

**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

12/08/2022




**ELEVATION NOTES:**  
 GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGNOSTIC 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 20". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A BILL 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 36" IN HEIGHT.

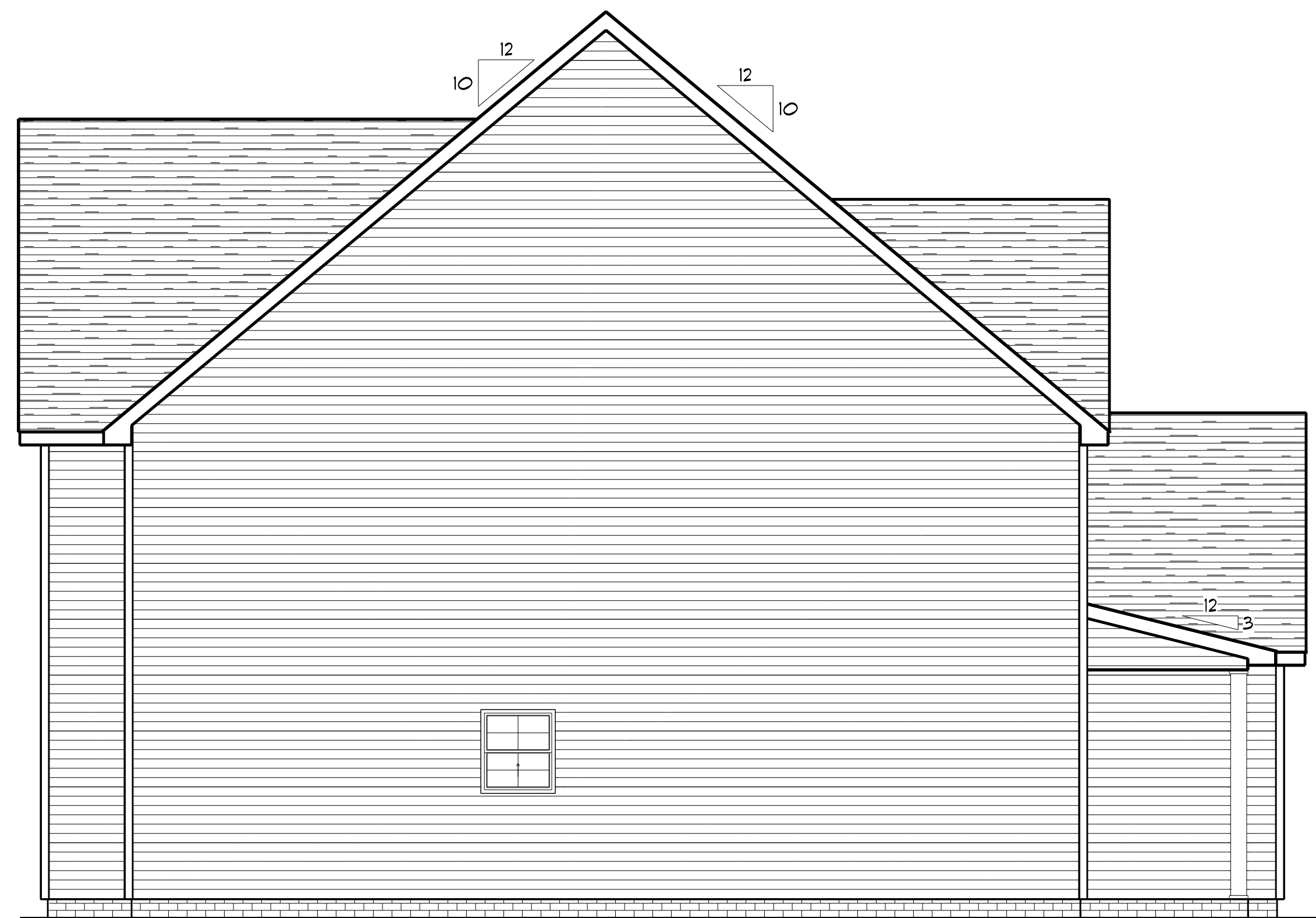
I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION. CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS. ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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 T-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, I<sub>w</sub> 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"

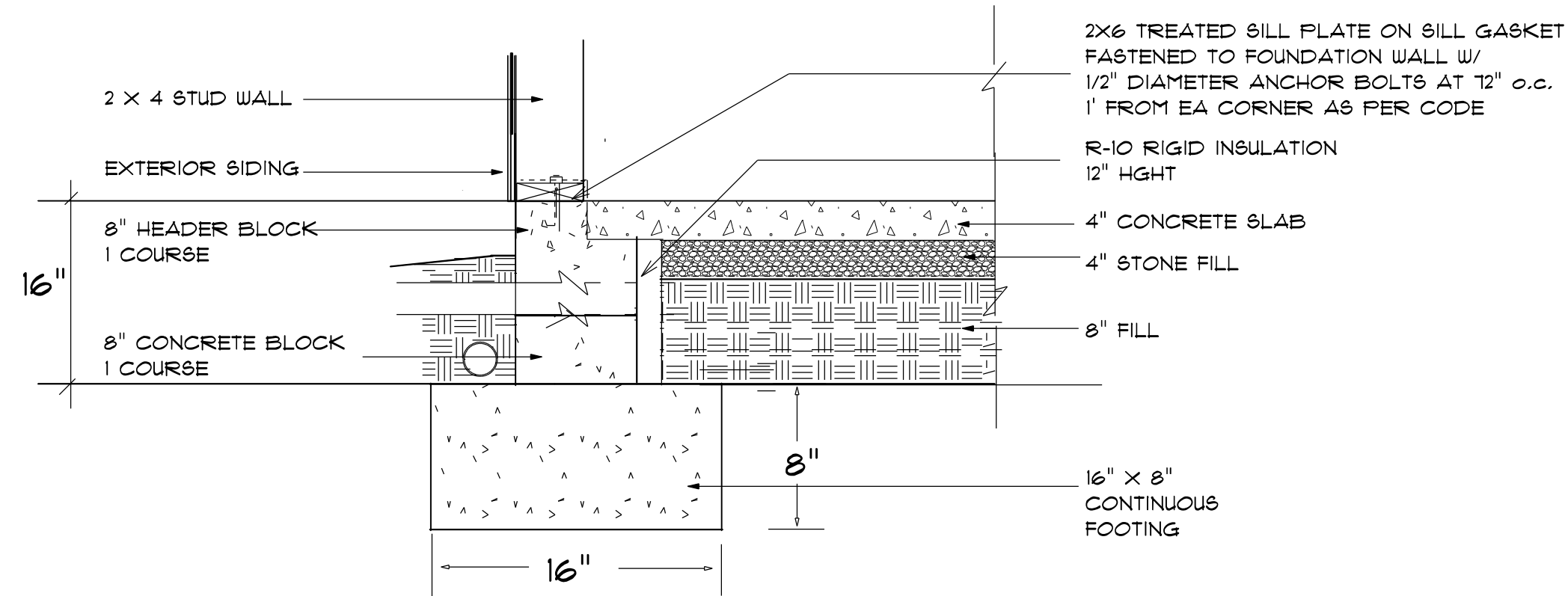


**RIGHT ELEVATION**

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 1-1/2" 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**

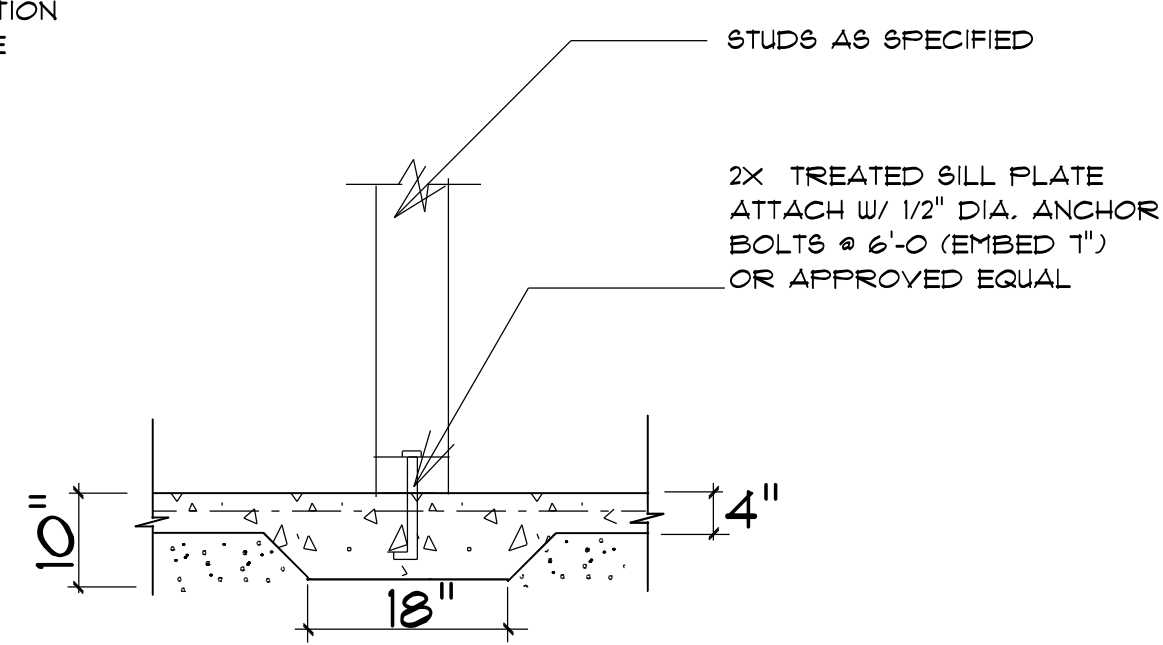
not to scale

WELDED WIRE MESH OR REBAR REINFORCEMENT  
 4" MINIMUM CONCRETE SLAB

6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER

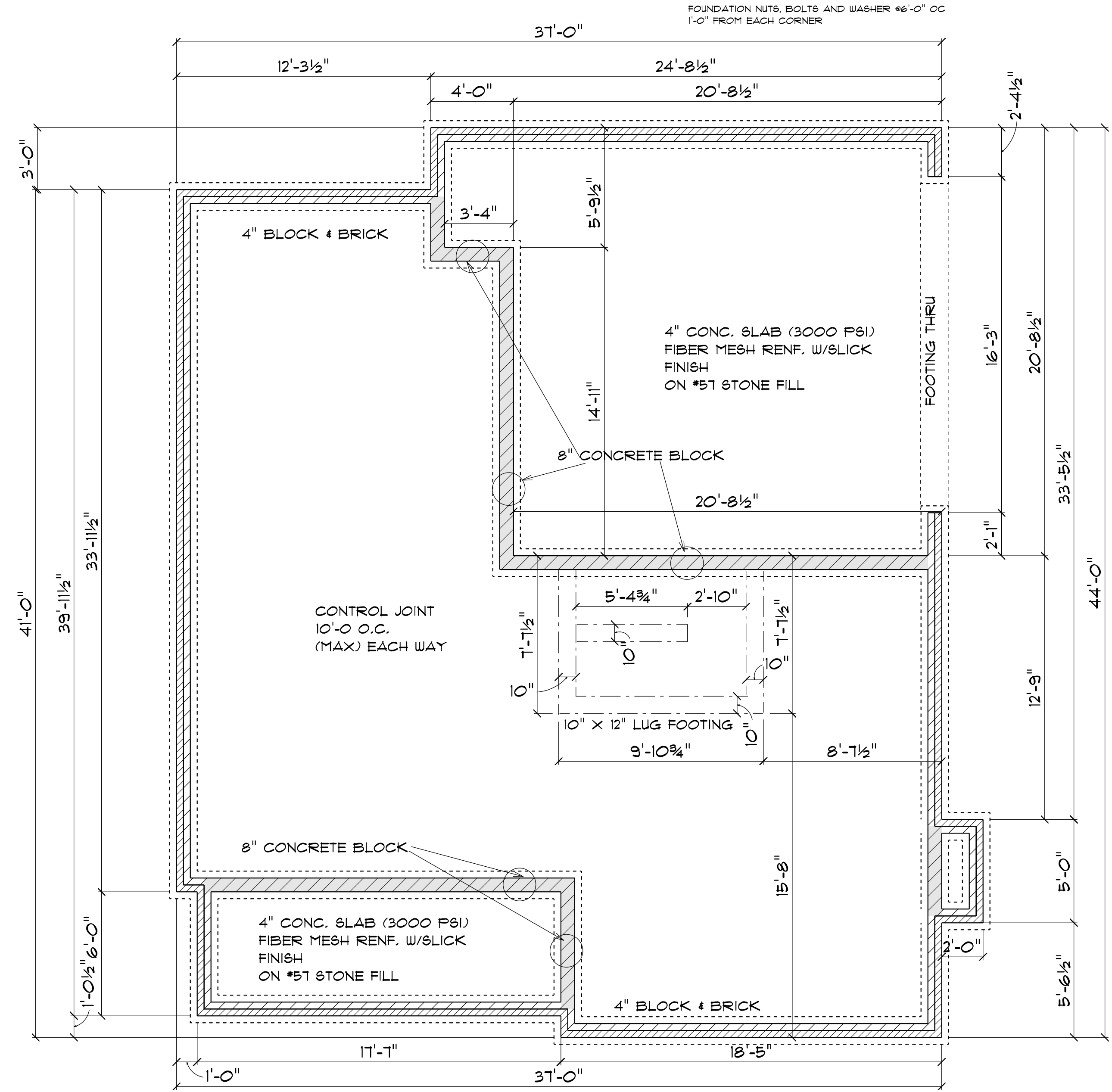
4" MIN. COMPACTED GRAVEL -- GRAVEL MUST BE CLEAN AND FREE FROM ORGANIC MATTER

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



**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 BILL PLATE WITH 8d TOE NAILS.

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

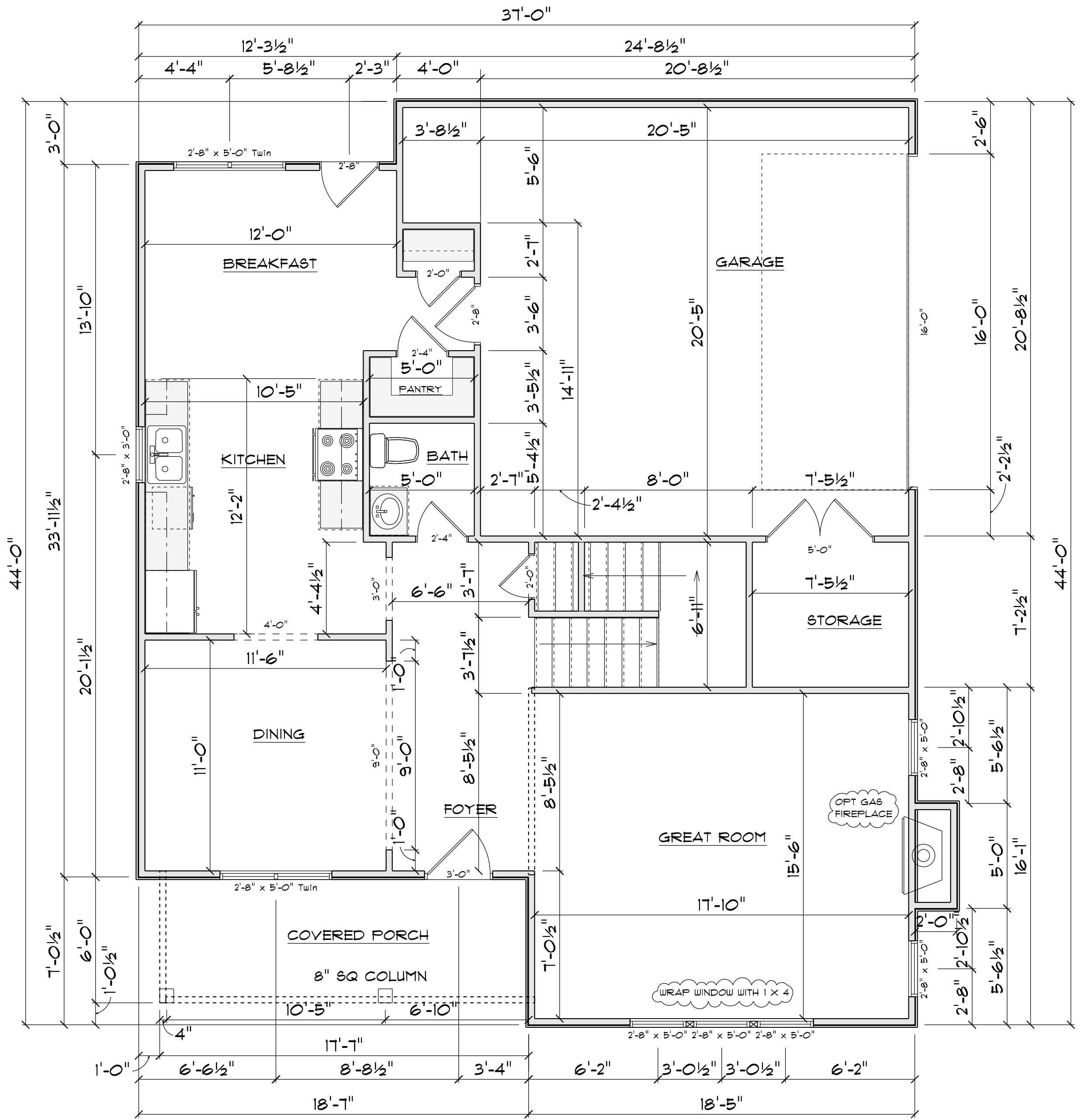
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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"      | 1     | Window\Single Hung | 32"        | 36"         |
| 2'-8" x 5'-0"      | 5     | Window\Single Hung | 32"        | 60-1/2"     |
| 2'-8" x 5'-0" Twin | 2     | Window\Single Hung | 64"        | 60-1/2"     |



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

| AREA SCHEDULE       |             |
|---------------------|-------------|
| NAME                | AREA        |
| Heated              | 951 sq. ft. |
| Garage              | 469 sq. ft. |
| Storage             | 60 sq. ft.  |
| Covered Front Porch | 103 sq. ft. |

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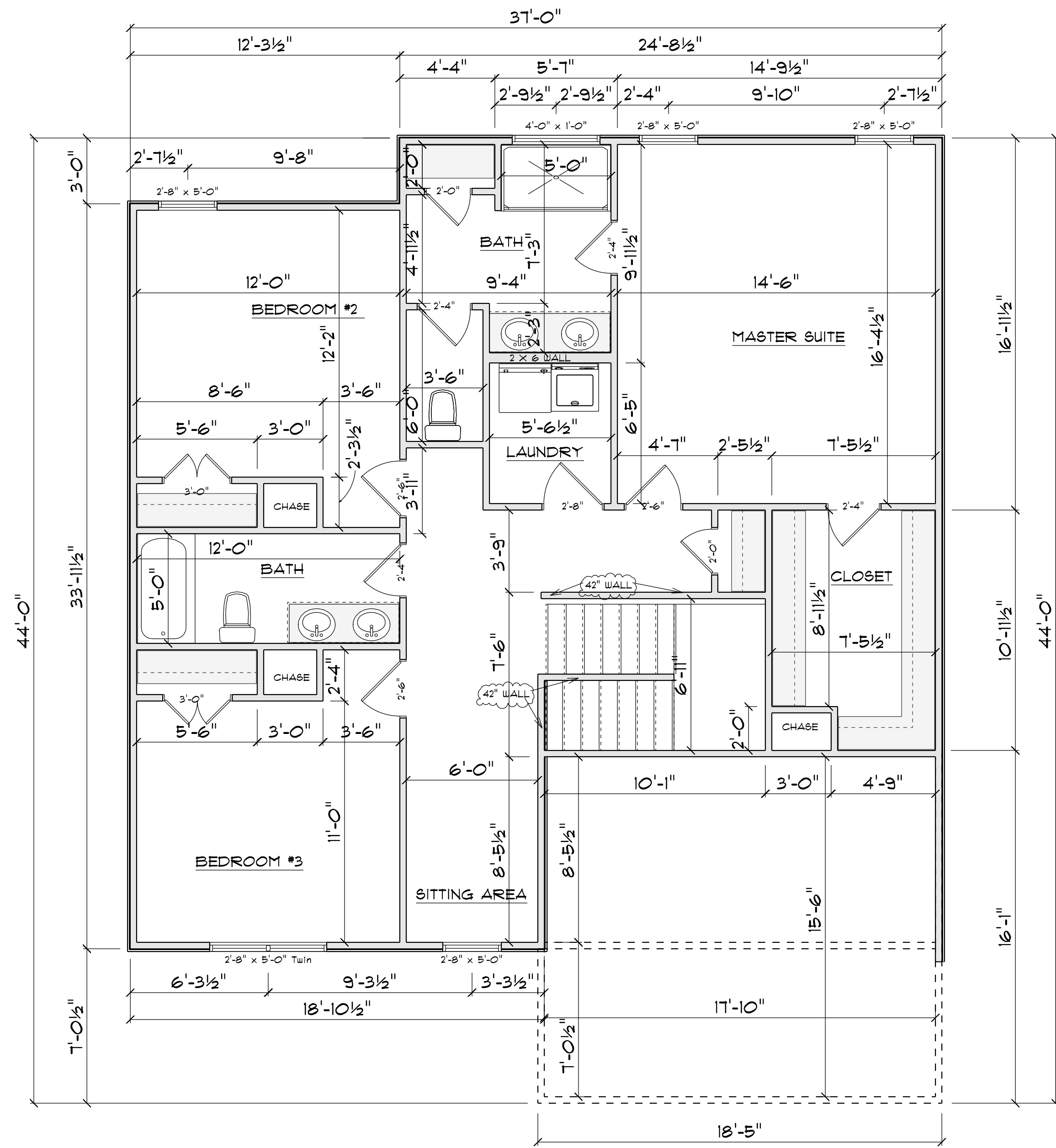
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|--------------------|-------|--------------------|------------|-------------|
| SIZE               | COUNT | LIBRARY NAME       | R.O. WIDTH | R.O. HEIGHT |
| 2'-8" x 5'-0"      | 4     | Window\Single Hung | 32"        | 60-1/2"     |
| 2'-8" x 5'-0" Twin | 1     | Window\Single Hung | 64"        | 60-1/2"     |
| 4'-0" x 1'-0"      | 1     | Window\Transom     | 48"        | 12"         |



**2ND FLOOR PLAN**

SCALE: 1" = 1/4"

| AREA SCHEDULE |              |
|---------------|--------------|
| NAME          | AREA         |
| Heated        | 1127 sq. ft. |

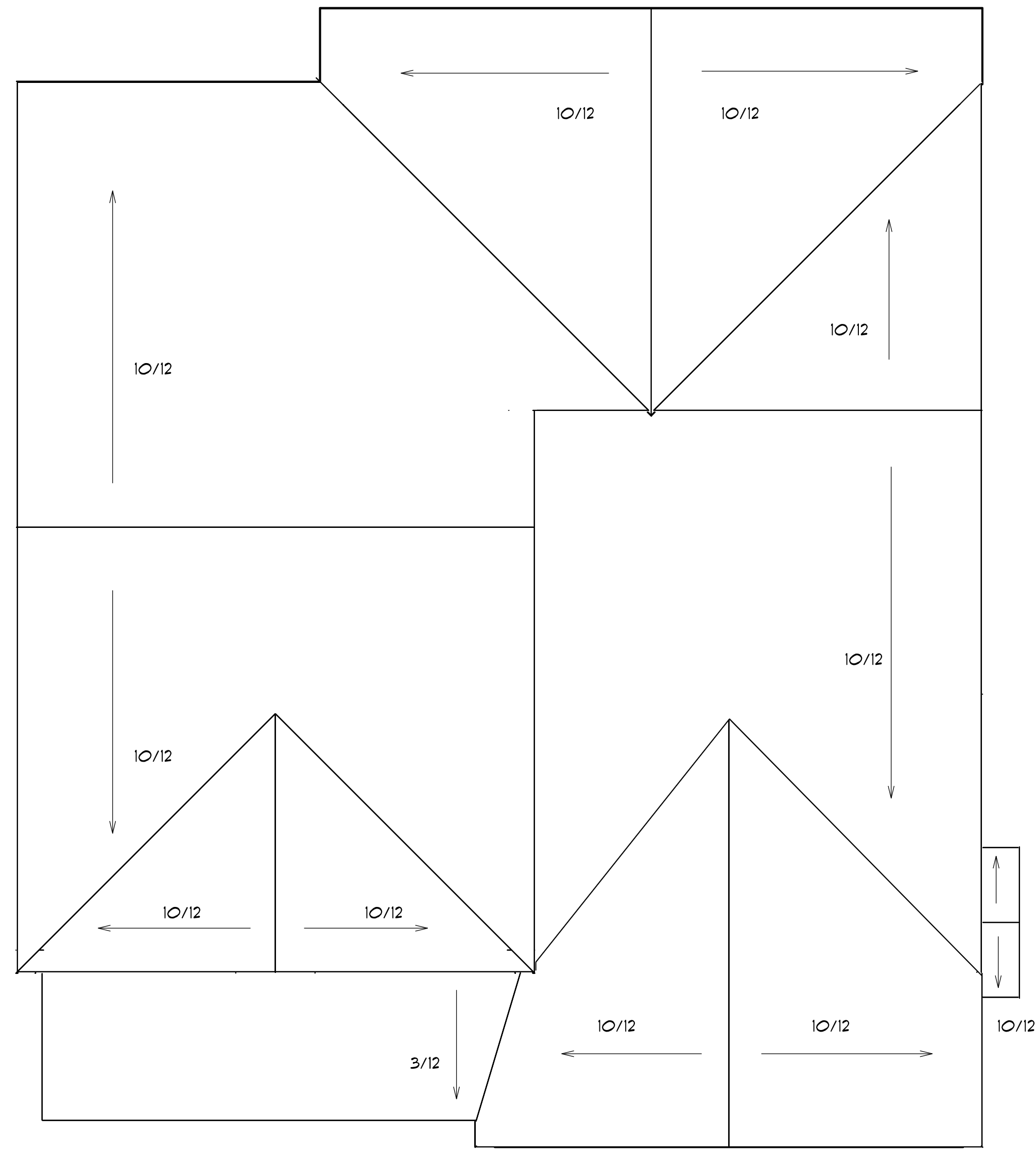
**ROOF NOTES:**

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.



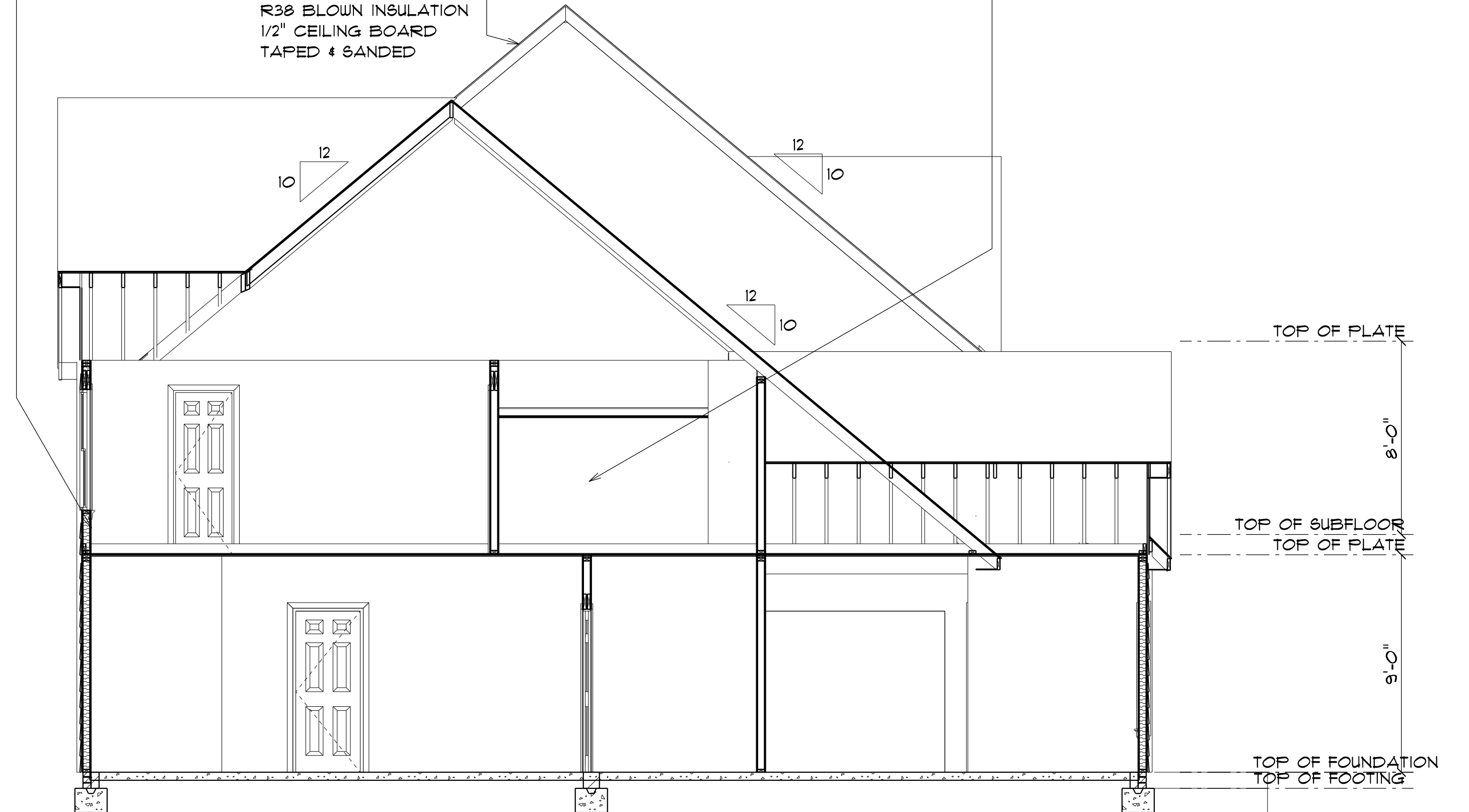
**ROOF PLAN**  
SCALE: 1" = 1/4"

12" OVER HANG ALL

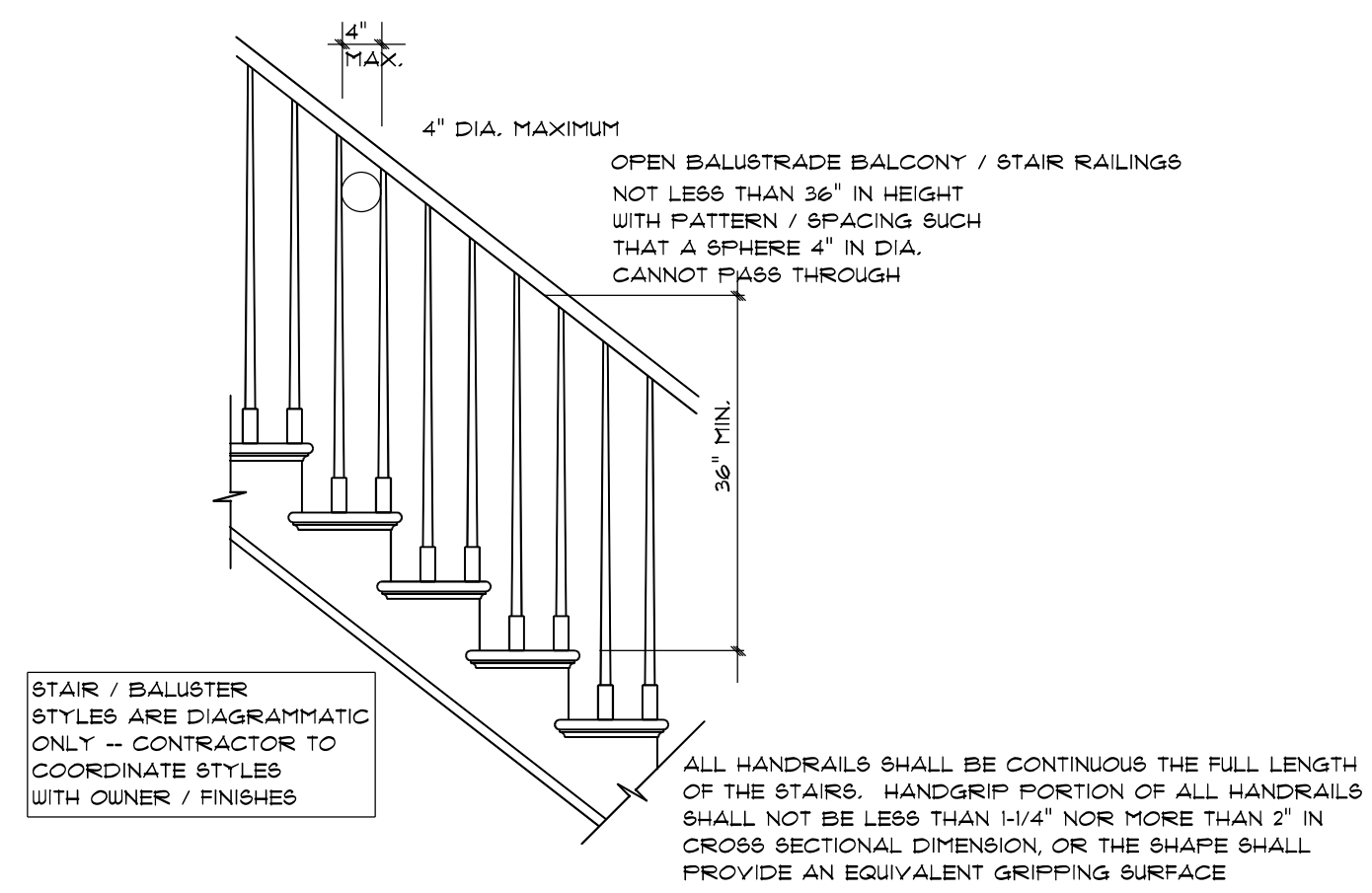
TYPICAL 2x4 SIDING EXTERIOR WALL:  
HORIZONTAL OR BOARD & BATTEN SIDING  
1/16" PLYWOOD SHEATHING  
2x4 STUDS @ 16" o.c.  
R15 BATT INSULATION  
1/2" DRYWALL  
TAPED & SANDED

TYPICAL TRUSS ROOF:  
SHINGLES  
1/16" ROOFING PLYWOOD o/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

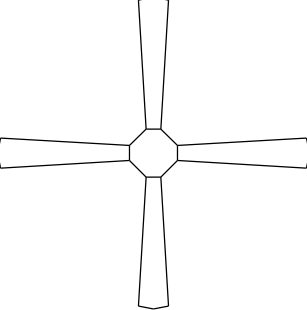


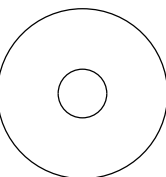
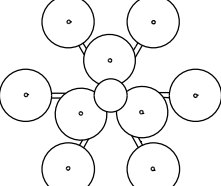


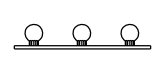


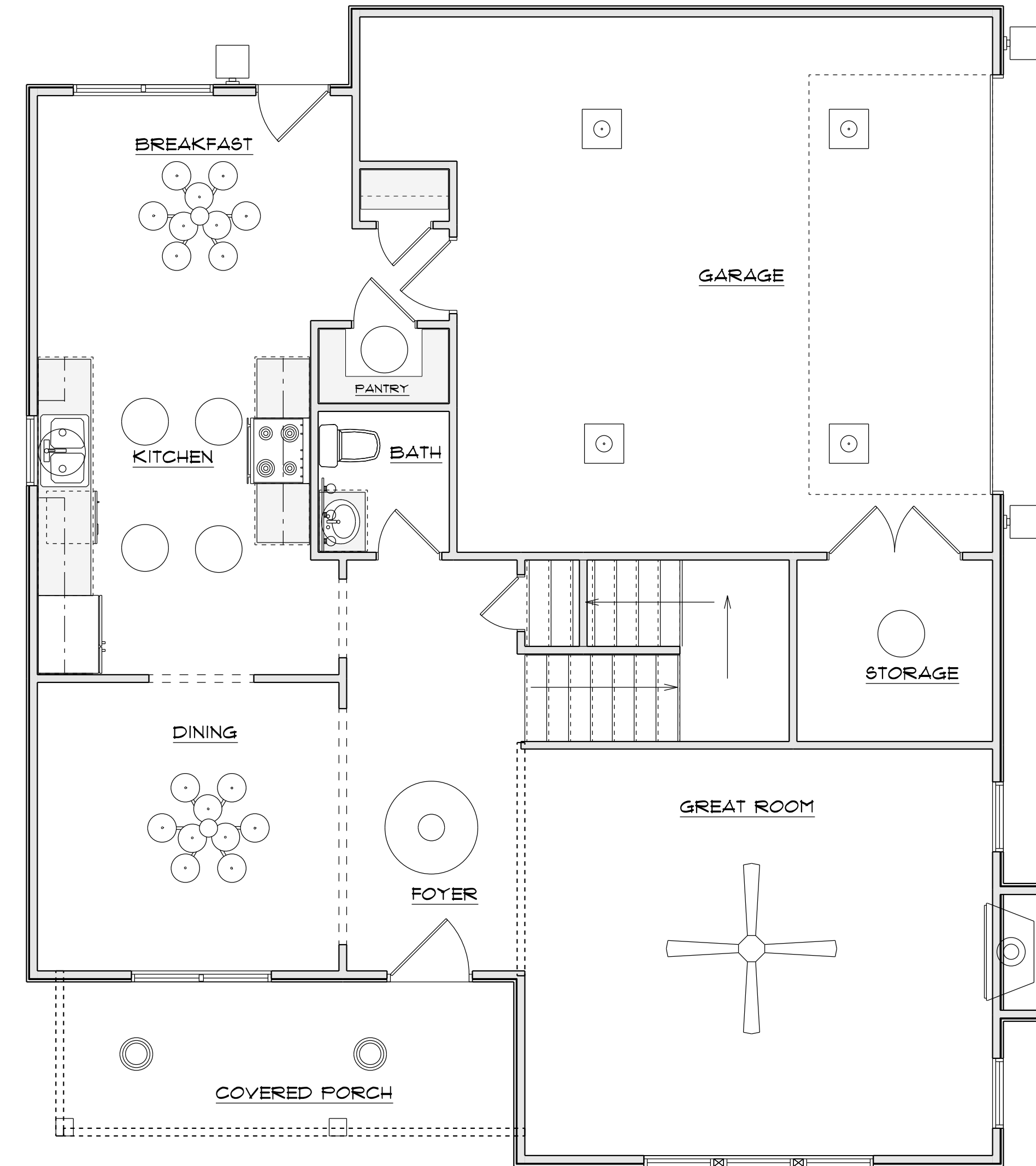
**SECTION A**  
SCALE: 1" = 1/4"



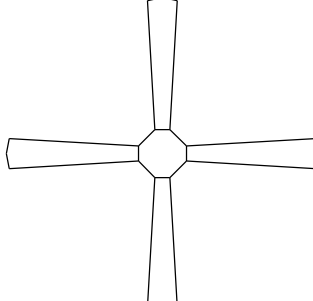
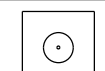

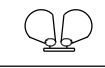
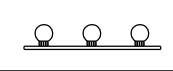
STAIR / BALUSTER STYLES ARE DIAGRAMMATIC ONLY -- CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHES

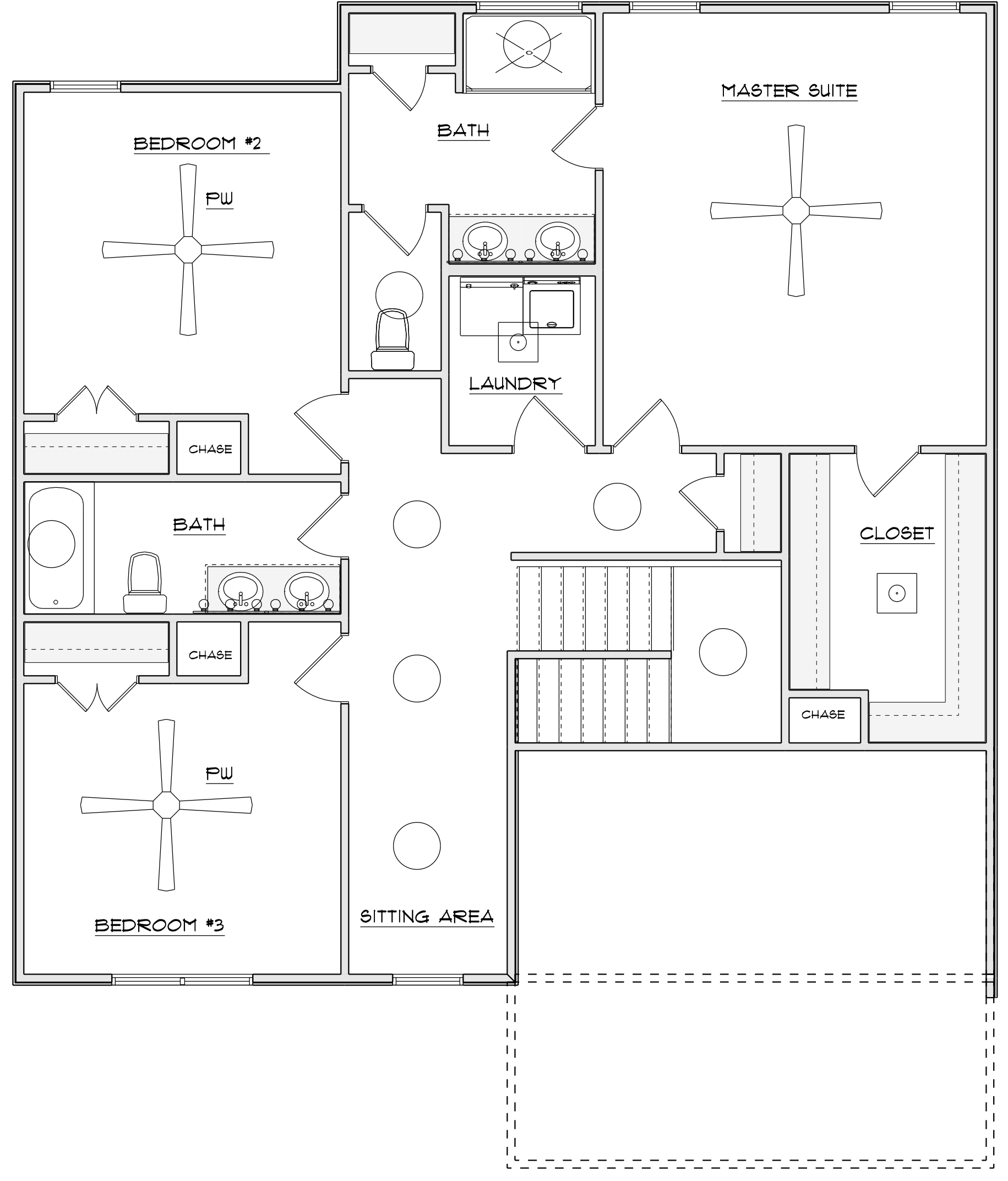
**STAIR RAILING**  
SCALE: 1" = 1/4"

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



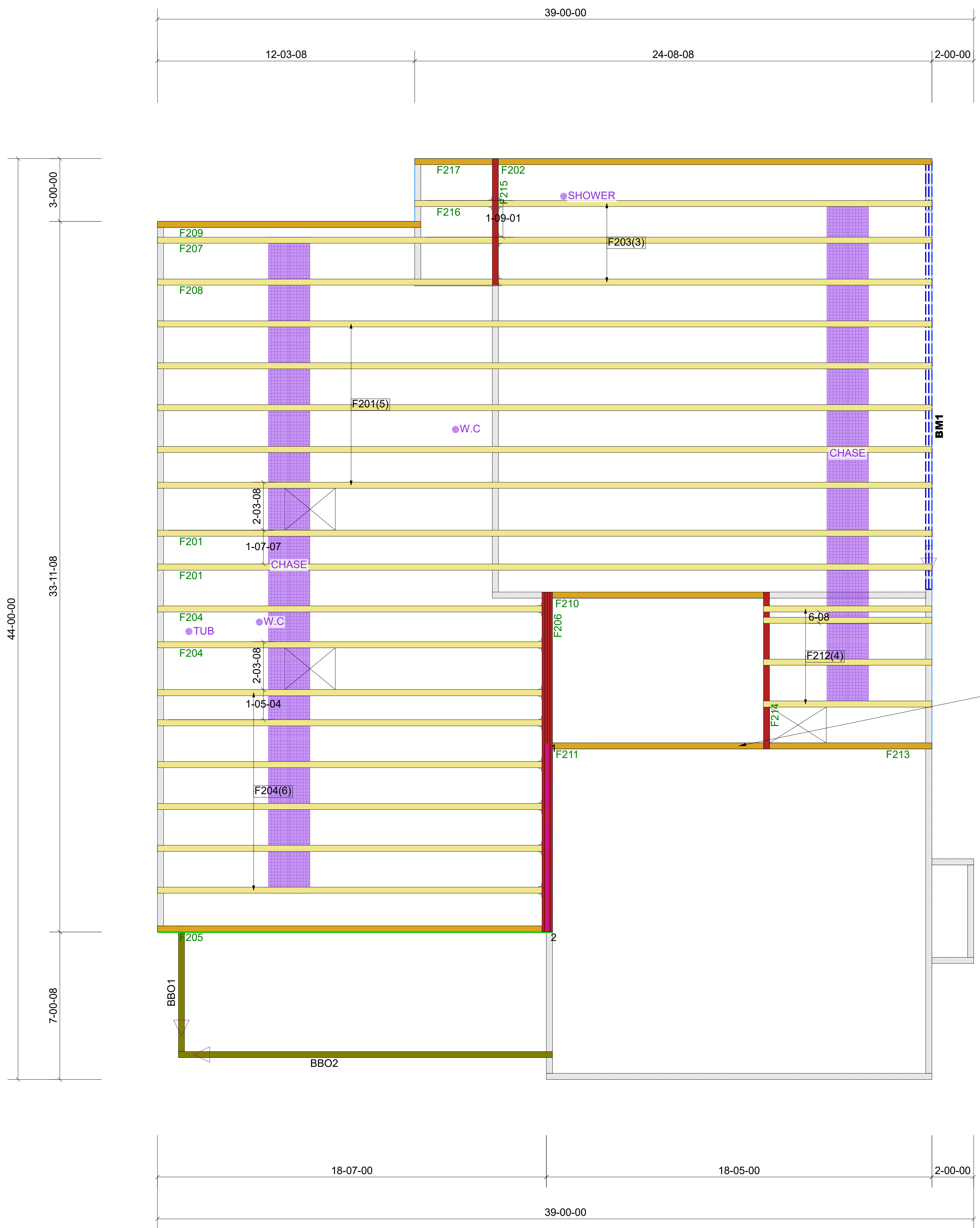
1ST FLOOR PLAN

| ELECTRICAL LEGEND |       |   |
|-------------------|-------|---|
| ELECTRICAL        | COUNT | SYMBOL  |
| ceiling fan       | 1     |    |
| 10" led           | 2     |    |
| 7" led            | 8     |    |
|                   |       |   |
|                   |       |   |
|                   |       |   |
|                   |       |   |
| flood light       |       |  |
| vanity bar light  | 4     |  |
|                   |       |   |
|                   |       |   |



2ND FLOOR PLAN





| Products |          |                                    |       |         |          |
|----------|----------|------------------------------------|-------|---------|----------|
| PlotID   | Length   | Product                            | Piles | Net Qty | Fab Type |
| BM1      | 22-00-00 | 2.0 RigidLam DF LVL 1-3/4 x 11-7/8 | 2     | 2       | FF       |

| Truss Connector Total List |         |     |
|----------------------------|---------|-----|
| Manuf                      | Product | Qty |
| Simpson                    | THA422  | 12  |

ADDED A BEARING WALL HERE TO SUPPORT FLOOR SYSEM. PLEASE VERIFY

# FLOOR TRUSS FRAMING

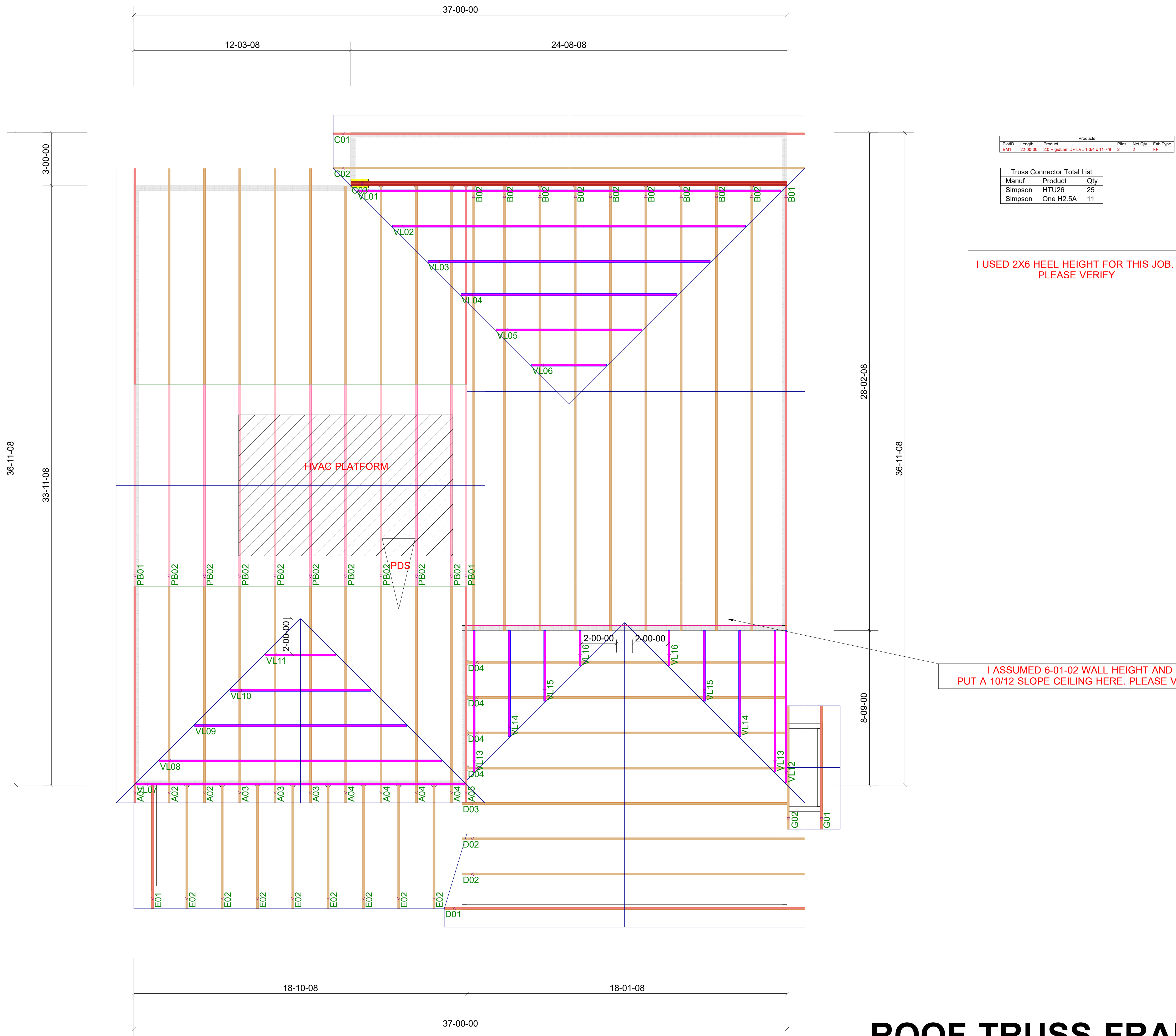
DRAWING SCALE : NTS



LAMCO CUSTOM BUILDERS  
 CHARLESTON PLAN  
 2nd FLOOR TRUSS PLACEMENT PLAN

| REVISIONS |    |
|-----------|----|
| DATE      | BY |
| 11-18-22  | TH |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

PROJECT NUMBER  
**22040108**  
 SHEET NUMBER  
**1 / 2**



| PartID | Length   | Product                            | Products | Pieces | Net Qty | Fab Type |
|--------|----------|------------------------------------|----------|--------|---------|----------|
| BM1    | 22-05-00 | 2.0 Rigid,sm DP LVL 1-3/4 x 11-7/8 |          | 2      | 2       | FF       |

| Truss Connector Total List |           |     |
|----------------------------|-----------|-----|
| Manuf                      | Product   | Qty |
| Simpson                    | HTU26     | 25  |
| Simpson                    | One H2.5A | 11  |

I USED 2X6 HEEL HEIGHT FOR THIS JOB.  
PLEASE VERIFY

I ASSUMED 6'-01-02 WALL HEIGHT AND  
PUT A 10/12 SLOPE CEILING HERE. PLEASE VERIFY

# ROOF TRUSS FRAMING

DRAWING SCALE : NTS



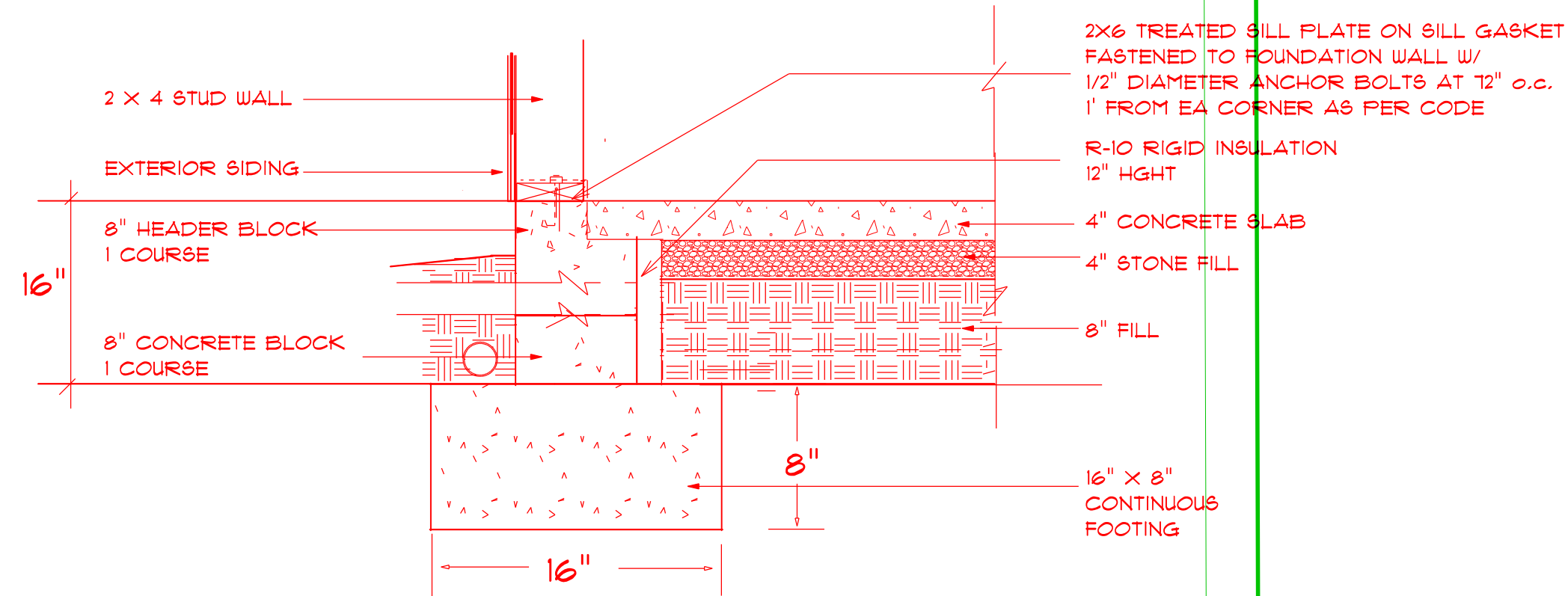
LAMCO CUSTOM BUILDERS  
CHARLESTON PLAN  
ROOF TRUSS PLACEMENT PLAN

| REVISIONS |    |
|-----------|----|
| DATE      | BY |
| 11-18-22  | TH |
|           |    |
|           |    |
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|           |    |
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PROJECT NUMBER  
**22040108**  
SHEET NUMBER  
**2 / 2**

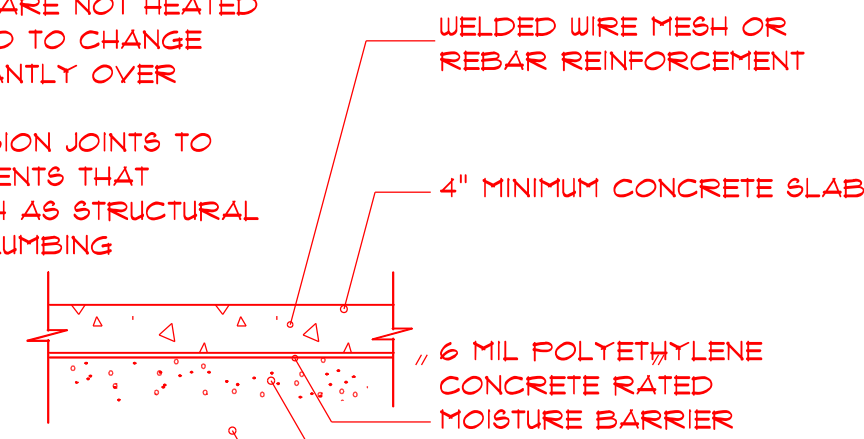
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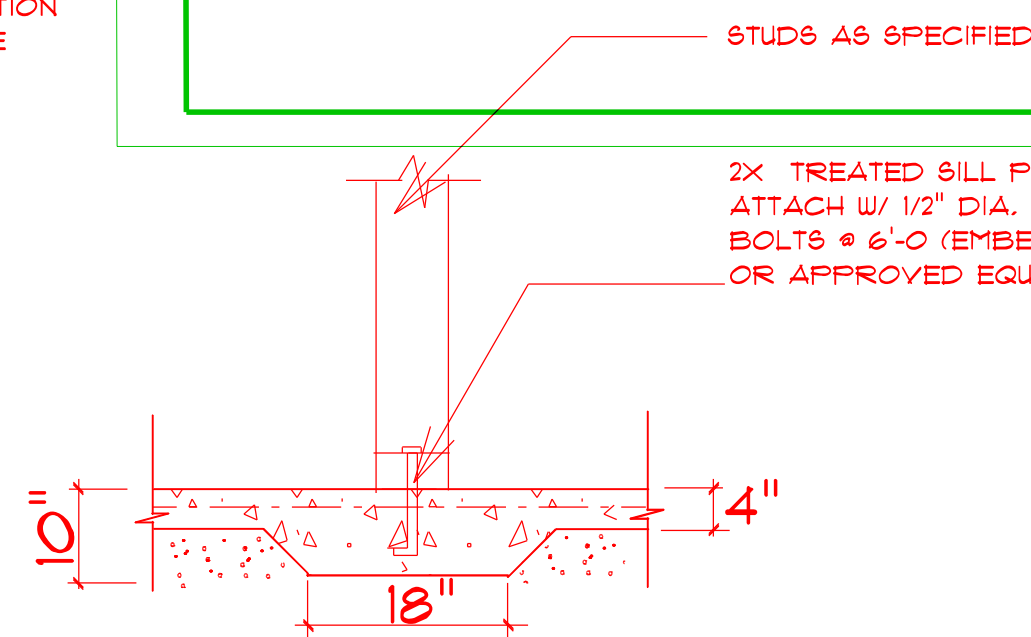
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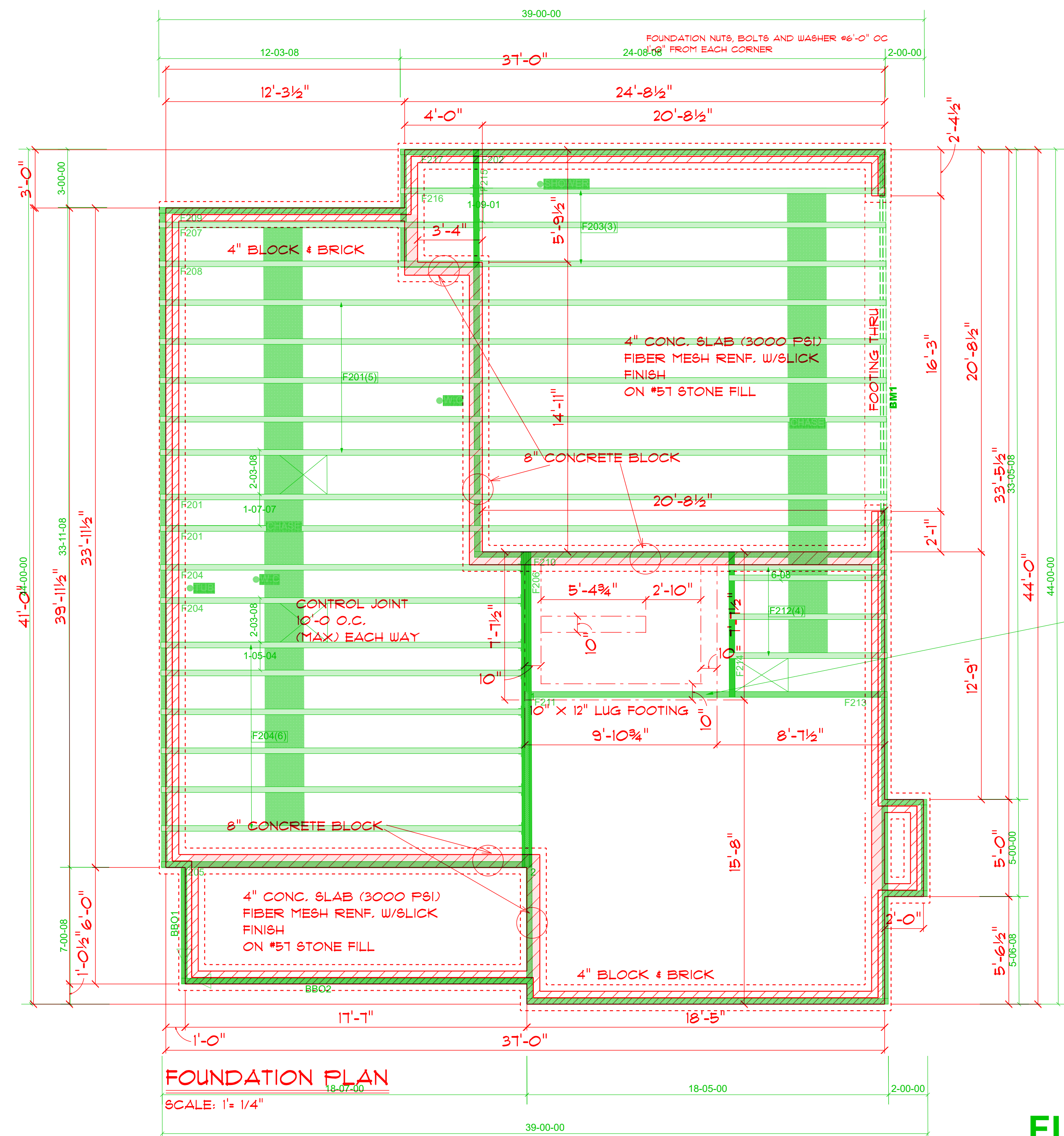
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**TYPICAL THICKENED SLAB**

not to scale



**FOUNDATION PLAN**

SCALE: 1" = 1/4"

| PartID | Length   | Product         | Quantity | Unit | Notes |
|--------|----------|-----------------|----------|------|-------|
| BM1    | 22-00-00 | 2x6 Sill Plate  | 1        | LF   |       |
|        |          | Truss Connector | 1        | EA   |       |
|        |          | Manuf           | 1        | EA   |       |
|        |          | Simpson         | 1        | EA   |       |

Diane Rives Design  
 6205 Mockingbird Lane  
 Sanford, N.C. 27332  
 919-710-0999  
 dr@rivesdesign.com

SCALE: 1" = 1/4"  
 DRAWN BY:  
 DATE: 4/19/2022

LAMCO HOES

CHARLESTON  
 LIGHT GARAGE

STEM WALL  
 FOUNDATION

**FLOOR TRUSS FR**  
 DRAWING SCALE: NTS