

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.

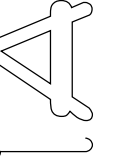
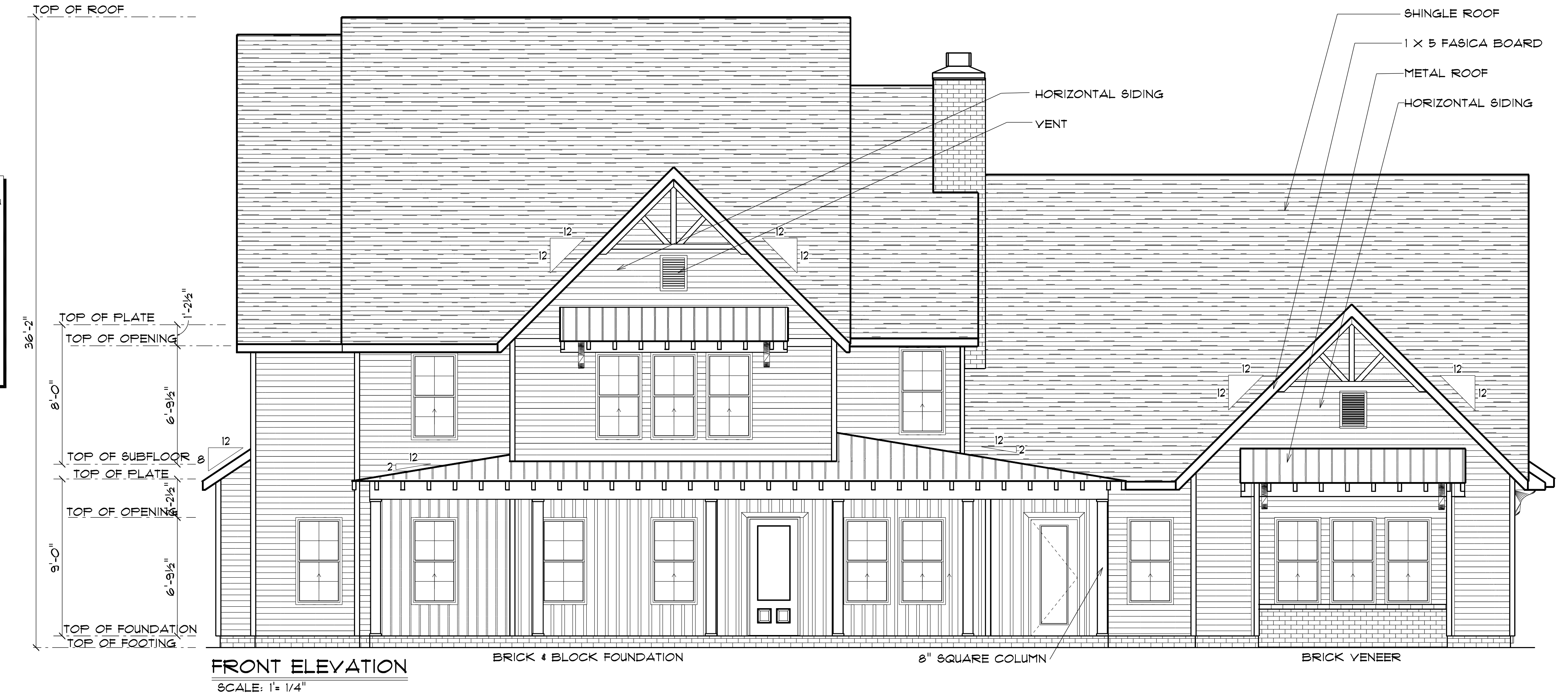
I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.
ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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 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 115 MPH
- 6.2 Wind Importance Factor, IW 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 use 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.

LAMCO CUSTOM BUILDERS/LAMCO HOMES RETAINS TITLE AND OWNERSHIP OF ALL PLANS. THESE PLANS CAN NOT BE COPIED OR REPRODUCED. THESE PLANS CAN NOT BE BUILT BY ANYONE OTHER THAN LAMCO CUSTOM BUILDERS/LAMCO HOMES



Diane Rivas Design
6205 Mockingbird Lane
Sanford, N.C. 27332
919-710-0393
goduncan@charter.net

DRD

SCALE: 1" = 1/4"

DRAWN BY:

DATE: 9/19/2024

LAMCO HOMES

THE ISABELLE
RIGHT GARAGE

FRONT & REAR
ELEVATIONS



LEFT ELEVATION

SCALE: 1" = 1/4"



RIGHT ELEVATION

SCALE: 1" = 1/4"

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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 UNANCHOR BOLTS SHALL BE SPACE AT A MAX
OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

2 X 4 STUD WALL

EXTERIOR SIDING

8" HEADER BLOCK
1 COURSE

8" CONCRETE BLOCK
1 COURSE

16"

2X6 TREATED SILL PLATE ON SILL GASKET
FASTENED TO FOUNDATION WALL W/
1/2" DIAMETER ANCHOR BOLTS AT 12" O.C.
1' FROM EA CORNER AS PER CODE

R-10 RIGID INSULATION
12" HGHT

4" CONCRETE SLAB

4" STONE FILL

8" FILL

8"

16" X 8" CONTINUOUS FOOTING

not to scale

Diagram illustrating the cross-section of a concrete slab with reinforcement layers:

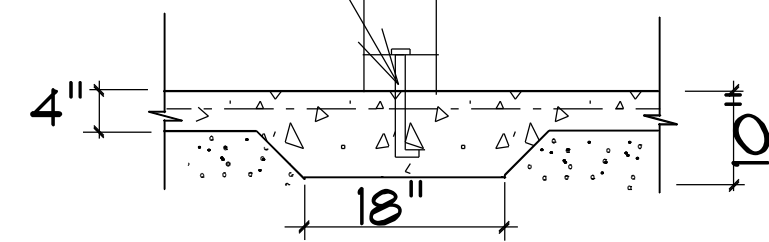
- WELDED WIRE MESH OR REBAR REINFORCEMENT
- 4" MINIMUM CONCRETE SLAB
- 6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER

4" MIN. COMPACTED GRAVEL
-- GRAVEL MUST BE CLEAN
AND FREE FROM
ORGANIC MATTER

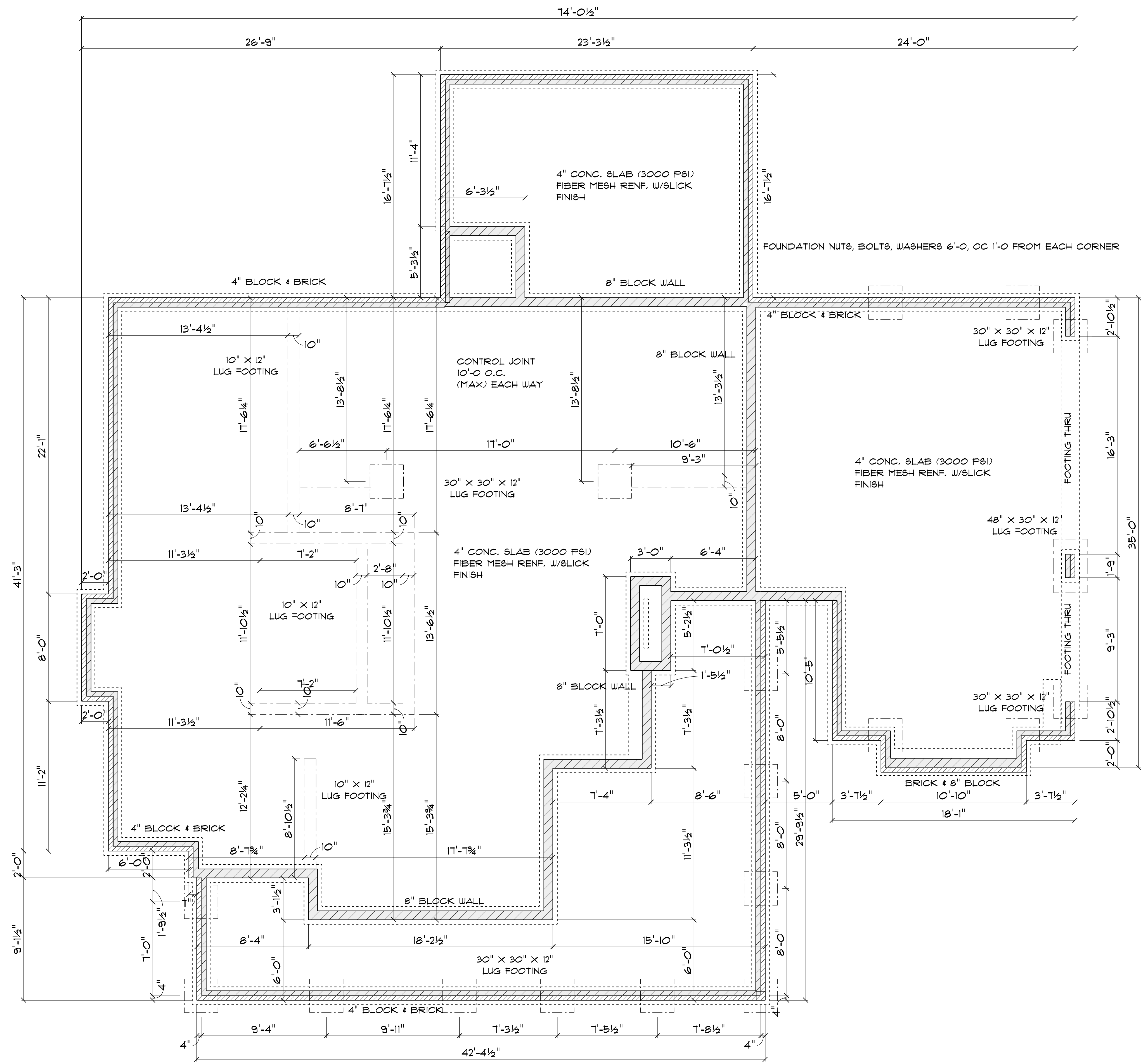
SOIL MUST BE SOLID AND FREE OF ORGANIC
MATERIAL -- SOME SOILS REQUIRE COMPACTION
-- IN TERMITE AREAS THE SOIL MAY REQUIRE
CHEMICAL TREATMENT -- CONTRACTOR TO
VERIFY COMPACTION AND SOIL TREATMENT
REQUIREMENTS OF LOCAL AREA

not to scale

2X TREATED SILL PLATE
ATTACH W/ 1/2" DIA. ANCHOR
BOLTS @ 6'-0" (EMBED 7")
OR APPROVED EQUAL



not to scale



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.

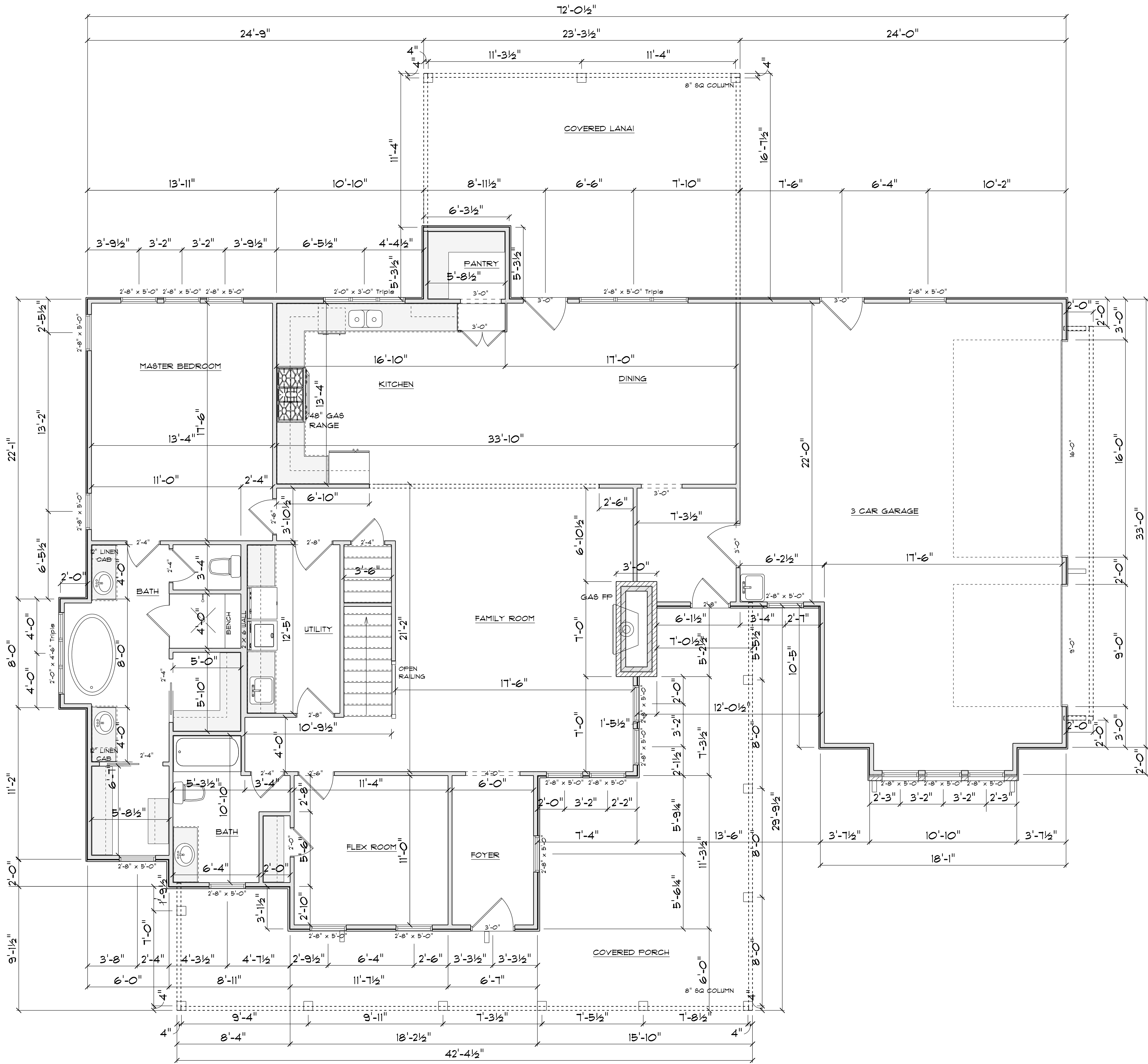
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

WINDOW SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-0" x 3'-0"	2	Window\Single Hung
2'-0" x 3'-0" Triple	1	Window\Single Hung
2'-0" x 4'-6"	2	Window\Single Hung
2'-0" x 4'-6" Triple	1	Window\Single Hung
2'-8" x 5'-0"	19	Window\Single Hung
2'-8" x 5'-0" Triple	1	Window\Single Hung

DOOR SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
3'-0"	L	1	Exterior Door\Colonial
3'-0"	R	1	Exterior Door\Colonial
2'-8"	L	1	Exterior Door\French
3'-0"	L	1	Exterior Door\French
16'-0"	U	1	Garage\Tall Garage
9'-0"	U	1	Garage\Tall Garage
2'-0"	R	1	Interior Door\Colonial
2'-4"	R	4	Interior Door\Colonial
2'-6"	L	1	Interior Door\Colonial
2'-6"	R	1	Interior Door\Colonial
2'-8"	L	1	Interior Door\Colonial
2'-8"	R	1	Interior Door\Colonial
3'-0"	LR	1	Interior Door\Colonial
2'-4"	N	2	Interior Door\Pocket
2'-4"	R	1	Interior Door\Shower
3'-0"	R	1	Entry Door

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1ST FLOOR PLAN

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1952 sq ft.
Covered Lanai	330 sq ft.
Covered Front Porch	542 sq ft.
Garage	759 sq ft.

4A

Diene River Designs
6025 Mockingbird Lane
Spartanburg, NC 29332
819-770-0353
gpl@dieneriver.net

DRD

SCALE: 1" = 1/4"

DRAWN BY:

DATE: 9/19/2024

LAMCO HOMES

THE ISABELLE
RIGHT GARAGE

1ST FLOOR PLAN

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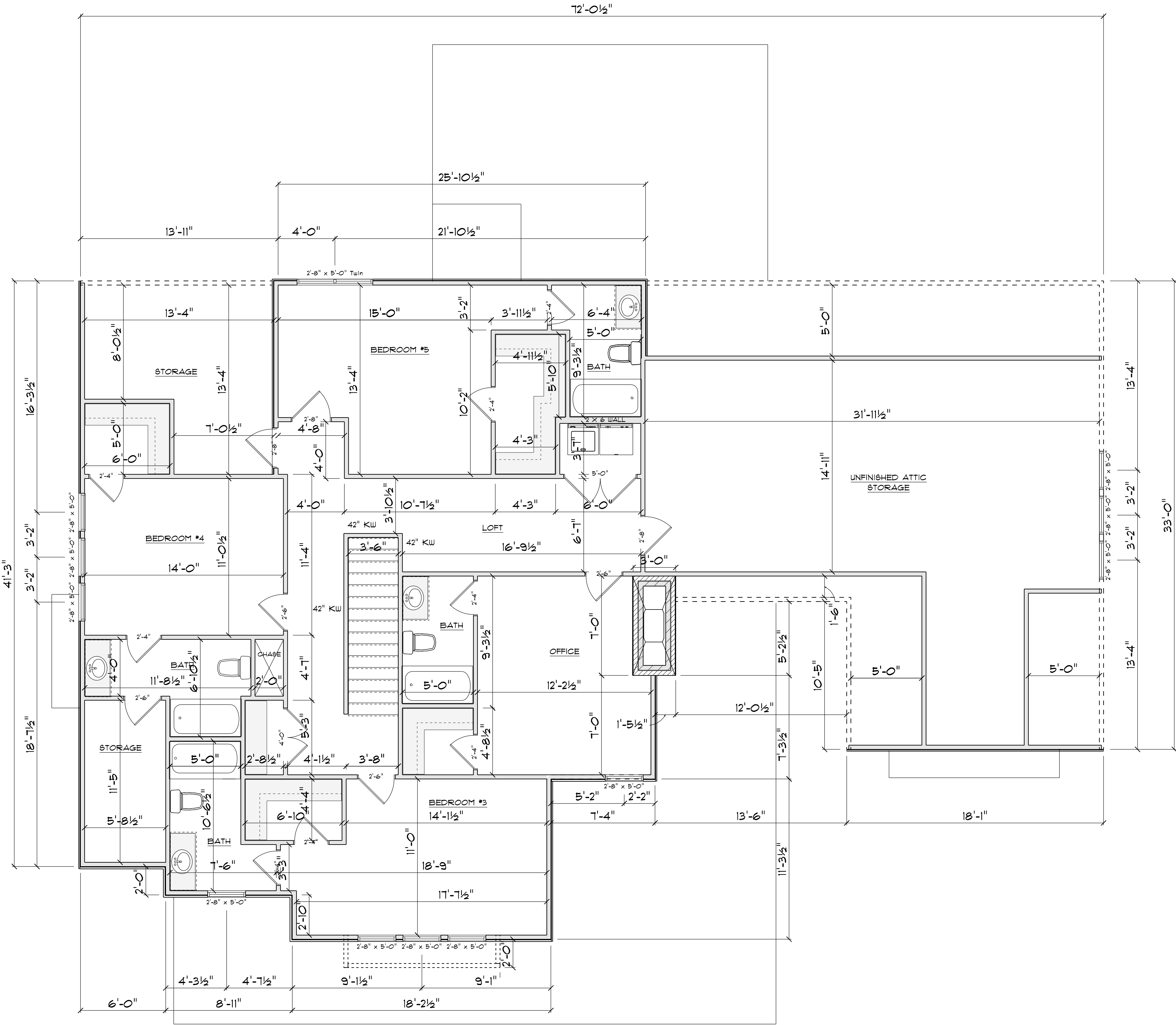
LVL'S AND TJ'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

WINDOW SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-8" x 5'-0" Twin	1	Window\Single Hung
2'-8" x 5'-0"	11	Window\Single Hung

DOOR SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
2'-4"	L	3	Interior Door\Colonial
2'-4"	R	5	Interior Door\Colonial
2'-6"	L	1	Interior Door\Colonial
2'-6"	R	3	Interior Door\Colonial
2'-8"	L	2	Interior Door\Colonial
2'-8"	R	1	Interior Door\Colonial
4'-0"	LR	1	Interior Door\Colonial
5'-0"	LR	1	Interior Door\Colonial

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2ND FLOOR PLAN

SCALE: 1"= 1/4"

AREA SCHEDULE	
AREA	NAME
1465 sq ft.	Heated
542 sq ft.	Unfinished Attic Storage
228 sq ft.	Attic Storage

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Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-TT-O353

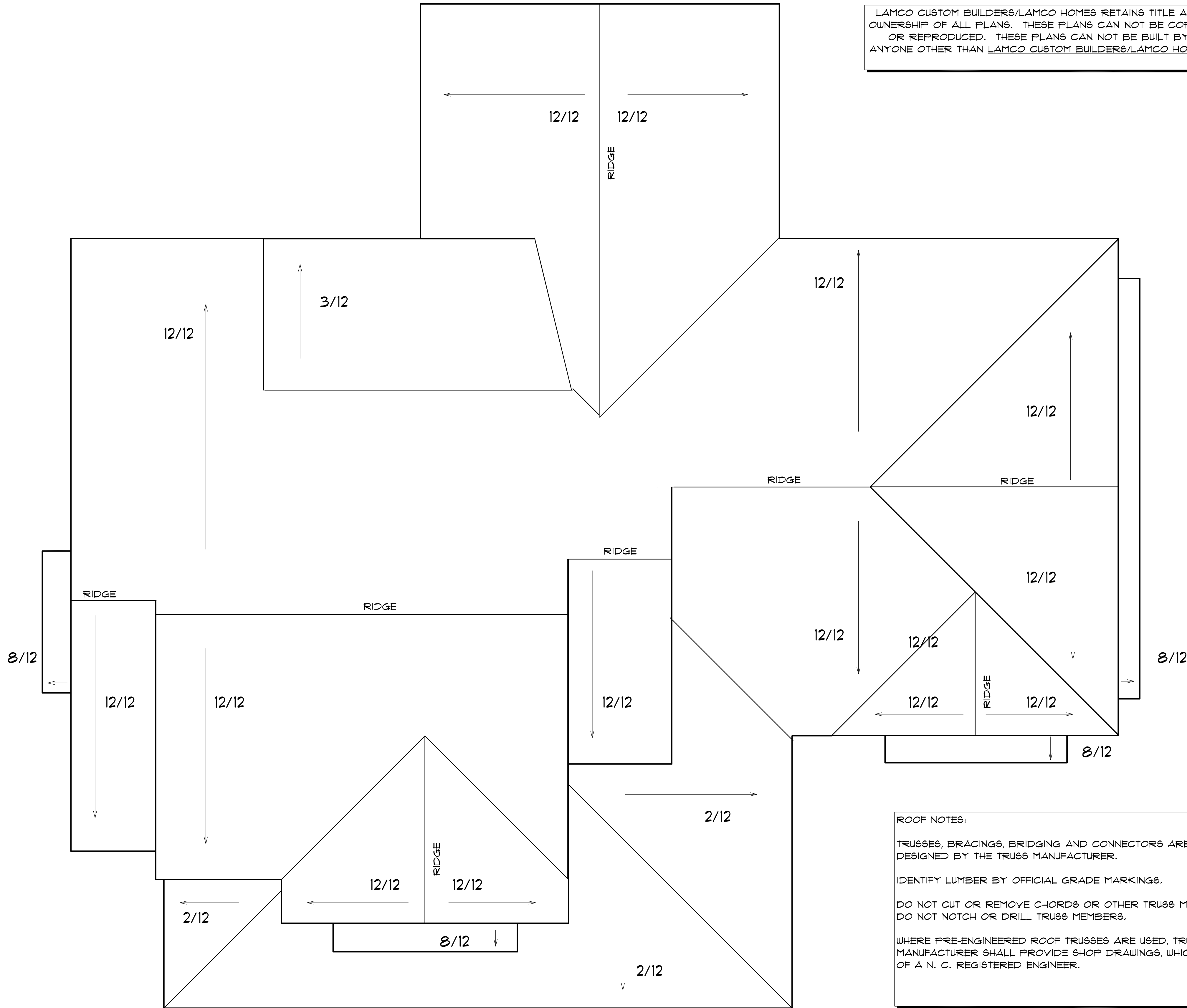
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THE ISABELLE
RIGHT GARAGE

DETAIL SHEET



STAIR RAILING
not to scale



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ROOF NOTES:

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

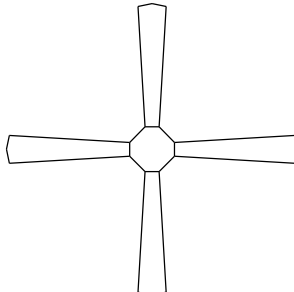


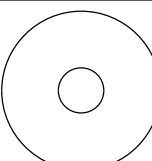
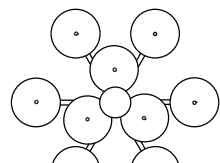






IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.

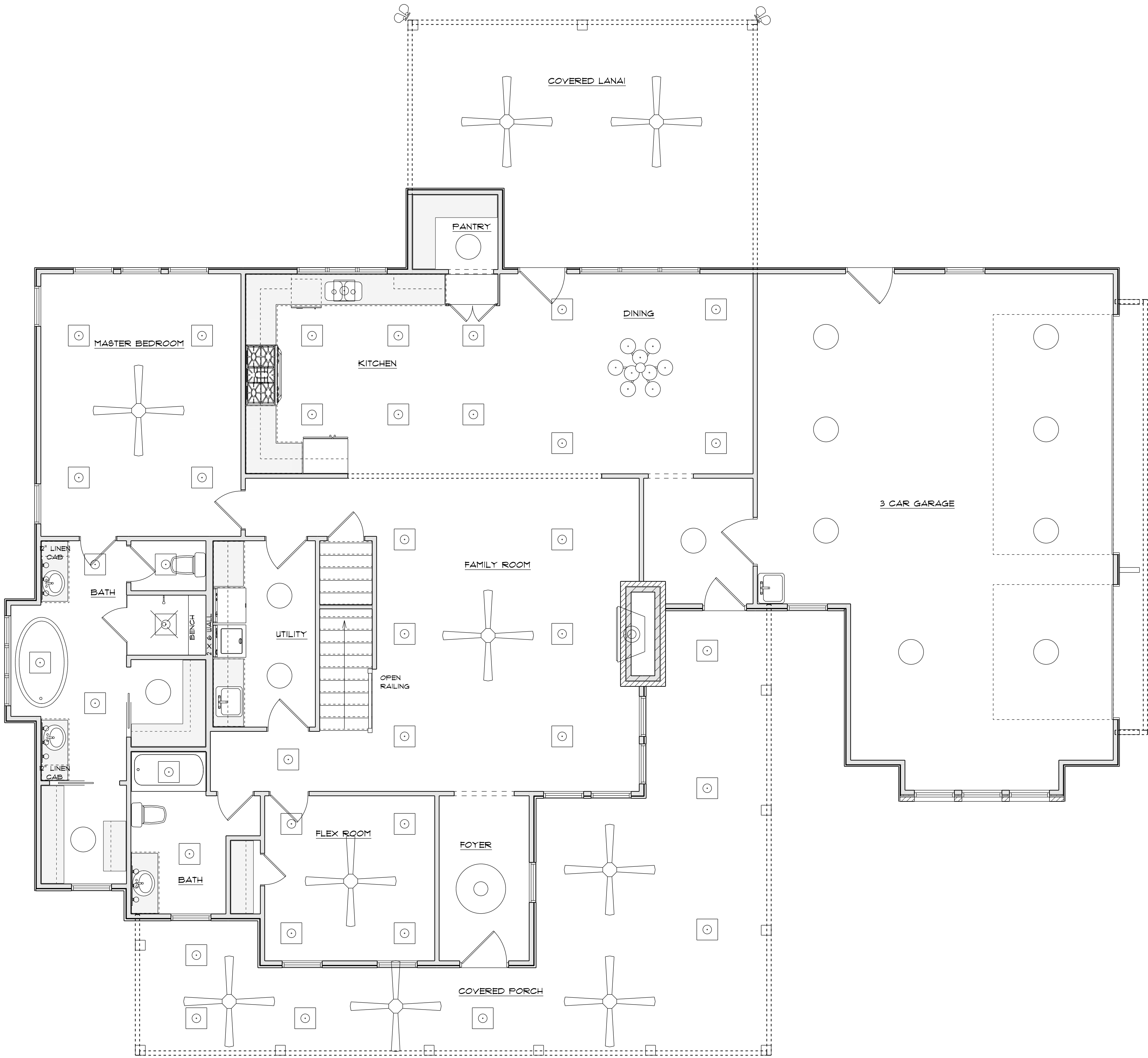
WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.

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

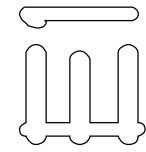
Diane Rivas Design 6205 Mockingbird Lane Saratof, N.C. 27132 919-770-0353 gofuturecharacter.net		
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	DATE: 9/19/2024	
LAMCO HOMES		
THE ISABELLE RIGHT GARAGE		
ROOF PLAN		

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	9	
10" led	14	
7" led	40	
foyer light	1	
dinning room light	1	
coach light		
exterior over head		
flood light	2	
vanity bar light	3	
wall sconce		
pendant light		

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1ST FLOOR PLAN



Diane Rivas Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
golfuonachester.net

DRD

SCALE: 1"= 1/4"

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LAMCO HOMES

THE ISABELLE
RIGHT GARAGE

ELECTRICAL
LAYOUT

