

**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.

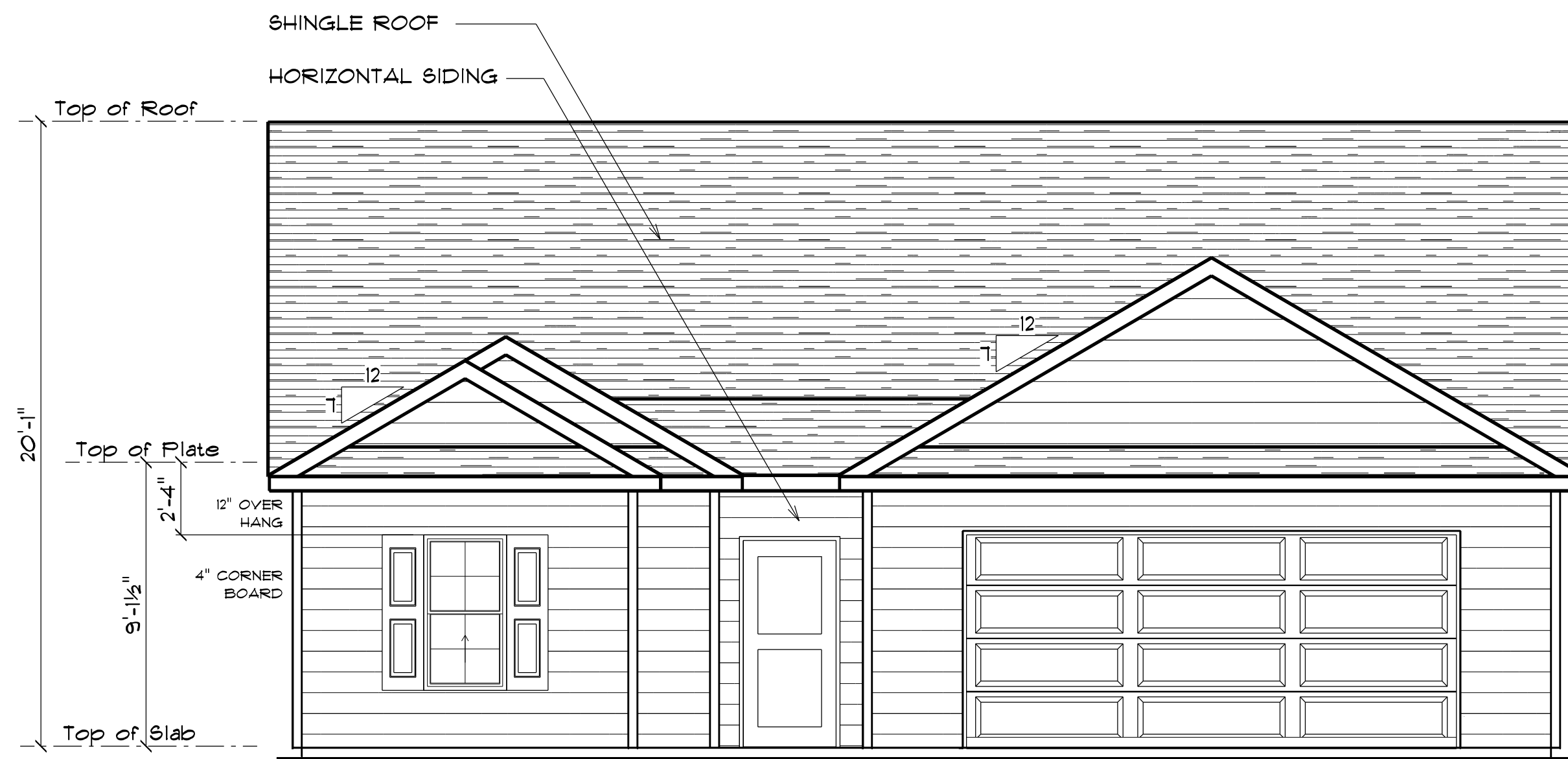
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

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 7-98
- 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

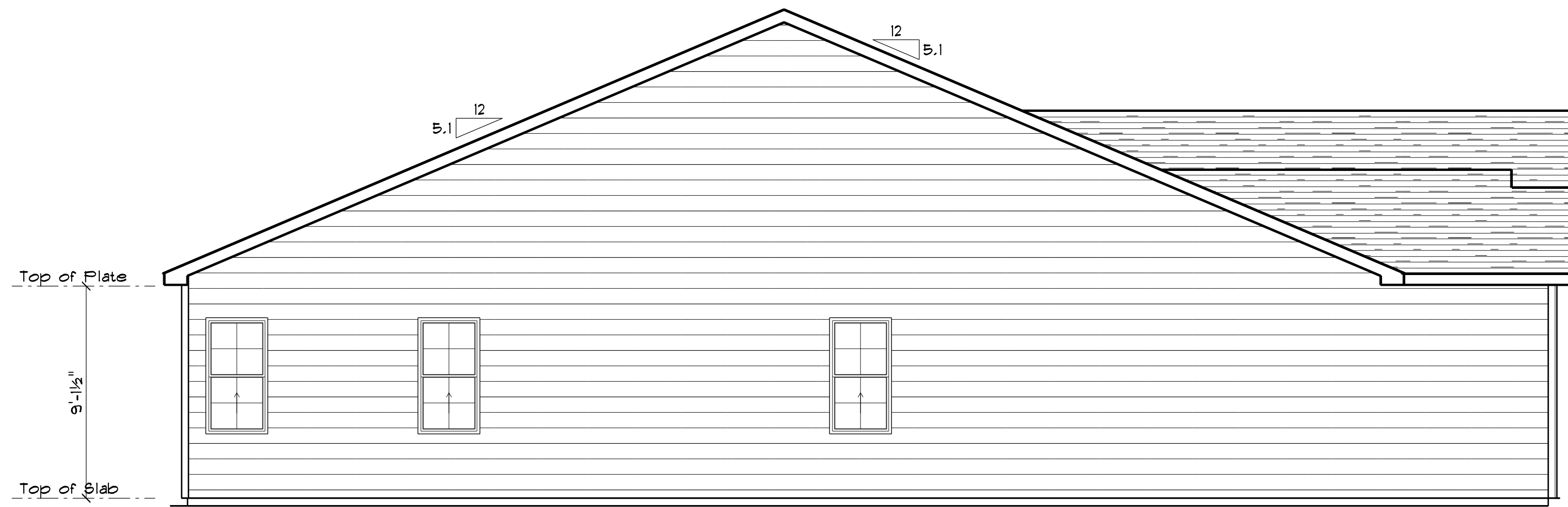
It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and uses of materials provided in buildings and/or structures as required by NC Uniform Building Code, Local Agencies and in accordance with good engineering practices. Verify all dimensions prior to construction.



**FRONT ELEVATION**  
 SCALE: 1" = 1/4"



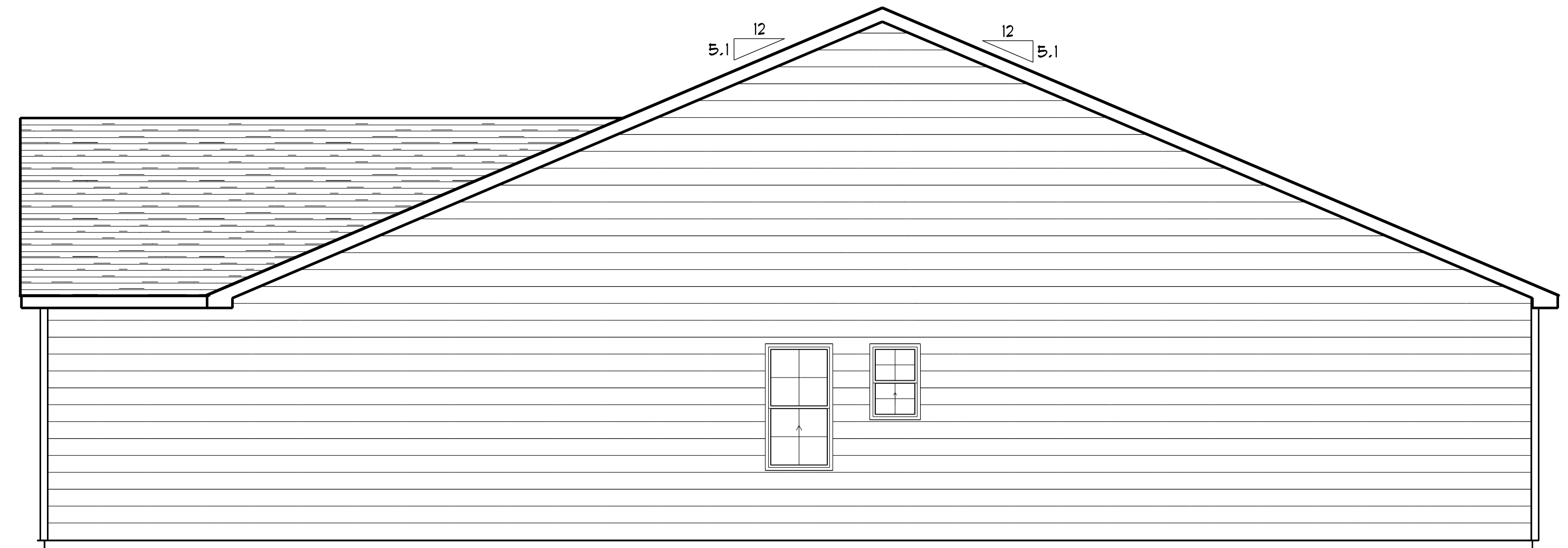
**FRONT ELEVATION W/OPTIONAL SINGLE CAR GARAGE**  
 SCALE: 1" = 1/4"



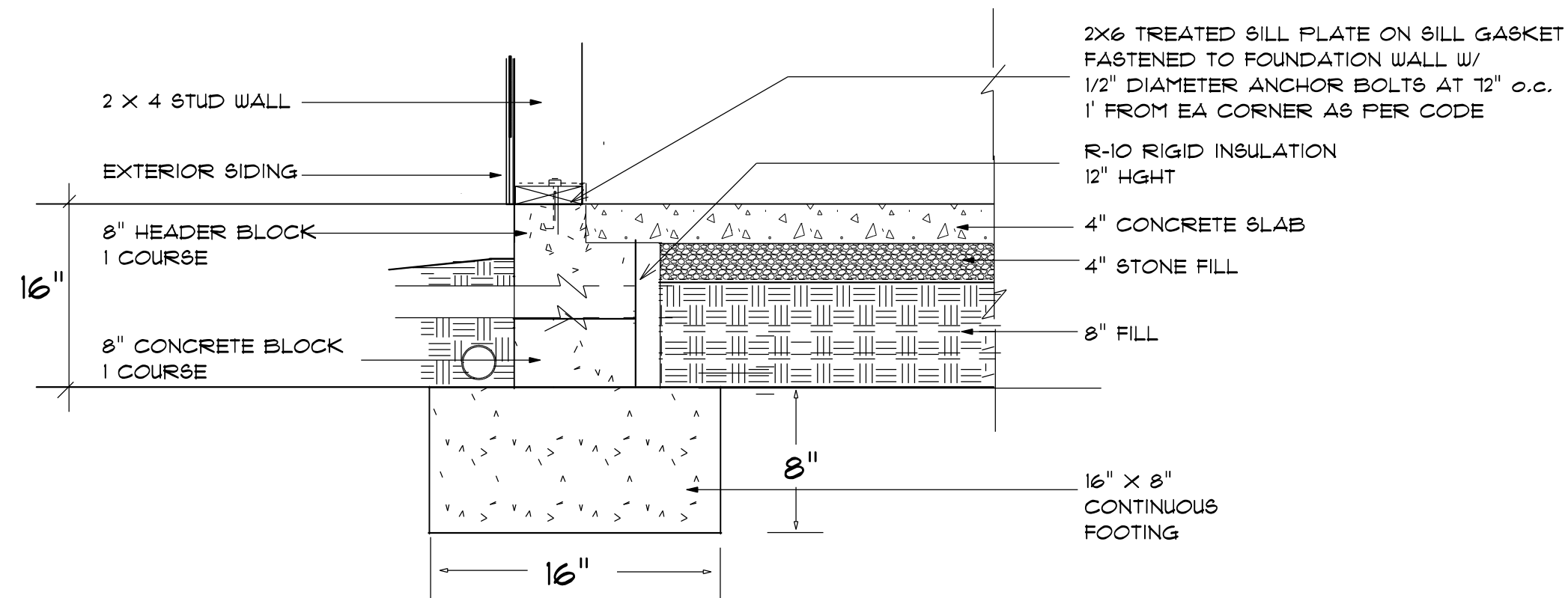
**LEFT ELEVATION**  
SCALE: 1" = 1/4"



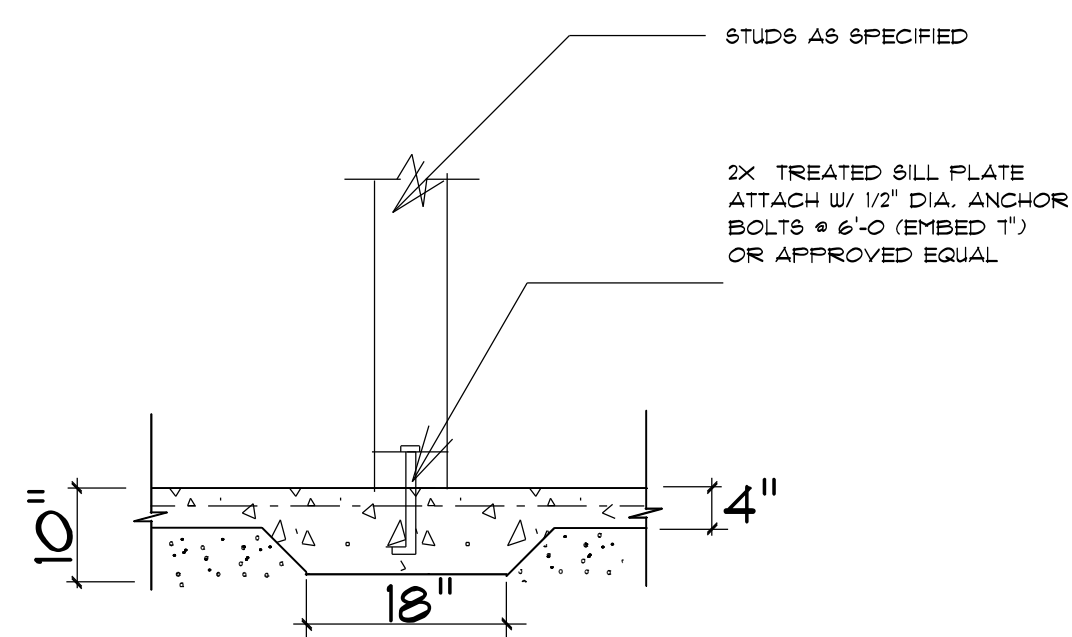
**REAR ELEVATION**  
SCALE: 1" = 1/4"



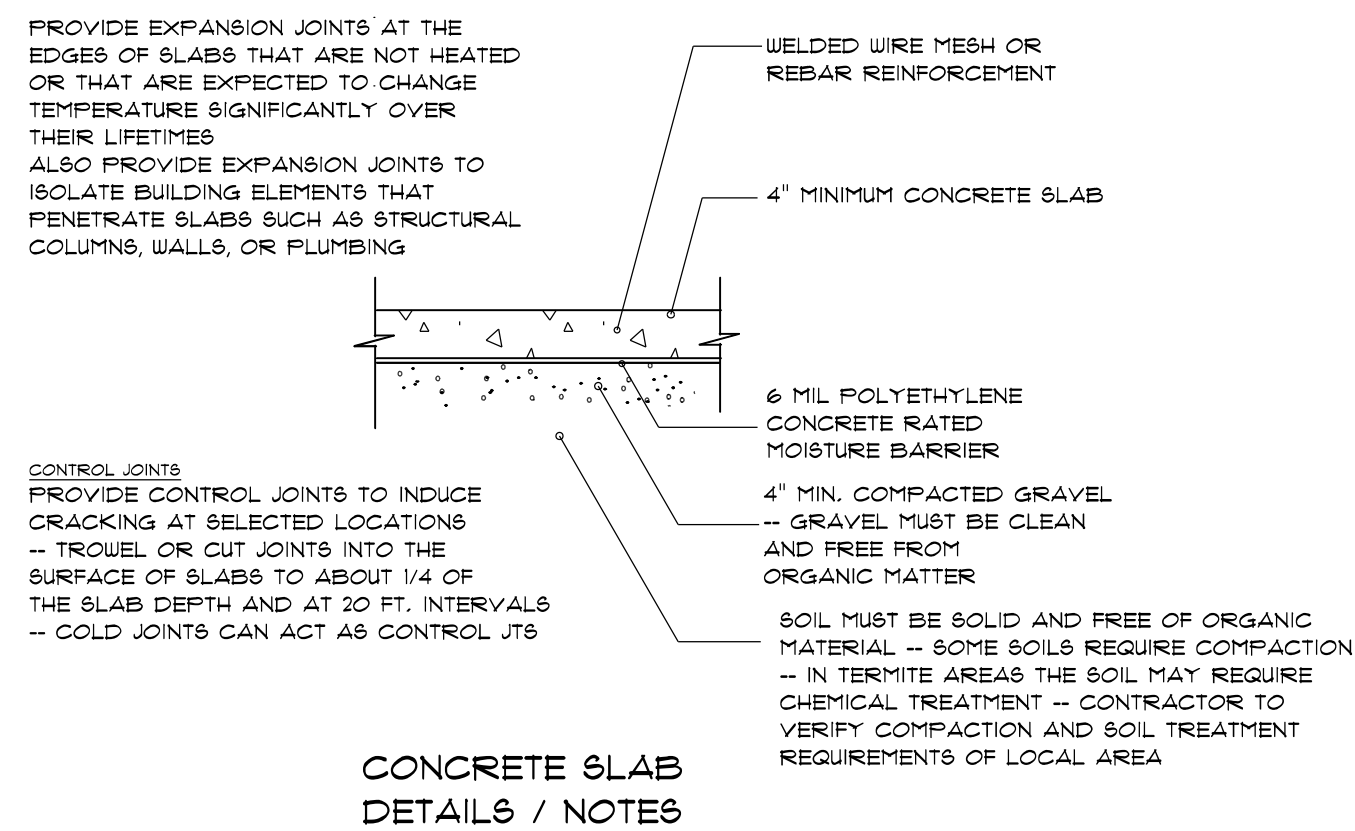
**RIGHT ELEVATION**  
SCALE: 1" = 1/4"



STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB



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.

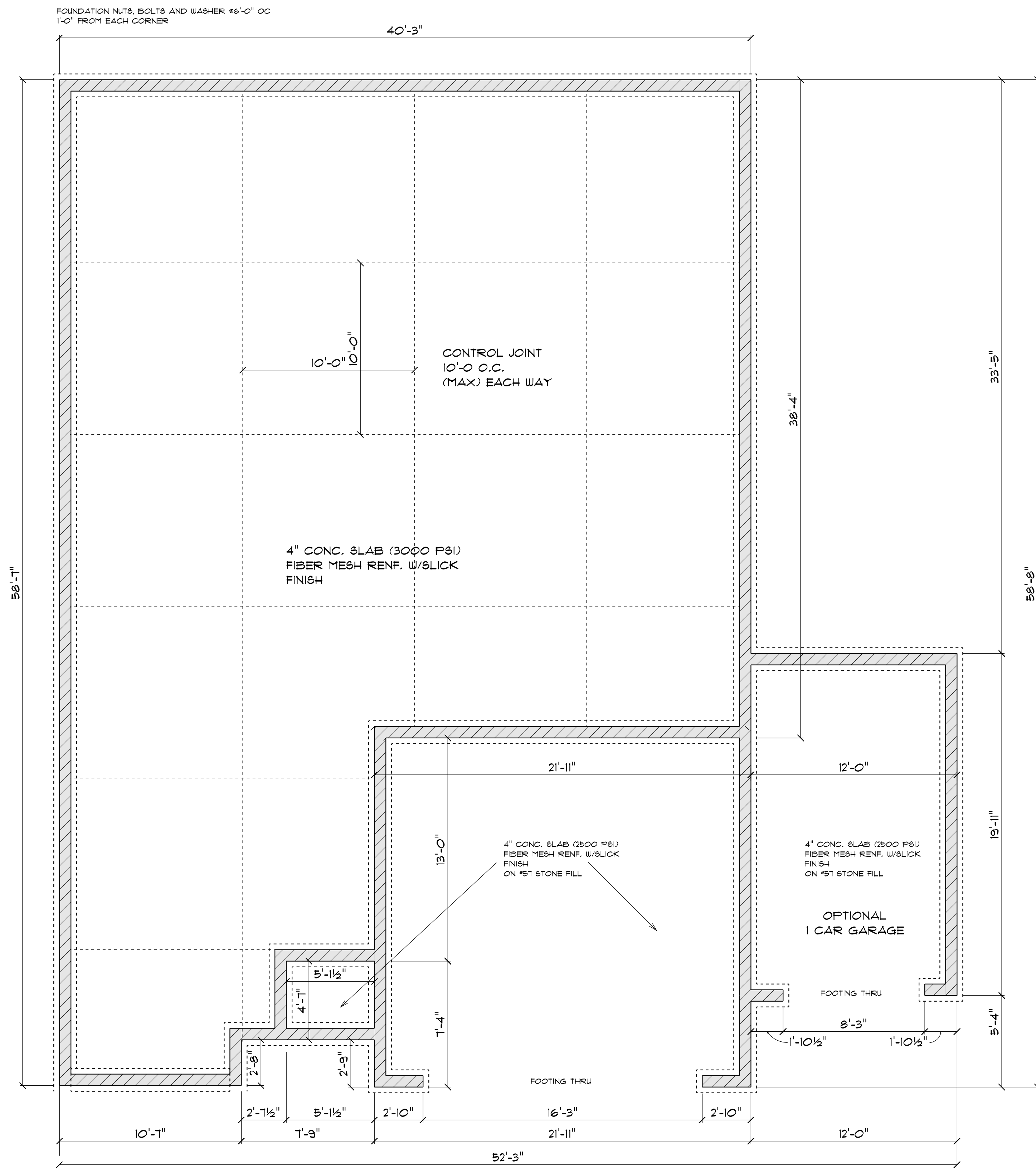
FOUNDATION CONCRETE MIX TO HAVE 1/2" MAX AGGREGATE SIZE. CONCRETE  
FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.

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.



FOUNDATION PLAN

SCALE: 1" = 1/4"

OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
6'-0"	1	Exterior Door/Patio	72"	80-1/2"
2'-0" x 3'-0"	1	Window/Single Hung	24"	36"
2'-8" x 5'-0"	8	Window/Single Hung	32"	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 3-1/2d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOUGS UNO.

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

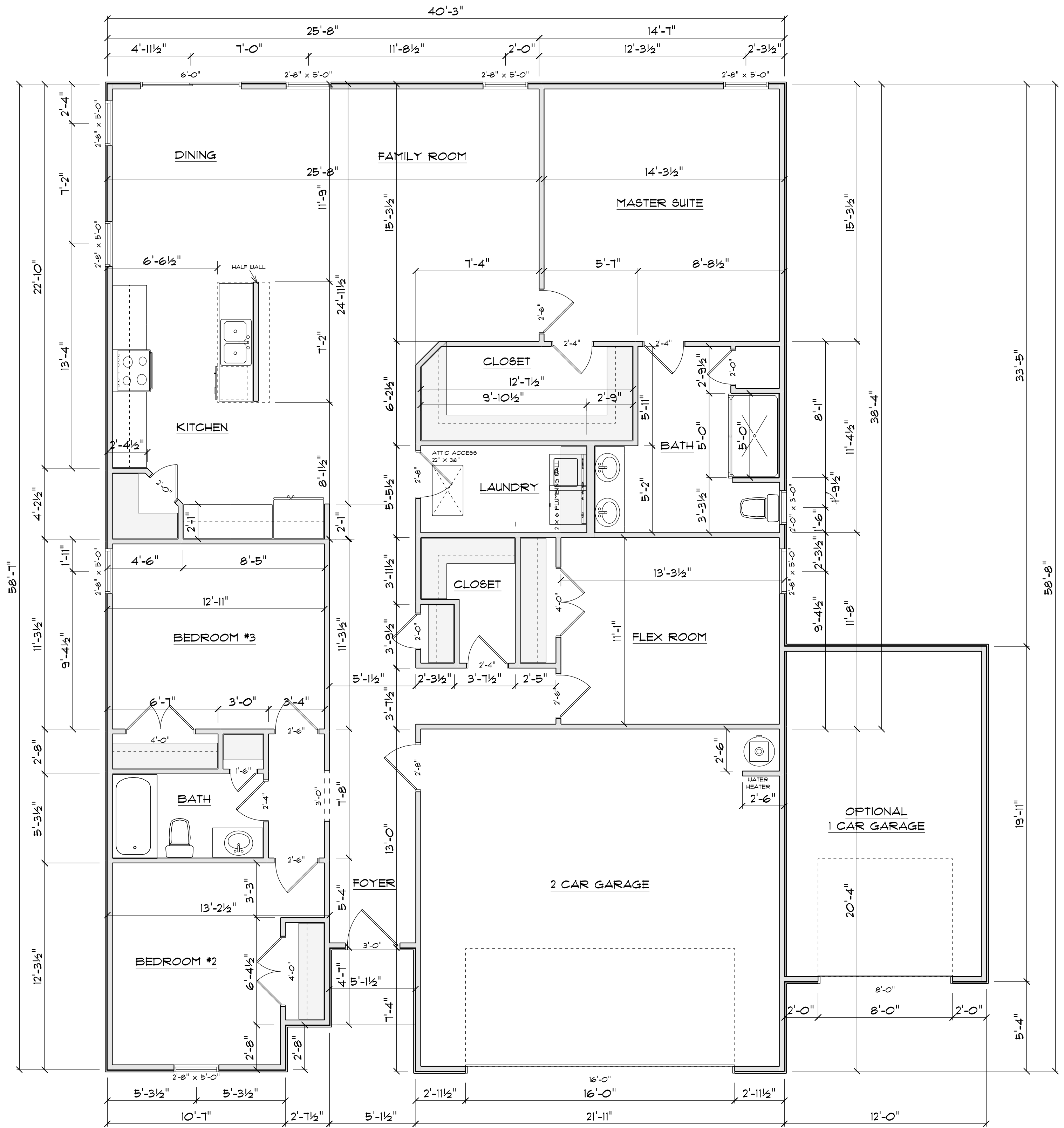
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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 TJS TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



**FLOOR PLAN**  
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Sq Ft	1894.2 sq ft.
Covered Front Porch Sq Ft	25.5 sq ft.
2 Car Garage Sq Ft	445.0 sq ft.
Optional 1 Car Garage Sq Ft	242.0 sq ft.



DRD  
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6205 Mockingbird Lane  
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SCALE: 1" = 1/4"      DRAWN BY:      DATE: 9/22/2020

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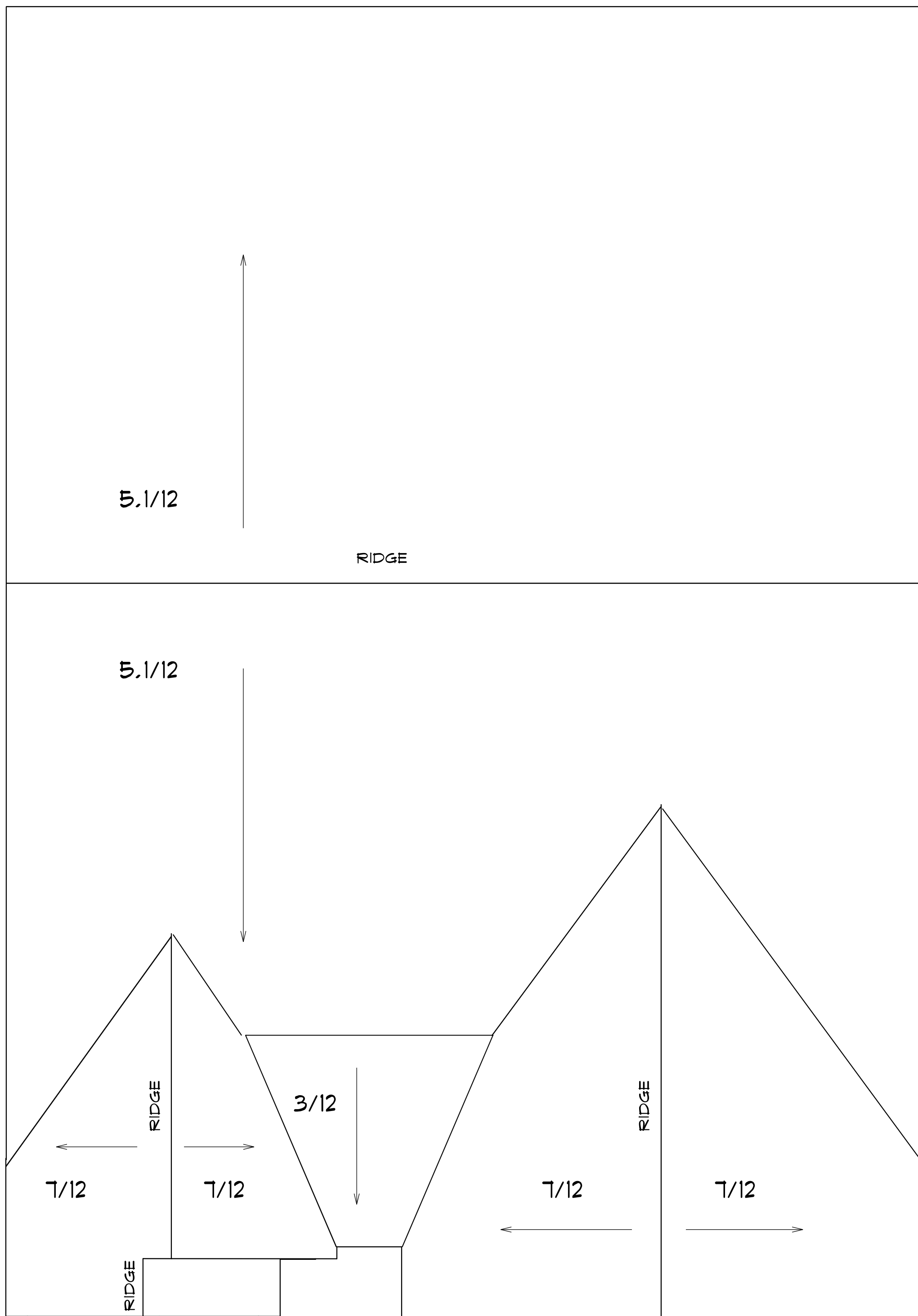
LAMCO CUSTOM BUILDERS

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THE KAITLYN

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FLOOR PLAN

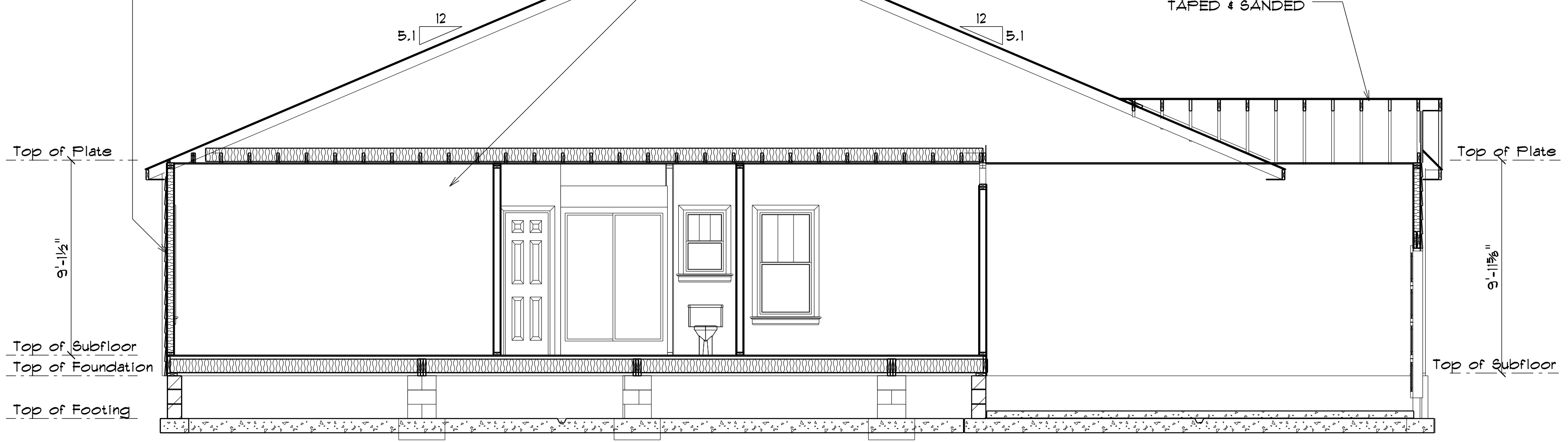


**ROOF PLAN**  
 12" OVER HANG ALL  
 SCALE: 1" = 1/4"

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

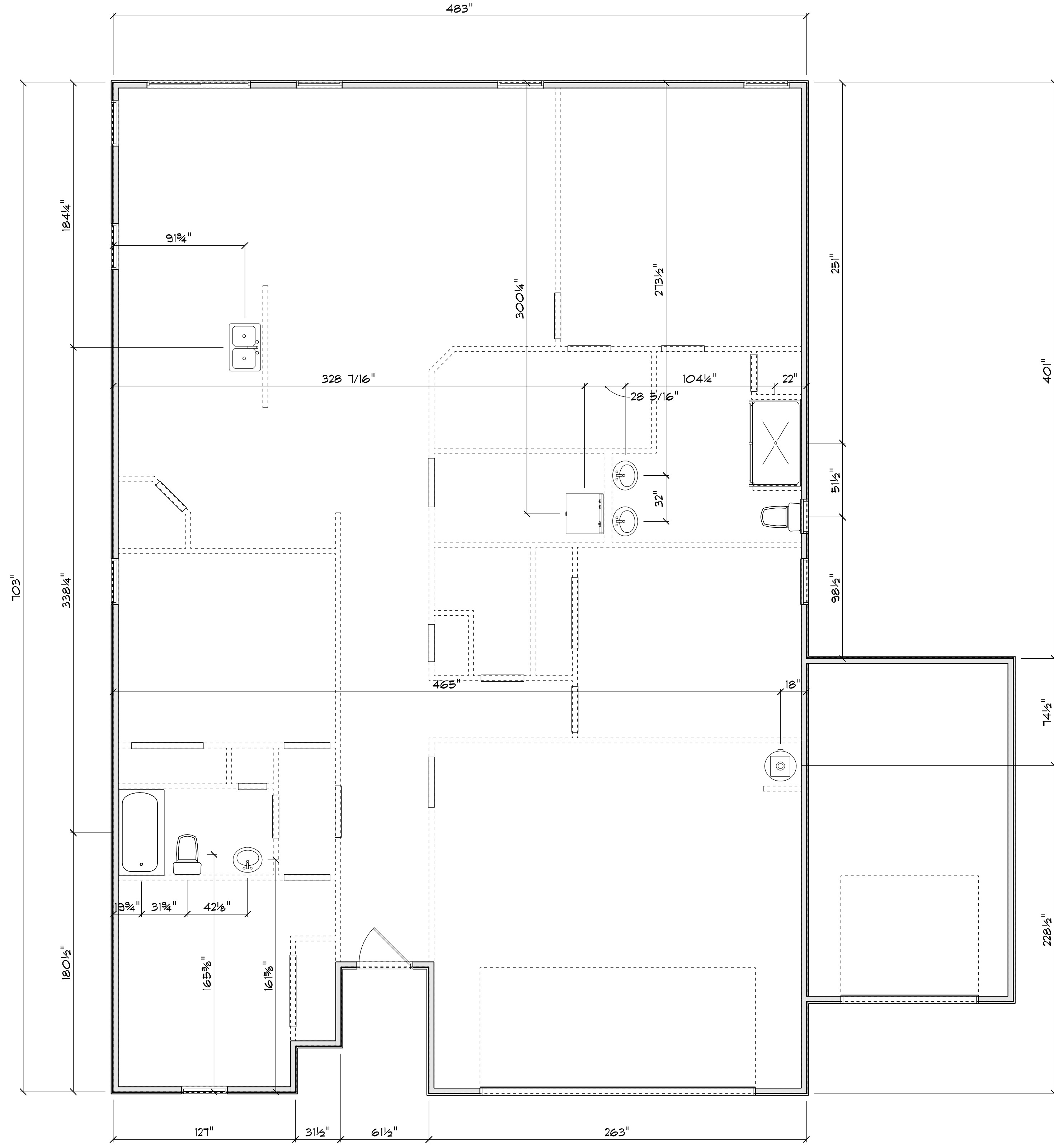
TYPICAL 2x4 WALL:  
 1/2" DRYWALL  
 TAPED & SANDED  
 2x4 STUDS @ 16" o.c.  
 1/2" DRYWALL  
 TAPED & SANDED

TYPICAL TRUSS ROOF:  
 SHINGLES  
 7/16" ROOFING PLYWOOD c/w  
 1" CLIPS  
 BLOCK & BRACE PER TRUSS MGR.  
 PRE-ENGINEERED TRUSSES @ 24" o.c.  
 2x4 TRUSS BRACING  
 R38 BLOWN INSULATION  
 5/8" CEILING BOARD  
 TAPED & SANDED



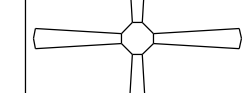
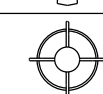

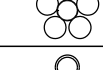

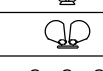
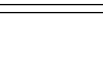


**SECTION A**  
 SCALE: 1" = 1/4"

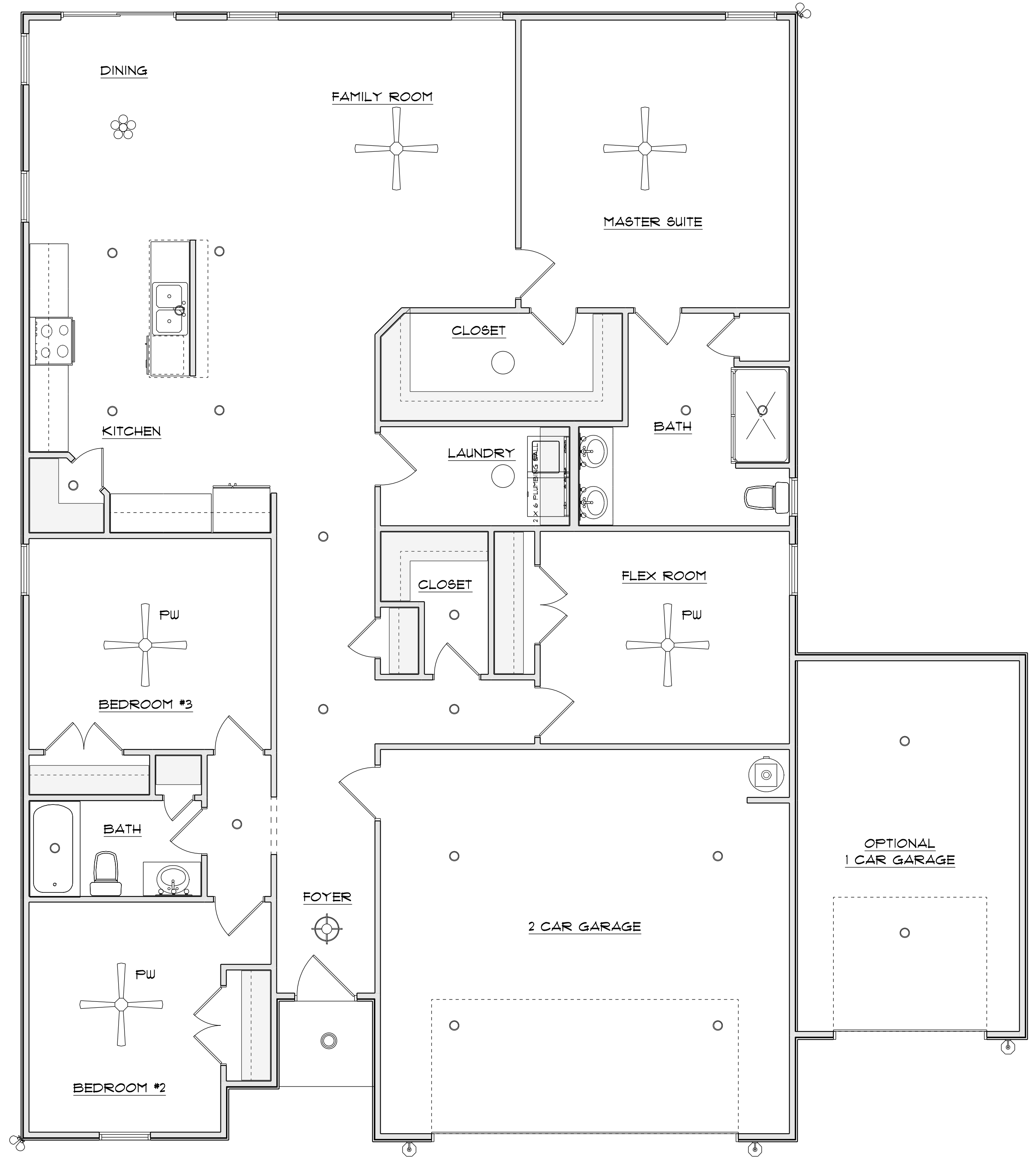
**ROOF NOTES:**  
 TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.  
 IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.  
 DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS.  
 DO NOT NOTCH OR DRILL TRUSS MEMBERS.  
 WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS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



**FLOOR PLAN**

SCALE: 1" = 1/4"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	2	
foyer light	1	
10" led light	2	
dinning room light	1	
7" led light	20	
porch light	1	
coach light	3	
flood light	2	
vanity light	3	



FLOOR PLAN