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 HGHT 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.

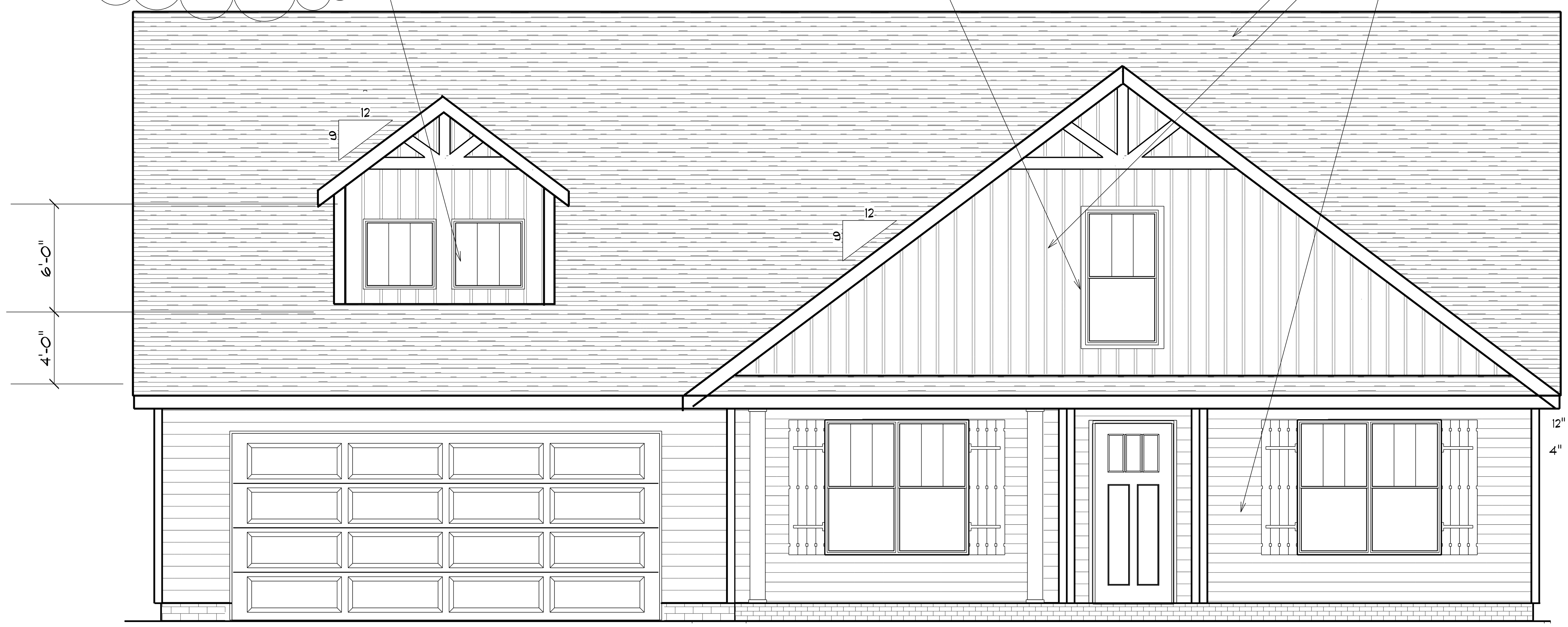
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

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 MANUFACTORS 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 115 PSF
3 Roof Live Load 20 PSF
4 Typical Floor Dead Load 10 PSF
5 Floor Live Loads
  5.1 Rooms other than sleeping rooms 40 PSF
  5.2 Sleeping Rooms 30 PSF
  5.3 Stairs 40 PSF
  5.4 Decks 40 PSF
  5.5 Exterior Balconies 60 PSF
6 Wind Loads
  6.1 Ultimate Design Wind Speeds 15 MPH
  6.2 Wind Importance Factor, IW 1.00
  6.3 Exposure B
  6.4 Walls (Component and Cladding) 25 PSF
  6.5 Roofs (Component and Cladding)
    6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 PSF
    6.5.2 Roof Slopes 7/12 to 12/12 21 PSF

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

AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1717.1 sq ft.
Garage	447.3 sq ft.
Covered Porch	199.2 sq ft.

FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st			
2nd			
other	8'	1752	1752
1752	Total Sq. Ft. of Exterior Walls		

Total Fenestration	Total Exterior Walls	Percentage of wall openings
246 sq. ft.	1752	15%

Above Grade Walls
Surrounding Heated Space

PAGE #: 1B

DRD
Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-777-6097
golfwoman@charter.net

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

LAMCO CUSTOM BUILDERS

THE ROSEMONT
LEFT GARAGE

FRONT
ELEVATION B

REAR ELEVATION

SCALE: 1"= 1/4"

LEFT ELEVATION

SCALE: 1"= 1/4"

RIGHT ELEVATION

SCALE: 1"=/4"

Dune River Designs
6205 Rockingbird Lane
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garlwoman@charter.net

DRD

PAGE #: 24

SCALE: 1/4"= 1'

DRAWN BY:

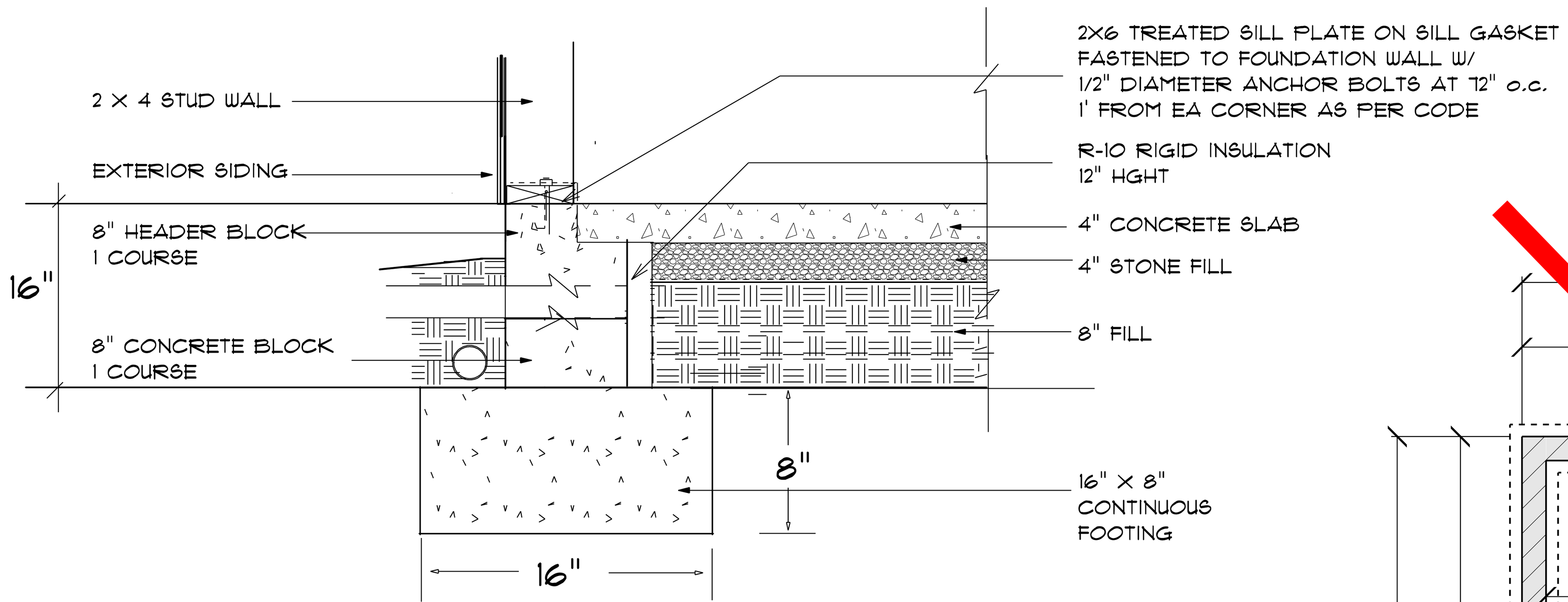
DATE: 11/24/2020

LAMCO CUSTOM BUILDERS

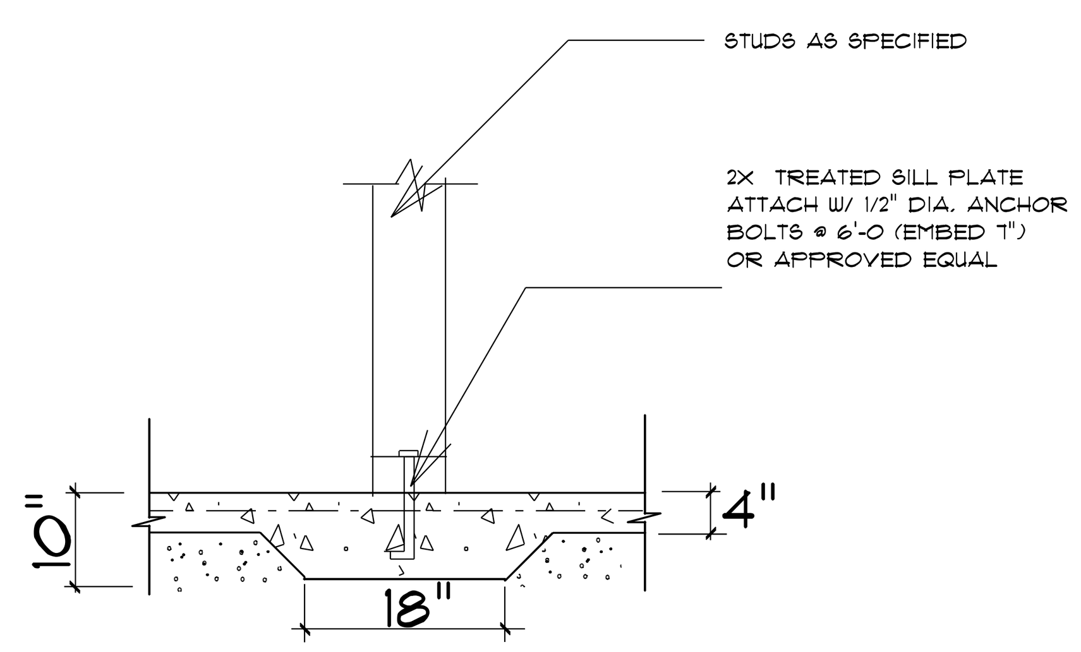
THE ROSEMONT
LEFT GARAGE

ELEVATIONS

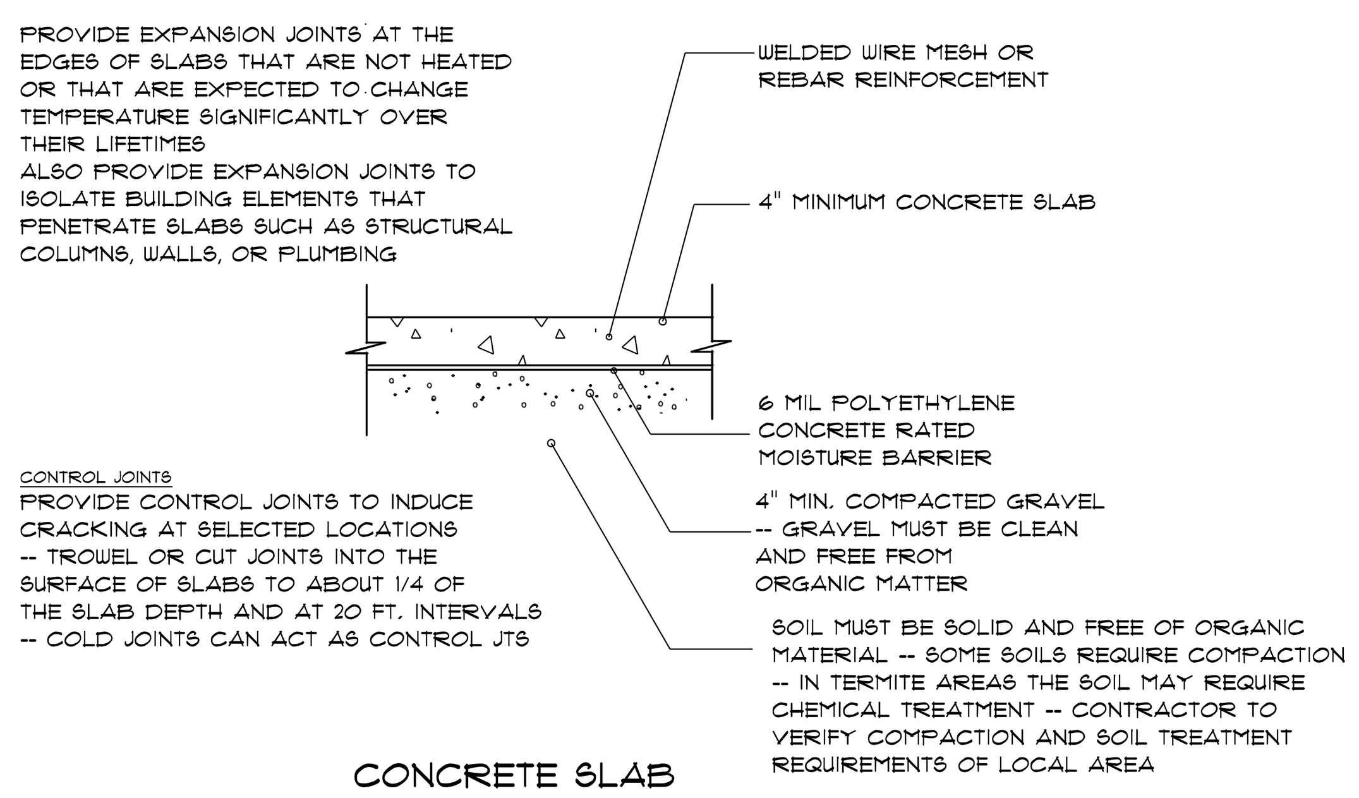
Revised to crawl. See last page



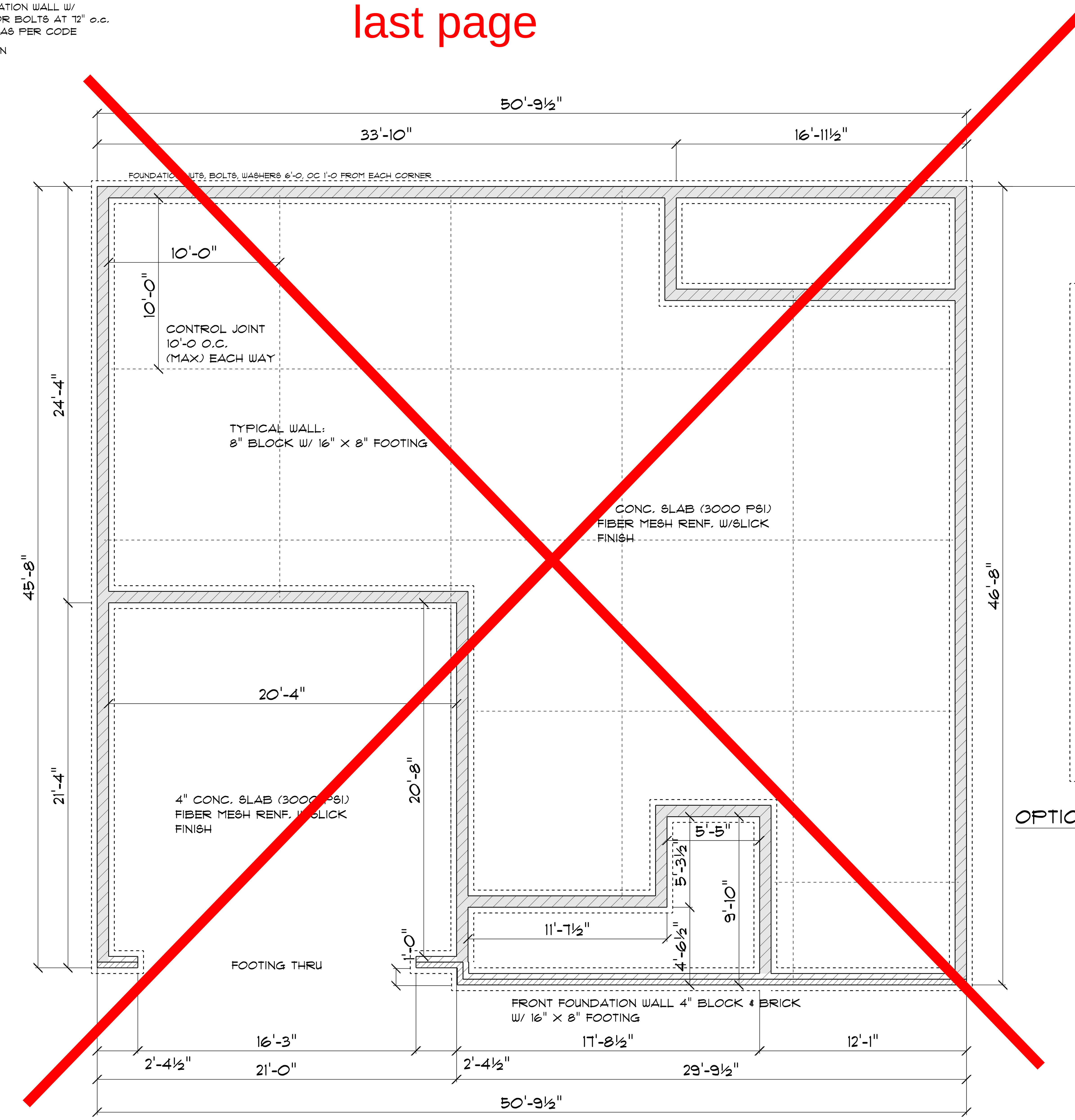
STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB

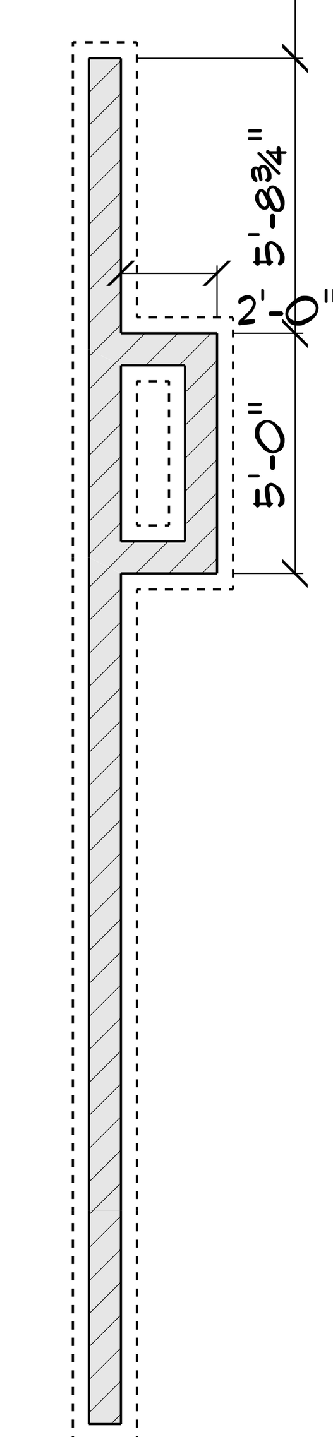


CONCRETE SLAB DETAILS / NOTES



FOUNDATION PLAN

SCALE: 1'= 1/4"



OPTIONAL GAS FIREPLACE

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.

PAGE #: 3B

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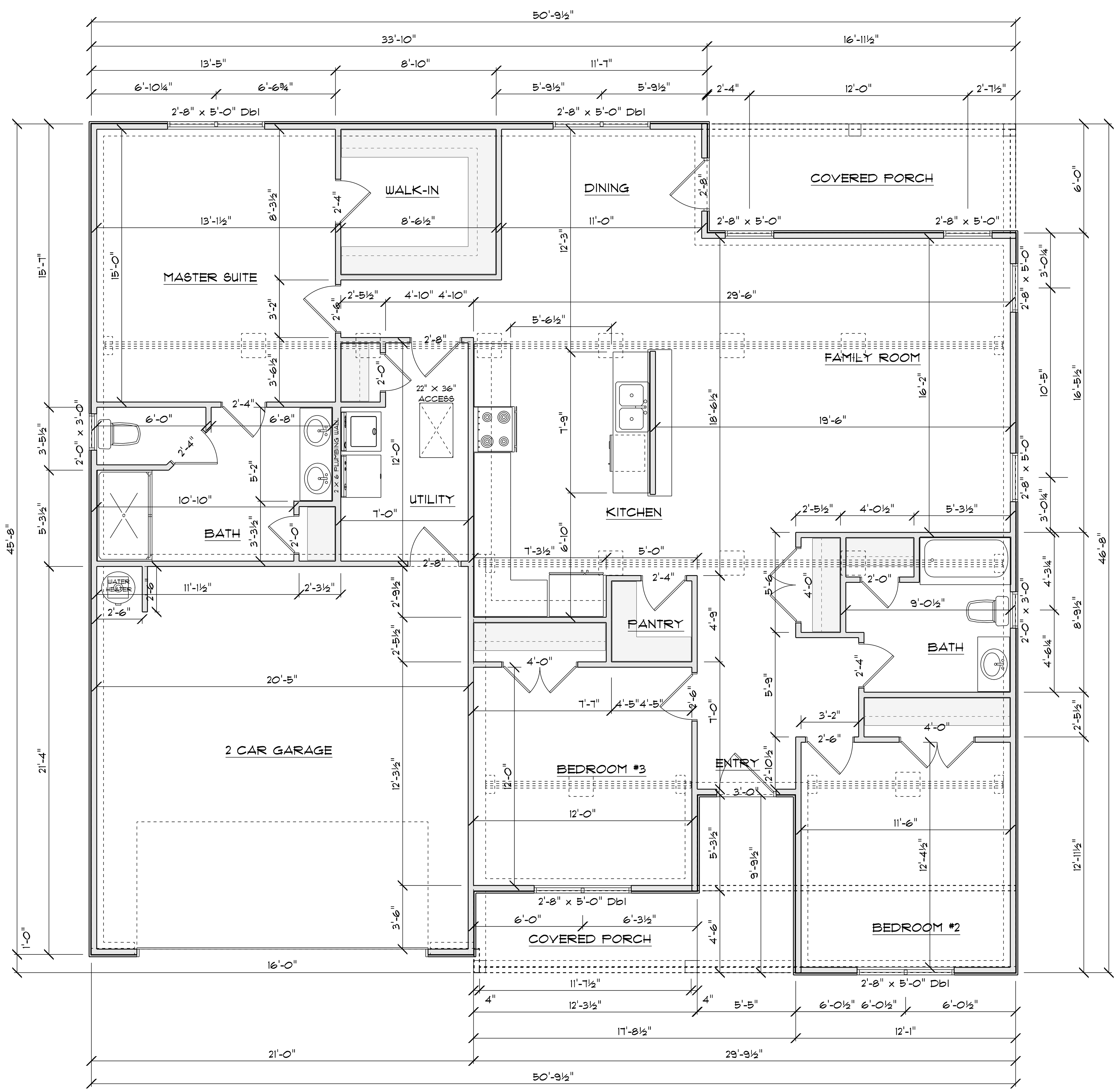
SCALE: 1'= 1/4"
DRAWN BY:
DATE: 12/1/2020

LAMCO CUSTOM BUILDERS

THE ROSEMONT
GARAGE LEFT

STEM WALL
FOUNDATION
PLAN



FLOOR PLAN

SCALE: 1'= 1/4"

OPENING SCHEDULE					
SIZE		COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"		4	Window\Double Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl		4	Window\Double Hung	64-1/2"	60-1/2"
2'-0" x 3'-0"		2	Window\Double Hung	24"	36"
4'-0" x 3'-0"		1	Window\Double Hung	48"	36"

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.

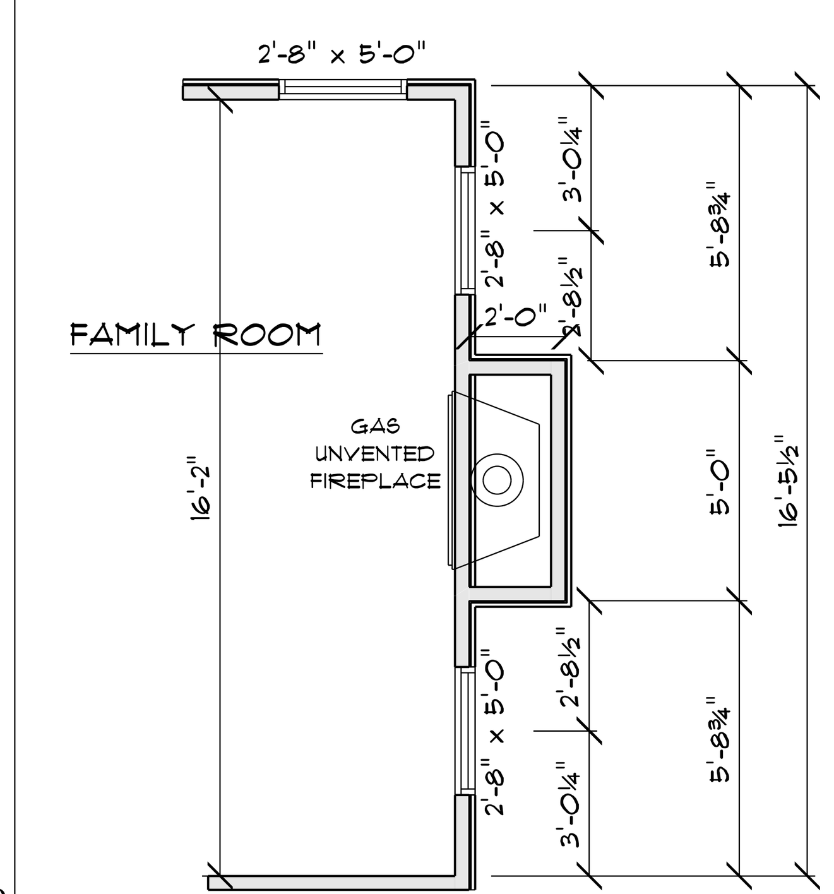
ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO. DOUBLE STUDS UNDER ALL HEADERS.

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

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

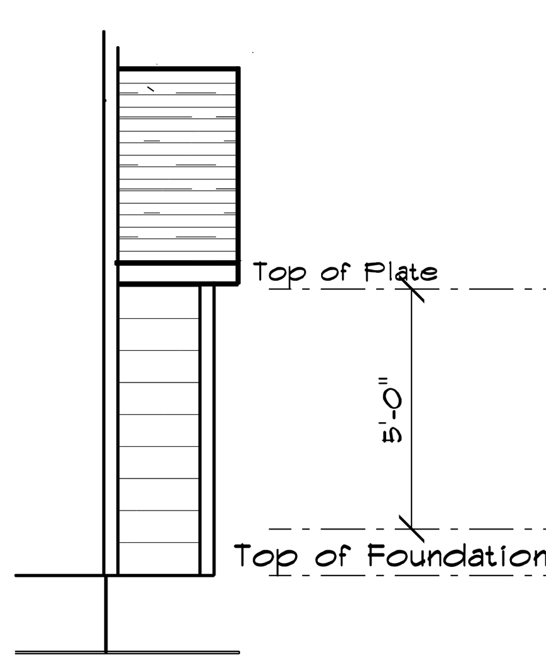
It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and uses of materials provided in buildings and/or structures as required by NC Uniform Building Code, Local Agencies and in accordance with good engineering practices.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

AREA SCHEDULE	
NAME	AREA
Heated	1717.3 sq ft.
Garage	447.0 sq ft.
Front Covered Porch	109.6 sq ft.
Rear Covered Porch	98.9 sq ft.



OPTIONAL GAS FIREPLACE

SCALE: 1'= 1/4"



FIREPLACE CHIMNEY

SCALE: 1'= 1/4"

NOTE: IF USING A CRAWL SPACE FOUNDATION THE FIREPLACE IS CANTILEVERD OUT 2'-0"

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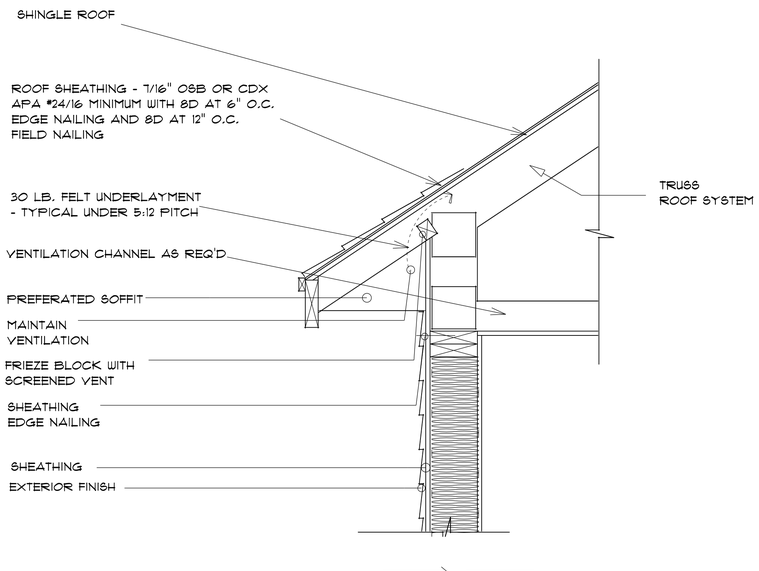
SCALE: 1'= 1/4"
DRAWN BY:
DATE: 11/28/2020

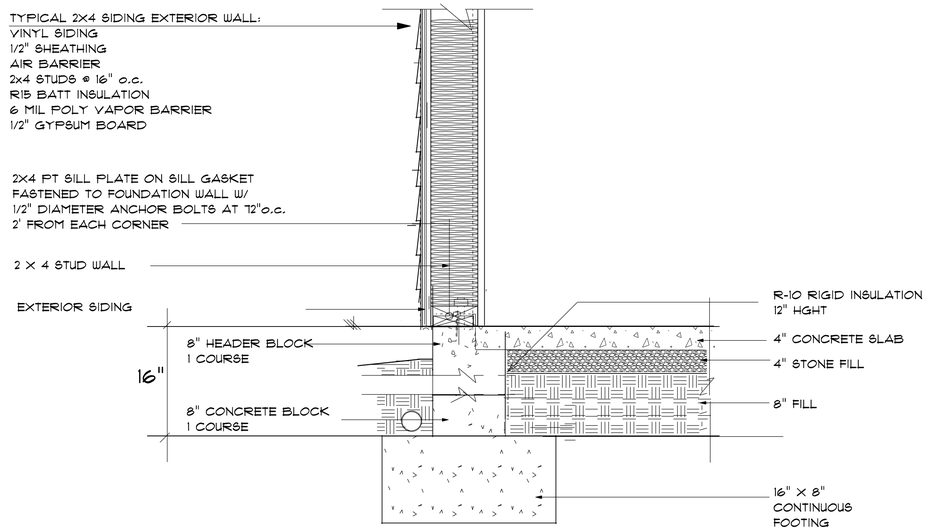
LAMCO CUSTOM BUILDERS

THE ROSEMONT GARAGE LEFT

FLOOR PLANS

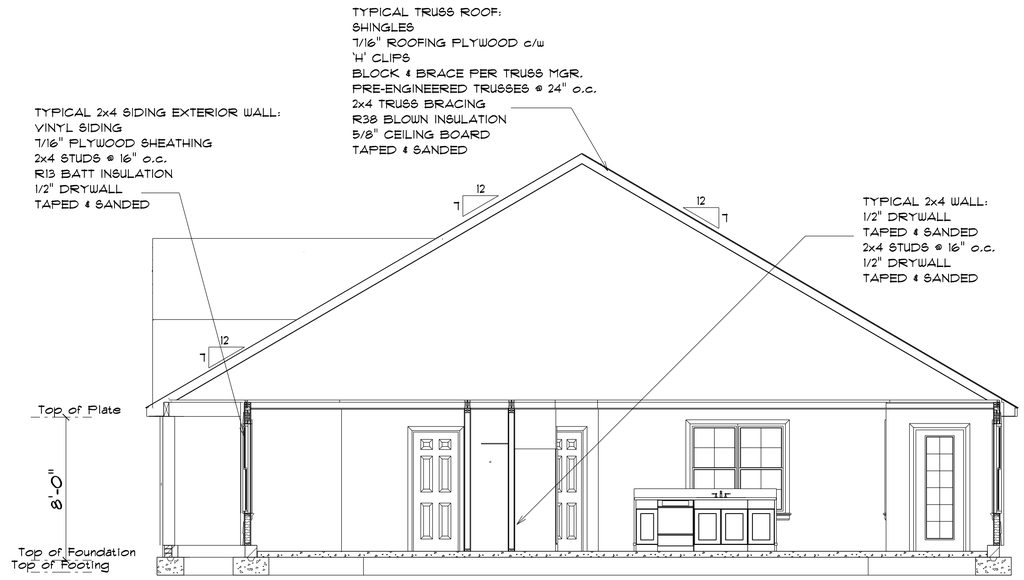
4A





2x4/SIDING STEM WALL FOUNDATION

not to scale



SECTION

SCALE: 1'= 1/4"

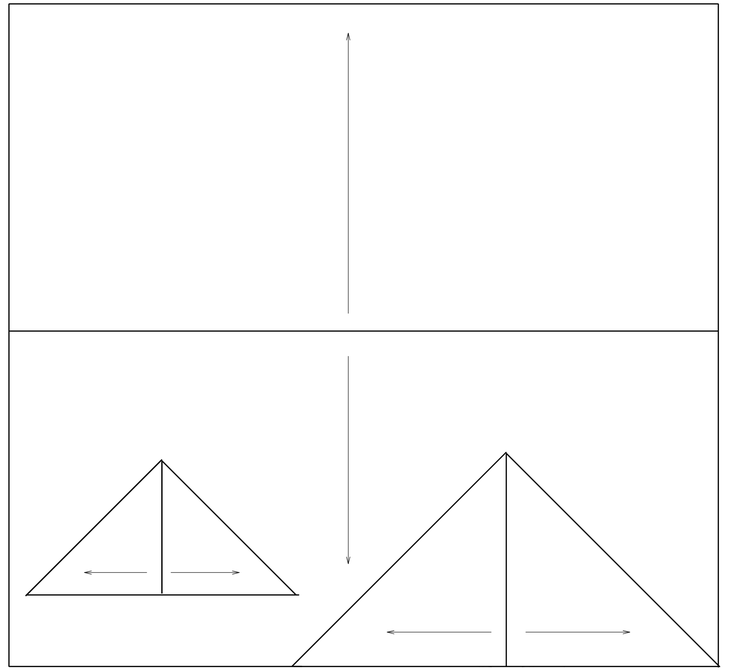
ROOF NOTES:

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'= 3/16"

12" OH ALL
7/12 PITCH
9/12 PITCH SHED DORMER

PAGE #: S4

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DRD

SCALE:

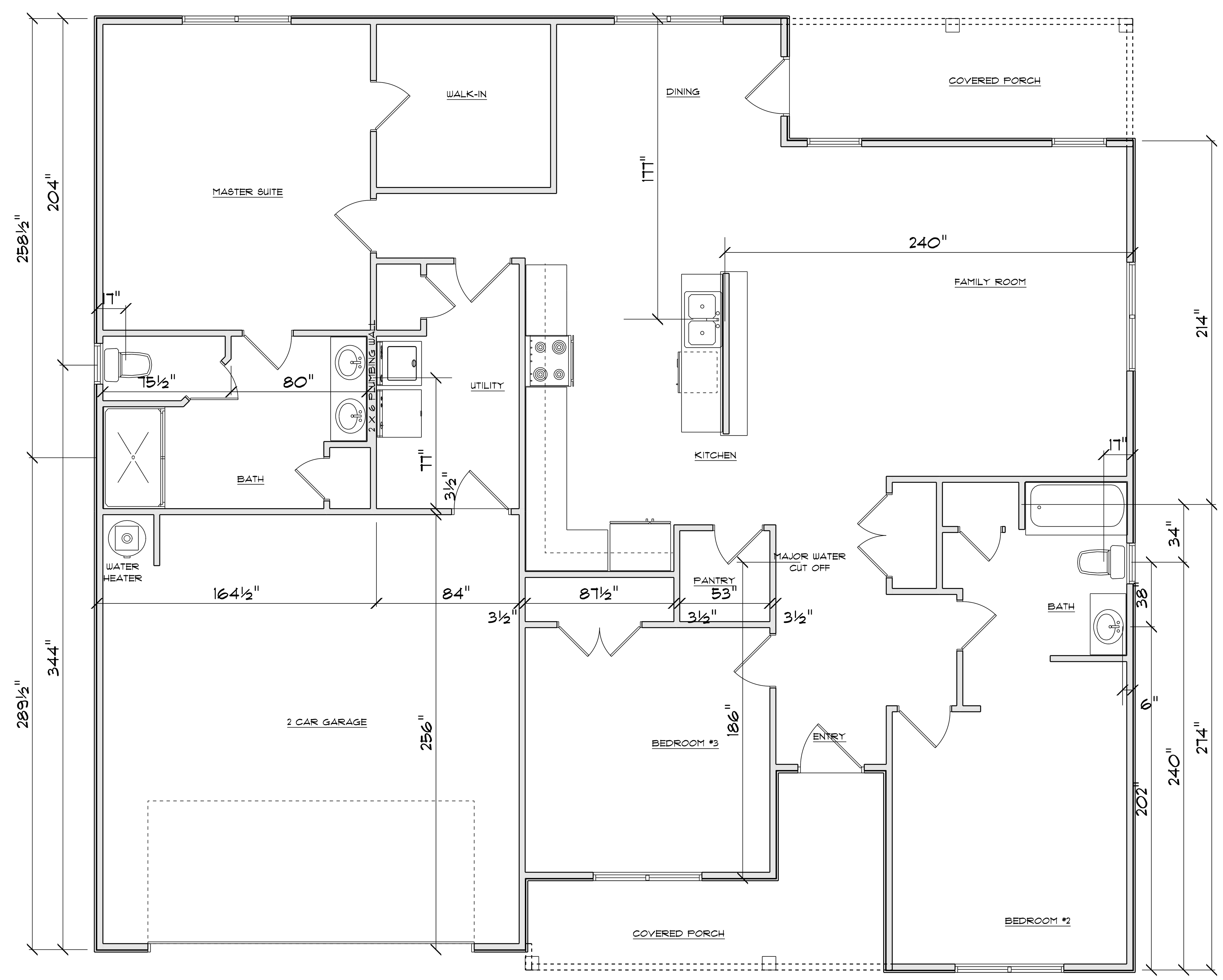
DRAWN BY:

DATE: 11/23/2020

LAMCO CUSTOM BUILDERS

THE ROSEMONT
GARAGE LEFT

DETAIL SHEET



PLUMBING DROP PLAN

SCALE: 1'= 1/4"

PAGE #: P1

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SCALE:

DRAWN BY:

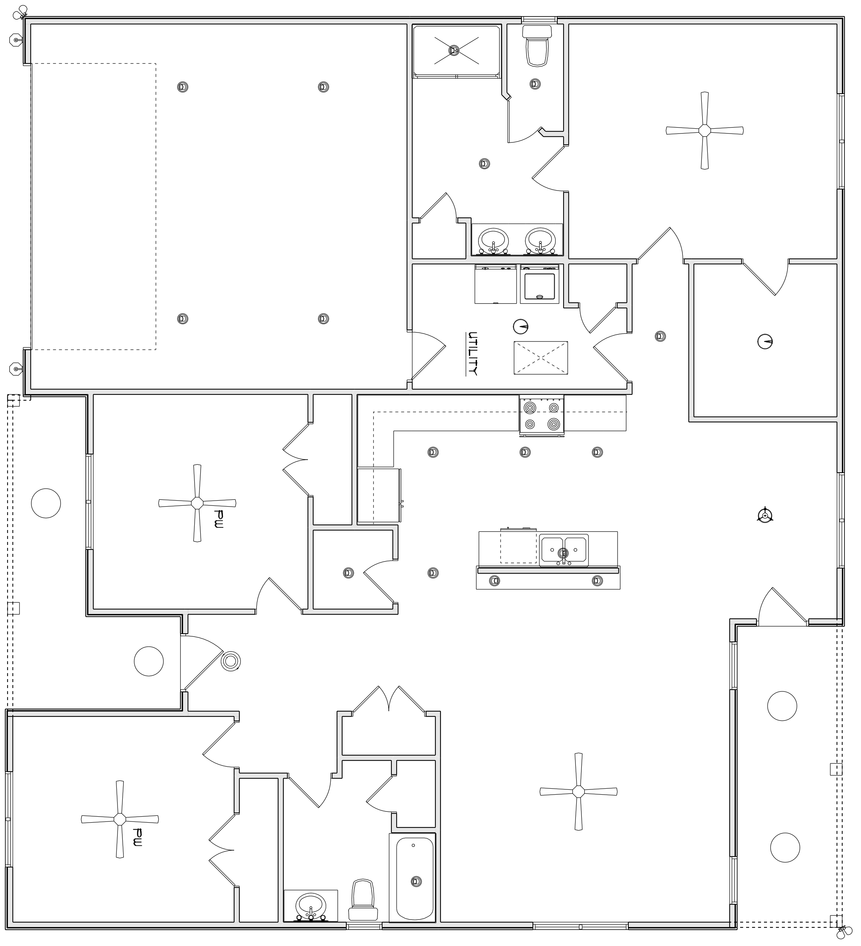
DATE: 11/28/2020

LAMCO CUSTOM BUILDERS

THE ROSEMONT
GARAGE LEFT

PLUMBING
LAYOUT

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	2	
foyer light	1	
10" Incl light	2	
7" Incl disc	17	
out door over head	4	
ceiling light 19	1	
outdoor carriage light	2	
flood light	2	
vanity light	4	



ELECTRICAL LAYOUT	THE ROSEMONT GARAGE LEFT	LAMCO CUSTOM BUILDERS	SCALE: 1'= 1/4"	Diane Rives Designs 6205 Mockingbird Lane Sanford, N.C. 27332 919-777-6097 golfwoman@charter.net	E1
			DRAWN BY:		
			DATE: 12/1/2020		PAGE #:

ROOF TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying any truss.
Espanol - (NO CORTE, PERFORE, HAGA MUESCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modification.)

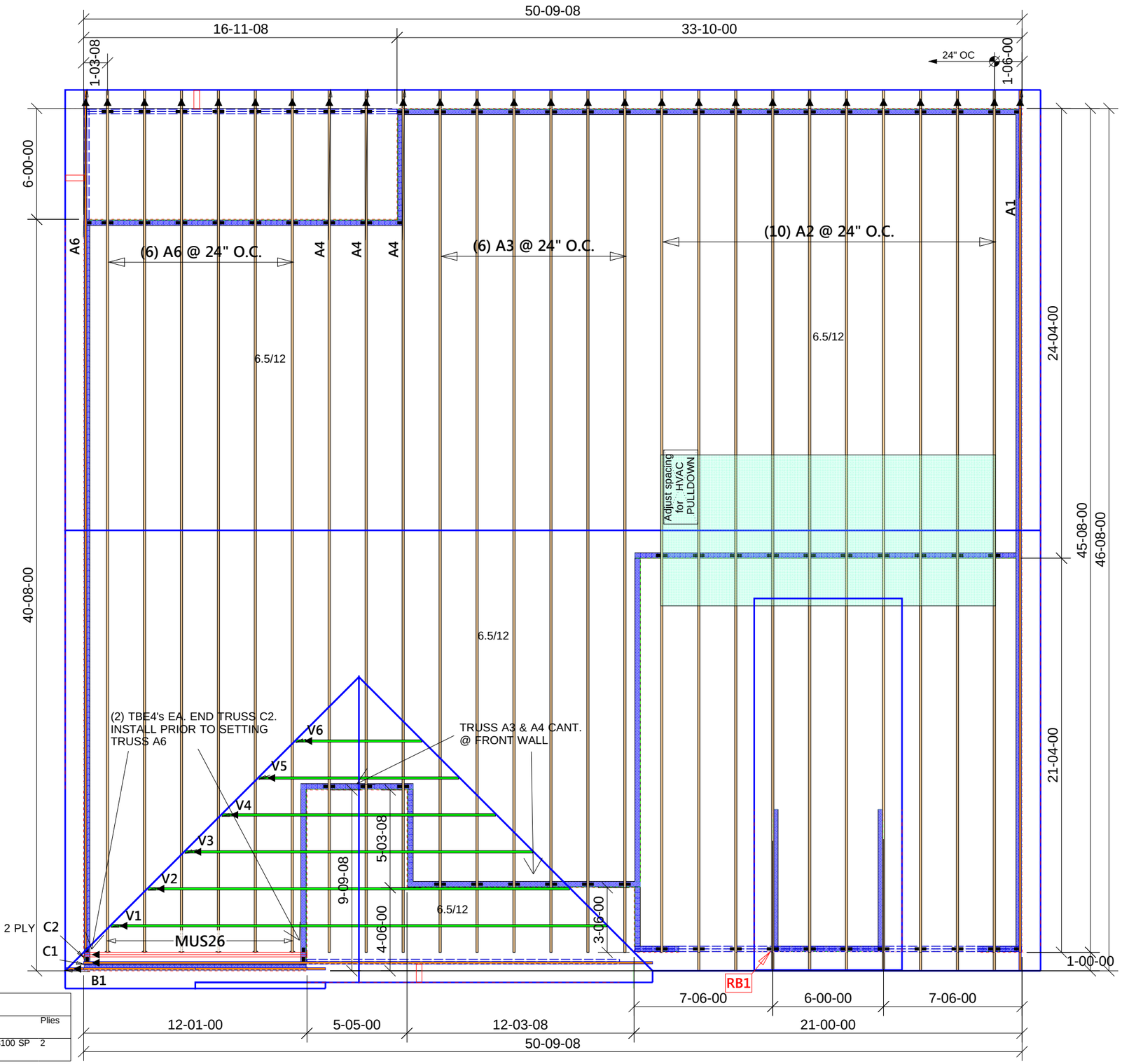
1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
2. The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.
3. The wood components shown on this diagram are to be used in dry service (moisture content<19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.
4. Refer to the Truss Design Drawings for specific information about each individual truss design.
5. The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
7. In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.
8. Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.
9. Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.
10. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.
11. If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.
12. The Contractor shall follow the SBCA TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH.
Espanol - (TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

1. Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.
2. Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.
3. **BCSI INSTRUCTIONS SHALL BE FOLLOWED:**
BCSI-B1 = Safe Truss Handling and Installation
BCSI-B2 = Installation and Temporary Restraint
BCSI-B3 = Permanent Restraint
BCSI-B4 = Safe Construction Loading
BCSI-B5 = Truss Damage and Modification Guidelines
BCSI-B7 = Floor Truss Installation
BCSI-B8 = Toe-Nailed Connections
BCSI-B9 = Multi-Ply Girders
BCSI-B10 = Post Frame Truss Installation
BCSI-B11 = Fall Protection
4. Follow TPI Requirements for Long Span Trusses (>60').

TOTAL ROOF AREA
3057.34 SQ FT



Truss Connector Total List		
Manuf	Product	Qty
Simpson	MUS26	6
Simpson	H2.5A	100
Simpson	TBE4	4

Products			
PlotID	Length	Product	Plies
RB1	21-00-00	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	2

Until the building is completely erected in accordance with plans, the trusses may be unstable and present a safety hazard. Buildings under construction are vulnerable to high winds and present a possible safety hazard. It is the responsibility of the contractor and framer to recognize adverse weather conditions and take prompt and appropriate action to protect life and prevent injury. Prior to setting trusses, refer to Building Component Safety Information (BCSI) document produced by SBCA and TPI. Follow BCSI Specifications for Erection and Bracing.

No Scale

Customer Name:.Lamco Custom Homes
Subdivision: .
Lot# : . Plan Name: Rosemont
MISC NOTES: .
File Name

Builders FirstSource
Albemarle, NC

Revisions:

Job Number
.

Drawn By:
.CSL

DATE:
4/29/2019

Page Number
1 of 1

TYPICAL WALL: 8" BLOCK W/ 18" X 10" FOOTING
3- 2 X 10'S GIRDER
2 X 10'S 16" OC JOIST

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.

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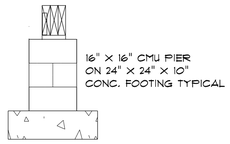
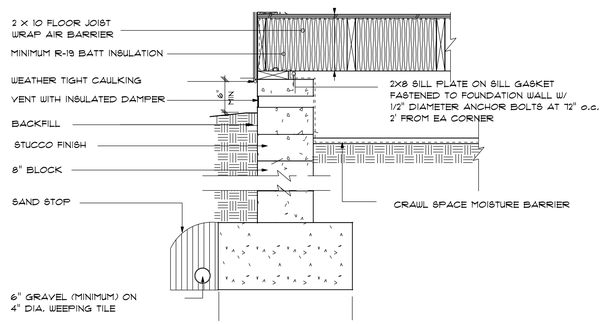
ALL ANCHOR BOLTS TO BE 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

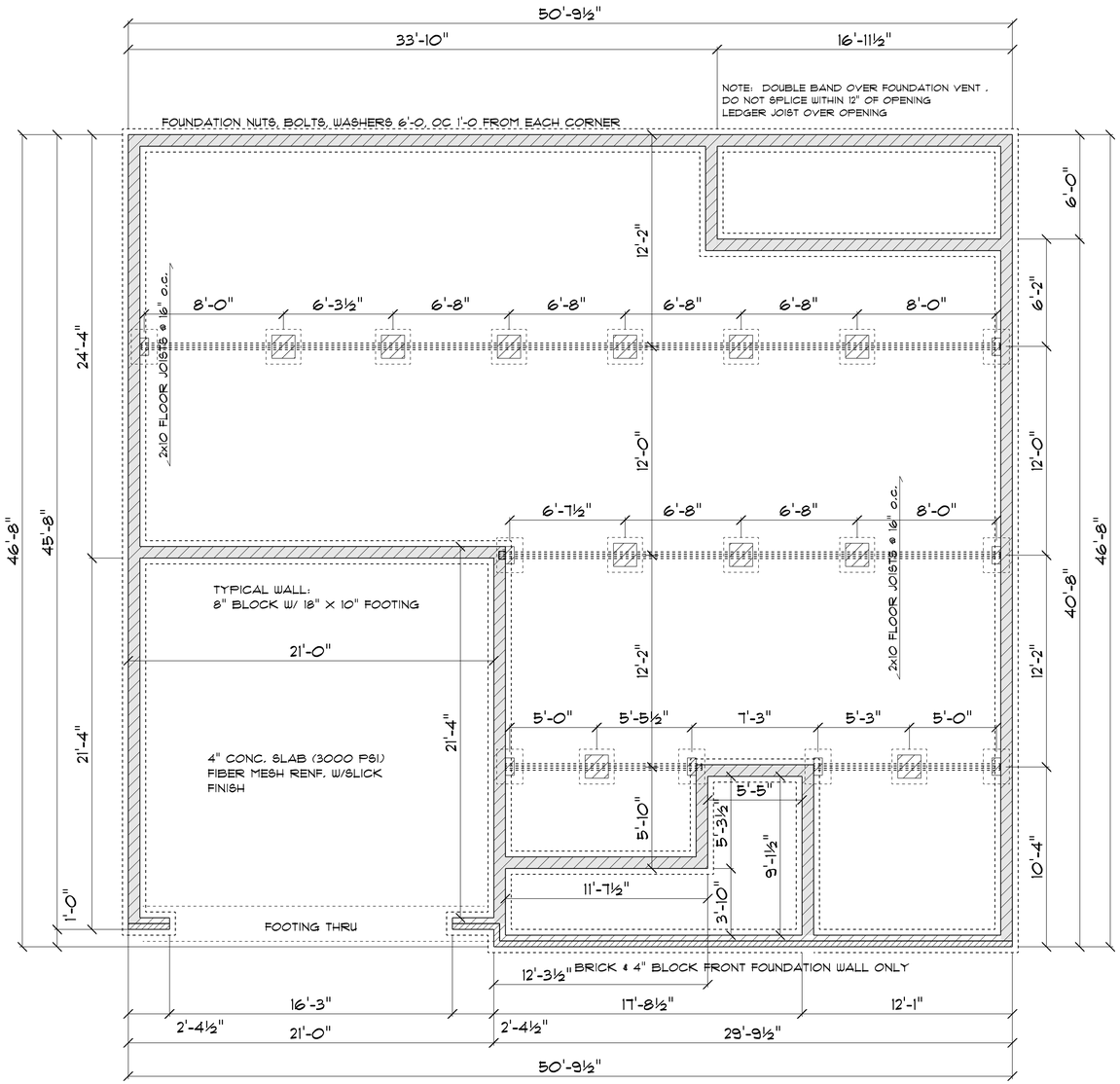
Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.



CONCRETE BLOCK PIER DETAIL
not to scale



Footing & Foundation Detail
not to scale



FOUNDATION PLAN
SCALE: 1'= 1/4"

PAGE #: 3C

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DRD

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

LAMCO CUSTOM BUILDERS

THE ROSEMONT
GARAGE LEFT

CRAWL SPACE
FOUNDATION
PLAN