

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

10/12/2021




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 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.

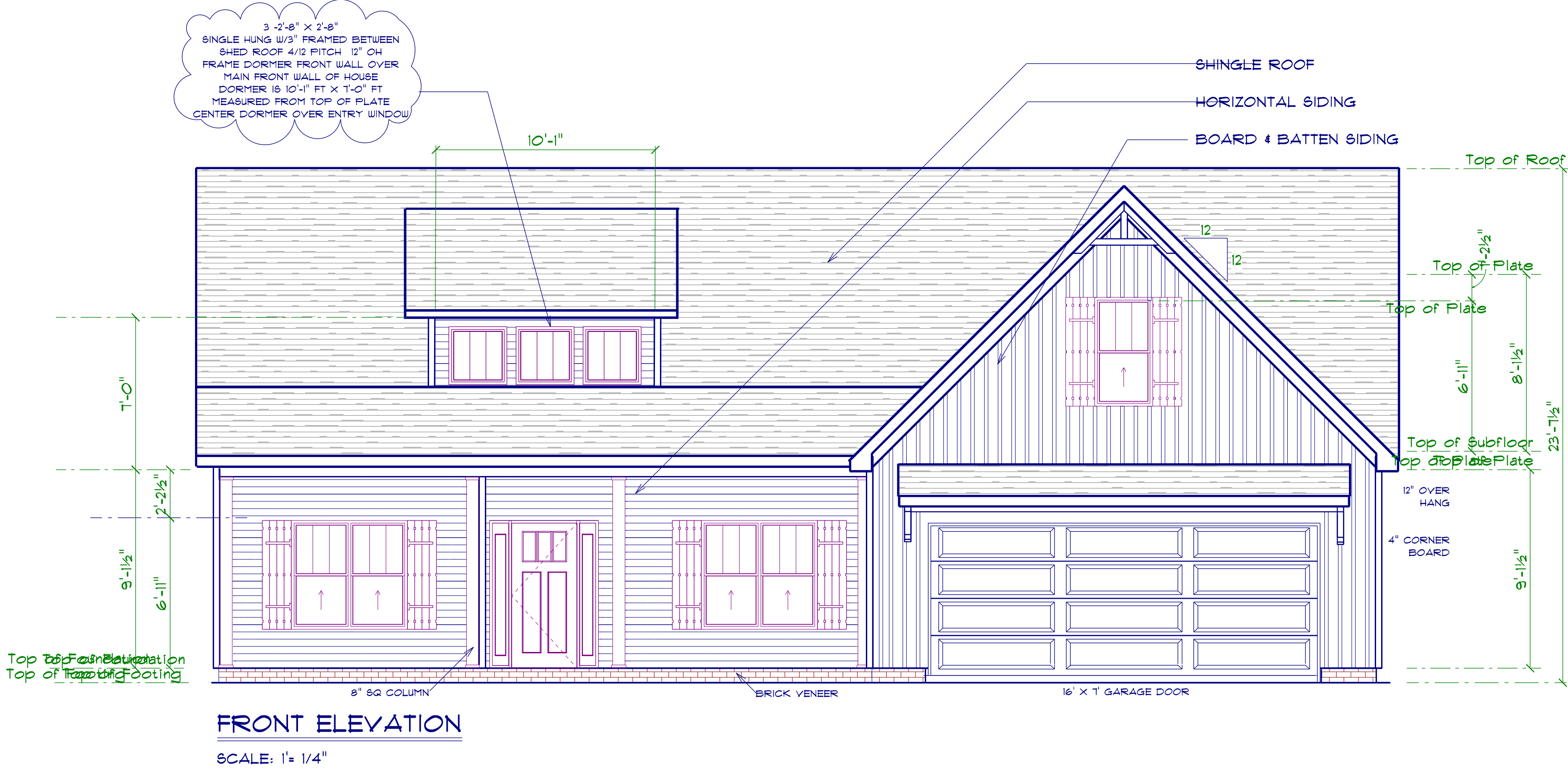
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

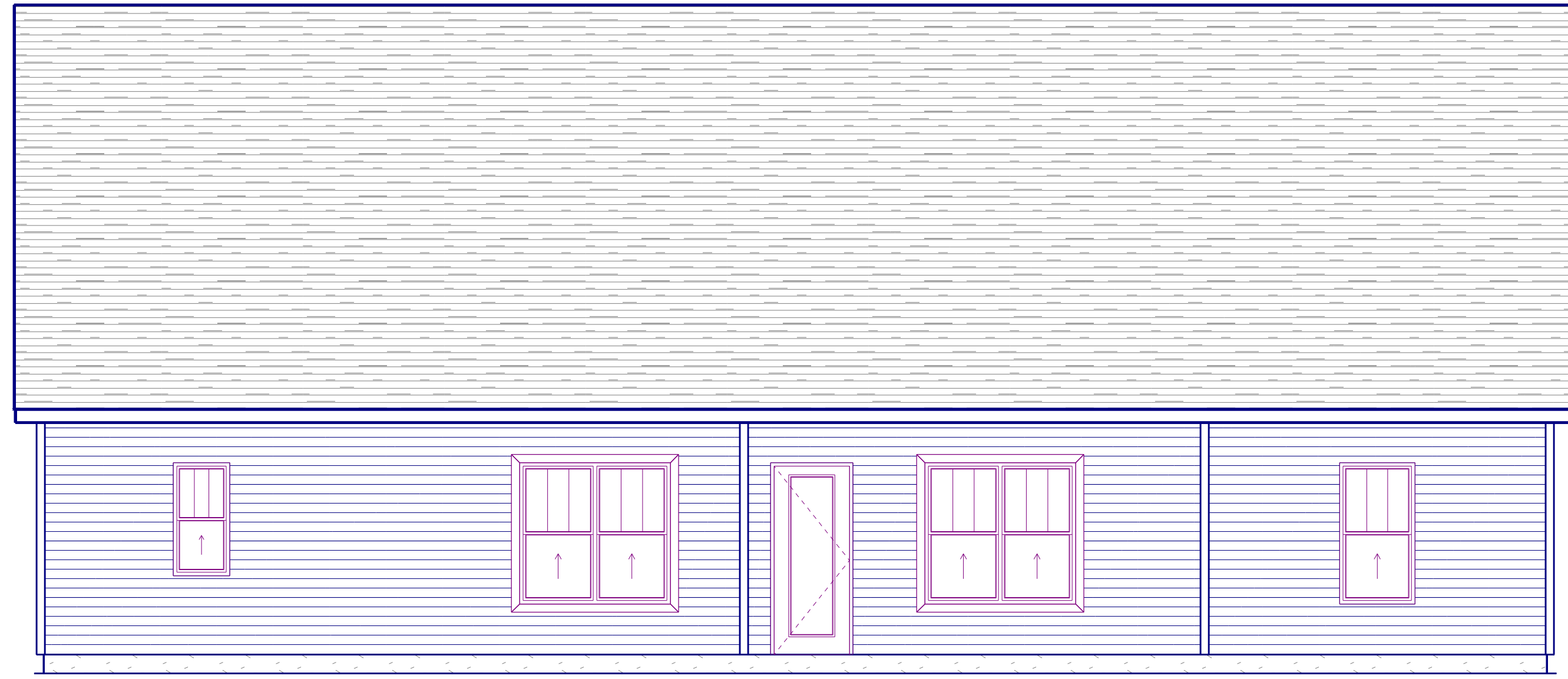
ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
 CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.
 ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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 7-9B
- 2 Roof Dead Load 15 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.

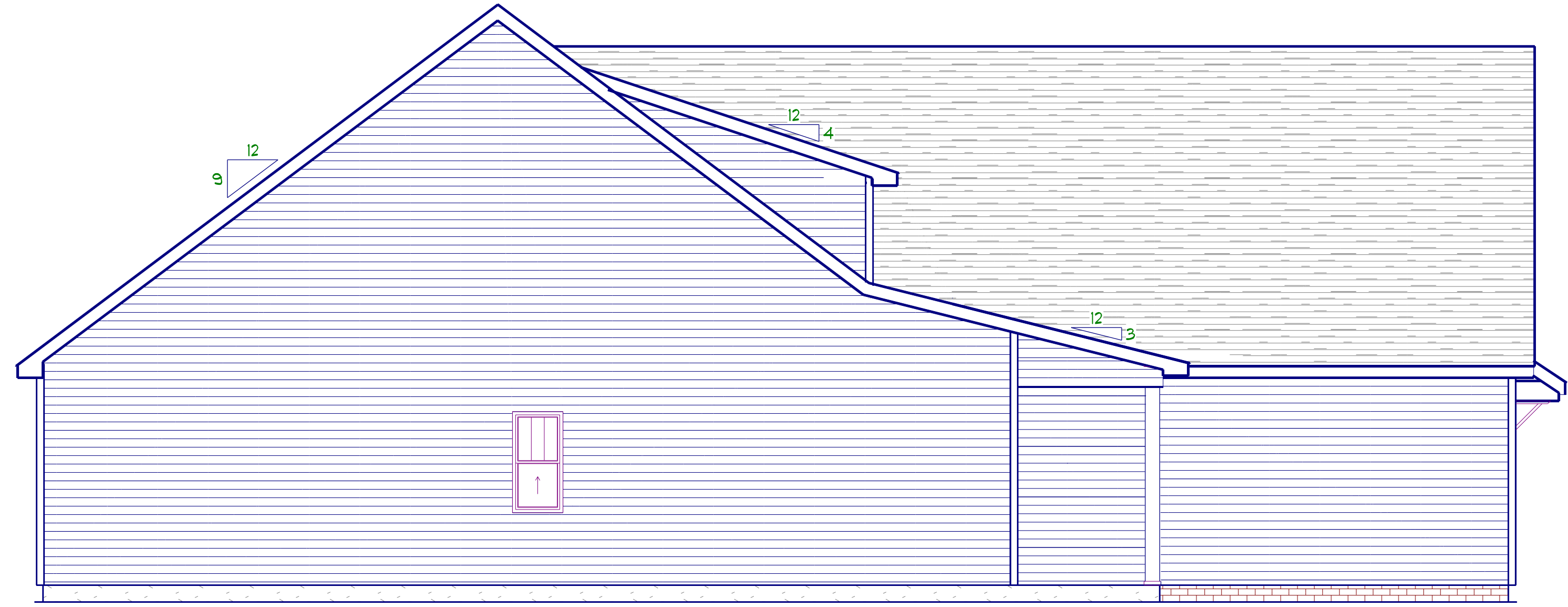




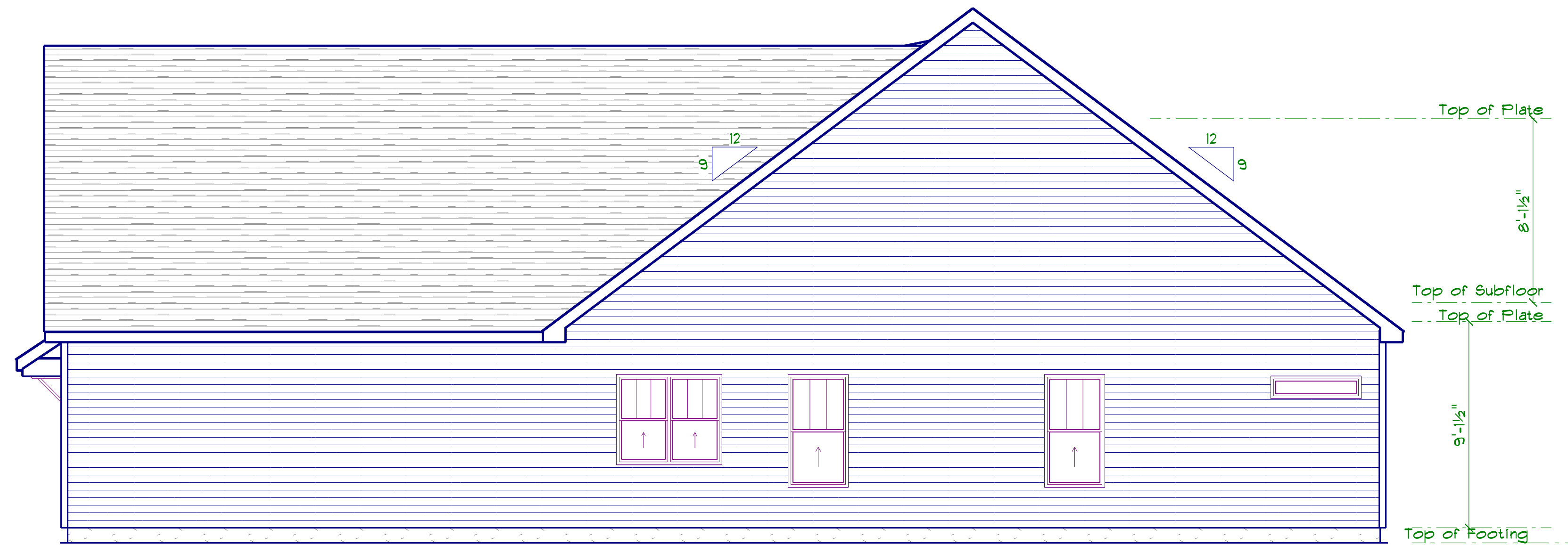
REAR ELEVATION
SCALE: 1" = 1/4"

BLOCK FOUNDATION w/STUCCO FINISH

COVERED PORCH



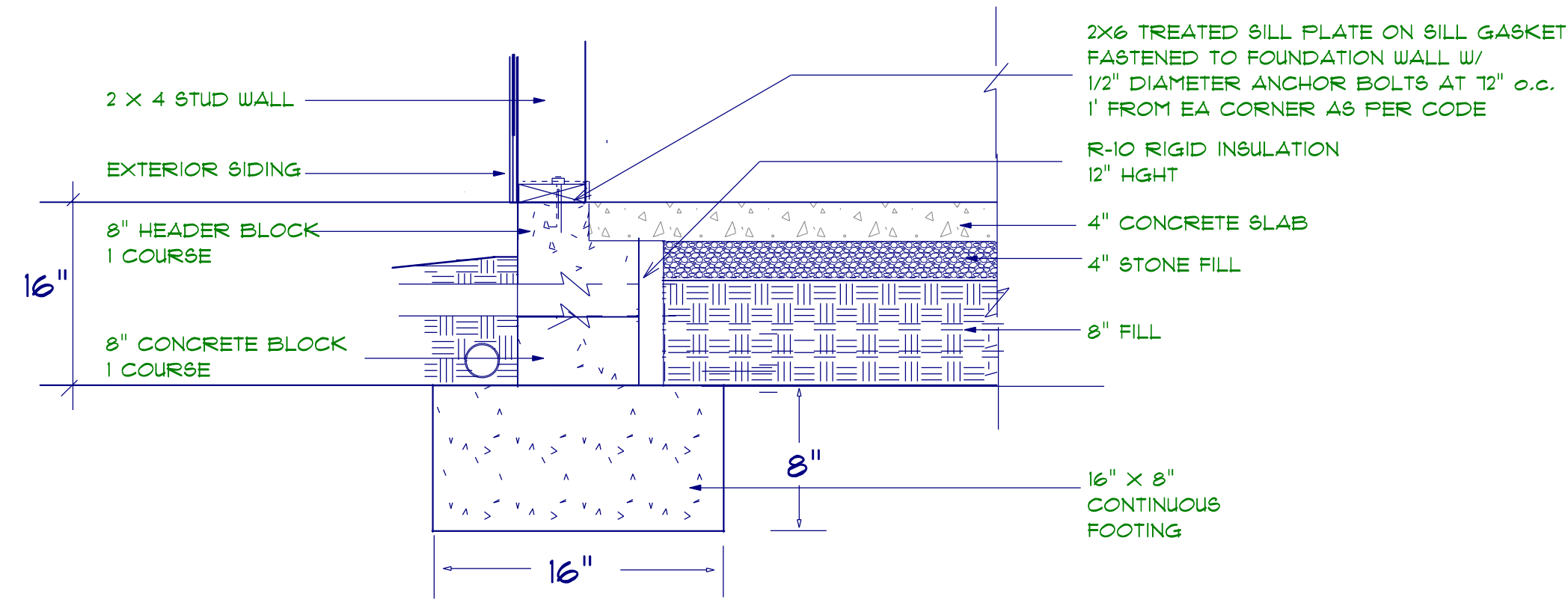
LEFT ELEVATION
SCALE: 1" = 1/4"



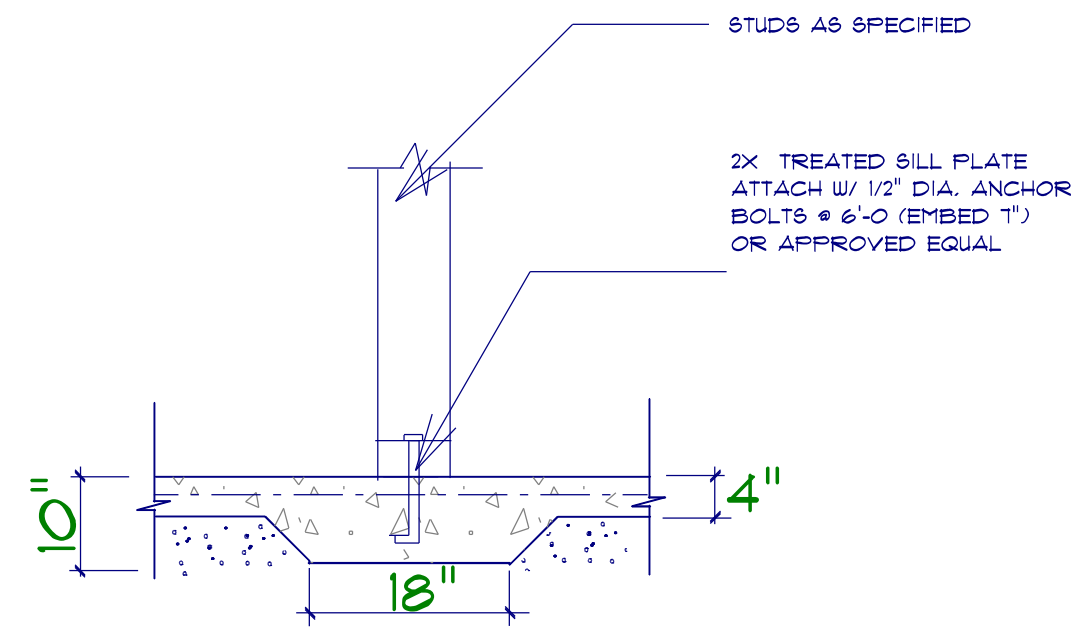
RIGHT ELEVATION
SCALE: 1" = 1/4"

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 SPACED 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.



STEM WALL FOUNDATION Detail not to scale



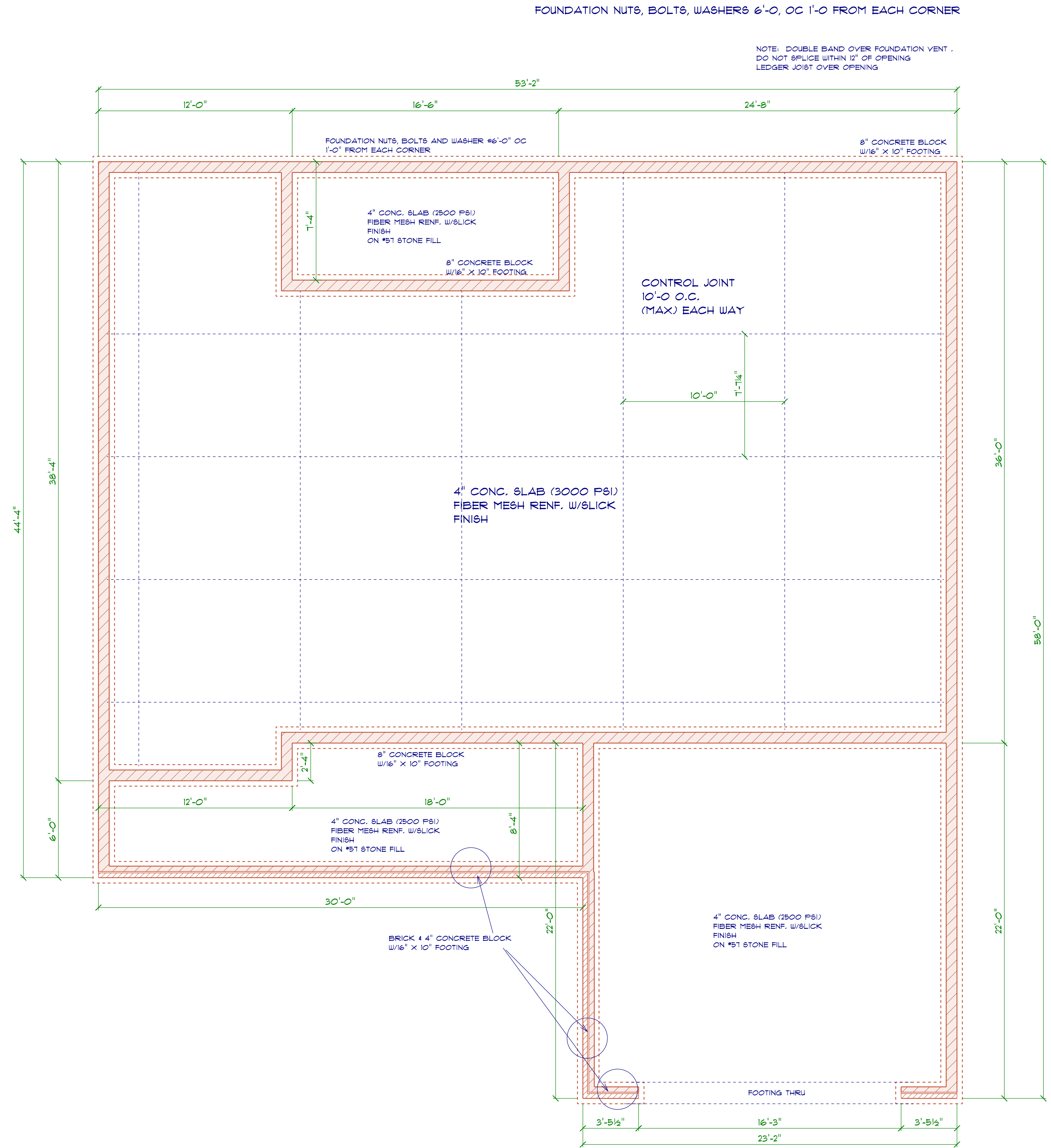
TYPICAL THICKENED SLAB

PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED 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 COLUMNS, WALLS, OR PLUMBING.

CONTROL JOINTS
 PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS
 -- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS
 -- COLD JOINTS CAN ACT AS CONTROL JTS

WELDED WIRE MESH OR REBAR REINFORCEMENT
 4" MINIMUM CONCRETE SLAB
 6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER
 4" MIN. COMPACTED GRAVEL -- GRAVEL MUST BE CLEAN AND FREE FROM ORGANIC MATTER
 SOIL MUST BE SOLID AND FREE OF ORGANIC MATERIAL -- SOME SOILS REQUIRE COMPACTION -- IN TERMITE AREAS THE SOIL MAY REQUIRE CHEMICAL TREATMENT -- CONTRACTOR TO VERIFY COMPACTION AND SOIL TREATMENT REQUIREMENTS OF LOCAL AREA

CONCRETE SLAB DETAILS / NOTES



FOUNDATION PLAN
 SCALE: 1" = 1/4"

PAGE #: **3B**

Diane Rivers Design
 6025 Mockingbird Lane
 Sanford, N.C. 27332
 919-771-6037
 drd@dieneriversdesign.com

DRD

SCALE: 1" = 1/4" DRAWN BY: DATE: 1/13/2021

LAMCO HOMES

THE BROOKLYN GARAGE RIGHT

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 DOUBLS 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.

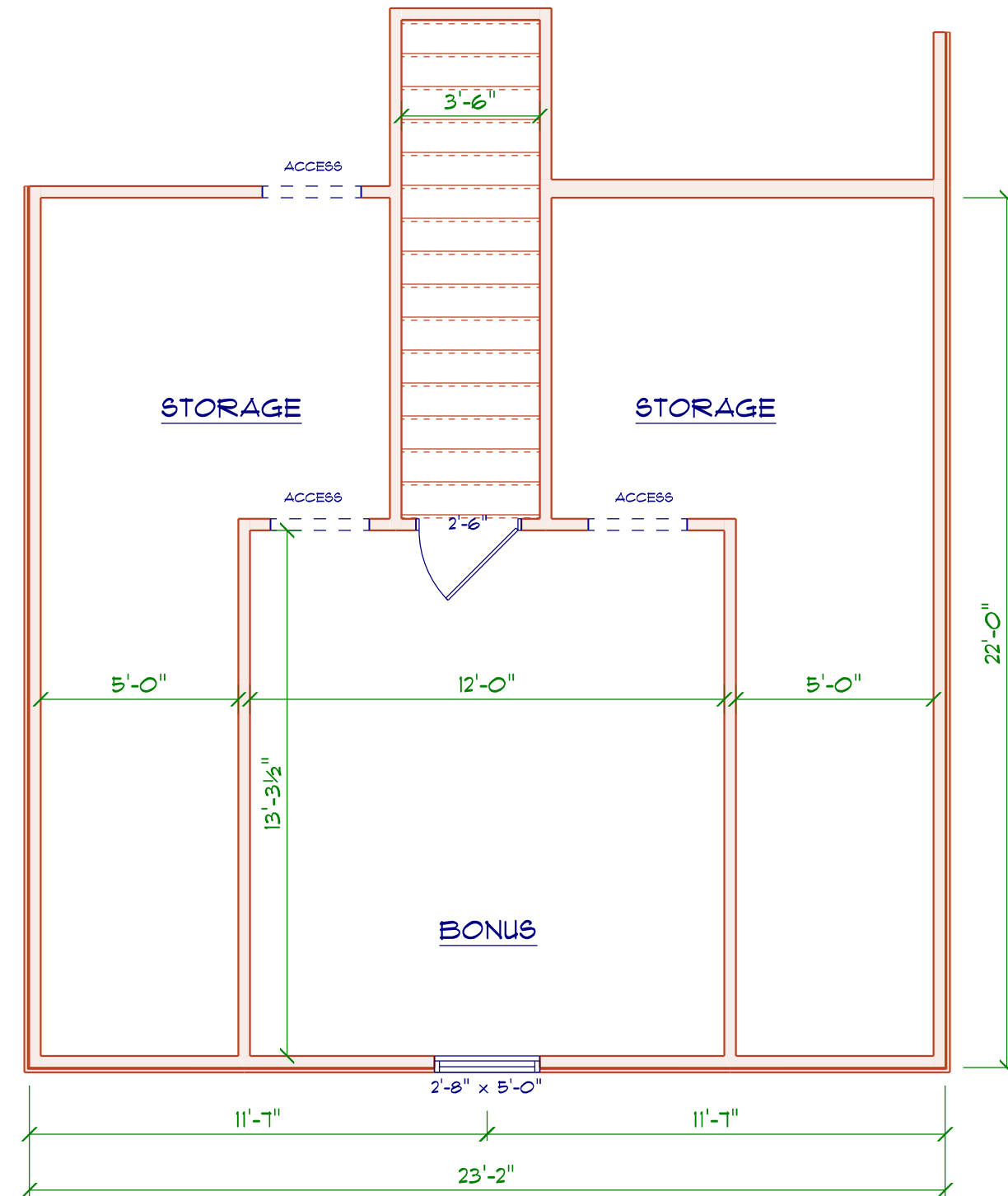
ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO, DOUBLE STUDS UNDER ALL HEADERS.

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'-8" x 2'-8"	3	Window	32"	32"
2'-0" x 4'-0"	2	Window\Single Hung	24"	48"
2'-8" x 5'-0"	5	Window\Single Hung	32"	60-1/2"
2'-4" x 4'-0" Twin	1	Window\Single Hung	56"	48"
2'-8" x 5'-0" Twin	4	Window\Single Hung	64-1/2"	60-1/2"
4'-0" x 1'-0"	1	Window\Transom	48"	12"

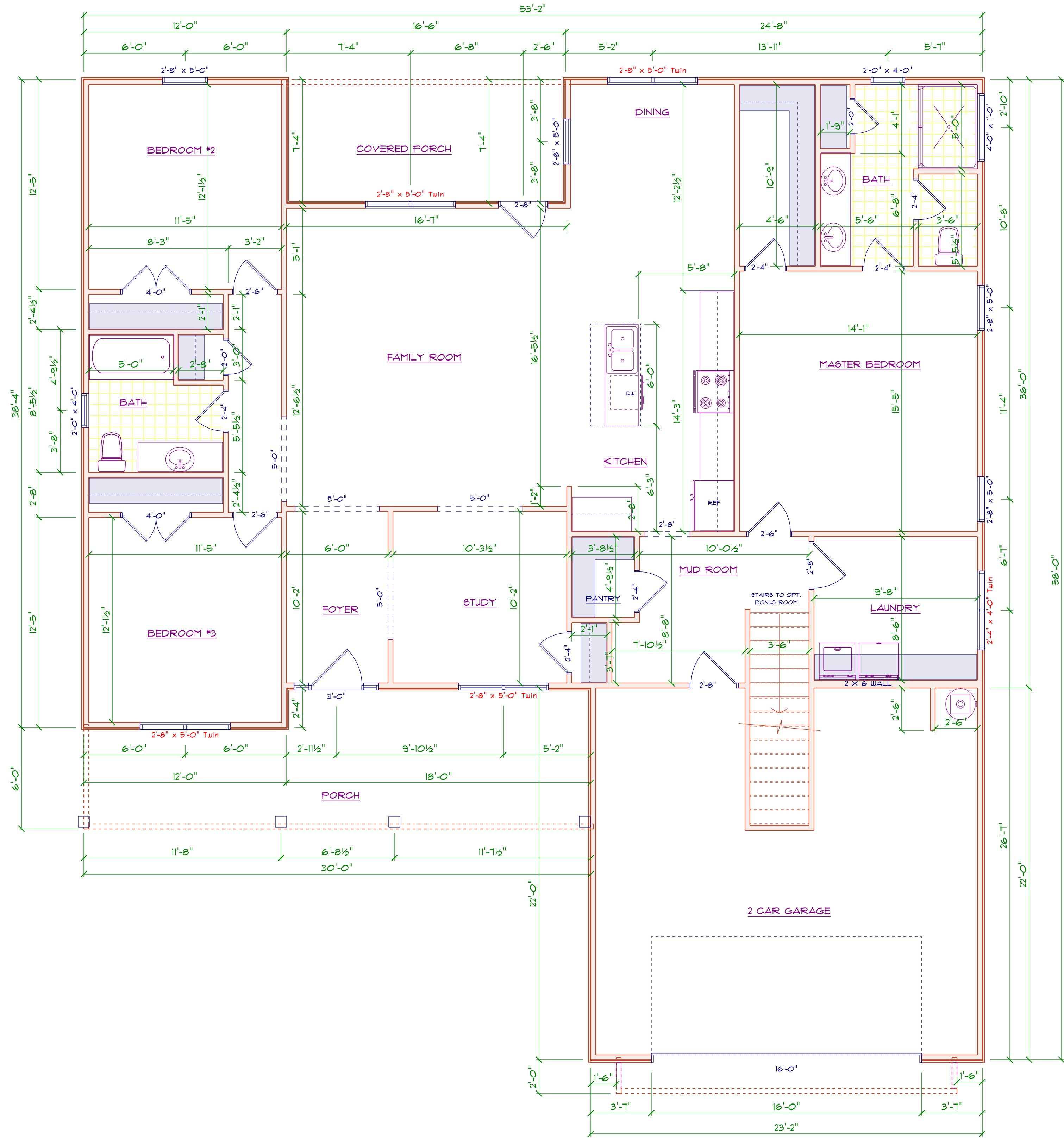
OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"	1	Window\Single Hung	32"	60-1/2"



OPTIONAL BONUS ROOM

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Bonus Room	176.2 sq. ft.
Storage	321.0 sq. ft.



FLOOR PLAN

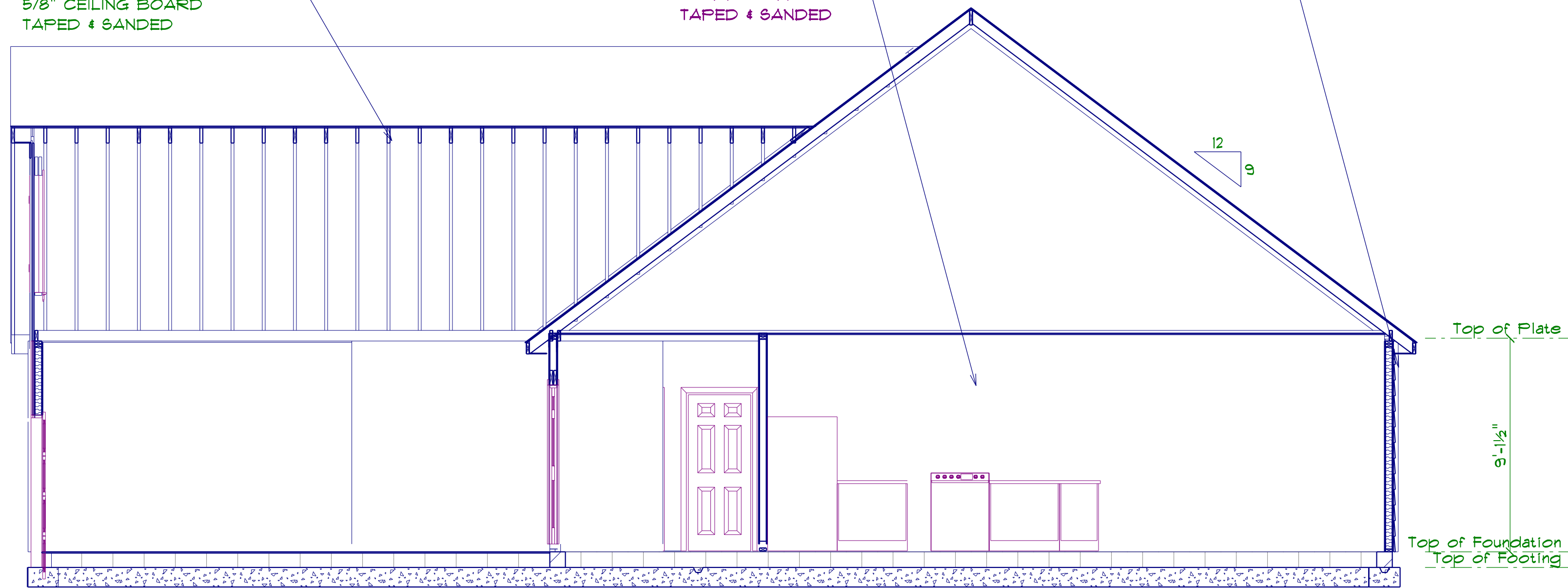
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1840.6 sq. ft.
Garage	519.1 sq. ft.
Covered Front Porch	222.6 sq. ft.
Covered Rear Porch	117.1 sq. ft.

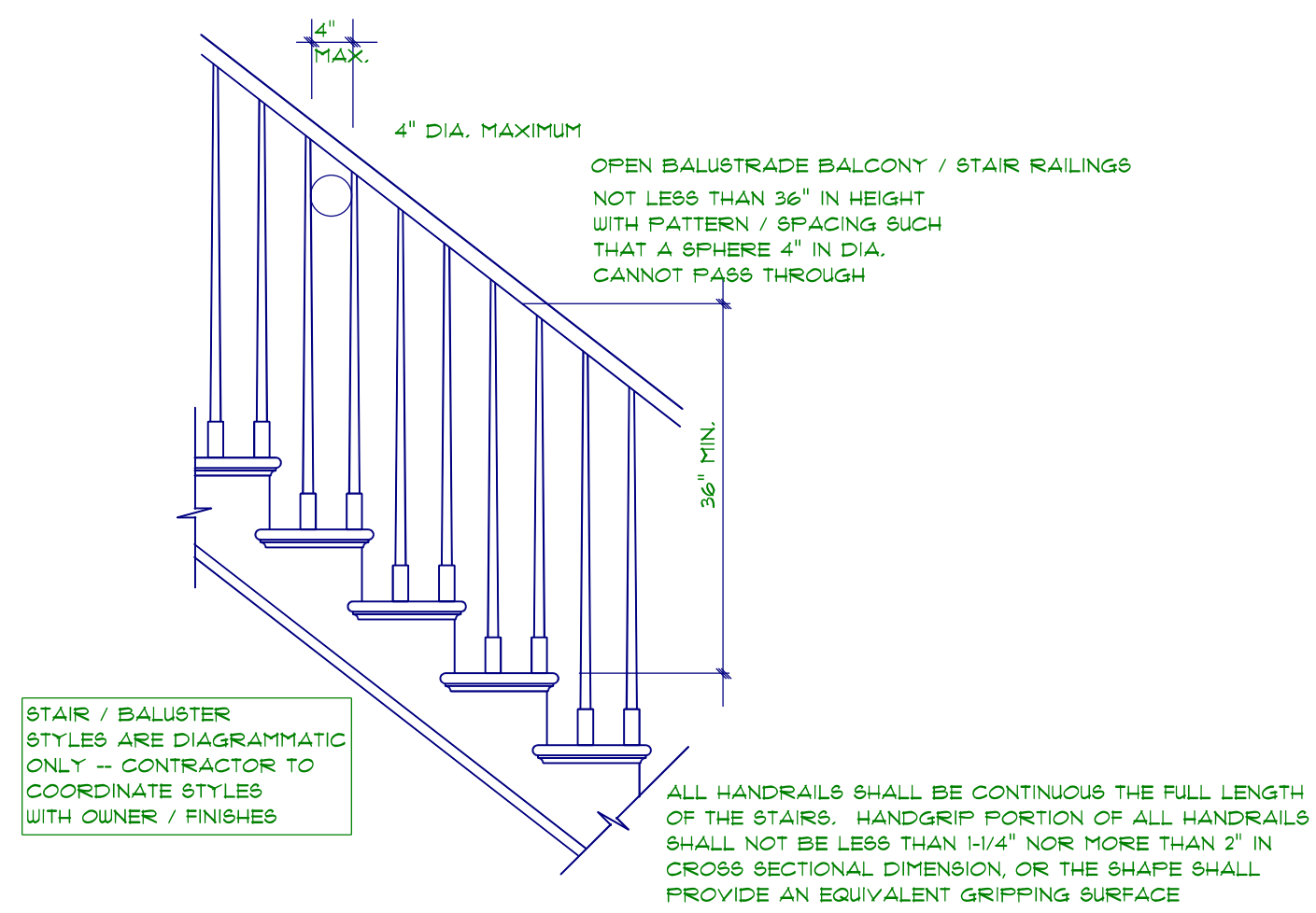
TYPICAL TRUSS ROOF:
 SHINGLES
 1/16" ROOFING PLYWOOD c/w
 1" CLIPS
 BLOCK & BRACE PER TRUSS MGR.
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 R38 BLOWN INSULATION
 5/8" CEILING BOARD
 TAPED & SANDED

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

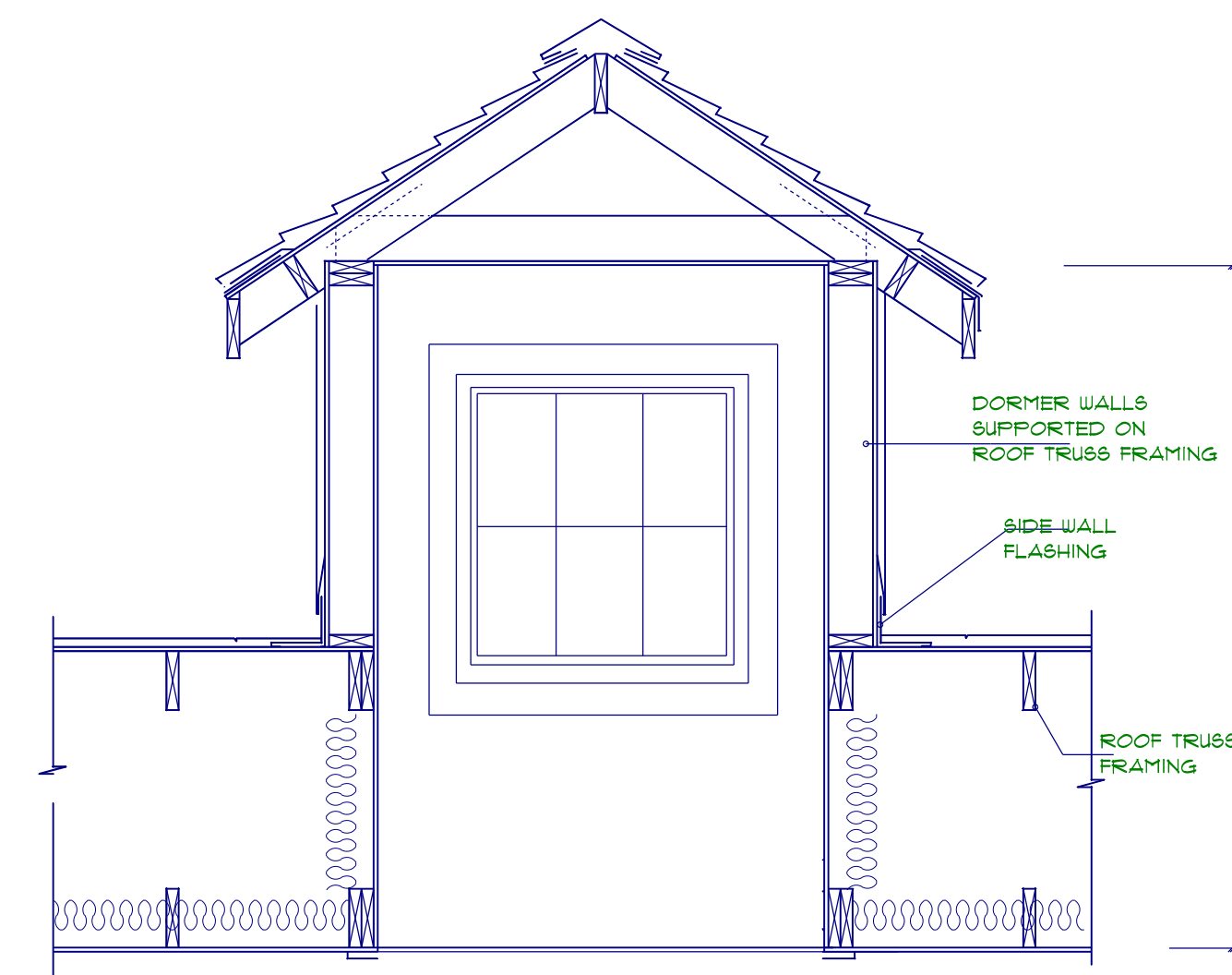
TYPICAL 2x4 SIDING EXTERIOR WALL:
 HORIZONTAL SIDING
 1/16" PLYWOOD SHEATHING
 2x4 STUDS @ 16" o.c.
 R15 BATT INSULATION
 1/2" DRYWALL
 TAPED & SANDED



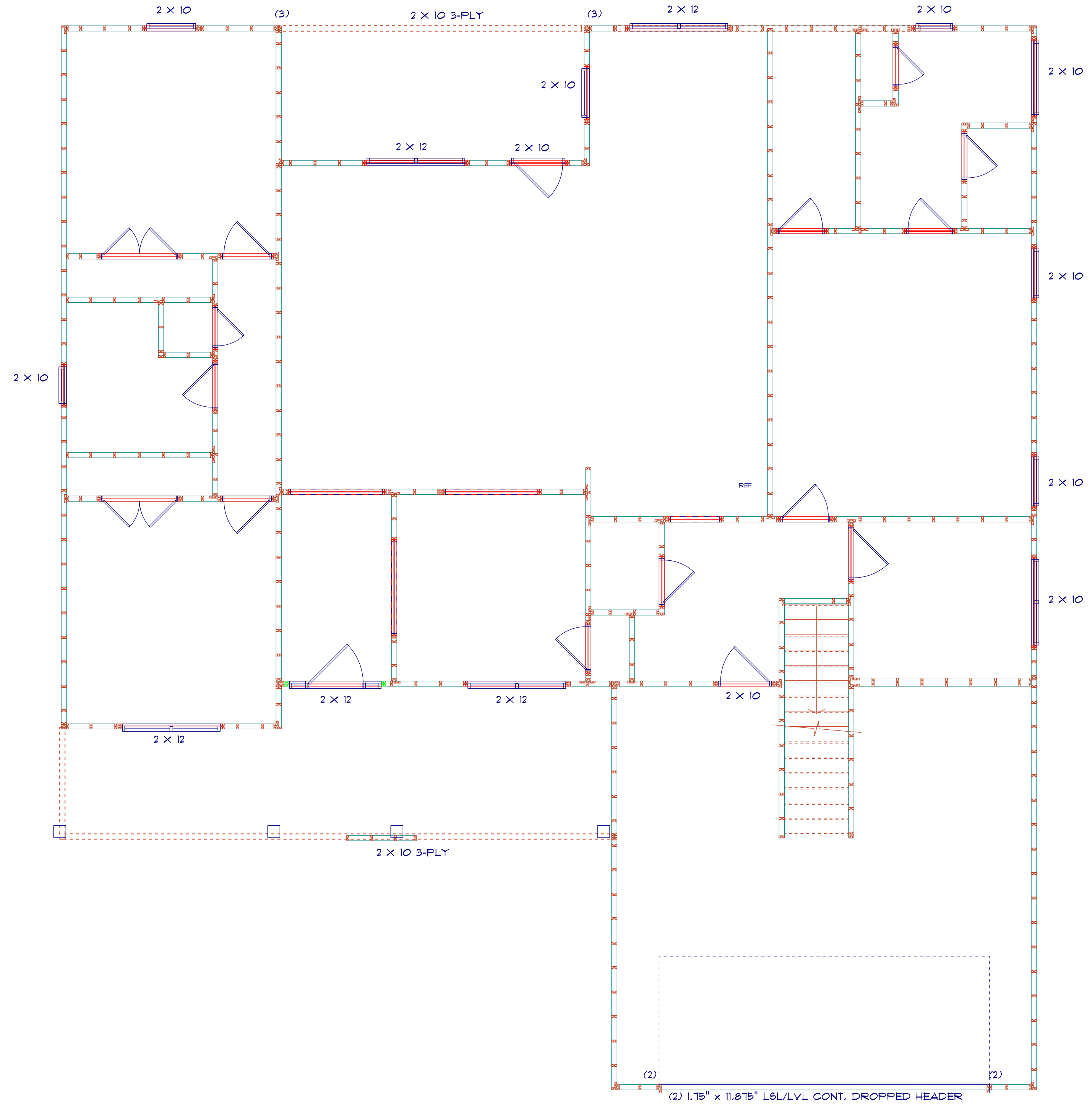
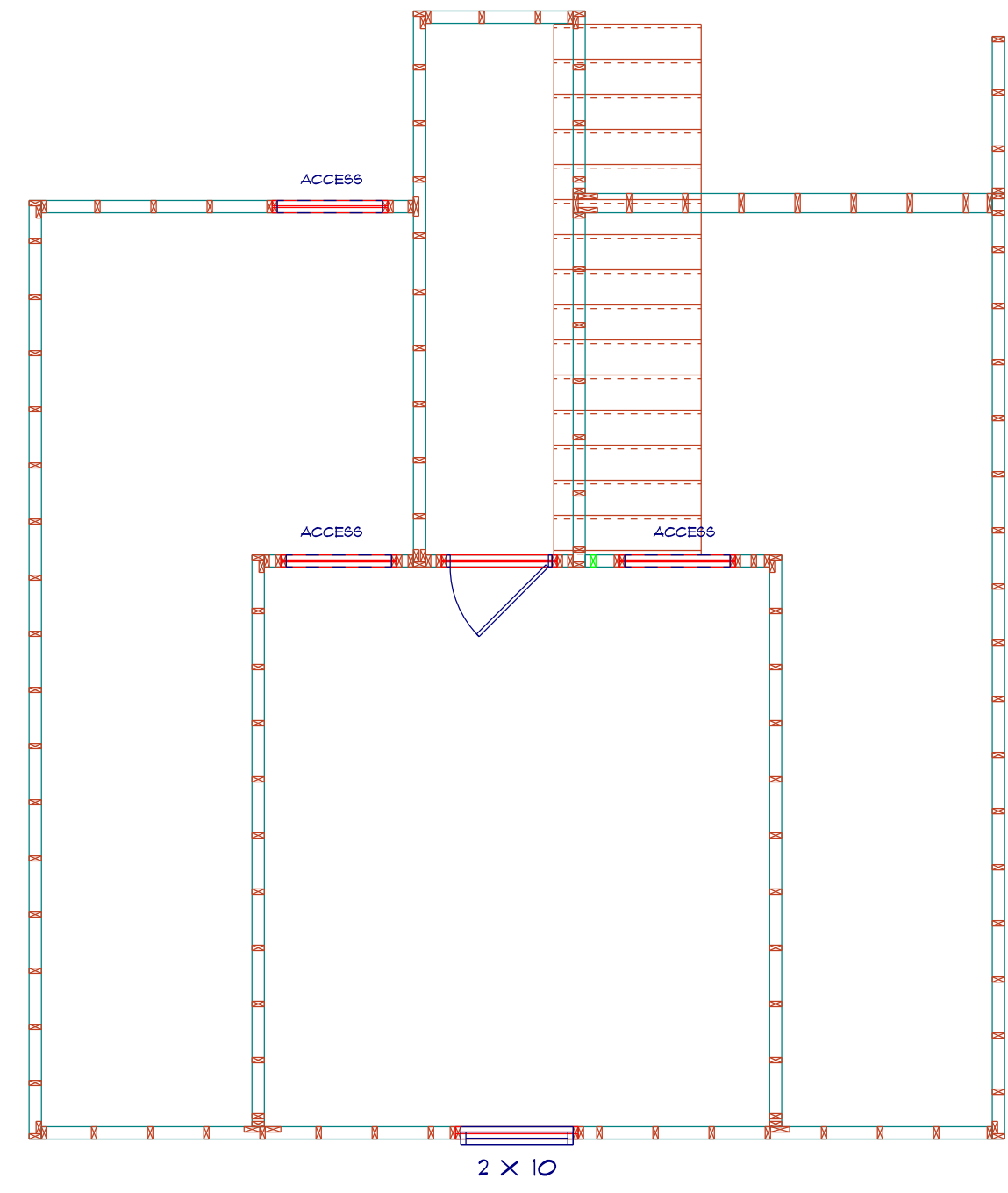
SECTION A
 SCALE: 1" = 1/4"



STAIR RAILING
 NOT TO SCALE



DORMER SECTION
 NOT TO SCALE



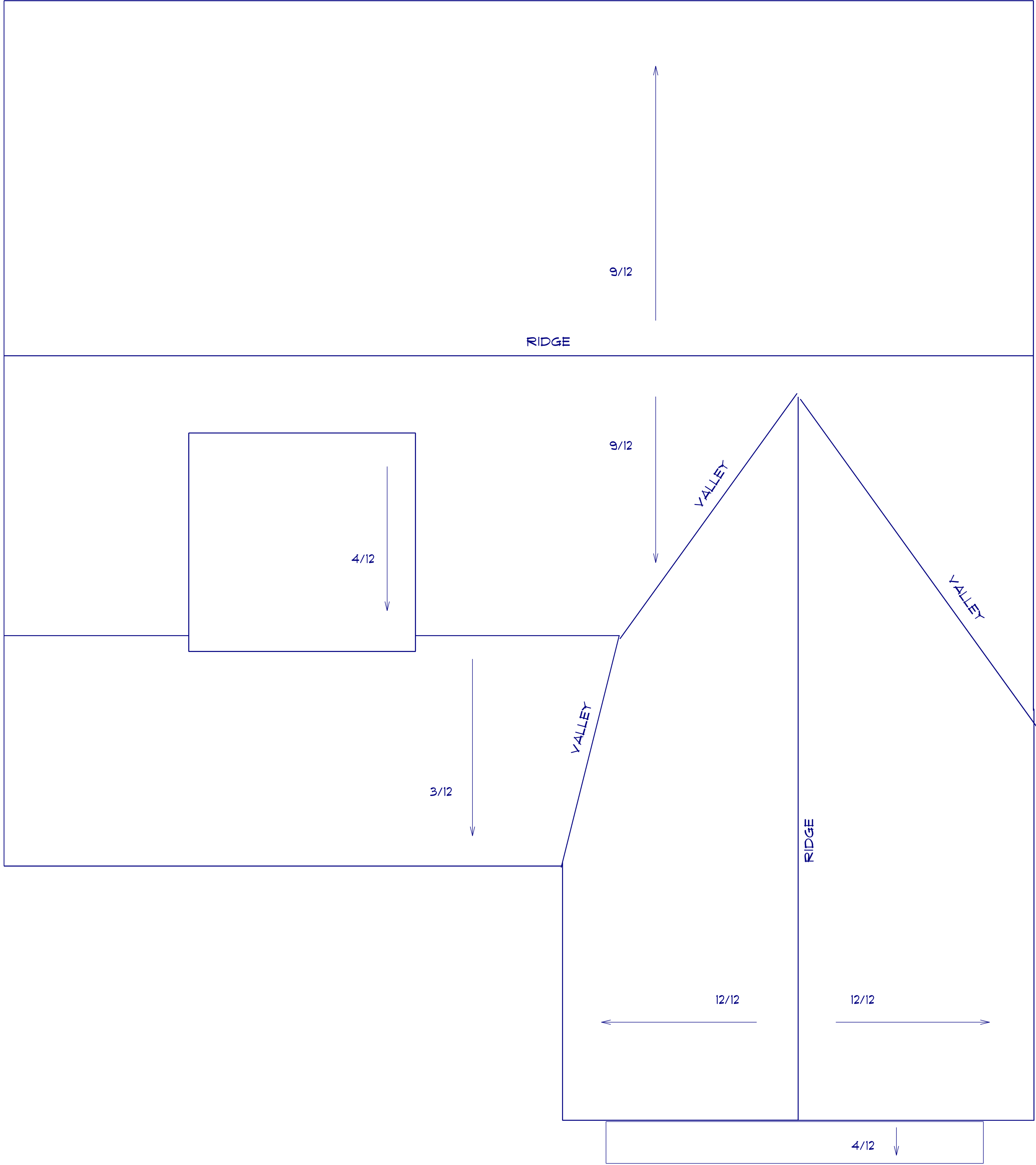
ROOF NOTES:

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

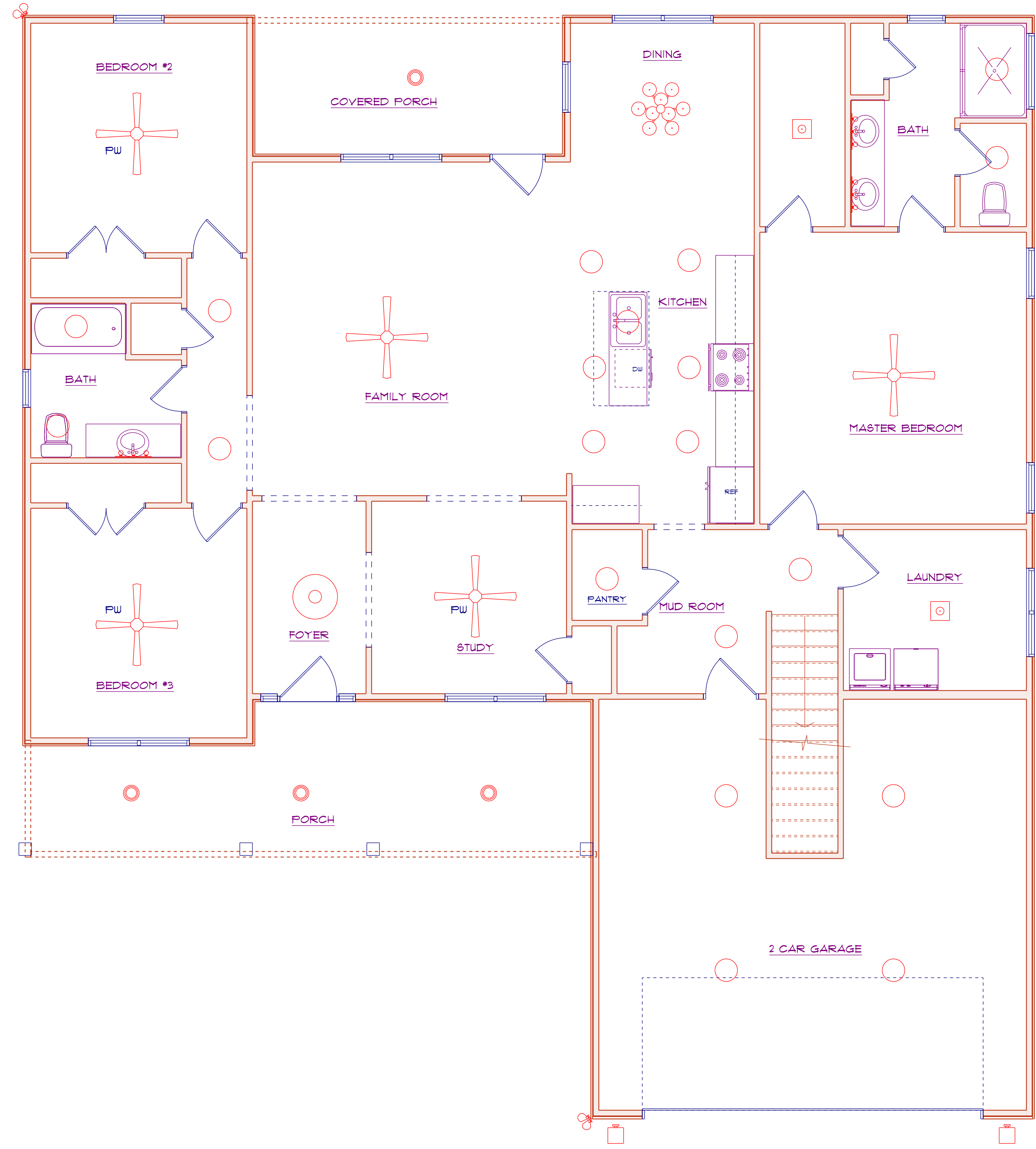
IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

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.

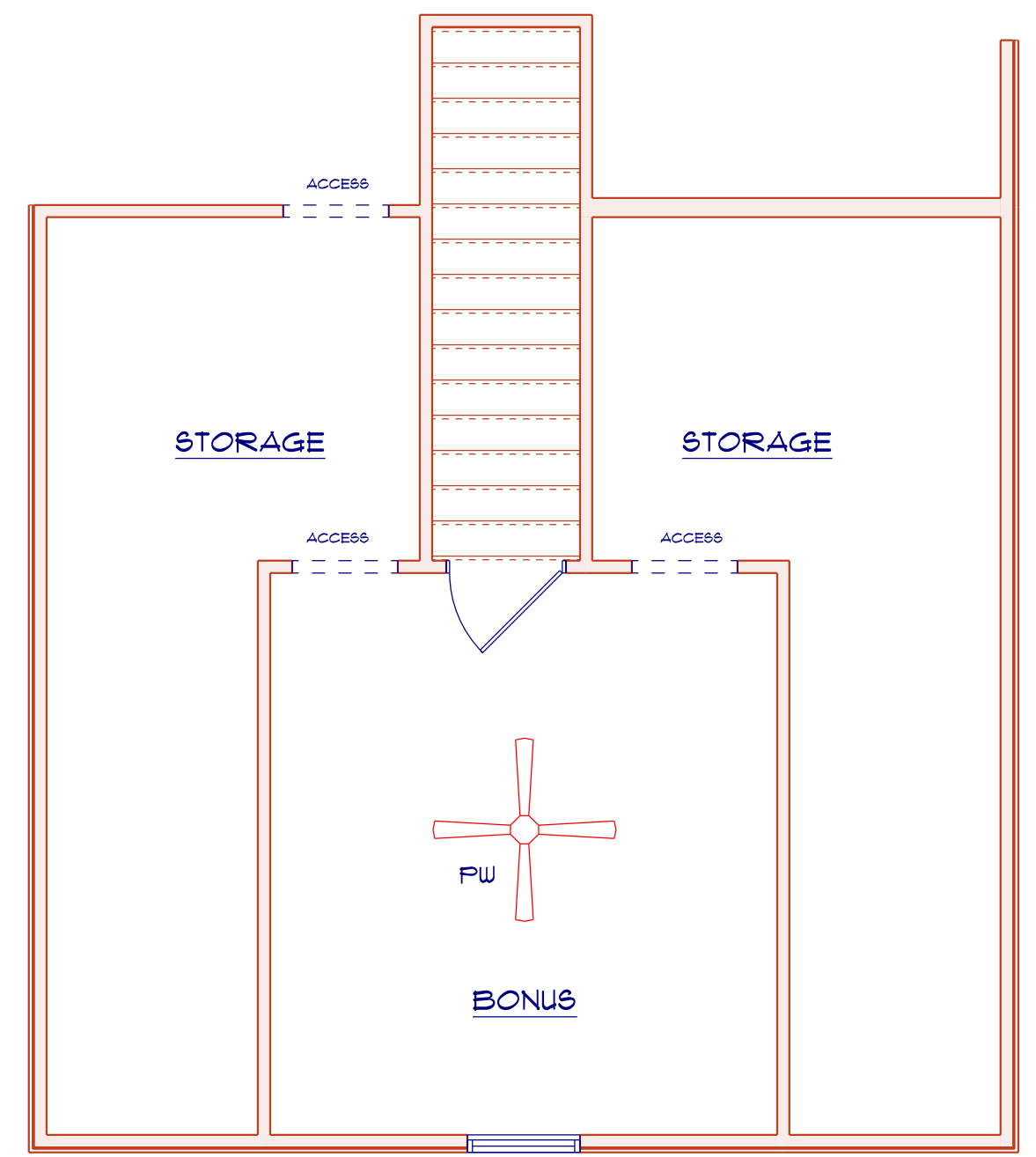


12" OVER HANG ALL
ROOF PLAN
 SCALE: 1" = 1/4"



FLOOR PLAN

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



BONUS ROOM

THIS LAYOUT IS TO BE USED AS A TRUSS PLACEMENT GUIDE ONLY.
PLEASE REFER TO BUILDING PLANS FOR BUILDING CONSTRUCTION AND DETAILS,
SUCH AS PLUMBING OR DUCT DROPS.

PROPOSED DESIGN-
NOT FOR
CONSTRUCTION

Job #

Q-2101667

Brooklyn RH V2
W Harrington Ave
Broadway NC

Date Quoted:

Designer:
Aron Meeks

Lamco Custom Builders LLC

**Peak Truss
Builders, LLC**
PO Box 340, New Hill, NC 27562

- Notes:
- Exterior dimensions shown are assumed to be:
 - Out-to-out of stud
 - Out-to-out of sheathing
 - Adjust truss locations as needed for plumbing and mechanical clearance. Unless otherwise noted, trusses may be shifted as long as O.C. spacing shown is not exceeded.
 - Do not cut, drill, or otherwise damage any part of any truss without prior approval from Peak Truss.
 - Do not approve drawings if any information herein is unclear. Once ordered trusses will be fabricated as approved.
 - Please contact Peak Truss Builders with any questions. We are available to help any way we can. We can be reached at 919-545-5555 or sales@peaktruss.com

Roof Truss Loading per
2018 NC Residential Code

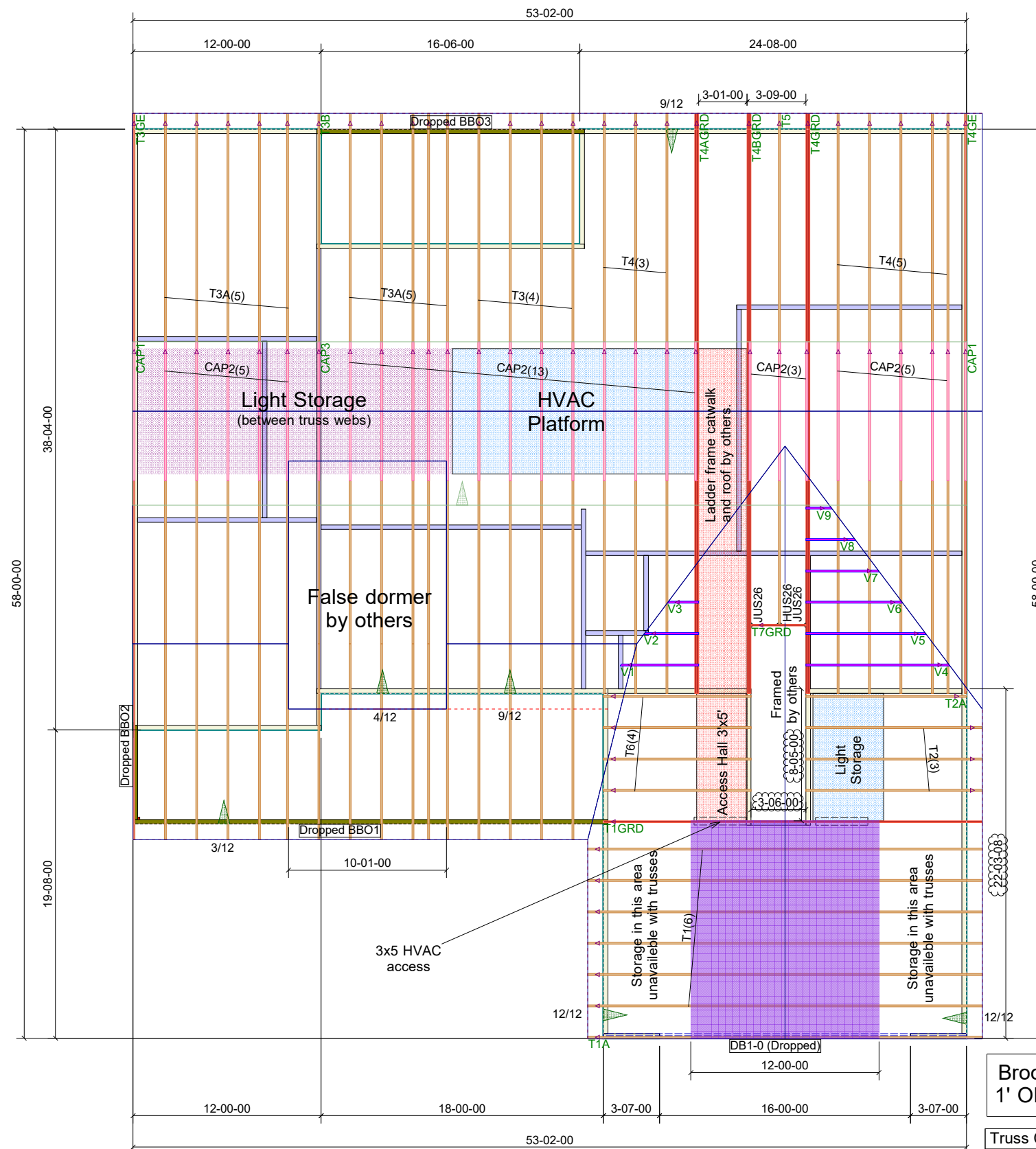
Top Chord Live Load 20# PSF
Top Chord Dead Load 10# PSF
Bottom Chord Live Load 0# PSF
Bottom Chord Dead Load 10# PSF

Trusses are designed for additional storage load wherever a 42"x24" box will fit between the webs.

- △ - This symbol denotes left end of truss as shown on truss drawings
- - Approximate location of toilet drop. Builder please confirm.

Truss connections by others:

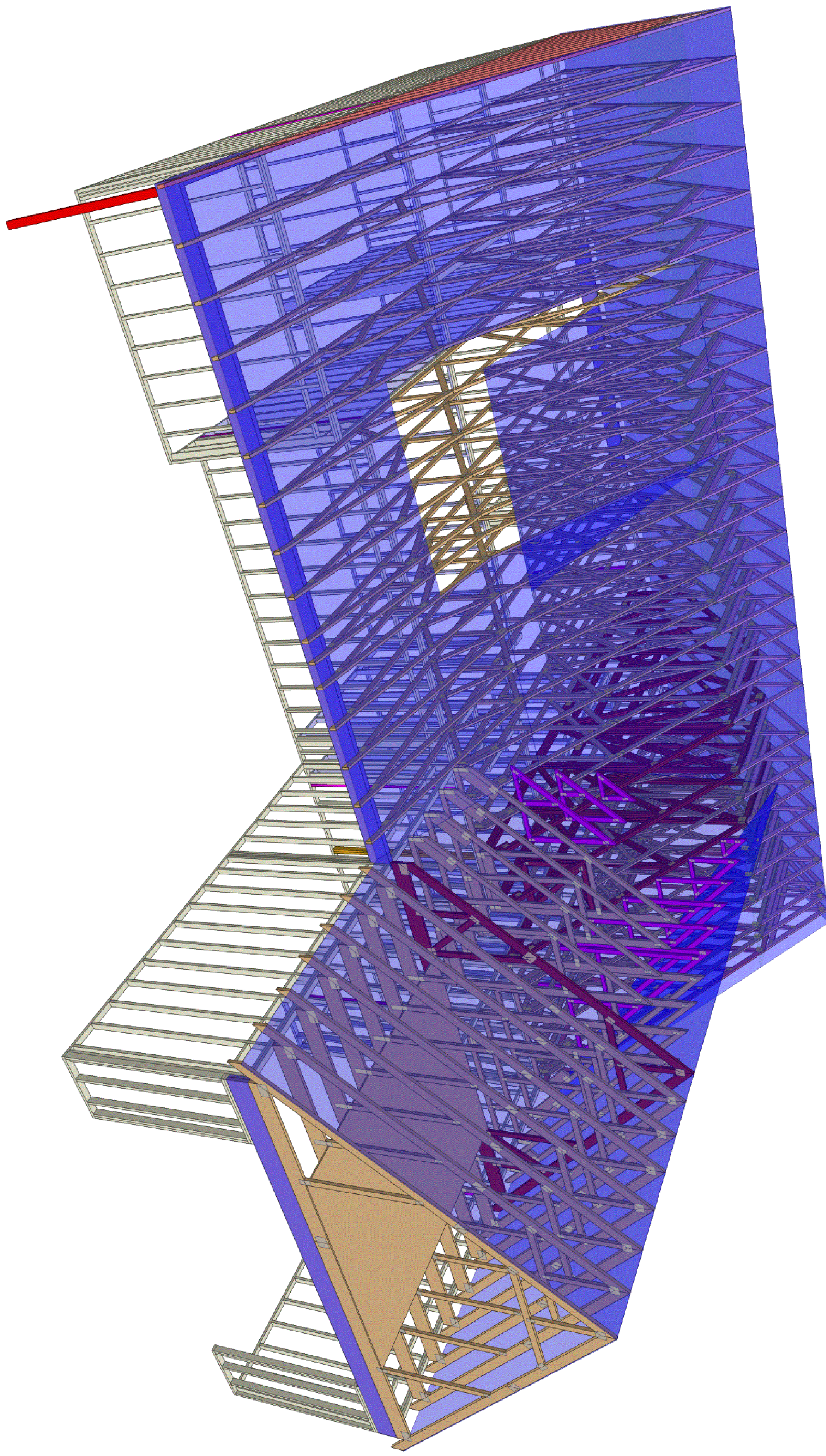
- N - Nailed
- L - Ledger



Brooklyn V2
1' OH, 2' OC

Truss Connector Total List		
Manuf	Product	Qty
USP	HUS26	1
USP	JUS26	2

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
DB1-0 (Dropped)	24-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	2	MFD



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