

**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 LIGHT 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.

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.

This plan has been drawn to comply with the 2018 NC Building Code

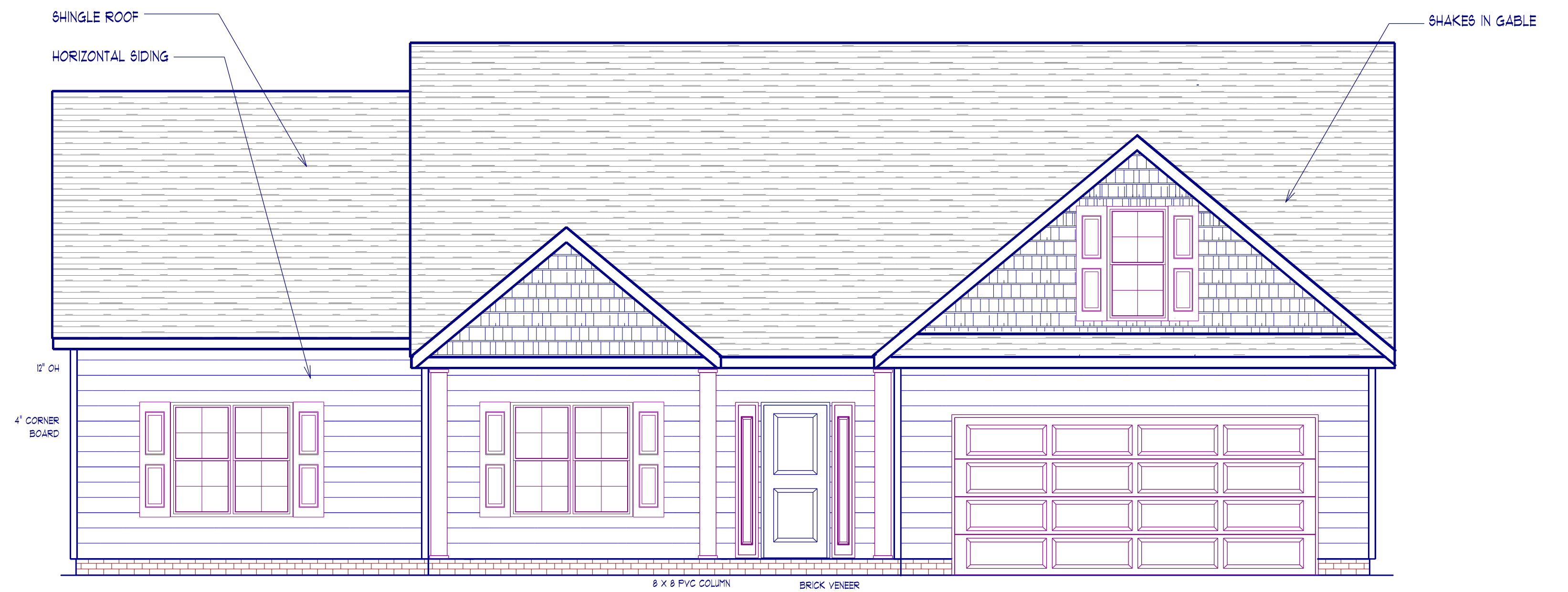
I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.  
 CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.  
 ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

**FENESTRATION CALCULATIONS**

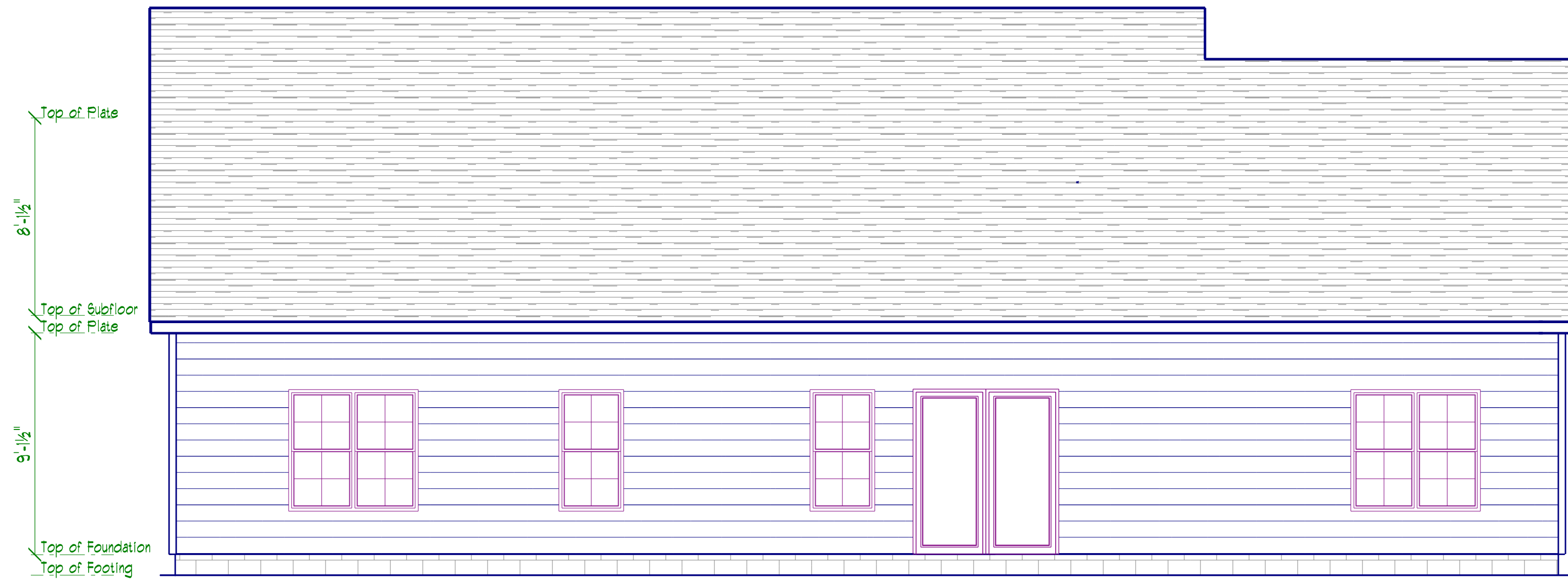
Floor	Height Of Ext. Wall	Area Of Ext. Wall
1st	9'	2711 sq. ft.
2nd	8'	262 sq. ft.
other		

Total Fenestration	Total Exterior Walls	Percentage of wall openings
325 sq ft	2973	11%

Above Grade Walls Surrounding Heated Space

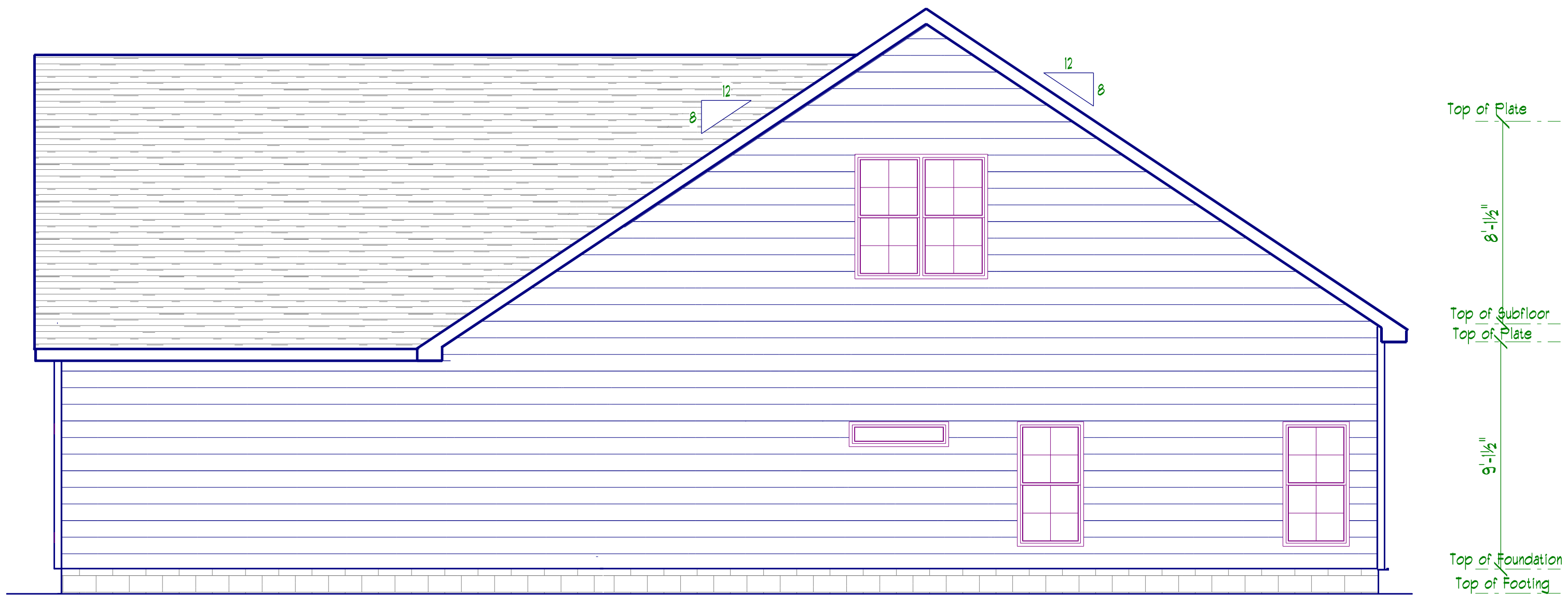


**FRONT ELEVATION**  
 SCALE: 1" = 1/4"

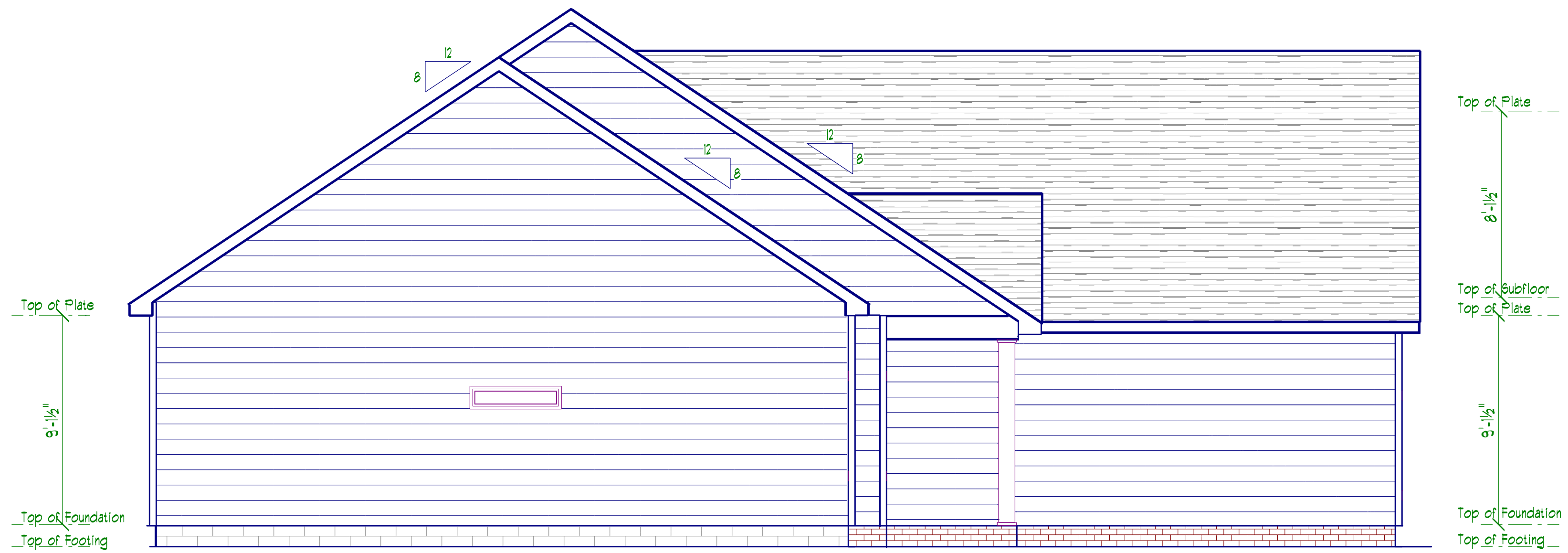


**REAR ELEVATION**  
SCALE: 1" = 1/4"

BLOCK W/STUCCO FINISH



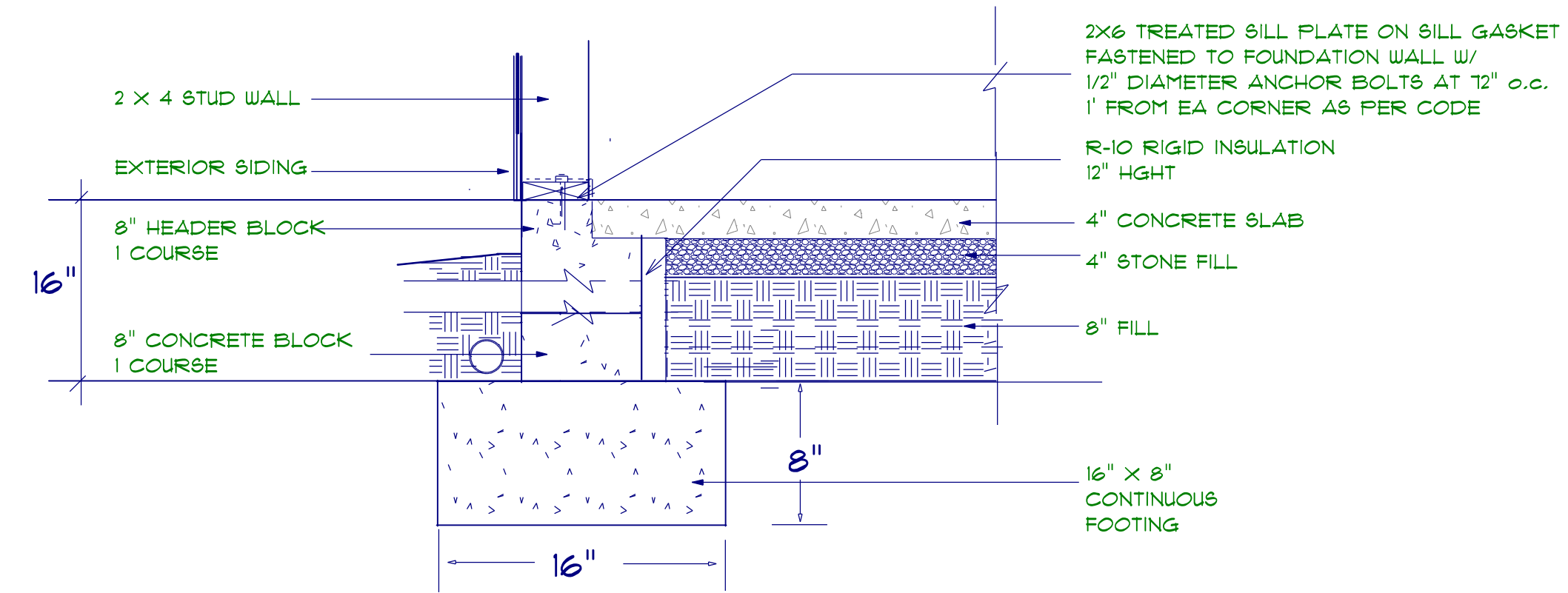
**RIGHT ELEVATION**  
SCALE: 1" = 1/4"



**LEFT 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 1-1/2" 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.



**STEM WALL FOUNDATION Detail**  
 not to scale

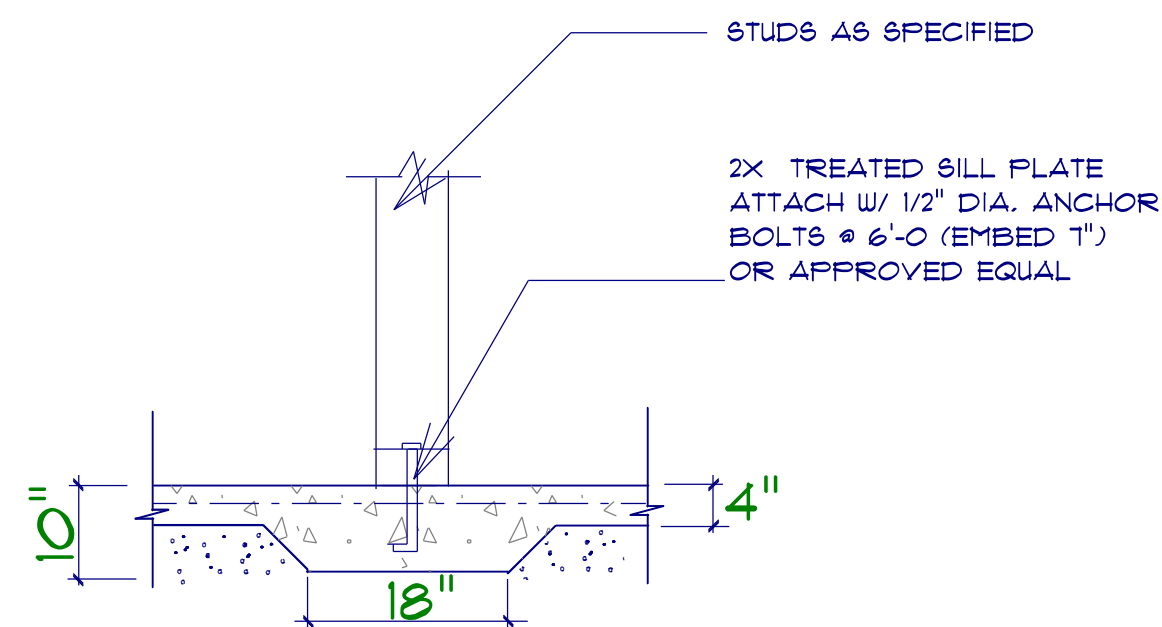
PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES  
 ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING

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

**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

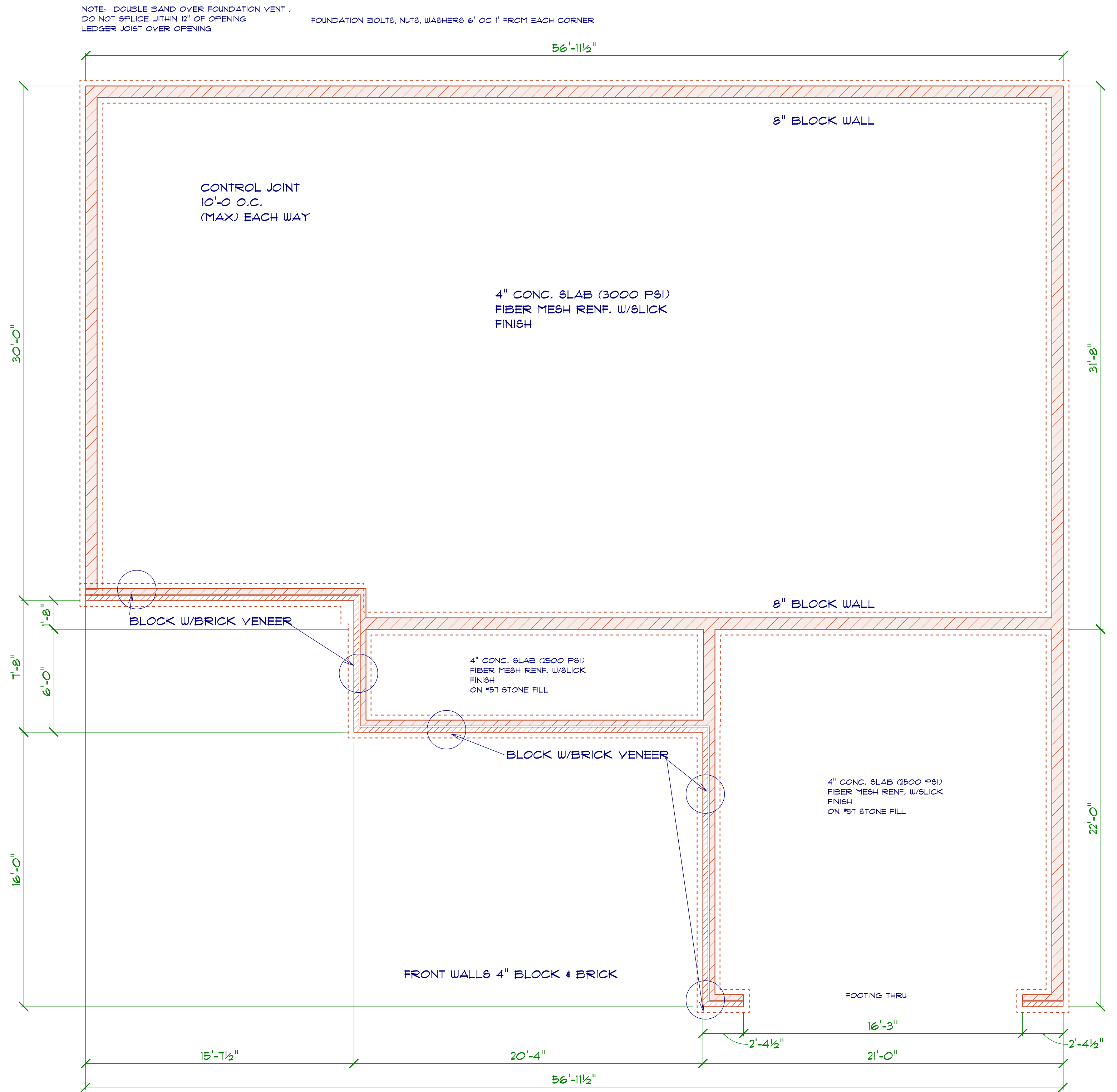
**CONCRETE SLAB DETAILS / NOTES**

not to scale



**TYPICAL THICKENED SLAB**

not to scale



**FOUNDATION PLAN**

SCALE: 1" = 1/4"

PAGE #: 30

Diane Rives Design  
 6205 Mockingbird Lane  
 Sanford, N.C. 27332  
 919-711-6097  
 g@dienerivesdesign.com

DRD

SCALE: 1" = 1/4"  
 DRAWN BY:  
 DATE: 12/21/2020

LAMCO HOMES

THE MCNEILL 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 DOWNS UNO.

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

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

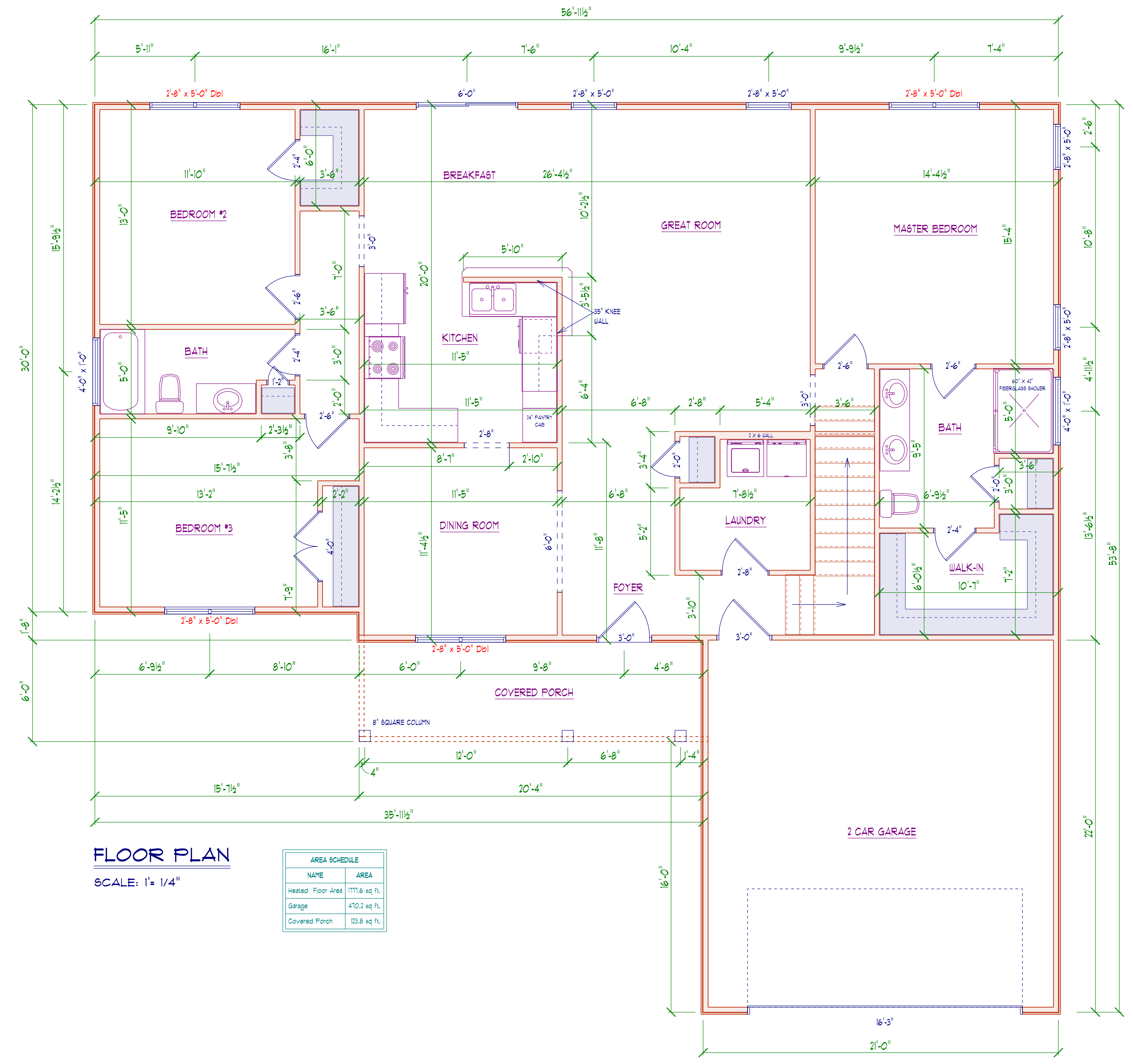
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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
6'-0"	1	Exterior Door/Patio	12"	80-1/2"
2'-8" x 5'-0"	4	Window/Single Hung	32"	60-1/2"
3'-8" x 5'-0" Dbl	4	Window/Single Hung	64-1/2"	60-1/2"
4'-0" x 1'-0"	2	Window/Tension	48"	12"



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

AREA SCHEDULE		
NAME	AREA	
Heated Floor Area	1771.6 sq. Ft.	
Garage	470.2 sq. Ft.	
Covered Porch	123.8 sq. Ft.	

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

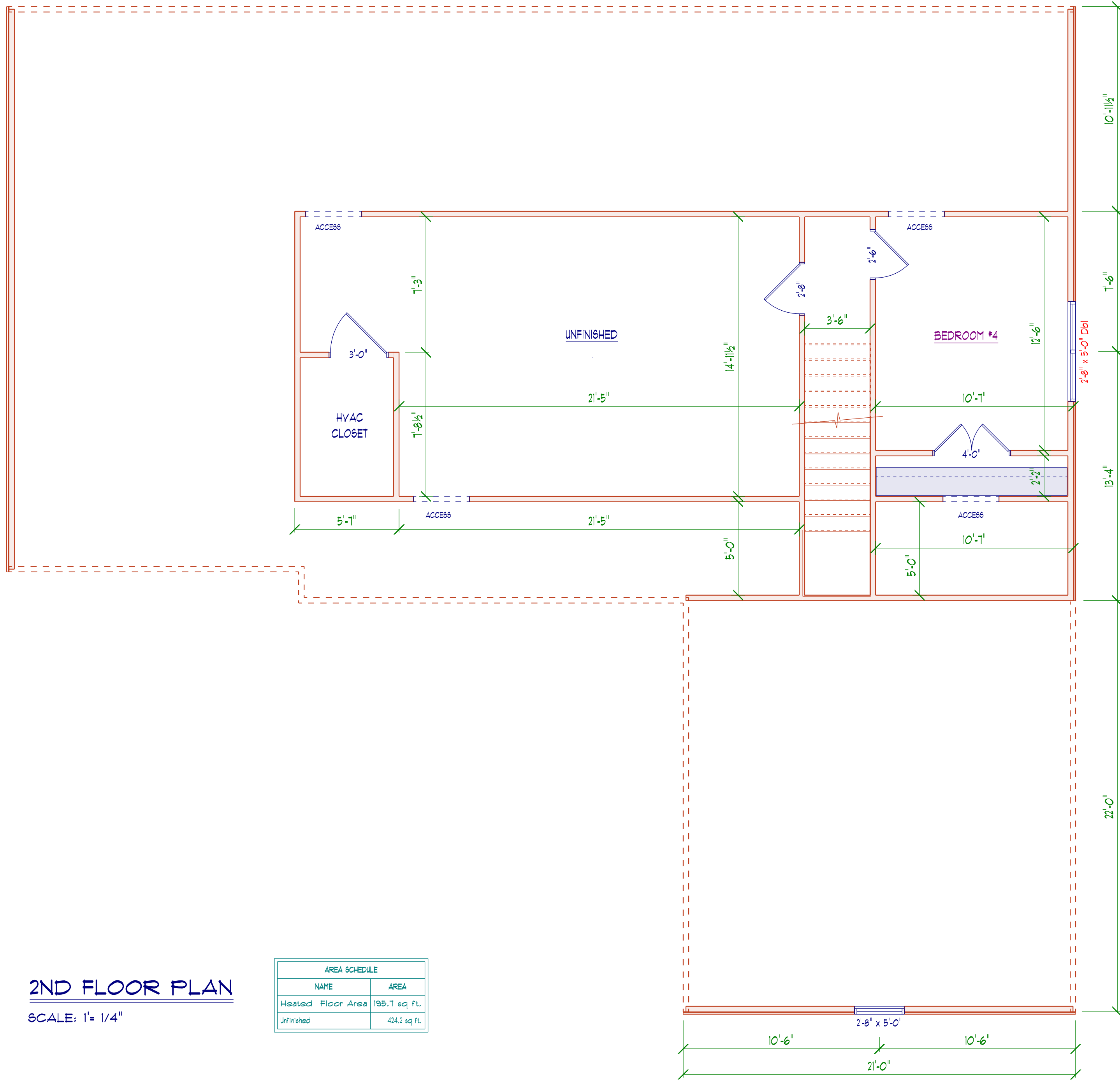
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ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO. DOUBLE STUDS UNDER ALL HEADERS.

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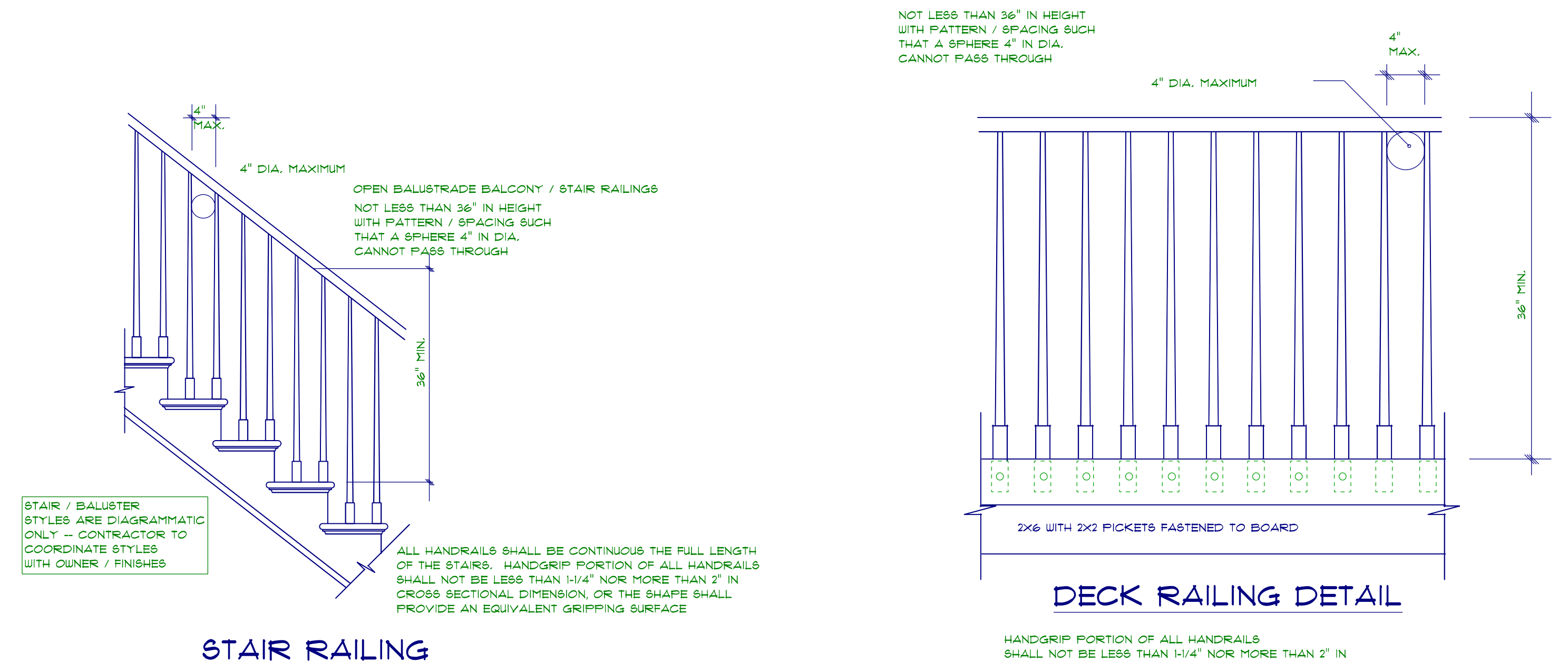
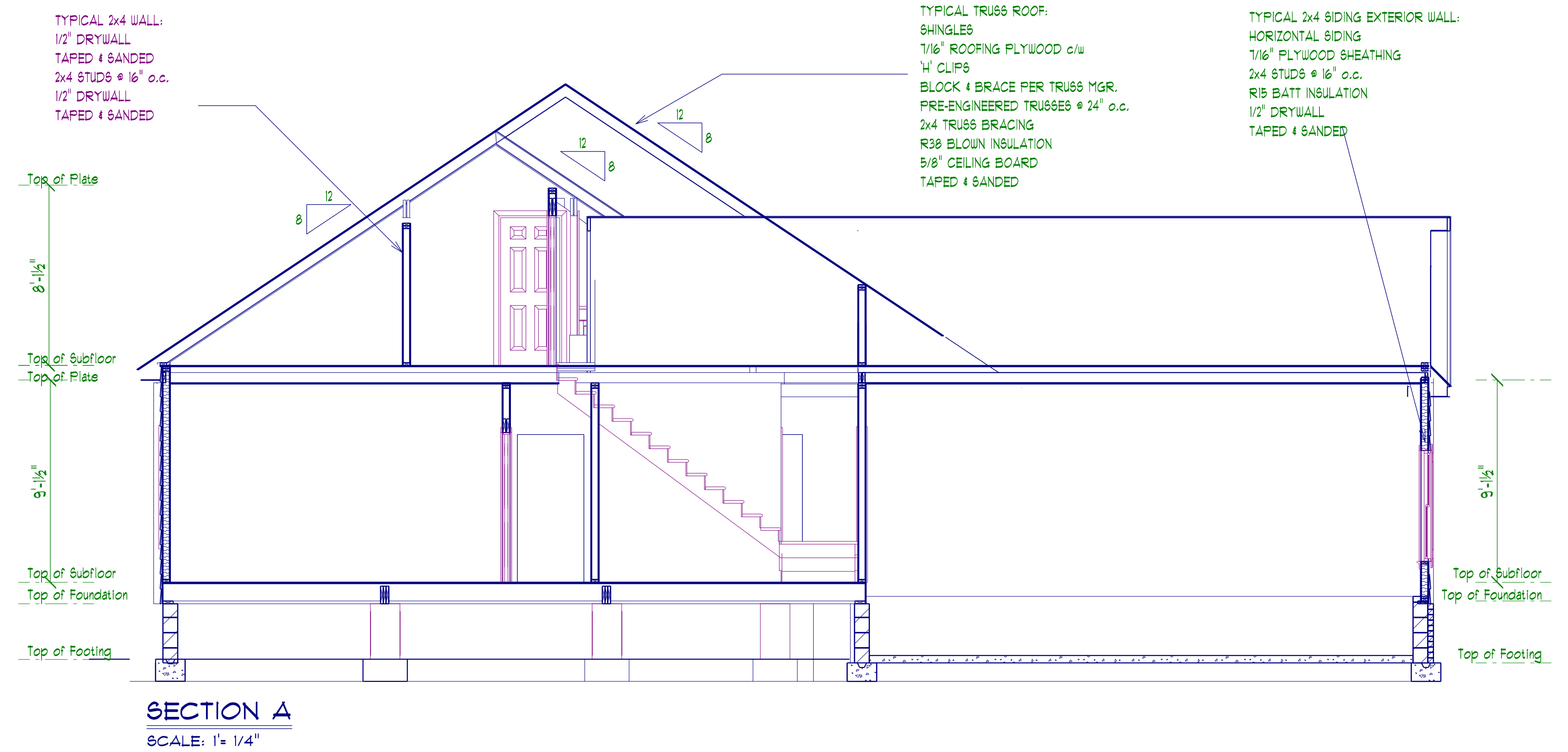
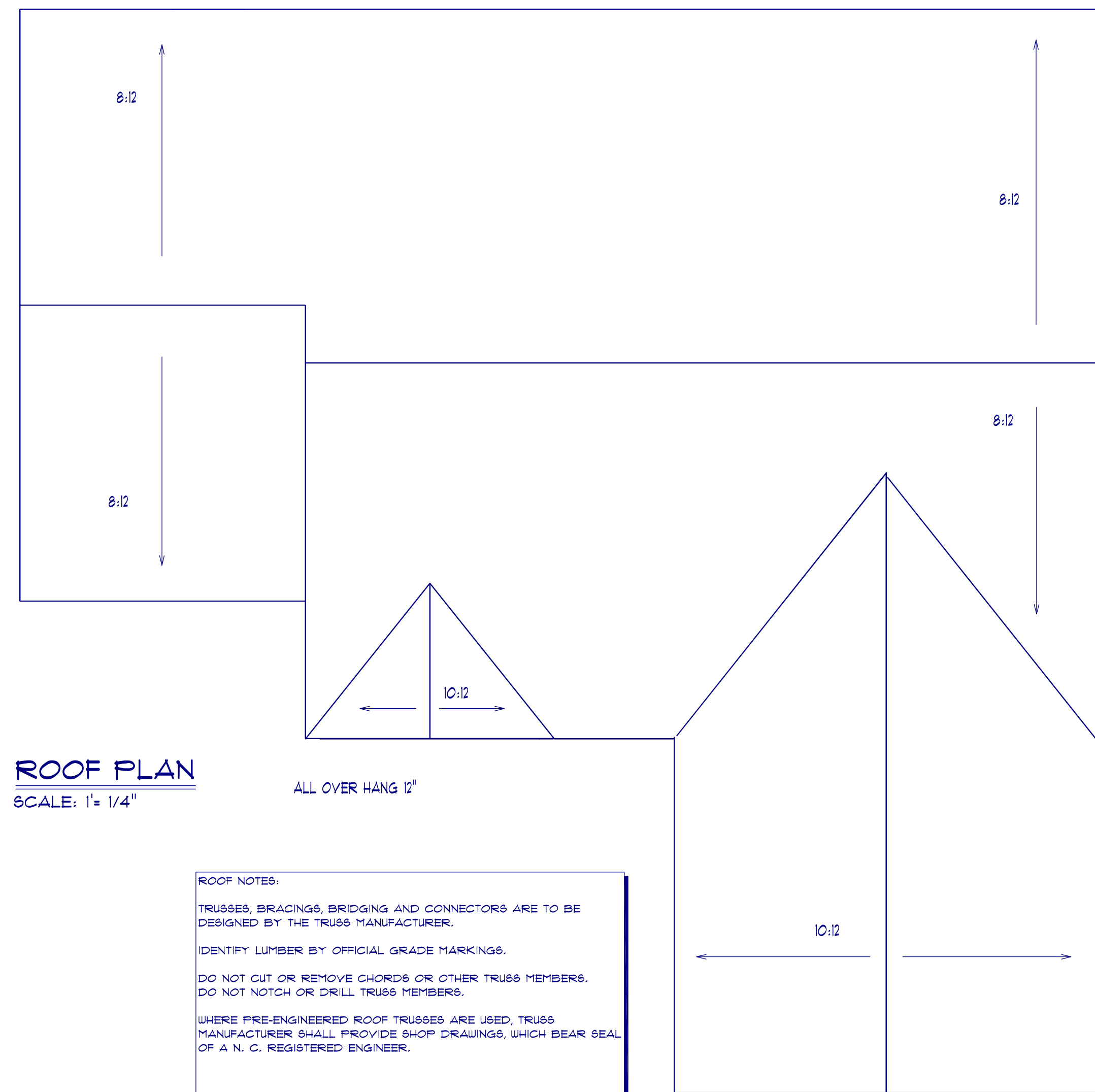
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

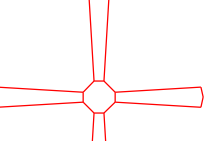



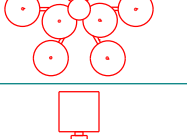




OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"	1	Window/Single Hung	64-1/2"	60-1/2"
2'-8" x 5'-0"	1	Window/Single Hung	31"	60-1/2"

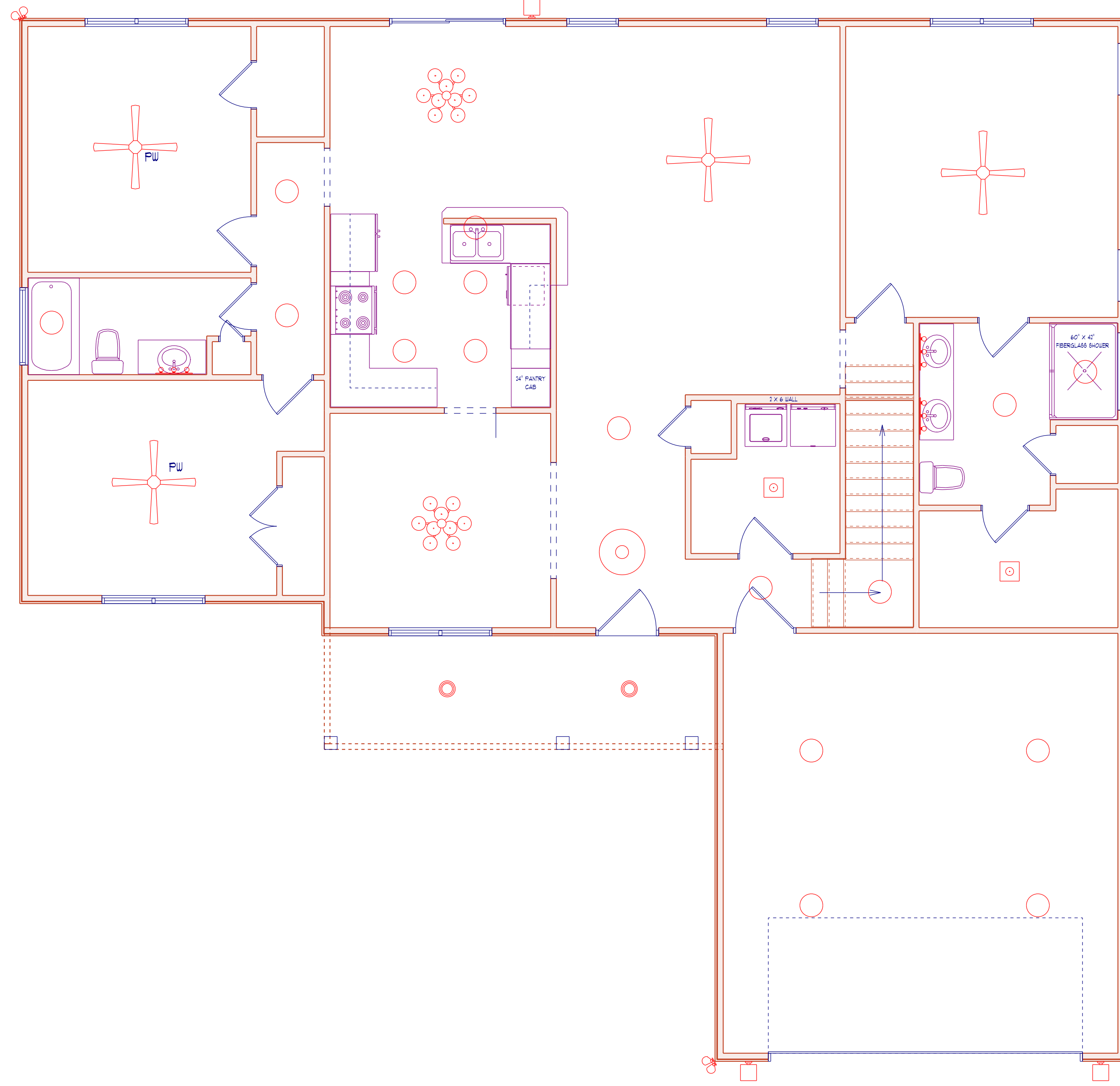


**2ND FLOOR PLAN**  
SCALE: 1" = 1/4"

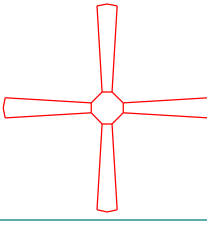
AREA SCHEDULE	
NAME	AREA
Heated Floor Area	185.1 sq. ft.
Unfinished	424.2 sq. ft.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	2	
10" led	2	
7" led	17	
foyer light	1	
dinning room light	2	
coach light	3	
exterior over head light	2	
flood light	2	
vanity bar light	3	





ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	PU	
7" led	1	