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THE 'MONTCREST'

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 --
- ** SOUTH CAROLINA SPECIFIC NOTE ** ALL OPENINGS IN THERMAL ENVELOPE MUST HAVE INSULATED HEADER PER CODE

EXTERIOR HINGED DOOR SCHEDULE

Ì	DOOR WIDTH		DOOR HEIGHT R.O.		R.O.
İ	PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	I OFT CEILING
I	3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"
ĺ	2/8	2'-10 1/2"			
I	5/0	5'-3 5/8"			
I	5/4	5'-7 5/8"			
l	6/0	6'-3 5/8"			
I	SLIDING PATIO DOORS				
I	5/0	60-1/8"	-1/2"	-1/2"	-1/2"

INTERIOR HINGED DOOR SCHEDULE

6/0 | 72-1/8" | %

DOOR WIDTH		DOOR HEIGHT R.O.			
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	I OFT CEILING	
1/4	1'-6"	(]	[]	("]	
1/6	1'-8"	82-1/2" (6'-8" NOMINAL DOOR HEIGHT +2-1/2")	6-8" NOMINAL DOOR HEIGHT +2-1/2") 82-1/2" (6-8" NOMINAL DOOR HEIGHT +2-1/2")	2/1-	
1/8	1'-10"			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	+
2/0	2'-2"			노	눞
2/4	2'-6"		DOOR HEIG 82-1/2" DOOR HEIG 98-1/2"	- ji	
2/6	2'-8"			1/2 7R t	
2/8	2'-10"		92-	98-	
2/10	3'-0"		A A	ĭ ₹	
3/0	3'-2"		NOM NOMIN	\mathbb{Z}	
4/0	4'-2"			9	9
5/0	5'-2"		₽	98-1/2" (8-0" NOMINAL DOOR HEIGHT +2-1/2")	
6/0	6'-2"	9)	9)	8	

>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"		
BOLICH OPENING HEIGHTS ARE FOR DO CO #				

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 = CASED OPENING
- AO = ARCHED OPENING

GENERAL NOTES

- PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 20 I & 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 $\frac{1}{2}$ " GYP OR EQ. PER SECTION R302.6
- 14. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL.

 15. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS.
- 16. 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.
- PROVIDE I ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEET GN FOR ADDITIONAL
- 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:

SLEEPING ROOMS......30 PSF ALL OTHER FLOORS......40 PSF

ATTIC FLOOR LIVE LOADING WITH THE

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

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

WIND LOAD...... 1 15 MPH

SEISMIC ZONE......B

DESIGN IS COMPLIANT WITH 2018 NCRC ENERGY CODE N I 102.2 PRESCRIPTIVE FOR

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

FOLLOWING:

SNOW LOAD...

CLIMATE ZONE 4A

AREA ACCESSIBLE BY

- . 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
- 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 2X6 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

DATE:	DRAWN BY:			
DATE:	DRAWN BY:			
DATE:	DRAWN BY:			
DATE:	DRAWN BY:			

HELP HOTLINES

"WHEN IN DOUBT, GIVE US A SHOUT

TRUE BUILDER:

(To be filled in by Builder on site)

ARCHITECTURAL SERVICES

Missing or Conflicting Dimensions

CHARLOTTE MKTS: 704-681-2032

ALL OTHER MKTS: 704-993-1861

WH CARO!

WALKERS GROVE

ELEMENTS COLLECTION

TABLE OF CONTENTS

COVER SHEET

SECOND FLOOR PLAN

FRONT & SIDE FLEVATIONS

FIRST FLOOR ELECTRICAL PLAN

SECOND FLOOR FLECTRICAL PLA

GENERAL STRUCTURAL NOTES

TYP. PORTAL FRAME DETAIL - PFH

TYP. FOUNDATION DETAILS

REAR & SIDE ELEVATIONS

STAIR SECTIONS

FOUNDATION PLAN

FIRST FLOOR FRAMING

ROOF FRAMING PLAN

TYP FLASHING DETAIL

TYP FIREPLACE DETAILS

TYP STAIR DETAILS

TYP CORNICE DETAILS

ORIGINAL CONTRACT ID#: 35570

D5.2 TYP STAIR DETAILS

D5 3 TYP STAIR DETAILS

TRIM DETAILS

DIO TRIM DETAILS

D4

D9

A2. I FIRST FLOOR PLAN

TBD WALKER GROVE LANE LILLINGTON. NC 27546

LOT 2

COMMUNITY SPECS

SQUARE FOOTAGE

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

FIRST FLOOR

SECOND FLOOR

TOTAL LIVABLE

FRONT COVERED PORCH

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

Plan Legibility

Missing Options

Mon-Fri: 8am - 5pm

NUMBER

- Missing Material or Shortage 1914 SQ.FT Purchase Order Questions Mon-Fri: 8am - 5pm ALL MKTS: 704-681-4916 286 SQ.FT
- OFESSION TE 438 SQ.FT Selected Garage REAR CONCRETE PATIO 160 SQ.FT REAR COVERED LANAI 160 SQ.FT

2200 SQ.FT

162 SQ.FT

OVERALL HT. (FF to Ridge) 27'-11-1/2" PLATE HEIGHT(s) 91/81



RESIDENTIAL STRUCTURES, RC. 3410 N. Devidson St. Charlotte, N.C. 28205 Seal For Structural Only

UPGRADED ELEVATION

0

GROVE **WALKER**

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HARNETT

MONTCREST 1756

PREPARED BY:

WALTER

SCALE: NOT TO SCALE REVIEWED BY:

CHUCK

CS

WALKER GROVE

LOT#2

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WALTER

DATE: 4-16-21

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

REVIEWED BY:

CHUCK

A2.1

FIRST FLOOR PLAN

WALKER GROVE

LOT# 2

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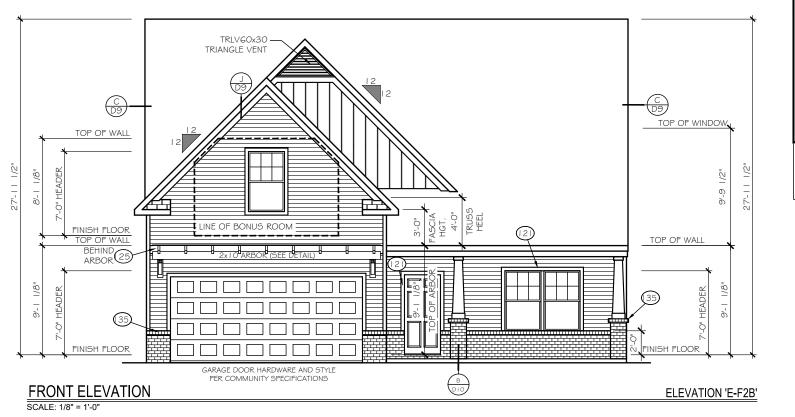
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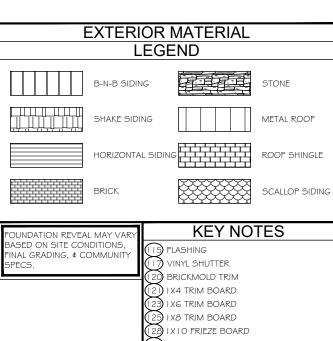
4-16-21 SCALE:

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

A2.2

SECOND FLOOR PLAN





3) 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

WALKER GROVE

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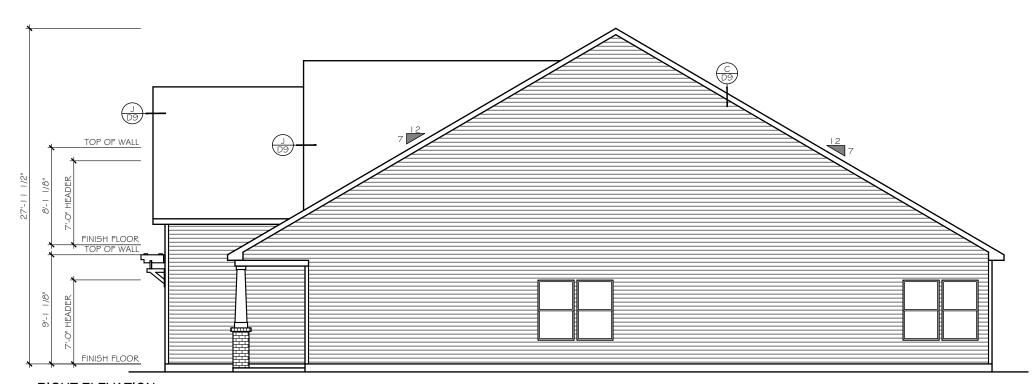
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DATE: 4-16-21

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

REVIEWED BY: CHUCK

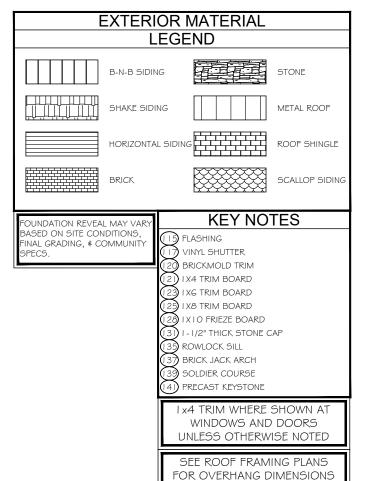
A3.1



RIGHT ELEVATION

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





AND DORMER LOCATIONS



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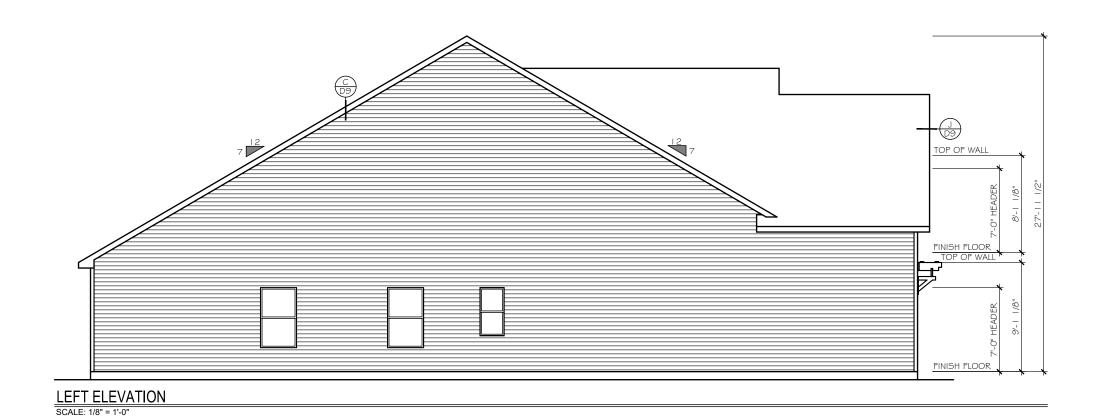
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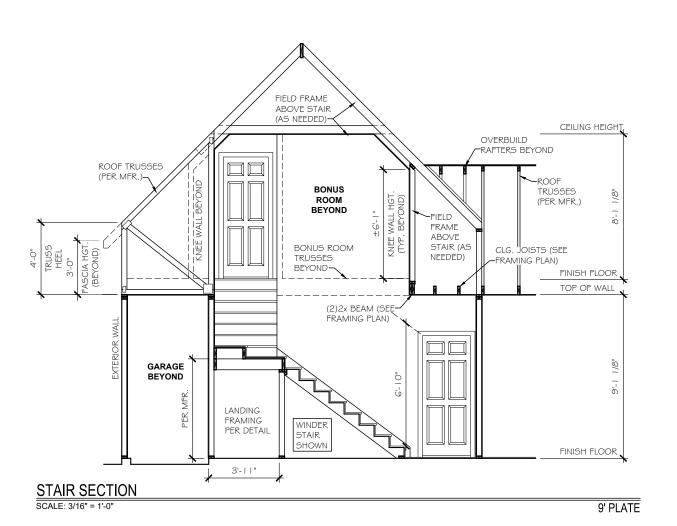
1/8"=1'-0"

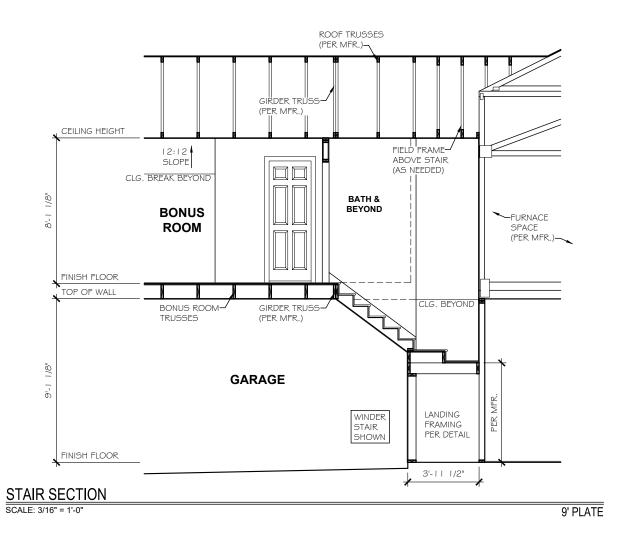
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A3.2







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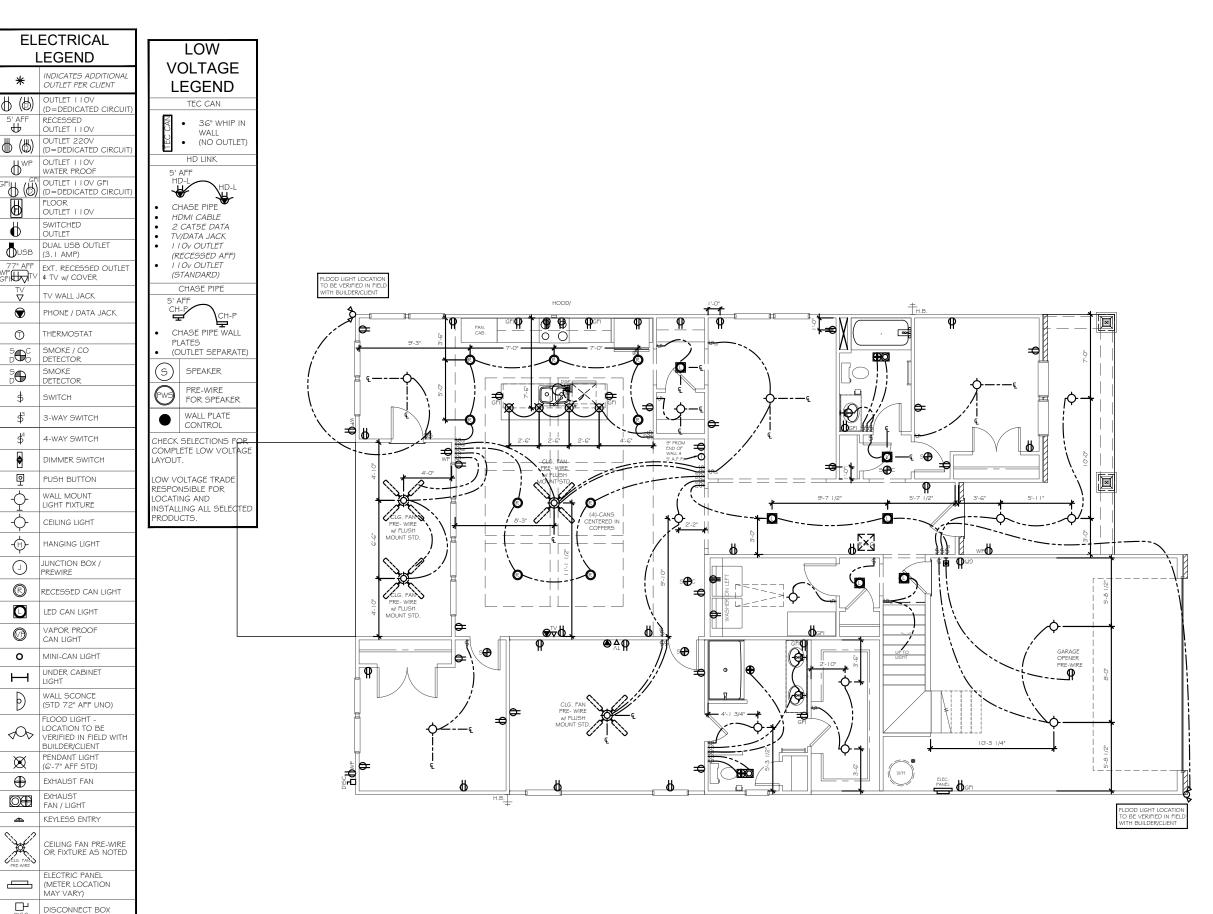
DATE: 4-16-21

SCALE: AS SHOWN

REVIEWED BY:

CHUCK

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FIRST FLOOR ELECTRICAL PLAN

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5' AFF

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#TC

SMOKE

SWITCH

PREWIRE

LIGHT

EXHAUST

DED. HOT TUB CIRCUIT

(50amp, 240v GFI)

DETECTOR

SYSTEM OUTLETS WILL BE LOCATED PER
CPI LAYOUT, REGARDLESS OF WHETHER
TV AND PHONE ARE SHOWN.

ELECTRICAL			
Count Name		Visibility I	
4	Ceiling Fan 1.1	w/ Flush Mount Std.	
3	Detectors	Smoke/Carbon Monoxide Detector	
4	Detectors	Smoke Detector	
2	Jacks	Thermostat	
2	Jacks	Phone Jack	
2	Jacks	TV Jack	
- 1	Lights	Exhaust Fan	
3	Lights	Exhaust Fan/Light	
2	Lights	Wall Sconce	
10	Lights	Can Light	
4	Lights	Carriage Light	
4	Lights	Pendant Light	
18	Lights	Ceiling Light	
6	Lights	LED Ceiling Light	
2	Lights	Flood Light	
4	Receptacle	WP	
40	Receptacle	IIOV	
-11	Receptacle	GFI	
- 1	switch	Push Button	
14	switch	3-Way Switch	

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GROVE WALKER

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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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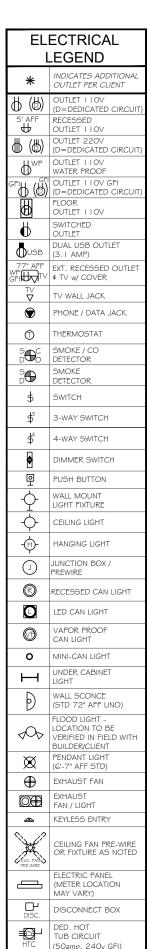
WALTER DATE:

4-16-21

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

REVIEWED BY: CHUCK

E1.1



(50amp, 240v GFI)

LOW **VOLTAGE LEGEND**

TEC CAN

• 36" WHIP IN WALL (NO OUTLET)

HD LINK

- CHASE PIPE HDMI CABLE
- 2 CATSE DATA TV/DATA JACK I I Ov OUTLET (RECESSED AFF)
- I I OV OUTLET (STANDARD)
- CHASE PIPE CHASE PIPE WALL
- (OUTLET SEPARATE)
- SPEAKER PWS CONTROL

PRE-WIRE FOR SPEAKER WALL PLATE

HECK SELECTIONS FOR COMPLETE LOW VOLTAGE LAYOUT.

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

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GROVE WALKER

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ROOMS WITH WAINSCOT PER SELECTIONS REQUIRE OUTLETS TO BE PLACED 1'-0" FROM CORNER OR CENTERED ON WALL AT

EXCLUDES HALLWAYS

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

PLACE GAS METER MAX 15' AWAY FROM ELECTRICAL

ELEC. NOTICE

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SECOND FLOOR ELECTRICAL PLAN

STANDARD HEIGHT (U.N.O.).

STANDARDS FOR HEIGHTS

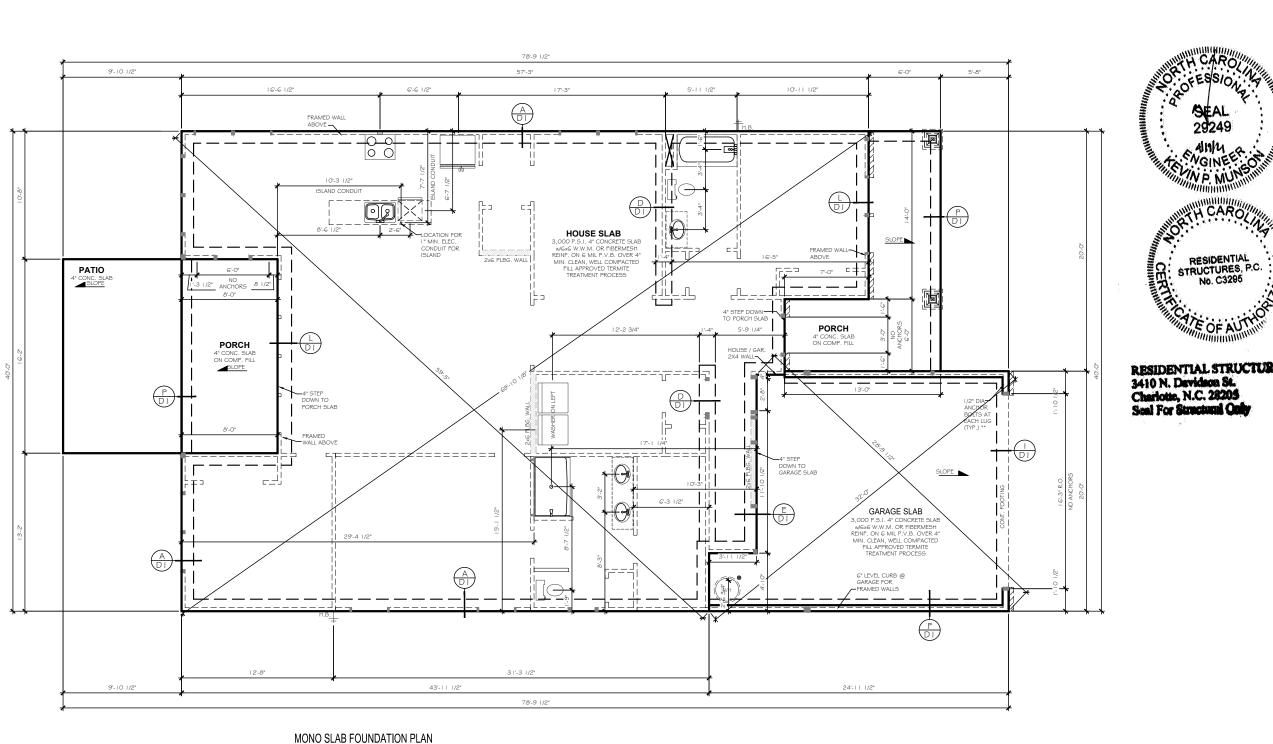
METER IF APPLICABALE

PREPARED BY:

WALTER DATE:

4-16-21 SCALE:

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



PAD FOOTING SIZES \bigcirc ₿ © **(** ⑤ 36"x60"x12" w#4's @ 6" O.C. E.W

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#LOT

WALKER GROVE

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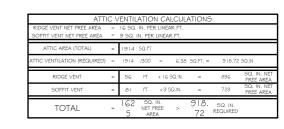
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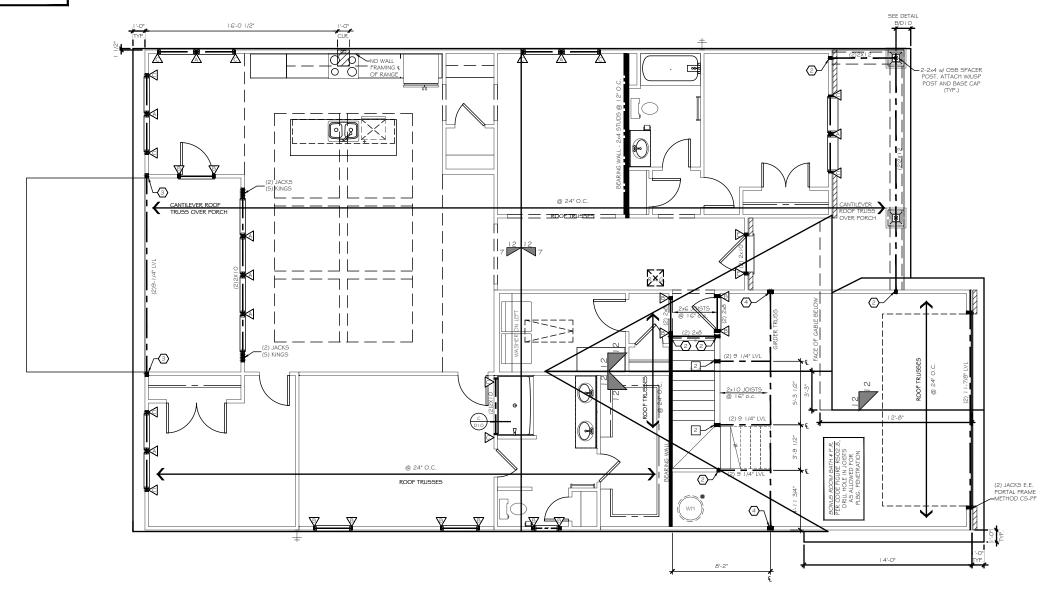
SCALE: 1/8"=1'-0"

REVIEWED BY: CHUCK

SHEET: **S1**

		-	
	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 	EX: (2) 2X4	EX: (2) 2X6
	(1) JACK \$ (2) KINGS		
\triangle	(1) JACK \$ (3) KINGS	NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.	
	(2) JACKS \$ (1) KING	4X4 POST	6X6 POST
A	(2) JACKS \$ (2) KINGS	(P)—	P
	(2) JACKS \$ (3) KINGS		
\mathbb{A}	(3) JACKS \$ (3) KINGS	LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POS	
$\overline{\mathbb{A}}$	(4) JACKS \$ (4) KINGS		





Ø Ф (TABLE RG02.10.4) TrueHom

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#LOT

O USP STAD I 4 HOLDDOWN OR EQ.

BLOCKING/SHEATHING

WITH 7 OSB SPACER



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DATE: 4-16-21

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

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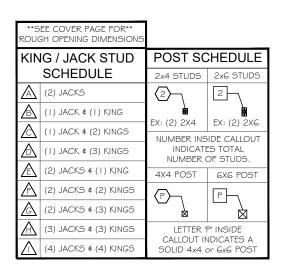
S2.1

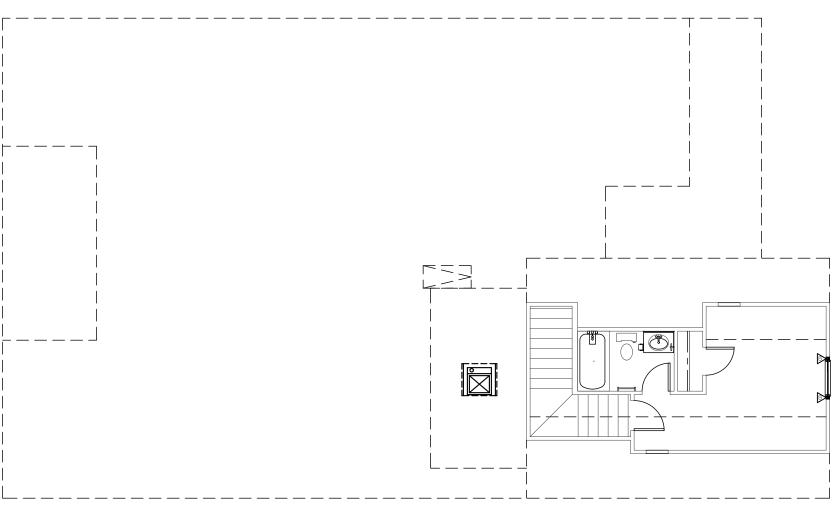
ROOF FRAMING PLAN

WALKER GROVE

HARNETT

MONTCREST 1756





CODE REFERENCE PER STATE

WORTH CAROLINA: 20 18 NCRC

(TABLE REGO. 10.4)

STRUCTURAL LEGEND

BEARING WALL

METHOD GS OF LOCAL CODE

BEARING WALL WINGTHOD

CENTER OF BEAM / JOIST /
GRIDER RING.

WETHOD CS-WSP (JINO)

INTERIOR SHEAR WALL PER
HICH MIND NOTE 1.

South 100 CS-WSP (JINO)

WETHOD CS-WSP (JINO)

WETHOD CS-WSP (JINO)

South 100 CS-WSP (JINO)

WETHOD CS-WSP (JINO)

WETHOD CS-WSP (JINO)

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WETHOD CS-WSP (JINO)

WETHOD CS-WSP (JINO)

WETHOD CS-WSP (JINO)

WETHOD CS-WSP (JINO)

SOUTH 100 CS-WSP (JINO)

WETHOD CS-WS

SEE TRUSS HEEL BLOCKING/SHEATHING REQUIREMENTS SHEET D3 WALKER GROVE

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PREPARED BY:

WALTER DATE:

4-16-21 SCALE:

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

CHUCK

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CAROLANDA DEAL 29249
AINIU CAROLANDA DEAL 29249
AINIU CAROLANDA DE CONTRA DE

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Seal For Structural Caly

BONUS ROOM FRAMING PLAN

RESIDENTIAL FOUNDATIONS:
1) ALL CONTINUOUS WALL FOOTINGS ARE 8" X 12" FOR ONE-STORY AND 8"X16" FOR TWO-STORY HOUSES UNLESS OTHERWISE NOTED. REINFORCING IS TO BE AS NOTED ON PLANS. FOOTINGS ON ORIGINAL SOIL DO NOT NEED REBAR. REBAR IS REQUIRED ON ANY COMPACTED FILL REGARDLESS OF COMPACTION.

- 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 5 MORTAR. FOR ONE-STORY STRUCTURES, PIER CAPS ARE TO BE 4" SOLID MASONRY. FOR TWO-STORY STRUCTURES, PIER
- CAPS ARE TO BE 8" OF SOLID MASONRY.

) FOOTINGS FOR 8" X 16" PIERS ARE 24" X 36" X 10" UNLESS NOTED OTHERWISE. REINFORCING IS TO BE AS NOTED ON PLANS
- 4) INTERIOR THICKENED SLAB FOOTINGS WHICH OCCUR IN BASEMENTS AND "SLAB ON GRADE" FLOORS ARE 10" DEEP Y 16" WIDE WITH 2.#4
 REINFORCING BASE RUNNING CONTINUOUSLY UNLESS NOTED OTHERWISE. THICKENED FOOTINGS ARE REQUIRED UNDER ALL BEARING WALLS.
 5) ALL REBAR SPLICES SHALL BE A MINIMUM OF 2"O" UNLESS OTHERWISE NOTED. A 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
- CONTROL COMPANY. 3) ALL FOOTING EXCAVATIONS SHALL BE NEAT STRAIGHT AND LEVEL IN THE PROPER FLEVATIONS 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 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, NI
 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.
- 3) SIZES AND REINFORCING FOR FOOTING CAPS OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS.
- 4) CHIMMEY FOOTINGS ARE TO BE 12" LARGER THAN THE CHIMMEY FOOTPRINT BY 12" THICK.

 5) FOUNDATION WALLS BACKFILLED WITH DIRT WHICH SUPPORT STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS:

 A) FOR EARTH FILL UP TO A MAXIMUM HEIGHT OF 4": USE 8" CMU OR 8" BRICK WITH BITUTHENE MEMBRANE WATERPROOFING ON EXTERIOR.
- FOOTINGS ARE TO BE 8" X 16" OR 8" X 24" AS NOTED ON THE PLAN.
 B) FOR EARTH FILL 4' TO A MAXIMUM HEIGHT OF 9': USE 8" X 24" FOOTING WITH #4 AT 16" DOWELS HOOKED IN FOOTING AND PROJECTING 18" ABOVE FOOTINGS. USE 12" CMU WALLS WITH #4 AT 16" VERTICAL BARS LOCATED 4" FROM NON-DIRT FILL FACE, LAP ALL SPLICES 12"
 AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN CMU JOINTS. INSTALL 1-#3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS; I.E., #3 CORNER BARS AT 16" O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE S 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
- BACKFILLING. 7) FOR RETAINING WALLS WITHOUT FRAMING SEE SPECIAL DESIGNS ON DRAWINGS.

- FRAMING CONSTRUCTION OTHER THAN ROOF:

 1) SET TABLE REG 2.3(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 EQUAL TO OR GREATER THAN THE LOAD SPECIFIED ON THE PLAN. WHERE NO LOAD 15. SPECIFIED. THE "IIGHTEST" AVAILABLE HANGER FOR THE APPLICATION IS ACCEPTABLE.
- TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, USE THE FOLLOWING PROCEDURE:
- A) NAILING ALL FLOOR JOISTS MUST BE TOENAILED TO THEIR SUPPORT GIRDERS WITH A MINIMUM OF 3-8D NAILS AT EACH END. LARGER
- 1) ALL FLOOR JOISTS MUST BE TOENALLED TO THEIR SUPPORT GIRDERS WITH A MINIMUM OF 3-8D NAILS AT EACH END. LAKGER NAILS WILL SPLIT AND RENDER THE TOENALL 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 3-16D NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3" APART AND NAILED WITH 3-16D NAILS AT EACH JOIST END.
- III) NAIL MULTIPLE MEMBER BUILT-UP GIRDERS WITH TWO ROWS OF 16D NAILS STAGGERED AT 32" O/C, 2" DOWN FROM THE TOP AND 2" UP FROM THE BOTTOM WITH 3-16D NAILS AT EACH END OF EACH PIECE IN THE JOIST THROUGH THE MEMBERS MAKING UP THE
- 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 1/2" X 3 1/2" X 1/4" 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-CAUGE WIRES IN EACH OF THE FIRST 3 COURSES OF BRICK ON A 5" X 3 ½" X 5/16" STEEL ANGLE. LAP ALL 9-CAUGE 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 MASONRY
- D). WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY. THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS.
 THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING
- 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 REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 31 & CODE. CONCRETE SHALL BE 2,500 PSI IN 28 DAYS FOR FOOTINGS AND 2,500 PSI FOR WALLS, BEAMS, AND COLUMNS, UNLESS NOTED OTHERWISE.

 1) 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 ACL 3 L8 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.

 3) CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS
 JOINTS. IN SLABS ON GRADE, SAW CONTRACTION JOINTS SHALL NOT BE OVER 20 FEET CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE
- 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:
- A) PONDING OR CONTINUOUS SPRINKLING. B) ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
- C) WATERPROOF PAPER CONFORMING TO ASTM C17
- D) APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.

 THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OR DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50°F HAS TOTALED SEVEN.

 DURING CURING, THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR DAMAGE
- TO FINISHED SURFACES 6) REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM A6 I 5-78 GRADE WELDED WIRE FABRIC REINFORCING TO BE ASTM A 185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL ID PRACTICE." THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
- B) EXPOSED TO WEATHER C) SLABS NOT EXPOSED TO WEATHER

GENERAL NOTES

- DONRY GENERAL NOTES: MASONRY WALLS ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN O WITH THE PROVISIONS OF ACI 530.
- 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 IS GRADE GO STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS. WHERE REINFORCING BARS ARE

 RISTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 24" O/C

 TO MAINTAIN THE BARS LOCATION IN THE CELL. THE TOLERANCE FOR SPACING OF VERTICAL BARS IS ± 2 INCHES ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CONCRETE MASONRY UNIT AND THE CENTER OF THE BAR.
- SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES 0.1875" IN DIAMETER WITH WELD-CONNECTED CROSS WIRES O 1483" IN DIAMETER AT A MINIMUM OF 16" O/C. JOINT REINFORCEMENT IS TO BE INSTALLED IN EVERY OTHER COURSE AND IN THI 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 AC 1330. 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 BRATED 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 AND PLYWOOD SHALL NOT CARRY CONCENTRATED POINT LOADS. LIJOIST MATERIAL SHOULD NOT BE USED AS BLOCKING UNDER CONCENTRATED POINT LOADS. ALL POINT LOADS ALL POINT LOADS AND WITH SECURITY BLOCKING AND/OR BEAMS.

 12) ALL STEEL COLUMNS WHERE STEEL COLUMNS BEAR ON CONCRETE OR MASONRY, UNLESS OTHERWISE NOTED, A 5/8" X 6 ½" X 6 ½" X 6 ½" OR
- 5/8" X 3 1/2" X 8" BASE PLATE SHALL BE USED TO SPREAD THE COLUMN LOAD ACROSS THE BEARING SURFACE. BASE PLATES SHALL BE BOLTED WITH AT LEAST TWO 1/2" DIAMETER ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE OR MASONRY
- 13) UNLESS NOTED OTHERWISE ON PLANS, ALL EXTERIOR FACING WALL STUDS TALLER THAN I O'SHALL BE CONSTRUCTED AS FOLLOWS:

 A) WALLS 10' TO 12' HIGH: BALLOON FRAME 2 X 4 STUDS AT 12" O/C WITH 1/2" OSB SHEATHING AND 3 KING STUDS ON EACH SIDE OF EACH OPENING NAILED SECURELY TO THE HEADER.

 B) WALLS 12' TO 20' HIGH: BALLOON FRAME 2 X 6 STUDS AT 16" O/C (1/2" OSB SHEATHING REQUIRED FOR WALL HEIGHTS > 17"). PROVIDE
- 2-1 3/2 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) GABILE END WALLS OR ROOMS WITH VAULTED CEILING JOISTS: BALLOON FRAME WALL AND PROVIDE TRIPLE KING STUD ON EACH SIDE OF
- OPENINGS, NAILED SECURELY TO THE HEADER.

 OPENINGS, NAILED SECURELY TO THE HEADER.

 DYOUR THAT HEADER.

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 DYOUR THAT HEADER.

 DYOUR THAT HEADER.

 EXTEND 3 1/2" X 9 1/4" PSL MEMBER WITH 3-2 X 4 FLAT PLATES ACROSS THE ENTIRE WALL. LOCATE THE BEAM NEAR MID-HEIGHT OF THE WALL AT OR NEAR FIRST FLOOR TOP PLATE.

 NOTE:SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20", WHEN OPENINGS IN HIGH WALLS EXCEED 6" IN WIDTH, OR IF THE
- WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED
- 14) CONTINUOUS 2 X 6 BRIDGING SHALL BE NALED 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
- EXTERIOR WALLS
- USE 2 X 6 AT I 6" O/C WITH 1/2" X 4' X 8' PLYWOOD SHEATHING AT ALL CORNERS AND EVERY 25'; OR USE 2 X 4 AT I 2" O/C WITH 1/2" PLYWOOD SHEATHING SOLID ON WALLS.
 HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS:
 INTERIOR AND EXTERIOR

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

- N) OF AND SECONOM.

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

 (7) WHEN CEILING JOISTS ARE PARALLEL TO AN EXTERIOR WALL, TIE THE RAFTERS NEAR THE TOP PLATE TO CEILING JOISTS WITH A 2 X G.
- 17) WHEN CEILING JOISTS ARE PARALLEL TO AN EXTERIOR WALL, TIE THE RAFTERS NEAR THE TOP PLATE TO CEILING JOISTS WITH A 2 X 6
 STRONGBACK, A MINIMUM OF € LONG AT 4 FEET ON CENTER ACROSS THE TOP OF THE CEILING JOISTS. 2 X 4 RAFTER TIES SHALL BE
 FASTENED TO THE SIDE OF THE RAFTER AND THE STRONGBACK.
 18) AT ALL EXTERIOR DIAGONAL WALL PANELS, EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 5-1 GD NAILS OR TIED TOGETHER
 WITH METAL STRIPPING NAILED AT FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2-1 GD NAILS INTO EACH PANEL AT EACH
 STRAP. THIS WILL AVOID VERTICAL CRACKING IN PANEL JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.
 19) AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF 2-1 GD NAILS. THIS WILL AVOID
 CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS.
 20) ROOF TRUSSES THAT HAVE NON-BEARING PARTITIONS PASSING UNDER THEM SHOULD BE NAILED TO THE PARTITION PLATES TO AVOID
 CFILING-WALL CRACKING.

- 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.
- DINLESS OTHERWISE DETAILED, ALL STICK-BUILT "FALSE CHIMINE'S" 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 UNCHANGED BUT MOVED FROM UNDER #14 ON OLD PAGE 2:
- 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'.

CEILING-WALL CRACKING

- NO DIMENSION LONGER THAN 2 1/2 TIMES THE SHORTEST DIMENSION

- NO DIMENSION LONGER FRAN 2 ½2 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 WITH 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.
- COLLAR TIES SHALL BE 2 X 6 AT 48" O/C AT ALL RIDGES UNLESS NOTED OTHERWISE AND LOCATED A NOMINAL 3' BELOW THE RIDGE VAULTED CEILINGS REQUIRE SPECIAL COLLAR TIE OR RIDGE BEAM DETAILS. SEE THE END OF TABLE R802.5.1. IN THE CODE UNLESS VADITIES CELLING STRUCKE SICIAL COLLAR TIE ON RIDGE BEAW BETAILD. SEE THE END OF TABLE RODES, THE THE 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 IZ 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'S, 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 TH
- CEILING JOISTS WHEN ERECTED PARALLEL TO RAFTERS MUST BE SISTERED TO RAFTERS AND NAILED WITH 3-16D NAILS AT EACH RAFTER. IF A KNEEWALL IS USED AND CEILING JOISTS CANNOT TOUCH RAFTERS, THEN RAFTERS MUST BE TIED TO THE CEILING JOISTS USING 2 X 4 OR 1 X 6 RAFTER TIES SPACED NO MORE THAN 4" ON CENTER.
- ALL ROOF BRACES ARE 2-2 X 4 NAILED WITH 16 PENNY NAILS AT 9" O/C VERTICALLY FROM TOP TO BOTTOM. BRACES LONGER THAN 10' MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT.

 MAXIMUM SPACING OF ROOF BRACES IS TO BE AS FOLLOWS:
- .. 6'-0" O/C FOR 2 X 6 HOG . i) FOR 2 X 8 HOG

H CAROLINA LUMBER GENERAL NOTES: 1) ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CO COFESSION ! E (PSI) 1.400.000 2) ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICAT FC (PSI)(PERP.) E (PSI) 900 000 29249

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

4) OPEN WEB FLOOR TRUSSES .9E MSR LUMBER 950 COLUMNS (LSL) ¢ RIMBOARDS 1.4E LUMBER

WHERE THREE OR FOUR-PLY "IAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PL TOGETHER WITH TWO ROWS OF 12" DIAMETER BOLTS AT 16" O/C. THE BOLTS SHALL BE LOCATED A MINIMUM 1/2" FROM THE TOP OR BOTTOM OF THE BEAM.

6) BUILT-UP WOOD COLUMNS CONSISTING OF MULTIPLE STUDS SHALL HAVE EACH LAMINATION NAILED WITH RESIDENTIAL RUCTURES, P.C.

PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUI AS ISSUED BY THE STATE OF NORTH CAROLINA No. C3295 COF AUTHOR

Top plate – Wood beam RESIDENTIAL STRUCTURE 3410 N. Devidson St. 3 studs under L.V.L. beams \$ 2 studs > Charlotte, N.C. 28205 under dimentional lumber beams or Seal For Structural Only roof brace (unless noted otherwise)

2x stud wall → Bottom plate-3/4" T&G plywood subfloor Do not use I-Joist blocking material | 1/4" rim board (Se<u>e</u>_ under concentrated loads. Use only plan for height) solid wood blocking

> (2) 2x4 studs laid flat against rim board \$ nailed to rim board w/(4) → 2x stud wall → I 2d nails (Each block) w/3/4" plywood nailed over studs Same number of studs as above to bear on beam or foundation below 1/1

Number of studs / blocking transfer load detail at engineered floor system

Top plate -

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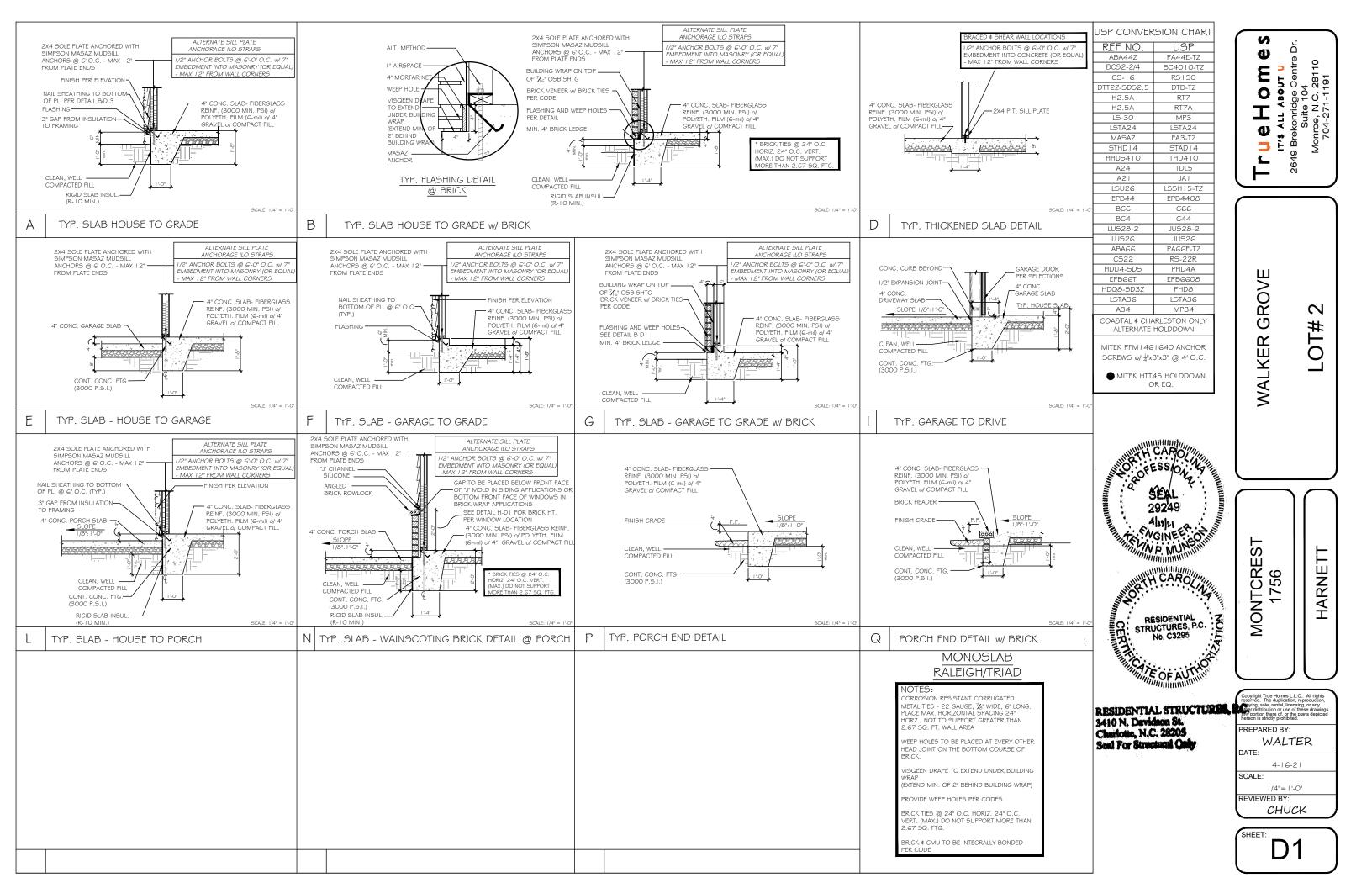
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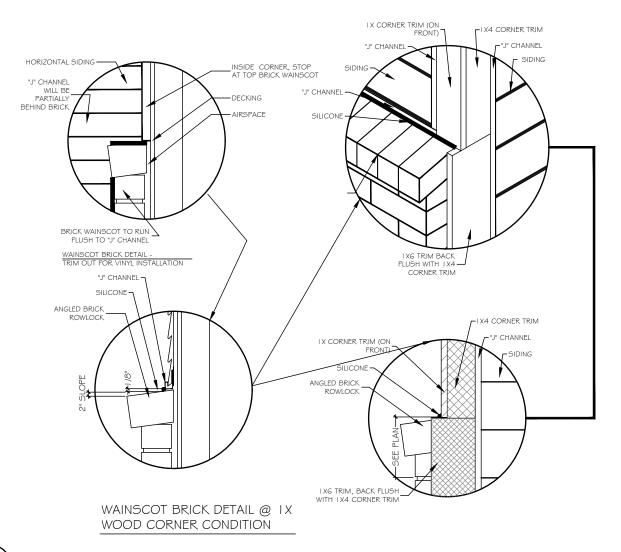
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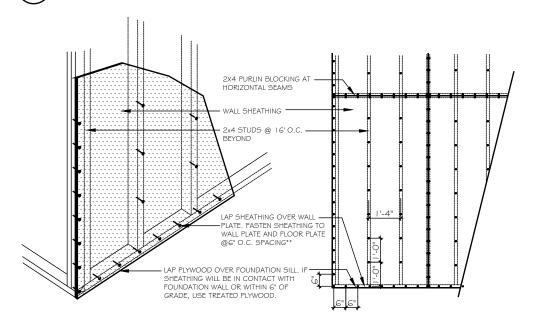
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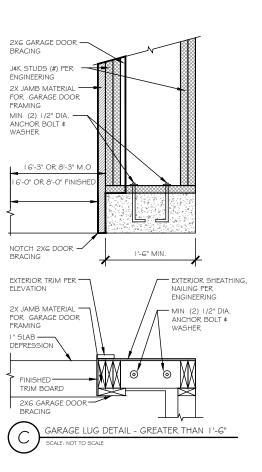


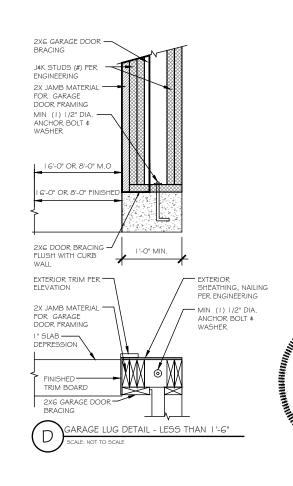


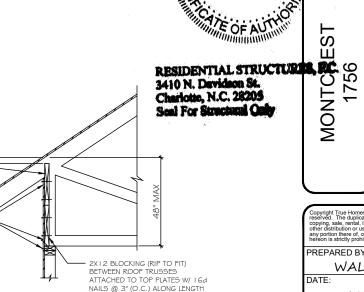
LASHING @ WAINSCOTING BRICK DETAIL



NAILING PATTERN







BEARING WALLS. LAP MIN. 2" w/ NAIL OSB SHEATHING TO BLOCKING WALL PLATES, AND TRUSS WEB PER SHEATHING NAILING SPECIFIED ON NAILS @ 3" (O.C.) ALONG LENGTH OF BEARING WALLS.

HEEL HEIGHT GREATER THAN 15":

SOLID BLOCKING BETWEEN — TRUSSES ALONG LENGTH OF

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 @

TRUSS BLOCKING REQUIREMENTS

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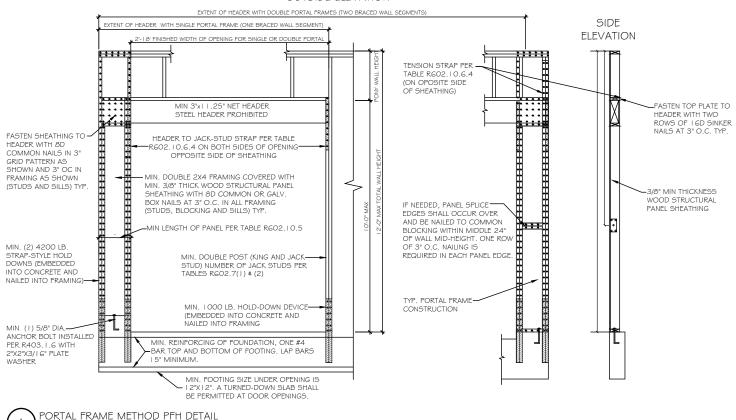
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WALL BRACING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 NCRC AND/OR THE 2018 IRC AS ALLOWED PER SECTION R602.10

OUTSIDE ELEVATION

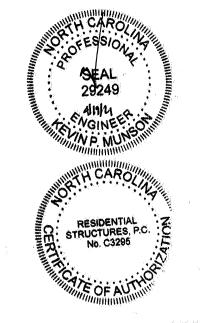


AS A SUBSTITUTE FOR THE USP STADI 4 HOLD-DOWN STRAPS LOCATED ON EACH SIDE OF THE GARAGE DOO OPENING, SIMPSON HDQ8-5D53 (OR USP PHD8) HOLD-DOWNS MAY BE INSTALLED. THE SIMPSON HDQ8-5D53 (US PHD8) HOLD-DOWNS MAY BE INSTALLED WITH 7/8" THREADED ROD AND SHOULD BE EMBEDDED A MINIMUM OF 8

NTO THE CONCRETE FOOTING OR GROUTED CMU BLOCK WITH HIGH STRENGTH EPOXY ADDITIONALLY A 5/

PANSION ANCHOR (6" MIN EMBEDMENT) OR 5/8"X 6" SIMPSON TITEN HD ANCHOR MAY BE INSTALLED A: PLACEMENT FOR THE 5/8" "WET SET" ANCHOR BOLT SHOWN IN THE PORTAL FRAMING WITH HOLD-DOWNS DETAI

USP CONVERSION CHART REF NO. ABA447 PA44E-TZ BCS2-2/4 BC4010-TZ CS-16 RS150 H2.5A RT7 H2.5A RT7A мР3 LS-30 ISTA24 ISTA24 MASAZ FA3-TZ STAD14 STHD14 HHUS410 THD410 TDL5 A24 A21 JA I EPB44 EPB4408 BC6 C66 BC4 C44 LUS28-JUS28-2 LU526 JUS26 ABA66 PAGGE-TZ RS-22R HDU4-SDS PHD4A EPB66T EPB6608 HDQ8-SD3Z PHD8 ISTA36 ISTA36 A34 MP34



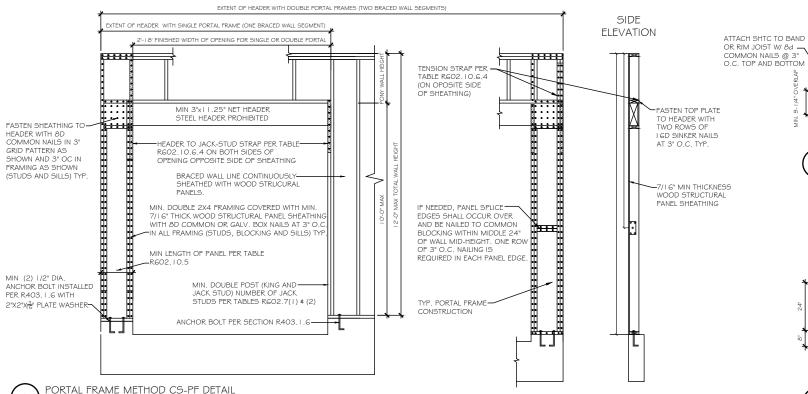


OOD STRUCTURAL PANEL SHEATHING TO TOP OF BAND OR RIM JOIST NAIL SOLE PLATE TO JOIST PER TABLE RG02.3(1) WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND



OUTSIDE ELEVATION SIDE **ELEVATION**

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



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

BRACED WALL PANEL 1/2" ANCHOR BOLTS PER BRACED WALL PANEL REQUIREMENTS BOND BEAM w/(I) #4 REBAR MIN.: FIELD BEND 6" EXTENSION INTO BOND BEAM

BRACED WALL PANEL (I) #4 REBAR -8" CMU (MIN. DETAIL @ SIDING / STONE

WOOD STRUCTURAL PANEL

BAND OR RIM JOIST

2X8 P.T. BOTTOM PLATE #4 REBAR WALL PANEI ~ 8" CMU (MIN.) . 4 DETAIL @ BRICK

MASONRY STEM WALL SUPPORTING BRACED WALL PANEL DETAILS

BRICK TO BE INTEGRALLY BONDED TO CMU PER CODE

NAIL SOLE PLATE TO JOIST PER

APPROVED

JOIST

BAND OR RIM

TABLE R602.3(1)

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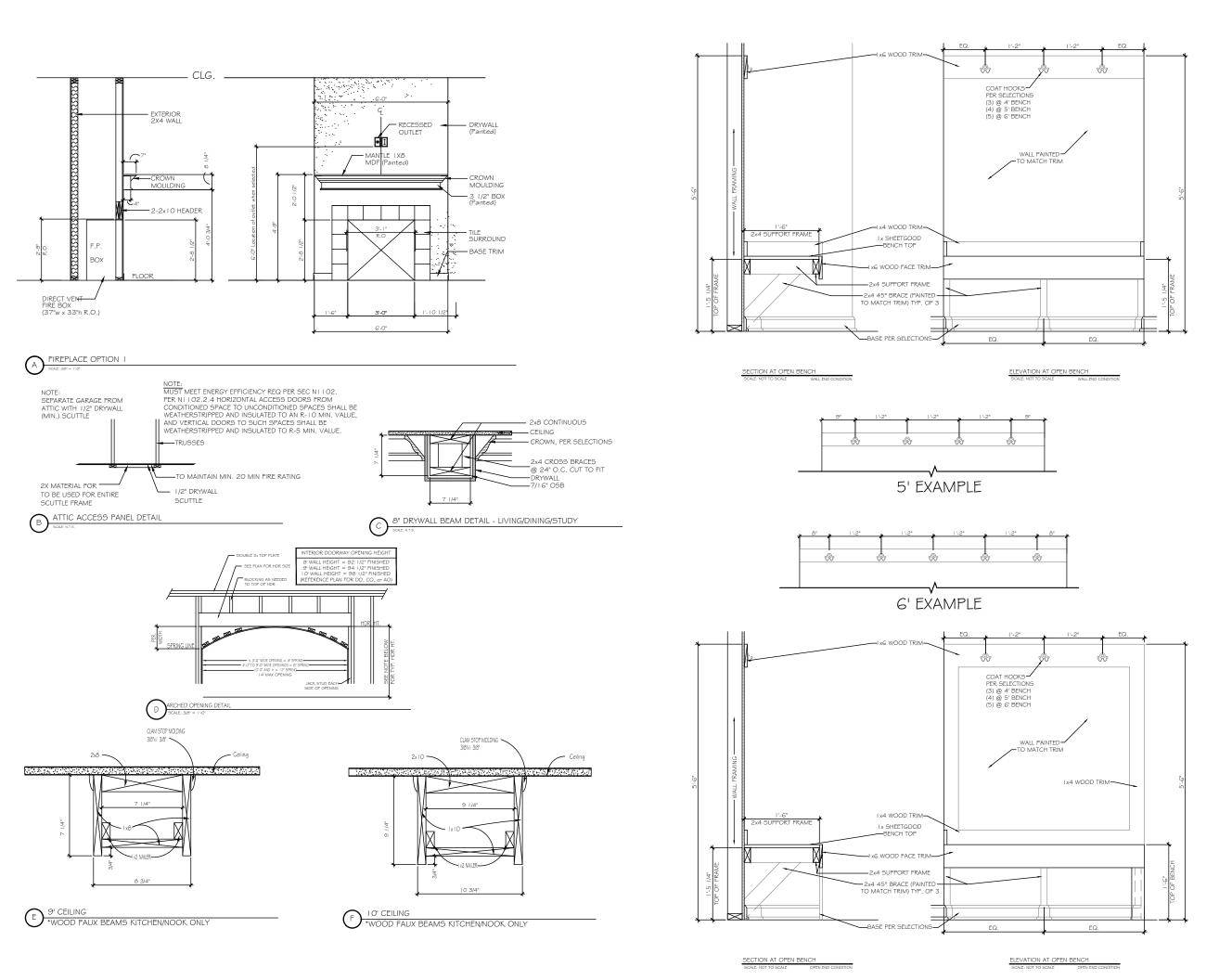
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SHEET **D4**

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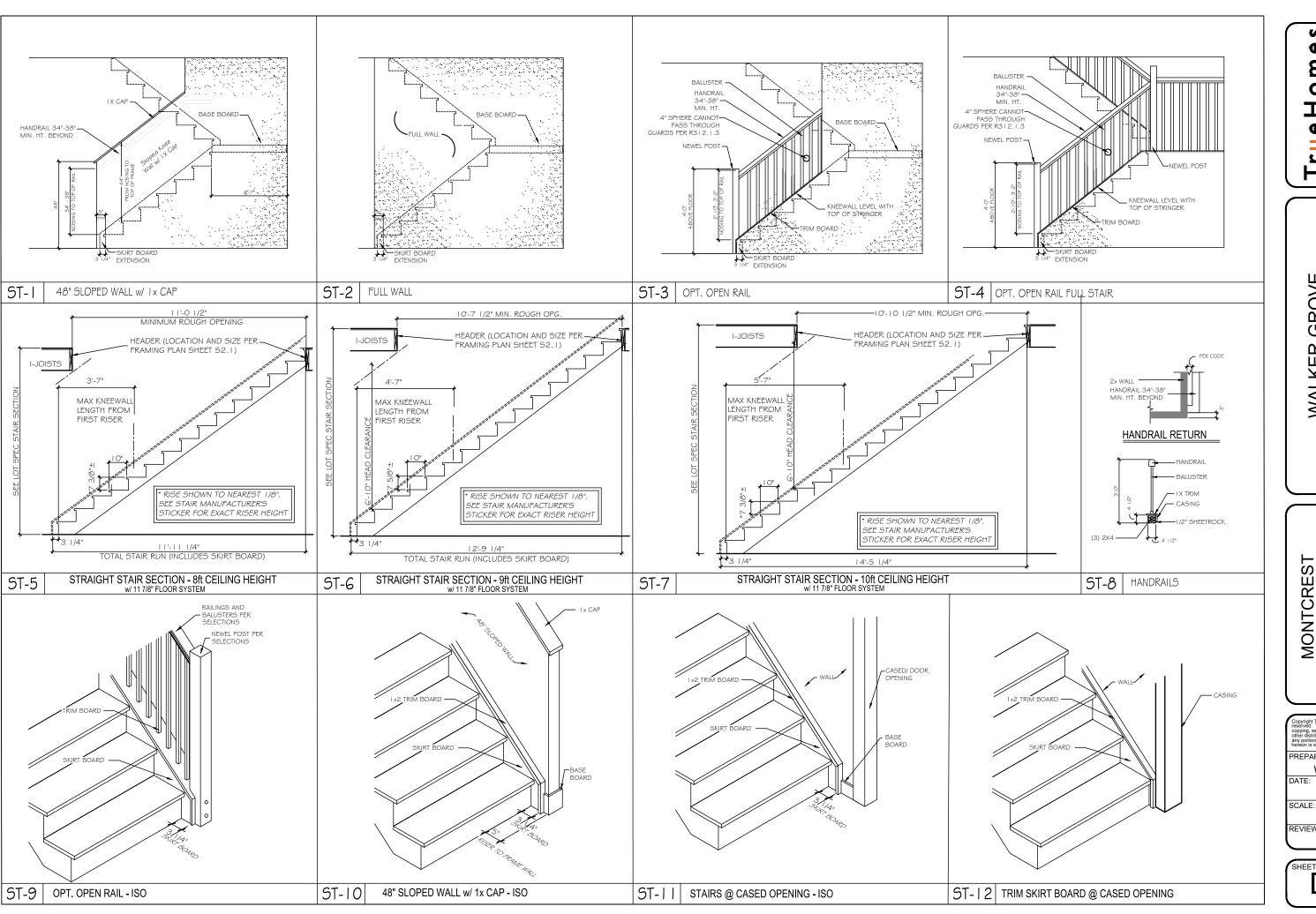
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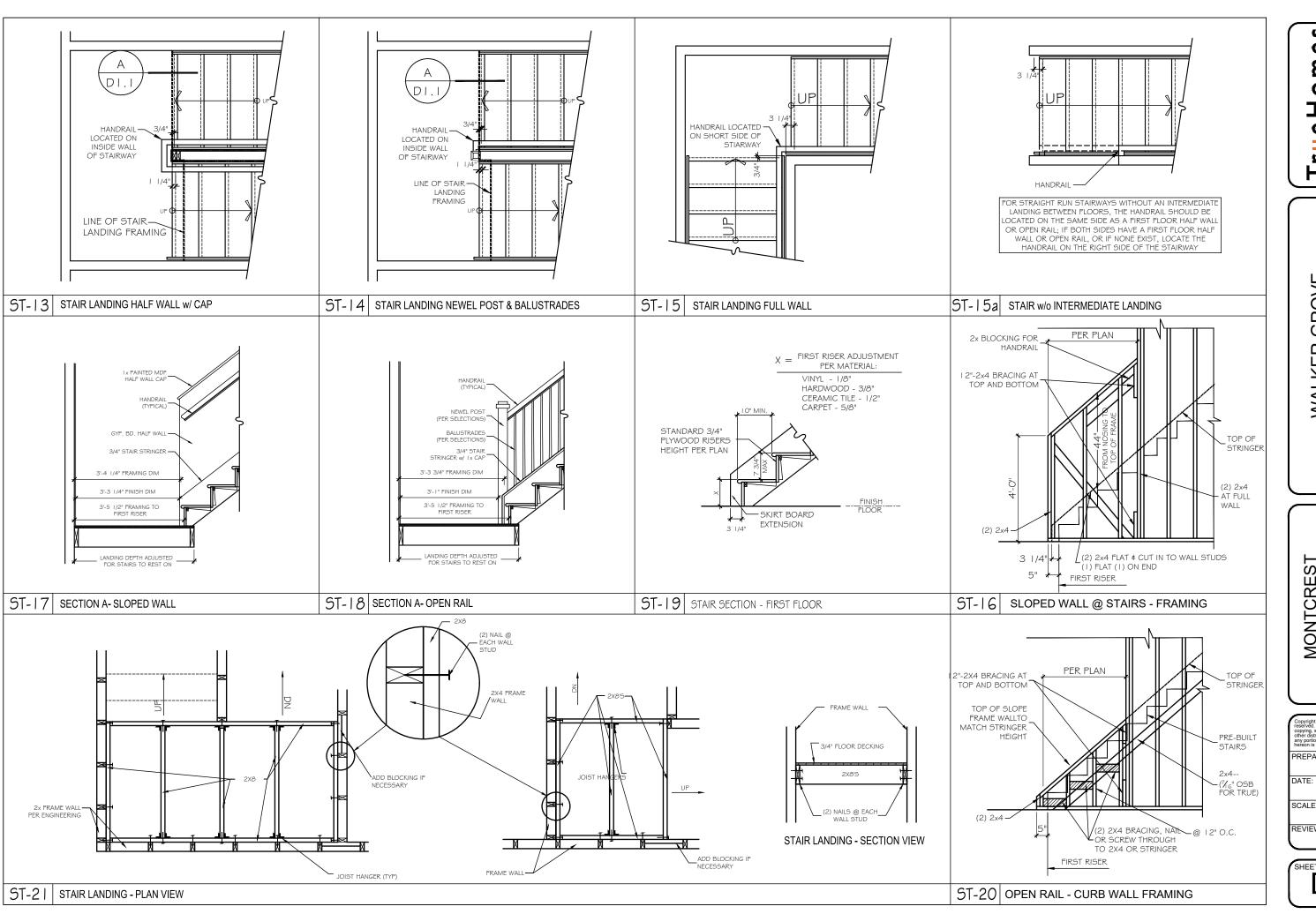
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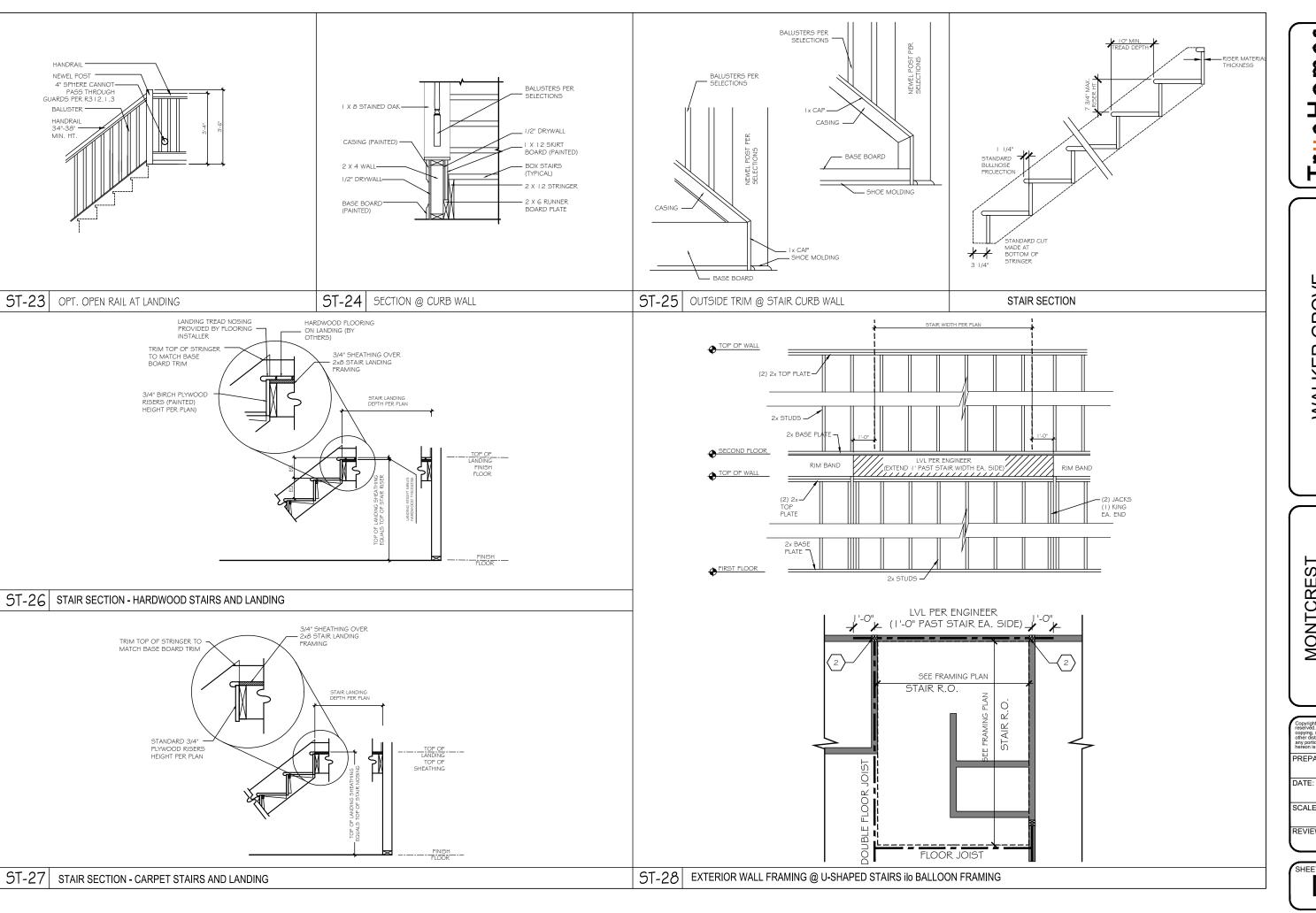
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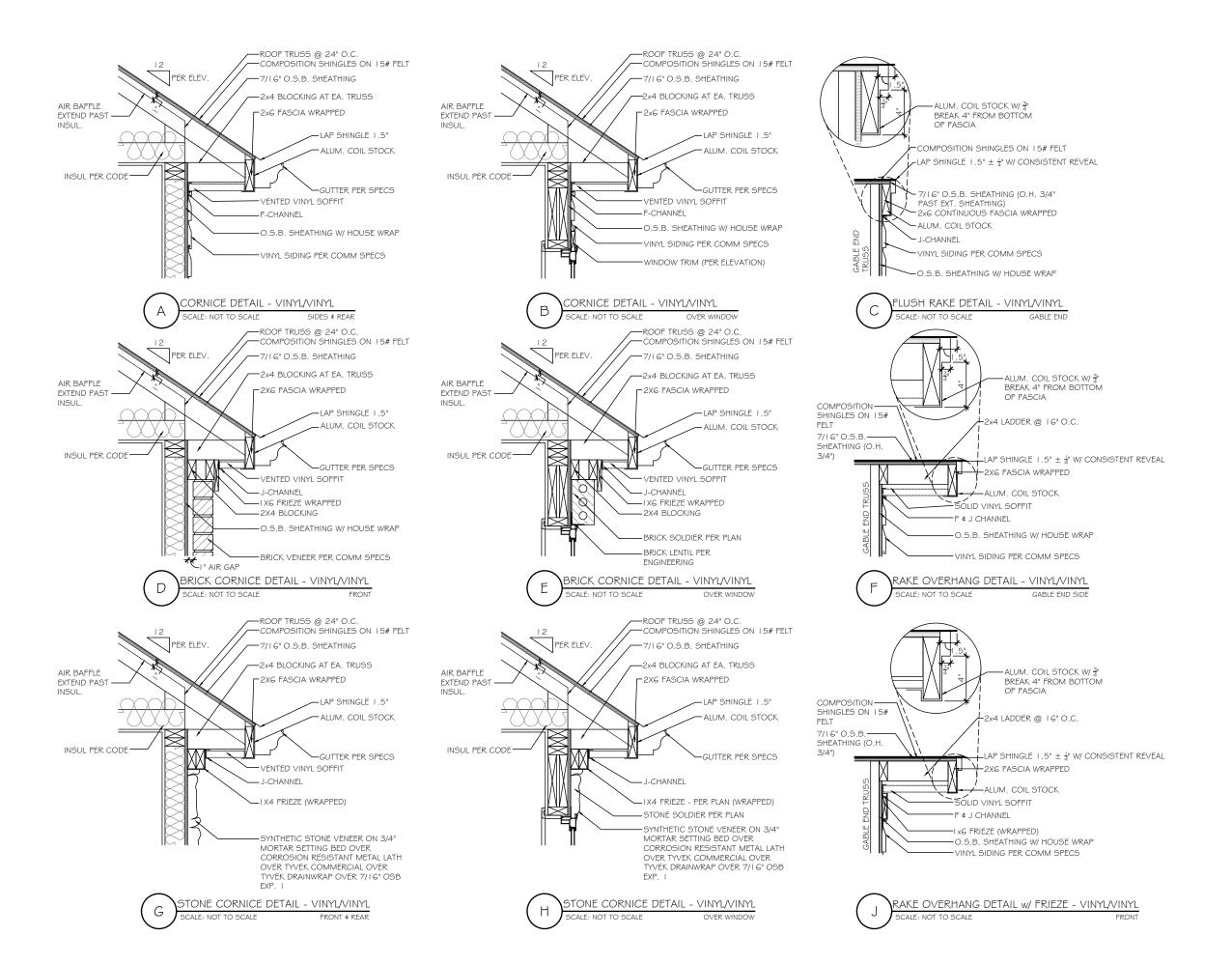
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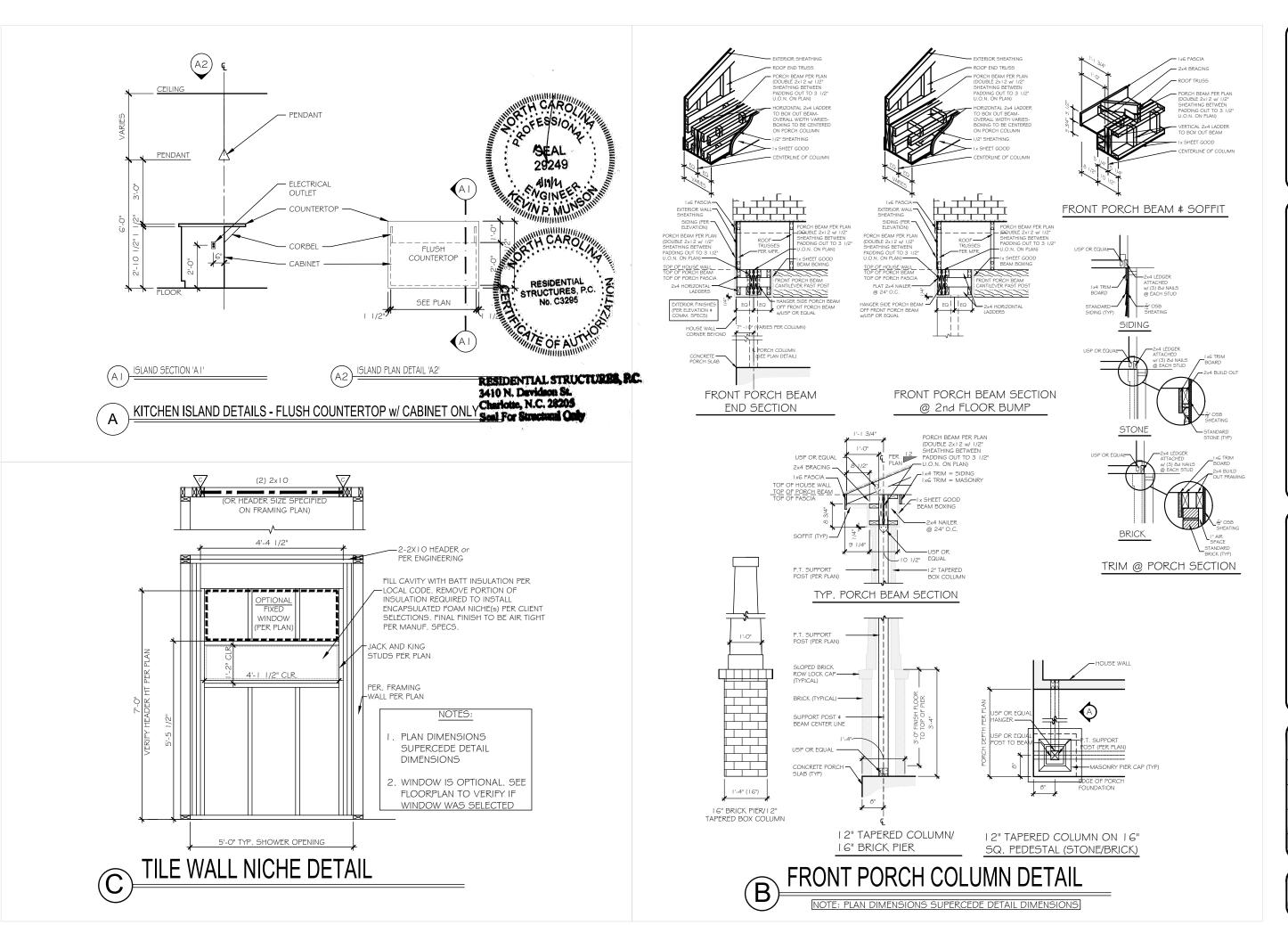
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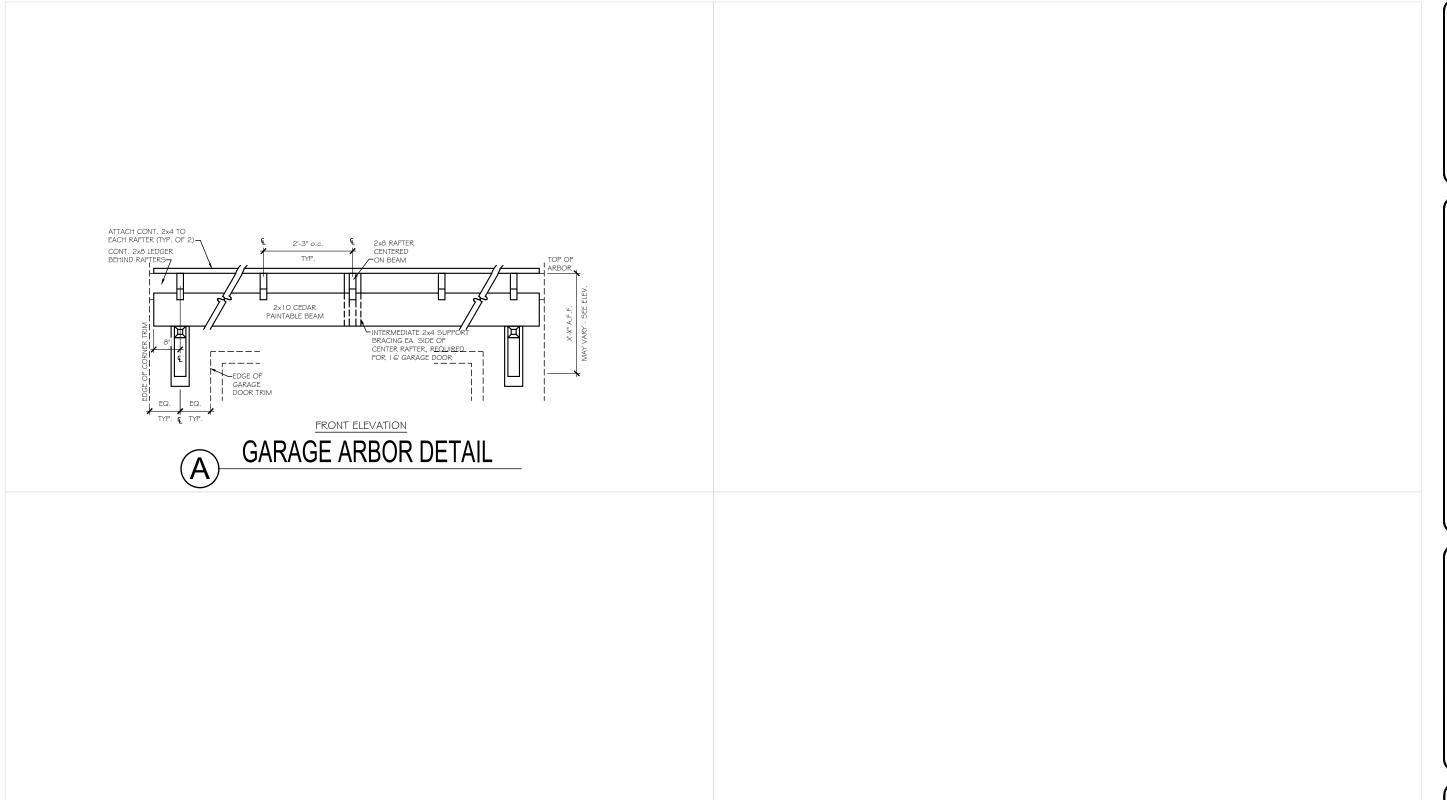
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