

Stone Veneer Water Table:  
24" or to bottom of window sill,  
front facing, 3" Corner Wrap, no  
return

# THE BLANCO

## NORTH CAROLINA

THE BLANCO  
NORTH CAROLINA

### SQUARE FOOTAGES

FIRST FLOOR (HTD.)	= 1316 sf
GARAGE	= 401 sf
FRONT PORCH	= 80 sf
REAR PORCH	= 81 sf
TOTAL	= 1878 sf

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A2.0	FLOOR PLAN & NOTES
A3.0	EXTERIOR ELEVATIONS & NOTES
A3.1	EXTERIOR ELEVATIONS
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F-1.1m	MONOLITHIC SLAB FOUNDATION
S-1.1	FIRST FL. FRAMING & BRACING PLAN
D1-D7	STANDARD DETAILS

### GENERAL CONTRACTOR

LGI HOMES  
SCOTT STERLING  
V.P. OF CONSTRUCTION FOR NC / SC  
704-953-3824

### ARCHITECT

COX ARCHITECTURE  
& DESIGN, PLLC  
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CHARLOTTE, NC 28203  
980-237-3827  
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CRAIG@COXARCHITECTURE.COM

### ENGINEER

QUEEN CITY CONSULTING  
& DESIGN, PLLC  
2039 JESUP DRIVE  
CHARLOTTE, NC 28208  
WWW.QC-DESIGNS.COM

CH-9

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PERMIT SET  
FOR CONSTRUCTION

● 5 JANUARY 2024

COVER SHEET

A1.0



THE BLANCO  
NORTH CAROLINA

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS; DESIGNATED DIMENSIONS SHALL BE USED IN PREFERENCE TO MEASUREMENTS BY SCALE.
- GENERAL CONTRACTOR SHALL VERIFY AND COMPLY TO ALL LOCAL & NATIONAL BUILDING CODES. CONTACT ARCHITECT IF INSPECTORS REQUIRE REVISIONS OR ALTERATIONS TO DRAWINGS.
- ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE TO OTHER TRADES.

**DESIGN SPECIFICATIONS**

- USE GROUP: (IBC 310)
  - "R-3" ONE & TWO FAMILY DWELLING
- CONSTRUCTION CLASS: (IBC 601)
  - "TYPE V-B" UNPROTECTED
- HEIGHT & AREA LIMIT: (LOCAL ZONING)
  - 35' MAXIMUM 2 STORY HEIGHT
- EMERGENCY ESCAPE: (IRC 310-311)
  - EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS
  - SHALL HAVE MINIMUM OF 5.7 SQ. FT. NET CLEAR OPENING (5.0 SQ. FT. NET OPENING @ GRADE FLOOR)
  - MINIMUM 20" WIDTH.
  - MINIMUM 24" HEIGHT.
  - MAXIMUM 44" SILL HEIGHT
- GARAGE / HOUSE CEILING / ASSEMBLY: (IRC 702)
  - ½" GYPSUM WALL BOARD
  - ⅝" TYPE "X" GYPSUM BOARD CEILING WHERE LIVING IS ABOVE
  - 20 MINUTE RATED GARAGE / HOUSE DOOR
- ATTIC VENTILATION: (IRC 806)
  - [TOTAL ATTIC SQ. FT.] / [300] = SQ. FT. AREA REQUIRED
  - RIDGE VENT:
    - [LINEAR FEET OF VENT] X [18 SQUARE INCHES IN FREE AREA] / 12 = SQ. FT. PROVIDED
  - SOFFIT VENT:
    - [LINEAR FEET OF VENT] X [7 SQUARE INCHES IN FREE AREA] / 12 = SQ. FT. PROVIDED
  - EDGE SHINGLE OVER VENT:
    - [LINEAR FEET OF VENT] X [9 SQUARE INCHES IN FREE AREA] / 12 = SQ. FT. PROVIDED
  - ROOF LOUVER VENTS:
    - [NUMBER OF VENTS] X [70 SQUARE INCHES IN FREE AREA] / 12 = SQ. FT. PROVIDED
- CRAWL SPACE VENTILATION: (IRC 408)
  - [TOTAL CRAWL SPACE SQ. FT.] / [300] = SQ. FT. AREA REQUIRED
  - FOUNDATION VENT:
    - FREE SPACE PROVIDED BY VENT = F
    - [FREE AREA REQUIRED] / F = NUMBER OF VENTS REQUIRED

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GENERAL NOTES

A1.1



**THE BLANCO**  
 NORTH CAROLINA

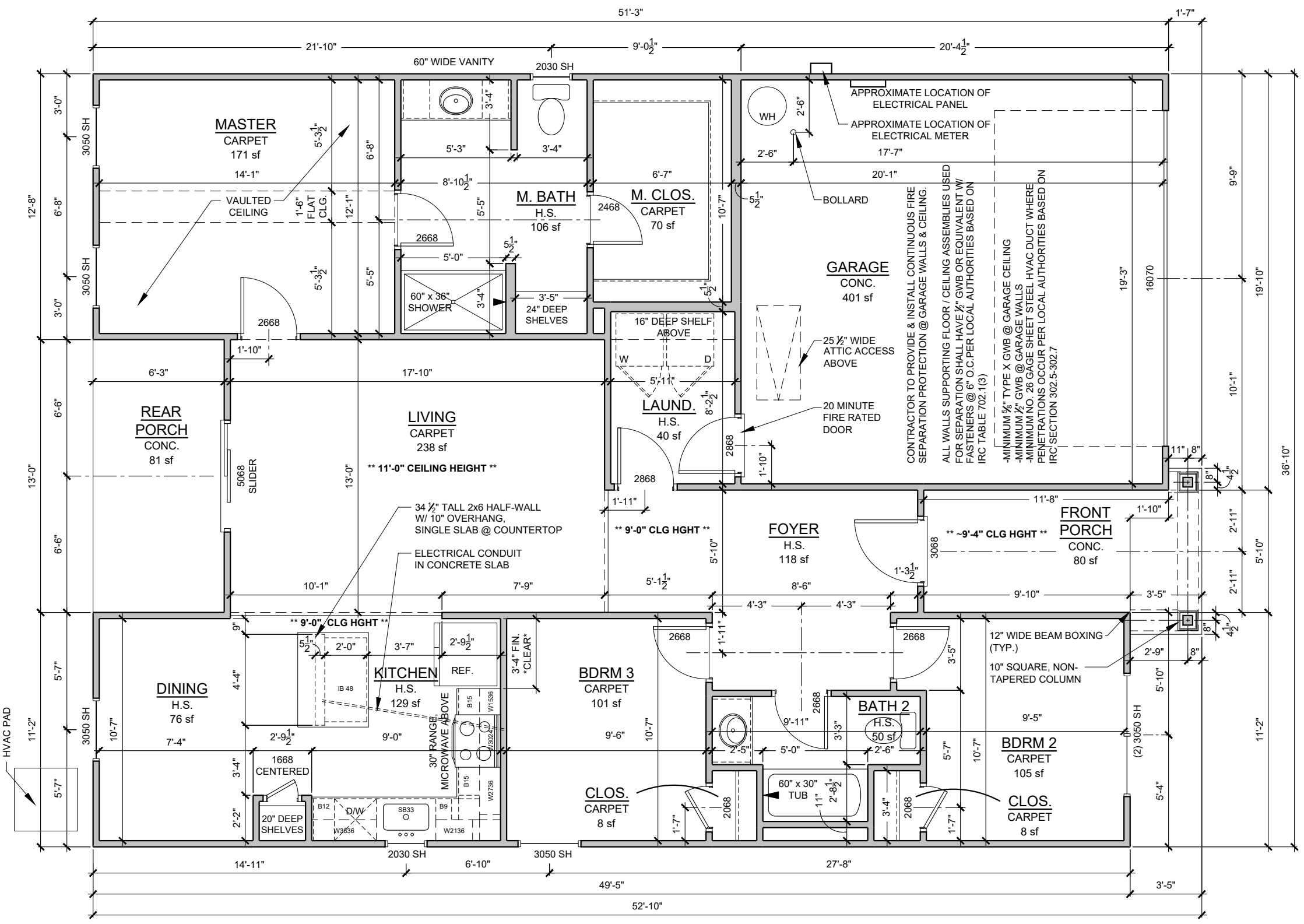
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**FLOOR PLAN**

**A2.0**



**WALL SCHEDULE**

- FRAMED WALLS
- OVERHEAD/BELOW

**STAIR NOTES**

- STAIR FABRICATOR / INSTALLER TO VERIFY THAT STAIRS MEET ALL REQ'D CODES
- ADJUSTMENTS TO STAIR TO BE CONFIRMED W/ ARCHITECT & CONTRACTOR PRIOR TO STAIR CONSTRUCTION

**CEILING HEIGHT NOTES**

- 9' - 1 1/2" CEILING HEIGHTS ON FIRST FLOOR
- MEASURED FROM TOP OF SUBFLOOR / CONCRETE SLAB TO BOTTOM OF FLOOR JOISTS / ROOF TRUSSES

**COLUMN NOTES**

- COLUMNS TO BE: AFCO OR COLUMN OF EQUAL BEARING CAPACITY. (6000 # MINIMUM)
- TOP CONNECTION: (2) #8 - 1/2" x 3" STAINLESS STEEL SCREWS PER SIDE INSERTED INTO BEAM.
- BOTTOM CONNECTION: (3) UBS - #18043 BRACKETS FASTENED WITH (2) 1/4" x 1 1/4" SCREWS INTO COLUMN & (2) 1/4" x 3 3/4" CONCRETE SCREWS THROUGH FASTENER INTO CONCRETE

**ELECTRICAL PANEL/METER**

- MAXIMUM DISTANCE BETWEEN ELECTRICAL PANEL & ELECTRICAL METER (NEC 230.70) TO BE DETERMINED BY LOCAL AUTHORITY.

**DOOR & WINDOW LEGEND**

- 30 68 HEIGHT: 6'-8"
- WIDTH: 3'-0"
- DOORS: P = POCKET
- WINDOWS: SH = SINGLE HUNG, F = FIXED

**DOOR NOTES**

- ATTIC ACCESS DOORS TO INCLUDE WEATHER STRIPPING & INSULATION
- TOP OF INTERIOR CASING @ ADJACENT DOORS & WINDOWS TO ALIGN WHEN HEADER CALL OUTS ARE EQUAL
- DOOR SUPPLIER TO SPECIFY & ORDER TEMPERED GLASS IN DOORS AS REQ'D BY LOCAL CODE.

**WINDOW NOTES**

- ALL WINDOW DIMENSIONS ARE BASED ON M.I. WINDOW ROUGH OPENING CALL OUTS. UNO. FINAL SELECTION OF WINDOW SIZES ARE TO BE VERIFIED IN FIELD.
- WINDOWS TO BE INSTALLED BY CERTIFIED WINDOW INSTALLER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- WINDOW SUPPLIER TO SPECIFY & ORDER TEMPERED GLASS IN WINDOWS AS REQ'D BY LOCAL CODE.
- G.C. AND WINDOW SUPPLIER TO VERIFY THAT EACH BEDROOM TO HAVE A MINIMUM OF ONE WINDOW WHICH MEETS EMERGENCY EGRESS AS REQUIRED BY LOCAL AUTHORITY BASED ON THE IRC. WINDOW SUPPLIER TO ADD EGRESS HARDWARE TO CASEMENT WINDOWS IF NECESSARY.
- TOP OF INTERIOR CASING @ ADJACENT DOORS & WINDOWS TO ALIGN WHEN HEADER CALL OUTS ARE EQUAL

**INSULATION NOTES**

- INSULATION VALUES PER 2018 NCRC CH. 11 ENERGY CONSERVATION CODE
- CLIMATE ZONE 3A TABLE N1102.1.2
- CLIMATE ZONE 4A TABLE N1102.1.2
- CEILING: R-38
- FLOOR: R-19
- WALL: R-15
- SLAB: R-0

**FLOOR PLAN LEGEND**

- SS 5 SHELVES
- 1R 2S 1 ROD, 2 SHELVES
- 2R 2S 2 ROD, 2 SHELVES
- HR HANGING ROD
- CO CASED OPENING
- W D WASHER, DRYER
- D/W DISH WASHER
- FRIG REFRIGERATOR
- LS LAZY SUSAN
- M MIRROR
- ▲ SHOWER HEAD
- ⬆ RAIN HEAD
- (RH) TEMPERED GLASS
- (T)

**FLOOR PLAN NOTES**

- CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTION OF WORK.
- CLEANUP TO OCCUR DAILY.
- G.C. TO VERIFY FINISH GRADE @ HOUSE TO DETERMINE NUMBER OF STEPS.
- MECHANICAL CONTRACTOR TO COORDINATE W/ ARCHITECT LOCATION OF MAIN TRUNK & DISTRIBUTION LINES, REGISTERS (CENTER ALL REGISTERS ON WINDOWS), THERMOSTATS, AIR HANDLER & CONDENSERS.
- CEILING HEIGHTS LISTED ARE DIMENSIONED TO FRAMING (TOP OF SUBFL. / CONC. TO UNDERSIDE OF FRAMING ABOVE)
- CONCRETE SLABS & SETTING BEDS TO ACCOMMODATE FOR ADEQUATE WATER DRAINAGE AT GARAGES AND PORCHES
- ATTIC ACCESS DROP-DOWN STAIRS TO CONFORM WITH LOCAL AUTHORITIES BASED ON IRC (R807.1) MINIMUM NET CLEAR OPENING OF 20" x 30". ALL ATTIC ACCESS STAIRS TO BE WEATHER STRIPPED & SEALED WITH R-VALUES THAT CONFORM WITH LOCAL AUTHORITIES BASED ON IRC (N1102.2.4). GC TO PROVIDE & INSTALL INSULATION DAMS TO RESTRICT TYPICAL ATTIC INSULATION FROM FALLING THROUGH ATTIC ACCESS OPENING. RIGID FOAM BOX COVER TO BE INSTALLED & SEALED AROUND FRAMING OF OPENING, NOT TO IMPEDE OR OBSTRUCT PERFORMANCE OF ADJACENT TYPICAL ATTIC INSULATION.
- HOSE BIBB(S) TO BE LOCATED 24" ABOVE FIRST FLOOR FINISHED FLOOR

**1 FLOOR PLAN**  
 3/16" = 1'-0"

**SQUARE FOOTAGES**

FIRST FLOOR (HTD.)	= 1316 sf
GARAGE	= 401 sf
FRONT PORCH	= 80 sf
REAR PORCH	= 81 sf
<b>TOTAL</b>	<b>= 1878 sf</b>

**ROOF NOTES**

- CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTION OF WORK.
- ALL ROOF PENETRATIONS TO BE PLACED ON REAR SIDE OF MAIN RIDGE OR AS SPECIFIED BY ARCHITECT. PAINT TO MATCH SHINGLE COLOR.
- ATTIC INSULATION TO BE BATT. INSUL. PER CODE, PROVIDE BAFFLES @ PERIMETER TO ALLOW 2" FOR AIRFLOW FROM EAVE VENTS TO RIDGE VENTS.
- ROOF SHEATHING TO BE 1/2" T&G PLYWOOD W/ METAL CLIPS @ ENDS.
- ALL BATHROOM & DRYER VENT PENETRATIONS TO RUN TOWARD REAR OF HOUSE & VENT IN REAR OUTSIDE WALL OR ROOF BEHIND MAIN RIDGE.
- GUTTER & DOWNSPOUT INSTALLER TO PROVIDE ADEQUATE UNITS PER MANUFACTURER SPECIFICATIONS BASED ON ROOF COVERAGE. SUB-CONTACTOR TO VERIFY NUMBER & LOCATION OF DOWNSPOUTS
- ALL SHINGLED ROOFS WITH A PITCH OF 4:12 OR LESS REQUIRE (2) LAYERS OF 30# FELT PAPER PER LOCAL AUTHORITIES BASED ON IRC

**INSULATION NOTES**

INSULATION VALUES PER 2018 NCRC CH. 11 ENERGY CONSERVATION CODE

CLIMATE ZONE 3A	CLIMATE ZONE 4A
TABLE N1102.1.2	TABLE N1102.1.2
CEILING: R-38	CEILING: R-38
FLOOR: R-19	FLOOR: R-19
WALL: R-15	WALL: R-15
SLAB: R-0	SLAB: R-10

**ELEVATION NOTES**

- ALL REPRESENTATIONS OF GRADE LEVELS ARE FOR DRAWING PURPOSES ONLY, AND TO BE VERIFIED IN FIELD.
- ALL EXTERIOR ELEVATION DIMENSIONS ARE FRAMING DIMENSIONS, UNO. G.C. TO FILED VERIFY DIMENSIONS LOCATED AT SLOPED FRAMING AND / OR CONCRETE SLABS & PADS
- ALL TRUSS PROFILE DIMENSIONS TO BE VERIFIED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER TO NOTIFY ARCHITECT IF TRUSS PROFILES / DIMENSIONS CHANGE.
- ALL BUILDINGS CONSTRUCTED WITH LESS THAN A 10' FIRE SEPARATION DISTANCE BETWEEN SHALL COMPLY WITH LOCAL AUTHORITIES BASED ON IRC (R302.1.1):  
*IN CONSTRUCTION USING VINYL OR ALUMINUM SOFFIT MATERIAL, THE FOLLOWING APPLICATION SHALL APPLY. SOFFIT ASSEMBLIES MUST BE SECURELY ATTACHED TO FRAMING MEMBERS AND APPLIED OVER FIRE-RETARDANT-TREATED WOOD, 23/32-INCH WOOD SHEATHING OR 5/8-INCH EXTERIOR GRADE OR MOISTURE RESISTANT GYPSUM BOARD. VENTING REQUIREMENTS SHALL BE PROVIDED IN BOTH SOFFIT AND UNDERLAYMENT. VENTS SHALL BE EITHER NOMINAL 2-INCH CONTINUOUS OR EQUIVALENT INTERMITTENT AND SHALL NOT EXCEED THE MINIMUM NET FREE AIR REQUIREMENTS ESTABLISHED IN SECTION R806.2 BY MORE THAN 50 PERCENT. TOWNHOME CONSTRUCTION SHALL MEET ADDITIONAL REQUIREMENTS OF SECTIONS R302.2.5 AND R302.2.6.*

**CEILING HEIGHT NOTES**

9' - 1 1/2" CEILING HEIGHTS ON FIRST FLOOR

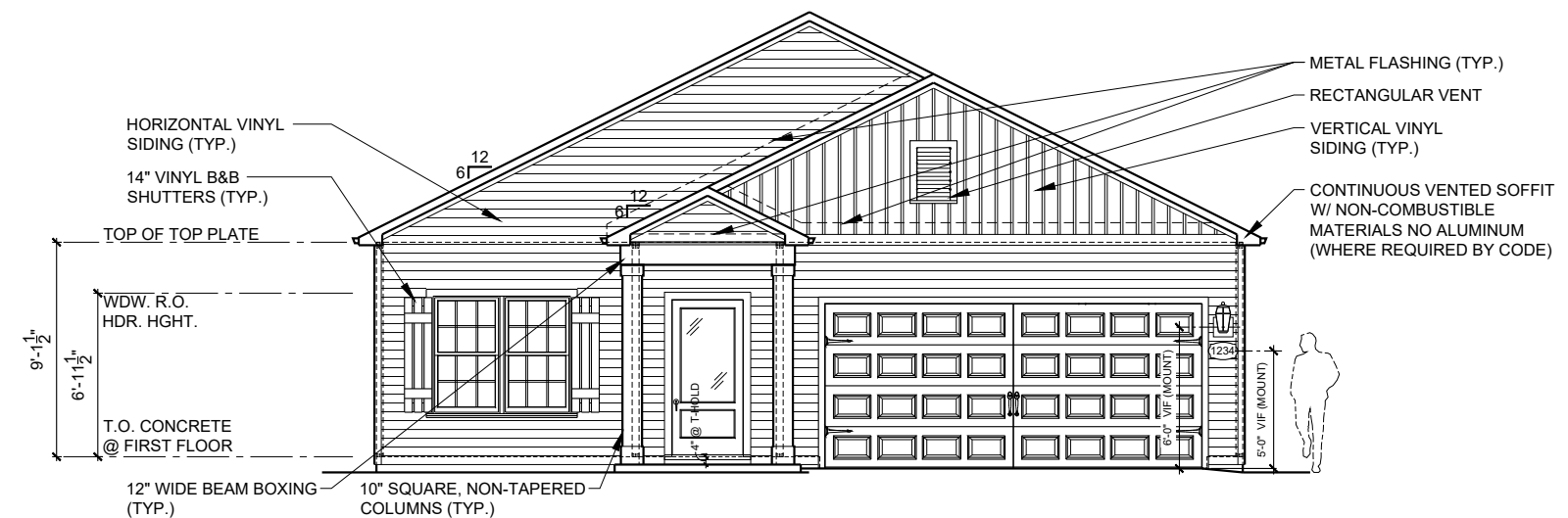
MEASURED FROM TOP OF SUBFLOOR / CONCRETE SLAB TO BOTTOM OF FLOOR JOISTS / ROOF TRUSSES

**COLUMN NOTES**

COLUMNS TO BE: AFCC OR COLUMN OF EQUAL BEARING CAPACITY. (6000 # MINIMUM)  
TOP CONNECTION: (2) #8 - 1/4" x 3" STAINLESS STEEL SCREWS PER SIDE INSERTED INTO BEAM.  
BOTTOM CONNECTION: (3) UBS - #18043 BRACKETS FASTENED WITH (2) 1/4" x 1 1/4" SCREWS INTO COLUMN & (2) 1/4" x 3 3/4" CONCRETE SCREWS THROUGH FASTENER INTO CONCRETE



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1 FRONT ELEVATION  
1/8" = 1'-0"

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5 JANUARY 2024

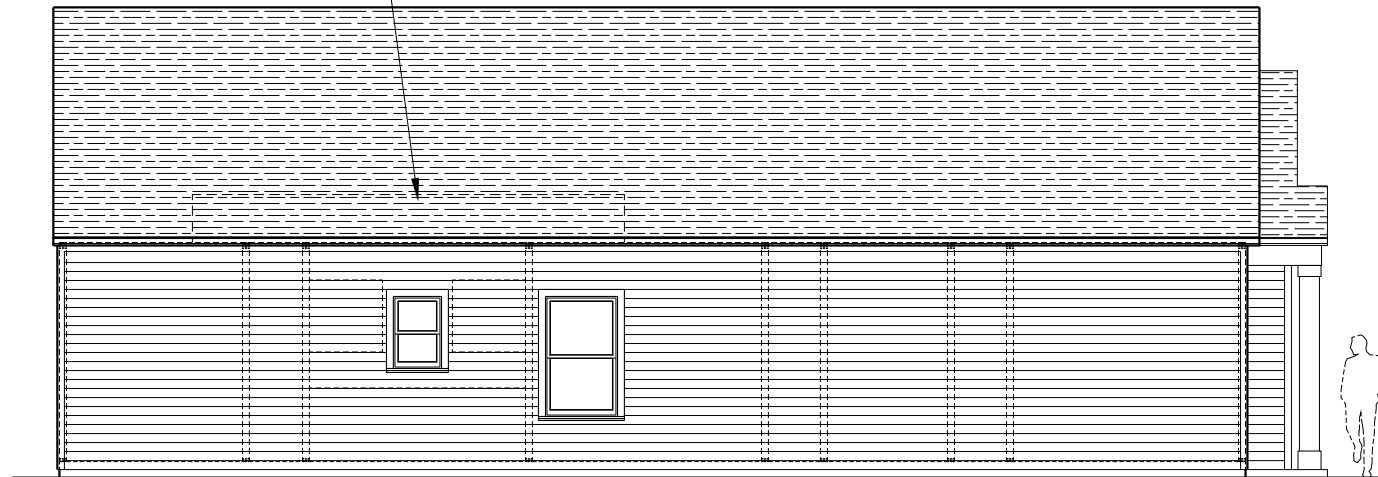
ELEVATIONS

A3.0



11' CLG. @ LIVING ROOM (BEYOND),  
COORDINATE W/ TRUSS  
MANUFACTURER / PROFILES

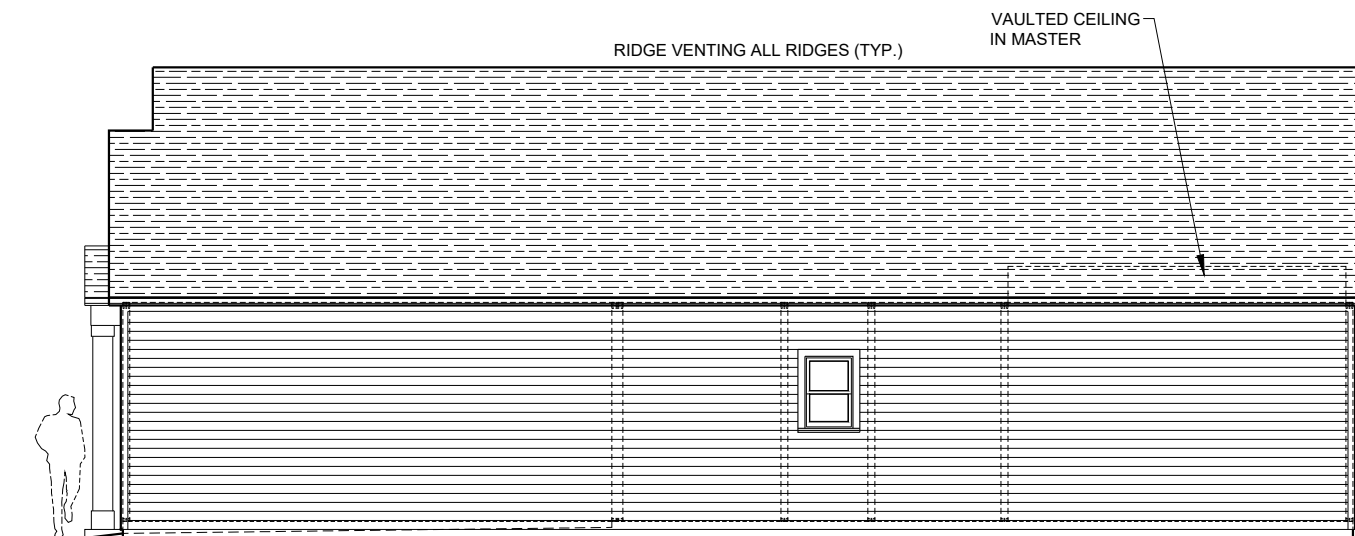
RIDGE VENTING ALL RIDGES (TYP.)



**3 LEFT SIDE ELEVATION**  
1/8" = 1'-0"

RIDGE VENTING ALL RIDGES (TYP.)

VAULTED CEILING  
IN MASTER

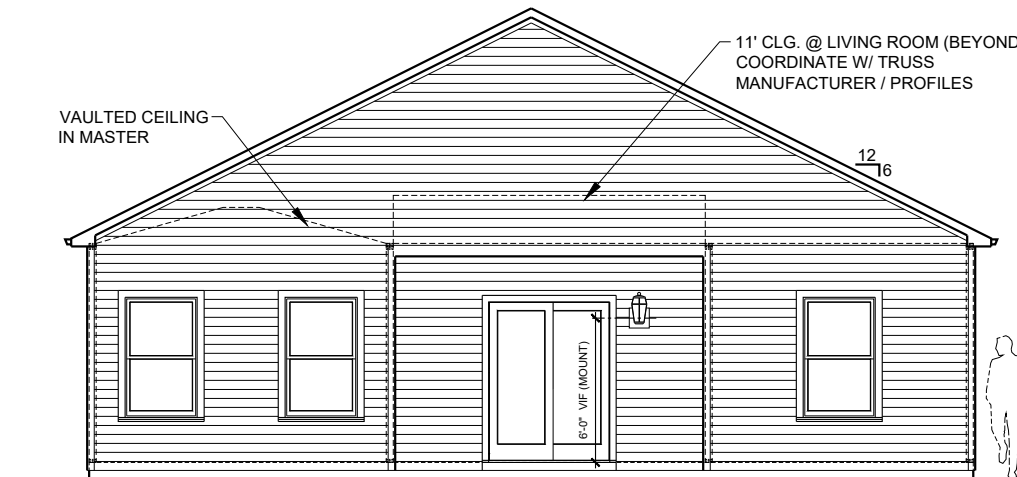


**2 RIGHT SIDE ELEVATION**  
1/8" = 1'-0"

VAULTED CEILING  
IN MASTER

11' CLG. @ LIVING ROOM (BEYOND),  
COORDINATE W/ TRUSS  
MANUFACTURER / PROFILES

12/16



**1 REAR ELEVATION**  
1/8" = 1'-0"

**THE BLANCO**  
NORTH CAROLINA

CH-9

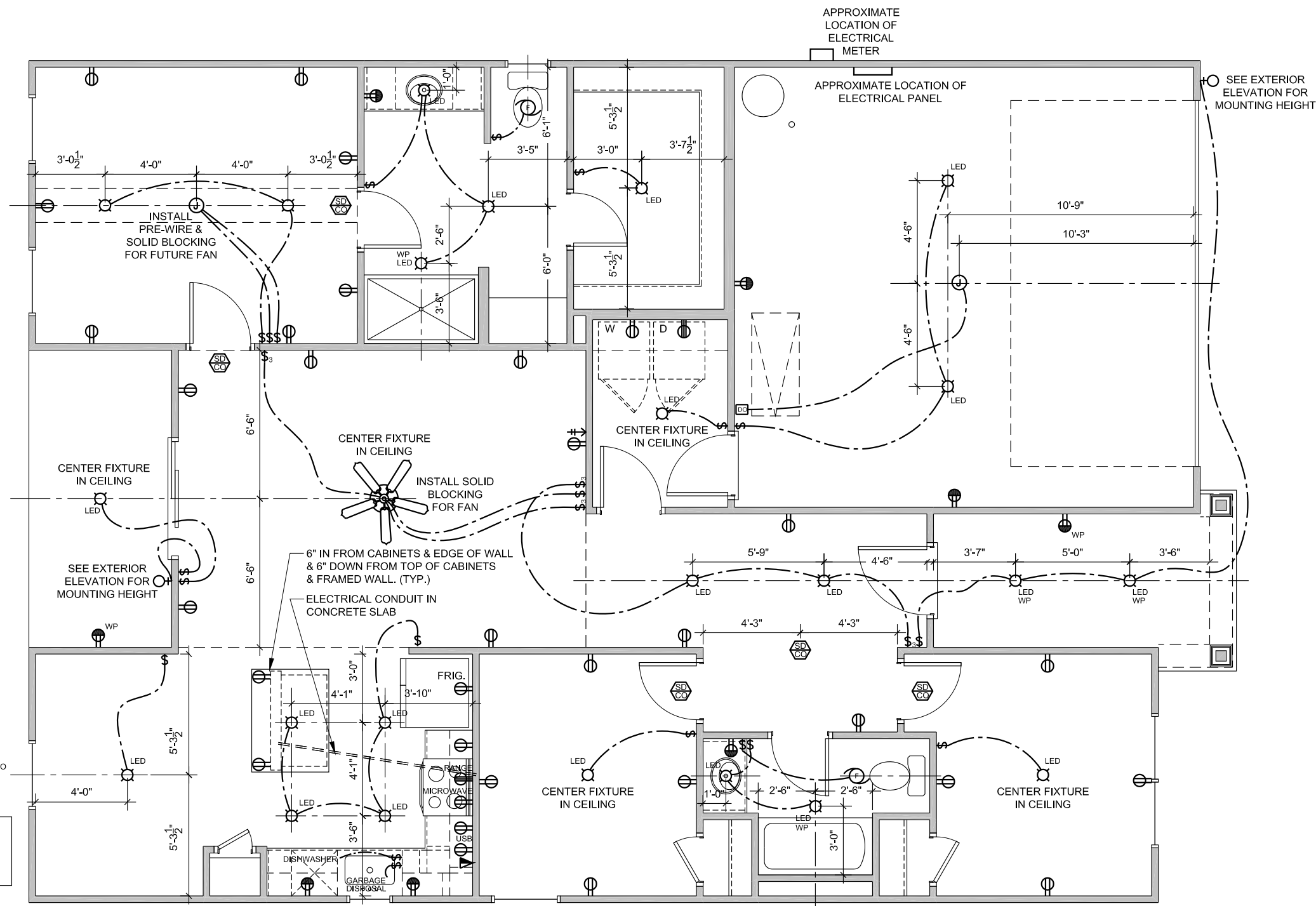
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**ELEVATIONS**

**A3.1**



**ELECTRICAL LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>120 OUTLET, 18" A.F.F. TO CENTER OR 12" ABOVE COUNTERTOPS</li> <li>G.F.I. 120 OUTLET, 18" A.F.F. TO CENTER OR 12" ABOVE COUNTERTOPS</li> <li>WEATHER PROOF GF1 120 OUTLET</li> <li>240 OUTLET, COORDINATE EXACT LOCATION WITH EQUIPMENT SPECIFICATIONS</li> <li>1/2 SWITCHED 120 OUTLET, 18" A.F.F. TO CENTER OR 12" ABOVE COUNTERTOPS</li> <li>120 QUADRAPLEX OUTLET, 18" A.F.F. TO CENTER</li> <li>USB OUTLET, 18" A.F.F. TO CENTER OR 12" ABOVE COUNTERTOPS</li> <li>FLOOR 120 OUTLET (FLUSH) (TBD IN FIELD W/ OWNER)</li> <li>JUNCTION BOX</li> <li>CEILING LIGHT FIXTURE (LED)</li> <li>WALL LIGHT FIXTURE</li> <li>4" RECESSED LIGHT FIXTURE</li> <li>4" RECESSED DAMP LOCATION LIGHT FIXTURE</li> <li>4" RECESSED EYEBALL FIXTURE</li> <li>FAN/LIGHT RECESSED FIXTURE</li> <li>FAN/LIGHT RECESSED DAMP LOCATION FIXTURE</li> <li>CEILING FAN (*PROVIDE BLOCKING)</li> <li>FLOOD LIGHT</li> <li>THERMOSTAT</li> <li>EXHAUST FAN</li> </ul> | <ul style="list-style-type: none"> <li>SMOKE/CARBON MONOXIDE DETECTOR</li> <li>DOOR BELL</li> <li>DOOR BELL CHIME</li> <li>DOOR BELL TRANSFORMER</li> <li>WALL SWITCH, 48" A.F.F. TO CENTER</li> <li>DIMMER SWITCH, 48" A.F.F. TO CENTER</li> <li>3 WAY SWITCH, 48" A.F.F. TO CENTER</li> <li>4 WAY SWITCH, 48" A.F.F. TO CENTER</li> <li>3 WAY STACKED SWITCH</li> <li>PHONE, 18" A.F.F. TO CENTER, 'W' INDICATES WALL MOUNTED @ 48" A.F.F.</li> <li>DATA, 18" A.F.F. TO CENTER, 'W' INDICATES WALL MOUNTED @ 48" A.F.F.</li> <li>CABLE</li> <li>FLUORESCENT LIGHT FIXTURE</li> <li>ZENON UNDER CABINET LIGHT TO BE MTD. TO BOTTOM OF WALL CAB. NEAR FRONT EDGE</li> <li>PLUG MOLD TO BE MTD. TO BOTTOM OF WALL CAB. NEAR WALL</li> <li>LED TAPE LIGHT</li> <li>DOOR OPENER</li> <li>EP ELECTRICAL PANEL</li> <li>EM ELECTRICAL METER</li> <li>TWH TANKLESS WATER HEATER</li> <li>HB HOSE BIBB</li> <li>G GAS CONNECTION</li> <li>GSO GAS SHUT-OFF</li> </ul> |
|---|--|

**ELECTRICAL NOTES**

- LIGHT FIXTURES IN CLOSETS TO COMPLY WITH SECTION 410.8 OF THE LATEST VERSION OF THE NEC HANDBOOK
- SMOKE/CARBON MONOXIDE DETECTORS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. QUANTITY AND LOCATION OF CARBON MONOXIDE DETECTORS TO BE DETERMINED BY LOCAL AUTHORITY.
- LIGHT SWITCHES & OUTLETS LOCATED AT COUNTERTOP SIDEWALLS ARE TO BE A MAXIMUM OF 18" FROM CENTERLINE OF SWITCH/OUTLET TO COUNTERTOP REAR WALL

**ELECTRICAL PANEL / METER**

- MAXIMUM DISTANCE BETWEEN ELECTRICAL PANEL & ELECTRICAL METER (NEC 230.70) TO BE DETERMINED BY LOCAL AUTHORITY.

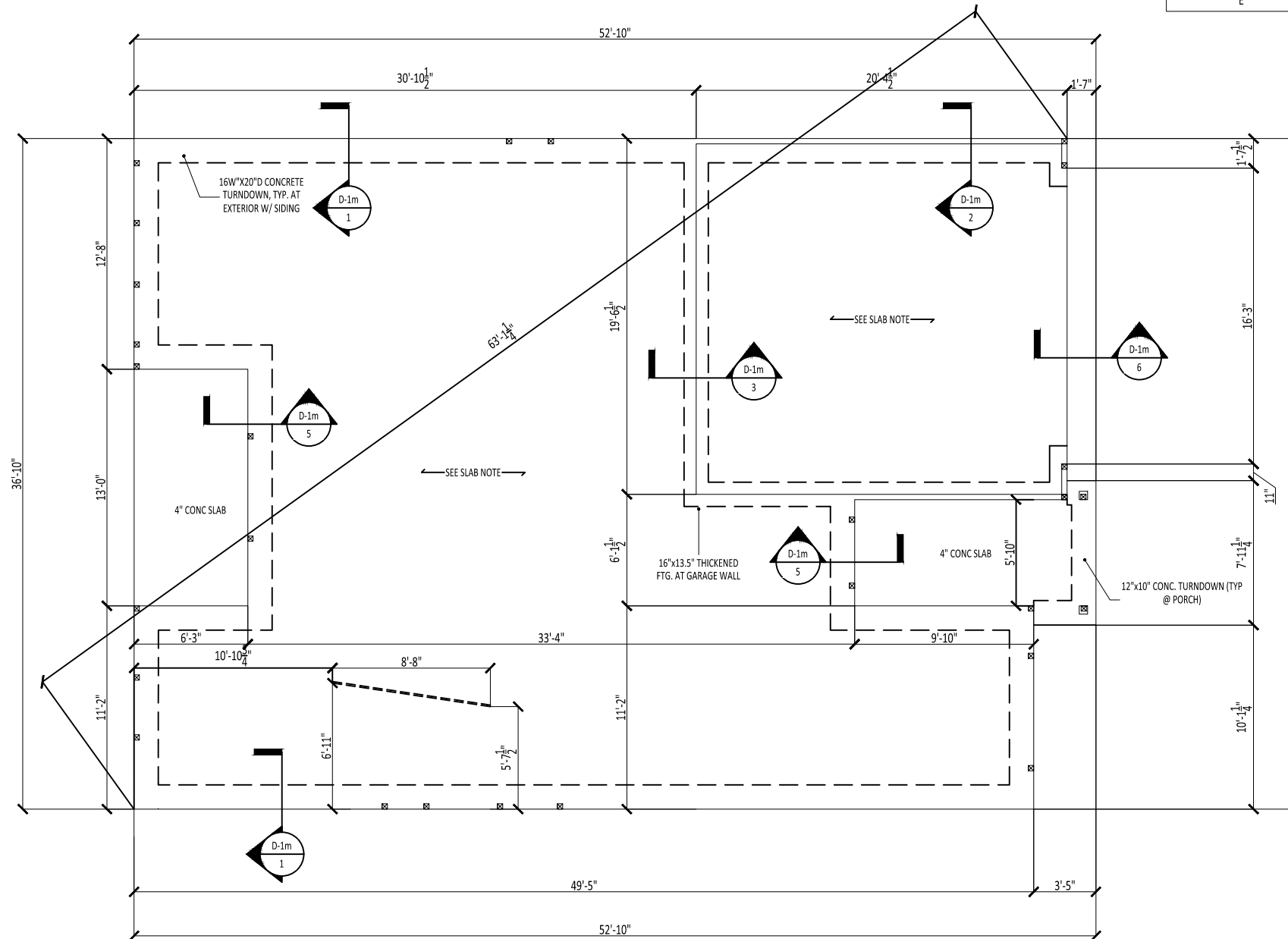


MONOSLAB FOUNDATION NOTES:

- DISCLAIMER: ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS.
  - THE FOUNDATION HAS BEEN DESIGNED WITH AN ASSUMED 2000 PSF MINIMUM ALLOWABLE SOIL BEARING CAPACITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. CONTACT QC IF DESIRED BEARING CAPACITY IS NOT ACHIEVED.
  - ALL POURED CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. PLACE CONCRETE IN ACCORDANCE WITH ACI STANDARD 318.
  - THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION, AS SPECIFIED BY THE LOCAL MUNICIPALITY, HOWEVER, THE BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 12" BELOW GRADE.
  - MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS IS 4". FOR GREATER THAN 4", REFER TO SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, OR CONTACT QC FOR ADDITIONAL ENGINEERING.
  - PERIMETER INSULATION IS TO BE INSTALLED PER THE 2018 NCRC AND PER LOCAL MUNICIPALITY.
  - WOOD SILL PLATES AT LOAD BEARING AND BRACED WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER BOLTS SPACED AT A MAXIMUM OF 6' O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE AND SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE PLATE. BOLTS TO BE LOCATED NOT MORE THAN 12" FROM ANY CORNERS OR BREAKS WITHIN THE SILL PLATE.
  - ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.
  - DIMENSIONS SHOWN ON FOUNDATION DRAWINGS ARE TO EDGE OF FRAMING AND NOT TO EDGE OF BRICK VENEER.
  - WITH CLASS 1 SOILS (TABLE R405.1), A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED.
  - ALL GRADING AND FOUNDATION WORK MUST BE OBSERVED AND APPROVED PRIOR TO PLACEMENT OF CONCRETE.
  - CONCRETE SLABS SHALL BE 4" THICK AND CONSTRUCTED OUT OF 3000 PSI MIN. COMPRESSIVE STRENGTH WITH 6"x6" W1.4xW1.4 WELDED WIRE FABRIC OR FIBERMESH CONCRETE OVER 10 MIL THICK VAPOR BARRIER ON 95% COMPACTED FILL, VERIFIED BY EITHER ENGINEER OR CODE OFFICIAL.
  - CONCRETE CURBS THAT ARE USED TO SUPPORT PORTAL FRAME WALLS SHALL BE A MINIMUM OF 8" WIDE
- ABBREVIATIONS:
- |                       |                              |
|-----------------------|------------------------------|
| DJ = DOUBLE JOIST     | SI = SINGLE JOIST            |
| GT = GIRDER TRUSS     | FT = FLOOR TRUSS             |
| SC = STUD COLUMN      | DR = DOUBLE RAFTER           |
| EE = EACH END         | TR = TRIPLE RAFTER           |
| TJ = TRIPLE JOIST     | OC = ON CENTER               |
| CL = CENTERLINE       | PLFA = POINT LOAD FROM ABOVE |
| COL = COLUMN          | NTS = NOT TO SCALE           |
| PT = PRESSURE TREATED | UNO = UNLESS NOTED OTHERWISE |
| J = JACK STUD         | K = KING STUD                |
| CONT = CONTINUOUS     | MANUF = MANUFACTURER         |

ANCHORAGE SCHEDULE		
ANCHOR	MIN. SPACING	MIN. CONC. EMBEDMENT
1/2" DIA. A307 BOLTS W/ 90 DEGREE BEND	6'-0"	7"
SIMPSON MASA MUDSILL ANCHOR	6'-0"	4"
1/2" DIAMETER THREADED ROD W/ SET-XP EPOXY	6'-0"	7"
1/2" DIAMETER SIMPSON TITEN CONCRETE SCREWS	6'-0"	4-1/4"

FOOTING SCHEDULE		
LABEL	SIZE	REBAR
A	24"x24"x10"	N/A
B	30"x30"x10"	N/A
C	36"x36"x12"	#4 @ 8" O.C. EA WAY
D	42"x42"x12"	#4 @ 8" O.C. EA WAY
E	48"x48"x12"	#5 @ 8" O.C. EA WAY



CLIENT:  
LGI Homes

SHEET NAME:  
**MONOLITHIC SLAB  
FOUNDATION**

CLIENT:  
LGI Homes

PLAN NAME:  
BLANCO - RH VERSION

NEIGHBORHOOD:  
TBD

LOT AND ADDRESS:  
LOT #  
TBD

PROJECT NUMBER:  
LGI240008

DRAWN BY:  
CTB

DATE:  
1/22/2024

SCALE:  
1/4"=1'-0" ON 22"x34"  
1/8"=1'-0" ON 11"x17"

PAGE:

**F-1.1m**

**FRAMING NOTES:**

- REFER TO COVER PAGE FOR ADDITIONAL NOTES
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS.
- THE EOR SHALL REVIEW EWP AND TRUSS LAYOUTS FOR ACCURACY PRIOR TO CONSTRUCTION.
- SOLID BLOCKING IS TO BE INSTALLED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO THE NEAREST STRUCTURAL ELEMENT. BLOCKING SHALL BE EQUAL TO OR GREATER THAN THE SUPPORT ABOVE.
- BUILT-UP WOOD COLUMNS CONSISTING OF MULTIPLE STUDS SHALL HAVE EACH LAMINATION NAILED WITH 16D NAILS SPACED AT 9" O.C. FOR BUILT-UP COLUMNS CONSISTING OF (4) PLIES OR MORE. SECURE PLIES TOGETHER WITH HORIZONTAL SIMPSON CS-16 COIL STRAPS LOCATED AT QUARTER POINTS.
- CONTRACTOR SHALL ENSURE THAT ALL BEAMS, HEADERS, AND STRUCTURAL COMPONENTS ARE FULLY BEARING ON THE SUPPORTING MEMBERS. ANY GAPS IN THE FRAMING SHALL BE SHIMMED APPROPRIATELY WITH EITHER METAL SHIMS OF WOOD SHIMS AS NECESSARY.
- HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. ANY HEADERS INSTALLED THAT ARE GREATER IN SIZE ARE AN ADEQUATE REPLACEMENT PROVIDED THE MATERIAL IS OF THE SAME OR GREATER STRUCTURAL PROPERTIES.
- WHERE TOP PLATE HAS BEEN CUT TO ACCOMMODATE FLUSH HEADERS/BEAMS, INSTALL A MINIMUM 16" LONG HORIZONTAL CS-16 STRAP EXTENDING 12" PAST THE BREAK ON EACH SIDE. UNLESS OTHERWISE NOTED, FOUR-PLY LVL BEAMS SHALL HAVE PLYS FASTENED TOGETHER WITH TWO (2) ROWS OF 1/2" DIAMETER BOLTS SPACED AT 16" O.C. THE BOLTS SHALL BE LOCATED A MINIMUM OF 2-1/2" AND A MAXIMUM OF 3-1/2" FROM THE TOP AND BOTTOM OF THE BEAM.
- ALL LOAD BEARING WALLS TO BE 2X4 U.N.O.
- ABBREVIATIONS:
 

DJ = DOUBLE JOIST	SI = SINGLE JOIST
GT = GIRDER TRUSS	FT = FLOOR TRUSS
SC = STUD COLUMN	DR = DOUBLE RAFTER
EE = EACH END	TR = TRIPLE RAFTER
TJ = TRIPLE JOIST	OC = ON CENTER
CL = CENTERLINE	PLFA = POINT LOAD FROM ABOVE
COL = COLUMN	NTS = NOT TO SCALE
PT = PRESSURE TREATED	UNO = UNLESS NOTED OTHERWISE
J = JACK STUD	K = KING STUD
CONT = CONTINUOUS	MANUF = MANUFACTURER

**LEGEND:**

- # OF JACK STUDS
- STUD COLUMN
- POINT LOAD FROM ABOVE
- LOAD BEARING WALL
- NON LOAD BEARING WALL

**HEADER SCHEDULE:**

LABEL	SIZE
A	2x6 W/ (1) JACK STUD E.E.*
B	2x8 W/ (2) JACK STUDS E.E.*
C	2x10 W/ (2) JACK STUDS E.E.*
D	2x12 W/ (2) JACK STUDS E.E.*
E	9-1/4" LVL W/ (3) JACK STUDS E.E.*
F	11-7/8" LVL W/ (3) JACK STUDS E.E.*

\*THE AMOUNT OF PLYS FOR THE HEADER IS DETERMINED BY THE WIDTH OF THE WALL (2X4 WALL=2 PLYS, 2X6 WALL=3 PLYS, ETC.). AMOUNT OF JACK STUDS SHOWN ON PLAN TAKE PRECEDENCE OVER TABLE.

**KING STUD SCHEDULE:**

HEADER SPAN	MINIMUM KING STUDS E.E.
3'-0" OR LESS	(1)
3'-0" TO 6'-0"	(2)
6'-0" TO 9'-0"	(3)
9'-0" TO 12'-0"	(4)
12'-0" TO 16'-0"	(6)

**WALL STUD NOTES:**

- ALL STRUCTURAL LOAD BEARING WALLS SHALL BE CONSTRUCTED OUT OF 2X4 OR 2X6 STUDS AT 16" O.C. U.N.O. FOR UP TO 10' WALLS
- ALL NON LOAD BEARING WALLS SHALL BE CONSTRUCTED OUT OF 2X4 OR 2X6 STUDS AT 24" O.C. U.N.O. FOR UP TO 10' WALLS
- BALLOON FRAMED WALLS SHALL BE CONSTRUCTED WITH 2X4 STUDS AT 12" O.C. OR 2X6 STUDS AT 16" O.C. WITH CROSS BRACING AT 6'-0" O.C. VERTICALLY OR ACCORDING TO THE CHART BELOW:

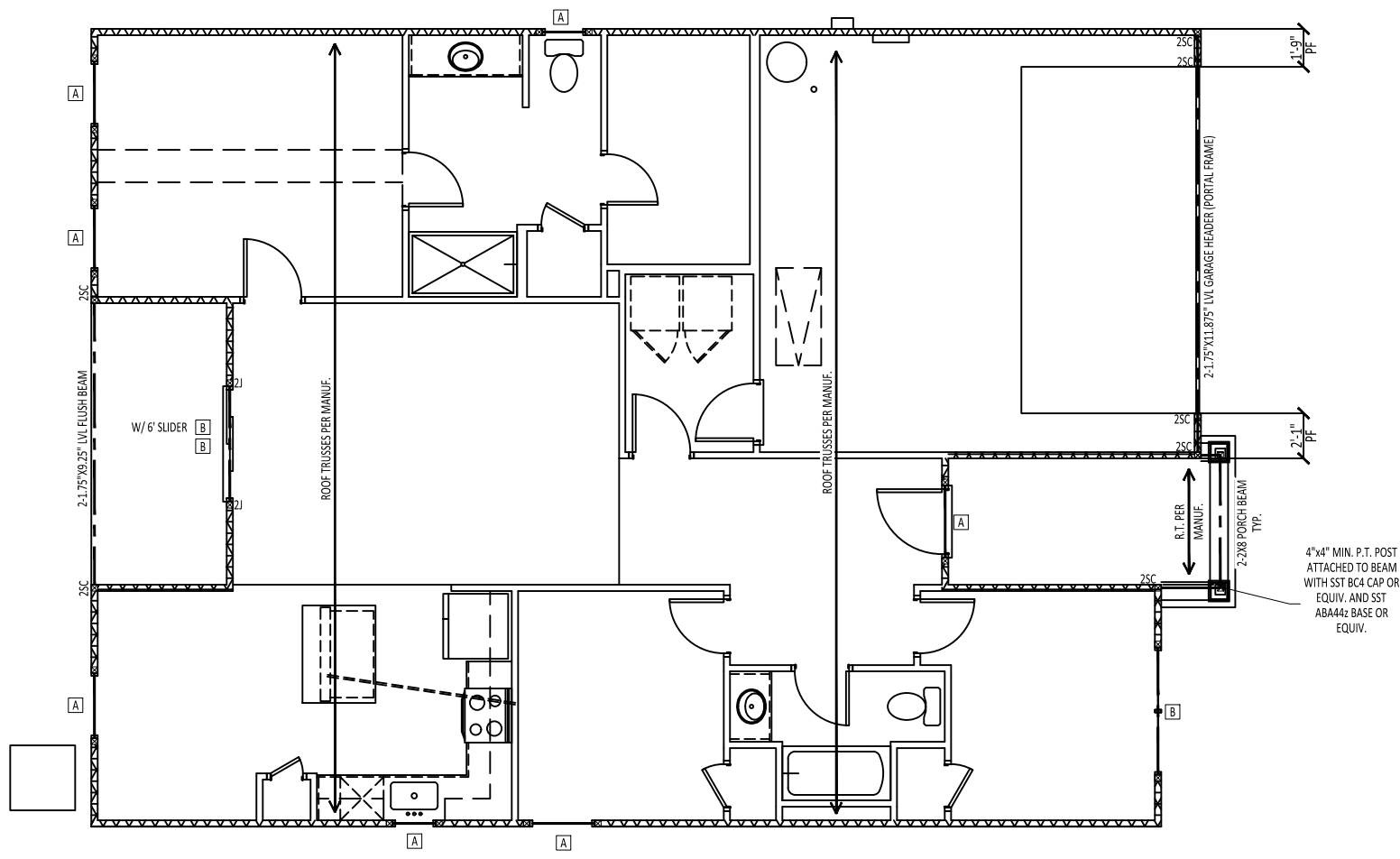
HEIGHT (PLATE TO PLATE)	STUD SIZE	SPACING
12'-0"	2X4	12" O.C.
15'-0"	2X6	16" O.C.
17'-0"	(2) 2X4/2X6	12" O.C./12" O.C.
21'-0"	(2) 2X6/2X8	16" O.C./12" O.C.
25'-0"	(2) 2X6	12" O.C.

**BRICK LINTEL SCHEDULE:**

SPAN	HEIGHT OF BRICK	LINTEL
3'-0" OR LESS	20" MAX	L3"x3"x1/4"
3'-0" TO 6'-0"	6" MAX	L3"x3"x1/4"
	12" MAX	L4"x3"x1/4"
	20" MAX	L5"x3-1/2"x5/16"
6'-0" TO 12'-0"	6" MAX	L5"x3-1/2"x5/16"
	12" MAX	L6x3-1/2"x5/16"
12'-0" TO 16'-0"	12" MAX	L8"x4"x1/2"

- ATTACH ALL LINTELS TO THE SUPPORTING HEADER WITH (2) ROWS OF MINIMUM 3.5" LONG 1/2" DIAMETER LAG SCREWS AT 16" O.C.
- ENDS OF LINTEL SHALL BEAR AT LEAST 3.5" IN THE ADJACENT BRICK

NOTE: WALL BRACING HAS BEEN ANALYZED USING CS-WSP PER SECTION R602.10 OF THE 2018 NRC. MIXED METHODS PER TABLE R602.10.1 ARE DESIGNATED ON THE PLAN.



**TYPICAL HANGERS FOR JOIST & BEAMS**

MEMBERS	HANGER	USP
2x8	LUS28	JUS28
2x10	LUS10	JUS10
2x12	LUS12	JUS12
2x8	HUS28-2	JUS28-2
2x10	HUS10-2	JUS10-2
2x12	HUS12-2	JUS12-2
3x8	LUS3-3	JUS3-3
3x10	LUS10-3	JUS10-3
3x12	HU212-3 MIN.	JUS212-3 MIN.
2-1/2"x9 5/8" LVL	HGU5410	THD410
2-1/2"x9 5/8" LVL	HGU5410	THD410
2-1/2"x11 1/2" LVL	HGU5412	THD412
2-1/2"x11 1/2" LVL	HGU5412	THD412
2-1/2"x14" LVL	HGU5414	THD414
2-1/2"x14" LVL	HGU5414	THD414
2-1/2"x18" LVL	HGU5414	THD414
2-1/2"x18" LVL	HGU5414	THD414
3-1/2"x9 5/8" LVL	HGU55.50/10	THD510
3-1/2"x9 5/8" LVL	HGU55.50/10	THD510
3-1/2"x11 1/2" LVL	HGU55.50/12	THD512
3-1/2"x11 1/2" LVL	HGU55.50/12	THD512
3-1/2"x14" LVL	HGU55.50/14	THD514
3-1/2"x14" LVL	HGU55.50/14	THD514
3-1/2"x18" LVL	HGU55.50/14	THD514
3-1/2"x18" LVL	HGU55.50/14	THD514
4-1/2"x9 5/8" LVL	HGU57.25/10	THD710
4-1/2"x9 5/8" LVL	HGU57.25/10	THD710
4-1/2"x11 1/2" LVL	HGU57.25/12	THD712
4-1/2"x11 1/2" LVL	HGU57.25/12	THD712
4-1/2"x14" LVL	HGU57.25/14	THD714
4-1/2"x14" LVL	HGU57.25/14	THD714
4-1/2"x18" LVL	HGU57.25/14	THD714
4-1/2"x18" LVL	HGU57.25/14	THD714

NOTE: ALL HANGERS BY SIMPSON STRONG-TIE CO., INC. (BRAND - NAME EQUIVALENTS ACCEPTABLE)

**TRUSS UPLIFT CONNECTOR SCHEDULE**

MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
600 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H2.5A	CS16 (END = 11")	DTT2Z
1450 LBS	HTS20	CS16 (END = 11")	DTT2Z
2000 LBS	(2) MTS20	(2) CS16 (END = 11")	DTT2Z
2900 LBS	(2) HTS20	(2) CS16 (END = 11")	HTT4
3685 LBS	LG73-SDS2.5	MSTCS2	HTT4

- ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
- UPLIFT VALUES LISTED ARE FOR SPF #2 GRADE MEMBERS.
- REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE.
- CONTACT QC FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

**WALL BRACING LEGEND:**

- ATTACH (2) 2X4 STUD COLUMN TO FOUNDATION WITH SST LTP2 HOLD DOWN, OR EQUIVALENT HARDWARE.
- BRACED WALL

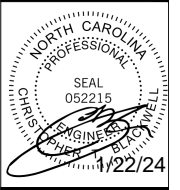
**WALL BRACING NOTES:**

- REFER TO COVER PAGE FOR ADDITIONAL NOTES.
- BRACING DESIGN CONFORMS TO THE 2018 NRC AND ALL LOCAL AMENDMENTS FOR A MAXIMUM WIND SPEED OF 130 MPH AND SEISMIC ZONES A-C
- WALL BRACING HAS BEEN ANALYZED PER SECTION R602.10 OF THE 2018 NRC. CS-WSP IS THE COMMON BRACING METHOD USED, WHERE APPLICABLE. MIXED METHODS, OTHER THAN CS-WSP, SHOWN WITHIN TABLE R602.10.1 ARE DESIGNATED ON THE PLAN.
- ALL BRACING COMPONENTS SHALL COMPLY TO SECTION R602.10.1 OF THE 2018 NRC.
- MINIMUM PANEL LENGTH SHALL BE 24" OR THE MINIMUM AS STATED IN R602.10.1 OF THE 2018 NRC.
- BRACED WALL PANELS SHALL BE WITHIN 12'-0" FROM THE ENDS OF A BRACED WALL LINE AND SPACED NO GREATER THAN 21'.
- INTERIOR OF EXTERIOR BRACED WALLS SHALL BE SHEATHED CONTINUOUSLY WITH 1/2" THICK GYPSUM, U.N.O.
- HOLD DOWNS SHALL BE INSTALLED FOR BRACED WALL END CONDITIONS PER SECTION R602.10.4 AND FIGURE R602.10.3(3) OF THE 2018 NRC.
- REFER TO THE CHART BELOW FOR BRACED WALL METHODS AND CONNECTIONS.

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL (CS-WSP)	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS AT 6" O.C. ON EDGE AND 12" O.C. ON FIELD
GYPSUM BOARD (GB)	GYPSUM BOARD	1/2"	5d COOLER NAILS AT 7" O.C. ON EDGE AND FIELD
WOOD STRUCTURAL PANEL (WSP)	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS AT 6" O.C. ON EDGE AND 12" O.C. ON FIELD
PORTAL FRAME (PF)	WOOD STRUCTURAL PANEL	7/16"	SEE DETAIL 1/D-1f

**TRUSSED ROOF FRAMING NOTES:**

- REFER TO COVER PAGE FOR ADDITIONAL WOOD FRAMING NOTES
- ALL ROOF TRUSSES SHALL BE ATTACHED TO WALL PLATES WITH MINIMUM (1) SIMPSON H2.5A OR PER MANUFACTURER'S INSTRUCTIONS OR PER SECTION R802.11 OF THE 2018 NRC, WHICHEVER IS GREATER.
- ROOF TRUSSES ARE TO BE INSTALLED PER SECTION R802.10 IN THE 2018 NRC
- ROOF TRUSSES SHALL BE BRACED PER THE MANUFACTURER'S INSTRUCTIONS AND PER THE SBGA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- DO NOT CUT OR ALTER ROOF TRUSSES.
- ROOF TRUSS MANUFACTURER SHALL VERIFY AND DESIGN FOR POSITION OF PULL DOWN STAIRS AND ATTIC PLATFORM.
- WHERE TRUSS HEELS EXCEED 9-1/4" AND ARE LOCATED OVER BRACED WALL PANELS AS SHOWN ON THE PLANS, BLOCKING SHALL BE INSTALLED PER SECTION R602.10.5 OF THE 2018 NRC.



CLIENT: LGI Homes

SHEET NAME:  
**FIRST FLOOR FRAMING PLAN**

CLIENT: LGI Homes

PLAN NAME: BLANCO - RH VERSION

NEIGHBORHOOD: TBD

LOT AND ADDRESS: LOT # TBD

PROJECT NUMBER: LGI240008

DRAWN BY: CTB

DATE: 1/22/2024

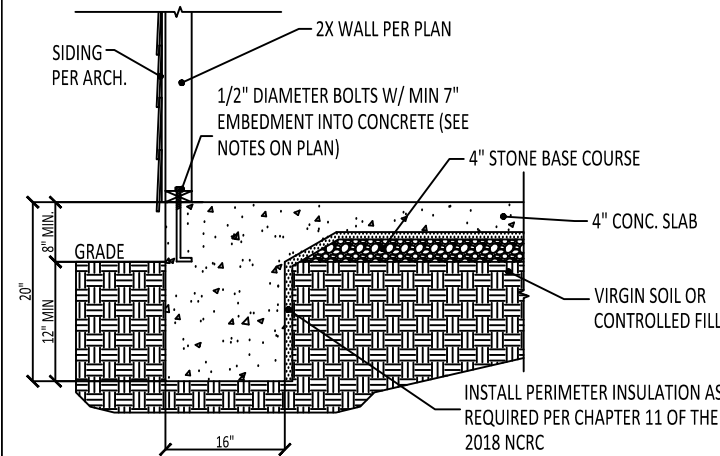
SCALE: 1/4"=1'-0" ON 22"x34" 1/8"=1'-0" ON 11"x17"

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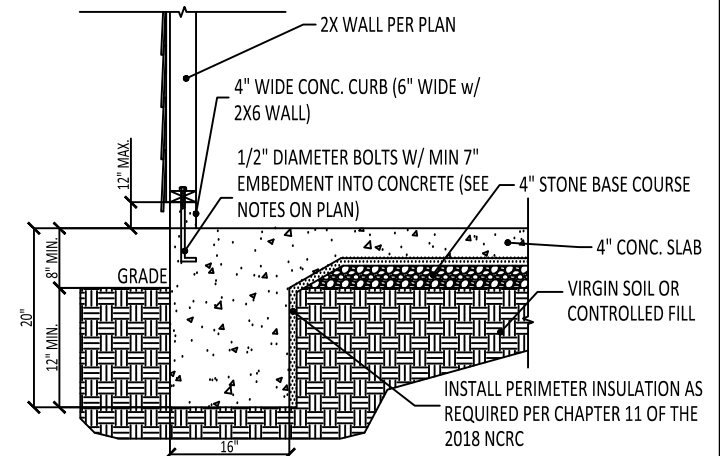




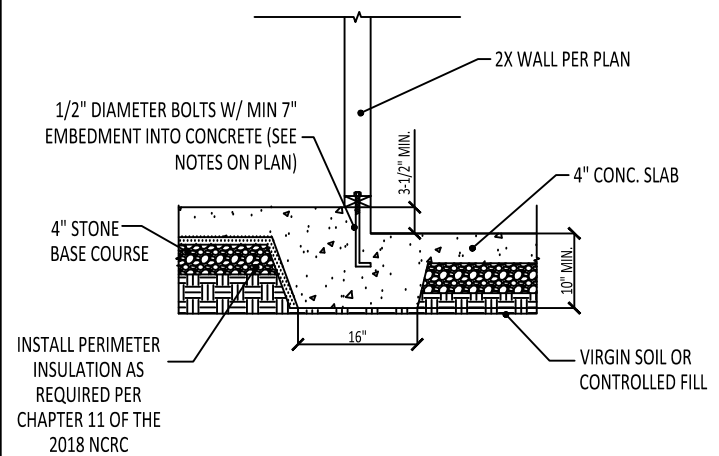
**STANDARD DETAILS**



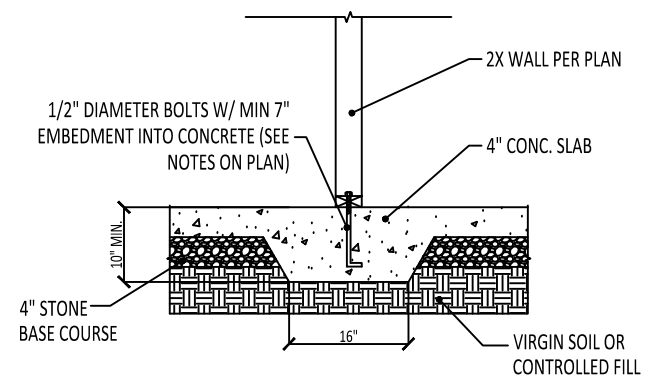
**1** TYPICAL TURNDOWN SLAB DETAIL  
D-1m N.T.S. - BRICK VENEER AND SIDING OPTIONS SHOWN ABOVE



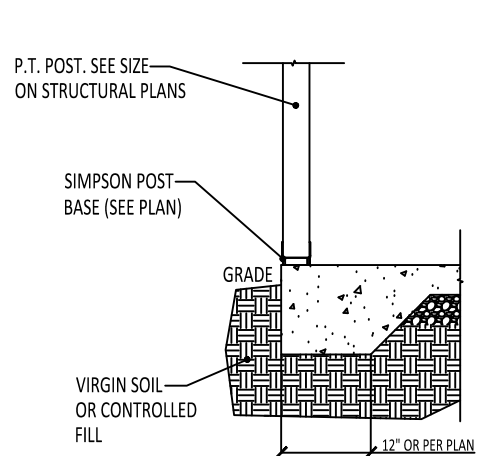
**2** TYPICAL GARAGE CURB DETAIL  
D-1m N.T.S. - BRICK VENEER AND SIDING OPTIONS SHOWN ABOVE



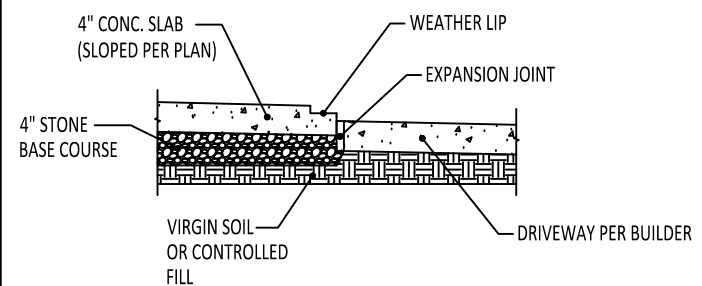
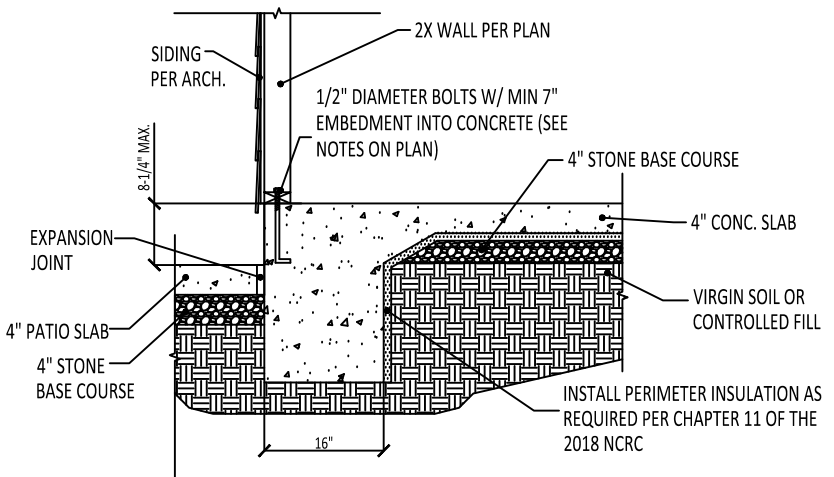
**3** TYPICAL GARAGE STEP DETAIL  
D-1m N.T.S.



**4** TYPICAL THICKENED SLAB DETAIL  
D-1m N.T.S.



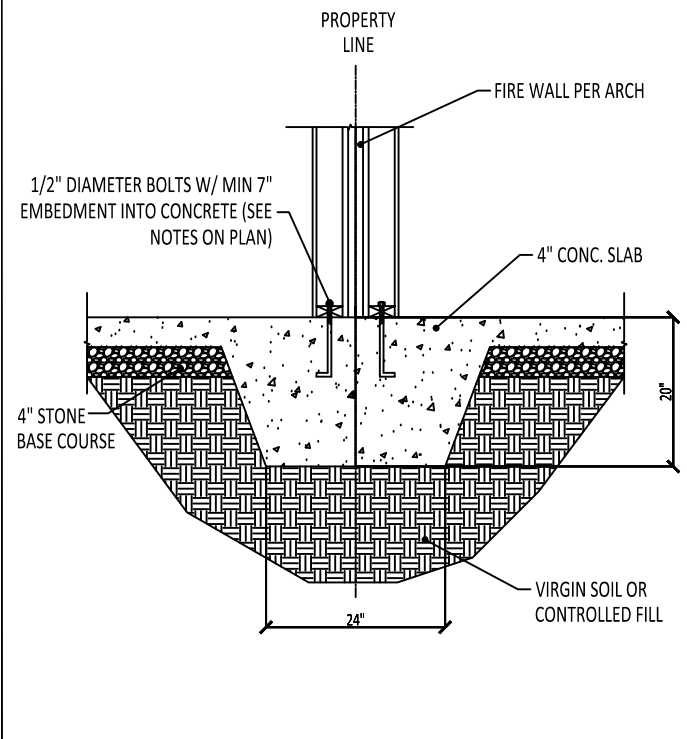
**5** TYPICAL PATIO SLAB DETAIL  
D-1m N.T.S. - BRICK VENEER AND SIDING OPTIONS SHOWN ABOVE



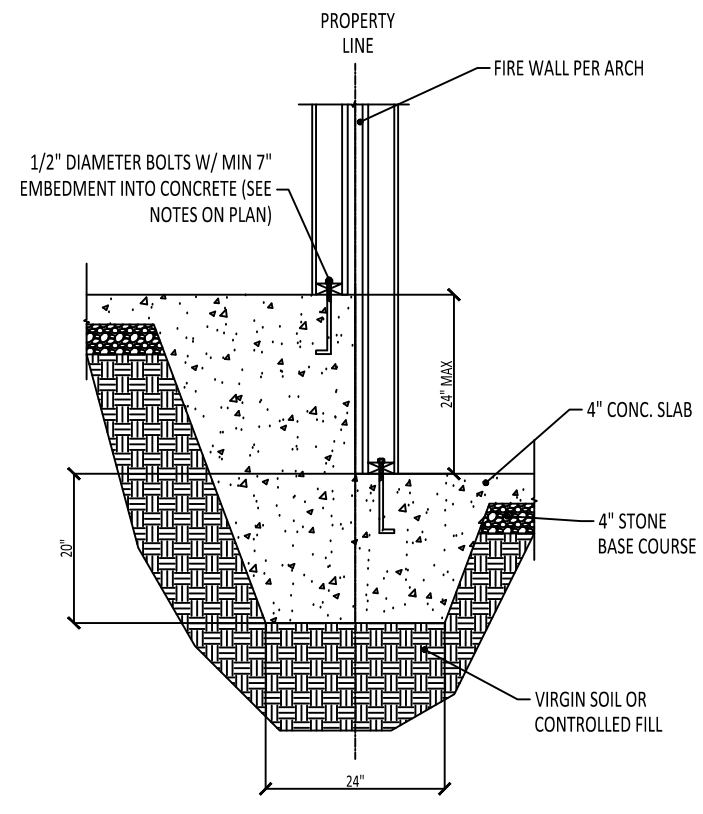
**6** SLAB AT GARAGE DOOR  
D-1m N.T.S.



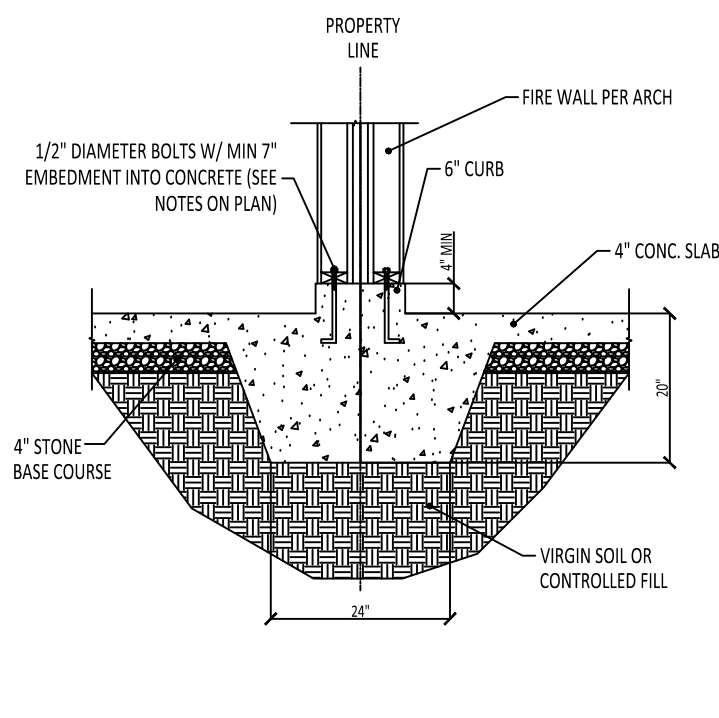




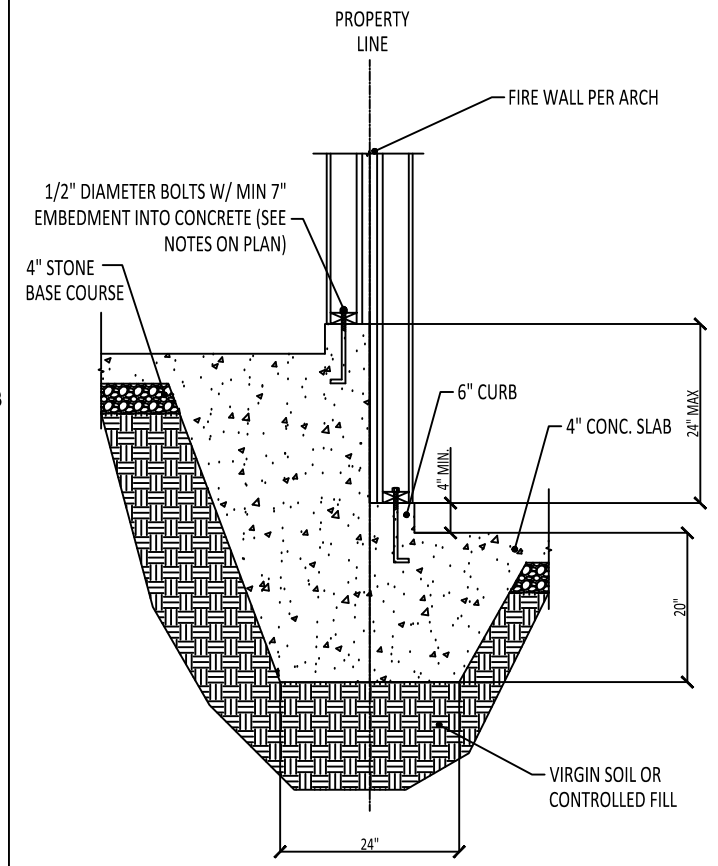
**1** TYPICAL PARTY WALL DETAIL  
D-3m SHOWN WITH UL-336 2-HOUR RATED WALL



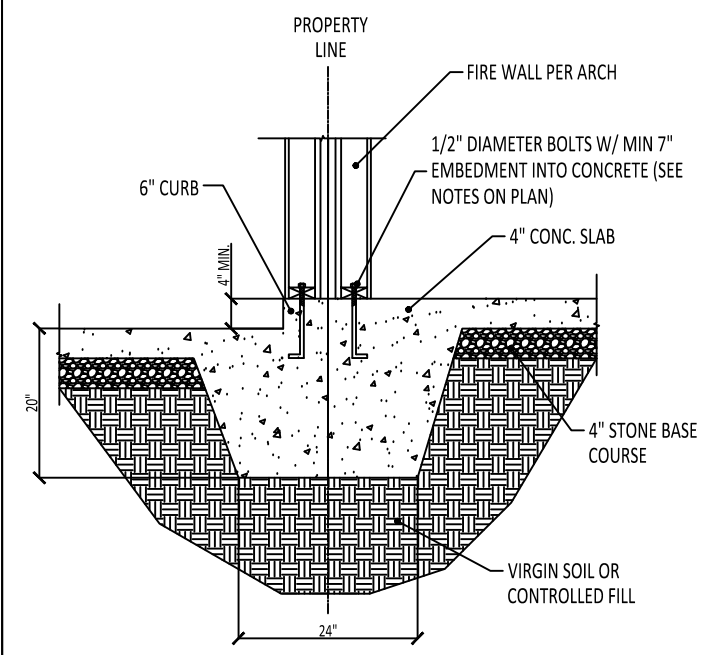
**2** TYPICAL PARTY WALL DETAIL W/ STEP  
D-3m SHOWN WITH UL-336 2-HOUR RATED WALL



**3** TYPICAL GARAGE PARTY WALL DETAIL  
D-3m SHOWN WITH UL-336 2-HOUR RATED WALL



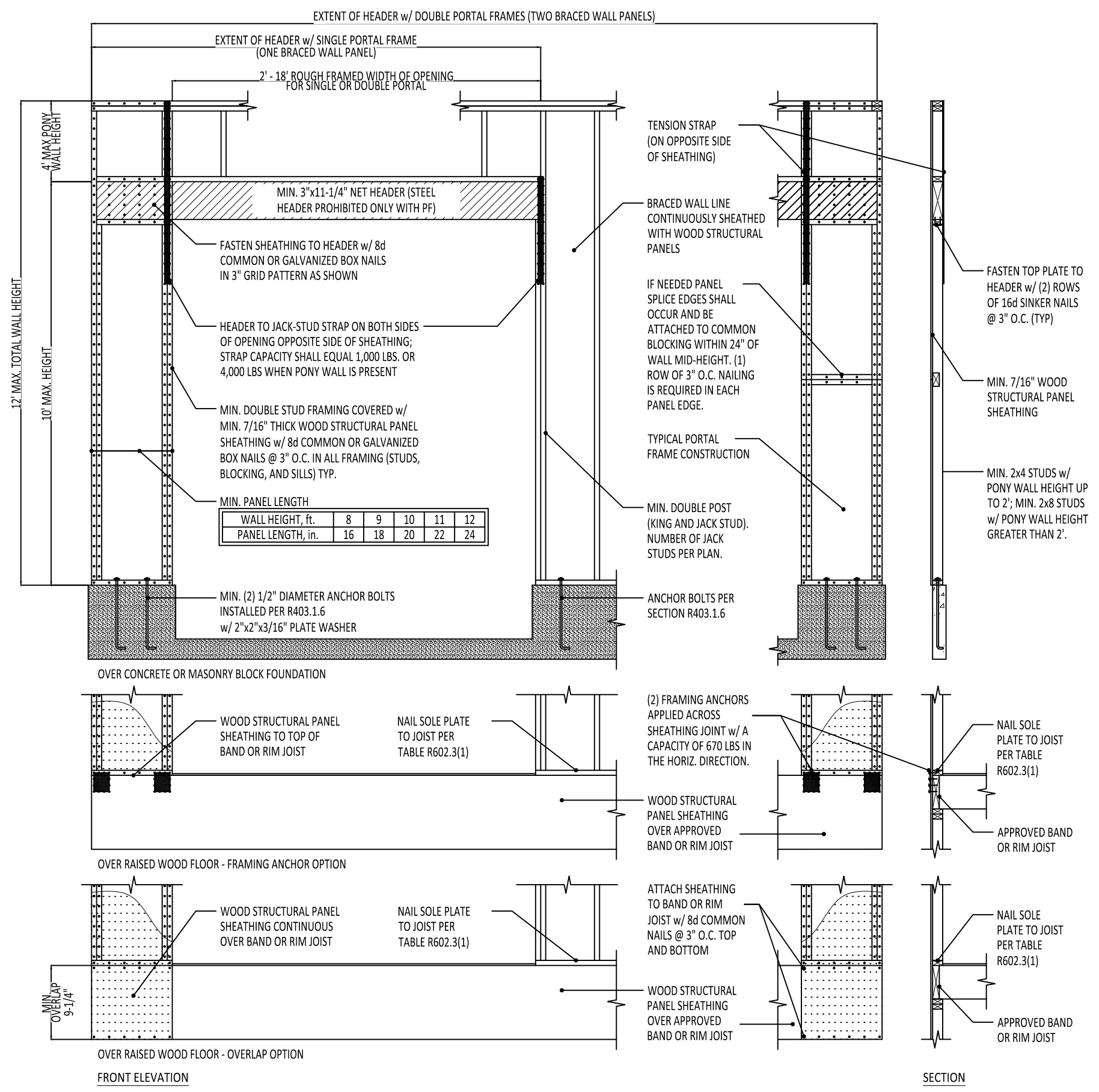
**4** TYPICAL GARAGE PARTY WALL W/ STEP  
D-3m SHOWN WITH UL-336 2-HOUR RATED WALL



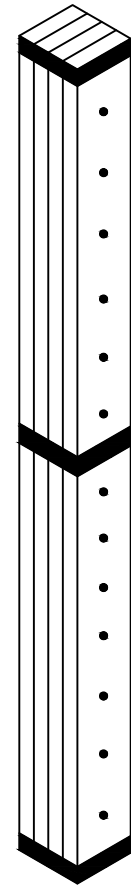
**5** TYPICAL GARAGE/HOUSE PARTY WALL  
D-3m SHOWN WITH UL-336 2-HOUR RATED WALL

- GENERAL FOUNDATION NOTES:**
1. ALL CONSTRUCTION IS TO CONFORM TO THE 2018 NORTH CAROLINA BUILDING CODE.
  2. SEE STRUCTURAL PAGES FOR ADDITIONAL NOTES.
  3. ALL BRICK VENEER IS TO HAVE WEEP HOLES INSTALLED AT 33" O.C. TO PREVENT MOISTURE BUILDUP.
  4. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000PSF.
  5. CONCRETE FINISHES MAY BE PARGED AS NEEDED FOR COSMETIC PURPOSES.
  6. STICK-ON STONE VENEER MAY BE APPLIED TO DETAILS THAT REFERENCE SIDING EXTERIOR.

# STANDARD DETAILS

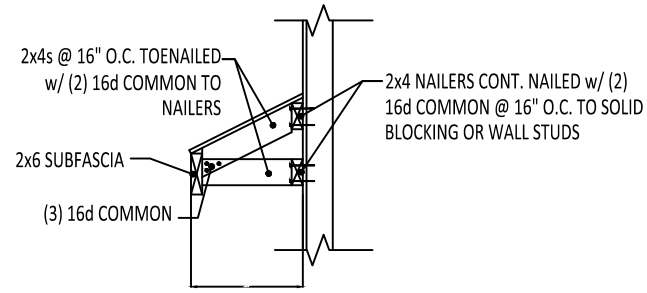


1 METHOD PF: PORTAL FRAME DETAIL  
D-1f N.T.S.

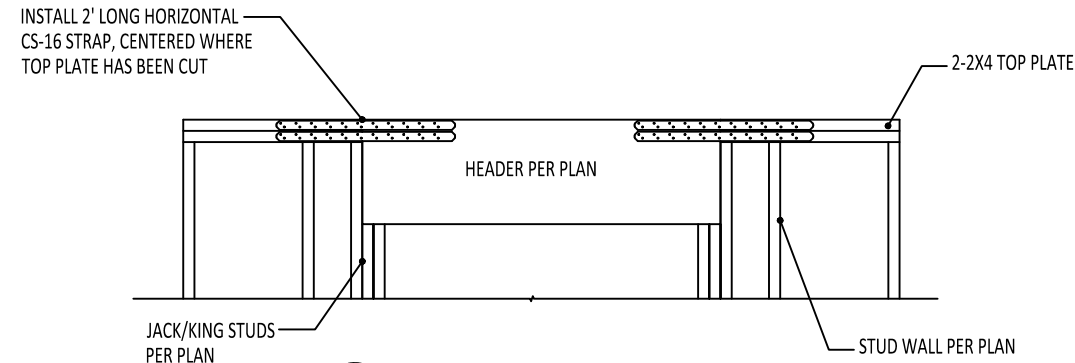


WRAP COLUMN WITH HORIZONTAL CS-16 STRAPS AT TOP, MIDDLE, AND BOTTOM. NAIL EACH LAMINATION WITH 16D NAILS SPACED AT 9" O.C.

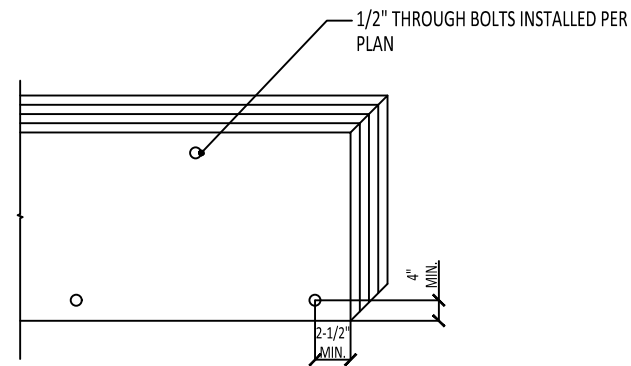
**1** BUILT-UP COLUMN DETAIL  
D-2f 4 OR MORE PLYS



**2** SHED ROOF DETAIL  
D-2f N.T.S.



**3** TOP FLUSH HEADER DETAIL  
D-2f TOP PLATE CUT FOR HEADER INSTALL



**4** MULTI-PLY BEAM FASTENING DETAIL  
D-2f SEE NOTES ON PLAN FOR MORE INFO

STANDARD DETAILS

CLIENT:  
LGI HOMES

DRAWN BY:  
CTB

DATE:  
12/26/2023

SCALE:  
DETAILS ARE N.T.S.

PAGE:

D-2f