

PROPERTY OF TPDCLLC

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IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS AND USES OF MATERIALS IN BUILDING CODES ANY OTHER LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING AND CONSTRUCTION PRACTICES.

I CERTIFY THAT THE CONSTRUCTION EXHIBITS FOR IDENTIFICATION OF THE PROPERTY BY HOUSE TYPE, LOT, LOCK, SUBDIVISION NAME, AND SO ON) MEET ALL LOCAL CODE REQUIREMENTS AND ARE SUBMITTED IN COMPLIANCE WITH BOTH SH AND VA MINIMUM PROPERTY REQUIREMENTS. ALL BUILDING STANDARDS AS SET FORTH BY THE INTERNATIONAL CODE COUNCIL (ICC) AND FEDERAL SAFE DRINKING WATER PLUMBING STANDARD.

Charles Temm

The Lauren III

Weaver Development Companies

Cover Sheet

Climate Zone	Zone 3	Zone 4	Zone 5
Fenstration U-Factor	0.35	0.35	0.35
Skylight U-Factor	0.65	0.60	0.60
Glazed Fenstration SHGC	0.30	0.30	0.30
Ceiling 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
**Slab R-Value	0	10	10
**Crawl Space Wall R-Value	5/13	10/13	10/13

*10/13 means R-10 sheathing insulation or R-13 cavity insulation
 **Insulation depth with monolithic slab 18" or from inspection gap to bottom of footing; insulation depth with stem wall slab 24" or to bottom of foundation wall.

Design Pressure for Doors and Window 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'-9"		

Designed for windspeed of 110 MPH,
 3 Second Gust (95 Fastest Mile) Exposure "B"

Air Leakage
Section N1102.4

N1102.4.1 Building Thermal Envelope. The building thermal envelope shall be durably sealed with an air barrier system to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-2.4 of this code:

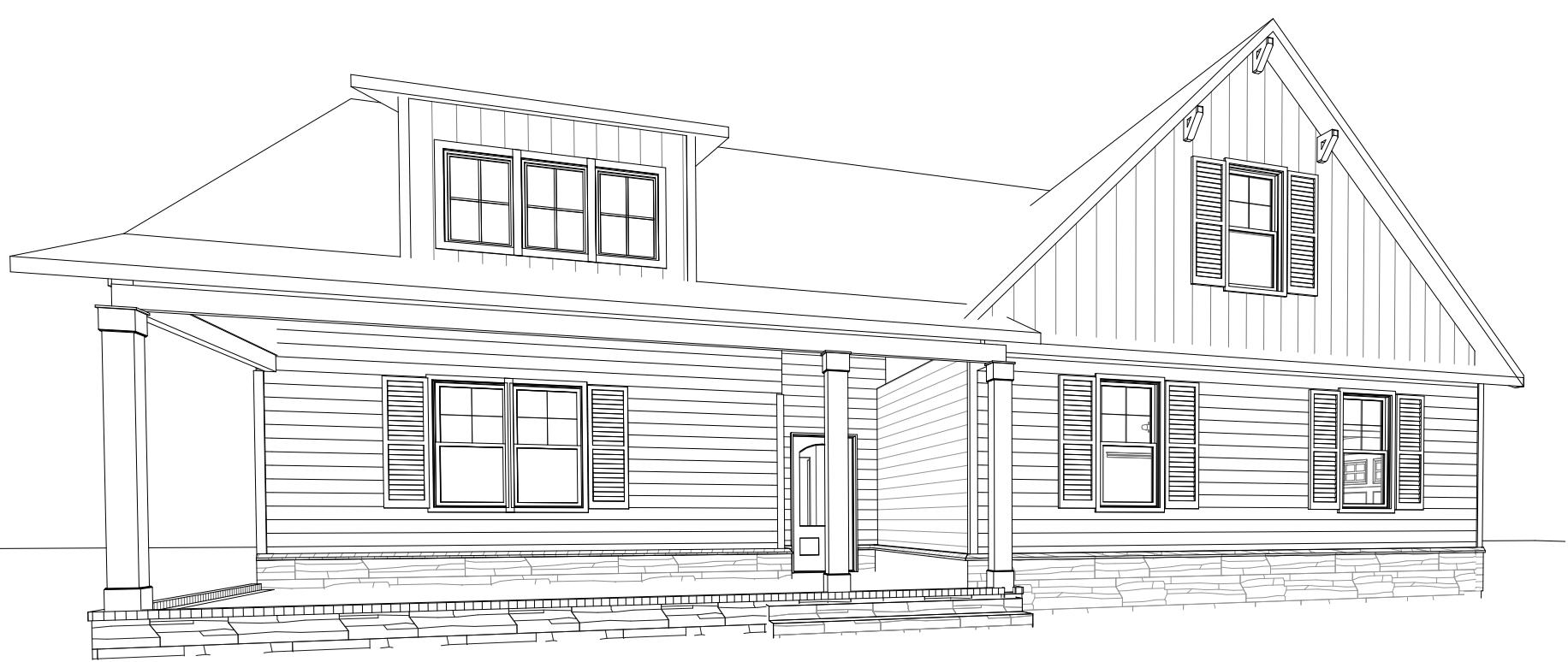
- Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior areas.
- Capping and sealing shafts or chases, including flue shafts.
- Capping and sealing soffit or dropped ceiling areas.

General Notes:

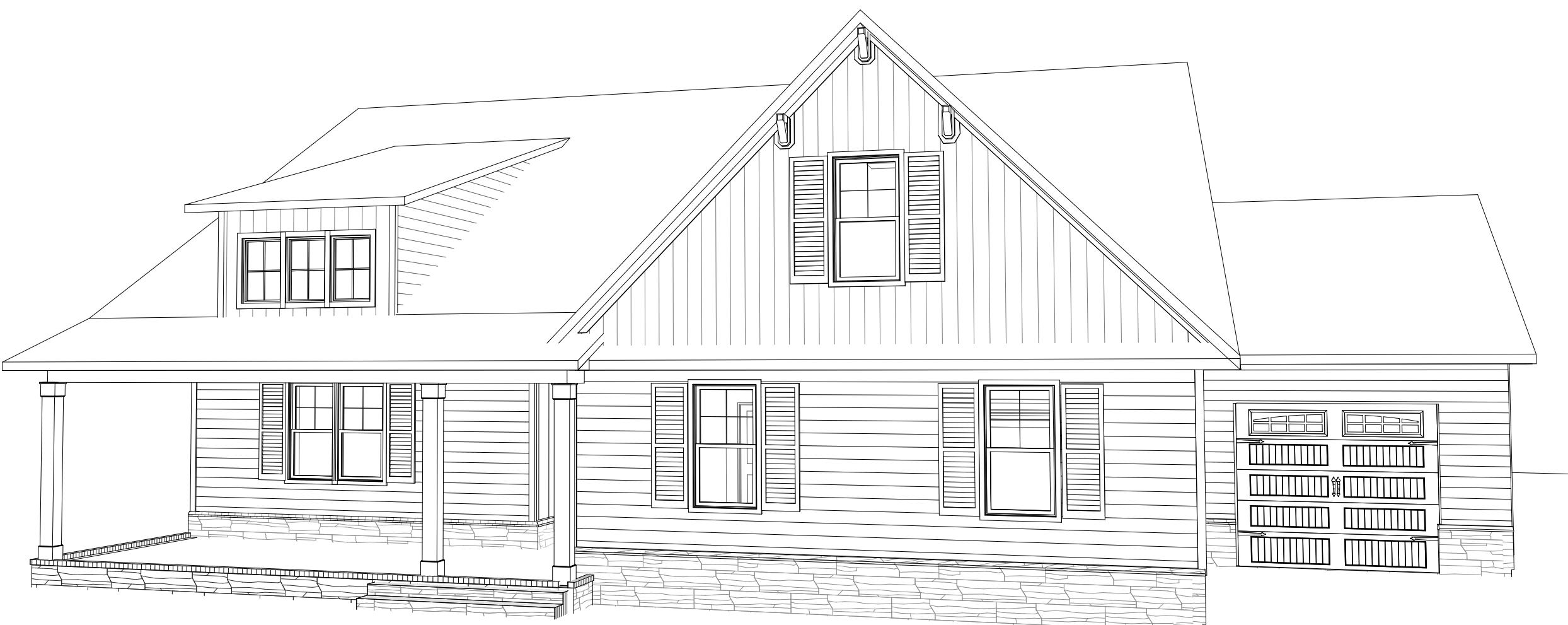
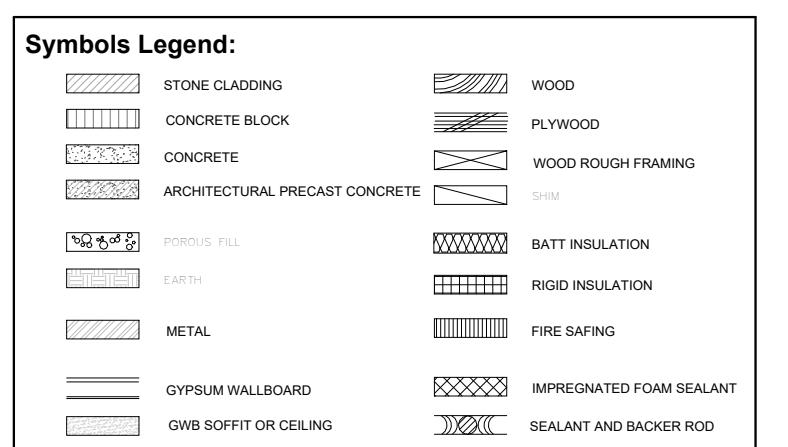
- Design Loads: Local
- Materials
 - Brick Face Brick Standard: ASTM C216-84, Grade SW. Brick type and color to be chosen by owner.
 - Mortar ASTM C270, Type S. Mortar style and color consult owner. Do not use calcium chloride in mortar.
 - Brick Ties ASTM A62 steel wire, hot dip galvanized after fabrication to ASTM A 153/A 153M, Class B
 - Insulation ASTM C685; pre-formed glass fiber batt (R-19)
 - Wood Framing No. 2 Southern Pine
 - Waterproofing #15 asphalt felt
 - Roof Shingles Match existing
 - Masonry
 - Install mortar in accordance with premix mortar instructions or in accordance with ASTM C780.
 - Clean mortar off exposed finished surfaces immediately following placement.
 - Conform to the applicable code requirements for masonry construction and guidelines outlined by the Brick Institute of America.
 - Provide brick ties.
 - Cut masonry units with motor-driven saws to provide clean, sharp, squared edges.
 - 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 adhesive/sealant/tape as recommended by flashing manufacturer before covering with mortar.
 - Install weep holes in the head joints in exterior wythes of the first course of masonry immediately above embedded flashings as follows:
 - Keep head joints free and clear of mortar.
 - Space weep holes 24 inches o.c.
 - After wall construction is complete, clean brick with a non-acidic solution recommended by masonry unit manufacturer.
 - Insulation
 - Verify that adjacent materials and insulation materials are dry.
 - Install insulation per manufacturer's instructions.

- Wood Framing
 - All field nailing will comply with the North Carolina State Building Code Fastening Schedule Table 2304.9.1 unless noted otherwise. All nails are to be common nails.
 - Miscellaneous framing not shown on the structural drawings may be required in some areas. Contractor will provide all framing required to complete the project.
- Exterior Wall Sheathing:
 - Sheathing will be 1/2" plywood APA rated sheathing with an exterior exposure 1 durability rating.
 - Place long dimension of sheathing 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. Block all unsupported edges.
 - Leave 1/4" space at all panel edge joints and 1/8" space at all panel end joints unless otherwise recommended by manufacturer.
- Plywood Roof Sheathing
 - Roof sheathing is to be APA rated with an exterior exposure 1 rating and a panel span rating of 32/16. Thickness of sheathing is to match existing roof sheathing thickness.
 - Place long dimension of sheathing perpendicular to outriggers. Remove sections of existing sheathing and stagger every other new plywood sheet back to the 2nd interior roof truss. Fasten to trusses and outriggers with 10d common nails. 6" o/c at all panel edges and 12" o/c at intermediate supports. Block all unsupported edges.
 - Leave 1/4" space at all panel edge joints and 1/8" space at all panel end joints unless otherwise recommended by the manufacturer.
- Miscellaneous
 - The contractor will be responsible for properly guying and bracing the structure to resist live, dead, wind and construction loads during construction.
 - Provide all existing building dimensions, elevations and details with the field conditions.
 - Tape seal tears or cuts in vapor retarder.

Square Footage	
Heated	
First Floor	2175 Sq Ft
Total	2175 Sq Ft
Unheated	
Garage	640 Sq Ft
Third Garage	290 Sq Ft
Front Porch	347 Sq Ft
Total	1277 Sq Ft



② 3D View 7



① 3D View - Front

Revisions:

Scale:

Date:

October 31, 2025

Project number:

0602202500021

Drawn by:

DF

Checked by:

TP

C

Exterior Windows And Doors

Section R612

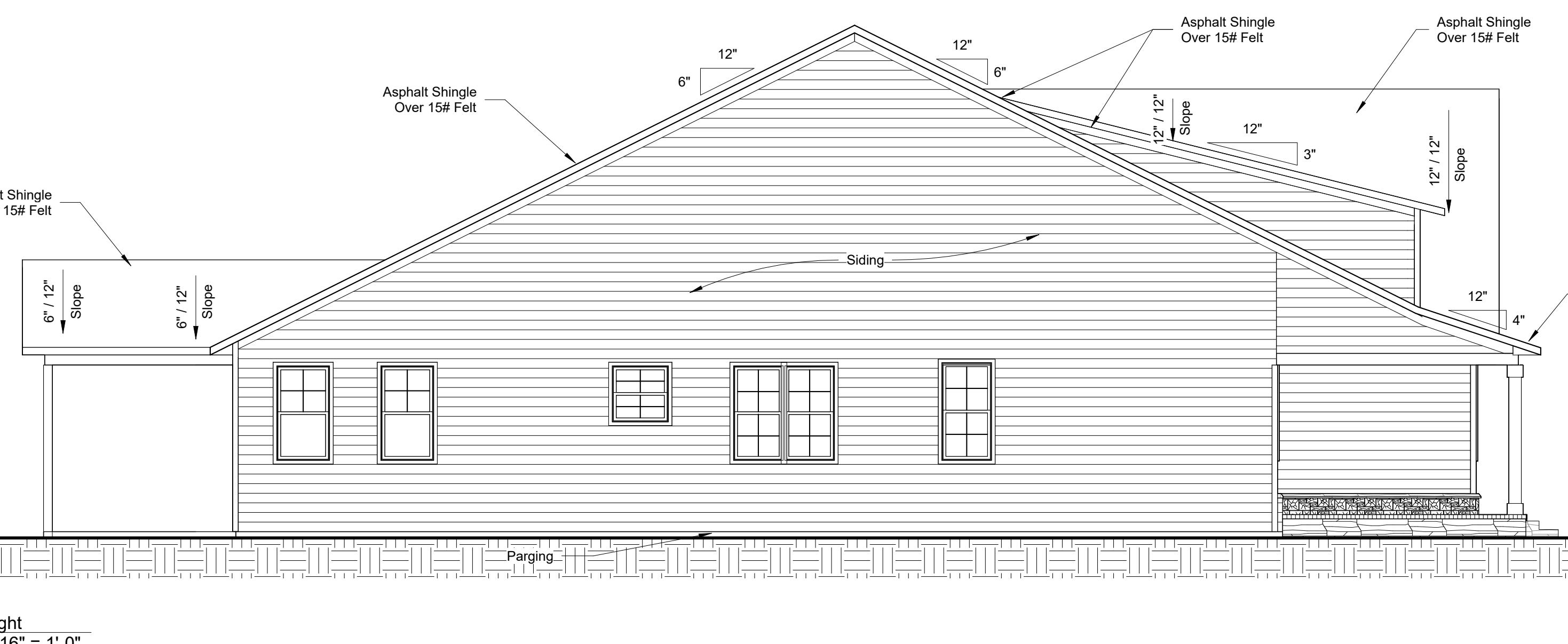
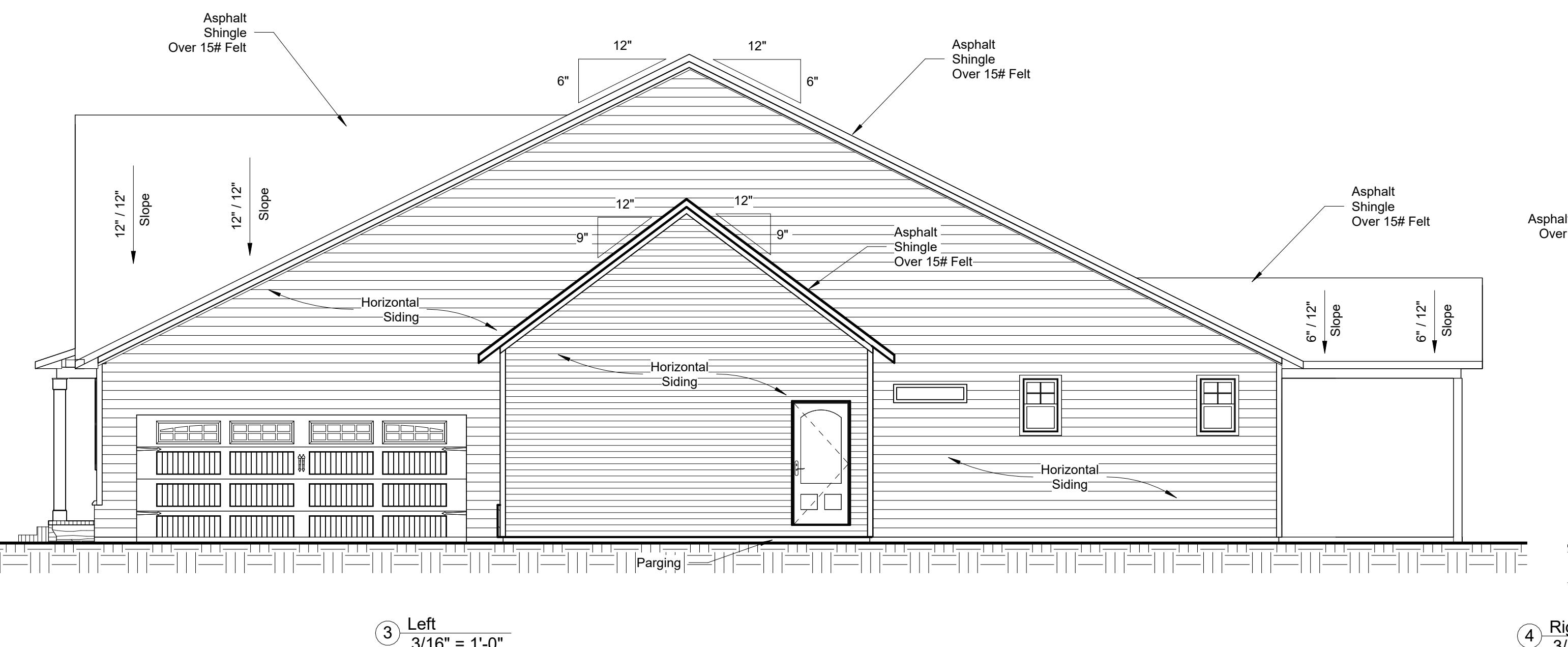
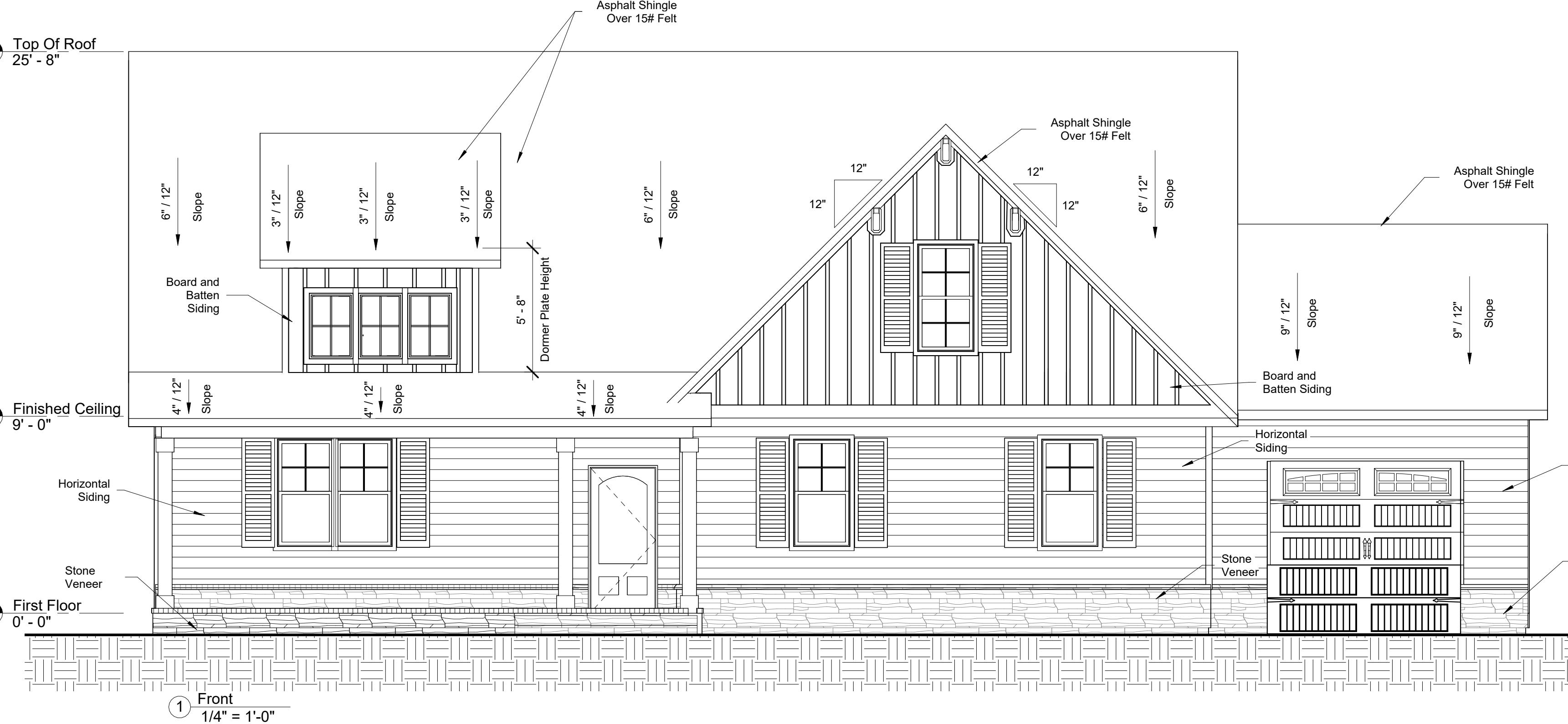
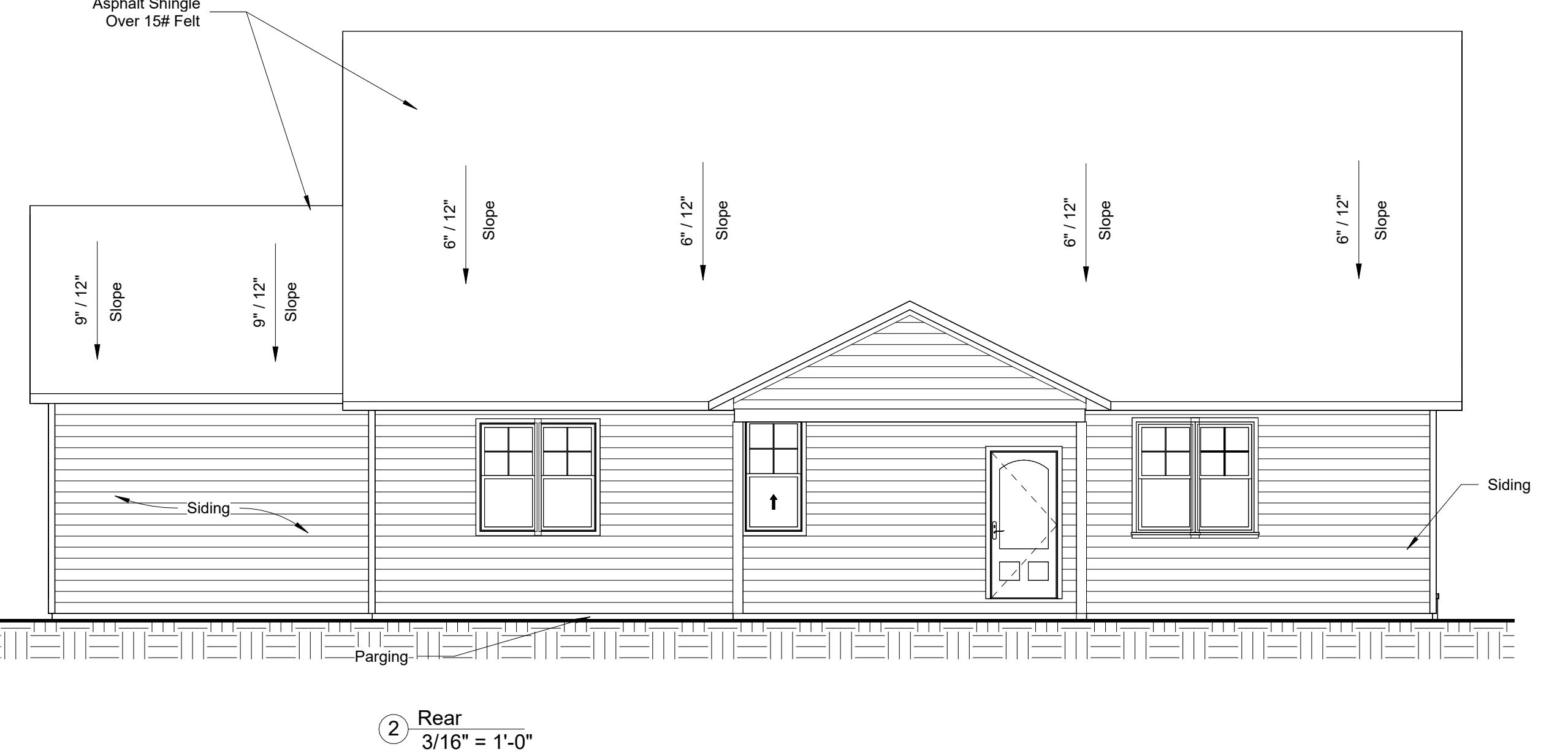
R612.1 General. This section prescribes performance and construction requirements for exterior windows and doors installed in exterior walls. Windows and doors shall be installed and flashed according with the manufacturer's installation requirements for fenestration protection. Window and door openings shall be flashed 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-visibility 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 flashing 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 ventilation/roof vents per local governing code. Install continuous ridge ventilation and match to roof. Provide appropriate soffit ventilation at overhangs.



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Elevations

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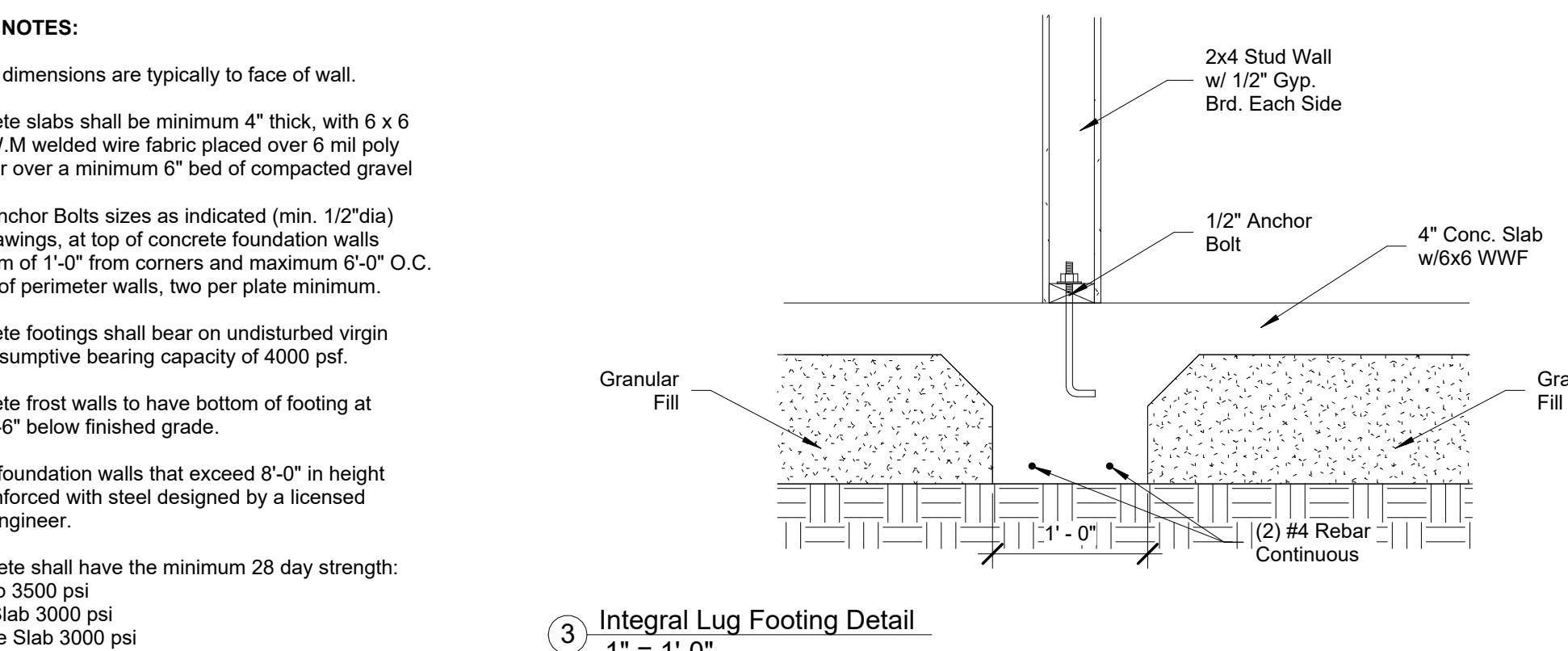
Weaver Development Companies

Foundation Plan

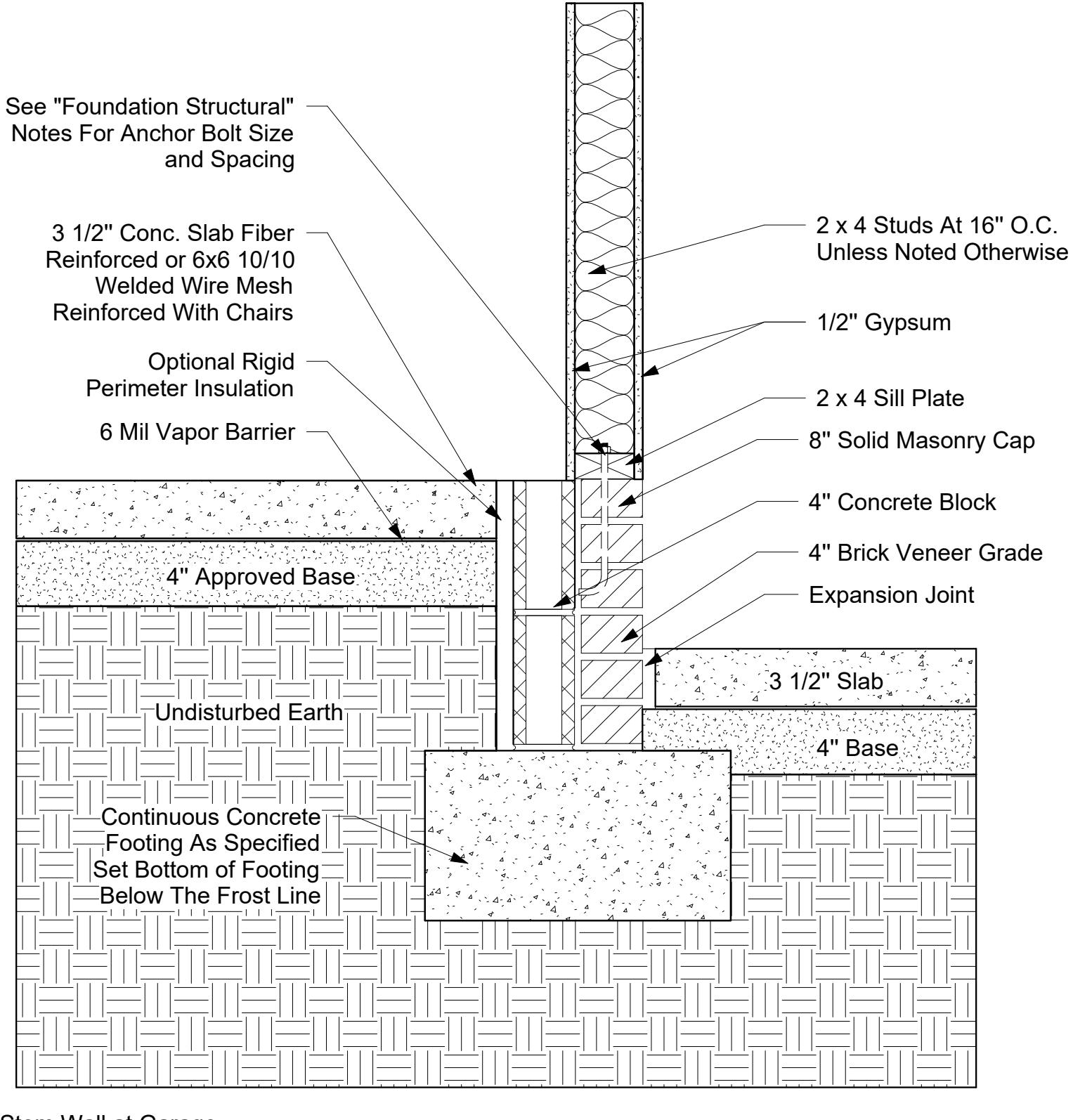
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MASONRY NOTES:

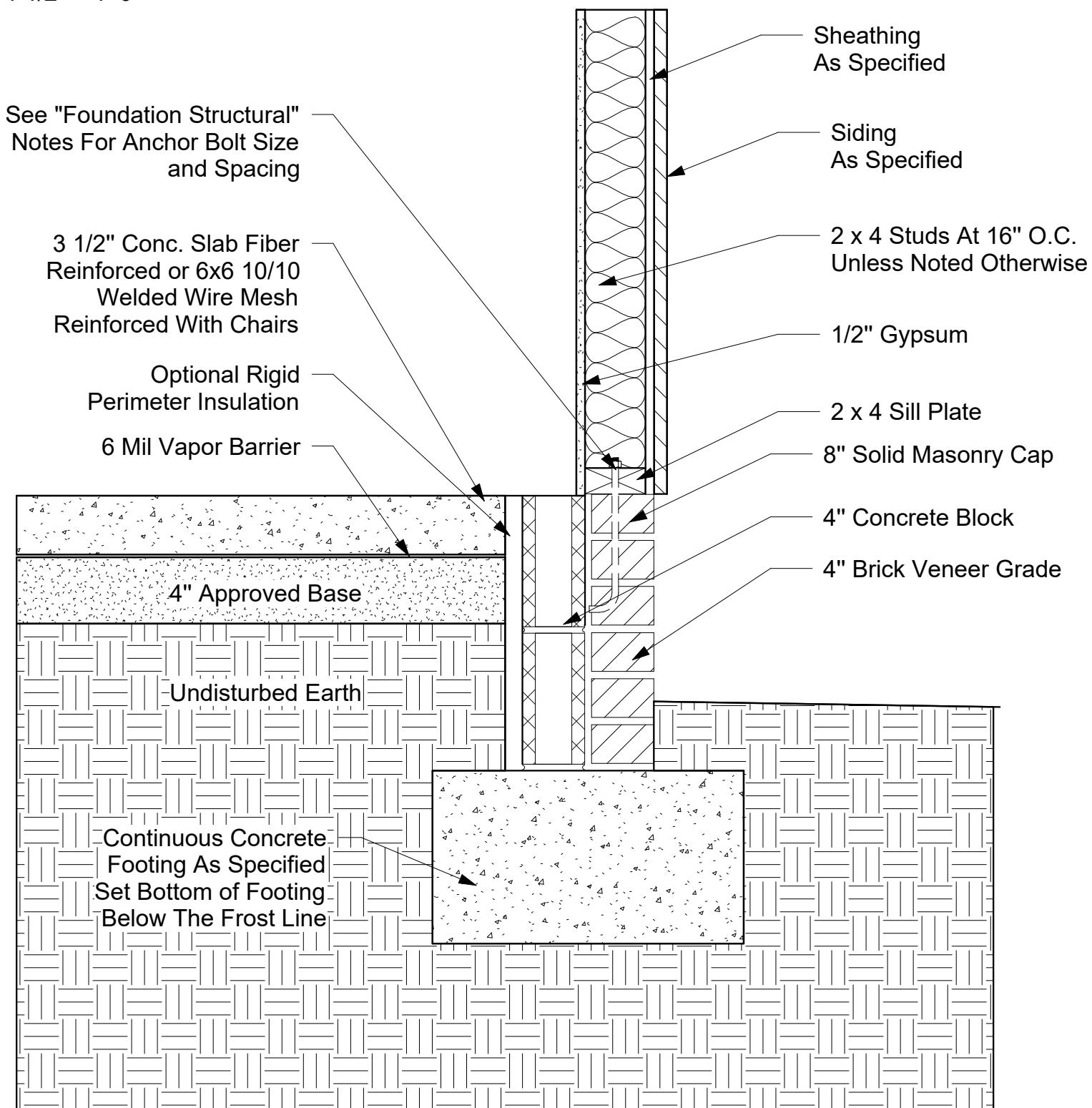
1. Concrete dimensions are typically to face of wall.
2. All concrete slabs shall be minimum 4" thick, with 6 x 6 1/4" W/W/M welded wire fabric placed over 6 mil poly vapor barrier over a minimum 6" bed of compacted gravel.
3. Provide Anchor Bolts sizes as indicated (min. 1/2"dia) on these drawings, at top of concrete foundation walls at a minimum of 1'-0" from corners and maximum 6'-0" 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 frost walls to have bottom of footing at minimum 1'-6" 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 3500 psi
Basement Slab 3000 psi
Crawl Space Slab 3000 psi
Exterior Slab 3500 psi
Foundation Slab 3000 psi



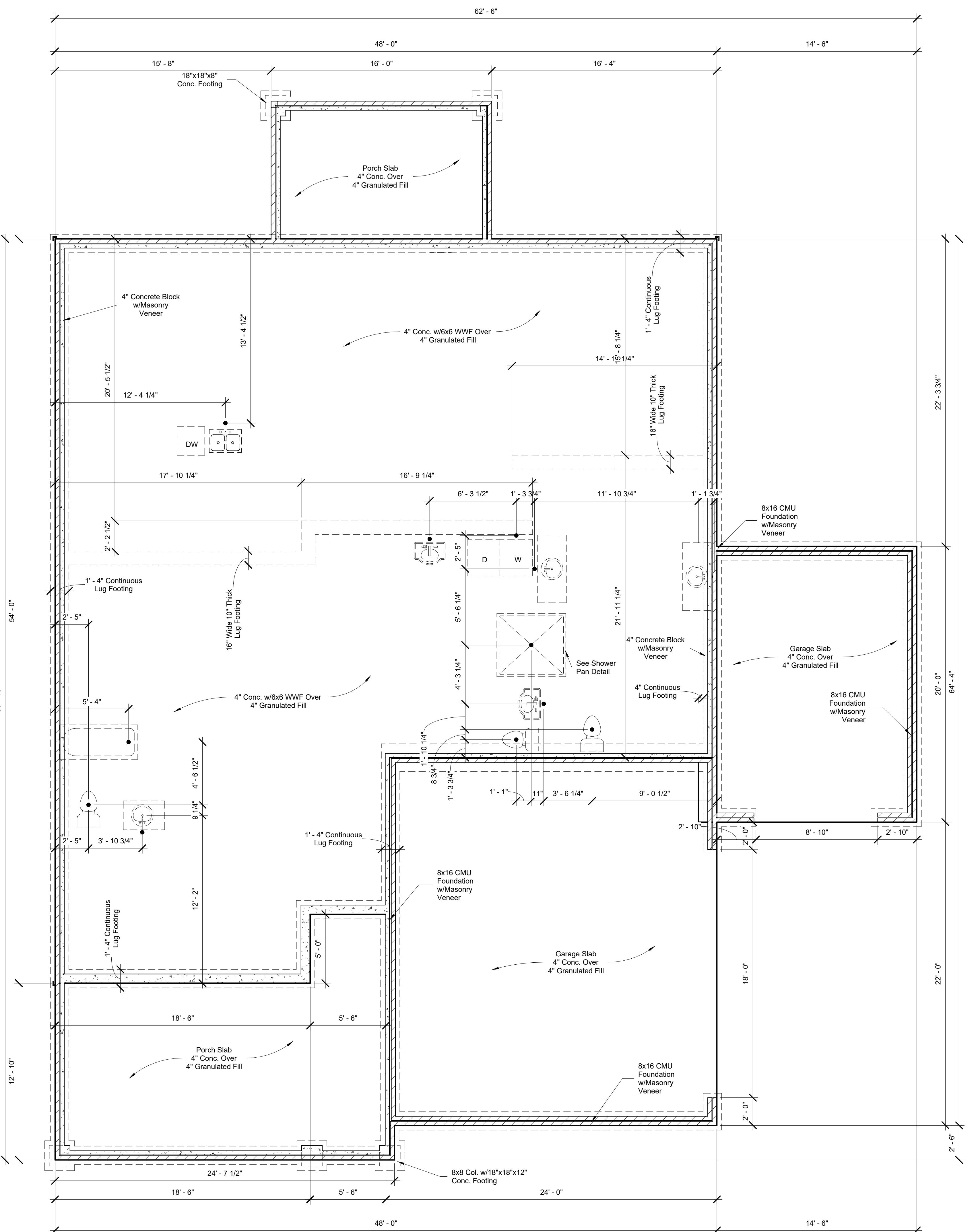
③ Integral Lug Footing Detail
1" = 1'-0"



② Stem Wall at Garage
1 1/2" = 1'-0"



④ Stem Wall Section
1 1/2" = 1'-0"



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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 Practices The designer takes no responsibility for contractors practices or 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 framed, 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.

Knee Wall and Ceiling Heights. All finished knee wall heights and ceiling heights are shown furred down 10" from the decking for the insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel 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.

Anchorages. 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.

Braced Wall Panel Notes

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 be gypsum board applied to the studs. Do not use metal GB gypsum to be fastened per details R702.3.5. Method GB shall fasten 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 SC-SFB contribute their actual length. Method GB contributes 0.5 its actual length. Method PF contributes 1.5 times its actual length.

Method PF contributes 1.5 times its actual length. Method GB contributes 0.5 its actual length. Method PF contributes 1.5 times its actual length.

Methods Per table R602.10.1

CS-WSP. Shall be a minimum of 3/8" OSB or CDX nailed at 6" O.C. at edges and 12" O.C. at intermediate supports with 6d common nails or 8d (2 1/2" long x 0.113" diameter).

CS-SFB. Shall be a minimum 1 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. All 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=2800 psi, Fv=285 psi, E=1.9x10⁶ psi

Parallel Strand Lumber (PSL) = Fb=2900 psi, Fv=295 psi, E=2.0x10⁶ psi

Laminated Strand Lumber (LSL) = Fb=2250 psi, Fv=400 psi, E=1.55x10⁶ psi

Install all connections per manufacturer's specifications.

Truss and I-Joist Members.

All roof truss and I-Joist layouts shall be prepared in accordance with this document. Trusses and I-Joists shall be installed according to manufacturer's specifications.

Lintels.

Brick lintels 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 noted.

Concrete & Soils.

See Foundation Notes

Note:

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

(3) 2x12

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

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) 2x 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

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"

8x8 PT Post or Equiv. Typical
Attach Rafters To Header With Hurricane
Connectors (Simpson H2.5 or Equiv.)
Attach Header To Post And Post To Base
With Post Cap, Metal Straps And/Or Post Base.

