

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.

10/03/2024




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 27". 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 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 7-98
- 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 7/12 34.8 P&F
 - 6.5.2 Roof Slopes 7/12 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
SCALE: 1" = 1/4"



REAR ELEVATION
SCALE: 1" = 1/4"

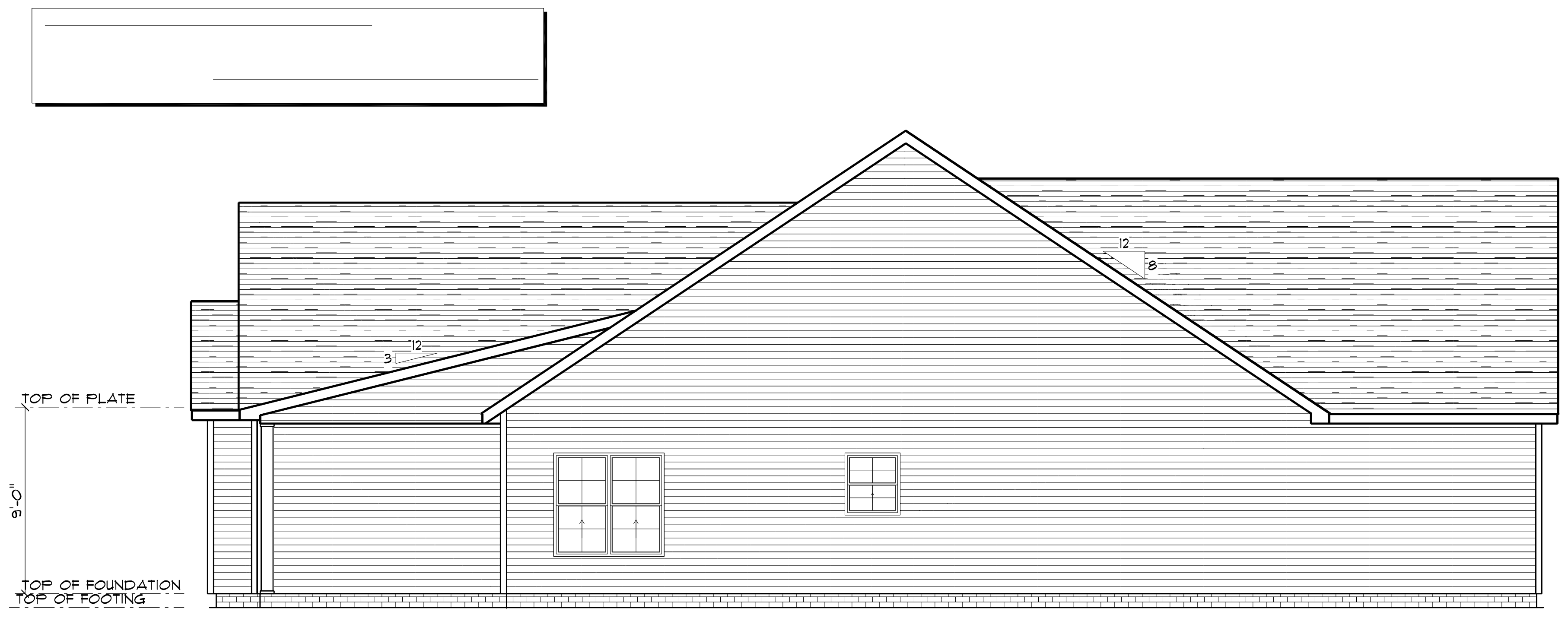


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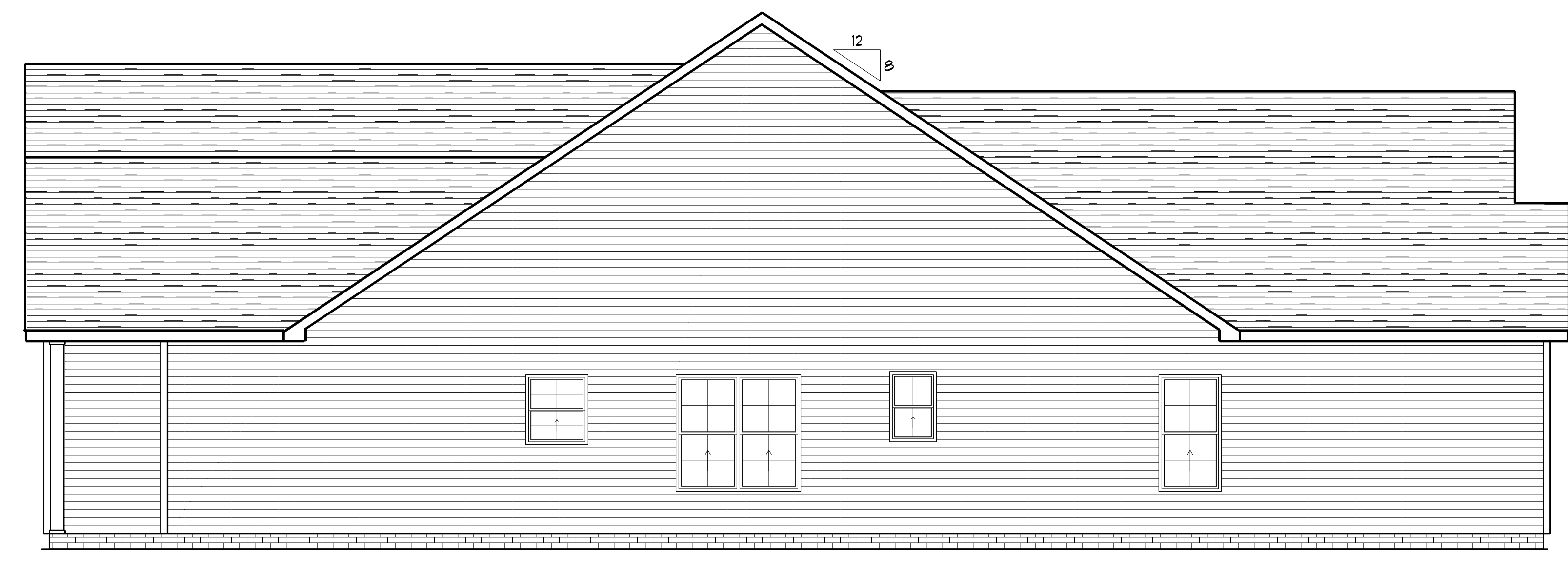
SCALE: 1" = 1/4"
DRAWN BY:
DATE: 6/9/2023

THE BLAKELY LEFT FRONT LOAD

FRONT ELEVATION B



LEFT ELEVATION
SCALE: 1" = 1/4"



RIGHT ELEVATION
SCALE: 1" = 1/4"

2B

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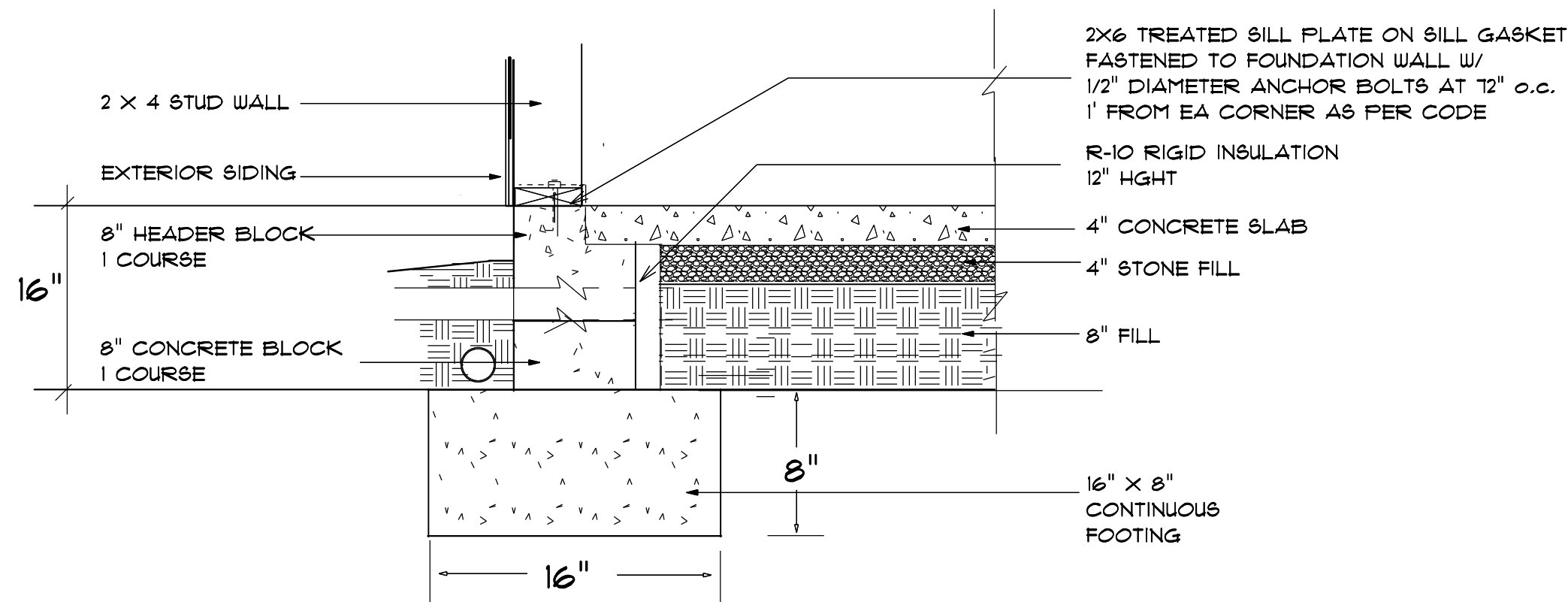
SCALE: 1" = 1/4"
DRAWN BY:
DATE: 6/9/2023

THE BLAKELY
LEFT FRONT LOAD

RIGHT &
LEFT ELEVATIONS

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. #36 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.



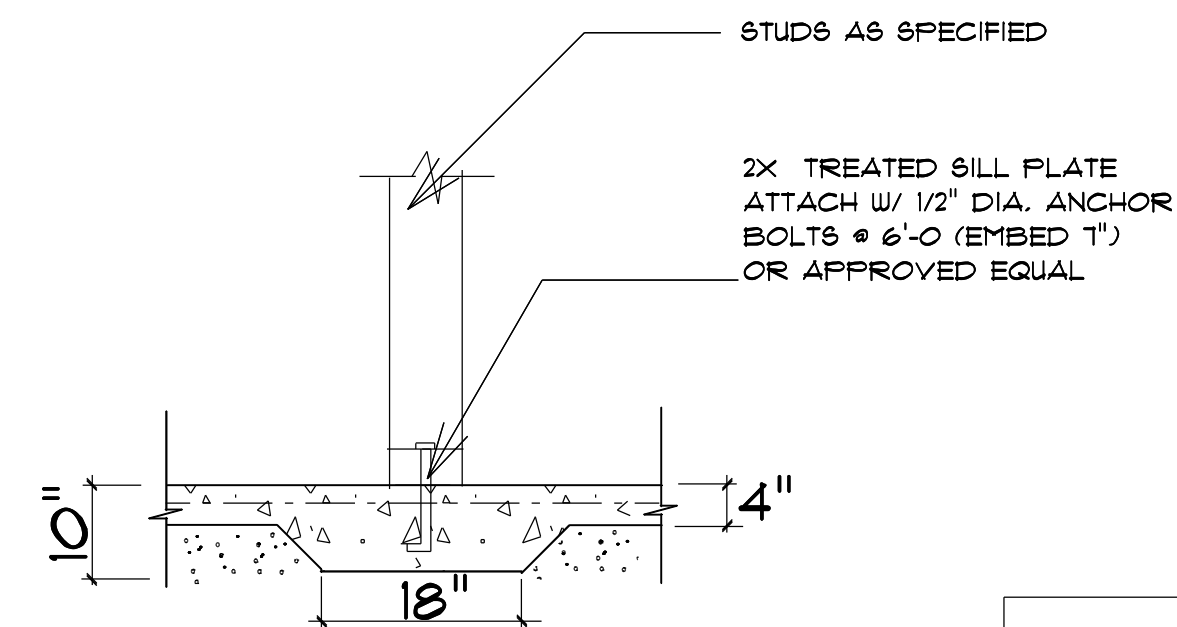
STEM WALL FOUNDATION Detail
 not to scale

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

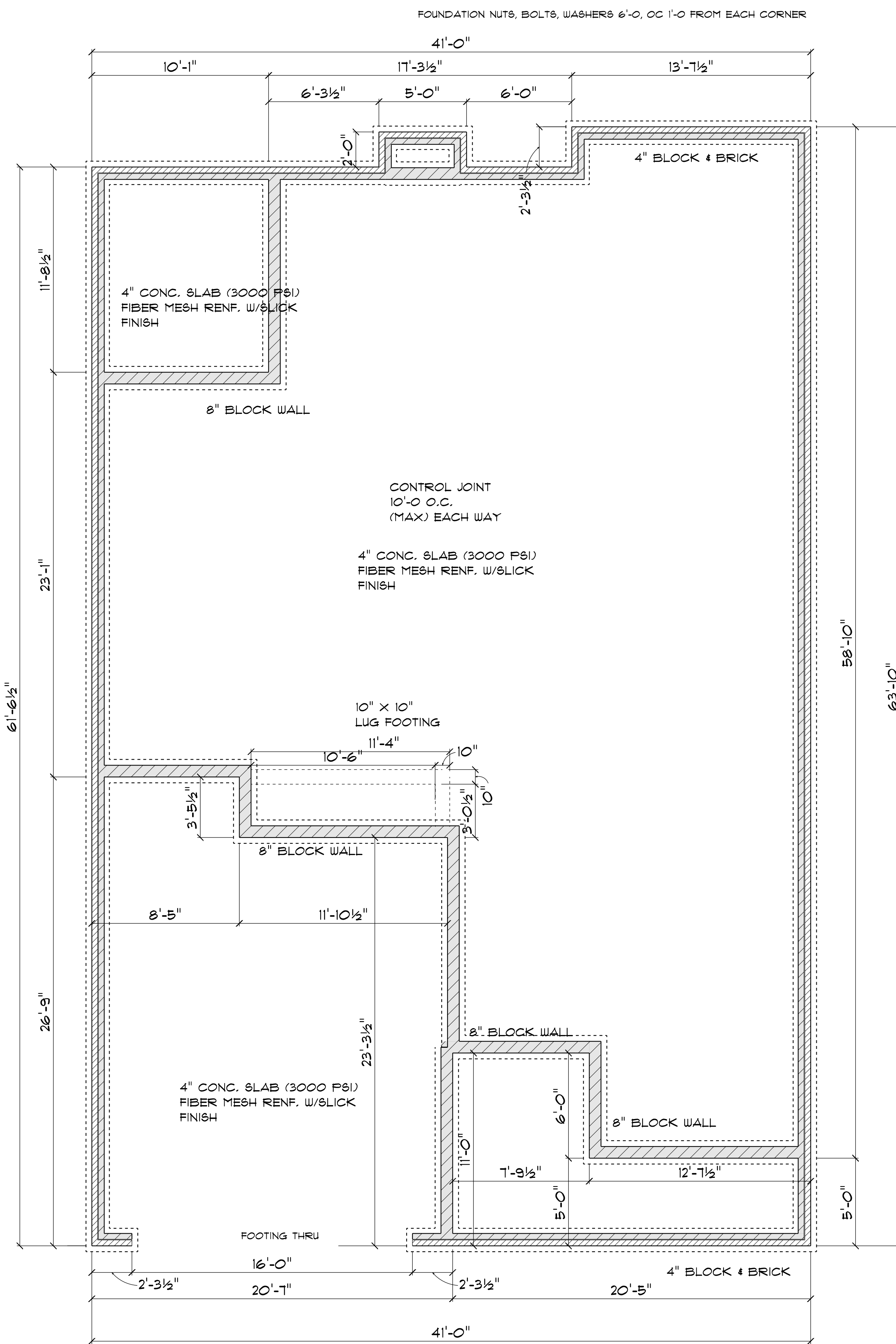
CONTROL JOINTS
 PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS -- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS -- COLD JOINTS CAN ACT AS CONTROL JTS

CONCRETE SLAB DETAILS / NOTES

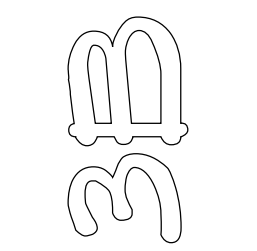
not to scale



TYPICAL THICKENED SLAB
 not to scale



FOUNDATION PLAN
 SCALE: 1" = 1/4"



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SCALE: 1" = 1/4"
 DRAWN BY:
 DATE: 6/9/2023

THE BLAKELY W/BONUS ROOM
 LEFT FRONT LOAD

STEM WALL
 FOUNDATION

GENERAL FRAMING NOTES:

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED

FRAMING LUMBER SHALL BE 6YP #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 3-1/4d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

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

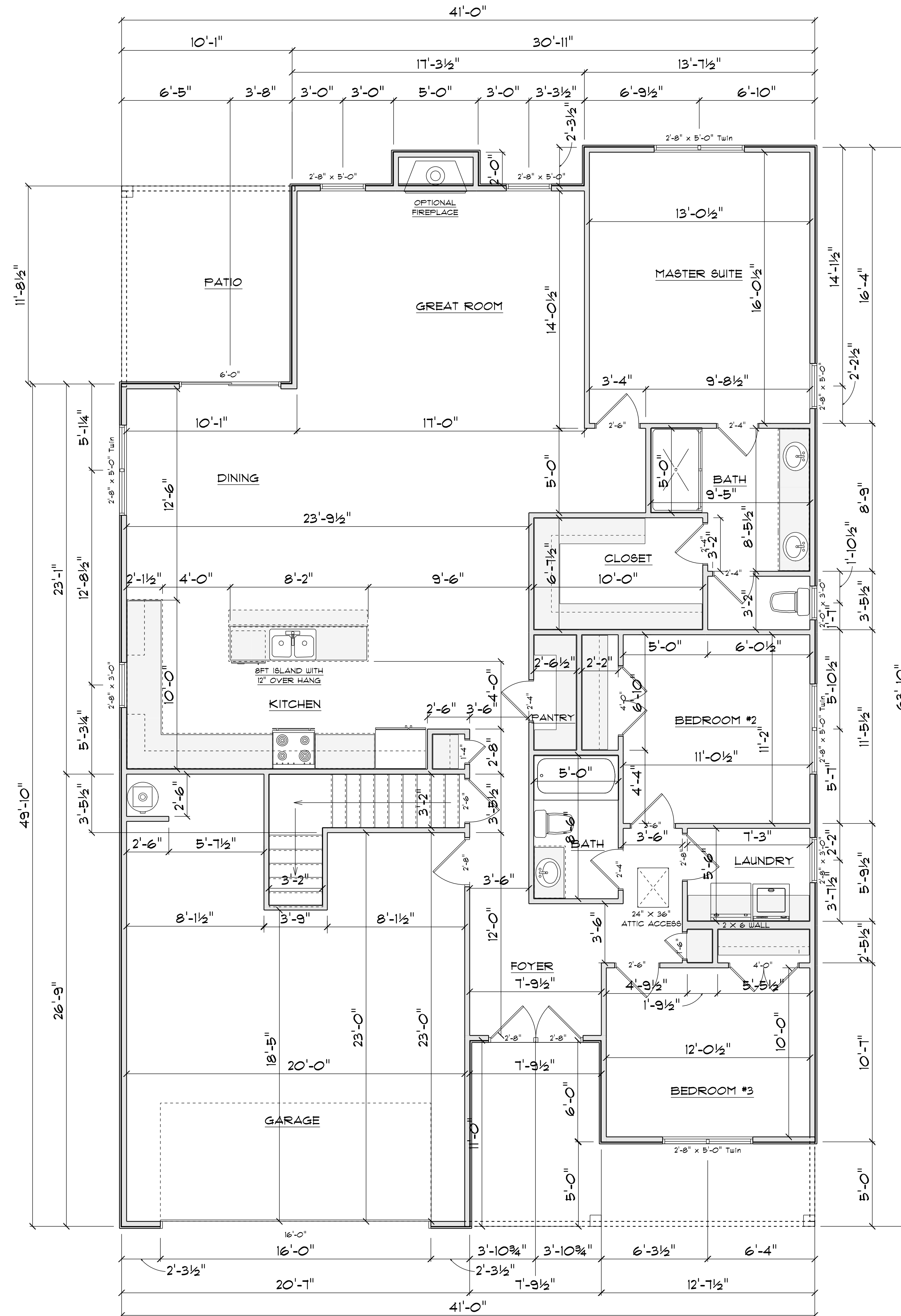
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED. PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

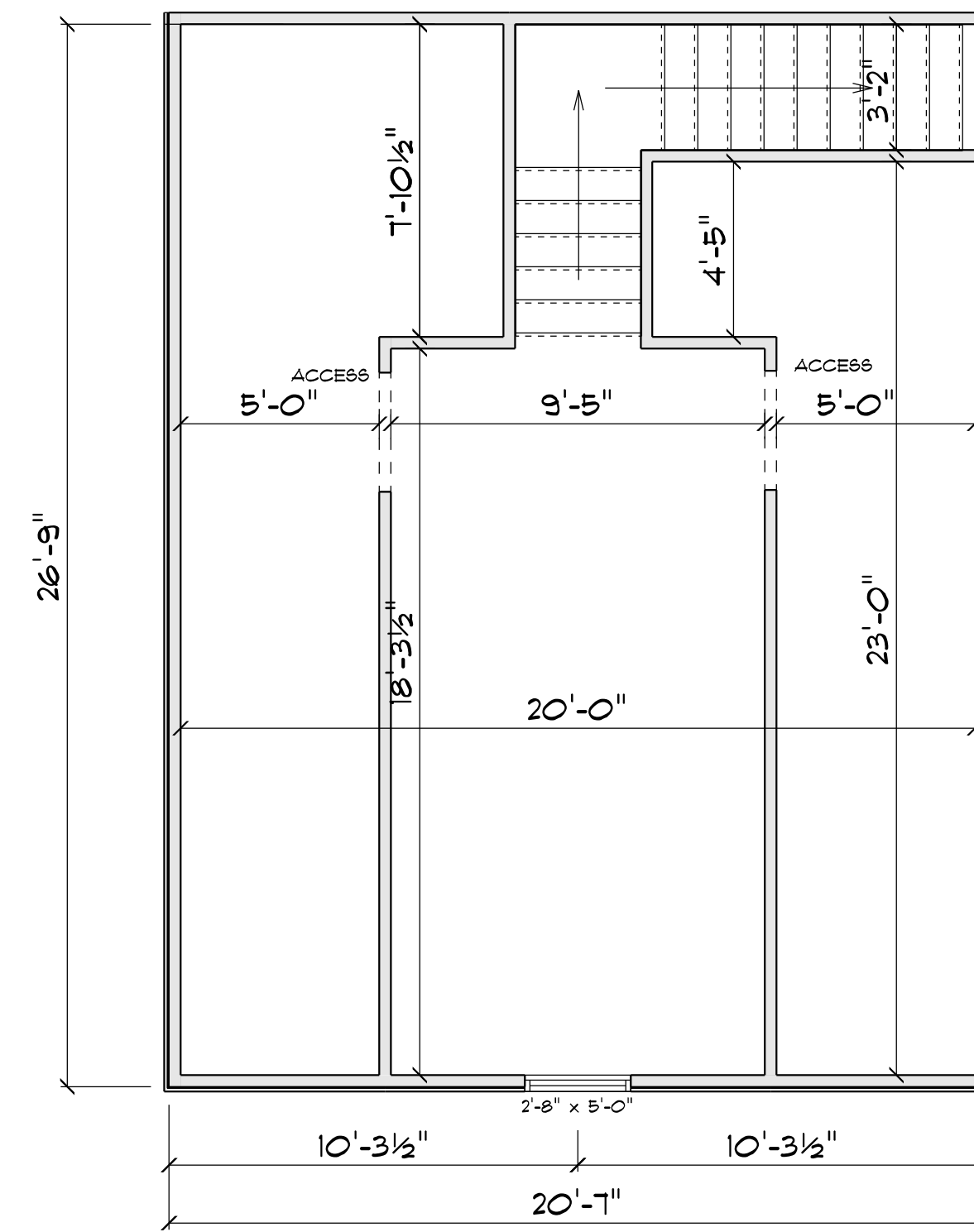
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

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



FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
AREA	NAME
1736 sq ft.	Heated
539 sq ft.	Garage
153 sq ft.	Covered Rear Porch
151 sq ft.	Covered Front Porch



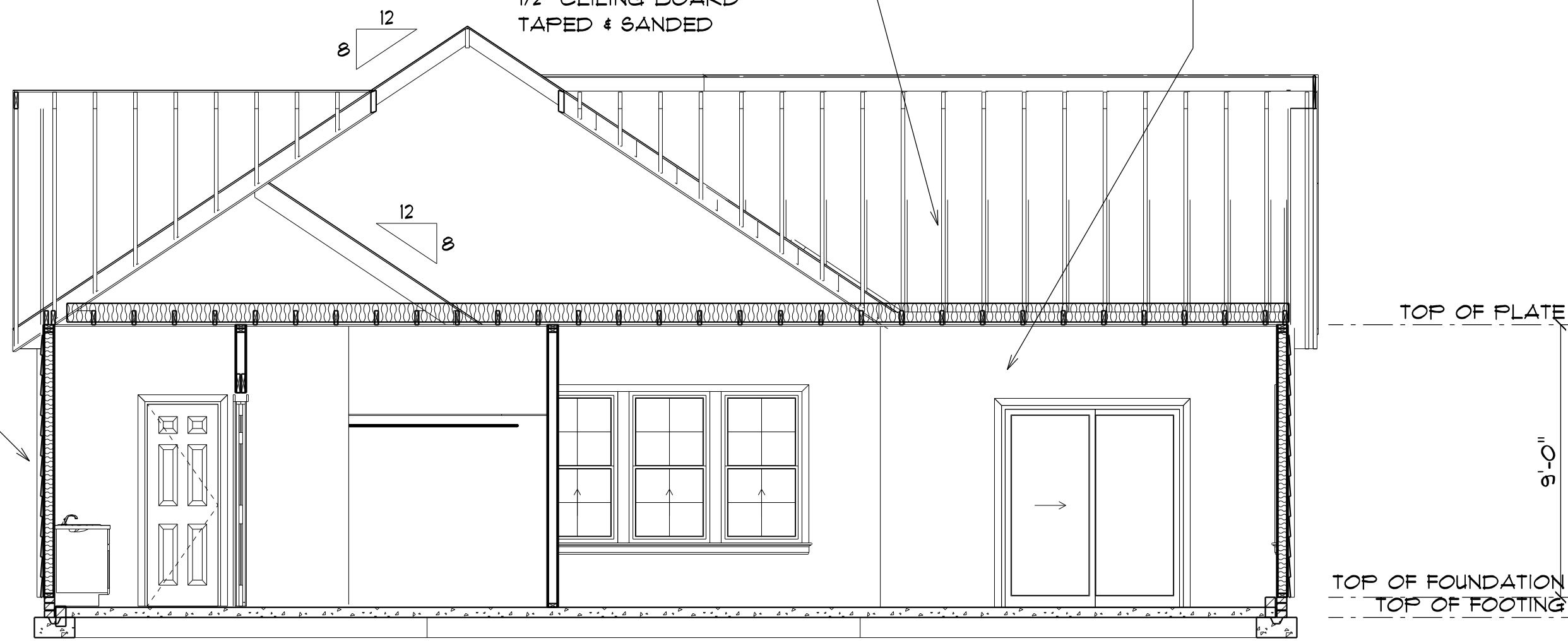
BONUS ROOM
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Bonus Room	256 sq ft.

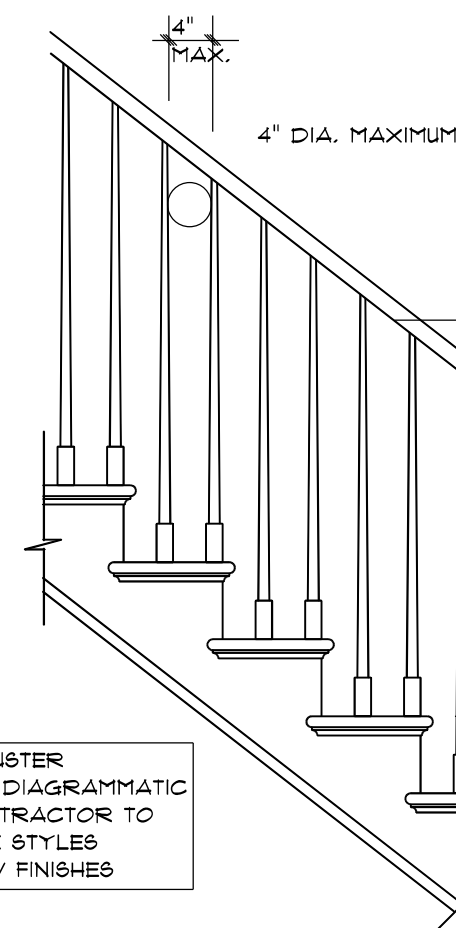
TYPICAL 2x4 SIDING EXTERIOR WALL:
 HORIZONTAL OR BOARD & BATTEN SIDING
 7/16" PLYWOOD SHEATHING
 2x4 STUDS @ 16" o.c.
 R15 BATT INSULATION
 1/2" DRYWALL
 TAPED & SANDED

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
 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
 NOT TO SCALE

OPEN BALUSTRADE BALCONY / STAIR RAILINGS
 NOT LESS THAN 36" IN HEIGHT
 WITH PATTERN / SPACING SUCH
 THAT A SPHERE 4" IN DIA.
 CANNOT PASS THROUGH

ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH
 OF THE STAIRS. 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

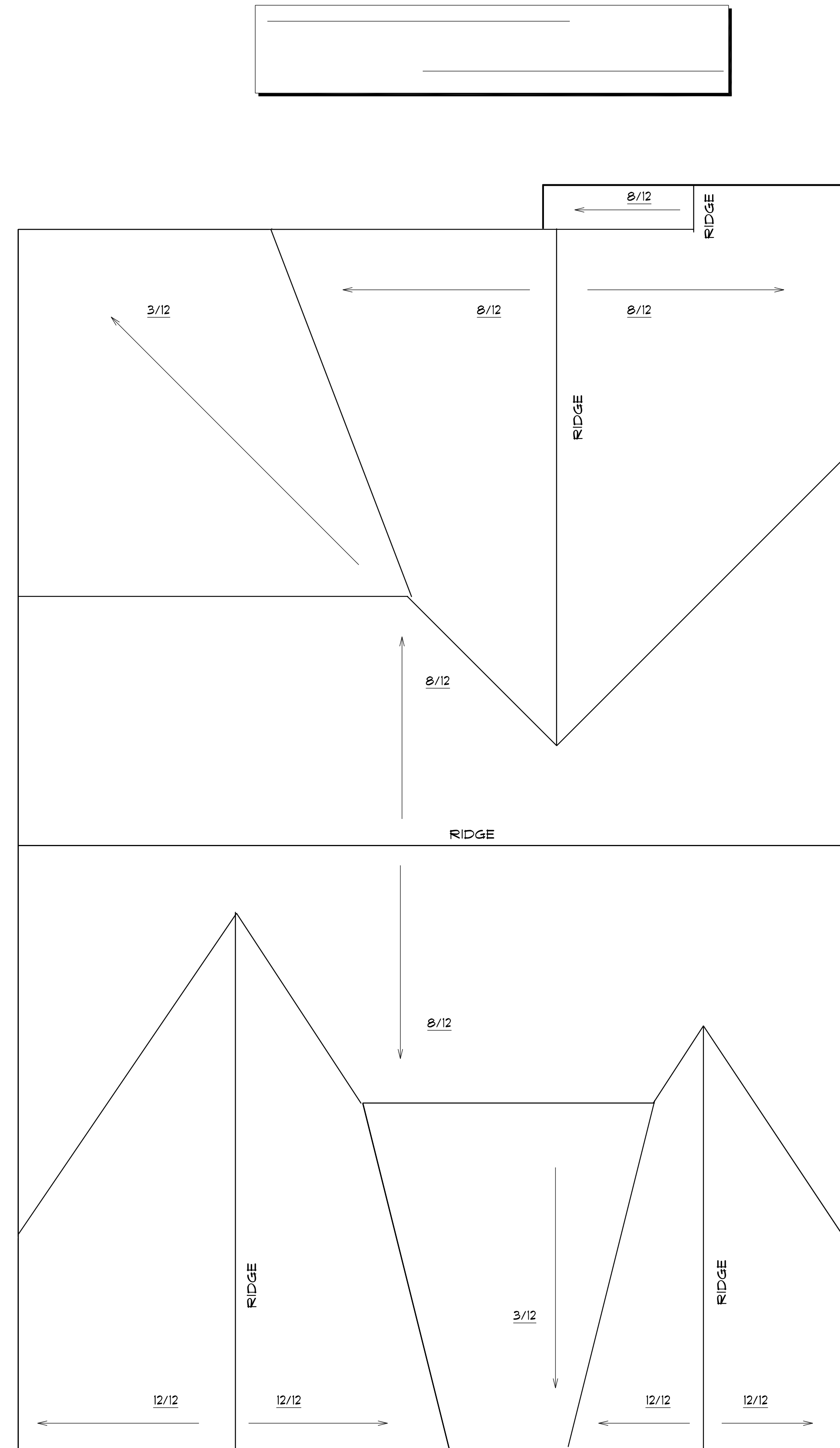
ROOF NOTES:

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

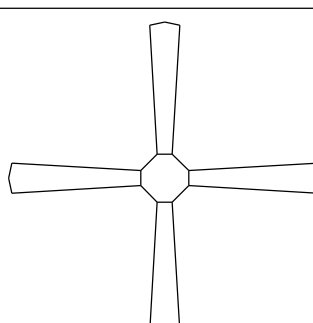
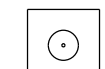

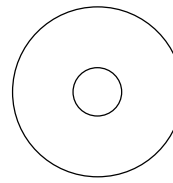
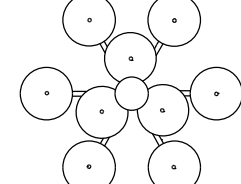



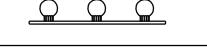

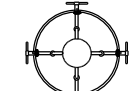
IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

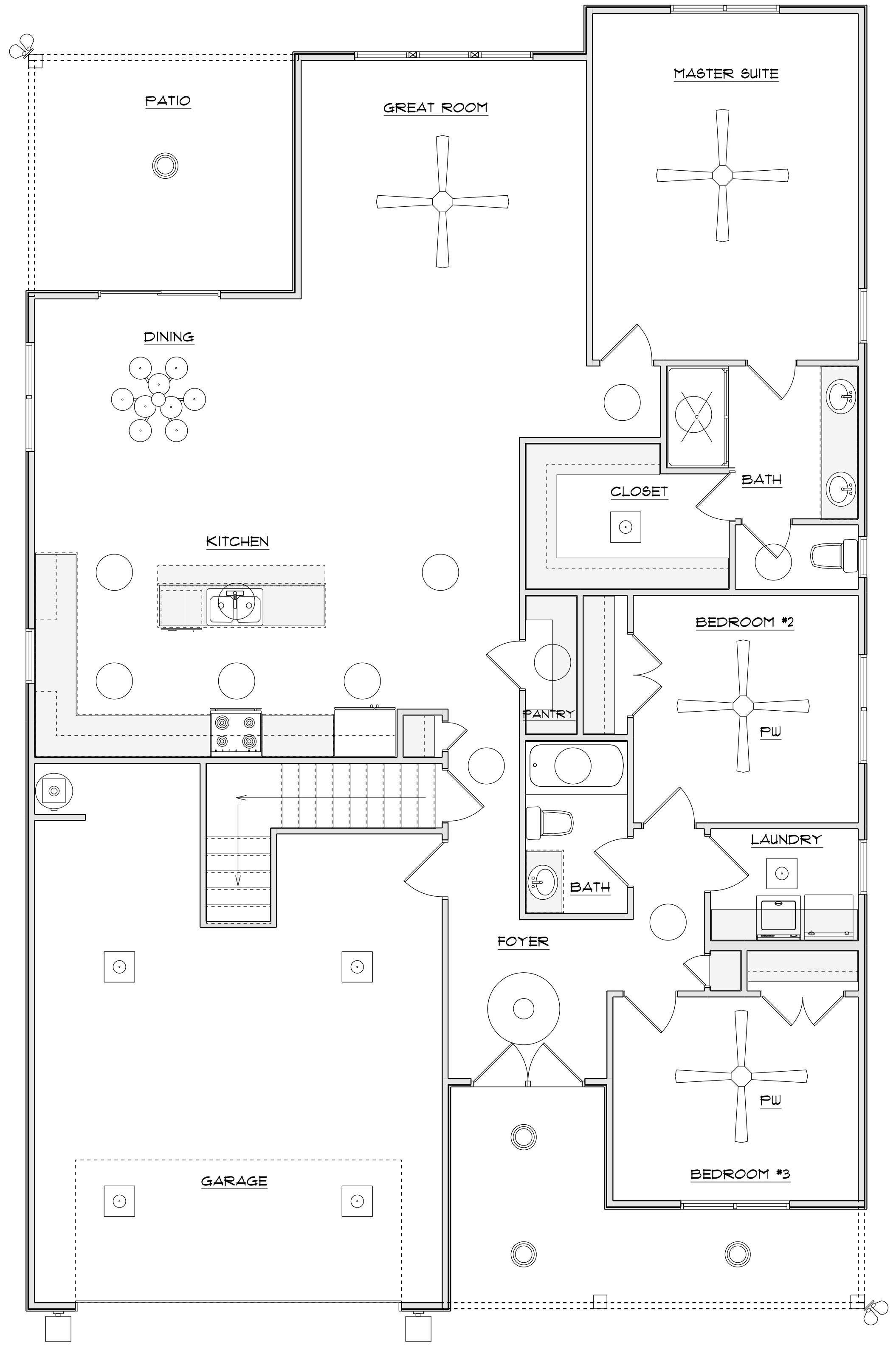
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS.
 DO NOT NOTCH OR DRILL TRUSS MEMBERS.

WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS
 MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL
 OF A N. C. REGISTERED ENGINEER.

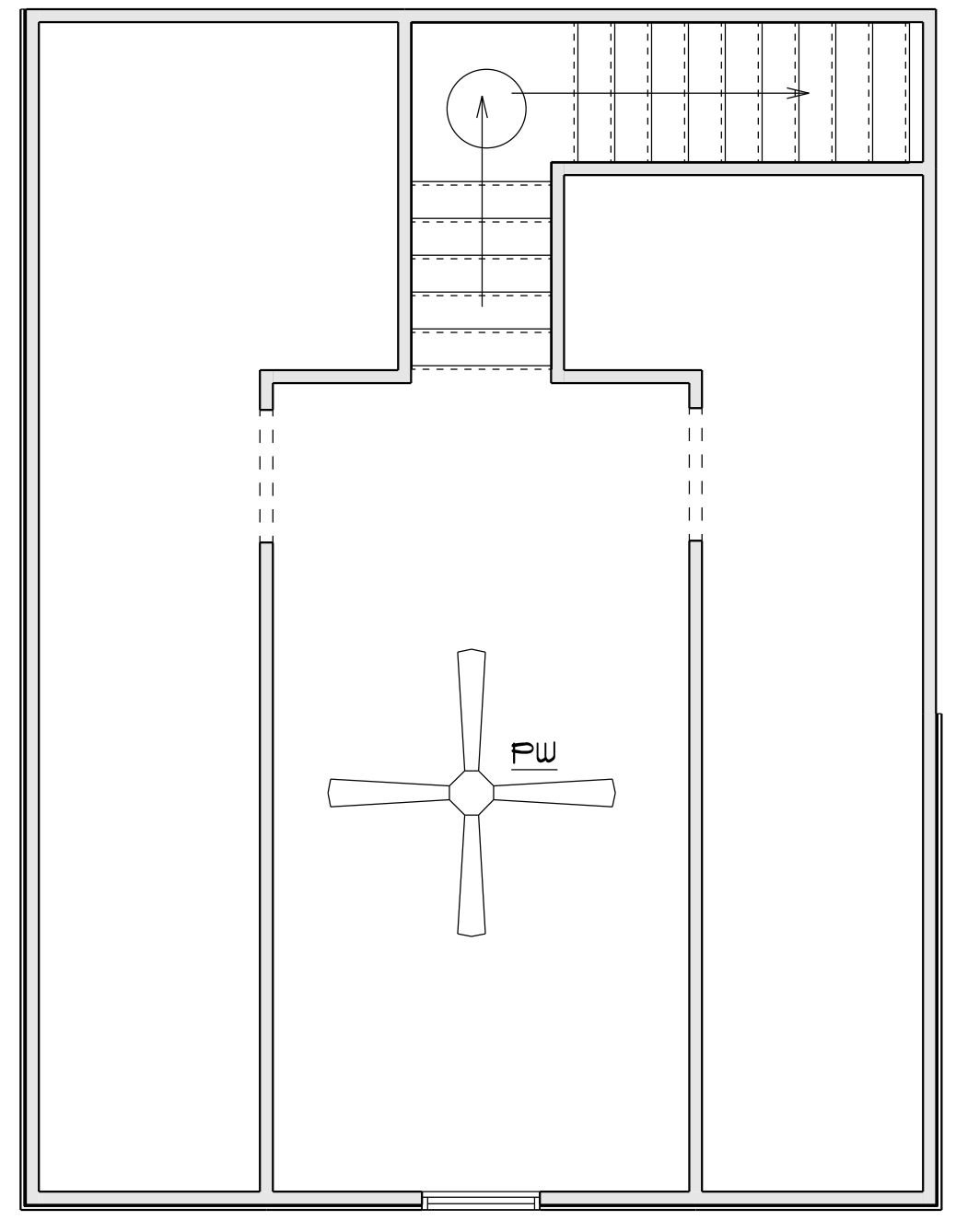
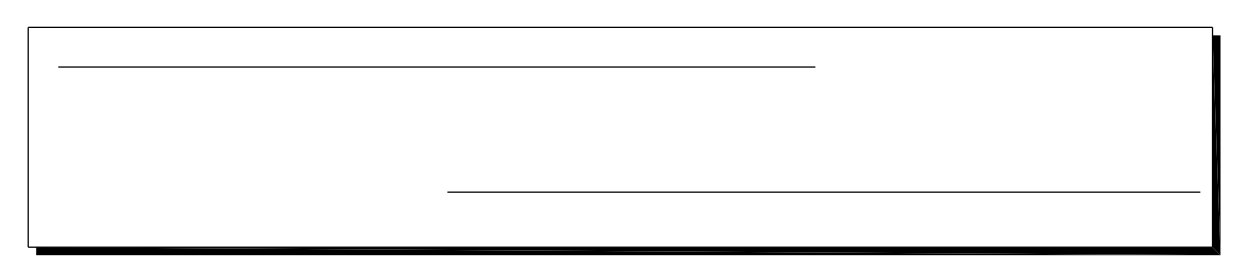


ROOF PLAN
 SCALE: 1" = 1/4" 12" OVER HANG ALL

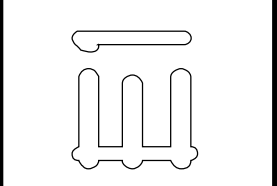
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	3	
10" led	6	
7" led	14	
foyer light	1	
dinning room light	1	
coach light	2	
exterior over head light	4	
flood light	2	
vanity bar light	4	
wall sconce		
pendant light		



FLOOR PLAN



BONUS ROOM



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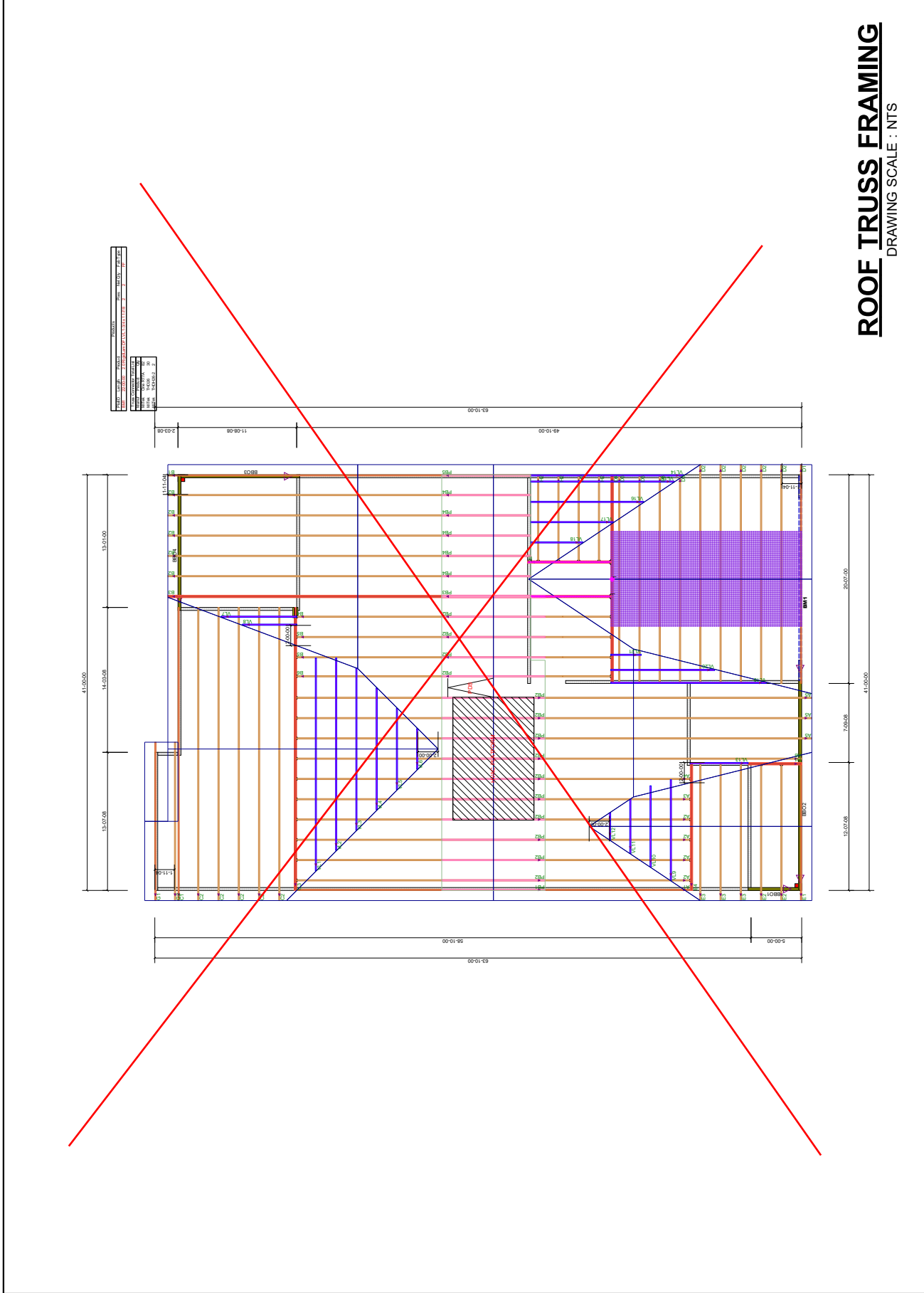
SCALE: 1" = 1/4"
 DRAWN BY:
 DATE: 6/9/2023

THE BLAKELY W/BONUS ROOM
 LEFT FRONT LOAD

ELECTRICAL
 LAYOUT



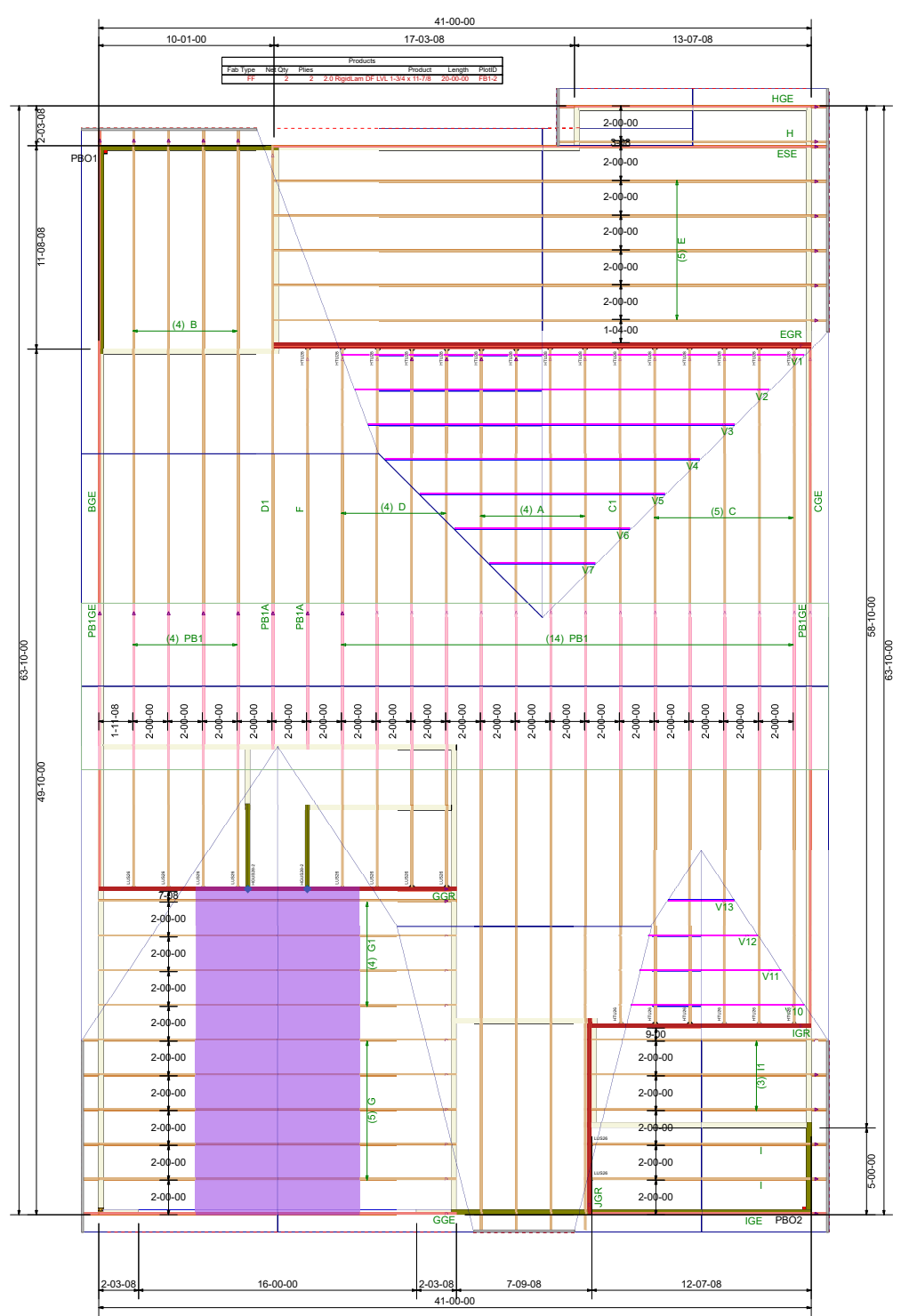
REVISIONS	DATE	BY
	8-23-22	TK



ROOF TRUSS FRAMING
DRAWING SCALE : NTS

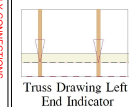
FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS. DAMAGED COMPONENTS SHOULD NOT BE INSTALLED UNLESS TOLD TO BY THE COMPONENT PLANT. TRUSS TO TRUSS CONNECTIONS ARE TOE-NAILED, UNLESS NOTED OTHERWISE.

General Notes:
 CUTTING OR DRILLING OF COMPONENTS SHOULD NOT BE DONE WITHOUT CONTACTING COMPONENT SUPPLIER FIRST. CUSTOMER TAKES FULL RESPONSIBILITY FOR COMPONENTS IF CUT BEFORE AUTHORIZATION.
 ALL BEARING POINTS MUST BE INSTALLED PRIOR TO SETTING ANY COMPONENTS.



Truss Connector Total List		
Qty	Product	Manufacturer
6	HTL26	Simpson
15	HTL28	Simpson
10	LUS26	Simpson
59	One H2.5A	Simpson

Connector Summary		
Product	Manufacturer	Qty
HTL26@26	Simpson	6



GIRDERS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS. DIMENSIONS ARE READ AS: FOOT-INCH-SIXTEENTH. All uplift connectors shown within these documents are recommendations only. Per ANSI/TPI 1, all uplift connectors are the responsibility of the bldg designer and or contractor.

Scale: NYS
 Date: 1/2/2024
 Designer: Mike Finch
 Project Number: 24090102-01
 Sheet Number: 1/1

Christie Yarbrough Enterprises LLC
 1 Stafford Land-Roof-Blakely C BNS GRH
ROOF PLACEMENT PLAN

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor systems and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding the bracing, consult "Bracing of Wood Truss" available from the Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53179.

Revisions	
Name	Date
	00/00/00
	00/00/00
	00/00/00
	00/00/00