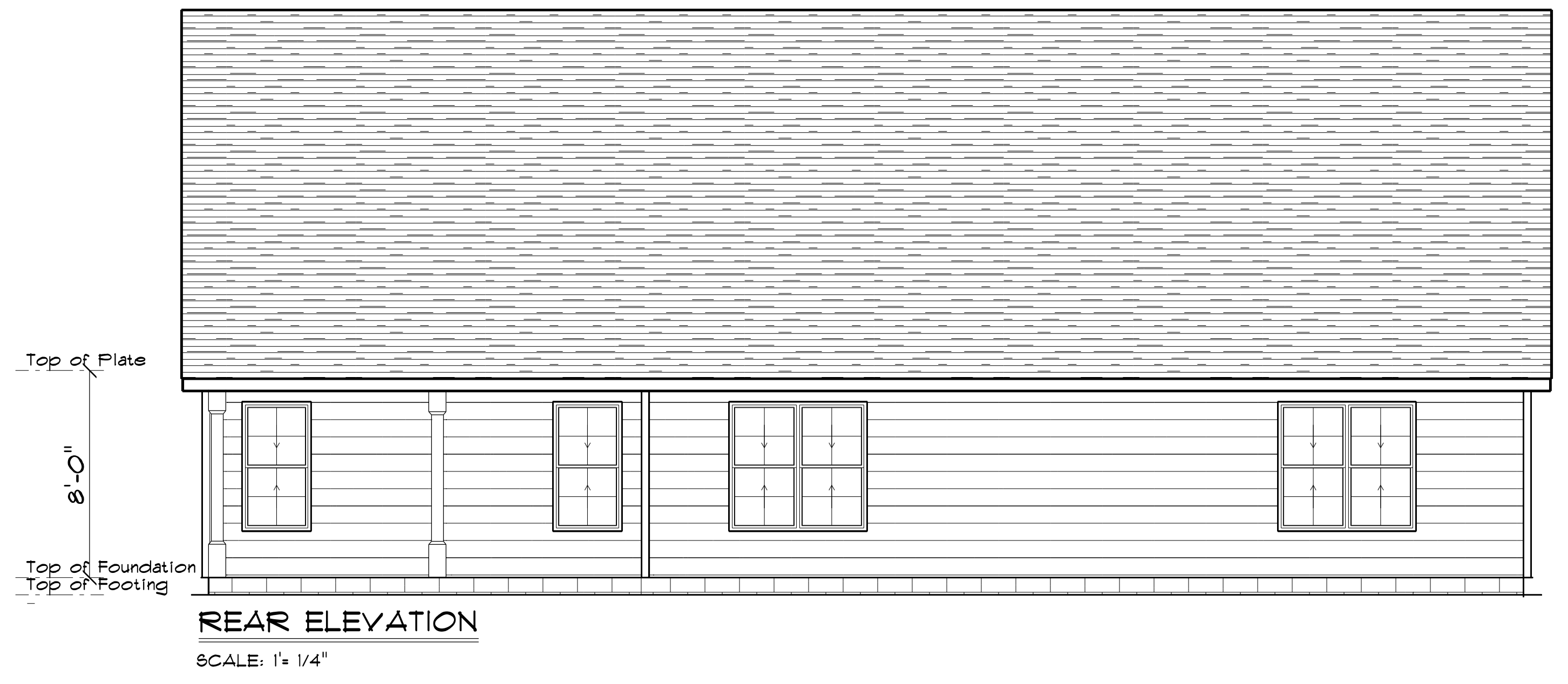
FRONT ELEVATION

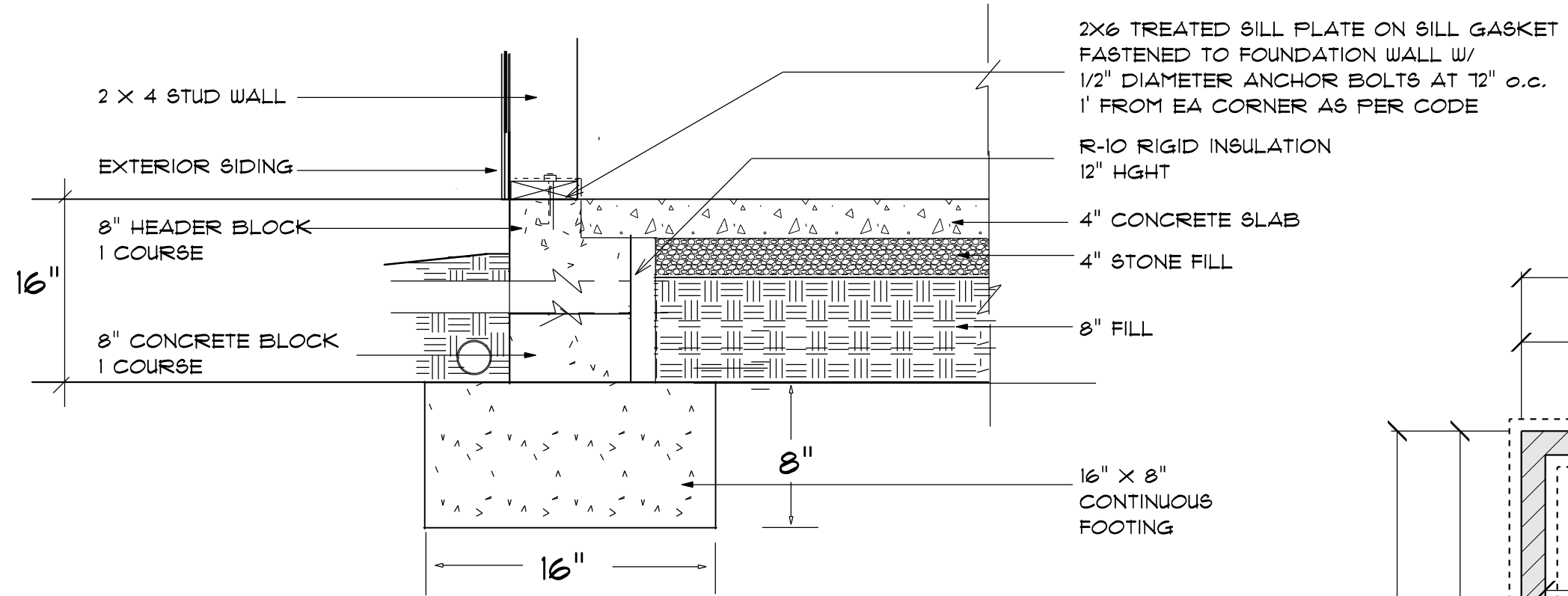
AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1717.1 sq ft.
Garage	447.3 sq ft.
Covered Porch	199.2 sq ft.

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

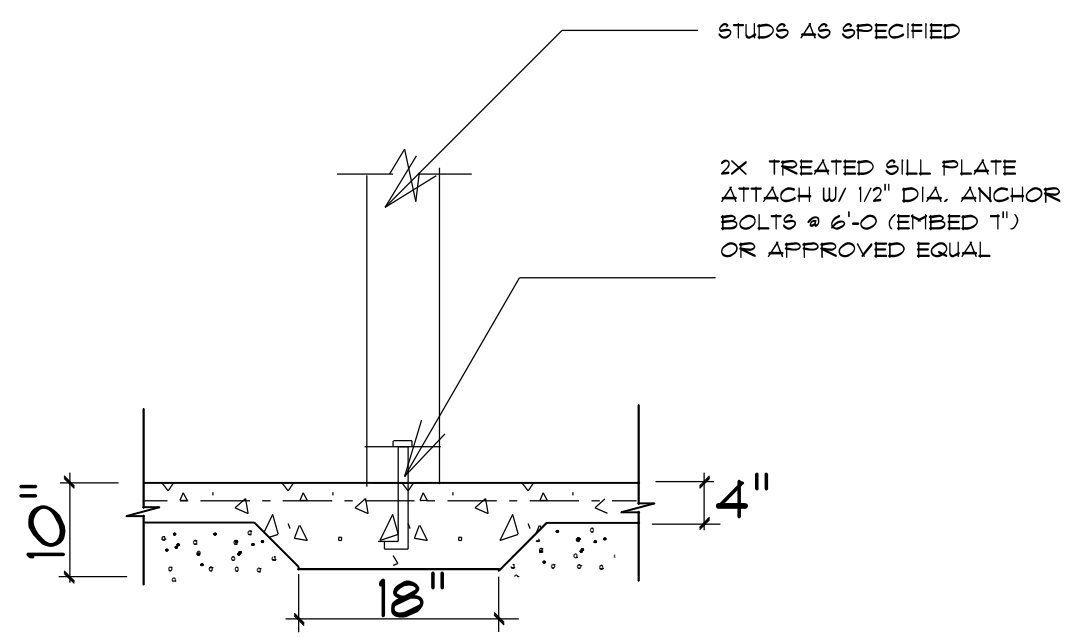
Above Grade Walls Surrounding Heated Space

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

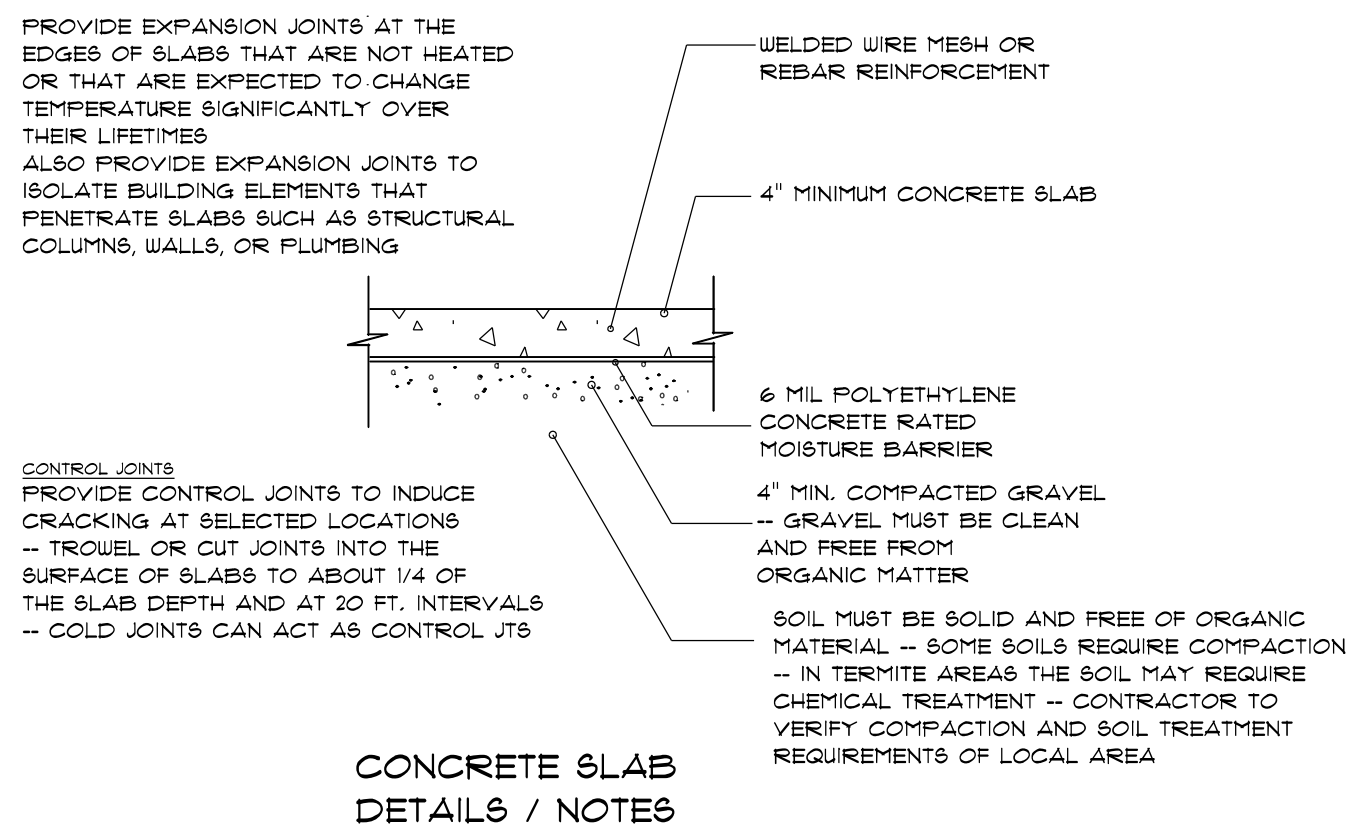




STEM WALL FOUNDATION Detail not to scale



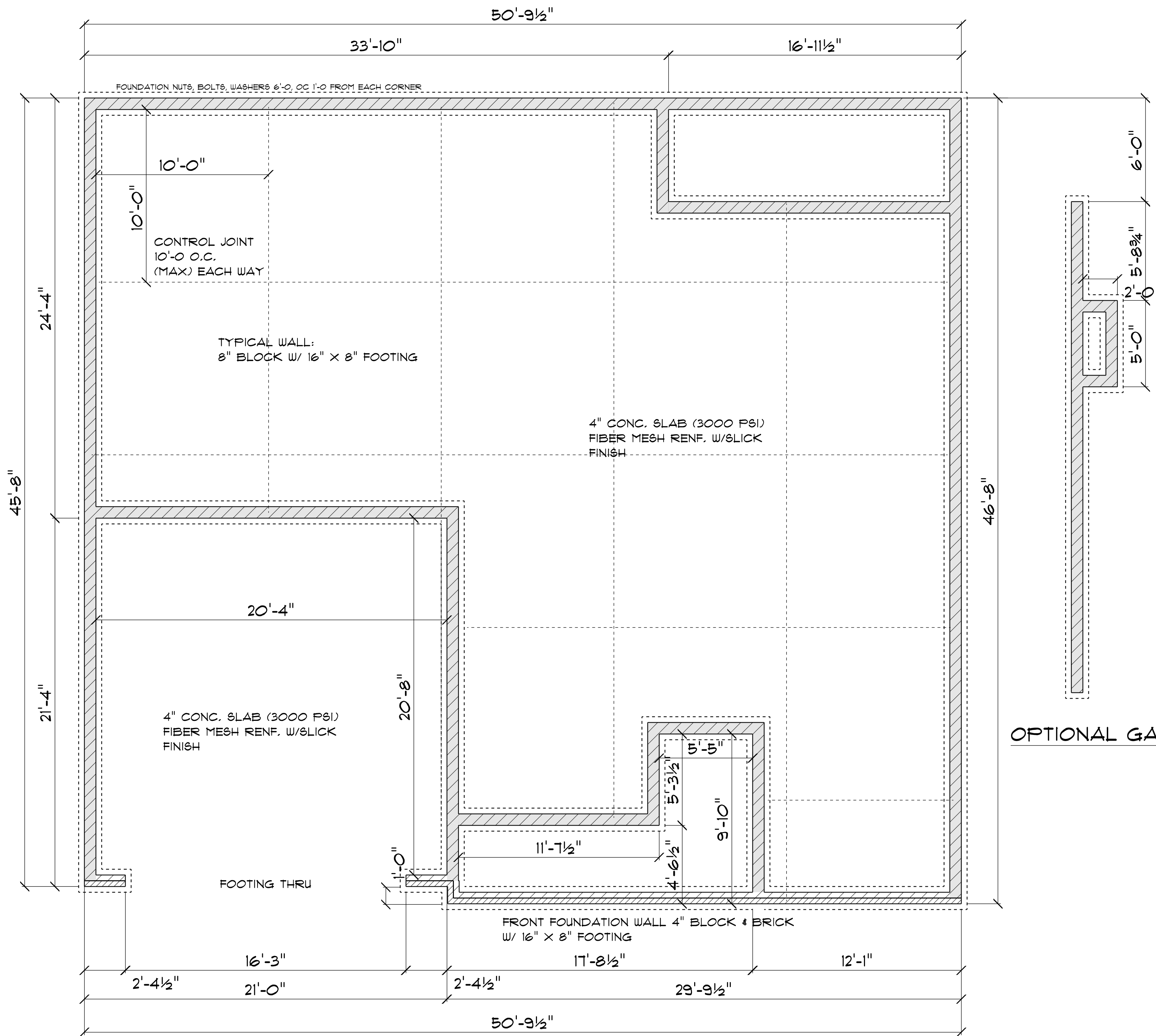
TYPICAL THICKENED SLAB



CONCRETE SLAB
DETAILS / NOTES

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
surfaces 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"

OPTIONAL GAS FIREPLACE
SCALE: 1" = 1/4"

OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"	4	Window-Double Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl	4	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 CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

FRAMING LUMBER SHALL BE SYP #2, GRADE AND/OR SPRUCE FINE FIR #1 AND/OR #2, KILN DRIED.

WHERE PRE-ENGINEERED JOISTS ARE USED, JOIST MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N.C. ENGINEER.

STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PANELS TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" OC AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOUGS UNO.

NAIL FLOOR JOISTS TO SILL PLATE WITH 8d TOE NAILS.

ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

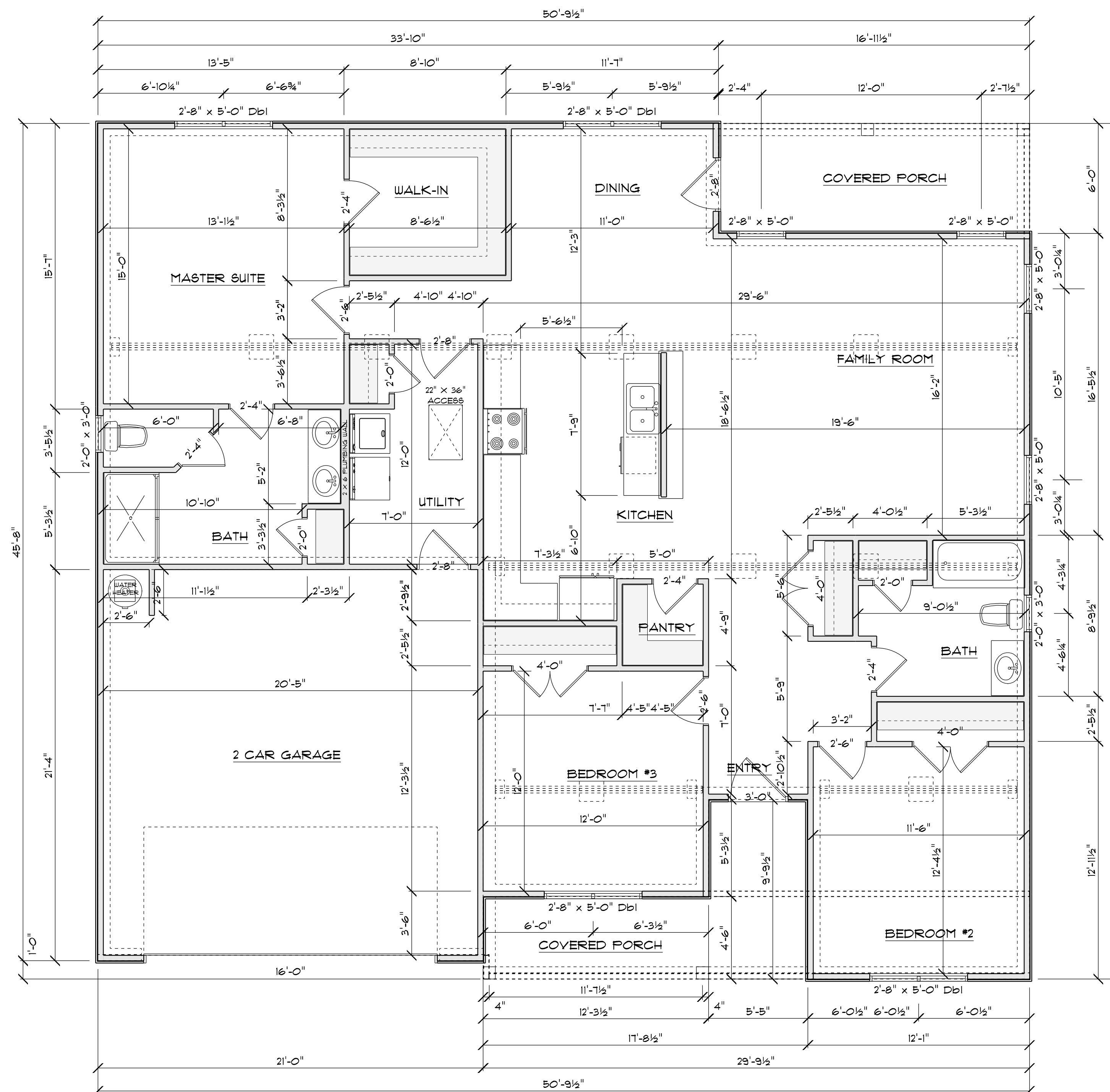
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO, DOUBLE STUDS UNDER ALL HEADERS.

LVL'S AND TJ'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

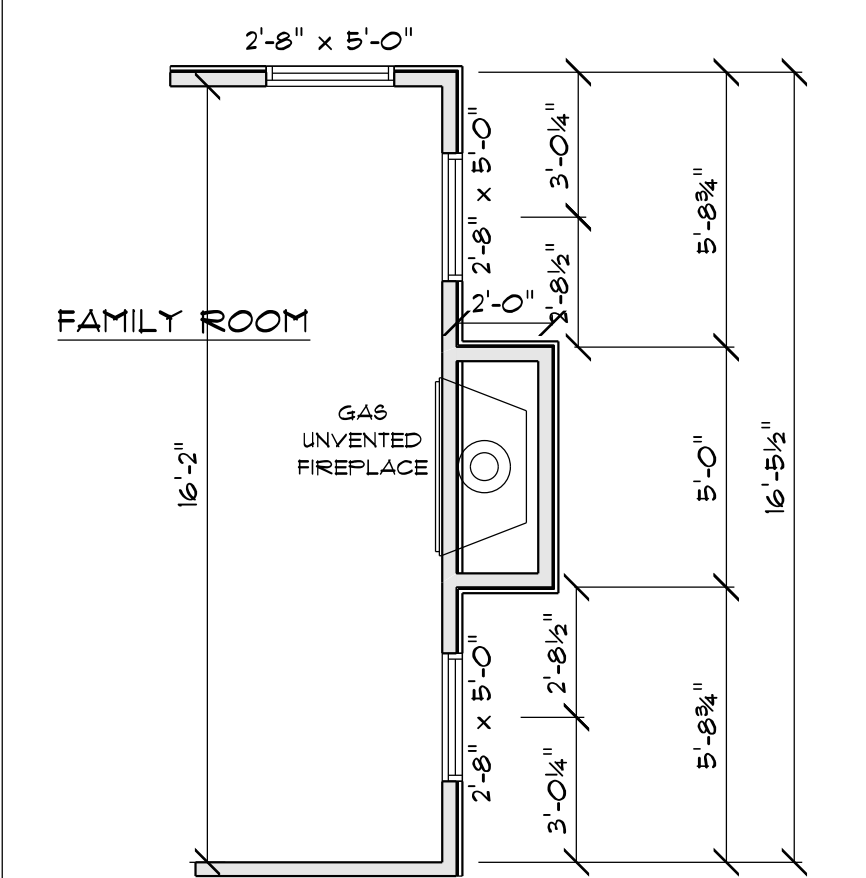
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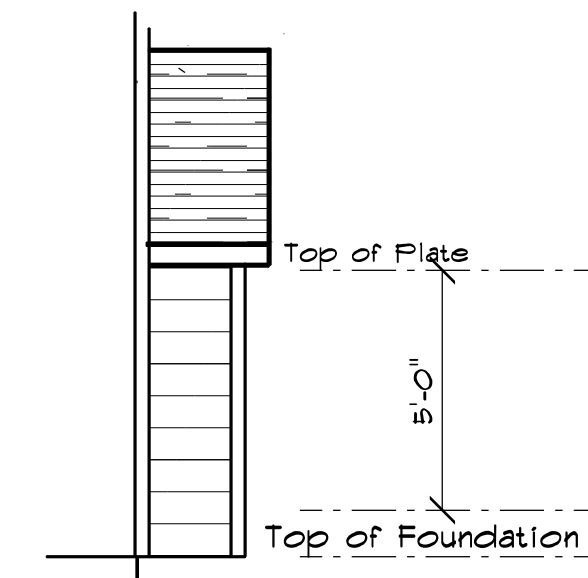
FLOOR PLAN

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1717.3 sq ft.
Garage	447.0 sq ft.
Front Covered Porch	109.6 sq ft.
Rear Covered Porch	98.9 sq ft.

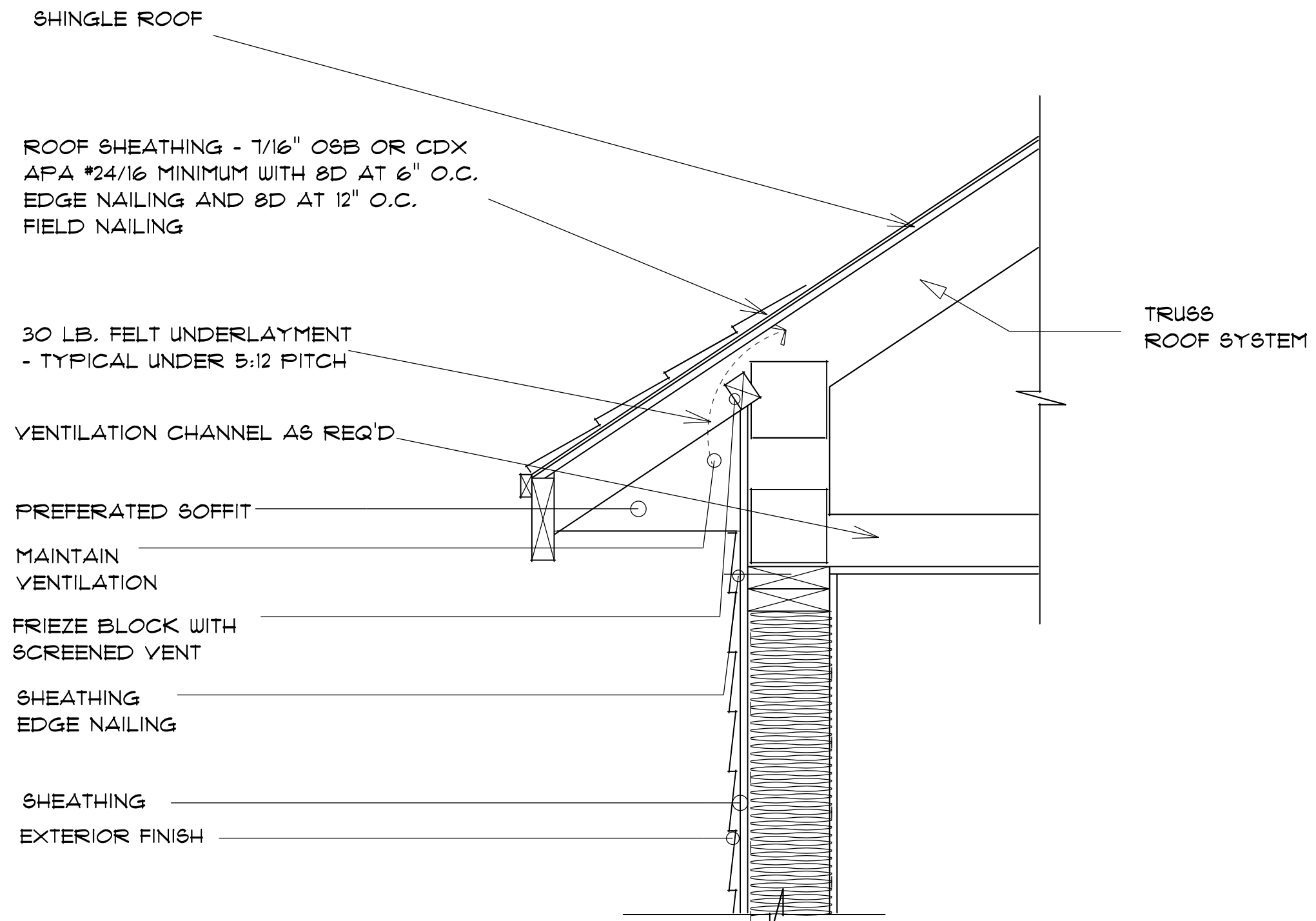


OPTIONAL GAS FIREPLACE
SCALE: 1" = 1/4"



FIREPLACE CHIMNEY
SCALE: 1" = 1/4"

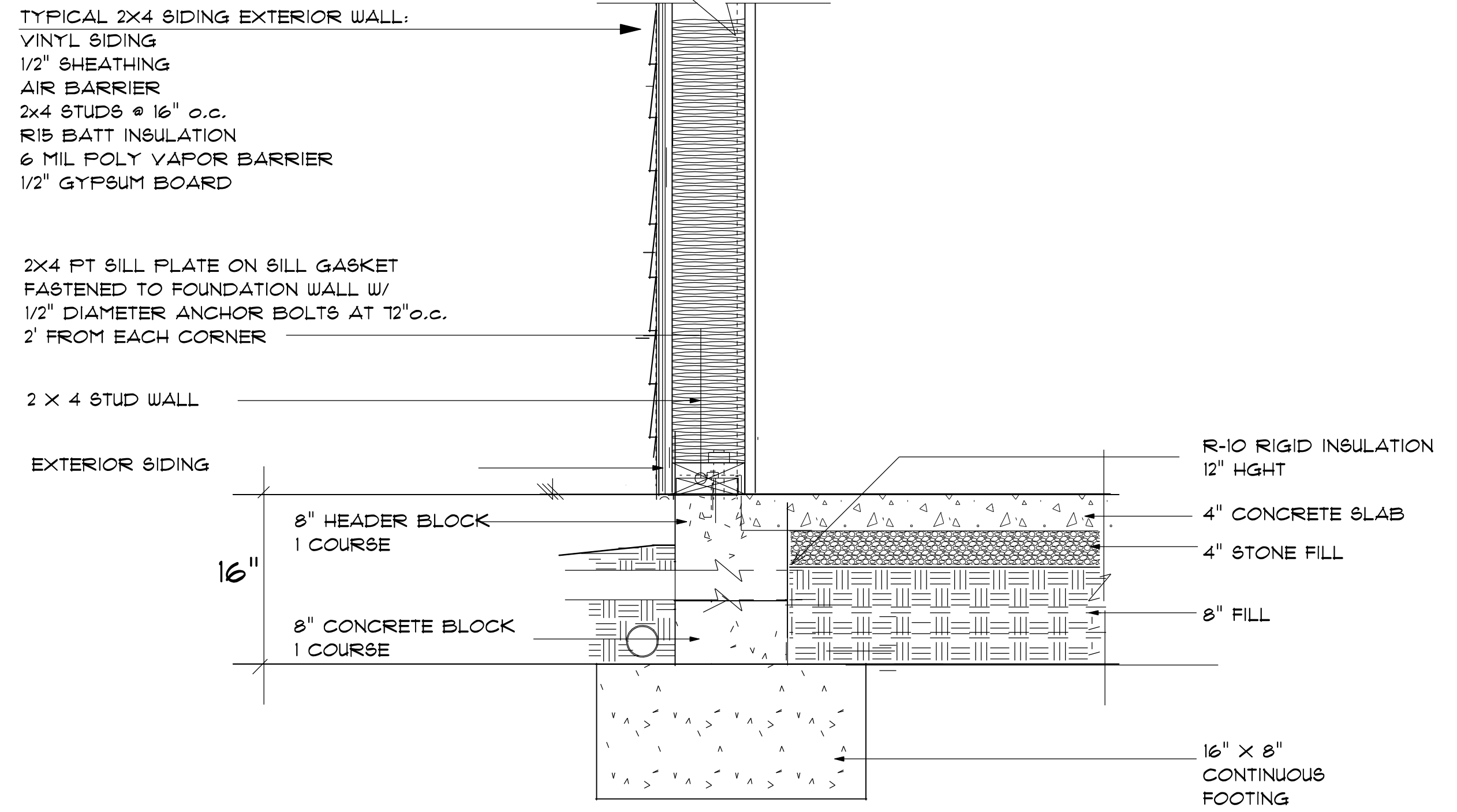
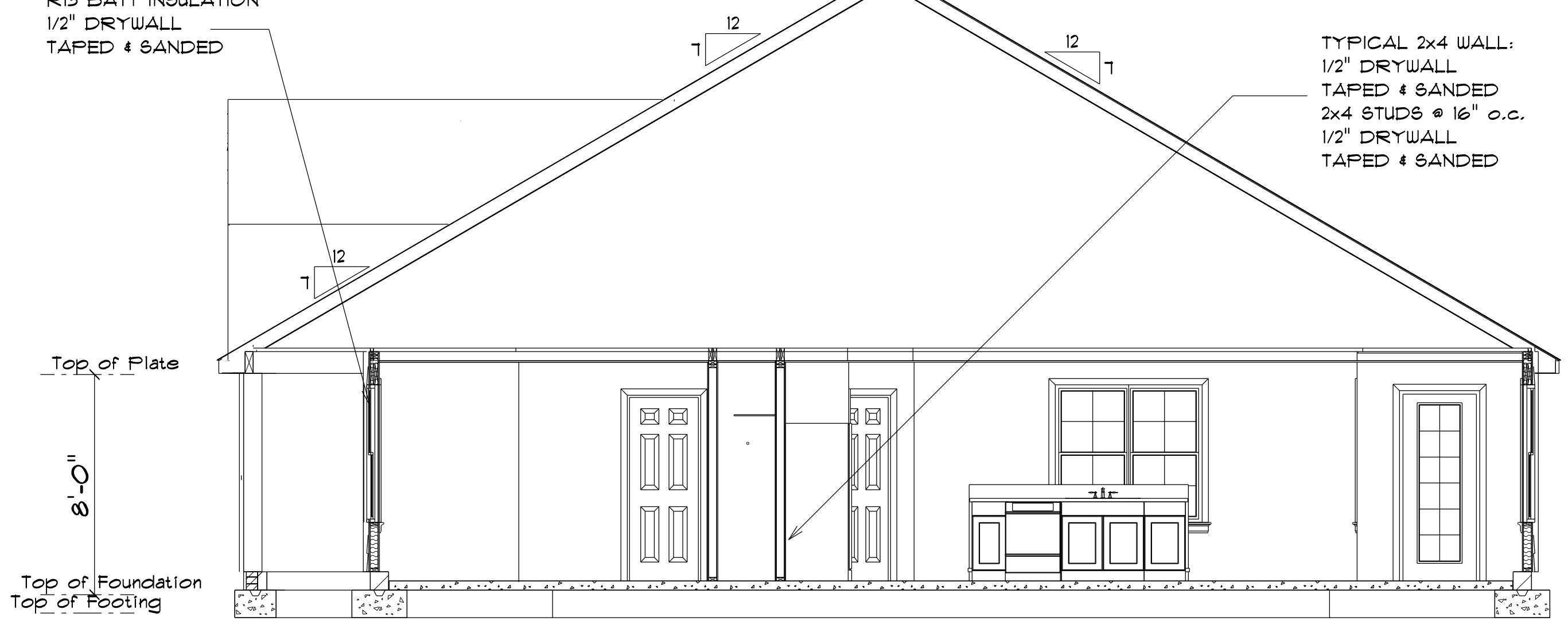
NOTE: IF USING A CRALL SPACE FOUNDATION THE FIREPLACE IS CANTILEVERED OUT 2'-0"



TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
7/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R13 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

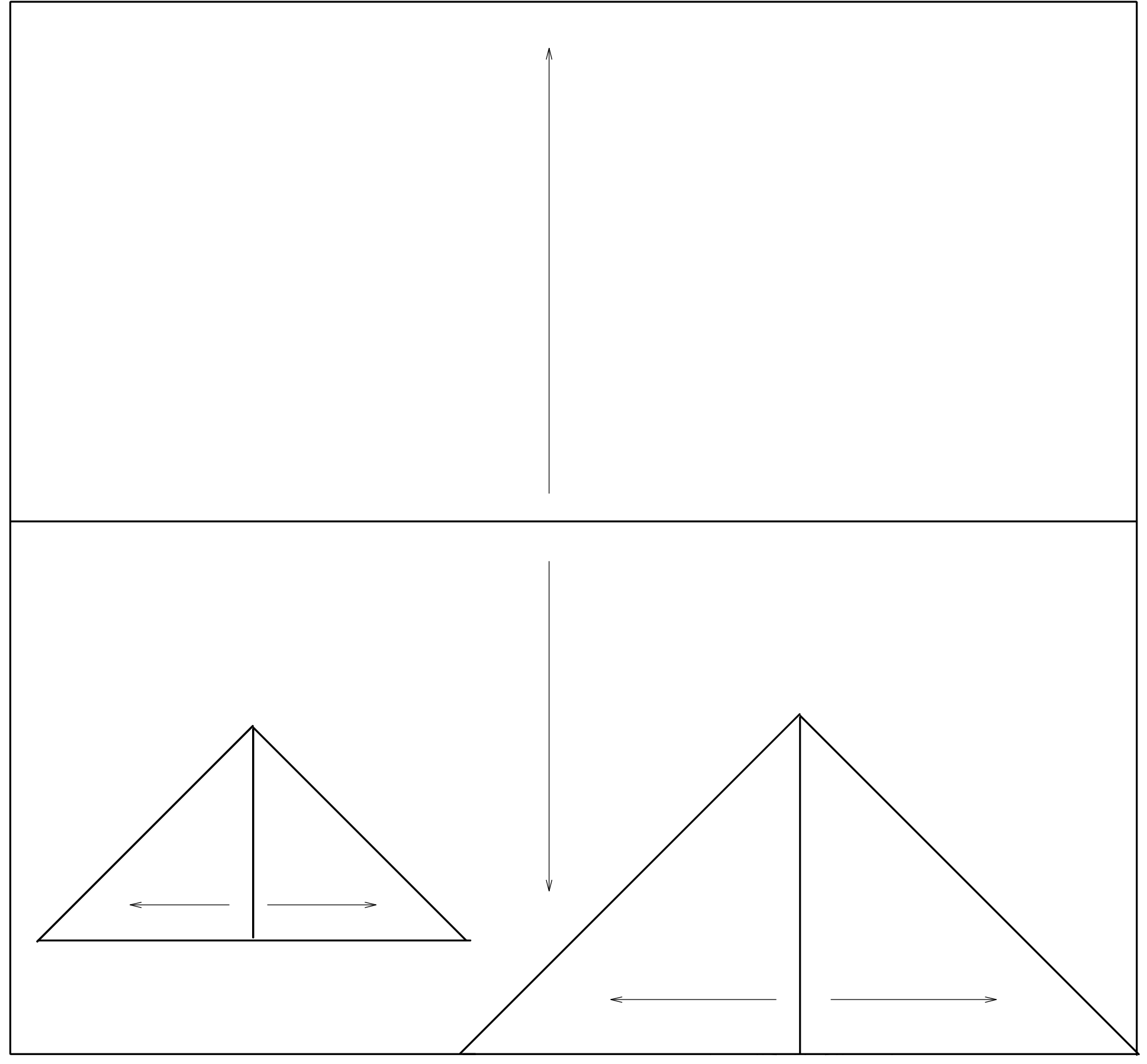
TYPICAL TRUSS ROOF:
SHINGLES
7/16" ROOFING PLYWOOD c/w
4" CLIPS
BLOCK & BRACE PER TRUSS MGR.
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R38 BLOWN INSULATION
5/8" CEILING BOARD
TAPED & SANDED

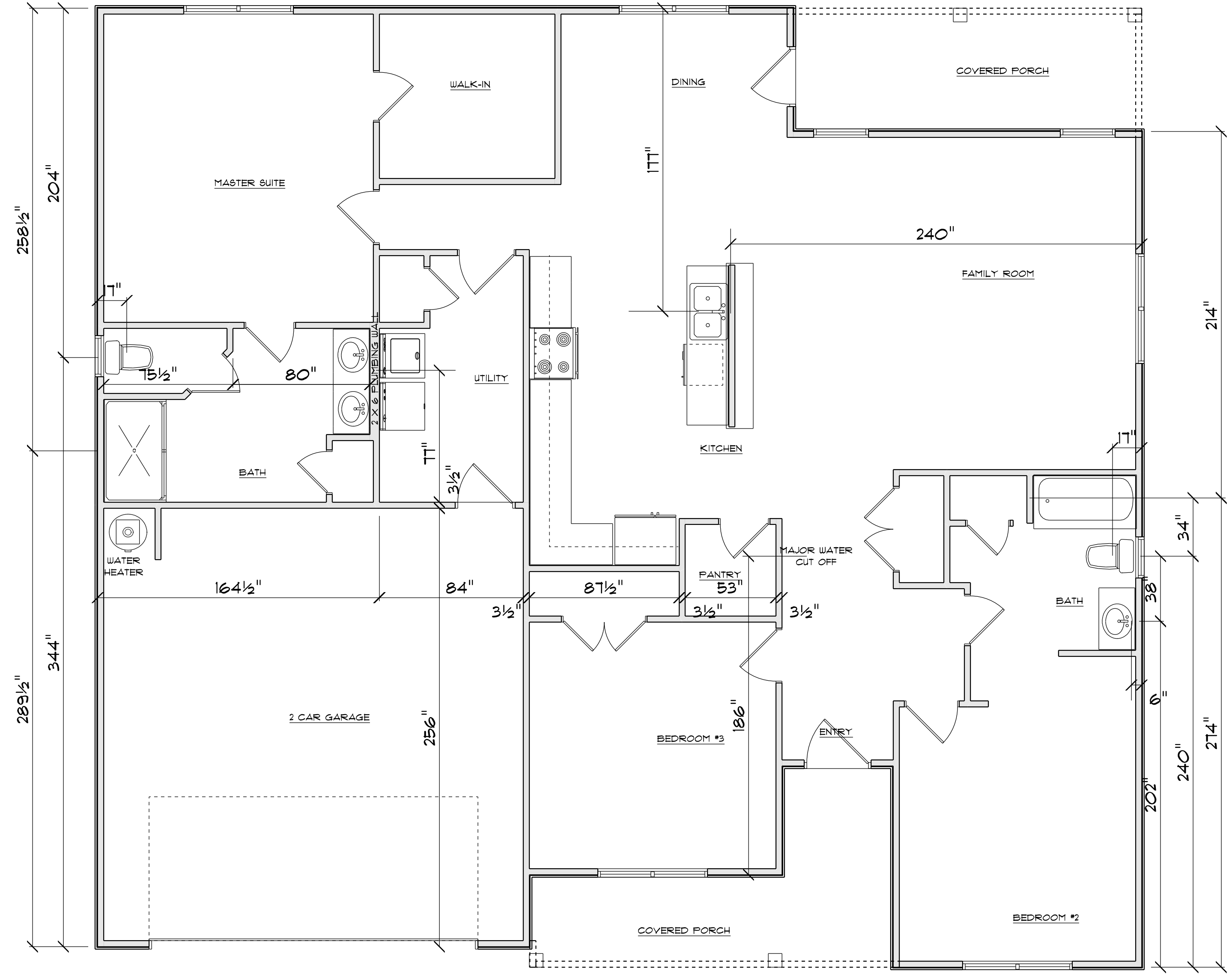
TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & SANDED



2x4/SIDING STEM WALL FOUNDATION
not to scale

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

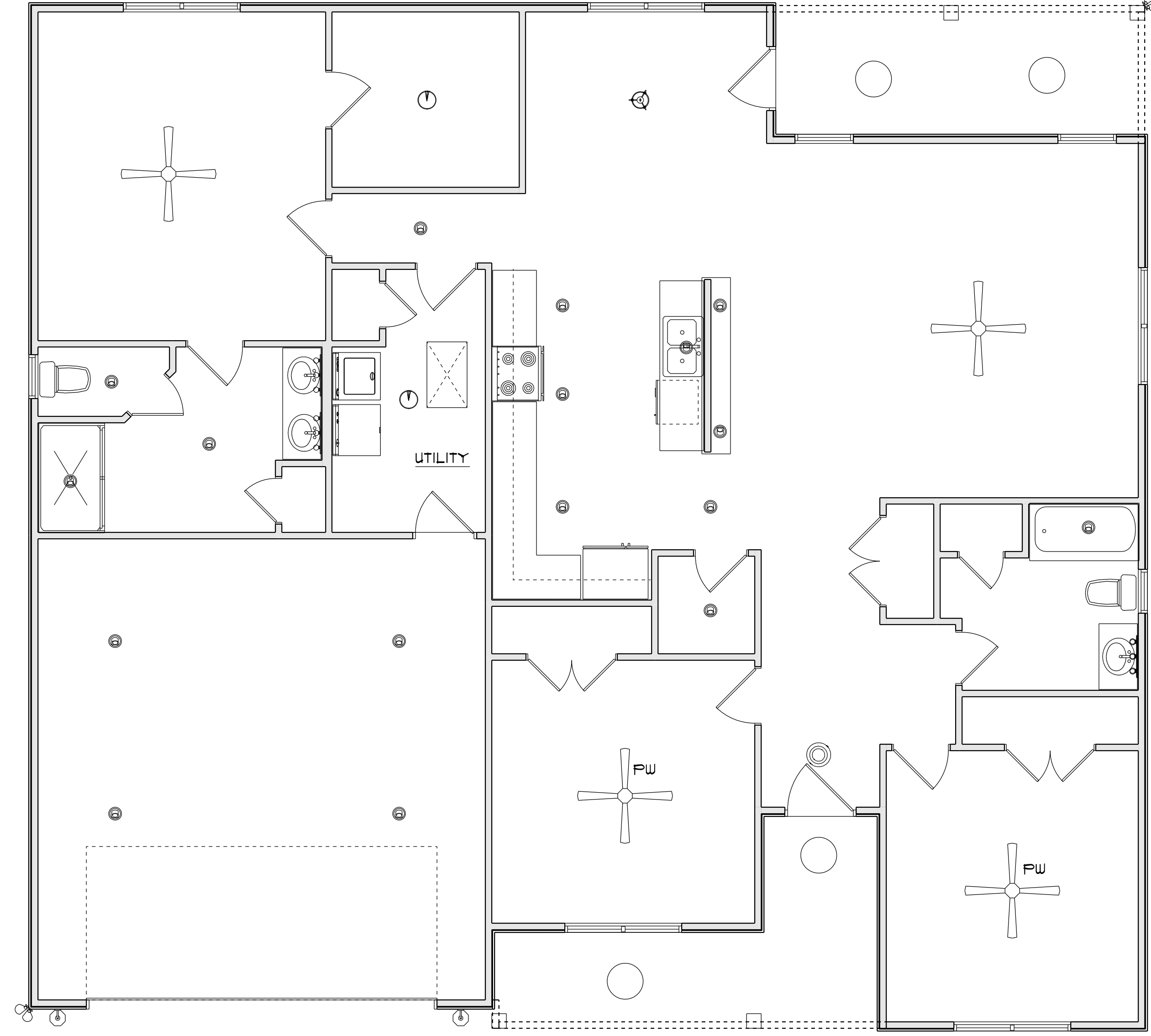




PLUMBING DROP PLAN

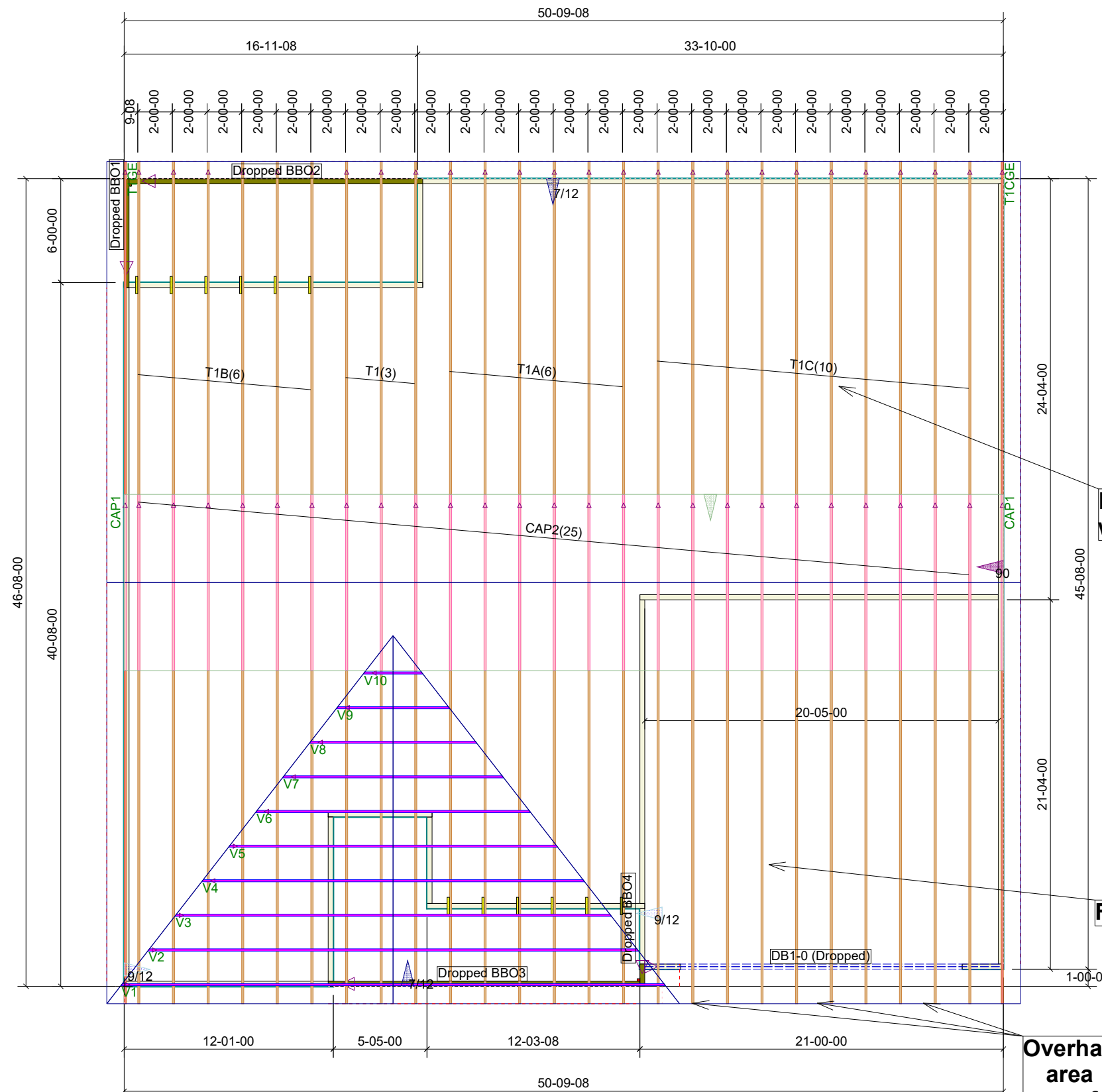
SCALE: 1" = 1/4"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	2	
foyer light	1	
10" led light	2	
7" led disc	17	
out door over head	4	
ceiling light 19	1	
outdoor carriage light	2	
flood light	2	
vanity light	4	



THIS LAYOUT IS TO BE USED AS A TRUSS PLACEMENT GUIDE ONLY.
PLEASE REFER TO BUILDING PLANS FOR BUILDING CONSTRUCTION AND DETAILS,
SUCH AS PLUMBING OR DUCT DROPS.

CONSTRUCTION COPY-
FOR FIELD USE



**Rosemont V2
Roof Trusses
2' OC, 1' OH**

**HVAC Platform between
webs of T1C trusses**

Frame dormer by others

**Overhang extended in this
area in order to match
front elevation**

- Notes:
- Exterior dimensions shown are assumed to be:
 - Out-to-out of stud
 - Out-to-out of sheathing
 - Adjust truss locations as needed for plumbing and mechanical clearance. Unless otherwise noted, trusses may be shifted as long as O.C. spacing shown is not exceeded.
 - Do not cut, drill, or otherwise damage any part of any truss without prior approval from Peak Truss. Do not install trusses that are damaged, are not properly fabricated, or do not have adequate bearing.
 - Do not approve drawings if any information herein is unclear. Once ordered trusses will be fabricated as approved.
 - Please contact Peak Truss Builders with any questions. We are available to help any way we can. We can be reached at 919-545-5555 or sales@peaktruss.com

Roof Truss Loading per 2018 NC Residential Code

Top Chord Live Load 20# PSF
Top Chord Dead Load 10# PSF
Bottom Chord Live Load 0# PSF
Bottom Chord Dead Load 10# PSF

Trusses are designed for additional storage load wherever a 42"x24" box will fit between the webs.

△ - This symbol denotes left end of truss as shown on truss drawings

● - Approximate location of toilet drop. Builder please confirm.

Truss connections by others:

Ⓝ - Nailed
Ⓛ - Ledger

Job #
P-7862

**Rosemont V2
436 Kotata Ave
Bunnlevel NC**

Date Quoted:
7/6/2021

Designer:
Nate Donaldson

Lamco Custom Builders LLC

**Peak Truss
Builders, LLC**
PO Box 340, New Hill, NC 27562

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
DB1-0 (Dropped)	22-00-00	1-3/4X14 LP-LVL 2900Fb-2.0E	2	2	MFD