GENERAL FRAMING NOTES:

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

FRAMING LUMBER SHALL BE STP #3 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 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 TJ'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

WINDOW SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-8" x 6'-0" Twin	1	Window\Single Hung
2'-8" x 5'-0" Twin	2	Window\Single Hung
2'-8" x 6'-0"	4	Window\Single Hung
2'-8" x 6'-0" Triple	2	Window\Single Hung
2'-8" x 5'-0"	1	Window\Single Hung
2'-0" x 4'-0"	1	Window\Single Hung
2'-0" x 4'-0"	7	Window\Single Hung
4'-0" x 4'-0"	1	Window\Single Hung
4'-0" x 4'-6"	1	Window\Single Hung

DOOR SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
3'-0"	L	1	Exterior Door\Colonial
3'-0"	L	1	Exterior Door\Colonial
3'-0"	R	1	Exterior Door\Country
6'-0"	LR	2	Exterior Door\French
16'-0"	U	1	Garage\Tall Garage
9'-0"	U	1	Garage\Tall Garage
2'-4"	L	3	Interior Door\Colonial
2'-4"	R	1	Interior Door\Colonial
2'-6"	L	1	Interior Door\Colonial
2'-6"	R	1	Interior Door\Colonial
3'-0"	R	1	Interior Door\Colonial
2'-4"	N	3	Interior Door\Pocket
2'-6"	N	1	Interior Door\Pocket
2'-0" x 8'-11"	NN	2	Entry Door Side Lites
2'-8"	L	1	Entry Door
2'-8"	R	1	Entry Door
2'-8" x 6'-0" Triple	UN	2	Window\Single Hung
2'-8" x 6'-0"	UN	4	Window\Single Hung

CEILING JOIST SPANS

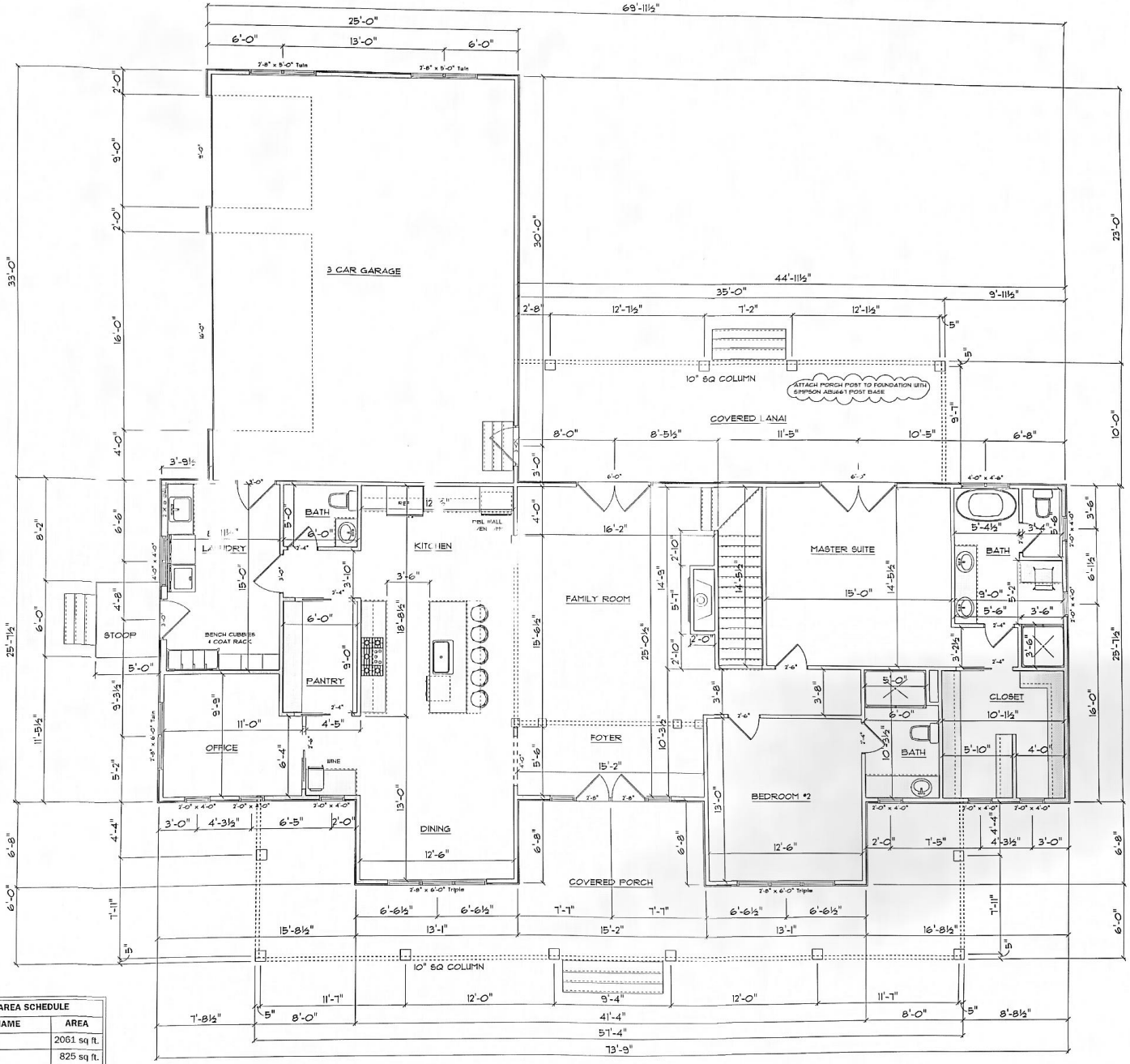
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTIC WITHOUT STORAGE, LIVE LOAD =10PSF, LL=240) DEAD LOAD = 10 PSF

**IF HABITABLE ATTIC SPACE OR STORAGE IS DESIRED, REFER TO INTERNATIONAL RESIDENTIAL CODE SPAN TABLES

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPAN) (FT.-IN)
2"x4"	12.0	9-3
	16.0	8-0
	19.2	7-4
	24.0	6-7
2"x6"	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2"x8"	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2"x10"	12.0	20-11
	16.0	18-1
	19.2	16-6
	24.0	14-9

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.5.1 (2)

AREA SCHEDULE	
NAME	AREA
Heated	2061 sq ft.
Garage	825 sq ft.
Covered Lanai	349 sq ft.
Covered Front Porch	555 sq ft.



1ST FLOOR PLAN

SCALE: 1" = 1/4"

Diane Rivera Designs
6000 Rock Knob Lane
Sanford, N.C. 27332
919-770-0353
gailwarp@yahoo.com
DRD

4

SCALE: 1" = 1/4"

DRAWN BY:

DATE: 9/18/2024

RYAN SHEIDER
LOT 3 LEAFLET CHURCH ROAD
BROADWAY, NC 27505

1ST FLOOR PLAN

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 33" OC AN USE 3-16d NAILS 3" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWN 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
2'-8" x 5'-0" Twin	2	Window\Single Hung
2'-4" x 4'-6"	3	Window\Single Hung
2'-8" x 5'-0"	3	Window\Single Hung

DOOR SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
3'-0"	R	1	Interior Door\Bi fold
1'-6"	L	1	Interior Door\Colonial
2'-4"	L	3	Interior Door\Colonial
2'-4"	R	1	Interior Door\Colonial
2'-6"	L	2	Interior Door\Colonial
2'-6"	R	2	Interior Door\Colonial
4'-0"	LR	2	Interior Door\Colonial

MAXIMUM HEADER SPANS

HEADER SPANS FOR EXTERIOR BEARING WALLS
SOUTHERN PINE #2 OR BETTER — LIVE LOAD=30psf DEAD LOAD = 10psf

ALL SPANS ARE ASSUMING A MAXIMUM OF 24 FEET OF SUPPORTED ROOF FRAMING.

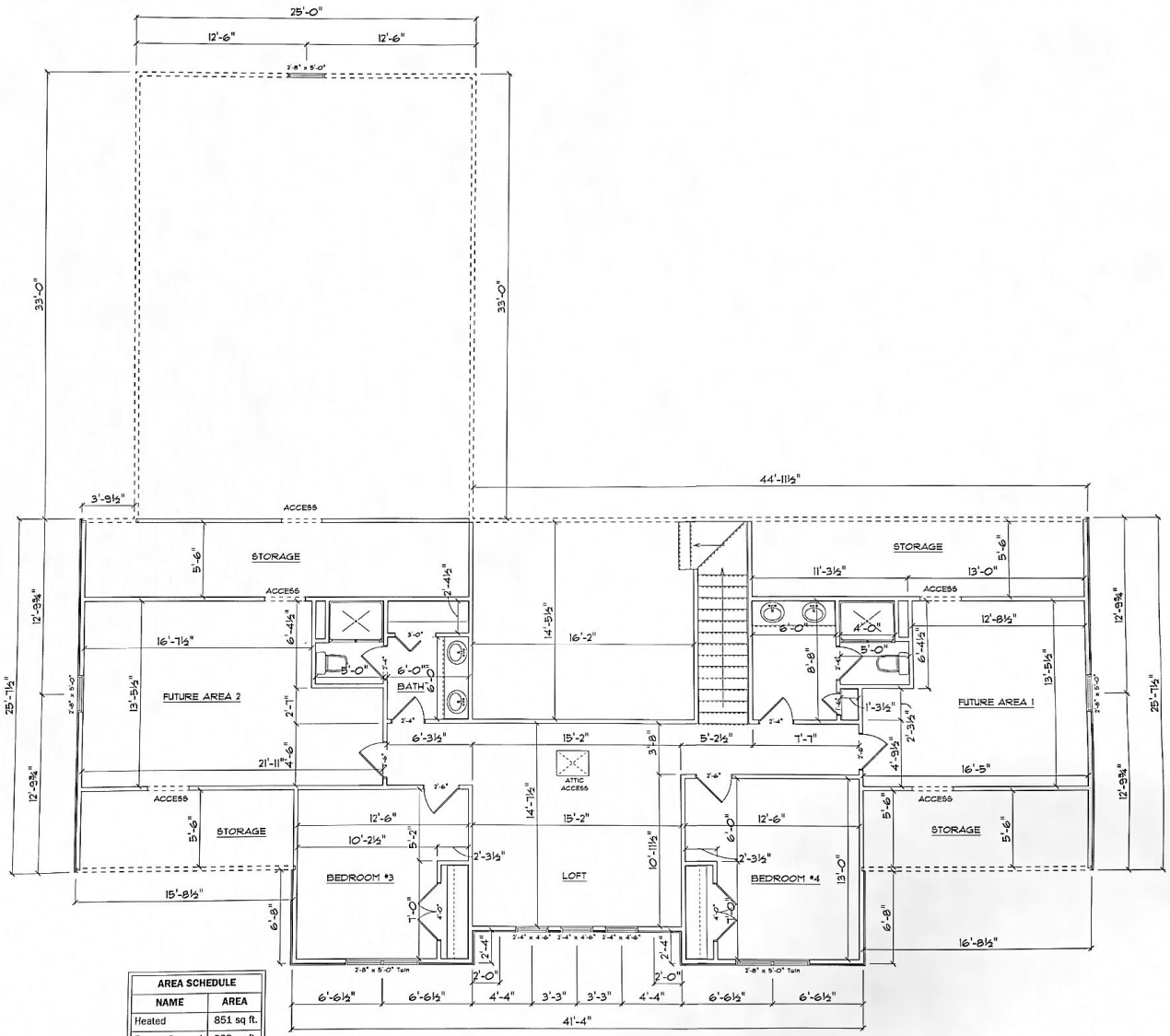
SUPPORTING ROOF AND CEILING ONLY

SIZE NUMBER OF PLIES IN ()	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS
(2) 2 x 6	4-7	1
(2) 2 x 8	5-9	1
(2) 2 x 10	6-10	2
(2) 2 x 12	8-1	2
(3) 2 x 6	7-3	1
(3) 2 x 10	8-7	2
(3) 2 x 12	10-1	2

SUPPORTING ROOF, CEILING AND ONE CENTER BEARING FLOOR

SIZE NUMBER OF PLIES IN ()	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS
(2) 2 x 10	5-8	2
(2) 2 x 12	6-8	2
(3) 2 x 10	7-2	2
(3) 2 x 12	8-5	2

NOTES:
1. THE ABOVE INFORMATION IS FROM THE 2018 IRC TABLE R602.7(1).
2. PLEASE REFER TO THE IRC 2018 FOR ADDITIONAL LUMBER SPECIES AND HEADER OPTIONS.
3. ALL HEADER SIZES SHALL BE DESIGNED/ VERIFIED BY A LOCAL PROFESSIONAL.



AREA SCHEDULE	
NAME	AREA
Heated	851 sq ft.
Furture Space 1	209 sq ft.
Future Space 2	270 sq ft.

2ND FLOOR PLAN
SCALE: 1"= 1/4"

Diane Rives Designs
6205 Hockingbird Lane
Sanford, N.C. 27332
919-770-0313
drdesigns@centurytel.net

SCALE: 1"= 1/4"
DRAWN BY:
DATE: 9/18/2024

RYAN SHEIDER
LOT 5 LEAFLET CHURCH ROAD
BROADWAY, NC 27505

2ND FLOOR PLAN

4B

RAFTER LENGTH CHART

ROOF PITCH		FACTOR
3/12		1.05
4/12		1.07
5/12		1.10
6/12		1.14
7/12		1.17
8/12		1.20
9/12		1.25
10/12		1.30
11/12		1.35
12/12		1.40
14/12		1.54
16/12		1.70

MULTIFY HORIZONTAL SPAN OF MEMBER BY FACTOR. CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, L/Δ= 240) DEAD LOAD = 10 PSF

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT.-IN)
2"x6"	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2"x8"	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2"x10"	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2"x12"	12.0	22-10
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.4.1 (3)

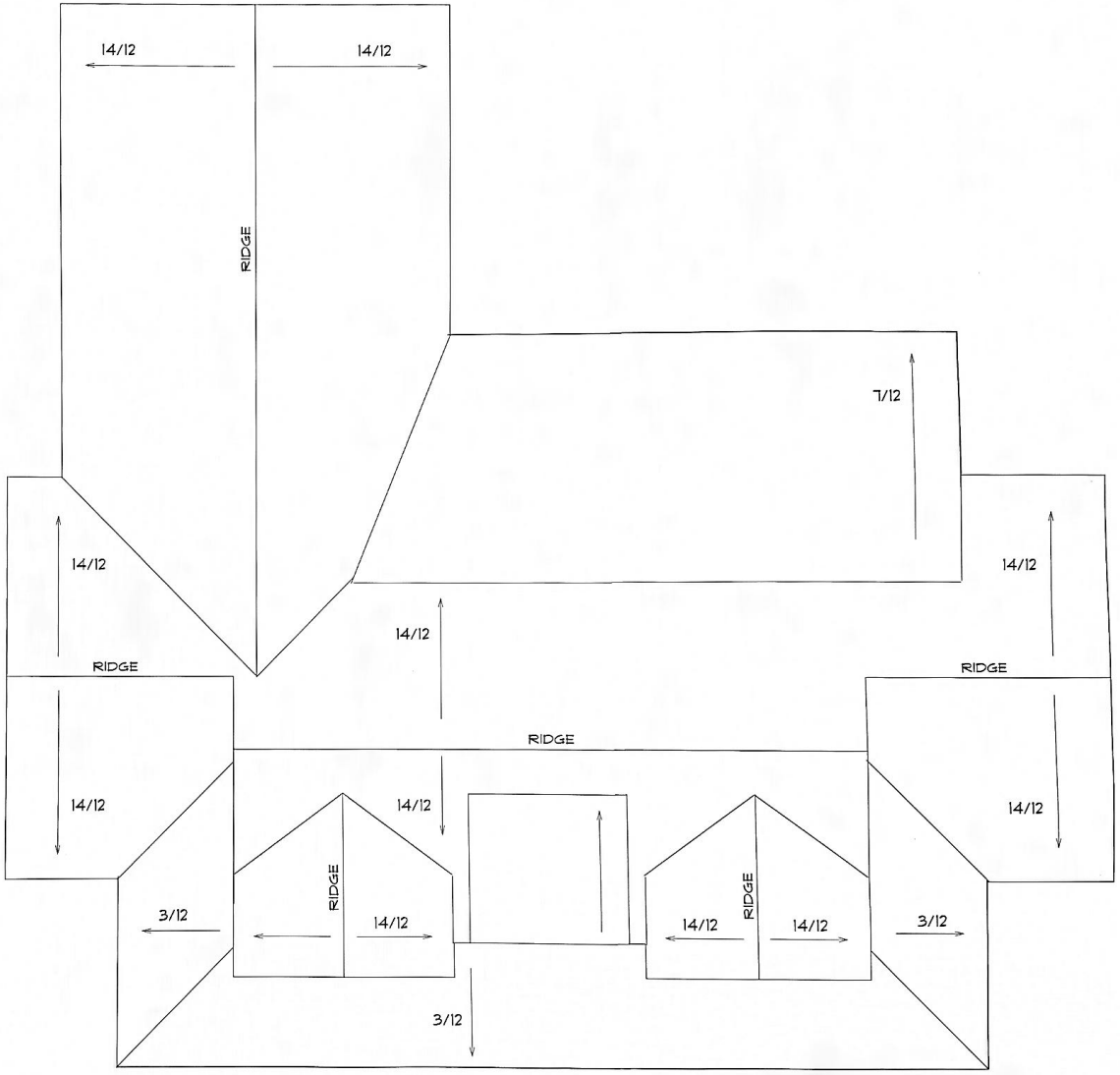
ROOF NOTES:

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

Diane Rivas Designs
4 Longwood Hills Lane
Sanford, N.C. 27332
919-710-0353
gailhaines@charter.net
DRD

SCALE: 1"= 1/4"

DRAWN BY:

DATE: 9/18/2024

RYAN SHEIDER
LOT 3 LEAFLET CHURCH ROAD
BROADWAY, NC 27505

ROOF PLAN