











# NORTH CAROLINA 50' SERIES

KB HOME  
NORTH CAROLINA DIVISION  
4506 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7980  
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# 2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 11/09/15  
PROJECT No.: 1350999-57  
DIVISION MGR.: D.S.  
REVISIONS: 08/13/19

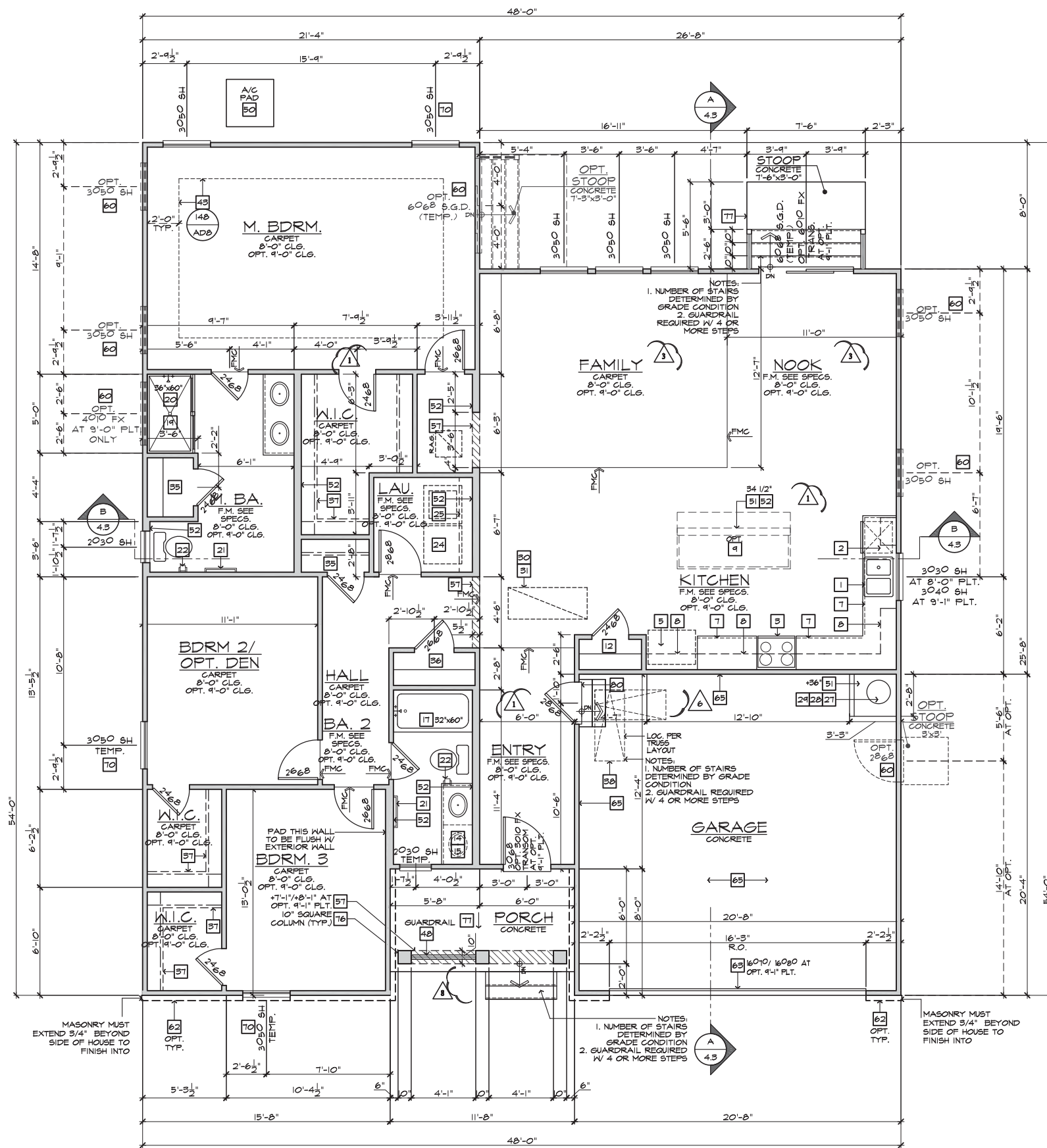
- 6 DIVISION REVISIONS NC19015NCF/ 03/15/19 / CTD
- 7 DIVISION REVISIONS NC19076NCF/ 03/22/19 / CTD
- 8 DIVISION REVISIONS NC19031NCF/ 05/07/19 / CTD
- 9 DIVISION REVISIONS NC19043NCF/ 07/01/19 / FAE
- 10 DIVISION REVISIONS NC19056NCF/ 07/25/19 / FAE
- 11 DIVISION REVISIONS NC19045NCF/ 08/13/19 / FAE

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REVISION BY:	
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PLAN: 148.1869-R  
SHEET: 1.2

# SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUF'S SPECIFICATIONS
  - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURER'S SPECS
  - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURER'S SPECS
  - 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN - VERIFY WITH MANUF'S 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 MANUFACTURER'S 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
  - 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'G IN WALL
  - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
  - RECESSED, MIRROR MEDICINE CABINET
  - WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - PROVIDE SHUTTY 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 ELEVATIONS
  - WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR ELECTRIC - PROVIDE SHUTTY PAN W/ DRAIN BELOW (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)
  - HARDWARE W/ SHELF & POLE (REFER TO DETAIL SHEETS)
  - 22"x30" MIN. ATTIC ACCESS (REFER TO DETAIL SHEETS) W/ 25"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
  - DEL. 2x4 HALL PER PLAN
  - INTERIOR SHELF-SEE PLAN FOR HT. (REFER TO DETAIL SHEETS)
  - MEDIA NICHE
  - FLAT SOFFIT - REFER TO PLATE NOTES / ELEV. FOR HGT.
  - ARCHED SOFFIT - REFER TO PLATE NOTES / ELEV. FOR HGT.
  - 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 CEILINGS & 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 GYP. IN GARAGE BETWEEN CEILING & FLOOR ASB.
  - P.T. POST W/ VINYL WRAP
  - CONCRETE STOOP. 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 EDGE HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) 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



FLOOR PLAN 'A' AT CRAWL SPACE ('B/C/D' SIMILAR)  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

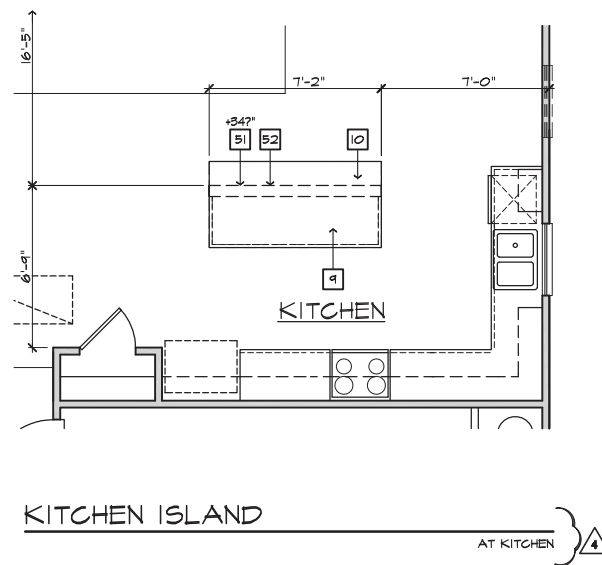
BASIC PLAN AT CRAWL SPACE

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FLOOR PLAN OPTIONS

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

BASIC PLAN



#	FLOOR PLAN NOTES
	<b>NOTE: NOT ALL KEY NOTES APPLY.</b>
1.	SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
2.	DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
3.	SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
4.	30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUFERS' SPECS
5.	34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6.	COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
10.	MIN. 12" BAR TOP/ BREAKFAST BAR
11.	DESK AREA - REFER TO INTERIOR ELEVATIONS
12.	BUILT-IN PANTRY (15" DEEP OR U.N.O.)
13.	SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
14.	SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
15.	OPT. SINK - REFER TO INTERIOR ELEVATIONS.
16.	KNEE SPACE - REFER TO INTERIOR ELEVATIONS
17.	PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
18.	OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
19.	PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
20.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
21.	TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL
22.	TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
23.	RECESSED, MIRRORED MEDICINE CABINET
24.	WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - PROVIDE SKITTY FAN W/ DRAIN BELOW WASHER AT 2ND FLOOR LAUNDRY LOCATION ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
25.	12" SHELF PER SPECS
26.	OPT. LAUNDRY SINK - REFER TO INTERIOR ELEVATIONS
27.	WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN. (REFER TO DETAILS)
28.	WATER HEATER 'B' VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
30.	F.A.U. LOCATION (REFER TO DETAIL SHEETS)
31.	F.A.U. 'B' VENT TO OUTSIDE AIR
32.	LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. 80/AD4) - INSTALL PER MFR. SPECS
33.	HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
34.	GAS APPLIANCE 'B' VENT FROM BELOW
35.	LINEN PER SPECS (15" DEEP OR U.N.O.)
36.	COAT CLOSET W/ SHELF & POLE (REFER TO DETAIL SHEETS)
37.	WARDROBE W/ SHELF & POLE (REFER TO DETAIL SHEETS)
38.	22"x30" MIN. ATTIC ACCESS (REFER TO DETAIL SHEETS) W/ 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
39.	LINE OF WALL BELOW
40.	DUCT CHASE
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
43.	LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL SHEETS)
44.	LINE OF HIP AT OPTIONAL VOLUME CEILING
45.	LINE OF RIDGE AT OPTIONAL VOLUME CEILING
46.	CEILING BREAK
47.	STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL SHEETS)
48.	MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
49.	34" TO 38" HIGH HANDRAIL (REFER TO DETAIL SHEETS)
50.	A/C PAD LOCATION
51.	LOW WALL - REFER TO PLAN FOR HEIGHT
52.	2x6 STUD WALL
53.	2x6 BALLOON FRAMED WALL PER STRUCTURAL
54.	DBL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF-SEE PLAN FOR HT. (REFER TO DETAIL SHEETS)
56.	MEDIA NICHE
57.	FLAT SOFFIT - REFER TO PLATE NOTES / ELEV. FOR HGT.
58.	ARCHED SOFFIT - REFER TO PLATE NOTES / ELEV. FOR HGT.
59.	WINDOW SEAT
60.	OPT. DOOR/ WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
63.	SECTIONAL GARAGE DOOR PER SPECS
64.	MIN. 1/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.
65.	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.
66.	3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
67.	5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ASB.
68.	P.T. POST W/ VINYL WRAP
69.	CONCRETE STOOP. 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
70.	EGRESS WINDOW
71.	PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
72.	MDF TOP
73.	PLUMBING DROP FROM ABOVE
74.	ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
75.	WINDOW LEDGE: HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
78.	LOUVERED DOOR
79.	SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
80.	20 MIN. FIRE-RATED DOOR

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



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PLAN:  
**148.1869-R**  
SHEET:  
**1.3**

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

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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 LANDING: 36"x36" 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. T 3/4" MAX. TO HARD SURFACE.
  12. AVG PAD. VERIFY LOCATION.
  13. CRAWL SPACE ACCESS
  14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

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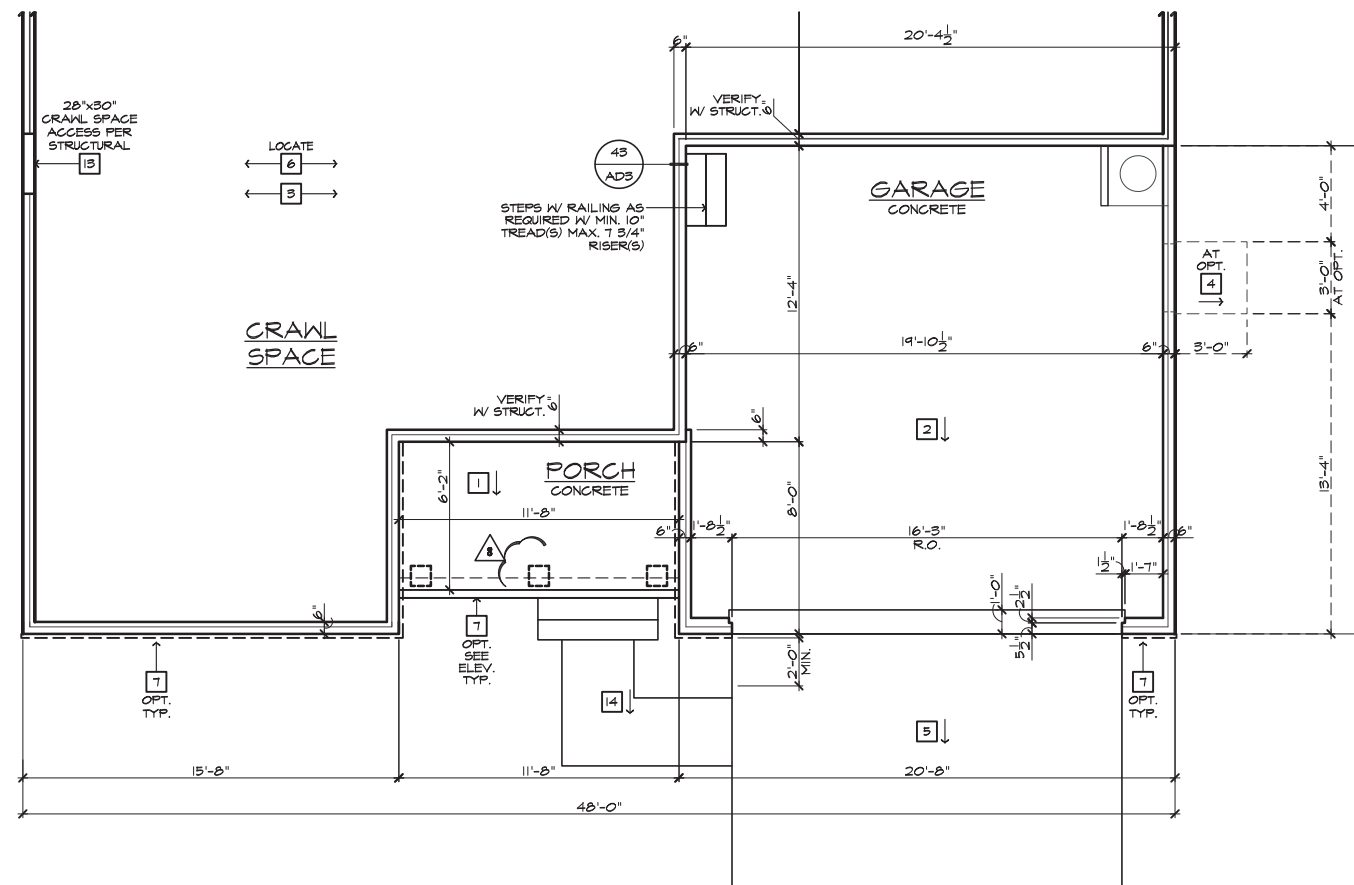
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PLAN:  
**148.1869-R**

SHEET:  
**2.5**

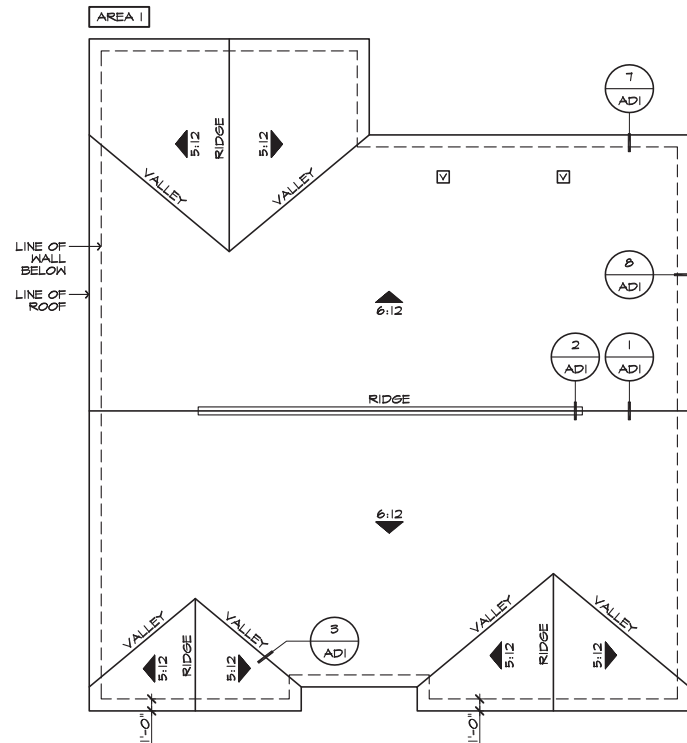
SPEC. LEVEL 1  
RALEIGH-DURHAM  
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PARTIAL CRAWL SPACE PLAN 'B' (CONCRETE PORCH)

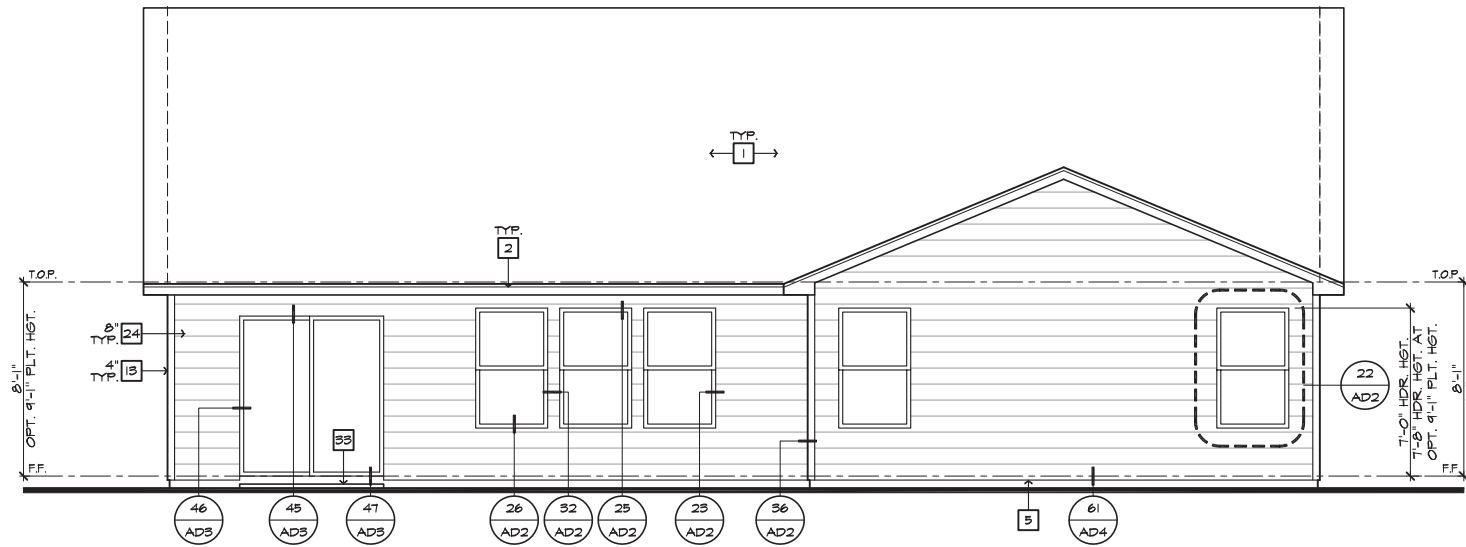
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x11")

BASIC PLAN AT OPTIONAL CRAWL SPACE



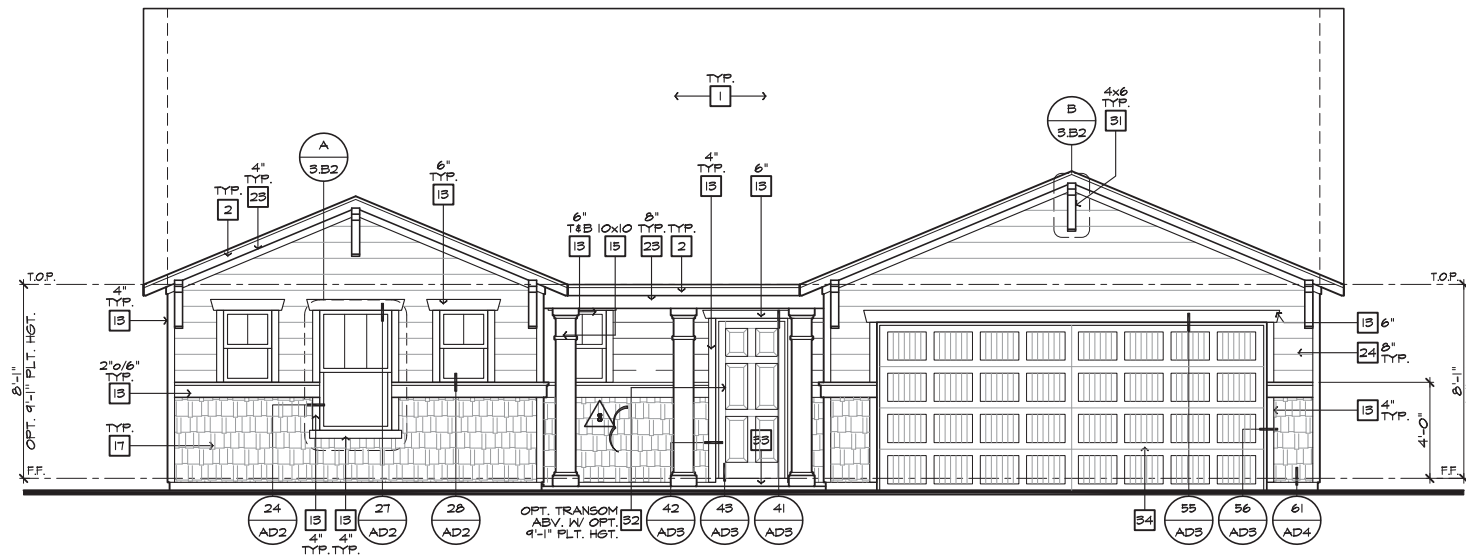
**ROOF PLAN 'B'**

SCALE 1/8"=1'-0" (22'x34") - 1/16"=1'-0" (11'x17")



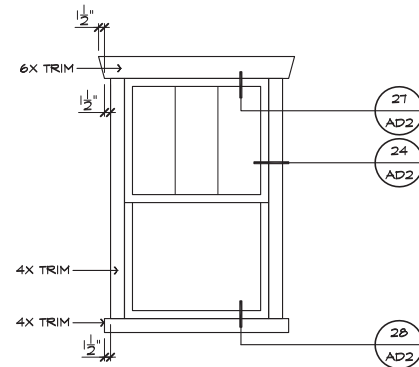
**REAR ELEVATION 'B'**

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



**FRONT ELEVATION 'B'**

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



**DETAIL 'A'**

SCALE: 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 CAP
  3. G.I. FLASHING
  4. G.I. FLASHING & SADDLE/CRICKET
  5. G.I. DRIP SCREED
  6. 24"x24" CHIMNEY
  7. DECORATIVE VENT
  8. DECORATIVE CORBEL
  9. DECORATIVE SHUTTERS
  10. PEDIMENT, SEE ELEVATION FOR TYPE
  11. RECESSED ELEMENT
  12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
  13. TRIM - SEE ELEVATION FOR SIZE
  14. SYNTHETIC MATERIAL
  15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
  16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  17. SHAKE SIDING
  18. STONE VENEER PER SPECS
  19. BRICK/MASONRY VENEER PER SPECS
  20. BUILT UP BRICK COLUMN
  21. SOLDIER COURSE
  22. ROWLOCK COURSE
  23. FRIEZE BOARD
  24. SIDING 1/4" 4" CORNER TRIM PER SPECS
  25. P.T. POST 1/4" WRAP - SEE STRUCTURAL FOR SIZE
  26. PRE-FAB DECORATIVE TRIM
  27. LIGHT WEIGHT PRECAST STONE TRIM
  28. RAILINGS (36" U.N.O.)
  29. VINYL WRAP
  30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
  31. BRACKET OR KICKER - FYPON OR EQ.
  32. ENTRY DOOR
  33. CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN.
  34. SECTIONAL GARAGE DOOR PER SPECS
  35. ALUMINUM WRAP
  36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
  37. OPTIONAL STANDING SEAM METAL ROOF
  38. KEYSTONE
  39. SOLDIER CROWN
  40. JACK SOLDIER COURSE
  41. WATER TABLE
  42. ATRIUM DOOR
  43. PILASTER - SEE ELEVATION FOR TYPE

- ROOF PLAN NOTES 'B'**
- INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
- 6:12
- ROOF MATERIAL: COMPOSITION SHINGLE
- 12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.
- 12" (INCHES) TYPICAL ROOF OVERHANG 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. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 NC-R 806.2) \* CALCULATION BY 1/150 HIGH/LOW VENTING NOT REQUIRED. APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

AREA 1 / MAIN	
VENTILATION REQUIRED:	2555 SQ. FT. / 300 = 7.85 SQ. FT.
ATTIC AREA	X 144 = 1150 SQ. IN.
	X 50% = 565 SQ. IN.
VENTILATION PROVIDED:	
HIGH (32) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	576 SQ. IN.
LOW (61) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	305 SQ. IN.
( 2 ) 5-144 ROOF VENTS AT (144 SQ. IN. EA.) =	288 SQ. IN.
SUB-TOTAL LOW VENTILATION:	593 SQ. IN.
TOTAL VENTILATION PROVIDED:	1169 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 1/4" "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

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

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ISSUE DATE: 11/09/15  
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REVISIONS: 08/13/19

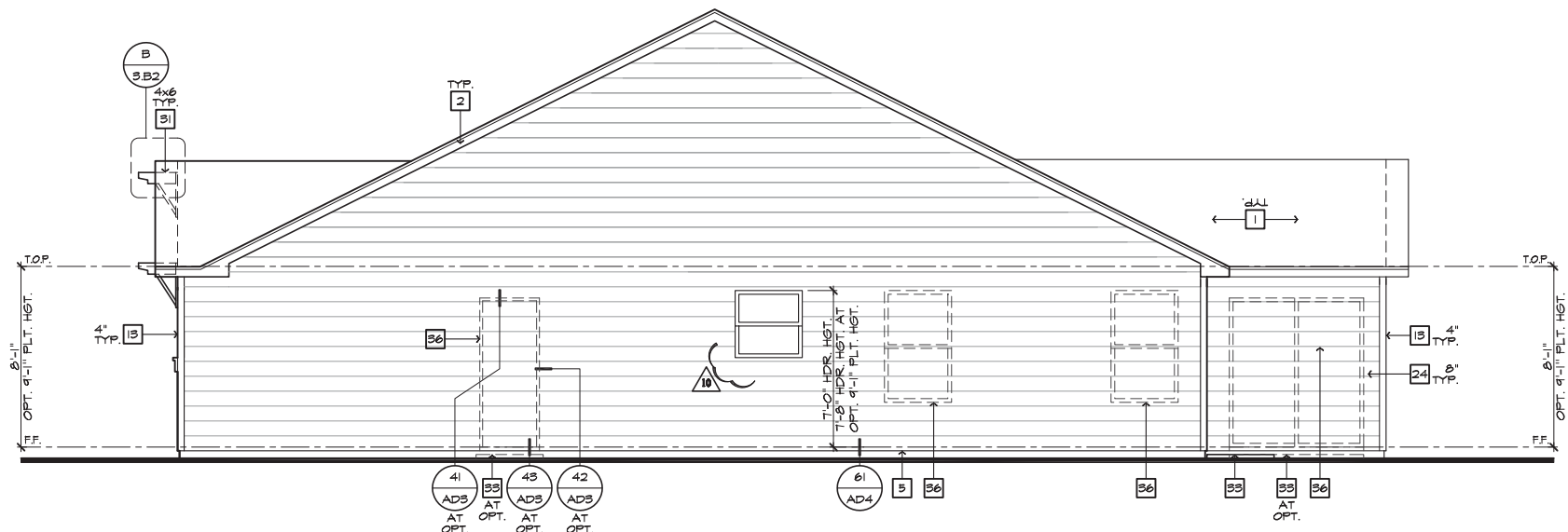
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PLAN: 148.1869-R  
SHEET: 3.B2

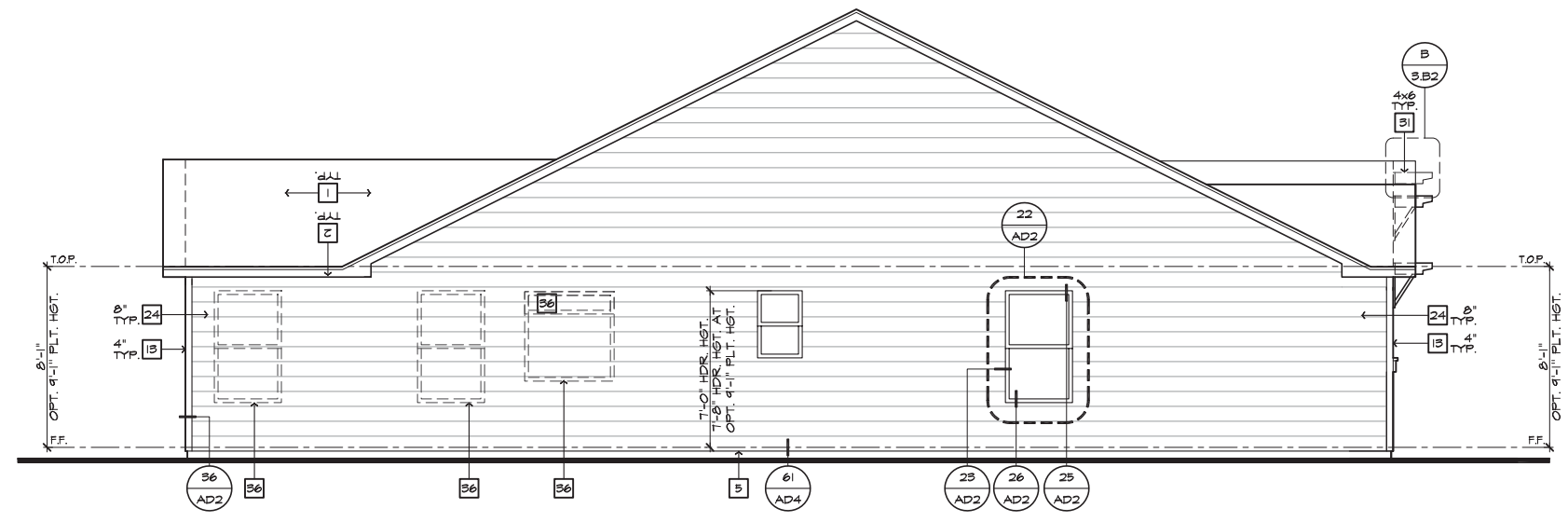
SPEC. LEVEL 1  
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**RIGHT ELEVATION 'B'**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



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

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



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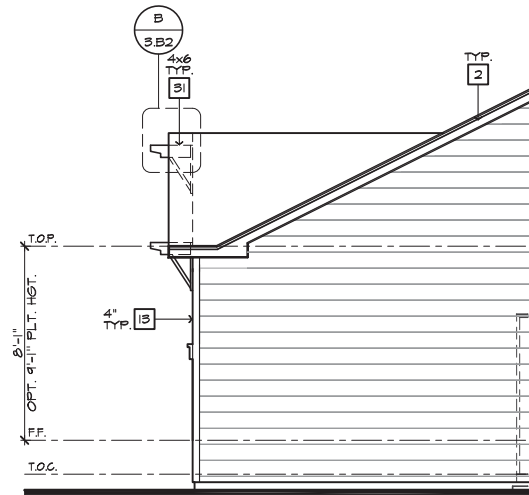
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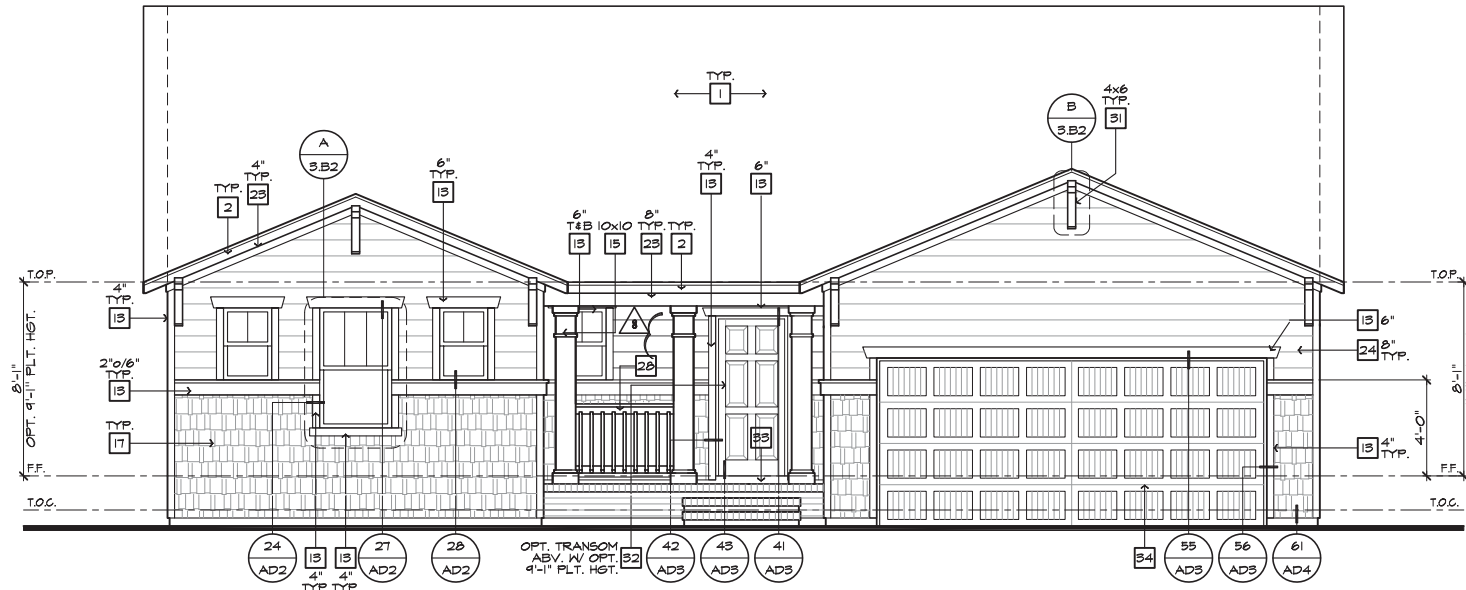
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SHEET:  
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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
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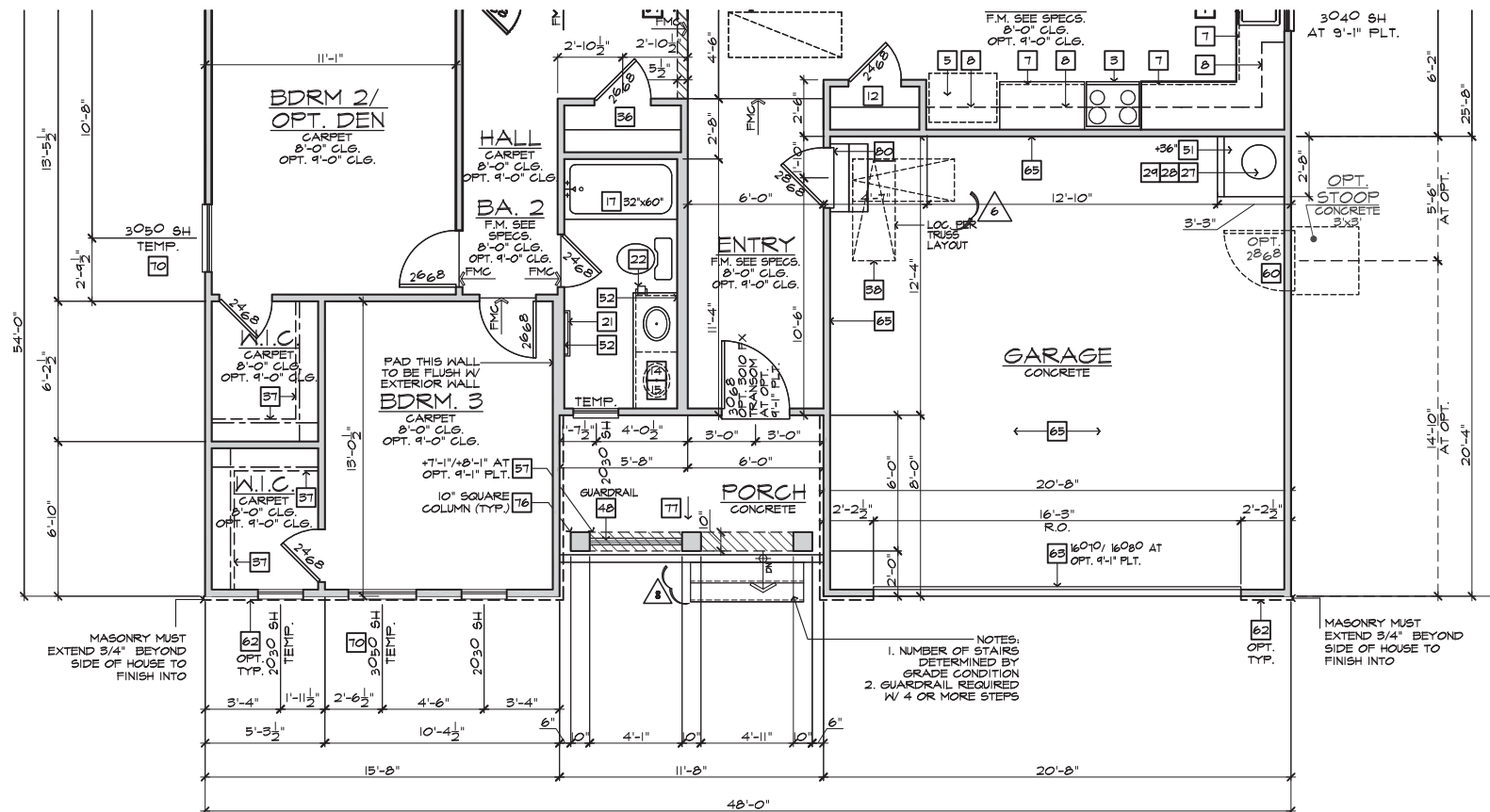
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**PARTIAL  
RIGHT ELEVATION 'B' AT CRAWL SPACE**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



**FRONT ELEVATION 'B' AT CRAWL SPACE**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



**PARTIAL FLOOR PLAN 'B' AT CRAWL SPACE**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

BASIC PLAN

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

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



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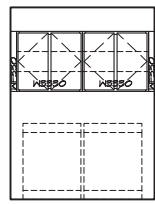
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SHEET:  
**3.B4**

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

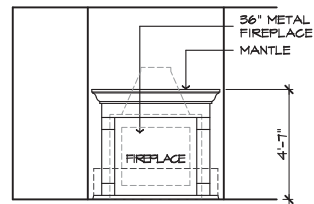
**NOTE:**  
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

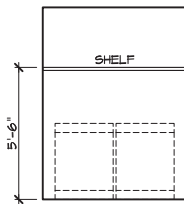
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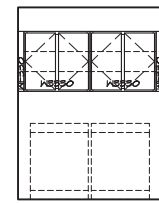
**B**  
LAUNDRY  
Opt. Upper  
Cabinets



**D**  
FAMILY  
Fireplace  
Sim. At Loft Option

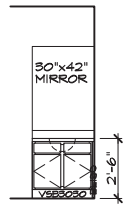


**B**  
LAUNDRY  
At Opt.  
Second Floor



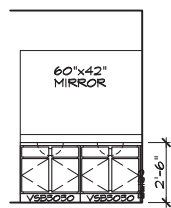
**B**  
LAUNDRY  
At Opt.  
Second Floor  
Opt. Upper Cabs.

LAUNDRY CABINETS

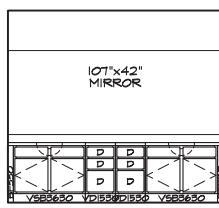


**C**  
BATH 3

BATH CABINETS

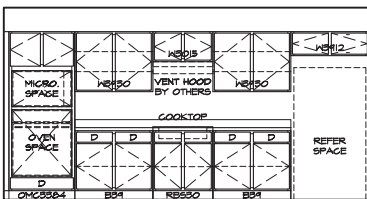


**B**  
BATH 2  
Vanity w/  
Dual Sinks

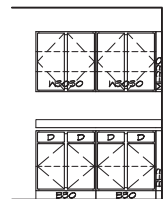


**B**  
SUPER/ DELUXE M. BATH  
Extended Vanity  
w/ Knee Space

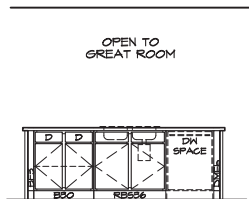
BATH CABINETS



**C**  
KITCHEN  
Double Oven  
& Cooktop

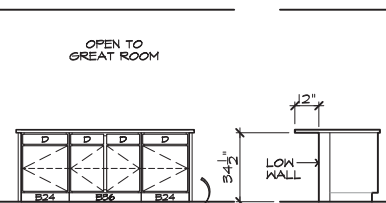


**B**  
KITCHEN



**A**  
KITCHEN  
Island

GOURMET KITCHEN CABINETS



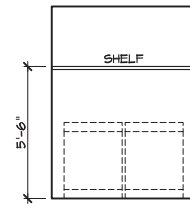
**A**  
KITCHEN  
Island

**B**  
KITCHEN  
Island

KITCHEN CABINETS

OPTIONAL INTERIOR ELEVATIONS

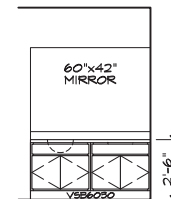
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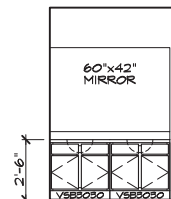
**B**  
LAUNDRY

LAUNDRY CABINETS

BATH CABINETS

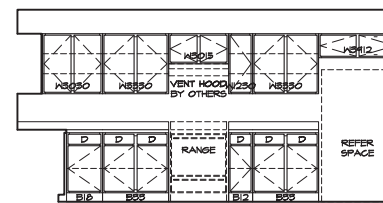


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BATH 2

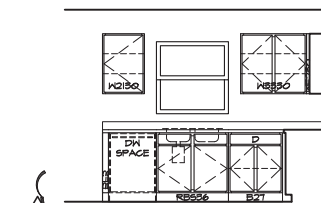


**B**  
M. BATH

BATH CABINETS



**C**  
KITCHEN



**B**  
KITCHEN

KITCHEN CABINETS

STANDARD INTERIOR ELEVATIONS

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



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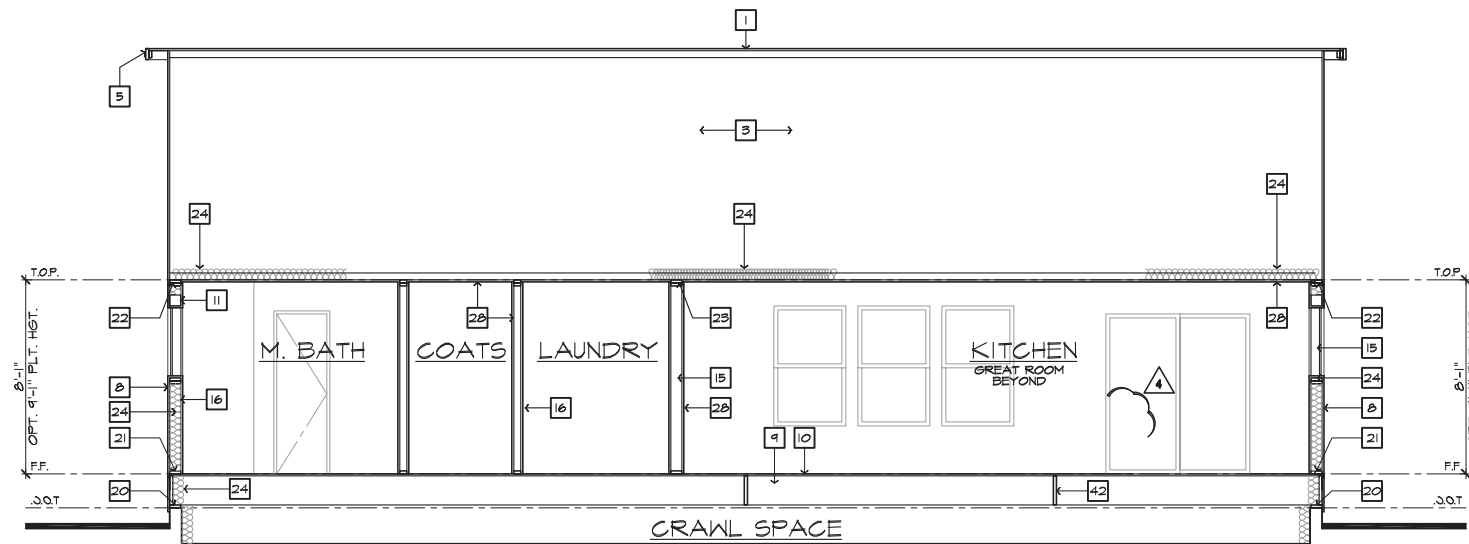
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SPEC. LEVEL 1  
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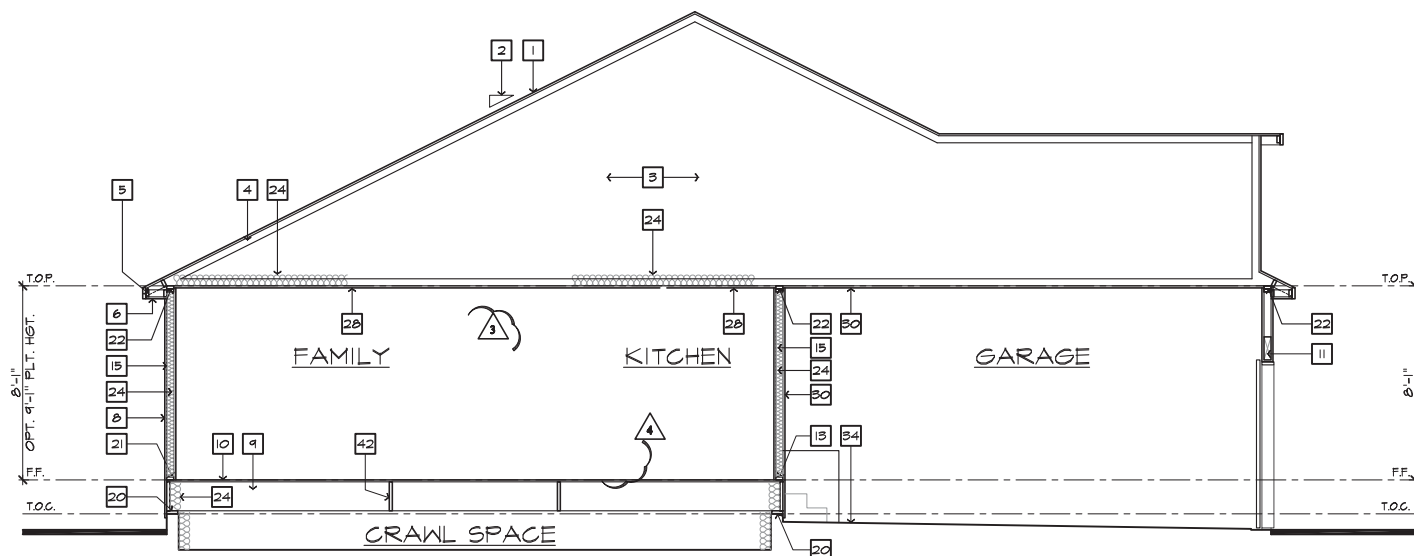
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SECTION "B"

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

AT CRAWL SPACE



SECTION "A"

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

AT CRAWL SPACE

#	SECTION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	ROOF PITCH - REFER TO ROOF NOTES
3.	PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
4.	ROOF SHEATHING PER STRUCTURAL
5.	2x FASCIA/BARGE BOARD
6.	CONT. SOFFITED EAVE W/ VENTING
7.	G.I. FLASHING - ROOF TO WALL
8.	EXTERIOR FINISH PER ELEVATIONS
9.	FLOOR FRAMING PER STRUCTURAL
10.	FLOOR SHEATHING PER STRUCTURAL
11.	HEADER PER STRUCTURAL
12.	FLUSH BEAM PER STRUCTURAL
13.	DROPPED BEAM PER STRUCTURAL
14.	FLAT/ ARCHED SOFFIT PER PLAN
15.	2x4 STUD WALL
16.	2x6 STUD WALL
17.	2x6 BALLOON FRAMED WALL PER STRUCTURAL
18.	DBL. 2x4 WALL PER PLAN
19.	2x CRIPPLES @ 16" O.C.
20.	2x PRESSURE TREATED SILL PLATE
21.	2x SOLE PLATE
22.	DBL. 2x TOP PLATE @ EXTERIOR & BEARING WALLS
23.	1x OVER 2x TOP PLATE @ INTERIOR & NON-BEARING WALLS
24.	INSULATION MATERIAL PER ENERGY CALCULATIONS
25.	MIN. 36" HIGH GUARD - SEE PLAN FOR HEIGHT
26.	LOW WALL - SEE PLAN FOR HEIGHT
27.	STAIR TREADS AND RISERS PER PLAN. - MIN. 10" TREAD & MAX. 7 3/4" RISER
28.	INTERIOR FINISH - MIN. 1/2" GYP. BD. @ WALLS & SAG RESISTANT OR 5/8" DRYWALL @ CEILING
29.	MIN. 1/2" GYP. BD. ON CEILING @ WALLS @ USEABLE SPACE UNDER STAIRS.
30.	GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA 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 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

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NC19045NCF/ 08/13/19 / FAE

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PLAN:  
**148.1869-R**

SHEET:  
**4.3**

SPEC. LEVEL 1  
RALEIGH-DURHAM  
50' SERIES

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**NORTH CAROLINA  
50' SERIES**

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

**2018 NORTH  
CAROLINA STATE  
BUILDING  
CODES**

ISSUE DATE: 11/09/15  
PROJECT No.: 1350999-57  
DIVISION MGR.: D.S.  
REVISIONS: 08/13/19

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

**UTILITY LEGEND** 2018 NC-50 2017 NEC

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE  
ARC FAULT (AFCI) AND TAMPER RESISTANT (TR)  
12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ W/ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
W/ WATER RESISTANT HOUSING
- ⊕ GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ FUSED DISCONNECT
- ⊕ 120V (AFCI & TR) RECESSED FLOOR  
RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE  
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 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
- ⊕ LIGHTING - TRAVERSE II LED FIXTURE -  
PER SPECS
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT  
LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT  
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE  
FROM STREET

24"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)

12"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)

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

LIGHT / FAN ? HOT

LIGHT ? HOT

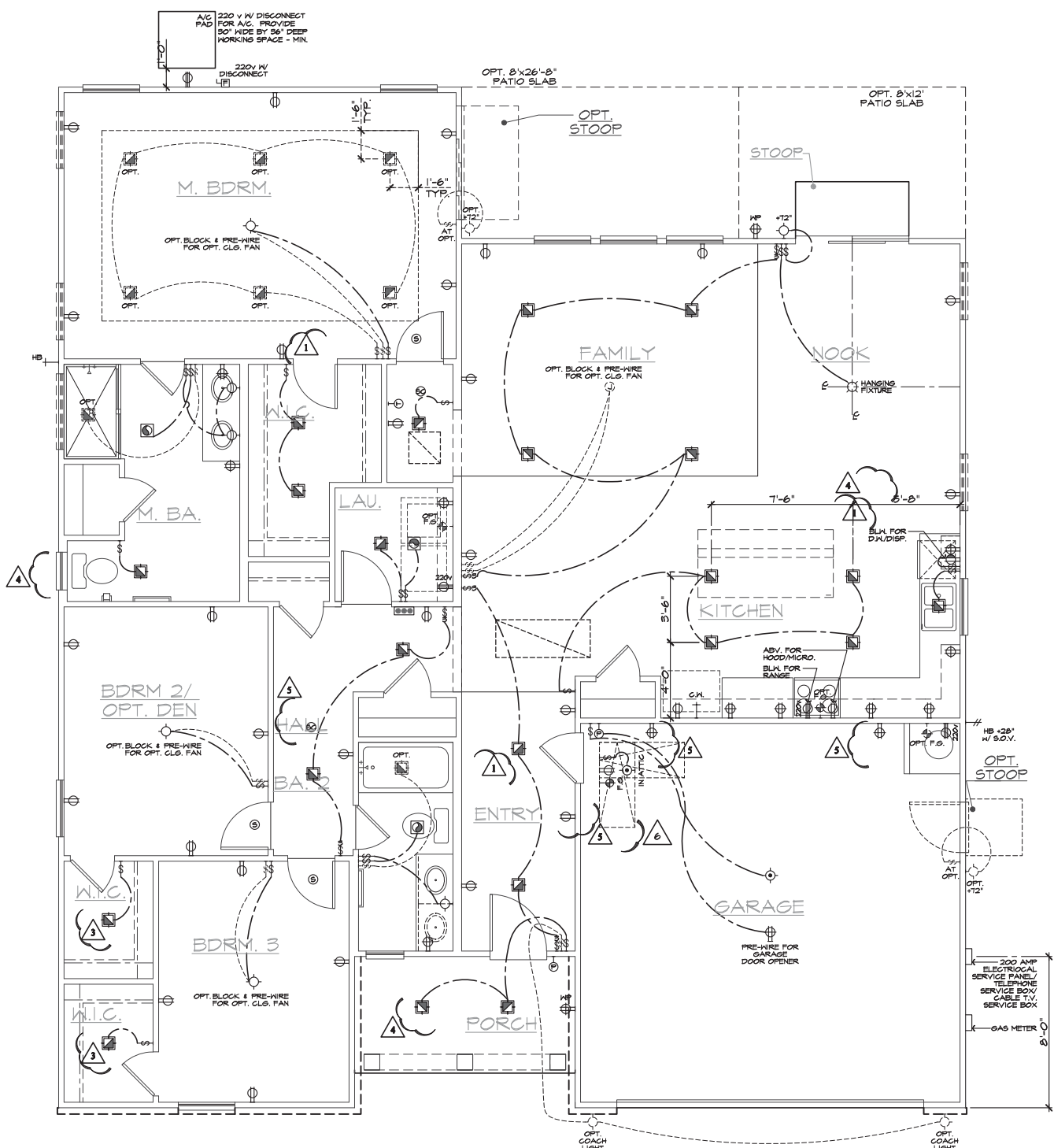
2-0" GFI  
MIN.

⊕ DWELLING

⊕ GARAGE

**NOTES**

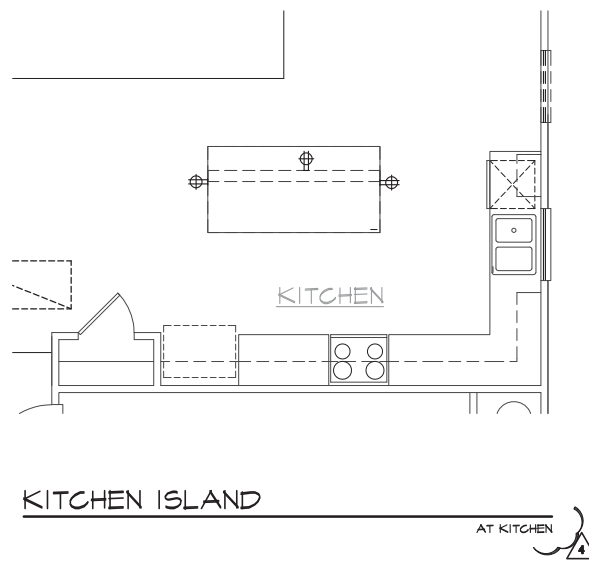
- MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT. ALL HEIGHTS SHOWN ARE TO CENTERLINE OF FIXTURE.
- PROVIDE SWITCH, LIGHT, 120V (AFCI & TR) DUPLEX RECEPTACLE & 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 UPPER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
- 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



**UTILITY PLAN**  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x11")

BASIC PLAN

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UTILITY PLAN OPTIONS

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

BASIC PLAN

**UTILITY LEGEND** 2018 NC-PL 2017 REC.

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W/ WATER RESISTANT HOUSING
- 120V (TR) RECEPTACLE W/ GFI CIRCUIT
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LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT  
LIGHT FIXTURE
- CEILING MOUNTED FLUORESCENT  
LIGHT FIXTURE
- HANGING INCANDESCENT  
LIGHT FIXTURE
- RECESSED INCANDESCENT DIRECTIONAL  
LIGHT FIXTURE (EYE BALL)
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- INCANDESCENT WALL SCNCE
- ILLUMINATED ADDRESS SIGN - VISIBLE  
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- 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

**NOTES**

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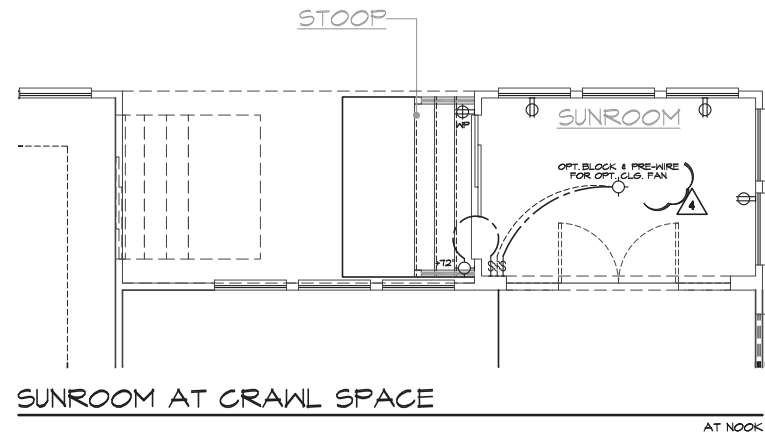
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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
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2018 NC-PL 2017 NEG.

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SWITCHING FOR  
ROOMS W/ CLG. FAN  
OPTIONS

SECONDARY MASTER

24" MIN. SEPARATION  
OF ELECTRICAL BOXES  
AS SHOWN BELOW

DWELLING  
GARAGE

### NOTES

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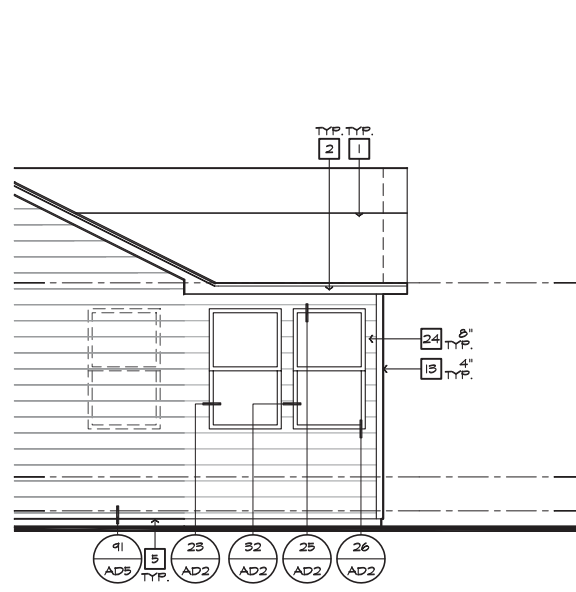
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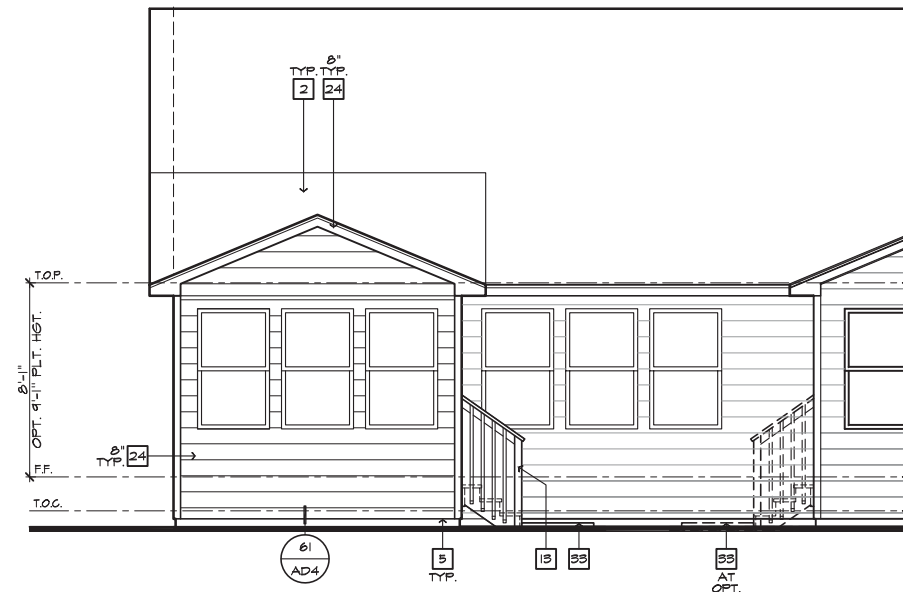
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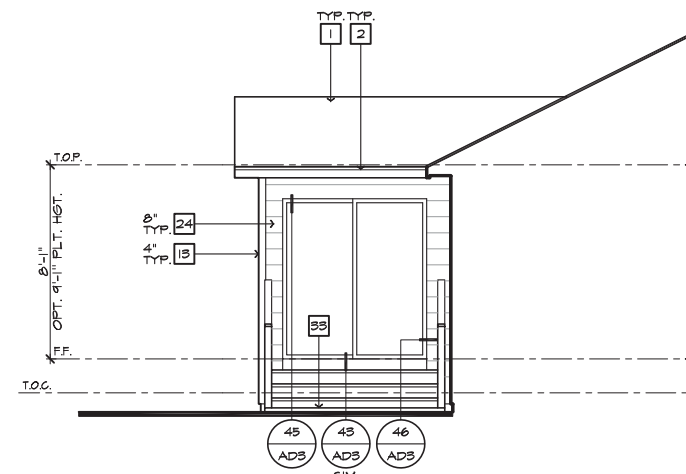
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**PARTIAL RIGHT ELEVATION**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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



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

- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
  3. G.I. FLASHING
  4. G.I. FLASHING & SADDLE/CRICKET
  5. G.I. DRIP SCREED
  6. 24"X24" CHIMNEY
  7. DECORATIVE VENT
  8. DECORATIVE CORBEL
  9. DECORATIVE SHUTTERS
  10. PEDIMENT. SEE ELEVATION FOR TYPE
  11. RECESSED ELEMENT
  12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
  13. TRIM - SEE ELEVATION FOR SIZE
  14. SYNTHETIC MATERIAL
  15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
  16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  17. SHAKE SIDING
  18. STONE VENEER PER SPECS
  19. BRICK/MASONRY VENEER PER SPECS
  20. BUILT UP BRICK COLUMN
  21. SOLDIER COURSE
  22. ROWLOCK COURSE
  23. FRIEZE BOARD
  24. SIDING 1/4" 4" CORNER TRIM PER SPECS
  25. P.T. POST 1/4" WRAP - SEE STRUCTURAL FOR SIZE
  26. PRE-FAB DECORATIVE TRIM
  27. LIGHT WEIGHT PRECAST STONE TRIM
  28. RAILINGS (36" U.N.O.)
  29. VINYL WRAP
  30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
  31. BRACKET OR KICKER - FYPON OR EQ.
  32. ENTRY DOOR
  33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
  34. SECTIONAL GARAGE DOOR PER SPECS
  35. ALUMINUM WRAP
  36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
  37. OPTIONAL STANDING SEAM METAL ROOF
  38. KEYSTONE
  39. SOLDIER CROWN
  40. JACK SOLDIER COURSE
  41. WATER TABLE
  42. ATRIUM DOOR
  43. PILASTER - SEE ELEVATION FOR TYPE

- PARTIAL PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
27. WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
  28. WATER HEATER B VENT TO OUTSIDE AIR
  29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
  34. LINE OF WALL BELOW
  41. LINE OF FLOOR ABOVE
  42. LINE OF FLOOR BELOW
  43. MIN. 56" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
  50. A/C PAD LOCATION
  51. LOW WALL - REFER TO PLAN FOR HEIGHT
  52. 2x6 STUD WALL
  54. DBL. 2x4 WALL PER PLAN
  55. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
  57. FLAT SOFFIT
  58. ARCHED SOFFIT
  60. OPT. DOOR/WINDOW
  61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
  62. BRICK / STONE VENEER - REFER TO ELEVATIONS
  63. SECTIONAL GARAGE DOOR PER SPECS
  66. 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
  68. P.T. POST 1/4" VINYL WRAP.
  75. EGRESS WINDOW
  76. WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
  77. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  78. CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SITE

- 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 LANDING: 36"X36" 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. T 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.

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

**NOTE:**  
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

**ROOF PLAN NOTES 'B'** (CRAWL)

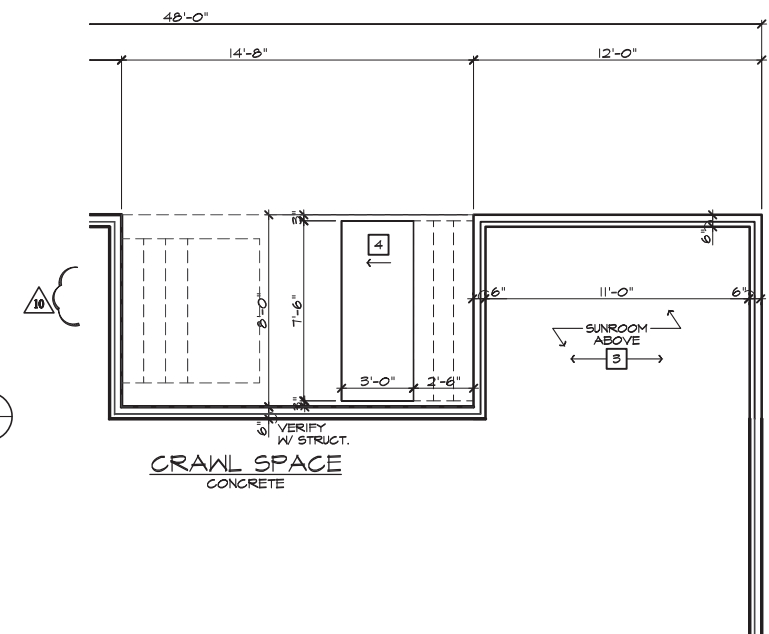
6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

**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.

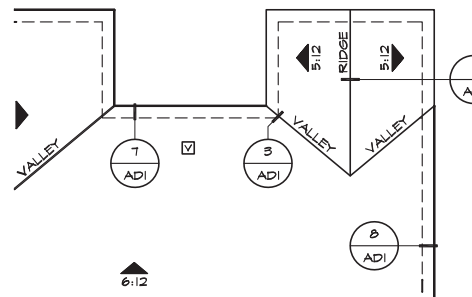
**ATTIC VENT CALCULATIONS**

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 20% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 NC-R 806.2)  
\* CALCULATION BY 1/150. HIGH/LOW VENTING NOT REQUIRED.  
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

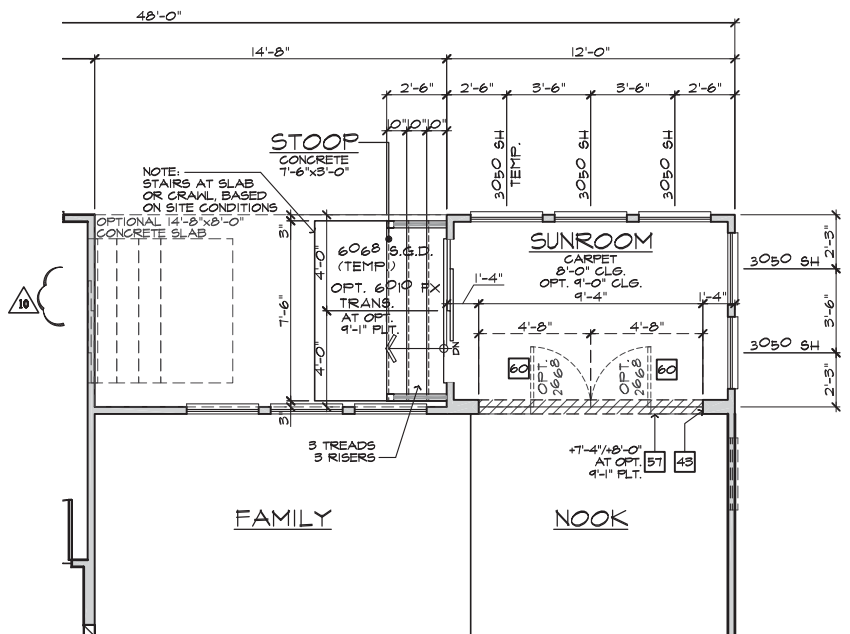
AREA 1 / MAIN 1/4" X 12' SUNROOM			
VENTILATION REQUIRED:	2451 SQ. FT. / 300 =	8.17	SQ. FT.
ATTIC AREA	X 144 =	1176	SQ. IN.
	X 50% =	588	SQ. IN.
<b>VENTILATION PROVIDED:</b>			
HIGH	(33) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	594	SQ. IN.
LOW	(14) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	470	SQ. IN.
	(1) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) =	144	SQ. IN.
SUB-TOTAL LOW VENTILATION:		614	SQ. IN.
TOTAL VENTILATION PROVIDED:		1208	SQ. IN.



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



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



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

8'X12' SUNROOM 'B' AT CRAWL SPACE



**NORTH CAROLINA 50' SERIES**

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

**2018 NORTH CAROLINA STATE BUILDING CODES**

ISSUE DATE: 11/06/15  
PROJECT No.: 1350999:57  
DIVISION MGR.: D.S.  
REVISIONS: 08/13/19

- 6 2018 CODE UPDATE NC19015NCF/ 03/15/19 / CTD
- 7 DIVISION REVISIONS NC19076NCF/ 03/22/19 / CTD
- 8 DIVISION REVISIONS NC19031NCF/ 05/07/19 / CTD
- 9 DIVISION REVISIONS NC19043NCF/ 07/01/19 / FAE
- 10 DIVISION REVISIONS NC19056NCF/ 07/25/19 / FAE
- 11 DIVISION REVISIONS NC19045NCF/ 08/13/19 / FAE

FOR INTERNAL USE ONLY

REVIEWED BY:

1.	
2.	
3.	
4.	
5.	
6.	

PLAN: 148.1869  
SHEET: 9.B2

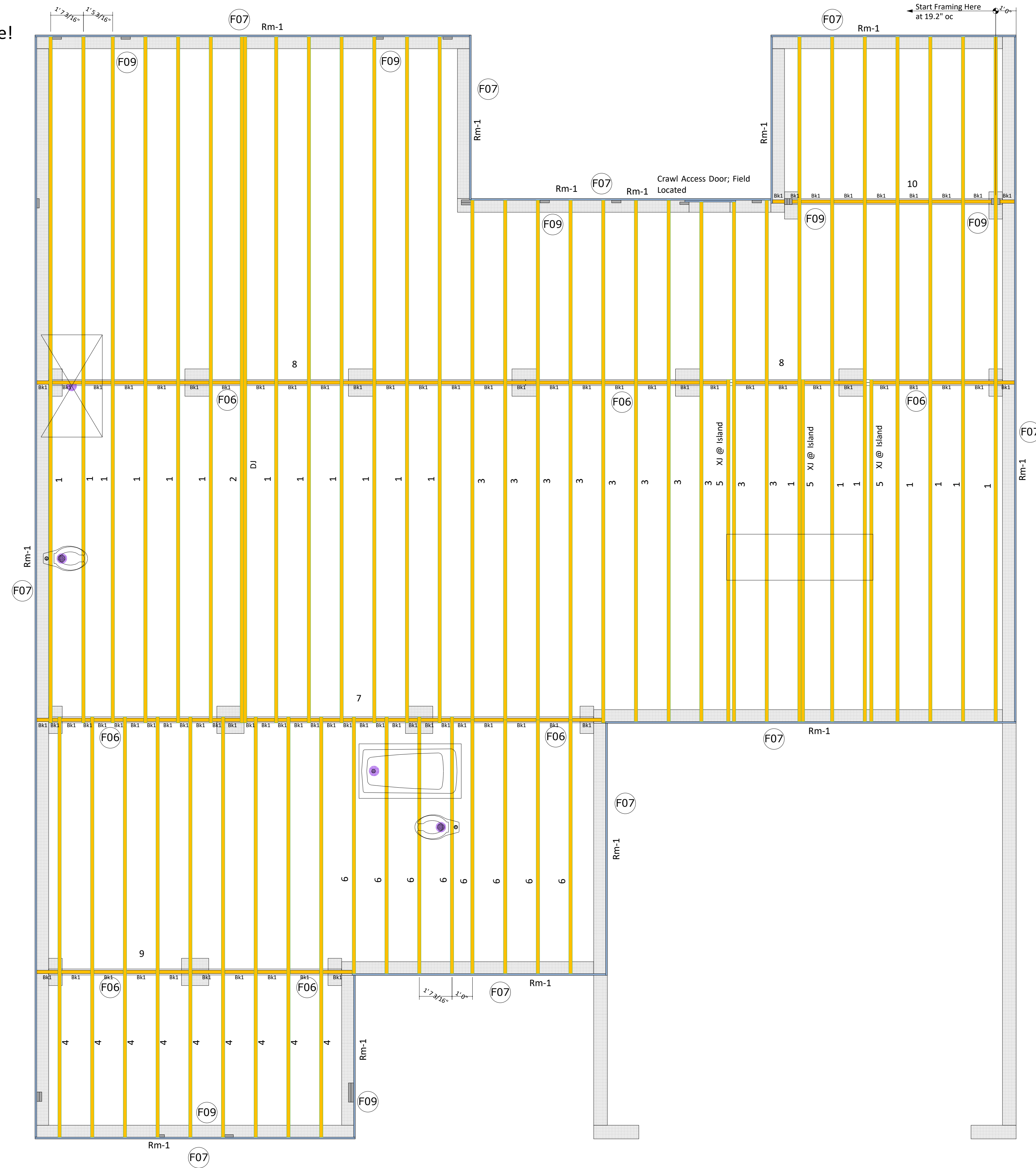
SPEC. LEVEL 1  
RALEIGH-DURHAM 50' SERIES

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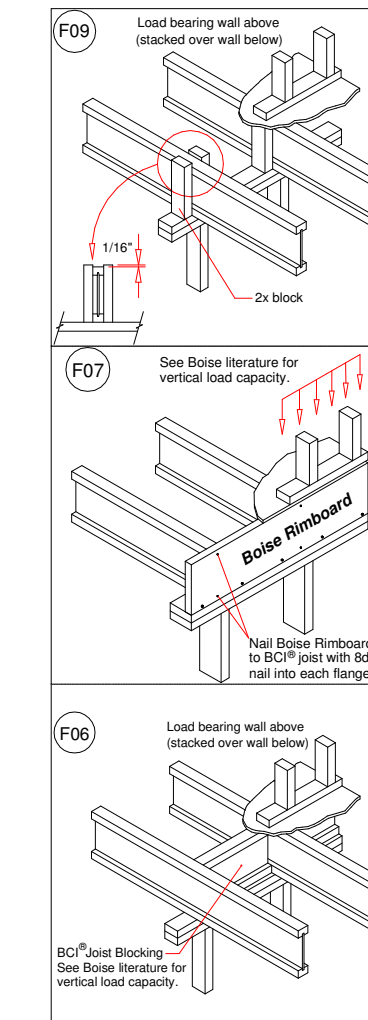
All I-Joist and Versa-Lam Beams  
Must be Installed per The  
Boise Cascade Installation Guide!

KB Homes  
1869  
56 Mason Pointe



Products				
PlotID	Net Qty	Product	Length	Plies
1	19	11-7/8" BCI* 5000s-1.8	34' 0"	1
2	2	11-7/8" BCI* 5000s-1.8	34' 0"	2
3	10	11-7/8" BCI* 5000s-1.8	26' 0"	1
4	9	11-7/8" BCI* 5000s-1.8	21' 0"	1
5	3	11-7/8" BCI* 5000s-1.8	17' 0"	1
6	8	11-7/8" BCI* 5000s-1.8	13' 0"	1
Rm-1	19	1" x 11-7/8" BC RIM BOARD OSB	12' 0"	1
Bk1	45	11-7/8" BCI* 5000s-1.8	2' 0"	1

Crawl



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

### First Floor Layout

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

**B4 LUMBER**  
Build On What You Know About Engineered Lumber

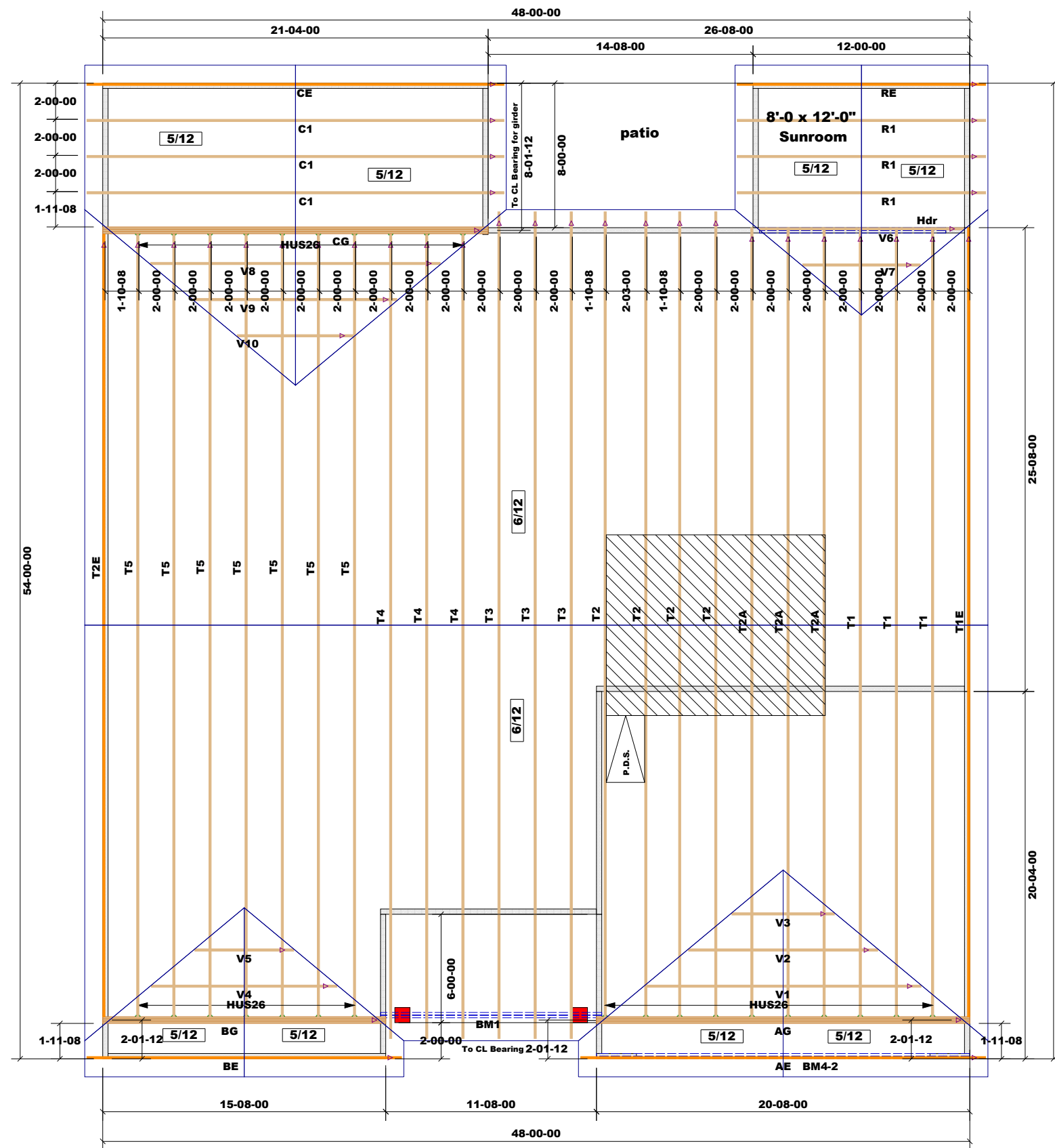
**Boise Cascade**

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

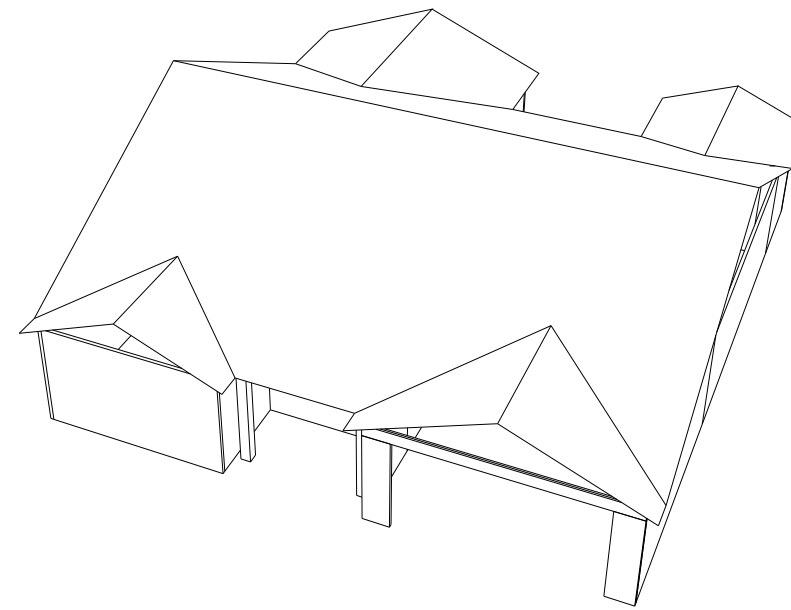
KB Homes  
1869  
56 Mason Pointe  
84 Lumber EWP

BC FRAMER II  
Plan Date: 09042018  
Structural Date: 11072019  
By: JP  
Sheet: 1/2

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



**BM1 Dropped,  
carries Roof trusses  
T3 & T4 past front  
wall**



DEDICATED TO QUALITY AND EXCELLENCE  
200 EMMETT ROAD  
DUNN, NORTH CAROLINA 28334  
PHONE: 910-892-8400  
FAX: 910-892-8384

**PROJECT:** Lot 56 @ Mason Pointe

**CUSTOMER:** KB HOME

**MODEL:** Plan 148.1869 "B" 8x12 Sunroom

**SCALE:** NOT TO SCALE

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

**PRINT DATE:** 4/29/20

**ORDER:** 23536A

**REV:** 4/27/20

**DRAWN BY:** MWM

**SHIP DATE:** 2020

- TOP LIVE: 20 PSF
- TOP DEAD: 10 PSF
- BOTM DEAD: 10 PSF
- WIND SPD: 130 MPH

Hanger List		
Symbol	Name	Qty
A	HUS26	27
H	HTS20	6

**HTS20 @ Each girder bearing**

Hatch Legend	
	HVAC/Storage

**GENERAL NOTES:**  
DO NOT CUT OR MODIFY TRUSSES.  
TRUSSES ARE SPACED 24" ON CENTER UNLESS NOTED OTHERWISE.  
REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.  
PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLACEMENT PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

STRUCTURAL PLANS FOR:



148.1869 - RH GARAGE



PLAN RELEASE / REVISIONS

Table with 4 columns: REV DATE, ARCH PLAN VERSION, REVISION DESCRIPTION, DRFT. Contains two revision entries for 04/28/2020.

NOTES

- 1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY...
2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET...
B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET...

CODE

ALL CONSTRUCTION, WORKMANSHIP, AND MATERIAL QUALITY AND SELECTION SHALL BE PER:

2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

ENGINEER OF RECORD

JDS CONSULTING & DESIGN, PLLC
ENGINEERING, BUILDING DESIGN, & CONSTRUCTION CONSULTING SERVICES
8600 'D' JERSEY COURT
RALEIGH, NC 27617
PROJECT REFERENCE: 20900751



P-0961



PROJECT NO.: 20900751
DATE: 05/01/2020

PLAN: 148.1869

TITLE SHEET

T

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

**GENERAL**

- 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.
- 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.
- 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
BASIC WIND SPEED	100 MPH, EXPOSURE B
GROUND SNOW	25 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**

- 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
- 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
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
  
Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
  
Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
  
Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- 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.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- 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.
- MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

**FOUNDATION**

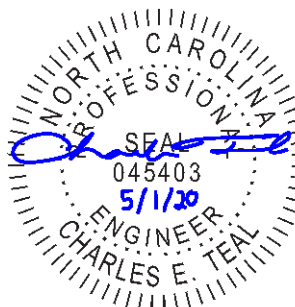
- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- 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.  
  
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.
- 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. 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.
- 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.
- 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.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

**FRAMING**

- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- 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.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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).
- 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.
- 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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FAX: (919) 472-0582



P-0961



PROJECT NO.: 20900751  
DATE: 05/01/2020

PLAN:  
148.1869

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.

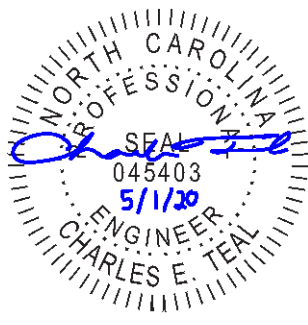
BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

\* 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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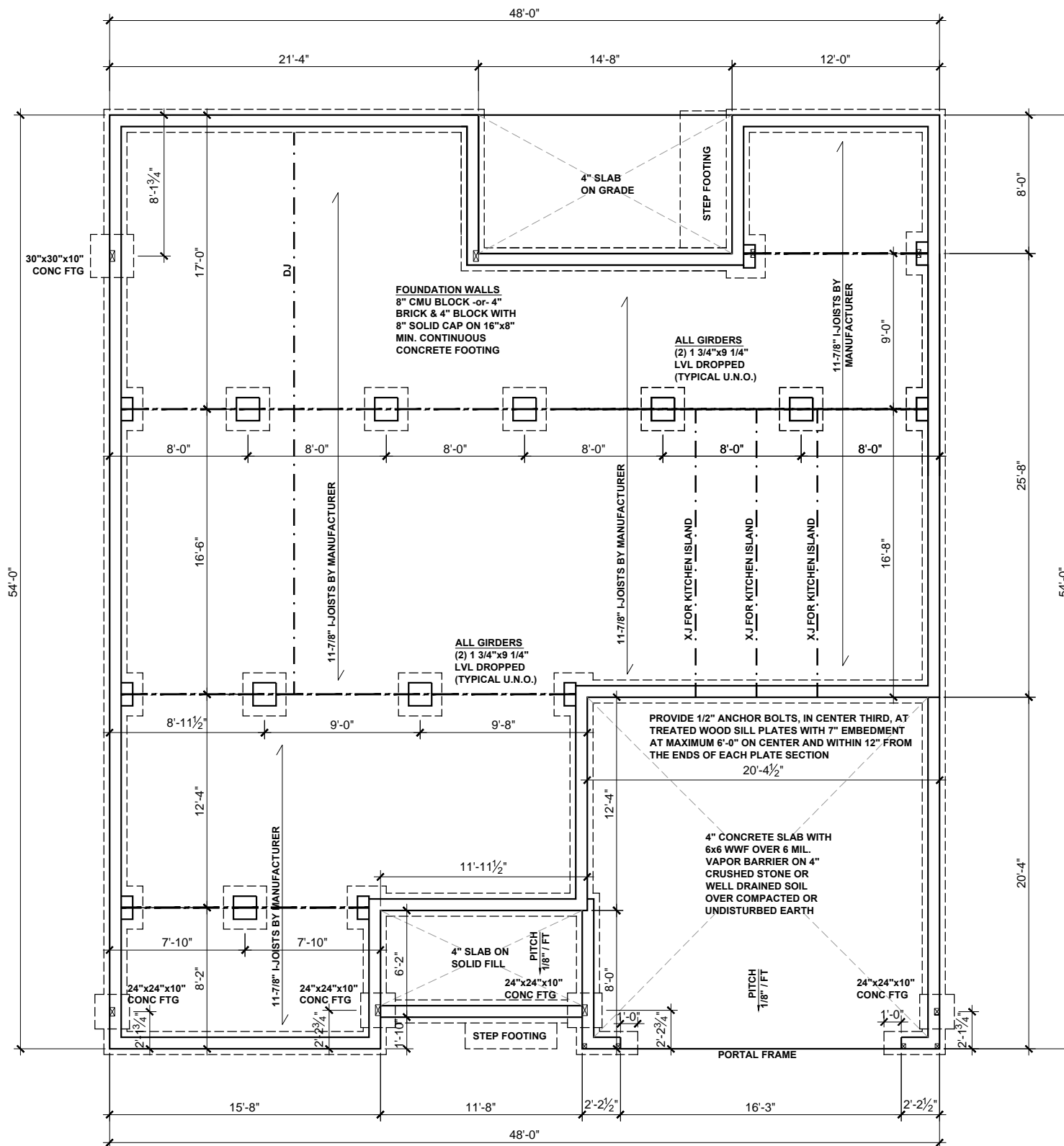
PROJECT NO.: 20900751  
DATE: 05/01/2020

PLAN:  
148.1869

GENERAL NOTES

**GN1.1**

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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

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

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

**FOUNDATION STRUCTURAL NOTES:**

1. CONCRETE BLOCK PIER SIZE SHALL BE:

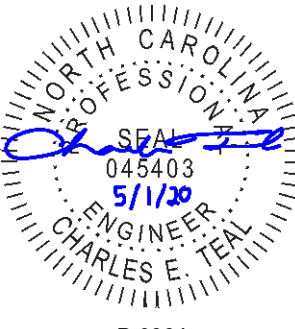
SIZE	HOLLOW MASONRY	SOLID MASONRY
8x16	UP TO 32" HIGH	UP TO 5'-0" HIGH
12x16	UP TO 48" HIGH	UP TO 9'-0" HIGH
16x16	UP TO 64" HIGH	UP TO 12'-0" HIGH
24x24	UP TO 96" HIGH	

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

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



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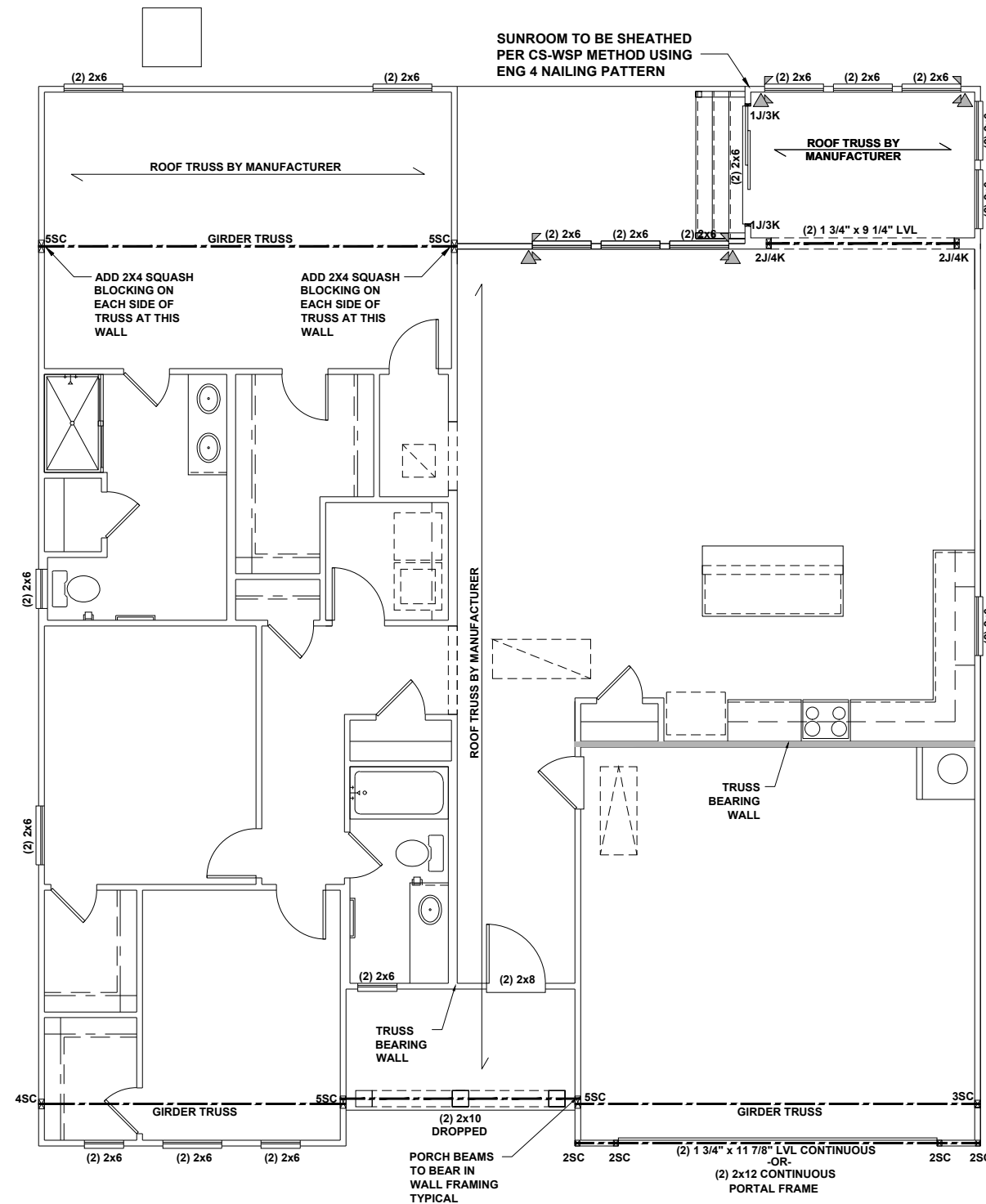
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CRAWL SPACE  
FOUNDATION PLAN  
**S.30B**

**CRAWL SPACE FOUNDATION PLAN - 'B'**  
SCALE: 1/8"=1'-0"

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**BEAM & POINT LOAD LEGEND**

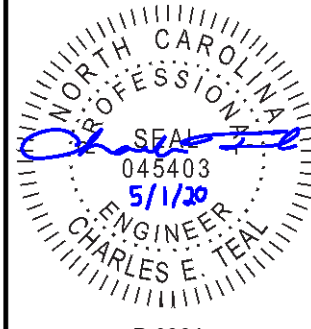
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- 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).

INTERIOR OPTIONS DO NOT AFFECT THE STRUCTURAL LAYOUT



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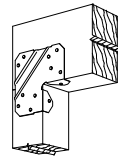
FIRST FLOOR  
CEILING FRAMING PLAN

**S1.0B**

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

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

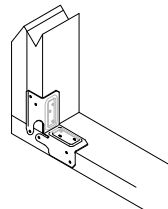
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**LCE4 BRACING CON.**

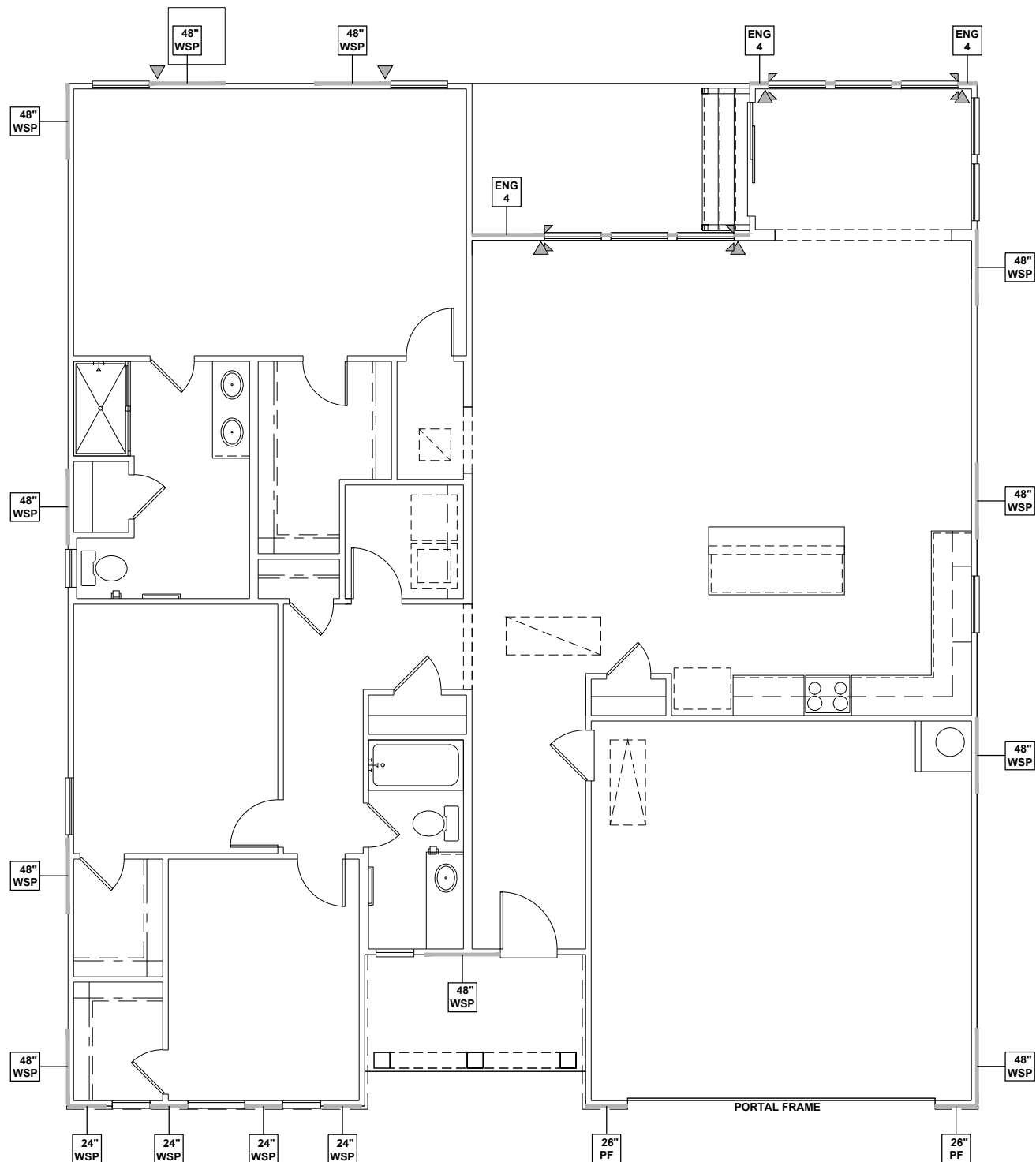
NTS

- ▲ LCE4 CLIP TO HEADER JACK CONNECTION AND KBS1Z CLIP AT THE JACK BOTTOM PLATE CONNECTION
- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MIN.
- ▶ SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.



**KBS1Z BRACING CON.**

NTS



**WALL BRACING REQUIREMENTS**

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

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

SCALED LENGTH OF WALL PANEL AT LOCATION

NUMERICAL LENGTH OF PANEL

PANEL TYPE

**WALL BRACING: RECTANGLE 1**

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	7.0 FT.	18.5 FT.
LEFT	6.5 FT.	16.0 FT.
REAR	7.0 FT.	11.0 FT.
RIGHT	6.5 FT.	N/A

**ENGINEERED WALL SCHEDULE**

ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH SIDES WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.



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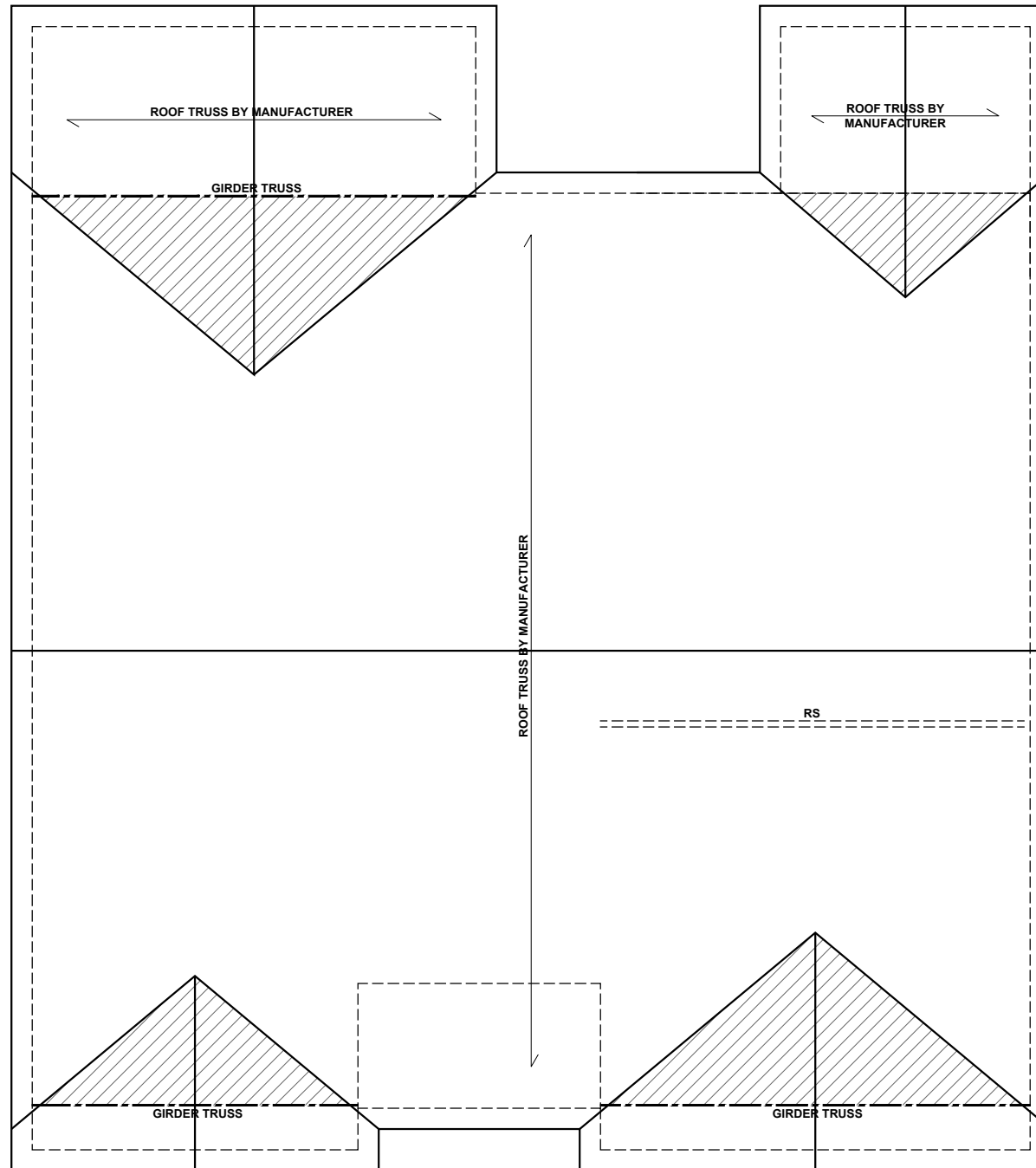
PLAN:  
**148.1869**

FIRST FLOOR  
WALL BRACING PLAN  
**S4.0B**

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

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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

- 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.

**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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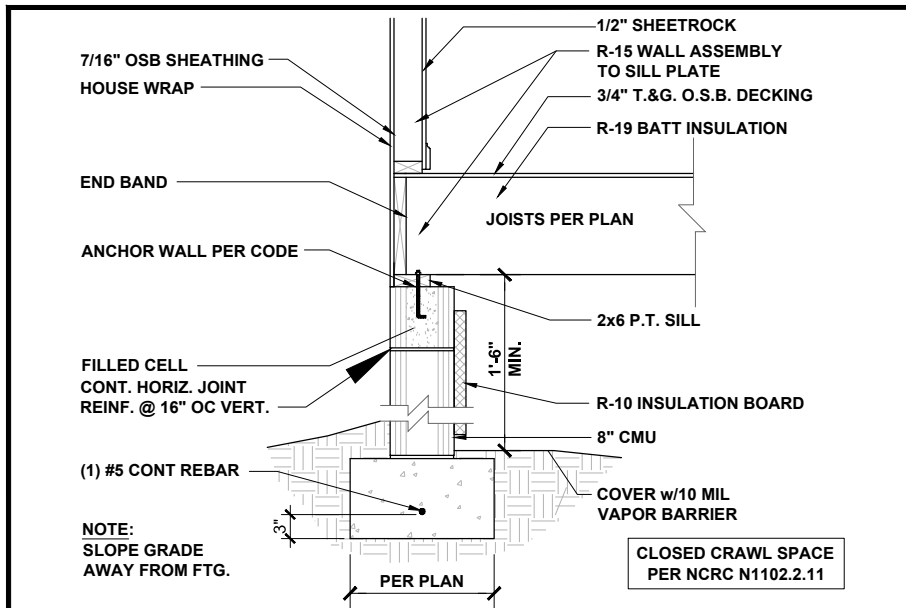
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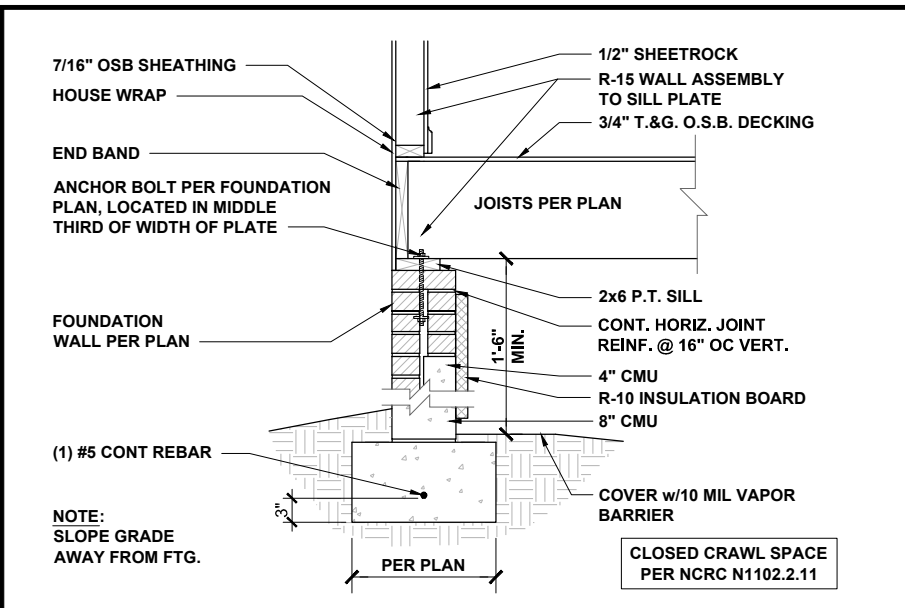
ROOF FRAMING PLAN  
**S7.0B**

**ROOF FRAMING PLAN - 'B'**  
SCALE: 1/8"=1'-0"

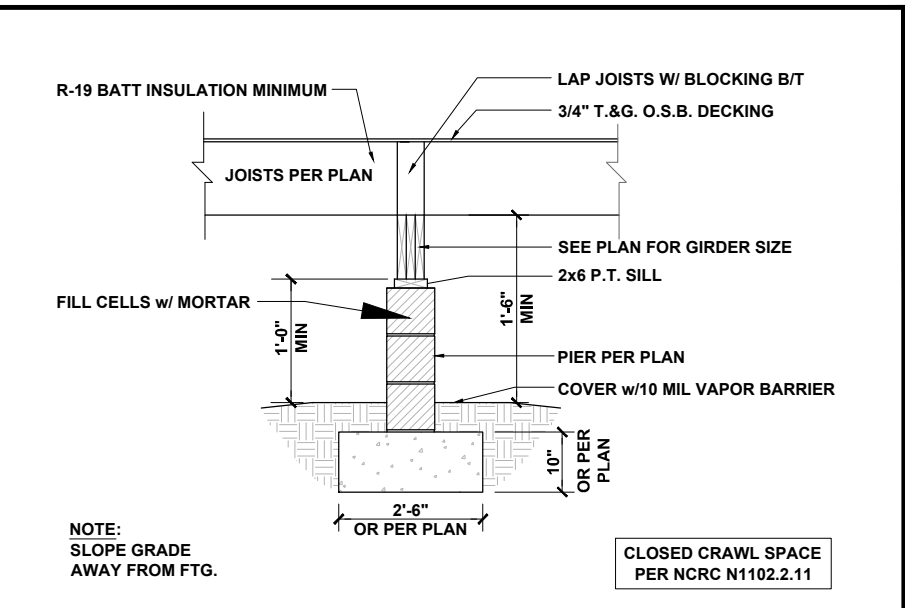
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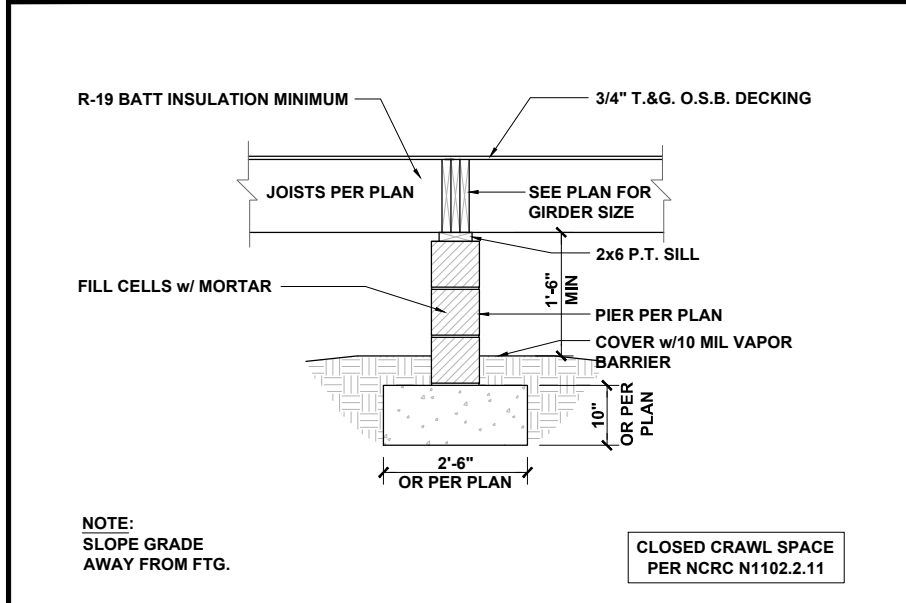
**CRAWL AT EXTERIOR WALL** 1/2" = 1'-0" **1**



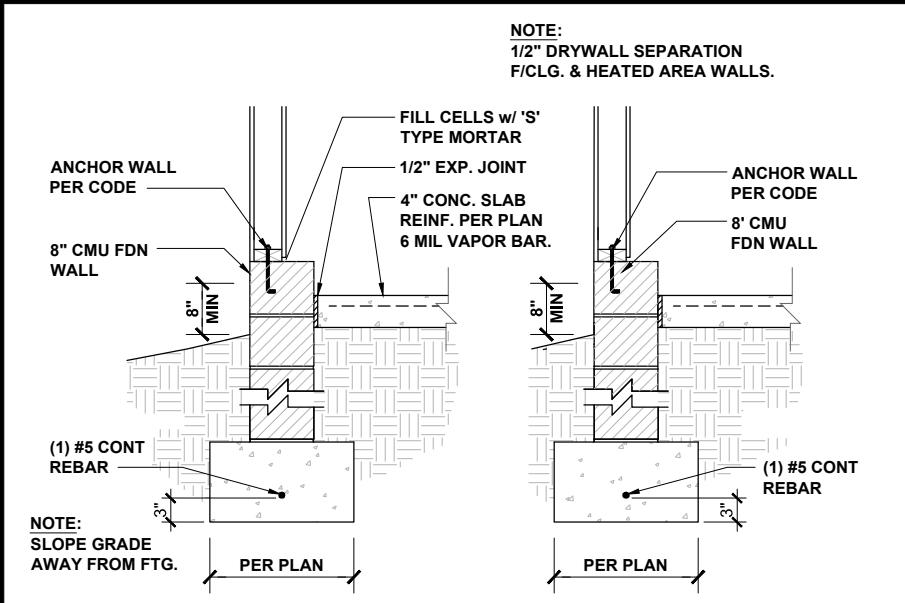
**CRAWL AT EXTERIOR WALL** 1/2" = 1'-0" **2**



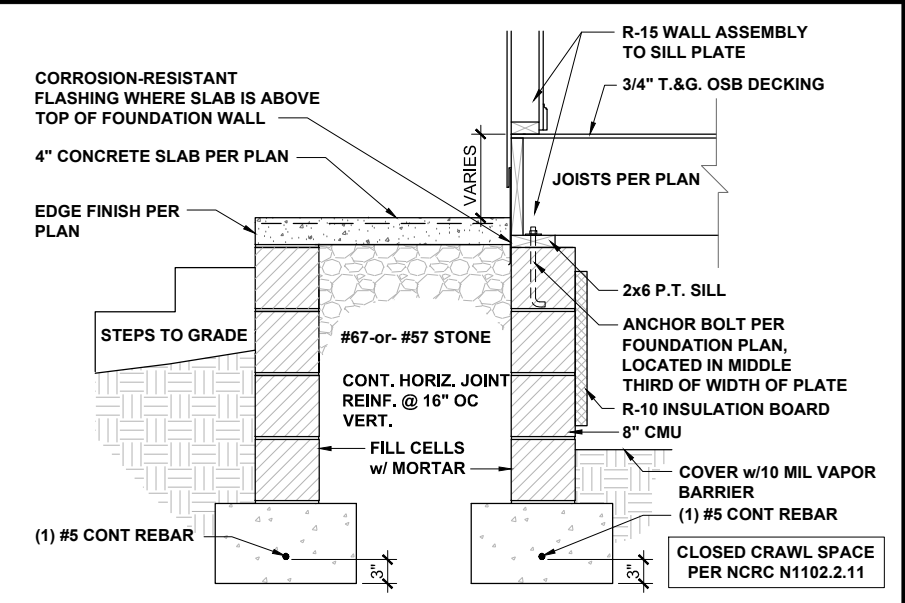
**PIER AND GIRDER** 3/8" = 1'-0" **3**



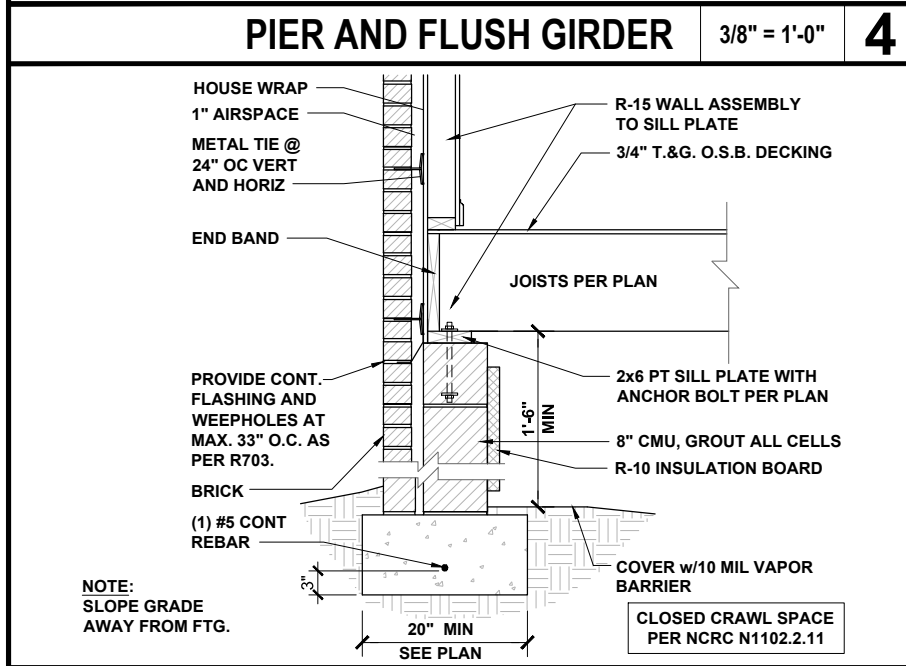
**PIER AND FLUSH GIRDER** 3/8" = 1'-0" **4**



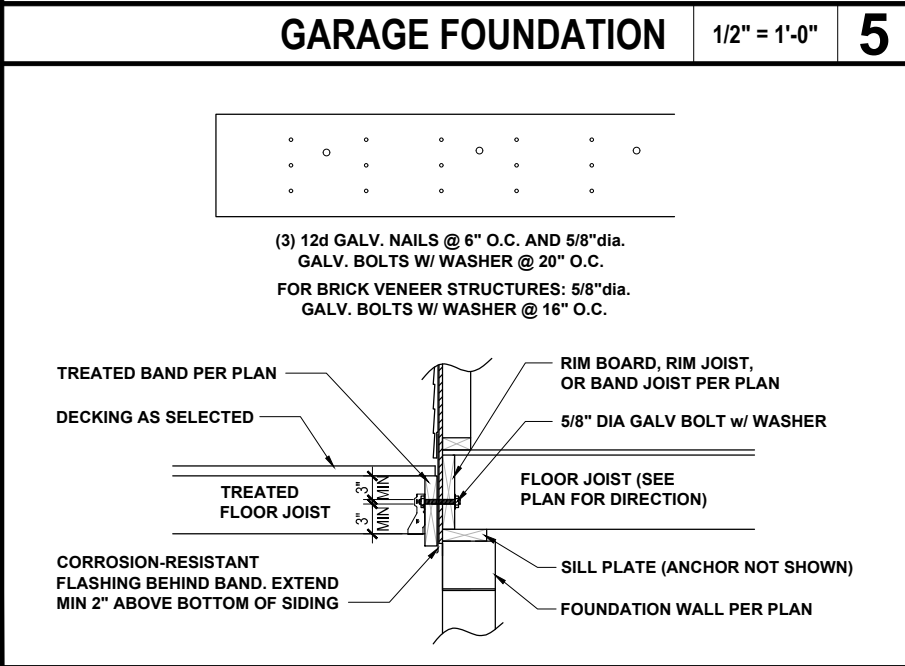
**GARAGE FOUNDATION** 1/2" = 1'-0" **5**



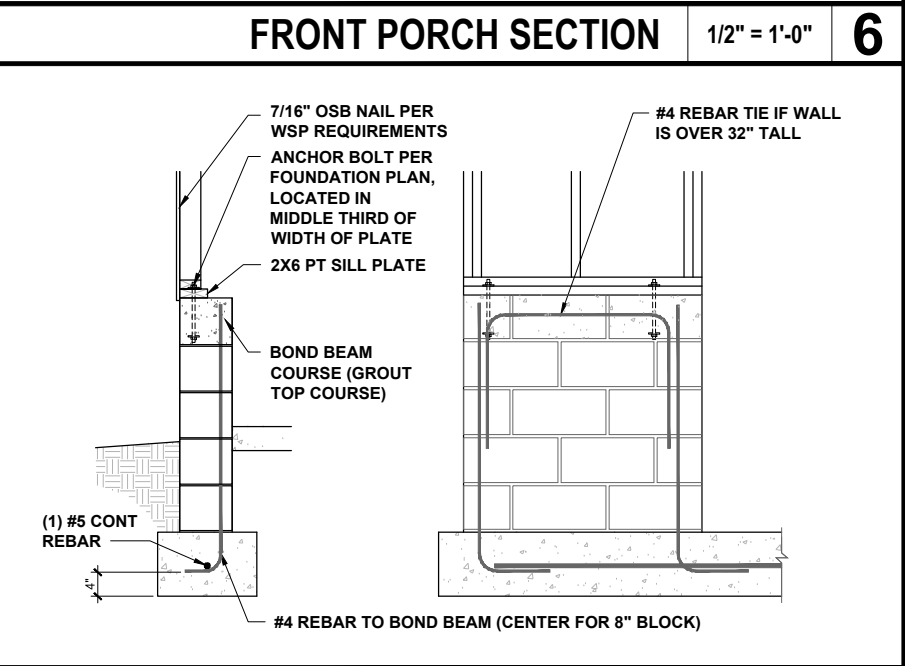
**FRONT PORCH SECTION** 1/2" = 1'-0" **6**



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



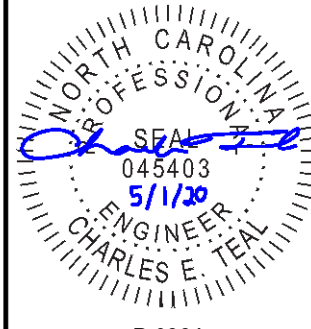
**DECK ATTACHMENT** 1/2" = 1'-0" **8**



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



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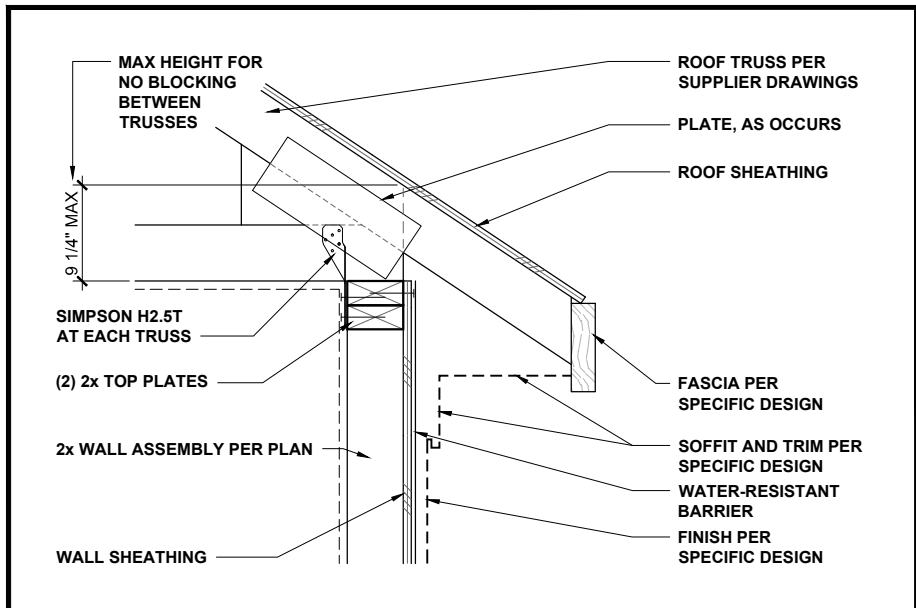
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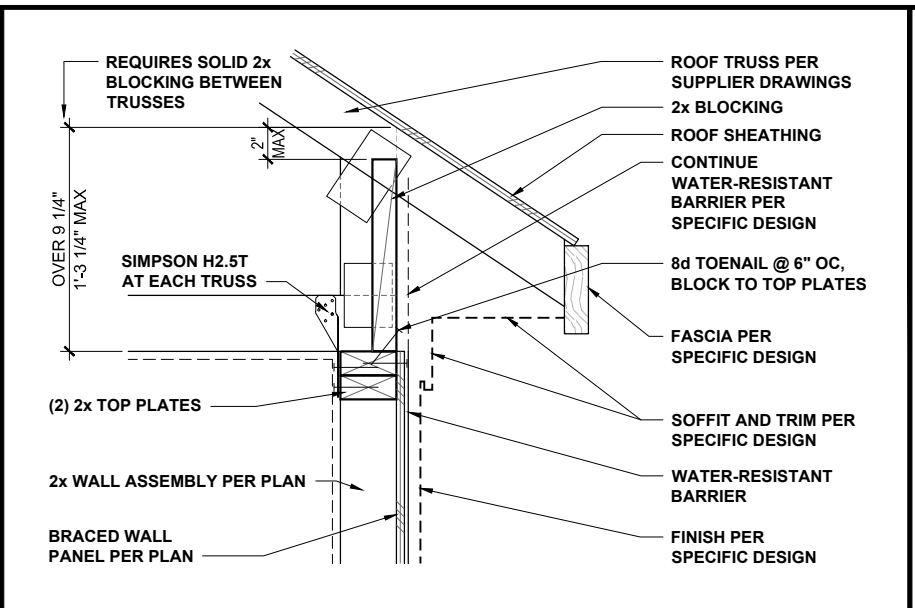
CRAWL SPACE  
FOUNDATION DETAILS

**D1.0**

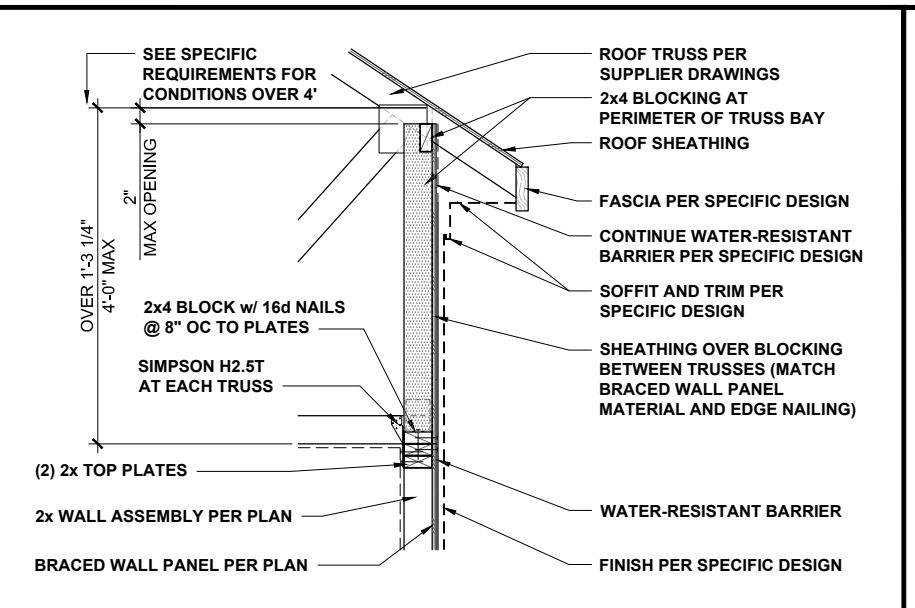
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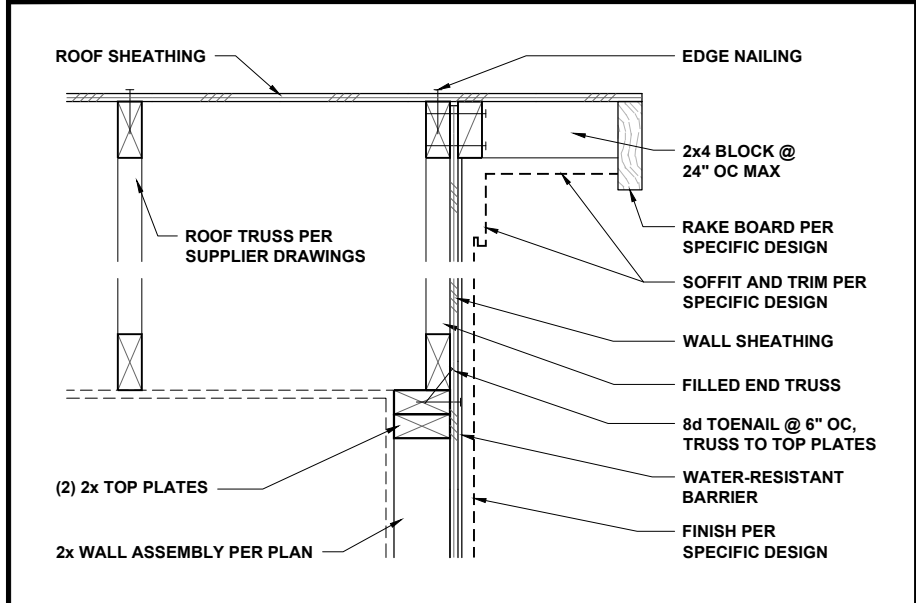
**LOW-HEEL TRUSS AT WALL** 1" = 1'-0" **1**



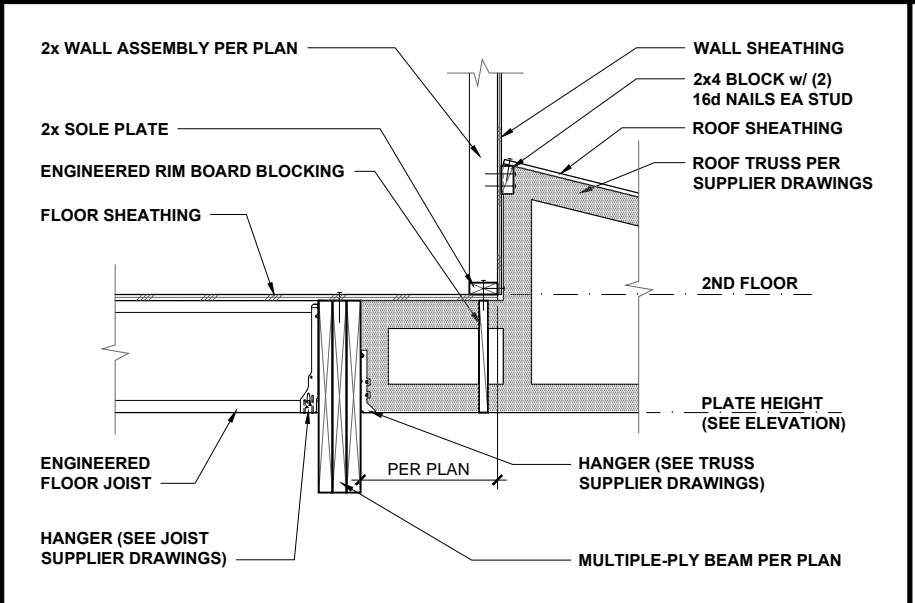
**TYPICAL TRUSS AT BRACED WALL** 1" = 1'-0" **2**



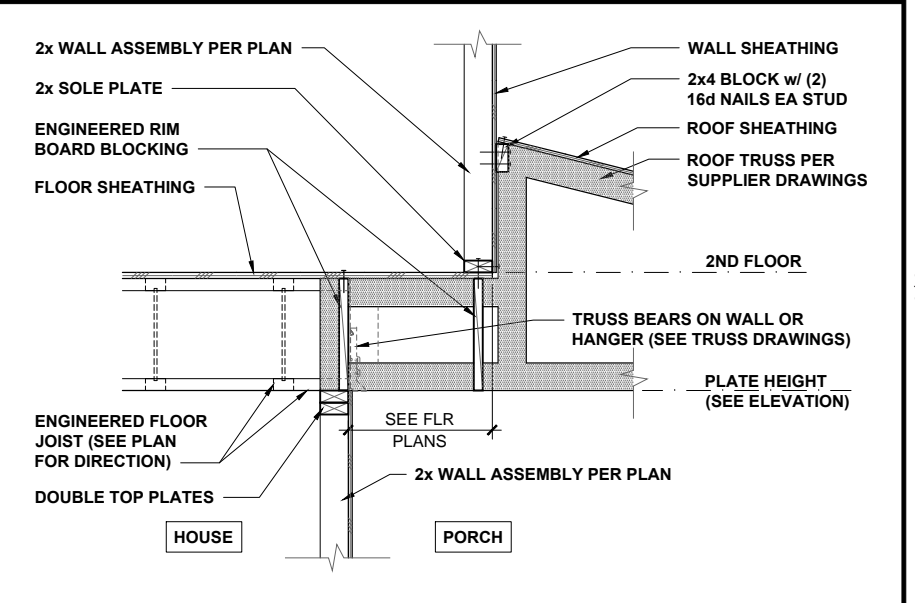
**HIGH-HEEL TRUSS AT BRACED WALL** 1/2" = 1'-0" **3**



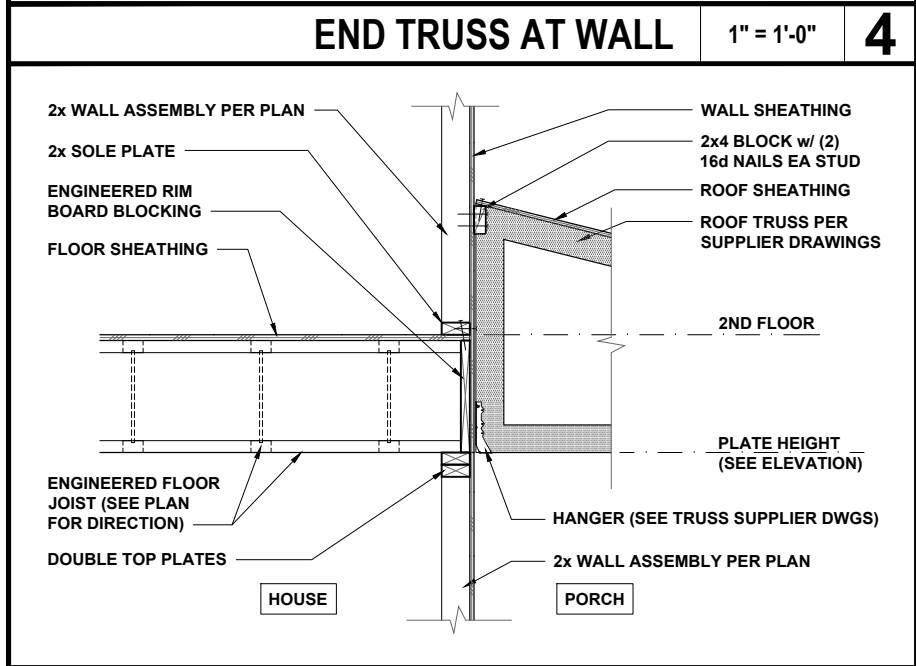
**END TRUSS AT WALL** 1" = 1'-0" **4**



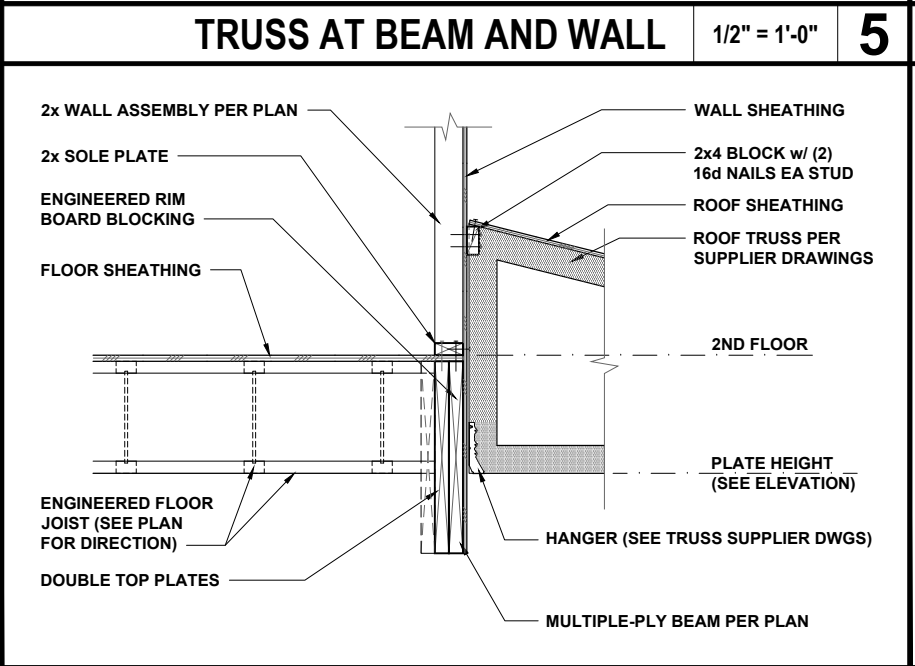
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **5**



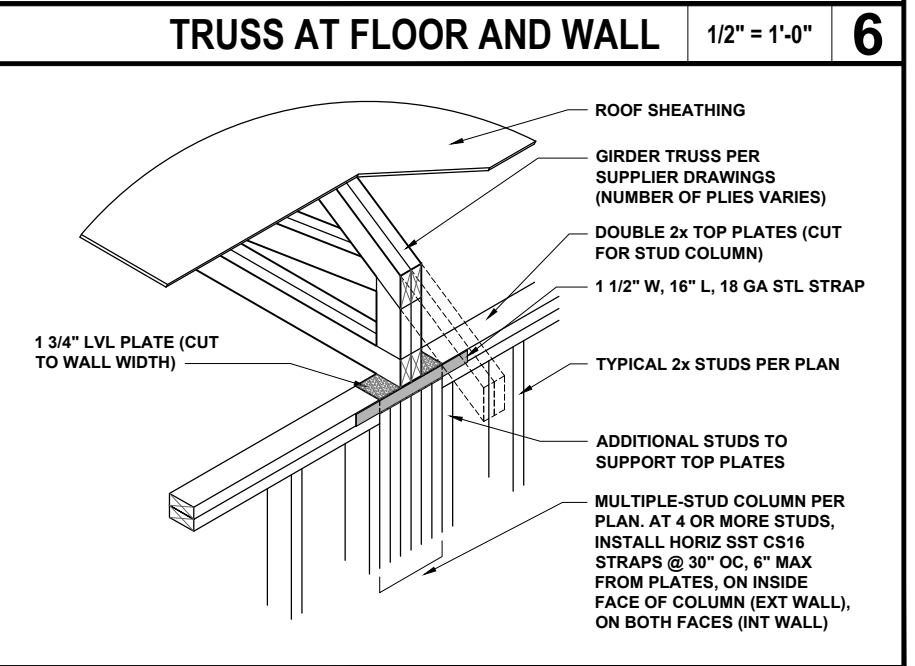
**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **6**



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



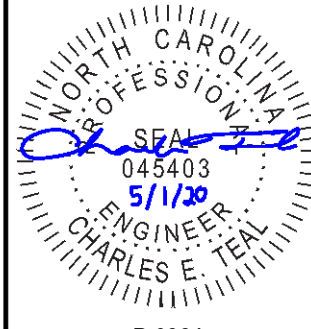
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **8**



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



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P-0961



PROJECT NO.: 20900751  
DATE: 05/01/2020

PLAN:  
**148.1869**

ROOF TRUSS  
FRAMING DETAILS  
**D2.0**

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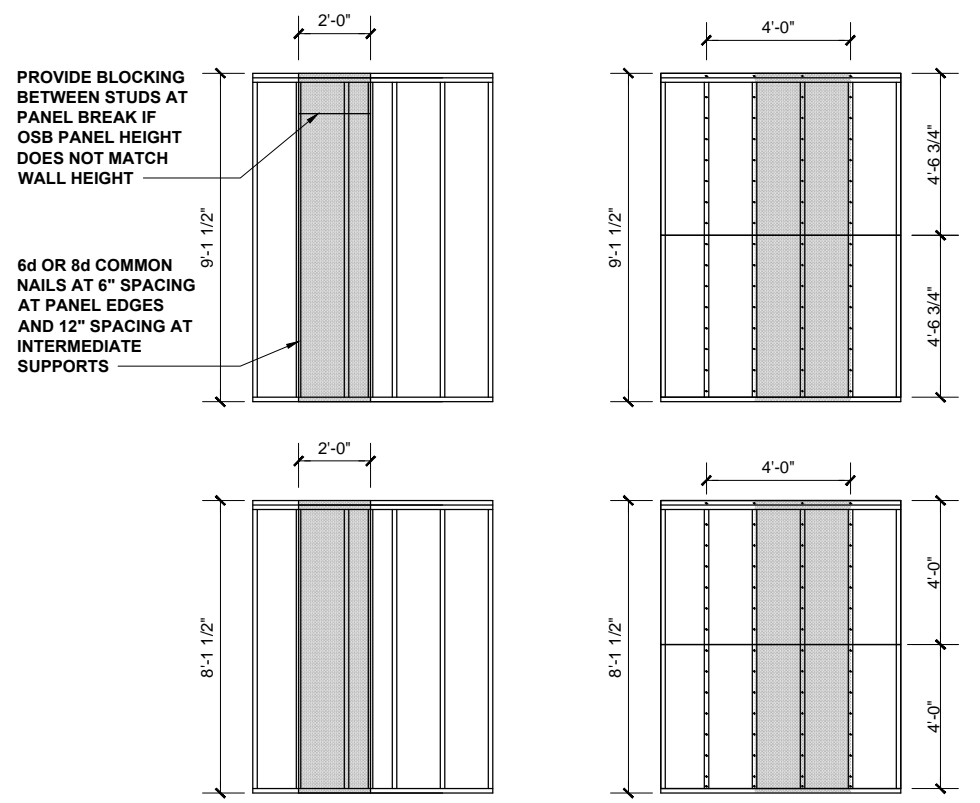
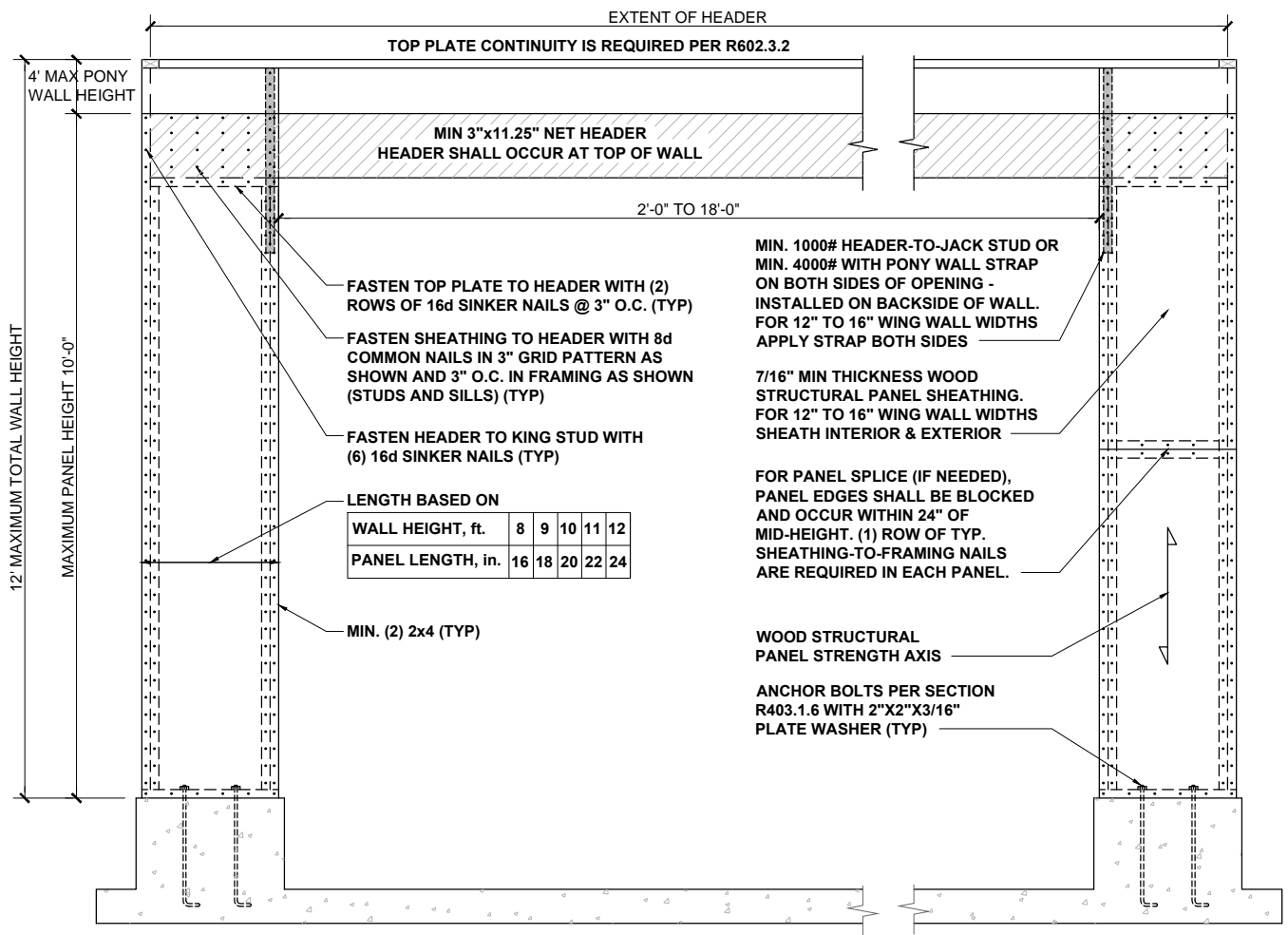
PROJECT NO.: 20900751  
DATE: 05/01/2020

PLAN:  
148.1869

WALL BRACING DETAILS

D3.0

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

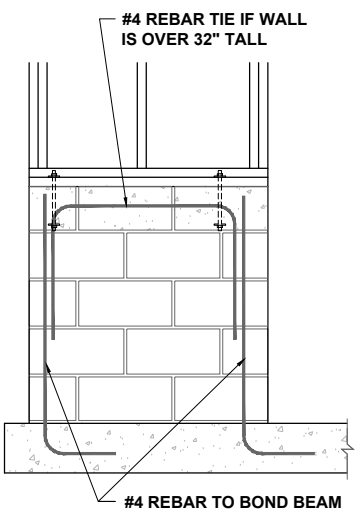
BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

**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.

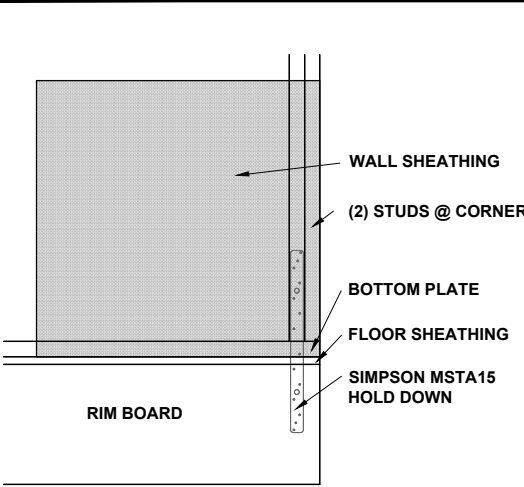
**HIGH-SPEED WIND ZONES**

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).



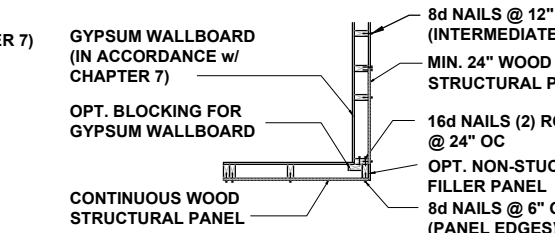
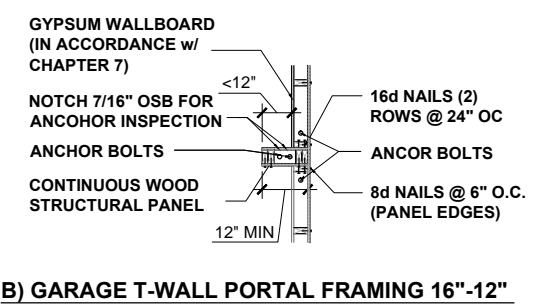
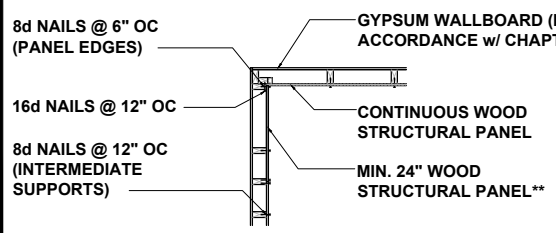
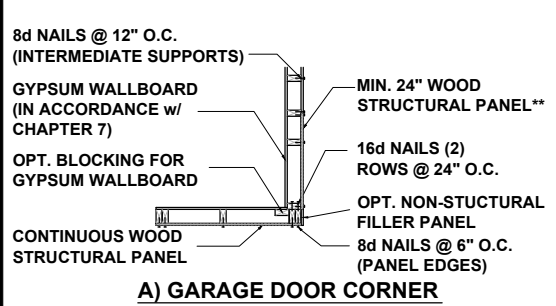
**GARAGE WING WALL AT CRAWL**  
SEE R602.10 - MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURES

**METHOD PF: PORTAL FRAME PANEL CONSTRUCTION** 3/8" = 1'-0" **1**



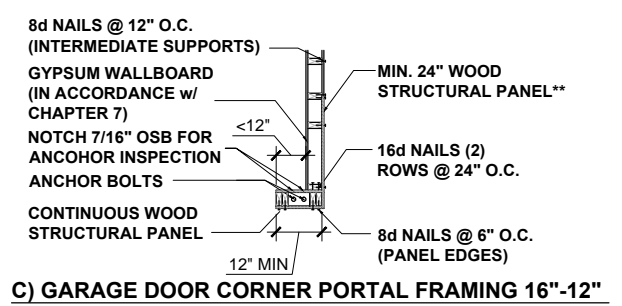
SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.

**BRACED WALL HOLD-DOWN** NTS **3**



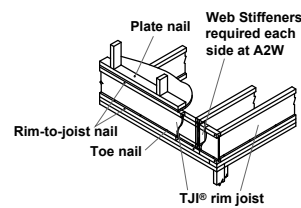
**CORNER FRAMING FOR CONTINUOUS SHEATHING** 1/4" = 1'-0" **4**

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

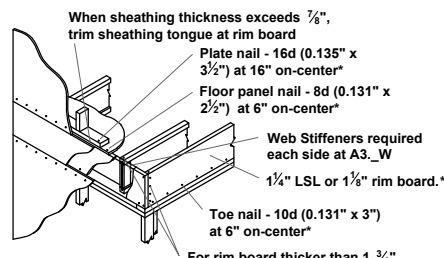


\*\* IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

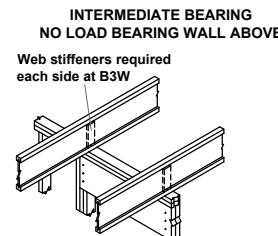
# JOIST DETAILS



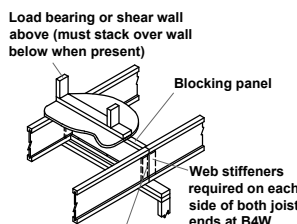
**A2 | A2W** Must have 1 3/4" minimum joist bearing at ends. Attach rim joist per A3 detail.



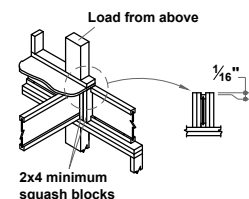
**A3 | A3W** For rim board thicker than 1 3/4" - Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board. - Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board



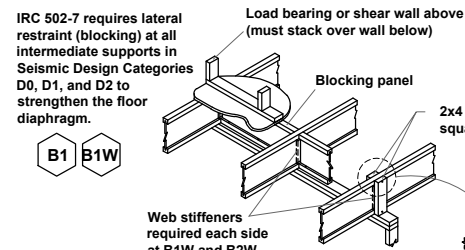
**B3 | B3W** Blocking panels may be required with shear walls above or below (See detail B1)



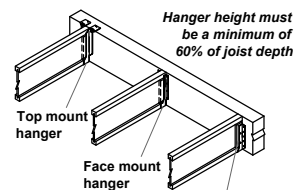
**B4 | B4W** End of joists at centerline of support



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



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



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

## FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

Nail Size	I-JOIST *		Rim Board	1 1/2" LSL or wider	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1 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"

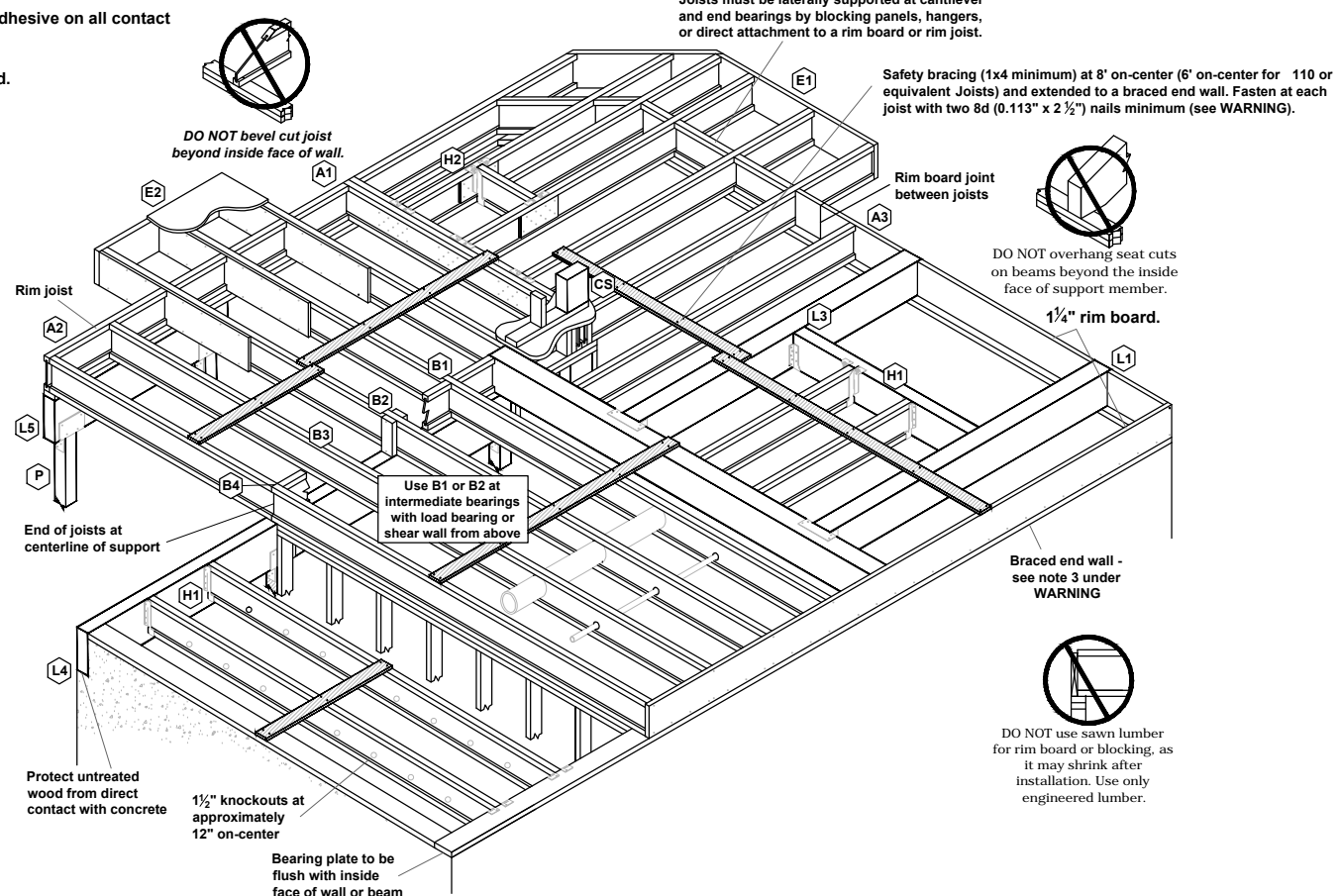
- (1) One row of fasteners permitted (two at abutting panel edges) for diaphragms. Stagger nails when using 4" on-center spacing and maintain 3/8" joist and panel edge distance. For other applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.
- (2)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

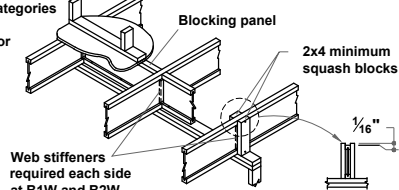
- Nailing rows must be offset at least 1/2" and staggered.

- 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.

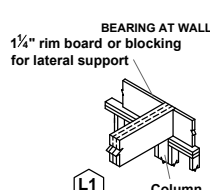
- Maximum spacing of nails is 18" on-center for joists.



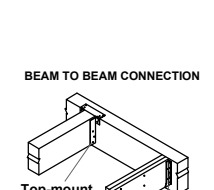
# BEAM and COLUMN DETAILS



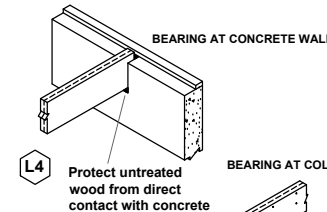
**B2 | B2W** Blocking panels may be required with shear walls above or below - see detail B1



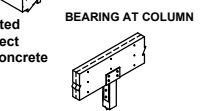
**L1** Column



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



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



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

## FILLER and BACKER BLOCK SIZES \* SEE I-JOIST EQUIVALENCE CHART

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 20"	Two 2x6	Two 2x8	Two 2x12
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)	2x6 4'-0" long	2x10 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).

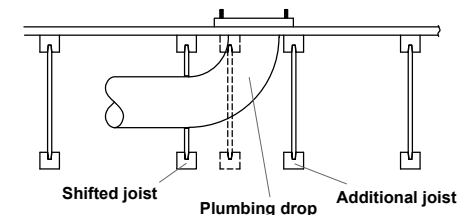
# INSTALLATION TIPS

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.

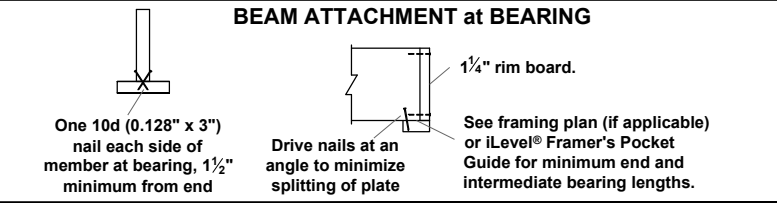
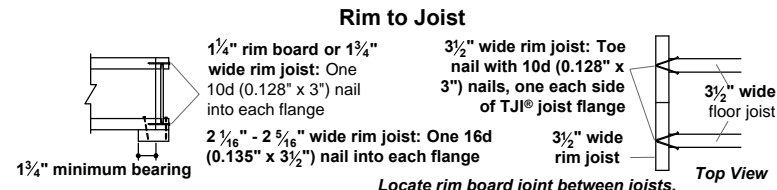
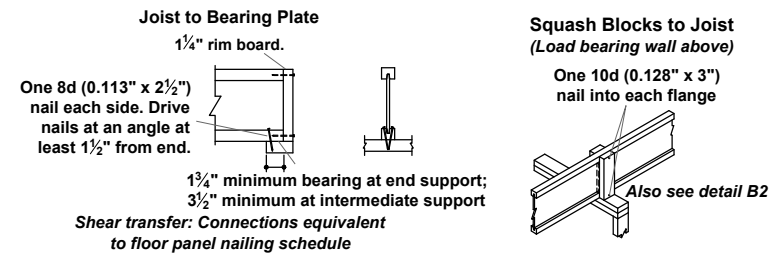
Additional joist at plumbing drop (see detail).



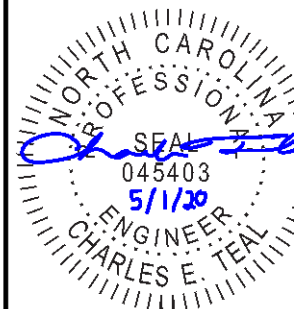
## \* I-JOIST EQUIVALENCY CHART

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 6000	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
	TJI - 560	BCI 90'S	EverEdge 50/60

## JOIST NAILING REQUIREMENTS at BEARING



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ENGINEERED JOIST  
DETAILS  
**D4.0**

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