

TrueHomes

IT'S ALL ABOUT U

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

HEADER SCHEDULE	
ALL INTERIOR BEARING AND EXTERIOR WALLS	
1. SPANS UP TO 3'-6" -- (2) 2x8's	
2. 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.O.		
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING
3/0	3'-2 1/2"			
2/8	2'-10 1/2"	82-1/2"	82-1/2"	98-1/2"
5/0	5'-3 5/8"			
5/4	5'-7 5/8"			
6/0	6'-3 5/8"			
SLIDING PATIO DOORS				
5/0	60-1/8"	80-1/2"	80-1/2"	96-1/2"
6/0	72-1/8"			

INTERIOR HINGED DOOR SCHEDULE				
DOOR WIDTH		DOOR HEIGHT R.O.		
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING
1/4	1'-6"			
1/6	1'-8"			
1/8	1'-10"			
2/0	2'-2"			
2/4	2'-6"			
2/6	2'-8"			
2/8	2'-10"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"
2/10	3'-0"			
3/0	3'-2"			
4/0	4'-2"			
5/0	5'-2"			
6/0	6'-2"			

◊ EXTERIOR DOOR ○ INTERIOR DOOR

INTERIOR PASS THRU SCHEDULE		
FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. + 2"	82-1/2"
9'-1 1/8"	PLAN I.D. + 2"	94-1/2"
10'-1 1/8"	PLAN I.D. + 2"	98-1/2"
ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING		
INTERIOR DOORWAY OPENINGS: DO = DRYWALL OPENING CO = CASIED OPENING AO = ARCHED OPENING		

- ### 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 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.
 - DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT ARCHITECTURAL SERVICES DEPARTMENT FOR FURTHER CLARIFICATION.
 - ALL DIMENSIONS ARE FROM WALL FRAMING (FACE OF STUD), NO FINISHED DIMENSIONS ARE GIVEN U.N.O.
 - PROVIDE 2 STUDS BETWEEN ALL WINDOWS.(TYP)
 - ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.
 - ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. (U.N.O.). INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)
 - ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.
 - ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
 - REFER TO QUALITY STANDARDS AND/OR MANUFACTURER SPECS FOR WINDOW ROUGH OPENING SIZES. SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS (U.N.O.).
 - PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C.
 - PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
 - WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.).
 - ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER CODE. ALL JOINTS TO BE TAPED & MUDDED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6
 - SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL.
 - HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS.
 - 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 MANUFACTURER SPECS.
 - STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND P.O'S.
 - PROVIDE 1 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEET GN FOR ADDITIONAL NOTES PER LOCAL CODES.
 - FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE.
 - ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT.
 - SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").
 - SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS
 - ALL PLANS ARE GENERATED WITH THE AID OF A COMPUTER AIDED DRAFTING SYSTEM.
 - 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.
 - 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 APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF THE DETAIL. SUCH DETAILS SHALL APPLY WITHER OR NOT THEY ARE REFERENCED AT EACH LOCATION.
 - ALL CONSTRUCTION SPECIFICATION NOT COVERED ON THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
 - 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 OTHERWISE NOTED.
 - PLANS ARE GENERATED FROM A COMMON GRAPHIC DATABASE WITH MODIFICATIONS AS REQUIRED TO ADAPT PLANS TO LOCAL BUILDING CONDITIONS AND SPECS FOR EACH LOCALITY.
 - TRUE HOMES RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RALEIGH DESIGN CRITERIA

- DESIGN LOADS ARE ALL DEAD LOADS PLUS:
 - SLEEPING ROOMS.....30 PSF
 - ALL OTHER FLOORS.....40 PSF
 - BALCONIES.....40 PSF
 - ATTIC FLOOR LIVE LOADING WITH THE FOLLOWING:
 - AREA ACCESSIBLE BY STAIRS.....40 PSF
 - ROOF SLOPES >3:12.....20 PSF
 - ROOF SLOPES <3:12.....10 PSF
 - ROOF LIVE LOAD.....20 PSF
 - WIND LOAD.....115 MPH
 - SNOW LOAD.....20 PSF
 - SEISMIC ZONE.....B
 - DESIGN IS COMPLIANT WITH 2018 NCRC ENERGY CODE N1102.2 PRESCRIPTIVE FOR CLIMATE ZONE 4A

REVISION LOG

1. DATE:	DRAWN BY:
2. DATE:	DRAWN BY:
3. DATE:	DRAWN BY:
4. DATE:	DRAWN BY:

THE 'RYKER'

NORRIS FARM

LOT # 5

111 NORRIS FARM DRIVE
ANGIER, NC 27501

COMMUNITY SPECS

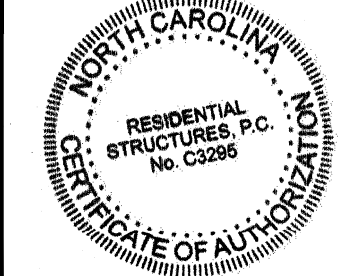
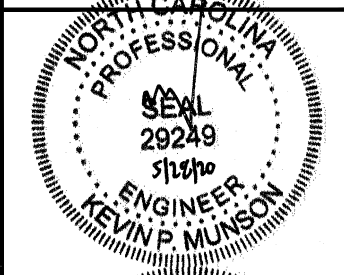
- MONO SLAB FOUNDATION
- VINYL SIDING / VINYL SOFFIT
- 2 CAR GARAGE STANDARD

SQUARE FOOTAGE

FIRST FLOOR	1370 SQ.FT.
TOTAL LIVABLE	1370 SQ.FT.
FRONT PORCH	30 SQ.FT.
2-CAR GARAGE	420 SQ.FT.
REAR PATIO	100 SQ.FT.
OVERALL HT. (FF to Ridge)	20'-4"
PLATE HEIGHT(S)	9'

INTEGRITY

HELP HOTLINES	TABLE OF CONTENTS	
"WHEN IN DOUBT, GIVE US A SHOUT"	CS	COVER SHEET
TRUE BUILDER: (To be filled in by Builder on site)	A2.1	FIRST FLOOR PLAN
NAME: _____	A3.1	FRONT & SIDE ELEVATIONS
NUMBER: _____	A3.2	REAR & SIDE ELEVATIONS
ARCHITECTURAL SERVICES:	E1.1	FIRST FLOOR ELECTRICAL PLAN
• Missing or Conflicting Dimensions	S1	FOUNDATION PLAN
• Plan Legibility	S2.1	ROOF FRAMING PLAN
• Missing Options	GN	GENERAL STRUCTURAL NOTES
Mon-Fri: 8am - 5pm	D1	TYP. FOUNDATION DETAILS
CHARLOTTE MKTS: 704-681-2032	D3	TYP FLASHING DETAIL
ALL OTHER MKTS: 704-993-1861	D4	TYP. PORTAL FRAME DETAIL - PPH
E-mail: CADISSUE@truehomesusa.com	D5	TYP FIREPLACE DETAILS
ESTIMATING:	D5.1	TYP STAIR DETAILS
• Missing Material or Shortage	D5.2	TYP STAIR DETAILS
• Purchase Order Questions	D5.3	TYP STAIR DETAILS
Mon-Fri: 8am - 5pm	D9	TYP CORNICE DETAILS
ALL MKTS: 704-681-4916	D10	TRIM DETAILS



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

ORIGINAL CONTRACT ID#: 30346

NORRIS FARM

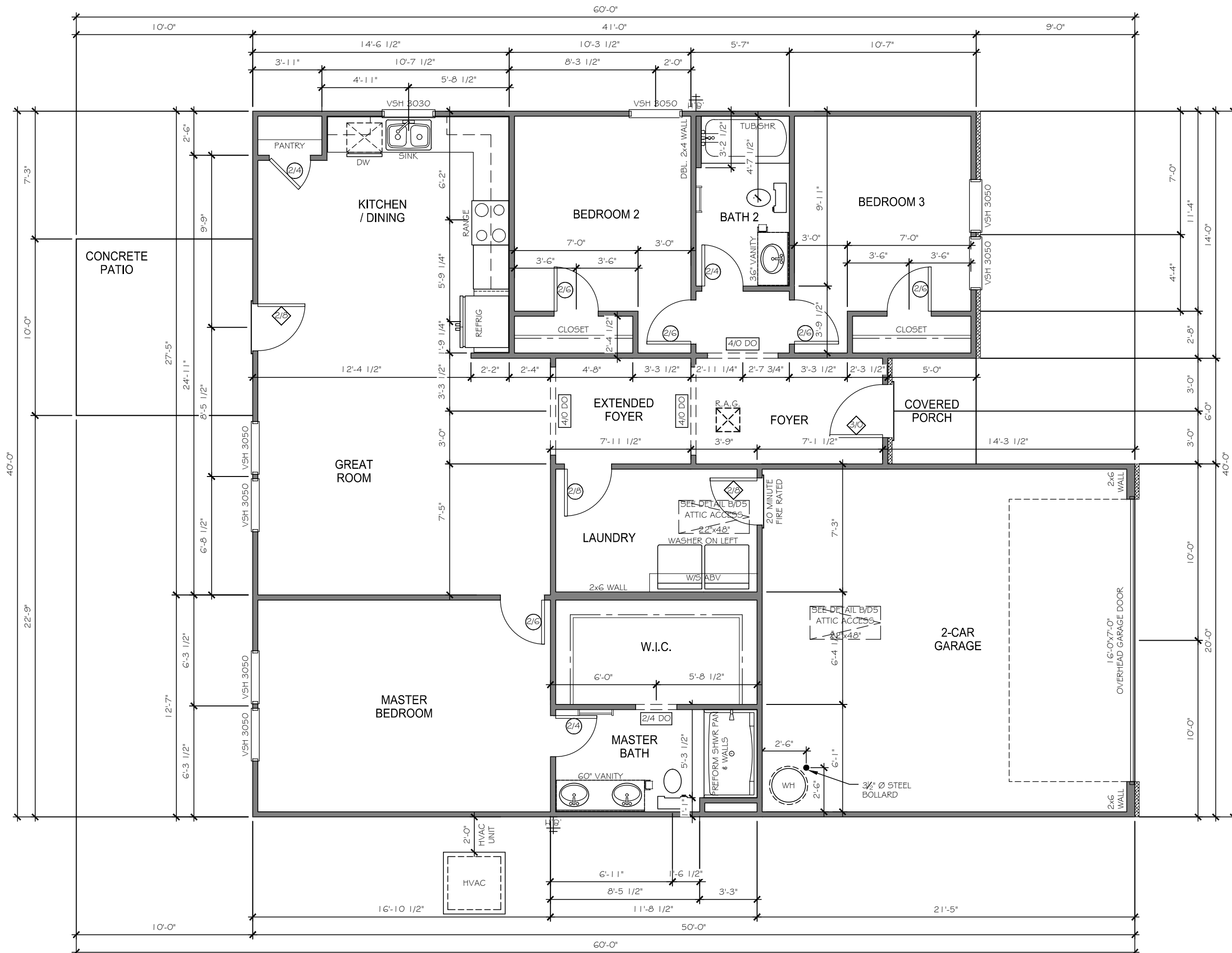
LOT# 5

RYKER
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PREPARED BY:	WALTER
DATE:	5-27-20
SCALE:	NOT TO SCALE
REVIEWED BY:	CHUCK
SHEET:	CS



FIRST FLOOR PLAN

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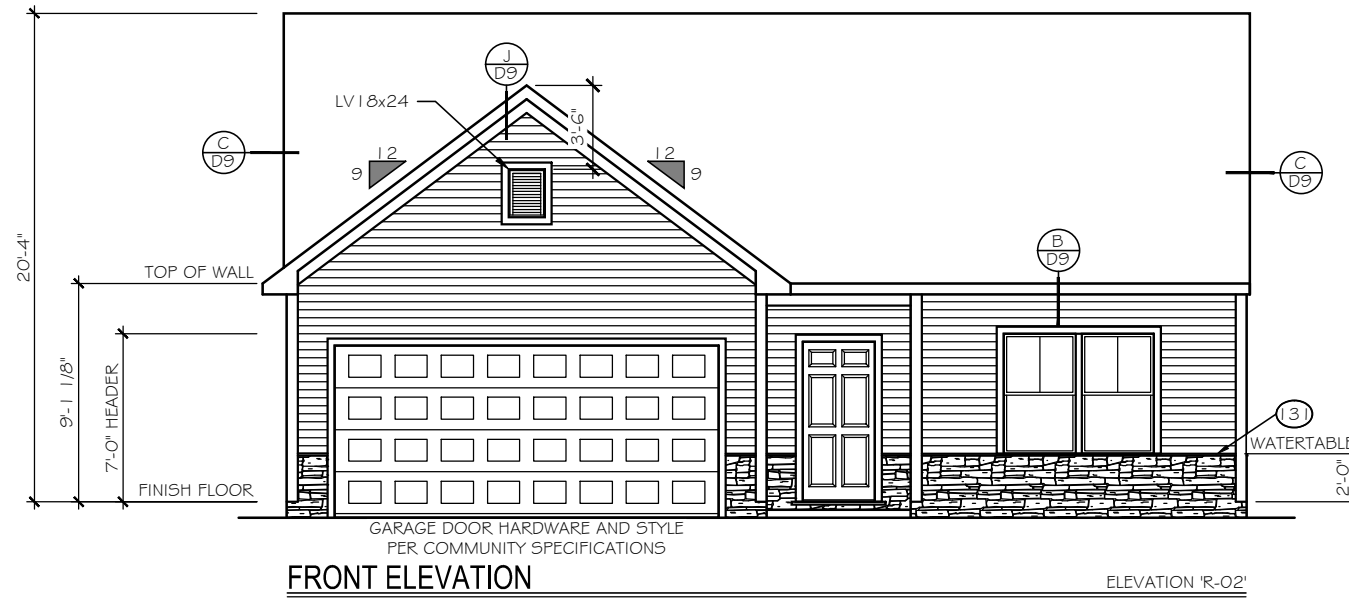
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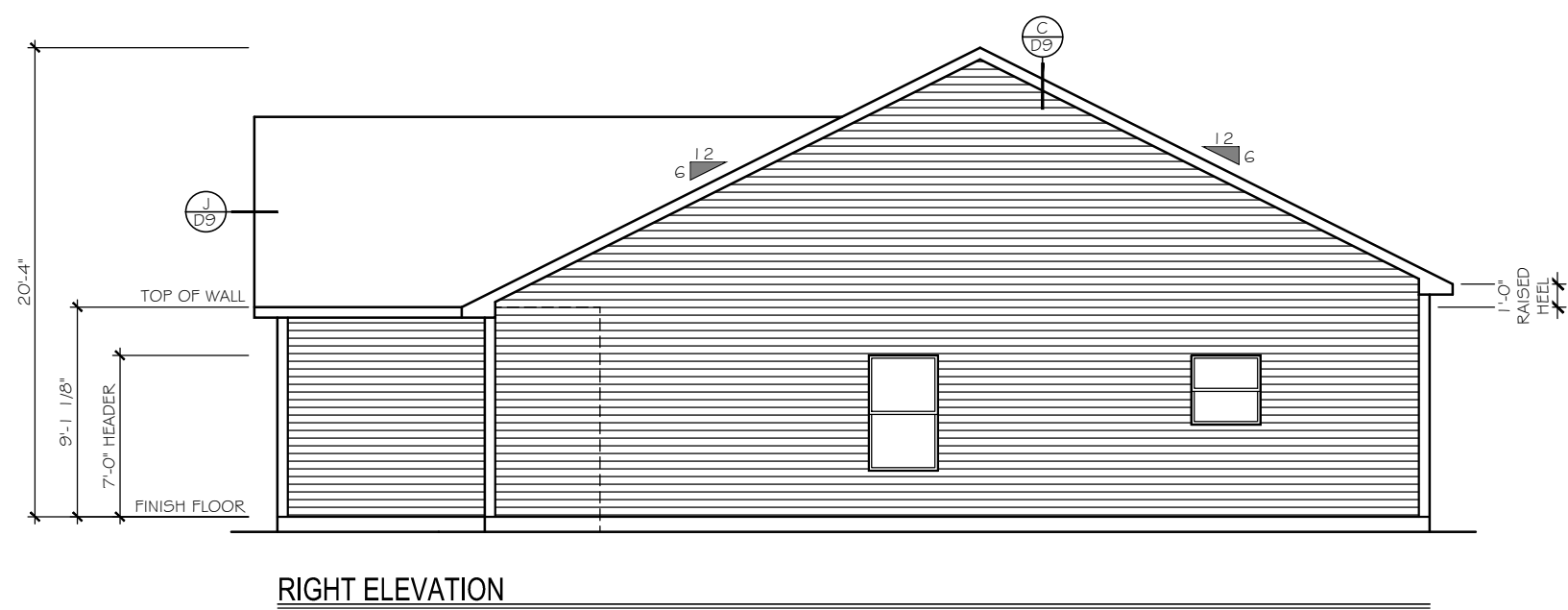
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WALTER
 DATE:
 5-27-20
 SCALE:
 3/16" = 1'-0"
 REVIEWED BY:
CHUCK

SHEET:
A2.1



EXTERIOR MATERIAL LEGEND			
	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

- FOUNDATION REVEAL MAY VARY BASED ON SITE CONDITIONS, FINAL GRADING, & COMMUNITY SPECS.
- ### KEY NOTES
- (15) FLASHING
 - (17) VINYL SHUTTER
 - (20) BRICKMOLD TRIM
 - (21) 1X4 TRIM BOARD
 - (23) 1X6 TRIM BOARD
 - (25) 1X8 TRIM BOARD
 - (28) 1X10 FRIEZE BOARD
 - (31) 1-1/2" THICK STONE CAP
 - (35) ROWLOCK SILL
 - (37) BRICK JACK ARCH
 - (39) SOLDIER COURSE
 - (41) PRECAST KEYSTONE
- 1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED
- SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS



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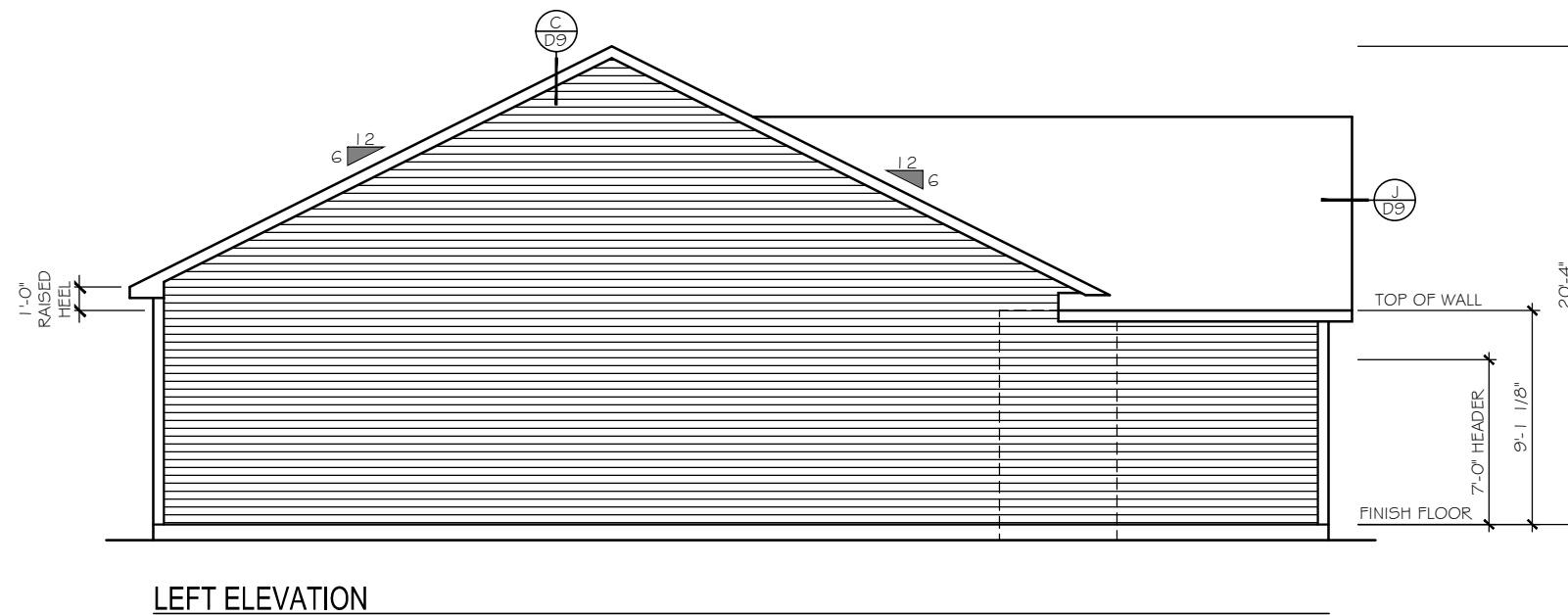
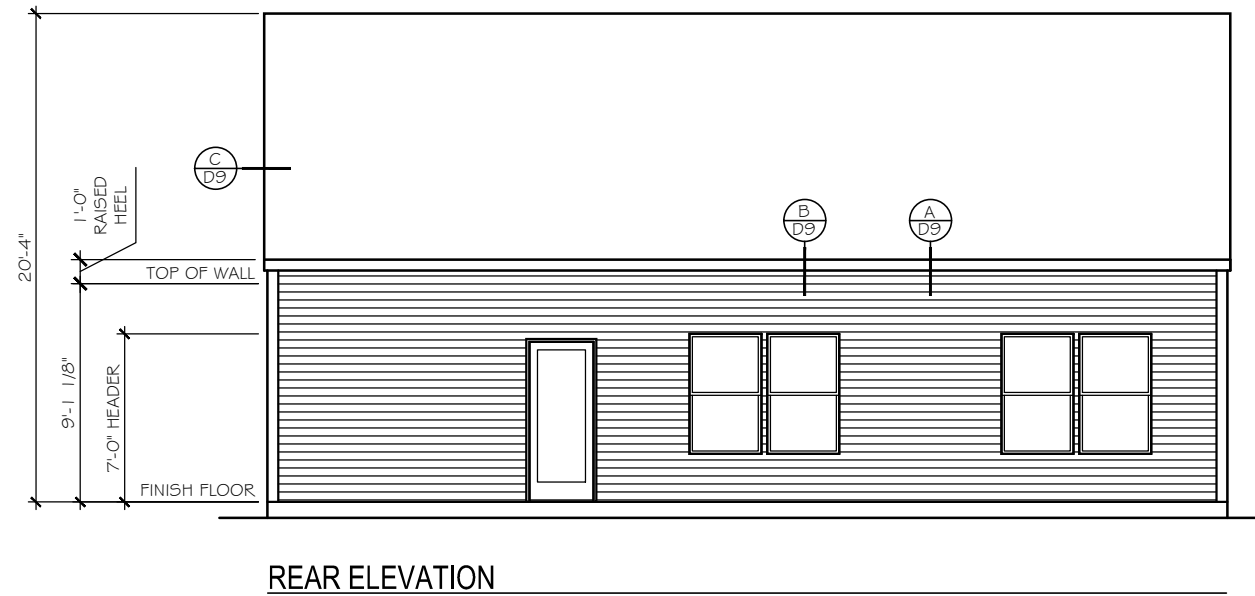
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SCALE:
 1/8" = 1'-0"

REVIEWED BY:
 CHUCK

SHEET:
A3.1



EXTERIOR MATERIAL LEGEND			
	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

FOUNDATION REVEAL MAY VARY BASED ON SITE CONDITIONS, FINAL GRADING, & COMMUNITY SPECS.

- KEY NOTES**
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1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS

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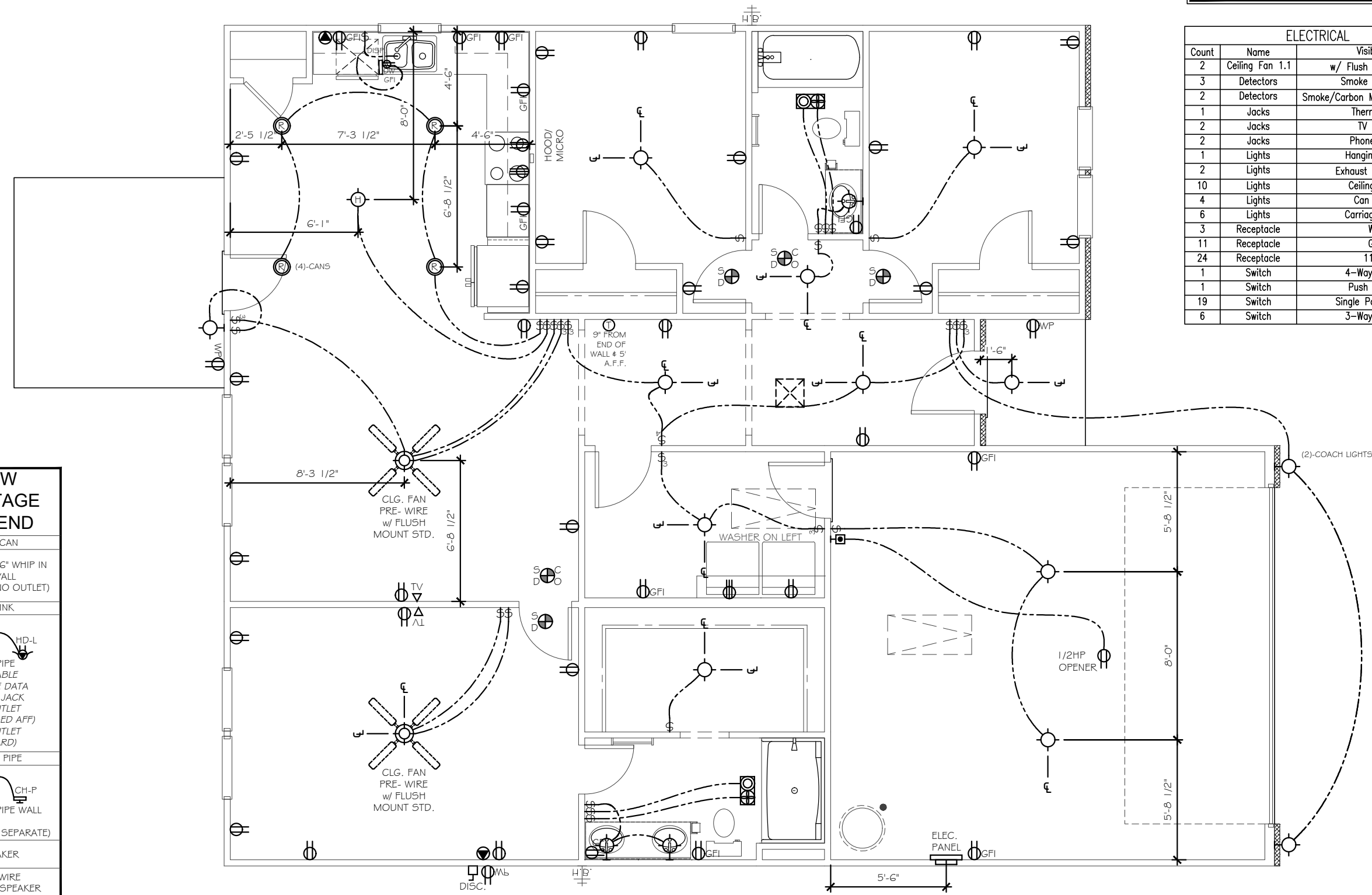
SHEET:
A3.2

ELECTRICAL LEGEND	
*	INDICATES ADDITIONAL OUTLET PER CLIENT
Ⓛ	OUTLET 110V (D=DEDICATED CIRCUIT)
5' AFF	RECESSED OUTLET 110V
Ⓛ	OUTLET 220V (D=DEDICATED CIRCUIT)
Ⓛ WP	OUTLET 110V WATER PROOF
GFI	OUTLET 110V GFI (D=DEDICATED CIRCUIT)
Ⓛ	FLOOR OUTLET 110V
Ⓛ	SWITCHED OUTLET
Ⓛ USB	DUAL USB OUTLET (3.1 AMP)
TV	TV WALL JACK
Ⓛ	PHONE / DATA JACK
Ⓛ	THERMOSTAT
S D C	SMOKE / CO DETECTOR
S D	SMOKE DETECTOR
Ⓛ	SWITCH
Ⓛ 3	3-WAY SWITCH
Ⓛ 4	4-WAY SWITCH
Ⓛ	PUSH BUTTON
Ⓛ	WALL MOUNT LIGHT FIXTURE
Ⓛ	CEILING LIGHT
Ⓛ	HANGING LIGHT
J	JUNCTION BOX / PREWIRE
Ⓛ	RECESSED CAN LIGHT
Ⓛ	VAPOR PROOF CAN LIGHT
Ⓛ	MINI-CAN LIGHT
I	UNDER CABINET LIGHT
Ⓛ	WALL SCONCE (STD 72" AFF UNO)
Ⓛ	FLOOD LIGHT - LOCATION TO BE VERIFIED IN FIELD WITH BUILDER/CLIENT
Ⓛ	PENDANT LIGHT (6'-7" AFF STD)
Ⓛ	EXHAUST FAN
Ⓛ	EXHAUST FAN / LIGHT
Ⓛ	KEYLESS ENTRY
Ⓛ	CEILING FAN PRE-WIRE OR FIXTURE AS NOTED
Ⓛ	ELECTRIC PANEL (METER LOCATION MAY VARY)
Ⓛ	DISCONNECT BOX
Ⓛ	DED. HOT TUB CIRCUIT (50amp, 240v GFI)
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD. SEE QUALITY STANDARDS FOR HEIGHTS	
PLACE GAS METER MAX 15' AWAY FROM ELECTRICAL METER IF APPLICABLE	

LOW VOLTAGE LEGEND	
TEC CAN	
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)
Ⓛ	SPEAKER
Ⓛ FWS	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.	

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.

ELECTRICAL		
Count	Name	Visibility1
2	Ceiling Fan 1.1	w/ Flush Mount Std.
3	Detectors	Smoke Detector
2	Detectors	Smoke/Carbon Monoxide Detector
1	Jacks	Thermostat
2	Jacks	TV Jack
2	Jacks	Phone Jack
1	Lights	Hanging Light
2	Lights	Exhaust Fan/Light
10	Lights	Ceiling Light
4	Lights	Can Light
6	Lights	Carriage Light
3	Receptacle	WP
11	Receptacle	GFI
24	Receptacle	110V
1	Switch	4-Way Switch
1	Switch	Push Button
19	Switch	Single Pole Switch
6	Switch	3-Way Switch



ELEC. NOTICE
 ROOMS WITH WAINSCOT PER SELECTIONS REQUIRE OUTLETS TO BE PLACED 1'-0" FROM CORNER OR CENTERED ON WALL AT STANDARD HEIGHT (U.N.O.).
 EXCLUDES HALLWAYS

FIRST FLOOR ELECTRICAL PLAN

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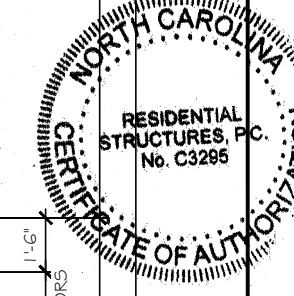
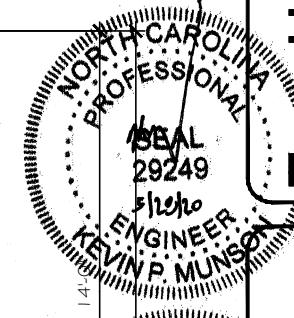
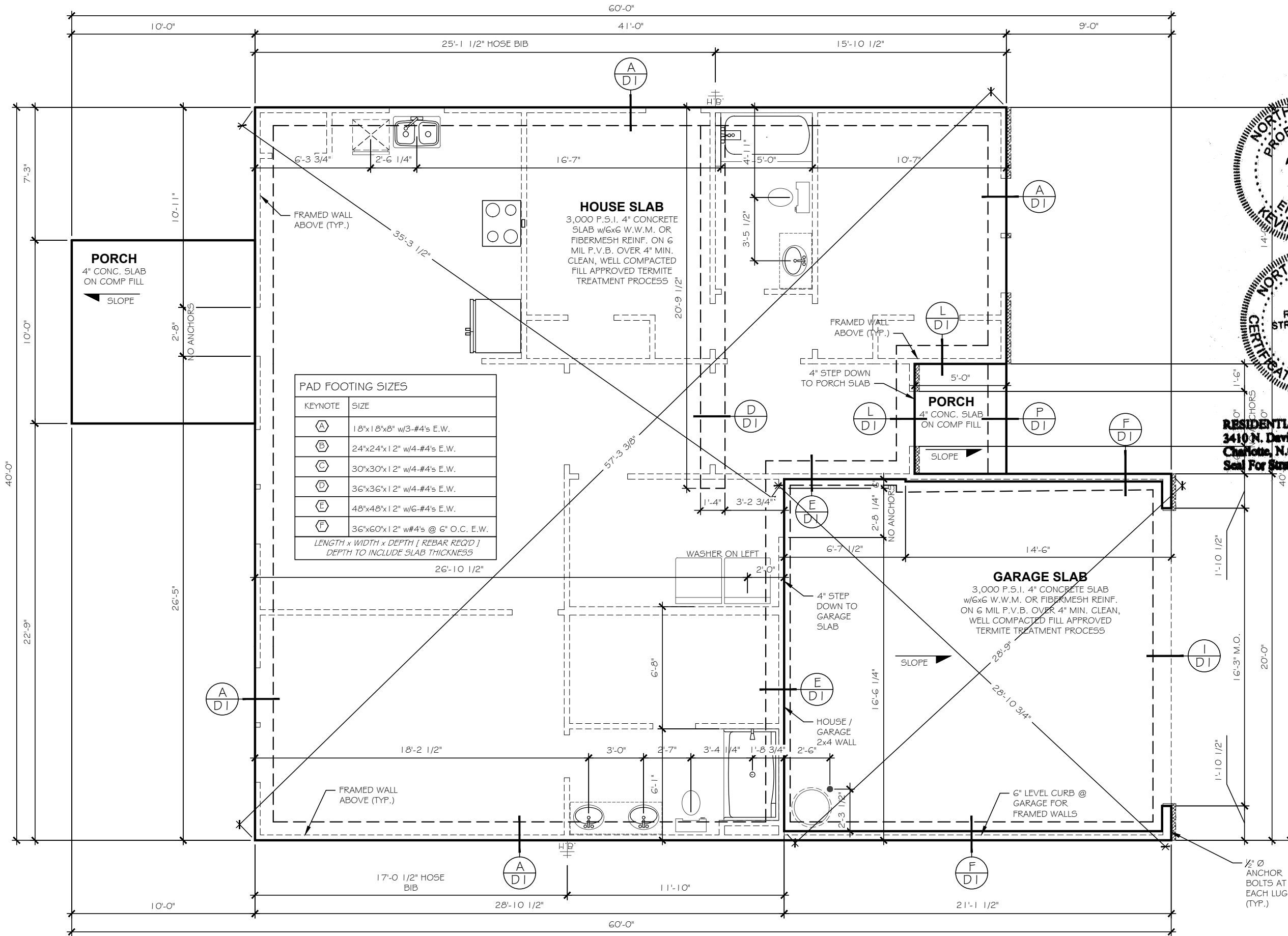
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NORRIS FARM
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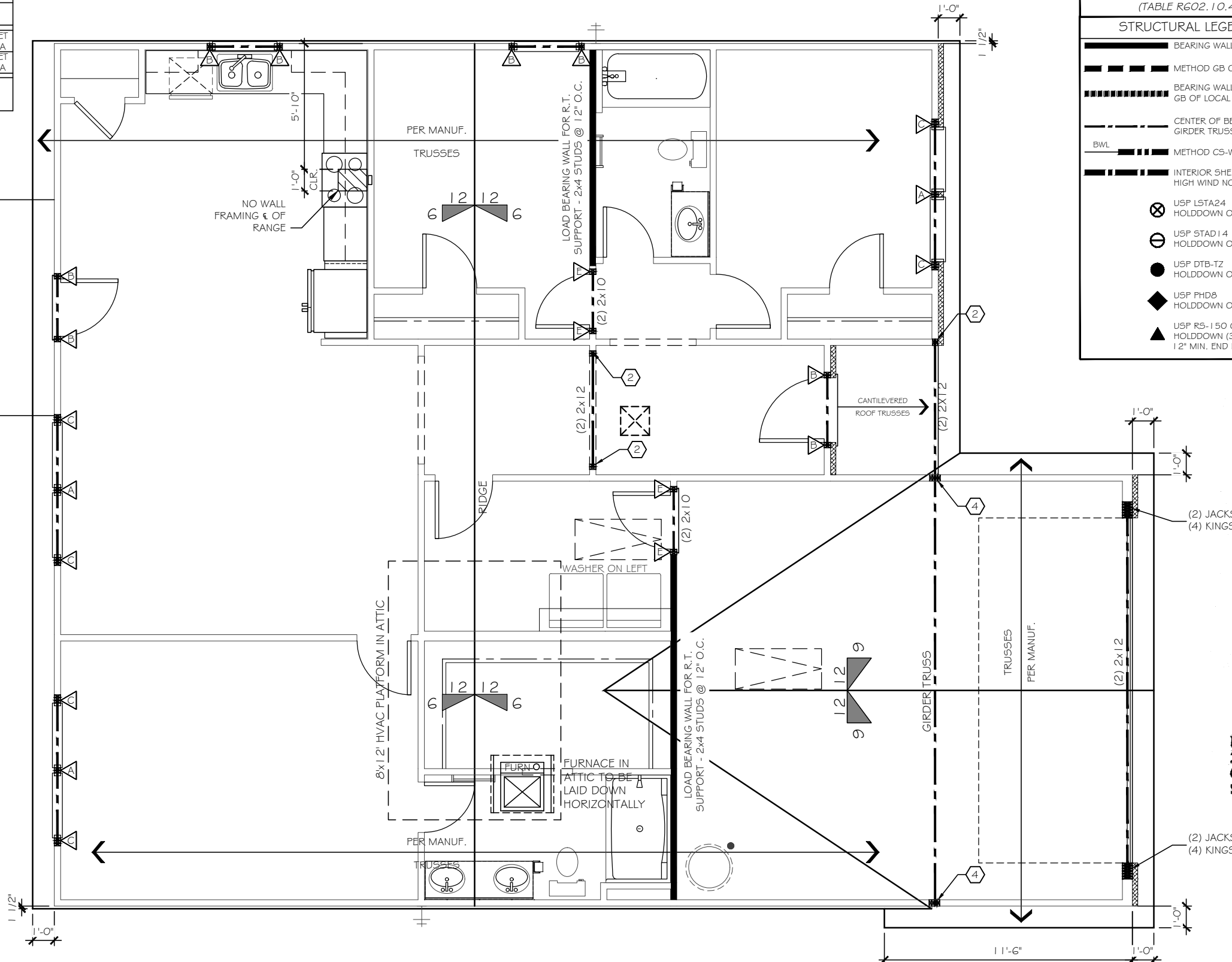
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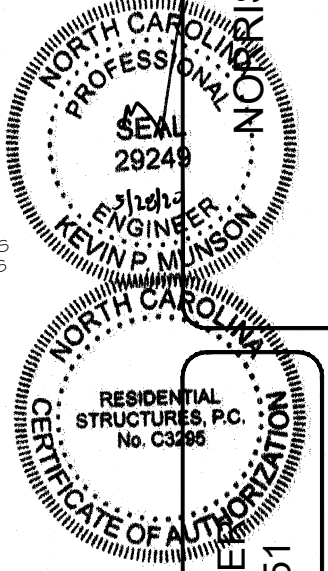
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S1

MONO SLAB FOUNDATION PLAN

ATTIC VENTILATION CALCULATIONS			
RIDGE VENT NET FREE AREA	=	16 SQ. IN. PER LINEAR FT.	
SOFFIT VENT NET FREE AREA	=	9 SQ. IN. PER LINEAR FT.	
ATTIC AREA (TOTAL)	=	1370 SQ.F	
ATTIC VENTILATION (REQUIRED)	=	1370 / 300 = 4.57 SQ.FT. = 657.60 SQ.IN	
RIDGE VENT	=	51 FT x 16 SQ.IN. = 816 SQ. IN. NET FREE AREA	
SOFFIT VENT	=	81 FT x 9 SQ.IN. = 729 SQ. IN. NET FREE AREA	
TOTAL	=	154 SQ. IN. NET FREE AREA	> 657. SQ. IN. REQUIRE D



CODE REFERENCE PER STATE	
NORTH CAROLINA :2018 NCRC	(TABLE R602.10.1)
SOUTH CAROLINA :2018 IRC	(TABLE R602.10.4)
STRUCTURAL LEGEND	
	BEARING WALL
	METHOD GB OF LOCAL CODE
	BEARING WALL W/ METHOD GB OF LOCAL CODE
	CENTER OF BEAM / JOIST / GIRDER TRUSS
	METHOD CS-WSP (UNO)
	INTERIOR SHEAR WALL PER HIGH WIND NOTE 1.C
	USP L5TA24 HOLDDOWN OR EQ.
	USP STAD14 HOLDDOWN OR EQ.
	USP DTB-TZ HOLDDOWN OR EQ.
	USP PHD8 HOLDDOWN OR EQ.
	USP R5-150 COIL STRAP HOLDDOWN (36" LONG - 12" MIN. END LAP)



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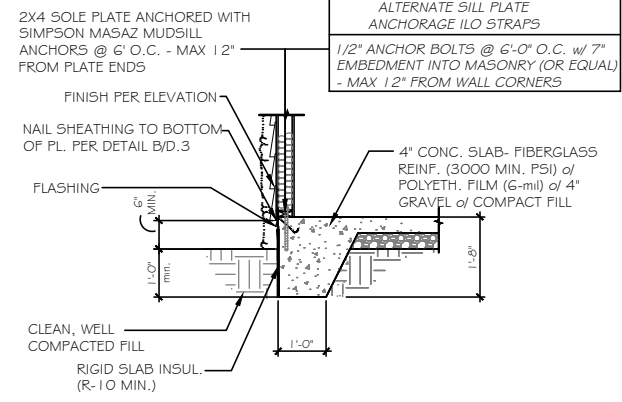
SEE COVER PAGE FOR ROUGH OPENING DIMENSIONS	
KING / JACK STUD SCHEDULE	POST SCHEDULE
(2) JACKS	2x4 STUDS 2x6 STUDS
(1) JACK & (1) KING	EX: (2) 2x4 EX: (2) 2x6
(1) JACK & (2) KINGS	NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.
(1) JACK & (3) KINGS	
(2) JACKS & (1) KING	4x4 POST 6x6 POST
(2) JACKS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

ROOF FRAMING PLAN

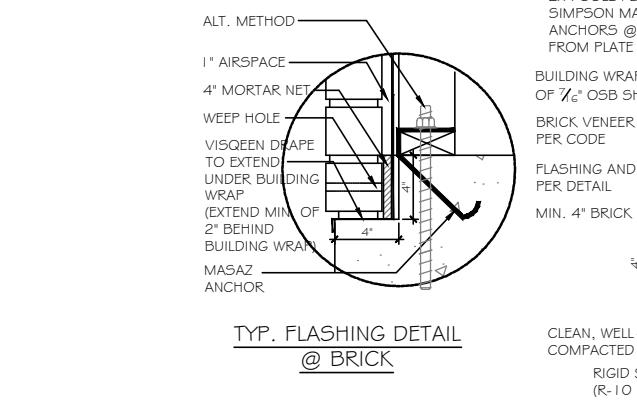
ALTERNATE SILL PLATE ANCHORAGE ILO STRAPS
 1/2" ANCHOR BOLTS @ 6'-0" O.C. w/ 7" EMBEDMENT INTO MASONRY or EQUIVALENT MECHANICAL FASTNER- MAX 12" FROM WALL CORNERS

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 PREPARED BY:
WALTER
 DATE:
 5-27-20
 SCALE:
 3/16" = 1'-0"
 REVIEWED BY:
CHUCK

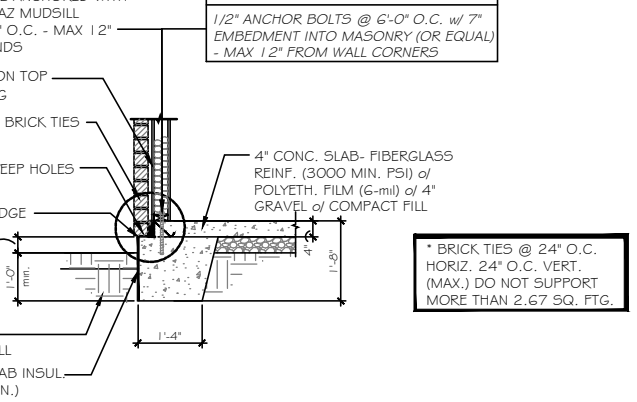
SHEET:
S2.1



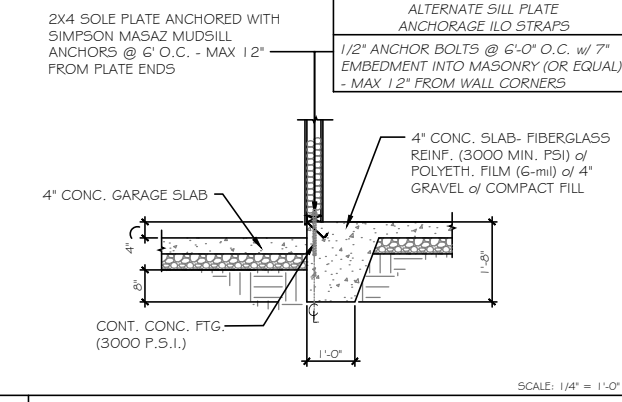
A TYP. SLAB HOUSE TO GRADE



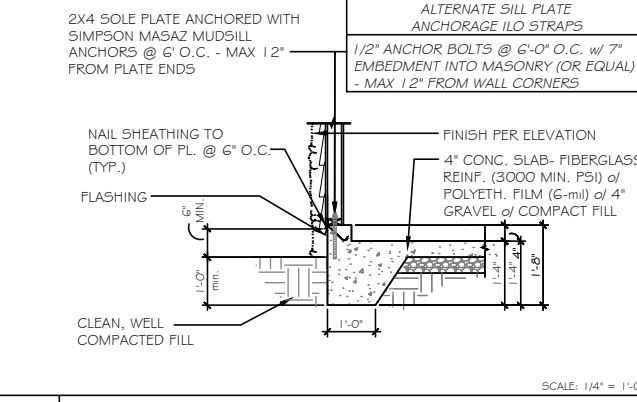
B TYP. SLAB HOUSE TO GRADE w/ BRICK



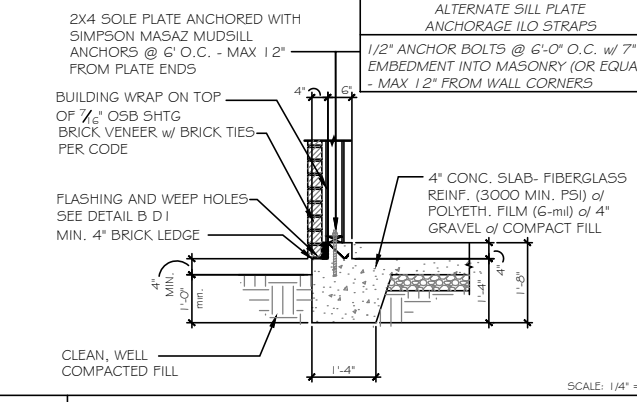
D TYP. THICKENED SLAB DETAIL



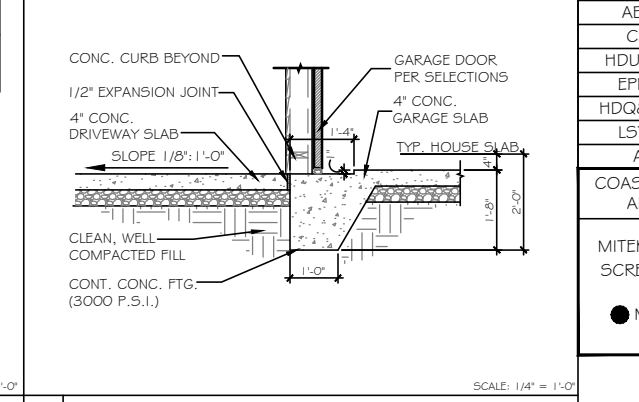
E TYP. SLAB - HOUSE TO GARAGE



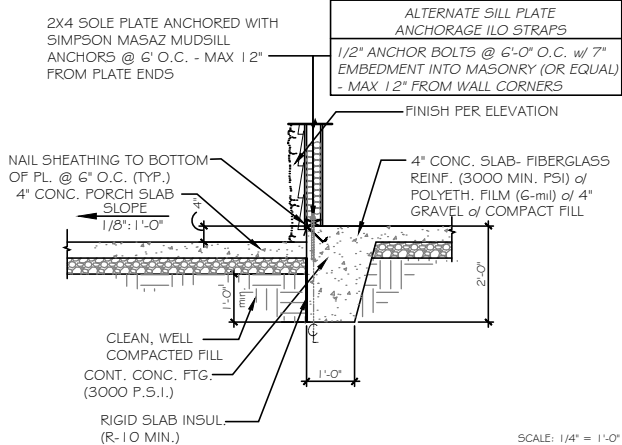
F TYP. SLAB - GARAGE TO GRADE



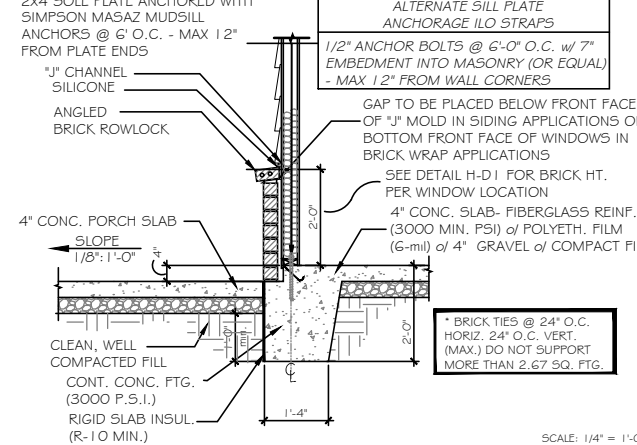
G TYP. SLAB - GARAGE TO GRADE w/ BRICK



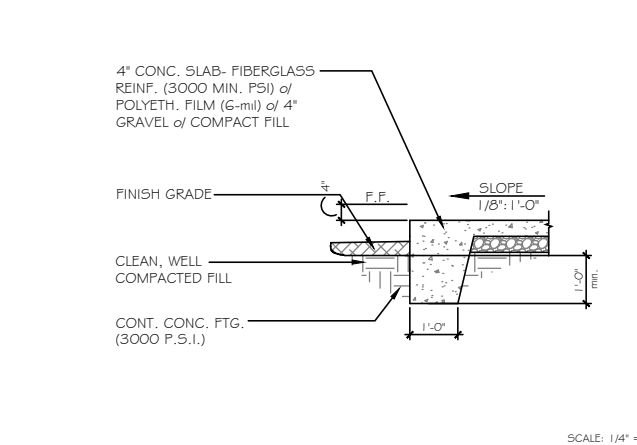
I TYP. GARAGE TO DRIVE



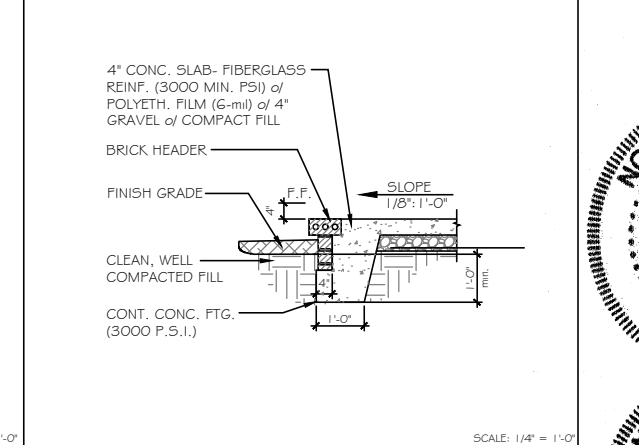
L TYP. SLAB - HOUSE TO PORCH



N TYP. SLAB - WAINSCOTING BRICK DETAIL @ PORCH



P TYP. PORCH END DETAIL



Q PORCH END DETAIL w/ BRICK

MONOSLAB
RALEIGH/TRIAD

NOTES:
CORROSION RESISTANT CORRUGATED METAL TIES - 22 GAUGE, 7/8" WIDE, 6" LONG. PLACE MAX. HORIZONTAL SPACING 24" HORZ., NOT TO SUPPORT GREATER THAN 2.67 SQ. FT. WALL AREA
WEEP HOLES TO BE PLACED AT EVERY OTHER HEAD JOINT ON THE BOTTOM COURSE OF BRICK.
VISQUEEN DRAPE TO EXTEND UNDER BUILDING WRAP (EXTEND MIN. OF 2" BEHIND BUILDING WRAP)
PROVIDE WEEP HOLES PER CODES
BRICK TIES @ 24" O.C. HORIZ. 24" O.C. VERT. (MAX.) DO NOT SUPPORT MORE THAN 2.67 SQ. FTG.
BRICK & CMU TO BE INTEGRALLY BONDED PER CODE

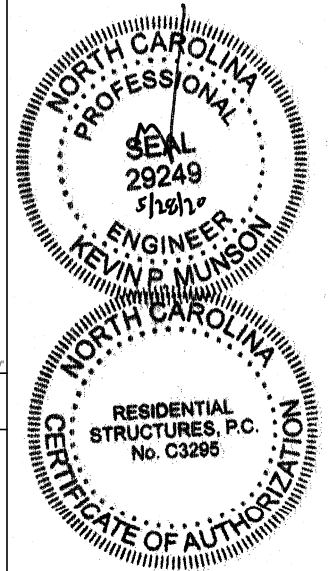
USP CONVERSION CHART

REF. NO.	USP
ABA44Z	PA44E-TZ
BC52-2/4	BC4010-TZ
CS-1/6	RS150
DTT2Z-5D52.5	DTB-TZ
H2.5A	RT7
H2.5A	RT7A
LS-30	MP3
LSTA24	LSTA24
MASAZ	FA3-TZ
STHD14	STAD14
HHUS410	THD410
A24	TDL5
A21	JA1
LSU26	L5SH15-TZ
EPB44	EPB4408
BC6	C66
BC4	C44
LUS28-2	JUS28-2
LUS26	JUS26
ABA66	PA66E-TZ
CS22	RS-22R
HDU4-5D5	PHD4A
EPB66T	EPB6608
HDQ8-5D3Z	PHD8
LSTA36	LSTA36
A34	MP34

COASTAL & CHARLESTON ONLY
ALTERNATE HOLDDOWN

MITEK PFM1461640 ANCHOR SCREWS w/ 3/4"x3"x3" @ 4' O.C.

MITEK HTT45 HOLDDOWN OR EQ.



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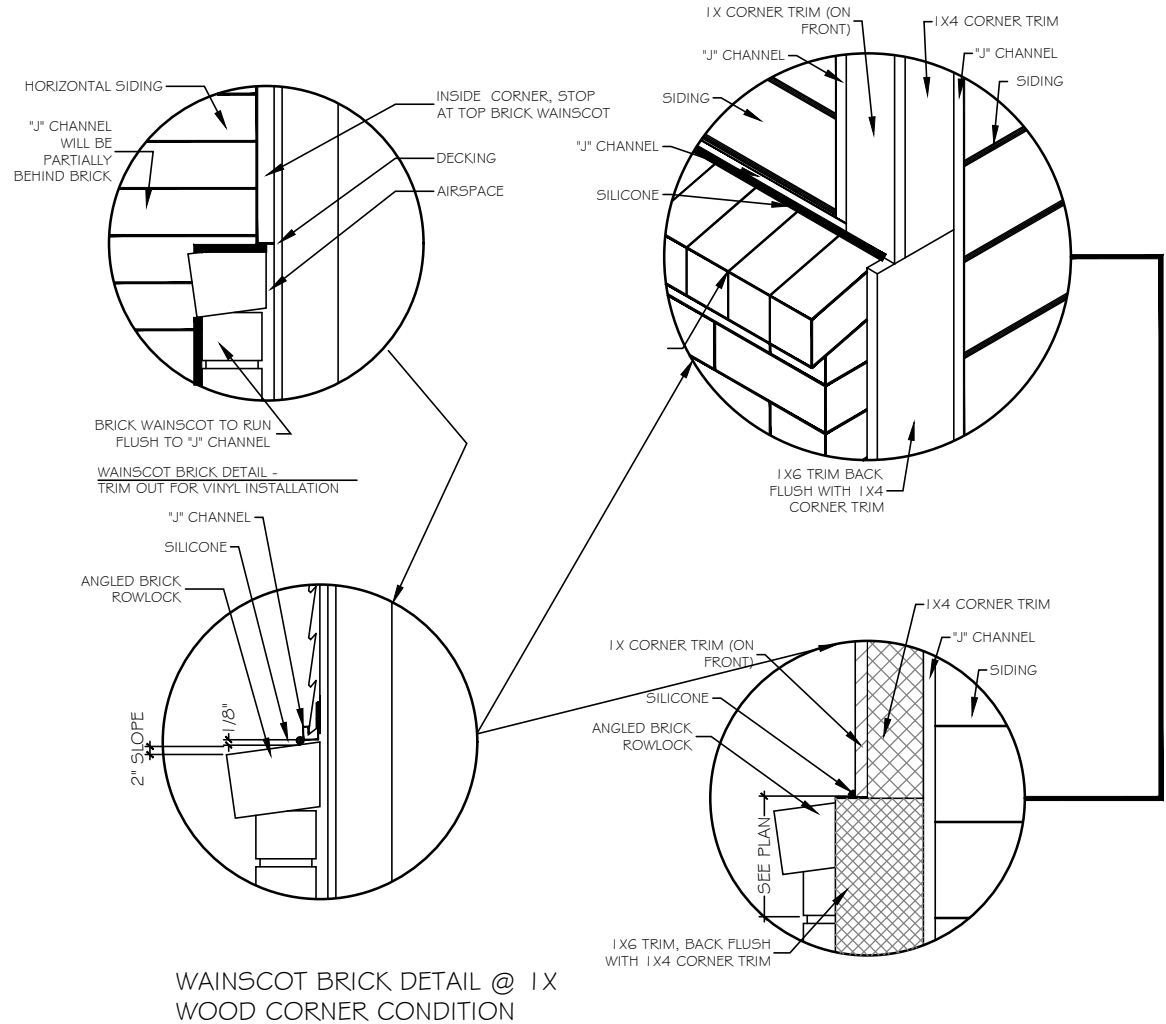
NORRIS FARM
LOT# 5

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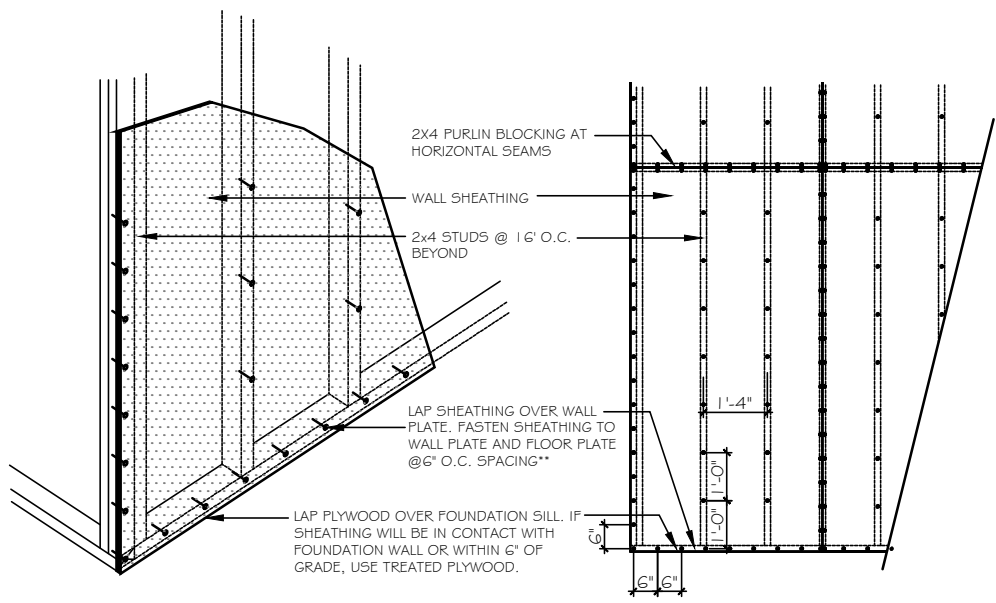
PREPARED BY:
WALTER
DATE:
5-27-20
SCALE:
1/4" = 1'-0"
REVIEWED BY:
CHUCK

SHEET:
D1

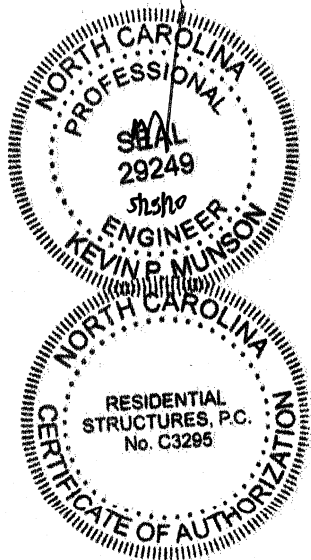
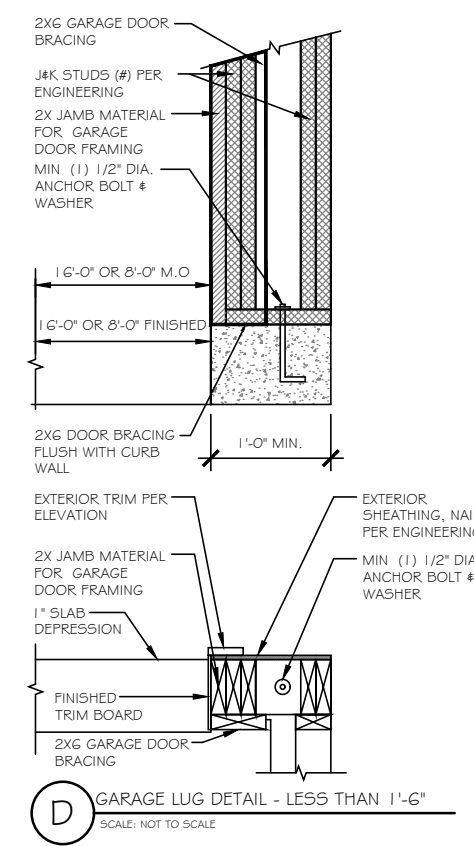
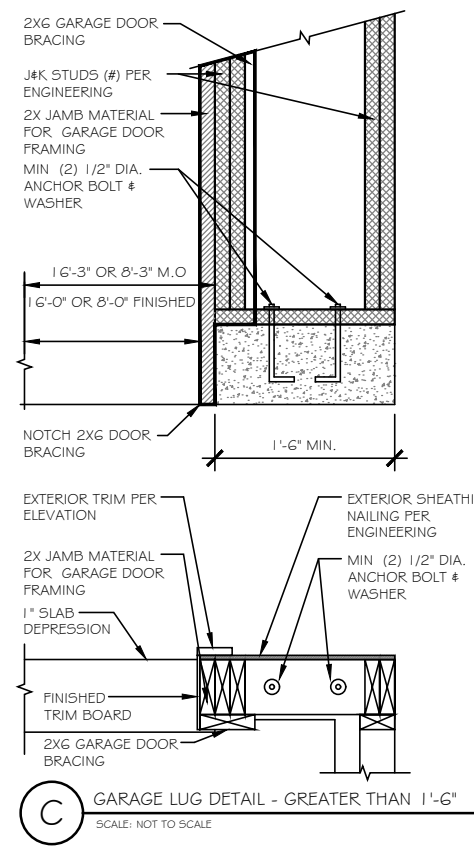
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A FLASHING @ WAINSCOTING BRICK DETAIL
SCALE: 1/4" = 1'-0"



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



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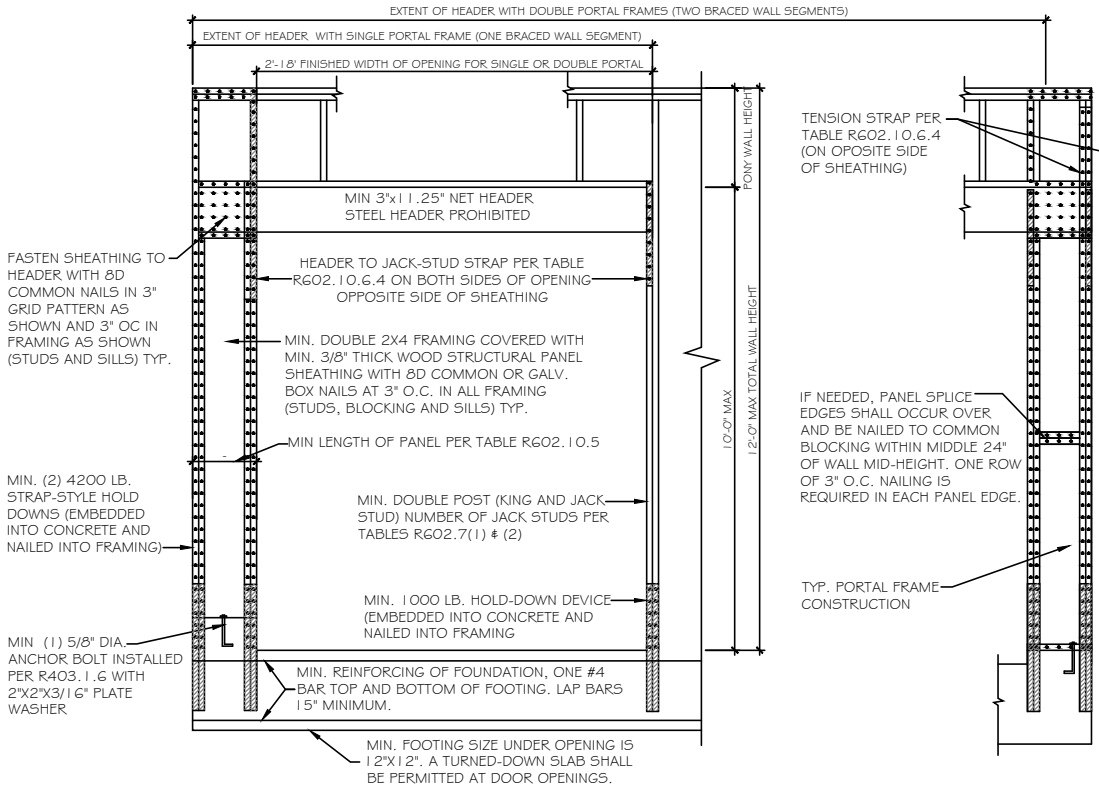
SCALE:
AS SHOWN

REVIEWED BY:
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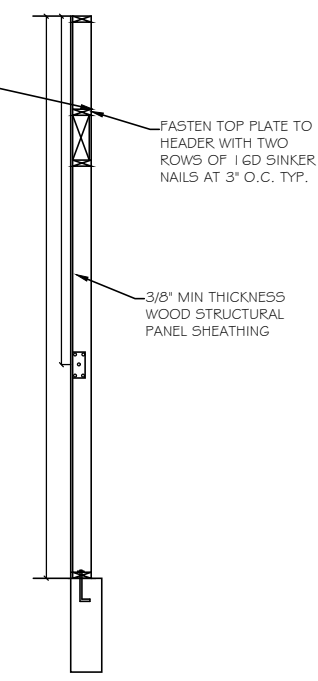
SHEET:
D3

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

OUTSIDE ELEVATION



SIDE ELEVATION



TENSION STRAP PER TABLE R602.10.6.4 (ON OPPOSITE SIDE OF SHEATHING)

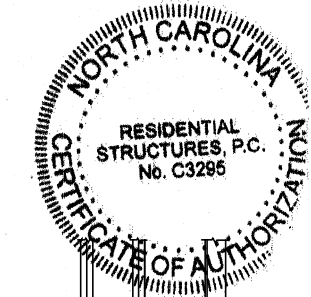
FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3\"/>

IF NEEDED, PANEL SPLICE EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN MIDDLE 24\"/>

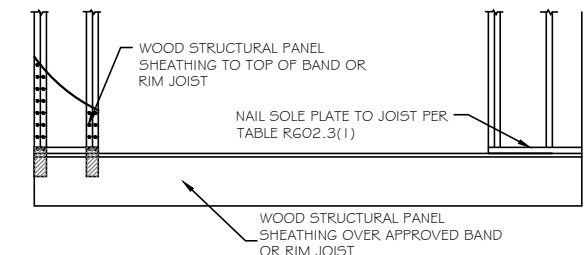
TYP. PORTAL FRAME CONSTRUCTION

USP CONVERSION CHART

REF NO.	USP
ABA44Z	PA44E-TZ
BCS2-2/4	BC4010-TZ
C5-1G	R5150
DTT2Z-SDS2.5	DTB-TZ
H2.5A	RT7
H2.5A	RT7A
L5-30	MP3
LSTA24	LSTA24
MASAZ	FA3-TZ
STHD14	STAD14
HHUS410	THD410
A24	TDL5
A21	JA1
LSU26	LS5H15-TZ
EPB44	EPB4408
BC6	C66
BC4	C44
LUS28-2	JU528-2
LUS26	JU526
ABAGG	PAGGE-TZ
CS22	RS-22R
HDU4-SD5	PHD4A
EPB66T	EPB6608
HDQ8-SD3Z	PHD8
LSTA36	LSTA36
A34	MP34



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(2) FRAMING ANCHORS APPLIED ACROSS SHEATHING JOINT WITH A CAPACITY OF 670 LBS. IN THE HORIZONTAL AND VERTICAL DIRECTIONS

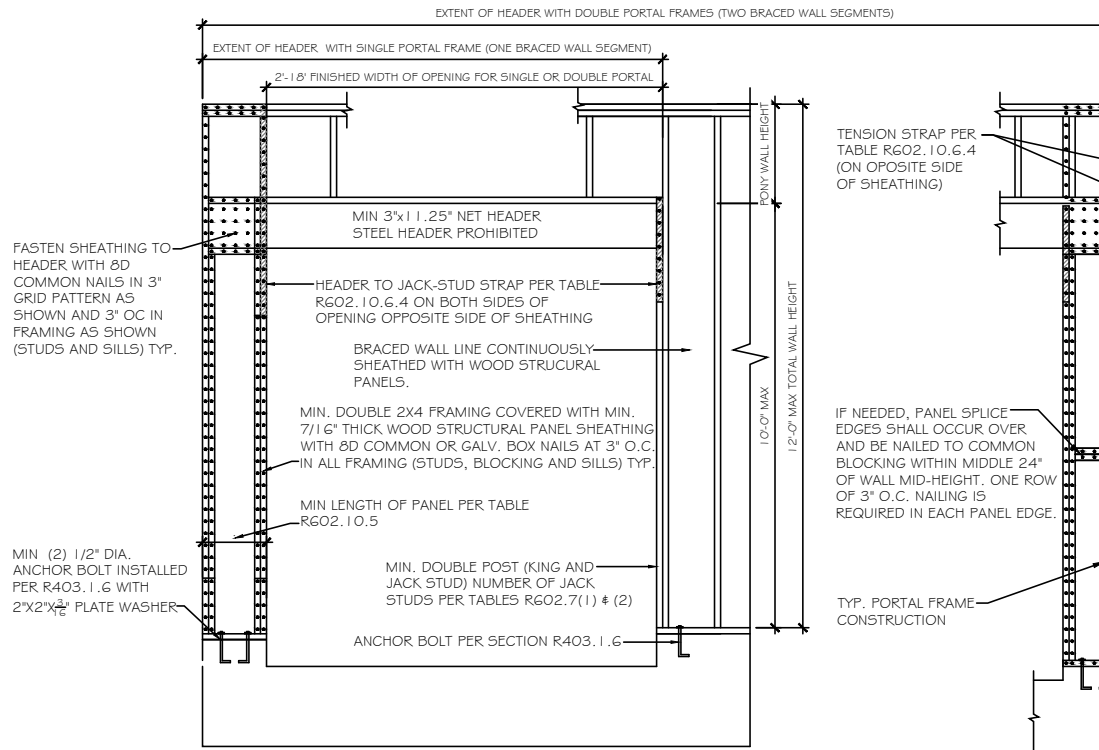
A OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
SCALE: 3/8\"/>

A PORTAL FRAME METHOD PFH DETAIL
SCALE: 3/8\"/>

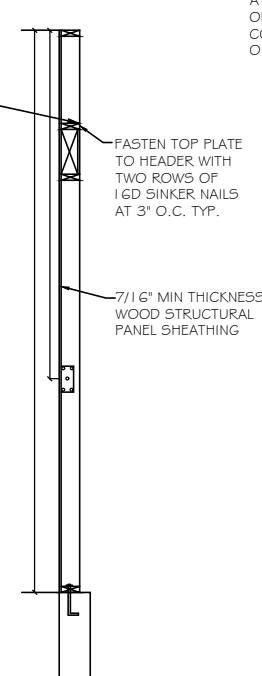
AS A SUBSTITUTE FOR THE USP STAD14 HOLD-DOWN STRAPS LOCATED ON EACH SIDE OF THE GARAGE DOOR OPENING, SIMPSON HDQ8-SD53 (OR USP PHD8) HOLD-DOWNS MAY BE INSTALLED. THE SIMPSON HDQ8-SD53 (USP PHD8) HOLD-DOWNS MAY BE INSTALLED WITH 7/8\"/>

PFH METHOD: PORTAL FRAME WITH HOLD DOWNS GARAGE DOORS AND OPENINGS 6' TO 18'

OUTSIDE ELEVATION



SIDE ELEVATION

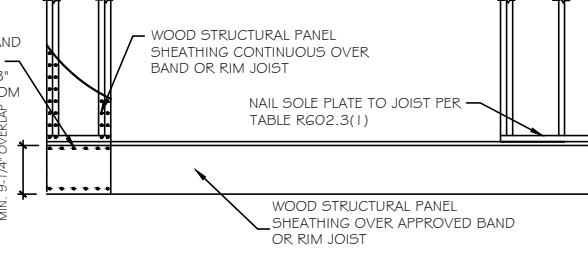


TENSION STRAP PER TABLE R602.10.6.4 (ON OPPOSITE SIDE OF SHEATHING)

FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3\"/>

IF NEEDED, PANEL SPLICE EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN MIDDLE 24\"/>

TYP. PORTAL FRAME CONSTRUCTION

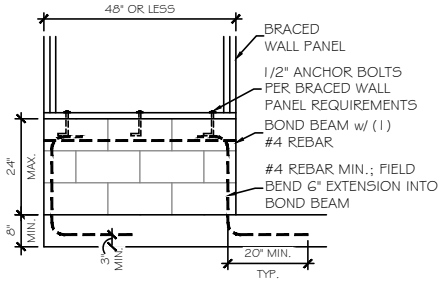


ATTACH SHTC TO BAND OR RIM JOIST W/ 8d COMMON NAILS @ 3\"/>

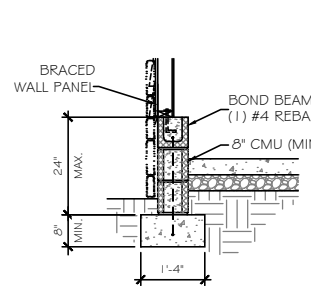
B OVER RAISED WOOD FLOOR - OVERLAP OPTION
SCALE: 3/8\"/>

A PORTAL FRAME METHOD CS-PF DETAIL
SCALE: 3/8\"/>

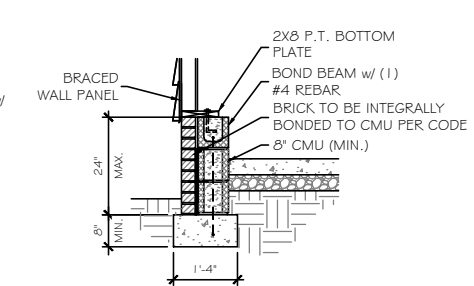
CS-PF METHOD: CONTINUOUSLY SHEATHED PORTAL FRAME-GARAGE DOOR GARAGE DOORS AND OPENINGS 6' AND GREATER



C MASONRY STEM WALL SUPPORTING BRACED WALL PANEL DETAILS
SCALE: 3/8\"/>



DETAIL @ SIDING / STONE



DETAIL @ BRICK

PER 2018 I.R.C. SHORT STEM WALL REINFORCEMENT

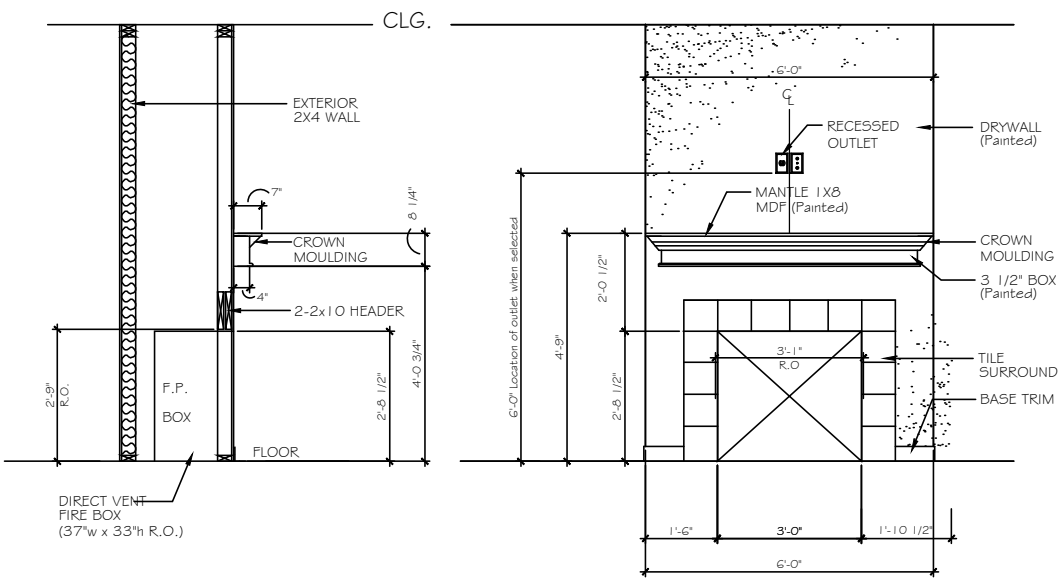
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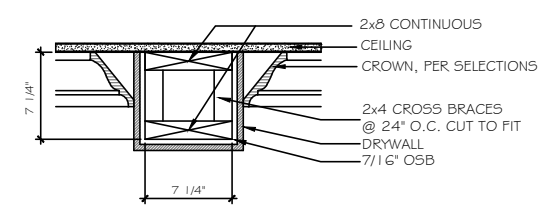
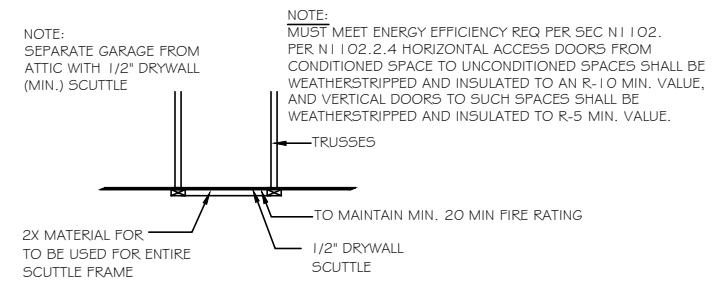
RYKER
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DATE:
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SCALE:
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REVIEWED BY:
CHUCK

SHEET:
D4

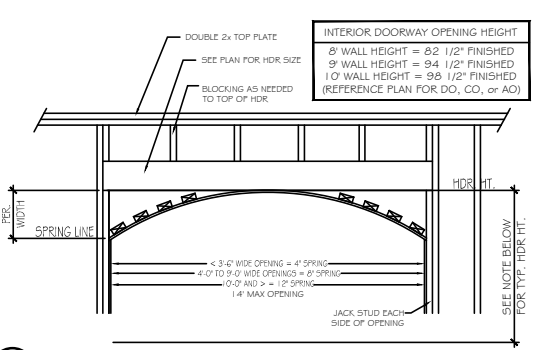


A FIREPLACE OPTION 1
SCALE: 3/8" = 1'-0"

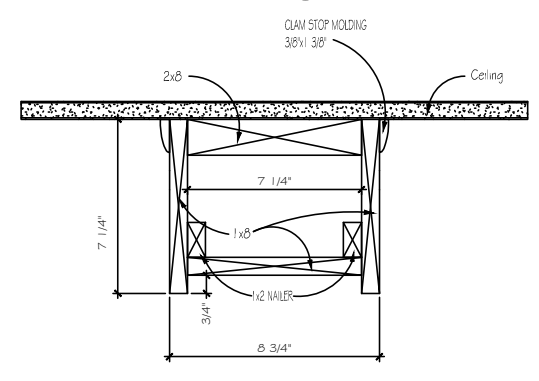


C 8" DRYWALL BEAM DETAIL - LIVING/DINING/STUDY
SCALE: N.T.S.

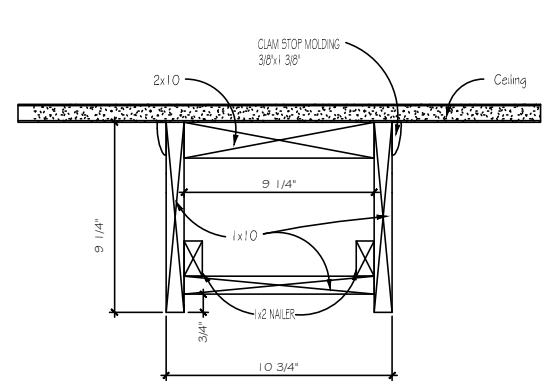
B ATTIC ACCESS PANEL DETAIL
SCALE: N.T.S.



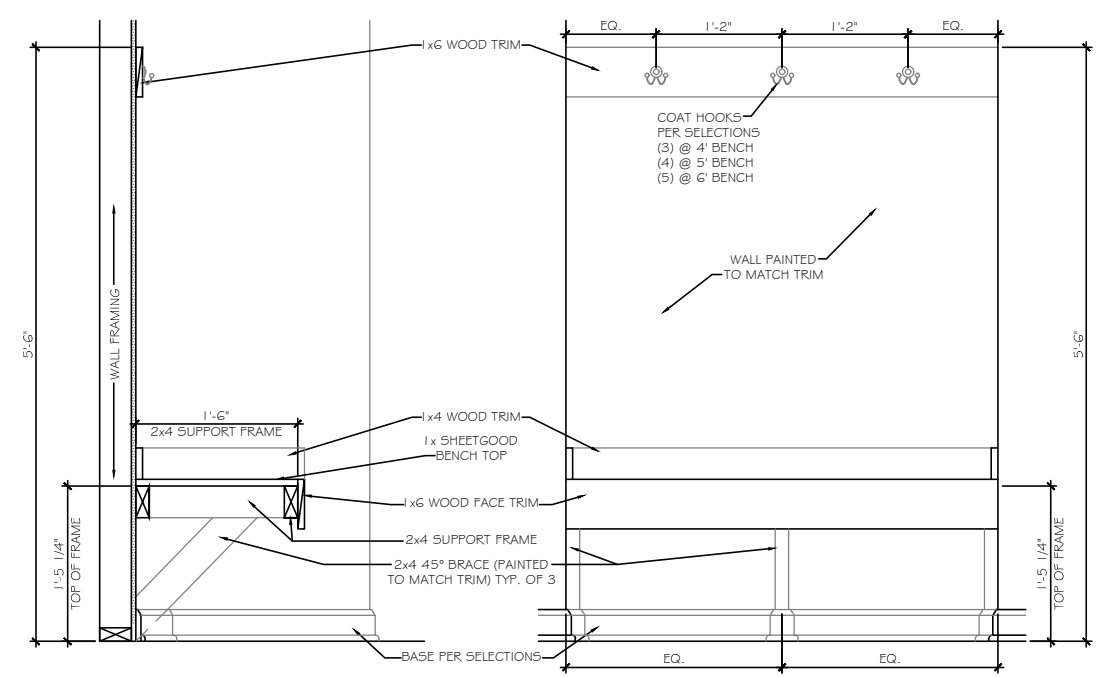
D ARCHED OPENING DETAIL
SCALE: 3/8" = 1'-0"



E 9" CEILING
*WOOD FAUX BEAMS KITCHEN/NOOK ONLY

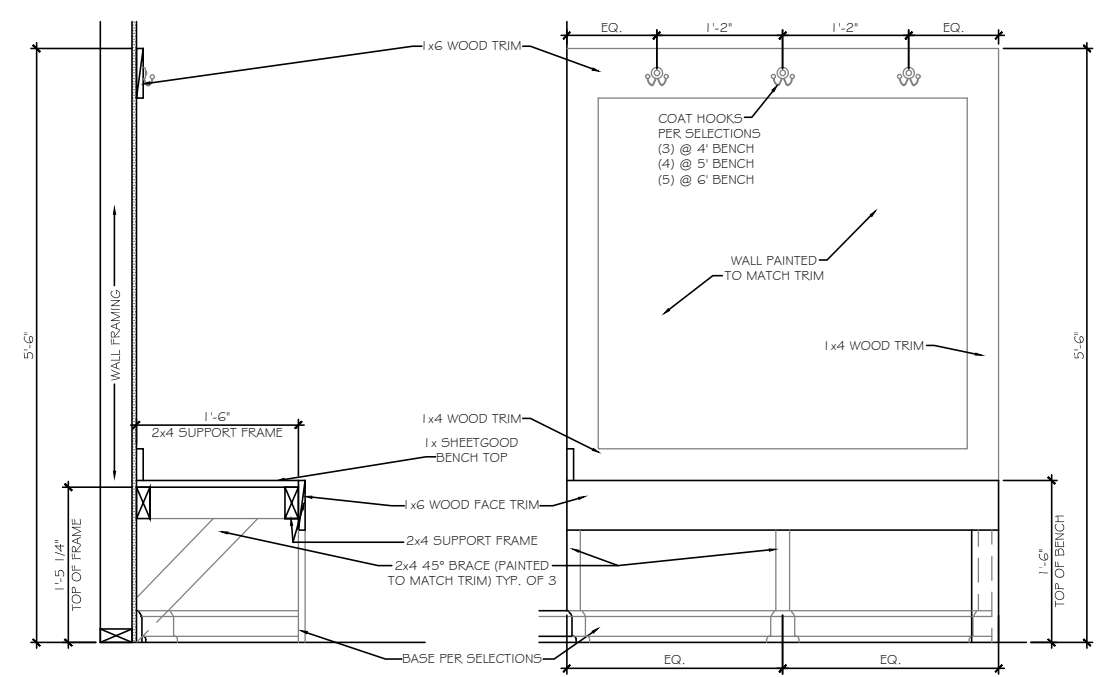
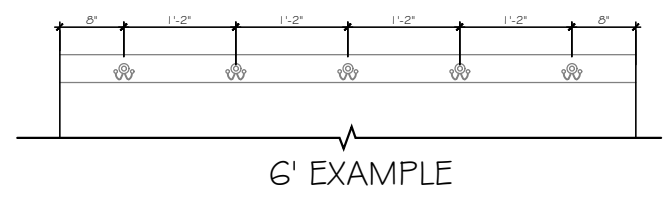
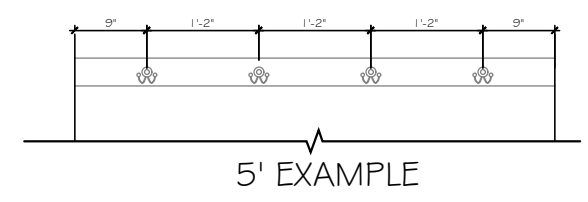


F 10" CEILING
*WOOD FAUX BEAMS KITCHEN/NOOK ONLY



SECTION AT OPEN BENCH
SCALE: NOT TO SCALE WALL END CONDITION

ELEVATION AT OPEN BENCH
SCALE: NOT TO SCALE WALL END CONDITION



SECTION AT OPEN BENCH
SCALE: NOT TO SCALE OPEN END CONDITION

ELEVATION AT OPEN BENCH
SCALE: NOT TO SCALE OPEN END CONDITION

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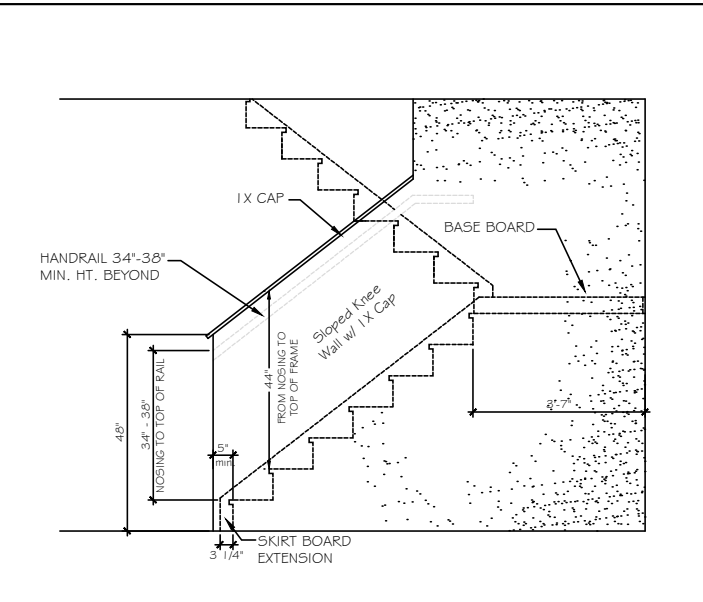
PREPARED BY:
WALTER

DATE:
5-27-20

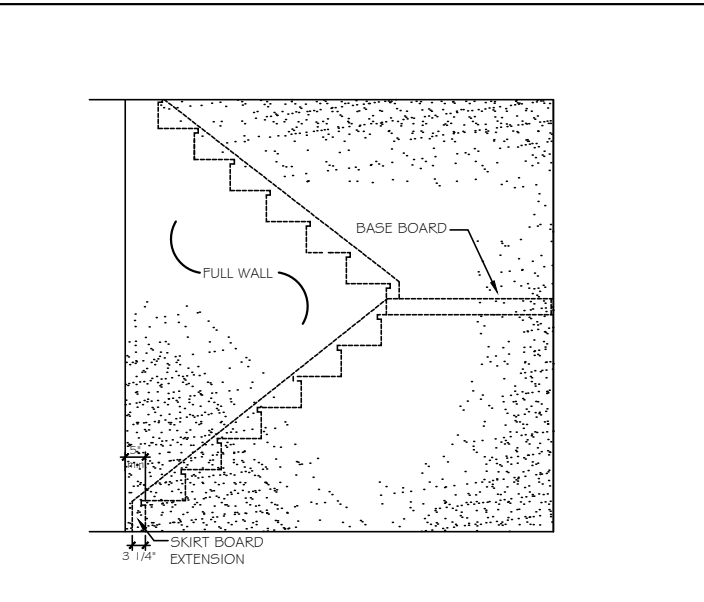
SCALE:
AS SHOWN

REVIEWED BY:
CHUCK

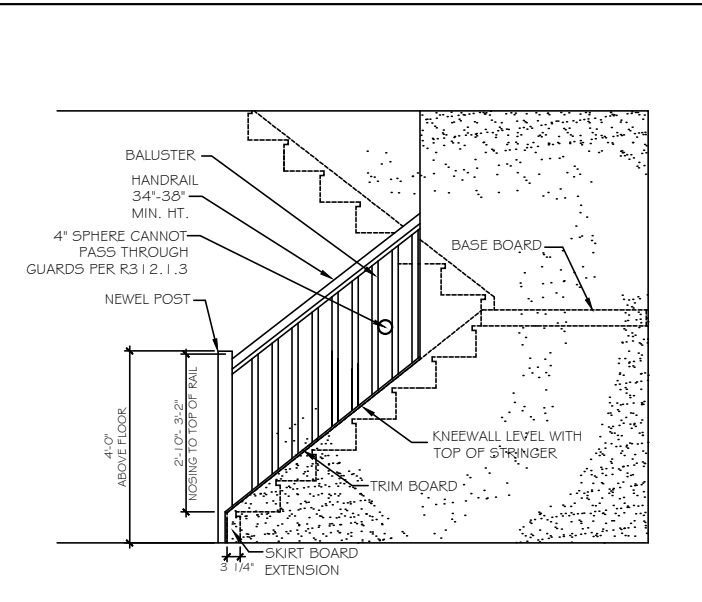
SHEET:
D5



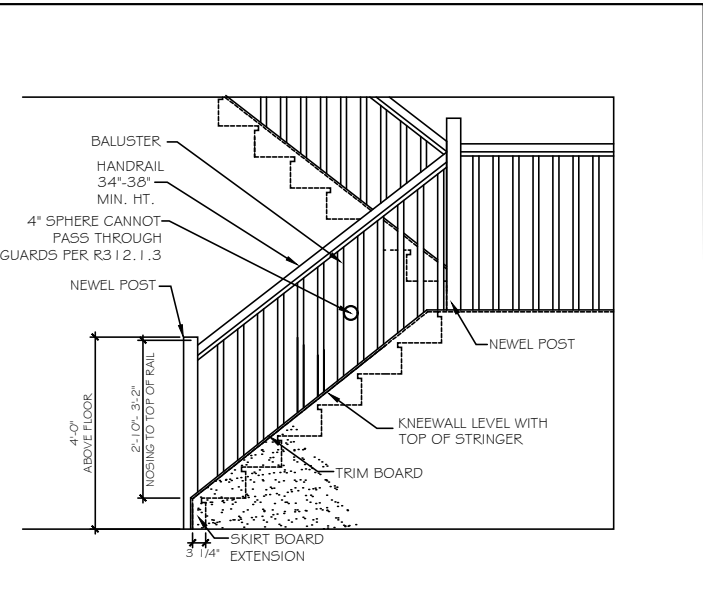
ST-1 48° SLOPED WALL w/ 1x CAP



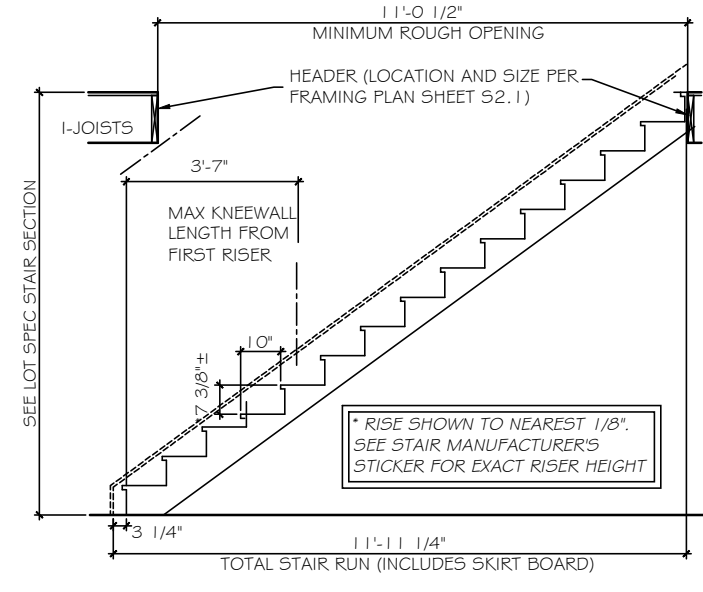
ST-2 FULL WALL



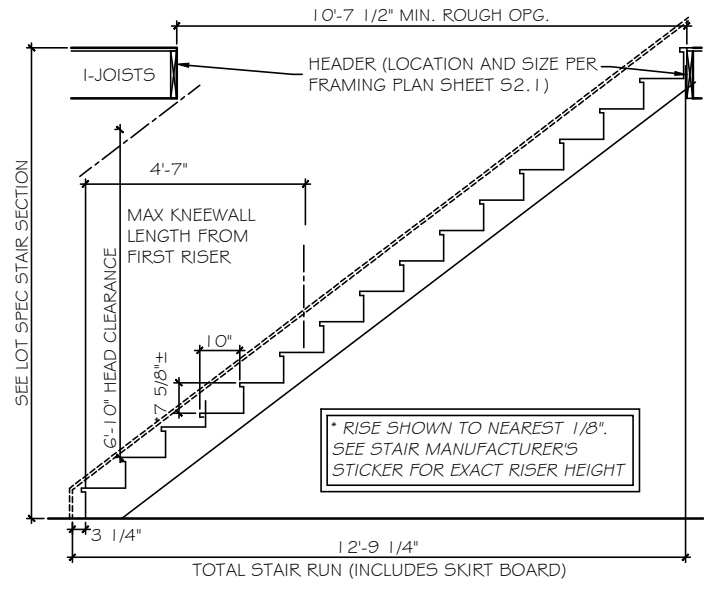
ST-3 OPT. OPEN RAIL



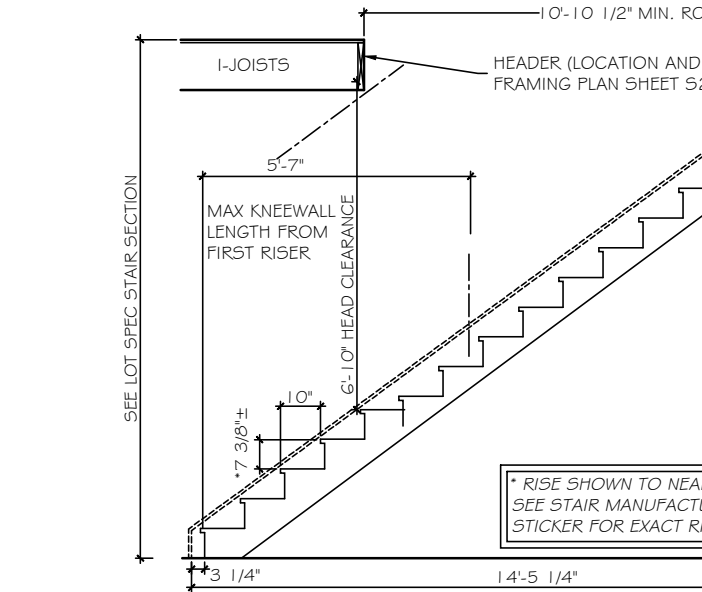
ST-4 OPT. OPEN RAIL FULL STAIR



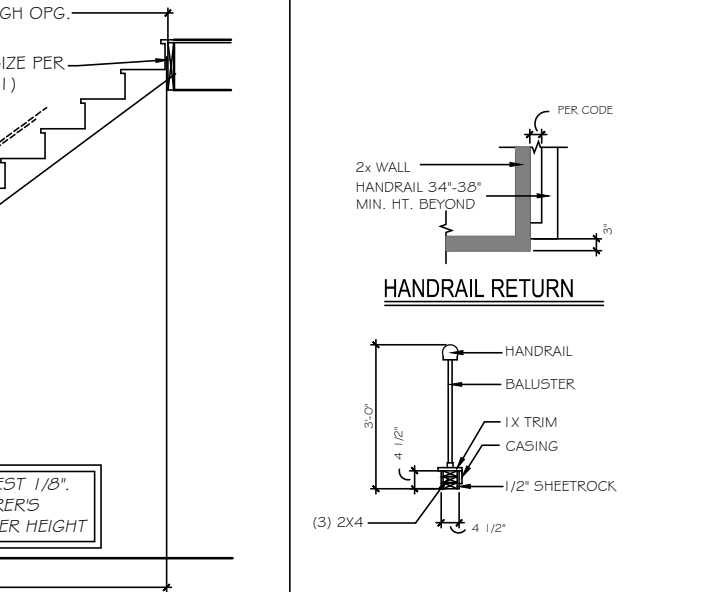
ST-5 STRAIGHT STAIR SECTION - 8ft CEILING HEIGHT w/ 11 7/8\"/>



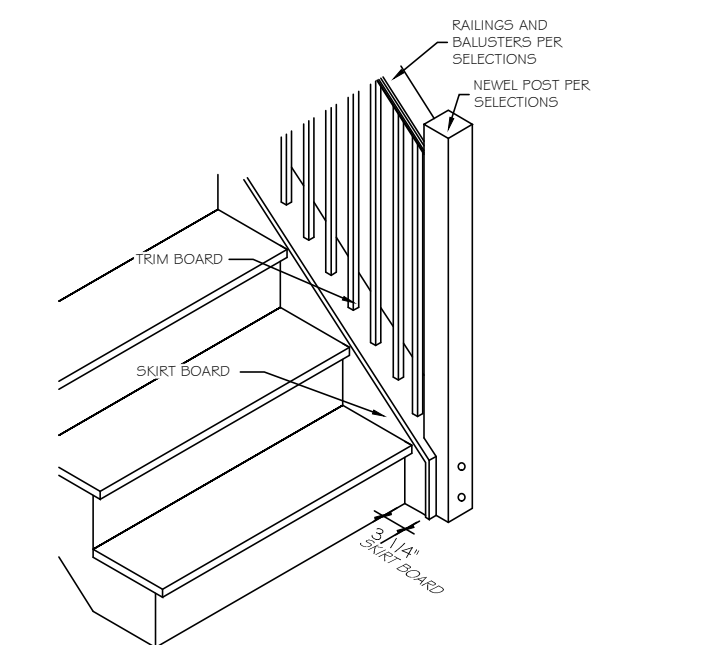
ST-6 STRAIGHT STAIR SECTION - 9ft CEILING HEIGHT w/ 11 7/8\"/>



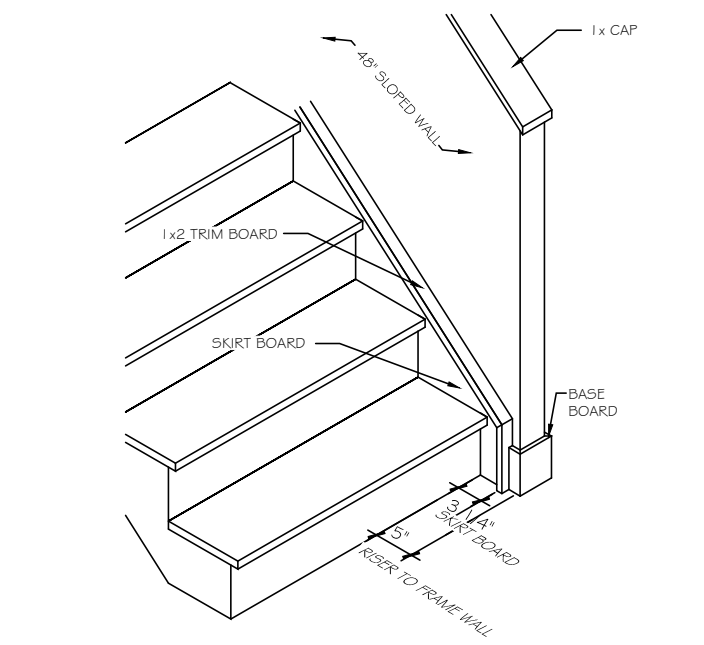
ST-7 STRAIGHT STAIR SECTION - 10ft CEILING HEIGHT w/ 11 7/8\"/>



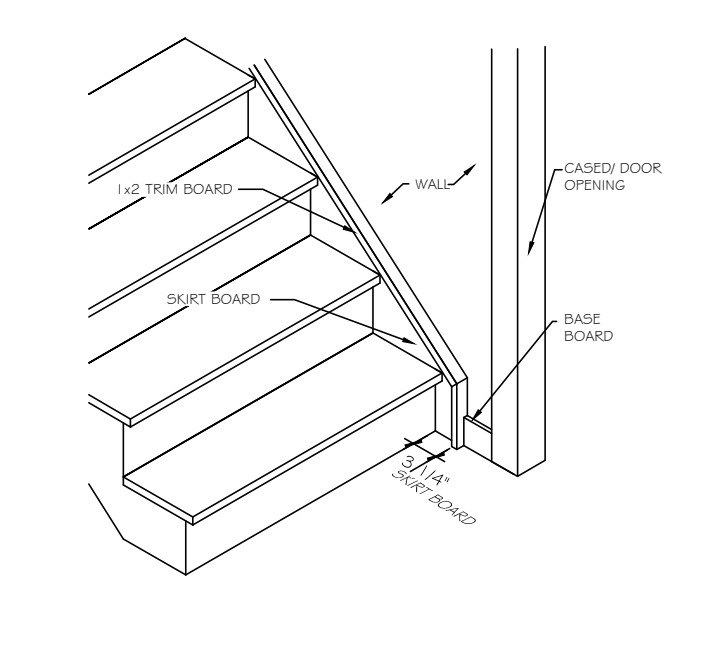
ST-8 HANDRAILS



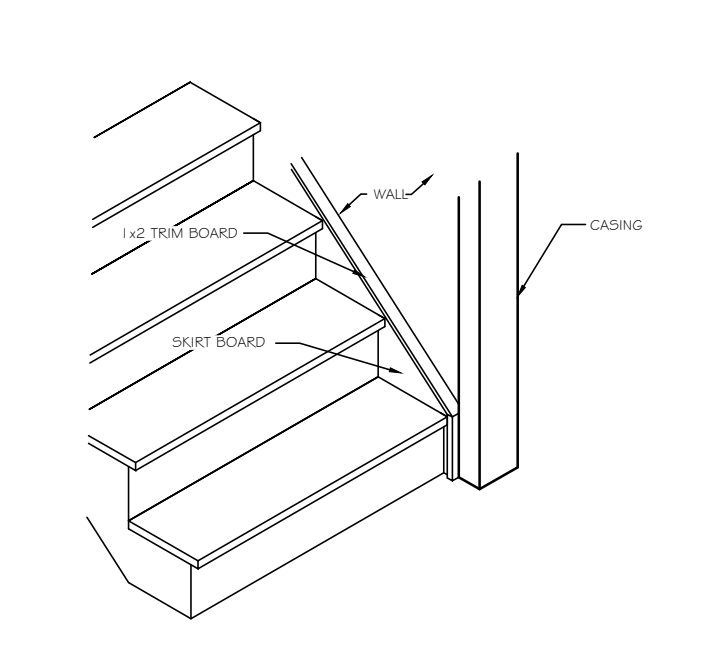
ST-9 OPT. OPEN RAIL - ISO



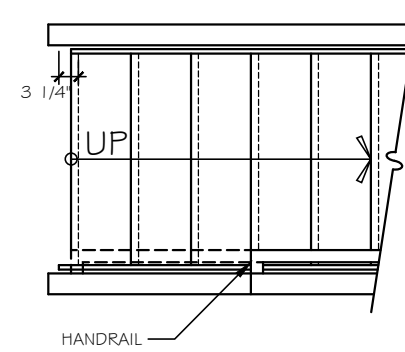
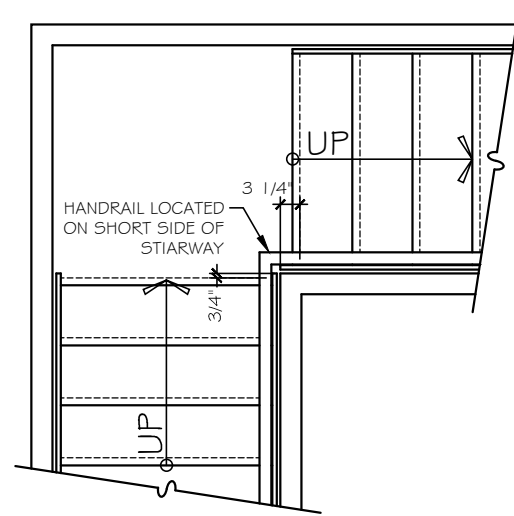
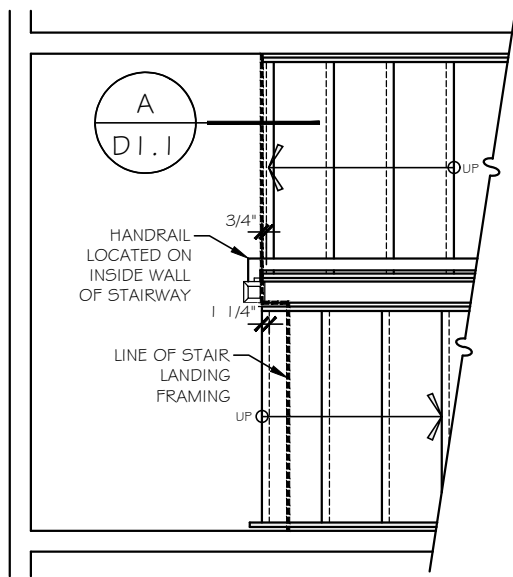
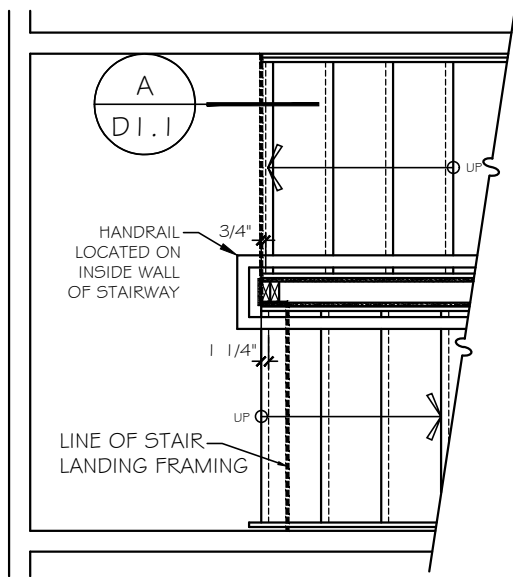
ST-10 48° SLOPED WALL w/ 1x CAP - ISO



ST-11 STAIRS @ CASSED OPENING - ISO



ST-12 TRIM SKIRT BOARD @ CASSED OPENING



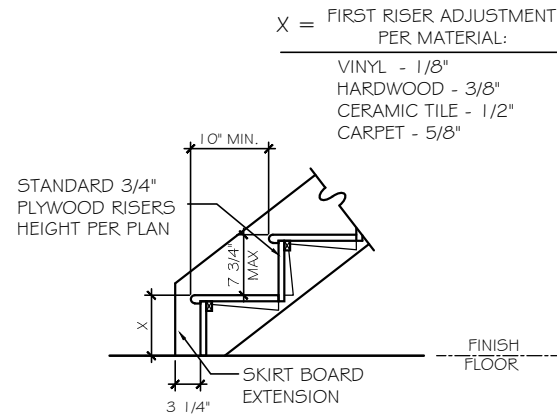
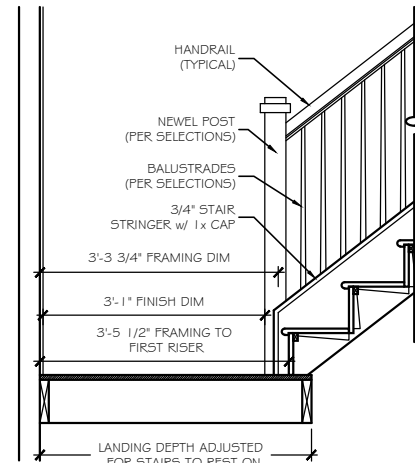
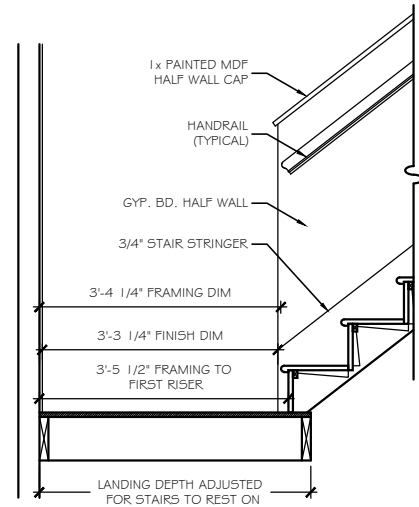
FOR STRAIGHT RUN STAIRWAYS WITHOUT AN INTERMEDIATE LANDING BETWEEN FLOORS, THE HANDRAIL SHOULD BE LOCATED ON THE SAME SIDE AS A FIRST FLOOR HALF WALL OR OPEN RAIL; IF BOTH SIDES HAVE A FIRST FLOOR HALF WALL OR OPEN RAIL, OR IF NONE EXIST, LOCATE THE HANDRAIL ON THE RIGHT SIDE OF THE STAIRWAY

ST-13 STAIR LANDING HALF WALL w/ CAP

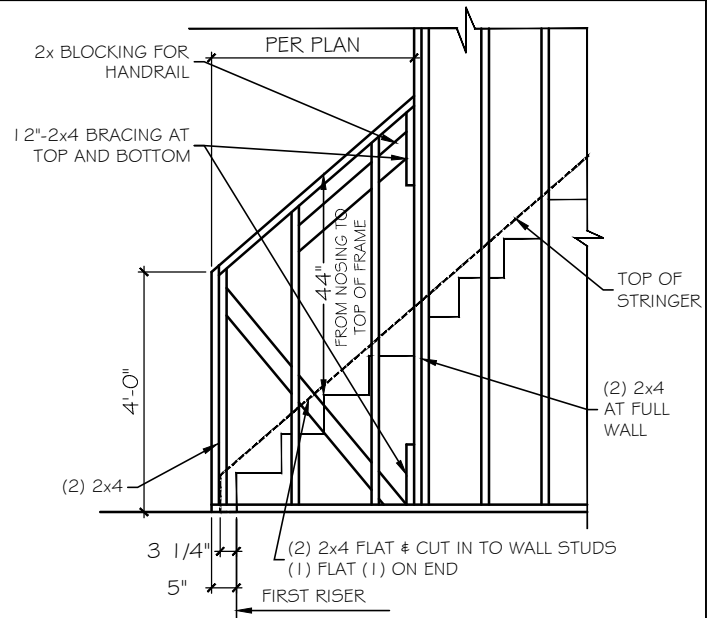
ST-14 STAIR LANDING NEWEL POST & BALUSTRADES

ST-15 STAIR LANDING FULL WALL

ST-15a STAIR w/o INTERMEDIATE LANDING



X = FIRST RISER ADJUSTMENT PER MATERIAL:
 VINYL - 1/8"
 HARDWOOD - 3/8"
 CERAMIC TILE - 1/2"
 CARPET - 5/8"

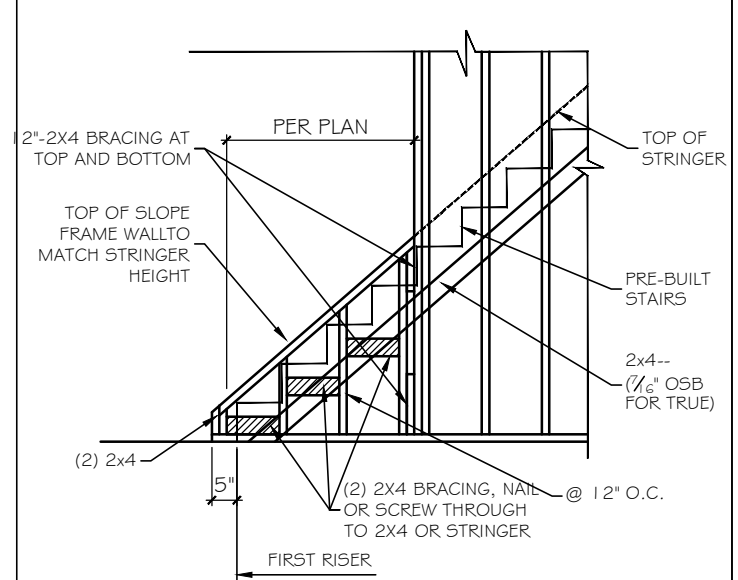
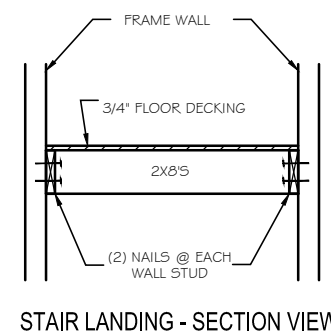
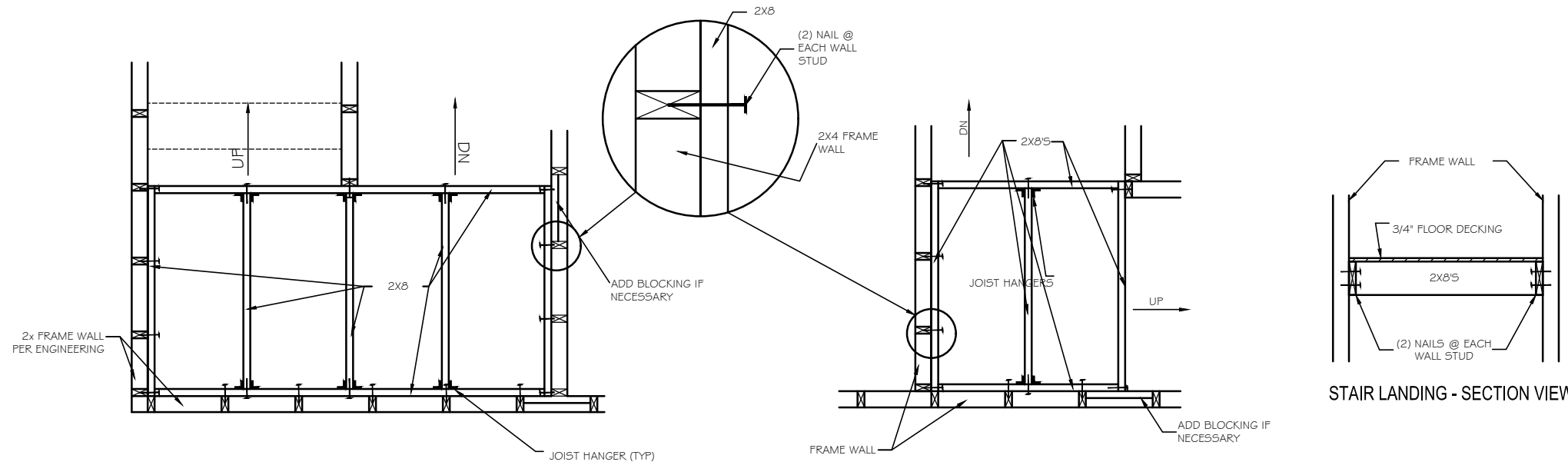


ST-17 SECTION A- SLOPED WALL

ST-18 SECTION A- OPEN RAIL

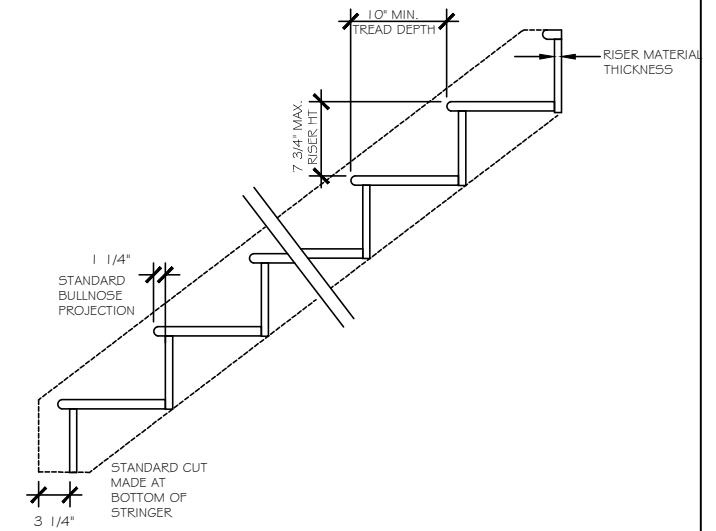
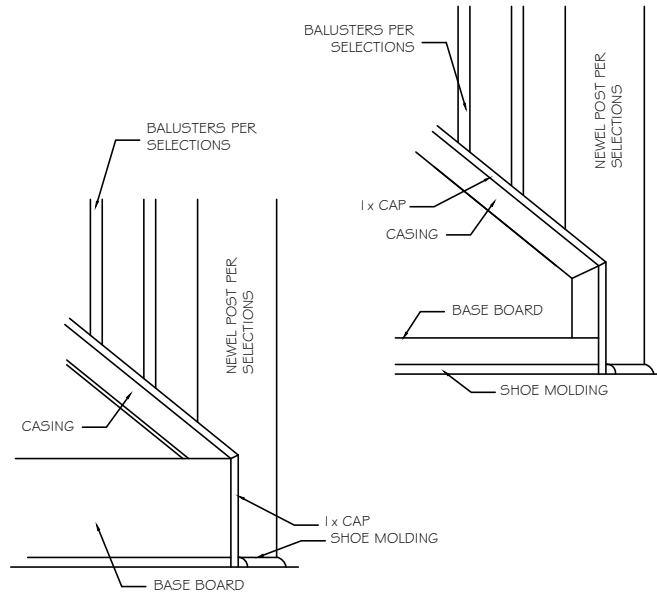
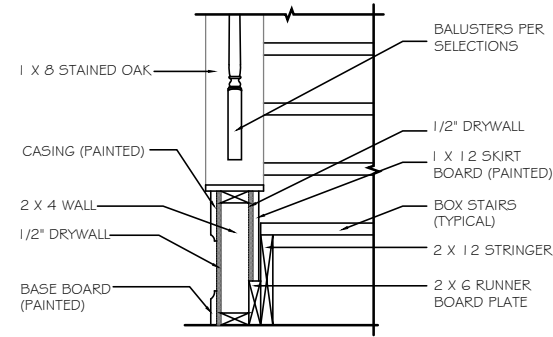
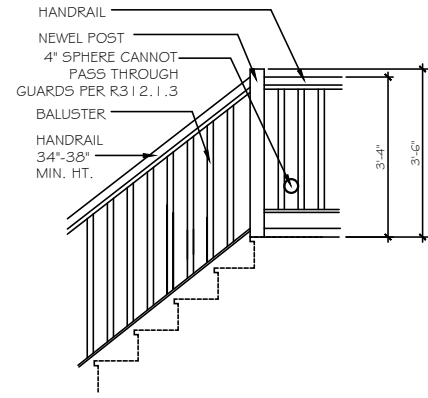
ST-19 STAIR SECTION - FIRST FLOOR

ST-16 SLOPED WALL @ STAIRS - FRAMING



ST-21 STAIR LANDING - PLAN VIEW

ST-20 OPEN RAIL - CURB WALL FRAMING

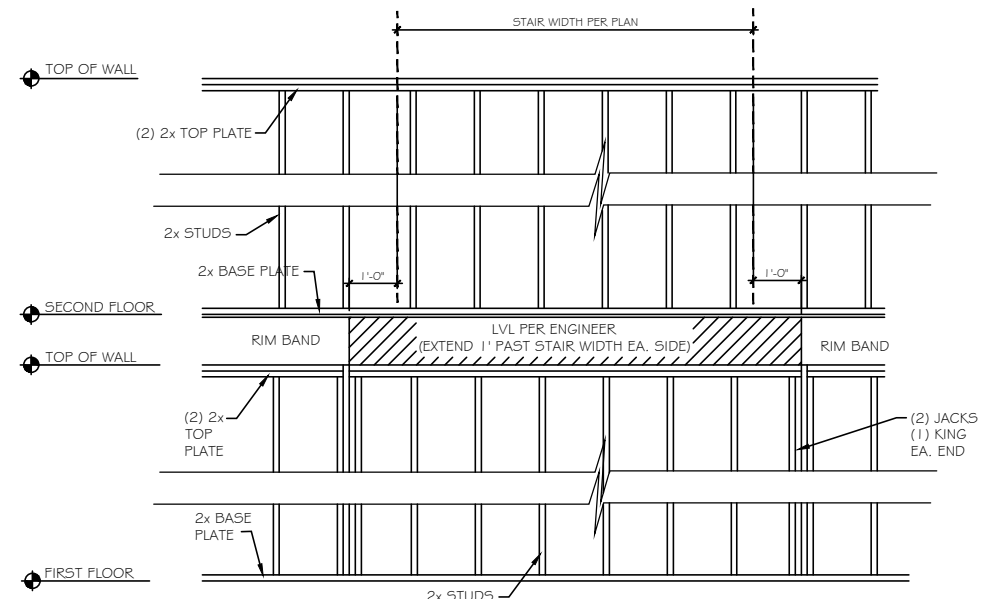
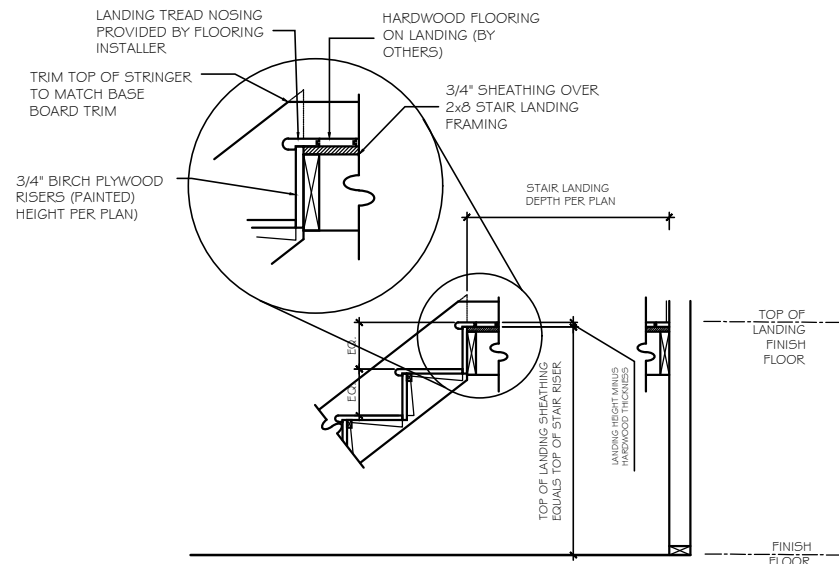


ST-23 OPT. OPEN RAIL AT LANDING

ST-24 SECTION @ CURB WALL

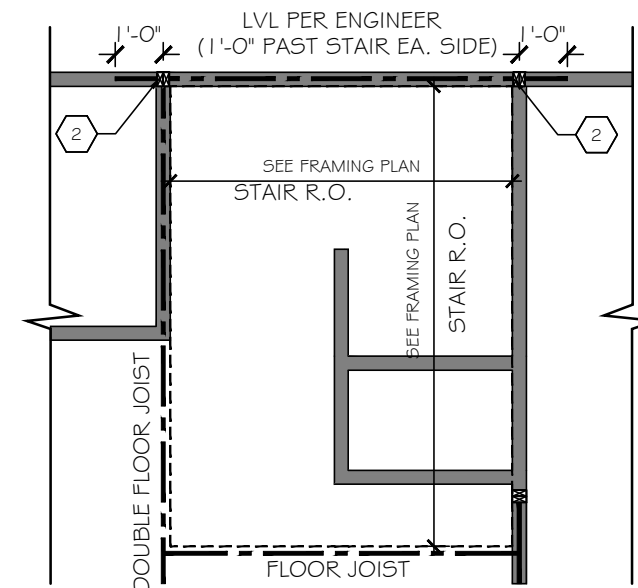
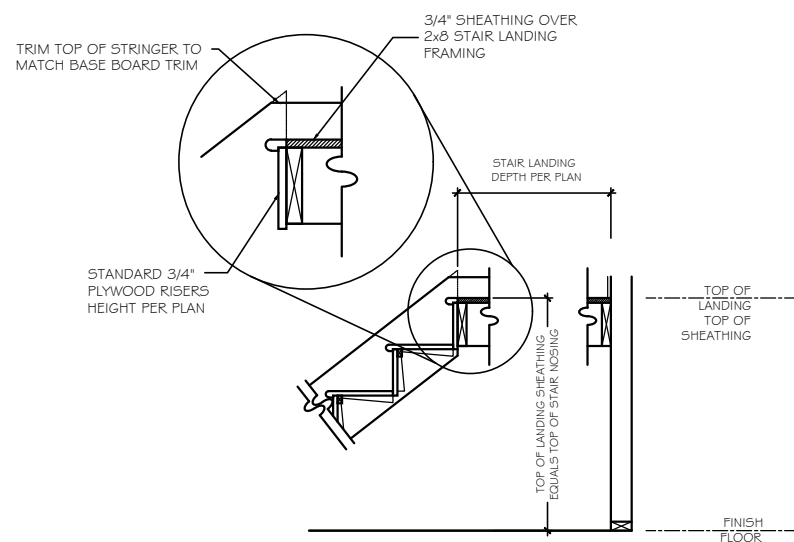
ST-25 OUTSIDE TRIM @ STAIR CURB WALL

STAIR SECTION



ST-26 STAIR SECTION - HARDWOOD STAIRS AND LANDING

ST-28 EXTERIOR WALL FRAMING @ U-SHAPED STAIRS



ST-27 STAIR SECTION - CARPET STAIRS AND LANDING

ST-28 EXTERIOR WALL FRAMING @ U-SHAPED STAIRS

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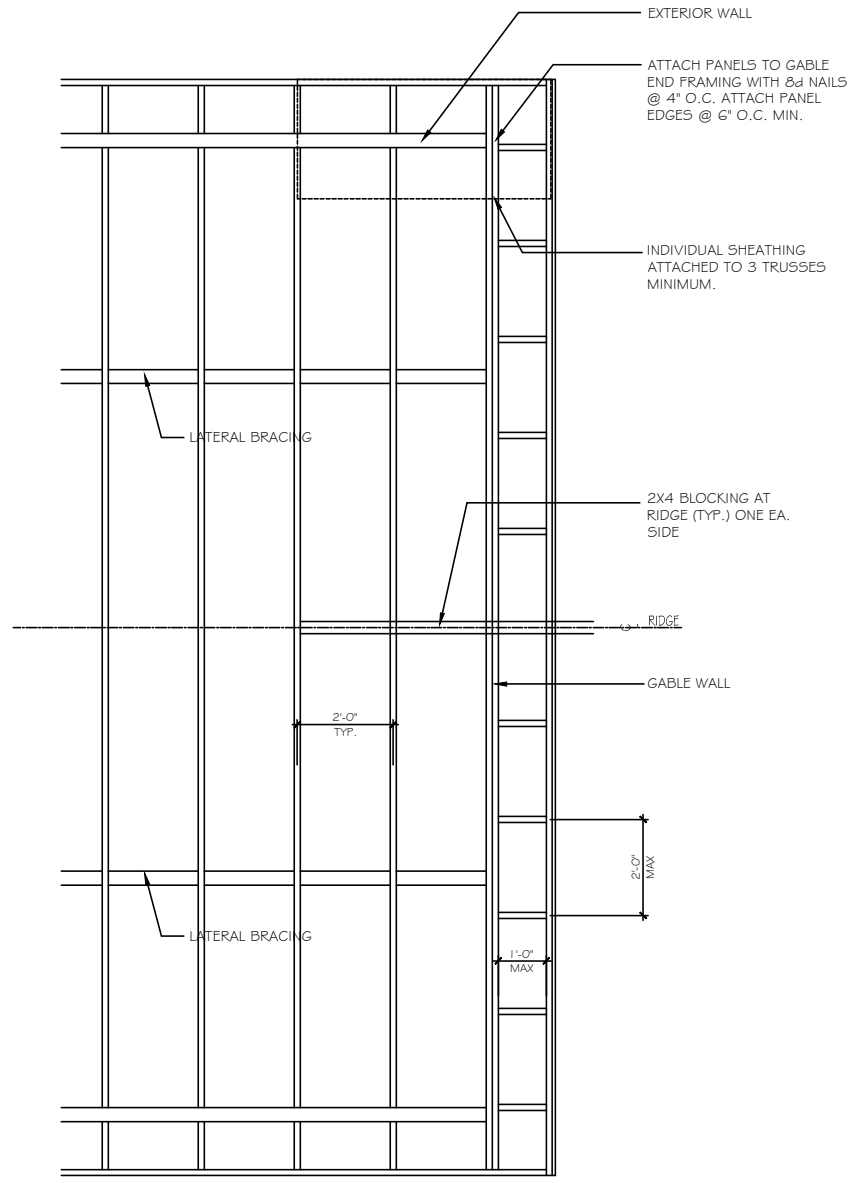
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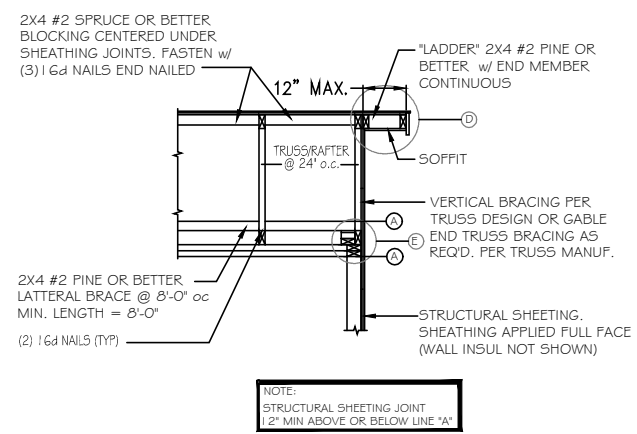
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CHUCK

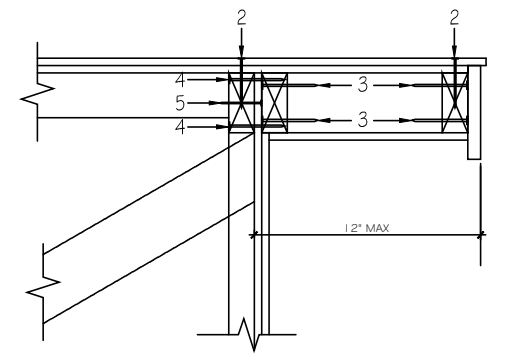
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A ROOF FRAMING PLAN
N.T.S.

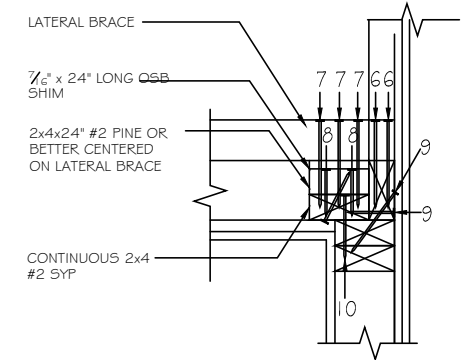


C SECTION THRU "LADDER" SOFFIT
N.T.S.

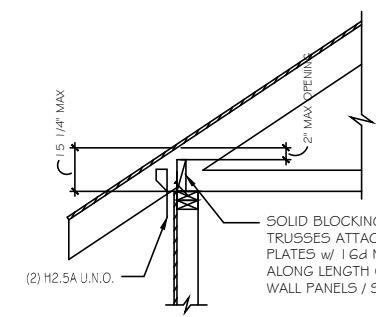


D "LADDER" ATTACHMENT NAILING DETAIL AT TOP OF GABLE
N.T.S.

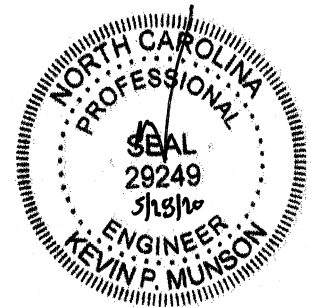
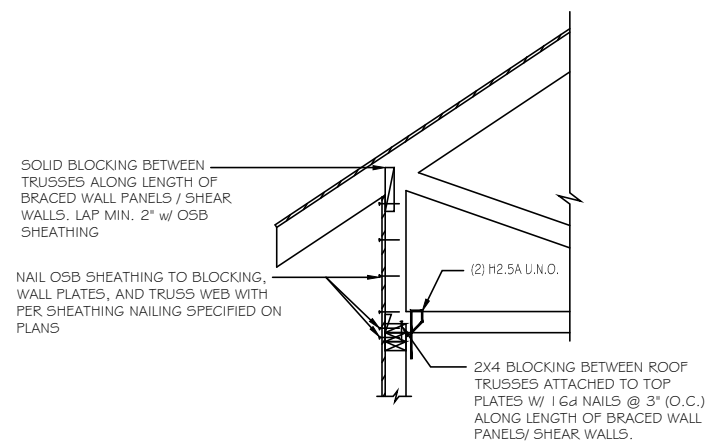
MARK	No	SIZE	SPACING	REMARKS
1		8d	4" oc	
2		8d	6" oc	
3	(2)	1 6d	24" oc	EA. SIDE
4	(2)	1 6d	24" oc	
5		8d	6" oc	
6	(2)	1 6d	6" oc	EA. TRUSS
7	(5)	1 6d		TYP
8	(6)	1 6d		ALTERNATE TO 8d (1" TO 2x4 BELOW)
9		1 6d	8" oc	ALTERNATE TOP NAIL & END NAIL
10		1 6d	8" oc	



E NAILING DETAIL AT LATERAL BRACE
N.T.S.



A TRUSS BLOCKING REQUIREMENTS
N.T.S.



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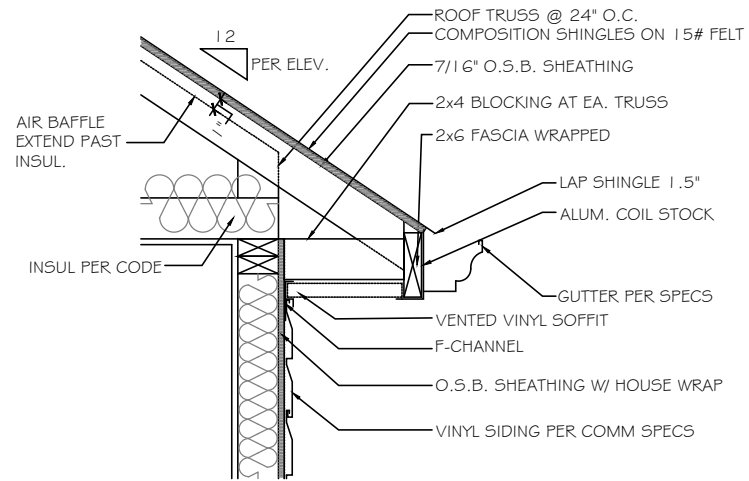
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DATE:
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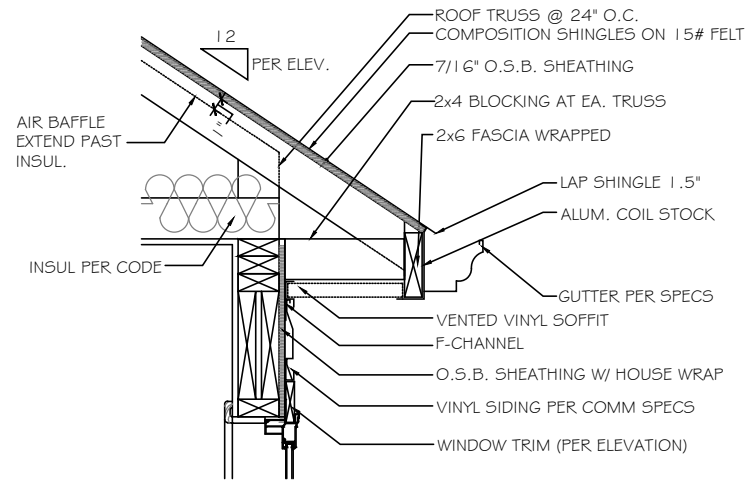
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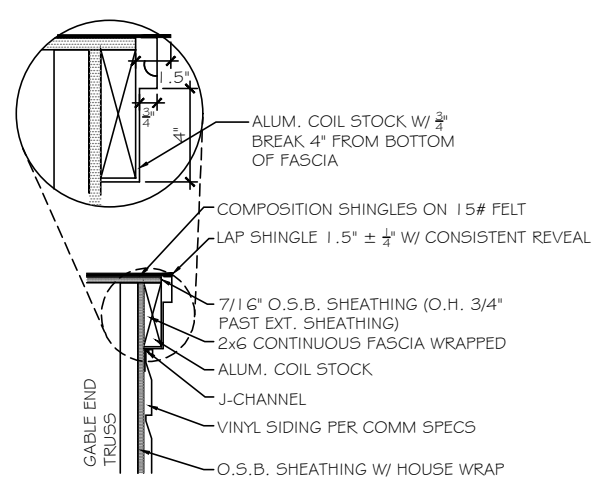
SHEET:
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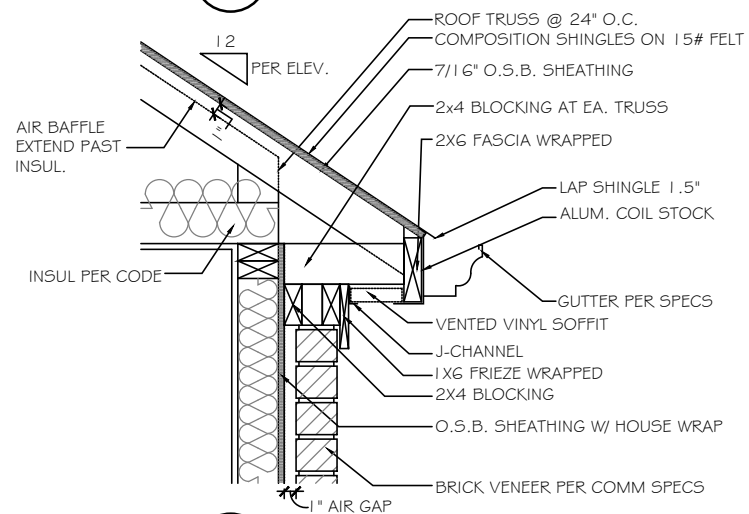
A CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE SIDES & REAR



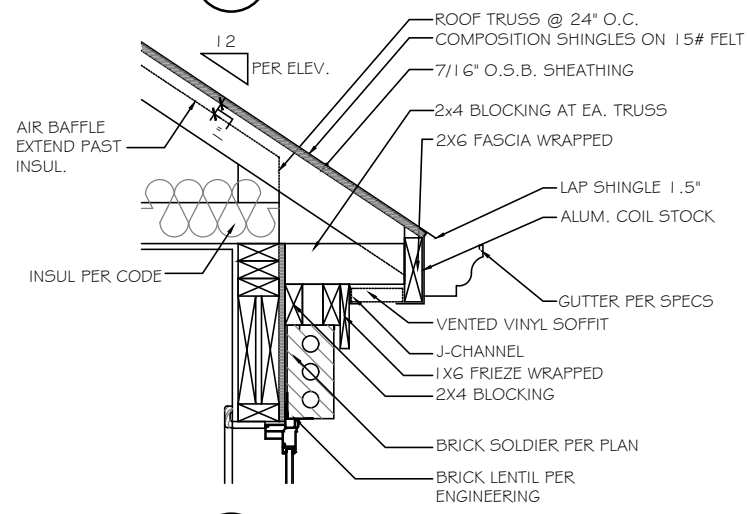
B CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE OVER WINDOW



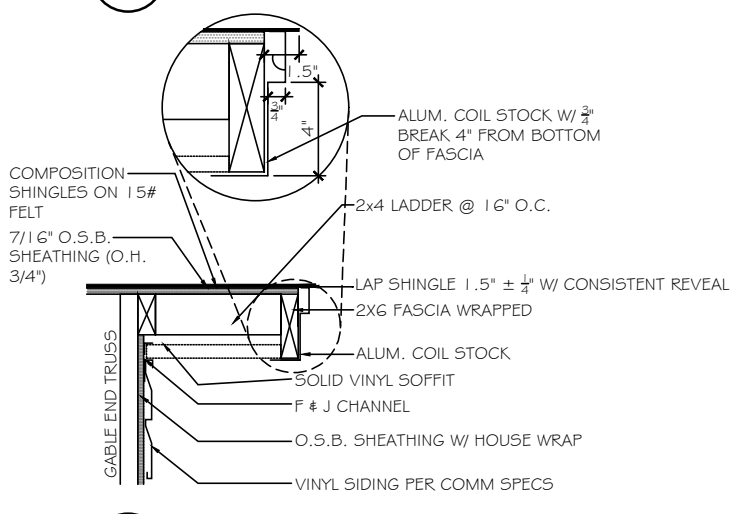
C FLUSH RAKE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE GABLE END



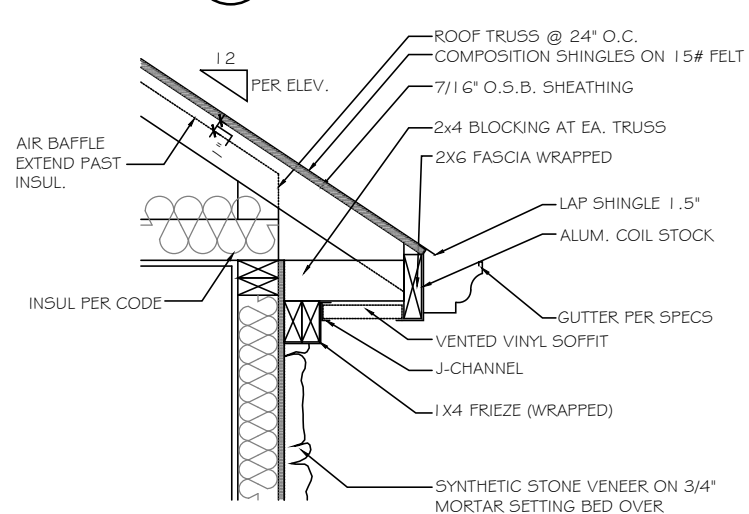
D BRICK CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE FRONT



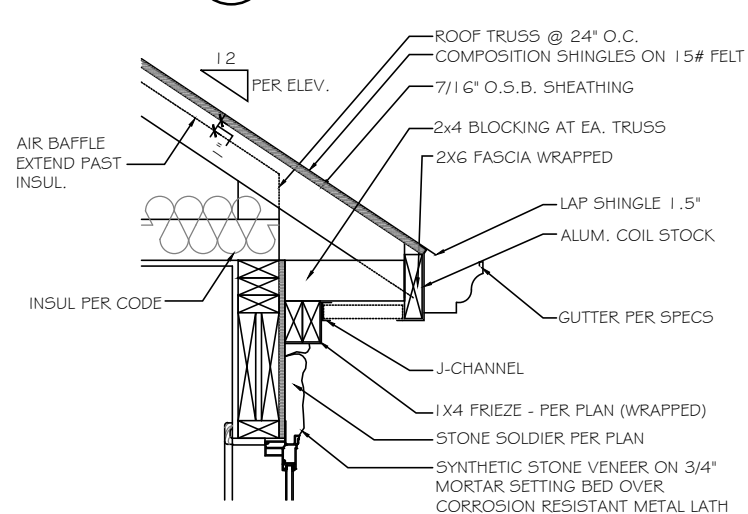
E BRICK CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE OVER WINDOW



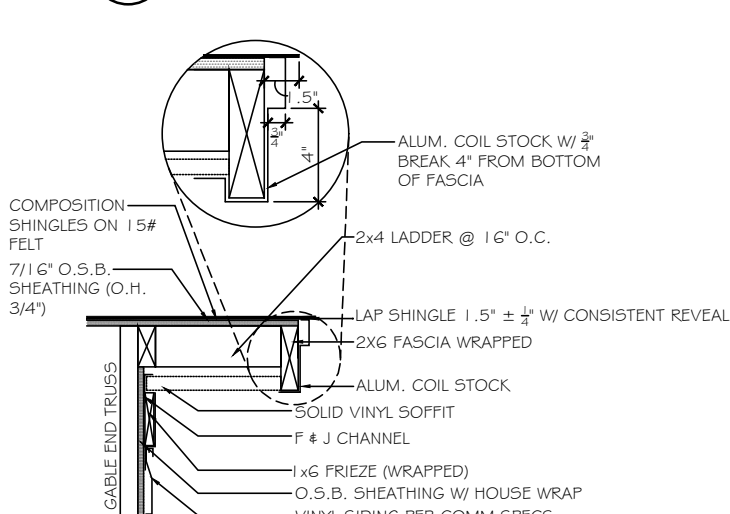
F RAKE OVERHANG DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE GABLE END SIDE



G STONE CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE FRONT & REAR



H STONE CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE OVER WINDOW



J RAKE OVERHANG DETAIL w/ FRIEZE - VINYL/VINYL
SCALE: NOT TO SCALE FRONT

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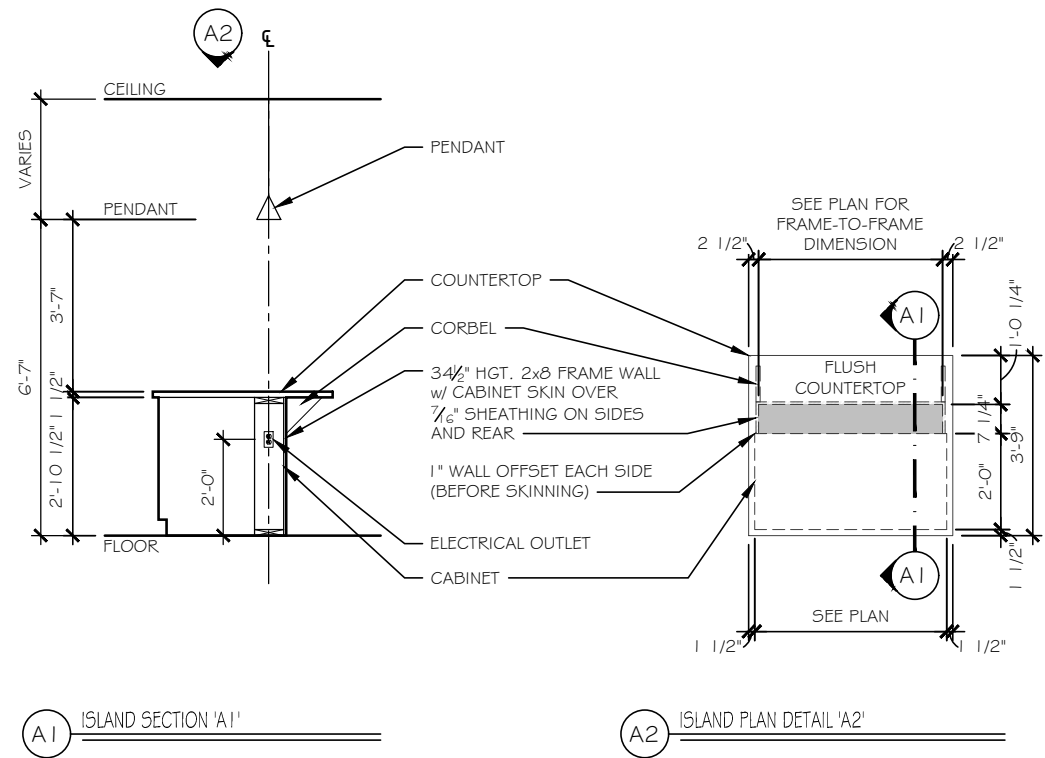
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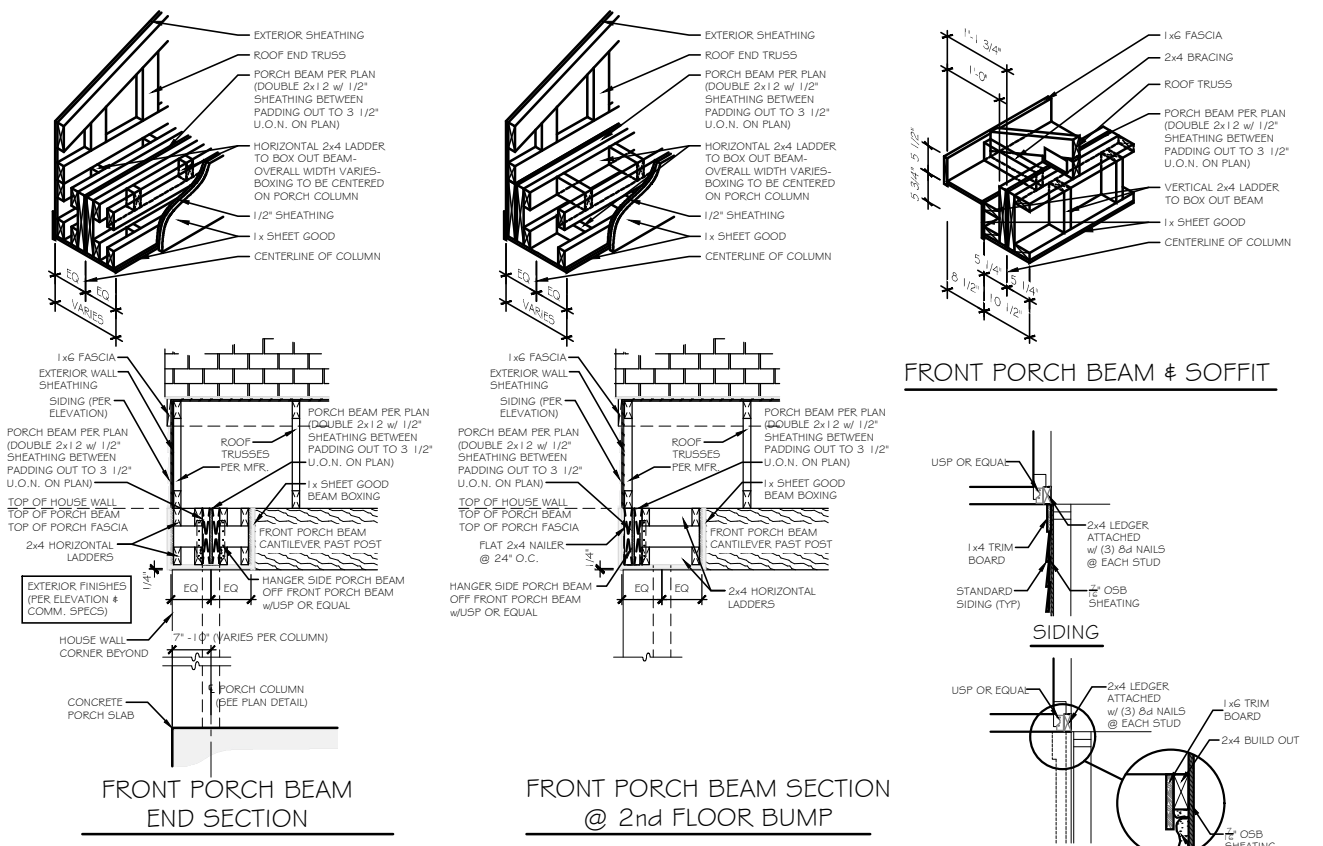
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A1 ISLAND SECTION 'A1'

A2 ISLAND PLAN DETAIL 'A2'

A KITCHEN ISLAND DETAILS - FLUSH COUNTERTOP w/ HALF WALL



A1 FRONT PORCH BEAM END SECTION

A2 FRONT PORCH BEAM SECTION @ 2nd FLOOR BUMP

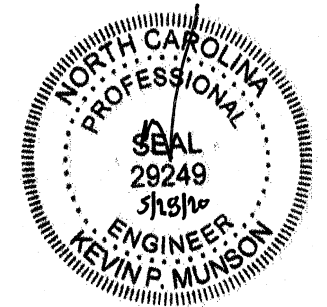
A3 FRONT PORCH BEAM & SOFFIT

A4 SIDING

A5 STONE

A6 BRICK

A7 TRIM @ PORCH SECTION



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B FRONT PORCH COLUMN DETAIL

NOTE: PLAN DIMENSIONS SUPERCEDE DETAIL DIMENSIONS

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