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

10/22/2020

Harnett COUNTY NORTH CAROLINA

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 HGHT 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.

This plan has been drawn to comply with the 2012 NC Building Code

FRONT ELEVATION A

FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st	8'	143 sq.ft.	980 sq. ft.
2nd	8'	110 sq.ft.	1175 sq. ft.
other			
1966'-4"	Total Sq. Ft. of Exterior Walls		

Total Fenestration	Total Exterior Walls	Percentage of wall openings
253 sq. ft.	2155 sq. ft.	12%

Above Grade Walls
Surrounding Heated Space

AREA SCHEDULE	
NAME	AREA
1st Floor Sq. Ft.	758.8 sq ft.
2nd Floor Sq. Ft.	1078.9 sq. ft.
Garage	427 sq ft
Covered Porch	74 sq. ft.
Total Heated sq ft	1837.7 sq ft

PAGE #: 1A

Diane Rives Designs
6425 Rockingham Lane
Fayetteville, NC 28311
910-777-6091
DRD

SCALE: 1/4" = 1'
DRAWN BY:
DATE: 6/21/2018

LAMCO CUSTOM BUILDERS

THE 4611

ELEVATION A

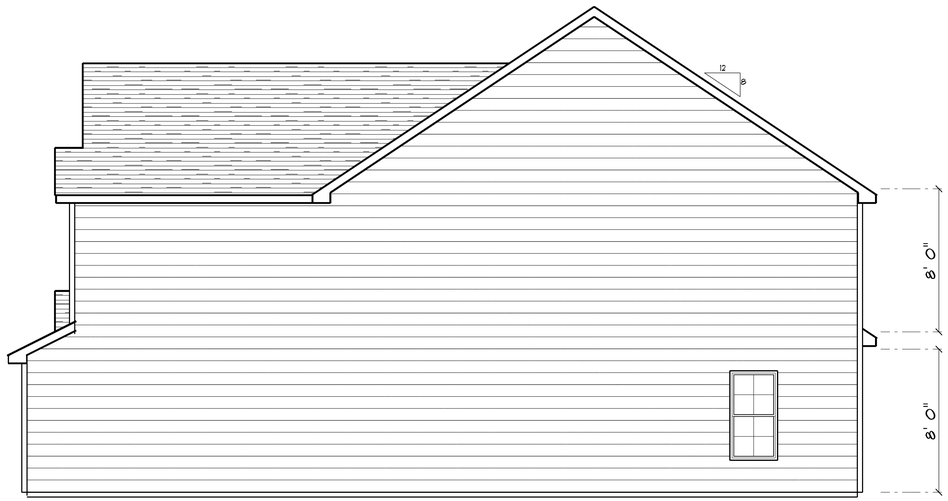
LEFT ELEVATION

SCALE: 1"= 1/4"

REAR ELEVATION

SCALE: 1"= 1/4"

NOTE: MATCH ALL WINDOW GRIDS TO FRONT ELEVATION



RIGHT ELEVATION

SCALE: 1"= 1/4"

PAGE #: 2A

Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-777-6091

DRD

SCALE: 1/4"= 1'

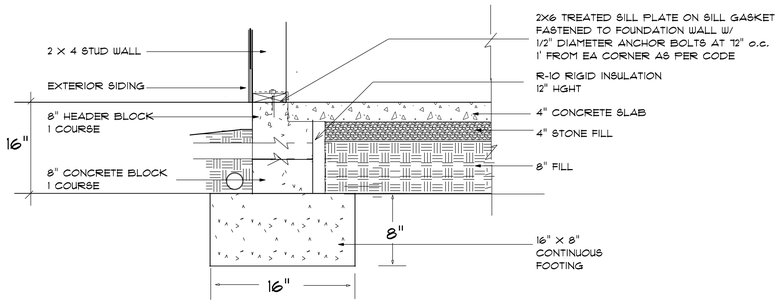
DRAWN BY:

DATE: 6/11/2018

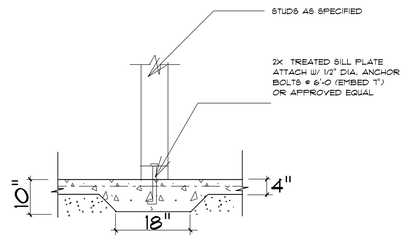
LAMCO CUSTOM BUILDERS

THE ASH

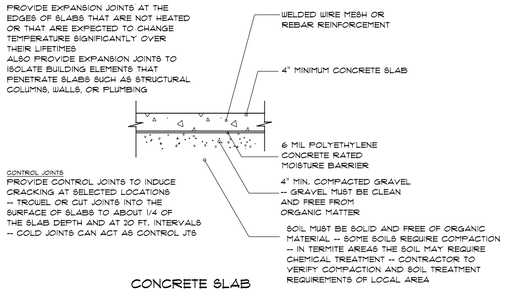
ELEVATIONS



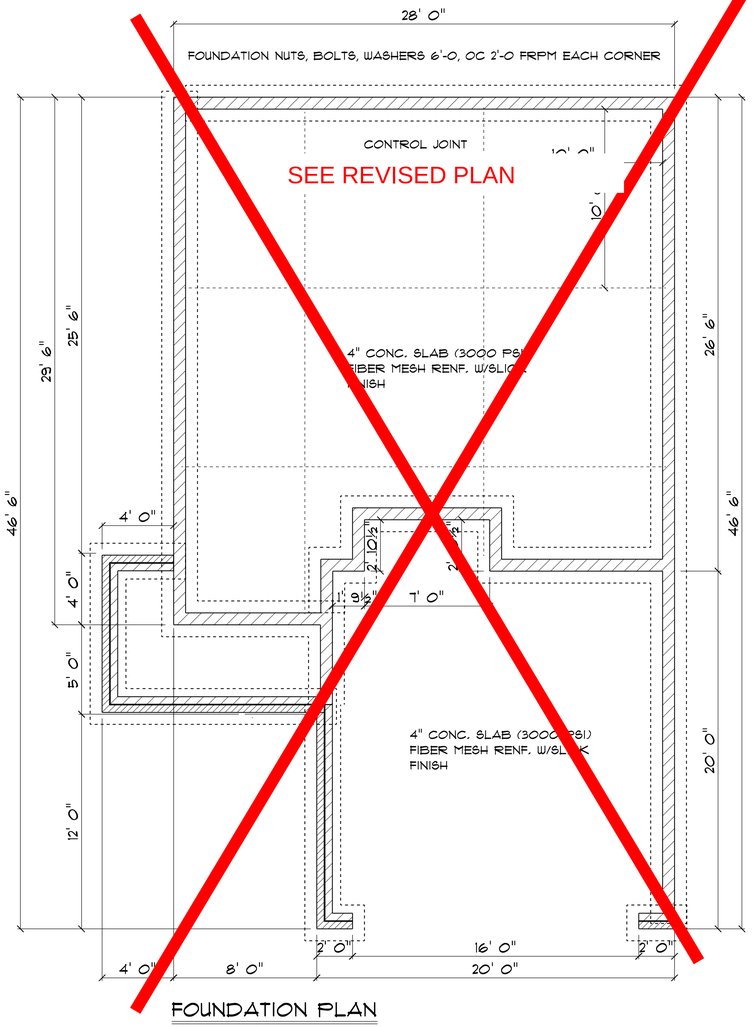
STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB



CONCRETE SLAB DETAILS / NOTES



FOUNDATION PLAN

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.

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.

PAGE #: 3A

Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-777-6091
DRD

SCALE: 1/4" = 1'
DRAWN BY:
DATE: 6/21/2018

LAMCO CUSTOM BUILDERS

THE ASH

STEM WALL FOUNDATION 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 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.

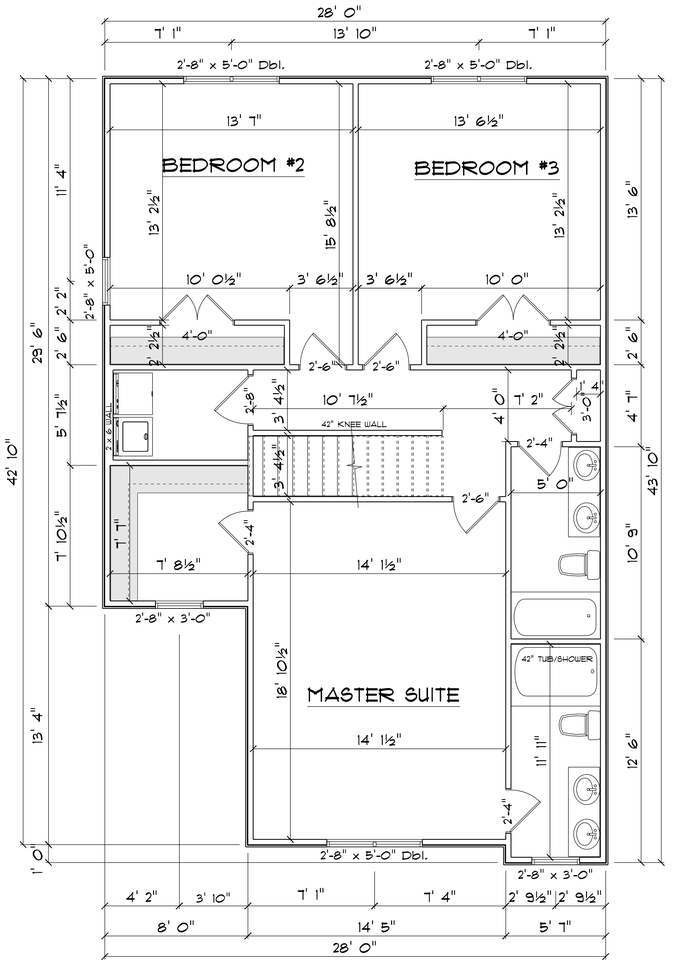
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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 TJI'S TO BE SIZED BY OTHERS

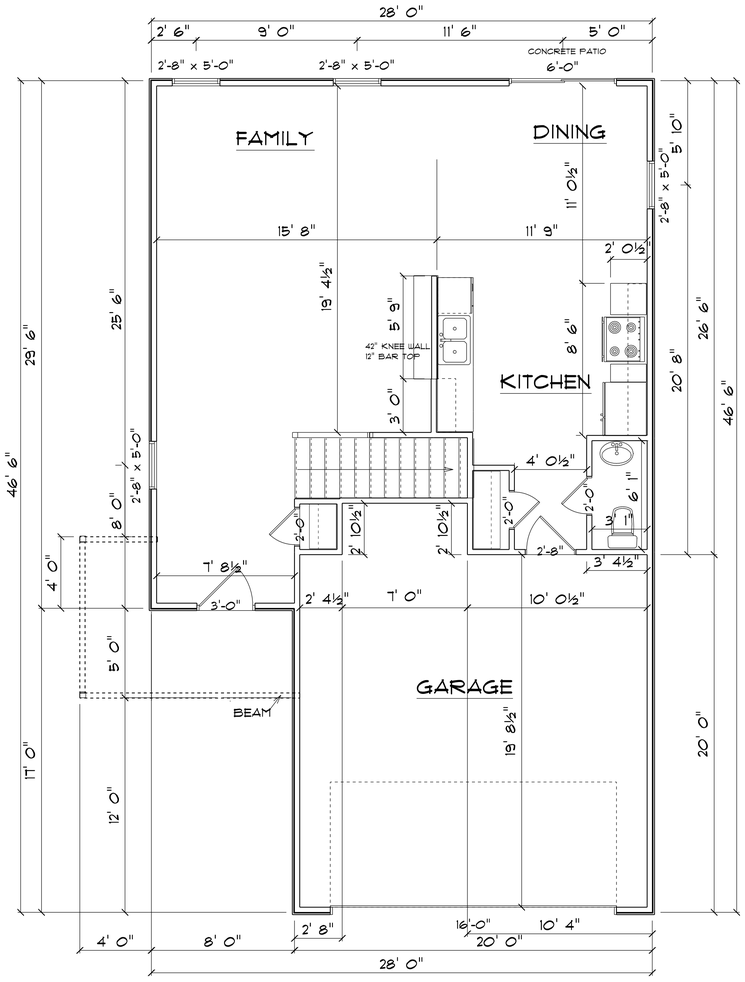
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
2'-4"	L	1	Interior Door\Colonial	DOOR
2'-4"	R	2	Interior Door\Colonial	DOOR
2'-6"	L	2	Interior Door\Colonial	DOOR
2'-6"	R	1	Interior Door\Colonial	DOOR
2'-8"	R	1	Interior Door\Colonial	DOOR
3'-0"	LR	1	Interior Door\Colonial	DOOR
4'-0"	LR	2	Interior Door\Colonial	DOOR
2'-8" x 3'-0"	N	1	Window/Single Hung	WINDOW
2'-8" x 5'-0"	N	1	Window/Single Hung	WINDOW
2'-8" x 3'-0"	N	1	Window/Single Hung	WINDOW
2'-8" x 5'-0" Dbl.	NN	3	Window/Single Hung	WINDOW



2ND FLOOR PLAN OPT. 1

SCALE: 1'= 1/4"



1ST FLOOR PLAN

SCALE: 1'= 1/4"

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
3'-0"	L	1	Exterior Door\Colonial	DOOR
6'-0"	NL	1	Exterior Door\Patio	SLIDING DOOR
16'-0"	U	1	Garage	GARAGE
2'-0"	R	1	Interior Door\Colonial	DOOR
2'-0"	R	2	Interior Door\Colonial	DOOR
2'-8"	R	1	Interior Door\Colonial	DOOR
2'-8" x 5'-0"	N	4	Wndow/Single Hung	WINDOW

4A

Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-777-6091

DRD

SCALE: 1'= 1/4"

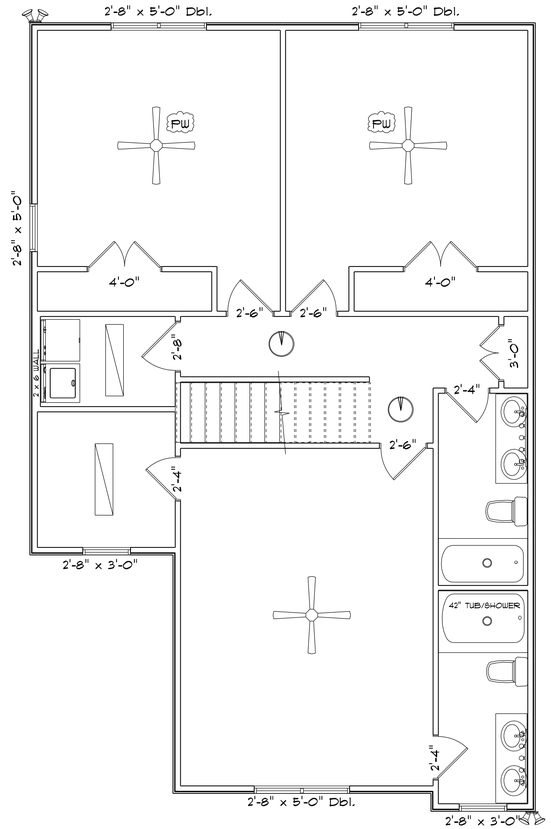
DRAWN BY:

DATE: 6/21/2018

LAMCO CUSTOM BUILDERS

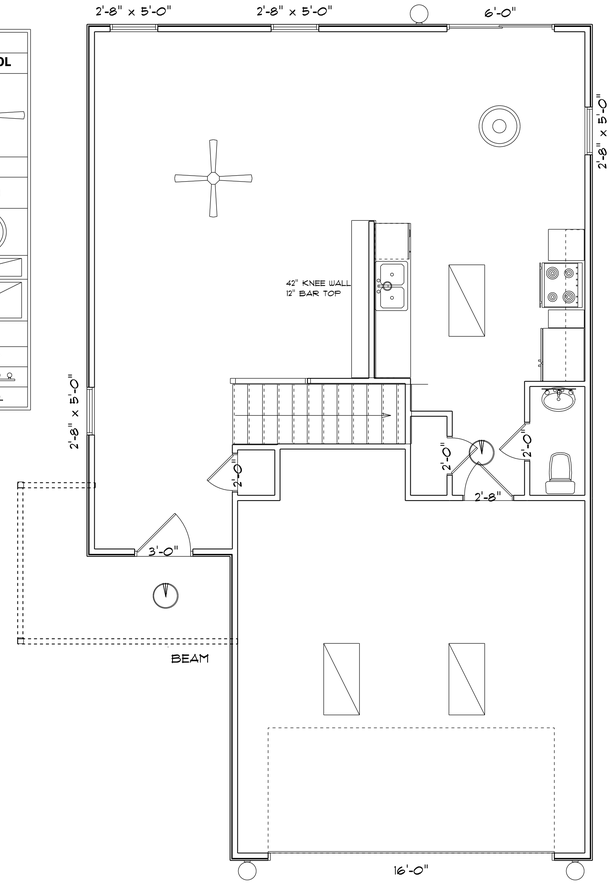
THE ASH

FLOOR PLANS



2ND FLOOR LAYOUT

ELECTRICAL LEGEND		
ELECTRICAL	**COUNT**	**SYMBOL**
ceiling fan 4 bladed 01	4	
can light 6inch	3	
ceiling light 01	4	
ceiling light 06	1	
fluorescent light 1 x 4	2	
fluorescent light 2 x 4	3	
exterior light 01	3	
spotlight double with motion detector	2	
vanity bar light 01	2	
vanity bar light 02	1	



1ST FLOOR LAYOUT

PAGE #: 11

Diane Rives Designs
6205 Hockingbird Lane
Sanford N.C. 27332
919-777-6051

DRD

SCALE:

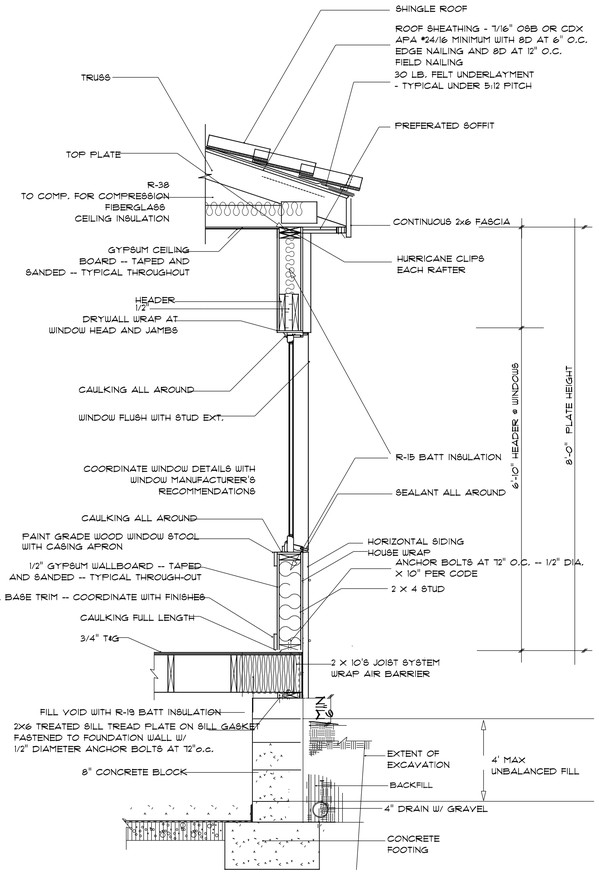
DRAWN BY:

DATE: 6/21/2018

LAMCO CUSTOM BUILDERS

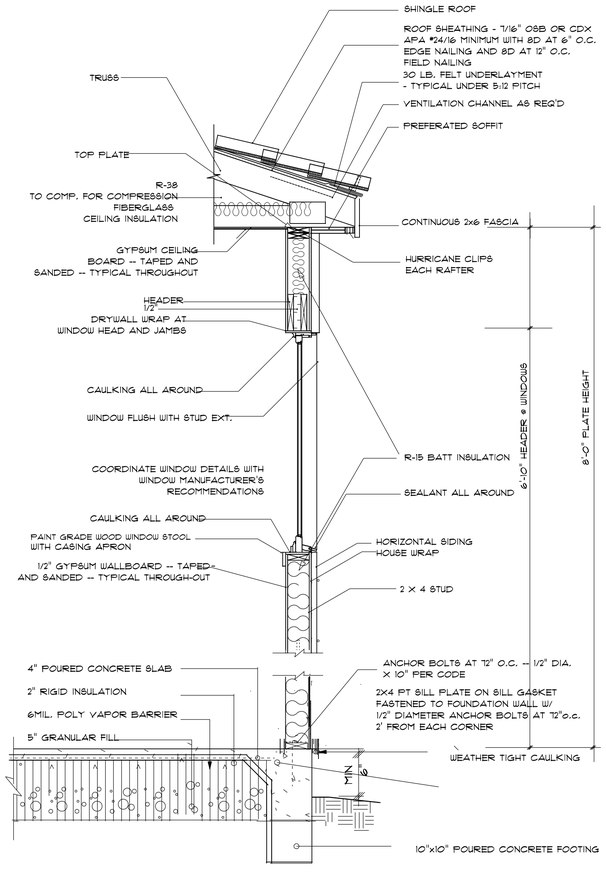
THE ASH

ELECTRIC LAYOUT SHEET



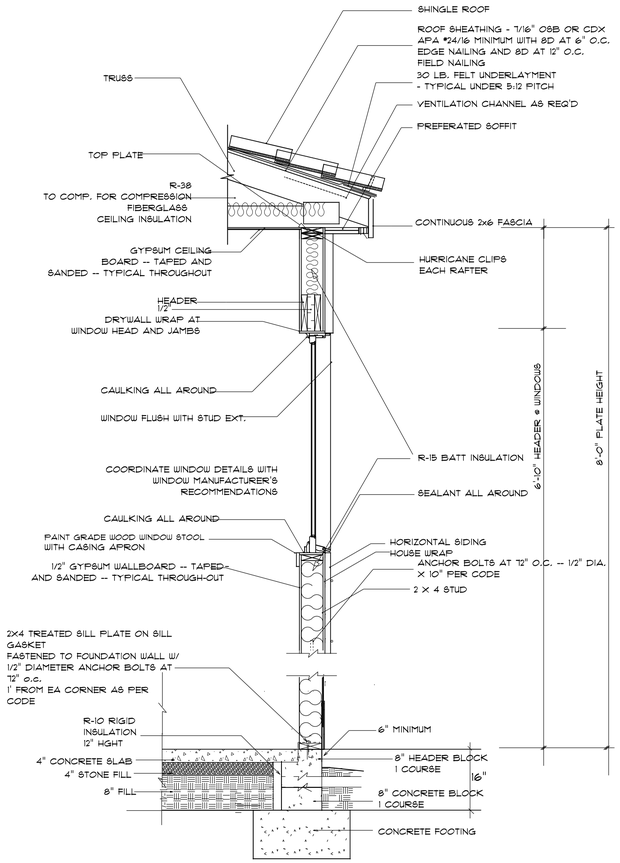
CRAWL SPACE FOUNDATION DETAIL

not to scale



MON SLAB ON GRADE DETAIL

not to scale



STEM WALL FOUNDATION DETAIL

not to scale

Diane Rives Designs
6205 Hackberry Lane
Raleigh N.C. 27612
919-771-6091

PAGE #: D1

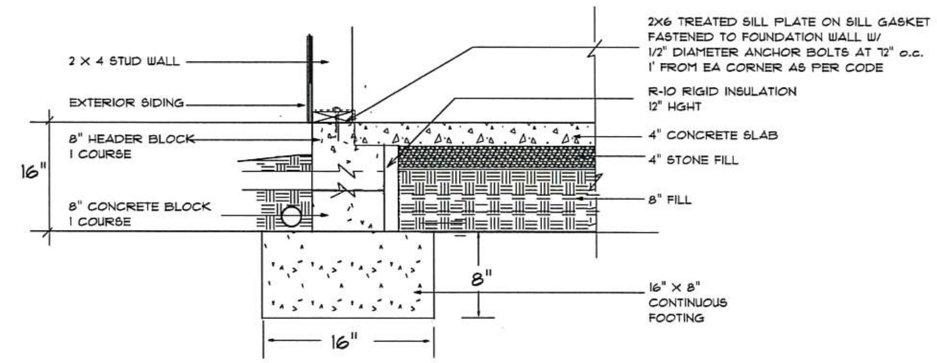
SCALE:

DRAWN BY:

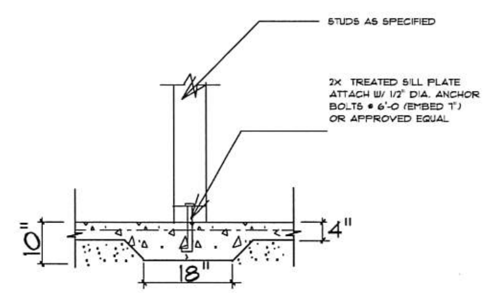
DATE: 6/21/2018

LAMCO CUSTOM BUILDERS

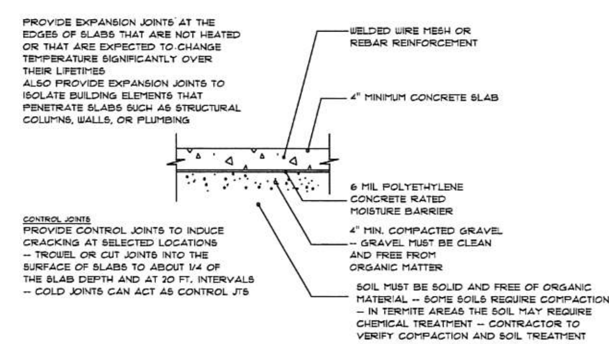
TRIPLE WALL
DETAIL SHEET



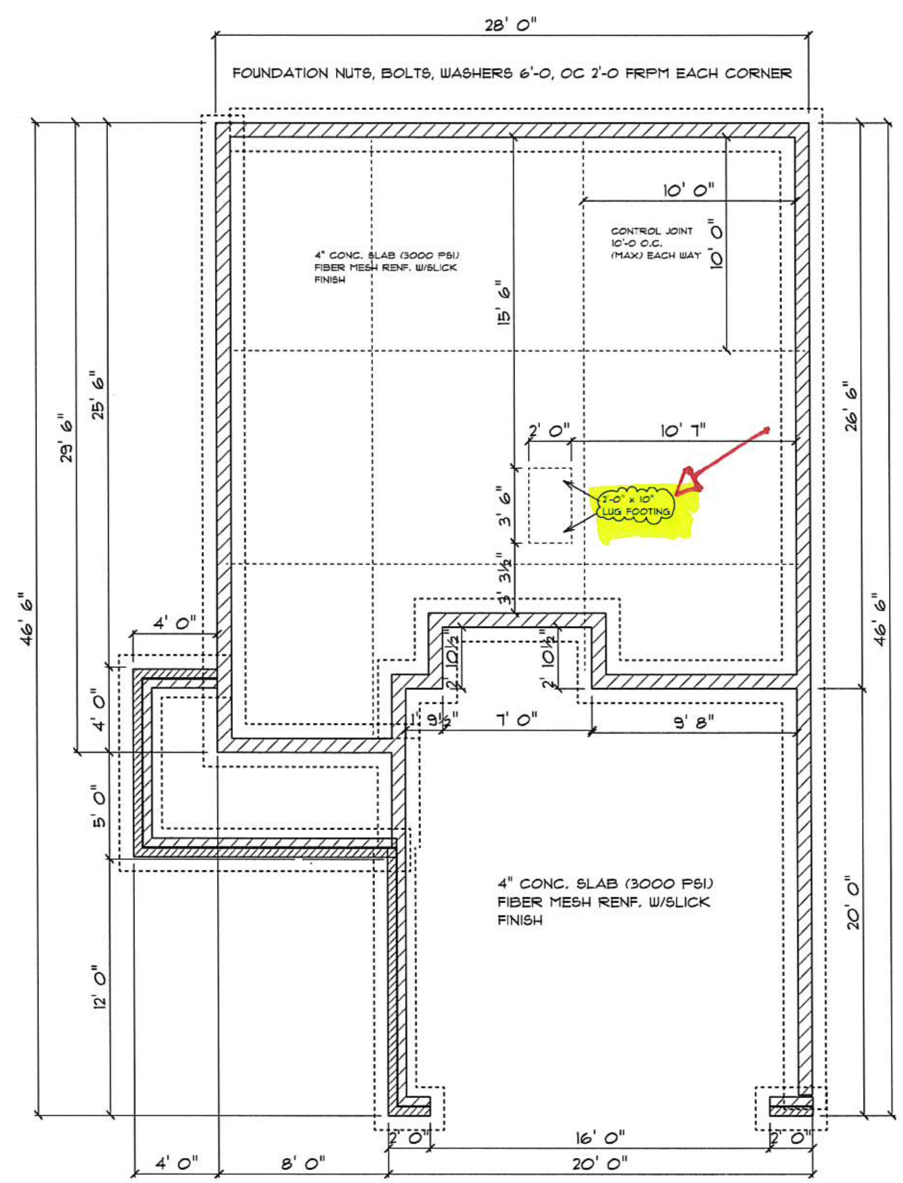
STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB



CONCRETE SLAB DETAILS / NOTES



FOUNDATION PLAN

SCALE: 1'= 1/4

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PAGE #: 3A

DRD
Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-777-6091
golfwoman@charter.net

SCALE: 1/4" = 1'
DRAWN BY:
DATE: 10/16/2020

LAMCO CUSTOM BUILDERS

THE ASH

STEM WALL FOUNDATION PLAN

FLOOR 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 asistencia ANTES de realizar cualquier modification.)*

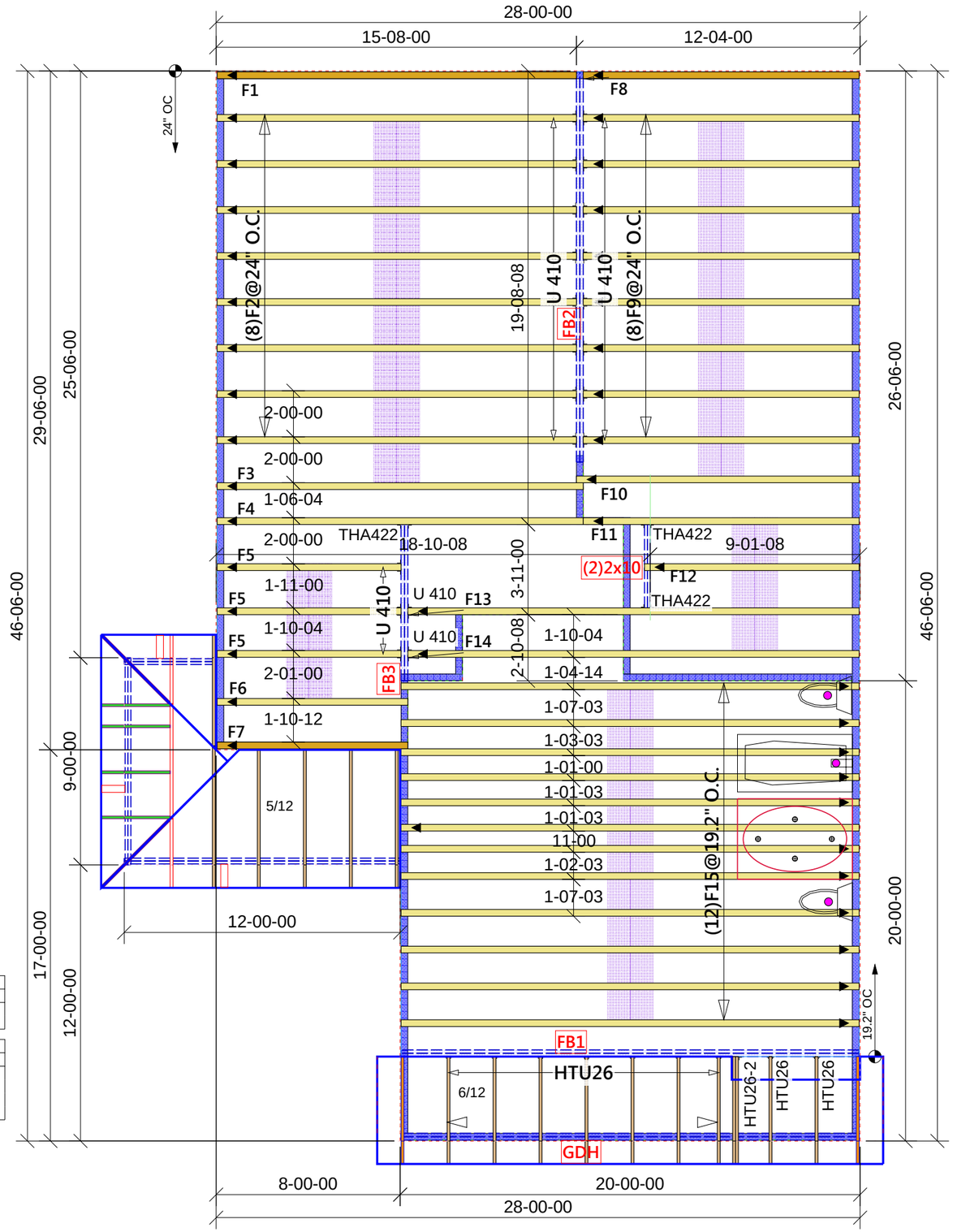
1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
2. The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined 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 Designer.
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 authorization.
7. Floor Trusses have been spaced as specified in the plans or as directed by the contractor / customer. BFS recommends that the contractor / customer consider economics, floor performance, floor coverings, and accessibility when selecting the floor truss spacing.
8. Inflexible floor coverings, such as ceramic tile, require careful consideration and planning by the contractor. The contractor shall select and use an approved floor covering assembly for the chosen floor covering and floor truss spacing used in the project. Ceramic tile assemblies are shown in the TCNA Handbook for Ceramic, Glass, and Stone Installation. Builders FirstSource is not responsible for floor covering related issues.
9. The builder / owner is to inform Builders FirstSource of any additional loads placed on floor trusses, such as loads from structural members, heavy granite island countertops, fireplace surrounds, etc. If we do not note these additional loads on the placement diagram or truss design drawings, then they have not been added.
10. This Placement Diagram may show approximate plumbing drop locations with a corresponding truss layout. With or without this information, the contractor shall insure that the installer verifies all plumbing locations and installs the trusses to avoid interference. Consider all plumbing such as toilets, tub drain and overflow, showers, etc. The contractor shall also plan for other potential utility conflicts.
11. Floor Truss Spacing may be altered to avoid plumbing interference. Avoid overloading single trusses due to truss spacing shifts. Do not exceed the allowable span rating of the subfloor sheathing used.
12. Floor Trusses shall be fully sheathed on the top chord. The builder shall select structural sheathing that meets the truss spacing requirement as well as the desired long term performance characteristics for the specific assembly.
13. Strongbacks are either recommended or required as shown on the Truss Design Drawings. BFS recommends installing strongbacks for all floor trusses to improve floor performance and allow load sharing between trusses.
14. 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.

WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH. **Espanol** - *(TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)*

1. Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.
2. Floor Trusses shall be temporarily restrained during installation. DO NOT WALK ON UNRESTRAINED FLOOR TRUSSES. Unrestrained floor trusses may suddenly collapse or roll over and may cause injury or death.
3. **BCSI INSTRUCTIONS SHALL BE FOLLOWED**: BCSI-B7 = Floor Truss Installation

TOTAL FLOOR AREA
1087.6 SQ FT



Truss Connector Total List		
Manuf	Product	Qty
Simpson	THA422	3
Simpson	U 410	21

Products			
PlotID	Length	Product	Plies
GDH	20-00-00	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	2
FB1	20-00-00	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2
FB2	18-00-00	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2
FB3	8-00-00	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2

No Scale

Customer Name:Lamco Custom Homes

Subdivision: .

Lot# : . Plan Name: Ash

MISC NOTES: FLOOR Layout

File Name

Builders FirstSource
Albemarle, NC

Revisions:

Job Number
.

Drawn By:
CSL

DATE:
4/29/2019

Page Number
1 of 1

FLOOR TRUSS NOTES:

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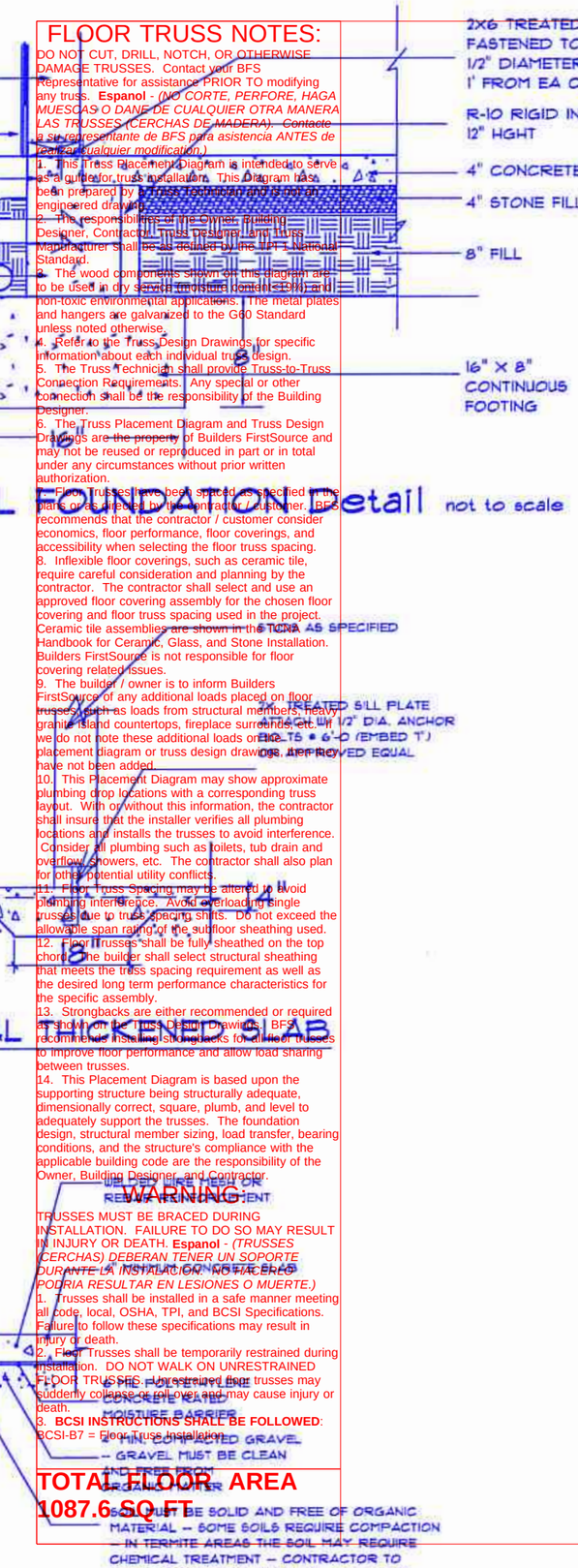

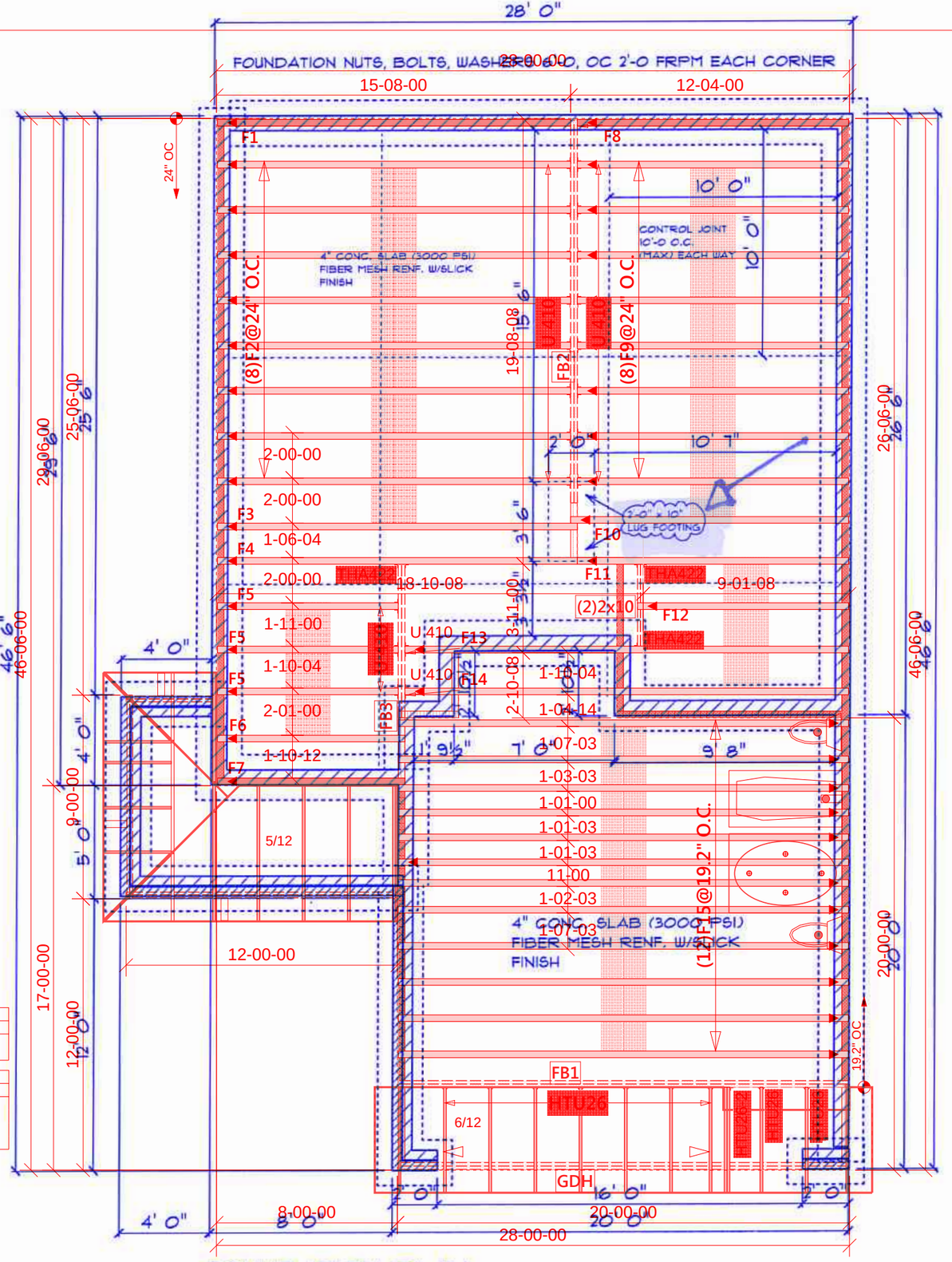

FOUNDATION PLAN

SCALE: 1'= 1/4

Truss Connector Total List		
Manuf	Product	Qty
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Simpson	U 410	21

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FB2	18-00-00	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2
FB3	8-00-00	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2

No Scale

Until the building is completely erected in accordance with plans, the trusses may be unstable and present a safety hazard. Builders under construction are vulnerable to high winds and present a possible safety hazard. It is the responsibility of the contractor and framer to recognize adverse weather conditions and take prompt and appropriate action to protect life and prevent injury. Prior to setting trusses, refer to Building Component Safety Information (BCSI) document produced by SBCA and TPI. Follow BCSI Specifications for Erection and Bracing.

Builders FirstSource
Albemarle, NC

LAMCO CUSTOM BUILDERS

Revisions:

Job Number
.

Drawn By:
CSL

DATE:
4/29/2019

Page Number
1 of 1

A9H

Customer Name:Lamco Custom Homes
Subdivision: .
Lot# . . .
Plan Name: Ash
MISC NOTES: FLOOR Layout
SCALE: 1/4" = 1'
DRAWN BY:
File Name
DATE: 10/16/2020

DRD
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