

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 SILL HEIGHT 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.

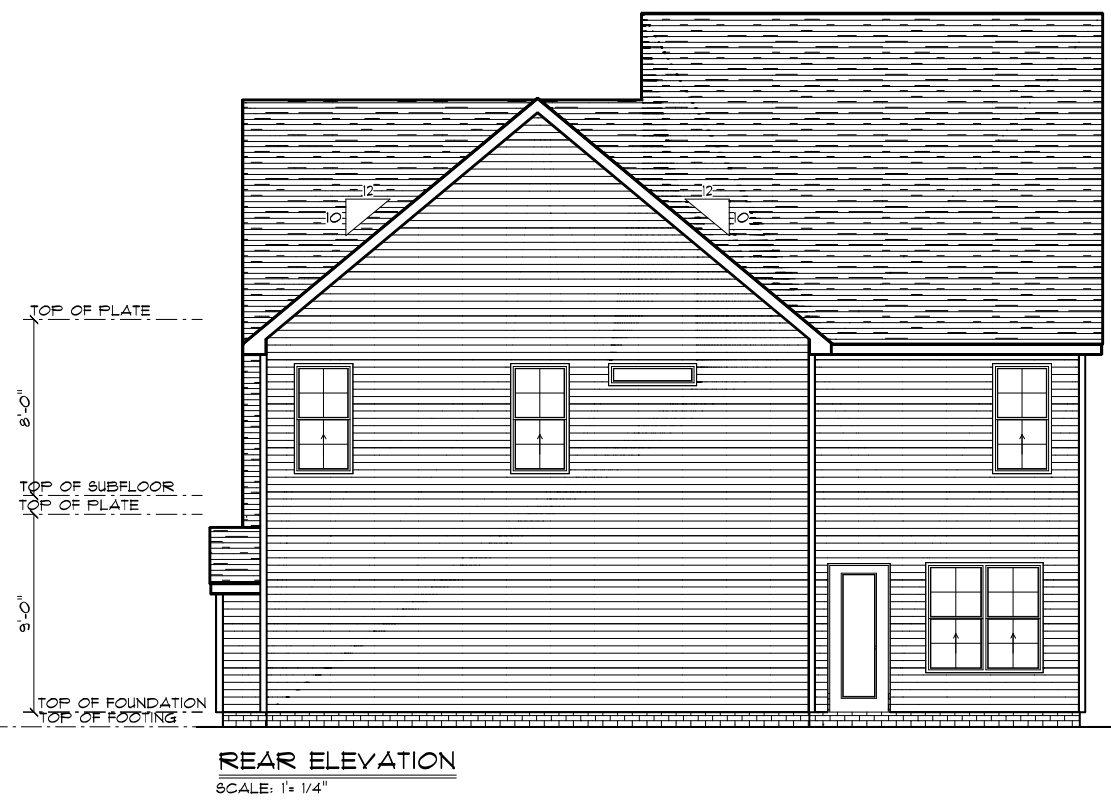
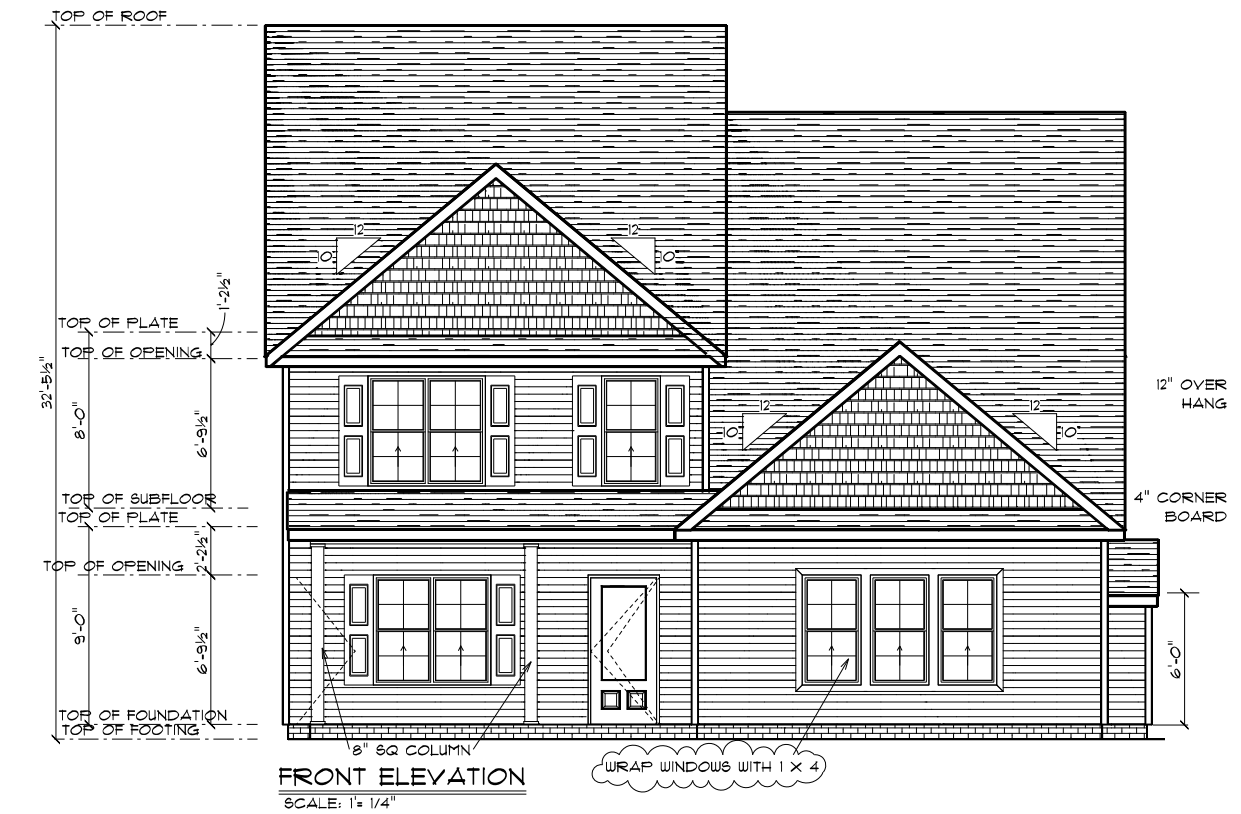
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

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

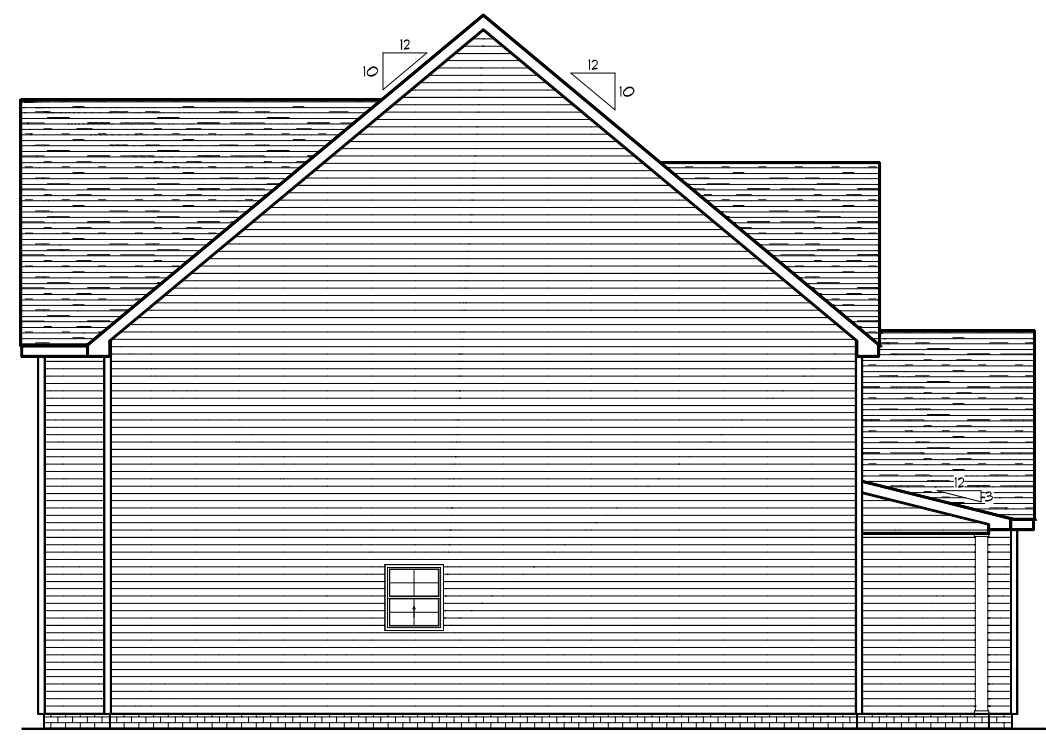
- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-98
- 2 Roof Dead Load 115 P&F
- 3 Roof Live Load 20 P&F
- 4 Typical Floor Dead Load 10 P&F
- 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 P&F
 - 5.2 Sleeping Rooms 30 P&F
 - 5.3 Stairs 40 P&F
 - 5.4 Decks 40 P&F
 - 5.5 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.





RIGHT ELEVATION
SCALE: 1" = 1/4"



LEFT ELEVATION
SCALE: 1" = 1/4"

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 5-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

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

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

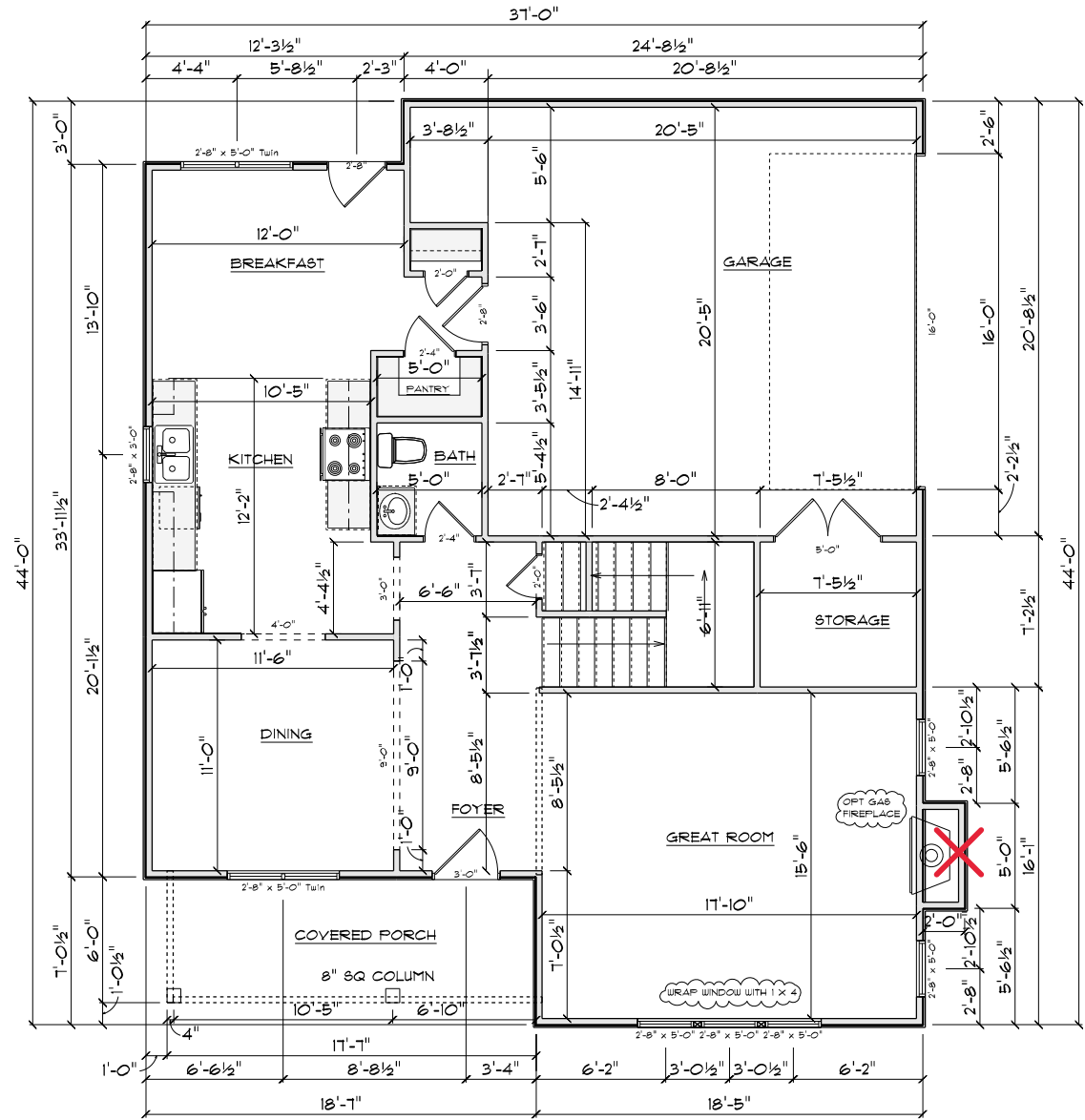
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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.

WINDOW SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 3'-0"	1	Window Single Hung	32"	36"
2'-8" x 5'-0"	5	Window Single Hung	32"	60-1/2"
2'-8" x 5'-0" Twin	2	Window Single Hung	64"	60-1/2"

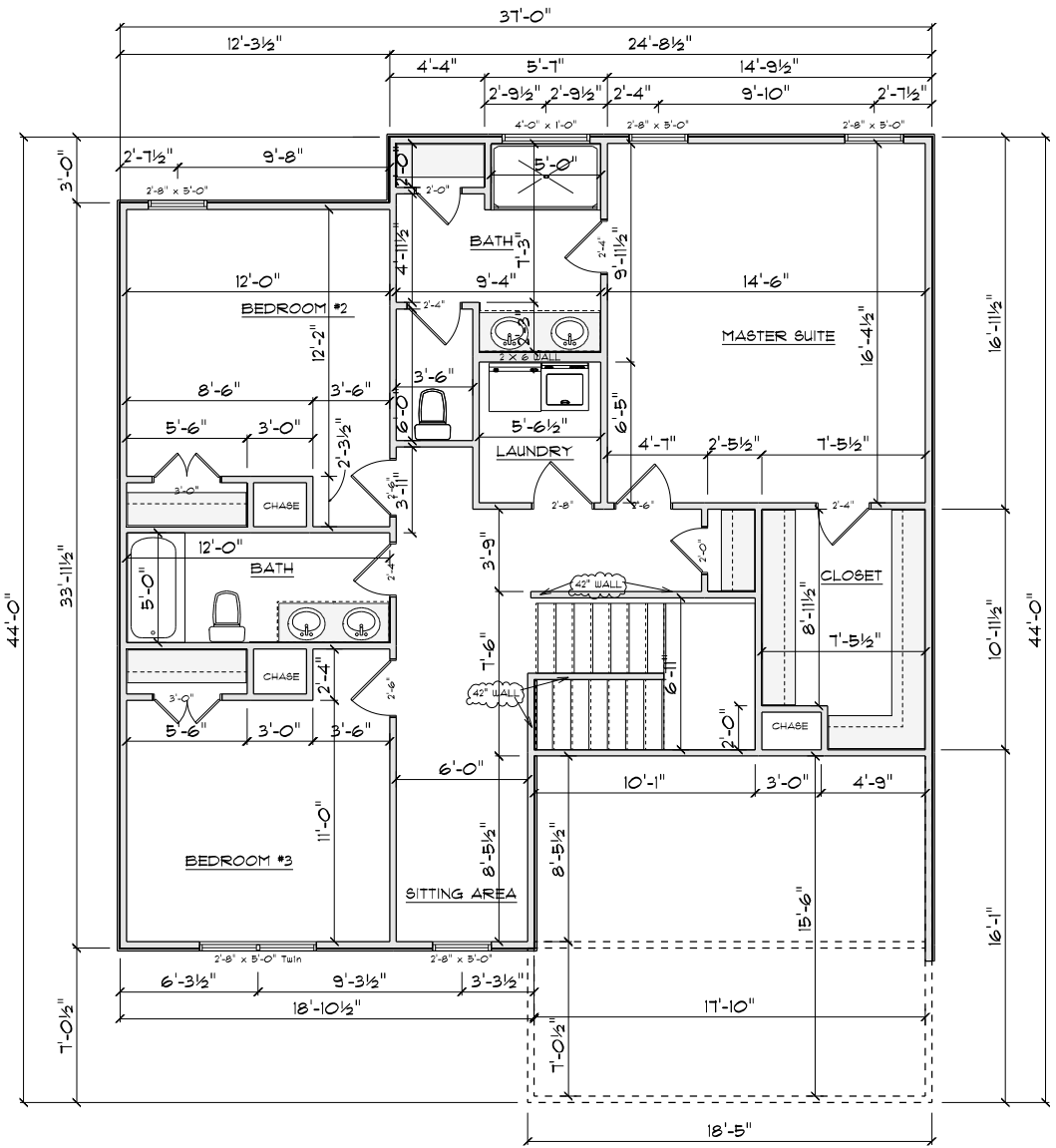


1ST FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	951 sq ft.
Garage	469 sq ft.
Storage	60 sq ft.
Covered Front Porch	103 sq ft.

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 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 NAILS 7" 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

WINDOW SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-6" x 5'-0"	4	Window\Single Hung	32"	60-1/2"
2'-8" x 5'-0" Twin	1	Window\Single Hung	64"	60-1/2"
4'-0" x 1'-0"	1	Window\Transom	48"	12"



2ND FLOOR PLAN

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1127 sq ft.

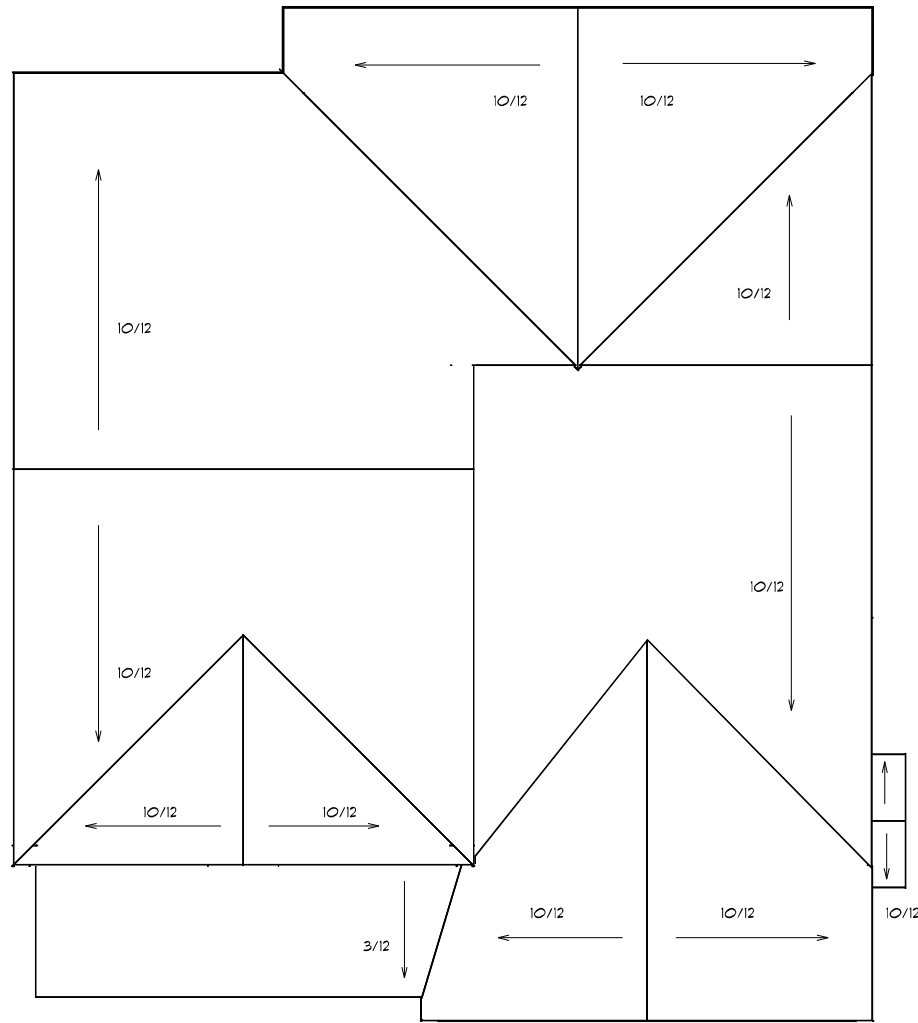
ROOF NOTES:

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.



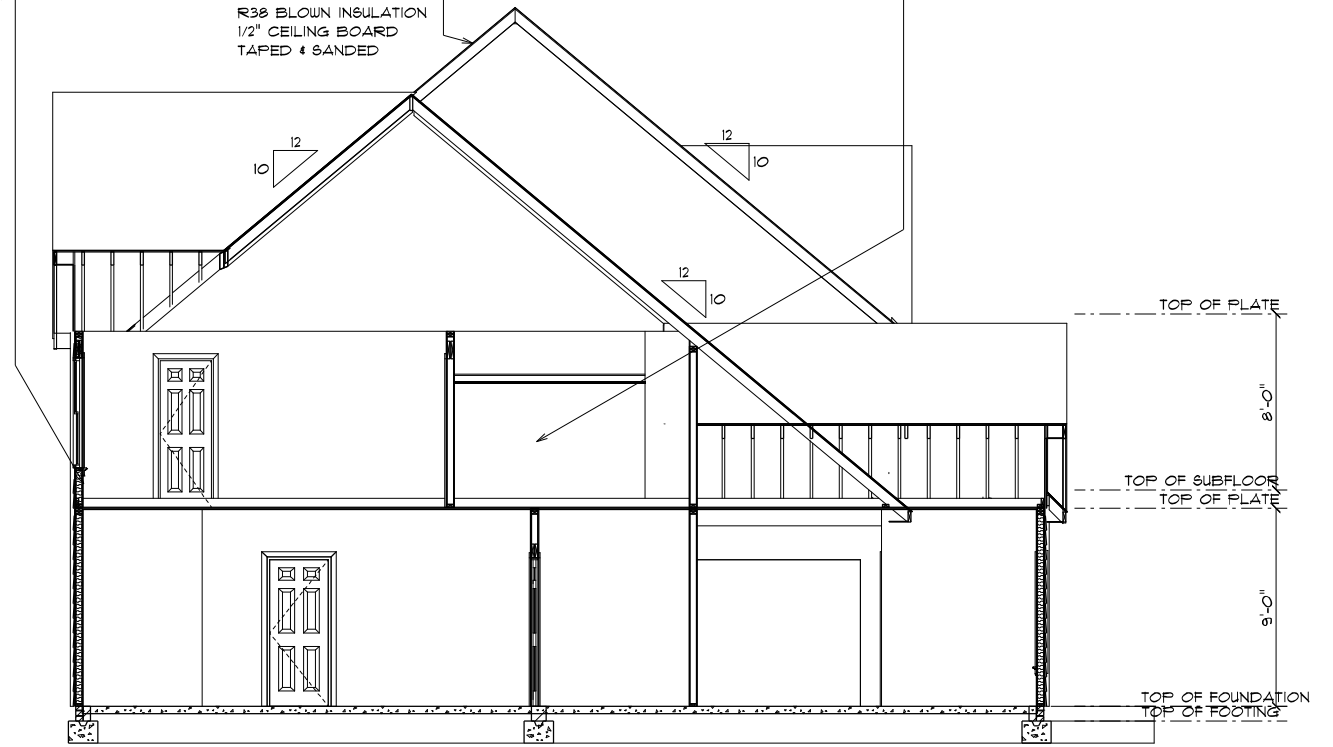
ROOF PLAN
SCALE: 1" = 1/4"

12" OVER HANG ALL

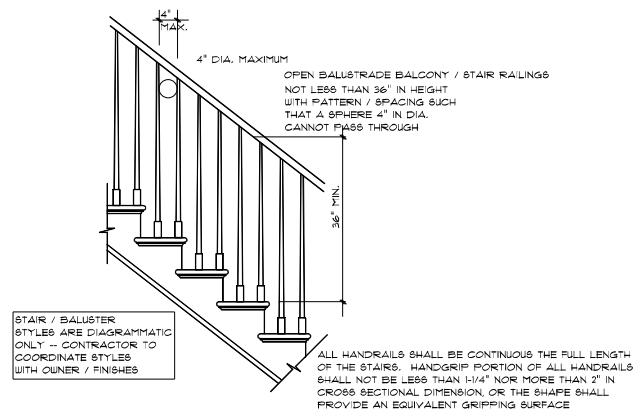
TYPICAL 2x4 SIDING EXTERIOR WALL:
HORIZONTAL OR BOARD & BATTEN SIDING
1/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

TYPICAL TRUSS ROOF:
SHINGLES
1/16" ROOFING PLYWOOD c/w
H' CLIPS
BLOCK & BRACE PER TRUSS MGR.
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R38 BLOWN INSULATION
1/2" CEILING BOARD
TAPED & SANDED

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

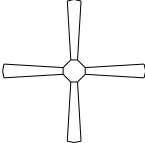



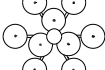





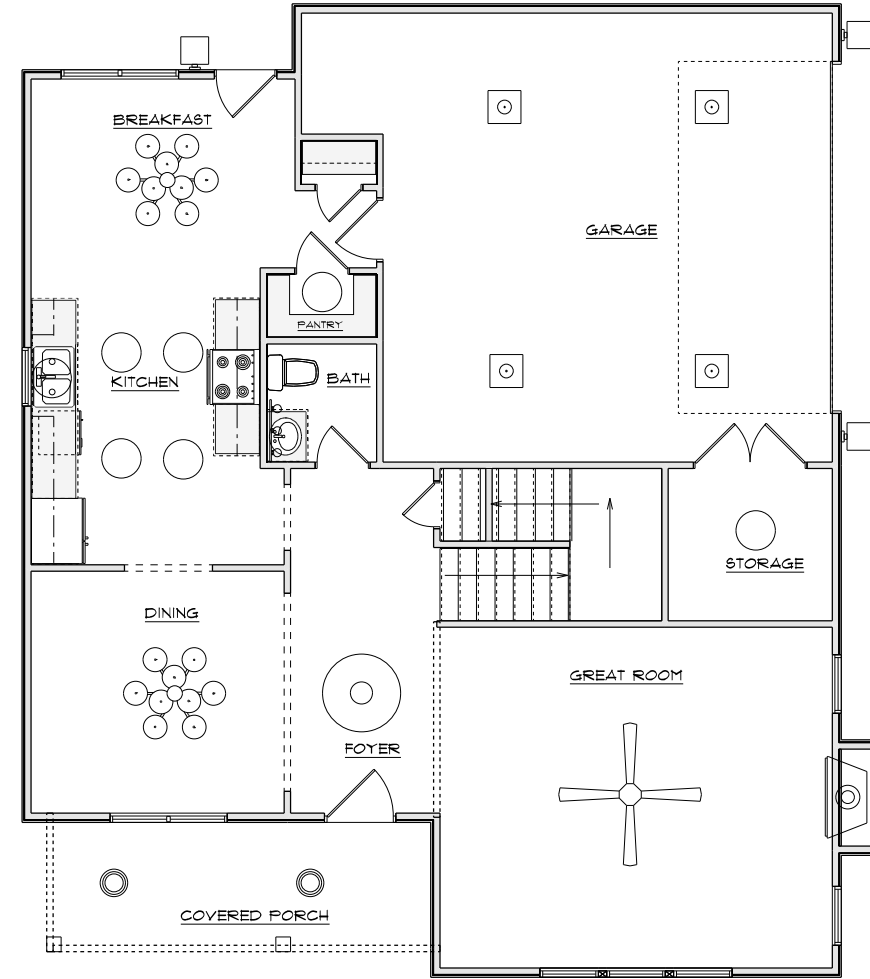
SECTION A
SCALE: 1" = 1/4"



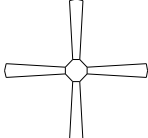




STAIR / BALUSTER STYLES ARE DIAGRAMMATIC ONLY - CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHERS

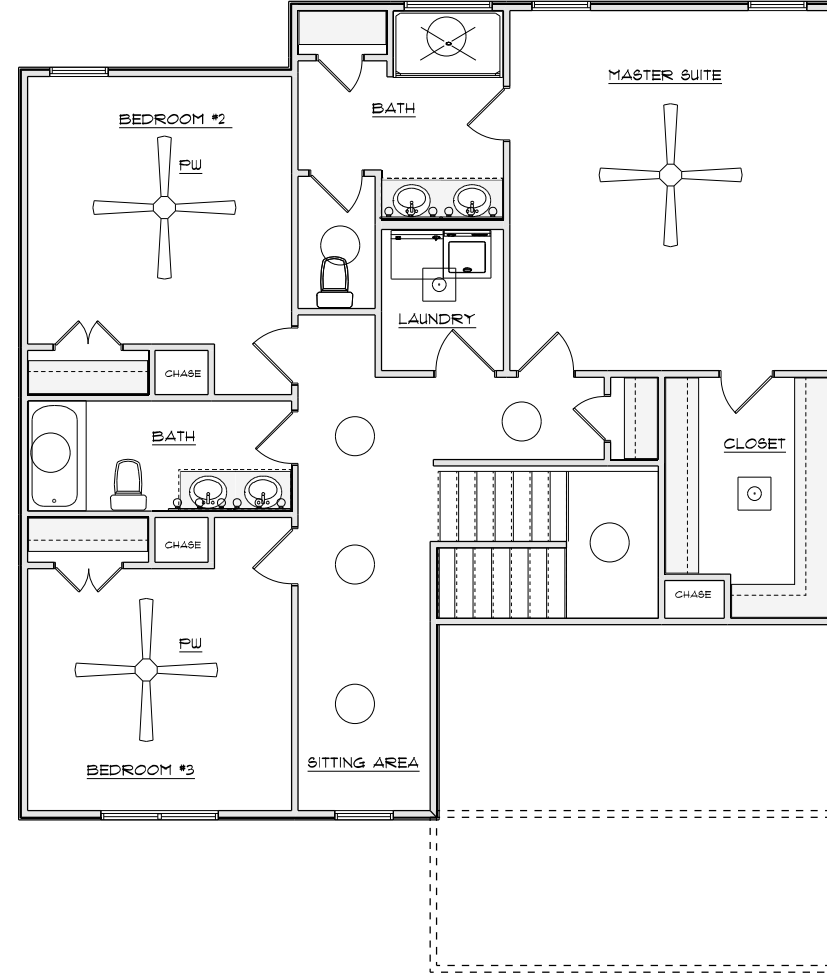
STAIR RAILING
SCALE: 1" = 1/4"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	1	
10" led	4	
7" led	7	
foyer light	1	
dinning room light	2	
coach light	3	
exterior over head light	2	
vanity bar light	1	





1ST FLOOR PLAN

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	1	
10" led	2	
7" led	8	
flood light		
vanity bar light	4	



2ND FLOOR PLAN

 DRD Diane Rivers Designs 6205 Hickwood Lane Sanford, N.C. 71332 919-710-0353 goflucan@charter.net	 PAGE #: _____
	SCALE: 1" = 1/4" DRAWN BY: DATE: 4/13/2022
LAMCO HOMES	
THE CHARLESTON RIGHT GARAGE	
ELECTRICAL LAYOUT	