

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

APPROVED
Unsealed building only. Permit holder responsible for full compliance with the code.

06/15/2022




ELEVATION NOTES:
GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGNOSTIC 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 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 37" IN HEIGHT.

I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR HOLDINGS, 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 ASCE 7-95B
- 2 Roof Dead Load 115 P&F
 - 3 Roof Live Load 20 P&F
 - 4 Typical Floor Dead Load 10 P&F
 - 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 P&F
 - 5.2 Sleeping Rooms 30 P&F
 - 5.3 Stairs 40 P&F
 - 5.4 Decks 40 P&F
 - 5.5 Exterior Balconies 60 P&F
 - 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 P&F
 - 6.5 Roofs (Component and Cladding)
 - 6.5.1 Roof Slopes 2.25/12 to 1/12 34.8 P&F
 - 6.5.2 Roof Slopes 1/12 to 12/12 21 P&F

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

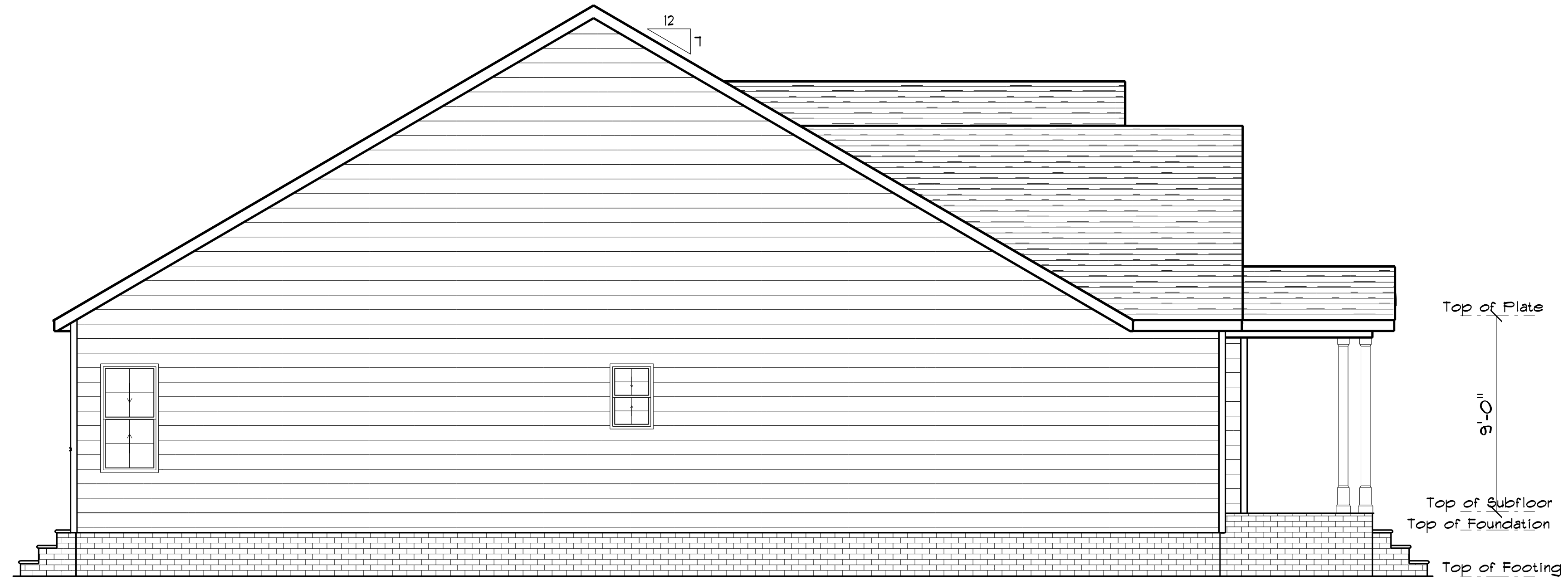
FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st			
2nd	9'	2270	2270
other			
		2270	Total Sq. Ft. of Exterior Walls

Total Fenestration	Total Exterior Walls	Percentage of wall openings
224	2270	10%

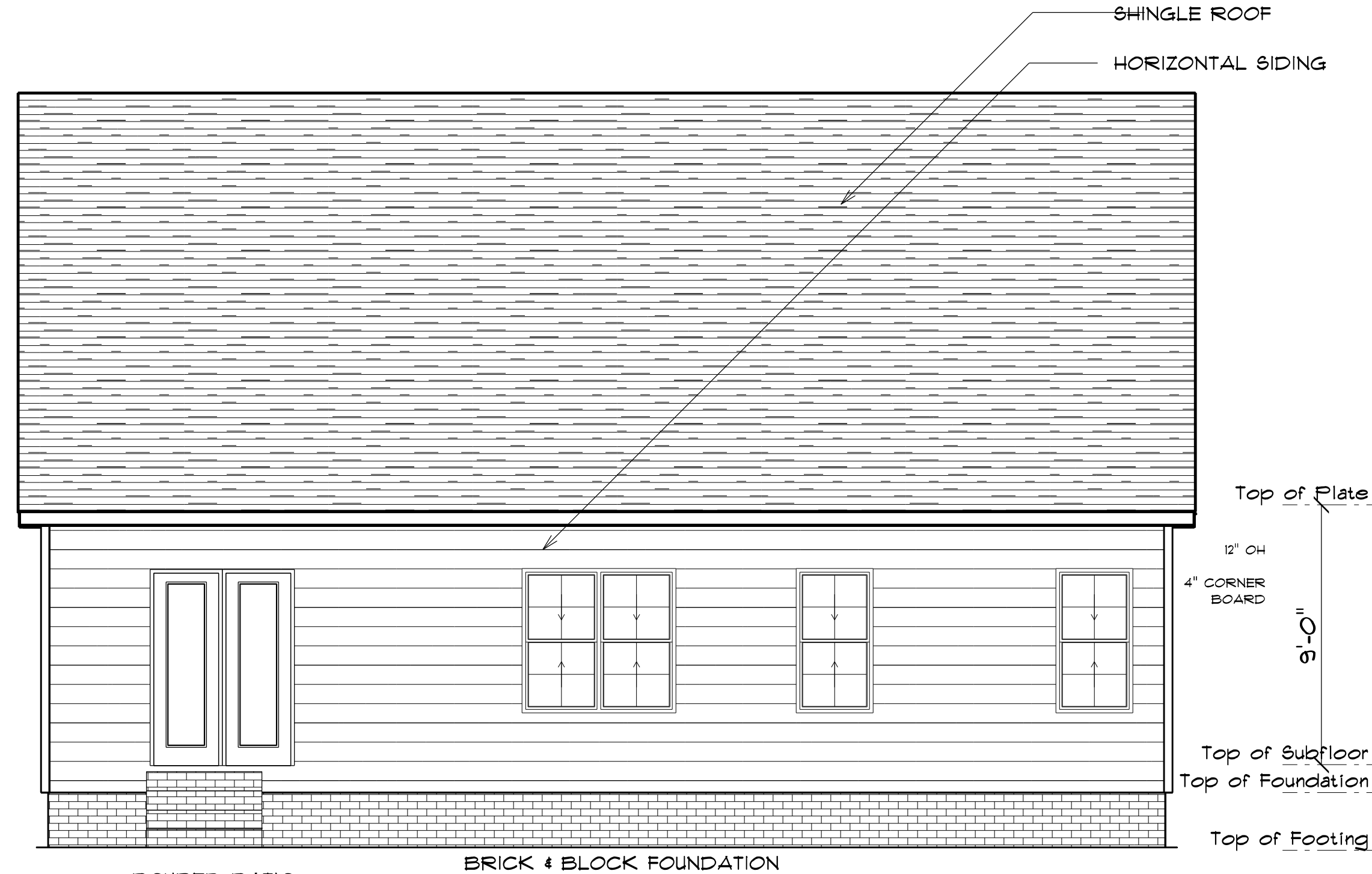
Above Grade Walls Surrounding Heated Space

NOTE:
 REAR & SIDE WINDOWS MATCH FRONT
 ALL WINDOWS ARE SINGLE HUNG



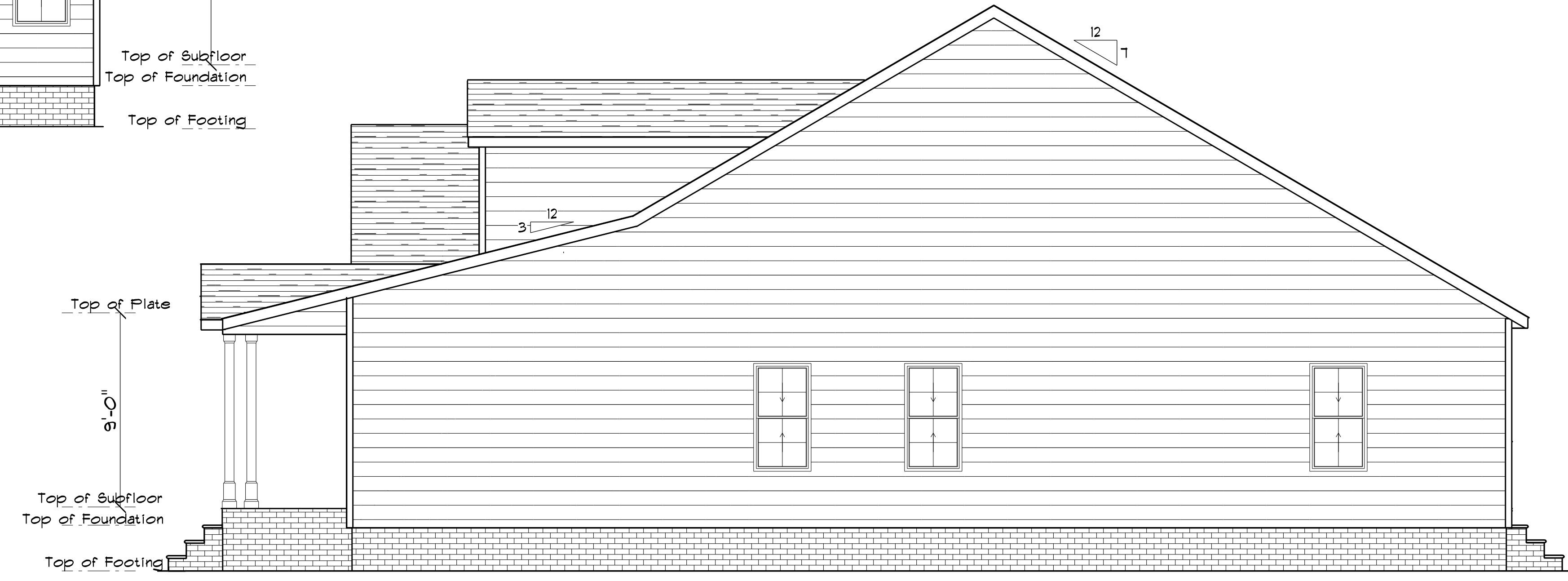
LEFT ELEVATION

SCALE: 1" = 1/4"



REAR ELEVATION

SCALE: 1" = 1/4"

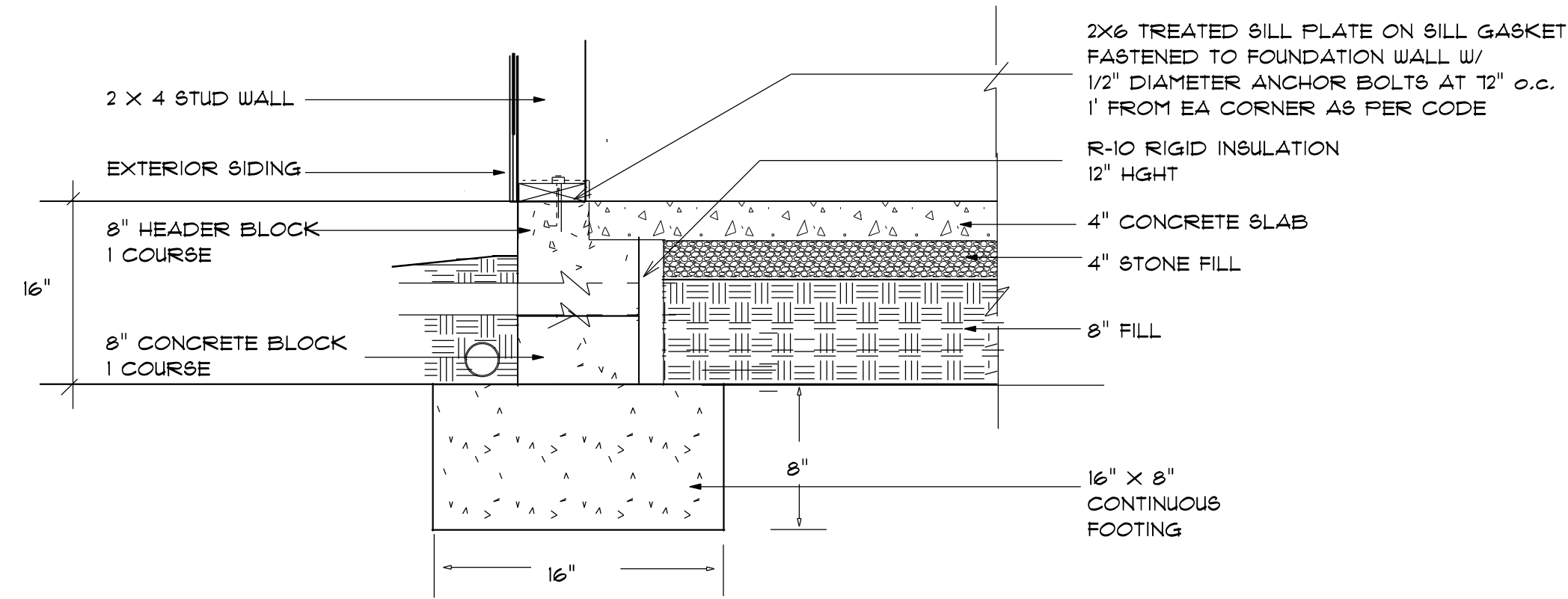


RIGHT ELEVATION

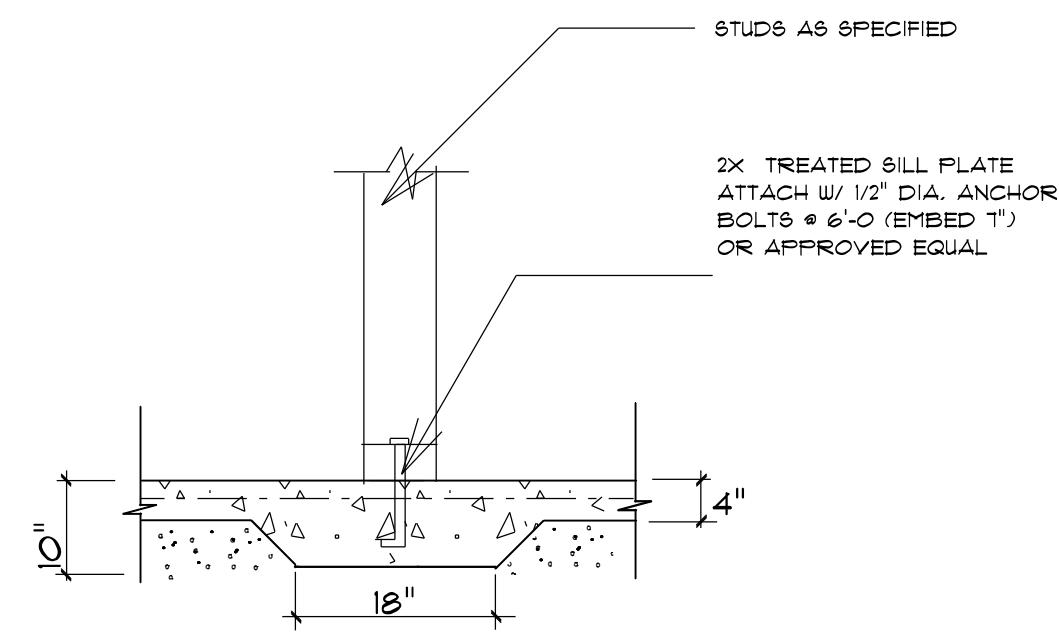
SCALE: 1" = 1/4"

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 6" SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

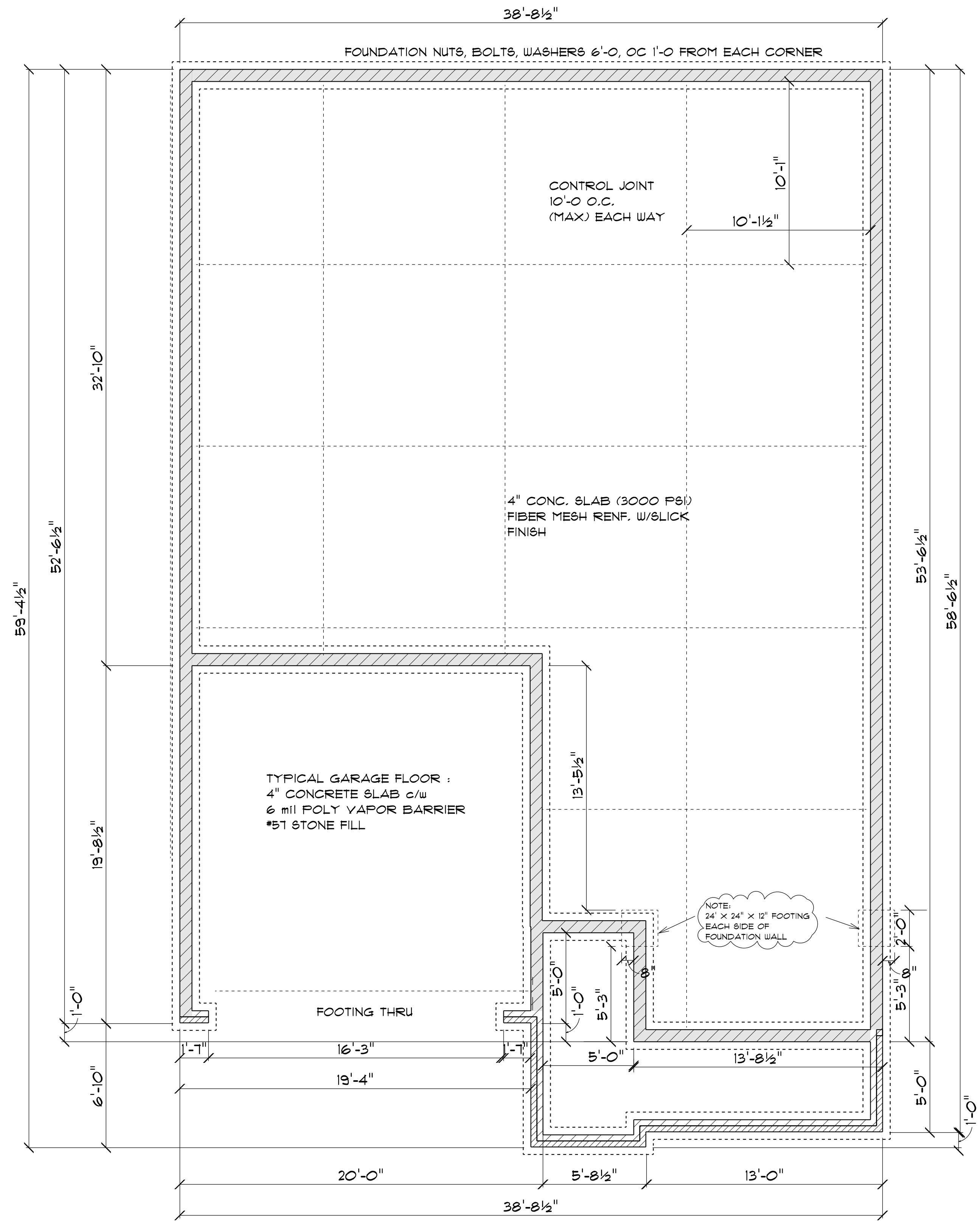
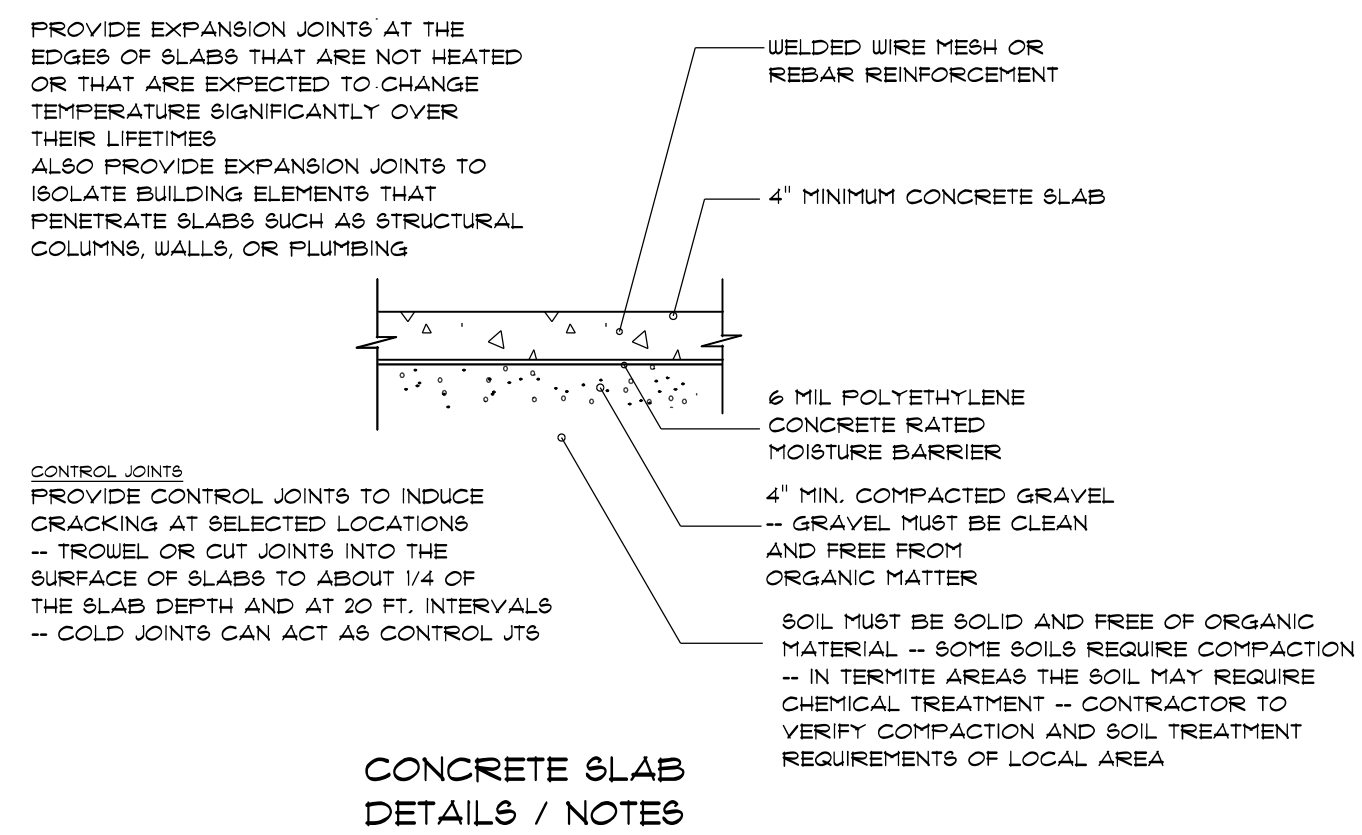
Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.



STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB



FOUNDATION PLAN

SCALE: 1" = 1/4"

OPENING SCHEDULE			
SIZE	COUNT	LIBRARY NAME	R.O. SIZE
2'-4" x 4'-0"	2	Window/Single Hung	R.O. 28" x 48"
2'-8" x 5'-0"	6	Window/Single Hung	R.O. 32" x 60-1/2"
2'-8" x 5'-0" Dbl	2	Window/Single Hung	R.O. 64-1/2" x 60-1/2"
2'-0" x 3'-0"	1	Window/Single Hung	R.O. 24" x 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 PINE 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 NAIL 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

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

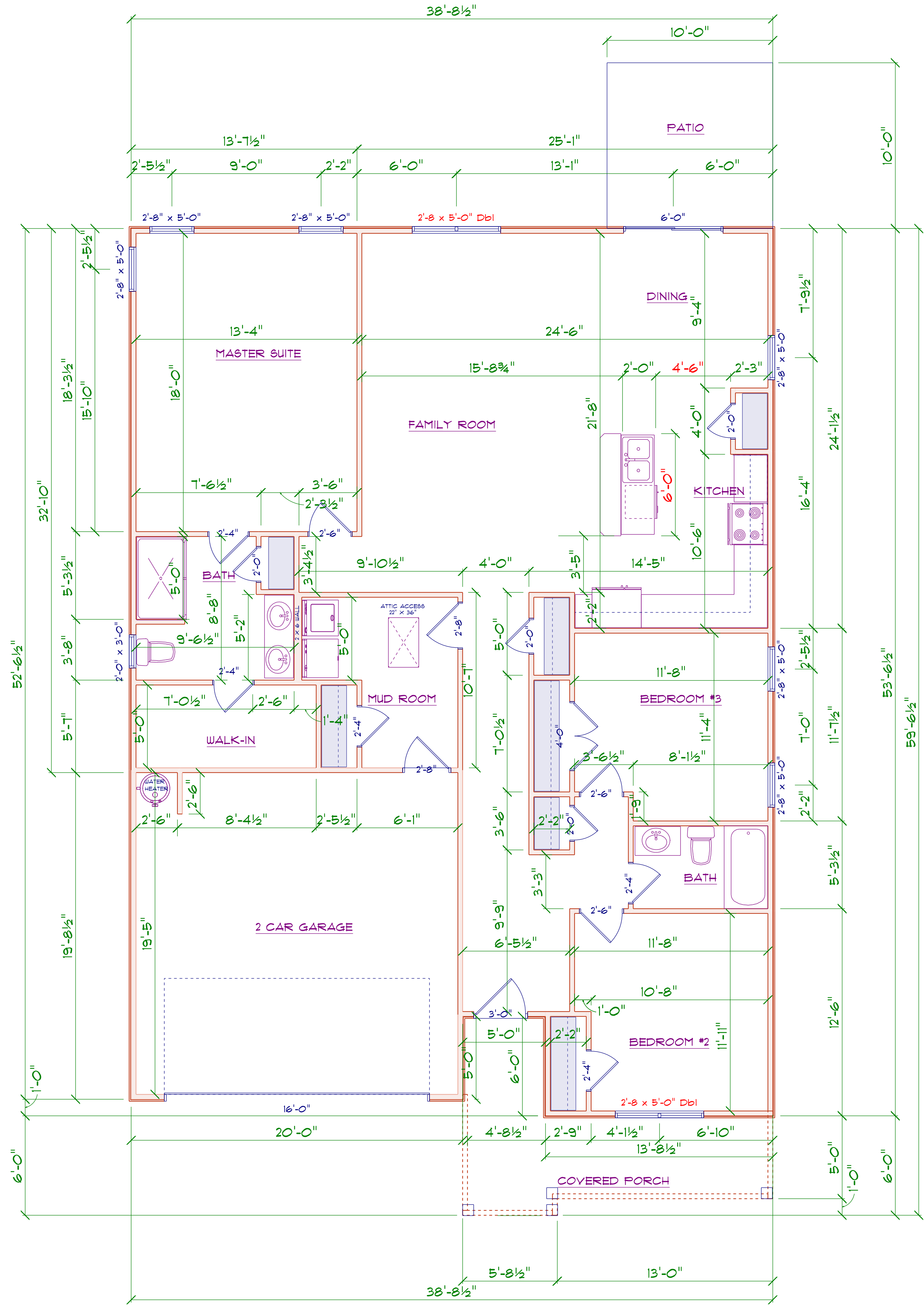
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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.

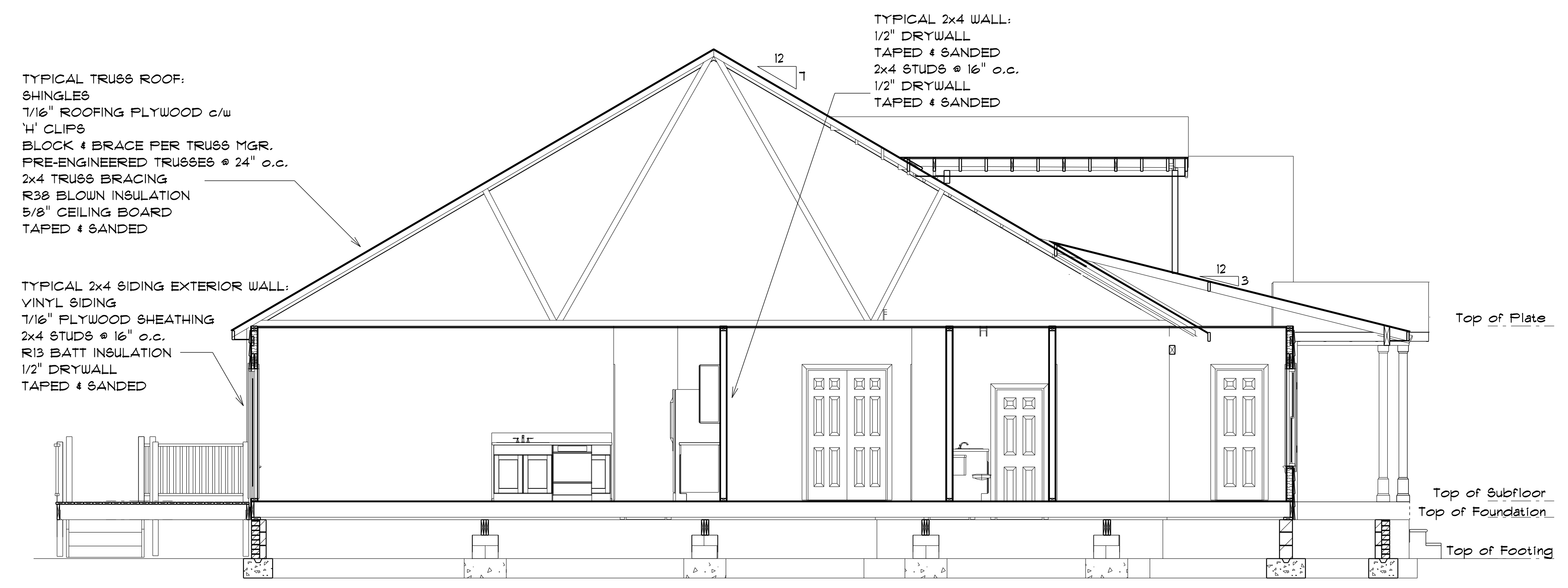
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



FLOOR PLAN
SCALE: 1" = 1/4"

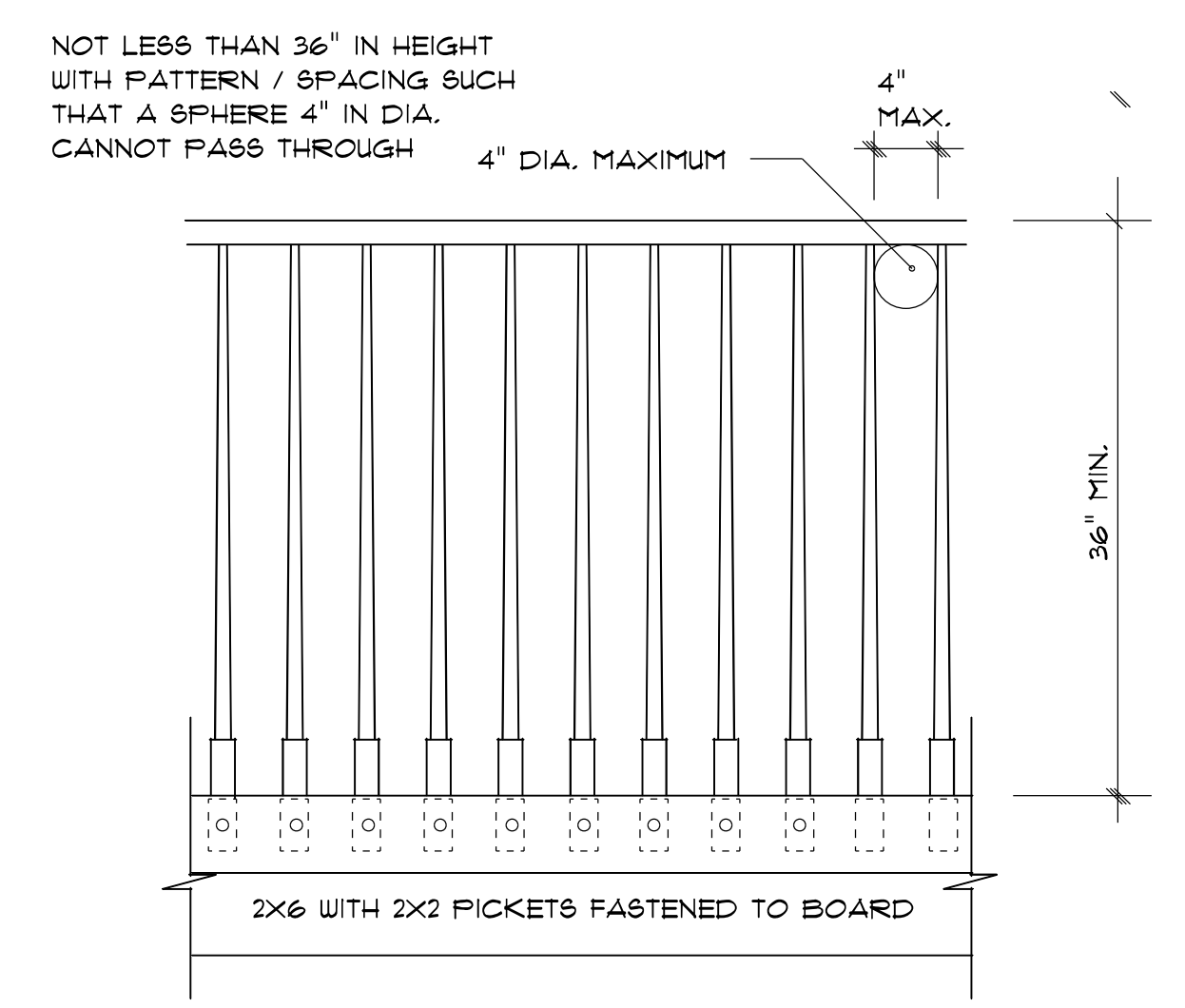
AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1651.4 sq ft.
Garage	399.1 sq ft.
Covered Porch	128.3 sq ft.
Deck	101.0 sq ft.



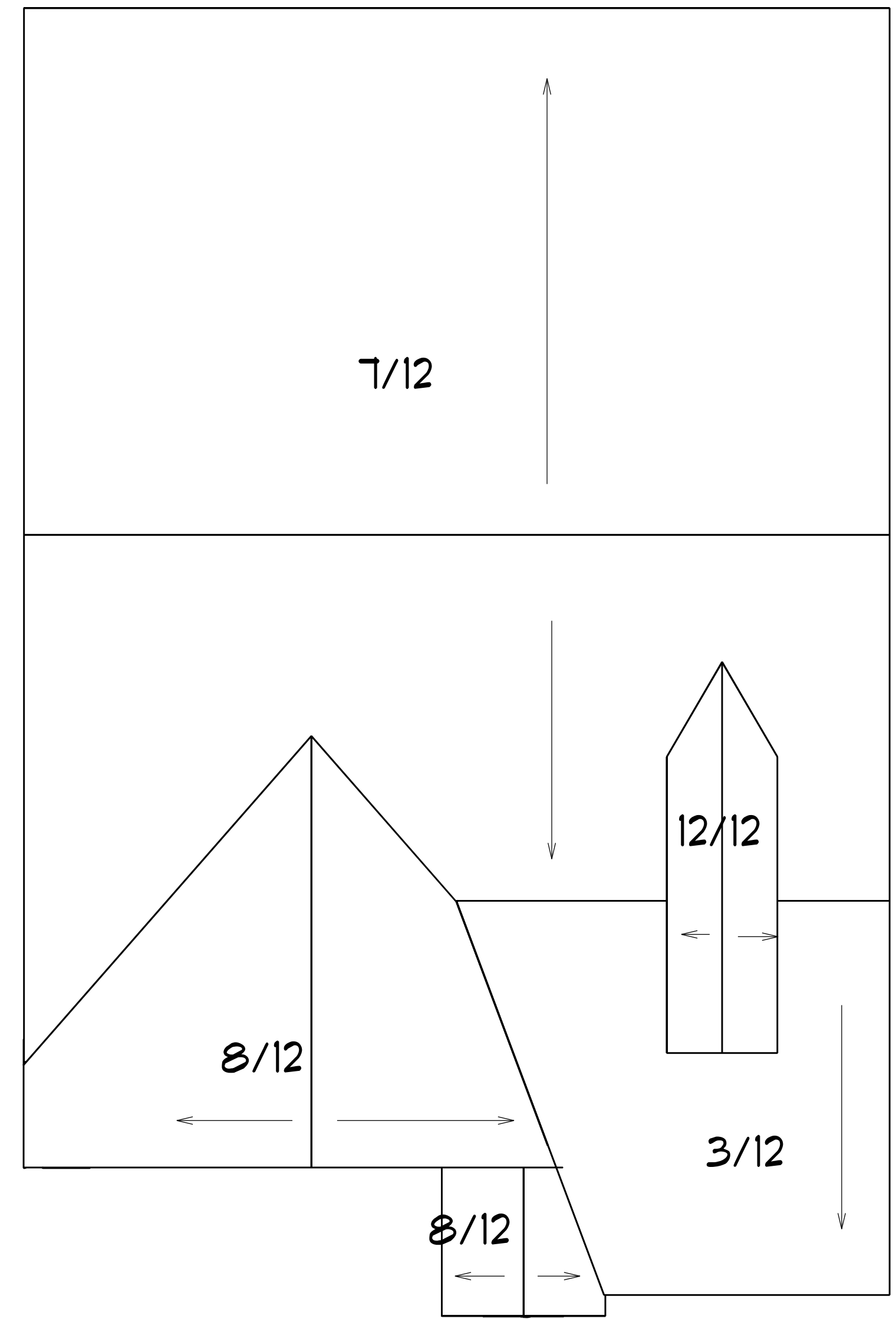
SECTION A
SCALE: 1" = 1/4"



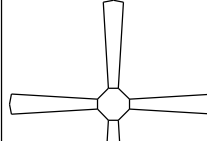










DORMER DETAIL PLAN
SCALE: 1" = 1/4"

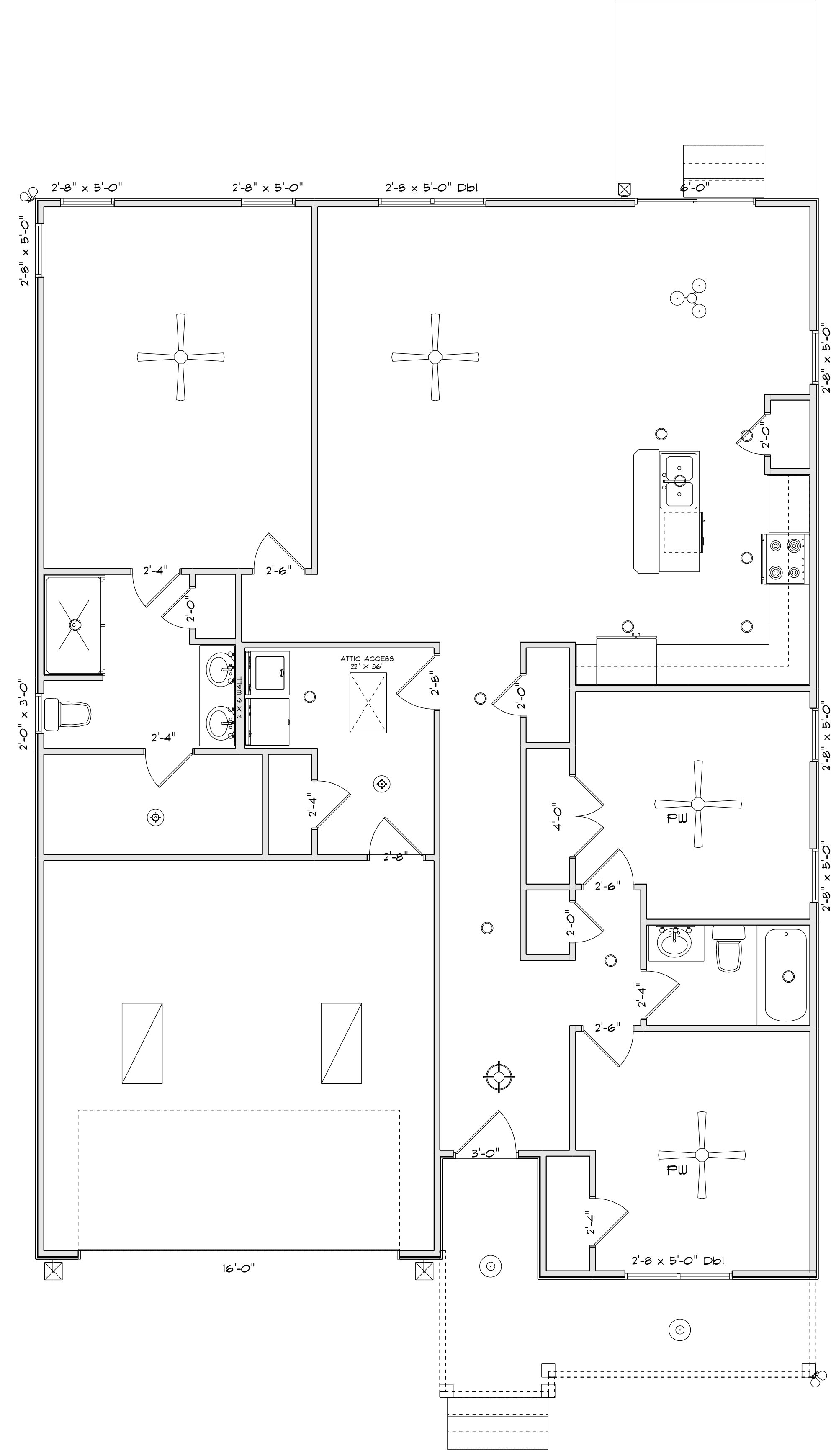


DECK RAILING DETAIL
HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE



ROOF PLAN
SCALE: 1" = 1/8" 12" OVER HANG ALL

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	2	
7" led disk light	12	
outdoor ceiling light	2	
foyer light	1	
dinning room light	1	
10" led disk light	2	
fluorescent light	2	
coach light	2	
small coach light	2	
flood light	2	
vanity light	3	



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-2101675

Ellington Crawl V5
Raleigh NC

- 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:

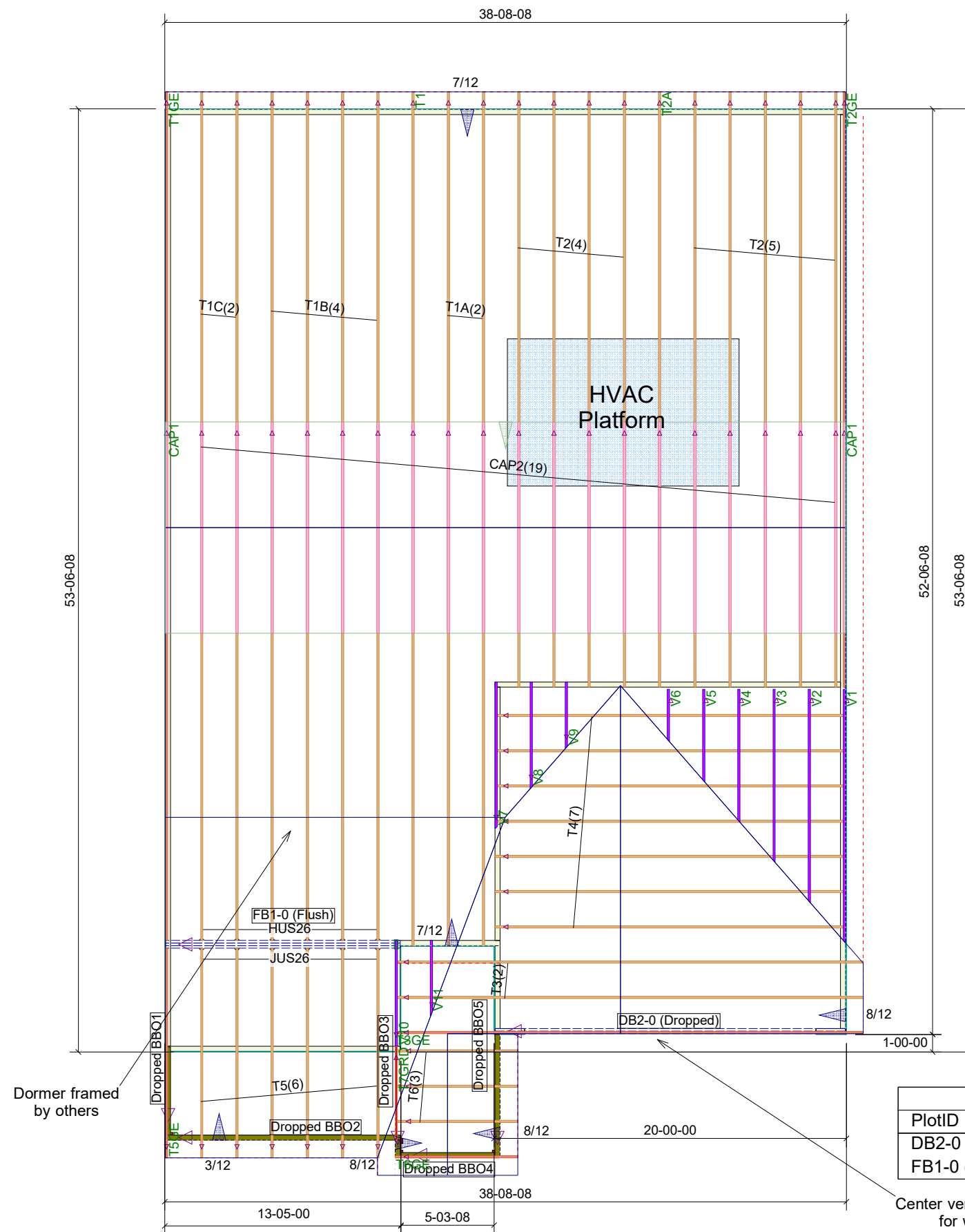
- ⊔ - Nailed
- ⊔ - Ledger

Date Quoted:

Designer:
Aron Meeks

Lamco Custom Builders LLC

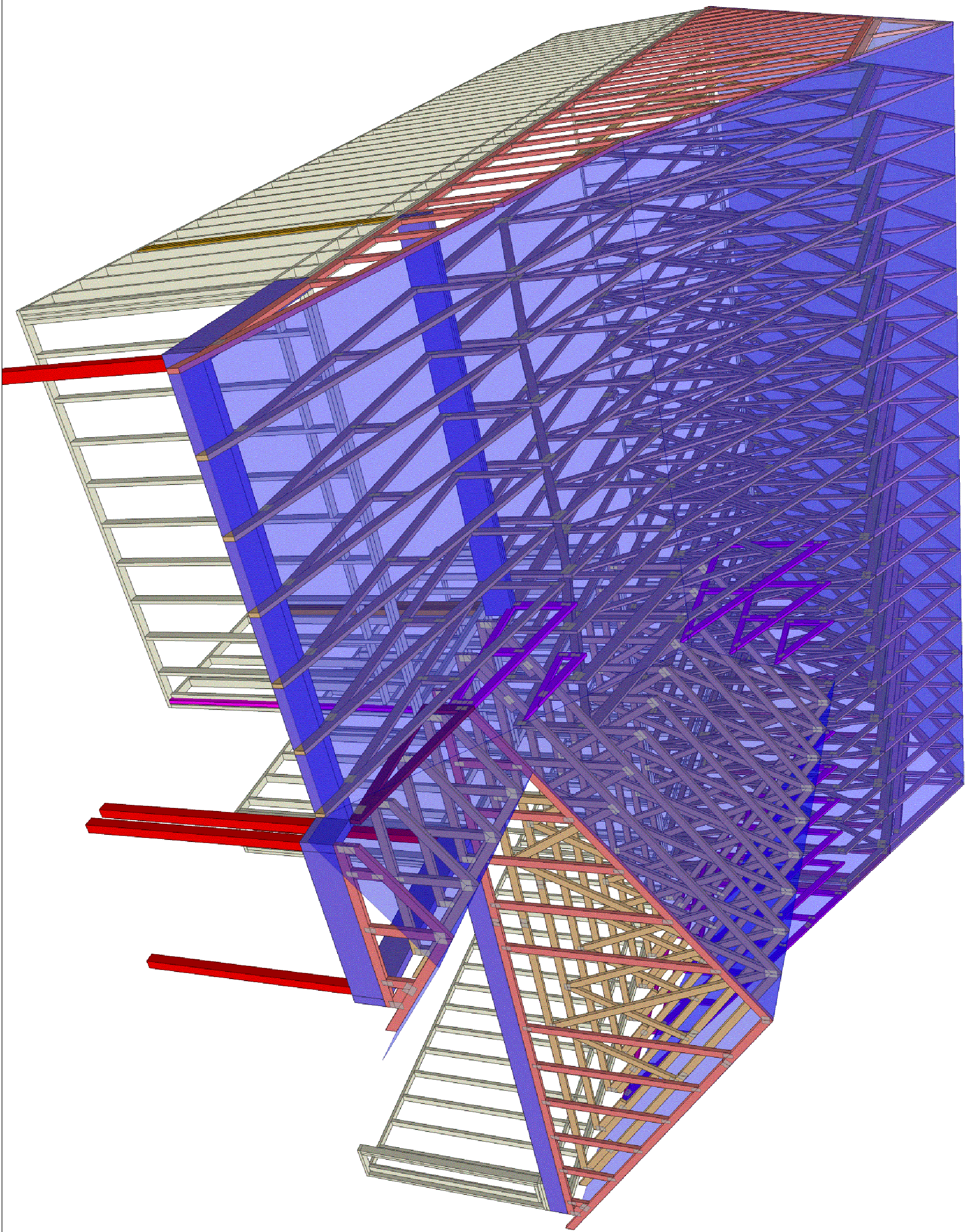
Peak Truss
Builders, LLC
PO Box 340, New Hill, NC 27562



The Ellington V5
1' OH, 2' OC

Truss Connector Total List		
Manuf	Product	Qty
USP	HUS26	6
USP	JUS26	6

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
DB2-0 (Dropped)	20-00-00	1-3/4X9-1/4 LP-LVL 2900Fb-2.0E	2	2	MFD
FB1-0 (Flush)	14-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	3	3	MFD



**Peak Truss
Builders, LLC**

PO Box 340, New Hill, NC 27562

Lamco Custom Builders LLC

Date Quoted:

Designer:
Aron Meeks

Ellington Crawl V5

Raleigh NC

Job #

Q-2101675