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 7-98
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	489 sq ft.
Covered Porch	199.2 sq ft.

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
01/18/2023
Harnett COUNTY NORTH CAROLINA

FENESTRATION CALCULATIONS

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

Above Grade Walls
Surrounding Heated Space

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st			
2nd			
other	9'	1752	1752
1752	Total Sq. Ft. of Exterior Walls		

PAGE #: A

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6205 Mackingbird Lane
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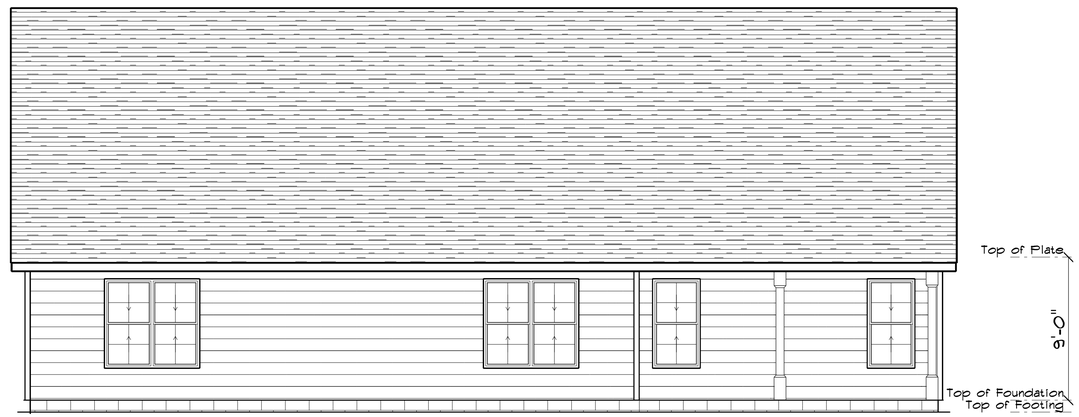
DRD

SCALE: 1/4" = 1'
DRAWN BY:
DATE: 11/23/2020

LAMCO CUSTOM BUILDERS

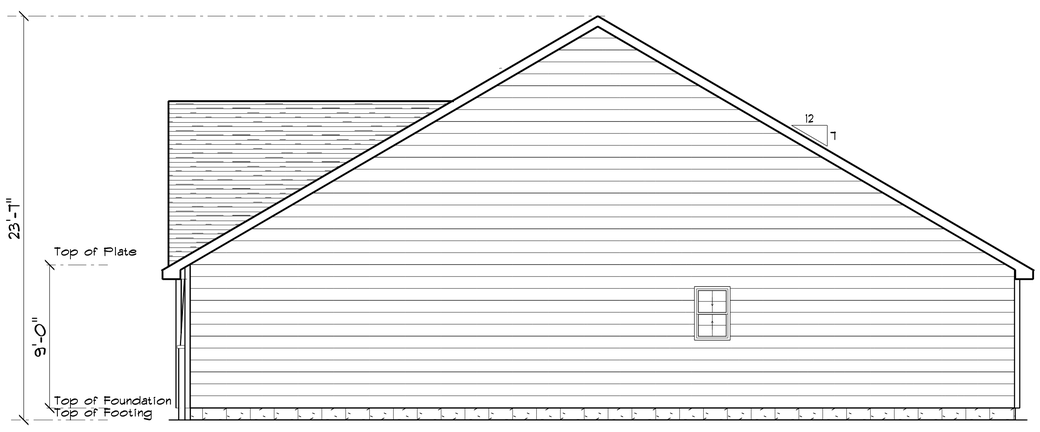
THE KRISTIE
RIGHT GARAGE

FRONT
ELEVATION A



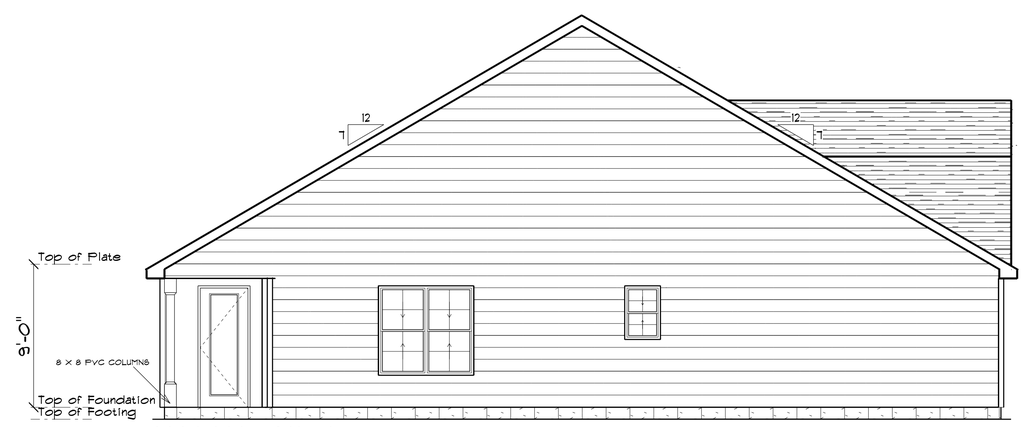
REAR ELEVATION

SCALE: 1'= 1/4"



RIGHT ELEVATION

SCALE: 1'=/4"



LEFT ELEVATION

SCALE: 1'= 1/4"

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PAGE #: 2A

SCALE: 1/4"= 1'

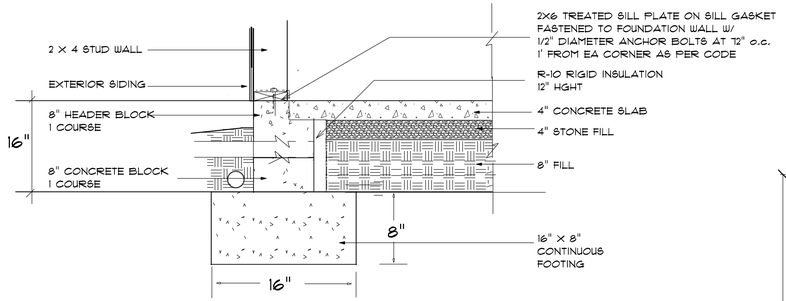
DRAWN BY:

DATE: 3/21/2020

LAMCO CUSTOM BUILDERS

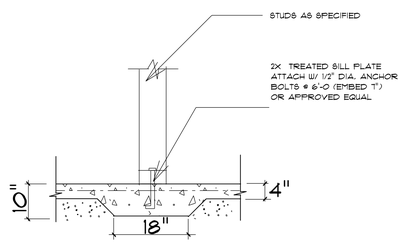
THE KRISTIE
GARAGE RIGHT

ELEVATIONS



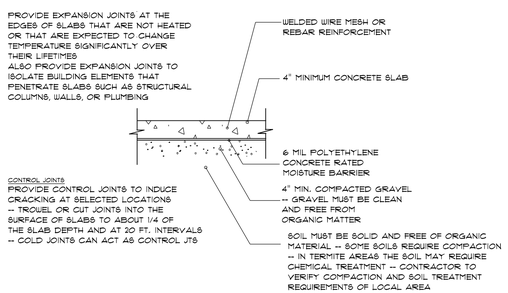
STEM WALL FOUNDATION Detail

not to scale



TYPICAL THICKENED SLAB

not to scale



CONCRETE SLAB DETAILS / NOTES

not to scale

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.

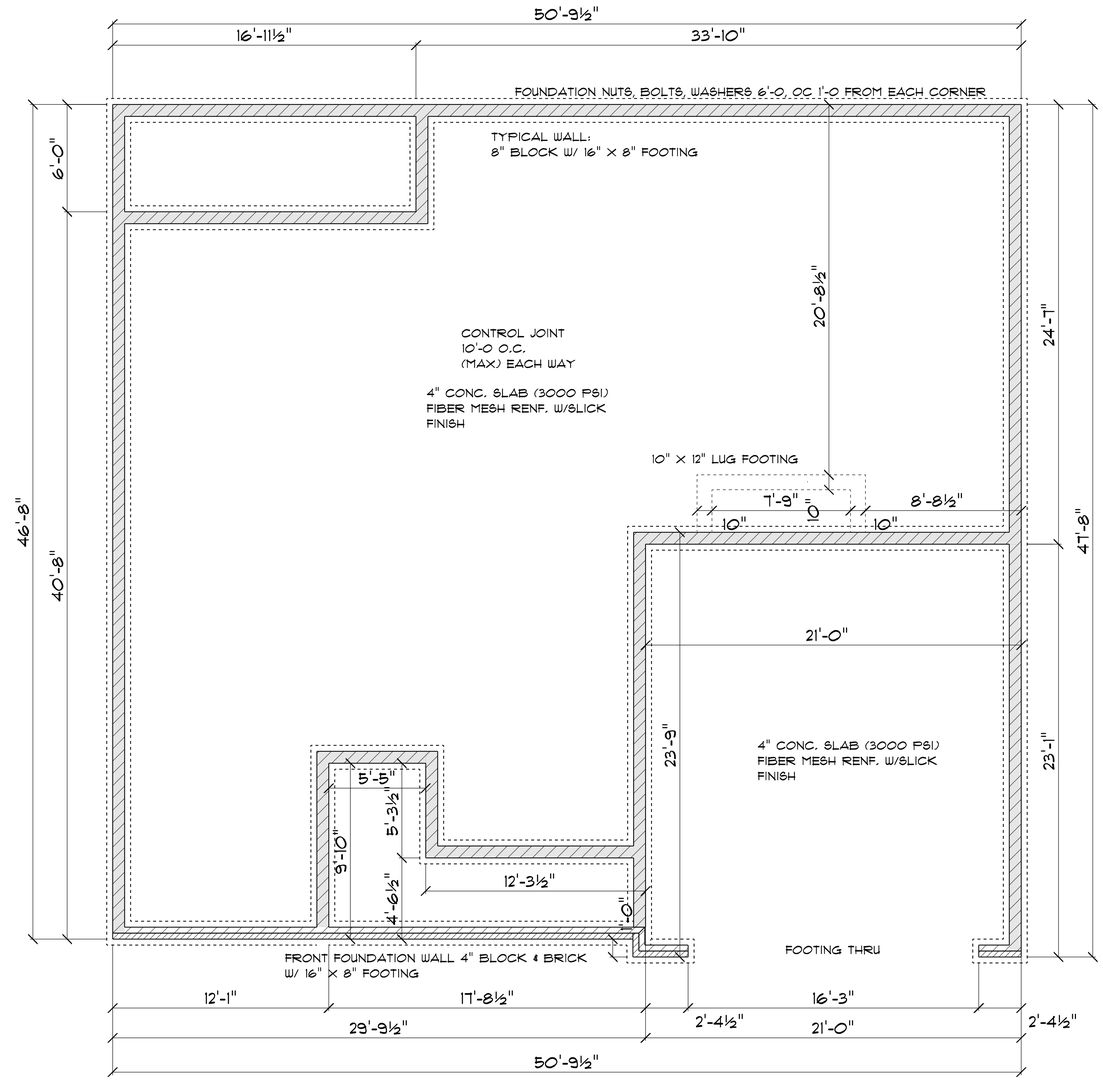
FOUNDATION CONCRETE MIX TO HAVE 1-1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.

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.



FOUNDATION PLAN

SCALE: 1'= 1/4"

PAGE #:

DRD
Diane Rivers Designs
6205 Mockingbird Lane
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drfurnsrch@atlantic.net

SCALE: 1'= 1/4"

DRAWN BY:

DATE: 6/15/2022

LAMCO HOMES

THE KRISTIE
RIGHT GARAGE

STEM WALL
FOUNDATION
PLAN

OPENING SCHEDULE					
SIZE		COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"		3	Window\Single Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl		5	Window\Single Hung	64-1/2"	60-1/2"
2'-0" x 3'-0"		2	Window\Single Hung	24"	36"
2'-4" x 3'-0"		1	Window\Single Hung	28"	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.

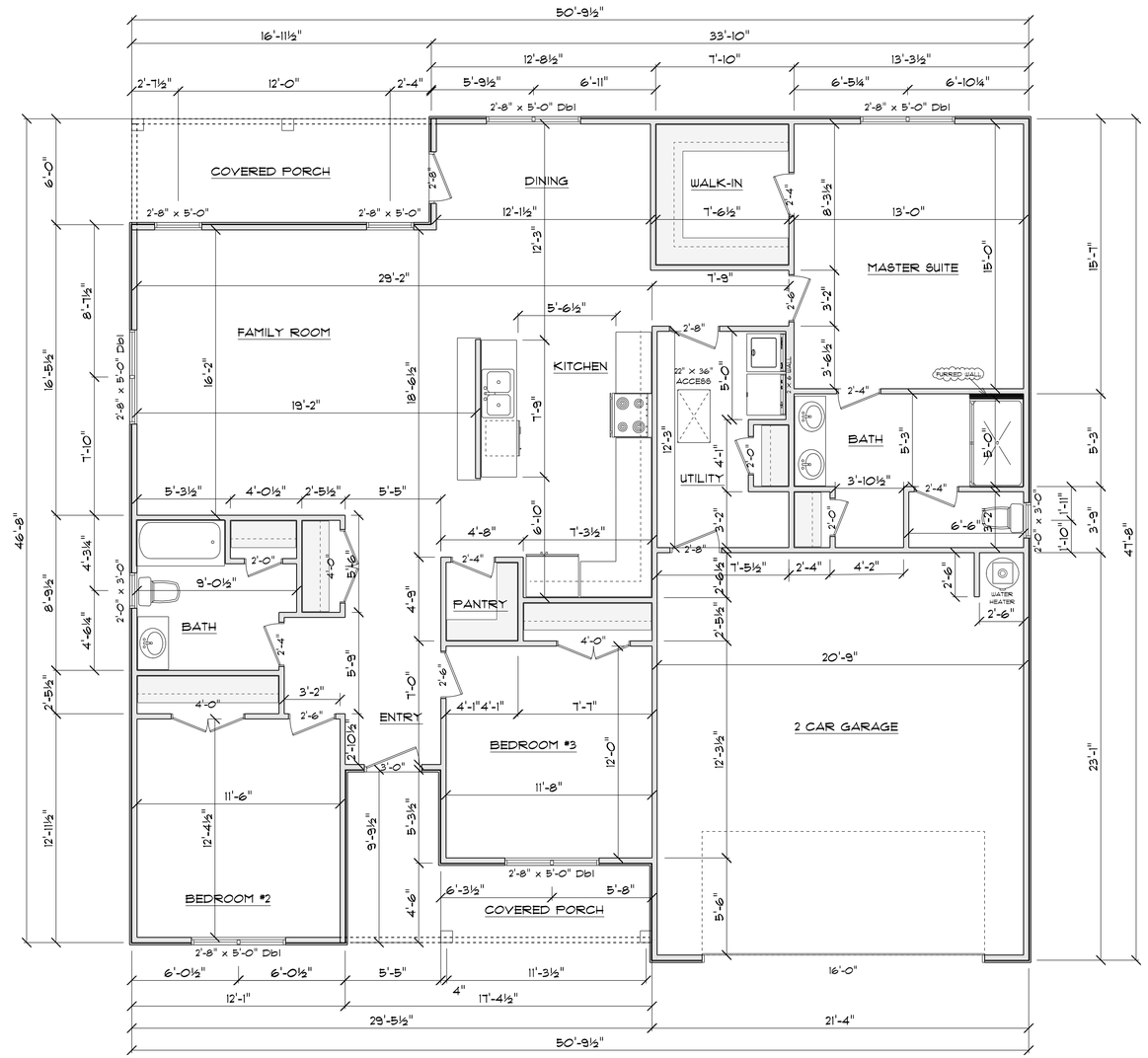
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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



FLOOR PLAN

SCALE: 1'= 1/4"

AREA SCHEDULE	
NAME	AREA
Garage	483.7 sq ft.
Heated	1722.3 sq ft.
Rear Covered Porch	98.9 sq ft.
Front Covered Porch	105.5 sq ft.

4

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SCALE: 1'= 1/4"

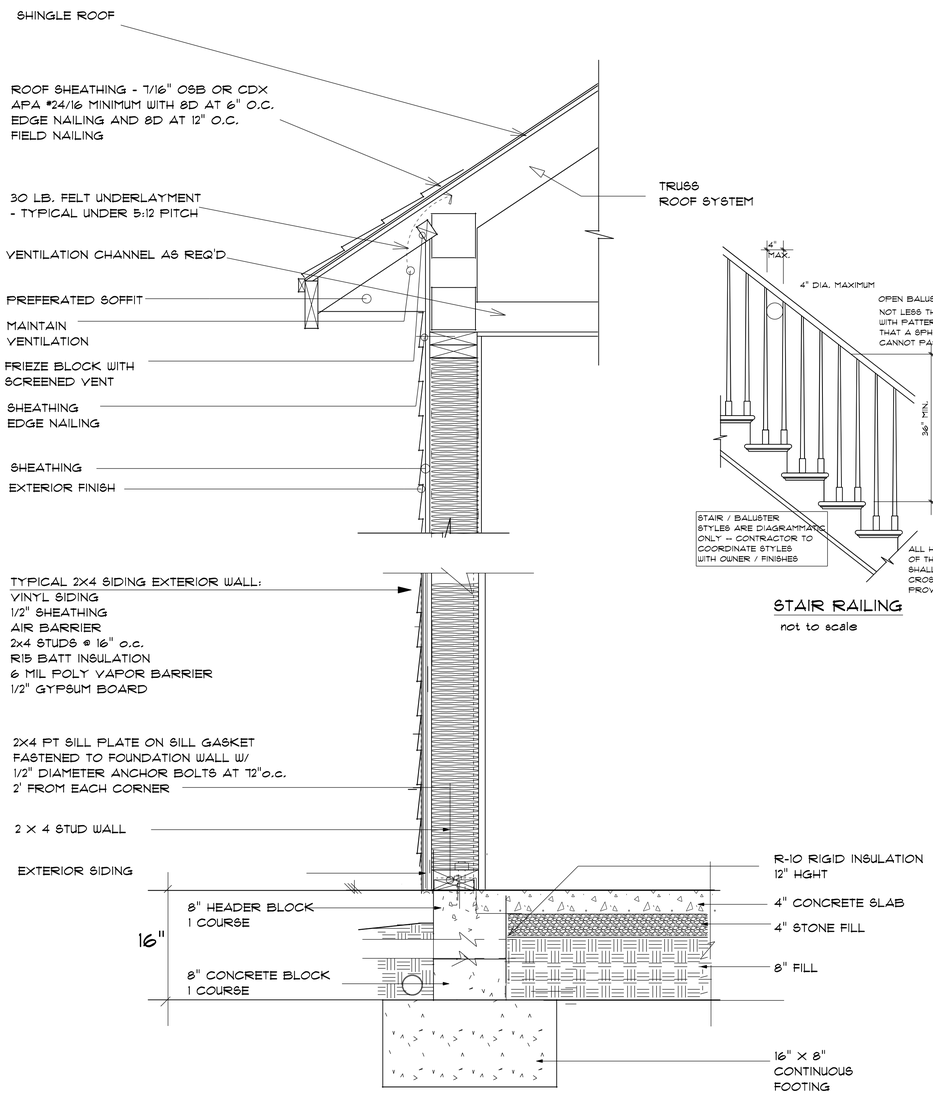
DRAWN BY:

DATE: 6/27/2022

LAMCO HOMES

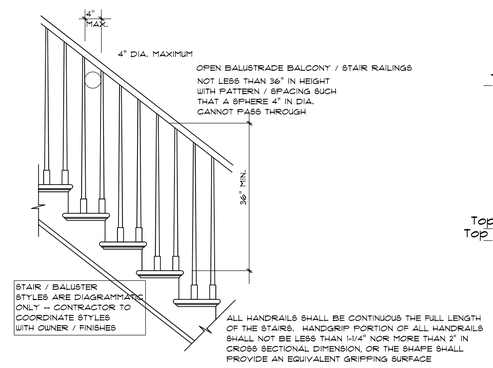
THE KRISTIE
GARAGE RIGHT

FLOOR PLAN



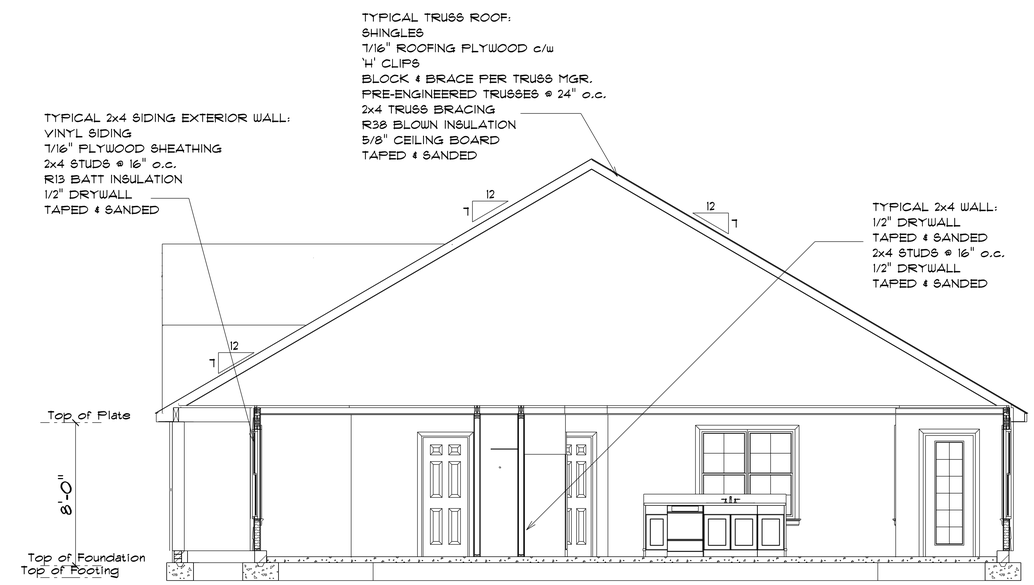
2x4/SIDING STEM WALL FOUNDATION

not to scale



STAIR RAILING

not to scale



SECTION

SCALE: 1"= 1/4"

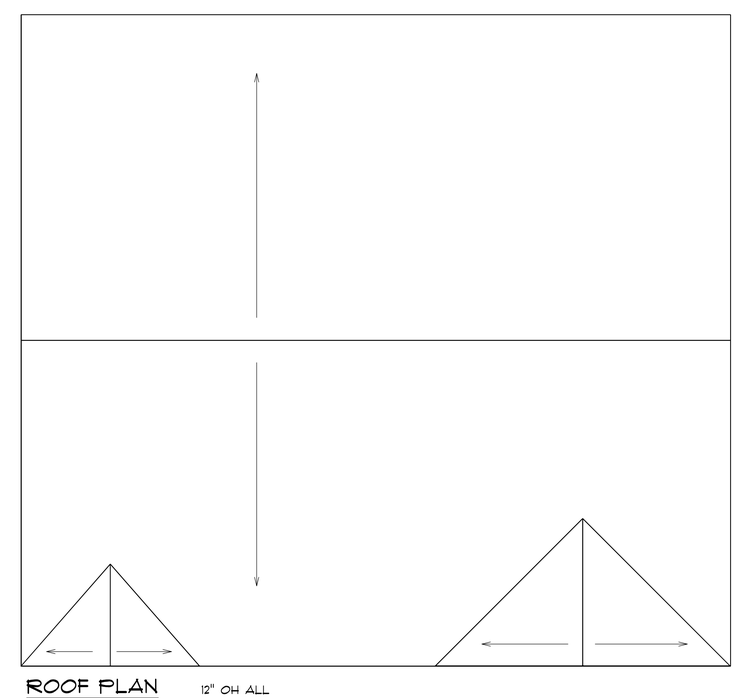
ROOF NOTES:

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
10/12 PITCH

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PAGE #: 5A

SCALE:

DRAWN BY:

DATE: 3/21/2020

LAMCO CUSTOM BUILDERS

THE KRISTIE
GARAGE RIGHT

DETAIL SHEET

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	2	
foyer light	1	
10" led light	8	
7" led disc	15	
out door over head	4	
ceiling light 19	2	
4' fluorescent light		
outdoor carriage light	2	
flood light	2	
vanity light	4	

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E1
PAGE #:

SCALE: 1'= 1/4"
DRAWN BY:
DATE: 6/27/2022

LAMCO HOMES

THE KRISTIE
RIGHT GARAGE

ELECTRICAL
LAYOUT

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.)

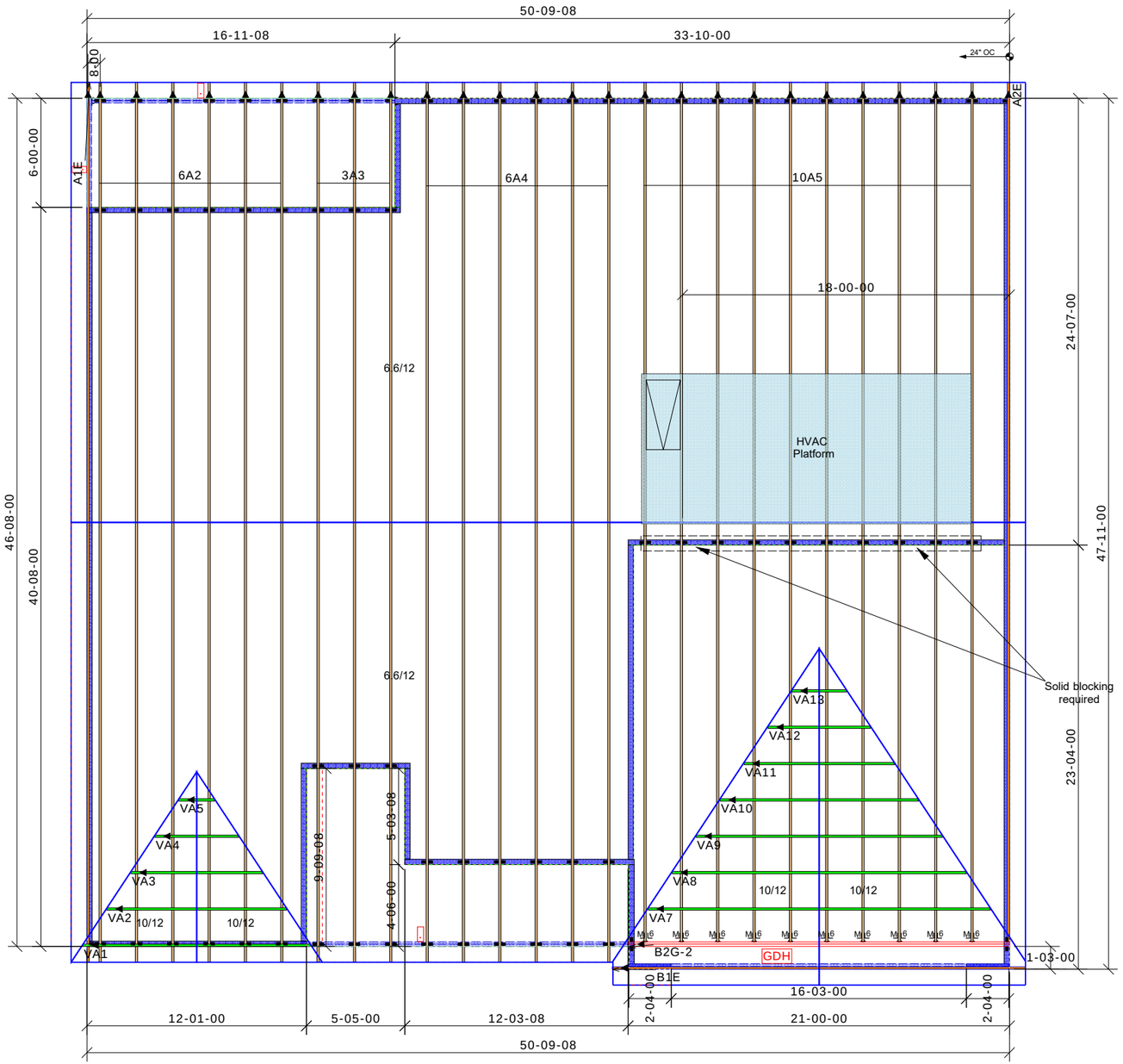
1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
2. The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined 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.

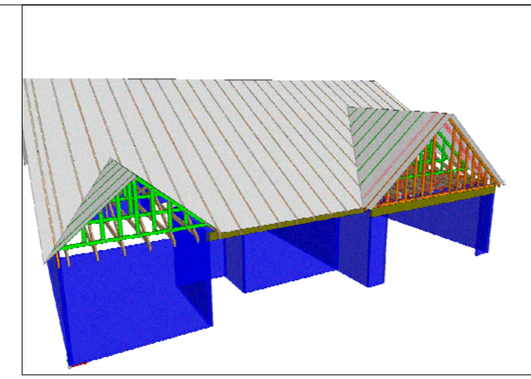
WARNING:

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
2983.41 SQ FT





Material Schedule		
Symbol	Name	QTY
M16	HTU26	10

NOTES:
1. Trusses are @24" typical.
2. See design drawings for additional notes/detail.
3. Triangle on layout indicates left side of truss as shown on design drawings. Do not install backwards.

Products				
PlotID	Length	Product	Plies	Net Qty
GDH	22-00-00	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	2	2

Until the building is completely erected in accordance with plans, the trusses may be unstable and present a safety hazard. Truss instability may increase with building width, height, and length. 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: Kristie Plan
MISC NOTES: .
File Name

Builders FirstSource
Albemarle, NC

Revisions:

Job number
2310930

Drawn By:
AG

DATE:
4/20/2020

Page Number
1 of 1