

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.

1. 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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FRONT ELEVATION
SCALE: 1" = 1/4"



REAR ELEVATION
SCALE: 1" = 1/4"



Diane Rives Design
6205 Mockingbird Lane
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815-100-0255
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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



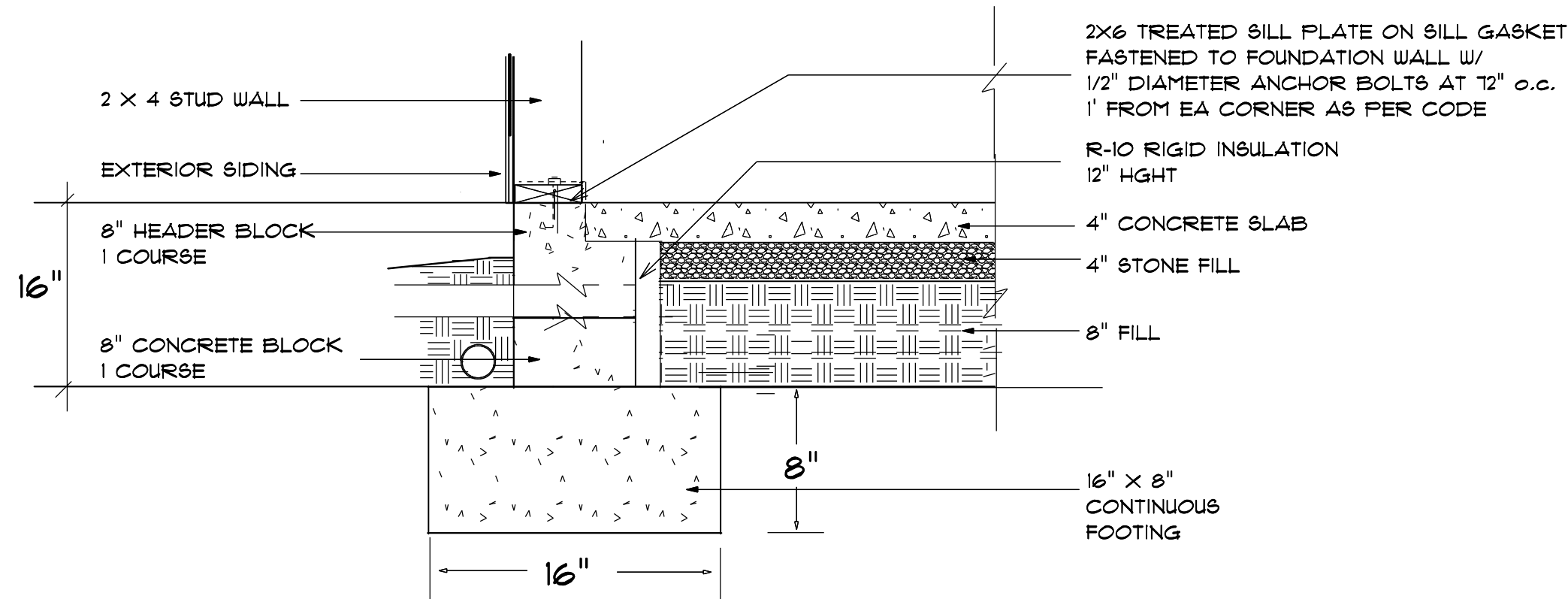
LEFT ELEVATION
SCALE: 1"= 1/4"



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.



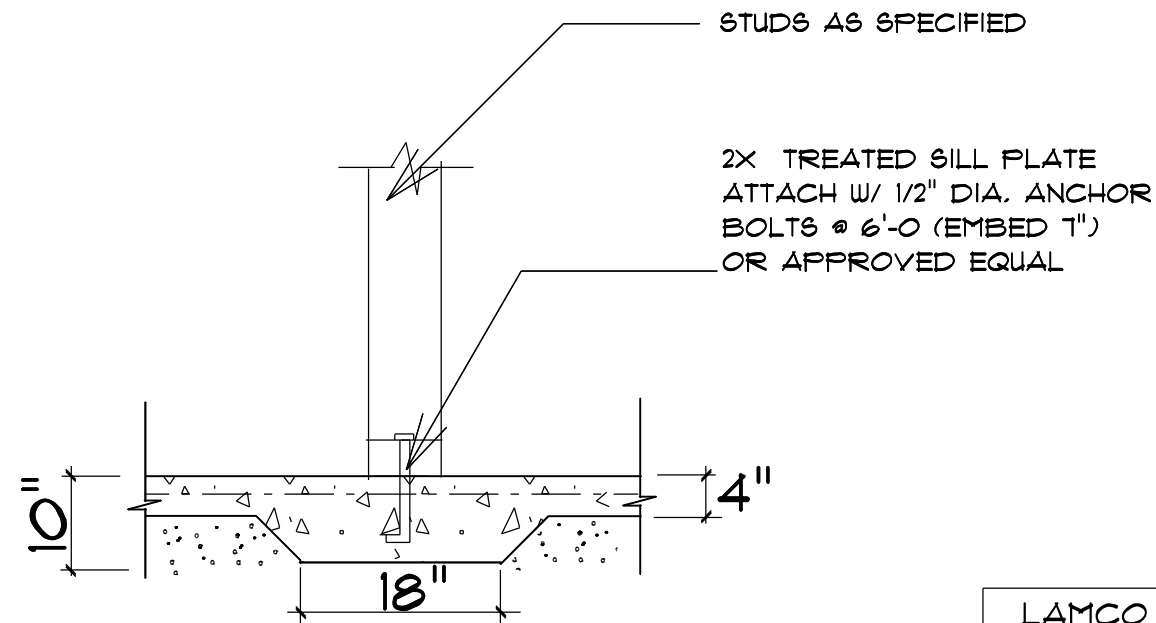
STEM WALL FOUNDATION Detail
not to scale

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

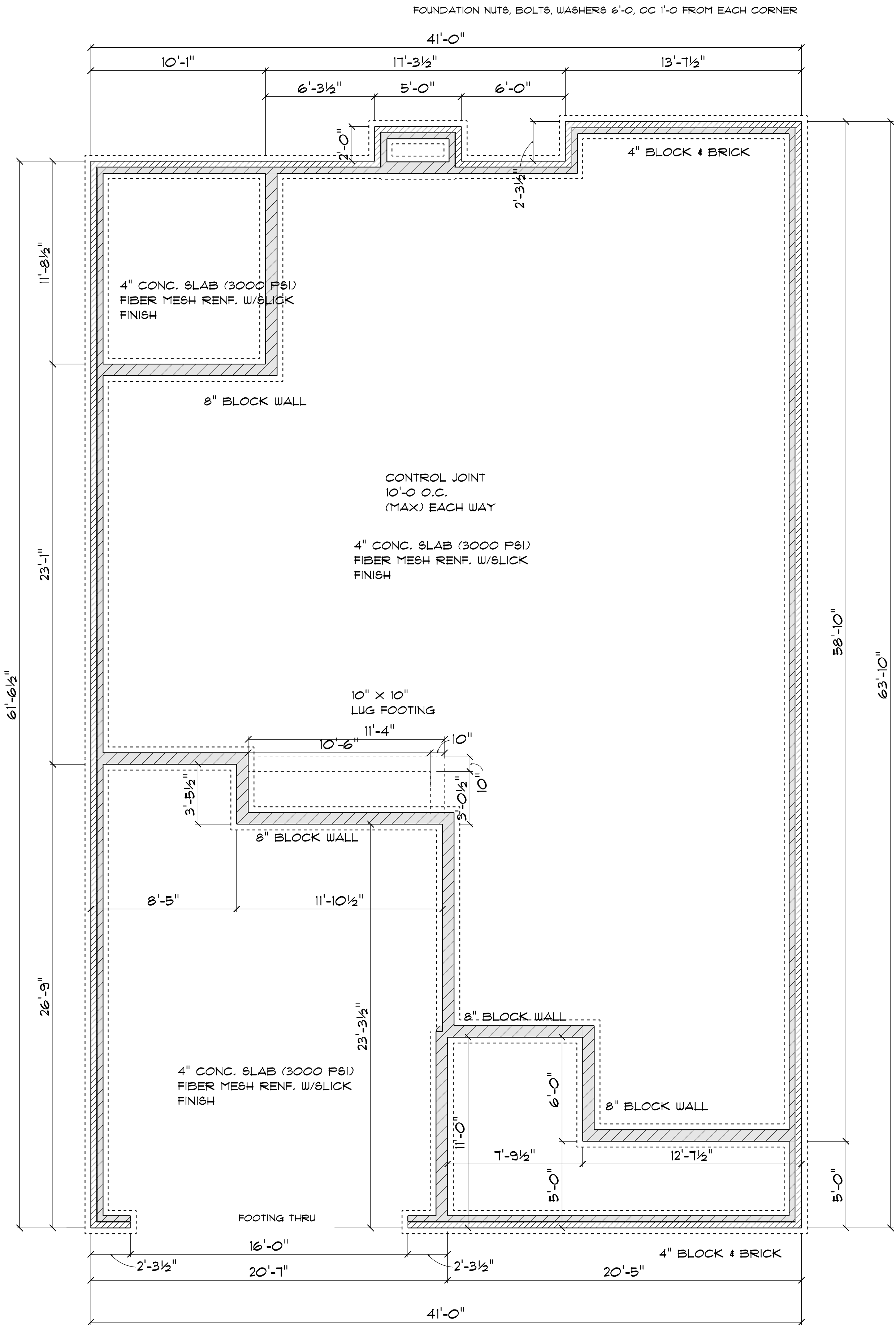
CONCRETE SLAB
DETAILS / NOTES

not to scale



TYPICAL THICKENED SLAB
not to scale

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FOUNDATION PLAN
SCALE: 1"= 1/4"

3B

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Sanford, N.C. 27332
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DRD

SCALE: 1"= 1/4"

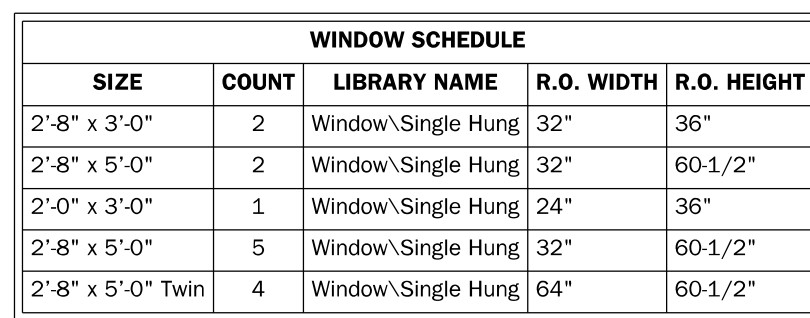
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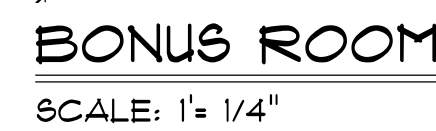
LAMCO HOMES

THE BLAKELY W/BONUS ROOM
LEFT FRONT LOAD

STEM WALL
FOUNDATION



AREA SCHEDULE	
AREA	NAME
1736 sq ft.	Heated
539 sq ft.	Garage
153 sq ft.	Covered Rear Porch
151 sq ft.	Covered Front Porch

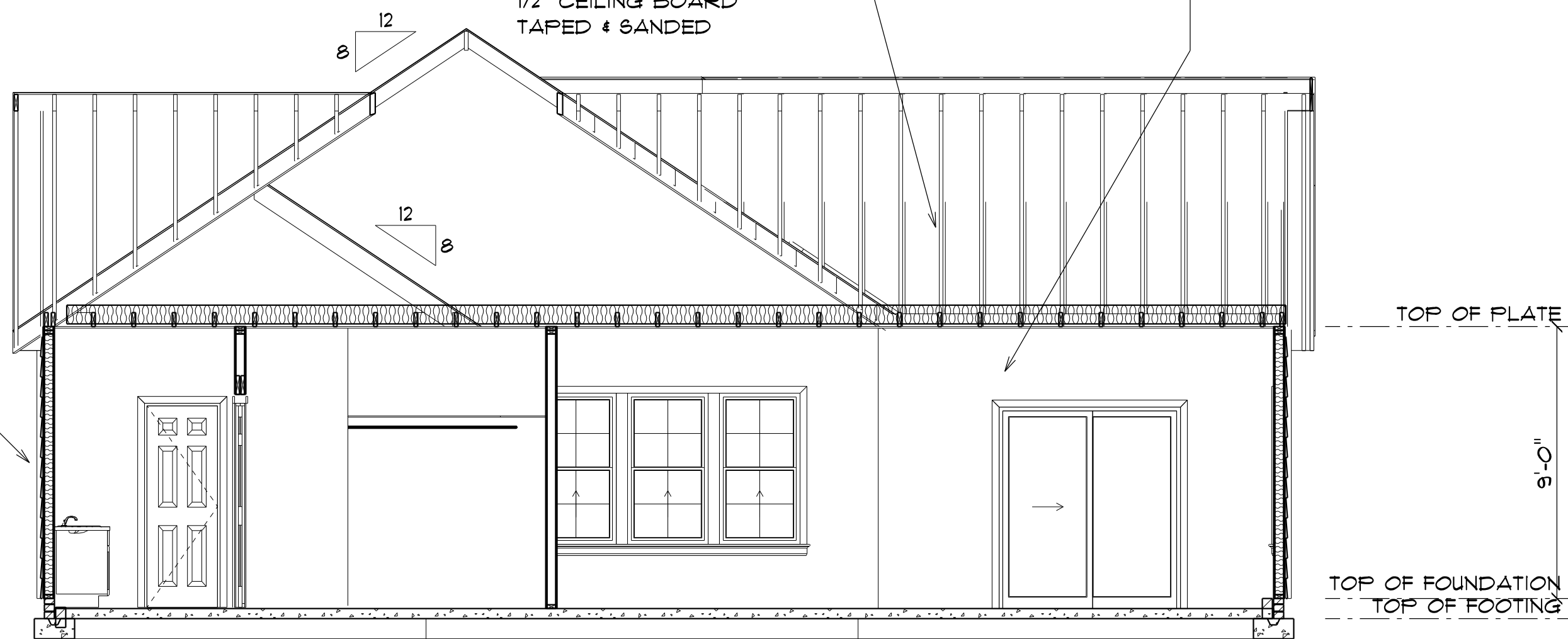


AREA SCHEDULE	
NAME	AREA
Bonus Room	256 sq ft.

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

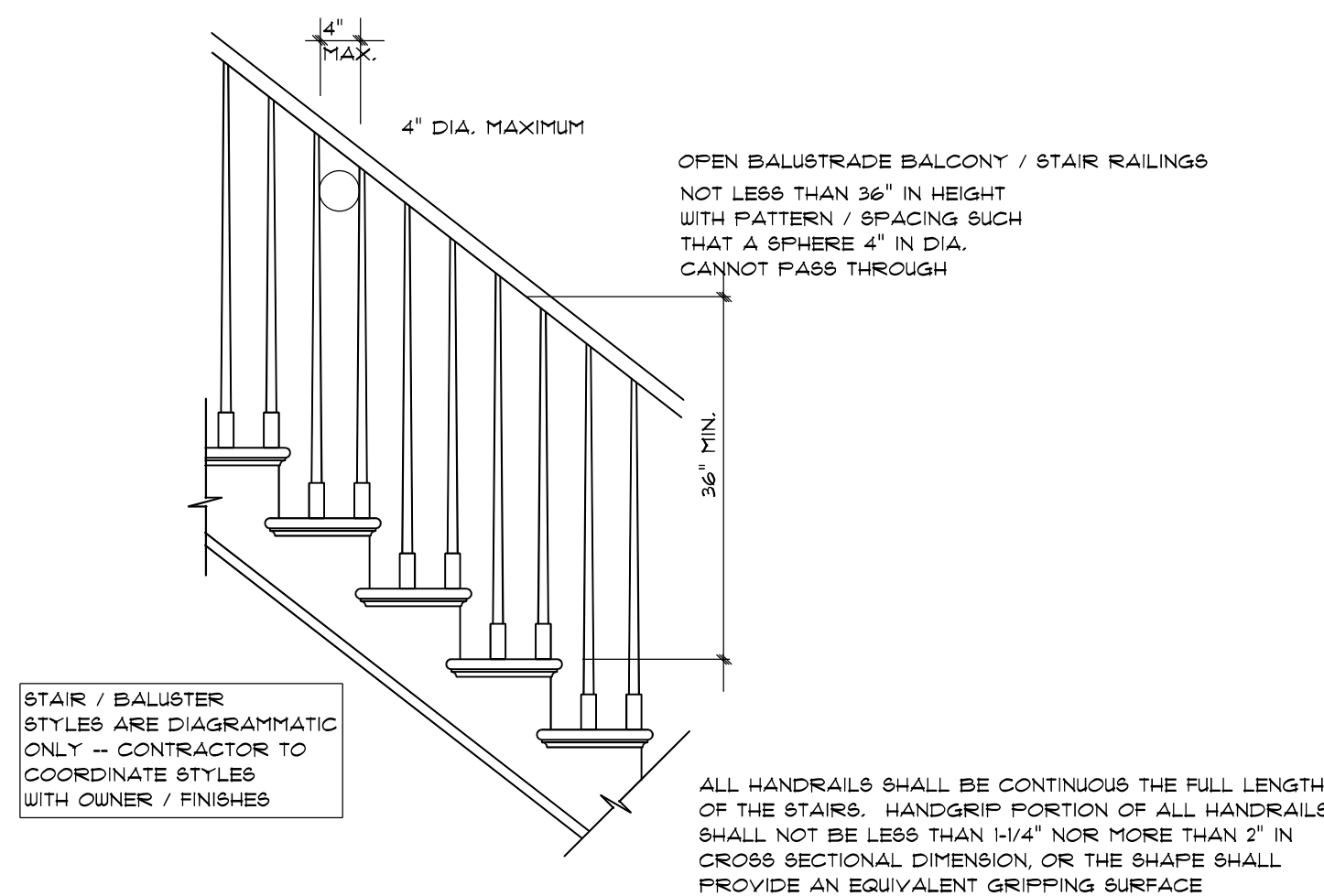
TYPICAL TRUSS ROOF:
SHINGLES
7/16" ROOFING PLYWOOD c/w
1/4" CLIPS
BLOCK & BRACE PER TRUSS MGR.
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R38 BLOWN INSULATION
1/2" CEILING BOARD
TAPED & SANDED

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:

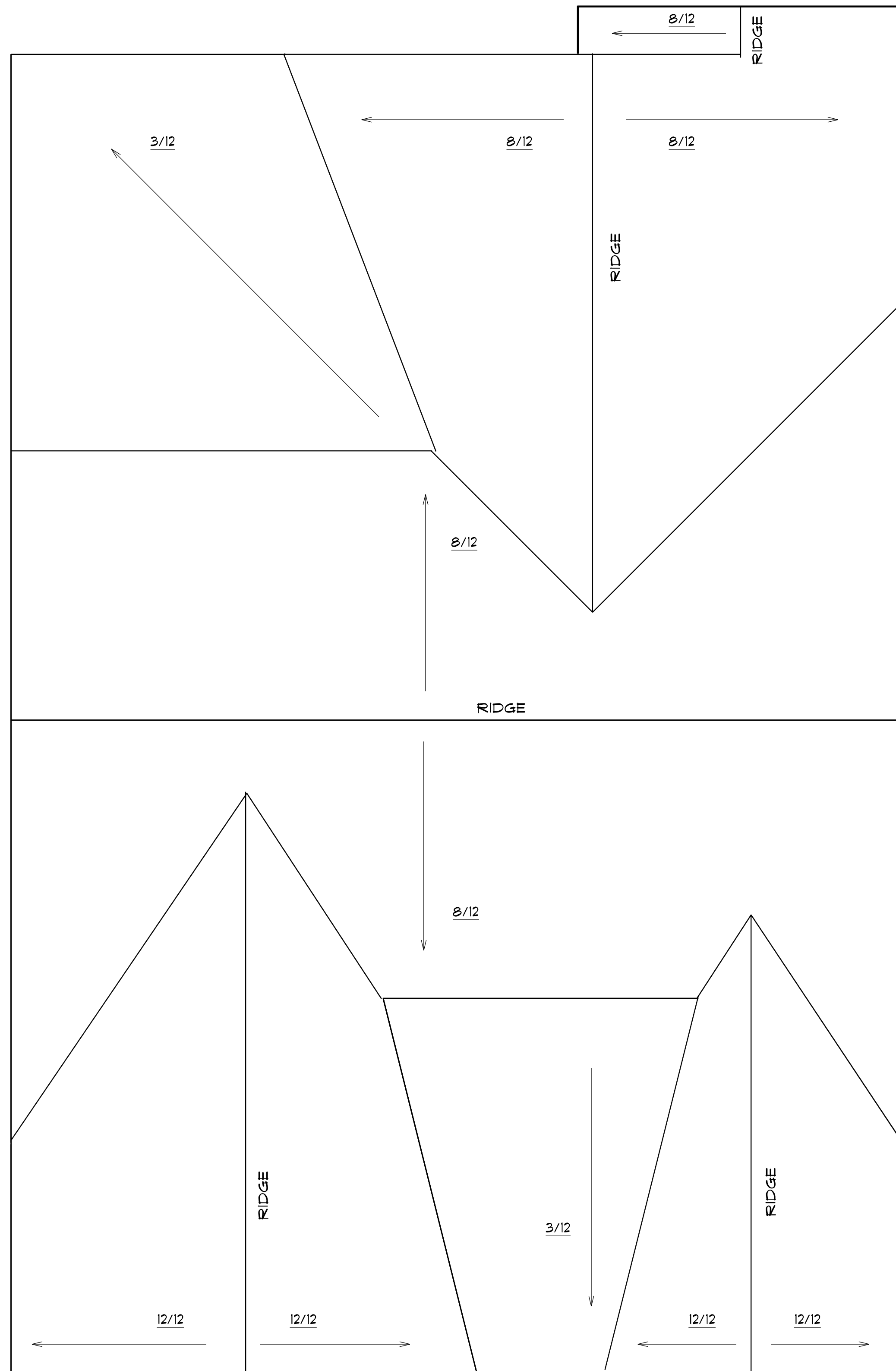
TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

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

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DATE: 6/9/2023

LAMCO HOMES

THE BLAKELY
LEFT FRONT LOAD

DETAIL SHEET

