

CAROLINA SEASONS K20 - 951 PONDEROSA TRAIL

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 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.

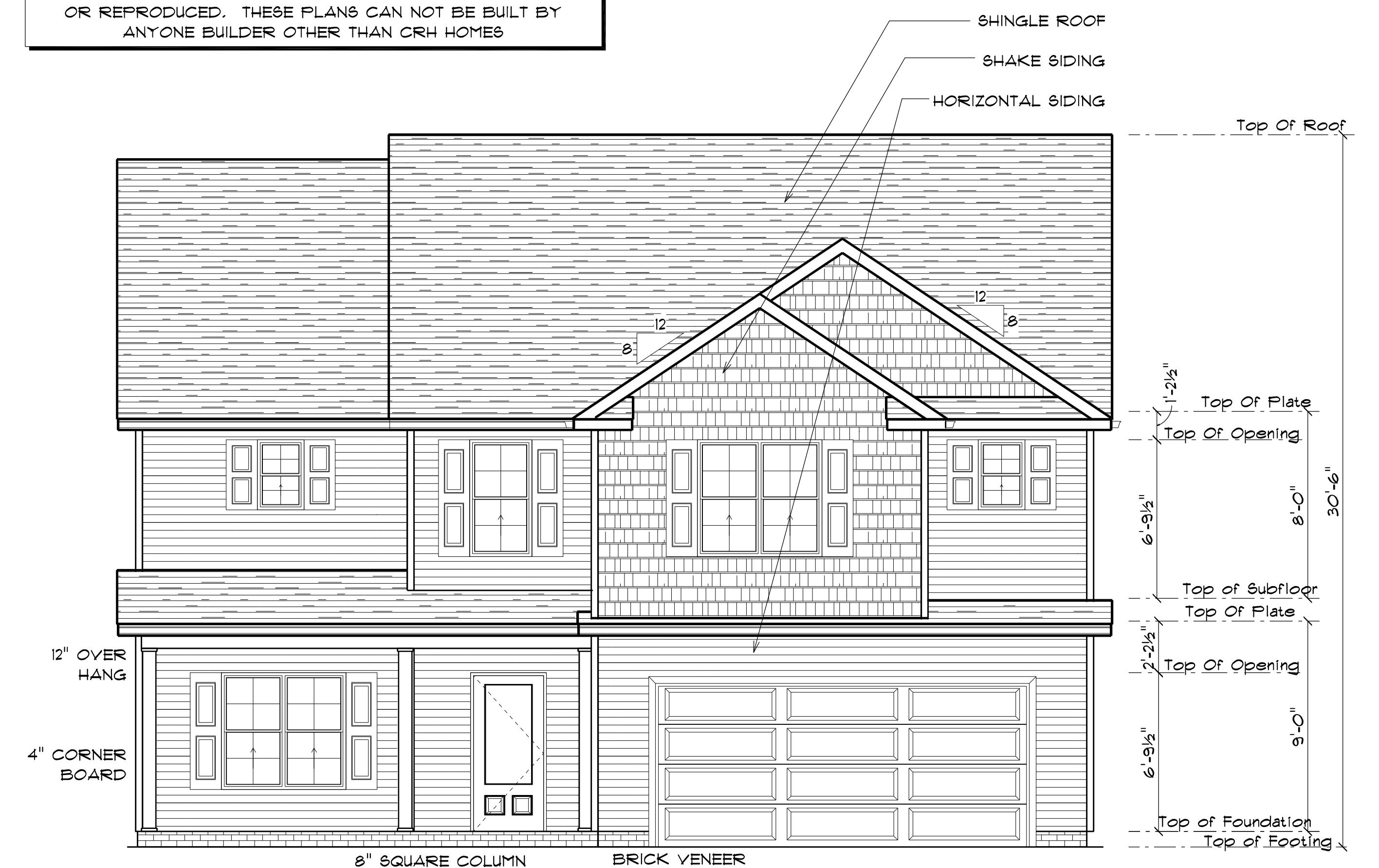
I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.
ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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 7-16
 2 Roof Dead Load 15 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, 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.

CRH HOMES RETAINS TITLE AND OWNERSHIP OF ALL PLANS. THESE PLANS CAN NOT BE COPIED OR REPRODUCED. THESE PLANS CAN NOT BE BUILT BY ANYONE BUILDER OTHER THAN CRH HOMES



FRONT ELEVATION C

THE CHATHAM
RIGHT GARAGE

CRH HOMES

SCALE: 1'= 1/4"
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DATE: 9/5/2023

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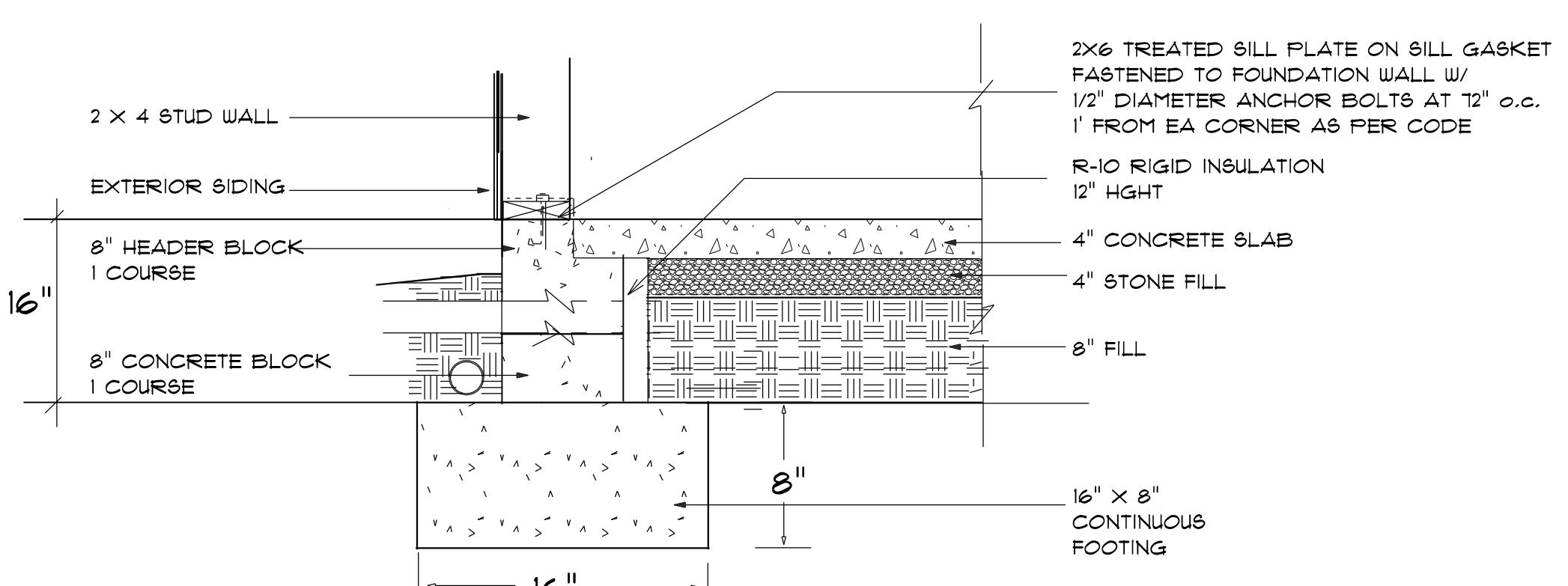
CRH HOMES

THE CHATHAM
RIGHT 2 CAR GARAGESTEM WALL
FOUNDATION

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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 SPACED 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

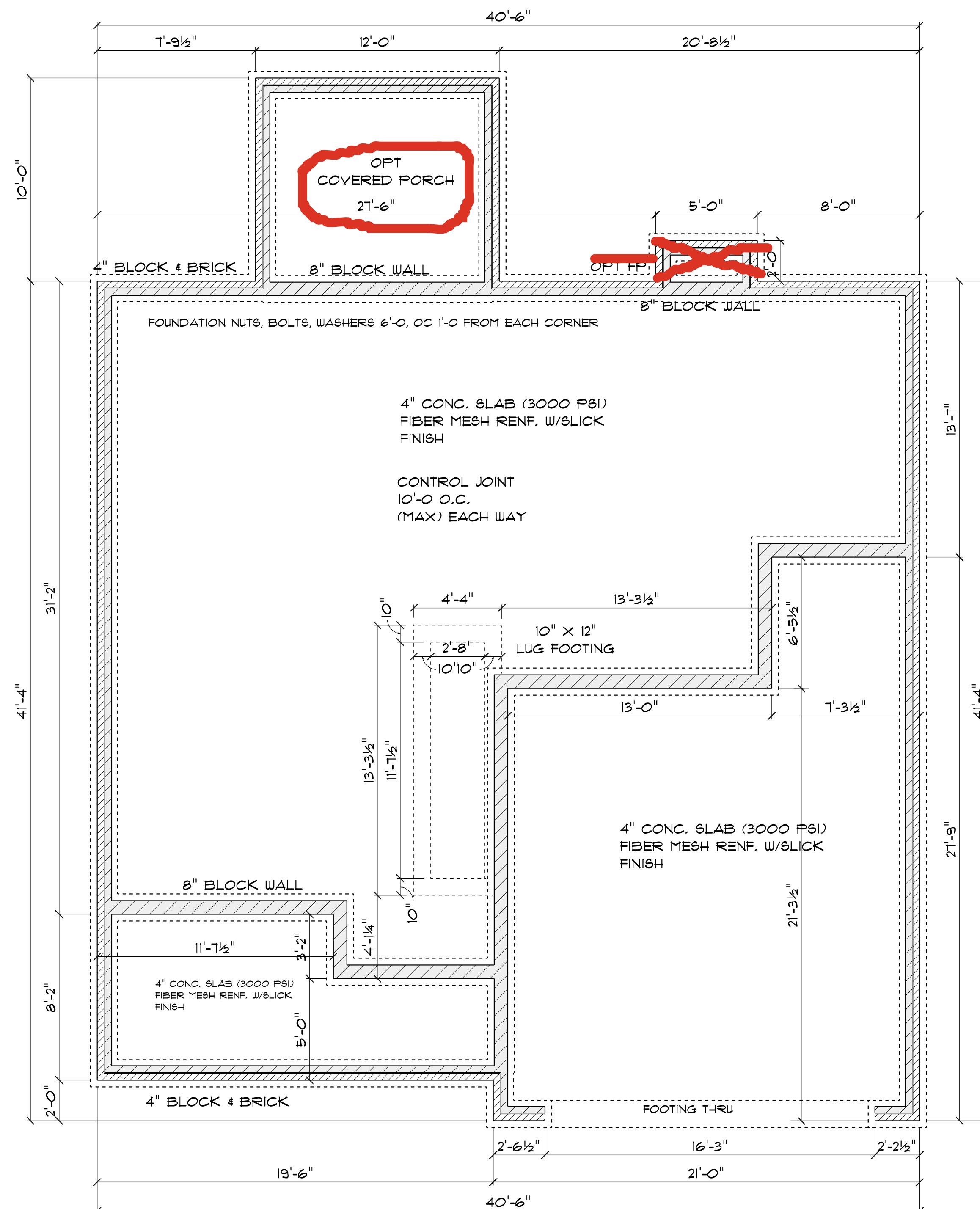
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PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES
ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING

WELDED WIRE MESH OR REBAR REINFORCEMENT
4" MINIMUM CONCRETE SLAB
6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER
4" MIN. COMPACTED GRAVEL
-- GRAVEL MUST BE CLEAN AND FREE FROM ORGANIC MATTER
SOIL MUST BE SOLID AND FREE OF ORGANIC MATERIAL -- SOME SOILS REQUIRE COMPACTION
-- IN TERMITE AREAS THE SOIL MAY REQUIRE CHEMICAL TREATMENT -- CONTRACTOR TO VERIFY COMPACTION AND SOIL TREATMENT REQUIREMENTS OF LOCAL AREA

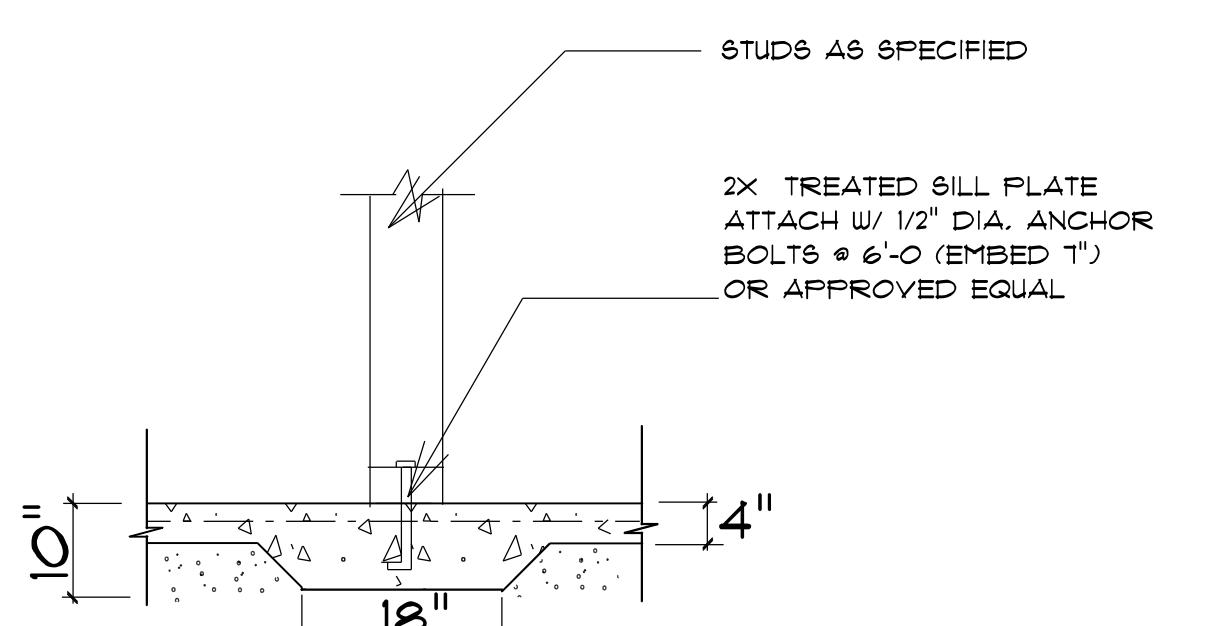
CONCRETE SLAB DETAILS / NOTES

not to scale



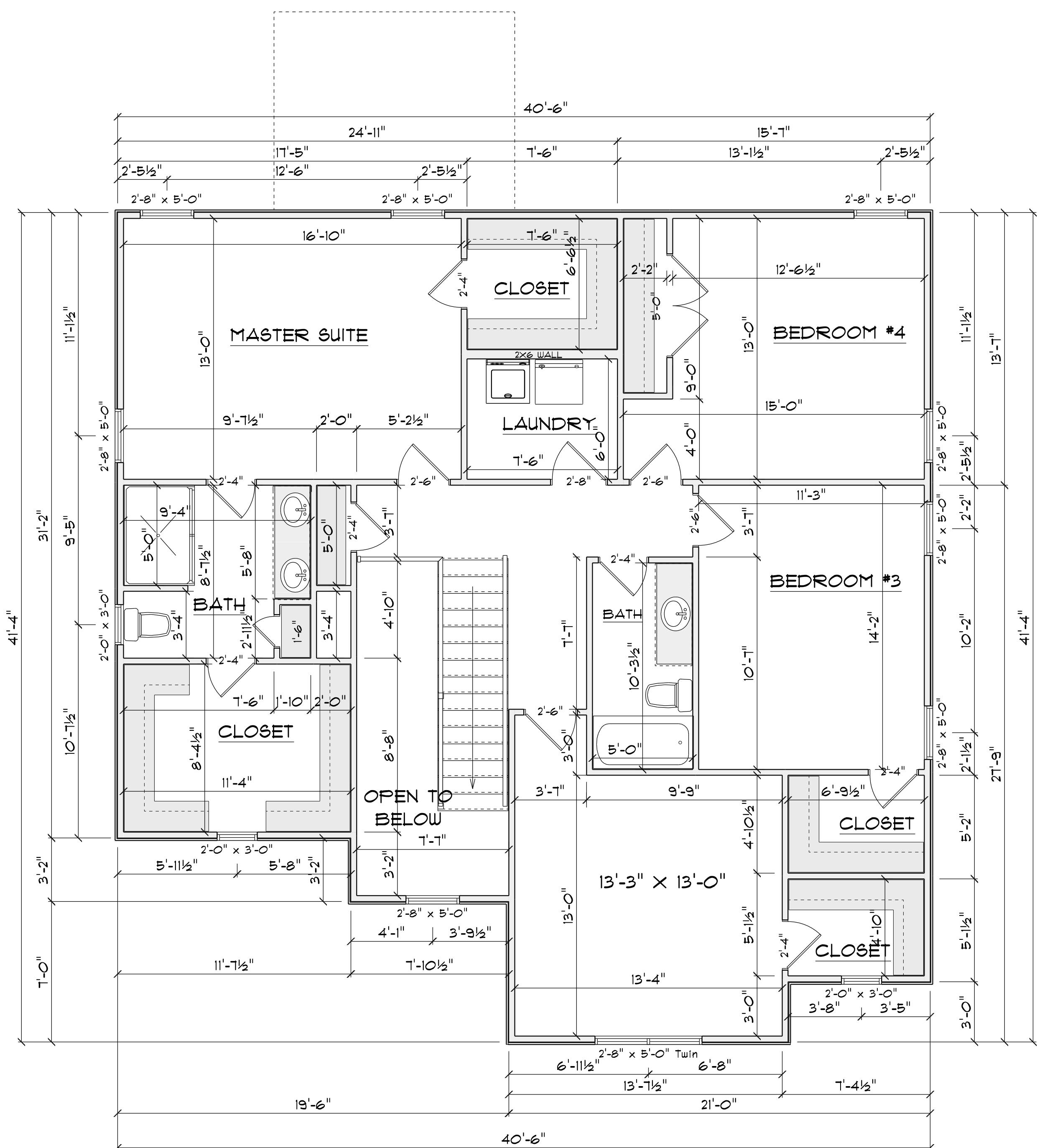
FOUNDATION PLAN

SCALE: 1' = 1/4"



TYPICAL THICKENED SLAB

not to scale



2ND FLOOR PLAN

SCALE- 1' = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1349 sq ft.

GENERAL FRAMING N

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE

PRESSURE TREATED
FRAMING LUMBER SHALL BE SYP #2 GRADE AND/OR

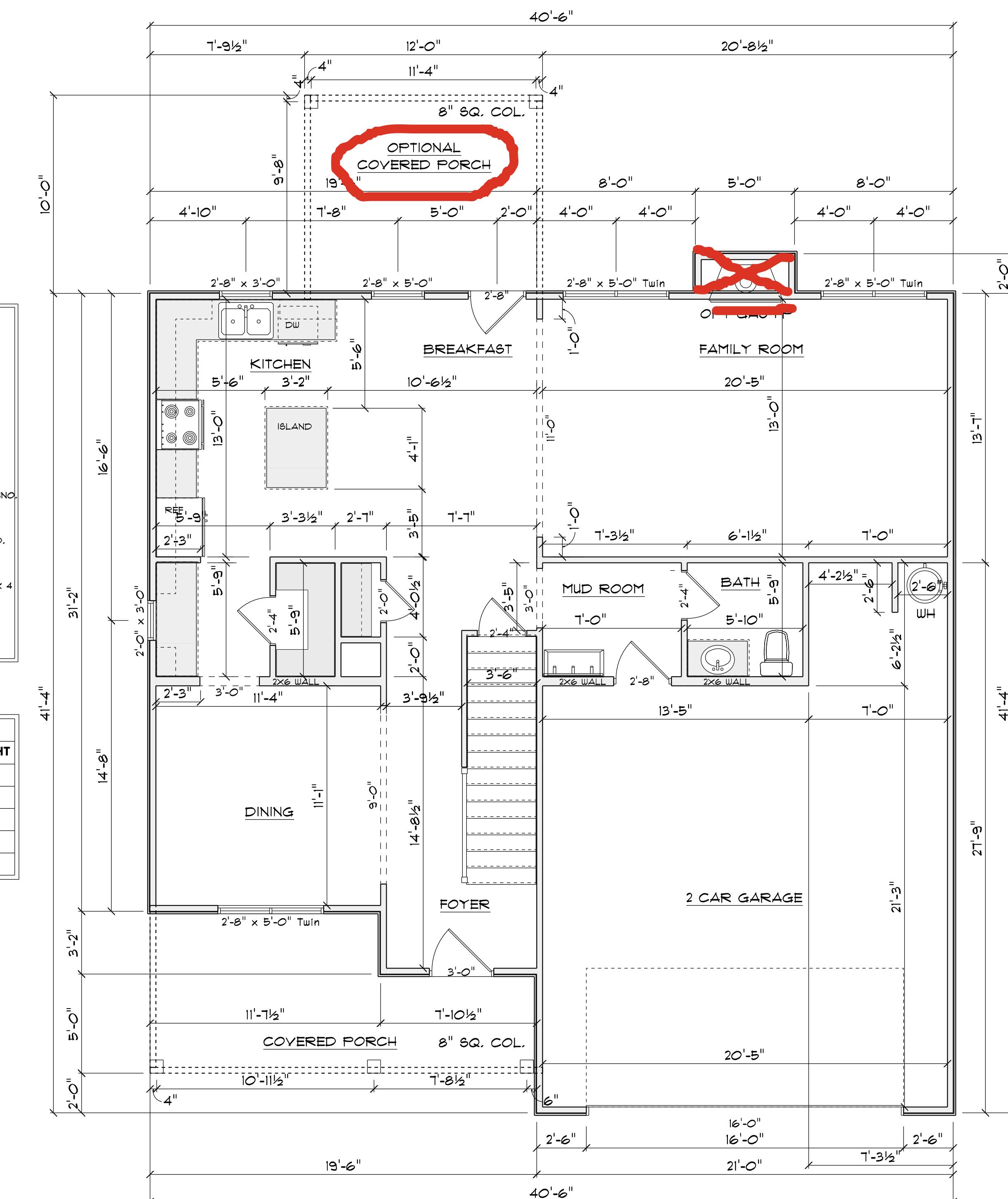
SPRUCE PINE FIR #1 AND/OR #2, KILN DRIED.
WHERE PRE-ENGINEERED JOISTS ARE USED, JOIST MANUFACTURER SHALL

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 AND USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS.

- 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.
- LYL'S AND TJI'S TO BE SIZED BY OTHERS
- EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

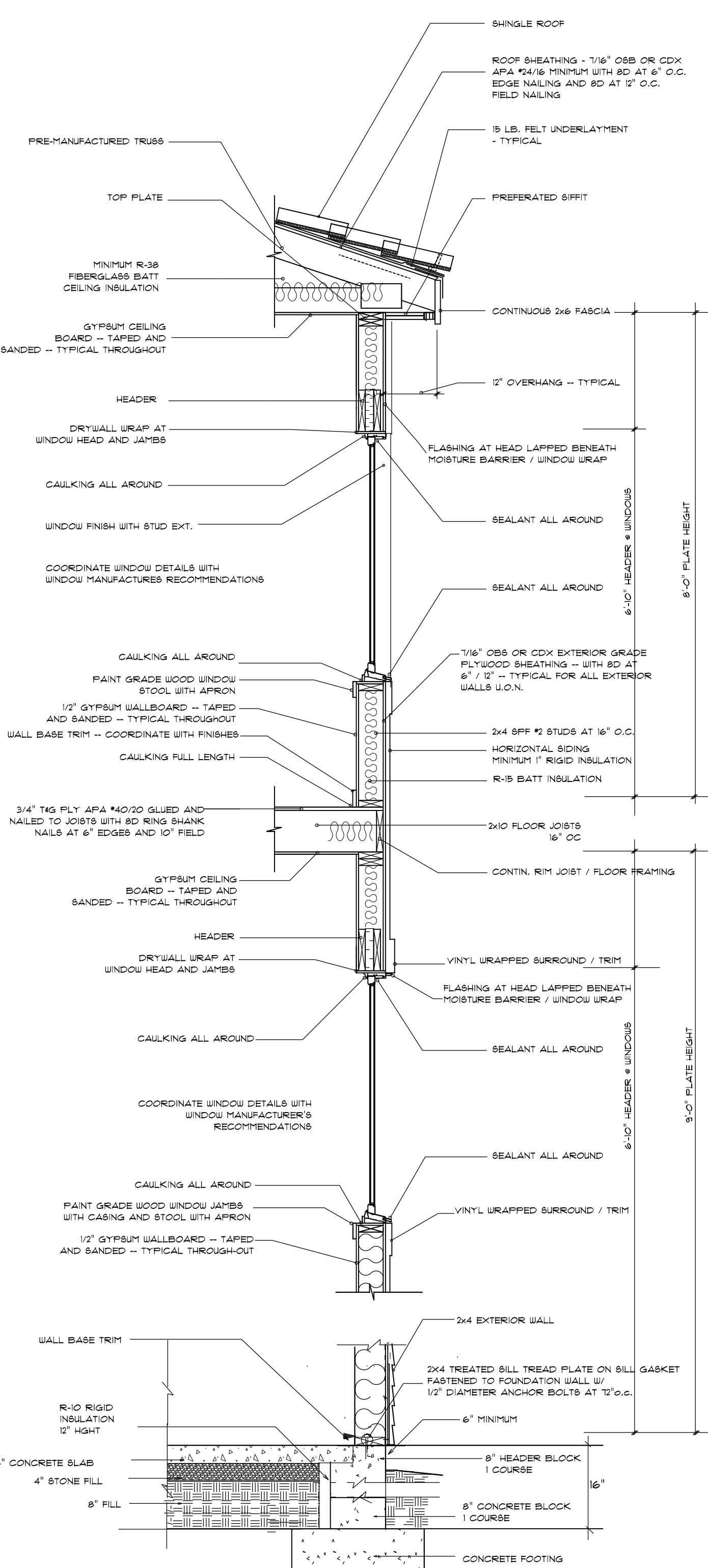
WINDOW SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0" Twin	4	Window\Single Hung	64"	60-1/2"
2'-8" x 5'-0"	9	Window\Single Hung	32"	60-1/2"
2'-0" x 3'-0"	4	Window\Single Hung	24"	36"
2'-8" x 3'-0"	1	Window\Single Hung	32"	36"



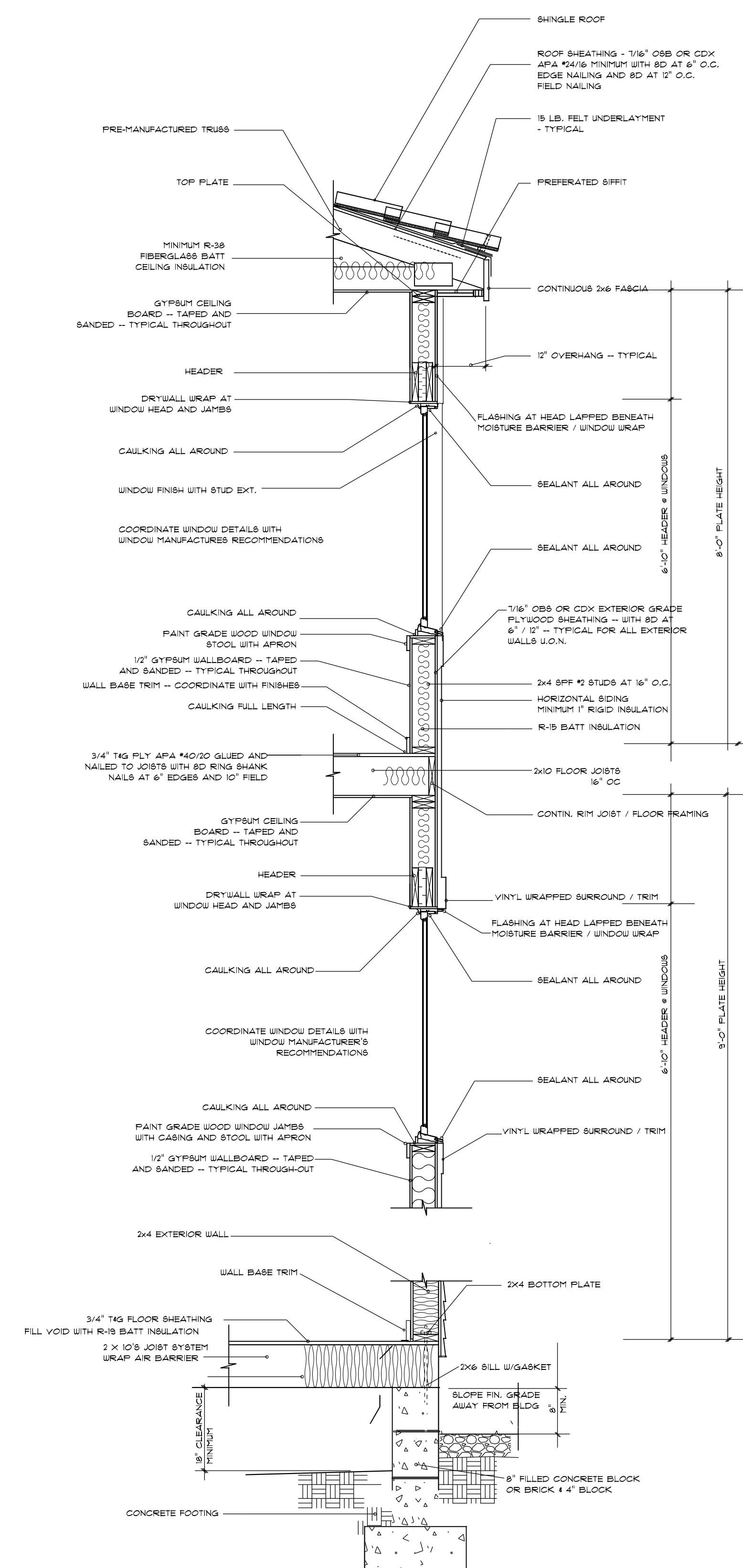
1ST FLOOR PLAN

SCALE: 1' = 1/4"

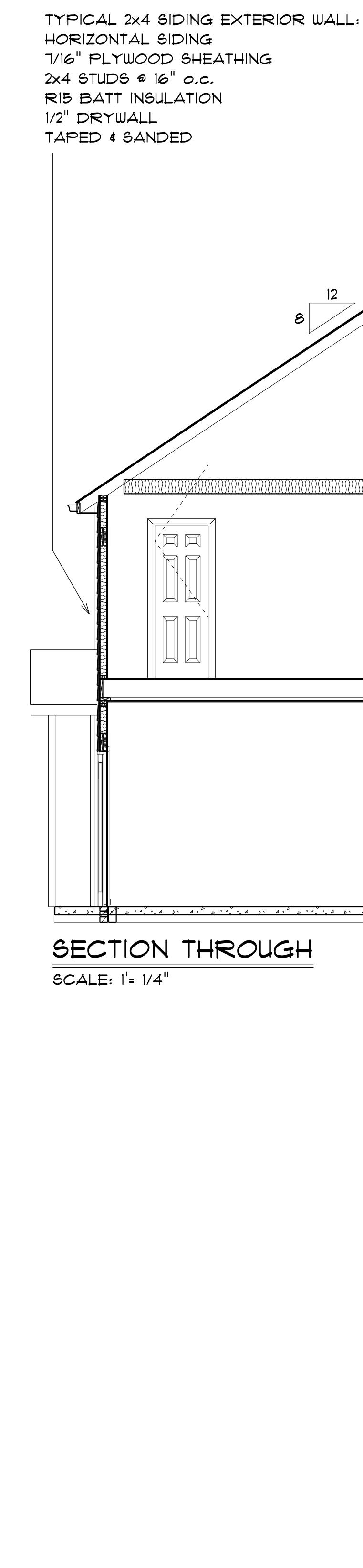
AREA SCHEDULE	
NAME	AREA
Heated	1006 sq ft.
Garage	515 sq ft.
Covered Front Porch	126 sq ft.
Opt Covered Rear Porch or Deck	120 sq ft.



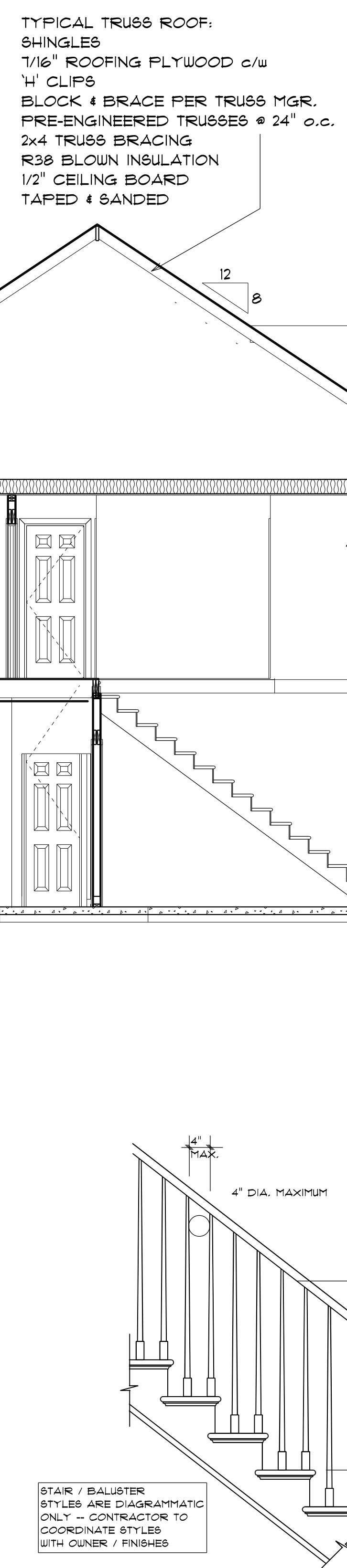
TWO STORY STEM WALL FOUNDATION DETAIL
not to scale



TWO STORY CRAWL SPACE FOUNDATION DETAIL
not to scale



SECTION THROUGH
SCALE: 1" = 1/4"



STAIR RAILING
not to scale

TYPICAL 2x4 SIDING EXTERIOR WALL:
HORIZONTAL SIDING
1/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
RIB BATT INSULATION
1/2" DRYWALL
TAPE & SAND

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
TAPE & SAND

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

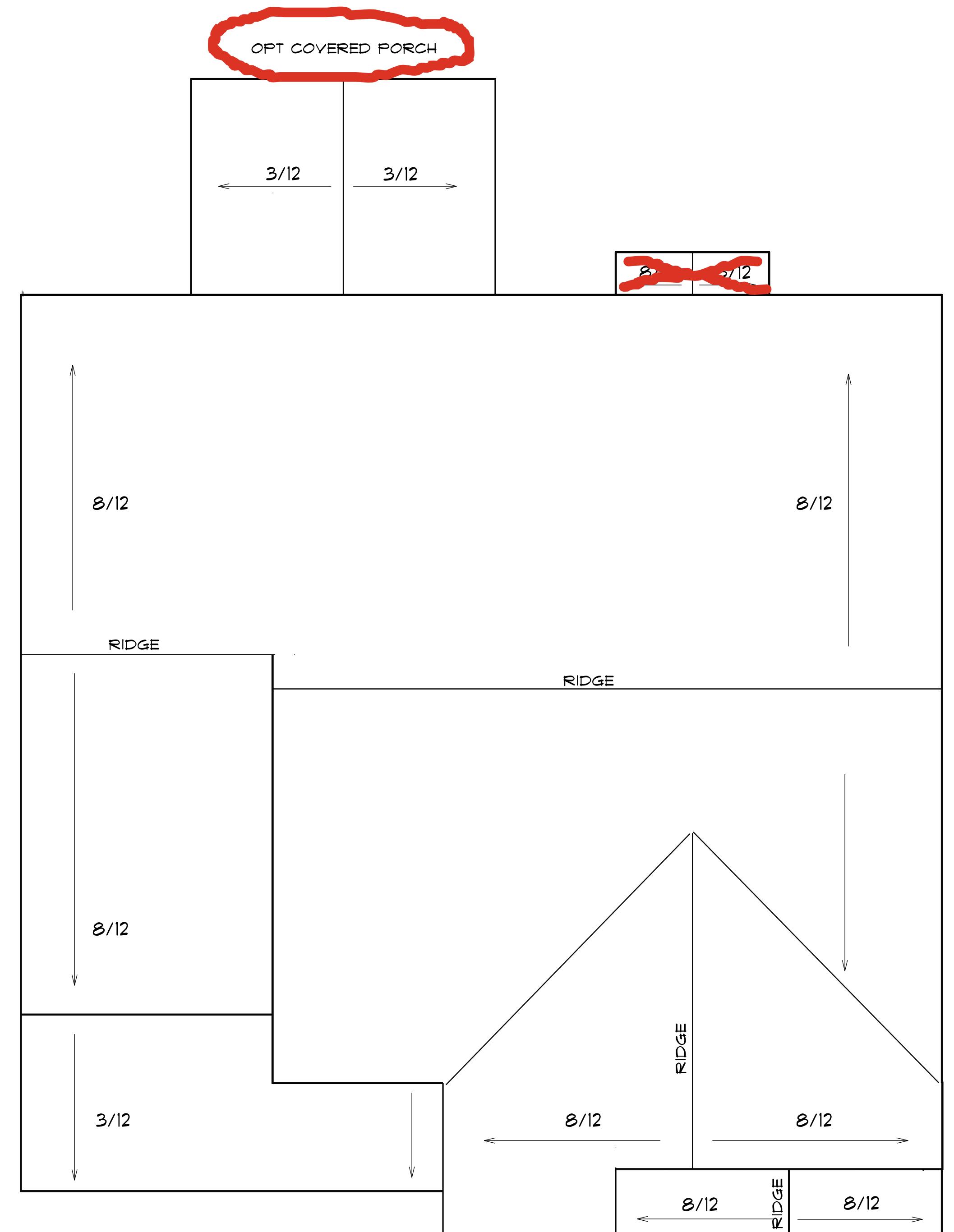
ROOF NOTES:

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

ROOF PLAN

THE CHATHAM
RIGHT 2 CAR GARAGE

CRH HOMES

DA

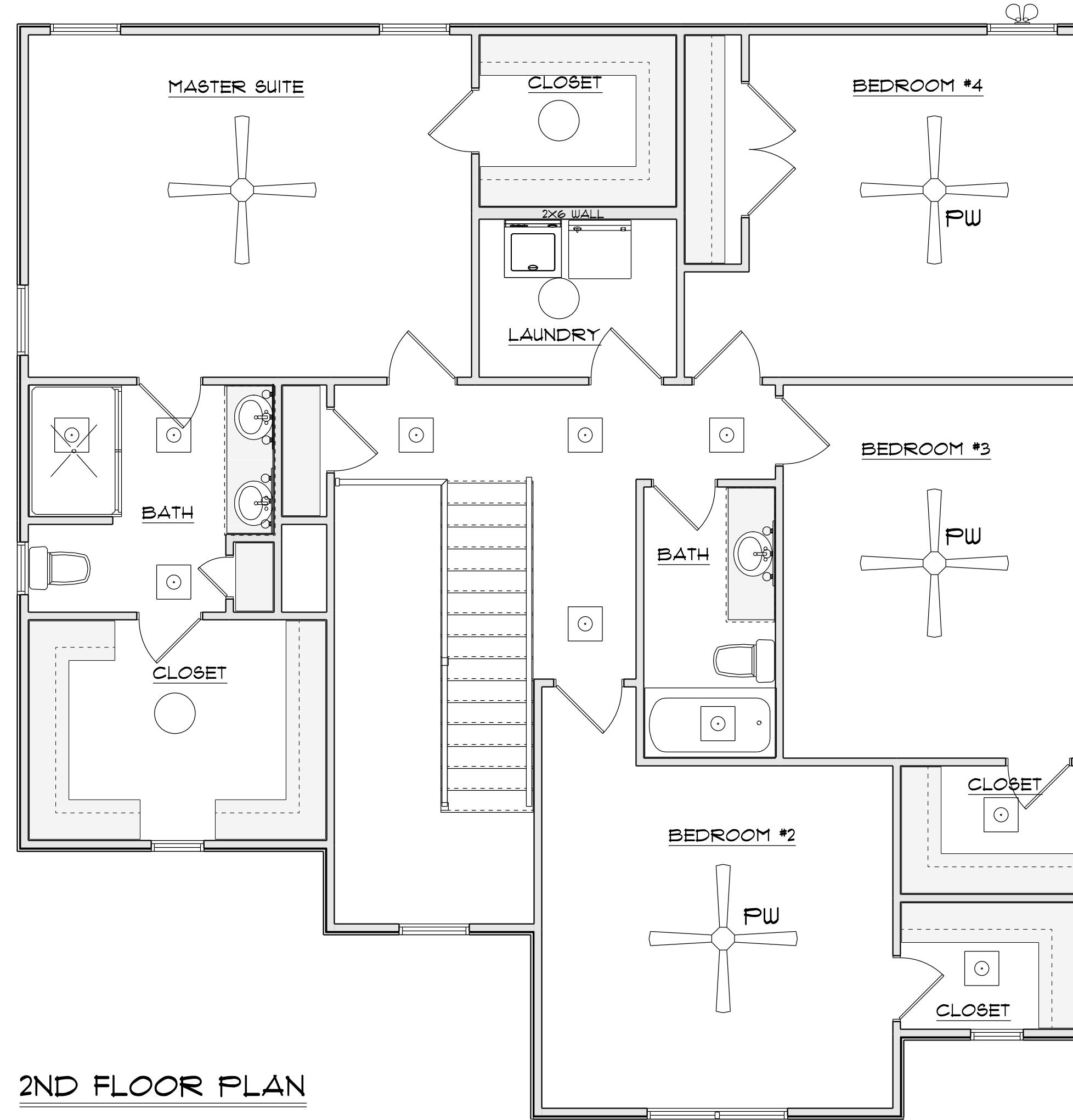
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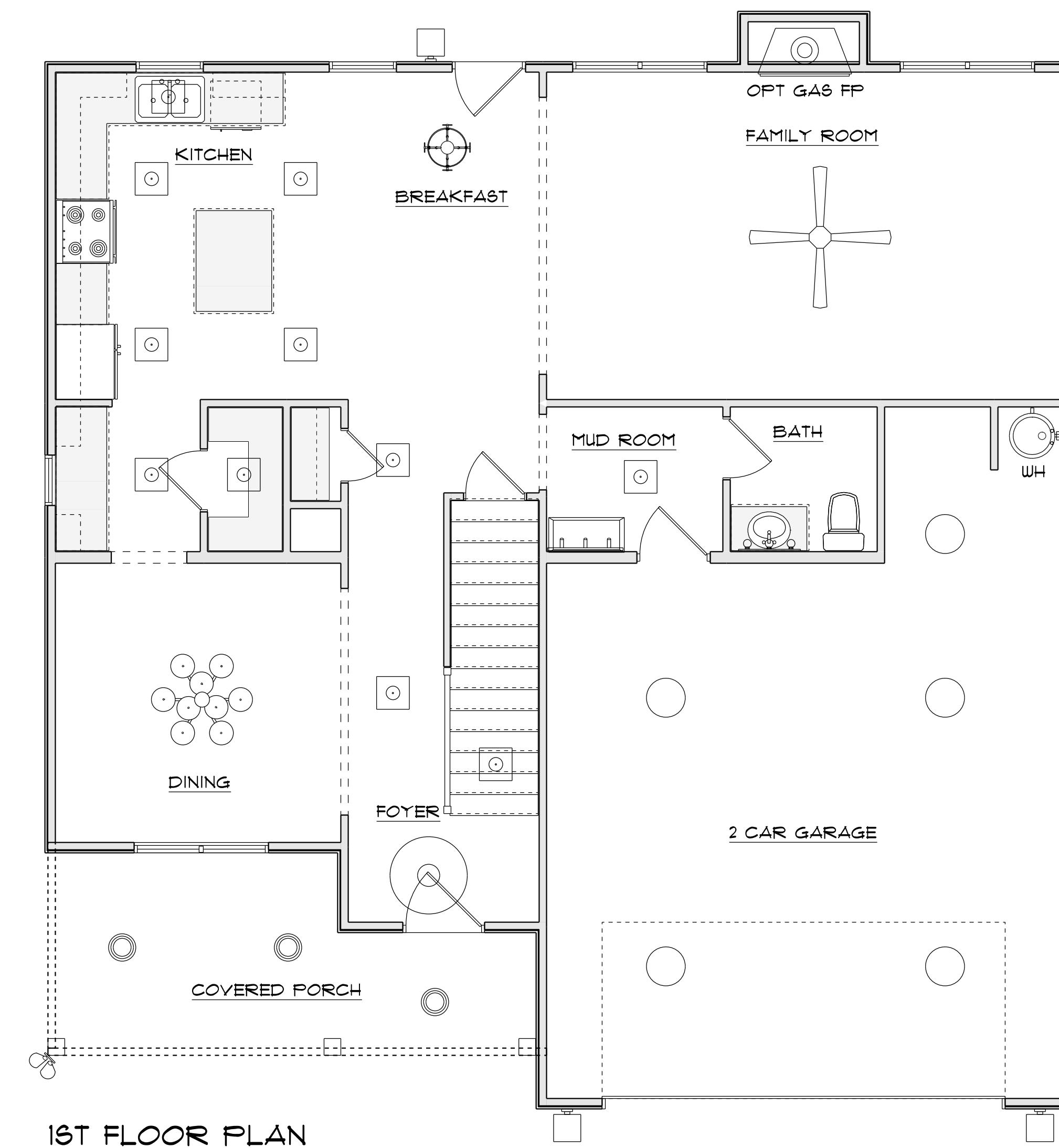
SCALE: 1' = 1/4"

DRAWN BY:

DATE: 10/8/2025



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	2	
10" led	8	
7" led	21	
foyer light	1	
dinning room light	2	
coach light	3	
exterior over head	3	
flood light	2	
vanity bar light	4	
wall sconce		
ceiling light	1	



ELECTRICAL PLAN

THE CHATHAM
RIGHT GARAGE

CRH HOMES

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SCALE: 1" = 1/4"

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DATE: 9/6/2023

E1

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