HABITAT FOR HUMANITY CHARLOTTE
CONTACT: CARRIE MASTO cmasto@habitatcharlotte.org
FILE:Joshua.dwg FLOOR PLAN: DWG DATE:
SHEET TITLE: PLOT DATE: Jan. 11, 19

Habitat
for Humanity
Charlotte

1. FRONT ELEVATION
   - Single return, built in field, across entire front of house. See detail
   - Vinyl board and batten installed over 7/16" OSB, house wrap
   - Single return, built in field, across entire front of house. See detail
   - Vinyl perforated soffit @ eaves
   - Vinyl lap siding w/ trim (typ) installed over wall sheathing (install per manufacturers written instructions)
   - Ridge vent wrapped porch beam & painted
   - Wrapped column, built in field

2. SIDE ELEVATION
   - Note: wooden handrail/guard rail as required. Must meet code. See detail this page

3. COLUMN CAP DETAIL
   - Column cap detail
   - J-channel
   - Alum. cap
   - 6x6 post
   - 2x6 header wood
   - 2x6 stud
   - Note: caulk around 1x6 at column cap

4. HANDRAIL/GUARD RAIL DETAIL
   - Handrails & guardrails: shall comply with NCRC 2018 section(s) R311 & 311
   - Treated 2x6 guardrail w/ 2x4 cap
   - 2x treated handrail
   - Treated pickets 5" o.c. typ
   - 4x4 treated post anch. to brick step w/ 1/2" embed. anchor bolt
   - J-channel vinyl shakes

NOTE: HANDRAIL/GUARD RAIL AS REQUIRED, MUST MEET CODE. SEE DETAIL THIS PAGE

VINYL LAP SIDING W/ TRIM (TYP) INSTALLED OVER WALL SHEATHING (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

NOTE: CAULK AROUND 1X6 AT COLUMN CAP

NOTE: WOODEN HANDRAIL/GUARD RAIL AS REQUIRED. MUST MEET CODE. SEE DETAIL THIS PAGE

RIDGE VENT

25 YR. FIBERGLASS SINGLE CLASS A CERTAINTEED INSTALLED OVER 2\16" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

SEE DETAIL 3, THIS PAGE (TYP)

WRAPPED PORCH BEAM & PAINTED

WRAPPED COLUMN, BUILT IN FIELD

10'-0" MAIN FIN. FLOOR

NOTE: TREATED 2X6 GUARDRAIL W/ 2X4 CAP

2X TREATED HANDRAIL

TREATED PICKETS 5" O.C., TYP

4X4 TREATED POST ANCH. TO BRICK STEP W/ 1/2" EMBED. ANCHOR BOLT
25 YR. FIBERGLASS SINGLE CLASS A CERTAINEED INSTALLED OVER 7/16" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

VINYL LAP SIDING W/ TRIM (TYP) INSTALLED OVER WALL SHEATHING (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

VINYL PERFORATED SOFFIT @ EAVES

RIDGE VENT

REAR ELEVATION

SIDE ELEVATION
1. Dig continuous 16" wide footing under all foundation walls; 8" minimum thickness, per NCRC 2018 Table R403.1.
2. All walls, including porches, must be inside setback lines.
3. No interior load bearing walls or point loads. All trusses bear on exterior walls. (Does not apply to two-story plans - See Habitat notes)
4. Top of rowlock on porch to be approx. 4" lower than top of house slab.
5. 4" of 3,000 PSI fiber reinforced concrete, 10 mil. vapor barrier with min. 4" washed stone or equiv recycled concrete over compacted fill, R-5 rigid insulation-See Details.
6. Foundation Strap Anchors: Simpson Strong Tie MAB23 mud sill anchor, or equivalent, located within 12" of each corner, both sides of exterior doors, and a min. of every 32" O.C., 15" minimum embedment. Locate straps within 12" each side of splice, per NCRC 2018 R403.1.6.
7. Termite Treatment: Structure to be treated for termites when framing is complete.
1. Dig continuous footing under all foundation walls; 8" minimum thickness, with (2) #4 reinforcing bars, continuous, on supports, @ 4'-0" O.C. max.
2. All walls, including porches, must be inside setback lines.
3. See plan for thickened slab/roof bearing interior wall locations (if applicable): 10' deep x 18" wide minimum footing with (2) #4 reinforcing bars.
4. Top of rowlock on porch to be approx. 4" lower than top of house slab.
5. 4" of 3,000 PSI fiber reinforced concrete, 10 mil. vapor barrier with min. 4" washed stone or equivalent recycled concrete over compacted fill, R-5 rigid insulation.
6. Foundation Strap Anchors: Simpson Strong Tie MAB23 mud sill anchor, or equivalent, located within 12" of each corner, both sides of exterior doors, and a minimum of every 32" O.C., 15" minimum embedment. Locate straps within 12" each side of splice, per R403.1.6.
7. Termite Treatment: Structure to be treated for termites when framing is complete.
1. Wall Vented Crawl Space per NCRC 2018 R408.
2. Maintain minimum floor joist clearance of 18" to grade and minimum dropped girdar clearance of 12" to grade.
3. All walls, including porches, must be inside setback lines.
4. Dig continuous 16" wide footing under all foundation walls; 8" minimum thickness, per NCRC 2018 Table R403.1.
4.1. Pier footings to be 24" X 24" X 8" per NCRC 2018 Table R403.1a.
5. No interior load bearing walls or point loads. All trusses bear on exterior walls. (Do not apply to two-story plans or multi-family projects).
6. Poured porches-porch floor foundation will be two (2) brick courses plus a rowlock higher than house foundation.
7. Sill anchors/anchor bolt installation: 2 Ø J-bolts, 6" O.C. & within 12" of corners, then doubled every 12", per NCRC 2018 R403.1.6 & R603.11.
8. Minimum 6 mil. polyethylene vapor retarder, joints lapped not less than 12", per NCRC 2018 R408.2.
9. 8" X 16" foundation vents to be located within 3' of corners, per NCRC 2018 R408.1.2.
10. Crawl space door: Minimum 18" X 24" access opening per NCRC 2018 R408.8; finished grade to determine access location, see Site Prep. Supervisor.
11. Termite Treatment: Structure to be treated for termites when framing is complete.
1. Long walls that run parallel with joists need a joist or blocking underneath. Place 2X10 blocking @ 3'-0" O.C.; consider plumbing when running extra joists.
2. Dimensions are to outside face of block & center of joist unless otherwise noted.
3. Use pressure treated lumber adjacent to all foundation brick and block material.

**FLOOR SYSTEM:**
- Mud sill: 2X6 pressure treated lumber attached to foundation walls using pre-placed 2 1/2" Ø J-bolts, washer, and nut.
- Band Joists: 2X10 #1 or better grade Southern Pine.
- Girders: (2) 2X12 #1 or better grade Southern Pine per NCRC 2018 R502.5, R602.7(1), R602.7(2), and R602.7(3).
- Floor Joists: 2X10 #2 Southern Pine per NCRC 2018 Table R502.3.1(1) and R502.3.1(2).
  - Top edges flush with girders & band joists; center girders dropped 2".
  - Joists to be framed into the side of wood girders and supported on ledger strips not less than nominal 2"X2" per NCRC 2018 R502.6.2.
- Floor Sheathing: 4'X8'X 3/4" T&G plywood, installed perpendicular to floor joists, fastened with 8d common nails.
25 YR. FIBERGLASS SINGLE CLASS A CERTAINTED INSTALLED OVER 7/16" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

RIDGE VENT

SHINGLE RETURN, BUILT IN FIELD, ACROSS ENTIRE FRONT OF HOUSE, SEE DETAIL

VINYL LAP SIDING W/ TRIM (TYP) INSTALLED OVER WALL SHEATHING (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

NOTE: WOODEN HANDRAIL/GUARD RAIL AS REQUIRED, MUST MEET CODE. SEE DETAIL THIS PAGE
25 yr. fiberglass single class A CertainTeed installed over 7/16" OSB, 15# felt (install per manufacturer's written instructions)

Ridge vent

Vinyl lap siding w/ trim (typ) installed over wall sheathing (install per manufacturer's written instructions)

Vinyl perforated soffit @ eaves

Main fin. floor
1. Dig continuous 16" wide footing under all foundation walls; 8" minimum thickness, per NCRC 2018 Table R403.1.
2. All walls, including porches, must be inside set back lines.
3. No interior load bearing walls or point loads. All trusses bear on exterior walls. (Does not apply to two-story plans - Do not apply to two-story plans - Do not apply to two-story plans)
4. Top of rowlock on porch to be approx. 4" lower than top of house slab.
5. 4" of 3,000 PSI fiber reinforced concrete, 10 mil vapor barrier with min. 4" washed stone or equiv recycled concrete over compacted fill, R-5 rigid insulation - See Details.
6. Foundation Strap Anchors, Simpson Strong Tie MAB23 mud sill anchor, or equivalent, located within 12" of each corner, both sides of exterior doors, and a min. of every 32" O.C., 15" minimum embedment. Locate straps within 12" each side of splice, per NCRC 2018 R403.1.6.
7. Termite Treatment: Structure to be treated for termites when framing is complete.
1. Dig continuous footing under all foundation walls; 8" minimum thickness, with (2) #4 rebars, continuous, on supports, @ 4'-0" O.C. max.
2. All walls, including porches, must be inside set back lines.
3. See plan for thickened slab/load bearing interior wall locations (if applicable): 10" deep x 18" wide minimum footing with (2) #4 continuous rebar.
4. Top of rowlock on porch to be approx. 4" lower than top of house slab.
5. 4" of 3,000 PSI fiber reinforced concrete, 10 mil. vapor barrier with min. 4" washed stone or equiv recycled concrete over compacted fill, R-5 rigid insulation.
6. Foundation Strap Anchors: Simpson Strong-Tie RAB23 must sit anchor, or equivalent, located within 12" of each corner, both sides of exterior doors, and a minimum of every 32" O.C., 15" minimum embedment. Locate straps within 12" each side of splice, per R403.1.6.
7. Termite Treatment: Structure to be treated for termites when framing is complete.

Note: Top of cap = 43" above porch slab.
1. Wall Vented Crawl Space per NCRC 2018 R408.
2. Maintain minimum floor joist clearance of 18” to grade and minimum dropped girder clearance of 12” to grade.
3. All walls, including porches, must be inside set back lines.
4. Dig continuous 16” wide footing under all foundation walls; 8” minimum thickness, per NCRC 2018 Table R403.1.
4.1. Pier footings to be 24” X 24” X 8” per NCRC 2018 Table R403.1a.
5. No interior load bearing walls or point loads. All trusses bear on exterior walls. (Does not apply to two-story plans or multi-family projects).
6. Poured porch floor foundation will be two (2) brick courses plus a rowlock higher than house foundation.
7. Sil anchors/anchor bolt installation: 2 Ø J bolts, 6” O.C. & within 12” of corners, then doubled every 12’, per NCRC 2018 R403.1.6 & R602.11.
8. Minimum 6 mil. polyethylene vapor retarder, joints lapped not less than 12”, per NCRC 2018 R408.2.
9. 8” X 16” foundation vents to be located within 3’ of corners, per NCRC 2018 R408.1.2.
10. Crawl space door- Minimum 18” X 24” access opening per NCRC 2018 R408.8; finished grade to determine access location, see Site Prep. Supervisor.
11. Termite Treatment: Structure to be treated for termites when framing is complete.

NOTE: PIER FOOTINGS CAN BE DUG AS SINGLE 24” TRENCH
CRAWL FRAMING NOTES:
1. Long walls that run parallel with joists need a joist or blocking underneath. Place 2X10 blocking @ 3'-0" O.C.; consider plumbing when running extra joists.
2. Dimensions are to outside face or block & center of joist unless otherwise noted.
3. Use pressure treated lumber adjacent to all foundation brick and block material.

FLOOR SYSTEM:
- Mud sill: 2X6 pressure treated lumber attached to foundation walls using pre-placed 2" Ø J-bolts, washer, and nut.
- Band Joists: 2X10 #1 or better grade Southern Pine.
- Girders: (2) 2X12 #1 or better grade Southern Pine per NCRC 2018 R502.5, R602.7(1), R602.7(2), and R602.7(3).
- Floor Joists: 2X10 #2 Southern Pine per NCRC 2018 Table R502.3.1(1) and R502.3.1(2).
  ** Top edges flush with girders & band joists; center girders dropped 2".
  ** Joists to be framed into the side of wood girders and supported on ledger strips not less than nominal 2"x2" per NCRC 2018 R502.6.2.
- Floor Sheathing: 4'x8'x3/4" T&G plywood, installed perpendicular to floor joists, fastened with 8d common nails.
Exterior Walls: 2x4s @ 24" O.C.
- No interior load bearing walls or point loads. All trusses bear on exterior walls.

Note: House shall not be constructed on a site where finished face of exterior walls is less than 5' from property lines.

Exterior Walls: 2x4s @ 24" O.C.
- No interior load bearing walls or point loads. All trusses bear on exterior walls.

Note: House shall not be constructed on a site where finished face of exterior walls is less than 5' from property lines.

25 YR. SHINGLE CLASS A CERTAINTEED INSTALLED OVER 7/16 OSB, 15# FELT UNDERLAYMENT, METAL DIP EDGE ENGINEERING ROOF TRUSSES INSTALLED 24" O.C., HURRICANE CLIPS

R-38 BLOWN INSULATION OSB INSULATION BARRIER BOARD METAL CLAD 2X6 FASCIA

PERF VYNAL SOFFIT @ EAVES; EXCEPTION: WHEN SOFFIT HAS LESS THAN A 10' FIRE SEPARATION DISTANCE, FOLLOW 2018 NCRC SECTION R302.1.1

2X4 EXT WALL W/ 1/2 RIGID INSUL BOARD (R-3) W/ TAPED SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16 OSB, R-15 BATT INSULATION

TREATED 2X4 PLATE W/ SIMPSON STRONG-TIE MAB23 MUD SILL ANC'R, 32" O.C., 15" MIN. EMBED

4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

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4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

HOLLOW HEADER BLOCK, TOP COURSE 8" CMU

4" WASHED STONE OVER COMPACTED FILL

SOLID BLOCK PIER & FTG. UNDER COLUMN

TREATED 2X4 PLATE W/ SIMPSON STRONG-TIE MAB23 MUD SILL ANC'R, 32" O.C., 15" MIN. EMBED

4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

TREATED 2X4 PLATE W/ SIMPSON STRONG-TIE MAB23 MUD SILL ANC'R, 32" O.C., 15" MIN. EMBED

4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

TREATED 2X4 PLATE W/ SIMPSON STRONG-TIE MAB23 MUD SILL ANC'R, 32" O.C., 15" MIN. EMBED

4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

TREATED 2X4 PLATE W/ SIMPSON STRONG-TIE MAB23 MUD SILL ANC'R, 32" O.C., 15" MIN. EMBED

4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

TREATED 2X4 PLATE W/ SIMPSON STRONG-TIE MAB23 MUD SILL ANC'R, 32" O.C., 15" MIN. EMBED

4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN. EXCEPT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

1'-4" MIN. EMBEDMENT

BRICK ROWLOCK @ EXTERIOR DOOR BEYOND

SOLID SOFFIT INSTALLED @ SIDE PORCH;
PERF VYNAL SOFFIT @ EAVES; EXCEPTION: WHEN SOFFIT HAS LESS THAN A 10' FIRE SEPARATION DISTANCE, FOLLOW 2018 NCRC SECTION R302.1.1

2X4 EXT WALL W/ 1/2 RIGID INSUL BD (R-3) W/ TAPED SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16 OSB, R-15 BATT INSULATION

EXTERIOR WALL SECTION (TYP)

FRONT PORCH/BEAM SECTION

SECTION @ SIDE PORCH (IF APPLICABLE)
Exterior Walls: 2x4s @ 24" O.C. **Note:** No interior load bearing walls or point loads. All trusses bear on exterior walls.

Note: House to be treated with termite treatment when framing is complete. See "Foundation Plans" for more information.
**Exterior Walls:** 2x4s @ 24" O.C.
**Foundation:** 2x10 Band Joist
**Gable Roof:**
- Trusses with field built overhang
- See detail 3 on front elevation page
- 2x4 Box Beam Flashing
- 1x12 MDO Column Wrap
- 6x6 Treated Post
- 18"x18" White Concrete Cap
- 2 x 10 Floor Joist (TYP)
- 2' Gypsum Wall Board

**Foundation Details:**
- 2x12 MDO Column Wrap
- 1' - 6" Min. Foundation Slope
- 4" Side Porch Pad
- Perforated Vinyl Soffit
- Exception: When soffit has less than a 10' fire separation distance, follow 2018 NCRC Section R302.1.1

**Roof Insulation:**
- 25 Yr. Shingle Class A CertainTeed Installed Over 7/16" OSB, 15# Felt Underlayment, Metal Drip Edge, Hurricane Clips, R-38 Blown Insulation

**Floor Joists:**
- 2x12 MDO Column Wrap
- 2x6 Deadwood
- 2x6 Insulation

**Column Details:**
- Treat Band Adj to Side Porch
- Perforated Vinyl Soffit @ Eaves; Exception: When soffit has less than a 10' fire separation distance, follow 2018 NCRC Section R302.1.1

**Additional Details:**
- House to be treated with termite treatment when framing is complete. See "Foundation Plans" for more information.

**Note:**
- This house shall not be constructed on a site where finished face of exterior walls is less than 5' from property lines.