# TrueHomes

# IT'S ALL ABOUT U

#### **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

DOO	R WIDTH	DOOR HEIGHT R.O.			
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	I OFT CEILING	
3/0	3'-2 1/2"				
2/8	2'-10 1/2"	82-1/2"	82-1/2"		
5/0	5'-3 5/8"			98-1/2"	
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"		-08	-96-	

#### INTERIOR HINGED DOOR SCHEDULE

	WIDIII	DOOR HEIGHT R.O.			
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	I OFT CEILING	
1/4	1'-6"	82-1/2" (G-8" NOMINAL DOOR HEIGHT +2-1/2")	<u> </u>	(";	
1/6	1'-8"		2/-		2/1-
1/8	1'-10"		+	+ 22	
2/0	2'-2"		TEIGHT	눞	
2/4	2'-6"			<u> </u>	<u> </u>
2/6	2'-8"		(G-8" NOMINAL DOOR HEIGHT +2-1/2")  82-1/2"  (G-8" NOMINAL DOOR HEIGHT +2-1/2")  98-1/2"	1/2' 7R t	
2/8	2'-10"			98-	
2/10	3'-0"			N N N N N N N N N N N N N N N N N N N	
3/0	3'-2"			$\mathbb{Z}$	
4/0	4'-2"			9	
5/0	5'-2"			- <u>-</u>	
6/0	6'-2"		9)	8)	

## **INTERIOR PASS**

THRU SCHEDULE

>EXTERIOR DOOR ( )INTERIOR DOOR

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 T

#### 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 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.).
- IO. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS I 6" O.C.
- PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
- I 2. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER
- 13. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER CODE. ALL JOINTS TO BE TAPED \$ MUDDED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN & GYP OR EQ. PER SECTION R302.6
- . 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.
- G. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S.
- I Ø. 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.

RALEIGH

**DESIGN CRITERIA** 

DESIGN LOADS ARE ALL DEAD LOADS PLUS:

ALL OTHER FLOORS......40 PSF

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

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

ROOF LIVE LOAD......20 PSF

SNOW LOAD......20 PSF

SEISMIC ZONE.....B

DESIGN IS COMPLIANT WITH 2018 NCRC

ENERGY CODE N I 102.2 PRESCRIPTIVE FOR

D. ATTIC FLOOR LIVE LOADING WITH THE

A. SLEEPING ROOMS.....

AREA ACCESSIBLE BY

CLIMATE ZONE 4A

FOLLOWING:

- 20. 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
- 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 EACH 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**

### DRAWN BY 2. DATE: DRAWN BY

#### DRAWN BY

#### 4 DATE: DRAWN BY

# THE 'MONTCREST'

# WALKER GROVE

#### **ELEMENTS COLLECTION** LOT 8 HELP HOTLINES TABLE OF CONTENTS

**NUMBER** 

"WHEN IN DOUBT, GIVE US A SHOUT

TRUE BUILDER:

(To be filled in by Builder on site)

ARCHITECTURAL SERVICES

**ESTIMATING:** 

Missing or Conflicting Dimensions

COVER SHEET

A2. I FIRST FLOOR PLAN

SECOND FLOOR PLAN

A3.2 REAR & SIDE ELEVATIONS

STAIR SECTIONS

FOUNDATION PLAN

FIRST FLOOR FRAMING

ROOF FRAMING PLAN

TYP FLASHING DETAIL

TYP STAIR DETAILS

TYP STAIR DETAILS

D9 TYP CORNICE DETAILS

DIO TRIM DETAILS

DII TRIM DETAILS

D5.2 TYP STAIR DETAILS

D4

D6

FRONT & SIDE ELEVATIONS

FIRST FLOOR ELECTRICAL PLAN

SECOND FLOOR ELECTRICAL PLA

GENERAL STRUCTURAL NOTES

TYP. PORTAL FRAME DETAIL - PFH

TYP BENCH / FAUX BEAM DETAIL:

TYP SCREEN PORCH DETAILS

ORIGINAL CONTRACT ID#: 43042

TYP. FOUNDATION DETAILS

#### 217 WALKER GROVE LANE LILLINGTON. NC 27546

#### **COMMUNITY SPECS**

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

#### E-mail: CADISSUE@truehomesusa.com

	FIRST FLOOR	1 <i>8</i> 55 SQ.FT.
	SECOND FLOOR	930 SQ.FT.
	TOTAL LIVABLE	2785 SQ.FT.
	FRONT COVERED PORCH	162 SQ.FT.
	2-CAR GARAGE	404 SQ.FT.
	REAR SCREENED PORCH	129 SQ.FT.
1		
r		
	OVERALL HT. (FF to Ridge)	25'-9-1/2""
	PLATE HEIGHT(s)	9' / 8'

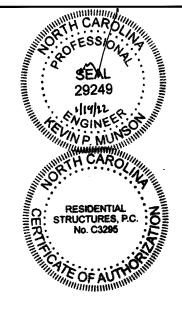
**SQUARE FOOTAGE** 

#### Mon-Fri: 8am - 5pm CHARLOTTE MKTS: 704-681-2032 ALL OTHER MKTS: 704-993-1861

Plan Legibility

Missing Options

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



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

UPGRADED ELEVATION

# 0

**WALKER GROV** 

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#10

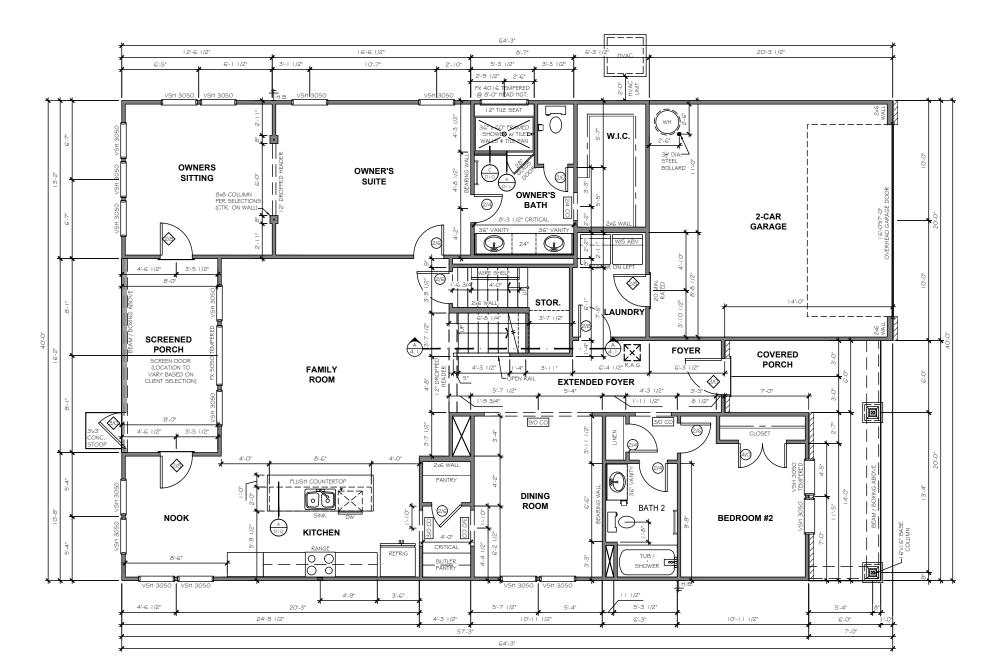
HARNETT

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PREPARED BY:

WALTER 1-18-22 NOT TO SCALE REVIEWED BY:

CHUCK

MONTCRES 1755



FIRST FLOOR PLAN

TrueHomes

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

WALKER GROVE

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#LOT

MONTCREST 1755 HARNETT

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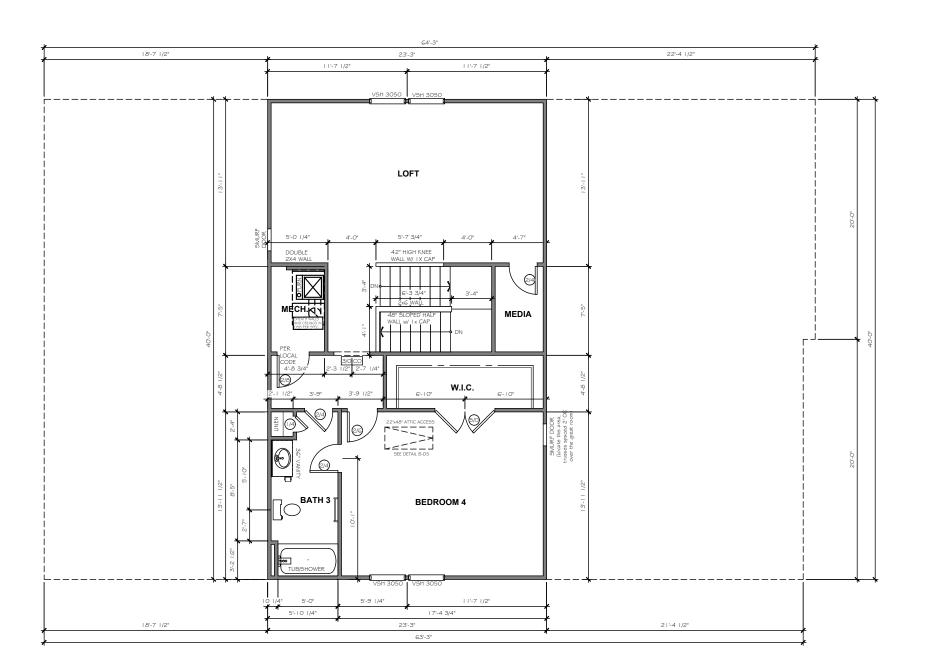
WALTER

DATE:

I-18-22 SCALE:

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

CHUCK **A2.1** 



SECOND FLOOR PLAN

17.8 ALL ABOUT U
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704-271-1191 TrueHomes

WALKER GROVE

LOT# 8

MONTCREST 1755 HARNETT

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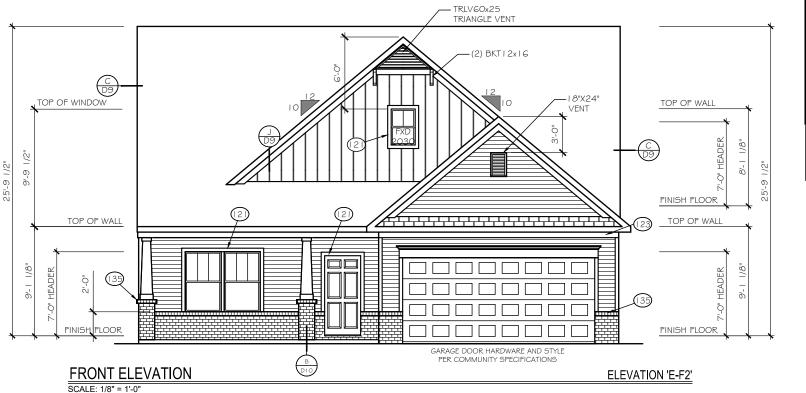
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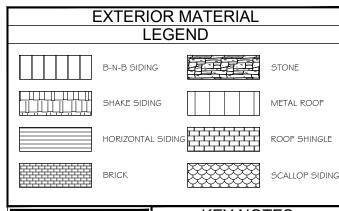
WALTER DATE:

1-18-22 SCALE:

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

A2.2





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

(1) FLASHING
(1) FLASHING
(1) VINYL SHUTTER
(2) BRICKMOLD TRIM
(2) IX4 TRIM BOARD
(2) IX6 TRIM BOARD
(2) IX8 TRIM BOARD
(2) IX10 FRIEZE BOARD
(3) I-1/2" THICK STONE CAP
(3) BRICK JACK ARCH
(3) SOLDIER COURSE

Ix4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

41) PRECAST KEYSTONE

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS

TOP OF WALL

TOP O

RIGHT ELEVATION

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

WALKER GROVE

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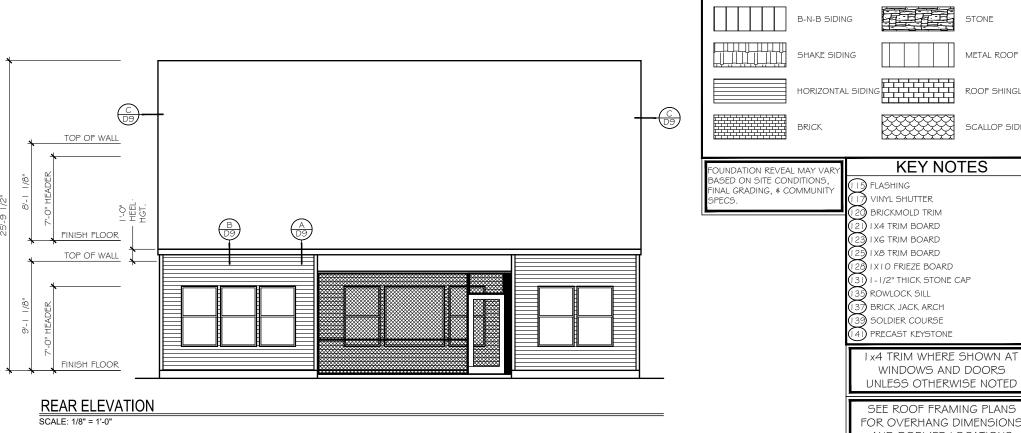
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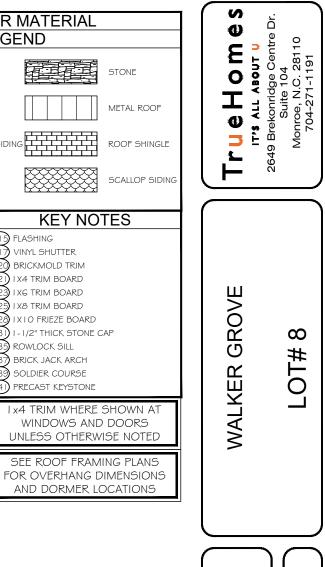
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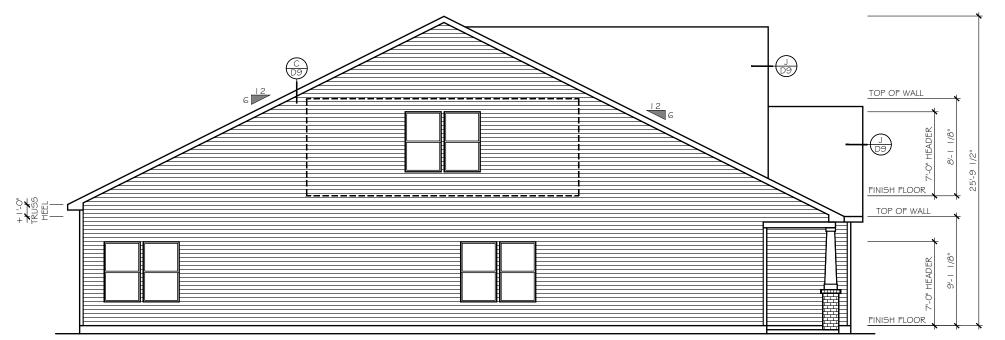
A3.1





**EXTERIOR MATERIAL** LEGEND

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LEFT ELEVATION

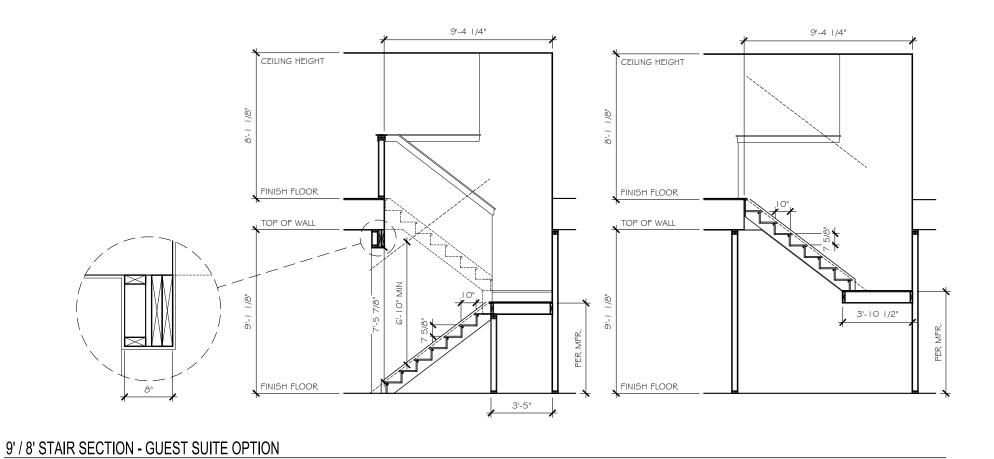
MONTCREST 1755 HARNETT

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**#LOT** 

PREPARED BY: WALTER DATE: 1-18-22 SCALE: 1/8"=1'-0" REVIEWED BY: CHUCK

A3.2



WALKER GROVE

LOT# 8

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WALTER DATE:

SCALE:

| I-18-22

AS SHOWN REVIEWED BY:

CHUCK

A4.1

	ECTRICAL LEGEND
*	INDICATES ADDITIONAL
₩ (₽)	OUTLET I I OV (D=DEDICATED CIRCUI
5' AFF	RECESSED OUTLET 110V
<b>(b)</b>	OUTLET 220V (D=DEDICATED CIRCUI
HWP	OUTLET 110V WATER PROOF
GFI (B)	OUTLET I I OV GFI (D=DEDICATED CIRCUI
	FLOOR OUTLET 110V
	SWITCHED
DUSB	DUAL USB OUTLET
77" AFF	(3.1 AMP)  EXT. RECESSED OUTLE
GFI TV	# TV w/ COVER
$\bigcirc$	TV WALL JACK PHONE / DATA JACK
(T)	THERMOSTAT
5 <b></b> C	SMOKE / CO
	DETECTOR SMOKE
SD D	DETECTOR
\$	SWITCH
\$ 3	3-WAY SWITCH
\$ <sup>4</sup>	4-WAY SWITCH
	DIMMER SWITCH
<u> </u>	PUSH BUTTON WALL MOUNT
<u> </u>	LIGHT FIXTURE
$\frac{1}{1}$	CEILING LIGHT
Ψ	HANGING LIGHT
(1)	JUNCTION BOX / PREWIRE
®	RECESSED CAN LIGHT
	LED DISC LIGHT
<b>O</b>	VAPOR PROOF CAN LIGHT
<u> </u>	MINI-CAN LIGHT UNDER CABINET
H	LIGHT
	WALL SCONCE (STD 72" AFF UNO)
<i></i>	FLOOD LIGHT - LOCATION TO BE
	VERIFIED IN FIELD WITH BUILDER/CLIENT
×	PENDANT LIGHT (6'-7" AFF STD)
<u>+</u>	EXHAUST FAN EXHAUST
	FAN / LIGHT  KEYLESS ENTRY
\$ 2	NLILLUJ ENIKY
ČLG. PAN PRË-WIRË	CEILING FAN PRE-WIRE OR FIXTURE AS NOTED
	ELECTRIC PANEL (METER LOCATION MAY VARY)
DISC.	DISCONNECT BOX
#TC	DED. HOT TUB CIRCUIT (50amp, 240v GFI)
240v 50 AMP GFI	EV CHARGING OUTLET (50amp, 240v GFI)

#### LOW **VOLTAGE LEGEND**

TEC CAN

N 36" WHIP IN WALL
• (NO OUTLET)

HD LINK

- CHASE PIPE HDMI CABLE 2 CAT5E DATA TV/DATA JACK
- I IOV OUTLET (RECESSED AFF) I IOV OUTLET (STANDARD)
- CHASE PIPE
- CHASE PIPE WALL PLATES (OUTLET SEPARATE)
- SPEAKER

PRE-WIRE FOR SPEAKER WALL PLATE CONTROL

CHECK SELECTIONS FOR COMPLETE LOW VOLTAGE

LOW VOLTAGE TRADE RESPONSIBLE FOR LOCATING AND INSTALLING ALL SELECTED PRODUCTS. ELECTRICAL TO BE PLACED PER CODE IN THE FIELD. SEE QUALITY STANDARDS FOR HEIGHTS

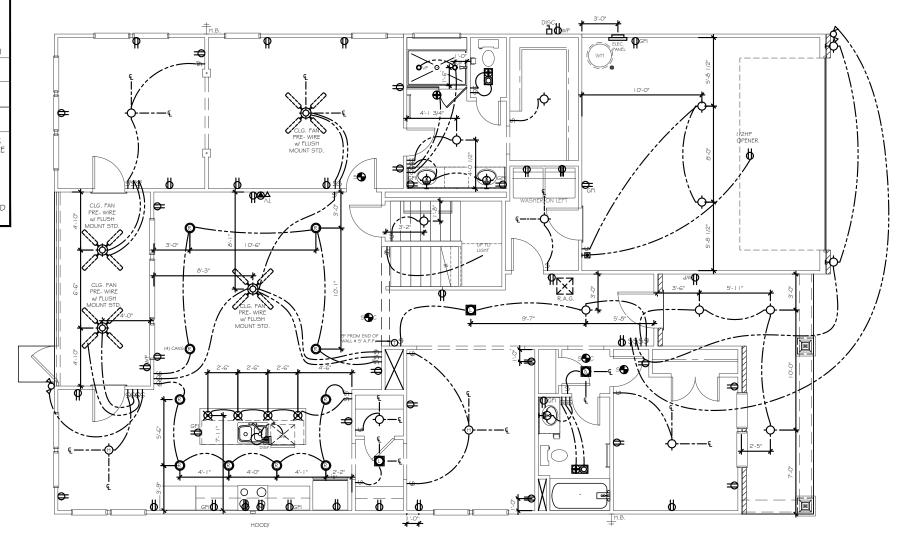
PLACE GAS METER MAX 15' AWAY FROM ELECTRICAL METER IF APPLICABLE

#### ELEC. NOTICE

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

\*\*EXCLUDES HALLWAYS\*\*

FIRST FLOOR ELECTRICAL PLAN



CHECK SELECTIONS FOR CPI LAYOUT. AI TV, PHONE, CABLE, AUDIO, AND SECURIT 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 Detector		
3	Detectors	Smoke/Carbon Monoxide Detector		
2	Jacks	Thermostat		
2	Jacks	Phone Jack		
2	Jacks	TV Jack		
3	LIGHTS	Exhaust Fan/Light		
5	LIGHTS	LED Ceiling Light		
3	LIGHTS	Hanging Light		
2	LIGHTS	Can Light Mini		
I LIGHTS		Exhaust Fan		
2	LIGHTS	Flood Light		
19 LIGHTS		Ceiling Light		
4	LIGHTS	Pendant Light		
10	LIGHTS	Can Light		
6	LIGHTS	Carriage Light		
3	Receptacle	WP		
9	Receptacle	GFI		
43	Receptacle	IIOV		
- 1	Switch	Push Button		
1	Switch	4-Way Switch		
18	Switch	3-Way Switch		
37	Switch	Single Pole Switch		

TrueH WALKER GROVE

MONTCREST 1755

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PREPARED BY:

WALTER DATE:

1-18-22 SCALE:

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

E1.1

ELECTRICAL			
L	EGEND		
*	INDICATES ADDITIONAL OUTLET PER CLIENT		
₩ (₽)	OUTLET 110V (D=DEDICATED CIRCUIT)		
5' AFF	RECESSED OUTLET I I OV		
<b>b</b> ( <b>b</b> )	OUTLET 220V (D=DEDICATED CIRCUIT)		
H <sub>WP</sub>	OUTLET I I OV WATER PROOF		
	OUTLET I I OV GFI (D=DEDICATED CIRCUIT)		
	FLOOR OUTLET 110V		
	SWITCHED OUTLET		
Musa	DUAL USB OUTLET (3.1 AMP)		
77" AFF	EXT. RECESSED OUTLET		
GFILL TV	\$ TV w/ COVER		
$\nabla$	TV WALL JACK PHONE / DATA JACK		
(T)	THERMOSTAT		
S⊕C DC	SMOKE / CO		
<u> </u>	DETECTOR SMOKE		
SD D	DETECTOR		
\$ 13	SWITCH		
\$3	3-WAY SWITCH		
\$ <sup>4</sup>	4-WAY SWITCH		
<b>9</b>	DIMMER SWITCH		
<u> </u>	PUSH BUTTON WALL MOUNT		
<u>Y</u>	LIGHT FIXTURE		
<del>\</del>	CEILING LIGHT		
Ψ	JUNCTION BOX /		
<u> </u>	PREWIRE		
®	RECESSED CAN LIGHT		
0	LED DISC LIGHT		
	VAPOR PROOF CAN LIGHT		
0	MINI-CAN LIGHT		
H	UNDER CABINET LIGHT		
	WALL SCONCE (STD 72" AFF UNO)		
A	FLOOD LIGHT - LOCATION TO BE		
	VERIFIED IN FIELD WITH BUILDER/CLIENT		
×	PENDANT LIGHT (6'-7" AFF STD)		
	EXHAUST FAN EXHAUST		
	FAN / LIGHT  KEYLESS ENTRY		
	CEILING FAN PRE-WIRE OR FIXTURE AS NOTED		
CLG. FANS PRE-WIRE			
Ш	ELECTRIC PANEL (METER LOCATION MAY VARY)		
DISC.	DISCONNECT BOX		
<b>≢©</b> HTC	DED. HOT TUB CIRCUIT (50amp, 240v GFI)		
240v 50 AMP GFI	EV CHARGING OUTLET (50amp, 240v GFI)		
	<del></del>		

#### LOW **VOLTAGE LEGEND**

TEC CAN

₹ • 36" WHIP IN (NO OUTLET)

HD LINK

- CHASE PIPE HDMI CABLE 2 CAT5E DATA TV/DATA JACK I I Ov OUTLET (RECESSED AFF)
- I I OV OUTLET (STANDARD) CHASE PIPE
- CHASE PIPE WALL
- PLATES (OUTLET SEPARATE)
- SPEAKER PRE-WIRE FOR SPEAKER WALL PLATE CONTROL

CHECK SELECTIONS FOR COMPLETE LOW VOLTAGE LAYOUT.

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

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

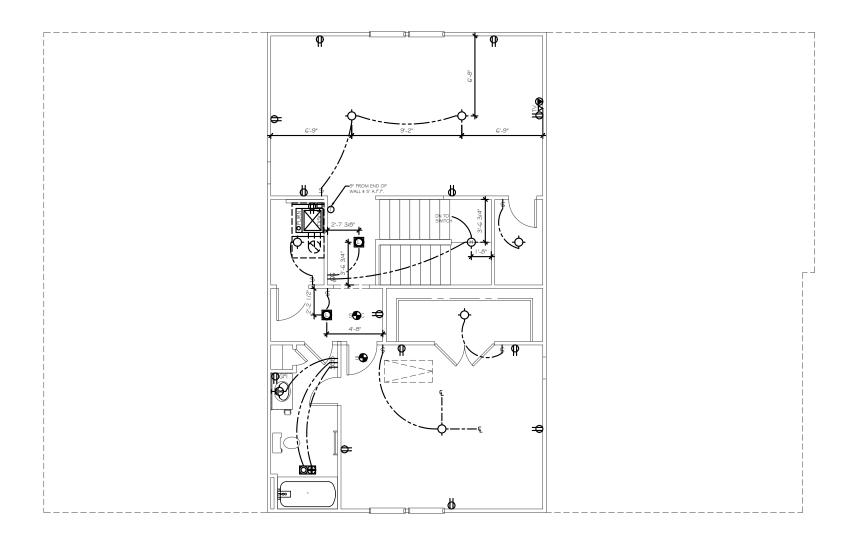
PLACE GAS METER MAX 15' AWAY FROM ELECTRICAL METER IF APPLICABLE

#### ELEC. NOTICE

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\*\*EXCLUDES HALLWAYS\*\*

SECOND FLOOR ELECTRICAL PLAN



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WALKER GROVE

 $\infty$ **LOT**#

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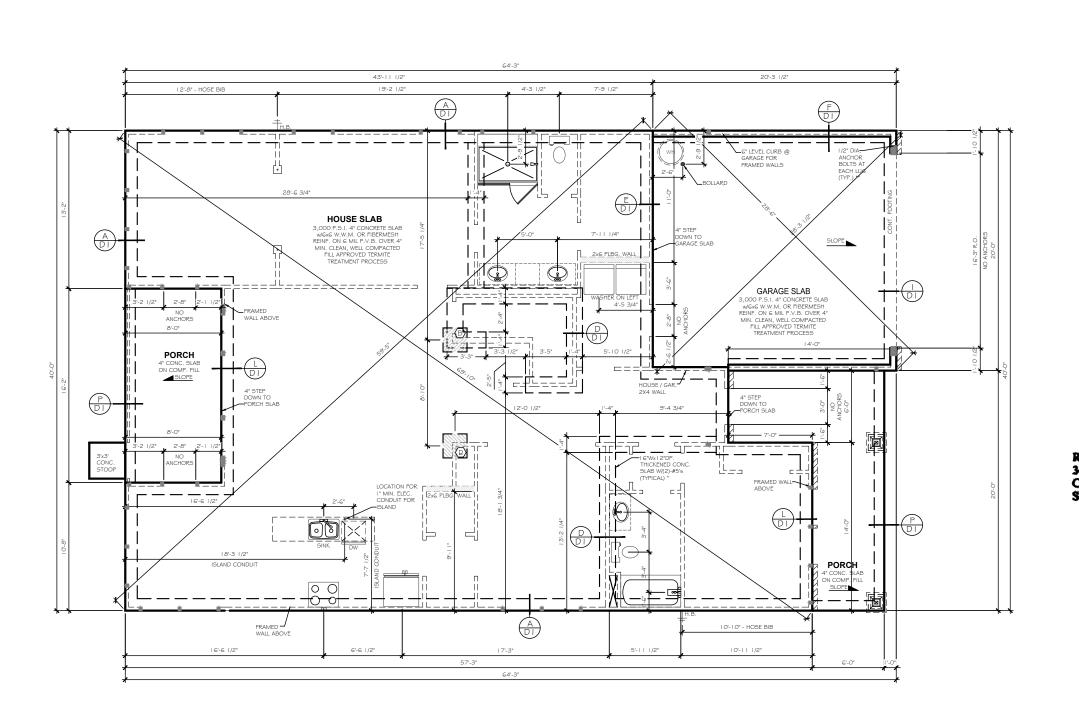
MONTCREST 1755 HARNETT

PREPARED BY: WALTER

DATE: 1-18-22

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

REVIEWED BY: CHUCK





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WALKER GROVE

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MONTCREST 1755

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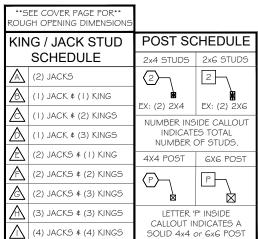
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1-18-22 SCALE:

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

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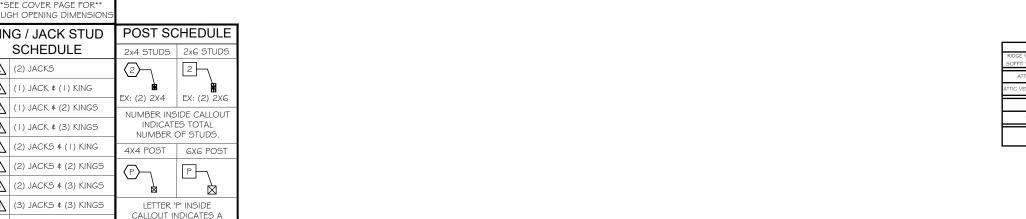
MONO SLAB FOUNDATION PLAN



<u>\</u>2

3

3



ROOF TRUSSES

STRAP BEAM TO
SUPPORTING STUDS
W/(2) USP R5 | 50
COIL STRAPS EA. END
W/ | 2" MIN. END LAP
EACH END.

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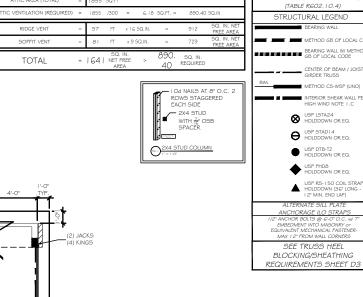
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ROOF TRUSSES

4>\sqrt{1}

3

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0 8

2

- (2)-2x4 w/OSB SPACER POST ATTACH w/USP POST AND BASE CAP (TYP)



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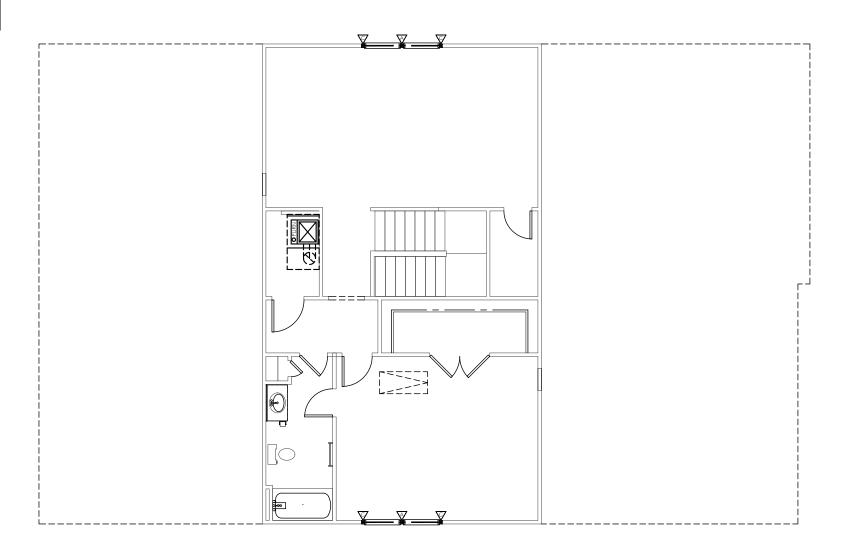
DATE: 1-18-22

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ROOF FRAMING PLAN

	EE COVER PAGE FOR** GH OPENING DIMENSIONS			
KING / JACK STUD		POST SCHEDULE		
	SCHEDULE	2x4 STUDS	2x6 STUDS	
$\triangle$	(2) JACKS	2	2	
A	(1) JACK # (1) KING	EX: (2) 2X4	EX: (2) 2XG	
$\triangle$	(1) JACK \$ (2) KINGS	` ′	IDE CALLOUT	
◬	(1) JACK \$ (3) KINGS	INDICATE	S TOTAL OF STUDS.	
	(2) JACKS \$ (1) KING	4X4 POST	6X6 POST	
A	(2) JACKS \$ (2) KINGS	(P)—	P	
A	(2) JACKS \$ (3) KINGS			
$\mathbb{A}$	(3) JACKS <b>  ¢</b> (3) KINGS	LETTER 'I		
$\triangle$	(4) JACKS \$ (4) KINGS		or 6x6 POST	



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CODE REFERENCE PER STATE

NORTH CAROLINA : 20 1 & NCRC

(TABLE REG2. 10. 1)

SOUTH CAROLINA : 20 1 & IRC

(TABLE REG2. 10. 4)

STRUCTURAL LEGEND

BEARING WALL

METHOD GB OF LOCAL CODE

CENTER OF BEAM / JOIST /

GROPE TRUDS

BW.

METHOD CS-WSP (UNO)

INTERIOR SHEAR WALL PER
HIGH WIND NOTE 1. C.

USP 15TA24

HOLDDOWN OR ED.

USP 5TA14

HOLDDOWN OR ED.

USP 15TA15

HOLDDOWN OR ED.

USP 15TA15

HOLDDOWN OR ED.

USP 15TA16

LEST AND (LONG-12)

ALTEN MIK. BOIL LATE

ANCHORAGE ILL PLATE

ANCHORAGE ILL STRAPS

1/2\* ANCHOR BOILS @ 45° CONG-12

EMERGEMENT IN TO MASOINT OF

EMERGEMENT IN TO MASOINT OF

EDUTIVALENT MECHANICA (PSTEMER
MAY 12\* FROM WIND L CONGRES

SEE TRUSS HEEL

BLOCKING/SPHETHING

REQUIREMENTS SHEET D3



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WALKER GROVE

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PREPARED BY:

WALTER

DATE: |-|8-22

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

REVIEWED BY:

CHUCK

\$3.1

ROOF FRAMING PLAN

- ALL CONTINUOUS WALL FOOTINGS ARE 8" X 12" FOR ONE-STORY AND 8"X 16" FOR TWO-STORY HOUSES UNLESS OTHERWISE NOTED
- RELIGIORING IS TO BE AS NOTED ON PLANS. FOOTINGS ON ORIGINAL SOIL DO NOT NOTED REBAR. REBAR IS REQUIRED ON ANY COMPACTED FILL REGARDLESS OF COMPACTION.

  ALL INTERIOR PIERS ARE 8" X I 6" CMU UP TO A MAXIMUM HEIGHT OF 32". ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE 5 MORTAR. MAXIMUM HEIGHT FOR 8" X I 6" FILLED PIER IS 6'-8". PIERS LARGER THAN 8" X I 6" 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 1 C" PIERS ARE 24" X 36" X 10" UNLESS NOTED OTHERWISE. REINFORCING IS TO BE AS NOTED ON PLANS.
  INTERIOR THICKENED SLAB FOOTINGS WHICH OCCUR IN BASEMENTS AND "SLAB ON GRADE" FLOORS ARE 10" DEEP BY 1 6" WIDE WITH 2.#4 REINFORCING BARS RUNNING CONTINUOUSLY UNLESS NOTED OTHERWISE. THICKENED FOOTINGS ARE REQUIRED UNDER ALL BEARING WALLS.
  ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS OTHERWISE NOTED.
- SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIPYING 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 SOLIS AND FILL LINDER FLOORS AND/OR WITHIN OR LINDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOLI TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST
- CONTROL COMPANT.

  ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLABS WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE
- 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.

  DIELEVATIONS 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: CAISSON FOUNDATIONS SHALL BE A MINIMUM OF 12" DIAMETER DRILLED UNREINFORCED CONCRETE CAISSONS. CAISSONS SHALL EXTEND TO A MINIMUM DETH PROVIDING 2' PENETRATIONS INTO GOOD ORIGINAL GROUND, DEPTH OF DRILLING IS LIMITED TO 15'. THER POOR MATERIAL MORE THAN 13' DEEP IS SUITABLE FOR A CAISSON FOUNDATION. A CAISSON CANNOT BE USED IF WATER RISES IMMEDIATELY INTO A DRILLED HOLE. PILES WILL HAVE TO BE USED IN SUCH CASES.
- TREATED WOOD PILES WITH A MINIMUM DIAMETER OR 6" AND A MINIMUM DESIGN LOAD OF SIX TONS ARE USED FOR ALL FOUNDATIONS WITH LINGUITABLE SOIL DEFPER THAN 13' OR WITH WATER IN DRILLED CAISSON HOLES DRIVE PER NORTH CAROLINA OR SOUTH CAROLINA
- COOL.
  SIZES AND REINFORCING FOR FOOTING CAPS OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS.
  CHIMNEY FOOTINGS ARE TO BE 12" LARGER THAN THE CHIMNEY FOOTIPRINT BY 12" THICK.
- FOUNDATION WALLS BACKFILLED WITH DIRT WHICH SUPPORT STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS
- 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. FOOTINGS ARE TO BE 8" X 16" OR 8" X 24" AS NOTED ON THE PLAN. 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 SPILCES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN CMU JOINTS. INSTALL 1-84 JEBAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS; I.E., #3 CORNER BARS AT 16" O.C. VERTICALLY, FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE 5 OR M MORTAR OR FILL WITH 2,500 PSI CONCRETE. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUAL.

  IN LIEU OF THE PRECEDING DESIGN, BASEMENT WALLS MAY BE CONSTRUCTED IN ACCORDANCE WITH R404.1 OF THE CODE. HOWEVER, 24"
- X 24", #3 CORNER BARS SHALL BE INSTALLED AT 16" O/C VERTICALLY REGARDLESS OF THE WALL HEIGHT. ERECT ALL FRAMING BEFORE
- FOR RETAINING WALLS WITHOUT FRAMING SEE SPECIAL DESIGNS ON DRAWINGS.

#### FRAMING CONSTRUCTION - OTHER THAN ROOF

- WINDS CONSTRUCTION OTHER CODE FOR A FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

  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
- IS SPECIFIED, THE "LICHTEST" AVAILABLE HANGER FOR THE APPLICATION IS ACCEPTABLE.

  CRAWL GIRDERS AND BAND WITH 4" CURTAIN WALL AND PIER CONSTRUCTION SHALL BE 2-2 X 10 SOUTHERN YELLOW PINE #2 UNLESS NOTED. OTHERWISE. MAXIMUM CLEAR SPANS ARE TO BE 4-8" (G-0" O/C SPACING OF PIERS).

  TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, USE THE FOLLOWING PROCEDURE:
- VANCING.

  1) ALL FLOOR LOISTS MUST BE TOENALED TO THEIR SUPPORT GIRDERS WITH A MINIMUM OF 3-8D NAILS AT FACH END. LARGER
- I ALL TUCK JUSTS MUST BE TOENALL INEFFECTIVE. NO FOND NALIDAR HIROUGH THE GIRDLER OR BAND IS PERMITTED.

  II) IF DROPPED GIRDLES ARE USED, END LAP ALL JOISTS AND SIDE NAIL EACH WITH A MINIMUM OF 3-1 GD NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3" APART AND NAILE DWITH 3-1 GD NAILS AT EACH JOIST END.

  III) NAIL MULTIPLE MEMBER BUILT-UP GIRDLES WITH TWO ROWS OF 1 GD NAILS STAGGERED AT 32" O/C, 2" DOWN FROM THE TOP AND
- 2" UP FROM THE BOTTOM WITH 3- I GD NAILS AT EACH END OF EACH PIECE IN THE JOIST THROUGH THE MEMBERS MAKING UP THE
- N) THIS NAILING PATTERN WILL ENSURE A TIGHT FLOOR FROM THE OUTSIDE OF THE HOUSE TO THE OUTSIDE SO THAT WHEN THE FRAMING SHRINKS DURING THE FIRST HEATING SEASON, THE SHRINKAGE WILL BE UNIFORMLY DISTRIBUTED OVER THE ENTIRE FLOOR. IF THE GIRDER NAILING PATTERN IS OMITTED, THEN THE SHRINKAGE WILL ACCUMULATE OVER THE GIRDERS AND AN OBJECTIONABLE CRACK WILL
- DEVELOP IN THE FINISHED HARDWOOD FLOOR OVER THE GIRDER LINE.

  B) AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 6' O/C FOR A MINIMUM OF SIX JOIST SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE
- C). THERE MUST BE WOOD BLOCKING THRU BOLTED TO THE STEEL BEAM WITH JOISTS TOENALIED OR ATTACHED TO THE BEAM WITH METAL OF THE MIND BY WOOD PLOORS 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.

- "LAM" BEAMS MUST HAVE 3-2X4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.

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

  B) FOR SPANS FROM 6' TO 10': USE 5" X 3 ½" X 5/16" STEEL ANGLES.

  C) FOR SPANS FROM 9" TO 18': USE 6" X 3 ½" X 5/16" STEEL ANGLES.

  C) FOR SPANS FROM 9" TO 18': USE A PAR OF 9-GAUGE WRES IN EACH OF THE FIRST 3 COURSES OF BRICK ON A 5" X 3 ½" X 5/16" STEEL ANGLE. LAP ALL 9-GAUGE WIRE SPLICES A MINIMUM OF 12" AND EXTEND WIRES A MINIMUM OF 12" INTO JAMBS. TEMPORARILY SUPPORT THE STEEL ANGLES BEFORE LAYING MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS FOLLOWING THE INSTALLATION OF
- D) WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MASONRY.
- 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 STUDG 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.

- ONCRETE 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 3 I & CODE. CONCRETE SHALL BE 2,500 PSI IN 28 DAYS FOR FOOTINGS AND 2,500 PSI FOR WALLS, BEAMS, AND COLUMNS, UNLESS NOTED OTHERWISE.

  BEFORE PLACING CONCRETE, ALL DEBISE, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 3 I 8 AND ASTM C94 REQUIREMENTS.
- PUMPING OF CONCRETE WILL BE PERMITTED ONLY WITH THE ENGINEER OF RECORD'S APPROVAL OF PROPOSED CONCRETE MIX AND METHOD OF PUMPING, CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE
- SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX. CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GRADE, SAW CONTRACTION JOINTS SHALL NOT BE OVER 20 FEET CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE-THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS
- HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE
- CONCRETE IN SOURCE.

  O CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50°F AND NOT ABOVE 90°F. THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER
- FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:
- DING OR CONTINUOUS SPRINKLING. DRPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
- WATERPROOF PAPER CONFORMING TO ASTM C | 7 |
  APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.
- HE CURING SHALL CONTINUE LINTULTHE CUMULATIVE NUMBER OR DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50°F HAS TOTALED SEVEN DURING CHIRCH CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR DAMAGE TO FINISHED SURFACES.
- REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM AG I 5-78 GRADE WELDED WIRE FABRIC REINFORCING TO BE ASTM AI 85 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAI D PRACTICE." THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
- EXPOSED TO WEATHER SLABS NOT EXPOSED TO WEATHER BEAMS AND COLUMNS

# **GENERAL NOTES**

- 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 I S GRADE GO STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS, WHERE REINFORCING BARS ARE
  INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH 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
- MORTAR PROTRISION SHAIL BELIESS THAN 16" A PROTRUSION OF 16" OR GREATER MUST BE REMOVED BEFORE GROUTING
- MORIZONTAL JOINT REINFORCEMENT: ASTM ASS FABRICATED FROM COLD DRAWN STEEL WITH WER AND HICT DIP ZINC COATED (ASTM A 153). IT SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES OF 1675; IN DIAMETER WITH WELD-CONNECTED CROSS WIRES 0.1483; IN DIAMETER AT A MINIMUM OF 16" OV. JOINT REINFORCEMENT IS TO BE INSTRUMED IN EVERY OTHER COURSE AND IN THE
- O.1483" IN DIAMETER AT A MINIMOM OF 16" O/C. JOINT REINFORCEMENT IS TO BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24" PAST THE OPENING. SPLICES SHALL OVERLAP NOT LESS THAN 12".

  EXECUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING BAND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 530, 1-86, 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 ENCOUNTERLY, BLOCK SHALL BE CUT WITH A MASONER SAW TO THI, NOT BY STREICHING OR SHRINKING JOINTS. UNINISHED 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
- INFORMATION OF THE OFFICE AND BOND BEAM BLOCKS OF REINFORCED MISSIONRY WALLS ARE TO BE FILLED WITH ASTM CATA-91, GROUT FOR MASONRY WITH MINIMUM COMPRESSIVE STRESS OF 2,000 PSI AND SLUMP RANGE OR 8 "TO I I". THE OUTSIDE FACE OF THE BOTTOM BLOCK OF EACH CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CLEAN OUT OF MORTAR DROPPINGS IN CELL. THE GROUT IS TO BE PUMPED INTO THE CELL IN MAXIMUM FIVE FOOT LIFTS AND IMMEDIATELY VIBRATED TO MINIMIZE ANY VOIDING OF THE GROUT, RECONSOLIDATE EACH LIFT BY VIBRATING SEVERAL INCHES INTO THE PRECEDING LIFT BEFORE PLASTICITY IS LOST.

  RECONSOLIDATE THE TOP LIFT AND FILL WITH GROUT ANY SPACE LEFT BY SETTLEMENT SHRINKAGE.
- 10) WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS OR TRUSSES, 2 X 4 LADDERS AT 16" O/C MUST BE PLACED PERPENDICULAR TO THE
- TRUSSES TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH SIMPSON "Z" CLIP OR SIMILAR DEVICE.

  11) ALL WOOD I-JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURERS 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. IL JOIST MATERIAL SHOULD NOT BE USED AS BLOCKING LINDER
- AND FLYWOUD STAILL NOT CARRY CONCENTRATED FOINT LOADS, 13-JOST MALERIAL SHOULD NOT BE USED AS EDUCATING NUMBER. CONCENTRATED FOINT LOADS, ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH ADEQUATE BLOCKING AND/OR BEAMS, ALL STEEL COLUMNS WHERE STEEL COLUMNS BEAR ON CONCRETE OR MASONRY, UNLESS OTHERWISE NOTED, A 5/8" X 6 ½" X 6
- 13) UNITES NOTED OTHERWISE ON PLANS, ALL EXTERIOR FACING WALL STUDS TALLER THAN LOCATED BE CONSTRUCTED AS FOLLOWS 13) DNLESS NOTED OFFICE ON PLANS, ALL EXTERIOR FACILISTICS ALL STUDS FALLER THAN 10 STALL BL. CONSTRUCTED AS TOLLOWS:

  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 1/4" X 5 1/4" LVL KING STUDS ON EACH SIDE OF OPENINGS 3" TO 6" WIDE AND 2-2 X 6 KING STUDS FOR OPENINGS LESS THAN 3" WIDE FASTEN KING STUDS SECURELY TO ALL HEADERS WITH A MINIMUM OF 12-16D NAILS OR 4-3/6" DIAMETER LAG SCREWS EMBEDDED A
- GABLE END WALLS OR ROOMS WITH VAULTED CEILING JOISTS: BALLOON FRAME WALL AND PROVIDE TRIPLE KING STUD ON EACH SIDE OF OPENINGS, NAILED SECURELY TO THE HEADER.
- TWO-STORY HIGH FOYER WALLS LESS THAN 9' WIDE: EXTEND 3 1/2" X 9 1/4" PSL MEMBER WITH 3-2 X 4 FLAT PLATES ACROSS THE ENTIRE
- WALL LOCATE THE BEAM NEAR MID-HEIGHT OF THE WALL AT OR NEAR FIRST FLOOR TOP PLATE.

  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.
- WALL CONTINUOUS 2 X 6 BRIDGING SHALL BE NAILED TO DIAGONAL OR VERTICAL WEB MEMBERS OF ALL OPEN-WEB FLOORS TRUSSES OVER LO CONTINUOUS 2 & BRIDGING STALL 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.

  LOWER STUD WALLS FOR BUILDINGS OVER TWO STORIES, BUT NOT MORE THAN THREE STORIES"
- INTERIOR WALLS
- LOAD BEARING
- 2 X 4 @ 12" O/C NON LOAD BEARING
- - EXTERIOR WALLS
    USE 2 X G AT 16" O/C WITH 1/2" X 4' X 8' PLYWOOD SHEATHING AT ALL CORNERS AND EVERY 25'; OR USE 2 X 4 AT 12" O/C WITH 1/2" PLYWOOD SHEATHING SOLID ON WALLS
- HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS
- SPANS UP TO 2'-6" .... SPANS 2'-6" TO 3'-6" .
- SPANS 3'-6" TO 6'-6"
- STRONGBACK, A MINIMUM OF G'LONG AT 4 FEET ON CENTER ACROSS THE TOP OF THE CEILING JOISTS. 2 X 4 RAFTER TIES SHALL BI
- FASTEND TO THE SIDE OF THE RAFTER AND THE STRONGBACK.

  18) AT ALL EXTERIOR DIAGONAL WALL PANELS, EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 5-16D NAILS OR TIED TOGETHER WITH METAL STRIPPING NAILED AT FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2-16D NAILS INTO EACH PANEL AT EACH STRAP. THIS WILL AVOID VERTICAL CRACKING IN PANEL JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.
- 19) AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF 2-16D NAILS. THIS WILL AVOID CRACKING BETWEEN 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
- CEILING-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 CELLING-WALL CRACKING.

  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.
- DIRLOID THE WEATHER STHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.

  JUNILESS OTHERWISE BETAILED, ALL STICK-BUILT "FALSE CHIMMEYS" 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 CHIM ALL CONNECTION.
- 24) ITEM UNCHANGED. BUT MOVED FROM UNDER #14 ON OLD PAGE 2:
- NOTE:ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS WHETHER WOOD OR STEEL CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

  25) NOTE TO APPLY TO ALL HARD COAT STUCCO EXTERIOR FINISHES:
- JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS
- HORIZONTALLY AT EACH FLOOR LINE. NO AREAS LARGER THAN 144 S.F. SURFACE EXPOSED
- NO DIMENSION LONGER THAN 18'. NO DIMENSION LONGER THAN 2 1/2 TIMES THE SHORTEST DIMENSION.
- DRIP SCREED REQUIRED AT THE BOTTOM OF ALL WALLS 2" ABOVE PAVED AREAS AND 4" ABOVE GRADE
- DRIF SURLID KLEDITION OF ALL WALLS 2 ABOVE FAVED 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 DAMAGE TO FINISHED SURFACES

THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED US 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 WALLLINES REQUIRE FURTHER REINFORCEMENT, ADDITIONAL BRACING METHODS, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS AND ARE NOTED ON THE PLAN SET

- ROOF CONSTRUCTION:

  1) ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURERS' REQUIREMENTS. TIE-DOWN CONNECTIONS TO RESIST UPLIFT SHALL BE INSTALLED WHERE REQUIRED. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OR THE ENGINEER OF RECORD TO PROVIDE AN ADEQUATE CONNECTOR.
- 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 TO IN LENGTH, AS MEASURED FROM THEIR HORIZONTAL PROJECTION, AND ALL ROOFS STIGAT RAMILD RAI TER MEMBERS EXCLEDING TO IN LENGTH, AS MEASURED FROM THEIR RICHIZONTAL 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 TILES SHALL BE 2 X 6 AT 48" O/C AT ALL RIDGES UNLESS NOTED OTHERWISE AND LOCATED A NOMINAL 3' BELOW THE RIDGE.
- VAULTED CEILINGS REQUIRE SPECIAL COLLAR TIE OR RIDGE BEAM DETAILS. SEE THE END OF TABLE R802.5.1. IN THE CODE UNLESS OTHERWISE DETAILED ON THE PLAN
- 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 HOGS ON CEILING JOISTS OR RAFTERS ARE 12' LONG AND 2 X G'S UNLESS NOTED OTHERWISE. RAFTERS MAY BE SPLICED OVER
- ACT IN CONTROLLED STRUCK THE RESEARCH OF THE R FRAMED GABLE END WALLS SHALL BE CONTINUOUS STUDS FROM THE CEILING LEVEL TO THE ROOF AND SHALL FOLLOW THE EXTERIOR WALL STUD SCHEDULE.
- 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:

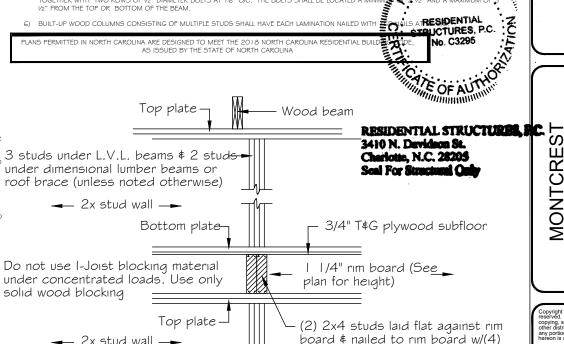
1/2" FROM THE TOP OR BOTTOM OF THE BEAM

FOR 2 X 8 HOG .

LUN	MBER GENERAL NOTES:				
I)	ALL COMMON FRAMING LUI	MBER IS TO MEET THE	FOLLOWING MIN	IMUM SPECIFICATIONS	AT 19% MOISTUR
	MATERIAL	FB (PSI)	FT (PSI)	FC (PSI)(PERP)	E (PSI)
	# 2 SPRUCE PINE FUR	875	450	425	1,400,000
	SOUTHERN YELLOW PINE	1,150	600	480	1,600,000
2)	ALL STRUCTURAL COMPOS	ITE LUMBER (LVL, LSL,	PSL) IS TO MEET	THE FOLLOWING MINIM	UM SPECIFICATION

- FC (PSI)(PERP.) E (PSI) ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
- FC (PSI)(PARALLEL) FC (PSI)(PERP.) 4) OPEN WEB FLOOR TRUSSES
- TOP & BOTTOM CHORD 1.4E LUMBER COLUMNS (LSL) & RIMBOARDS WHERE THREE OR FOUR-PLY "LAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTS
- OGETHER WITH TWO ROWS OF 1/2" DIAMETER BOLTS AT 16" O/C. THE BOLTS SHALL BE LOCATED A MINI 6) BUILT-UP WOOD COLUMNS CONSISTING OF MULTIPLE STUDS SHALL HAVE EACH LAMINATION NAILED W

E NAI PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL B AS ISSUED BY THE STATE OF NORTH CAROLINA



— 2x stud wall — 12d nails (Each block) w/3/4" plywood nailed over studs Same number of studs as above to bear on beam or foundation below \_

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

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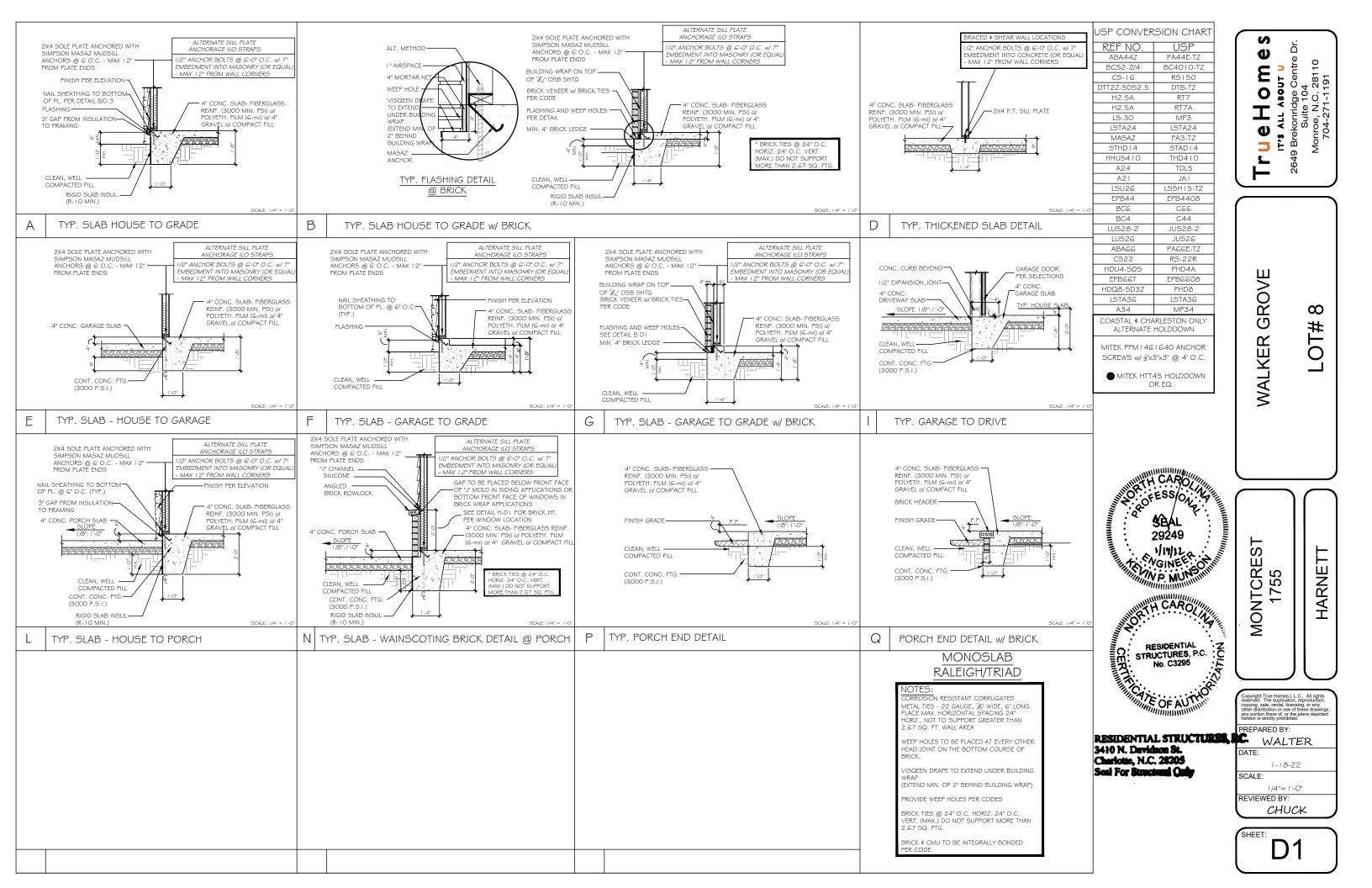
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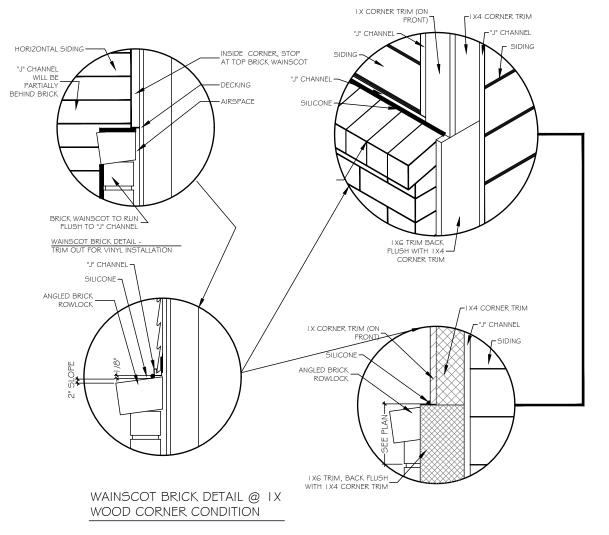
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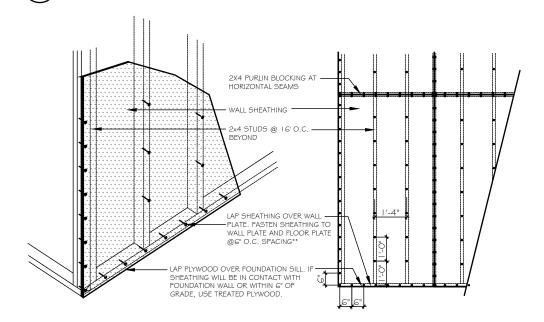
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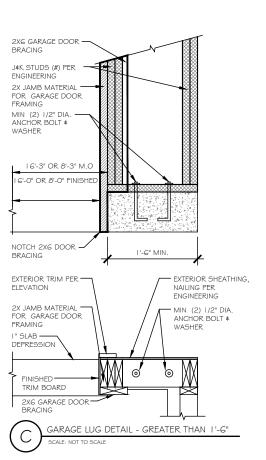
FLASHING @ WAINSCOTING BRICK DETAIL

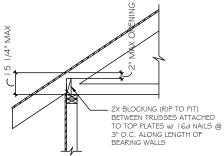
SCALE: 1/4" = 1'-0"



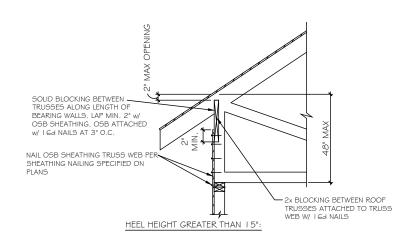
TYP. NAILING PATTER

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

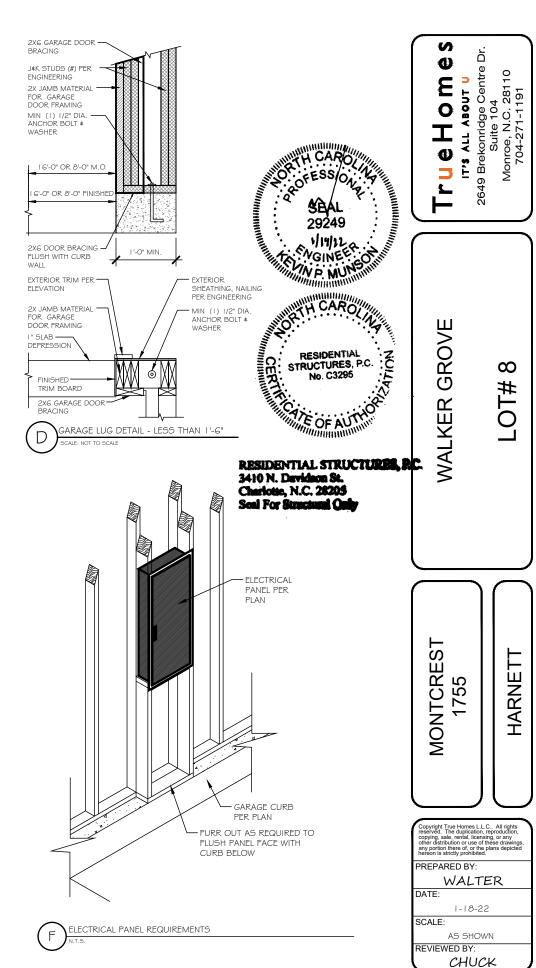




HEEL HEIGHT GREATER THAN 9 1/4" AND LESS THAN 15 1/4" :



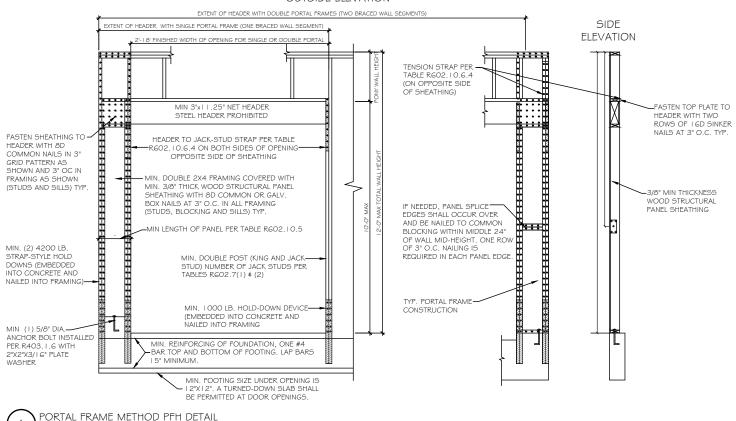




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WALL BRACING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 NCRC AND/OR THE 2018 IRC AS ALLOWED PER SECTION R602.10

#### **OUTSIDE ELEVATION**



AS A SUBSTITUTE FOR THE USP STADI4 HOLD-DOWN STRAPS LOCATED ON EACH SIDE OF THE GARAGE DOOI 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

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

TENT OF HEADER WITH SINGLE PORTAL FRAME (ONE BRACED WALL SEGMEN

MIN 3"x LL 25" NET HEADER

STEEL HEADER PROHIBITED

HEADER TO JACK-STUD STRAP PER TABLE R602.10.6.4 ON BOTH SIDES OF

BRACED WALLLINE CONTINUOUSLY

MIN. DOUBLE 2X4 FRAMING COVERED WITH MIN.

7/16" THICK WOOD STRUCTURAL PANEL SHEATHING WITH 8D COMMON OR GALV. BOX NAILS AT 3" O.C

IN ALL FRAMING (STUDS, BLOCKING AND SILLS) TY

MIN. DOUBLE POST (KING AND:

IACK STUD) NUMBER OF IACK

ANCHOR BOLT PER SECTION R403.1.6-

STUDS PER TABLES R602.7(1) \$ (2)

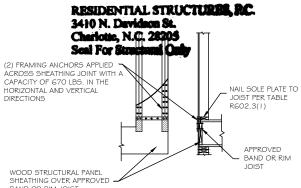
MIN LENGTH OF PANEL PER TABLE

SHEATHED WITH WOOD STRUCTURAL

OPENING OPPOSITE SIDE OF SHEATHING

- I &' FINISHED WIDTH OF OPENING FOR SINGLE OR DOUBLE PORTA

OUTSIDE ELEVATION EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL SEGMENTS USP CONVERSION CHART REF NO ABA44Z PA44E-TZ BCS2-2/4 BC40 | 0-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 JUS28-2 LU526 JUS26 ABA66 PAGGE-TZ RS-22R HDU4-SDS PHD4A EPB66T EPB6608 PHD8 HDQ8-SD3 ISTA36 ISTA36



OR RIM JOIST W/ 8d \_ COMMON NAILS @ 3"

O.C. TOP AND BO

FASTEN TOP PLATE

TO HEADER WITH

TWO ROWS OF I GD SINKER NAILS AT 3" O.C. TYP.

-7/16" MIN THICKNESS WOOD STRUCTURAL PANEL SHEATHING

PFH METHOD: PORTAL FRAME WITH HOLD DOWNS GARAGE DOORS AND OPENINGS 6' TO 1.8'

SIDE

**ELEVATION** 

.....

TENSION STRAP PER

TABLE R602.10.6.4

IF NEEDED PANEL SPLICE

OF 3" O.C. NAILING IS

TYP. PORTAL FRAME-

EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON

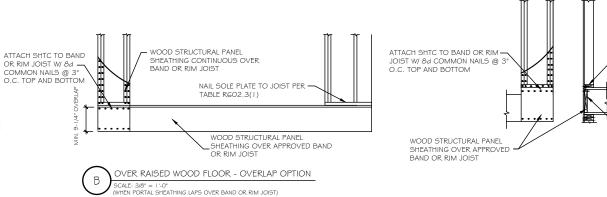
BLOCKING WITHIN MIDDLE 24"

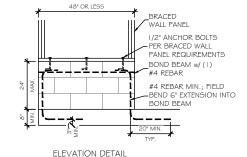
REQUIRED IN EACH PANEL EDGE

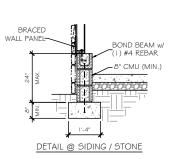
WALL MID-HEIGHT. ONE RO

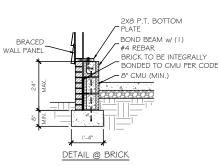
(ON OPPOSITE SIDE

:ALE: 3/8" = 1'-0" HEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)









NAIL SOLE PLATE TO JOIST PER

APPROVED

JOIST

BAND OR RIM

TABLE R602.3(1)

PORTAL FRAME METHOD CS-PF DETAIL

.....

1

FASTEN SHEATHING TO

COMMON NAILS IN 3" GRID PATTERN AS

SHOWN AND 3" OC IN

FRAMING AS SHOWN

(STUDS AND SILLS) TYP

HEADER WITH 8D

MIN (2) 1/2" DIA

MIN (2) I/2" DIA. ANCHOR BOLT INSTALLED PER R403.I.G WITH 2"X2"X<sup>2</sup>;" PLATE WASHER

MASONRY STEM WALL SUPPORTING BRACED WALL PANEL DETAILS

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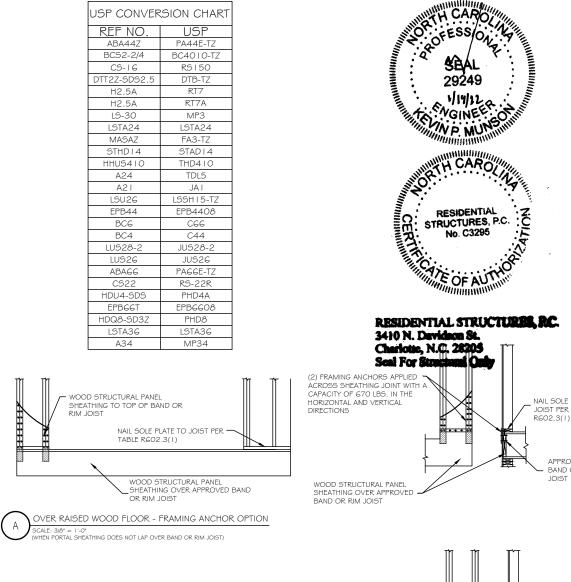
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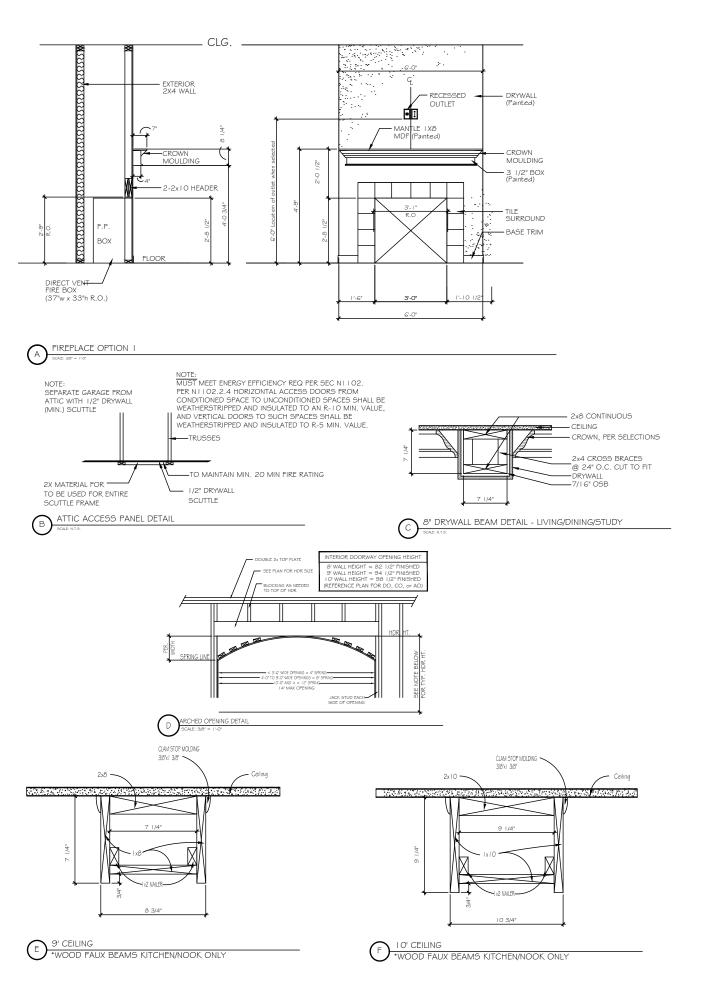
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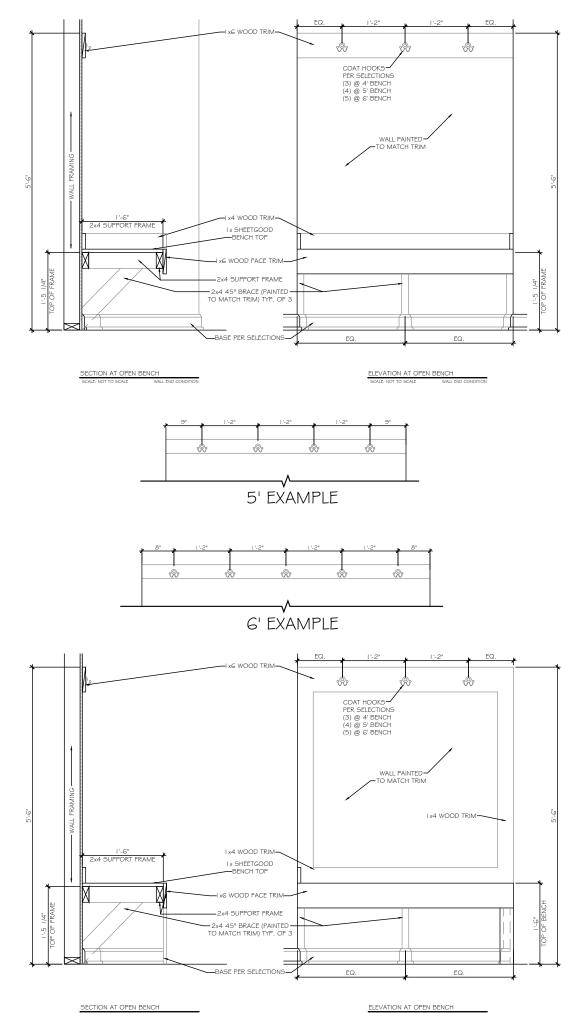
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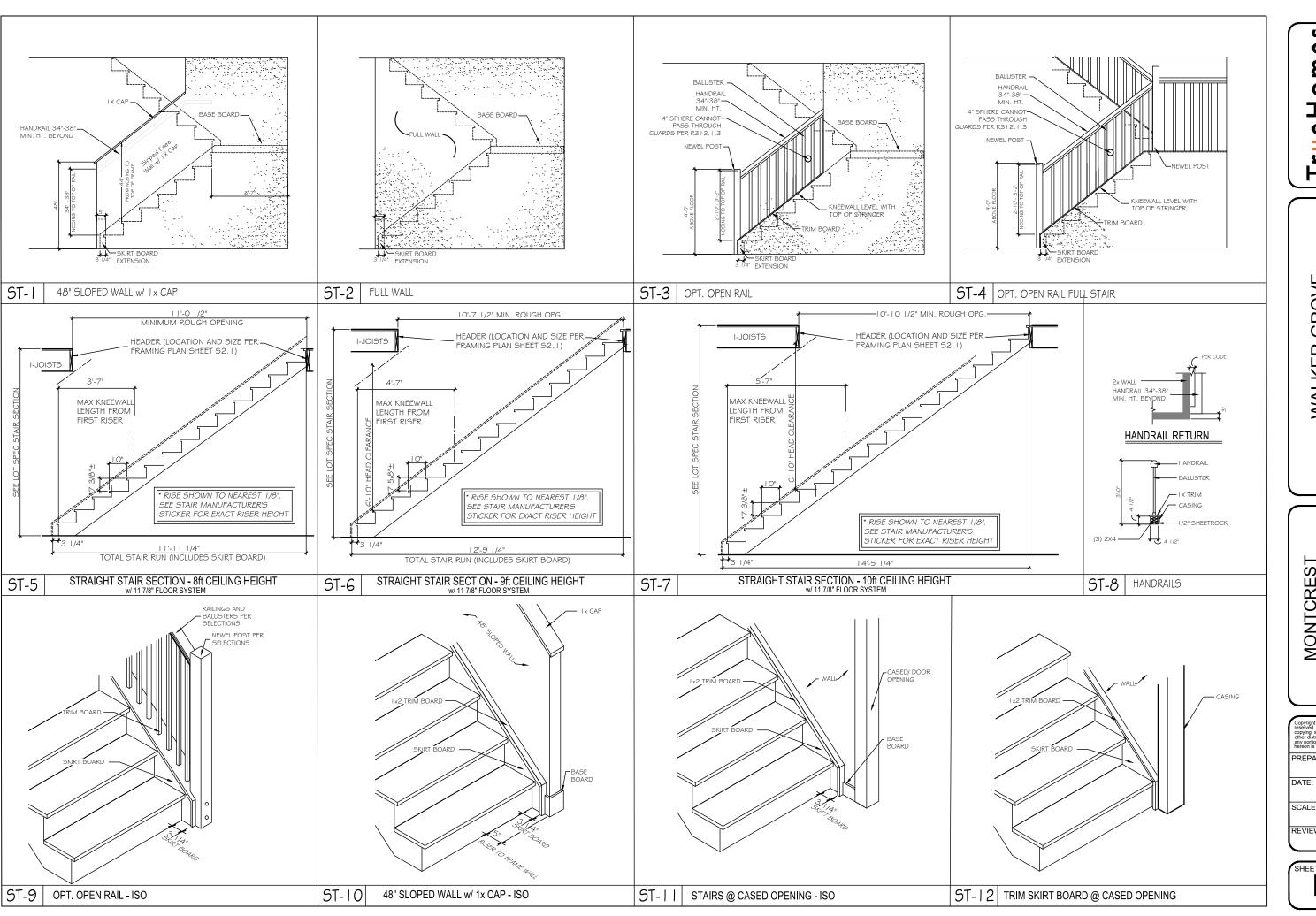
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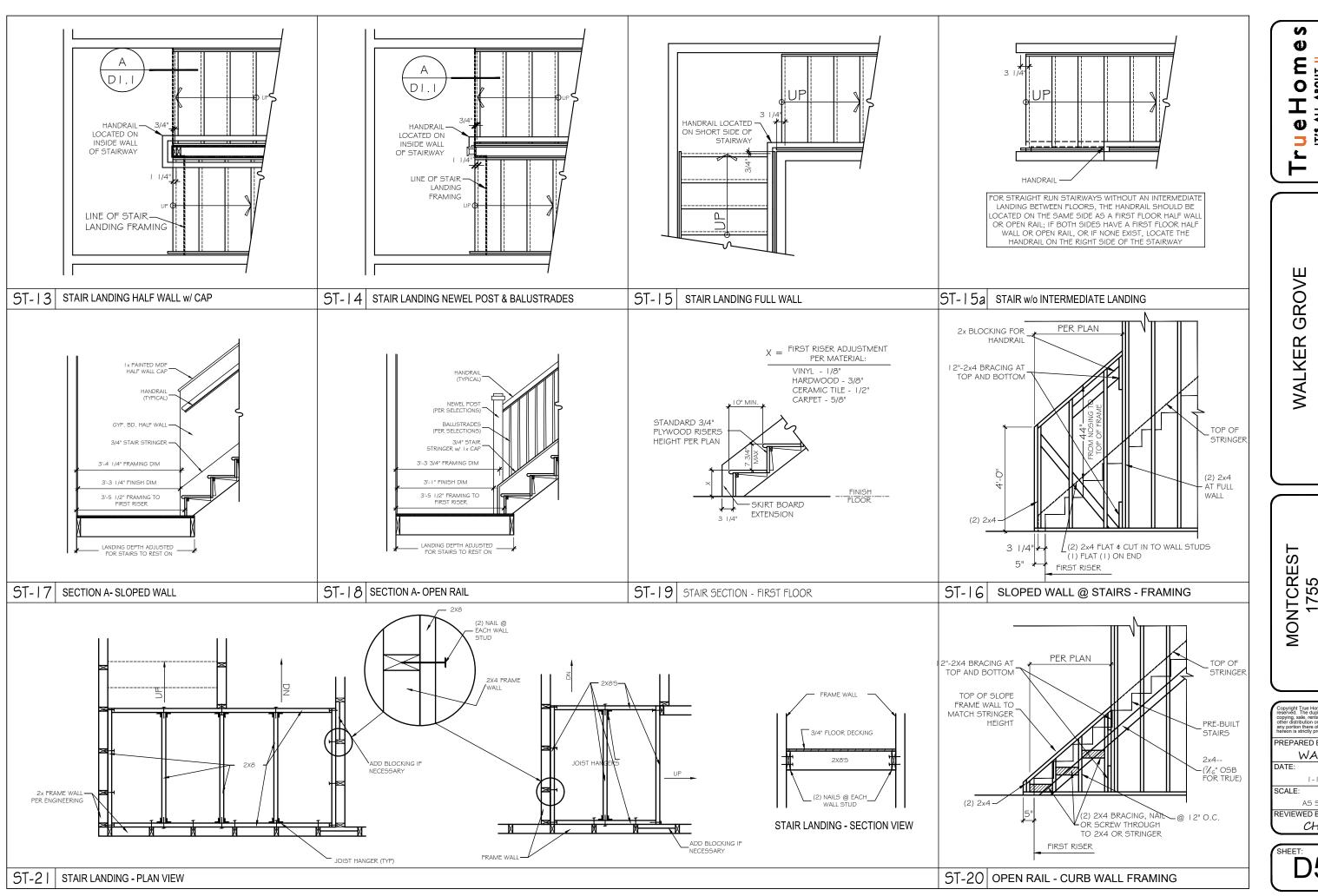
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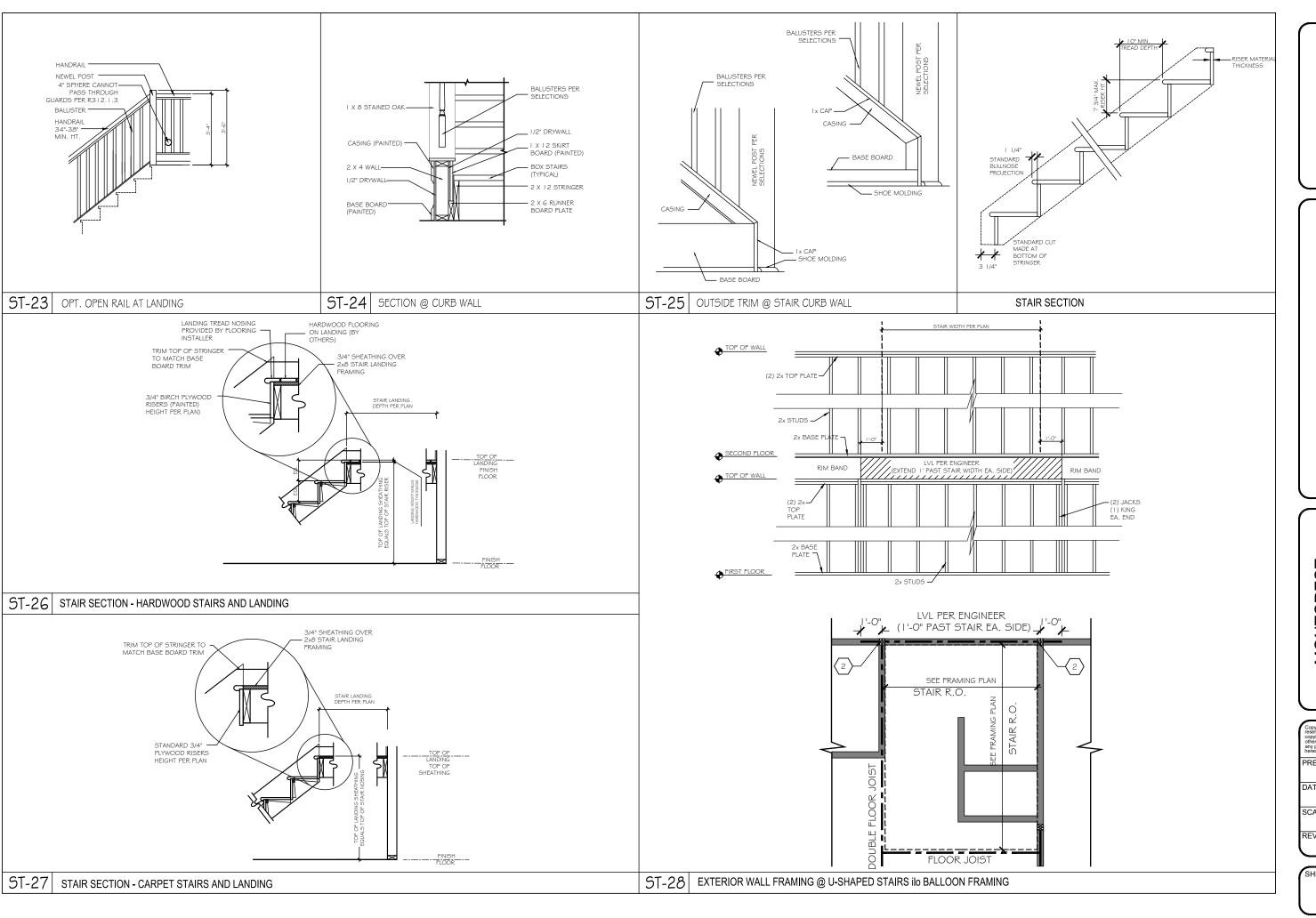
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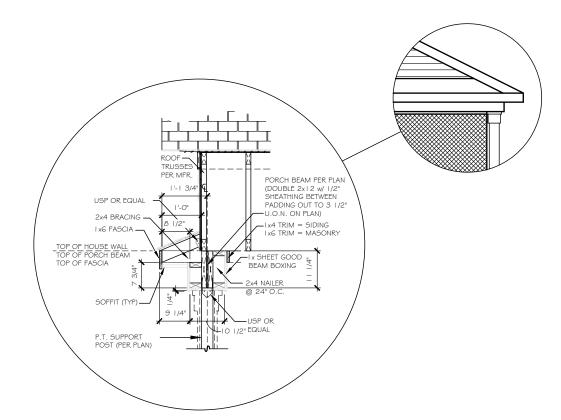
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NOTE: PLAN DIMENSIONS SUPERCEDE DETAIL DIMENSIONS

PORCH BEAM PER PLAN
(DOUBLE 2x12 w/ 1/2"
SHEATHING BETWEEN
PADDING OUT TO 3 1/2"
—U.O.N. ON PLAN) USP OR EQUAL 2x4 BRACING -I x4 TRIM = SIDING I x6 TRIM = MASONRY TOP OF HOUSE WALL TOP OF PORCH BEAM TOP OF FASCIA SOFFIT (TYP) -P.T. SUPPORT POST (PER PLAN) -3 1/2" EQUAL EDGE OF WALL-FRAMING BEYOND

RANCH HOME INTEGRITY/ELEMENTS I -SIDED SCREENED PORCH DETAIL



TRIBUTE/TRADITIONS SCREEN PORCH GABLE END DETAIL SCALE: 1/2" = 1'-0"

NOTE: PLAN DIMENSIONS SUPERCEDE DETAIL DIMENSIONS

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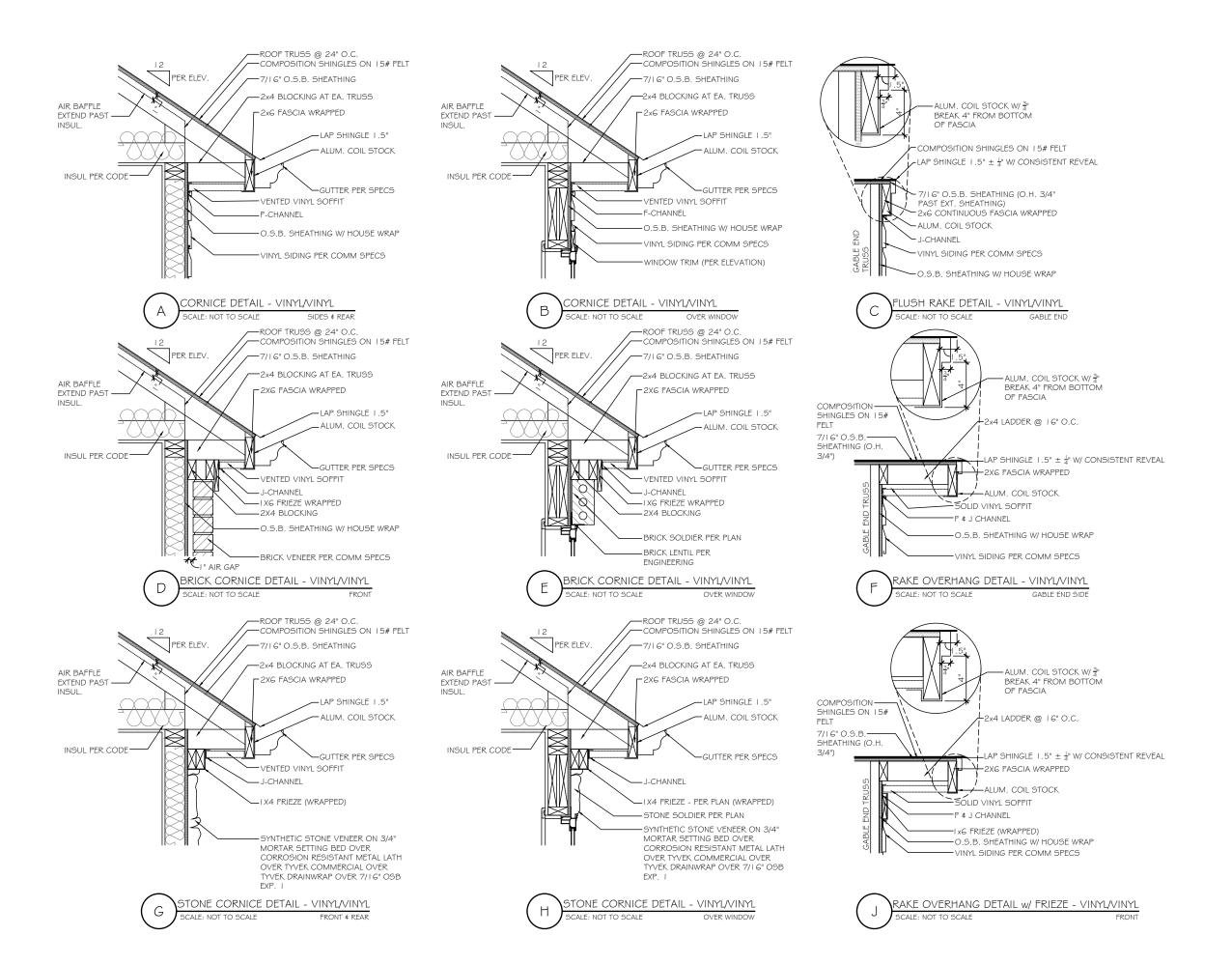
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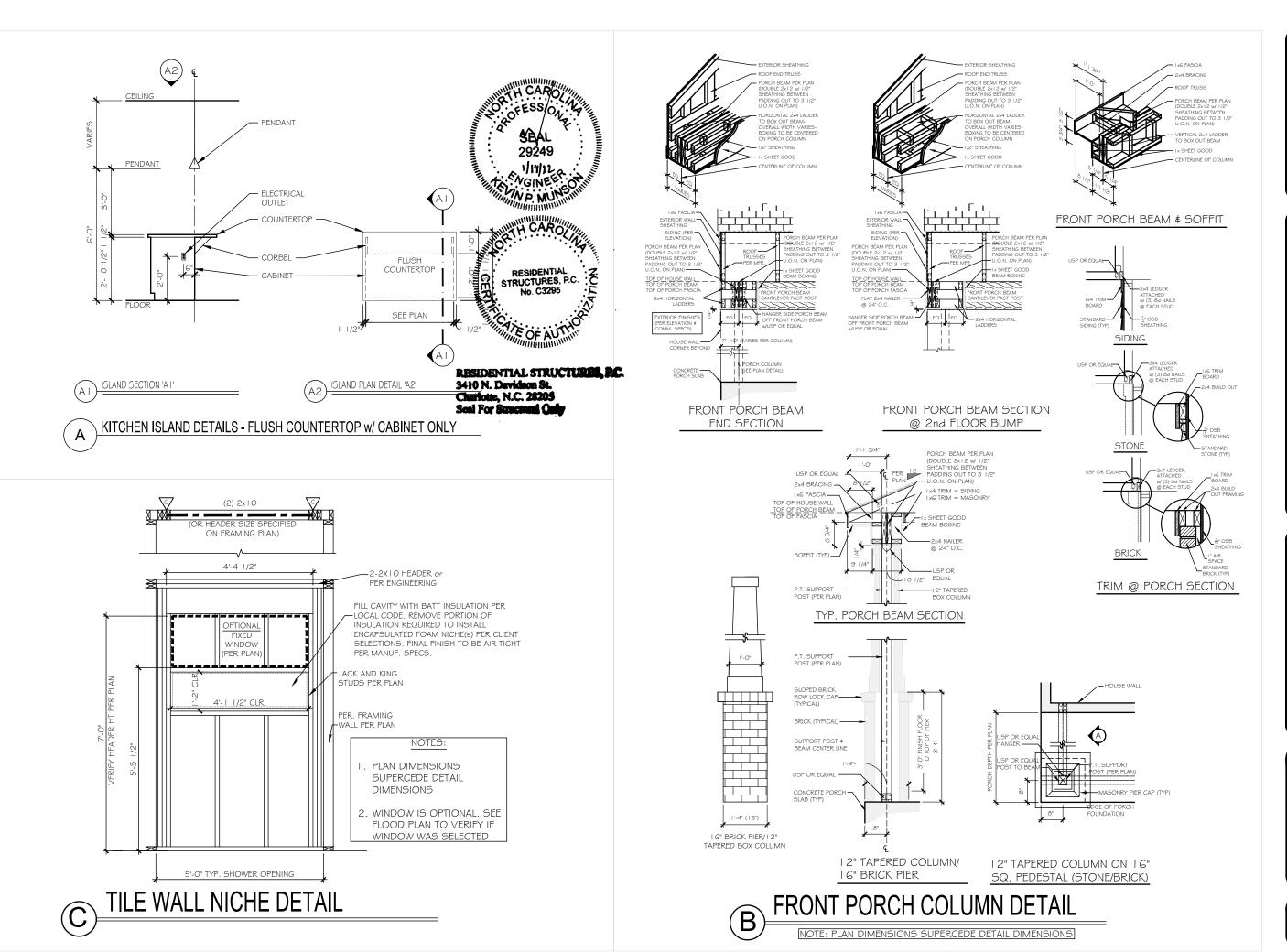
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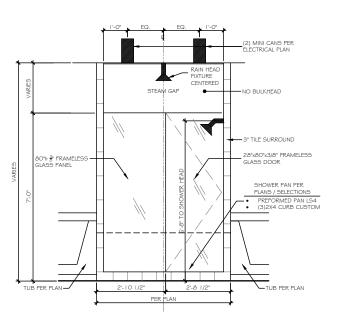
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 DUROCK w/RED GUARD WATERPROOFING OR APPROVED EQUAL SHOWER BENCH DETAIL

A LUXURY SHOWER 4 DETAIL

WALKER GROVE

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