



# NORTH CAROLINA 40' SERIES PLAN 238.2338-R

## LOT 30 MASON POINTE - ELEVATION A

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**PLAN #238.2338-R**

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### NORTH CAROLINA 40' SERIES

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#### ABBREVIATIONS

ABV.	ABOVE	G.F.I.	GROUND-FAULT CIRCUIT INTERRUPTER	R.O.	ROUGH OPENING SHELF AND POLE
A/C	AIR CONDITIONING			S & P	SOLID CORE
ADJ.	ADJUSTABLE	G.I.	GALVANIZED IRON	S.C.	SMOKE DETECTOR
ALT	ALTERNATE	GL	GLASS	SEC.	SECTION
AMP.	AMPERAGE	GYP. BD.	GYP. BOARD	S.H.	SINGLE HUNG
BD.	BOARD	H.C.	HOLLOW CORE	SHT.	SHEET
CL	CENTER LINE	HDR.	HEADER	SHTG.	SHEATHING
CAB.	CABINET	HGT. / HT.	HEIGHT	SHWR.	SHOWER
CLS.	CEILING	HS	HORIZONTAL SLIDER	SIM.	SIMILAR
CLR.	CLEAR	IL.O.	IN LIEU OF	SL. GL.	SLIDING GLASS
CONC.	CONCRETE	INSUL.	INSULATION	STD.	STANDARD
CPT.	CARPET	INT.	INTERIOR	S.V.	SHEET VINYL
D.	DRYER	LAM.	LAMINATED	TEMP.	TEMPERED GLASS
DBL.	DOUBLE	LAV.	LAVATORY	THK.	THICK
D.S.	DUAL GLAZED	LUM.	LUMINOUS	T.O.C.	TOP OF CURB
DIA.	DIAMETER	M.C.	MEDICINE CABINET	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MFR.	MANUFACTURER	T.O.S.	TOP OF SLAB
DISP.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
D.L.	DIVIDED LIGHT	MTD.	MOUNTED	U.N.O.	UNLESS NOTED OTHERWISE
DP.	DEEP	MTL.	METAL	V.P.	VAPOR PROOF
DR.	DOOR	N.I.C.	NOT IN CONTRACT	W.	WASHER
D.S.	DOWNSPOUT	N.T.S.	NOT TO SCALE	W.	WITH
DTL.	DETAIL	O/	OVER	W.D.	WOOD
D.W.	DISHWASHER	O.C.	ON CENTER	W.D.W.	WINDOW
EA.	EACH	OPT.	OPTIONAL	W/H	WATER HEATER
ELEV.	ELEVATION	O.S.A.	OUTSIDE AIR	W.I.	WROUGHT IRON
EQ.	EQUAL	PL.	PUSH BUTTON	W.P.	WEATHER PROOF
EXH.	EXHAUST	PH.	PHONE		
EXT.	EXTERIOR	PLT.	PLATE		
FAU	FORCED AIR UNIT	PLYWD.	PLYWOOD		
F.G/FX.	FIXED GLASS	FR.	PAIR		
F.G.	FUEL GAS	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		
FIN.	FINISH	R.	RISER		
FLR.	FLOOR	RAD.	RADIUS		
FLR. LINE	FLOOR LINE	R.A.G.	RETURN AIR GRILL		
FLUOR.	FLUORESCENT	REF.	REFRIGERATOR		
FR. DR.	FRENCH DOOR	RE/S	RE-SAWN		
F.M.C.	FLOOR MATERIAL CHANGE	REV.	REVERSE		
FTS.	FOOTING	RM.	ROOM		
GA.	GAUGE				
REV.	REVERSE				
GAR. DISP.	GARBAGE DISPOSAL				

#### ARCH. SYMBOLS

	<b>BUILDING SECTION</b> SECTION INDICATOR SHEET NUMBER
	<b>DETAIL REFERENCE</b> DETAIL NUMBER SHEET NUMBER
	<b>KEYNOTE REFERENCE</b> REFERENCE NUMBER
	<b>OFFSET REFERENCE</b> DIFFERENTIAL IN FLOOR LEVEL OR FINISH SURFACE
	<b>REVISION REFERENCE</b> REVISION NUMBER REFER TO TITLE SHEET

#### SCALE NOTE

IF BOX IS 1" SQ. THEN SCALE IS 1/4" = 1'-0"  
IF BOX IS 1/2" SQ. THEN SCALE IS 1/8" = 1'-0"

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#### SQUARE FOOTAGE

**PLAN 238.2338-R PARTIN PLACE 2**

FIRST FLOOR AREA	494	SQ. FT.
SECOND FLOOR AREA	1343	SQ. FT.
<b>TOTAL AREA</b>	<b>2337</b>	<b>SQ. FT.</b>
GARAGE AREA	421	SQ. FT.
PORCH AREA(S)		
	ELEVATION 'A'	73 SQ. FT.
	ELEVATION 'B'	62 SQ. FT.
	ELEVATION 'C'	146 SQ. FT.
	ELEVATION 'D'	174 SQ. FT.
PATIO AREA(S)		
	10'X10' COVERED	100 SQ. FT.
	10'X20' COVERED	200 SQ. FT.

#### CODE INFORMATION

**APPLICABLE CODES:**  
2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE, INCLUDING REFERENCED CODES AND STANDARDS

**CODE ABBREVIATIONS**

N.C.-R.	NORTH CAROLINA RESIDENTIAL CODE
N.C.-B.	NORTH CAROLINA BUILDING CODE
N.C.-M.	NORTH CAROLINA MECHANICAL CODE
N.C.-P.	NORTH CAROLINA PLUMBING CODE
N.C.-F.	NORTH CAROLINA FUEL GAS CODE
N.C.-E.	NORTH CAROLINA ELECTRICAL CODE
N.C.-E.C.	NORTH CAROLINA ENERGY CODE
N.E.C.	NATIONAL ELECTRICAL CODE
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
ANSI.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.C.C.	INTERNATIONAL ENERGY CONSERVATION CODE
I.C.C.	INTERNATIONAL CODE COUNCIL UNDERWRITERS LABORATORIES, INC.
UL.	UNDERWRITERS LABORATORIES, INC.

**PROJECT DESCRIPTION:**  
2 STORY SINGLE FAMILY DETACHED RESIDENTIAL PLAN W/ 4 ELEVATIONS

**OCCUPANCY:**  
R3

**CONSTRUCTION TYPE:**  
V - B

#### REVISION LIST

DELTA	DATE	SHEETS REVISED	LOG NUMBER
1	06/12/17	TS, 11, 12, 13, 14, 3A1, 3A2, 3A3, 3B2-3B4, 3C2-3C4, 3D2-3D4, 41, 54, 61,	
		62, 63, 64	NC17016P
2	03/13/18	41, 51, 52	NC18012NCP
3	01/15/19	T5, 6N1, 6N2, 6N3, 51-54	NC19015NCP

ISSUE DATE: 01/08/15  
PROJECT No.: 1350999:56  
DIVISION MGR.: MCP  
REVISIONS: 01/15/19

- 1 DIVISION REVISIONS  
NC17016P - 06/12/17 - CTD
- 2 DIVISION REVISIONS  
NC18012NCP - 07/02/18 - CTD
- 3 2018 CODE UPDATE  
NC19015NCP - 01/15/19 - MCP

FOR INTERNAL USE ONLY

REVISION BY:	
1.	
2.	
3.	
4.	
5.	
6.	

PLAN:  
**238.2338-R**  
SHEET:  
**TS**

SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES





# MECHANICAL & PLUMBING

## H.V.A.C.

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH THE NORTH CAROLINA MECHANICAL CODE. INSTALLATIONS OF MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS NOT ADDRESSED BY THIS CODE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE NORTH CAROLINA FUEL GAS CODE.
- CONTRACTOR SHALL DESIGN ENTIRE H.V.A.C. SYSTEM AND SUBMIT DRAWINGS FOR OWNER/BUILDER'S APPROVAL PRIOR TO ORDERING MATERIALS OR EQUIPMENT.
- WHERE AIR CONDITIONING IS AN OPTIONAL FEATURE, HEATING SYSTEMS MUST BE DESIGNED AND DUCT WORK SIZED TO ACCOMMODATE FUTURE AIR CONDITIONING NEEDS.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL BE CAPABLE OF SETTING UP TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55½F (13¼C) OR UP TO 65½F (24¼C).
- ALL DUCTWORK SHALL CONFORM TO THE REQUIREMENTS OF THE N.C.-M
- COMBUSTION AIR SHALL BE PROVIDED FOR FORCED AIR UNITS IN ACCORDANCE WITH N.C.-M
- CONTRACTOR TO PROVIDE BOOT IN DUCTWORK WHEN OPTIONAL "HONEYWELL" OR "CARRIER" ELECTRONIC AIR CLEANER IS PROVIDED.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER N.C.-R
- EXTERIOR-GRADE INSTALLATIONS, EQUIPMENT AND APPLIANCES INSTALLED ABOVE GRADE LEVEL SHALL BE SUPPORTED ON A SOLID BASE OR APPROVED MATERIAL A MINIMUM OF 2 INCHES THICK.
- UNDER-FLOOR INSTALLATION, SUSPENDED EQUIPMENT SHALL BE A MINIMUM OF 6 INCHES ABOVE THE ADJOINING GRADE.
- CRAWL SPACE SUPPORTS. IN A CRAWL SPACE, A MINIMUM OF 2-INCH THICK SOLID BASE, 2-INCH (51 MM) THICK FORMED CONCRETE, OR STACKED MASONRY UNITS HELD IN PLACE BY MORTAR OR OTHER APPROVED METHOD.
- DRAINAGE, BELOW-GRADE INSTALLATIONS SHALL BE PROVIDED WITH A NATURAL DRAIN OR AN AUTOMATIC LIFT OR SUMP PUMP. FOR FIT REQUIREMENTS REFER TO N.C.-M

## VENTING

- IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION, BATHROOMS CONTAINING BATH, SHOWER OR COMBINATION THEREOF, A MECHANICAL VENTILATION SYSTEM MAY BE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE PER N.C.-R
- EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- WHERE DOMESTIC RANGE HOODS AND DOMESTIC APPLIANCES EQUIPPED WITH DOWNDRAFT EXHAUST ARE LOCATED WITHIN DWELLING UNITS, SUCH HOODS AND APPLIANCES SHALL DISCHARGE TO THE OUTDOORS THROUGH SHEET METAL DUCTS CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER. SUCH DUCTS SHALL HAVE SMOOTH INNER WALLS AND SHALL BE AIR TIGHT AND EQUIPPED WITH A BACKDRAFT DAMPER.
- WHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE MECHANICAL OR NATURAL VENTILATION IS OTHERWISE PROVIDED, LISTED AND LABELED DUCTLESS RANGE HOODS SHALL NOT BE REQUIRED TO DISCHARGE TO THE OUTDOORS PER N.C.-M
- DUCTS FOR DOMESTIC KITCHEN COOKING APPLIANCES EQUIPPED WITH DOWN DRAFT EXHAUST SYSTEMS SHALL BE PERMITTED TO BE CONSTRUCTED OF SCHEDULE 40 PVC PIPE PROVIDED THAT THE INSTALLATION COMPLIES WITH ALL OF THE FOLLOWING PER N.C.-M:
  - THE DUCT SHALL BE INSTALLED UNDER A CONCRETE SLAB POURED ON GRADE.
  - THE UNDERFLOOR TRENCH IN WHICH THE DUCT IS INSTALLED SHALL BE COMPLETELY BACKFILLED WITH SAND OR GRAVEL.
  - THE PVC DUCT SHALL EXTEND NOT GREATER THAN 2 INCH ABOVE THE INDOOR CONCRETE FLOOR SURFACE.
  - THE PVC DUCT SHALL EXTEND NOT GREATER THAN 2 INCH ABOVE GRADE OUTSIDE THE BUILDING.
  - THE PVC DUCTS SHALL BE SOLVENT CEMENTED.
- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
- DOMESTIC WATER HEATERS, UNLESS SPECIFIED OTHERWISE BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, SHALL BE VENTED TO THE OUTSIDE AIR BY A TYPE 'B' VENT AND COMPLY WITH THE REQUIREMENTS OF THE N.C.-M

## PLUMBING

- A POTABLE WATER SUPPLY SYSTEM SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN SUCH A MANNER SO AS TO PREVENT CONTAMINATION FROM NONPOTABLE LIQUIDS, SOLIDS OR GASES BEING INTRODUCED INTO THE POTABLE WATER SUPPLY THROUGH CROSS-CONNECTIONS OR ANY OTHER PIPING CONNECTIONS TO THE SYSTEM. BACKFLOW PRE-VENTER APPLICATIONS SHALL CONFORM TO N.C.-P.
- THE SUPPLY LINES OR FITTINGS FOR EVERY PLUMBING FIXTURE SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW. PLUMBING FIXTURE FITTINGS SHALL PROVIDE BACKFLOW PROTECTION IN ACCORDANCE WITH ASME A112.18.1.

## PLUMBING (continued)

- ALL DEVICES, AFFURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION, SUCH AS STERILIZATION, DISTILLATION, PROCESSING, COOLING, OR STORAGE OF ICE OR FOODS, AND THAT CONNECT TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. WATER PUMPS, FILTERS, SOFTENERS, TANKS AND ALL OTHER APPLIANCES AND DEVICES THAT HANDLE OR TREAT POTABLE WATER SHALL BE PROTECTED AGAINST CONTAMINATION.
- WATER SERVICE PIPING SHALL BE PROTECTED IN ACCORDANCE WITH N.C.-P SECTIONS AND EXCEPTIONS)
- FIXTURE FITTINGS, FAUCETS AND DIVERTERS SHALL BE CONNECTED TO THE WATER DISTRIBUTION SYSTEM SO THAT HOT WATER CORRESPONDS TO THE LEFT SIDE OF THE FITTINGS.
- DIVERTERS FOR SINK FAUCETS WITH A SECONDARY OUTLET CONSISTING OF A FLEXIBLE HOSE AND SPRAY ASSEMBLY SHALL CONFORM TO ASSE 1025 IN ADDITION TO THE REQUIREMENTS IN N.C.-P
- THE INSTALLATION OF A WATER SERVICE OR WATER DISTRIBUTION PIPE SHALL BE PROHIBITED IN SOIL AND GROUND WATER THAT IS CONTAMINATED. GROUND WATER CONDITIONS SHALL BE REQUIRED TO ASCERTAIN THE ACCEPTABILITY OF THE WATER SERVICE OR WATER DISTRIBUTION PIPING MATERIAL FOR THE SPECIFIC INSTALLATION, WHERE DETRIMENTAL CONDITIONS EXIST, APPROVED ALTERNATIVE MATERIALS OR ROUTING SHALL BE REQUIRED.
- WATER DISTRIBUTION PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C.-PLUMBING. ALL WATER DISTRIBUTION PIPE AND TUBING SHALL HAVE A MINIMUM PRESSURE RATING OF 100 PSI AT 180 DEGREES F.
- PIPE PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LINE AND ACID OF CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025-INCH.
- PIPES PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE.
- PIPING IN A PLUMBING SYSTEM SHALL BE INSTALLED SO AS TO PREVENT STRAINS AND STRESSES THAT EXCEED THE STRUCTURAL STRENGTH OF THE PIPE. WHERE NECESSARY, PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT.
- THE TOP OF WATER PIPES, INSTALLED BELOW GRADE OUTSIDE THE BUILDING, SHALL BE BELOW THE FROST LINE OR A MINIMUM OF 12 INCHES BELOW FINISHED GRADE, WHICHEVER IS GREATER. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER PIPING INSTALLED IN AN UNCONDITIONED ATTIC OR UNCONDITIONED UTILITY ROOM SHALL BE INSULATED WITH AN INSULATION HAVING A MINIMUM R-FACTOR OF 6.5 DETERMINED AT 75 DEGREES F IN ACCORDANCE WITH ASTM C 177. SEE NOTE IN N.C.-P FOR ADDITIONAL REQUIREMENTS.
- BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C.-P.
- BUILDING SEWER PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED IN N.C.-P.
- WHERE WASTE LINE DROPS OCCUR IN A LOCATION WHERE THE SOUND OF A FLUSHED TOILET MAY BE UNDESIRABLE, SUCH AS IN WALLS OR PARTITIONS ADJACENT TO EATING ROOMS, USE CAST IRON PIPING OR SIMILAR APPROVED HARD OR DENSE PIPING TO MITIGATE SOUND.
- CLEANOUTS ON BUILDING SEWERS SHALL BE LOCATED AS SET FORTH IN N.C.-P.
- THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES SHALL BE IN ACCORDANCE WITH N.C.-P.
- INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016 OR ASME A112.18.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE.
- WATER HEATERS HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE GARAGE FLOOR. REFER TO N.C.-P FOR EXCEPTION.
- WATER HEATERS, (USING SOLID, LIQUID OR GAS FUEL) WITH THE EXCEPTION OF THOSE HAVING DIRECT VENT SYSTEMS, SHALL NOT BE INSTALLED IN BATHROOMS AND BEDROOMS OR IN A CLOSET WITH ACCESS ONLY THROUGH A BEDROOM OR BATHROOM; HOWEVER, WATER HEATERS OF THE AUTOMATIC STORAGE TYPE MAY BE INSTALLED AS REPLACEMENT IN A BATHROOM WHEN APPROVED BY THE PLUMBING OFFICIAL, PROVIDED THEY ARE VENTED AND SUPPLIED WITH ADEQUATE COMBUSTION AIR.
- IN SEISMIC DESIGN CATEGORIES D1 AND D2, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
- APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY A MOVING VEHICLE.
- WHERE WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN REMOTE LOCATIONS SUCH AS SUSPENDED CEILING, ATTICS, ABOVE OCCUPIED SPACES, OR UNVENTILATED CRAWL SPACES, THE TANK OR WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MINIMUM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE.
- WHERE CLOTHES WASHING MACHINES ARE LOCATED ON WOOD FRAMED FLOORS WHERE LEAKAGE WOULD CAUSE DAMAGE, A GALVANIZED STEEL PAN HAVING A MINIMUM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE SHALL BE PROVIDED.
- ALL STORAGE WATER HEATERS OPERATING ABOVE ATMOSPHERIC PRESSURE SHALL BE PROVIDED WITH AN APPROVED, SELF-CLOSING (LEVERED) PRESSURE RELIEF VALVE AND TEMPERATURE RELIEF VALVE OR COMBINATION THEREOF. THE RELIEF VALVE SHALL CONFORM TO ANSI Z21.22. THE RELIEF VALVE SHALL NOT BE USED AS A MEANS OF CONTROLLING THERMAL EXPANSION.

# MECHANICAL & PLUMBING (continued)

- DOMESTIC DISH WASHING MACHINES SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP OR AIR BREAK INTO A STANDPIPE OR WASTE RECEPTOR IN ACCORDANCE WITH N.C.-P, OR DISCHARGE INTO A WYE-BRANCH FITTING ON THE TAILPIECE OF THE KITCHEN SINK OR THE DISHWASHER CONNECTION OF A FOOD WASTE GRINDER. THE WASTE LINE OF A DOMESTIC DISH WASHING MACHINE DISCHARGING INTO A KITCHEN SINK TAILPIECE OR FOOD WASTE GRINDER SHALL CONNECT TO A DECK MOUNTED AIR GAP OR THE WASTE LINE SHALL RISE AND BE SECURELY FASTENED TO THE UNDERSIDE OF THE SINK RIM OR COUNTER.

## FIREPLACES

- FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.
- FIREPLACES ARE TO BE PROVIDED WITH AN EXTERIOR AIR SUPPLY

# ELECTRICAL

- ALL MATERIALS AND APPLIANCES, INSTALLATION AND CONSTRUCTION METHODS SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE OR CURRENT SAE REQUIREMENTS.
- ALL ELECTRICAL SYSTEMS, CIRCUITS, FIXTURES AND EQUIPMENT SHALL BE GROUNDED IN A MANNER COMPLYING WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL WIRING SHALL BE SO INSTALLED THAT, WHEN COMPLETED, THE SYSTEM WILL BE FREE FROM SHORT CIRCUITS AND FROM GROUNDS OTHER THAN AS REQUIRED OR PERMITTED IN N.E.C. ARTICLE 250.
- ELECTRIC EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORK-MANLIKE MANNER.
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED BELOW SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
  - BATHROOMS.
  - GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND AREAS OF SIMILAR USE.
  - OUTDOORS.
  - CRAWL SPACES, WHERE THE CRAWL SPACE IS AT OR BELOW GRADE LEVEL.
  - UNFINISHED BASEMENTS DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND THE LIKE.
  - KITCHENS, WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
  - SINKS, WHERE SINKS ARE LOCATED IN AREAS OTHER THAN KITCHENS AND RECEPTACLES ARE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF THE SINK.
  - BOAT HOUSES.
- APPLIANCE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT FOR SINKS, STOVE OR REFRIGERATORS SHALL BE INSTALLED WITHIN 6 FEET OF THE INTENDED LOCATION OF THE APPLIANCE.
- IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLINGS UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE BETWEEN MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, FIREPLACES, AND FIXED CABINETS, AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS, SHALL BE INCLUDED IN THE 6 FOOT MEASUREMENT.
- IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS, ALL COUNTERTOP OUTLETS AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT, THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
  - A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
  - AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
  - AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM CONNECTING EDGE.
  - COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES IN APPLYING THE REQUIREMENTS OF (1), (2), AND (3) ABOVE. IF A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK IS INSTALLED IN AN ISLAND OR PENINSULAR COUNTERTOP AND THE DEPTH OF THE COUNTER BEHIND THE ITEM IS LESS THAN 12 INCHES, IT WILL BE CONSIDERED TO DIVIDE THE COUNTERTOP SPACE INTO TWO SEPARATE COUNTERTOP SPACES. EACH COUNTERTOP SPACE SHALL COMPLY WITH APPLICABLE REQUIREMENTS.
  - RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANSETOPS AS COVERED IN 4) ABOVE, OR APPLIANCES REQUIRING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE OCCUPIED OUTLETS.

# ELECTRICAL (continued)

## ELECTRICAL (continued)

- AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED IN WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12" BELOW THE COUNTERTOP.
- IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR THE LAUNDRY.
- CABLE- OR RACEWAY-TYPE WIRING METHODS INSTALLED IN A GROOVE, TO BE COVERED BY WALLBOARD, SIDING, PANELINGS, CARPETING, OR SIMILAR FINISH, SHALL BE PROTECTED BY 1/16 INCH THICK STEEL PLATE, SLEEVE, OR EQUIVALENT OR BY NOT LESS THAN 1-1/4 INCH FREE SPACE FOR THE FULL LENGTH OF THE GROOVE IN WHICH THE CABLE OR RACEWAY IS INSTALLED.
- RECEPTACLES IN DAMP OR WET LOCATIONS.
  - A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED. (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED.)
  - ALL 15- AND 20- AMPERE, 125- AND 250-VOLT RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER PROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. ALL 15- AND 20- AMPERE, 125- AND 250-VOLT NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER RESISTANT TYPE.
- LIGHTING EQUIPMENT, A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS
- LIGHT FIXTURES WITHIN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C.
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- APPROVED NUMBERS OR ADDRESSES ARE TO BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS IN ALL AREAS. ALL NON-LOCKING TYPE 125-VOLT 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS LISTED BELOW:
  - RECEPTACLES LOCATED MORE THAN 5½' ABOVE THE FLOOR.
  - RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
  - A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND THAT IS GROUND-AND-PLUS CONNECTED.
  - NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS.
- ALL NON-LOCKING TYPE 125-VOLT 15- AND 20-AMPERE RECEPTACLES LOCATED IN GUEST ROOMS AND GUEST SUITES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

## SMOKE DETECTORS

- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE MARKING EQUIPMENT PROVISIONS OF NFPA 72.
- HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THE NC-R FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THE NC-R FOR SMOKE ALARMS, WHERE A HOUSEHOLD FIRE WARNING SYSTEM IS INSTALLED USING A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICES, IT SHALL BECOME A PERMANENT FEATURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER. THE SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION AND BE MAINTAINED IN ACCORDANCE WITH NFPA72.
- REQUIRED SMOKE DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH THE NC-R.

## CARBON MONOXIDE ALARMS

- IN NEW CONSTRUCTION, DWELLING UNITS SHALL BE PROVIDED WITH AN APPROVED CARBON MONOXIDE ALARM INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AS DIRECTED BY THE ALARM MANUFACTURER.
- THE REQUIRED CARBON MONOXIDE ALARMS SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2054 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



# NORTH CAROLINA 40' SERIES

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NORTH CAROLINA DIVISION  
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ISSUE DATE: 01/08/15  
PROJECT No.: 1350999-56  
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REVISIONS: 01/15/19

- DIVISION REVISIONS  
NC179162 - 06/12/17 - CTD
- DIVISION REVISIONS  
NC18024NCP - 07/02/18 - CTD
- 2018 CODE UPDATE  
NC19015NCP - 01/15/19 - MCP

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PLAN:  
**238.2338-R**  
SHEET:  
**GN3**

SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES

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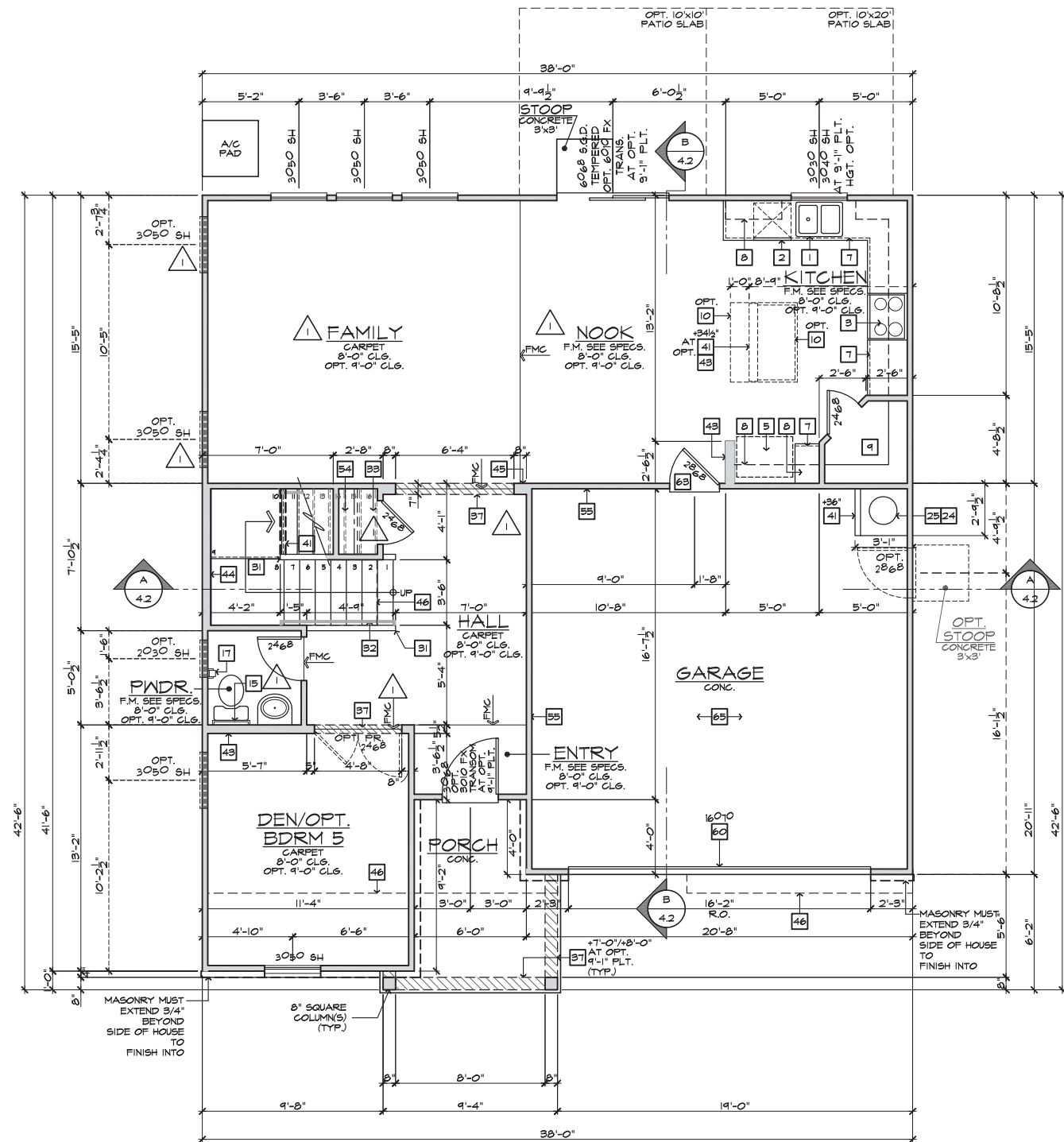
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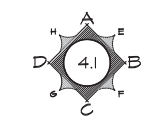
**SPEC. LEVEL 1**  
**RALEIGH-DURHAM**  
**40' SERIES**

- # FLOOR PLAN NOTES**
- SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
  - DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP. VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
  - SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS.
  - 36" COOKTOP - W/ BUILT-IN HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPECS.
  - 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).
  - DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS.
  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
  - PANTRY - SHELVES PER SPEC
  - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
  - TUB/SHOWER COMBINATION WITH 12" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPECS.
  - OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
  - SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS
  - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
  - TOWEL BAR
  - NOT USED
  - TOILET PAPER HOLDER
  - EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
  - OPTIONAL SINK
  - PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
  - DRYER VENT
  - NOT USED
  - FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPECS.
  - ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
  - TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
  - NOT USED
  - NOT USED
  - PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
  - NON-COMBUSTIBLE HEARTH MATERIAL
  - ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAF
  - +36" GUARD WALL DETAIL 04/AD5 OR 06/AD5
  - +34" - +30" HIGH HANDRAIL DETAIL 03/AD5
  - COATS WITH SHELF & POLE - DETAIL T3/AD4
  - LINEN - SHELVES PER SPEC
  - WARDROBE WITH SHELF & POLE - DETAIL T3/AD4 U.N.O.
  - MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
  - FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
  - NOT USED
  - LINE OF CEILING BREAK
  - INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
  - LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
  - LOCATION OF PLUMBING WASTE DROP FROM ABOVE
  - 2x6 WALL
  - 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
  - DOUBLE 2x4 WALL
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - EXTERIOR RAIL
  - F.A.U. VENT TO OUTSIDE AIR
  - 22"x54" ATTIC ACCESS W/ STAIRS
  - F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 03/AD5
  - DUCT CHASE - DETAIL 04 & 00/AD5 - REFER TO MECH. PLAN
  - RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
  - 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
  - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
  - SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
  - EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
  - NOT USED
  - NOT USED
  - SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
  - NOT USED
  - DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
  - OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE SELF-CLOSING AND WEATHERSTRIPPED
- NOTE:  
FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



**FIRST FLOOR PLAN 'A'**  
SCALE 1/4"=1'-0" (22'X34") - 1/8"=1'-0" (11'X17")

BASIC PLAN



**INTERIOR KEY**

SQUARE FOOTAGE	
<b>PLAN 238.2338-R PARTIN PLACE 2</b>	
FIRST FLOOR AREA	934 SQ. FT.
SECOND FLOOR AREA	1343 SQ. FT.
<b>TOTAL AREA</b>	<b>2337 SQ. FT.</b>
GARAGE AREA	421 SQ. FT.
PORCH AREA(S)	
ELEVATION 'A'	73 SQ. FT.
ELEVATION 'B'	62 SQ. FT.
ELEVATION 'C'	146 SQ. FT.
ELEVATION 'D'	174 SQ. FT.
PATIO AREA(S)	
10'x10' COVERED	100 SQ. FT.
10'x20' COVERED	200 SQ. FT.
PLATE NOTES	
8'-1" PLATE NOTES	
• WINDOW HEADER HEIGHT:	8'-8" U.N.O.
• 2nd FLOOR WINDOW HDR. HEIGHT:	7'-0" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" U.N.O.
• SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
• INTERIOR SOFFIT HEIGHT:	7'-4" U.N.O.
• INTERIOR DOOR HEIGHT:	6'-8" U.N.O.
9'-1" PLATE NOTES	
• WINDOW HEADER HEIGHT 1st OR 2nd:	7'-8" U.N.O.
• 4010 WINDOW OVER TUB HDR. HGT.:	8'-4" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" U.N.O.
• SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
• INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
• TRAY CEILING:	7 1/4" DROP U.N.O.
• INTERIOR DOOR HEIGHT:	6'-8" U.N.O.
STAIR DATA NOTES	
<b>FIRST FLOOR WITH 8'-0" PLATE HEIGHT:</b>	
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.	
14 TREADS AT 10" EACH	
15 RISERS AT 7-7/16" EACH	
<b>FIRST FLOOR WITH 9'-0" PLATE HEIGHT:</b>	
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.	
15 TREADS AT 10" EACH	
16 RISERS AT 7-3/4" EACH	
GENERAL PLAN NOTES	
ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.	
ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE).	
ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE EXTERIOR GRADE (REFER TO PLAN FOR SIZE).	
ALL HOUSE TO GARAGE DOORS TO BE 20-MINUTE FIRE-RATED (REFER TO PLAN FOR SIZE).	
ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE).	
ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.	

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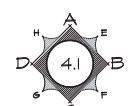
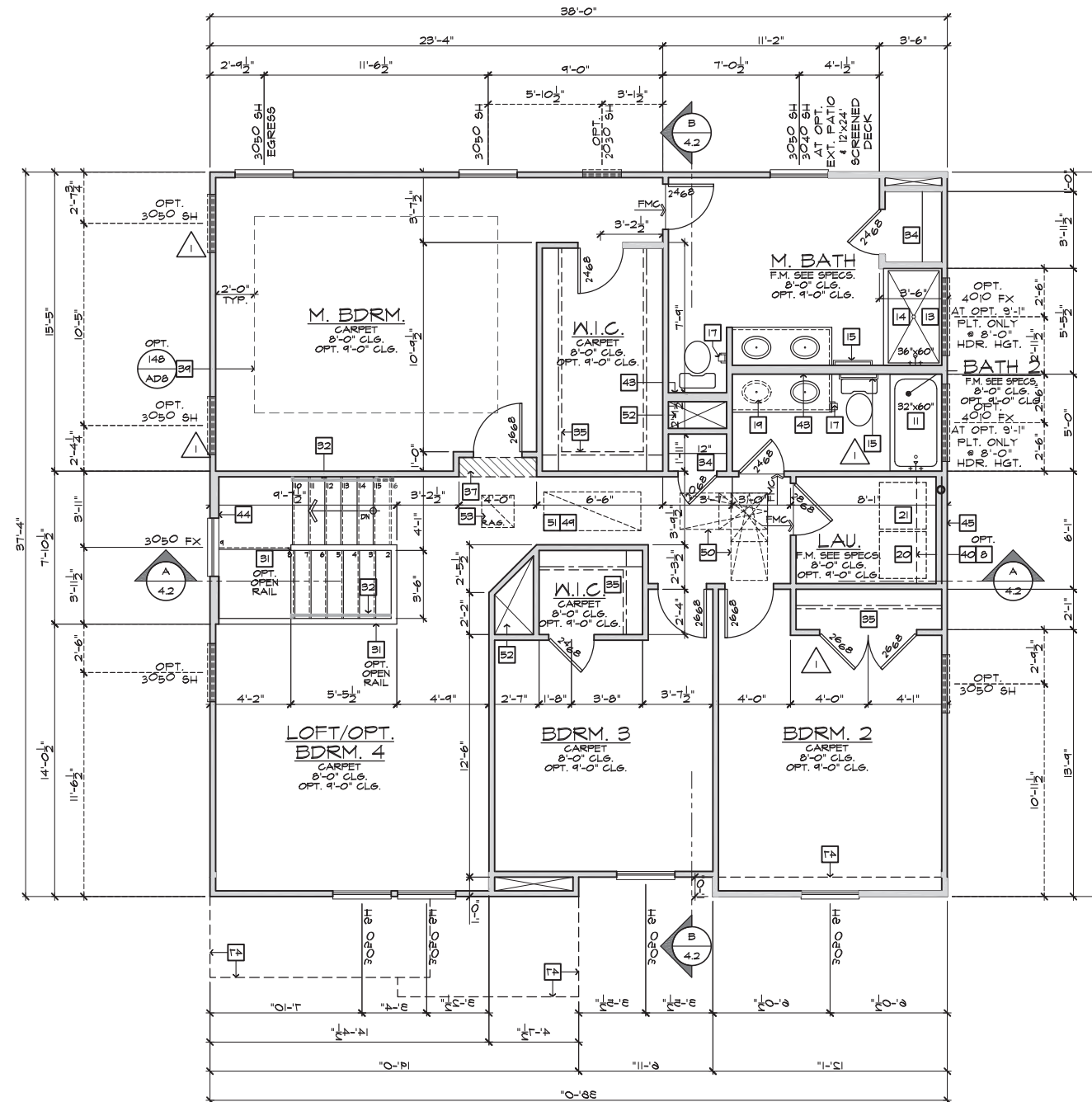
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PLAN:  
**238.2338-R**

SHEET:  
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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES**

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  - DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
  - SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S.
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  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
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  - OPTIONAL SINK
  - PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
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  - ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
  - TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
  - NOT USED
  - NOT USED
  - PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
  - NON-COMBUSTIBLE HEARTH MATERIAL
  - ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
  - +36" GUARD WALL DETAIL 04/AD5 OR 06/AD5
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  - INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
  - LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
  - LOCATION OF PLUMBING WASTE DROP FROM ABOVE
  - 2x6 WALL
  - 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
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  - F.A.U. VENT TO OUTSIDE AIR
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  - 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
  - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
  - SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
  - EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
  - NOT USED
  - NOT USED
  - SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
  - NOT USED
  - DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
  - OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE SELF-CLOSING AND WEATHERSTRIPPED
- NOTE:  
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**INTERIOR KEY**

**PLATE NOTES**

**8'-1" PLATE NOTES**

WINDOW HEADER HEIGHT:	8'-8" U.N.O.
2nd FLOOR WINDOW HDR. HEIGHT:	7'-0" U.N.O.
ENTRY DOOR HEIGHT:	6'-8" U.N.O.
SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
INTERIOR SOFFIT HEIGHT:	7'-4" U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

**9'-1" PLATE NOTES**

WINDOW HEADER HEIGHT 1st OR 2nd:	7'-8" U.N.O.
4010 WINDOW OVER TUB HDR. HGT.:	8'-4" U.N.O.
ENTRY DOOR HEIGHT:	6'-8" U.N.O.
SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
TRAY CEILING:	7/8" DROP U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

**STAIR DATA NOTES**

**FIRST FLOOR WITH 8'-0" PLATE HEIGHT:**  
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.  
14 TREADS AT 10" EACH  
15 RISERS AT 7-11/16" EACH

**FIRST FLOOR WITH 9'-0" PLATE HEIGHT:**  
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.  
15 TREADS AT 10" EACH  
16 RISERS AT 7-3/4" EACH

**GENERAL PLAN NOTES**

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE).

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE EXTERIOR GRADE (REFER TO PLAN FOR SIZE).

ALL HOUSE TO GARAGE DOORS TO BE 20-MINUTE FIRE-RATED (REFER TO PLAN FOR SIZE).

ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE).

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

**SECOND FLOOR PLAN 'A'**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN

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**NORTH CAROLINA  
40' SERIES**

KB HOME  
NORTH CAROLINA DIVISION

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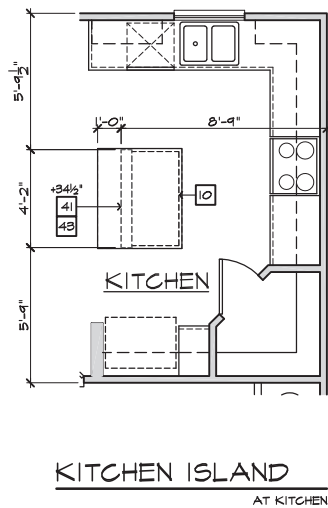
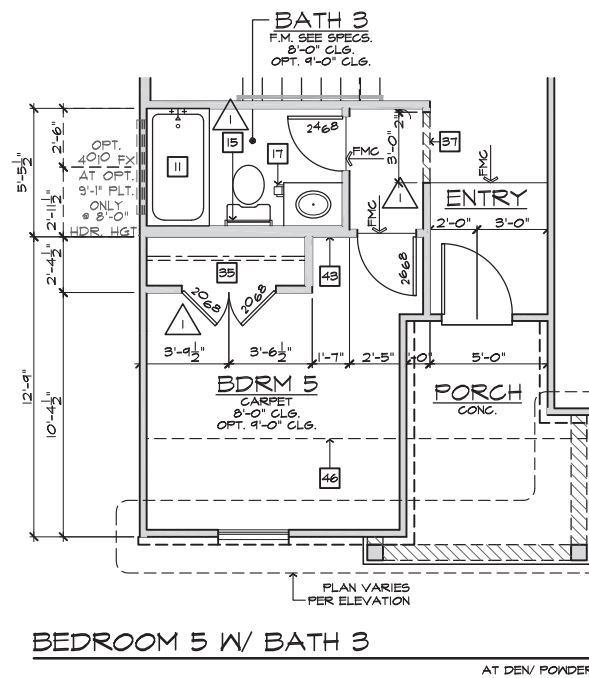
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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES**

- # FLOOR PLAN NOTES**
- SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
  - DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
  - SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS.
  - 36" COOKTOP - W/ BUILT-IN HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPECS.
  - 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).
  - DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS.
  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
  - PANTRY - SHELVES PER SPEC
  - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
  - TUB/SHOWER COMBINATION WITH 12" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPECS.
  - OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
  - SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS
  - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
  - TOWEL BAR
  - NOT USED
  - TOILET PAPER HOLDER
  - EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
  - OPTIONAL SINK
  - PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
  - DRYER VENT
  - NOT USED
  - FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPECS.
  - ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
  - TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
  - NOT USED
  - NOT USED
  - PRE-MFR METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
  - NON-COMBUSTIBLE HEARTH MATERIAL
  - ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAF
  - +36" GUARD WALL DETAIL 04/AD5 OR 06/AD5
  - +34" - +30" HIGH HANDRAIL DETAIL 03/AD5
  - COATS WITH SHELF & POLE - DETAIL T3/AD4
  - LINEN - SHELVES PER SPEC
  - WARDROBE WITH SHELF & POLE - DETAIL T3/AD4 U.N.O.
  - MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
  - FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
  - NOT USED
  - LINE OF CEILING BREAK
  - INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
  - LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
  - LOCATION OF PLUMBING WASTE DROP FROM ABOVE
  - 2x6 WALL
  - 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
  - DOUBLE 2x4 WALL
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - EXTERIOR RAIL
  - F.A.U. VENT TO OUTSIDE AIR
  - 22"x54" ATTIC ACCESS W/ STAIRS
  - F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 03/AD5
  - DUCT CHASE - DETAIL 04 & 09/AD5 - REFER TO MECH. PLAN
  - RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
  - 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
  - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
  - SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
  - EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
  - NOT USED
  - NOT USED
  - SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
  - NOT USED
  - DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
  - OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8-INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE SELF-CLOSING AND WEATHERSTRIPPED
- NOTE:  
FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



**FIRST FLOOR PLAN OPTIONS**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN

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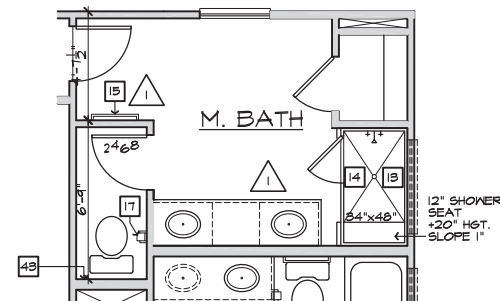
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SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES

- | #   | FLOOR PLAN NOTES  |
|---|---|
| 1.  | SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.  |
| 2.  | DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.  |
| 3.  | SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S.   |
| 4.  | 36" COOKTOP - W/ BUILT-IN HOOD W/LIGHT & FAN. (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPEC'S.                                    |
| 5.  | 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).  |
| 6.  | DOUBLE OVEN - VERIFY WITH MANUFACTURER SPEC'S.  |
| 7.  | BASE CABINETS - REFER TO INTERIOR ELEVATIONS  |
| 8.  | UPPER CABINETS - REFER TO INTERIOR ELEVATIONS   |
| 9.  | PANTRY - SHELVES PER SPEC   |
| 10.   | ISLAND CABINET - REFER TO INTERIOR ELEVATIONS   |
| 11.   | TUB/SHOWER COMBINATION WITH 12" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPEC'S.   |
| 12.   | OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.  |
| 13.   | SHOWER PAN WITH MAINSLOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S  |
| 14.   | SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE  |
| 15.   | TOWEL BAR   |
| 16.   | NOT USED  |
| 17.   | TOILET PAPER HOLDER   |
| 18.   | EXTEND VANITY - REFER TO INTERIOR ELEVATIONS  |
| 19.   | OPTIONAL SINK   |
| 20.   | PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)   |
| 21.   | DRYER VENT  |
| 22.   | NOT USED  |
| 23.   | FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPEC'S.   |
| 24.   | ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM  |
| 25.   | TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE  |
| 26.   | NOT USED  |
| 27.   | NOT USED  |
| 28.   | PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS   |
| 29.   | NON-COMBUSTIBLE HEARTH MATERIAL   |
| 30.   | ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT   |
| 31.   | +36" GUARD WALL DETAIL 04/ADS OR 06/ADS   |
| 32.   | +34" - +38" HIGH HANDRAIL DETAIL 03/ADS   |
| 33.   | COATS WITH SHELF & POLE - DETAIL T3/AD4   |
| 34.   | LINEN - SHELVES PER SPEC  |
| 35.   | WARDROBE WITH SHELF & POLE - DETAIL T3/AD4 U.N.O.   |
| 36.   | MEDIA NICHE - REFER TO INTERIOR ELEVATIONS  |
| 37.   | FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT  |
| 38.   | NOT USED  |
| 39.   | LINE OF CEILING BREAK   |
| 40.   | INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT.  |
| 41.   | LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4   |
| 42.   | LOCATION OF PLUMBING WASTE DROP FROM ABOVE  |
| 43.   | 2x6 WALL  |
| 44.   | 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL   |
| 45.   | DOUBLE 2x4 WALL   |
| 46.   | LINE OF FLOOR ABOVE   |
| 47.   | LINE OF FLOOR BELOW   |
| 48.   | EXTERIOR RAIL   |
| 49.   | F.A.U. VENT TO OUTSIDE AIR  |
| 50.   | 22"x54" ATTIC ACCESS W/ STAIRS  |
| 51.   | F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 03/ADS   |
| 52.   | DUCT CHASE - DETAIL 04 & 00/ADS - REFER TO MECH. PLAN   |
| 53.   | RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN  |
| 54.   | 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS  |
| 55.   | THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE   |
| 56.   | SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD |
| 57.   | EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT  |
| 58.   | NOT USED  |
| 59.   | NOT USED  |
| 60.   | SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION  |
| 61.   | NOT USED  |
| 62.   | DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.  |
| 63.   | OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8-INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE SELF-CLOSING AND WEATHERSTRIPPED   |
| NOTE:<br>FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE. |   |



DELUXE M. BATH

AT M. BATH

## SECOND FLOOR PLAN OPTIONS

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

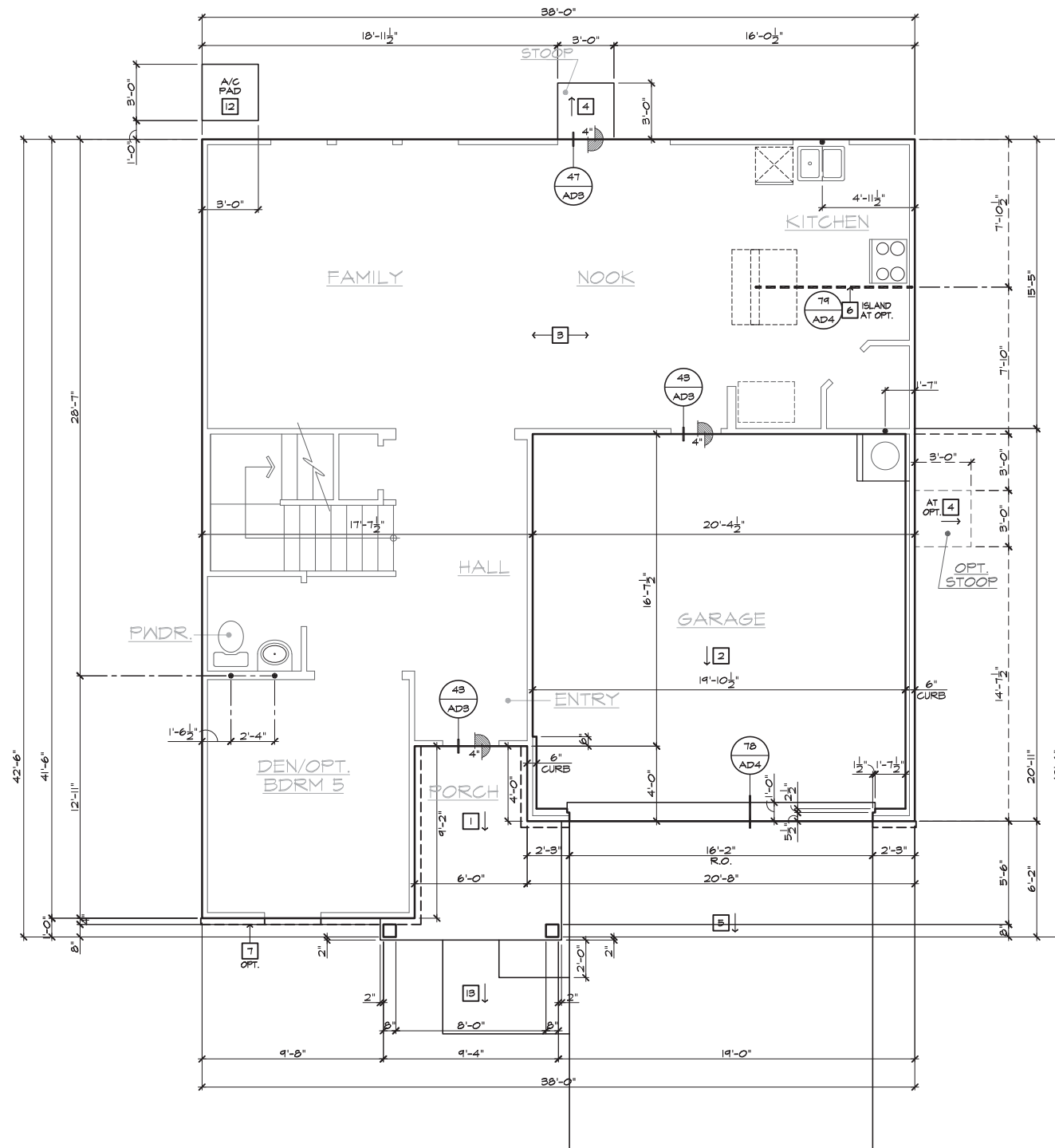
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- SLAB PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
  2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
  3. CONCRETE FOUNDATION PER STRUCTURAL.
  4. CONCRETE STOOP, 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
  5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
  6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
  7. 5" BRICK LEDGE FOR MASONRY VENEER.
  8. 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
  9. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
  10. VERIFY ALL PLUMBING STUB DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB.
  11. 4" MIN. T 3/4" MAX. TO HARD SURFACE.
  12. A/C PAD. VERIFY LOCATION.
  13. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



**SLAB INTERFACE PLAN 'A'**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

BASIC PLAN AT SLAB-ON-GRADE

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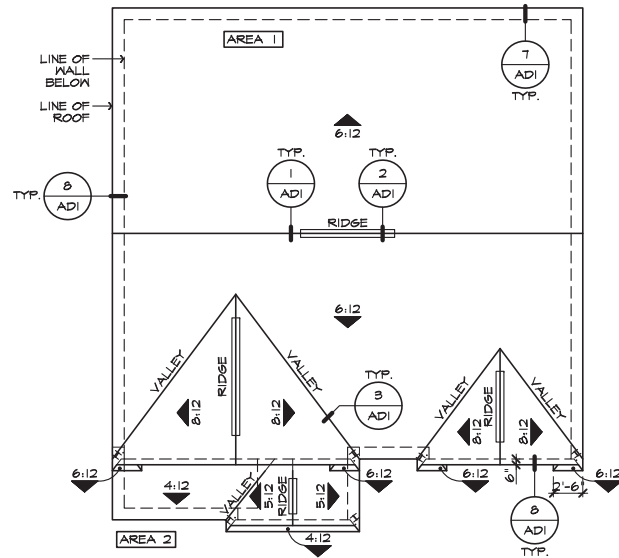
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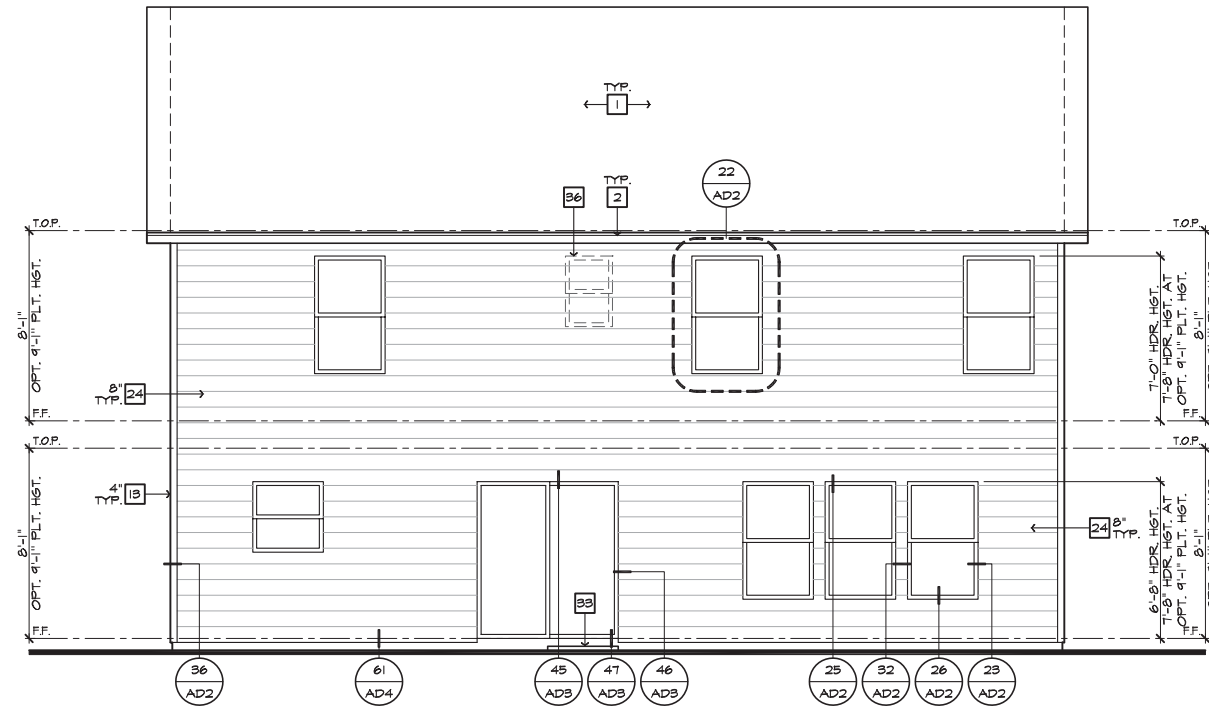
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**ROOF PLAN 'A'**

SCALE 1/8"=1'-0" (22"X34") - 1/16"=1'-0" (11"X17")



**REAR ELEVATION 'A'**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
  - 2X FASCIA/BARGE BOARD WITH FASCIA GAP
  - G.I. FLASHING
  - G.I. FLASHING & SADDLE/CRICKET
  - G.I. DRIP SCREED
  - 24"x24" CHIMNEY
  - DECORATIVE VENT
  - DECORATIVE CORBEL
  - DECORATIVE SHUTTERS
  - PEDIMENT, SEE ELEVATION FOR TYPE
  - RECESSED ELEMENT
  - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
  - TRIM - SEE ELEVATION FOR SIZE
  - SYNTHETIC MATERIAL
  - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
  - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  - SHAKE SIDING
  - STONE VENEER PER SPECS
  - BRICK/MASONRY VENEER PER SPECS
  - BUILT UP BRICK COLUMN
  - SOLDIER COURSE
  - ROWLOCK COURSE
  - FRIEZE BOARD
  - SIDING W/ 4" CORNER TRIM PER SPECS
  - P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
  - PRE-FAB DECORATIVE TRIM
  - LIGHT WEIGHT PRECAST STONE TRIM
  - RAILINGS (36" U.N.O.)
  - VINYL WRAP
  - DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE
  - BRACKET OR KICKER - FYPON OR EQ.
  - ENTRY DOOR
  - CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
  - SECTIONAL GARAGE DOOR PER SPECS
  - ALUMINUM WRAP
  - OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
  - OPTIONAL STANDING SEAM METAL ROOF
  - KEYSTONE
  - SOLDIER CROWN
  - JACK SOLDIER COURSE
  - WATER TABLE
  - ATRILUM DOOR
  - PILASTER - SEE ELEVATION FOR TYPE

**ROOF PLAN NOTES 'A'**

INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

6:12

ROOF MATERIAL: COMPOSITION SHINGLE  
 12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.  
 12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.  
 LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

**ATTIC VENT CALCULATIONS**

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 40% & NO MORE THAN 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT MAX. 3'-0" BELOW THE RIDGE WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING)

\* CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN	
VENTILATION REQUIRED:	1412 SQ. FT. / 300 = 4.71 SQ. FT.
ATTIC AREA	X 144 = 678.24 SQ. IN.
	X 50% = 339.12 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(24) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 432 SQ. IN.
LOW	(143) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 715 SQ. IN.
TOTAL VENTILATION PROVIDED:	1147 SQ. IN.
AREA 2 / PORCH	
VENTILATION REQUIRED:	* 84 SQ. FT. / 50 = 1.68 SQ. FT.
ATTIC AREA	X 144 = 241.92 SQ. IN.
VENTILATION PROVIDED:	
(3) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 54 SQ. IN.	
(24) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 120 SQ. IN.	
TOTAL VENTILATION PROVIDED:	174 SQ. IN.

**NOTES:**

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ MOISTSTOP IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION. LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

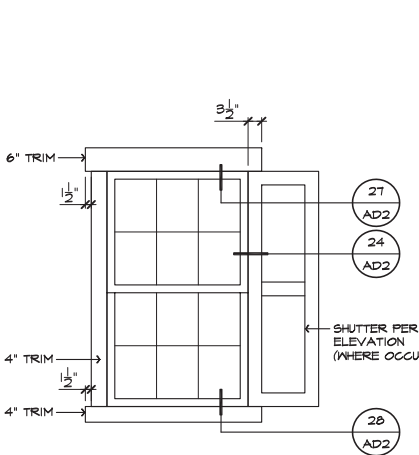
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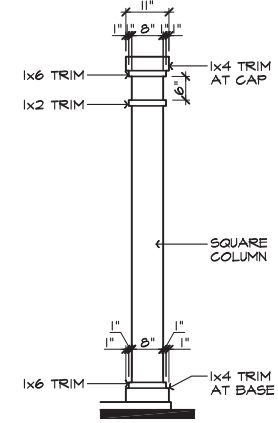
SHEET:  
**3.A1**

SPEC. LEVEL 1  
 RALEIGH-DURHAM  
**40' SERIES**



**DETAIL 'B'**

SCALE: N.T.S.



**DETAIL 'A'**

SCALE: N.T.S.



**NORTH CAROLINA  
 40' SERIES**

KB HOME  
 NORTH CAROLINA DIVISION  
 4518 S. MIAMI BLVD.  
 SUITE 180  
 DURHAM, NC 27703  
 TEL: (919) 768-7988  
 FAX: (919) 472-0582

ISSUE DATE: 01/08/15  
 PROJECT No.: 1350999:56  
 DIVISION MGR.: MCP  
 REVISIONS: 01/15/19

- 1 DIVISION REVISIONS  
 NC178162 - 06/12/17 - CTD
- 2 DIVISION REVISIONS  
 NC18024NCP - 07/02/18 - CTD
- 3 2018 CODE UPDATE  
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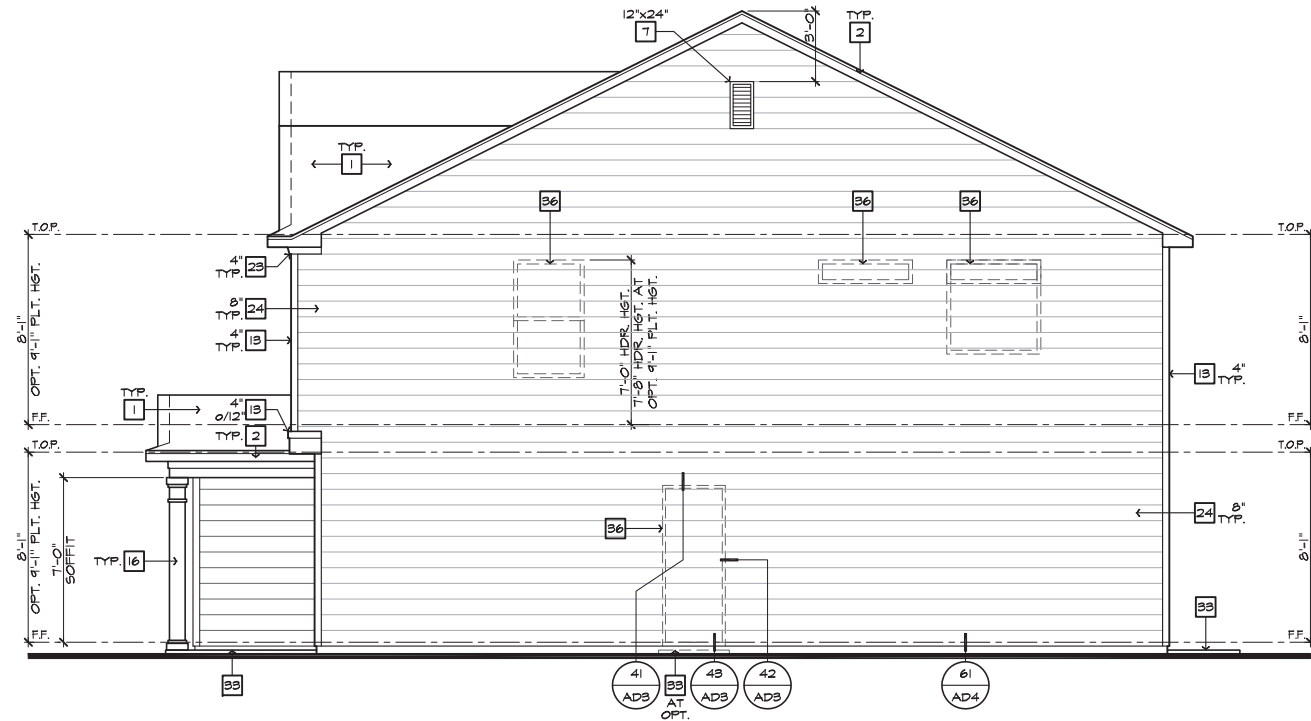


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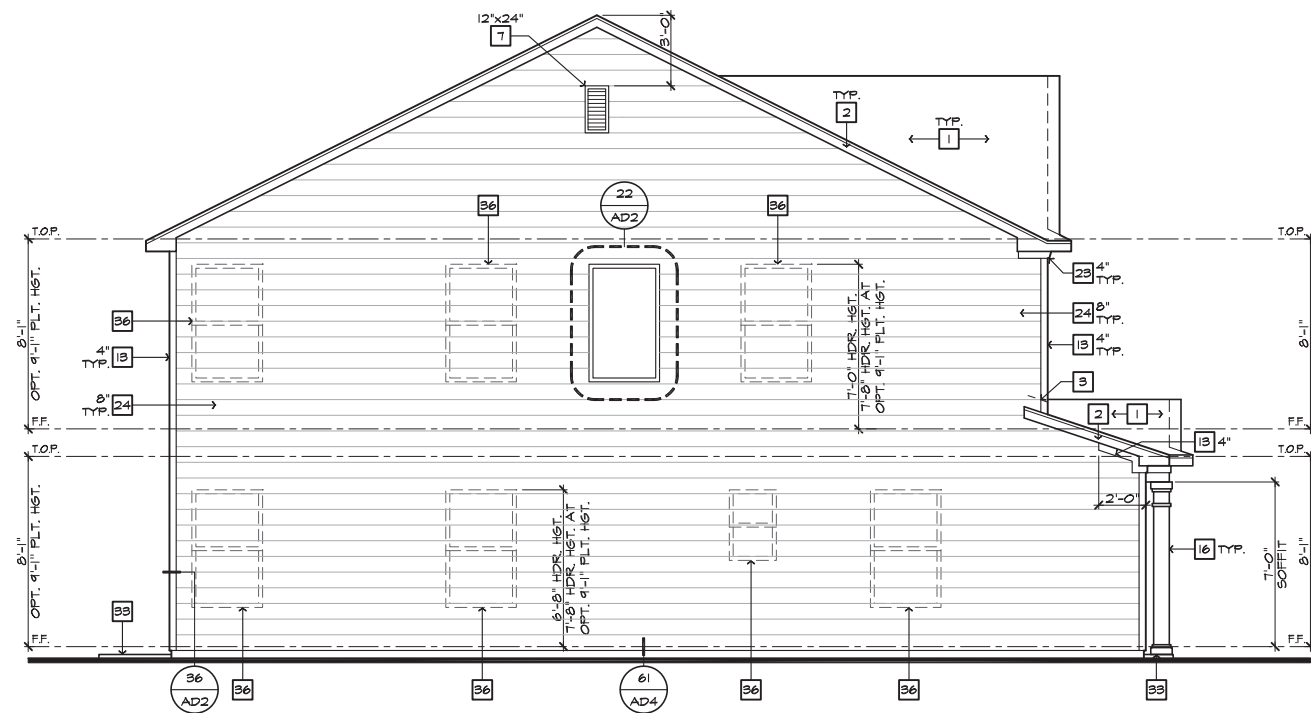
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SUITE 180  
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- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
  3. G.I. FLASHING
  4. G.I. FLASHING & SADDLE/CRICKET
  5. G.I. DRIP SCREED
  6. 24"x24" CHIMNEY
  7. DECORATIVE VENT
  8. DECORATIVE CORBEL
  9. DECORATIVE SHUTTERS
  10. PEDIMENT, SEE ELEVATION FOR TYPE
  11. RECESSED ELEMENT
  12. DECORATIVE TRIM FYFON OR EQ. SEE ELEVATION FOR TYPE
  13. TRIM - SEE ELEVATION FOR SIZE
  14. SYNTHETIC MATERIAL
  15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYFON OR EQ. SURROUNDING STRUCTURAL POST.
  16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  17. SHAKE SIDING
  18. STONE VENEER PER SPECS
  19. BRICK/MASONRY VENEER PER SPECS
  20. BUILT UP BRICK COLUMN
  21. SOLDIER COURSE
  22. ROWLOCK COURSE
  23. FRIEZE BOARD
  24. SIDING W/ 4" CORNER TRIM PER SPECS
  25. P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
  26. PRE-FAB DECORATIVE TRIM
  27. LIGHT WEIGHT PRECAST STONE TRIM
  28. RAILINGS (48" U.N.O.)
  29. VINYL WRAP
  30. DECORATIVE WINDOW/DOOR TRIM - FYFON OR EQ. SEE ELEVATION FOR SIZE.
  31. BRACKET OR KICKER - FYFON OR EQ.
  32. ENTRY DOOR
  33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
  34. SECTIONAL GARAGE DOOR PER SPECS
  35. ALUMINUM WRAP
  36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
  37. OPTIONAL STANDING SEAM METAL ROOF
  38. KEYSTONE
  39. SOLDIER CROWN
  40. JACK SOLDIER COURSE
  41. WATER TABLE
  42. ATRIUM DOOR
  43. PILASTER - SEE ELEVATION FOR TYPE



**RIGHT ELEVATION 'A'**  
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



**LEFT ELEVATION 'A'**  
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')

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PLAN:  
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SPEC. LEVEL 1  
RALEIGH-DURHAM  
**40' SERIES**

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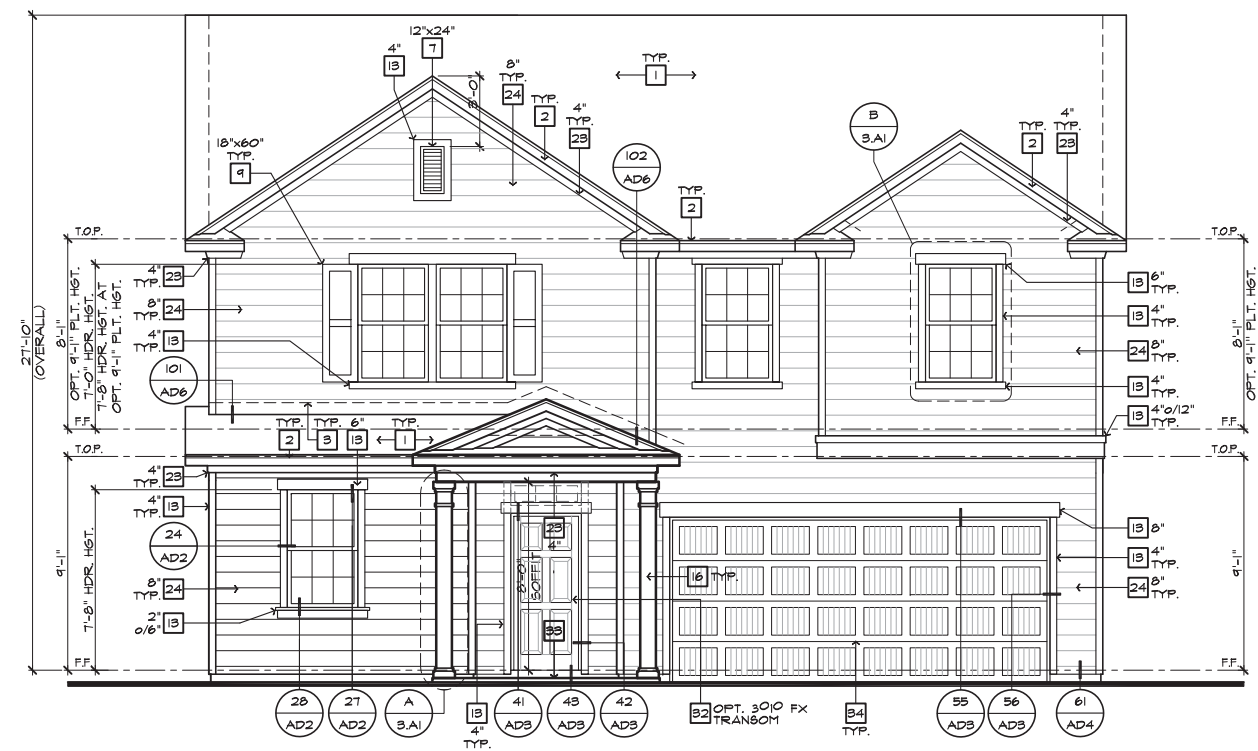


**NORTH CAROLINA  
40' SERIES**

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#	ELEVATION NOTES
<b>NOTE: NOT ALL KEY NOTES APPLY.</b>	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA GAP
3.	G.I. FLASHING
4.	G.I. FLASHING & SADDLE/CRICKET
5.	G.I. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT, SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - SEE ELEVATION FOR SIZE
14.	SYNTHETIC MATERIAL
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	SHAKE SIDING
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (#36" U.N.O.)
29.	VINYL WRAP
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE
<b>9'-1" PLATE OPTION</b>	
NOTE: WINDOW SIZES WILL INCREASE BY 1" AT 9'-1" PLATE OPTIONS. HEADER HEIGHTS FOR ALL WINDOWS WILL BE 7'-8" AT 9'-1" PLATE OPTIONS.	



**FRONT ELEVATION 'A'**  
**AT OPTIONAL 9'-1" PLT. HGT.**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

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SPEC. LEVEL 1/2  
**RALEIGH-DURHAM**  
**40' SERIES**

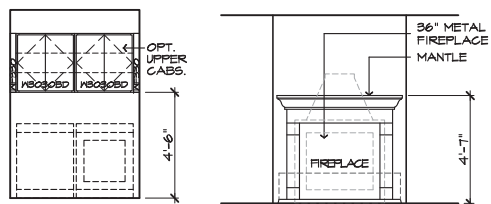
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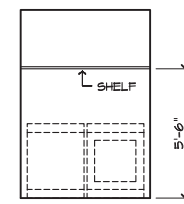
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**B**  
LAUNDRY  
Opt. Upper  
Cabinets

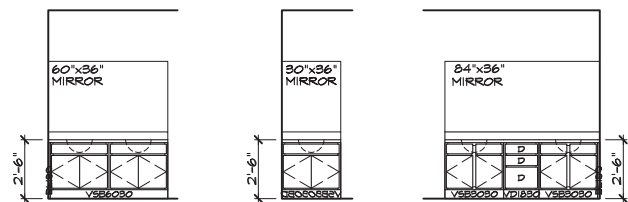
**D**  
FAMILY  
Fireplace I



**B**  
LAUNDRY

**INTERIOR ELEVATIONS**

**INTERIOR ELEVATIONS**

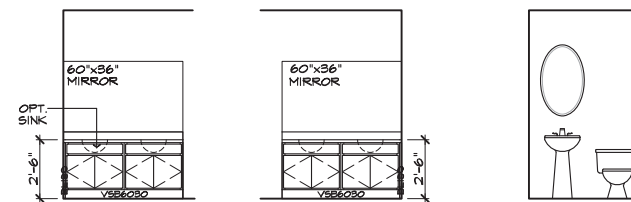


**A**  
BATH 2  
Vanity  
w/ Dual Sinks

**C**  
BATH 3

**C** **A**  
DELUXE OR SUPER  
M. BATH

**BATH ELEVATIONS**

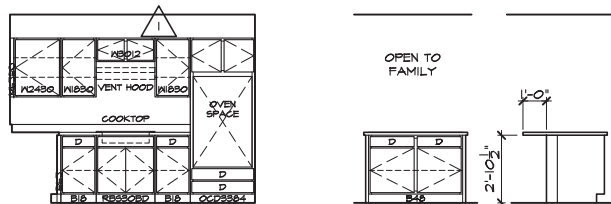


**A**  
BATH 2

**C**  
M. BATH

**C**  
POWDER

**BATH ELEVATIONS**

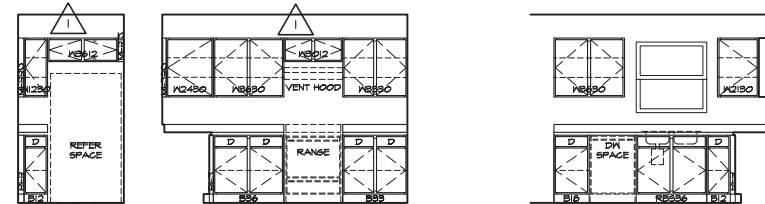


**B**  
KITCHEN  
Gourmet

**D**  
KITCHEN  
Opt. Island

**A**  
KITCHEN  
Opt. Island

**KITCHEN ELEVATIONS**



**C**  
KITCHEN

**B**  
KITCHEN

**A**  
KITCHEN

**KITCHEN ELEVATIONS**

**OPTIONAL INTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

**INTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

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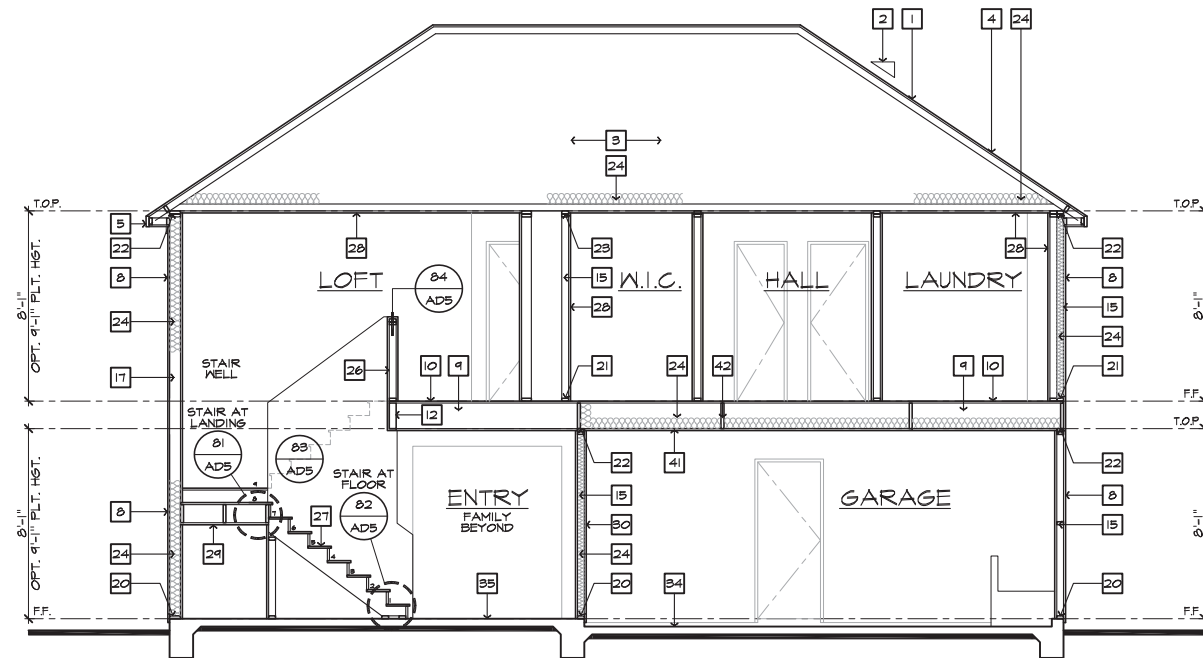
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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES**

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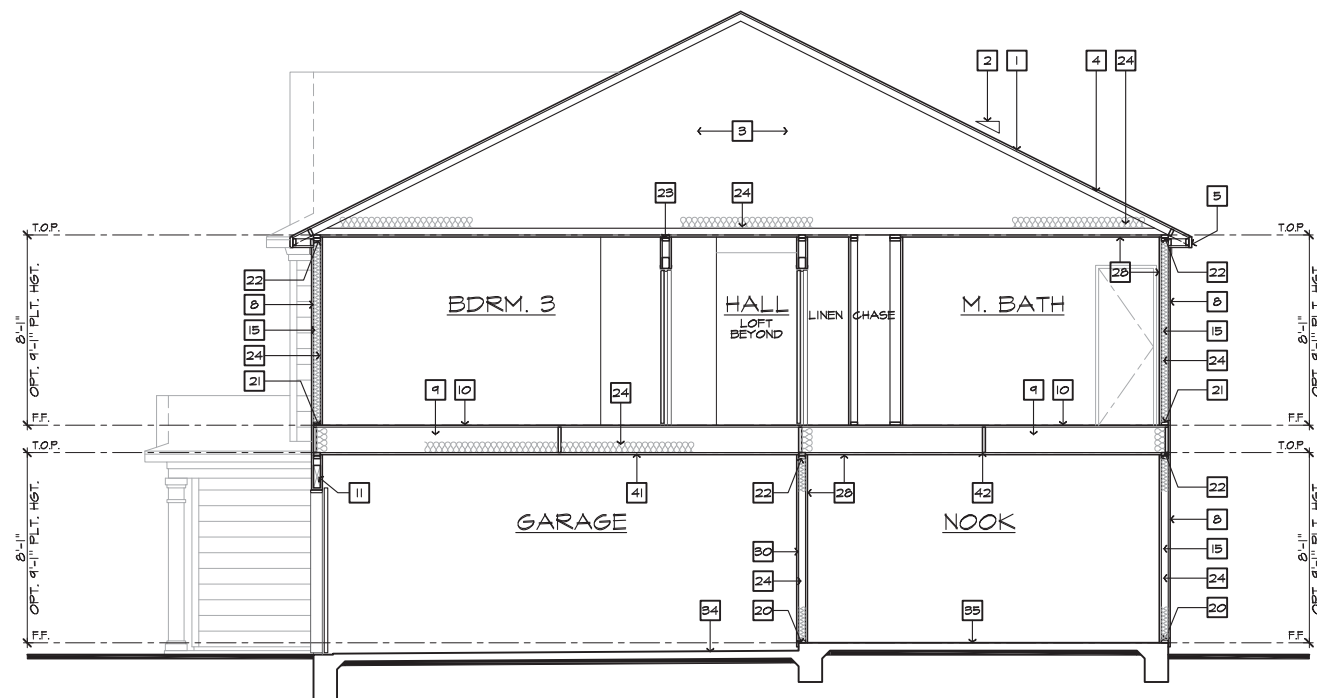


**SECTION "A"**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

AT SLAB-ON-GRADE

- # SECTION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. ROOF PITCH - REFER TO ROOF NOTES
  3. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
  4. ROOF SHEATHING PER STRUCTURAL
  5. 2x FASCIA/BARGE BOARD
  6. CONT. SOFFITED EAVE W/ VENTING
  7. G.I. FLASHING - ROOF TO WALL
  8. EXTERIOR FINISH PER ELEVATIONS
  9. FLOOR FRAMING PER STRUCTURAL
  10. FLOOR SHEATHING PER STRUCTURAL
  11. HEADER PER STRUCTURAL
  12. FLUSH BEAM PER STRUCTURAL
  13. DROPPED BEAM PER STRUCTURAL
  14. FLAT/ ARCHED SOFFIT PER PLAN
  15. 2x4 STUD WALL
  16. 2x6 STUD WALL
  17. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
  18. DEL. 2x4 WALL PER PLAN
  19. 2x CRIPPLES @ 16" O.C.
  20. 2x PRESSURE TREATED SILL PLATE
  21. 2x SOLE PLATE
  22. DEL. 2x TOP PLATE @ EXTERIOR & BEARING WALLS
  23. 1x OVER 2x TOP PLATE @ INTERIOR & NON-BEARING WALLS
  24. INSULATION MATERIAL PER ENERGY CALCULATIONS
  25. MIN. 36" HIGH GUARD - SEE PLAN FOR HEIGHT
  26. LOW WALL - SEE PLAN FOR HEIGHT
  27. STAIR TREADS AND RISERS PER PLAN. - MIN. 10" TREAD & MAX. 7 5/4" RISER
  28. INTERIOR FINISH - MIN 1/2" GYP. BD. @ WALLS & SAG RESISTANT OR 5/8" DRYWALL @ CEILING
  29. MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIRS.
  30. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA UNLO.
  31. MATERIAL TO UNDERSIDE OF ROOF SHEATHING
  32. INTERIOR SHELF - MIN. 1/2" GYP. BD. OVER 3/8" PLY HD.
  33. CONCRETE PATIO/ PORCH SLAB PER STRUCTURAL - SLOPE 1/4" PER FT. MIN.
  34. CONCRETE GARAGE SLAB PER STRUCTURAL - SLOPE 2" MIN.
  35. CONCRETE FOUNDATION PER STRUCTURAL
  36. LINE OF OPTIONAL TRAY CEILING/ STEP CEILING
  37. LINE OF OPTIONAL VOLUME CEILING
  38. PROFILE OF OPTIONAL COVERED PATIO
  39. EXTERIOR SOFFIT MATERIAL - REFER TO ELEVATIONS.
  40. 8" BLOCK WALL
  41. 5/8" TYPE-X DRYWALL @ GARAGE CEILING
  42. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPINGS SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.



**SECTION "B"**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

AT SLAB-ON-GRADE

**NORTH CAROLINA  
40' SERIES**

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SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES

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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES**

**UTILITY LEGEND**

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE  
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)  
12" ABV. FIN. FLR. TYPICAL UNO.
- ⊕ W P 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
W/ WATER RESISTANT HOUSING
- ⊕ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR  
RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE  
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE  
HEIGHT NOTED AS PER PLAN
- ⊕ 2 TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.  
8" ABOVE COUNTER UNO.
- ⊕ 3 THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT  
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL  
LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT  
LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT  
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE  
FROM STREET
- ⊕ 24"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)
- ⊕ 12"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)
- ⊕ OPTIONAL PRE-WIRED CEILING FAN  
AND SWITCH - LOCATED IN CENTER OF ROOM UNO.
- ⊕ CEILING MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED JUNCTION BOX
- ⊕ DOOR CHIME
- ⊕ CATV RECEPTACLE
- ⊕ PUSH BUTTON
- ⊕ PHONE OUTLET
- ⊕ SERVICE BOX
- ⊕ HOSE BIB
- ⊕ HOSE BIB W/ S.O.V.
- ⊕ WATER STUB FOR ICE MAKER
- ⊕ APPROVED CEILING MOUNTED  
SMOKE DETECTOR TO BE HARD WIRED  
WITH BATTERY BACK-UP AND INTERCONNECTED
- ⊕ APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.
- ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
- ⊕ GAS TAP
- ⊕ GAS KEY - FIREPLACE GAS VALVES SHALL BE  
LOCATED OUTSIDE OF REQUIRED HEARTH AREA,  
BUT NO MORE THAN 48" FROM GAS OUTLET

SWITCHING FOR ROOMS W/ CLG. FAN OPTIONS

24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

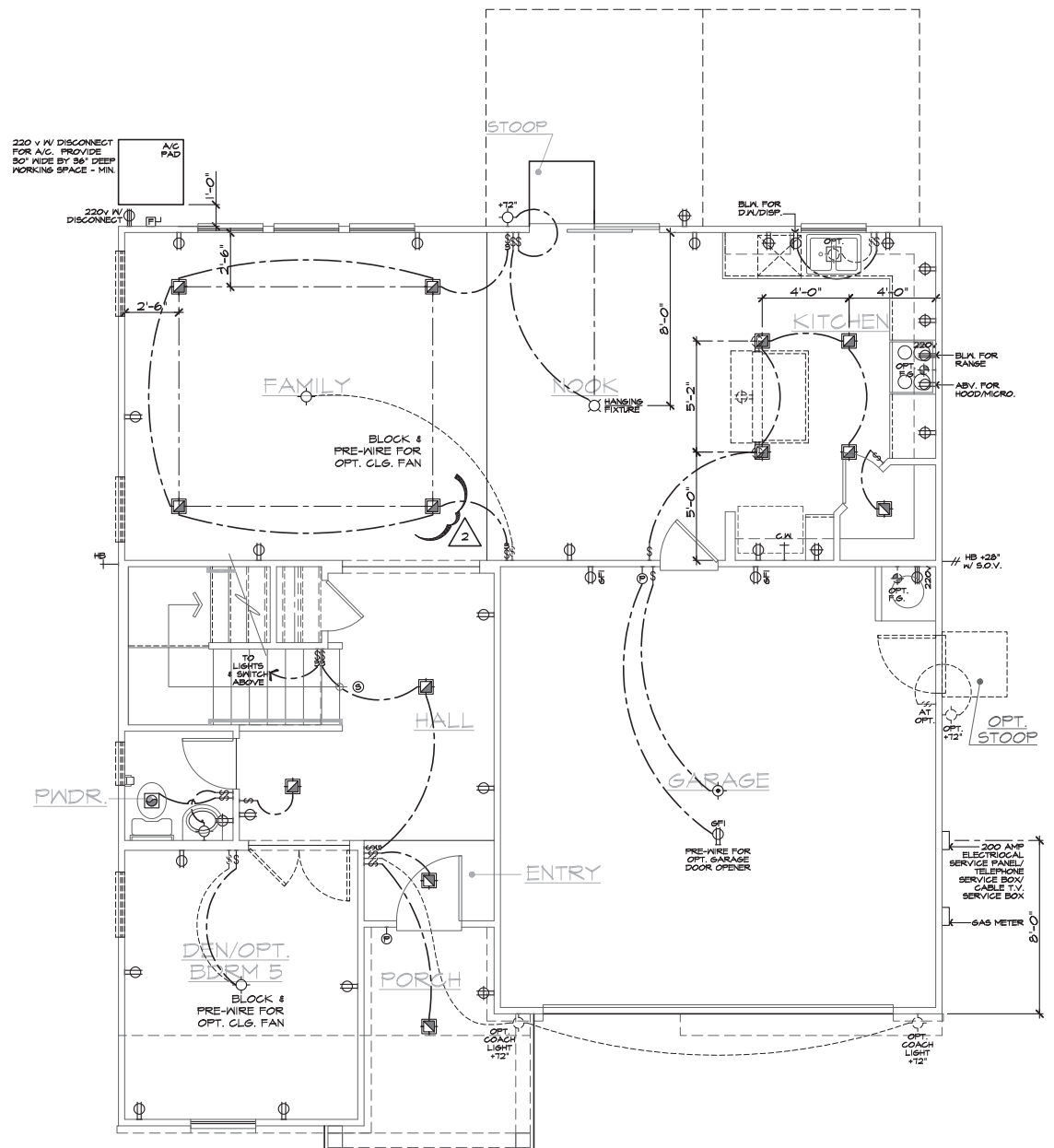
⊕ DWELLING

⊕ 2'-0" MIN. GFI

⊕ GARAGE

**NOTES**

- MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT. ALL HEIGHTS SHOWN ARE TO CENTERLINE OF FIXTURE.
- PROVIDE SWITCH, LIGHT, 120V (AFCI & TR) DUPLEX RECEPTACLE & FUEL GAS STUB OR 220V RECEPTACLE IN ATTIC FOR F.A.U. - PER COMMUNITY SPECIFICATIONS.
- SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING.
- 20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL GROUND WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
- 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



**FIRST FLOOR UTILITY PLAN**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17") BASIC PLAN

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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES**

**UTILITY LEGEND**

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE  
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)  
12" ABV. FIN. FLR. TYPICAL UNO.
- ⊕ W/P 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
W/ WATER RESISTANT HOUSING
- ⊕ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR  
RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE  
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE  
HEIGHT NOTED AS PER PLAN
- ⊕ TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.  
8" ABOVE COUNTER UNO.
- ⊕ 3 THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W/P WALL MOUNTED LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT  
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL  
LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ W/P RECESSED INCANDESCENT LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT  
LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT  
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE  
FROM STREET

24"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)

12"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)

- ⊕ OPTIONAL PRE-WIRED CEILING FAN  
AND SWITCH - LOCATED IN CENTER OF ROOM UNO.
- ⊕ CEILING MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED JUNCTION BOX
- ⊕ DOOR CHIME
- ⊕ CATV RECEPTACLE
- ⊕ PUSH BUTTON
- ⊕ PHONE OUTLET
- ⊕ SERVICE BOX
- ⊕ HOSE BIB
- ⊕ HOSE BIB W/ S.O.V.
- ⊕ WATER STUB FOR ICE MAKER
- ⊕ APPROVED CEILING MOUNTED  
SMOKE DETECTOR TO BE HARD WIRED  
WITH BATTERY BACK-UP AND INTERCONNECTED
- ⊕ APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.
- ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
- ⊕ GAS TAP
- ⊕ GAS KEY - FIREPLACE GAS VALVES SHALL BE  
LOCATED OUTSIDE OF REQUIRED HEARTH AREA,  
BUT NO MORE THAN 48" FROM GAS OUTLET

SWITCHING FOR  
ROOMS W/ CLG. FAN  
OPTIONS

24" MIN. SEPARATION  
OF ELECTRICAL BOXES  
AS SHOWN BELOW

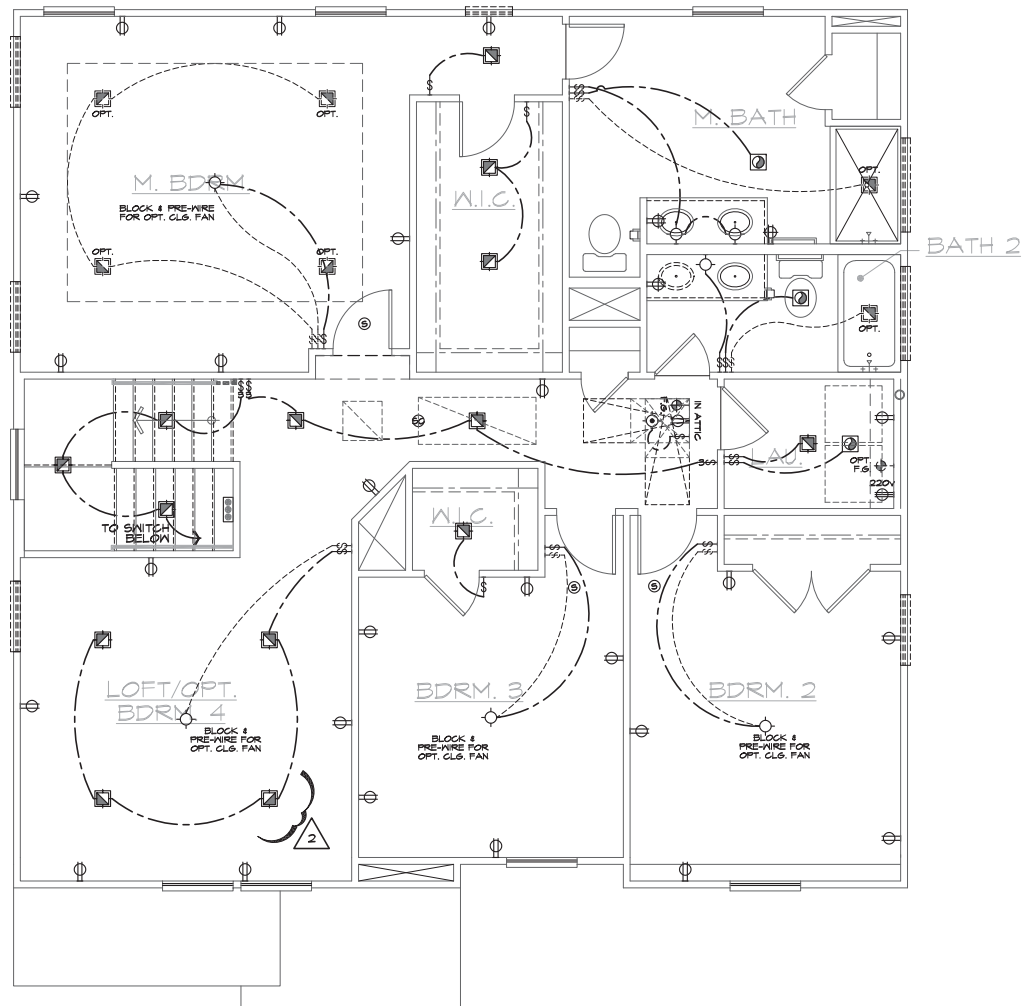
⊕ DWELLING

2'-0" MIN.  
⊕ GFI

⊕ GARAGE

**NOTES**

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- PROVIDE SWITCH, LIGHT, 120V (AFCI & TR) DUPLEX RECEPTACLE & FUEL GAS STUB OR 220V RECEPTACLE IN ATTIC FOR F.A.U. - PER COMMUNITY SPECIFICATIONS.
- SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING.
- 20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
- 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



**SECOND FLOOR UTILITY PLAN**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN

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**NORTH CAROLINA  
40' SERIES**

KB HOME  
NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

ISSUE DATE: 01/08/15  
PROJECT No.: 1350999:56  
DIVISION MGR.: MCP  
REVISIONS: 01/15/19

- 1 DIVISION REVISIONS  
NC17818P - 06/12/17 - CTD
- 2 DIVISION REVISIONS  
NC18024NCP - 07/02/18 - CTD
- 3 2018 CODE UPDATE  
NC19015NCP - 01/15/19 - MCP

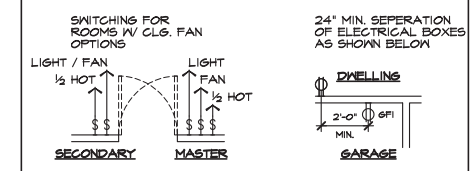
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PLAN:  
**238.2338-R**  
SHEET:  
**5.3**

SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES

**UTILITY LEGEND**

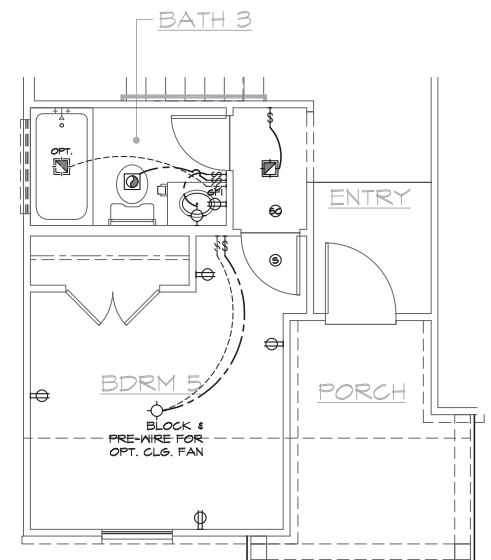
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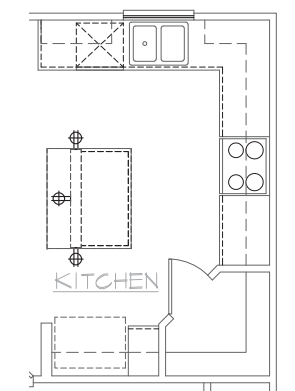
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5. 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.

BASIC PLAN



**BEDROOM 5 W/ BATH 3**  
AT DEN/POUNDER



**KITCHEN ISLAND**  
AT KITCHEN

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**NORTH CAROLINA  
40' SERIES**

KB HOME  
NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.  
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DURHAM, NC 27703  
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FAX: (919) 472-0582

ISSUE DATE: 01/08/15  
PROJECT No.: 1350999:56  
DIVISION MGR.: MCP  
REVISIONS: 01/15/19

1 DIVISION REVISIONS  
NC17816P - 06/12/17 - CTD

2 DIVISION REVISIONS  
NC18024NCP - 07/02/18 - CTD

3 2018 CODE UPDATES  
NC19015NCP - 01/15/19 - MCP

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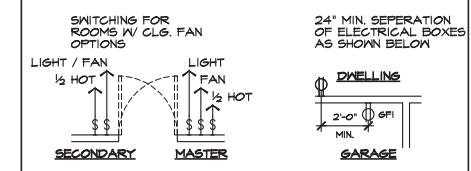
PLAN:  
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SHEET:  
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SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES

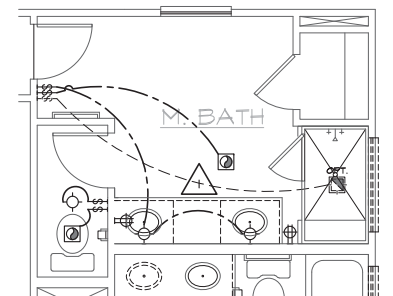
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**DELUXE M. BATH**  
AT M. BATH

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**NORTH CAROLINA  
40' SERIES**

KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

ISSUE DATE: 01/08/15  
PROJECT No.: 1350999:56  
DIVISION MGR.: MCP  
REVISIONS: 01/15/19

- 1 DIVISION REVISIONS  
NC179162 - 06/12/17 - CTD
- 2 DIVISION REVISIONS  
NC18024NCP - 07/02/18 - CTD
- 3 2018 CODE UPDATE  
NC19015NCP - 01/15/19 - MCP

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PLAN:  
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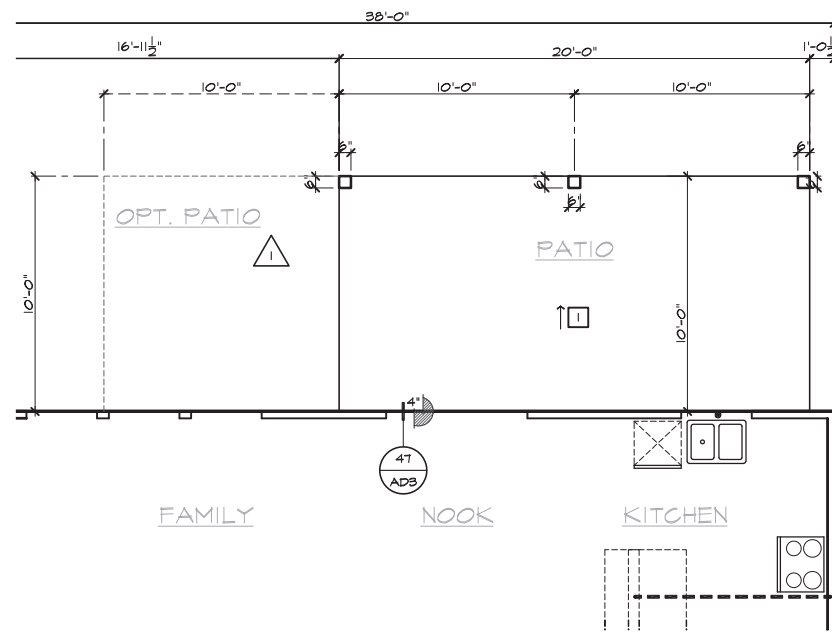
SPEC. LEVEL 1  
**RALEIGH-DURHAM  
40' SERIES**

#	ELEVATION NOTES
<b>NOTE: NOT ALL KEY NOTES APPLY.</b>	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA GAP
3.	G.I. FLASHING
4.	G.I. FLASHING & SADDLE/CRICKET
5.	G.I. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT, SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - SEE ELEVATION FOR SIZE
14.	SYNTHETIC MATERIAL
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	SHAKE SIDING
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (#36" U.N.O.)
29.	VINYL WRAP
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	PARTIAL PLAN NOTES
<b>NOTE: NOT ALL KEY NOTES APPLY.</b>	
31.	+36" GUARD WALL DETAIL 84/ADS OR 86/ADS
37.	FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
38.	NOT USED
39.	LINE OF CEILING BREAK
40.	INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT.
41.	LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4
43.	2x6 WALL
44.	2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45.	DOUBLE 2x4 WALL
46.	LINE OF FLOOR ABOVE
47.	LINE OF FLOOR BELOW
48.	EXTERIOR RAIL
55.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
56.	SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 3/8" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
57.	EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
60.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

#	SLAB PLAN NOTES
<b>NOTE: NOT ALL KEY NOTES APPLY.</b>	
1.	CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
2.	CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
3.	CONCRETE FOUNDATION PER STRUCTURAL.
4.	CONCRETE STOOP: 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
5.	CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
6.	PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
7.	5" BRICK LEDGE FOR MASONRY VENEER.
8.	3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
9.	REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
10.	VERIFY ALL PLUMBING STUB DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB.
11.	4" MIN. T 3/4" MAX. TO HARD SURFACE.
12.	A/C PAD. VERIFY LOCATION.
13.	36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

<b>NOTE:</b> REFER TO BASIC <b>ROOF PLAN</b> FOR INFORMATION NOT SHOWN HERE
<b>NOTE:</b> REFER TO BASIC <b>ELEVATIONS</b> FOR INFORMATION NOT SHOWN HERE
<b>NOTE:</b> REFER TO BASIC <b>FLOOR PLAN</b> FOR INFORMATION NOT SHOWN HERE
<b>NOTE:</b> REFER TO BASIC <b>SLAB PLAN</b> FOR INFORMATION NOT SHOWN HERE



PARTIAL SLAB INTERFACE PLAN

**10'x20' PATIO AT SLAB ON GRADE**

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

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# DETAILS

KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19

- 1 COMPLIANCE REVIEW  
NC12988 - 02/23/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15853 - 11/3/15 - DCS
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP

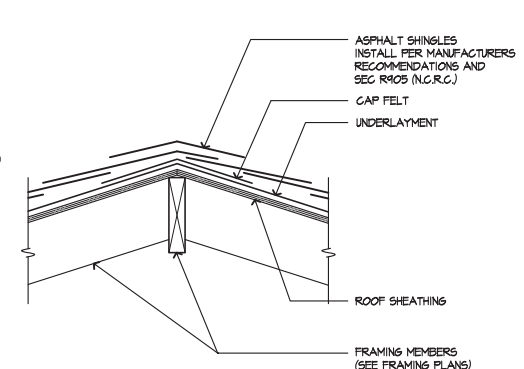
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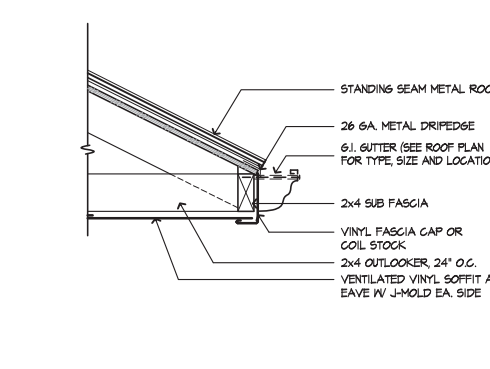
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PLAN: **ALL**

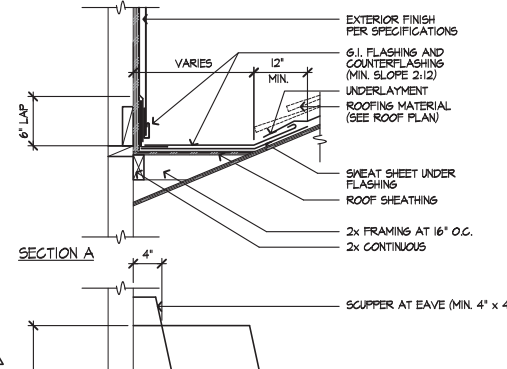
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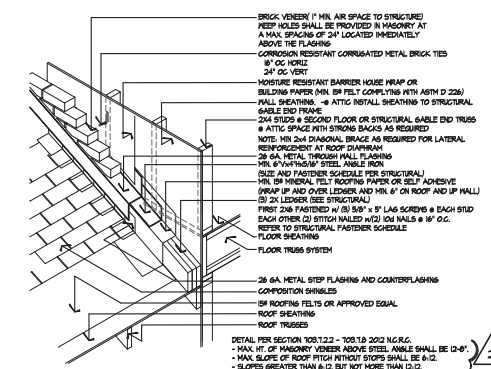
**RIDGE**  
SCALE 1/2"=1'-0"  
SE-01001a



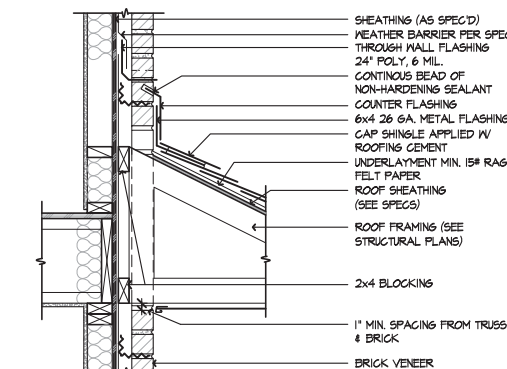
**EAVE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05091a



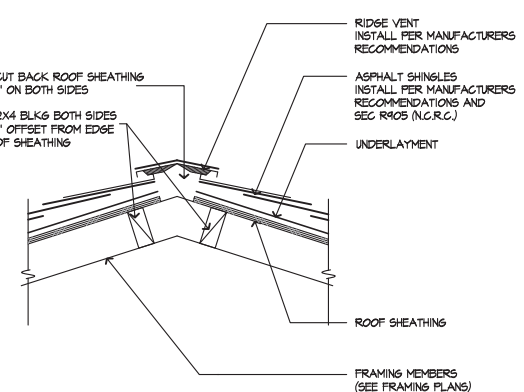
**SECTION A**  
SCALE 1/2"=1'-0"  
SE-01006a



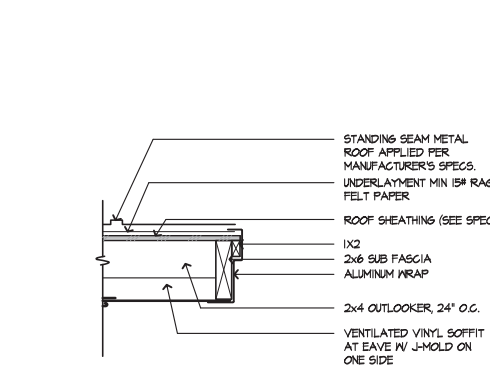
**BRICK OVER ROOF**  
SCALE NTS  
SE-2D150



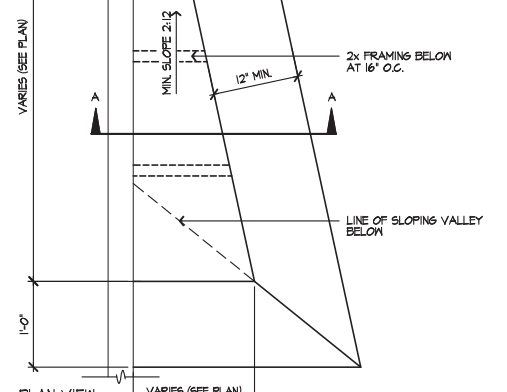
**BRICK THROUGH ROOF**  
SCALE 1"=1'-0"  
SE-01017a



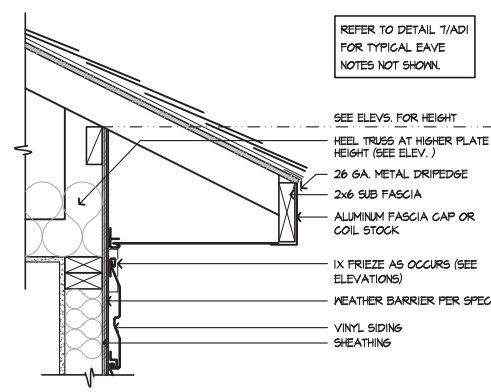
**RIDGE VENT**  
SCALE 1/2"=1'-0"  
SE-01002a



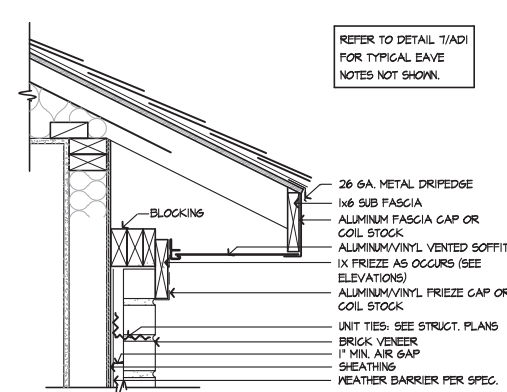
**RAKE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05098a



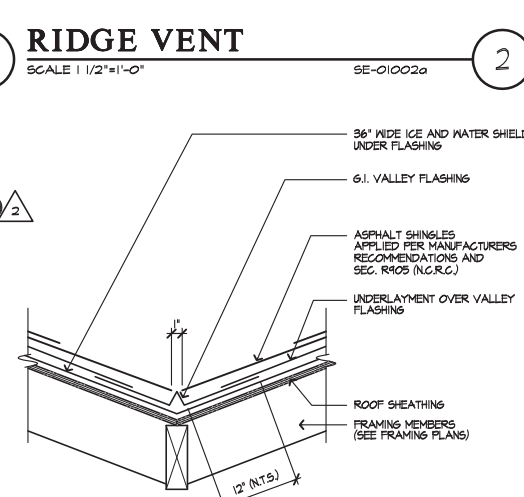
**CRICKET**  
SCALE 1"=1'-0"  
SE-01006a



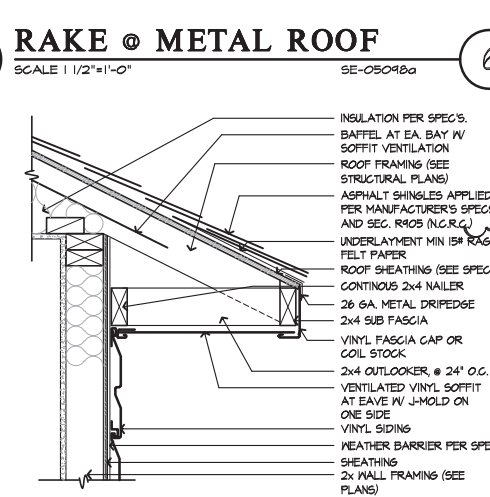
**HEEL TRUSS - VINYL**  
SCALE 1/2"=1'-0"  
SE-01014b



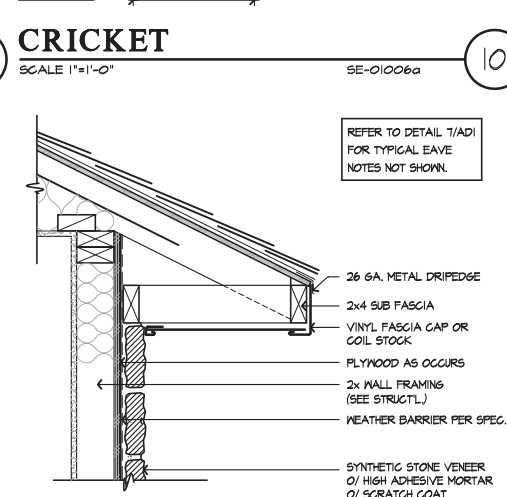
**EAVE - BRICK**  
SCALE 1/2"=1'-0"  
SE-01018b



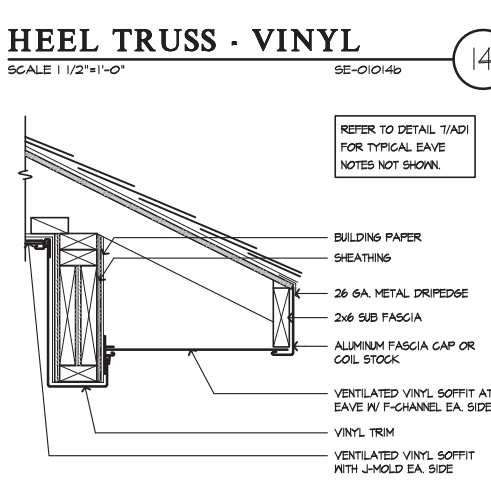
**VALLEY**  
SCALE 1/2"=1'-0"  
SE-01008a



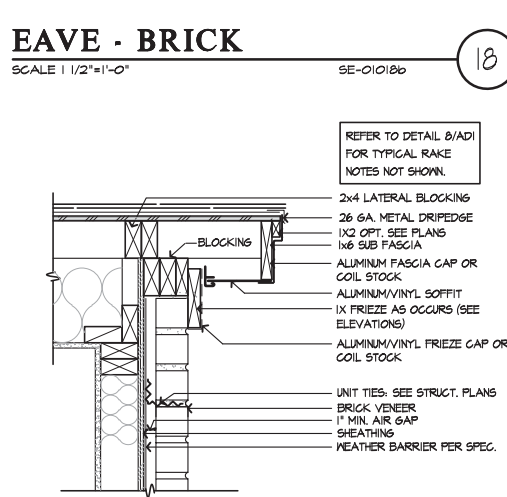
**EAVE - VINYL**  
SCALE 1/2"=1'-0"  
SE-01009a



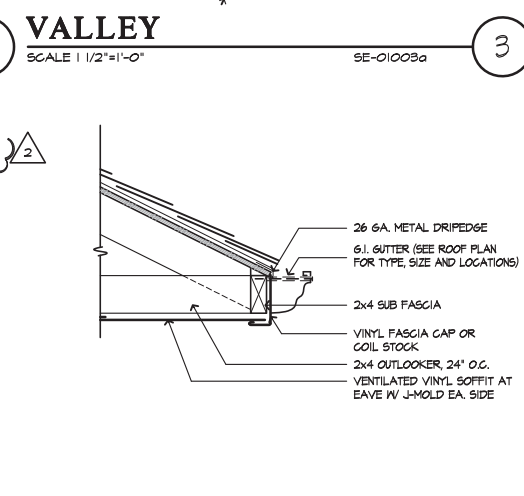
**EAVE - STONE**  
SCALE 1/2"=1'-0"  
SE-01011a



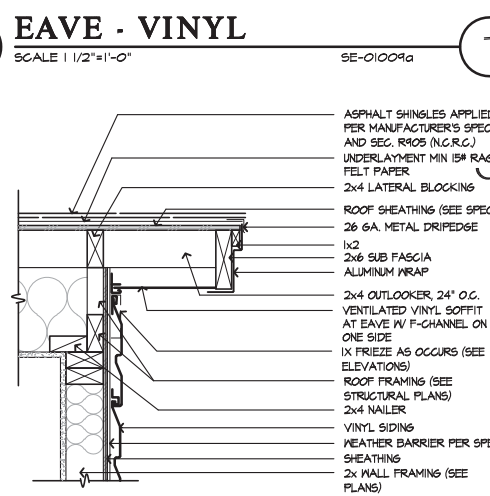
**SOFFIT @ PATIO - VINYL**  
SCALE 1/2"=1'-0"  
SE-01015b



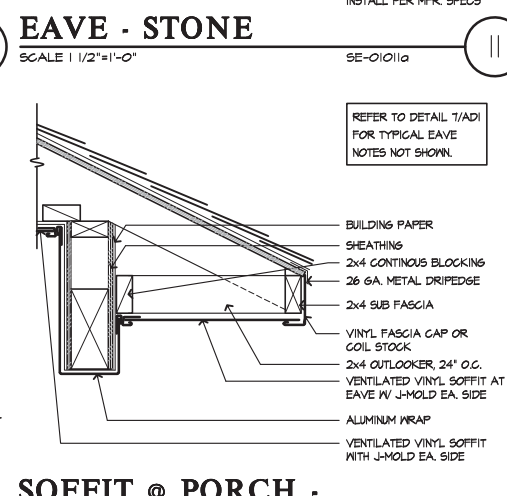
**RAKE - BRICK**  
SCALE 1/2"=1'-0"  
SE-01019b



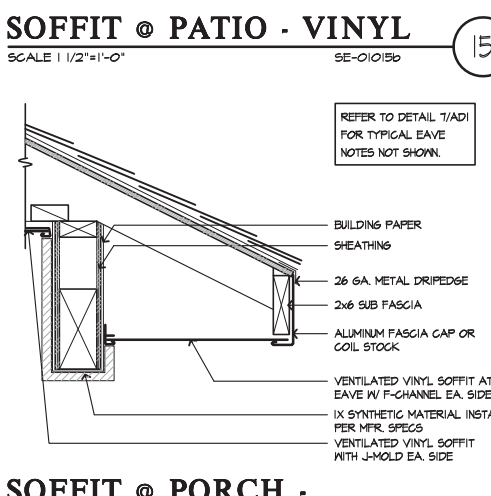
**TYPICAL EAVE GUTTER**  
SCALE 1/2"=1'-0"  
SE-01004a



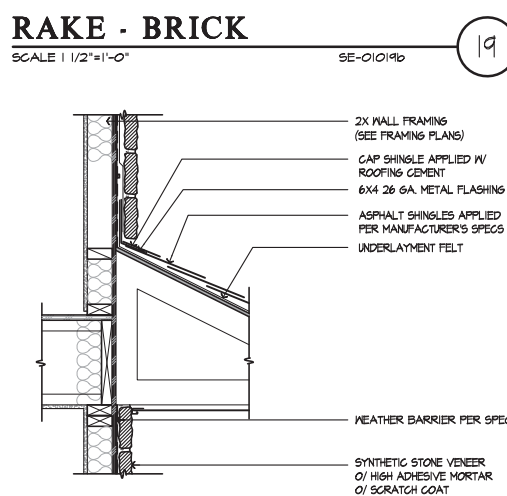
**RAKE - VINYL**  
SCALE 1/2"=1'-0"  
SE-01010a



**SOFFIT @ PORCH - ALUMINUM**  
SCALE 1/2"=1'-0"  
SE-01016a



**SOFFIT @ PORCH - SYNTHETIC MATERIAL**  
SCALE 1/2"=1'-0"  
SE-01016b



**STONE TO ROOF**  
SCALE 1"=1'-0"  
SE-01020a

# DETAILS

KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19

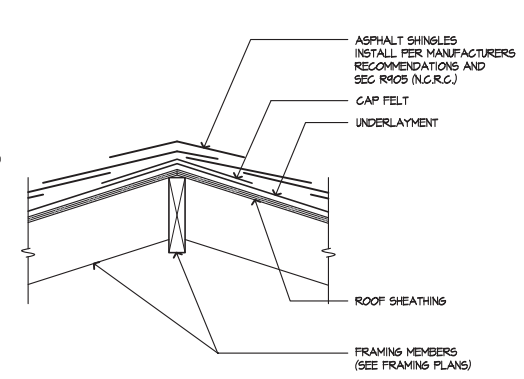
- 1 COMPLIANCE REVIEW  
NC12008 - 02/23/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15053 - 11/3/15 - DCS
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP

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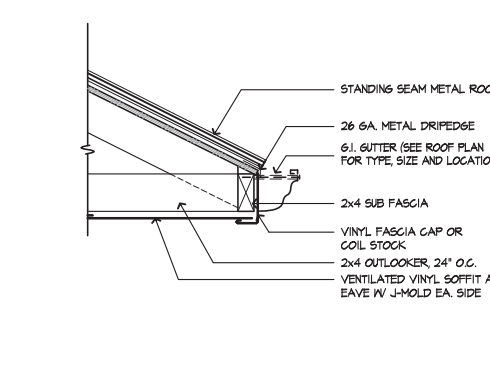
REVIEWED BY:

1	
2	
3	
4	

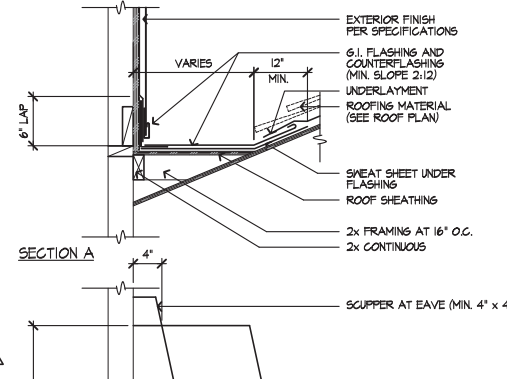
PLAN: ALL  
SHEET: AD1



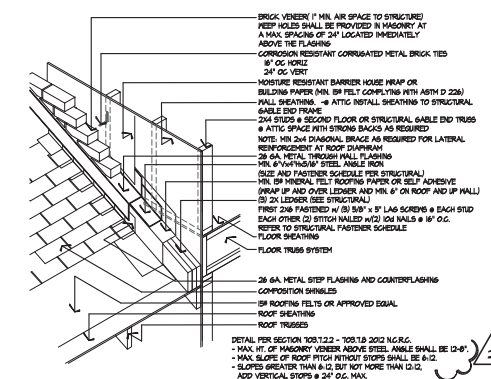
**RIDGE**  
SCALE 1/2"=1'-0"  
SE-01001a



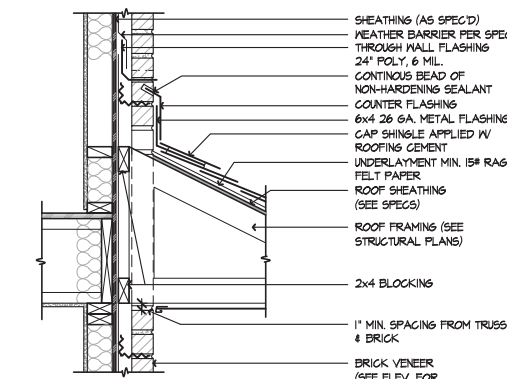
**EAVE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05091a



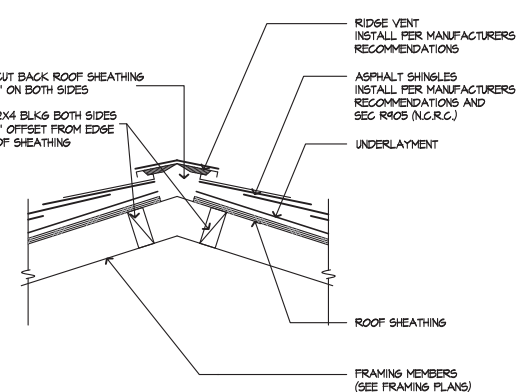
**SECTION A**  
SCALE 1/2"=1'-0"  
SE-01006a



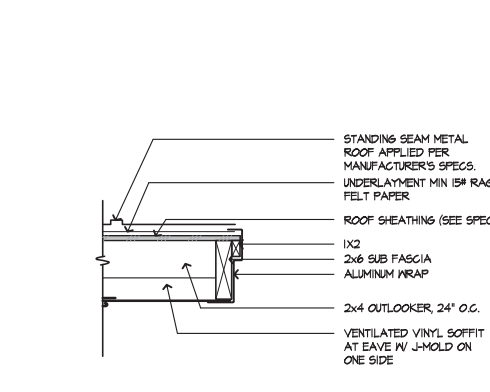
**BRICK OVER ROOF**  
SCALE NTS  
SE-2D150



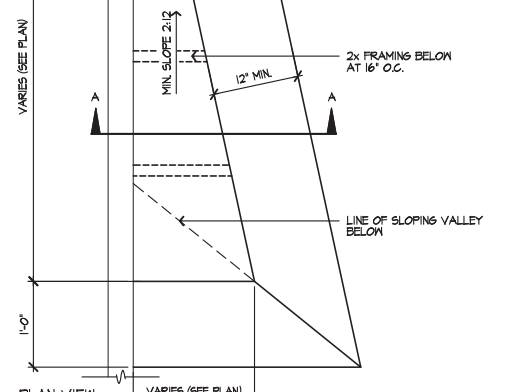
**BRICK THROUGH ROOF**  
SCALE 1"=1'-0"  
SE-01017a



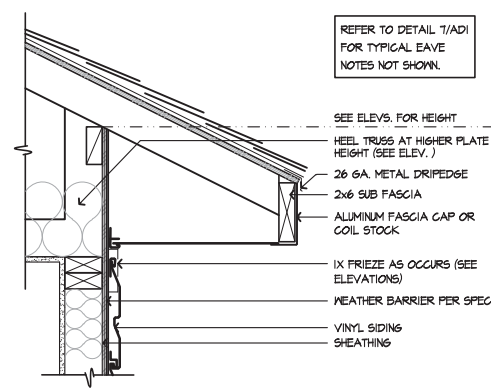
**RIDGE VENT**  
SCALE 1/2"=1'-0"  
SE-01002a



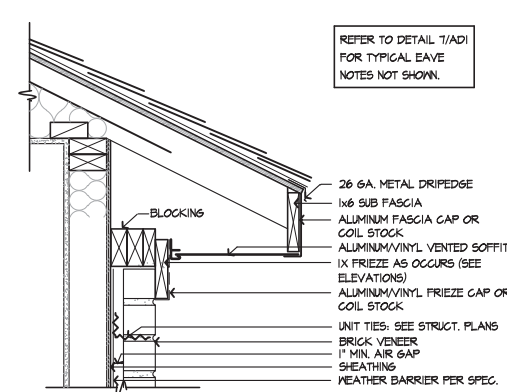
**RAKE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05098a



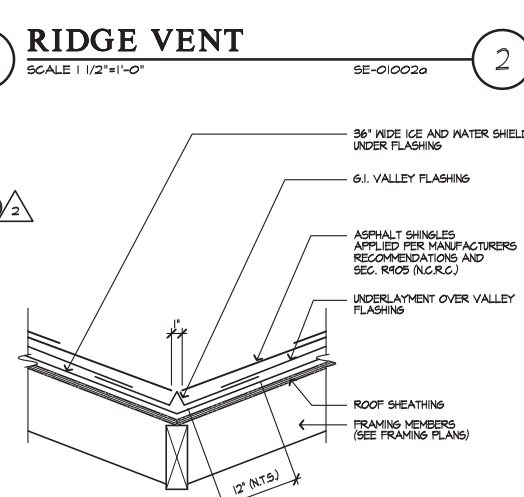
**CRICKET**  
SCALE 1"=1'-0"  
SE-01006a



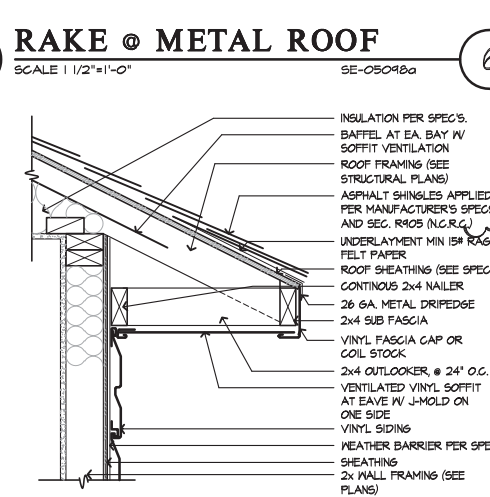
**HEEL TRUSS - VINYL**  
SCALE 1/2"=1'-0"  
SE-01014b



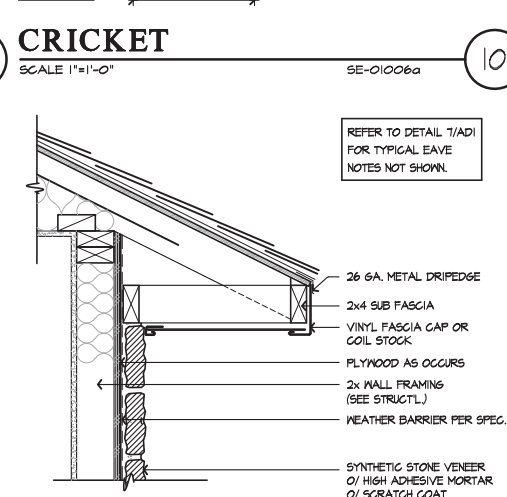
**EAVE - BRICK**  
SCALE 1/2"=1'-0"  
SE-01018b



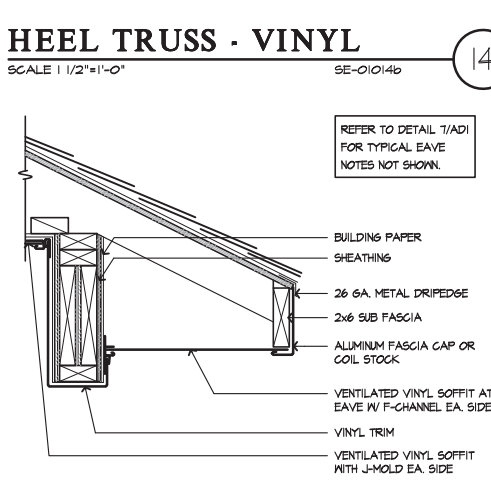
**VALLEY**  
SCALE 1/2"=1'-0"  
SE-01008a



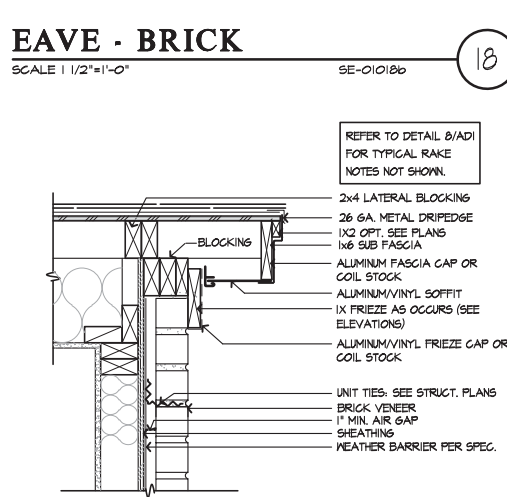
**EAVE - VINYL**  
SCALE 1/2"=1'-0"  
SE-01009a



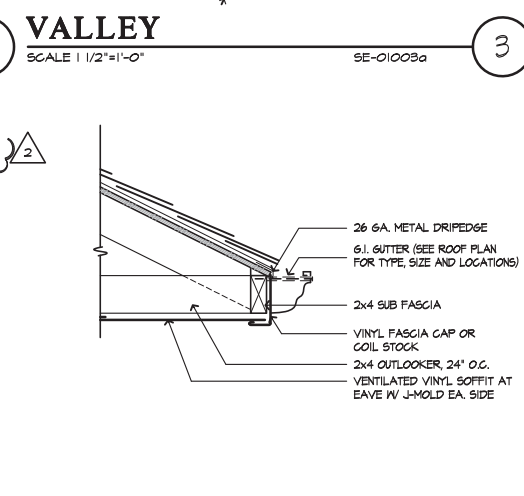
**EAVE - STONE**  
SCALE 1/2"=1'-0"  
SE-01011a



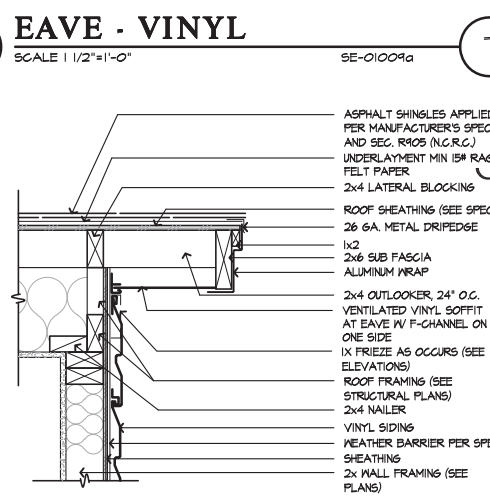
**SOFFIT @ PATIO - VINYL**  
SCALE 1/2"=1'-0"  
SE-01015b



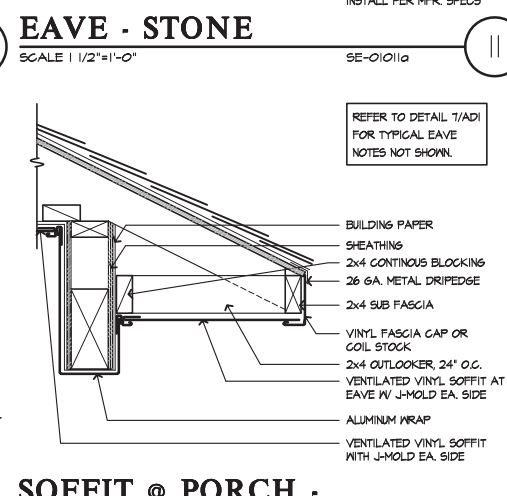
**RAKE - BRICK**  
SCALE 1/2"=1'-0"  
SE-01019b



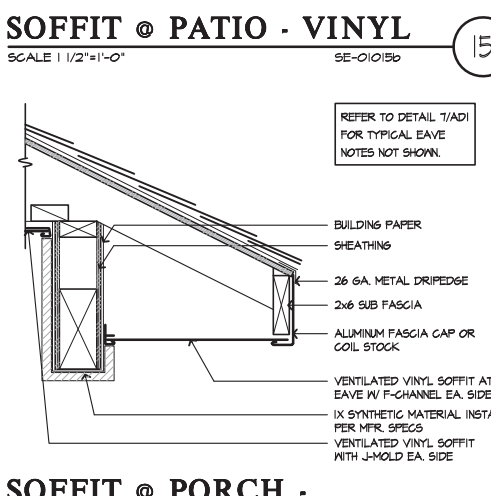
**TYPICAL EAVE GUTTER**  
SCALE 1/2"=1'-0"  
SE-01004a



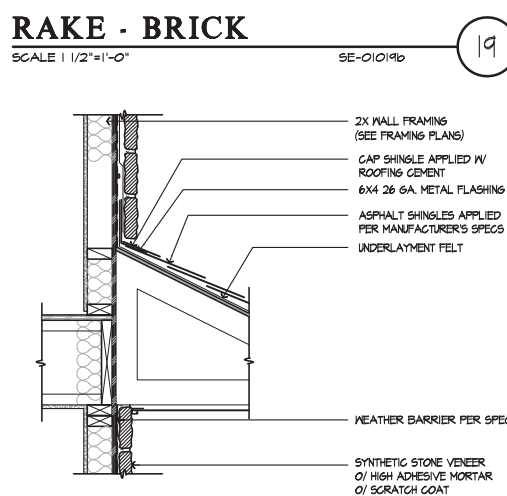
**RAKE - VINYL**  
SCALE 1/2"=1'-0"  
SE-01010a



**SOFFIT @ PORCH - ALUMINUM**  
SCALE 1/2"=1'-0"  
SE-01016a



**SOFFIT @ PORCH - SYNTHETIC MATERIAL**  
SCALE 1/2"=1'-0"  
SE-01016b



**STONE TO ROOF**  
SCALE 1"=1'-0"  
SE-01020a

## DETAILS

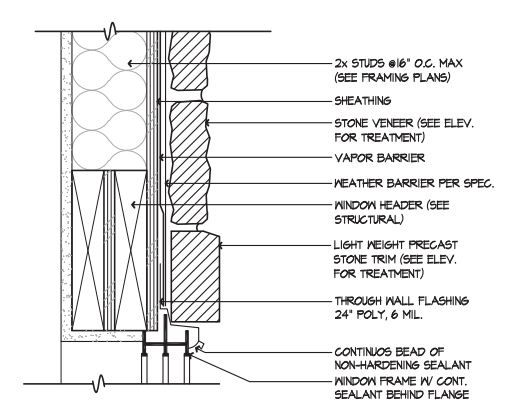
KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19

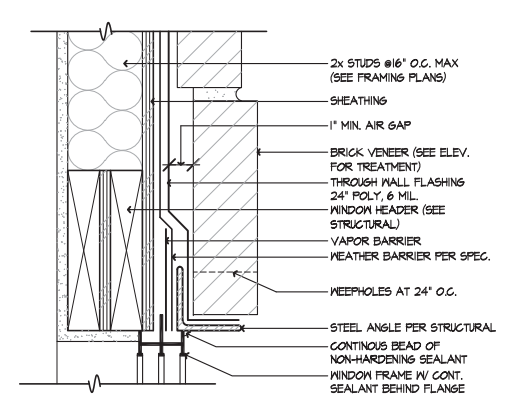
- 1 COMPLIANCE REVIEW  
NC12988 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12916 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15053 - 11/3/15 - DCS
- 4 2018 NC CODE UPDATE  
NC15015 - 01/24/19 - MCP

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REVIEWED BY:	DATE:

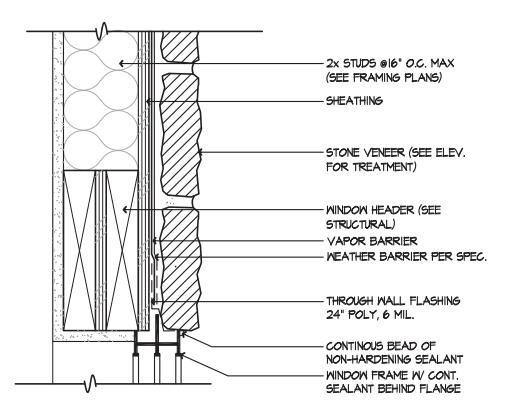
PLAN: **ALL**  
SHEET: **AD2**



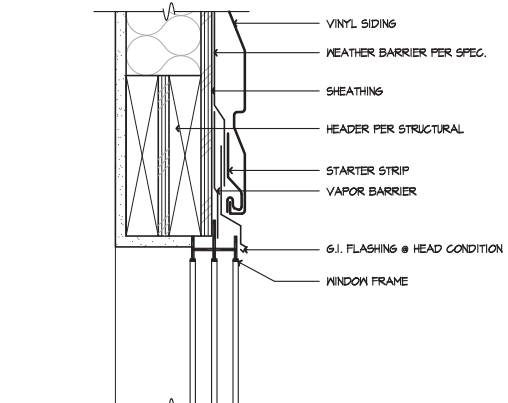
**WINDOW HEAD - STONE** 37  
SCALE 3/8"=1'-0" SE-02036a



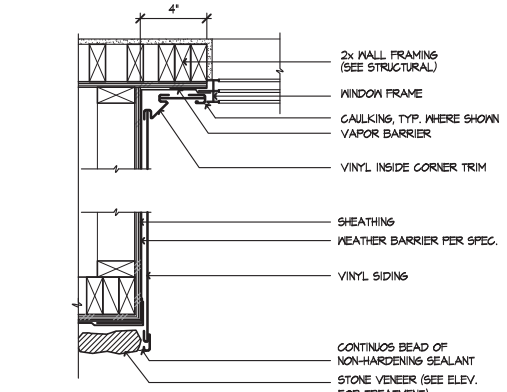
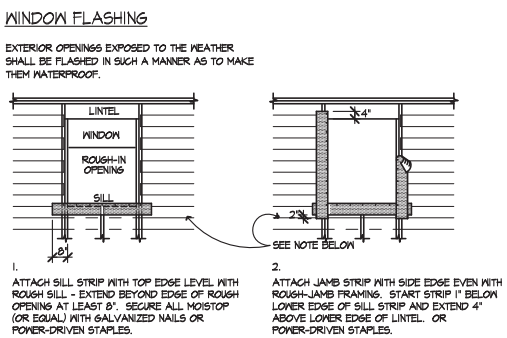
**WINDOW HEAD - BRICK** 33  
SCALE 3/8"=1'-0" SE-02033a



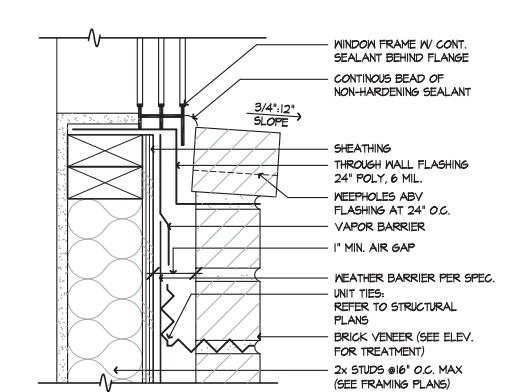
**WINDOW HEAD - STONE** 29  
SCALE 3/8"=1'-0" SE-02029a



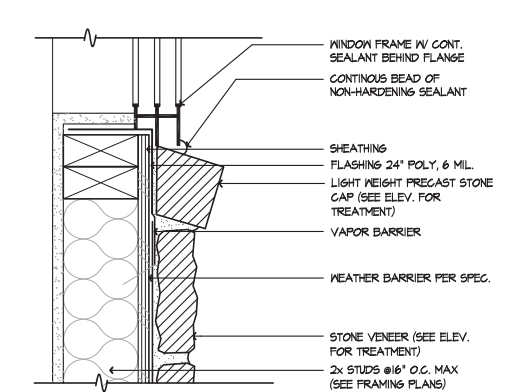
**WINDOW HEAD - VINYL** 25  
SCALE 3/8"=1'-0" SE-02025a



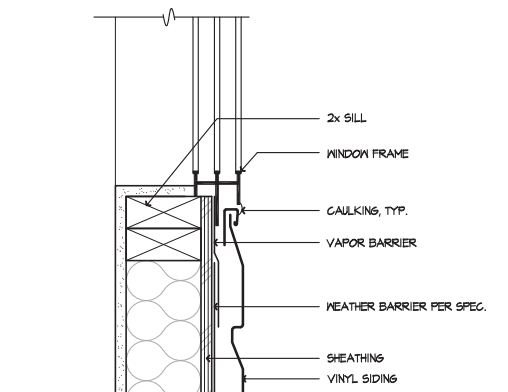
**RECESSED WINDOW JAMB - STONE** 38  
SCALE 1/2"=1'-0" SE-02038a



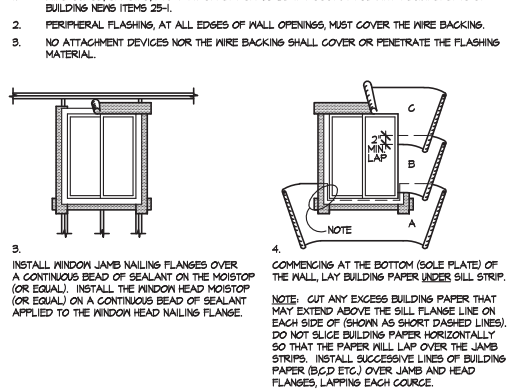
**WINDOW SILL - BRICK** 34  
SCALE 3/8"=1'-0" SE-02034a



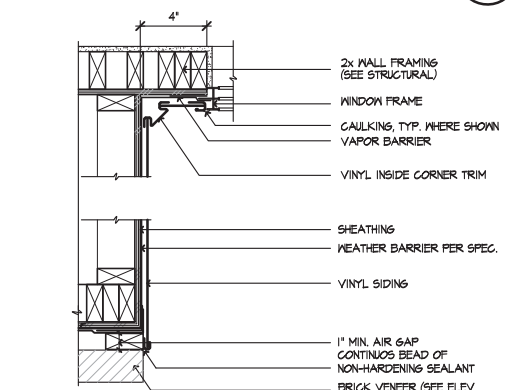
**WINDOW SILL - STONE** 30  
SCALE 3/8"=1'-0" SE-02030a



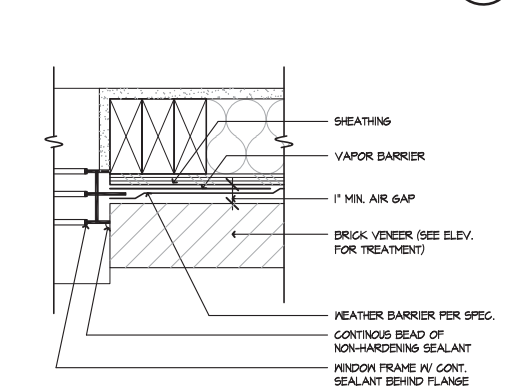
**WINDOW SILL - VINYL** 26  
SCALE 3/8"=1'-0" SE-02026a



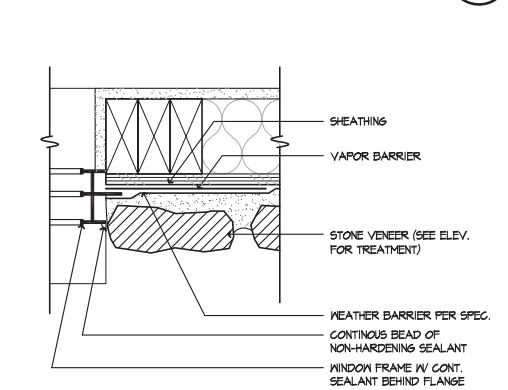
**VAPOR BARRIER** 22  
SCALE 1/4"=1'-0" SE-02022a



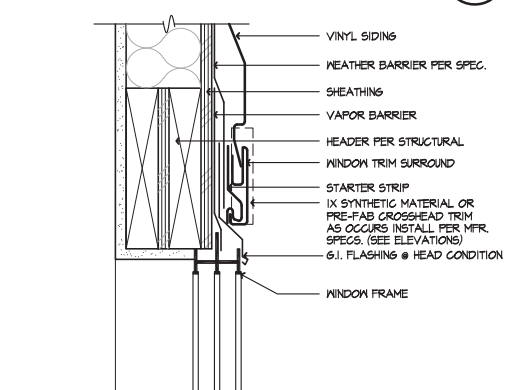
**RECESSED WINDOW JAMB - BRICK** 39  
SCALE 1/2"=1'-0" SE-02039a



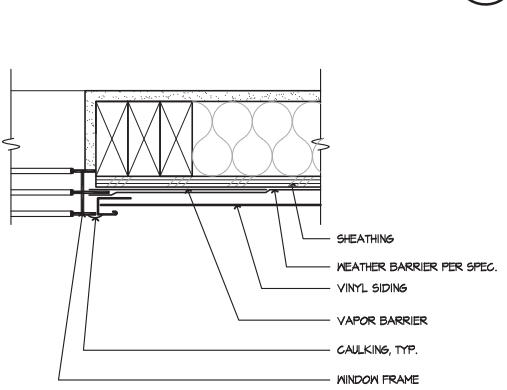
**WINDOW JAMB - BRICK** 35  
SCALE 3/8"=1'-0" SE-02035a



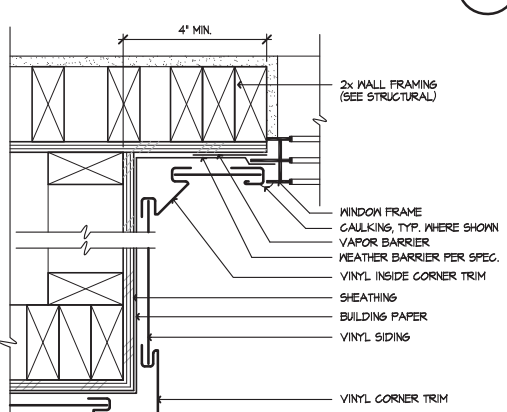
**WINDOW JAMB - STONE** 31  
SCALE 3/8"=1'-0" SE-02031a



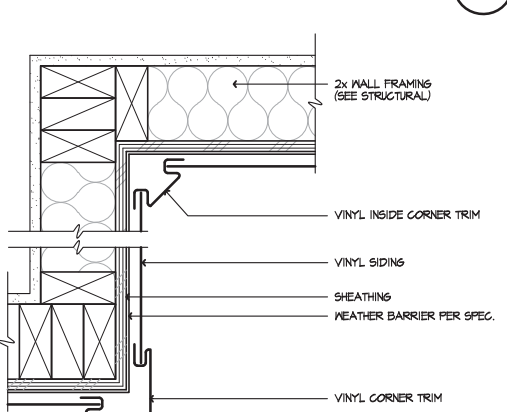
**WINDOW HEAD - VINYL** 27  
SCALE 3/8"=1'-0" SE-02027a



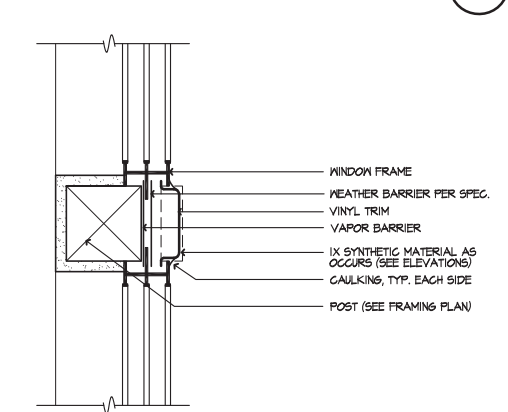
**WINDOW JAMB - VINYL** 23  
SCALE 3/8"=1'-0" SE-02023a



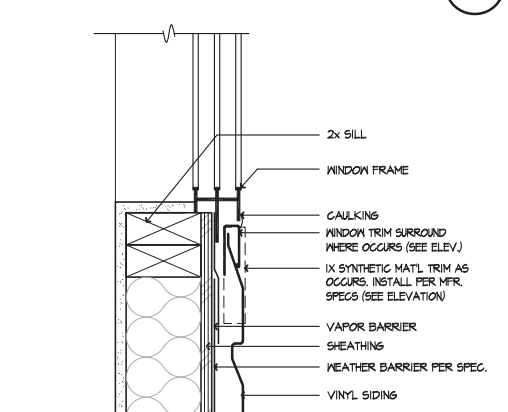
**RECESSED WINDOW JAMB - VINYL** 40  
SCALE 3/8"=1'-0" SE-02040a



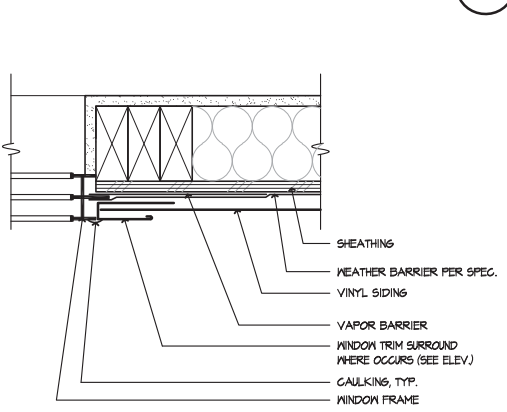
**CORNER TRIM - VINYL** 36  
SCALE 3/8"=1'-0" SE-02036a



**VERT. WDW. MULL. - VINYL** 32  
SCALE 3/8"=1'-0" SE-02032a



**WINDOW SILL - VINYL** 28  
SCALE 3/8"=1'-0" SE-02028a



**WINDOW JAMB - VINYL** 24  
SCALE 3/8"=1'-0" SE-02024a



# DETAILS

KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
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FAX: (919) 472-0582

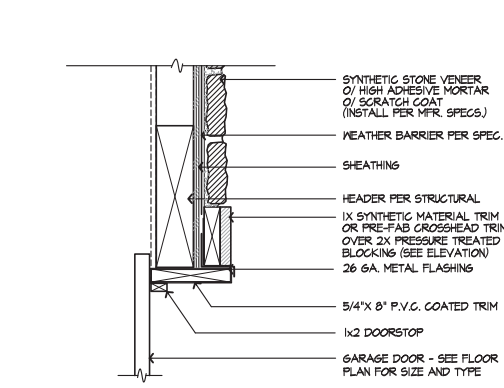
ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19

- 1 COMPLIANCE REVIEW  
NC12008 - 02/28/13 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15003 - 11/3/15 - DCS
- 4 2018 NC CODE UPDATE  
NC15015 - 01/24/19 - MCP

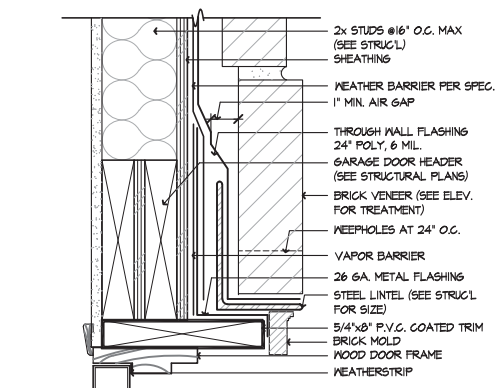
FOR INTERNAL USE ONLY

REVIEWED BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	

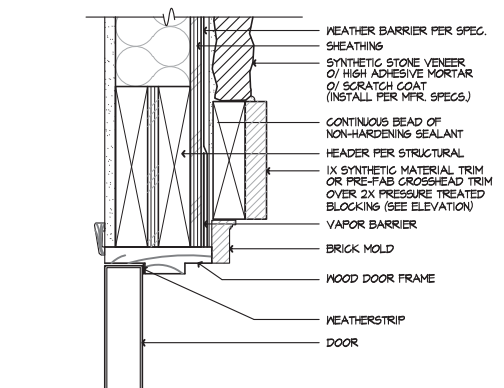
PLAN: ALL  
SHEET: AD3



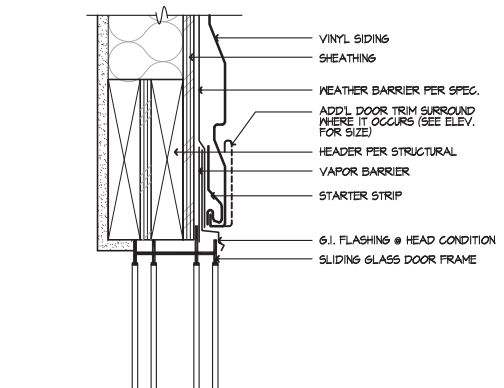
**GARAGE DOOR HEAD - STONE**  
SCALE 1 1/2"=1'-0"  
SE-03057b (57)



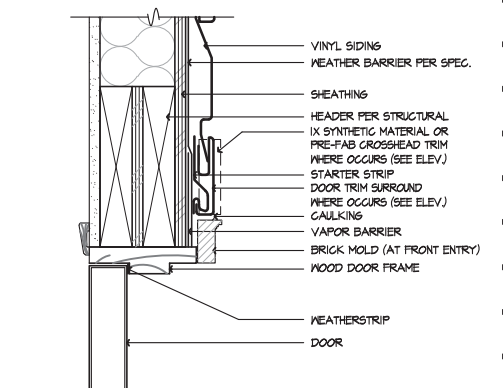
**DOOR HEAD - BRICK**  
SCALE 3"=1'-0"  
SE-03058a (53)



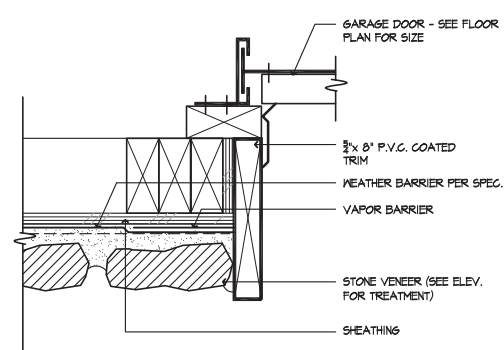
**DOOR HEAD - STONE**  
SCALE 3"=1'-0"  
SE-03049a (49)



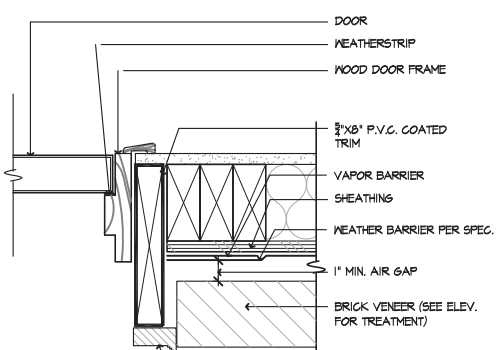
**SLDG. DOOR HEAD - VINYL**  
SCALE 3"=1'-0"  
SE-03045a (45)



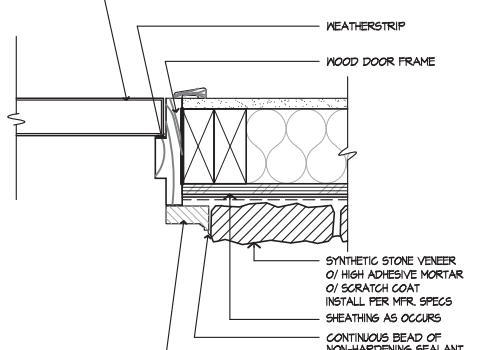
**DOOR HEAD - VINYL**  
SCALE 3"=1'-0"  
SE-03041b (41)



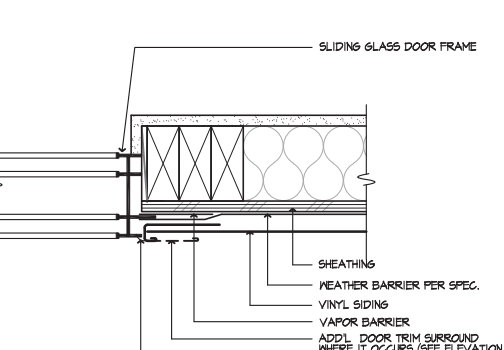
**GARAGE DOOR JAMB - STONE**  
SCALE 3"=1'-0"  
SE-03058b (58)



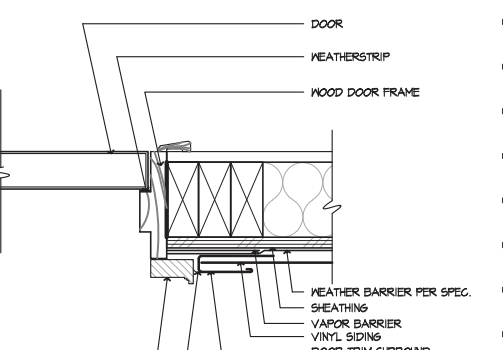
**DOOR JAMB - BRICK**  
SCALE 3"=1'-0"  
SE-03054a (54)



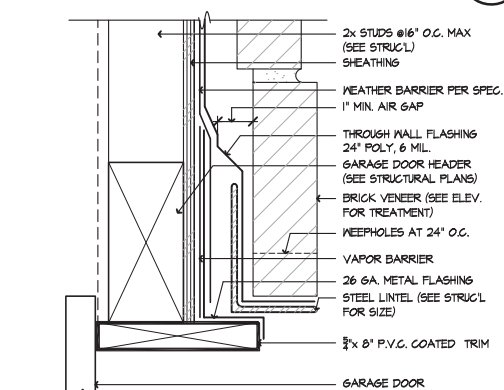
**DOOR JAMB - STONE**  
SCALE 3"=1'-0"  
SE-03050a (50)



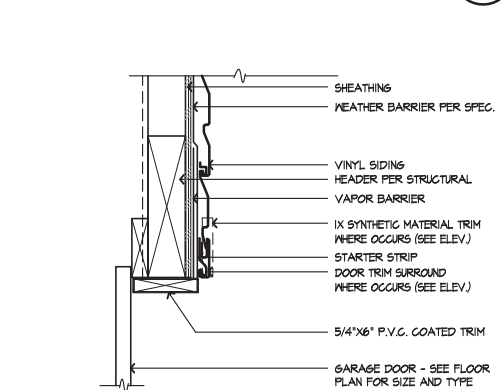
**SLDG. DOOR JAMB - VINYL**  
SCALE 3"=1'-0"  
SE-03046a (46)



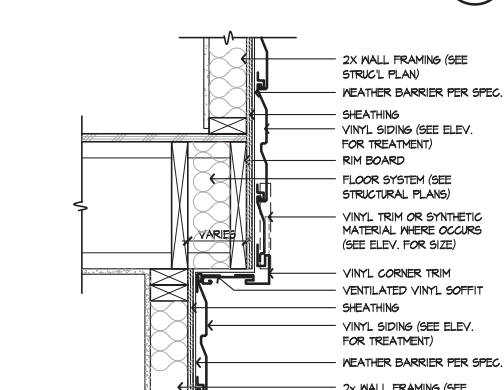
**DOOR JAMB - VINYL**  
SCALE 3"=1'-0"  
SE-03042b (42)



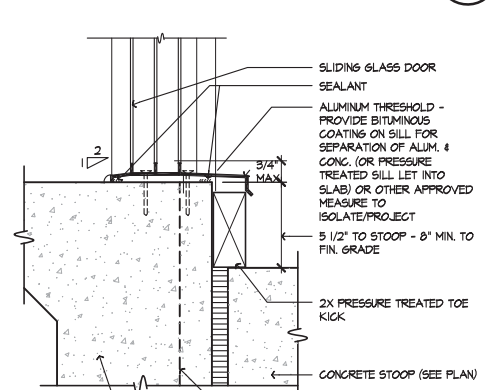
**GARAGE DOOR HEAD - BRICK**  
SCALE 3"=1'-0"  
SE-03058a (59)



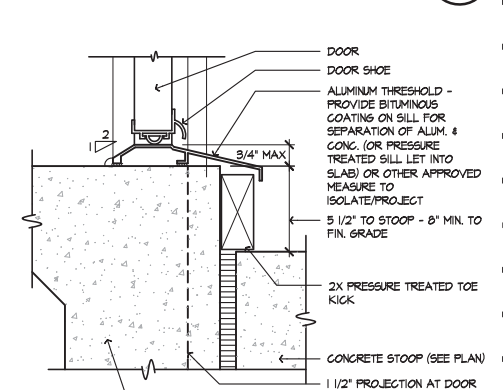
**GARAGE DOOR HEAD - VINYL**  
SCALE 1 1/2"=1'-0"  
SE-03055a (55)



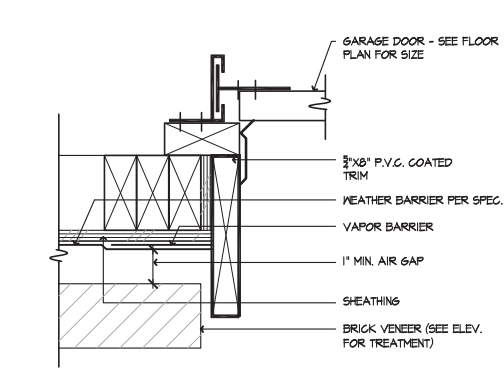
**CANTILEVER**  
SCALE 1 1/2"=1'-0"  
SE-03051a (51)



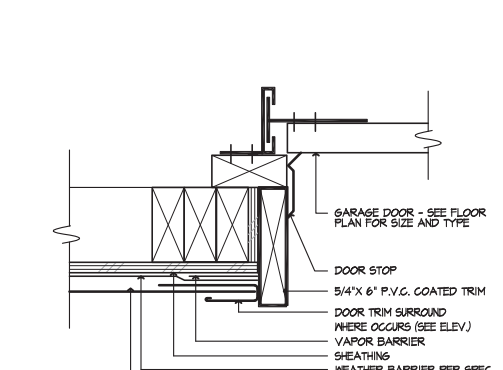
**SLDG. DOOR THRESHOLD**  
SCALE 3"=1'-0"  
SE-03047a (47)



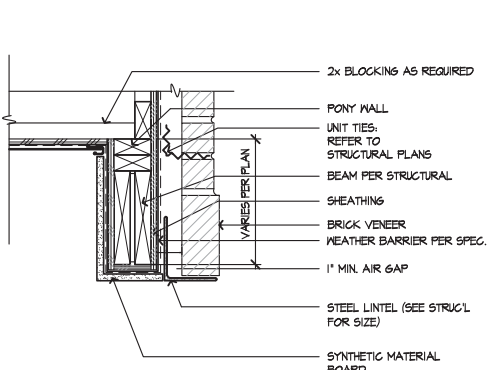
**SWING DOOR THRESHOLD**  
SCALE 3"=1'-0"  
SE-03043a (43)



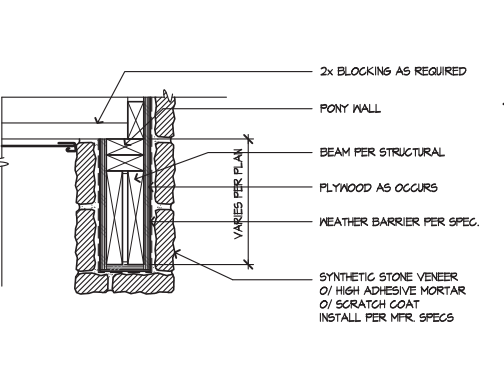
**GARAGE DOOR JAMB - BRICK**  
SCALE 3"=1'-0"  
SE-03060a (60)



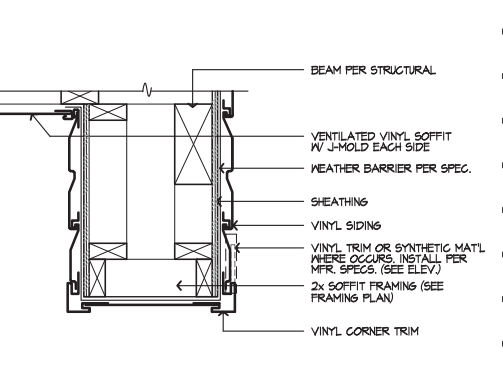
**GARAGE DOOR JAMB - VINYL**  
SCALE 3"=1'-0"  
SE-03056b (56)



**SOFFIT @ PORCH - BRICK**  
SCALE 1 1/2"=1'-0"  
SE-03052c (52)



**SOFFIT @ PORCH - STONE**  
SCALE 1 1/2"=1'-0"  
RA-01026a (48)



**SOFFIT @ PORCH - VINYL**  
SCALE 1 1/2"=1'-0"  
SE-03044a (44)

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## DETAILS

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4518 S. MIAMI BLVD.  
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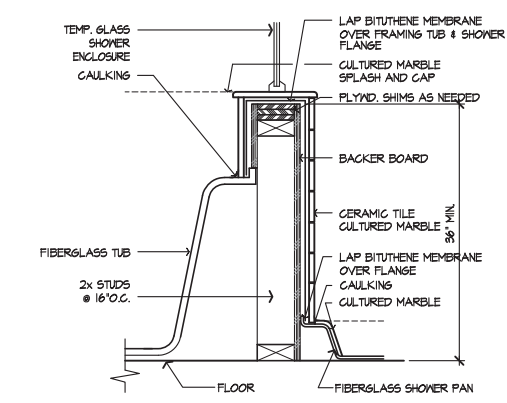
ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19

- 1 COMPLIANCE REVIEW  
NC12008 - 02/23/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15003 - 11/3/15 - DCS
- 4 2018 NC CODE UPDATE  
NC15015 - 01/24/19 - MCP

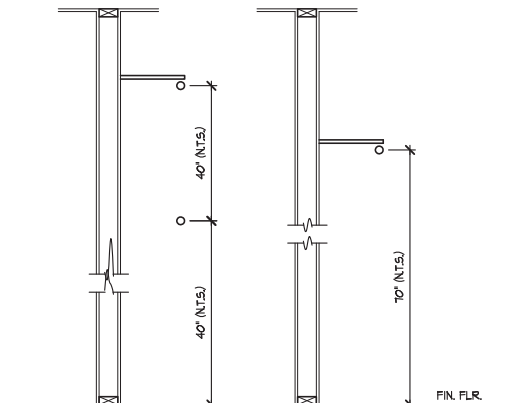
FOR INTERNAL USE ONLY

REVISION BY:	DATE	DESCRIPTION

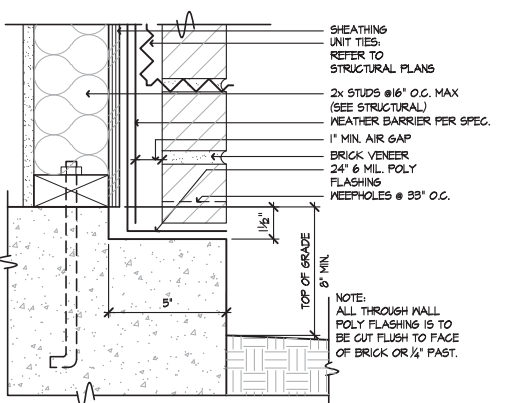
PLAN: **ALL**  
SHEET: **AD4**



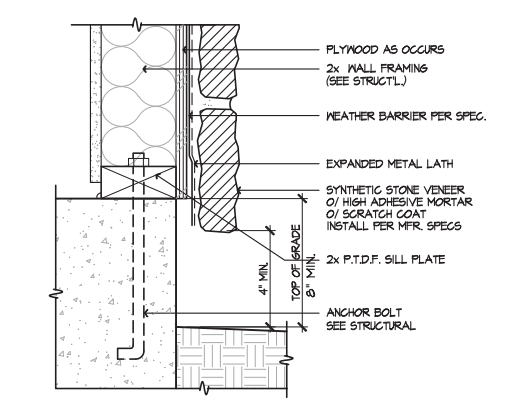
**TUB/SHOWER WALL**  
SCALE 1/2"=1'-0"  
SE-04071a



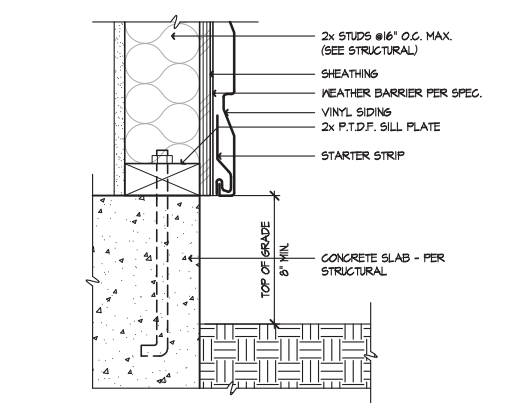
**DBL./SGL. POLE & SHELF**  
SCALE 3/4"=1'-0"  
SE-04073a



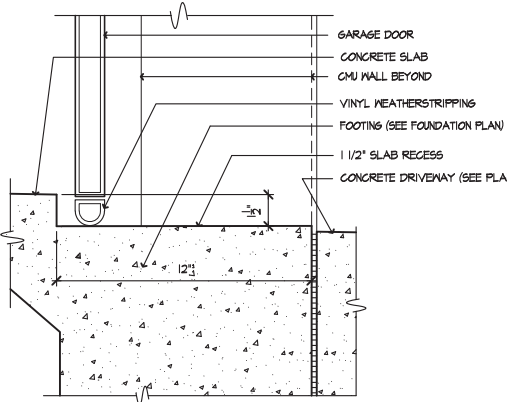
**BRICK LEDGE AT SLAB**  
SCALE 3/4"=1'-0"  
SE-04069a



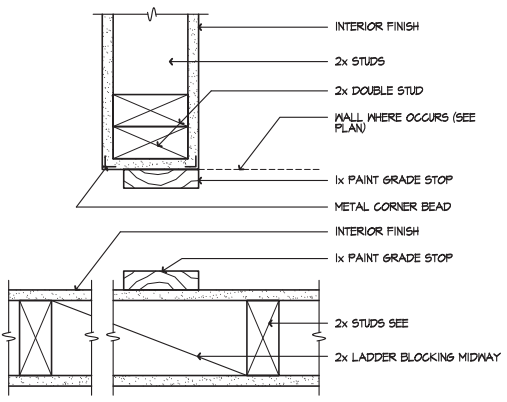
**SYN. STONE SCREED**  
SCALE 3/4"=1'-0"  
SE-04065a



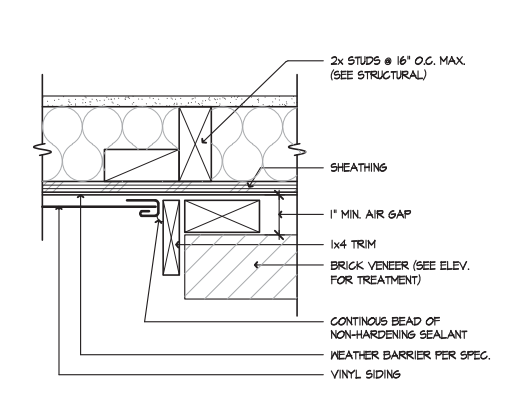
**VINYL SIDING AT SLAB**  
SCALE 3/4"=1'-0"  
SE-04061a



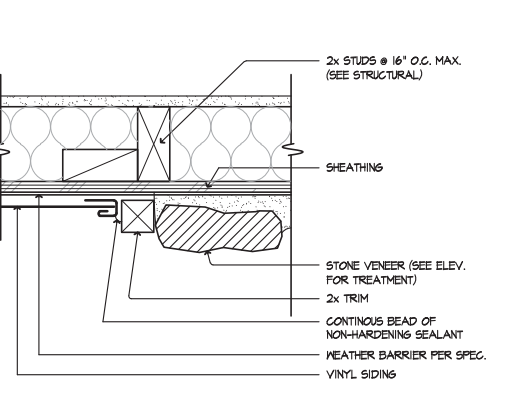
**GARAGE SLAB RECESS**  
SCALE 1/2"=1'-0"  
0810-01



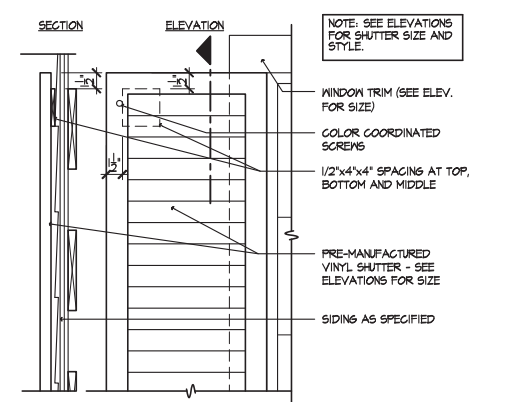
**WARDROBE DOOR JAMB**  
SCALE 3/4"=1'-0"  
SE-04074a



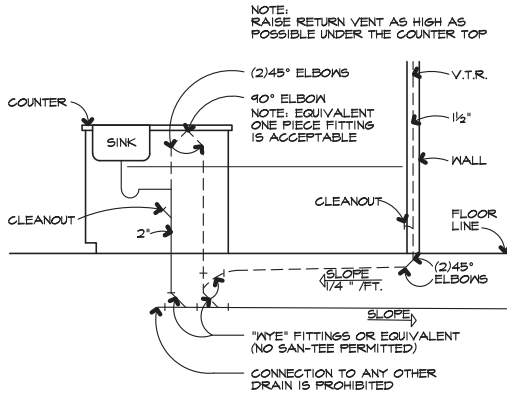
**VINYL SIDING TO BRICK**  
SCALE 3/4"=1'-0"  
SE-04070a



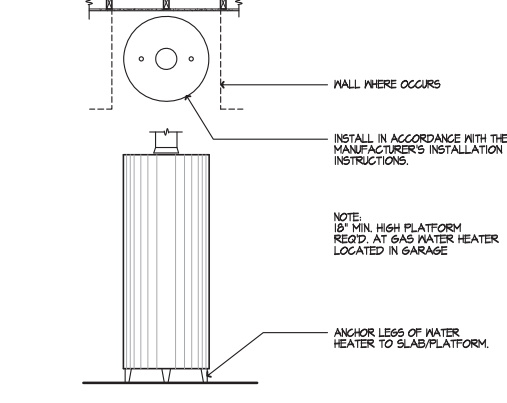
**VINYL SIDING TO STONE**  
SCALE 3/4"=1'-0"  
SE-04066a



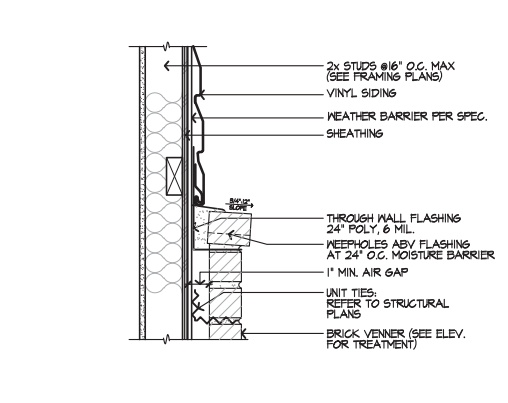
**WINDOW SHUTTER**  
SCALE 1/2"=1'-0"  
SE-04062a



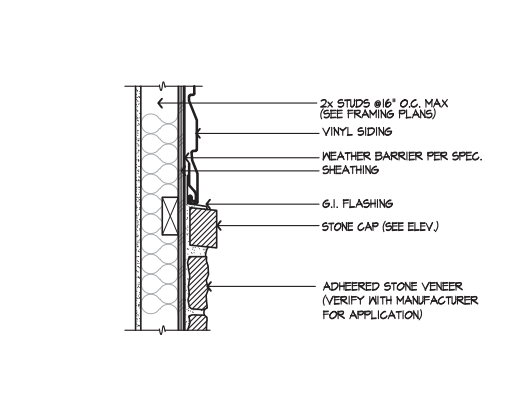
**KITCHEN ISLAND**  
SCALE 1/2"=1'-0"  
SE-04079a



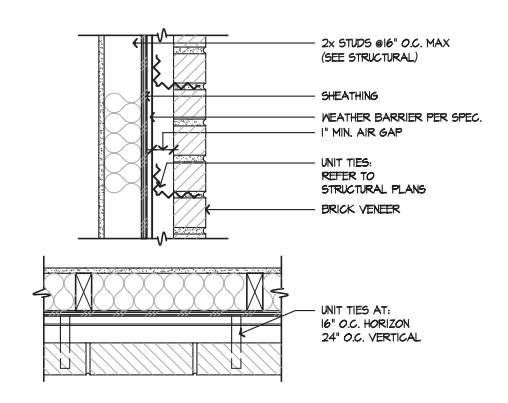
**WATER HEATER**  
SCALE 1/2"=1'-0"  
SE-04075a



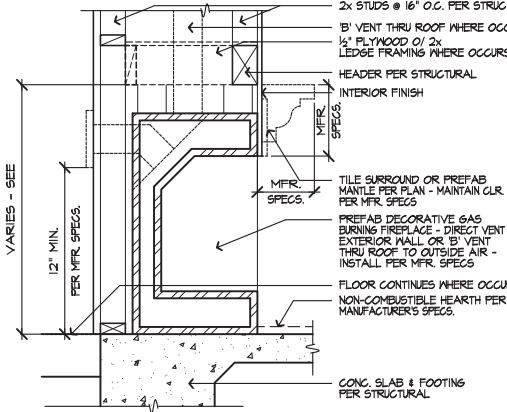
**BRICK CAP @ VINYL**  
SCALE 1/2"=1'-0"  
SE-04071a



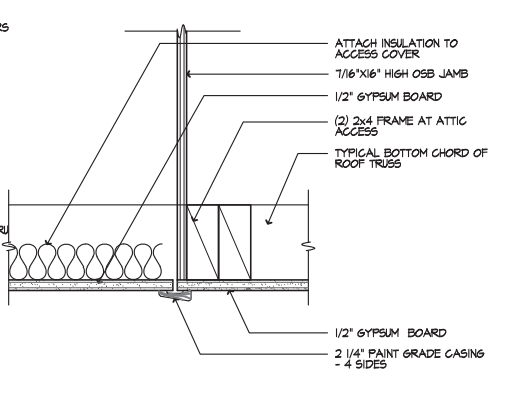
**STONE CAP @ VINYL**  
SCALE 1/2"=1'-0"  
SE-04067a



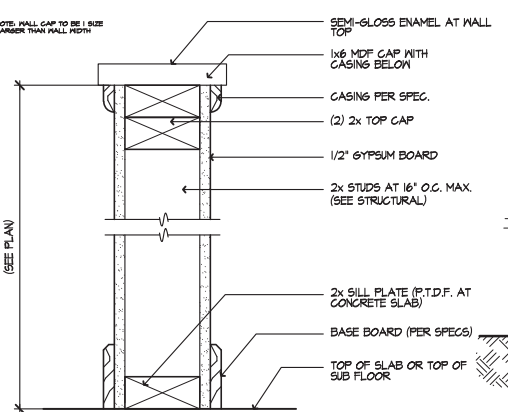
**BRICK TIES**  
SCALE 1/2"=1'-0"  
SE-04063a



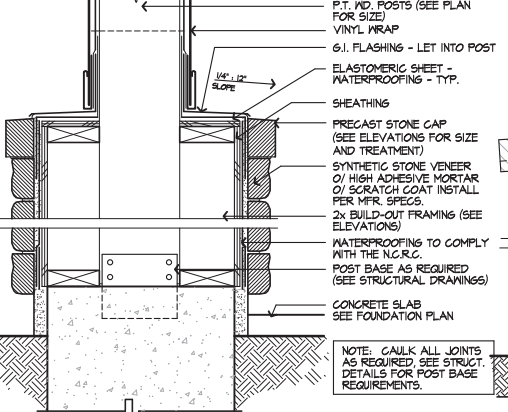
**DECORATIVE GAS APPLIANCE**  
SCALE 1"=1'-0"  
SE-04080a



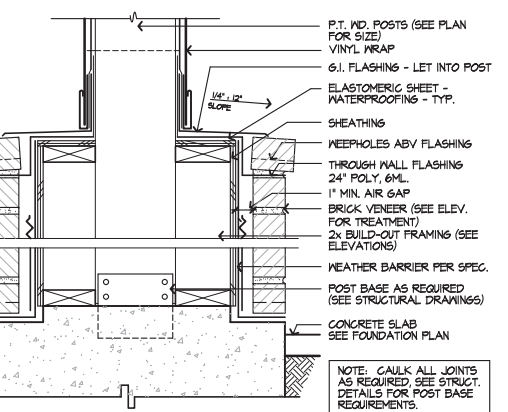
**ATTIC ACCESS**  
SCALE 3/4"=1'-0"  
SE-04076b



**PONY WALL**  
SCALE 3/4"=1'-0"  
SE-04072a

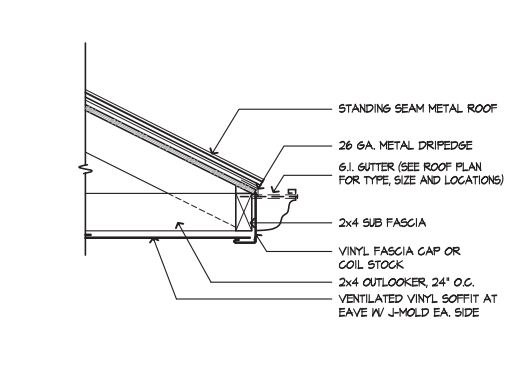


**COLUMN BASE W/ STONE**  
SCALE 1/2"=1'-0"  
SE-04068a

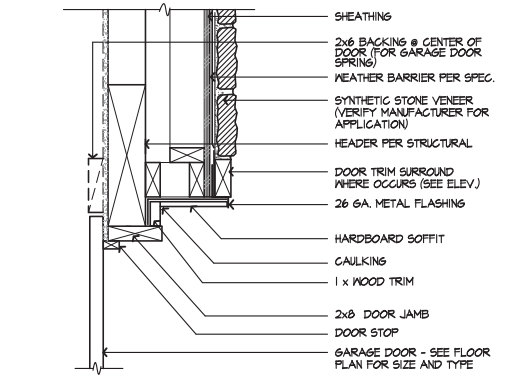


**COLUMN BASE W/ BRICK**  
SCALE 1/2"=1'-0"  
SE-04064a

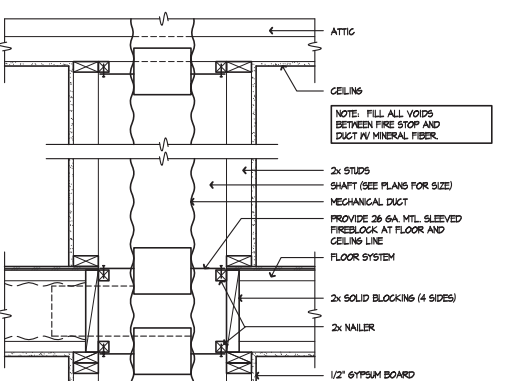




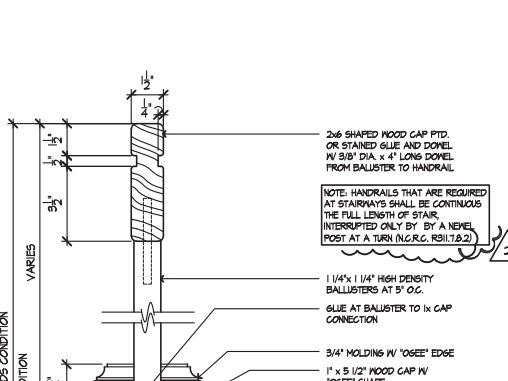
**EAVE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05041a



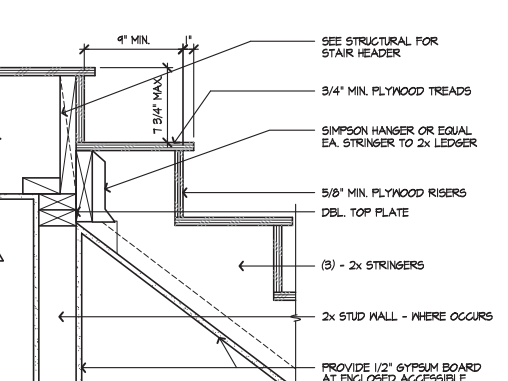
**GARAGE DOOR HEAD - STONE**  
SCALE 1/2"=1'-0"  
SE-05043a



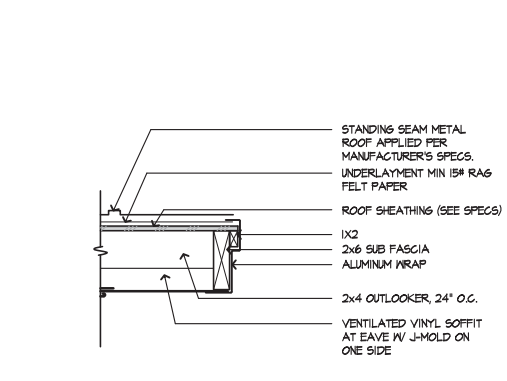
**TYP. SHAFT AT 2nd FLR.**  
SCALE 1"=1'-0"  
SE-05089a



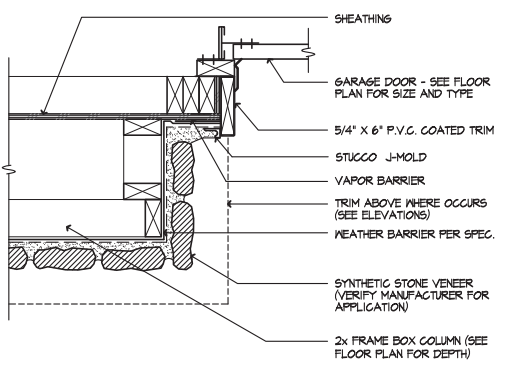
**TYP. SHAFT AT 2nd FLR.**  
SCALE 3"=1'-0"  
SE-05086a



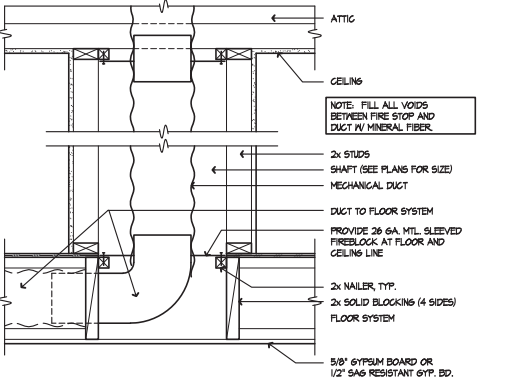
**STAIR AT LANDING**  
SCALE 1/2"=1'-0"  
SE-05081a



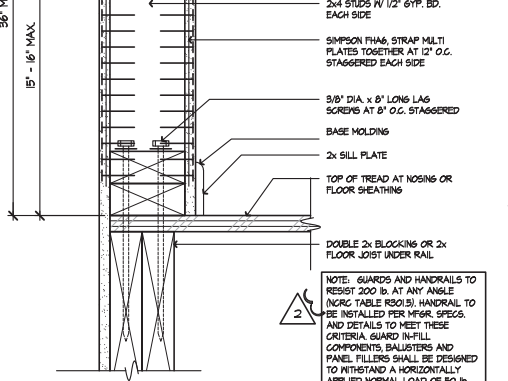
**RAKE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05048a



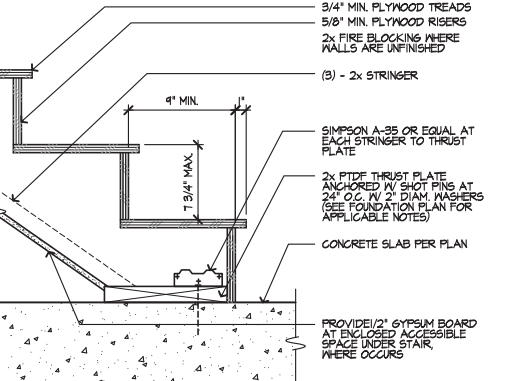
**GARAGE DOOR JAMB - STONE**  
SCALE 1/2"=1'-0"  
SE-05044a



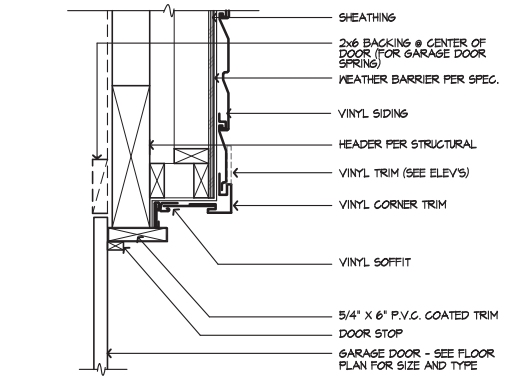
**TYP. SHAFT AT 2nd FLR.**  
SCALE 1"=1'-0"  
SE-05090a



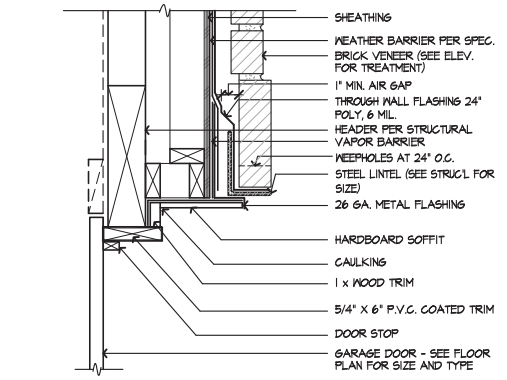
**GUARDRAIL**  
SCALE 3"=1'-0"  
SE-05086a



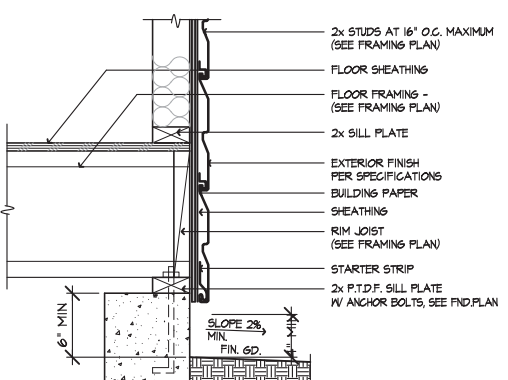
**STAIR AT CONC. FLOOR**  
SCALE 1/2"=1'-0"  
SE-05082a



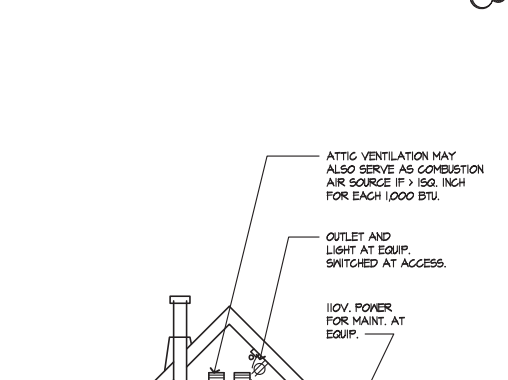
**GARAGE DOOR HEAD - VINYL**  
SCALE 1/2"=1'-0"  
SE-05049a



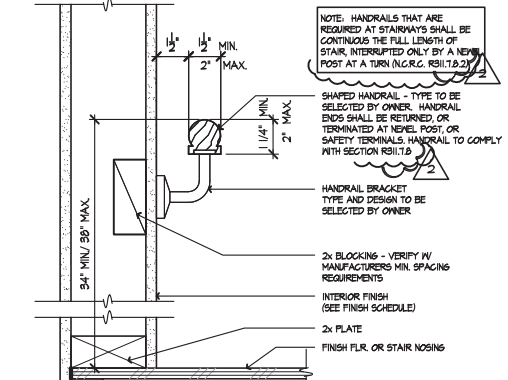
**GARAGE DOOR HEAD - BRICK**  
SCALE 1/2"=1'-0"  
SE-05049a



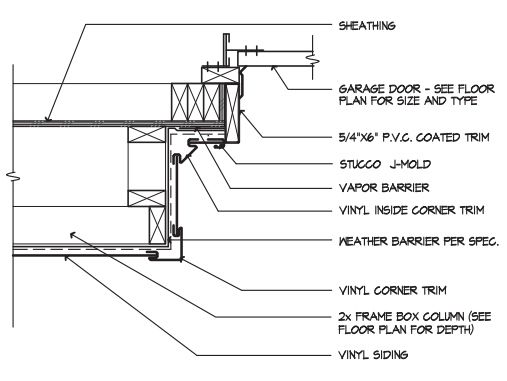
**SIDING AT RAISED FLOOR**  
SCALE 1/2"=1'-0"  
AD5-11B



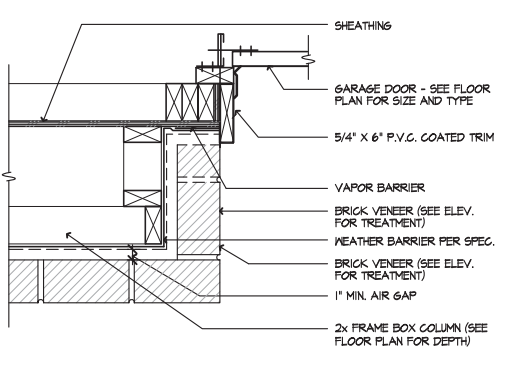
**GUARDRAIL**  
SCALE 3"=1'-0"  
SE-05086a



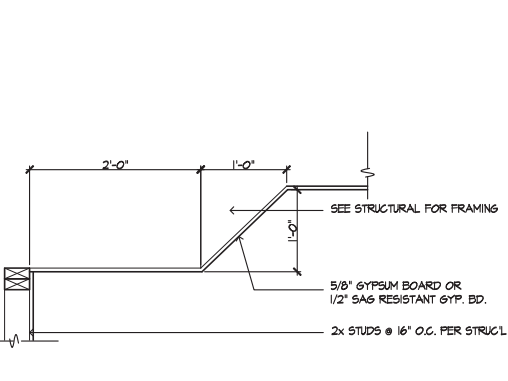
**HANDRAIL AT WALL**  
SCALE 3"=1'-0"  
SE-05083a



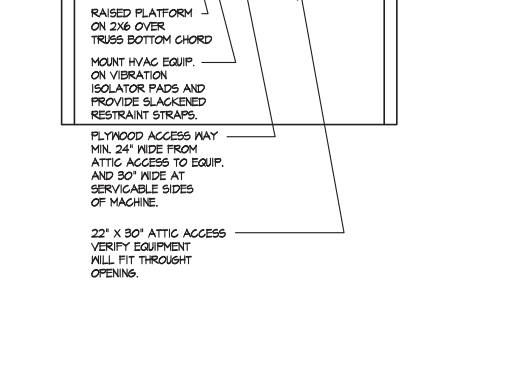
**GARAGE DOOR JAMB - VINYL**  
SCALE 1/2"=1'-0"  
SE-05100a



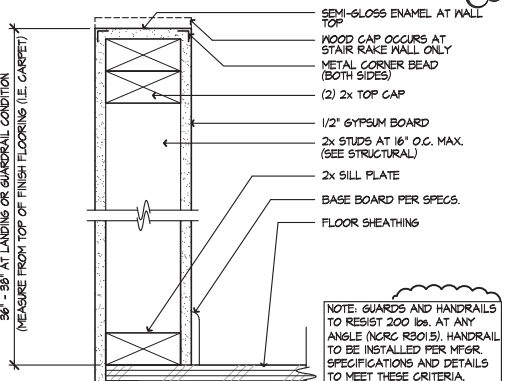
**GARAGE DOOR JAMB - BRICK**  
SCALE 1/2"=1'-0"  
SE-05046a



**TRAY CEILING**  
SCALE 1"=1'-0"  
SE-05092a



**F.A.U. IN ATTIC**  
SCALE 1/2"=1'-0"  
SE-05088a



**GUARDWALL**  
SCALE 3"=1'-0"  
SE-05084a

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ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19

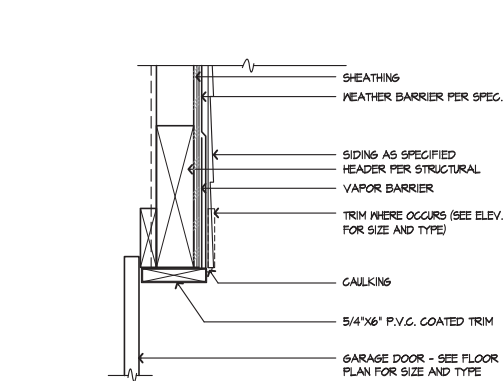
- 1 COMPLIANCE REVIEW NC12048 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES NC12053 - 11/15 - DCS
- 4 2018 NC CODE UPDATE NC19015 - 01/24/19 - MCP

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REVISION BY:	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		

PLAN: ALL  
SHEET: ADS

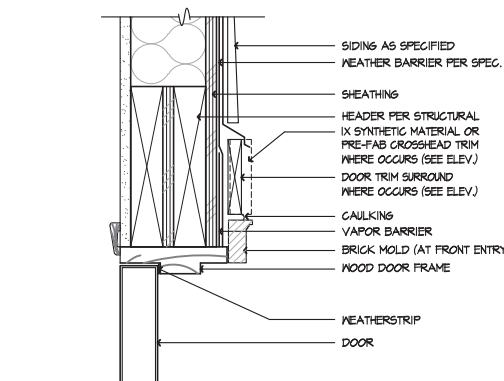
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**GARAGE DOOR HEAD -SIDING**

SCALE 1/2"=1'-0" SE-06117a

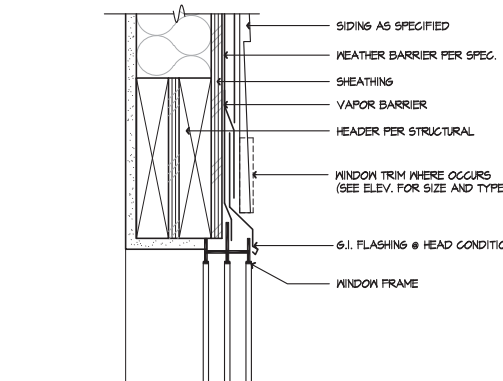
117



**DOOR HEAD - SIDING**

SCALE 3/8"=1'-0" SE-06113a

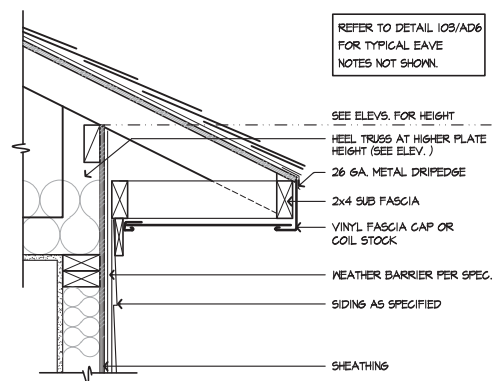
113



**WINDOW HEAD - SIDING**

SCALE 3/8"=1'-0" SE-06109a

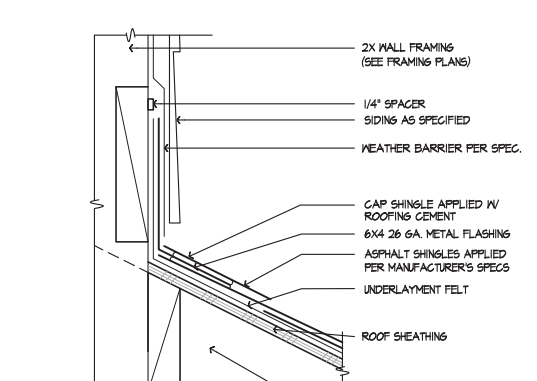
109



**HEEL TRUSS -SIDING**

SCALE 1/2"=1'-0" SE-06105a

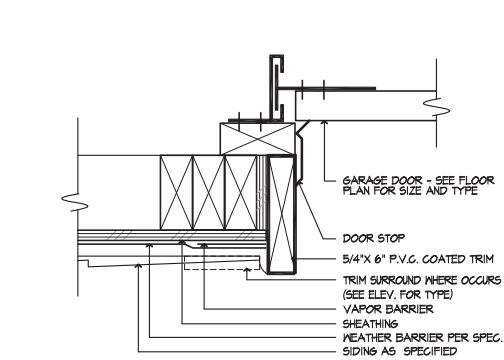
105



**ROOF TO WALL**

SCALE 3/8"=1'-0" SE-06101a

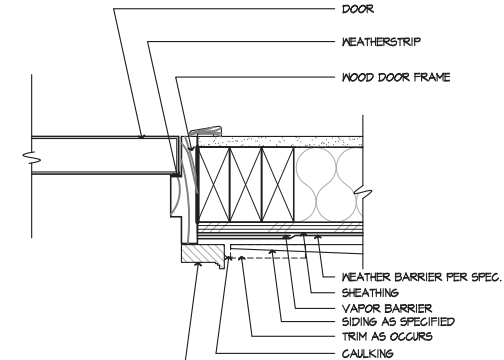
101



**GARAGE DOOR JAMB - SIDING**

SCALE 3/8"=1'-0" SE-06114a

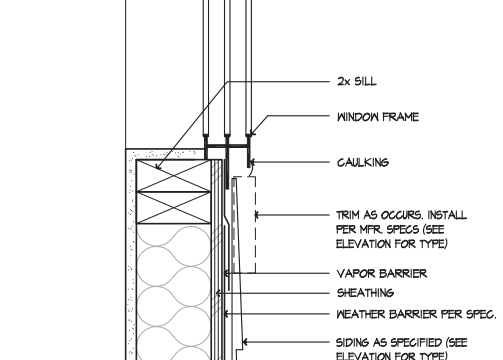
118



**DOOR JAMB - SIDING**

SCALE 3/8"=1'-0" SE-06114a

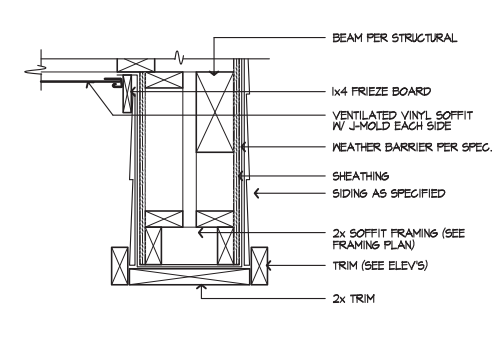
114



**WINDOW SILL - SIDING**

SCALE 3/8"=1'-0" SE-06110a

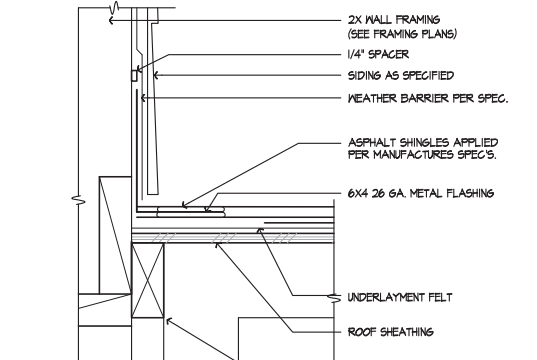
110



**SOFFIT @ PORCH**

SCALE 1/2"=1'-0" SE-06106a

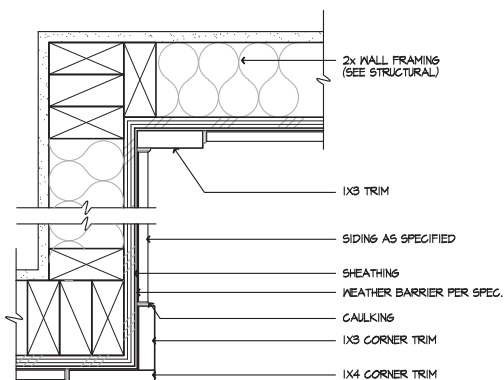
106



**ROOF TO WALL**

SCALE 3/8"=1'-0" SE-06102a

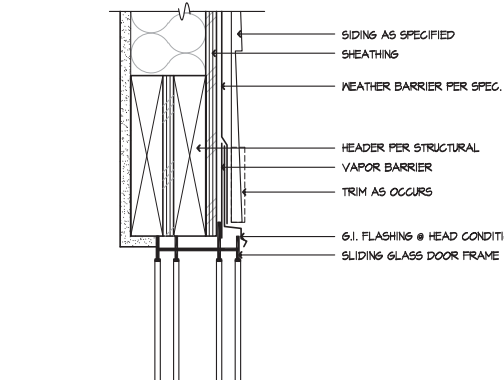
102



**CORNER TRIM - SIDING**

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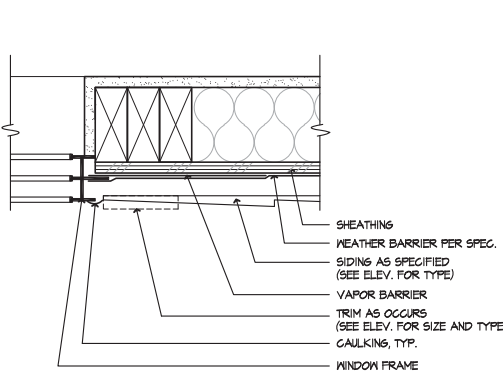
119



**SLDG. DOOR HEAD-SIDING**

SCALE 3/8"=1'-0" SE-06115a

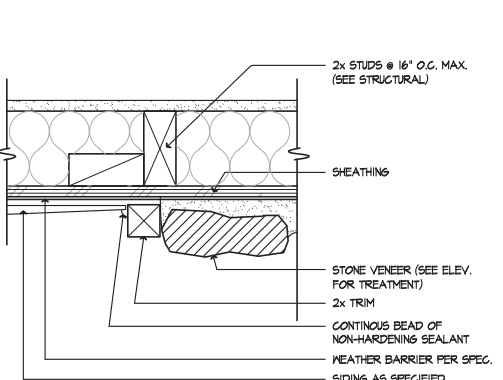
115



**WINDOW JAMB - SIDING**

SCALE 3/8"=1'-0" SE-06111a

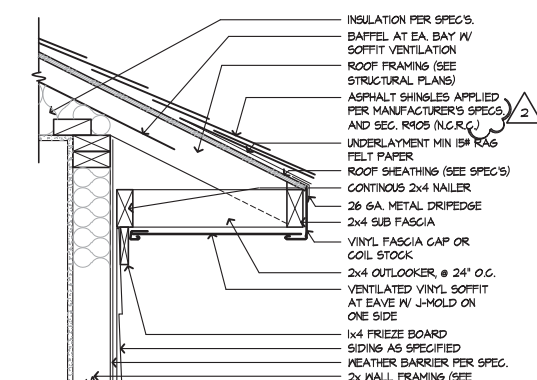
111



**SIDING TO STONE**

SCALE 3/8"=1'-0" SE-06107a

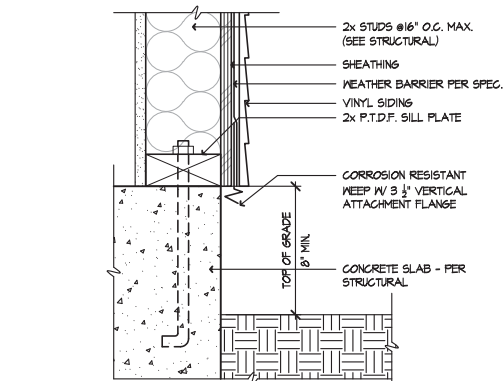
107



**EAVE**

SCALE 1/2"=1'-0" SE-01009b

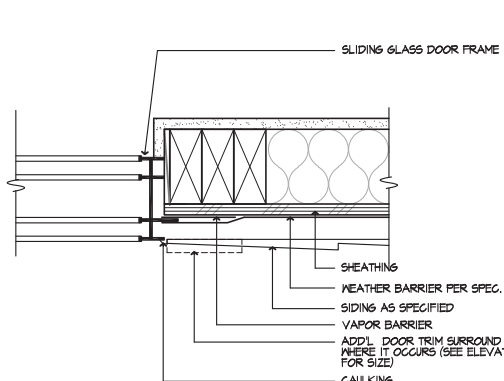
103



**SCREED - SIDING**

SCALE 3/8"=1'-0" SE-06120a

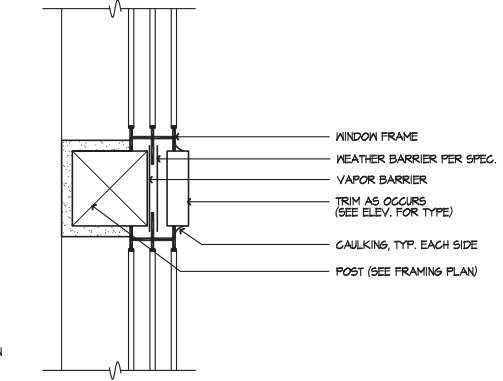
120



**SLDG. DOOR JAMB-SIDING**

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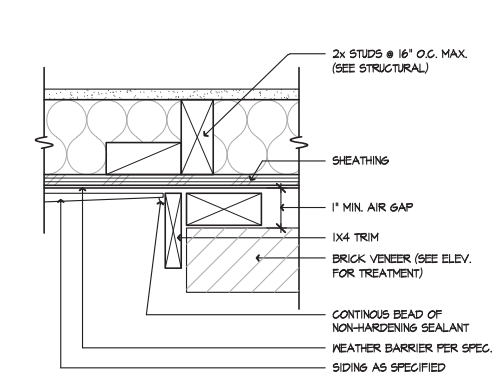
116



**VERT. WDW. MULL-SIDING**

SCALE 3/8"=1'-0" SE-06112a

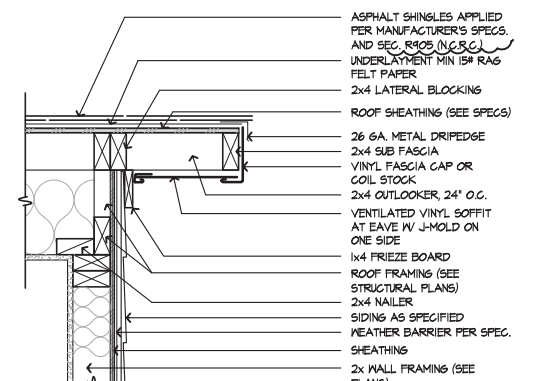
112



**SIDING TO BRICK**

SCALE 3/8"=1'-0" SE-06108a

108



**RAKE**

SCALE 1/2"=1'-0" SE-06104a

104

**DETAILS**

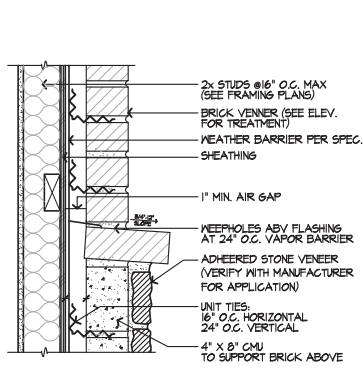
KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
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FAX: (919) 472-0582

ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19  
1 COMPLIANCE REVIEW  
NC12008 - 02/28/12 - CTD  
2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD  
3 DETAIL UPDATES  
NC12033 - 11/3/15 - DCS  
4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP

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3. \_\_\_\_\_  
4. \_\_\_\_\_

PLAN: ALL  
SHEET: AD6

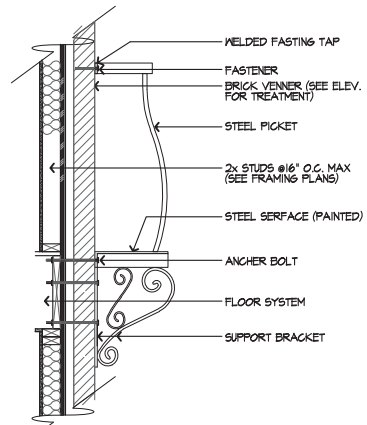
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**BRICK OVER STONE**

NOT TO SCALE

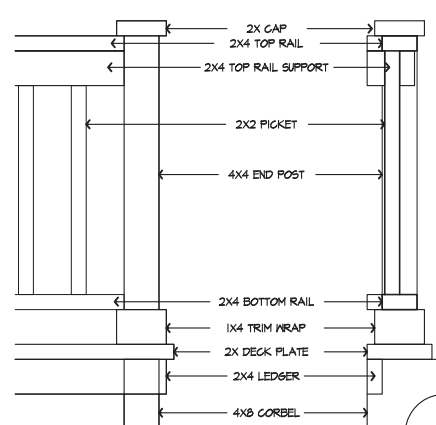
139  
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**RAILING**

NOT TO SCALE

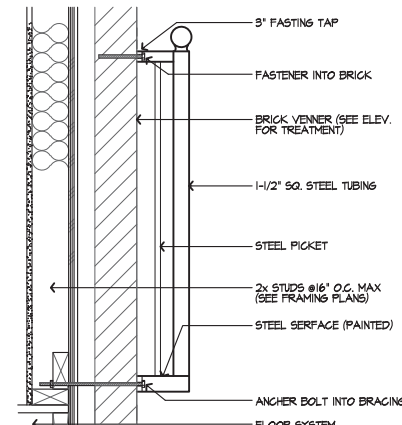
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**WOOD RAILING**

NOT TO SCALE

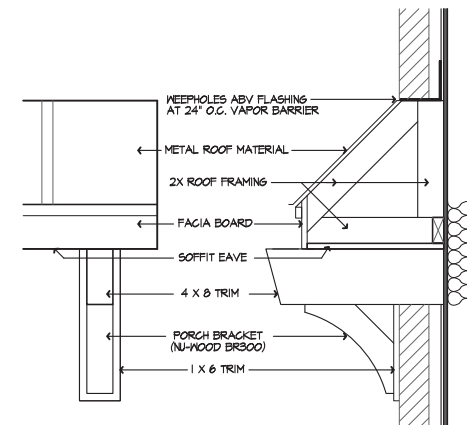
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**RAILING**

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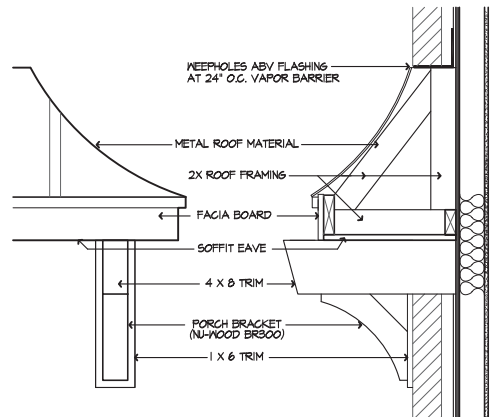
132  
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**SHED ROOF**

NOT TO SCALE

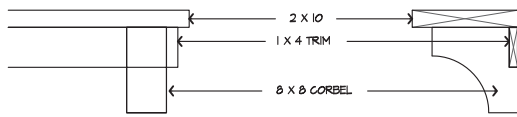
133  
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**CURVED SHED ROOF**

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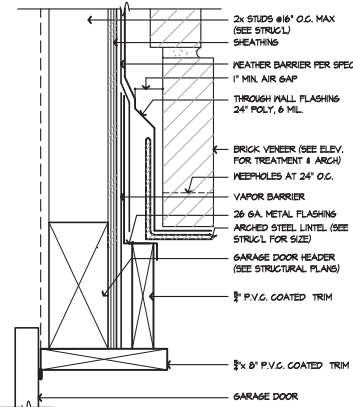
134  
ADT



**WINDOW LEDGE**

NOT TO SCALE

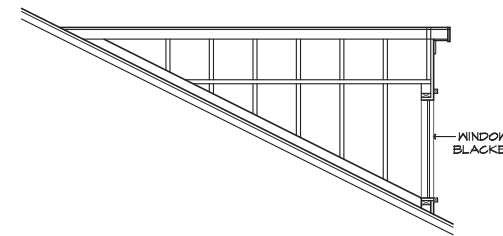
136  
ADT



**GARAGE DOOR HEAD W/ ARCHED BRICK**

NOT TO SCALE

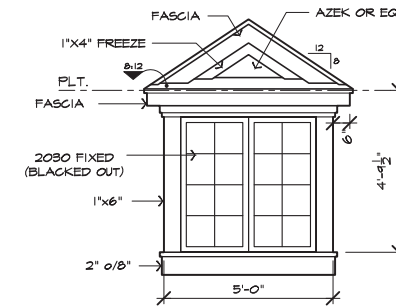
138  
ADT



**TYP. DORMER**

NOT TO SCALE

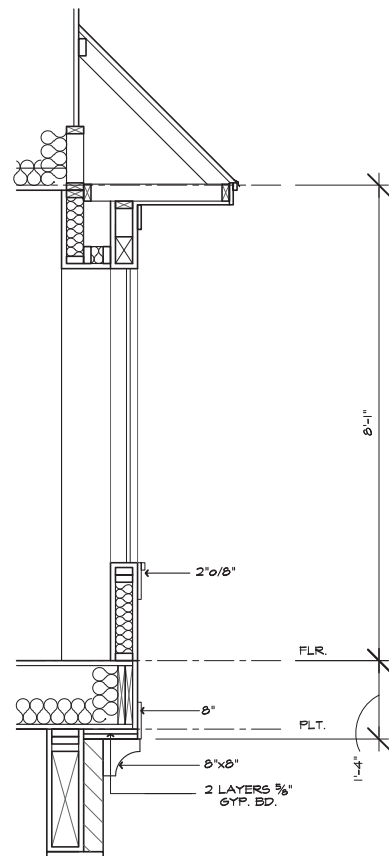
137  
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**EYEBROW DORMER**

NOT TO SCALE

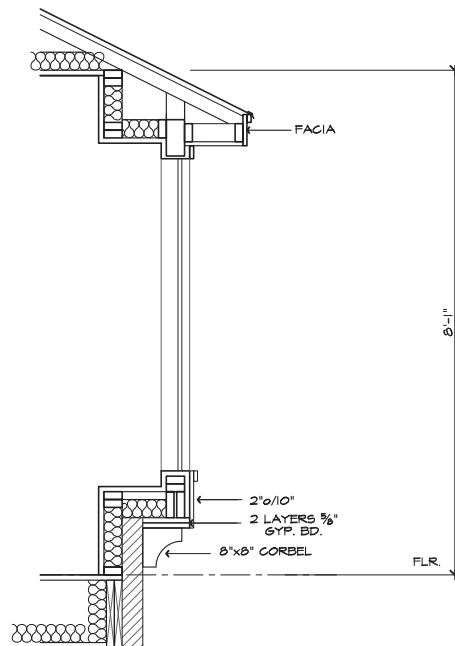
139  
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**BAY**

NOT TO SCALE

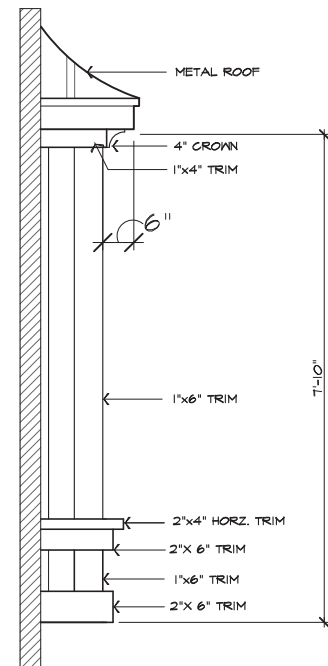
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**BAY (2)**

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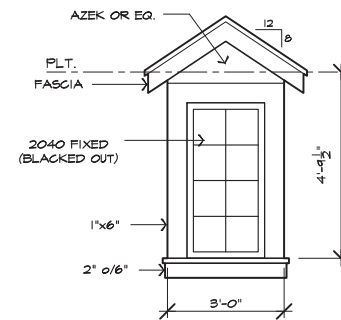
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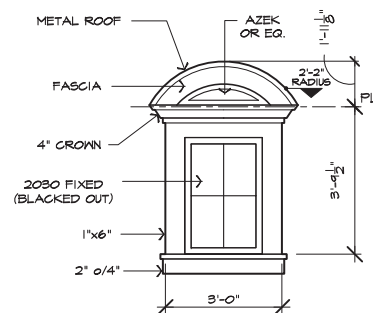
145  
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**GABLE ROOF DORMER**

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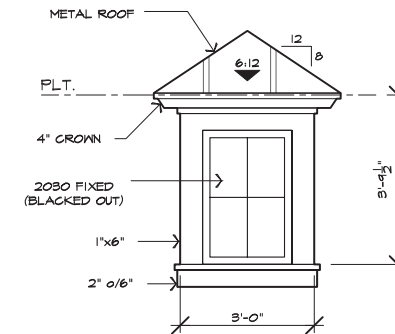
140  
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**ARCHED ROOF DORMER**

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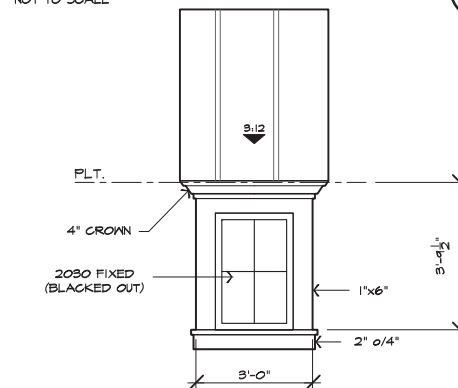
142  
ADT



**TYP. HIP DORMER**

NOT TO SCALE

141  
ADT



**TYP. SHED ROOF DORMER**

NOT TO SCALE

143  
ADT



**DETAILS**

KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
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DURHAM, NC 27703  
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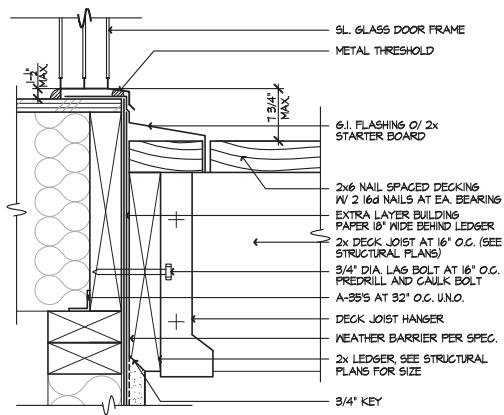
ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: K.W.  
REVISIONS: 01/24/19

- 1 COMPLIANCE REVIEW  
NCL2008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE  
NCL2006 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NCL1503 - 11/15/15 - DCS
- 4 2018 NC CODE UPDATE  
NCL1905 - 01/24/19 - MCP

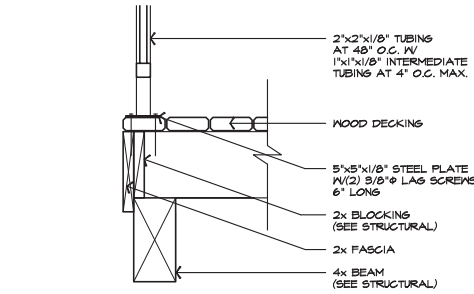
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1.	
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6.	

PLAN:  
**ALL**  
SHEET:  
**AD7**

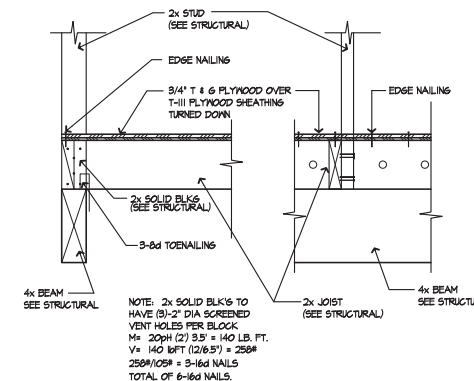
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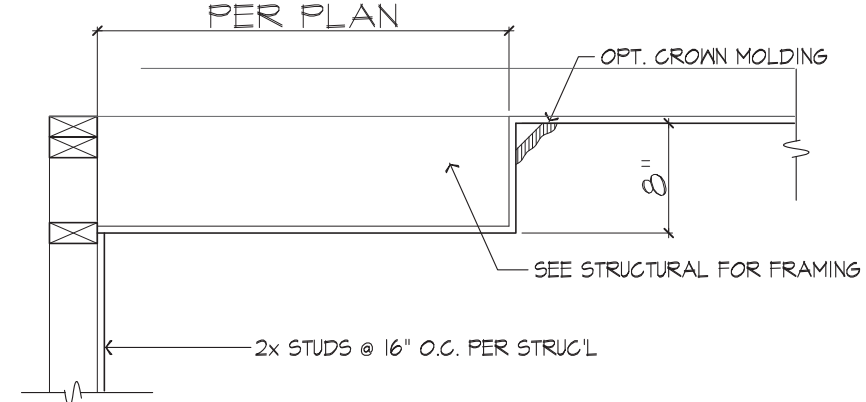
**SL. DR. TRESHOLD @ DECK** 154  
SCALE 3/4"=1'-0" 0310-02 ADB



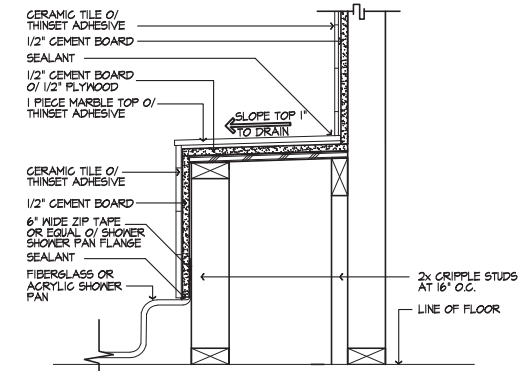
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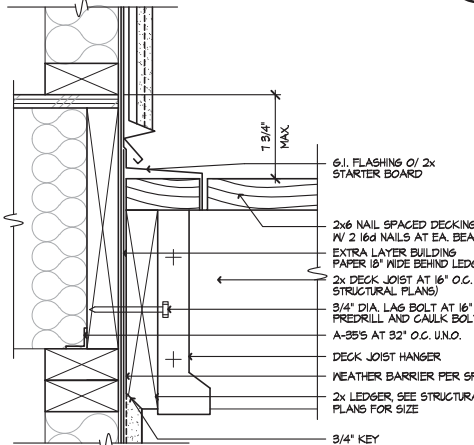
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SCALE 1\"/>



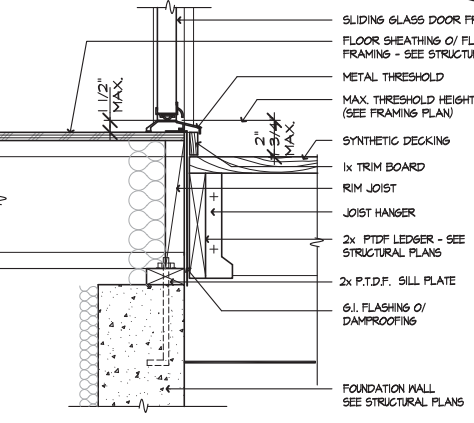
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NOT TO SCALE



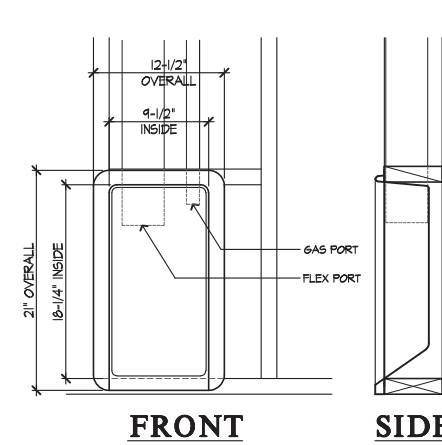
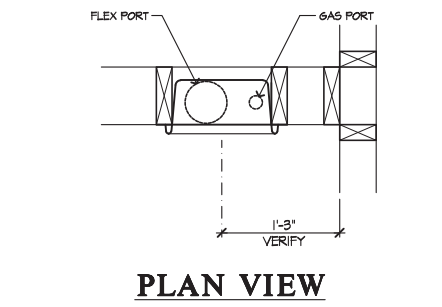
**SHOWER PAN SEAT** 146  
SCALE 1 1/2\"/>



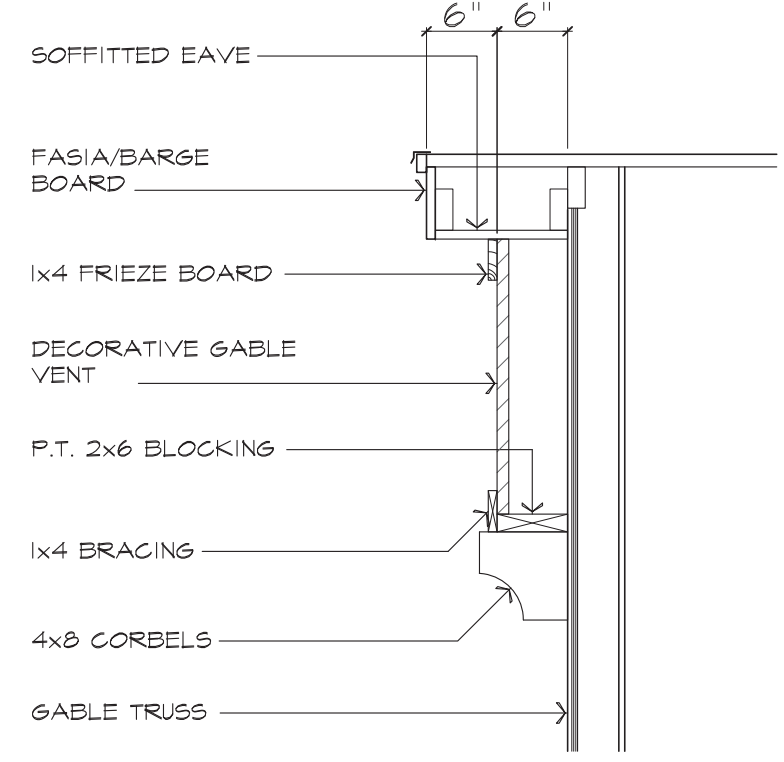
**WALL @ DECK** 152  
SCALE 3/4\"/>



**SWING DOOR THRESHOLD** 153  
SCALE 1 1/2\"/>



**DRYER BOX DETAIL** 149  
SCALE: N.T.S. ADB



**GABLE VENT DETAIL** 147  
NOT TO SCALE

**DETAILS**

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ISSUE DATE: 09/28/11  
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NC15053 - 11/3/13 - DCS
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP

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REVISION NO.	DATE	BY	DESCRIPTION

PLAN: ALL  
SHEET: AD8

# STRUCTURAL PLANS FOR:



## 238.2338 - RH GARAGE



### PLAN RELEASE / REVISIONS

REV DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT
06/05/2019	2335.238 RH 2019.1.15	INITIAL SETUP OF LAYOUT	CAR
06/05/2019	2335.238 RH 2019.1.15	CREATED LOT-SPECIFIC STRUCTURAL LAYOUT FROM MASTER PLAN AND EWP LAYOUT	CAR

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PROJECT NO.: 19901206  
DATE: 6/5/2019

PLAN:  
238.2338

### NOTES

1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS CONSULTING & DESIGN, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
  - A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.
  - B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

### CODE

ALL CONSTRUCTION, WORKMANSHIP, AND MATERIAL QUALITY AND SELECTION SHALL BE PER:  
  
**2018  
NORTH CAROLINA  
STATE BUILDING CODE:  
RESIDENTIAL CODE**

### ENGINEER OF RECORD

JDS CONSULTING & DESIGN, PLLC  
ENGINEERING, BUILDING DESIGN, & CONSTRUCTION  
CONSULTING SERVICES  
8600 'D' JERSEY COURT  
RALEIGH, NC 27617  
FIRM LIC. NO: P-0961  
PROJECT REFERENCE: 19901206

TITLE SHEET

T

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NOTE: ALL CHAPTERS, SECTIONS, TABLES, AND FIGURES CITED WITHOUT A PUBLICATION TITLE ARE FROM THE APPLICABLE RESIDENTIAL CODE (SEE TITLE SHEET).

**GENERAL**

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDS CONSULTING & DESIGN, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.

2. BRACED-WALL DESIGN IS BASED ON SECTION R602.10 - WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.

3. SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

**DESIGN LOADS**

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
<b>LIVE LOAD</b>	
<b>BASIC WIND DESIGN WIND SPEED</b>	<b>100 MPH, EXPOSURE B</b>
<b>GROUND SNOW</b>	<b>20 PSF</b>
<b>ROOF</b>	<b>20 PSF</b>
<b>RESIDENTIAL CODE TABLE R301.5 LIVE LOAD (PSF)</b>	
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

COMPONENT AND CLADDING LOADS, INCLUDING THOSE FOR DOORS AND WINDOWS, SHALL BE DERIVED FROM TABLES R301.2(2) AND R301.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.

**ABBREVIATIONS**

ABV	ABOVE	KS	KING STUD COLUMN
AFF	ABOVE FINISHED FLOOR	LVL	LAMINATED VENEER LUMBER
ALT	ALTERNATE	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BSMT	BASEMENT	MFR	MANUFACTURER
CANT	CANTILEVER	MIN	MINIMUM
CJ	CEILING JOIST	NTS	NOT TO SCALE
CLG	CEILING	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO	CASED OPENING	PT	PRESSURE TREATED
COL	COLUMN	R	RISER
CONC	CONCRETE	REF	REFRIGERATOR
CONT	CONTINUOUS	RFG	ROOFING
D	CLOTHES DRYER	RO	ROUGH OPENING
DBL	DOUBLE	RS	ROOF SUPPORT
DIAM	DIAMETER	SC	STUD COLUMN
DJ	DOUBLE JOIST	SF	SQUARE FOOT (FEET)
DN	DOWN	SH	SHELF / SHELVES
DP	DEEP	SHTG	SHEATHING
DR	DOUBLE RAFTER	SHW	SHOWER
DSP	DOUBLE STUD POCKET	SIM	SIMILAR
EA	EACH	SJ	SINGLE JOIST
EE	EACH END	SP	STUD POCKET
EQ	EQUAL	SPEC'D	SPECIFIED
EX	EXTERIOR	SQ	SQUARE
FAU	FORCED-AIR UNIT	T	TREAD
FDN	FOUNDATION	TEMP	TEMPERED GLASS
FF	FINISHED FLOOR	THK	THICK(NESS)
FLR	FLOOR(ING)	TJ	TRIPLE JOIST
FP	FIREPLACE	TOC	TOP OF CURB / CONCRETE
FTG	FOOTING	TR	TRIPLE RAFTER
HB	HOSE BIBB	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HGR	HANGER	W	CLOTHES WASHER
JS	JACK STUD COLUMN	WH	WATER HEATER
		WWF	WELDED WIRE FABRIC
		XJ	EXTRA JOIST

**MATERIALS**

1. INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):

Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI

2. FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:

Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI

3. LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI

4. PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI

5. LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI

6. STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI

7. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.

8. POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.

9. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.

10. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.

11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.

12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.

13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

**FOUNDATION**

1. MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.

2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.

3. MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.

4. CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.

- A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
- B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.

5. PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.

- A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
- B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
- C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.

6. WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.

7. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.

8. CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDEES SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.

9. ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).

10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.

11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.

12. WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

**FRAMING**

1. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.

2. ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.

3. NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.

4. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.

5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.

6. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.

7. PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.

- A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
- B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
- C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.

8. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.

9. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:

- A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
- B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
- C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
- D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.

10. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.

11. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.

12. STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.

13. WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).

14. FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

15. FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.

16. BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



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PROJECT NO.: 19901206  
DATE: 6/5/2019

PLAN:  
238.2338

GENERAL NOTES

**GN1.0**

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FASTENER SCHEDULE		
CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
SOLE PLATE TO JOIST / BLOCKING	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 6" OC	TOE NAILS @ 4" OC
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS

SEE TABLE R602.3(1) FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.

DETAILS AND NOTES ON DRAWINGS GOVERN.


**BALLOON WALL FRAMING SCHEDULE**  
(USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 115 MPH ULTIMATE DESIGN WIND SPEED
2x4 @ 16" OC	10'-0"
2x4 @ 12" OC	12'-0"
2x6 @ 16" OC	15'-0"
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
(2) 2x6 @ 12" OC	25'-0"
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"


- ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
- WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6' MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.
- FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
- FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

**ROOF SYSTEMS**

**TRUSSED ROOF - STRUCTURAL NOTES**

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

**STICK-FRAMED ROOF - STRUCTURAL NOTES**

- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
- FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

\* FOR QUEEN BRICK: LINTELS AT THIS CONDITION MAY BE 5"x3-1/2"x5/16"

NOTE: BRICK LINTELS AT SLOPED AREAS TO BE 4"x3-1/2"x1/4" STEEL ANGLE WITH 16D NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" OC TO TRIPLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3"x3"x1/4" PLATES SHALL BE WELDED AT 24" OC ALONG THE STEEL ANGLE.



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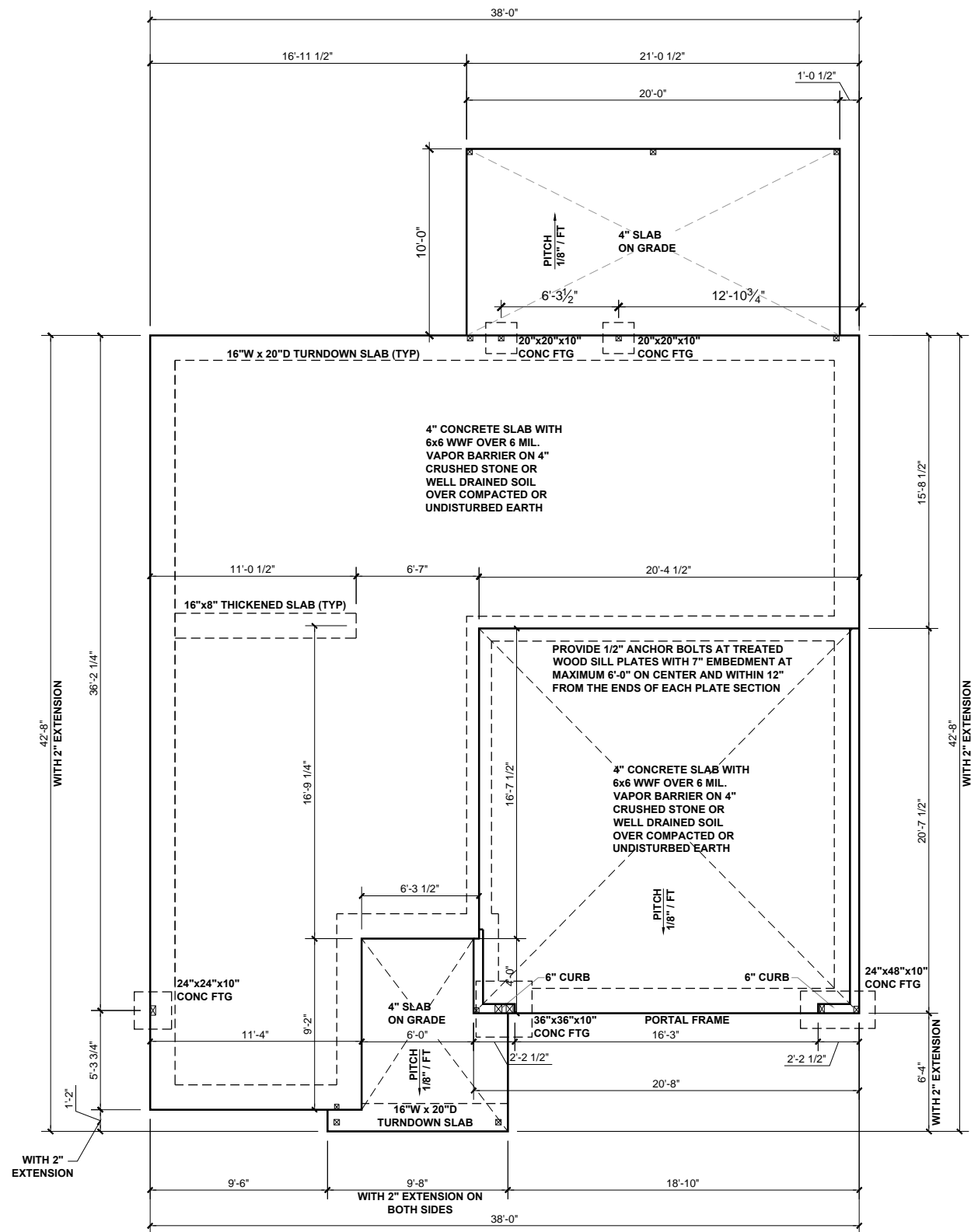


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GENERAL NOTES

**GN1.1**



**BEAM & POINT LOAD LEGEND**

	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

(1) #5 REBAR @ CENTER OFF ALL PERIMETER AND INTERNAL LOAD BEARING FOOTINGS. (2" C.C. MIN)



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SLAB  
FOUNDATION PLAN

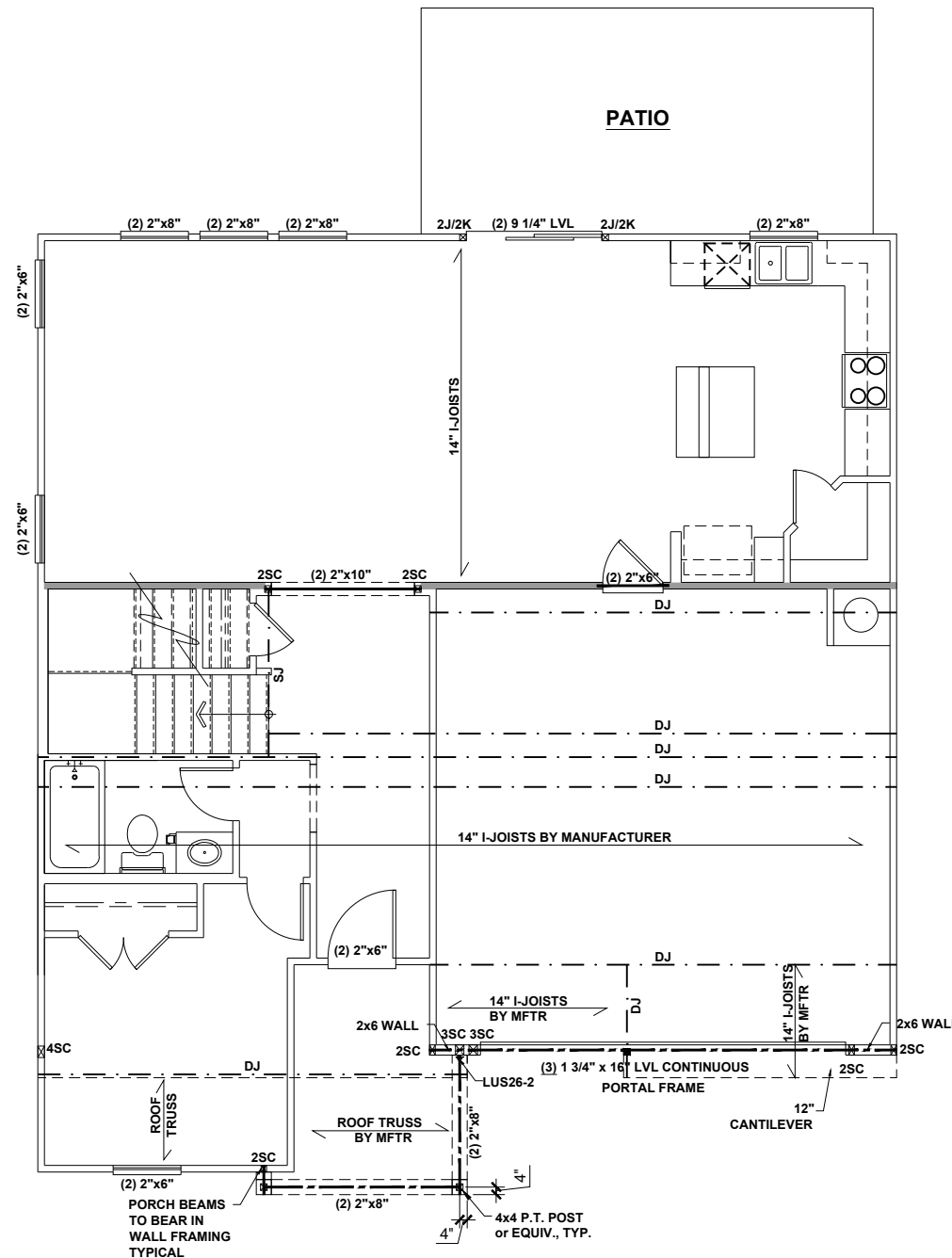
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**SLAB FOUNDATION PLAN - 'A'**

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

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# FIRST FLOOR CEILING FRAMING PLAN - 'A'

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

### BEAM & POINT LOAD LEGEND

- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- · - · - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

### STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)

1. ALL FRAMING TO BE #2 SPF MINIMUM.
2. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
3. EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
4. ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
5. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
6. ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
8. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
9. FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
10. PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
11. WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" OC STAGGERED, TOP AND BOTTOM. 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
12. FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

ALL FLUSH BEAMS TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

FLOOR FRAMING TO BE 14" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING, U.N.O.

\*\*REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES



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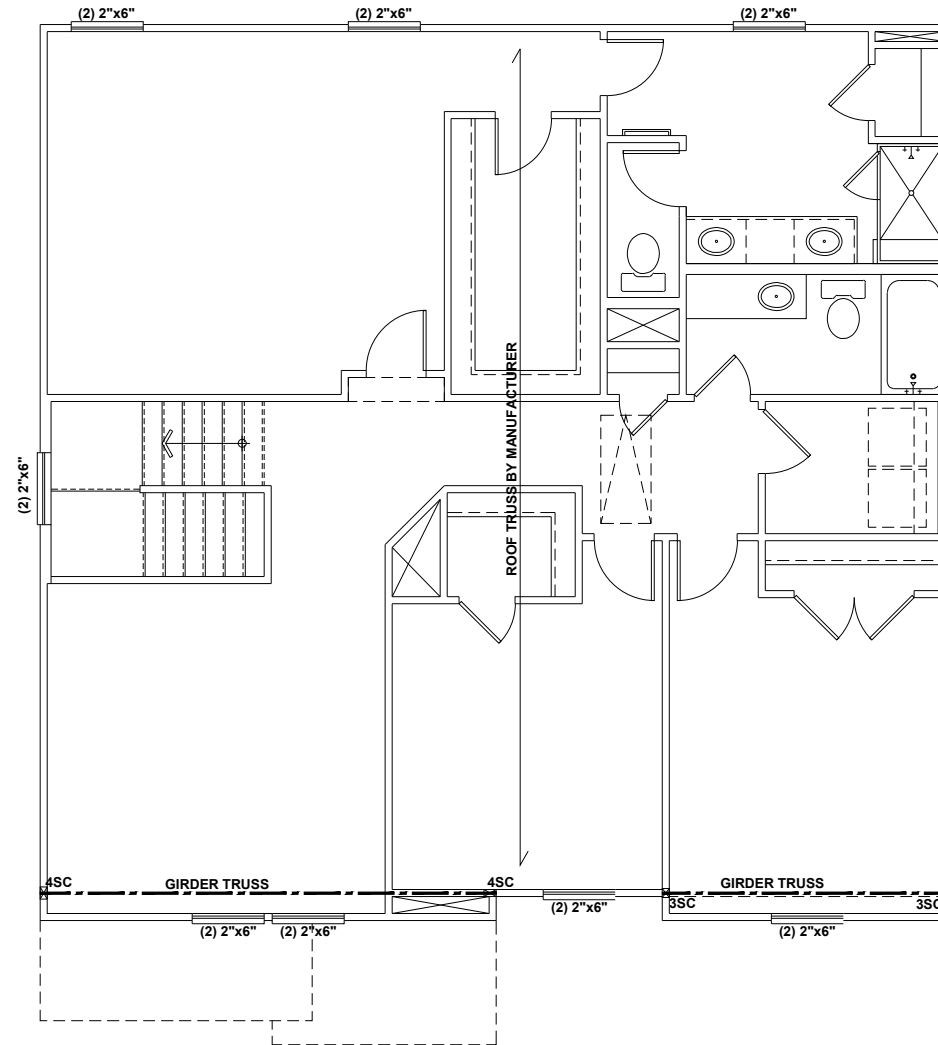
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FIRST FLOOR  
CEILING FRAMING PLAN

**S1.0A**

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**BEAM & POINT LOAD LEGEND**

	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)**
- ALL FRAMING TO BE #2 SPF MINIMUM.
  - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
  - EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
  - ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
  - PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  - ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
  - ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
  - ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
  - FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
  - PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
  - WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" OC STAGGERED, TOP AND BOTTOM, 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
  - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

ALL FLUSH BEAMS TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.



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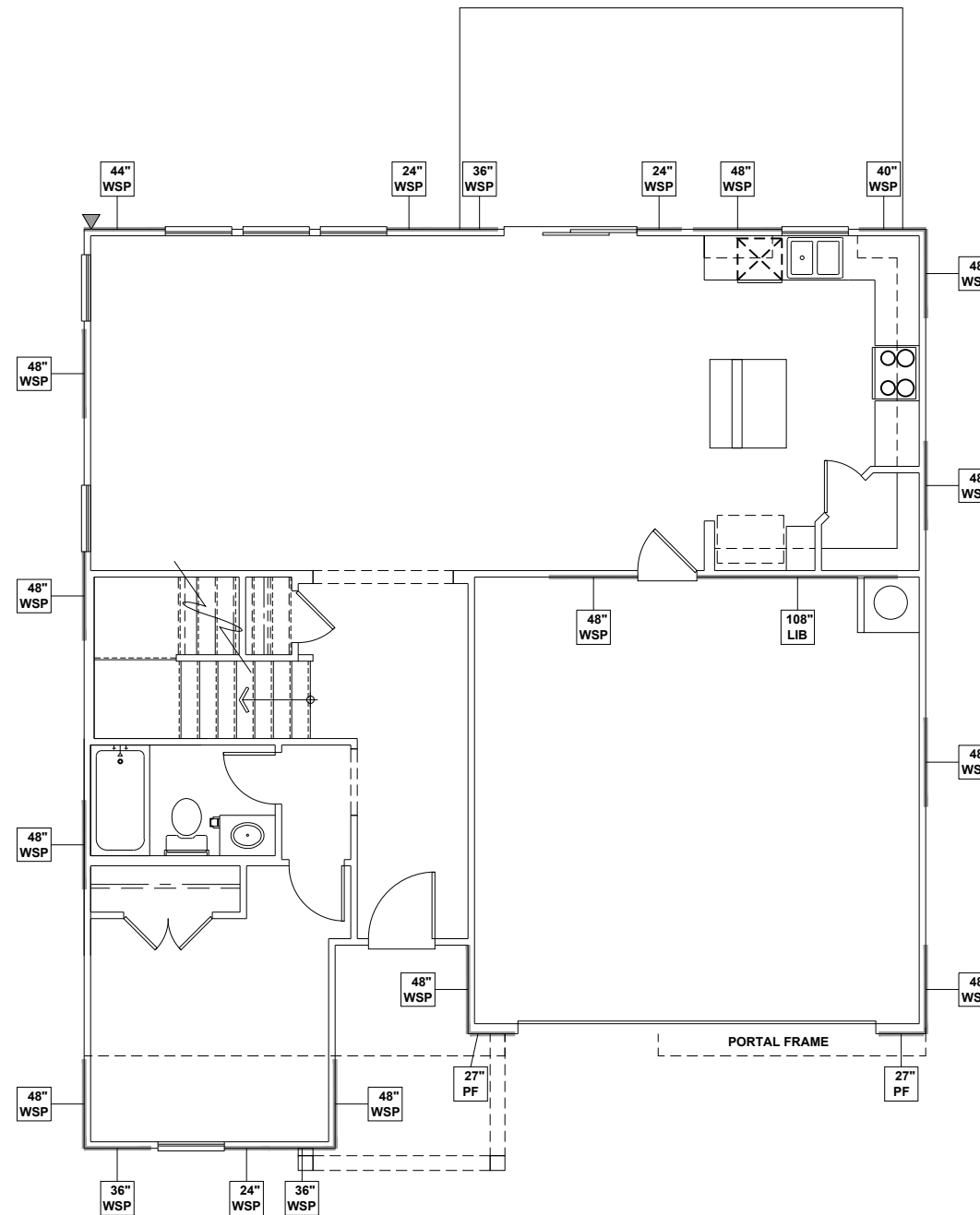
SECOND FLOOR  
CEILING FRAMING PLAN

**S2.0A**

**SECOND FLOOR CEILING FRAMING PLAN - 'A'**

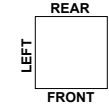
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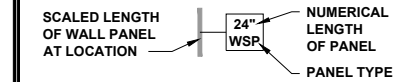


**WALL BRACING REQUIREMENTS**

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- ▶ SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED w/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.

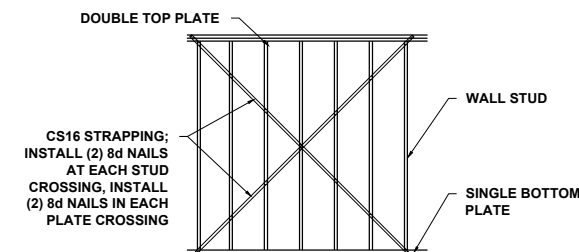


**WALL BRACING NOTE:**

WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

**WALL BRACING: RECTANGLE 1**

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	17.0 FT.	21.0 FT.
LEFT	17.0 FT.	20.0 FT.
REAR	17.0 FT.	18.0 FT.
RIGHT	17.0 FT.	20.0 FT.



**CROSS BRACED LIB  
CS16 STRAPPING METHOD**

SCALE: 1/4" = 1'-0" STRAP ANGLES TO BE NO MORE THAN 60° AND NO LESS THAN 30°

**FIRST FLOOR WALL BRACING PLAN - 'A'**

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



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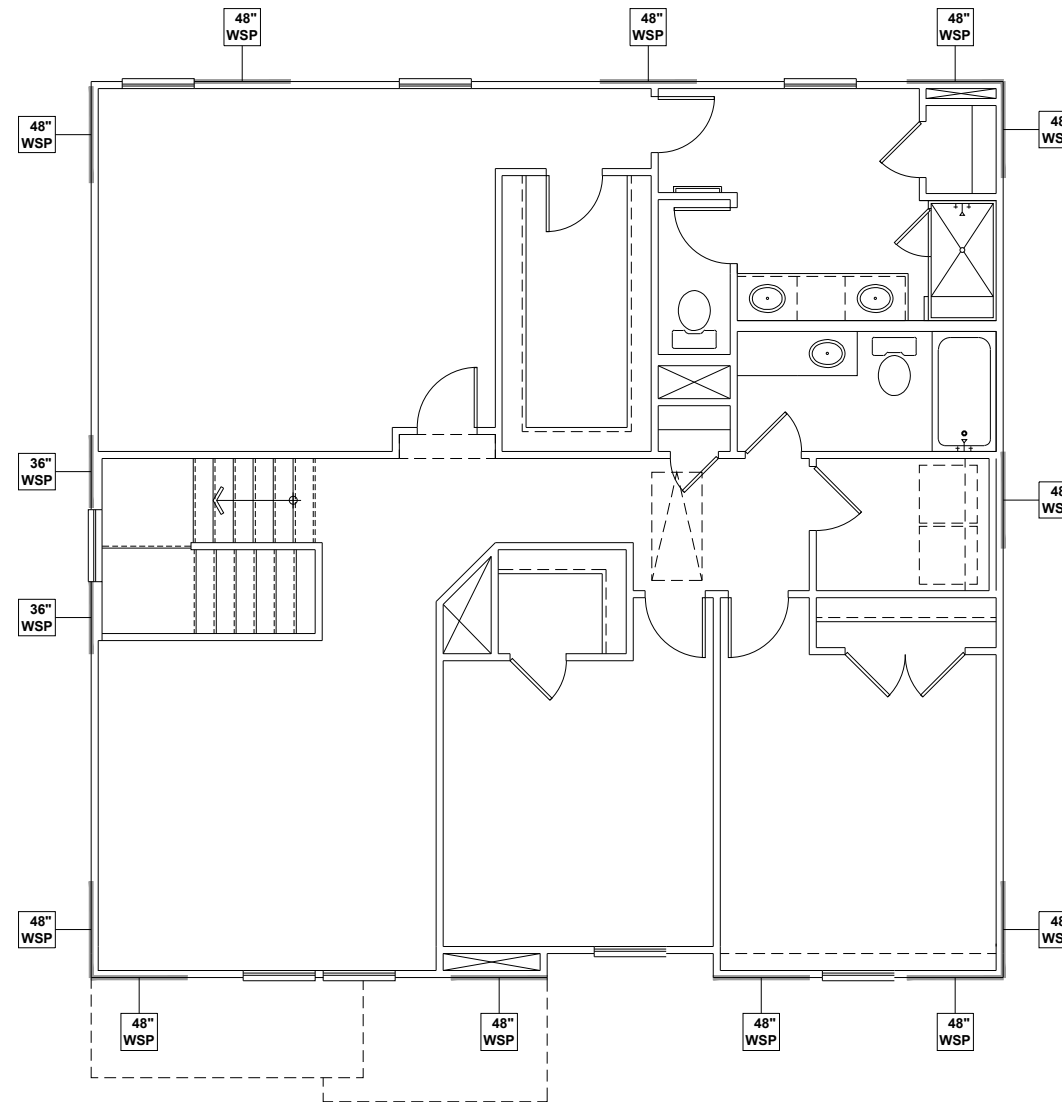
PROJECT NO.: 19901206  
DATE: 6/5/2019

PLAN:  
238.2338

FIRST FLOOR  
WALL BRACING PLAN

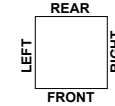
**S4.0A**

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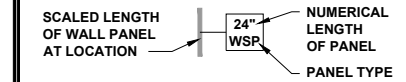


**WALL BRACING REQUIREMENTS**

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- ▶ SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED w/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.



**WALL BRACING NOTE:**

WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

**WALL BRACING: RECTANGLE 1**

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	9.0 FT.	16.0 FT.
LEFT	9.0 FT.	12.0 FT.
REAR	9.0 FT.	12.0 FT.
RIGHT	9.0 FT.	14.0 FT.



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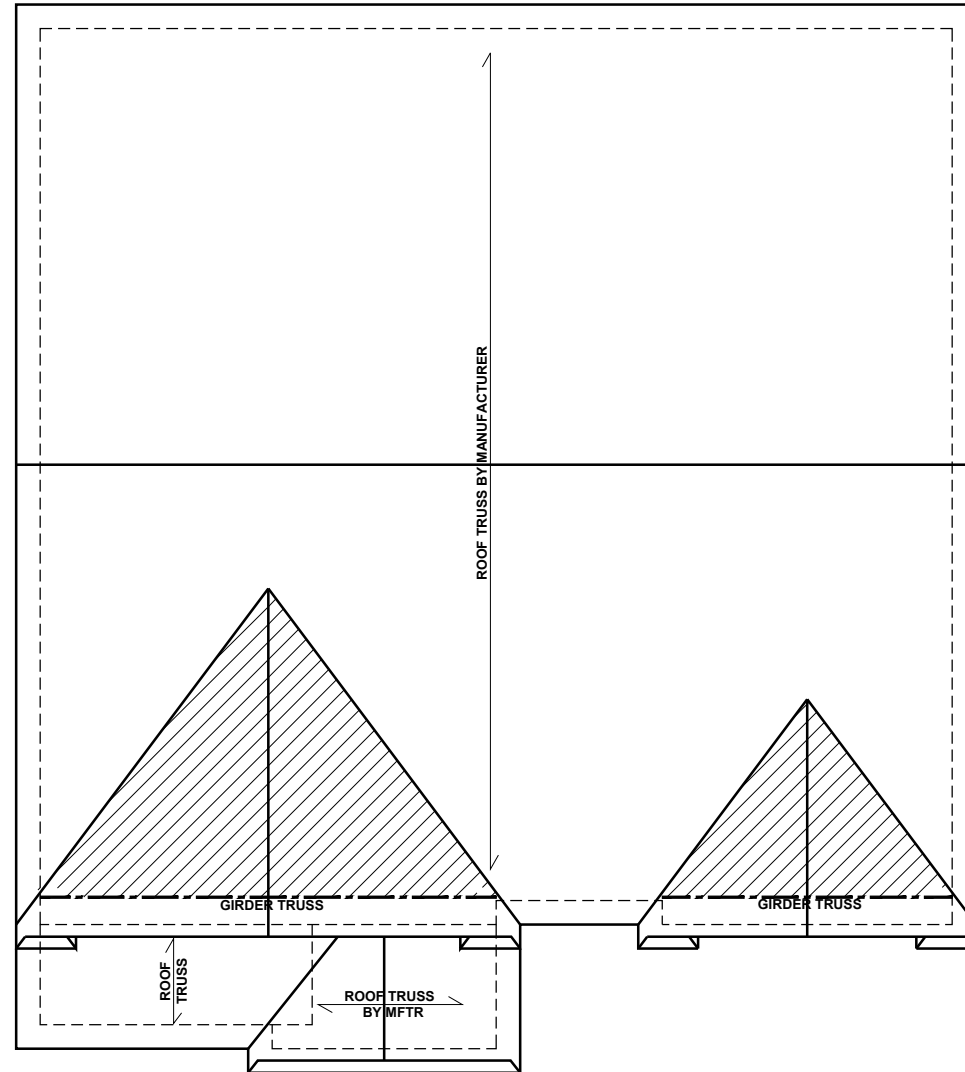
SECOND FLOOR  
WALL BRACING PLAN

**S5.0A**

**SECOND FLOOR WALL BRACING PLAN - 'A'**

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

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# ROOF FRAMING PLAN - 'A'

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

**BEAM & POINT LOAD LEGEND**

	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- TRUSSED ROOF - STRUCTURAL NOTES**
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  - DENOTES OVER-FRAMED AREA
  - MINIMUM 7/16" OSB ROOF SHEATHING
  - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  - MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
  - PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
  - UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

**ATTIC VENTILATION**

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

1662 SQUARE FEET OF TOTAL ATTIC / 150 =  
11.08 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

**TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING**

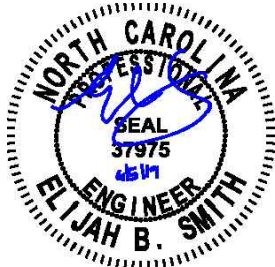
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

<b>ROOF PLAN UP TO 28'</b>	<b>CONNECTOR</b> NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
<b>OVER 28'</b>	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM  OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE



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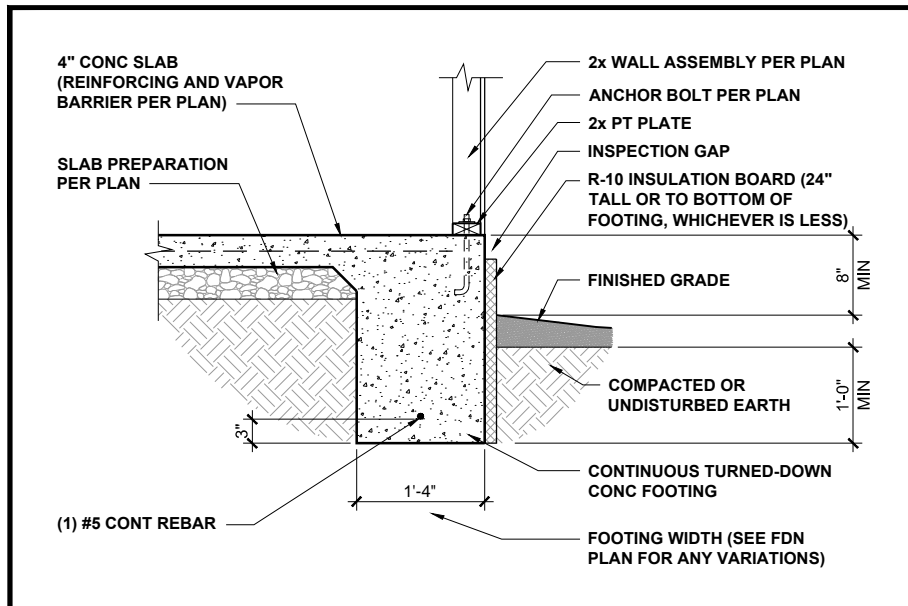
PROJECT NO.: 19901206  
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238.2338

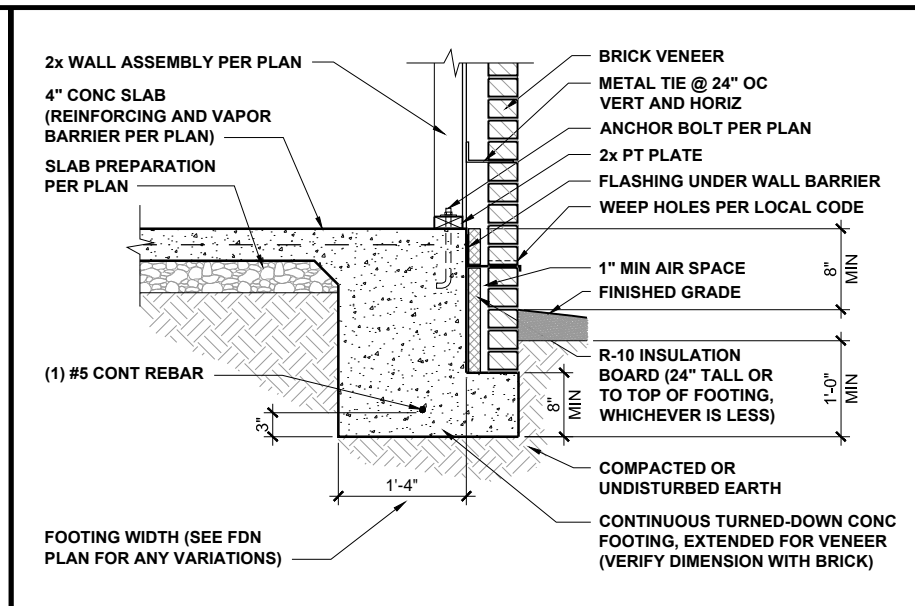
ROOF FRAMING PLAN

**S7.0A**

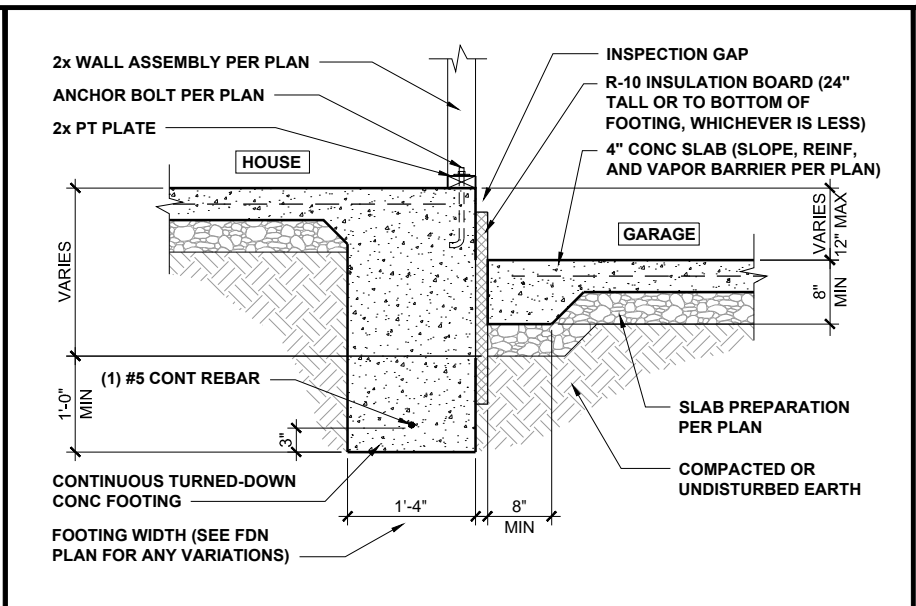
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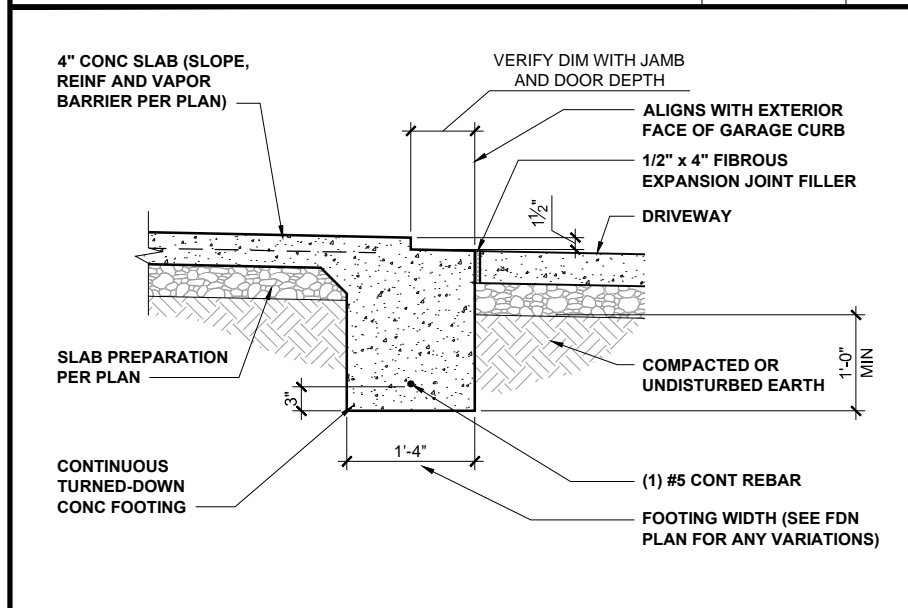
**TURNED-DOWN CONC SLAB FOOTING** 1/2" = 1'-0" **1**



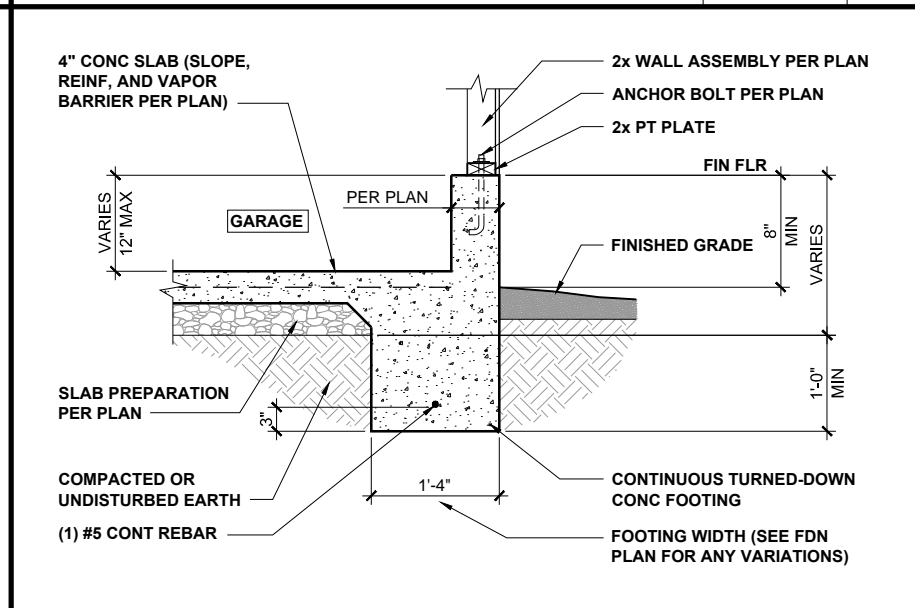
**TURNED-DOWN FOOTING w/ BRICK** 1/2" = 1'-0" **2**



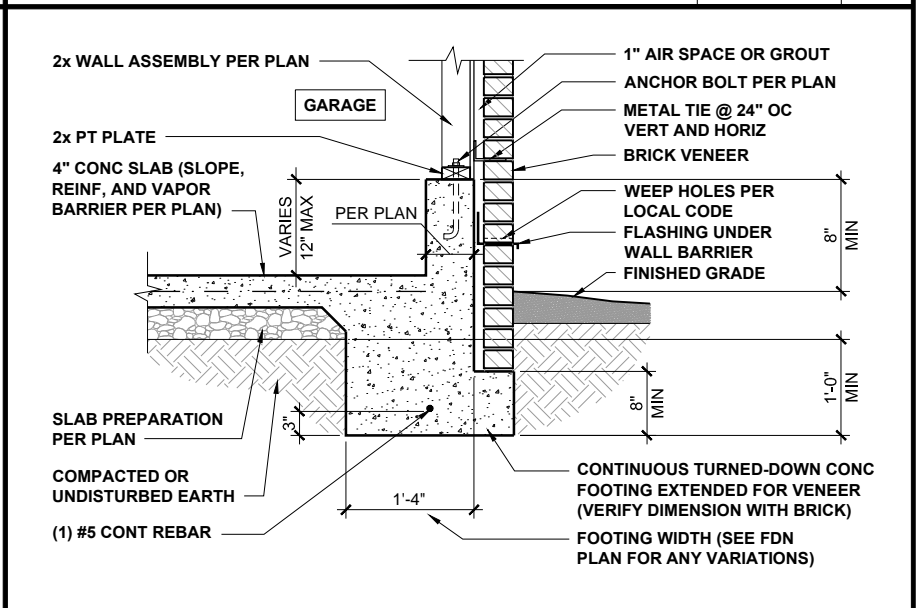
**HOUSE / GARAGE FOOTING** 1/2" = 1'-0" **3**



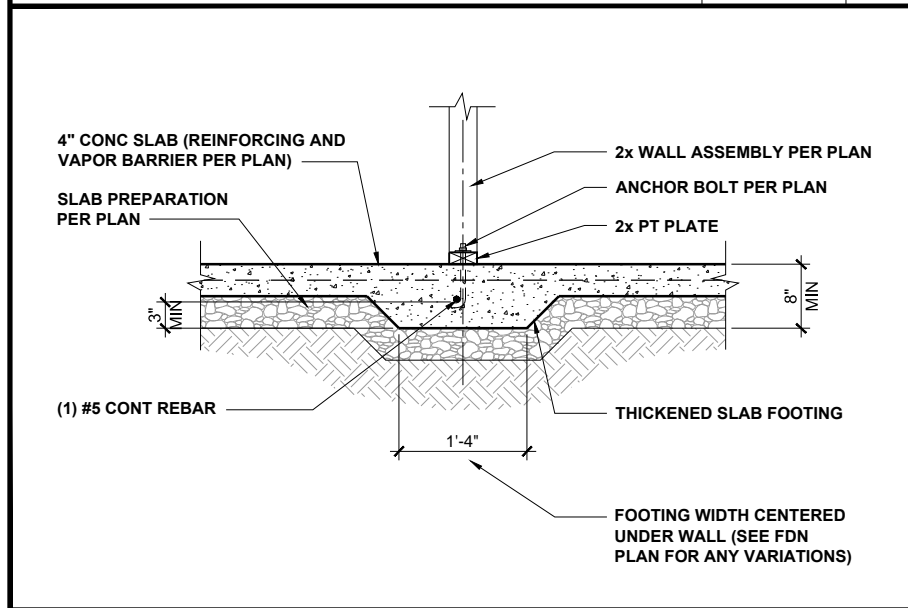
**GARAGE DOORWAY FOOTING** 1/2" = 1'-0" **4**



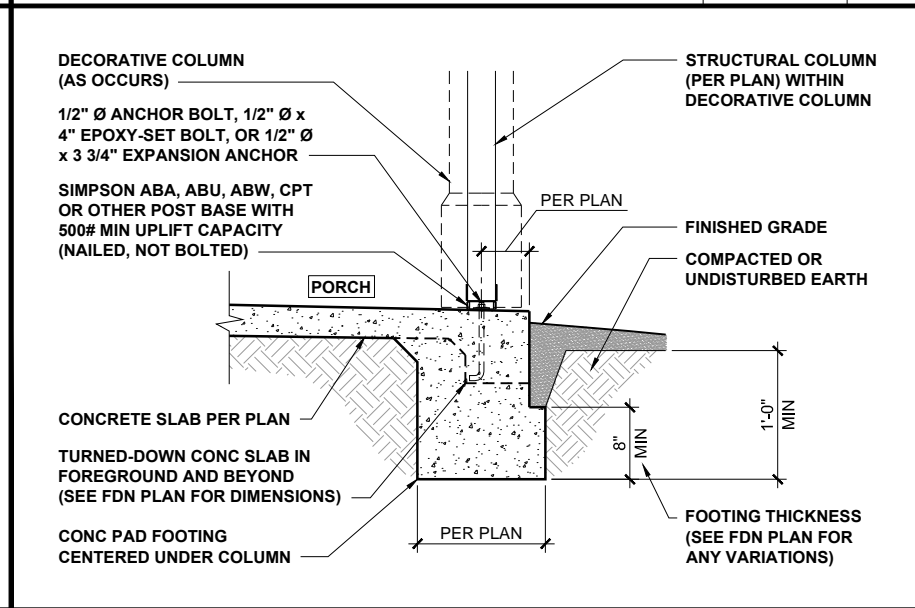
**GARAGE FOUNDATION** 1/2" = 1'-0" **5**



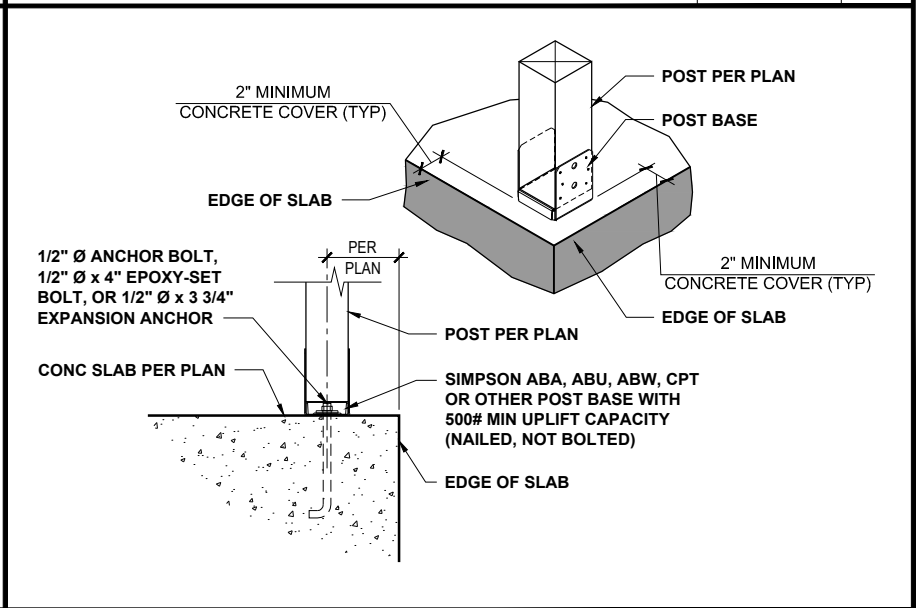
**GARAGE FOUNDATION WITH BRICK** 1/2" = 1'-0" **6**



**INTERIOR FOOTING** 1/2" = 1'-0" **7**



**PORCH COLUMN FOUNDATION** 1/2" = 1'-0" **8**



**PORCH COLUMN** 3/4" = 1'-0" **9**



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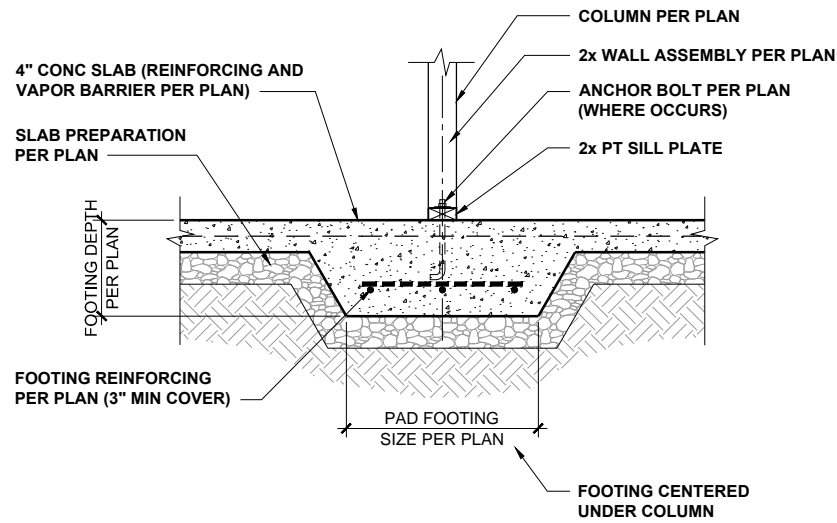
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**238.2338**

TURNED-DOWN SLAB  
FOUNDATION DETAILS

**D1.0**

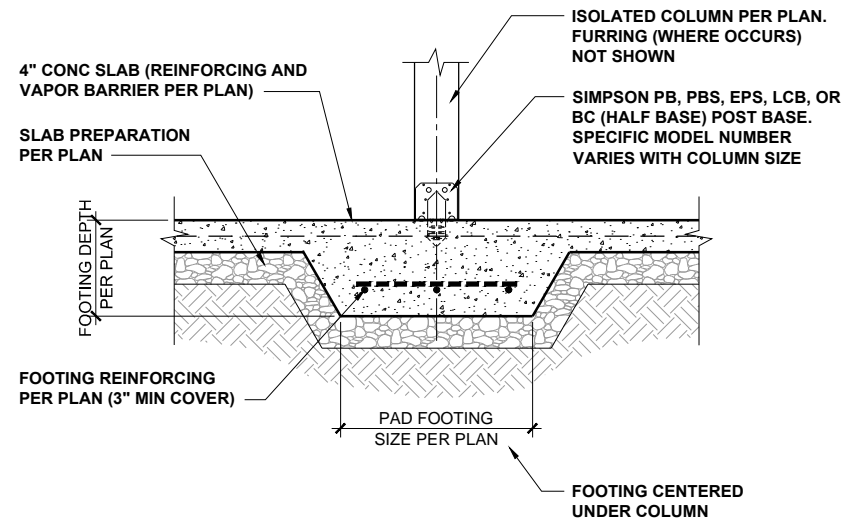
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**INT POINT-LOAD FOOTING SECTION**

1/2" = 1'-0"

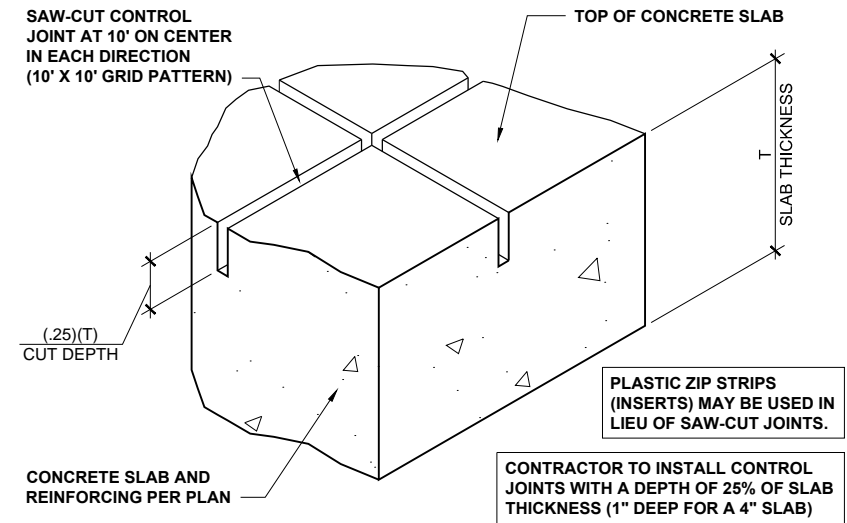
**1**



**ISOLATED COLUMN FOOTING**

1/2" = 1'-0"

**2**



**CONCRETE SLAB CONTROL JOINTS**

3" = 1'-0"

**3**



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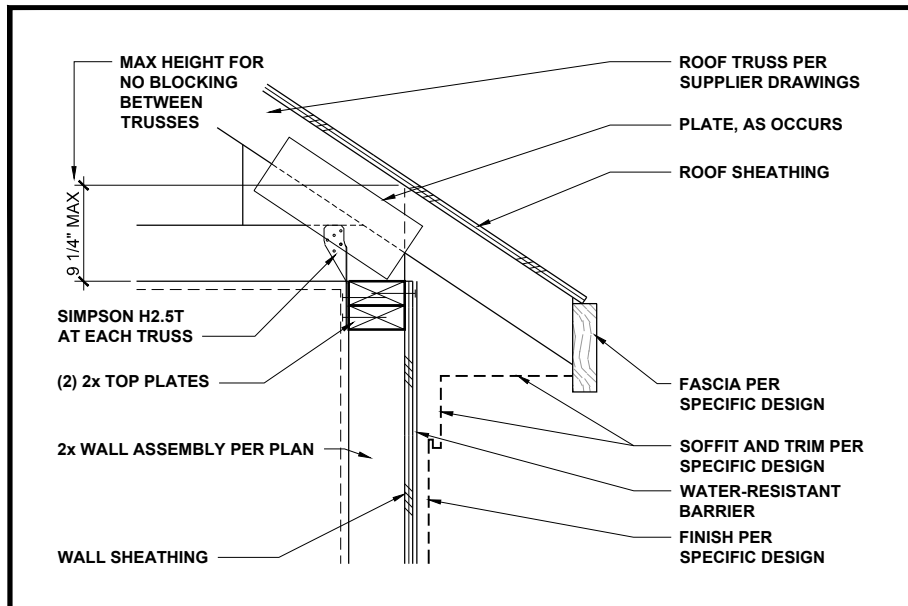
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PLAN:  
**238.2338**

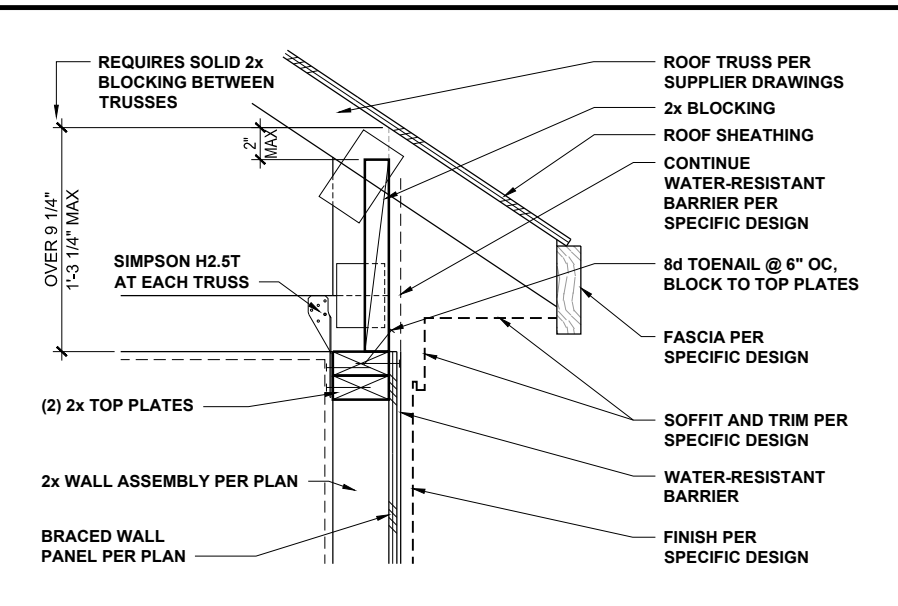
TURNED-DOWN SLAB  
FOUNDATION DETAILS

**D2.0**

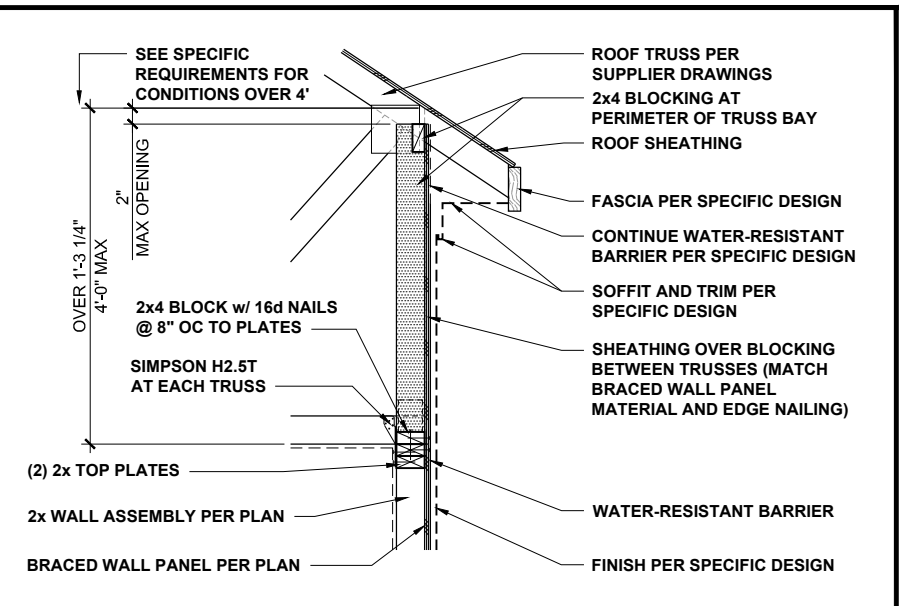
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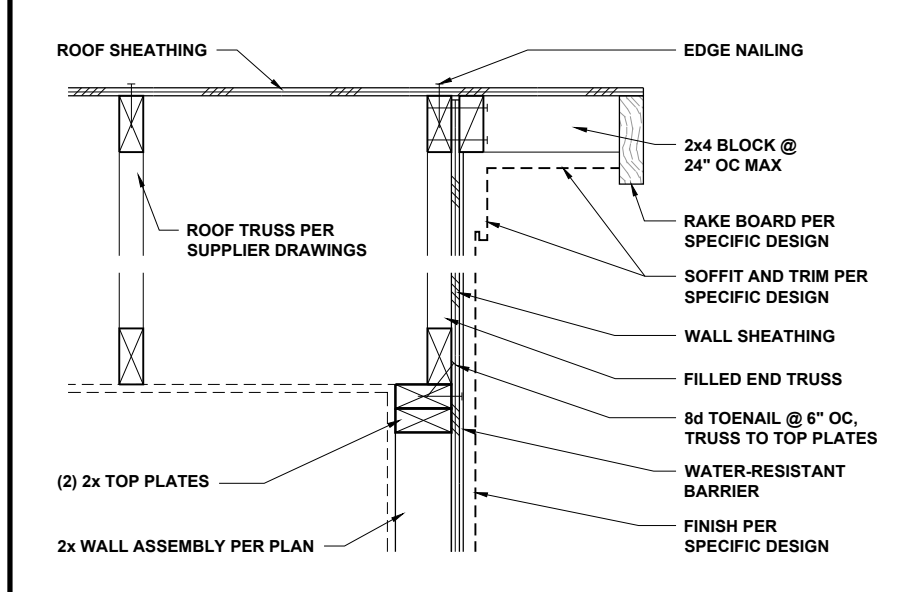
**LOW-HEEL TRUSS AT WALL** 1" = 1'-0" **1**



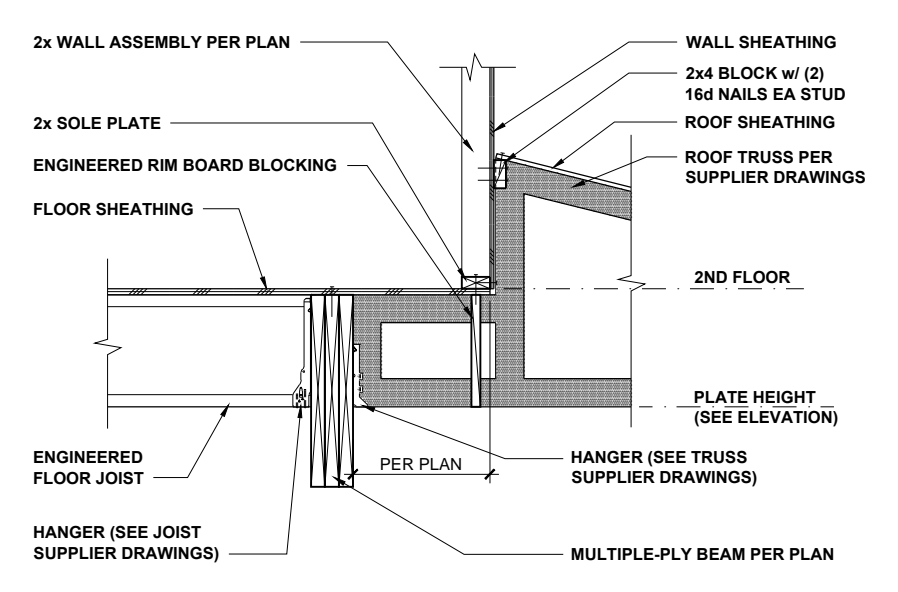
**TYPICAL TRUSS AT BRACED WALL** 1" = 1'-0" **2**



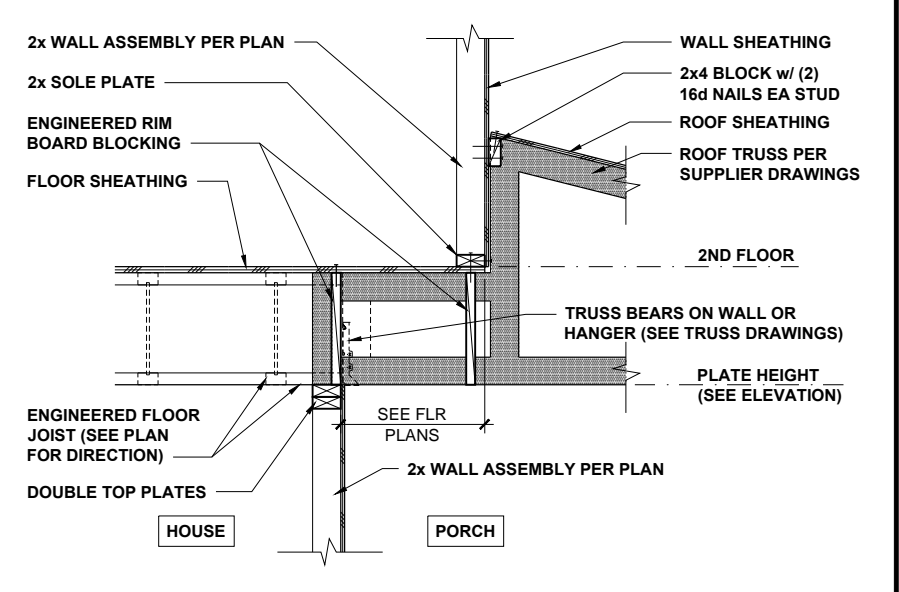
**HIGH-HEEL TRUSS AT BRACED WALL** 1/2" = 1'-0" **3**



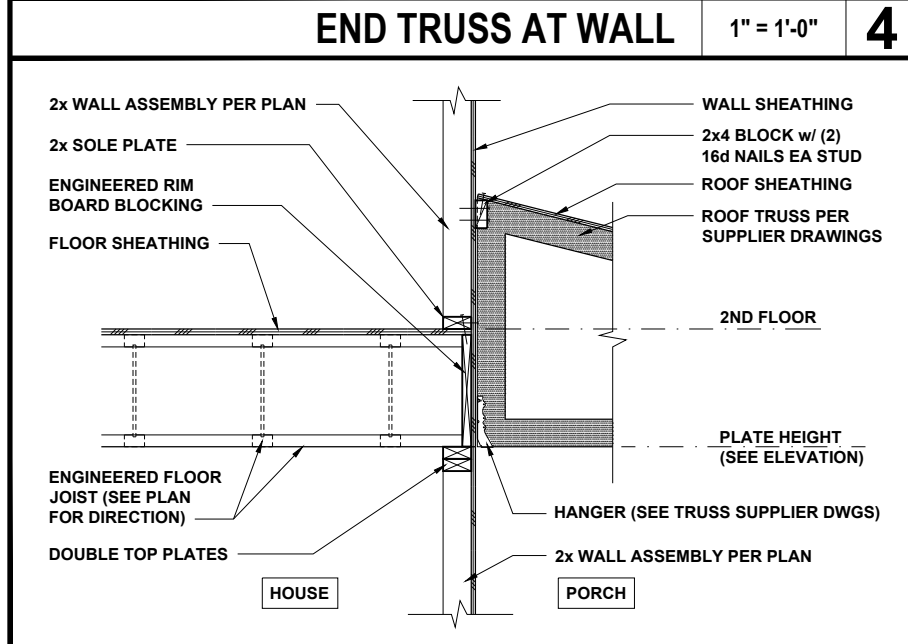
**END TRUSS AT WALL** 1" = 1'-0" **4**



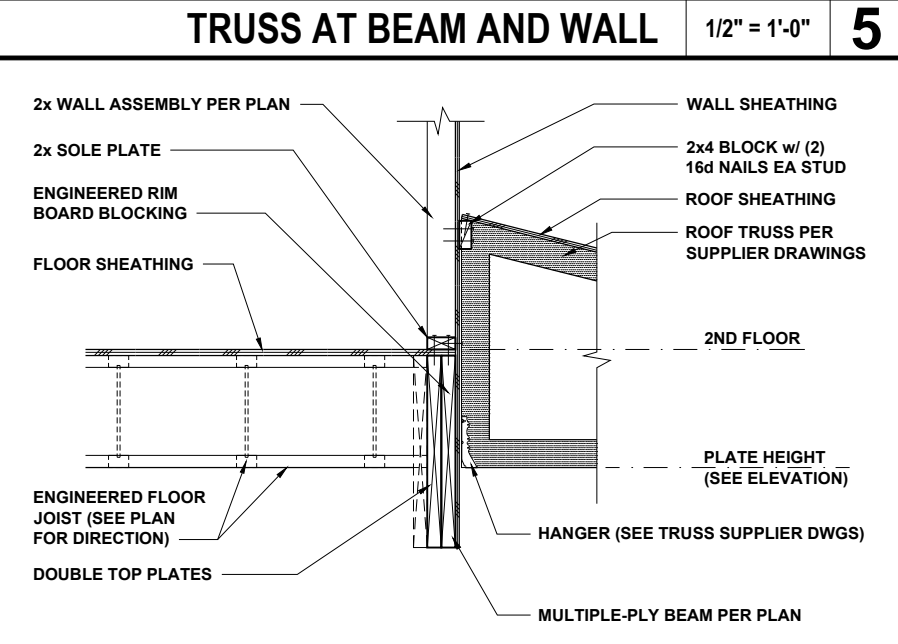
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **5**



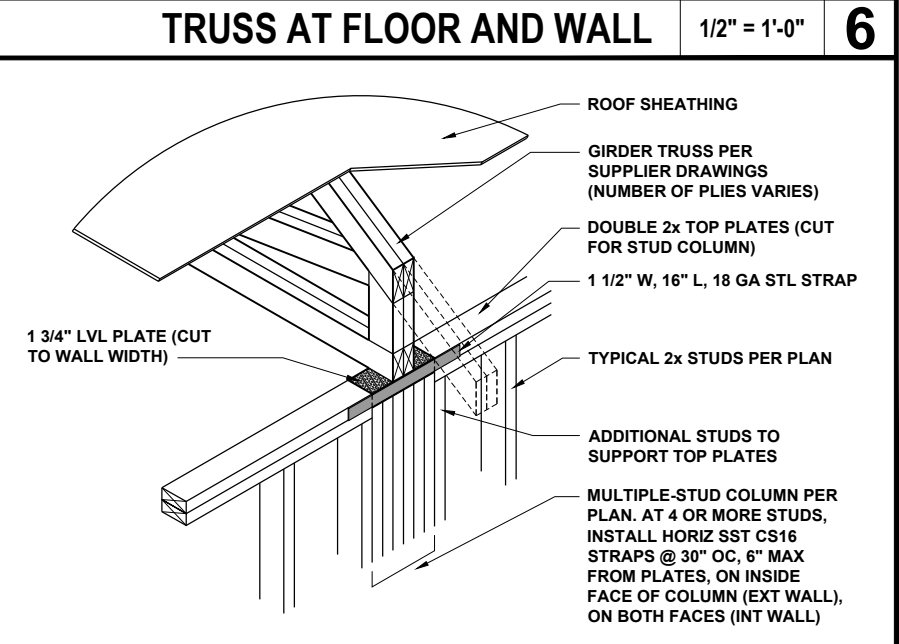
**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **6**



**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **7**



**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **8**



**GIRDER TRUSS AT WALL** 1/2" = 1'-0" **9**



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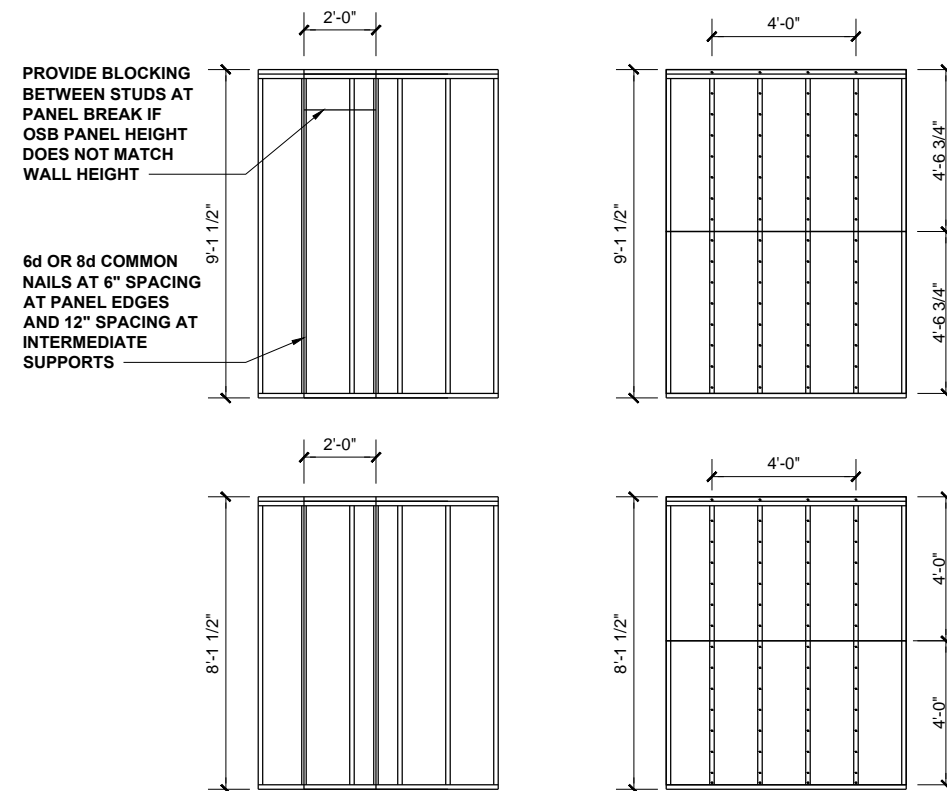
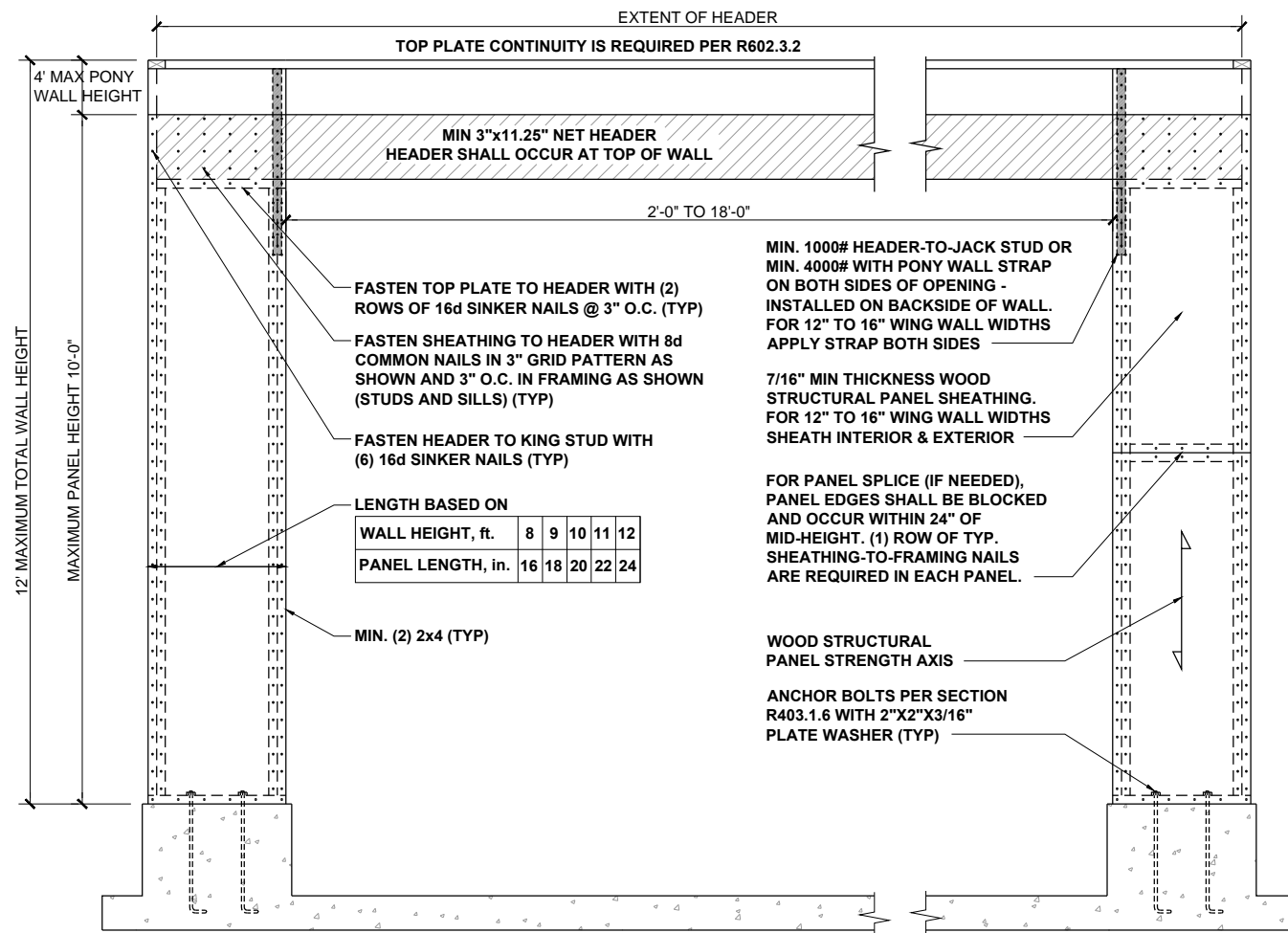
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**238.2338**

ROOF TRUSS  
FRAMING DETAILS  
**D4.0**

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**CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)**

BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

**GB - GYPSUM BOARD**

BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

**HIGH-SPEED WIND ZONES**

FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 OR STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC 600).

**METHOD PF: PORTAL FRAME PANEL CONSTRUCTION**

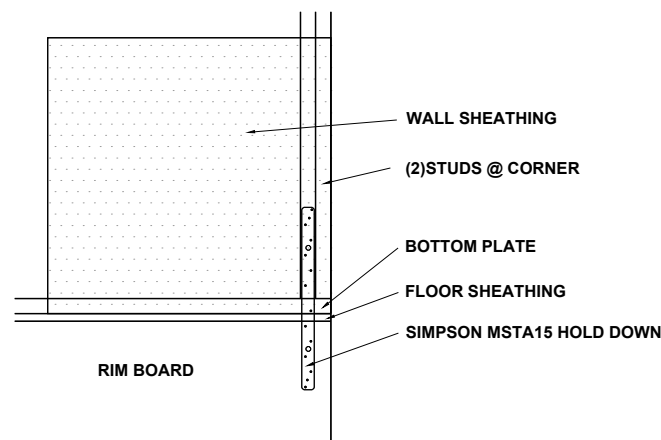
3/8" = 1'-0"

**1**

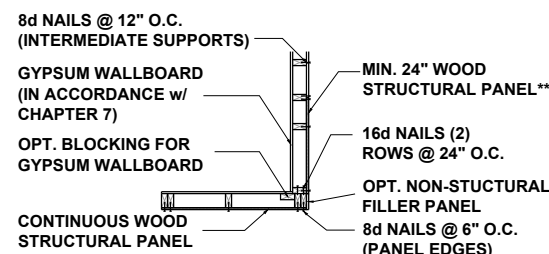
**BRACING METHODS**

3/16" = 1'-0"

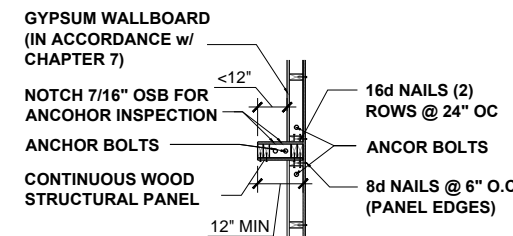
**2**



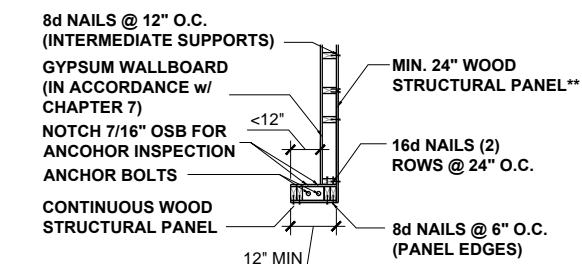
SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.



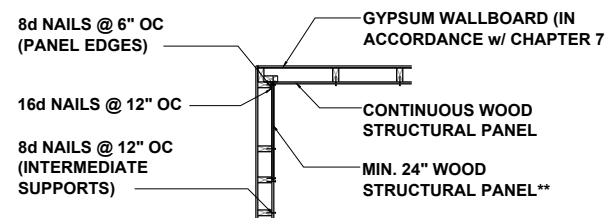
**A) GARAGE DOOR CORNER**



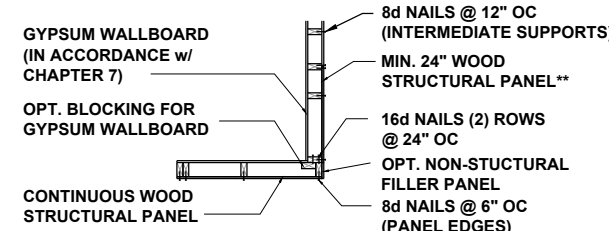
**B) GARAGE T-WALL PORTAL FRAMING 16"-12"**



**C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"**



**D) ALT. INSIDE CORNER DETAIL**



**E) ALT. OUTSIDE CORNER DETAIL**

\*\* IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

**BRACED WALL HOLD-DOWN**

NTS

**3**

**CORNER FRAMING FOR CONTINUOUS SHEATHING**

1/4" = 1'-0"

**4**



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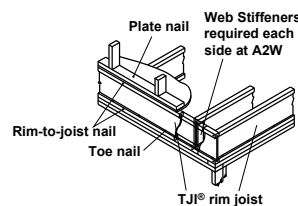
PLAN:  
**238.2338**

WALL BRACING DETAILS

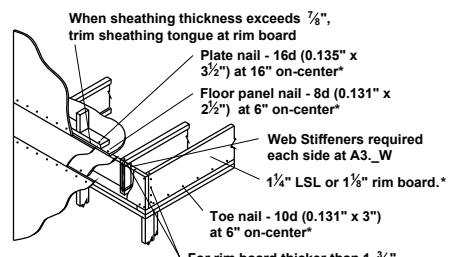
**D8.0**

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# JOIST DETAILS



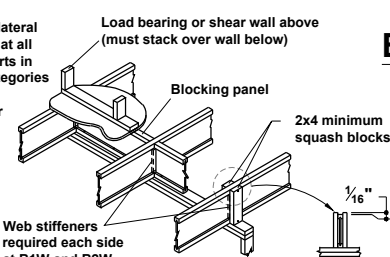
**A2 A2W** Must have 1 3/4" minimum joist bearing at ends. Attach rim joist per A3 detail.



**A3 A3W** When sheathing thickness exceeds 3/8", trim sheathing tongue at rim board. Plate nail - 16d (0.135" x 3 1/2") at 16" on-center. Floor panel nail - 8d (0.131" x 2 1/2") at 6" on-center. Web stiffeners required each side at A3\_W. 1 1/4" LSL or 1 1/8" rim board.\*

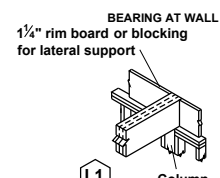
IRC 502-7 requires lateral restraint (blocking) at all intermediate supports in Seismic Design Categories D0, D1, and D2 to strengthen the floor diaphragm.

**B1 B1W**

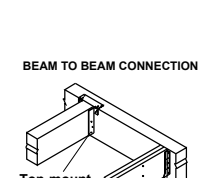


**B2 B2W** Blocking panels may be required with shear walls above or below - see detail B1

# BEAM and COLUMN DETAILS

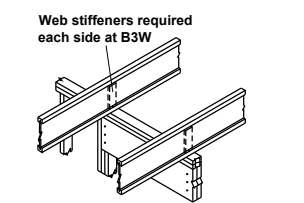


**L1**



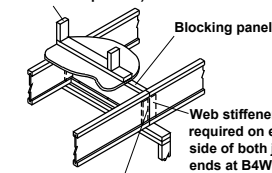
**L3**

## INTERMEDIATE BEARING NO LOAD BEARING WALL ABOVE

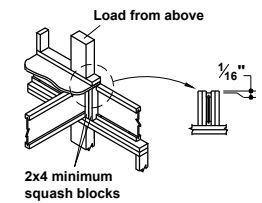


**B3 B3W** Blocking panels may be required with shear walls above or below (See detail B1)

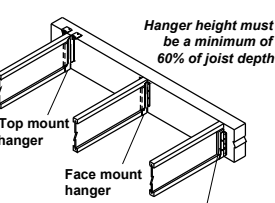
Load bearing or shear wall above (must stack over wall below when present)



**B4 B4W** End of joists at centerline of support

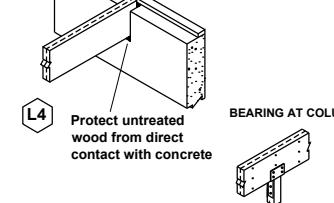


**CS** Use 2x4 minimum squash blocks to transfer load around joist



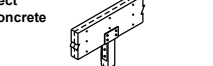
**H1** Web stiffeners required if sides of hanger do not laterally support at least 3/8" of joist top flange

## BEARING AT CONCRETE WALL



**L4** Protect untreated wood from direct contact with concrete

## BEARING AT COLUMN



**L5** Verify column capacity and beam bearing length.

## FASTENING OF FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

\* SEE I-JOIST EQUIVALENCY CHART

Nail Size	I-JOIST *		Rim Board	1 1/2"	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1 1/4" LSL	LSL or wider		
8d (0.131" x 2 1/2")	4"	3"	4"	3"	3"	3"
10d (0.148" x 3"), 12d (0.148" x 3 1/4")	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	6" (2)	6" (2)	8"	6"

(1) One row of fasteners permitted (two at abutting panel edges) for diaphragms. Stagger nails when using 4" on-center spacing and maintain 3/8" joist and panel edge distance. For other applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.

(2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1 3/8" (to avoid splitting).

Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.

Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.

Nailing rows must be offset at least 1/2" and staggered.

14 ga. staples may be substituted for 8d (0.113" x 2 1/2") nails if minimum penetration of 1" into the joist or rim board is achieved.

Maximum spacing of nails is 18" on-center for joists.

## FILLER and BACKER BLOCK SIZES

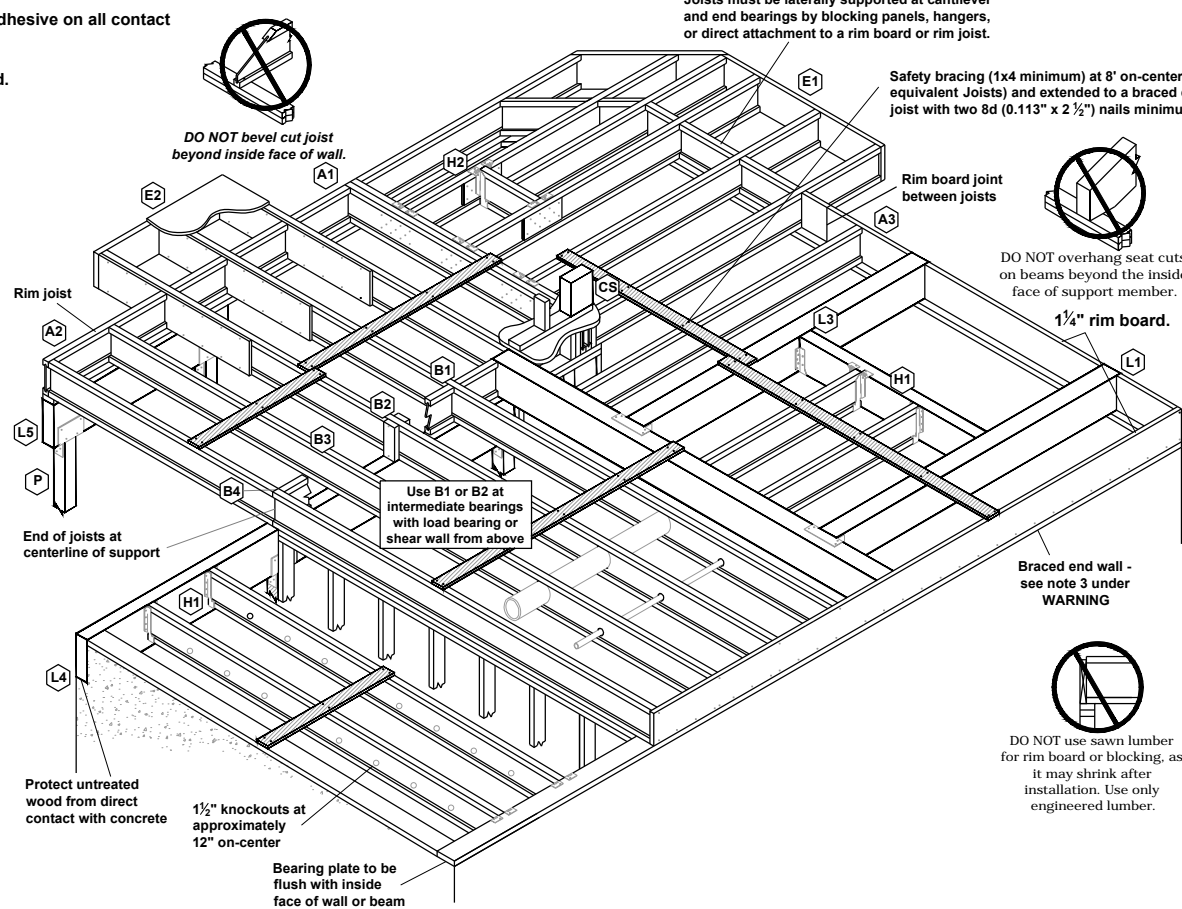
\* SEE I-JOIST EQUIVALENCY CHART

I-Joists	110 EQ. *		210 EQ. *		230 or 360 EQ. *			560 EQ. *		
	9 1/2" or 11 7/8"	14"	9 1/2" or 11 7/8"	14" or 16"	9 1/2" or 11 7/8"	14" or 16"	18" or 20"	11 7/8"	14" or 16"	18" or 20"
Depth										
Filler Block (Detail H2)	2x6	2x8	2x6 + 3/8" sheathing	2x8 + 3/8" sheathing	2x6 + 1/2" sheathing	2x8 + 1/2" sheathing	2x12 + 1/2" sheathing	Two 2x6	Two 2x8	Two 2x12
Cantilever Filler (Detail E4)	2x6	2x10	2x6 + 1/2" sheathing	2x10 + 1/2" sheathing	2x6 + 1/2" sheathing	2x10 + 1/2" sheathing	Not applicable	Not applicable		
Backer Block (Detail F1 or H2)	5/8" or 3/4"		3/4" or 7/8"		1" Net			2x6	2x8	2x12

(1) If necessary, increase filler and backer block height for face mount hangers and maintain 1/8" gap at top of joist; see detail W. Filler and backer block lengths should accommodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).

Joists must be laterally supported at cantilever and end bearings by blocking panels, hangers, or direct attachment to a rim board or rim joist.

Safety bracing (1x4 minimum) at 8' on-center (6' on-center for 110 or equivalent Joists) and extended to a braced end wall. Fasten at each joist with two 8d (0.113" x 2 1/2") nails minimum (see WARNING).



DO NOT bevel cut joist beyond inside face of wall.

DO NOT overhang seat cuts on beams beyond the inside face of support member.

DO NOT use sawn lumber for rim board or blocking, as it may shrink after installation. Use only engineered lumber.

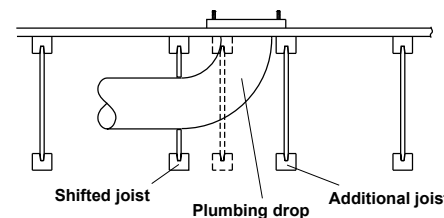
# INSTALLATION TIPS

Subfloor adhesive will improve floor performance, but may not be required.

Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.

When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.

Additional joist at plumbing drop (see detail).

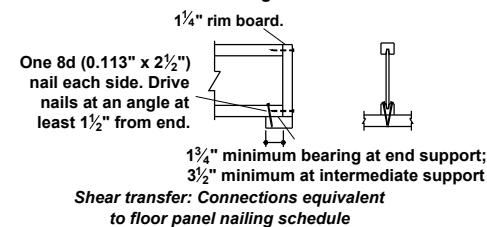


## \* I-JOIST EQUIVALENCY CHART

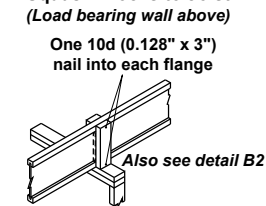
Depth	EQUIVALENT IN SPAN AND SPACING		
	Mfrt & Series	Mfrt & Series	Mfrt & Series
9 1/4"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
11 7/8"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
14"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
16"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20

## JOIST NAILING REQUIREMENTS at BEARING

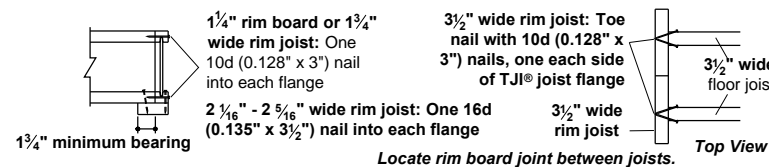
### Joist to Bearing Plate



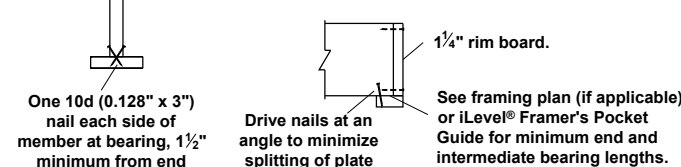
### Squash Blocks to Joist (Load bearing wall above)



### Rim to Joist



### BEAM ATTACHMENT at BEARING



KB HOME  
NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.  
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P-0961



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INFO@JDSDESIGNONLINE.COM  
WWW.JDSDESIGNONLINE.COM

PROJECT NO.: 19901206  
DATE: 6/5/2019

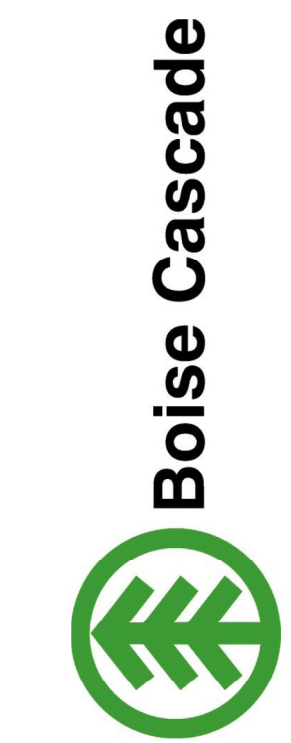
PLAN:  
238.2338

ENGINEERED JOIST  
DETAILS

**D9.0**

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KB Homes  
2338  
Lot 30 Mason Pointe



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2338  
Lot 30 Mason Pointe  
84 Lumber EWP

BC FRAMER II

Plan Date: 07242018

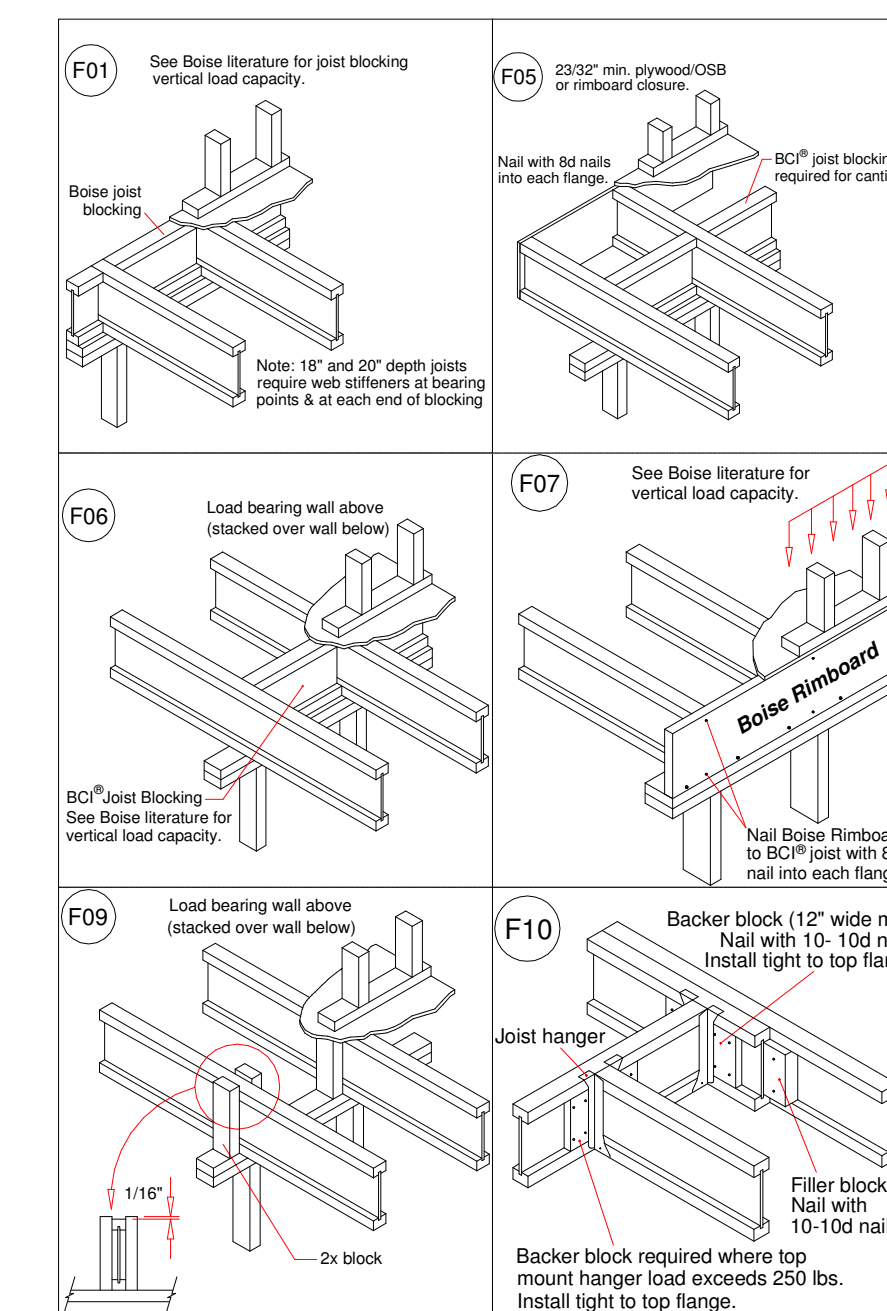
Struc Date: 08032018

By: KOG

Sheet: 2/4

Products				
PlotID	Net Qty	Product	Length	Plies
1	4	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	6' 0"	2
2	4	14" BCI® 5000s-1.8	38' 0"	1
3	4	14" BCI® 5000s-1.8	38' 0"	2
4	2	14" BCI® 5000s-1.8	28' 0"	1
5	2	14" BCI® 5000s-1.8	28' 0"	2
6	2	14" BCI® 5000s-1.8	26' 0"	1
7	4	14" BCI® 5000s-1.8	21' 0"	2
8	1	14" BCI® 5000s-1.8	19' 0"	1
9	2	14" BCI® 5000s-1.8	19' 0"	2
10	24	14" BCI® 5000s-1.8	16' 0"	1
11	2	14" BCI® 5000s-1.8	8' 0"	1
12	7	14" BCI® 5000s-1.8	5' 0"	1
13	2	1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP	8' 0"	2
14	3	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	22' 0"	3
15	11	1" x 14" BC RIM BOARD OSB	12' 0"	1
Bk1	28	14" BCI® 5000s-1.8	2' 0"	1

Connector Summary			
PlotID	Qty	Manuf	Product
H1	1	Simpson	HHUS410
H2	1	Simpson	HU4.12/11
H3	13	Simpson	IUS 2.06/14



Squash Blocks Required Under The Ends Of All LVL And Point Loads For Load Transfer - See Details

ALL DIMENSIONS AND CONDITIONS TO BE REVIEWED AND APPROVED BY BOTH THE CONTRACTOR AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION

Second Floor Layout



All I-Joist and Versa-Lam Beams Must be Installed per The Boise Cascade Installation Guide!

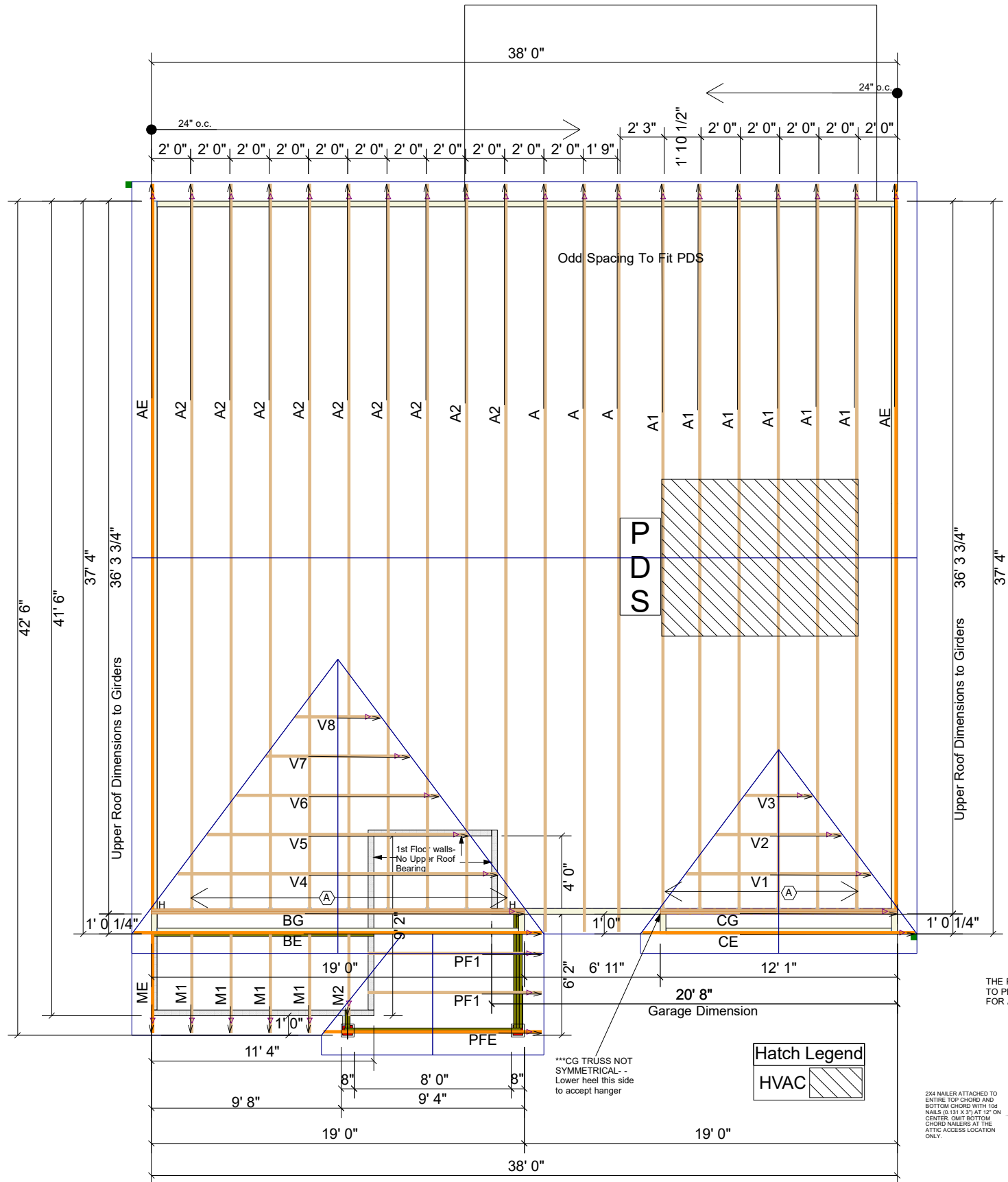
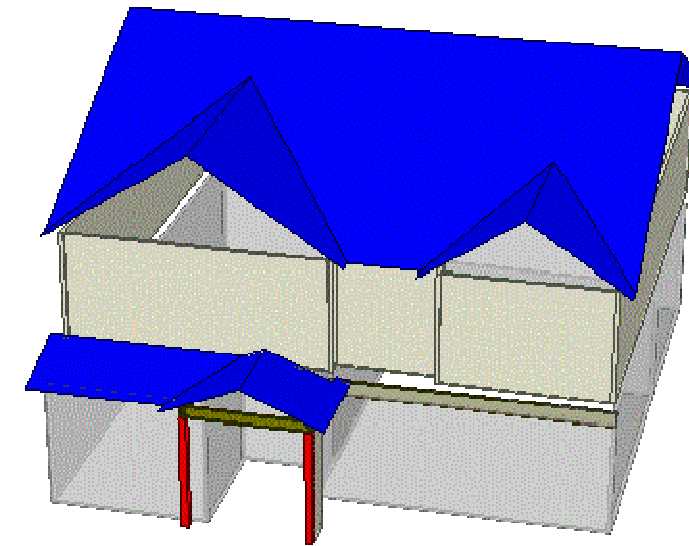
Start Framing Here @ 19.2" OC

Start Framing Here @ 19.2" OC

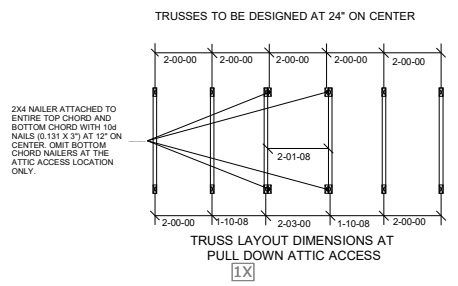
THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE  
 200 EMMETT ROAD  
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THE PURPOSE OF THIS DETAIL IS TO ILLUSTRATE HOW TO PROPERLY SPACE 24" O.C. ROOF TRUSSES TO ALLOW FOR A 25 1/2" OPENING FOR PULL DOWN ATTIC ACCESS



Truss Connector List			
	Product		Qty
A	Simpson	HUS26	15
H	Simpson	HTS20	2
	Simpson	H2.5A As info Only	50

PROJECT: **Lot 30 @ Mason Pointe**

CUSTOMER: **KB HOME**

MODEL: **Plan 238.2338 "A"**

SCALE: **NOT TO SCALE**

DRAWN BY: **MWM**

PRINT DATE: **Approved**

P.O. NUMBER: **PO #**

ORDER: **21051A**

SHIP DATE: **2019**

REV: **06-05-19**

TOP LIVE: 20 PSF

TOP DEAD: 10 PSF

BOTM DEAD: 10 PSF

WIND SPD: 130 MPH

**GENERAL NOTES:**

DO NOT CUT OR MODIFY TRUSSES.

TRUSSES ARE SPACED 24" ON CENTER UNLESS NOTED OTHERWISE.

REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.

PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLACEMENT PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.