# TrueHomes

## IT'S ALL ABOUT U



## THE 'WAYNE'

## **HEADER SCHEDULE**

- LL INTERIOR BEARING AND EXTERIOR WALLS SPANS UP TO 3'-6" (2) 2x8's SPANS 3'-6" TO 6'-6" (2) 2x10's 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		DOO	R HEIGHT	R.O.	
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	I OFT CEILING	
3/0	3'-2 1/2"				
2/8	2'-10 1/2"	82-1/2"	82-1/2"	- C/I	
5/0	5'-3 5/8"			7/1-9	
5/4	5'-7 5/8"			96	
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"	80-	90	-96-	

## INTERIOR HINGED DOOR SCHEDULE

DOOR	WIDTH	DOOR HEIGHT R.O.		R.O.	
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	I OFT CEILING	
1/4	1'-6"	<u></u>	a a	( ]	
1/6	1'-8"	2/1-	0/1-	2/1-	
1/8	1'-10"	+	+	+	
2/0	2'-2"	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	노	보	눞
2/4	2'-6"		6-8" NOMINAL DOOR HEIGHT +2-1/2")	- H	
2/6	2'-8"			1/2 7 1/2	
2/8	2'-10"		92-	98-1/2" (8-0" NOMINAL DOOR HEIGHT +2-1/2")	
2/10	3'-0"		ĭ ₹	¥	
3/0	3'-2"		Σ	$\mathbb{Z}$	
4/0	4'-2"		9	9	
5/0	5'-2"		₫	<u>_</u>	
6/0	6'-2"	9)	9)	8)	

## >EXTERIOR DOOR ( )INTERIOR DOOR **INTERIOR PASS**

# THRU SCHEDULE

	1	KAIVI	LD OF LINING DIIVI	LNSIONS	
	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"	
POLICH OPENING HEIGHTS ARE			PE FOR DO CO #		

AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING

## INTERIOR DOORWAY OPENINGS:

- DO = DRYWALL OPENING
- CO = CASED 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. (LINO)
- 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.).
- 10. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C.
- PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
- 12. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER
- 13. 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 \$ GYP OR EQ. PER SECTION R302.6 14. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE  $\chi$  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 PO'S. I 8. PROVIDE I ½" 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. 20. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT.

RALEIGH

**DESIGN CRITERIA** 

DESIGN LOADS ARE ALL DEAD LOADS PLUS

ROOF SLOPES >3:12......20 PSF

ROOF SLOPES <3:12.....10 PSF

WIND LOAD...... 1 15 MPH

DESIGN IS COMPLIANT WITH 2018 NCRC

ENERGY CODE N I 102.2 PRESCRIPTIVE FOR

E. ROOF LIVE LOAD......20 PSF

SEISMIC ZONE.....

SLEEPING ROOMS..... ALL OTHER FLOORS......40 PSF BALCONIES......40 PSF ATTIC FLOOR LIVE LOADING WITH THE

AREA ACCESSIBLE BY

FOLLOWING:

SNOW LOAD...

CLIMATE ZONE 4A

- . SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").
- 22. SHEATH WALLS AND CEILINGS W/ OSB PER SPECS. IN FURN. ROOM LOCATIONS
- 23. ALL PLANS ARE GENERATED WITH THE AID OF A COMPUTER AIDED DRAFTING SYSTEM.
- 24. 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
- 25. TYPICAL FOUNDATION AND ENGINEERING CONSTRUCTION DETAILS ARE SHOWN IN RESPECTIVE PLANS. TYPICAL DETAILS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PLAN THAT ARE THE SAME OR SIMILAR TO THOSE SPECIALLY DETAILED. THE APPLICABLY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF THE DETAIL. SUCH DETAILS SHALL APPLY WITHER OR NOT THEY ARE REFERENCED AT EACH LOCATION.
- 26. 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 2XG STUDS FOR LOAD BEARING WALLS ON TWO-STORY PLANS UNLESS OTHERWISE NOTED. 28. PLANS ARE GENERATED FROM A COMMON GRAPHIC DATABASE WITH MODIFICATIONS AS REQUIRED TO ADAPT PLANS TO LOCAL
- BUILDING CONDITIONS AND SPECS FOR FACH LOCALITY 29. 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.

## **REVISION LOG**

١.	DATE: 4/26/21	DRAWN BY: WRR	
	REVISED FRONT	PORCH ON RIGHT ELEVATION.	

2.	DATE:	DRAWN E

DATE DRAWN BY

4 DATE:

## DRAWN BY

## **WALKERS GROVE**

## **ELEMENTS COLLECTION LOT 18** HELP HOTLINES TBD WALKER GROVE LANE

VAME:

**NUMBER** 

## LILLINGTON. NC 27546

## **COMMUNITY SPECS**

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

## Plan Legibility

Mon-Fri: 8am - 5pm CHARLOTTE MKTS: 704-681-2032 ALL OTHER MKTS: 704-993-1861 E-mail: CADISSUE@truehomesusa.com

## **SQUARE FOOTAGE**

	FIRST FLOOR	1671 SQ.FT.	
	SECOND FLOOR	985 SQ.FT.	١
	TOTAL LIVABLE	2656 SQ.FT.	,
	FRONT PORCH	107 SQ.FT.	
	2-CAR GARAGE	413 SQ.FT.	
	REAR PATIO	120 SQ.FT.	
	UNFINISHED STORAGE	211 SQ.FT.	
4			
	OVERALL HT. (FF to Ridge)	28'-11"	
	PLATE HEIGHT(s)	9' / 8'	

Purchase Order Questions

## TABLE OF CONTENTS

00	OO VERCOTIEET
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
۸3 I	FRONT # SIDE FLEVATIONS

A3.2 REAR & SIDE ELEVATIONS STAIR SECTIONS FIRST FLOOR ELECTRICAL PLAN

ROOF FRAMING PLAN

TYP FLASHING DETAIL

TYP FIREPLACE DETAILS

TYP CORNICE DETAILS

ORIGINAL CONTRACT ID#: 35473

TYP STAIR DETAILS

D5.2 TYP STAIR DETAILS

D5 3 TYP STAIR DETAILS

TRIM DETAILS

DIO TRIM DETAILS

D4

D9

GENERAL STRUCTURAL NOTES

TYP. PORTAL FRAME DETAIL - PFH

TYP. FOUNDATION DETAILS

### ARCHITECTURAL SERVICES: SECOND FLOOR ELECTRICAL PLA Missing or Conflicting Dimensions

- FOUNDATION PLAN Missing Options FIRST FLOOR FRAMING

"WHEN IN DOUBT, GIVE US A SHOUT"

TRUE BUILDER:

(To be filled in by Builder on site)

## **ESTIMATING:**

UPGRADED ELEVATION

- Missing Material or Shortage
- Mon-Fri 8am 5pm ALL MKTS: 704-681-4916

# GROVE

# **WALKERS**

48

#10

HARNETT

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WAYNE 2672

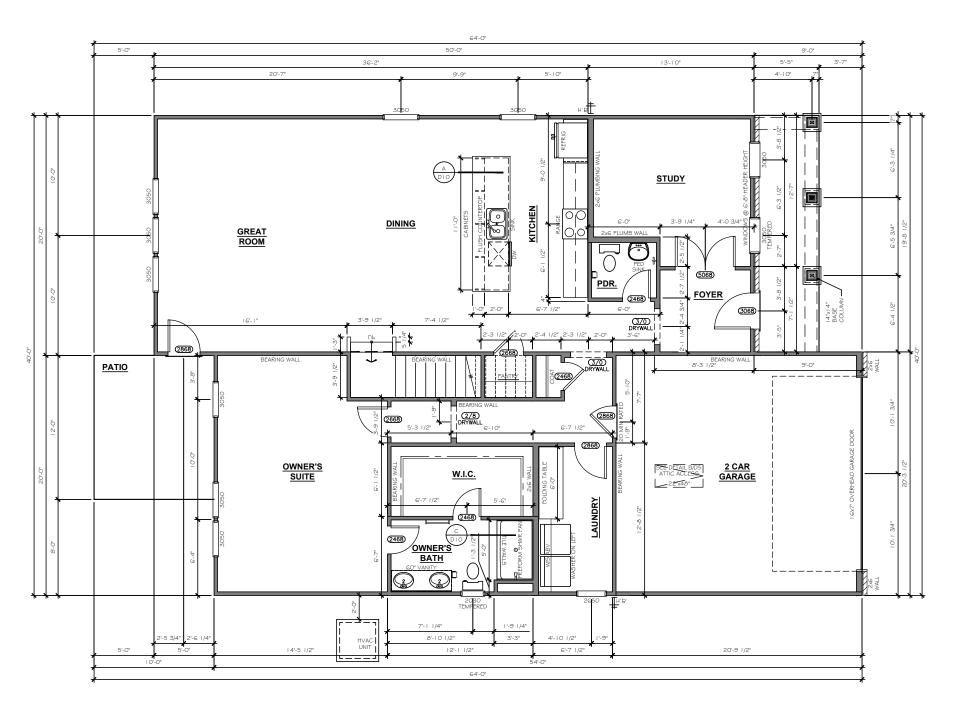
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3-26-21 NOT TO SCALE

CHUCK

WALTER SCALE

REVIEWED BY



FIRST FLOOR PLAN

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Suite 104
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704-271-1191 Ø TrueHome

WALKERS GROVE

LOT# 18

HARNETT WAYNE 2672

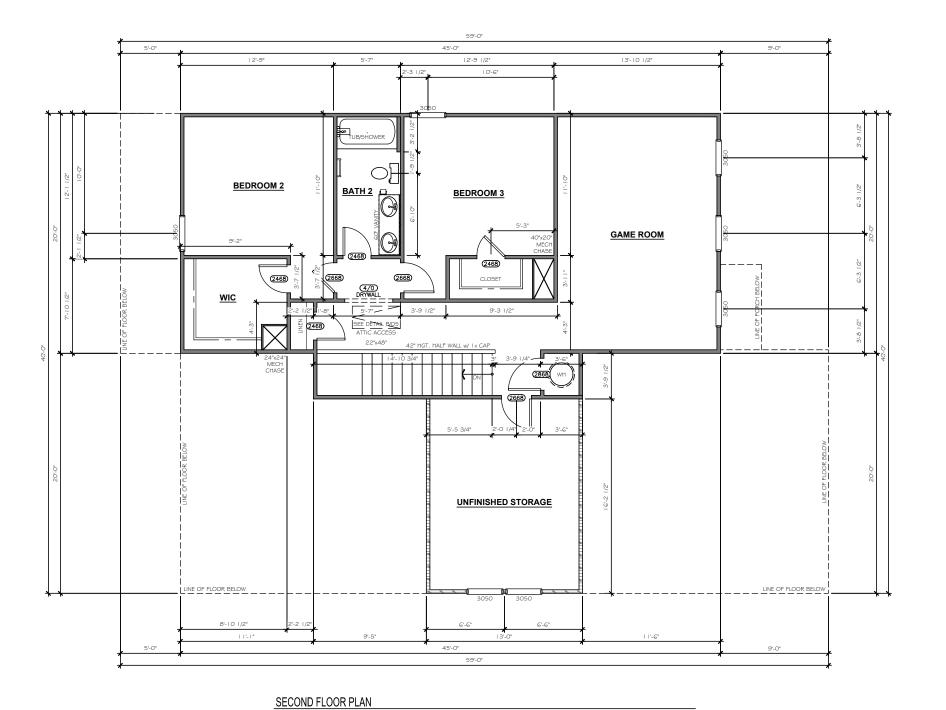
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A2.1



WALKERS GROVE

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17.8 ALL ABOUT U
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LOT# 18

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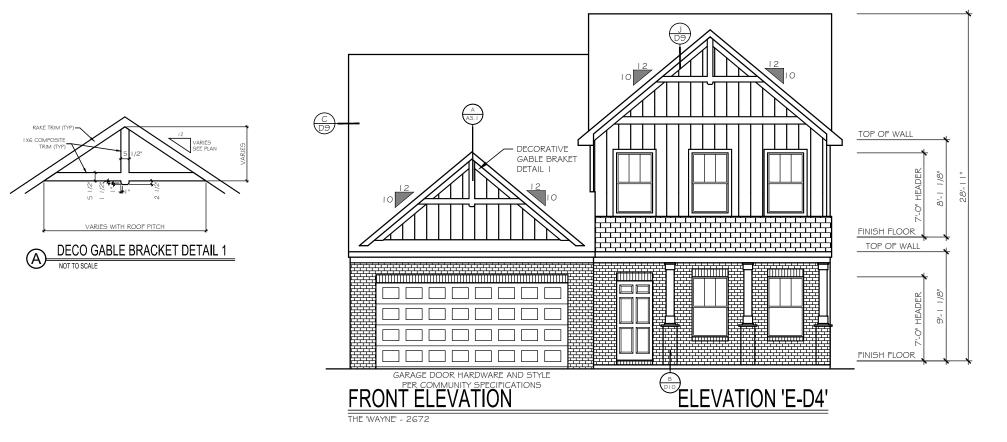
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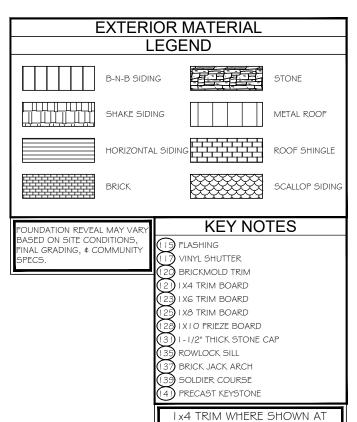
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A2.2





WINDOWS AND DOORS

UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS

AND DORMER LOCATIONS

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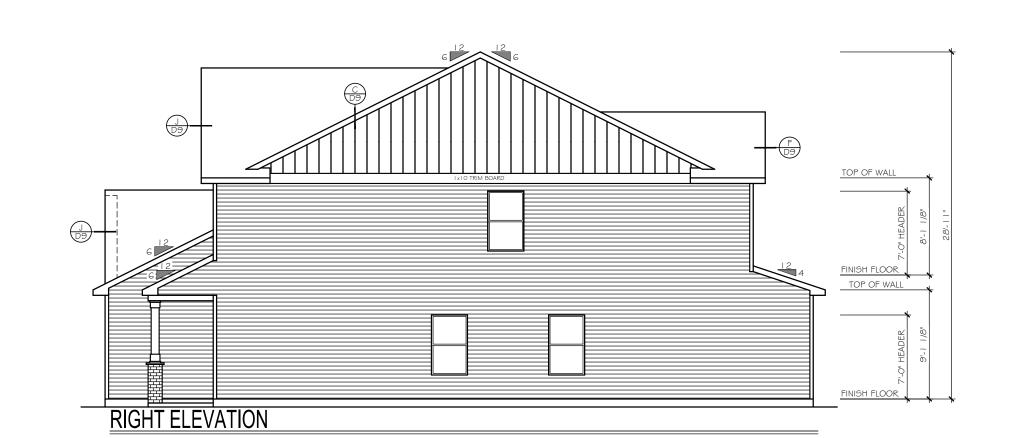
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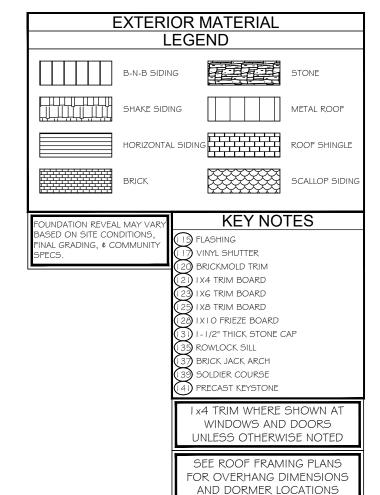
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WALKERS GROVE

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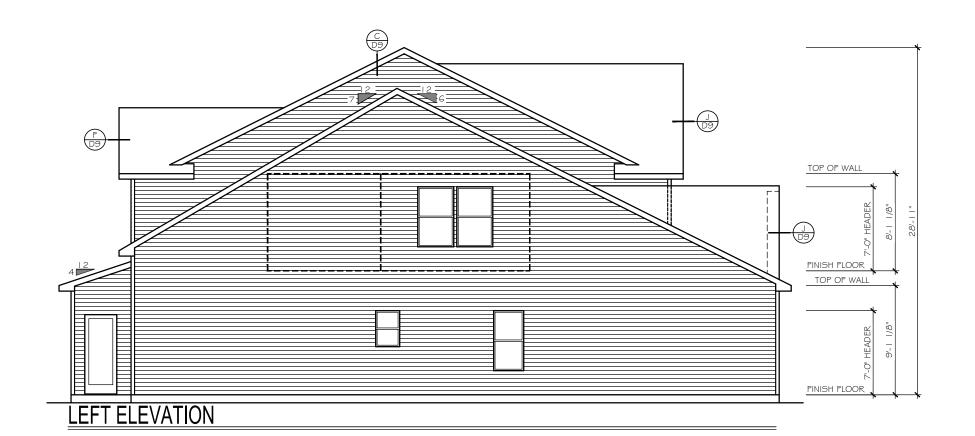
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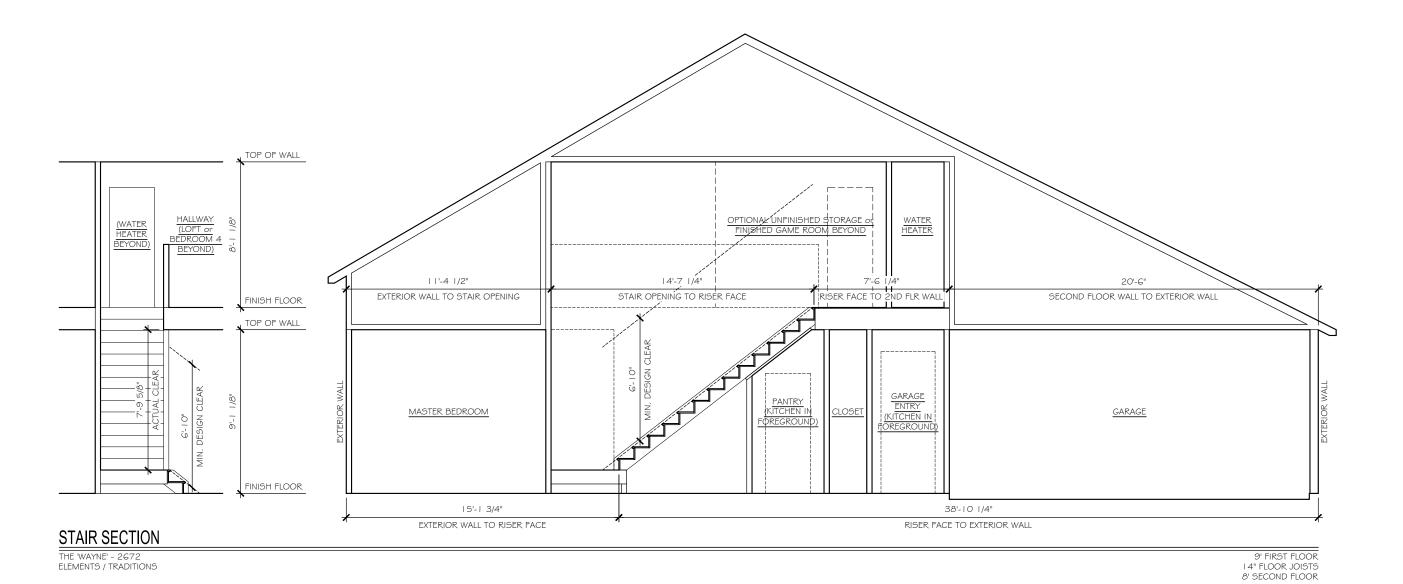
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WALTER

DATE: 3-26-21

SCALE:

AS SHOWN REVIEWED BY:

CHUCK

A4.1

ELECTRICAL			
L	EGEND		
*	INDICATES ADDITIONA OUTLET PER CLIENT		
⊕ (₽)	OUTLET     OV (D=DEDICATED CIRCU		
5' AFF	RECESSED OUTLET I I OV		
₩ (₩)	OUTLET 220V (D=DEDICATED CIRCU		
₩P CFI	OUTLET 110V WATER PROOF		
	OUTLET I I OV GFI (D=DEDICATED CIRCU FLOOR		
	OUTLET I I OV SWITCHED		
	OUTLET  DUAL USB OUTLET		
USB	(3.1 AMP)		
WP TV	EXT. RECESSED OUTLE \$ TV w/ COVER		
TV ∇	TV WALL JACK		
	PHONE / DATA JACK		
⊕ Søn¢	THERMOSTAT  SMOKE / CO		
5 <b>C</b> C	DETECTOR SMOKE		
	DETECTOR SWITCH		
 \$	3-WAY SWITCH		
\$ <sup>4</sup>	4-WAY SWITCH		
	DIMMER SWITCH		
回回	PUSH BUTTON		
<b>\( \rightarrow\)</b>	WALL MOUNT LIGHT FIXTURE		
<del>-</del>	CEILING LIGHT		
<del>-</del>	HANGING LIGHT		
J	JUNCTION BOX / PREWIRE		
®	RECESSED CAN LIGHT		
0	LED CAN LIGHT		
	VAPOR PROOF CAN LIGHT		
0	MINI-CAN LIGHT		
Н	UNDER CABINET LIGHT		
9	WALL SCONCE (STD 72" AFF UNO)		
$\Diamond \Diamond$	FLOOD LIGHT - LOCATION TO BE VERIFIED IN FIELD WITH		
	BUILDER/CLIENT PENDANT LIGHT		
X A	(6'-7" AFF STD)  EXHAUST FAN		
	EXHAUST		
<u> </u>	FAN / LIGHT KEYLESS ENTRY		
CLG. PAN PRE-WIRE	CEILING FAN PRE-WIRE OR FIXTURE AS NOTED		
	ELECTRIC PANEL (METER LOCATION MAY VARY)		
DISC.	DISCONNECT BOX		
HTC	DED. HOT TUB CIRCUIT (50amp, 240v GFI)		

## LOW **VOLTAGE LEGEND**

TEC CAN

• 36" WHIP IN • (NO OUTLET)

HD LINK

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

CHASE PIPE

CHASE PIPE WALL PLATES (OUTLET SEPARATE)

SPEAKER PRE-WIRE FOR SPEAKER WALL PLATE

CHECK SELECTIONS FOR COMPLETE LOW VOLTAGE LAYOUT.

OW 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	Visibility I	
2	Ceiling Fan 1.1	w/ Flush Mount Std.	
3	Detectors	Smoke Detector	
2	Detectors	Smoke/Carbon Monoxide Detector	
2	Jacks	TV Jack	
2	Jacks	Thermostat	
2	Jacks	Phone Jack	
10	Lights	Can Light	
- 1	Lights	Exhaust Fan	
4	Lights	Pendant Light	
- 1	Lights	Hanging Light	
2	Lights	Flood Light	
6	Lights	Carriage Light	
2	Lights	Exhaust Fan/Light	
7	Lights	LED Ceiling Light	
14	Lights	Ceiling Light	
3	Receptacle	WP	
41	Receptacle	IIOV	
1.1	Receptacle	GFI	
12	switch	3-Way Switch	
- 1	switch	Push Button	
27	switch	Single Pole Switch	
- 0	a b . ala	1.07 6 1.1	

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WALKERS

WAYNE 2672

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\*\*

ELECTRICAL TO BE PLACED PER CODE IN THE FIELD. SEE QUALITY STANDARDS FOR HEIGHTS

PLACE GAS METER MAX 15' AWAY FROM ELECTRICAL METER IF APPLICABALE

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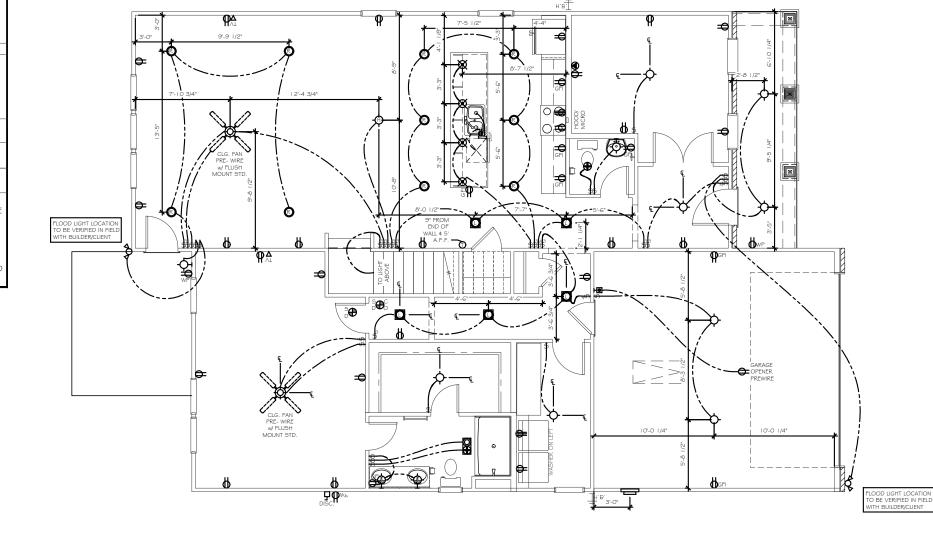
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1/8"=1'-0" REVIEWED BY:

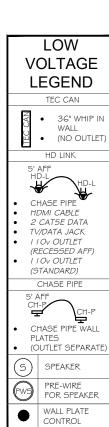
CHUCK

E1.1



FIRST FLOOR ELECTRICAL PLAN

ELECTRICAL			
L	LEGEND		
*	INDICATES ADDITIONAL OUTLET PER CLIENT		
₩ (₽)	OUTLET 110V (D=DEDICATED CIRCUIT)		
5' AFF	RECESSED OUTLET I I OV		
₩ (₩)	OUTLET 220V (D=DEDICATED CIRCUIT)		
₩P GFI	OUTLET 110V WATER PROOF		
	OUTLET I I OV GFI (D=DEDICATED CIRCUIT) FLOOR		
	OUTLET I IOV SWITCHED		
	OUTLET  DUAL USB OUTLET		
USB 77" AFF	(3.1 AMP)  EXT. RECESSED OUTLET		
WP TV	\$ TV w/ COVER		
∇	TV WALL JACK		
(T)	PHONE / DATA JACK THERMOSTAT		
	SMOKE / CO		
5 D	DETECTOR SMOKE		
\$	DETECTOR SWITCH		
<del>`</del> \$	3-WAY SWITCH		
\$	4-WAY SWITCH		
•	DIMMER SWITCH		
면	PUSH BUTTON		
<u></u>	WALL MOUNT LIGHT FIXTURE		
<del>\</del>	CEILING LIGHT		
-(†)-	HANGING LIGHT		
J	JUNCTION BOX / PREWIRE		
®	RECESSED CAN LIGHT		
O	LED CAN LIGHT		
	VAPOR PROOF CAN LIGHT		
0	MINI-CAN LIGHT		
H	UNDER CABINET LIGHT		
9	WALL SCONCE (STD 72" AFF UNO)		
<i>♦</i> 0 <sub>0</sub>	FLOOD LIGHT - LOCATION TO BE VERIFIED IN FIELD WITH BUILDER/CLIENT		
X	PENDANT LIGHT (6'-7" AFF STD)		
<b>+</b>	EXHAUST FAN		
	EXHAUST FAN / LIGHT		
4	KEYLESS ENTRY		
CLG. FAN PRE-WIRE	CEILING FAN PRE-WIRE OR FIXTURE AS NOTED		
	ELECTRIC PANEL (METER LOCATION MAY VARY)		
DISC.	DISCONNECT BOX		
<b>≢</b> © <b>⊢</b> HTC	DED. HOT TUB CIRCUIT (50amp, 240v GFI)		

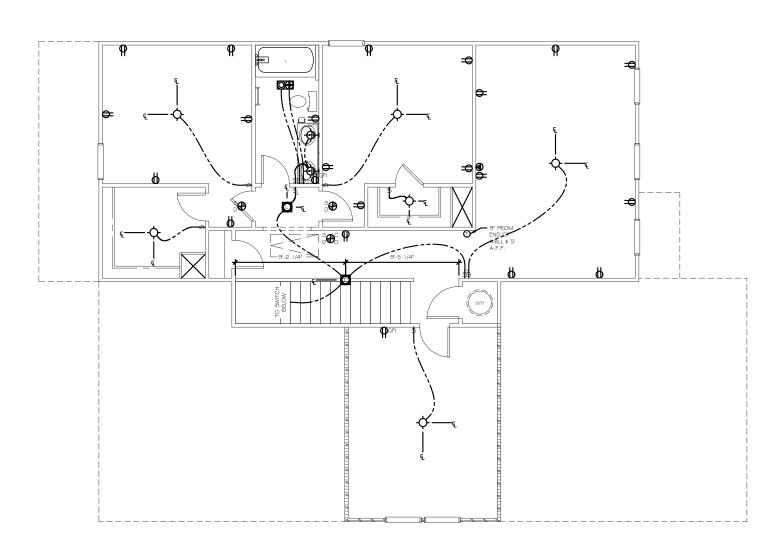


CHECK SELECTIONS FOR COMPLETE LOW VOLTAGE

LOW VOLTAGE TRADE RESPONSIBLE FOR LOCATING AND INSTALLING ALL SELECTED

LAYOUT.

PRODUCTS.



SECOND FLOOR ELECTRICAL PLAN

CHECK SELECTIONS FOR CPI LAYOUT. ALL TV, PHONE, CABLE, AUDIO, AND SECURITY SYSTEM OUTLETS WILL BE LOCATED PER CPI LAYOUT, REGARDLESS OF WHETHER Truehomes IT's ALL ABOUT U 2649 Brekonridge Centre Dr. Suite 104 Monroe, N.C. 28110 704-271-1191

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## ELEC. NOTICE

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

\*\*EXCLUDES HALLWAYS\*\*

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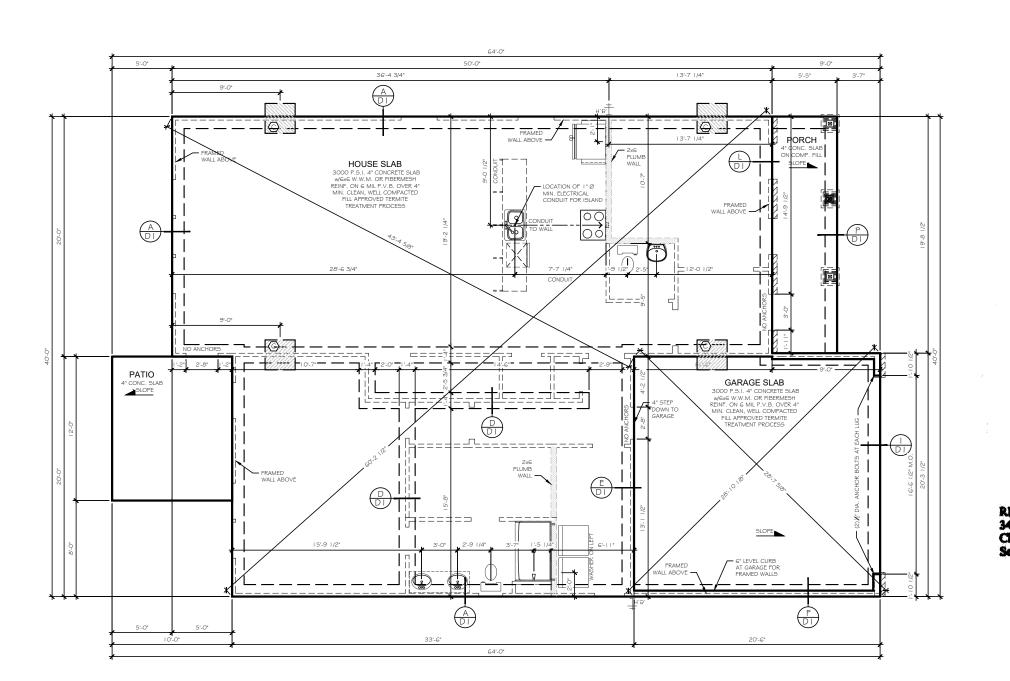
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CHUCK

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NA THE STATE OF TH

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Seal For Structural Only

RESIDENTIAL STRUCTURES, P.C. No. C3295

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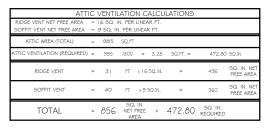
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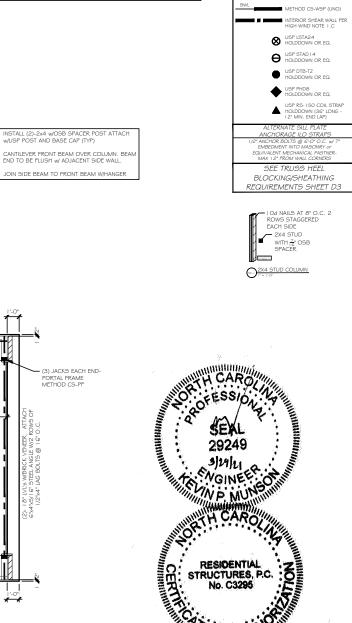
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<sup>T</sup> S1

MONO SLAB FOUNDATION PLAN

	EE COVER PAGE FOR** GH OPENING DIMENSIONS		
KIN	IG / JACK STUD	POST SCHEDULE	
	SCHEDULE	2x4 STUDS	2x6 STUDS
$\triangle$	(2) JACKS	2	2
A	(1) JACK \$ (1) KING	EX: (2) 2X4	EX: (2) 2X6
	(1) JACK \$ (2) KINGS	, ,	IDE CALLOUT
$\triangle$	(1) JACK \$ (3) KINGS	INDICATE	S TOTAL OF STUDS.
	(2) JACKS \$ (1) KING	4X4 POST	6X6 POST
A	(2) JACKS \$ (2) KINGS	⟨P⟩ <u> </u>	P
ß	(2) JACKS \$ (3) KINGS		
$\mathbb{A}$	(3) JACKS \$ (3) KINGS		P' INSIDE IDICATES A
$\triangle$	(4) JACKS \$ (4) KINGS		or 6x6 POST





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

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2649 Brekonridge Centre Dr.
Suite 104
Monroe, N.C. 28110
704-271-1191 O TrueHom (TABLE R602.10.4) STRUCTURAL LEGEND

CODE REFERENCE PER STATE

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WALKERS GROVE

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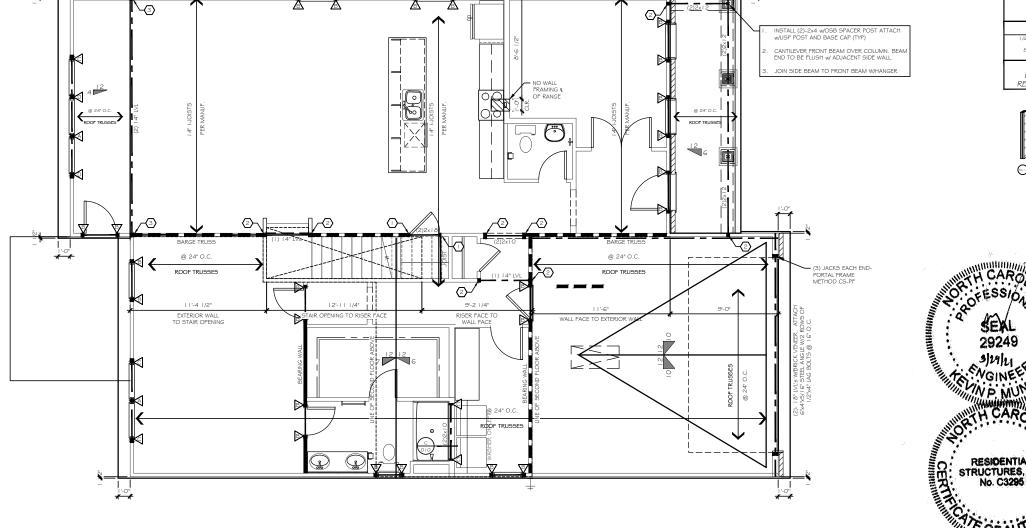
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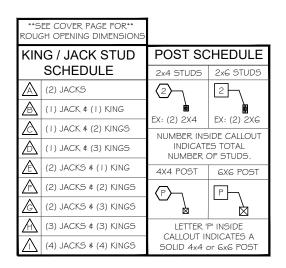
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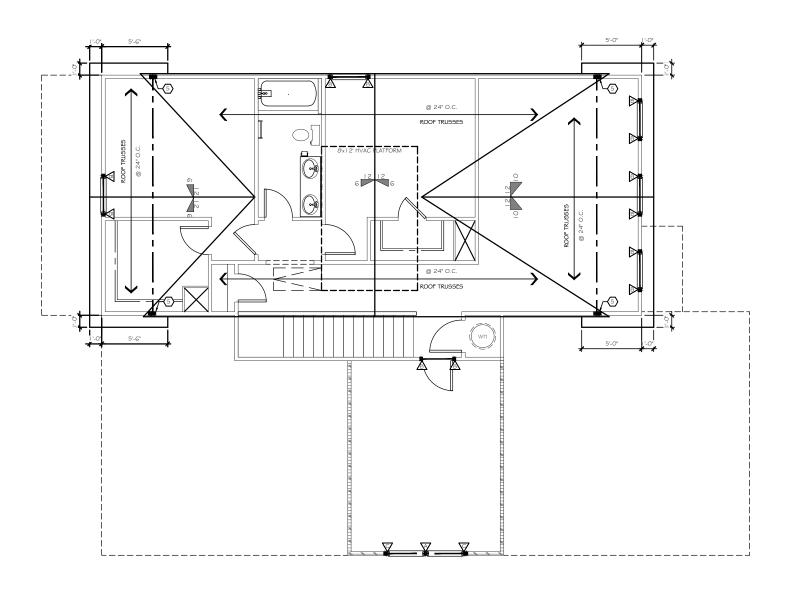
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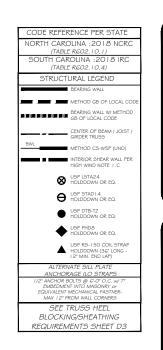


FLOOR FRAMING PLAN





ROOF FRAMING PLAN



CAROLLAND CAROLLAND CAROLLAND CO. STRUCTURES, P.C. No. C3295

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WALKERS GROVE

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PREPARED BY:

WALTER DATE:

3-26-21

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

REVIEWED BY:

CHUCK

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- RESIDENTIAL FOUNDATIONS:

  17 ALL CONTINUOUS WALL FOOTINGS ARE 8" X | 2" FOR ONE-STORY AND 8"X | 6" FOR TWO-STORY HOUSES UNLESS OTHERWISE NOTED.

  18 ALL CONTINUOUS WALL FOOTINGS ARE 8" X | 2" FOR ONE-STORY AND 8"X | 6" FOR TWO-STORY HOUSES UNLESS OTHERWISE NOTED.
- 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 S 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 S MORTAR. FOR ONE-STORY STRUCTURES, PIER CAPS ARE TO BE 4" SOLID MASONRY. FOR TWO-STORY STRUCTURES, PIER
- FOOTINGS FOR 8" X I 6" 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 DESIGNED FOR AN ASSUMED 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. THEE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL MEETS OR EXCEEDS THIS VALUE. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D.698).

  ALL SOILS AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDINGS SHALL HAVE RECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST
- 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. RETURNING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE
- ) 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.

  O)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 CHAIL FOR CAISSON FOUNDATION CONSIDERATIONS:

  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, N

  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.

  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.
- 3) SIZES AND REINFORCING FOR FOOTING CAPS OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS.
  4) CHIMBEY FOOTINGS ARE TO BE 12" LARGER THAN THE CHIMBEY FOOTIPRINT 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.

  ) 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 NSTALLED AT 16" O/C VERTICALLY REGARDLESS OF THE WALL HEIGHT. ERECT ALL FRAMING BEFORE
- 7) FOR RETAINING WALLS WITHOUT FRAMING SEE SPECIAL DESIGNS ON DRAWINGS.

- FRAMING CONSTRUCTION OTHER THAN ROOF:

  1) SEE TABLE REQ2.3(1) OF THE CODE FOR A FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

  2) WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE ALLOWABLE LOAD CAPACITY OF THE HANGER SHALL BE FOLIAL TO OR GREATER THAN THE LOAD SPECIFIED ON THE PLAN. WHERE NO LOAD
- IS SPECIFIED, THE "LIGHTEST" AVAILABLE HANGER FOR THE APPLICATION IS ACCEPTABLE.

  CRAWL GIRDRES 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 4-28" (6-0" O/C SPACING OF PIERS).

  TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDRES, USE THE FOLLOWING PROCEDURE:

- A) NAILING

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

  1) IF DROPPED GIRDERS ARE USED, END LAP ALL JOISTS AND SIDE NAIL EACH WITH A MINIMUM OF 3-1 GD NAILS AT EACH END OF
  EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3" APART AND NAILED WITH 3-1 GD NAILS AT EACH JOIST END.
- III) NAIL MULTIPLE MEMBER BUILT-UP GIRDERS WITH TWO ROWS OF 1 GD NAILS STAGGERED AT 32" O/C, 2" DOWN FROM THE TOP AND 2" UP FROM THE BOTTOM WITH 3-1 GD NAILS AT EACH END OF EACH PIECE IN THE JOIST THROUGH THE MEMBERS MAKING UP THE
- N) 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 HARDIWOOD FLOOR OVER THE GIRDER LIME.

  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.
- ALL OTHER LUMBER MAY BE SPRUCE #2 UNLESS NOTED OTHERWISE
- "LAM" BEAMS MUST HAVE 3-2X4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE MASONRY LINTELS:

  A) FOR SPANS UP TO 6': USE 3 ½" X 3 ½" X ¼" STEEL ANGLES

- B) FOR SPANS FROM 6" TO 10": USE 5" X 3 ½" 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 ½" X 5/16" STEEL ANGLE. LAP ALL 9-GAUGE WIRE SPLICES 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
- 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
- 3) ALL BRICK VENEER OVER LOWER ROOFS (BRICK CLIMBS) MUST HAVE A STRUCTURAL ANGLE LAG SCREWED TO AN ADJACENT STUD WALL IN
- ACCORDANCE WITH DETAIL, WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.
  ALL RAFTER BRACES MUST HAVE TWO STUDS FROM PLATE THROUGH ALL FLOORS TO THE FOUNDATION OR SUPPORTING BEAM BELOW. NO BRACES SHALL BE ATTACHED TO TOP WALL PLATE WITHOUT STUDS DIRECTLY UNDER THEM

- CONCRETE GENERAL NOTES: ) EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIREI PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACID 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.
- ) 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 3 I 8 AND ASTM C94 REQUIREMENTS POWITION 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. AL 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.

  ) 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 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 ONCECTE, 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 FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:

C) SLABS NOT EXPOSED TO WEATHER

- A) PONDING OR CONTINUOUS SPRINKLING. B) ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
- C) WATERPROOF PAPER CONFORMING TO ASTM C | 7 |
- O) WAITEN ACOUNT A EX COUNT OWNING TO ADMINIST TO ANY OF THE AMOUNT 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 STREINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM AG L5-78 GRADE WELDED WIRE FABRIC REINFORCING TO BE A5TM A I 85 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MAI D PRACTICE." THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
- B) EXPOSED TO WEATHER

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.

## **GENERAL NOTES**

- JOHN GEREAR WOLLS ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN ON THE PLANS AND SHALL E WITH THE PROVISIONS OF ACI 530.
- MINITIE TROVISIONS OF ACT 350.

  HOLLOW LOAD BEARING UNITS: ASTM C90 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-I UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS, GRADE N-I OR S-I UNITS SHALL BE PROVIDED FOR OTHER LOAD-BEARING WALLS OR
- CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES. GRADE N-I OR S-I EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE N-I.
- MORTAR: ASTM C270-95 TYPE S PREPACKAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED.
- WITH NOT MORE THAN THREE PARTS SAND PER ON PART MIX.
  WITH NOT MORE THAN THREE PARTS SAND PER ON PART MIX.
  REINFORCING STEEL: ASTM AG 15 GRADE GO STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS. WHERE REINFORCING BARS ARE
  INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WRE TIES AT INTERVALS NOT EXCEPTING 24" O/C.
  TO MAINTAIN THE BARS LOCATION IN THE CELLS. THE TOLERANCE FOR SPACING OF VERTICAL BARS 15 ± 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 CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES O. I 875" IN DIAMETER WITH WELD-CONNECTED CROSS WIRES O. 1483" IN DIAMPTER 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 330, 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.
- 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 I I". THE OUTSIDE FACE OF THE BOTTOM BLOCK OF EACH CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CLEAN OUT OF MORTAR DROPPINGS IN CELL. THE GROUT IS TO BE PUMPED INTO THE CELL IN MAXIMUM FIVE 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
- NOTE: THE 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 "2" CLIP OR SIMILAR DEVICE.

   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 ON FLANS. COLUMN SWEETE STEEL COLUMNS BEAR ON CONCRETE OR MASONRY, UNLESS OTHERWISE NOTED, A 5/8" X 6 1/2" X 6
- 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
- UNLESS NOTED OTHERWISE ON PLANS, ALL EXTERIOR FACING WALL STUDS TALLER THAN 10' SHALL BE CONSTRUCTED AS FOLLOWS:
  WALLS 10' TO 12' HIGH: BALLOON FRAME 2 X 4 STUDS AT 12" O/C WITH 1/2" O/SB 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 3/2 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 ½" X 9 ¼" 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.

  NOTE:SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED G' IN WIDTH, OR IF THE
- WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED
- 14) CONTINUOUS 2 X 6 BRIDGING SHALL BE NAILED TO DIAGONAL OR VERTICAL WEB MEMBERS OF ALL OPEN-WEB FLOORS TRUSSES OVER 10' LONG. THEY SHALL BE INSTALLED NEAR MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF THE 2 X 6 BRIDGING IS NOT CONTINUOUS, LAB ENDS OF BRIDGING ONE TRUSS SPACE.
- 15) LOWER STUD WALLS FOR BUILDINGS OVER TWO STORIES, BUT NOT MORE THAN THREE STORIES" A) INTERIOR WALLS
- ..... 2 X 4 @ 12" O/C ..... 2 X 4 @ 12" O/C
- 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.
  HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS:
  INTERIOR AND EXTERIOR

CEILING-WALL CRACKING

- . 2-2 X 6'5 SPANS UP TO 2'-6" SPANS 2'-6" TO 3'-6" 2-2 X 8'S

- 5PANS 2-6 TO 6'-6"
   2-2 X 05

   5PANS 3'-6" TO 6'-6"
   5PANS 6'C' OR MORE

   5PANS 6'C' OR MORE
   5EE PLAN

   HEADERS WIDER THAN 5' SHALL HAVE A MINIMUM OF THREE KING STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.

- 21) ROOF TRUSSES CLOSE TO SIDE WALLS FRAMING AND USED AS DEAD WOOD FOR SHEETROCK BOARDS SHOULD BE NAILED TO THE WALL FRAMING TO PREVENT CEILING-WALL CRACKING.

  22) ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR
- 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 STICKLEDUILT "FALSE CHIMNEYS" SHALL BE CONSTRUCTED WITH 2 X 4 STUDS AT 12" O/C,
  BALLOON-FRAMED FROM ATTIC CEILING OR FLOOR, FASTEN 15/32" CDX PLYWOOD ON ALL SIDES OF THE CHIMNEY ALONG THE FULL
  LENGTH OF THE STUDS, FASTEN EACH STUD TO THE SUPPORTING BEAM OR CEILING JOIST WITH A 1 1/2" X 24", 18-GAUGE METAL STRAP, OR A SIMILAR CONNECTOR.
- 24) ITEM UNCHANCED, 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:
- JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS
- HORIZONTALLY AT EACH FLOOR LINE.

  NO AREAS LARGER THAN 144 S.F. SURFACE EXPOSED
- NO DIMENSION LONGER THAN 18'.
  NO DIMENSION LONGER THAN 2 1/2 TIMES THE SHORTEST DIMENSION.
- NO DIMENSION LONGER THAN 2 92 TIMES THE STORTEST DIMENSION.

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

  SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION.

  APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.

- THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OR DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50°F HAS TOTALED. SEVEN. DURING CURING, THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR

## WALL BRACING NOTES:

I. 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 REINFORGEMENT, 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:

  | 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 CODE'S FASTENER SCHEDULE, UNLESS NOTED OTHERWISE ON THE PLAN, ROOF MEMBERS SHALL BE TIED DOWN VITH ADDITIONAL METAL CONNECTORS AS FOLLOWS
- 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. ALL LOWER ENDS OF VALLEY AND HIP MEMBERS WHICH BEAR ON A TOP PLATE USE A SIMPSON HCP OR EQUIVALENT CONNECTOR
- RAFTERS SHALL BE 2 X 6 AT 16" 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.
- COLDECTION OF WEATHERS OF AT 48" OF VAULTED CEILINGS REQUIRE SPECIAL COLLAR TIE OR RIDGE BEAM DETAILS. SEE THE END OF TABLE R802.5. I . IN THE CODE UNLESS
- VABILID CELLING SURGINE. SI COME COLLAR HE OR RIDGE BEAUD BETAILD. SEE HIE END OF TABLE RODES, THE HIE CODE E OTHERWISE DETAILED ON. THE PLAN. A MINIMUM OF THREE COLLAR TIES SHALL BE USED AT ALL RIDGES EVEN IF TWO TIES MUST BE PUT ON ONE SET OF RAFTERS.
- ALL HIPS AND RIDGES ARE A SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE.
- ALL HIPS AND RIDGES ARE A SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE.

  ALL HOGS ON CEILING JOISTS OR RAFTERS ARE IS 2'LONG AND 2 X 6'S UNLESS NOTED OTHERWISE. RAFTERS MAY BE SPLICED OVER HOGS. SPLICE RAFTER HOGS ONLY AT A ROOF BRACE.

  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
- 9) CEILING JOISTS WHEN ERECTED PARALLEL TO RAFTERS MUST BE SISTERED TO RAFTERS AND NAILED WITH 3-1GD NAILS AT EACH RAFTER. IF A KNEEWALL IS USED AND CEILING JOISTS CANNOT TOUCH RAFTERS, THEN RAFTERS MUST BE TIED TO THE CEILING JOISTS USING 2 X 4 OR I X 6 RAFTER TIES SPACED NO MORE THAN 4" ON CENTER.
- D) ALL ROOF BRACES ARE 2-2 X 4 MILED WITH 16 PENNY MAILS AT 9" O/C VERTICALLY FROM TOP TO BOTTOM. BRACES LONGER THAN 10' MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT.

  E) MAXIMUM SPACING OF ROOF BRACES IS TO BE AS FOLLOWS:

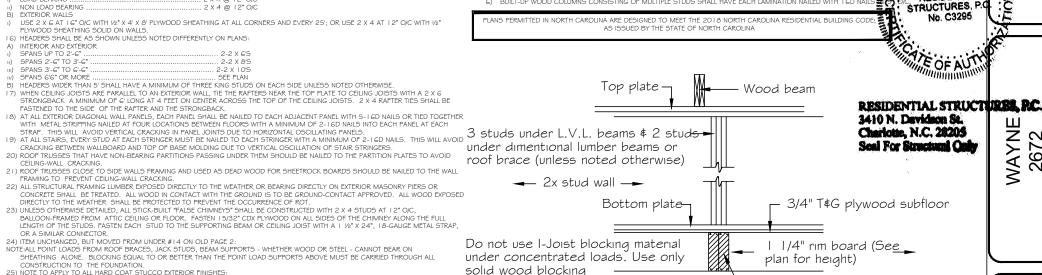
4) OPEN WEB FLOOR TRUSSES

FOR 2 X 6 HOG .. i) FOR 2 X 8 HOG

# LUMBER GENERAL NOTES: 1) ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTEN

- 2) ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS I)(PARALLEL) FC (PSI)(PERP.) E (PSI) 3) ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
- PLIES AMAYR TO COLUMNS (LSL) \$ RIMBOARDS WHERE THREE OR FOUR-PLY "LAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES)
- TOGETHER WITH TWO ROWS OF 12" DIAMETER BOLTS AT 16" O/C. THE BOLTS SHALL BE LOCATED A MINIMUM OF 1/2" FROM THE TOP OR BOTTOM OF THE BEAM. RESIDENTIAL STRUCTURES, P.





Top plate -→ 2x stud wall →

Same number of studs-

as above to bear on

beam or foundation below 1 Number of studs / blocking transfer load detail at engineered floor system

(2) 2x4 studs laid flat against rim board \$ nailed to rim board w/(4) I 2d nails (Each block) w/3/4" plywood nailed over studs

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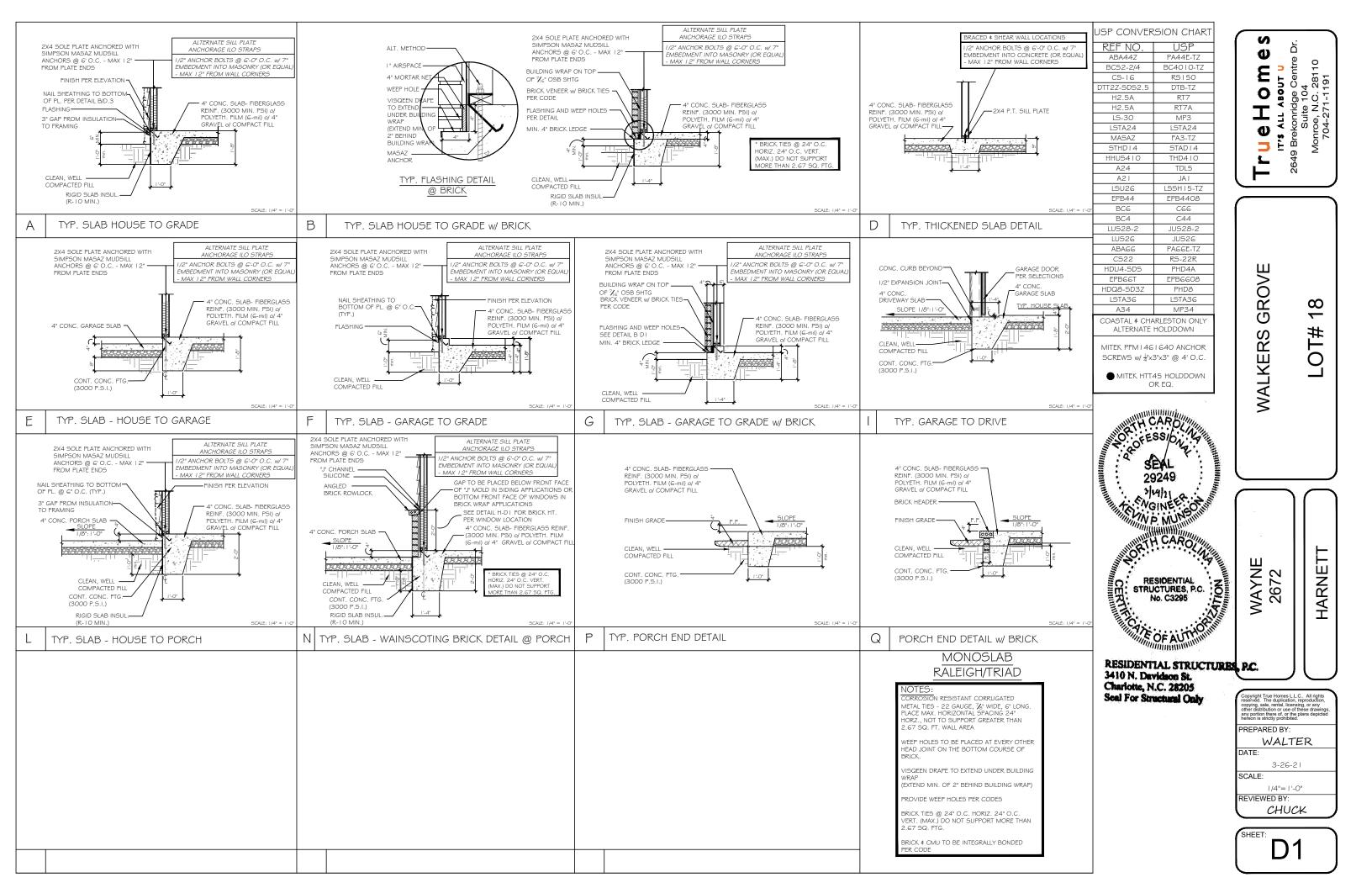
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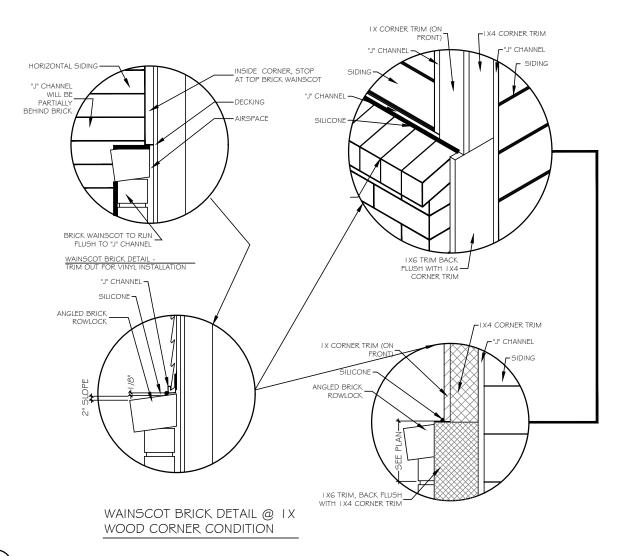
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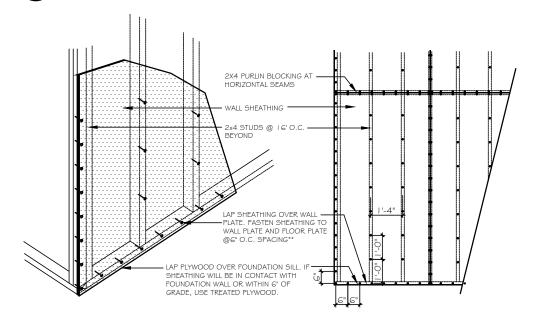
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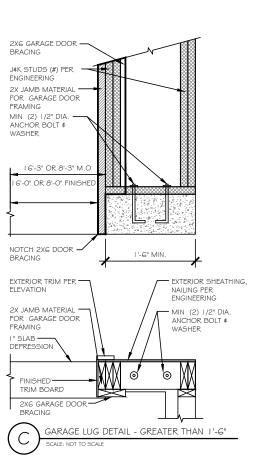


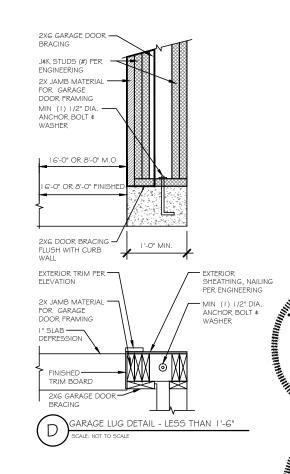


LASHING @ WAINSCOTING BRICK DETAIL



NAILING PATTERN





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RESIDENTIAL STRUCTURES, P.C. 3410 N. Davidson St. Charlotte, N.C. 28205 WAYNE 2672 Seal For Structural Only

2X | 2 BLOCKING (RIP TO FIT) BETWEEN ROOF TRUSSES
ATTACHED TO TOP PLATES W/ 16d NAILS @ 3" (O.C.) ALONG LENGTH OF BEARING WALLS.

HEEL HEIGHT GREATER THAN 15":

SOLID BLOCKING BETWEEN \_\_\_\_ TRUSSES ALONG LENGTH OF BEARING WALLS, LAP MIN, 2" w/ NAIL OSB SHEATHING TO BLOCKING WALL PLATES, AND TRUSS WEB PER SHEATHING NAILING SPECIFIED ON

TRUSS BLOCKING REQUIREMENTS

2X | 2 BLOCKING (RIP TO FIT)

3" O.C. ALONG LENGTH OF BEARING WALLS

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

BETWEEN TRUSSES ATTACHED
TO TOP PLATES W/ I Gd NAILS @

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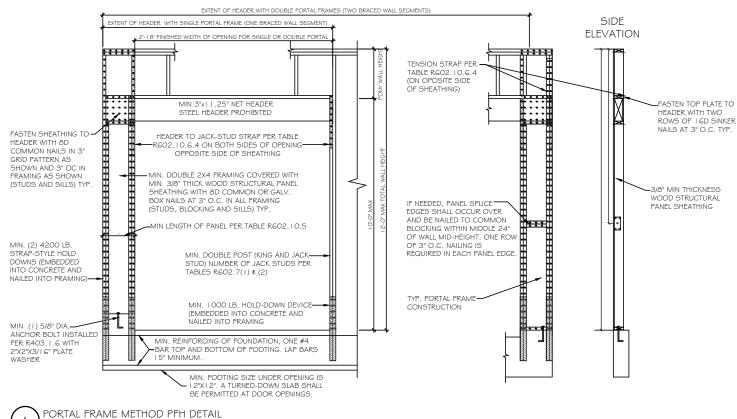
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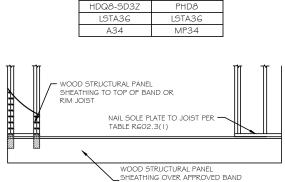
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WALL BRACING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 NCRC AND/OR THE 2018 IRC AS ALLOWED PER SECTION R602.10

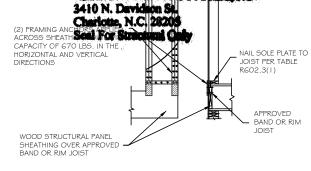
### **OUTSIDE ELEVATION**



USP CONVERSION CHART REF NO ABA447 PA44E-TZ BCS2-2/4 BC40 | O-TZ CS-16 RS150 H2.5A RT7 H2.5A RT7A мР3 ISTA24 ISTA24 MASAZ FA3-TZ STAD14 STHD14 HHUS410 THD410 TDL5 A24 A21 JA I EPB44 EPB4408 BC6 C66 BC4 C44 JUS28-2 LU526 JUS26 ABA66 PAGGE-TZ RS-22R HDU4-SDS PHD4A EPB66T EPB6608 HDQ8-SD3 ISTA36 ISTA36



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION



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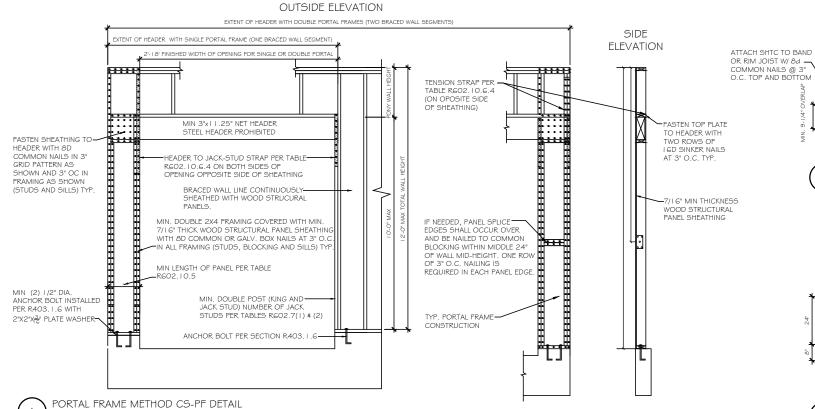
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RESIDENTIAL STRUCTURES, R.C.

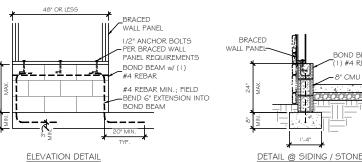
INTO THE CONCRETE FOOTING OR GROUTED CMU BLOCK WITH HIGH STRENGTH EPOXY. ADDITIONALLY, A E EXPANSION ANCHOR (6" MIN EMBEDMENT) OR 5/8"X 6" SIMPSON TITEN HD ANCHOR MAY BE INSTALLED AS REPLACEMENT FOR THE 5/8" "WET SET" ANCHOR BOLT SHOWN IN THE PORTAL FRAMING WITH HOLD-DOWNS DETAIL

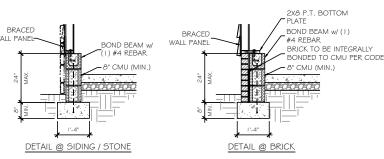
AS A SUBSTITUTE FOR THE USP STADI4 HOLD-DOWN STRAPS LOCATED ON EACH SIDE OF THE GARAGE DOO DPENING, SIMPSON HDQ8-SD53 (OR USP PHD8) HOLD-DOWNS MAY BE INSTALLED. THE SIMPSON HDQ8-SD53 (US PHD8) HOLD-DOWNS MAY BE INSTALLED WITH 7/8" THREADED ROD AND SHOULD BE EMBEDDED A MINIMUM OF 8



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

WOOD STRUCTURAL PANEL ATTACH SHTC TO BAND OR RIM -NAIL SOLE PLATE HEATHING CONTINUOUS OVER OIST W/ 8d COMMON NAILS @ O.C. TOP AND BOTTOM TABLE R602.3(1) NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1) APPROVED BAND OR RIM WOOD STRUCTURAL PANEL JOIST WOOD STRUCTURAL PANEL HEATHING OVER APPROVED BAND BAND OR RIM JOIST OVER RAISED WOOD FLOOR - OVERLAP OPTION CALE: 3/8" = 1'-0" THEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)





MASONRY STEM WALL SUPPORTING BRACED WALL PANEL DETAILS

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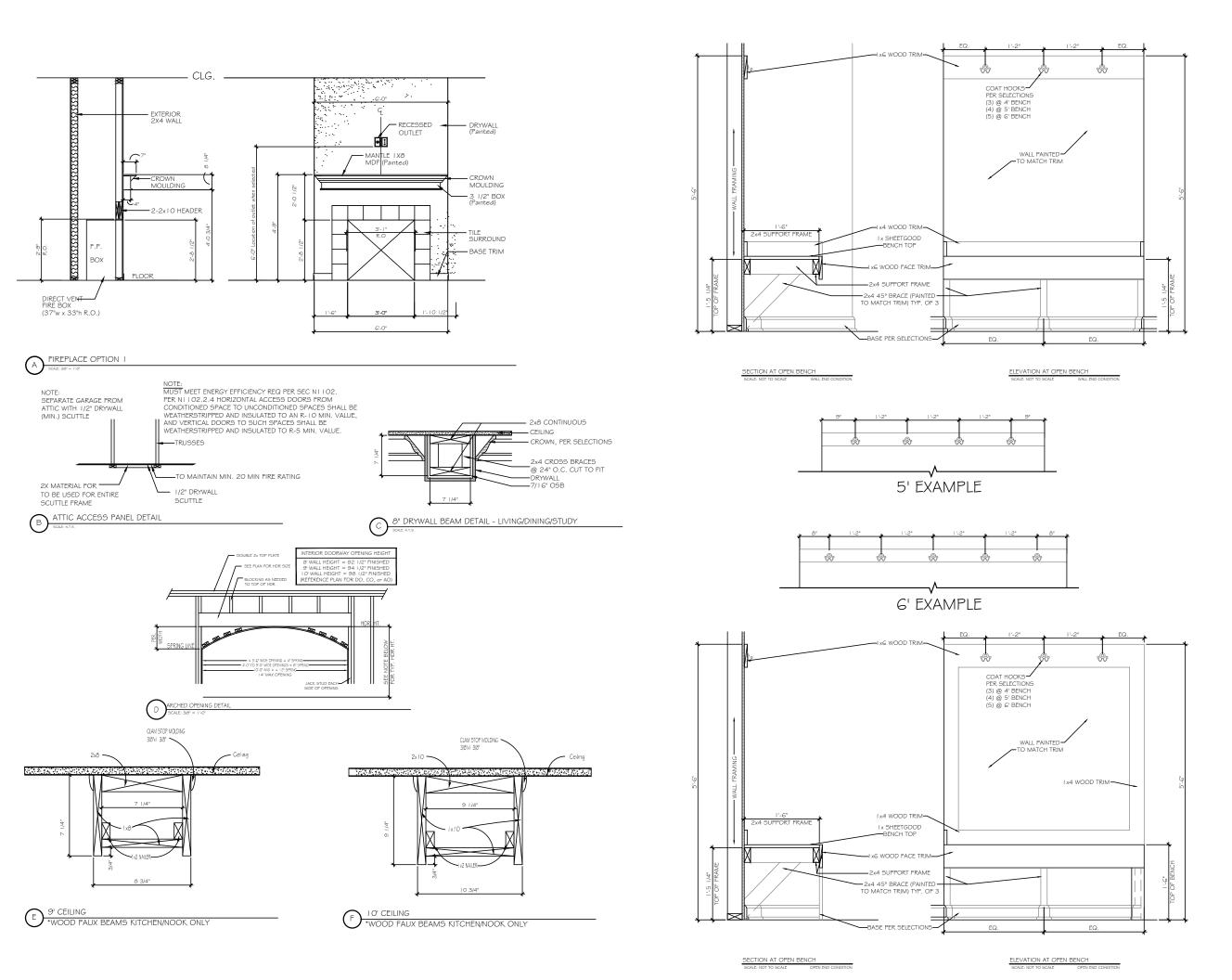
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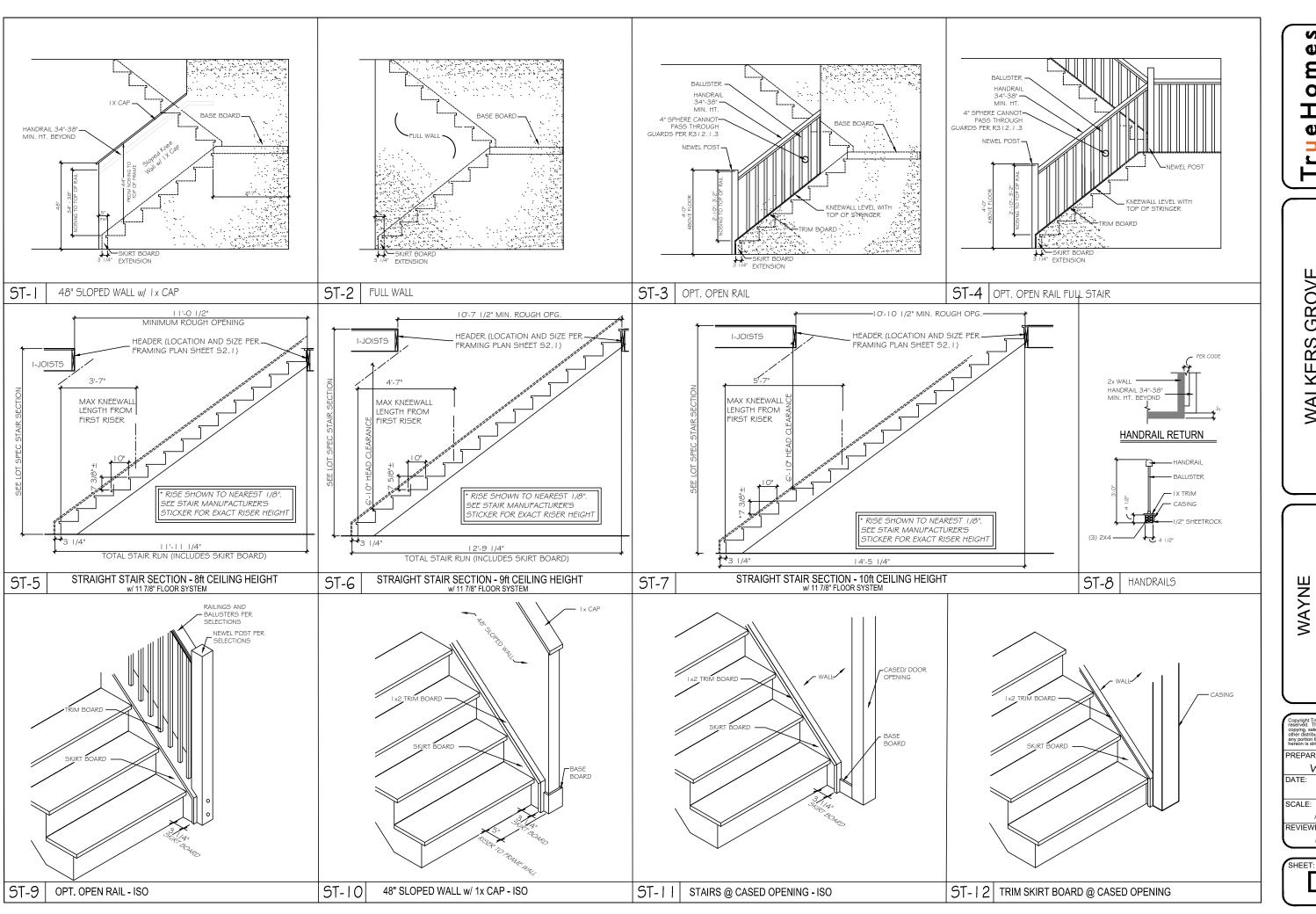
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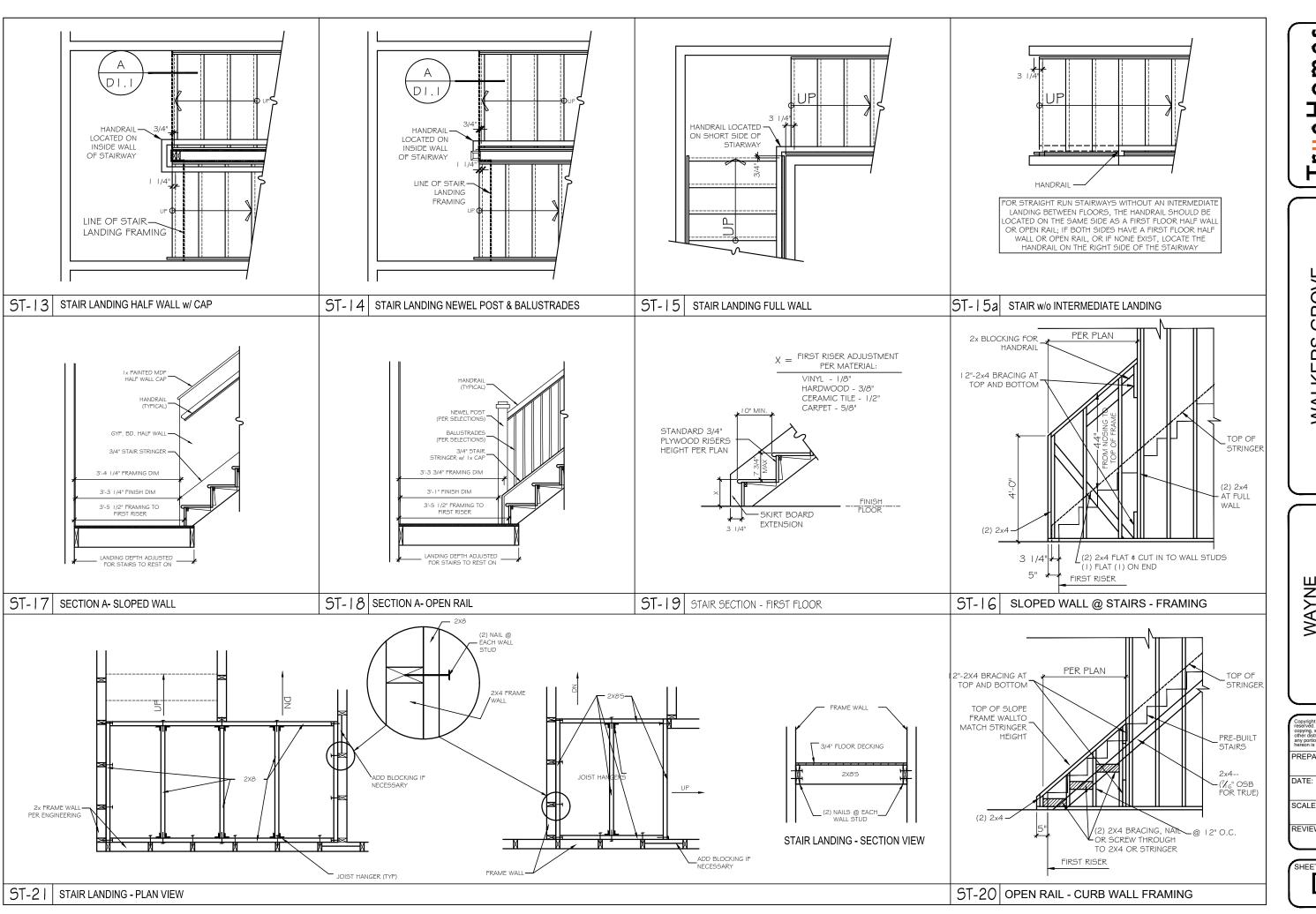
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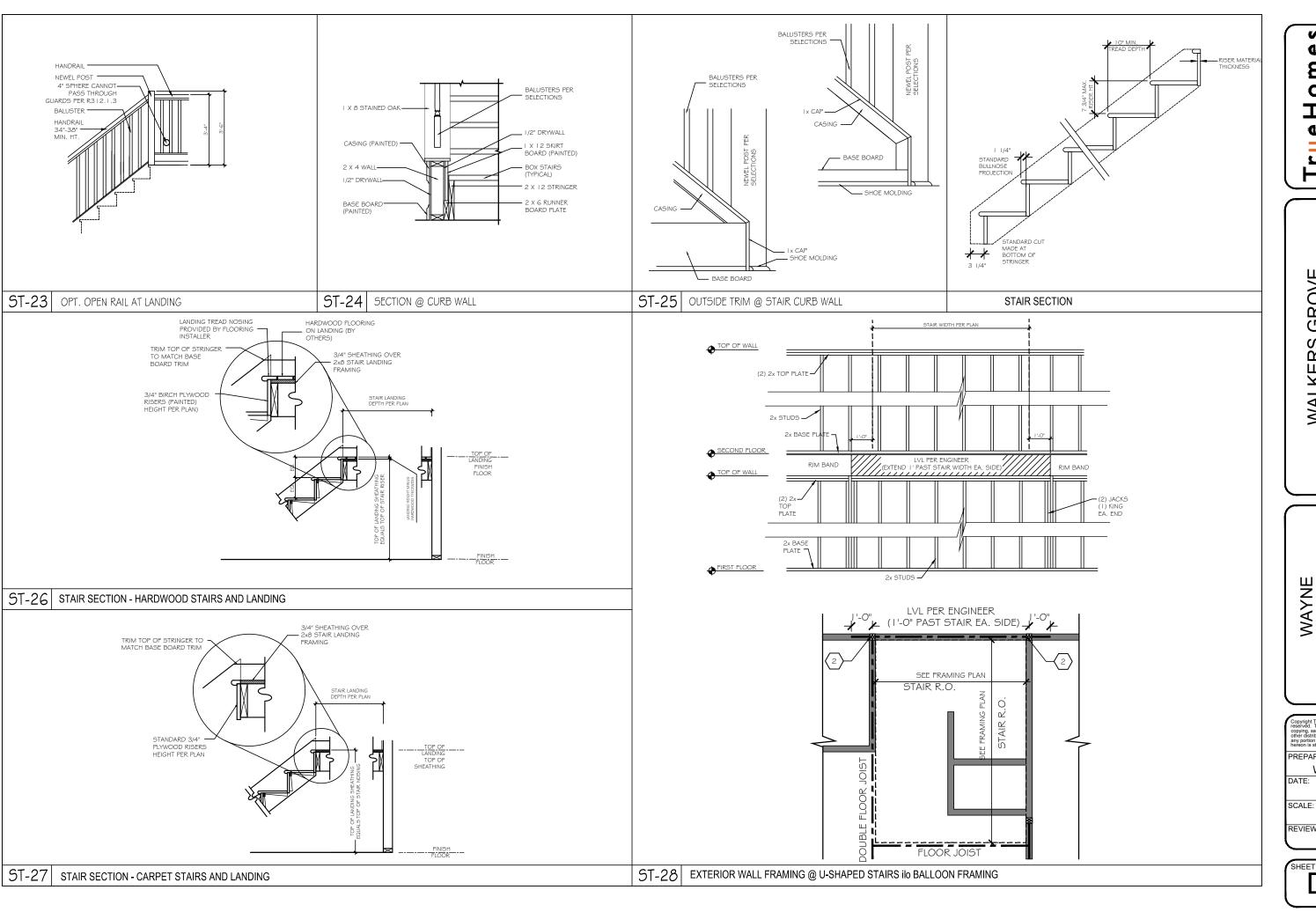
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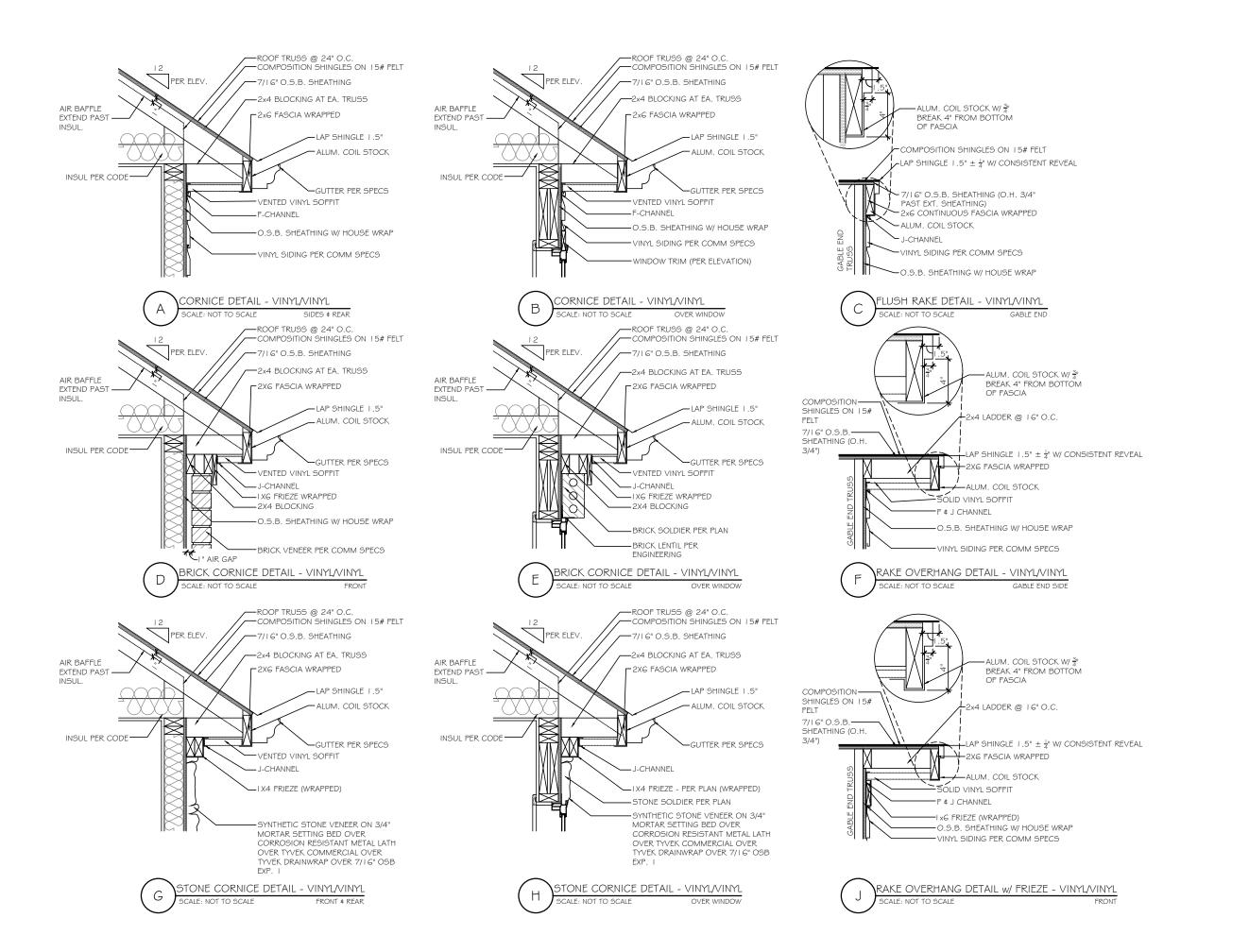
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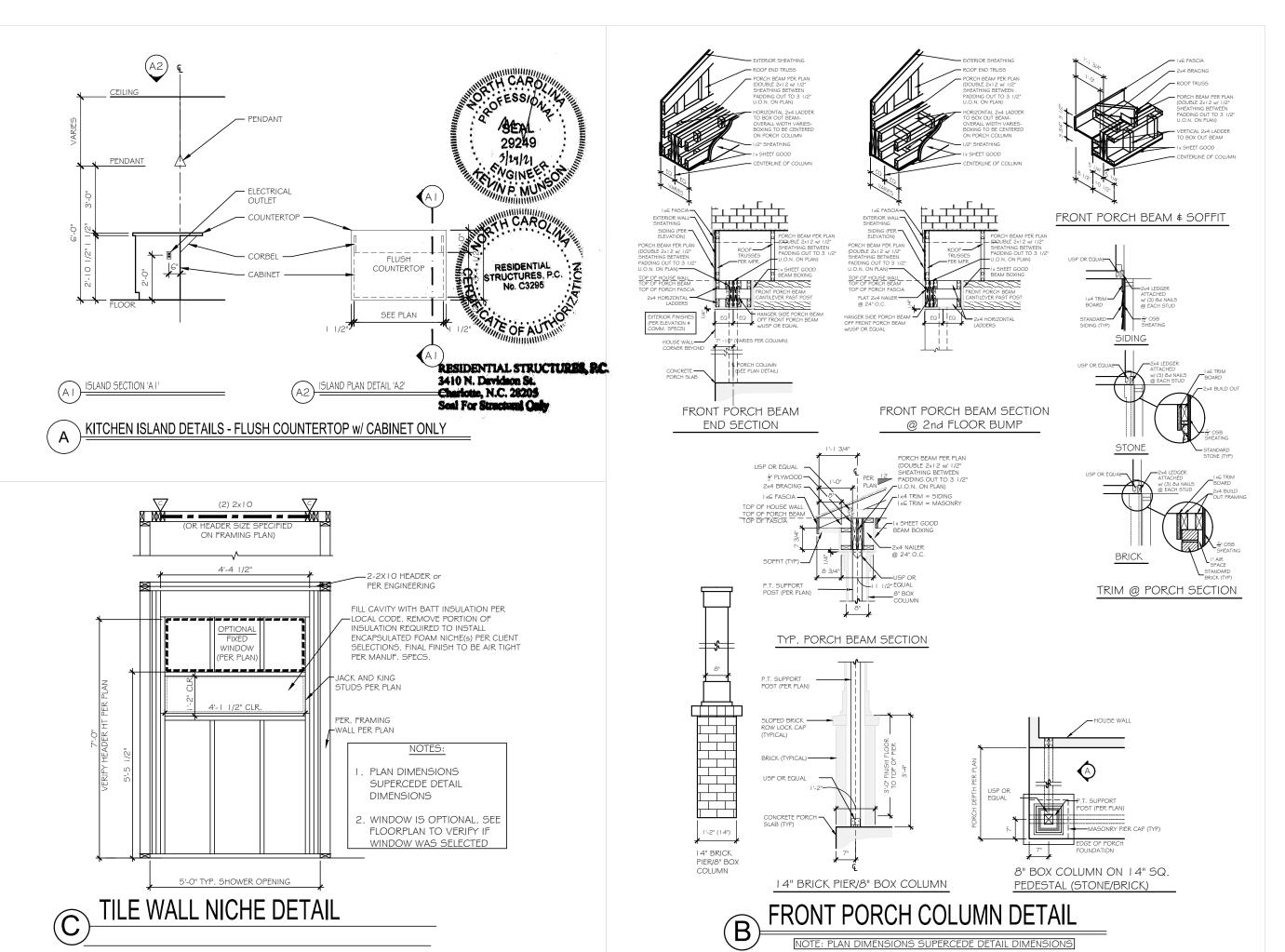
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