

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 BILL HGT 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.

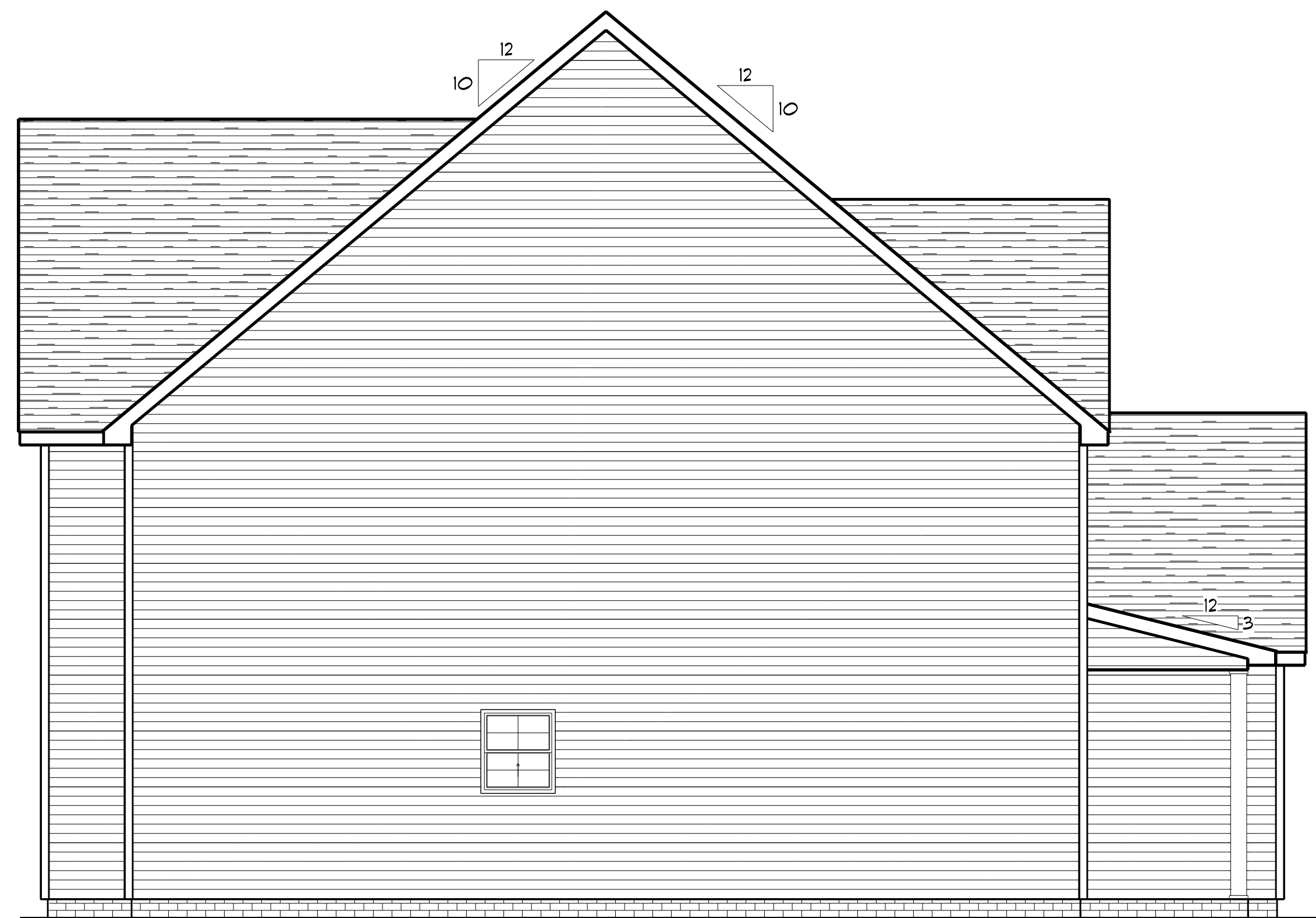
I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
 CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.
 ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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_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.

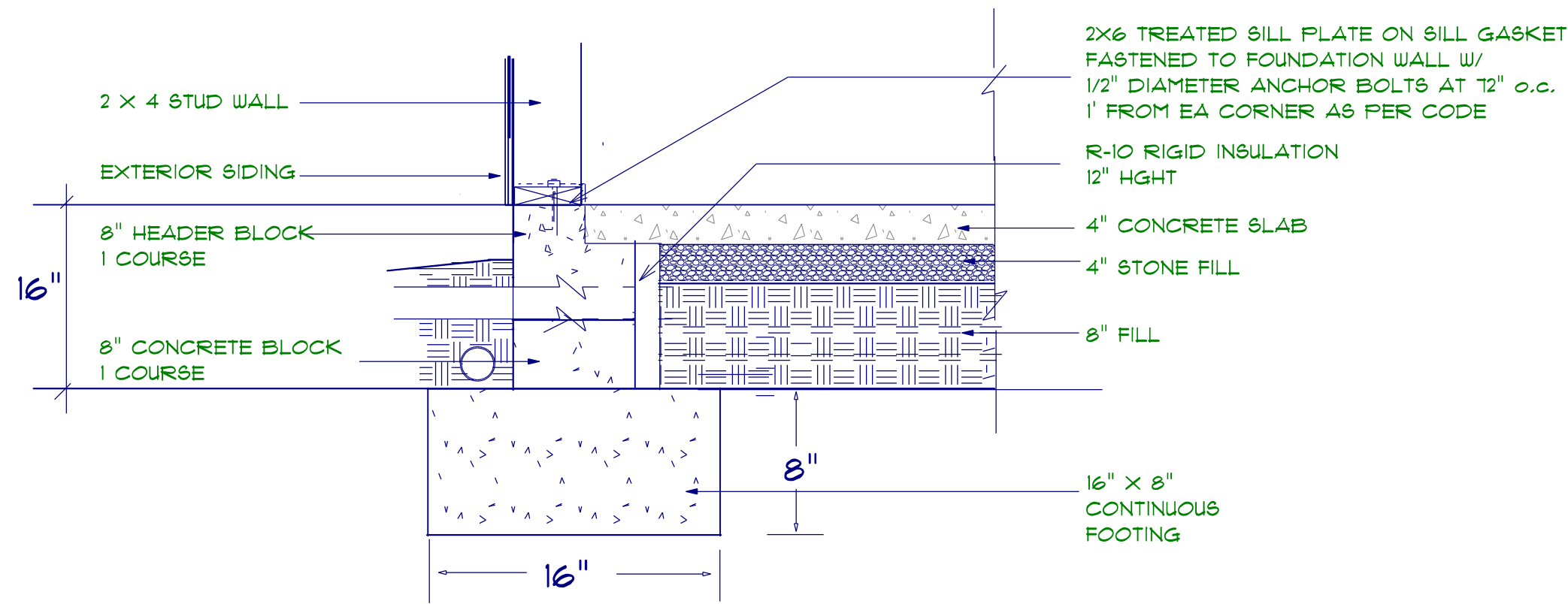
FOUNDATION CONCRETE MIX TO HAVE 1-1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.

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

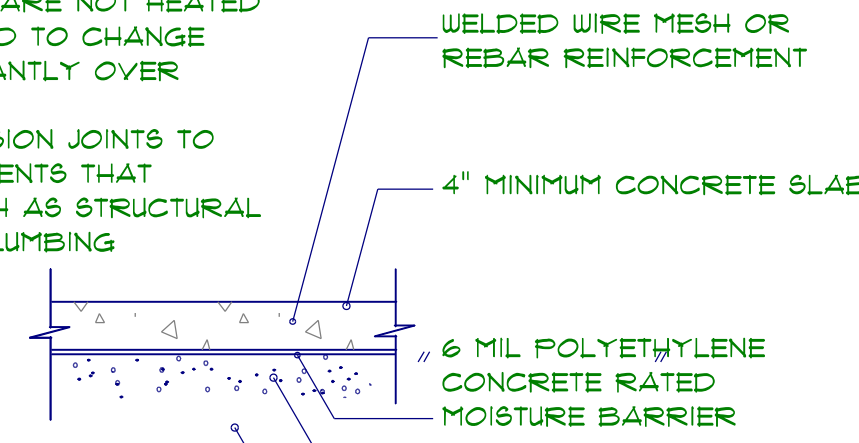
ALL ANCHOR BOLTS TO BE 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

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

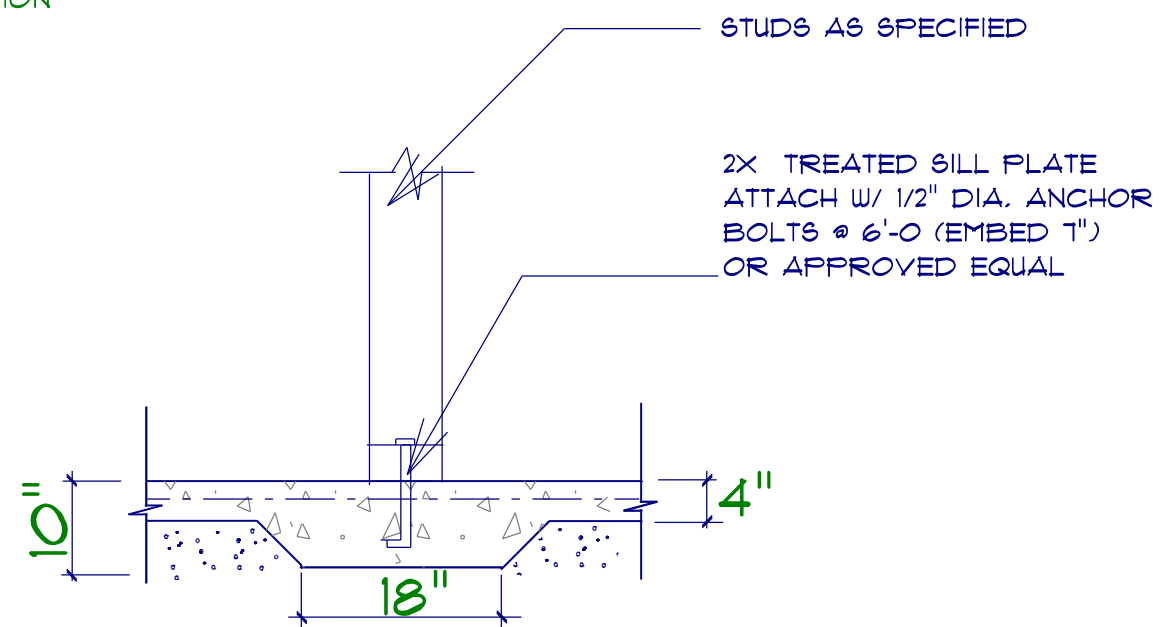
PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES
 ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING



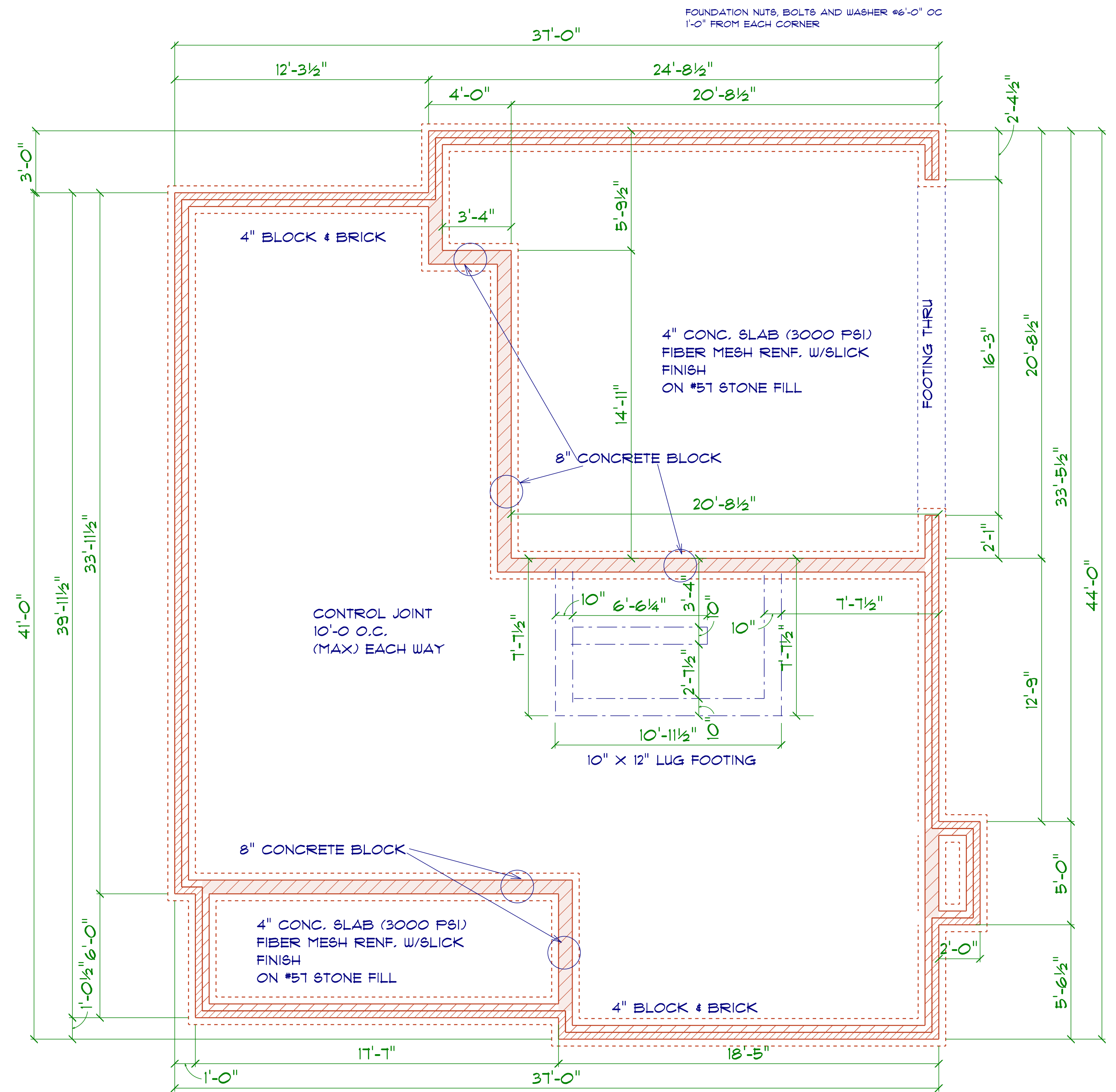
CONTROL JOINTS
 PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS -- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS -- COLD JOINTS CAN ACT AS CONTROL JTS

CONCRETE SLAB DETAILS / NOTES
 not to scale

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



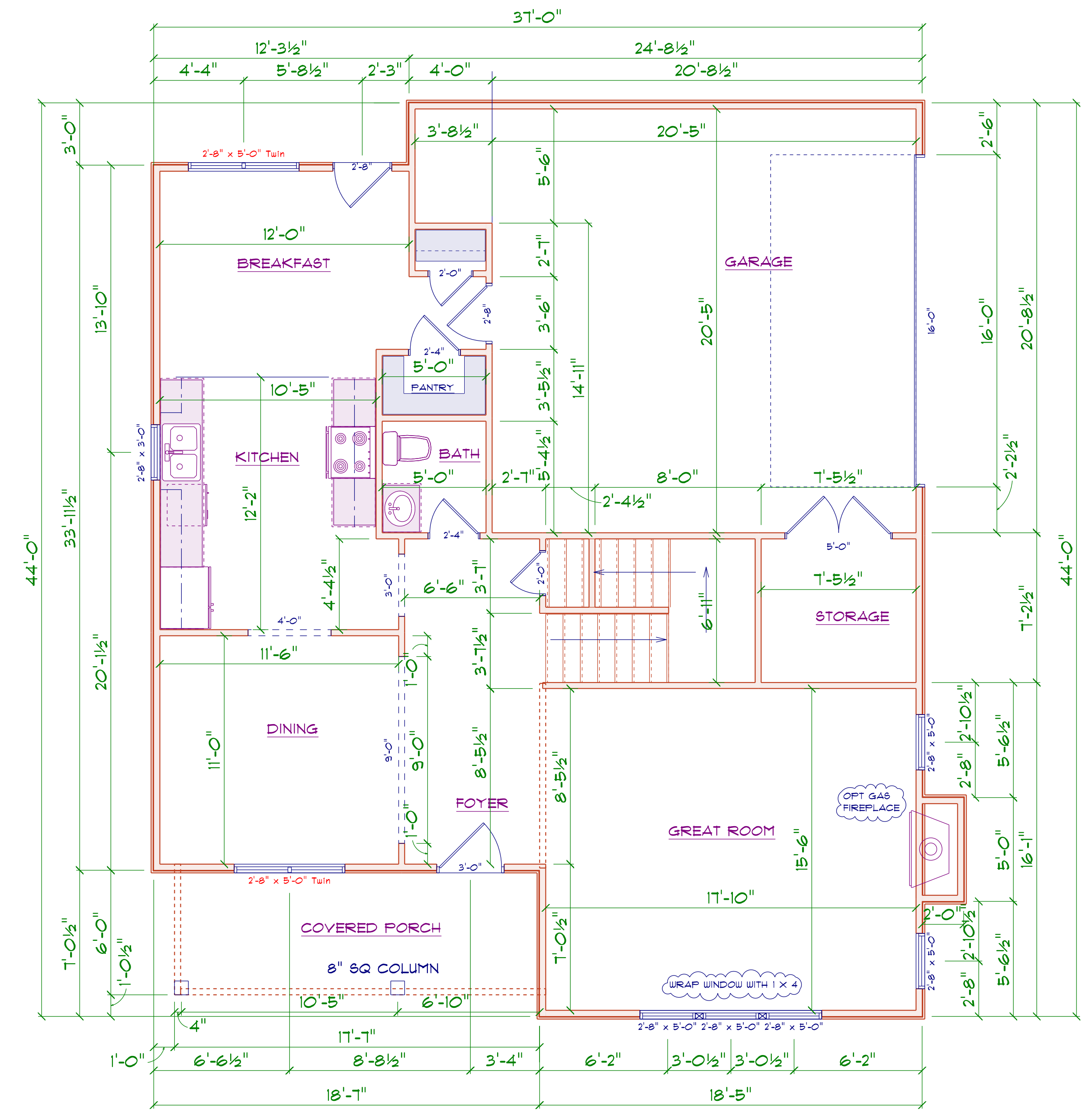
TYPICAL THICKENED SLAB
 not to scale



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" ON 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 TJ'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.

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 FINE 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.

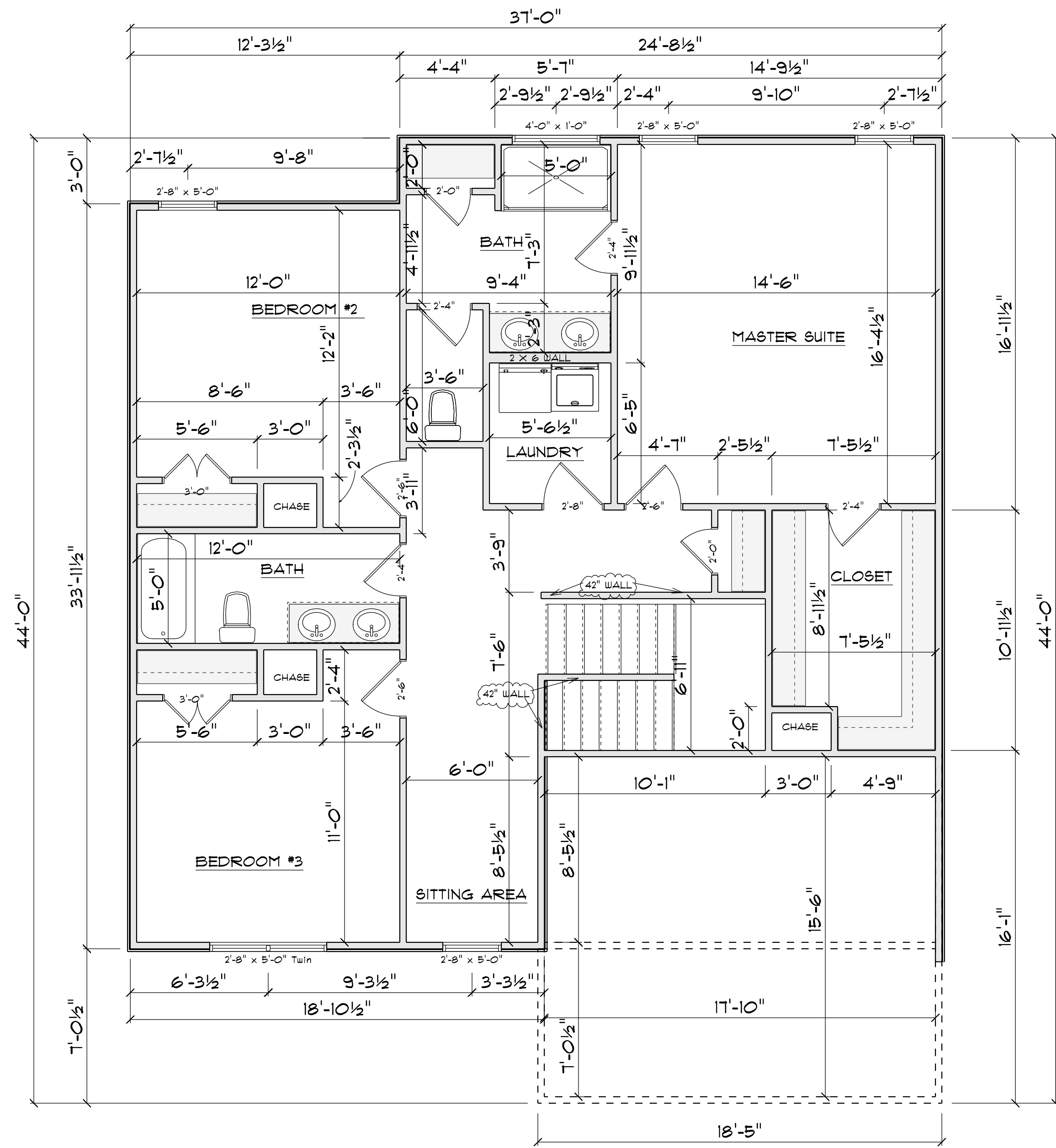
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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 TJS 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 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.

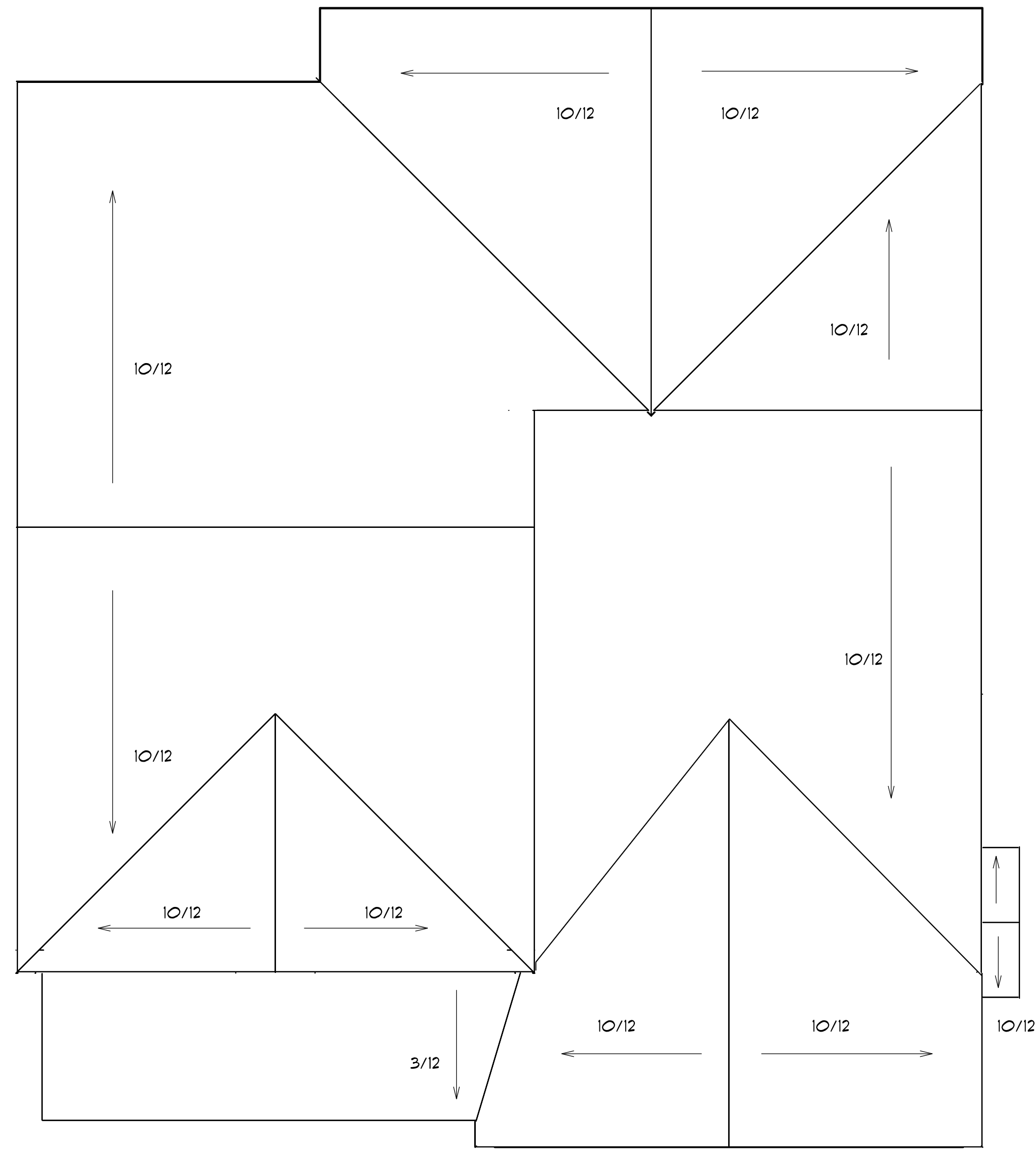
ROOF NOTES:

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.



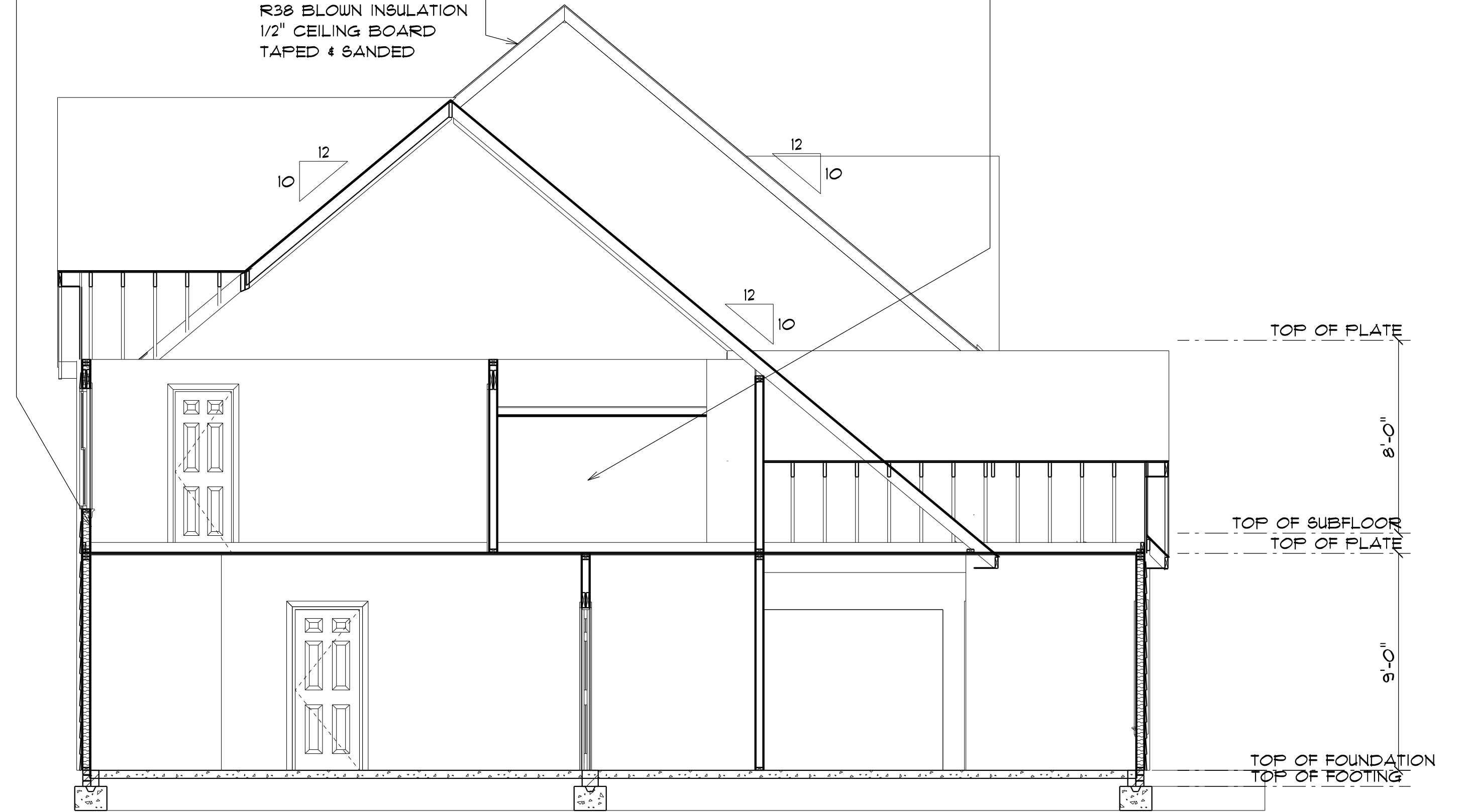
ROOF PLAN
SCALE: 1" = 1/4"

12" OVER HANG ALL

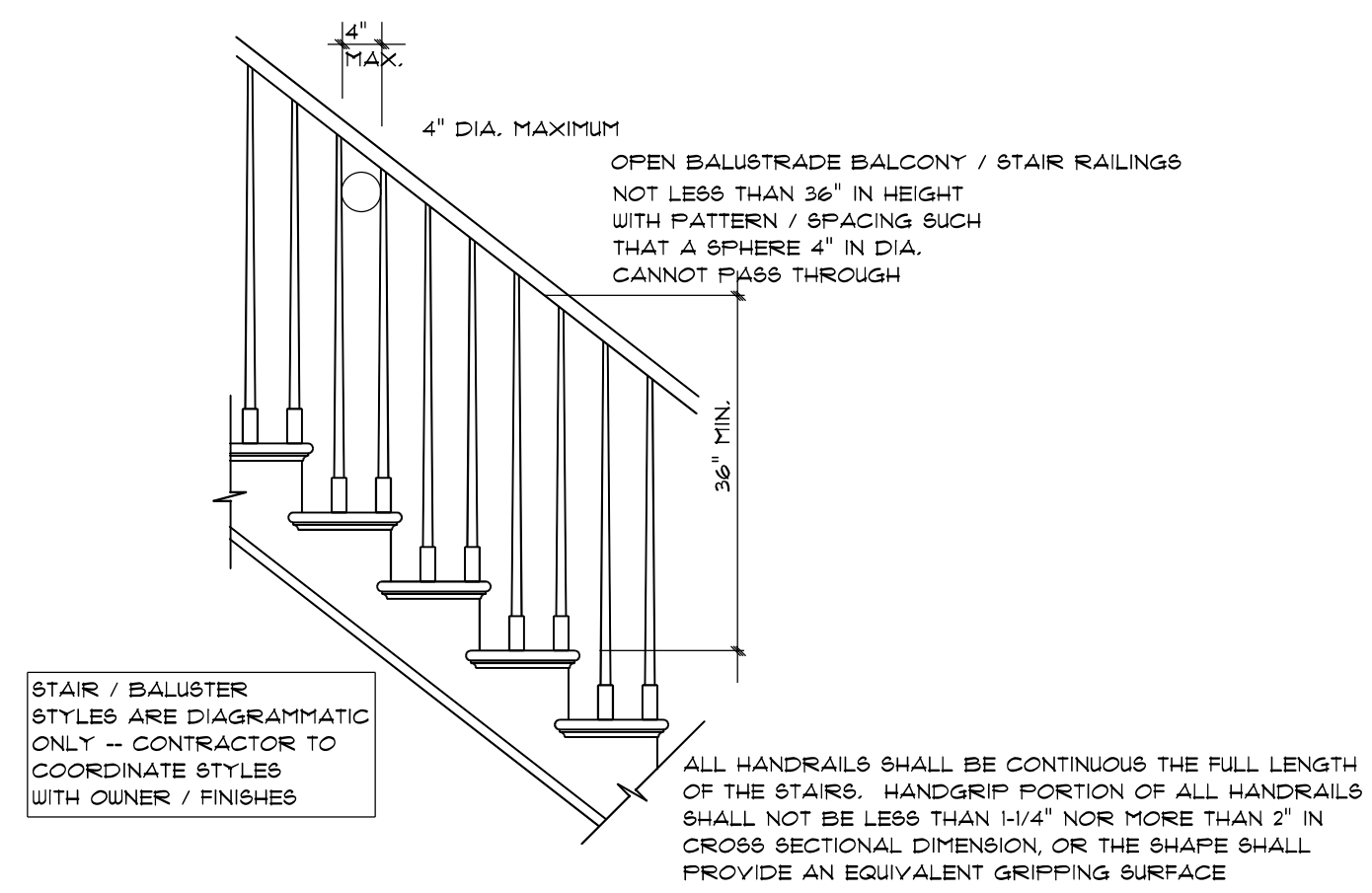
TYPICAL 2x4 SIDING EXTERIOR WALL:
HORIZONTAL OR BOARD & BATTEN SIDING
1/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

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

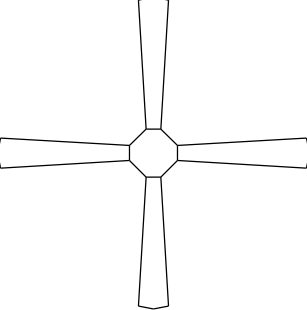


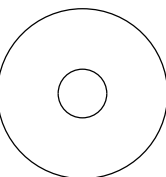
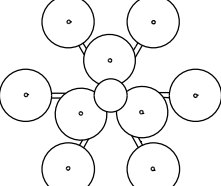


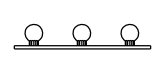
TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & SANDED

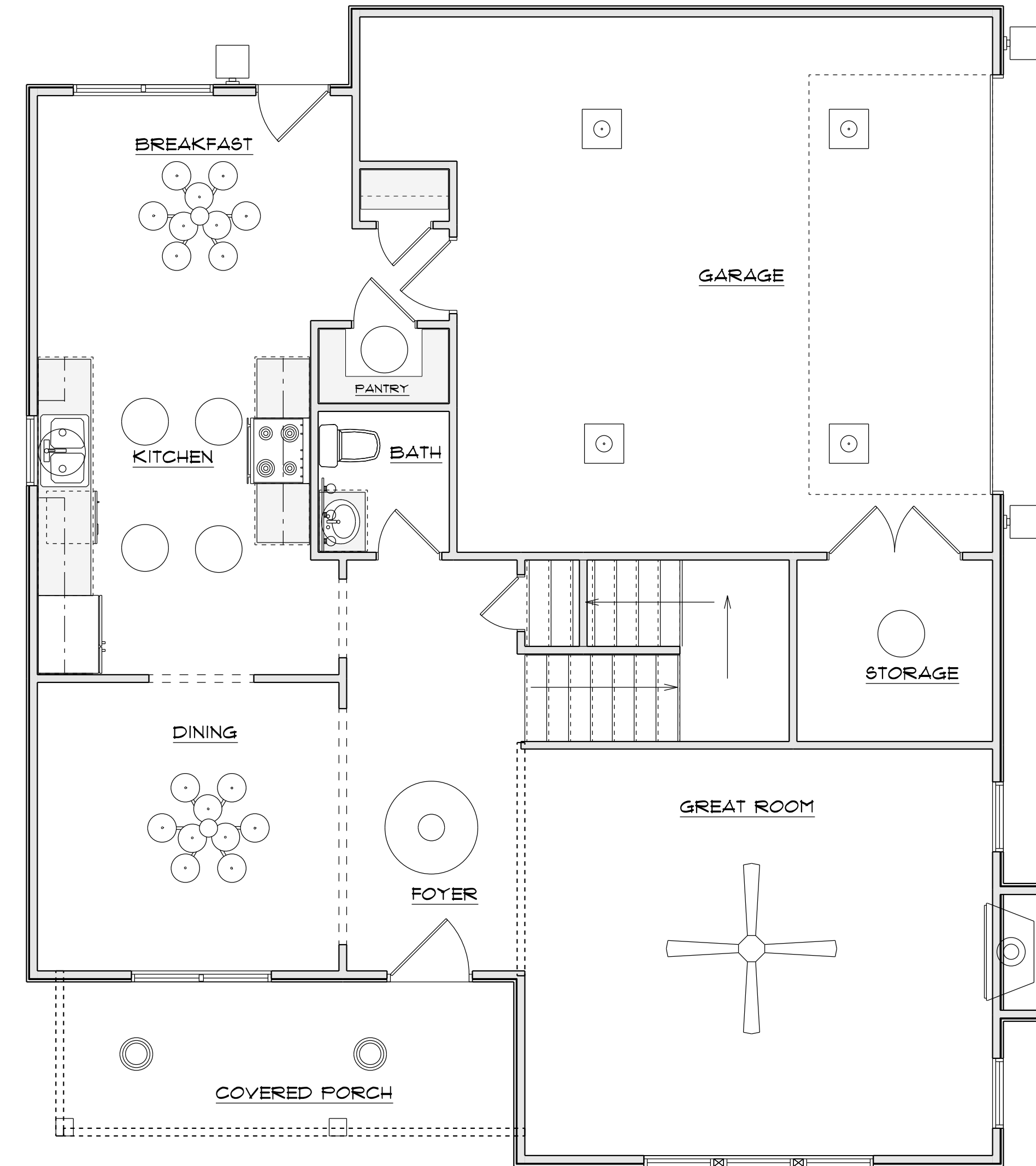


SECTION A
SCALE: 1" = 1/4"

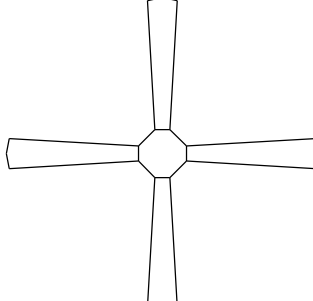
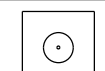

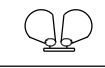
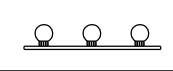


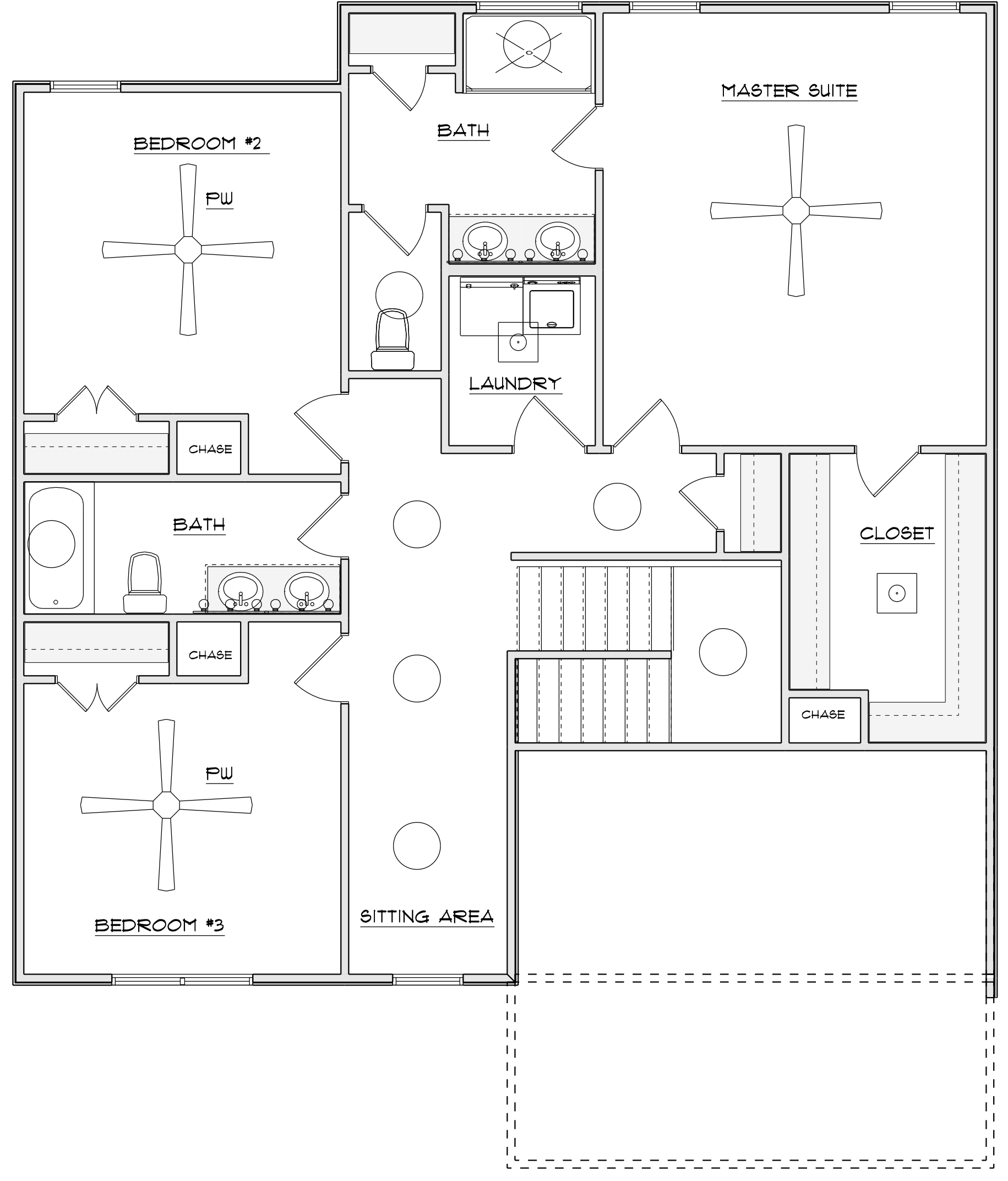
STAIR RAILING
SCALE: 1" = 1/4"

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	

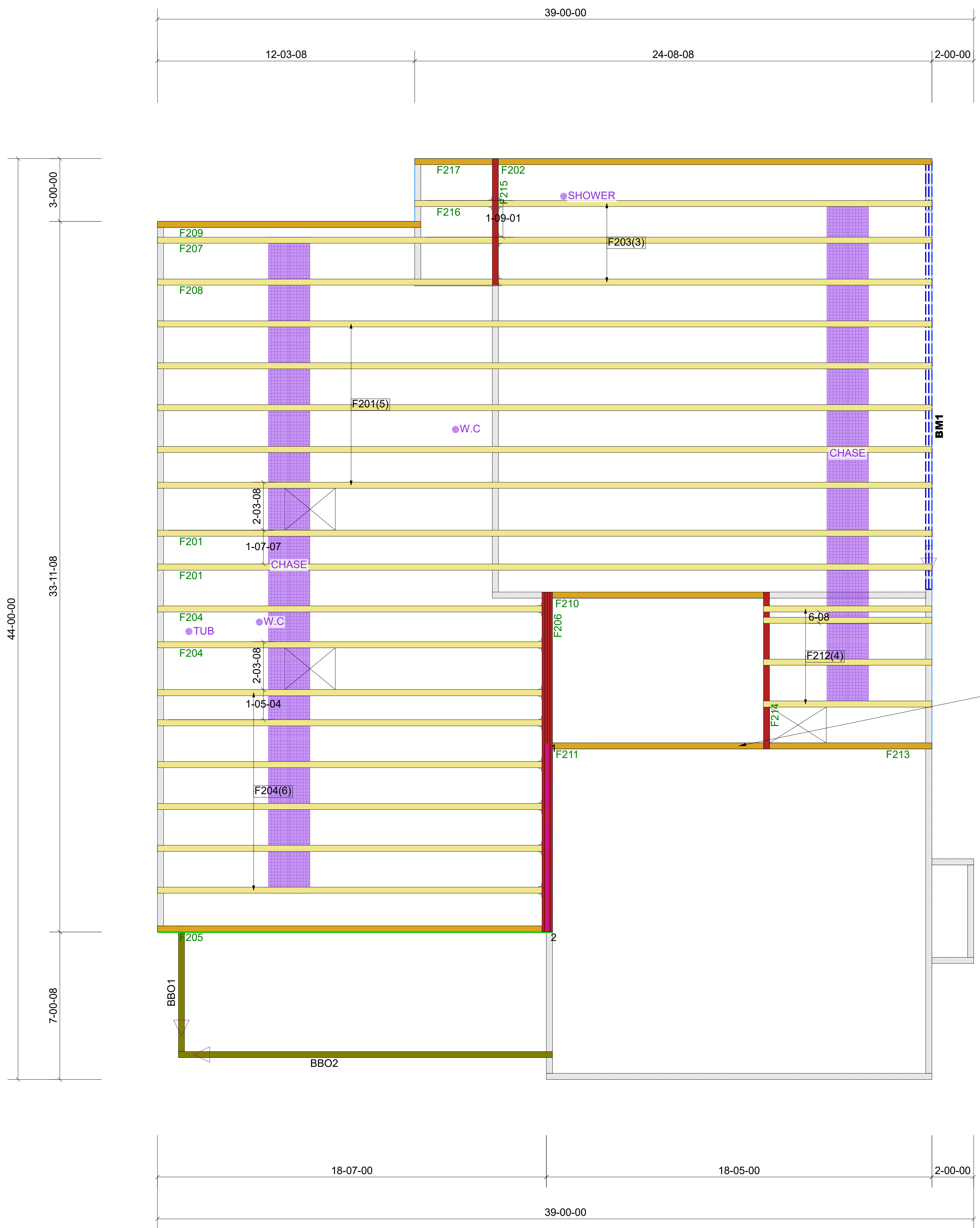


1ST FLOOR PLAN

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

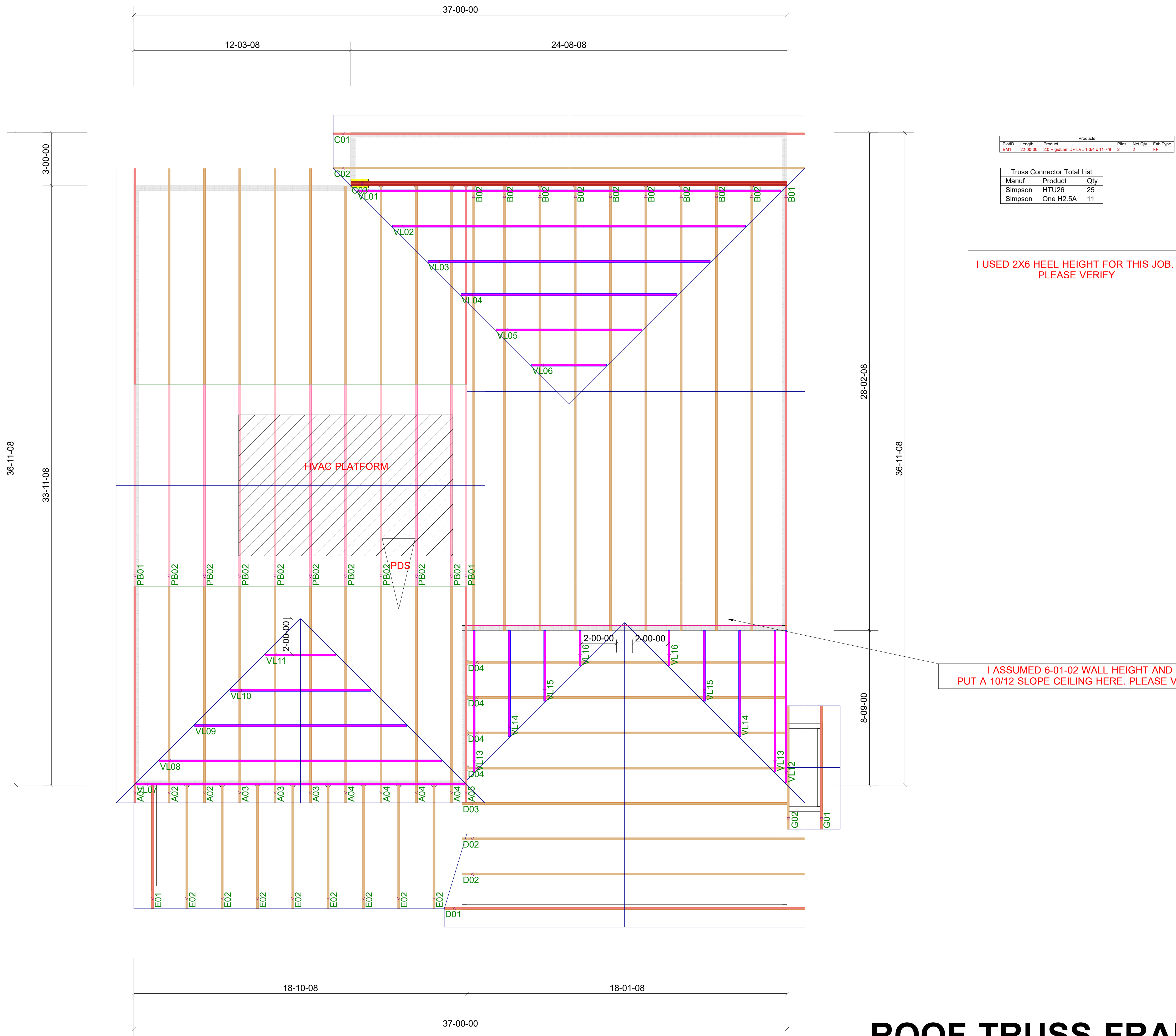
DRAWING SCALE : NTS



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

PROJECT NUMBER
22040108
 SHEET NUMBER
2 / 2

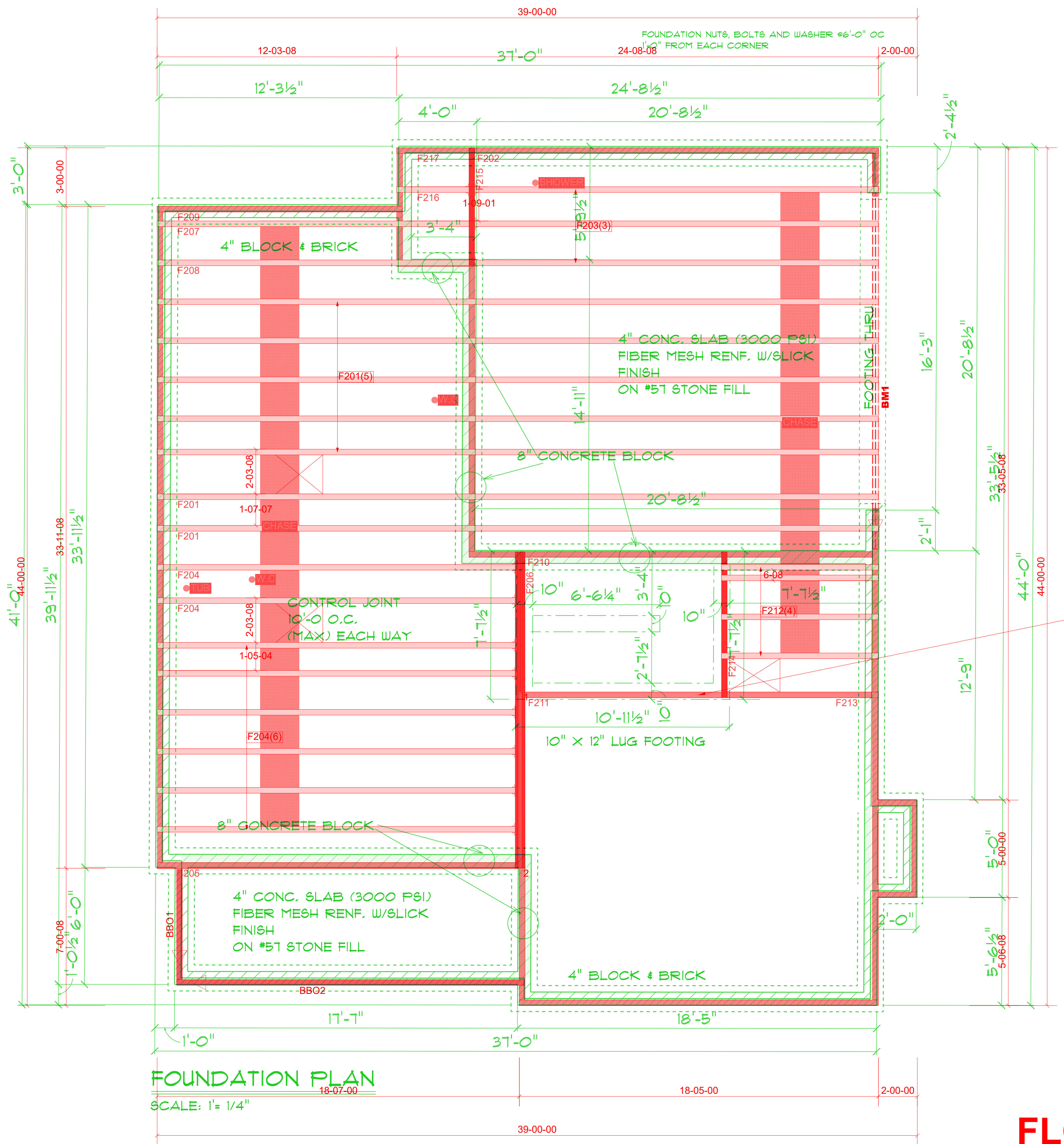
DRD
 Diane Rives Designs
 6305 Mockingbird Lane
 Sanford, N.C. 27332
 919-770-0353
 d@fluormechanical.com

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

Truss Connector	Total Qty
Simpson TH4422	2

SCALE: 1" = 1/4"
 DRAWN BY:
 DATE: 1/24/2024

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



FOUNDATION PLAN
 SCALE: 1" = 1/4"

LAMCO HOMES

CHARLESTON LIGHT GARAGE

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

A MAX

TREATED SILL PLATE ON SILL GASKET
 NENED TO FOUNDATION WALL W/
 DIAMETER ANCHOR BOLTS AT 12" O.C.
 OM EA CORNER AS PER CODE

RIGID INSULATION
 GHT

CONCRETE SLAB

ONE FILL

8" INCLUSIVE
 ING

STUDS AS SPECIFIED

2X TREATED SILL PLATE