

TrueHomes

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

HEADER SCHEDULE

ALL INTERIOR BEARING AND EXTERIOR WALLS

- 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		DOOR HEIGHT R.O.		
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING
3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"
2/8	2'-10 1/2"			
5/0	5'-3 5/8"			
5/4	5'-7 5/8"			
6/0	6'-3 5/8"			
SLIDING PATIO DOORS				
5/0	60-1/8"	80-1/2"	80-1/2"	96-1/2"
6/0	72-1/8"	80-1/2"	80-1/2"	96-1/2"

INTERIOR HINGED DOOR SCHEDULE

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

◊ EXTERIOR DOOR ○ INTERIOR DOOR

INTERIOR PASS THRU SCHEDULE

FRAMED OPENING DIMENSIONS		
WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT
8'-1 1/8"	PLAN I.D. + 2"	82-1/2"
9'-1 1/8"	PLAN I.D. + 2"	94-1/2"
10'-1 1/8"	PLAN I.D. + 2"	98-1/2"

ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING

INTERIOR DOORWAY OPENINGS:
DO = DRYWALL OPENING
CO = CASING 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 INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUDS @ 24" O.C. (U.N.O.). OR AS SPECIFIED PER COMMUNITY SPECS & MUNICIPALITY REQUIREMENTS.
- ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.
- ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- REFER TO QUALITY STANDARDS AND/OR MANUFACTURER SPECS FOR WINDOW ROUGH OPENING SIZES. SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS (U.N.O.).
- PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C.
- PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
- WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.).
- ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER CODE. ALL JOINTS TO BE TAPED & MUDDER FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6
- SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL.
- HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS.
- STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S.
- PROVIDE 1 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEET GN FOR ADDITIONAL NOTES PER LOCAL CODES.
- FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE.
- ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT.
- SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").
- SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS
- ALL PLANS ARE GENERATED WITH THE AID OF A COMPUTER AIDED DRAFTING SYSTEM.
- DIMENSION AND NOTATIONS ON PLANS HAVE PREFERENCE OVER GRAPHIC DEPICTIONS AND SHOULD BE UTILIZED TO SETTLE ANY DISCREPANCIES - ANY DISCREPANCIES FOUND SHOULD BE FORWARDED TO THE ARCHITECTURAL SERVICES DEPARTMENT FOR RESOLUTION.
- TYPICAL FOUNDATION AND ENGINEERING CONSTRUCTION DETAILS ARE SHOWN IN RESPECTIVE PLANS. TYPICAL DETAILS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PLAN THAT ARE THE SAME OR SIMILAR TO THOSE SPECIALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF THE DETAIL. SUCH DETAILS SHALL APPLY WITHER OR NOT THEY ARE REFERENCED AT EACH LOCATION.
- ALL CONSTRUCTION SPECIFICATION NOT COVERED ON THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- HOUSE CONSTRUCTION IS TYPICAL 2X4 STUDS AT 16" O.C. AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED. WALLS THAT ARE TO BE BALLOON FRAMED OR CONSTRUCTED WITH 2X6 STUDS WILL BE NOTED AS SUCH. ALL BASEMENT FRAMED WALLS TO BE 2X4 STUDS FOR ONE-STORY PLANS AND 2X6 STUDS FOR LOAD BEARING WALLS ON TWO-STORY PLANS UNLESS OTHERWISE NOTED.
- PLANS ARE GENERATED FROM A COMMON GRAPHIC DATABASE WITH MODIFICATIONS AS REQUIRED TO ADAPT PLANS TO LOCAL BUILDING CONDITIONS AND SPECS FOR EACH LOCALITY.
- TRUE HOMES RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RALEIGH DESIGN CRITERIA

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

REVISION LOG

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

THE 'KIPLING'

WALKER GROVE

LOT # 9

216 WALKER GROVE LANE
LILLINGTON, NC 27546

COMMUNITY SPECS

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

SQUARE FOOTAGE

FIRST FLOOR	1212 SQ.FT.
SECOND FLOOR	1608 SQ.FT.
TOTAL LIVABLE	2820 SQ.FT.
FRONT COVERED PORCH	32 SQ.FT.
3 CAR GARAGE	605 SQ.FT.
REAR SCREENED PORCH	140 SQ.FT.
REAR CONCRETE PATIO	100 SQ.FT.
OVERALL HT. (FF to Ridge)	31'-3 1/2"
PLATE HEIGHT(S)	9' / 8'

ELEMENTS COLLECTION

HELP HOTLINES

"WHEN IN DOUBT, GIVE US A SHOUT"

TRUE BUILDER:
(To be filled in by Builder on site)

NAME: _____

NUMBER: _____

ARCHITECTURAL SERVICES:

- Missing or Conflicting Dimensions
- Plan Legibility
- Missing Options

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

ESTIMATING:

- Missing Material or Shortage
- Purchase Order Questions

Mon-Fri: 8am - 5pm
ALL MKTS: 704-681-4916

RESIDENTIAL STRUCTURES, P.C.
No. C3295

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

TABLE OF CONTENTS

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WALKER GROVE

LOT# 9

KIPLING 2816

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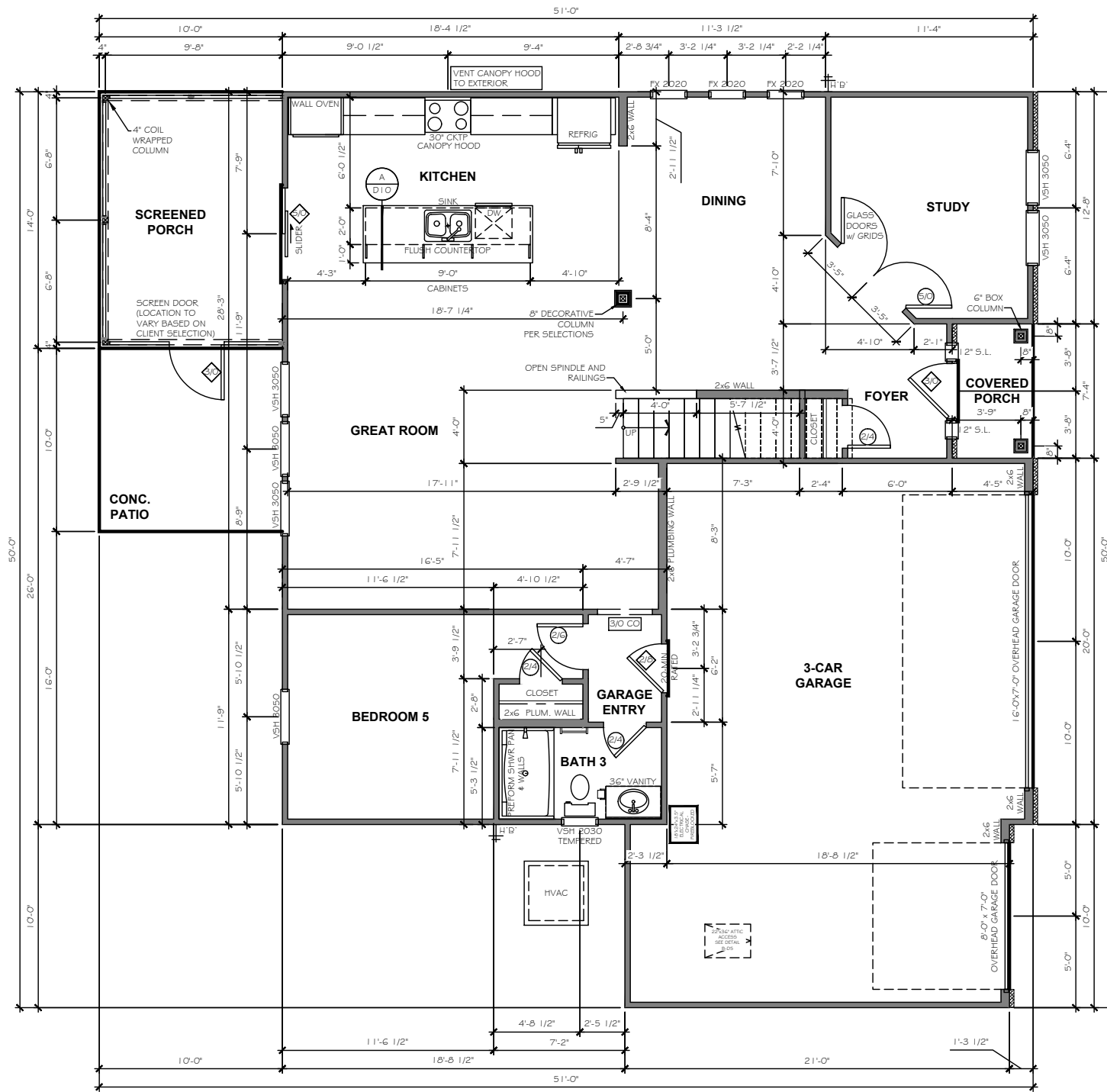
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REVIEWED BY:
CHUCK

SHEET:
CS

UPGRADED ELEVATION ORIGINAL CONTRACT ID#: 40620



2816 - FIRST FLOOR PLAN

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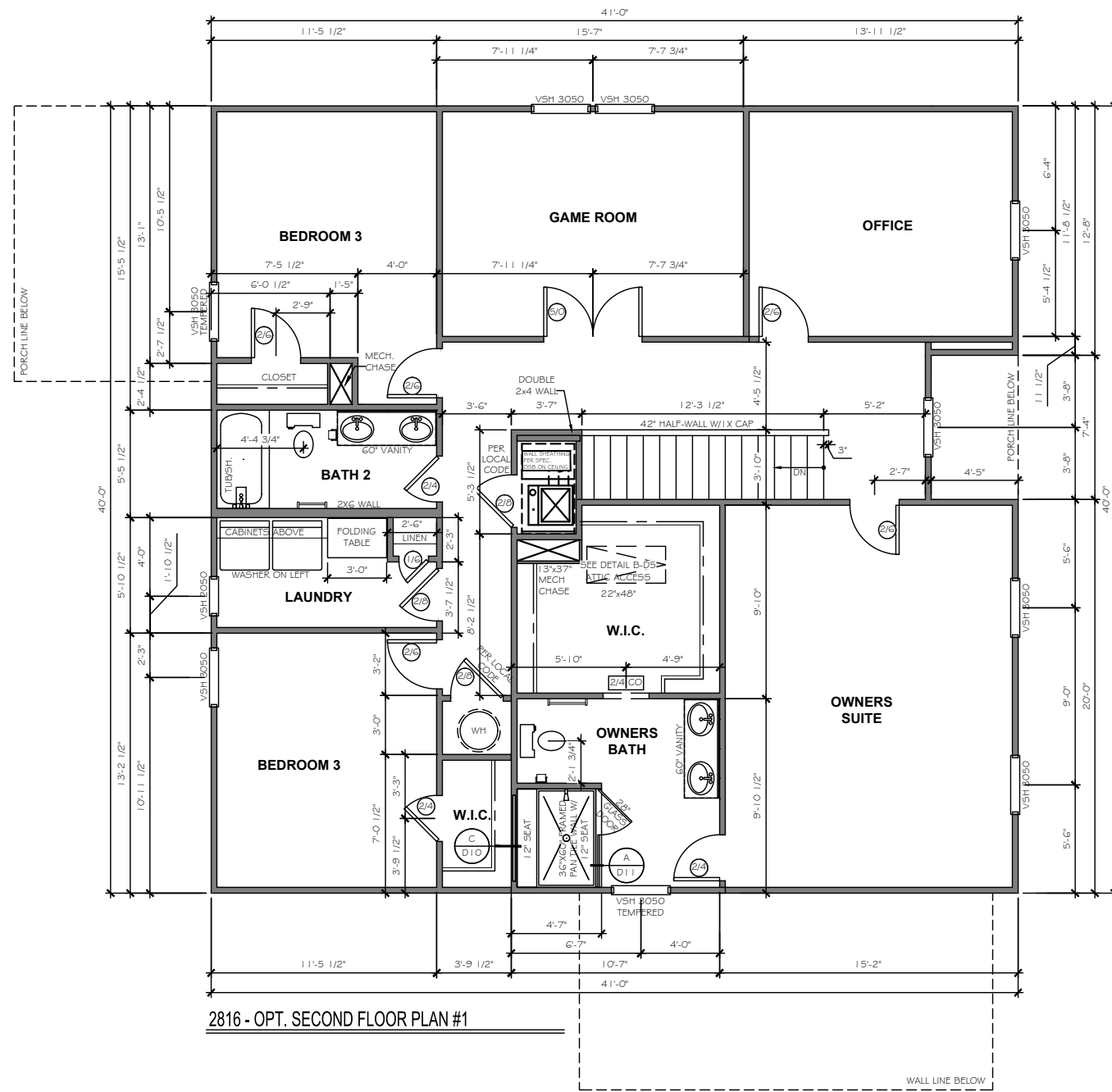
WALKER GROVE
 LOT# 9

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 DATE:
 12-15-21
 SCALE:
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 REVIEWED BY:
 CHUCK

SHEET:
 A2.1



2816 - OPT. SECOND FLOOR PLAN #1

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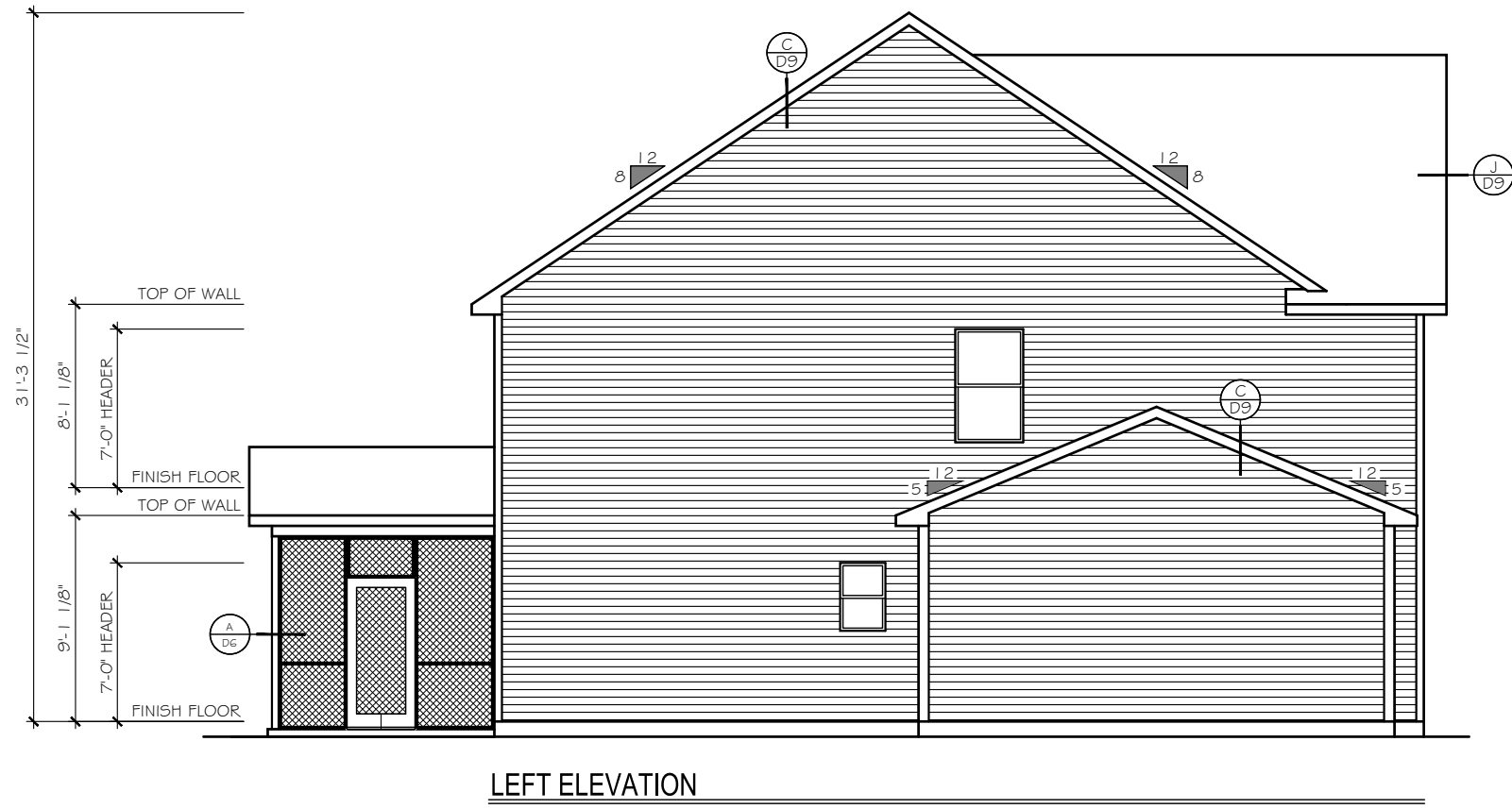
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 CHUCK

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

- FOUNDATION REVEAL MAY VARY BASED ON SITE CONDITIONS, FINAL GRADING, & COMMUNITY SPECS.
- KEY NOTES**
- (15) FLASHING
 - (17) VINYL SHUTTER
 - (20) BRICKMOLD TRIM
 - (21) 1X4 TRIM BOARD
 - (23) 1X6 TRIM BOARD
 - (25) 1X8 TRIM BOARD
 - (26) 1X10 FRIEZE BOARD
 - (31) 1-1/2" THICK STONE CAP
 - (35) ROWLOCK SILL
 - (37) BRICK JACK ARCH
 - (39) SOLDIER COURSE
 - (41) PRECAST KEYSTONE
- 1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED
- SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS



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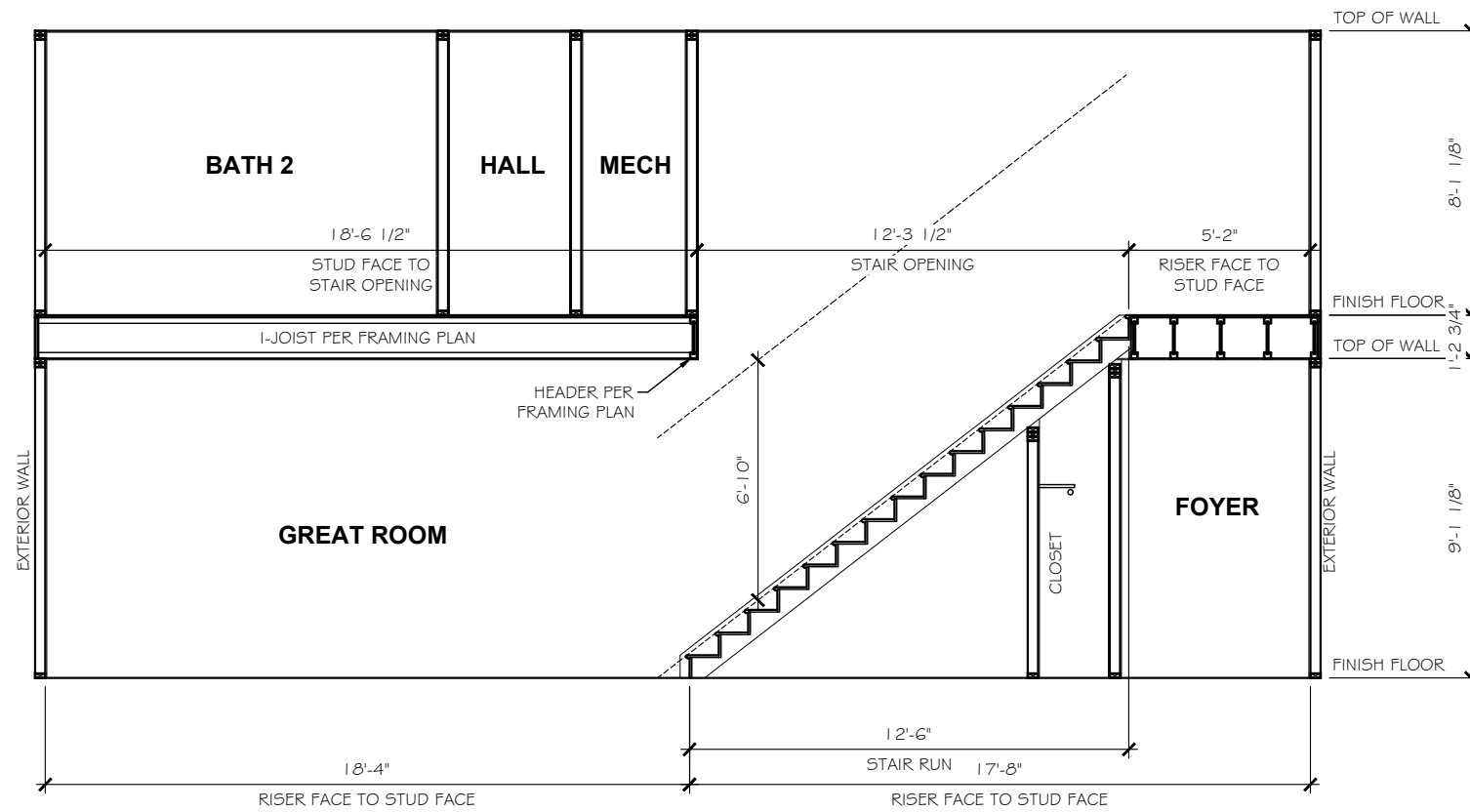
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 1/8" = 1'-0"

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STAIR SECTION (9' PLATE HEIGHT)

STANDARD 2nd FLR, OPT. 2nd FLR 1, OPT. 2nd FLR 2.

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LOT# 9

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SCALE:

AS SHOWN

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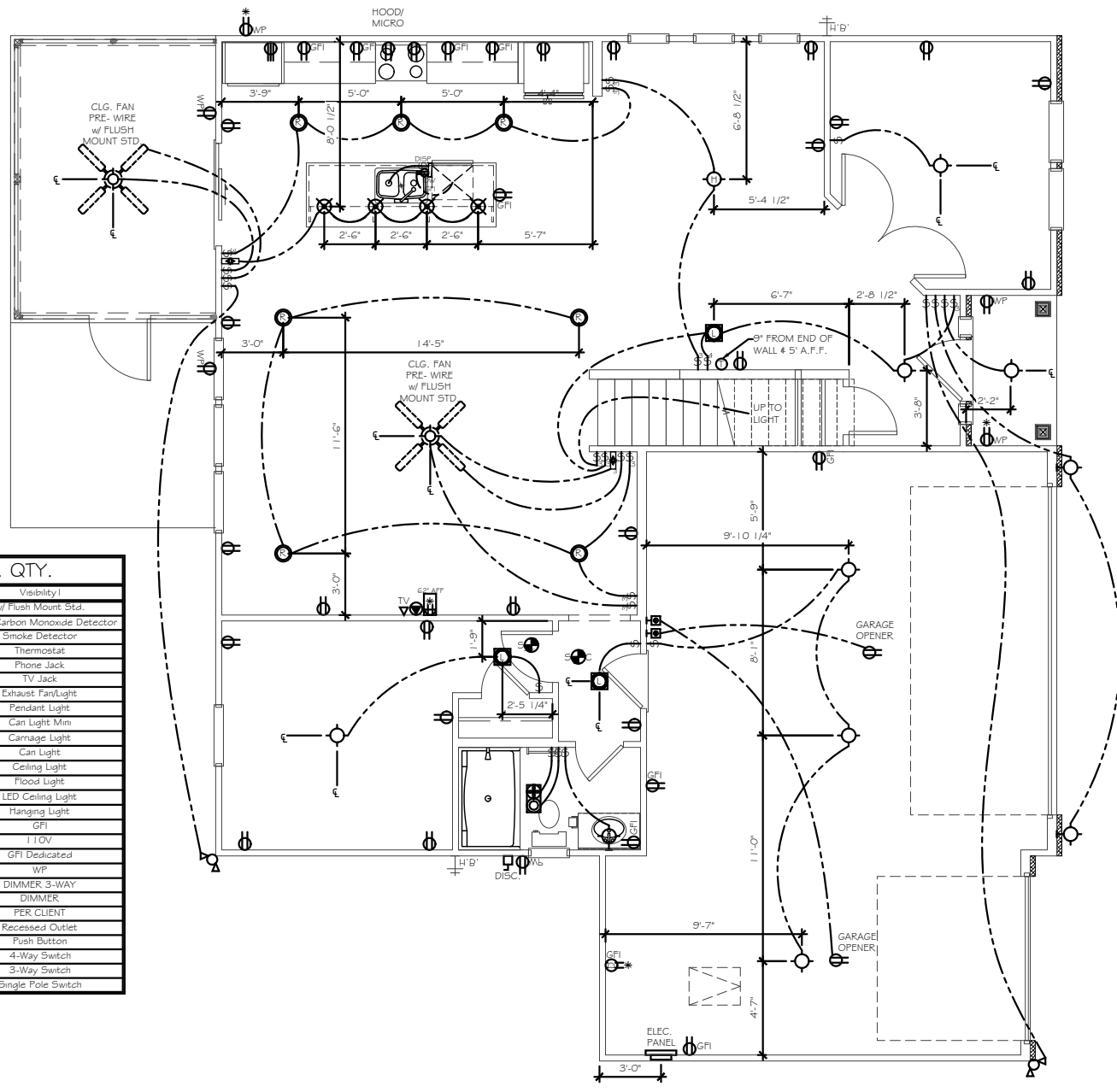
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A4.1

ELECTRICAL LEGEND

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

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



Total Elec. QTY.		
Count	Name	Visibility I
3	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
3	Jacks	TV Jack
3	Lights	Exhaust Fan/Light
4	Lights	Pendant Light
2	Lights	Can Light Mini
7	Lights	Carnage Light
7	Lights	Can Light
14	Lights	Ceiling Light
2	Lights	Flood Light
7	Lights	LED Ceiling Light
1	Lights	Hanging Light
14	Receptacle	GFI
50	Receptacle	110V
1	Receptacle	GFI Dedicated
6	Receptacle	WP
1	RECEPTACLE 2	DIMMER 3-WAY
3	RECEPTACLE 2	DIMMER
6	RECEPTACLE 2	PER CLIENT
3	RECEPTACLE 2	Recessed Outlet
2	Switch	Push Button
2	Switch	4-Way Switch
1.1	Switch	3-Way Switch
28	Switch	Single Pole Switch

2816 - FIRST FLOOR ELECTRICAL PLAN

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 APPLICABLE

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

REVIEWED BY:
CHUCK

SHEET:
E1.1

ELECTRICAL LEGEND

*	INDICATES ADDITIONAL OUTLET PER CLIENT
(D)	OUTLET 110V (D=DEDICATED CIRCUIT)
5' AFF	RECESSED OUTLET 110V
(D)	OUTLET 220V (D=DEDICATED CIRCUIT)
W/P	OUTLET 110V WATER PROOF
GFI	OUTLET 110V GFI (D=DEDICATED CIRCUIT)
(D)	FLOOR OUTLET 110V
(D)	SWITCHED OUTLET
USB	DUAL USB OUTLET (3.1 AMP)
77" AFF	EXT. RECESSED OUTLET & TV w/ COVER
TV	TV WALL JACK
(D)	PHONE / DATA JACK
(T)	THERMOSTAT
S D C	SMOKE / CO DETECTOR
S D	SMOKE DETECTOR
\$	SWITCH
\$	3-WAY SWITCH
\$	4-WAY SWITCH
(D)	DIMMER SWITCH
(P)	PUSH BUTTON
(L)	WALL MOUNT LIGHT FIXTURE
(C)	CEILING LIGHT
(H)	HANGING LIGHT
(J)	JUNCTION BOX / PREWIRE
(R)	RECESSED CAN LIGHT
(D)	LED DISC LIGHT
(V)	VAPOR PROOF CAN LIGHT
(M)	MINI-CAN LIGHT
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(S)	WALL SCONCE (STD 72" AFF UNO)
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****EXCLUDES HALLWAYS****

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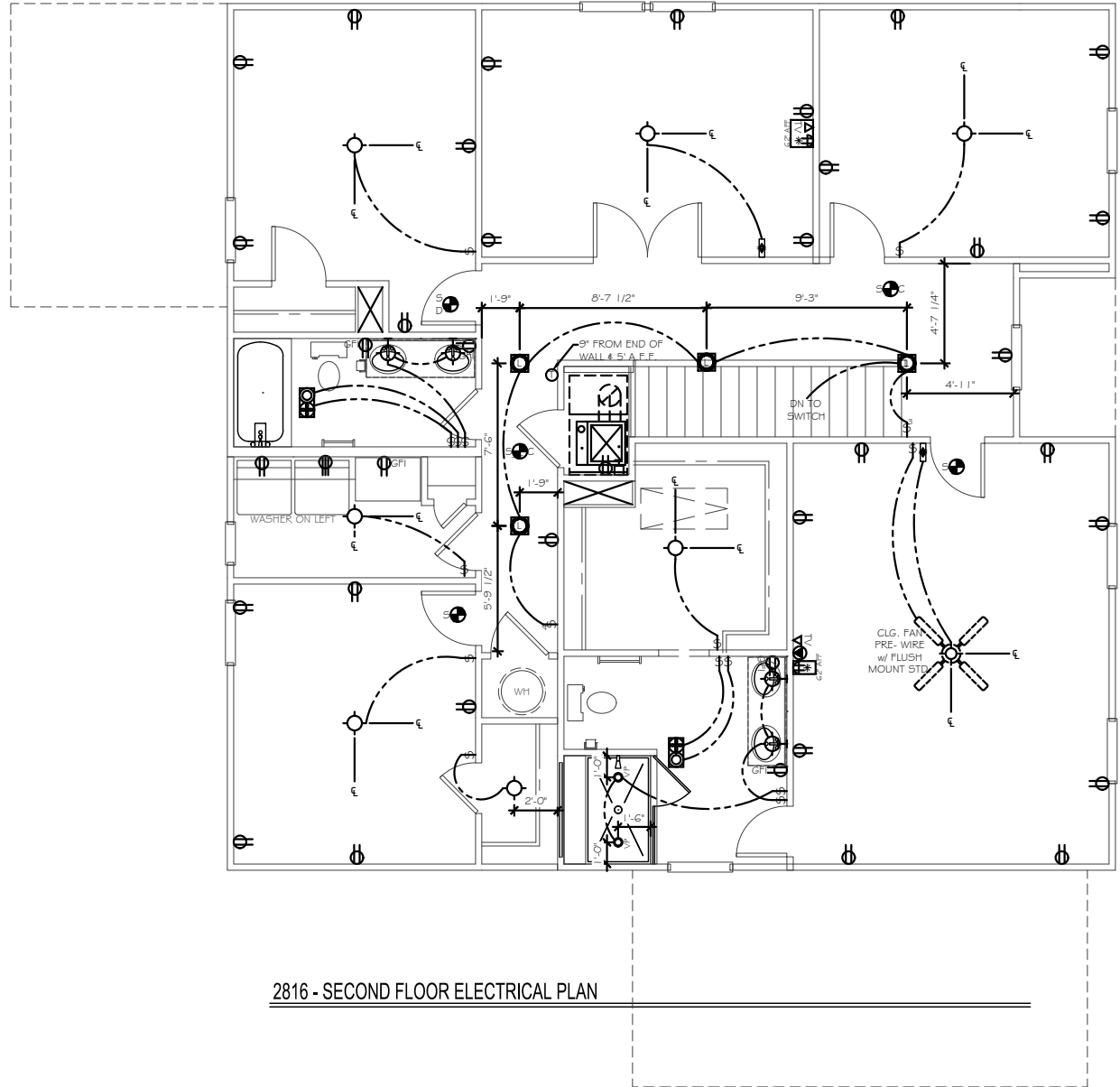
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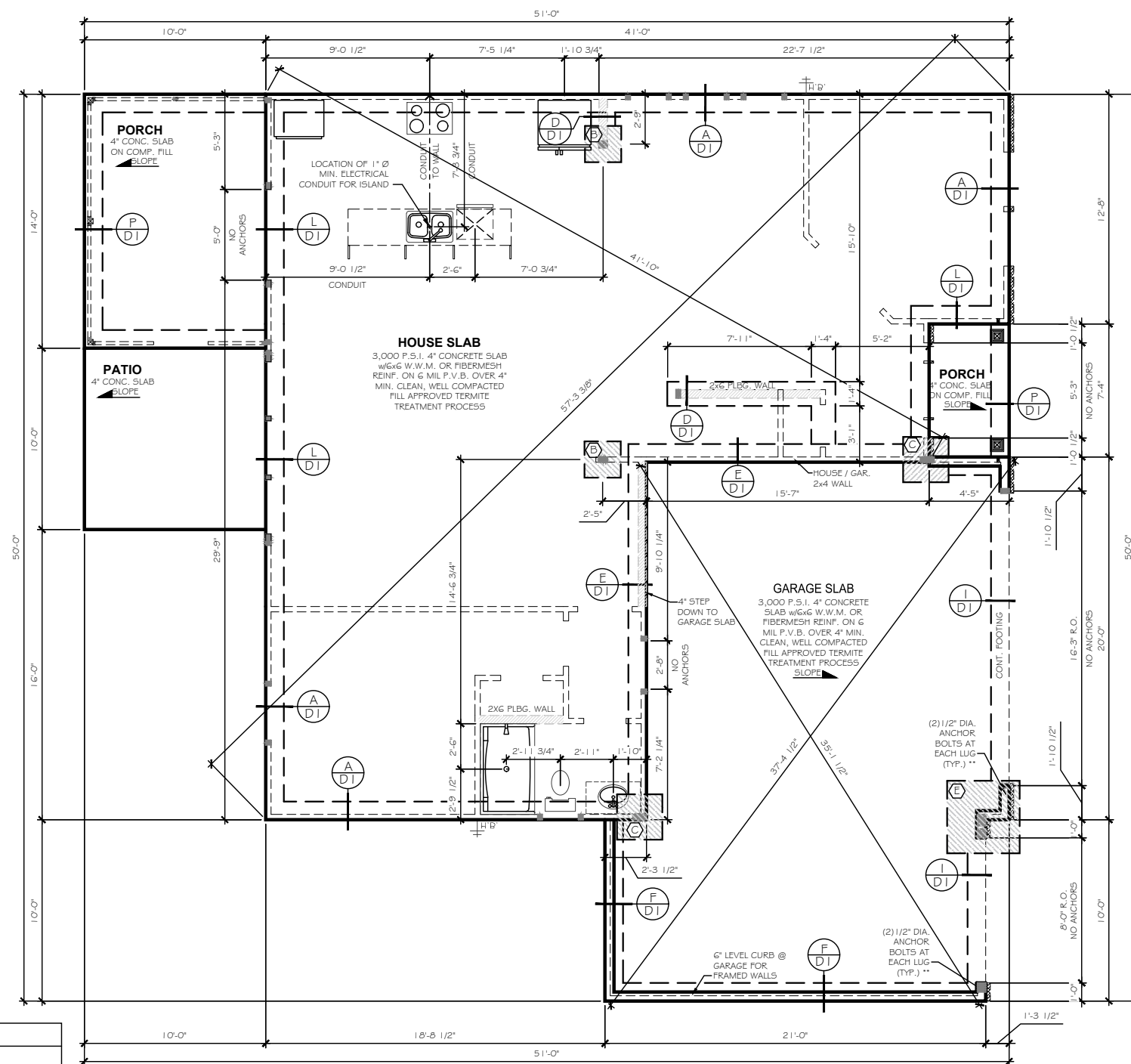
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 1/8" = 1'-0"
 REVIEWED BY:
CHUCK

SHEET:
E1.2

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



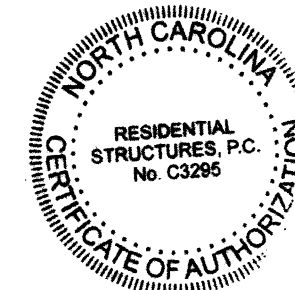
2816 - SECOND FLOOR ELECTRICAL PLAN



PAD FOOTING SIZES	
KEYNOTE	SIZE
⊗	18"x18"x8" w/3-#4's E.W.
⊗	24"x24"x12" w/4-#4's E.W.
⊗	30"x30"x12" w/4-#4's E.W.
⊗	36"x36"x12" w/4-#4's E.W.
⊗	48"x48"x12" w/6-#4's E.W.
⊗	36"x60"x12" w/4's @ 6" O.C. E.W.

LENGTH x WIDTH x DEPTH [REBAR REQ'D]
DEPTH TO INCLUDE SLAB THICKNESS

2816 - MONO SLAB FOUNDATION PLAN



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SETH

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12-15-21

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

REVIEWED BY:
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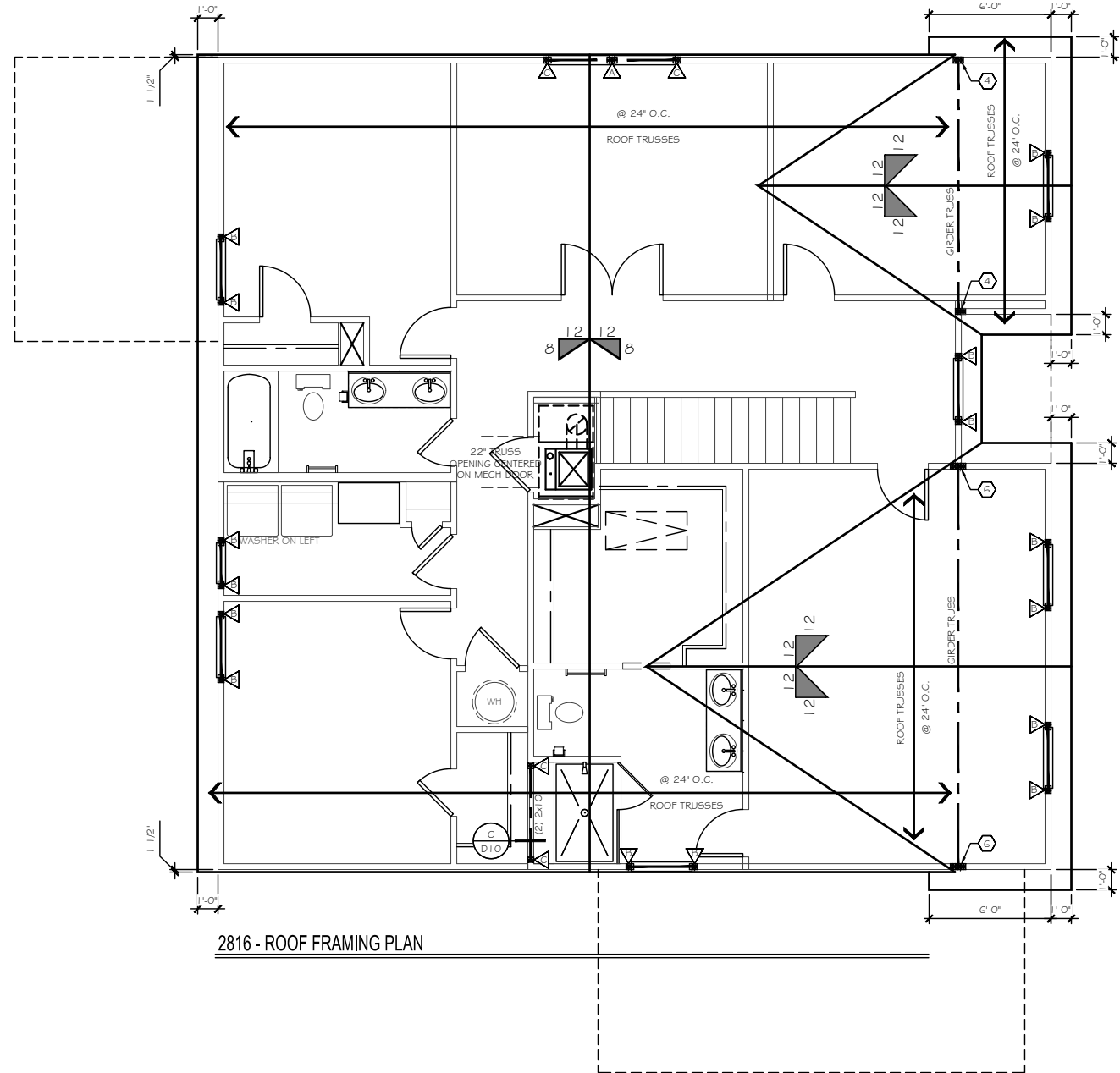
SHEET:
S1

SEE COVER PAGE FOR
ROUGH OPENING DIMENSIONS

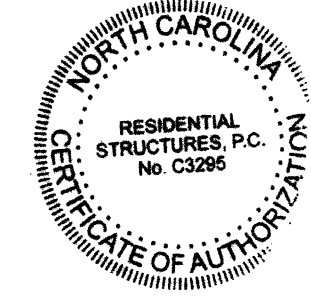
KING / JACK STUD SCHEDULE		POST SCHEDULE	
		2x4 STUDS	2x6 STUDS
	(2) JACKS		
	(1) JACK & (1) KING	EX: (2) 2X4	EX: (2) 2X6
	(1) JACK & (2) KINGS	NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.	
	(1) JACK & (3) KINGS	4X4 POST	6X6 POST
	(2) JACKS & (1) KING		
	(2) JACKS & (2) KINGS		
	(2) JACKS &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

CODE REFERENCE PER STATE		
NORTH CAROLINA : 2018 NCRC (TABLE R602, I.O. 1)		
SOUTH CAROLINA : 2018 IRC (TABLE R602, I.O. 4)		
STRUCTURAL LEGEND		
	BEARING WALL	
	METHOD GB OF LOCAL CODE	
	BEARING WALL W/ METHOD GB OF LOCAL CODE	
	CENTER OF BEAM / JOIST / GIRDER TRUSS	
	METHOD CS-WSP (UNO)	
	INTERIOR SHEAR WALL PER HIGH WIND NOTE 1.C	
	USP L12A24 HOLDDOWN OR EQ.	
	USP 5TAD 14 HOLDDOWN OR EQ.	
	USP DTB-T2 HOLDDOWN OR EQ.	
	USP PHD8 HOLDDOWN OR EQ.	
	USP R5-150 COIL STRAP HOLDDOWN (6" LONG - 12" MIN. ENG. LAP)	
WALL BRACING NOTE		
<ul style="list-style-type: none"> 1:1.5 MPH WIND ZONE - EXP. B 8, 9 OR 10 FT. WALL HEIGHT ENGINEERED WALL BRACING DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2018 NCRC - NORTH CAROLINA 2018 IRC - SOUTH CAROLINA 		
METHOD	MATERIAL	FASTENER SPACING
CS-WSP	MIN. 3/8" OSB	6" EDGES, 12" FIELD
GB	MIN. 1/2" GYP	7" EDGES, 7" FIELD
ALL WOOD STRUCTURAL PANEL BRACING SHALL BE ATTACHED TO FRAMING OR BLOCKING, EXCEPT GB BRACING. HORIZONTAL JOINTS SHALL NOT BE REQ'D TO BE BLOCKED WHEN JOINTS ARE FINISHED.		
ALTERNATE SILL PLATE ANCHORAGE I/O STRAPS 1/2" ANCHOR BOLTS @ 4'-0" O.C. w/ 2" EMBEDMENT INTO MASONRY or EQUIVALENT MECHANICAL FASTENER - MAX 12" FROM WALL CORNERS		
SEE TRUSS HEEL BLOCKING/SHEATHING REQUIREMENTS SHEET D3		

ATTIC VENTILATION CALCULATIONS	
RIDGE VENT NET FREE AREA	= 16 SQ. IN. PER LINEAR FT.
SOFFIT VENT NET FREE AREA	= 9 SQ. IN. PER LINEAR FT.
ATTIC AREA (TOTAL)	= 1607 SQ. FT.
ATTIC VENTILATION (REQUIRED)	= 1607 / 800 = 5.36 SQ. FT. = 771.36 SQ. IN.
RIDGE VENT	= 63 FT x 16 SQ. IN. = 1008 SQ. IN. NET FREE AREA
SOFFIT VENT	= 61 FT x 9 SQ. IN. = 549 SQ. IN. NET FREE AREA
TOTAL	= 155 SQ. IN. NET FREE AREA > 771.3 SQ. IN. REQUIRED



2816 - ROOF FRAMING PLAN



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WALKER GROVE
LOT# 9

KIPLING
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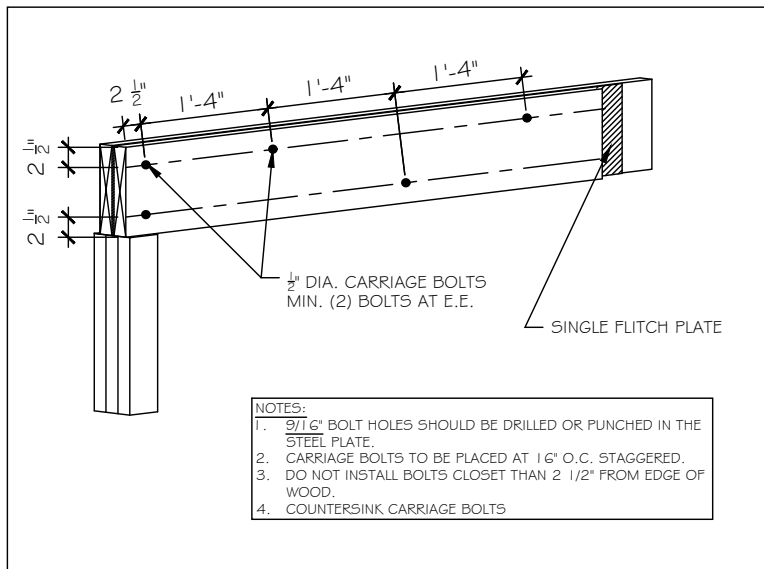
PREPARED BY:
SETH

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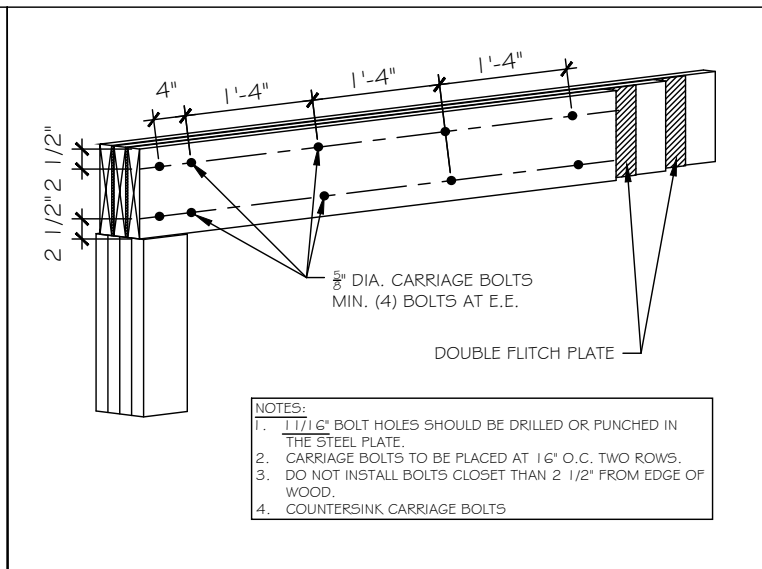
SCALE:
1/8" = 1'-0"

REVIEWED BY:
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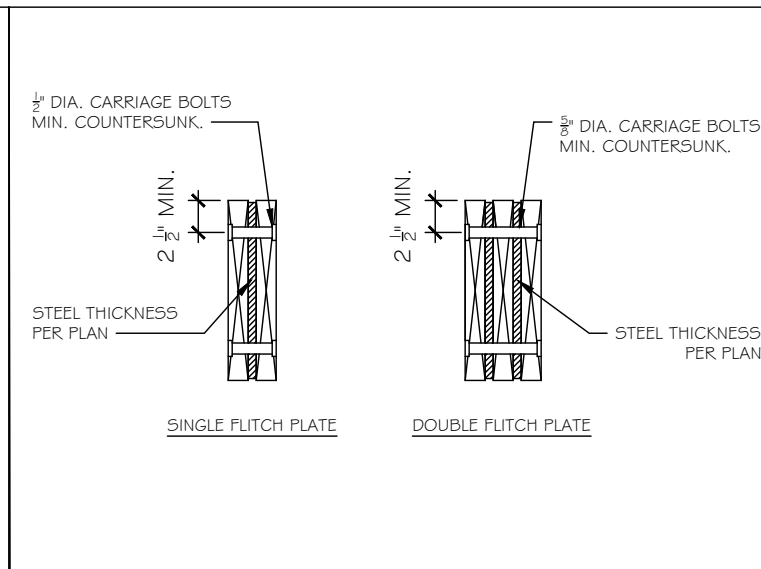
SHEET:
S3.1



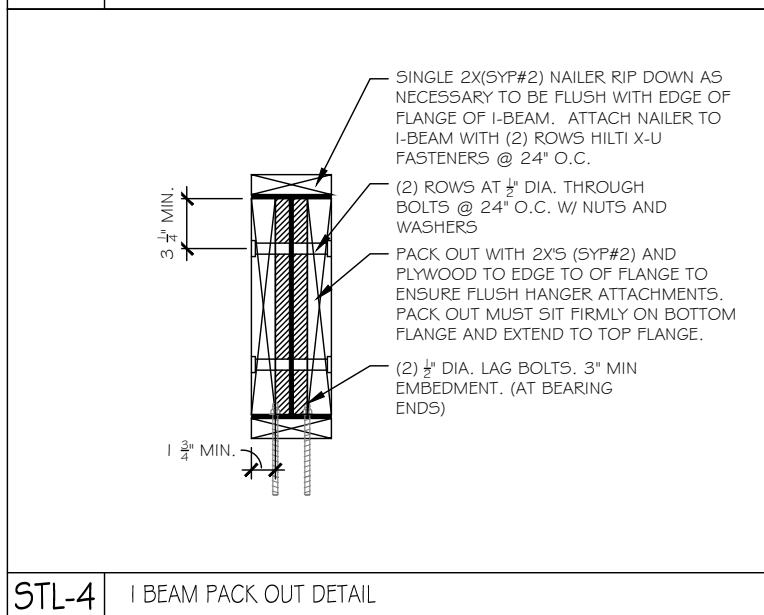
STL-1 SINGLE FLITCH BEAM



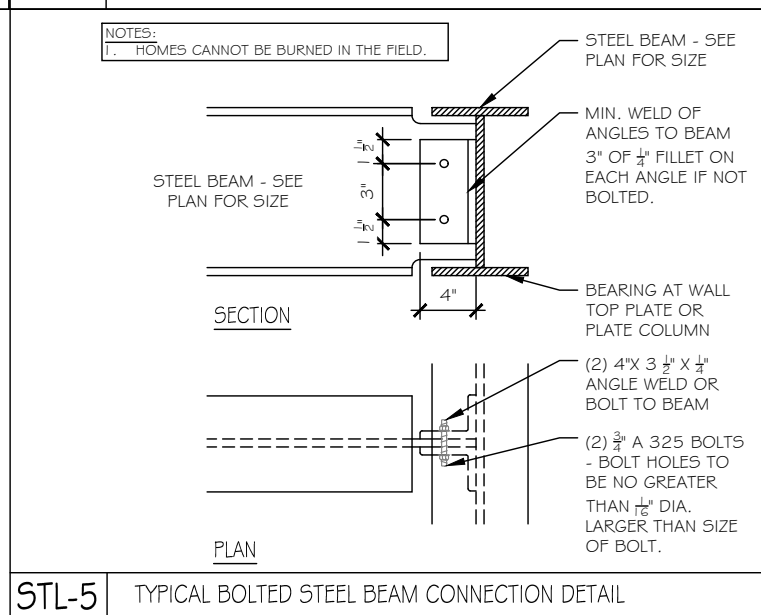
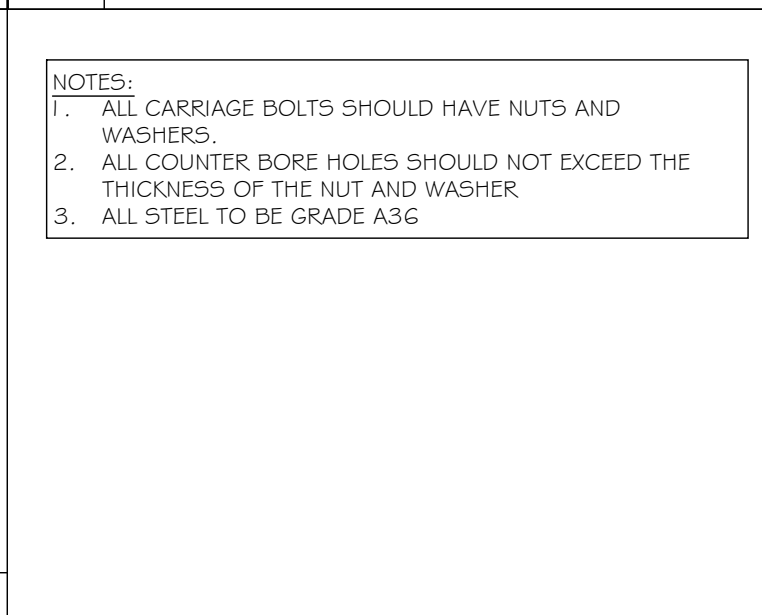
STL-2 DOUBLE FLITCH BEAM



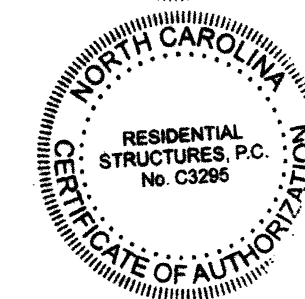
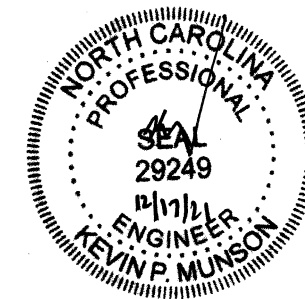
STL-3 FLITCH BEAM



STL-4 I BEAM PACK OUT DETAIL



STL-5 TYPICAL BOLTED STEEL BEAM CONNECTION DETAIL



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WALKER GROVE
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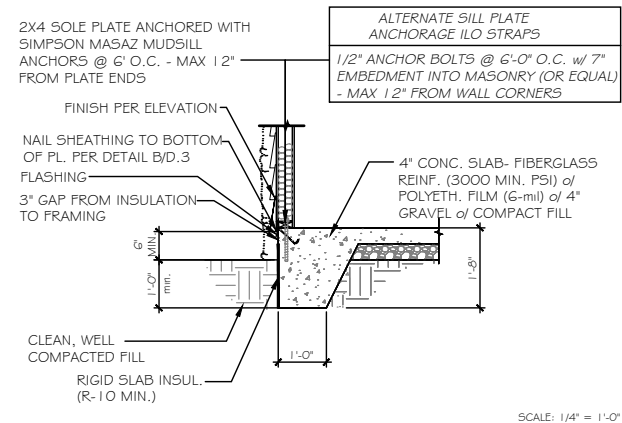
PREPARED BY:
 SETH

DATE:
 12-15-21

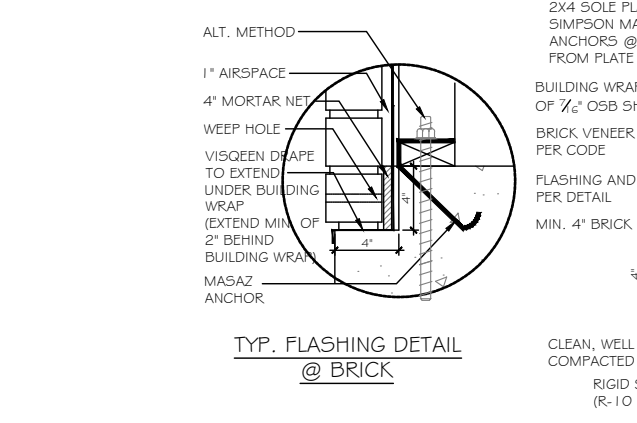
SCALE:
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REVIEWED BY:
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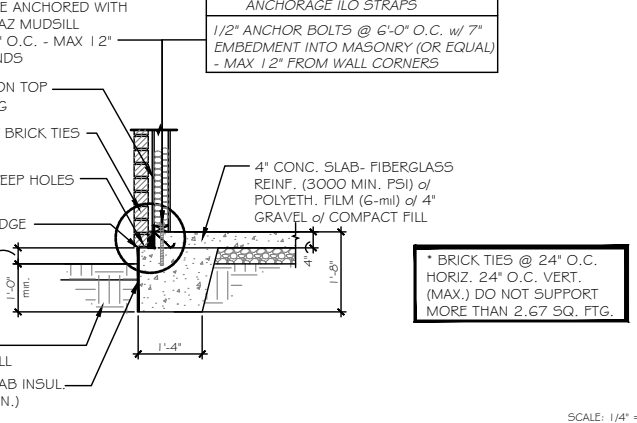
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 ST-1



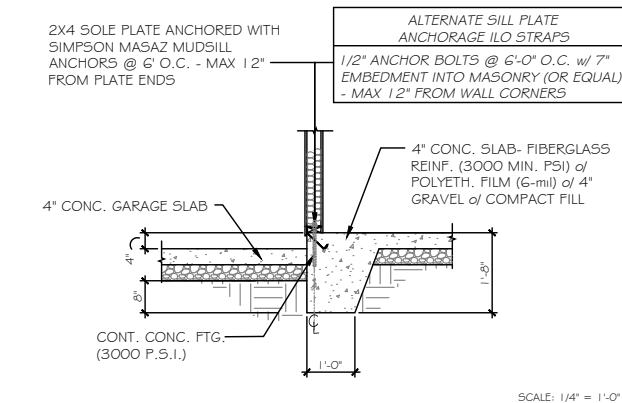
A TYP. SLAB HOUSE TO GRADE



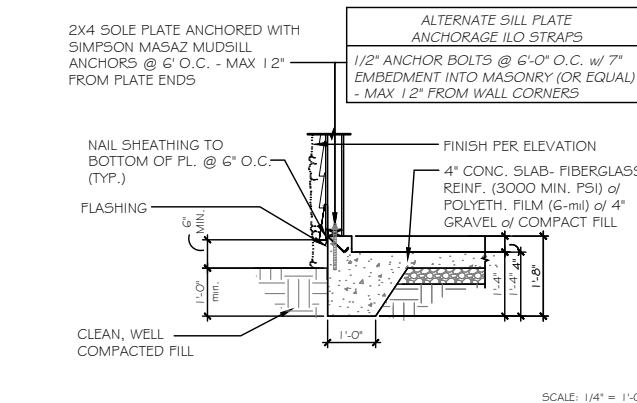
B TYP. SLAB HOUSE TO GRADE w/ BRICK



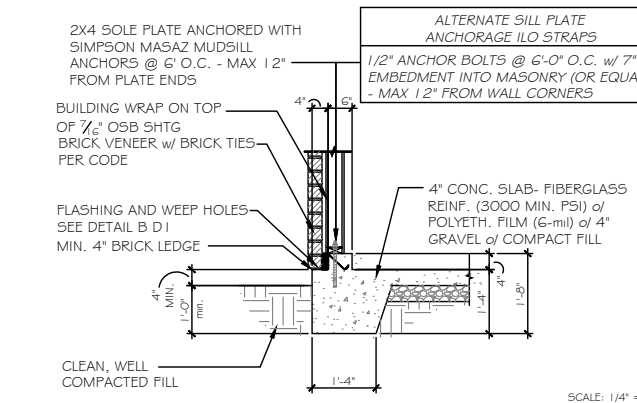
D TYP. THICKENED SLAB DETAIL



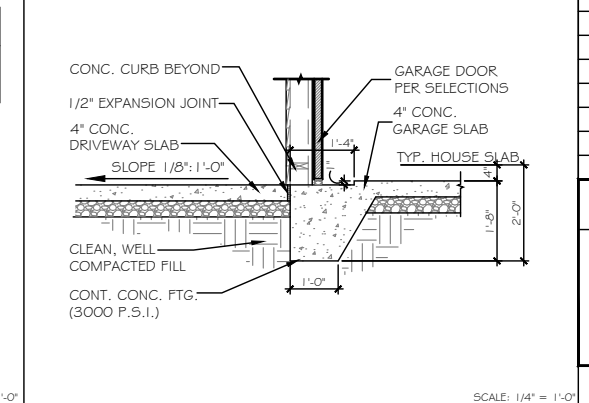
E TYP. SLAB - HOUSE TO GARAGE



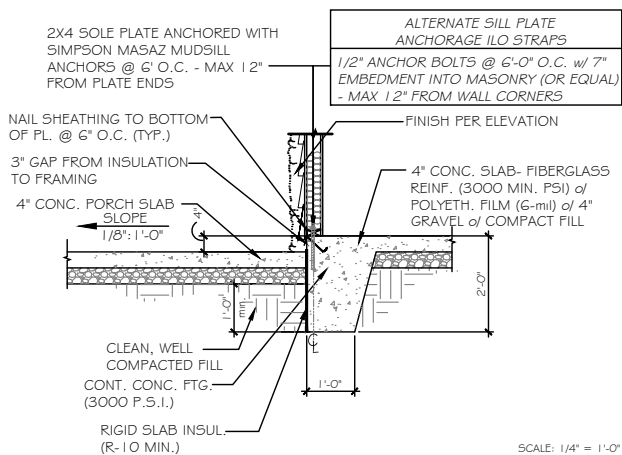
F TYP. SLAB - GARAGE TO GRADE



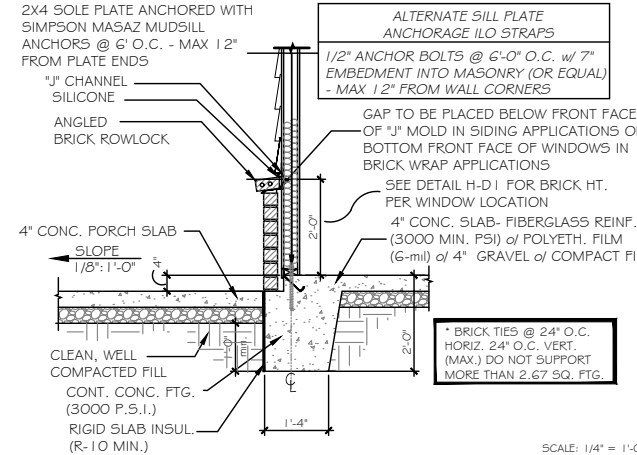
G TYP. SLAB - GARAGE TO GRADE w/ BRICK



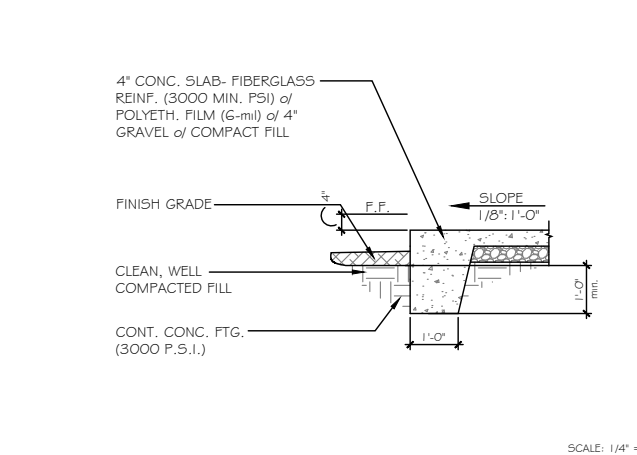
I TYP. GARAGE TO DRIVE



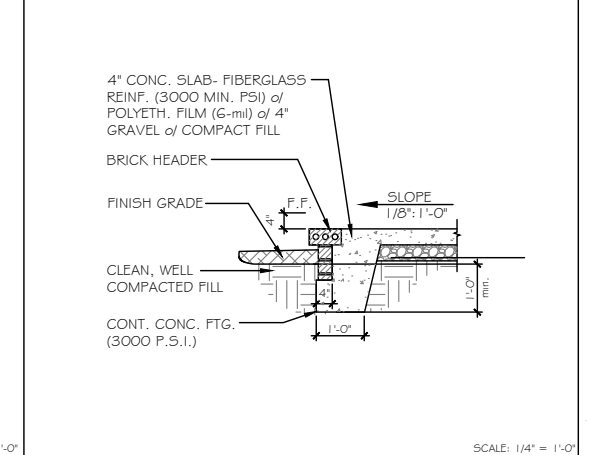
L TYP. SLAB - HOUSE TO PORCH



N TYP. SLAB - WAINSCOTING BRICK DETAIL @ PORCH



P TYP. PORCH END DETAIL



Q PORCH END DETAIL w/ BRICK

MONOSLAB
RALEIGH/TRIAD

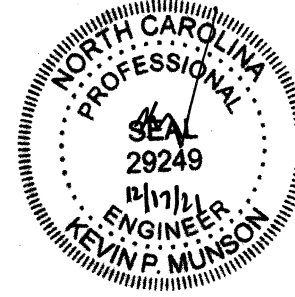
NOTES:
CORROSION RESISTANT CORRUGATED METAL TIES - 22 GAUGE, 7/8" WIDE, 6" LONG. PLACE MAX. HORIZONTAL SPACING 24" HORIZ., NOT TO SUPPORT GREATER THAN 2.67 SQ. FT. WALL AREA
WEEP HOLES TO BE PLACED AT EVERY OTHER HEAD JOINT ON THE BOTTOM COURSE OF BRICK.
VISQUEEN DRAPE TO EXTEND UNDER BUILDING WRAP (EXTEND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

REF. NO.	USP
ABA44Z	PA44E-TZ
BC52-2/4	BC4010-TZ
CS-16	RS150
DTT2Z-5D52.5	DTB-TZ
H2.5A	RT7
H2.5A	RT7A
LS-30	MP3
LSTA24	LSTA24
MASAZ	FA3-TZ
STHD14	STAD14
HHUS410	THD410
A24	TDL5
A21	JA1
LSU26	L5SH15-TZ
EPB44	EPB4408
BC6	C66
BC4	C44
LUS28-2	JUS28-2
LUS26	JUS26
ABA66	PA66E-TZ
C522	RS-22R
HDU4-5D5	PHD4A
EPB66T	EPB6608
HDQ8-5D3Z	PHD8
LSTA36	LSTA36
A34	MP34

COASTAL & CHARLESTON ONLY
ALTERNATE HOLDDOWN

MITEK PFM1461640 ANCHOR SCREWS w/ 1/4"x3"x3" @ 4' O.C.

MITEK HTT45 HOLDDOWN OR EQ.



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SCALE:
1/4" = 1'-0"

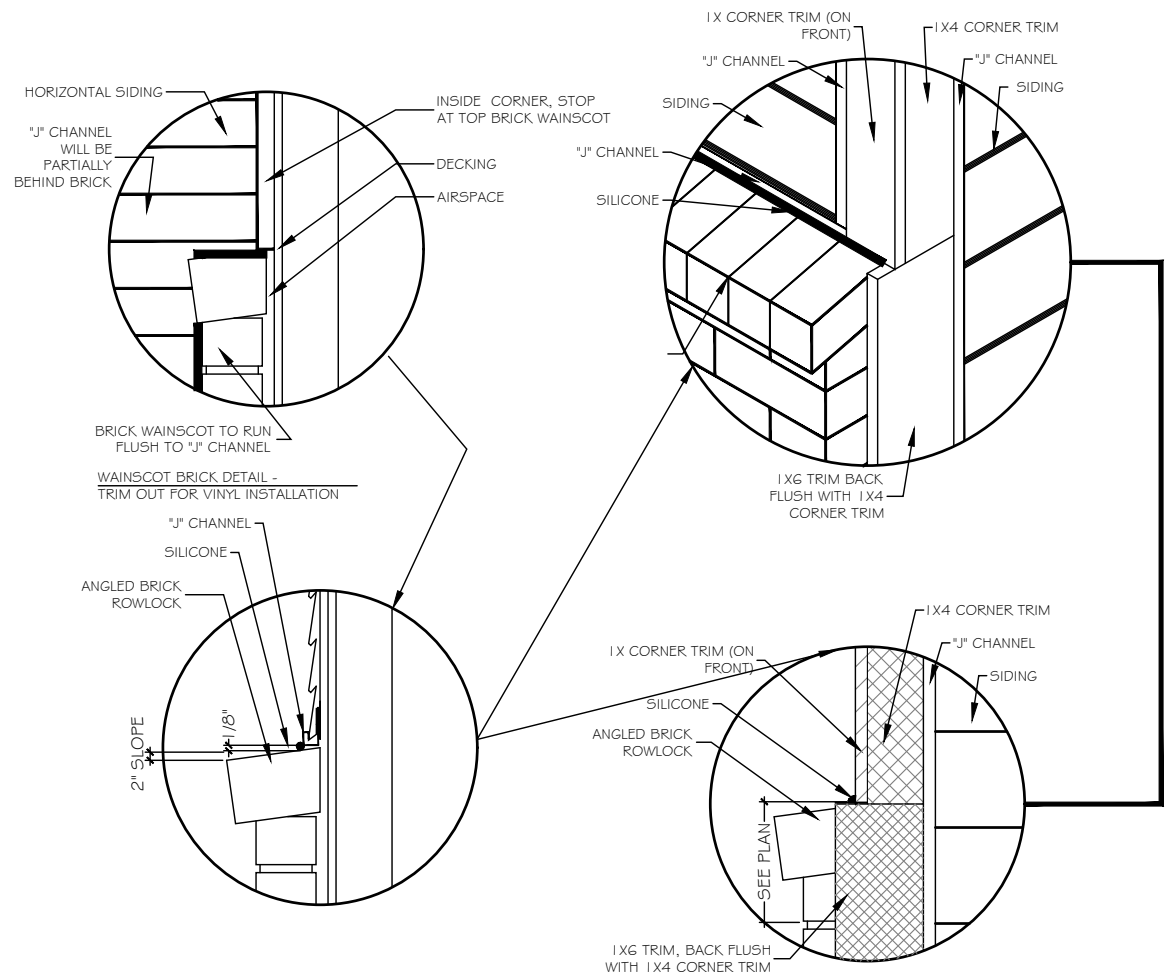
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SHEET:
D1

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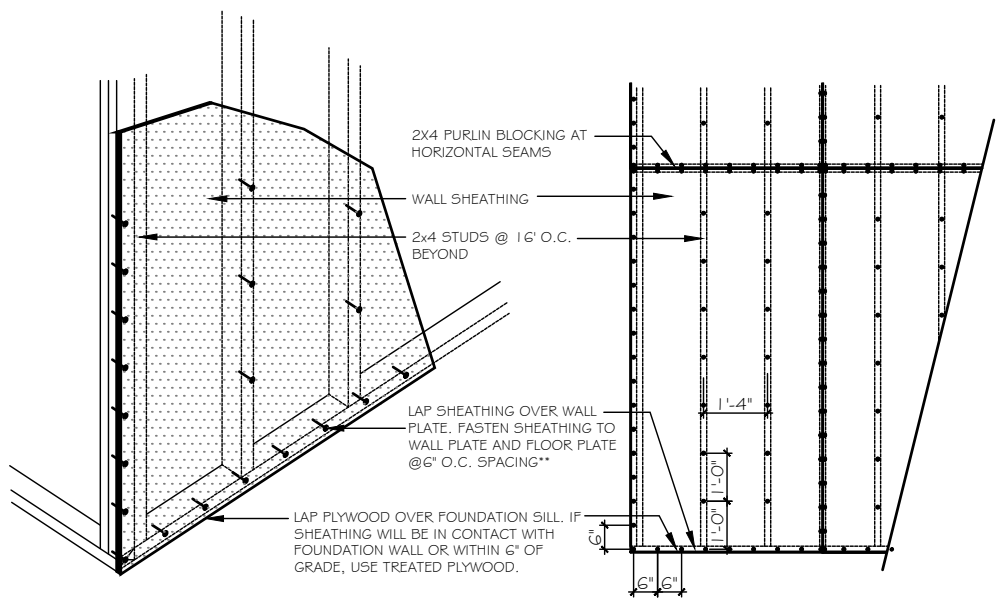
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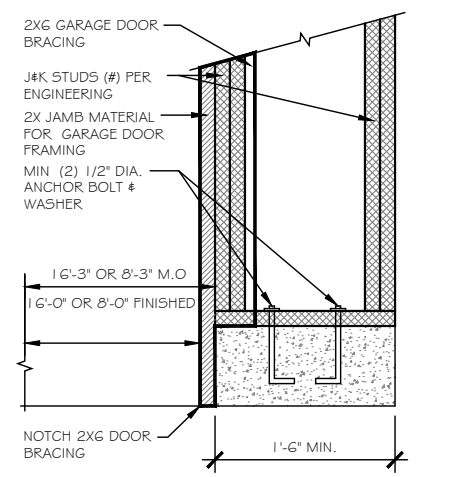


WAINSCOT BRICK DETAIL @ 1X WOOD CORNER CONDITION

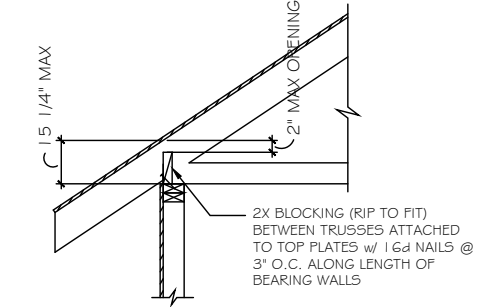
A FLASHING @ WAINSCOTING BRICK DETAIL
SCALE: 1/4" = 1'-0"



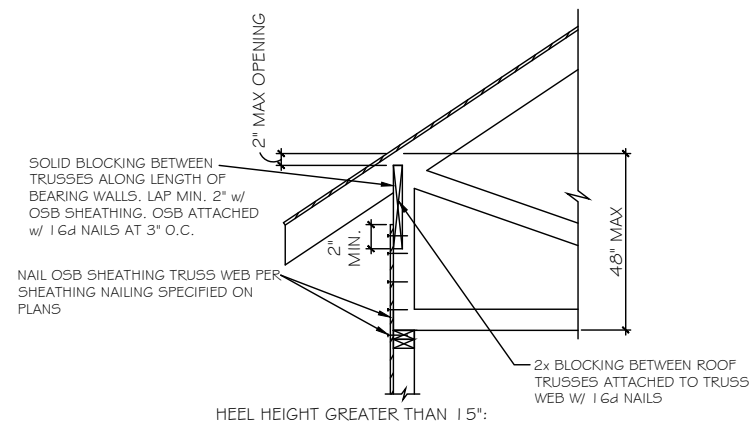
B TYP. NAILING PATTERN
SCALE: 1/4" = 1'-0"



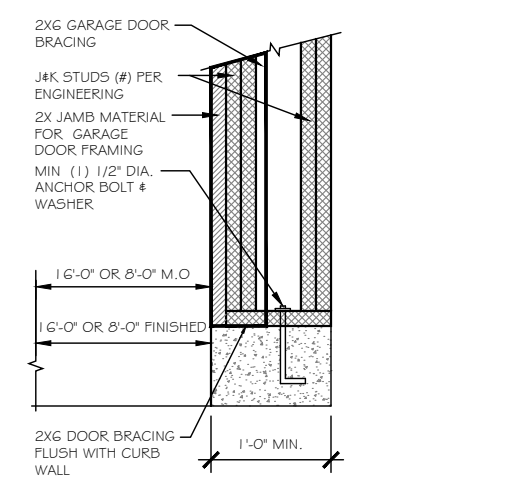
C GARAGE LUG DETAIL - GREATER THAN 1'-6"
SCALE: NOT TO SCALE



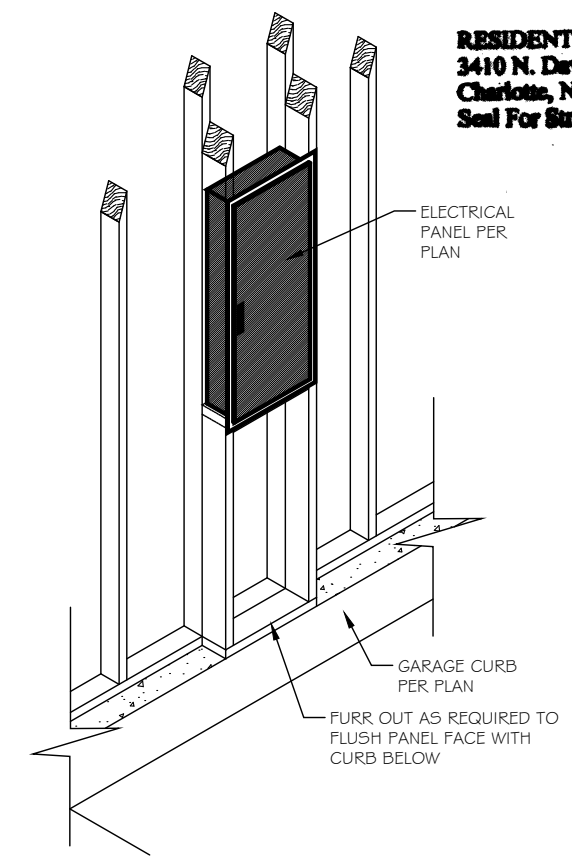
HEEL HEIGHT GREATER THAN 9 1/4" AND LESS THAN 15 1/4" :



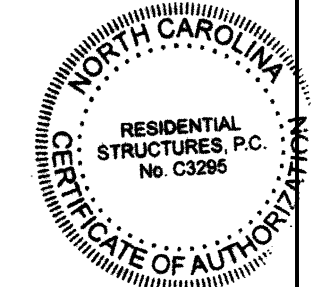
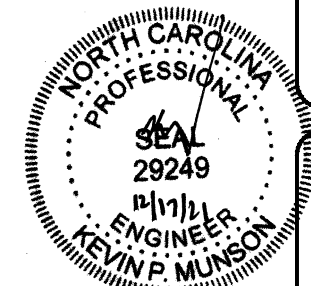
E TRUSS BLOCKING REQUIREMENTS
N.T.S.



D GARAGE LUG DETAIL - LESS THAN 1'-6"
SCALE: NOT TO SCALE



F ELECTRICAL PANEL REQUIREMENTS
N.T.S.



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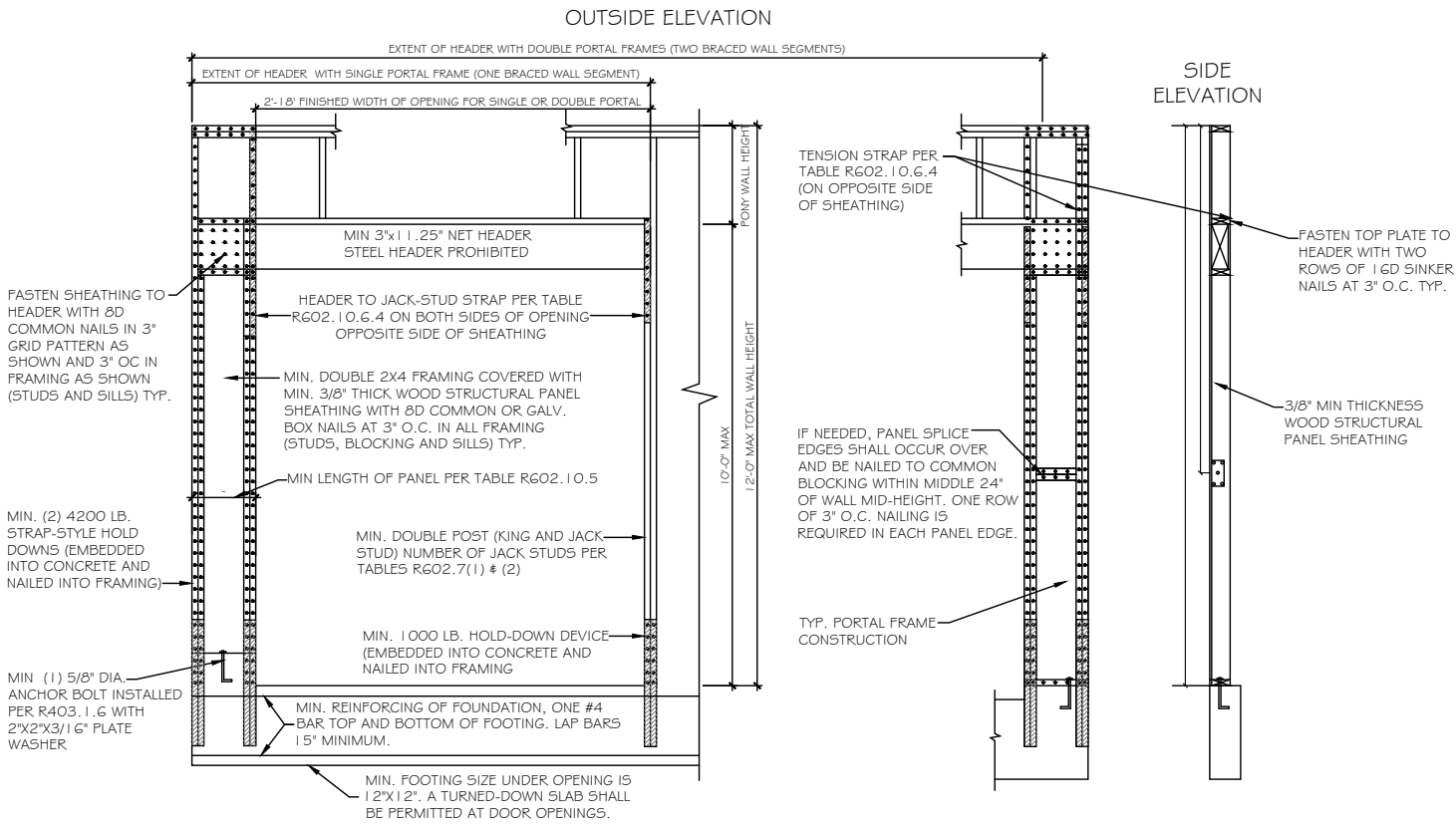
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SCALE:
AS SHOWN
REVIEWED BY:
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SHEET:
D3

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



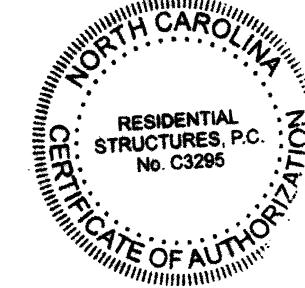
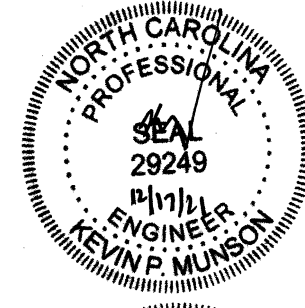
A PORTAL FRAME METHOD PFH DETAIL

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

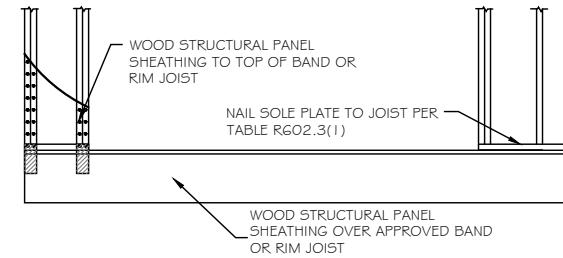
AS A SUBSTITUTE FOR THE USP STAD14 HOLD-DOWN STRAPS LOCATED ON EACH SIDE OF THE GARAGE DOOR OPENING, SIMPSON HDQ8-SD53 (OR USP PHD8) HOLD-DOWNS MAY BE INSTALLED. THE SIMPSON HDQ8-SD53 (USP PHD8) HOLD-DOWNS MAY BE INSTALLED WITH 7/8" THREADED ROD AND SHOULD BE EMBEDDED A MINIMUM OF 8" INTO THE CONCRETE FOOTING OR GROUTED CMU BLOCK WITH HIGH STRENGTH EPOXY. ADDITIONALLY, A 5/8" EXPANSION ANCHOR (6" MIN EMBEDMENT) OR 5/8"x 6" SIMPSON TITEN HD ANCHOR MAY BE INSTALLED AS A REPLACEMENT FOR THE 5/8" "WET SET" ANCHOR BOLT SHOWN IN THE PORTAL FRAMING WITH HOLD-DOWNS DETAIL.

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

REF NO.	USP
ABA44Z	PA44E-TZ
BCS2-2/4	BC4010-TZ
C5-1G	R5150
DTT2Z-SD52.5	DTB-TZ
H2.5A	RT7
H2.5A	RT7A
L5-30	MP3
LSTA24	LSTA24
MASAZ	FA3-TZ
STHD14	STAD14
HHU5410	THD410
A24	TDL5
A21	JA1
LSU26	LS5H15-TZ
EPB44	EPB4408
BC6	C66
BC4	C44
LUS28-2	JUS28-2
LUS26	JUS26
ABAGG	PAGGE-TZ
CS22	RS-22R
HDU4-SD5	PHD4A
EPB66T	EPB6608
HDQ8-SD3Z	PHD8
LSTA36	LSTA36G
A34	MP34



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A OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

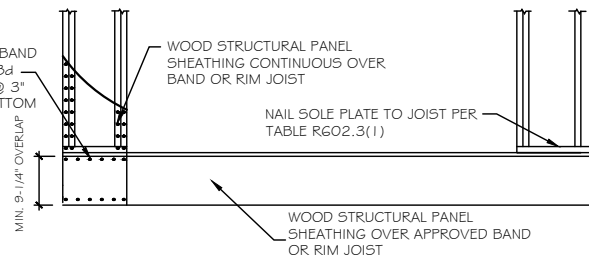
SCALE: 3/8" = 1'-0"

(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

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

WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST

ATTACH SHTC TO BAND OR RIM JOIST W/ 8d COMMON NAILS @ 3" O.C. TOP AND BOTTOM



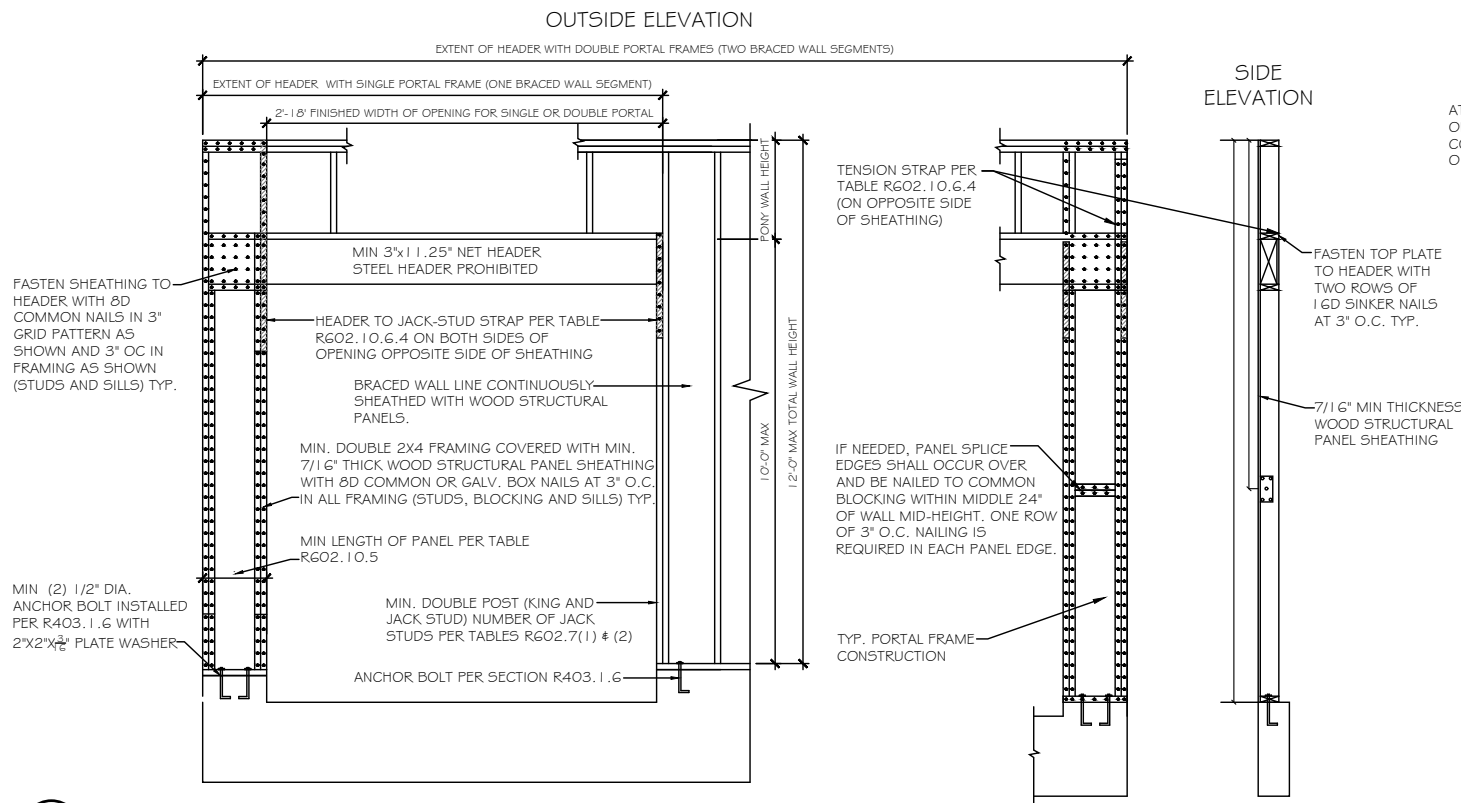
B OVER RAISED WOOD FLOOR - OVERLAP OPTION

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

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

ATTACH SHTC TO BAND OR RIM JOIST W/ 8d COMMON NAILS @ 3" O.C. TOP AND BOTTOM

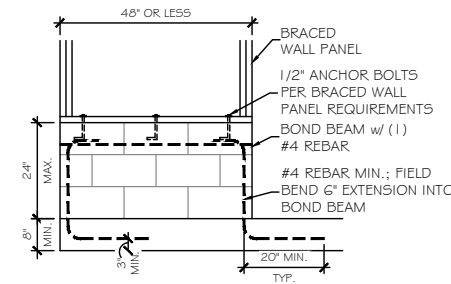
WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST



A PORTAL FRAME METHOD CS-PF DETAIL

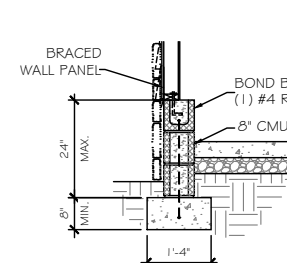
SCALE: 3/8" = 1'-0"

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

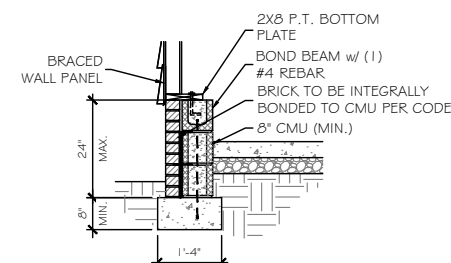


C MASONRY STEM WALL SUPPORTING BRACED WALL PANEL DETAILS

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



DETAIL @ SIDING / STONE



DETAIL @ BRICK

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

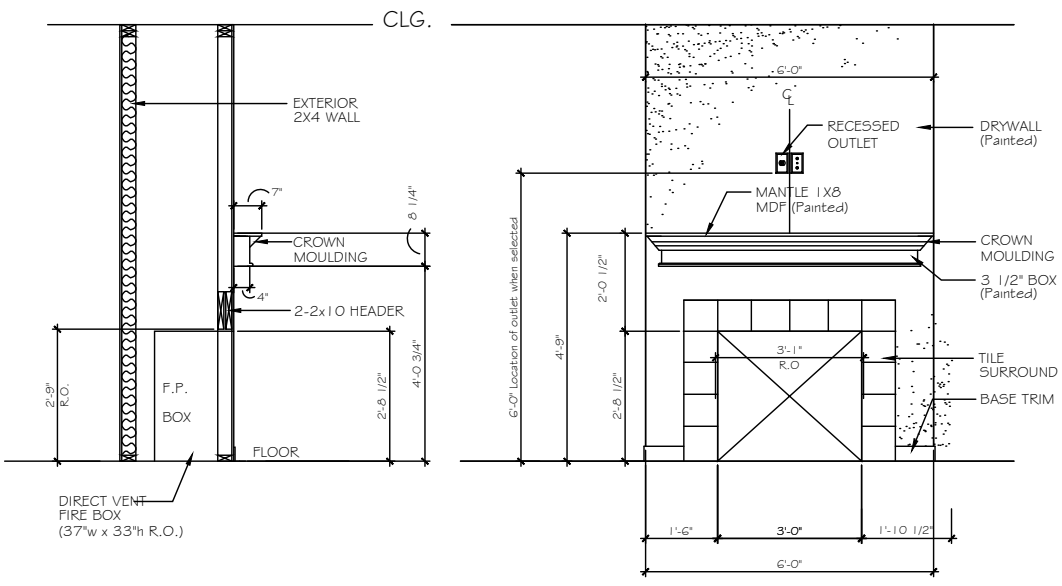
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WALKER GROVE
LOT# 9

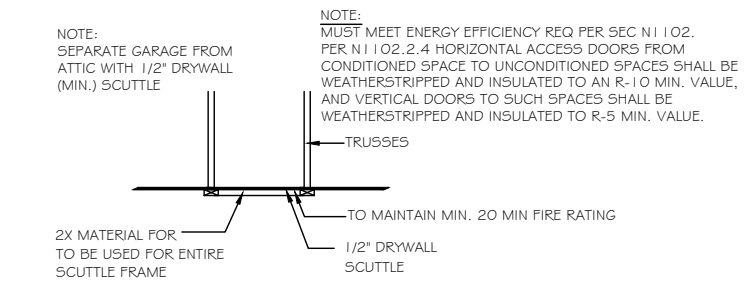
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PREPARED BY: **SETH**
DATE: 12-15-21
SCALE: AS SHOWN
REVIEWED BY: **CHUCK**

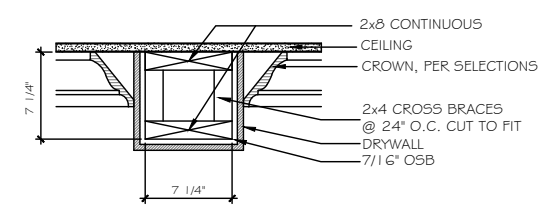
SHEET: **D4**



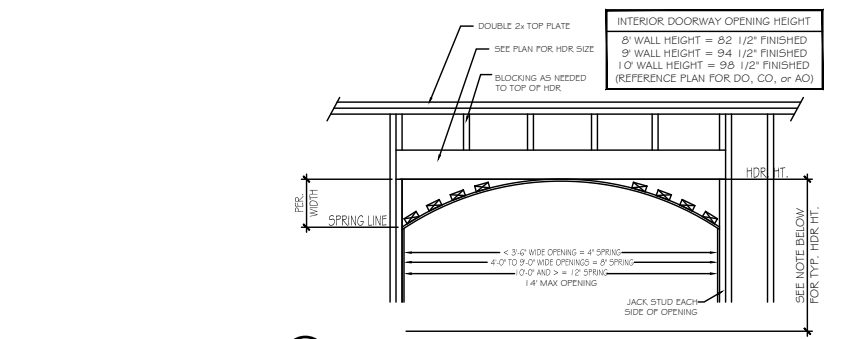
A FIREPLACE OPTION 1
SCALE: 3/8" = 1'-0"



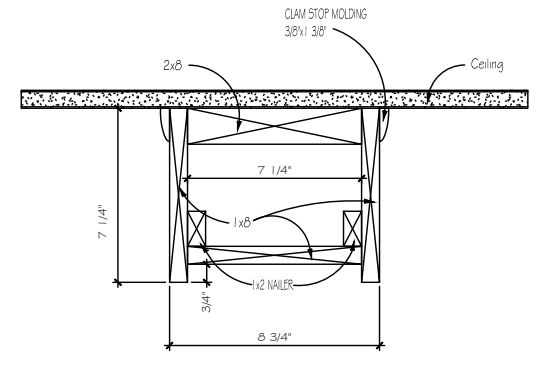
B ATTIC ACCESS PANEL DETAIL
SCALE: N.T.S.



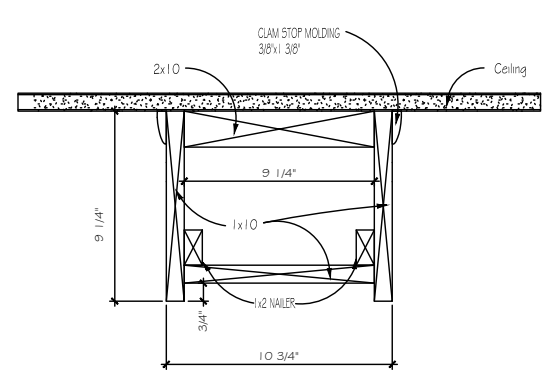
C 8" DRYWALL BEAM DETAIL - LIVING/DINING/STUDY
SCALE: N.T.S.



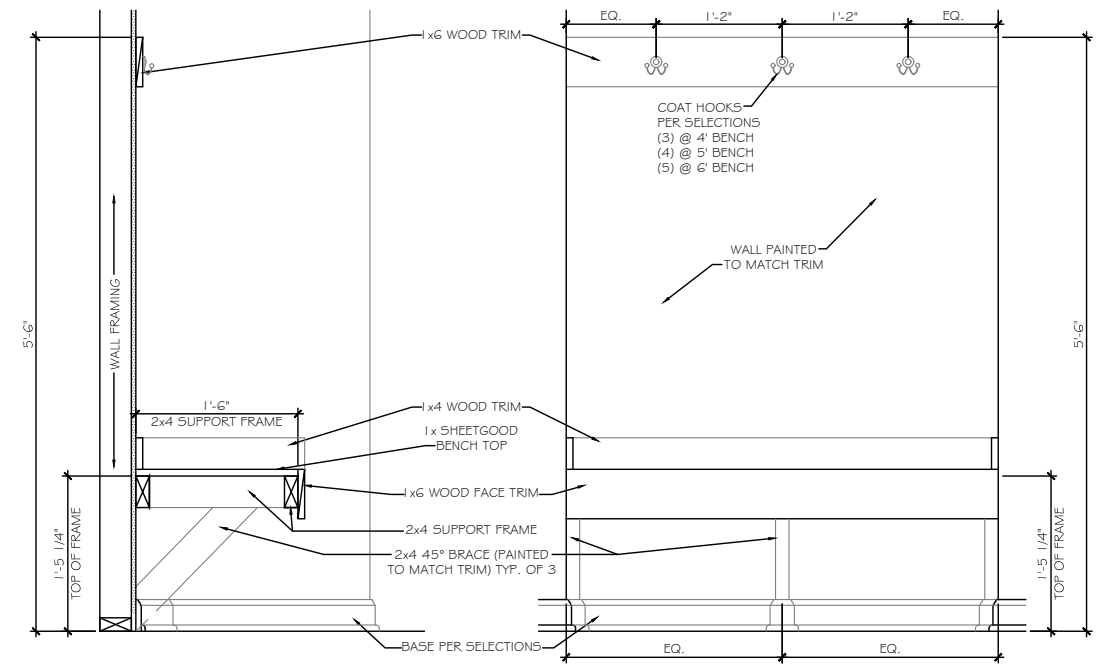
D ARCHED OPENING DETAIL
SCALE: 3/8" = 1'-0"



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

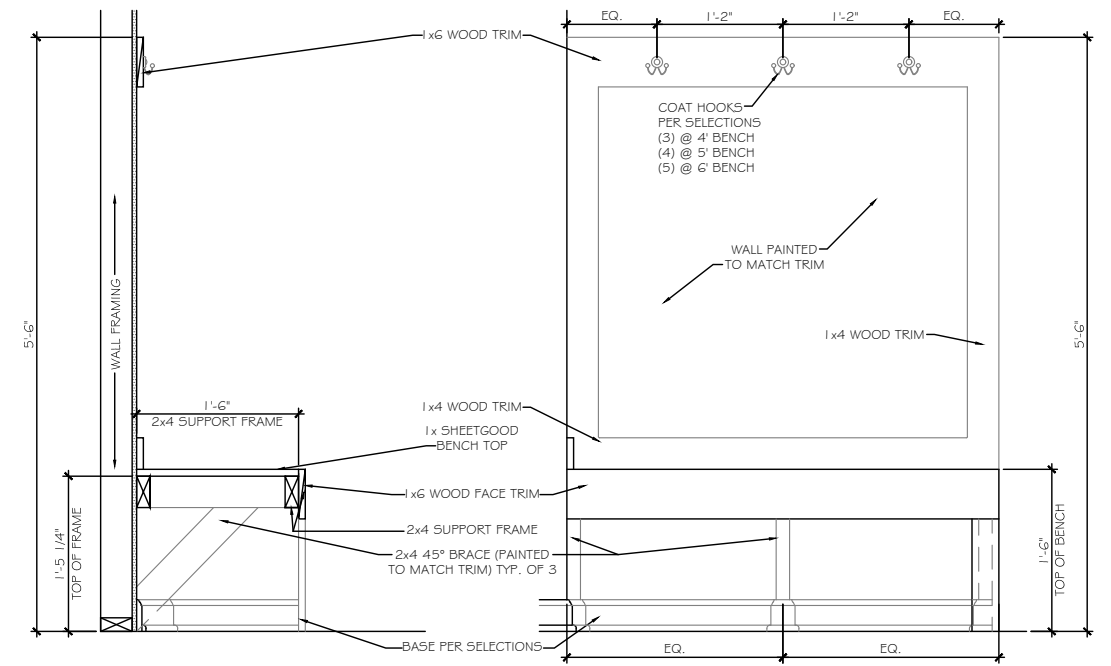
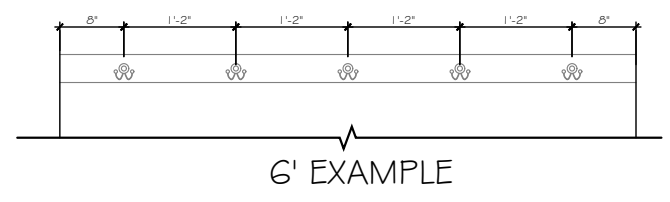
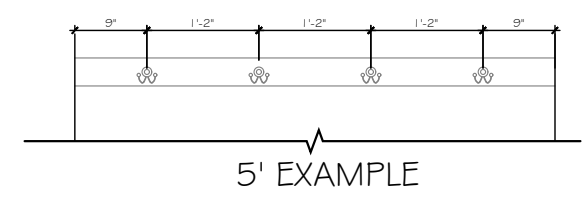


F 10" CEILING
*WOOD FAUX BEAMS KITCHEN/NOOK ONLY



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

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



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

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

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WALKER GROVE
LOT# 9

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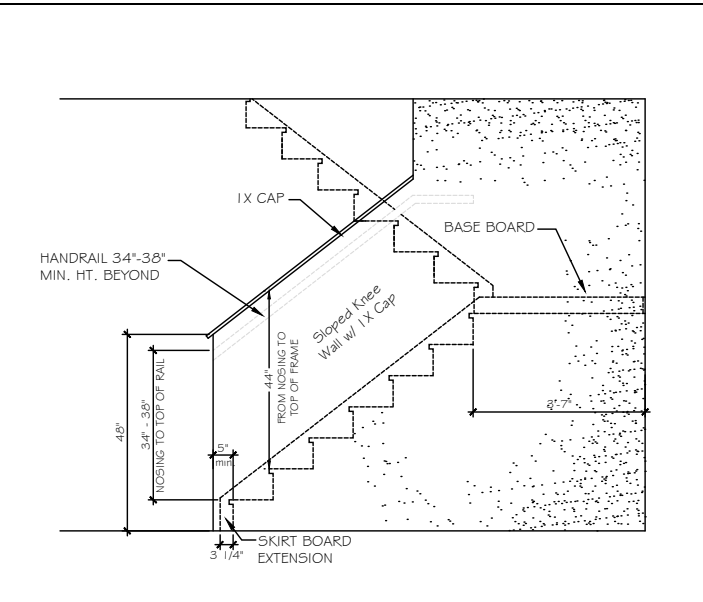
DATE:
12-15-21

SCALE:
AS SHOWN

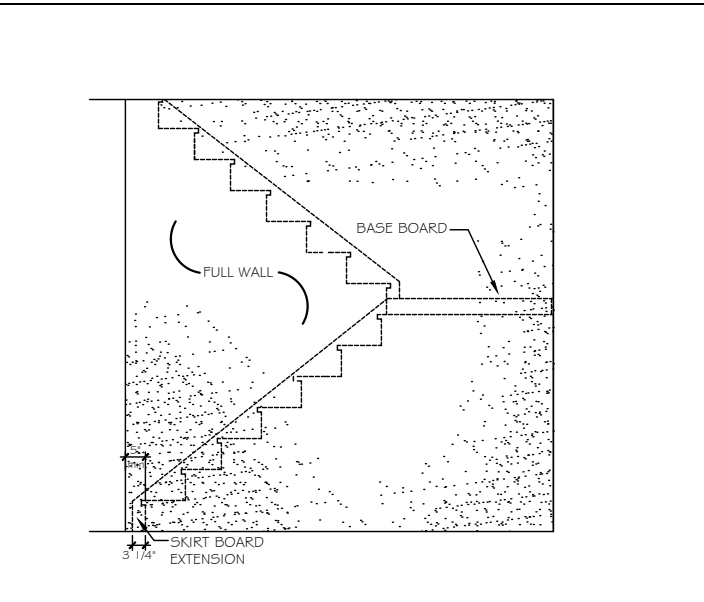
REVIEWED BY:
CHUCK

SHEET:
D5

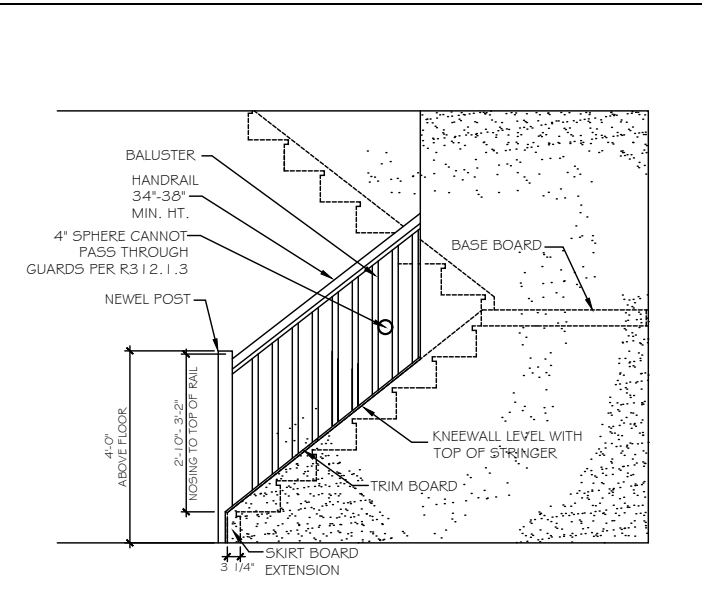
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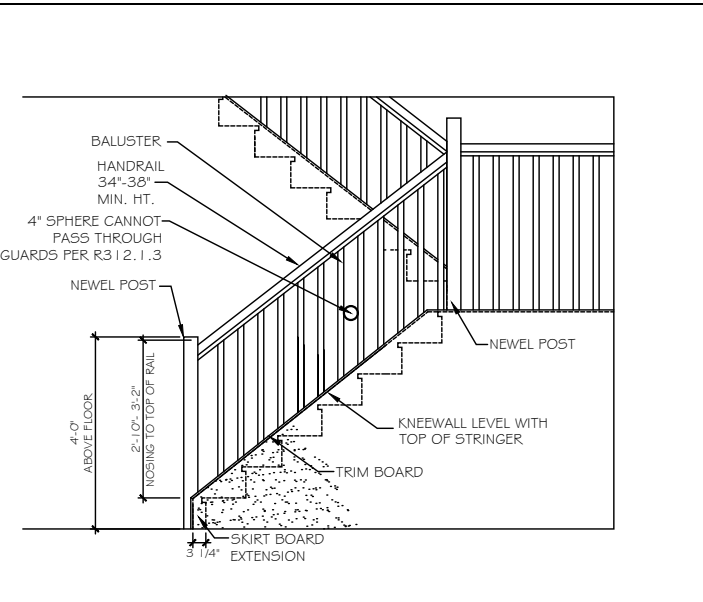
ST-1 48° SLOPED WALL w/ 1x CAP



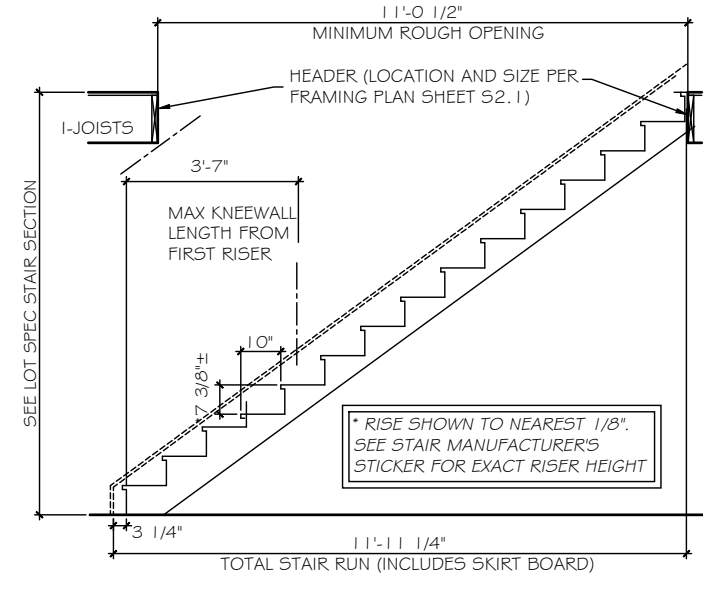
ST-2 FULL WALL



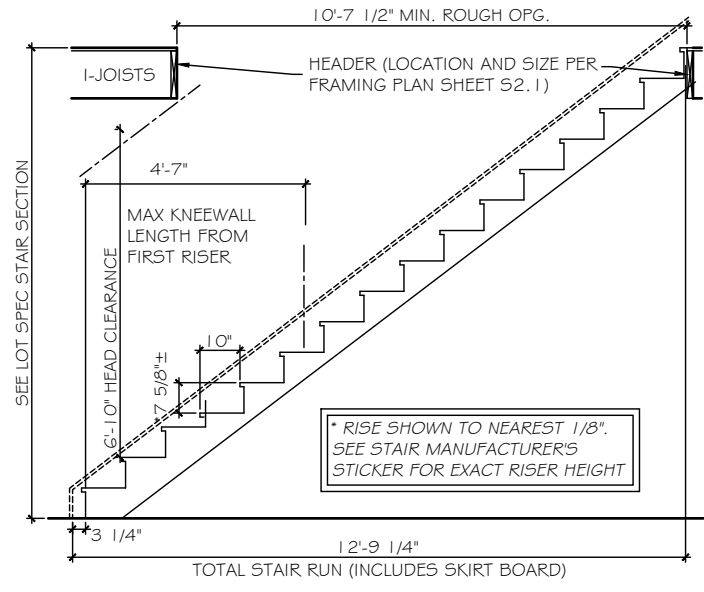
ST-3 OPT. OPEN RAIL



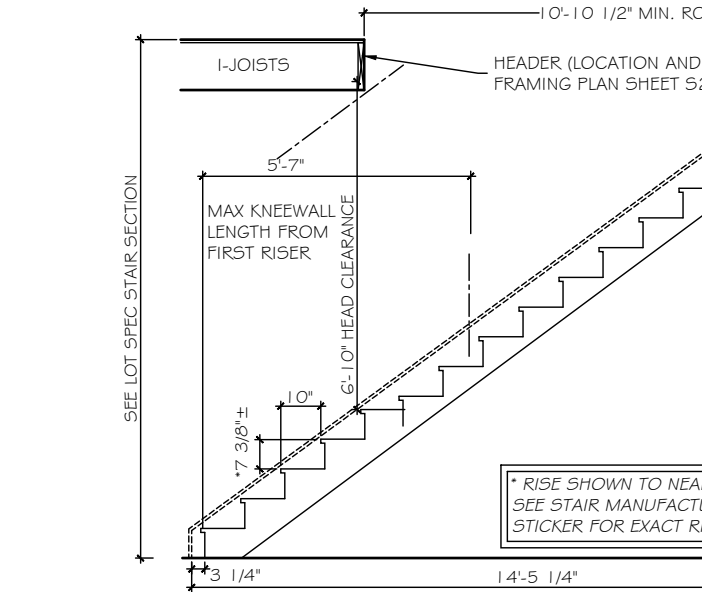
ST-4 OPT. OPEN RAIL FULL STAIR



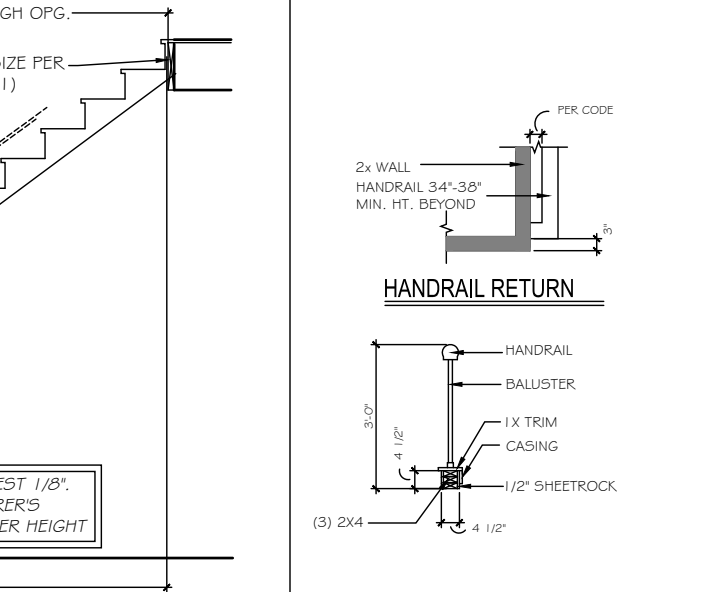
ST-5 STRAIGHT STAIR SECTION - 8ft CEILING HEIGHT w/ 11 7/8\"/>



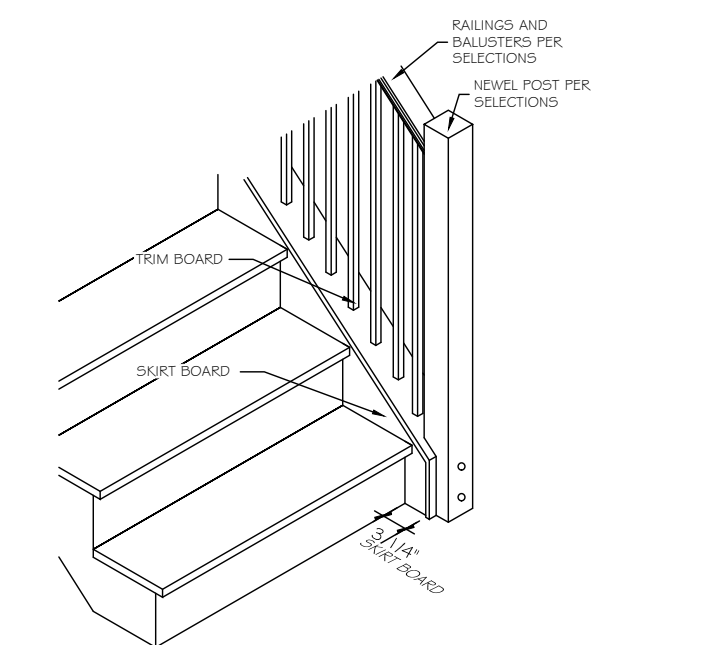
ST-6 STRAIGHT STAIR SECTION - 9ft CEILING HEIGHT w/ 11 7/8\"/>



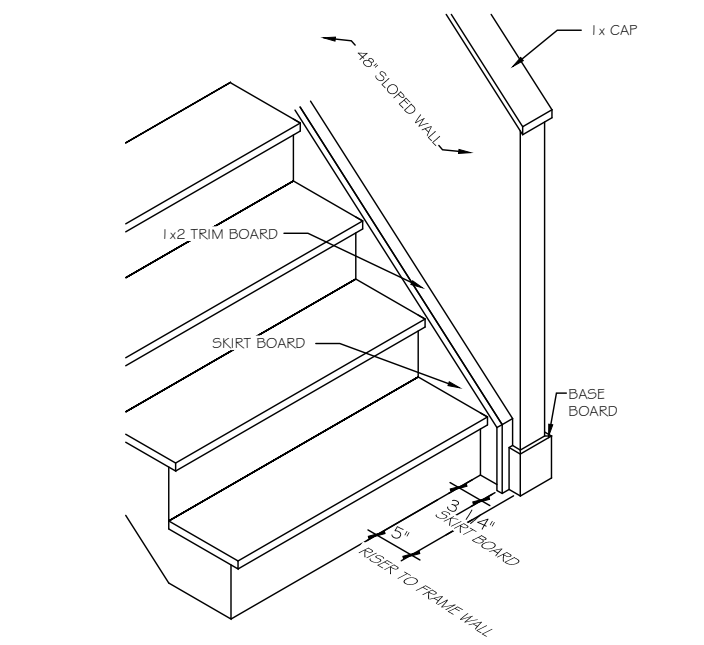
ST-7 STRAIGHT STAIR SECTION - 10ft CEILING HEIGHT w/ 11 7/8\"/>



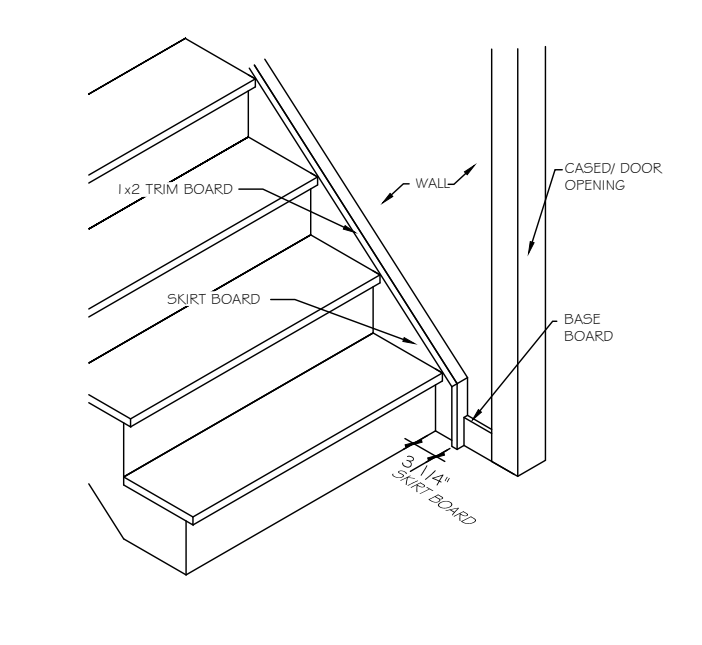
ST-8 HANDRAILS



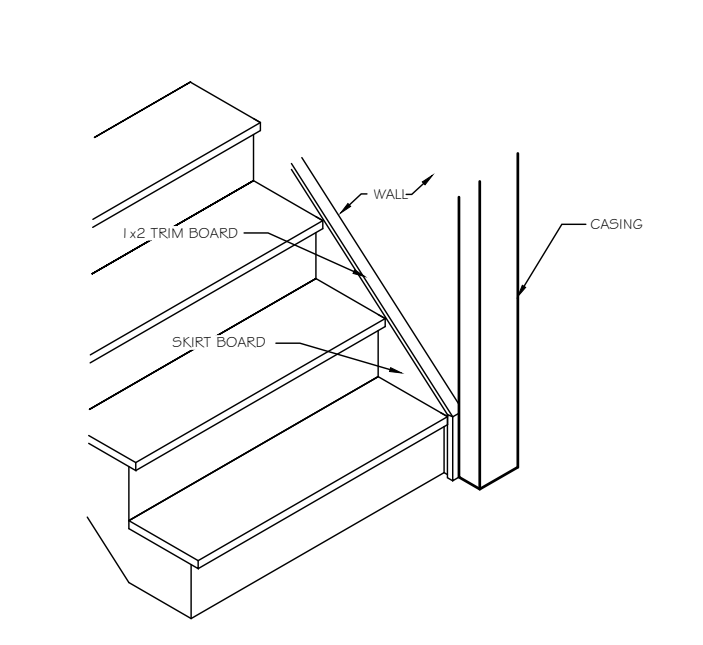
ST-9 OPT. OPEN RAIL - ISO



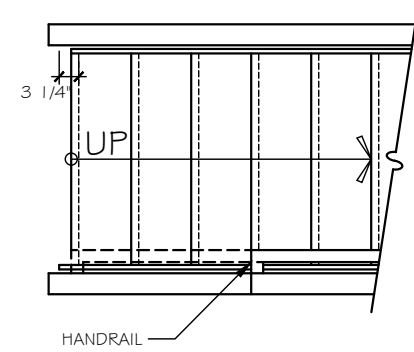
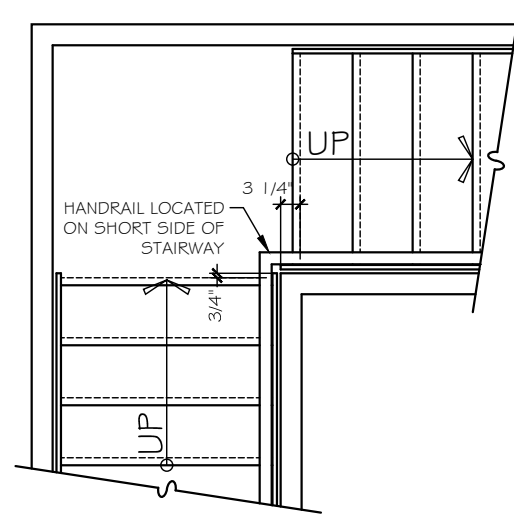
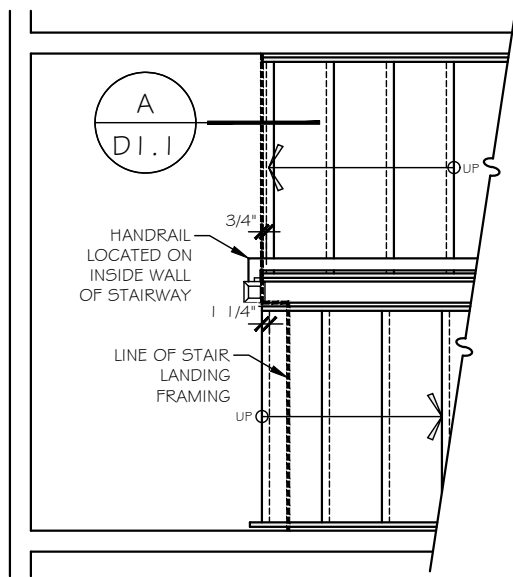
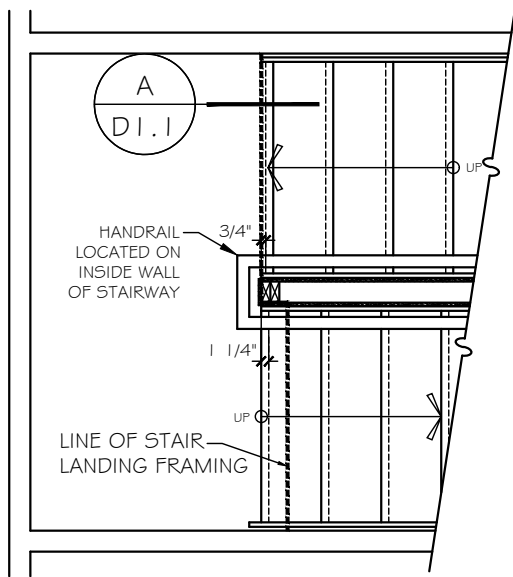
ST-10 48° SLOPED WALL w/ 1x CAP - ISO



ST-11 STAIRS @ CASIED OPENING - ISO



ST-12 TRIM SKIRT BOARD @ CASIED OPENING



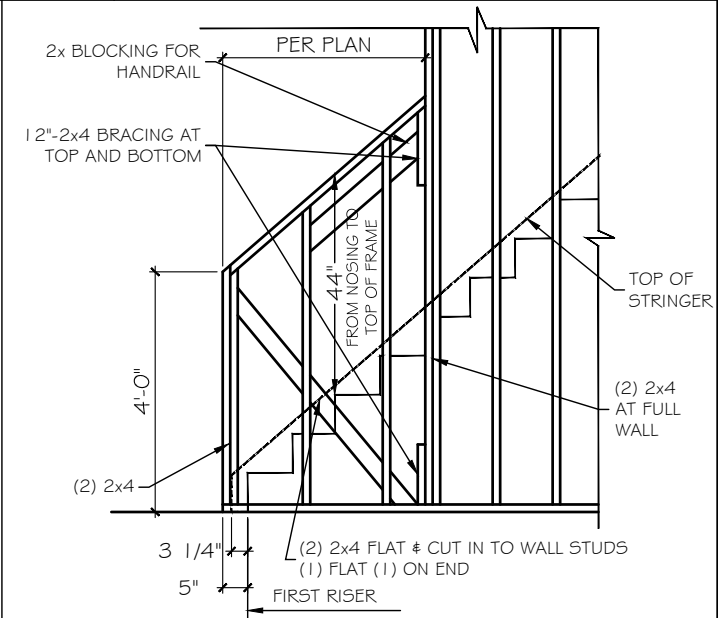
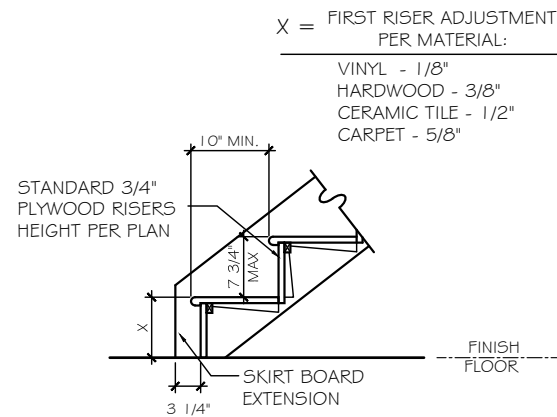
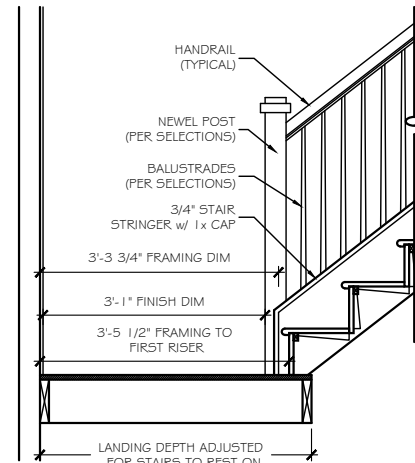
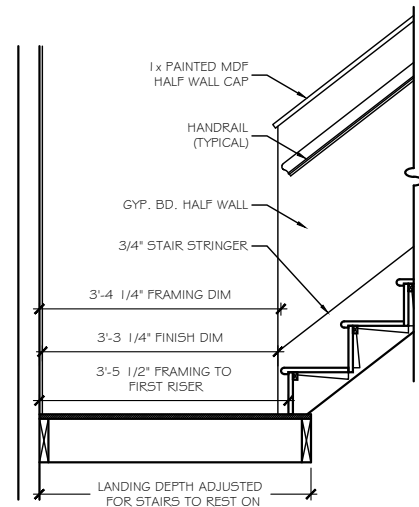
FOR STRAIGHT RUN STAIRWAYS WITHOUT AN INTERMEDIATE LANDING BETWEEN FLOORS, THE HANDRAIL SHOULD BE LOCATED ON THE SAME SIDE AS A FIRST FLOOR HALF WALL OR OPEN RAIL; IF BOTH SIDES HAVE A FIRST FLOOR HALF WALL OR OPEN RAIL, OR IF NONE EXIST, LOCATE THE HANDRAIL ON THE RIGHT SIDE OF THE STAIRWAY

ST-13 STAIR LANDING HALF WALL w/ CAP

ST-14 STAIR LANDING NEWEL POST & BALUSTRADES

ST-15 STAIR LANDING FULL WALL

ST-15a STAIR w/o INTERMEDIATE LANDING

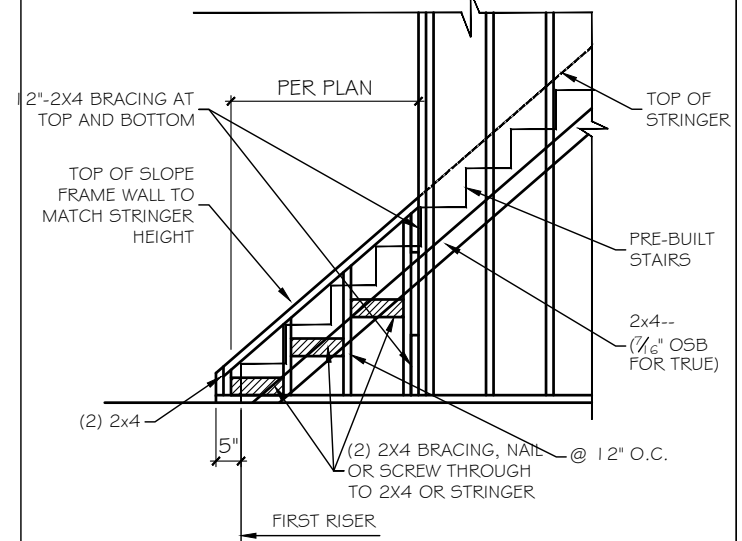
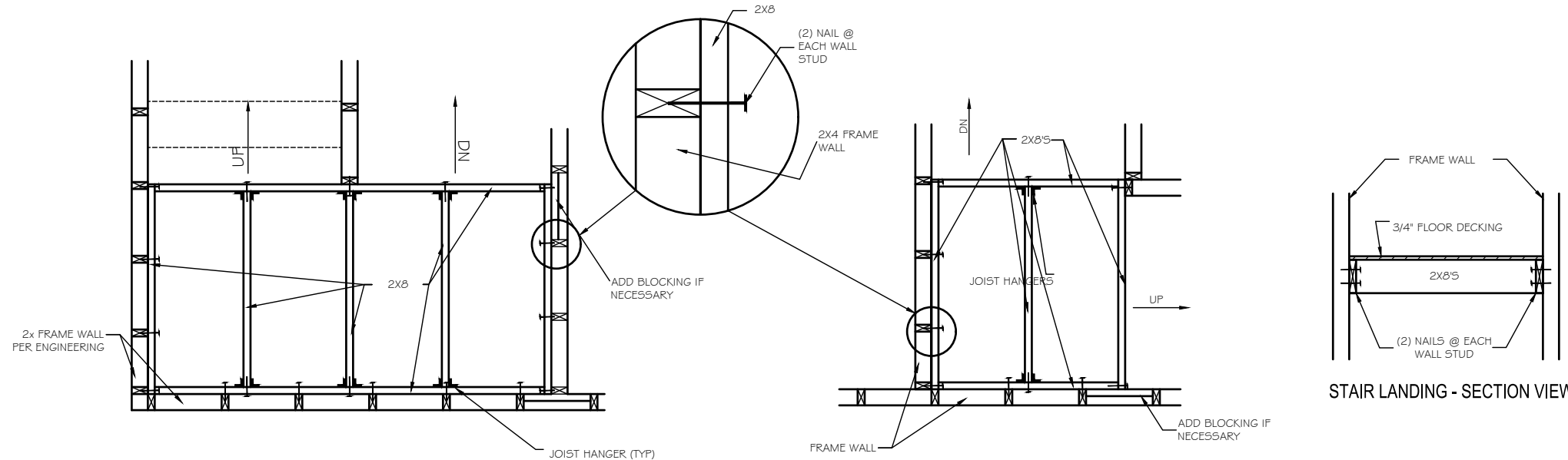


ST-17 SECTION A- SLOPED WALL

ST-18 SECTION A- OPEN RAIL

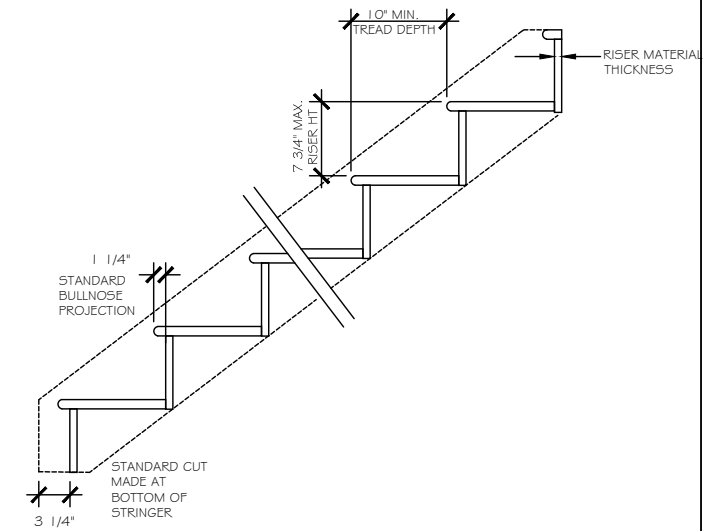
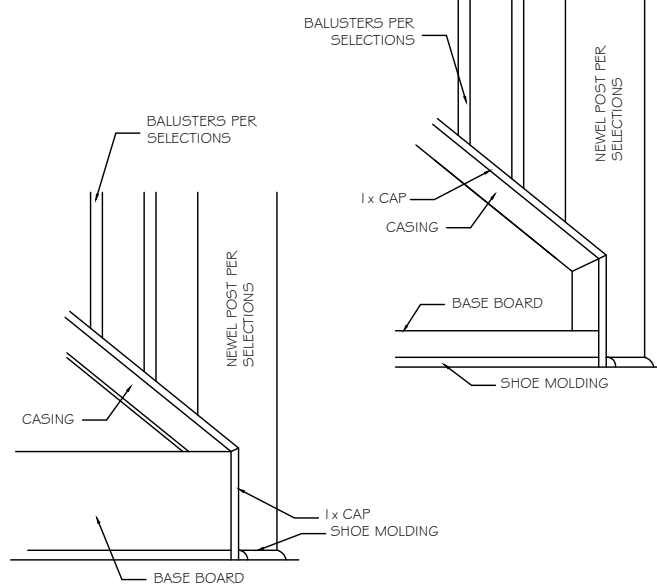
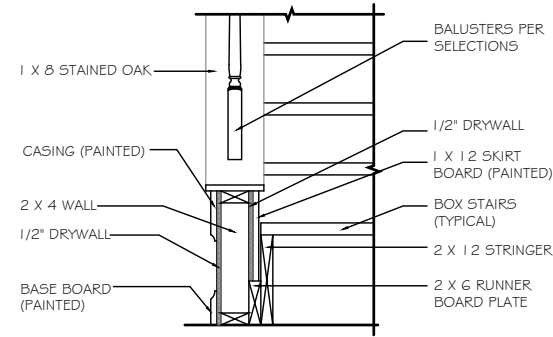
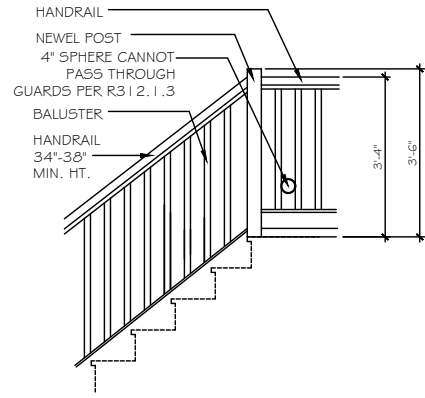
ST-19 STAIR SECTION - FIRST FLOOR

ST-16 SLOPED WALL @ STAIRS - FRAMING



ST-21 STAIR LANDING - PLAN VIEW

ST-20 OPEN RAIL - CURB WALL FRAMING

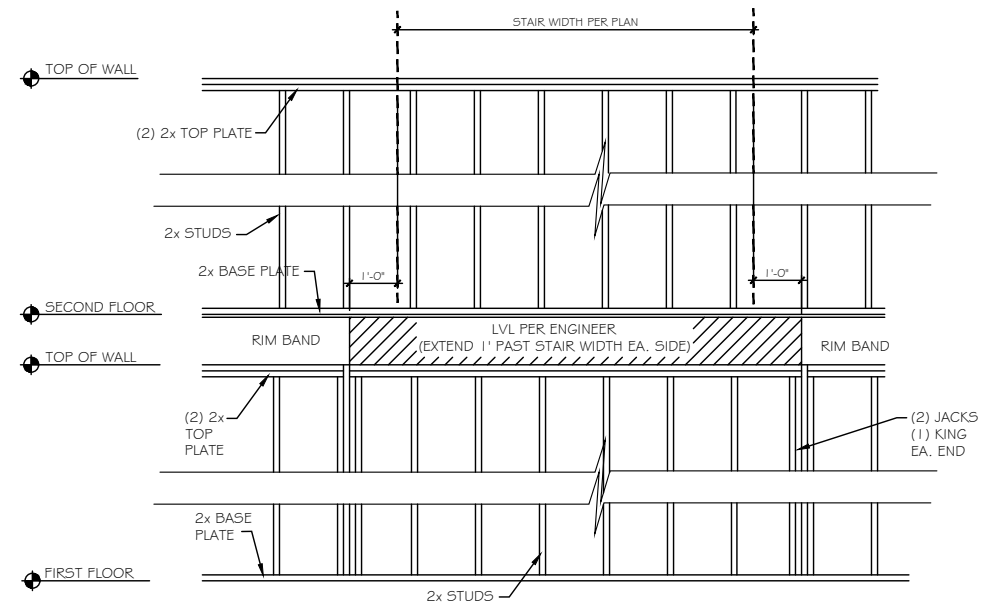
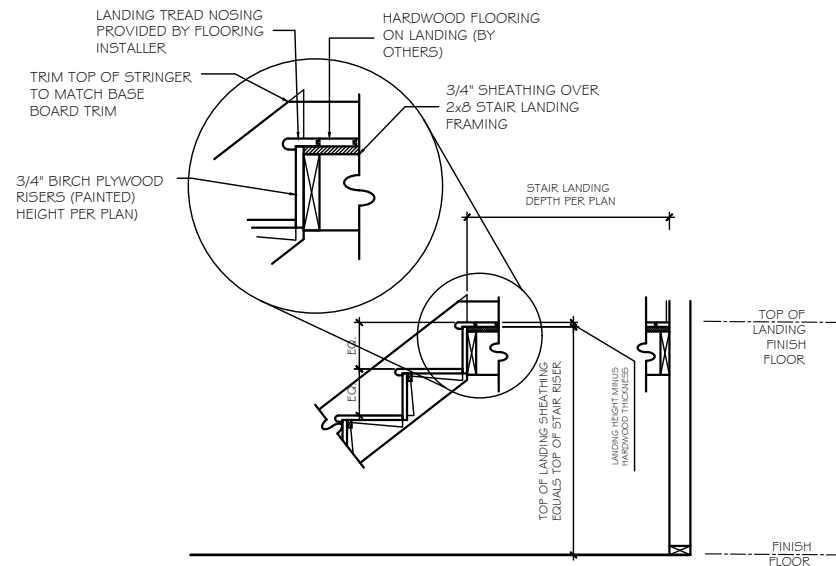


ST-23 OPT. OPEN RAIL AT LANDING

ST-24 SECTION @ CURB WALL

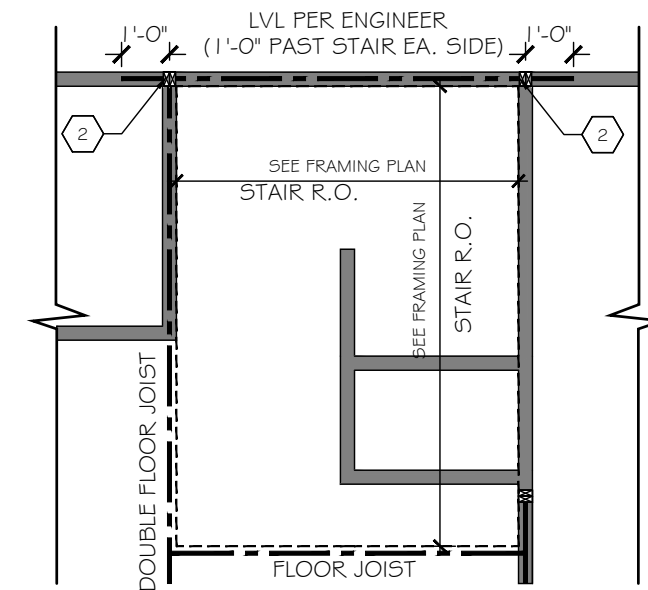
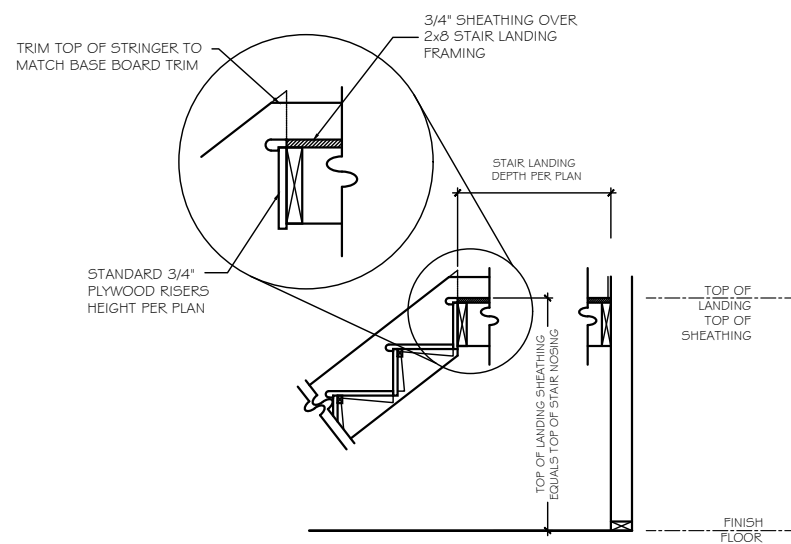
ST-25 OUTSIDE TRIM @ STAIR CURB WALL

STAIR SECTION



ST-26 STAIR SECTION - HARDWOOD STAIRS AND LANDING

ST-28 EXTERIOR WALL FRAMING @ U-SHAPED STAIRS in BALLOON FRAMING



ST-27 STAIR SECTION - CARPET STAIRS AND LANDING

ST-28 EXTERIOR WALL FRAMING @ U-SHAPED STAIRS in BALLOON FRAMING

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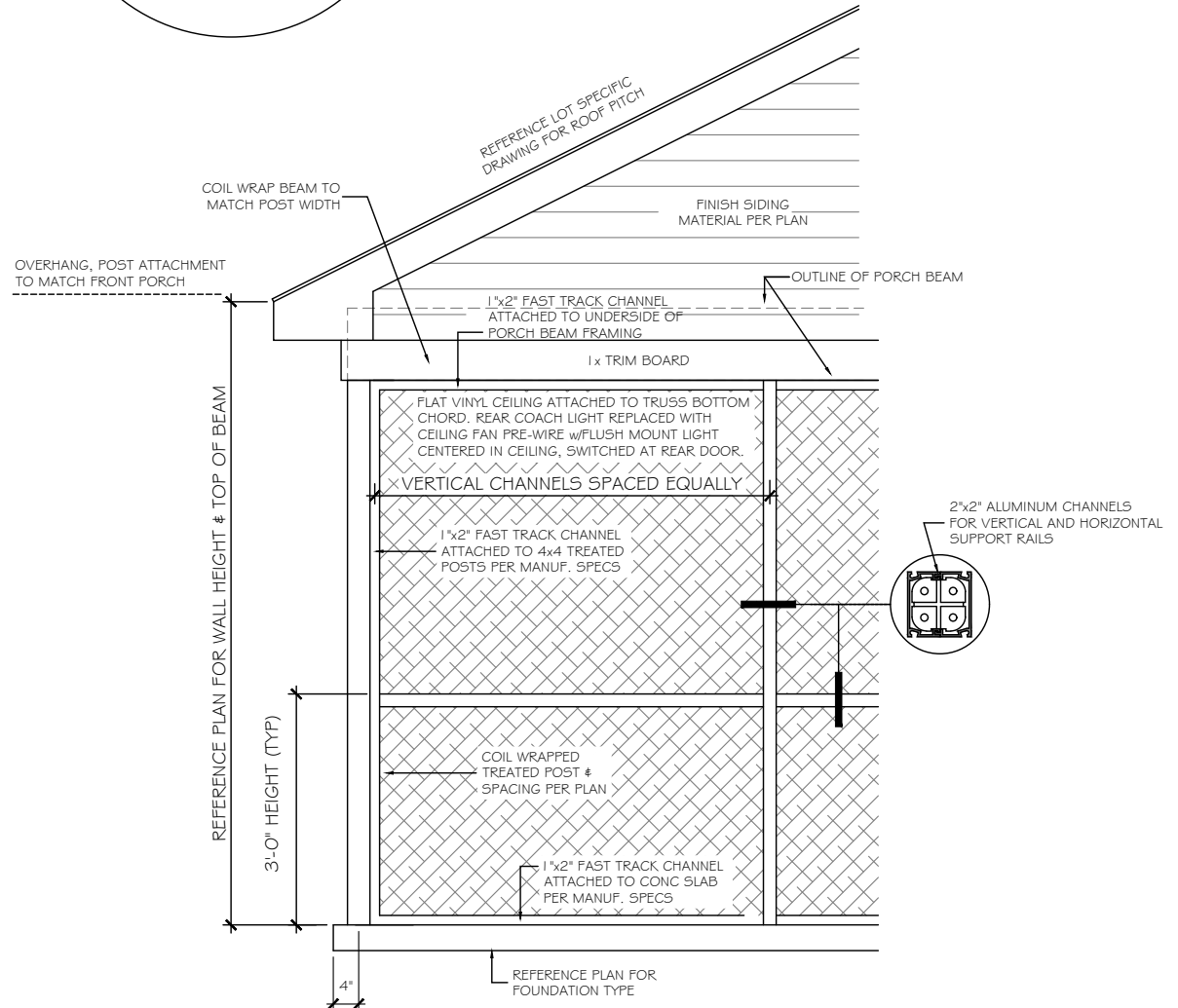
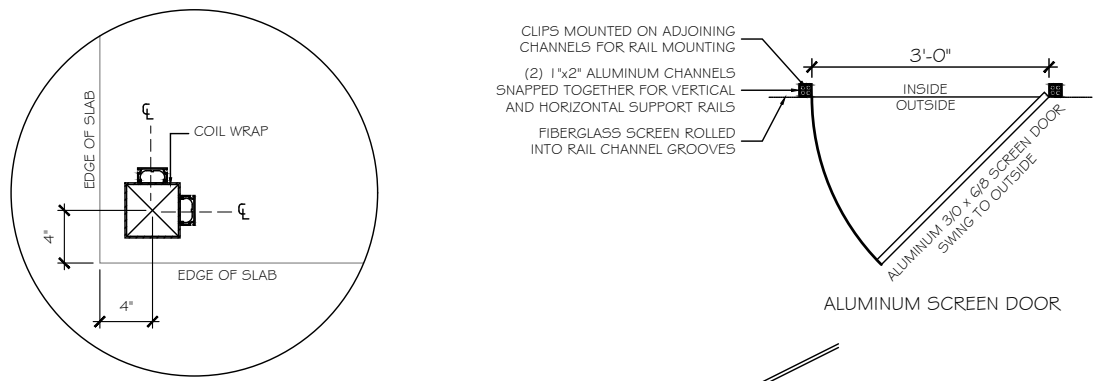
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 LOT# 9

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 REVIEWED BY:
CHUCK

SHEET:
D5.3



A INTEGRITY/ELEMENTS SCREEN PORCH DETAIL (MONO SLAB FOUNDATION)
 SCALE: 1/2" = 1'-0"
 NOTE: PLAN DIMENSIONS SUPERCEDE DETAIL DIMENSIONS

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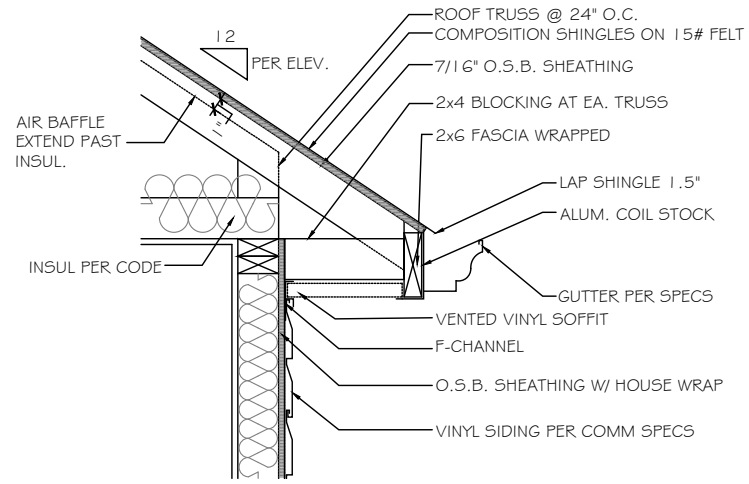
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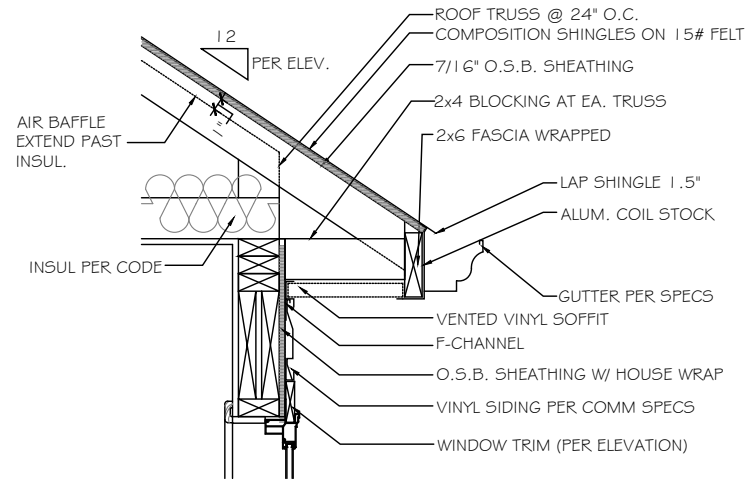
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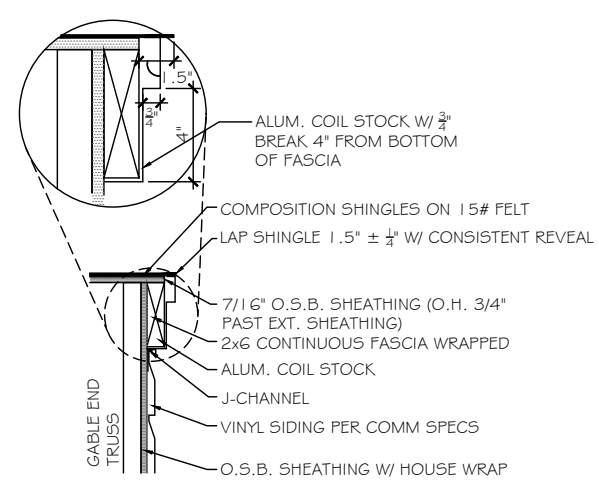
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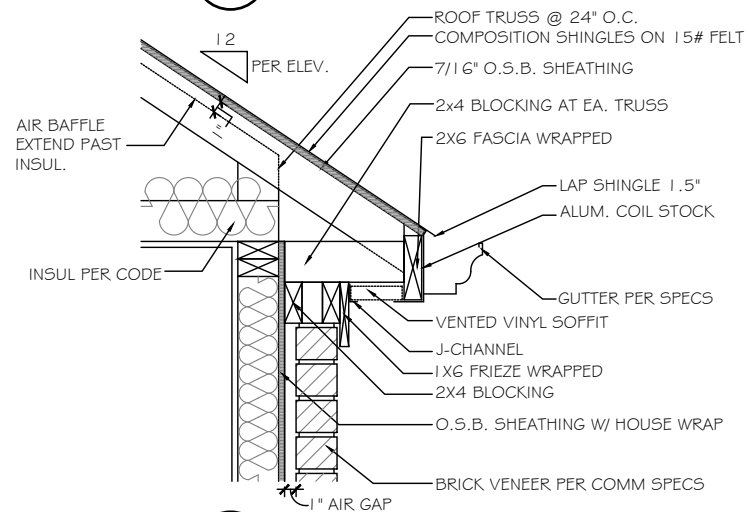
A CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE SIDES & REAR



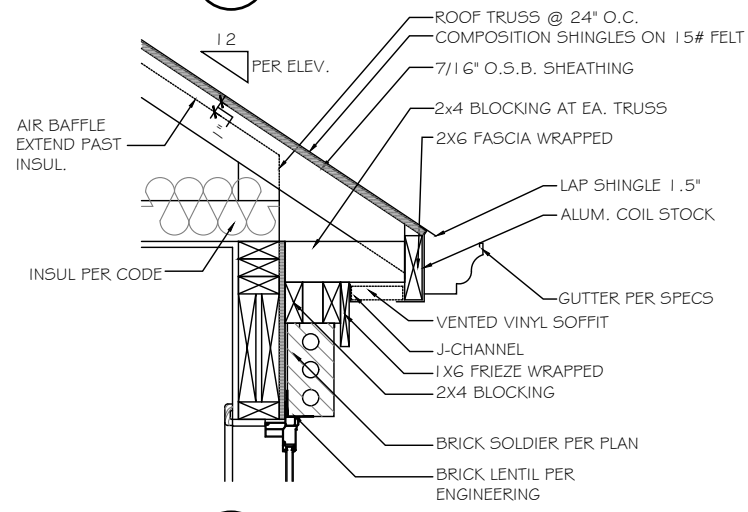
B CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE OVER WINDOW



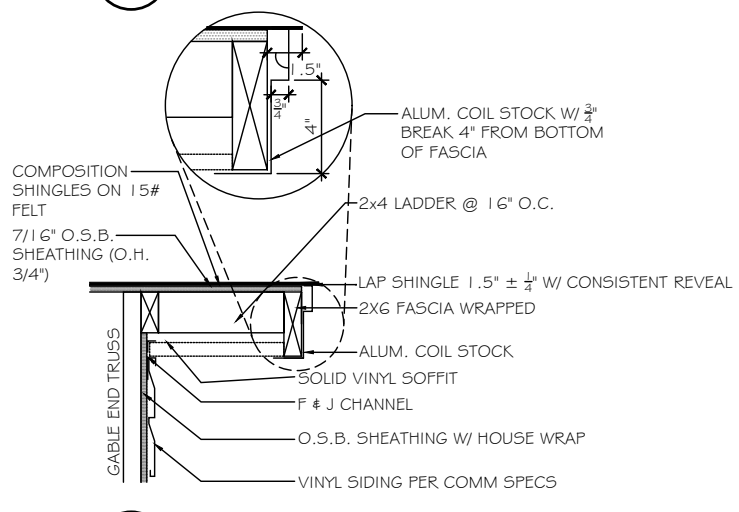
C FLUSH RAKE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE GABLE END



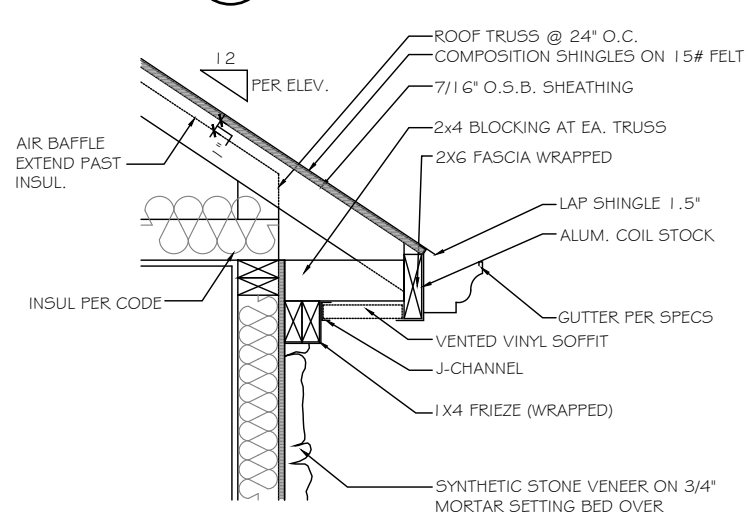
D BRICK CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE FRONT



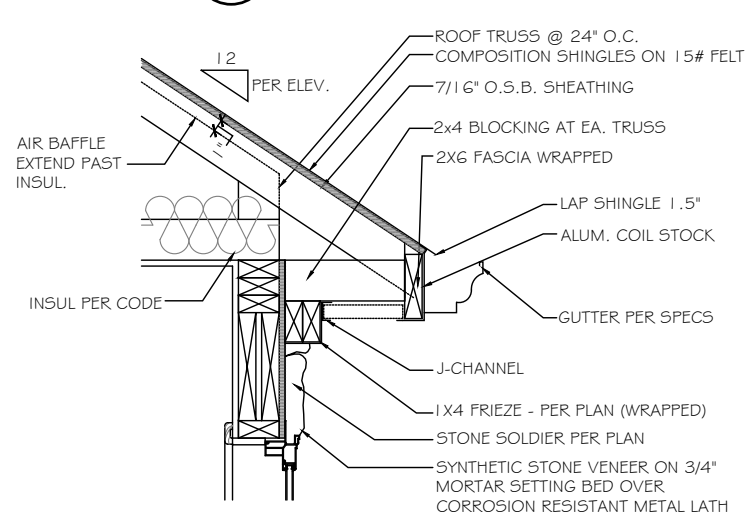
E BRICK CORNICE DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE OVER WINDOW



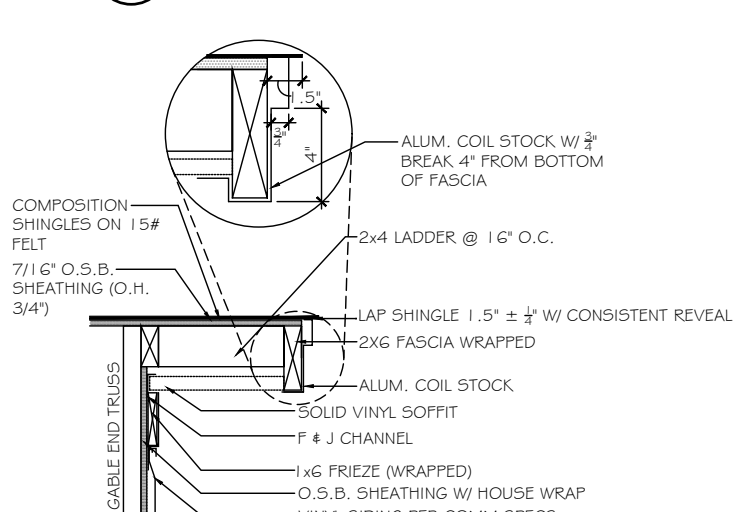
F RAKE OVERHANG DETAIL - VINYL/VINYL
SCALE: NOT TO SCALE GABLE END SIDE



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



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



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

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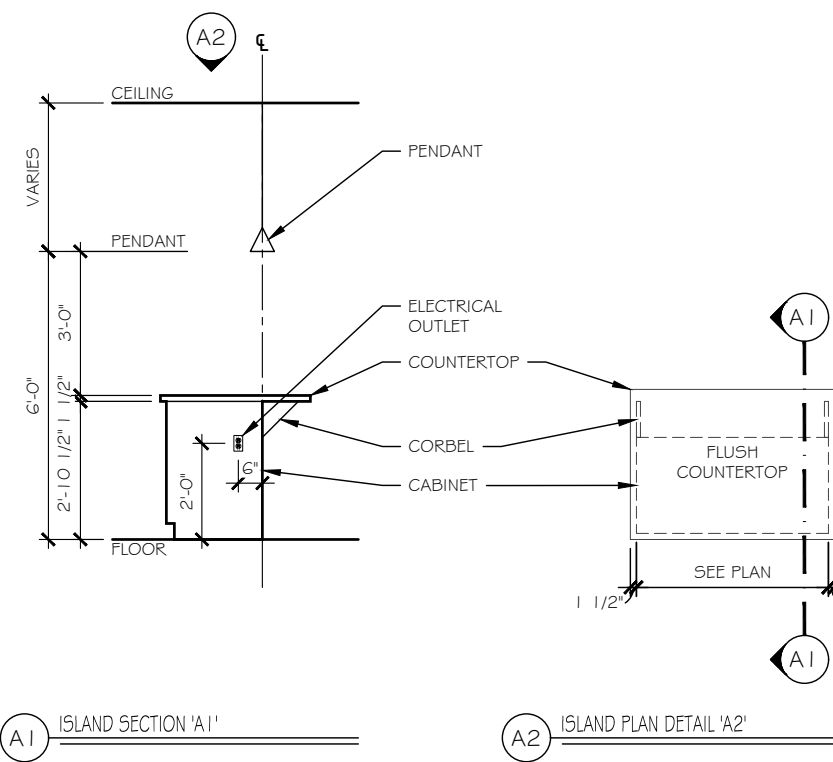
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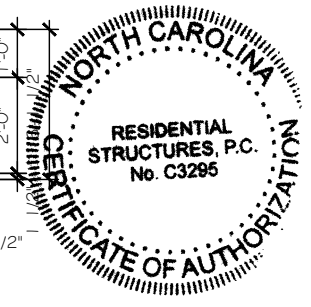
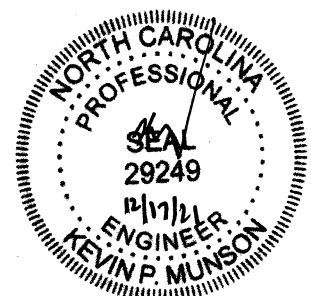
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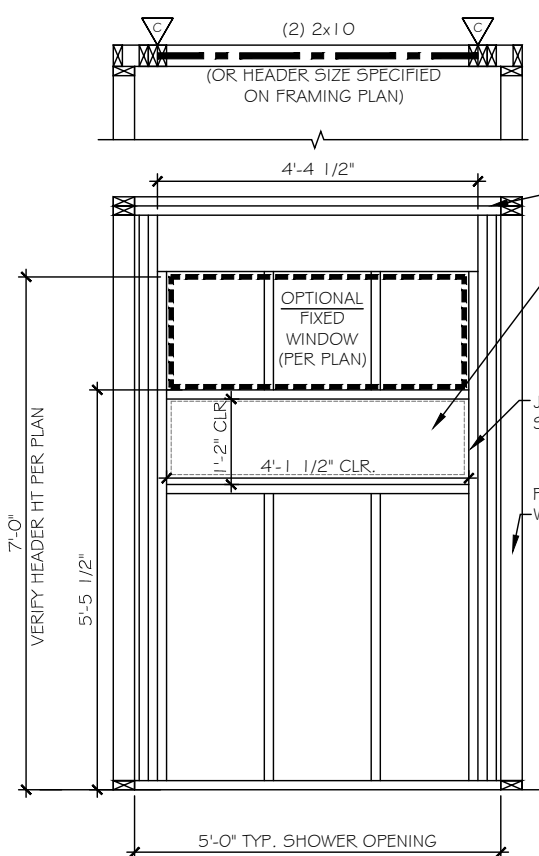
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A1 ISLAND SECTION 'A1'
A2 ISLAND PLAN DETAIL 'A2'
A KITCHEN ISLAND DETAILS - FLUSH COUNTERTOP w/ CABINET ONLY

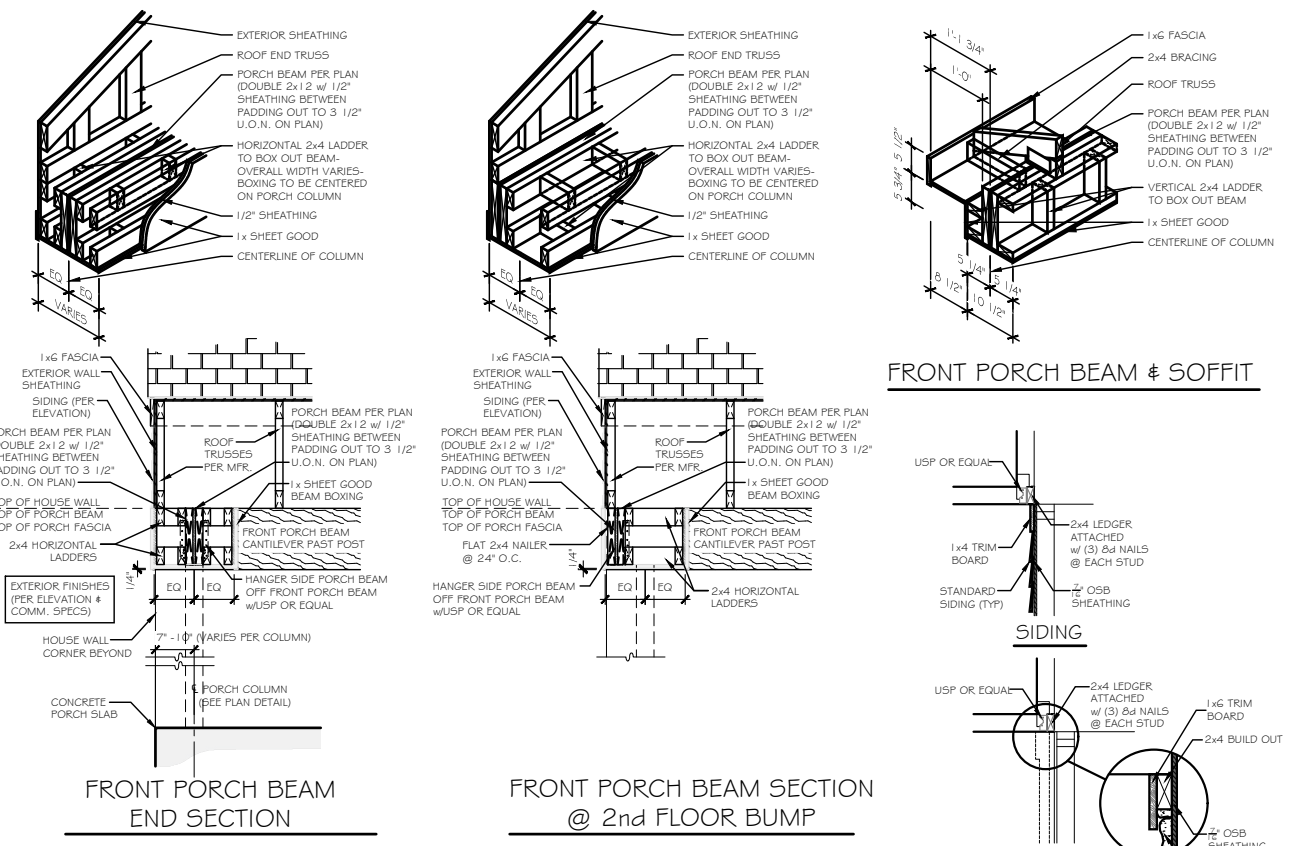


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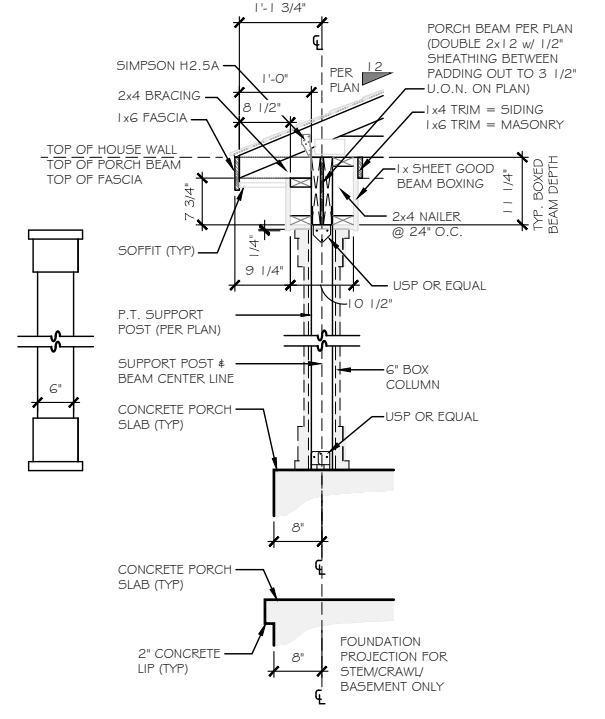


NOTES:
 1. PLAN DIMENSIONS SUPERCEDE DETAIL DIMENSIONS
 2. WINDOW IS OPTIONAL. SEE FLOORPLAN TO VERIFY IF WINDOW WAS SELECTED

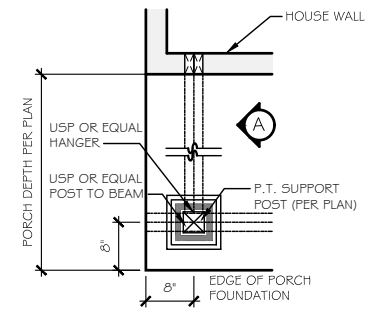
C TILE WALL NICHE DETAIL



FRONT PORCH BEAM END SECTION
FRONT PORCH BEAM SECTION @ 2nd FLOOR BUMP



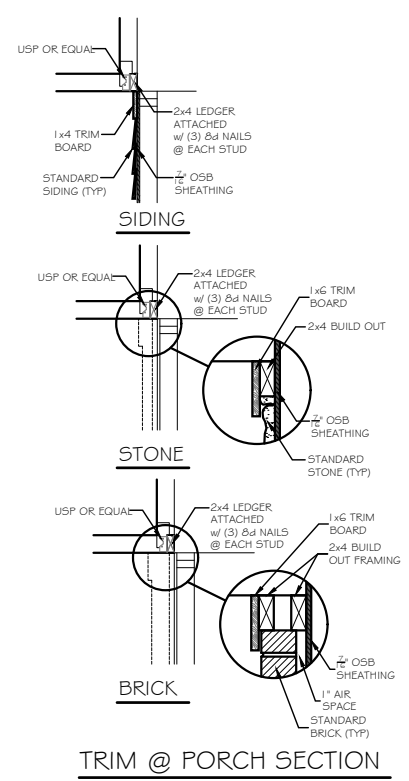
6" BOX COLUMN SECTION DETAIL



6" BOX COLUMN PLAN

B FRONT PORCH COLUMN DETAIL
 NOTE: PLAN DIMENSIONS SUPERCEDE DETAIL DIMENSIONS

FRONT PORCH BEAM & SOFFIT



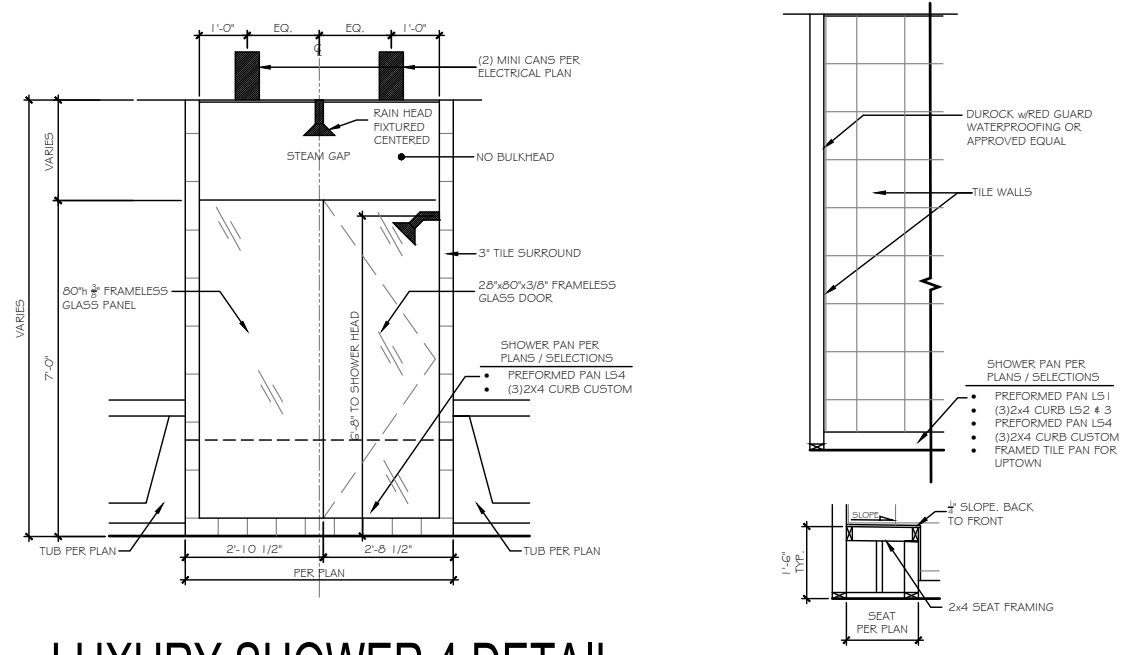
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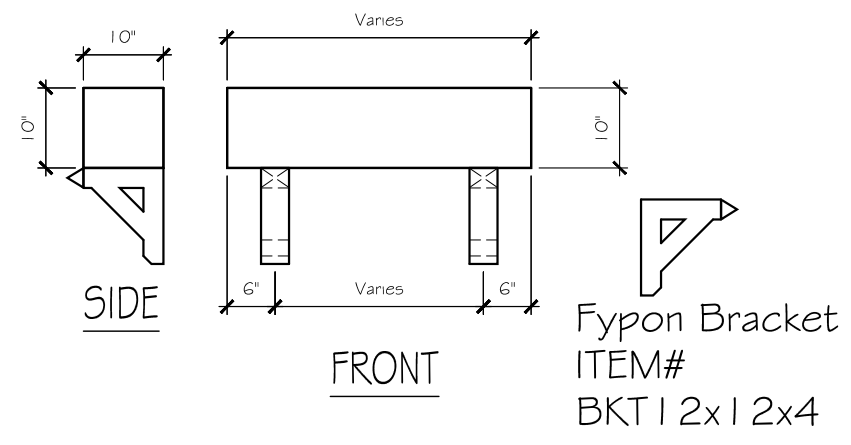
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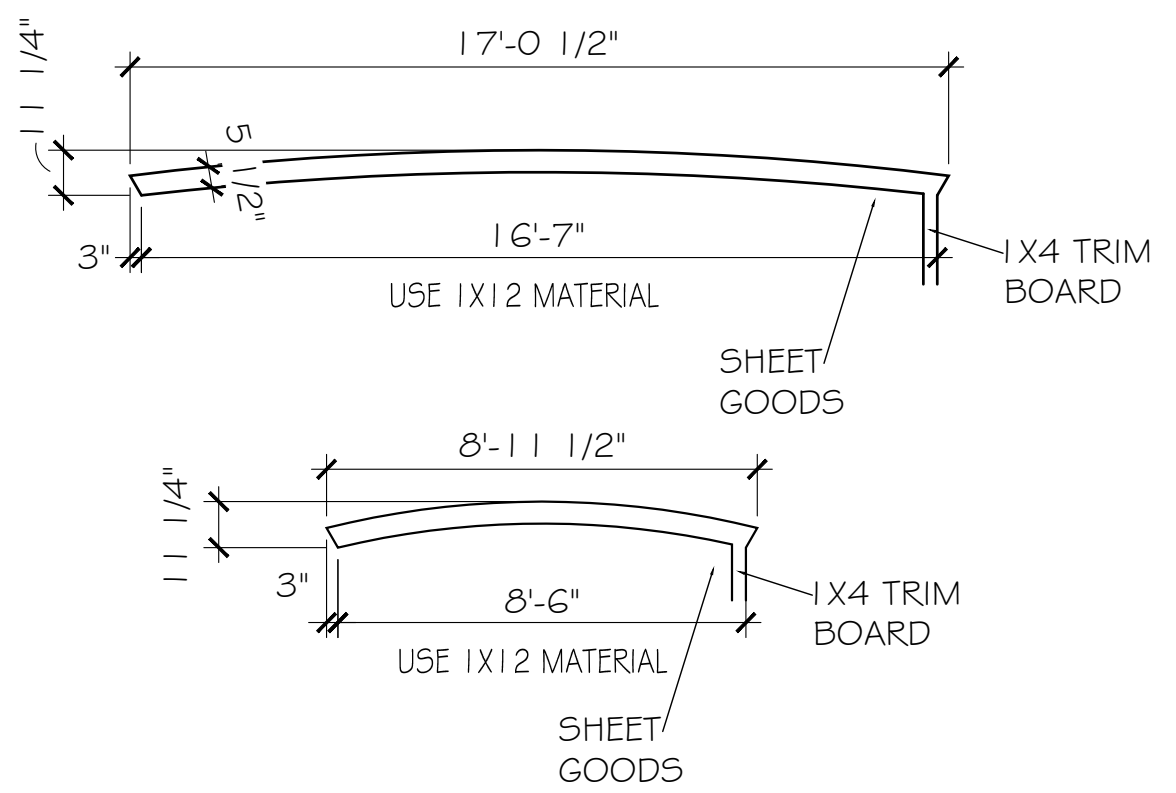


A LUXURY SHOWER 4 DETAIL

SHOWER BENCH DETAIL



B WINDOW BOX DETAIL
NOT TO SCALE



C GARAGE ARCH DETAILS
NOT TO SCALE

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