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 HEGHT.

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 115 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.

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

01/31/2024

Harnett COUNTY NORTH CAROLINA

FRONT ELEVATION

FRONT ELEVATION WITH OPTIONAL 1 CAR GARAGE

PAGE #: A

Diane Rives Designs
6105 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
golfwomn@charter.net

DRD

SCALE: 1"= 1/4"
DRAWN BY:
DATE: 9/8/2022

LAYCO HOMES

THE JEFFERSON
GARAGE LEFT

FRONT
ELEVATION A

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.

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- 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

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FRONT ELEVATION

FRONT ELEVATION WITH OPTIONAL 1 CAR GARAGE

PAGE #: 13

Diane Rives Designs
6305 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
dsmithdesigner@nc.rr.net

DRD

SCALE: 1/4"

DRAWN BY:

DATE: 9/8/2022

LAMCO HOMES

THE JEFFERSON
GARAGE LEFT

FRONT
ELEVATION B

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.

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  - 6.5.2 Roof Slopes 7/12 to 12/12 21 PSF

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FRONT ELEVATION

FRONT ELEVATION WITH OPTIONAL 1 CAR GARAGE

PAGE #: 1C

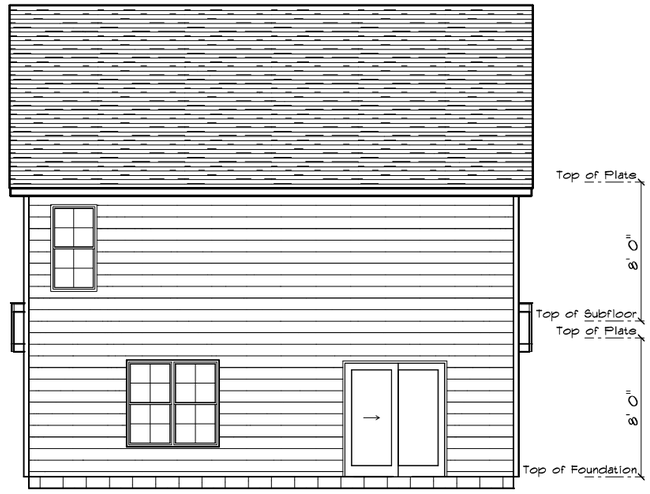
Diane Rivas Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-770-0355
drdesigns@embarqmail.net

SCALE: 1= 1/4"
DRAWN BY: DRD
DATE: 9/8/2022

LAMCO HOMES

THE JEFFERSON
GARAGE LEFT

FRONT
ELEVATION C

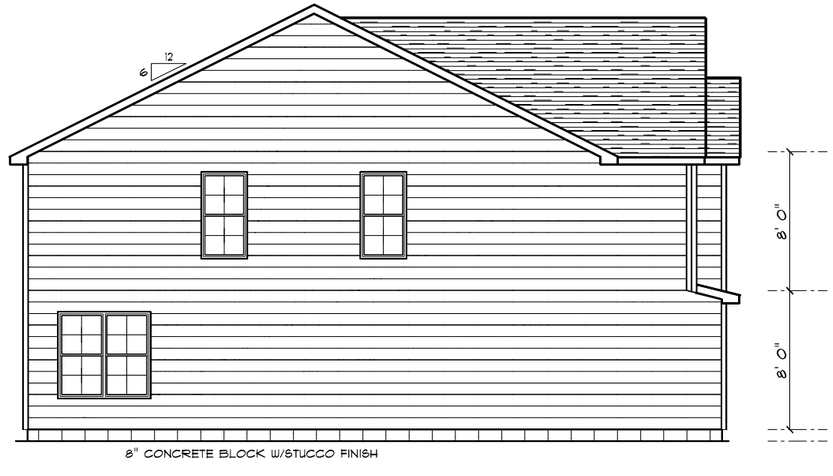


REAR ELEVATION

SCALE: 1'= 1/4"

RIGHT ELEVATION

SCALE: 1'= 1/4"



LEFT ELEVATION

SCALE: 1'= 1/4"

PAGE #: 2A

Diane Rivers Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
gailhuemail@charter.net

DRD

SCALE: 1'= 1/4"

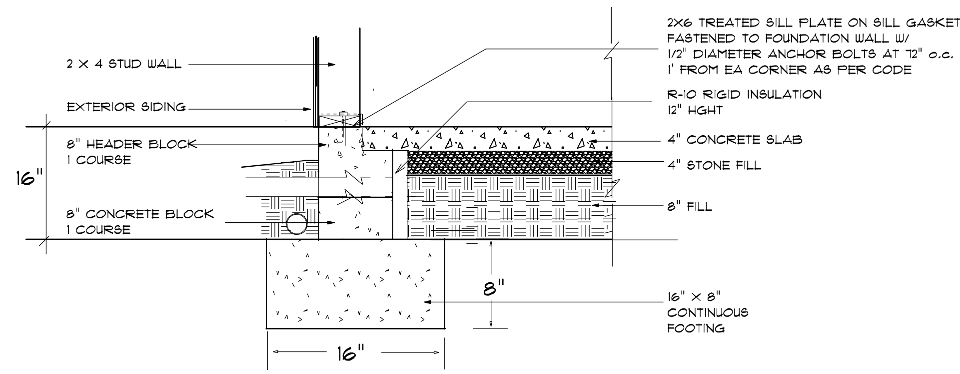
DRAWN BY:

DATE: 5/12/2021

LAMCO HOMES

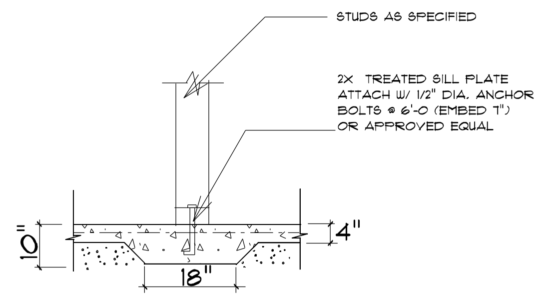
THE JEFFERSON
LEFT GARAGE

ELEVATIONS



STEM WALL FOUNDATION Detail

not to scale

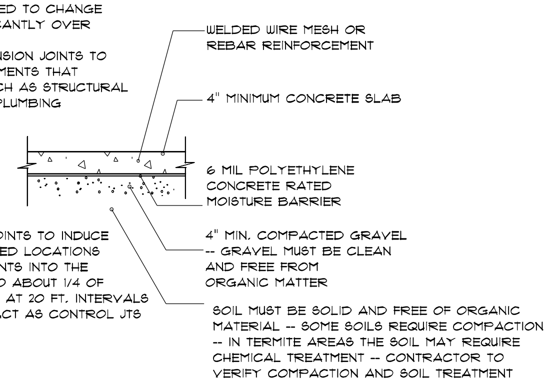


TYPICAL THICKENED SLAB

not to scale

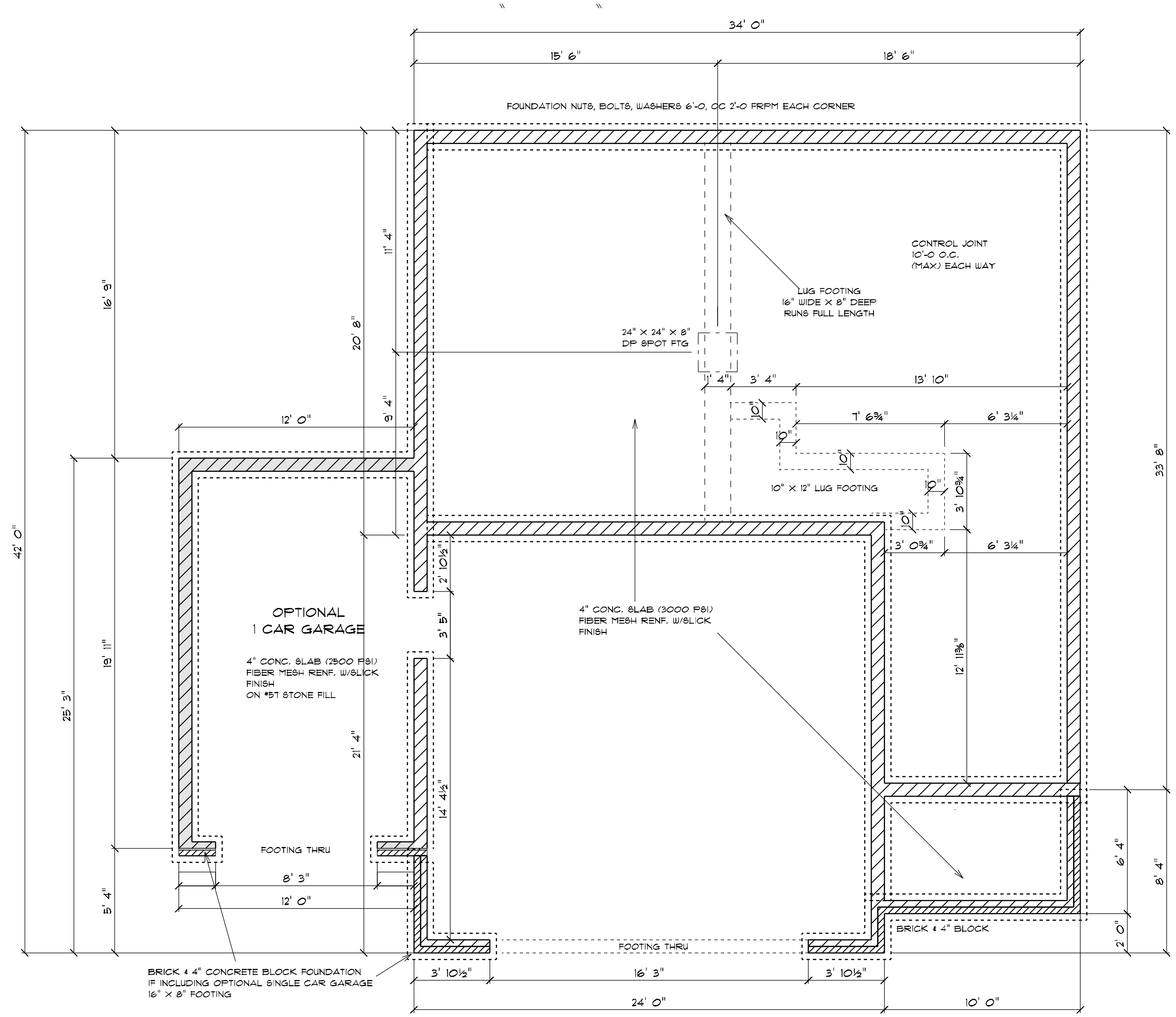
PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES
ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING

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



FOUNDATION PLAN

SCALE: 1"= 1/4

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 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.

DRD
Diane Rives Designs
6005 Mockingbird Lane
Sanford N.C. 27332
919-770-0353
golfuchs@charter.net

PAGE #: 3B

SCALE: 1"= 1/4"
DRAWN BY:
DATE: 9/4/2022

LAMCO HOMES

THE JEFFERSON
LEFT GARAGE

STEM WALL
FOUNDATION
PLAN

TYPICAL WALL: 8" BLOCK W/ 18" X 12" FOOTING
3- 2 X 10'S GIRDER
2 X 10'S 16" OC JOIST

FOUNDATION NOTES:
ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL.
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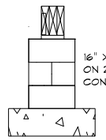
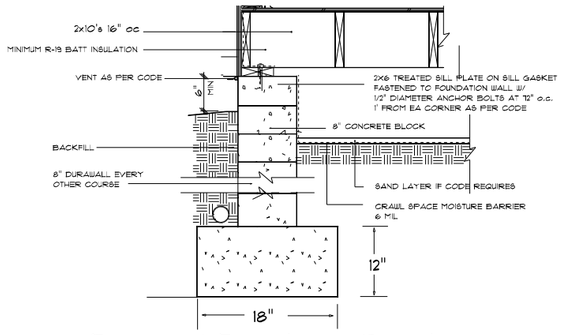
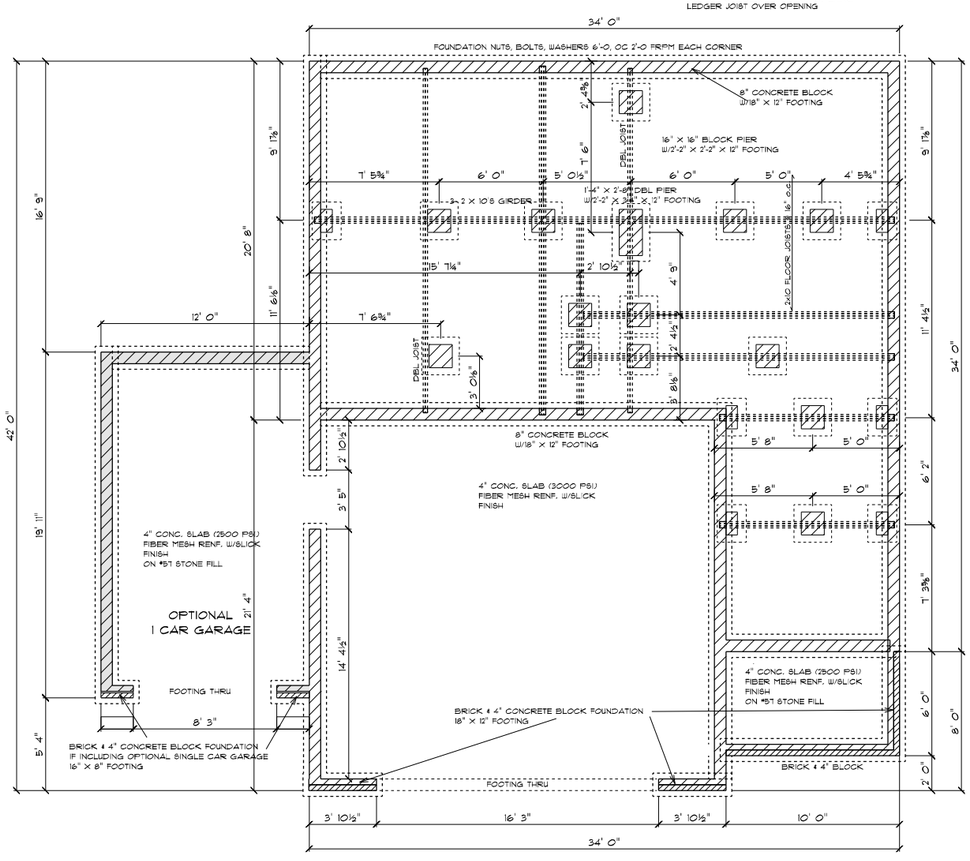


CONCRETE BLOCK PIER DETAIL



Footing & Foundation Detail not to scale

NOTE: DOUBLE BAND OVER FOUNDATION VENT . DO NOT SPLICE WITHIN 12" OF OPENING
LEDGER JOIST OVER OPENING



FOUNDATION PLAN
SCALE: 1'= 1/4

LAMCO HOMES

THE JEFFERSON
LEFT GARAGE

CRAWL SPACE
FOUNDATION
PLAN

SCALE: 1'= 1/4"
DRAWN BY:
DATE: 9/4/2022

DRD
Diane Rivas Designs
6305 Hockingbird Lane
Sanford, N.C. 27332
919-770-0393
golfcoman@charter.net

3C

PAGE #:

OPENING SCHEDULE				
R.O. HEIGHT	R.O. WIDTH	LIBRARY NAME	COUNT	SIZE
80-1/2"	72"	Exterior Door\Patio	1	6'-0"
60-1/2"	32"	Window\Double Hung	1	2'-8" x 5'-0"
60-1/2"	64-1/2"	Window\Double Hung	2	2'-8" x 5'-0" Twin

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.

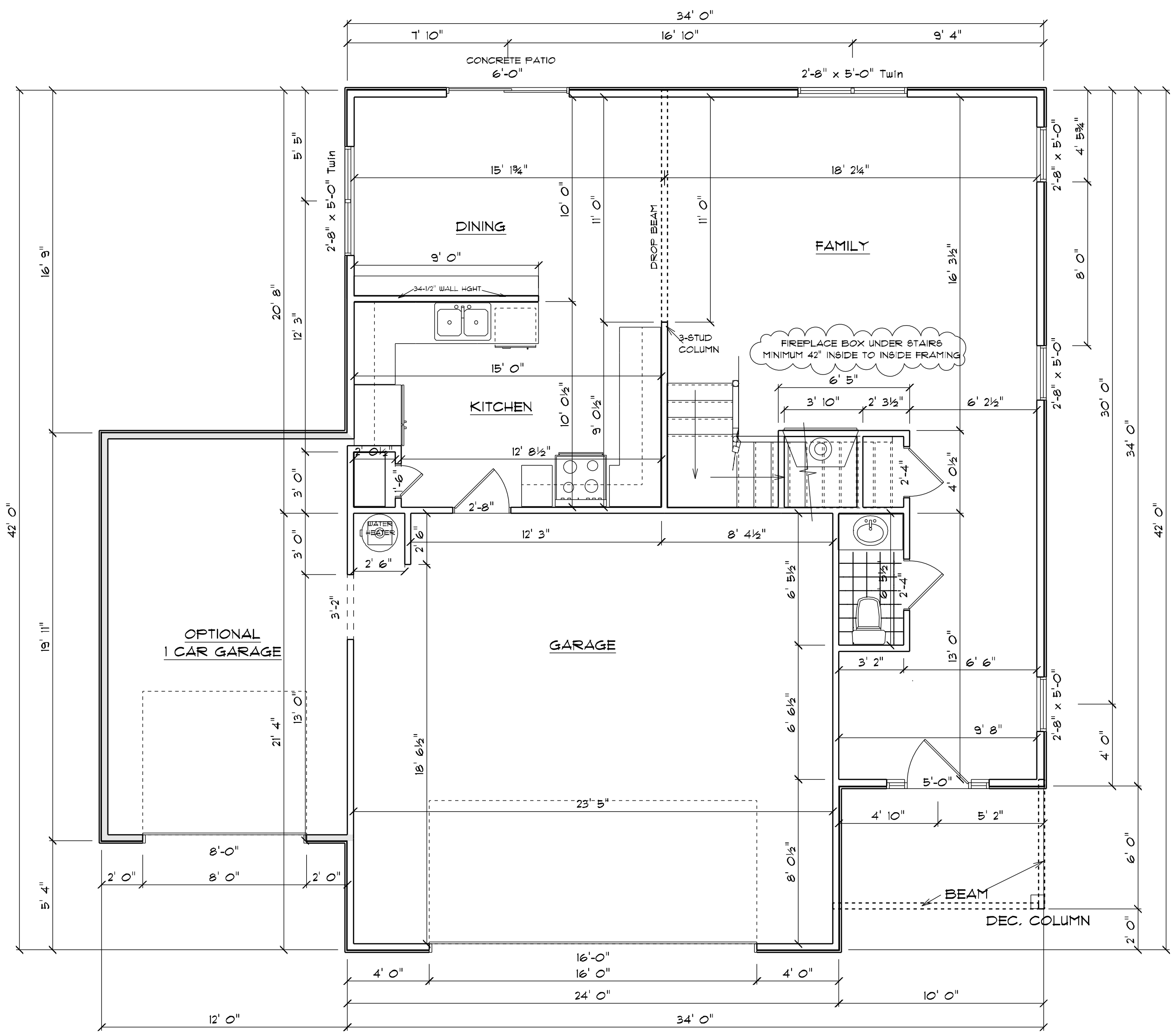
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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



1ST FLOOR PLAN

SCALE: 1'= 1/4"

AREA SCHEDULE	
AREA	NAME
841.2 sq ft.	Heated
505.8 sq ft.	Garage
244.5 sq ft.	Optional 1 Car Garage
58.3 sq ft.	Covered Porch

OPENING SCHEDULE				
R.O. HEIGHT	R.O. WIDTH	LIBRARY NAME	COUNT	SIZE
60-1/2"	32"	Window\Double Hung	5	2'-8" x 5'-0"
36"	24"	Window\Double Hung	1	2'-0" x 3'-0"
60-1/2"	64-1/2"	Window\Double Hung	2	2'-8" x 5'-0" Twin
12"	48"	Window\Transom	1	4'-0" x 1'-0"

GENERAL FRAMING NOTES:

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FRAMING LUMBER SHALL BE SYP #2 GRADE AND/OR SPRUCE PINE FIR #1 AND/OR #2, KILN DRIED.

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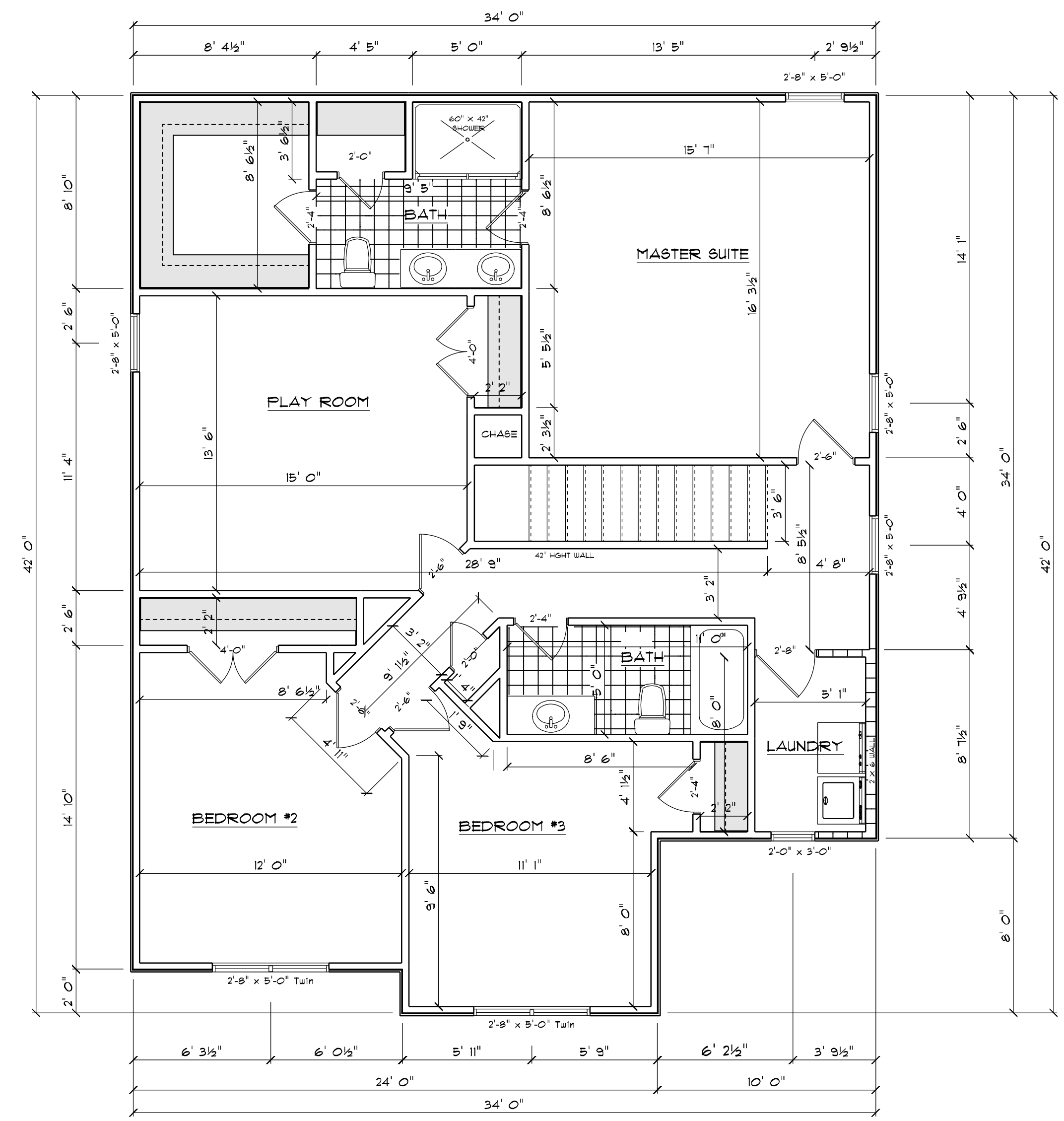
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



2ND FLOOR PLAN

SCALE: 1'= 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1302.4 sq ft.

4A

DRD
Diane Rives Designs
6205 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
golfwoman@charter.net

SCALE: 1'= 1/4"

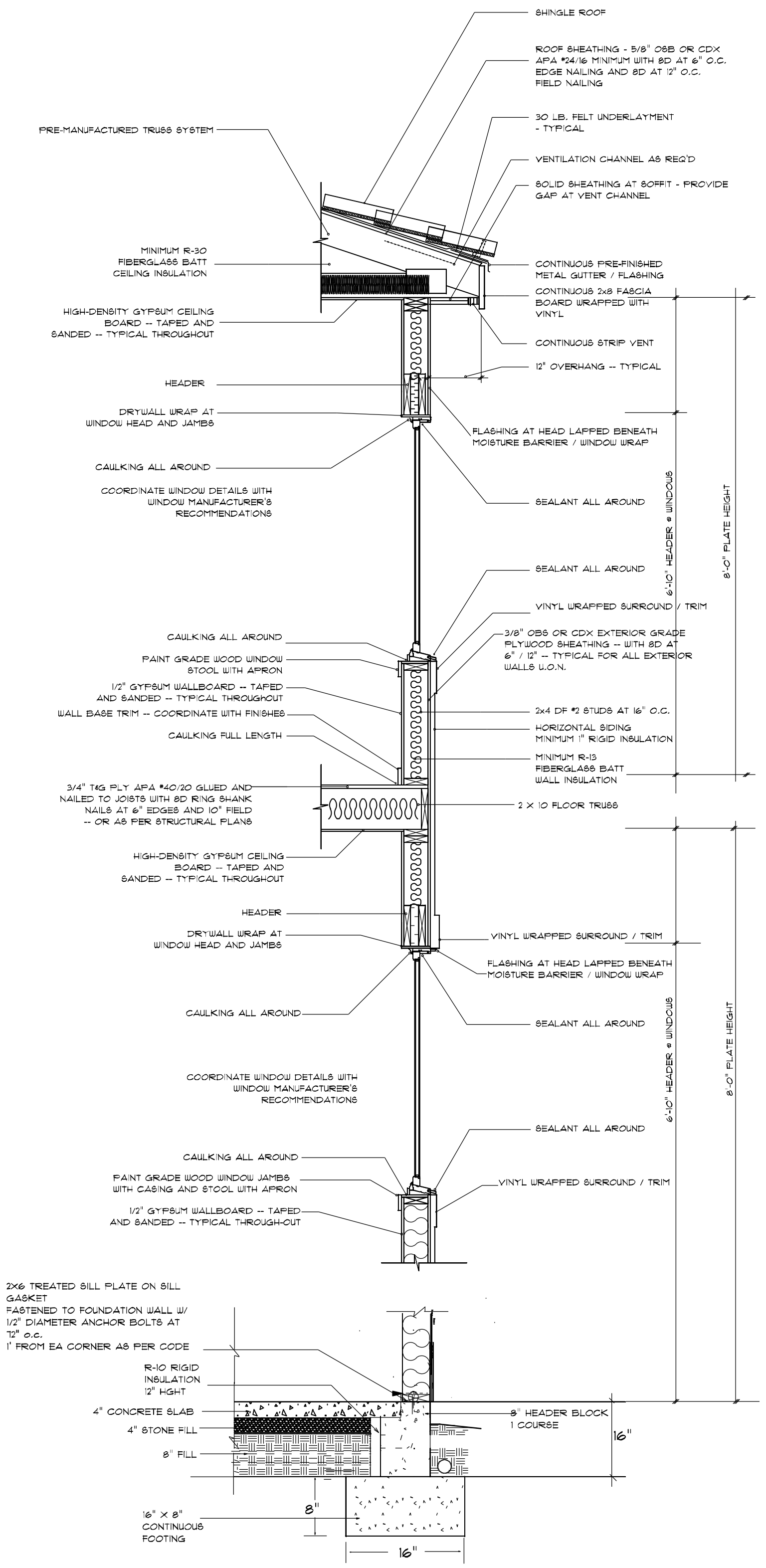
DRAWN BY:

DATE: 2/5/2023

LAMCO HOMES

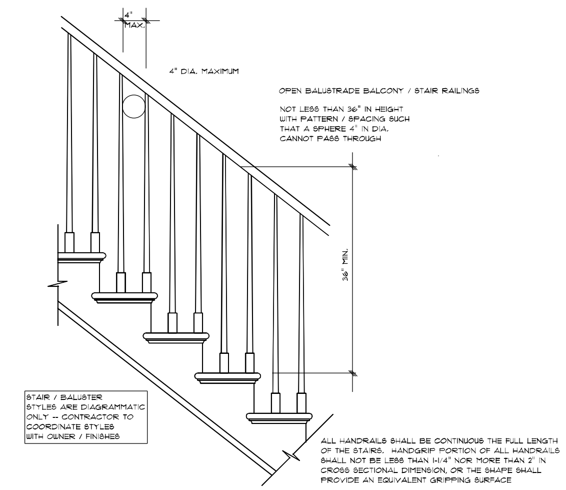
THE JEFFERSON
LEFT FRONT LOAD

FLOOR PLANS

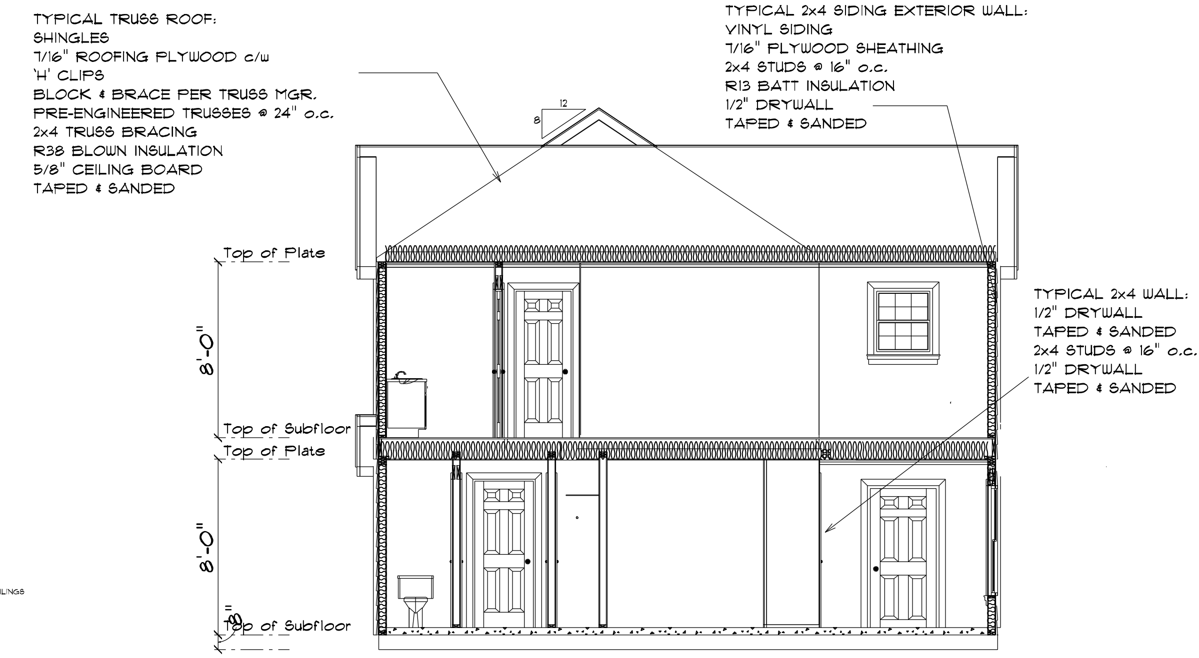


2x4 WITH 8" BLOCK STEM WALL FOUNDATION

not to scale



STAIR RAILING



SECTION

SCALE: 1"= 1/4"

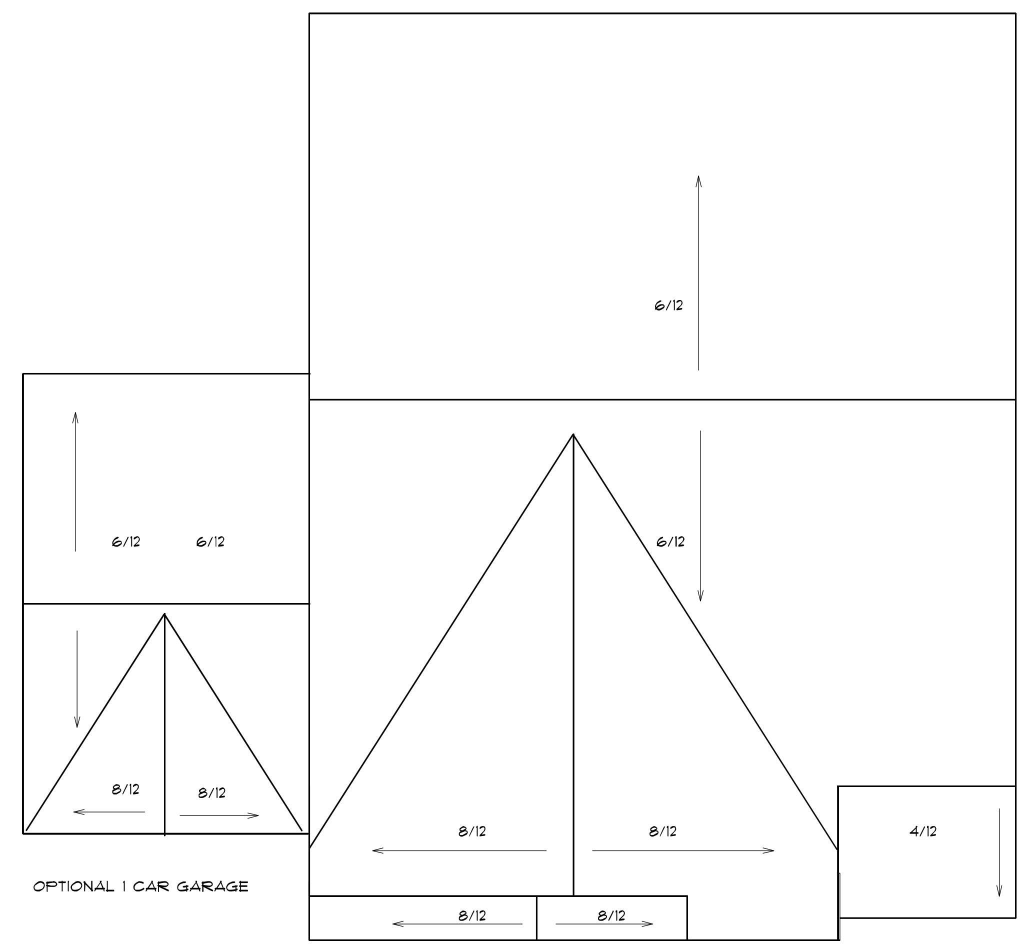
ROOF NOTES:

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"= 1/4"

6/12 PITCH MAIN ROOF
8/12 PITCH FRONT GABLES
4/12 PITCH SHED ROOFS
12" OH ALL

PAGE #: 5A

DRD
Diane Rivas Designs
6205 Mockingbird Lane
Sanford N.C. 27332
919-770-0353
golfucmercharter.net

SCALE: 1"= 1/4"

DRAWN BY:

DATE: 5/12/2021

LAMCO HOMES

THE JEFFERSON
GARAGE LEFT

DETAIL SHEET

ELECTRICAL LEGEND		
SYMBOL	COUNT	ELECTRICAL
	1	ceiling fan
	6	7 inch led light
	2	10" led light
	1	flood light
	3	vanity light

ELECTRICAL LEGEND		
SYMBOL	COUNT	ELECTRICAL
	1	ceiling fan
	7	7" led light
	1	dinning room light
	6	10" led light
	1	out door ceiling light
	1	foyer light
	3	coach light
	1	flood light
	1	vanity light

Diane Rivers Designs
6605 Rockingbird Lane
Sanford, N.C. 27332
919-770-0353
gailrivers@charter.net

DRD

PAGE #:

SCALE: 1"= 1/4"

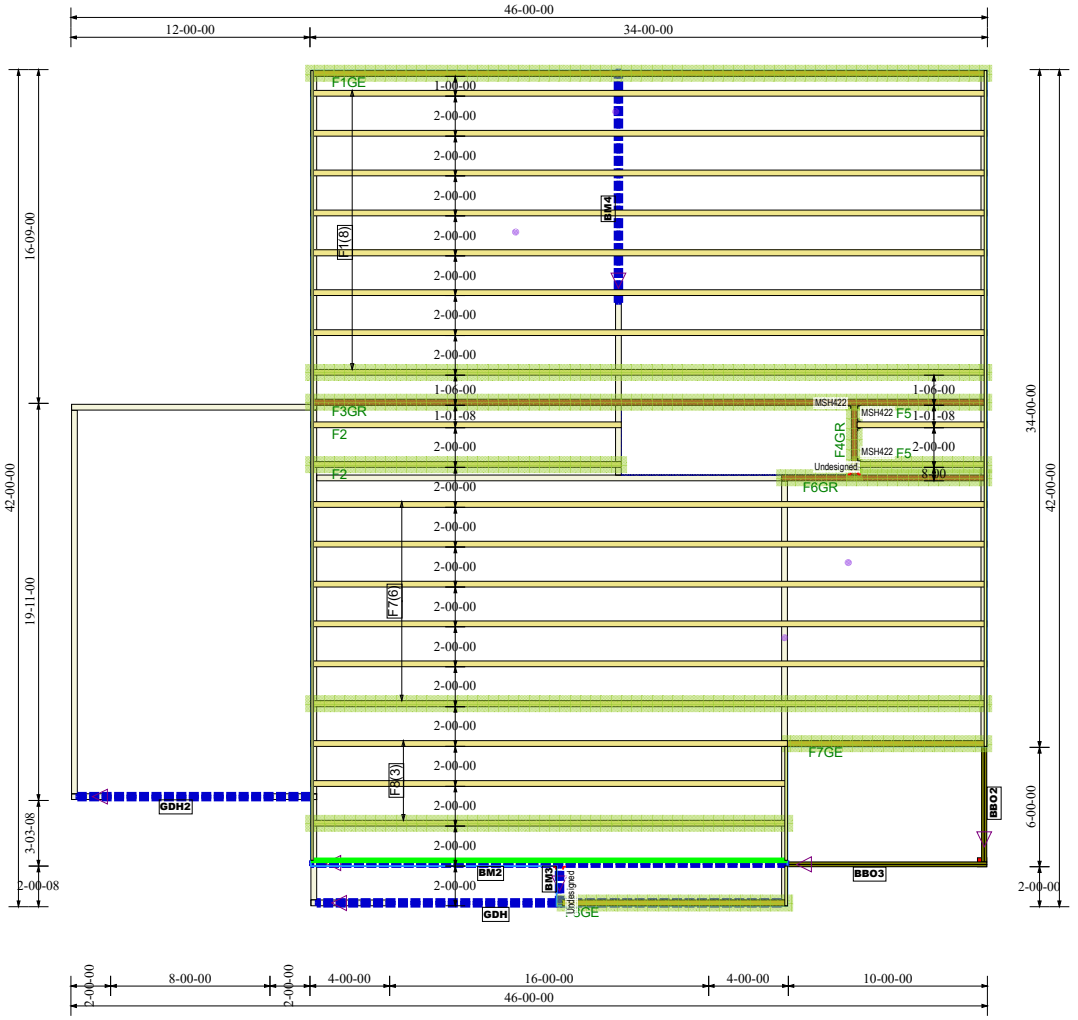
DRAWN BY:

DATE: 9/11/2022

LAMCO HOMES

THE JEFFERSON
LEFT GARAGE

ELECTRIC
LAYOUT



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
GDH2	12-00-00	2.0 RigidLam DF LVL 1-3/4 x 9-1/4	2	2	FF
GDH	24-00-00	2.0 RigidLam DF LVL 1-3/4 x 11-7/8	2	2	FF
BM4	12-00-00	2.0 RigidLam DF LVL 1-3/4 x 11-7/8	2	2	FF
BM2	24-00-00	2.0 RigidLam DF LVL 1-3/4 x 16	2	2	FF
BM3	2-00-00	2.0 RigidLam DF LVL 1-3/4 x 16	2	2	FF

Connector Summary		
Qty	Manuf	Product

Truss Connector Total List		
Manuf	Product	Qty
USP	MSH422	3

Kempsville Building Materials
A Division of the Carter Lumber Company

Lamco Custom Builders LLC

Jefferson Plan 3 car

FLOOR TRUSS PLACEMENT PLAN

REVISIONS	
DATE	BY
12/31/20	MF

PROJECT NUMBER
20120029

SHEET NUMBER
1 / 1

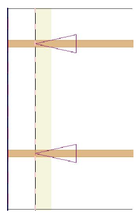
FLOOR TRUSS FRAMING

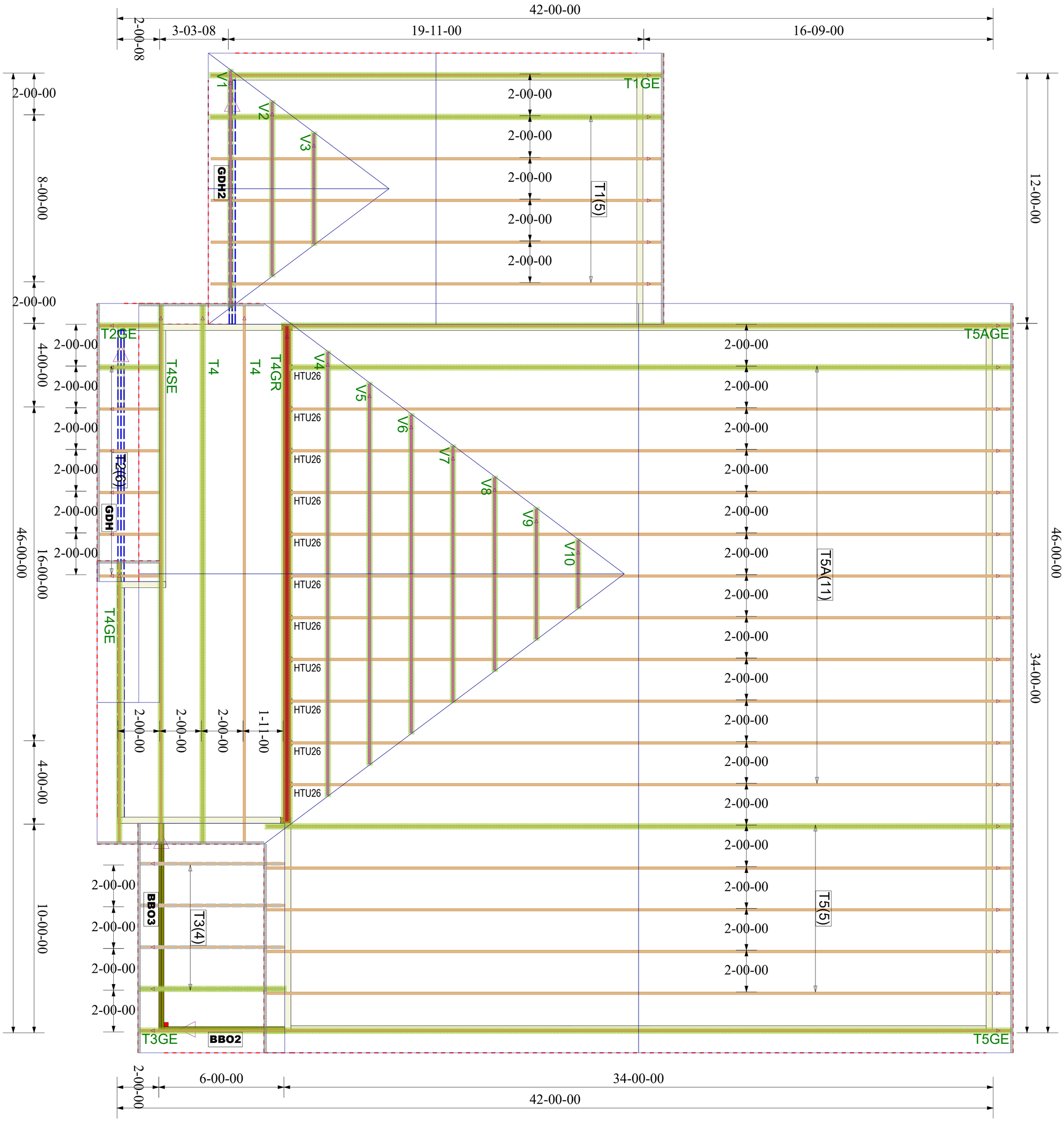
DRAWING SCALE : NTS

** FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS.

** DAMAGED COMPONENTS SHOULD NOT BE INSTALLED UNLESS TOLD TO BY THE COMPONENT PLANT.

Truss Drawing Left End Indicator





Truss Connector Total List	
Manuf	Product Qty
Simpson	HTU26 11
Simpson	One H2.5A 59

** GIRDERS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.

** DIMENSIONS ARE READ AS: FOOT-INCH-SIXTEENTH.

** TRUSS TO TRUSS CONNECTIONS ARE TOE-NAILED, UNLESS NOTED OTHERWISE.

General Notes:

** CUTTING OR DRILLING OF COMPONENTS SHOULD NOT BE DONE WITHOUT CONTACTING COMPONENT SUPPLIER FIRST. CUSTOMER TAKES FULL RESPONSIBILITY FOR COMPONENTS IF CUT BEFORE AUTHORIZATION.

** ALL BEARING POINTS MUST BE INSTALLED PRIOR TO SETTING ANY COMPONENTS.

** TRIANGULAR SYMBOL NEAR END OF TRUSS INDICATES LEFT END OF TRUSS AS SHOWN ON INDIVIDUAL TRUSS DRAWINGS.

** PLUMBING DROPS NOTED ARE IN THE APPROXIMATE LOCATIONS PER PLAN. BUILDER TO VERIFY LOCATIONS BEFORE SETTING TRUSSES.

** REFER TO FINAL TRUSS ENGINEERING SHEETS FOR PLY TO PLY CONNECTIONS.

Scale: NTS

Date: 1/25/2024

Designer: M. Finch

Project Number: **2303066**

Sheet Number: **1/1**

Lamco Custom Builders LLC

Jefferson plan 3 car

COMPONENT PLACEMENT PLAN

Kempsville Building Materials
A Division of the Carter Lumber Company

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual components to be incorporated into the building design at the specification of the building designer. See Individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor systems and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding the bracing, consult "Bracing of Wood Truss" available from the Truss Plate Institute, 583 D'Onifrio Drive: Madison, WI 53179

Revisions	
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name