RES BLDG Code

Meets all egress and glazing requirements per 2018 NC RES BLDG Code

Facing Method: CS-WISP (Continuous Sheathing Wood Structural Panel) per table 602.10.1.

1. 2'-8" X 4'-4" rigid insulation shall be fastened, continuous, with 8d common nails spaced 6" O.C. at edges and 12" O.C. in the field.

2. Rigid insulation shall be used as water-resistant barrier. All seams and joints to be taped with 3" construction tape.

3. All wall studs are 2X4 unless otherwise noted.


5. 3'-8" interior walls to be 2X4, 4'-0" interior walls to be 2X6, 5'-0" interior walls to be 2X8, 6'-0" interior walls to be 2X10, 7'-0" interior walls to be 2X12, and all exterior walls to be 2X10, unless otherwise dimensioned.

6. Face of sheathing @ exterior walls to align with face of masonry below.

7. All wall locations to be determined on site unless otherwise dimensioned.

8. All windows and doors to be covered by porches and flashed.

9. All windows and doors shall have an overall U-Factor of .35 or less, and a SHGC of .30 or less.

10. Water resistant flooring shall be used in soffits per NCRC 2018 Section R302.1.1.

11. Water heater to be located in designated closet as shown; drain and drain pan shall be installed; drain shall lead directly to outdoors.

12. Drain and drain pan -OR- single throw supply valve shall be installed for clothes washer.

13. Drain and drain pan -OR- single throw supply valve shall be installed for clothes washer.

14. HVAC attic return to be located in hall ceiling.

15. Engineered roof trusses (by others) shall be installed 2'-0" O.C., in-line with framing below, shall bear on exterior walls ONLY (unless otherwise noted), have a raised heel, and 12" overhangs.

16. Any building face within 10' of property line shall bear on exterior walls.

17. TERMITE TREATMENT: Treatment of all framing within 3' of foundation.

18. Insulation shall be installed per manufacturer's specs with no substantial gaps, voids, compressions, or wind intrusion. Insulation and air barrier shall be in physical contact with each other.

19. Seal external cracks, joints, etc. around windows and doors with caulking and install pest proof screens.

20. Provide minimum of 20' X 10' concrete driveway AND 4' sidewalk to front door.

**WALL HEIGHTS**

A 36" Exterior Metal Entry Door
B 32" Exterior Metal Entry Door
C 24" Interior Door
D 32" Interior Door
E 18" Interior Door
F 36" Interior Door
G 28" Interior Door
H 36" Interior Door
I 36" Bi-Hung Interior Door
J 48" Bi-Hung Interior Door
K 60" Bi-Hung Interior Door

**STUD SPACING**

1. 2'-8" X 4' X 8' OSB shall be fastened, continuous, with 8d common nails spaced 6" O.C. at edges and 12" O.C. in the field.

2. Insulation shall be installed per manufacturer's specs with no substantial gaps, voids, compressions, or wind intrusion. Insulation and air barrier shall be in physical contact with each other.

3. Seal external cracks, joints, etc. around windows and doors with caulking and install pest proof screens.

4. Provide minimum of 20' X 10' concrete driveway AND 4' sidewalk to front door.

**CONTACT:** CARRIE MASTO cmasto@habitatcharlotte.org

**FILE:** Lowery.dwg

**FLOOR PLAN:** LOWERY RIGHT

**CUT SHEET:** FLOOR PLAN

**ELEVATION SHEETS:** FOR COLUMN TYPES

**GENERAL NOTES:**

1. Plans to be built per the 2018 North Carolina Residential Code.
2. All dimensions from face of framing.
3. All wall studs are 2X4 unless otherwise noted.
5. Water heat...
COLUMN CAP DETAIL

1. TREATED 2X6 GUARDRAIL W/ 2X4 CAP
2. 2X TREATED HANDRAIL
3. TREATED PICKETS 5" O.C., TYP
4. 4X4 TREATED POST ANCH. TO BRICK STEP W/ Ø EMBED ANCHOR BOLT

HANDRAIL/GUARD RAIL DETAIL

HANDRAILS & GUARDRAILS: SHALL COMPLY WITH NCRC 2018 SECTION(S) R311 & 311

NOTE: CAULK AROUND 1X6 AT COLUMN CAP

1X10 COLUMN CAP DETAIL

2X6 SIDE PORCH ROOF EXTENSION ATTACHED TO ROOF TRUSSES, BUILT IN FIELD. SEE DETAIL

WRAPPED PORCH BEAM & PAINTED

TAPERED COLUMN, BUILT IN FIELD

1X16 BRICK COLUMN: SEE FOUNDATION PLANS FOR DETAILS

NOTE:

1. Caulk around 1X6 at column cap

RIDGE VENT

25 YR. FIBERGLASS SINGLE CLASS A CERTAINTEED INSTALLED OVER 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

2X6 SIDE PORCH ROOF EXTENSION ATTACHED TO ROOF TRUSSES, BUILT IN FIELD. SEE DETAIL

WRAPPED PORCH BEAM & PAINTED

TAPERED COLUMN, BUILT IN FIELD

1X16 BRICK COLUMN: SEE FOUNDATION PLANS FOR DETAILS

NOTE:

1. Caulk around 1X6 at column cap

16X16 BRICK COLUMN: SEE FOUNDATION PLANS FOR DETAILS

NOTE:

1. Caulk around 1X6 at column cap

INDEX

PAGE

1. COLUMN CAP DETAIL
2. HANDRAIL/GUARD RAIL DETAIL
3. COLUMN CAP DETAIL
4. HANDRAIL/GUARD RAIL DETAIL

ELEVATION NOTES:

1. Handrail & Guardrail: Shall comply with NCRC 2018 Edition Section(s) R311 & R312
RIDGE VENT
25 YR. FIBERGLASS SINGLE CLASS A CERTAINEED INSTALLED OVER 7/16" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

2X6 SIDE PORCH ROOF EXTENSION ATTACHED TO ROOF TRUSSES, BUILT IN FIELD. SEE DETAIL

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

VINYL PERFORATED SOFFIT @ EAVES

MAIN FIN. FLOOR
COLUMN CAP DETAIL

NOTE: CAULK AROUND 1X6 AT COLUMN CAP

J-CHANNEL

ALUM. CAP

6X6 POST

6X6 COL. ATTACHED TO BEAM THRU COL. CAP W/ (2) 3" SCREWS E.S. OF POST

6X6 COL. ATTACHED TO 6X6 POST W/ (4) 3" SCREWS

TREATED 2X6 GUARDRAIL W/ 2X4 2X TREATED HANDRAIL

TREATED PICKETS 5" D.C., TYP

4X4 TREATED POST ANCH. TO BRICK STEP W/ Ø EMBED ANCHOR BOLT

HANDRAIL/GUARD RAIL DETAIL

HANDRAILS & GUARDRAILS: SHALL COMPLY WITH NCRC 2018 SECTION(S) R311 & 311

SIDE ELEVATION

RIDGE VENT

25 YR. FIBERGLASS SINGLE CLASS A CERTAINTED INSTALLED OVER 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

2X6 SIDE PORCH ROOF EXTENSION ATTACHED TO ROOF TRUSSES, BUILT IN FIELD. SEE ENGINEERED DOCUMENTS

WRAPPED PORCH BEAM & PAINTED

TAPERED COLUMN, BUILT IN FIELD

FRONT ELEVATION

SIDE ELEVATION

LOWERY RIGHT

FRONT ELEVATION

SIDE ELEVATION

NOTE:

CAULK AROUND 1X6 AT COLUMN CAP

J-CHANNEL

ALUM. CAP

6X6 POST

6X6 COL. ATTACHED TO BEAM THRU COL. CAP W/ (2) 3" SCREWS E.S. OF POST

TREATED 2X6 GUARDRAIL W/ 2X4 2X TREATED HANDRAIL

TREATED PICKETS 5" D.C., TYP

4X4 TREATED POST ANCH. TO BRICK STEP W/ Ø EMBED ANCHOR BOLT

HANDRAIL/GUARD RAIL DETAIL

HANDRAILS & GUARDRAILS: SHALL COMPLY WITH NCRC 2018 SECTION(S) R311 & 311
RIDGE VENT
25 YR. FIBERGLASS SINGLE CLASS A CERTAINEED INSTALLED OVER 7/16" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

2X6 SIDE PORCH ROOF EXTENSION ATTACHED TO ROOF TRUSSES, BUILT IN FIELD. SEE ENGINEERED DOCUMENTS

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

VINYL PERFORATED SOFFIT @ EAVES

MAIN FIN. FLOOR

SIDE ELEVATION

REAR ELEVATION
1. Dig continuous 16" wide footing under all foundation walls; 8" minimum thickness, per NCRC 2018 Table R403.1(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 townhome plans - 2FL-mu4mFamily projects.
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.
MONOLITHIC SLAB

FOUNDATION NOTES:

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 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.

Top of cap = 43" above porch slab.

HABITAT FOR HUMANITY CHARLOTTE
CONTACT: CARRIE MASTO cmasto@habitatcharlotte.org
FILE:Lowery.dwg
FLOOR PLAN: LOWERY RIGHT
DWG DATE: Mar. 1, 2019
SHEET TITLE: PLOT DATE: Mar. 2, 19
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 setback lines.
4. Dig continuous 16" wide footing under all foundation walls; 8" minimum thickness, per NCRC 2018 Table R403.1(1).
5. No interior load bearing walls or point loads. All trusses bear on exterior walls.  (Does not apply to beamory plans 09-06-06-06.
6. Pouring 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'-0" 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

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**Diagram Details:**
- House Length: 66'-2.5" 16" Square Brick
- Porch Depth: 4'-10.5" 8" Solid Block
- Crawl Space: 8" Solid Block
- Jumbo Brick
- Face Brick
- 8" Block Pier Filled Solid
- 12" Block
- **16" SQUARE BRICK COLUMNS ARE 16 BRICK COURSES FROM BOTTOM OF PORCH ROWLOCK TO ROWLOCK ABOVE ROWLOCK = 36' TO TOP OF CAP = 43" CENTER J-BOLT, PROJECT 7" ABOVE TOP COURSE OF BRICK
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 1/4" 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 planks 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: 4x8'x3/4" T&G plywood, installed perpendicular to floor joists, fastened with 8d common nails.

**EXAMPLE OF JOIST UNDER WALLS THAT RUN PARALLEL**

**OUTSIDE FACE OF BAND**
1. Plans to be built per the 2018 North Carolina Residential Code.
2. All dimensions from face of framing.
3. At wall studs are 2X4 unless otherwise noted.
5. 2" X 4" X 8" OSB shall be fastened, continuous, with 8d common nails spaced 6" O.C. at edges and 12" O.C. in the field.
6. Face of sheathing @ exterior walls to align with face of masonry below.
7. All window locations to be determined on site unless otherwise dimensioned.
8. All windows and doors to be covered by porches and flashed.
9. All windows and doors shall have an overall U-Factor of .35 or less, and a SHGC of .30 or less.
10. Water resistant flooring shall be used in soffits per NCRC 2018 Section R302.1.1.
11. Clothes dryer shall be exhausted directly to exterior walls.
12. Drain and drain pan - OR - single throw supply valve shall be installed for clothes washer.
13. Water heater to be located in designated closet as shown; drain and pan shall be installed; drain shall lead directly to outdoors.
14. HVAC attic return to be located in hall ceiling.
15. Engineered roof trusses (by others) shall be installed 2'-0" O.C., in-line with framing below, shall bear on exterior walls ONLY (unless otherwise noted), have a raised heel, and 12" overhangs.
16. Any building face within 10' of property line requires protection behind aluminum & vinyl soffits per NCRC 2018 Section R302.1.1.
17. TERMITE TREATMENT: Treatment of all framing within 3' of foundation.
18. Insulation shall be installed per manufacturer's specs with no substantial gaps, voids, compressions, or wind intrusion. Insulation and air barrier shall be in physical contact with each other.
19. Seal external cracks, joints, etc. around windows and doors with caulking and install past proof screens.
20. Provide minimum of 20' X 10' concrete driveway AND 4' sidewalk to front door.

**TERMINOLOGY:**
- E.S. OF PORCH (SETS IN FROM PORCH EDGE)
- B. FLOOR PLAN: DWG DATE: 
- CONTACT: CARRIE MASTO cmasto@habitatcharlotte.org
- SHEET #: 10
- FILE: Lowery.dwg

**HABITAT FOR HUMANITY CHARLOTTE**

**NOTE:**
- No interior load bearing walls off point loads. All trusses bear on exterior walls.
- Meets all egress and glazing requirements per 2018 NC RES BLDG Code
VINYL BOARD AND BATTEN SIDING INSTALLED OVER 7/8" OSB, HOUSE WRAP
VINYL LAP SIDING W/ TRIM (TYP) INSTALLED OVER WALL SHEATHING (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)
SEE DETAIL 3, THIS PAGE (TYP)

COLUMN CAP DETAIL

HANDELRAIL/GUARD RAIL DETAIL

HANDRAILS & GUARDRAILS: SHALL COMPLY WITH NCRC 2018 SECTION(S) R311 & 311

ELEVATION NOTES:
1. Handrails & Guardrails: Shall comply with NCRC 2018 Edition Section(s) R311 & R312
RIDGE VENT

25 YR. FIBERGLASS SINGLE CLASS A CERTAINTEEED INSTALLED OVER 7/16 OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

2X6 SIDE PORCH ROOF EXTENSION ATTACHED TO ROOF TRUSSES, BUILT IN FIELD. SEE DETAIL

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

REAR ELEVATION

SIDE ELEVATION
COLUMNN CAP DETAIL

HANDRAIL/GUARD RAIL DETAIL

HANDRaILS & GUARDRAILS: SHALL COMPLY WITH NCRC 2018 SECTION(S) R311 & 311
25 YR. FIBERGLASS SINGLE CLASS A CERTAINTEED INSTALLED OVER 7/16" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

2X6 SIDE PORCH ROOF EXTENSION ATTACHED TO ROOF TRUSSES, BUILT IN FIELD. SEE ENGINEERED DOCUMENTS

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

VINYL PERFORATED SOFFIT @ EAVES
HABITAT FOR HUMANITY CHARLOTTE

CONTACT: CARRIE MASTO cmasto@habitatcharlotte.org

FILE: Lowery.dwg
FLOOR PLAN: DWG DATE: Mar. 2, 19
SHEET TITLE: PLOT DATE: Mar. 2, 19

1. Dig continuous 16" wide footing under all foundation walls; 8" minimum thickness, per NCRC 2018 Table R403.1(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. (Do not apply to two-story plans -CHL mult-family projects!)
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 snaps 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 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.
7. Termite Treatment: Structure to be treated for termites when framing is complete.

**NOT TO SCALE; FINAL GRADE DETERMINES FOUNDATION AND PORCH HEIGHTS**

**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.**

**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 girder 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(1).
4.1. Per footings to be 24" X 24" X 8" per NCRC 2018 Table R403.1(2).
5. No interior load bearing walls or point loads.
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'-0" 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**

- 8" BLOCK WALL (TYP)
- 8" BLOCK PIER FILLED SOLID
- 12" BLOCK WALL PROVIDES 4" LEDGE FOR PORCH
- 8" BLOCK WALL BEHIND FACE BRICK
- BRICK STEPS TO GRADE, 4" WIDE, BOLTS PER SUPERVISOR (NOT SHOWN)
- LOWERY ELEVATION B
- NO BRICK COLUMNS
- BRICK COLUMNS ARE 16 BRICK COURSES FROM BOTTOM OF PORCH ROWLOCK.
- ABOVE ROWLOCK=36" TO TOP OF CAP=43" CENTER J-BOLT. PROJECT 7" ABOVE TOP COURSE OF BRICK

- Poured porches-porch floor foundation will be two (2) brick courses plus a rowlock higher than house foundation.

**WATER PROOFING**

- 8" BLOCK WALL (TYP)
- 8" BLOCK PIER FILLED SOLID
- 12" BLOCK WALL PROVIDES 4" LEDGE FOR PORCH
- 8" BLOCK WALL BEHIND FACE BRICK
- BRICK STEPS TO GRADE, 4" WIDE, BOLTS PER SUPERVISOR (NOT SHOWN)

**FOUNDATION DETAILS**

- 8" BLOCK WALL (TYP)
- 8" BLOCK PIER FILLED SOLID
- 12" BLOCK WALL PROVIDES 4" LEDGE FOR PORCH
- 8" BLOCK WALL BEHIND FACE BRICK
- BRICK STEPS TO GRADE, 4" WIDE, BOLTS PER SUPERVISOR (NOT SHOWN)

**NOT TO SCALE**
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 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" 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 pans 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: 4X8X3/4 T&G plywood, installed perpendicular to floor joists, fastened with 8d common nails.

OUTSIDE FACE OF BAND

EXAMPLE OF JOIST UNDER WALLS THAT RUN PARALLEL

BLOCK

3' TO OUTSIDE OF BAND JOIST

TO C/L OF BLOCKING
EXTERIOR WALL SECTION (TYP)

- Exterior Walls: 2x4s @ 24" O.C.
- Interior 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.

**Study Section:**
- Exterior Walls: 2x4s @ 24" O.C.
- Interior Walls: 2x4s @ 24" O.C.

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HABITAT FOR HUMANITY CHARLOTTE
CONTACT: CARRIE MASTO cmasto@habitatcharlotte.org

FILE: WALL SECTIONS 2018.dwg
FLOOR PLAN: DWG DATE:
SHEET TITLE: PLOT DATE: Mar. 2, 19

SHEET #:
MAR 1, 2019 WALL SECTIONS

Exterior Walls: 2x4s @ 24" O.C.
Interior Walls: 2x4s @ 24" O.C.

- No interior load bearing walls or point loads. All trusses bear on exterior walls.

House to be treated with termite treatment when framing is complete. See "Foundation Plans" for more information.

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1. **GABLE ROOF TRUSS WITH FIELD BUILT OVERHANG**
   - See Detail 3 on Front Elevation Page

2. **2X4 BOX BEAM**
   - FLASHING
   - 1X12 MDO COLUMN WRAP

3. **6X6 TREATED POST**
   - 18"X18" WHITE CONCRETE CAP
   - 16" BRICK COLUMN FILLED SOLID

See Floor Plans and Elevations for Column Variations and Details

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1. **2X4 EXT WALL W/ 2X RIGID INSULATION BOARD (R-3) W/ TAPE SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16" OSB, R-15 BATT INSULATION**

2. **4" FIBER REINF CONC SLAB ON 10 MIL POLY V.B., JOINTS LAPPED 1 FT MIN, EXT OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE**

3. **4" WASHED STONE OVER COMPACTED FILL**

**Solid Block Pier & FTG. Under Column**

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1. **TREATED 2X4 PLATE W/ SIMPSON STRONG-TIE MAB23 MUD SILL ANC’R, 25’ MIN. EMBEDMENT**

2. **SOLID BLOCK PIER & FTG. UNDER COLUMN**

SEE DETAIL 3 ON FRONT ELEVATION PAGE

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

---

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

2X4 EXT WALL W/ 2X RIGID INSULATION BOARD (R-3) W/ TAPE SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16" OSB, R-15 BATT INSULATION
Exterior Walls: 2x4s @ 24" O.C.
Interior Walls: 2x4s @ 24" O.C.

* 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.

This 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.

**Interior Walls:** 2x4s @ 24" O.C.

*Note:*
- No interior load bearing walls or point loads. All trusses bear on exterior walls.
- House to be treated with termite treatment when framing is complete. See "Foundation Plans" for more information.