

**ELEVATION NOTES:**  
 GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGNOSTIC 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 HGT 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 HOLDINGS, 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 7-95B
- 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 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"



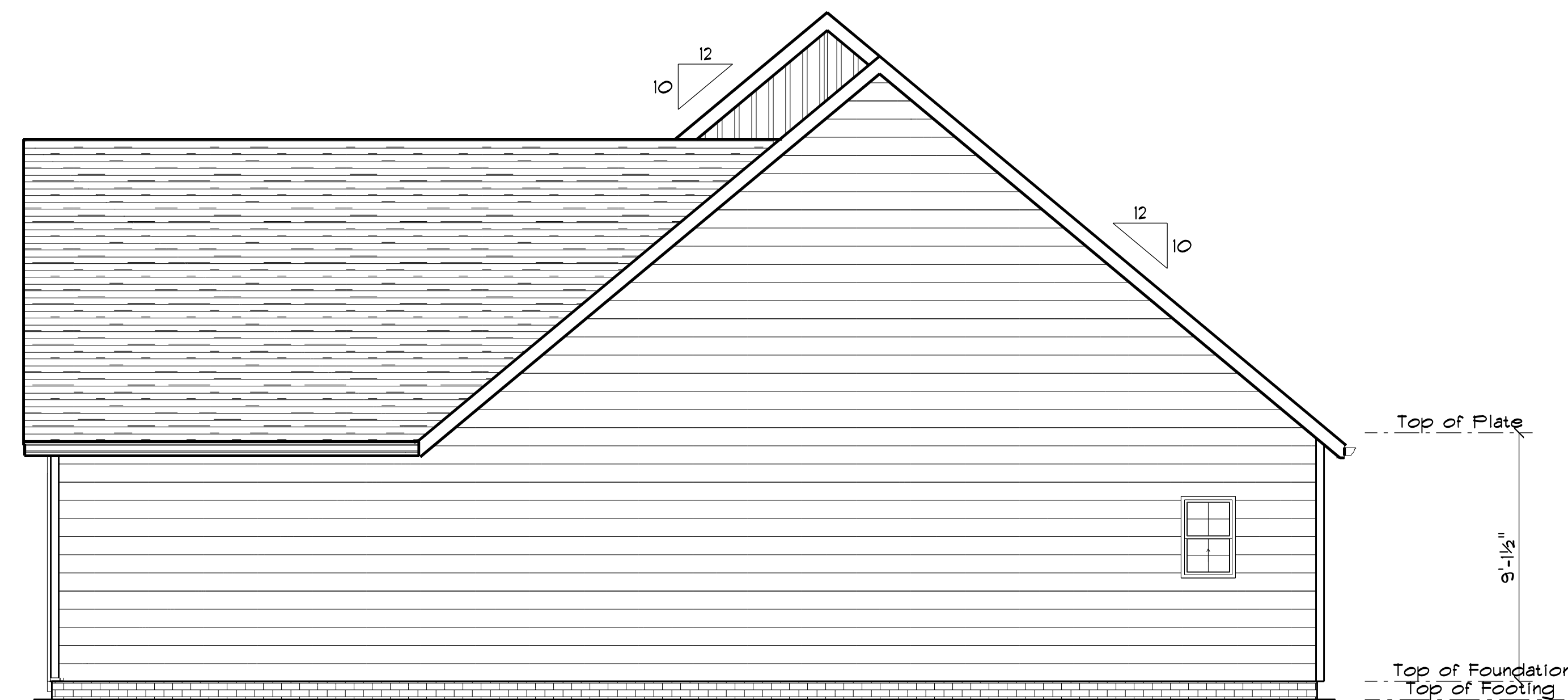
**REAR ELEVATION**

SCALE: 1" = 1/4"



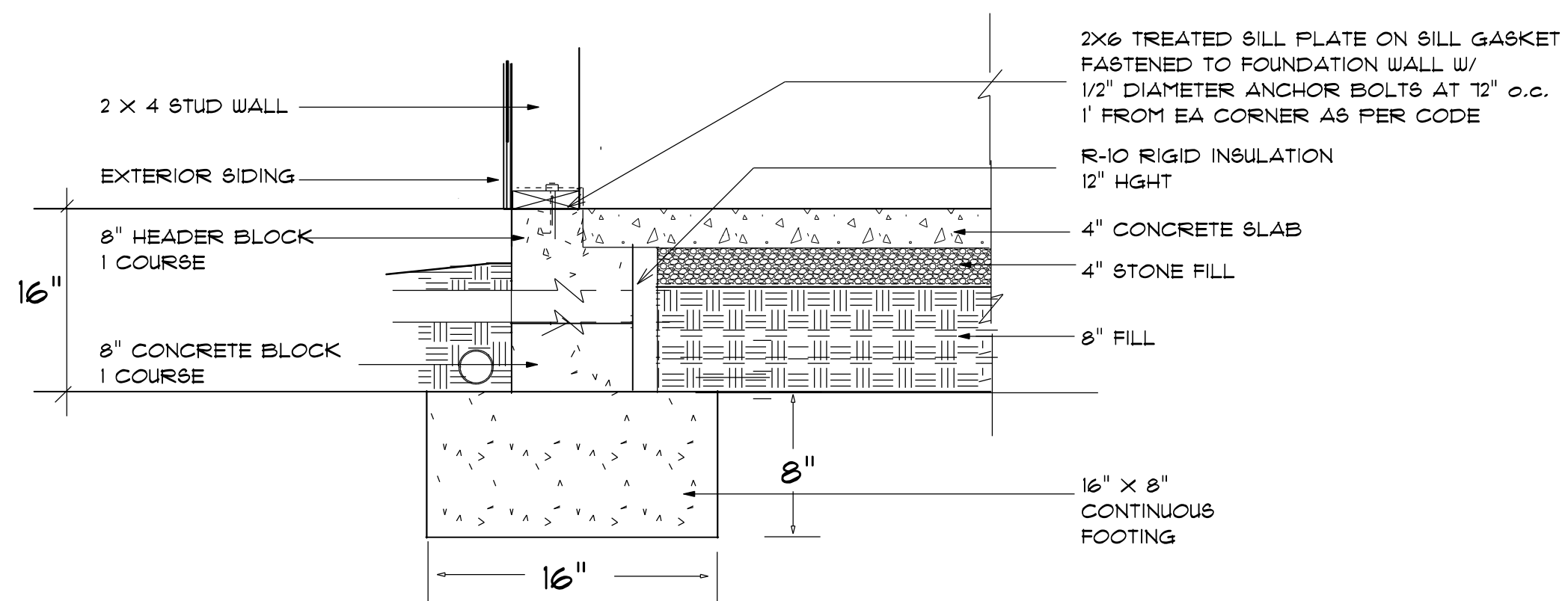
**LEFT ELEVATION**

SCALE: 1" = 1/4"



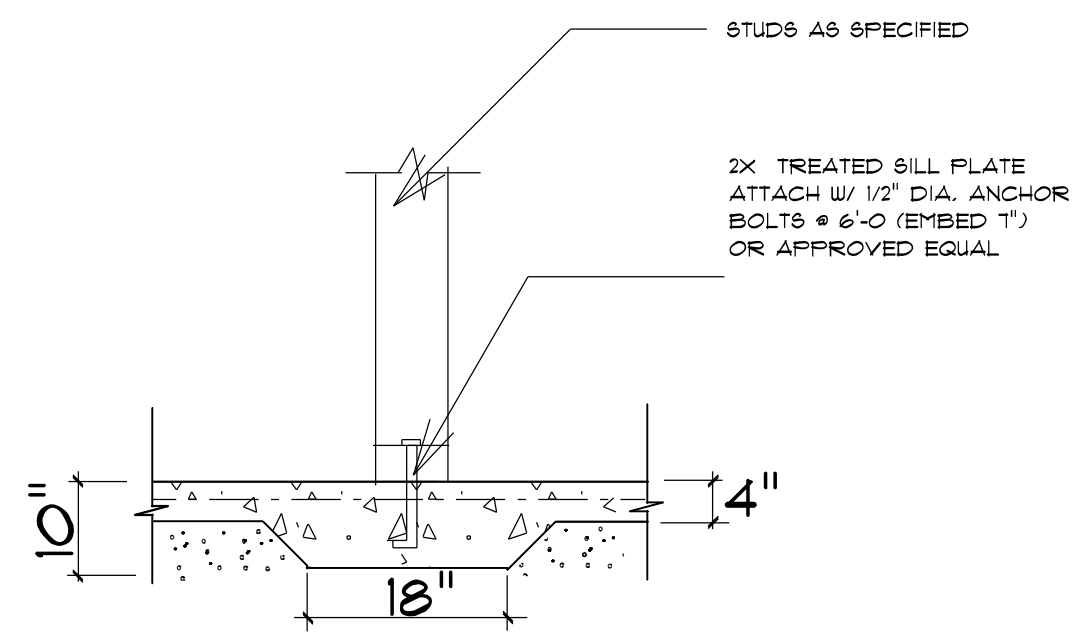
**RIGHT ELEVATION**

SCALE: 1" = 1/4"



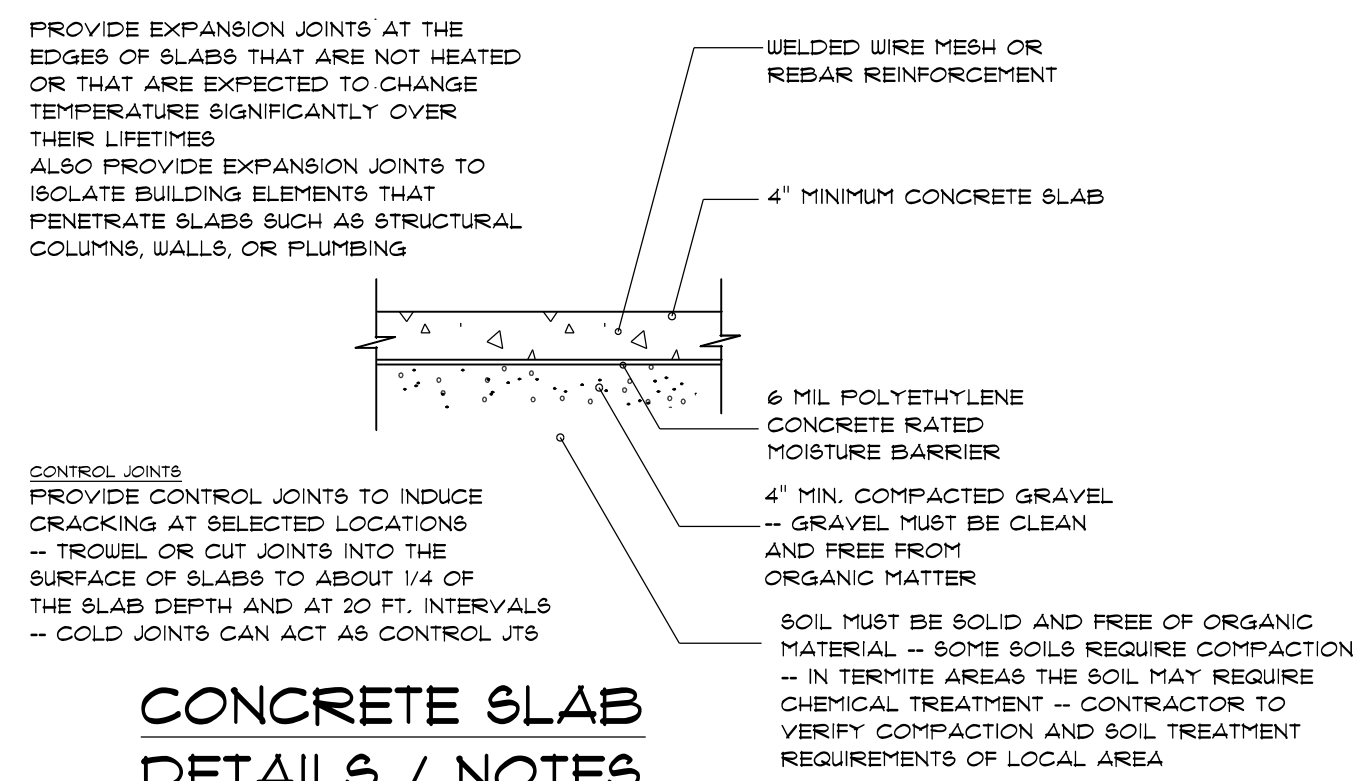
**STEM WALL FOUNDATION Detail**

not to scale



**TYPICAL THICKENED SLAB**

not to scale

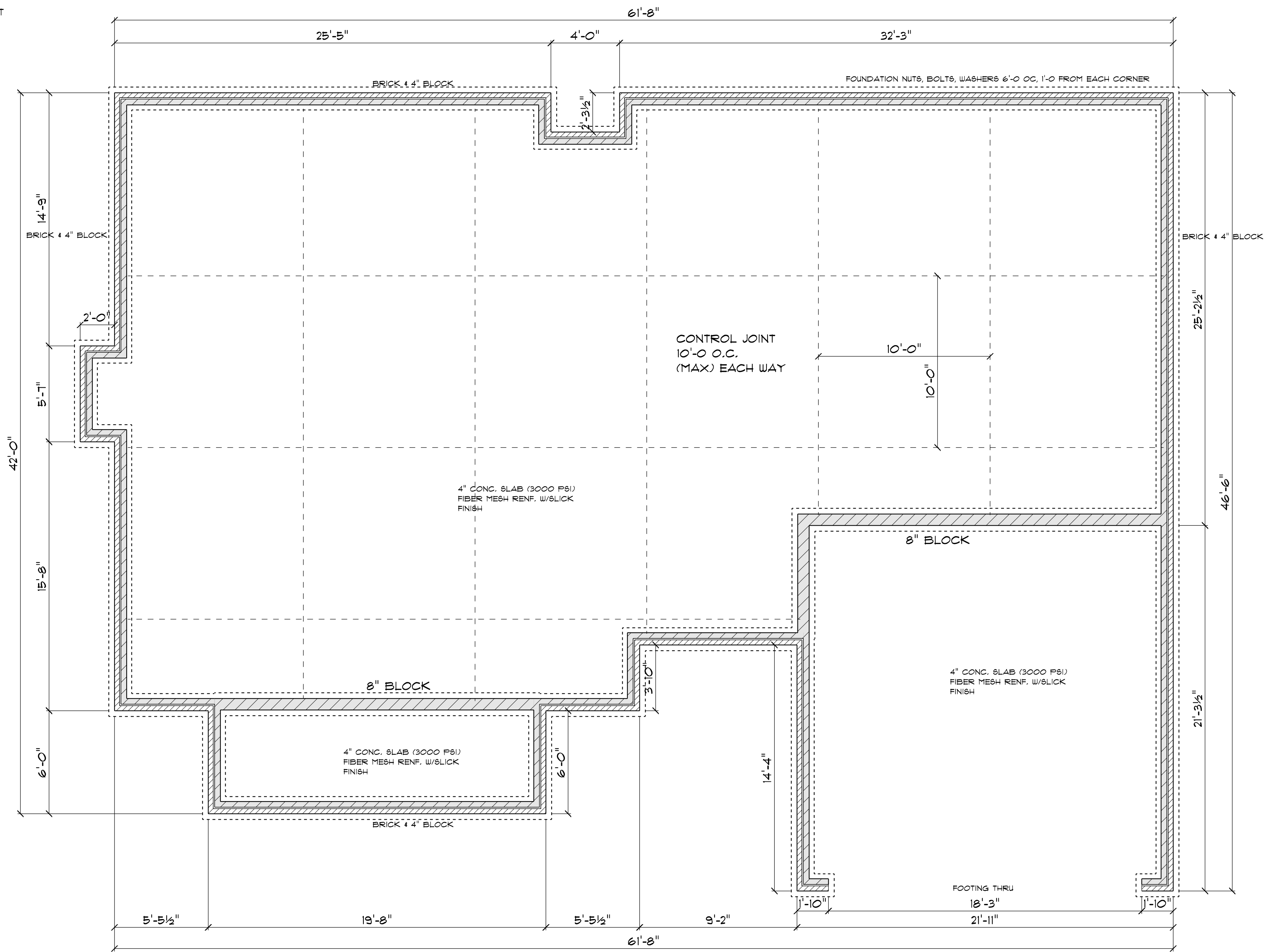


**CONCRETE SLAB  
 DETAILS / NOTES**

not to scale

**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 3000 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 UNF 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"

**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.

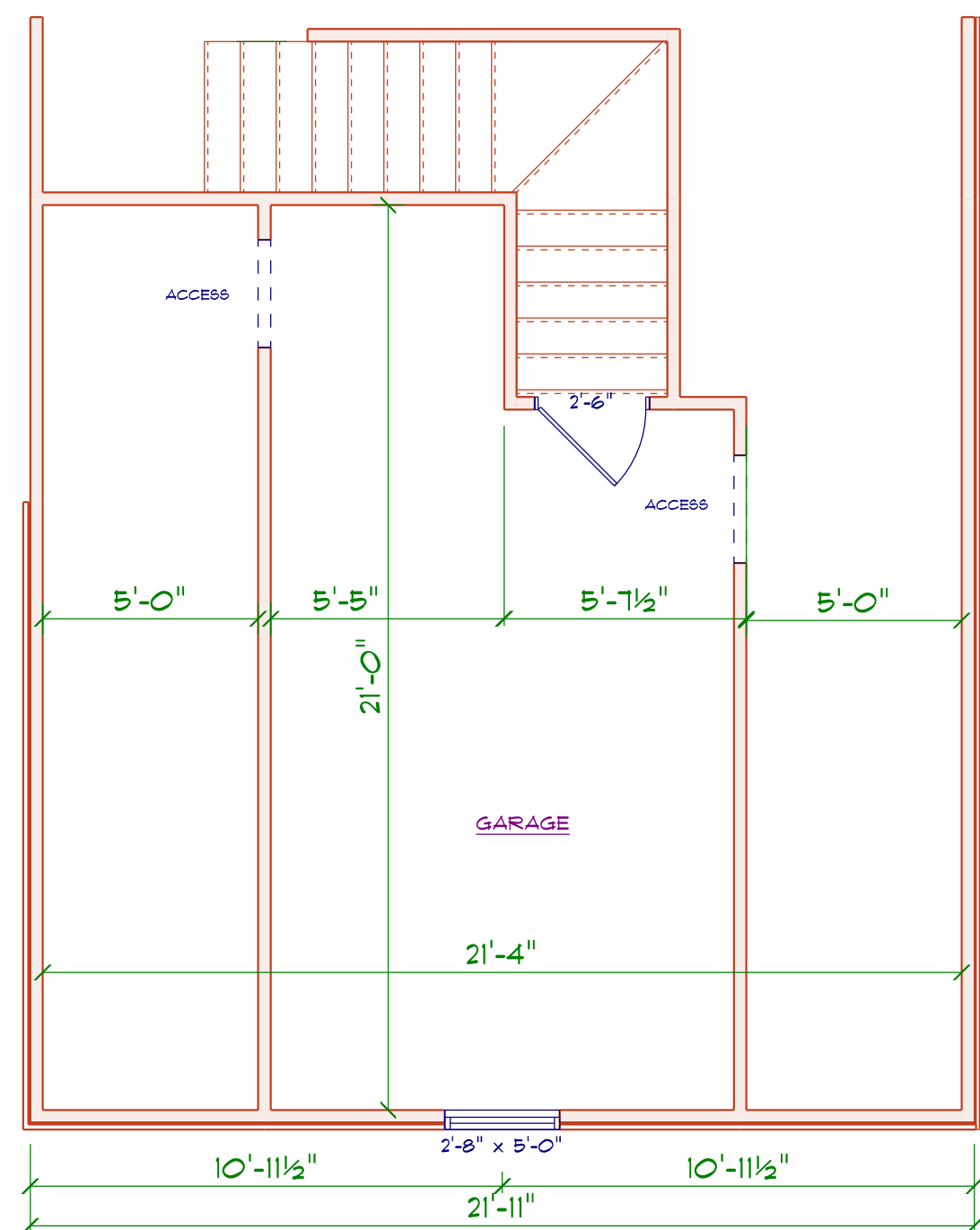
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

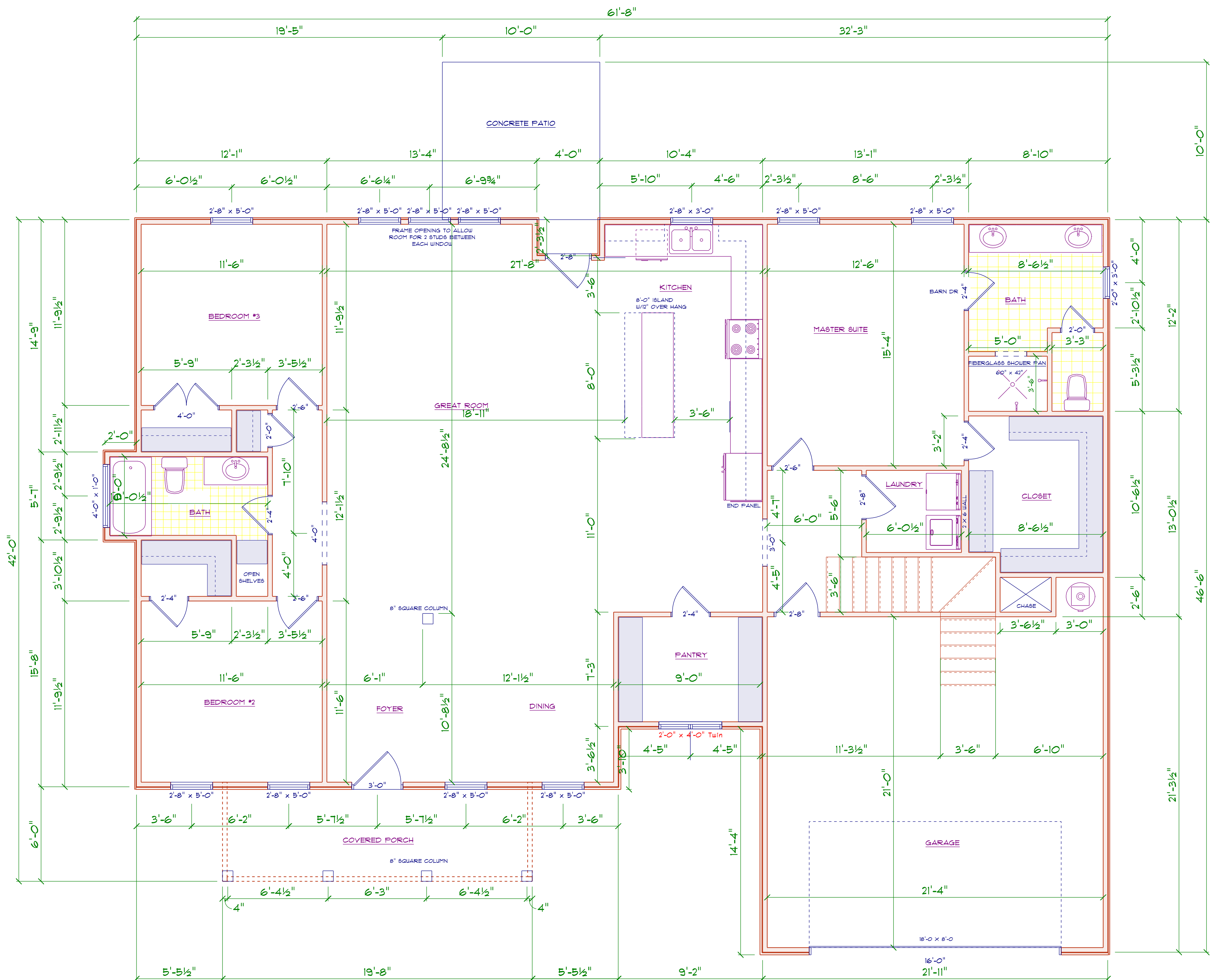
OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-0" x 3'-0"	1	Window\Single Hung	24"	36"
2'-0" x 4'-0" Twin	1	Window\Single Hung	48"	48"
2'-0" x 4'-0"	2	Window\Single Hung	24"	48"
2'-8" x 3'-0"	1	Window\Single Hung	32"	36"
2'-8" x 5'-0"	13	Window\Single Hung	32"	60-1/2"
4'-0" x 1'-0"	1	Window\Transom	48"	12"



**FLOOR PLAN**

SCALE: 1" = 1/4"

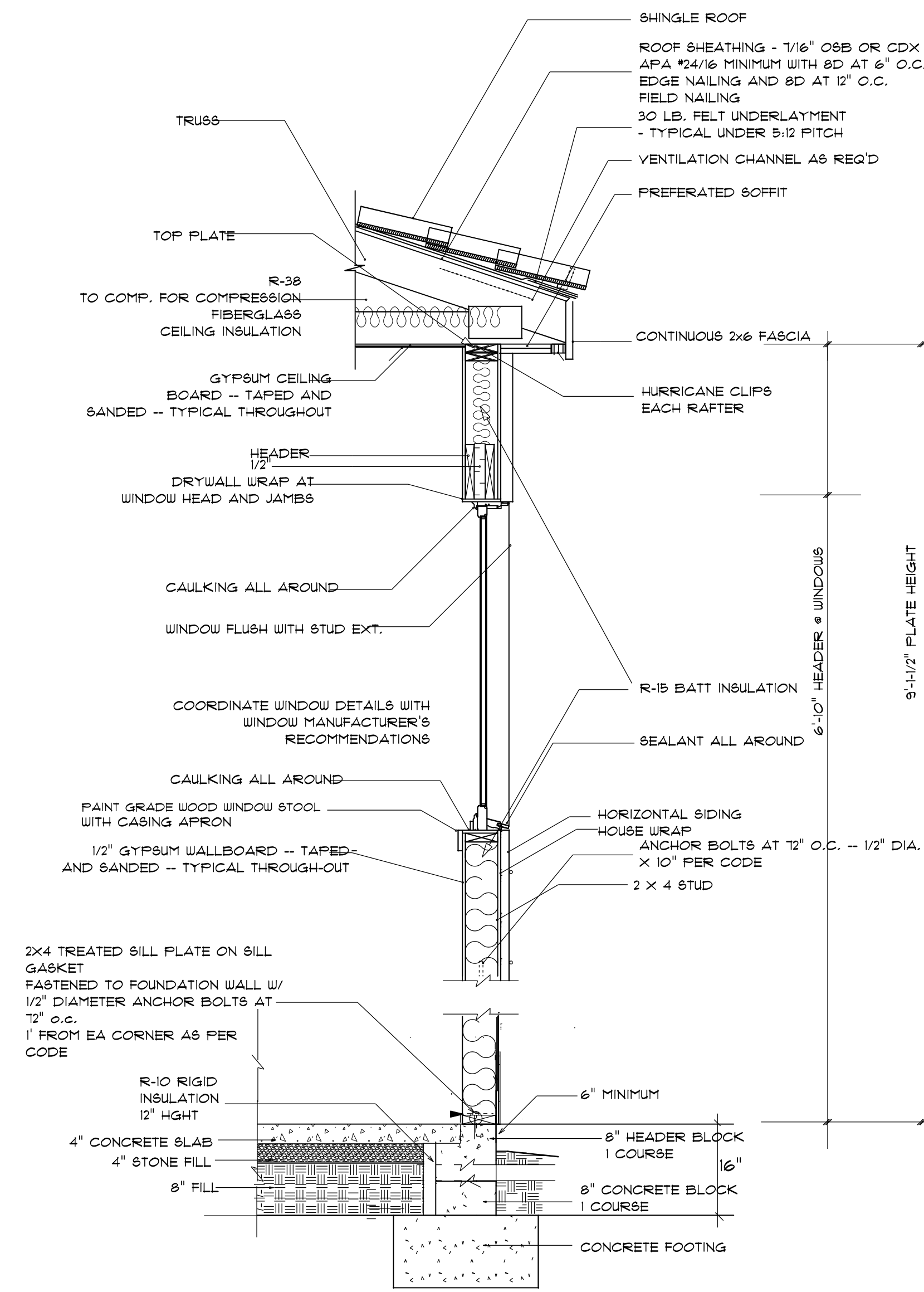
AREA SCHEDULE	
NAME	AREA
Bonus Room	221.2 sq. ft.



**FLOOR PLAN**

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1968.3 sq. ft.
Garage	485.1 sq. ft.
Covered Front Porch	114.7 sq. ft.



**STEM WALL FOUNDATION DETAIL**  
 not to scale

**TYPICAL TRUSS ROOF:**  
 SHINGLES  
 1/16" 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

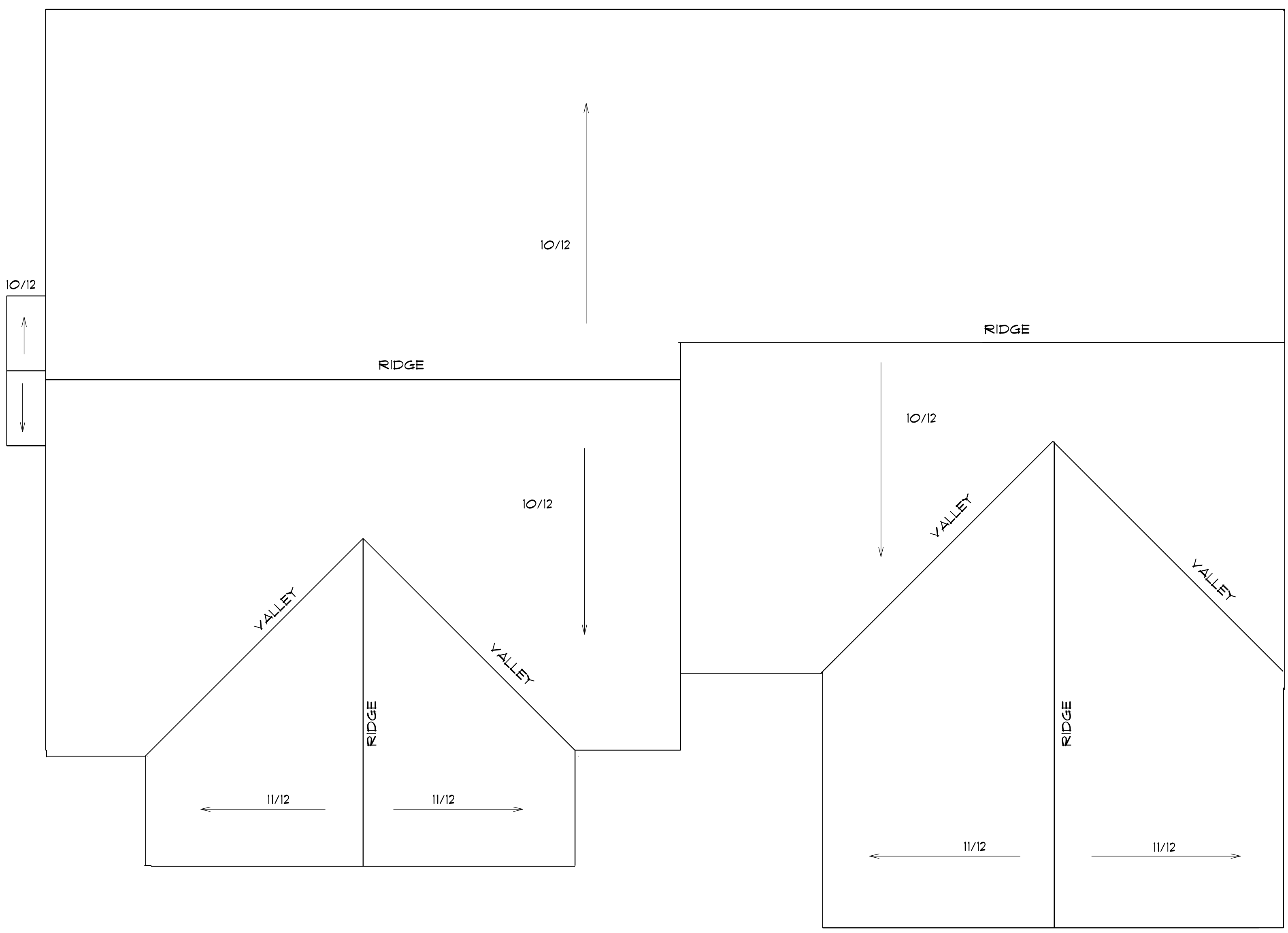
**TYPICAL 2x4 WALL:**  
 1/2" DRYWALL  
 TAPED & SANDED  
 2x4 STUDS @ 16" o.c.  
 1/2" DRYWALL  
 TAPED & SANDED

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

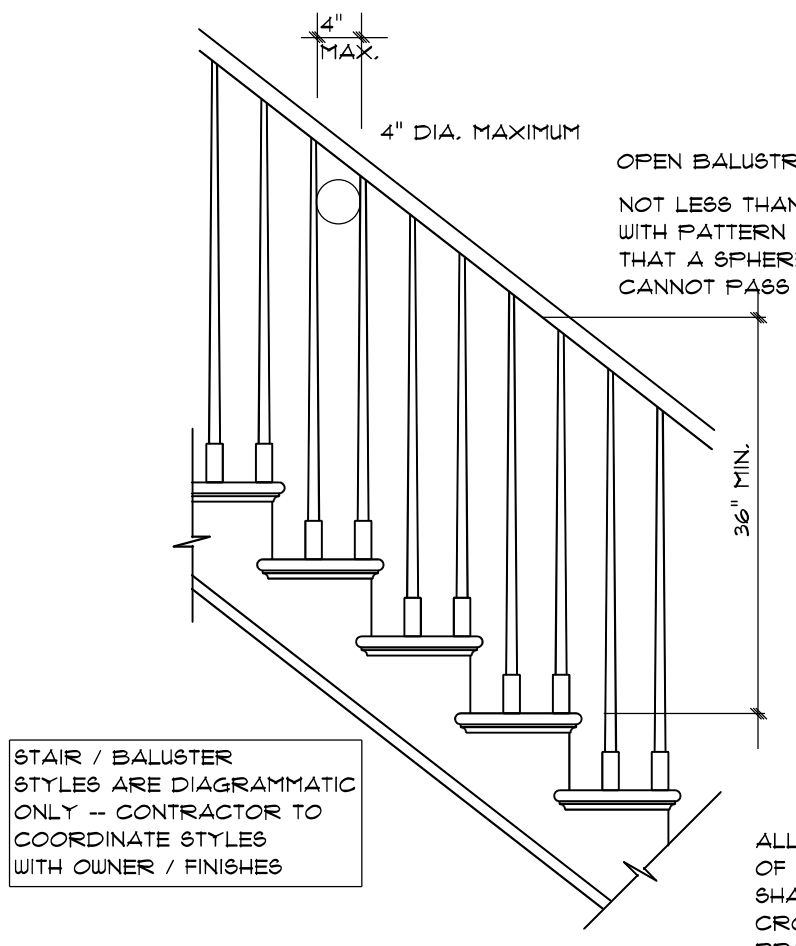


**SECTION A**  
 SCALE: 1" = 1/4"

**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.



**ROOF PLAN**  
 SCALE: 1" = 1/4"  
 12" OVER HANG ALL  
 10/12 PITCH ALL



**STAIR RAILING**  
 not to scale

ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH  
 OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS  
 SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN  
 CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL  
 PROVIDE AN EQUIVALENT GRIPPING SURFACE

PAGE #:  
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**DRD**

SCALE: 1" = 1/4"  
 DRAWN BY:  
 DATE: 12/15/2020

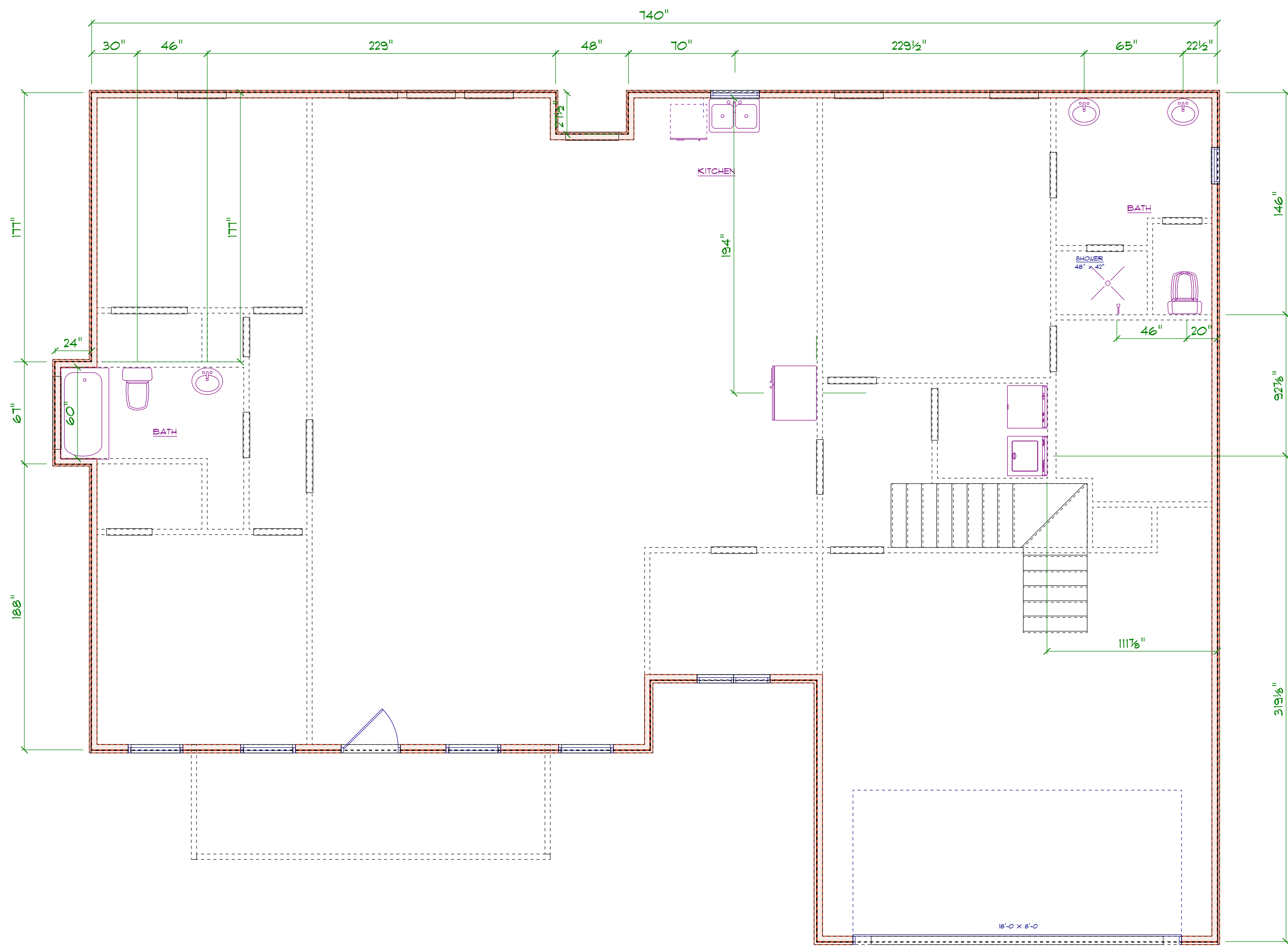
LAMCO HOMES

THE SLOAN  
 GARAGE RIGHT

DETAIL SHEET







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