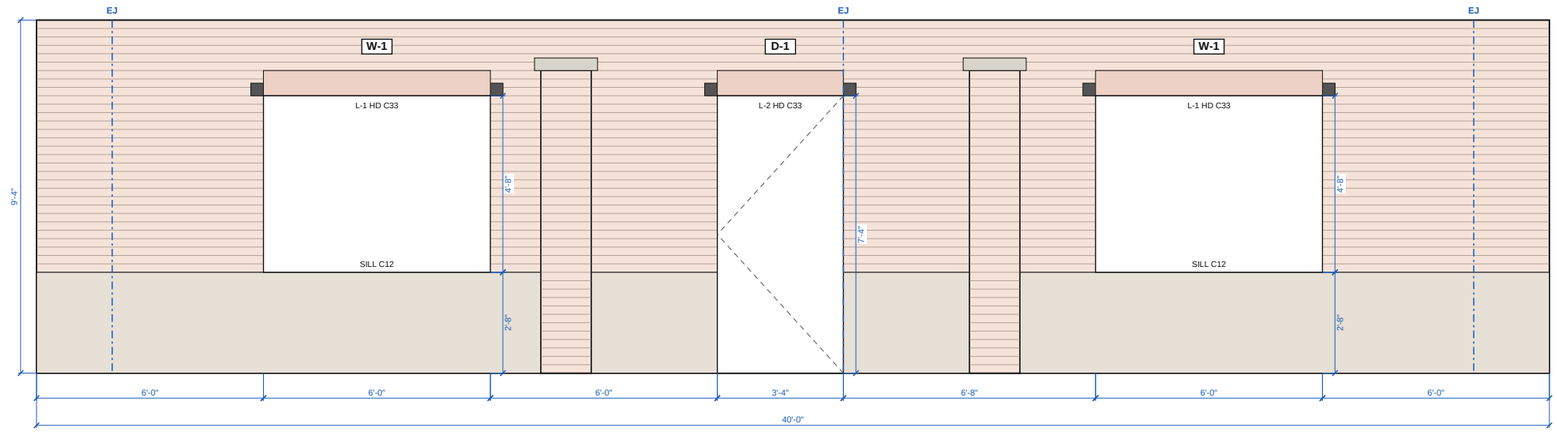
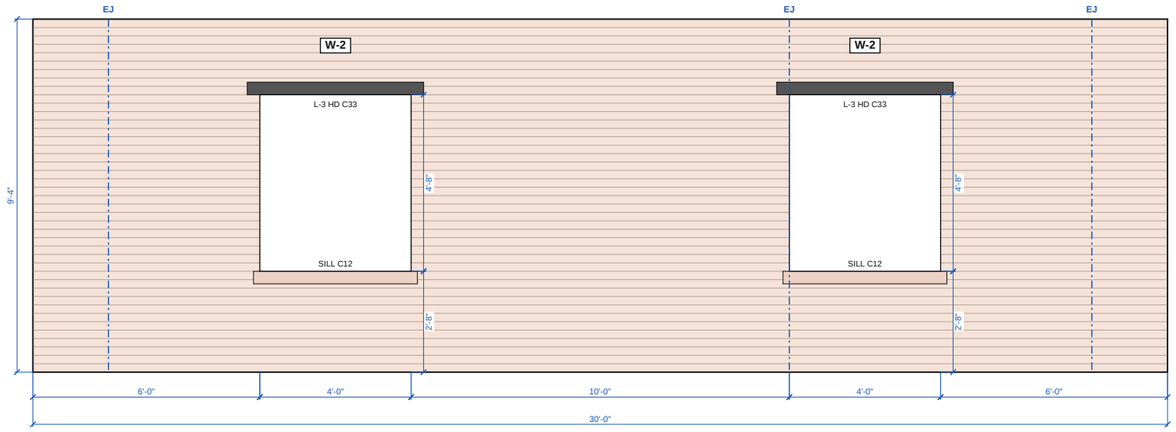


1 FRONT WALL (SOUTH), 3 COURSES = 8"

SCALE: 1/4" = 1'-0"



2 SIDE WALL (EAST), 3 COURSES = 8"

SCALE: 1/4" = 1'-0"

PREPARED BY

PROJECT

Sample House, brick and stone
front
Client: Sample Homeowner

NOTICE

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REVISIONS

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SCALE
1/4" = 1'-0"

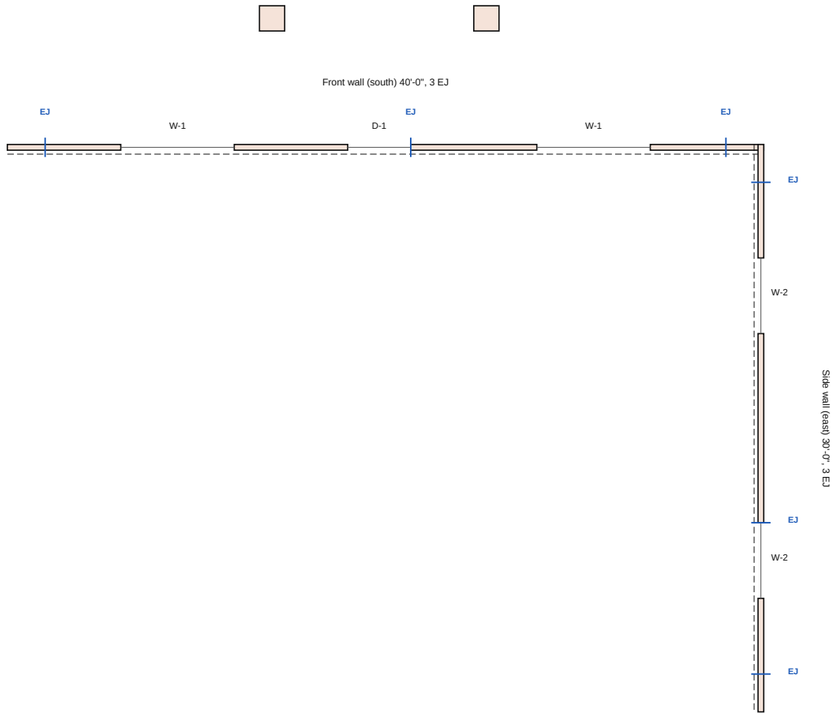
DRAWN BY

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
WALL ELEVATIONS AND COURSING

A4-1

SHEET 1 OF 6



1 PLAN: WALLS, PIERS AND MOVEMENT JOINTS

SCALE: 1/8" = 1'-0"

PREPARED BY

PROJECT

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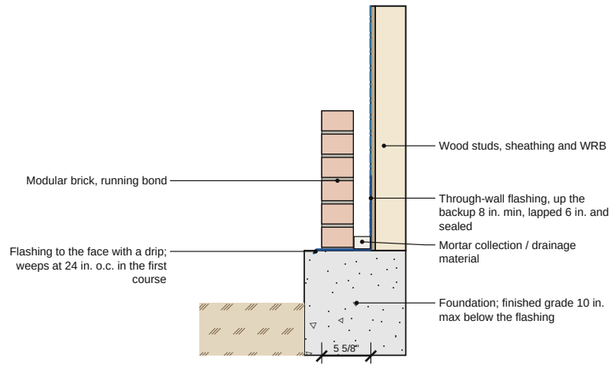
SCALE
1/8" = 1'-0"

DRAWN BY

SHEET SIZE
ANSI B (11" x 17")

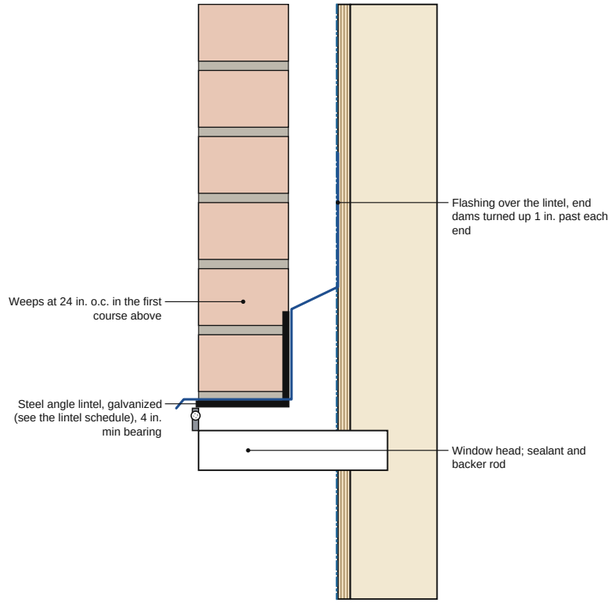
SHEET TITLE
PLAN AND MOVEMENT JOINTS

A4-2



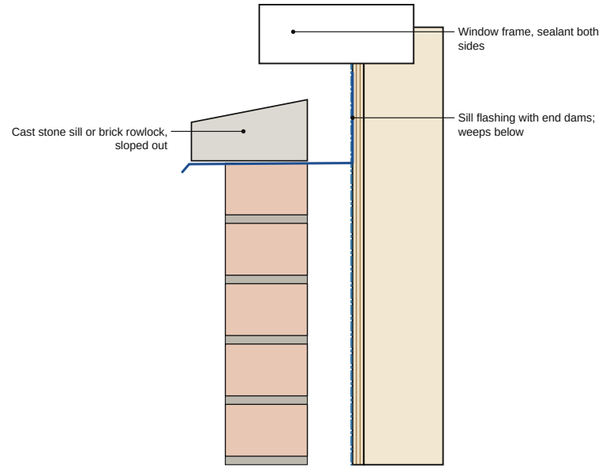
1 **VENEER BASE: W1** NTS

REF: IBC 2021 1404.4.2; BIA TN 7; BIA TN 28D



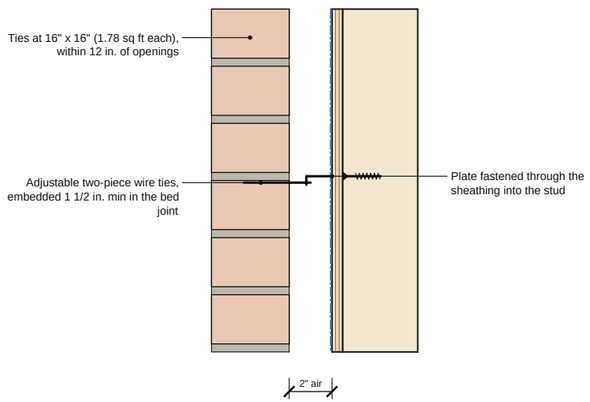
2 **HEAD AT A STEEL ANGLE LINTEL: W1** NTS

REF: IBC 2021 1404.4.2; BIA TN 7; BIA TN 28D; IRC 2018 R703.8.3



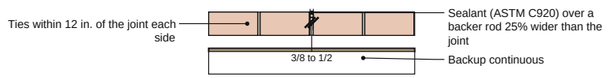
3 **SILL: W1** NTS

REF: IBC 2021 1404.4.2; BIA TN 7; BIA TN 28D



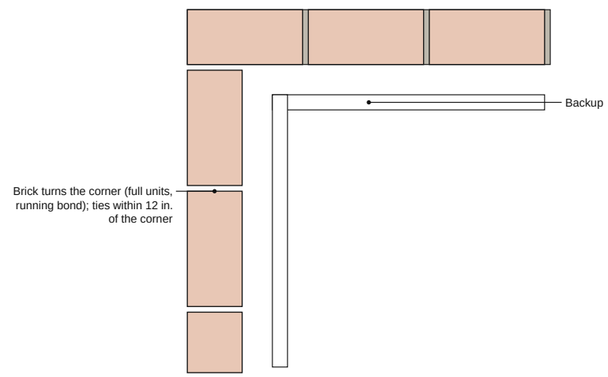
4 **VENEER TIE: W1** NTS

REF: BIA TN 28D; BIA TN 28A



5 **EXPANSION JOINT IN THE BRICK (PLAN): W1** NTS

REF: BIA TN 18A



6 **OUTSIDE CORNER (PLAN): W1** NTS

REF: BIA TN 28D

Typical detail, not to scale. Not an engineered design: verify with your building department and the manufacturer's installation instructions.

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SCALE
NTS

DRAWN BY

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
SECTIONS AND DETAILS

A4-3

UNIT, LINTEL, OPENING AND ACCESSORY SCHEDULES

UNIT	NET	ORDER (WASTE)	OF IT SPECIALS	WALLS
Modular brick (4 x 2 2/3 x 8)	3531	3708	-	Front wall (south), Side wall (east)
Stone water table / bands, anchored	98 sf	108 sf	-	Front wall (south)

LINTEL SCHEDULE

TAG	TYPE	SIZE	SPAN	BEARING	LENGTH	QTY	OPENINGS
L-1	Steel angle	L3 x 3 x 1/4	6'-0"	4"	6'-8"	2	W-1
L-2	Steel angle	L3 x 3 x 1/4	3'-4"	4"	4'-0"	1	D-1
L-3	Steel angle	L3 x 3 x 1/4	4'-0"	4"	4'-8"	2	W-2

OPENING SCHEDULE (COURSE NUMBERS FROM THE BOTTOM OF THE MASONRY)

TAG	QTY	TYPE	WALL	MASONRY OPENING	SILL	SILL COURSE	HEAD COURSE	LINTEL
W-1	2	Window	Front wall (south)	6'-0" x 4'-8"	2'-8"	C12	C33	L-1
D-1	1	Door	Front wall (south)	3'-4" x 7'-4"	0"	C0	C33	L-2
W-2	2	Window	Side wall (east)	4'-0" x 4'-8"	2'-8"	C12	C33	L-3

ACCESSORIES

ACCESSORY	WHAT	QUANTITY
Veneer ties	Adjustable two-piece wire ties	344 each
Stone ties	0.1055 in. wire, one per 2 sf	49 each
Through-wall flashing	base, heads, sills	119.3 LF, 18 end dams
Weeps	24 in. o.c.	51 each
Mortar collection / drainage	base and shelf angles	66.7 LF
Movement joints	6 joints, sealant and backer rod	56 LF
Mortar Type N	with waste	34.3 cu ft

PREPARED BY

PROJECT

Sample House, brick and stone
front
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DRAWN BY

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
SCHEDULES

A4-4

BUY LIST (GENERIC PRODUCTS AT THE CONTRACTOR'S PRICES; INSTALL HOURS)

GROUP	ITEM	QTY	EACH	MATERIAL	HOURS
Units by type	Modular brick (4 x 2 2/3 x 8) (with 5% waste)	3708 each	$1	$3,152	116.1
Units by type	Cut units at jambs, joints and headers (labor)	369 each	$0	$0	11.1
Units by type	Corners, returns and piers (labor, per course)	456 each	$0	$0	36.5
Units by type	Soldier, rowlock and band courses (labor)	26.7 LF	$0	$0	3.2
Units by type	Clean masonry (detergent, bucket and brush; per the unit maker)	523 sf	$0	$63	4.2
Mortar	Masonry cement, Type N (34.3 cu ft of mortar, 1.27 CY, 20% waste)	12 bag	$14	$168	0
Mortar	Mortar sand	1.37 ton	$38	$52	0
Bond beams & lintels	L-1 steel angle lintel L3 x 3 x 1/4, 6'-8" long (4" bearing each end), galvanized	13.3 LF	$9	$120	3.3
Bond beams & lintels	L-2 steel angle lintel L3 x 3 x 1/4, 4'-0" long (4" bearing each end), galvanized	4 LF	$9	$36	1
Bond beams & lintels	L-3 steel angle lintel L3 x 3 x 1/4, 4'-8" long (4" bearing each end), galvanized	9.3 LF	$9	$84	2.3
Ties & anchors	Adjustable two-piece wire ties (by the spacing typed, plus ties within 12 in. of openings)	344 each	$1	$292	6.9
Ties & anchors	Stone ties, 0.1055 in. corrosion-resistant wire (one per 2 sf of stone)	49 each	$2	$78	2
Flashing & weeps	Through-wall flashing (base 67, heads 30, sills 23 LF; 6 in. sealed laps)	125.3 LF	$3	$401	4.8
Flashing & weeps	End dams (turned up 1 in.)	18 each	$6	$108	1.4
Flashing & weeps	Weeps at 24 in. o.c. above every flashing	51 each	$0	$23	0.5
Flashing & weeps	Mortar collection / drainage material at the base and shelf angles	66.7 LF	$2	$160	1.3
Joints & sealant	Sealant (ASTM C920) at 6 movement joints	56 LF	$2	$90	2.2
Joints & sealant	Backer rod (25% over the joint width)	56 LF	$0	$11	0
Cast stone	Cast stone caps and copings (36.7 LF)	36.7 LF	$42	$1,541	18.3
Cast stone	Cast stone column caps	2 each	$160	$320	3
Stone veneer	Stone water table / stone bands, anchored (10% waste)	108 sf	$18	$1,944	31.3
Scaffold	Frame scaffold, Front wall (south) (373 sf of face, 1 month)	373 sf-mo	$0	$67	5.6
Scaffold	Frame scaffold, Side wall (east) (280 sf of face, 1 month)	280 sf-mo	$0	$50	4.2
Weather protection	Heat mortar materials (days below 40 F)	6 day	$120	$720	6
Weather protection	Weather-resistive covers, 24 h (days 40 to 25 F)	628 sf	$0	$50	0
Equipment	Mortar mixer	5 day	$85	$425	0
TOTAL	Priced from the itemized takeoff			$9,956	265.2

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SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
BUY LIST

A4-5

SHEET 5 OF 6

CHECKS AND NOTES

RESULT	WHAT	CHECK	SOURCE
CHECKS AND FLAGS, NOT AN ENGINEERED DESIGN			
NOTE	Cold weather	6 days 40 to 25 F: heat mixing water or sand for mortar between 40 and 120 F (not over 140 F), grout over 70 F below 32 F; cover new masonry with a weather-resistive membrane for 24 h.	BIA TN 1 (TMS 602-16 1.8 C, 1.8 D); IBC 2021 2104.1
OK	Front wall (south)	Ties at 16" x 16" (1.78 sq ft per tie, prescriptive (2.67 sq ft, 32 in. horizontal, 25 in. vertical) limit 2.67); ties within 12 in. of openings over 16 in. (3 ft max o.c.) and of joints are counted.	TMS 402-16 12.2.2.5 (BIA TN 28D); IBC 2021 1404.6
OK	Front wall (south)	Air space 2", cavity 2" (4 5/8 in. max with W1.7 ties).	TMS 402-16 12.2.2.5 (BIA TN 28D); BIA TN 7
OK	Front wall (south)	Flashing and weeps at the base, 3 heads and the sills; end dams turned up 1 in.	IBC 2021 1404.4.2; BIA TN 7
OK	Front wall (south)	3 expansion joints (placed by the rules), panels up to 19'-4" (20 ft with openings max).	BIA TN 18A
OK	Front wall (south)	Opening sills and heads on course (3 courses = 8").	BIA TN 10
OK	Front wall (south)	3 lintels with 4" bearing (veneer angles sized by IRC Table R703.8.3.1).	IRC 2018 R703.8.3
OK	Side wall (east)	Ties at 16" x 16" (1.78 sq ft per tie, prescriptive (2.67 sq ft, 32 in. horizontal, 25 in. vertical) limit 2.67); ties within 12 in. of openings over 16 in. (3 ft max o.c.) and of joints are counted.	TMS 402-16 12.2.2.5 (BIA TN 28D); IBC 2021 1404.6
OK	Side wall (east)	Air space 2", cavity 2" (4 5/8 in. max with W1.7 ties).	TMS 402-16 12.2.2.5 (BIA TN 28D); BIA TN 7
OK	Side wall (east)	Flashing and weeps at the base, 2 heads and the sills; end dams turned up 1 in.	IBC 2021 1404.4.2; BIA TN 7
OK	Side wall (east)	3 expansion joints (placed by the rules), panels up to 18'-0" (20 ft with openings max).	BIA TN 18A
OK	Side wall (east)	Opening sills and heads on course (3 courses = 8").	BIA TN 10
OK	Side wall (east)	2 lintels with 4" bearing (veneer angles sized by IRC Table R703.8.3.1).	IRC 2018 R703.8.3
OK	Weeps	Weeps at 24 in. o.c. above every flashing.	BIA TN 3C; BIA TN 7

GENERAL NOTES	
NO.	**NOTE**
1	Verify all dimensions, openings and floor lines in the field before ordering. Coursing as shown: report openings off course before laying.
2	Generic units and accessories at the contractor's entries: install per the makers' instructions and the project manual.
3	Mortar per ASTM C270 / TMS 602 (Type N as listed); grout per TMS 602 2.2; adhered veneer mortar Type N or S (IBC 2103.2.4).
4	Through-wall flashing with end dams and weeps at every base, head, sill and shelf angle (IBC 1404.4.2, BIA TN 7); weeps at 24 in. o.c.
5	Veneer ties at the spacing scheduled, within 12 in. of openings over 16 in. (3 ft max o.c.) and of movement joints (TMS 402-16 as summarized in BIA TN 28D).
6	Movement joints as shown (NCMA TEK 10-2C, BIA TN 18A): joint reinforcement stops at control joints; sealant and backer rod.
7	Reinforcing, bond beams, lintels and shelf angles as drawn, per the structural drawings: the quantities here count them, they do not design them.
8	Cold and hot weather construction and protection per TMS 602 (BIA TN 1).
9	These are checks and a layout, not an engineered design: the engineer, the building department and the project documents govern.

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PROJECT

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front
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SHEET TITLE
CHECKS AND NOTES

A4-6

SHEET 6 OF 6