

Climate Zone	Zone 3	Zone 4	Zone 5
Fenster U-Factor	0.35	0.35	0.35
Skyight U-Factor	0.65	0.60	0.60
Gazed Fenster SHGC	0.30	0.30	0.30
Celing R-Value	30	38	38
Wall R-Value	15	15	19
Floor R-Value	19	19	30
*Basement Wall R-Value	10/13	10/13	10/13
**Floor R-Value	0	10	10
**Crawl Space Wall R-Value	0/13	10/13	10/13

*R-13 sheathing, insulation or R-13 cavity insulation
**Insulation depth must be at least 18" or from inspection gap to bottom of footing. Insulation depth with stem wall shall be 24" or to bottom of footing.

Design Pressure for Doors and Windows Positive and Negative in PSF		
	Mean Roof Height (FT)	
Velocity (MPH)	15	25
90	15	17
100	20	23
120	25	29
Assumed Mean Roof Height 25'-0"		

Designed for windspeed of 110 MPH,
3 Second Gust (35 Fastest Mile) Exposure "B"

General Notes:

1. Design Loads Local
2. Materials
 - A. Brick Face Brick Standard ASTM C2164, Grade SW. Brick mortar and coke to be chosen by owner.
 - B. Mortar ASTM C1170, Type S. Mortar style and color chosen by owner.
 - C. Brick Ties ASTM C462 steel wire, hot dip galvanized after annealing, Class 153A/153B, Class B
 - D. Insulation ASTM C665 preformed glass fiber batt (4-19)
 - E. Wood Framing No. 2 Southern Pine
 - F. Waterproofer #15 asphalt felt
 - G. Roof Shingles Match existing
3. Masonry
 - A. Install in accordance with premix mortar instructions or in accordance with ASTM C730.
 - B. Clean masonry off exposed finished surfaces immediately following installation.
 - C. Conform to the applicable code requirements for masonry construction and guidelines outlined by the Brick Institute of America.
 - D. Protection
 - E. Cut masonry units with motor-driven saws to provide clean, sharp, unchipped edges.
 - F. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing with mortar or caulk as recommended by flashing manufacturer before covering with mortar.
 - G. Install weep holes in the head joints in exterior wythes of the first course of masonry immediately above embedded flanges as follows:
 - H. Weep holes 1/4" diameter, 1/2" from face of masonry.
 - I. Space weep holes 24 inches o.c.
 - J. After masonry is complete, clean brick with a non-abrasive solution recommended by masonry unit manufacturer.
 - K. Inspect
 - L. Verify that adjacent materials and insulation materials are dry.
 - M. Install insulation per manufacturer's instructions.

5. Wood Framing
A. All wood framing shall comply with the North Carolina State Building Code Factoring Schedule Table 2004.5.1 unless noted otherwise. All nails are to be common nails.

B. Wood framing shall be 2x6 unless otherwise specified in the structural drawings. Contractor will provide all framing required to complete the project.

C. Sheathing

- D. Sheathing will be 1/2" plywood APA rated sheathing with an exterior exposure 1 durability rating.
- E. Plywood sheathing shall be perpendicular to studs in a staggered arrangement. Fasten to studs with 10d common nails 6" o.c. at all panel edges and 12" o.c. at intermediate supports. Space 4x4 posts 12' o.c.
- F. Leave 1/4" space at all panel edge joints and 1/8" space at all panel end joints unless otherwise recommended by manufacturer.

D. Plywood Roof Sheathing

- G. Plywood roof sheathing APA rated with an exterior exposure 1 rating having a panel span rating of 32/16. Thickness of sheathing is to match existing roof sheathing.
- H. Remove existing roof sheathing prior to application of new sheathing. Remove sections of existing sheathing and replace every other new plywood sheet back to the 2nd interior roof truss. Fasten to studs with 10d common nails 6" o.c. at panel edges and 12" o.c. at all panel edges and 12" o.c. at intermediate supports. Block off unsupported edges.
- I. Do not cut or notch new or existing framing unless required on the drawing.

E. Insulation

- J. The contractor will be responsible for properly grouting and sealing the structure to resist live, dead, wind and construction loads during construction.
- K. Verify all existing building dimensions, elevations and details with the field conditions.
- L. Tape seal tears or cuts in vapor retarder.

M. Insulation

- N. Verify that adjacent materials and insulation materials are dry.
- O. Install insulation per manufacturer's instructions.

Square Footage

Heated
First Floor 2171 Sq Ft
Total 2175 Sq Ft

Unheated

Garage 640 Sq Ft

Third Garage 299 Sq Ft

Front Porch 347 Sq Ft

Total 1277 Sq Ft

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Floor Plan Notes:

1. All structural information shown is for reference purposes only. Contractor shall have licensed structural engineer review all plans and drawings for compliance with applicable codes, standards, practices, posts and ratings.
2. All dimensions are from center line of stud to face of exterior stud unless noted otherwise.
3. Windows and door plans are noted by approximate rough opening size. Refer to plans and exterior elevation for window types.
4. Coordinate location of utility meters with site plan and locate away from public view visual impact shall be minimized.
5. Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separation, clearances, etc. It is the items and contractor's responsibility to ensure that all items and construction meet or exceed the applicable codes. All items shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed.
6. Contractor shall be responsible for all chimney chase construction.
7. Do not scale drawings. Follow dimensions only.
8. Contractor shall check verify all cabinet dimensions before fabrication.
9. Building shall be constructed with 2x6 studs of 16" O.C. A minimum net clear operable width of 20". All glass located within 18" of floor, 12" of a door or located within 60" of floor at bathtubs, showers, doors, windows, etc. shall be tempered.
10. All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.
11. Provide combustion air vents, with screen and back damper, for fireplaces, wood stoves and any appliance with an open flame.
12. Provide combustion air vents, with screen and back damper, for fireplaces, wood stoves and any appliance with an open flame.
13. Gas lines and utility lines shall be vented to the outside with a minimum of 90 cm fan. Range hoods shall also be vented to the outside.
14. Attic HVAC units shall be located within 20'-0" of its service opening. Return air grilles shall not be located within 10'-0" of the unit.
15. All walls and ceilings in garage and garage storage areas to have 50" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage to be made of solid core doors including doors entering heated/cooled portion of residence.
16. All garage doors shall be insulated and rated for insulation and outside. Provide horizontal "Draft Stop" at each foot level by packing (R-19) insulation between 2x4 joists.
17. All exterior doors shall be covered with 1/2" gypsum board, with metal corner reinforcing, tape, fast and sand, (3 coats) use 1/2" gypsum board when supporting members are 2x6 O.C. or greater. Use 1/2" gypsum board on ceiling members less than 2x6 O.C.
18. All bath and toilet area walls and ceiling shall have water resistant gypsum board.

Smoke Alarms**Section R314.1**

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 manufacturer's instructions. The smoke alarm shall be interconnected so that the failure of one smoke detector and auxiliary 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 protection as required for smoke alarms. Where a household fire alarm system is installed in a combination of smoke detector and auxiliary notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4, R314.2, R314.3, and R314.5, 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 entrance.
3. Wherever there is an occupiable area, including habitable attics (finished but not including crawl space), uninhabitable (unfinished) attics and uninhabitable (unfinished) attics.
4. In dwellings or dwelling units with three or more levels, one smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level has less than 100 square feet of floor space.
5. When more than one smoke alarm is required to be installed within an individual dwelling unit and the alarm devices are to be interconnected in such a manner that the smoke alarm that is first to sound will cause all other smoke alarms to sound.

R314.2 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 not available, shall receive power from a battery. Living shall be permanent and without a disconnection switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

Dwelling Garage Separation**REFERS TO: R302.1, R302.5, R302.6, R302.7, AND R502.7**

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 of 1/2" gypsum 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 the garage. A minimum of 50" Type-X gypsum board must be installed on the garage ceiling.

Opening Protection. Openings between the garage and the residence shall be equipped with solid wood doors at least 1 1/2" inches thick or solid honeycomb core doors at least 1 1/2" inches thick or 1 3/8 inches thick, or 20-minute fire-rated doors.

Duct Protection. Ducts in the garage and ducts penetrating the walls or ceiling separation the dwelling from the garage shall be insulated with a minimum of No. 20 gauge sheet steel or other approved material and shall have no openings into the garage.

Other Protection. Penetrations through the separation required in Section R302.6 shall be protected as required in Section R502.11 Item 4.

Attic Access

Section R307

R307.1 Attic Access. An attic access opening shall be provided to attics 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 24 inches and shall be located in the hallway or other unobstructed area. An access hatch or other device shall be provided at some point above the access opening. See Section M1209.1.3 for access requirements when mechanical equipment is located above attics.

Exception: 1. Occupied areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access; 2. Full down stairs, stringers, handrails, and hardware may protrude into the net clear area.

Walls & Thickness

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 is to the face of the stud on the garage side. Interior walls are drawn to actual dimension. Measurements to interior walls are to the center line of the wall.

Carbon Monoxide Alarms

Section R315.1

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 manufacturer.

R315.2 Carbon Monoxide Alarms. 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 listed as meeting UL2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

Walls & Thickness

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

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

Charles Temmss III

General Notes:

1. All dimensions are given from the exterior face of the stud to the center line of the stud to face of exterior stud unless noted otherwise.
2. All work shall be performed in conformance with the 2018 NC Building Code.
3. All fixtures, appliances, equipment and fixtures shall be coordinated by Owner and G.C.
4. G.C. to fully verify all existing dimensions and conditions prior to starting any work.
5. Drawings are an instrument to communicate intent of construction. Do not scale drawings.
6. All plans and drawings 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.

PROPERTY OF TPDC LLC

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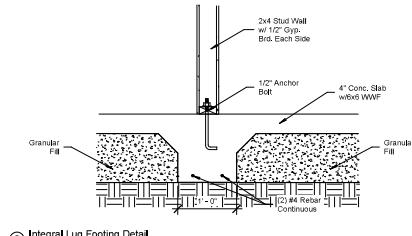
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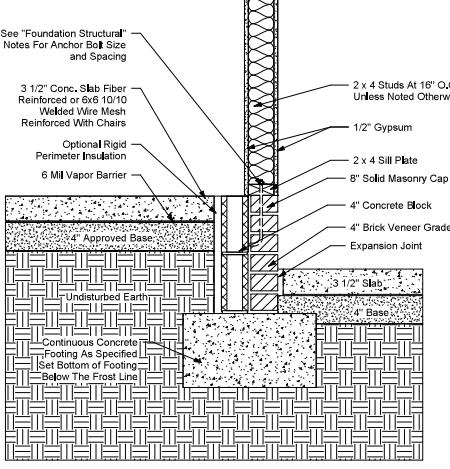
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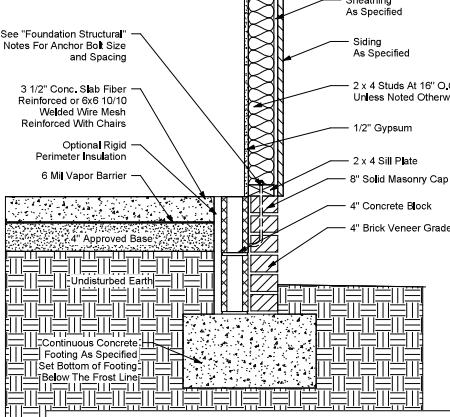
MASONRY NOTES:



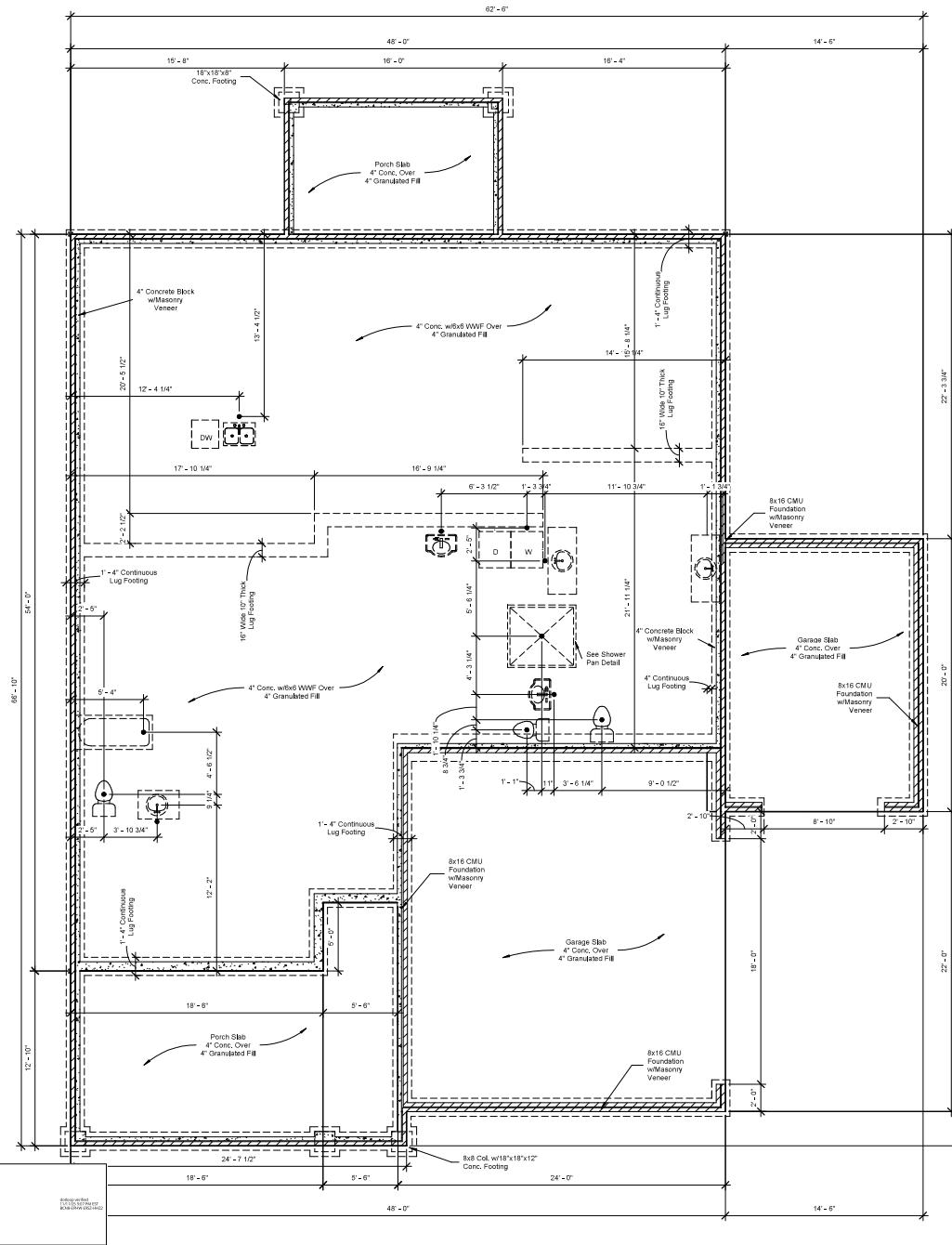
3 Integral Lug Footing Detail



② Stem Wall at Garage
1 1/2" = 1' 0"



SEARCHES OF COMPUTER SYSTEMS



PROPERTY OF TPDCLLC

DRILLS AND DRILLING AS INSTRUMENTS OF SERVICE ARE NOT TO BE USED IN THE FIELD UNLESS THE PROJECT IS DESIGNED WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS PURSUED OR NOT.

THE DRILLS AND DRILLING AS INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER OR CONTRACTOR OR BY ANYONE OTHER THAN THE CONTRACTOR OR BY OTHERS EXCEPT AS PROVIDED IN THE CONTRACT. THE APPROPRIATE COMMISSIONER IS TO BE ADVISED.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND OR BUILDER TO CONFORM TO ALL STANDARDS PROVIDED IN THE CONTRACT. THE CONTRACTOR AND OR BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE DRILLING AS WELL AS THE DRILLING AND DRILLING AS INSTRUMENTS OF SERVICE AND ANY OTHER LEGAL ACTIONS ARE TO BE ACCORDING TO THE CONTRACT AND DRILLING AS INSTRUMENTS OF SERVICE.

IT IS STATED THAT THE CONSTRUCTION ENTHUSIASTIC CONTRACTOR IS TO BE KNOWN AS THE CONTRACTOR, THE CONTRACTOR'S LOT, LLC, SUBCONTRACTOR, NAME, AND SO ON.

Charles Temm The Lauren III

Leaver Development Companies

Foundation Plan

Revisions	
SCALE:	As indicated
DATE:	November 10, 2025
Project number	0602202500021
Drawn by	DF
Checked by	TP

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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 Safety The designer and contractor shall follow safe contractors practices and procedures or safety plan. The designer takes no responsibility to carry out construction work in accordance with contract documents. All members of the team shall work in accordance with good construction safety practices and according to the code.

Truss Design

Trusses To be designed and engineered in accordance with these drawings. Any violations of these drawings must be brought to the designer's attention prior to commencing construction.

Knee Wall and Ceiling Heights All finished knee wall heights and ceiling heights are shown taken down 10" from the decking. The knee wall is to be built to the finished knee wall height. All other designated head heights, finished knee wall heights of finished ceiling heights shown on these drawings are to be built to the height shown. Any deviations must be brought to the attention of the designer for a suitable solution prior to commencing construction.

Architectural All architectural drawings 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 SFR #2 plates or bridge type connections.

Plate Heights & Floor Systems See Elevations and Sections for plate heights and floor thicknesses.

Use	Live Load (PSF)	Dead Load (PSF)	Deflection (L/L)
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/Fill 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" x 9 1/2" LVL	2 Jack 1 King
H-7	(1) 10 1/2" x 11 7/8" LVL	2 Jack 1 King

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

Brace Wall Factors

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

Rectangles 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"	20'-3"
4	39'-0"	17'-9"	34'-2"

Wall Height: 9'-0" Roof +1 Eave: 13'-0"

Brace Wall Panel Notes
Exterior Walls: All exterior walls shall be sheathed with CS-WSP or CS-SFB in accordance with Section R602.19.3 unless otherwise noted.

Gypsum: All interior sides of exterior walls and bridge sides of interior walls shall be gypsum drywall. All gypsum drywall shall be fastened per table R702.3.5. Method GB is fastened per R602.10.1.

Required Length of Bracing: Required brace wall length for each side of the exterior wall shall be determined by table R602.10.1. Method GB and SC-SFB contribute their actual length. Method GB contributes 0.5 x its actual length, HD .600 to hold down devices x 3 times its actual length.

Truss and I-Joint Members:
All trusses and I-joint layouts shall be presented in accordance with this document. Trusses and I-joints shall be installed according to manufacturer's specifications.

Lintels:
All lintels and end-joint layouts shall be presented in accordance with this document. Trusses and I-joints shall be installed according to manufacturer's specifications.

Brick Imbris shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'-0" and 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" unless otherwise specified.

Concrete & Soils:
See Foundation Notes

PF: Portal Frame per Portal Frame Detail:

Framing Lumber:
All non header framing lumber shall be SPF #2 or SYP #2 and all treated lumber shall be SYP #2 unless otherwise noted.

Engineered Wood:
Lumber and Structural Lumber (LVL) = Fb=2600 psi, Fv=285 psi, E=1.8x10¹⁰ psi

Parallel Strand Lumber (PSL) = Fb=2600 psi, Fv=400 psi, E=1.55x10¹⁰ psi

Latent all connections per manufacturer's specifications.

Install all connections per manufacturer's specifications.

Allowable stress and joint layout shall be determined by the designer.

Trusses and I-joint layouts shall be presented in accordance with this document. Trusses and I-joints shall be installed according to manufacturer's specifications.

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Concrete & Soils:
See Foundation Notes

PF: Portal Frame per Portal Frame Detail:

Note:
Upper Story Bracing Net
Shown Per R602.19.3.2 (5/8/6)

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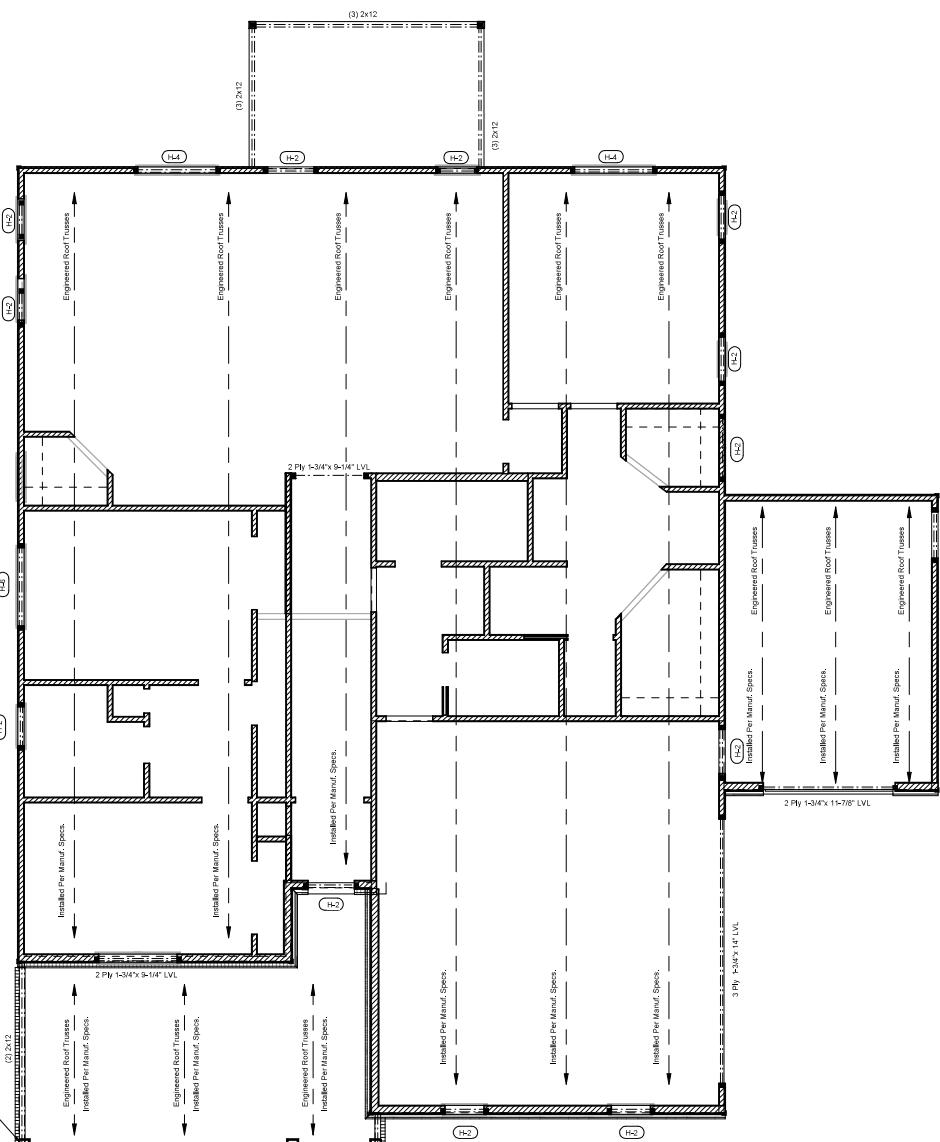
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Concrete & Soils:
See Foundation Notes

PF: Portal Frame per Portal Frame Detail:

**PROPERTY OF TDPLLC**

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Charles Temm
The Lauren III

Weaver Development
Companies
Structural Plan

Revisions:

SCALE: 1/4" = 10'

DATE: November 10, 2025

Project number: 06022202500021

Drawn by: DF
Checked by: TP

6