



# NORTH CAROLINA 40' SERIES PLAN 240.3174-R

LOT 57 MASON POINTE -  
 ELEVATION B

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 40' SERIES**  
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ABBREVIATIONS			
ABV.	ABOVE	G.F.I.	GROUND-FAULT
A/C	AIR CONDITIONING	CIRCUIT	INTERRUPTER
ADJ.	ADJUSTABLE	G.I.	GALVANIZED IRON
ALT	ALTERNATE	GL.	GLASS
AMP.	AMPERAGE	GYP. BD.	GYP. BOARD
BD.	BOARD	H.C.	HOLLOW CORE
CL.	CENTER LINE	HDR.	HEADER
CAB.	CABINET	HGT. / HT.	HEIGHT
CLS.	CEILING	H.H.	HEADER HEIGHT
CLR.	CLEAR	HS	HORIZONTAL SLIDER
CONC.	CONCRETE	I.L.O.	IN LIEU OF
CPT.	CARPET	INSUL.	INSULATION
C.T.	CERAMIC TILE	INT.	INTERIOR
D.	DRYER	LAM.	LAMINATED
DBL.	DOUBLE	LAV.	LAVATORY
D.S.	DUAL GLAZED	LUM.	LUMINOUS
DIA.	DIAMETER	M.C.	MEDICINE CABINET
DIM.	DIMENSION	MFR.	MANUFACTURER
DISP.	DISPOSAL	MIN.	MINIMUM
D.L.	DIVIDED LIGHT	MTD.	MOUNTED
DP.	DEEP	MTL.	METAL
DR.	DOOR	N.I.C.	NOT IN CONTRACT
D.S.	DOWNSPOUT	N.T.S.	NOT TO SCALE
DTL.	DETAIL	O/	OVER
D.W.	DISHWASHER	O.C.	ON CENTER
EA.	EACH	OPT.	OPTIONAL
ELEV.	ELEVATION	O.S.A.	OUTSIDE AIR
EQ.	EQUAL	PL.	PLATE
EXH.	EXHAUST	PLYND.	PLYWOOD
EXT.	EXTERIOR	FR.	PAIR
FAU	FORCED AIR UNIT	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
F.G./FX.	FIXED GLASS	R.	RISER
F.G.	FUEL GAS	RAD.	RADIUS
FIN.	FINISH	R.A.G.	RETURN AIR GRILL
FLR.	FLOOR	REF.	REFRIGERATOR
FLR. LINE	FLOOR LINE	RE/S	RE-SAWN
FLUOR.	FLUORESCENT	REV.	REVERSE
FR. DR.	FRENCH DOOR	RM.	ROOM
F.M.C.	FLOOR MATERIAL CHANGE		
FTS.	FOOTING		
GA.	GAUGE		
GAR. DISP.	GARBAGE DISPOSAL		

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

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

CONSULTANTS	
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SQUARE FOOTAGE			
PLAN 240.3174-R PARTIN PLACE 2			
FIRST FLOOR AREA	1477	SQ. FT.	
SECOND FLOOR AREA	1626	SQ. FT.	
<b>TOTAL AREA</b>	<b>3103</b>	<b>SQ. FT.</b>	
GARAGE AREA	416	SQ. FT.	
PORCH AREA(S)			
ELEVATION 'A'	57	SQ. FT.	
ELEVATION 'B'	47	SQ. FT.	
ELEVATION 'C'	126	SQ. FT.	
ELEVATION 'D'	126	SQ. FT.	
OPTION (AREA) PATIO AREA(S)	DEN/BDRM. 5/BA.3	101	SQ. FT.
DECK AREA(S)	10'x10' COVERED	100	SQ. FT.
	10'x20' COVERED	200	SQ. FT.
	OPEN 12'x12'	144	SQ. FT.
	OPEN 21'x12'	252	SQ. FT.
	SCREEN-IN 12'x12'	144	SQ. FT.
	SCREEN-IN 21'x12'	252	SQ. FT.

CODE INFORMATION	
<b>APPLICABLE CODES:</b>	2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE, INCLUDING REFERENCED CODES AND STANDARDS
<b>PROJECT DESCRIPTION:</b>	2 STORY SINGLE FAMILY DETACHED RESIDENTIAL PLAN W/ 4 ELEVATIONS
<b>OCCUPANCY:</b>	R3
<b>CONSTRUCTION TYPE:</b>	V - B
<b>CODE ABBREVIATIONS</b>	N.C.-R. NORTH CAROLINA RESIDENTIAL CODE N.C.-B. NORTH CAROLINA BUILDING CODE N.C.-M. NORTH CAROLINA MECHANICAL CODE N.C.-P. NORTH CAROLINA PLUMBING CODE N.C.-F. NORTH CAROLINA FUEL GAS CODE N.C.-E. NORTH CAROLINA ELECTRICAL CODE N.C.-EG. 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 UL. UNDERWRITERS LABORATORIES, INC.

REVISION LIST			
DELTA	DATE	SHEETS REVISED	LOG NUMBER
1	01/23/19	T.S.	NC1905NCP
2	02/28/19	AI.1- AI.7, 3.A1,3.A2, 3.B1, 3.B2, 3.B3, 3.C1, 3.D1,	NC1905NCP

ISSUE DATE: 07/31/18  
 PROJECT No.: 1350999:56  
 DIVISION MGR.: MCP  
 REVISIONS: 02/28/19

2018 CODE UPDATE  
 NC1905NCP-01/23/19 MCP

DIVISION REVISION  
 NC1905NCP-02/28/19 MCP

FOR INTERNAL USE ONLY			
REVISION BY:	DATE	DESCRIPTION	LOG NUMBER

PLAN:  
**240.3174-R**  
 SHEET:  
**TS**

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

## GENERAL REQUIREMENTS

- THE WORD "CONTRACTOR" AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODE REQUIREMENTS:
  - ALL LAWS, STATUTES, THE MOST RECENT BUILDING CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
  - THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.
  - THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING THERETO.
- CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER, AND PROMPTLY REPORT IN WRITING TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR.
- IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS, WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.
- CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
- CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE NOT IN COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS.
- BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
- SUB-CONTRACTORS SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB-CONTRACTOR'S PERFORMANCE. SUB-CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUB-CONTRACTOR WORKMANSHIP SHALL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR BUILDER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY. EACH SUB-CONTRACTOR UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HIS/HERS SUB-CONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUB-CONTRACTORS. BUILDER WILL DETERMINE HOW SOON AFTER SUBCONTRACTOR COMPLETES EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.
- APPROVAL BY THE BUILDING INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
- ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THESE PLANS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY OWNER UNLESS STIPULATED OTHERWISE.
- ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED, WITH PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.
- CONSTRUCTION DOCUMENTS IDENTIFIED AS "BID SET" ON ANY OR ALL SHEETS WHICH MAY BE SUBJECT TO REVIEW. THIS REVIEW MAY RESULT IN CHANGES WHICH MAY BE MADE TO THE PLANS PRIOR TO THE ISSUANCE OF THE FINAL CONSTRUCTION SET WHICH WILL CONTAIN NO "BID SET" DESIGNATIONS. CONSTRUCTION DOCUMENTS IDENTIFIED AS "BID SET" ARE NOT TO BE CONSTRUED AS BEING THE COMPLETED OR FINAL DRAWINGS AND THEY SHOULD NOT IN ANY WAY BE USED AS SUCH.
- ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
- TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
- SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- SEE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR FITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS, ETC. NOT SHOWN ON THE OTHER DRAWINGS.
- THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.

## SITE WORK

- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR HIDDEN EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., AND BURIED ARTIFACTS SUCH AS INDIAN OR DINOSAUR BONES. IF ANY SUCH ITEMS ARE FOUND THE ARCHITECT, CIVIL ENGINEER, AND SOILS ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.
- REFER TO THE SOILS REPORT AS PREPARED BY THE GEOTECHNICAL ENGINEER.
- REFER TO CIVIL ENGINEER'S CURRENT GRADING AND PLOT PLANS.

## SITE WORK (continued)

- REFER TO THE LANDSCAPE ARCHITECT'S CURRENT GRADING PLAN AND CONSTRUCTION DOCUMENTS.
- ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL. REFER TO GEOTECHNICAL REPORT.
- EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED AND FINISHED WITH LEVEL BOTTOMS.
- EXCAVATIONS SHALL BE KEPT FREE OF STANDINGS WATER.
- WHERE EXCAVATIONS ARE MADE TO A DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS.
- FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER AND OTHER FOREIGN SUBSTANCES.
- ALL FINISH GRADES TO DRAIN AWAY FROM THE BUILDING FOOTINGS.
- THERE SHALL BE NO ON-SITE WATER RETENTION.
- THIS SHALL BE NO DRAINAGE TO ADJACENT PROPERTY.
- FOR ONSITE CONSTRUCTION, PLANS TO COMPLY WITH NECESSARY INSPECTIONS APPROVED BY THE BUILDING OFFICIAL.

## CONCRETE

- REFER TO STRUCTURAL ENGINEERING CALCULATIONS AND SOILS REPORT FOR THE PERFORMANCE REQUIREMENTS FOR CONCRETE FOUNDATIONS.
- CONCRETE SHALL BE PROPORTIONED TO PROVIDE AN AVERAGE COMPRESSIVE STRENGTH AS PRESCRIBED IN THE N.C.-R, AS WELL AS SATISFY THE DURABILITY CRITERIA OF THE N.C.-R
- MIXING OF CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318, SECTION 5.8.
- THE DEPOSITING OF CONCRETE SHALL COMPLY WITH THE PROVISIONS ACI 318, SECTION 5.10.
- THE CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, SECTION 5.11.
- ALL FORM WORK SHALL BE DESIGNED, CONSTRUCTED, UTILIZED, AND REMOVED.
- CONDUIT, PIPES AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE AND WITHIN THE LIMITATIONS OF ACI 318, SECTION 6.3, ARE PERMITTED TO BE EMBEDDED IN CONCRETE WITH APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL.
- CONSTRUCTION JOINTS INCLUDING THEIR LOCATION SHALL COMPLY WITH THE PROVISIONS OF ACI 318, SECTION 6.4.
- ALL STEEL REINFORCING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE N.C.-R
- TOP OF CONCRETE SLABS TO BE A MINIMUM 4" W/ MASONRY VENEER 6" ELSEWHERE (8" H.U.D.) ABOVE FINISH GRADE.
- FOUNDATION WIDTHS, DEPTHS, AND REINFORCING, AS SHOWN ON PLANS, ARE SUPERCEDED BY ANY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.
- ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS MUST BE SECURED AND APPROPRIATELY FASTENED IN THEIR PROPER LOCATIONS PRIOR TO THE PLACEMENT OF CONCRETE. SUB-CONTRACTOR SHALL VERIFY INSTALLATION OF HOLD-DOWNS, ANCHOR BOLTS, PA STRAPS, AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.
- POST-TENSION SLABS, IF APPLICABLE:
  - POINT AND LINE LOADS FROM STRUCTURE ABOVE TO BE PROVIDED TO POST-TENSION ENGINEER PRIOR TO POST-TENSION DESIGN.
  - ANCHOR BOLTS AND OTHER HARDWARE TO BE SHOWN ON POST-TENSION PLANS TO AVOID MIS-LOCATION OF HARDWARE AND POSSIBLE FIELD FIXES WHICH MAY CUT TENDONS.

## MASONRY

- ALL MASONRY DESIGN SHALL FOLLOW THE REQUIREMENTS OF THE CURRENT ADOPTED CODES.
- ANCHORED MASONRY VENEER SHALL COMPLY WITH THE PROVISIONS OF N.C.-R, N.C.-R AND SECTIONS 6.1 AND 6.2 OF ACI 530/ASCE 5/TMS 402.
- STONE VENEER UNITS NOT EXCEEDING 5 INCHES IN THICKNESS SHALL BE ANCHORED DIRECTLY TO MASONRY, CONCRETE OR TO STUD CONSTRUCTION BY ONE OF THE APPROVED METHODS LISTED IN THE N.C.-R
- MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL COMPLY WITH ASTM C 270. THE TYPE OF MORTAR SHALL BE IN ACCORDANCE WITH THE N.C.-R AND SHALL MEET THE PROPORTION SPECIFICATIONS OR THE PROPERTY SPECIFICATIONS OF ASTM C 270
- GROUT SHALL CONSIST OF CEMENTITIOUS MATERIAL AND AGGREGATE IN ACCORDANCE WITH ASTM C 476 AND THE PROPORTION SPECIFICATIONS PER THE N.C.-R
- AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO A.S.T.M. C-144-04 (MASONRY MORTAR) AND C-404-01 (GROUT).
- CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO A.S.T.M. C 150.
- ALL BRICK SHALL CONFORM TO A.S.T.M. C 216, GRADE MN.
- UNLESS SPECIFICALLY SHOWN OTHERWISE ALL BRICK SHALL BE LAID IN A RUNNING BOND PATTERN.
- ANCHORS, TIES AND WIRE FABRIC SHALL CONFORM TO N.C.-R
- ANCHOR TIES AND WIRE FABRIC FOR USE IN MASONRY WALL CONSTRUCTION SHALL CONFORM TO THE N.C.-R

## METALS

- REFER TO STRUCTURAL NOTES AND SPECIFICATIONS FOR STRUCTURAL STEEL, METAL AND REINFORCING STEEL SPECIFICATIONS.
- ALL STRUCTURAL STEEL SHALL CONFORM TO AISC/A660
- ANCHOR RODS SHALL BE SET ACCURATELY TO THE PATTERN AND DIMENSIONS CALLED FOR ON THE PLANS. THE PROTRUSION OF THE THREADED ENDS THROUGH THE CONNECTED MATERIAL SHALL BE SUFFICIENT TO FULLY ENGAGE THE THREADS OF THE NUTS, BUT SHALL NOT BE GREATER THAN THE LENGTH OF THE THREADS ON THE BOLTS
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. VERIFY ACCEPTABLE FASTENERS PER CHEMICALS USED IN PRESURE PRESERVATIVELY TREATED WOOD W/ N.C.-R. FASTENINGS FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN AF&PA TECHNICAL REPORT NO. 1.

## WOOD & FRAMING

### LUMBER

- THE DESIGN AND CONSTRUCTION OF CONVENTIONAL LIGHT-FRAME WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE N.C.-R
- CONSTRUCTION PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1.
- ALL LUMBER SHALL MEET THE STANDARDS OF QUALITY AS STATED IN THE N.C.-R
- LUMBER AND PLYWOOD REQUIRED TO BE PRESSURE PRESERVATIVELY TREATED IN ACCORDANCE WITH THE N.C.-R AND SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARD COMMITTEE TREATED WOOD PROGRAM.
- FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE PRESERVATIVELY TREATED WOOD ARE TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4.
- ALL LUMBER SIZES NOTED AND SPECIFIED ON PLANS ARE NOMINAL SIZES UNLESS SPECIFICALLY INDICATED AS NET SIZE.

### GLUE LAMINATED LUMBER

- REFER TO THE STRUCTURAL ENGINEER'S CURRENT NOTES, CALCULATIONS, AND SPECIFICATIONS.
- GLUED LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AISC A1901 AND ASTM D 3187.

### PROTECTION AGAINST DECAY & TERMITES

- IN AREAS SUBJECT TO DECAY DAMAGE AS ESTABLISHED BY THE N.C.-R THE FOLLOWING LOCATIONS SHALL REQUIRE THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH ANPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ANPA U1
  - WOOD JOISTS OR THE BOTTOM OF WOOD FLOOR WHEN CLOSER THAN 18 INCHES, OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
  - ALL EXTERIOR SILLS & PLATES THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS.
  - SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, UNLESS THE SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND IS SEPARATED FROM THE GROUND BY AN APPROVED IMPERVIUS MOISTURE BARRIER.
  - THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH ON TOPS, SIDES AND ENDS.
  - WOOD SIDING AND SHEATHING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND.
  - WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIUS MOISTURE BARRIER.
  - WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FURRING MEMBERS.
  - ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, GUARDRAILS, PICKETS, STEPS AND FLOOR STRUCTURE, COVERINGS THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS ARE ALLOWED.
- IN AREAS SUBJECT TO DAMAGE FROM TERMITES METHODS OF PROTECTION SHALL BE ONE OF THE METHODS LISTED IN THE N.C.-R
- UNDER-FLOOR AREAS SHALL BE VENTILATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.-R

## WOOD & FRAMING (continued)

### SHEATHING

- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE N.C.-R
- ROOF SHEATHING PANELS SHALL BE LAID WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS.
- ROOF SHEATHING SHALL BE IN ACCORDANCE WITH THE N.C.-R
- FLOOR SHEATHING PANELS SHALL BE LAID WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS.
- STRUCTURAL FLOOR SHEATHING SHALL COMPLY WITH THE PROVISIONS OF THE N.C.-R
- REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULATIONS, AND PLANS FOR REQUIRED STRENGTH, GRADE, AND THICKNESS FOR PLYWOOD FLOOR SHEATHING PANELS AND FOR DIAPHRAGM NAILING AND ADHESIVE REQUIREMENTS.
- ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO, COMMON BLOCKING OF A MINIMUM OF 1 1/2 INCH THICKNESS.
- WHERE APPLICABLE, REFER TO THE SHEAR WALL SCHEDULE FOR REQUIRED STRENGTH, GRADE, AND THICKNESS OF PLYWOOD SHEAR PANELS AND FOR REQUIRED SHEAR WALL NAILING SCHEDULE.
- IN ONE- AND TWO-FAMILY DWELLING CONSTRUCTION USING VINYL OR ALUMINUM AS A SOFFIT MATERIAL, THE SOFFIT MATERIAL SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND USE AN UNDERLAYMENT MATERIAL OF EITHER FIRE RETARDANT TREATED WOOD, 28/32 INCH WOOD SHEATHING OR 5/8 INCH GYPSUM BOARD. VENTING REQUIREMENTS APPLY TO BOTH SOFFIT AND UNDERLAYMENT AND SHALL BE PER SECTION R206 OF THE NORTH CAROLINA RESIDENTIAL CODE. WHERE THE PROPERTY LINE IS 10 FEET OR MORE FROM THE BUILDING FACE, THE PROVISIONS OF THIS CODE SECTION DO NOT APPLY.

### FLOOR FRAMING

- ALL FLOOR JOISTS SHALL BE DESIGNED 1-JOIST WOOD FLOOR TRUSSES. REFER TO MANUFACTURER FOR ALL LAYOUTS AND CALCULATIONS.
- REFER TO THE STRUCTURAL ENGINEER'S CURRENT PLANS & CALCULATIONS FOR SIZE, SPACING, AND ANCHORAGE OF ALL FLOOR JOISTS; SIZE, LOCATION AND ANCHORAGE OF ALL FLOOR BEAMS AND HEADERS; AND ALL RELATED FRAMING ISSUES.

### ROOF FRAMING

- ROOF FRAMING SHALL BE BY PRE-MANUFACTURED ROOF TRUSSES SPACED AT 24 INCHES ON CENTER UNLESS NOTED OTHERWISE.
- WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.-R
- THE MANUFACTURER SHALL SUPPLY TO THE ARCHITECT AND BUILDER CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL OF DESIGN LOADS, CONFIGURATION (2 OR 3 POINT BEARINGS), VOLUME CEILING OPTIONS, AND SHEAR TRANSFER, PRIOR TO FABRICATION.
- THE BRACINGS OF WOOD TRUSSES SHALL COMPLY TO THEIR APPROPRIATE ENGINEERED DESIGN. PER THE N.C.-R
- TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G. HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSSES SHALL NOT BE PERMITTED WITHOUT WRITTEN VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
- ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHEREIN THE PROJECT IS TO BE BUILT.
- MANUFACTURER IS TO SECURE BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.

### WALL FRAMING

- THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH THE N.C.-R
- STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL.
- NOT LESS THAN THREE STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
- WOOD STUD WALLS SHALL BE GAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2-INCHES NOMINAL THICKNESS AND HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS. SEE EXCEPTIONS.
- WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. SEE EXCEPTIONS.
- STUDS SHALL HAVE FULL BEARING ON NOMINAL 2 BY OR LARGER PLATE OR SILL HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.
- INTERIOR NONBEARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTED WITH 2-INCH-BY-8-INCH STUDS SPACED 24 INCHES ON CENTER OR, WHEN NOT A PART OF A BRACED WALL LINE, 2-INCH-BY-4-INCH FLAT STUDS SPACED 16 INCHES ON CENTER. INTERIOR NONBEARING WALLS SHALL BE GAPPED WITH AT LEAST A SINGLE TOP PLATE. INTERIOR NONBEARING WALLS SHALL BE FIREBLOCKED IN ACCORDANCE WITH THE N.C.-R

## WOOD & FRAMING (continued)

- DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
  - NOTHING, ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. NOTCHING OF BEARING STUDS SHALL BE ON ONE EDGE ONLY AND NOT TO EXCEED ONE-FOURTH THE HEIGHT OF THE STUD. NOTCHING SHALL NOT OCCUR IN THE BOTTOM OR TOP 6 INCHES OF BEARING STUDS.
  - DRILLING, ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO MORE THAN 5/8" INCH TO THE EDGE OF THE STUD, AND THE HOLE SHALL NOT BE CLOSER THAN 6 INCHES FROM AN ADJACENT HOLE OR NOTCH. HOLES NOT EXCEEDING 3/4 INCH DIAMETER CAN BE AS CLOSE AS 1 1/2 INCHES ON CENTER SPACING. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.
- WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTIALLY IN AN EXTERIOR OR INTERIOR LOAD-BEARING WALL, NECESSITATION CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE IS MORE THAN 50 PERCENT OF ITS WIDTH A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK AND 1 1/2" INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 10# NAILS HAVING A MINIMUM LENGTH OF 11/2 INCHES (88 MM) AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND A MINIMUM OF 6 INCHES PAST THE OPENING.

- HEADERS SHALL MEET THE REQUIREMENTS OF THE N.C.-R
- PROVIDE LATERAL BRACING PER THE N.C.-R
- FOUNDATION CRIPPLE WALLS SHALL MEET THE REQUIREMENTS OF THE N.C.-R CODE
- WOOD STUD WALLS SHALL BE BRACED AS REQUIRED BY THE N.C.-R
- UNLESS COVERED BY INTERIOR OR EXTERIOR WALL COVERINGS OR SHEATHING MEETING THE MINIMUM REQUIREMENTS OF THIS CODE, ALL STUD PARTITIONS OR WALLS WITH STUDS HAVING A HEIGHT-TO-LEAST THICKNESS RATIO EXCEEDING 50 SHALL HAVE BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SNUGLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT.

### FIRE BLOCKS AND DRAFT STOPS

- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN THE N.C.-R
- FIRE BLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER, OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 28/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 28/32-INCH WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD, 1/2-INCH GYPSUM BOARD, OR 1/4-INCH CEMENT-BASED MILLBOARD.
- BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK.
- BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10 FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASSES.
- WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

- CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
- FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-VEEB OR PERFORATED MEMBERS.

### HANDRAIL AND GUARDRAIL

- GUARDRAIL OF 36" HIGH MIN. SHALL BE PROVIDED WHERE FINISHED GRADE OR FLOOR BELOW RAISED AREA EXCEEDS 30".
- HANDRAIL AT STAIRS SHALL BE PROVIDED WHEN 4 OR MORE STAIR RISERS ARE REQUIRED.



## NORTH CAROLINA 40' SERIES

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SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES

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# THERMAL & MOISTURE PROTECTION

- PROVIDE ALL FLASHING, COUNTER-FLASHING, BITUMENE, MEMBRANE WATERPROOFING, SHEET METAL, CAULKING, SEALANTS, ELASTOMERIC WALKING SURFACES, AND RAIN GUTTERS AND/OR DIVERTERS WHERE REQUIRED, TO MAKE WORK COMPLETELY WATERPROOF.
- "CORROSION RESISTANCE" SHALL MEAN THE ABILITY OF A MATERIAL TO WITHSTAND DETERIORATION OF ITS SURFACE OR ITS PROPERTIES WHEN EXPOSED TO ITS ENVIRONMENT.
- BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE.
- PROVIDE A MINIMUM 2 INCH DROP FROM FINISHED INTERIOR FLOOR ELEVATION TO THE HIGHEST FLOOR ELEVATION OF ANY ADJOINING DECK OR BALCONY.
- ELASTOMERIC OR MEMBRANE DECK COATINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AT DECKS AND BALCONIES. COLOR, FINISH, AND DETAILS SHALL BE APPROVED BY OWNER/BUILDER AND ARCHITECT.
- UNLESS DESIGNED TO DRAIN OVER DECK EDGES, DRAINS AND OVERFLOWS OF ADEQUATE SIZE SHALL BE INSTALLED AT THE LOW POINTS OF THE DECK OR BALCONY.
- FOUNDATION WALLS WHERE THE OUTSIDE GRADE IS HIGHER THAN THE INSIDE GRADE SHALL BE WATER-PROOFED AND DAMPPROOFED IN ACCORDANCE WITH THE N.C.-R
- PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE WEATHERROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL. PARAPET COPING SHALL EXTEND 2" MINIMUM DOWN THE FACE OF THE PARAPET.

## FLASHING

- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. INSTALL FLASHING IN ACCORDANCE WITH ASTM E 2122 OR THE MANUFACTURER'S SUPPLIED WRITTEN INSTRUCTIONS. ALUMINUM FLASHING MAY NOT BE USED IN CONTACT WITH GENTIANIC ACID MATERIAL, EXCEPT AT COUNTER FLASHING. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE LOCATIONS STATED IN N.C.-R.
- AT ALL WINDOW AND DOOR OPENINGS USE FORTIFIBER WATER-RESISTIVE BARRIERS, I.C.C. ESR-1027, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL.
- ALL BEAMS, OUTLOOKERS, CORBELS, ETC. PROJECTED THROUGH EXTERIOR WALLS OR PENETRATING EXTERIOR FINISHES SHALL BE FLASHED WITH A MINIMUM 2.0-INCH (50 SHEET METAL GAGE) CORROSION-RESISTANT METAL AND CAULKED.
- ALL SHEET METAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (S.M.A.C.N.A.), THE ARCHITECTURAL SHEET METAL MANUAL, AND SEALANT, WATERPROOFING AND RESTORATION INSTITUTES' (S.W.R.I.) GUIDE - "SEALANTS: THE PROFESSIONAL'S GUIDE".
- SHEET METAL SHALL BE STEEL SHEET, HOT-DIPPED, TIGHT COATED AND GALVANIZED, CONFORMING TO A.S.T.M. A583 AND SHALL BE A NUMBER 24 SHEET METAL GAGE UNLESS OTHERWISE NOTED IN THESE NOTES, PLANS, OR MANUFACTURER'S SPECIFICATIONS.
- SHEET ALUMINUM SHALL CONFORM WITH FEDERAL SPECIFICATIONS QQ-A-359 AND A.S.T.M. B209 ALLOY 3003.
- FABRICATE SHEET METAL WITH FLAT LOCK SEAMS AND SOLDER WITH TYPE AND FLUX RECOMMENDED BY MANUFACTURER. SEAL ALUMINUM SEAMS WITH EPOXY METAL SEAM CEMENT. WHERE REQUIRED FOR STRENGTH, RIVET SEAMS AND JOINTS.
- SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE IN ACCORDANCE WITH APPLICABLE STANDARDS TO PROVIDE A PERMANENTLY WATER-PROOF, WEATHER RESISTANT INSTALLATION.
- ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR D 3462.
- BASE AND GAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.014-INCH THICKNESS OR MINERAL SURFACE MATERIALS WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET. GAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.014-INCH THICKNESS
- VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED AS STATED PER THE N.C.-R
- A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. PROVIDE FLASHING AT THE INTERSECTION OF CRICKET OR SADDLE AND THE CHIMNEY.
- FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD PER N.C.-R.
- FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK, VENT PIPE AND CHIMNEY FLASHING, SHALL BE APPLIED ACCORDING TO THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.
- AT THE JUNCTURE OF ROOF VERTICAL SURFACES, FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE N.C.-R AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.014 INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL
- VALLEY FLASHING FOR CONCRETE TILE ROOFS SHALL BE AS REQUIRED.

## ROOFING MATERIALS

- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE N.C.-R AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION OF ROOF COVERINGS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE N.C.-R.
- ROOFS AND ROOF COVERINGS SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- ROOF COVERING MATERIALS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THE N.C.-R IN THE ABSENCE OF APPLICABLE STANDARDS. MATERIALS ARE OF QUESTIONABLE SUITABILITY, TESTING BY AN APPROVED TESTING AGENCY SHALL BE REQUIRED BY THE BUILDING OFFICIAL TO DETERMINE THE CHARACTER, QUALITY, AND LIMITATIONS OF APPLICATION OF THE MATERIALS.

# THERMAL & MOISTURE PROTECTION (continued)

- ROOF COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS WHEN REQUIRED. BULK SHIPMENTS OF MATERIALS SHALL BE ACCOMPANIED BY THE SAME INFORMATION ISSUED IN THE FORM OF A CERTIFICATE OR ON A BILL OF LADING BY THE MANUFACTURER
- COMPOSITION ROOFING SHINGLES SHALL BE OF ASPHALT OR APPROVED RELATED MATERIALS AND MEET THE REQUIREMENTS OF THE N.C.-R
- UNDERLAYMENT FOR ASPHALT SHINGLES SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4864, TYPE I, OR ASTM D 6781, SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 1910
- ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 225 OR ASTM D 3462.
- FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM, OR COPPER ROOFING NAILS, MINIMUM 12 GAGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4 INCH INTO THE SUBSTRATE FLASHINGS. FASTENERS OF SHEATHINGS IS LESS THAN 3/4 INCH THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
- ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE PER N.C.-R.
- UNDERLAYMENT FOR ASPHALT SHINGLES SHALL BE APPLIED IN ACCORDANCE WITH THE N.C.-R
- THE INSTALLATION OF GLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF N.C.-R CLAY ROOF TILE SHALL COMPLY WITH ASTM C 1167.
- CONCRETE AND CLAY TILE SHALL BE INSTALLED ONLY OVER SOLID SHEATHING OR SPACED STRUCTURAL SHEATHING BOARDS.
- CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2-1/2:12) OR GREATER. FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2-1/2:12) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH THE N.C.-R
- UNDERLAYMENT FOR CLAY AND CONCRETE TILE SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6380 CLASS M MINERAL SURFACED ROLL ROOFING.
- CONCRETE ROOF TILE SHALL COMPLY WITH ASTM C 1492.
- NAILS SHALL BE CORROSION-RESISTANT AND NOT LESS THAN 12 GAGE, 5/16-INCH HEAD, AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-INCH OR THROUGH THE THICKNESS OF THE DECK, WHICHEVER IS LESS. ATTACHING WIRE FOR CLAY OR CONCRETE TILE SHALL NOT BE SMALLER THAN 0.088-INCH. PERIMETER FASTENING AREAS INCLUDE THREE TILE COURSES BUT NOT LESS THAN 36 INCHES FROM EITHER SIDE OF HIPS OR RIDGES AND EDGES OF EAVES AND GABLE RAKES. N.C.-R
- CLAY AND CONCRETE ROOF TILES SHALL BE FASTENED IN ACCORDANCE WITH THE N.C.-R
- TILE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BASED ON CLIMATIC CONDITIONS, ROOF SLOPE, UNDERLAYMENT SYSTEM, AND TYPE OF TILE BEING INSTALLED PER THE N.C.-R
- THE INSTALLATION OF BUILT-UP ROOFS SHALL COMPLY WITH THE N.C.-R
- BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF A MINIMUM OF ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR GOAL-TAR BUILT-UP ROOFS THAT SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
- BUILT-UP ROOF COVERING MATERIALS SHALL COMPLY WITH THE STANDARDS PER THE N.C.-R

## EXTERIOR WALL COVERINGS

- SEE FINISHES IN THESE GENERAL NOTES FOR EXTERIOR PLASTER.
- MATERIALS USED FOR THE CONSTRUCTION OF EXTERIOR WALLS SHALL COMPLY WITH THE PROVISIONS OF THE N.C.-R.
- EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED AND A MEANS OF DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED.
- ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES, WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.
- VINYL SIDING CONFORMING TO THE REQUIREMENTS OF THE N.C.-R AND COMPLYING WITH ASTM D 5674 SHALL BE PERMITTED ON EXTERIOR WALLS OF BUILDINGS OF TYPE V CONSTRUCTION LOCATED IN AREAS WHERE THE BASIC WIND SPEED SPECIFIED DOES NOT EXCEED 100 MILES PER HOUR AND THE BUILDING HEIGHT IS LESS THAN 40 FEET IN EXPOSURE C. WHERE CONSTRUCTION IS LOCATED IN AREAS WHERE THE BASIC WIND SPEED EXCEEDS 100 MILES PER HOUR OR BUILDING HEIGHTS ARE IN EXCESS OF 40 FT., DATA INDICATING COMPLIANCE MUST BE SUBMITTED. VINYL SIDING SHALL BE SECURED TO BUILDING TO PROVIDE WEATHER PROTECTION FOR THE EXTERIOR WALLS OF THE BUILDING.
- VINYL SIDING SHALL BE APPLIED OVER SHEATHING OR MATERIALS LISTED IN THE N.C.-R. VINYL SIDING SHALL BE APPLIED TO CONFORM WITH THE WEATHER-RESISTIVE BARRIER REQUIREMENTS VINYL SIDING AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- VINYL SIDING FASTENERS AND ACCESSORIES SHALL MEET THE REQUIREMENTS OF THE N.C.-R
- EXTERIOR WALLS OF WOOD CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C.-R

# THERMAL & MOISTURE PROTECTION (continued)

- HARDBOARD SIDING SHALL CONFORM TO THE REQUIREMENTS OF AHA A195.6 AND, WHERE USED STRUCTURALLY, SHALL BE SO IDENTIFIED BY THE LABEL OF AN APPROVED AGENCY.
  - WOOD VENEERS ON EXTERIOR WALLS OF BUILDINGS OF TYPES I, II, III, AND IV CONSTRUCTION SHALL BE NOT LESS THAN 1-INCH NOMINAL THICKNESS, 0.438-INCH EXTERIOR HARDBOARD SIDING OR 0.375-INCH THICKNESS TYPE WOOD STRUCTURAL PANELS OR PARTICLE-BOARD AND SHALL CONFORM TO THE REQUIREMENTS OF THE N.C.-R.
  - FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1836, TYPE A, MINIMUM GRADE II. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1/4 INCHES (82 MM) AND LAP SIDING NOT HAVING TONGUE-AND-GROOVE END JOINTS SHALL HAVE THE ENDS SEALED WITH CAULKING, INSTALLED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING OR SHALL BE DESIGNED TO COMPLY WITH N.C.-R. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO N.C.-R OR APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ## INSULATION
- INSULATING MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL-ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 TO EXCEED AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL T29.
  - DUCT INSULATION MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS OF THE N.C.-R:
  - INSULATION AND COVERINGS ON PIPE AND TUBING SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. SEE EXCEPTIONS.
  - ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE FOOT. INSULATION FOR CRITICALLY RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 470.
  - THE USE OF ABOVE DECK THERMAL INSULATION SHALL BE PERMITTED PROVIDED SUCH INSULATION IS COVERED WITH AN APPROVED ROOF COVERING AND PASSES FM 4450 OR UL 1256 PER N.C.-R.
  - CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1204 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1204 AND 1404.
  - INSULATION IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL BE EITHER OF THE BLOW-IN CELLULOSE TYPE OR FIBERGLASS BATTS OR BLANKET TYPE PER BUILDER'S SPECIFICATIONS.
  - THE ENERGY EFFICIENCY REQUIREMENTS INCLUDING I.E.C.C. BUT NOT LIMITED TO INSULATION "R" VALUES, PERCENTAGE OF GLAZING "U" VALUES, ETC. SHALL BE DETERMINED BY THE ADOPTED STATE AND LOCAL ENERGY CODE REQUIREMENTS. REFER TO MECHANICAL PLANS FOR SPECIFICATIONS.
  - THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED WITH AN AIR BARRIER SYSTEM TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. FOR ALL HOMES, WHERE PRESENT, THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL OR SOLID MATERIAL CONSISTENT WITH APPENDIX E-2.4 OF THE N.C.-R:
    - BLOCKING AND SEALING FLOOR/CEILING SYSTEMS AND UNDER KITCHEN CABS OPEN TO UNCONDITIONED OR EXTERIOR SPACE.
    - CAPPING AND SEALING SHAFTS OR CHASES, INCLUDING FLUE SHAFTS.
    - CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS.
  - FRAMED GASTY WALLS. THE EXTERIOR THERMAL ENVELOPE WALL INSULATION SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE BUILDING AIR BARRIER. INSULATION SHALL BE SUBSTANTIALLY FREE FROM INSTALLATION GAPS, VOIDS, OR COMPRESSION. FOR FRAMED WALLS, THE CAVITY INSULATION SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN AIR BARRIER MATERIAL. WALL INSULATION SHALL BE ENCLOSED AT THE FOLLOWING LOCATIONS WHEN INSTALLED ON EXTERIOR WALLS PRIOR TO BEING COVERED BY SUBSEQUENT CONSTRUCTION, CONSISTENT WITH APPENDIX E-2.3 OF N.C.-R:
    - TUBS
    - SHOWERS
    - STAIRS
    - FIREPLACE UNITS
 ENCLOSURE OF WALL CAVITY INSULATION ALSO APPLIES TO WALLS THAT ADJOIN ATTIC SPACES BY PLACING A RIGID MATERIAL OR AIR BARRIER MATERIAL ON THE ATTIC

# DOORS & WINDOWS

- SEE FLOOR PLANS AND ELEVATIONS FOR SIZES AND TYPES OF DOORS AND WINDOWS AND FOR ANY DIVIDED LITE PATTERNS. COLORS SHALL BE APPROVED BY THE BUILDER AND ARCHITECT.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.
- NO DOUBLE FRENCH DOORS SHALL BE USED UNLESS THERE IS A SUFFICIENT OVERHANG OR COVERED PATIO COVERING THESE DOORS. NO DOUBLE HUNG FRENCH DOORS SHALL BE USED IN ANY CASE.
- PROVIDE SECURITY HARDWARE FOR ALL DOORS AND WINDOWS IN CONFORMANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
- ALL AUTOMATIC GARAGE DOOR OPENERS REQUIRE THE INCLUSION OF A PHOTOELECTRIC SENSOR, EDGE SENSOR OR SOME OTHER SAFETY DEVICE FOR REMOTE OPERATION AND AS A SAFETY PRECAUTION TO PREVENT THE DOOR FROM CLOSING WHEN SOMETHING IS BLOCKING THE PATH OF THE DOOR. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE A.S.T.M. E283-78 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.
- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
- WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL.

# DOORS & WINDOWS (continued)

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF A GROUND FLOOR LEVEL WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF AN UPPER STORY WINDOW.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED PER THE N.C.-R THE LADDER OR STEPS REQUIRED SHALL BE PERMITTED TO ENCRoACH A MAXIMUM OF 6" INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
- BARs, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH THE N.C.-R AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
- ALL INTERIOR EGRESS DOORS AND A MINIMUM OF ONE EXTERIOR EGRESS DOOR SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

## GLAZING & SAFETY GLAZING

- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL BE OTHERWISE CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPERABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREAS IN WINDOWS OF A NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPERABLE.
- EXCEPT AS INDICATED, EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH MANUFACTURER'S DESIGNATION SPECIFYING THE DESIGNATION DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201. GLAZING SHALL COMPLY WITH CPSC 16.
- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
  - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS
  - GLAZING ON AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCHES OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET.
    - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
    - TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR.
    - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
  - ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
  - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
  - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
  - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
  - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
  - HINGED SHOWER DOORS SHALL OPEN OUTWARD.
  - GLAZING SHALL BE IN ACCORDANCE WITH ENERGY COMPLIANCE CALCULATIONS BASED ON A LOCALLY ADOPTED ENERGY CODE, THE MODEL ENERGY CODE OR THE INTERNATIONAL ENERGY CONSERVATION CODE.
  - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH (102 MM) DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED FLOOR.

# FINISHES

## GYPSUM BOARD

- GYPSUM WALLBOARD SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NORTH CAROLINA RESIDENTIAL CODE AND ALL STATE AND LOCAL BUILDING CODES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- MATERIALS. ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C 36, C 74, C 475, C 514, C 630, C 491, C 460, C 1002, C 1047, C 1171, C 1178, C 1278, C 1345, C 1346, OR C 1658 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE N.C.-R. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO ASTM C 557.
- GYPSUM BOARD MATERIALS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN THE N.C.-R WHERE REQUIRED FOR FIRE PROTECTION, CONFORM TO THE N.C.-R
- INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER.
- ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS. EDGES AND ENDS OF GYPSUM BOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE-RESISTANCE-RATED CONSTRUCTION, SHEAR RESISTANCE, OR DIAPHRAGM ACTION IS NOT REQUIRED. CONCEALED SPACES WHERE FIRE-RESISTANCE-RATED CONSTRUCTION.
- FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS OR FIRE-RESISTIVE ASSEMBLIES. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD.
- GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NON-ABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1346, C 1178 OR G1718. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILING WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2-INCH-THICK OR 16 INCHES FOR 5/8-INCH-THICK GYPSUM BOARD. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT ALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 5/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2 INCH 5/8-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

## EXTERIOR LATH

- ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL.
- BACKING OR A LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATION.
- WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
- GYPSUM LATH OR GYPSUM BOARD SHALL NOT BE USED, EXCEPT THAT ON HORIZONTAL SUPPORTS OF CEILINGS OR ROOF SOFFITS IT MAY BE USED AS BACKING FOR METAL LATH OR WIRE FABRIC LATH AND CEMENT PLASTER.
- UNLESS SPECIFIED OTHERWISE, ALL WALL COVERINGS SHALL BE SECURELY FASTENED PER THE N.C.-R OR WITH OTHER APPROVED ALUMINUM, STAINLESS STEEL, ZINC-COATED OR OTHER APPROVED CORROSION-RESISTIVE FASTENERS. WHERE THE BASIC WIND SPEED IS 110 MILES PER HOUR OR HIGHER, THE ATTACHMENT OF WALL COVERINGS SHALL BE DESIGNED TO RESIST THE COMPONENT AND GLADDINGS SPECIFIED AND ADJUSTED FOR HEIGHT AND EXPOSURE.
- A MINIMUM 0.014-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT PLASTIC KEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 9/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE KEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE FLAYED AREA AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE KEEP SCREED.

## EXTERIOR PLASTER

- PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH PER THE N.C.-R
- ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.
- THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH PER THE N.C.-R
- ONLY APPROVED PLASTICITY AGENTS AND APPROVE AMOUNTS THEREOF MAY BE ADDED TO PORTLAND CEMENT. WHEN PLASTIC CEMENT IS USED, NO ADDITIONAL LIME OR PLASTICIZERS SHALL BE ADDED. HYDRATED LIME OR THE EQUIVALENT AMOUNT OF LIME SHALL BE USED AS A PLASTICIZER MAY BE ADDED TO CEMENT PLASTER OR CEMENT AND LIME PLASTER IN AN AMOUNT NOT TO EXCEED THAT SET FORTH IN ASTM C 926.
- GYPSUM PLASTER SHALL NOT BE USED ON EXTERIOR SURFACES.
- PLASTER COATS SHALL BE PROTECTED FROM FREEZING FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER SET HAS OCCURRED. PLASTER SHALL BE APPLIED WHEN THE AMBIENT TEMPERATURE IS HIGHER THAN 40 DEGREES F (4 DEGREES C), UNLESS PROVISIONS ARE MADE TO KEEP CEMENT PLASTER WORK ABOVE 40 DEGREES F (4 DEGREES C), PRIOR TO 4 DURING APPLICATION AND 48 HOURS THEREAFTER.
- COLOR AND FINISH TO BE SELECTED AND APPROVED BY OWNER/BUILDER AND ARCHITECT.
- A 1-COAT EXTERIOR PLASTER SYSTEM SUCH AS "MAGNA WALL" (I.C.C. ESR-417) OR "EXPO-TERRELL" (I.C.C. NO. ER-436A) OR APPROVED EQUAL, MAY BE USED IN LIEU OF A 3-COAT EXTERIOR PLASTER SYSTEM.



# NORTH CAROLINA 40' SERIES

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ISSUE DATE: 07/31/18  
PROJECT No.: 1350999-56  
DIVISION MGR.: MCP  
REVISIONS: 02/28/19

2018 CODE UPDATE  
NC1905NCP- 02/28/19 MCP  
DIVISION REVISION  
NC1905NCP- 02/28/19 MCP

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PLAN:  
**240.3174-R**  
SHEET:  
**GN2**

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





**NORTH CAROLINA  
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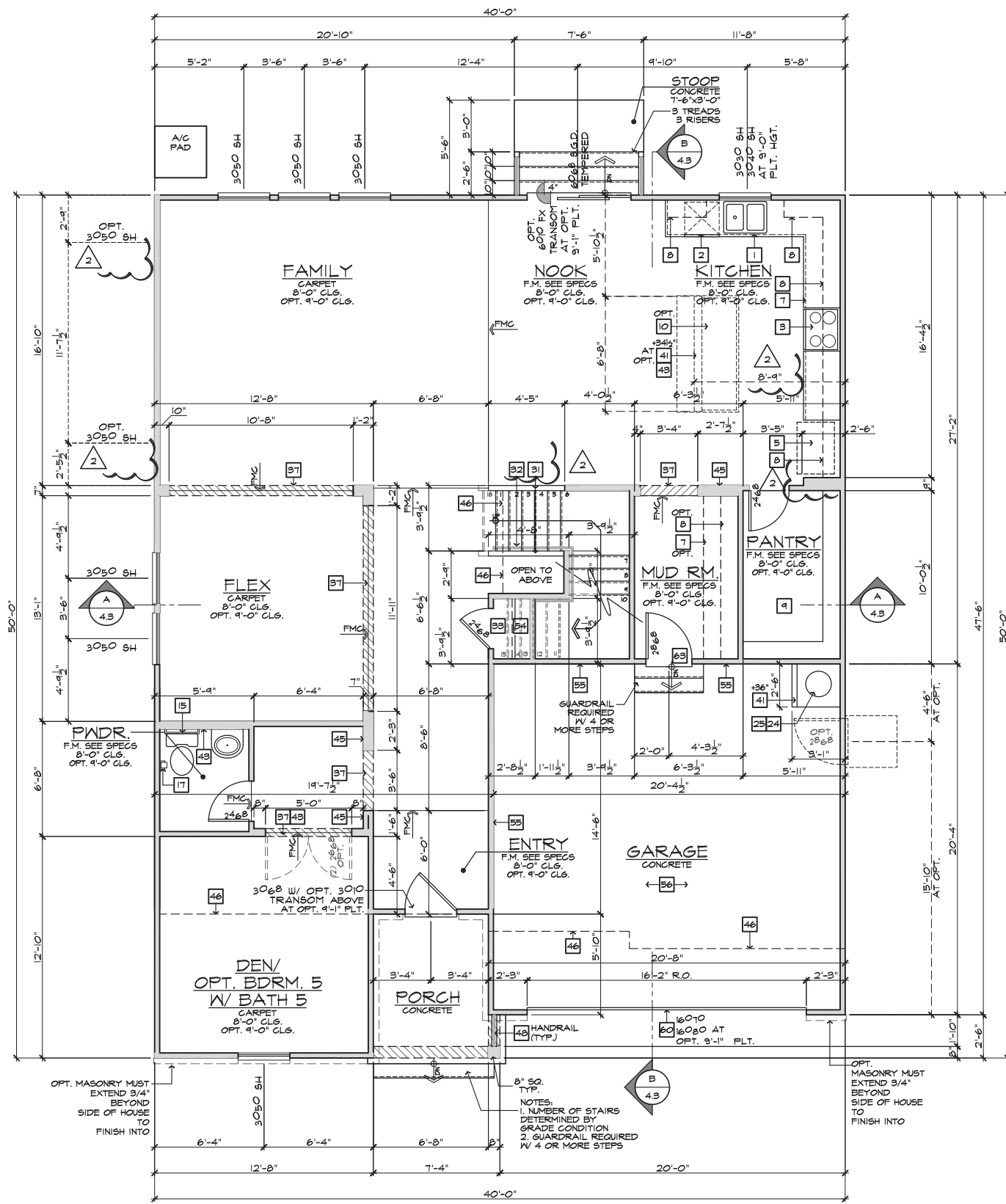
- 1 2018 CODE UPDATE NC19051NCP- 01/23/19 MCP
- 2 DIVISION REVISION NC19051NCP- 02/28/19 MCP

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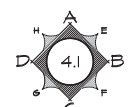
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**240.3174-R**  
SHEET:  
**1.3**

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

- # FLOOR PLAN NOTES**
- SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
  - DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
  - SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S.
  - 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.
  - 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICE/MAKER (RECESSED IN WALL).
  - DOUBLE OVEN - VERIFY WITH MANUFACTURER SPEC'S.
  - 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 SPEC'S.
  - OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
  - SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
  - 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 SPEC'S.
  - ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
  - TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
  - NOT USED
  - NOT USED
  - PRE-MFR METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
  - NON-COMBUSTIBLE HEARTH MATERIAL
  - ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
  - +36" GUARD WALL DETAIL 04/AD5 OR 06/AD5
  - +34" - +30" HIGH HANDRAIL DETAIL 03/AD5
  - COATS WITH SHELF & POLE - DETAIL T3/AD4
  - LINEN - SHELVES PER SPEC
  - WARDROBE WITH SHELF & POLE - DETAIL T3/AD4 U.N.O.
  - MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
  - FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
  - NOT USED
  - LINE OF CEILING BREAK
  - INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
  - LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
  - LOCATION OF PLUMBING WASTE DROP FROM ABOVE
  - 2x6 WALL
  - 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
  - DOUBLE 2x4 WALL
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - EXTERIOR RAIL
  - F.A.U. VENT TO OUTSIDE AIR
  - 22"x54" ATTIC ACCESS W/ STAIRS
  - F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 08/AD5
  - DUCT CHASE - DETAIL 04 & 09/AD5 - REFER TO MECH. PLAN
  - RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
  - 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
  - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
  - SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
  - EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
  - NOT USED
  - NOT USED
  - SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
  - NOT USED
  - DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
  - OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8-INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE SELF-CLOSING AND WEATHERSTRIPPED
- NOTE:  
FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



**FIRST FLOOR PLAN 'A' W/ CRAWL SPACE**  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17") AT CRAWLSPACE



**INTERIOR KEY**

SQUARE FOOTAGE		
PLAN 2403174-R PARTIN PLACE 2		
FIRST FLOOR AREA	1477	SQ. FT.
SECOND FLOOR AREA	1626	SQ. FT.
<b>TOTAL AREA</b>	<b>3103</b>	<b>SQ. FT.</b>
GARAGE AREA		
PORCH AREA(S)		
ELEVATION 'A'	57	SQ. FT.
ELEVATION 'B'	97	SQ. FT.
ELEVATION 'C'	126	SQ. FT.
ELEVATION 'D'	126	SQ. FT.
DEN/BDRM. 5/BAS	101	SQ. FT.
PATIO AREA(S)		
10'x10' COVERED	100	SQ. FT.
10'x20' COVERED	200	SQ. FT.
DECK AREA(S)		
OPEN 12'x12'	144	SQ. FT.
OPEN 21'x12'	252	SQ. FT.
SCREEN-IN 12'x12'	144	SQ. FT.
SCREEN-IN 21'x12'	252	SQ. FT.

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

**STAIR DATA NOTES**

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

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

**GENERAL PLAN NOTES**

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

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

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

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

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

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

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- 1 2018 CODE UPDATE NC19051NCP- 02/28/19 MCP
- 2 DIVISION REVISION NC19055NCP- 02/28/19 MCP

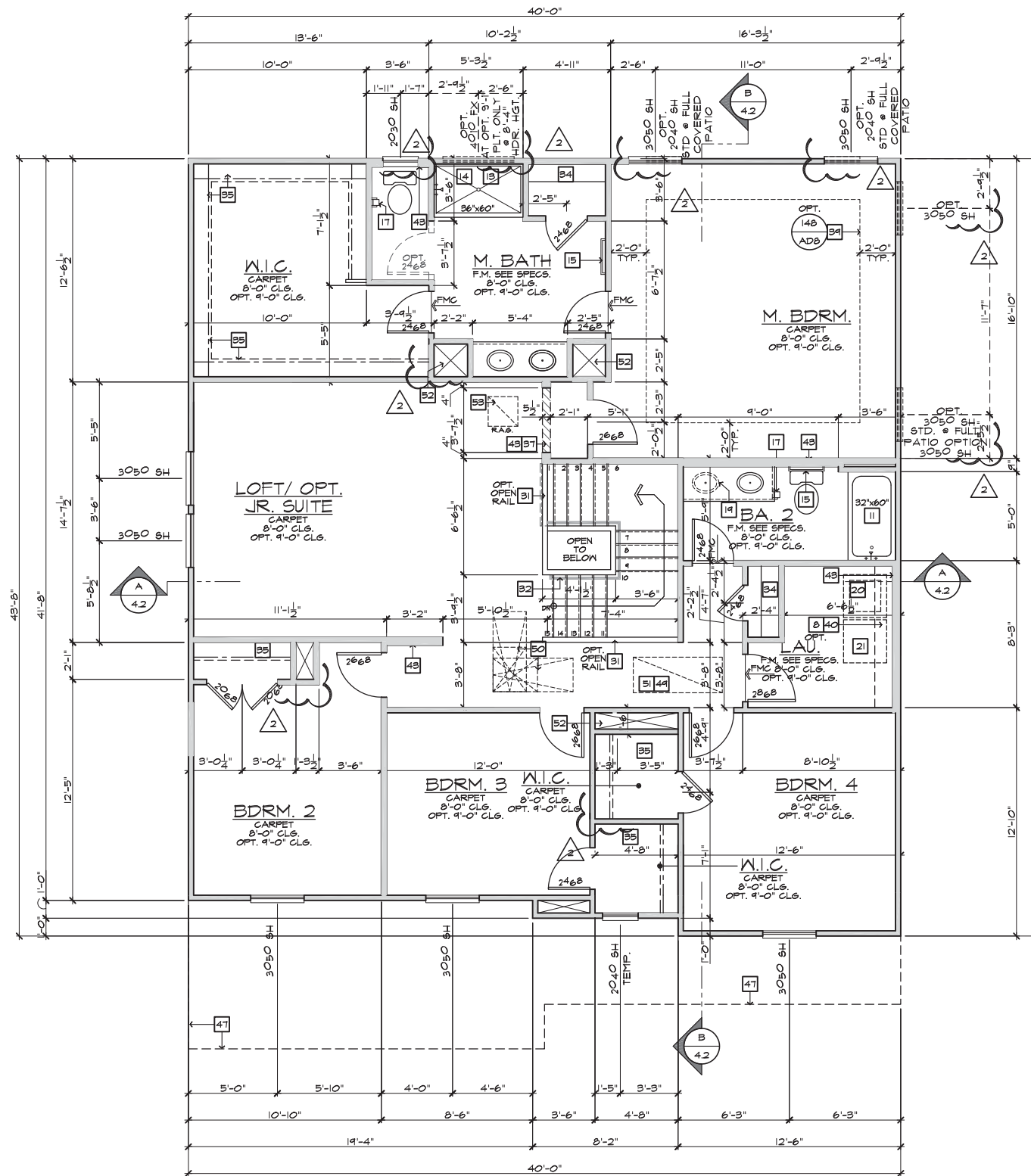
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PLAN:  
**240.3174-R**

SHEET:  
**1.2**

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

- # FLOOR PLAN NOTES**
- SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
  - DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
  - SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S.
  - 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.
  - 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).
  - DOUBLE OVEN - VERIFY WITH MANUFACTURER SPEC'S.
  - 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 SPEC'S.
  - OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
  - SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
  - 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 SPEC'S.
  - ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
  - TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
  - NOT USED
  - NOT USED
  - PRE-MFR METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
  - NON-COMBUSTIBLE HEARTH MATERIAL
  - ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
  - +36" GUARD WALL DETAIL 04/AD5 OR 06/AD5
  - +34" - +38" HIGH HANDRAIL DETAIL 03/AD5
  - COATS WITH SHELF & POLE - DETAIL T3/AD4
  - LINEN - SHELVES PER SPEC
  - WARDROBE WITH SHELF & POLE - DETAIL T3/AD4 U.N.O.
  - MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
  - FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
  - NOT USED
  - LINE OF CEILING BREAK
  - INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
  - LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
  - LOCATION OF PLUMBING WASTE DROP FROM ABOVE
  - 2x6 WALL
  - 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
  - DOUBLE 2x4 WALL
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - EXTERIOR RAIL
  - F.A.U. VENT TO OUTSIDE AIR
  - 22"x54" ATTIC ACCESS W/ STAIRS
  - F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 03/AD5
  - DUCT CHASE - DETAIL 04 & 00/AD5 - REFER TO MECH. PLAN
  - RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
  - 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
  - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
  - SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
  - EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
  - NOT USED
  - NOT USED
  - SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
  - NOT USED
  - DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
  - OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8-INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE SELF-CLOSING AND WEATHERSTRIPPED
- NOTE:  
FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



**SECOND FLOOR PLAN 'A'**

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

BASIC PLAN



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

**STAIR DATA NOTES**

<b>FIRST FLOOR WITH 8'-0" PLATE HEIGHT:</b>
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
14 TREADS AT 10" EACH
15 RISERS AT 7-7/16" EACH
<b>FIRST FLOOR WITH 9'-0" PLATE HEIGHT:</b>
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
15 TREADS AT 10" EACH
16 RISERS AT 7-3/4" EACH

**GENERAL PLAN NOTES**

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE).
ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE EXTERIOR GRADE (REFER TO PLAN FOR SIZE).
ALL HOUSE TO GARAGE DOORS TO BE 20-MINUTE FIRE-RATED (REFER TO PLAN FOR SIZE).
ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE).
ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

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- 1. 2018 CODE UPDATE NC19051NCP- 01/23/19 MCP
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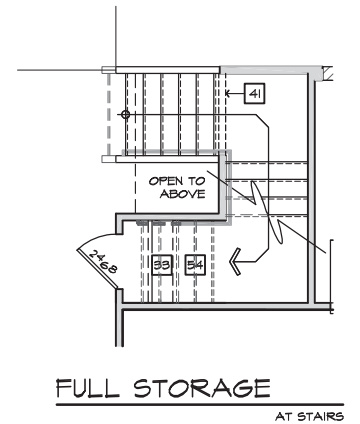
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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES**

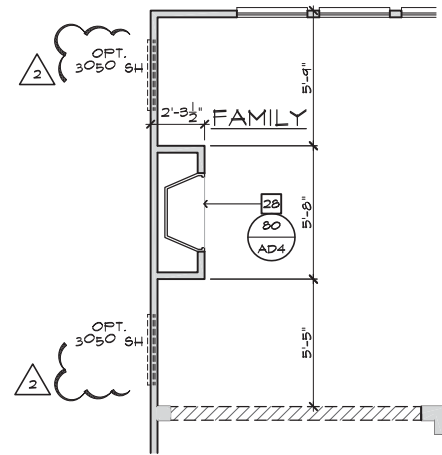
**# FLOOR PLAN NOTES**

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER 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.
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19. OPTIONAL SINK
20. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT
22. NOT USED
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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 SELF-CLOSING AND WEATHERSTRIPPED

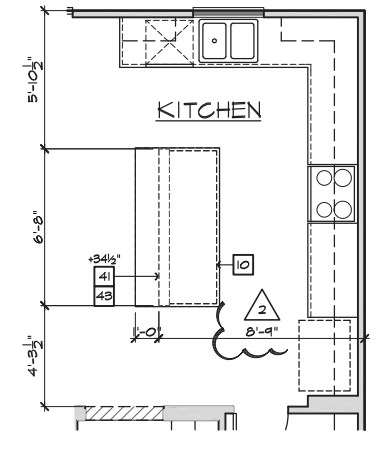
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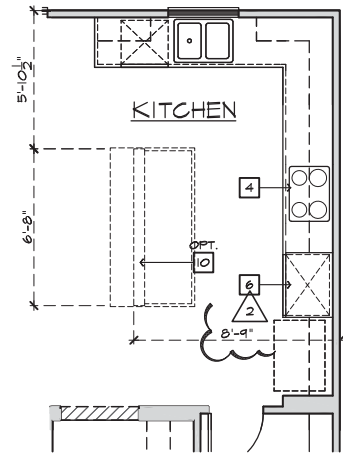
**FULL STORAGE**  
AT STAIRS



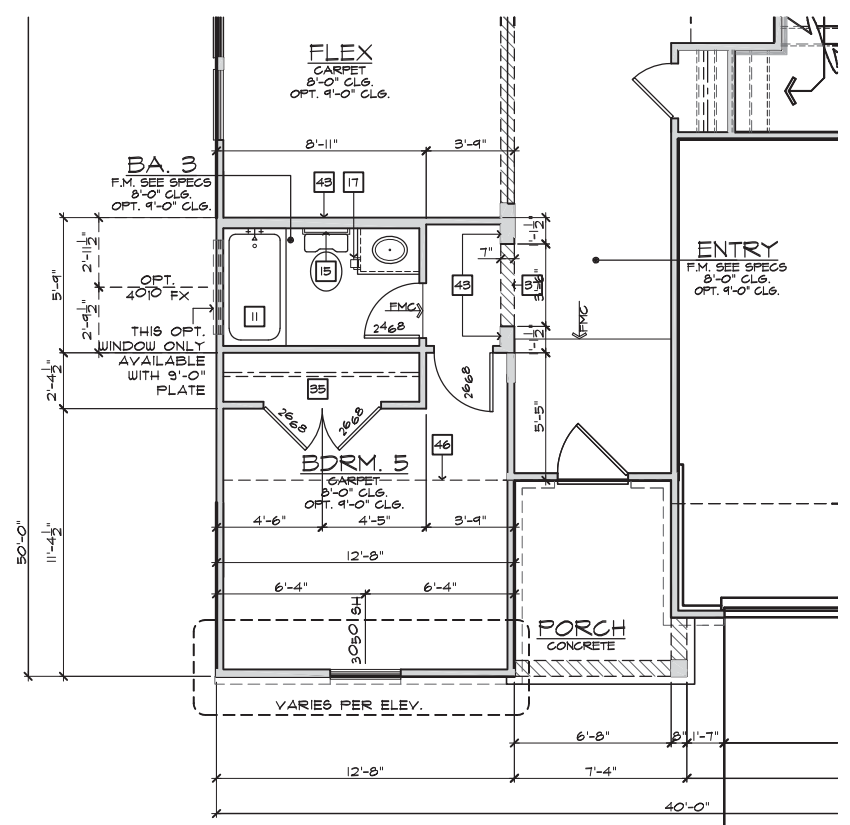
**FIREPLACE**  
AT FAMILY



**KITCHEN ISLAND**  
AT KITCHEN



**GOURMET KITCHEN**  
AT KITCHEN



**BEDROOM 5 AND BATH 3**  
AT OPTIONAL DEN AND POWDER

**FIRST FLOOR PLAN OPTIONS**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

BASIC PLAN

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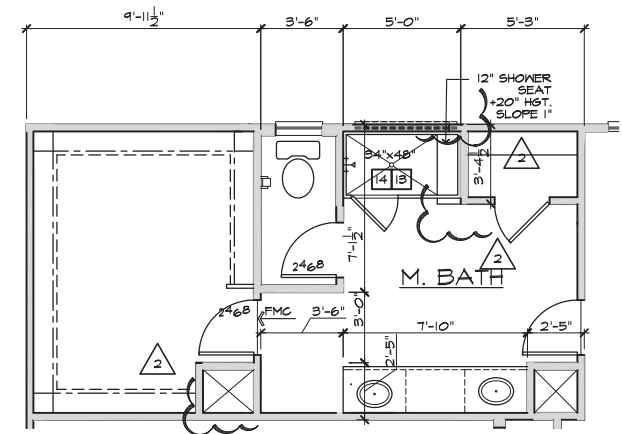
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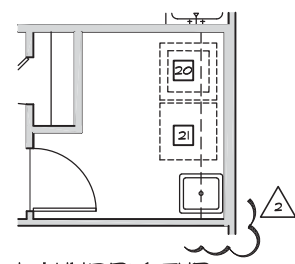
PLAN:  
**240.3174-R**  
SHEET:  
**1.5**

**SPEC. LEVEL 1  
RALEIGH-DURHAM  
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**DELUXE M. BATH**

AT M. BATH



**LAUNDRY TUB**

AT LAUNDRY

- # 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 73/AD4
  34. LINEN - SHELVES PER SPEC
  35. WARDROBE WITH SHELF & POLE - DETAIL 73/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 72/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 SELF-CLOSING AND WEATHERSTRIPPED

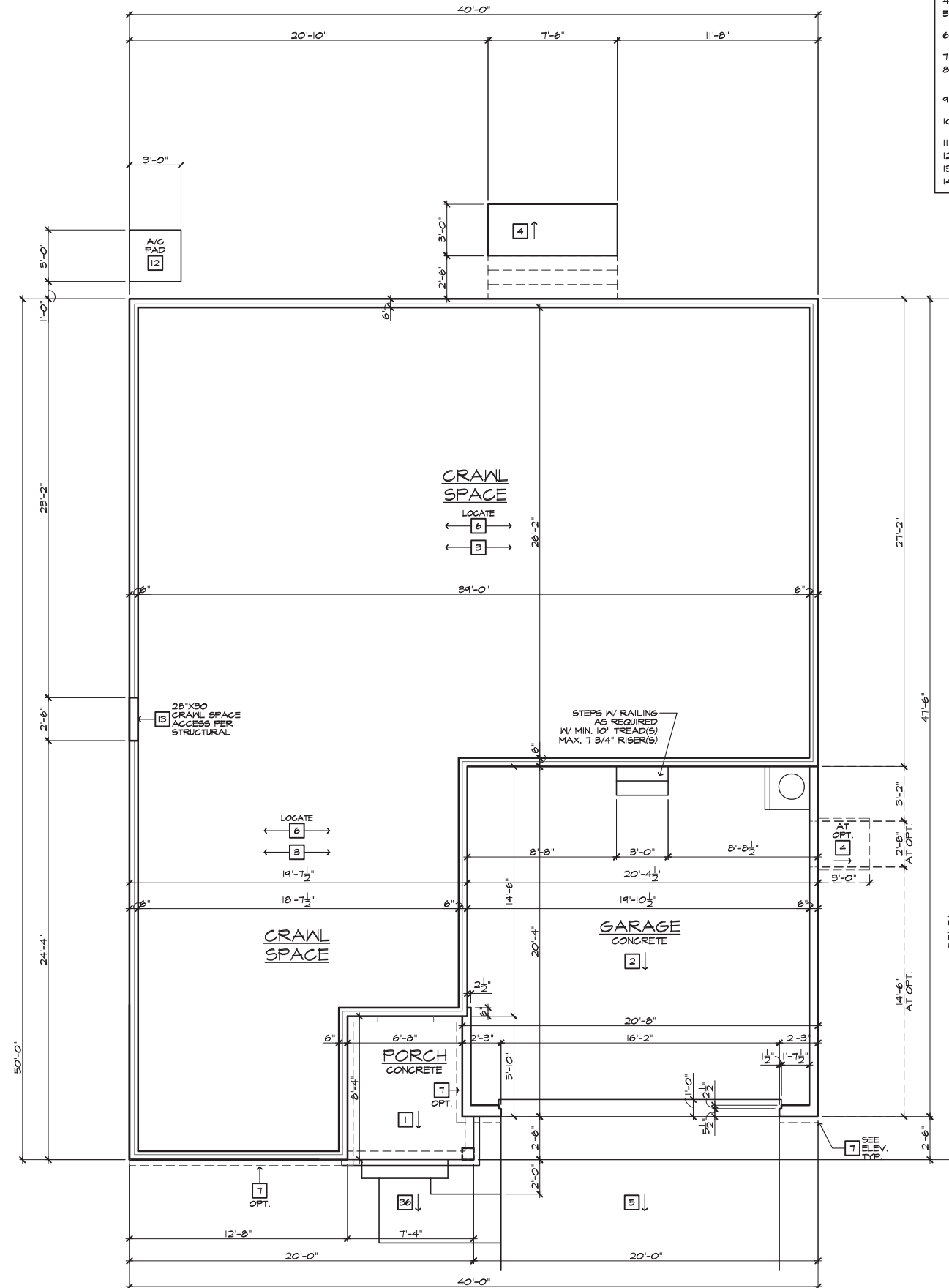
NOTE:  
FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.

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- # FOUNDATION 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. FOUNDATION PER STRUCTURAL.
  4. STAIR LANDINGS: 36"x36" MIN- SLOPE 1/4" PER FT. MIN.
  5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
  6. PROVIDE UNDER FLOOR VENTILATION
  7. 4" TOE KICK 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 LOCATION OF PIER FOOTINGS PER STRUCTURAL.
  11. 4" MIN. 7 3/4" MAX. TO HARD SURFACE.
  12. A/C PAD. VERIFY LOCATION.
  13. CRAWL SPACE ACCESS
  14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



**CRAWL SPACE PLAN 'A' (CONCRETE PORCH)**  
 SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

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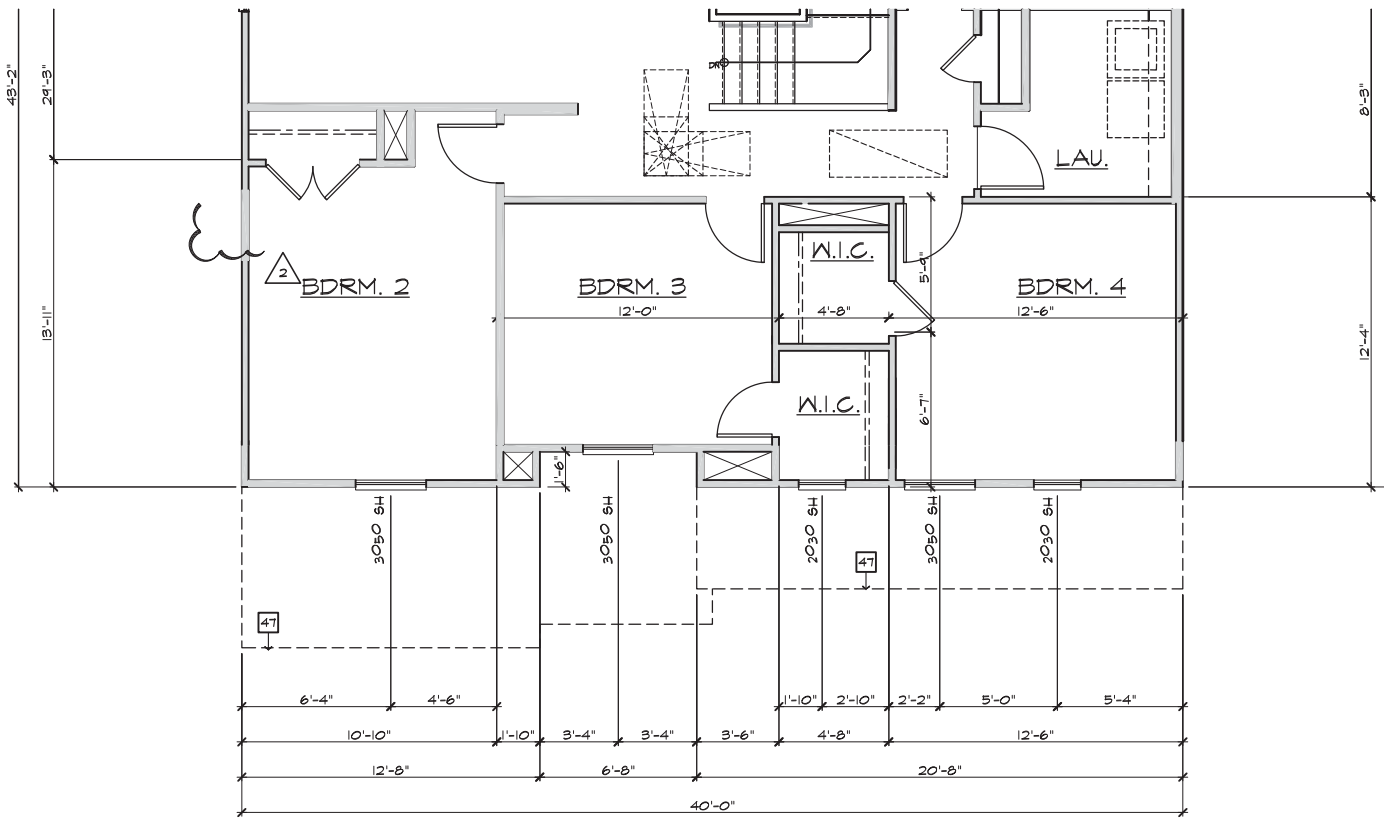
- 1 2018 CODE UPDATE NC1905NCP-02/28/19 MCP
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PLAN:  
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**SPEC. LEVEL 1  
 RALEIGH-DURHAM  
 40' SERIES**

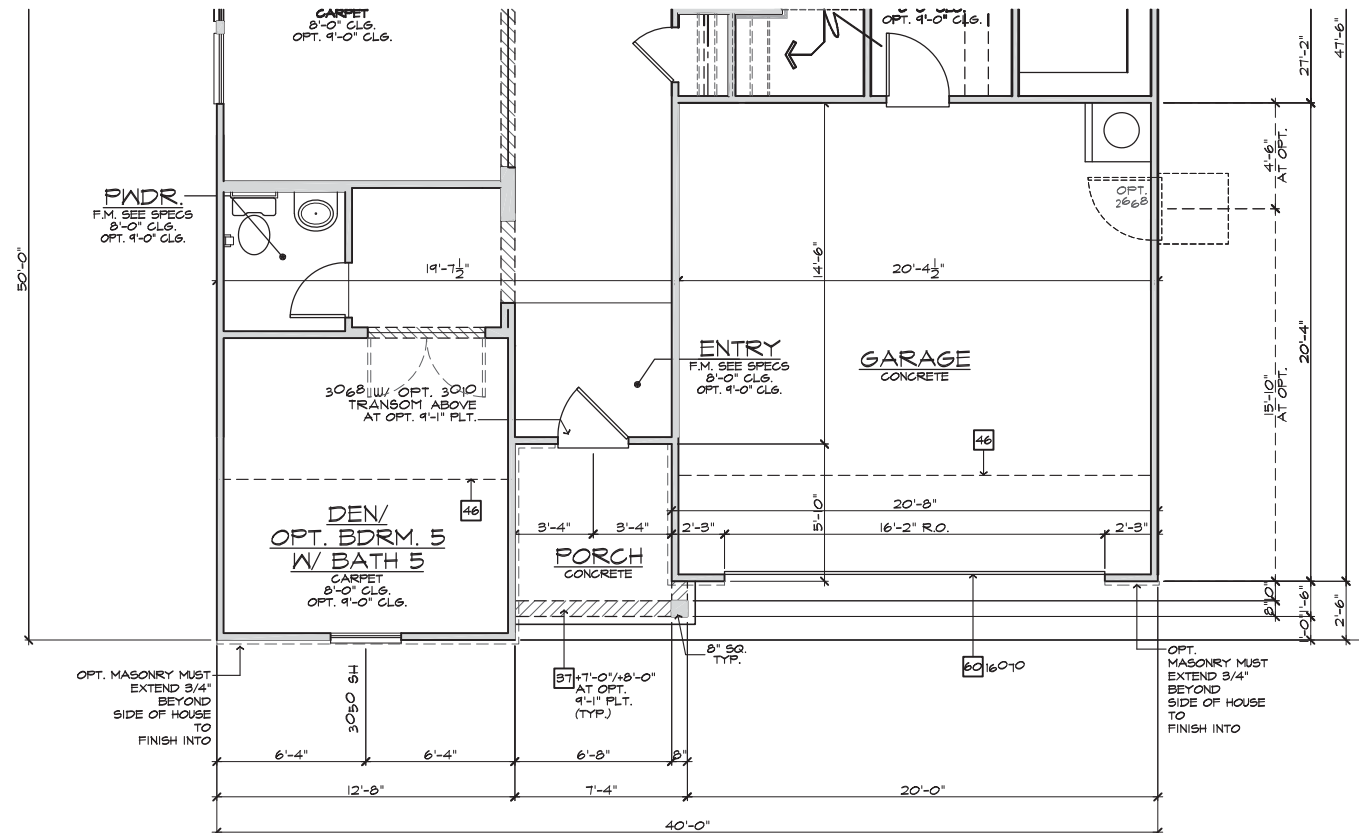




**PARTIAL SECOND FLOOR PLAN 'B'**

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

BASIC PLAN



**PARTIAL FIRST FLOOR PLAN 'B'**

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

BASIC PLAN

**FLOOR PLAN NOTES**

- NOTE: NOT ALL KEY NOTES APPLY.
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS SPECS
  - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
  - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
  - 36" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUFRS' SPECS
  - 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
  - COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
  - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
  - MIN. 12" BAR TOP/ BREAKFAST BAR
  - DESK AREA - REFER TO INTERIOR ELEVATIONS
  - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
  - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
  - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
  - OPT. SINK - REFER TO INTERIOR ELEVATIONS.
  - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
  - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2 - VERIFY DIMENSIONS W/ MANUF'S SPECS
  - OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
  - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2 - VERIFY DIMENSIONS W/ MANUF'S SPECS
  - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
  - TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
  - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
  - RECESSED, MIRRORED MEDICINE CABINET
  - WASHER & DRYER - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - PROVIDE "SMITTY PAN" W/ DRAIN BELOW WASHER AT 2ND FLOOR LAUNDRY LOCATION ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
  - 12" SHELF PER SPECS
  - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
  - WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO DETAILS)
  - WATER HEATER 'B' VENT TO OUTSIDE AIR
  - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
  - F.A.U. LOCATION (REFER TO DETAIL SHEETS)
  - F.A.U. 'B' VENT TO OUTSIDE AIR
  - LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. 80/AD4) - INSTALL PER MFR. SPECS
  - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
  - GAS APPLIANCE 'B' VENT FROM BELOW
  - LINEN PER SPECS (15" DEEP OR U.N.O.)
  - COAT CLOSET W/ SHELF & POLE (REFER TO DETAIL SHEETS)
  - WARDROBE W/ SHELF & POLE (REFER TO DETAIL SHEETS)
  - 22"x30" MIN. ATTIC ACCESS (REFER TO DETAIL SHEETS) W/ 22"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
  - LINE OF WALL BELOW
  - DUCT CHASE
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL SHEETS)
  - LINE OF HIP AT OPTIONAL VOLUME CEILING
  - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
  - CEILING BREAK
  - STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL SHEETS)
  - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
  - 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL SHEETS)
  - A/C PAD LOCATION
  - LOW WALL - REFER TO PLAN FOR HEIGHT
  - 2x6 STUD WALL
  - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
  - DBL. 2x4 WALL PER PLAN
  - INTERIOR SHELF-SEE PLAN FOR HT. (REFER TO DETAIL SHEETS)
  - MEDIA NICHE
  - FLAT SOFFIT - REFER TO PLATE NOTES / ELEV. FOR H&T.
  - ARCHED SOFFIT - REFER TO PLATE NOTES / ELEV. FOR H&T.
  - WINDOW SEAT
  - OPT. DOOR/ WINDOW
  - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
  - BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
  - SECTIONAL GARAGE DOOR PER SPECS
  - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
  - 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 U.N.O.
  - 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).
  - 5/8" TYPE-X DRYWALL IN GARAGE CEILING
  - P.T. POST W/ VINYL WRAP
  - CONCRETE STOOD: 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
  - EGRESS WINDOW
  - PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
  - MDF TOP
  - PLUMBING DROP FROM ABOVE
  - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
  - WINDOW LEDGE HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
  - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
  - LOUVERED DOOR
  - SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
  - 20 MIN. FIRE-RATED DOOR W/ SELF CLOSER

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



**NORTH CAROLINA 40' SERIES**

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- 1 2018 CODE UPDATE NC19051NCP- 01/23/19 MCP
- 2 DIVISION REVISION NC19051NCP- 02/28/19 MCP

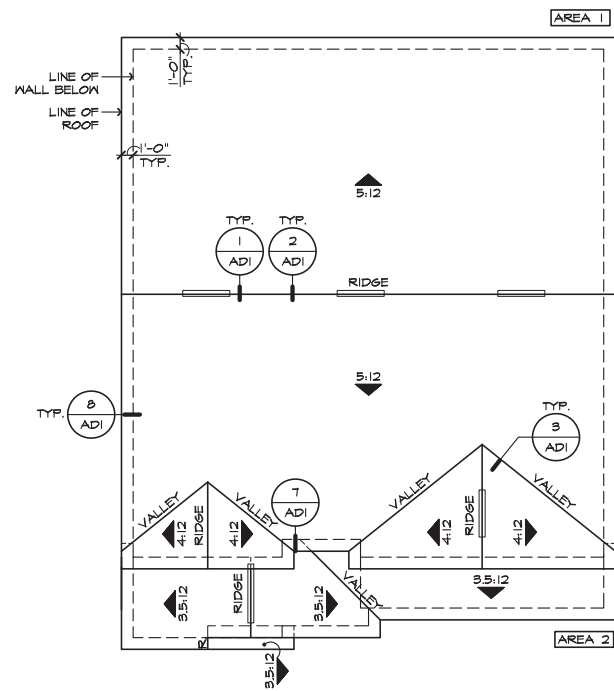
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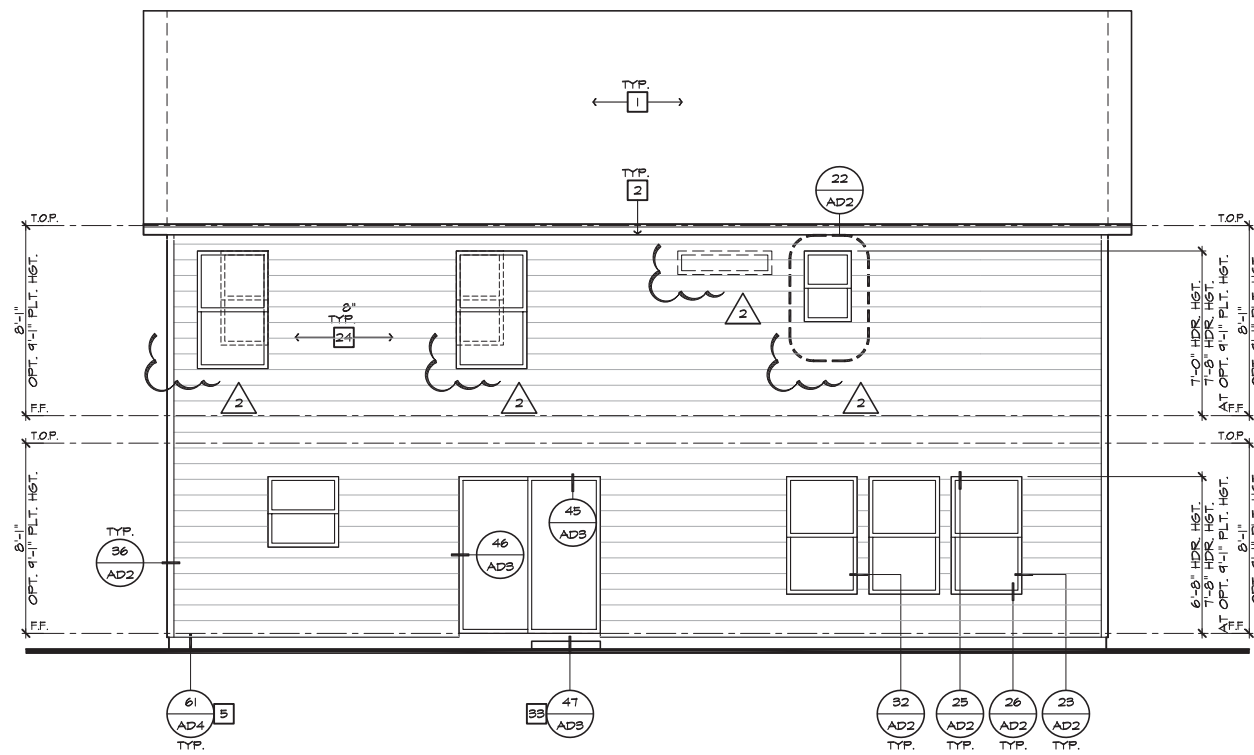
**SPEC. LEVEL 1**  
**RALEIGH-DURHAM 40' SERIES**

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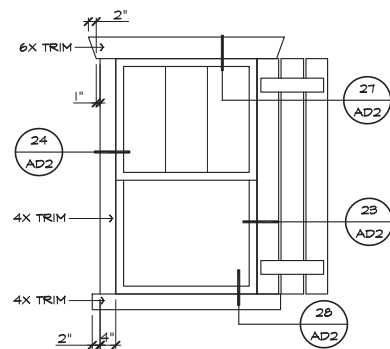
**ROOF PLAN 'B'**

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



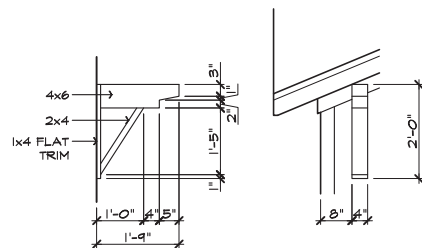
**REAR ELEVATION 'B'**

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



**DETAIL 'A'**

N.T.S.



**SIDE**

**FRONT**

**DETAIL 'B'**

N.T.S.

**ELEVATION NOTES**

- NOTE: NOT ALL KEY NOTES APPLY.**
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. 2X FASCIA/BARGE BOARD WITH FASCIA GAP
  3. G.I. FLASHING
  4. G.I. FLASHING & SADDLE/CRICKET
  5. G.I. DRIP SCREED
  6. 24"x24" CHIMNEY
  7. DECORATIVE VENT
  8. DECORATIVE CORBEL
  9. DECORATIVE SHUTTERS
  10. PEDIMENT, SEE ELEVATION FOR TYPE
  11. RECESSED ELEMENT
  12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
  13. TRIM - SEE ELEVATION FOR SIZE
  14. SYNTHETIC MATERIAL
  15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
  16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  17. SHAKE SIDING
  18. STONE VENEER PER SPECS
  19. BRICK/MASONRY VENEER PER SPECS
  20. BUILT UP BRICK COLUMN
  21. SOLDIER COURSE
  22. ROWLOCK COURSE
  23. FRIEZE BOARD
  24. SIDING W/ 4" CORNER TRIM PER SPECS
  25. P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
  26. PRE-FAB DECORATIVE TRIM
  27. LIGHT WEIGHT PRECAST STONE TRIM
  28. RAILINGS (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 'B'**

**5:12** 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 80% OF THE REQ. VENTILATION 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)  
 \* CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN	
VENTILATION REQUIRED:	1715 SQ. FT. / 300 = 5.7 SQ. FT.
ATTIC AREA	X 144 = 820.8 SQ. IN.
	X 50% = 410.4 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(24) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 432 SQ. IN.
LOW	(12) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 605 SQ. IN.
TOTAL VENTILATION PROVIDED:	1037 SQ. IN.
AREA 2 / PORCH	
VENTILATION REQUIRED:	* 228 SQ. FT. / 50 = 152 SQ. FT.
ATTIC AREA	X 144 = 218.88 SQ. IN.
VENTILATION PROVIDED:	
(5) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	90 SQ. IN.
(28) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	140 SQ. IN.
TOTAL VENTILATION PROVIDED:	230 SQ. IN.

**NOTES:**  
 ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.  
 FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.  
 ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ MOISTSTOP IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.  
 PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.  
 LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.  
 WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.



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

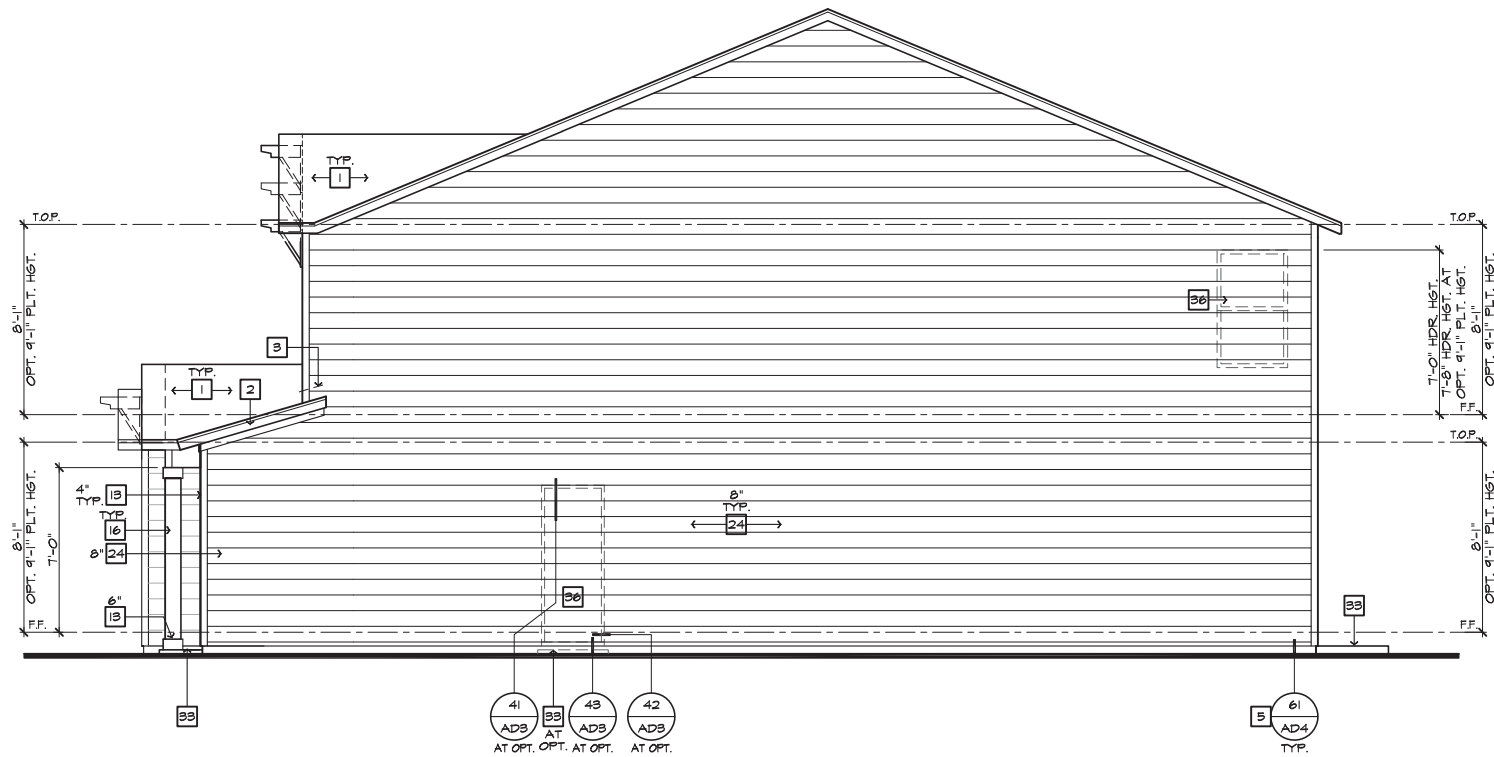
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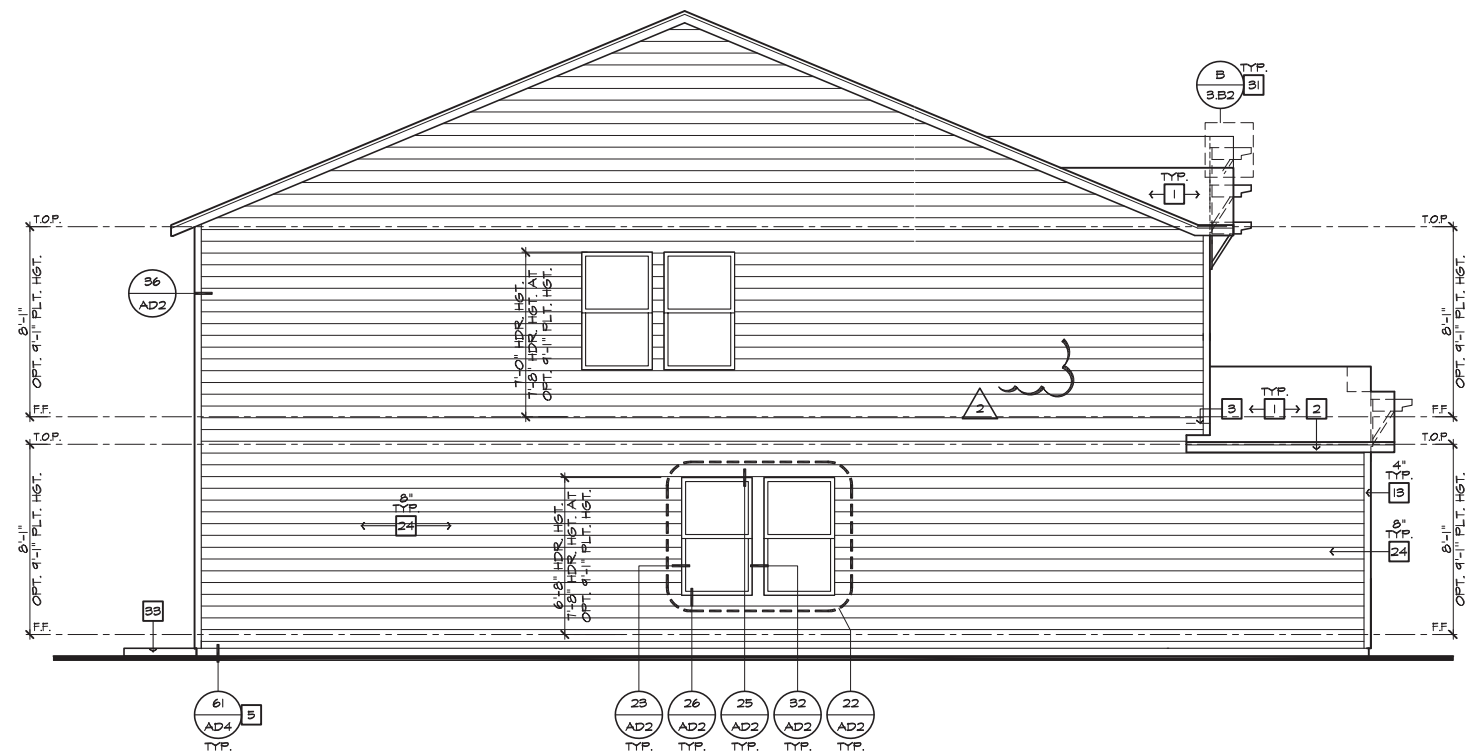
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- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. 2X FASCIA/BARGE BOARD WITH FASCIA GAP
  3. G.I. FLASHING
  4. G.I. FLASHING & SADDLE/CRICKET
  5. G.I. DRIP SCREED
  6. 24"x24" CHIMNEY
  7. DECORATIVE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



**RIGHT ELEVATION 'B'**  
SCALE 1/4"=1'-0" (22'x84") - 1/8"=1'-0" (11'x17")



**LEFT ELEVATION 'B'**  
SCALE 1/4"=1'-0" (22'x84") - 1/8"=1'-0" (11'x17")

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PLAN:  
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SHEET:  
**3.B3**

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

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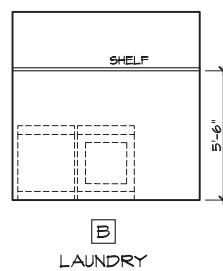
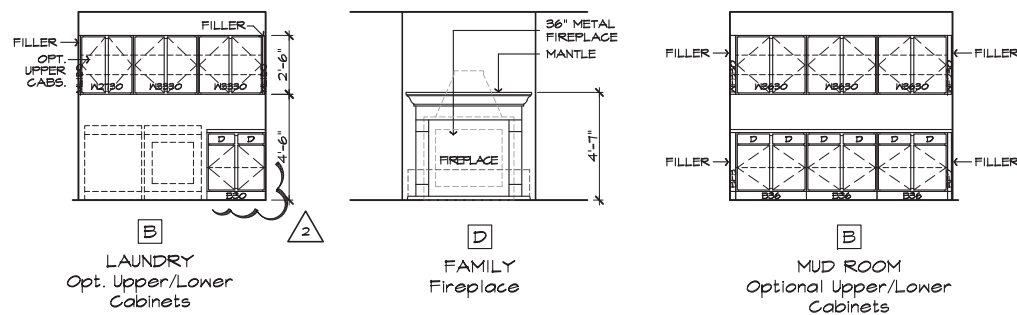




**NORTH CAROLINA  
40' SERIES**

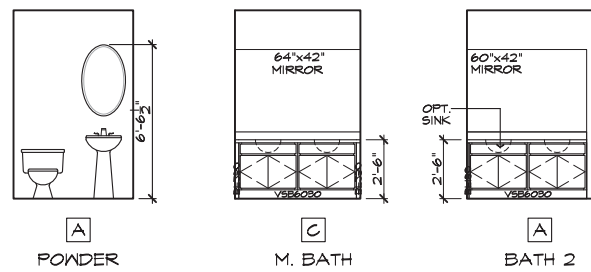
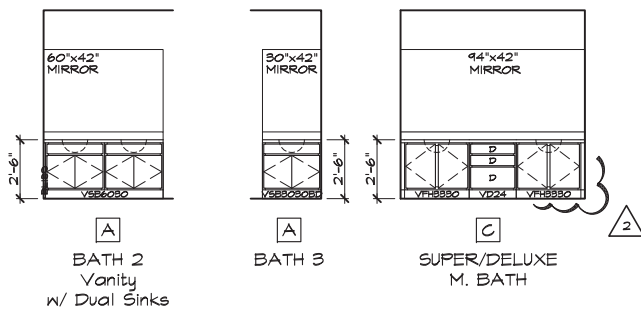
KB HOME  
NORTH CAROLINA DIVISION

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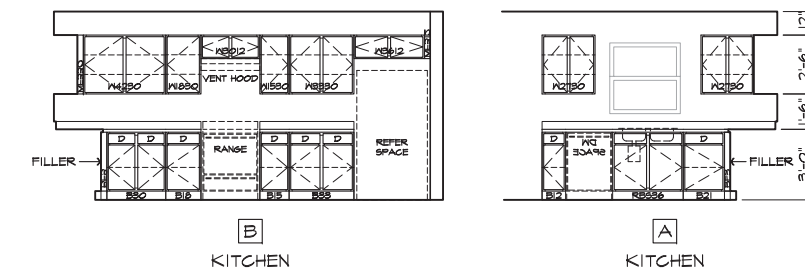
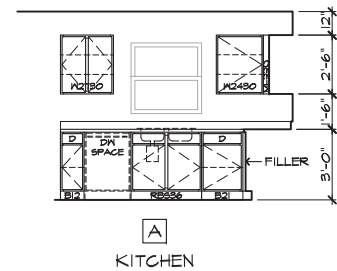
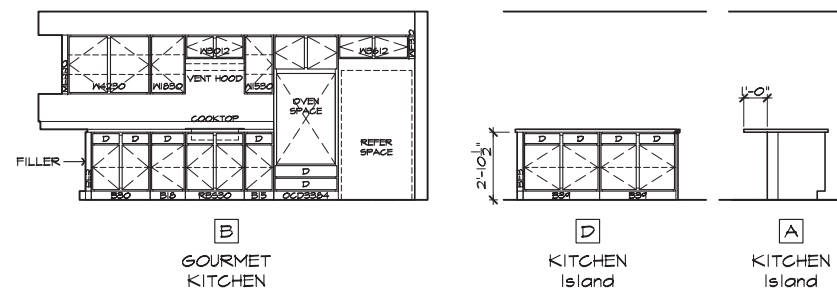
**INTERIOR ELEVATIONS**

**MISCELLANEOUS ELEVATIONS**



**BATH ELEVATIONS**

**BATH ELEVATIONS**



**KITCHEN ELEVATIONS**

**KITCHEN ELEVATIONS**

**OPTIONAL INTERIOR ELEVATIONS**

**STANDARD INTERIOR ELEVATIONS**

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

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

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

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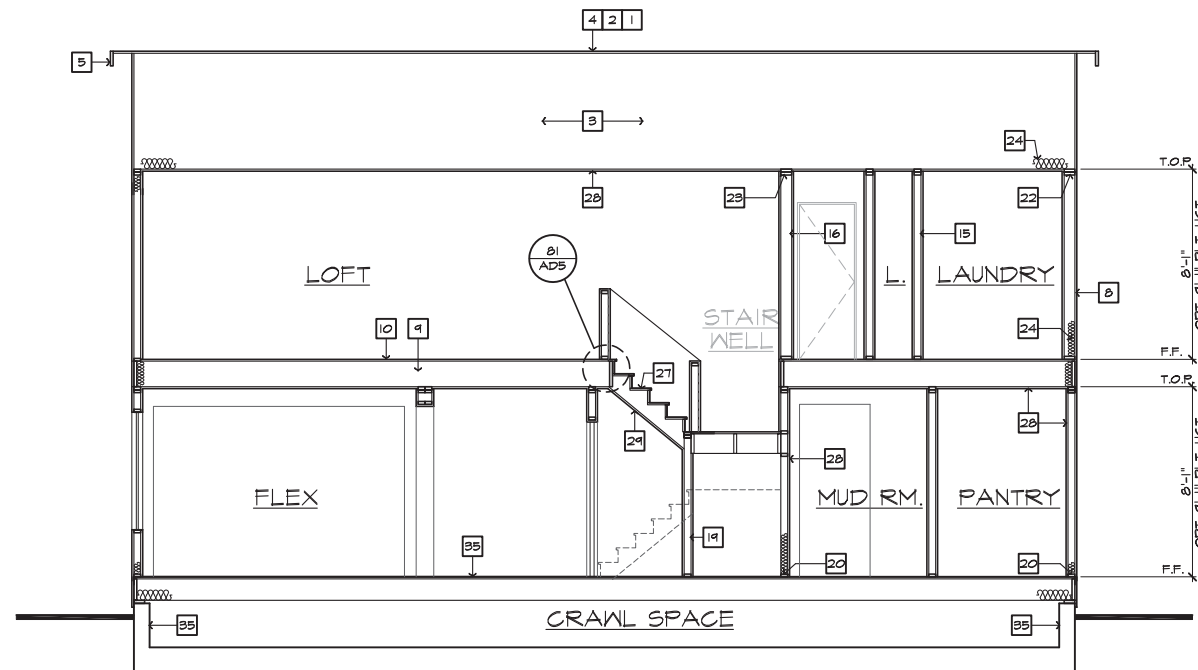


**NORTH CAROLINA  
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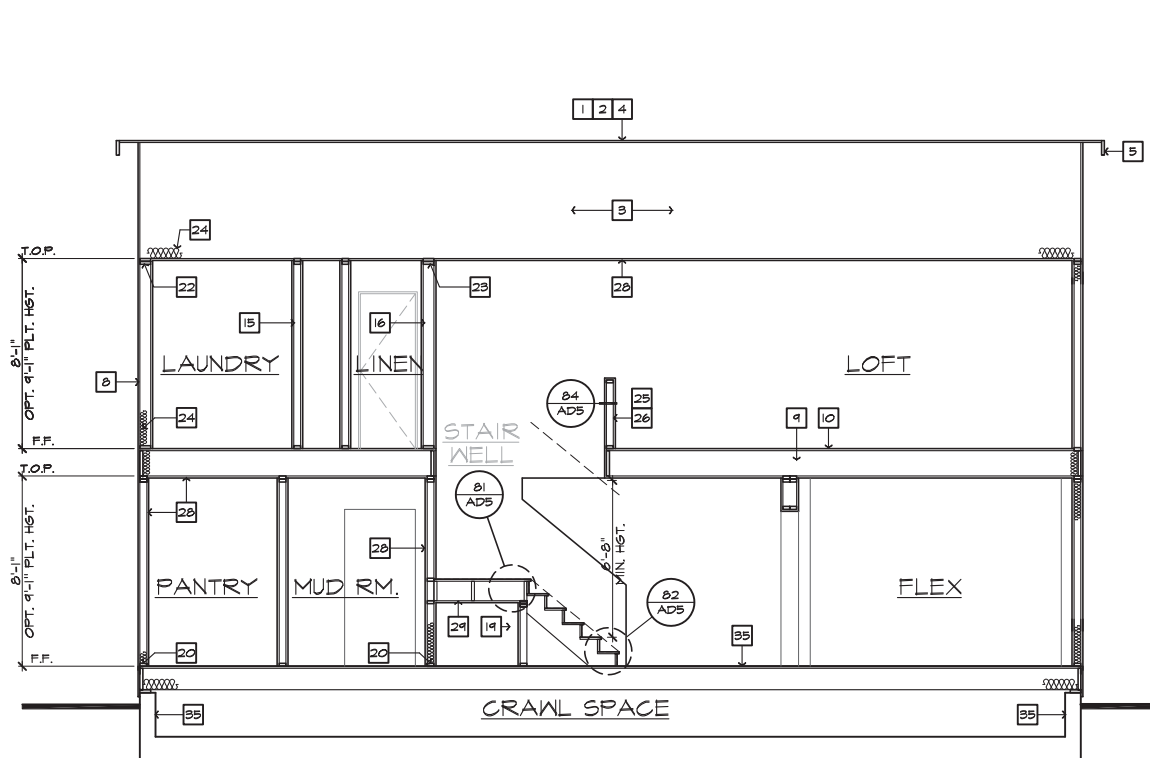
- SECTION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. ROOF PITCH - REFER TO ROOF NOTES
  3. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
  4. ROOF SHEATHING PER STRUCTURAL
  5. 2X FASCI/A/BARGE BOARD
  6. CONT. SOFFITED EAVE W/ VENTING
  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. LOU 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 U.N.O.
  31. MATERIAL TO UNDERSIDE OF ROOF SHEATHING
  32. INTERIOR SHELF - MIN. 1/2" GYP. BD. OVER 3/8" PLY WD.
  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 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.



**SECTION "A"**

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

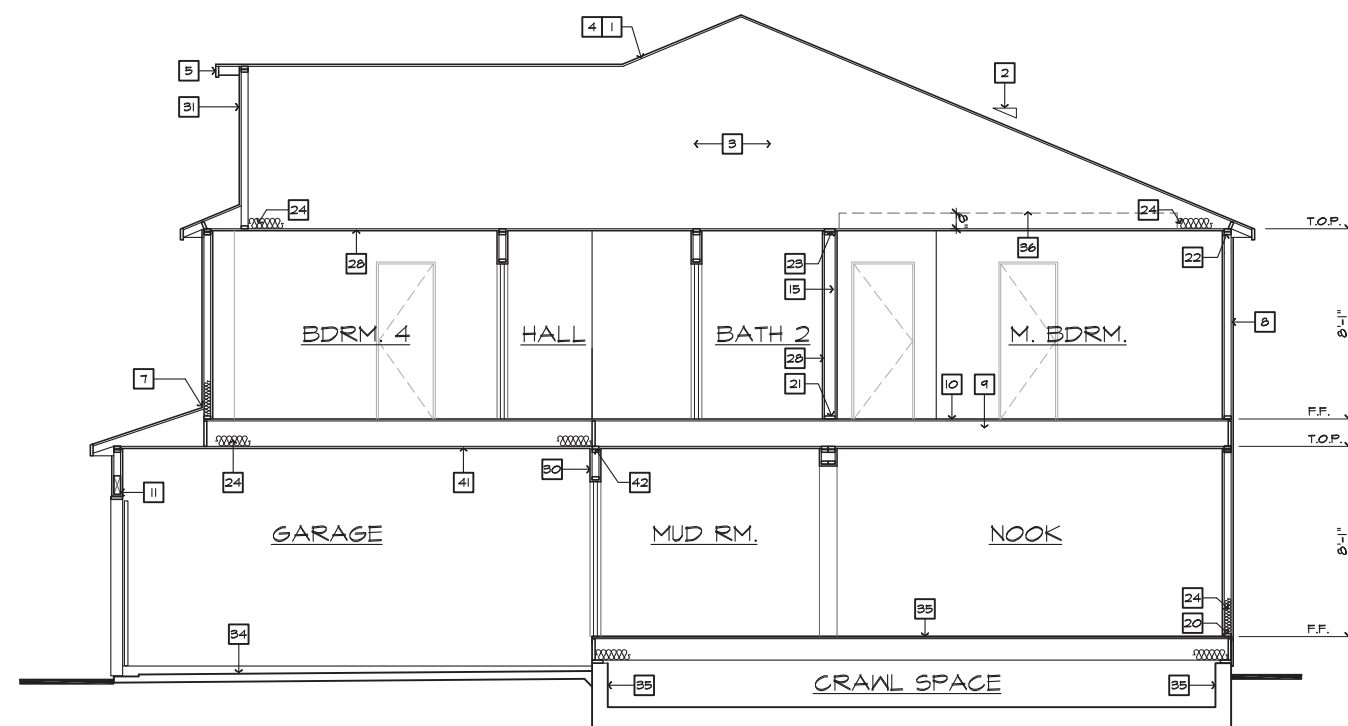
AT CRAWL SPACE



**SECTION "C"**

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

AT CRAWL SPACE



**SECTION "B"**

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

AT CRAWL SPACE

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SPEC. LEVEL 1  
RALEIGH-DURHAM  
40' SERIES





**NORTH CAROLINA  
40' SERIES**

KB HOME  
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**5.1**

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

**UTILITY LEGEND**

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE ARC FAULT (AFCI) AND TAMPER RESISTANT (TR) 12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
- ⊕ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ 120V (TR) RECEPTACLE W/ GFI CIRCUIT AND AFCI 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
- ⊕ TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.
- ⊕ B THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET

24"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

- ⊕ OPTIONAL PRE-WIRED CEILING FAN AND SWITCH - LOCATED IN CENTER OF ROOM 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

SWITCHING FOR ROOMS W/ CLG. FAN OPTIONS

24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

⊕ DWELLING

2'-0" MIN. GFI

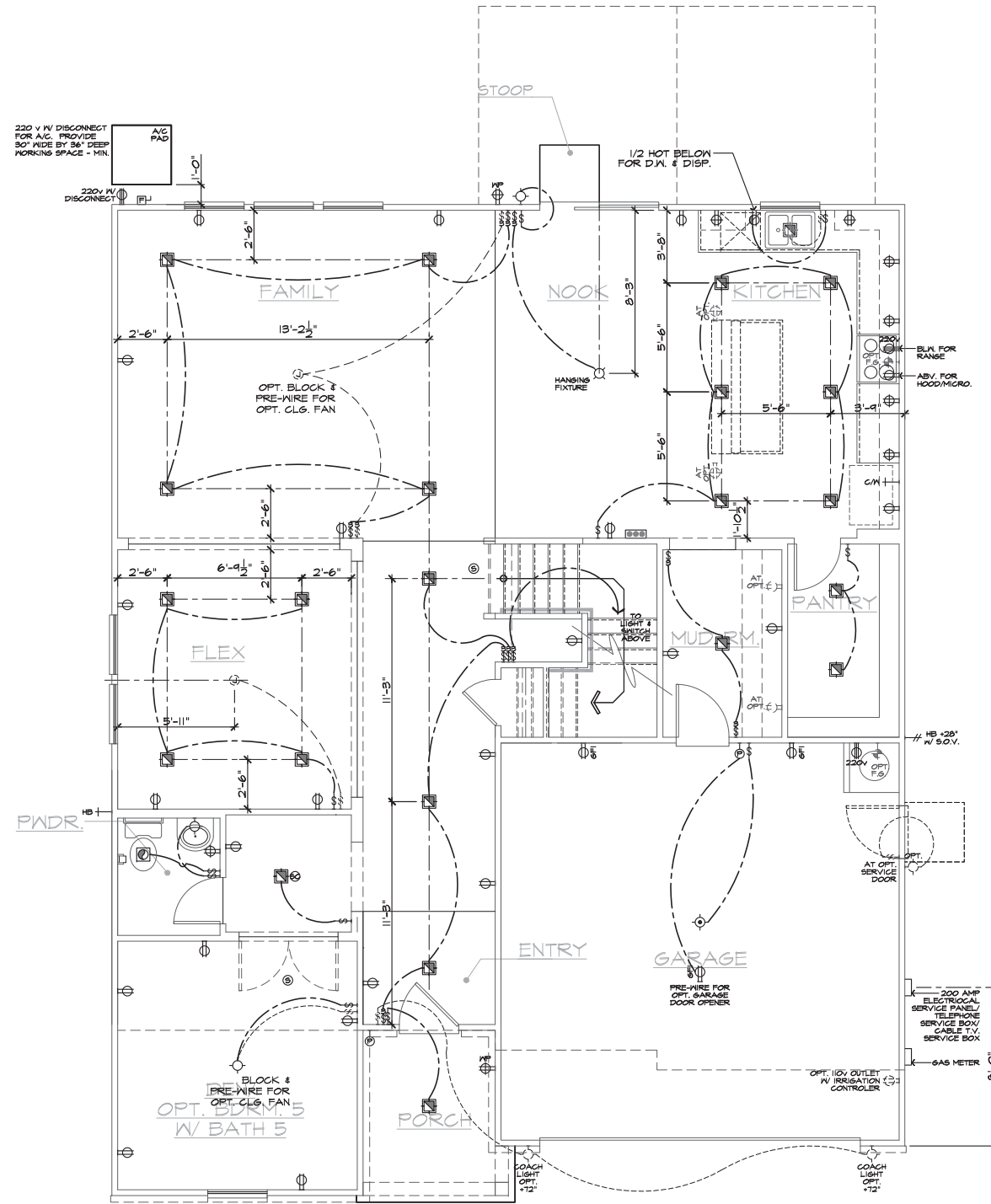
⊕ SECONDARY LIGHT / FAN 1/2 HOT

⊕ MASTER LIGHT / FAN 1/2 HOT

⊕ GARAGE LIGHT

**NOTES**

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



**FIRST FLOOR UTILITY PLAN**  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

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**NORTH CAROLINA  
40' SERIES**

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

**UTILITY LEGEND**

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE AFCI (TR) AND TAMPER RESISTANT (TR) 12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ W/P 120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
- ⊕ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ 120V (TR) RECEPTACLE W/ GFI CIRCUIT AND AFCI 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
- ⊕ TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.
- ⊕ 3 THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W/P WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ W/P RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET
- ⊕ 24"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)
- ⊕ 12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)
- ⊕ OPTIONAL PRE-WIRED CEILING FAN AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.
- ⊕ CEILING MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED JUNCTION BOX
- ⊕ DOOR CHIME
- ⊕ CATV RECEPTACLE
- ⊕ PUSH BUTTON
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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

SWITCHING FOR ROOMS W/ CLG. FAN OPTIONS

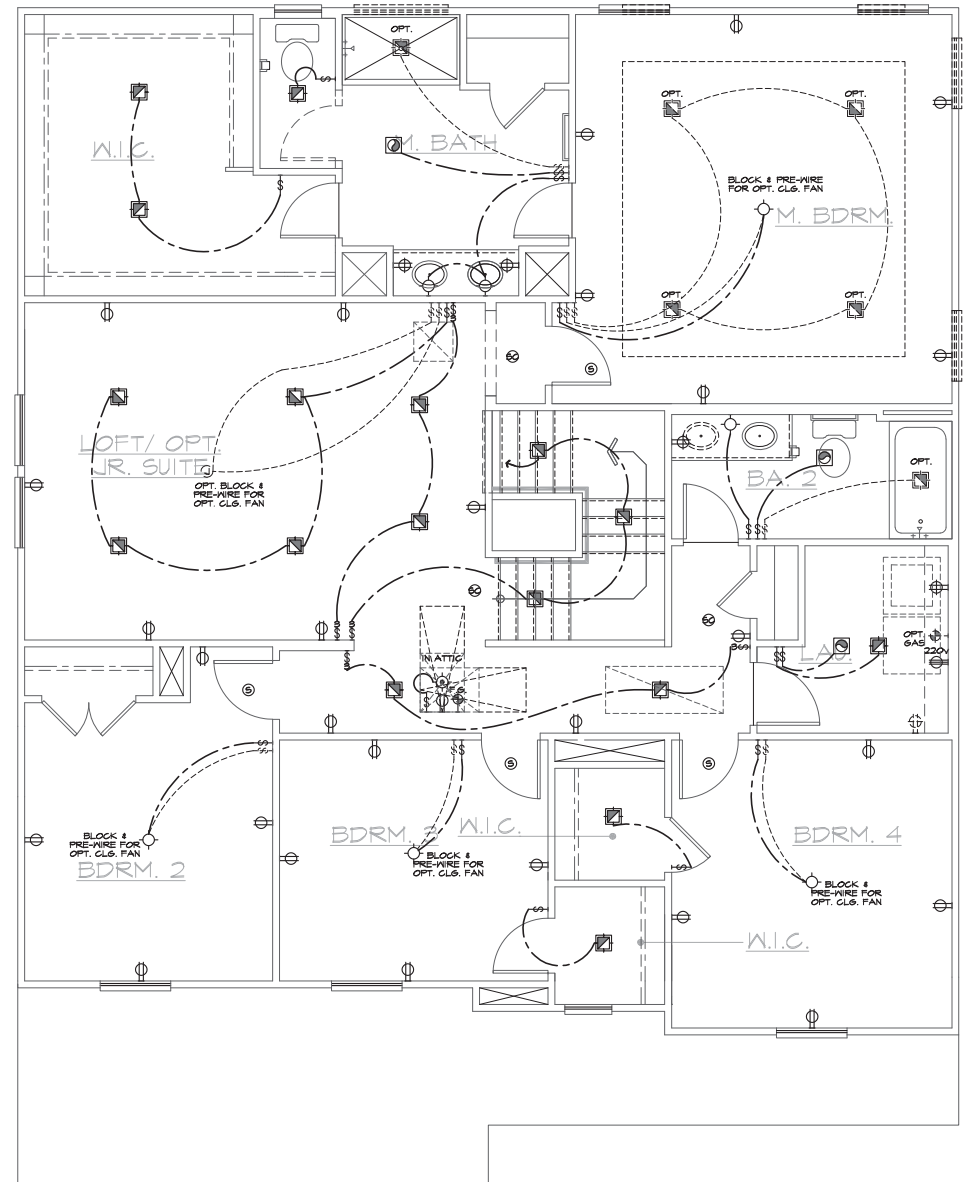
24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

⊕ DWELLING

2'-0" MIN. GARAGE

**NOTES**

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



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

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**NORTH CAROLINA  
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**5.3**

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

**UTILITY LEGEND**

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE  
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)  
12" ABV. FIN. FLR. TYPICAL UNO.
- ⊕ W.P. 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ 120V (TR) RECEPTACLE W/ GFI CIRCUIT AND AFCI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE HEIGHT NOTED AS PER PLAN
- ⊕ TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER UNO.
- ⊕ 3 THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION
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- ⊕ OPTIONAL PRE-WIRED CEILING FAN AND SWITCH - LOCATED IN CENTER OF ROOM UNO.
- ⊕ CEILING MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED JUNCTION BOX
- ⊕ DOOR CHIME
- ⊕ CATV RECEPTACLE
- ⊕ PUSH BUTTON
- ⊕ PHONE OUTLET
- ⊕ SERVICE BOX
- ⊕ HOSE BIB
- ⊕ HOSE BIB W/ S.O.V.
- ⊕ WATER STUB FOR ICE MAKER
- ⊕ APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED
- ⊕ APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.
- ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
- ⊕ GAS TAP
- ⊕ GAS KEY - FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NO MORE THAN 48" FROM GAS OUTLET

SWITCHING FOR ROOMS W/ CLG. FAN OPTIONS

24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

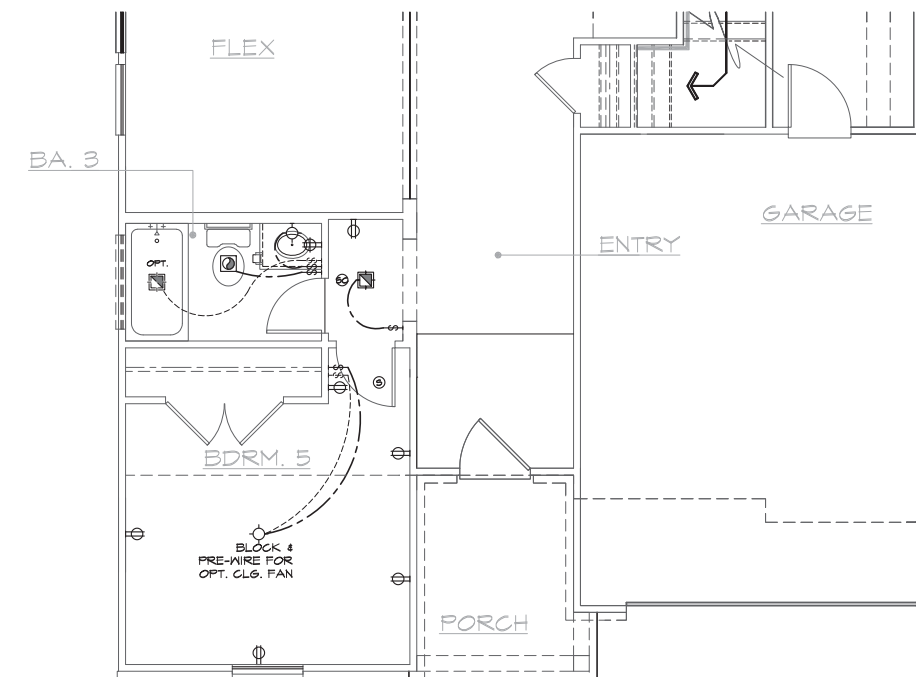
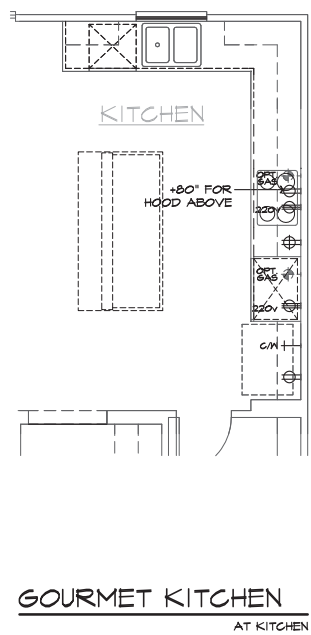
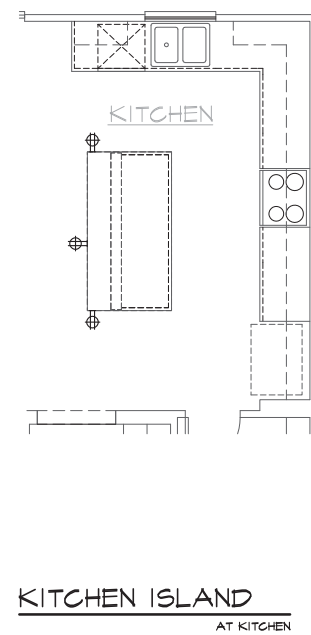
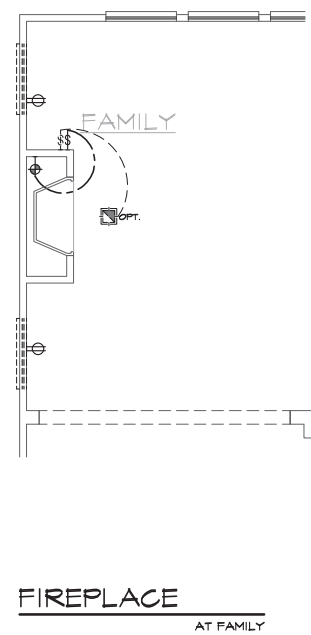
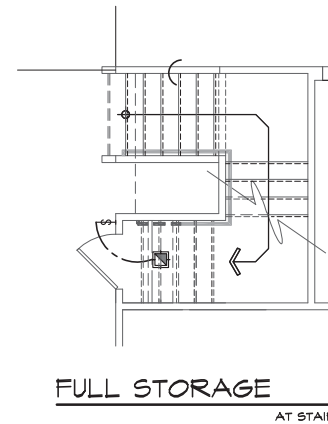
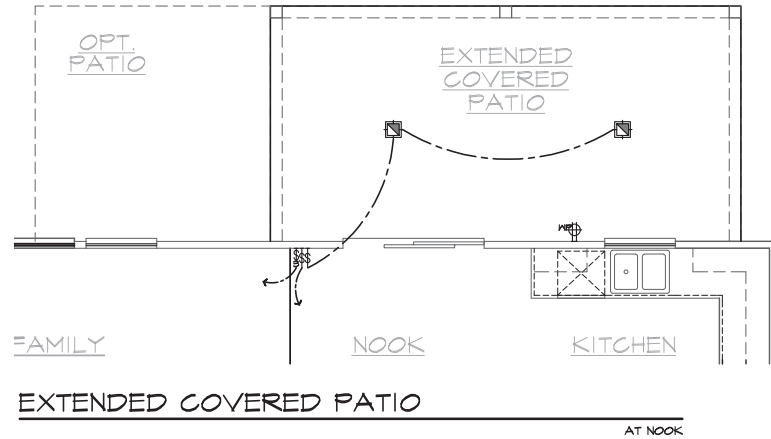
⊕ DWELLING

2'-0" MIN. 6FI

MIN. GARAGE

**NOTES**

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



**FIRST FLOOR UTILITY PLAN OPTIONS**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

BASIC PLAN

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**NORTH CAROLINA  
40' SERIES**

KB HOME  
NORTH CAROLINA DIVISION

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

ISSUE DATE: 07/31/18  
PROJECT No.: 1350999:56  
DIVISION MGR.: MCP  
REVISIONS: 02/28/19

1 2018 CODE UPDATE  
NC19055NCP- 02/28/19 MCP

2 DIVISION REVISION  
NC19055NCP- 02/28/19 MCP

FOR INTERNAL USE ONLY	
REVISION BY:	
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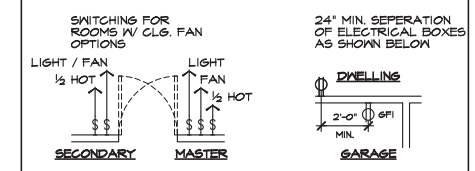
PLAN:  
**240.3174-R**

SHEET:  
**5.4**

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

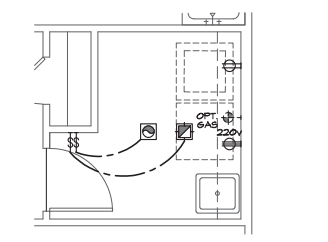
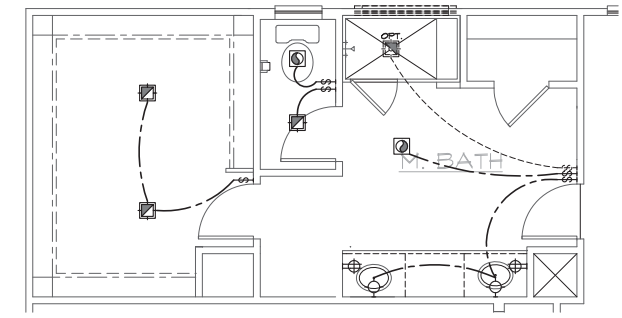
**UTILITY LEGEND**

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE  
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)  
12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ W.P. 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
AND AFCI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR  
RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE  
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE  
HEIGHT NOTED AS PER PLAN
- ⊕ 2 TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.  
8" ABOVE COUNTER U.N.O.
- ⊕ 3 THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT  
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL  
LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT  
LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT  
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ] ILLUMINATED ADDRESS SIGN - VISIBLE  
FROM STREET
- ⊕ 24"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)
- ⊕ 12"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)
- ⊕ OPTIONAL PRE-WIRED CEILING FAN  
AND SWITCH - LOCATED IN CENTER OF ROOM 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



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



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

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



**First Floor Layout**

**KB Homes**  
3174 Elev B  
Lot 57 Mason Pointe

Products				
PlotID	Net Qty	Product	Length	Plies
1	12	11-7/8" BCI® 5000s-1.8	33' 0"	1
2	13	11-7/8" BCI® 5000s-1.8	27' 0"	1
3	14	11-7/8" BCI® 5000s-1.8	18' 0"	1
4	2	11-7/8" BCI® 5000s-1.8	11' 0"	2
5	4	11-7/8" BCI® 5000s-1.8	10' 0"	1
6	2	1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP	28' 0"	2
7	2	1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP	20' 0"	2
8	2	1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP	12' 0"	2
Rm-1	15	1" x 11-7/8" BC RIM BOARD OSB	12' 0"	1
Bk1	25	11-7/8" BCI® 5000s-1.8	2' 0"	1

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

Revisions: BY:

08-25-18

**84 LUMBER**  
Build On What We Know About Engineered Lumber

**Boise Cascade**

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

**KB Homes**  
3174 Elev B  
Lot 57 Mason Pointe  
84 Lumber EWP

BC FRAMER II

Plan Date: 07312018

Structural Date: 07062018

By: KOG

Sheet: 1/4

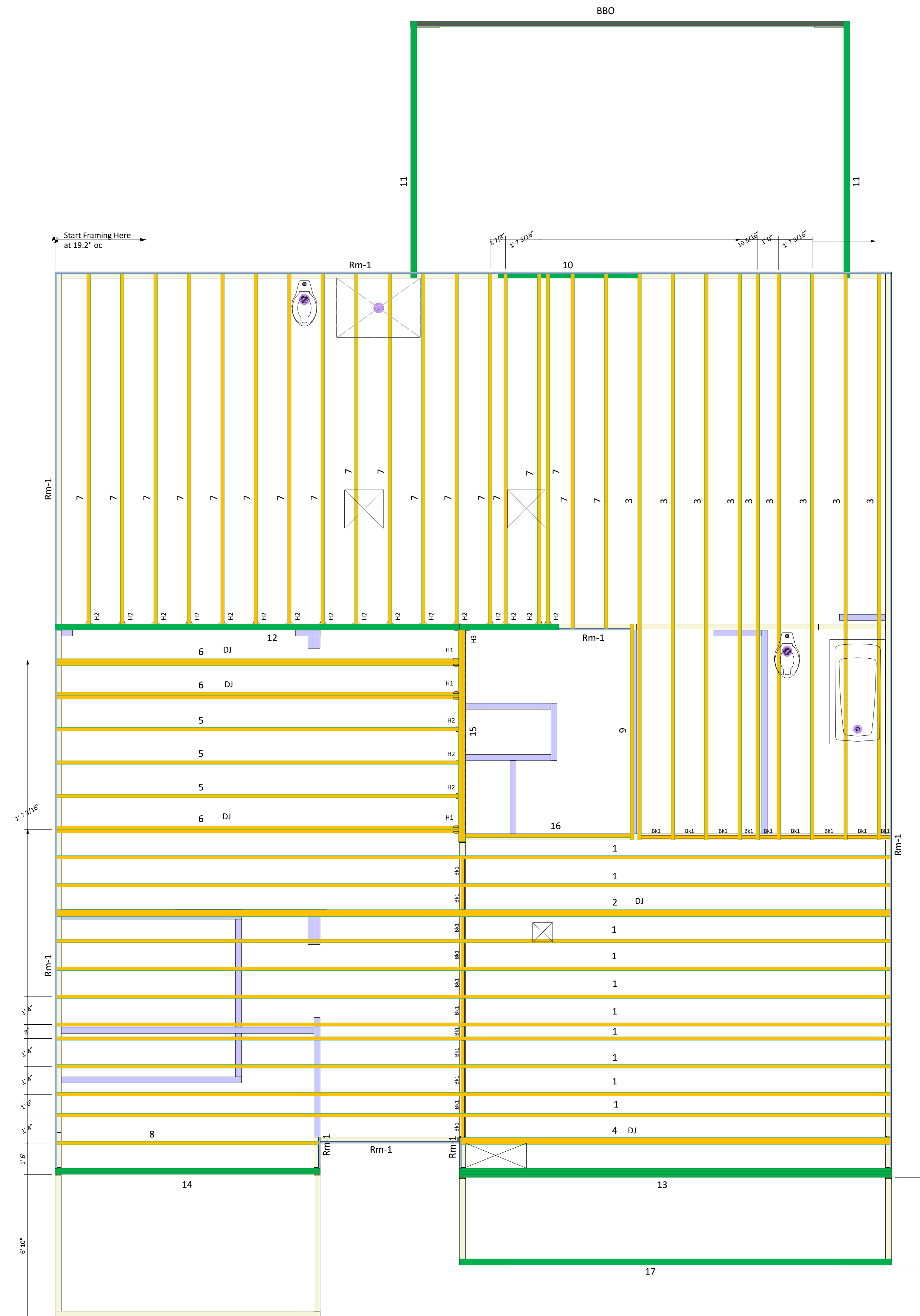
All I-Joist and Versa-Lam Beams  
Must be Installed per The  
Boise Cascade Installation Guide!

KB Homes  
3174 Elev B  
Lot 57 Mason Pointe

Revisions: BY:

08-25-18

**84 LUMBER**  
Boise Cascade  
Boise Cascade



Products				
PlotID	Net Qty	Product	Length	Plies
1	10	14" BCI* 5000s-1.8	40' 0"	1
2	2	14" BCI* 5000s-1.8	40' 0"	2
3	9	14" BCI* 5000s-1.8	28' 0"	1
4	2	14" BCI* 5000s-1.8	21' 0"	2
5	3	14" BCI* 5000s-1.8	20' 0"	1
6	6	14" BCI* 5000s-1.8	20' 0"	2
7	18	14" BCI* 5000s-1.8	17' 0"	1
8	1	14" BCI* 5000s-1.8	13' 0"	1
9	1	14" BCI* 5000s-1.8	11' 0"	1
10	2	1-3/4" x 9-1/4" VERSA-LAM* 2.0 3100 SP	8' 0"	2
17	2	1-3/4" x 11-7/8" VERSA-LAM* 2.0 3100 SP	22' 0"	2
11	4	1-3/4" x 11-7/8" VERSA-LAM* 2.0 3100 SP	14' 0"	2
12	2	1-3/4" x 14" VERSA-LAM* 2.0 3100 SP	26' 0"	2
13	3	1-3/4" x 14" VERSA-LAM* 2.0 3100 SP	22' 0"	3
14	2	1-3/4" x 14" VERSA-LAM* 2.0 3100 SP	14' 0"	2
15	2	14" BCI* 5000s-1.8	11' 0"	2
16	1	14" BCI* 5000s-1.8	8' 0"	1
Rm-1	12	1" x 14" BC RIM BOARD OSB	12' 0"	1
Bk1	12	14" BCI* 5000s-1.8	2' 0"	1

Connector Summary			
PlotID	Qty	Manuf	Product
H1	3	Simpson	HU4.12/11
H2	19	Simpson	IUS 2.06/14
H3	1	Simpson	LBV 4.12/14
BN-6*	54		6" bolt, nut & 2 washers*

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

KB Homes  
3174 Elev B  
Lot 57 Mason Pointe  
84 Lumber EWP

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

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

Second Floor Layout







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

RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
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 GIRDERS 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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PLAN:  
240.3174

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.

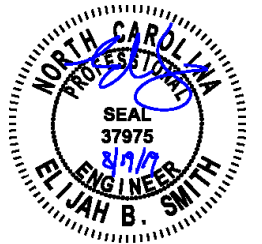
BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16"* (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16"* (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

\* 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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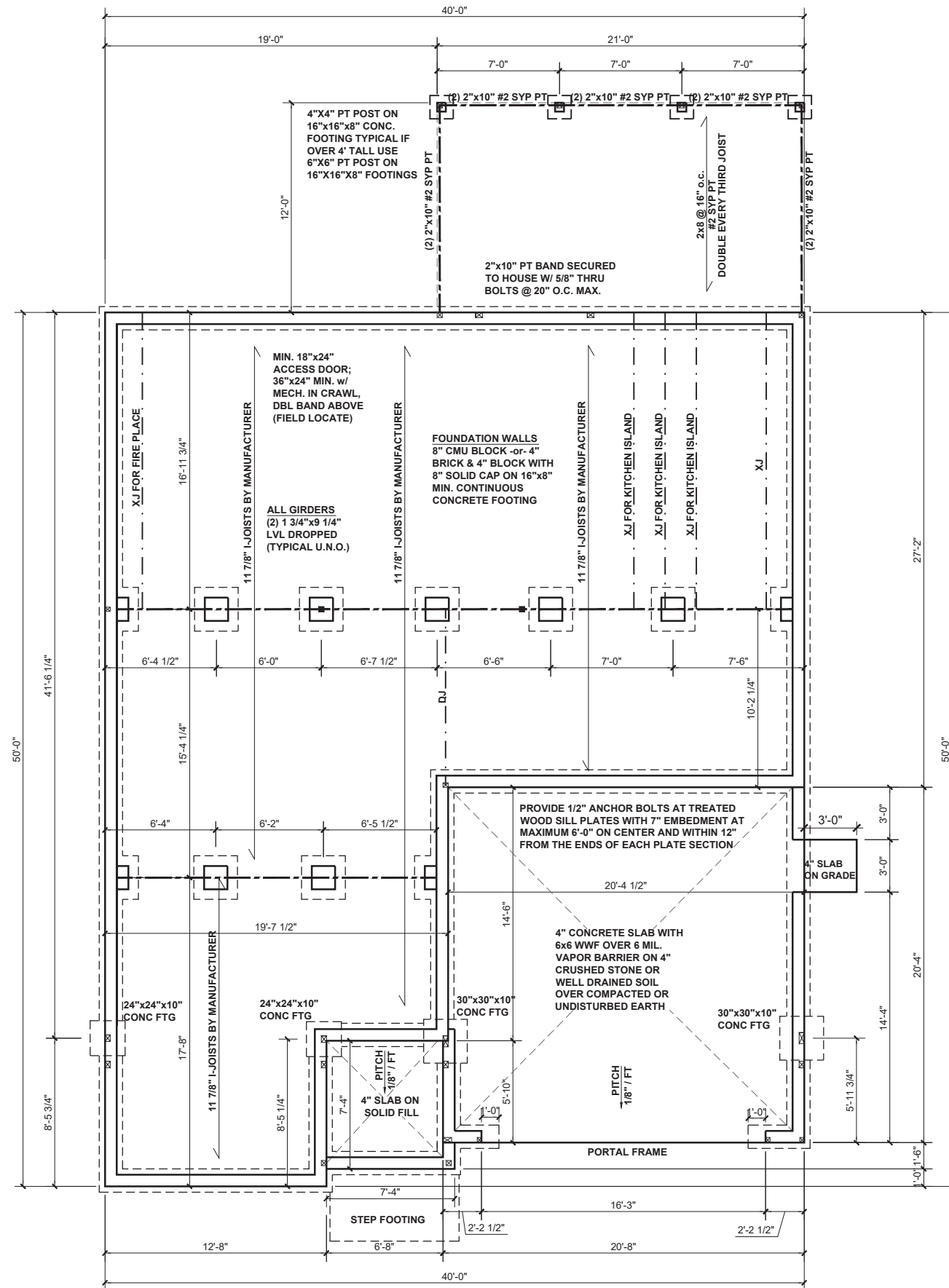


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DATE: 8/9/2019

PLAN:  
240.3174

GENERAL NOTES

**GN1.1**



**CRAWLSPACE FOUNDATION PLAN - 'B'**  
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

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

FLOOR FRAMING TO BE 11 7/8" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING

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

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

**FOUNDATION STRUCTURAL NOTES:**

1. CONCRETE BLOCK PIER SIZE SHALL BE:

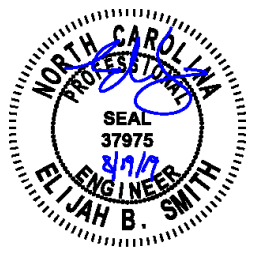
SIZE	HOLLOW MASONRY	SOLID MASONRY
8 X 16	UP TO 32" HIGH	UP TO 5'-0" HIGH
12 X 16	UP TO 48" HIGH	UP TO 9'-0" HIGH
16 X 16	UP TO 64" HIGH	UP TO 12'-0" HIGH
24 X 24	UP TO 96" HIGH	

WITH 30" X 30" X 10 CONCRETE FOOTING, UNO.

8"x16" PIERS AT FOUNDATION WALL SUPPORTING DROPPED GIRDER TO HAVE A 30"x10"x8" FOOTING PROJECT FROM MAIN WALL FOOTING



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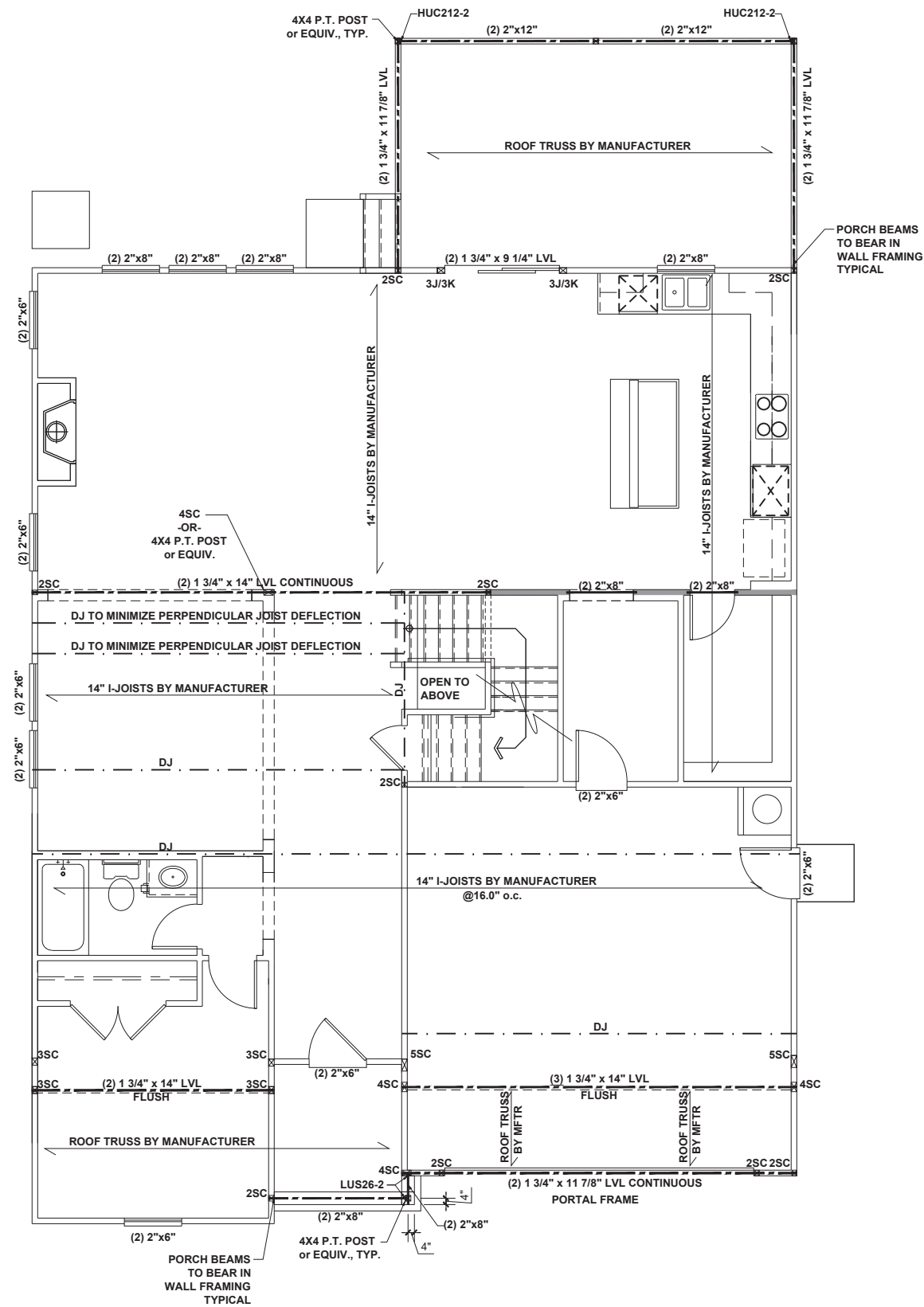
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CRAWL SPACE  
FOUNDATION PLAN

**S.30B**

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**FIRST FLOOR CEILING FRAMING PLAN - 'B'**  
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.

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

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



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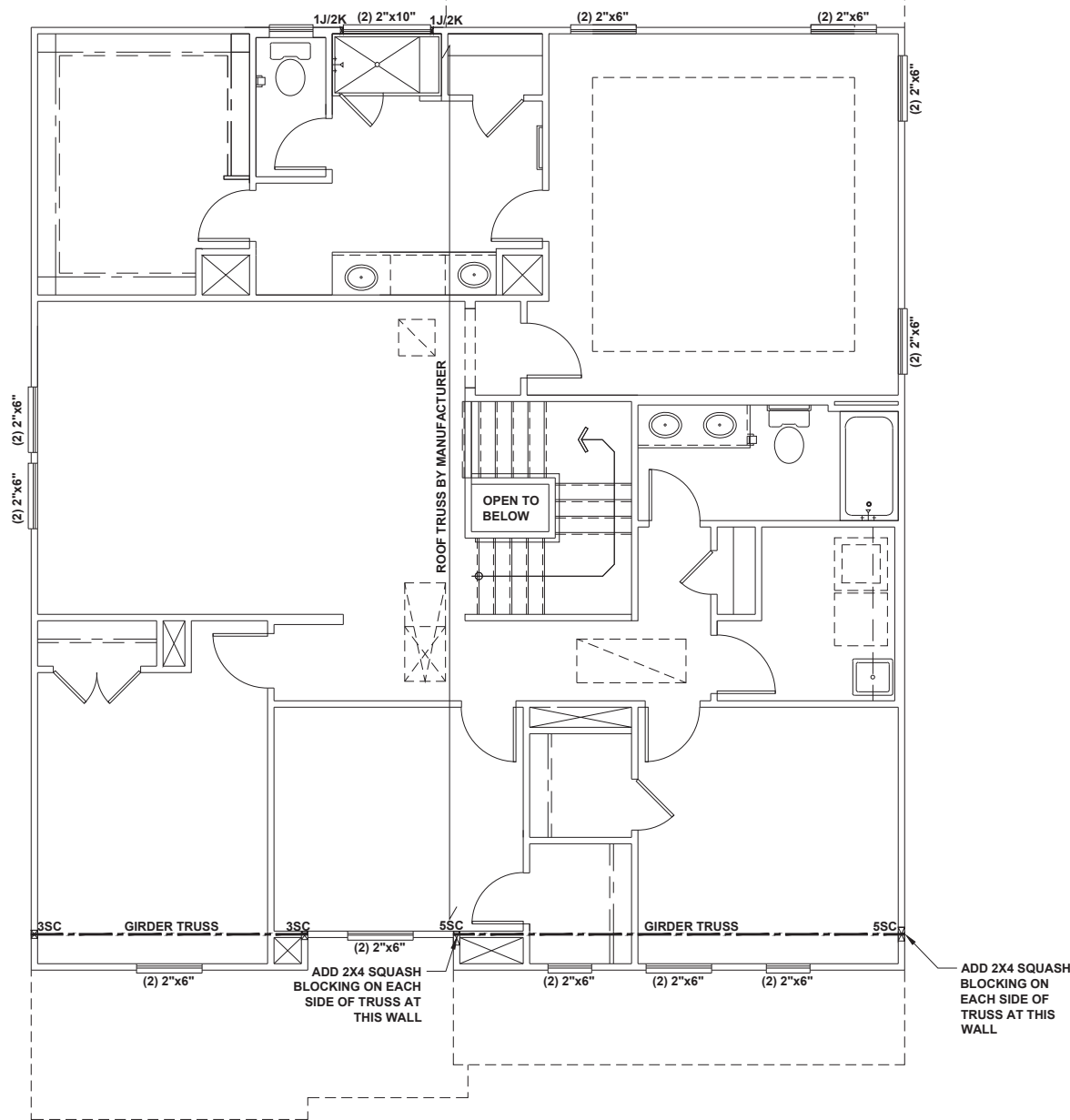
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FIRST FLOOR  
CEILING FRAMING PLAN  
**S1.0B**

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**BEAM & POINT LOAD LEGEND**

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

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

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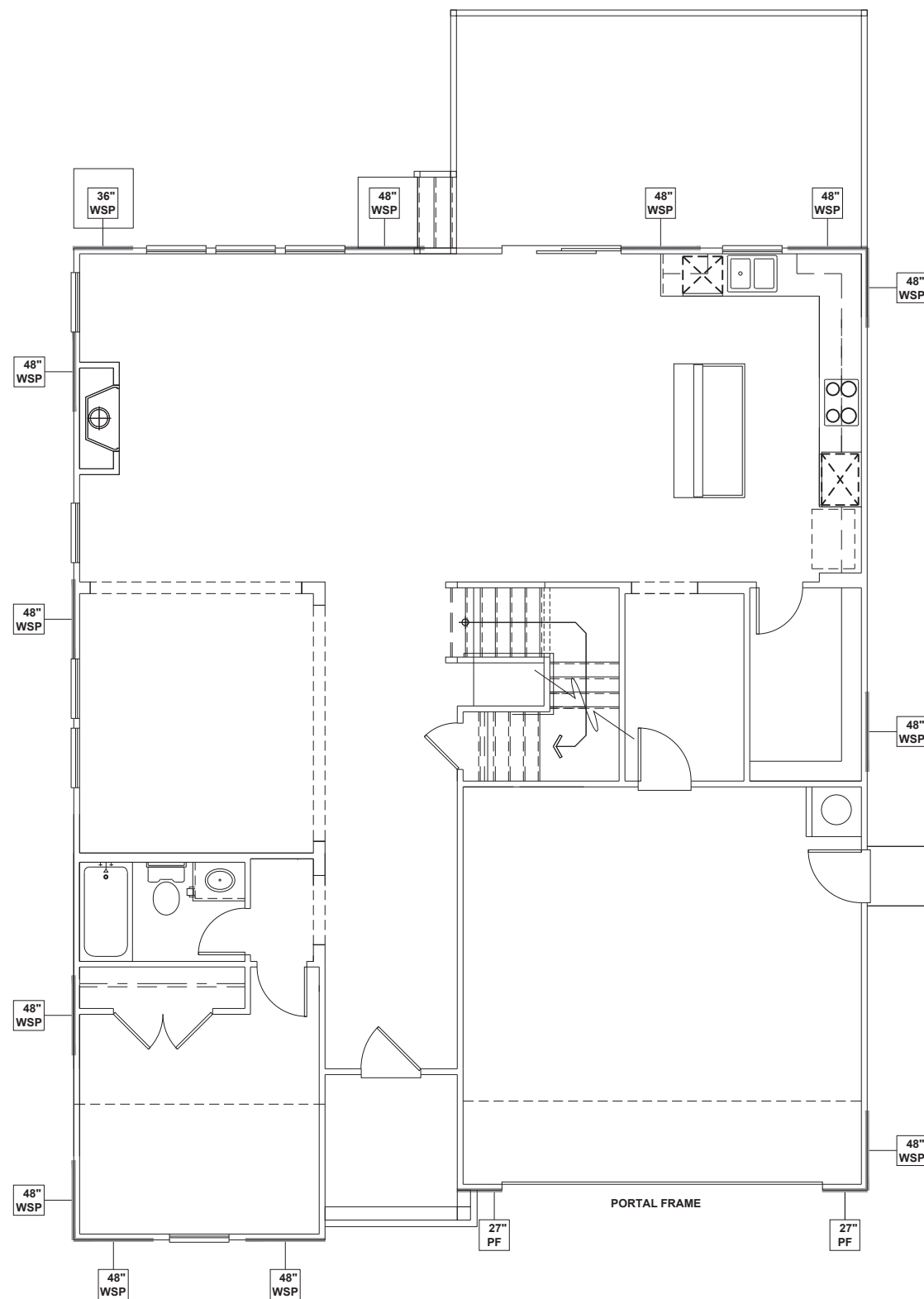
PLAN:  
**240.3174**

SECOND FLOOR  
CEILING FRAMING PLAN

**S2.0B**

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

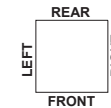
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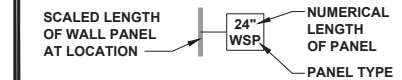
**FIRST FLOOR WALL BRACING PLAN - 'B'**  
 SCALE: 1/8" = 1'-0"

**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.

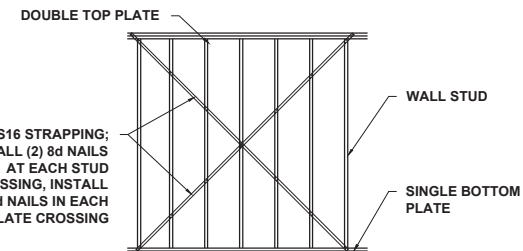


**WALL BRACING NOTE:**

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	13.5 FT.	14.75 FT.
LEFT	11.0 FT.	16.0 FT.
REAR	13.5 FT.	15.0 FT.
RIGHT	11.0 FT.	12.0 FT.

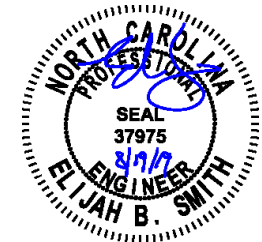


**CROSS BRACED LIB  
 CS16 STRAPPING METHOD**

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



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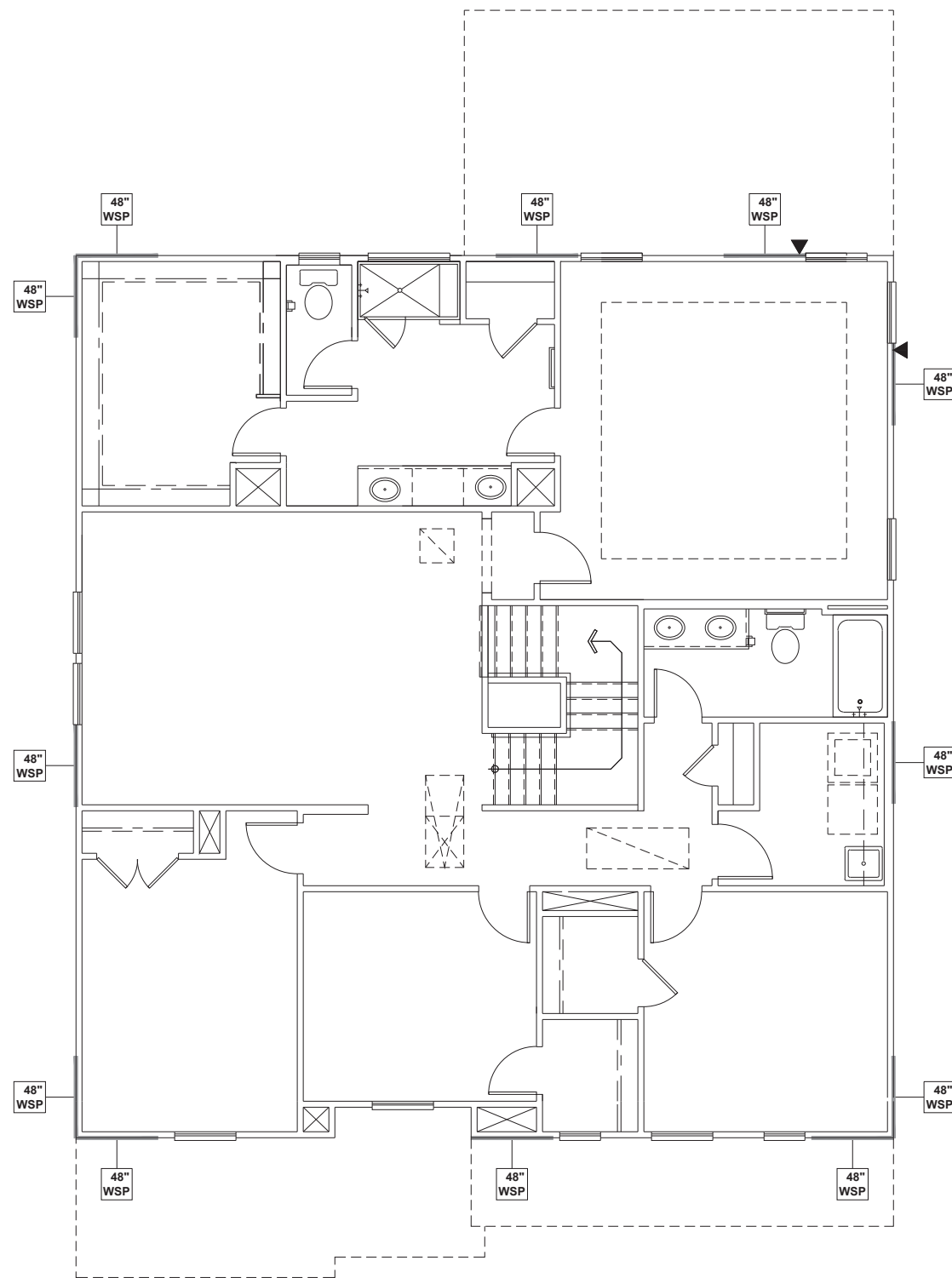
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FIRST FLOOR  
 WALL BRACING PLAN

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**WALL BRACING REQUIREMENTS**

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- 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 NCR. 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	5.5 FT.	12.0 FT.
LEFT	5.5 FT.	12.0 FT.
REAR	5.5 FT.	12.0 FT.
RIGHT	5.5 FT.	12.0 FT.



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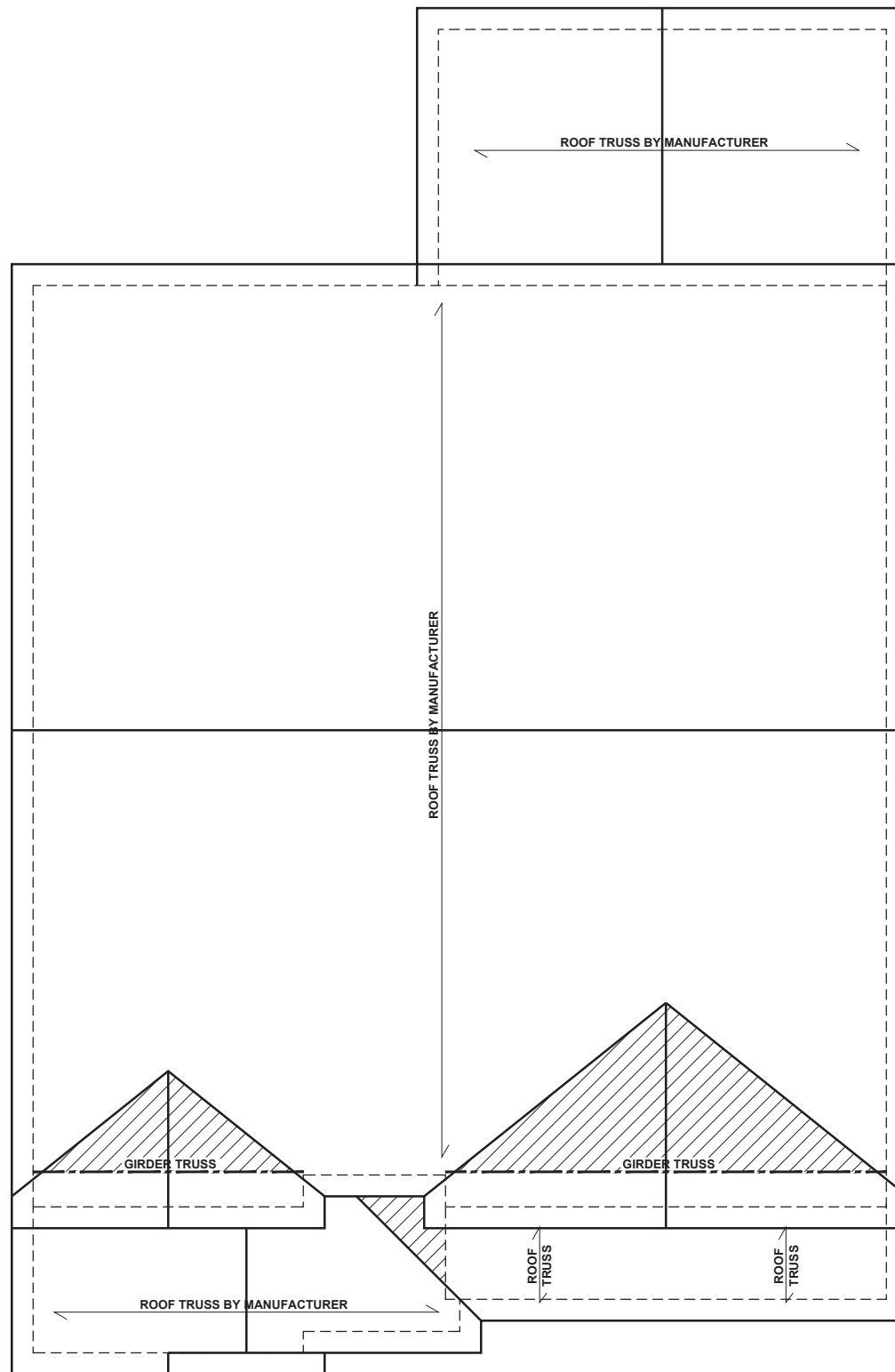
PLAN:  
**240.3174**

SECOND FLOOR  
WALL BRACING PLAN  
**S5.0B**

**SECOND FLOOR WALL BRACING PLAN - 'B'**  
SCALE: 1/8" = 1'-0"

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**ROOF FRAMING PLAN - 'B'**  
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**
1. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
  2. DENOTES OVER-FRAMED AREA
  3. MINIMUM 7/16" OSB ROOF SHEATHING
  4. 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.
  5. MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
  6. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
  7. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

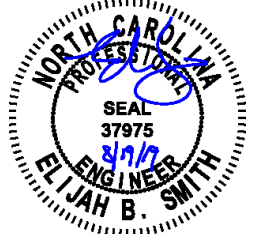
**TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING**

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:

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



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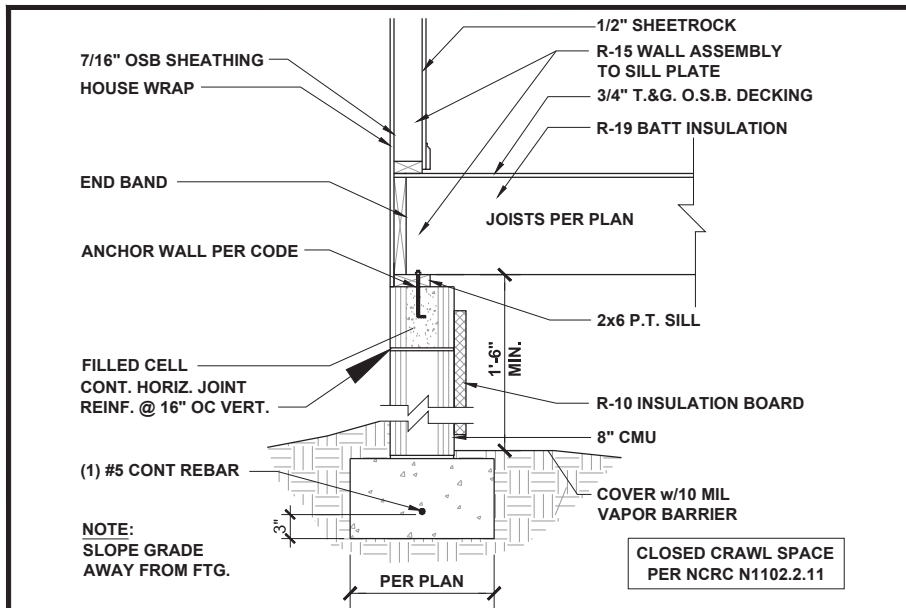
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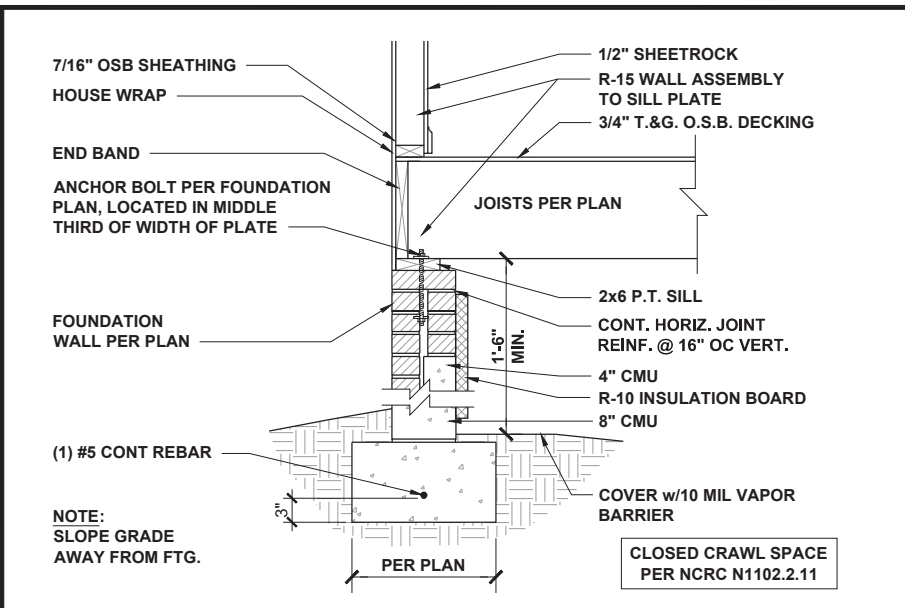
PLAN:  
**240.3174**

ROOF FRAMING PLAN  
**S7.0B**

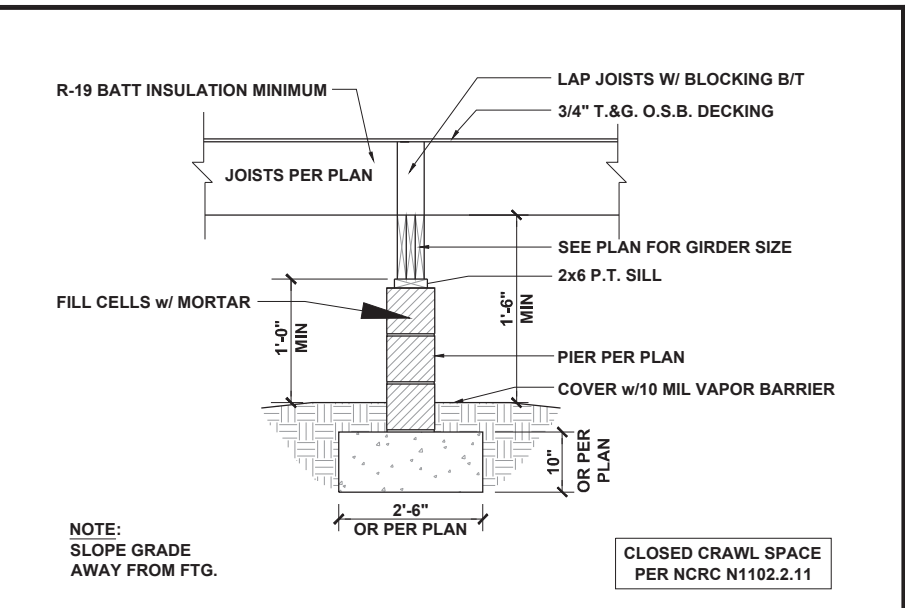
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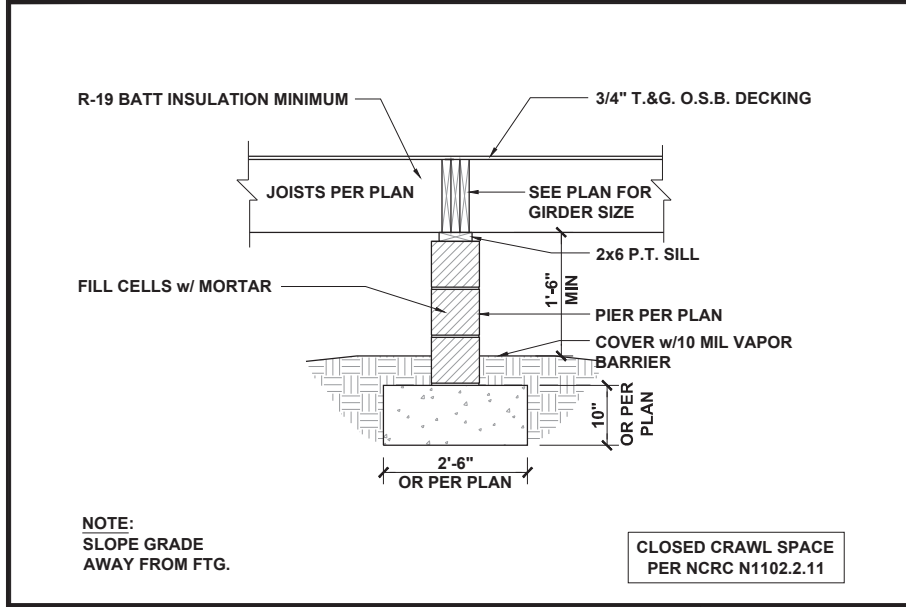
**CRAWL AT EXTERIOR WALL** 1/2" = 1'-0" **1**



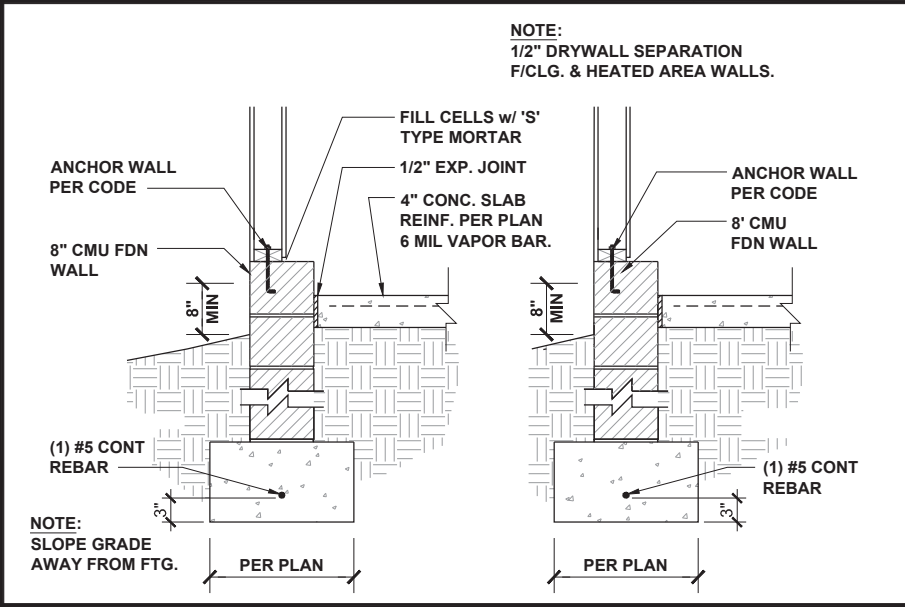
**CRAWL AT EXTERIOR WALL** 1/2" = 1'-0" **2**



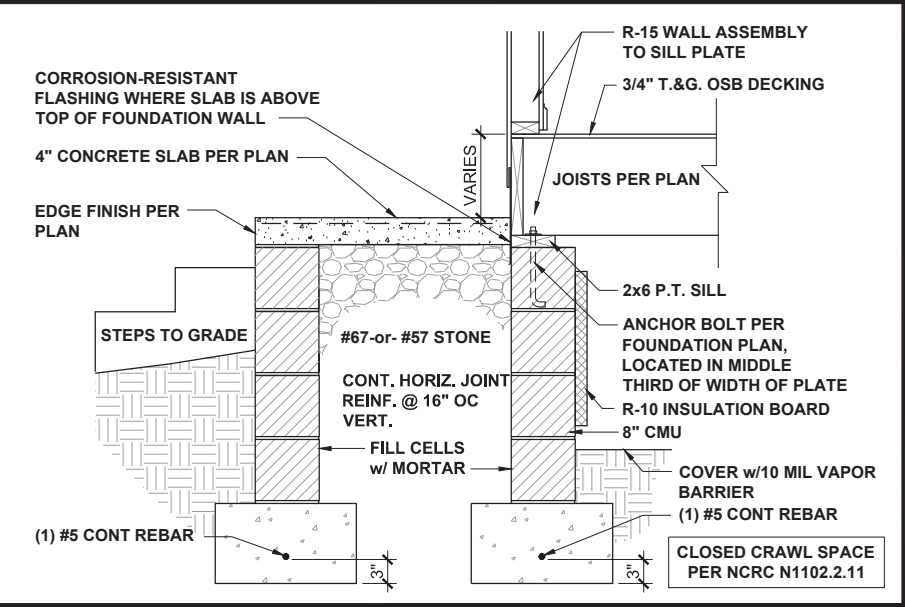
**PIER AND GIRDER** 3/8" = 1'-0" **3**



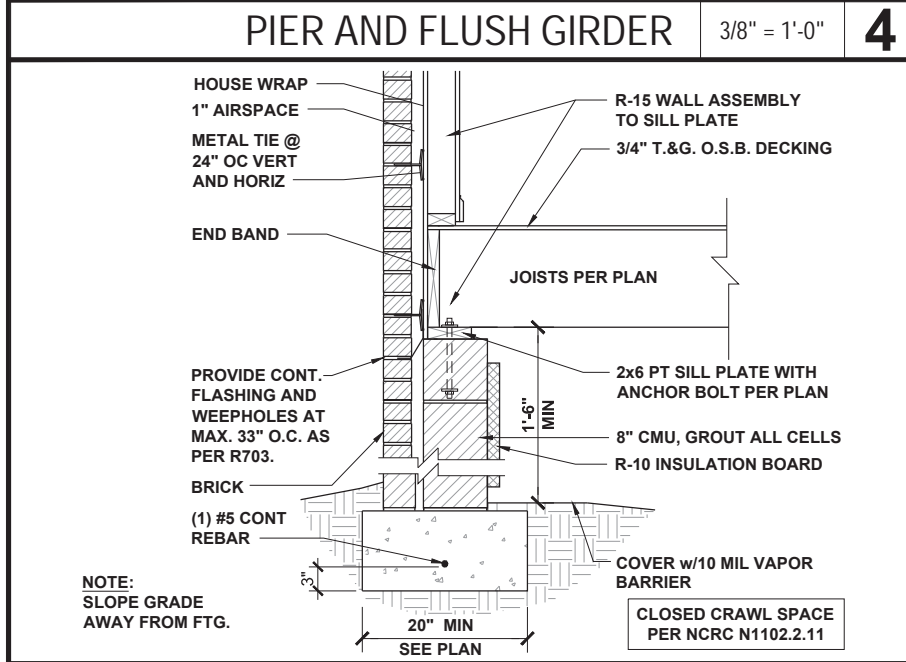
**PIER AND FLUSH GIRDER** 3/8" = 1'-0" **4**



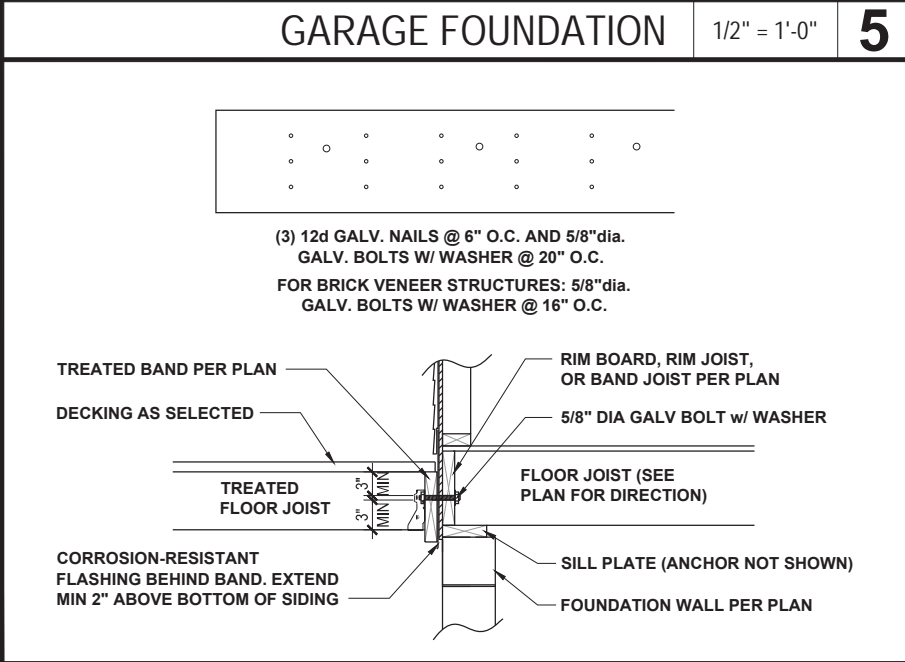
**GARAGE FOUNDATION** 1/2" = 1'-0" **5**



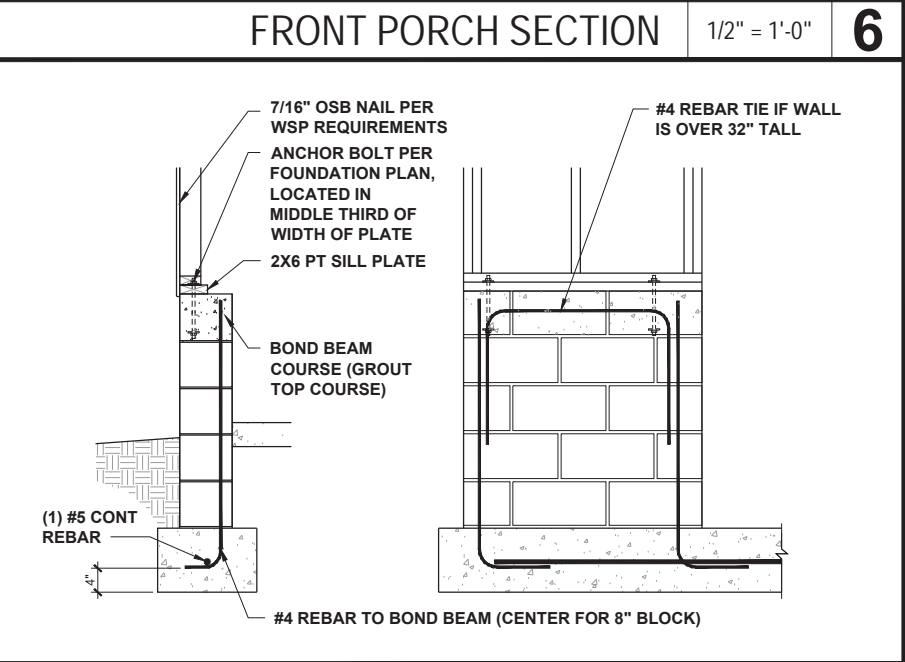
**FRONT PORCH SECTION** 1/2" = 1'-0" **6**



**CRAWL AT EXTERIOR WALL** 1/2" = 1'-0" **7**



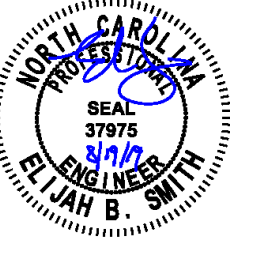
**DECK ATTACHMENT** 1/2" = 1'-0" **8**



**GARAGE WING WALL** 3/8" = 1'-0" **9**



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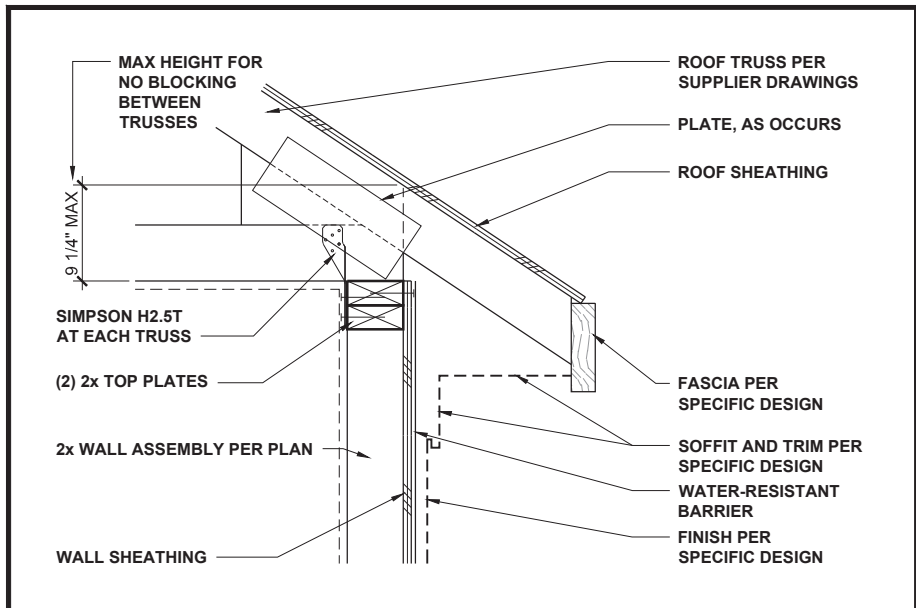
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**240.3174**

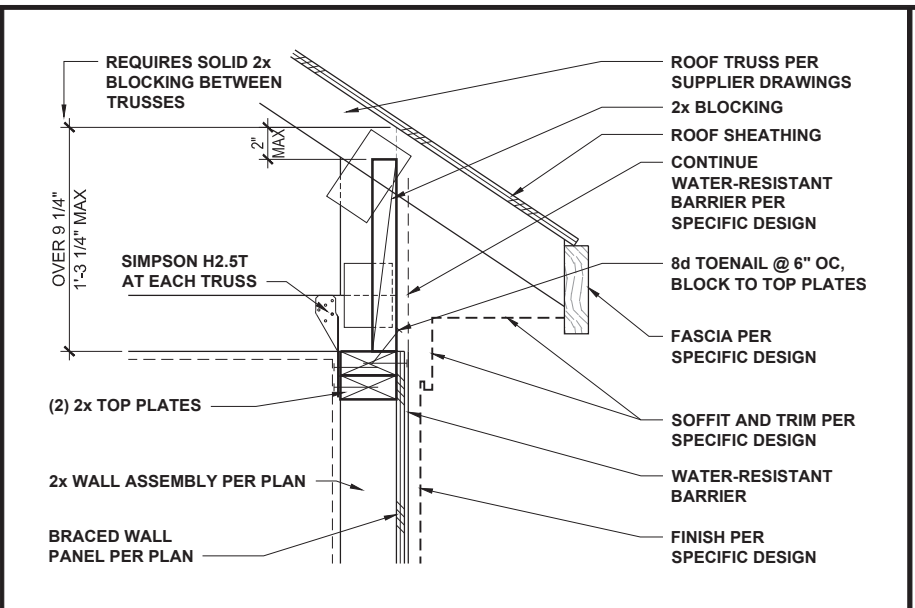
CRAWL SPACE  
FOUNDATION DETAILS

**D3.0**

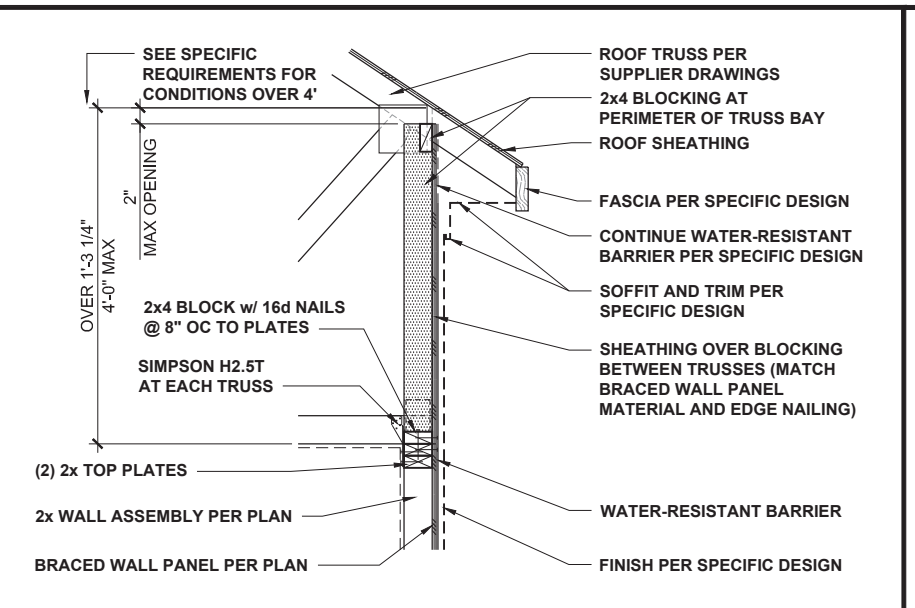
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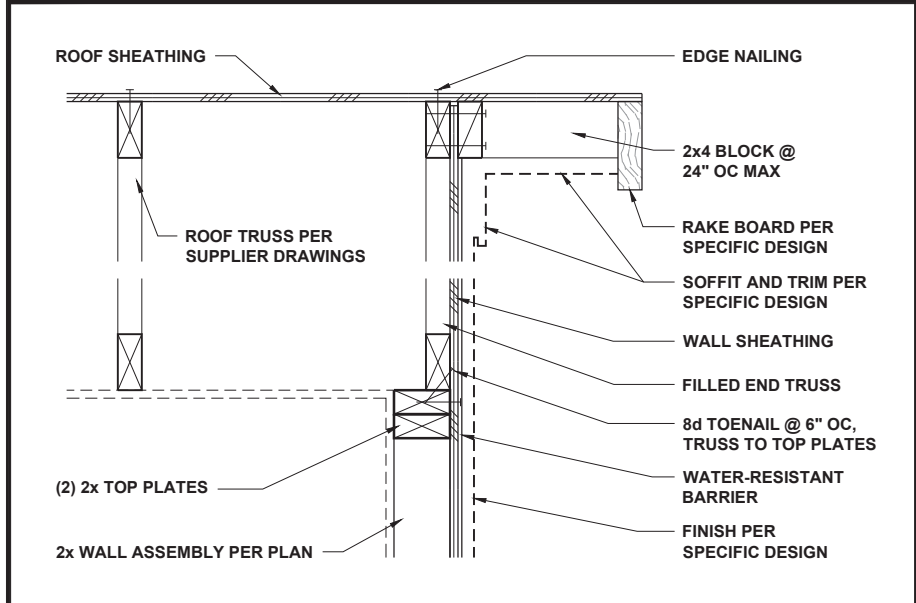
LOW-HEEL TRUSS AT WALL 1" = 1'-0" 1



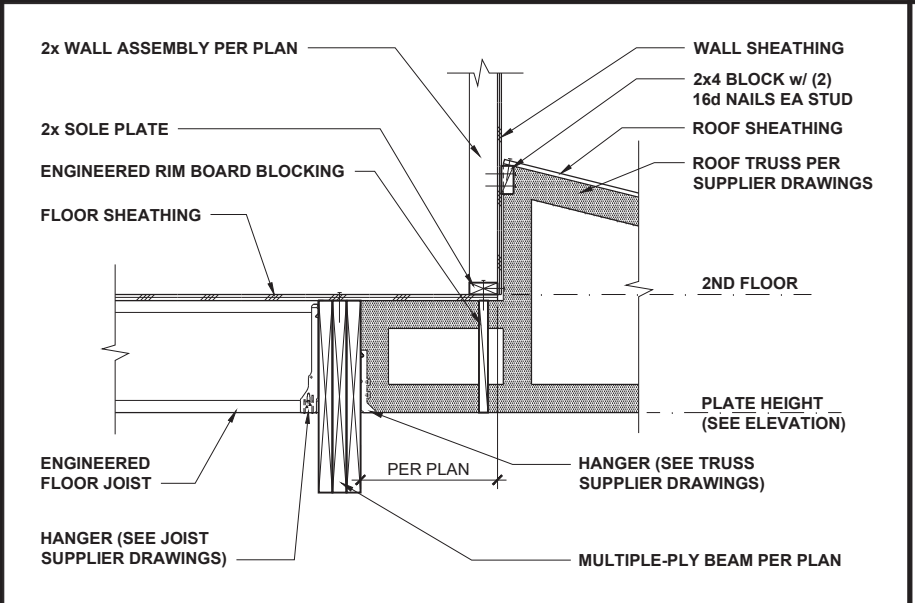
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" 2



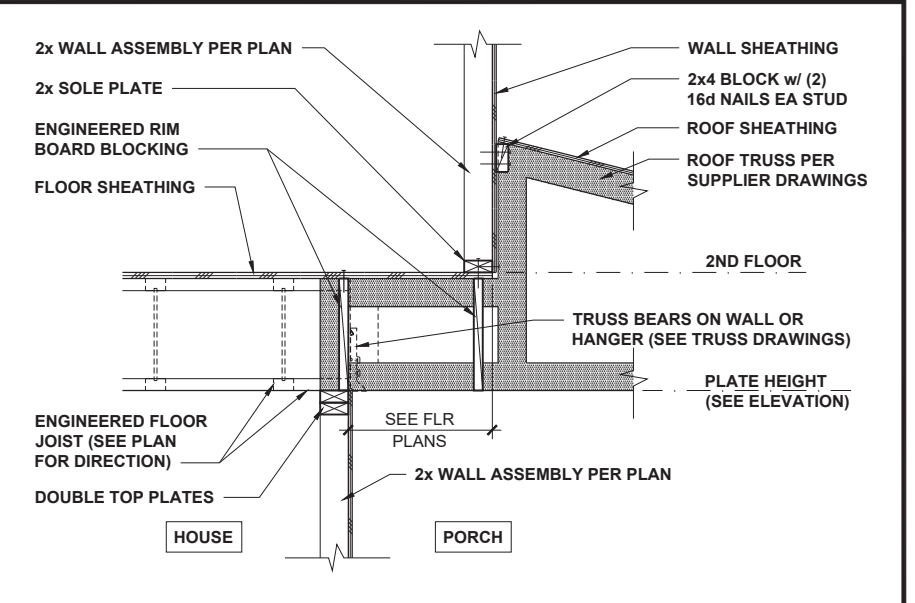
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" 3



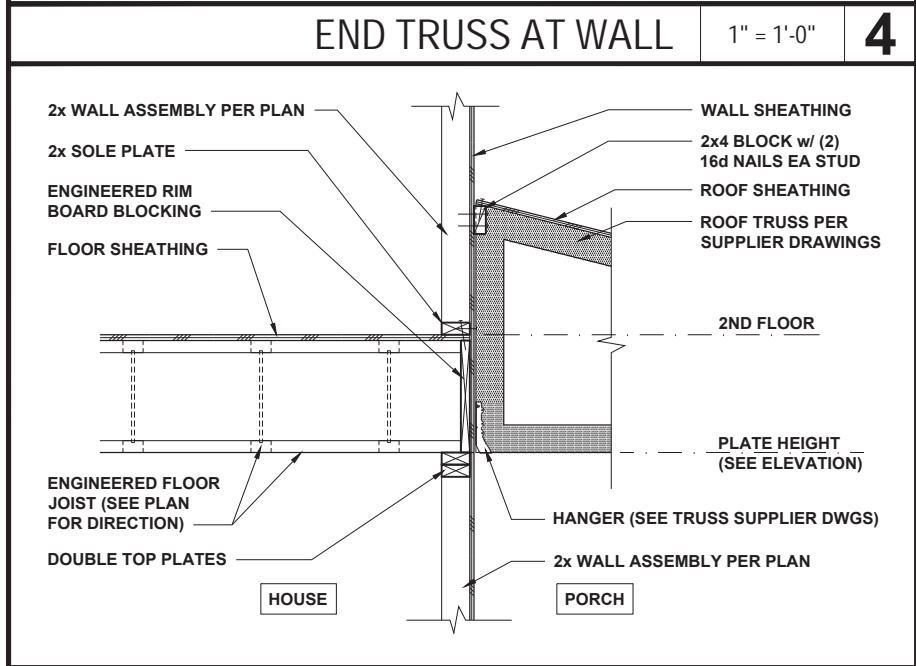
END TRUSS AT WALL 1" = 1'-0" 4



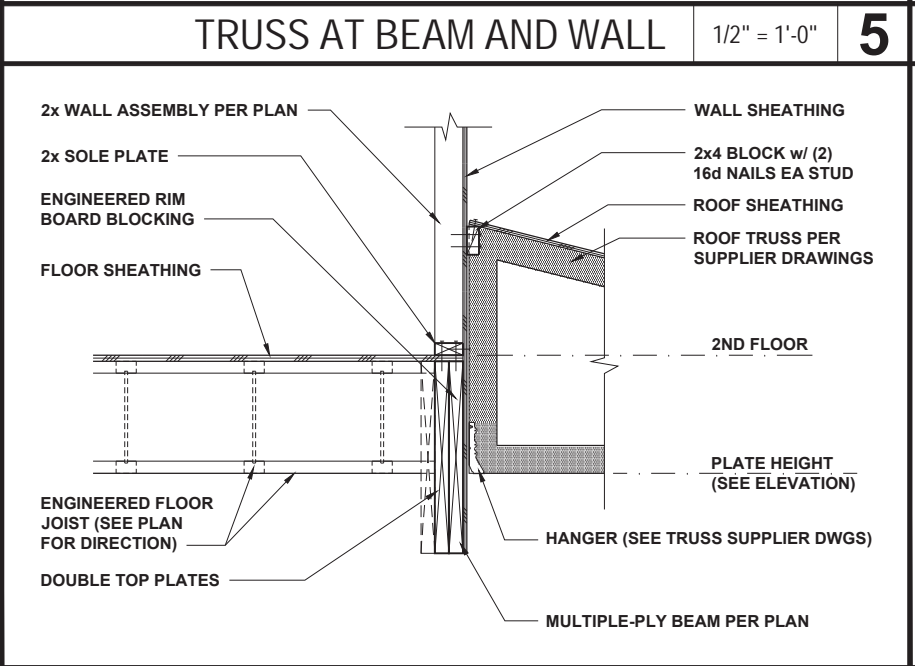
TRUSS AT BEAM AND WALL 1/2" = 1'-0" 5



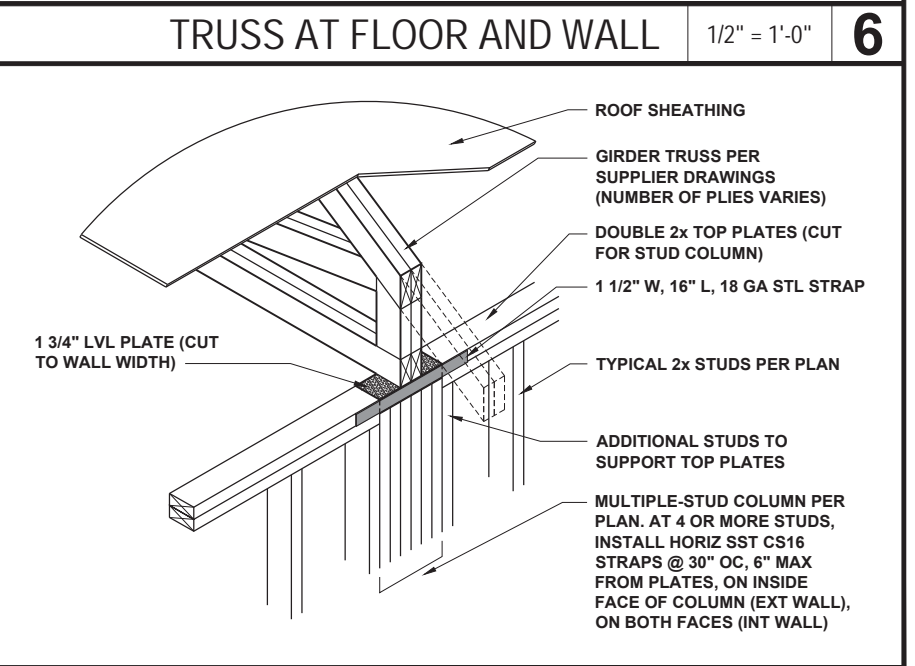
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" 6



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



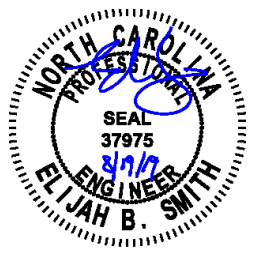
TRUSS AT BEAM AND WALL 1/2" = 1'-0" 8



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



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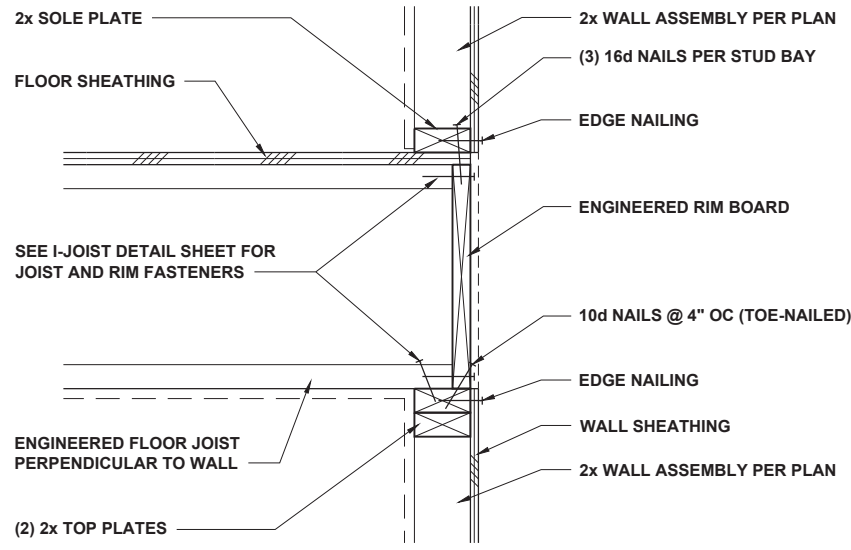
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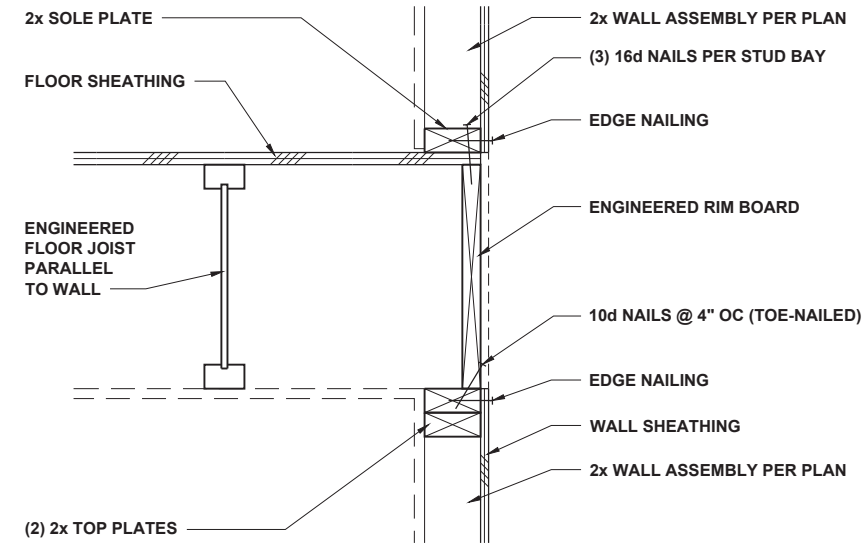
ROOF TRUSS  
FRAMING DETAILS

D4.0

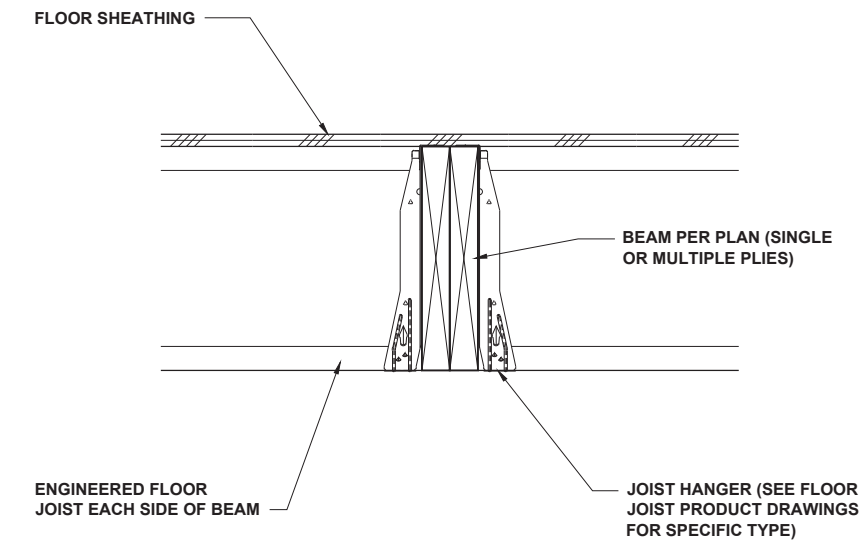
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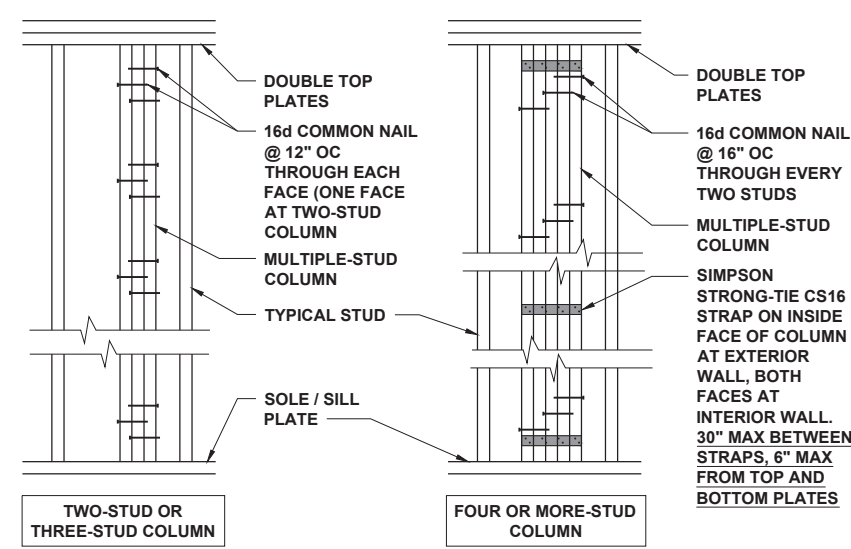
FLOOR JOISTS PERP TO WALL 1" = 1'-0" **1**



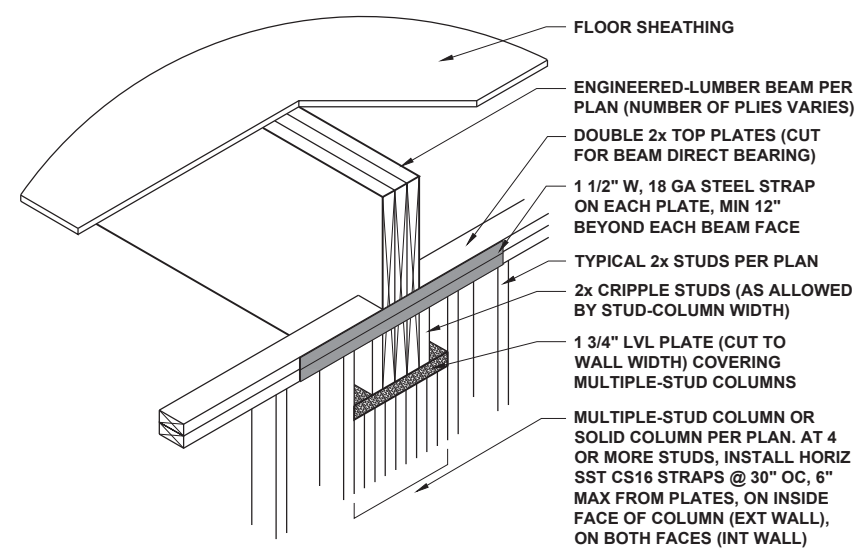
FLOOR JOISTS PARALLEL TO WALL 1" = 1'-0" **2**



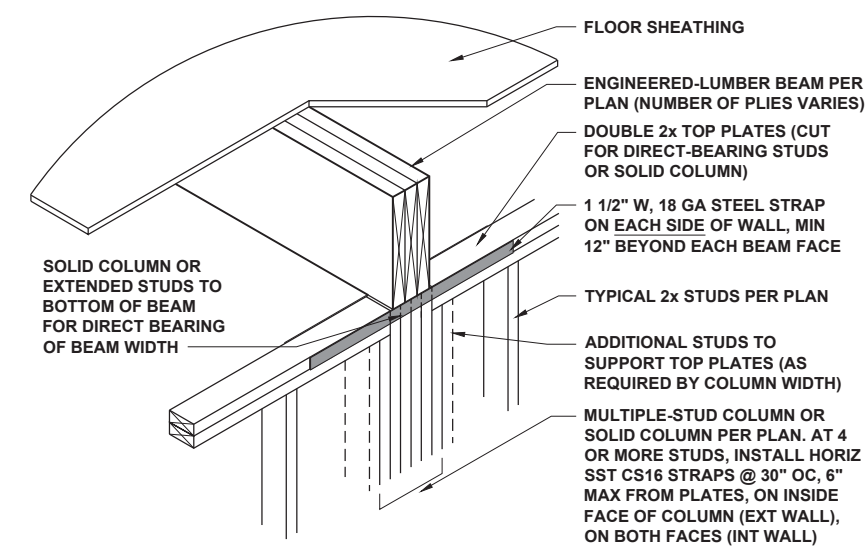
FLOOR JOISTS AT FLUSH BEAM 3/4" = 1'-0" **3**



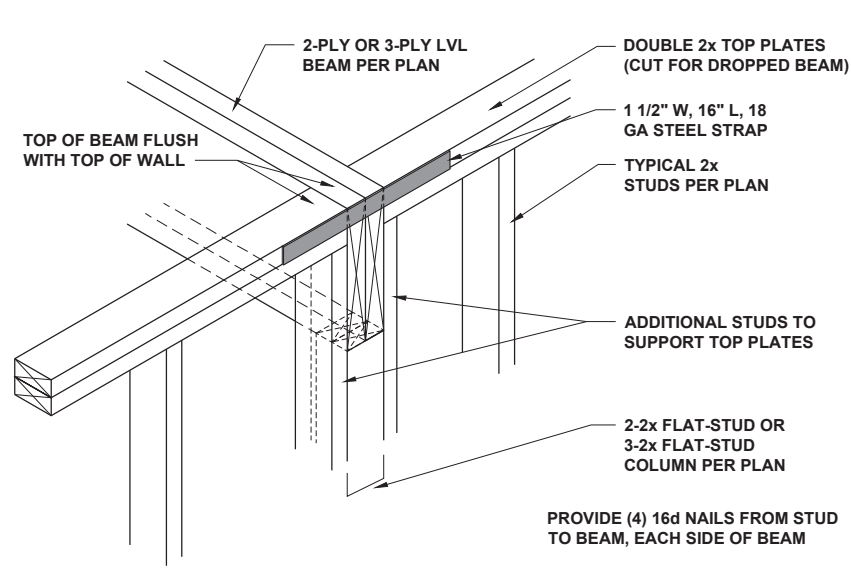
MULTIPLE-STUD COLUMN FASTENING 1/2" = 1'-0" **4**



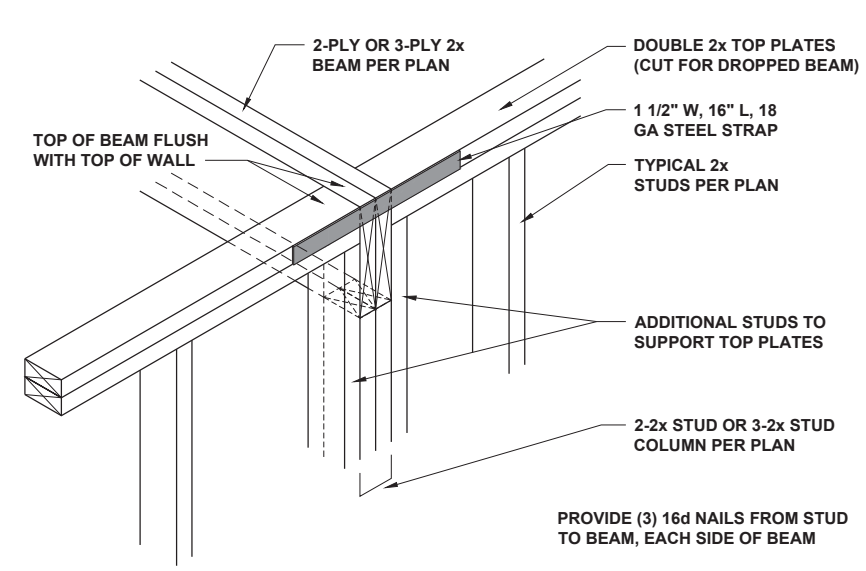
BEAM INTO WALL 1/2" = 1'-0" **5**



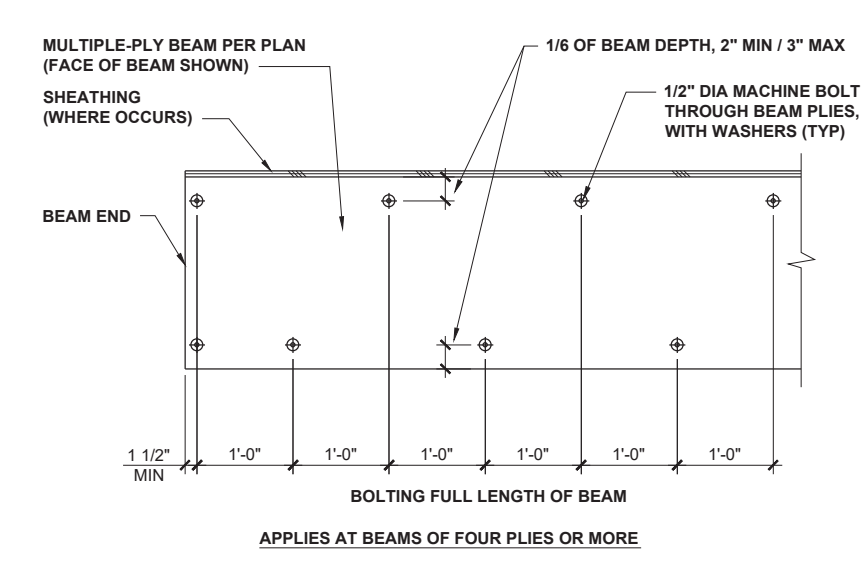
FLUSH BEAM AT WALL 1/2" = 1'-0" **6**



DROPPED LVL BEAM AT WALL 3/4" = 1'-0" **7**



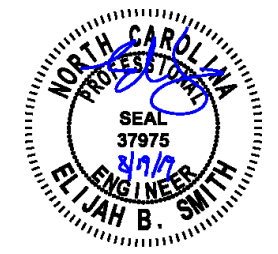
DROPPED 2x BEAM AT WALL 3/4" = 1'-0" **8**



MULTIPLE-PLY BEAM BOLTING 1/2" = 1'-0" **9**



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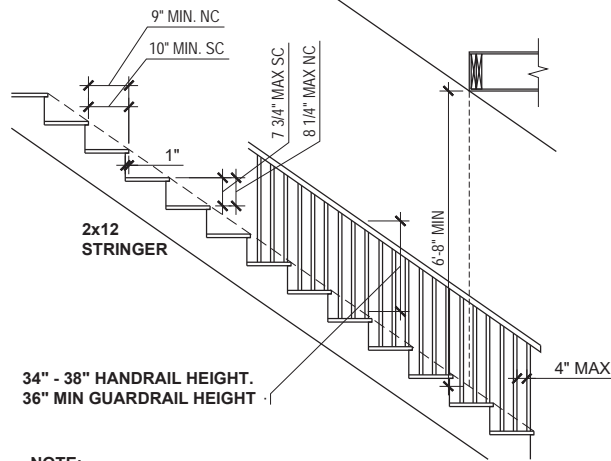
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MISCELLANEOUS  
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**D5.0**

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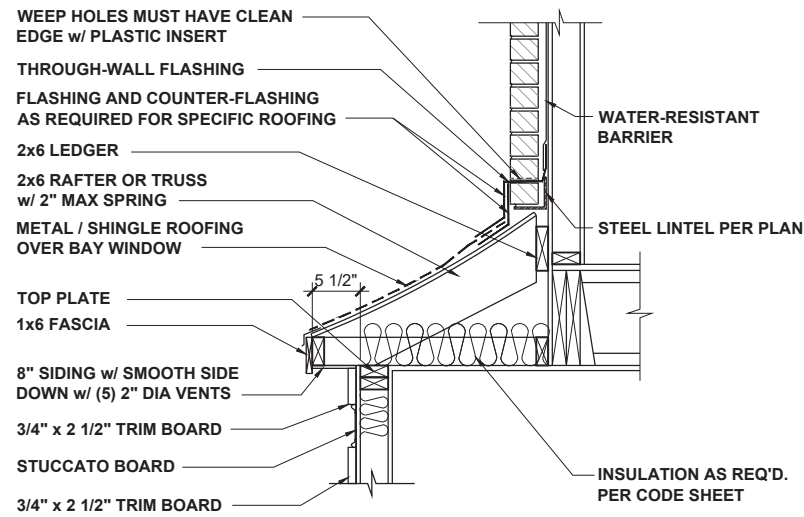


NOTE:  
EACH TREAD AND RISER MUST BE UNIFORM,  
WITH NO MORE THAN 3/8" MAXIMUM VARIATION.

TYPICAL STAIR REQUIREMENTS

1/4" = 1'-0"

1



BAY ROOF

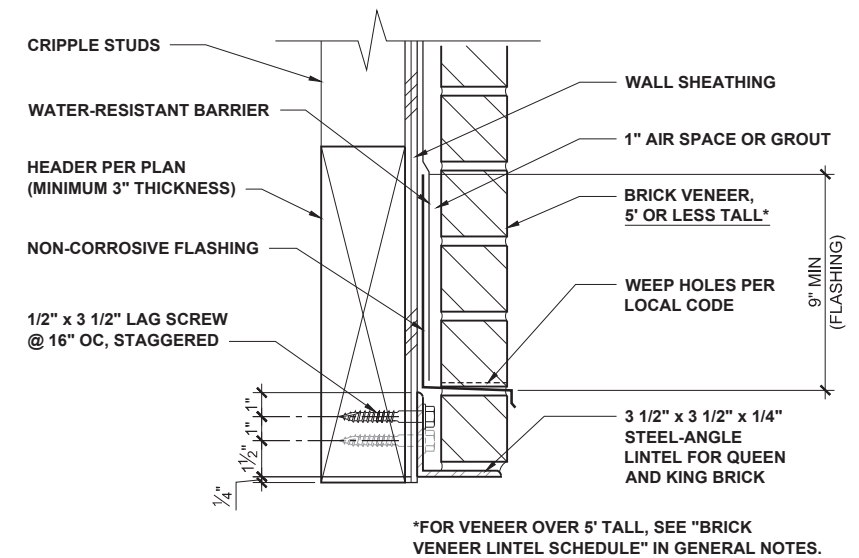
1/2" = 1'-0"

2

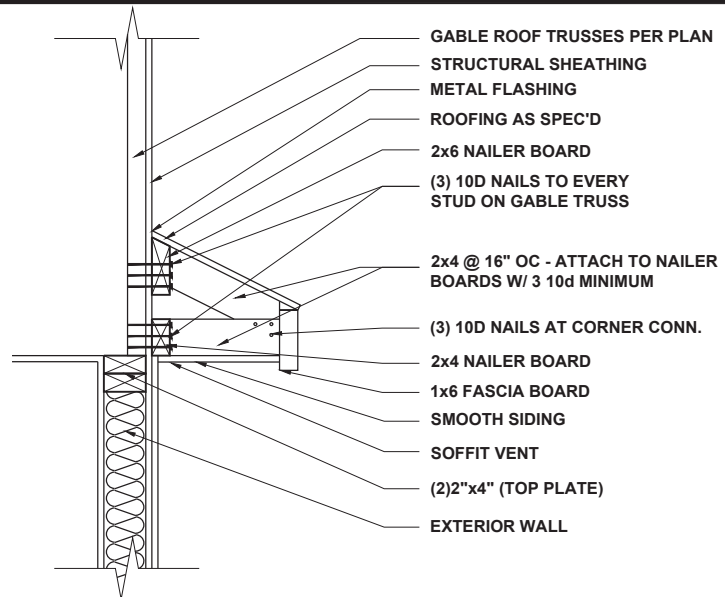
ALTERNATE LINTEL AT WIDE OPENING

1 1/2" = 1'-0"

3



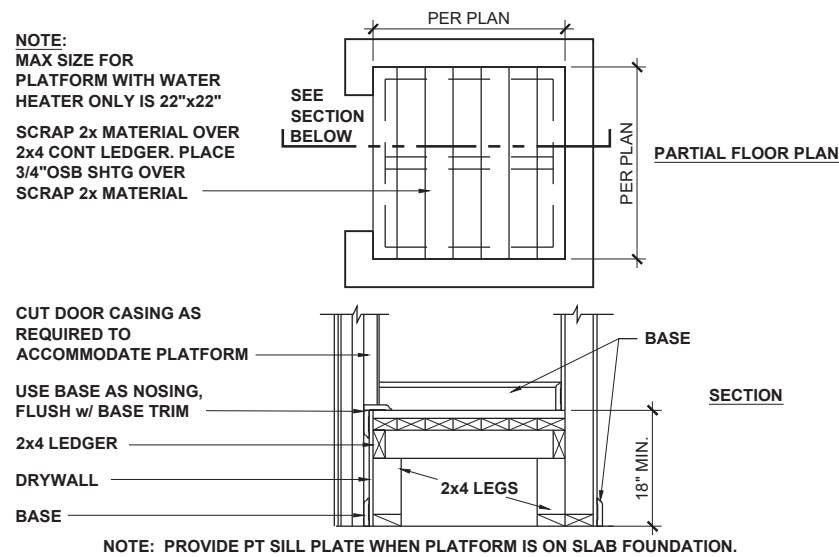
\*FOR VENEER OVER 5' TALL, SEE "BRICK VENEER LINTEL SCHEDULE" IN GENERAL NOTES.



GABLE ROOF RETURN

3/4" = 1'-0"

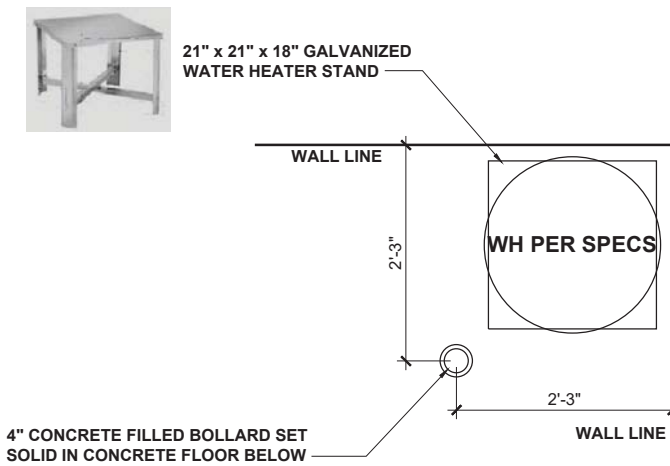
4



HVAC / WATER HEATER CLOSET

1/2" = 1'-0"

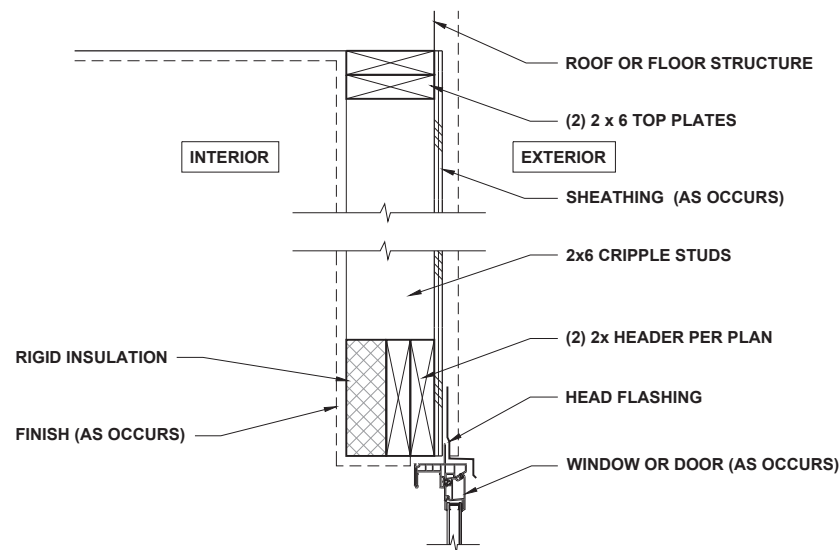
5



WATER HTR PLATFORM IN GARAGE

1/2" = 1'-0"

6



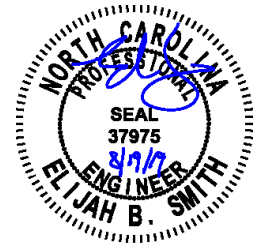
HEADER WITH INSULATION

1" = 1'-0"

7



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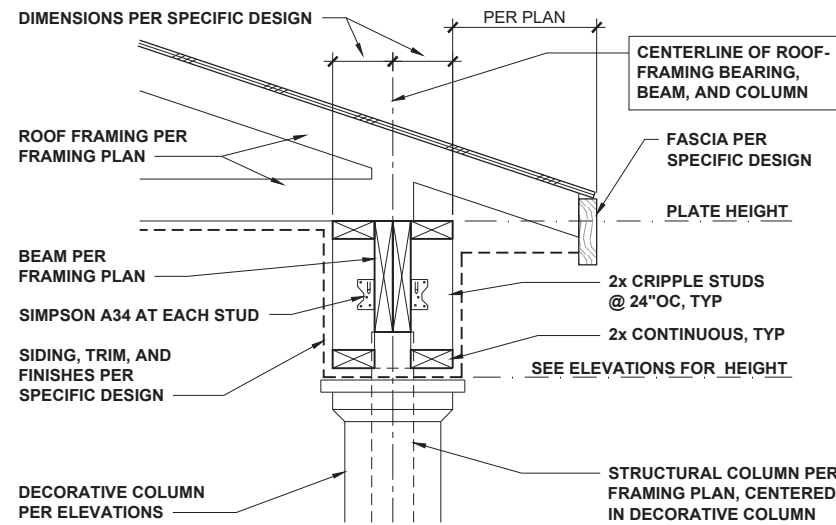
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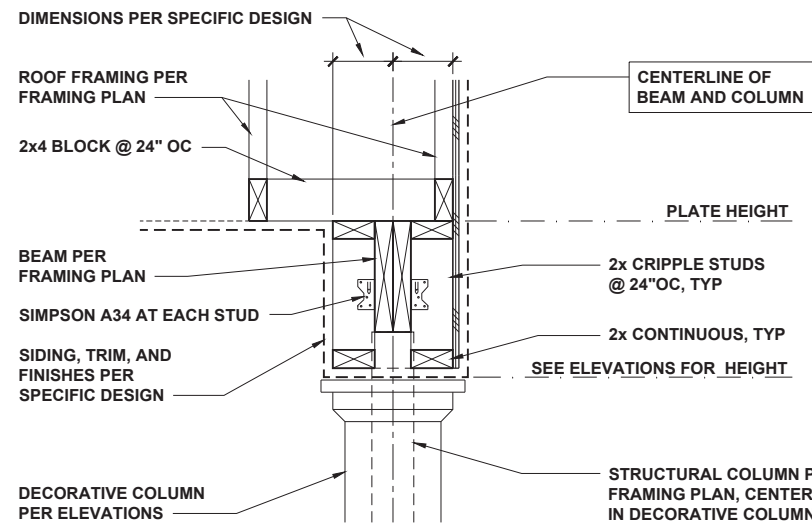
MISCELLANEOUS  
FRAMING DETAILS

D6.0

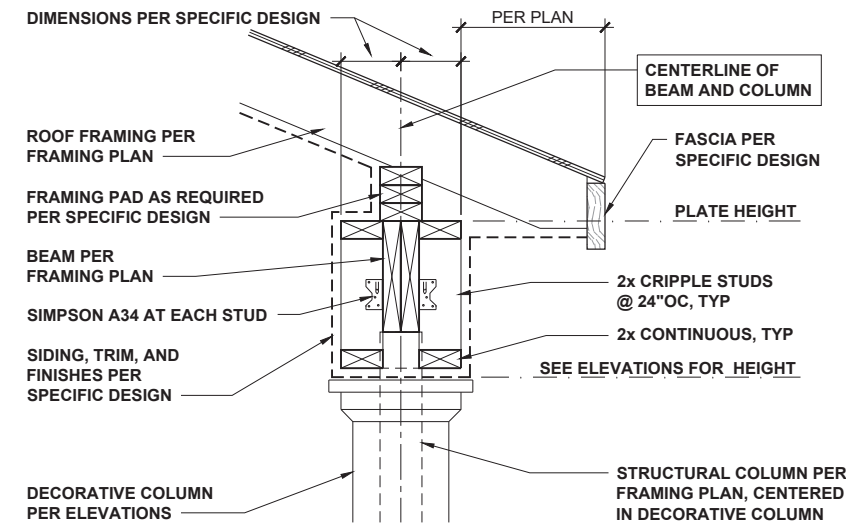
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COVERED PORCH EAVES 3/4" = 1'-0" **1**



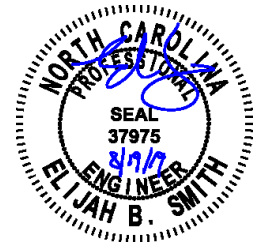
COVERED PORCH RAKE 3/4" = 1'-0" **2**



COVERED PORCH WITH SLOPING CLG 3/4" = 1'-0" **3**



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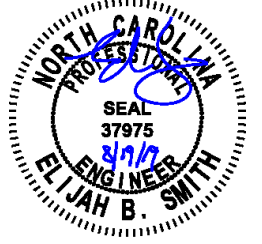
MISCELLANEOUS  
FRAMING DETAILS

**D7.0**

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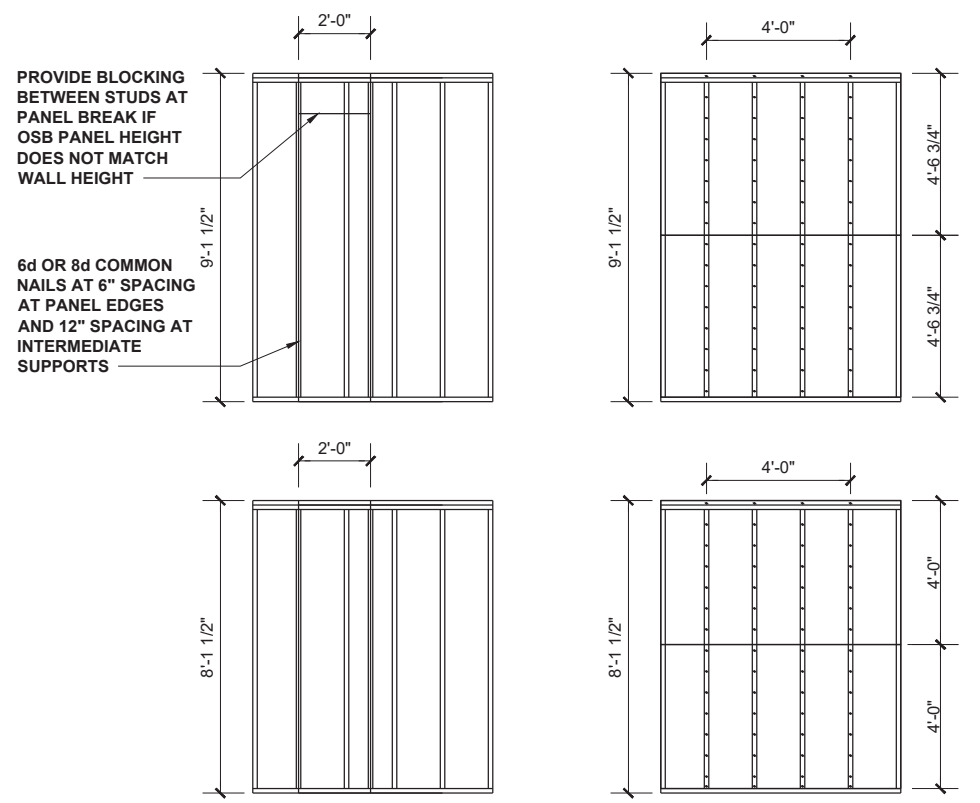
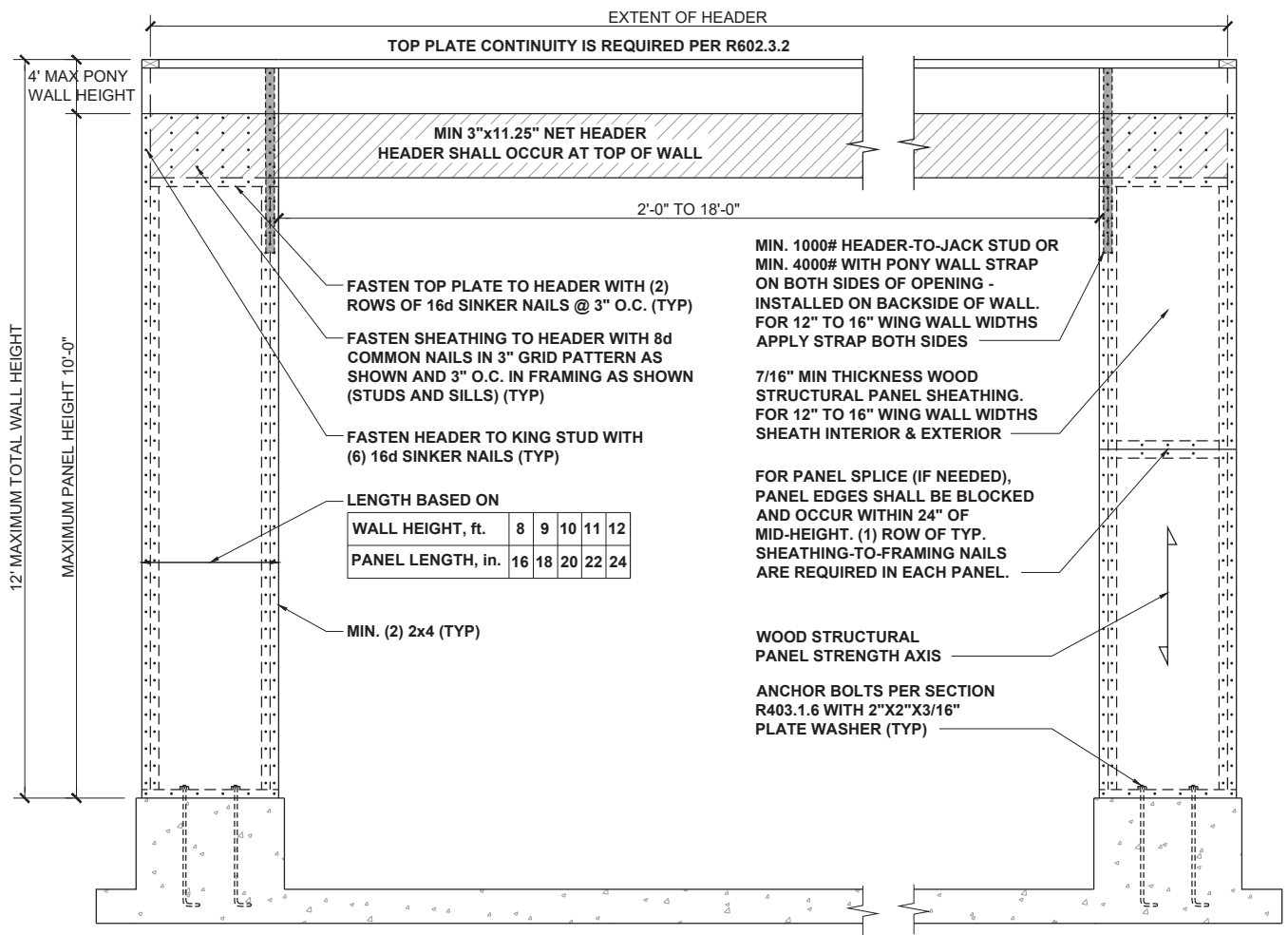
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WALL BRACING DETAILS

D8.0

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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**

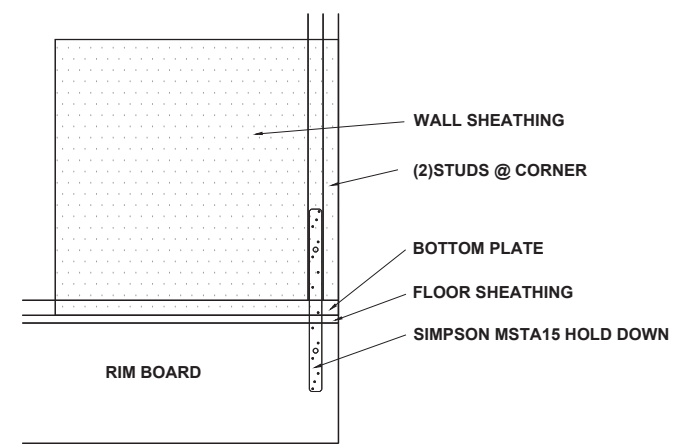
BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

**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**

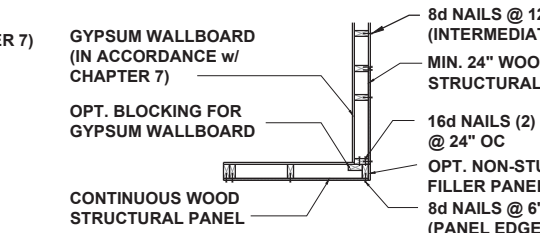
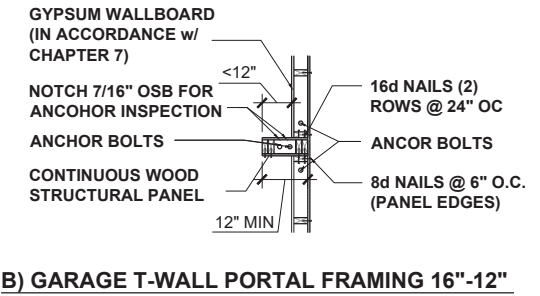
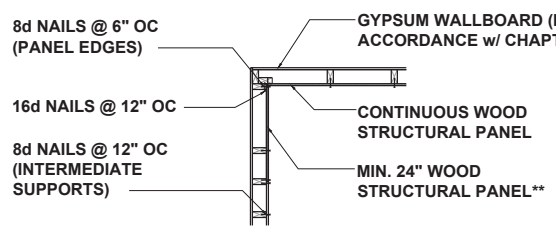
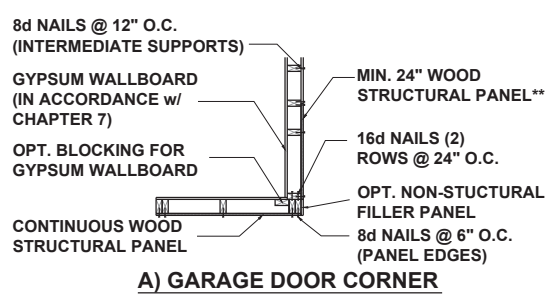
3/8" = 1'-0" **1**



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

**BRACED WALL HOLD-DOWN**

NTS **3**

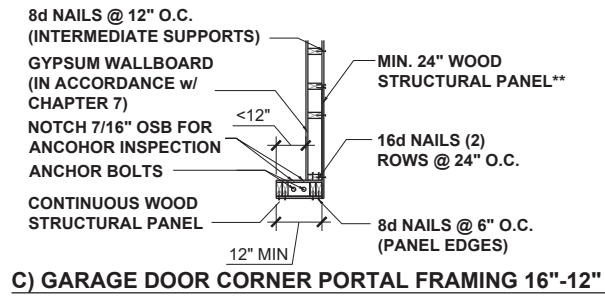


**CORNER FRAMING FOR CONTINUOUS SHEATHING**

1/4" = 1'-0" **4**

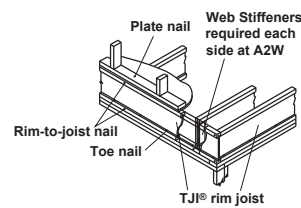
**BRACING METHODS**

3/16" = 1'-0" **2**

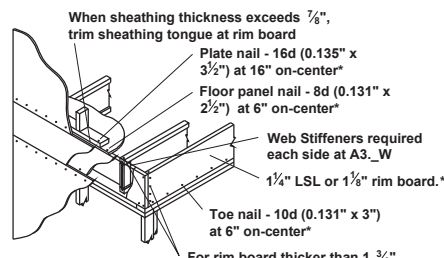


\*\* IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

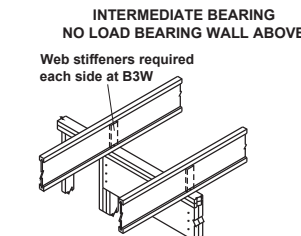
# JOIST DETAILS



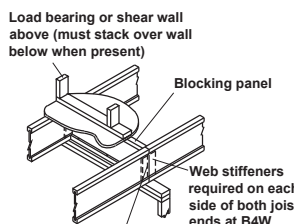
**A2 A2W** Must have 1 3/4" minimum joist bearing at ends. Attach rim joist per A3 detail.



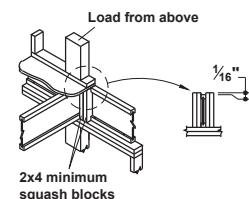
**A3** For rim board thicker than 1 3/4" - Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board. - Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board



**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

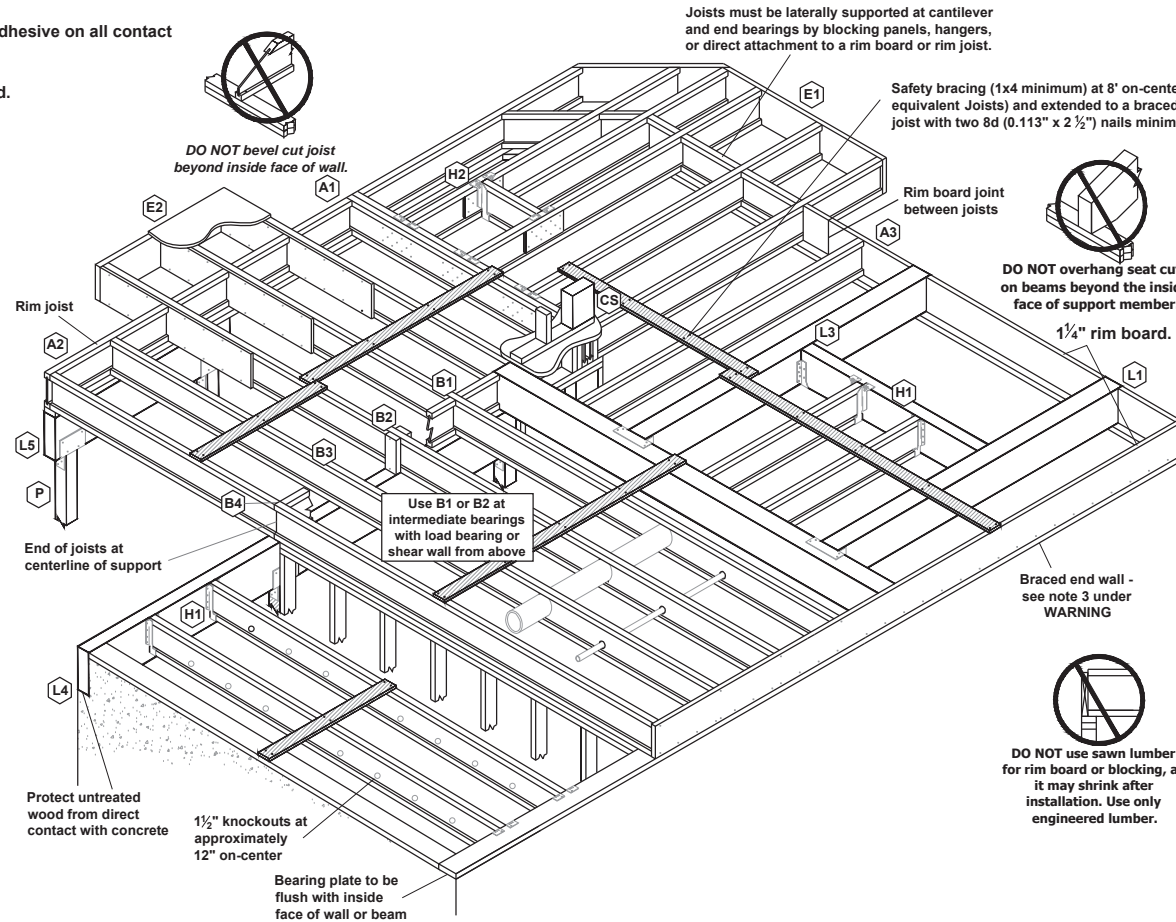
## FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

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

I-Joists	110 EQ. *		210 EQ. *		230 or 360 EQ. *			560 EQ. *		
	9 1/2" or 11 1/4"	14"	9 1/2" or 11 1/4"	14" or 16"	9 1/2" or 11 1/4"	14" or 16"	18" or 20"	11 1/8" or 14" or 16" or 18" or 20"	Two 2x6	Two 2x8
Filler Block (1) (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)	4'-0" long	6'-0" long	2x6 + 3/8" sheathing 4'-0" long	2x10 + 3/8" sheathing 6'-0" long	2x6 + 1/2" sheathing 4'-0" long	2x10 + 1/2" sheathing 6'-0" long	Not applicable	Not applicable		
Backer Block (1) (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).

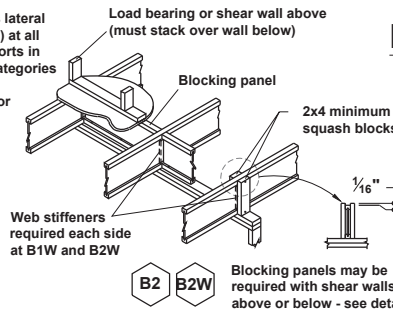
Joists must be laterally supported at cantilever and end bearings by blocking panels, hangers, or direct attachment to a rim board or rim joist.

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).

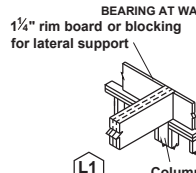
Braced end wall - see note 3 under WARNING

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

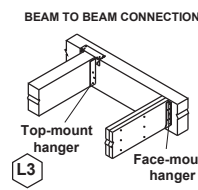
# BEAM and COLUMN DETAILS



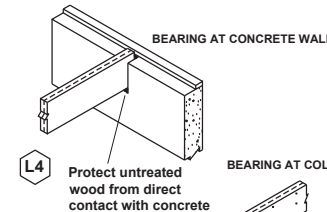
**B1 B1W** Blocking panels may be required with shear walls above or below - see detail B1



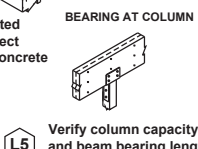
**L1** Column



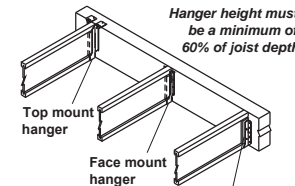
**L3** Top-mount hanger Face-mount hanger



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



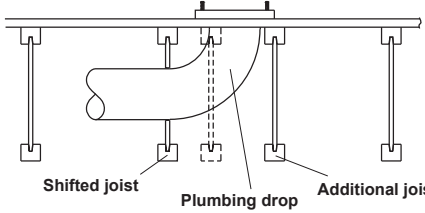
**L5** Verify column capacity and beam bearing length.



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

# INSTALLATION TIPS

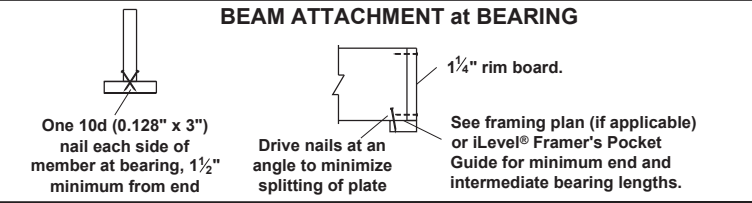
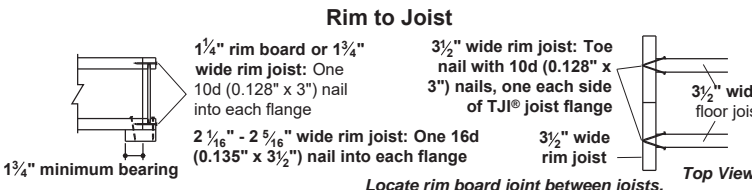
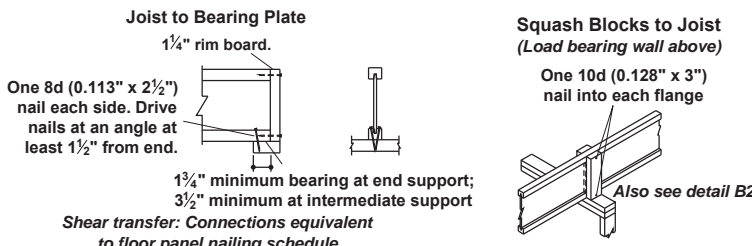
- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).



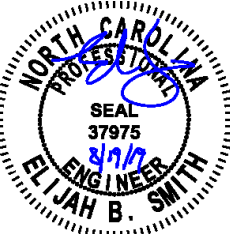
## \* I-JOIST EQUIVALENCY CHART

Depth	EQUIVALENT IN SPAN AND SPACING		
	Mfrt & Series	Mfrt & Series	Mfrt & Series
9 1/4"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	EverEdge 20
	TJI - 230	BCI 6000	BCI 6500
11 1/8"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	EverEdge 20
	TJI - 230	BCI 6000	BCI 6500
14"	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
16"	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
	TJI - 360	BCI 60'S	EverEdge 30
16"	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
16"	TJI - 230	BCI 6000	EverEdge 20
	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60

## JOIST NAILING REQUIREMENTS at BEARING



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PROJECT NO.: 19901700  
DATE: 8/9/2019

PLAN:  
240.3174

ENGINEERED JOIST  
DETAILS  
**D9.0**

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