1. Plans to be built per the 2018 North Carolina Residential Code.
2. All dimensions from face face of framing.
3. All wall studs are 2X4 unless otherwise noted.
5. 2" rigid insulation shall be used as water-resistive barrier. All seams and joints to be taped with 2" construction tape.
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 kitchen, bathroom(s), and laundry areas AND win 3 feet of all exterior doors.
11. Clothes dryer shall be exhausted directly to outdoors.
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 drain 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.
15. 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.
16. Seal external cracks, joints, etc. around windows and doors with caulking and install pest proof screens.
17. Termite Treatment: Treatment of all framing within 3' of foundation.
18. Drain and drain pan -OR- single throw supply valve shall be installed for clothes washer.
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.

**Window Schedule**
- 1. 5'-8" X 1'-4"
- 2. 5'-8" X 1'-4"
- 3. 5'-8" X 1'-4"
- 4. 5'-8" X 1'-4"
- 5. 5'-8" X 1'-4"

**Door Schedule**
- A. A. 2'-8" X 4'-4"
- B. 2'-8" X 4'-4"
- C. 2'-8" X 4'-4"
- D. 2'-8" X 4'-4"
- E. 2'-8" X 4'-4"
- F. 2'-8" X 4'-4"
- G. 2'-8" X 4'-4"
- H. 2'-8" X 4'-4"
- I. 2'-8" X 4'-4"
- J. 2'-8" X 4'-4"
- K. 2'-8" X 4'-4"

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

**Wall Heads**
- A. A. 2'-8" X 4'-4"
- B. 2'-8" X 4'-4"
- C. 2'-8" X 4'-4"
- D. 2'-8" X 4'-4"
- E. 2'-8" X 4'-4"
- F. 2'-8" X 4'-4"
- G. 2'-8" X 4'-4"
- H. 2'-8" X 4'-4"
- I. 2'-8" X 4'-4"
- J. 2'-8" X 4'-4"
- K. 2'-8" X 4'-4"

**Stud Spacing**
- A. A. 2'-8" X 4'-4"
- B. 2'-8" X 4'-4"
- C. 2'-8" X 4'-4"
- D. 2'-8" X 4'-4"
- E. 2'-8" X 4'-4"
- F. 2'-8" X 4'-4"
- G. 2'-8" X 4'-4"
- H. 2'-8" X 4'-4"
- I. 2'-8" X 4'-4"
- J. 2'-8" X 4'-4"
- K. 2'-8" X 4'-4"

**Foundation**
- A. A. 2'-8" X 4'-4"
- B. 2'-8" X 4'-4"
- C. 2'-8" X 4'-4"
- D. 2'-8" X 4'-4"
- E. 2'-8" X 4'-4"
- F. 2'-8" X 4'-4"
- G. 2'-8" X 4'-4"
- H. 2'-8" X 4'-4"
- I. 2'-8" X 4'-4"
- J. 2'-8" X 4'-4"
- K. 2'-8" X 4'-4"

**Roofing**
- A. A. 2'-8" X 4'-4"
- B. 2'-8" X 4'-4"
- C. 2'-8" X 4'-4"
- D. 2'-8" X 4'-4"
- E. 2'-8" X 4'-4"
- F. 2'-8" X 4'-4"
- G. 2'-8" X 4'-4"
- H. 2'-8" X 4'-4"
- I. 2'-8" X 4'-4"
- J. 2'-8" X 4'-4"
- K. 2'-8" X 4'-4"

**Sheets**
- A. A. 2'-8" X 4'-4"
- B. 2'-8" X 4'-4"
- C. 2'-8" X 4'-4"
- D. 2'-8" X 4'-4"
- E. 2'-8" X 4'-4"
- F. 2'-8" X 4'-4"
- G. 2'-8" X 4'-4"
- H. 2'-8" X 4'-4"
- I. 2'-8" X 4'-4"
- J. 2'-8" X 4'-4"
- K. 2'-8" X 4'-4"
COLUMN CAP DETAIL

NOTE: CAULK AROUND 1X6 AT COLUMN CAP

J-CHANNEL

ALUM. CAP

6X6 POST

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

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

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

COLUMN CAP DETAIL

HANDRAIL/GUARD RAIL DETAIL

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

TREATED 2X4 GUARDRAIL
2X TREATED HANDRAIL

TREATED 2X2 & 2X6 PICKETS, 5" O.C. TYP

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

NOTE: WOODEN HANDRAIL/GUARD RAIL AS REQUIRED, MUST MEET CODE. SEE DETAIL THIS PAGE
25 YR. FIBERGLASS SINGLE CLASS A CERTAINTYEED 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

REAR ELEVATION

SIDE ELEVATION
COLUMN CAP DETAIL

NOTE: CAULK AROUND 1X6 AT COLUMN CAP

J-CHANNEL

ALUM. CAP

VINYL SHAKES

NOTE: VINYL SHAKES INSTALLED OVER 1/2" OSB, HOUSE WRAP

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

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

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

COLUMN CAP DETAIL

HAN DRAIL/GUARD RAIL DETAIL

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

TREATED 2X4 GUARDRAIL

2X TREATED HANDRAIL

TREATED 2X2 & 2X6 PICKETS, 5" O.C. TYP

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

FRONT ELEVATION

SIDE ELEVATION

10'-0"
25 YR. FIBERGLASS SINGLE CLASS A CERTAINTEED INSTALLED OVER 7/16 OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

RIDGE VENT

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

VINYL PERFORATED SOFFIT @ EAVES

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 set back lines.
3. No interior load bearing walls or point loads. All trusses bear on exterior walls. (Do not apply to bowentry plans-See details)
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 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.
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 inwaller plans OR multiple 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'-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.

8.1. Minimum 6 mil. polyethylene vapor retarder, joints lapped not less than 12", per NCRC 2018 R408.2.

8.2. 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 or block & center of joist unless otherwise noted.

3. Use pressure treated lumber adjacent to all foundation brick and block material.

**CRAWL FRAMING NOTES:**

- Mud sill: 2X6 pressure treated lumber attached to foundation walls using pre-placed 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).
- 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 SYSTEM:**

- Floor Sheathing: 4X8'X3/4" T&G plywood, installed perpendicular to floor joists, fastened with 8d common nails.
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. Rigid insulation shall be used as water-resistant barrier. All seams and joints to be taped with 2" construction tape.
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 kitchen, bathroom(s), and laundry areas unless otherwise noted.
11. Clothes dryer shall be exhausted directly to outdoors.
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 drain 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 pest proof screens.
20. Provide minimum of 20' X 10' concrete driveway AND 4' sidewalk to front door.

**WINDOW SCHEDULE:**

<table>
<thead>
<tr>
<th>B</th>
<th>2'-8&quot; X 3'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>6&quot; Exterior Door</td>
<td>12&quot; Exterior Door</td>
</tr>
<tr>
<td>2'-8&quot; X 3'-0&quot;</td>
<td>meets egress and glazing requirements per 2018 NC RES BLDG Code</td>
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</tbody>
</table>

**WALL HEADER SCHEDULE:**

<table>
<thead>
<tr>
<th>A</th>
<th>#6 Exterior Metal Entry Door</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>#12 Exterior Metal Entry Door</td>
</tr>
<tr>
<td>C</td>
<td>24&quot; Interior Door</td>
</tr>
<tr>
<td>D</td>
<td>32&quot; Interior Door</td>
</tr>
<tr>
<td>E</td>
<td>1'8&quot; Interior Door</td>
</tr>
<tr>
<td>F</td>
<td>2'0&quot; Interior Door</td>
</tr>
<tr>
<td>G</td>
<td>2'8&quot; Interior Door</td>
</tr>
<tr>
<td>H</td>
<td>3'6&quot; Interior Door</td>
</tr>
<tr>
<td>I</td>
<td>3'6&quot; Bi-hung Interior Door</td>
</tr>
<tr>
<td>J</td>
<td>4'8&quot; Bi-hung Interior Door</td>
</tr>
<tr>
<td>K</td>
<td>6'0&quot; Bi-hung Interior Door</td>
</tr>
</tbody>
</table>

**STUD SCHEDULE:**

<table>
<thead>
<tr>
<th>A</th>
<th>2'-8&quot; X 4'-4&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>6&quot; Exterior Doors</td>
<td>12&quot; Exterior Doors</td>
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**JACK STUD SCHEDULE:**

<table>
<thead>
<tr>
<th>A</th>
<th>#1 or better grade Southern Pine lumber</th>
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</thead>
<tbody>
<tr>
<td>B</td>
<td>Per NCRC 2018 Table R602.7(1)</td>
</tr>
<tr>
<td>C</td>
<td>Per NCRC 2018 Table R602.7(1)</td>
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</table>

**DOOR SCHEDULE:**

<table>
<thead>
<tr>
<th>A</th>
<th>2'-8&quot; Smith &amp; Sons 32&quot; Exterior Metal &amp; Glass Door</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>2'-8&quot; Smith &amp; Sons 24&quot; Exterior Metal &amp; Glass Door</td>
</tr>
<tr>
<td>C</td>
<td>2'-8&quot; Smith &amp; Sons 12&quot; Exterior Metal &amp; Glass Door</td>
</tr>
<tr>
<td>D</td>
<td>2'-8&quot; Smith &amp; Sons 48&quot; Exterior Metal &amp; Glass Door</td>
</tr>
</tbody>
</table>

**STUD WALL SCHEDULE:**

<table>
<thead>
<tr>
<th>A</th>
<th>2'-8&quot; X 4'-4&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>6&quot; Exterior Doors</td>
<td>12&quot; Exterior Doors</td>
</tr>
</tbody>
</table>

**PLUMB SCHEDULE:**

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<tr>
<th>A</th>
<th>2'-8&quot; X 4'-4&quot;</th>
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</thead>
<tbody>
<tr>
<td>6&quot; Exterior Doors</td>
<td>12&quot; Exterior Doors</td>
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</tbody>
</table>

**ELECTRICAL PANEL LOCATION:**

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<thead>
<tr>
<th>A</th>
<th>PROPOSED ELECTRICAL PANEL LOCATION</th>
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<tbody>
<tr>
<td>B</td>
<td>Per NCRC 2018 Table R602.7(1)</td>
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**CABINETS SCHEDULE:**

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<thead>
<tr>
<th>A</th>
<th>2'-8&quot; X 4'-4&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>6&quot; Exterior Doors</td>
<td>12&quot; Exterior Doors</td>
</tr>
</tbody>
</table>

**CONTACT:**

CARRIE MASTO cmasto@habitatcharlotte.org

HABITAT FOR HUMANITY CHARLOTTE

FILE: Ruby.dwg
FLOOR PLAN: RUBY LEFT
DWG DATE: Jan. 23, 19
SHEET TITLE: FLOOR PLAN
SHEET DATE: Jan. 23, 19

© HABITAT FOR HUMANITY CHARLOTTE 2019
**COLUMN CAP DETAIL**

- **NOTE:** CAULK AROUND 1X6 AT COLUMN CAP
- **J-CHANNEL**
- **6"" X 6" POST**
- **ALUM. CAP**
- **6"" X 6" COL. ATTACHED TO BEAM THRU COL. CAP W/ (2) 3" SCREWS E.S. OF POST**

**HANDRAIL/GUARD RAIL DETAIL**

- **TREATED 2X4 GUARDRAIL**
- **2X TREATED HANDRAIL**
- **TREATED 2X2 & 2X6 PICKETS, 5" O.C. TYP**
- **4X4 TREATED POST ANCH. TO BRICK STEP W/ Ø EMBED. ANCHOR BOLT**

**NOTE:** CAULK AROUND 1X6 AT COLUMN CAP

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

**NOTE:** 25 YR. FIBERGLASS SINGLE CLASS A CERTAINTEED INSTALLED OVER 1/2" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

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

**NOTE:** TREATED 2X4 GUARDRAIL

**NOTE:** TREATED 2X2 & 2X6 PICKETS, 5" O.C. TYP

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

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

**NOTE:** VINYL PERFORATED SOFFIT @ EAVES

**NOTE:** VINYL SHAKES INSTALLED OVER 1/2" OSB, HOUSE WRAP

**NOTE:** RIDGE VENT

**NOTE:** 25 YR. FIBERGLASS SINGLE CLASS A CERTAINTEED INSTALLED OVER 1/2" OSB, 15# FELT (INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS)

**NOTE:** SEE DETAIL 3, THIS PAGE (TYP)

**NOTE:** WRAPPED PORCH BEAM & PAINTED BOX COLUMN, BUILT IN FIELD

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

**NOTE:** TREATED 2X4 GUARDRAIL

**NOTE:** TREATED 2X2 & 2X6 PICKETS, 5" O.C. TYP

**NOTE:** 4X4 TREATED POST ANCH. TO BRICK STEP W/ Ø EMBED. ANCHOR BOLT
RIDGE VENT
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

Rear Elevation

SIDE ELEVATION
Habitat for Humanity Charlotte

CONTACT: CARRIE MASTO cmasto@habitatcharlotte.org

FILE: Ruby.dwg  FLOOR PLAN: DWG  DATE:  

SHEET TITLE: PLOT DATE: Jan. 23, 19

Habitat

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

COLUMN CAP DETAIL

25 YR. FIBERGLASS SINGLE CLASS A CERTAINTED INSTALLED OVER ½" OSB, HOUSE WRAP

NOTE: CAULK AROUND 1X6 AT COLUMN CAP

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

WRAPPED PORCH BEAM & PAINTED DOUBLE 6X6 WRAPPED PORCH POST, EACH SIDE

VINYL PERFORATED SOFFIT @ EAVES

2X TREATED HANDRAIL

TREATED 2X2 & 2X6 PICKETS, 5" O.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

NOTE: CAULK AROUND 1X6 AT COLUMN

J-CHANNEL

ALUM. CAP

6X6 POST

COLUMN

6X6 COL.

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

VINYL SHAKES INSTALLED OVER ½" OSB, HOUSE WRAP

SEE DETAIL 3, THIS PAGE (TYP)

25 YR. FIBERGLASS SINGLE CLASS A CERTAINTED INSTALLED OVER ½" OSB, HOUSE WRAP

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

COLUMN CAP DETAIL

TREATED 2X4 GUARDRAIL

2X TREATED HANDRAIL

TREATED 2X2 & 2X6 PICKETS, 5" O.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 CERTAINTEED 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

REAR ELEVATION

MAIN FIN. FLOOR

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 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 - OIF, multi 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 Anchor—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.

**HISTORY B SLAB FOUNDATION DETAILS CROSS SECTION**

- 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 - OIF, multi 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 Anchor—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 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.
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 inventory plans of multi-family projects)
6. Pier footings-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.
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 5/16 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 R602.7(1), R602.7(2), and R602.7(3).
- Floor Joists: 2x10 #2 Southern Pine per NCRC 2018 Table R602.3.1(1) and R602.3.1(2).
- Top edges flush with girders & band joists; center pans dropped 2".
- Joists to be framed into the side of wood girder and supported on ledger strips not less than nominal 2"x2" per NCRC 2018 R802.6.2.
- Floor Sheathing: 4x8x3/4 T&G plywood, installed perpendicular to floor joists, fastened with 8d common nails.

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**OUTSIDE FACE OF BAND**

**OPTION A:** Place a joist under wall that runs parallel with joists (shown)

**OPTION B:** Block @ 3'-0" O.C.
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.

This 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 DRIP EDGE ENGINEERING ROOF TRUSSES INSTALLED 24" O.C., HURRICANE CLIPS R-38 BLOWN INSULATION OSB INSULATION BALLENGER METAL CLAD 2X6

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

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

2" GYPSUM WALL BOARD 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. EXTER OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

SEE FLOOR PLANS AND ELEVATIONS FOR COLUMN VARIATIONS AND DETAILS

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. EXTER OVER ALL STONE TO EDGES OF FOUNDATION; TAPE JOINTS WITH ADHESIVE TAPE

SOLID BLOCK PIER & FTG. UNDER COLUMN

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

FILE: WALL SECTIONS 2018.dwg
FLOOR PLAN: DWG
DATE: Jan. 23, 2019
SHEET TITLE: HISTORIC B SLAB
PLOT DATE: Jan. 23, 19
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.

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

DETAIL SHEET:

- GABLE ROOF TRUSS WITH FIELD BUILT OVERHANG
- SEE DETAIL 3 ON FRONT ELEVATION PAGE
- 2x4 BOX BEAM FLASHING
- 1x12 MDO COLUMN WRAP
- 4" FIBER REINFORCED CONCRETE SLAB ON 6 MIL POLY VB ON SELECT BACKFILL
- SEE FLOOR PLANS AND ELEVATIONS FOR COLUMN VARIATIONS AND DETAILS

SECTION @ SIDE PORCH (IF APPLICABLE):

- 25 YR. SHINGLE CLASS A CERTAINTEED INSTALLED OVER 7/16" OSB, 15# FELT UNDERLAYERMENT, METAL DRIP EDGE, ENGINEERING ROOF TRUSSES INSTALLED 24" O.C., HURRICANE CLIPS, R-38 BLOWN INSULATION
- 2x4s @ 24" O.C.
- 2x4 EXT WALL W/ 2" RIGID INSULATION BOARD (R-3) W/ TAPED SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16" OSB, R-15 BATT INSULATION
- PERF VINYL SOFFIT INSTALLED @ EAVES, EXCEPTION: WHEN SOFFIT HAS LESS THAN A 10' FIRE SEPARATION DISTANCE, FOLLOW 2018 NCRC SECTION R302.1.1
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- 2x4s @ 24" O.C.
- 2x4 EXT WALL W/ 2" RIGID INSULATION BOARD (R-3) W/ TAPED SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16" OSB, R-15 BATT INSULATION
- 4" FIBER REINFORCED CONCRETE SLAB ON 6 MIL POLY VB ON SELECT BACKFILL
- SEE FLOOR PLANS AND ELEVATIONS FOR COLUMN VARIATIONS AND DETAILS
**Exterior Walls:** 2x4s @ 24" O.C.

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

- **25 YR. SHINGLE CLASS A CERTAINTEED INSTALLED OVER 7/16" OSB, 15# FELT UNDERLayment, METAL Drip EDGE ENGINEERING ROOF TRUSSES INSTALLED 24" O.C., HURRICANE CLIPS R-38 BLOWN INSULATION OSB INSULATION BAFFLE BOARD METAL CLAD 2x6 FASCIA**

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

- **2x4 EXT WALL W/ 2" RIGID INSULATION BOARD (R-3) W/ TAPED SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16" OSB, R-15 BATT INSULATION**

- **2x4 EXT WALL W/ 2" RIGID INSULATION BOARD (R-3) W/ TAPED SEAMS (WEATHER RESISTANT BARRIER) INSTALLED OVER 7/16" OSB, R-15 BATT INSULATION**

- **2x4 BOX BEAM FLAShING**

- **18"X18" WHITE CONCRETE CAP**

- **16" BRICK COLUMN FILLED SOLID**

- **GABLE ROOF TRUSS WITH FIELD BUILT OVERHANG**

- **SEE DETAIL 3 ON FRONT ELEVATION PAGE**

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

- **2X10 BAND JOIST**

- **2X6 TREATED MUD SILL**

- **TREATED BAND ADJ TO SIDE PORCH**

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

- **russeS**

- **SEE FLOOR PLANS AND ELEVATIONS FOR COLUMN VARIATIONS AND DETAILS**

- **SEE DETAIL 3 ON FRONT ELEVATION PAGE**

- **2X6 DEADWOOD**

- **6X6 TREATED POST**

- **SEE FLOOR PLANS AND ELEVATIONS FOR COLUMN VARIATIONS AND DETAILS**

- **EXTERIOR WALL SECTION (TYP)**

- **FRONT PORCH/BEAM SECTION**

- **SECTION @ SIDE PORCH (IF APPLICABLE)**