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

ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTORS 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 7-9B

2 Roof Dead Load 115 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

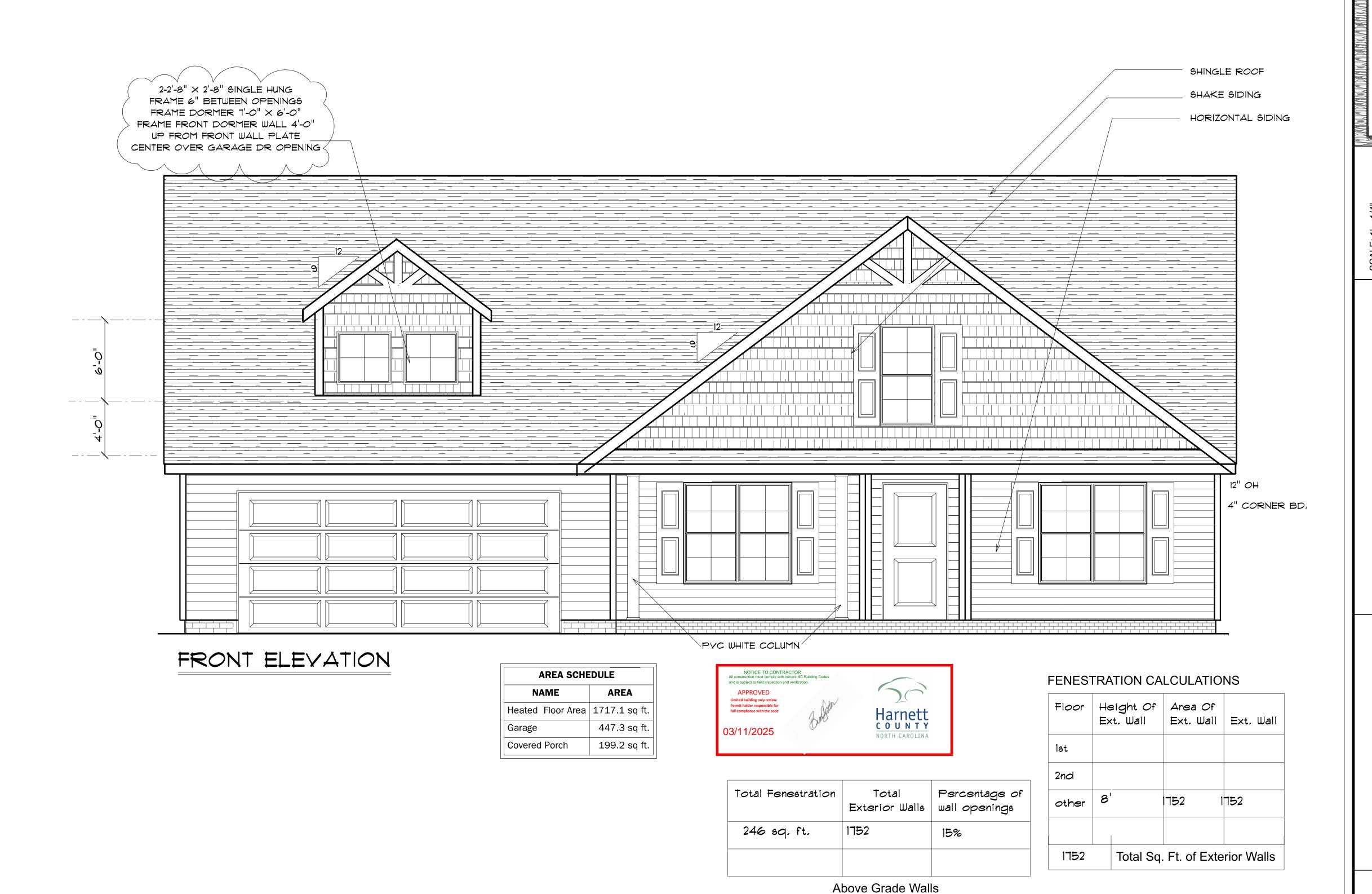
6.3 Exposure B

6.4 Walls (Component and Cladding) 25 PSF

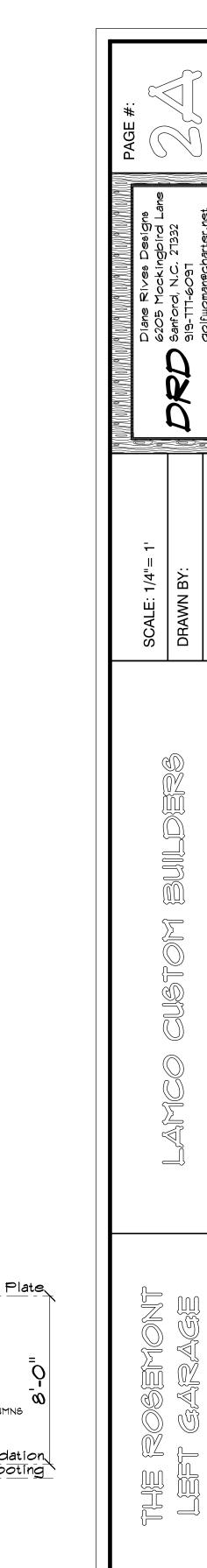
6.5.2 Roof Slopes 7/12 to 12/12 21 PSF

6.5 Roofs (Component and Cladding) 6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 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.



Surrounding Heated Space



EVATIONS





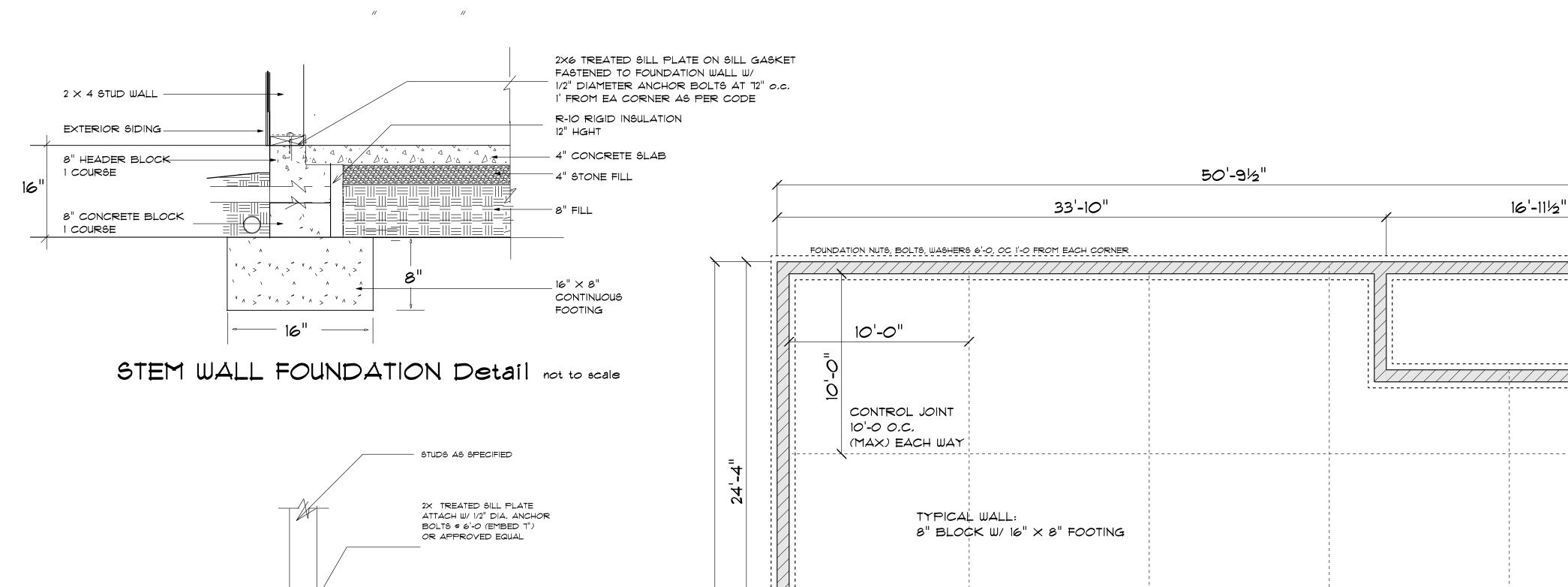


SCALE: 1'= 1/4"

SCALE: 1'=/4"

12'-1"

29'-91/2"



PROVIDE EXPANSION JOINTS AT THE -WELDED WIRE MESH OR EDGES OF SLABS THAT ARE NOT HEATED REBAR REINFORCEMENT 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

TYPICAL THICKENED SLAB

____ 4" MINIMUM CONCRETE SLAB

VERIFY COMPACTION AND SOIL TREATMENT

REQUIREMENTS OF LOCAL AREA

COLUMNS, WALLS, OR PLUMBING 6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER CONTROL JOINTS
PROVIDE CONTROL JOINTS TO INDUCE 4" MIN, COMPACTED GRAVEL CRACKING AT SELECTED LOCATIONS --- GRAYEL MUST BE CLEAN -- TROWEL OR CUT JOINTS INTO THE AND FREE FROM SURFACE OF SLABS TO ABOUT 1/4 OF ORGANIC MATTER THE SLAB DEPTH AND AT 20 FT, INTERVALS SOIL MUST BE SOLID AND FREE OF ORGANIC -- COLD JOINTS CAN ACT AS CONTROL JTS MATERIAL -- SOME SOILS REQUIRE COMPACTION -- IN TERMITE AREAS THE SOIL MAY REQUIRE CHEMICAL TREATMENT -- CONTRACTOR TO

> CONCRETE SLAB DETAILS / NOTES

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

4" CONC, SLAB (3000 PSI) FIBER MESH RENF, W/SLICK 20'-4" 7 4" CONC. SLAB (3000 PSI) ,-----FIBER MESH RENF, W/SLICK FOOTING THRU FRONT FOUNDATION WALL 4" BLOCK & BRICK $W/16" \times 8"$ FOOTING 16'-3" 17'-81/2"

2'-41/2"

50'-91/2"

FOUNDATION PLAN

21'-0"

2'-41/2"

SCALE: 1'= 1/4"

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.

OPENING SCHEDULE				
	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGH
	4	Window\Double Hung	32"	60-1/2"
	4	Window\Double Hung	64-1/2"	60-1/2"
	2	Window\Double Hung	24"	36"
	1	Window\Double Hung	48"	36"
		COUNT 4 4	COUNT LIBRARY NAME 4 Window\Double Hung 4 Window\Double Hung 2 Window\Double Hung	COUNT LIBRARY NAME R.O. WIDTH 4 Window\Double Hung 32" 4 Window\Double Hung 64-1/2"

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 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.

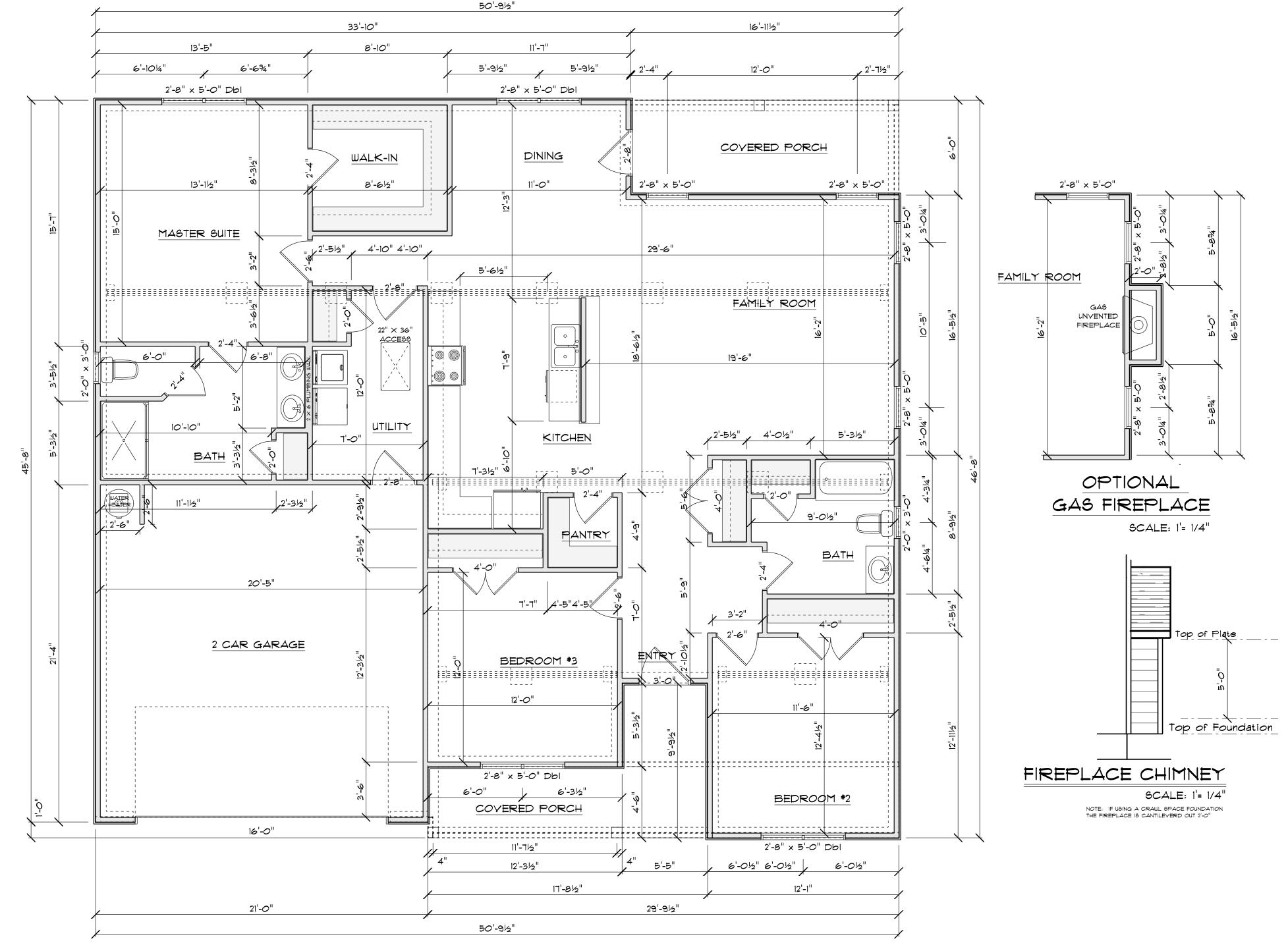
PROVIDE WATERPROOFING AND DRAING AS REQUIRED.

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

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FLOOR PLAN

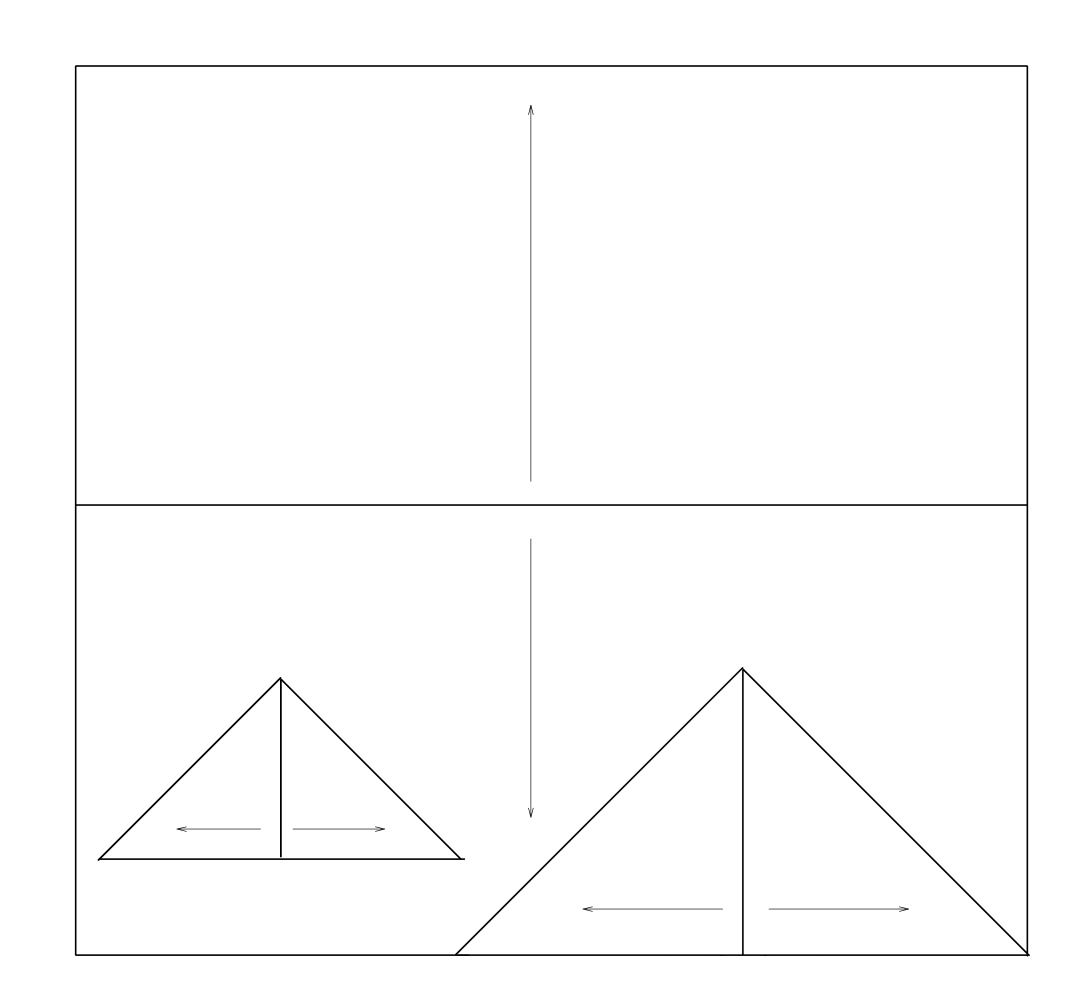
SCALE: 1'= 1/4"

AREA SCHEDULE				
NAME	AREA			
Heated	1717.3 sq ft.			
Garage	447.0 sq ft.			
Front Covered Porch	109.6 sq ft.			
Rear Covered Porch	98.9 sq ft.			

2×4/SIDING STEM WALL FOUNDATION

not to scale

TYPICAL TRUSS ROOF: SHINGLES 7/16" ROOFING PLYWOOD c/w 'H' CLIPS BLOCK & BRACE PER TRUSS MGR. PRE-ENGINEERED TRUSSES @ 24" o.c. 2×4 TRUSS BRACING TYPICAL 2x4 SIDING EXTERIOR WALL: R38 BLOWN INSULATION YINYL SIDING 5/8" CEILING BOARD 7/16" PLYWOOD SHEATHING TAPED & SANDED 2x4 STUDS @ 16" o.c. RI3 BATT INSULATION 1/2" DRYWALL TYPICAL 2x4 WALL: TAPED & SANDED 1/2" DRYWALL TAPED & SANDED 2x4 STUDS @ 16" o.c. 1/2" DRYWALL TAPED & SANDED Top of Plate Top of Foundation
Top of Footing SECTION



ROOF NOTES:

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

SCALE: 1'= 1/4"

IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

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

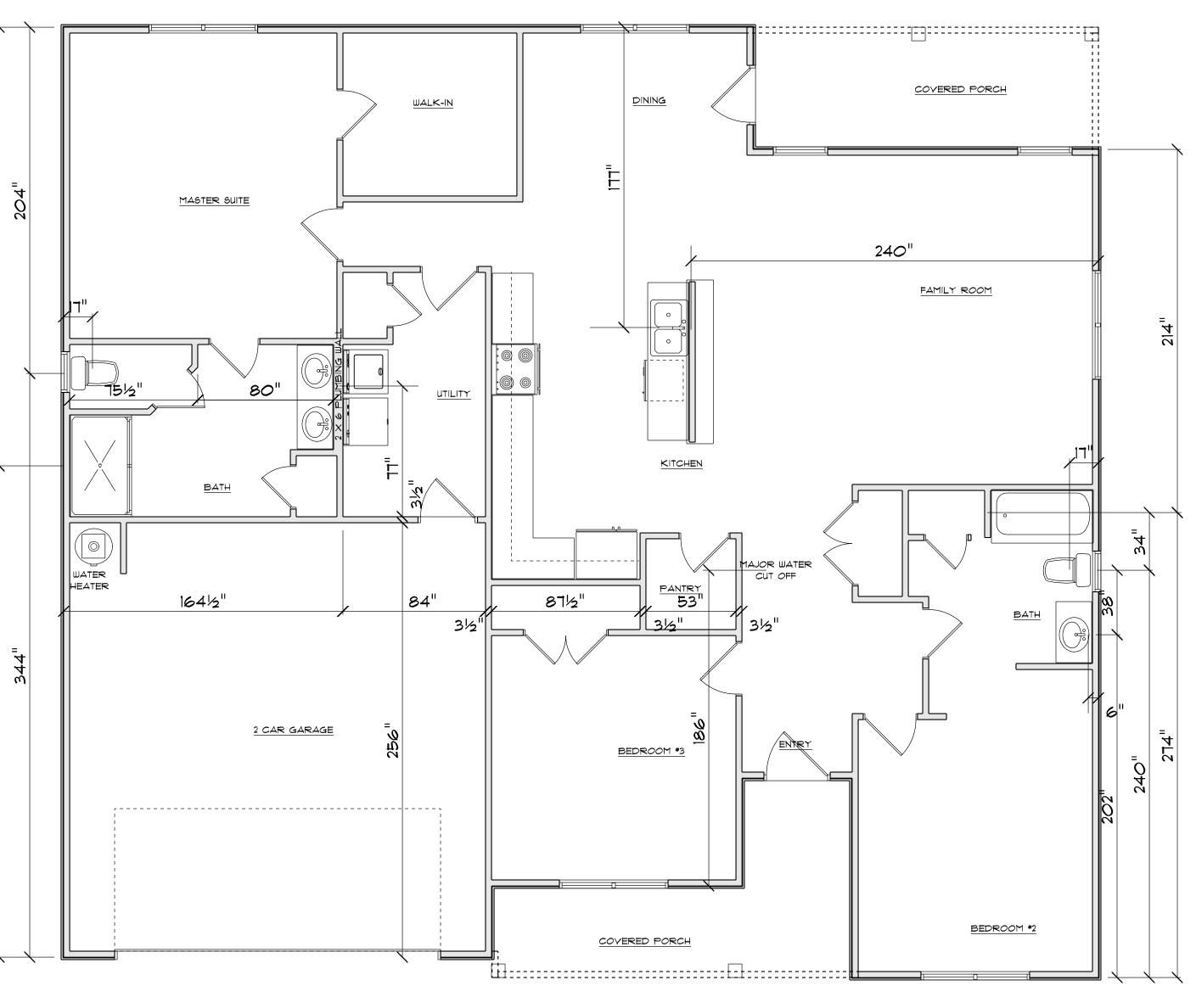
WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.

ROOF PLAN

12" OH ALL

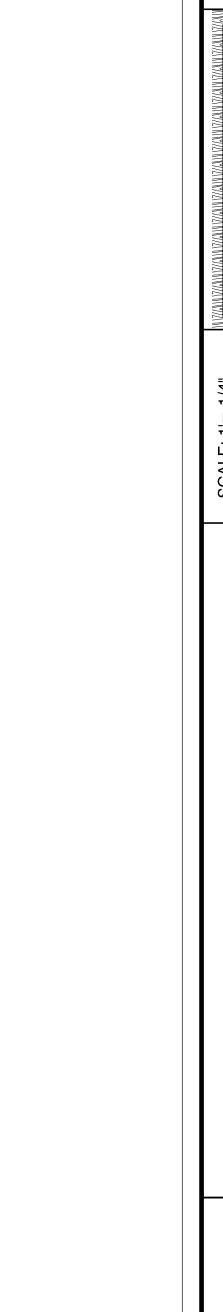
SCALE: 1'= 3/16"

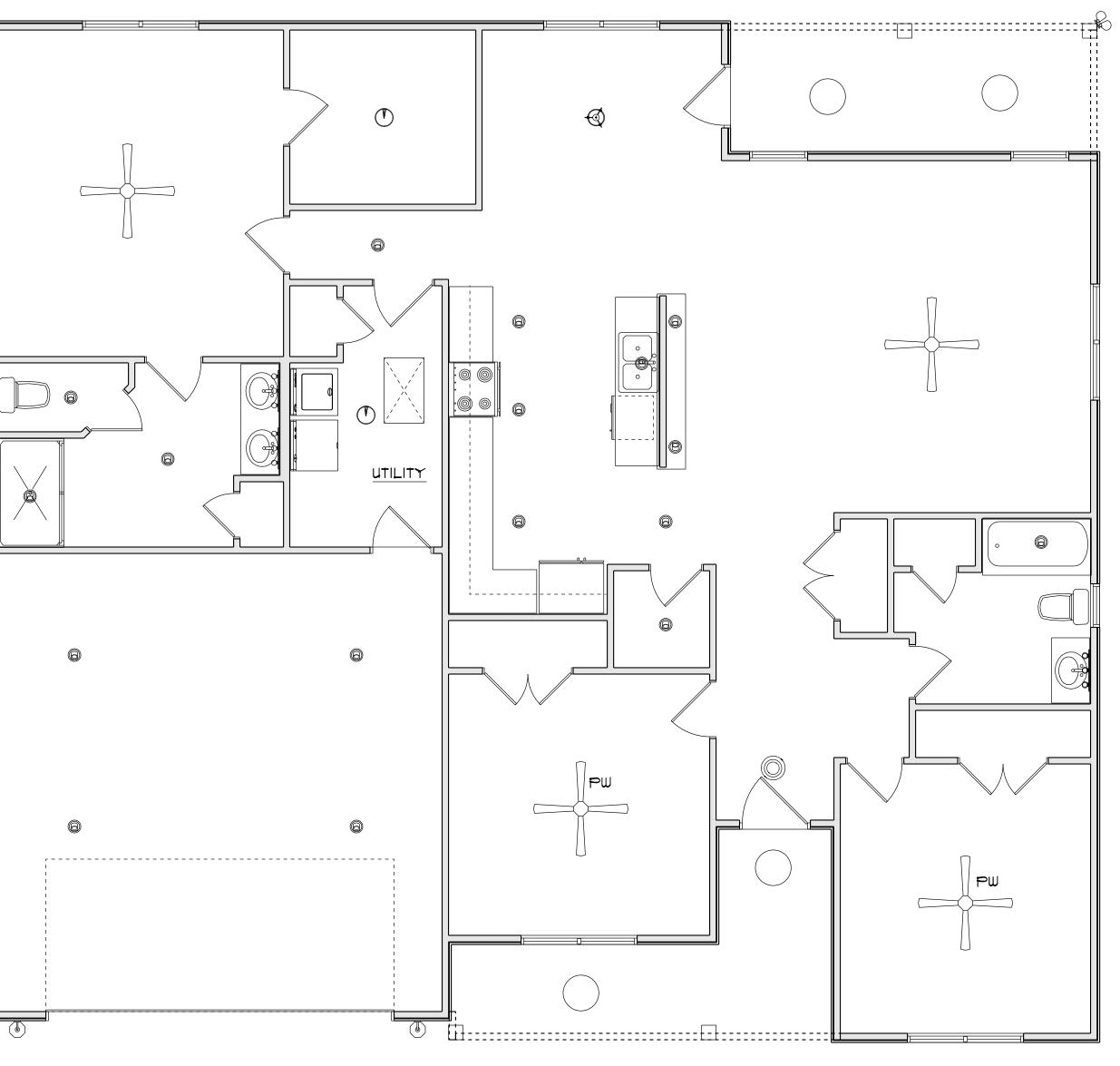
7/12 PITCH 9/12 PITCH SHED DORMER

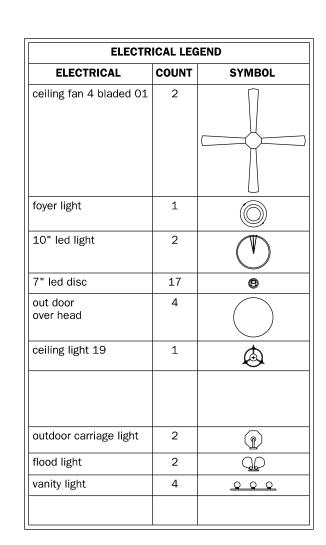


PLUMBING DROP PLAN

SCALE: 1'= 1/4"







ROOF TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying

any truss. Espanol - (NO CORTE, PERFORE, HAGA MUESCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para sistencia ANTES de realizar cualquier modification.)

- . This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
- The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.
- 3. The wood components shown on this diagram are to be used in dry service (moisture content<19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.

 4. Refer to the Truss Design Drawings for specific
- information about each individual truss design.

 5. The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building
- 6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written
- 7. In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.
- 8. Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.
- Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to
- design loads.
 10. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.
- 11. If Piggyback Trusses are included in this project refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.
 12. The Contractor shall follow the SBCA TTB
- Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board

WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH.

ESPANOI - (TRUSSES (CERCHAS) DEBERAN
TENER UN SOPORTE DURANTE LA INSTALACION NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

- . Trusses shall be installed in a safe manner meetin all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.

 2. Buildings under construction are vulnerable to high
- winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.

BCSI INSTRUCTIONS SHALL BE FOLLOWED:

- BCSI-B1 = Safe Truss Handling and Installation BCSI-B2 = Installation and Temporary Restraint
- BCSI-B3 = Permanent Restraint
- BCSI-B4 = Safe Construction Loading
- BCSI-B5 = Truss Damage and Modification Guidelines BCSI-B7 = Floor Truss Installation
- BCSI-B8 = Toe-Nailed Connections
- BCSI-B9 = Multi-Ply Girders BCSI-B10 = Post Frame Truss Installation BCSI-B11 = Fall Protection
- . Follow TPI Requirements for Long Span Trusses

TOTAL ROOF AREA 3057.34 SQ FT

