

**CORNERSTONE III
PROPERTIES**

4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

ST. CHARLES RESIDENCE

PROJECT TITLE

ST. CHARLES
RESIDENCE

PROJECT NUMBER

ISSUE DATE

DRAWING DATA

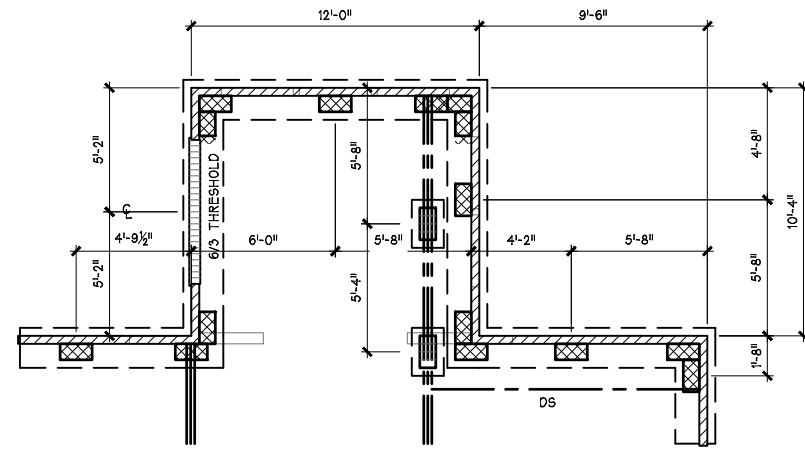
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-33ST.CHARLES

SHEET TITLE

COVER SHEET

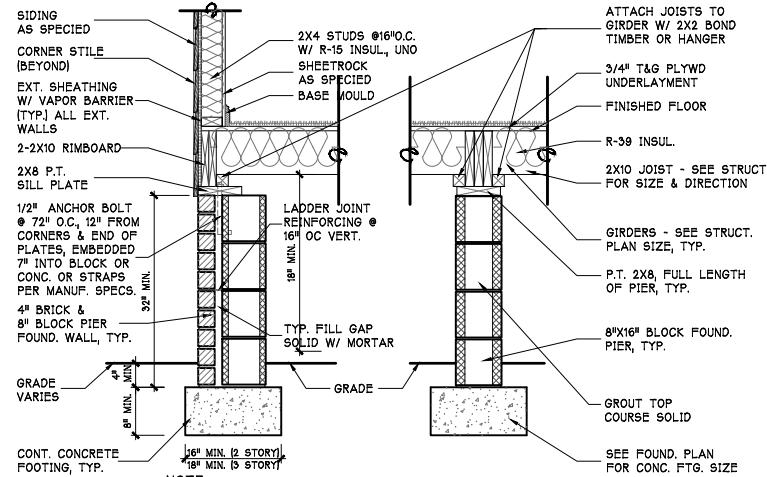
SHEET NUMBER

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2 OPT. SUNROOM
FOUNDATION PLAN

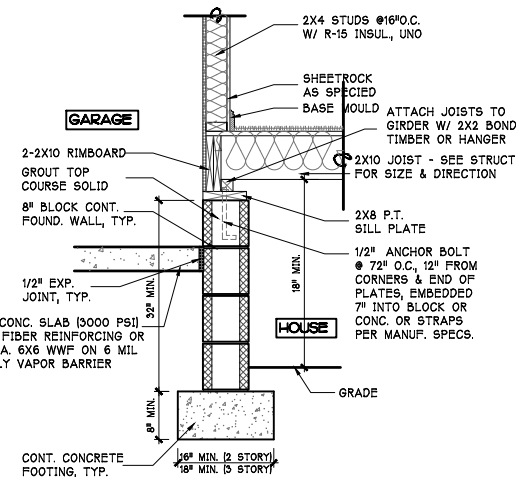
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SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



3 MAIN HOUSE - CRAWL
W/ SIDING DETAIL

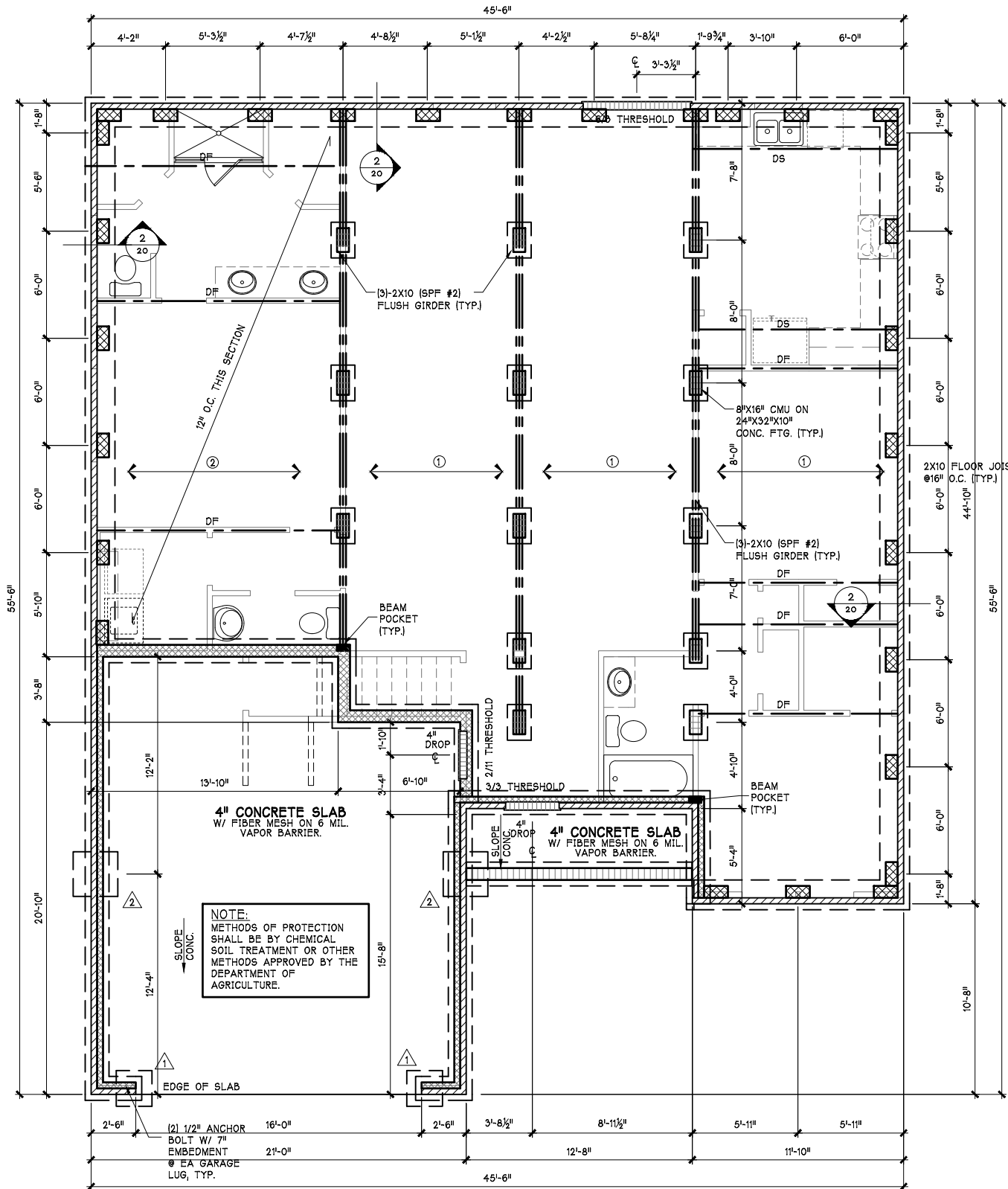
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SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

* MULTI-WYTHE MASONRY TO BE INTEGRALLY BONDED (TYP.)



4 TYP. GARAGE WALL
TO HOUSE CONNECTOR

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



1 ELEVATION "A" & "D"
FOUNDATION PLAN

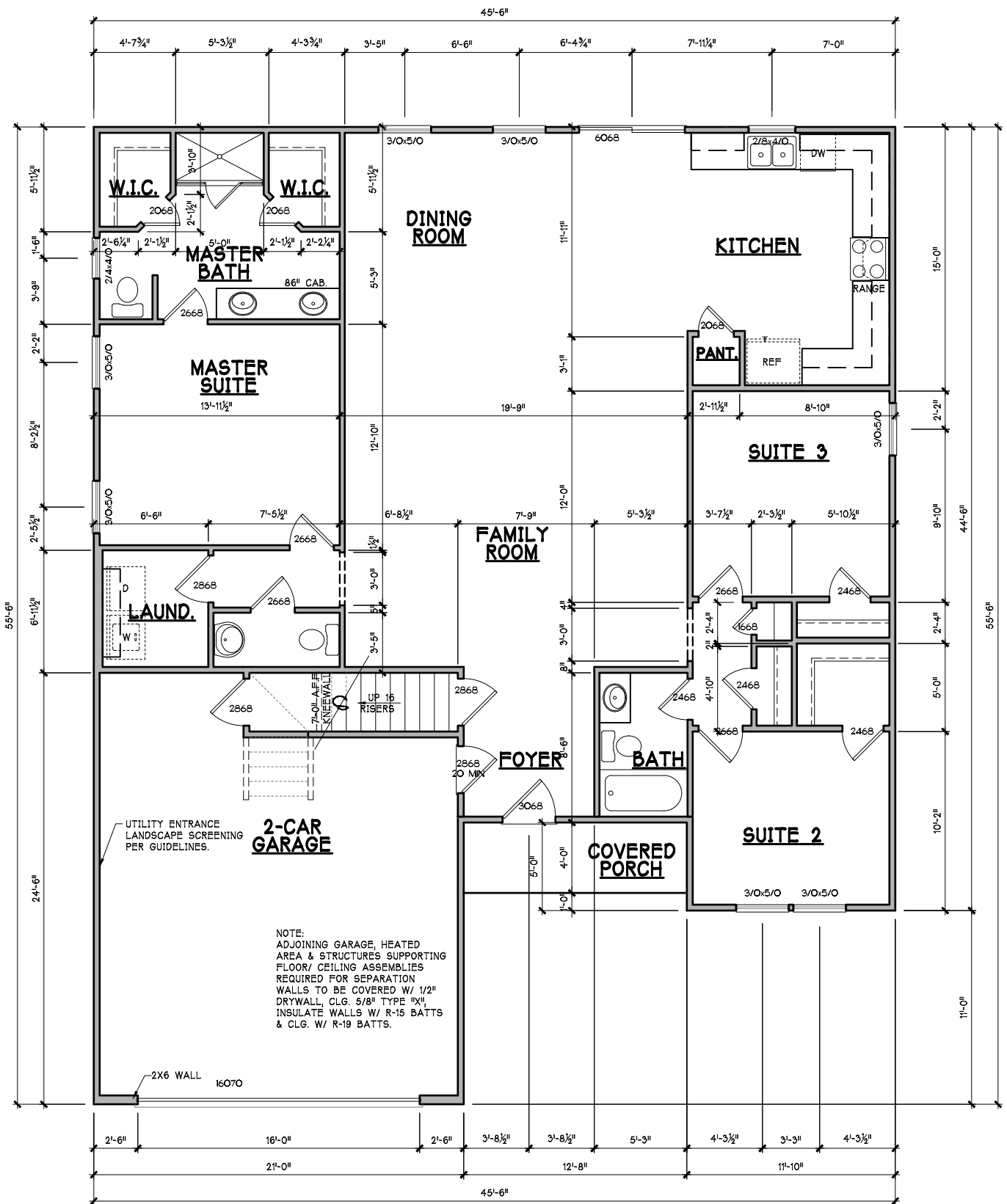
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

LEGEND

- △ = 24"x24"x12" CONC. FTG.
- △ = 30"x30"x12" CONC. FTG. W/ 4-#4% E.M.
- △ = 32"x32"x12" CONC. FTG. W/ 4-#4% E.M.
- △ = 36"x36"x12" CONC. FTG. W/ 4-#4% E.M.
- △ = 42"x36"x12" CONC. FTG. W/ 4-#4% E.M.
- △ = 42"x42"x14" CONC. FTG. W/ 5-#4% E.M.
- △ = 36"x60"x12" CONC. FTG. W/ #4% @ 8" O.C. E.M.
- △ = 48"x48"x15" CONC. FTG. W/ #4% @ 8" O.C. E.M.
- △ = 48" #4 REBAR, TYP.

FOUNDATION NOTES:

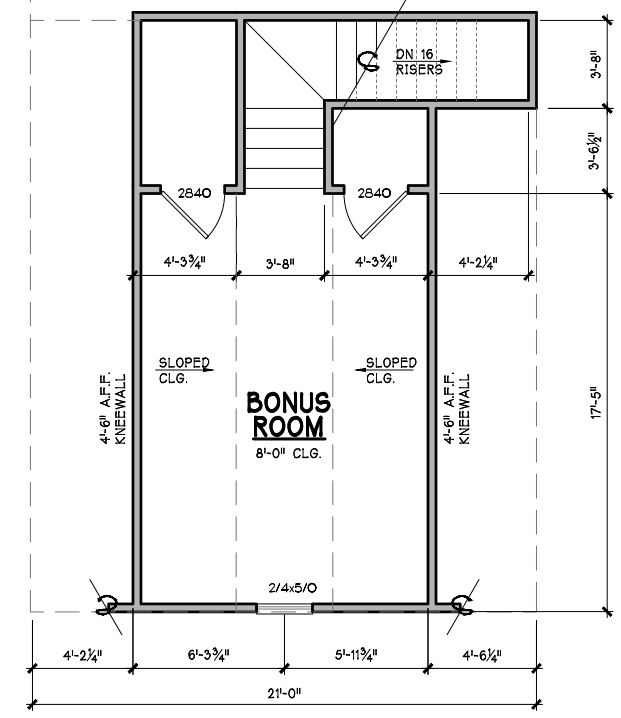
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- GARAGE SLAB TO BE 4" THICK CONCRETE (2000 PSI MIN) W/ FIBER MESH ON 6 MIL. VAPOR BARRIER.
- PROVIDE 6-MIL. POLY-VAPOR BARRIER BELOW ALL CONCRETE SLABS.
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- FOUNDATION DIMENSIONS ARE MEASURED FROM OUT TO OUT OF BRICK. SEE FRAMING PAGES FOR FRAMING DIMENSIONS.
- DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS & DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN.



1
4.0 ELEVATION "A"
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)

FIRST FLOOR NOTES:

- FULL 4" OR 6" EXTERIOR WALL WERE USED IN DETERMINING DIMENSIONS ON PLANS.
- FRAMERS SHALL START ALL WALL LAYOUTS FROM THE REAR OF THE HOUSE
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL OVERALL DIMENSIONS SHALL BE FROM OUT TO OUT OF FRAMING, INTERIOR DIMENSIONS SHALL BE FROM ONE SIDE OF STUD
- ALL INTERIOR DOORS ARE 4" FROM WALL (UNLESS NOTED OTHERWISE)
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- MASTER MOUNTS SHALL BE PLACED ON ALL EXTERIOR LIGHTS AND HOSE BIBBS
- FRAMED CAVITY WALLS (IE. TUBS, SHOWERS, STAIRS & FIREPLACES) SHALL BE INSULATED WITH AIR BARRIER PER ENERGY CODE.
- ANY WINDOW W/ A SILL OF LESS THAN 24" AFF. OR EQUAL TO OR GREATER THAN 72" BFF. MUST HAVE WOOD & MAY BE SUBJECT TO FALL PROTECT RULE.
- ALL SHEETROCK OPENING SHALL BE 12" BELOW CEILING TYP., U.N.O.
- ALL PANTRY/LINEN SHALL HAVE (5) 12" SHELVES TYP., U.N.O.



2
4.0 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)

SQUARE FOOTAGE:

1ST FLR:	1849 SQ. FT.
2ND FLR:	325 SQ. FT.
TOTAL HEATED:	2174 SQ. FT.
FRONT PORCH:	44 SQ. FT.
TOTAL UNHEATED:	44 SQ. FT.
2-CAR GAR:	467 SQ. FT.
TOTAL UNDER ROOF:	2685 SQ. FT.

CORNERSTONE III PROPERTIES

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INDIAN TRAIL, NC 28079
(704) 577 - 4002

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ISSUE DATE

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DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-33ST.CHARLES

SHEET TITLE
**ELEV. "A"
FLOOR PLAN**

SHEET NUMBER

4.0A

CORNERSTONE III PROPERTIES

4509 FAITH CHURCH RD
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(704) 577 - 4002

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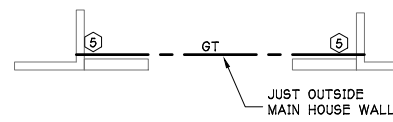
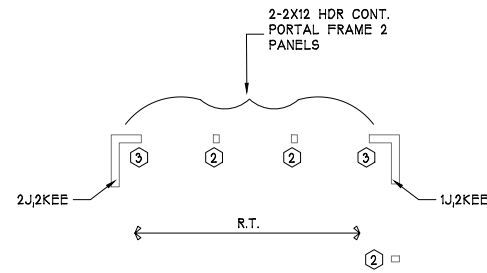
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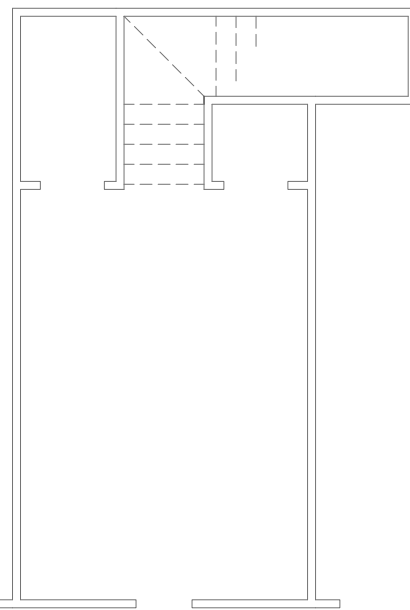
**FRAMING
PLAN**

SHEET NUMBER

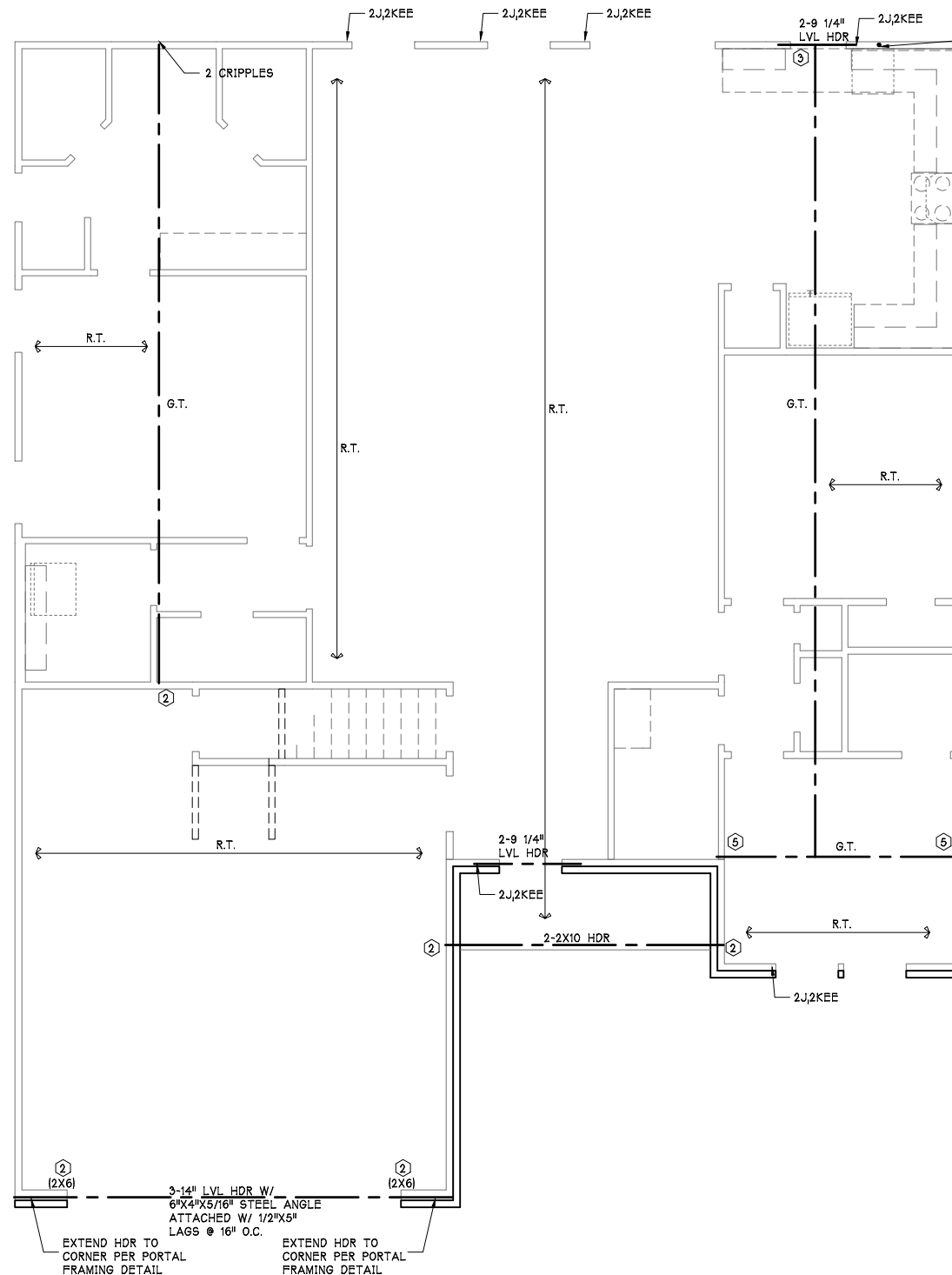
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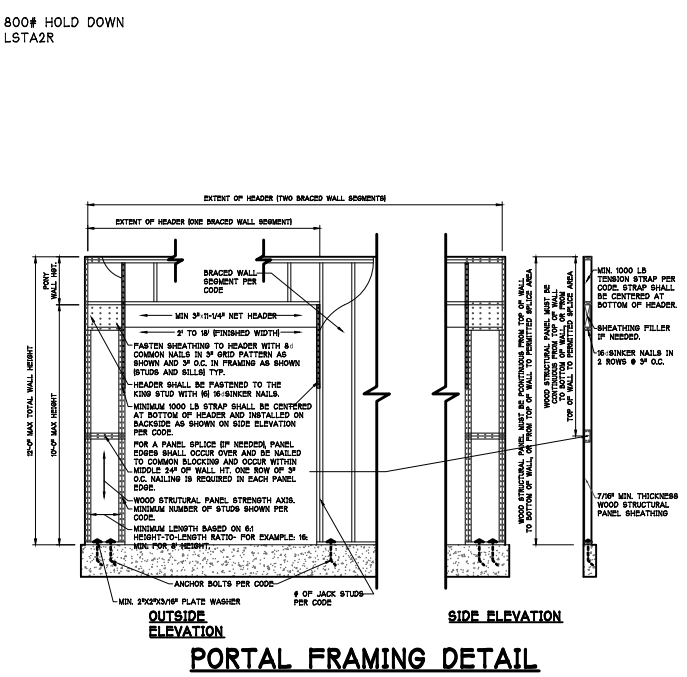
3 FRAMING PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



2 FRAMING PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



1 ELEVATION "C" FRAMING PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



1st FLOOR CEILING NOTES:

- ⊕ = # 2X4 JACK STUDS
- ALL INT./EXT. LOAD BEARING HEADERS TO BE (2)-2X10 UNO. W/ (1) JACK ⊕ (1) KING STUD ⊕ EA. END UNO.
- ⊕JKEE = # OF JACKS STUDS ⊕ # OF KING STUDS ⊕ EA. END OF HEADER
- INSTALL AN EXTRA JOIST UNDER ALL PARTITION WALLS GREATER THAN 5'-0" IN LENGTH

MIN. WALL STUD REQUIREMENTS	
EXT. WALL HT. (H)	STUD SIZE AND SPACING
H < 10'-0"	2X4 @ 16" O.C.
10'-0" < H ≤ 11'-0"	2X4 @ 12" O.C.
11'-0" < H ≤ 18'-0"	2X6 @ 16" O.C.
H > 18'-0"	CONSULT ENGINEER

TYPICAL HANGERS	
MEMBER	HANGER
2X8	LUS28
2X10	LUS210
2X12	LUS212
(2)2X8	HUS28-2
(2)2X10	HUS210-2
(2)2X12	HUS212-2
(3)2X8	LUS28-3
(3)2X10	LUS210-3
(3)2X12	HU212-3
(2)9'-1/4"-(2)11'-7/8" LVL	HGUS410
(2)14"-(2)18" LVL	HGUS414
(3)9'-1/4"-(3)11'-7/8" LVL	HGUS5.50/10
(3)14"-(3)18" LVL	HGUS5.50/14
(4)9'-1/4"-(4)11'-7/8" LVL	HGUS7.25/10
(4)14"-(4)18" LVL	HGUS7.25/14

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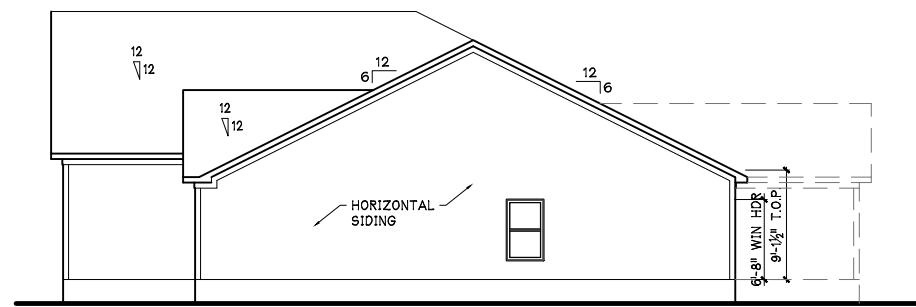
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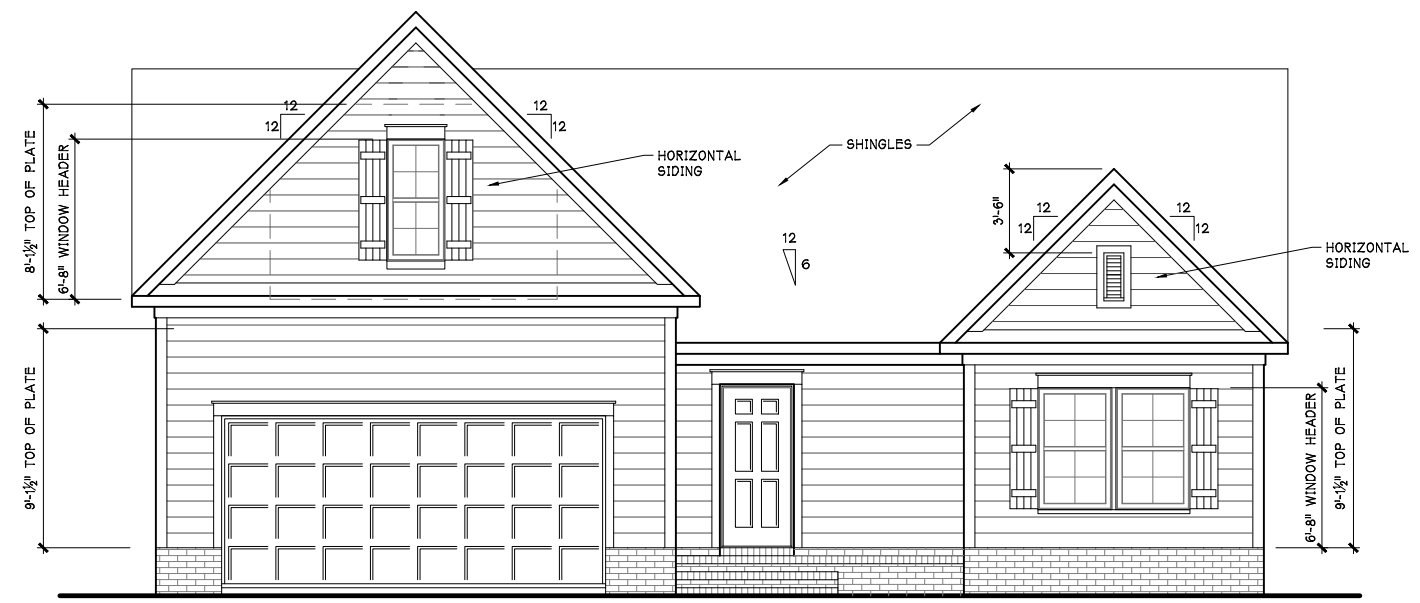
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DRAWN BY: CORNERSTONE III
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FILE NUMBER: 20-338T.CHARLES

SHEET TITLE
ELEV. "A"
ELEVATIONS

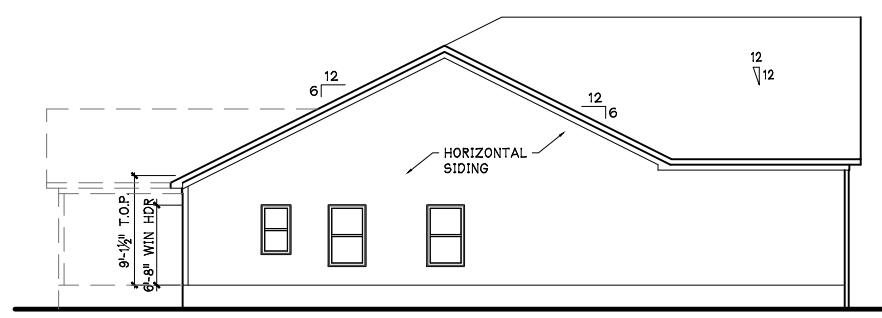
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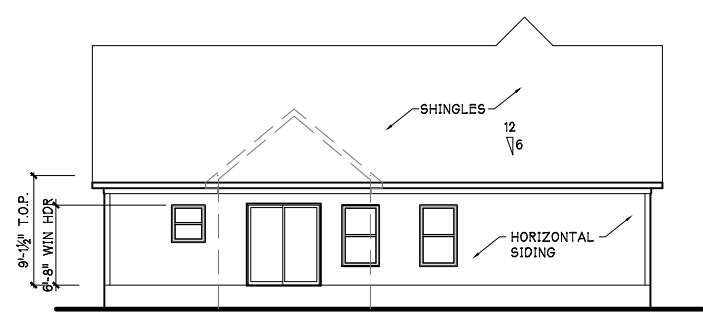
2 RIGHT SIDE ELEVATION
SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X36" SHEET SIZE)



**1 ELEVATION "A"
FRONT ELEVATION**
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X36" SHEET SIZE)

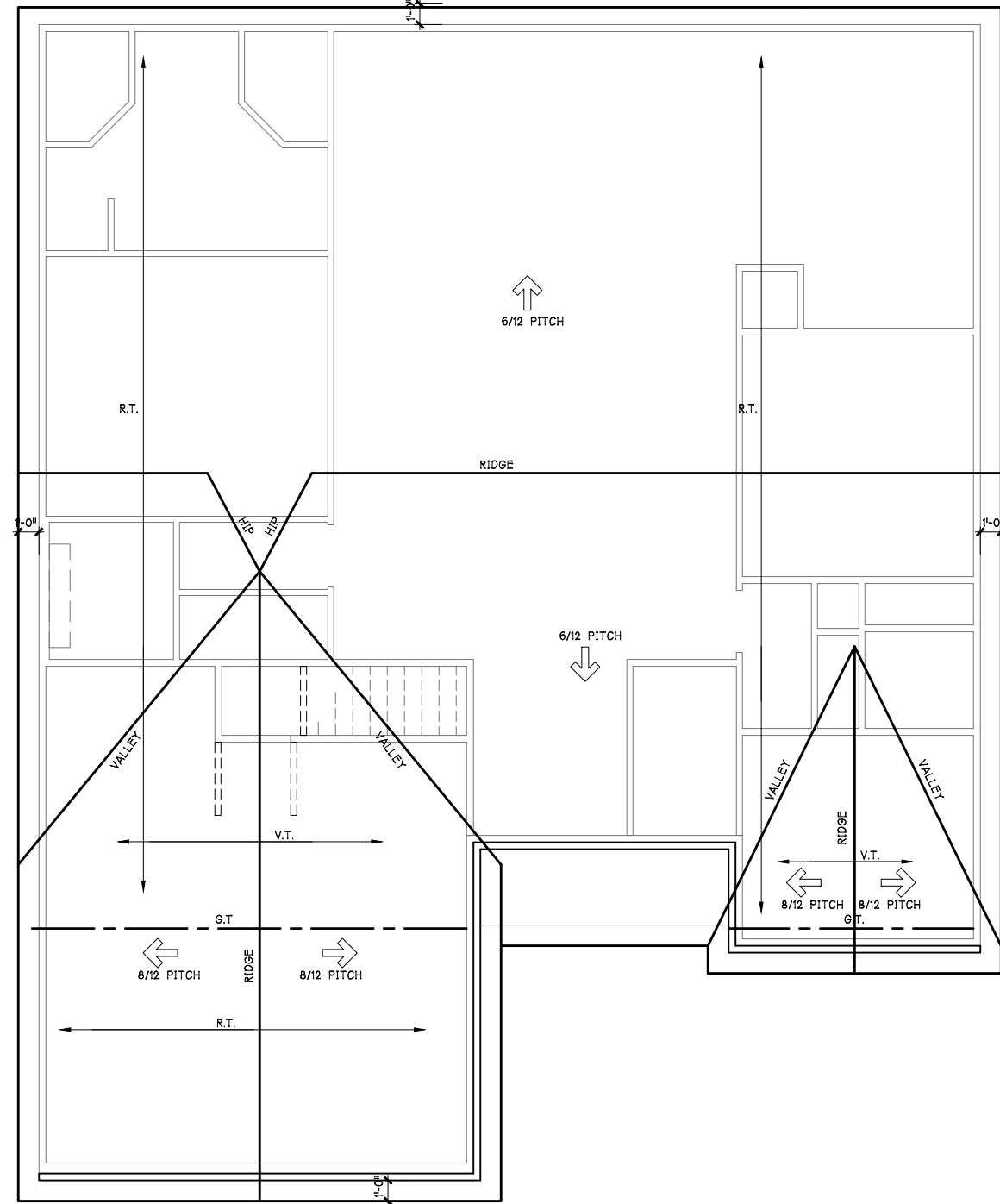


3 LEFT SIDE ELEVATION
SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X36" SHEET SIZE)

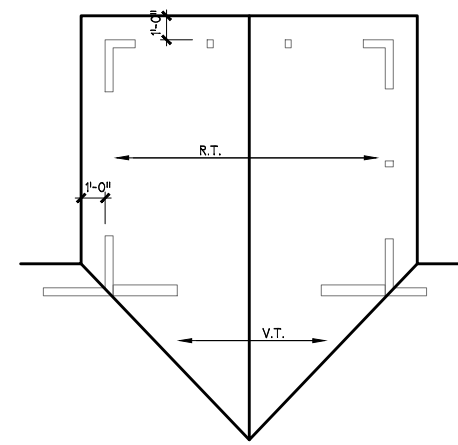


4 REAR ELEVATION
SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X36" SHEET SIZE)

ELEVATION NOTES:
ALL ROOF PENETRATIONS SHALL BE LOCATED TO THE REAR OF THE ROOF RIDGE AND PAINTED TO MATCH ROOF SHINGLES.
ALL GUTTERS SHALL MATCH THE FASCIA AND TRIM, PER GUIDELINES.
SOFFIT OVERHANG SIZES PER COMMUNITY SPEC.
ALL BRICK & STONE HEADERS SHALL PROJECT 3/4" BEYOND BRICK OR STONE VENEERS
WHERE THE PROPERTY LINE IS 10' OR LESS FROM HOUSE FACE, SEE DET. 5/545.
SHINGLE MATERIAL TO BE COMPOSITE W/ (1) LAYER OF 15# FELT PAPER UNO.



1
70 **ELEV. "A" "C" & "D"**
ROOF PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



2
70 **ROOF PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

WIND BRACING NOTES:

90 MPH WIND ZONE W/ EXP "B"
BWL = BRACED WALL LINE. METHOD CS-WSP (UNO)
THE ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCR. INSTALL CONTINUOUS 7/16" OSB W/ 6D NAILS @ 6" O.C. @ PERIMETER & 12" OC @ INTERMEDIATE SUPPORTS.

ROOF FRAMING NOTES:

R.T. - ROOF TRUSS PER MANUF. (24" O.C. MAX)
G.T. - GIRDER TRUSS
V.T. - VALLEY TRUSS PER MANUF. (24" O.C. MAX)
TRUSSES TO BEAR ON EXTERIOR WALLS ONLY UNO.

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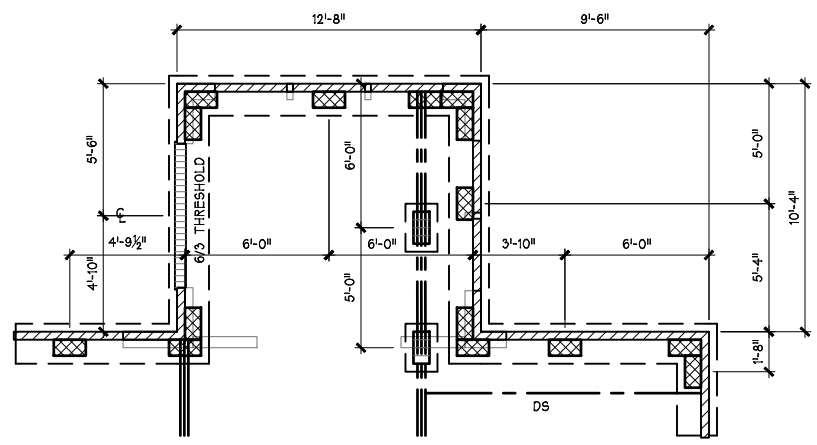
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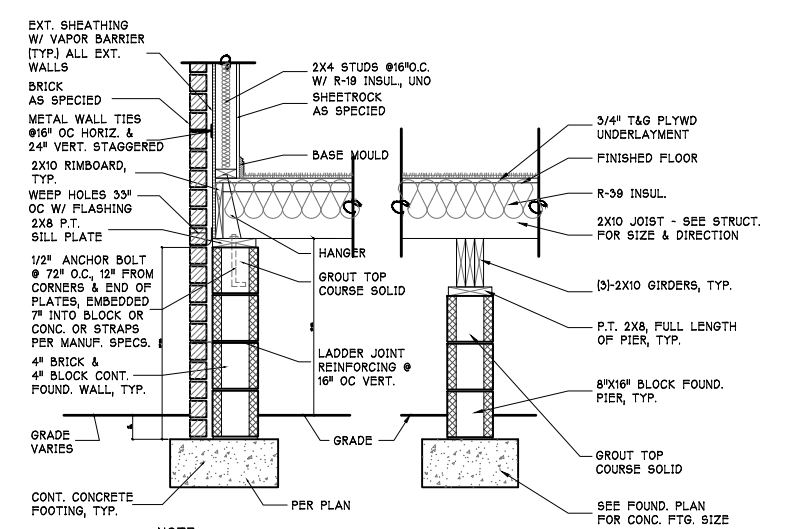
ROOF PLAN

SHEET NUMBER

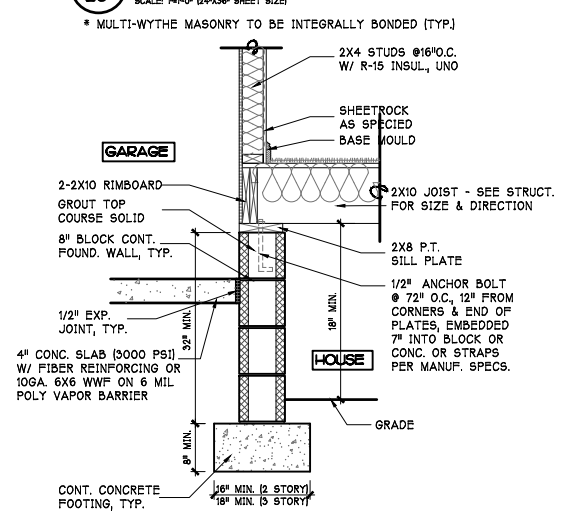
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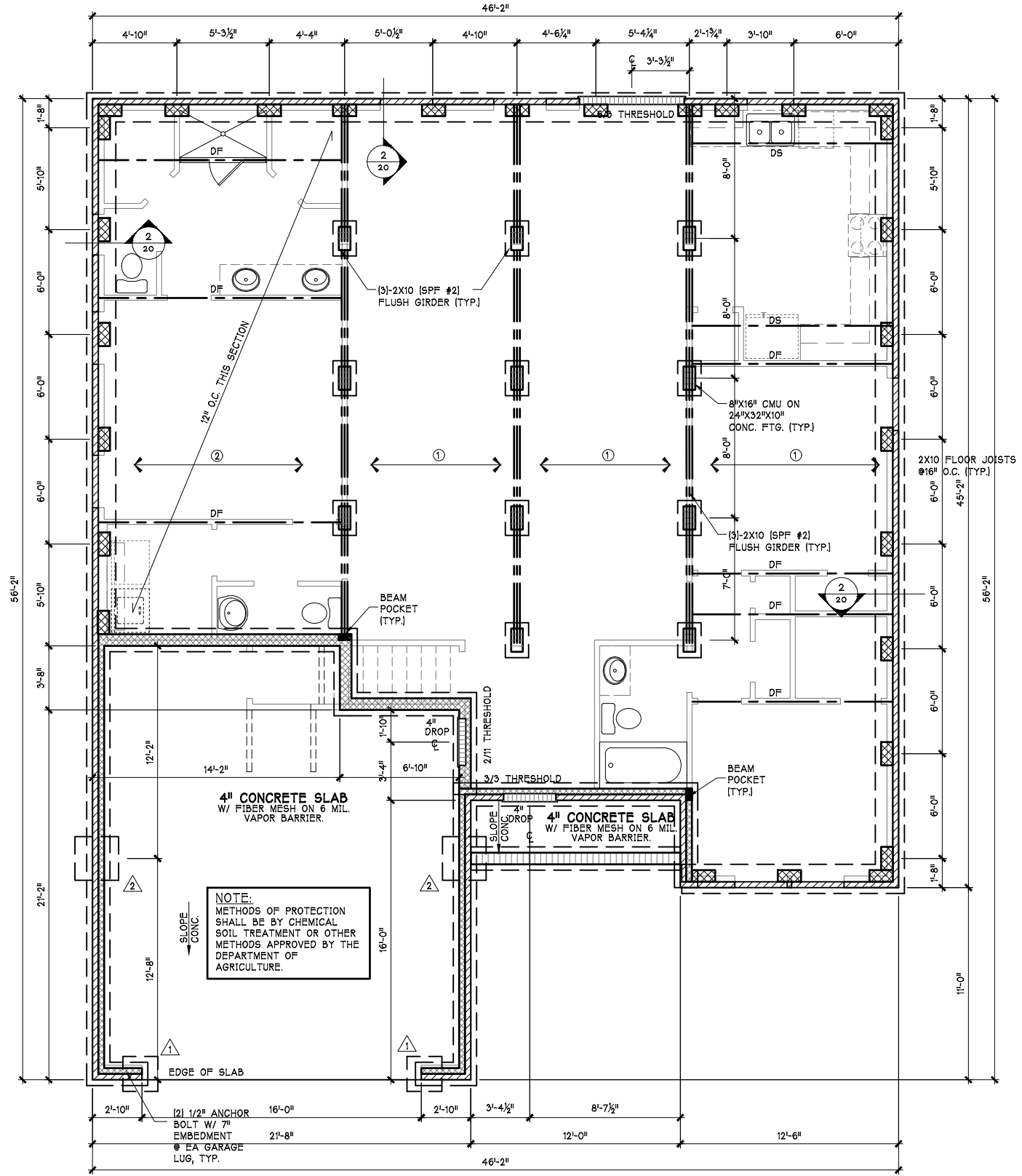
2 OPT. SUNROOM FOUNDATION PLAN
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



3 MAIN HOUSE - CRAWL W/ BRICK DETAIL
 SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



4 TYP. GARAGE WALL TO HOUSE CONNECTOR
 SCALE: 3/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 3/4"=1'-0" (24"x36" SHEET SIZE)



1 ELEVATION "B" FOUNDATION PLAN
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

- LEGEND**
- △ = 24"x24"x12" CONC. FTG.
 - △ = 30"x30"x12" CONC. FTG. W/ 4-#4'S E.W.
 - △ = 32"x32"x12" CONC. FTG. W/ 4-#4'S E.W.
 - △ = 36"x36"x12" CONC. FTG. W/ 4-#4'S E.W.
 - △ = 42"x36"x12" CONC. FTG. W/ 4-#4'S E.W.
 - △ = 42"x42"x14" CONC. FTG. W/ 5-#4'S E.W.
 - △ = 36"x60"x12" CONC. FTG. W/ #4'S @ 8" O.C. E.W.
 - △ = 48"x48"x15" CONC. FTG. W/ #4'S @ 8" O.C. E.W.
 - △ = 48" #4 REBAR, TYP.

- FOUNDATION NOTES:**
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
 - GARAGE SLAB TO BE 4" THICK CONCRETE (2000 PSI MIN) W/ FIBER MESH ON 6 MIL. VAPOR BARRIER.
 - PROVIDE 6-MIL. POLY-VAPOR BARRIER BELOW ALL CONCRETE SLABS.
 - WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
 - CONTRACTOR TO VERIFY ALL DIMENSIONS.
 - FOUNDATION DIMENSIONS ARE MEASURED FROM OUT TO OUT OF BRICK. SEE FRAMING PAGES FOR FRAMING DIMENSIONS.
 - DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS & DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN.

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SHEET TITLE
ELEV. "B" FOUNDATION PLAN

SHEET NUMBER
2.0B

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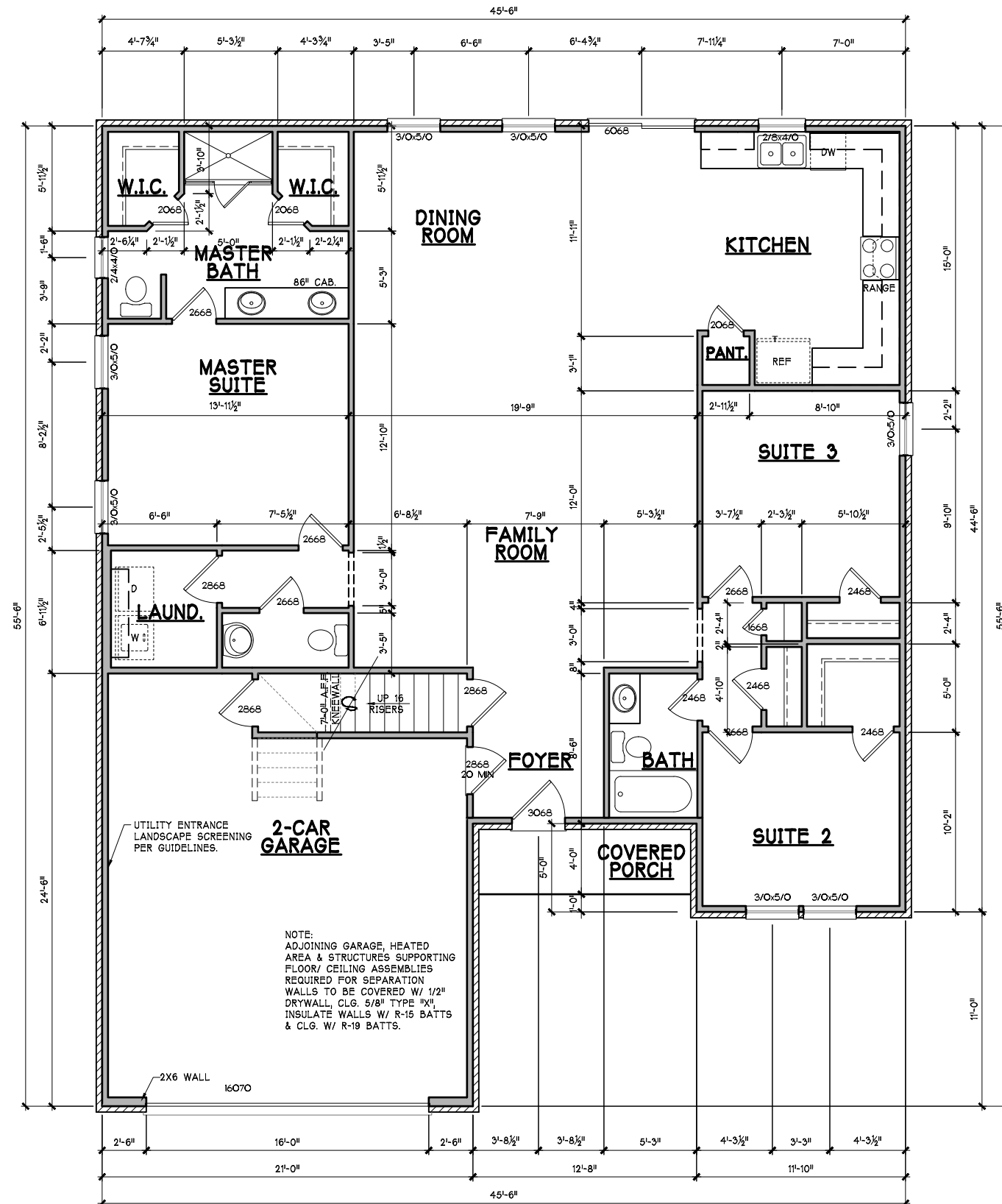
SHEET TITLE
ELEV. "B"
FLOOR PLAN

SHEET NUMBER

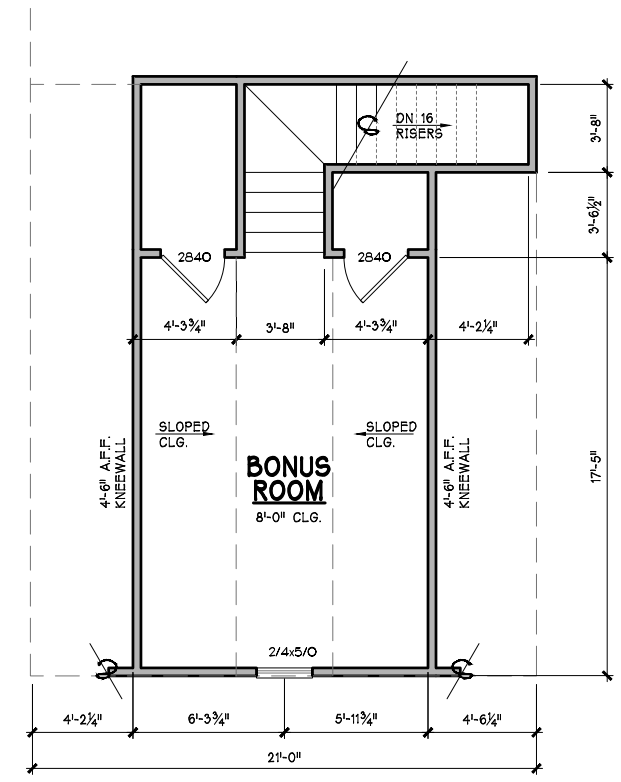
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FIRST FLOOR NOTES:

- FULL 4" OR 6" EXTERIOR WALL WERE USED IN DETERMINING DIMENSIONS ON PLANS.
- FRAMERS SHALL START ALL WALL LAYOUTS FROM THE REAR OF THE HOUSE
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL OVERALL DIMENSIONS SHALL BE FROM OUT TO OUT OF FRAMING, INTERIOR DIMENSIONS SHALL BE FROM ONE SIDE OF STUD
- ALL INTERIOR DOORS ARE 4" FROM WALL (UNLESS NOTED OTHERWISE)
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- MASTER MOUNTS SHALL BE PLACED ON ALL EXTERIOR LIGHTS AND HOSE BIBBS.
- FRAMED CAVITY WALLS (IE. TUBS, SHOWERS, STAIRS & FIREPLACES) SHALL BE INSULATED WITH AIR BARRIER PER ENERGY CODE.
- ANY WINDOW W/ A SILL OF LESS THAN 24" AFF. OR EQUAL TO OR GREATER THAN 72" BFF. MUST HAVE WOOD & MAY BE SUBJECT TO FALL PROTECT RULE.
- ALL SHEETROCK OPENING SHALL BE 12" BELOW CEILING TYP., U.N.O.
- ALL PANTRY/LINEN SHALL HAVE (5) 12" SHELVES TYP., U.N.O.



1 ELEVATION "B" FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" [11"x17" SHEET SIZE]
SCALE: 1/4"=1'-0" [22"x36" SHEET SIZE]



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" [11"x17" SHEET SIZE]
SCALE: 1/4"=1'-0" [22"x36" SHEET SIZE]

SQUARE FOOTAGE:

1ST FLR:	1907 SQ. FT.
2ND FLR:	325 SQ. FT.
TOTAL HEATED:	2232 SQ. FT.
FRONT PORCH:	44 SQ. FT.
TOTAL UNHEATED:	44 SQ. FT.
2-CAR GAR:	488 SQ. FT.
TOTAL UNDER ROOF:	2764 SQ. FT.

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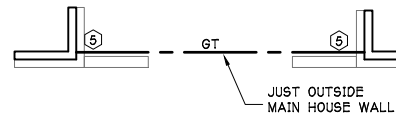
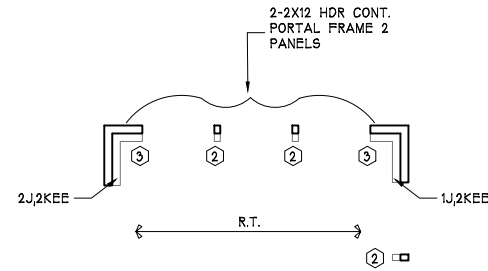
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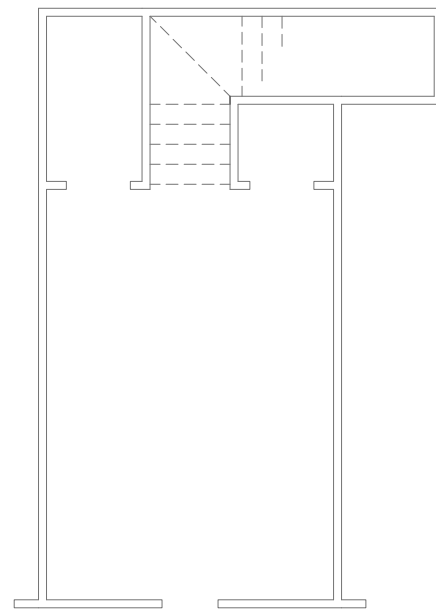
**FRAMING
PLAN**

SHEET NUMBER

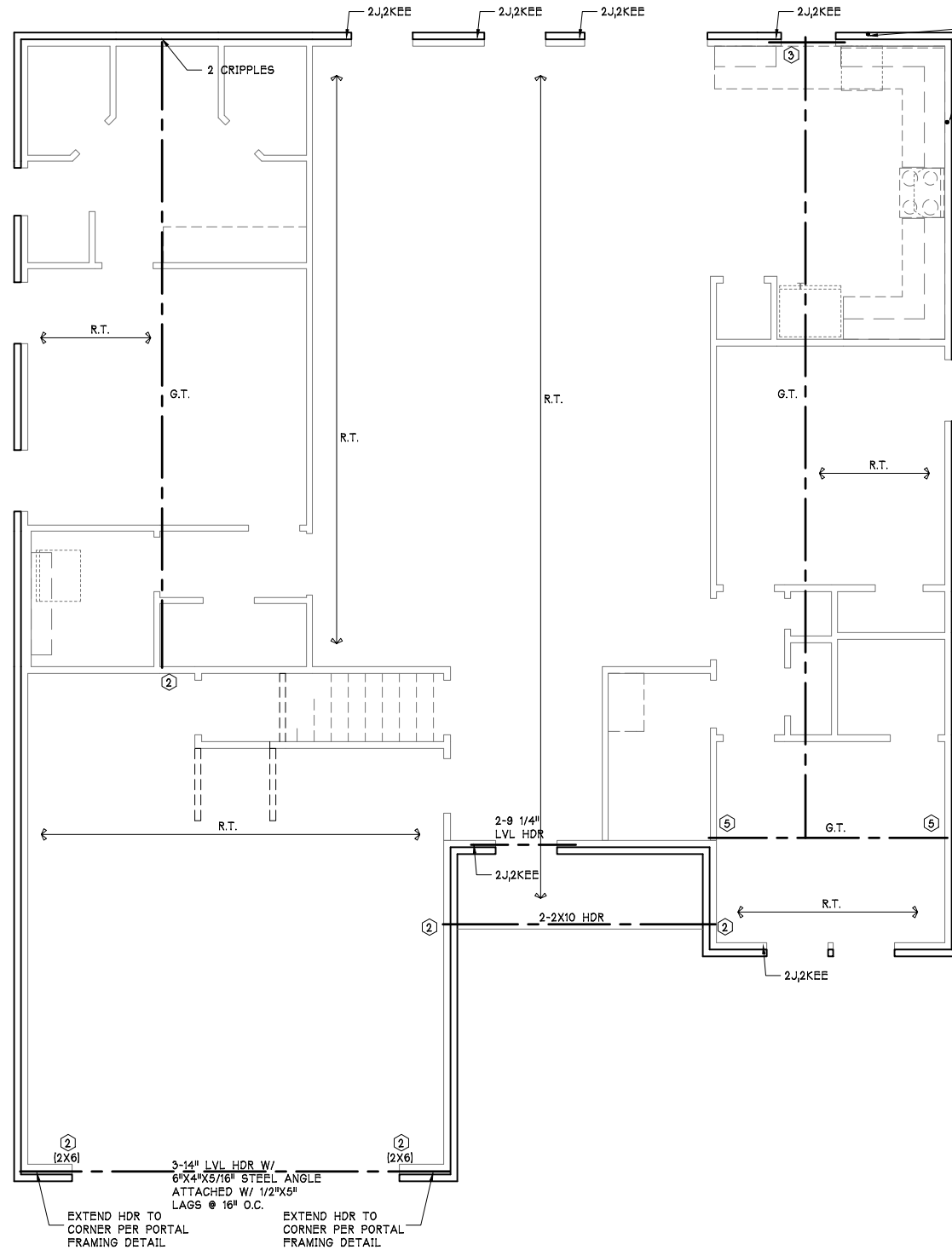
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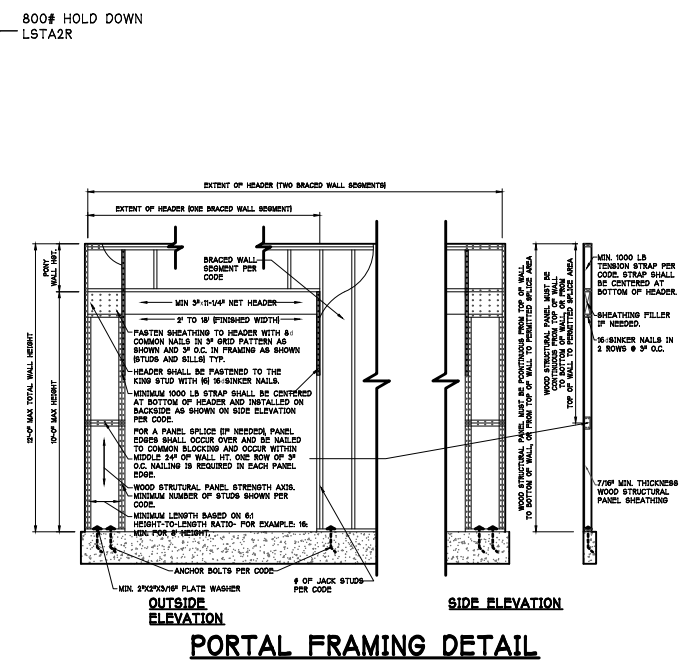
3 FRAMING PLAN
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)



2 FRAMING PLAN
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)



1 ELEVATION "B" FRAMING PLAN
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)



1st FLOOR CEILING NOTES:

- ⊕ = # 2X4 JACK STUDS
- ALL INT./EXT. LOAD BEARING HEADERS TO BE (2)-2X10 UNO. W/ (1) JACK & (1) KING STUD • EA. END UNO.
- 1/2J2KEE = # OF JACKS STUDS & # OF KING STUDS • EA. END OF HEADER
- INSTALL AN EXTRA JOIST UNDER ALL PARTITION WALLS GREATER THAN 5'-0" IN LENGTH

MIN. WALL STUD REQUIREMENTS	
EXT. WALL HT. (H)	STUD SIZE AND SPACING
H < 10'-0"	2X4 @ 16" O.C.
10'-0" < H ≤ 11'-0"	2X4 @ 12" O.C.
11'-0" < H ≤ 18'-0"	2X6 @ 16" O.C.
H > 18'-0"	CONSULT ENGINEER

TYPICAL HANGERS	
MEMBER	HANGER
2X8	LUS28
2X10	LUS210
2X12	LUS212
(2)2X8	HUS28-2
(2)2X10	HUS210-2
(2)2X12	HUS212-2
(3)2X8	LUS28-3
(3)2X10	LUS210-3
(3)2X12	HU212-3
(2)9'-1/4"-(2)11'-7/8" LVL	HGUS410
(2)14"-(2)18" LVL	HGUS414
(3)9'-1/4"-(3)11'-7/8" LVL	HGUS5.50/10
(3)14"-(3)18" LVL	HGUS5.50/14
(4)9'-1/4"-(4)11'-7/8" LVL	HGUS7.25/10
(4)14"-(4)18" LVL	HGUS7.25/14

**CORNERSTONE III
PROPERTIES**

4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

PROJECT TITLE
ST. CHARLES
RESIDENCE

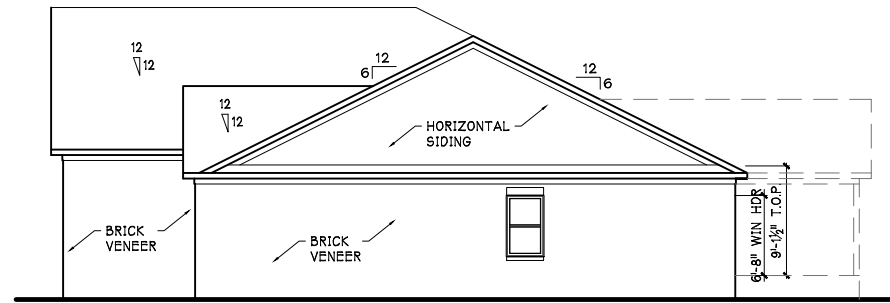
PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-338T.CHARLES

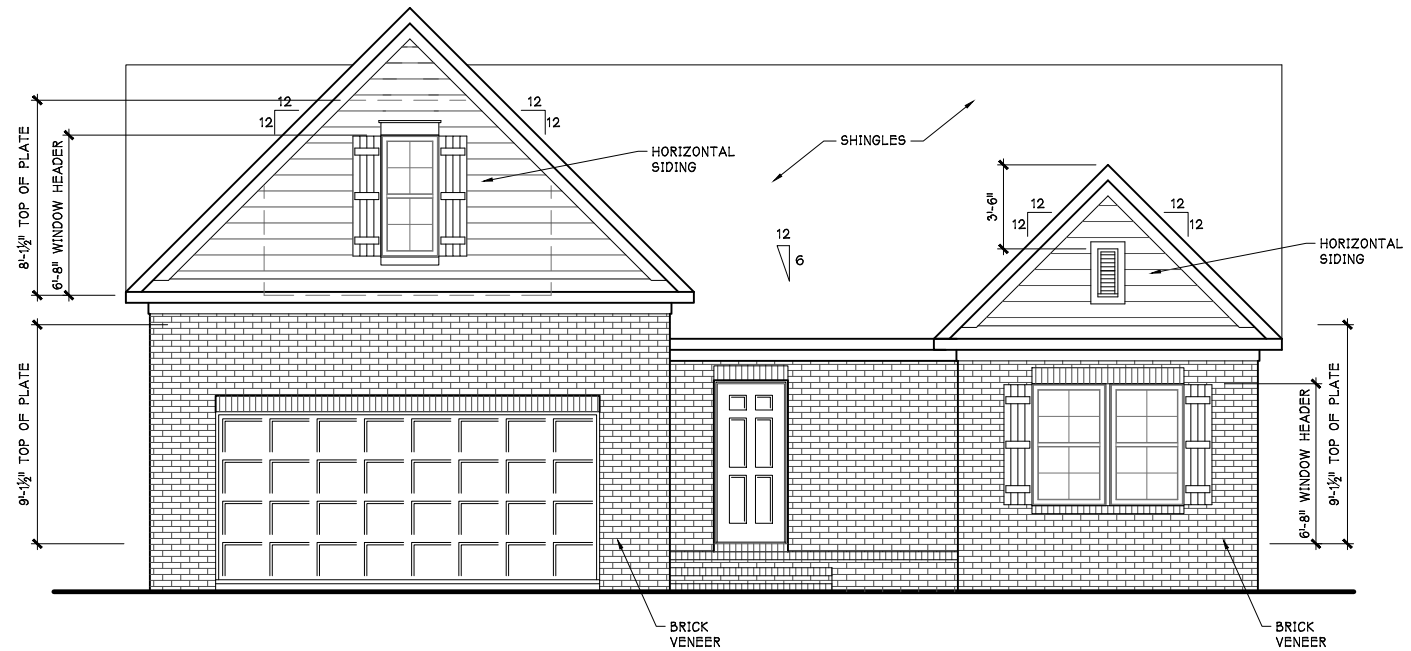
SHEET TITLE
ELEV. "B"
ELEVATIONS

SHEET NUMBER

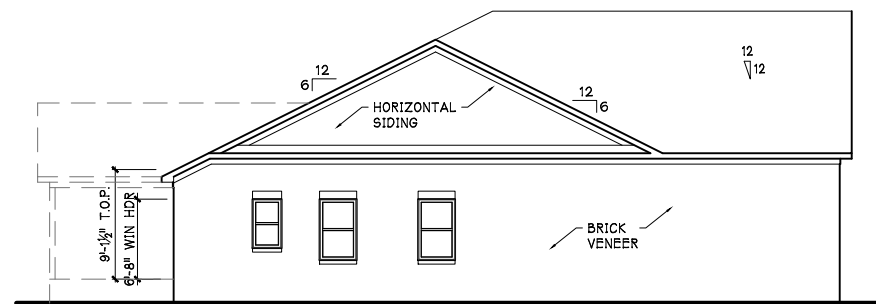
6.0B



2 RIGHT SIDE ELEVATION
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)



**1 ELEVATION "B"
FRONT ELEVATION**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)

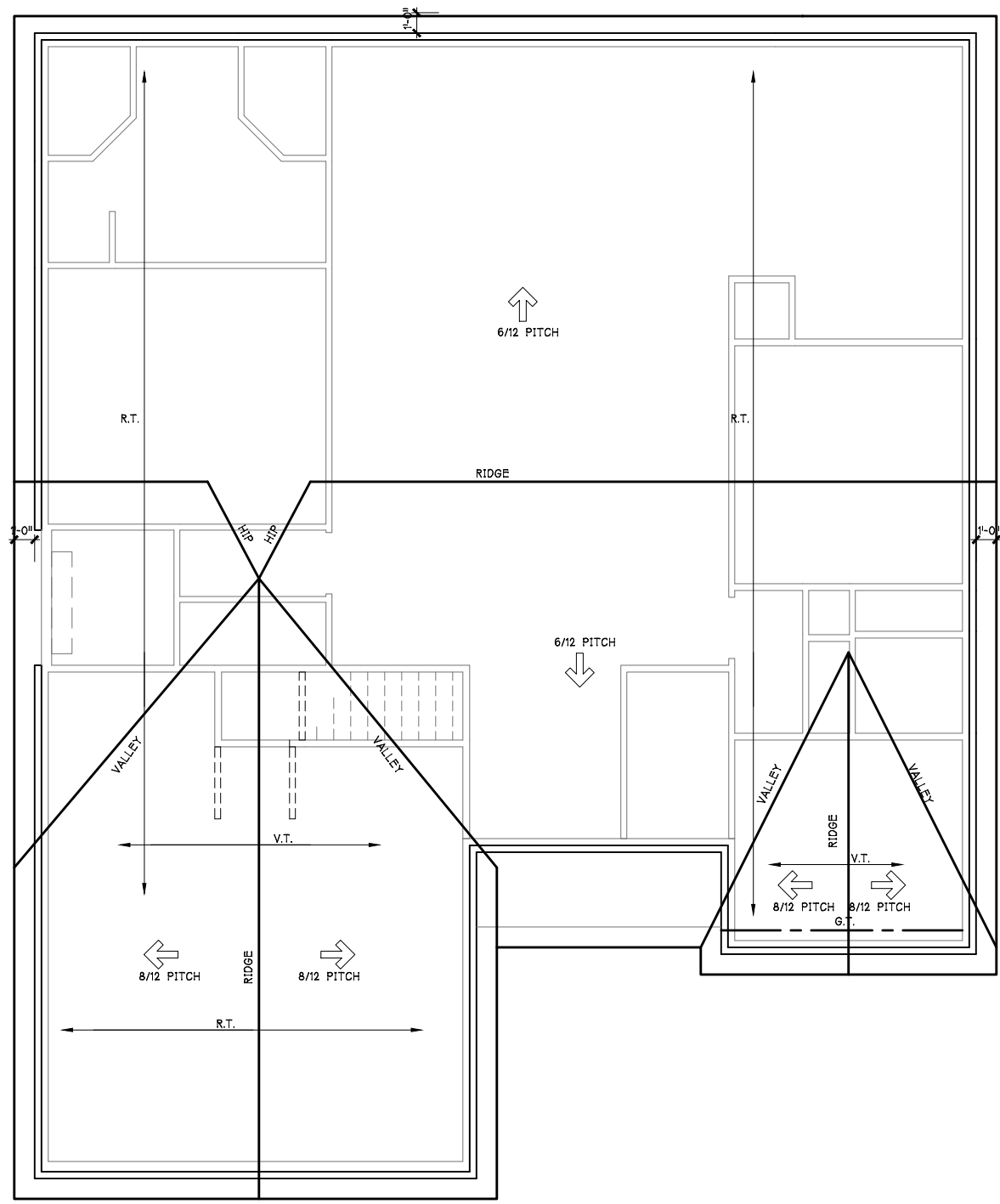


3 LEFT SIDE ELEVATION
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)

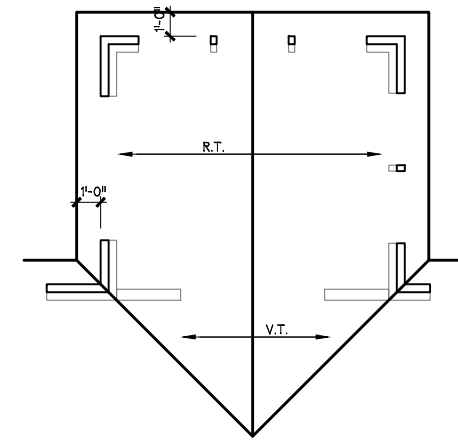


4 REAR ELEVATION
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)

ELEVATION NOTES:
ALL ROOF PENETRATIONS SHALL BE LOCATED TO THE REAR OF THE ROOF RIDGE AND PAINTED TO MATCH ROOF SHINGLES.
ALL GUTTERS SHALL MATCH THE FASCIA AND TRIM, PER GUIDELINES.
SOFFIT OVERHANG SIZES PER COMMUNITY SPEC.
ALL BRICK & STONE HEADERS SHALL PROJECT 3/4" BEYOND BRICK OR STONE VENEERS
WHERE THE PROPERTY LINE IS 10' OR LESS FROM HOUSE FACE, SEE DET. 5/545.
SHINGLE MATERIAL TO BE COMPOSITE W/ (1) LAYER OF 15# FELT PAPER UNO.



1
**ELEVATION "B"
ROOF PLAN**
SCALE: 1/8"=1'-0" [11X17" SHEET SIZE]
SCALE: 1/4"=1'-0" [24X36" SHEET SIZE]



2
ROOF PLAN
SCALE: 1/8"=1'-0" [11X17" SHEET SIZE]
SCALE: 1/4"=1'-0" [24X36" SHEET SIZE]

WIND BRACING NOTES:

90 MPH WIND ZONE W/ EXP "B"
BWL = BRACED WALL LINE. METHOD CS-WSP (UNO)
THE ENGINEERED BRACED WALL DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCR. INSTALL CONTINUOUS 7/16" OSB W/ 6D NAILS @ 6" O.C. @ PERIMETER & 12" OC @ INTERMEDIATE SUPPORTS.

ROOF FRAMING NOTES:

R.T. - ROOF TRUSS PER MANUF. (24" O.C. MAX)
G.T. - GIRDER TRUSS
V.T. - VALLEY TRUSS PER MANUF. (24" O.C. MAX)
TRUSSES TO BEAR ON EXTERIOR WALLS ONLY UNO.

PROJECT TITLE
**ST. CHARLES
RESIDENCE**

PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-338T.CHARLES
SHEET TITLE

ROOF PLAN

SHEET NUMBER

7.0

**CORNERSTONE III
PROPERTIES**

4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

PROJECT TITLE
ST. CHARLES
RESIDENCE

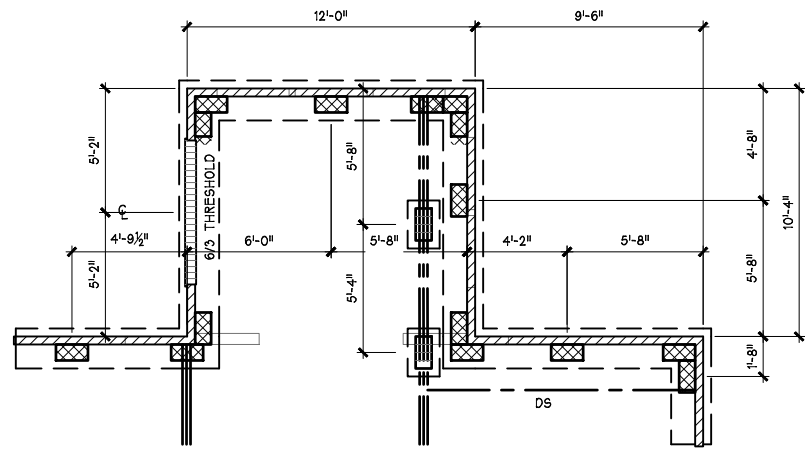
PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-338T.CHARLES

SHEET TITLE
ELEV. "C"
FOUNDATION
PLAN

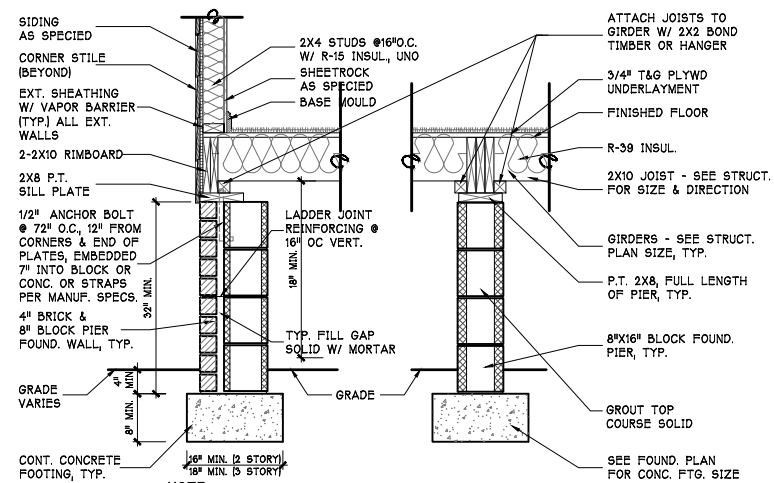
SHEET NUMBER

2.0C



**2
20** OPT. SUNROOM
FOUNDATION PLAN

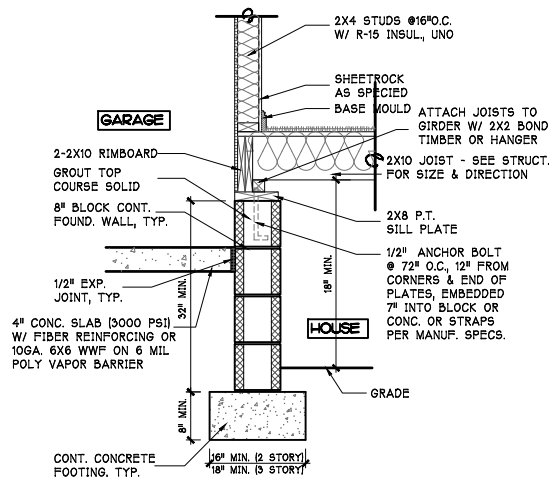
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**3
20** MAIN HOUSE - CRAWL
W/ SIDING DETAIL

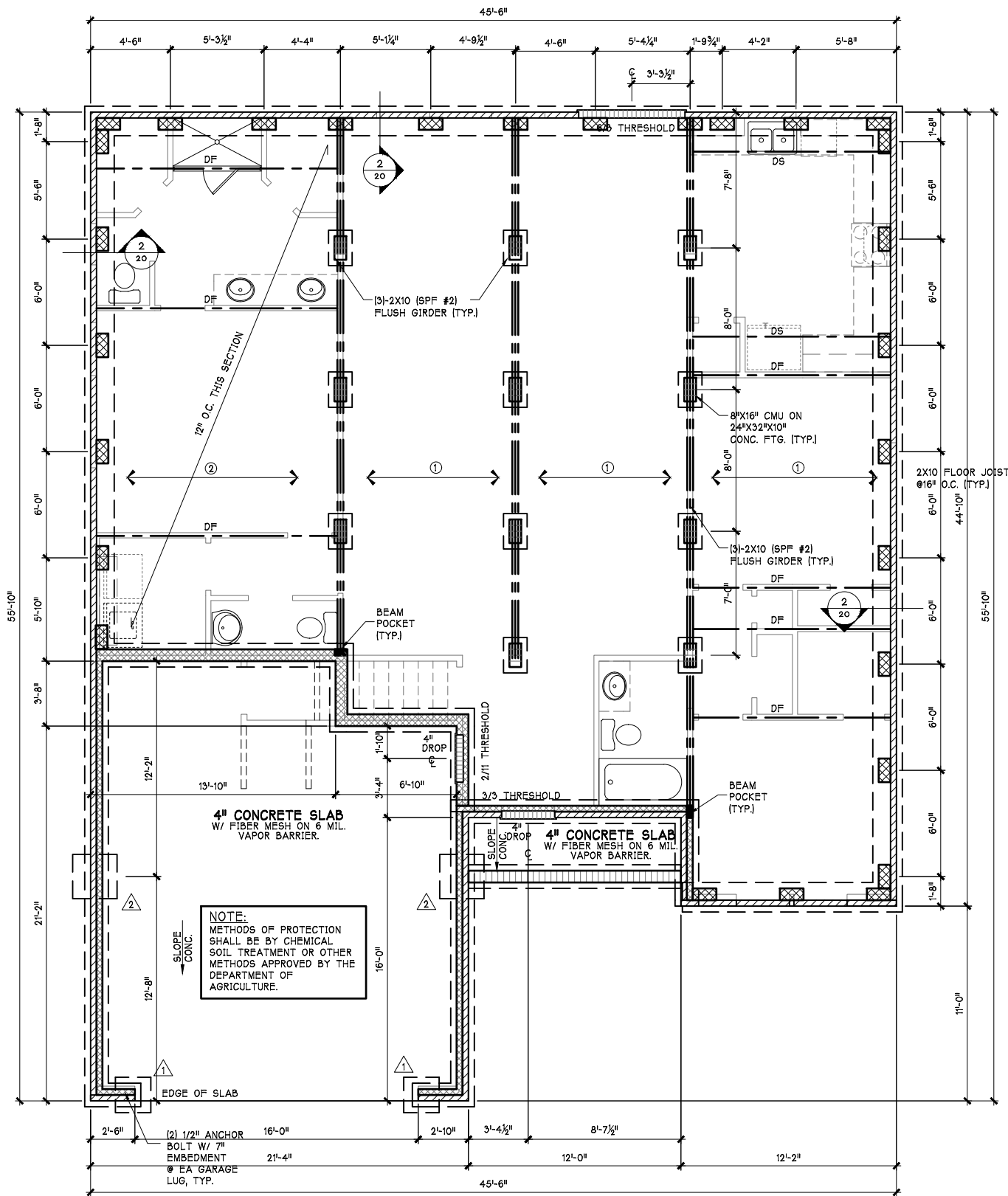
SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

* MULTI-WYTHE MASONRY TO BE INTEGRALLY BONDED (TYP.)



**4
20** TYP. GARAGE WALL
TO HOUSE CONNECTOR

SCALE: 3/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/8"=1'-0" (24"x36" SHEET SIZE)



**1
20** ELEVATION "C"
FOUNDATION PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

LEGEND

- △ = 24"x24"x12" CONC. FTG.
- △ = 30"x30"x12" CONC. FTG. W/ 4-#4'S E.W.
- △ = 32"x32"x12" CONC. FTG. W/ 4-#4'S E.W.
- △ = 36"x36"x12" CONC. FTG. W/ 4-#4'S E.W.
- △ = 42"x36"x12" CONC. FTG. W/ 4-#4'S E.W.
- △ = 42"x42"x14" CONC. FTG. W/ 5-#4'S E.W.
- △ = 36"x60"x12" CONC. FTG. W/ #4'S @ 8" O.C. E.W.
- △ = 48"x48"x15" CONC. FTG. W/ #4'S @ 8" O.C. E.W.
- = #4 REBAR, TYP.

FOUNDATION NOTES:

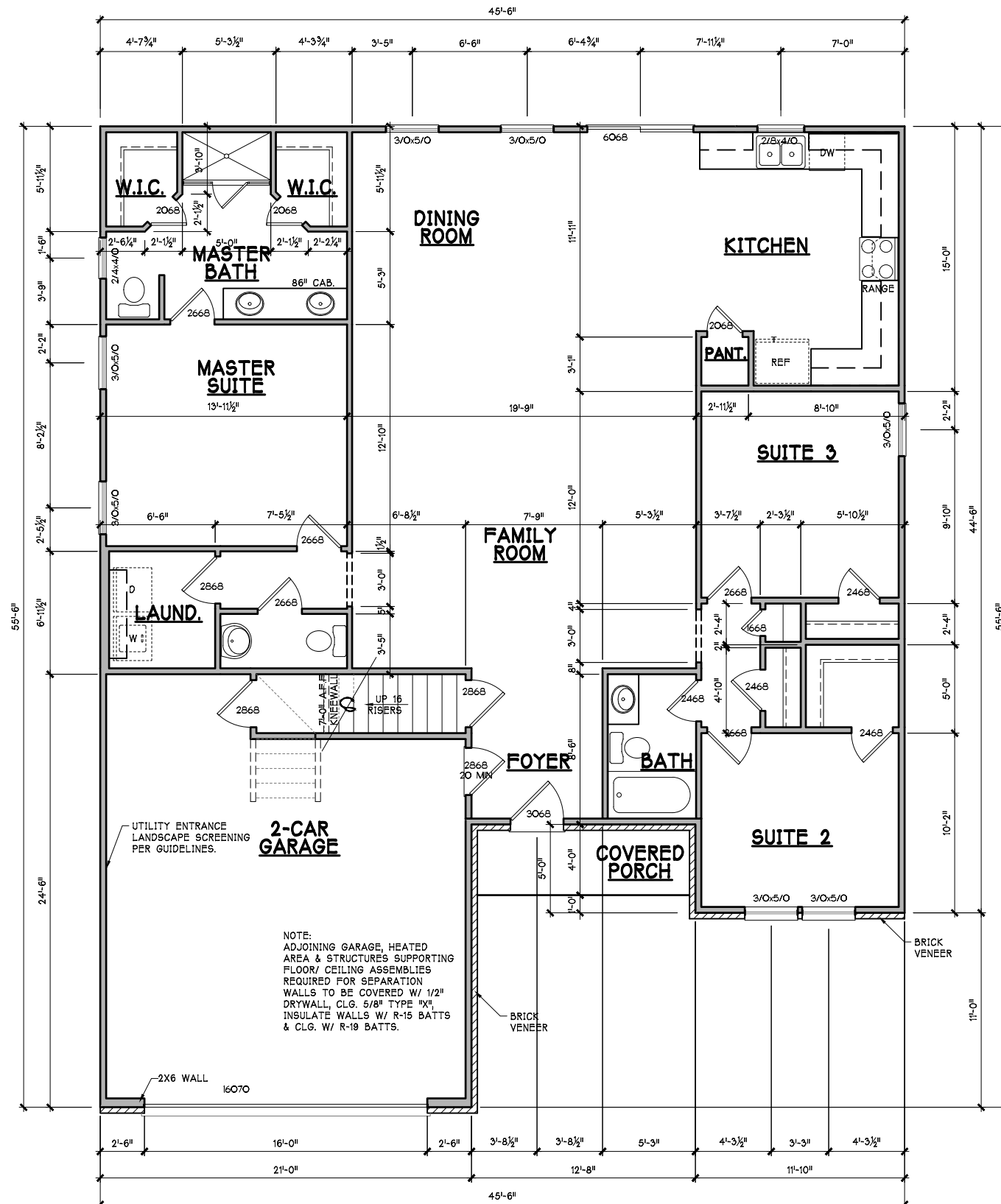
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- GARAGE SLAB TO BE 4" THICK CONCRETE (2000 PSI MIN) W/ FIBER MESH ON 6 MIL VAPOR BARRIER.
- PROVIDE 6-MIL. POLY-VAPOR BARRIER BELOW ALL CONCRETE SLABS.
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- FOUNDATION DIMENSIONS ARE MEASURED FROM OUT TO OUT OF BRICK. SEE FRAMING PAGES FOR FRAMING DIMENSIONS.
- DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS & DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN.

CORNERSTONE III PROPERTIES

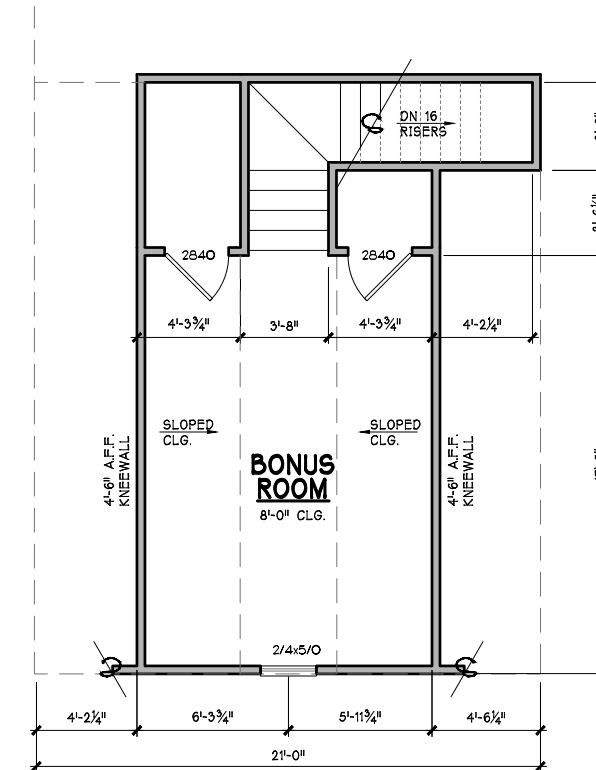
4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

FIRST FLOOR NOTES:

- FULL 4" OR 6" EXTERIOR WALL WERE USED IN DETERMINING DIMENSIONS ON PLANS.
- FRAMERS SHALL START ALL WALL LAYOUTS FROM THE REAR OF THE HOUSE
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL OVERALL DIMENSIONS SHALL BE FROM OUT TO OUT OF FRAMING, INTERIOR DIMENSIONS SHALL BE FROM ONE SIDE OF STUD
- ALL INTERIOR DOORS ARE 4" FROM WALL (UNLESS NOTED OTHERWISE)
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- MASTER MOUNTS SHALL BE PLACED ON ALL EXTERIOR LIGHTS AND HOSE BIBBS
- FRAMED CAVITY WALLS (IE. TUBS, SHOWERS, STAIRS & FIREPLACES) SHALL BE INSULATED WITH AIR BARRIER PER ENERGY CODE.
- ANY WINDOW W/ A SILL OF LESS THAN 24" AFF. OR EQUAL TO OR GREATER THAN 72" BFF. MUST HAVE WOOD & MAY BE SUBJECT TO FALL PROTECT RULE.
- ALL SHEETROCK OPENING SHALL BE 12" BELOW CEILING TYP., U.N.O.
- ALL PANTRY/LINEN SHALL HAVE (5) 12" SHELVES TYP., U.N.O.



1 ELEVATION "C" FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)

SQUARE FOOTAGE:

1ST FLR:	1859 SQ. FT.
2ND FLR:	325 SQ. FT.
TOTAL HEATED:	2184 SQ. FT.
FRONT PORCH:	44 SQ. FT.
TOTAL UNHEATED:	44 SQ. FT.
2-CAR GAR:	479 SQ. FT.
TOTAL UNDER ROOF:	2707 SQ. FT.

PROJECT TITLE
ST. CHARLES RESIDENCE

PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-33ST.CHARLES

SHEET TITLE
ELEV. "C"
FLOOR PLAN

SHEET NUMBER

4.0C

CORNERSTONE III PROPERTIES

4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

**PROJECT TITLE
ST. CHARLES
RESIDENCE**

PROJECT NUMBER
ISSUE DATE

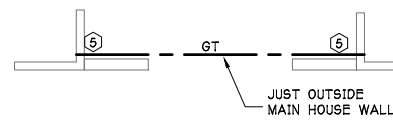
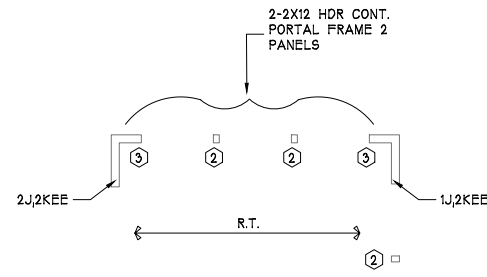
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CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-33ST.CHARLES

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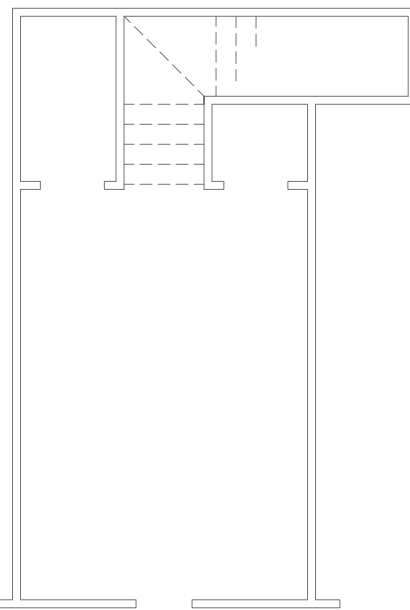
**FRAMING
PLAN**

SHEET NUMBER

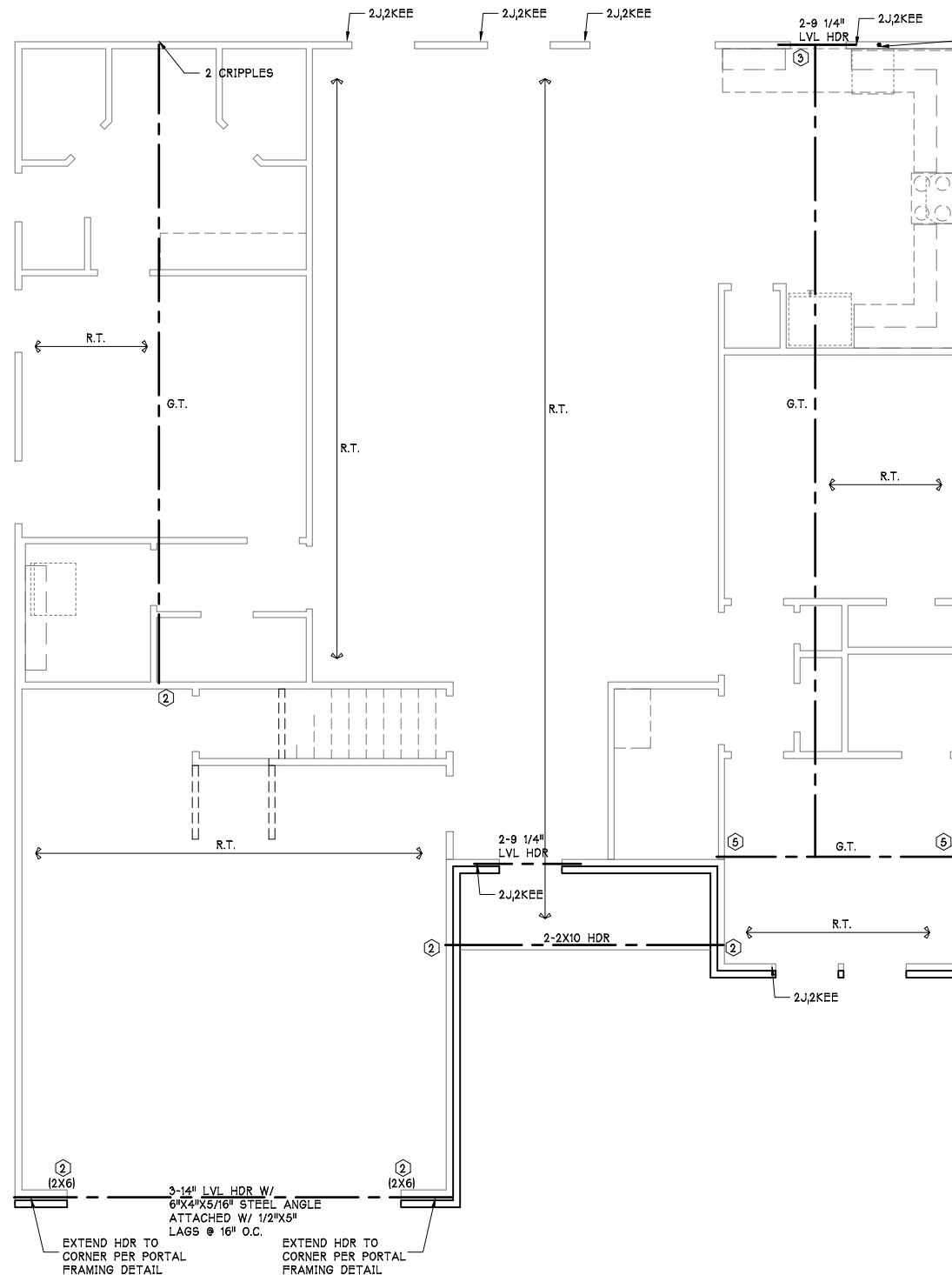
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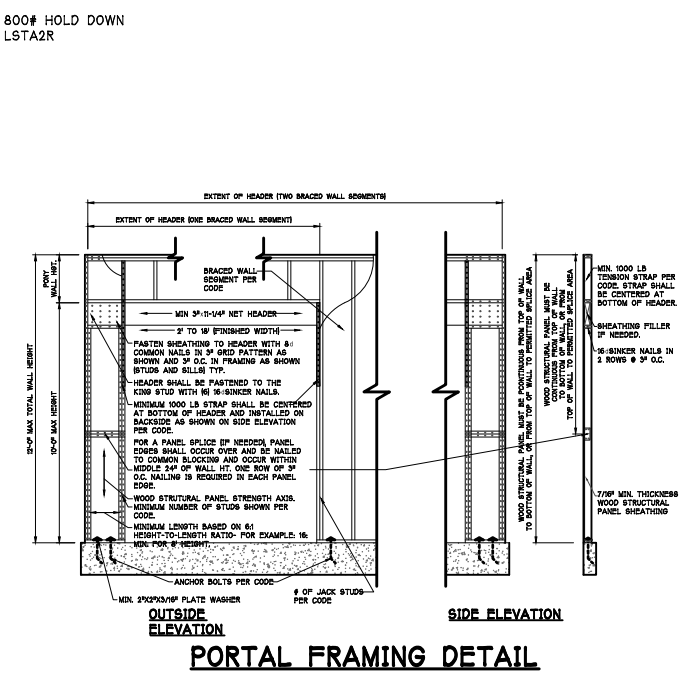
3 FRAMING PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



2 FRAMING PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



1 ELEVATION "C" FRAMING PLAN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



1st FLOOR CEILING NOTES:

- ⊕ = # 2X4 JACK STUDS
- ALL INT./EXT. LOAD BEARING HEADERS TO BE (2)-2X10 UNO. W/ Ⓣ JACK ⊕ Ⓣ KING STUD ⊕ EA. END UNO.
- ⓉJ2KEE = # OF JACKS STUDS ⊕ # OF KING STUDS ⊕ EA. END OF HEADER
- INSTALL AN EXTRA JOIST UNDER ALL PARTITION WALLS GREATER THAN 5'-0" IN LENGTH

MIN. WALL STUD REQUIREMENTS	
EXT. WALL HT. (H)	STUD SIZE AND SPACING
H < 10'-0"	2X4 @ 16" O.C.
10'-0" < H ≤ 11'-0"	2X4 @ 12" O.C.
11'-0" < H ≤ 18'-0"	2X6 @ 16" O.C.
H > 18'-0"	CONSULT ENGINEER

TYPICAL HANGERS	
MEMBER	HANGER
2X8	LUS28
2X10	LUS210
2X12	LUS212
(2)2X8	HUS28-2
(2)2X10	HUS210-2
(2)2X12	HUS212-2
(3)2X8	LUS28-3
(3)2X10	LUS210-3
(3)2X12	HU212-3
(2)9'-1/4"-(2)11'-7/8" LVL	HGUS410
(2)14"-(2)18" LVL	HGUS414
(3)9'-1/4"-(3)11'-7/8" LVL	HGUS5.50/10
(3)14"-(3)18" LVL	HGUS5.50/14
(4)9'-1/4"-(4)11'-7/8" LVL	HGUS7.25/10
(4)14"-(4)18" LVL	HGUS7.25/14

**CORNERSTONE III
PROPERTIES**

4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

PROJECT TITLE
ST. CHARLES
RESIDENCE

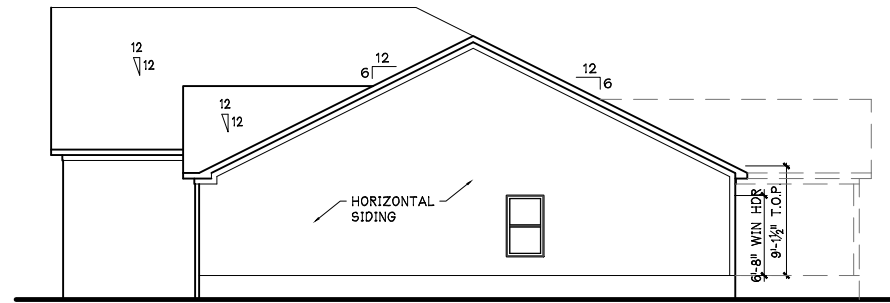
PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-338T.CHARLES

SHEET TITLE
ELEV. "C"
ELEVATIONS

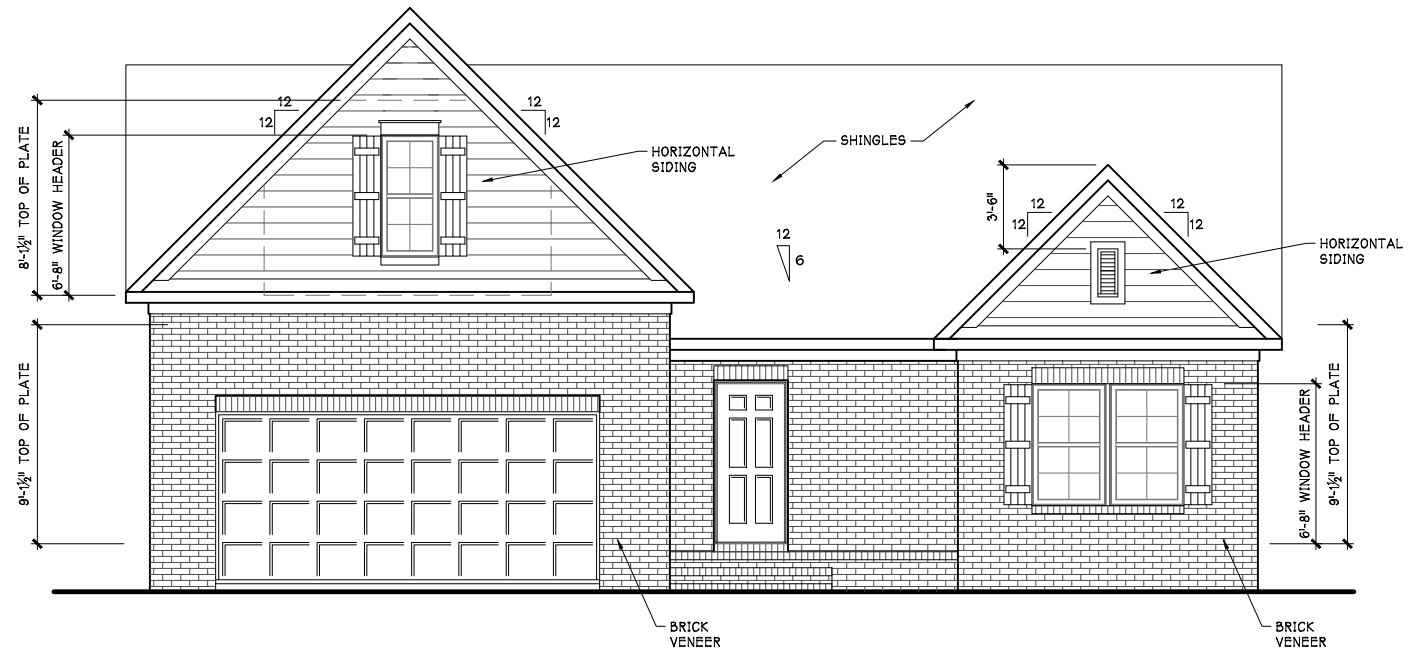
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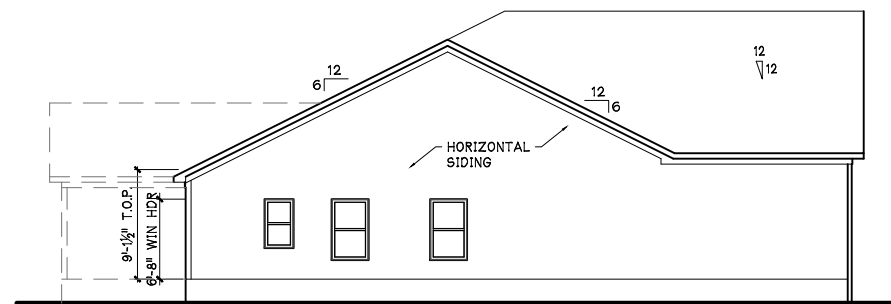
2 RIGHT SIDE ELEVATION
6.0

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)



1 ELEVATION "C" FRONT ELEVATION
6.0

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)



3 LEFT SIDE ELEVATION
6.0

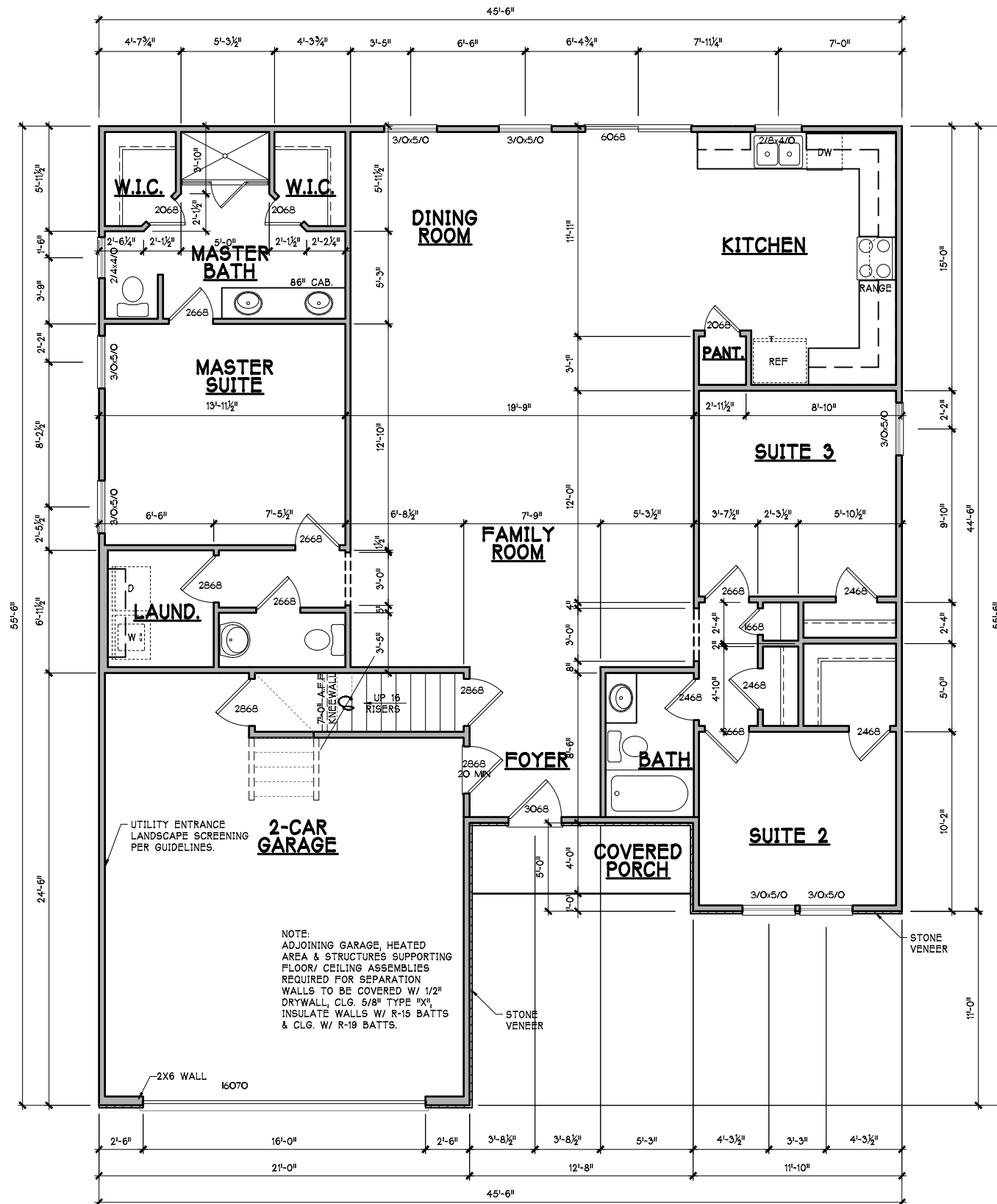
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)



4 REAR ELEVATION
6.0

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)

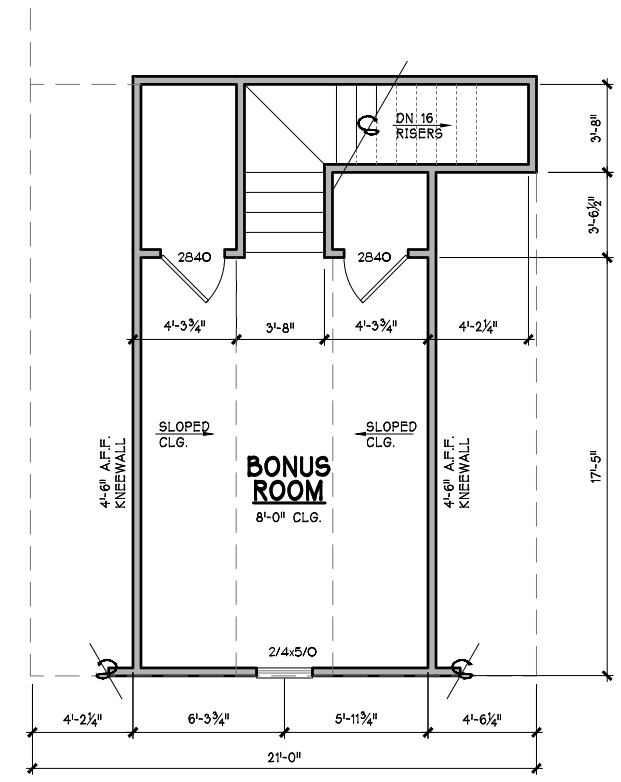
ELEVATION NOTES:
ALL ROOF PENETRATIONS SHALL BE LOCATED TO THE REAR OF THE ROOF RIDGE AND PAINTED TO MATCH ROOF SHINGLES.
ALL GUTTERS SHALL MATCH THE FASCIA AND TRIM, PER GUIDELINES.
SOFFIT OVERHANG SIZES PER COMMUNITY SPEC.
ALL BRICK & STONE HEADERS SHALL PROJECT 3/4" BEYOND BRICK OR STONE VENEERS
WHERE THE PROPERTY LINE IS 10' OR LESS FROM HOUSE FACE, SEE DET. 5/545.
SHINGLE MATERIAL TO BE COMPOSITE W/ (1) LAYER OF 15# FELT PAPER UNO.



1
4.0 **ELEVATION "D" FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)

FIRST FLOOR NOTES:

- FULL 4" OR 6" EXTERIOR WALL WERE USED IN DETERMINING DIMENSIONS ON PLANS.
- FRAMERS SHALL START ALL WALL LAYOUTS FROM THE REAR OF THE HOUSE
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL OVERALL DIMENSIONS SHALL BE FROM OUT TO OUT OF FRAMING, INTERIOR DIMENSIONS SHALL BE FROM ONE SIDE OF STUD
- ALL INTERIOR DOORS ARE 4" FROM WALL (UNLESS NOTED OTHERWISE)
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- MASTER MOUNTS SHALL BE PLACED ON ALL EXTERIOR LIGHTS AND HOSE BIBBS
- FRAMED CAVITY WALLS (IE. TUBS, SHOWERS, STAIRS & FIREPLACES) SHALL BE INSULATED WITH AIR BARRIER PER ENERGY CODE.
- ANY WINDOW W/ A SILL OF LESS THAN 24" AFF. OR EQUAL TO OR GREATER THAN 72" BFF. MUST HAVE WOOD & MAY BE SUBJECT TO FALL PROTECT RULE.
- ALL SHEETROCK OPENING SHALL BE 12" BELOW CEILING TYP., U.N.O.
- ALL PANTRY/LINEN SHALL HAVE (5) 12" SHELVES TYP., U.N.O.



2
4.0 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)

SQUARE FOOTAGE:

1ST FLR:	1849 SQ. FT.
2ND FLR:	325 SQ. FT.
TOTAL HEATED:	2174 SQ. FT.
FRONT PORCH:	44 SQ. FT.
TOTAL UNHEATED:	44 SQ. FT.
2-CAR GAR:	467 SQ. FT.
TOTAL UNDER ROOF:	2685 SQ. FT.

CORNERSTONE III PROPERTIES
4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

PROJECT TITLE
ST. CHARLES RESIDENCE

PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-33ST.CHARLES

SHEET TITLE
ELEV. "D"
FLOOR PLAN

SHEET NUMBER

4.0D

**CORNERSTONE III
PROPERTIES**

4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

PROJECT TITLE
ST. CHARLES
RESIDENCE

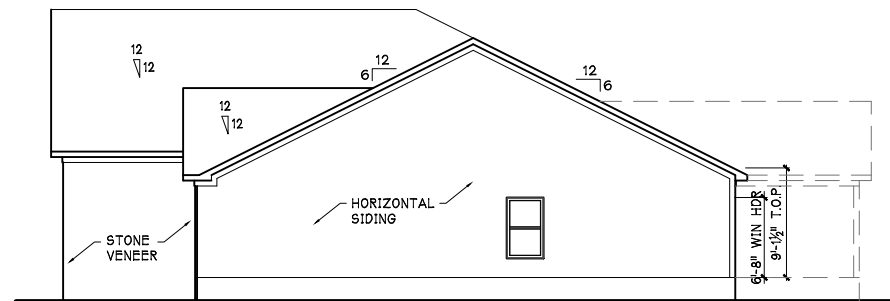
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CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-338T.CHARLES

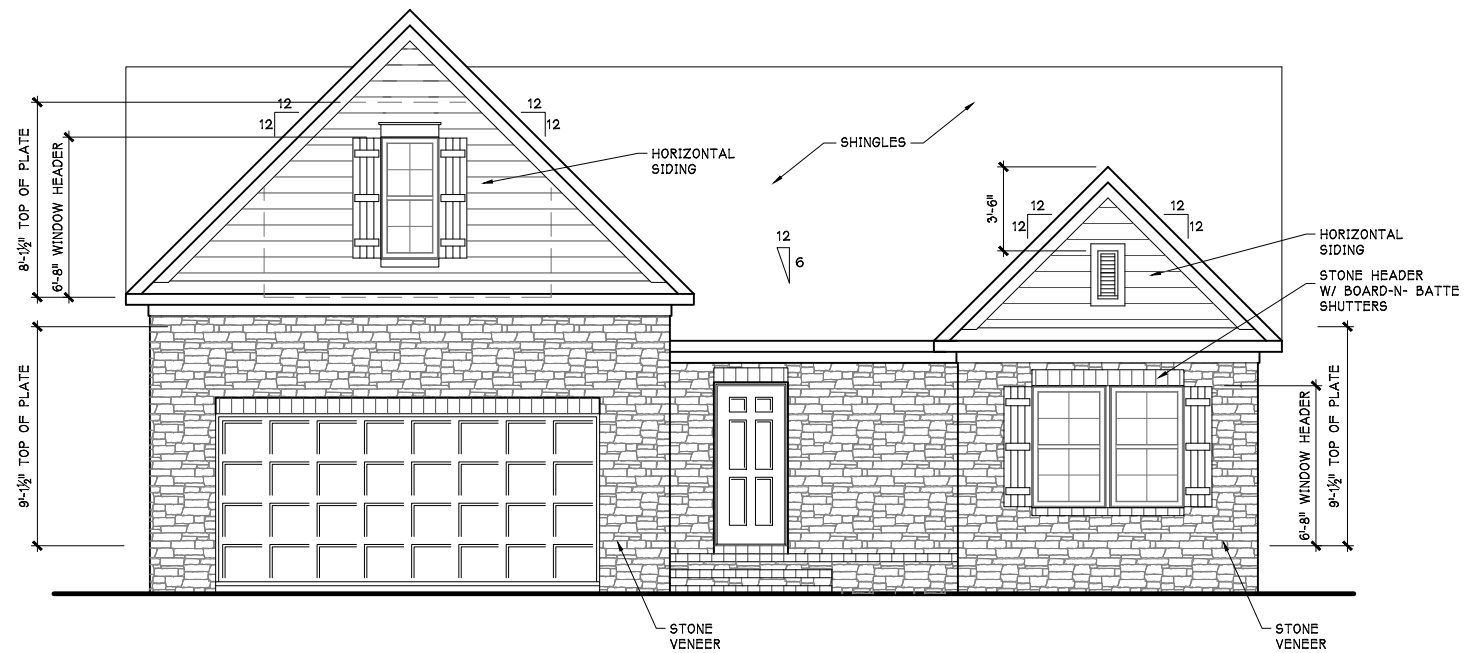
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ELEV. "D"
ELEVATIONS

SHEET NUMBER

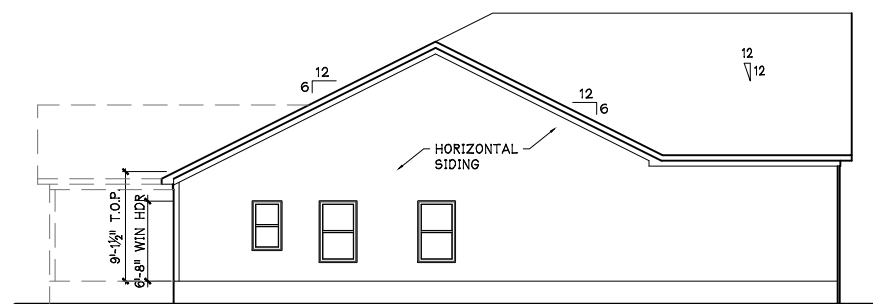
6.0D



2 RIGHT SIDE ELEVATION
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)



**1 ELEVATION "D"
FRONT ELEVATION**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x36" SHEET SIZE)



3 LEFT SIDE ELEVATION
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)



4 REAR ELEVATION
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x36" SHEET SIZE)

ELEVATION NOTES:
ALL ROOF PENETRATIONS SHALL BE LOCATED TO THE REAR OF THE ROOF RIDGE AND PAINTED TO MATCH ROOF SHINGLES.
ALL GUTTERS SHALL MATCH THE FASCIA AND TRIM, PER GUIDELINES.
SOFFIT OVERHANG SIZES PER COMMUNITY SPEC.
ALL BRICK & STONE HEADERS SHALL PROJECT 3/4" BEYOND BRICK OR STONE VENEERS
WHERE THE PROPERTY LINE IS 10' OR LESS FROM HOUSE FACE, SEE DET. 5/545.
SHINGLE MATERIAL TO BE COMPOSITE W/ (1) LAYER OF 15# FELT PAPER UNO.

**CORNERSTONE III
PROPERTIES**

4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

ST. CHARLES RESIDENCE

PROJECT TITLE

ST. CHARLES
RESIDENCE

PROJECT NUMBER

ISSUE DATE

DRAWING DATA

DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-33ST.CHARLES

SHEET TITLE

COVER SHEET

SHEET NUMBER

0.0