

Floor Plan Notes:

1. All structural information shown is for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and others.
2. All dimensions are from center line of stud to face of exterior stud unless noted otherwise.
3. Window sizes indicated on plans are noted by approximate rough opening size. Refer to plans and exterior elevations for window types.
4. Coordinate location of utility meters with plan and locate away from public view visual impact shall be minimized, i.e., mount as low as possible.
5. Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of the separation, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed the applicable code. Overall fire height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed.
6. Contractor shall coordinate all closet shelving requirements.
7. Do not scale drawings. Follow dimensions only.
8. Contractor shall verify all cabinet dimensions before fabrication.
9. Bedroom windows shall have a minimum net clear opening of 5.7 sq. ft. A minimum net clear opening width of 20". A minimum net clear opening height of 24" and have a maximum finish sill height of 43" from finish floor.
10. All glass located within 18" of floor, 12" of a door or located within 60" of all bathtubs, whirlpools, showers, saunas, steam rooms or hot tubs shall be tempered.
11. All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.
12. Provide combustion air vents, with screen and back damper, for fireplaces, wood stoves and any appliance with an open flame.
13. Bathrooms and utility rooms shall be vented to the outside with a minimum of a 90 cfm fan. Range hoods shall also be vented to the outside.
14. Airtight HVAC units shall be located within 20'-0" of its service opening. Return air grilles shall not be located within 10'-0" of a gas fired appliance.
15. All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gyp. brd. with 1-hour fire rating. All exterior doors in garage to be metal or solid core doors including doors entering heated/cooled portion of residence.
16. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "Draft Stop" at each floor level by packing 6" (R-19) insulation between 2x4 joists.
17. All interior walls shall be covered with 1/2" gyp. brd., with metal corner reinforcing, tape that and sand. (3 coats) use 5/8" gyp. brd. on ceilings when supporting members are 2x4 C.G. or greater. Use 1/2" gyp. brd. on ceiling members less than 2x4 C.G.
18. All wall and bulk area walls and ceiling shall have water resistant gyp. brd.

Smoke Alarms

Section R314

R314.1 Smoke Detection and Notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the household fire warning equipment provisions of NFPA 72.

R314.2 Smoke Detection Systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent feature of the occupancy and owned by the homeowner. The system shall be monitored by and approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics (finished) but not including crawl spaces, uninhabitable (unfinished) attics and uninhabitable (unfinished) balconies. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

R314.4 Power Source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnection switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

Dwelling/Garage Separation

REFER TO SECTIONS R302.8, R302.9, AND R302.7.

Walls. A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.

Stairs. A minimum 1/2" gypsum board must be installed on the underside and exposed sides of all stairways.

Ceilings. A minimum of 1/2" gypsum must be installed on the garage ceiling if there is no habitable room above. If a habitable room is above, a minimum of 5/8" Type-X gypsum board must be installed on the garage ceiling.

Opening Penetrations. Openings between the garage and the residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors.

Other Penetrations. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage.

Other Penetrations. Penetration through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

Attic Access

Section R607

R607.1 Attic Access. An attic access opening shall be provided to attic areas that exceed 400 square feet and have a vertical height of 60 inches or greater. The net clear opening shall not be less than 20 inches by 30 inches and shall be located in the hallway or other unobstructed area. Headroom in the attic space shall be provided at some point above the access opening. See Section M1005.1.3 for access requirements where mechanical equipments located above attics.

Exceptions:

1. Connected areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access.
2. Pull down stair ladders, ladders, handrails, and hardware may protrude into the net clear area.

Walls & Thicknesses

All walls are 3 1/2" thick 2x4 nominal studs SYP or SPF #2 @ 16" O.C. unless otherwise noted.

Exterior walls are drawn to actual dimensions to include both interior and exterior finishes. Measurements to exterior walls are to the exterior face of wall stud.

Garage walls are drawn to actual dimensions. Measurements to exterior walls are to the exterior face of wall stud. Measurements to walls between the residence and the garage are to the face of the stud on the garage side.

Interior walls are drawn to actual dimensions. Measurements to interior walls are to the center line of the wall.

Carbon Monoxide Alarms

Section R315

R315.1 Carbon Monoxide Alarms. In new construction, dwelling units shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) as directed by the alarm manufacturer.

R315.2 (Where Required In Existing Dwellings. In existing dwellings, where interior alterations, repairs, fuel-fired appliance replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section R315.1.

R315.3 Alarm Requirements. The required carbon monoxide alarm shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

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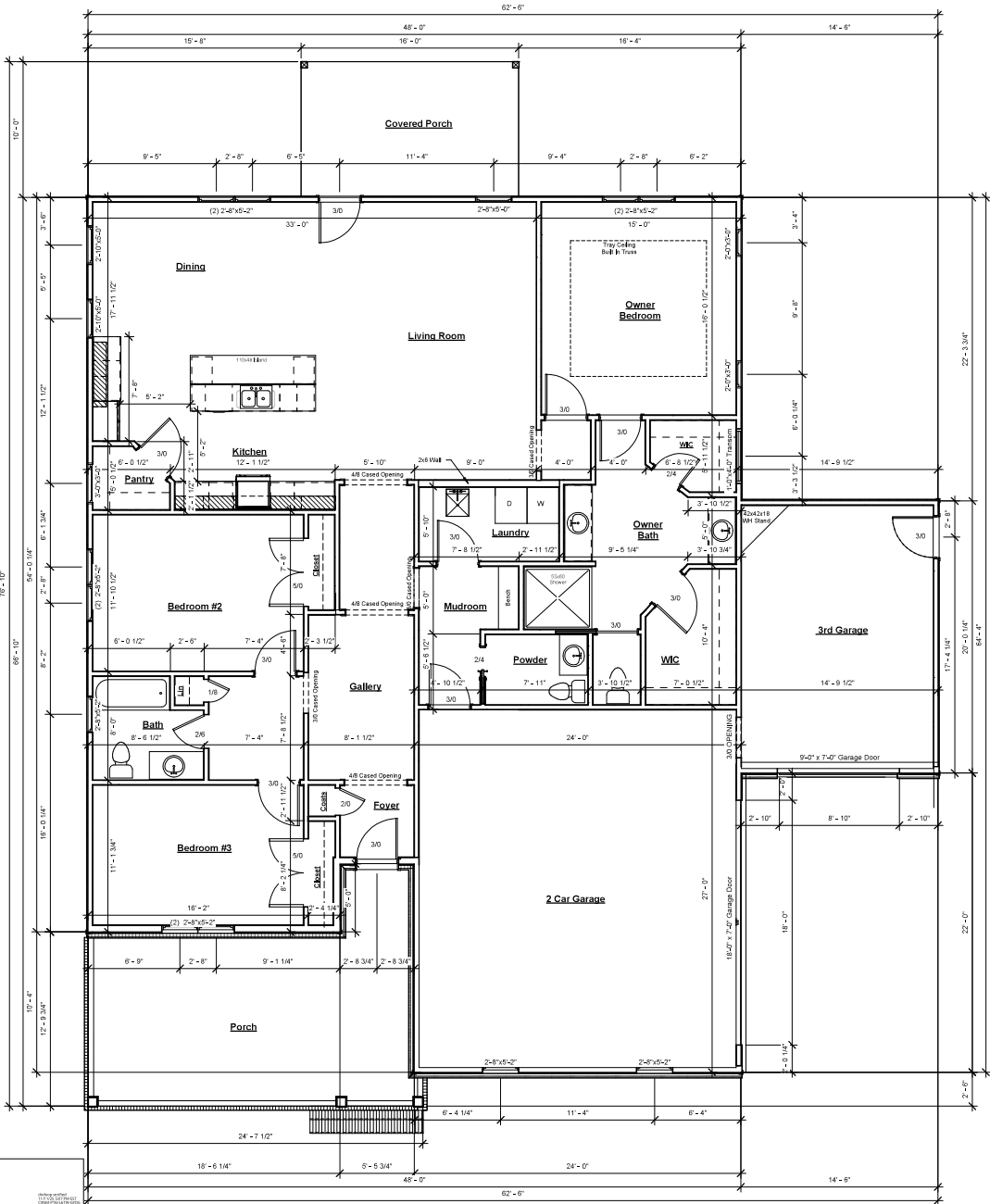
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General Notes:

1. All dimensions are given from the exterior face of the stud to the centerline of interior studs unless otherwise noted.
2. All work shall be performed in conformance with the 2018 NC Building Code.
3. All finishes, appliances, equipment and fixtures shall be coordinated by Owner and G.C.
4. G.C. to field verify all existing dimensions and conditions prior to commencing work.
5. Drawings are an instrument to communicate intent of construction. Do not scale drawings.
6. All doors and windows to be selected by Owner and provided and installed by G.C.
7. All casework to be selected by Owner and provided and installed by G.C.

1 First Floor Plan
1/4" = 1'-0"



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Charles Temms
The Lauren III

Weaver Development
Companies
First Floor Plan

Revisions

SCALE

1/4" = 1'-0"

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Exterior Windows And Doors

Section R612

R612.1 General. This section prescribes performance and construction requirements for exterior windows and doors installed in exterior walls. Windows and doors shall be installed and finished according with the manufacturer's installation requirements for fenestration protection. Window and door openings shall be finished in accordance with Section R703.8. Written installation instructions shall be provided by the fenestration manufacturer for each new window and door installed.

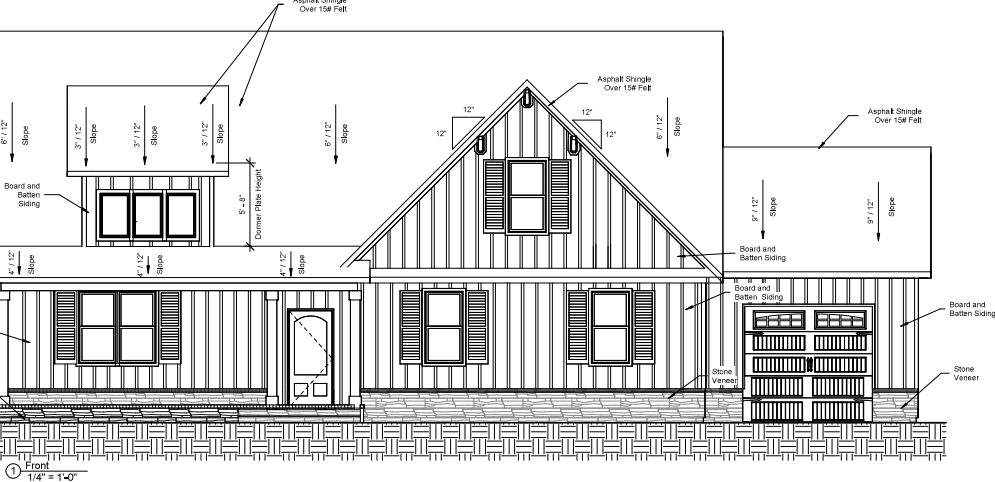
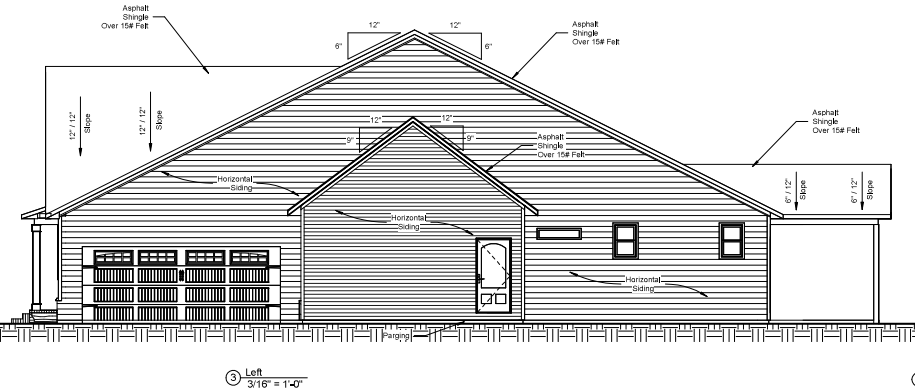
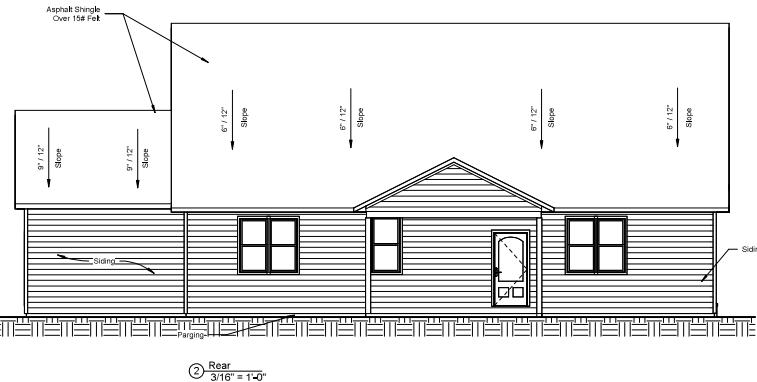
R612.2 Window Sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow the passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

Exceptions:

1. Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest opened position.
 2. Openings that are provided with window fall prevention devices that comply with R612.3.
 3. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
 3. Openings that are provided with opening limiting devices that comply with section R612.4.
- R612.3 Window Fall Prevention Devices.** Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

Elevation Notes:

1. Gutters and downspouts are not shown for clarity, downspouts shall be located towards the front and rear of the house. Locate downspouts in non-visually offensive locations. General contractor shall verify existing grades and coordinate any necessary drainage requirements with owner.
2. Plumbing and HVAC vents shall be grouped in attic to limit roof penetrations and to be located away from public view and shall be primed and painted to match roof color where necessary.
3. Provide attic ventilation per local code requirements.
4. Exterior Siding shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.
5. Contractor shall provide adequate attic ventilations/roof vents per local governing code. Install continuous ridge ventilation and match to roof. Provide appropriate soffit ventilation at overhangs.



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Charles Temms
The Lauren III

Weaver Development
Companies
Elevations

Revisions

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As indicated

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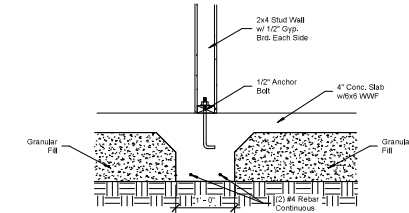
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Charles Temms III

Architect signature verification: [tpdcollc.com/4521](#)

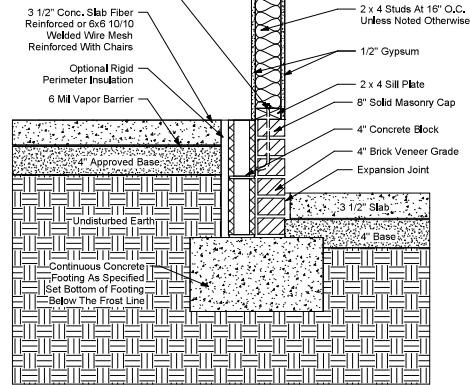
MASONRY NOTES:

1. Concrete dimensions are typically to face of wall.
2. All concrete slabs shall be minimum 4" thick, with 6 x 6 1/2" A.V.M. welded wire fabric placed over 6 mil poly vapor barrier over a minimum 8" bed of compacted gravel.
3. Provide Anchor Bolt sizes as indicated (min. 1/2" dia) on these drawings, at top of concrete foundation walls at a minimum of 1/4" from corners and maximum 6" O.C. for balance of perimeter walls, two per plate minimum.
4. All concrete footings shall bear on undisturbed virgin soil with presumptive bearing capacity of 4000 psf.
5. All concrete foot walls to have bottom of footing at minimum 1'-0" below finished grade.
6. Concrete foundation walls that exceed 8'-0" in height must be reinforced with steel designed by a Licensed Structural Engineer.
7. All Concrete shall have the minimum 28 day strength:
Garage Slab 3000 psi
Basement Slab 3000 psi
Crawl Space Slab 3000 psi
Exterior Slab 3000 psi
Foundation Slab 3000 psi



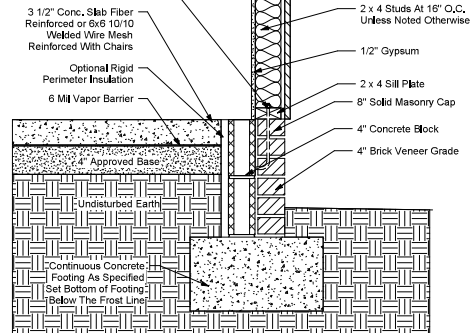
3 Integral Lug Footing Detail
1" = 1'-0"

See "Foundation Structural" Notes For Anchor Bolt Size and Spacing



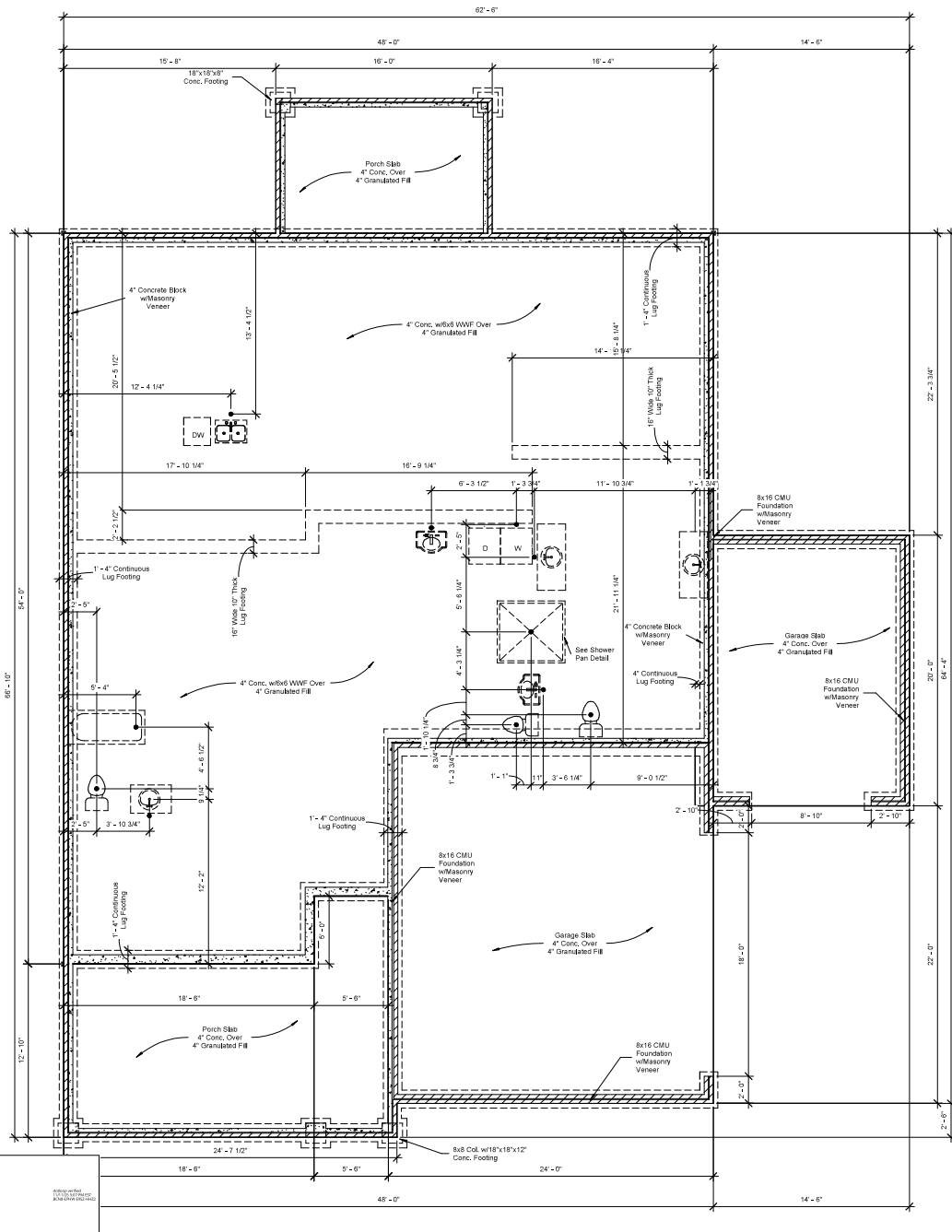
2 Stem Wall at Garage
1 1/2" = 1'-0"

See "Foundation Structural" Notes For Anchor Bolt Size and Spacing



1 Foundation Monolithic
1 1/4" = 1'-0"

4 Stem Wall
1 1/2" = 1'-0"



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Foundation Plan

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Structural Notes

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supersede the code.
Job Site Practice and Safety. The designer assumes no liability for contractor practices and procedures or safety plan. The designer takes no responsibility for failure to carry out construction work in accordance with contract documents. All members shall be braced, anchored, and braced in accordance with good construction safety practices and according to the code.

Roof Truss Requirements

Truss Design. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to the Designer's attention prior to commencing construction.
Roof Wall and Ceiling Heights. All finished knee wall heights and ceiling heights are shown turned down 10' from the decking for the insulation. If for any reason the truss manufacturer fails to meet or exceed designated head heights, finished knee wall heights of finished ceiling heights shown on these plans the finished square footage may vary. Any discrepancies must be brought to the attention of the designer for a suitable solution prior to commencing construction.
Anchorage. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified by the truss manufacturer's schematics.
Bearing. All trusses shall be designed for bearing on SPF #2 plates or ledgers unless otherwise noted.
Plate Heights & Floor Systems. See Elevations and Sections for plate heights and floor thicknesses.

Use	Live Load (PSF)	Dead Load (PSF)	Deflection (LL)
Attic Without Storage	10	10	L/240
Attic With Limited Storage	20	10	L/360
Attic With Fixed Stairs	40	10	L/360
Balconies & Decks	40	10	L/360
Fire Escapes	40	10	L/360
Guardrails & Handrails	200	--	--
Guardrail Infill Components	50	--	--
Passenger Vehicle Garages	50	10	L/360
Rooms Other Than Sleeping	40	10	L/360
Sleeping Rooms	30	10	L/360
Stairs	40	--	L/360
Snow	20	--	--

Header Schedule

Header	Size	Columns
H-1	(2) 2x4	1 Jack 1 King
H-2	(2) 2x6	1 Jack 1 King
H-3	(2) 2x8	1 Jack 1 King
H-4	(2) 2x10	2 Jack 1 King
H-5	(2) 2x12	2 Jack 1 King
H-6	(1) 3 1/2"x9 1/2" LVL	2 Jack 1 King
H-7	(1) 3 1/2"x11 7/8" LVL	2 Jack 1 King

All non load bearing headers to be ladder framed or (2) 2x4 with 1 Jack and 1 King Stud unless otherwise noted

Brace Wall Factors

Max Eave to Ridge	Wind Speeds	Exposure	Seismic Category
13'-0"	120	B	A or B

Rectangle A

Side	Perp. Distance	Required	Provided
1	40'-0"	18'-2"	24'-8"
2	40'-0"	18'-2"	19'-8"
3	39'-0"	17'-9"	25'-3"
4	39'-0"	17'-9"	34'-2"
Wall Height: 9'-0"		Roof +1	Eave: 13'-0"

Braced Wall Panel Notes

Exterior Walls. All exterior walls shall be sheathed with CS-WSP or CS-SFB in accordance with Section R602.10.3 unless otherwise noted.
Gypsum. All interior sides of exterior walls and both sides of interior walls shall have 1/2" gypsum board installed. When not using med GB gypsum to be fastened per table R702.3.5. Method GB to be fastened per R602.10.1. Required Length of Bracing. Required brace wall length for each side of the circumscribed rectangle are interpolated per table R602.10.3. Methods CS-WSP and CS-SFB contribute their actual length. Method GB contributes 0.5 ft's actual length. Method PF contributes 1.5 times its actual length.
HD. 600 lb-ft hold down devices fastened to the edge of the brace wall panel closest to the corner.
Methods Per table R602.10.1
CS-WSP. Shall be a minimum of 3/8" O88 or CDX nailed at 8" O.C. at edges and 12" O.C. at intermediate supports with 6d common nails or 6d 12" long x 0.113" diameter.
GB. Shall be a minimum 1/2" structural fiber board nailed at 3" O.C. at edges and 3" O.C. at intermediate supports with 1 1/2" x 0.12" diameter galvanized roofing nails.
GB. Interior walls shown as GB are to have a minimum 1/2" gypsum board applied to both sides of the wall fastened at 7" O.C. at edges and along intermediate supports with minimum 5d common nails or #6 screws.
PF. Portal Frame per Portal Frame Detail.

Framing Lumber

All non treated framing lumber shall be SPF #2 or SYP #2 and all treated lumber shall be SYP #2 unless otherwise noted.
Engineered Wood Beams.
Laminated Veneer Lumber (LVL) = Fb=2600 psi, Fv=265 psi, E=1,8x10¹¹ psi
Parallel Strand Lumber (PSL) = Fb=2600 psi, Fv=265 psi, E=2.0x10¹¹ psi
Laminated Strand Lumber (LSL) = Fb=2250 psi, Fv=400 psi, E=1,8x10¹¹ psi
Install all connectors per manufacturer's specifications.
Truss and Joist Members.
All roof truss and joist layouts shall be prepared in accordance with the document. Trusses and joists shall be installed according to manufacturer's specifications.
Lintels.
Brick lintels shall be 3 1/2" x 3 1/2" x 14" steel angle for up to 6'0" and 8" x 4" x 5/16" steel angle with 4" leg vertical for spans up to 6'0" unless otherwise noted.
Concrete & Soils.
See Foundation Notes

Notes

Upper Story Bracing Not
Shown Per R602.10.3.2 (5)&(6)

