# TrueHomes

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FOR FURTHER CLARIFICATION.

WINDOW HEADER HEIGHTS (U.N.O.).

ADDITIONAL NOTES PER LOCAL CODES.

TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.

ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.

PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.

DOOR OFFSET CENTERED IN THE WALL UNLESS NOTED OTHERWISE

DETAILS SHALL APPLY WITHER OR NOT THEY ARE REFERENCED AT EACH LOCATION.

7. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 18. SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").

MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C.

**GENERAL NOTES** 

PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS

ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2021 SOUTH CAROLINA RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED

DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT ARCHITECTURAL SERVICES DEPARTMENT

ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUDS @ 24" O.C. (U.N.O.). OR AS SPECIFIED PER COMMUNITY SPECS \$

ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE

REFER TO QUALITY STANDARDS AND/OR MANUFACTURER SPECS FOR WINDOW ROUGH OPENING SIZES. SEE ELEVATIONS FOR

IO. WALLS TO BE FRAMED WITH STUDS AT I 6" O.C. AT KITCHEN \$ BATH WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS

CODE. ALL JOINTS TO BE TAPED \$ MUDDED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING

14. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY

NATIONAL FIRE PROTECTION ASSOCIATION AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER

6. TYPICAL DOOR OFFSET FROM PERPENDICULAR WALL U.N.O. = 4" FOR ANSWER, INTEGRITY, ELEMENTS, \$ TRIBUTE OR

. PROVIDE I ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEET GN FOR

19. DIMENSION AND NOTATIONS ON PLANS HAVE PREFERENCE OVER GRAPHIC DEPICTIONS AND SHOULD BE UTILIZED TO SETTLE

ANY DISCREPANCIES - ANY DISCREPANCIES FOUND SHOULD BE FORWARDED TO THE ARCHITECTURAL SERVICES DEPARTMENT FOR RESOLUTION. (ATTN: TRUE HOMES FIELD ASSOC. IF YOU HAVE READ THIS FAR. PLEASE CALL CAD HOTLINE FOR PRIZE)

20. TYPICAL FOUNDATION AND ENGINEERING CONSTRUCTION DETAILS ARE SHOWN IN RESPECTIVE PLANS. TYPICAL DETAILS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PLAN THAT ARE THE SAME OR SIMILAR TO THOSE SPECIALLY DETAILED. THE

APPLICABLY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF THE DETAIL. SUCH

21. ALL CONSTRUCTION SPECIFICATION NOT COVERED ON THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO

22. HOUSE CONSTRUCTION IS TYPICAL 2X4 STUDS AT 16" O.C. AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED. WALLS THAT ARE TO BE BALLOON FRAMED OR CONSTRUCTED WITH 2X6 STUDS WILL BE NOTED AS SUCH. ALL BASEMENT FRAMED WALLS TO BE 2X4 STUDS FOR ONE-STORY PLANS AND 2X6 STUDS FOR LOAD BEARING WALLS ON TWO-STORY PLANS UNLESS

23. TRUE HOMES RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND

2. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL

. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER

HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS

SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD

ALL DIMENSIONS ARE FROM WALL FRAMING (FACE OF STUD), NO FINISHED DIMENSIONS ARE GIVEN U.N.O.

EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.

ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6

TYPICAL DOOR OFFSET FROM PERPENDICULAR WALL U.N.O. = G'' FOR TRADITIONS COLLECTION OR

# **BUIES CREEK TOWNHOMES**

# THE 'LUCAS TH'

# INTEGRITY COLLECTION

NAME:

**HELP HOTLINES** 

"WHEN IN DOUBT, GIVE US A SHOUT"

TRUE BUILDER:

(To be filled in by Builder on site)

ARCHITECTURAL SERVICES:

• Missing or Conflicting Dimensions

CHARLOTTE MKTS: 704-681-2032

ALL OTHER MKTS: 704-993-1861

LILLINGTON, NC

- MONO FOUNDATION w/ INSULATION
- VINYL SIDING

- Missing Options Mon-Fri: 8am - 5pm

29249

# E-mail: CADISSUE@truehomesusa.com **ESTIMATING:**

- Missing Material or Shortage Purchase Order Questions
- ALL MKTS: 704-681-4916

Plan Legibility

| <i>,</i> |                              |
|----------|------------------------------|
| CS       | COVER SHEET                  |
| 6F1      | SLAB FORMWORK PLAN           |
| 31       | MONO FOUNDATION PLAN         |
| 52       | LOWER LEVEL FRAMING PLAN     |
| 2.1      | LOWER LEVEL BRACED WALL PLAN |
| 53       | UPPER LEVEL FRAMING PLAN     |
| 3.1      | UPPER LEVEL BRACED WALL PLAN |
| ΑI       | LOWER LEVEL FLOOR PLAN       |
| A2       | UPPER LEVEL FLOOR PLAN       |
| 4.1      | FRONT ELEVATIONS             |
| 4.2      | REAR ELEVATIONS              |
| ΕI       | LOWER LEVEL ELECTRICAL PLAN  |
| E2       | UPPER LEVEL ELECTRICAL PLAN  |
| ΟI       | MONO FOUNDATION DETAILS      |
| 02       | AREA SEPARATION WALL DETAILS |
| 03       | UL RATED WALL DETAILS        |
| D4       | DOOR / WINDOW DETAILS        |
| 05       | FLASHING DETAILS             |
| 5.1      | STAIR DETAILS                |
| 5.2      | STAIR DETAILS                |
| 5.3      | STAIR DETAILS                |
| 06       | FRAMING DETAILS              |
| 07       | MISC. DETAILS                |
| 08       | GENERAL NOTES                |
| 09       | GENERAL NOTES                |
| 10       | EAVE ¢ CORNICE DETAILS       |
| )        | EXTERIOR SPECIFIC DETAILS    |
|          |                              |

EXTERIOR SPECIFIC DETAILS

D14 PORTAL FRAME DETAILS

STAIR SECTIONS & MISC. DETAIL

TABLE OF CONTENTS

# LOTS 41-46

# **ADDRESS**

# **COMMUNITY SPECS**

( Detailed listing of all Community Specifications can be found in Showroom Selections )

- CEMENT SOFFIT
- CEMENT PORCH CEILINGS
- ALUMINUM COIL WRAPPED 6" FASCIA
- **HVAC LOCATION REAR**

# BUIES CREEK TOWNHOMES

17.5 ALL ABOUT U 2649 Brekonridge Centre Dr Suite 104 Monroe, N.C. 28110 704-271-1191

-46

LUCAS 7 1340

PREPARED BY: Michael

2.23.24

AS SHOWN REVIEWED BY: Chuck

SCALE:

# HEADER SCHEDULE

- LL INTERIOR BEARING AND EXTERIOR WALLS SPANS UP TO 3'-6" -- (2) 2x8's . SPANS 3'-6" TO 6'-6" -- (2) 2x10's 3. SPANS 6'-6" OR MORE -- SEE PLAN
- \*\* SOUTH CAROLINA SPECIFIC NOTE \*\* ALL OPENINGS IN THERMAL ENVELOPE MUST HAVE INSULATED HEADER PER CODE

# **EXTERIOR HINGED** DOOR SCHEDULE

| DOOR WIDTH DOOR HEIGHT R |                     |               |                | R.O.           |                  |
|--------------------------|---------------------|---------------|----------------|----------------|------------------|
|                          | PLAN<br>I.D.        | R.O.<br>WIDTH | 8FT<br>CEILING | 9FT<br>CEILING | I OFT<br>CEILING |
| ı                        | 3/0                 | 3'-2 1/2"     |                |                |                  |
| ١                        | 2/8                 | 2'-10 1/2"    | 2              | -              | 2                |
| ١                        | 5/0                 | 5'-3 5/8"     | 82-1/2"        | 82-1/2"        | 98-1/2"          |
| ١                        | 5/4                 | 5'-7 5/8"     |                |                |                  |
| ı                        | 6/0                 | 6'-3 5/8"     |                |                |                  |
| ı                        | SLIDING PATIO DOORS |               |                |                |                  |
| ١                        | 5/0                 | 4'-11 1/2"    | 90             | 080            | -96              |
| I                        | 6/0                 | 5'-11 1/2"    | Ø              | ø.             | 9                |

# INTERIOR HINGED **DOOR SCHEDULE**

| DOOR         | WIDTH         | DOOR HEIGHT R.O.   |                   |   |
|--------------|---------------|--|-------------------|---|
| PLAN<br>I.D. | R.O.<br>WIDTH | 8FT<br>CEILING   | 9FT<br>CEILING    | I OFT<br>CEILING                              |
| 1/4          | 1'-6"         | <u>.</u>   | ()                | (   |
| 1/6          | 1'-8"         | 2/1-   | 2/1-              | -1/9  |
| 1/8          | 1'-10"        | +  | +                 | +   |
| 2/0          | 2'-2"         | 높  | 보                 | 98-1/2"<br>(8-0" NOMINAL DOOR HEIGHT +2-1/2") |
| 2/4          | 2'-6"         | ] _ jij  | <u>- 9</u>        | - 1   |
| 2/6          | 2'-8"         | 1/2'<br>JR t   | 1/2'<br>JR H      | 1/2'<br>JR h                                  |
| 2/8          | 2'-10"        | 82-1/2"<br>DOOR H  | 82-1/2"<br>DOOR H | 98-1/2"<br>DOOR F                             |
| 2/10         | 3'-0"         | N A  | ¥                 | AL I  |
| 3/0          | 3'-2"         |  |                   | $\mathbb{Z}$                                  |
| 4/0          | 4'-2"         | 82-1/2"<br>(G'-8" NOMINAL DOOR HEIGHT +2-1/2")<br>82-1/2"<br>(G'-8" NOMINAL DOOR HEIGHT +2-1/2") | 9                 |   |
| 5/0          | 5'-2"         | <u>_</u>   | φ <u></u>         | <u></u>                                       |
| C/O          | 6'-2"         | 9)   | 9                 | 8   |

O'-| |/8" | PLAN I.D. +2"

ROUGH OPENING HEIGHTS ARE FOR DO. CO.

AO OPENINGS. SHIM HEIGHTS AS NEEDED T

MATCH INTERIOR HINGED DOOR CASING

INTERIOR DOORWAY OPENINGS:

DO = DRYWALL OPENING

CO = CASED OPENING

AO = ARCHED OPENING

LOAD BEARING ( )NON-LOAD BEARING

## DESIGN LOADS ARE ALL DEAD LOADS PLUS: SLEEPING ROOMS......30 PSF R.O. HEIGHT ALL OTHER FLOORS......40 PSF

94-1/2" FOLLOWING:

| ١.   | ARLA ACCESSIBLE DI | ſ         |
|------|--------------------|-----------|
|      | STAIRS             | 40 PSF    |
| П.   | ROOF SLOPES >3:12  | 220 PSF   |
| 111. | ROOF SLOPES <3:12  | 210 PSF   |
| =.   | ROOF LIVE LOAD     | 20 PSF    |
| =    | WIND LOAD          | 1.00 1.40 |

SEISMIC ZONE.....B DESIGN IS COMPLIANT WITH 2018 NCRC DRAWN BY:

2. DATE: DRAWN BY

3. DATE: DRAWN BY

4 DATE: DRAWN BY:

3410 N. Davidson St. Charlotte, N.C. 28205

UPPER LEVEL

680 SQ.FT 680 SQ.FT TOTAL LIVABLE FRONT PORCH (FULL) FRONT PORCH (PARTIAL) 24 SQ FI REAR PATIO 100 SQ.FT

# **INTERIOR PASS** THRU SCHEDULE **DESIGN CRITERIA**

FRAMED OPENING DIMENSIONS R.O. WIDTH PLAN I.D. +2" 82-1/2" BALCONIES......40 PSF PLAN I.D. +2"

ATTIC FLOOR LIVE LOADING WITH THE AREA ACCESSIBLE BY

SNOW LOAD......20 PSF

ENERGY CODE N I 102.2 PRESCRIPTIVE FOR CLIMATE ZONE 4A

RESIDENTIAL SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT STRUCTURES, P.C. **REVISION LOG** 

RESIDENTIAL STRUCTURES P.C.

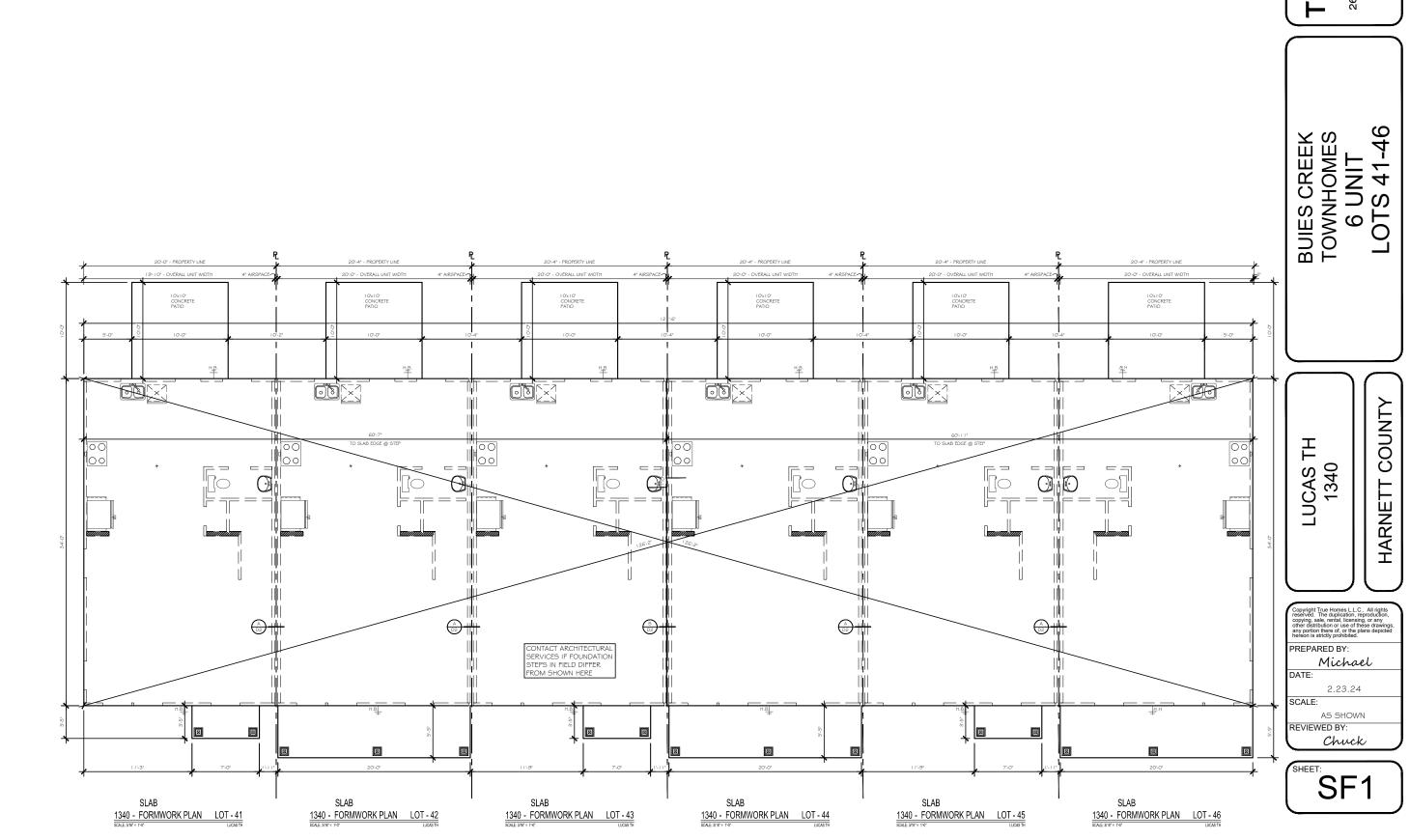
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| Otay | SQ. FOOTA    | SQ. FOOTAGE |  |  |
|------|--------------|-------------|--|--|
|      | LOWER LEVEL  | 68          |  |  |
|      | LIDDED LEVEL |             |  |  |

1360 SQ.FT 108 SQ.FT

COUNTY

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NOTE:

1. THIS PLAN IS FOR PURPOSES OF ESTABLISHING ACCURATE FORMWORK FOR EXECUTION OF CONCRETE SLAB POUR.

2. DIMENSIONS ARE TO SLAB CORNERS WHETHER INTERIOR OR EXTERIOR.

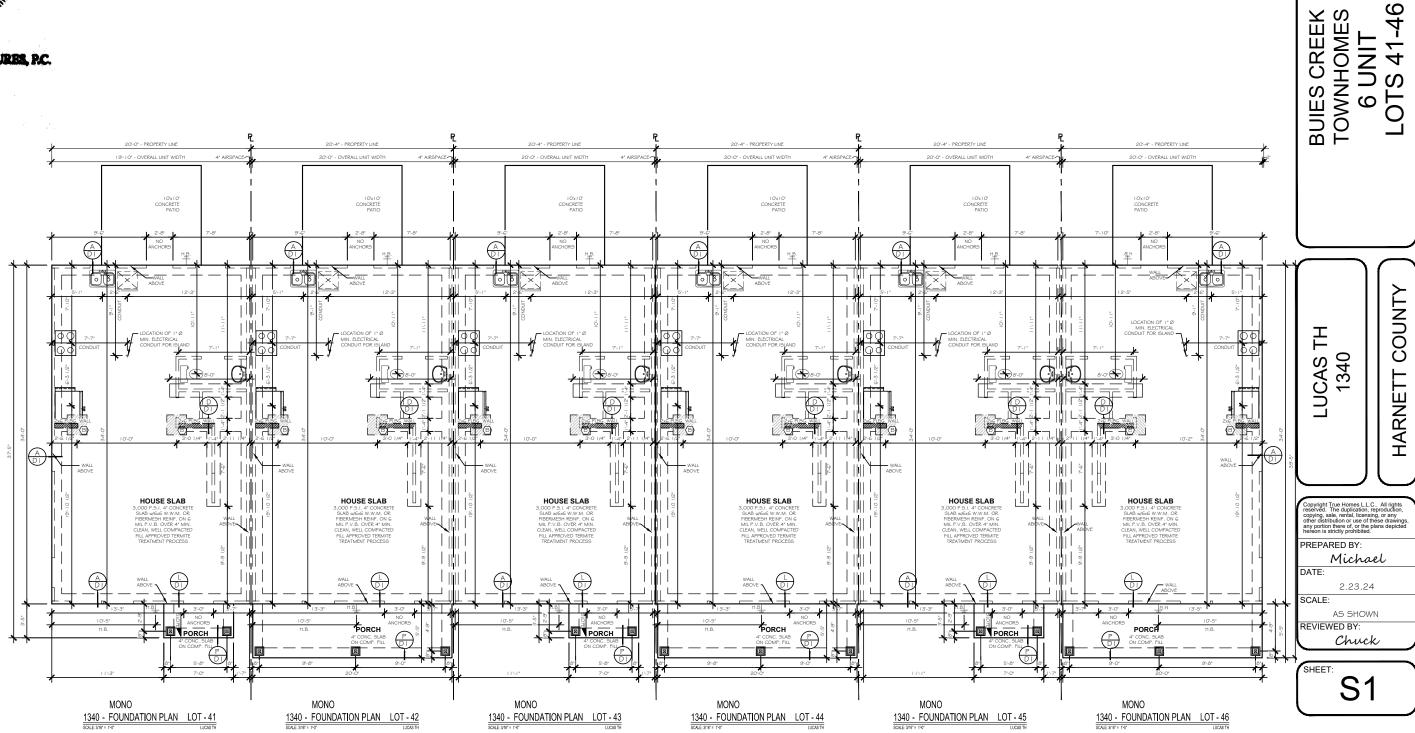
3. THIS PLAN IS CONSIDERED NON-STRUCTURAL.

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OUTSIDE DIMENSIONS ARE TO

FOUNDATION CORNERS AND

MASONRY OPENINGS.
INSIDE DIMENSIONS ARE FROM
FACE OF AREA SEPARATION

WALL (BETWEEN UNITS) TO

CENTER OF APPLIANCES,

FIXTURES AND FOOTINGS

FOUNDATION PAD FOOTING SIZES

18"x18"x8" w/3-#4's E.W

48"x48"x12" w/6-#4's E.W.

F) 36"x60"x12" w#4'5 @ 6" O.C. E.W

KEYNOTE

 $\langle A \rangle$ 

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 $\langle \mathbb{C} \rangle$ 

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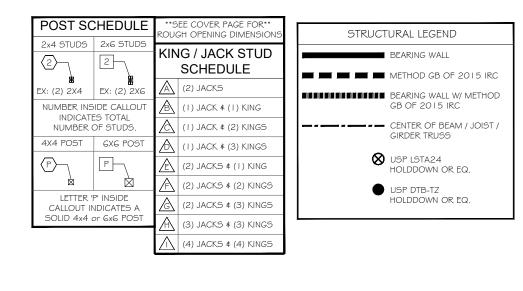
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PREPARED BY:

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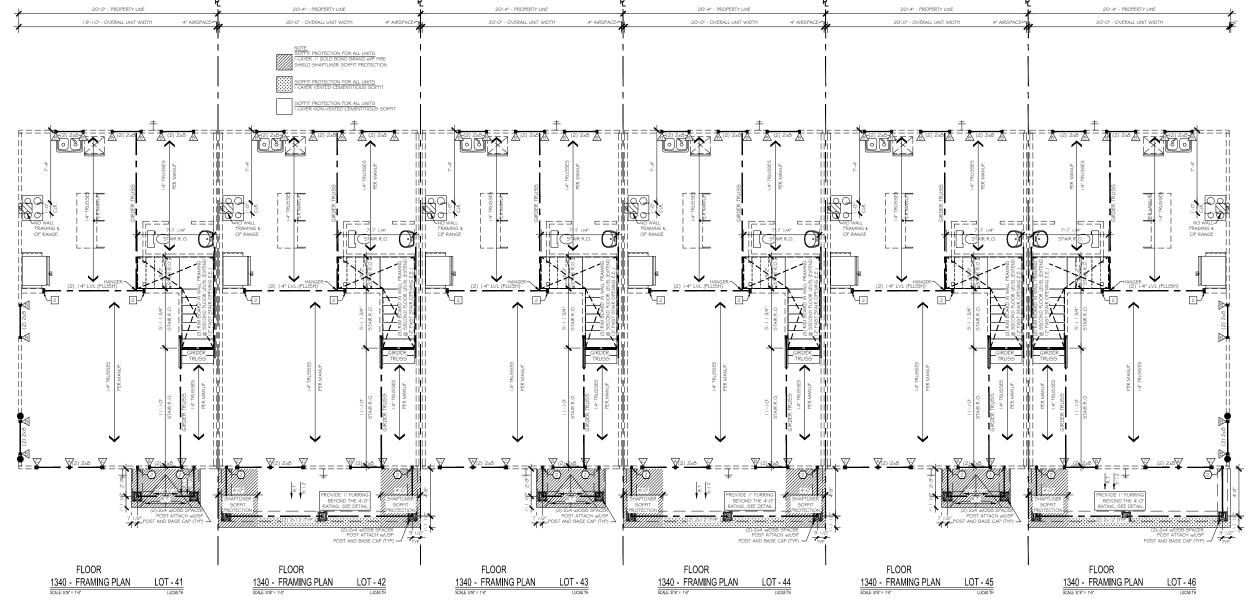
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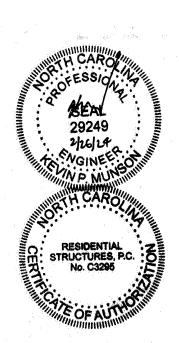
SCALE: AS SHOWN

REVIEWED BY:

Chuck

SHEET: **S2** 





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## WALL BRACING NOTES

THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINOUSLY SHEATHED 7/16" OSB SHEATHING, FASTENED AT 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG THE INTERIOR (w/6d common nails or 8d-2 ½" long x 0.113" diameter-nails) TO MEET OR EXCEED THE INTENT OF THE 2018 NC RESIDENTIAL BUILDING CODE. BLOCKING SHALL BE PROVDED AT ALL PANEL EDGES. All INTERIOR WALLS (WHERE NOTED) SHOULD BE METHOD GB AND FASTENED WITH 5d COOLER NAILS OR #6 SCREWS AT 7" ALONG THE EDGES AND 7" FIELD. All INTERIOR COMMON WALLS (PARTY WALLS) SHOULD BE METHOD GB 1-SIDE FASTENED WITH 5d COOLER NAILS OR #6 SCREWS AT 7" ALONG THE EDGES AND 7" FIELD. ANY METHODS THAT DEVIATE FROM THE ABOVE ARE NOTED ON THE PLAN SET. WHERE WALL LINES REQUIRE FURTHER REINFORCEMENT ADDITIONAL BRACING METHODS, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS. CONTINUITY TO BE PROVIDED BETWEEN UNITS

## WALL BRACING NOTE

STRUCTURAL LEGEND

BEARING WALL W/ METHOD

**O** USP LSTA24

USP DTB-TZ

BEARING WALL

GB OF 2015 IRC

HOLDDOWN OR EQ.

HOLDDOWN OR EQ.

CENTER OF BEAM / JOIST / GIRDER TRUSS

- I I 5 MPH WIND ZONE EXP. B
  8, 9 OR I 0 FT. WALL HEIGHT
  ENGINEERED WALL BRACING DESIGN MEETS OR EXCEEDS THE INTENT OF THE: 2018 IRC
- MIN. 3/8" OSB 6" EDGES, 12" FIELD

ALL WOOD STRUCTURAL PANEL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING, EXCEPT GB BRACING. HORIZONTAL JOINTS SHALL NOT BE REQ'D TO BE BLOCKED WHEN JOINTS ARE FINISHED.

> (2-SIDED) = WALL BRACING METHOD OF 2015 IRC (2 SIDE) BWL GB (1-SIDED) = WALL BRACING METHOD OF 2015 IRC (1 SIDE)

CS-WSP OF 2015 IRC

\*\*INSTALL AN EXTRA JOIST BELOW ALL PARALLEL PARTITION WALLS, U.N.O.

BUIES CREEK TOWNHOMES -46 6 UNIT 4 OTS

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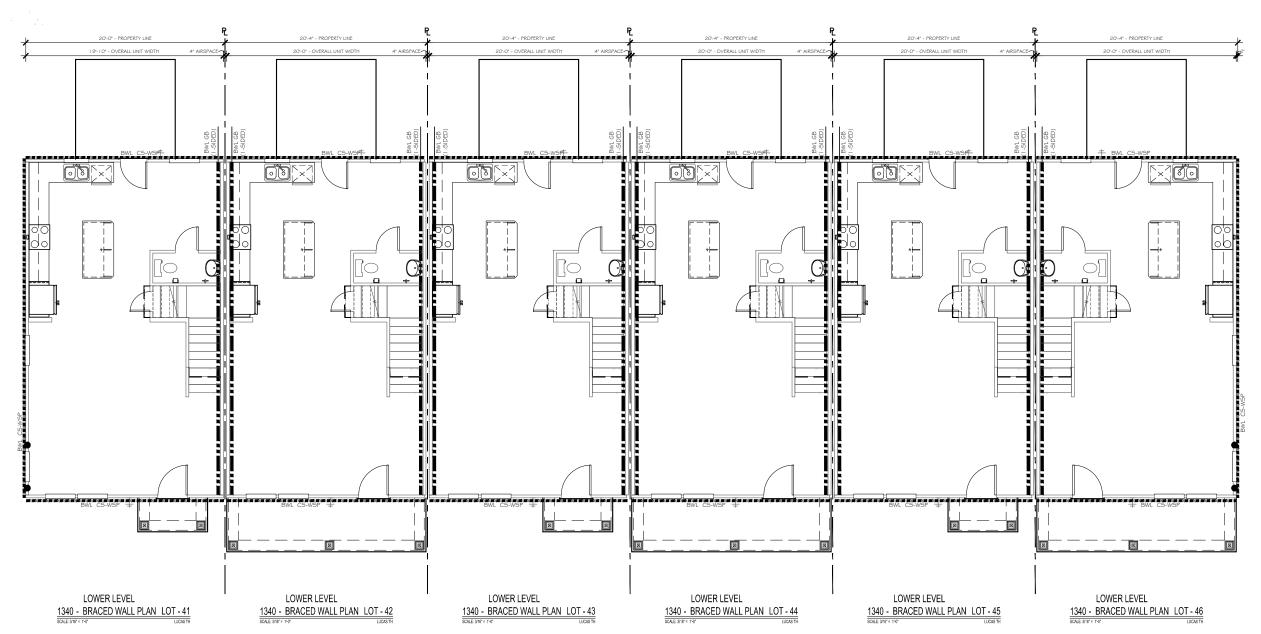
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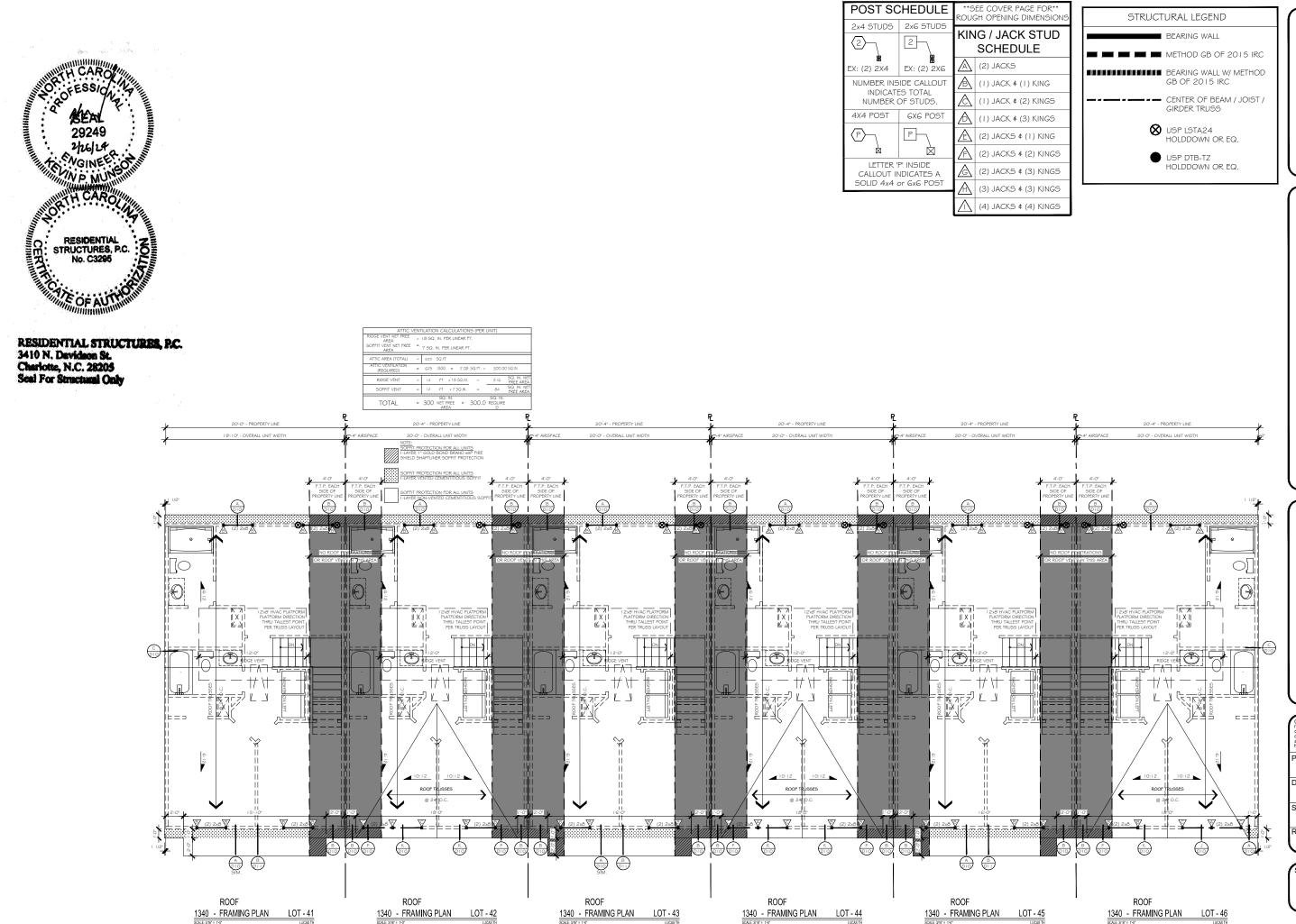
SCALE:

AS SHOWN REVIEWED BY:

Chuck

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BUIES CREEK TOWNHOMES 6 UNIT LOTS 41-46

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Michael

DATE:

DATE: 2.23.24
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AS SHOWN
REVIEWED BY:
Chuck

SHEET:



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WALL BRACING NOTE I I 5 MPH WIND ZONE - EXP. B
8, 9 OR I 0 FT. WALL HEIGHT
ENGINEERED WALL BRACING DESIGN MEETS OR EXCEEDS THE INTENT OF THE: 2018 IRC

BEARING WALL W/ METHOD 6" EDGES, 12" FIELD

STRUCTURAL LEGEND

BEARING WALL

GB OF 2015 IRC

HOLDDOWN OR EQ.

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**O** USP LSTA24

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CENTER OF BEAM / JOIST / GIRDER TRUSS

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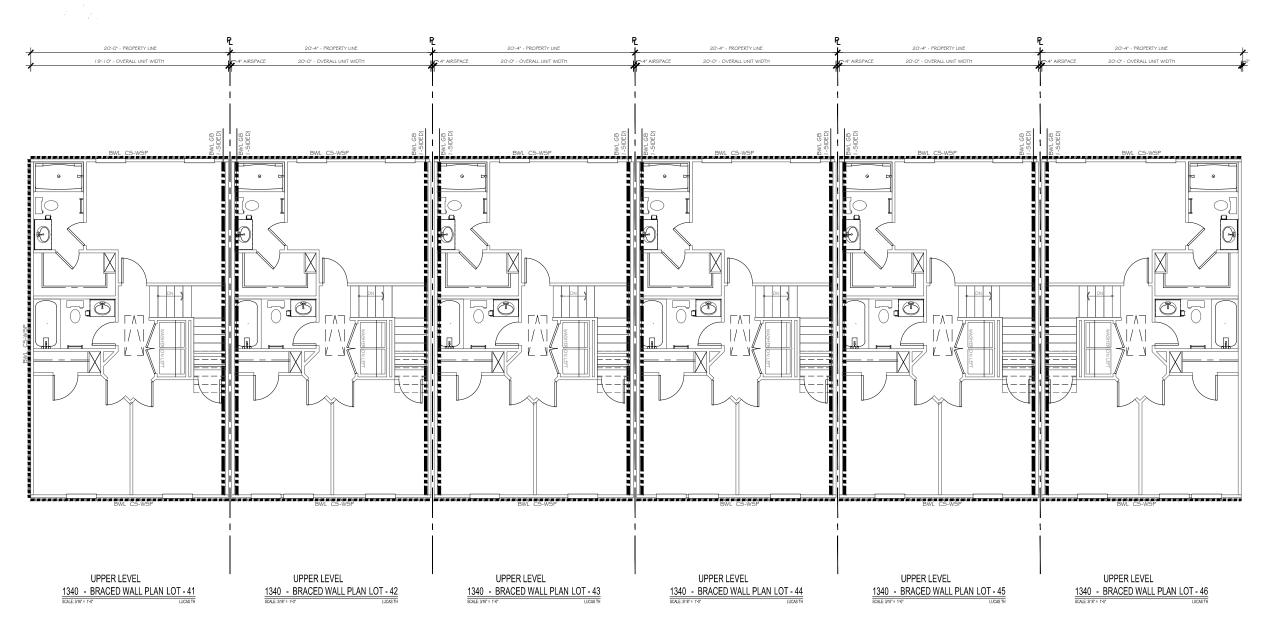
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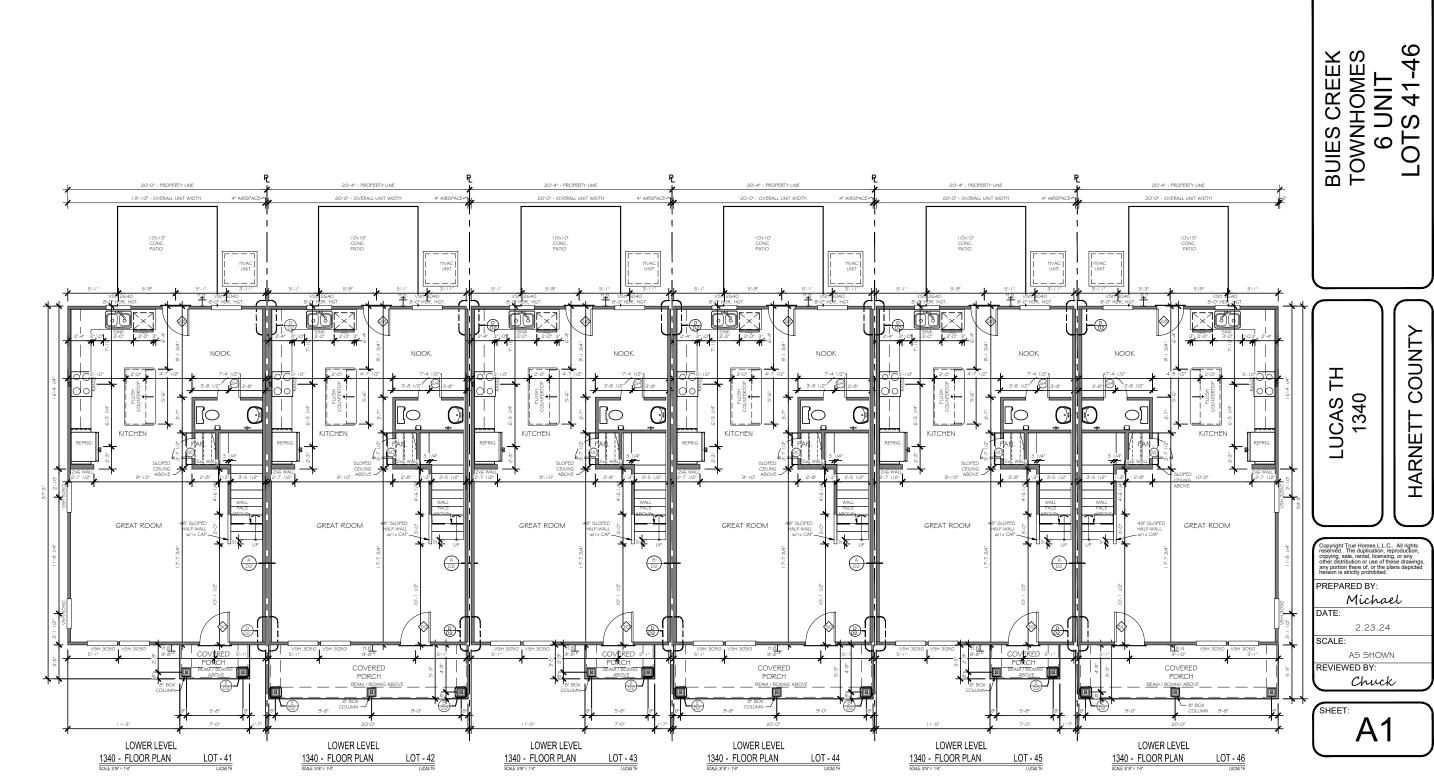
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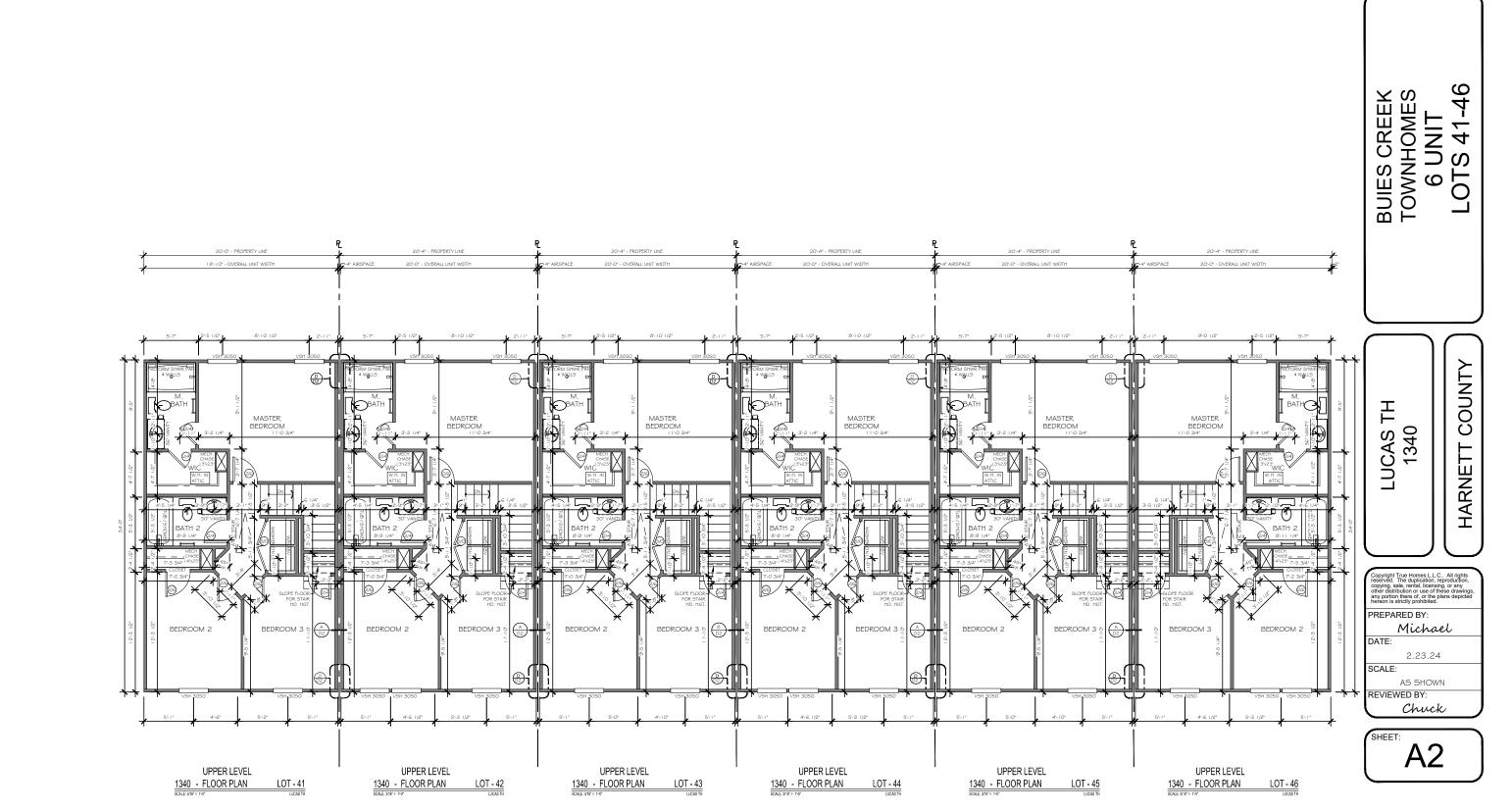
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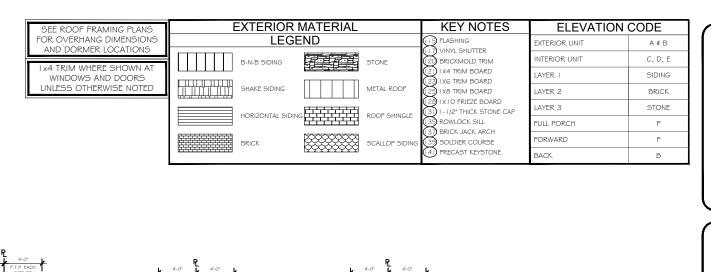
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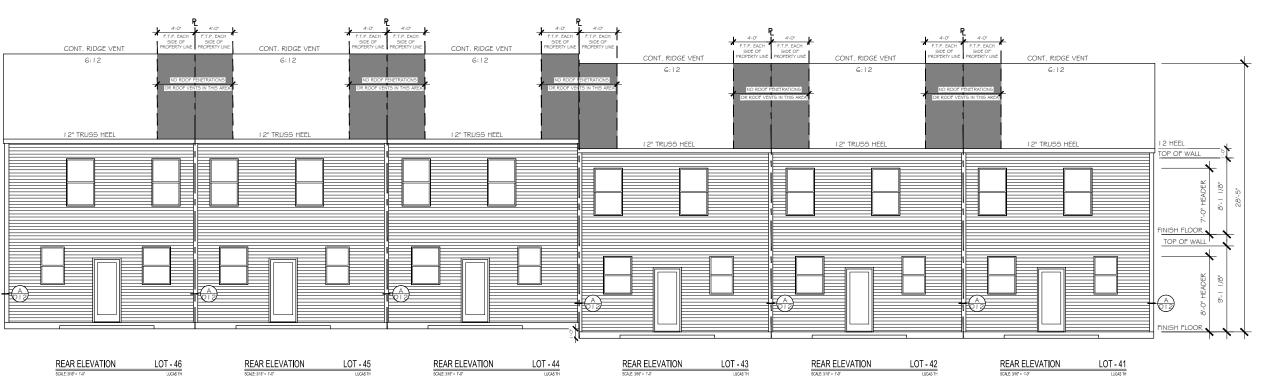
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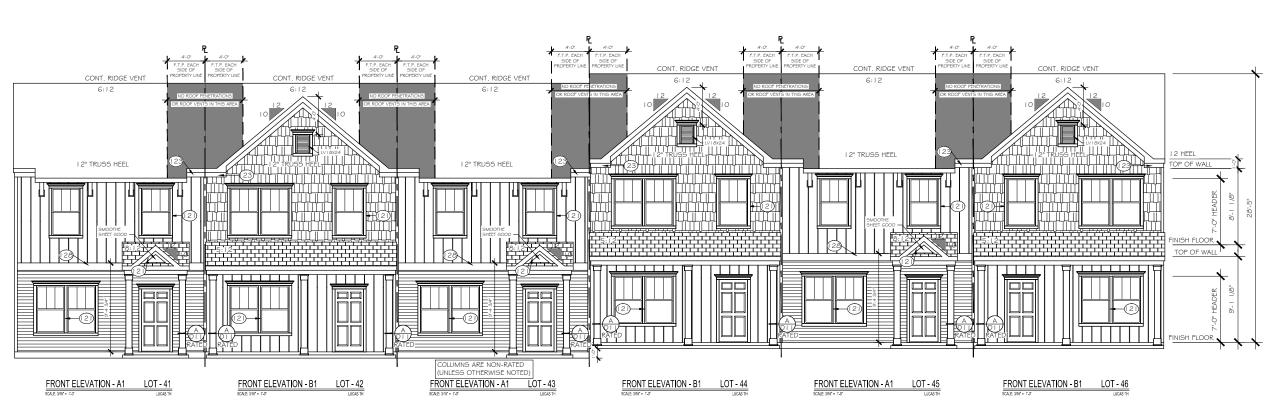


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BUIES CREEK TOWNHOMES 6 UNIT LOTS 41-46

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PREPARED BY:

Michael

PREPARED BY:

Michael

DATE:

2.23.24

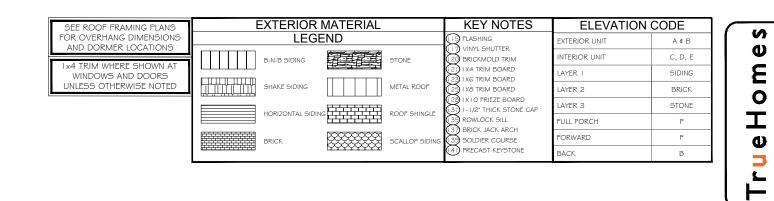
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REVIEWED BY:

Chuck

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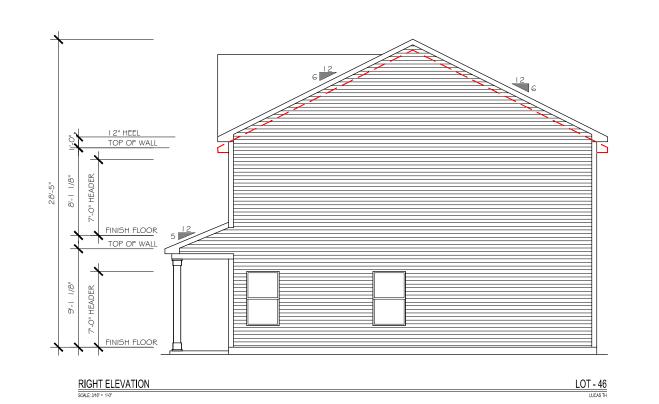
Michael DATE:

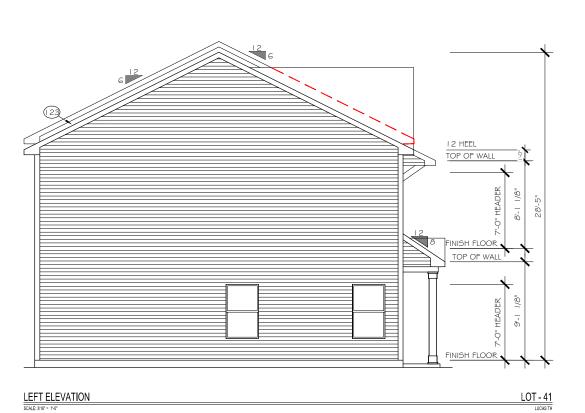
SCALE:

AS SHOWN REVIEWED BY:

Chuck

A4.2





### **ELECTRICAL LEGEND** LOW DUAL USB OUTLET (3.1 AMP) SMOKE / CO WALL MOUNT FLOOD LIGHT - LOCATION TO BE INDICATES ADDITIONA OUTLET 110V WATER PROOF -H- HANGING LIGHT S O MINI-CAN LIGHT \$ 4-WAY SWITCH (METER LOCATION LIGHT FIXTURE <u>ة</u> **VOLTAGE** Φ 17\*\* ALL ABOUT U 2649 Brekonridge Centre D Suite 104 Monroe, N.C. 28110 704-271-1191 SMOKE DETECTOR VAPOR PROOF OUTLET I I OV GFI JUNCTION BOX / PREWIRE UNDER CABINET LIGHT P PUSH BUTTON TV WALL JACK ▲ KEYLESS ENTRY OUTLET \$ TV w/ E 0 **LEGEND** (D=DEDICATED CIRCUIT) (D=DEDICATED CIRCUIT WALL SCONCE DISCONNECT BOX RECESSED CAN LIGHT $\oplus$ DED. HOT TUB CIRCUIT TEC CAN DIMMER SWITCH EXHAUST FAN PHONE / DATA JACK HTC (STD 72" AFF UNO) OUTLET I I OV OUTLET 110\ 240v EV CHARGING OUTLET CEILING FAN (50amp, 240v GFI) • 36" WHIP IN OUTLET 220V (D=DEDICATED CIRCUIT) PENDANT LIGHT SWITCHED LED DISC LIGHT $\boxtimes$ -CEILING LIGHT THERMOSTAT 3-WAY SWITCH (6'-7" AFF STD) (NO OUTLET) Φ HD LINK ELEC. QTY. - FULL PORCH (PER UNIT) ELEC. QTY. - PARTIAL PORCH (PER UNIT) CHECK SELECTIONS FOR CPI LAYOUT. 5' AFF 3 ALL TV, PHONE, CABLE, AUDIO, AND Name Visibility1 Name Visibility1 SECURITY SYSTEM OUTLETS WILL BE Ceiling Fan 1. Ceiling Fan 1.1 w/ Flush Mount Std. w/ Flush Mount Std. LOCATED PER CPI LAYOUT, REGARDLESS CHASE PIPE OF WHETHER TV AND PHONE ARE SHOWN Detectors Smoke Detector Detectors Smoke Detector HDMI CABLE Detectors 2 Detectors Smoke/Carbon Monoxide Detector Smoke/Carbon Monoxide Detector 2 CATSE DATA TV Jack Phone Jack Jacks Jacks TV/DATA JACK I I OV OUTLET Jacks Thermostat Jacks Phone Jack (RECESSED AFF, TV Jack Thermostat Jacks 2 Jacks I I OV OUTLET Lights Exhaust Fan 3 Lights Pendant Liaht (STANDARD) Lights Lights Exhaust Fan/Light Exhaust Fan/Light CHASE PIPE Lights Ceiling Light Lights Ceiling Light Lights Carriage Light Lights Hanging Light 13 LED Ceiling Light 12 LED Ceiling Light Lights Lights CHASE PIPE WALL -46 BUIES CREEK TOWNHOMES Lights Pendant Light Lights Exhaust Fan PLATES (OUTLET SEPARATE) Lights Hanging Light 4 Lights Carriage Light GFI GFI 8 8 Receptacle Receptacle LNO (s) 4 SPEAKER 24 Receptacle 1107 24 Receptacle 110V Receptacle Receptacle PRE-WIRE DIMMER 3-WAY FOR SPEAKER DIMMER 3-WAY Receptacle 2 Receptacle 2 4-Way Switch 4-Way Switch switch 2 switch WALL PLATE CONTROL 3-Way Switch 3-Way Switch 19 CHECK SELECTIONS FOR Single Pole Switch 19 switch Single Pole Switch switch COMPLETE LOW VOLTAGE LOW VOLTAGE TRADE RESPONSIBLE FOR LOCATING AND INSTALLING ALL SELECTED PRODUCTS. LUCAS <sup>7</sup> **p**+ **O**#\$ Φ#\$<mark>#</mark> ′ૌ⊕ુ D PQ 0 0 ₽ø DA PO 04 ď ď PREPARED BY: Michael DATE:

LOWER LEVEL

1340 - ELECTRICAL PLAN LOT - 43

**/**□

LOWER LEVEL

1340 - ELECTRICAL PLAN LOT - 42

LOWER LEVEL

1340 - ELECTRICAL PLAN LOT - 41

6 UI

COUNTY HARNETT

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SCALE:

AS SHOWN REVIEWED BY: Chuck

**D** 

LOWER LEVEL

1340 - ELECTRICAL PLAN LOT - 46

LOWER LEVEL

1340 - ELECTRICAL PLAN LOT - 45

LOWER LEVEL

1340 - ELECTRICAL PLAN LOT - 44

SHEET E1

### **ELECTRICAL LEGEND** LOW SMOKE / CO DETECTOR DUAL USB OUTLET (3.1 AMP) WALL MOUNT FLOOD LIGHT - LOCATION TO BE OUTLET I I OV WATER PROOF -H- HANGING LIGHT ELECTRIC PANEL (METER LOCATION MAY VARY) 77" AFF EXT. RECESSED WF OUTLET \$ TV W/ COVER O MINI-CAN LIGHT \$ 4-WAY SWITCH VERIFIED IN FIELD WITH BUILDER/CLIENT LIGHT FIXTURE **VOLTAGE** SMOKE DETECTOR VAPOR PROOF CAN LIGHT OUTLET I I OV GFI (D=DEDICATED CIRCUIT J JUNCTION BOX / PREWIRE UNDER CABINET LIGHT PUSH BUTTON TV WALL JACK **LEGEND** WALL SCONCE RECESSED OUTLET 110V FLOOR OUTLET 110V DED. HOT TUB CIRCUIT DISCONNECT BOX DIMMER SWITCH RECESSED CAN LIGHT PHONE / DATA JACK EXHAUST FAN HTC (STD 72" AFF UNO) CEILING FAN PRE-WIRE OR FIXTURE AS NOTE PENDANT LIGHT (6'-7" AFF STD) 240v 50 AMP EV CHARGING OUTLET (50 AMP, 240v GFI) OUTLET 220V (D=DEDICATED CIRCUIT) (50amp, 240v GFI) • 36" WHIP IN SWITCHED OUTLET LED DISC LIGHT $\boxtimes$ -CEILING LIGHT THERMOSTAT 3-WAY SWITCH (NO OUTLET) HD LINK CHASE PIPE HDMI CABLE 2 CAT5E DATA TV/DATA JACK I I OV OUTLET (RECESSED AFF)

I I OV OUTLET (STANDARD) CHASE PIPE

CHASE PIPE WALL

PLATES
(OUTLET SEPARATE)

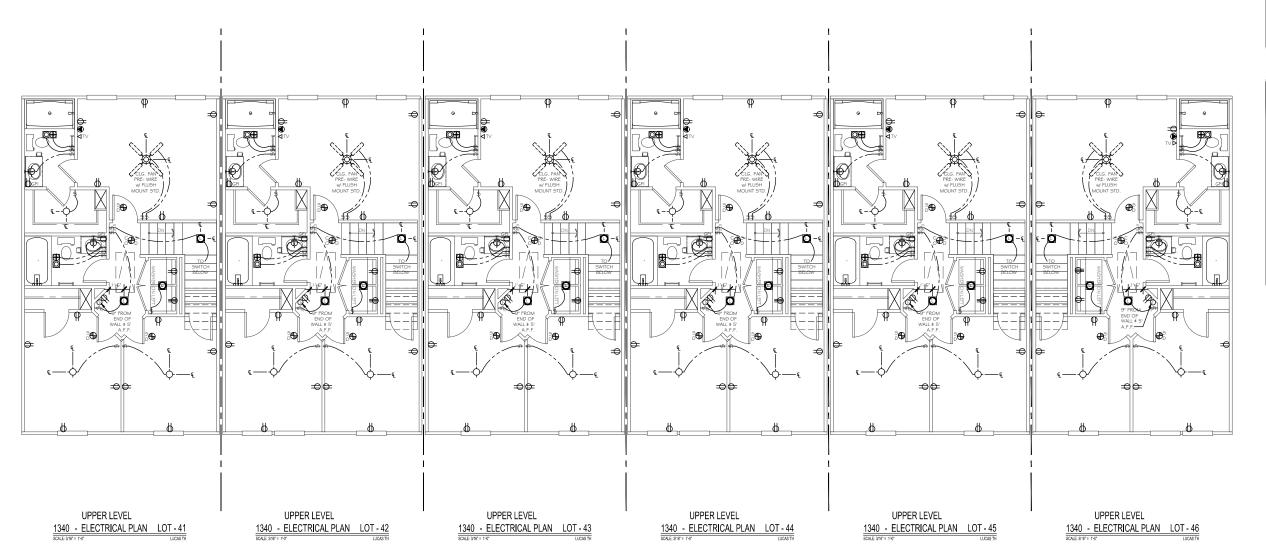
SPEAKER

PRE-WIRE FOR SPEAKER

WALL PLATE
CONTROL

CHECK SELECTIONS FOR
COMPLETE LOW VOLTAGE

LOW VOLTAGE TRADE RESPONSIBLE FOR LOCATING AND INSTALLING ALL SELECTED PRODUCTS.





BUIES CREEK TOWNHOMES 6 UNIT LOTS 41-46

LUCAS TH 1340 HARNETT COUNTY

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Michael

REPARED BY:

Michael

ATE:

2.23.24

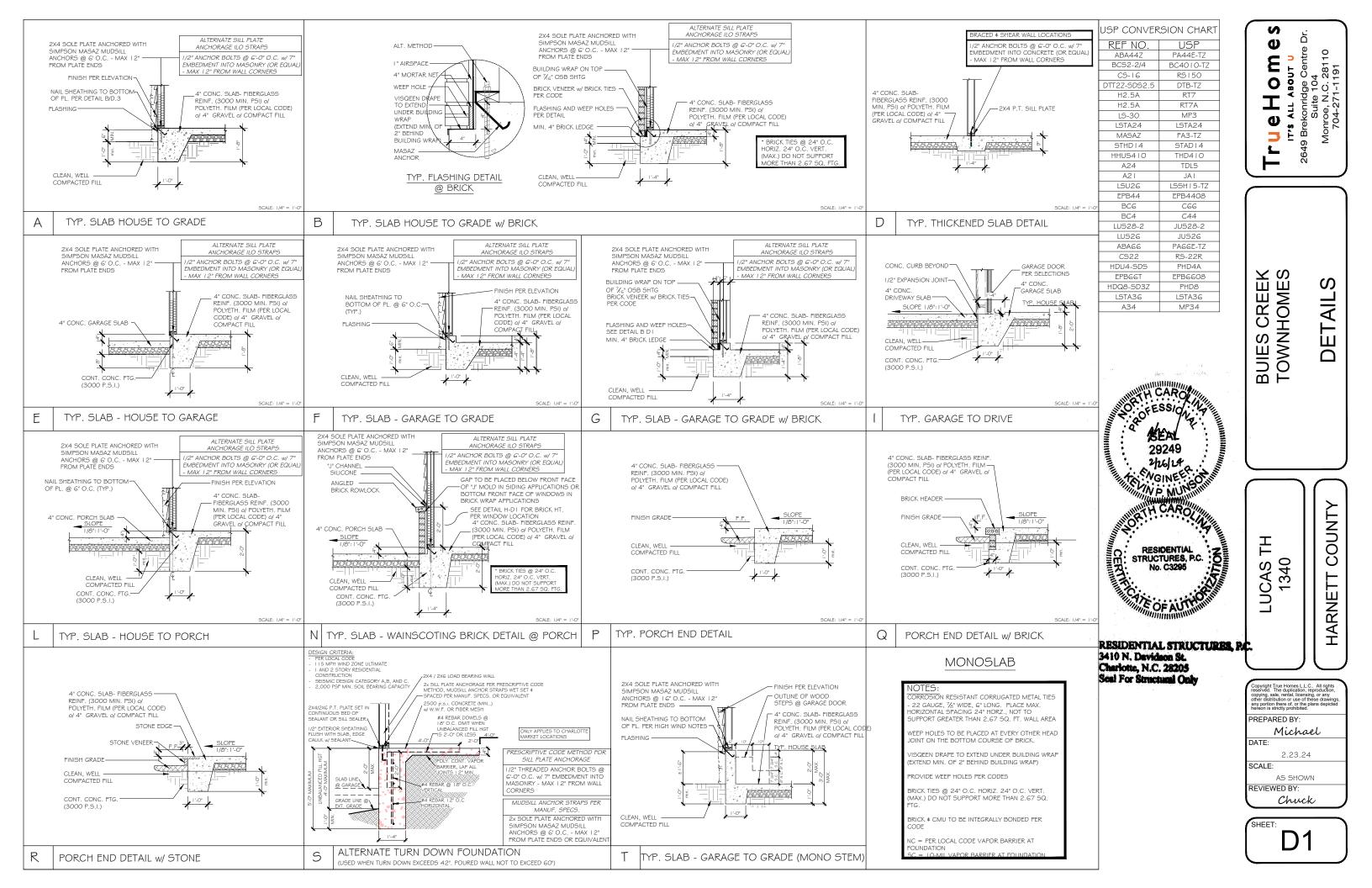
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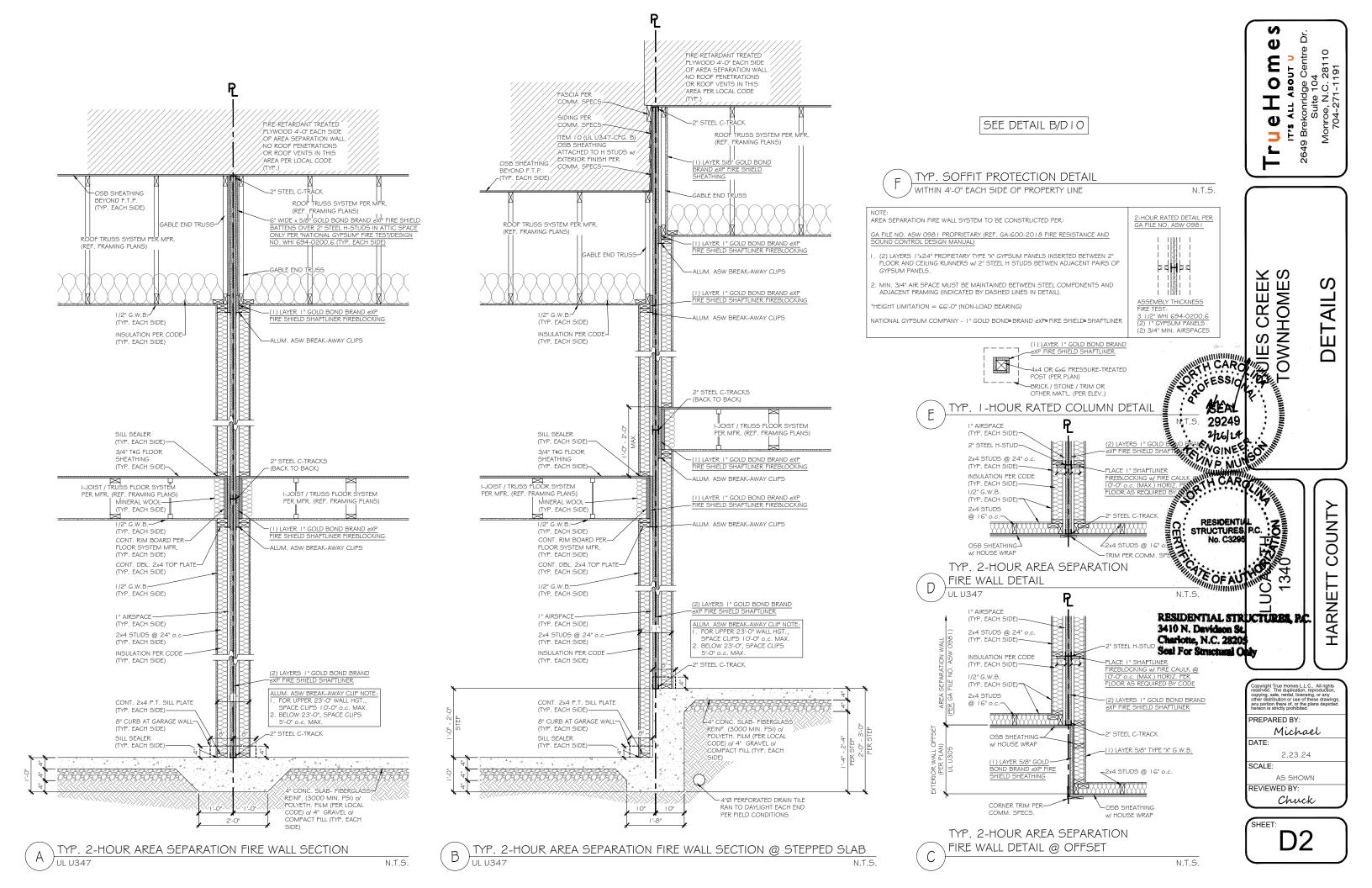
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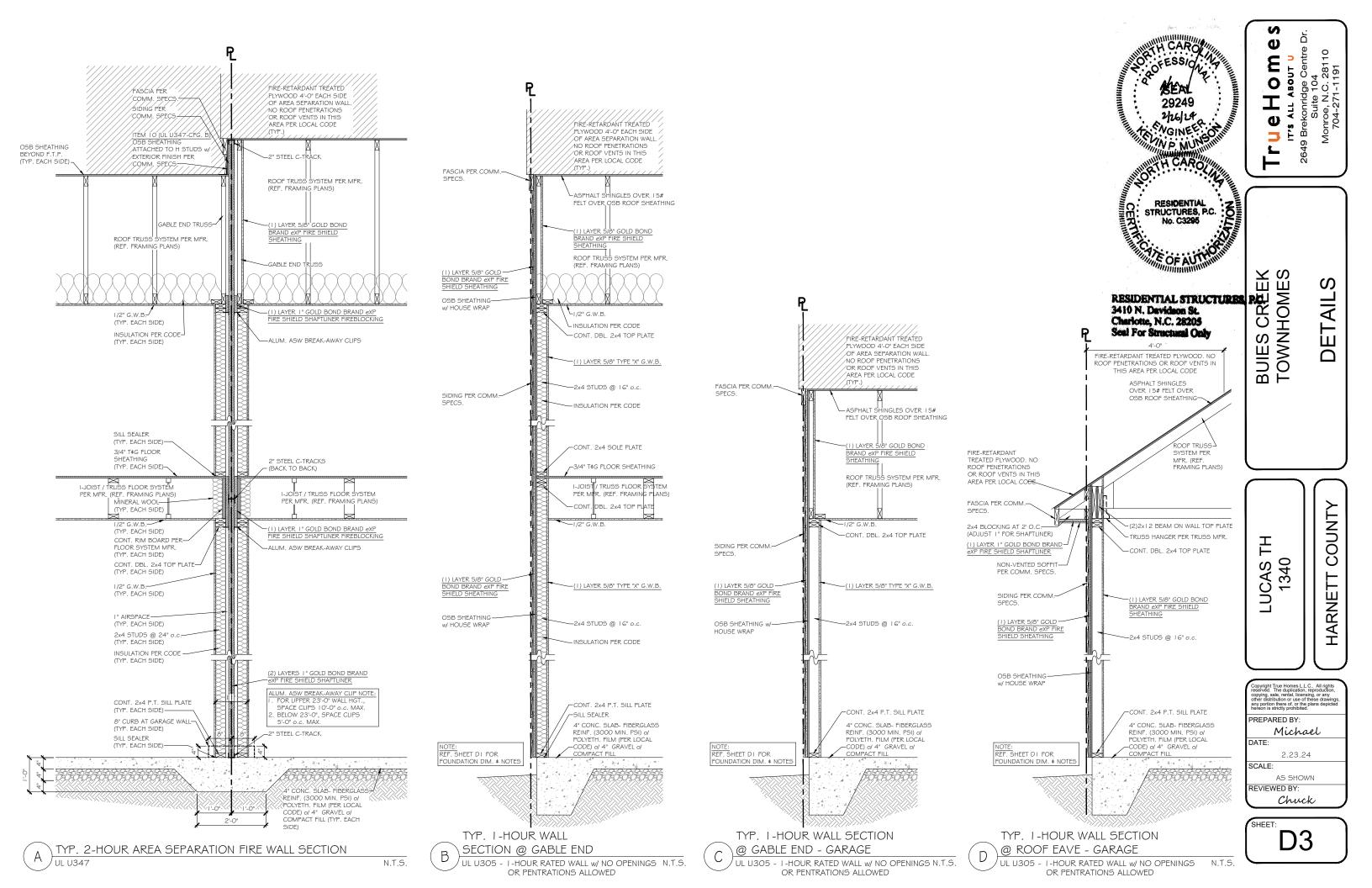
REVIEWED BY:

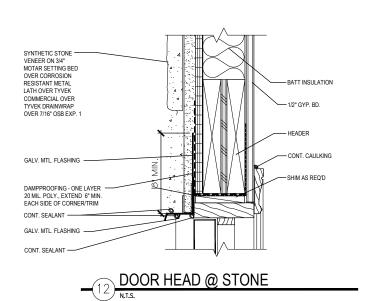
Chuck

**E**2









DAMPPROOFING - ONE LAYER 20 MIL. POLY. EXTEND 6" MIN. EACH SIDE OF CORNER/TRIM

WINDOW AS SCHEDULED

DOUBLE 2x4 STUDS

2X SYNTH. SILL

BATT, INSULATION

WEEP HOLE (TYP.)

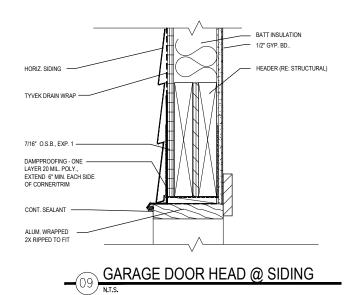
GALV. METAL FLASHING EXTEND OVER SILL PLATE

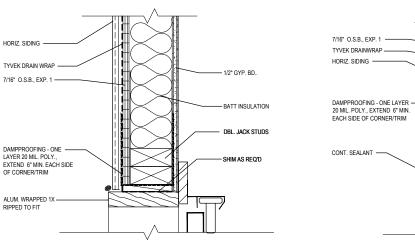
SYN. STONE VENEER ON 3

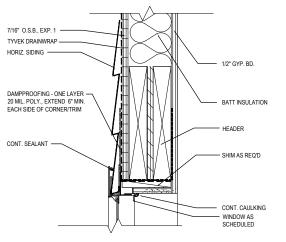
SYN. STONE VENEER ON 3" -MORTAR SETTING BED 0VER
CORROSION REST. MTL. LATH
OVER TYYEK COMMERCIAL
WRAP OVER TYVEK
DRAINWRAP OVER 1/2" O.S.B.,
EXP. 1.

SFALANT

SEALANT ALL AROUND

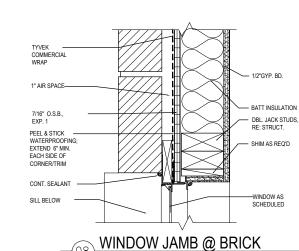


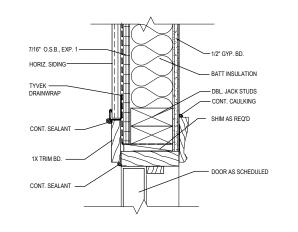


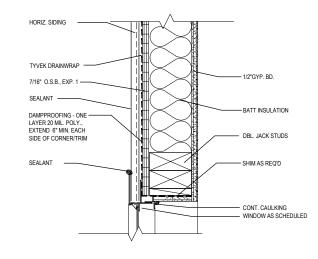




WINDOW HEAD @ SIDING







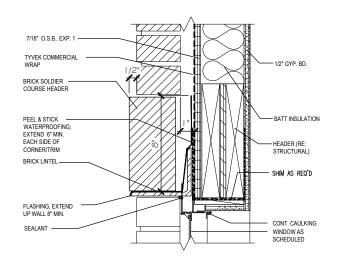
SEAL ALL AROUND

WOOD STOOL AND

APRON (OPT.) GYP. BD. RETURN, TYP.

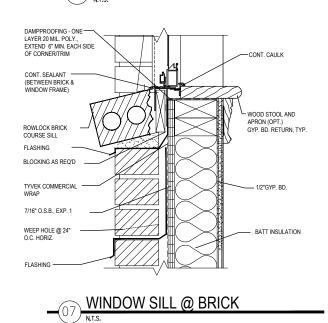
# EXTERIOR DOOR JAM @ SIDING

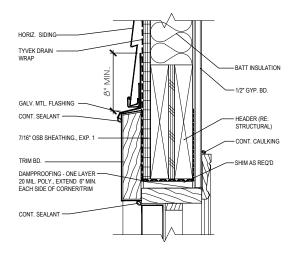
WINDOW JAMB @ SIDING

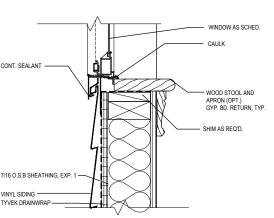


WINDOW HEAD @ BRICK

WINDOW SILL @ STONE

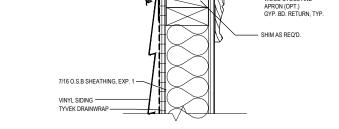






EXT. DOOR HEAD @ SIDING

WINDOW SILL @ SIDING



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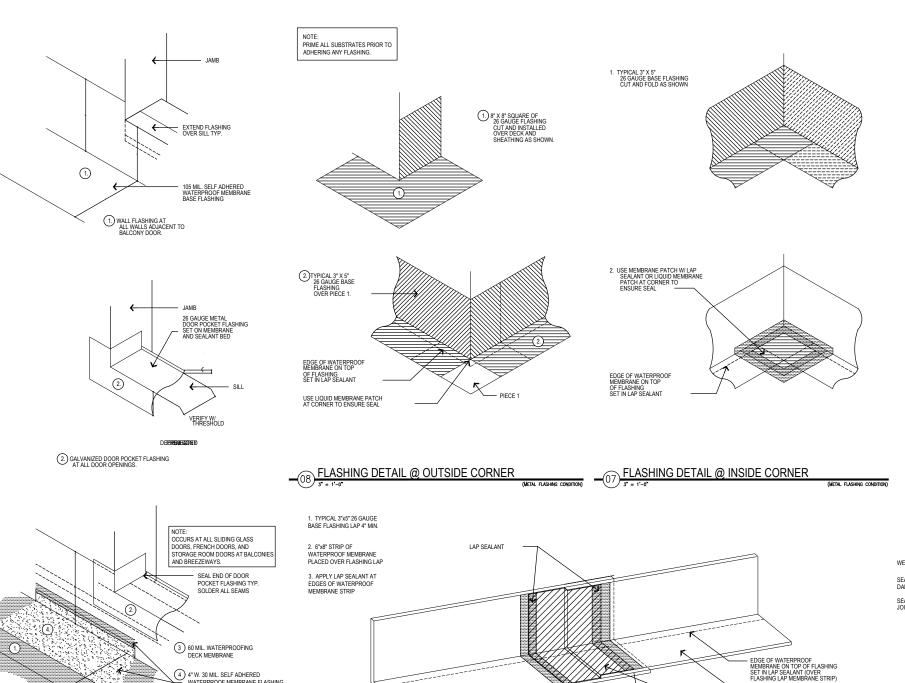
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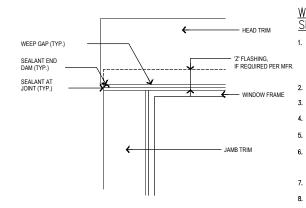
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DATE: 2.23.24 SCALE:

AS SHOWN REVIEWED BY: Chuck

SHEET





# TYP. WINDOW ELEVATION DETAIL

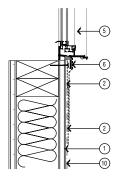
# APPLY SHEATHING TO WALL FRAMING AS SHOWN ON STRUCTURAL DRAWINGS.

2. ATTACH 9" WIDE SILL SELF-ADHERING RUBBERIZED FLASHING WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE SILL. FLASHING TO EXTEND 12" BEYOND EACH JAMB MINIMUM, ATTACH WITH GALVANIZED ROOFING NAILS TO THE TOP EDGE ONLY, LEAVING BOTTOM LOOSE. DO NOT REMOVE BACKING.

FLASHING @ DOOR OPENING

3. APPLY 9" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE TO EACH JAMB. START AT THE BOTTOM OF THE SILL FLASHING AND EXTEND 6" ABOVE WINDOW HEAD.

APPLY 9" SELF-ADHERING RUBBERIZED
 ASPHALT FLASHING TAPE OVER FLANGE AT
 HEAD. EXTEND 12" BEYOND EACH JAMB.



4° W. 30 MIL SELF ADHERED WATERPROOF MEMBRANE FLASHING TAPE TO COVER JOINT CONTINUOUS. SEAL TOP OF TAPE WITH RUBBERIZED ASPHALT BASED MASTIC.

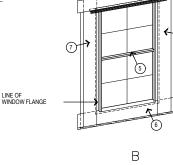
3

5. SET THE WINDOW AS PER THE WINDOW MANUFACTURER'S RECOMMENDATIONS. 6. APPLY 6" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE OVER FLANGE AT SILL. EXTEND TO END OF SILL FLASHING.

FLASHING LAP

7. APPLY 6" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE OVER FLANGE AT JAMBS. START 6" BELOW SILL AND EXTEND UP, TO 6" ABOVE WINDOW FLANGE AT HEAD.

8. IF REQUIRED BY THE MFR., INSTALL GALVANIZED 'Z' FLASHING AT WINDOW HEAD AND EXTEND TO BE THE LENGTH OF THE HEAD TRIM.



3"x5" BASE FLASHING

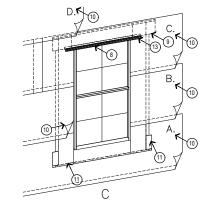
9. APPLY 6" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE OVER FLANGE AT HEAD ( AND OVER 'Z' FLASHING IF REQ'D BY MFR). EXTEND MIN. 12" BEYOND EACH JAMB. 10. INSTALL BUILDING PAPER STARTING FROM THE BASE OF THE BUILDING. INSTALL SHINGLE FASHION WITH MINIMUM 4" VERTICAL OVERLAPS AND 6" WITH MINIMOUNT 4 VERTICAL OVERLAPS AND 6
HORIZONTAL OVERLAPS. ATTACH BUILDING WRAP TO
WOOD FRAME WITH NAILS AND CONTRACTOR CAPS
PER MFR. RECOMMENDATIONS. INSTALL BUILDING PAPER UNDER SILL FLAP SHOWN IN STEP TWO BUILDING PAPER TO OVERLAP ALL WINDOW FLANGES AND GALVANIZED 'Z' FLASHING AT ALL WINDOWS.

11. SLIP BOTTOM OF JAMB AND SILL FLASHING OUT OVER THE BUILDING PAPER.

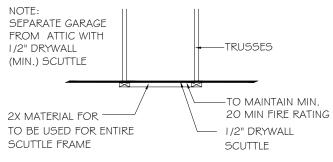
12. TAPE OVER ANY CUTS OR HOLES IN THE BUILDING PAPER.

13. IF 'Z' FLASHING IS REQUIRED PER MFR., PROVIDE SEALANT END DAMS AT THE ENDS OF THE 'Z' FLASHING TYPICAL. 'Z' FLASHING TO SLOPE AWAY FROM BUILDING.

\*\*REFER ALSO TO DOOR AND WINDOW DETAILS.



MUST MEET ENERGY EFFICIENCY REQ PER SEC N I 102. PER N I 102.2.4 HORIZONTAL ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO AN R-10 MIN. VALUE, AND VERTICAL DOORS TO SUCH SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO R-5 MIN. VALUE



ATTIC ACCESS PANEL DETAIL SCALE: N.T.S.

# <u>WALL/WINDOW/DOOR WATERPROOFING</u> <u>SPECIFICATIONS:</u>

OWNER SHALL RETAIN THE SERVICES OF A QUALITY ASSURANCE CONSULTING FIRM, SPECIALIZING IN THE AREA OF WATERPOORING FOR THE SOLE PURPOSE OF INSPECTING R. FLASHINGS BEFORE COVERED WITH FINISHED MATERIALS. DETERMINATION OF PROPER FLASHING TECHNIQUES CAN BE UTILIZED VIA: BLDG. MOCK UP PANGINGS: INDICATING EACH FLASHING AND EDGE DETAIL AND ATTACHMENT REQUIREMENTS.

JUSE STAINLESS STEEL FASTENERS WHEN FASTENING INTO TREFATED LUMPER.

TREFATED LUMPER.

TREATED LUMBER.

ALUMINUM 'Z' FLASHING & THRU WALL FLASHING SHALL BE:
.025" FOR CONCEALED AND .032" FOR EXPOSED

MINIMUM 40 MIL. POLYETHYLENE, BUTYL RUBBER "PEEL AND STICK WATERPROOFING" MIN. 240 DEGREE SOFTENING POINT

STICK WATERPROOFING MIN. 240 DEGREE SOF ENING POINT

6. 6" AND 9" SELF ADRENIG RUBBERGZED ASPHALT FLASHING

TAPE — (WINDOW WRAP) MIN. 20 MIL THICKNESS MEETING THE
FOLLOWING RECONTS: FEDERAL SPECIFICATION UU-B-7900

TYPE I, GRADE A, STYLE 4. TYVEK PRODUCTS OR EQUAL

7. SEALANT FOR DISSIMILAR MATERIAL JOINTS — SONNEBORN NPI

SEALANT FOR DISSIMILAR MATERIAL JOINTS — SONNEBORN NPI
POLYVERIHAME SEALANT OR EQUAL. (EXCEPT AT WODD.)
 SEALANT FOR WOOD TO WOOD JOINTS AND WOOD TO DISSIMILAR
MATERIAL JOINTS — SILICON AGRYLIC SEALANT.
 SEALANT UNDER DOOR THRESHOLDS — SONNEBORN NPI
POLYVERTHAME SEALANT OR FOUAL.
 ALL SEALANT BEADS AND FILLETS TO BE CONTINUOUS.
 ALL METAL FLASHINGS ARE TO HAVE ALL OVERLAPS SEALED
WITH NON-CURING BUTYL SEALANT OR POLYVIRETHAME
SFAI AND

SEALANT.

12. PAINT INTERIOR GYPSUM BOARD WINDOW JAMBS WITH ENAMEL PAINT.

13. SET NAILS AT ALL DOOR TRIM.

14. EXTERIOR WOOD TRIM IS TO BE PRE—PRIMED KDAT MATERIAL.

NOTE:
TYVEK COMMERCIAL BUILDING SPECIALISTS CAN BE CONTACTED FOR
FREE FIELD/INSTALLATION SERVICES @ TIME OF CONSTRUCTION.
CONTACT: ANDREW ANDRETTA, CSI 704.226.2864

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PREPARED BY:

Michael

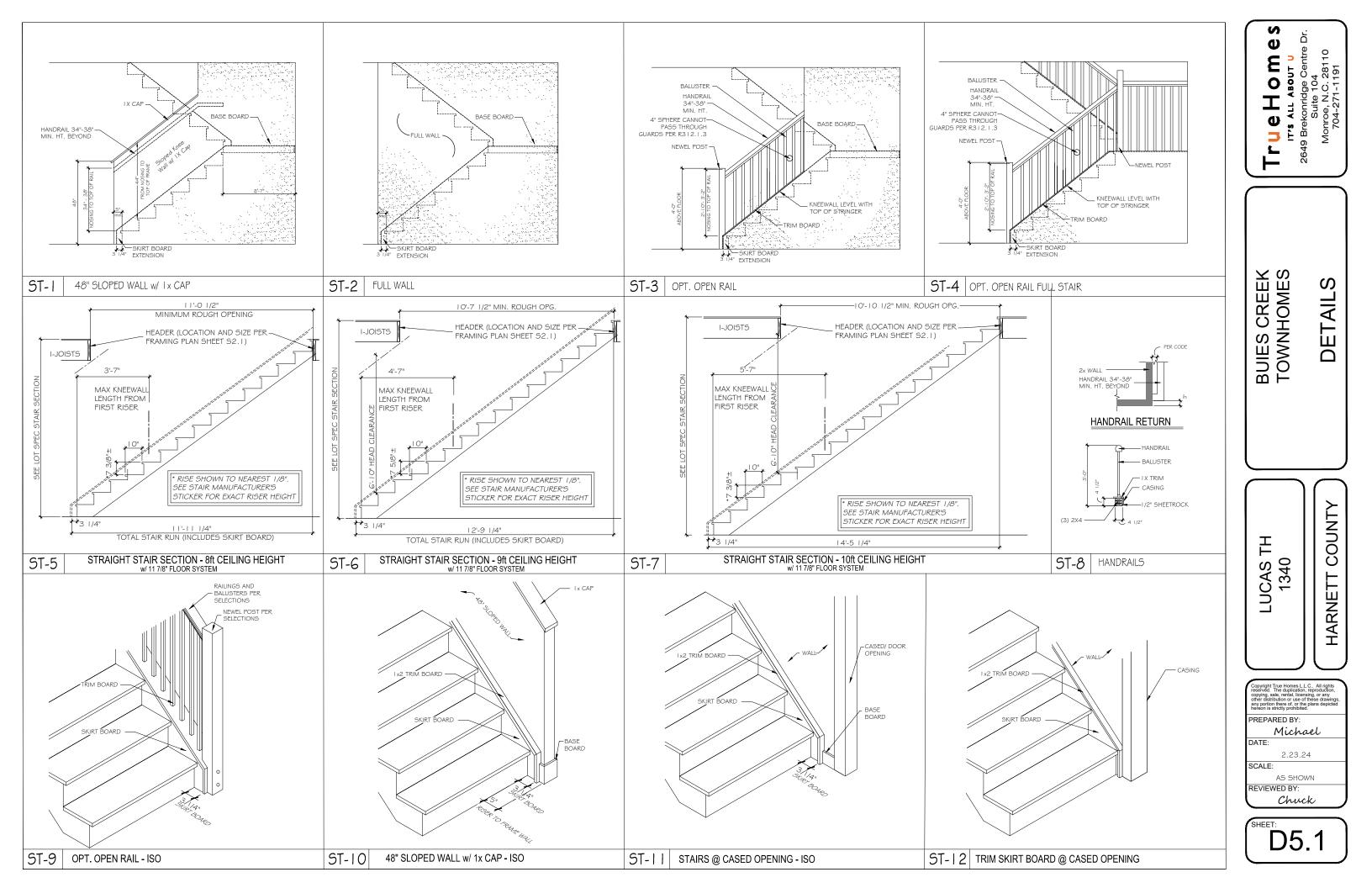
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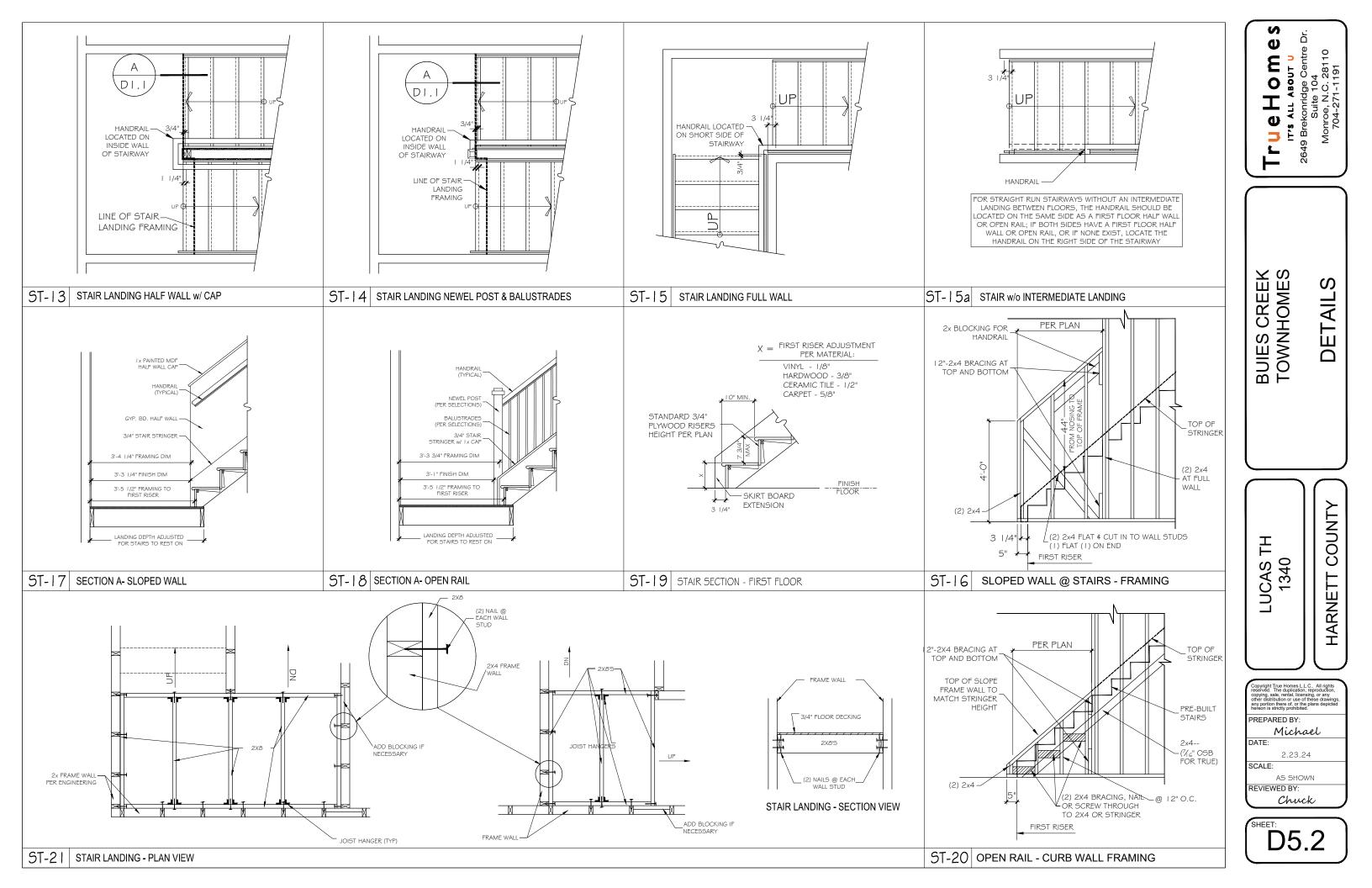
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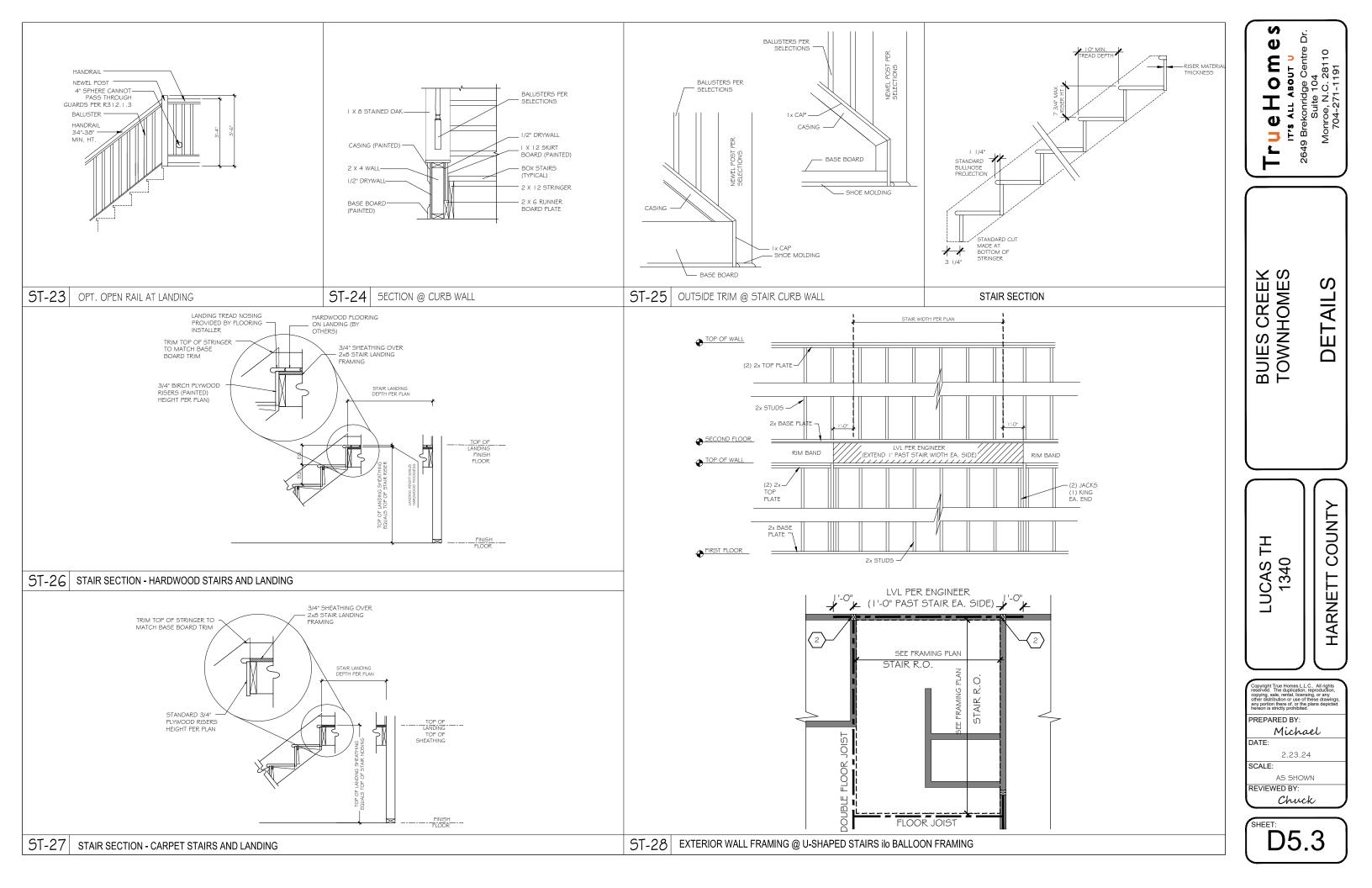
REVIEWED BY: Chuck

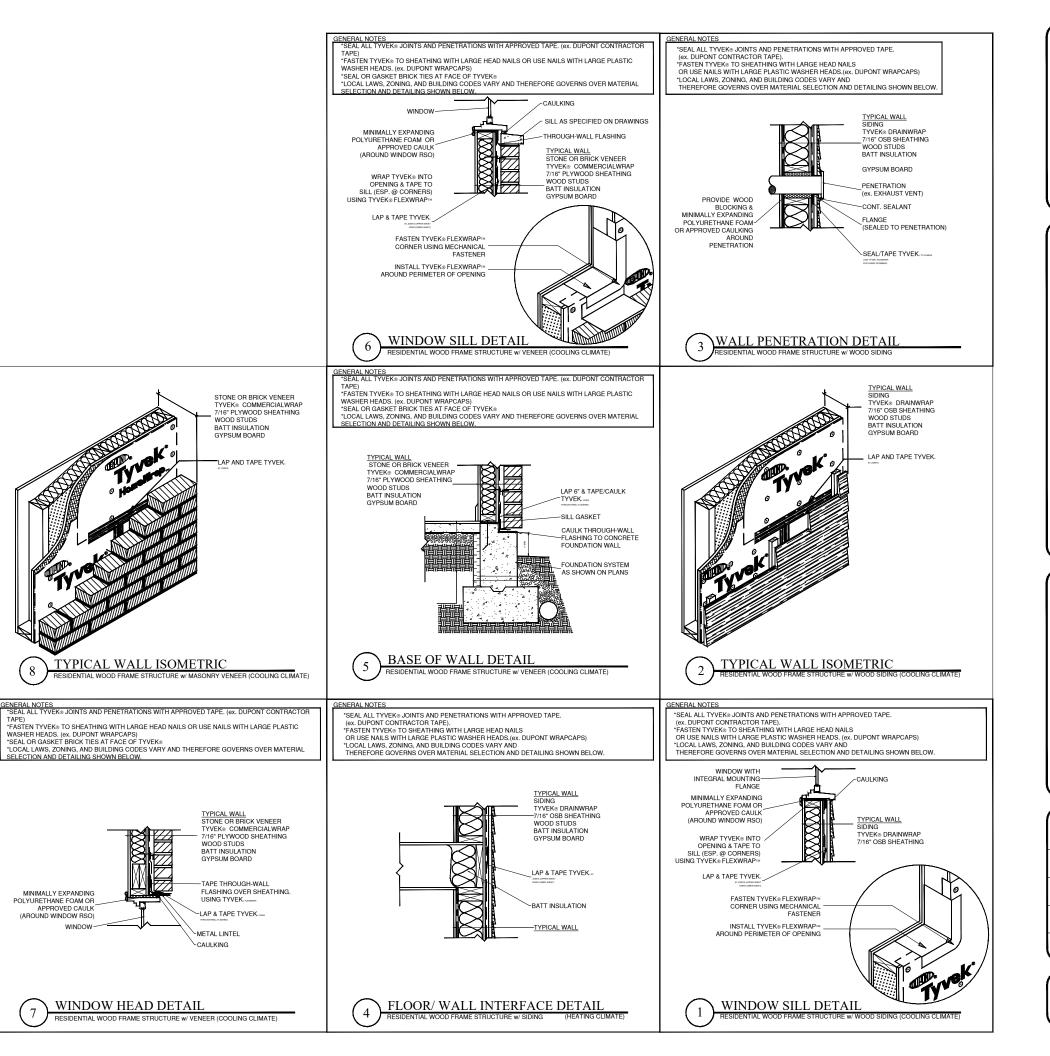
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(02) WINDOW FLASHING WITH BUILDING PAPER ON WALL









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BUIES CREEK TOWNHOMES

ETAIL

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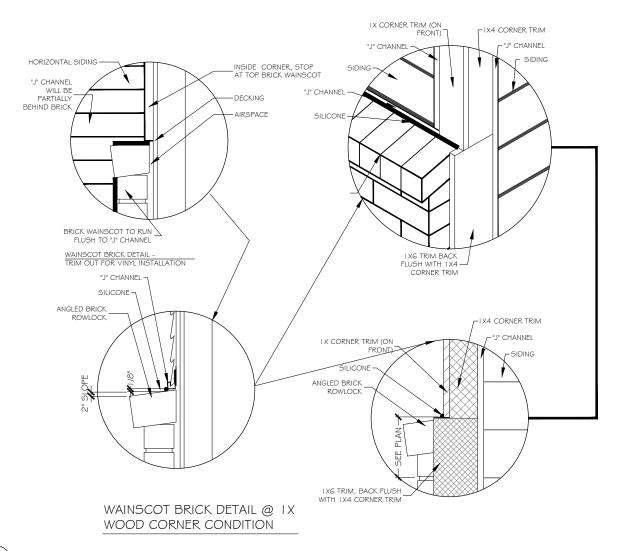
Michael DATE:

DATE: 2.23.24 SCALE:

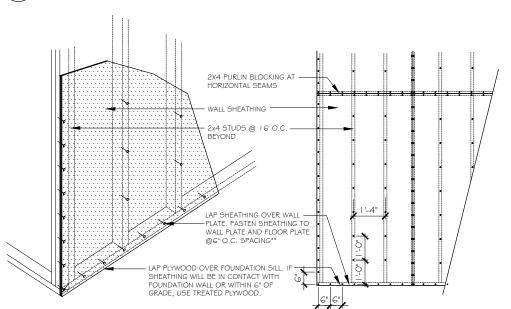
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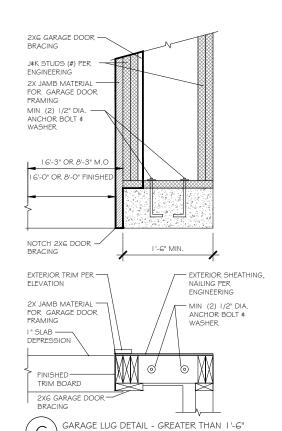
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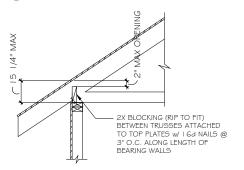
D6



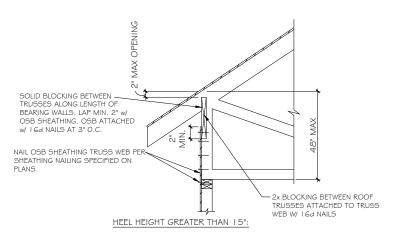
FLASHING @ WAINSCOTING BRICK DETAIL





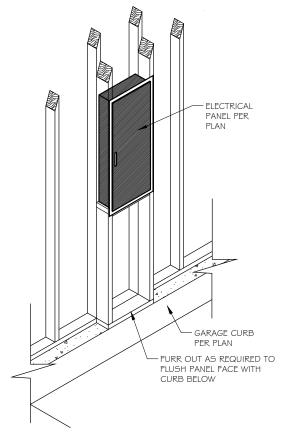


HEEL HEIGHT GREATER THAN 9 1/4" AND LESS THAN 15 1/4" :



LECTRICAL PANEL REQUIREMENTS

2649 Brekonridge Centre D Suite 104 Monroe, N.C. 28110 704-271-1191 E 0 2X6 GARAGE DOOR -BRACING J¢K STUDS (#) PER ENGINEERING Φ 2X JAMB MATERIA FOR GARAGE DOOR FRAMING CAROLINA CAROLINA MIN (I) I/2" DIA. ANCHOR BOLT & WASHER OF FESSION P 16'-0" OR 8'-0" M.C 29249 2/16/14 NGINEER VOINEER VOINEER 2XG DOOR BRACING -FLUSH WITH CURB I'-O" MIN. BUIES CREEK TOWNHOMES WALL EXTERIOR TRIM PER -ELEVATION - EXTERIOR SHEATHING, NAIL PER ENGINEERING RESIDENTIAL STRUCTURES, P.C. No. C3295 2X JAMB MATERIAL FOR GARAGE DOOR FRAMING - MIN (1) 1/2" DIA. ANCHOR BOLT & WASHER DEPRESSION TRIM BOARD 2XG GARAGE DOOR BRACING RESIDENTIAL STRUCTURES, P.C. 3410 N. Davidson St. Charlotte, N.C. 28205
Seal For Structural Only GARAGE LUG DETAIL - LESS THAN 1'-6"



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**DETAILS** 

COUNTY

HARNETT

PREPARED BY: Michael DATE:

SCALE:

AS SHOWN REVIEWED BY:

Chuck

SHEET



- ALL CONTINUOUS WALL FOOTINGS ARE 8" X | 2" FOR ONE-STORY AND 8"X16" FOR TWO-STORY HOUSES UNLESS OTHERWISE NOTED. REINFORCING IS TO BE AS NOTED ON PLANS. FOOTINGS ON ORIGINAL SOIL DO NOT NEED REBAR. REBAR IS REQUIRED ON ANY COMPACTED FILL REGARDLESS OF COMPACTION
- OMI ACTED THE REGARDEESS OF COMITACTION. I INTERIOR PIERS ARE 8" X 16" CMULUP TO A MAXIMUM HEIGHT OF 32" ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE S 2) ALL INTERO RIES ARE 8 X 16 GMU UT 10 A MAXIMUM FILED IT 92. ALL FILES OVER 32 INTER MUST BE FILLED WITH THE 5 MORTAR. MAXIMUM HEIGHT FOR 8"X I 6" FILED FILE S G-8". PIERS LARGER THAN 8" X 16" ARE NOTED ON PLANS AND MUST BE FILLE WITH TYPE 5 MORTAR. FOR ONE-STORY STRUCTURES, PIER CAPS ARE TO BE 4" SOLID MASONRY. FOR TWO-STORY STRUCTURES, PIER CAPS ARE TO BE 4" SOLID MASONRY. FOR TWO-STORY STRUCTURES, PIER CAPS ARE TO BE 4" OF SOLID MASONRY.

  3) FOOTINGS FOR 8" X 16" PIERS ARE 24" X 36" X 10" UNLESS NOTED OTHERWISE. REINFORCING IS TO BE AS NOTED ON PLANS.
- 4) INTERIOR THICKENED SLAB FOOTINGS WHICH OCCUR IN BASEMENTS AND "SLAB ON GRADE" FLOORS ARE 10" DEEP BY 16" WIDE WITH 2.#4
  REINFORCING BARS RUNNING CONTINUOUSLY UNLESS NOTED OTHERWISE. THICKENED FOOTINGS ARE REQUIRED UNDER ALL BEARING WALLS. 5) ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS OTHERWISE NOTED
- ALL REDAK SPIGLES SPIALL BY MINIMIMIM OF 2-U DIRLOSS OF THE WISE NOTED.

  SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFING THE ENGINEER OF RECORD IF ANY SOILS ARE FOUND TO BE UNSUITABLE FOR THIS BEARING CAPACITY. THEE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL MEETS OR EXCEEDS THIS VALUE. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-638).
- 7) ALL SOILS AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST
- CONTROL COMPANY.

  B) ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLABS WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATEL PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED
- I HAI WILL BE EXPUSEU.

  J ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE.
- ALL SLAD FENEL FAILUNDS ARE 10 BE LIFE REPONSIBILITY OF THE CONTRACTOR. FENEL PARTIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE. S)ELEVATIONS DIFFERENCES BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE LESS THAN THEIR HORIZONTAL DISTANCE LESS ONE FOOT. DIFFERENTIAL HEIGHTS BETWEEN FOOTINGS CAN BECOME EXCESSIVE USUALLY WHERE A PIER FOOTING IN A CRAWLSPACE OR GARAGE FOOTING IS NEXT TO A BASEMENT WALL FOOTING.

- SPECIAL FOUNDATION CONSIDERATIONS:
  1) CAISSON FOUNDATIONS SHALL BE A MINIMUM OF 12\* DIAMETER DRILLED UNREINFORCED CONCRETE CAISSONS. CAISSONS SHALL EXTEND TO A MINIMUM DEPTH PROVIDING 2' PENETRATIONS INTO GOOD ORIGINAL GROUND. DEPTH OF DRILLING IS LIMITED TO 15'. THEREFORE, NO POOR MATERIAL MORE THAN 1.3' DEEP IS SUITABLE FOR A CAISSON FOUNDATION. A CAISSON CANNOT BE USED IE WATER RISES
- MMEDIATELY INTO A DRILLED HOLE. PILES WILL HAVE TO BE USED IN SUCH CASES.

  TREATED WOOD PILES WITH A MINIMUM DIAMPER OR 6" AND A MINIMUM DESIGN LOAD OF SIX TONS ARE USED FOR ALL FOUNDATIONS
  WITH UNSUITABLE SOIL DEFER THAN 13" OR WITH WATER IN DRIAMPILE CASESON HOLES. DRIVE PER NORTH CAROLINA OR SOUTH CAROLINA.
- 3) SIZES AND REINFORCING FOR FOOTING CAPS OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS.

- 3) SIZES AND REINFORCING FOR FOOTING CAP'S OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS.
  4) CHIMNEY FOOTINGS ARE TO BE I 2" LARGER THAN THE CHIMNEY FOOTFRINT BY I 2"THICK.
  5) FOUNDATION WALLS BACKFILLED WITH DIRT WHICH SUPPORT STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS:
  6) FOUNDATION WALLS BACKFILLED WITH DIRT WHICH SUPPORT STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS:
  6) FOR FOOTINGS ARE TO BE 8"X I 6" OR 8"X 24" AS NOTED ON THE PLAN.
  6) FOR PARTH FILL 4"TO A MAXIMUM HEIGHT OF 9". USE 8"X X 24" FOOTING WITH #4 AT 1 6" DOWLES HOOKED IN FOOTING AND PROJECTING
  18" ABOVE FOOTINGS. USE I 2" CMU WALLS WITH #4 AT 1 6" VERTICAL BARS LOCATED 4" FROM NON-DIRT FILL FACE, LAP ALL SPLICES 12"

  AND LIKE DURD ON MAY MORPOUT BEHEADORY PERSY 8" NO CAN LONGED INSTALL AS BURN BURN AND LIFESY OTHER OF THE PART AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN CMU JOINTS INSTALL 1-#3 L-BAR WITH 24" IEGS IN EVERY OTHER JOINT AND USE DUR-O-WALL HORIZONIAL REINFORCING EVERY OF IN CMU JOINIS. INSTALL 1-#3 L-BAR WITH 24\* LEGS IN EVERY OTHER JOINI HORIZONTALLY AT ALL CORNERS; I.E., #3 CORNER BARS AT I G\* O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER. TYPE 5 OR M MORTAR OR FILL WITH 2,500 PSI CONCRETE. INSTALL WATERPROOP BITUTHENE MEMBRANE OR EQUAL. IN INSTALL WALLS MAY BE CONSTRUCTED IN ACCORDANCE WITH R404.1 OF THE CODE. HOWEVER, 24\* X 24\*, #3 CORNER BARS SHALL BE INSTALLED AT 1G\* O/C VERTICALLY REGARDLESS OF THE WALL HEIGHT. ERECT ALL FRAMING BEFORE
- 7) FOR RETAINING WALLS WITHOUT FRAMING SEE SPECIAL DESIGNS ON DRAWINGS.

- MING CONSTRUCTION OTHER THAN ROOF:

  SEE TABLE RG02.3(1) OF THE CODE FOR A FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

  WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE

  ALLOWABLE LOAD CAPACITY OF THE HANGER SHALL BE EQUAL TO OR GREATER THAN THE LOAD SPECIFIED ON THE PLAN. WHERE NO LOAD IS SPECIFIED. THE "LIGHTEST" AVAILABLE HANGER FOR THE APPLICATION IS ACCEPTABLE.
- 3) CRAW GIRDERS AND BAND WITH 4" CURTAIN WALL AND PIER CONSTRUCTION SHALL BE 2-2 X LO SOUTHERN YELLOW PINE #2 LINESS NOTED OTHERWISE. MAXIMUM CLEAR SPANS ARE TO BE 4'-8" (G-0" O/C SPACING OF PIERS). TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, USE THE FOLLOWING PROCEDURE:
- A) NAILING

  1) ALL FLOOR JOISTS MUST BE TOENAILED TO THEIR SUPPORT GIRDERS WITH A MINIMUM OF 3-8D NAILS AT EACH END. LARGER
- NAILS WILL SPLIT AND RENDER THE TOENAL INEFFECTIVE. NO END NAILING THROUGH THE GIRDER OR BAND IS PERMITTED.

  II) IF DROPPED GIRDERS ARE USED, END LAP ALL JOISTS AND SIDE NAIL EACH WITH A MINIMUM OF 3-1 GD NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3" APART AND NAILED WITH 3-1 GD NAILS AT EACH JOIST END.
- IN LE GIRDER.

  IV) THIS NAILING PATTERN WILL ENSURE A TIGHT FLOOR FROM THE OUTSIDE OF THE HOUSE TO THE OUTSIDE SO THAT WHEN THE FRAMING SHRINKS DURING THE FIRST HEATING SEASON, THE SHRINKAGE WILL BE UNIFORMLY DISTRIBUTED OVER THE ENTIRE FLOOR. IF THE GIRDER NAILING PATTERN IS OMITTED. THEN THE SHRINKAGE WILL ACCUMULATE OVER THE GIRDERS AND AN OBJECTIONABLE CRACK WILL DEVELOP IN THE FINISHED HARDWOOD FLOOR OVER THE GIRDER LINE
- AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 6' O/C FOR A MINIMUM OF SIX JOIST SPACINGS BEYOND Y JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE
- GIRDER.

  C) THERE MUST BE WOOD BLOCKING THRU BOLTED TO THE STEEL BEAM WITH JOISTS TOENAILED OR ATTACHED TO THE BEAM WITH METAL

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  C) THE WOOD BLOCKING THRU BOLTED THRU BOLTE HANGERS LINDER ANY HARDWOOD FLOORS THAT PASS OVER A STEEL BEAM SUPPORTING FLOOR JOISTS. THIS CONDITION OFTEN EXISTS OVER BASEMENT AREAS
- LOTHER LUMBER MAY BE SPRUCE #2 UNLESS NOTED OTHERWISE "LAM" BEAMS MUST HAVE 3-2X4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
- - FOR SPANS UP TO 6': USE 3 1/2" X 3 1/2" X 1/4" STEEL ANGLES
  - A) FOR SFANS UP: 10 6: USE 3 92° X 3 72° X 46° STEEL ANGLES.
    B) FOR SFANS FROM 6' TO 101: USE 5° X 3 72° X 106° STEEL ANGLES.
    C) FOR SFANS FROM 9' TO 16: USE A PAIR OF 9-GAUGE WIRES IN EACH OF THE FIRST 3 COURSES OF BRICK ON A 5° X 3 72° X 5/16°
    STEEL ANGLE. LAP ALL 9-GAUGE WIRE SPUICES A MINIMUM OF 1.2° INTO JAMBS. TEMPORARILY SUPPORT THE STEEL ANGLES BEFORE LAYING MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS FOLLOWING THE INSTALLATION OF
  - WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS. THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING
- ALL BRICK VENEER OVER LOWER ROOFS (BRICK CLIMBS) MUST HAVE A STRUCTURAL ANGLE LAG SCREWED TO AN ADJACENT STUD WALL IN
- ACCORDANCE WITH DETAIL, WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.
  ALL RAFTER BRACES MUST HAVE TWO STUDS FROM PLATE THROUGH ALL FLOORS TO THE FOUNDATION OR SUPPORTING BEAM BELOW. NO BRACES SHALL BE ATTACHED TO TOP WALL PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

- CONCRETE GENERAL NOTES:

  I) EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIRED.
- 1) EXCEPT WHERE O THERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGALE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACT 318 CODE. CONCRETE SHALL BE 2,500 PSI IN 28 DAYS FOR FOOTINGS AND 2,500 PSI FOR WALLS, BEAMS, AND COLUMNS, UNLESS NOTED OTHERWISE.

  2) BEFORE PLACING CONCRETE, ALL DEBRIS, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACT 318 AND ASTM C94 REQUIREMENTS, PUMPING OF CONCRETE WILL BE PERMITTED ONLY WITH THE ENGINEER OF RECORDS APPROVAL OF PROPOSED CONCRETE MIX AND METHOD BE DURING CONCRETE CALL BE ADMISSION. OF PUMPING, CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL
- COUSE CONTACT WITH ALL SURFACES OF PORMS AND REINFORCING STELL AND LEVELED OFF AT RAVIER GRADE TO RECEIVE TRISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUPFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX. 3) CONSTRUCTION JOINTS SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GRADE, SAW CONTRACTION JOINTS SHALL NOT BE OVER 20 FEET CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE-THIRD OF THE SLAB THICKNESS, SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE CONCRETE HAS CURED
- CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50°F AND NOT ABOVE 90°F. THE METHODS AND RECOMMENDED RACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER
- CONCRETING. 5) FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:
- A) PONDING OR CONTINUOUS SPRINKLING. B) ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.

- TO FINISHED SURFACES.
- 6) REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM A615-78 GRADE 60 STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A I 85 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE." THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
- C) SLABS NOT EXPOSED TO WEATHER D) BEAMS AND COLUMNS

# **GENERAL NOTES**

- MASONRY GENERAL NOTES:

  1) MASONRY WALLS ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 530.

  2) HOLLOW LOAD BEARING UNITS: ASTM C90 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-I UNITS SHALL BE
- PROVIDED FOR EXTERIOR AND FOUNDATION WALLS, GRADE N-I OR S-I UNITS SHALL BE PROVIDED FOR OTHER LOAD-BEARING WALLS OR
- CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES, GRADE N-I OR S-I EXCEPT THAT BRICK.
- EXPOSED TO WEATHER SHALL BE N.I.

  MORTAR: ASTM C270-95, TYPE 5 PREPACKAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED
- WITH NOT MORE. THAN THREE PARTS SAND PER ON PART MIX.
  REINFORCING STEEL: ASTM AG I 5 GRADE GO STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS. WHERE REINFORCING BARS ARE INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 24" O/C TO MAINTAIN THE BARS LOCATION IN THE CELL. THE TOLERANCE FOR SPACING OF VERTICAL BARS IS + 2 INCHES ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CONCRETE MASONRY UNIT AND THE CENTER OF SHALL NOT EXCEED ± ½".

  MORTAR PROTRUSION SHALL BE LESS THAN ½". A PROTRUSION OF ½" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING OF 1/2" OR GREATER MUST BE
- HORIZONTAL JOINT REINFORCEMENT: ASTM A62 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (A5TM A153). IT SHALL CONSIST OF TWO OR MORE PARALLEL LONGITUDINAL WIRES 0. 14575 IN DIAMETER WITH WELD-CONNECTED CROSS WIRES 0. 1463\* IN DIAMETER AT A MINIMUM OF 16" O/C. JOINT REINFORCEMENT 15 TO BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24" PAST THE OPENING. SPLICES
- SHALL OVERLAP NOT LESS THAN 12".

  EXECUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING BAND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 530.1-88, SECTION 2.3.3.2. IF NONSTANDARD DIMENSIONS ARE ENCOUNTERED, BLOCK SHALL BE CUT WITH A MASONRY SAW TO FIT, NOT BY STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TOOTHING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED
- SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TOOTHING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED. DAMAGED UNITS ARE TO BE CUIT OUT AND NEW UNITS SET IN PLACE.

  THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C476-91, GROUT FOR MASONRY WITH MINIMUM COMPRESSIVE STRESS OF 2,000 FSI AND SLUMP RANGE OR 8. "TO I!". THE OUTSIDE FACE OF THE BOTTOM BLOCK OF EACH CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CLEAN OUT OF MORTAR DROPPINGS IN CELL. THE GROUT IS TO BE PUMPED INTO THE CELL IN MAXIMUM FIVE POOT LIFTS AND IMMEDIATELY VIBRATED TO MINIMIZE ANY VOIDING OF THE GROUT. RECONSOLIDATE EACH LIFT BY VIBRATING SEVERAL INCHES INTO THE PRECEDING LIFT BEFORE PLASTICITY IS LOST. RECONSOLIDATE THE TOP LIFT AND FILL WITH GROUT ANY SPACE LEFT BY SETTLEMENT SHRINKAGE
- WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS OR TRUSSES, 2 X 4 LADDERS AT 16" OJC MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH SIMPSON "Z" CLIP OR SIMILAR DEVICE.

   ALL WOOD I-JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS PLUS DETAILS SHO
- ON PLANS. LOAD-BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR. TRUSSES AND PLYWOOD SHALL NOT CARRY CONCENTRATED POINT LOADS. I-JOIST MATERIAL SHOULD NOT BE USED AS BLOCKING UNDER CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH ADEQUATE BLOCKING AND/OR BEAMS
- CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRETO TO POUNDATIONS WITH A DEQUATE BLOCKING AND/OR BEAMS.

  12) ALL STEEL COLLIMNS WHERE STEEL COLLIMNS BEAR ON CONCRETE OR MASONRY, UNLESS OTHERWISE NOTED, A 5/8" X 6 ½" X 6
- OPENING NAILED SECURELY TO THE HEADER OF LINING INVALIDED SECONDET FOR THE HEADER. WALLS 12'TO 20' HIGH: BALLOON FRAME 2 X 6 STUDS AT 16" O/C (1/2" OSB SHEATHING REQUIRED FOR WALL HEIGHTS > 17"). PROVIDE WALLS 12 TO 20 HIGH: BALLOUN FRANC 2 X 6 STUDS AT 16 O/L (92 OSB SHEATHING REQUIRED FOR WALL REIGHTS > 17). FROVIDE 2-1 14" X 5 A VI'LV KING STUDS ON EACH SIDE OF OPENINGS 3"TO 6" WIDE AND 2-2 X 6 KING STUDS FOR OPENINGS LESS THAN 3" WIDE. FASTEN KING STUDS SECURELY TO ALL HEADERS WITH A MINIMUM OF 12-16D NAILS OR 4-3/8" DIAMETER LAG SCREWS EMBEDDED A MINIMUM. OF 4" INTO THE HEADER.
- GABLE END WALLS OR ROOMS WITH VAULTED CEILING JOISTS: BALLOON FRAME WALL AND PROVIDE TRIPLE KING STUD ON EACH SIDE OF OPENINGS. NAILED SECURELY TO THE HEADER.
- OPENINGS, NAILED SECURELY 10 THE HEADER.

  TWO-STORY HIGH FOYER WALLS LESS THAN 9' WIDE: EXTEND 3 ½" X 9 ½" PSL MEMBER WITH 3-2 X 4 FLAT PLATES ACROSS THE ENTIRE WALL. LOCATE THE BEAM NEAR MID-HEIGHT OF THE WALL AT OR NEAR RIRST FLOOR TOP PLATE.
- WALL. LOCALE THE BEAM NEAR MID-REIGHT OF THE WALLAT OR NEAR TIEST FLOOR FOR FAILE.

  NOTE-SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20, WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE

  WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.

  14) CONTINUOUS 2 X 6 BRIDGING SHALL BE NAILED TO DIAGONAL OR VERTICAL WEB MEMBERS OF ALL OPEN-WEB FLOORS TRUSSES OVER 10'
- LONG. THEY SHALL BE INSTALLED NEAR MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF THE 2 X 6 BRIDGING IS NOT CONTINUOUS, LAB ENDS OF BRIDGING ONE TRUSS SPACE.
- 15) LOWER STUD WALLS FOR BUILDINGS OVER TWO STORIES BUT NOT MORE THAN THREE STORIES"
- EXTERIOR WALLS
- LOTE 2 X 6 AT 16" O/C WITH 1/2" X 4' X 8' PLYWOOD SHEATHING AT ALL CORNERS AND EVERY 25'; OR USE 2 X 4 AT 12" O/C WITH 1/2" PLYWOOD SHEATHING SOLID ON WALLS
- HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS:

- SPANS 6'6" OR MORE
- MOSTAND & GG\* ON MORE.
   HEADERS WIDER THAN 5' SHALL HAVE A MINIMUM OF THREE KING STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.
   WHEN CEILING JOISTS ARE PARALLEL TO AN EXTERIOR WALL, TIE THE RAFTERS NEAR THE TOP PLATE TO CEILING JOISTS WITH A 2 X 6 STRONGBACK. A MINIMUM OF G' LONG AT 4 FEET ON CENTER ACROSS THE TOP OF THE CEILING JOISTS. 2 X 4 RAFTER TIES SHALL BE FASTENED TO THE SIDE OF THE RAFTER AND THE STRONGBACK.
   AT ALL EXTERIOR DIAGONAL WALL PANELS, EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 5-16 D NAILS OR TIED TOGETHER
- WITH METAL STRIPPING NAILED AT FOUR LOCATIONS BETWEEN PLOORS WITH A MINIMUM OF 2-1 GD NAILS INTO EACH PANEL AT EACH STRAP. THIS WILL AVOID VERTICAL CRACKING IN PANEL JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.
- ) AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NALLED TO EACH STRINGER WITH A MINIMUM OF 2-16D NAILS. THIS WILL AVOID CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS. 20) ROOF TRUSSES THAT HAVE NON-BEARING PARTITIONS PASSING UNDER THEM SHOULD BE NAILED TO THE PARTITION PLATES TO AVOID
- ) ROOF TRUSSES THAT HAVE NON-BLAKING FARTHONS FASSING UNDER THEM SHOULD BE NAILED TO THE FARTHON FLATES TO AVOID CEILING-WALL CRACKING. ) ROOF TRUSSES CLOSE TO SIDE WALLS FRAMING AND USED AS DEAD WOOD FOR SHEETROCK BOARDS SHOULD BE NAILED TO THE WALL FRAMING TO PREVENT CEILING-WALL CRACKING.
  22) ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR
- ) ALL STRUCTURAL PRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND IS TO BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER. SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.

  UNLESS OTHERWISE DETAILED, ALL STICK-BUILT "FALSE CHIMNEYS" SHALL BE CONSTRUCTED WITH 2 X 4 STUDS AT 12" O/C,
  BALLOON-FRAMED FROM ATTIC CEILING OR FLOOR. FASTEN 15/32" CDX PLYWOOD ON ALL SIDES OF THE CHIMNEY ALONG THE FULL LENGTH OF THE STUDS. FASTEN EACH. STUD TO THE SUPPORTING BEAM OR CEILING JOIST WITH A 1 ½" X 24", 18-GAUGE METAL STRAP,
  OR A SAIM AR CONNECTED. 24) ITEM UNCHANGED, BUT MOVED FROM UNDER #14 ON OLD PAGE 2:
- . TE:ALL POINT LOAD'S FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS WHETHER WOOD OR STEEL CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL SHEATHING ALONE. BLOCKING EURAL TO OR BETTER THAN THE F CONSTRUCTION TO THE FOUNDATION.

  NOTE TO APPLY TO ALL HARD COAT STUCCO EXTERIOR FINISHES: JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS:
- HORIZONTALLY AT EACH FLOOR LINE. NO AREAS LARGER THAN 144 S.F. SURFACE EXPOSED.
- NO DIMENSION LONGER THAN 18'. NO DIMENSION LONGER THAN 2 ½ TIMES THE SHORTEST DIMENSION.
- NO DIMINISION. UNDER THAN 2.2 MINIST INTERPRETABLE DIMINISION.

  DRIP SCREED REQUIRED AT THE BOTTOM OF ALL WALLS 2" ABOVE PAVED AREAS AND 4" ABOVE GRADE.

  SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION.

  APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.
- THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OR DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50°F HAS TOTALED SEVEN DURING CURING THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY LOAD STRESSES, SHOCK VIBRATION OR DAMAGE TO FINISHED SURFACES

### WALL BRACING NOTES:

I. THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINUOUSIY SHEATHED 716" OSB SHEATHING, FASTENED AT 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG THE INTERIOR TO MEET OR EXCEED THE INTERIOR THE FOR EXCEED THE INTERIOR THE EDGES AND 12" O.C. ALONG THE INTERIOR TO MEET OR EXCEED THE INTERIOR THE EDGES AND 12" O.C. ALONG THE INTERIOR TO MEET OR EXCEED THE INTERIOR THE FURTHER REINFORCEMENT, ADDITIONAL BRACING METHODS, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS AND ARE NOTED ON THE FLAN SET.

- ROOF CONSTRUCTION:

  1) ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURERS' REQUIREMENTS. TIE-DOWN CONNECTIONS TO RESIST UPIET SHALL BE INSTALLED WHERE REQUIRED. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OR THE ENGINEER OF RECORD TO PROVIDE AN ADEQUATE CONNECTOR
- 2) IN ADDITION TO THE CODE'S EASTENER SCHEDULE UNIESS NOTED OTHERWISE ON THE PLAN ROOF MEMBERS SHALL BE TIED DOWN VITH ADDITIONAL METAL CONNECTORS AS FOLLOWS
- WITH AUDITIONAL METAL CONNECTORS AS FOLLOWS:

  A) STICK-FRAMED RAFTER MEMBERS EXCEEDING 10' IN LENGTH, AS MEASURED FROM THEIR HORIZONTAL PROJECTION, AND ALL ROOFS
  OVER, UNENCLOSED AREAS SUCH AS PORCHES USE SIMPSON H2.5 CONNECTORS EVERY 4' OR AT EVERY THIRD RAFTER TO FASTEN
  THE LOWER END OF THE RAFTER TO THE TOP PLATE.

  B) ALL LOWER ENDS OF VALLEY AND HIP MEMBERS WHICH BEAR ON A TOP PLATE USE A SIMPSON HCP OR EQUIVALENT CONNECTOR.
- RAFTERS SHALL BE 2 X 6 AT 16" 0/C SPRUCE-PINE-FUR #2 FOR SHINGLES EXCEPT AS NOTED. THEY ARE TO BE CUT INTO HIPS, RIDGES, ETC., UNILESS NOTED OTHERWISE. TILE, SLATE AND OTHER HEAVY ROOF COVERINGS SHALL USE 2 X 8 AT 16" O/C SPRUCE-PINE-FUR #2 RAFTERS DIVILESS NOTED OTHERWISE.
- SPRUCE-PINE-PUR 92 RAPIERS UNLESS NO LIED OF INTERMISE.
  COLLAR TIES SHALL BE 2 X 6 AT 48" O/C AT ALL RIDGES UNLESS NOTED OTHERWISE AND LOCATED A NOMINAL 3' BELOW THE RIDGE.
  VAULTED CEILINGS REQUIRE SPECIAL COLLAR TIE OR RIDGE BEAM DETAILS. SEE THE END OF TABLE R802.5.1. IN THE CODE UNLESS
  OTHERWISE DETAILED ON THE PLAN.
  A MINIMUM OF THIREE COLLAR TIES SHALL BE USED AT ALL RIDGES EVEN IF TWO TIES MUST BE PUT ON ONE SET OF RAFTERS.
- ALL HIPS AND RIDGES ARE A SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE
- ALL HOGS ON CEILING JOISTS OR RAFTERS ARE I 2' LONG AND 2 X 6'S UNLESS NOTED OTHERWISE. RAFTERS MAY BE SPLICED OVER SPLICE RAFTER HOGS ONLY AT A ROOF BRACE.
- HOGS. SHILCE KAPIER HOGS ONLY ALA KOOP BKACE.
  GABLE END MUST BE BRACED PARALLEL TO RIDGES AS REQUIRED PER TRUSS MANUFACTURER. GABLE END TRUSS BEARING SHALL
  FOLLOW THE TRUSS MANUFACTURE TYPICAL DETAILS AND BE LOCATED APPROXIMATELY MID-HEIGHT OF GABLE WALLS. BRACES
  SHALL BE AT AN ANGLE OF APPROXIMATELY 45°. OTHER BRACING MAY BE USED WITH THE DESIGN ENGINEER'S APPROVAL. FIELD
  FRAMED GABLE END WALLS SHALL BE CONTINUOUS STUDS FROM THE CEILING LEVEL TO THE ROOP AND SHALL FOLLOW THE EXTERIOR WALL STUD SCHEDULE
- 9) CFILING JOISTS WHEN ERECTED PARALLEL TO RAFTERS MUST BE SISTERED TO RAFTERS AND NAILED WITH 3-16D NAILS AT EACH 9) CEILING JOISTS WHEN ERECTED PARALLEL TO RAFTERS MUST BE SISTERED TO RAFTERS AND NAILED WITH 3- LGD NAILS AT EACH
  RAFTER. IF A KNEEWALL IS USED AND CEILING JOISTS CANNOT TOUCH RAFTERS, THEN RAFTERS MUST BE TIED TO THE CEILING
  JOISTS USING 2 X 4 OR I X 6 RAFTER TIES SPACED NO MORE THAN 4" ON CENTER.
   D) ALL ROOP BRACES ARE 2-2 X 4 NAILED WITH 16 PENNY NAILS AT 9" O/C VERTICALLY FROM TOP TO BOTTOM. BRACES LONGER
  THAN 10" MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT.
   E) MAXIMUM SPACING OF ROOF BRACES IS TO BE AS FOLLOWS:

- ... 6'-0" O/C FOR 2 X 8 HOG

# LUMBER GENERAL NOTES: | ALL COMMON FRAMING LUMBER IS TO MEET THE POLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTENT:

MATERIAL # 2 SPRUCE PINE FUR SOUTHERN YELLOW PINE 600 480 1,600,000

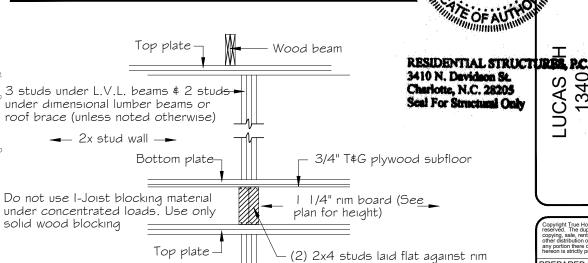
- 2) ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS FC (PSI)(PERP.) E (PSI) APPLICATION FB (PSI)
  GIRDERS & BEAMS (LVL,PSL) 2,600 COLUMNS (LSL) \$ RIMBOARDS 1,700 1.400 400
- 3) ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS APPLICATION
  GIRDERS & BEAMS
- 4) OPEN WEB FLOOR TRUSSES: APPLICATION TOP \$ BOTTOM CHORDS 9F MSR LUMBER COLUMNS (LSL) & RIMBOARDS I 4F IUMBER

2x stud wall →

load detail at engineered floor system

- WHERE THREE OR FOUR-PLY "LAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES), FASTOGETHER WITH TWO ROWS OF 1/2" DIAMETER BOLTS AT 16" O/C. THE BOLTS SHALL BE LOCATED A MINIMUM OF 2 1/2" FROM THE TOP OR BOTTOM OF THE BEAM.
- 6) BUILT-UP WOOD COLUMNS CONSISTING OF MULTIPLE STUDS SHALL HAVE EACH LAMINATION NAILED WITH 16D NAILS AT

PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA



Same number of studsas above to bear on beam or foundation below  $\bot$ Number of studs / blocking transfer

board \$ nailed to rim board w/(4)

I 2d nails (Each block) w/3/4"

plywood nailed over studs

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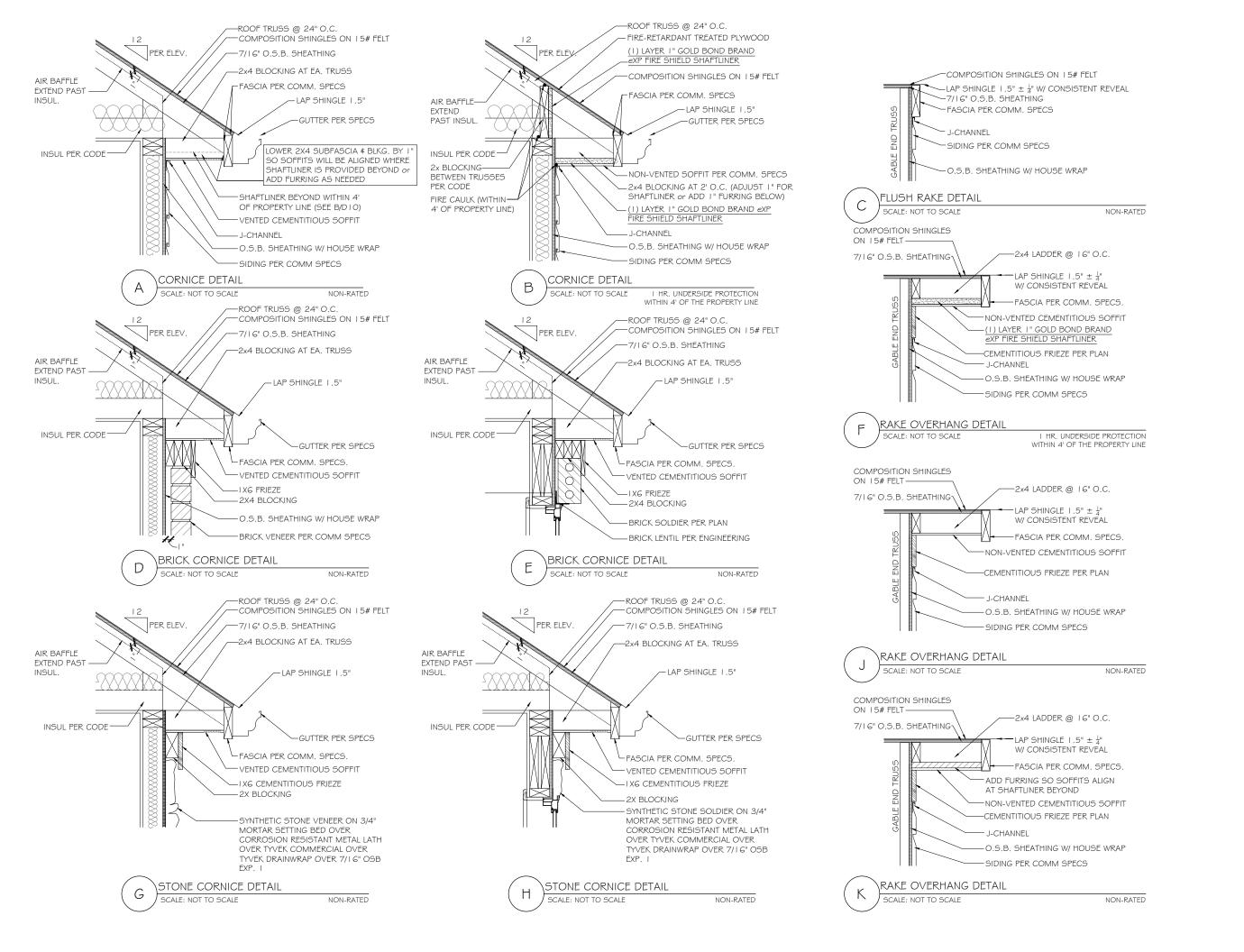
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Michael DATE:

2.23.24 SCALE: AS SHOWN REVIEWED BY:

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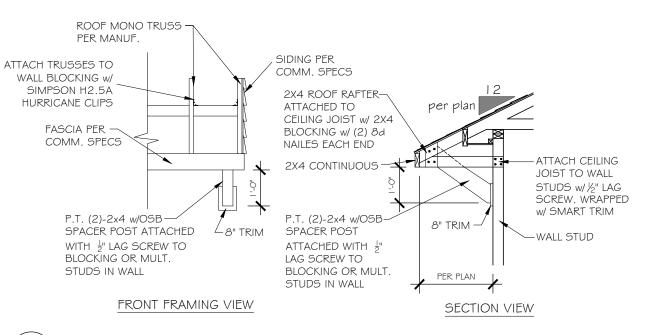
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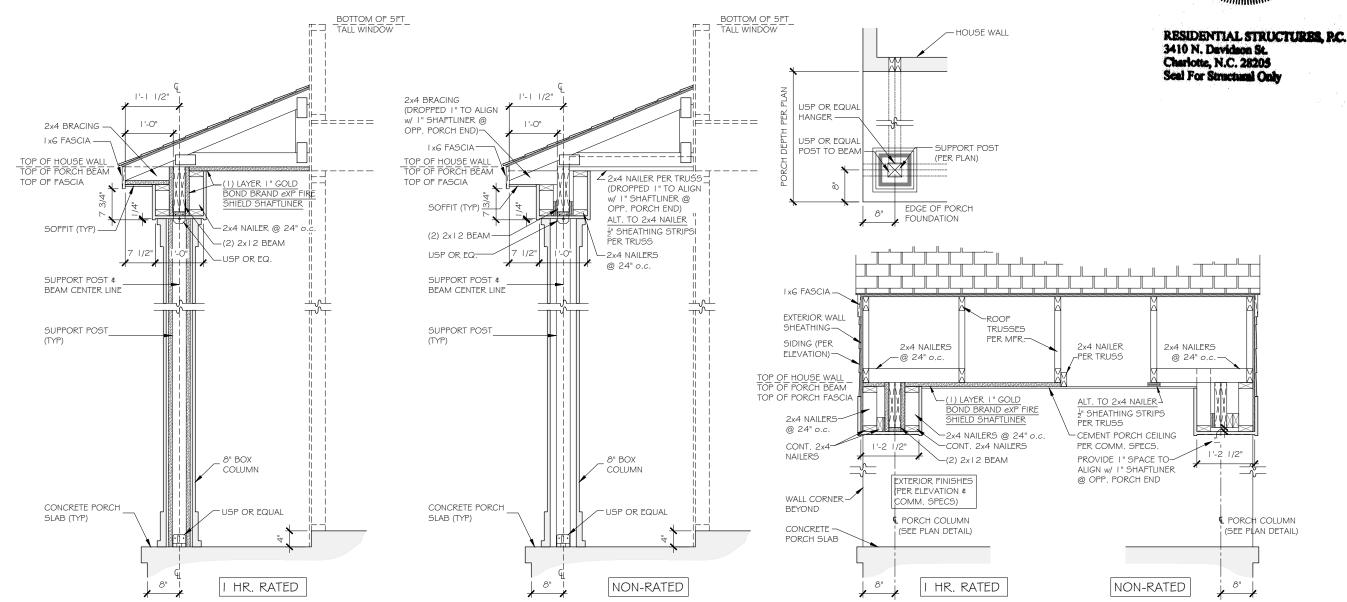
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DECORATIVE EXTENDED EAVE OVERHANG DETAIL



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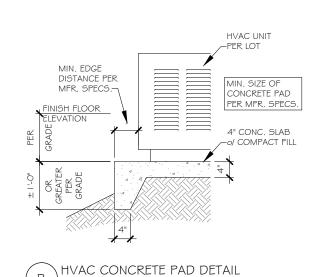
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REVIEWED BY: Chuck

8" BOX COLUMN DETAIL

SCALE: 1/2" = 1'-0"

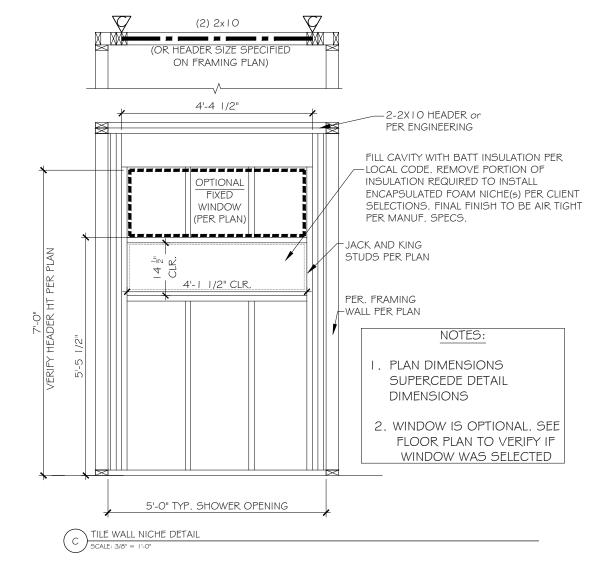


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RESIDENTIAL STRUCTURES, P.C. 3410 N. Davidson St. Charlotte, N.C. 28205 Seal For Structural Only

6'-6 1/8" O.C. 6'-2" CROWN POST CAP CROWN POST CAP-TOP RAIL-FENCE PANEL BOTTOM RAIL-BOTTOM RAIL COVER CONC. FILL-24" MIN. TYP. CONSULT 2" MIN. MAX. 6" **CUT VIEW** LOCAL CONDITIONS, CODES, AND STANDARD BUILDING PRACTICES FOR POST DEPTH CONC. FILL FRONT VIEW 12" TYP.



STEEP GRADE CONDITION

BUIES CREEK TOWNHOMES

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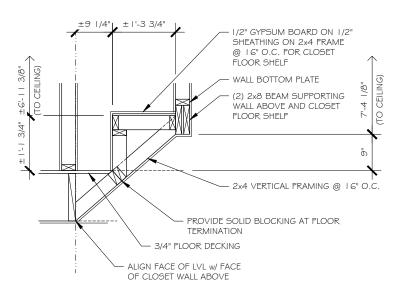
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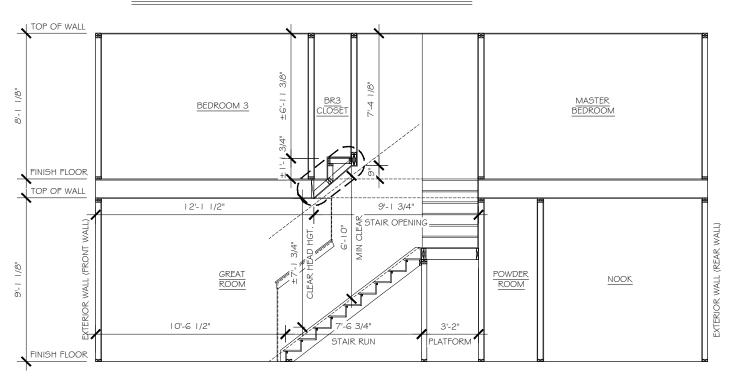
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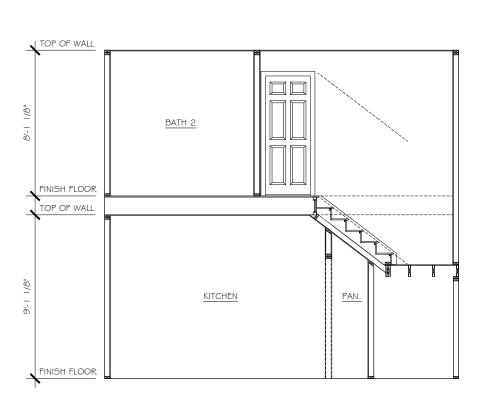
TYP. PRIVACY FENCE DETAIL

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# **CLOSET FLOOR SHELF DETAIL**





STAIR SECTIONS

TWO-STORY UNITS

BUIES CREEK TOWNHOMES

**DETAILS** 

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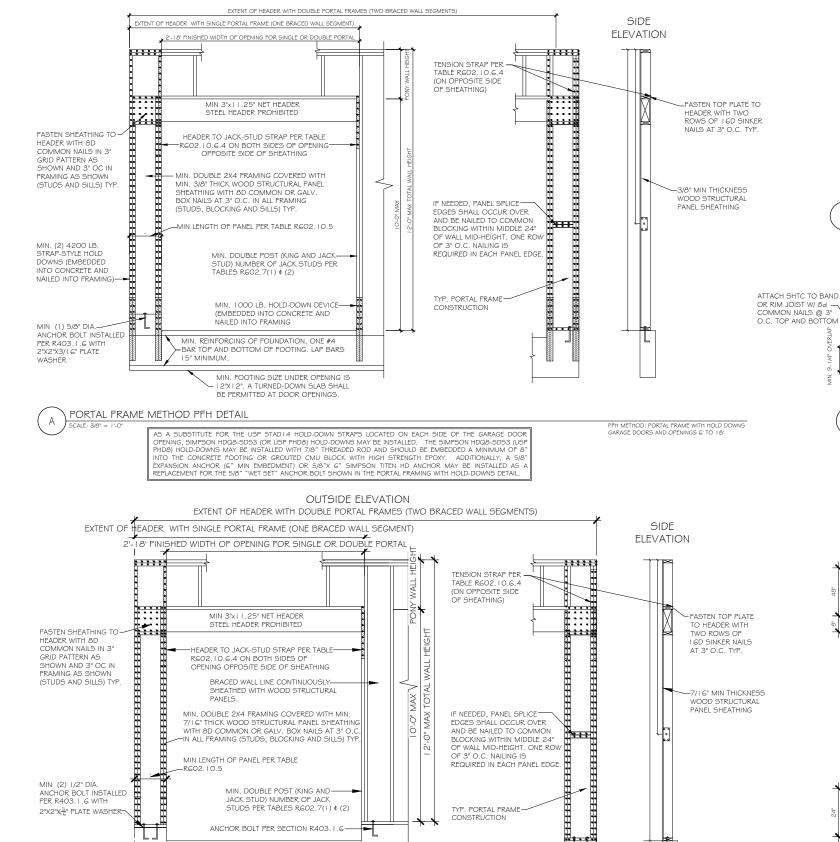
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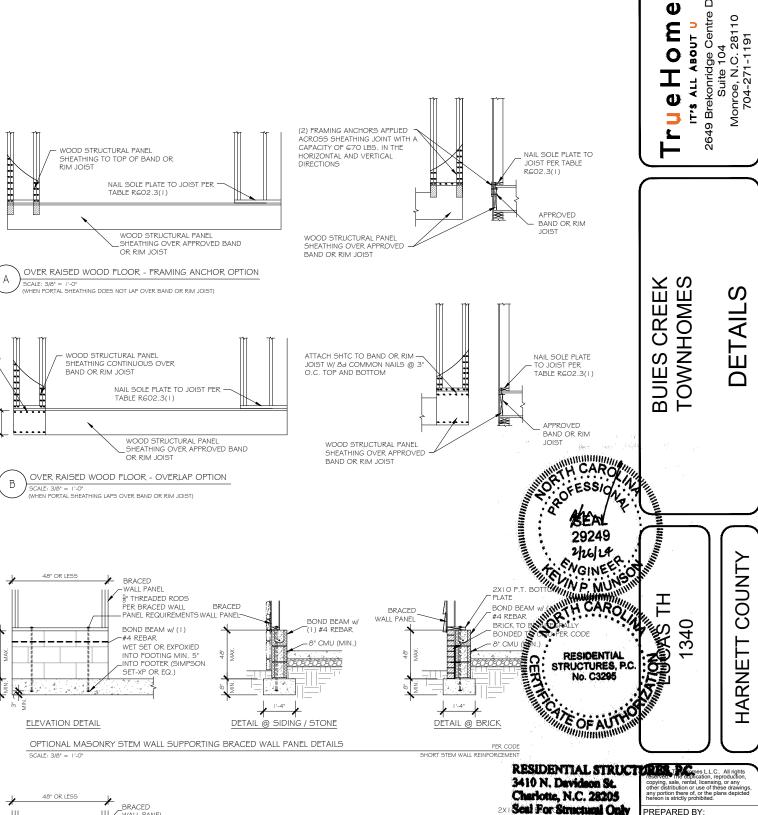
WALL BRACING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 NCRC AND/OR THE 2021 IRC AS ALLOWED PER SECTION R602.10

## **OUTSIDE ELEVATION**



CS-PF METHOD: CONTINUOUSLY SHEATHED PORTAL FRAME-GARAGE DOOR GARAGE DOORS AND OPENINGS 8' AND GREATER

PORTAL FRAME METHOD CS-PF DETAIL



\_BRACED WALL PANEL Scal For Structural Only ANCHOR BOLTS PER BOND BEAM w/(I) BRACED WALL PANEL #4 REBAR BOND BEAM W/ REQUIREMENTS BRICK TO BE INTEGRALLY (I) #4 REBAR BOND BEAM w/(I) BONDED TO CMU PER CODE #4 REBAR -8" CMU (MIN.) - 8" CMU (MIN.) #4 REBAR MIN : FIELD 0000000 BOND BEAM **ELEVATION DETAIL** DETAIL @ SIDING / STONE DETAIL @ BRICK MASONRY STEM WALL SUPPORTING BRACED WALL PANEL DETAILS SHORT STEM WALL REINFORCEN

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