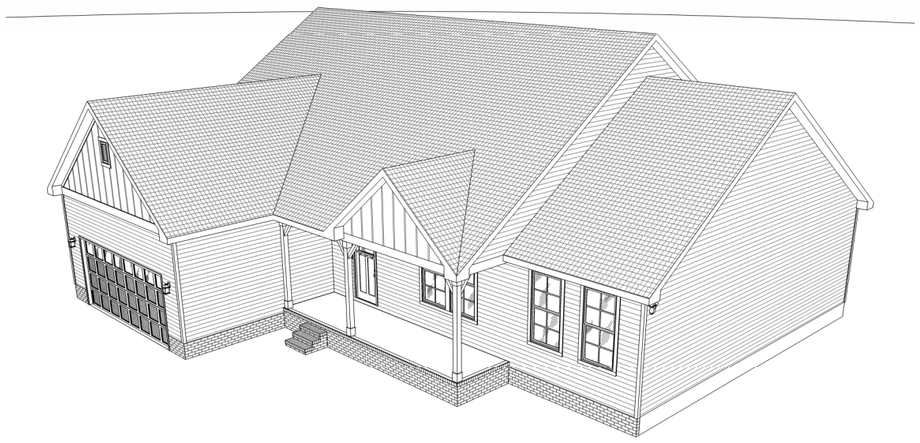


Laurel - Elevation B

SQ. FOOTAGE	
	TOTAL AREA
Heated Area - Total	2679 SF
Heated Area - Level 1	2069 SF
Garage Area	471 SF
Front Porch Area	139 SF

GENERAL CONSTRUCTION INFORMATION

FOUNDATIONS: ALL SPREAD & STRIP FOOTINGS SHALL BE SUPPORTED ON SOIL WITH A BEARING CAPACITY OF NOT LESS THAN 2,000 PSF. THIS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER WHOSE RECOMMENDATIONS SHALL BE STRICTLY ADHERED TO. THE FOOTING SUBGRADE EVALUATION WILL BE PROVIDED AT EACH JOB SITE AND WILL BE AVAILABLE FROM THE FIELD MANAGER.

FLOORS: UNLESS OTHERWISE NOTED, THESE PLANS ARE DESIGNED FOR AN ENGINEERED WOOD/TRUSS SYSTEM. DIRECTION OF TRUSSES/JOISTS ARE NOTED ON THE FLOOR PLANS, HOWEVER ACTUAL DEPTH AND SPACING MAY VARY PER THE MANUFACTURER AND THE INTENDED SPAN. FIRST FLOOR SYSTEMS ON BASEMENTS AND/OR CRAWL SPACES COULD BE CONVENTIONAL FRAMED. ALL CONVENTIONAL FRAMING MUST BE IN ACCORDANCE WITH THE BUILDING CODE. IT IS ASSUMED THAT THE SUBFLOOR WILL BE 3/4" THICK PLYWOOD/SHEATHING. OTHER MATERIALS MUST COMPLY WITH BUILDING CODES. FINISHED FLOORS MAY OR MAY NOT BE NOTED IN THIS PLAN ACCORDING TO BUILDER/CLIENT PREFERENCE. IN ALL CASES, ALL SUBCONTRACTORS SHOULD VERIFY FINISHED MATERIALS WITH THE CONTRACTOR/BUILDER AS THE ACTUAL MAY DIFFER FROM THIS PLAN.

WALLS: ALL EXTERIOR WALLS ARE MEASURED AT 3 1/2". ALL INTERIOR WALLS ARE MEASURED AT 3 1/2" ACCOUNTING FOR THE STUD ONLY BEFORE DRYWALL UNLESS NOTED OTHERWISE. ALL WALLS BETWEEN THE UNCONDITIONED GARAGE AND THE CONDITIONED HOME SPACE ARE MEASURED AT 3 1/2" AND THE OUTSIDE EDGE OF THE STUD SHALL BE IN LINE WITH THE EDGE OF THE FOUNDATION BELOW ALLOWING THE DRYWALL TO OVERHANG THE FOUNDATION. ALL WALLS IN KITCHEN AREAS SHALL HAVE STUDS SPACED AT A MINIMUM OF 16" O.C. TO ALLOW FOR CABINET INSTALLATION. WALL PLATE HEIGHTS AND WINDOW HEADER HEIGHTS ARE NOTED ON THE EXTERIOR ELEVATIONS. ALL DIMENSIONS WILL BE MEASURED FROM THE FRAMING MEMBER AND WILL NOT ACCOUNT FOR WALL COVERINGS SUCH AS DRYWALL, BRICK VENEER, STONE, ETC. ALL LOAD BEARING WALLS SHALL BE A 2X4 AT A MINIMUM OF 16" O.C.. STUD SIZE OR SPACING REQUIREMENTS MAY CHANGE IN BASEMENT OR LOWER LEVELS OF TWO OR THREE STORY HOMES SO REFER TO YOUR LOCAL CODE FOR COMPLIANCE.

DOORS/WINDOWS: ALL DOOR AND WINDOW SIZE, STYLE, AND DESIGN SHOULD BE VERIFIED WITH THE BUILDER/CONTRACTOR PRIOR TO ORDERING. DOOR AND WINDOW NOTATIONS (TAGS) ARE NOTED IN FEET AND INCHES. THEREFORE THE FIRST TWO NUMBERS REPRESENT THE WIDTH IN FEETS AND INCHES. THE LAST TWO NUMBERS REPRESENT THE HEIGHT IN FEET AND INCHES. FOR EXAMPLE, IF A WINDOW IS NOTED 3050, THE NOMINAL SIZE OF THE WINDOW IS 3'-0" WIDE BY 5'-0" HIGH. THE SAME METHOD SHALL BE USED FOR DOORS, WINDOWS, TRANSOM WINDOWS, SHEETROCK OPENINGS, CASED OPENINGS, ETC.

EGRESS WINDOWS SHALL MEET THE MIN. IRC (R310.2) BUILDING CODE REQUIREMENTS. G.C. TO VERIFY EGRESS WINDOW SIZES WITH WINDOW MANUFACTURER. SIZES SHOWN ON DRAWINGS MAY VARY FROM WINDOW MANUFACTURER SIZES.

- PER R312.2 PROVIDE WINDOW FALL PROTECTION IN ACCORDANCE WITH R312.2.1 & R312.2.2
- ALL GLAZING HAZARDOUS IN LOCATION (R308.4) SHALL BE TEMPERED SAFTEY GLASS. ALL SIDELITES AT FRONT DOOR MUST BE TEMPERED.

ENERGY EFFICIENCY COMPLIANCE: G.C. TO PROVIDE CERTIFICATE (R401.3) SHOWING THAT THE BUILDING COMPLIES WITH CURRENT IECC.

AIR BARRIER AND INSULATION INSTALLATION: REF. IECC TABLE R402.1.1

- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD
- ANY WINDOW LOCATED IN A NON-CONDITIONED SPACE SHALL NOT BE REQUIRED TO HAVE LOW-E RATING.
- PER R302.12 IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACES BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
- PER R302.11 & R302.12 PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL CONCEALED SPACES; I.E. SOFFITS, DROP CEILINGS, COVE CEILINGS ETC.

INSTALL VINYL SOFFITS PER IRC R703.1.2

ROOF: UNLESS OTHERWISE NOTED, THIS PLAN IS DESIGNED FOR AN ENGINEERED ROOF TRUSS SYSTEM. DIRECTION OF TRUSSES ARE NOTED IN THE PLANS HOWEVER THE ACTUAL TRUSS SIZE SPACING MAY VARY ACCORDING TO THE MANUFACTURER. REFER TO THE MANUFACTURER'S LAYOUT/SHOP DRAWINGS FOR ACTUAL REQUIRED TRUSS INFORMATION. ALL BRACING FOR TRUSSES, TEMPORARY OR PERMANENT, SHOULD BE DONE IN ACCORDANCE WITH TPI, TRUSS MANUFACTURER AND/OR THE CURRENT BUILDING CODE.
ROOF SLOPES LESS THAN 4 IN 12, UNDER LAYMENT SHALL CONSIST OF 2 LAYERS OF 15# FELT PAPER.
ROOF SLOPES GREATER THAN 4 IN 12, UNDER LAYMENT SHALL CONSIST OF 1 LAYER OF 15# FELT PAPER.

ABBREVIATIONS

ABV.	ABOVE	FIN.	FINISH	MC.	MEDICINE CABINET	SYP.	SOUTHERN YELLOW PINE
A.F.F.	ABOVE FINISHED FLOOR	F.F.	FINISH FLOOR	MIR.	MIRROR	SPEC.	SPECIFICATION
ADJ.	ADJUSTABLE	F.G.	FINISH GRADE	MISC.	MISCELLANEOUS	SQ.	SQUARE
APPROX.	APPROXIMATE	FLR	FLOOR	MIN.	MINIMUM	SF	SQUARE FEET/FOOT
A.O.	ARCHED OPENING	F.B.	FLOOR BREAK	MONO.	MONOLITHIC	STL	STEEL
BM.	BEAM	FC	FLOOR CHANGE	N.T.S.	NOT TO SCALE	STOR.	STORAGE
BRG.	BEARING	F.J.	FLOOR JOIST	O.C.	ON CENTER	STRUCT.	STRUCTURAL
B.G.	BELOW GRADE	FT.	FOOT	OPG.	OPENING	SIM.	SIMILAR
BLW.	BELOW	FTG.	FOOTING	OPT.	OPTION, OPTIONAL	SYN.	SYNTHETIC
BLK.	BLOCK	FND.	FOUNDATION	OSB	ORIENTED STRAND BOARD	T.V.	TELEVISION
BD.	BOARD	FX	FIXED	OH	OVERHANG	TEMP.	TEMPERED
BOT.	BOTTOM	GL.	GLASS, GLAZING	O.H.D.	OVER HEAD DOOR	THK	THICKENED
CAB.	CABINET	GYP.	GYPSUM	P.	PANTRY	TYP.	TYPICAL
C.O.	CASED OPENING	HR	HANDRAIL	PAN.	PANTRY	UNFIN.	UNFINISHED
CLG.	CEILING	HWD	HARDWOOD	PED.	PEDISTAL	U.N.O.	UNLESS NOTED OTHERWISE
C.L.G. HT.	CEILING HEIGHT	HDR.	HEADER	PWDR.	POWDER ROOM	UTIL.	UTILITY
C.J.	CEILING JOIST	HT. (HGT.)	HEIGHT	PT	PRESSURE TREATED	VB	VAPOR BARRIER
CTR.	CENTER	H.B.	HOSE BIBB	P.L.	PROPERTY LINE	W.I.C.	WALK-IN-CLOSET
CL.	CENTER LINE	HW.	HOT WATER	PDS	PULL DOWN STAIR	W&D	WASHER AND DRYER
COL.	COLUMN	IN.	INCH	QTY.	QUANTITY	W.C.	WATER CLOSET
D	DEPTH	INSUL.	INSULATE	R.	RISER	W.	WIDTH/WIDE
DET.	DETAIL	KIT.	KITCHEN	REF.	REFERENCE	WIN.	WINDOW
DIAG.	DIAGONAL	LAUN.	LAUNDRY	REFER.	REFRIGERATOR	w/	WITH
DIA.	DIAMETER	LAV.	LAVATORY	REQ.	REQUIRED	w/o	WITHOUT
DIM.	DIMENSION	LT.	LIGHT	R.A.	RETURN AIR		
DR.	DOOR	LIN.	LINEN	RM.	ROOM		
D/W.	DISHWASHER	LB.	POUND	R.O.	ROUGH OPENING		
DWR	DRAWER	LBS.	POUNT / WEIGHT	SHT.	SHEET		
DN.	DOWN	MANUF.	MANUFACTURE	SHTG.	SHEATING		
DS.	DOWNSPOUT	M.O.	MASONRY OPENING	SRO	SHEET ROCK OPENING		
EA.	EACH	M.	MASTER	SGD	SLIDING GLASS DOOR		
EQ.	EQUAL	MAX.	MAXIMUM	SD	SMOKE DETECTOR		

ABBREVIATIONS

EXTERIOR WALLS

- EXT. WALL
- EXT. WALL W/ BRICK VENEER
- EXT. WALL W/ STONE VENEER
- OPT. WINDOW
- OPT. DOOR

INTERIOR WALLS

- INT. WALL NON LOAD BEARING
- OPTIONAL WALL
- INT. WALL LOAD BEARING
- 2X6 WALL
- LOW WALL (HT. AS NOTED)
- LOW WALL W/ CAP (HT. AS NOTED)

ELEVATION MATERIALS

- HORIZONTAL SIDING
- STUCCO
- BRICK VENEER
- CEDAR SHAKE SIDING AS SPECIFIED
- STONE VENEER
- SHAKE SIDING AS SPECIFIED

SHEET INDEX	
Name	Number
G-001: Cover Sheet	G-001
G-002: Schedules	G-002
A-001: Front/ Back Elevations	A-001
A-002: Right/ Left Elevations	A-002
A-003: First Level Floor Plan	A-003
A-005: Architectural Roof Plan	A-005
A-006: Building/ Stair Sections	A-006
E-001: First Level Electrical Plan	E-001
F-001: First Level Floor Breaks	F-001

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044

Address: 3232 Leaflet Church Road Broadway

County: Harnett

Drawn by: VBH

Sheet Name: COVER SHEET

Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: G-001

DOOR SCHEDULE

TAG	TYPE	PANELS	HANDING	DETAILS	FLOOR	QTY.
(2) 20/68	interior	double	RIGHT	Privacy	FIRST FLOOR	1
	interior	double	RIGHT	Privacy	FIRST FLOOR	1
20/68	interior	single	RIGHT	Privacy	FIRST FLOOR	1
	interior	single	NONE		FIRST FLOOR	1
	interior	single	LEFT		FIRST FLOOR	1
24/68	interior	single	RIGHT		FIRST FLOOR	1
	interior	single	LEFT	Privacy	FIRST FLOOR	1
	interior	single	RIGHT		FIRST FLOOR	3
	interior	single	NONE	Privacy	FIRST FLOOR	1
26/68	interior	single	NONE	Privacy	FIRST FLOOR	1
	interior	single	LEFT		FIRST FLOOR	1
28/68 20M.	interior	single	RIGHT	garage service door,keyed	FIRST FLOOR	1
	interior	single	RIGHT		FIRST FLOOR	1
160/70 GARAGE DOOR	garage	NA	NONE	front door,keyed	FIRST FLOOR	1
60/68	exterior	double	RIGHT	sliding,rear door,keyed	FIRST FLOOR	1
28/68	exterior	single	LEFT	side door,keyed	FIRST FLOOR	1
30/68	exterior	single	LEFT	front door,keyed	FIRST FLOOR	1

WINDOW SCHEDULE

TAG	TYPE	GLAZING TYPE	GRIDS	QTY.
30/60	SINGLE_HUNG	STANDARD	4 / 4	11
40/10	FIXED	STANDARD	None	1

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044

Address: 3232 Leaflet Church Road Broadway

County: Harnett

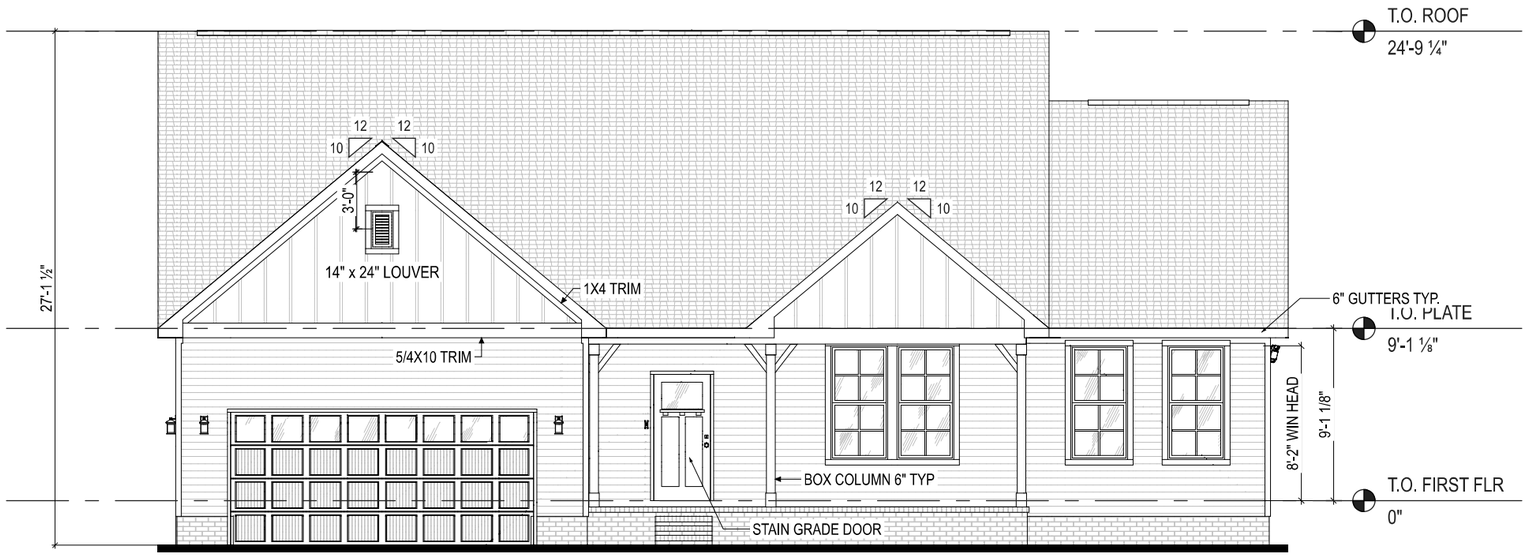
Drawn by: VBH

Sheet Name: -

Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: G-002



1 FRONT ELEVATION - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

2 REAR ELEVATION - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044
Address: 3232 Leaflet Church Road Broadway
County: Harnett

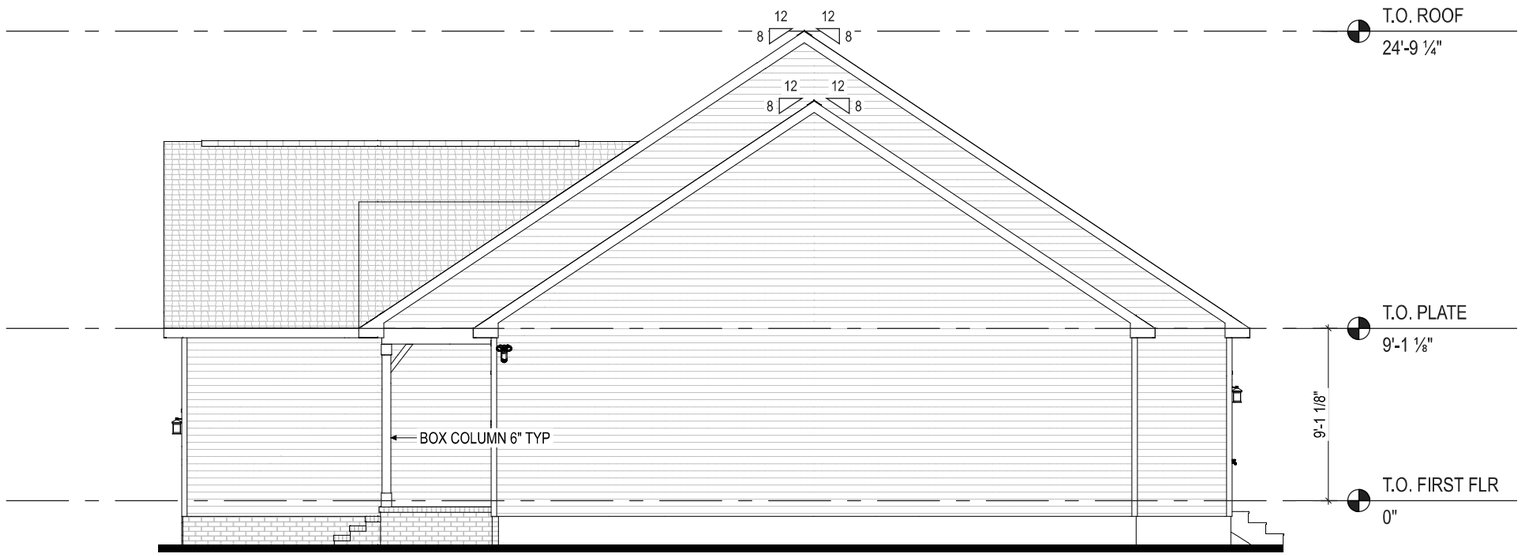
Drawn by: VBH

Sheet Name: ELEVATIONS

Plan Version Date: 9/17/2025

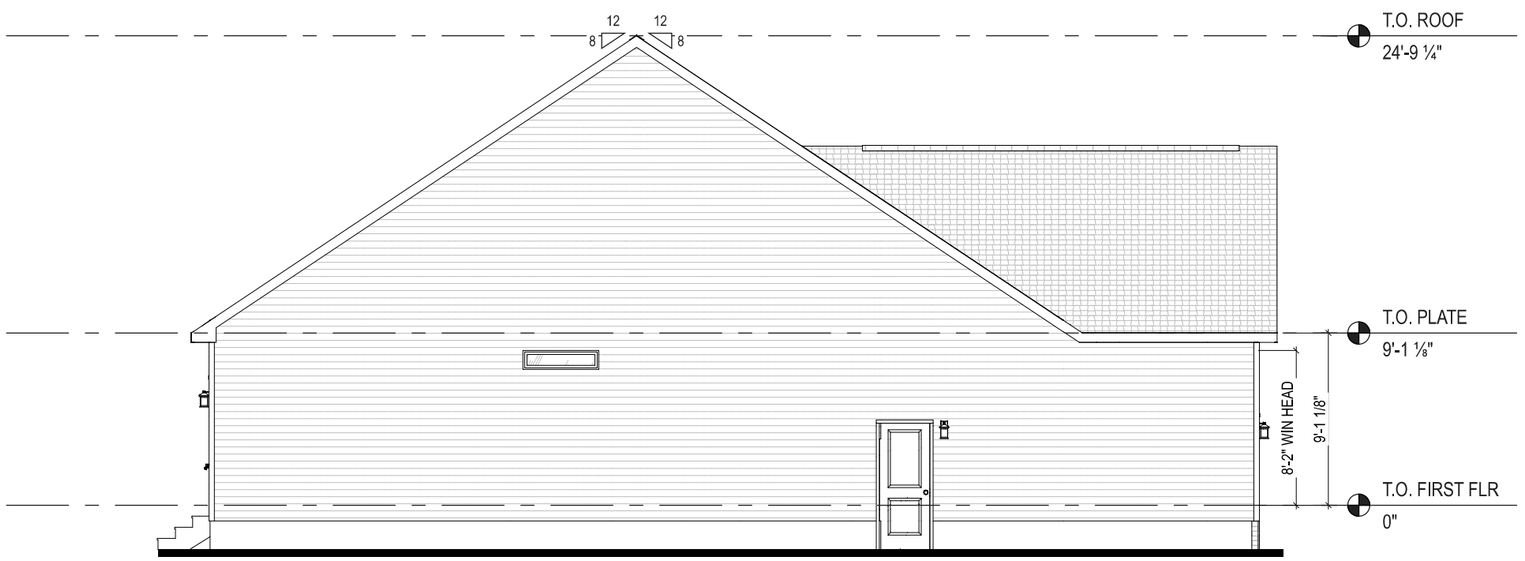
Job Version Date: 9/17/2025

Sheet #: A-001



1 RIGHT ELEVATION - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS



2 LEFT ELEVATION - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044
Address: 3232 Leaflet Church Road Broadway
County: Harnett

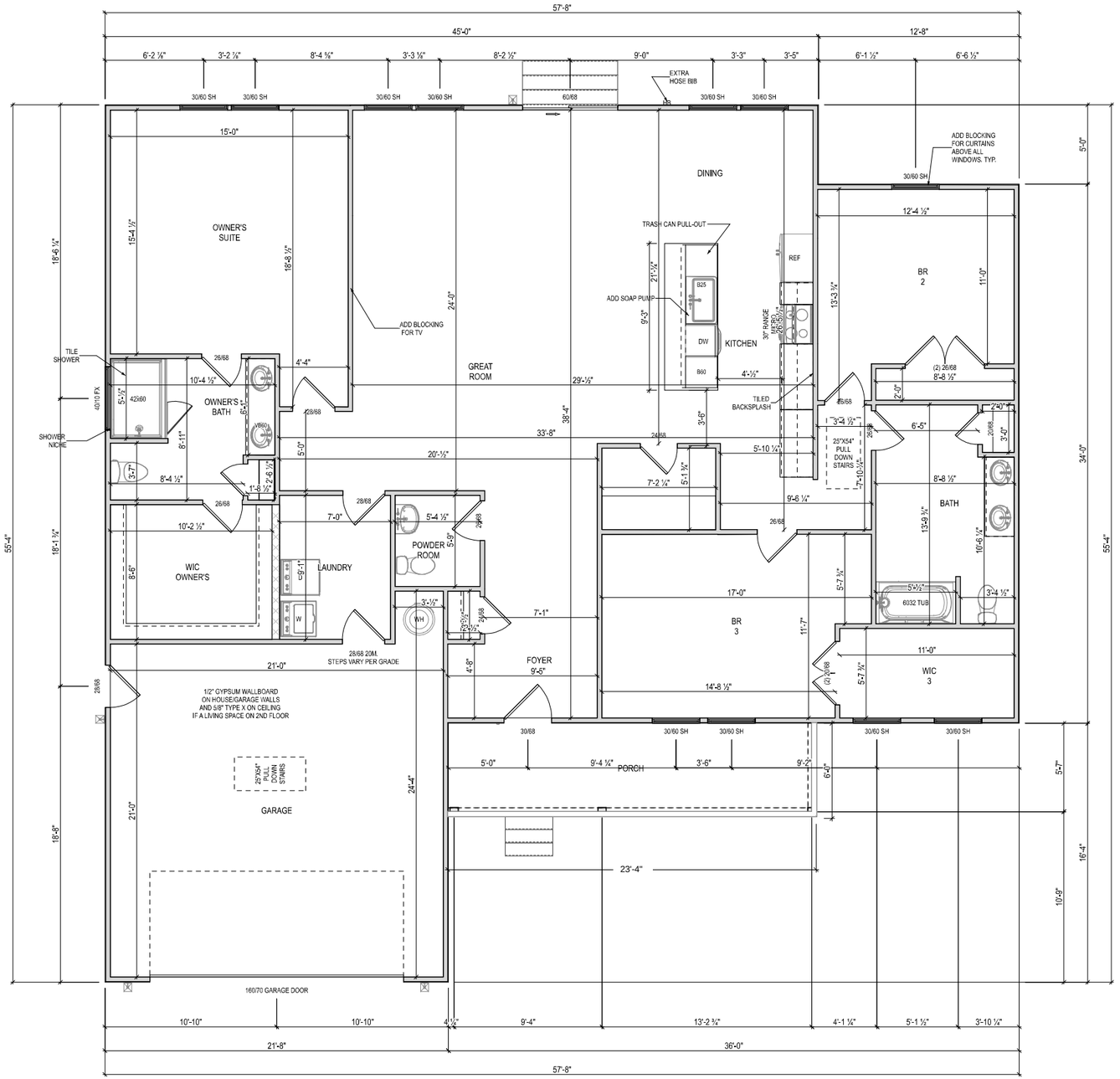
Drawn by: VBH

Sheet Name: ELEVATIONS

Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: A-002



1 1ST FLOOR PLAN - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044

Address: 3232 Leaflet Church Road Broadway

County: Harnett

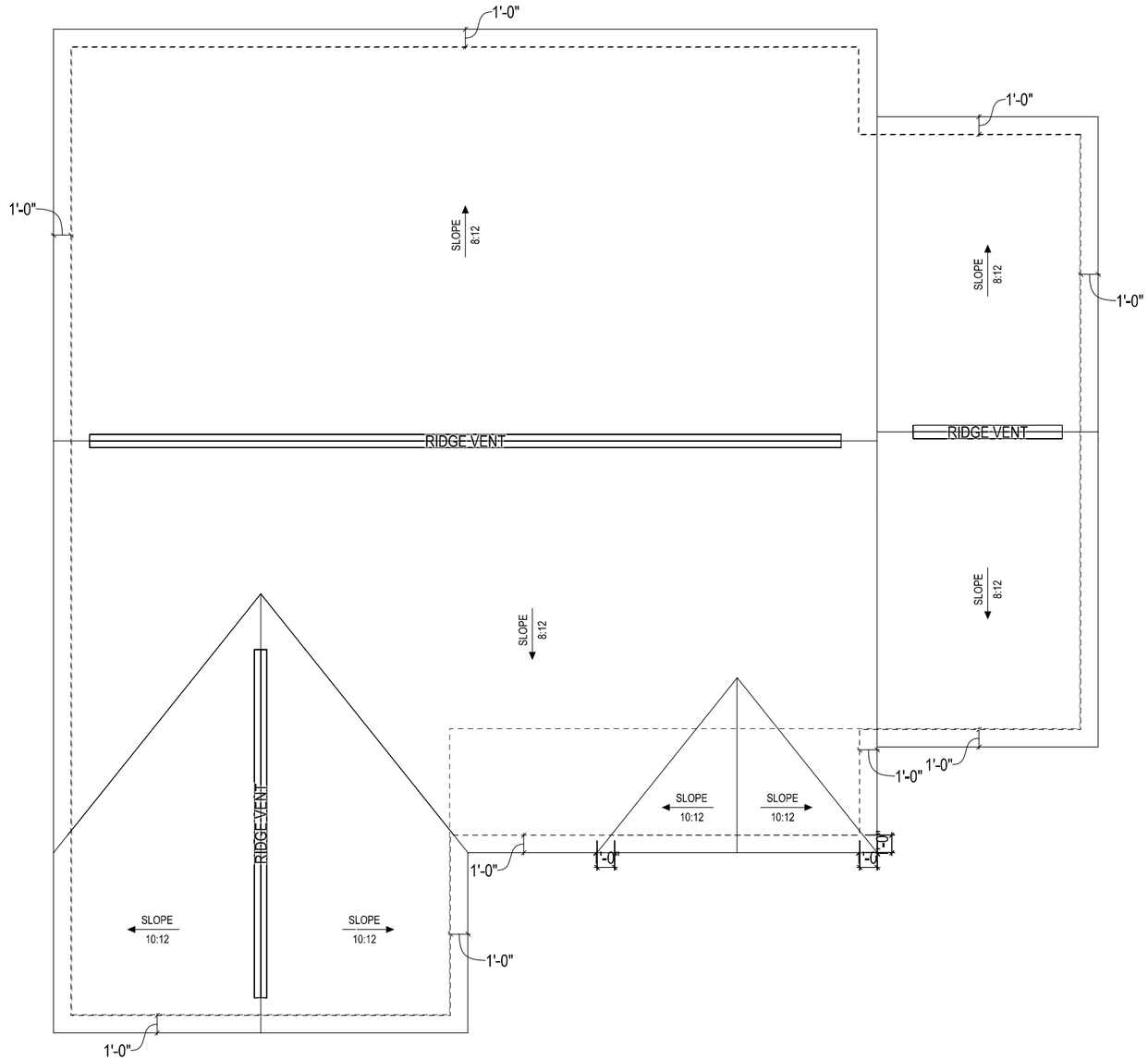
Drawn by: VBH

Sheet Name: 1ST FLOOR PLAN

Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: A-003



1 ARCH. ROOF PLAN - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044

Address: 3232 Leaflet Church Road Broadway

County: Harnett

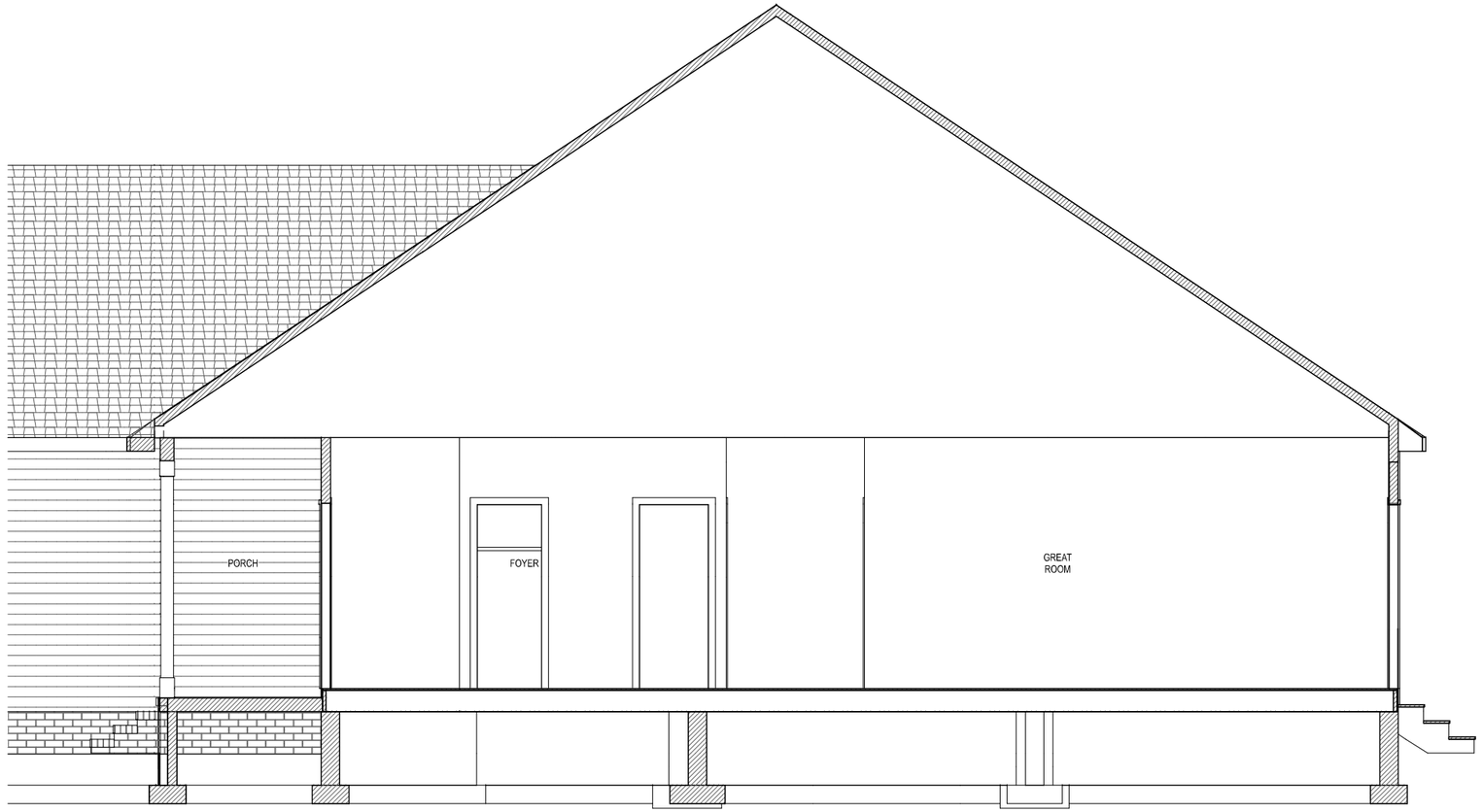
Drawn by: VBH

Sheet Name: ARCH. ROOF PLAN

Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: A-005



1 BUILDING SECTION - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044

Address: 3232 Leaflet Church Road Broadway

County: Harnett

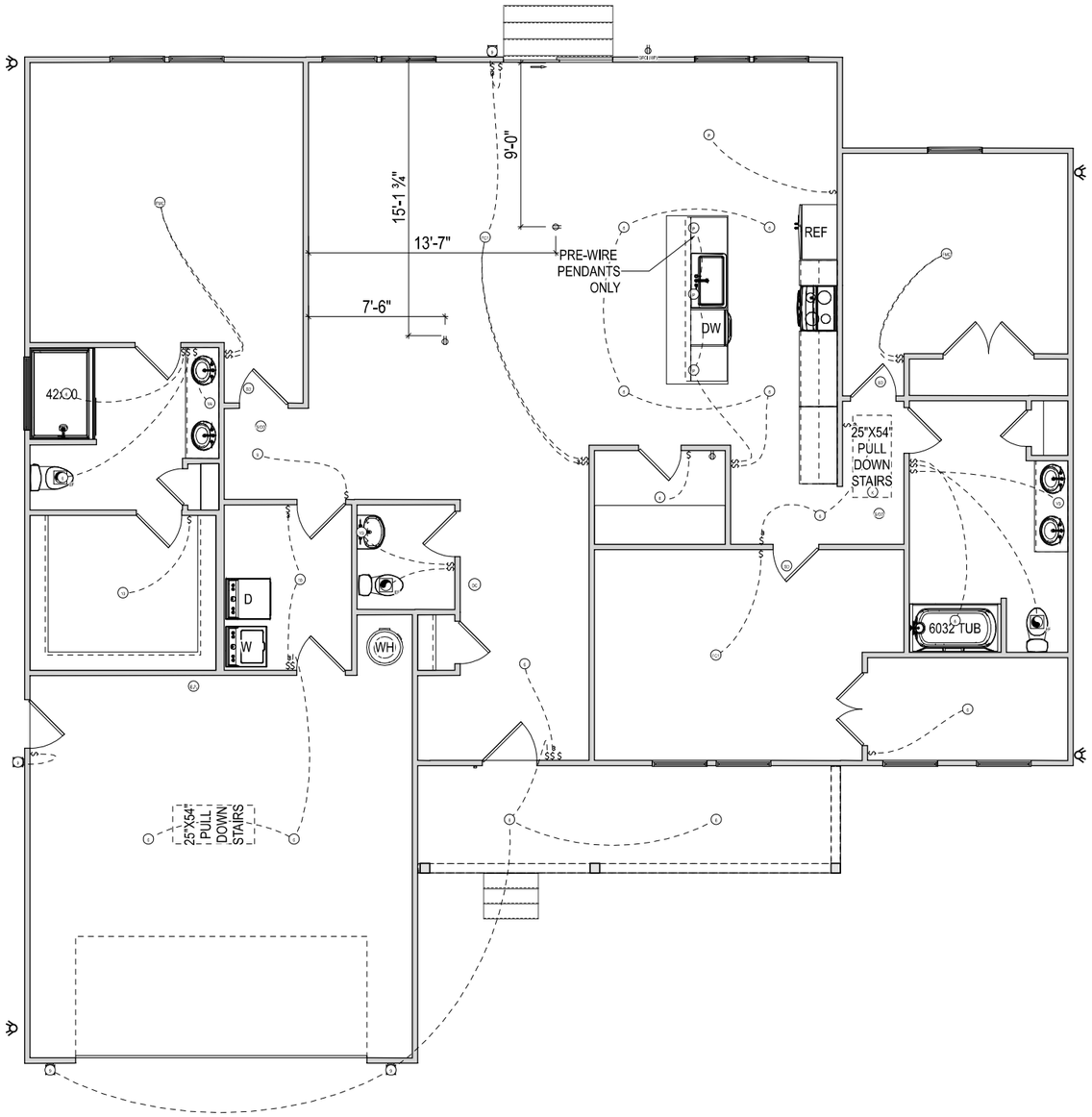
Drawn by: VBH

Sheet Name: SECTION(S)

Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: A-006



1 1ST ELEC. PLAN - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

Electrical

TYPE	TOTAL COUNT	SYMBOL
*10" Disk Light	2	
*6" Disk Light	15	
*9" Cube Lantern	5	
*EF - Exhaust Fan	3	
*Electrical Panel	1	
*Flushmount Ceiling Light	2	
*Flushmount Ceiling Light w/ a Fan Pre-Wire	2	
*Hanging Pendant	4	
*Keyless	1	
*Smoke Detector	3	
*Smoke/ Carbon	2	
*Vanity 3-Light	2	
*Vanity 4-Light	1	

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044

Address: 3232 Leaflet Church Road Broadway

County: Harnett

Drawn by: VBH

Sheet Name: 1ST ELEC. PLAN

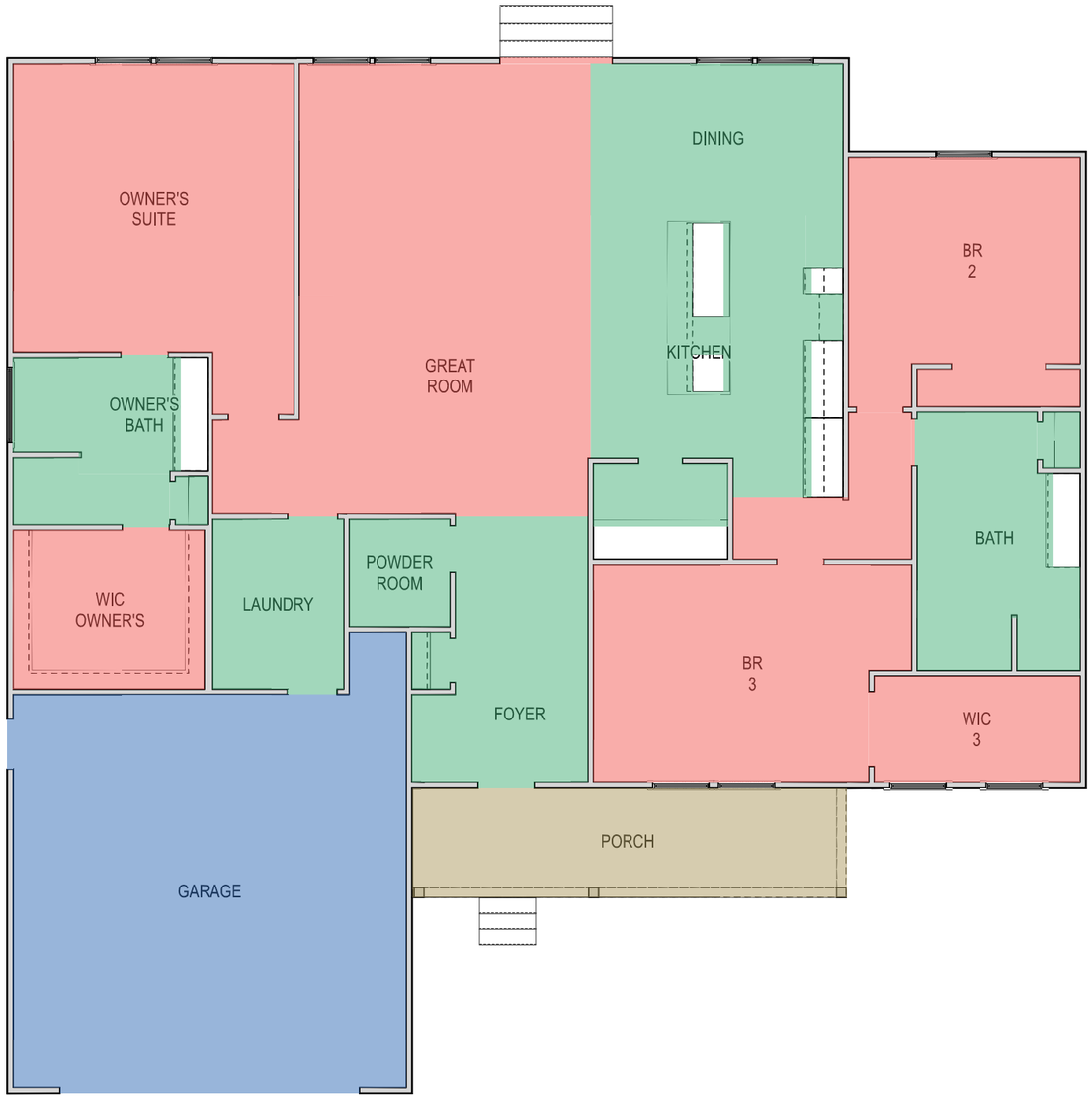
Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: E-001

Floor Materials Legend

COLOR	MATERIAL	TOTAL AREA
	LVP	703 SF
	CARPET	1191 SF
	CONCRETE	457 SF
	Floor_Concrete.Default	136 SF



1 1ST FLOOR BREAKS - Elevation B

SCALE: 1/8" = 1'-0" FOR 11X17 SHEETS
SCALE: 1/4" = 1'-0" FOR 22X34 SHEETS

ValueBuild HOMES

Laurel

Lifestyle Series / LH Garage

Job #: 25-FAY-SAN-044
Address: 3232 Leaflet Church Road Broadway
County: Harnett

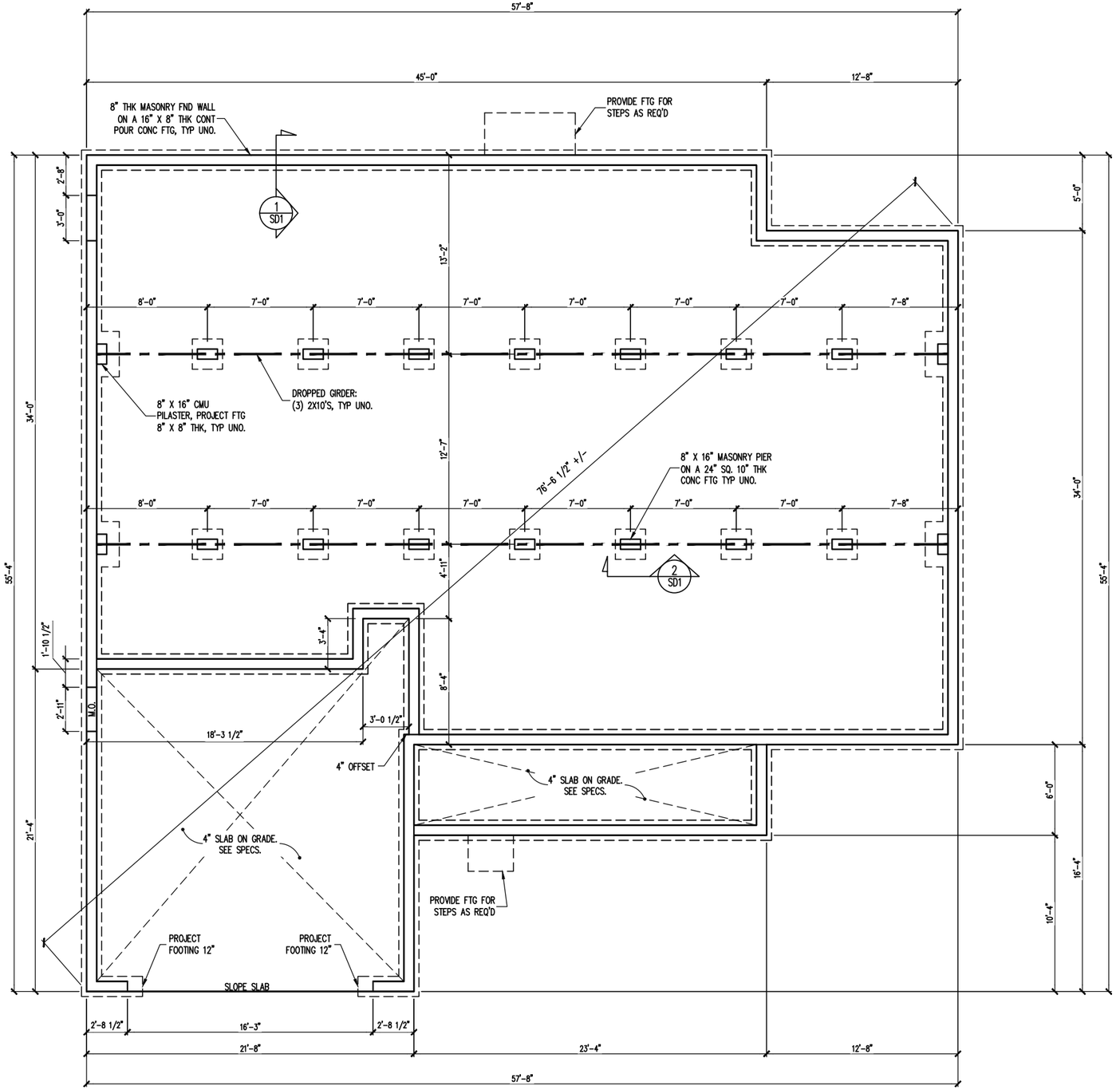
Drawn by: VBH

Sheet Name: 1ST FLOOR BREAKS

Plan Version Date: 9/17/2025

Job Version Date: 9/17/2025

Sheet #: F-001



NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.

-PLUMBING SHOWN FOR REFERENCE ONLY. BUILDER VERIFY FINAL FIXTURE LOCATIONS, SIZES AND REQUIREMENTS PRIOR TO INSTALLATION.

FOUNDATION PLAN

1/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046794 NATHANIEL B. GRAY 10/06/2025

Engineering Tech ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

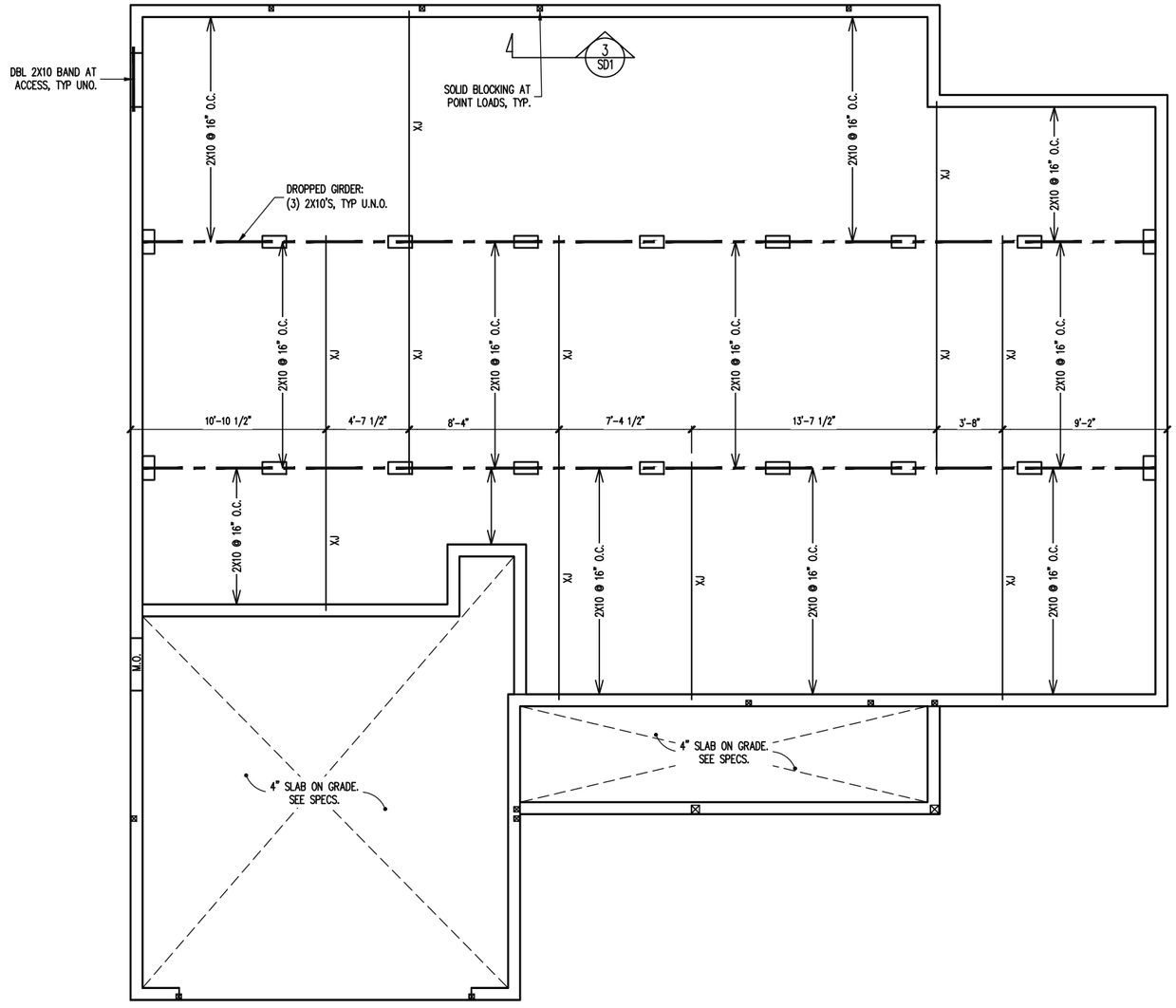
VALUE BUILD HOMES						
SCOPE:	STRUCTURAL ADDENDUM					
LOC:	3232 LEAFLET CHURCH RD BROADWAY, NC	REV #	REF PROJ #	DATE		
	25-FAY-SAN-044 BROWN (P&K)					

ENG: MRC/NBG
DATE: 10/06/2025

PLAN
LAUREL

PROJECT NO.
25-26-136

SHEET NO.
S1
1 of 6



NORTH CAROLINA LICENSED ENGINEER
SEAL
046794
10/06/2025
NATHANIEL B. MAY
Nathaniel B. May

Engineering Tech ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
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Raleigh, North Carolina 27609
Phone (919) 844-1661

VALUE BUILD HOMES
SCOPE: STRUCTURAL ADDENDUM
LOC: 3232 LEAFLET CHURCH RD
BROADWAY, NC
25-FAY-SAN-044 BROWN (P&K)

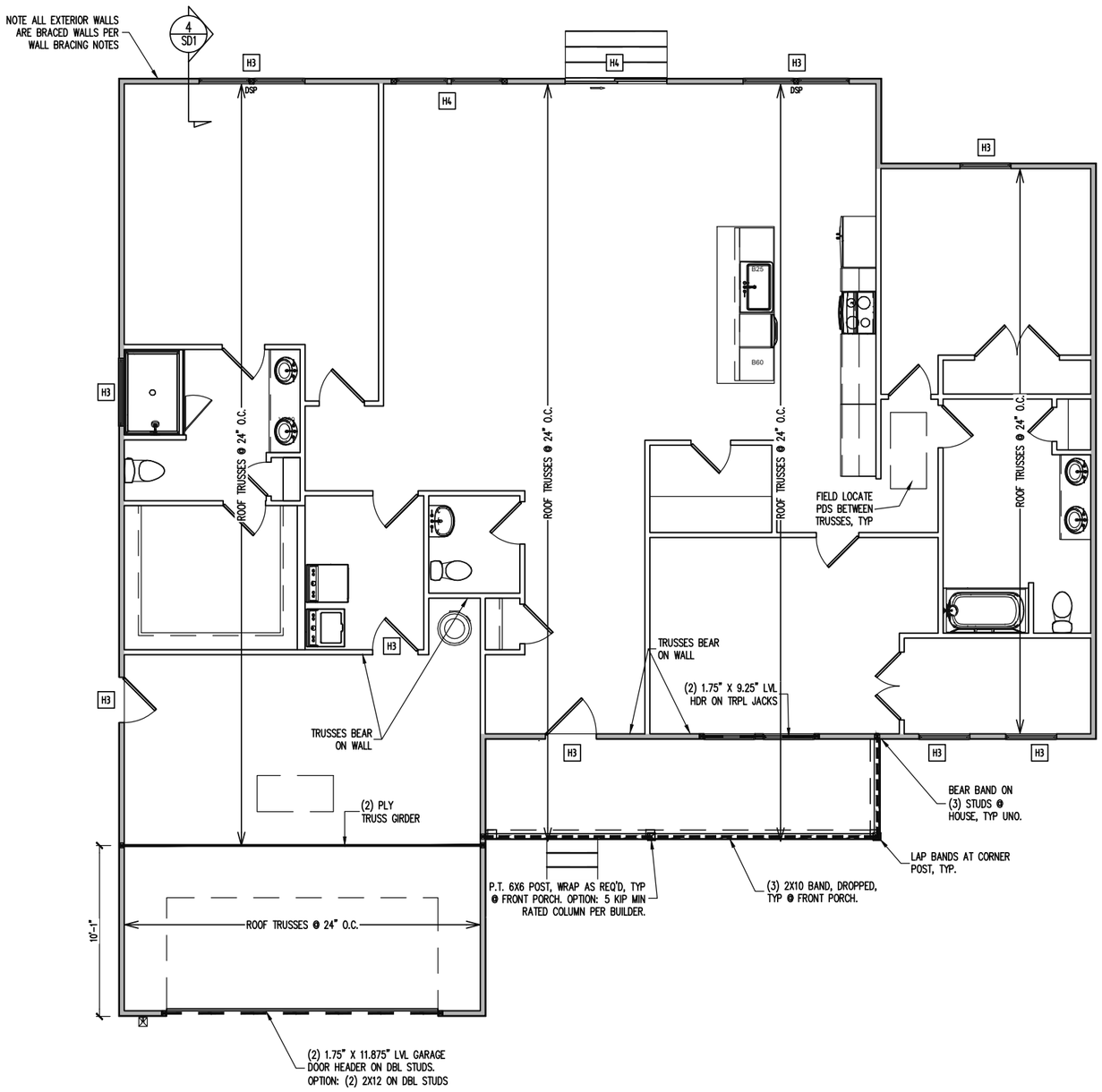
REV #	REF PROJ #	DATE

ENG: MRC/NBG
DATE: 10/06/2025

PLAN
LAUREL

PROJECT NO.
25-26-136

SHEET NO.
S2
2 of 6



NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046794 NATHANIEL B. MERCHANT 10/06/2025

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CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 225' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X8'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

1ST FLOOR FRAMING PLAN

WALLS AND CEILING
1/8" = 1'-0"

VALUE BUILD HOMES
SCOPE: STRUCTURAL ADDENDUM
LOC: 3232 LEAFLET CHURCH RD
BROADWAY, NC
25-FAY-SAN-044 BROWN (P&K)

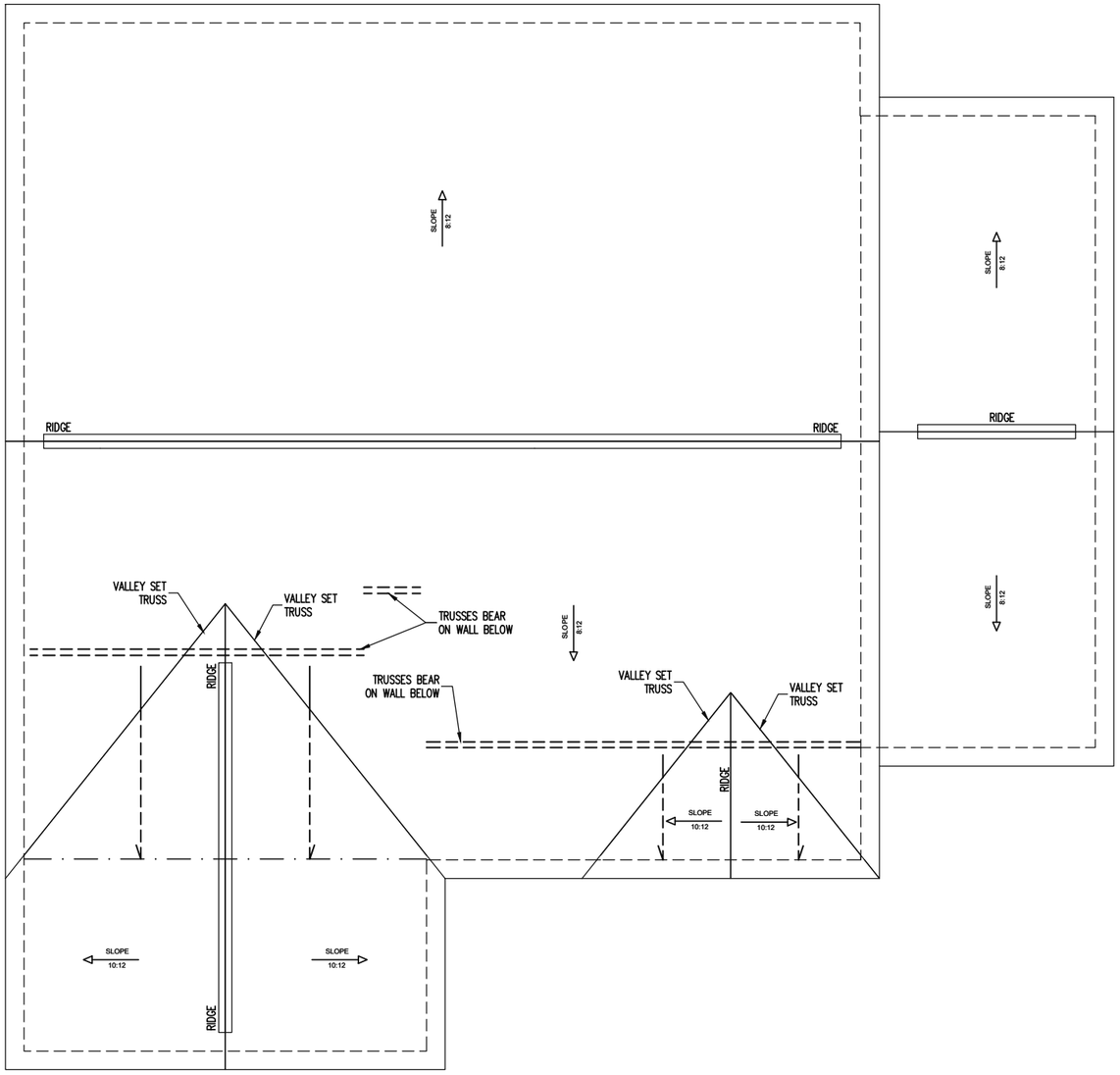
REV #	REF PROJ #	DATE

ENG: MRC/NBG
DATE: 10/06/2025

PLAN
LAUREL

PROJECT NO.
25-26-136

SHEET NO.
S3
3 of 6



TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH

24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN	CONNECTOR
UP TO 18'	NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 18'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM

FRAMING NOTES

ROOF ONLY

-ROOF TRUSSES PER MANUFACTURER, TYP U.N.O.

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

ROOF FRAMING PLAN

1/8" = 1'-0"

NORTH CAROLINA LICENSED ENGINEER
Nathaniel B. Gray
SEAL
046794
10/06/2025
NATHANIEL B. GRAY

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Raleigh, North Carolina 27609
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VALUE BUILD HOMES
STRUCTURAL ADDENDUM

REV #	REF PROJ #	DATE

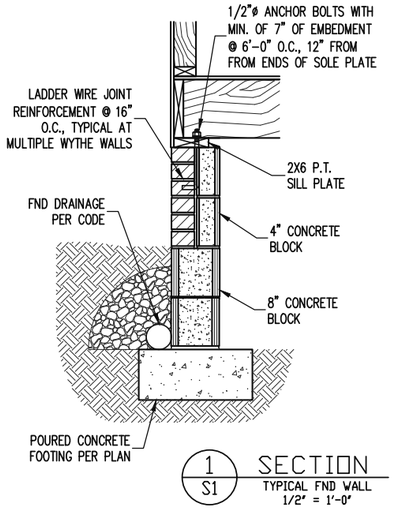
SCOPE:
LOC: 3232 LEAFLET CHURCH RD
BROADWAY, NC
25-FAY-SAN-044 BROWN (P&K)

ENG: MRC/NBG
DATE: 10/06/2025

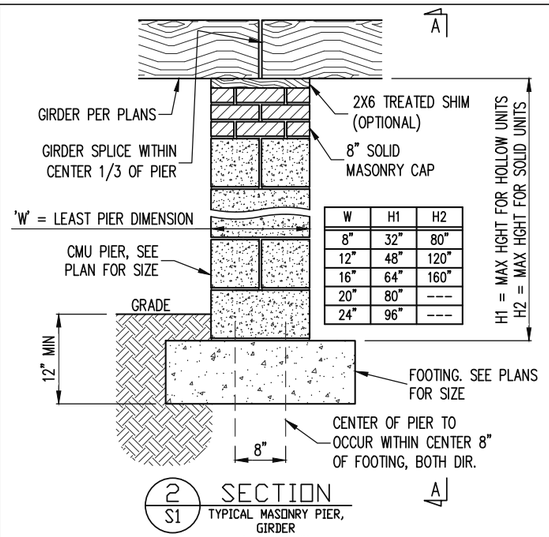
PLAN
LAUREL

PROJECT NO.
25-26-136

SHEET NO.
S4

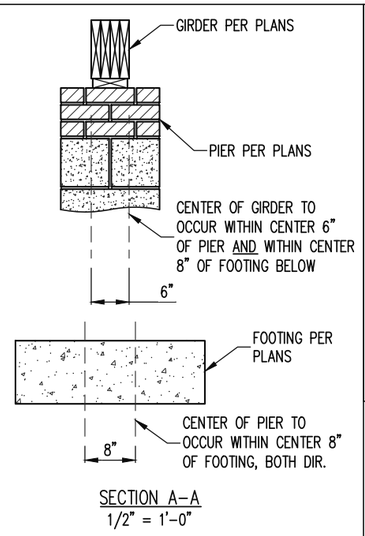


1 / S1 SECTION
TYPICAL FND WALL
1/2" = 1'-0"

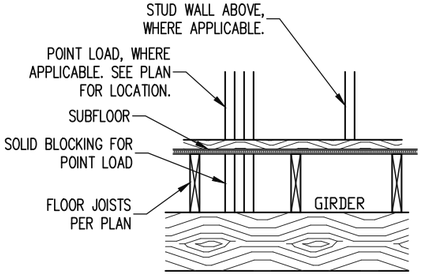


W	H1	H2
8"	32"	80"
12"	48"	120"
16"	64"	160"
20"	80"	---
24"	96"	---

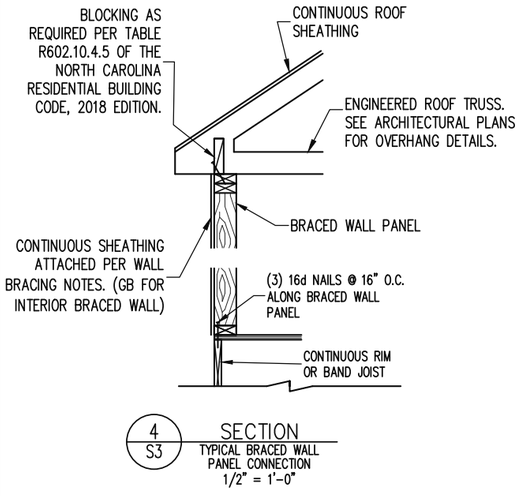
2 / S1 SECTION
TYPICAL MASONRY PIER, GIRDER
1/2" = 1'-0"



SECTION A-A
1/2" = 1'-0"



3 / S2 SECTION
TYPICAL DROPPED GIRDER
1/2" = 1'-0"



4 / S3 SECTION
TYPICAL BRACED WALL PANEL CONNECTION
1/2" = 1'-0"

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CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

PART 2: DESIGN LOADS

2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	--
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES: – INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS.
– BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS

2.02 INTERIOR WALLS: 5 PSF LATERAL.

2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.

2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 3: STRUCTURAL STEEL

3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE

3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.

3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE

3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE

3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

PART 4: WELDING

4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER

PART 5: CONCRETE AND SLABS ON GRADE

5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP UNO.

5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.

5.03 SLABS ON GRADE, IF ANY, SHALL CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 2" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS

PART 6: REBAR AND WIRE REINFORCEMENT

6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO

6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO

6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.

PART 7: MASONRY

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, f'M = 1,500 PSI MIN

7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62–17 GRADE SW

7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.

7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530

7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS

PART 8: BOLTS AND LAG SCREWS

8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F844–07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS

8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1–1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844–07a) FOR SCREW HEAD

8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554–15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO

PART 9: DRIVEN FASTENERS

9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667– 05. NAILS ARE TO BE COMMON WIRE OR BOX

PART 10: DIMENSIONAL LUMBER

10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC.

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.9 X 10E6 PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 680 PSI

11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS

PART 12: PRESSURE TREATED LUMBER

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C–15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C–2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL DECAY RESISTANT WOOD PER SECTION 19–6(A)

PART 13: STEEL FLITCH PLATE BEAMS

13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" ø BOLTS SPACED AT 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" ± 2" FROM EACH END OF THE BEAM.

PART 14: STUD SUPPORTS FOR BEAMS

14.01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

1–WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM
2–BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO.

14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

1–WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM
2–BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.

14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.

14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.

PART 15: NAILING OF MULTI PLY WOOD BEAMS

15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.

15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO

PART 16: WALL FRAMING AND BRACING

16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO.
MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, WITH SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 / 2X6 PURLINS AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO:
2X4 @ 16" O.C.: 11'–0" 2X6 @ 16" O.C.: 17'–0"
2X4 @ 12" O.C.: 12'–0" 2X6 @ 12" O.C.: 18'–8"
DBL 2X4 @ 16" O.C.: 13'–4" DBL 2X6 @ 16" O.C.: 21'–0"

16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
–BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
–WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCRC HAS BEEN MET AND EXCEEDED.
–BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCRBC R602.3.5 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
–MAY SUBSTITUTE WSP FOR GB
–SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d TOE NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

MAX OPENING WIDTH		NUMBER OF KING STUDS 5'–0"	9'–0"	13'–0"	17'–0"	21'–0"
STUD SIZE	2X4	1	2	3	4	5
	2X6	1	1	2	2	2
	2X8	1	1	1	1	2

PART 18: SUBSTITUTIONS

18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA

ABBREVIATIONS

FND	FOUNDATION	HGR	HANGER	TJ	TRIPLE JOIST
FTG	FOOTING	LVL	LAMINATED VENEER LUMBER	TYP	TYPICAL
HDG	HOT DIPPED GALVANIZED	NTS	NOT TO SCALE	TRPL	TRIPLE
		O.C.	ON CENTER	TSP	TRIPLE STUD POCKET
		PSL	PARALLEL STRAND LUMBER	UNO	UNLESS NOTED OTHERWISE
		PT	PRESSURE TREATED	XJ	EXTRA JOIST
		QJ	QUAD JOIST		
		SP	STUD POCKET		
		SQ	SQUARE		

ABV	ABOVE	CONC	CONCRETE	FLG	FLANGE
B.	BOTH	CS	CONTINUOUS SHEATHING	FL PL	FLITCH PLATE
B.E.	BOTH ENDS	DIA	DIAMETER	FLR	FLOOR
BTWN	BETWEEN	DBL	DOUBLE		
CIP	CAST IN PLACE	DJ	DOUBLE JOIST		
		DSP	DBL STUD POCKET		
		EQ	EQUAL		
		EA	EACH		

NOTES

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:
1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR
2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION

ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAN ANY REVISIONS ISSUED BY THE EOR ARE PROMPLY DISTRIBUTED TO THE SUBCONTRACTORS

THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046794 NATHANIEL B. GRAY 10/06/2025

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