

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 27". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HEIGHT 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.

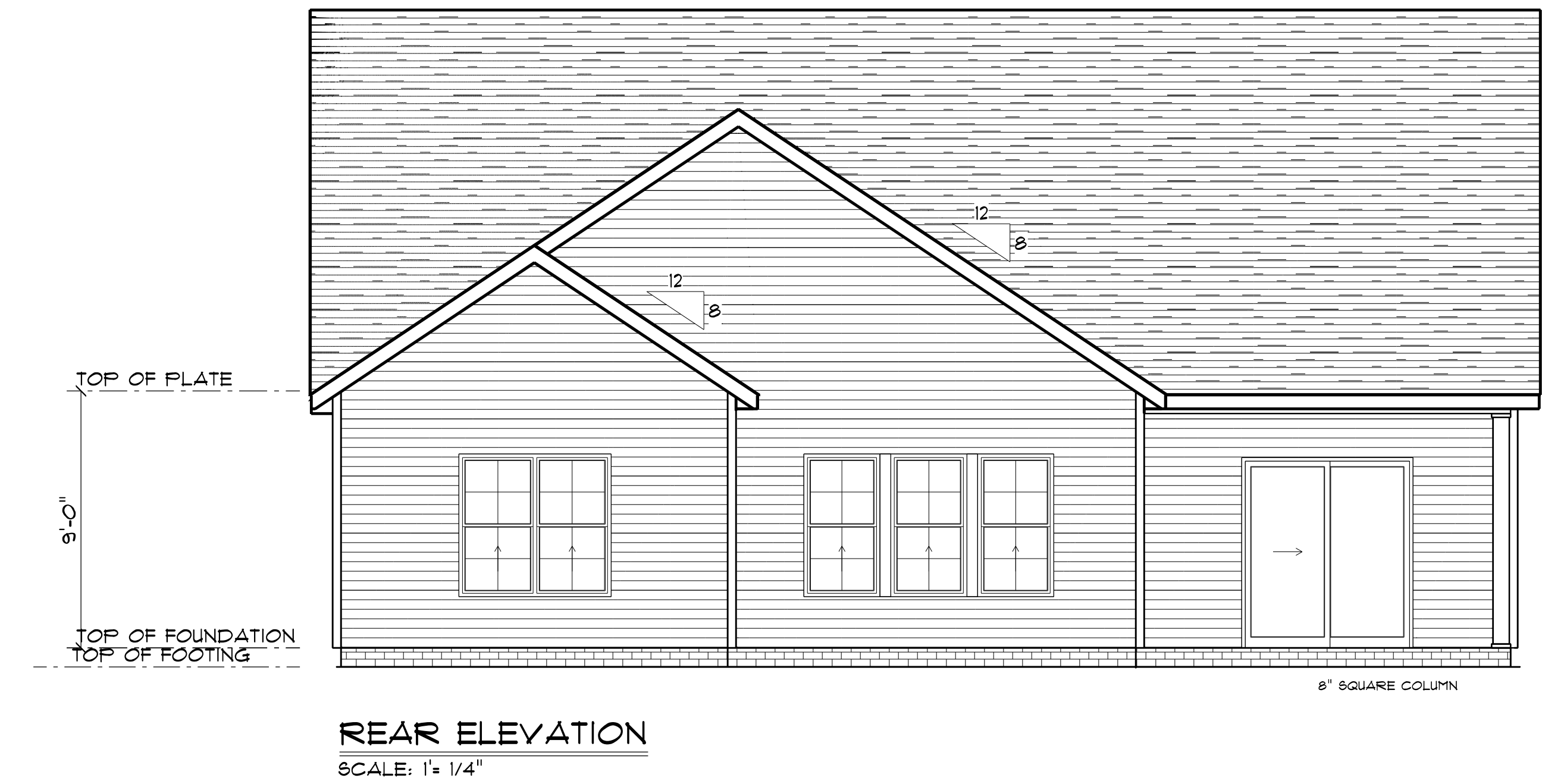
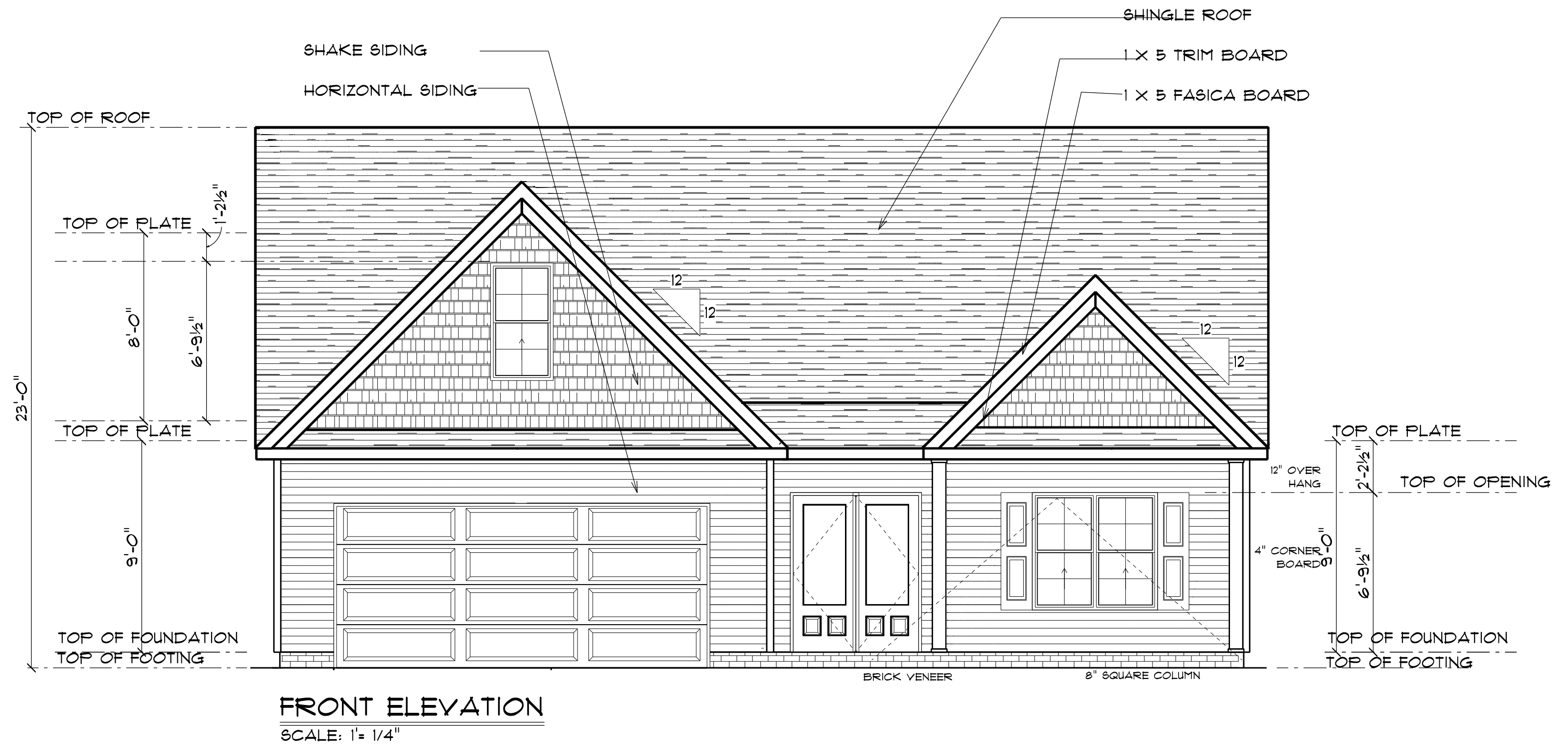
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 37" IN HEIGHT.

1. 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

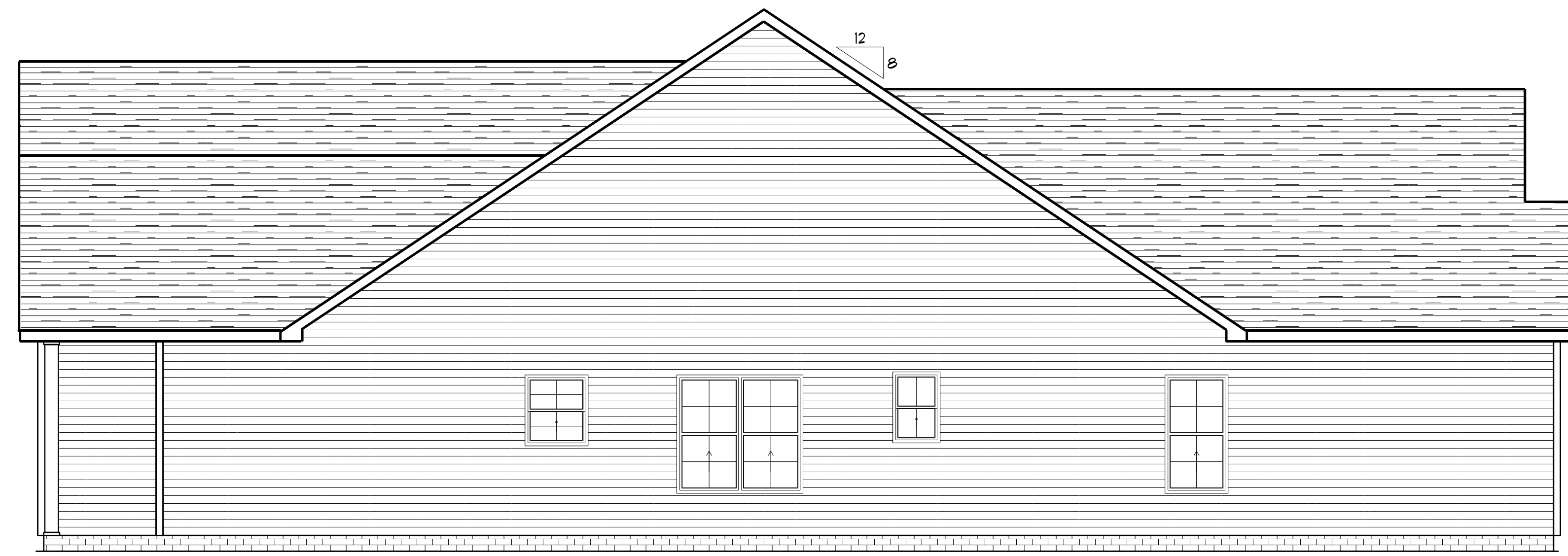
- 1.2 Minimum Design Loads for Building and Other Structures ASCE T-9B
- 2 Roof Dead Load 15 PSF
 - 3 Roof Live Load 20 PSF
 - 4 Typical Floor Dead Load 10 PSF
 - 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 PSF
 - 5.2 Sleeping Rooms 30 PSF
 - 5.3 Stairs 40 PSF
 - 5.4 Decks 40 PSF
 - 5.5 Exterior Balconies 60 PSF
 - 6 Wind Loads
 - 6.1 Ultimate Design Wind Speeds 15 MPH
 - 6.2 Wind Importance Factor, *I_w* 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 1/12 34.8 PSF
 - 6.5.2 Roof Slopes 1/12 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.





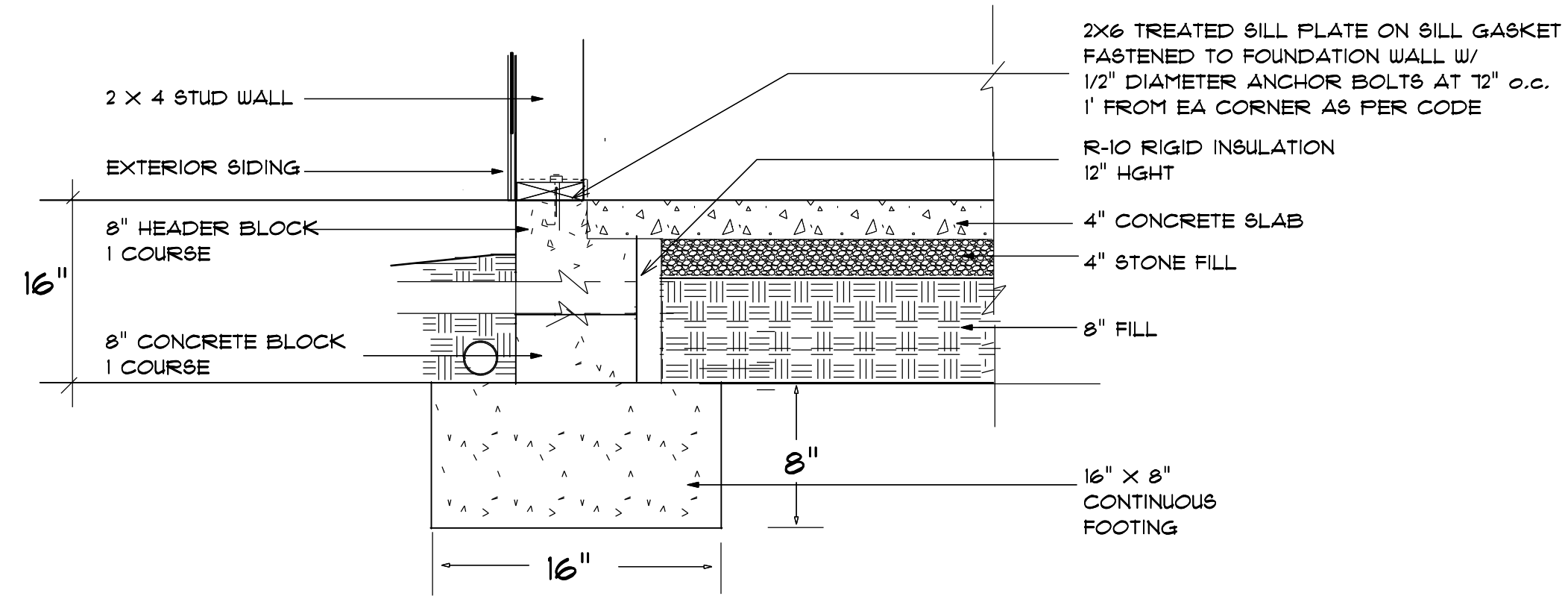
LEFT ELEVATION
SCALE: 1" = 1/4"



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 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

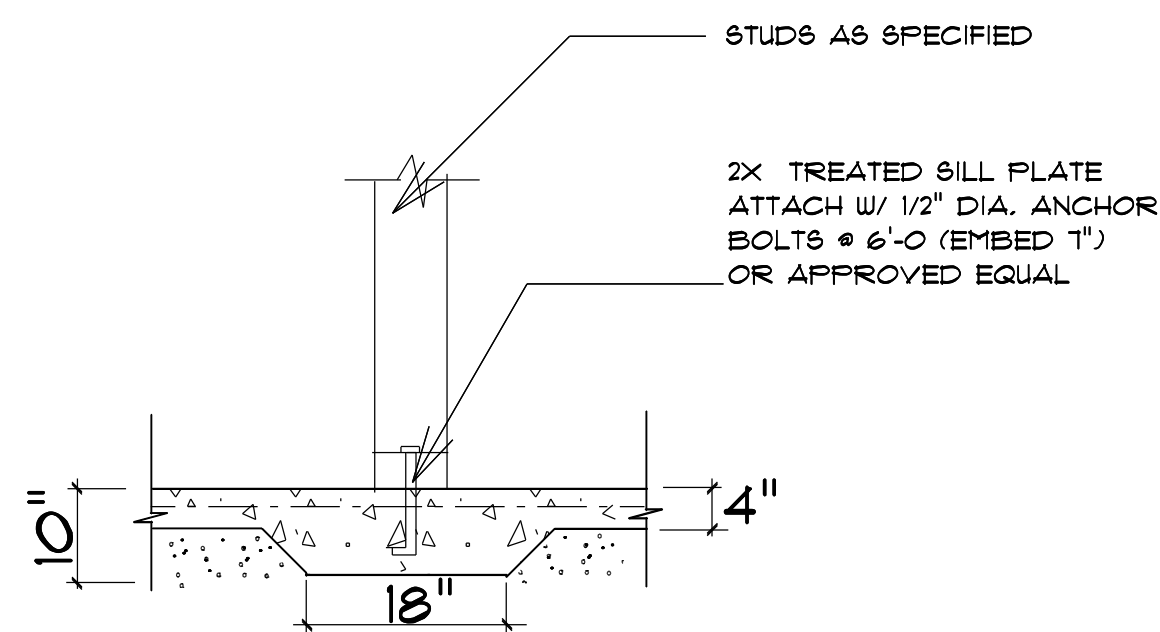
PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES
 ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING

CONTROL JOINTS

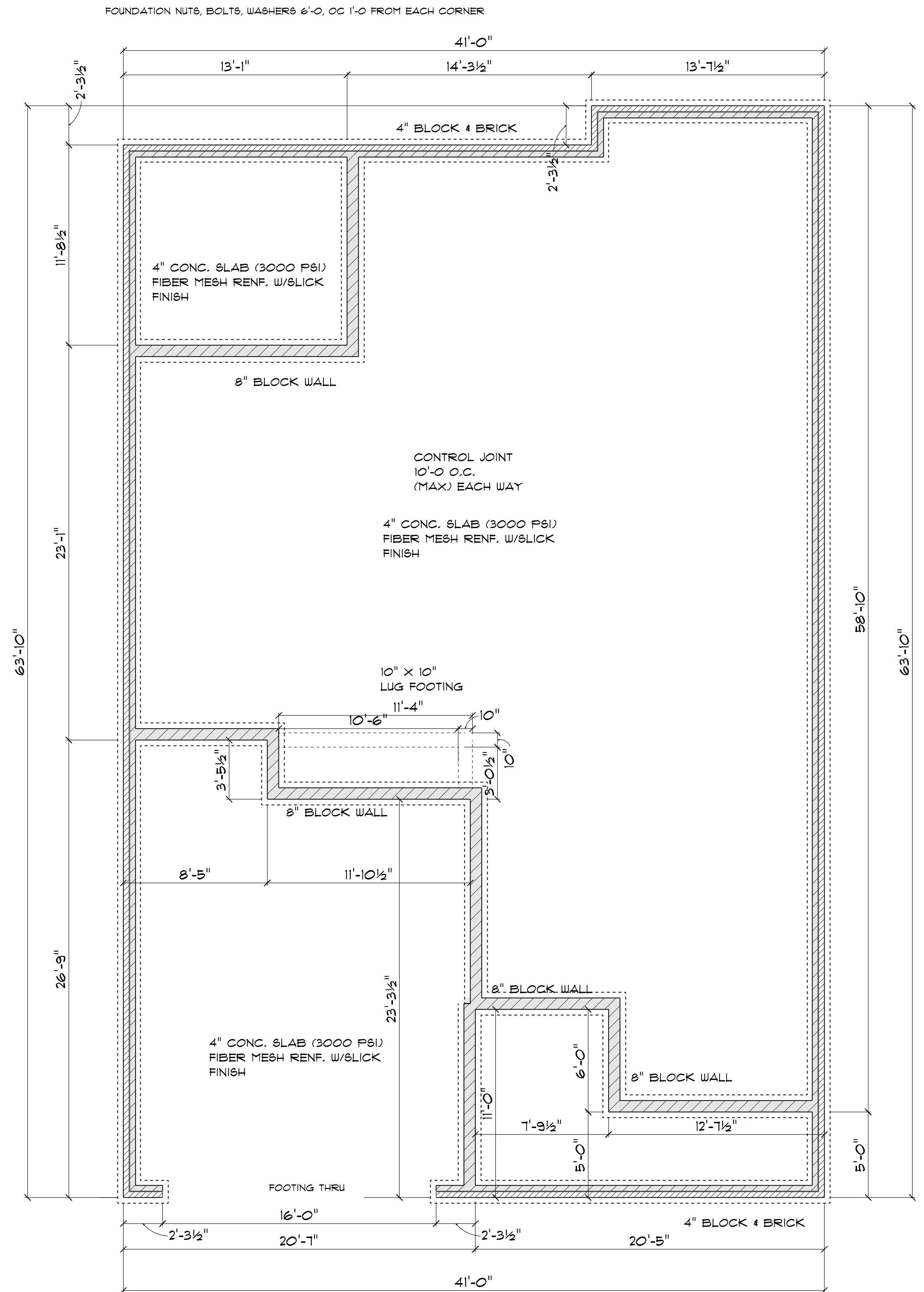
PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS
 -- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS
 -- COLD JOINTS CAN ACT AS CONTROL JTS

CONCRETE SLAB DETAILS / NOTES

not to scale



TYPICAL THICKENED SLAB
 not to scale



FOUNDATION PLAN
 SCALE: 1" = 1/4"

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.

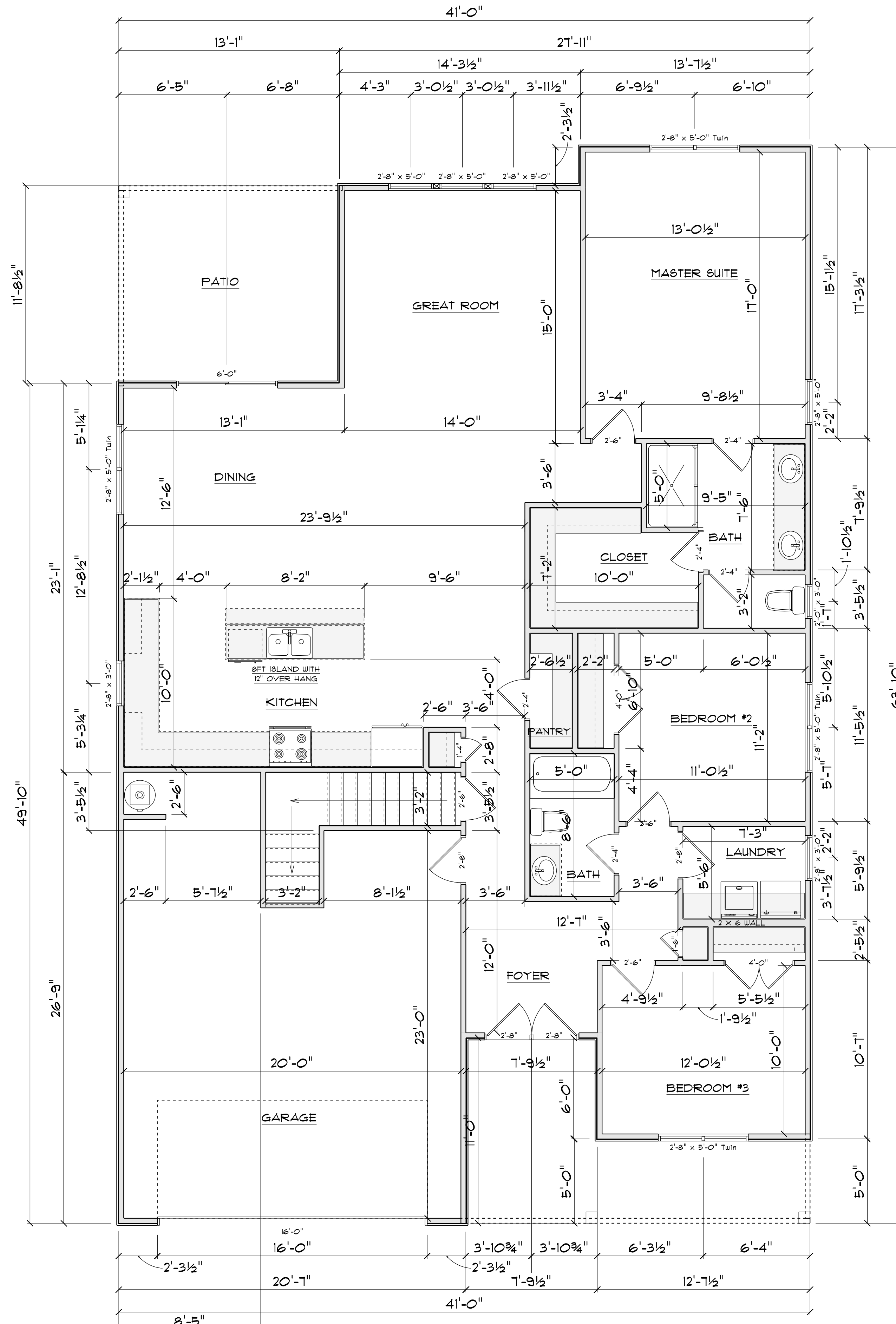
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

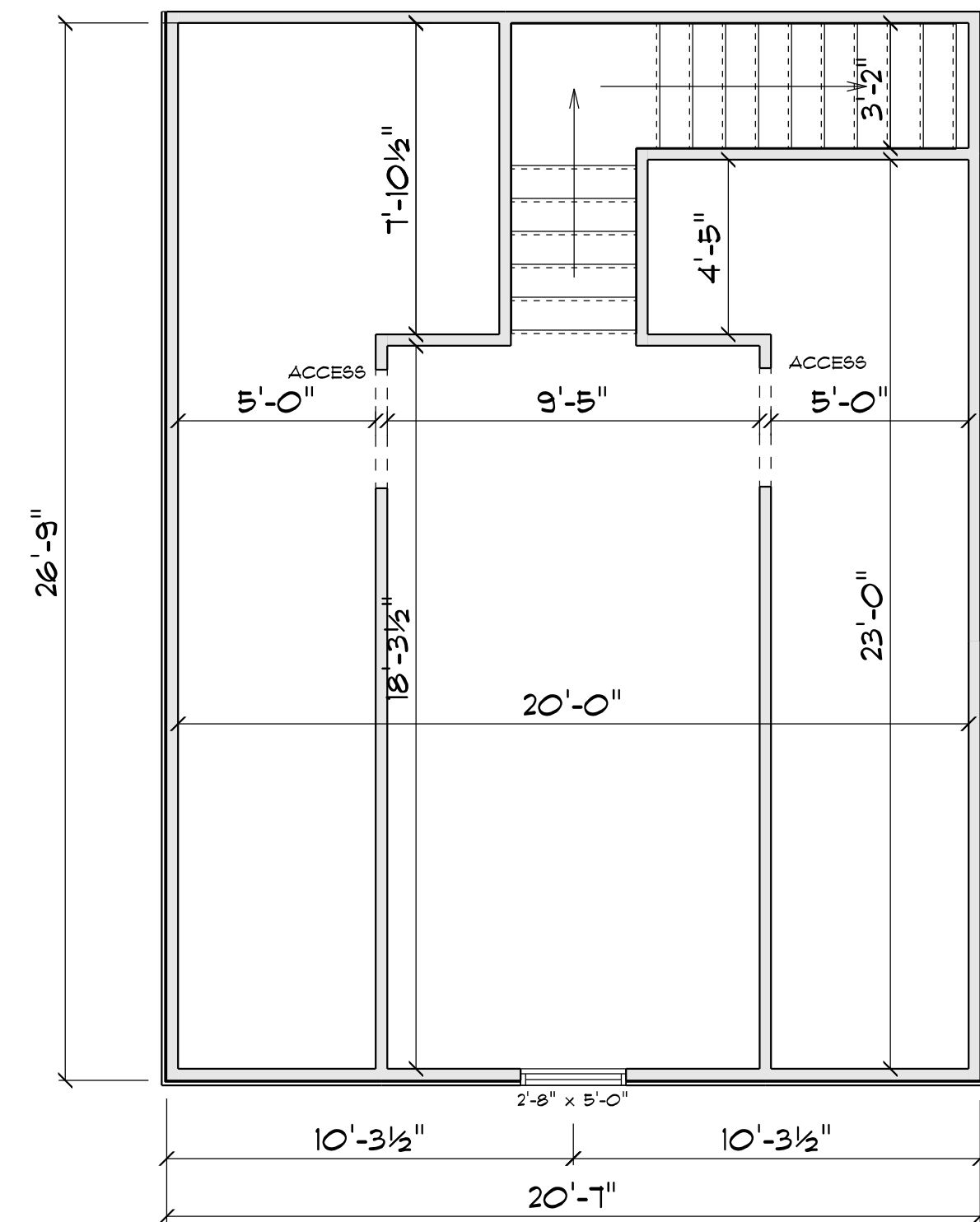
WINDOW SCHEDULE					
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT	
2'-8" x 3'-0"	2	Window\Single Hung	32"	36"	
2'-8" x 5'-0"	2	Window\Single Hung	32"	60-1/2"	
2'-0" x 3'-0"	1	Window\Single Hung	24"	36"	
2'-8" x 5'-0"	5	Window\Single Hung	32"	60-1/2"	
2'-8" x 5'-0" Twin	4	Window\Single Hung	64"	60-1/2"	



FLOOR PLAN

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1736 sq ft.
Garage	539 sq ft.
Covered Rear Porch	153 sq ft.
Covered Front Porch	151 sq ft.



BONUS ROOM

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Bonus Room	256 sq ft.

THE BLAKLEY
LEFT GARAGE WITH BONUS ROOM

FLOOR PLANS

LAMCO HOMES

SCALE: 1" = 1/4"
DRAWN BY:
DATE: 5/10/2022

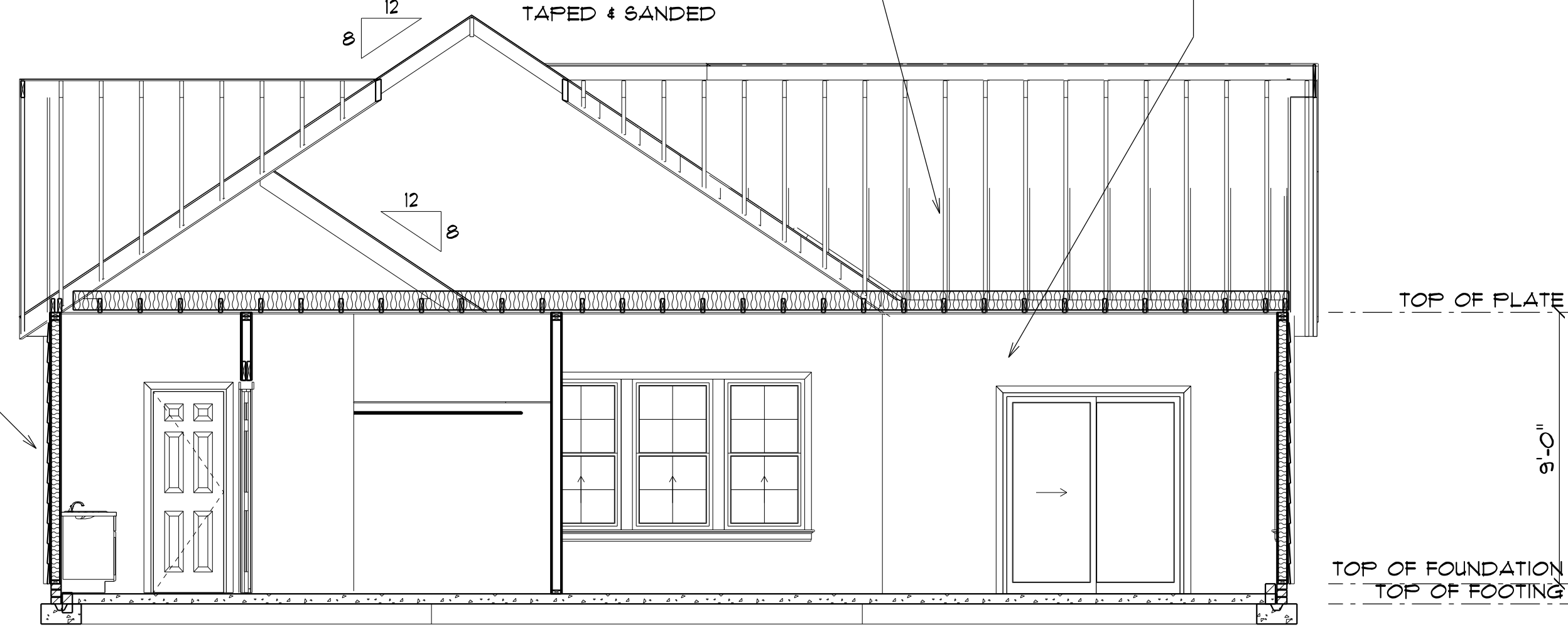
DRD
Diana Sives Design Line
6295 Mockingbird Lane
Sawford, N.C. 27332
919-710-0353
99@lucamechanics.net

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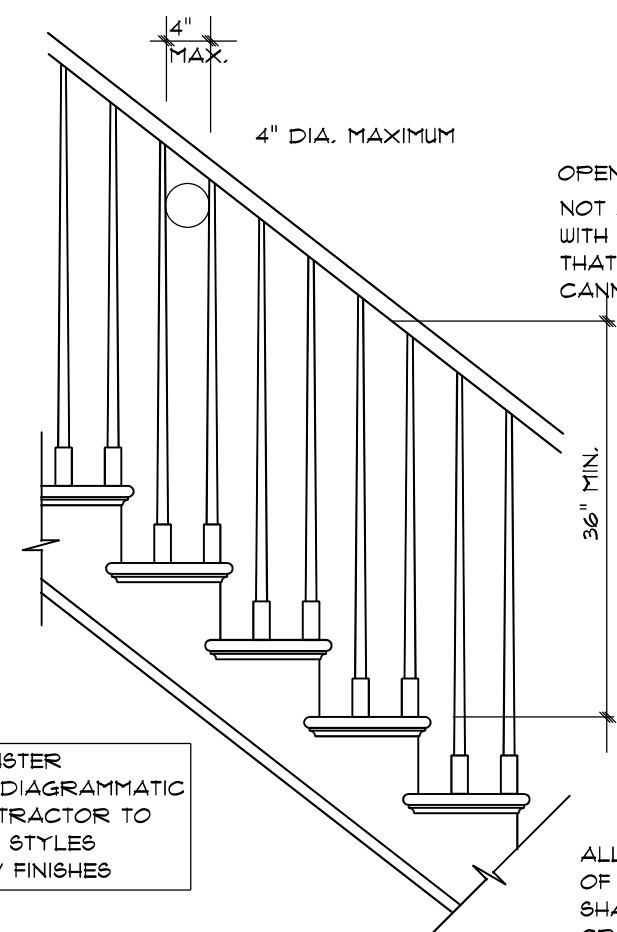
TYPICAL 2x4 SIDING EXTERIOR WALL:
 HORIZONTAL OR BOARD & BATTEN SIDING
 1/16" PLYWOOD SHEATHING
 2x4 STUDS @ 16" o.c.
 R15 BATT INSULATION
 1/2" DRYWALL
 TAPED & SANDED

TYPICAL TRUSS ROOF:
 SHINGLES
 7/16" ROOFING PLYWOOD c/w
 1" CLIPS
 BLOCK & BRACE PER TRUSS MGR.
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 R38 BLOWN INSULATION
 1/2" CEILING BOARD
 TAPED & SANDED

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



SECTION A
 SCALE: 1" = 1/4"



OPEN BALUSTRADE BALCONY / STAIR RAILINGS
 NOT LESS THAN 36" IN HEIGHT
 WITH PATTERN / SPACING SUCH
 THAT A SPHERE 4" IN DIA.
 CANNOT PASS THROUGH

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

STAIR / BALUSTER
 STYLES ARE DIAGNOSTIC
 ONLY - CONTRACTOR TO
 COORDINATE STYLES
 WITH OWNER / FINISHES

STAIR RAILING
 NOT TO SCALE

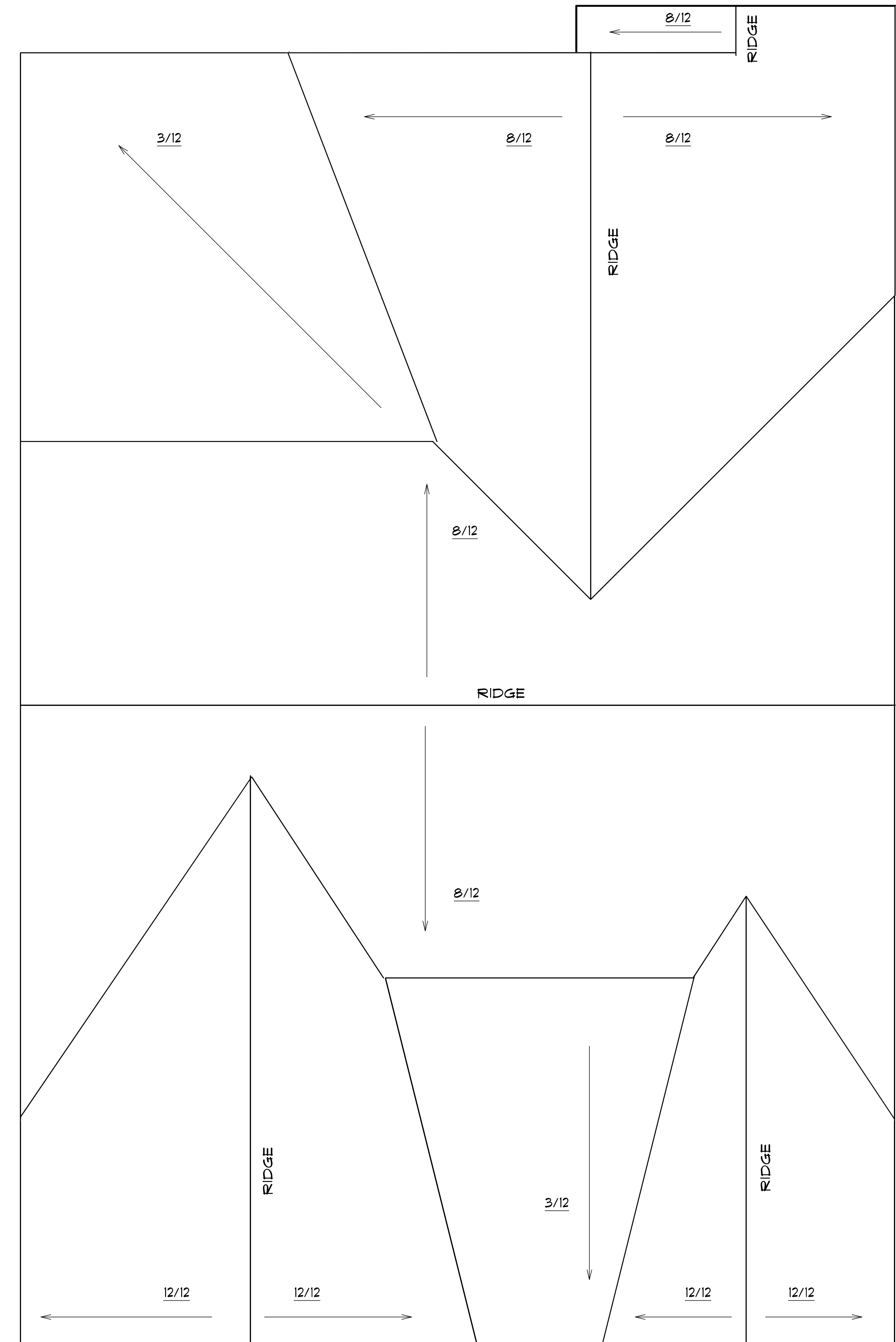
ROOF NOTES:

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

IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

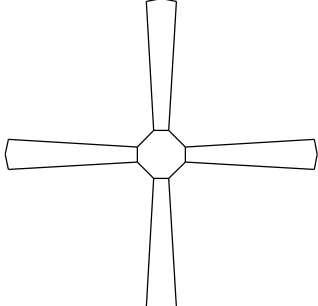


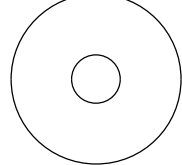
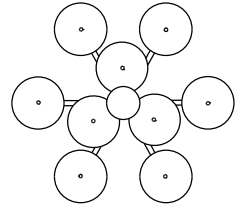



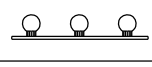
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS.
 DO NOT NOTCH OR DRILL TRUSS MEMBERS.

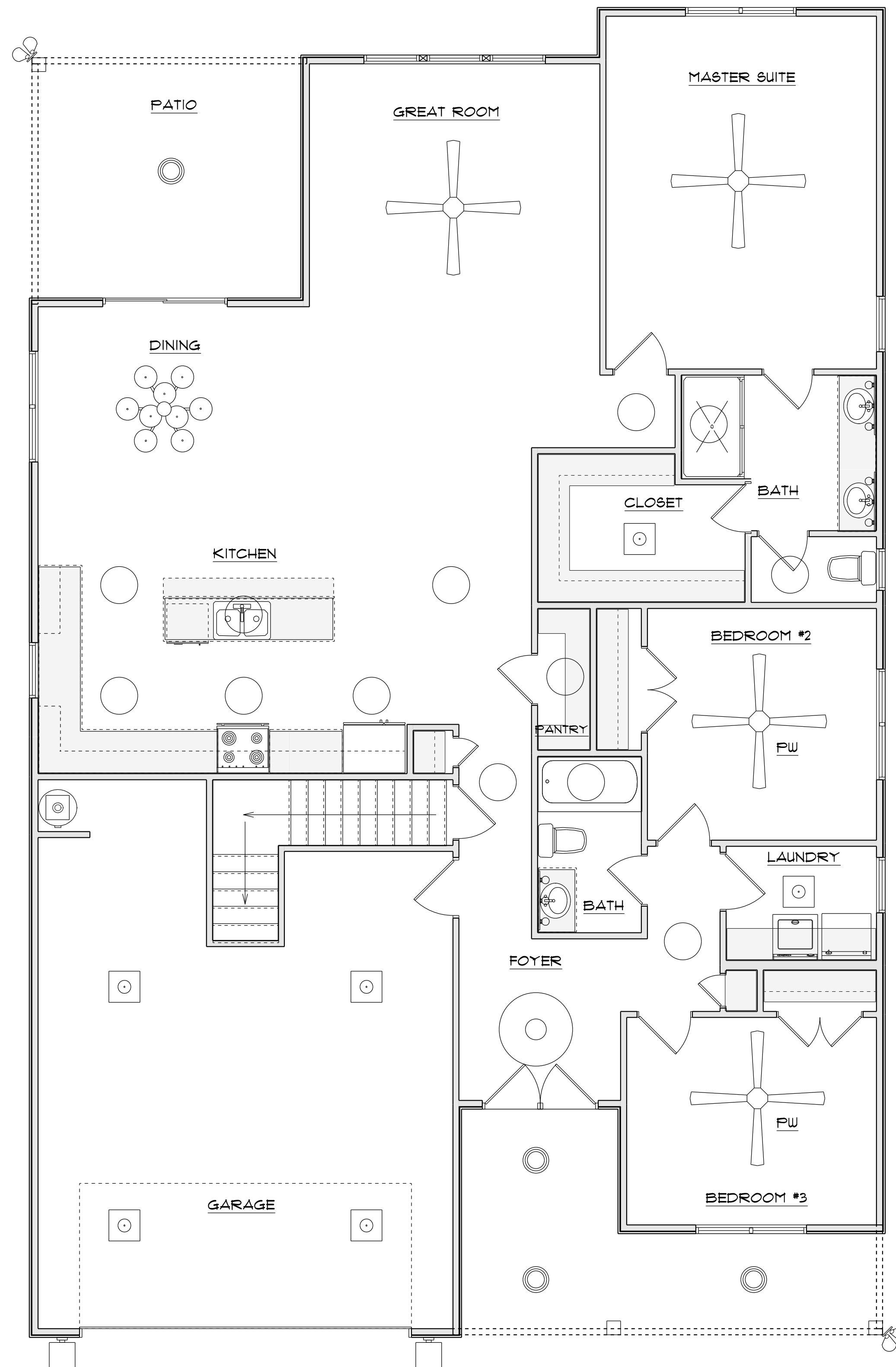
WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS
 MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL
 OF A N. C. REGISTERED ENGINEER.



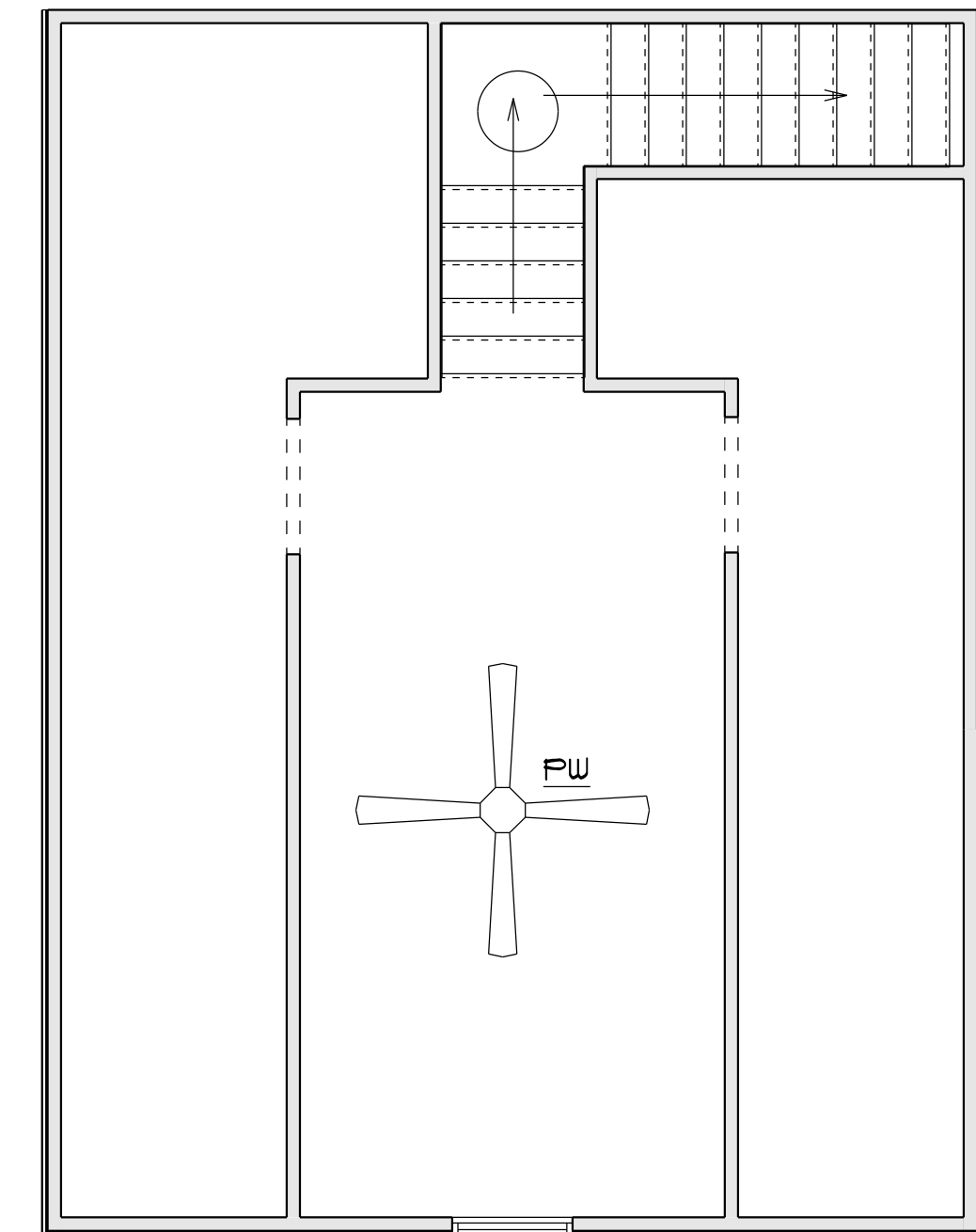
ROOF PLAN
 SCALE: 1" = 1/4"

12" OVER HANG ALL

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	2	
10" led	6	
7" led	14	
foyer light	1	
dinning room light	1	
coach light	2	
exterior over head light	4	
flood light	2	
vanity bar light	3	



FLOOR PLAN



BONUS ROOM