



RIGHT ELEVATION
SCALE: 1" = 1/4"

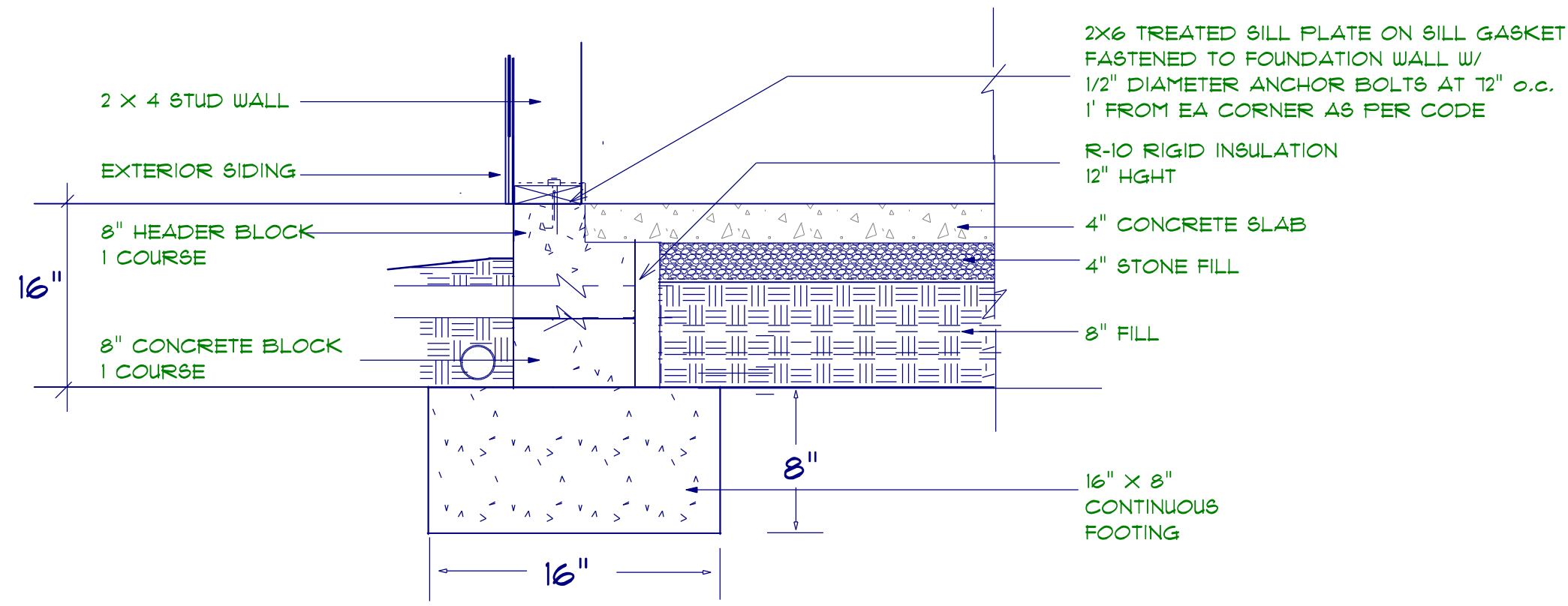


LEFT ELEVATION
SCALE: 1" = 1/4"

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.

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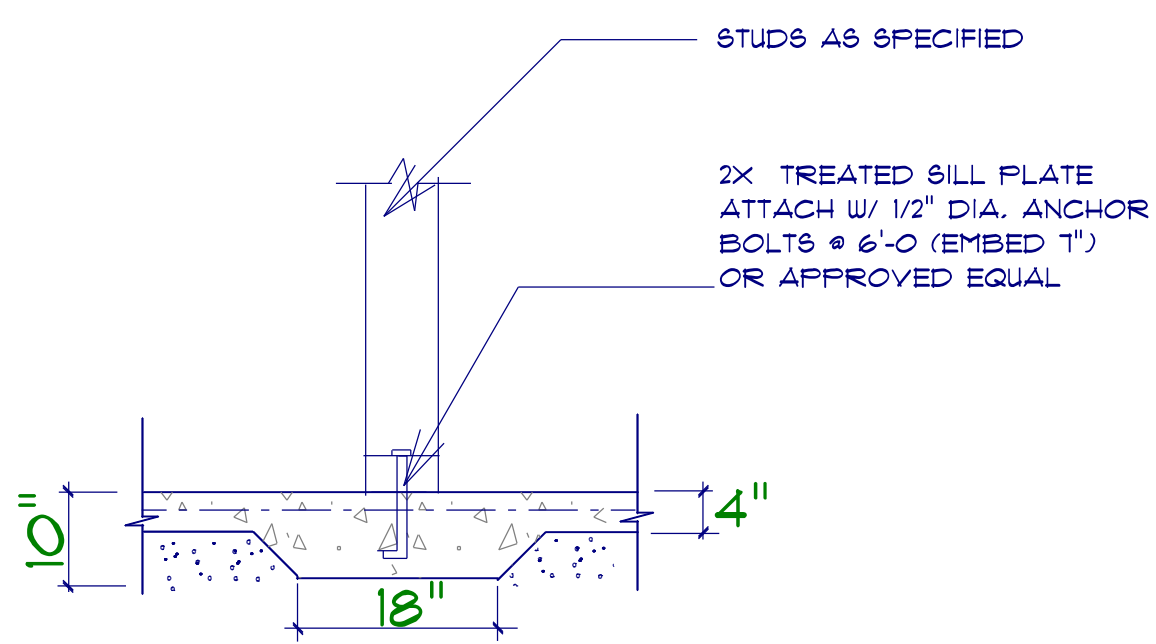
STEM WALL FOUNDATION Detail not to scale

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

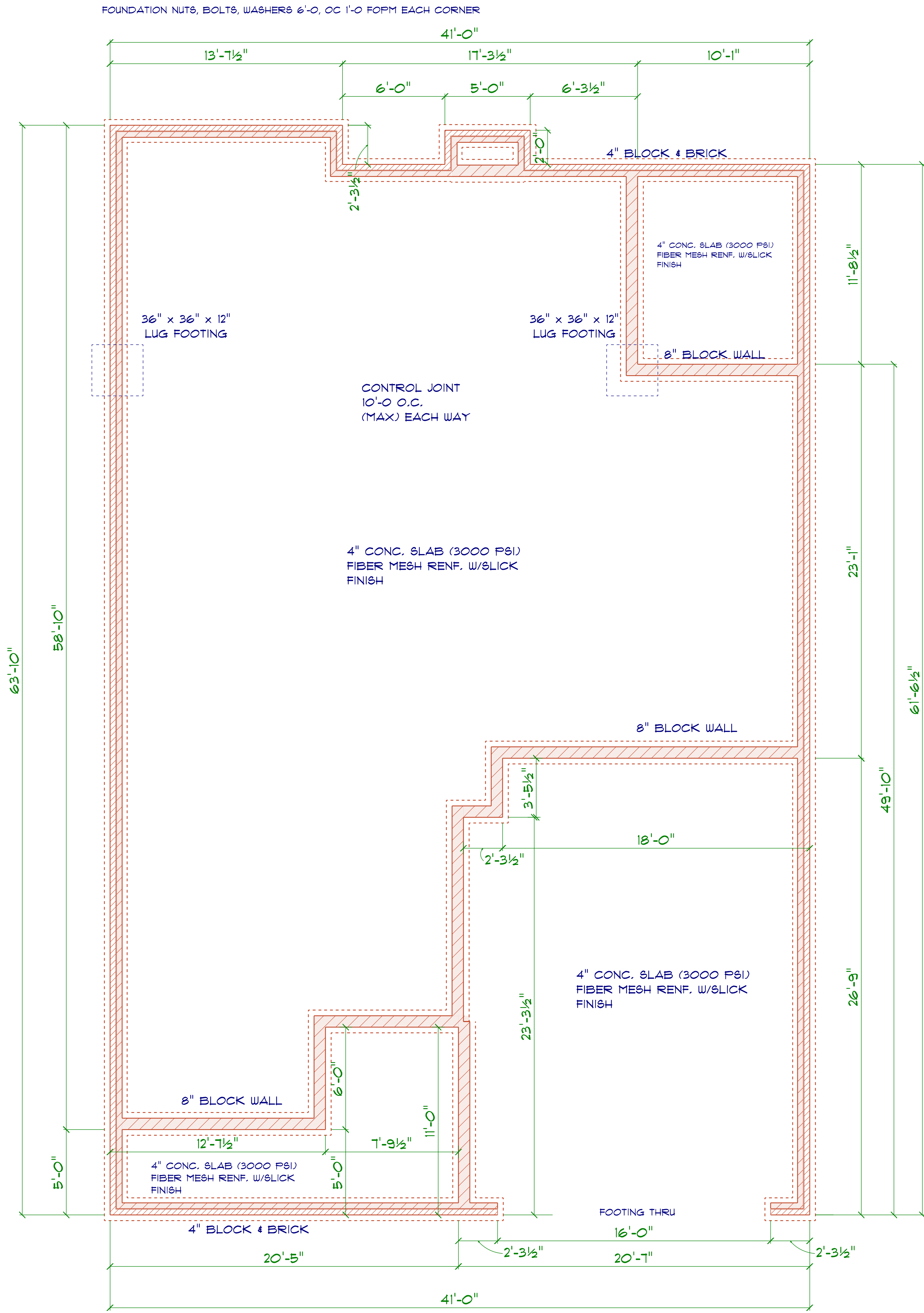
WELDED WIRE MESH OR REBAR REINFORCEMENT
 4" MINIMUM CONCRETE SLAB
 6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER
 4" MIN. COMPACTED GRAVEL -- GRAVEL MUST BE CLEAN AND FREE FROM ORGANIC MATTER
 SOIL MUST BE SOLID AND FREE OF ORGANIC MATERIAL -- SOME SOILS REQUIRE COMPACTION -- IN TERMITE AREAS THE SOIL MAY REQUIRE CHEMICAL TREATMENT -- CONTRACTOR TO VERIFY COMPACTION AND SOIL TREATMENT REQUIREMENTS OF LOCAL AREA

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 JOINTS

CONCRETE SLAB DETAILS / NOTES



TYPICAL THICKENED SLAB



FOUNDATION PLAN

SCALE: 1" = 1/4"

3B

DRD
 Diane Rivers Design
 6003-104 Highway 101
 Raleigh, NC 27612
 919-700-0953
 drd@dienerdesigner.net

SCALE: 1" = 1/4"
 DRAWN BY:
 DATE: 1/26/2024

LAMCO HOMES

THE BLAKLEY
 RIGHT FRONT GARAGE

STEM WALL
 FOUNDATION

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 DOUBLS UNO.

NAIL FLOOR JOISTS TO SILL PLATE WITH 8d TOE NAILS.

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

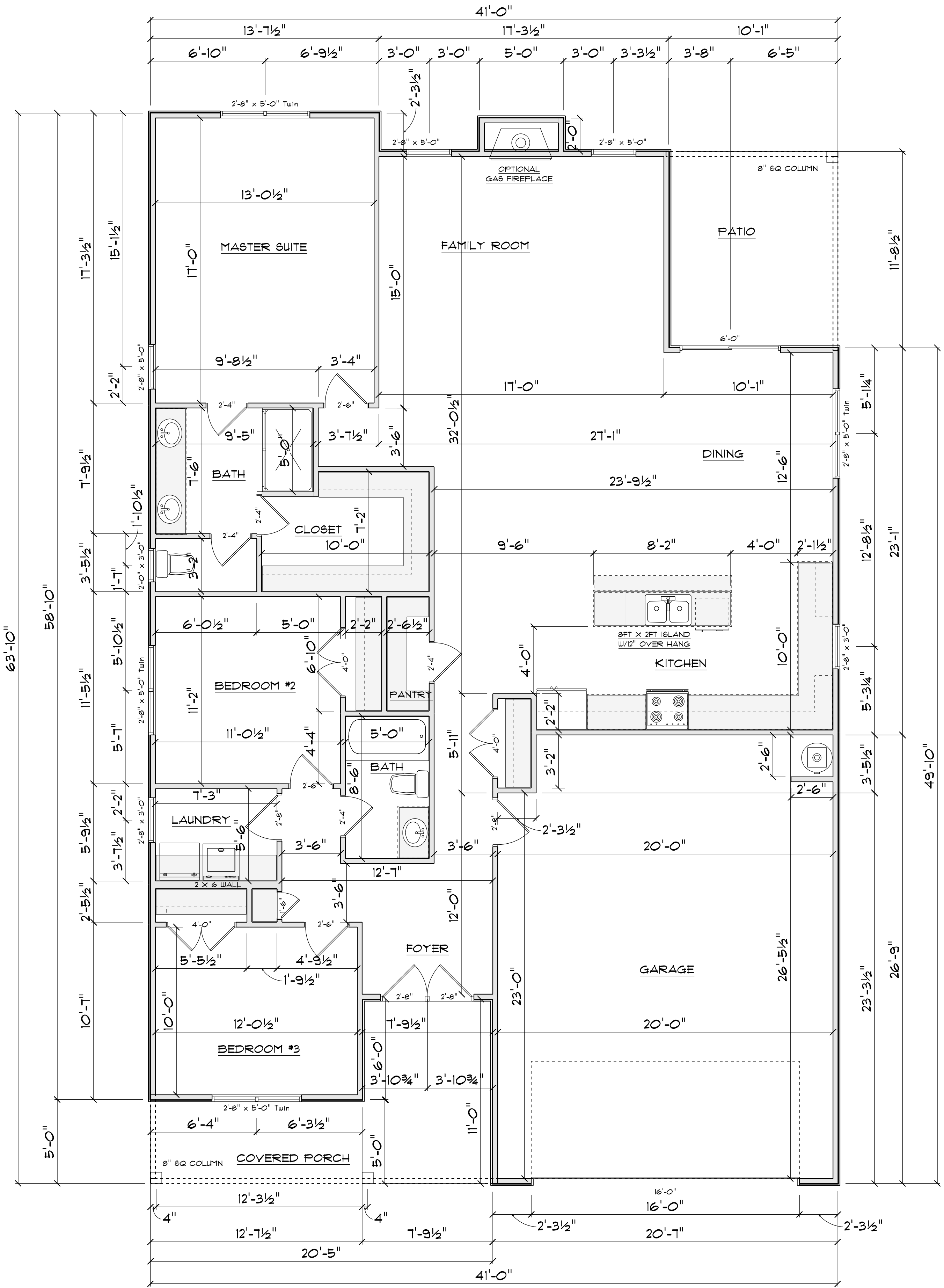
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

ALL FRAMING TO BE 1/2" 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"	2	Window\Single Hung	32"	36"
2'-8" x 5'-0"	1	Window\Single Hung	32"	60-1/2"
2'-0" x 3'-0"	1	Window\Single Hung	24"	36"
2'-8" x 5'-0"	4	Window\Single Hung	32"	60-1/2"
2'-8" x 5'-0" Twin	4	Window\Single Hung	64"	60-1/2"



FLOOR PLAN

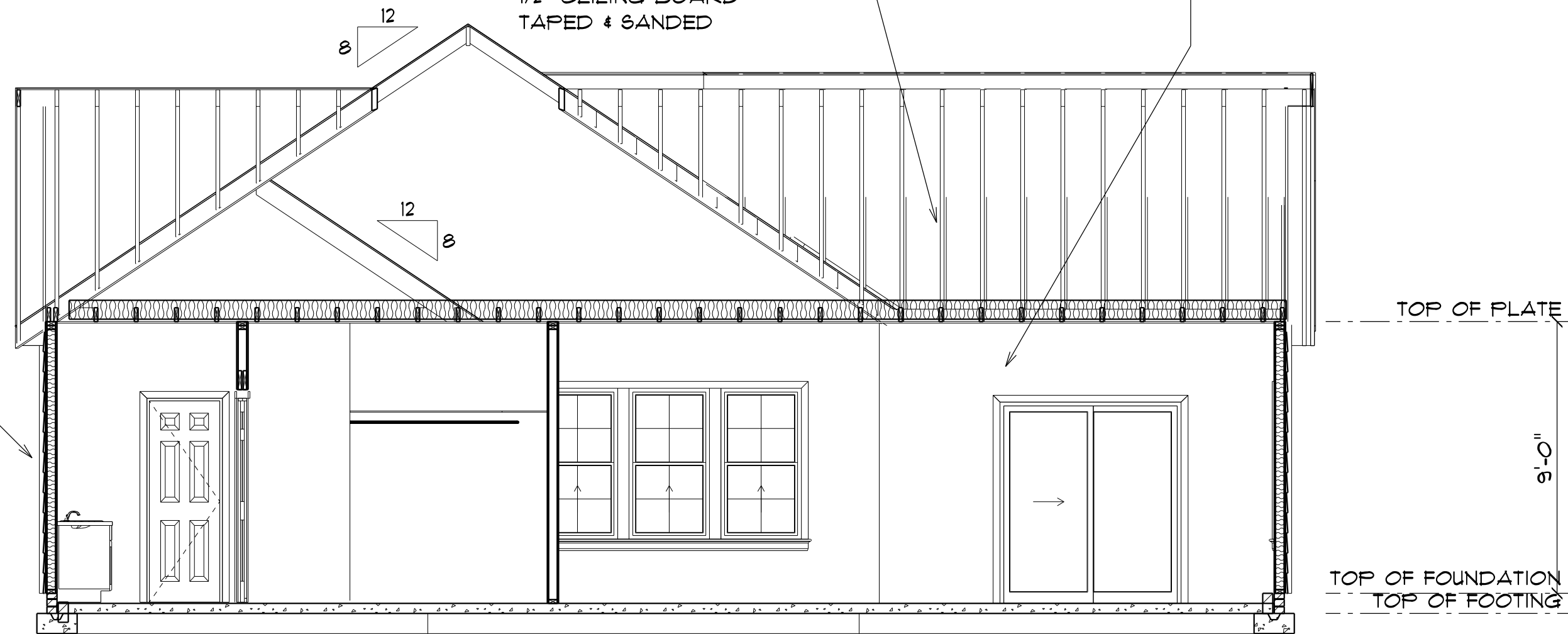
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1771 sq. ft.
Garage	539 sq. ft.
Covered Rear Porch	115 sq. ft.
Covered Front Porch	151 sq. ft.

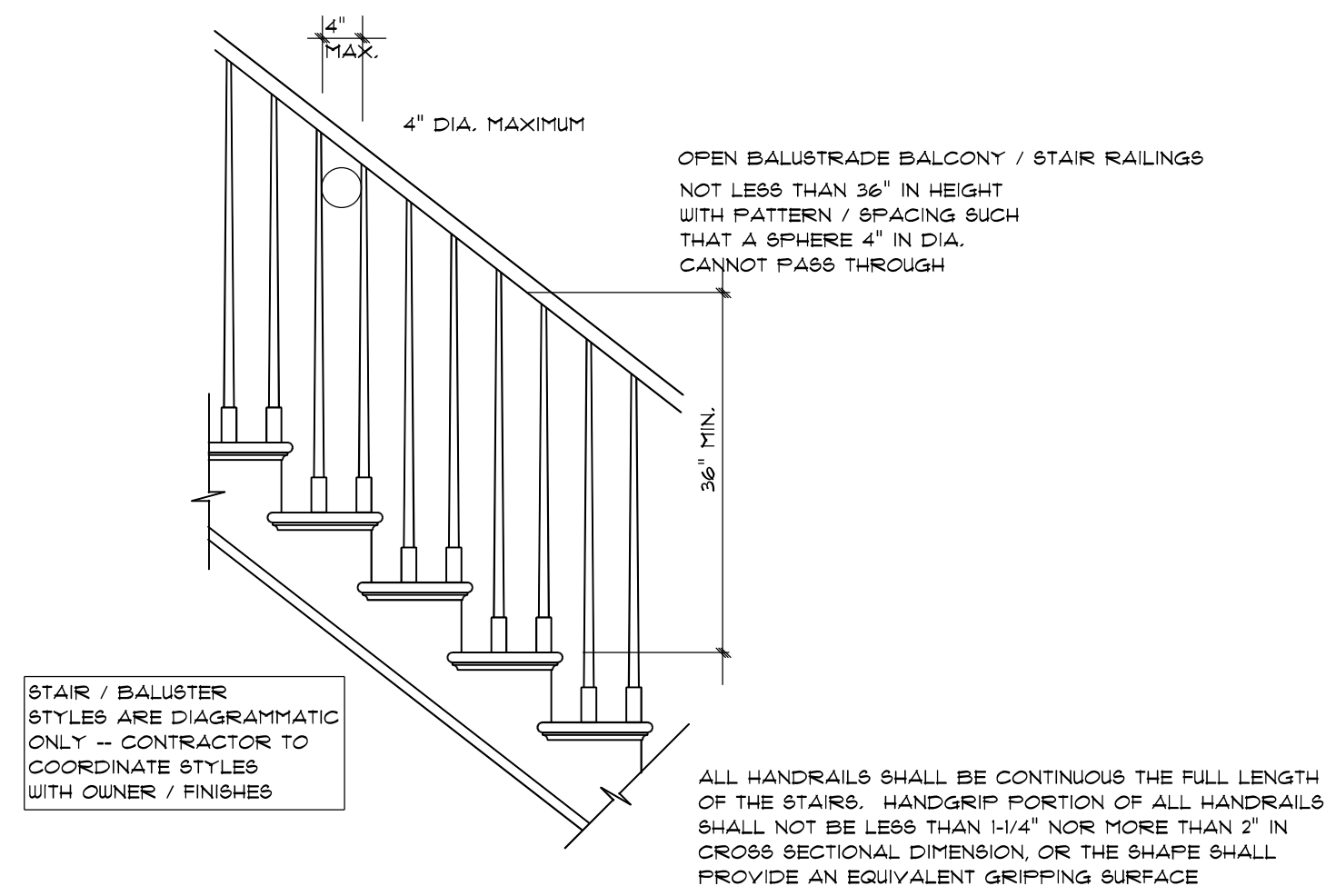
TYPICAL 2x4 SIDING EXTERIOR WALL:
 HORIZONTAL OR BOARD & BATTEN SIDING
 1/16" FLYWOOD SHEATHING
 2x4 STUDS @ 16" o.c.
 R15 BATT INSULATION
 1/2" DRYWALL
 TAPED & SANDED

TYPICAL TRUSS ROOF:
 SHINGLES
 1/16" ROOFING FLYWOOD c/w
 4' 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
 NOT TO SCALE

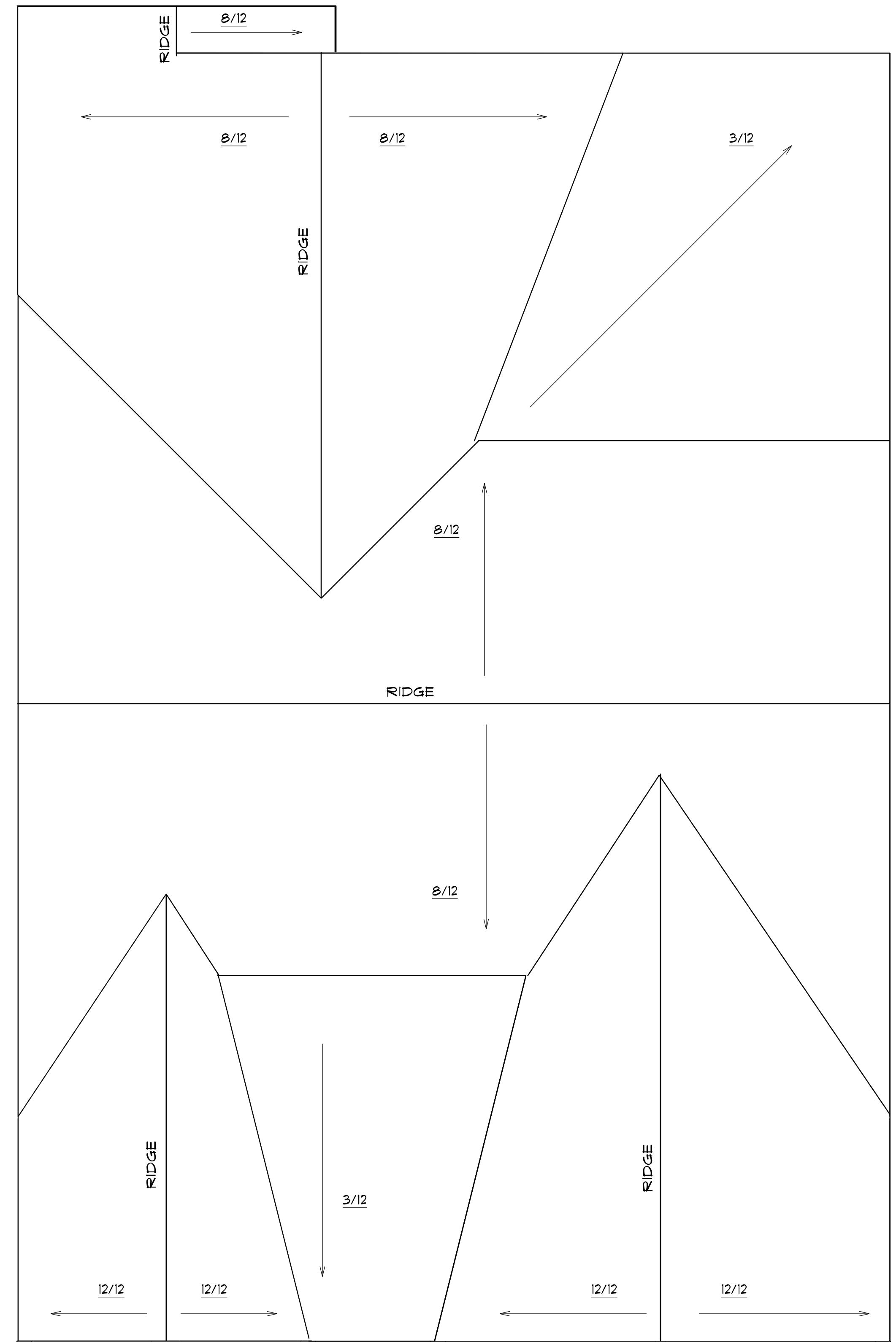
ROOF NOTES:

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

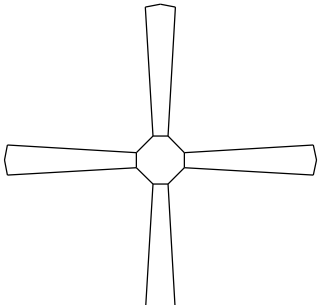


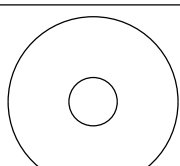
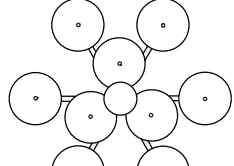




IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

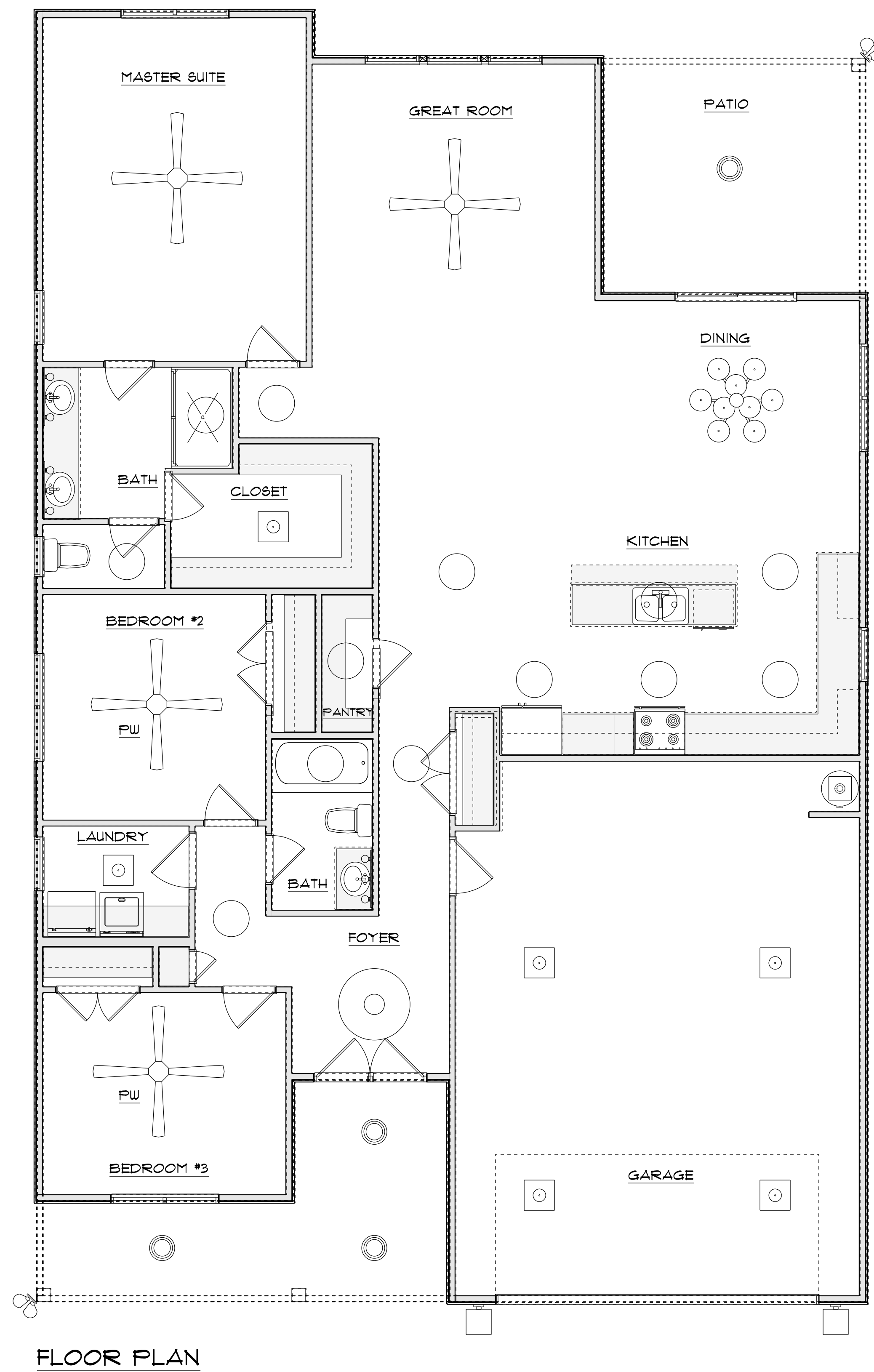
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS.
 DO NOT NOTCH OR DRILL TRUSS MEMBERS.

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

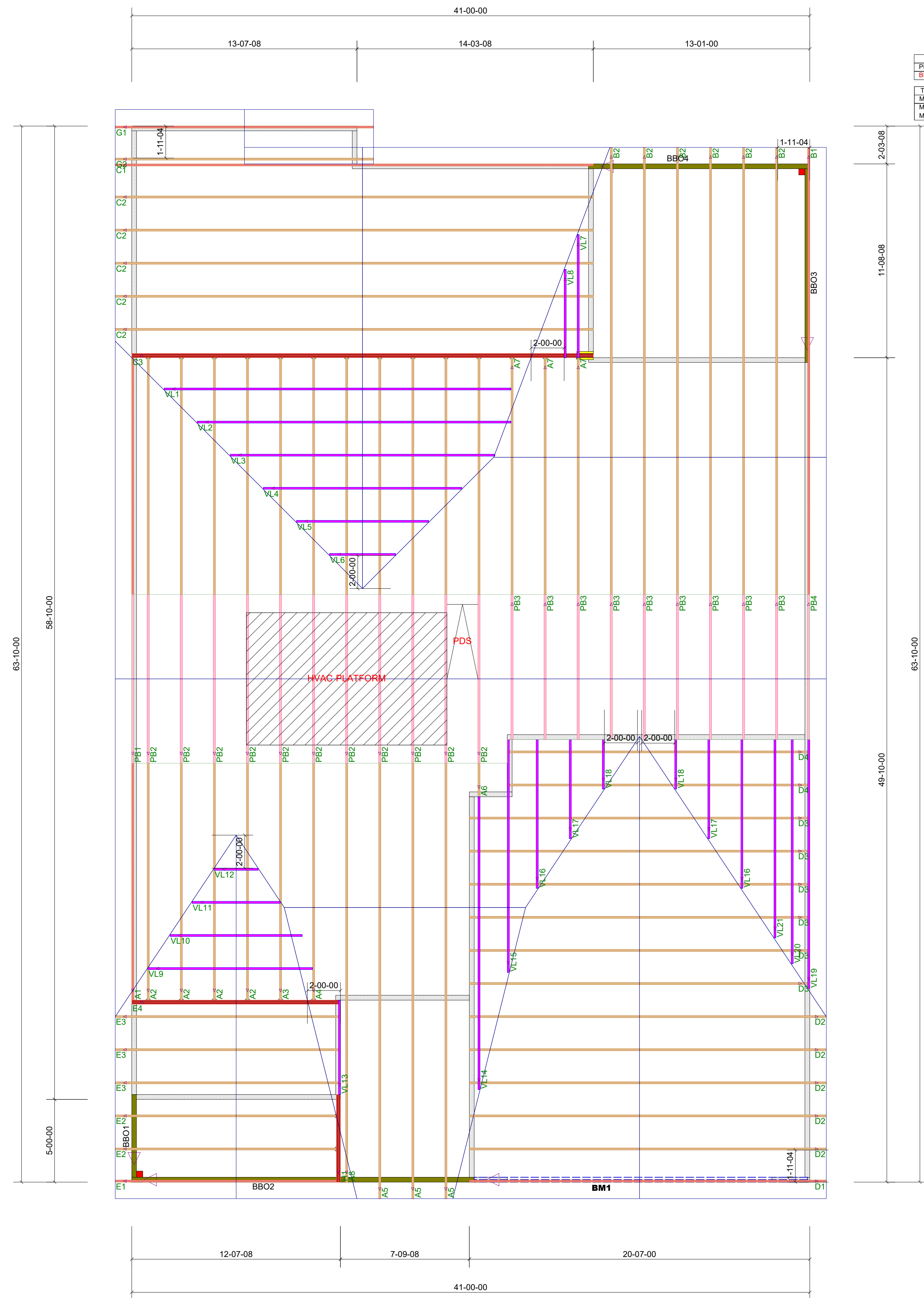


ROOF PLAN
 SCALE: 1" = 1/4" 12" OVER HANG ALL

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



ProdID	Length	Product	Products	Pieces	Net Qty	Fab Type
BM1	22-00-00	2.0 Regal Lam DF LVL 1.34 x 11-7/8		2	2	FF

Truss Connector Total List		
Manuf	Product	Qty
MTek	One RT7A	83
MTek	THD26	22

ROOF TRUSS FRAMING

DRAWING SCALE : NTS



Lamco Custom
 Blakely - Base house
ROOF TRUSS PLACEMENT PLAN

REVISIONS	
DATE	BY
5-23-22	TK

PROJECT NUMBER
22050129
 SHEET NUMBER
1 / 1