



NORTH CAROLINA 50' SERIES PLAN 243.2939

LOT 46 MASON POINTE - ELEVATION D

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PLAN #243.2939

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NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 08/17/18
PROJECT No.: 1350999:57
DIVISION MGR.: D.S.
REVISIONS: 03/15/19

2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD
DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD

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
N.C.-G. 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.

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	03/15/19	T.S., 6N1, 6N2, 6N3, 3.A1, 3.B2, 3.C1, 3.C2, 3.D2, 5.1 - 5.3, 8.1 - 8.3, 9.1	NC19015NCP
2	03/15/19	T.S., 1.4, 1.5, 4.1, 5.3, 5.4	NC19022NCP

FOR INTERNAL USE ONLY	
REVISION BY:	DATE:
1	
2	
3	
4	
5	
6	

PLAN:
243.2939
SHEET:
TS

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

ABBREVIATIONS

ABV.	ABOVE	G.F.I.	GROUND-FAULT	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	CIRCUIT	CIRCUIT	S & P	SHELF AND POLE
ADJ.	ADJUSTABLE	6.I.	GALVANIZED IRON	S.C.	SOLID CORE
ALT	ALTERNATE	6.L.	GLASS	S.D.	SMOKE DETECTOR
AMP.	AMPERAGE	GYP. BD.	GYP. BOARD	SEC.	SECTION
BD.	BOARD	H.C.	HOLLOW CORE	S.H.	SINGLE HUNG
CL.	CENTER LINE	HDR.	HEADER	SHT.	SHEET
CAB.	CABINET	HST. / HT.	HEIGHT	SHTHS.	SHEATHING
CLS.	CEILINGS	H.H.	HEADER HEIGHT	SHWR.	SHOWER
CLR.	CLEAR	H.Z.	HORIZONTAL	SIM.	SIMILAR
CONC.	CONCRETE	HS	HORIZONTAL SLIDER	SL.	SLIDING
CPT.	CARPET	I.L.O.	IN LIEU OF	SL. GL.	SLIDING GLASS
C.T.	CERAMIC TILE	INSUL.	INSULATION	STD.	STANDARD
D.	DRYER	INT.	INTERIOR	S.V.	SHEET VINYL
DBL.	DOUBLE	LAM.	LAMINATED	TEMP.	TEMPERED GLASS
D.S.	DUAL GLAZED	LAV.	LAVATORY	THK.	THICK
DIA.	DIAMETER	LUM.	LUMINOUS	T.O.C.	TOP OF CURB
DIM.	DIMENSION	M.C.	MEDICINE CABINET	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	MFR.	MANUFACTURER	T.O.S.	TOP OF SLAB
D.L.	DIVIDED LIGHT	MIN.	MINIMUM	TYP.	TYPICAL
DP.	DEEP	MTD.	MOUNTED	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	MTL.	METAL	V.P.	VAPOR PROOF
D.S.	DOWNSPOUT	N.I.C.	NOT IN CONTRACT	V.P.	VAPOR PROOF
DTL.	DETAIL	N.T.S.	NOT TO SCALE	W.	WASHER
D.W.	DISHWASHER	O/	OVER	W/	WITH
EA.	EACH	O.C.	ON CENTER	W.D.	WOOD
ELEV.	ELEVATION	OPT.	OPTIONAL	W.D.W.	WINDOW
EQ.	EQUAL	O.S.A.	OUTSIDE AIR	W/H	WATER HEATER
EXH.	EXHAUST	PL.	PROPERTY LINE	W.I.	WROUGHT IRON
EXT.	EXTERIOR	P.B.	PUSH BUTTON	W.P.	WEATHER PROOF
FAU	FORCED AIR UNIT	PH.	PHONE		
F.G./FX.	FIXED GLASS	PLT.	PLATE		
F.G.	FUEL GAS	PLYMD.	PLYWOOD		
FIN.	FINISH	PR.	PAIR		
FLR.	FLOOR	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		
FLR. LINE	FLOOR LINE	R.	RISER		
FLUOR.	FLUORESCENT	RAD.	RADIUS		
FR. DR.	FRENCH DOOR	R.A.S.	RETURN AIR GRILL		
F.M.C.	FLOOR MATERIAL CHANGE	REF.	REFRIGERATOR		
FTS.	FOOTING	RE/S	RE-SAWN		
GA.	GAUGE	REV.	REVERSE		
GAR. DISP.	GARBAGE DISPOSAL	RM.	ROOM		

ARCH. SYMBOLS

- BUILDING SECTION**
SECTION INDICATOR
SHEET NUMBER
- DETAIL REFERENCE**
DETAIL NUMBER
SHEET NUMBER
- KEYNOTE REFERENCE**
REFERENCE NUMBER
- OFFSET REFERENCE**
DIFFERENTIAL IN FLOOR LEVEL OR FINISH SURFACE
- REVISION REFERENCE**
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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TRUSS DESIGN
BUILDERS FIRST SOURCE

SQUARE FOOTAGE

PLAN 243.2939		
FIRST FLOOR AREA	1774	SQ. FT.
SECOND FLOOR AREA	1160	SQ. FT.
TOTAL AREA	2939	SQ. FT.
CRAWL GAR. AREA	437	SQ. FT.
PORCH AREA(S)		
ELEVATION 'A'	42	SQ. FT.
ELEVATION 'B'	71	SQ. FT.
ELEVATION 'C'	86	SQ. FT.
ELEVATION 'D'	120	SQ. FT.
DECK AREA(S)		
OPEN 12'x12'	144	SQ. FT.
OPEN 12'x26'	334	SQ. FT.
SCREENED-IN 12'x12'-8"	152	SQ. FT.
SCREENED-IN 12'x26'	334	SQ. FT.
SUNROOM AREA(S)		
12'x12'-8"	152	SQ. FT.

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MECHANICAL & PLUMBING

H.V.A.C.

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH THE NORTH CAROLINA RESIDENTIAL AND MECHANICAL CODE. INSTALLATIONS OF MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS NOT ADDRESSED BY THIS CODE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE NORTH CAROLINA RESIDENTIAL AND 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. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEG. F (13 C) OR UP TO 65 DEG. F (21 C).
- ALL DUCTWORK SHALL CONFORM TO THE REQUIREMENTS OF THE N.C.-R
- COMBUSTION AIR SHALL BE PROVIDED FOR FORCED AIR UNITS IN ACCORDANCE WITH N.C.-R
- 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.
- CRANVL SPACE SUPPORTS. IN A CRANVL 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, THE WATER HEATER SHALL BE SUPPORTED NOT LESS THAN 2 INCHES ABOVE GRADE.
- DRAINAGE. BELOW-GRADE INSTALLATIONS SHALL BE PROVIDED WITH A NATURAL DRAIN OR AN AUTOMATIC LIFT OR PUMP PUMP. FOR FIT REQUIREMENTS REFER TO N.C.-M

VENTING

- IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN BATHROOMS CONTAINING A 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.
- RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE. SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRANVL SPACE OR AREAS INSIDE THE BUILDING. DUCTS SERVING RANGE HOODS SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL OR COPPER.
- 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 UNDER-FLOOR TRENCH IN WHICH THE DUCT IS INSTALLED SHALL BE COMPLETELY BACKFILLED WITH SAND OR GRAVEL.
 - THE PVC DUCT SHALL EXTEND NOT GREATER THAN 1 INCH ABOVE THE INDOOR CONCRETE FLOOR SURFACE.
 - THE PVC DUCT SHALL EXTEND NOT GREATER THAN 1 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 THAT IS IN EXCESS OF 400 CUBIC FEET PER MINUTE. 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. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION
- 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.

MECHANICAL & PLUMBING (continued)

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 ASTM A112.18.1 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 RATINGS OF 100 PSI AT 180 DEGREES F.
- PIPE PASSING THROUGH CONCRETE OR GINDER WALLS AND FLOORS OR OTHER CORROSIIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LIME AND ACID OF CONCRETE, GINDER OR OTHER CORROSIIVE 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 PHYSICAL DAMAGE PER N.C.-R.
- PIPING SHALL BE INSTALLED SO AS TO PREVENT DETRIMENTAL STRAINS AND STRESSES IN THE PIPE. PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT. PIPING SHALL BE INSTALLED TO AVOID STRUCTURAL STRESSES OR STRAINS WITHIN BUILDING COMPONENTS.
- WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. IN OTHER CASES, WATER, SOIL AND WASTE PIPES SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN UNCONDITIONED ATTICS, UNCONDITIONED UTILITY ROOMS OR IN ANY OTHER PLACE SUBJECT TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY A MINIMUM OF R-6.5 INSULATION DETERMINED AT 75 DEG. F IN ACCORDANCE WITH ASTM C111 OR HEAT OR BOTH. EXTERIOR WATER SUPPLY SYSTEM PIPING SHALL BE INSTALLED NOT LESS THAN 6 INCHES BELOW THE FROST LINE AND NOT LESS THAN 12 INCHES BELOW GRADE.
- BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C.-R.
- 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.-R.
- THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES SHALL BE IN ACCORDANCE WITH N.C.-R.
- INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/ THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016/ ASME A112.1016/CSA B125.16, AND SHALL BE INSTALLED AND ADJUSTED PER MANUFACTURER'S INSTRUCTIONS.
- GAS AND ELECTRIC 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.-R 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. PROTECTED THEY ARE VENTED AND SUPPLIED WITH ADEQUATE COMBUSTION AIR.
- IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2 AND TOWNHOUSES IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S RECOMMENDATIONS.
- 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 CEILINGS, ATTICS, ABOVE OCCUPIED SPACES, OR UNVENTILATED CRANVL SPACES, A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE TO PRIMARY STRUCTURAL MEMBERS, 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.

MECHANICAL & PLUMBING (continued)

PLUMBING (continued)

- APPLIANCES AND EQUIPMENT USED FOR HEATING WATER OR STORING HOT WATER SHALL BE PROTECTED BY A SEPARATE PRESSURE-RELIEF VALVE AND A SEPARATE TEMPERATURE-RELIEF VALVE OR A COMBINATION PRESSURE-AND-TEMPERATURE RELIEF VALVE. RELIEF VALVES SHALL HAVE A MINIMUM RATED CAPACITY FOR THE EQUIPMENT SERVED AND SHALL CONFORM TO ANSI Z21.22. THE RELIEF VALVE SHALL NOT BE USED AS A MEANS OF CONTROLLING THERMAL EXPANSION.
- THE WATER SUPPLY TO A DISHWASHER SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP COMPLYING WITH ASME A112.18 OR A112.1.2 THAT IS INSTALLED INTEGRALLY WITHIN THE MACHINE OR A BACKFLOW PREVENTER IN ACCORDANCE WITH THE NC-R.
- SINK AND DISHWASHER. THE COMBINED DISCHARGE FROM A DISHWASHER AND/AL ONE- OR TWO-COMPARTMENT SINK, WITH OR WITHOUT A FOOD-WASTE DISPOSER, SHALL BE SERVED BY A TRAP OF NOT LESS THAN 1 1/2 INCHES (38 MM) IN OUTSIDE DIAMETER. THE DISHWASHER DISCHARGE PIPE OR TUBING SHALL RISE TO THE UNDERSIDE OF THE COUNTER AND SHALL BE SECURELY FASTENED TO THE UNDERSIDE OF THE SINK RIM OR COUNTER BEFORE CONNECTING TO THE HEAD OF THE FOOD-WASTE DISPOSER OR TO A WYE FITTING IN THE SINK TAILPIECE.

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 INSTALLED IN THE LOCATIONS SPECIFIED BELOW SHALL HAVE:
 - 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.
 - CRANVL SPACES. WHERE THE CRANVL SPACE IS AT OR BELOW GRADE LEVEL.
 - UNFINISHED PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS.
 - KITCHENS. WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
 - SINKS. WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK.
 - BOAT HOUSES.
 - BATHTUBS OR SHOWER STALLS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL.
 - LAUNDRY AREAS
- DISHWASHER - 6FCI PROTECTION IS NOT REQUIRED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS.
- CRANVL SPACE LIGHTING OUTLETS, 6FCI PROTECTION SHALL BE PROVIDED FOR LIGHTING OUTLETS NOT EXCEEDING 120 VOLTS INSTALLED IN CRANVL SPACES.
- APPLIANCE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, 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 DWELLING 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 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 FLOOR 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.

ELECTRICAL (continued)

- 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 PERPENDICULAR WALL.
- 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 RANGE TOPS AS COVERED IN 4) ABOVE, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.
- AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 8 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 DWELLINGS UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT.
- IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, THE BRANCH CIRCUIT SUPPLYING THIS RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY.
- CABLE-OR RACEWAY-TYPE WIRING METHODS INSTALLED IN A GROOVE, TO BE COVERED BY WALLBOARD, SIDING, PANELING, CARPETING, OR SIMILAR FINISH SHALL BE PROTECTED BY 1/16 INCH THICK STEEL PLATE, SLEEVE, OR EQUIVALENT OR BY NOT LESS THAN 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. AS FOR THE BOX HOUSING, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT, THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- TAMPER-RESISTANT RECEPTACLES IN DWELLINGS 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 5 1/2' 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 CORD-AND-PLUG CONNECTED.
 - NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS.
- DIMMER-CONTROLLED RECEPTACLES. A RECEPTACLE SUPPLYING LIGHTING LOADS SHALL NOT BE CONNECTED TO A DIMMER UNLESS THE PLUG/RECEPTACLE COMBINATION IS A NONSTANDARD CONFIGURATION TYPE THAT IS SPECIFICALLY LISTED AND IDENTIFIED FOR EACH SUCH UNIQUE COMBINATION.
- SMOKE DETECTORS
 - SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTIONS AND NC-R R314
 - 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 WARNING 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 R314.3 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. IN THE EVENT THE FIRE ALARM PANEL IS REMOVED OR THE SYSTEM IS NOT CONNECTED TO A CENTRAL STATION.
 - REQUIRED SMOKE DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH THE NC-R R314.3

ELECTRICAL (continued)

CARBON MONOXIDE ALARMS

- CARBON MONOXIDE ALARMS IN DWELLINGS UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
 - SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2094 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NC-R R315 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF INDIVIDUAL CARBON MONOXIDE OR SMOKE ALARMS.
- ## DRYER VENT
- THE DRYER DUCT IS REQUIRED TO IDENTIFY THE LENGTH IN ACCORDANCE WITH SECTION M1502.4.5



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

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1 2018 CODE UPDATE
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2 DIVISION REVISIONS
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PLAN:
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SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

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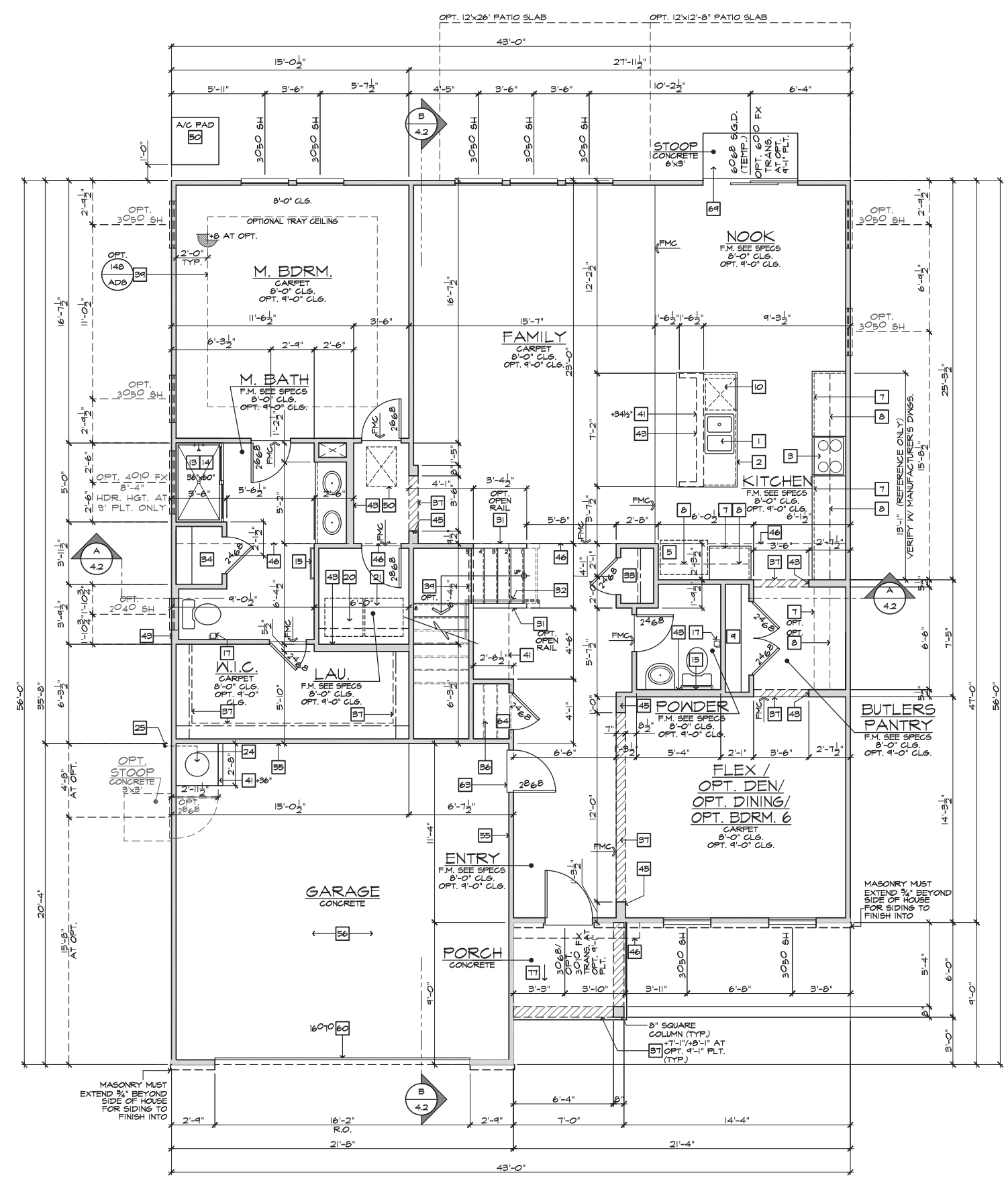
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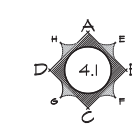
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

- # 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 T2" 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
 - TONEL 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 MANUFACTURER'S INSTRUCTIONS
 - NON-COMBUSTIBLE HEARTH MATERIAL
 - ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
 - +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 - +34" - +36" HIGH HANDRAIL DETAIL 83/AD5
 - COATS WITH SHELF & POLE - DETAIL 73/AD4
 - LINEN - SHELVES PER SPEC
 - WARDROBE WITH SHELF & POLE - DETAIL 73/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 88/AD5
 - DUCT CHASE - DETAIL 84 & 90/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 3/8" 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 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")



INTERIOR KEY

SQUARE FOOTAGE	
PLAN 243.2939	
FIRST FLOOR AREA	1719 SQ. FT.
SECOND FLOOR AREA	1160 SQ. FT.
TOTAL AREA	2939 SQ. FT.
CRAWL GAR. AREA	437 SQ. FT.
PORCH AREA(S)	
ELEVATION 'A'	42 SQ. FT.
ELEVATION 'B'	71 SQ. FT.
ELEVATION 'C'	86 SQ. FT.
ELEVATION 'D'	128 SQ. FT.
DECK AREA(S)	
OPEN 12x12'	144 SQ. FT.
OPEN 12x26'	334 SQ. FT.
SCREENED-IN 12x12'-8"	152 SQ. FT.
SCREENED-IN 12x26'	334 SQ. FT.
SUNROOM AREA(S)	
12'x12'-8"	152 SQ. FT.

PLATE NOTES	
2018 10-4	
8'-1" PLATE NOTES	
• WINDOW HEADER HEIGHT:	6'-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:	7'-8" U.N.O.
• 2nd FLOOR WINDOW HDR. HEIGHT:	7'-8" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" W/ 12" TRANSOM ABV.
• SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP)
• INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
• TRAY CEILING:	7/4" DROP U.N.O.
• INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

GENERAL PLAN NOTES	
2018 10-4	
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.	

STAIR DATA NOTES	
2018 10-4	
FIRST FLOOR WITH 9'-1" PLATE HEIGHT:	
16" DEEP T.J.L. FLOOR JOISTS WITH 3/4" T&G DECKING.	
15 TREADS AT 10" EACH	
16 RISERS AT 7-1/8" EACH	
FIRST FLOOR WITH 10'-1" PLATE HEIGHT:	
16" DEEP T.J.L. FLOOR JOISTS WITH 3/4" T&G DECKING.	
16 TREADS AT 10" EACH	
17 RISERS AT 8-1/8" EACH	

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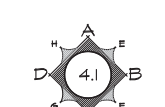
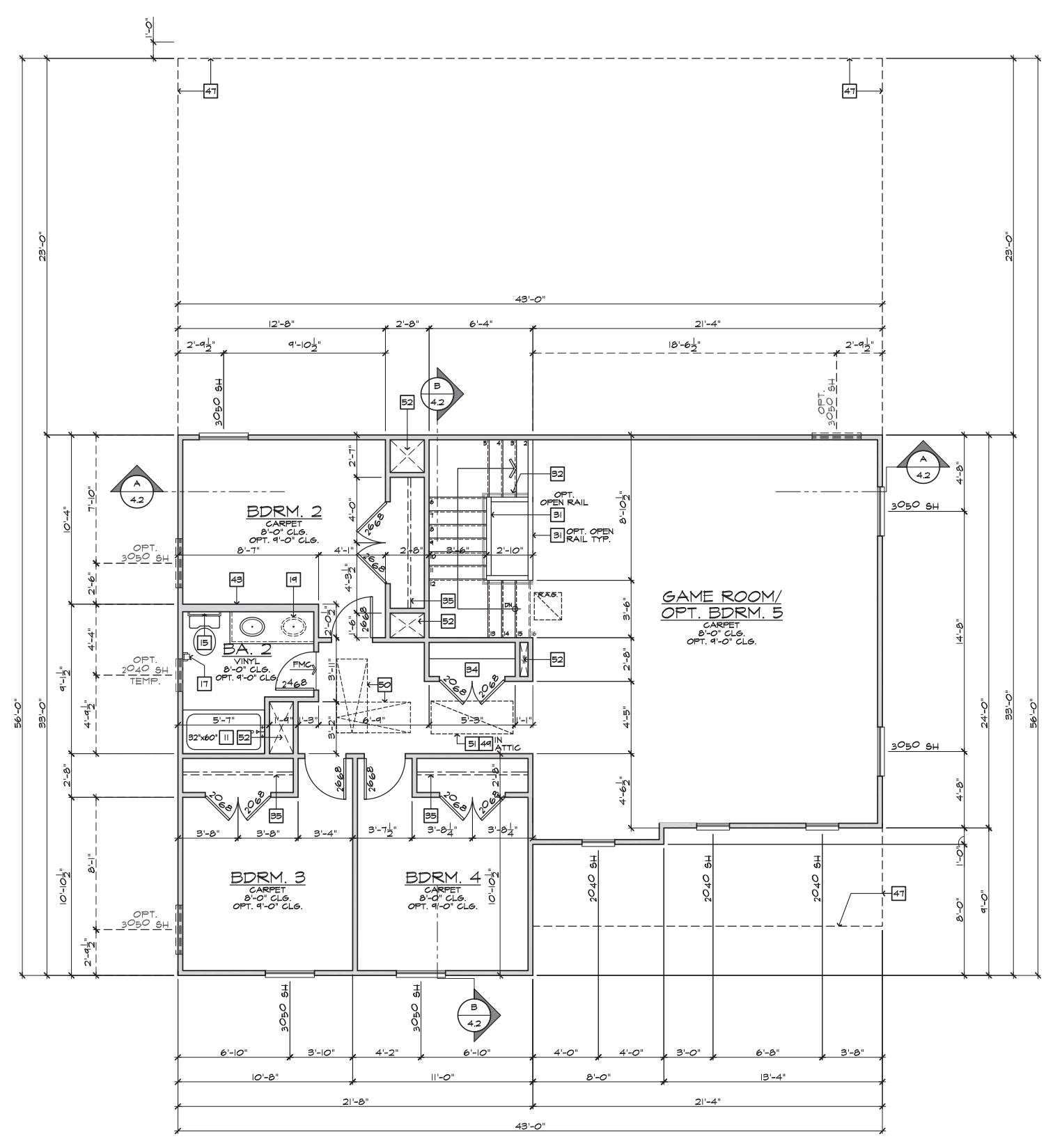
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PLAN:
243.2939
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1.2

**SPEC. LEVEL 1
RALEIGH-DURHAM
50' 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. SHAFT
 - +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 - +34" - +38" HIGH HANDRAIL DETAIL 83/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 MALL
 - 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 88/AD5
 - DUCT CHASE - DETAIL 89 & 90/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" THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE WEATHERSTRIPPED
- NOTE:
FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



INTERIOR KEY

PLATE NOTES

8'-1" PLATE NOTES

WINDOW HEADER HEIGHT:	6'-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:	7'-8" U.N.O.
2nd FLOOR WINDOW HDR. HEIGHT:	7'-8" U.N.O.
ENTRY DOOR HEIGHT:	6'-8" W/ 12" TRANSOM ABV.
SLIDING GLASS DOOR HEIGHT:	6'-8" W/ 12" TRANSOM ABV.
INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
TRAY CEILING:	7/4" DROP U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

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.

STAIR DATA NOTES

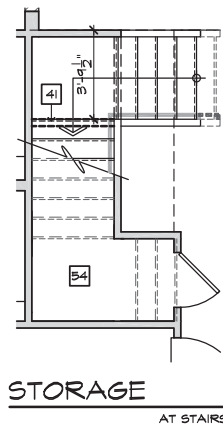
FIRST FLOOR WITH 9'-1" PLATE HEIGHT:
 16" DEEP T.J.L. FLOOR JOISTS WITH 3/4" T&G DECKING.
 15 TREADS AT 10" EACH.
 16 RISERS AT 7-7/8" EACH

FIRST FLOOR WITH 10'-1" PLATE HEIGHT:
 16" DEEP T.J.L. FLOOR JOISTS WITH 3/4" T&G DECKING.
 16 TREADS AT 10" EACH
 17 RISERS AT 8-1/8" EACH

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

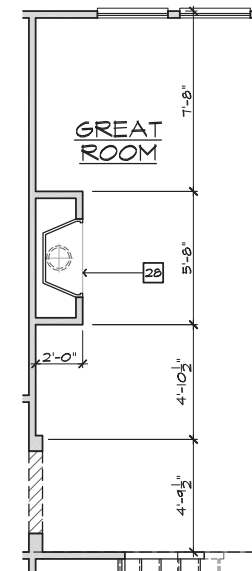
BASIC PLAN

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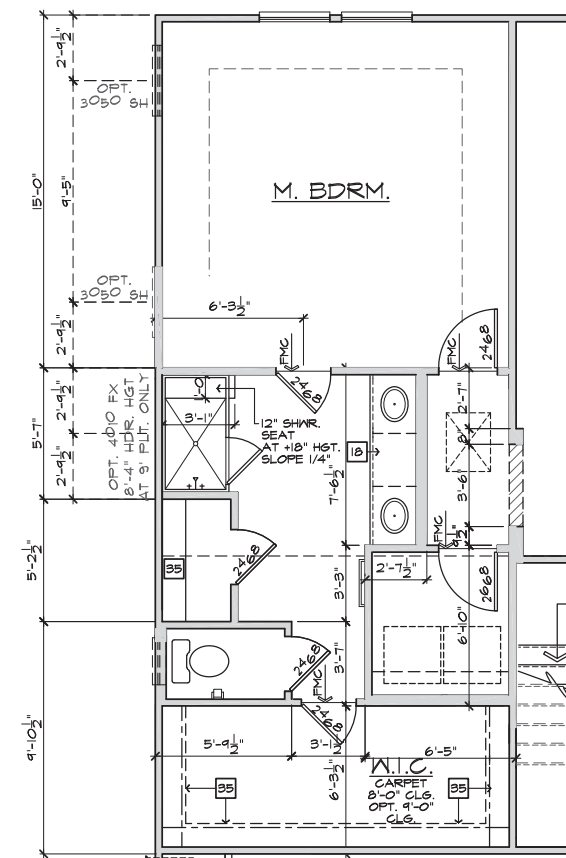
STORAGE

AT STAIRS



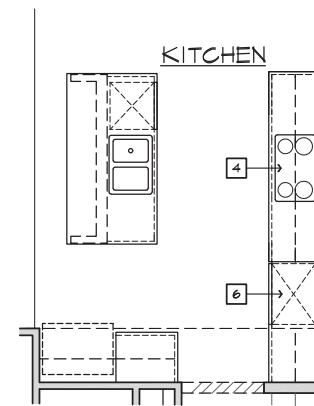
FIREPLACE

AT GREAT ROOM



DELUXE M. BATH

AT MASTER BATH



GOURMET KITCHEN

AT KITCHEN

#	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 72" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPEC'S.
12.	OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
13.	SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
14.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
15.	TOVEL 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 84/AD5 OR 86/AD5
32.	+34" - +38" HIGH HANDRAIL DETAIL 88/AD5
33.	COATS WITH SHELF & POLE - DETAIL 78/AD4
34.	LINEN - SHELVES PER SPEC
35.	WARDROBE WITH SHELF & POLE - DETAIL 78/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. ELEV. 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 88/AD5
52.	DUCT CHASE - DETAIL 89 & 90/AD5 - 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 WEATHERSTRIPPED
NOTE: FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.	



**NORTH CAROLINA
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**2018 NORTH
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ISSUE DATE: 08/17/18
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DIVISION MGR.: D.S.
REVISIONS: 03/15/19

- 1. 2018 CODE UPDATE NC19015NCF/ 03/15/19 / CTD
- 2. DIVISION REVISIONS NC19022NCF/ 03/15/19 / CTD

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PLAN:
243.2939

SHEET:
1.4

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

FIRST FLOOR PLAN OPTIONS

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

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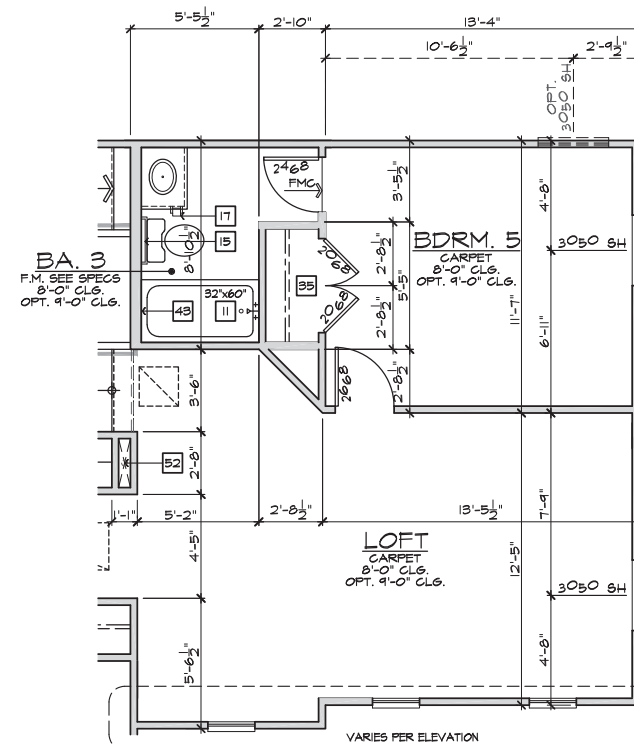
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- 2 DIVISION REVISIONS
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SHEET:
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

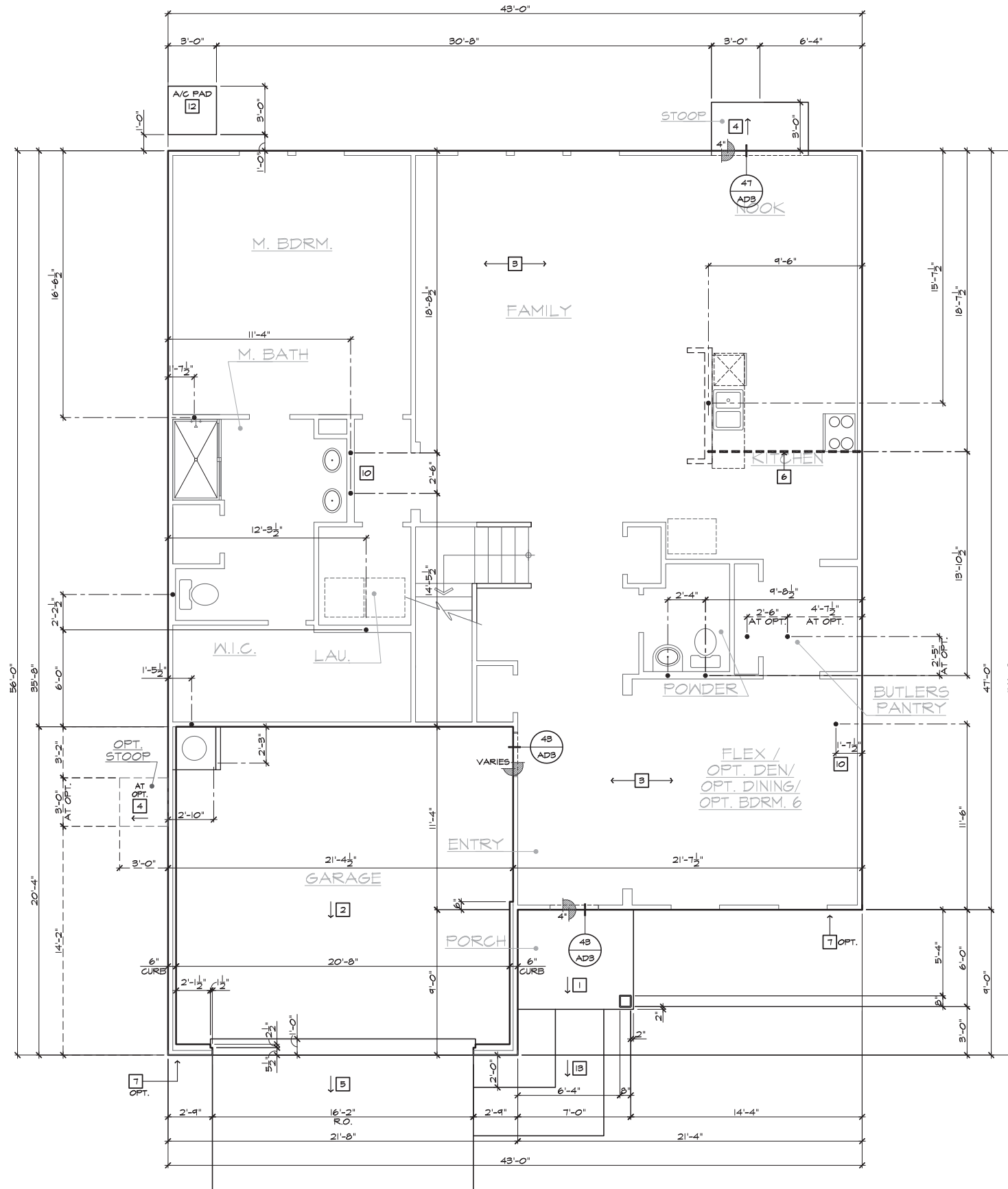
- | # | FLOOR PLAN NOTES |
|-------|---|
| 1. | SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 2. | DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 3. | SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS. |
| 4. | 36" COOKTOP - W/ BUILT-IN HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPECS. |
| 5. | 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL). |
| 6. | DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS. |
| 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 SPECS. |
| 12. | OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 13. | SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 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 SPECS. |
| 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 84/AD5 OR 86/AD5 |
| 32. | +34" - +38" HIGH HANDRAIL DETAIL 83/AD5 |
| 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. ELEV. 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 88/AD5 |
| 52. | DUCT CHASE - DETAIL 89 & 90/AD5 - 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 WEATHERSTRIPPED |
| NOTE: | FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE. |



BEDROOM 5 W/ BATH 3 AND LOFT
AT GAME ROOM

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 OPENINGS.
 3. CONCRETE FOUNDATION PER STRUCTURAL.
 4. CONCRETE STOOPT, 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENINGS.
 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. Ø 1/4" MAX. TO HARD SURFACE.
 12. A/C PAD. VERIFY LOCATION.
 13. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



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- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

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PLAN: **243.2939**
 SHEET: **2.1**

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

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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- # 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. Ø 1/4" MAX. TO HARD SURFACE.
 12. A/C PAD. VERIFY LOCATION.
 13. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

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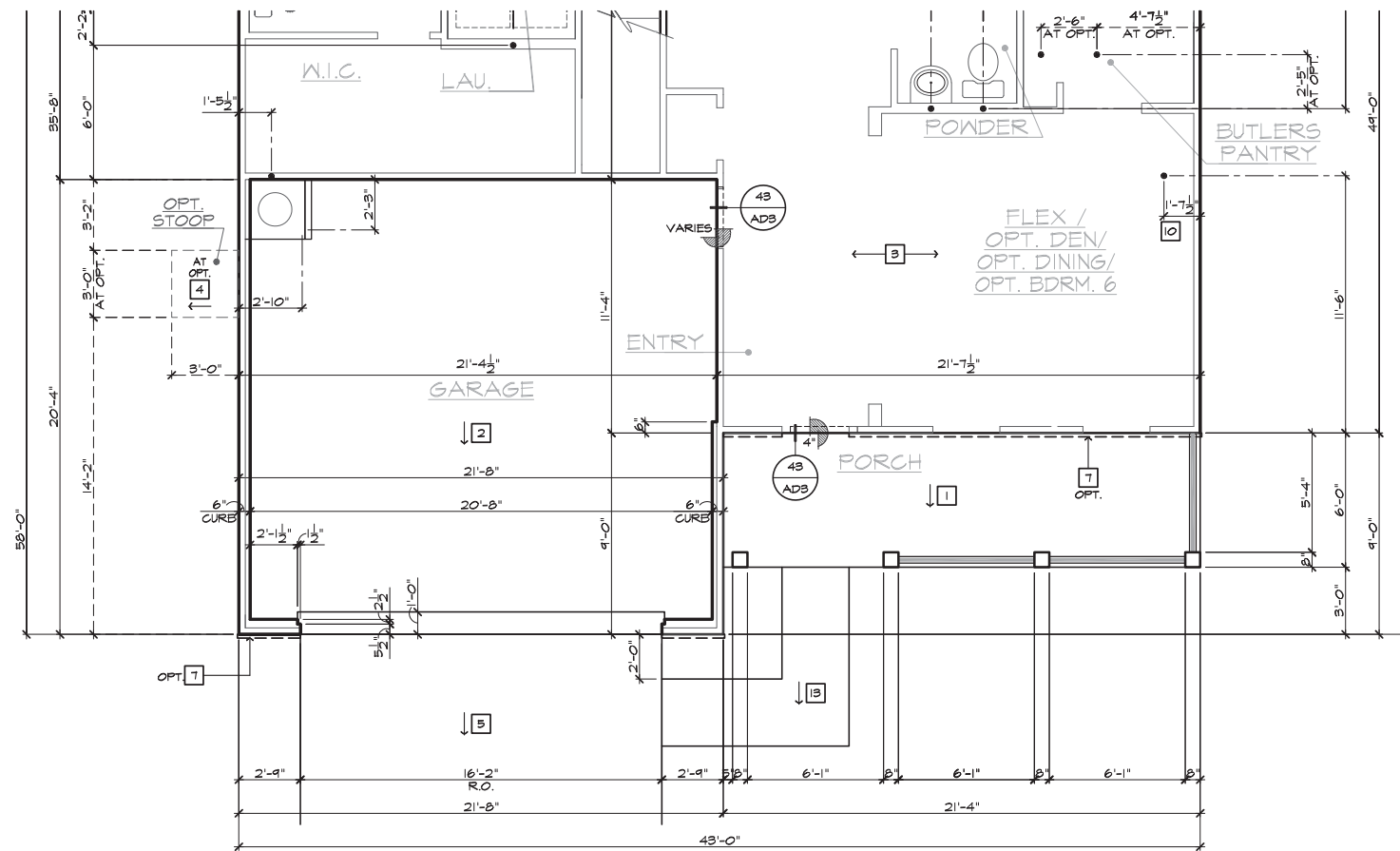
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PLAN:
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SHEET:
2.3

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

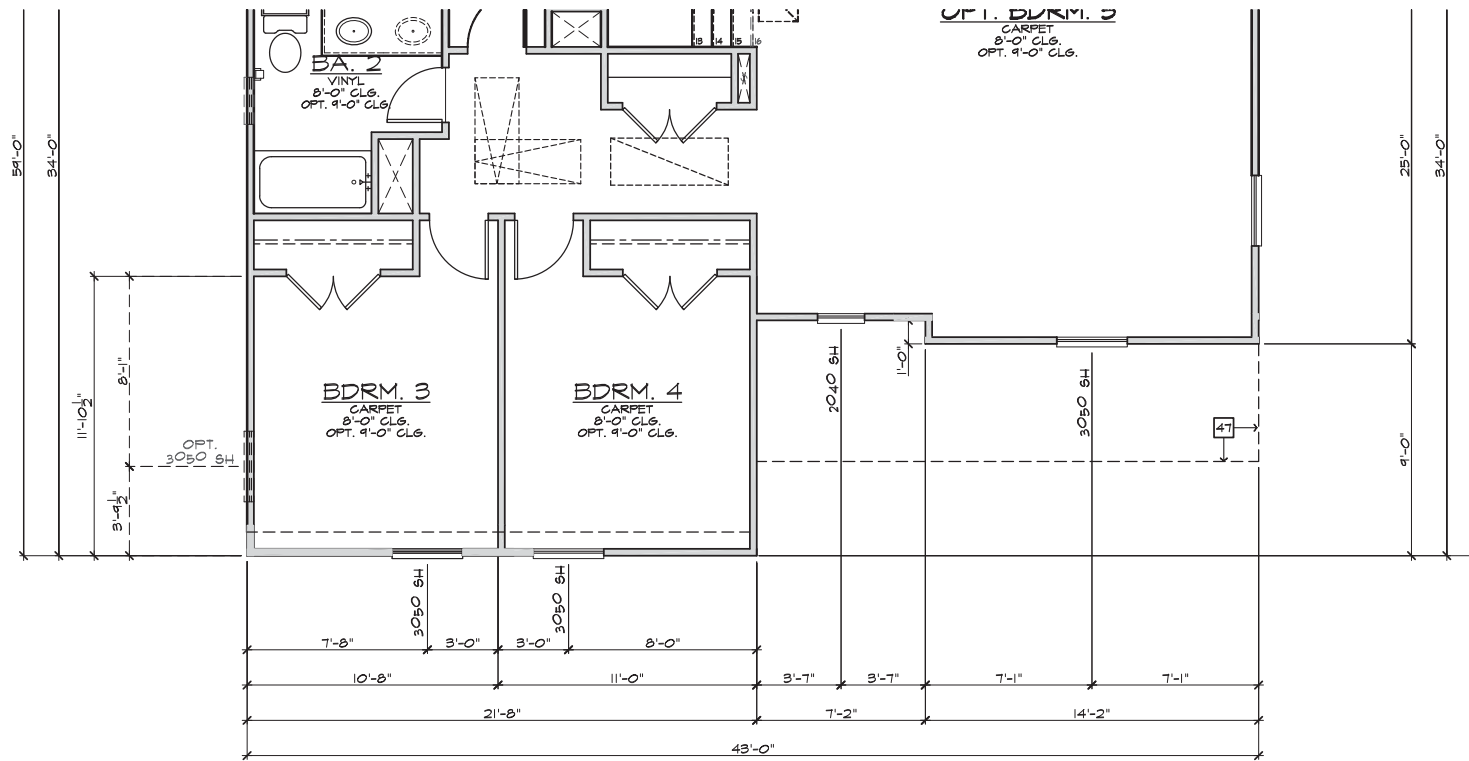


PARTIAL SLAB INTERFACE PLAN 'D'

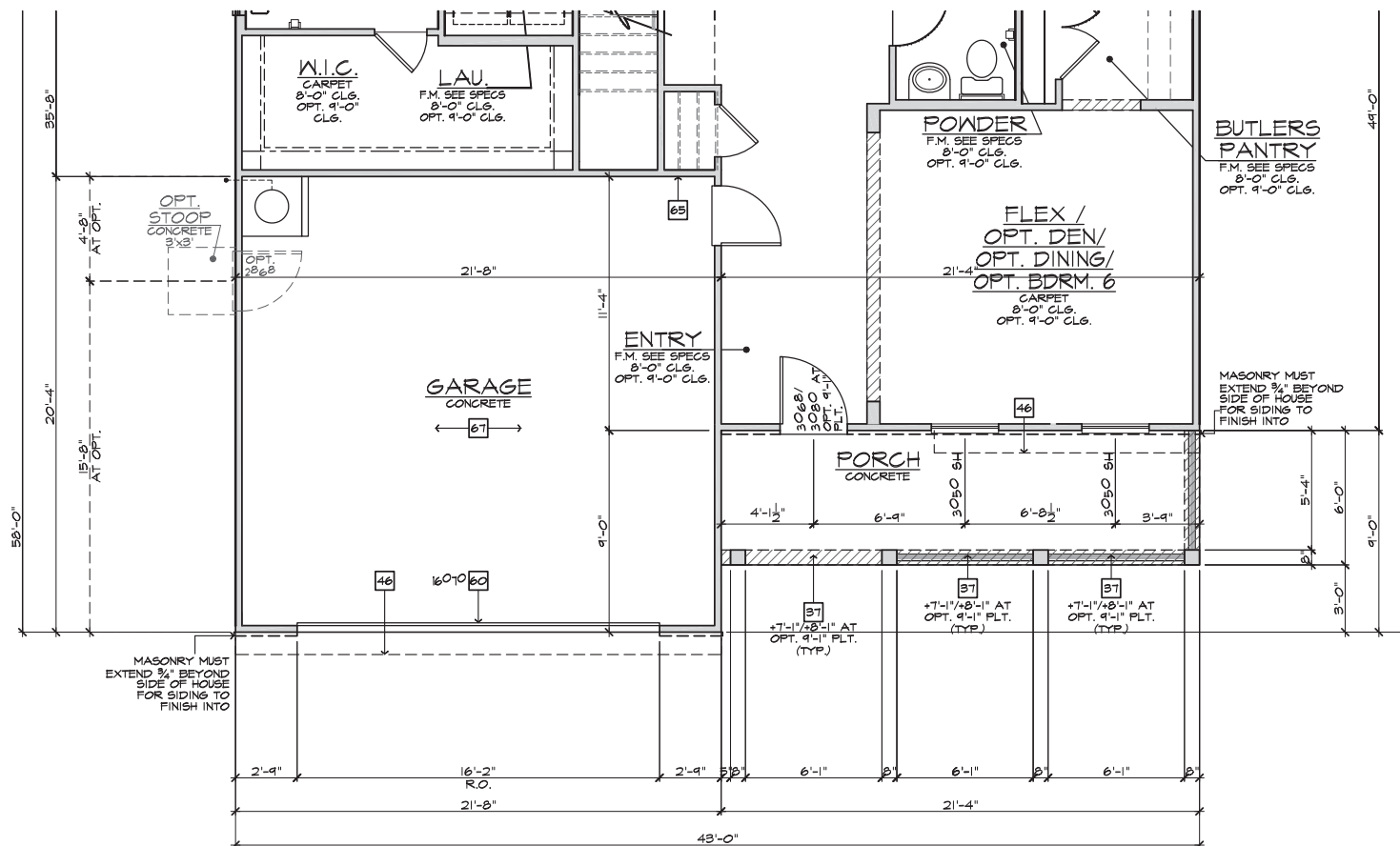
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN AT SLAB-ON-GRADE

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PARTIAL SECOND FLOOR PLAN 'D'
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17") BASIC PLAN



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

- PARTIAL PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 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. ELEV. FOR HGT.
 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 12/AD4
 42. 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 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
 60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION



**NORTH CAROLINA
50' SERIES**

KB HOME
NORTH CAROLINA DIVISION
4506 S. MIAMI BLVD.
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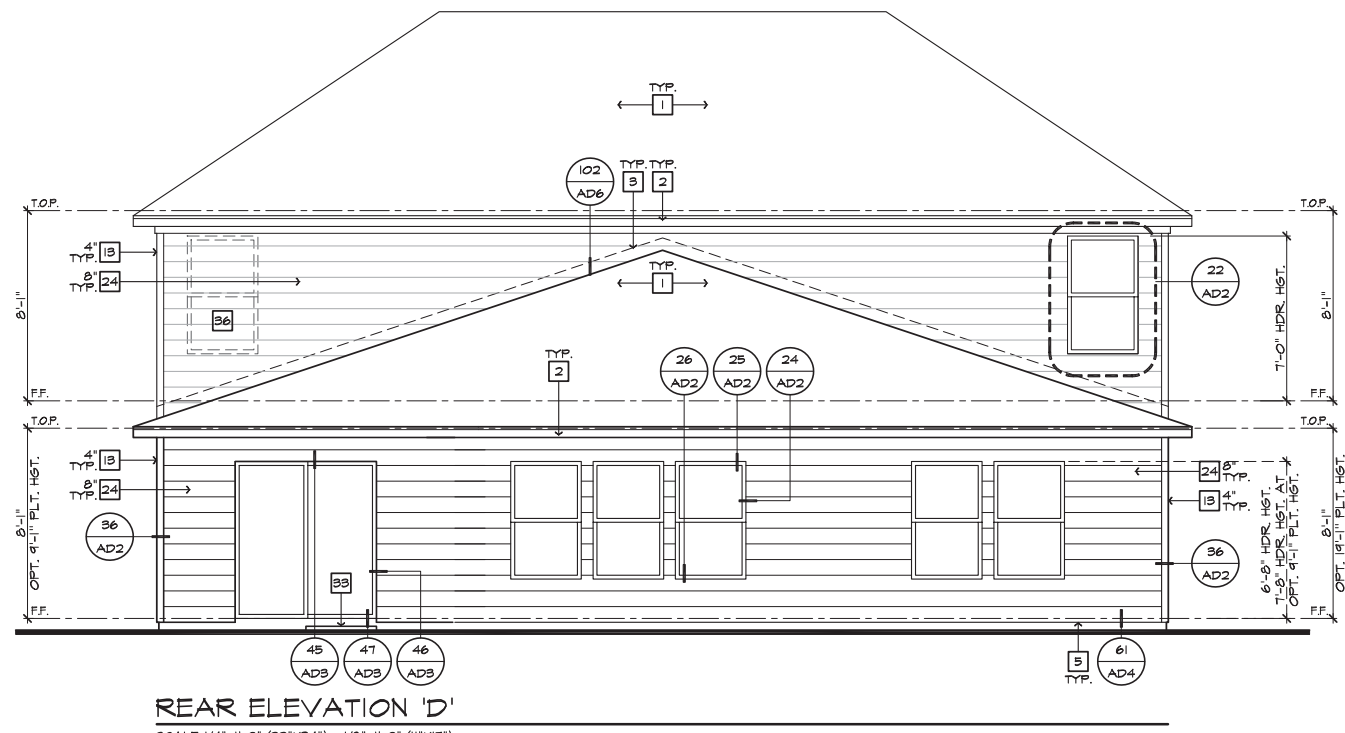
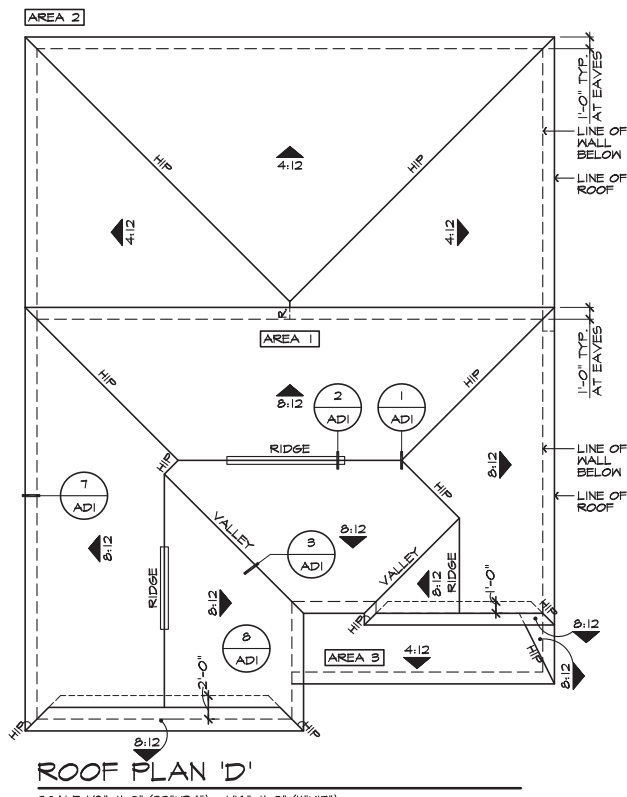
REVISION NO.	DATE	BY	DESCRIPTION

PLAN:
243.2939
SHEET:
3.D1

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

NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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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.	6:1. FLASHING
4.	6:1. FLASHING & SADDLE/CRICKET
5.	6:1. 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 (48" 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

ROOF PLAN NOTES 'D'	
INDICATES ROOF SLOPE AND DIRECTION, U.N.O.	
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 50% & NO MORE THAN 50% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) (2018 N.C. R 006.2) * CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED. APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.	
AREA 1 / MAIN VENTILATION REQUIRED: 1262 SQ. FT. / 300 = 4.2 SQ. FT. ATTIC AREA X 144 = 604.8 SQ. IN. X 50% = 302.4 SQ. IN. VENTILATION PROVIDED: HIGH (17) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 306 SQ. IN. LOW (61) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 305 SQ. IN. TOTAL VENTILATION PROVIDED: 611 SQ. IN.	
AREA 2 / FIRST FLOOR ROOF (REAR) VENTILATION REQUIRED: 484 SQ. FT. / 300 = 3.2 SQ. FT. ATTIC AREA X 144 = 460.8 SQ. IN. X 50% = 230.4 SQ. IN. VENTILATION PROVIDED: HIGH (--) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = --- SQ. IN. (2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 288 SQ. IN. LOW (41) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 205 SQ. IN. TOTAL VENTILATION PROVIDED: 493 SQ. IN.	
AREA 3 / PORCH VENTILATION REQUIRED: * 118 SQ. FT. / 150 = .78 SQ. FT. ATTIC AREA X 144 = 108 SQ. IN. VENTILATION PROVIDED: (0) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 0 SQ. IN. (1) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 5 SQ. IN. (1) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 144 SQ. IN. TOTAL VENTILATION PROVIDED: 149 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/ "MOISTOP" 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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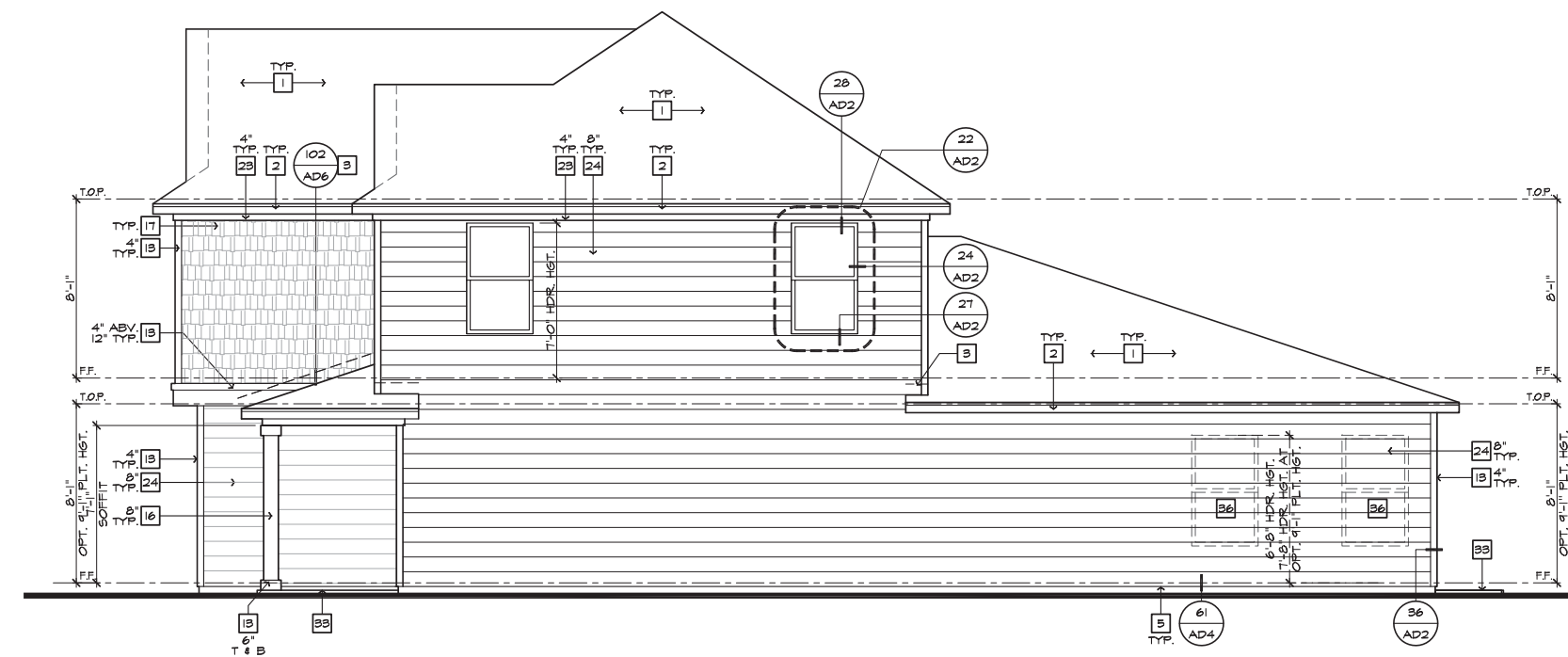
PLAN:
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 SHEET:
3.D2

SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

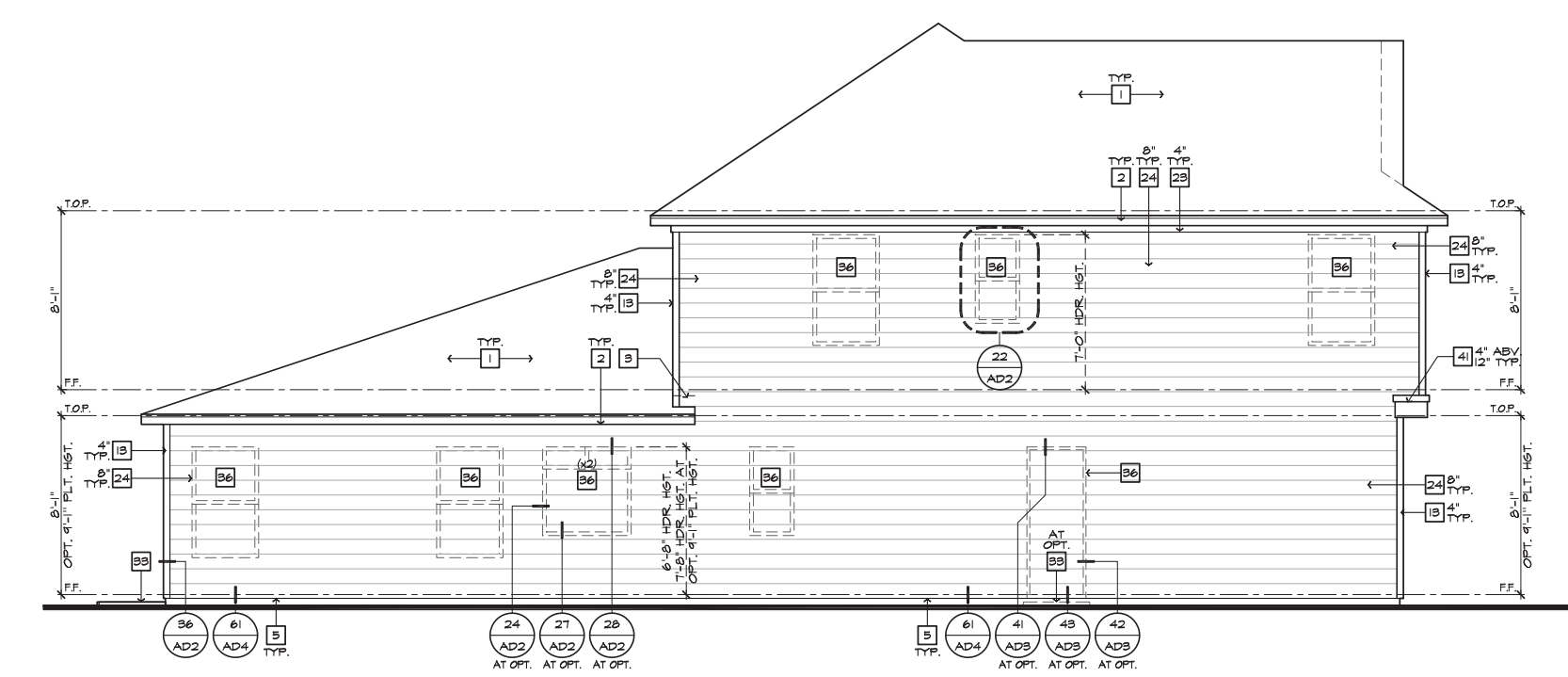
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- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA GAP
 - 6.1. FLASHING
 - 6.1. FLASHING & SADDLE/CRICKET
 - 6.1. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE 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 (48" 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
 - ATRIUM DOOR
 - PILASTER - SEE ELEVATION FOR TYPE



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



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

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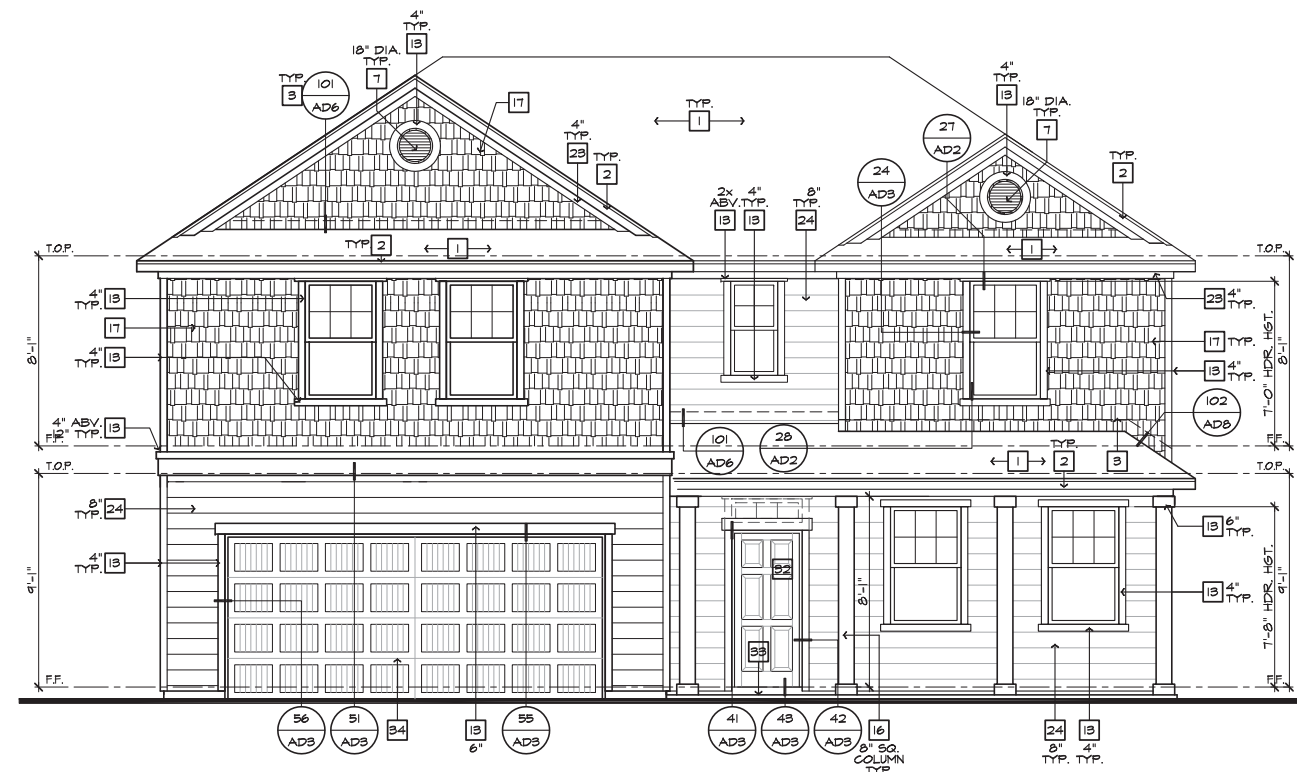
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PLAN:
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 3. 6:1 FLASHING
 4. 6:1 FLASHING & SADDLE/CRICKET
 5. 6:1 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 (486" 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. PILLASTER - SEE ELEVATION FOR TYPE



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

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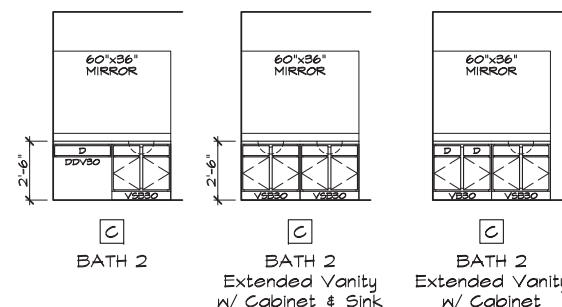
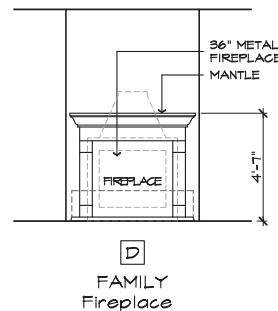
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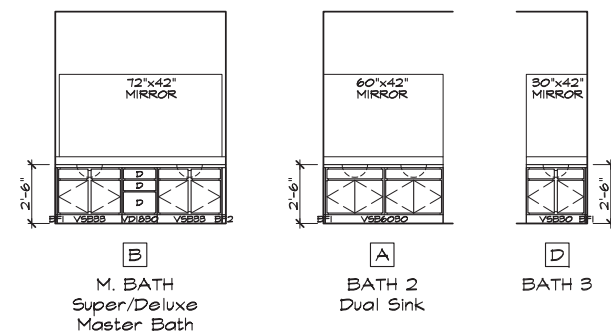
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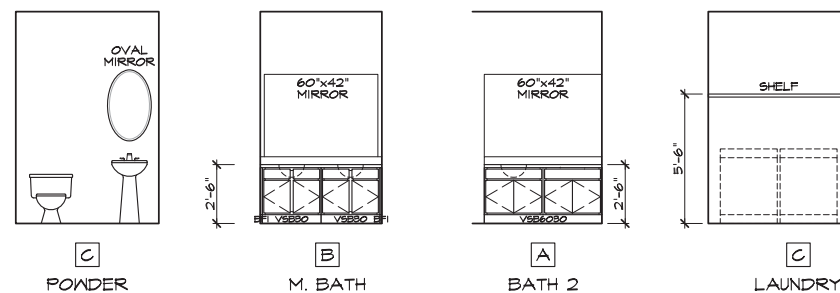
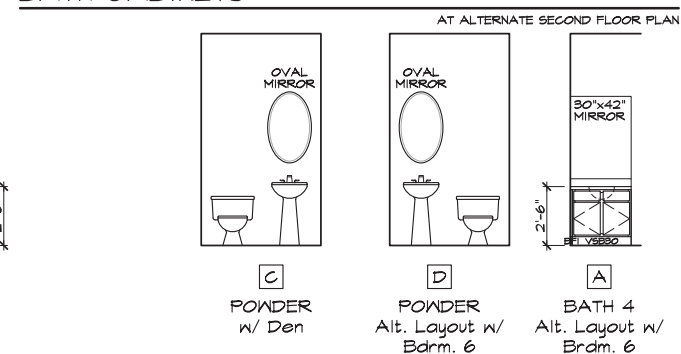
**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**



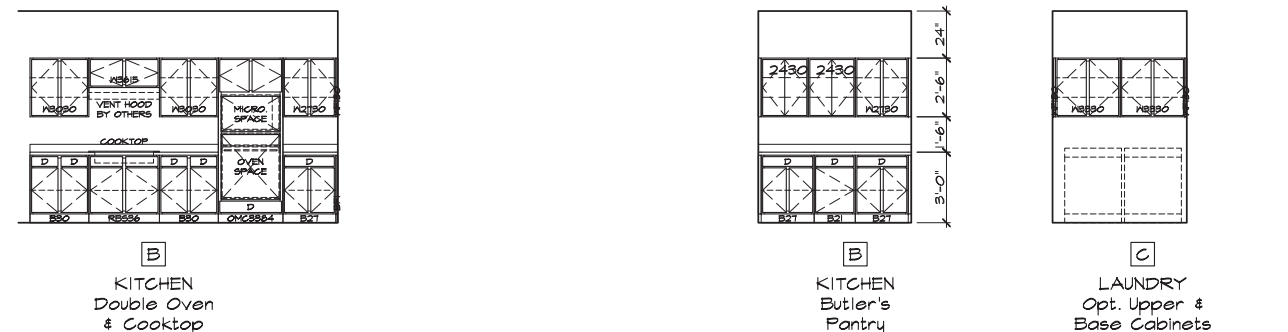
MISC. CABINETS



BATH CABINETS



BATH CABINETS

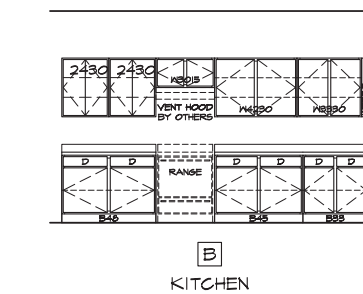


KITCHEN CABINETS

OPTIONAL INTERIOR ELEVATIONS

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

BATH CABINETS

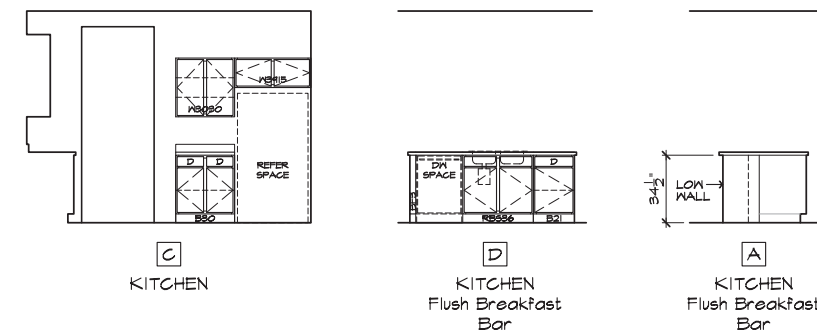


KITCHEN CABINETS

STANDARD INTERIOR ELEVATIONS

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

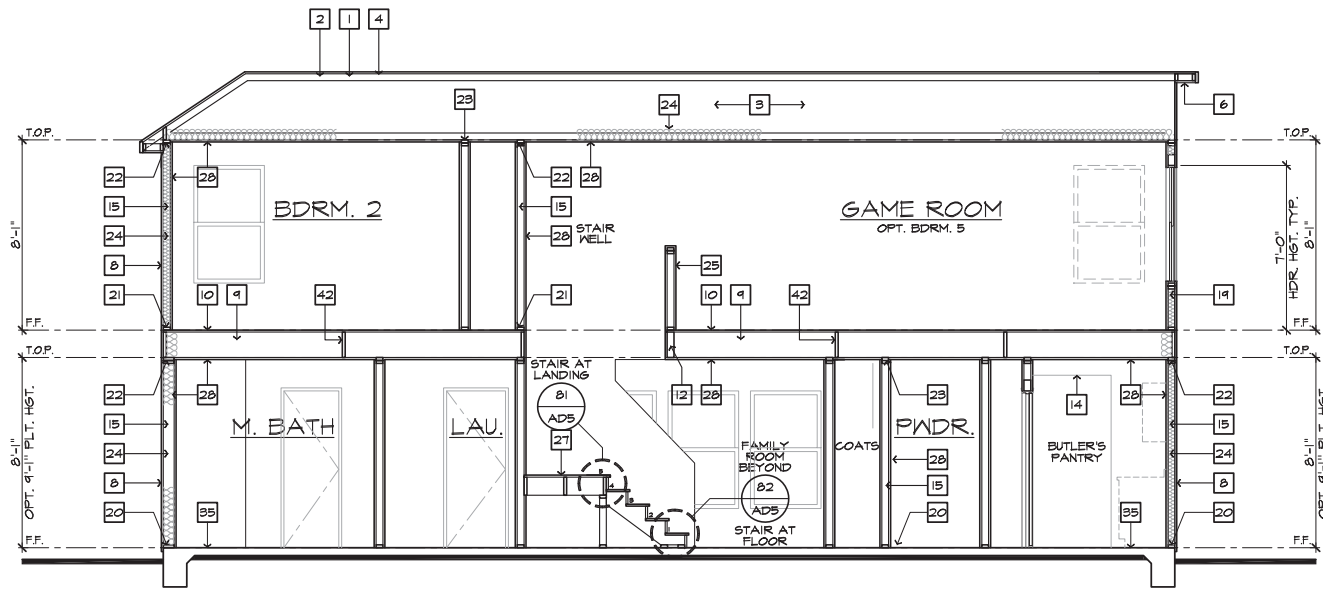
LAUNDRY AND MISCELLANEOUS CABINETS



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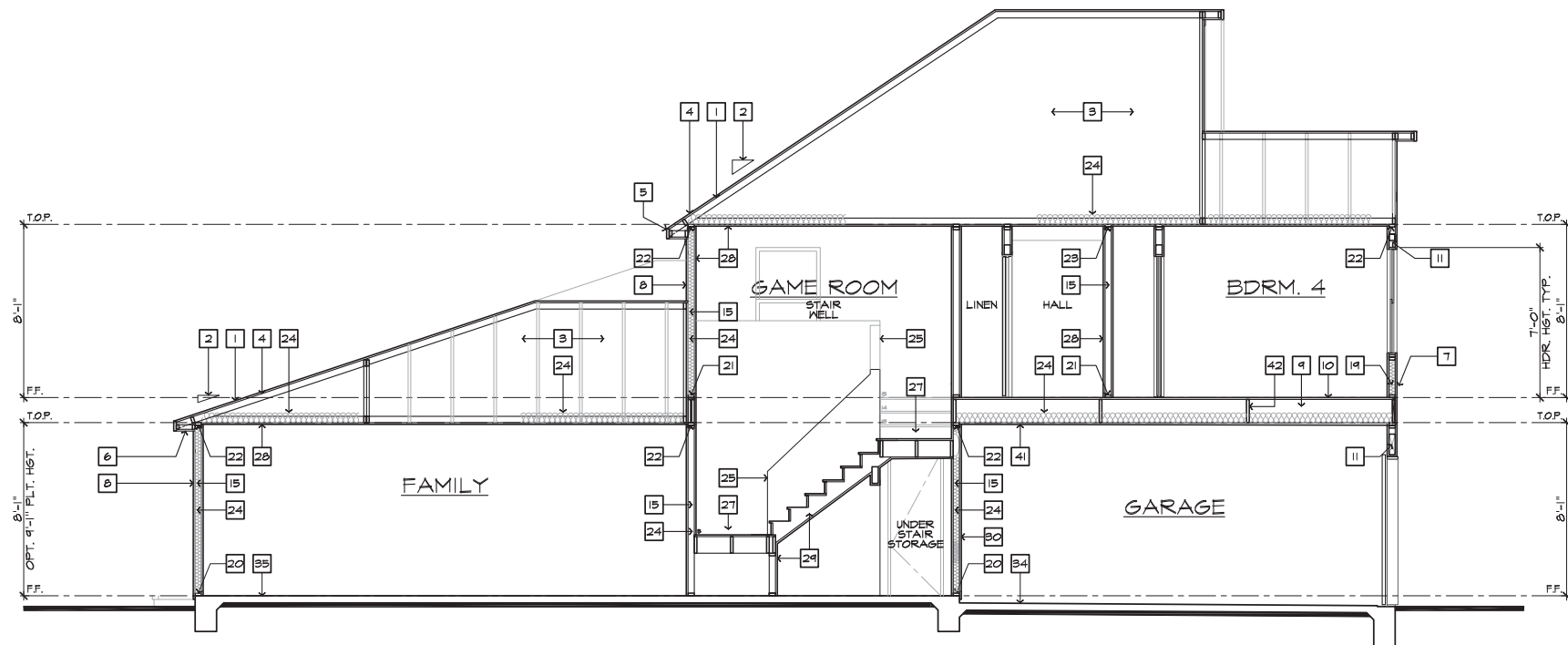
#	SECTION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	ROOF PITCH - REFER TO ROOF NOTES
3.	PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
4.	ROOF SHEATHING PER STRUCTURAL
5.	2x FASGIA/BARGE BOARD
6.	CONT. SOFFITED EAVE W/ VENTING
7.	G.I. FLASHING - 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.	DBL. 2x4 WALL PER PLAN
19.	2x CRIPPLES @ 16" O.C.
20.	2x PRESSURE TREATED SILL PLATE
21.	2x SOLE PLATE
22.	DBL. 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 3/4" 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 UNO.
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 "A"

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

AT SLAB ON GRADE



SECTION "B"

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

AT SLAB ON GRADE

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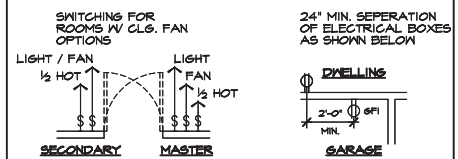
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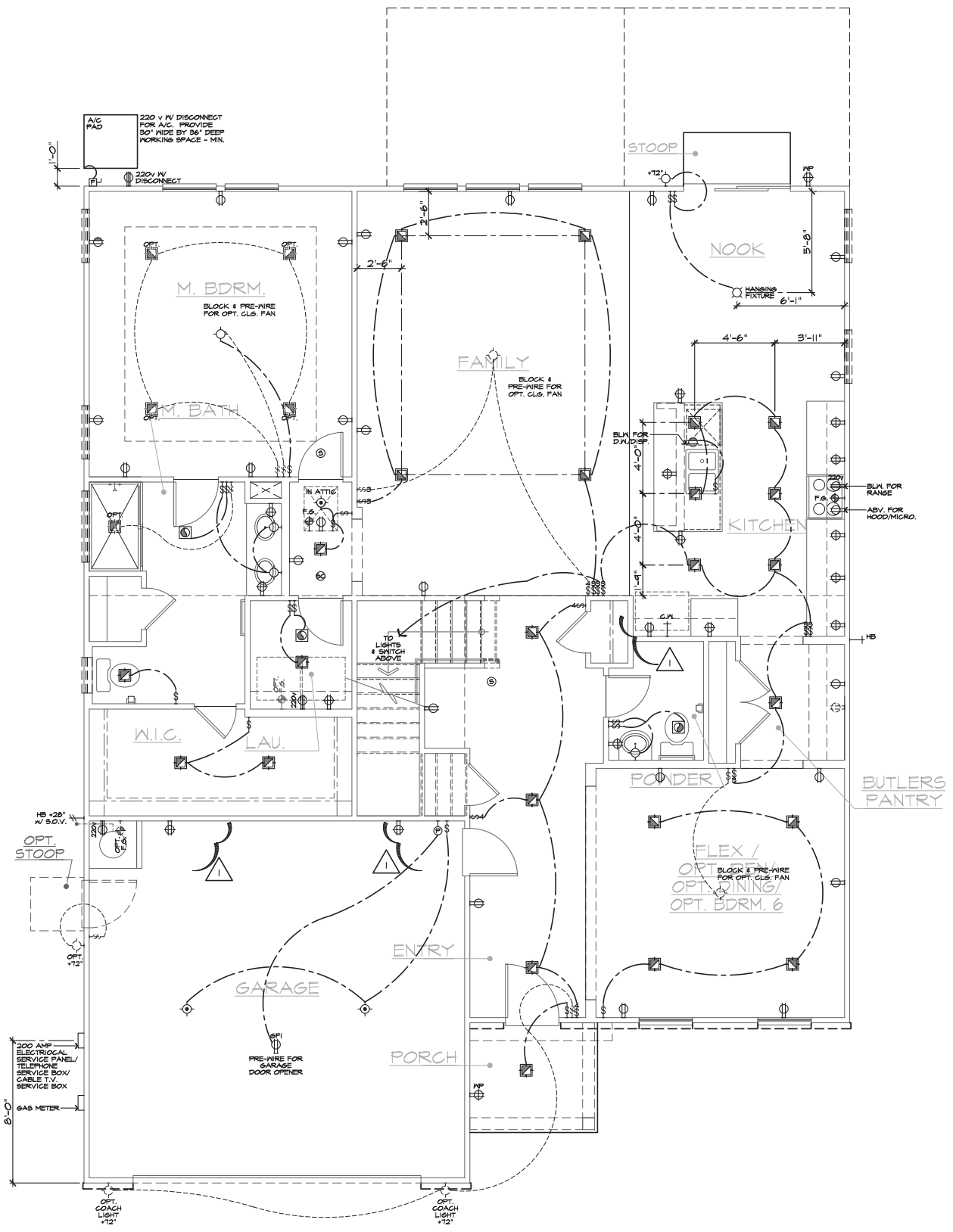
UTILITY LEGEND

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE ARC FAULT (AFCI) AND TAMPER RESISTANT (TR) 12" ABV. FIN. FLR. TYPICAL UNO.
- ⊕ 120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
- ⊕ 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
- ⊕ 220V 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 LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS
- ⊕ 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
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- ⊕ CATV RECEPTACLE
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- ⊕ 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



NOTES

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3. SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING
4. 20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
5. 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'x94') - 1/8"=1'-0" (11'x17')

BASIC PLAN



NORTH CAROLINA 50' SERIES
KB HOME
NORTH CAROLINA DIVISION
4506 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7980
FAX: (919) 544-2928

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 08/17/18
PROJECT No.: 1350999:57
DIVISION MGR.: D.S.
REVISIONS: 03/15/19

- 1 2018 CODE UPDATE NC1350999/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC1350999/ 03/15/19 / CTD

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PLAN: **243.2939**
SHEET: **5.1**

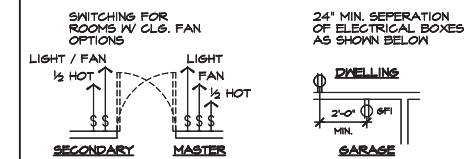
SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

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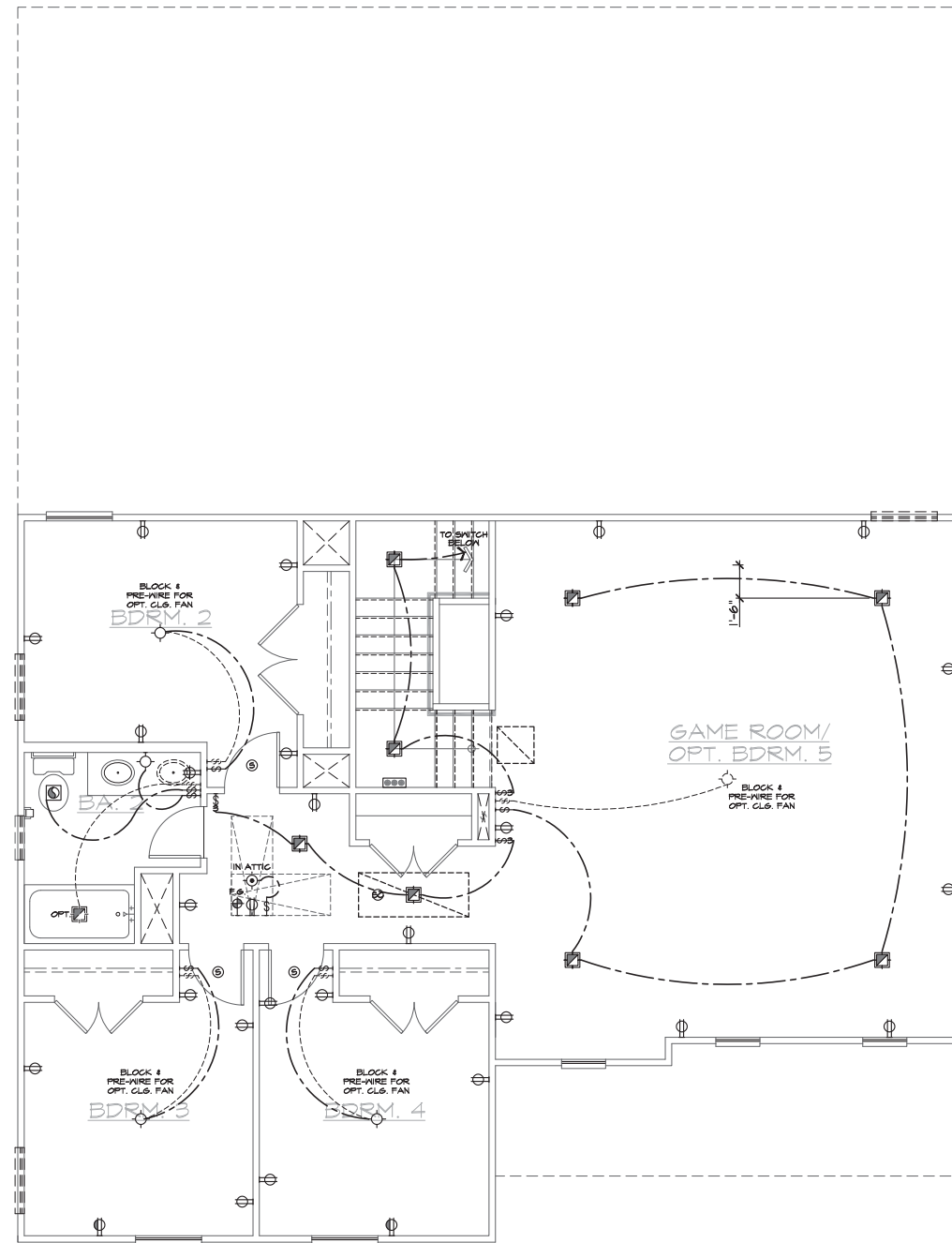
NOTE:
REFER TO BASIC UTILITY PLAN FOR INFORMATION NOT
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ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)
12" ABV. FIN. FLR. TYPICAL UNO.
- ⊕ 6FT 120V (TR) RECEPTACLE W/ GFI CIRCUIT
W/ WATER RESISTANT HOUSING
- ⊕ 6FT 120V (TR) RECEPTACLE W/ GFI CIRCUIT
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SECOND FLOOR UTILITY PLAN
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')

BASIC PLAN



**NORTH CAROLINA
50' SERIES**

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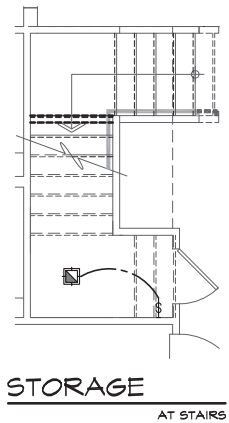
- 1 2018 CODE UPDATE
NC13512NC/ 03/15/19 / CTD
- 2 DIVISION REVISIONS
NC139222NC/ 03/15/19 / CTD

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PLAN:
243.2939
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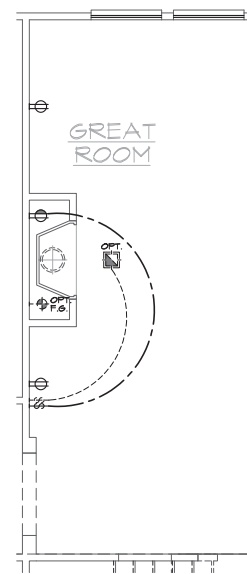
**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

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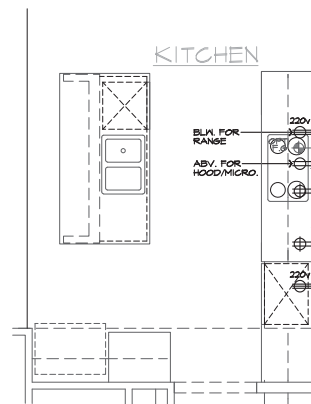
STORAGE

AT STAIRS



FIREPLACE

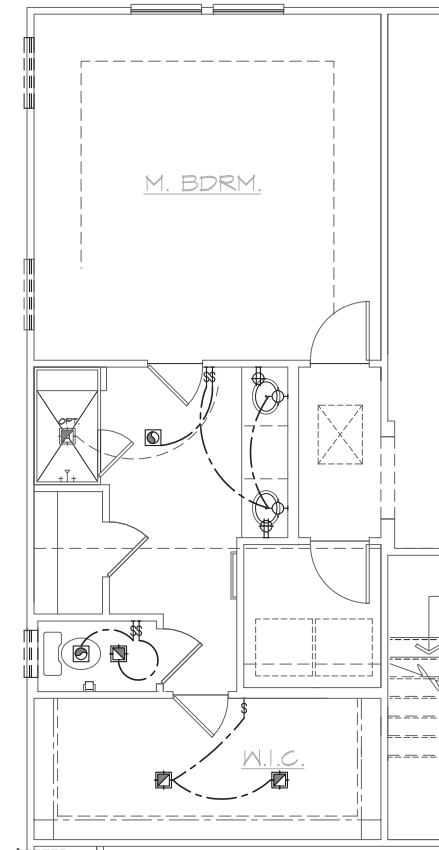
AT GREAT ROOM



GOURMET KITCHEN

AT KITCHEN

NOTE: REFER TO BASIC UTILITY PLAN FOR INFORMATION NOT SHOWN HERE

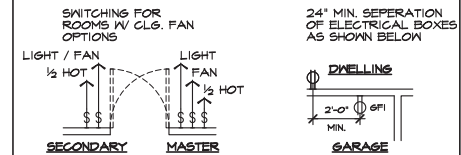


DELUXE M. BATH

AT MASTER BATH

UTILITY LEGEND

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE (ARC FAULT(AFCI) AND TAMPER RESISTANT(TR) 12" ABV. FIN. FLR. TYPICAL UNO.)
- ⊕ 6FI 120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER
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- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
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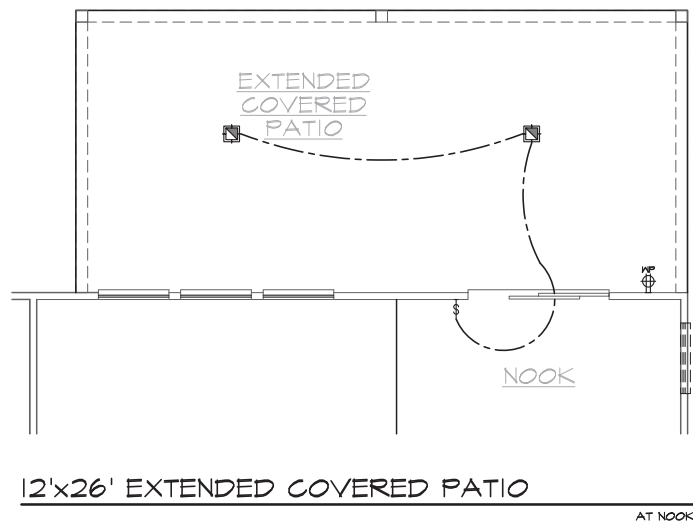
- 1 2018 CODE UPDATE NC1915NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

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PLAN: **243.2939**
 SHEET: **5.3**

SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

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12'x26' EXTENDED COVERED PATIO

AT NOOK

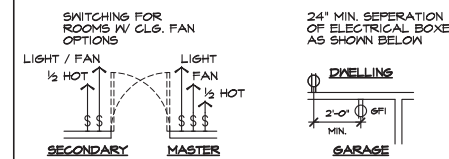
FIRST FLOOR UTILITY PLAN OPTIONS

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

NOTE: REFER TO BASIC UTILITY PLAN FOR INFORMATION NOT SHOWN HERE

UTILITY LEGEND

- ⊖ 120V DUPLEX CONVENIENCE RECEPTACLE
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- ⊖ w/ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
W/ WATER RESISTANT HOUSING
- ⊖ w/ 6FI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊖ 120V (TR) RECEPTACLE W/ GFI CIRCUIT
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LIGHT FIXTURE
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PLAN:
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SHEET:
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SPEC. LEVEL 1
RALEIGH-DURHAM
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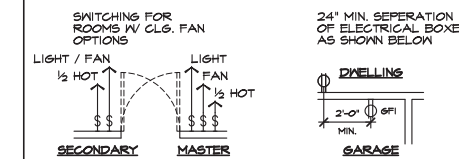
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-] ILLUMINATED ADDRESS SIGN - VISIBLE
FROM STREET

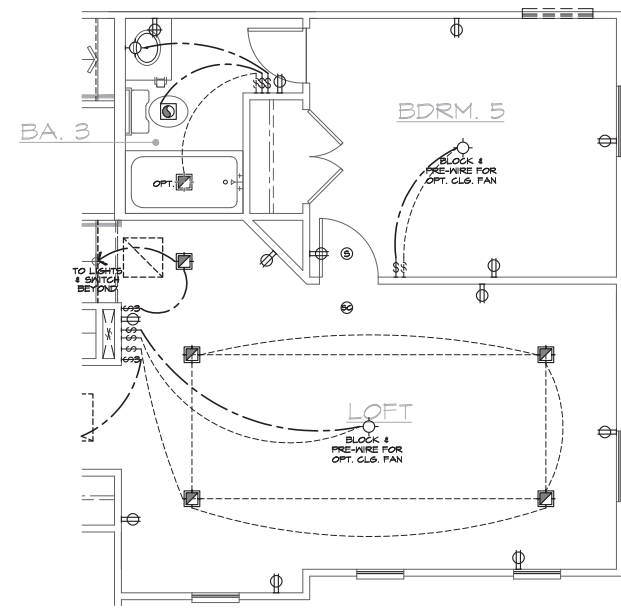


- ⊖ OPTIONAL PRE-WIRED CEILING FAN
AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.
- ⊖ CEILING MOUNTED JUNCTION BOX
- ⊖ WALL MOUNTED JUNCTION BOX
- ⊖ DOOR CHIME
- ⊖ CATV RECEPTACLE
- ⊖ PUSH BUTTON
- ⊖ PHONE OUTLET
- ⊖ SERVICE BOX
- ⊖ HOSE BIB
- ⊖ HOSE BIB W/ S.O.V.
- ⊖ WATER STUB FOR ICE MAKER
- ⊖ APPROVED 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



NOTES

1. 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.
2. PROVIDE SWITCH, LIGHT, 120V (AFCI & TR) DUPLEX
RECEPTACLE & FUEL GAS STUB OR 220V RECEPTACLE
IN ATTIC FOR F.A.U. - PER COMMUNITY SPECIFICATIONS.
3. SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO
BE LOCATED AT HIGHEST POINT OF CEILING
4. 20 FOOT #4 REBAR FOR UFER GROUND AND
ADDITIONAL COLD WATER GROUND. REFER TO SLAB
INTERFACE PLAN FOR LOCATION.
5. 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL
PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400
AMPS.



BEDROOM 5 W/ BATH 3 AND LOFT
AT GAME ROOM



**NORTH CAROLINA
50' SERIES**

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**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

ISSUE DATE: 08/17/18
PROJECT No.: 1350999:57
DIVISION MGR.: D.S.
REVISIONS: 03/15/19

- 1 2018 CODE UPDATE
NC13512NC/ 03/15/19 / CTD
- 2 DIVISION REVISIONS
NC13512NC/ 03/15/19 / CTD

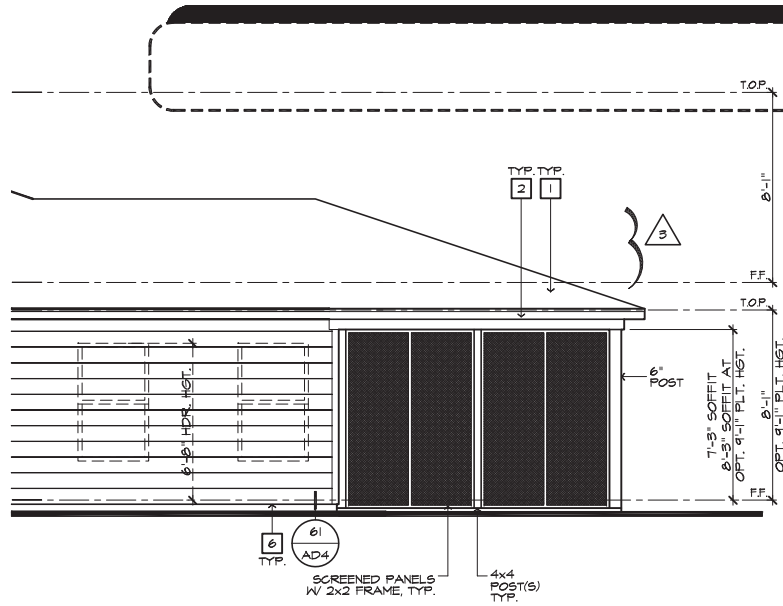
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1.	
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PLAN:
243.2939

SHEET:
5.5

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

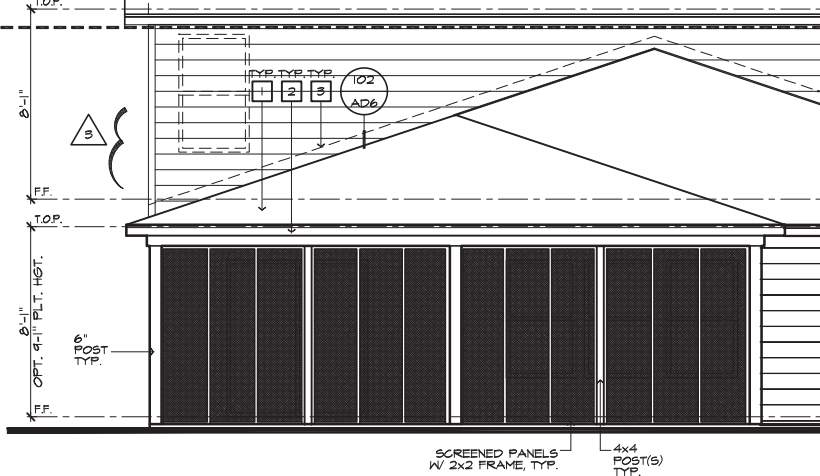
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PARTIAL RIGHT ELEVATION

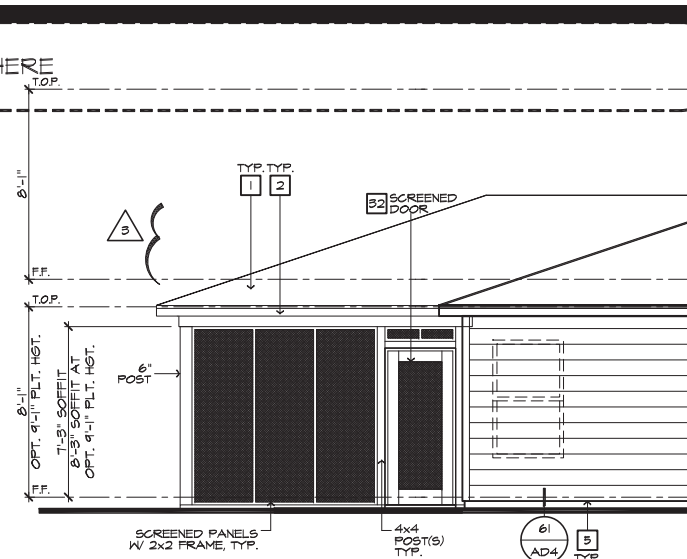
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

REFER TO BASIC ELEVATION FOR INFORMATION NOT SHOWN HERE



PARTIAL REAR ELEVATION

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

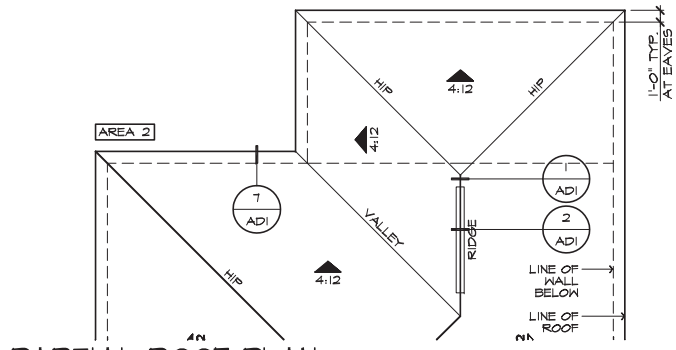


PARTIAL LEFT ELEVATION

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

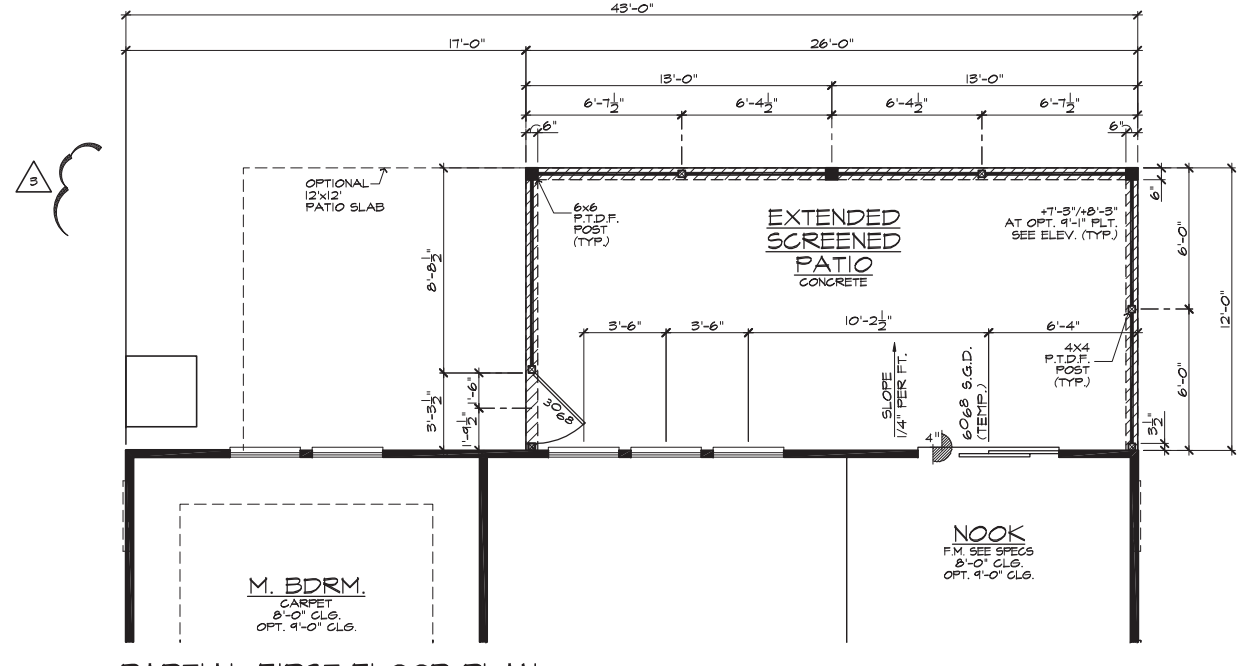
#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	G.I. FLASHING
4.	G.I. FLASHING & SADDLE/CRICKET
5.	G.I. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM 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.	VAILINGS (36" U.N.O.)
29.	RIVYL 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.	FILASTER - SEE ELEVATION FOR TYPE

ROOF PLAN NOTES 'A/B/C/D'	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
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 EAVES/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 N.C.-R 806.2) * CALCULATION BY 1/150. HIGH/LOW VENTING NOT REQUIRED.	
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.	
AREA 2 / FIRST FLOOR (REAR) W/ OPT. 10x10 COVERED PATIO	
VENTILATION REQUIRED:	144 SQ. FT. / 500 = 3.80 SQ. FT.
ATTIC AREA	X 144 = 547.2 SQ. IN.
	X 50% = 273.6 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(2) 5-144 ROOF VENT(S) AT	(144 SQ. IN. EA.) = 288 SQ. IN.
LOW	
(4) LIN. FEET OF RIDGE VENT AT	(18 SQ. IN./FOOT) = 162 SQ. IN.
(115) LIN. FEET OF VENTILATED SOFFIT	(5 SQ. IN./FOOT) = 565 SQ. IN.
TOTAL VENTILATION PROVIDED:	1015 SQ. IN.



PARTIAL ROOF PLAN

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



PARTIAL FIRST FLOOR PLAN

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

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER 'B' VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
39.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
50.	MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
50.	MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
51.	LOW WALL - REFER TO PLAN FOR HEIGHT
52.	2x6 STUD WALL
54.	DEL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
57.	FLAT SOFFIT
58.	ARCHED SOFFIT
60.	OPT. DOOR/WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS
63.	SECTIONAL GARAGE DOOR PER SPECS
66.	3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
68.	P.T. POST W/ VINYL WRAP.
70.	EGRESS WINDOW
75.	WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.

NOTE:	THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R401.
	THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R401.2.
NOTE:	REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE
NOTE:	REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE
NOTE:	REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE



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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 08/17/18
 PROJECT No.: 1350999-57
 DIVISION MGR.: D.S.
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- 1 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB

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PLAN: 243.2939
 SHEET: 8.A6

SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

12'x26' SCREENED-IN EXTENDED COVERED PATIO
 SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

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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
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
<u>RESIDENTIAL CODE TABLE R301.5</u>	<u>LIVE LOAD (PSF)</u>
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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DATE: 4/24/2019

PLAN:
243.2939

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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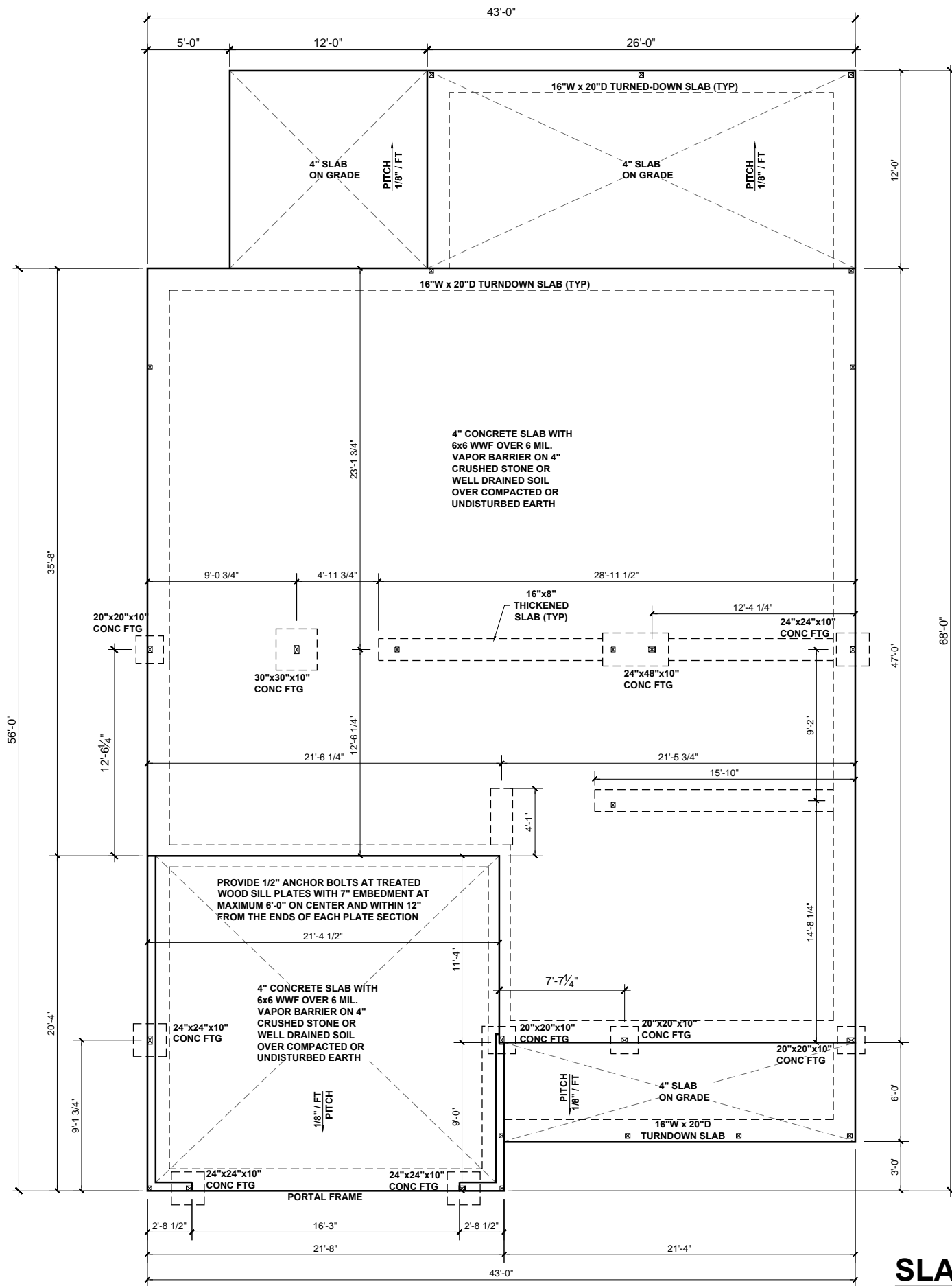
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GENERAL NOTES

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)

SLAB FOUNDATION PLAN - 'D'
SCALE: 1/8" = 1'-0"



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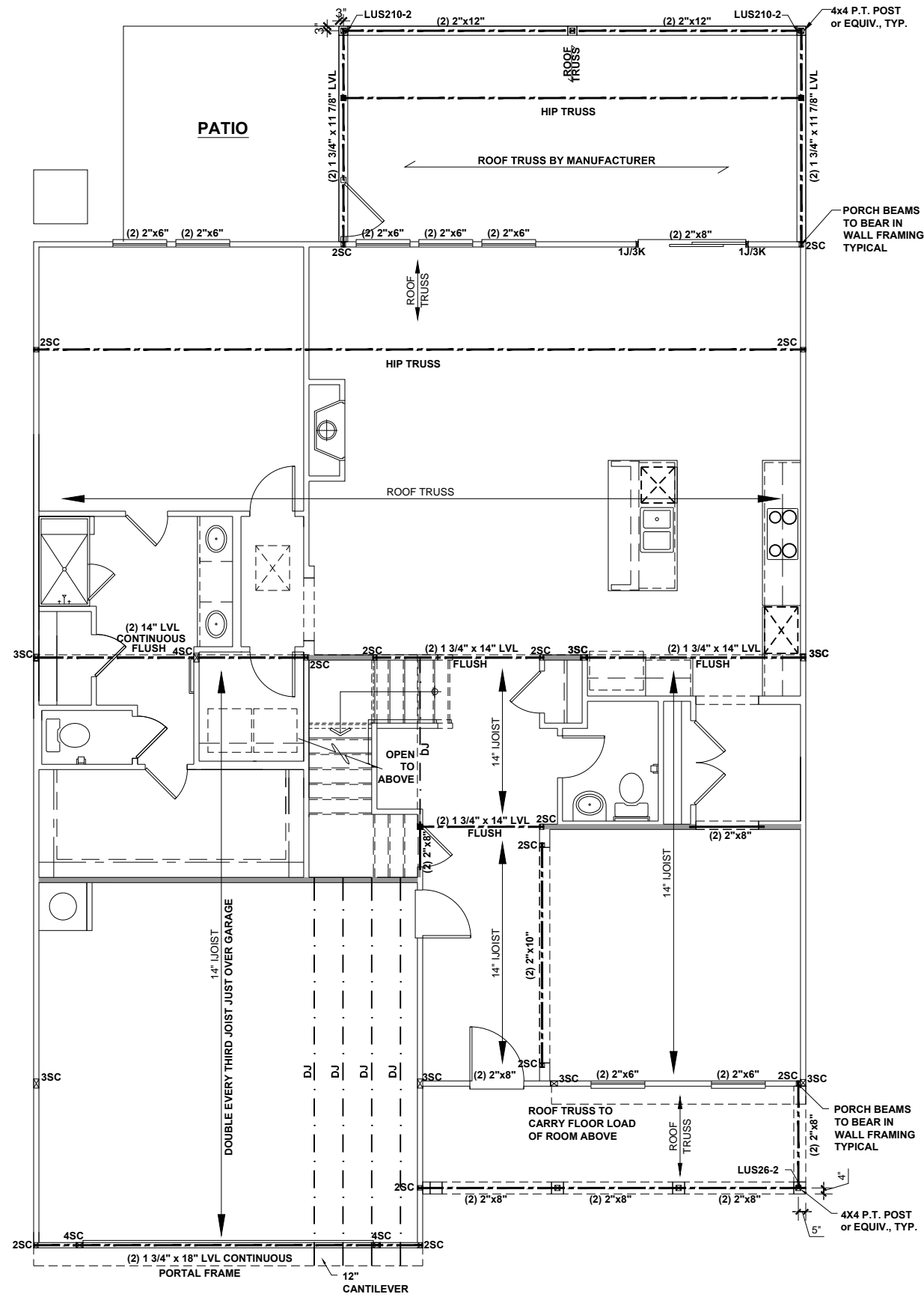
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SLAB
FOUNDATION PLAN
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FIRST FLOOR CEILING FRAMING PLAN - 'D'
 SCALE: 1/8"=1'-0"

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.)**
- 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).

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.

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

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

ALL HANGERS TO BE LUS26-2 FOR TWO PLY SAWN LUMBER BANDS, JOISTS, HEADERS, AND BEAMS UNLESS OTHERWISE NOTED.



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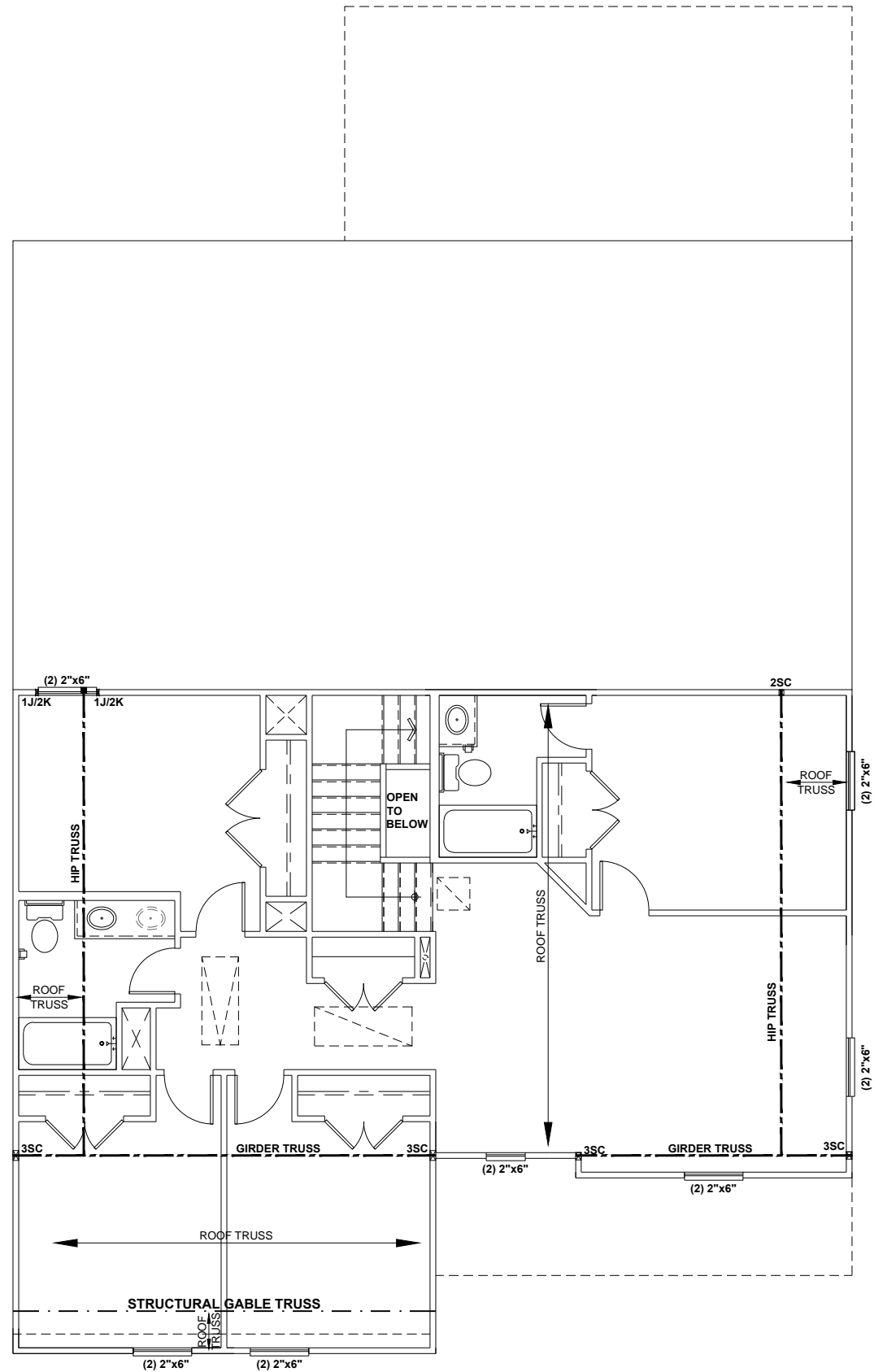
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FIRST FLOOR
 CEILING FRAMING PLAN
S1.0D

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SECOND FLOOR CEILING FRAMING PLAN - 'D'
SCALE: 1/8" = 1'-0"

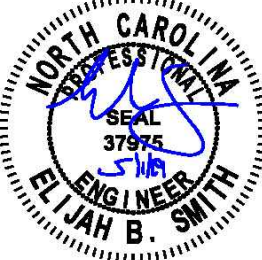
BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)**
- 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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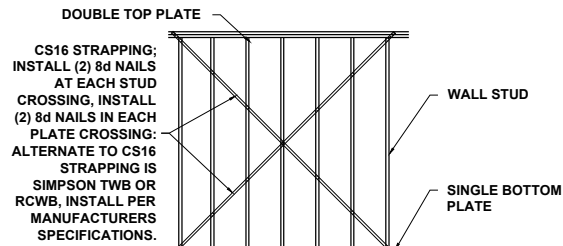
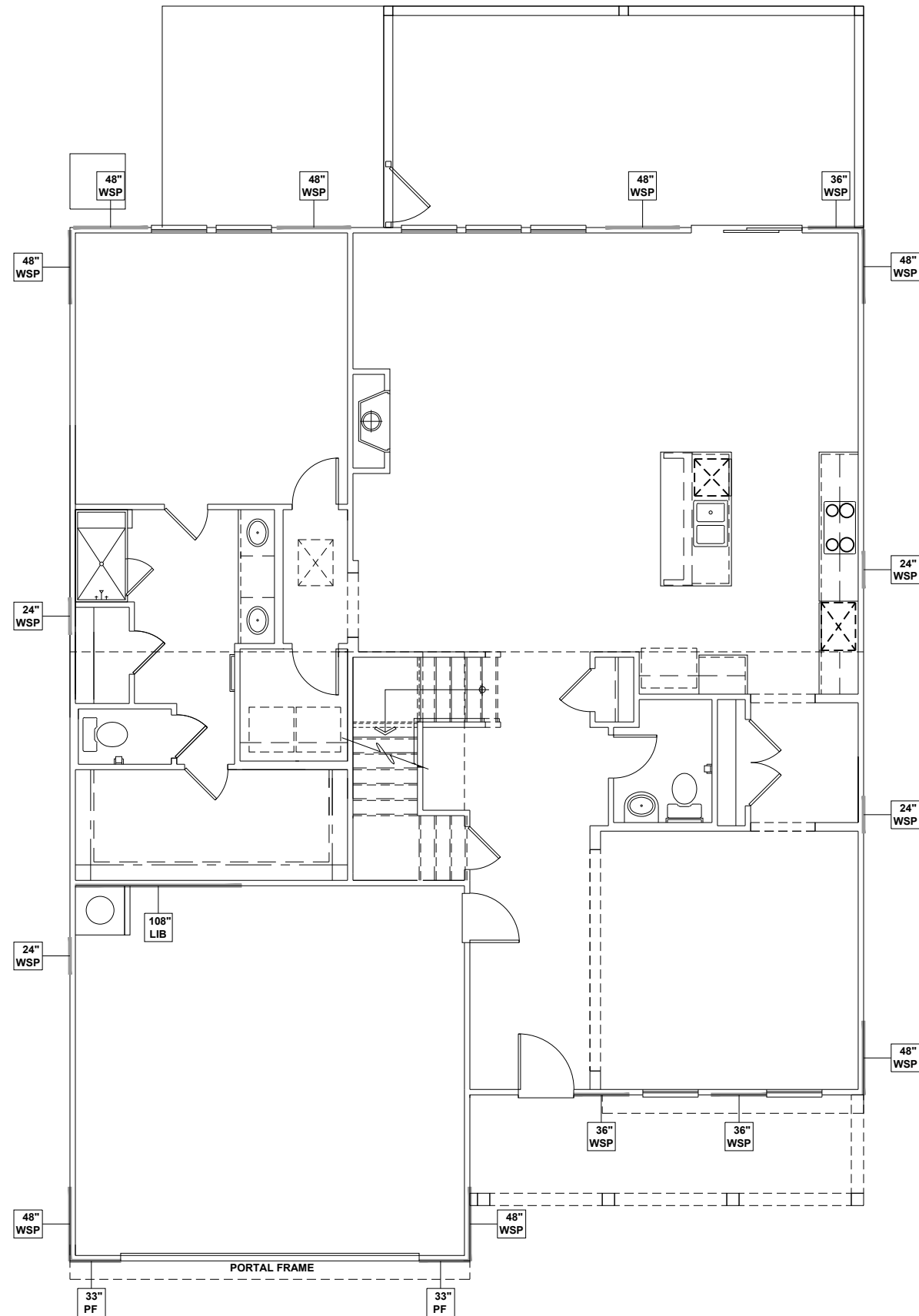
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SECOND FLOOR
CEILING FRAMING PLAN

S2.0D

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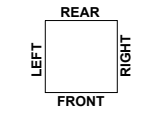


**CROSS BRACED LIB
CS16 STRAPPING METHOD**

SCALE: 1/4" = 1'-0" STRAP ANGLES TO BE NO MORE THAN 60° AND NO LESS THAN 40°

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.
- SCALED LENGTH OF WALL PANEL AT LOCATION NUMERICAL LENGTH OF PANEL
PANEL TYPE

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	13.5 FT.	16.5 FT.
RIGHT	11.0 FT.	16.0 FT.
REAR	13.5 FT.	15.0 FT.
LEFT	11.0 FT.	12.0 FT.



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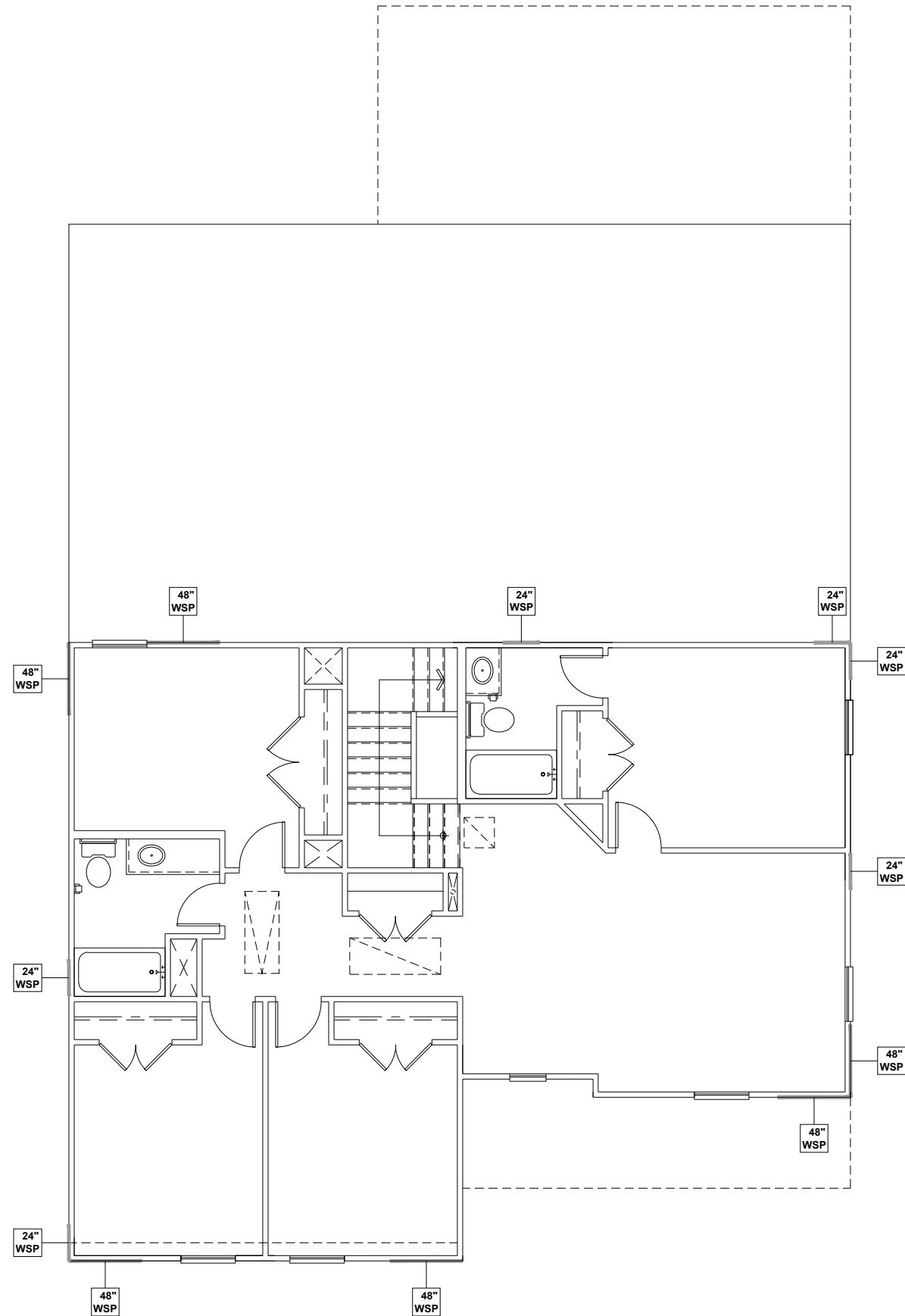
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FIRST FLOOR
WALL BRACING PLAN
S4.0D

FIRST FLOOR WALL BRACING PLAN - 'D'
SCALE: 1/8"=1'-0"

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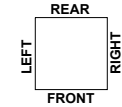


SECOND FLOOR WALL BRACING PLAN - 'D'

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

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	4.0 FT.	12.0 FT.
RIGHT	5.0 FT.	8.0 FT.
REAR	4.0 FT.	8.0 FT.
LEFT	5.0 FT.	8.0 FT.



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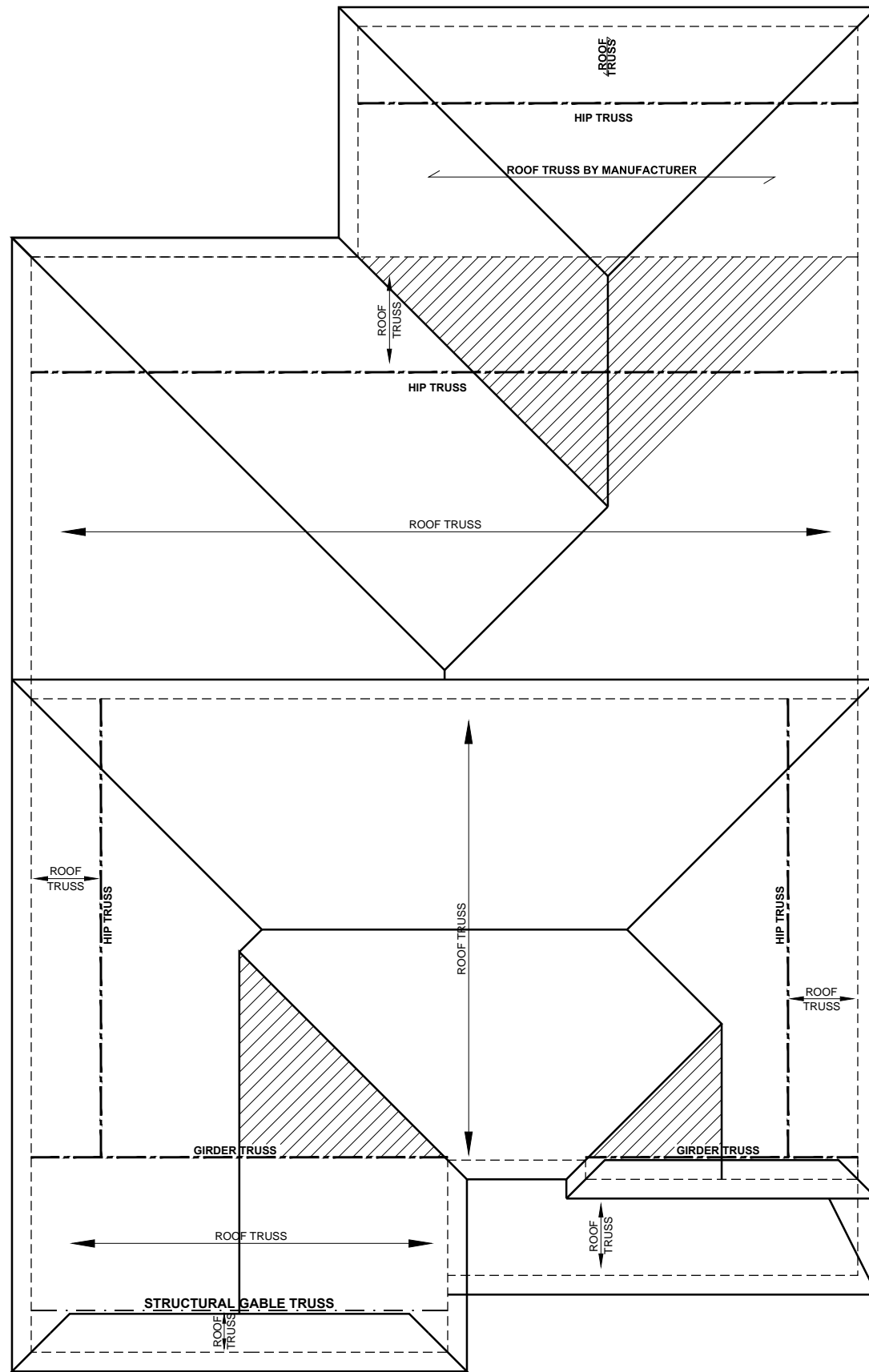
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SECOND FLOOR
WALL BRACING PLAN

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ROOF FRAMING PLAN - 'D'

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.

2905 SQUARE FEET OF TOTAL ATTIC / 150 =
19.37 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

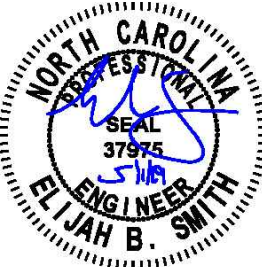
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF PLAN UP TO 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(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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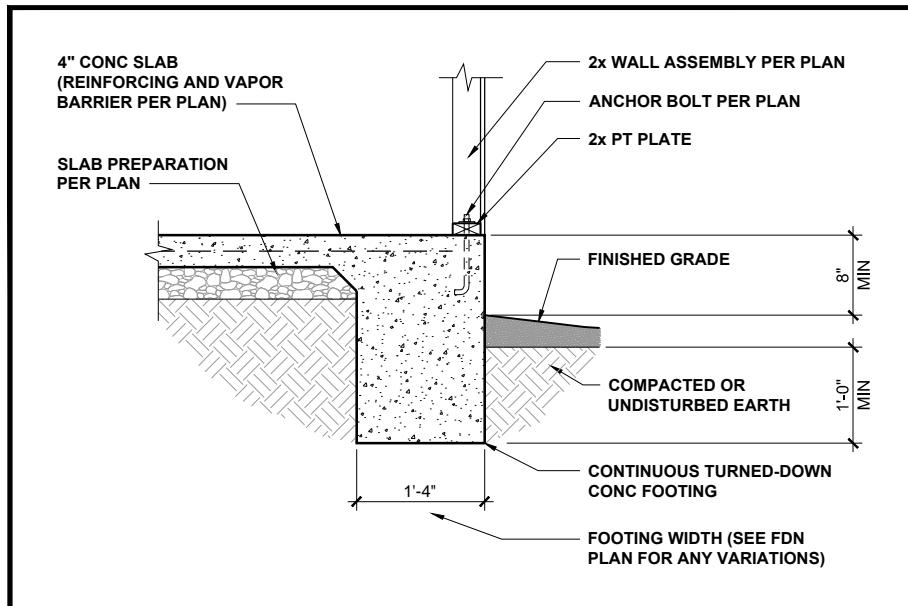
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DATE: 4/24/2019

PLAN:
243.2939

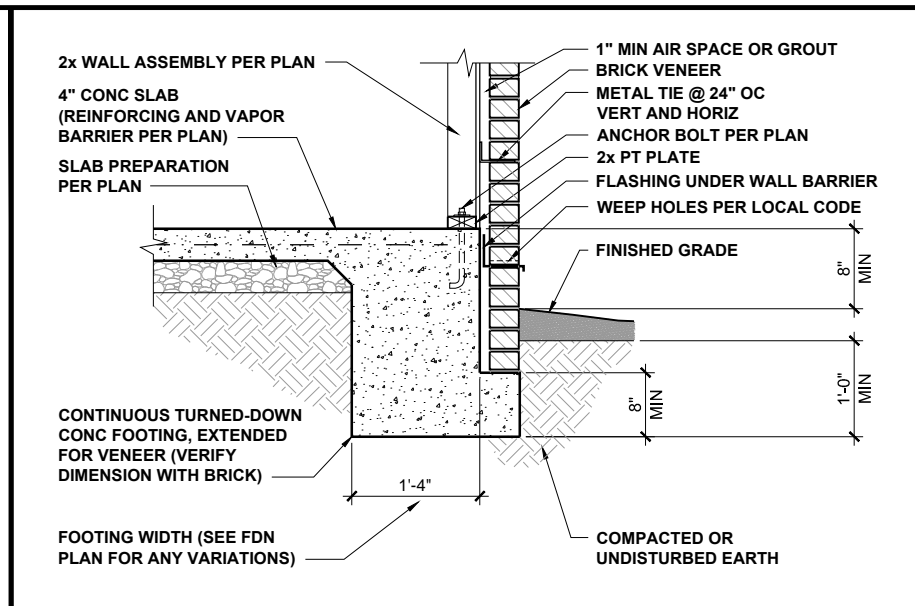
ROOF FRAMING PLAN

S7.0D

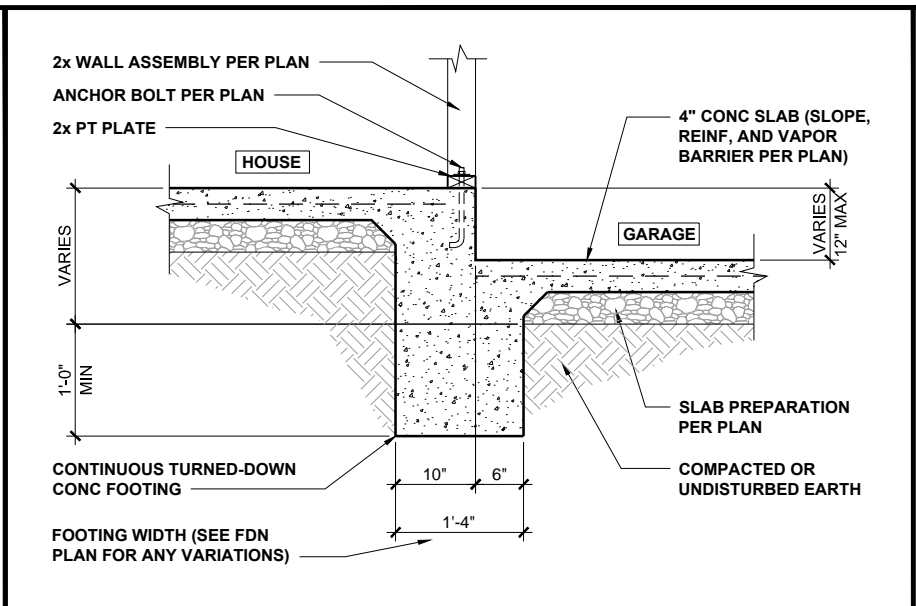
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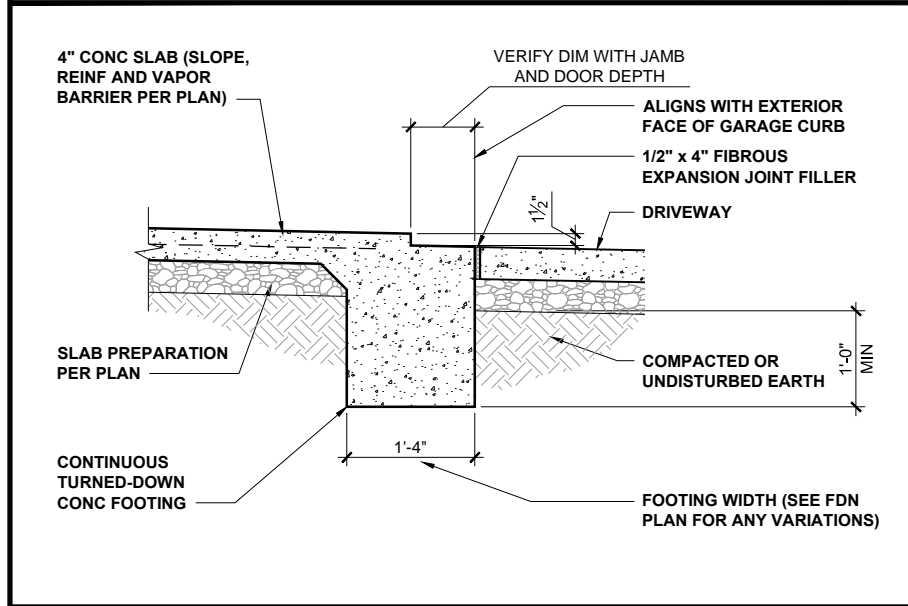
TURNED-DOWN CONC SLAB FOOTING 1/2" = 1'-0" **1**



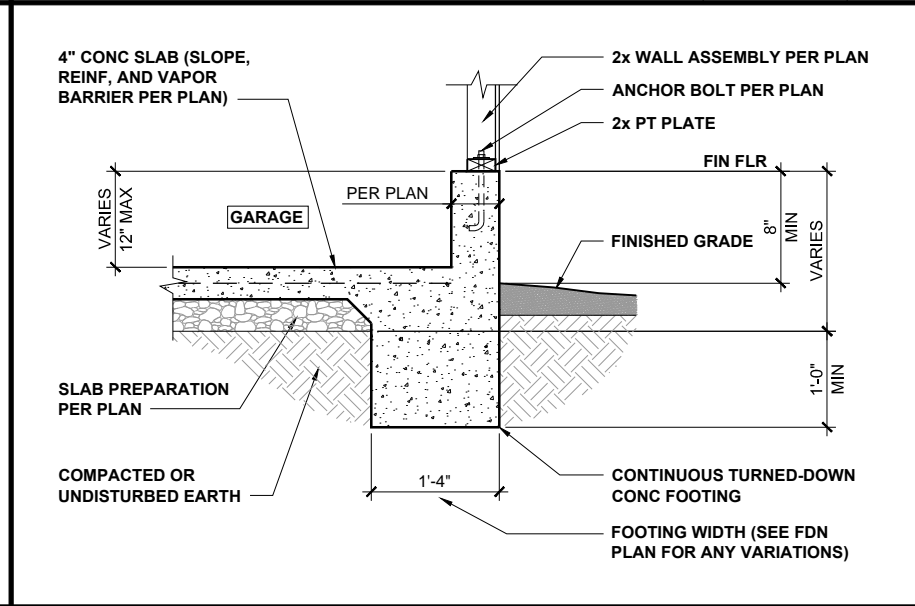
TURNED-DOWN FOOTING w/ BRICK 1/2" = 1'-0" **2**



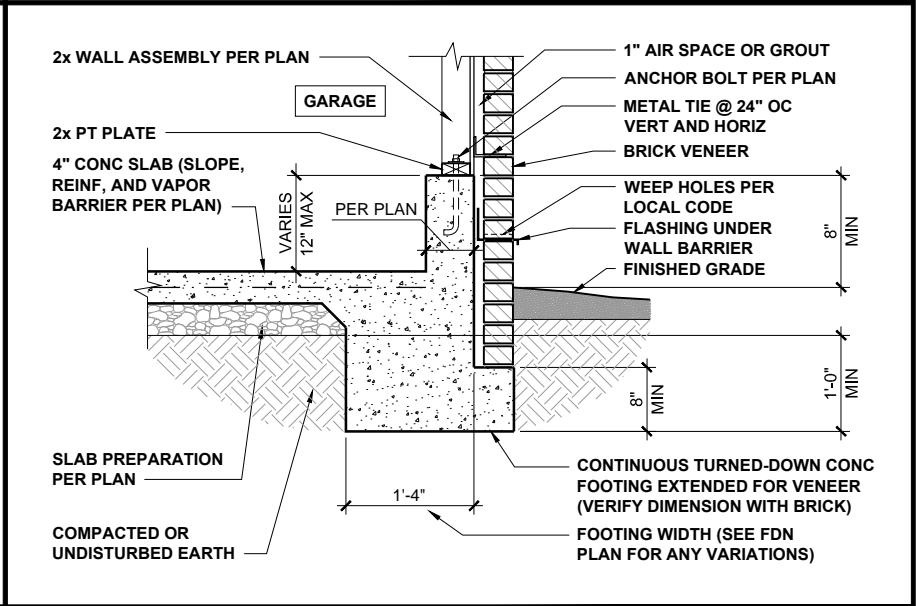
HOUSE / GARAGE FOOTING 1/2" = 1'-0" **3**



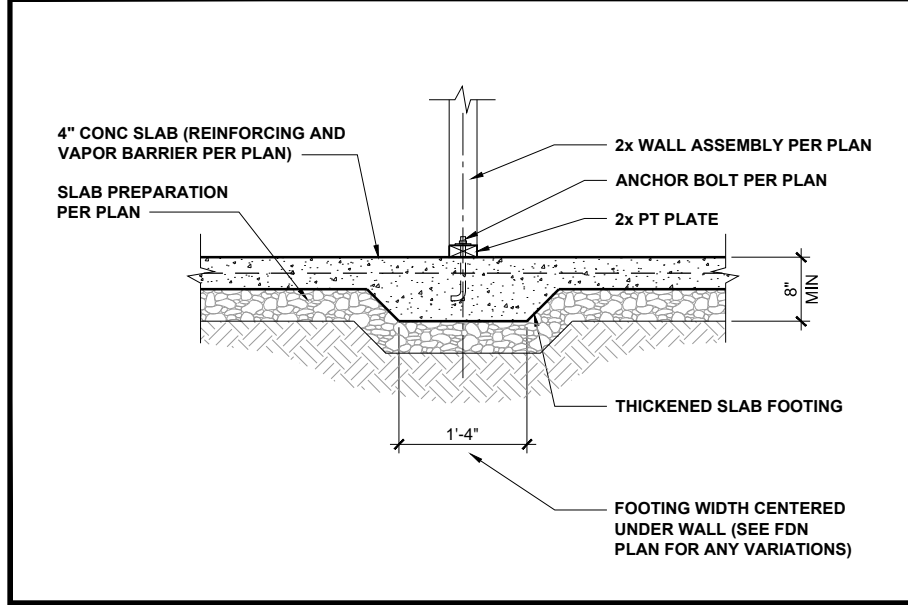
GARAGE DOORWAY FOOTING 1/2" = 1'-0" **4**



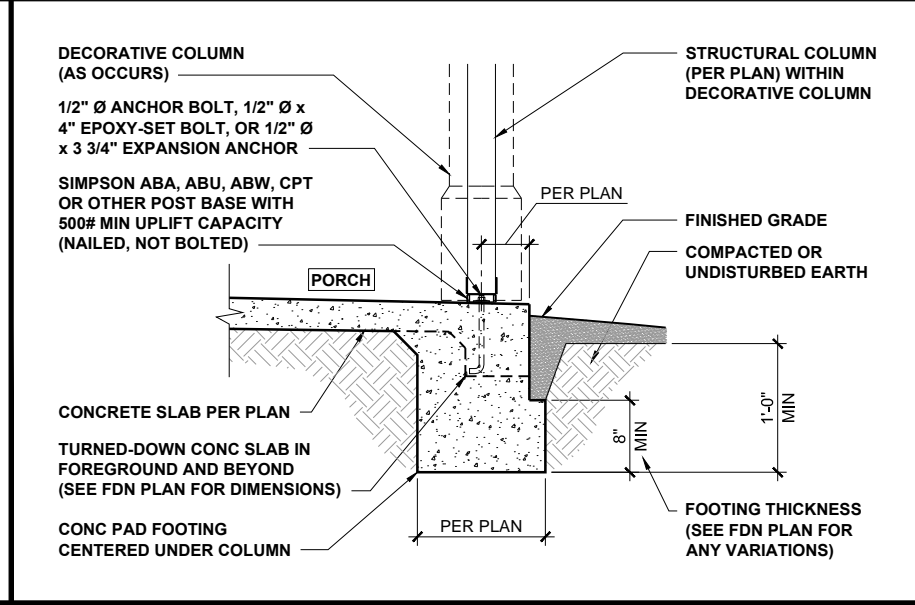
GARAGE FOUNDATION 1/2" = 1'-0" **5**



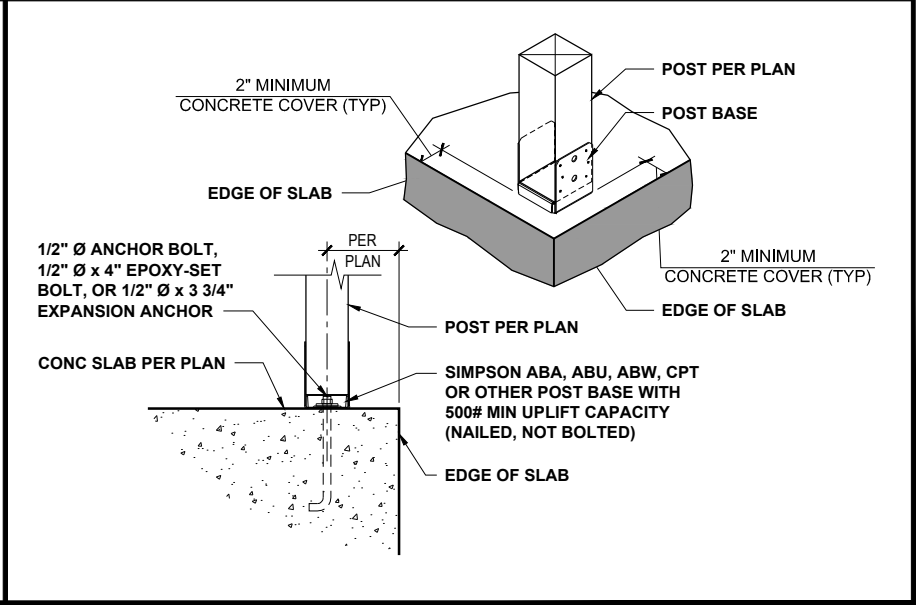
GARAGE FOUNDATION WITH BRICK 1/2" = 1'-0" **6**




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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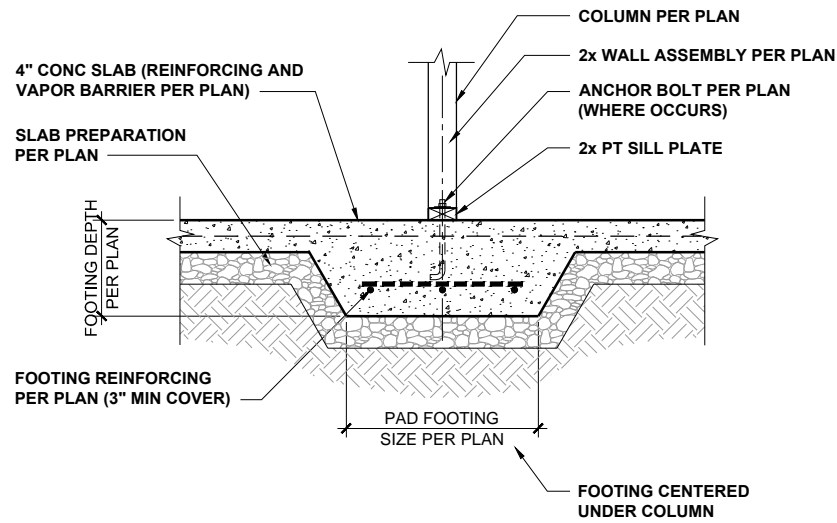
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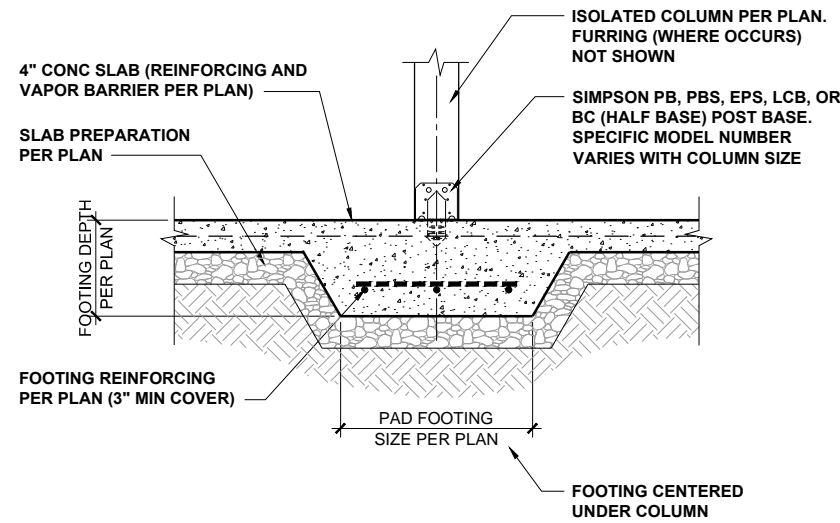
TURNED-DOWN SLAB
FOUNDATION DETAILS

D1.0

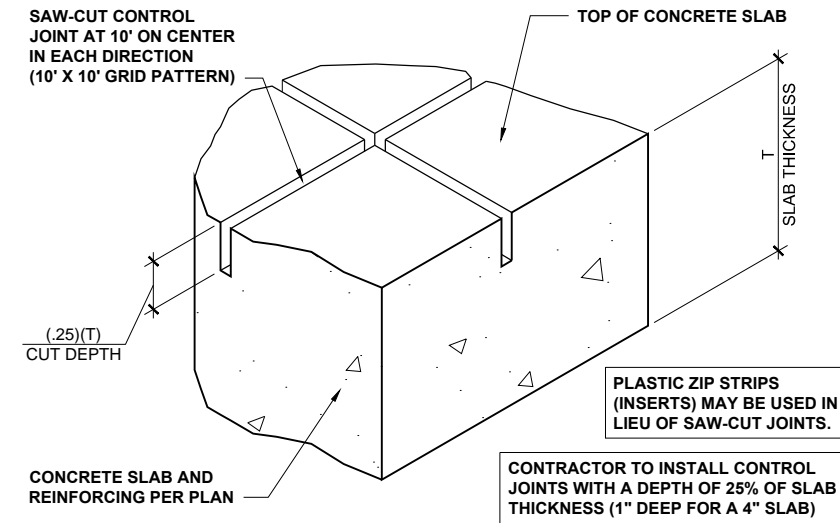
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INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**



ISOLATED COLUMN FOOTING 1/2" = 1'-0" **2**



CONCRETE SLAB CONTROL JOINTS 3" = 1'-0" **3**



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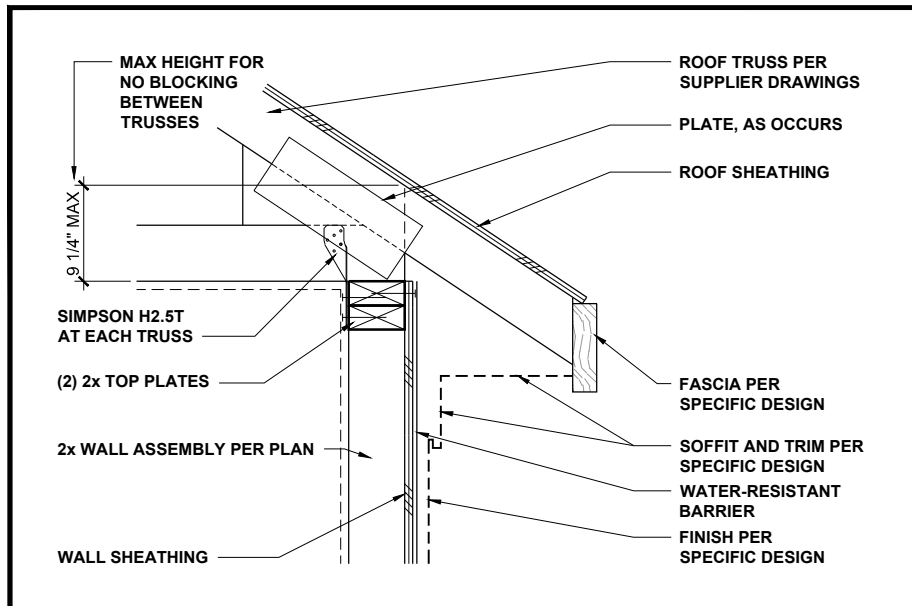
PROJECT NO.: 19900603
DATE: 4/24/2019

PLAN:
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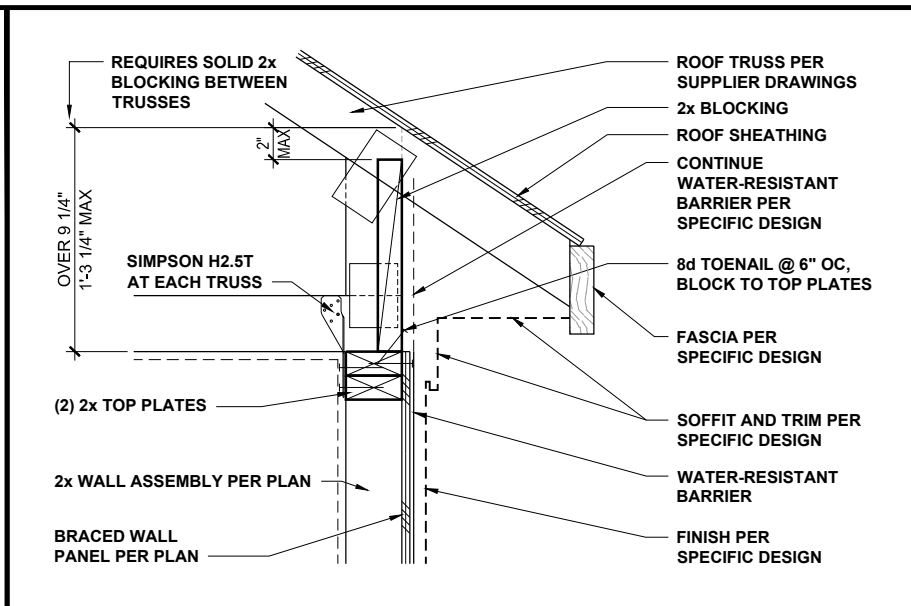
TURNED-DOWN SLAB
FOUNDATION DETAILS

D2.0

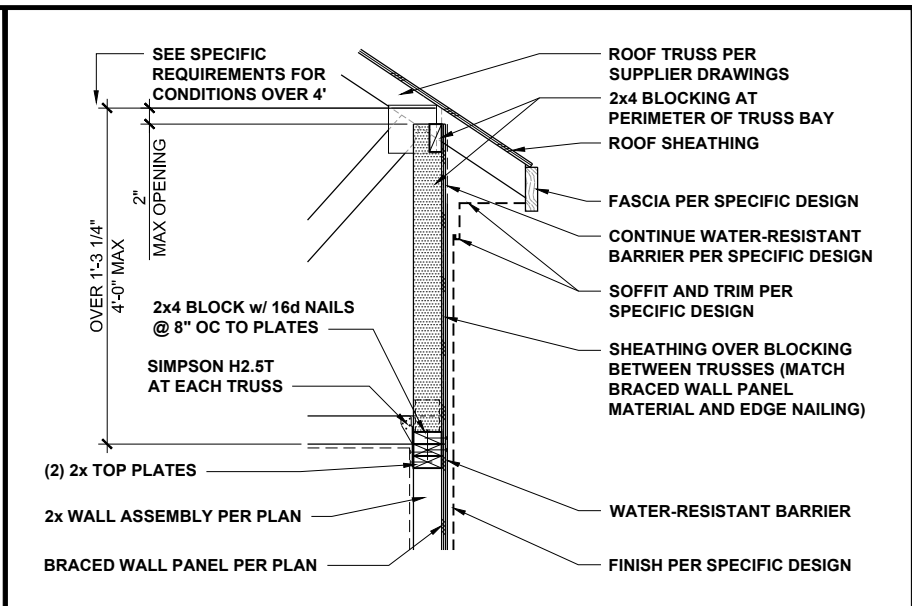
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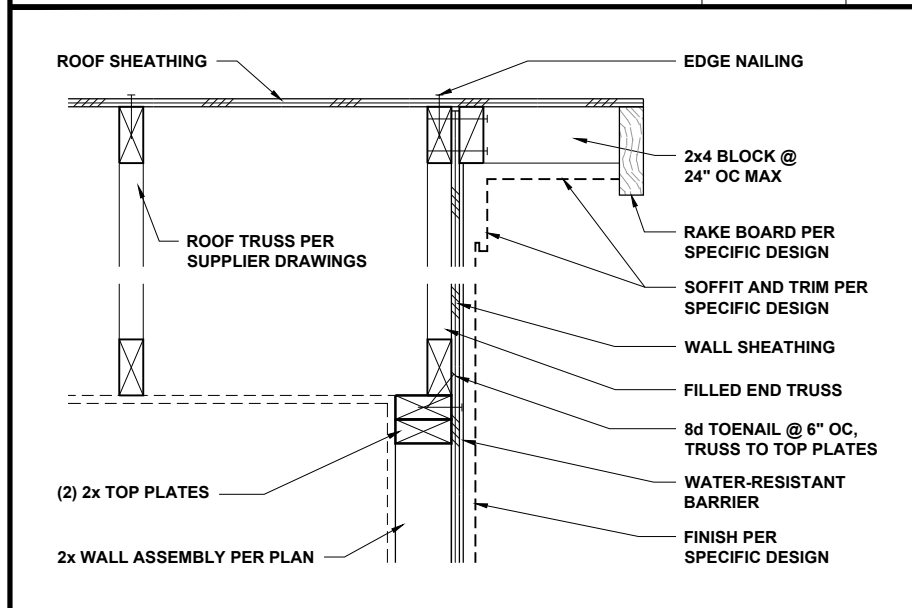
LOW-HEEL TRUSS AT WALL 1" = 1'-0" **1**



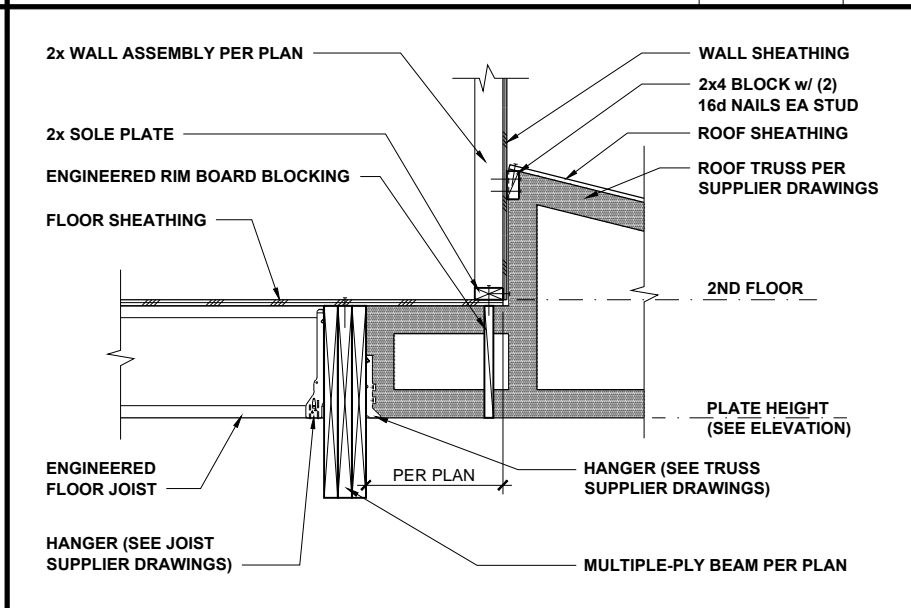
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" **2**



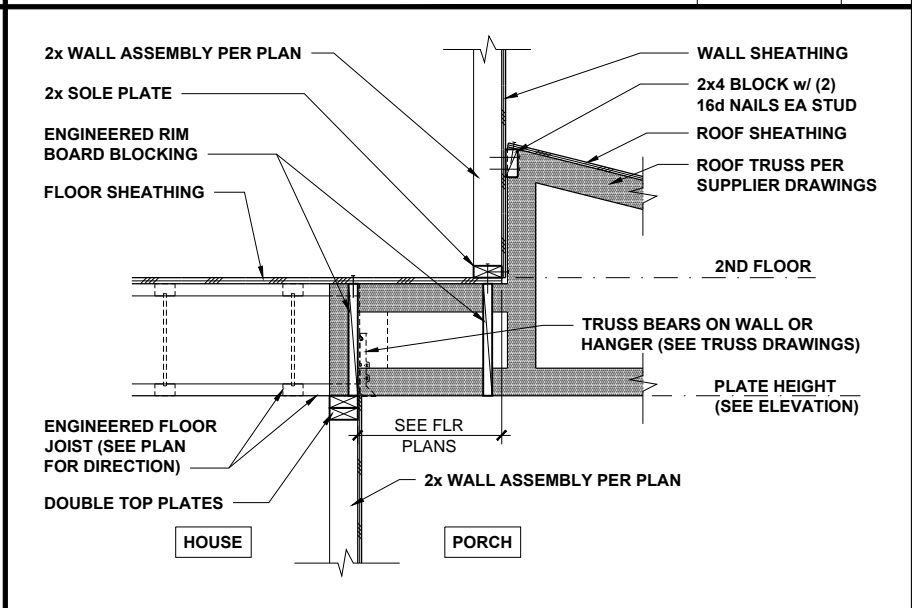
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" **3**



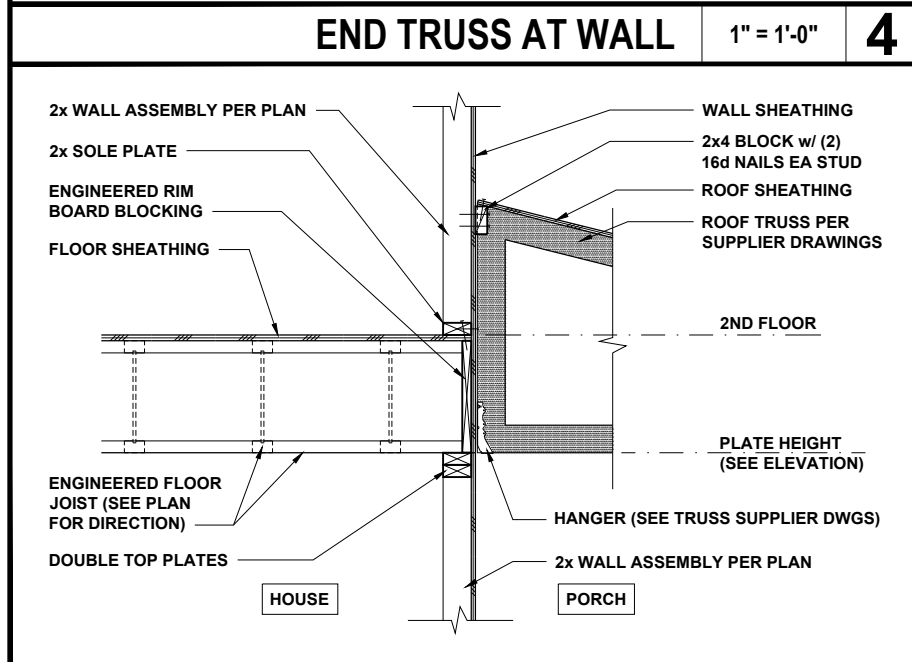
END TRUSS AT WALL 1" = 1'-0" **4**



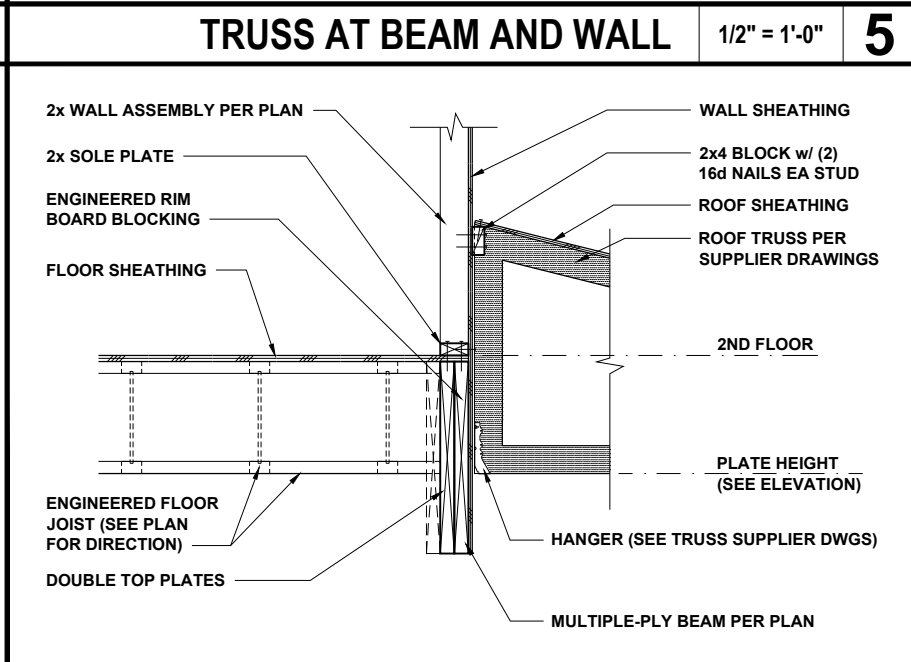
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **5**



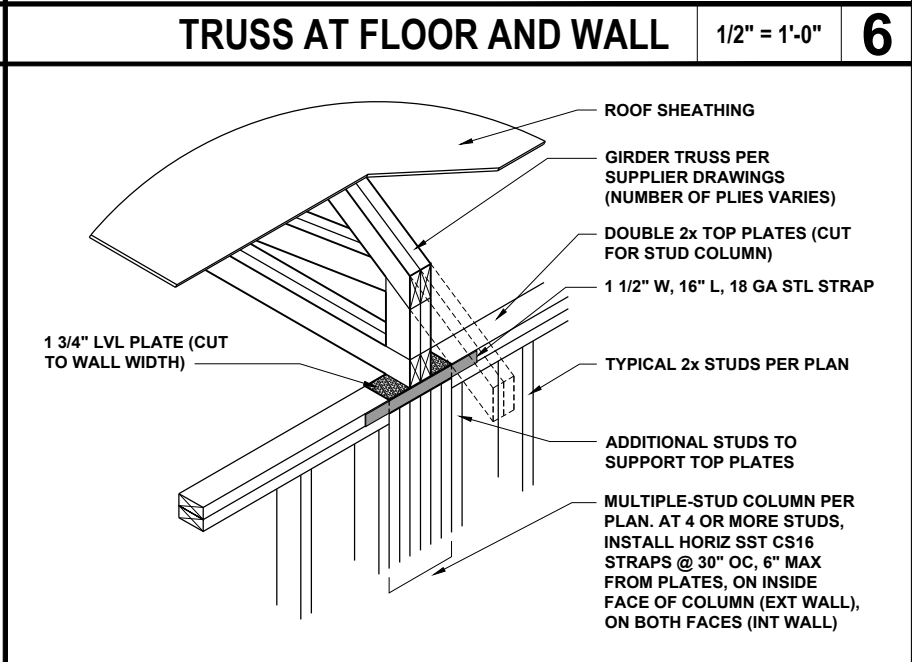
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **6**



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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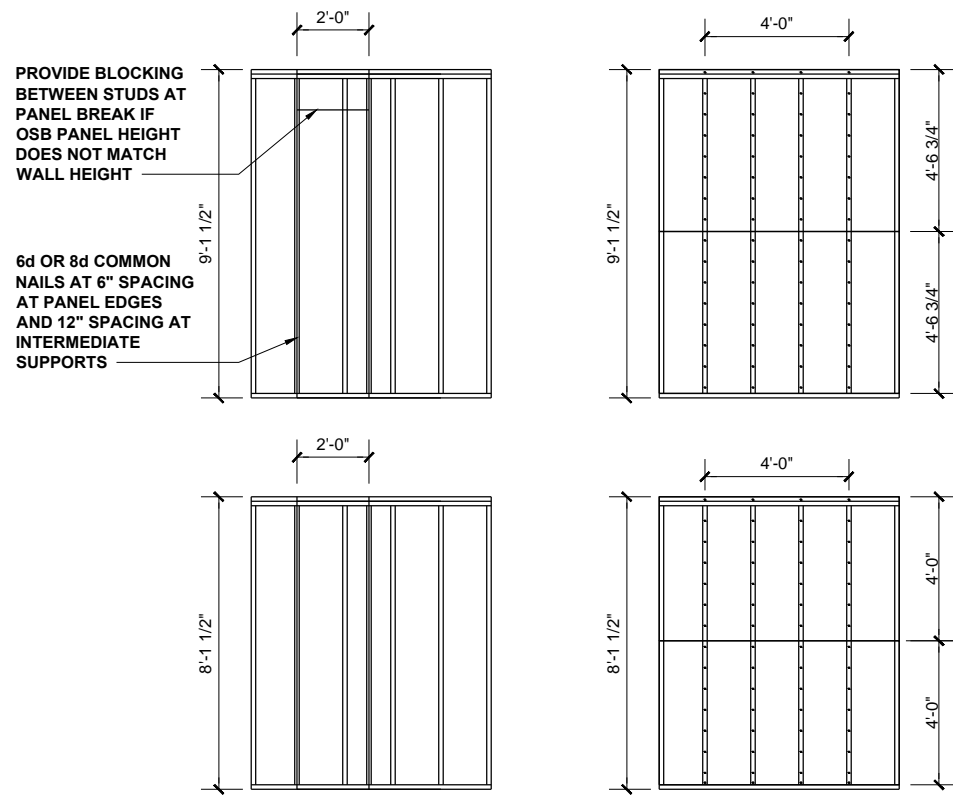
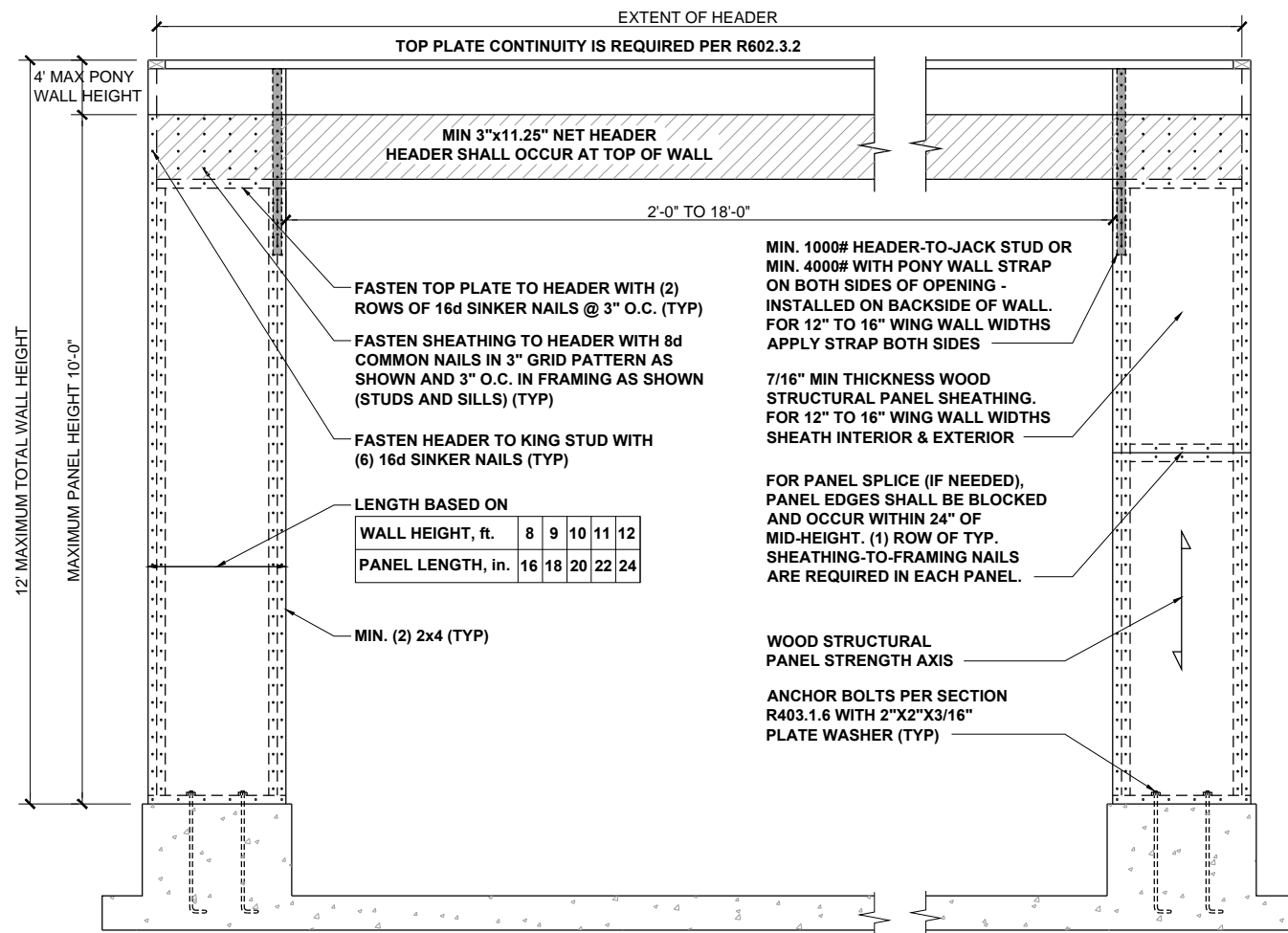
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ROOF TRUSS
FRAMING DETAILS

D10.0

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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

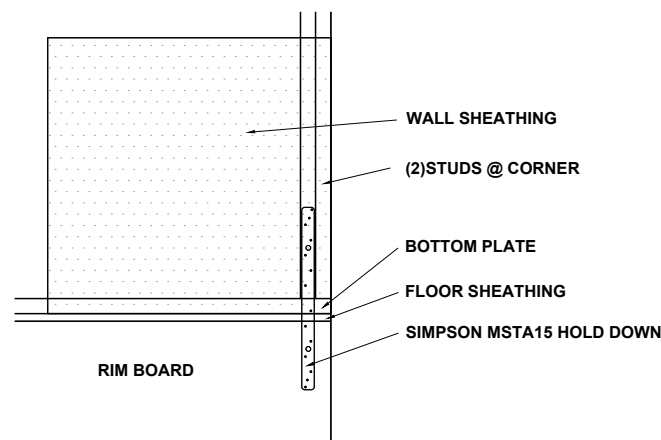
3/8" = 1'-0"

1

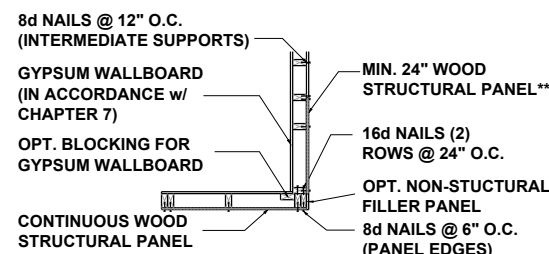
BRACING METHODS

3/16" = 1'-0"

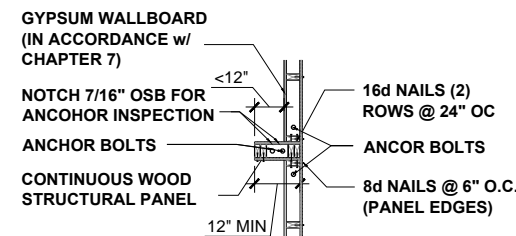
2



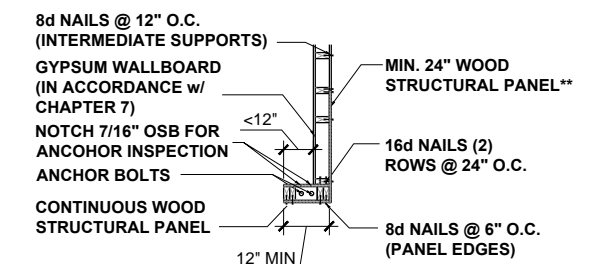
SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.



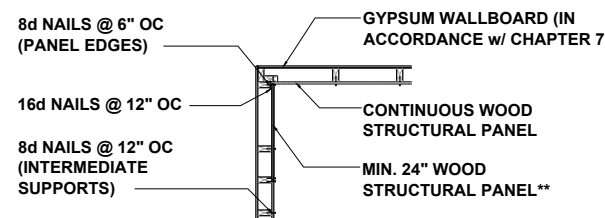
A) GARAGE DOOR CORNER



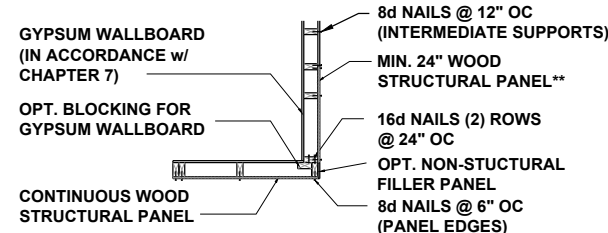
B) GARAGE T-WALL PORTAL FRAMING 16"-12"



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

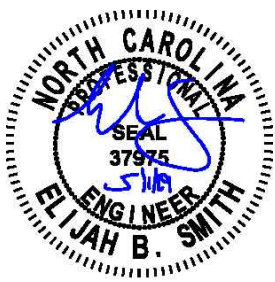
CORNER FRAMING FOR CONTINUOUS SHEATHING

1/4" = 1'-0"

4



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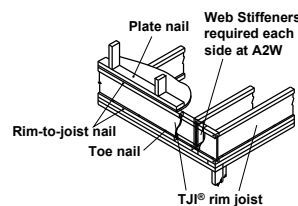
PLAN:
243.2939

WALL BRACING DETAILS

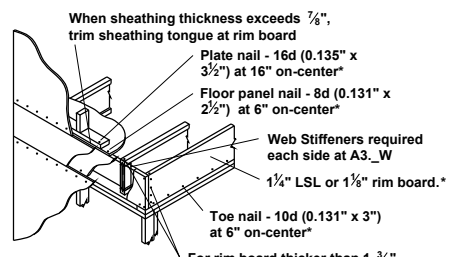
D15.0

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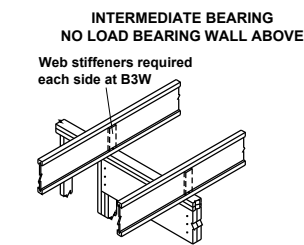
JOIST DETAILS



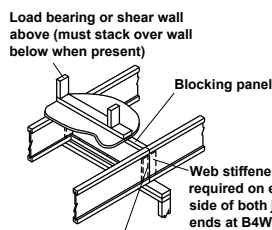
A2 A2W Must have 1 3/4" minimum joist bearing at ends. Attach rim joist per A3 detail.



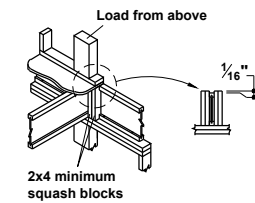
A3 A3W For rim board thicker than 1 3/4" - Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board. - Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board



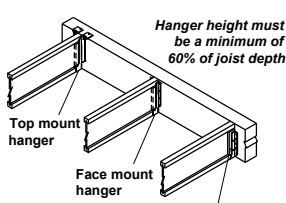
B3 B3W Blocking panels may be required with shear walls above or below (See detail B1)



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

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).

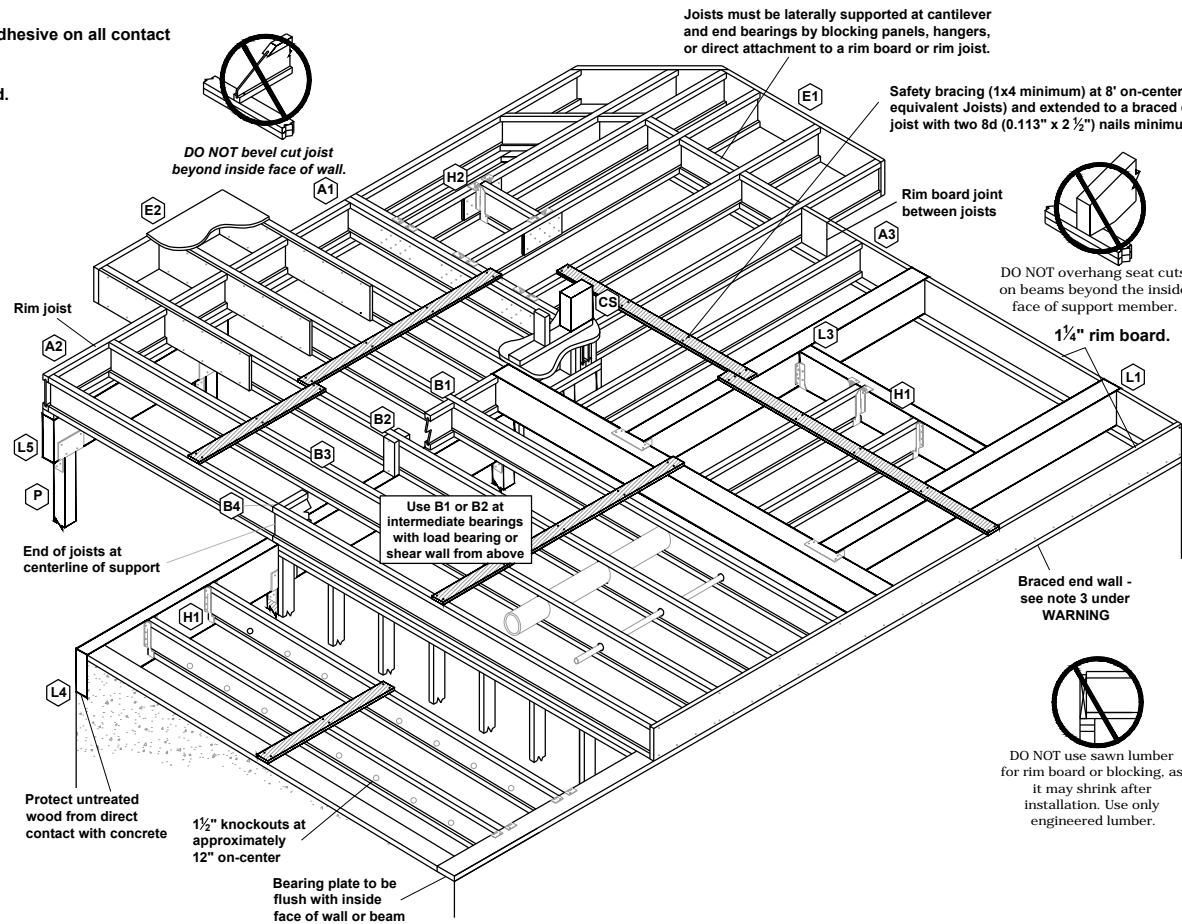
Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.

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

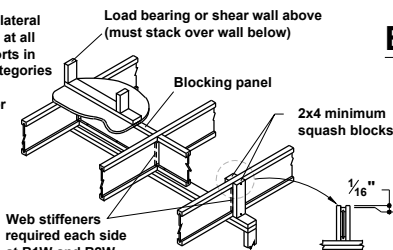
(1) If necessary, increase filler and backer block height for face mount hangers and maintain 1/8" gap at top of joist; see detail W. Filler and backer block lengths should accommodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).

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

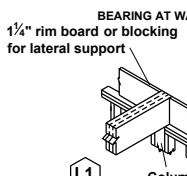
Safety bracing (1x4 minimum) at 8' on-center (6' on-center for 110 or equivalent Joists) and extended to a braced end wall. Fasten at each joist with two 8d (0.113" x 2 1/2") nails minimum (see WARNING).

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

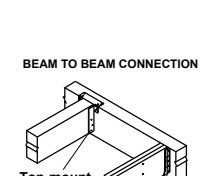
BEAM and COLUMN DETAILS



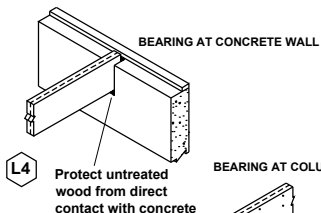
B1 B1W Blocking panels may be required with shear walls above or below - see detail B1



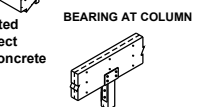
L1



L3



L4 Protect untreated wood from direct contact with concrete



L5 Verify column capacity and beam bearing length.

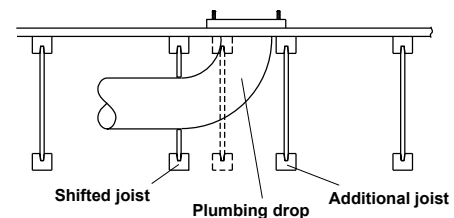
INSTALLATION TIPS

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).

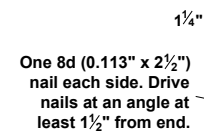


* I-JOIST EQUIVALENCY CHART

Depth	EQUIVALENT IN SPAN AND SPACING		
	Mfr & Series	Mfr & Series	Mfr & 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

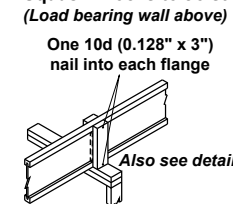
JOIST NAILING REQUIREMENTS at BEARING

Joist to Bearing Plate



1 1/4" rim board.
One 8d (0.113" x 2 1/2") nail each side. Drive nails at an angle at least 1 1/2" from end.

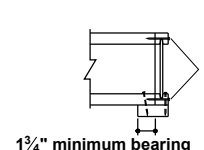
Squash Blocks to Joist (Load bearing wall above)



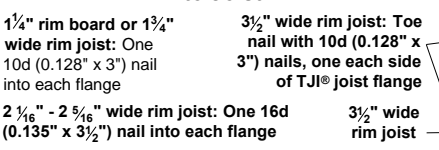
One 10d (0.128" x 3") nail into each flange

1 3/4" minimum bearing at end support; 3 1/2" minimum at intermediate support
Shear transfer: Connections equivalent to floor panel nailing schedule

Rim to Joist

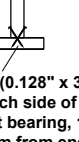


1 1/4" rim board or 1 3/4" wide rim joist: One 10d (0.128" x 3") nail into each flange
2 1/6" - 2 9/16" wide rim joist: One 16d (0.135" x 3 1/2") nail into each flange



3 1/2" wide floor joist
3 1/2" wide rim joist
Locate rim board joint between joists. Top View

BEAM ATTACHMENT at BEARING



One 10d (0.128" x 3") nail each side of member at bearing, 1 1/2" minimum from end



1 1/4" rim board.
Drive nails at an angle to minimize splitting of plate

See framing plan (if applicable) or iLevel® Framers' Pocket Guide for minimum end and intermediate bearing lengths.



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P-0961



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PROJECT NO.: 19900603
DATE: 4/24/2019

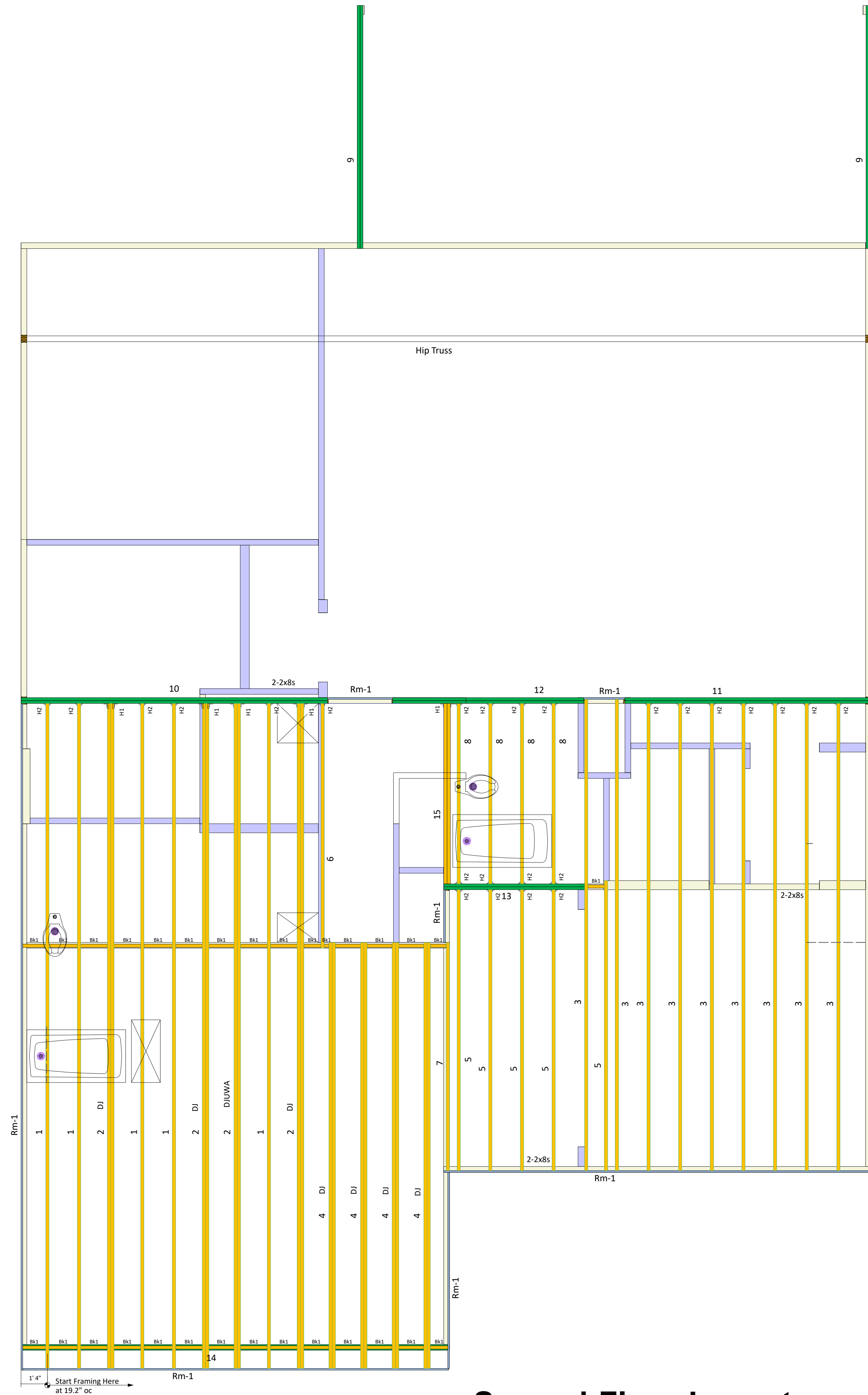
PLAN:
243.2939

ENGINEERED JOIST
DETAILS

D16.0

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



Second Floor Layout

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

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46 Mason Pointe

Products				
PlotID	Net Qty	Product	Length	Plies
1	5	14" BCI® 5000s-1.8	34' 0"	1
2	8	14" BCI® 5000s-1.8	34' 0"	2
3	9	14" BCI® 5000s-1.8	24' 0"	1
4	8	14" BCI® 5000s-1.8	22' 0"	2
5	5	14" BCI® 5000s-1.8	15' 0"	1
6	1	14" BCI® 5000s-1.8	13' 0"	1
7	1	14" BCI® 5000s-1.8	12' 0"	1
8	4	14" BCI® 5000s-1.8	10' 0"	1
9	4	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	14' 0"	2
10	2	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	16' 0"	2
11	2	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	14' 0"	2
12	2	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	10' 0"	2
13	2	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	8' 0"	2
14	2	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	22' 0"	2
15	2	14" BCI® 5000s-1.8	10' 0"	2
Rm-1	10	1" x 14" BC RIM BOARD OSB	12' 0"	1
Bk1	19	14" BCI® 5000s-1.8	2' 0"	1

Connector Summary			
PlotID	Qty	Manuf	Product
H1	5	Simpson	HU4.12/11
H2	25	Simpson	IUS 2.06/14

Revisions:	BY:



SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design drawing of the building, therefore, purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been checked by Boise Engineering.

KB Homes
2939
46 Mason Pointe
84 Lumber EWP

BC FRAMER II
Plan Date: 08172018
Structural Date: 09122018
By: CMM
Sheet: 2/3

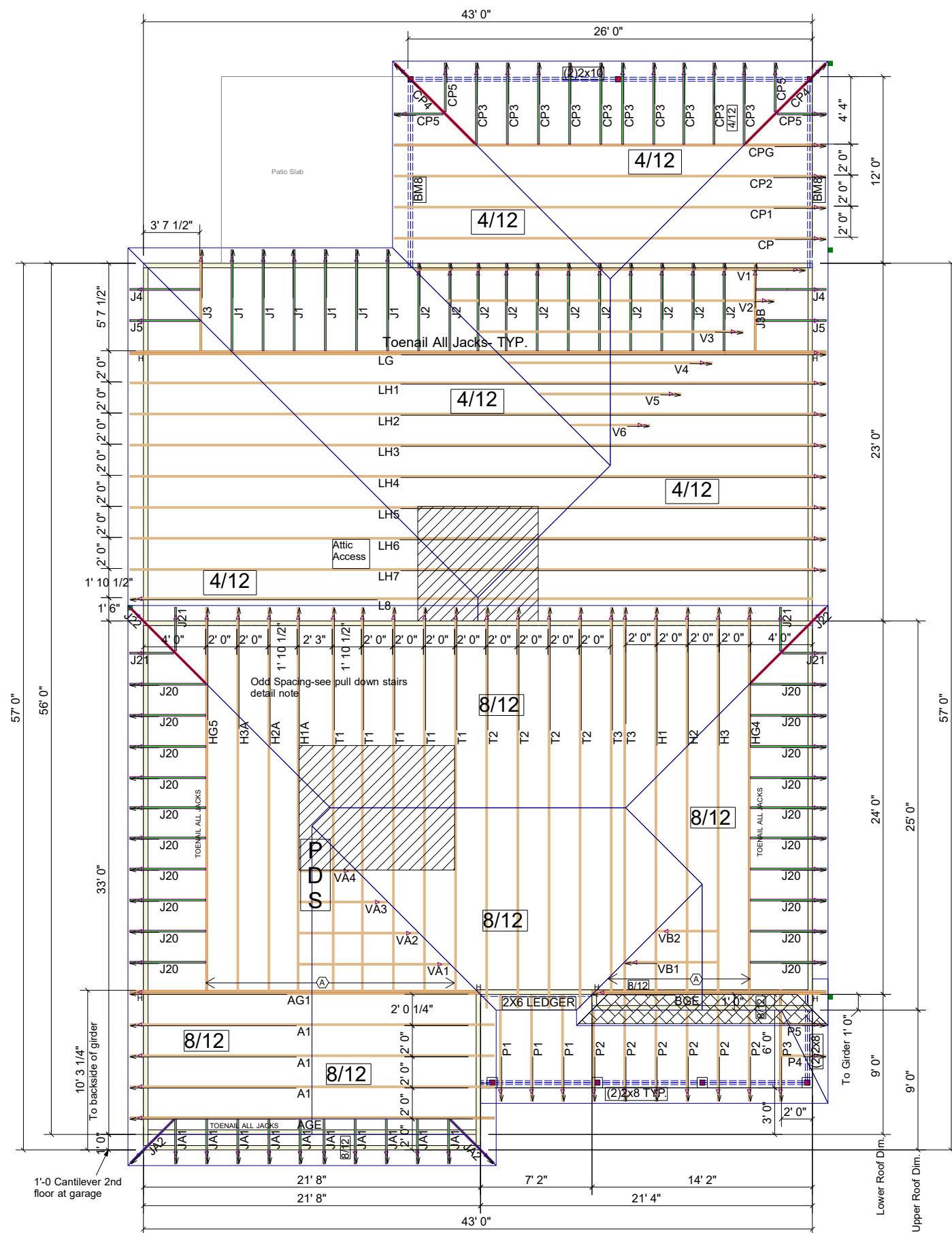
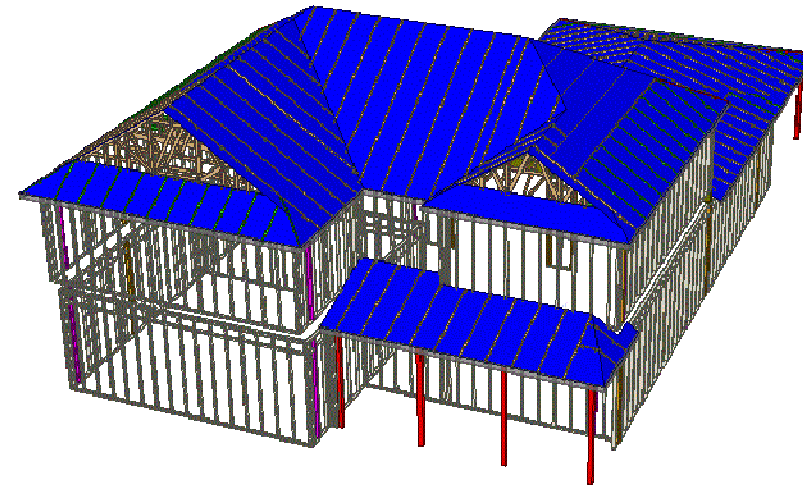
ALL DIMENSIONS AND CONDITIONS
TO BE REVIEWED AND APPROVED
BY BOTH THE CONTRACTOR AND
THE ENGINEER OF RECORD
PRIOR TO INSTALLATION

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

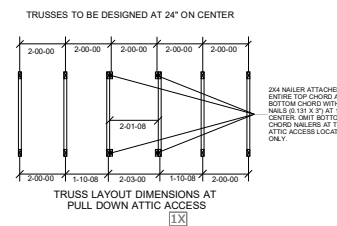


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 DUNN, NORTH CAROLINA 28334
 PHONE: 910-892-8400
 FAX: 910-892-8384

PROJECT:	Lot 46 @ Mason Pointe		
CUSTOMER:	KB HOME		
MODEL:	Plan 243.2939 "D" with 12x26 CVP		
SCALE:	NOT TO SCALE	PO #	20585
DRAWN BY:	MWM	PRINT DATE:	04-26-19
REV:	Approved	SHIP DATE:	2019



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



Hatch Legend	
	Field Frame Water Table
	Attic Storage-HVAC

HANGER LIST			
A	Simpson	HUS26	15
H2.5A-	Simpson	H2.5A	140
As Info			
H	Simpson	HTS20	6
.	.	.	.

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.