



**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

02/09/2022

**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.

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

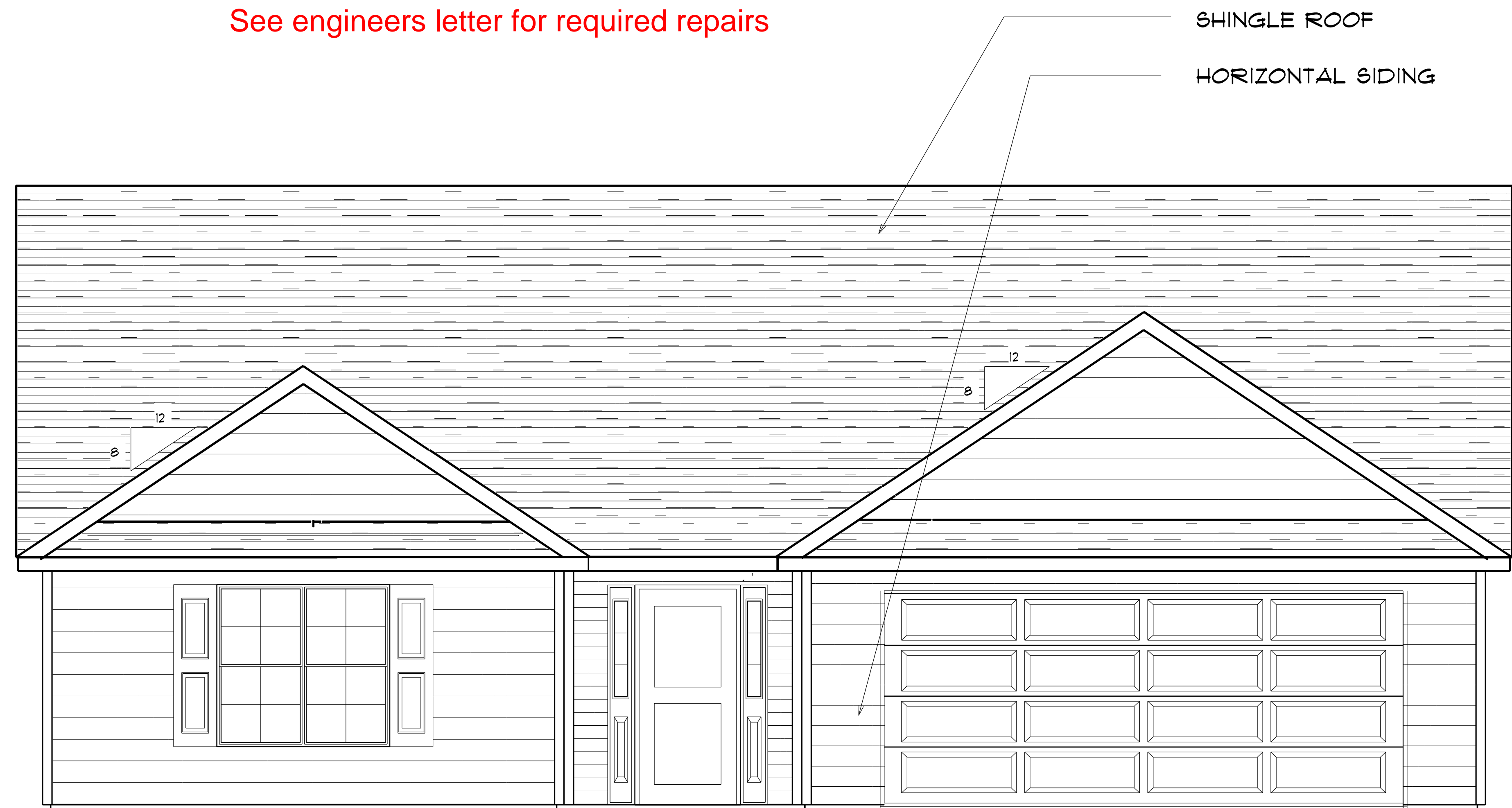
- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-98B
- 2 Roof Dead Load 115 P&F
  - 3 Roof Live Load 20 P&F
  - 4 Typical Floor Dead Load 10 P&F
  - 5 Floor Live Loads
    - 5.1 Rooms other than sleeping rooms 40 P&F
    - 5.2 Sleeping Rooms 30 P&F
    - 5.3 Stairs 40 P&F
    - 5.4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

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st	8'-0"	1487	1487
2nd			
other			
1487 SQ FT		Total Sq. Ft. of Exterior Walls	

Total Fenestration	Total Exterior Walls	Percentage of wall openings
193 SQ FT	1487 SQ FT	13%

Above Grade Walls Surrounding Heated Space



See engineers letter for required repairs

FRONT ELEVATION

AREA SCHEDULE	
NAME	AREA
Gross Floor Area	1612 sq ft.
Garage	417 sq ft.
Covered Porch	51 sq ft.

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**DRD**

SCALE: 1/4"= 1'

DRAWN BY:

DATE: 3/23/2020

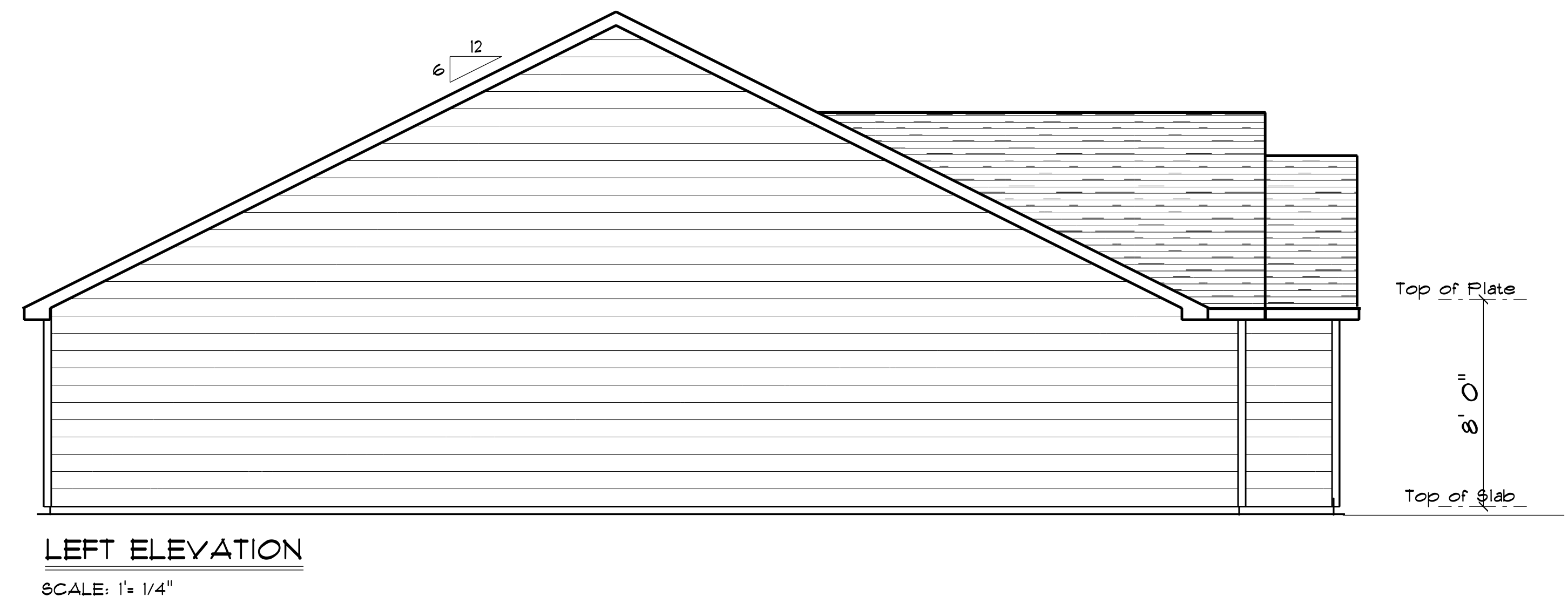
LAMCO CUSTOM BUILDERS

THE ELM GARAGE RIGHT

ELEVATION A



NOTE: MATCH WINDOW GRIDS WITH FRONT ELEVATION

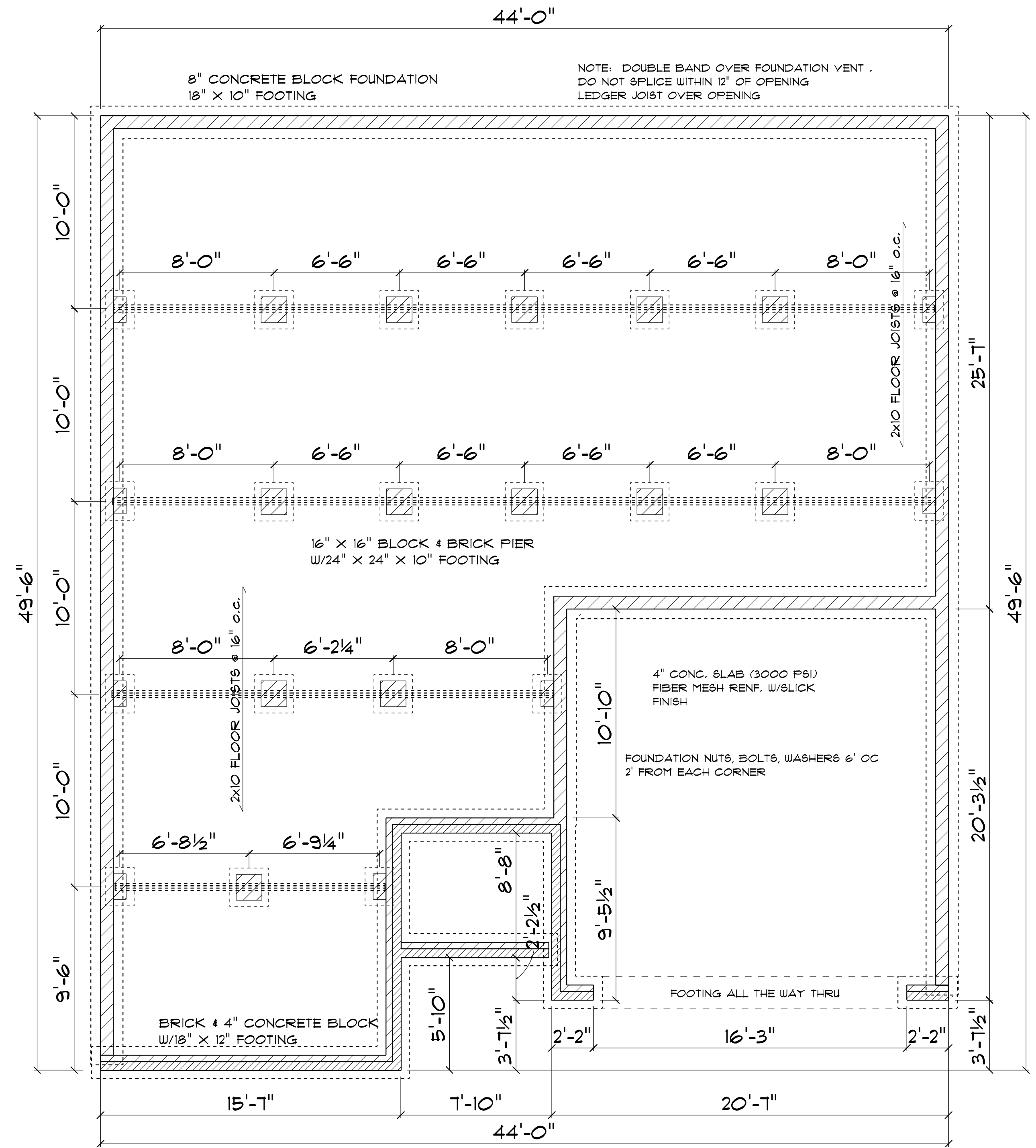
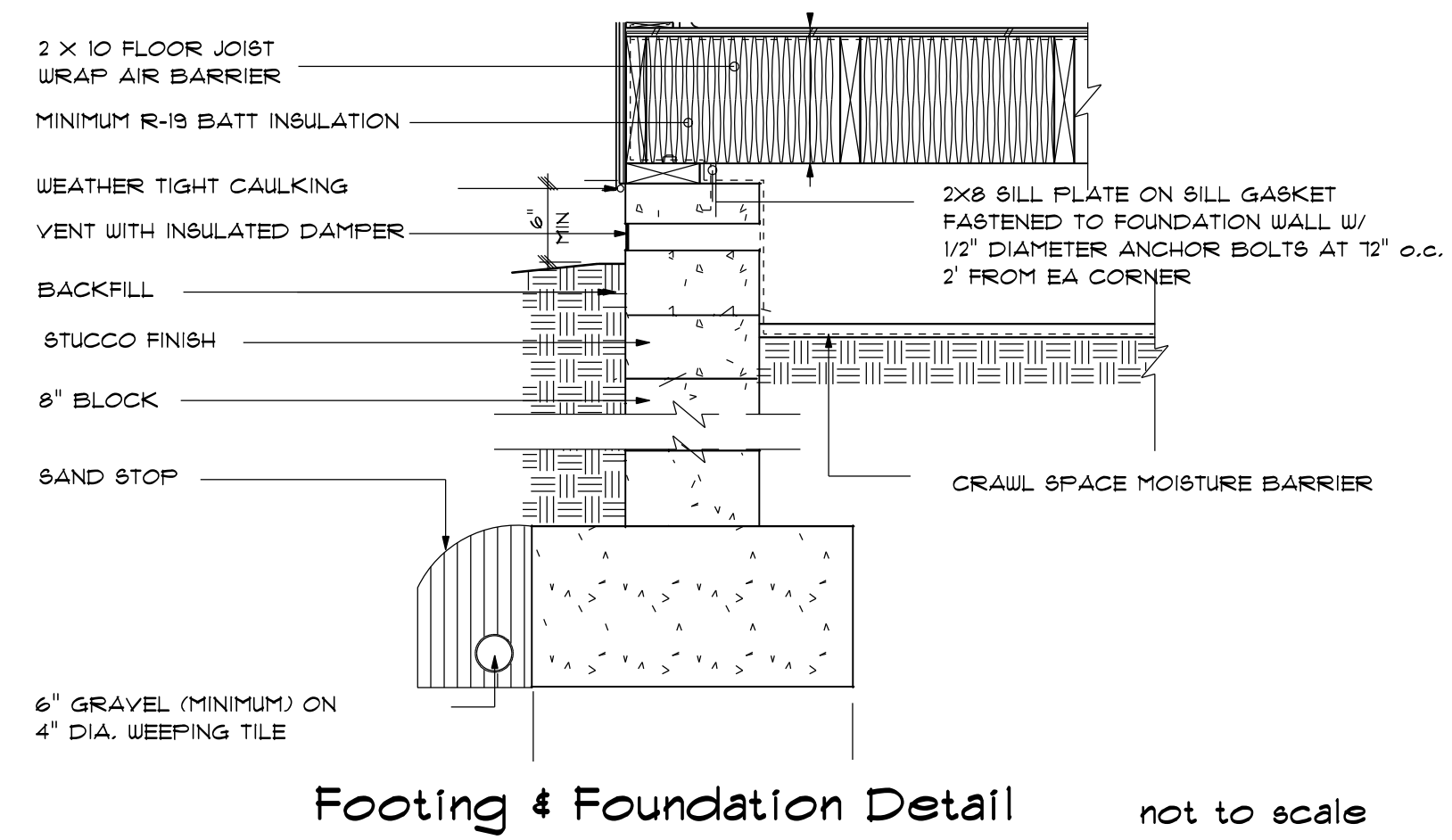
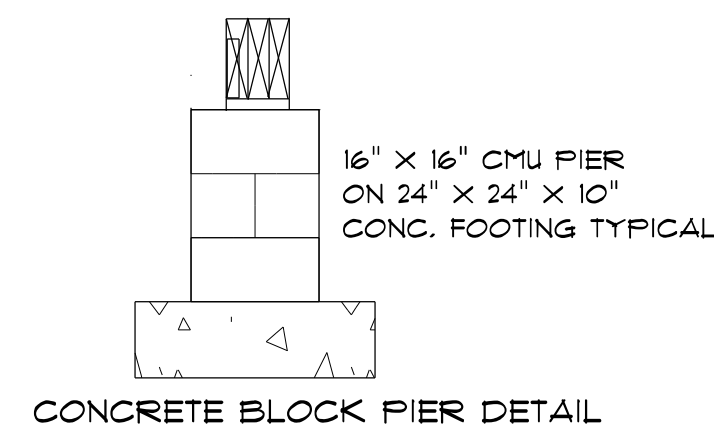


<p><b>ELEVATIONS</b></p>	<p>THE ELM GARAGE RIGHT</p>	<p>LAMCO CUSTOM BUILDERS</p>	<p>SCALE: 1/4" = 1' DRAWN BY: DATE: 3/23/2020</p>	<p>DRD Diane Rives Design 6208 Mockingbird Lane Sanford, N.C. 27332 919-771-6091 d@rivesdesign.com</p>	<p>PAGE #: <b>2A</b></p>

TYPICAL WALL: 8" BLOCK W/ 16" X 10" FOOTING  
 3- 2 X 10'S GIRDER  
 2 X 10'S 16" OC JOIST

**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.

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				
SIZE	HINGE COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT
6'-0"	NN	1 SLIDING DOOR	72"	80"
2'-0" X 3'-0"	U	1 WINDOW	24"	36"
2'-8" X 5'-0"	U	1 WINDOW	32"	60-1/2"
2'-8" x 5'-0" Dbl	UU	3 WINDOW	64-1/2"	60-1/2"

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 BILL PLATE WITH 8d TOE NAILS.

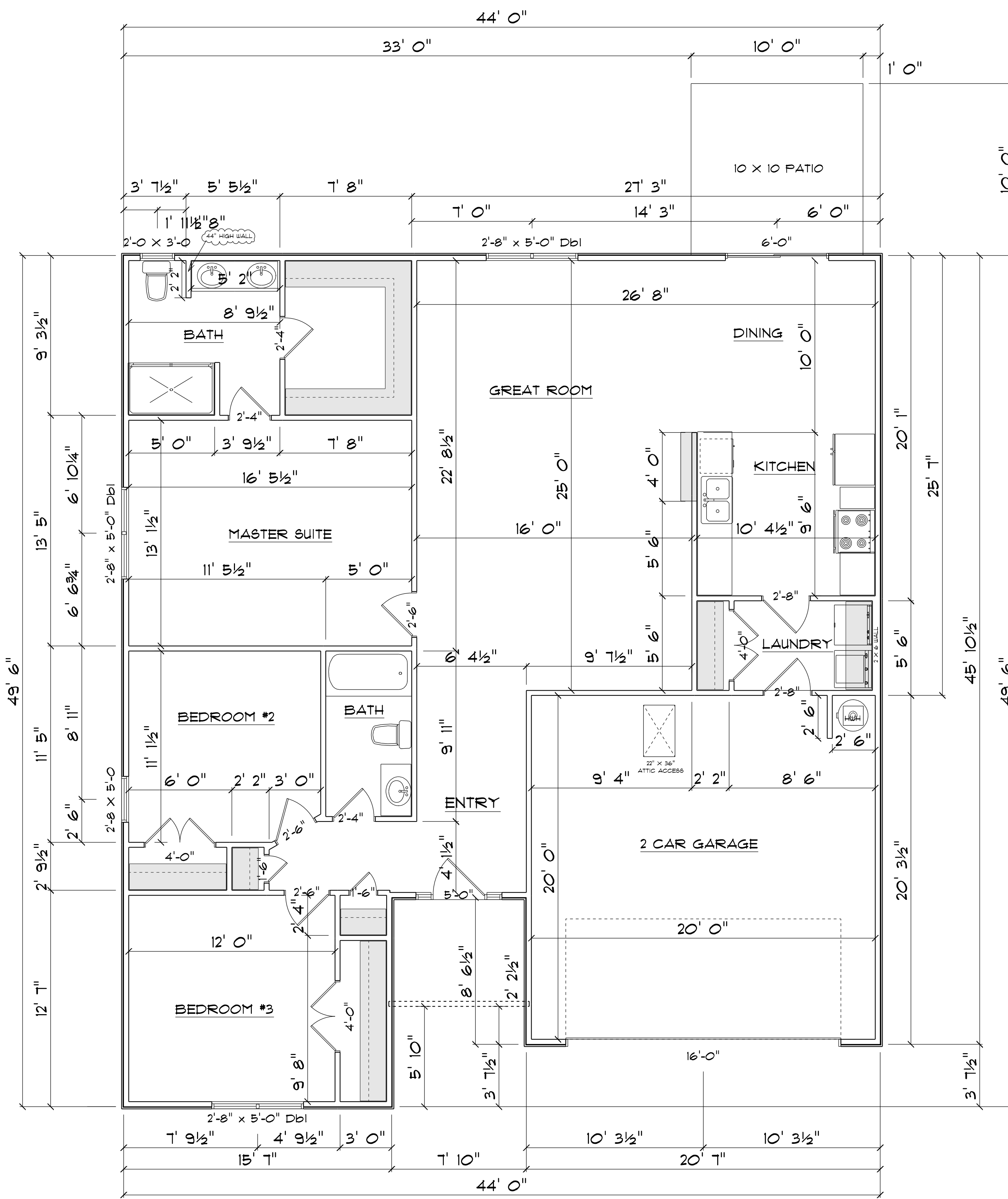
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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.

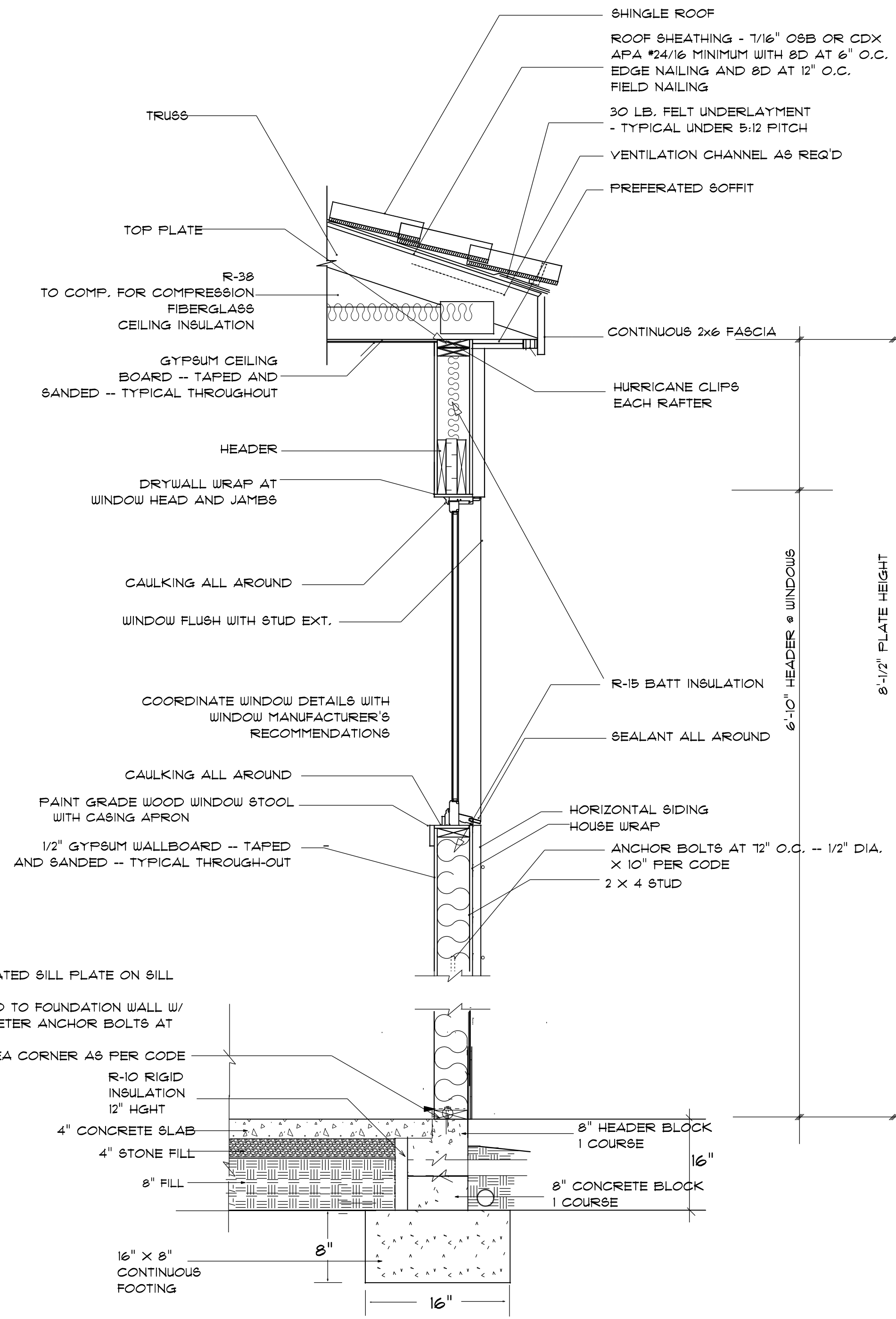
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



FLOOR PLAN

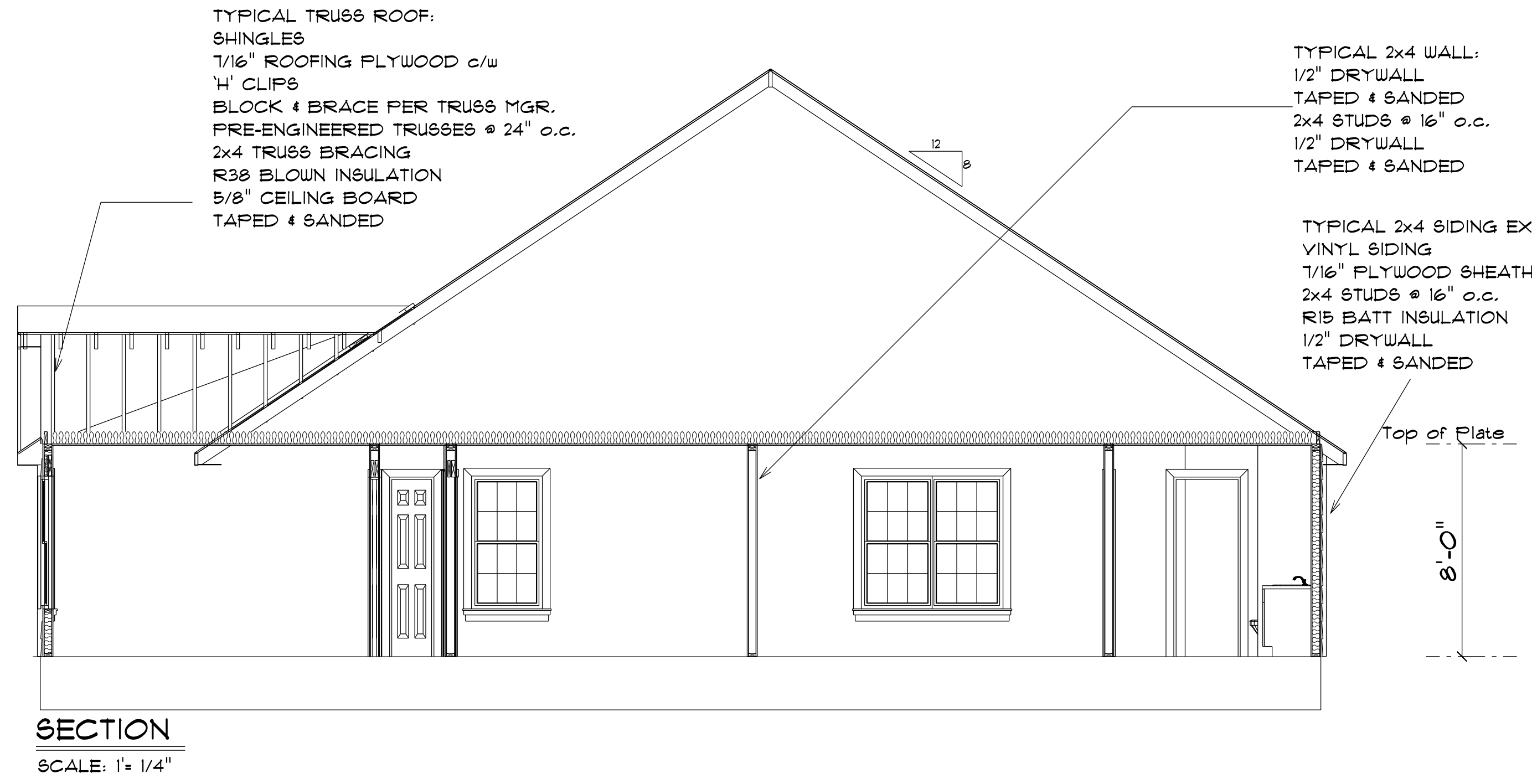
SCALE: 1" = 1/4"



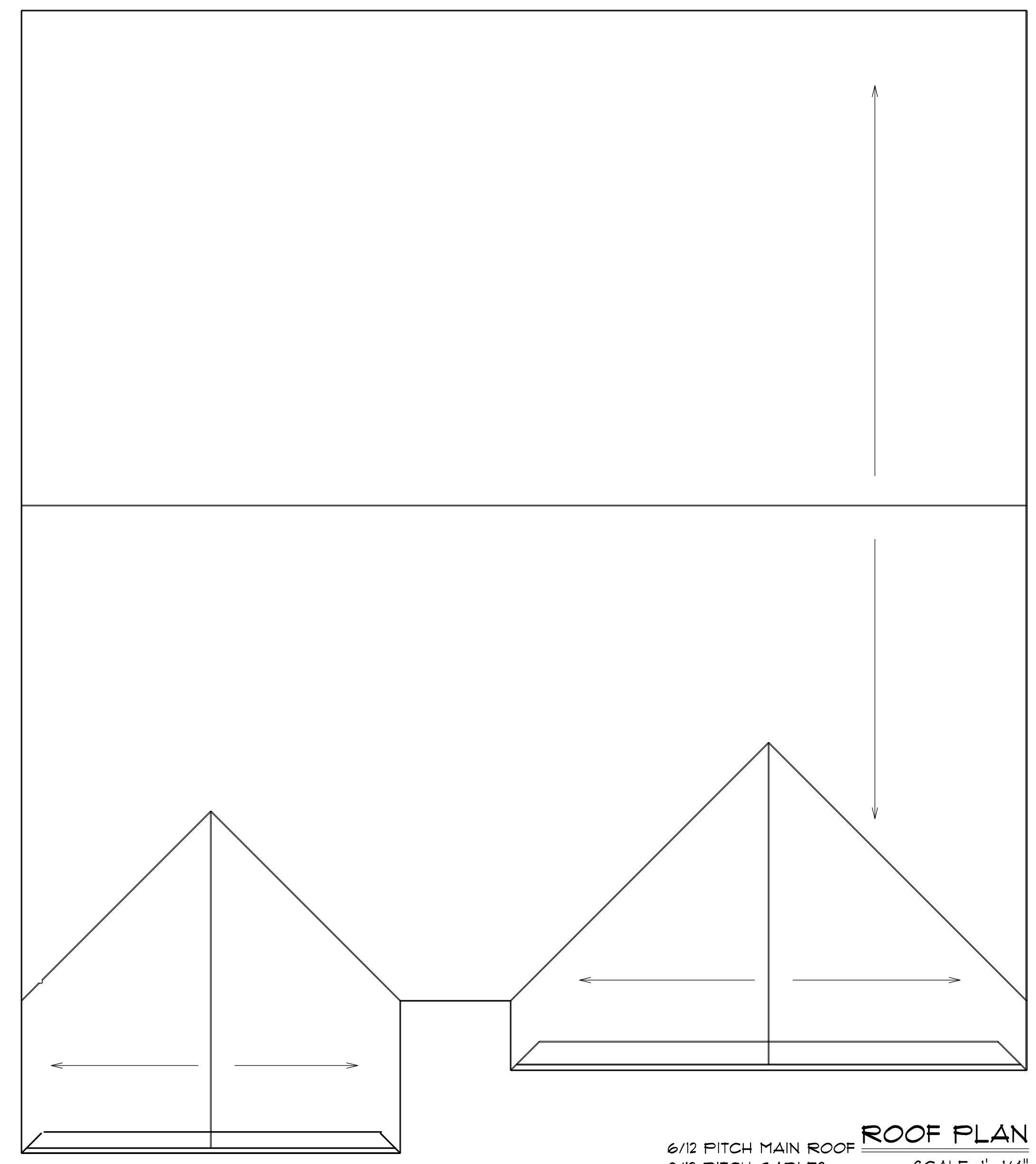
**2x4 WITH 8" BLOCK STEM WALL FOUNDATION**  
not to scale

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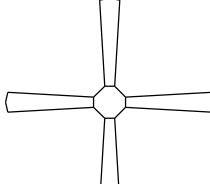


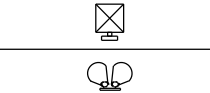



**ROOF NOTES:**  
TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.  
IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.  
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.  
WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.



**SECTION**  
SCALE: 1" = 1/4"



**ROOF PLAN**  
6/12 PITCH MAIN ROOF  
8/12 PITCH GABLES  
12" OVER HANG  
SCALE: 1" = 1/4"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	2	
can light 4inch	4	
ceiling drop 2	5	
fluorescent light 1 x 4	3	
pot light	2	
exterior light 02	3	
spotlight double	2	
vanity bar light 02	5	