

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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704-271-1191

BUIES CREEK
TOWNHOMES
8 UNIT
LOTS 1-8

LUCAS TH
1340

HARNETT COUNTY

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PREPARED BY:

Michael

DATE:

8.19.25

SCALE:

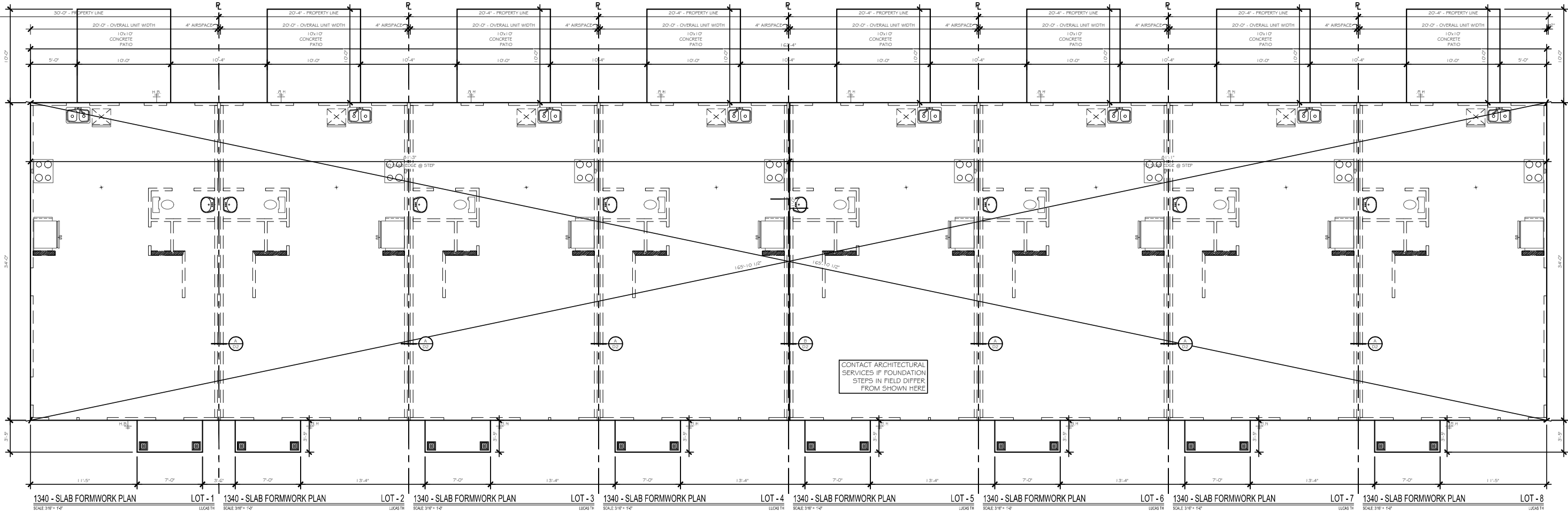
AS SHOWN

REVIEWED BY:

Chuck

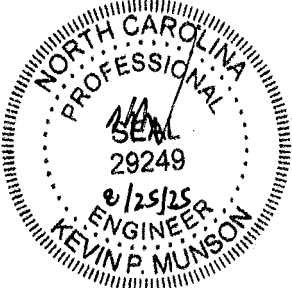
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SF1



KEYNOTE	SIZE
A	18"x18"x8" w/3-#4's E.W.
B	24"x24"x12" w/4-#4's E.W.
C	30"x30"x12" w/4-#4's E.W.
D	36"x36"x12" w/4-#4's E.W.
E	48"x48"x12" w/6-#4's E.W.
F	36"x60"x12" w/4's @ 6" O.C. E.W.

- NOTE:
- 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.



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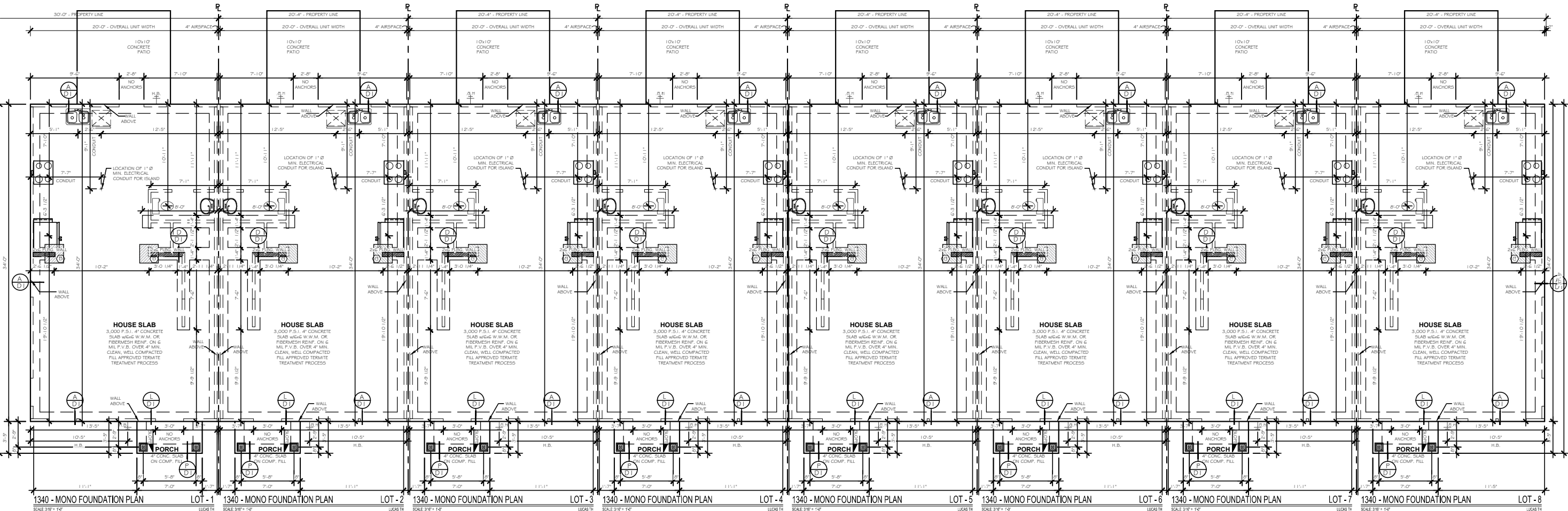
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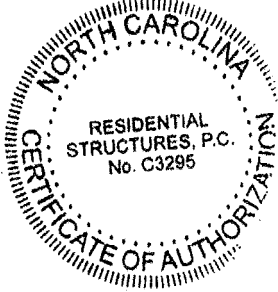
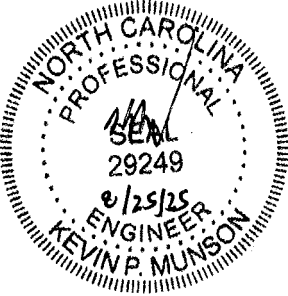


POST SCHEDULE		**SEE COVER PAGE FOR** ROUGH OPENING DIMENSIONS
2x4 STUDS	2x6 STUDS	
		
EX: (2) 2X4	EX: (2) 2X6	
NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.		
4X4 POST	6X6 POST	
		
LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST		
		KING / JACK STUD SCHEDULE
		 (2) JACKS
		 (1) JACK & (1) KING
		 (1) JACK & (2) KINGS
		 (1) JACK & (3) KINGS
		 (2) JACKS & (1) KING
		 (2) JACKS & (2) KINGS
		 (2) JACKS & (3) KINGS
		 (3) JACKS & (3) KINGS
		 (4) JACKS & (4) KINGS

STRUCTURAL LEGEND	
	BEARING WALL
	METHOD GB OF 2015 IRC
	BEARING WALL W/ METHOD GB OF 2015 IRC
	CENTER OF BEAM / JOIST / GIRDER TRUSS
	USP LSTA24 HOLDDOWN OR EQ.
	USP DTB-TZ HOLDDOWN OR EQ.

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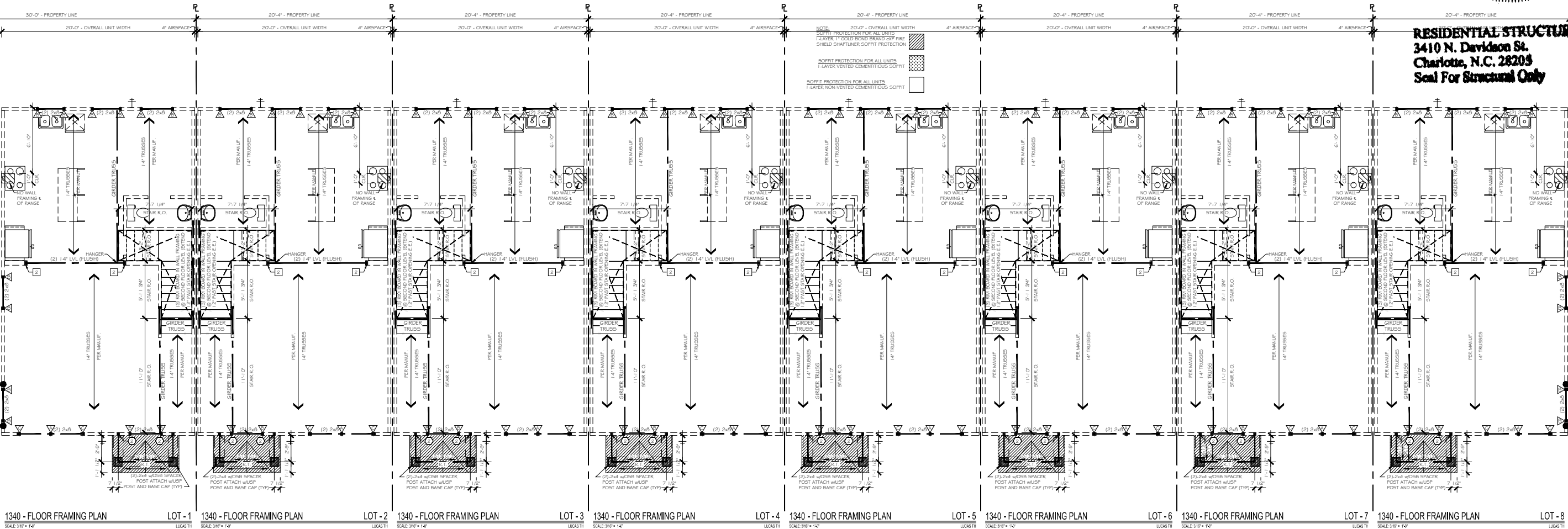
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REVIEWED BY:
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S2



WALL BRACING NOTES:

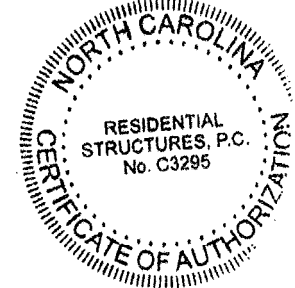
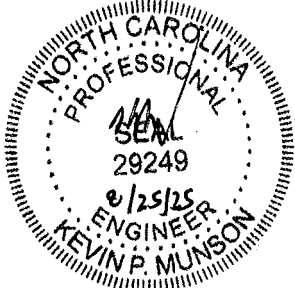
THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINUOUSLY SHEATHED 7/16" OSB SHEATHING, FASTENED AT 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG THE INTERIOR (w/6d common nails or 8d-2 1/2" long x 0.113" diameter-nails) TO MEET OR EXCEED THE INTENT OF THE 2018 NC RESIDENTIAL BUILDING CODE. BLOCKING SHALL BE PROVIDED 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		
115 MPH WIND ZONE - EXP. B 8, 9 OR 10 FT. WALL HEIGHT - ENGINEERED WALL BRACING DESIGN MEETS OR EXCEEDS THE INTENT OF THE: 2018 IRC		
METHOD	MATERIAL	FASTENER SPACING
CS-WSP	MIN. 3/8" OSB	6" EDGES, 12" FIELD
GB	MIN. 1/2" GYP	7" EDGES, 7" FIELD
ALL WOOD STRUCTURAL PANEL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING, EXCEPT GB BRACING. HORIZONTAL JOINTS SHALL NOT BE REQD TO BE BLOCKED WHEN JOINTS ARE FINISHED.		

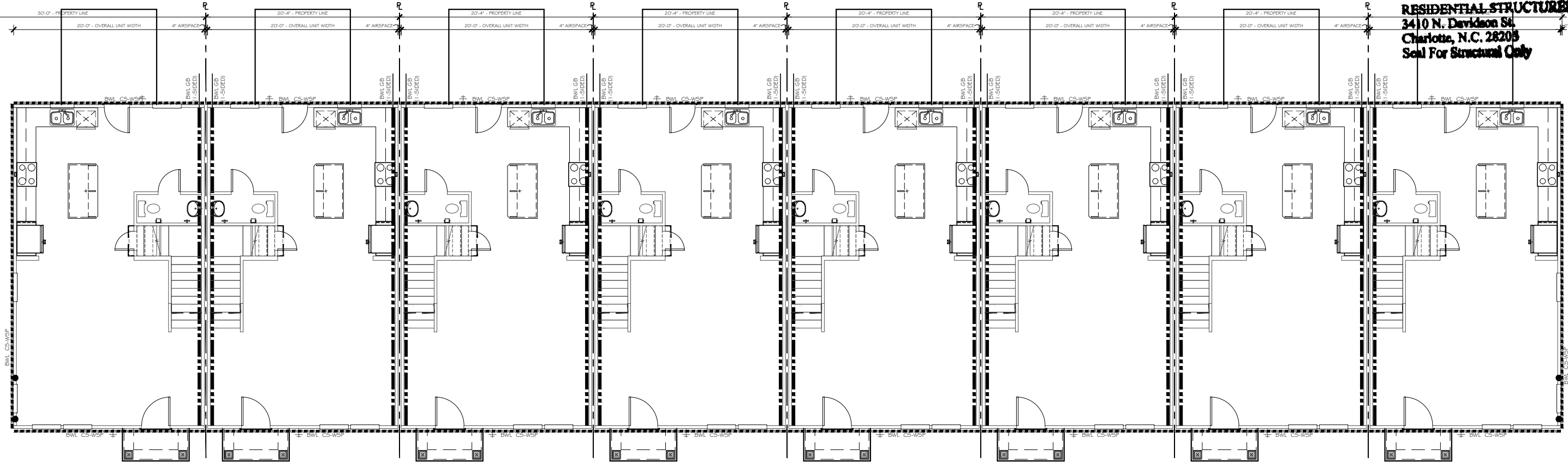
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	BWL GB (1-SIDED)	= WALL BRACING METHOD GB OF 2015 IRC (1 SIDE)
	BWL CS-WSP	= WALL BRACING METHOD CS-WSP OF 2015 IRC

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

STRUCTURAL LEGEND	
	BEARING WALL
	METHOD GB OF 2015 IRC
	BEARING WALL W/ METHOD GB OF 2015 IRC
	CENTER OF BEAM / JOIST / GIRDER TRUSS
	USP LSTA24 HOLDDOWN OR EQ.
	USP DTB-TZ HOLDDOWN OR EQ.



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1340 - LOWER LEVEL BRACED WALL PLAN LOT - 1 1340 - LOWER LEVEL BRACED WALL PLAN LOT - 2 1340 - LOWER LEVEL BRACED WALL PLAN LOT - 3 1340 - LOWER LEVEL BRACED WALL PLAN LOT - 4 1340 - LOWER LEVEL BRACED WALL PLAN LOT - 5 1340 - LOWER LEVEL BRACED WALL PLAN LOT - 6 1340 - LOWER LEVEL BRACED WALL PLAN LOT - 7 1340 - LOWER LEVEL BRACED WALL PLAN LOT - 8

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PREPARED BY:

Michael

DATE:

8.19.25

SCALE:

AS SHOWN

REVIEWED BY:

Chuck

SHEET:

S2.1

POST SCHEDULE		**SEE COVER PAGE FOR** ROUGH OPENING DIMENSIONS	
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			(2) JACKS
EX: (2) 2X4	EX: (2) 2X6		(1) JACK & (1) KING
NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.			(1) JACK & (2) KINGS
4X4 POST	6X6 POST		(1) JACK & (3) KINGS
			(2) JACKS & (1) KING
LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST			(2) JACKS & (2) KINGS
			(2) JACKS & (3) KINGS
			(3) JACKS & (3) KINGS
			(4) JACKS & (4) KINGS

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	BEARING WALL W/ METHOD GB OF 2015 IRC
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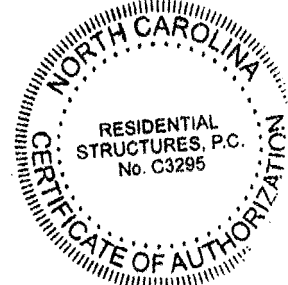
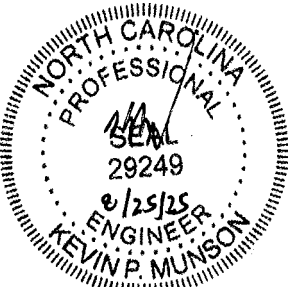
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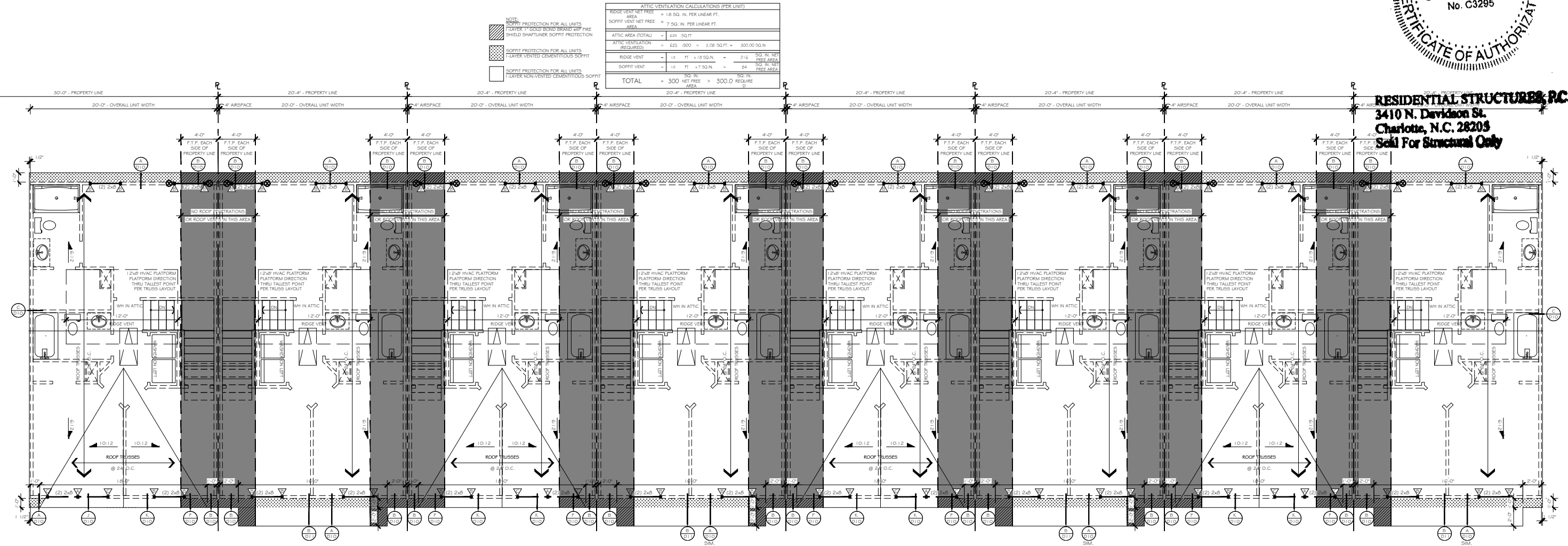
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S3



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ATTIC VENTILATION CALCULATIONS (PER UNIT)			
ROOF VENT NET FREE AREA	=	1.8 SQ. IN. PER LINEAR FT.	
SOFFIT VENT NET FREE AREA	=	7 SQ. IN. PER LINEAR FT.	
ATTIC AREA (TOTAL)	=	524 SQ. FT.	
ATTIC VENTILATION (REQUIRED)	=	625 / 800 = 2.08 SQ. FT. = 300.00 SQ. IN.	
ROOF VENT	=	12 FT. x 1.5 SQ. IN. = 216 SQ. IN. NET FREE AREA	
SOFFIT VENT	=	12 FT. x 7 SQ. IN. = 84 SQ. IN. NET FREE AREA	
TOTAL	=	300 NET FREE AREA	300.0 REQUIRE AREA

WALL BRACING NOTES:

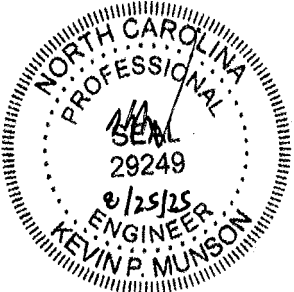
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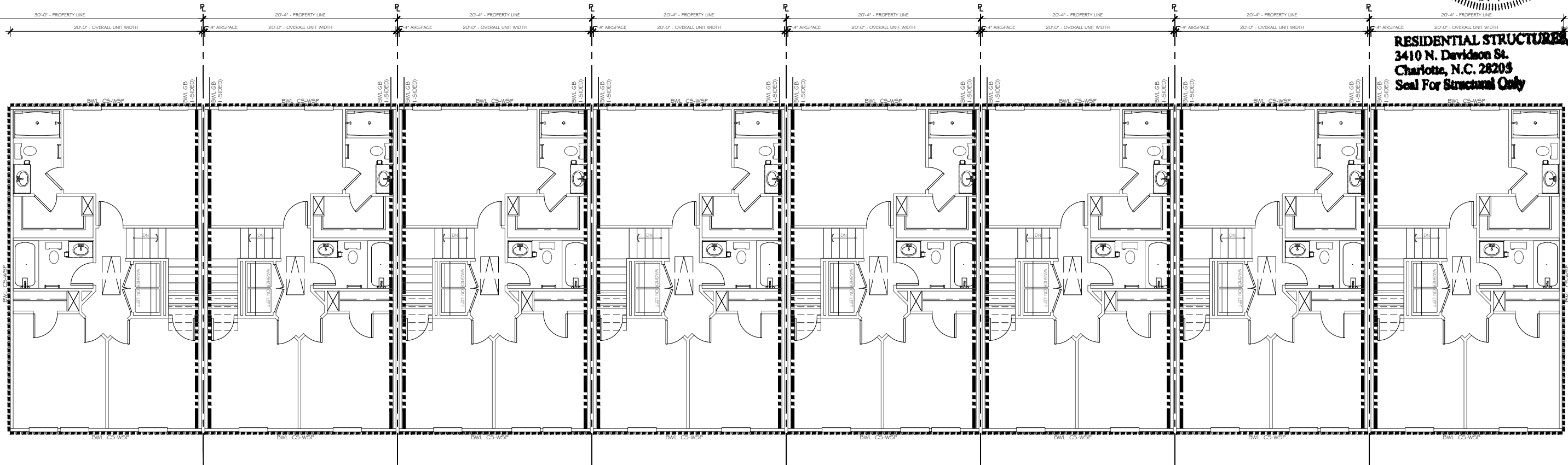
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BWL CS-WSP = WALL BRACING METHOD CS-WSP OF 2015 IRC

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

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	BEARING WALL
	METHOD GB OF 2015 IRC
	BEARING WALL W/ METHOD GB OF 2015 IRC
	CENTER OF BEAM / JOIST / GIRDER TRUSS
	USP LSTA24 HOLDDOWN OR EQ.
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1340

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PREPARED BY:
Michael
DATE:
8.19.25
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AS SHOWN
REVIEWED BY:
Chuck

SHEET:
S3.1

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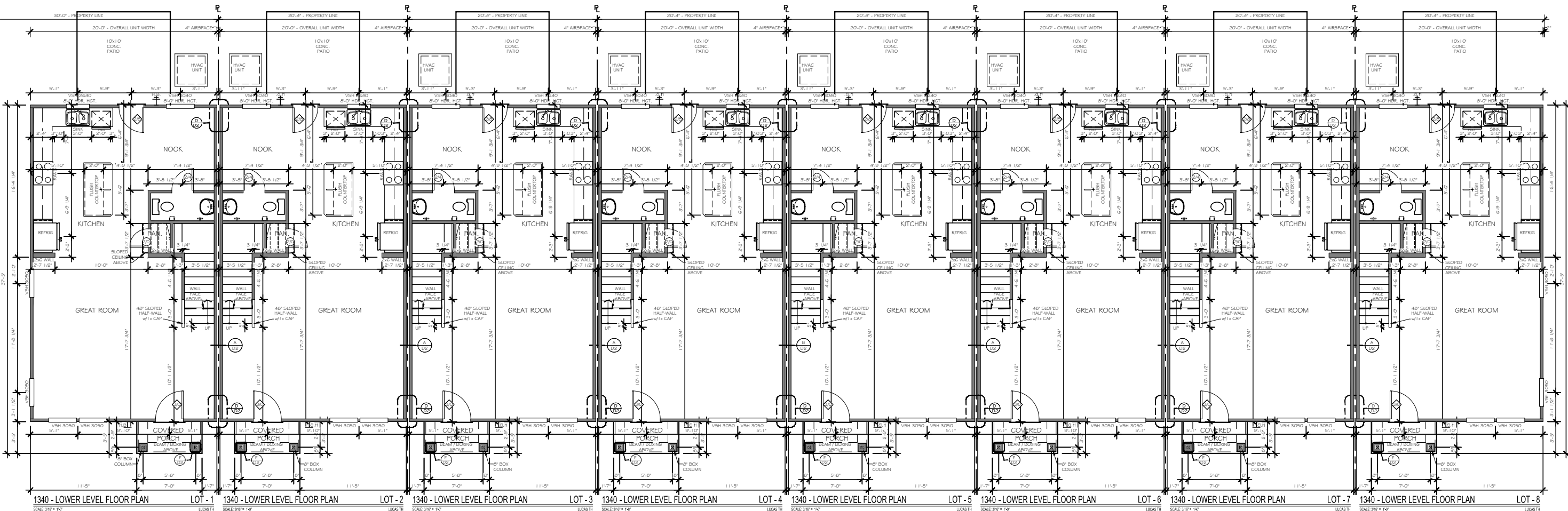
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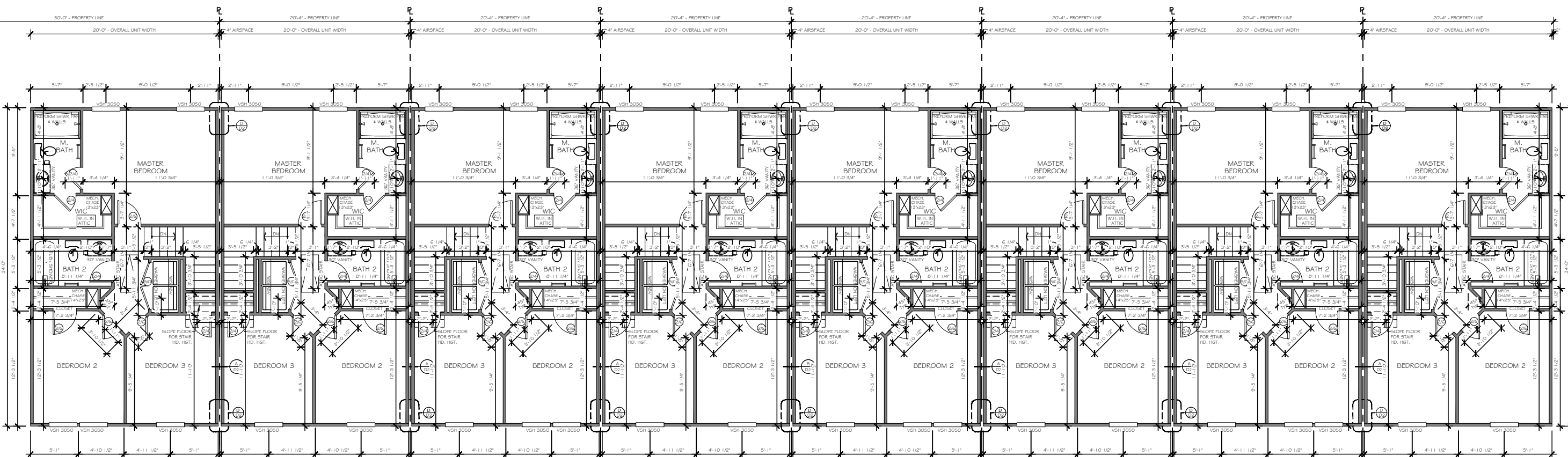
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Chuck

SHEET:

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1340 - UPPER LEVEL FLOOR PLAN	LOT - 1	1340 - UPPER LEVEL FLOOR PLAN	LOT - 2	1340 - UPPER LEVEL FLOOR PLAN	LOT - 3	1340 - UPPER LEVEL FLOOR PLAN	LOT - 4	1340 - UPPER LEVEL FLOOR PLAN	LOT - 5	1340 - UPPER LEVEL FLOOR PLAN	LOT - 6	1340 - UPPER LEVEL FLOOR PLAN	LOT - 7	1340 - UPPER LEVEL FLOOR PLAN	LOT - 8
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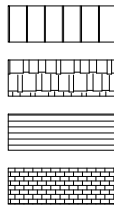
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A4.1

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

EXTERIOR MATERIAL
LEGEND

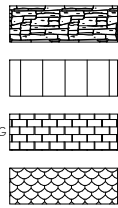


B-N-B SIDING

SHAKE SIDING

HORIZONTAL SIDING

BRICK



STONE

METAL ROOF

ROOF SHINGLE

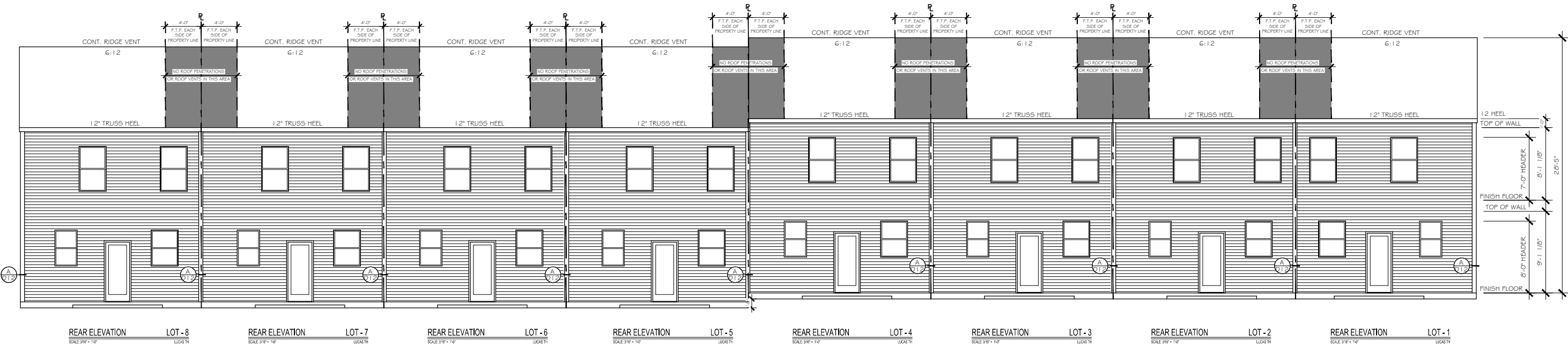
SCALLOP SIDING

KEY NOTES

- FLASHING
- VINYL SHUTTER
- BRICKMOLD TRIM
- 1X4 TRIM BOARD
- 1X6 TRIM BOARD
- 1X8 TRIM BOARD
- 1X10 FRIEZE BOARD
- 1-1/2" THICK STONE CAP
- ROWLOCK SILL
- BRICK JACK ARCH
- SOLDIER COURSE
- PRECAST KEYSTONE

ELEVATION CODE

EXTERIOR UNIT	A # B
INTERIOR UNIT	C, D, E
LAYER 1	SIDING
LAYER 2	BRICK
LAYER 3	STONE
FULL PORCH	P
FORWARD	F
BACK	B



1 x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

EXTERIOR MATERIAL LEGEND			KEY NOTES	ELEVATION CODE	
	B-N-B SIDING		STONE	EXTERIOR UNIT	A & B
	SHAKE SIDING		METAL ROOF	INTERIOR UNIT	C, D, E
	HORIZONTAL SIDING		ROOF SHINGLE	LAYER 1	SIDING
	BRICK		SCALLOP SIDING	LAYER 2	BRICK
				LAYER 3	STONE
				FULL PORCH	P
				FORWARD	F
				BACK	B

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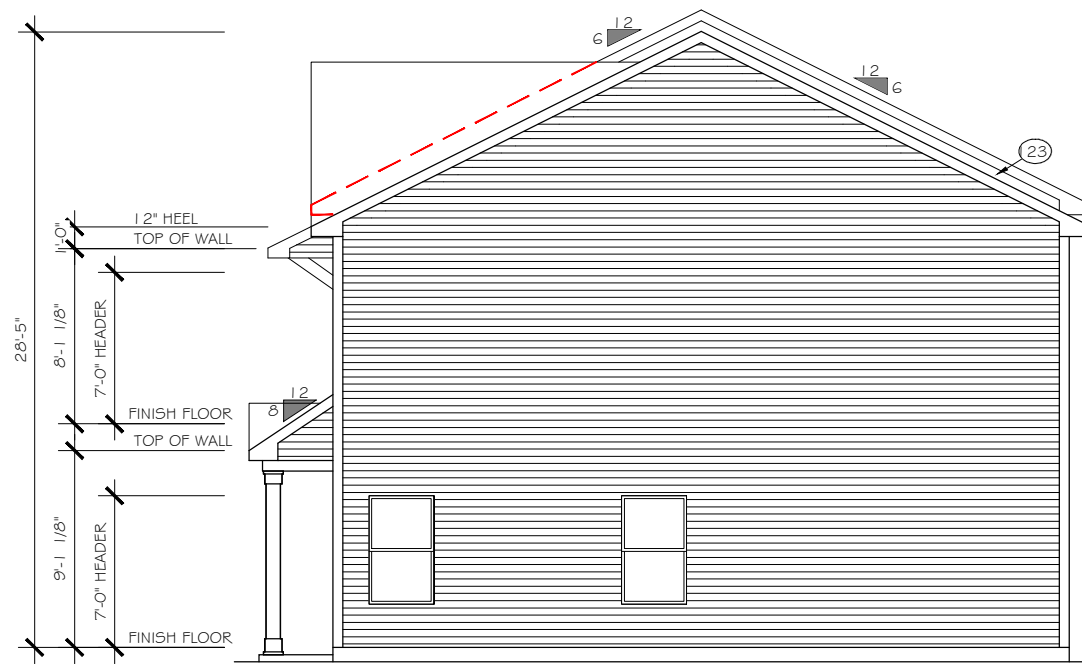
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Reviewed by: Chuck

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A4.2

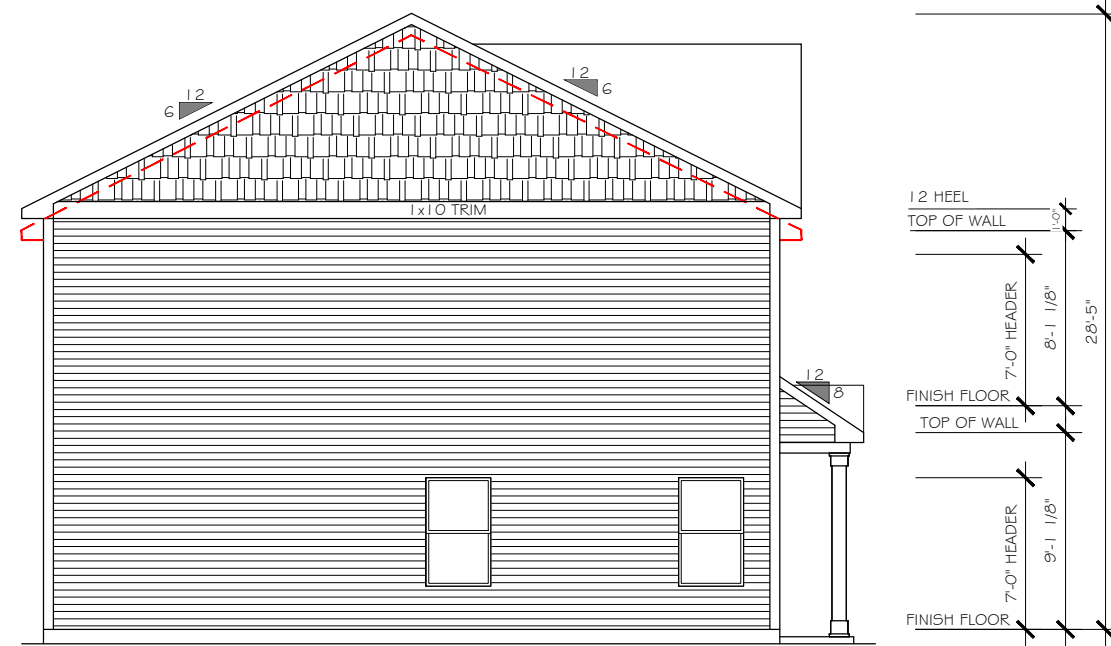


RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

LOT - 8

LUCAS TH



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

LOT - 1

LUCAS TH

ELECTRICAL LEGEND

LOW VOLTAGE LEGEND

TEC CAN

TEC CAN

- 36" WHIP IN WALL
- (NO OUTLET)

HD LINK

5' AFF HD-L

- CHASE PIPE
- HDMI CABLE
- 2 CAT5E DATA
- TV/DATA JACK
- 110v OUTLET (RECESSED AFF)
- 110v OUTLET (STANDARD)

CHASE PIPE

5' AFF CH-P

- CHASE PIPE WALL PLATES
- (OUTLET SEPARATE)

S

SPEAKER

PWS

PRE-WIRE FOR SPEAKER

WALL PLATE CONTROL

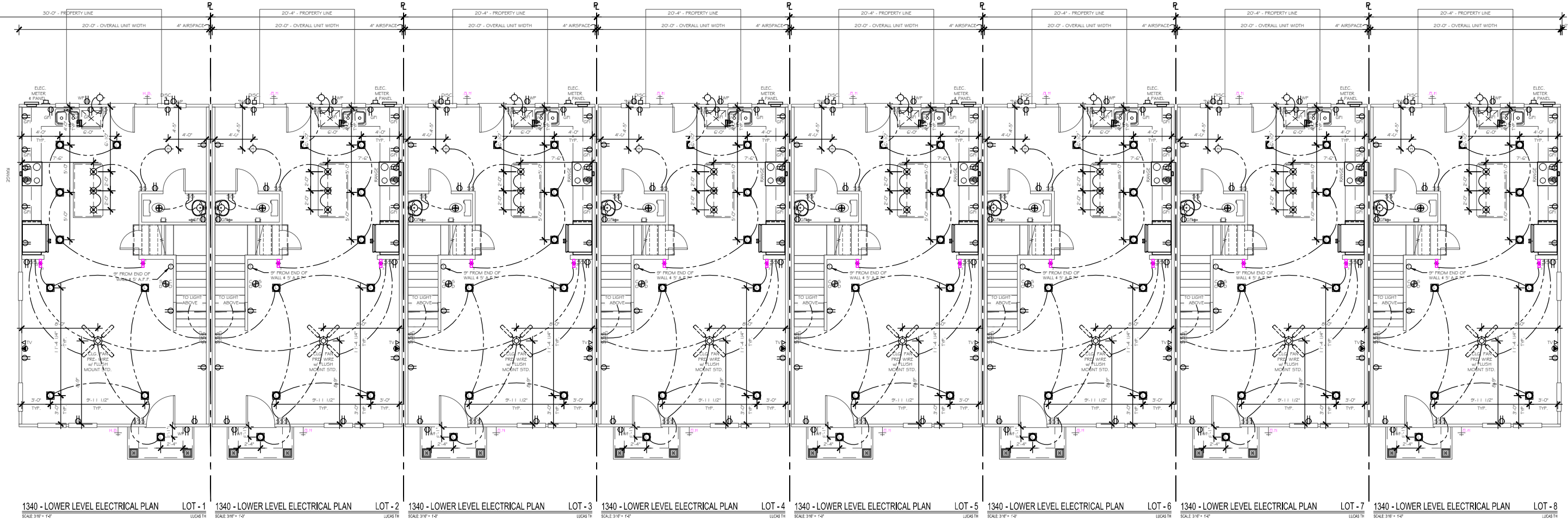
CHECK SELECTIONS FOR COMPLETE LOW VOLTAGE LAYOUT.

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

* INDICATES ADDITIONAL OUTLET PER CLIENT	WP OUTLET 110V WATER PROOF	USB DUAL USB OUTLET (3.1 AMP)	SMOKE / CO DETECTOR	4 4-WAY SWITCH	H HANGING LIGHT	MINI-CAN LIGHT	WALL MOUNT LIGHT FIXTURE	FLOOD LIGHT - LOCATION TO BE VERIFIED IN FIELD WITH BUILDER/CLIENT	ELECTRIC PANEL (METER LOCATION MAY VARY)	CEILING FAN PRE-WIRE
OUTLET 110V (D=DEDICATED CIRCUIT)	GFI OUTLET 110V GFI (D=DEDICATED CIRCUIT)	TV TV WALL JACK	SMOKE DETECTOR	PUSH BUTTON	J JUNCTION BOX / PREWIRE	UNDER CABINET LIGHT	VAPOR PROOF CAN LIGHT	KEYLESS ENTRY	77" AFF WP TV	
5' AFF RECESSED OUTLET 110V	FLOOR OUTLET 110V	PHONE / DATA JACK	SWITCH	DIMMER SWITCH	R RECESSED CAN LIGHT	WALL SCONCE (STD 72" AFF UNO)	EXHAUST FAN	DISC. DISCONNECT BOX	DED. HOT TUB CIRCUIT (50amp, 240v GFI)	
OUTLET 220V (D=DEDICATED CIRCUIT)	SWITCHED OUTLET	T THERMOSTAT	3-WAY SWITCH	CEILING LIGHT	LED DISC LIGHT	PENDANT LIGHT (6'-7" AFF STD)	EXHAUST FAN / LIGHT	EV CHARGING OUTLET (50amp, 240v GFI)		

CHECK SELECTIONS FOR CPI LAYOUT. ALL TV, PHONE, CABLE, AUDIO, AND SECURITY SYSTEM OUTLETS WILL BE LOCATED PER CPI LAYOUT, REGARDLESS OF WHETHER TV AND PHONE ARE SHOWN.

ELEC. QTY. – FULL PORCH (PER UNIT)			ELEC. QTY. – PARTIAL PORCH (PER UNIT)		
Count	Name	Visibility1	Count	Name	Visibility1
2	Ceiling Fan 1.1	w/ Flush Mount Std.	2	Ceiling Fan 1.1	w/ Flush Mount Std.
3	Detectors	Smoke Detector	3	Detectors	Smoke Detector
2	Detectors	Smoke/Carbon Monoxide Detector	2	Detectors	Smoke/Carbon Monoxide Detector
2	Jacks	Phone Jack	2	Jacks	TV Jack
2	Jacks	Thermostat	2	Jacks	Phone Jack
2	Jacks	TV Jack	2	Jacks	Thermostat
1	Lights	Exhaust Fan	3	Lights	Pendant Light
2	Lights	Exhaust Fan/Light	2	Lights	Exhaust Fan/Light
3	Lights	Ceiling Light	3	Lights	Ceiling Light
4	Lights	Carriage Light	1	Lights	Hanging Light
13	Lights	LED Ceiling Light	12	Lights	LED Ceiling Light
3	Lights	Pendant Light	1	Lights	Exhaust Fan
1	Lights	Hanging Light	4	Lights	Carriage Light
8	Receptacle	GFI	8	Receptacle	GFI
24	Receptacle	110V	24	Receptacle	110V
3	Receptacle	WP	3	Receptacle	WP
2	Receptacle 2	DIMMER 3-WAY	2	Receptacle 2	DIMMER 3-WAY
2	switch	4-Way Switch	2	switch	4-Way Switch
8	switch	3-Way Switch	8	switch	3-Way Switch
19	switch	Single Pole Switch	19	switch	Single Pole Switch



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BUIES CREEK
TOWNHOMES
8 UNIT
LOTS 1-8

LUCAS TH
1340
HARNETT COUNTY

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PREPARED BY:
Michael

DATE:
8.19.25

SCALE:
AS SHOWN

REVIEWED BY:
Chuck

SHEET:
E1

ELECTRICAL LEGEND

LOW VOLTAGE LEGEND

TEC CAN

36" WHIP IN WALL

(NO OUTLET)

HD LINK

5' AFF HD-L

HD-L

CHASE PIPE

HDMI CABLE

2 CAT5E DATA

TV/DATA JACK

110v OUTLET (RECESSED AFF)

110v OUTLET (STANDARD)

CHASE PIPE

5' AFF CH-P

CH-P

CHASE PIPE WALL PLATES

(OUTLET SEPARATE)

S

SPEAKER

PWS

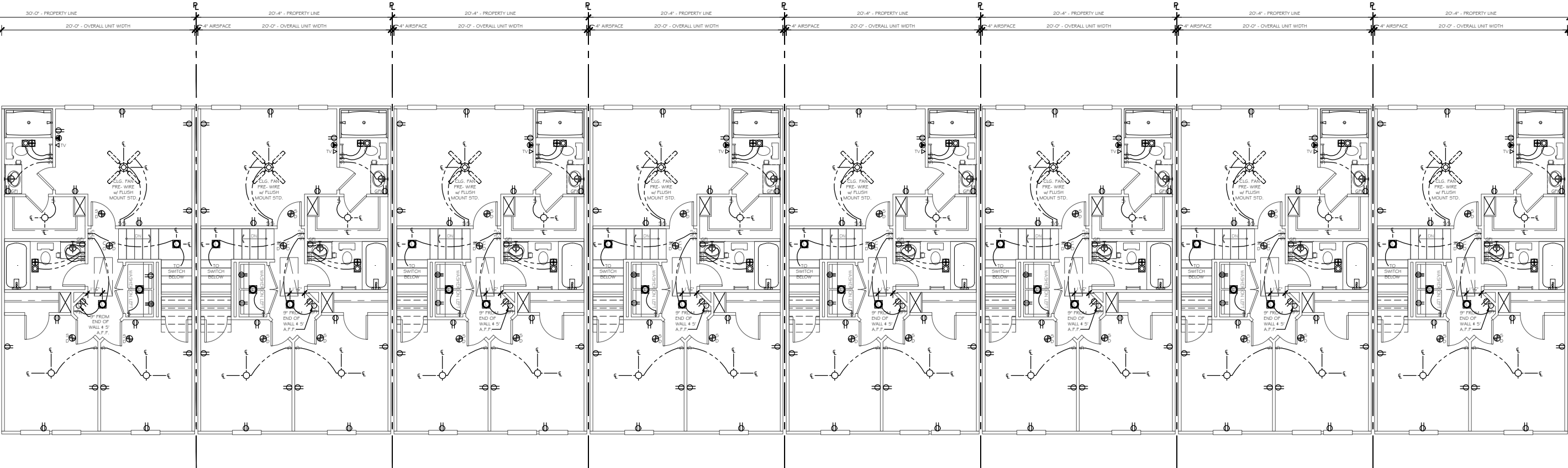
PRE-WIRE FOR SPEAKER

WALL PLATE CONTROL

CHECK SELECTIONS FOR COMPLETE LOW VOLTAGE LAYOUT.

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

* INDICATES ADDITIONAL OUTLET PER CLIENT	WP OUTLET 110V WATER PROOF	USB DUAL USB OUTLET (3.1 AMP)	SC SMOKE / CO DETECTOR	\$ 4-WAY SWITCH	H HANGING LIGHT	o MINI-CAN LIGHT	WALL MOUNT LIGHT FIXTURE	FLOOD LIGHT - LOCATION TO BE VERIFIED IN FIELD WITH BUILDER/CLIENT	ELECTRIC PANEL (METER LOCATION MAY VARY)	CEILING FAN PRE-WIRE OR FIXTURE AS NOTED
OUTLET 110V (D=DEDICATED CIRCUIT)	GFI OUTLET 110V GFI (D=DEDICATED CIRCUIT)	TV TV WALL JACK	SD SMOKE DETECTOR	PUSH BUTTON	J JUNCTION BOX / PREWIRE	I UNDER CABINET LIGHT	VAPOR PROOF CAN LIGHT	KEYLESS ENTRY	EXT. RECESSED OUTLET & TV w/ COVER	
5' AFF RECESSED OUTLET 110V	FLOOR OUTLET 110V	PHONE / DATA JACK	\$ SWITCH	DIMMER SWITCH	R RECESSED CAN LIGHT	WALL SCONCE (STD 72" AFF UNO)	EXHAUST FAN	DISCONNECT BOX		
OUTLET 220V (D=DEDICATED CIRCUIT)	SWITCHED OUTLET	T THERMOSTAT	\$ 3-WAY SWITCH	CEILING LIGHT	LED DISC LIGHT	PENDANT LIGHT (6'-7" AFF STD)	EXHAUST FAN / LIGHT	EV CHARGING OUTLET (50amp, 240v GFI)	DED. HOT TUB CIRCUIT (50amp, 240v GFI)	



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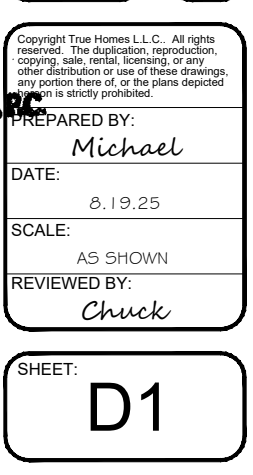
PREPARED BY: Michael

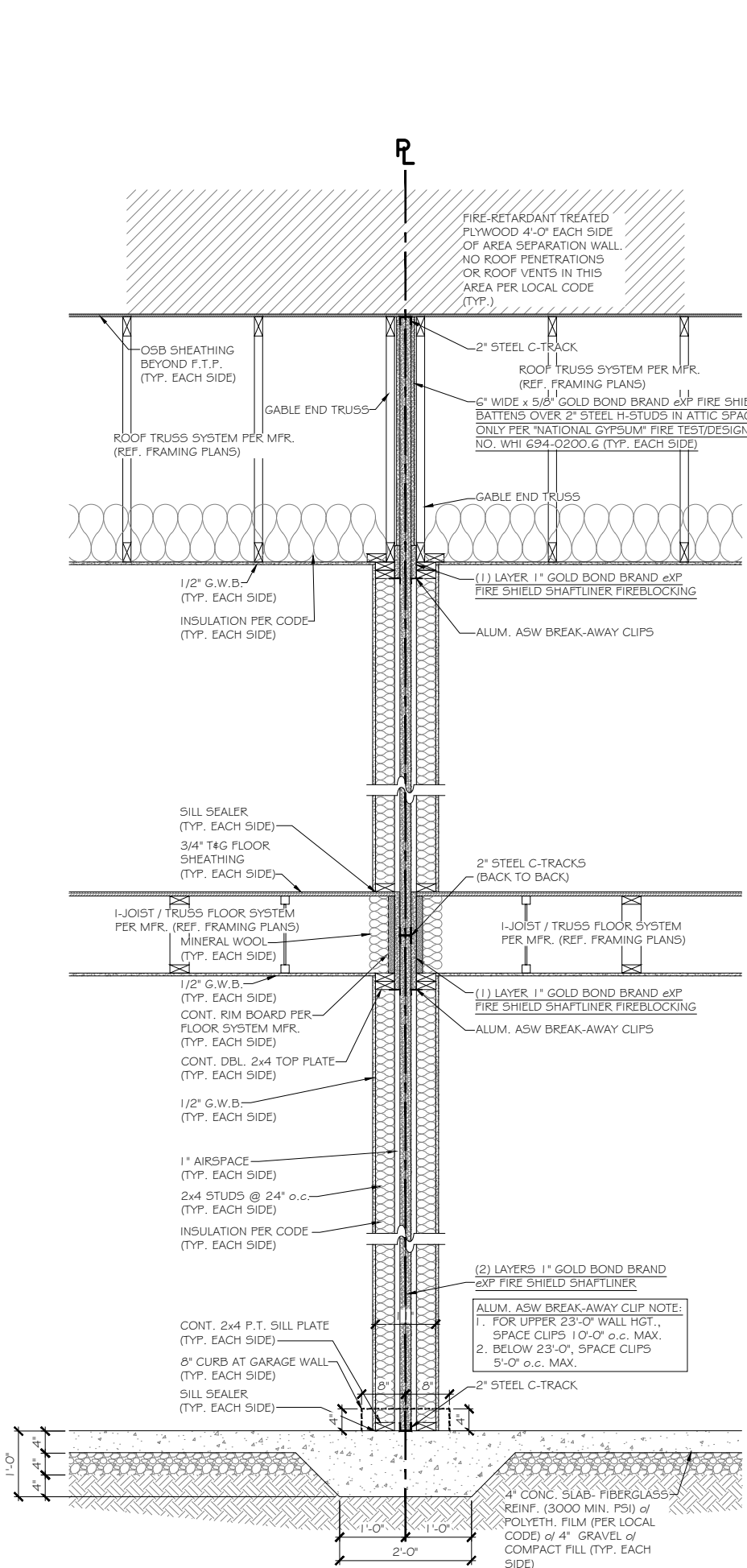
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SCALE: AS SHOWN

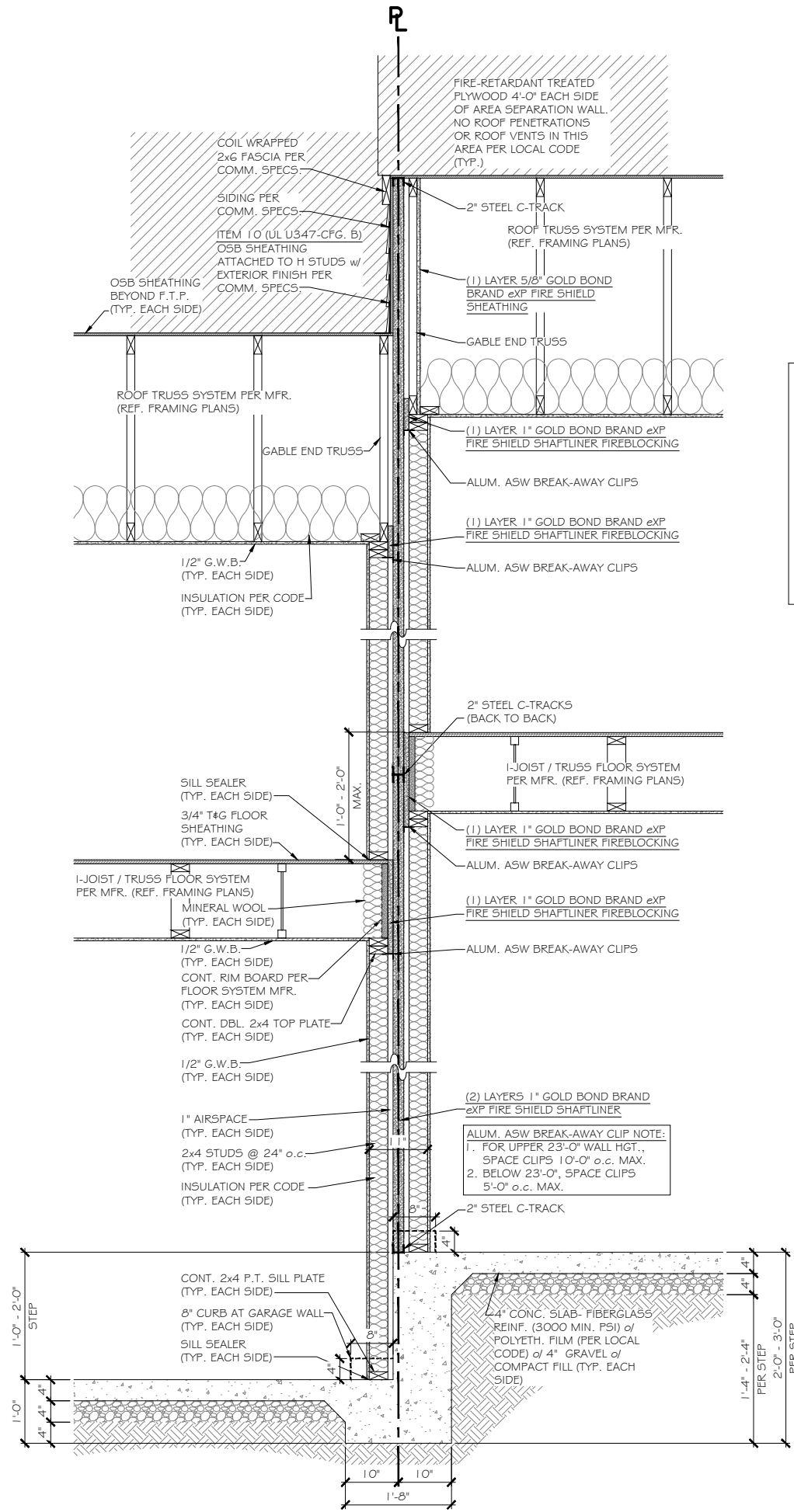
REVIEWED BY: Chuck

SHEET: E2

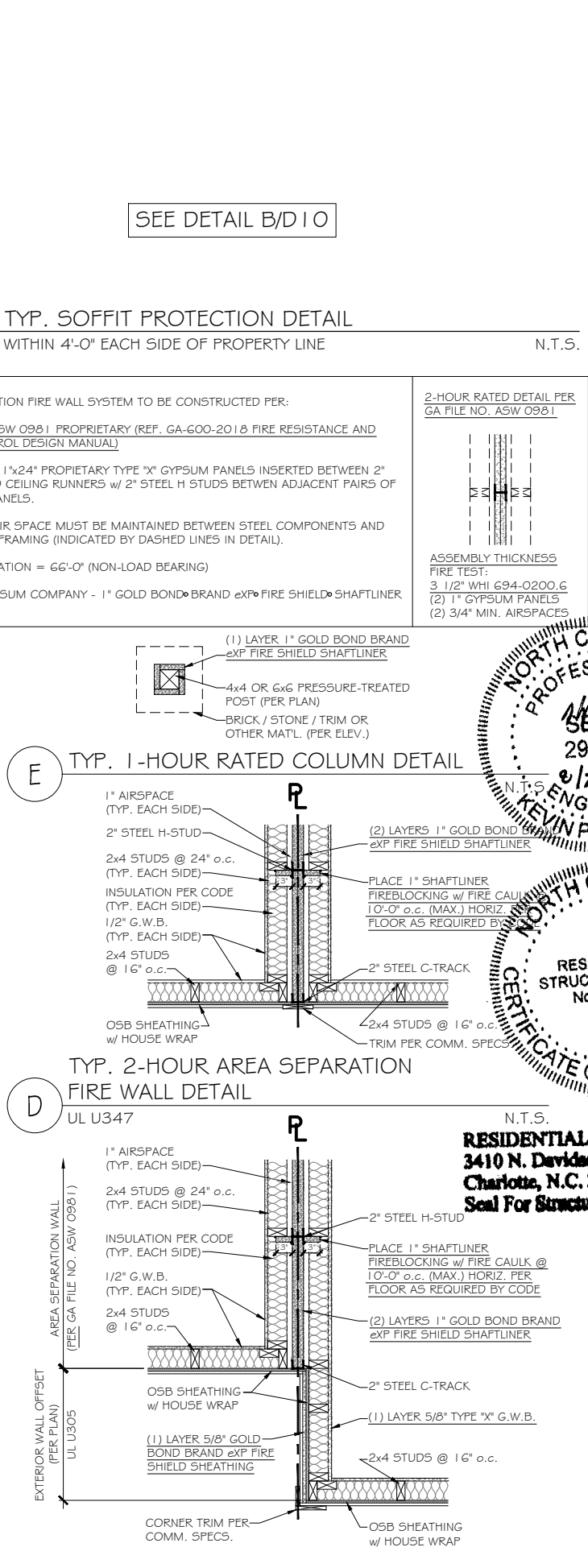




N.T.S.



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SHEET: D2



UL U347

B

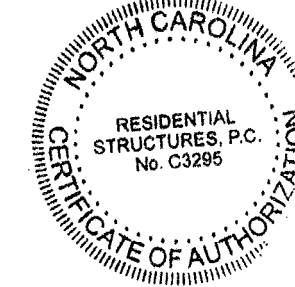
B



C



D



Technical cross-section drawing of a roof-to-wall connection. The drawing shows the roof structure (truss system, top plate, and sheathing) meeting a vertical wall. Key components and labels include:

- Roof Structure:**
 - FIRE-RETARDANT TREATED PLYWOOD. NO ROOF PENETRATIONS OR ROOF VENTS IN THIS AREA PER LOCAL CODE
 - ASPHALT SHINGLES OVER 15# FELT OVER OSB ROOF SHEATHING
 - ROOF TRUSS SYSTEM PER MFR. (REF. FRAMING PLANS)
- Wall Structure:**
 - (2)2x12 BEAM ON WALL TOP PLATE
 - TRUSS HANGER PER TRUSS MFR.
 - CONT. DBL. 2x4 TOP PLATE
 - (1) LAYER 5/8" GOLD BOND BRAND eXP FIRE SHIELD SHEATHING
 - 2x4 STUDS @ 16" o.c.
 - CONT. 2x4 P.T. SILL PLATE
- Foundation and Reinforcement:**
 - 4" CONC. SLAB- FIBERGLASS REINF. (3000 MIN. PSI) or POLYETH. FILM (PER LOCAL CODE) or 4" GRAVEL or COMPACT FILL
- Notes:**
 - SEE NOTES

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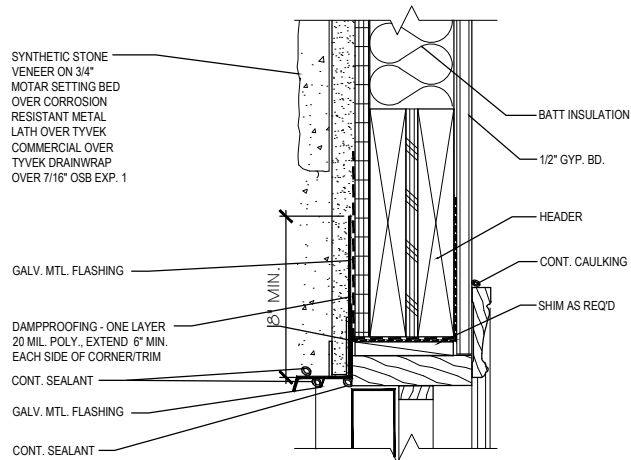
Michael

8.19.25

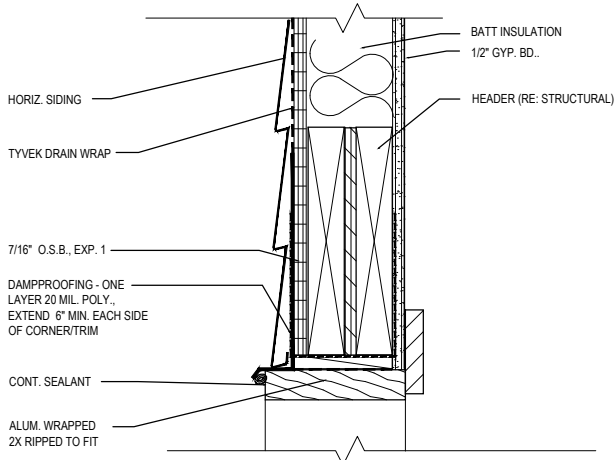
AS SHOWN

Chuck

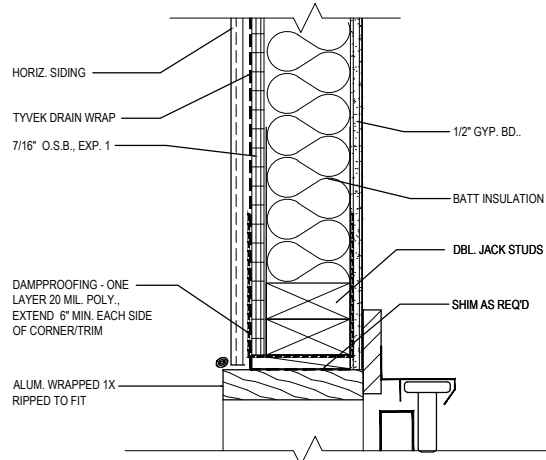
D3



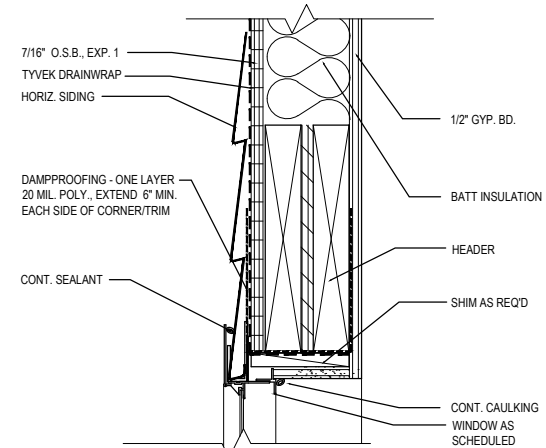
12 DOOR HEAD @ STONE
N.T.S.



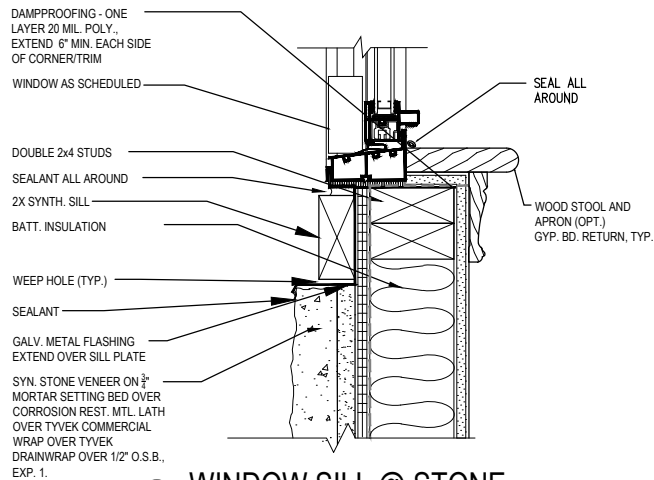
09 GARAGE DOOR HEAD @ SIDING
N.T.S.



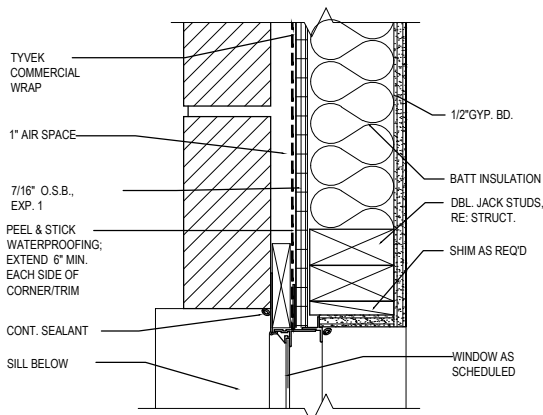
06 GARAGE DOOR JAM @ SIDING
N.T.S.



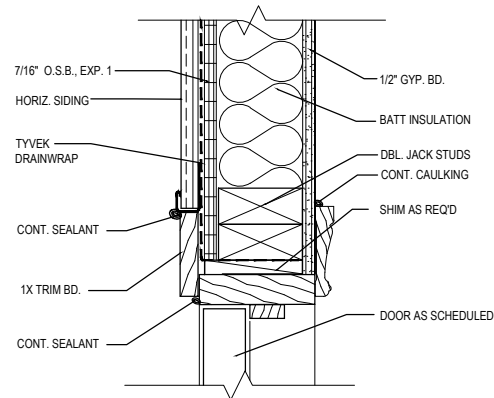
03 WINDOW HEAD @ SIDING
N.T.S.



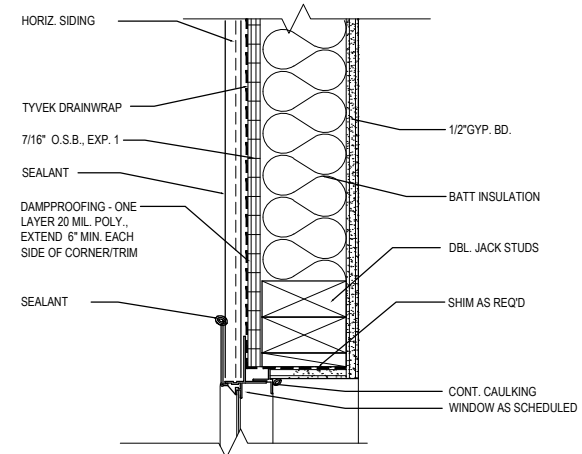
11 WINDOW SILL @ STONE
N.T.S.



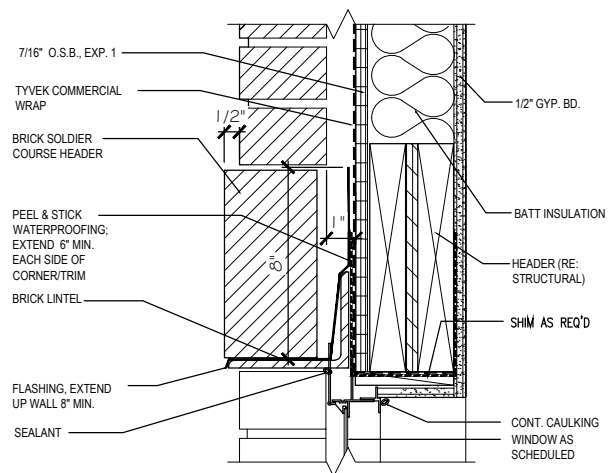
08 WINDOW JAMB @ BRICK
N.T.S.



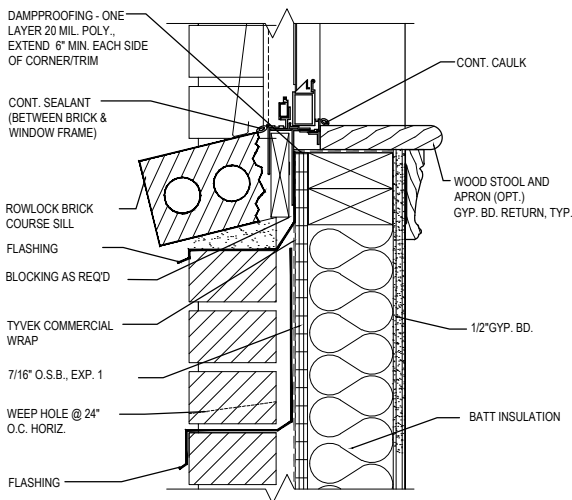
05 EXTERIOR DOOR JAM @ SIDING
N.T.S.



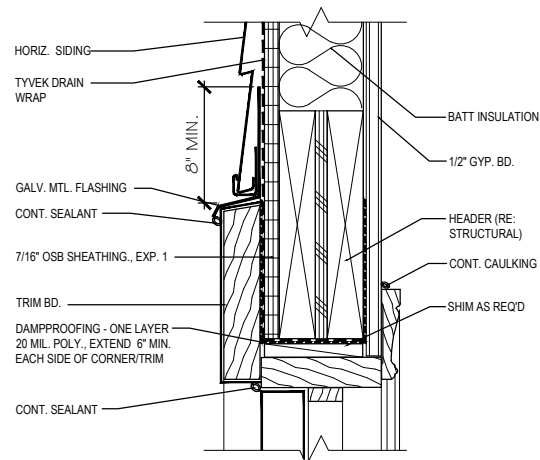
02 WINDOW JAMB @ SIDING
N.T.S.



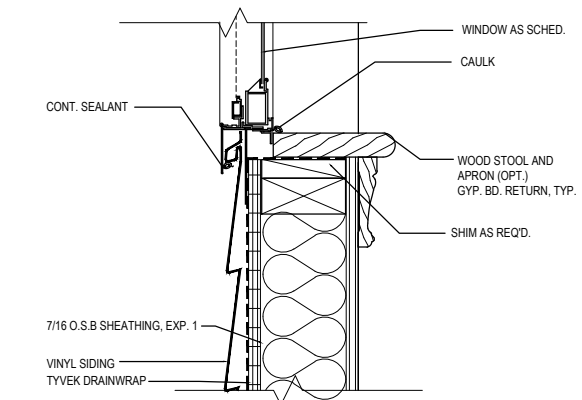
10 WINDOW HEAD @ BRICK
N.T.S.



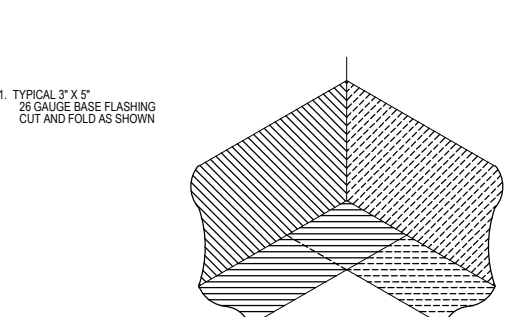
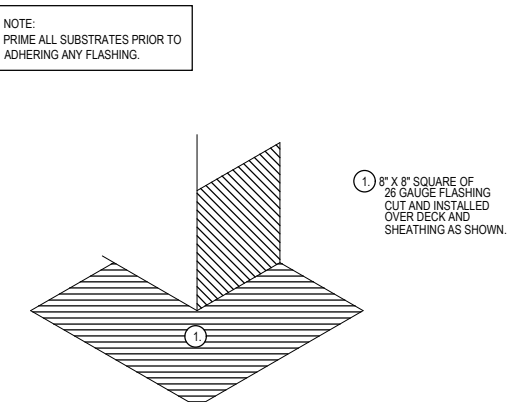
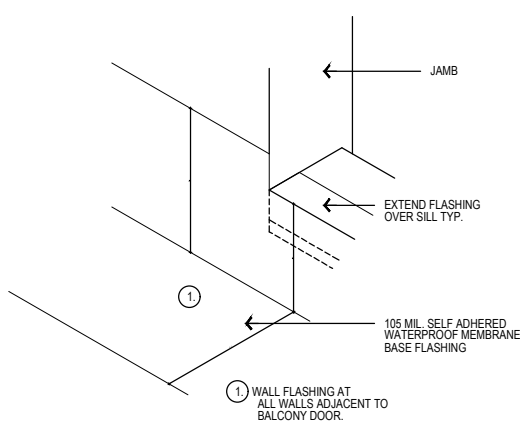
07 WINDOW SILL @ BRICK
N.T.S.



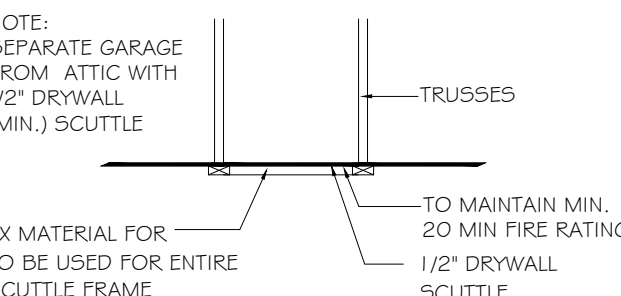
11 EXT. DOOR HEAD @ SIDING
N.T.S.



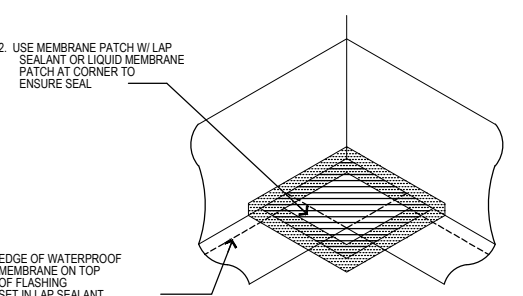
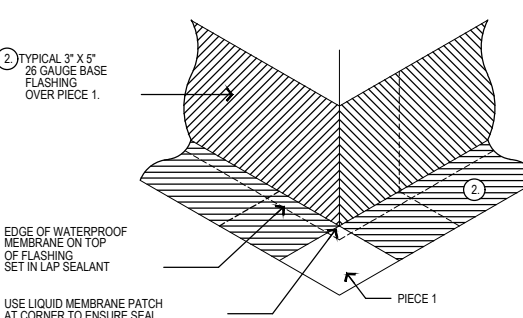
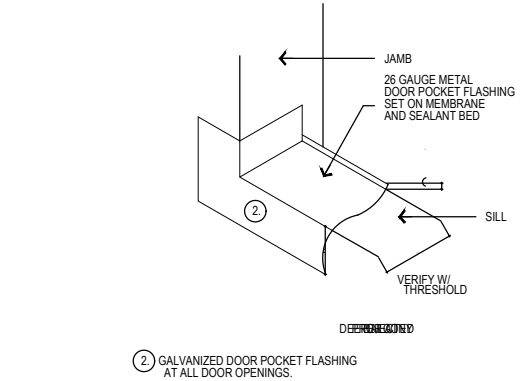
01 WINDOW SILL @ SIDING
N.T.S.



NOTE:
MUST MEET ENERGY EFFICIENCY REQ PER SEC N I I 02.
PER N I I 02.2.4 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.

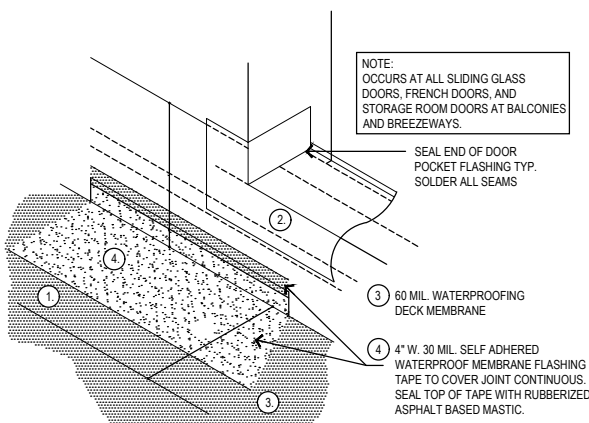


B ATTIC ACCESS PANEL DETAIL
SCALE: N.T.S.

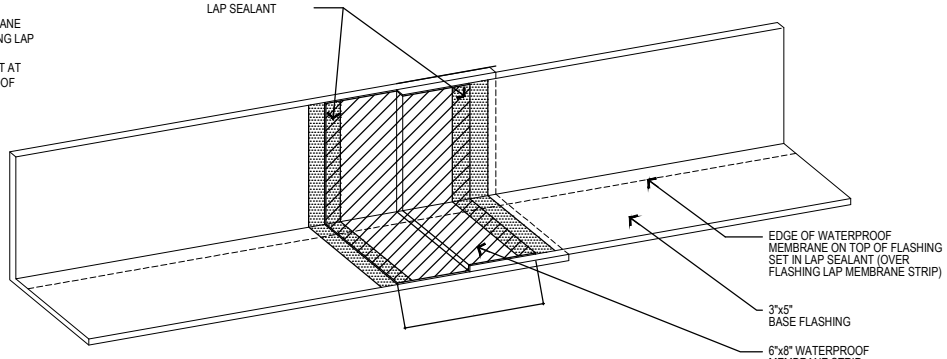


08 FLASHING DETAIL @ OUTSIDE CORNER
3\"/>

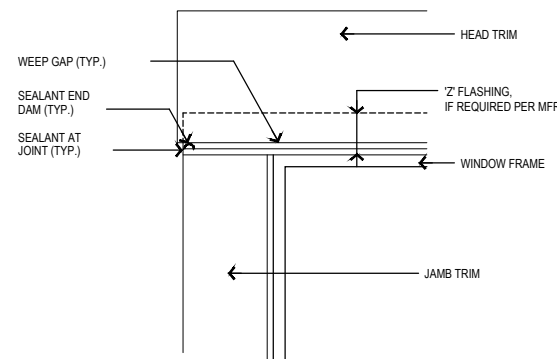
07 FLASHING DETAIL @ INSIDE CORNER
3\"/>



1. TYPICAL 3"x5" 26 GAUGE BASE FLASHING LAP 4" MIN.
2. 6"x8" STRIP OF WATERPROOF MEMBRANE PLACED OVER FLASHING LAP
3. APPLY LAP SEALANT AT EDGES OF WATERPROOF MEMBRANE STRIP



04 FLASHING LAP
3\"/>



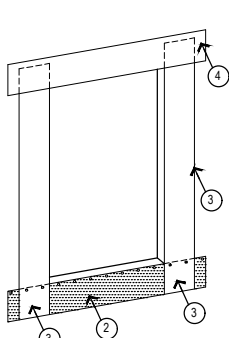
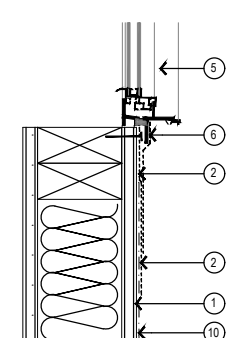
03 TYP. WINDOW ELEVATION DETAIL
3\"/>

WALL/WINDOW/DOOR WATERPROOFING SPECIFICATIONS:

1. OWNER SHALL RETAIN THE SERVICES OF A QUALITY ASSURANCE CONSULTING FIRM, SPECIALIZING IN THE AREA OF WATERPROOFING FOR THE SOLE PURPOSE OF INSPECTING FLASHINGS BEFORE COVERED WITH FINISHED MATERIALS. DETERMINATION OF PROPER FLASHING TECHNIQUES CAN BE UTILIZED VIA: BLDG. MOCK UP PANELS
2. GC TO PROVIDE DETAILED SHOP DRAWINGS: INDICATING EACH FLASHING AND EDGE DETAIL AND ATTACHMENT REQUIREMENTS.
3. USE STAINLESS STEEL FASTENERS WHEN FASTENING INTO TREATED LUMBER.
4. ALUMINUM "Z" FLASHING & THRU WALL FLASHING SHALL BE: .025" FOR CONCEALED AND .032" FOR EXPOSED
5. MINIMUM 40 MIL. POLYETHYLENE, BUTYL RUBBER "PEEL AND STICK" WATERPROOFING" MIN. 240 DEGREE SOFTENING POINT
6. 6" AND 9" SELF ADHERING RUBBERIZED ASPHALT FLASHING TAPE - (WINDOW WRAP) MIN. 20 MIL THICKNESS MEETING THE FOLLOWING REQMTS.: FEDERAL SPECIFICATION UU-B-790a TYPE I, GRADE A, STYLE 4, TYVEK PRODUCTS OR EQUAL
7. SEALANT FOR DISSIMILAR MATERIAL JOINTS - SONNEBORN NPI POLYURETHANE SEALANT OR EQUAL. (EXCEPT AT WOOD.)
8. SEALANT FOR WOOD TO WOOD JOINTS AND WOOD TO DISSIMILAR MATERIAL JOINTS - SILICON ACRYLIC SEALANT.
9. SEALANT UNDER DOOR THRESHOLDS - SONNEBORN NPI POLYURETHANE SEALANT OR EQUAL.
10. ALL SEALANT BEADS AND FILLETS TO BE CONTINUOUS.
11. ALL METAL FLASHINGS ARE TO HAVE ALL OVERLAPS SEALED WITH NON-CURING BUTYL SEALANT OR POLYURETHANE 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.

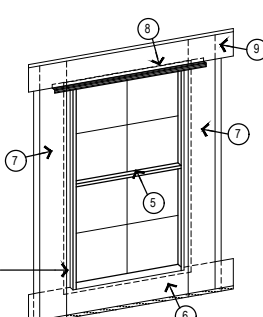
NOTE:
TYVEK COMMERCIAL BUILDING SPECIALISTS CAN BE CONTACTED FOR
FREE FIELD/INSTALLATION SERVICES @ TIME OF CONSTRUCTION.
CONTACT: ANDREW ANDRETTA, CSI 704.226.2864

1. 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.
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.
4. APPLY 9" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE OVER FLANGE AT HEAD. EXTEND 12" BEYOND EACH JAMB.



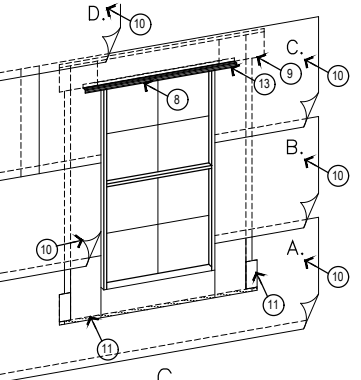
02 WINDOW FLASHING WITH BUILDING PAPER ON WALL
3\"/>

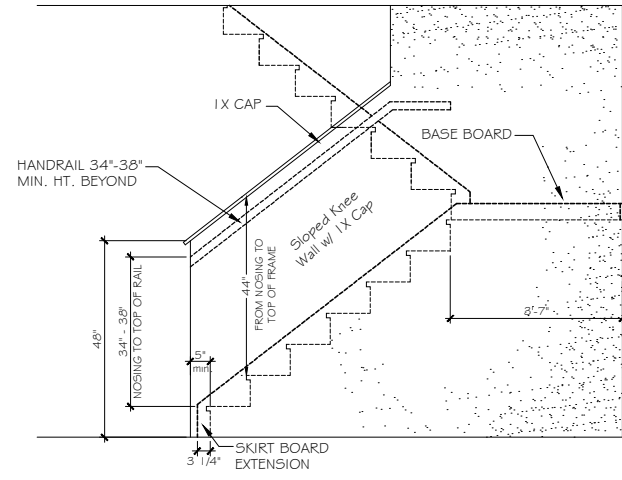
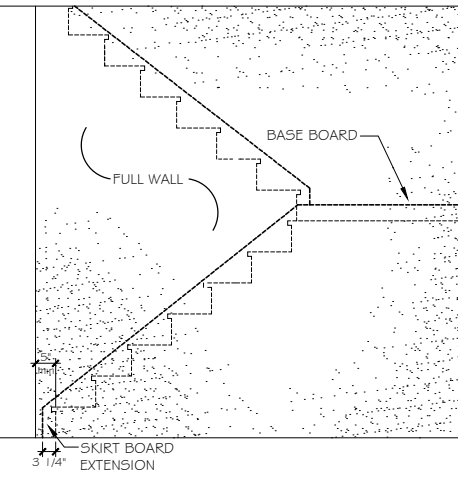
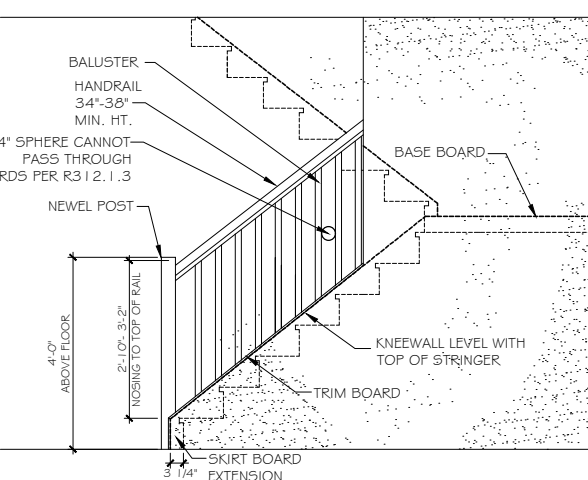
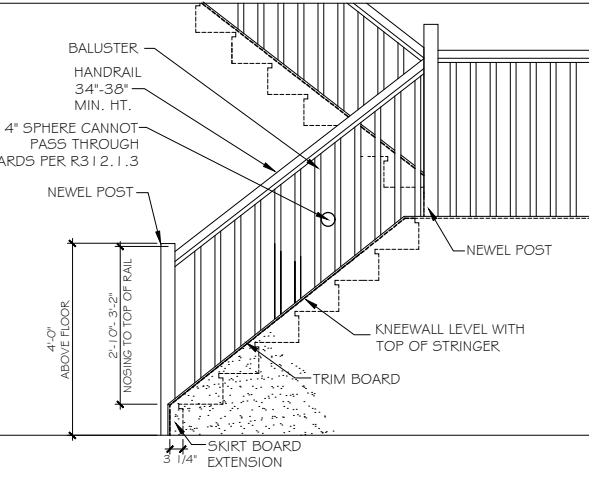
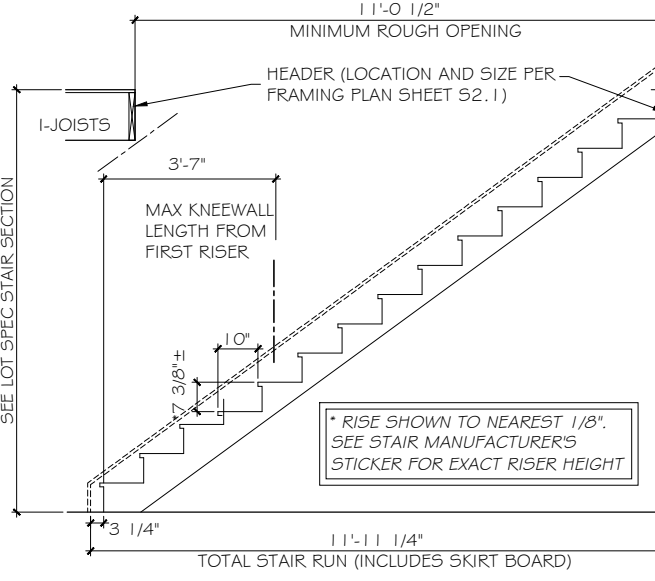
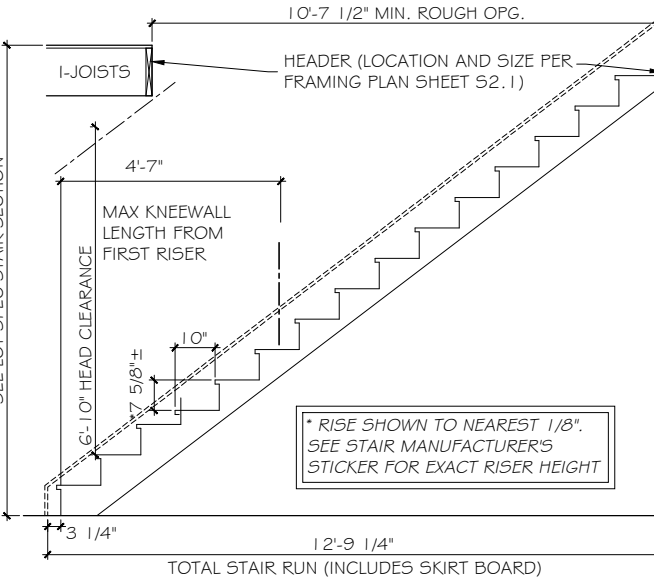
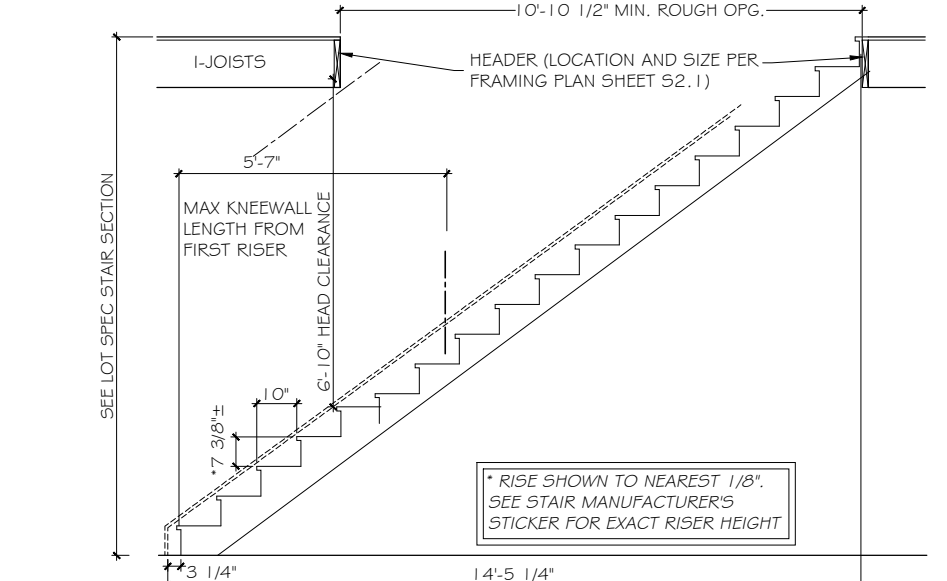
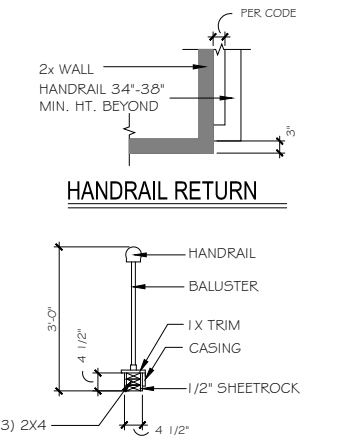
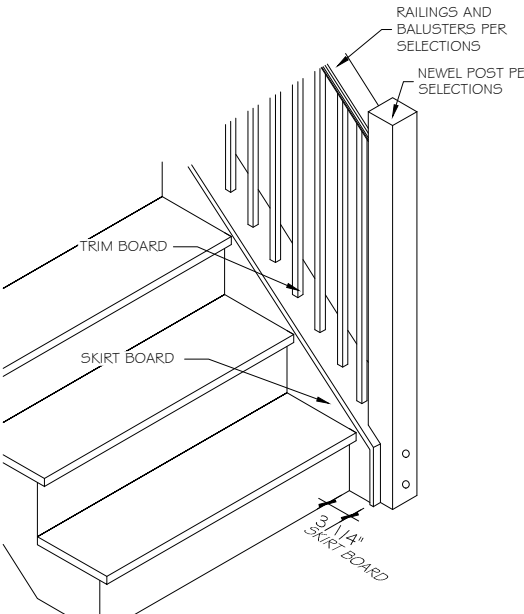
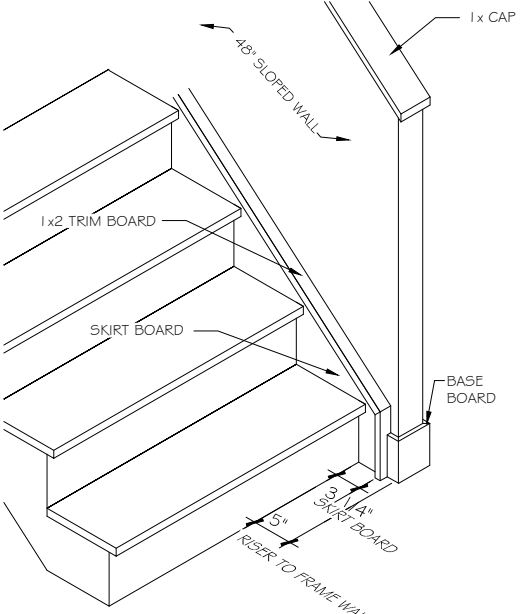
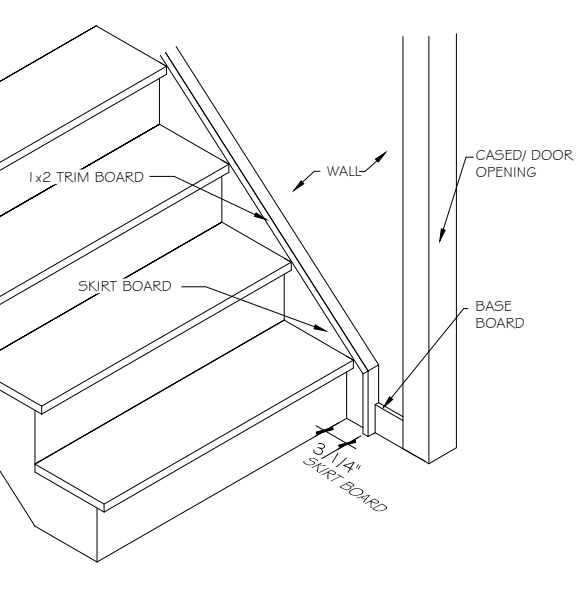
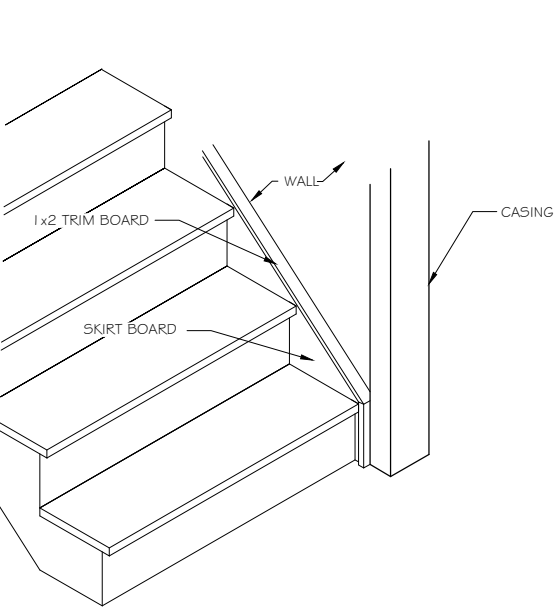
5. SET THE WINDOW AS PER THE WINDOW MANUFACTURER'S RECOMMENDATIONS.
6. APPLY 6" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE OVER FLANGE AT SILL. EXTEND TO END OF SILL FLASHING.
7. APPLY 6" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE OVER FLANGE AT JAMBS. START 6" BELOW SILL AND EXTEND UP, TO 6"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



9. APPLY 6" SELF-ADHERING RUBBERIZED ASPHALT FLASHING TAPE OVER FLANGE AT HEAD (AND OVER "Z" FLASHING IF REQD 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" 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.
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.



			
ST-148" SLOPED WALL w/ 1x CAP	ST-2FULL WALL	ST-3OPT. OPEN RAIL	ST-4OPT. OPEN RAIL FULL STAIR
			
ST-5STRAIGHT STAIR SECTION - 8ft CEILING HEIGHT w/ 11 7/8" FLOOR SYSTEM	ST-6STRAIGHT STAIR SECTION - 9ft CEILING HEIGHT w/ 11 7/8" FLOOR SYSTEM	ST-7STRAIGHT STAIR SECTION - 10ft CEILING HEIGHT w/ 11 7/8" FLOOR SYSTEM	ST-8HANDRAILS
			
ST-9OPT. OPEN RAIL - ISO	ST-1048" SLOPED WALL w/ 1x CAP - ISO	ST-11STAIRS @ CASIED OPENING - ISO	ST-12TRIM SKIRT BOARD @ CASIED OPENING



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BUIES CREEK TOWNHOMES

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 PREPARED BY:
Michael
 DATE:
 8.19.25
 SCALE:
 AS SHOWN
 REVIEWED BY:
Chuck

SHEET:
D5.1

ST-13	STAIR LANDING HALF WALL w/ CAP		ST-14
			ST-15
			ST-15a
ST-17	SECTION A- SLOPED WALL		ST-18
			ST-19
			ST-16
ST-21	STAIR LANDING - PLAN VIEW		ST-20

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BUIES CREEK TOWNHOMES

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PREPARED BY:
Michael

DATE:
8.19.25

SCALE:
AS SHOWN

REVIEWED BY:
Chuck

SHEET:
D5.2

ST-23	OPT. OPEN RAIL AT LANDING	ST-24	SECTION @ CURB WALL	ST-25	OUTSIDE TRIM @ STAIR CURB WALL	STAIR SECTION	
ST-26	STAIR SECTION - HARDWOOD STAIRS AND LANDING						
ST-27	STAIR SECTION - CARPET STAIRS AND LANDING		ST-28				
		EXTERIOR WALL FRAMING @ U-SHAPED STAIRS in BALLOON FRAMING					

IT'S ALL ABOUT U

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

BUIES CREEK TOWNHOMES

DETAILS

LUCAS TH 1340

HARNETT COUNTY

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PREPARED BY: *Michael*

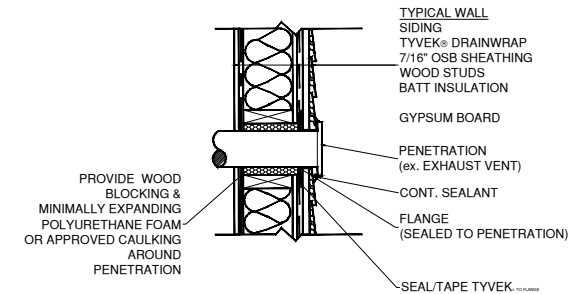
DATE: 8.19.25

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REVIEWED BY: *Chuck*

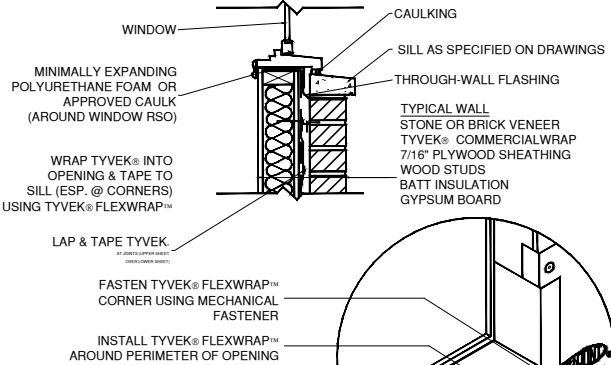
SHEET: D5.3

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
*SEAL OR GASKET BRICK TIES AT FACE OF TYVEK®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

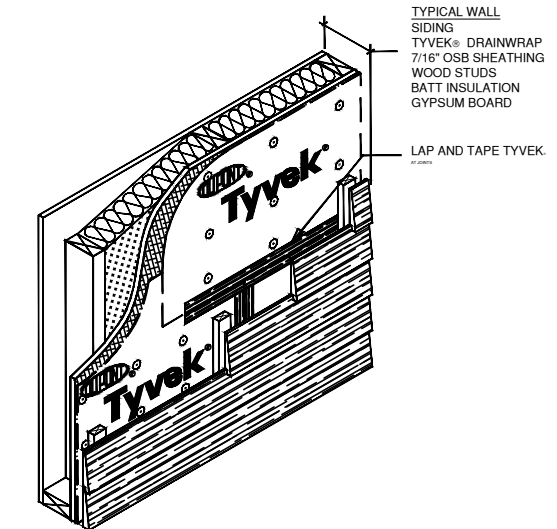


3 WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
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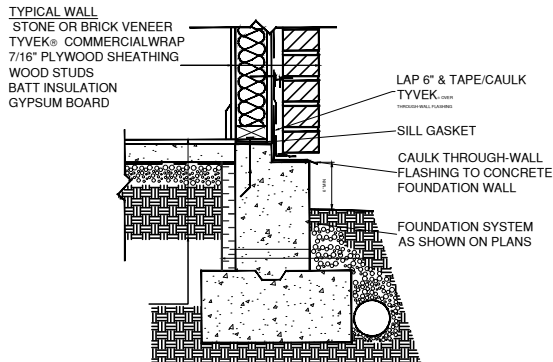


6 WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VENEER (COOLING CLIMATE)

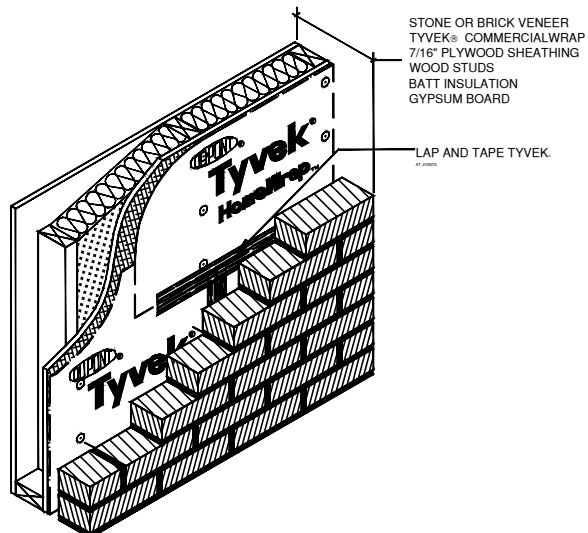


2 TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
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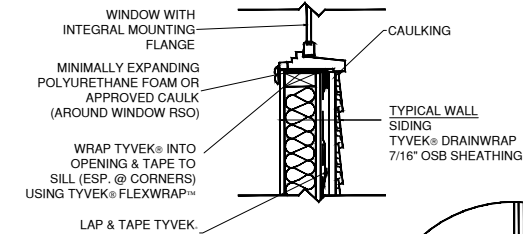


5 BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VENEER (COOLING CLIMATE)



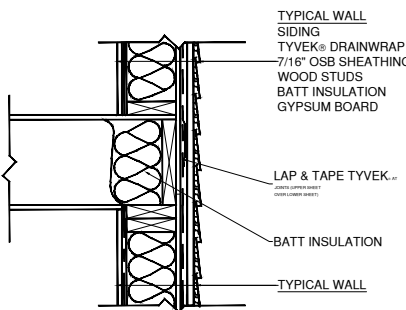
8 TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (COOLING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
*SEAL OR GASKET BRICK TIES AT FACE OF TYVEK®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



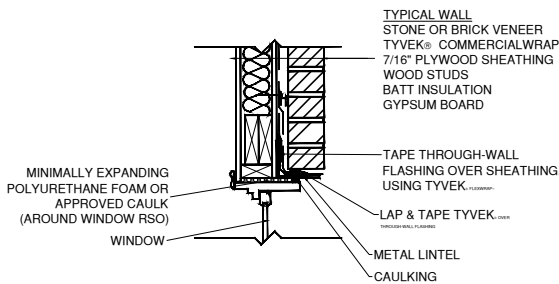
1 WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

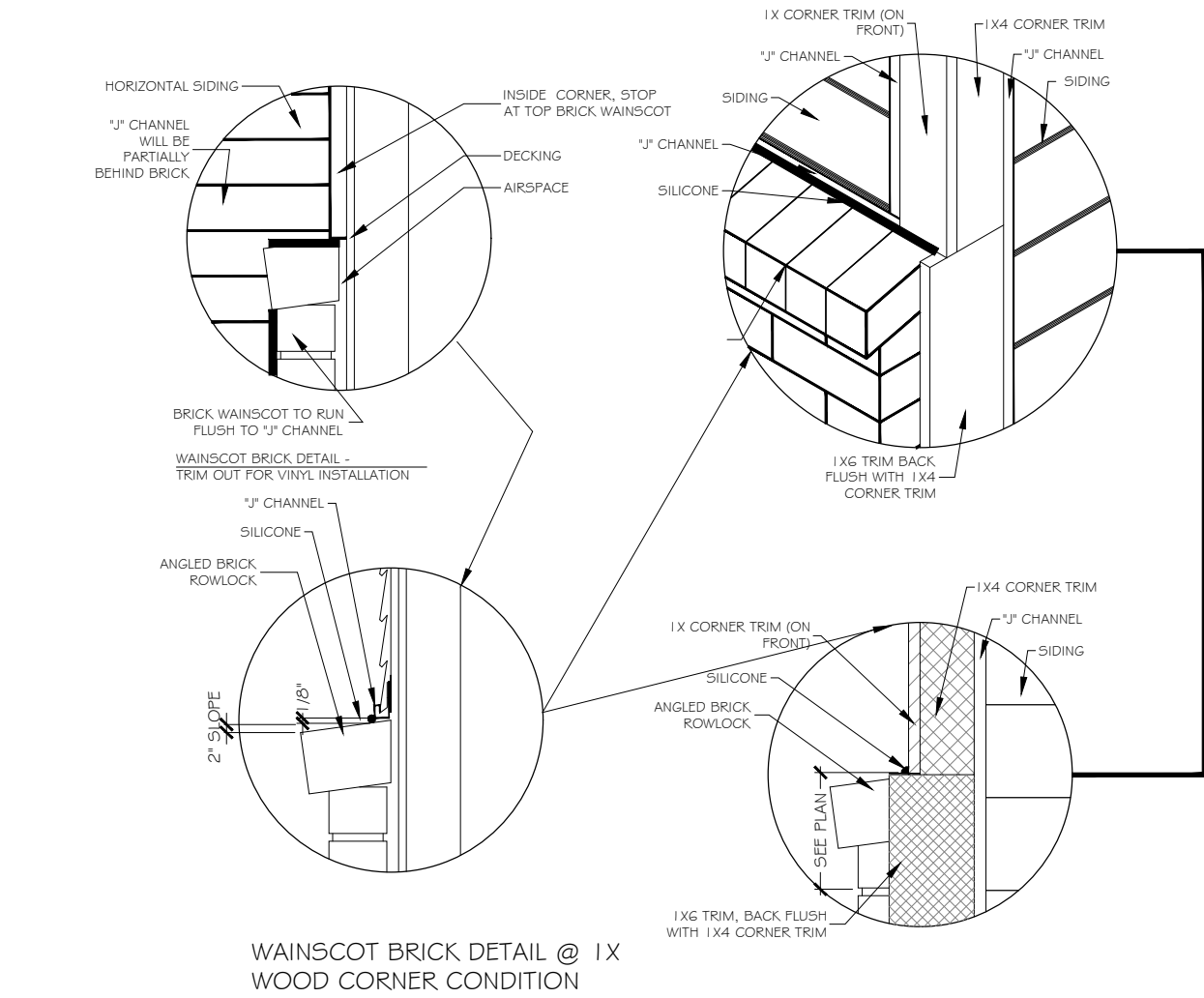


4 FLOOR/ WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ SIDING (HEATING CLIMATE)

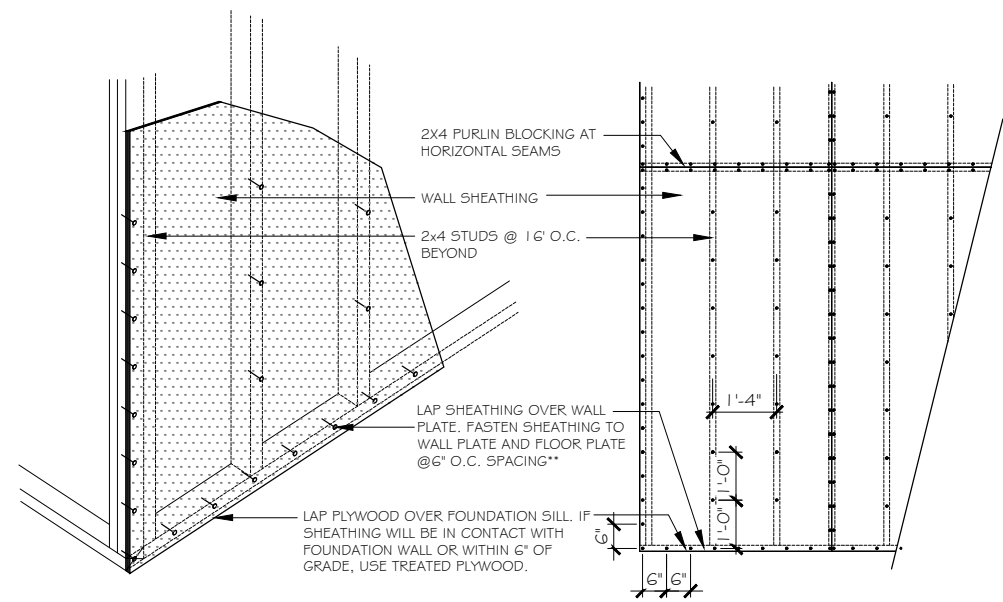
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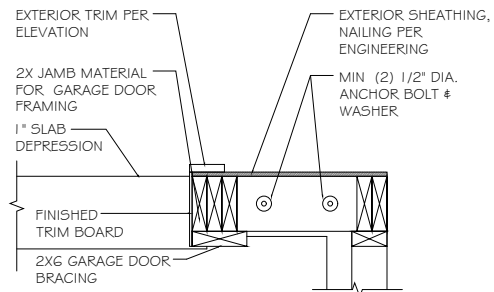
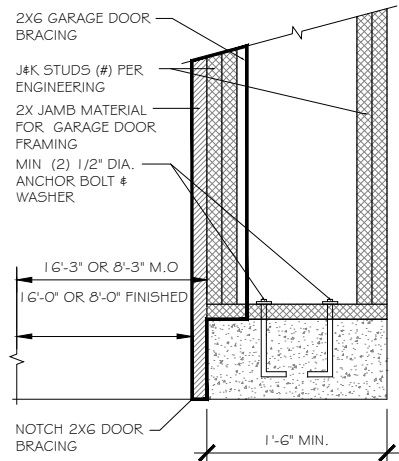
7 WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VENEER (COOLING CLIMATE)



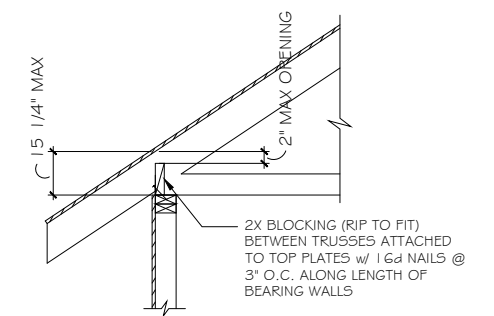
A FLASHING @ WAINSCOTING BRICK DETAIL
SCALE: 1/4" = 1'-0"



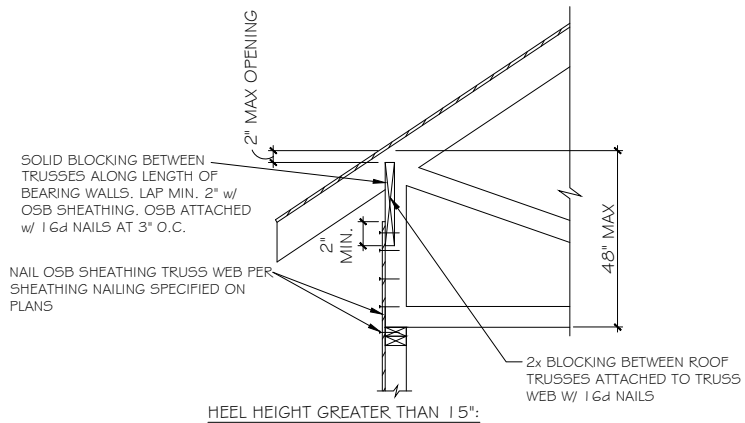
B TYP. NAILING PATTERN
SCALE: 1/4" = 1'-0"



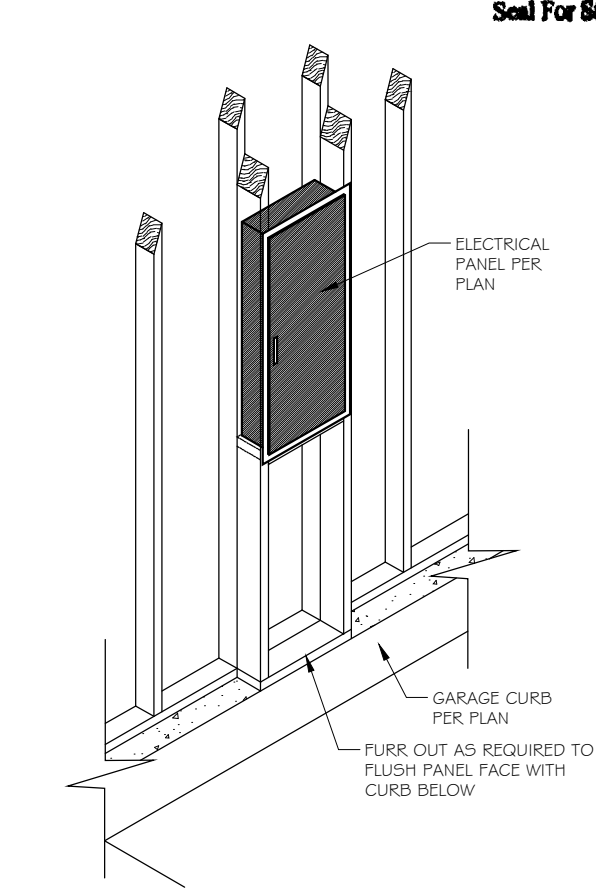
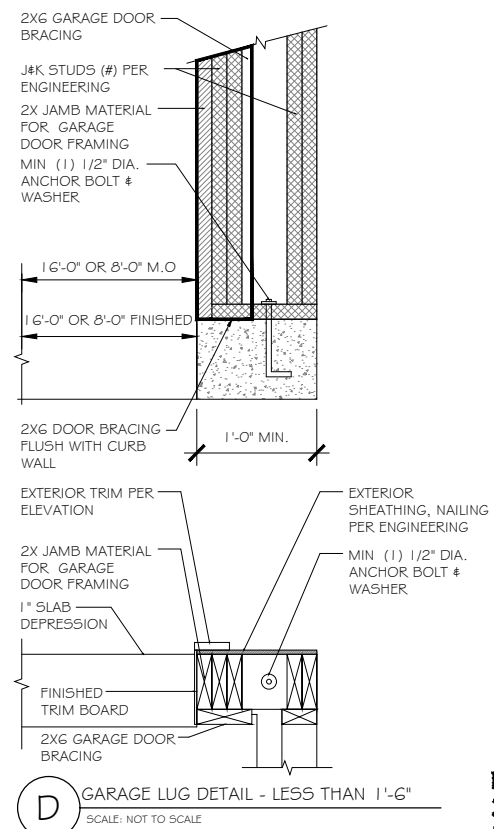
C GARAGE LUG DETAIL - GREATER THAN 1'-6"
SCALE: NOT TO SCALE



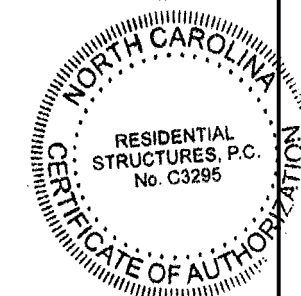
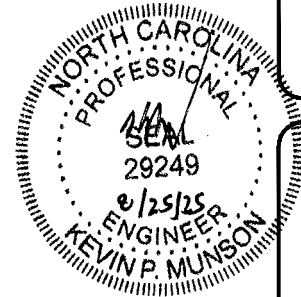
E TRUSS BLOCKING REQUIREMENTS
N.T.S.



F ELECTRICAL PANEL REQUIREMENTS
N.T.S.



F ELECTRICAL PANEL REQUIREMENTS
N.T.S.



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BUIES CREEK TOWNHOMES
DETAILS

LUCAS TH 1340
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PREPARED BY: Michael
DATE: 8.19.25
SCALE: AS SHOWN
REVIEWED BY: Chuck

SHEET:
D7

RESIDENTIAL FOUNDATIONS:

- 1) ALL CONTINUOUS WALL FOOTINGS ARE 8" X 12" 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.
- 2) ALL INTERIOR PIERS ARE 8" X 16" CMU UP TO A MAXIMUM HEIGHT OF 32". ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE 5 MORTAR. MAXIMUM HEIGHT FOR 8" X 16" FILLED PIER IS 6'-8". PIERS LARGER THAN 8" X 16" ARE NOTED ON PLANS AND MUST BE FILLED 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 8" 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.
- 6) SHALLOW FOUNDATIONS ARE ASSUMED TO HAVE SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD IF ANY SOILS ARE FOUND TO BE UNSUITABLE FOR THIS BEARING CAPACITY. THE 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-698).
- 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.
- 8) 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 ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
- 9) ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.
- 10) 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 13" DEEP IS SUITABLE FOR A CAISSON FOUNDATION. A CAISSON CANNOT BE USED IF WATER RISES IMMEDIATELY INTO A DRILLED HOLE. PILES WILL HAVE TO BE USED IN SUCH CASES.
- 2) TREATED WOOD PILES WITH A MINIMUM DIAMETER OR 6" AND A MINIMUM DESIGN LOAD OF SIX TONS ARE USED FOR ALL FOUNDATIONS WITH UNSUITABLE SOIL DEEPER THAN 13' OR WITH WATER IN DRILLED CAISSON HOLES. DRIVE PER NORTH CAROLINA OR SOUTH CAROLINA CODE.
- 3) SIZES AND REINFORCING FOR FOOTING CAPS OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS.
- 4) CHIMNEY FOOTINGS ARE TO BE 12" LARGER THAN THE CHIMNEY FOOTPRINT BY 12" THICK.
- 5) FOUNDATION WALLS BACKFILLED WITH DIRT WHICH SUPPORT STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS:
 - A) FOR EARTH FILL UP TO A MAXIMUM HEIGHT OF 4': USE 8" CMU OR 8" BRICK WITH BITUTHENE MEMBRANE WATERPROOFING ON EXTERIOR. FOOTINGS ARE TO BE 8" X 16" OR 8" X 24" AS NOTED ON THE PLAN.
 - B) FOR EARTH FILL 4' TO A MAXIMUM HEIGHT OF 9': USE 8" X 24" FOOTING WITH #4 AT 16" DOWELS HOOKED IN FOOTING AND PROJECTING 18" ABOVE FOOTINGS. USE 12" CMU WALLS WITH #4 AT 16" VERTICAL BARS LOCATED 4" FROM NON-DIRT FILL FACE, LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN CMU JOINTS. INSTALL 1-#3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS; I.E., #3 CORNER BARS AT 16" O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE 5 OR M MORTAR OR FILL WITH 2,500 PSI CONCRETE. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUAL.
 - C) IN LIEU OF THE PRECEDING DESIGN, BASEMENT WALLS MAY BE CONSTRUCTED IN ACCORDANCE WITH R404.1 OF THE CODE. HOWEVER, 24" X 24" #3 CORNER BARS SHALL BE INSTALLED AT 16" O/C VERTICALLY REGARDLESS OF THE WALL HEIGHT. ERECT ALL FRAMING BEFORE BACKFILLING.
- 7) FOR RETAINING WALLS WITHOUT FRAMING SEE SPECIAL DESIGNS ON DRAWINGS.

FRAMING CONSTRUCTION - OTHER THAN ROOF:

- 1) SEE TABLE R602.3(1) OF THE CODE FOR A FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.
- 2) WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACTY 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) CRAWL GIRDERS AND BAND WITH 4" CURTAIN WALL AND PIER CONSTRUCTION SHALL BE 2-2 X 10 SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE. MAXIMUM CLEAR SPANS ARE TO BE 4'-8" (6'-0" O/C SPACING OF PIERS). TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, USE THE FOLLOWING PROCEDURE:
 - A) NAILING
 - i) 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 TOENAIL 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 3-16D NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3" APART AND NAILED WITH 3-16D NAILS AT EACH JOIST END.
 - iii) NAIL MULTIPLE MEMBER BUILT-UP GIRDERS WITH TWO ROWS OF 1-6D NAIL STAGGERED AT 32" O/C, 2" DOWN FROM THE TOP AND 2" UP FROM THE BOTTOM WITH 3-16D NAILS AT EACH END OF EACH PIECE IN THE JOIST THROUGH THE MEMBERS MAKING UP THE MULTIPLE 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.
 - B) AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 6' O/C FOR A MINIMUM OF SIX JOIST SPACINGS BEYOND ANY 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 HANGERS UNDER ANY HARDWOOD FLOORS THAT PASS OVER A STEEL BEAM SUPPORTING FLOOR JOISTS. THIS CONDITION OFTEN EXISTS OVER BASEMENT AREAS.
- 4) ALL OTHER LUMBER MAY BE SPRUCE #2 UNLESS NOTED OTHERWISE.
- 5) "LAM" BEAMS MUST HAVE 3-2X4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
- 6) MASONRY LINTELS:
 - A) FOR SPANS UP TO 6': USE 3 1/2" X 3 1/2" X 1/4" STEEL ANGLES.
 - B) FOR SPANS FROM 6' TO 10': USE 5" X 3 1/2" X 5/16" STEEL ANGLES.
 - C) FOR SPANS FROM 9' TO 18': USE A PAIR OF 9-GAUGE WIRES IN EACH OF THE FIRST 3 COURSES OF BRICK ON A 5" X 3 1/2" X 5/16" STEEL ANGLE. LAP ALL 9-GAUGE WIRE SPLICES A MINIMUM OF 12" AND EXTEND WIRES A MINIMUM OF 12" INTO JAMBS. TEMPORARILY SUPPORT THE STEEL ANGLES BEFORE LAYING MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS FOLLOWING THE INSTALLATION OF MASONRY.
 - D) 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 THE MASONRY.
- 8) 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.
- 9) 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.

MATERIALS SPECIFICATIONS:

CONCRETE GENERAL NOTES:

- 1) EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 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 ACI 318 AND ASTM C94 REQUIREMENTS. PUMPING OF CONCRETE WILL BE PERMITTED ONLY WITH THE ENGINEER OF RECORD'S APPROVAL OF PROPOSED CONCRETE MIX AND METHOD 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 CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
- 3) CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL 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.
- 4) CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50°F AND NOT ABOVE 90°F. THE METHODS AND RECOMMENDED PRACTICES 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.
 - C) WATERPROOF PAPER CONFORMING TO ASTM C171
 - D) APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.
- 6) 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.
- 7) 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 A185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE." THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
 - A) EXPOSED TO EARTH 3"
 - B) EXPOSED TO WEATHER 1 1/2"
 - C) SLABS NOT EXPOSED TO WEATHER 3/4"
 - D) BEAMS AND COLUMNS 1 1/2"

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-1 UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS. GRADE N-1 OR S-1 UNITS SHALL BE PROVIDED FOR OTHER LOAD-BEARING WALLS OR PARTITIONS.
- 3) CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES, GRADE N-1 OR S-1 EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE N-1.
- 4) 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.
- 5) REINFORCING STEEL: ASTM A615 GRADE 60 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 THE BAR SHALL NOT EXCEED ± 1/2".
- 6) MORTAR PROTRUSION SHALL BE LESS THAN 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING.
- 7) HORIZONTAL JOINT REINFORCEMENT: ASTM A82 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (ASTM A153). IT SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES 0.1875" IN DIAMETER WITH WELD-CONNECTED CROSS WIRES 0.1483" IN DIAMETER AT A MINIMUM OF 16" O/C. JOINT REINFORCEMENT IS 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".
- 8) 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. DAMAGED UNITS ARE TO BE CUT OUT AND NEW UNITS SET IN PLACE.
- 9) 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 PSI AND SLUMP RANGE OR 8" TO 11". 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 FOOT 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.
- 10) WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS OR TRUSSES, 2 X 4 LADDERS AT 16" O/C MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH SIMPSON "Z" CLIP OR SIMILAR DEVICE.
- 11) ALL WOOD I-JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS PLUS DETAILS SHOWN 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.
- 12) ALL STEEL COLUMNS WHERE STEEL COLUMNS BEAR ON CONCRETE OR MASONRY, UNLESS OTHERWISE NOTED, A 5/8" X 6 1/2" X 6 1/2" OR 5/8" X 3 1/2" X 8" BASE PLATE SHALL BE USED TO SPREAD THE COLUMN LOAD ACROSS THE BEARING SURFACE. BASE PLATES SHALL BE BOLTED WITH AT LEAST TWO 1/2" DIAMETER ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE OR MASONRY.
- 13) UNLESS NOTED OTHERWISE ON PLANS, ALL EXTERIOR FACING WALL STUDS TALLER THAN 10' SHALL BE CONSTRUCTED AS FOLLOWS:
 - A) WALLS 10' TO 12' HIGH: BALLOON FRAME 2 X 4 STUDS AT 12" O/C WITH 1/2" OSB SHEATHING AND 3 KING STUDS ON EACH SIDE OF EACH OPENING NAILED SECURELY TO THE HEADER.
 - B) 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 2-1 3/4" X 5 1/4" LVL 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.
 - C) 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.
 - D) TWO-STORY HIGH FOYER WALLS LESS THAN 9' WIDE: EXTEND 3 1/2" X 9 1/4" 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 FIRST FLOOR TOP PLATE.

- 14) UNLESS 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.
- 15) LOWER STORY WALLS FOR BUILDINGS OVER TWO STORIES, BUT NOT MORE THAN THREE STORIES"
 - A) LOAD BEARING 2 X 4 @ 12" O/C
 - B) NON LOAD BEARING 2 X 4 @ 12" O/C
 - C) EXTERIOR WALLS
 - i) USE 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.
- 16) HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS:
 - A) INTERIOR AND EXTERIOR
 - i) SPANS UP TO 2'-6" 2-2 X 6'S
 - ii) SPANS 2'-6" TO 3'-6" 2-2 X 8'S
 - iii) SPANS 3'-6" TO 6'-6" 2-2 X 10'S
 - iv) SPANS 6'-6" OR MORE SEE PLAN
 - B) HEADERS WIDER THAN 5' SHALL HAVE A MINIMUM OF THREE KING STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.
- 17) 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 6' 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.
- 18) AT ALL EXTERIOR DIAGONAL WALL PANELS, EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 5-16D NAILS OR TIED TOGETHER WITH METAL STRIPPING NAILED AT FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2-16D NAILS INTO EACH PANEL AT EACH STRAP. THIS WILL AVOID VERTICAL CRACKING IN PANEL JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.
- 19) AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF 2-16D NAILS. THIS WILL AVOID CRACKING BETWEEN WALLS 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 CEILING-WALL CRACKING.
- 21) ROOF TRUSSES CLOSE TO SIDE WALLS FRAMING AND USE 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 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.
- 23) 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 1 5/8" 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 1/2" X 24", 18-GAUGE METAL STRAP, OR A SIMILAR CONNECTOR.
- 24) ITEM UNCHANGED, BUT MOVED FROM UNDER #14 ON OLD PAGE 2:

- NOTE: ALL POINT LOADS 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 CONSTRUCTION TO THE FOUNDATION.
- 25) NOTE TO APPLY TO ALL HARD COAT STUCCO EXTERIOR FINISHES:
 - A) JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS:
 - i) HORIZONTALLY AT EACH FLOOR LINE.
 - ii) NO AREAS LARGER THAN 144 S.F. SURFACE EXPOSED.
 - iii) NO DIMENSION LONGER THAN 18'.
 - iv) NO DIMENSION LONGER THAN 2 1/2 TIMES THE SHORTEST DIMENSION.
 - v) DRIP SCREED REQUIRED AT THE BOTTOM OF ALL WALLS 2" ABOVE PAVED AREAS AND 4" ABOVE GRADE.
 - c) SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION.
 - D) 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:

1. THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINUOUSLY SHEATHED 7/16" OSB SHEATHING, FASTENED AT 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG THE INTERIOR TO MEET OR EXCEED THE INTENT OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE. WHERE WALL LINES REQUIRE FURTHER REINFORCEMENT, ADDITIONAL BRACING METHODS, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS AND ARE NOTED ON THE PLAN SET.

ROOF CONSTRUCTION:

- 1) ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURERS' REQUIREMENTS. TIE-DOWN CONNECTIONS TO RESIST UPLIFT 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 CODES FASTENER SCHEDULE, UNLESS NOTED OTHERWISE ON THE PLAN, ROOF MEMBERS SHALL BE TIED DOWN WITH ADDITIONAL 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.
 - C) RAFTERS SHALL BE 2 X 6 AT 16" O/C SPRUCE-PINE-FUR #2 FOR SHINGLES EXCEPT AS NOTED. THEY ARE TO BE CUT INTO HIPs, RIDGES, ETC., UNLESS NOTED OTHERWISE. TILE, SLATE AND OTHER HEAVY ROOF COVERINGS SHALL USE 2 X 8 AT 16" O/C SPRUCE-PINE-FUR #2 RAFTERS UNLESS NOTED OTHERWISE.
- 3) 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.
- 5) A MINIMUM OF THREE COLLAR TIES SHALL BE USED AT ALL RIDGES EVEN IF TWO TIES MUST BE PUT ON ONE SET OF RAFTERS.
- 6) ALL HIPs AND RIDGES ARE A SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE.
- 7) ALL HOGS ON CEILING JOISTS OR RAFTERS ARE 12' LONG AND 2 X 6'S UNLESS NOTED OTHERWISE. RAFTERS MAY BE SPLICED OVER HOGS. SPLICE RAFTER HOGS ONLY AT A ROOF BRACE.
- 8) 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 ROOF AND SHALL FOLLOW THE EXTERIOR WALL STUD SCHEDULE.
- 9) CEILING JOISTS WHEN ERECTED PARALLEL TO RAFTERS MUST BE SISTERED TO RAFTERS AND NAILED WITH 3-16D 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 1 X 6 RAFTER TIES SPACED NO MORE THAN 4' ON CENTER.
- 10) ALL ROOF BRACES ARE 2-2 X 4 NAILED WITH 1-6 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.
- 11) MAXIMUM SPACING OF ROOF BRACES IS TO BE AS FOLLOWS:
 - i) FOR 2 X 6 HOG 6'-0" O/C
 - ii) FOR 2 X 8 HOG 7'-6" O/C

LUMBER GENERAL NOTES:

- 1) ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTENT:

MATERIAL	FB (PSI)	FT (PSI)	FC (PSI)(PERP.)	E (PSI)
# 2 SPRUCE PINE FUR	875	450	425	1,400,000
SOUTHERN YELLOW PINE	1,150	600	480	1,600,000

- 2) ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	FB (PSI)	FC (PSI)(PARALLEL)	FC (PSI)(PERP.)	E (PSI)
GIRDERS & BEAMS (LVL)PSL	2,600	2,310	650	1,900,000
COLUMNS (LSL) & RIMBOARDS	1,700	1,400	400	1,300,000

- 3) ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	FB (PSI)	FC (PSI)(PARALLEL)	FC (PSI)(PERP.)	E (PSI)
GIRDERS & BEAMS	2,400	1,700	740	1,700,000
COLUMNS	1,600	1,550	560	1,500,000

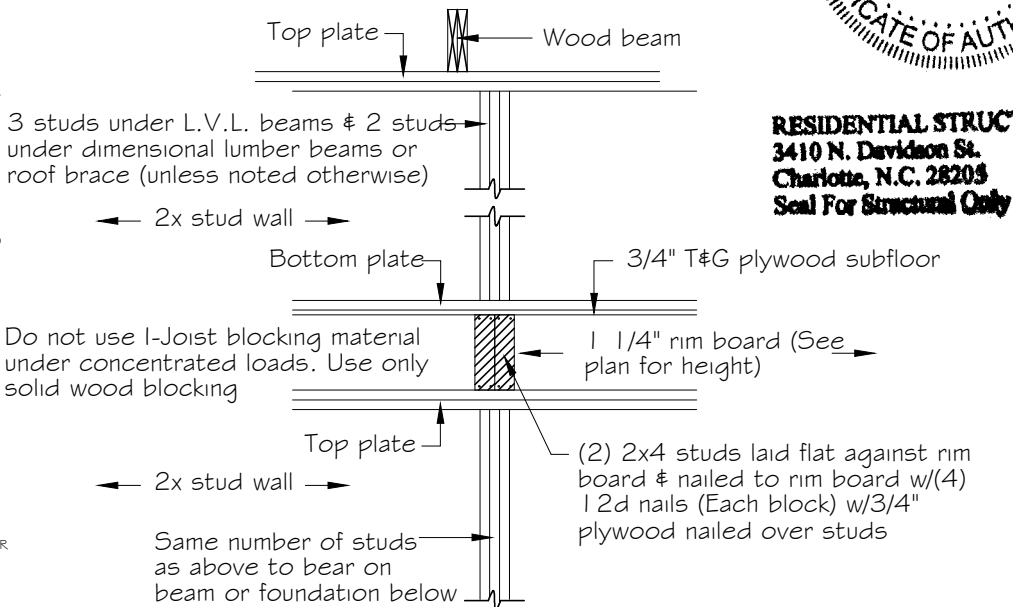
- 4) OPEN WEB FLOOR TRUSSES:

APPLICATION	FB
TOP & BOTTOM CHORDS	2,500
COLUMNS (LSL) & RIMBOARDS	950
	1.9E M5R LUMBER
	1.4E LUMBER

- 5) WHERE THREE OR FOUR-PLY "LAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES), FASTEN ALONG TOGETHER WITH TWO ROWS OF 1/2" DIAMETER BOLTS AT 16" O/C. THE BOLTS SHALL BE LOCATED A MINIMUM OF 2 1/2" AND 1 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 1-6D NAILS AT 12" O/C.

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



Number of studs / blocking transfer

load detail at engineered floor system

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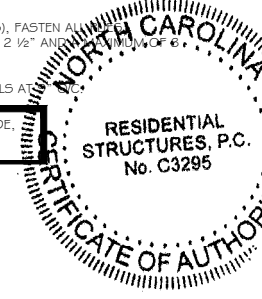
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Michael

DATE:

8.19.25

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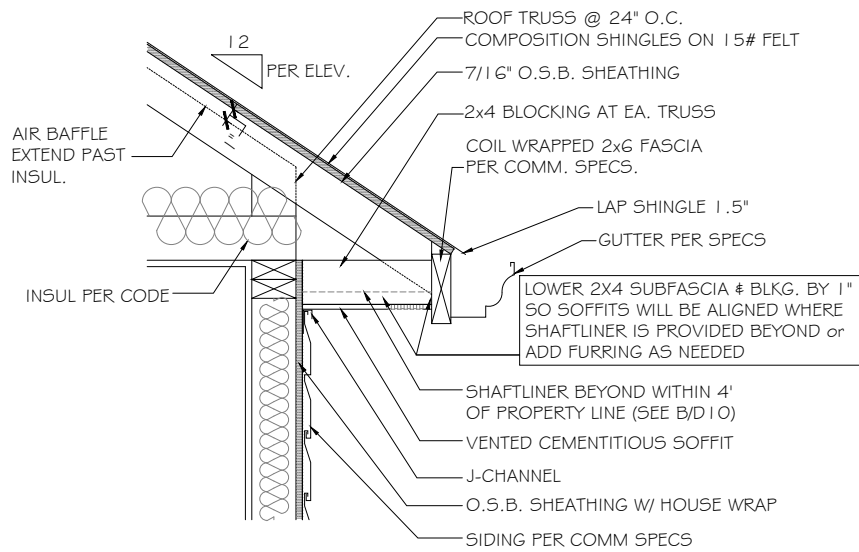
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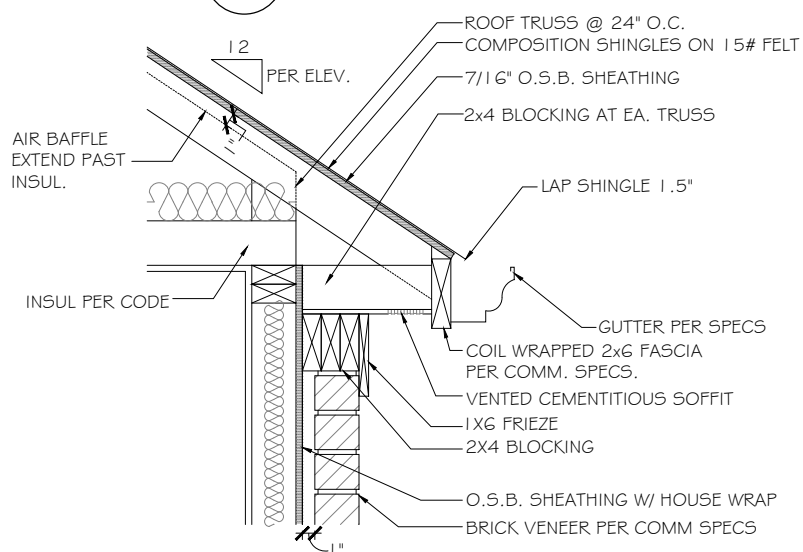
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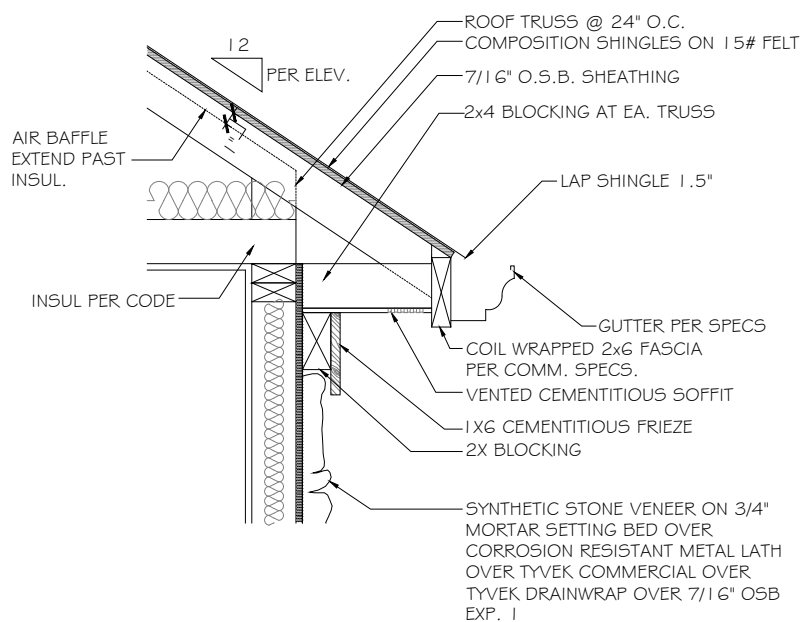
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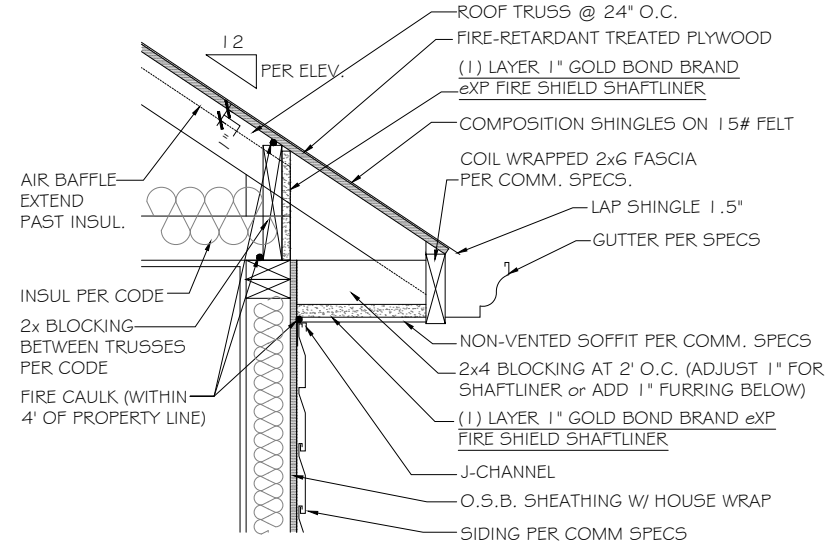
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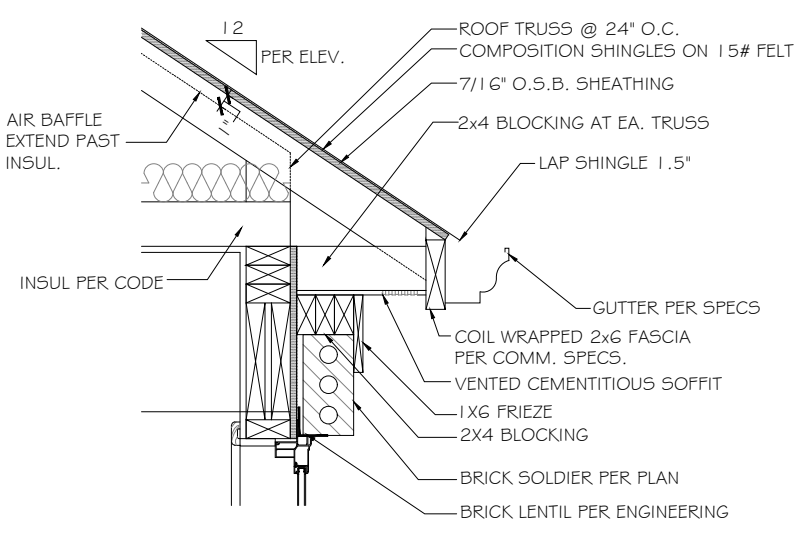
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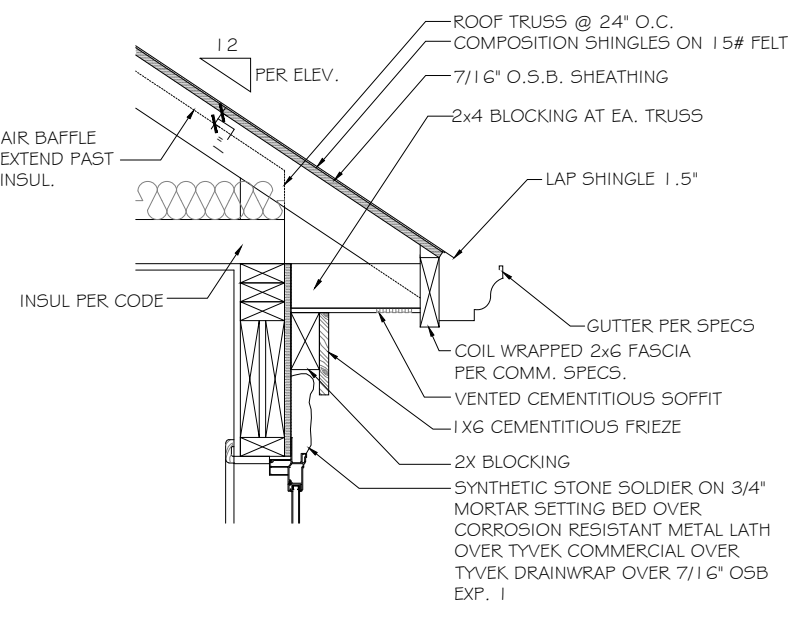
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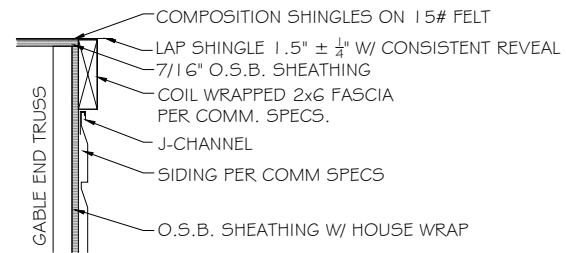
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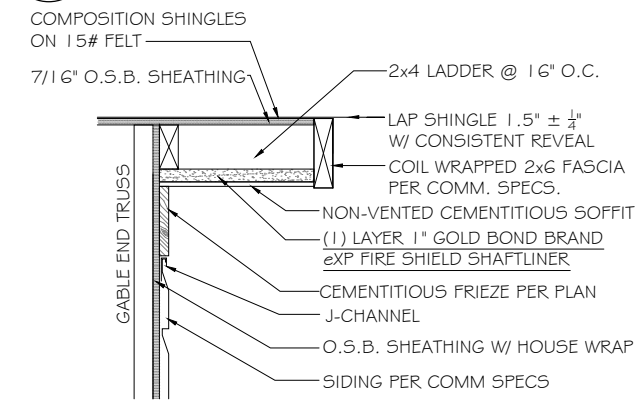
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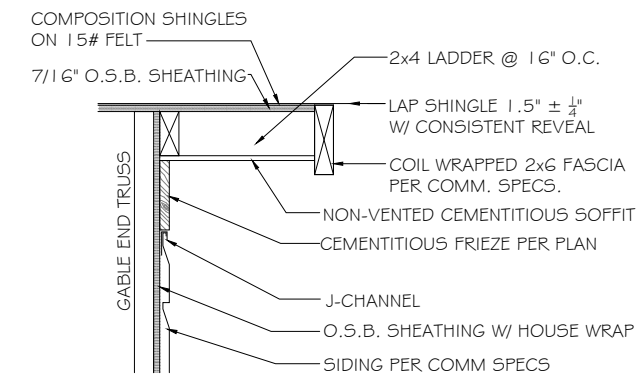
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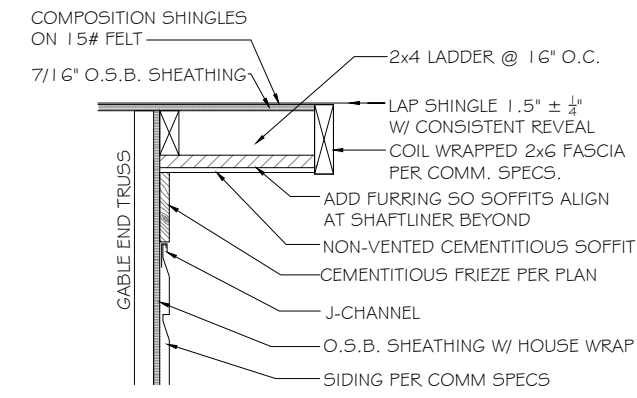
C FLUSH RAKE DETAIL
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F RAKE OVERHANG DETAIL
SCALE: NOT TO SCALE 1 HR. UNDERSIDE PROTECTION WITHIN 4' OF THE PROPERTY LINE



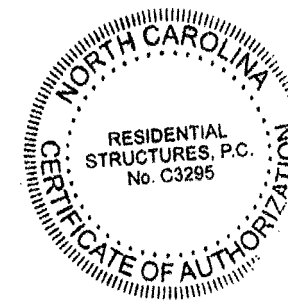
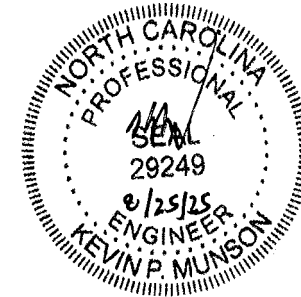
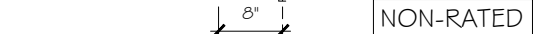
J RAKE OVERHANG DETAIL
SCALE: NOT TO SCALE NON-RATED



K RAKE OVERHANG DETAIL
SCALE: NOT TO SCALE NON-RATED



SCALE: 3/8" = 1'-0"



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Michael

DATE: 8.19.25

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REVIEWED BY: *Chuck*

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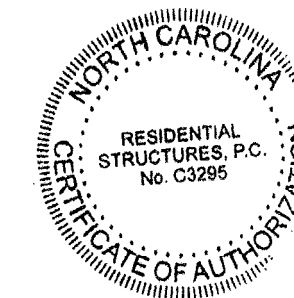
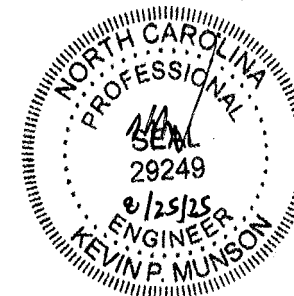
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8 BOX COLUMN DETAIL

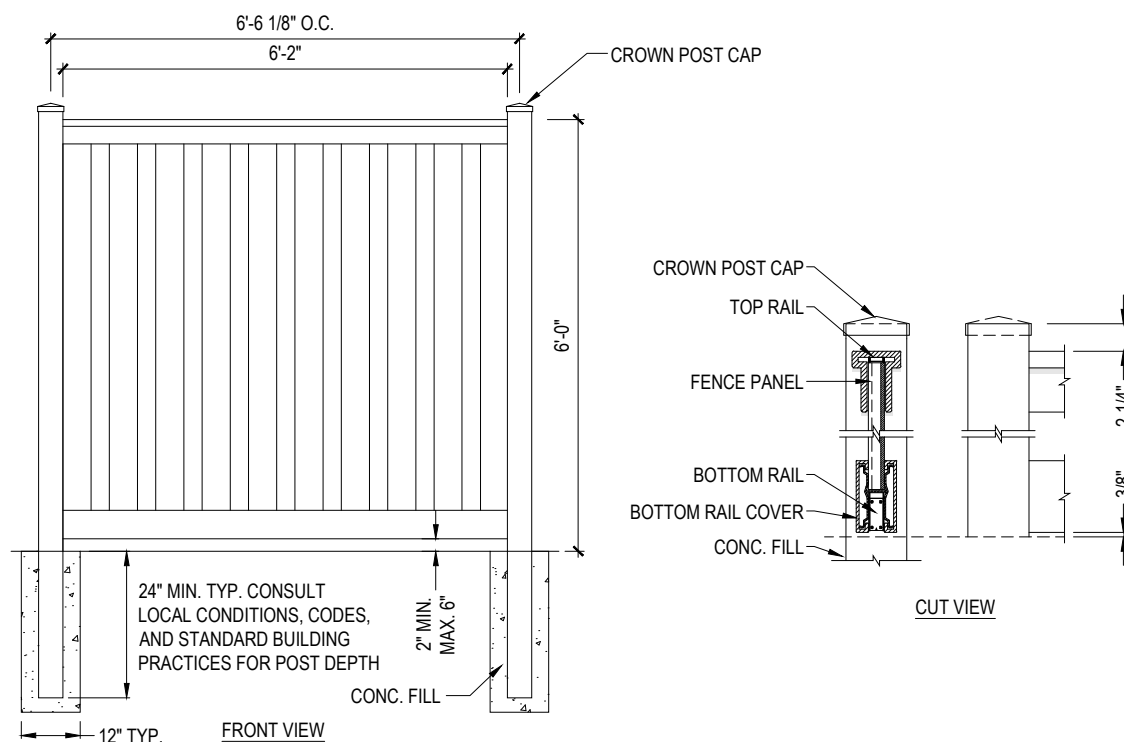
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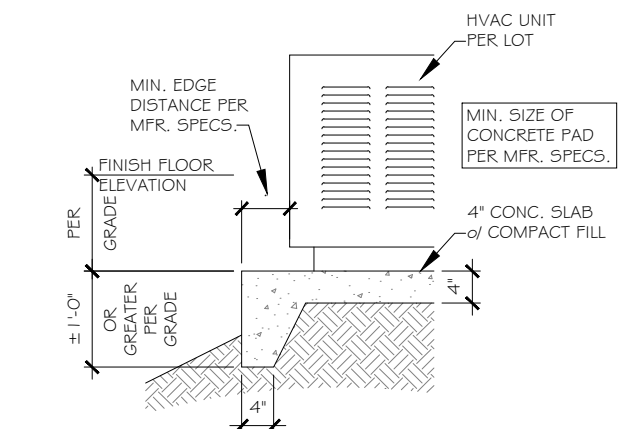
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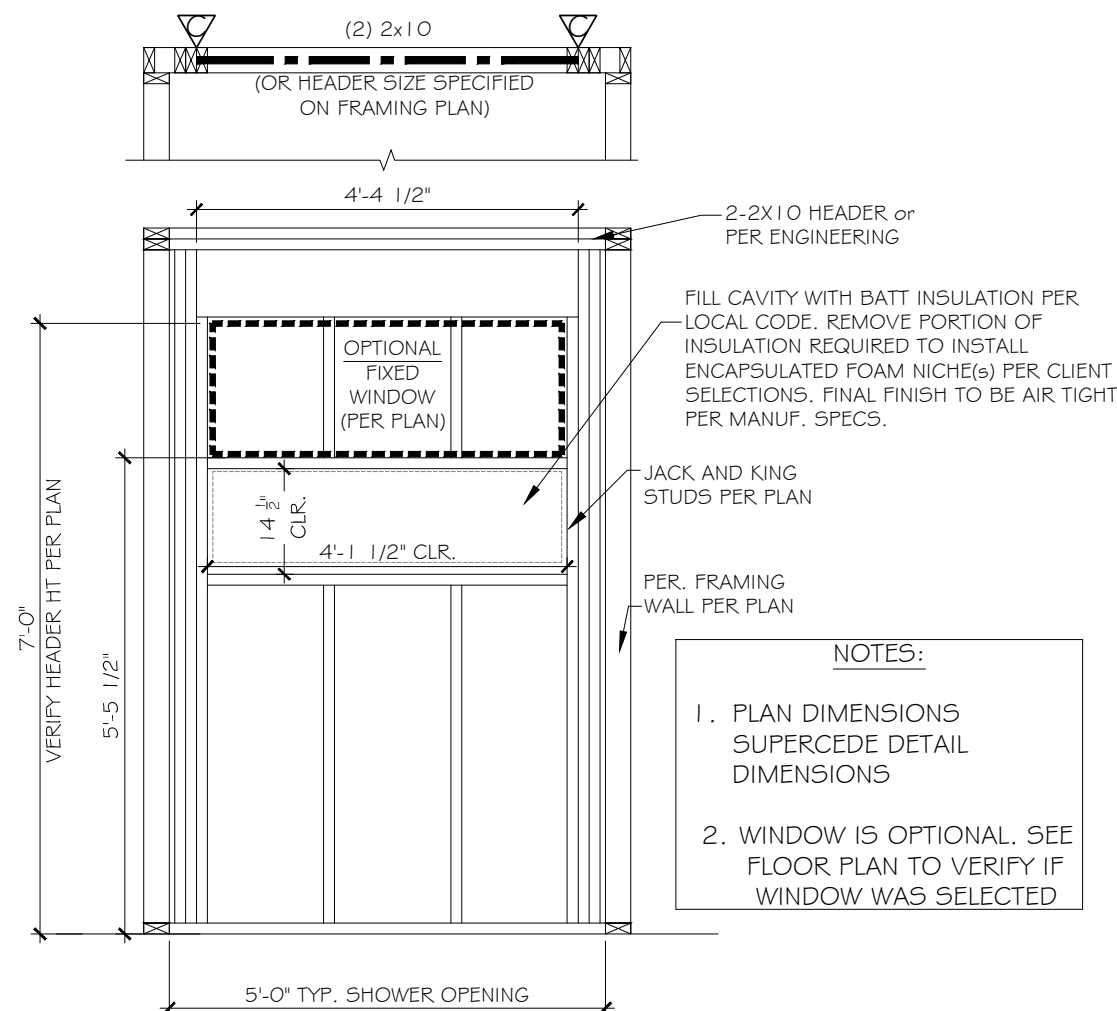
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A TYP. PRIVACY FENCE DETAIL
NOT TO SCALE



B HVAC CONCRETE PAD DETAIL
NOT TO SCALE STEEP GRADE CONDITION



C TILE WALL NICHE DETAIL
SCALE: 3/8" = 1'-0"

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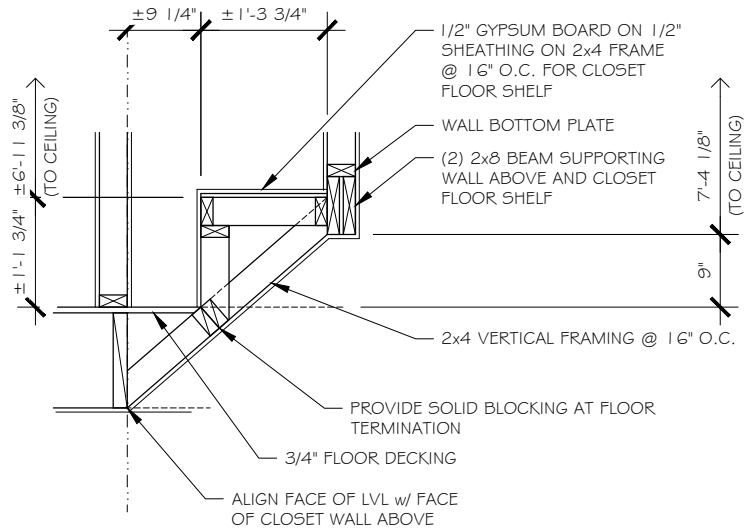
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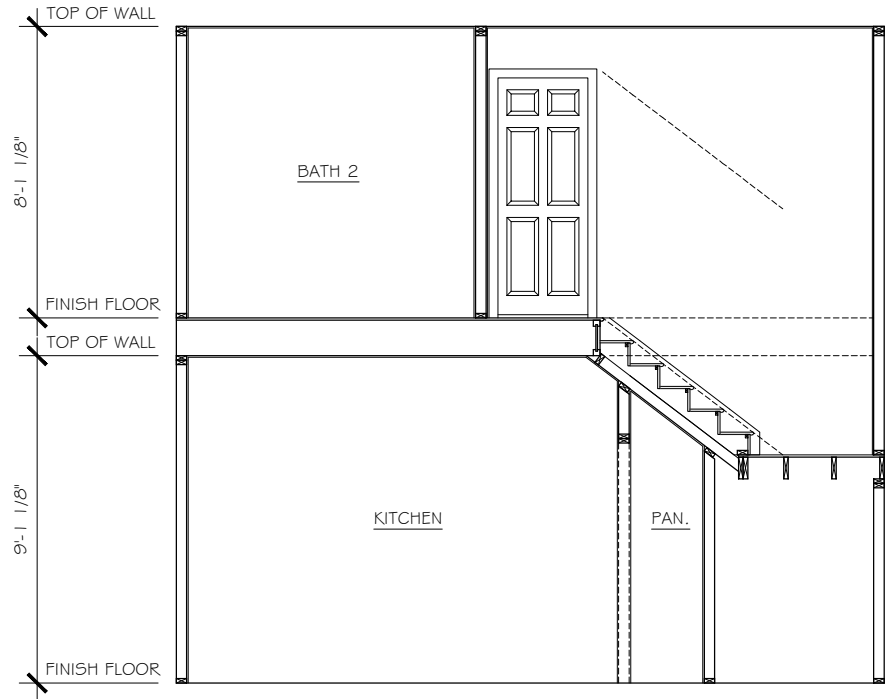
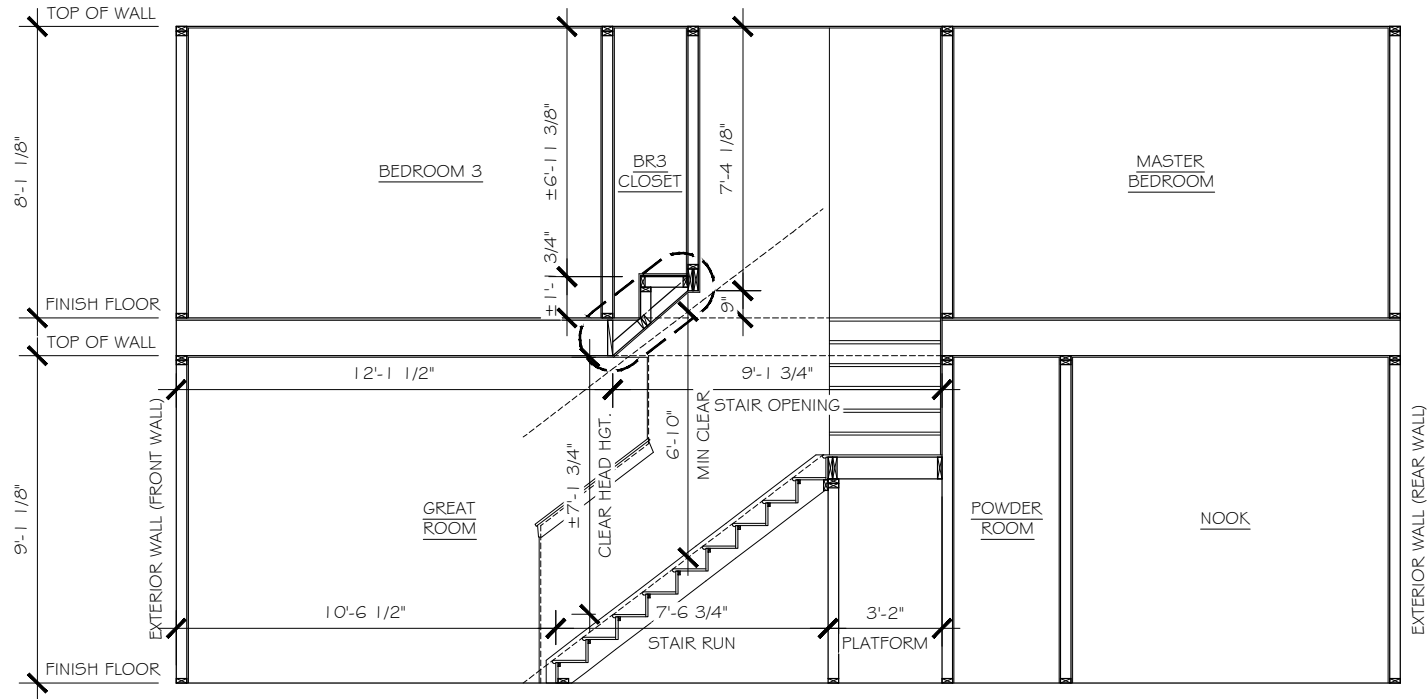
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CLOSET FLOOR SHELF DETAIL



STAIR SECTIONS

TWO-STORY UNITS

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DATE:

8.19.25

SCALE:

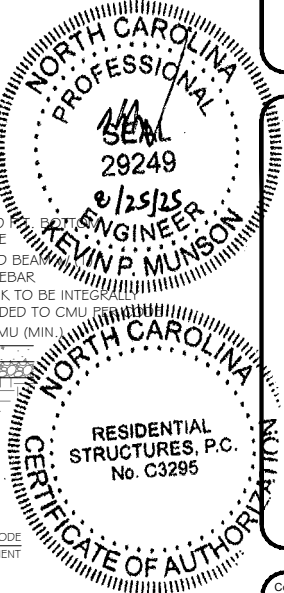
AS SHOWN

REVIEWED BY:

Chuck

SHEET:

D13



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

