

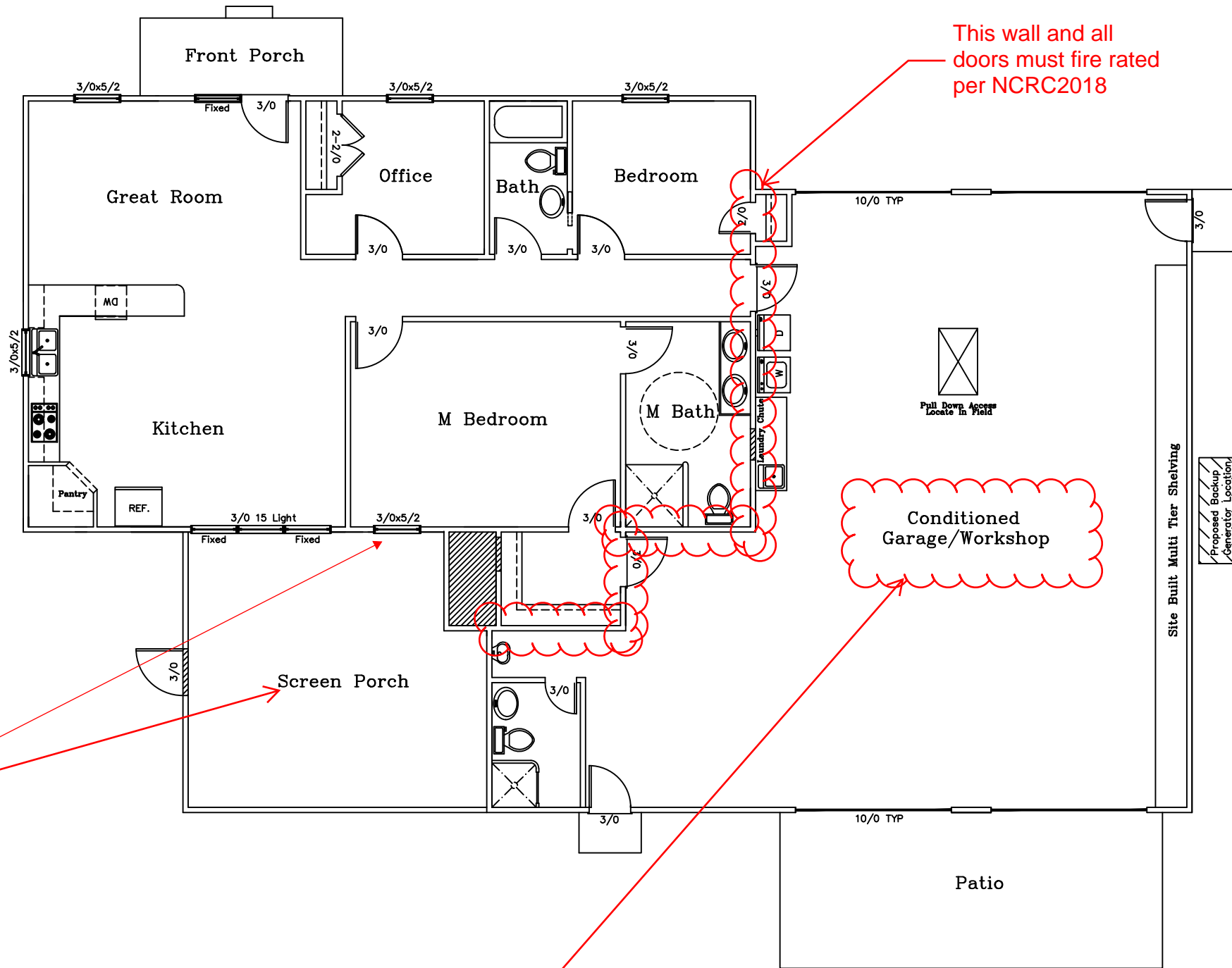
NOTICE TO CONTRACTOR  
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

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

06/07/2022




See all notes



This area may not be enclosed beyond screening due to egress route

System for garage must be a completely separate system from the house.

This wall and all doors must fire rated per NCRC2018

**Proposed Floor Plan**

SCALE: 1/8" = 1'-0"

Square Footage	
SFD	1316
Garage	1512
S Porch	342
F Porch	70
Patio	240
Total Htd	2828
Total Unhtd	412

\*Patio not included in final totals.

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DRAWINGS ARE PROVIDED TO CLIENT FOR A CONDITIONAL ONE TIME USE ONLY.

WORK ORDER # 08232020-01

DATE: 09042021

DRAWN BY: MEA  
CHECKED BY: MA

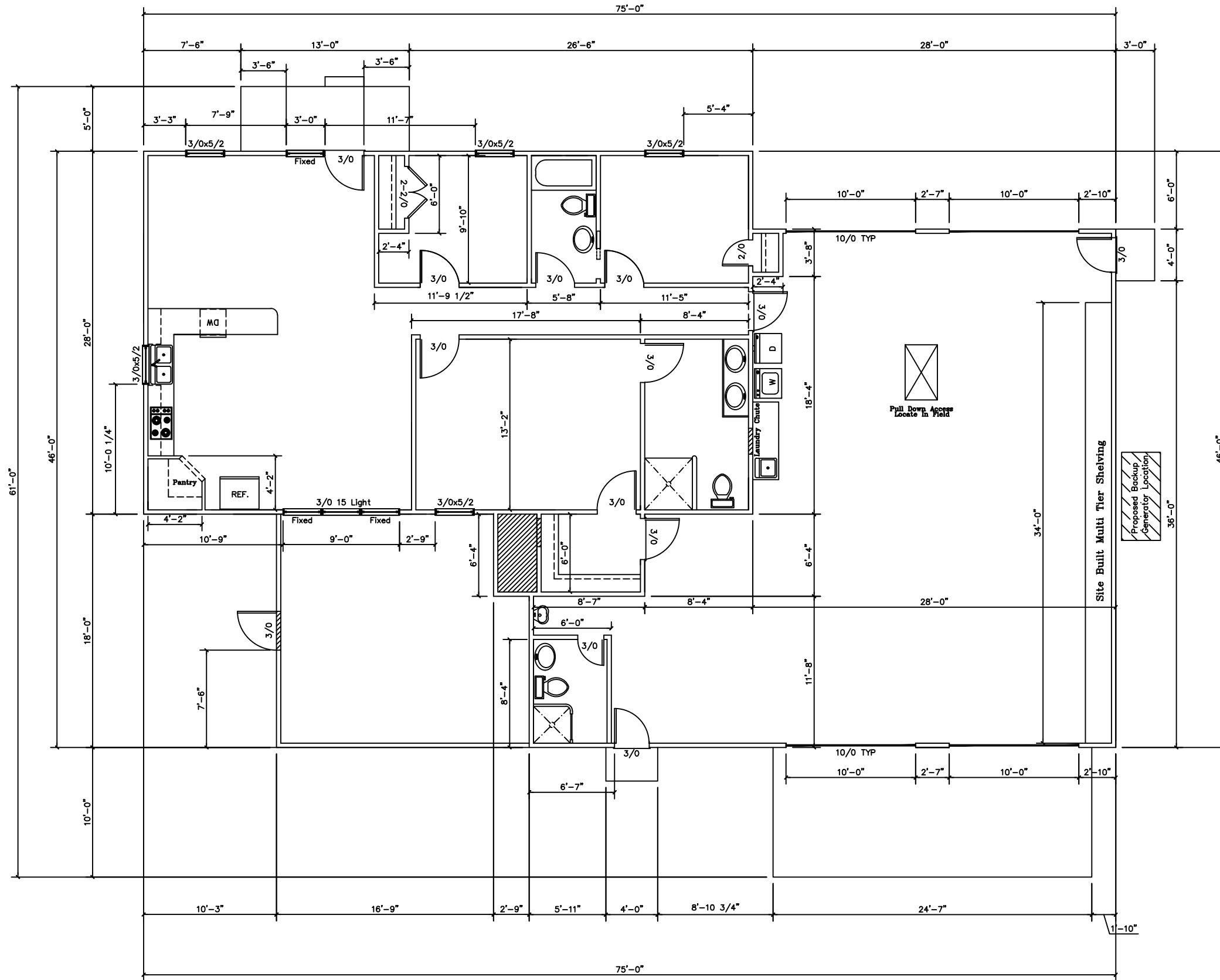
CLIENT:  
R Wiggins SFD  
6 Round Rock Ln.  
Broadway NC 27505  
919.819.5443

PROJECT:  
3 BR SFD

ESTIMATOR/PROJECT MANAGER:  
Robert Wiggins  
DRAWING NUMBER: 000001

CLIENT: ROBERT WIGGINS  
PROJECT: NEW SFD  
LOCATION: BROADWAY NC

**A1.0**



**Proposed Floor Plan W/ Dims**

SCALE: 1/8" = 1'-0"

Drawn By: Michael E. Altman 10331 Crestgate Terrace, Raleigh NC 919.396.1635

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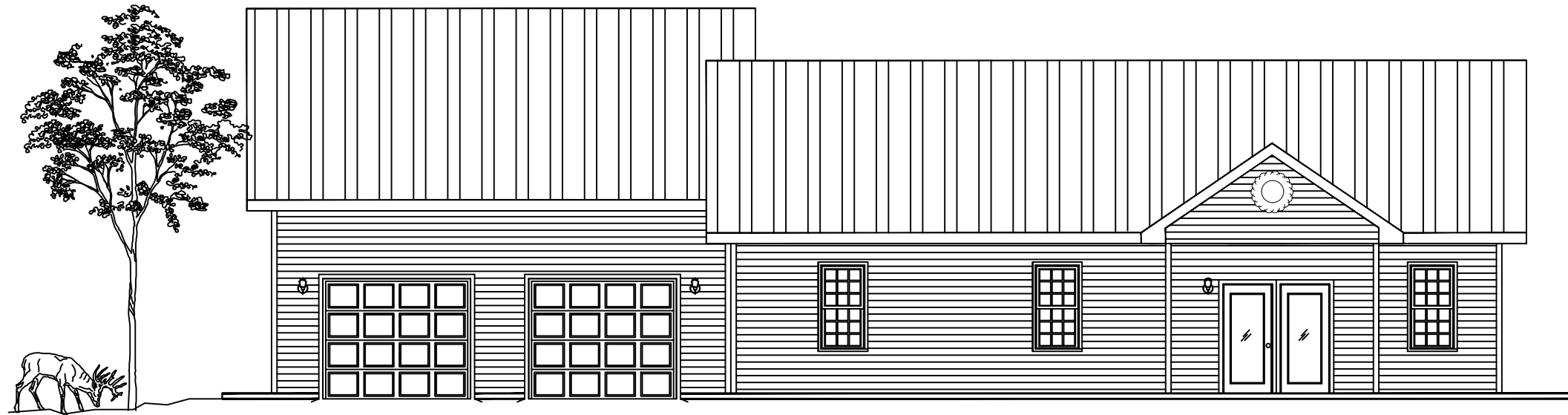
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**A2.0**

# Wiggins Residence Broadway NC



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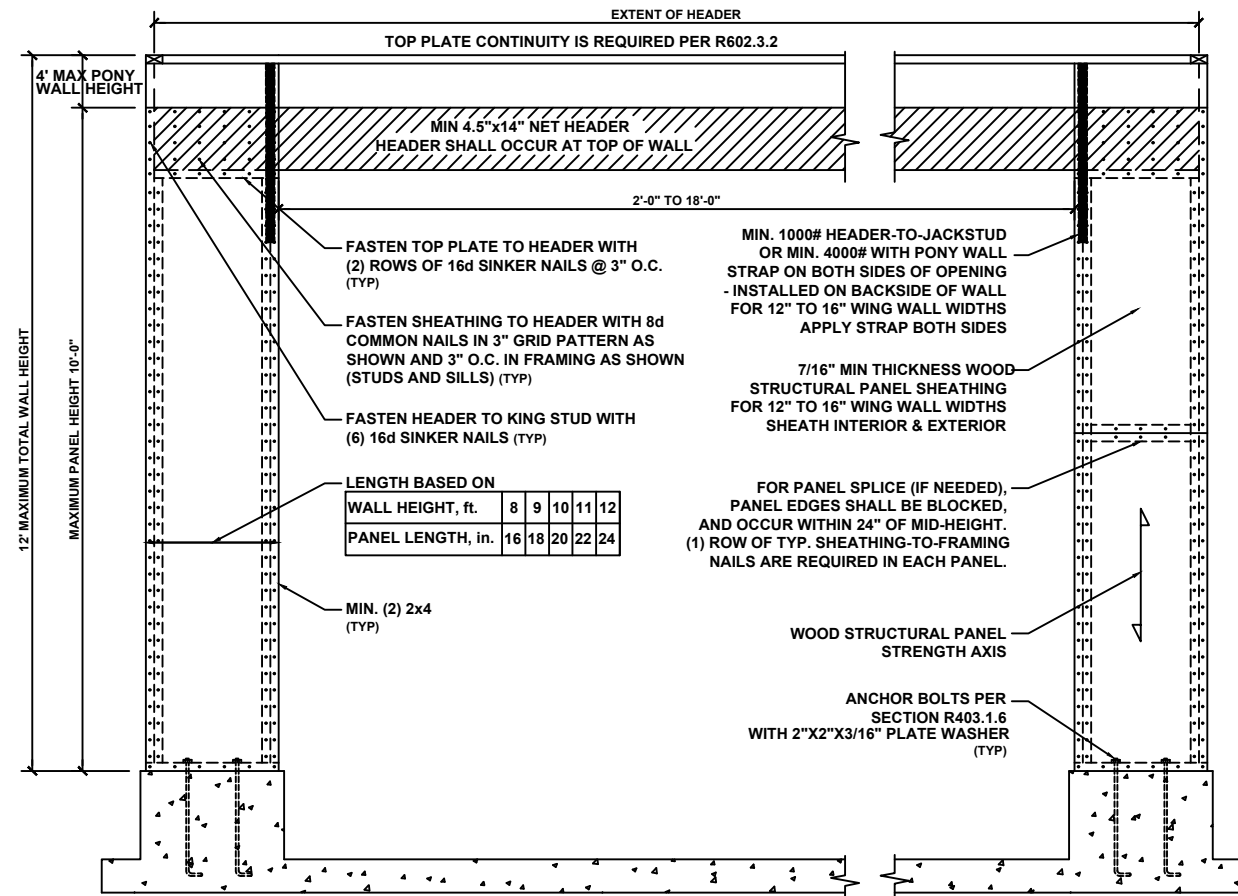
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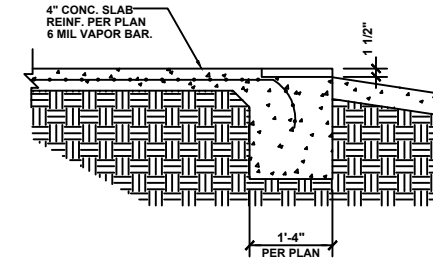
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CLIENT: ROBERT WIGGINS  
PROJECT: NEW SFD  
LOCATION: BROADWAY NC

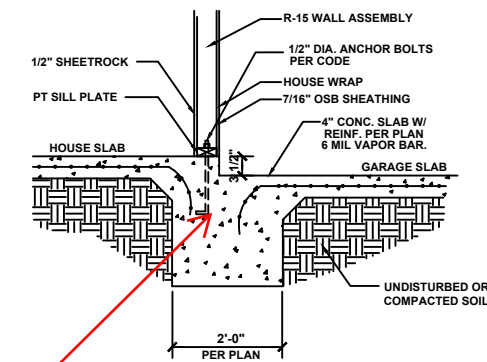
CS



METHOD PF: PORTAL FRAME PANEL CONSTRUCTION



GARAGE ENTRY SECTION  
3/4" = 1'-0"



STEP-DOWN. BETWEEN HOUSE & GARAGE  
3/4" = 1'-0"

R-10 Slab insulation  
required

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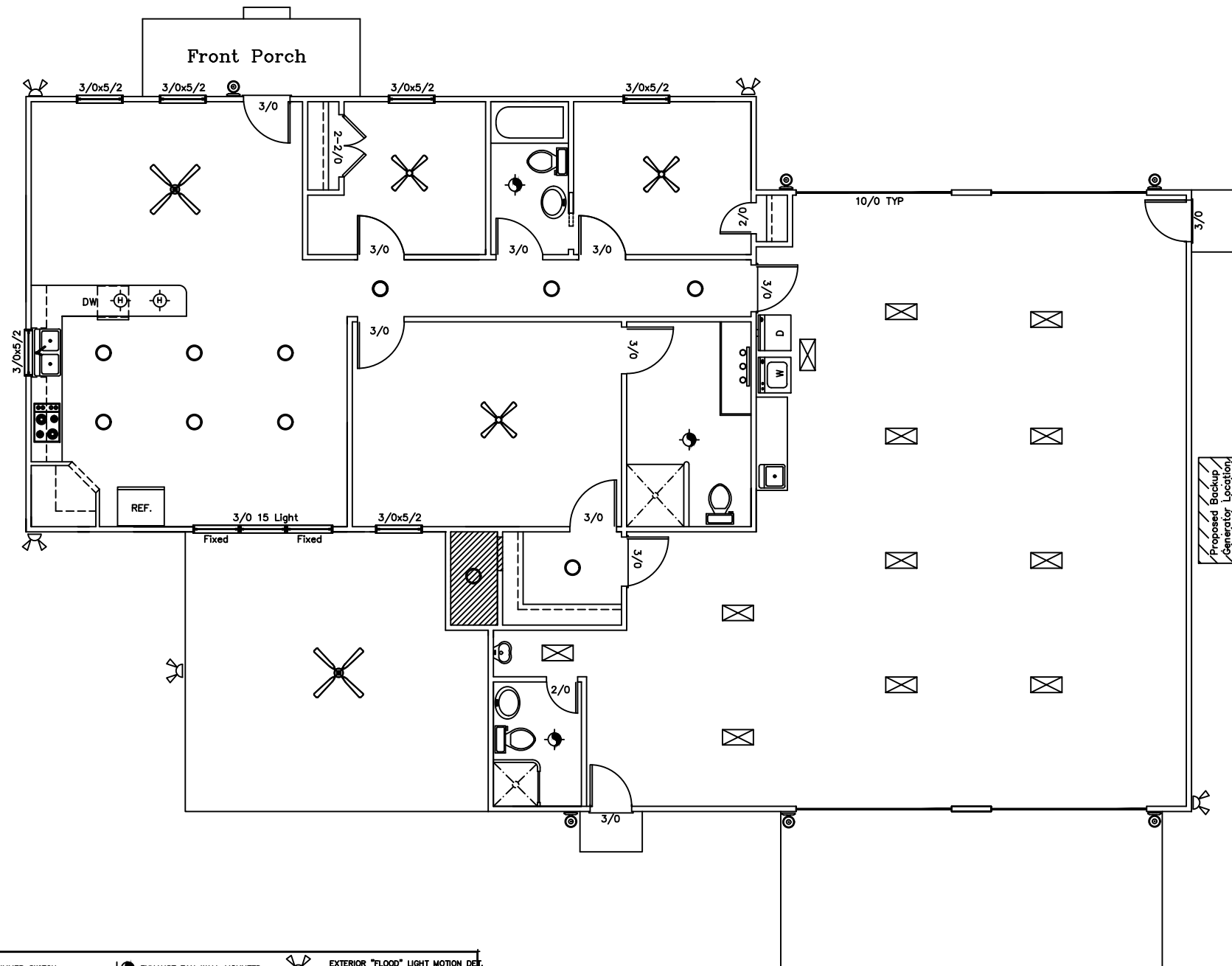
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PROJECT: NEW SFD  
LOCATION: BROADWAY NC

D1.0



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LOCATION: BROADWAY NC

**E1.0**

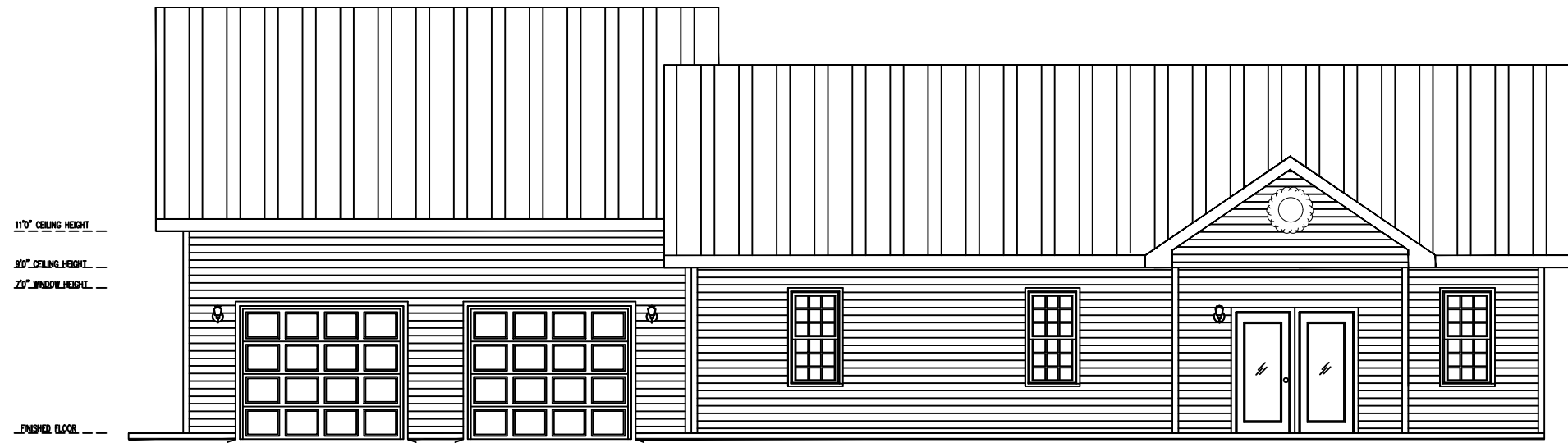
**ELECTRICAL LEGEND:**

SWITCH	DIM DIMMER SWITCH	EXHAUST FAN WALL MOUNTED	EXTERIOR "FLOOD" LIGHT MOTION DEF.
3 WAY SWITCH	MOTION DETECTOR	EXHAUST FAN	UNDER COUNTER
DOOR- BALL SWITCH	GROUND FAULT CIRCUIT INT.	EXHAUST FAN w/ LIGHT	LOW VOLTAGE TRACK, CABLE OR RAIL
DUPLEX OUTLET (12" AFF./U.N.O.) 110V/60Hz	WEATHER PROOF	SURFACE MOUNT FIXTURE	FLUORESCENT LIGHT
(2) DUPLEX OUTLET (12" AFF./U.N.O.)	PHONE PORT	HANGING LIGHT FIXTURE	VANITY LIGHT STD.
220 V. OUTLET	PHONE PORT WITH 2 PORTS	RECESSED "CAN" FIXTURE	36" CEILING FAN LIGHT KIT
FLOOR OUTLET	COMPUTER PORT	SCONCE - WALL MOUNT FIXTURE	52" CEILING FAN LIGHT KIT
TOP HOT SWITCHED RECEPTACLE	TELEVISION PORT	SMOKE DETECTOR	
PULL CHAIN	ELECTRIC PANEL	EXT. "COACH" LIGHT	

NOTE: NOT ALL SYMBOLS SHOWN WILL BE USED IN PROJECT.

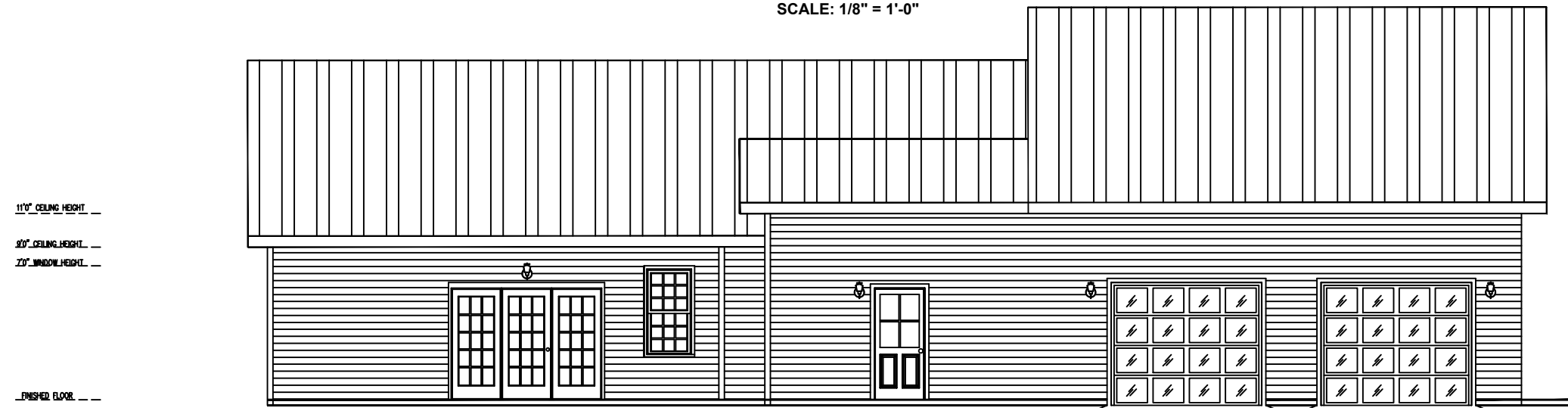
**Proposed Electrical Layout**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION WITHOUT SCREEN PORCH**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION WITH SCREEN PORCH**

SCALE: 1/8" = 1'-0"

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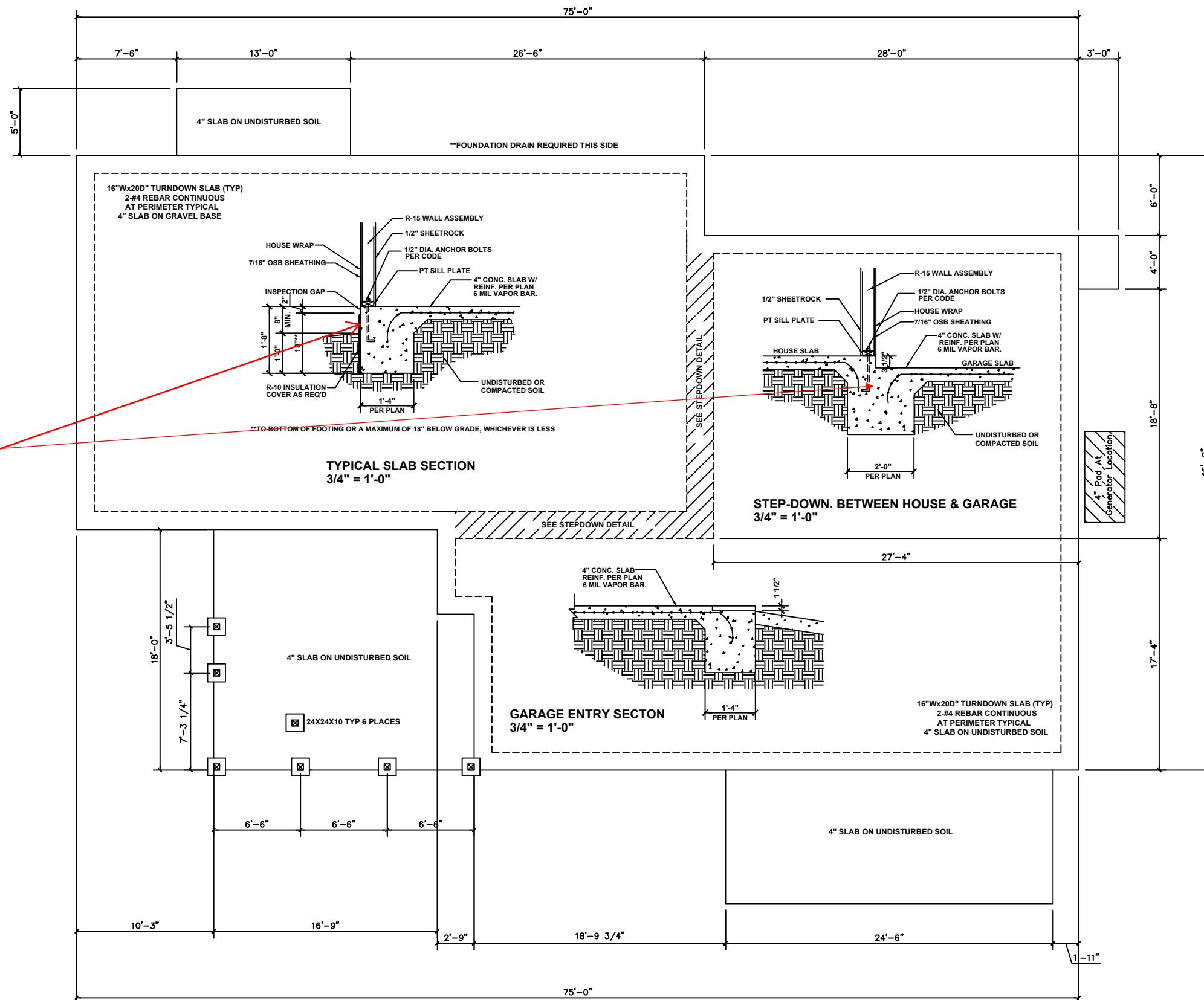
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PROJECT: NEW SFD  
LOCATION: BROADWAY NC

**ELEV**





R-10 Slab insulation  
required

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ROBERT WIGGINS  
PROJECT:  
NEW SFD  
LOCATION:  
BROADWAY NC

S1.0

**Foundation Plan**

SCALE: 1/8" = 1'-0"



**BEAM & POINT LOAD LEGEND:**

	ROOF RAFTER SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

\*TYP EXTERIOR LOAD BEARING WINDOW HEASDER (2) 9.25" LVL  
 \*ALL INTERIOR/NON LOAD BEARING HEADERS MIN (2) 2X6  
 \*ENGINEERING FOR LVL GARAGE DOOR HEADERS WILL BE PROVIDED IF NECESSARY

**ATTIC VENTILATION**

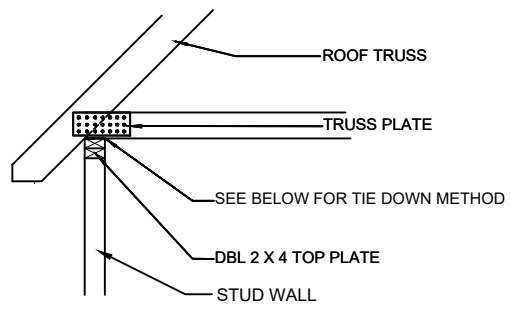
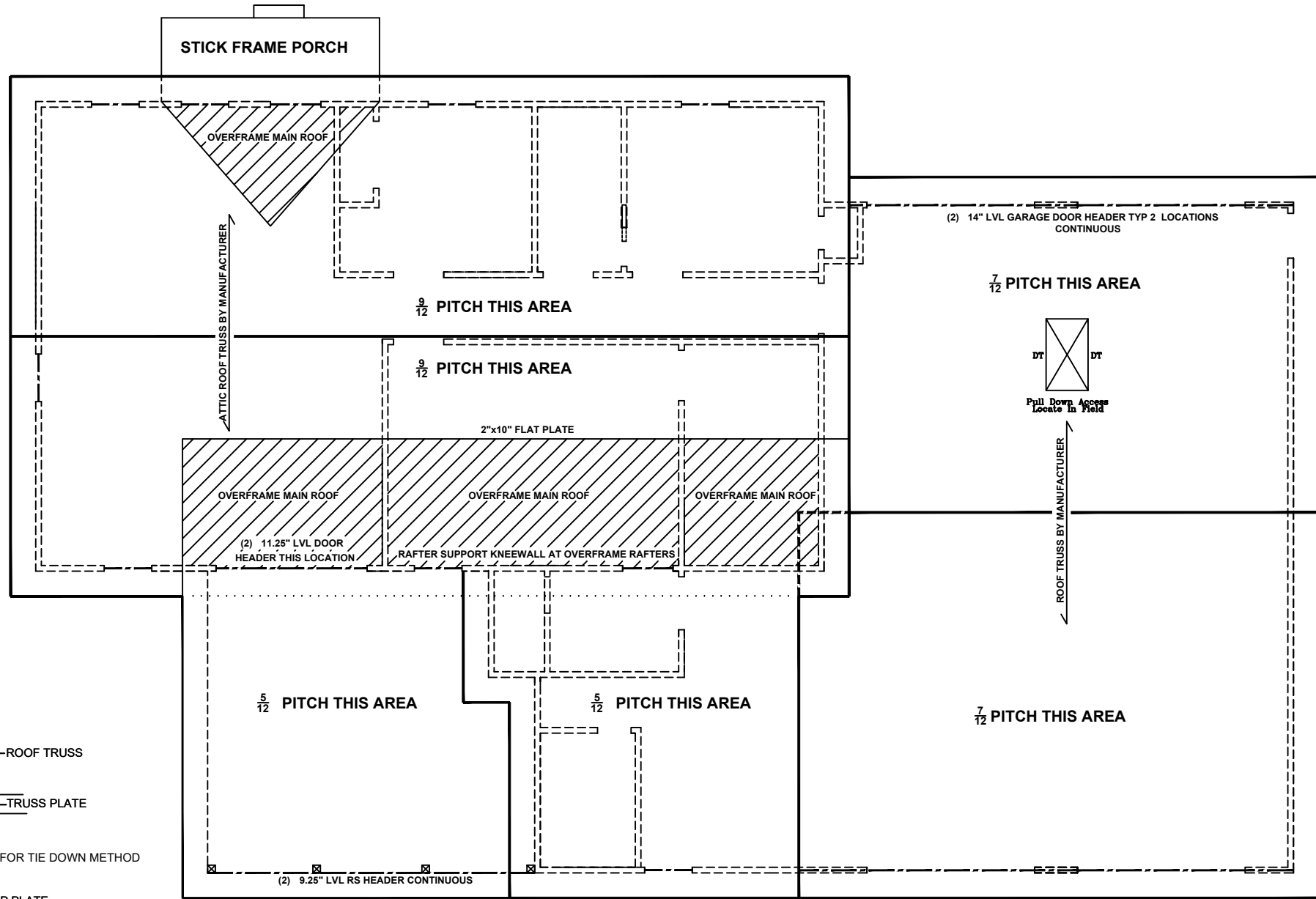
THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

2828 SQUARE FEET OF TOTAL ATTIC / 150 =  
18.85 SQUARE FEET OF NET FREE VENTILATION REQUIRED

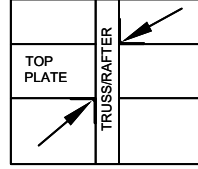
- STRUCTURAL ROOF TRUSS NOTES**
- FRAMING SHALL BE #2 SPF OR BETTER U.N.O.
  - PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  - DENOTES OVERFRAMED AREA
  - MIN. 7/16" OSB ROOF SHEATHING
  - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD AS REQUIRED BY THE BUILDING CODE OFFICIALS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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TYPICAL ROOF TRUSS WALL SECTION  
 3/4" = 1'-0"



PLAN VIEW  
 SIMPSON H2.5A  
 HOLD DOWN CAPACITY OF 1070 POUNDS WITH TWO ANCHORS

**Framing Plan**  
 SCALE: 1/8" = 1'-0"

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CLIENT:	R Wiggins SFD 6 Round Rock Ln. Broadway NC 27505 919.819.5443
PROJECT:	3 BR SFD
ESTIMATOR/PROJECT MANAGER: Robert Wiggins DRAWING NUMBER: 000001	

CLIENT:	ROBERT WIGGINS
PROJECT:	NEW SFD
LOCATION:	BROADWAY NC

**S2.0**

**GENERAL NOTES**

- DESIGNER NOR OWNER IS RESPONSIBLE NOR LIABLE FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
- ALL CONSTRUCTION, WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE - RESIDENTIAL CODE 2018 EDITION FROM THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC). DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS.
- THESE PLANS ARE ISSUED FOR A CONDITIONAL ONE TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK. PLANS MUST HAVE SIGNED SEAL AND BE CONSTRUCTED ON SPECIFIED LOT OR ADDRESS TO BE VALID.

**CONSTRUCTION**

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDS CONSULTING & DESIGN, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- ALL INTERIOR AND EXTERIOR BEARING HEADERS TO BE MINIMUM (2) 2x6 #2 SPF WITH (1) JACK AND (1) KING STUD AT EACH END U.N.O.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN. BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS U.N.O.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS U.N.O.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS TO BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ROOF TRUSS DRAWINGS TO BE SIGNED AND SEALED BY THE MANUFACTURER AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAM. BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" o.c. (MAX), AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- BRICK LINTELS TO BE 3 1/2 x 3 1/2 x 1/4 STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6 x 4 x 5/16 STEEL ANGLE FOR SPANS GREATER THAN 6'-0" AND UP TO 10'-0" U.N.O.
- BRICK LINTELS AT SLOPED AREAS TO BE 4 x 3 1/2 x 1/4 STEEL ANGLE WITH 16d NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" o.c. TO TRIPLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3 x 3 x 1/4 PLATES SHALL BE WELDED AT 24" o.c. ALONG THE STEEL ANGLE.
- ATTACH PORCH COLUMNS TO SLAB/FDN WALL USING ABA -OR- ABE SIMPSON POST BASES TO FIT COLUMN SIZES CALLED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT.
- ATTACH PORCH COLUMNS TO UPPER PORCH BANDS USING AC -OR- BC SIMPSON POST CAPS TO FIT COLUMN SIZES CALLED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT.
- ALL METAL HANGERS, STRAPS, AND HOLD-DOWNS TO BE SIMPSON STRONG-TIE OR EQUIV.

**MATERIALS**

- INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:  
Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:  
Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALELL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A36. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
- SEE TABLE R602.3(1) FOR STRUCTURAL MEMBER FASTENING REQUIREMENTS.
- POURED CONCRETE TO BE MINIMUM 3000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318 OR ASTM C 1157.
- CONCRETE LOCATED PER TABLE R301.2(1) SHALL BE AIR ENTRAINED PER TABLE R402.2.
- MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.


**BRICK VENEER LINTEL SCHEDULE**

SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" O.C. 3" FROM EACH END	

\*\*REFER TO JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES


**ROOF SYSTEM**

**STRUCTURAL ROOF NOTES**

- FRAMING SHALL BE #2 SPF OR BETTER U.N.O.
- PROVIDE 2x4 COLLAR TIES AT 48" o.c. AT UPPER THIRD OF RAFTERS U.N.O. ON PLAN.
- FUR RIDGES FOR FULL RAFTER CONTACT
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVERFRAMED AREA
- MIN. 7/16" OSB ROOF SHEATHING

PROVIDE 2x4 RAFTER TIES AT 16" o.c. AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" o.c. AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.

**STRUCTURAL ROOF TRUSS NOTES**

- FRAMING SHALL BE #2 SPF OR BETTER U.N.O.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVERFRAMED AREA
- MIN. 7/16" OSB ROOF SHEATHING
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD AS REQUIRED BY THE BUILDING CODE OFFICIALS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**DESIGN LOADS**

TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
ROOF SNOW	20
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200

TABLE R301.2(4) - DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOW FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF

TABLE R301.2(2) - COMPONENT AND CLADDING LOADS FOR A BUILDING LOCATED IN EXPOSURE B

ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE DESIGNED BASED ON ROOF PITCHES AND MEAN ROOF HEIGHT AS FOLLOWS:

ROOF PITCH	MEAN ROOF HEIGHT		
	0-30 FT	35 FT	40 FT
0:12 TO 2:25:12	45.4 PSF	47.7 PSF	49.5 PSF
2:25:12 TO 7:12	34.8 PSF	36.5 PSF	37.9 PSF
7:12 TO 12:12	21.0 PSF	22.1 PSF	22.9 PSF

WALL CLADDING SHALL BE DESIGNED FOR A 24.1 PSF POSITIVE AND NEGATIVE PRESSURE

**BALLOON WALL FRAMING SCHEDULE: 100 MPH**

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE)
2x4 @ 16" o.c.	10' - 0"
2x4 @ 12" o.c.	12' - 0"
2x6 @ 16" o.c.	15' - 0"
2x6 @ 12" o.c.	17' - 9"
2x8 @ 16" o.c.	19' - 0"
2x8 @ 12" o.c.	22' - 0"
(2) 2x4 @ 16" o.c.	14' - 6"
(2) 2x4 @ 12" o.c.	17' - 0"
(2) 2x6 @ 16" o.c.	21' - 6"
(2) 2x6 @ 12" o.c.	25' - 0"
(2) 2x8 @ 16" o.c.	27' - 0"
(2) 2x8 @ 12" o.c.	31' - 0"

\*\*ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.

\*\*WHEN SPLIT FRAMED WALLS ARE USED FOR HEIGHTS OVER 12' THE CONTRACTOR SHALL ADD MIN. 6' OF CS16 COIL STRAPPING (FULLY NAILED) CENTERED OVER THE WALL BREAK.

\*\*FINGER JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.

**ABBREVIATIONS**

CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIAM	DIAMETER
DJ	DOUBLE JOIST
DR	DOUBLE RAFTER
DSP	DOUBLE STUD POCKET
EA	EACH
EE	EACH END
FL PT	FLAT PLATE
FTG	FOOTING
HGR	HANGER
JS	JACK STUD COLUMN
KS	KING STUD COLUMN
LVL	LAMINATED VENEER LUMBER
MFTR	MANUFACTURER
NTS	NOT TO SCALE
OC	ON CENTER
PT	PRESSURE TREATED
RS	RAFTER SUPPORT
SC	STUD COLUMN
SP	STUD POCKET
TJ	TRIPLE JOIST
TR	TRIPLE RAFTER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
XJ	EXTRA JOIST

**FOUNDATION**

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE AND MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OR IN ACCORDANCE WITH ACI 318, NCMA TR68-A, OR ACI 530/ASCE 5/TMS 402.
- MASONRY AND POURED CONCRETE WALL REINFORCEMENT TO BE IN ACCORDANCE WITH TABLES R404.1.1 (1 THROUGH 4) OF THE NORTH CAROLINA RESIDENTIAL CODE.
  - PER R404.1.3, TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
  - WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
  - FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER R405.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT SPACED A MAXIMUM OF 6'-0" o.c. (3'-0" FOR BASEMENT WALLS) AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MIN. (2) ANCHOR BOLTS PER SECTION.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDSERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS.

**CRAWL SPACE VENTILATION**

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA AND ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION

XXXX SQ FT OF CRAWL SPACE AREA / 150 =

XXXX SQ FT OF NET FREE AREA REQUIRED

**BEAM & POINT LOAD LEGEND:**

- ROOF RAFTER SUPPORT
- - - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

**STRUCTURAL FRAMING NOTES**

- REFER TO DETAILS SHEET DT1 FOR STRUCTURAL NOTES RELATING TO MINIMUM DESIGN LOADS, MATERIAL SPECS, CONSTRUCTION/FDN NOTES, AND ABBREVIATIONS KEY AND OTHER MISC. PLAN INFORMATION.
- ALL FRAMING TO BE #2 SPF MINIMUM.
- ALL BEARING HEADERS TO BE (2) 2"x 6" SUPPORTED W/ MIN. (1) JACK AND (1) KING EACH END U.N.O.
- INDICATES POINT LOAD PER CONSTRUCTION NOTE #6 ON SHEET DT1.
- ALL HANGERS AND CONNECTORS SPEC'D ARE TO BE SIMPSON STRONG TIE OR EQUIVALENT.
- ALL BEAMS SPEC'D ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB

ALL DESIGNS REMAIN THE INTELLECTUAL PROPERTY OF Michael E. Altman ANY UNAUTHORIZED USE OR DUPLICATION IS STRICTLY PROHIBITED.

DRAWINGS ARE PROVIDED TO CLIENT FOR A CONDITIONAL ONE TIME USE ONLY.

WORK ORDER # 08232020-01

DATE: 09042021

DRAWN BY: MEA  
CHECKED BY: MA

CLIENT:  
R Wiggins SFD  
6 Round Rock Ln.  
Broadway NC 27505  
919.819.5443

PROJECT:  
3 BR SFD

ESTIMATOR/PROJECT MANAGER:  
Robert Wiggins  
DRAWING NUMBER: 000001

CLIENT: ROBERT WIGGINS  
PROJECT: NEW SFD  
LOCATION: BROADWAY NC

**SPECS**

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.

PROPOSED DESIGN-  
NOT FOR  
CONSTRUCTION

Job #

Q-2201036

Wiggins Resd  
190 Round Rock Lane  
Broadway NC

Date Quoted:

Designer:

Nate Donaldson

Valued Customer

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

- 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 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

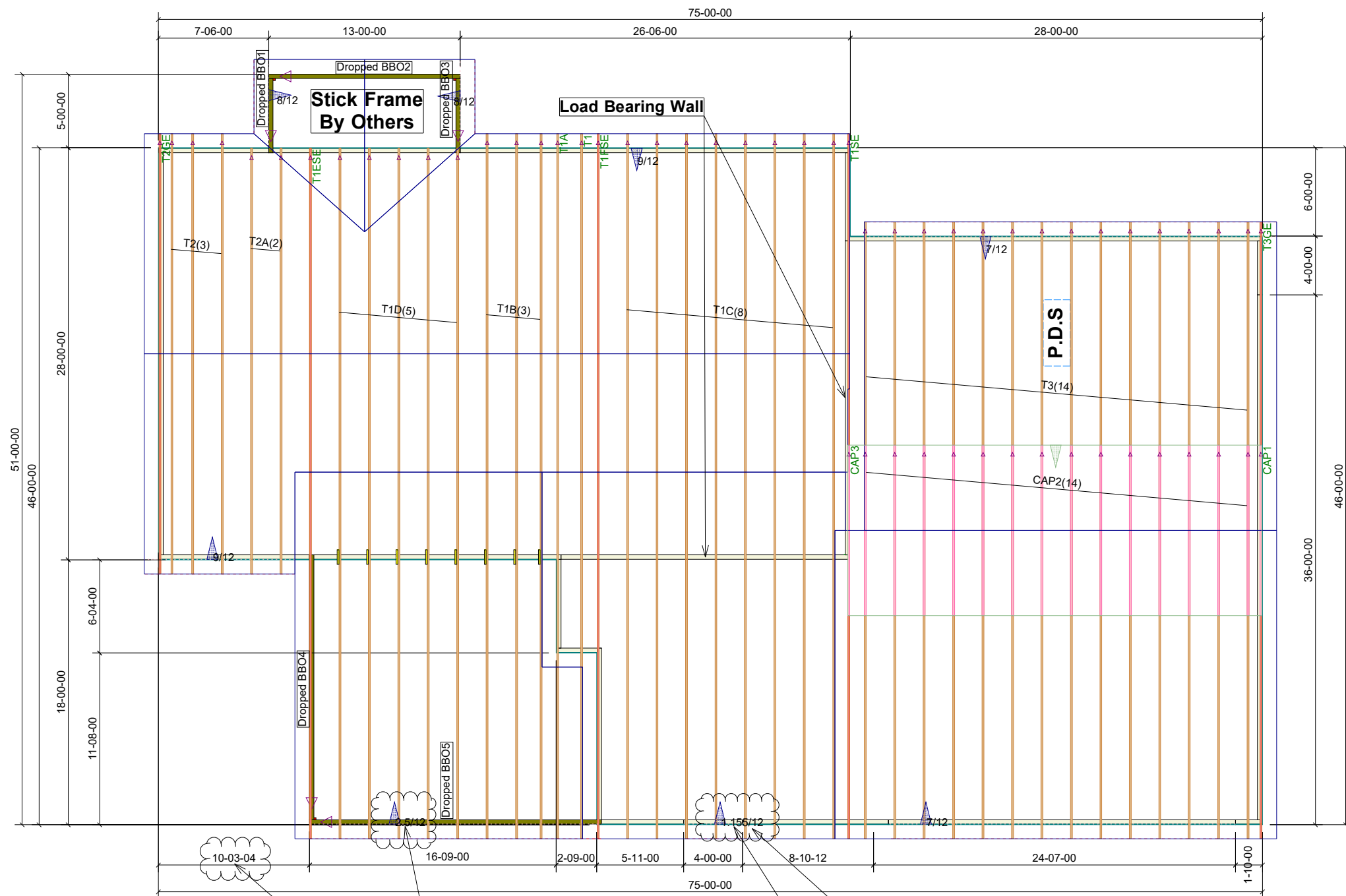
Trusses are designed for additional storage load wherever a 42"x24" box will fit between the webs.

- 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

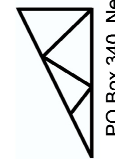
**Wiggins Resd  
Roof Trusses  
2' OC, 1' OH**

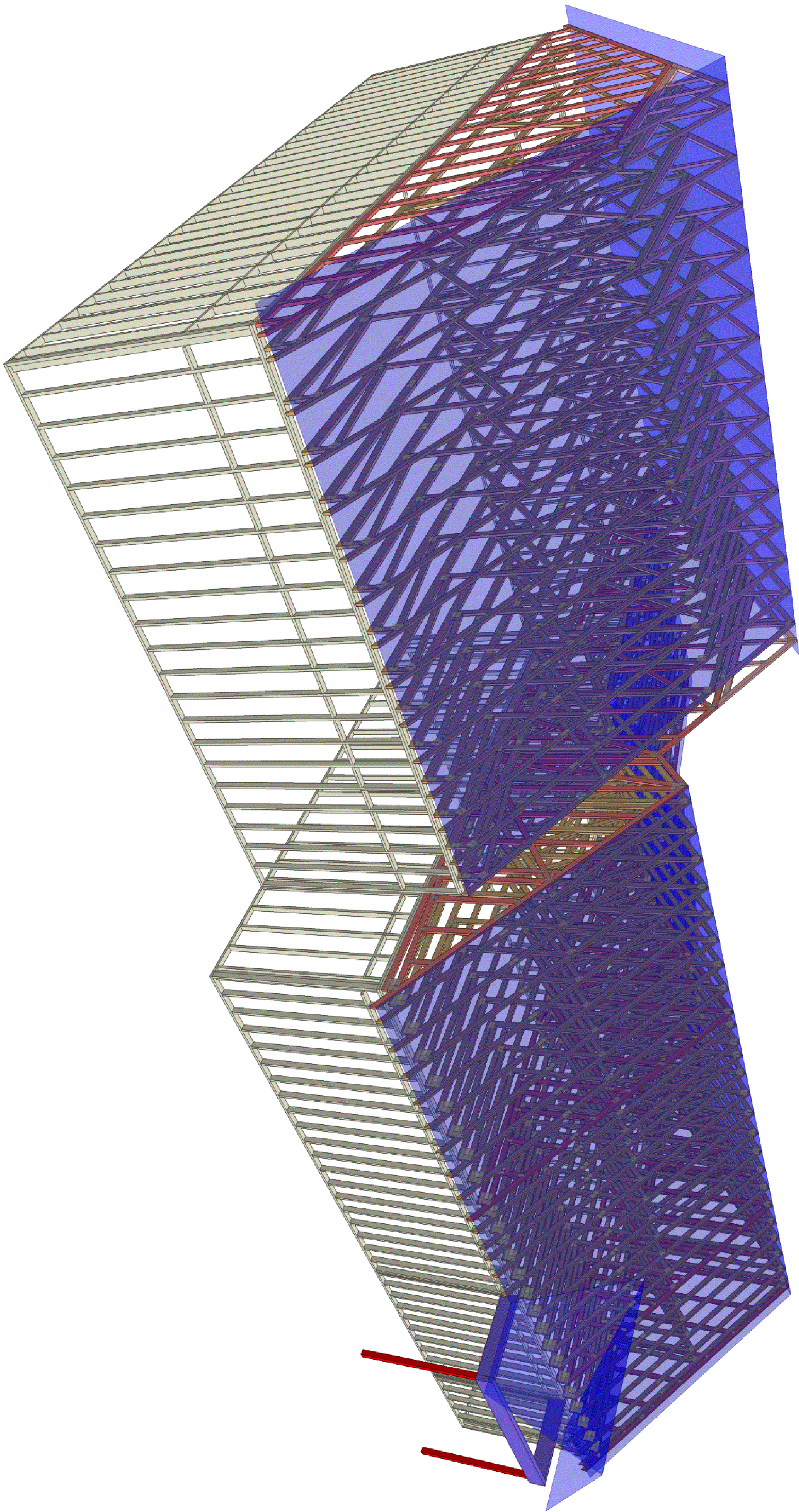


The dimensions shown on plans appear to conflict. This dimension has been adjusted so that it achieves the overall 75' dimension shown on plans. Please verify.

The pitches shown on plans in this area do not give the desired roof shape shown on elevations and roof plan. Pitches have been adjusted to best match elevations and roof plan. Please verify.

1' heel height used here for truss functionality; please verify.





**Peak Truss  
Builders, LLC**

PO Box 340, New Hill, NC 27562

Valued Customer

Date Quoted:

Designer:

**Nate Donaldson**

Wiggins Resd  
190 Round Rock Lane  
Broadway NC

Job #

**Q-2201036**