

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 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 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 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 7-95B
- 2 Roof Dead Load 115 P&F
- 3 Roof Live Load 20 P&F
- 4 Typical Floor Dead Load 10 P&F
- 5 Floor Live Loads
- 5.1 Rooms other than sleeping rooms 40 P&F
- 5.2 Sleeping Rooms 30 P&F
- 5.3 Stairs 40 P&F
- 5.4 Decks 40 P&F
- 5.5 Exterior Balconies 60 P&F
- 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 P&F
- 6.5 Roofs (Component and Cladding)
- 6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 P&F
- 6.5.2 Roof Slopes 7/12 to 12/12 21 P&F

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.

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NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

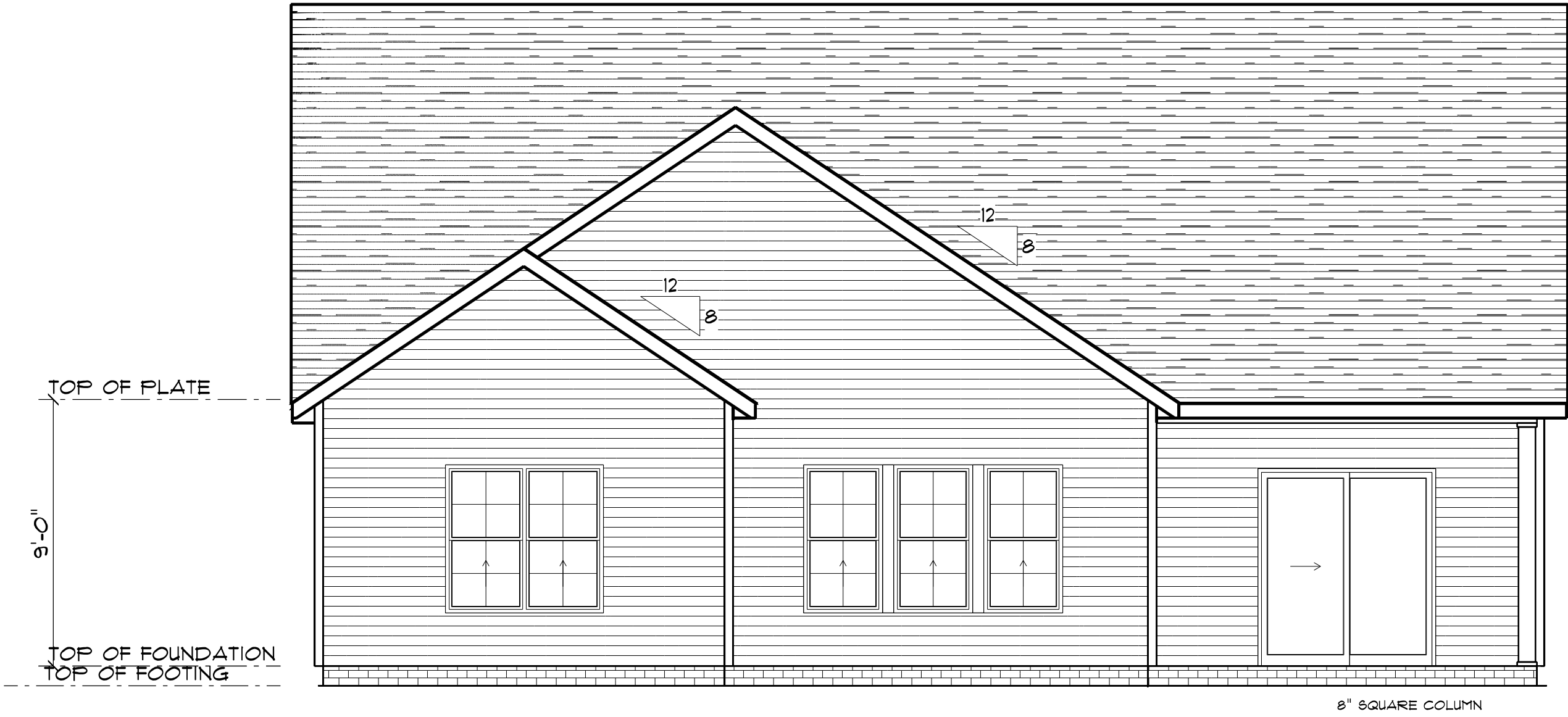
APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

03/11/2025

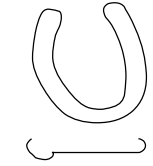
Dine Rives Design
6205 Mockingbird Lane
Spartanburg, NC 29326
815-100-0255
gethousedesigncenter.net



FRONT ELEVATION
SCALE: 1" = 1/4"



REAR ELEVATION
SCALE: 1" = 1/4"



Dine Rives Design
6205 Mockingbird Lane
Spartanburg, NC 29326
815-100-0255
gethousedesigncenter.net

DRD

SCALE: 1" = 1/4"

DRAWN BY:

DATE: 6/9/2023

LAMCO HOMES

THE BLAKELY
LEFT FRONT LOAD

FRONT
ELEVATION C

LAMCO CUSTOM BUILDERS/LAMCO HOMES RETAINS TITLE AND OWNERSHIP OF ALL PLANS. THESE PLANS CAN NOT BE COPIED OR REPRODUCED. THESE PLANS CAN NOT BE BUILT BY ANYONE OTHER THAN LAMCO CUSTOM BUILDERS/LAMCO HOMES



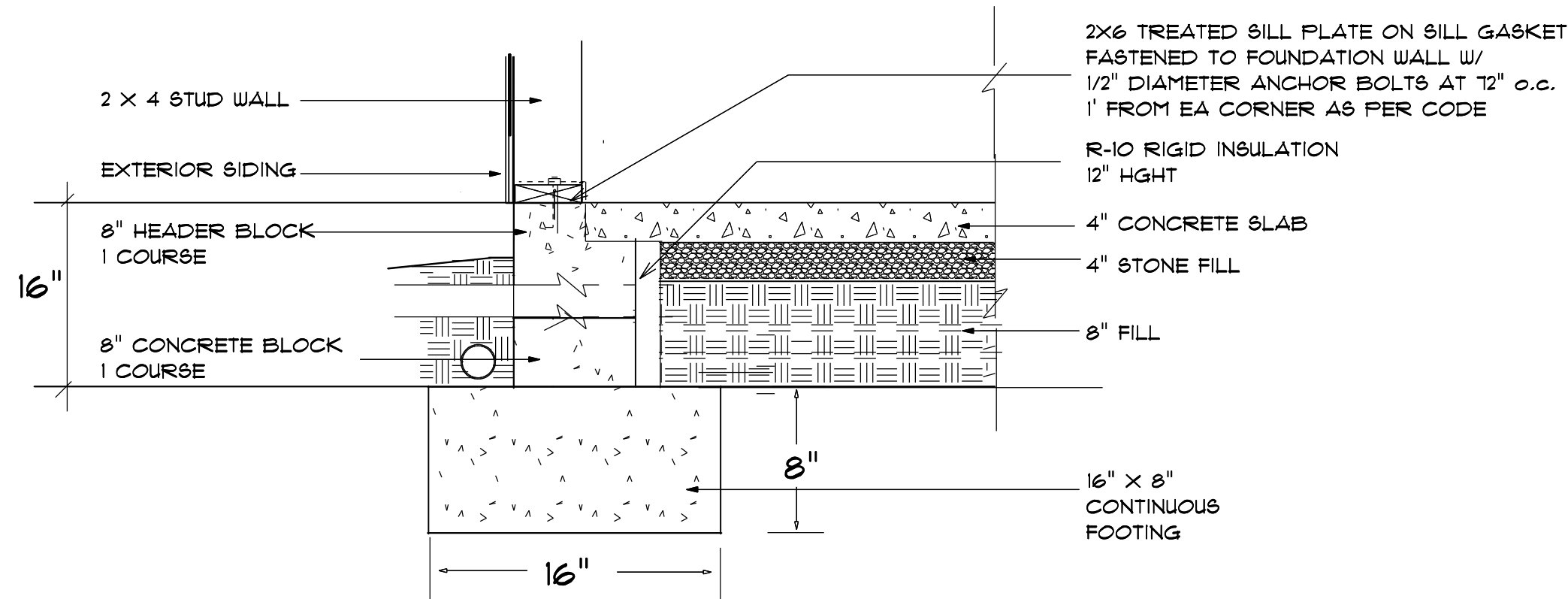
LEFT ELEVATION
SCALE: 1"= 1/4"



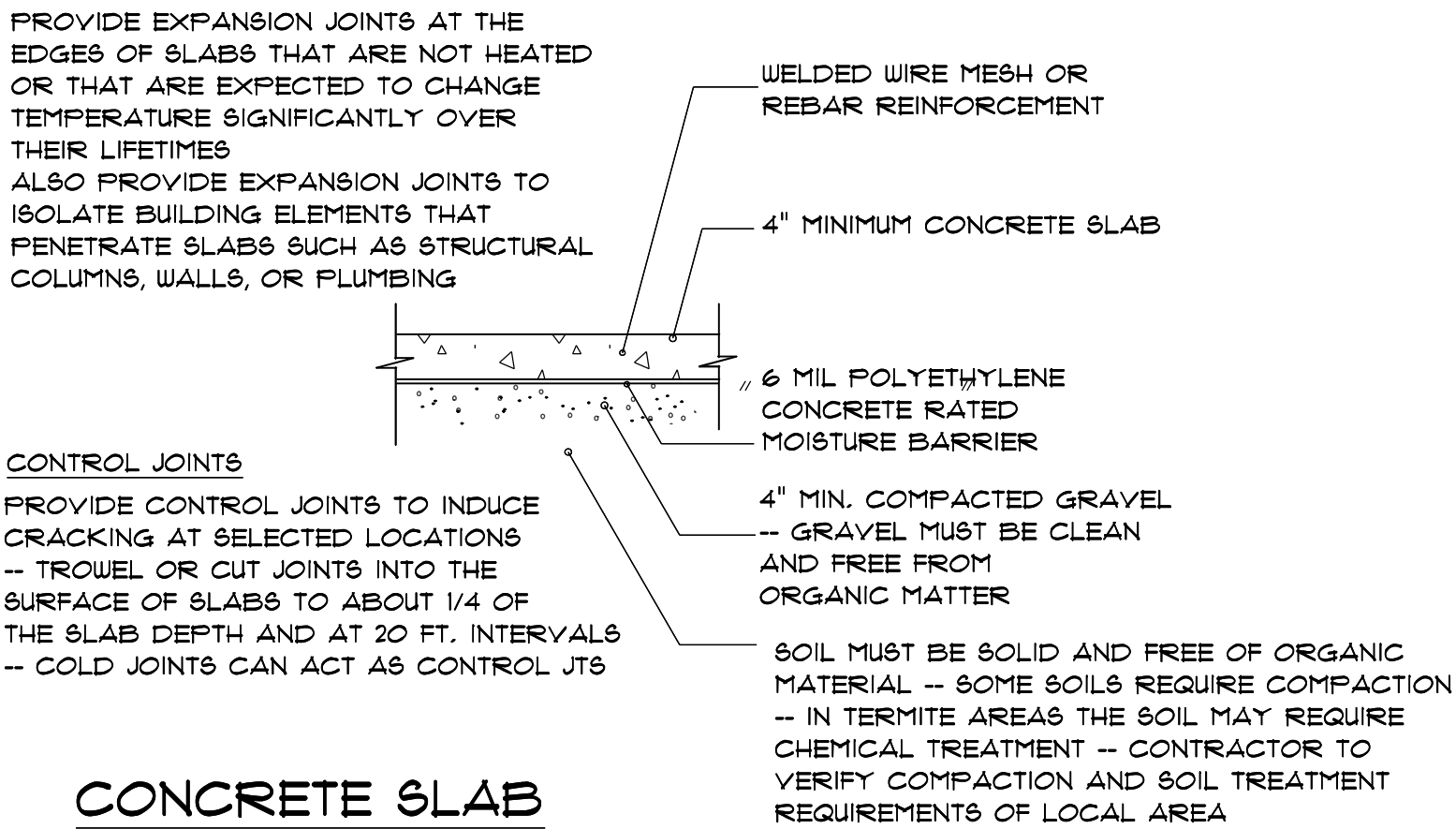
RIGHT ELEVATION
SCALE: 1"= 1/4"

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.

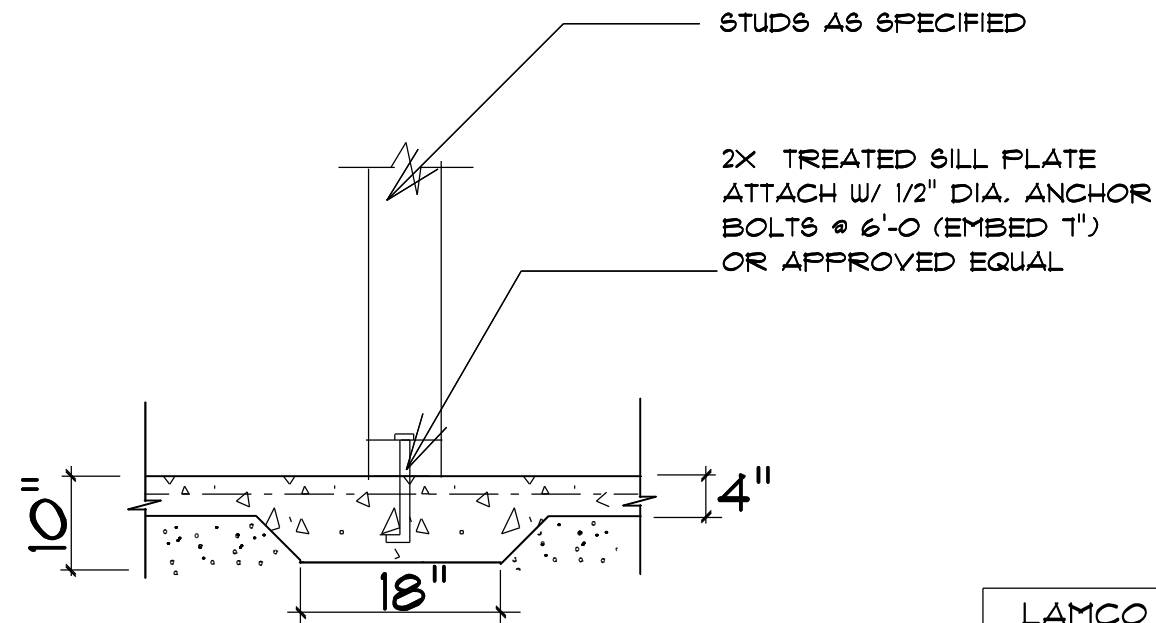
Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.



STEM WALL FOUNDATION Detail
not to scale

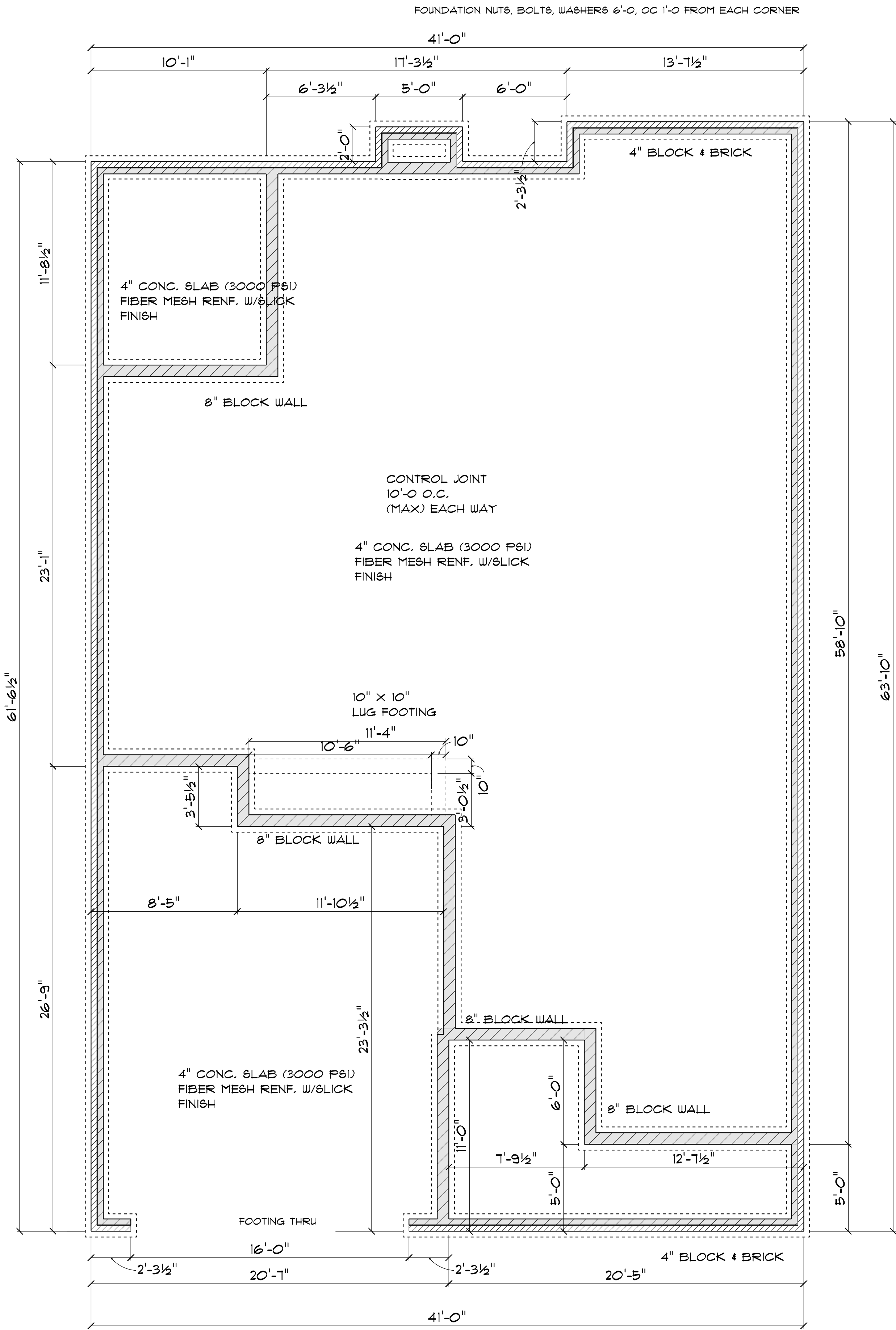


CONCRETE SLAB
DETAILS / NOTES
not to scale



TYPICAL THICKENED SLAB
not to scale

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FOUNDATION PLAN
SCALE: 1"= 1/4"

3B

Dina Rives Design
6205 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
gofluorencedesign.net

DRD

SCALE: 1"= 1/4"

DRAWN BY:

DATE: 6/9/2023

LAMCO HOMES

THE BLAKELY W/BONUS ROOM
LEFT FRONT LOAD

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 DOWNS UNO.

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

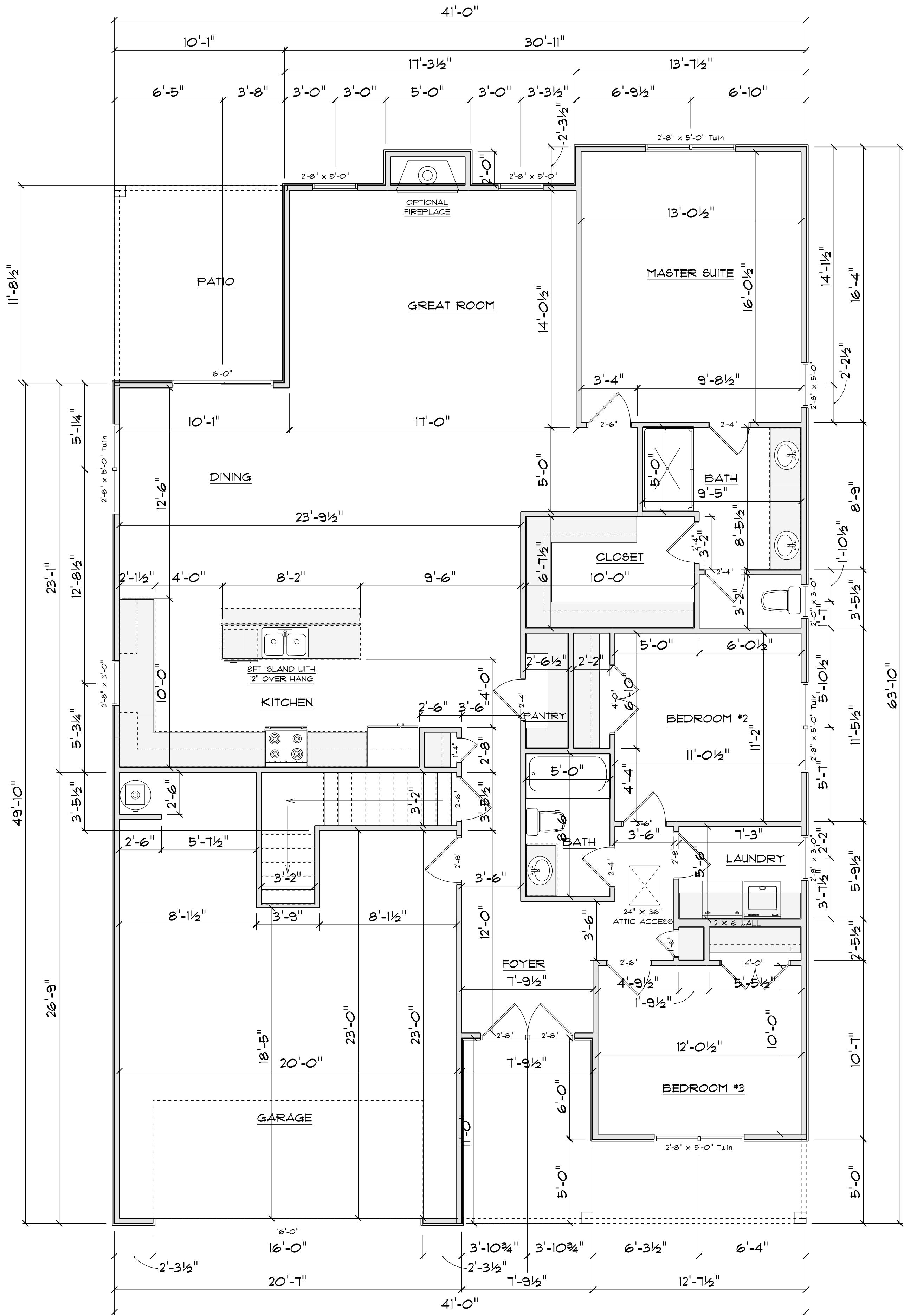
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED. PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

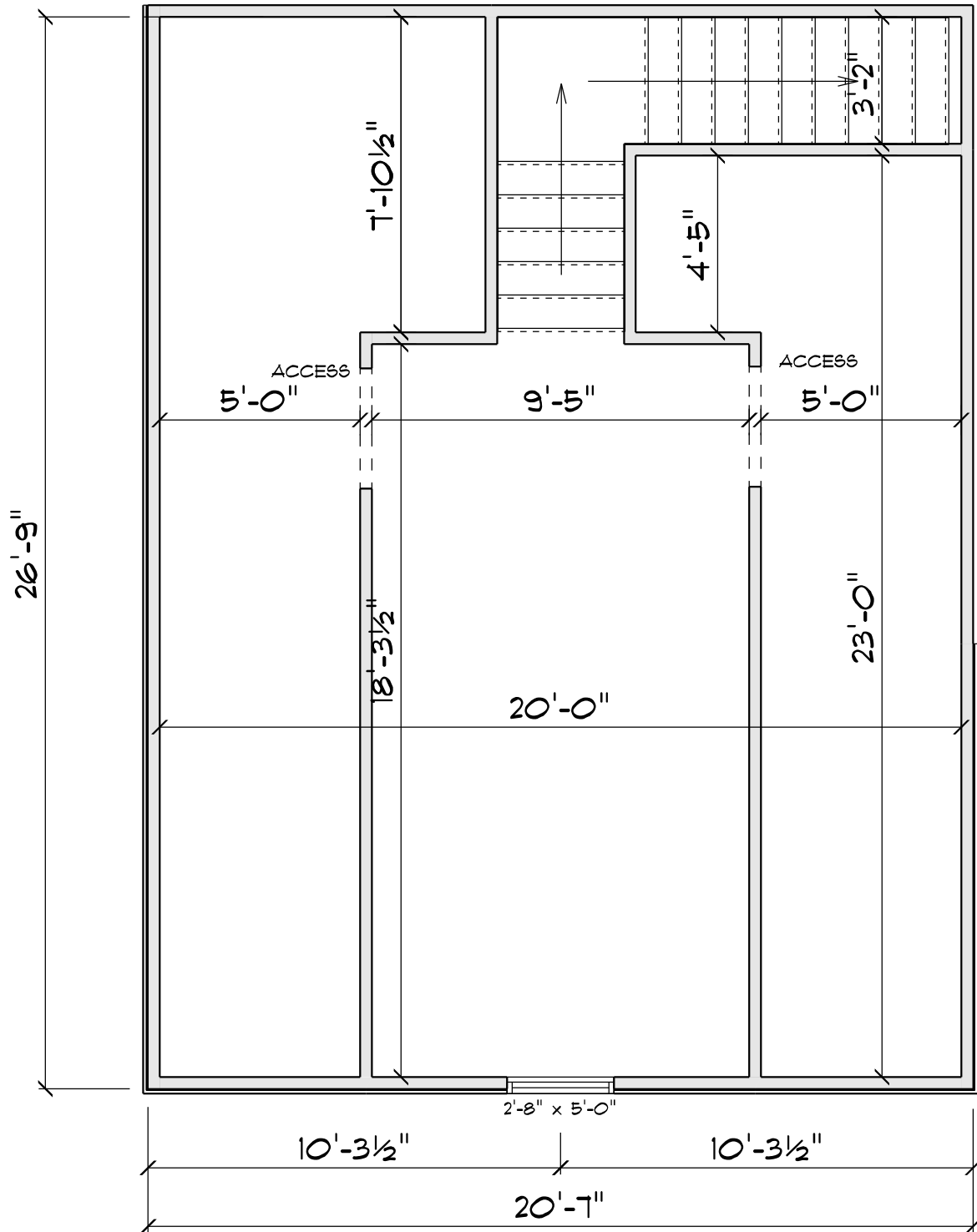
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

WINDOW SCHEDULE					
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT	
2'-8" x 3'-0"	2	Window\Single Hung	32"	36"	
2'-8" x 5'-0"	2	Window\Single Hung	32"	60'-1/2"	
2'-0" x 3'-0"	1	Window\Single Hung	24"	36"	
2'-8" x 5'-0"	5	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		
AREA	NAME	
1736 sq ft.	Heated	
539 sq ft.	Garage	
153 sq ft.	Covered Rear Porch	
151 sq ft.	Covered Front Porch	



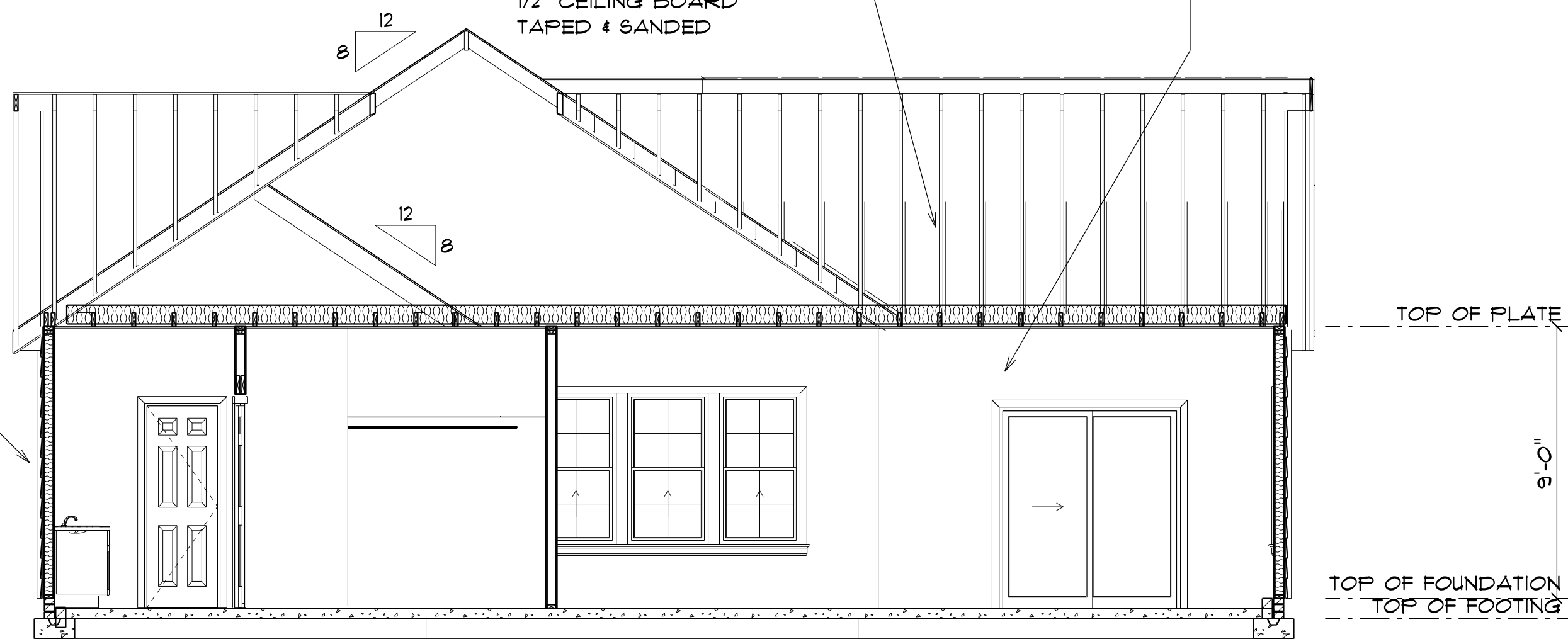
BONUS ROOM
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Bonus Room	256 sq ft.

TYPICAL 2x4 SIDING EXTERIOR WALL:
HORIZONTAL OR BOARD & BATTEN SIDING
7/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

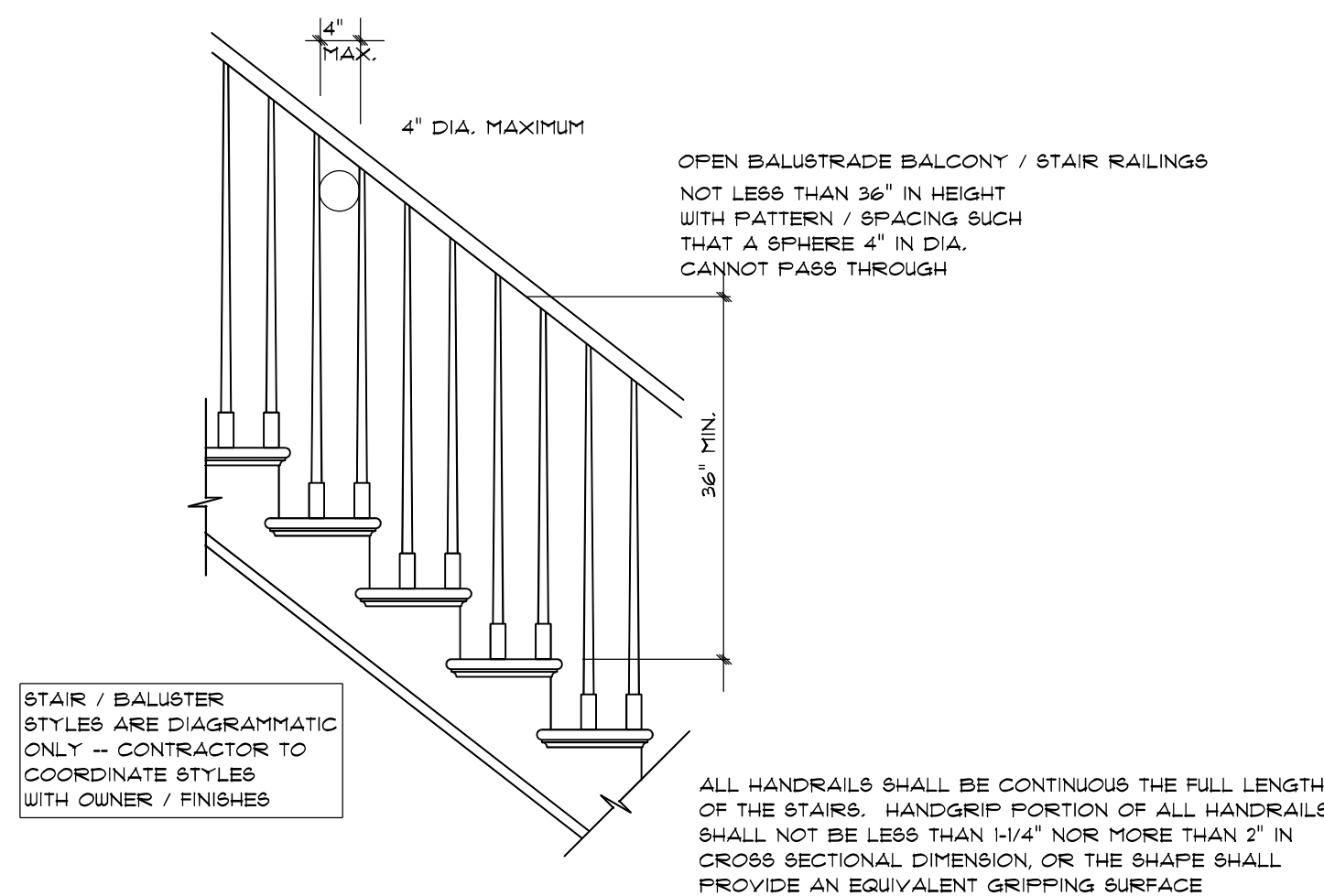
TYPICAL TRUSS ROOF:
SHINGLES
7/16" ROOFING PLYWOOD c/w
1/4" CLIPS
BLOCK & BRACE PER TRUSS MGR.
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R38 BLOWN INSULATION
1/2" CEILING BOARD
TAPED & SANDED

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:

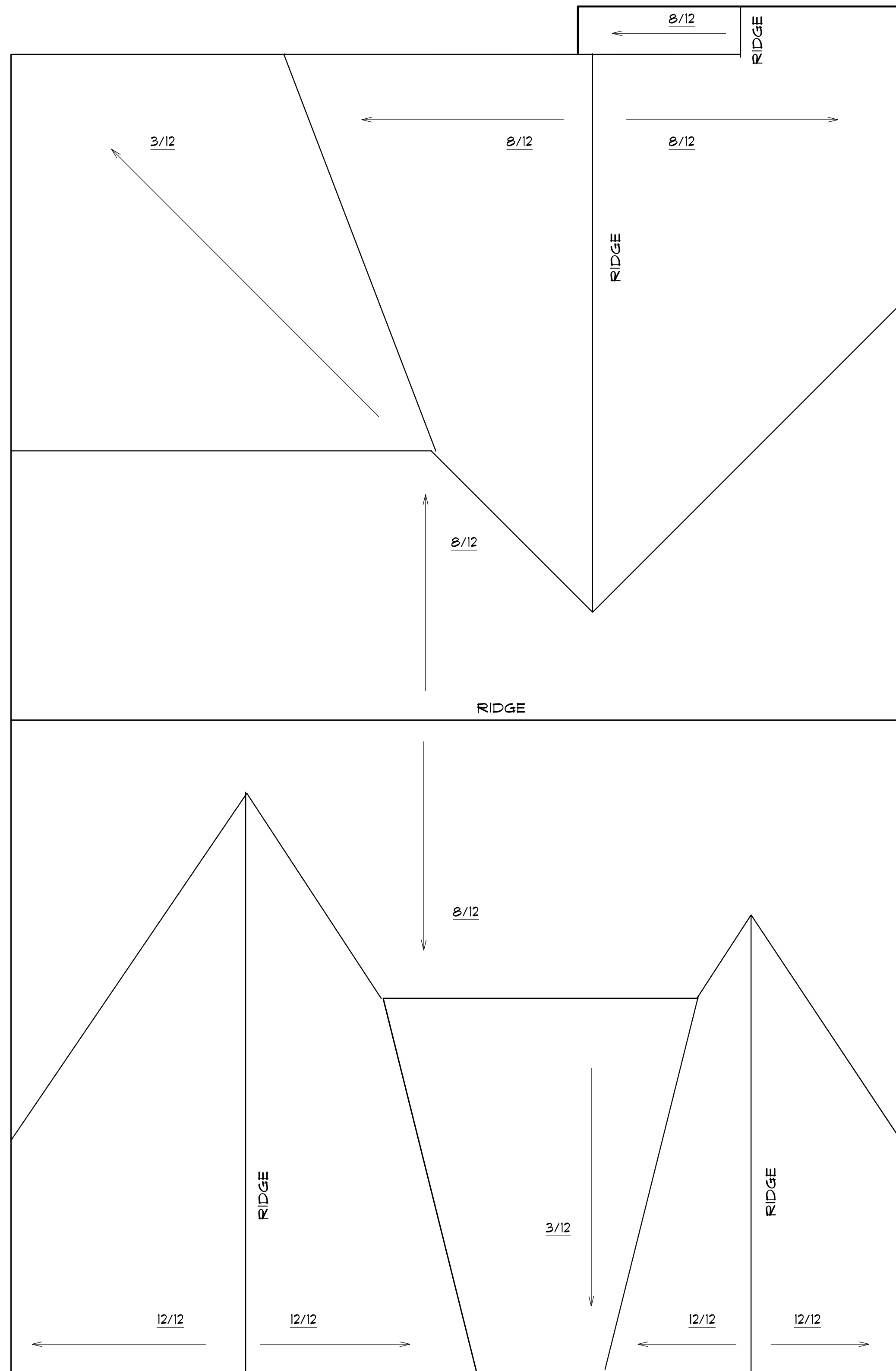
TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

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.

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ROOF PLAN

SCALE: 1"= 1/4"

12" OVER HANG ALL

BA

Diane Rives Design
6205 Mockingbird Lane
Sanford, N.C. 27332
919-710-0953
gofluorengineer.net

SCALE: 1"= 1/4"

DRAWN BY:

DATE: 6/9/2023

LAMCO HOMES

THE BLAKELY
LEFT FRONT LOAD

DETAIL SHEET



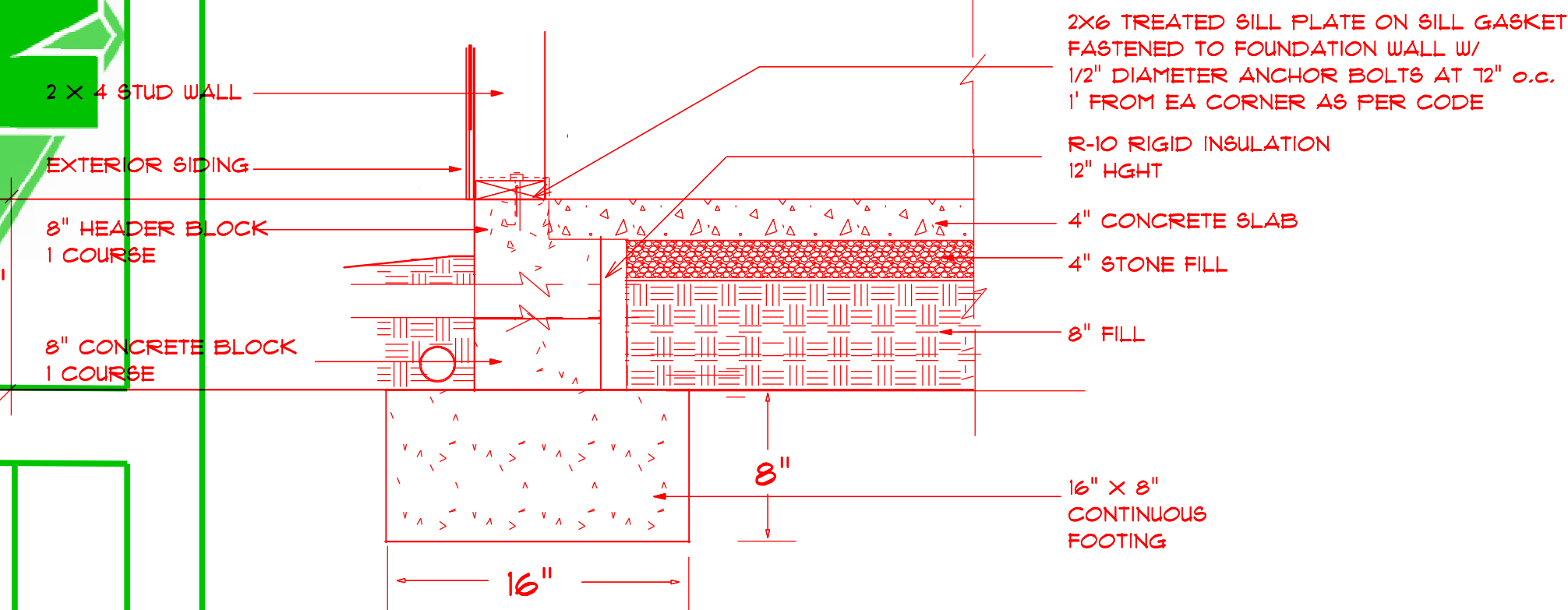
ROOM PLACEMENT PLAN
Biskay - Bonus Room
Lamco Builders

REVISIONS	
DATE	BY
2-23-22	TK

PROJECT NUMBER	33090126
DRAWING NUMBER	1 / 1

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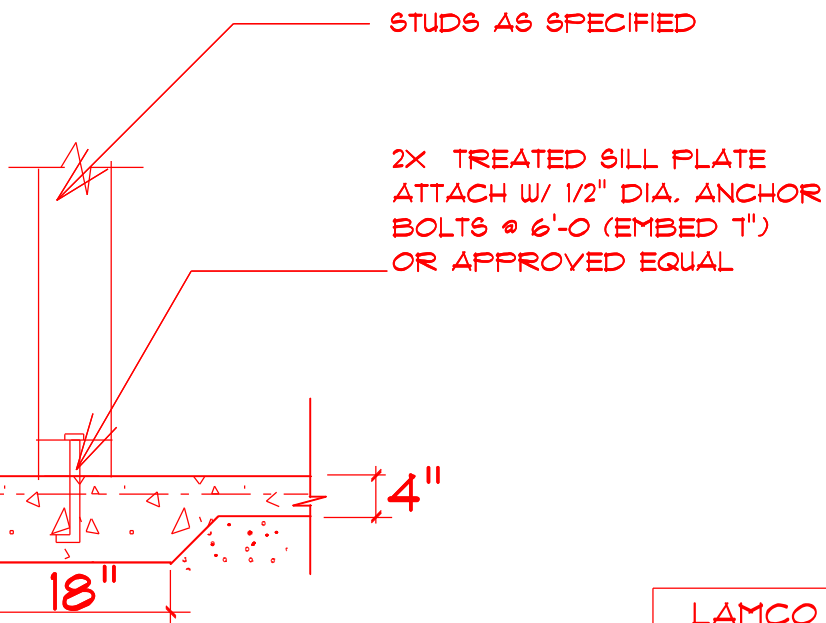
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STEM WALL FOUNDATION Detail
not to scale

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 COLUMN 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

CONCRETE SLAB DETAILS / NOTES
not to scale



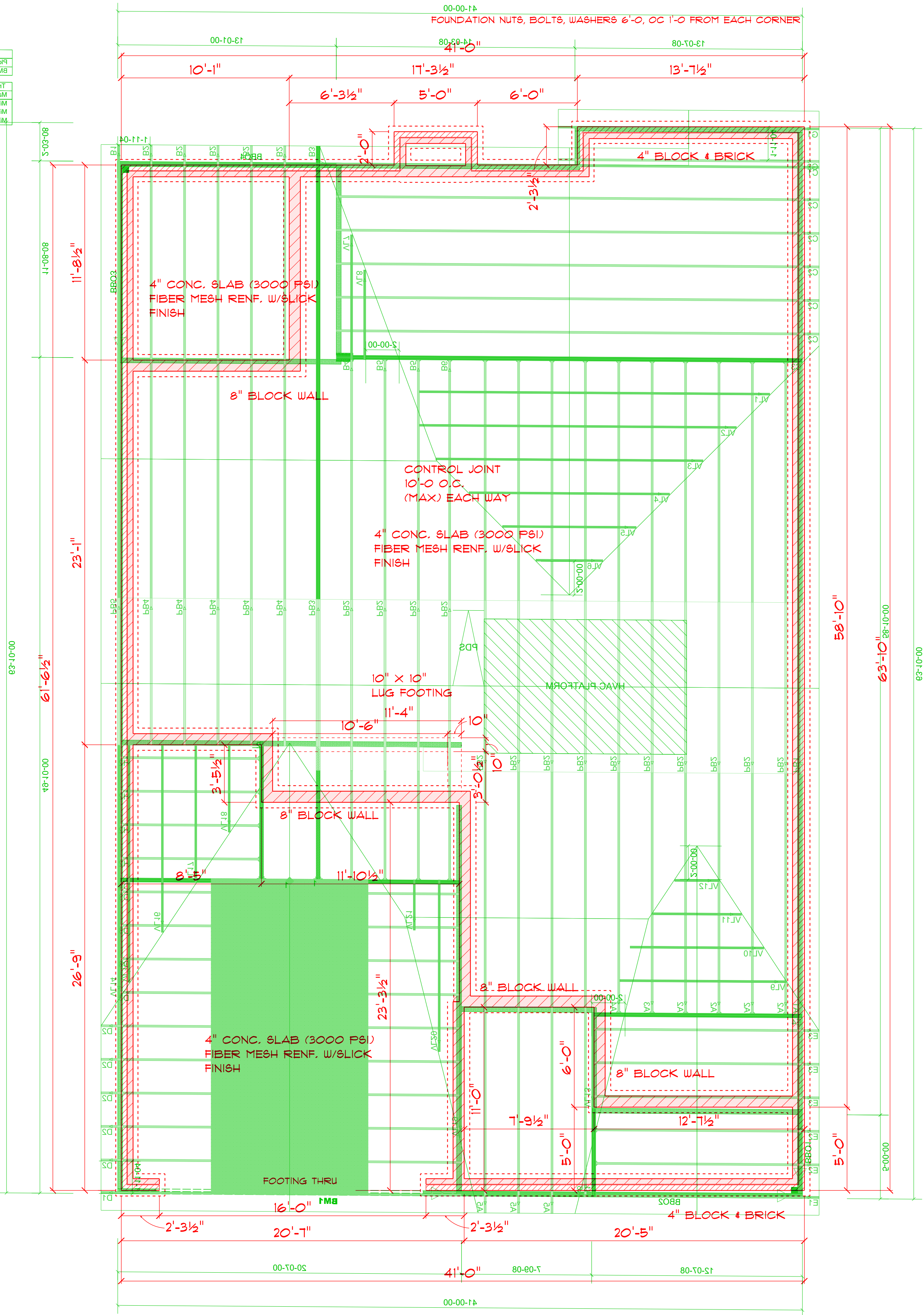
TYPICAL THICKENED SLAB
not to scale

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DRAWING SCALE: NTS

PROJECT NUMBER	33090126
DATE	2-23-22
BY	TK

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DATE	2-23-22
BY	TK



FOUNDATION PLAN
SCALE: 1"= 1/4"

STEM WALL
FOUNDATION

THE BLAKELY W/BONUS ROOM
LEFT FRONT LOAD

LAMCO HOMES

SCALE: 1"= 1/4"
DRAWN BY:
DATE: 6/9/2023

Dina Rives Design
6205 Mockingbird Lane
Sanford, N.C. 27332
919-770-0353
gofurmancharacter.net

DRD

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