



# NORTH CAROLINA 50' SERIES PLAN 150.1910

## LOT 16 MASON POINTE - ELEVATION B

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**PLAN #150.1910**

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 8.A3 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'A'  
 8.A4 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'A'  
 8.A5 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'A'  
 8.A6 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'A'  
 8.B1 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO 'B'  
 8.B2 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'B'  
 8.B3 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'B'  
 8.B4 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'B'  
 8.B5 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'B'  
 8.B6 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'B'  
 8.C1 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO 'C'  
 8.C2 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'C'  
 8.C3 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'C'  
 8.C4 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'C'  
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 8.C6 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'C'  
 8.D1 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO 'D'  
 8.D2 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'D'  
 8.D3 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'D'  
 8.D4 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'D'  
 8.D5 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'D'  
 8.D6 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'D'

**ARCHITECTURAL DETAILS**

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 AD8 ARCHITECTURAL DETAILS



### NORTH CAROLINA 50' SERIES

KB HOME  
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### 2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/26/19  
 PROJECT No.: 1350999:57  
 DIVISION MGR.: M.P.  
 REVISIONS:

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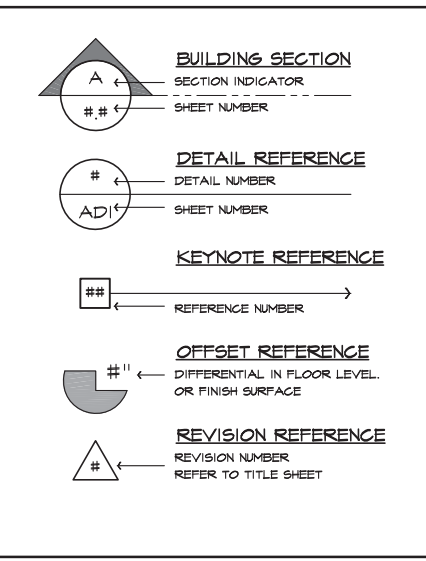
REVISED BY:	DATE	REVISION

PLAN:  
150.1910  
SHEET:  
TS  
SPEC. LEVEL 1  
RALEIGH-DURHAM  
50' SERIES

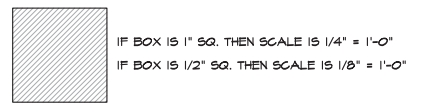
### ABBREVIATIONS

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

### ARCH. SYMBOLS



### SCALE NOTE



### CONSULTANTS

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### SQUARE FOOTAGE

PLAN 150.1910			
FIRST FLOOR AREA		1910	SQ. FT.
TOTAL AREA		1910	SQ. FT.
GARAGE AREA		418	SQ. FT.
PORCH AREA(S)	ELEVATION 'A'	115	SQ. FT.
	ELEVATION 'B'	114	SQ. FT.
	ELEVATION 'C'	130	SQ. FT.
	ELEVATION 'D'	130	SQ. FT.
<b>OPTIONS:</b>			
PATIO AREA(S)	COVERED PATIO	100	SQ. FT.
	EXTENDED COVERED PATIO	240	SQ. FT.
	SCREENED-IN COVERED PATIO	100	SQ. FT.
	EXTENDED SCREENED-IN COV. PATIO	240	SQ. FT.
DECK AREA(S)	OPEN DECK	144	SQ. FT.
	EXTENDED OPEN DECK	288	SQ. FT.
	SCREENED-IN DECK	144	SQ. FT.
	EXTENDED SCREENED-IN DECK	288	SQ. FT.

### CODE INFORMATION

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

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

**OCCUPANCY:**  
 R3

**CONSTRUCTION TYPE:**  
 V - B

**CODE ABBREVIATIONS**

N.C.-R. NORTH CAROLINA RESIDENTIAL CODE  
 N.C.-B. NORTH CAROLINA BUILDING CODE  
 N.C.-M. NORTH CAROLINA MECHANICAL CODE  
 N.C.-P. NORTH CAROLINA PLUMBING CODE  
 N.C.-F. NORTH CAROLINA FUEL GAS CODE  
 N.C.-E. NORTH CAROLINA ELECTRICAL CODE  
 N.C.-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  
 A.N.S.I. AMERICAN NATIONAL STANDARDS INSTITUTE  
 I.E.C.C. INTERNATIONAL ENERGY CONSERVATION CODE  
 I.C.C. INTERNATIONAL CODE COUNCIL  
 U.L. UNDERWRITERS LABORATORIES, INC.

### REVISION LIST

DELTA	DATE	SHEETS REVISED	LOG NUMBER

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50' SERIES**

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**2018 NORTH  
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CODES**

ISSUE DATE: 09/26/19  
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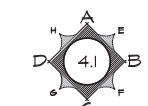
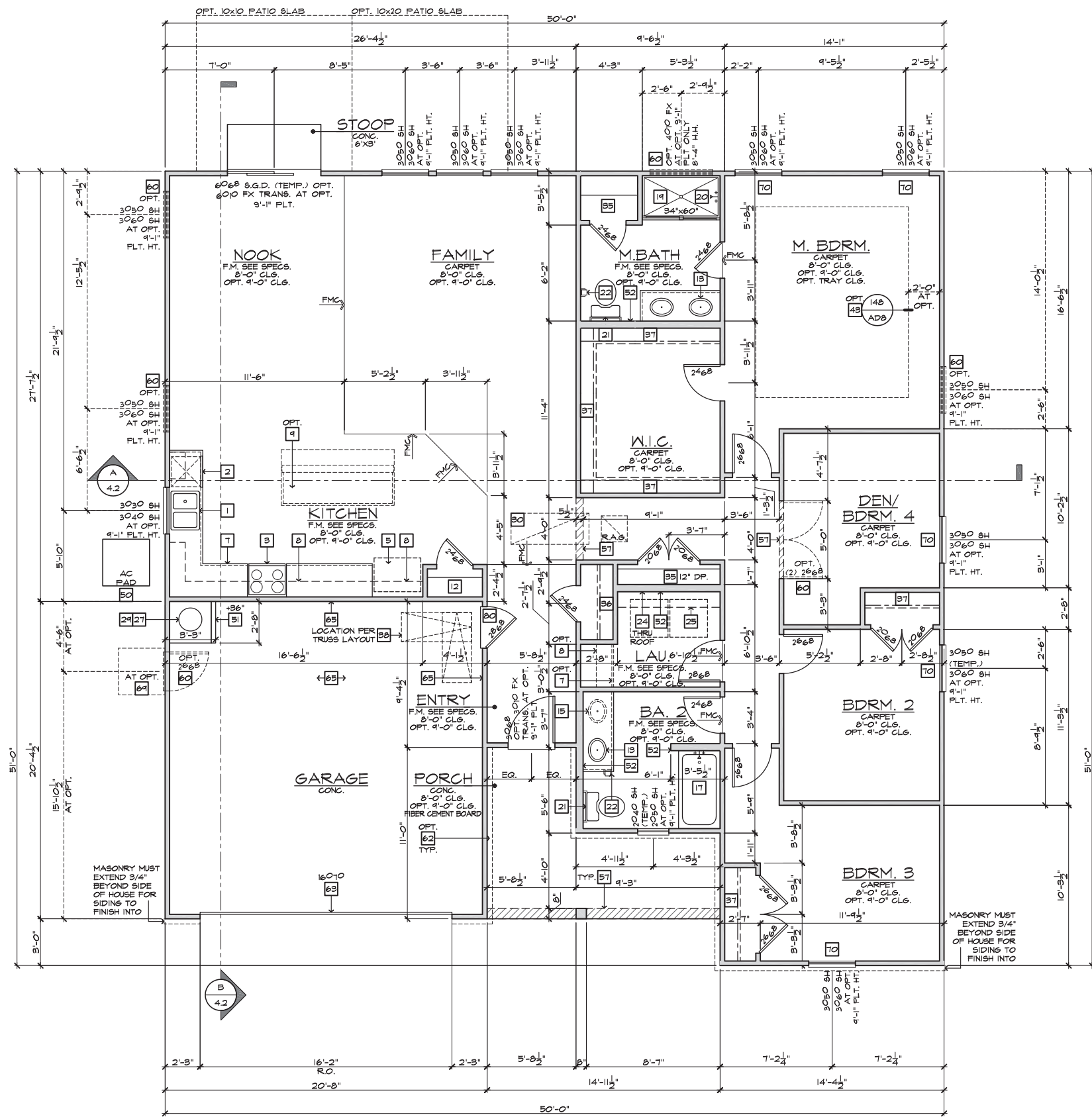
NO.	REVISION	DATE

PLAN:  
**150.1910**  
SHEET:  
**1.1**

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

**FLOOR PLAN NOTES**

- NOTE:** NOT ALL KEY NOTES APPLY.
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECS
  - 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 MANUFACTURER'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 W/ BUILT-IN 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 WITH MANUFACTURER'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 - 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)
  - RESERVED
  - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
  - F.A.U. LOCATION (REFER TO DETAIL SHEETS)
  - RESERVED
  - 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)
  - 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED (REFER TO DETAIL SHEETS)
  - 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. 42" 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 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.
  - RESERVED
  - 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV
  - P.T. POST W/ WRAP
  - CONCRETE STOOPT, 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 OPENINGS AT OPTION TO FIT THE DOOR SIZE SHOWN
  - WINDOW LEDGE, 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.
  - RESERVED
  - SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
  - 20 MIN. FIRE-RATED DOOR



**INTERIOR KEY  
SQUARE FOOTAGE  
PLAN 150.1910**

FIRST FLOOR AREA	1910	SQ. FT.
TOTAL AREA	1910	SQ. FT.
GARAGE AREA	418	SQ. FT.
PORCH AREA(S)		
ELEVATION 'A'	115	SQ. FT.
ELEVATION 'B'	114	SQ. FT.
ELEVATION 'C'	130	SQ. FT.
ELEVATION 'D'	130	SQ. FT.
<b>OPTIONS:</b>		
PATIO AREA(S)		
COVERED PATIO	100	SQ. FT.
EXTENDED COVERED PATIO	240	SQ. FT.
SCREENED-IN COVERED PATIO	100	SQ. FT.
EXTENDED SCREENED-IN COV. PATIO	240	SQ. FT.
DECK AREA(S)		
OPEN DECK	144	SQ. FT.
EXTENDED OPEN DECK	288	SQ. FT.
SCREENED-IN DECK	144	SQ. FT.
EXTENDED SCREENED-IN DECK	288	SQ. FT.

**PLATE NOTES**

**8'-1" PLATE NOTES**

- WINDOW HEADER HEIGHT: 8'-0" 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.
- TRAY CEILING: 7'-4" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.

**9'-1" PLATE NOTES**

- WINDOW HEADER HEIGHT 1st FL.: 8'-0" U.N.O.
- WINDOW HEADER HEIGHT 2nd FL.: 7'-0" 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'-4" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.

**GENERAL PLAN NOTES**

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

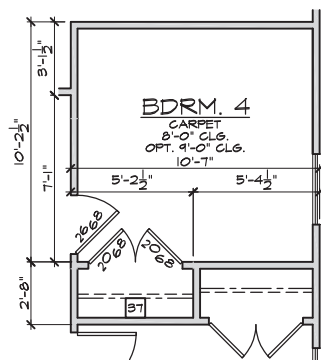
**STAIR DATA NOTES**

- FIRST FLOOR WITH 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 7-11/16" 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

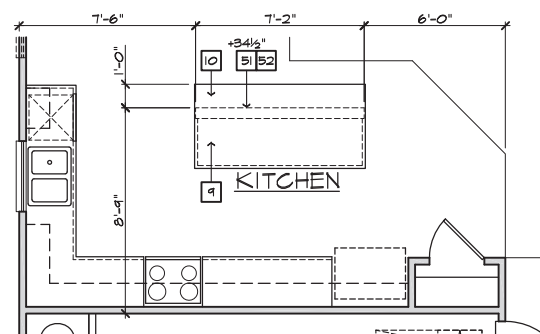
**FLOOR PLAN 'A'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN

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Bdrm. 4  
AT DEN



Island  
AT KITCHEN

**FLOOR PLAN OPTIONS**

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

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/ MANUFERS' SPECS
18.	OVAL TUB - VERIFY DIMENSIONS WITH MANUFERS' SPECS.
19.	PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2 - VERIFY DIMENSIONS W/ MANUFERS' SPECS
20.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
21.	TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
22.	TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
23.	RECESSED, MIRRORRED MEDICINE CABINET
24.	WASHER & DRYER. - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR. - 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 PAN & DRAIN. (REFER TO DETAILS)
28.	RESERVED
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
30.	P.A.U. LOCATION (REFER TO DETAIL SHEETS)
31.	RESERVED
32.	LISTED FACTORY-BUILT GAS FIRED DEG. 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.	25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED (REFER TO DETAIL)
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. 42" 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.	DEL. 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 H&T.
58.	ARCHED SOFFIT - REFER TO PLATE NOTES / ELEV. FOR H&T.
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.	RESERVED
67.	5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABOVE
68.	P.T. POST W/ 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 OPENINGS 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.	RESERVED
79.	SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
80.	20 MIN. FIRE-RATED DOOR



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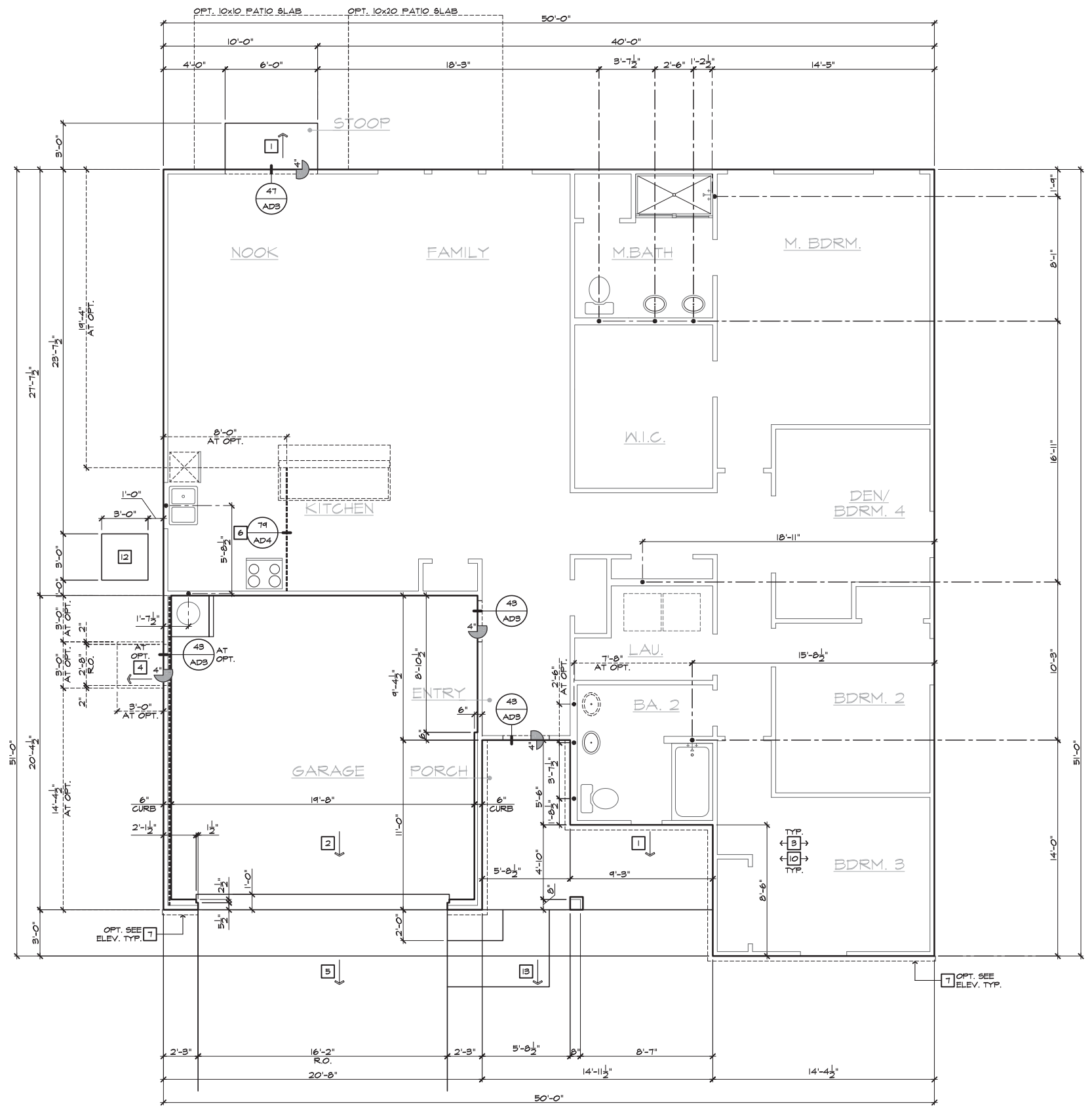
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**SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES**

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



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

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

BASIC PLAN AT SLAB-ON-GRADE

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



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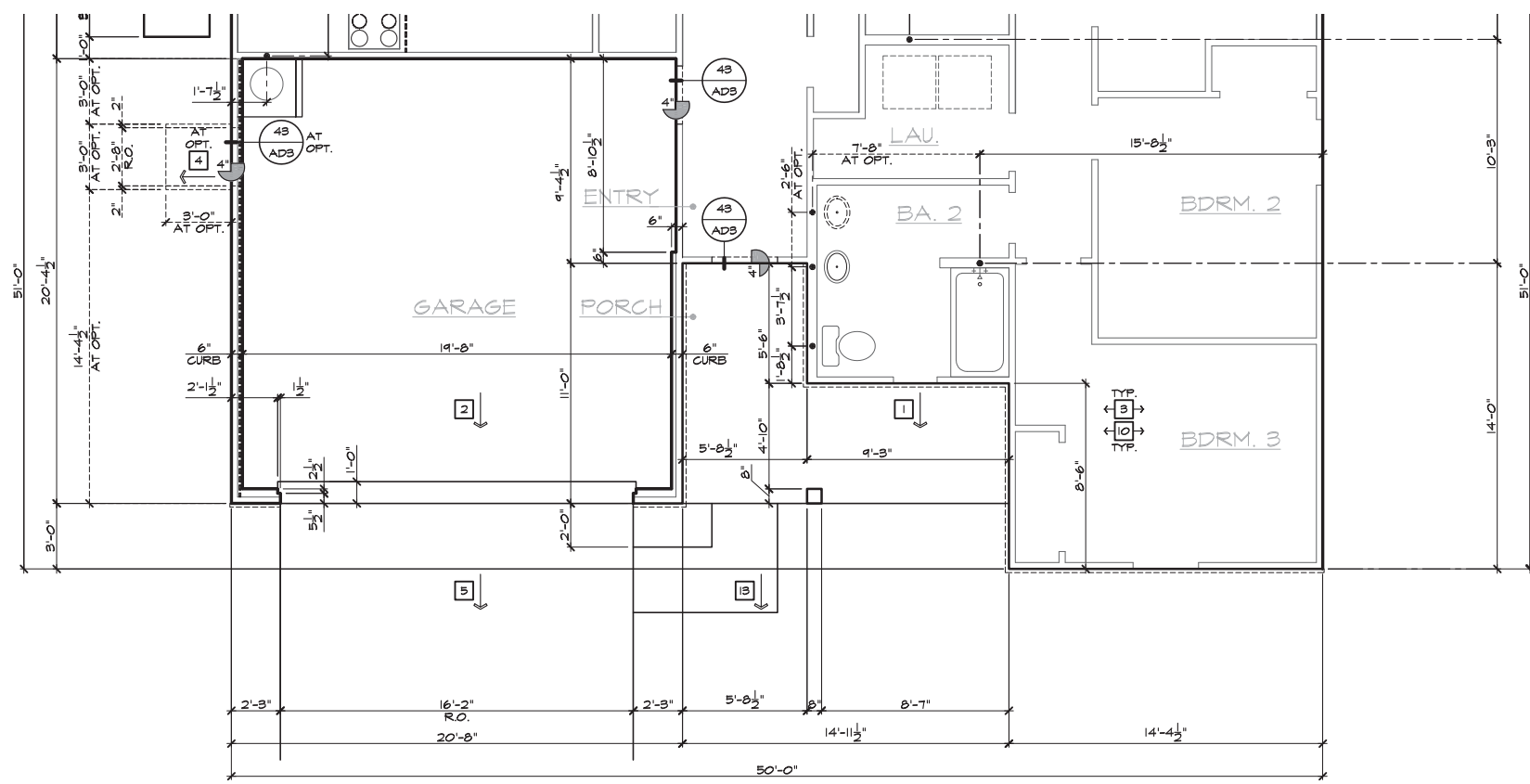
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**SPEC. LEVEL 1  
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**PARTIAL SLAB INTERFACE PLAN 'B'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN AT SLAB-ON-GRADE

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- # 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
  48. MIN. 36" 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.) TYPON 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. FT. POST W/ VINYL WRAP.
  70. EGRESS WINDOW
  75. WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
  76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  77. CONCRETE SLAB, SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

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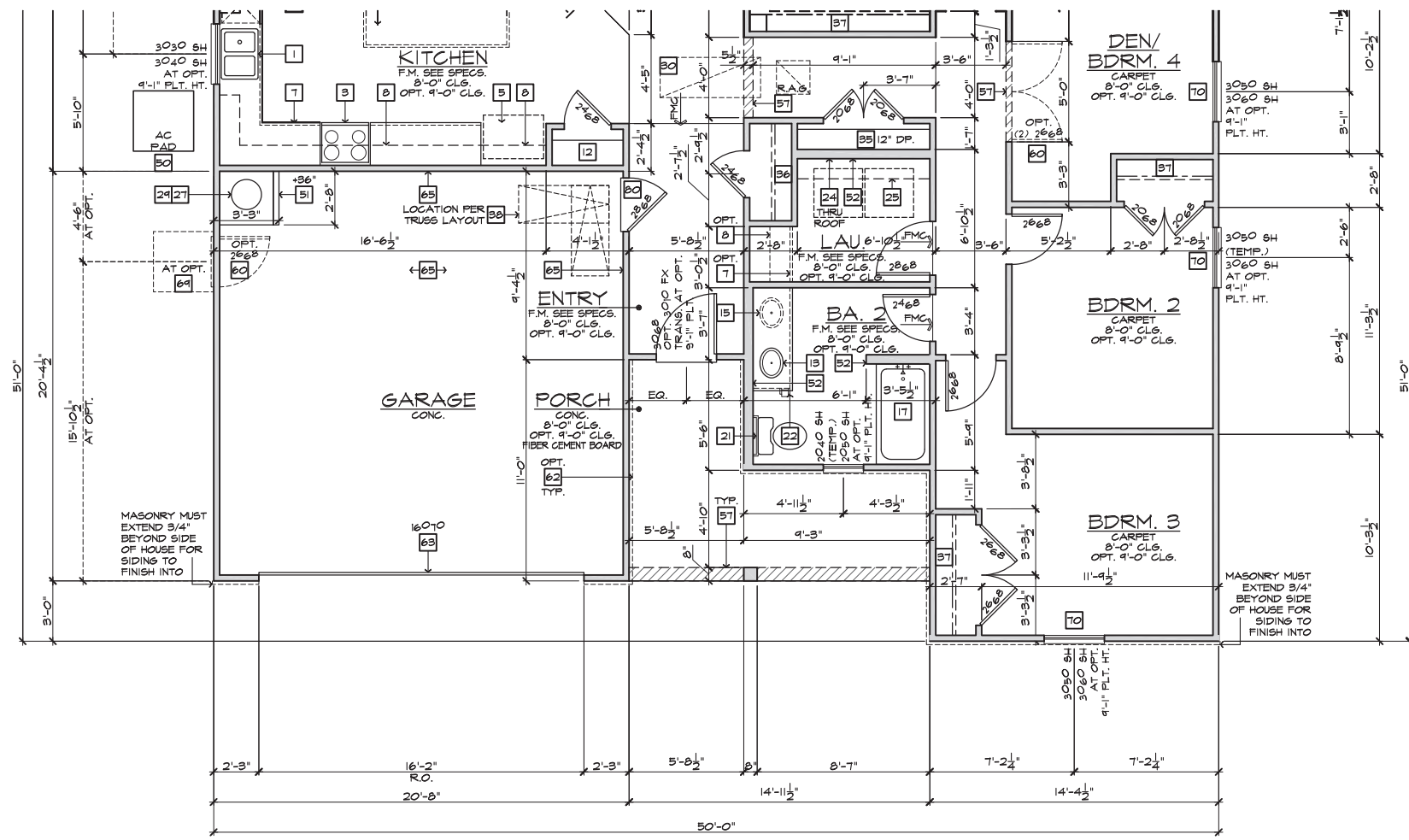
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**SPEC. LEVEL 1  
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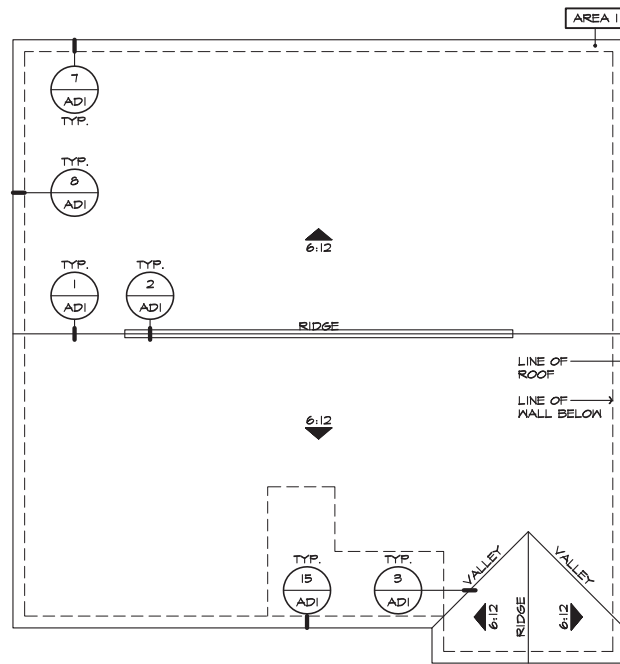


**PARTIAL FLOOR PLAN 'B'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN

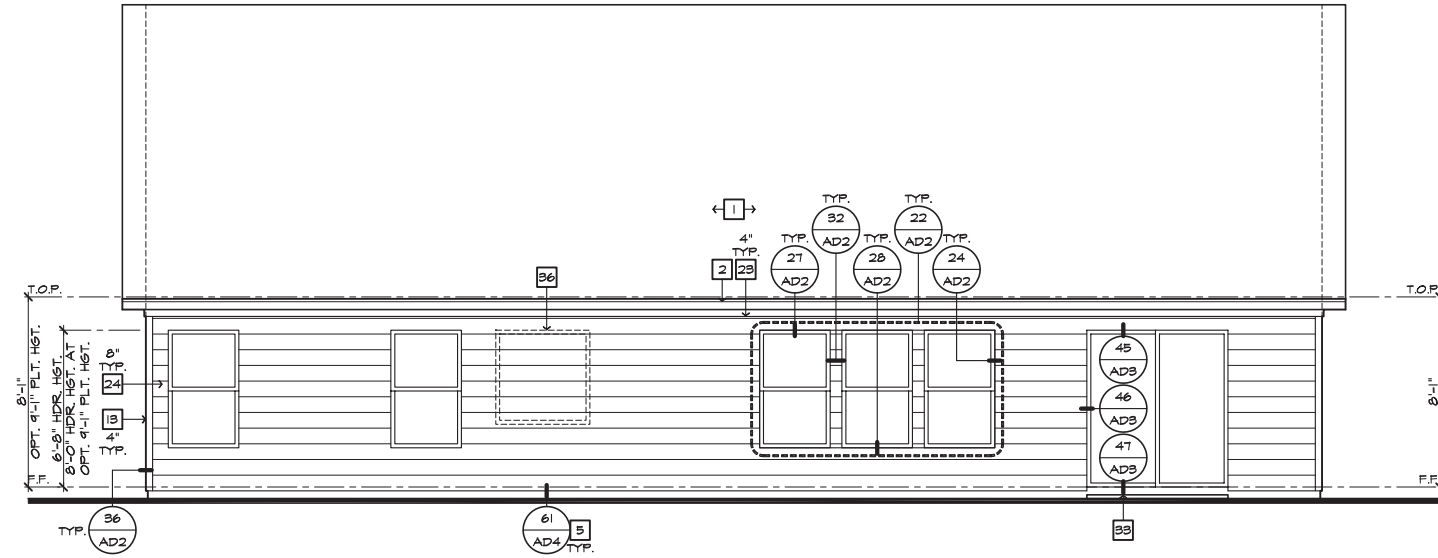
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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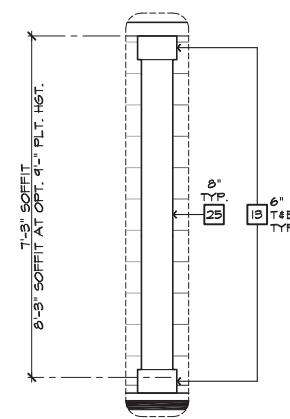
**ROOF PLAN 'B'**

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



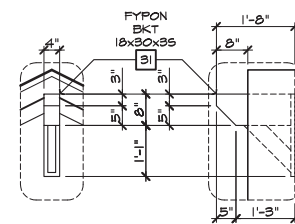
**REAR ELEVATION 'B'**

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



**DETAIL B**

SCALE 1/2"=1'-0"



**DETAIL A**

SCALE 1/2"=1'-0"

**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'**

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 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. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 N.C.-R 806.2)  
\* CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED.  
APPROXIMATE RIDGE VENT LOCATIONS SHOWN.  
ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

AREA 1 / MAIN.			
VENTILATION REQUIRED:			
ATTIC AREA = 2448	SG. FT. / 300	8.14 SQ. FT.	
	X 144 =	1173 SQ. IN.	
	TOTAL HIGH & LOW =	1173 SQ. IN.	
	X 50% =	586 SQ. IN.	
VENTILATION PROVIDED:			
<b>HIGH</b>			
(38)	L/F RIDGE VENT(S) AT 18	SG. IN. / FT. =	544 SQ. IN.
(0)	ROOF VENT(S) AT	50	SG. IN. EA. = 0 SQ. IN.
<b>SUB-TOTAL HIGH VENTILATION:</b>			
			544 SQ. IN.
<b>LOW</b>			
(85)	L/F VENTILATED SOFFIT AT 6.8	SG. IN. / FT. =	587 SQ. IN.
(0)	ROOF VENT(S) AT	50	SG. IN. EA. = 0 SQ. IN.
<b>TOTAL VENTILATION PROVIDED:</b>			
			1131 SQ. IN.

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



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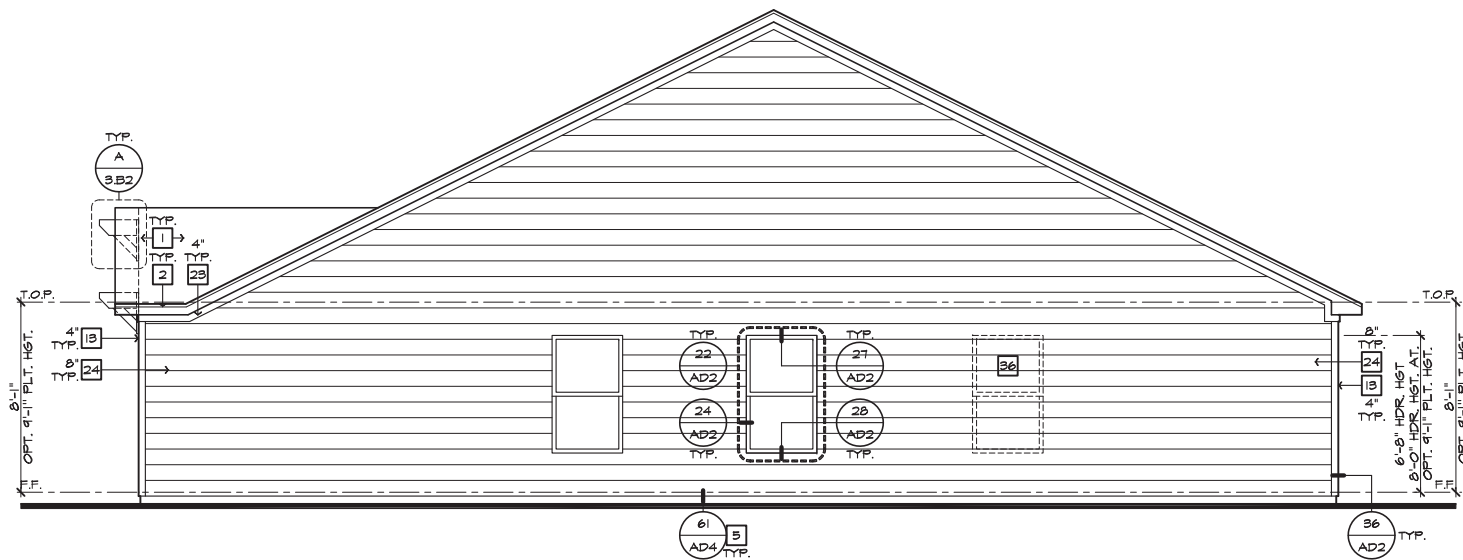
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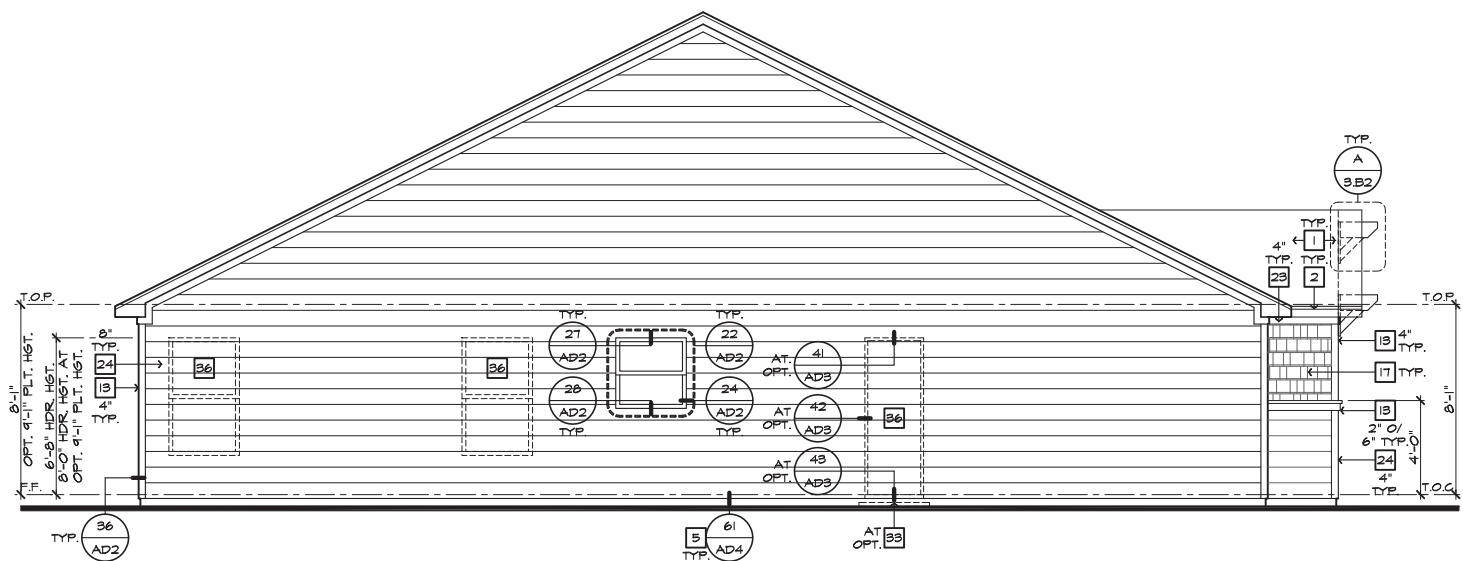
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**SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES**

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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**
- 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



**NORTH CAROLINA  
50' SERIES**

KB HOME  
NORTH CAROLINA DIVISION  
4506 S. MIAMI BLVD.  
SUITE 100  
DURHAM, NC 27703  
TEL: (919) 768-7980

**2018 NORTH  
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BUILDING  
CODES**

ISSUE DATE: 09/26/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: M.P.  
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PLAN:  
**150.1910**  
SHEET:  
**3.B3**

**SPEC. LEVEL 1  
RALEIGH-DURHAM  
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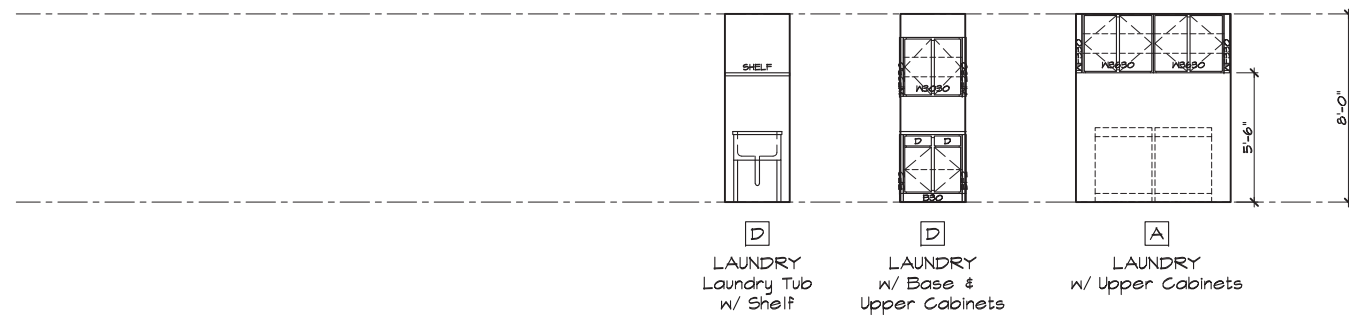
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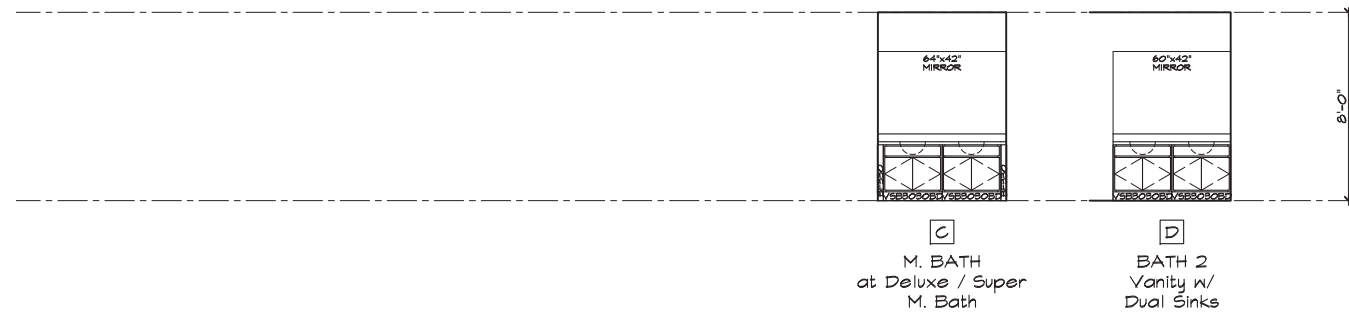
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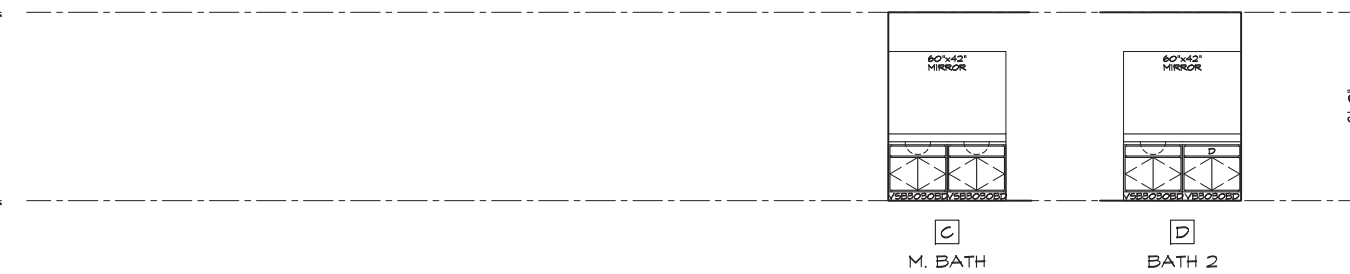
MISCELLANEOUS INTERIOR ELEVATIONS



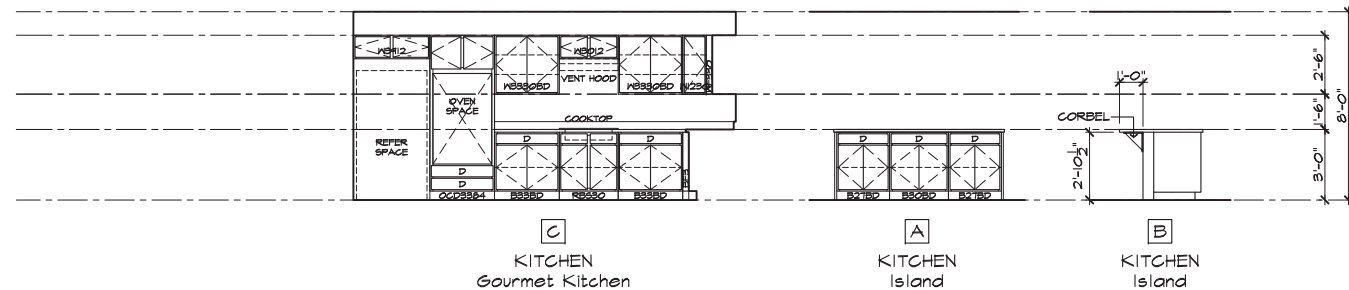
MISCELLANEOUS INTERIOR ELEVATIONS



BATH ELEVATIONS



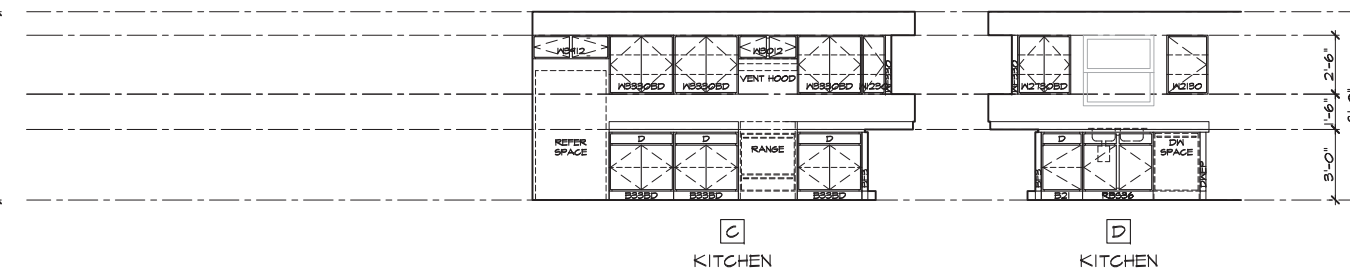
BATH ELEVATIONS



KITCHEN ELEVATIONS

# OPTIONAL INTERIOR ELEVATIONS

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

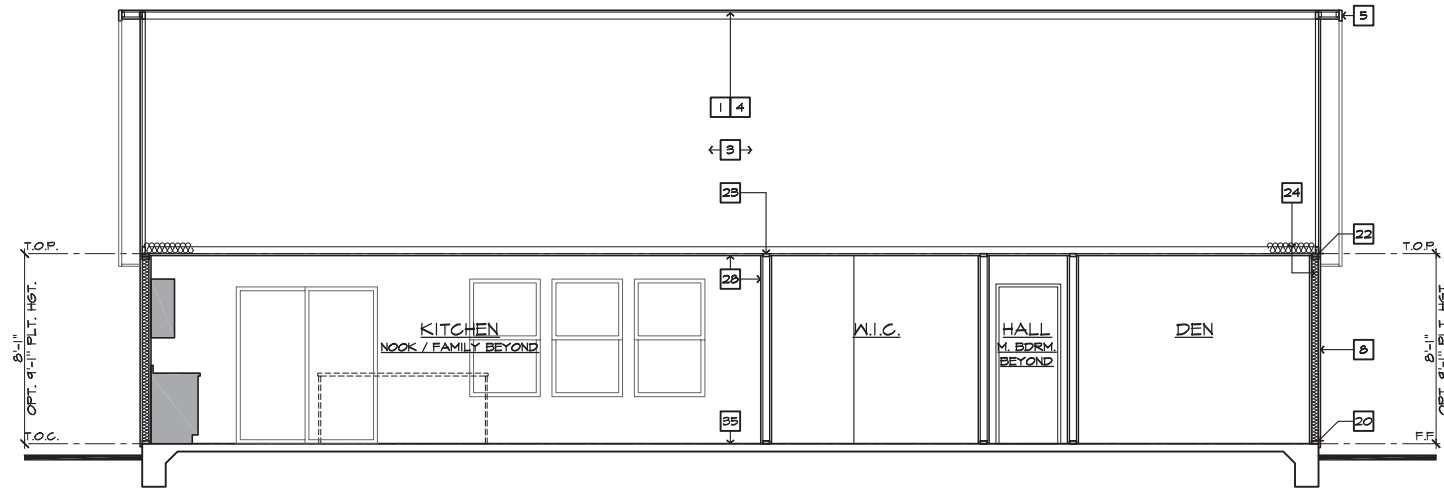


KITCHEN ELEVATIONS

# STANDARD INTERIOR ELEVATIONS

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

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SECTION 'A'

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

AT SLAB-ON-GRADE

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

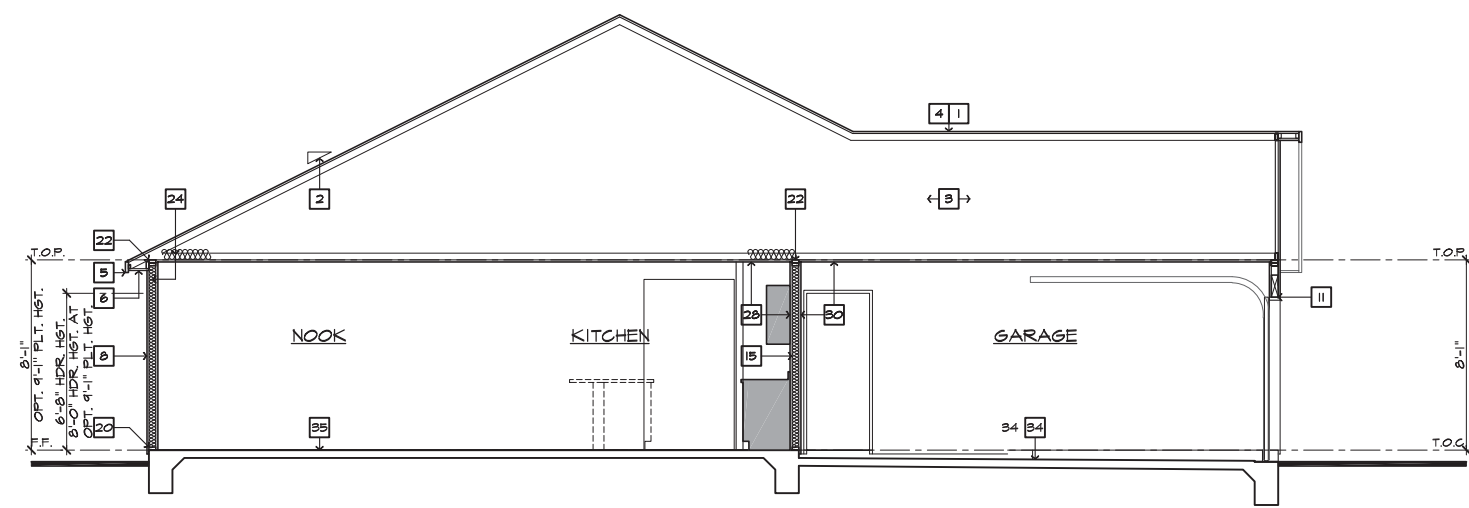
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SECTION 'B'

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

AT SLAB-ON-GRADE

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

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# NORTH CAROLINA 50' SERIES

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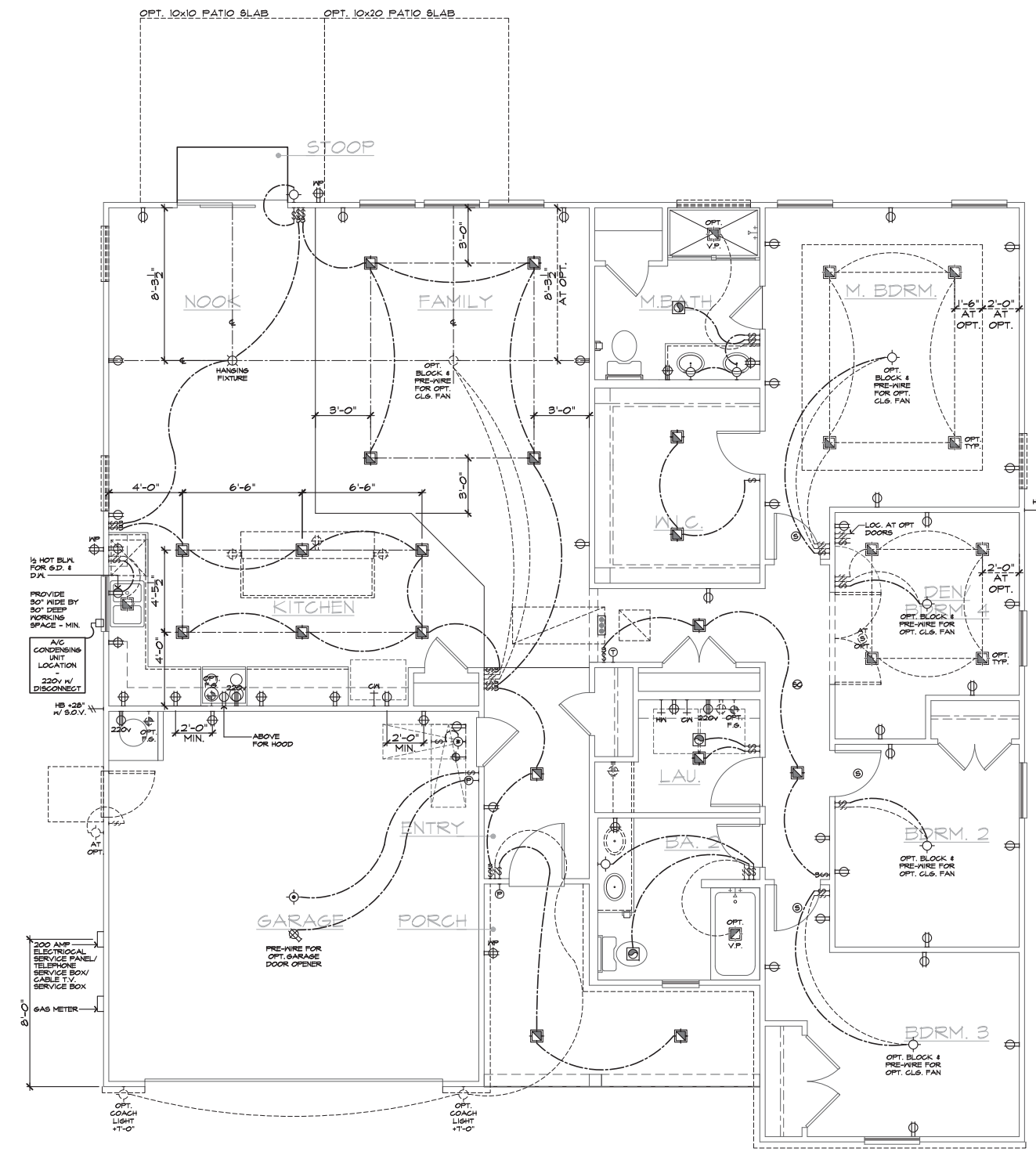
**SPEC. LEVEL 1**  
**RALEIGH-DURHAM**  
**50' SERIES**

### UTILITY LEGEND

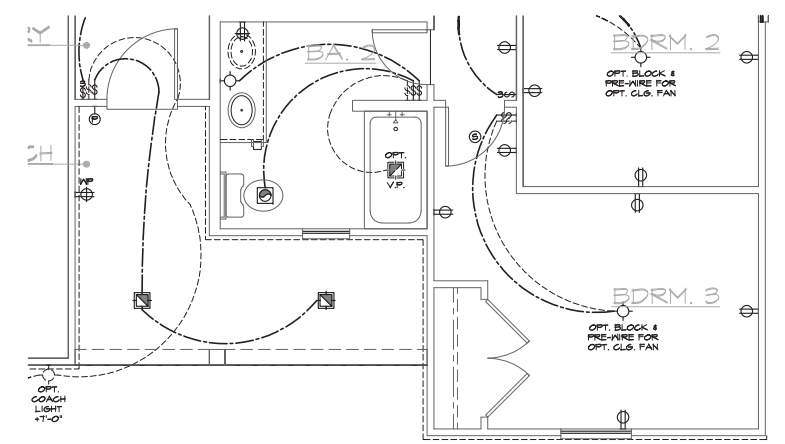
- 120V DUPLEX CONVENIENCE RECEPTACLE AFCI (AFCI) AND TAMPER RESISTANT (TR)
- 12" ABV. FIN. FLR. TYPICAL UNO.
- 120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
- 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER
- 120V (AFCI & TR)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

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



PARTIAL UTILITY PLAN 'B'  
SCALE 1/4"=1'-0" (22'X34') - 1/8"=1'-0" (11'X17')  
BASIC PLAN

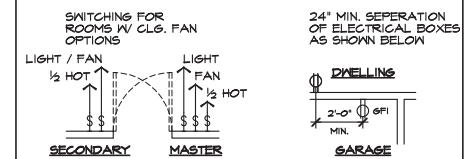
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NOTE:  
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**UTILITY LEGEND**

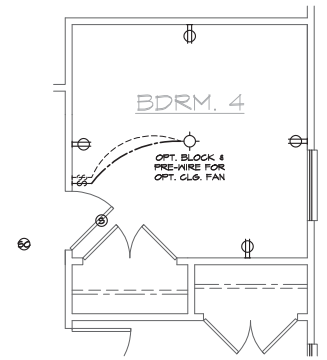
2018.16.01.2017.16.6

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE  
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)  
12" ABV. FIN. FLR. TYPICAL UNO.
- ⊕ 600 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
W/ WATER RESISTANT HOUSING
- ⊕ 600 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR  
RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE  
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE  
HEIGHT NOTED AS PER PLAN
- ⊕ 42" 2-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.  
8" ABOVE COUNTER UNO.
- ⊕ 3-POLE LIGHT SWITCH
- ⊕ 4-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
- ⊕ HANGINGS INCANDESCENT  
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL  
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- ⊕ LIGHTING - TRAVERSE II LED FIXTURE - PER  
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- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT  
LIGHT COMBINATION
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- ⊕ HOSE BIB W/ S.O.V.
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- ⊕ APPROVED CEILING MOUNTED  
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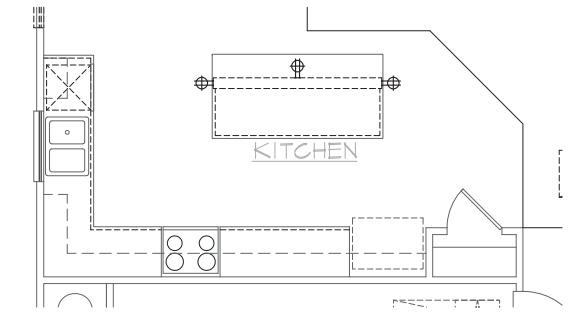


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4. 20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
5. 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



Bdrm. 4  
AT DEN



Island  
AT KITCHEN

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



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SPEC. LEVEL 1  
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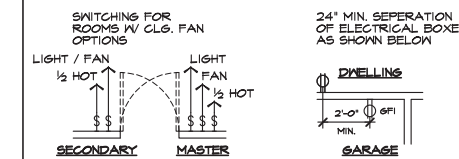


NOTE:  
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**UTILITY LEGEND**

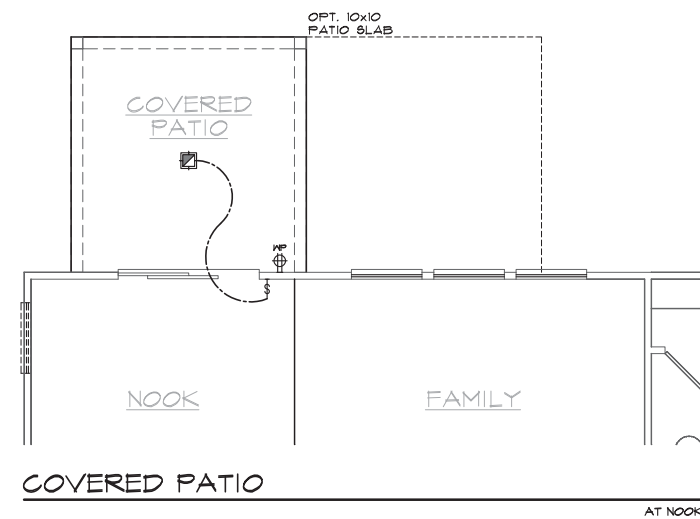
2018.16.01.2017.16.6

- ⊖ 120V DUPLEX CONVENIENCE RECEPTACLE  
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)  
12" ABV. FIN. FLR. TYPICAL UNO.
- ⊖ 6PFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT  
W/ WATER RESISTANT HOUSING
- ⊖ 6PFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊖ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR  
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- ⊖ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE  
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- ⊖ W.P. WALL MOUNTED LIGHT FIXTURE  
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- ⊖ WALL MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊖ CEILING MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊖ CEILING MOUNTED FLUORESCENT  
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- ⊖ 12"x48" FLUORESCENT LIGHT  
BOX (CEILING MOUNTED)
- ⊖ OPTIONAL PRE-WIRED CEILING FAN  
AND SWITCH - LOCATED IN CENTER OF ROOM UNO.
- ⊖ CEILING MOUNTED JUNCTION BOX
- ⊖ WALL MOUNTED JUNCTION BOX
- ⊖ DOOR CHIME
- ⊖ CATY RECEPTACLE
- ⊖ PUSH BUTTON
- ⊖ PHONE OUTLET
- ⊖ SERVICE BOX
- ⊖ HOSE BIB
- ⊖ HOSE BIB W/ S.O.V.
- ⊖ WATER STUB FOR ICE MAKER
- ⊖ APPROVED CEILING MOUNTED  
SMOKE DETECTOR TO BE HARD WIRED  
WITH BATTERY BACK-UP AND INTERCONNECTED
- ⊖ APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.
- ⊖ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
- ⊖ GAS TAP
- ⊖ GAS KEY - FIREPLACE GAS VALVES SHALL BE  
LOCATED OUTSIDE OF REQUIRED HEARTH AREA,  
BUT NO MORE THAN 48" FROM GAS OUTLET



**NOTES**

1. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT. ALL HEIGHTS SHOWN ARE TO CENTERLINE OF FIXTURE.
2. PROVIDE SWITCH, LIGHT, 120V (AFCI & TR) DUPLEX RECEPTACLE & FUEL GAS STUB OR 220V RECEPTACLE IN ATTIC FOR F.A.U. - PER COMMUNITY SPECIFICATIONS.
3. SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING
4. 20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
5. 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



**FIRST FLOOR UTILITY PLAN OPTIONS**

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



**NORTH CAROLINA  
50' SERIES**

KB HOME  
NORTH CAROLINA DIVISION  
4506 S. MIAMI BLVD.  
SUITE 100  
DURHAM, NC 27703  
TEL: (919) 768-7980

**2018 NORTH  
CAROLINA STATE  
BUILDING  
CODES**

ISSUE DATE: 09/26/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: M.P.  
REVISIONS:

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

PLAN:  
**150.1910**  
SHEET:  
**5.3**

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

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# NORTH CAROLINA 50' SERIES

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

# 2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/26/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: M.P.  
REVISIONS:

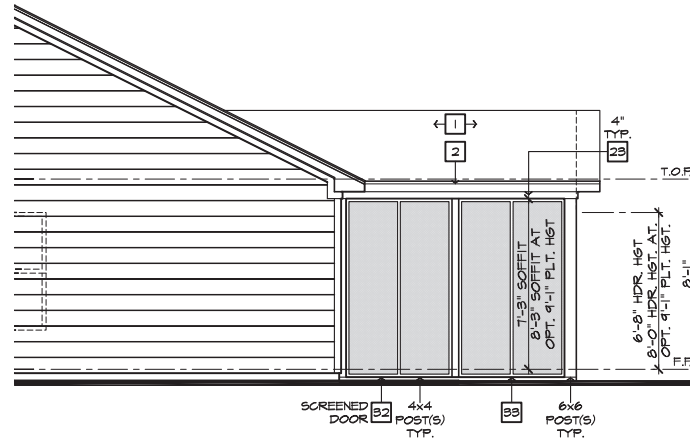
FOR INTERNAL USE ONLY  
REVIEWED BY:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
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5. \_\_\_\_\_

PLAN:  
**150.1910**  
SHEET:  
**8.B5**

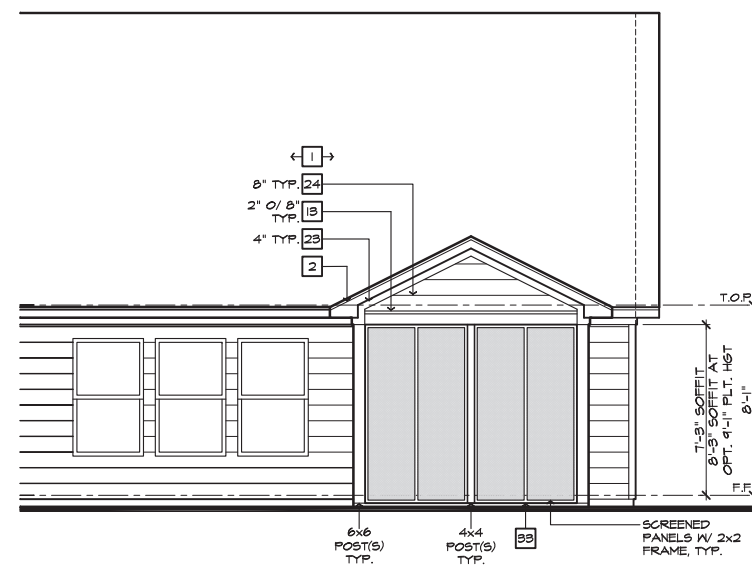
# SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA 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.	RONLOCK 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 STOOFF/PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	FILASTER - SEE ELEVATION FOR TYPE

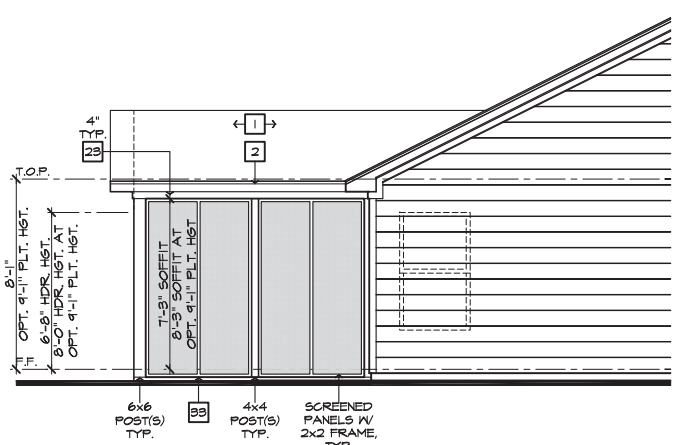
#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER 'B' VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
39.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
48.	MIN. 2" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
50.	MIN. 2" PAD LOCATION
51.	LOW MALL - REFER TO PLAN FOR HEIGHT
52.	2x6 STUD WALL
54.	DEL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
57.	FLAT SOFFIT
58.	ARCHED SOFFIT
60.	OPT. DOOR/WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS
63.	SECTIONAL GARAGE DOOR PER SPECS
66.	3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 2" 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 LEADGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS ON ALL SIDES U.N.O.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	CONCRETE SLAB, SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SITE.



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")

**ROOF PLAN NOTES 'B'**

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

ROOF MATERIAL: COMPOSITION SHINGLES  
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**

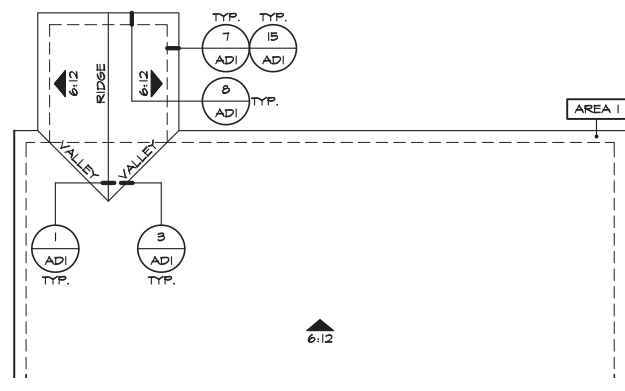
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTINGS) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTINGS) (2018 N.C.-R 806.2) \* CALCULATION BY 1/50; HIGH/LOW VENTING NOT REQUIRED.

APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

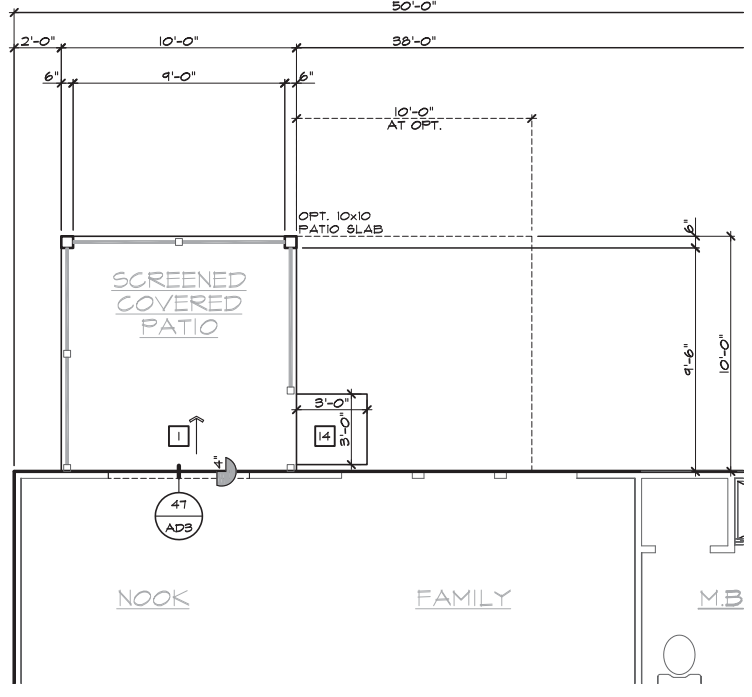
**AREA 1 / MAIN IV 10'X10' SCREENED COVERED PATIO:**

VENTILATION REQUIRED:			
ATTIC AREA = 2543	SQ. FT. / 300	8.48	SQ. FT.
	X 144 =	1221	SQ. IN.
	TOTAL HIGH & LOW =	1221	SQ. IN.
	X 50% =	610	SQ. IN.

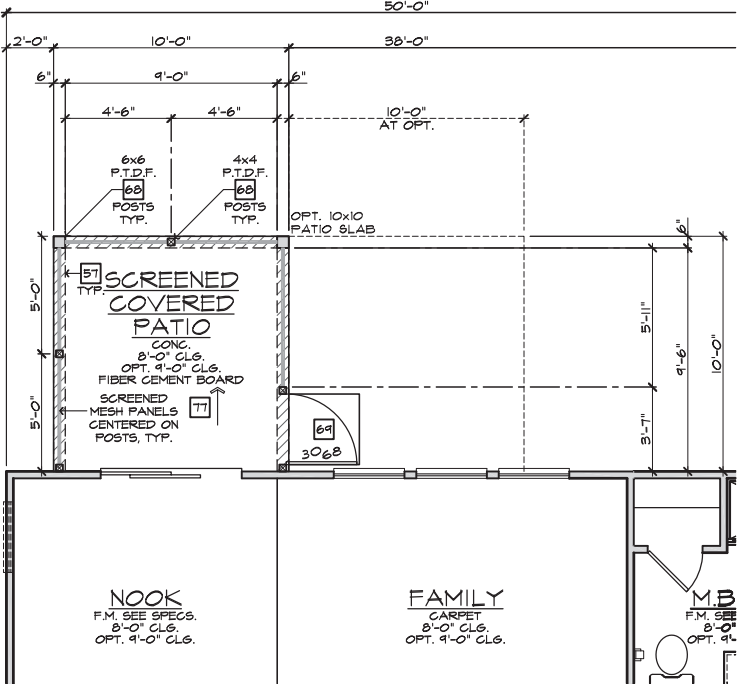
VENTILATION PROVIDED:			
HIGH			
(B4)	L/F RIDGE VENT(S) AT	18	SQ. IN. / FT. = 612 SQ. IN.
(O)	ROOF VENT(S) AT	30	SQ. IN. EA. = 0 SQ. IN.
<b>SUB-TOTAL HIGH VENTILATION:</b>			612 SQ. IN.
<b>LOW</b>			



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



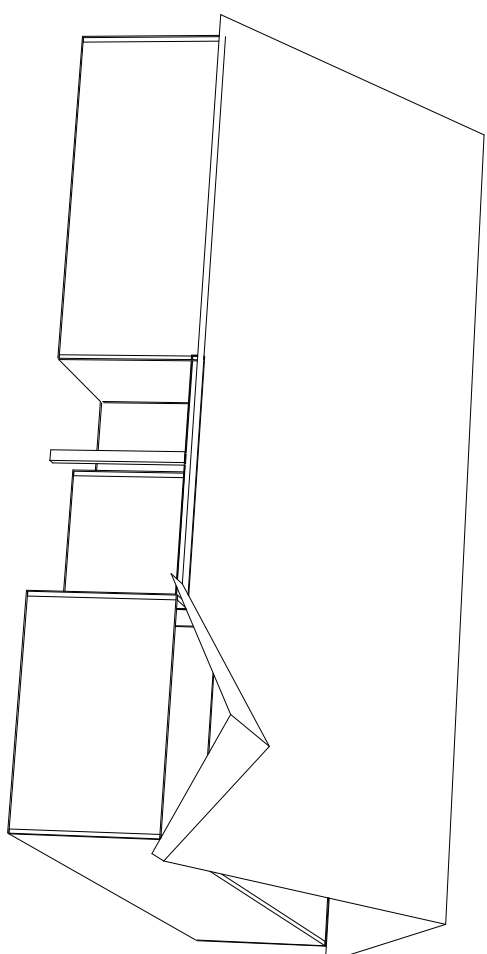
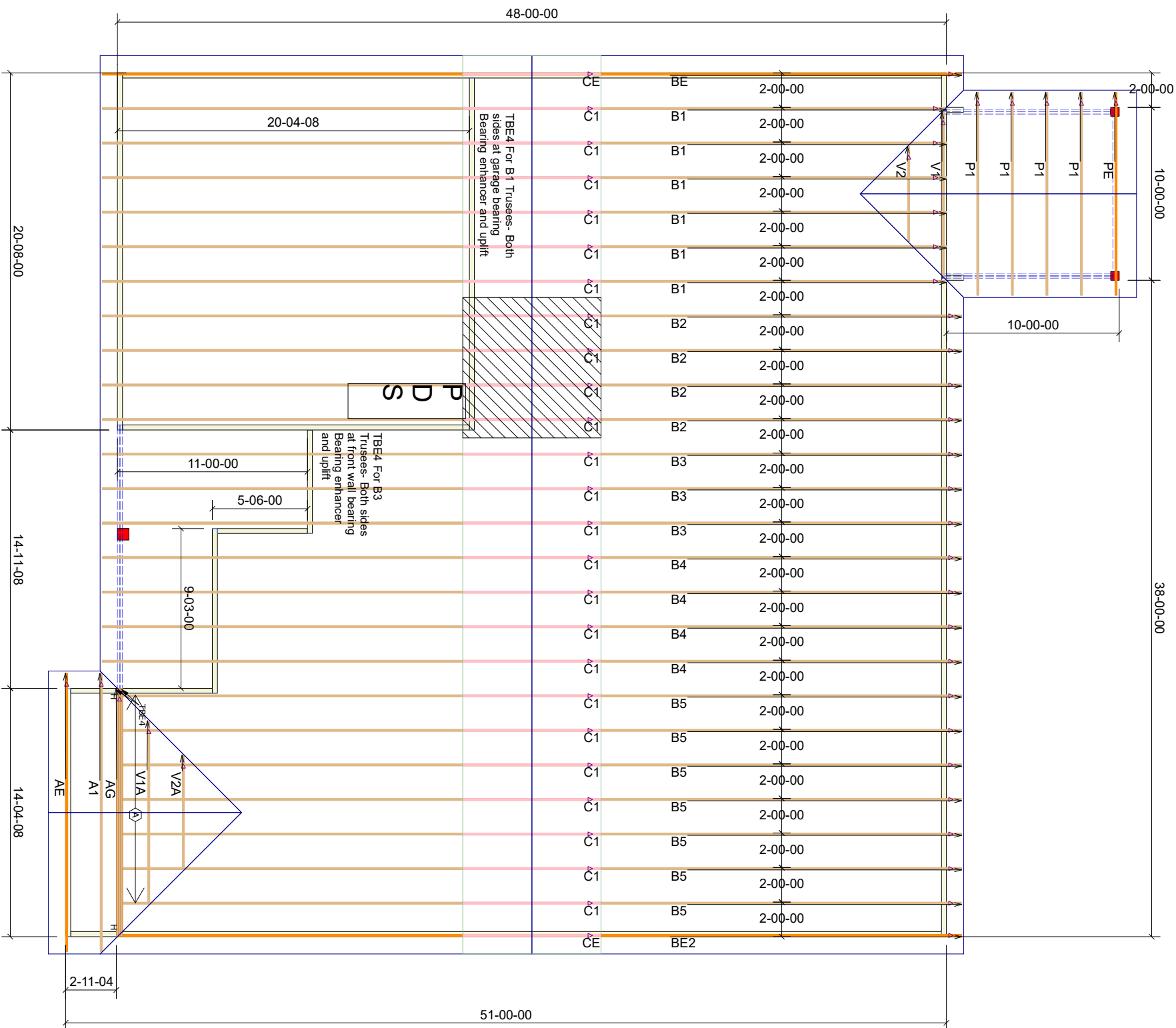
PARTIAL SLAB INTERFACE PLAN  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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


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

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Truss Connector List

Symbol	Manuf	Product	Qty
A	Simpson	HUSS26	7
H	Simpson	H2.5A- As Information HTS20	70 2
TBE4	Simpson	TBE4	10 sets

	<p>DEDICATED TO QUALITY AND EXCELLENCE 200 EMMETT ROAD DUNN, NORTH CAROLINA 28334 PHONE: 910-892-8400 FAX: 910-892-8384</p>	
<p><b>Lot 16 @ Mason Pointe</b> <b>KB HOME</b></p>		
<p><b>150.1910 "B" x 10x10 CP GOL</b></p>		
<p>PROJECT: Lot 16 @ Mason Pointe</p>	<p>CUSTOMER: KB HOME</p>	<p>ORDER: 22858A</p>
<p>MODEL: 150.1910 "B" x 10x10 CP GOL</p>	<p>SCALE: NOT TO SCALE</p>	<p>P.O. NUMBER: PO #</p>
<p>DRAWN BY: MWM</p>	<p>PRINT DATE: 12/12/19</p>	<p>REV: xxxxxx</p>
<p>SHIP DATE: #####</p>		
<p><b>TOP LIVE: 20 PSF</b></p>		
<p><b>TOP DEAD: 10 PSF</b></p>		
<p><b>BOTM DEAD: 10 PSF</b></p>		
<p><b>WIND SPD: 130 MPH</b></p>		
<p><b>GENERAL NOTES:</b></p> <p>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 MULTIPLY CONNECTION REQUIREMENTS. PER ANS I TP 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS 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.</p>		

**STRUCTURAL PLANS FOR:**



**150.1910 - LH GARAGE**

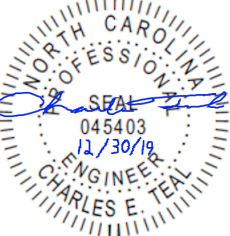


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**PLAN RELEASE / REVISIONS**

REV DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT
12/12/2019	1910-150 LH 2019.12.02	INITIAL SETUP OF LAYOUT	CAR
12/12/2019	1910-150 LH 2019.12.02	CREATED LOT-SPECIFIC STRUCTURAL LAYOUT FROM MASTER PLAN AND EWP LAYOUT	CAR

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P-0961

JDS CONSULTING & DESIGN, PLLC  
8600 'D' JERSEY CT, RALEIGH, NC 27617  
919.480.1075  
INFO@JDSDESIGNONLINE.COM  
WWW.JDSDESIGNONLINE.COM

PROJECT NO.: 19902369  
DATE: 12/12/2019

**NOTES**

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

**CODE**

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

**ENGINEER OF RECORD**

JDS CONSULTING & DESIGN, PLLC  
ENGINEERING, BUILDING DESIGN, & CONSTRUCTION  
CONSULTING SERVICES  
8600 'D' JERSEY COURT  
RALEIGH, NC 27617  
PROJECT REFERENCE: 19902369

PLAN:  
150.1910

TITLE SHEET



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
<u>LIVE LOAD</u>	
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
<u>RESIDENTIAL CODE TABLE R301.5</u> <u>LIVE LOAD (PSF)</u>	
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

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

**ABBREVIATIONS**

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

**MATERIALS**

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

$F_b = 875 \text{ PSI}$   $F_v = 70 \text{ PSI}$   $E = 1.4E6 \text{ PSI}$

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:

$F_b = 975 \text{ PSI}$   $F_v = 95 \text{ PSI}$   $E = 1.6E6 \text{ PSI}$

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

$F_b = 2600 \text{ PSI}$   $F_v = 285 \text{ PSI}$   $E = 1.9E6 \text{ PSI}$

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

$F_b = 2900 \text{ PSI}$   $F_v = 290 \text{ PSI}$   $E = 2.0E6 \text{ PSI}$

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

$F_b = 2250 \text{ PSI}$   $F_v = 400 \text{ PSI}$   $E = 1.55E6 \text{ PSI}$

6. STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992.  $F_y = 50 \text{ KSI}$

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).

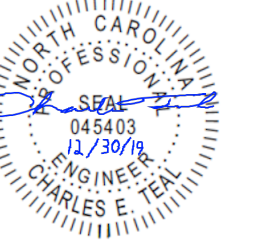
14. FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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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GENERAL NOTES

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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.

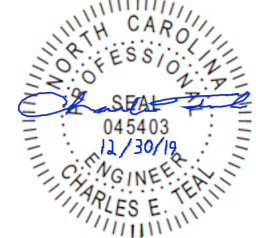
BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

\* 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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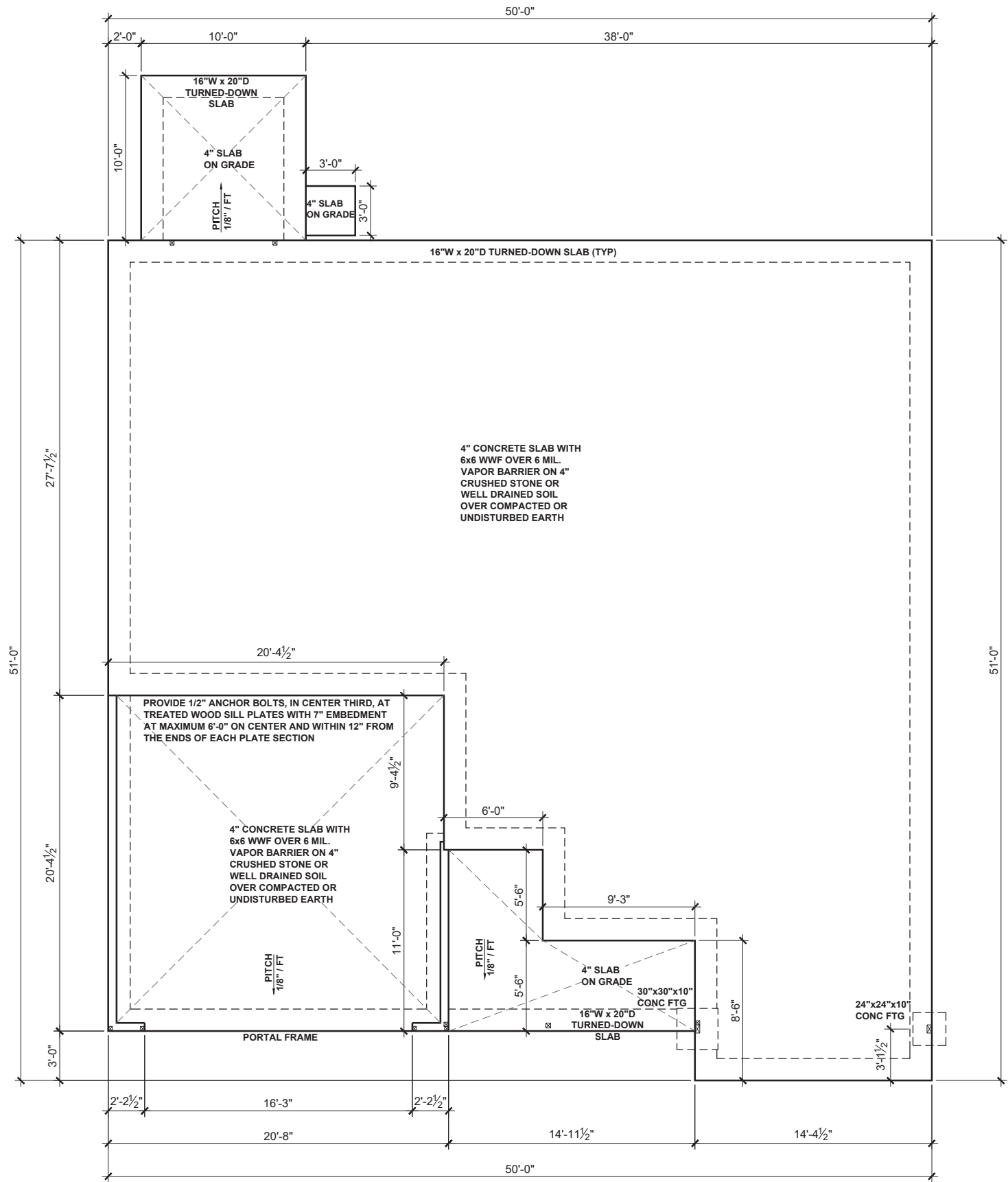
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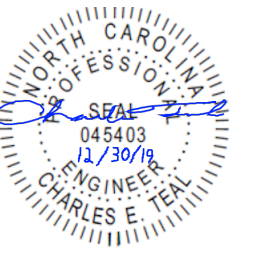
**BEAM & POINT LOAD LEGEND**

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

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



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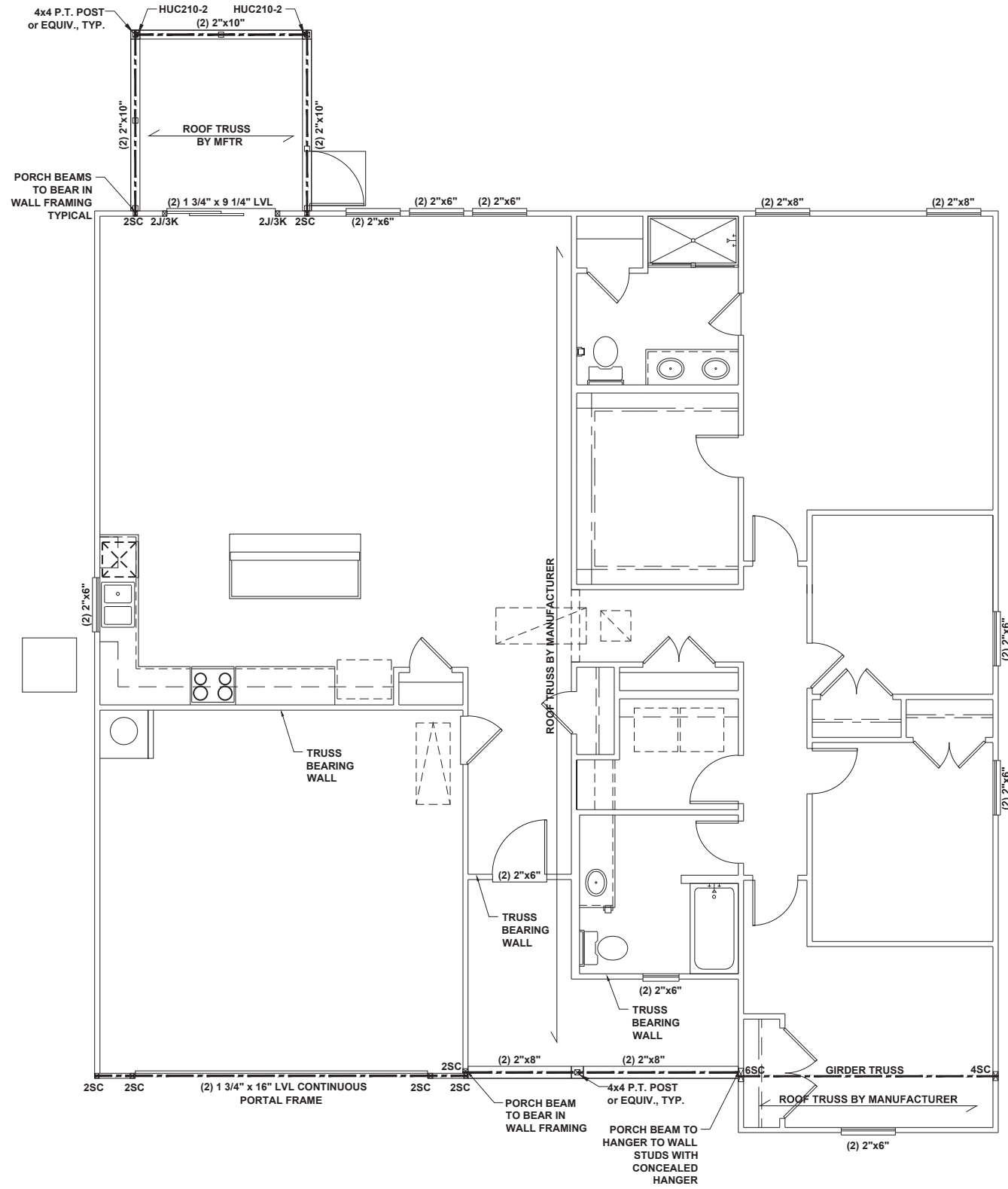
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**SLAB FOUNDATION PLAN - 'B'**  
SCALE: 1/8"=1'-0"

SLAB  
FOUNDATION PLAN  
**S.10B**

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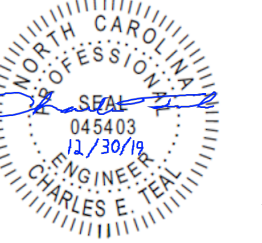
**BEAM & POINT LOAD LEGEND**

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

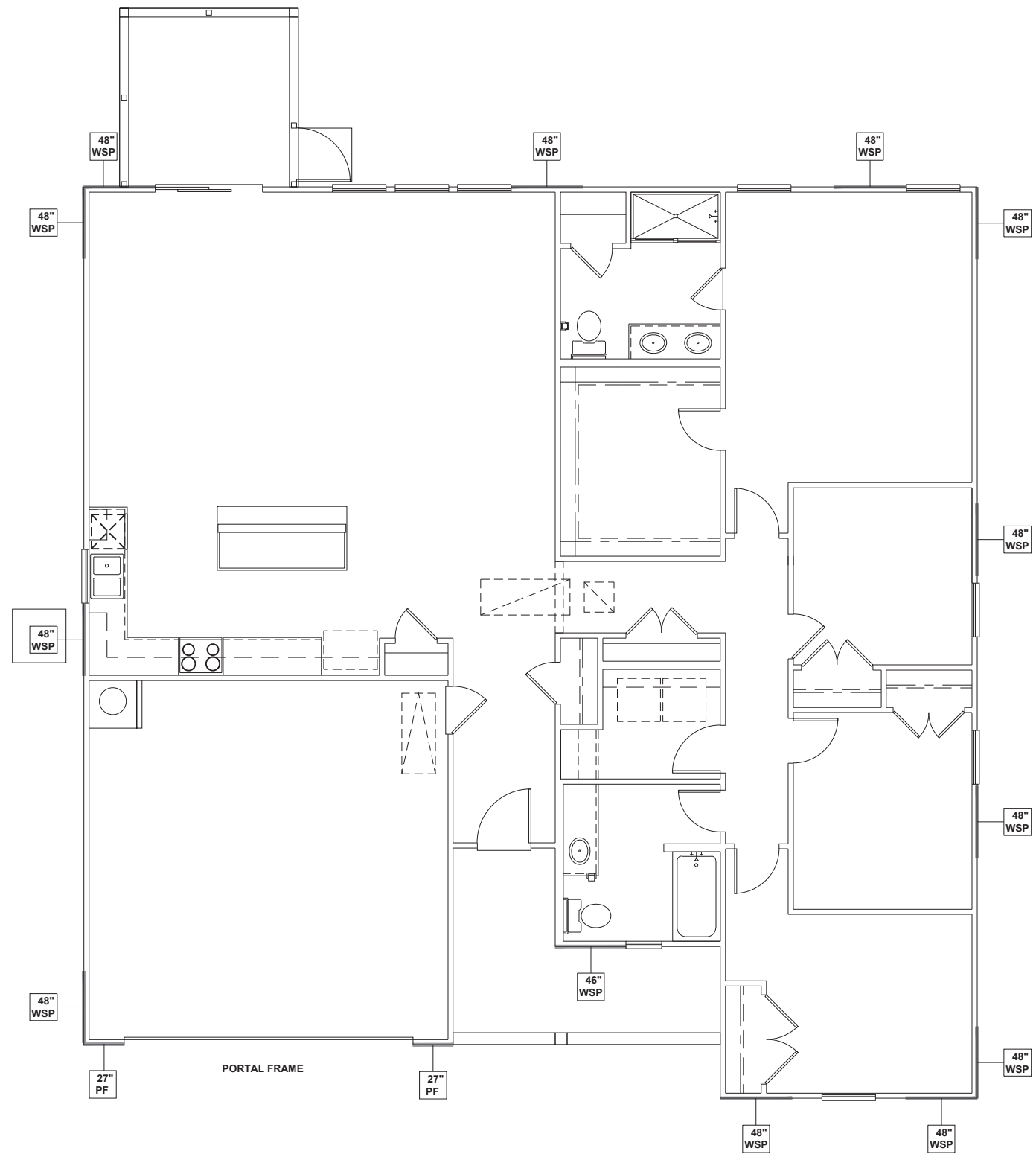
SCALE: 1/8"=1'-0"

FIRST FLOOR  
CEILING FRAMING PLAN

**S1.0B**

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**WALL BRACING REQUIREMENTS**

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

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

SCALED LENGTH OF WALL PANEL AT LOCATION

24" WSP

NUMERICAL LENGTH OF PANEL

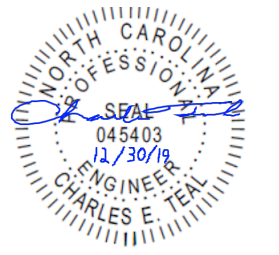
PANEL TYPE

**WALL BRACING: RECTANGLE 1**

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	17.0 FT.
RIGHT	6.5 FT.	16.0 FT.
REAR	6.5 FT.	12.0 FT.
LEFT	6.5 FT.	12.0 FT.



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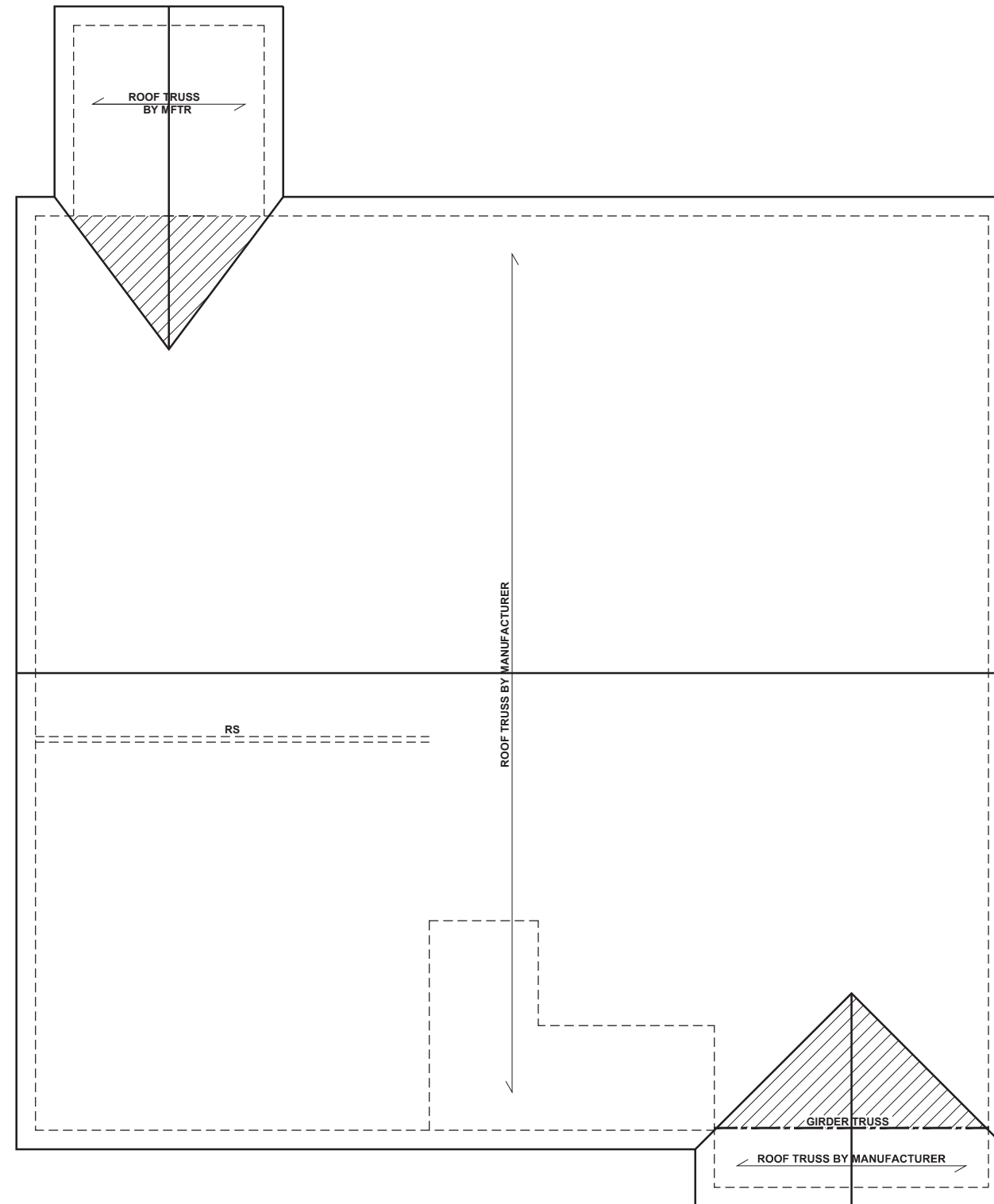
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FIRST FLOOR  
WALL BRACING PLAN  
**S4.0B**

**FIRST 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**
- 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.

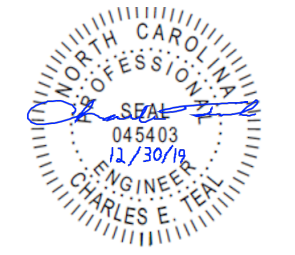
**TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING**

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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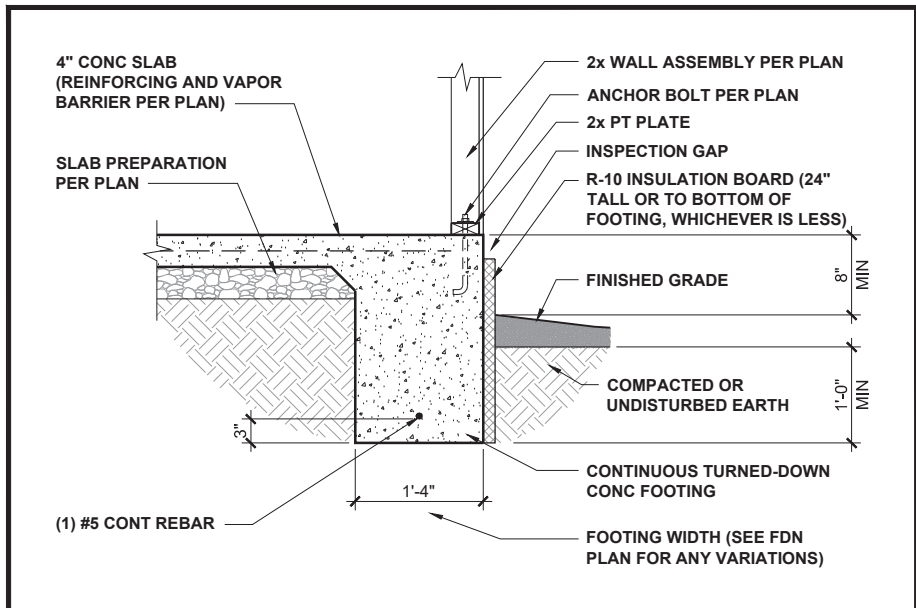
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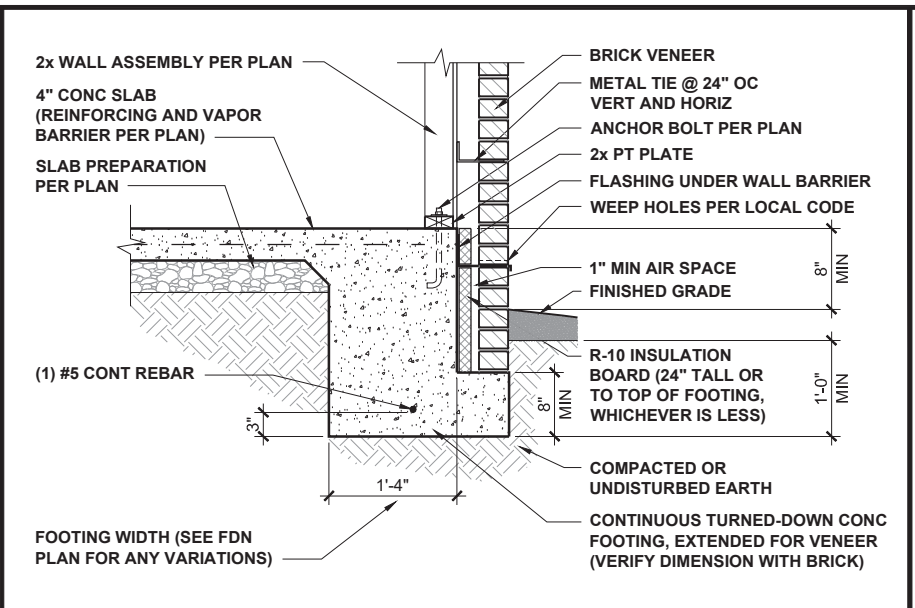
PLAN:  
**150.1910**

ROOF FRAMING PLAN  
**S7.0B**

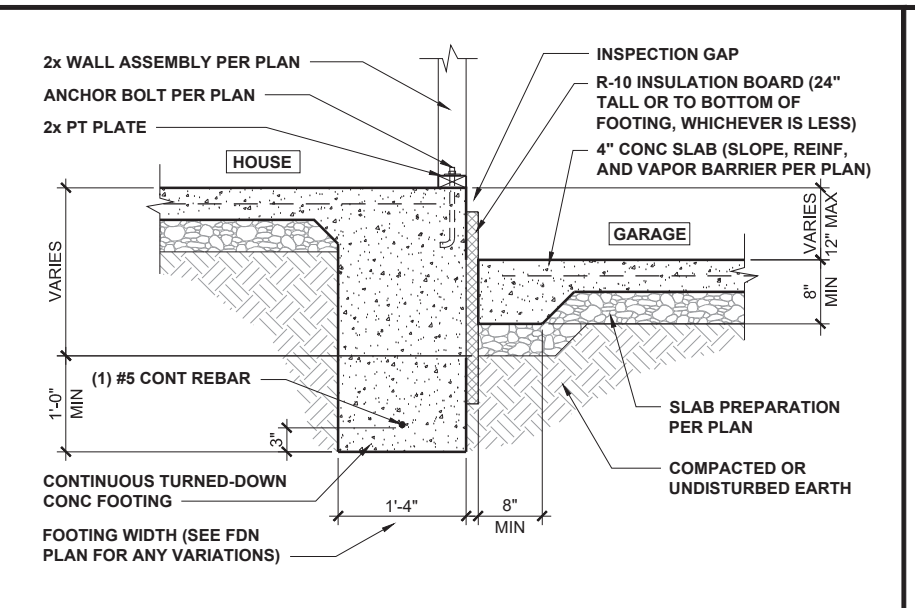
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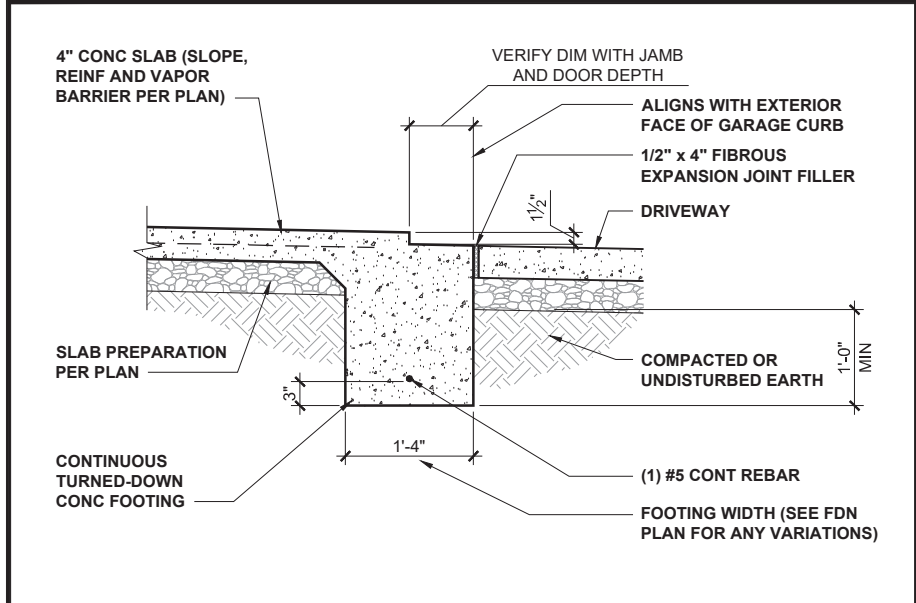
**TURNED-DOWN CONC SLAB FOOTING** 1/2" = 1'-0" **1**



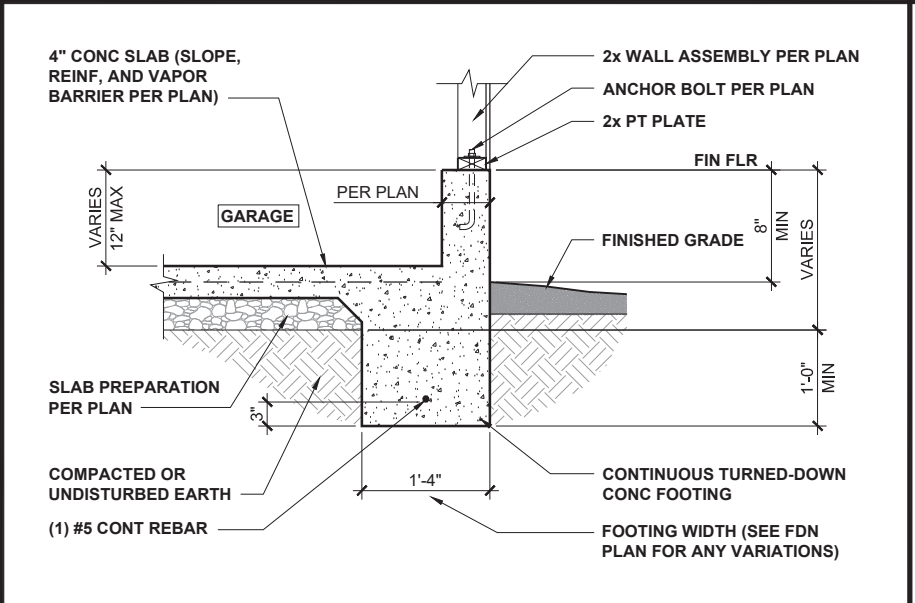
**TURNED-DOWN FOOTING w/ BRICK** 1/2" = 1'-0" **2**



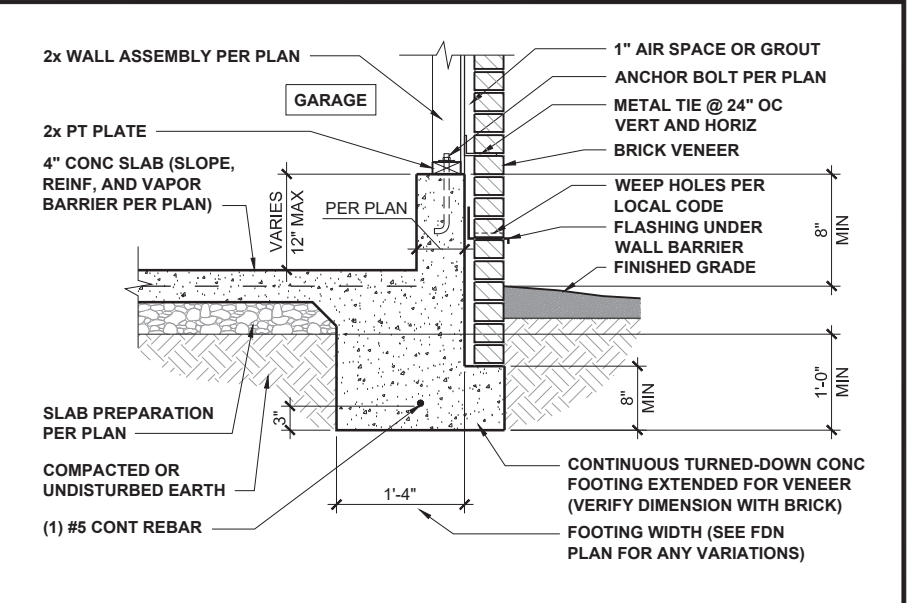
**HOUSE / GARAGE FOOTING** 1/2" = 1'-0" **3**



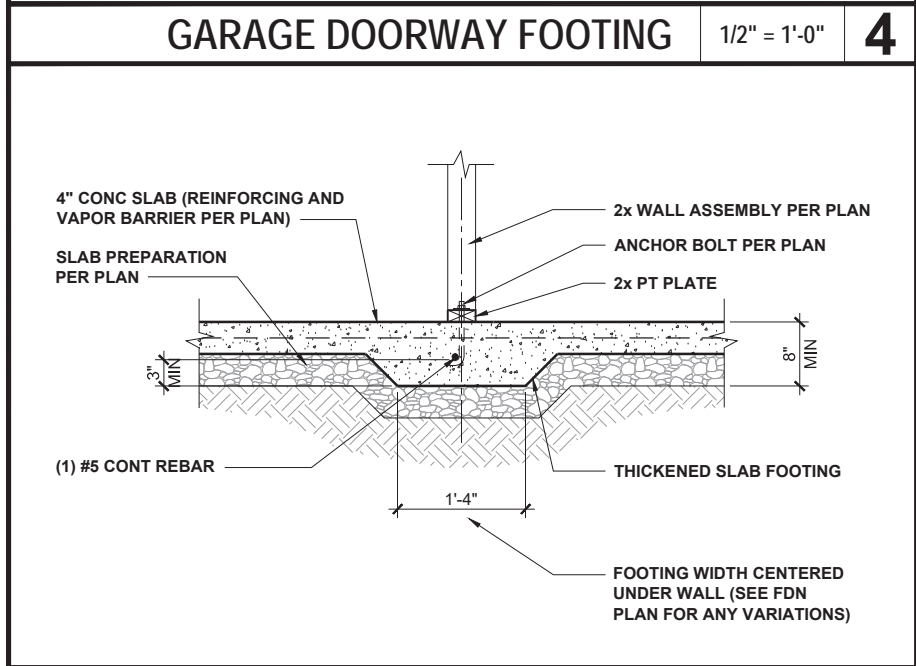
**GARAGE DOORWAY FOOTING** 1/2" = 1'-0" **4**



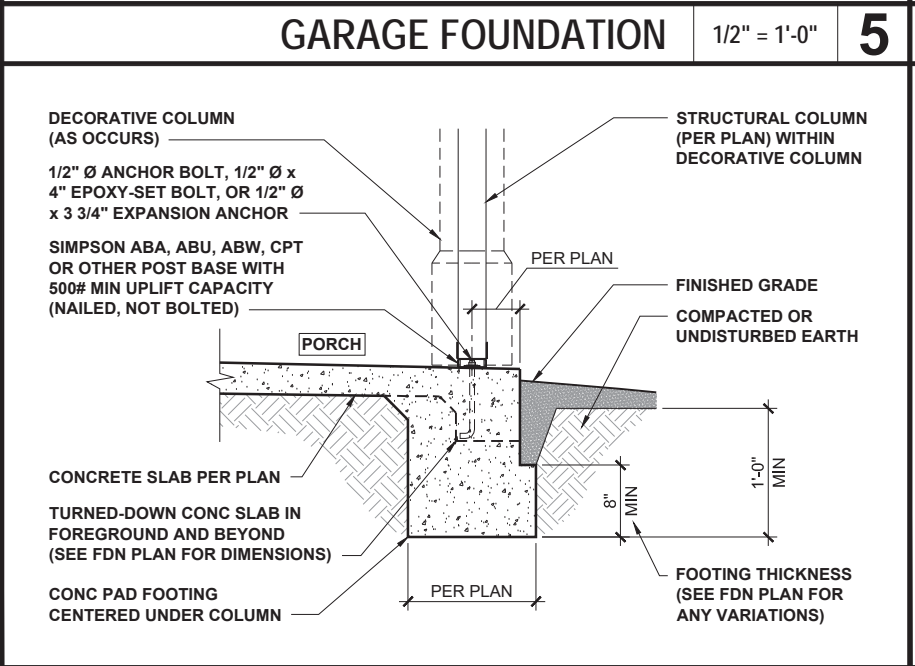
**GARAGE FOUNDATION** 1/2" = 1'-0" **5**



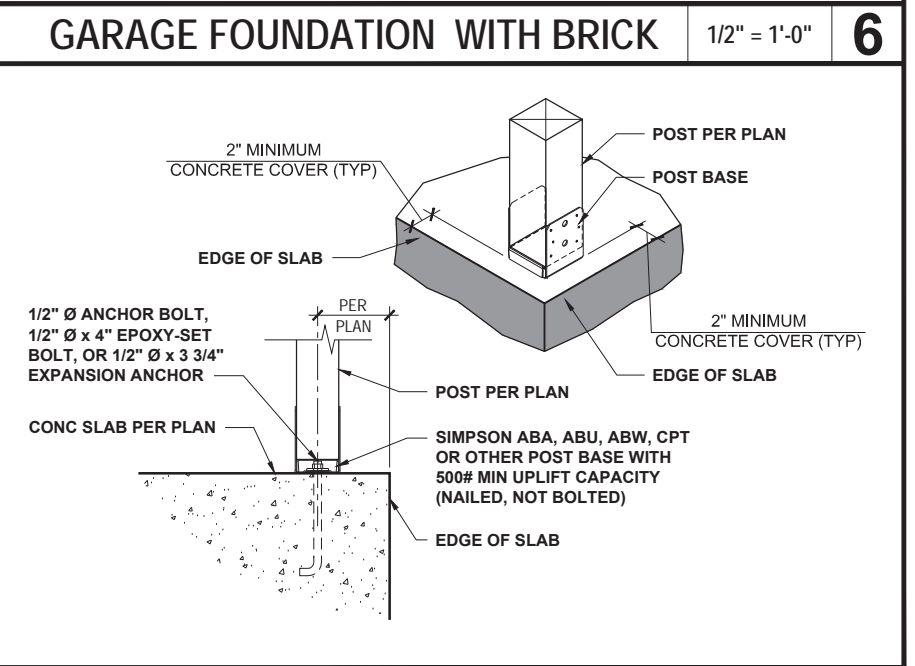
**GARAGE FOUNDATION WITH BRICK** 1/2" = 1'-0" **6**



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



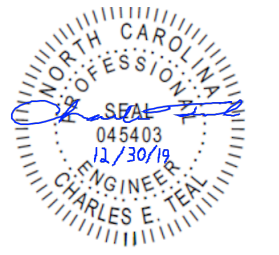
**PORCH COLUMN FOUNDATION** 1/2" = 1'-0" **8**



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



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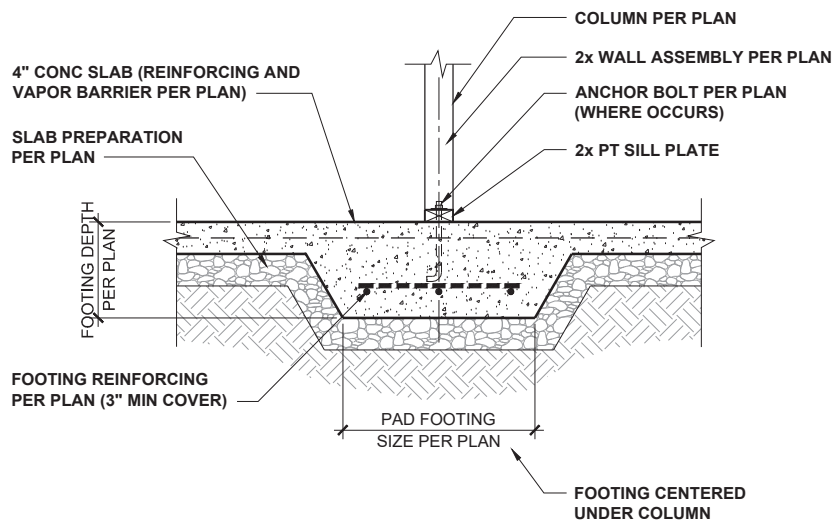
PROJECT NO.: 19902369  
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PLAN:  
**150.1910**

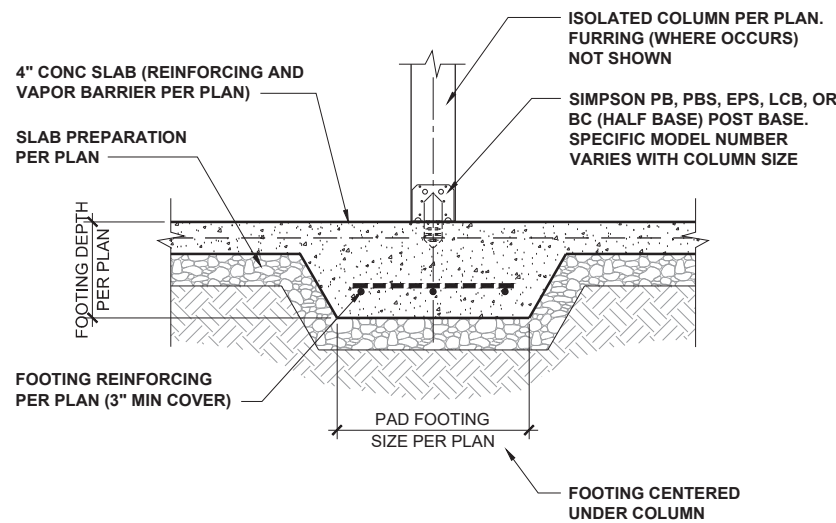
TURNED-DOWN SLAB  
FOUNDATION DETAILS

**D1.0**

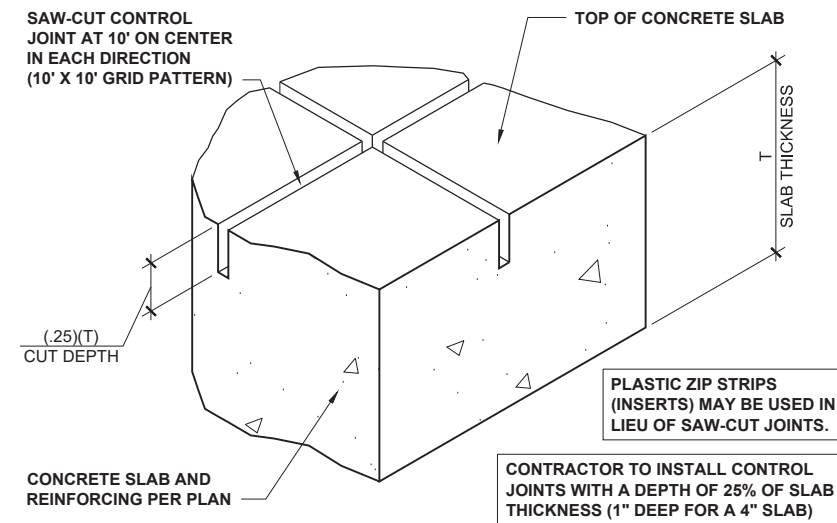
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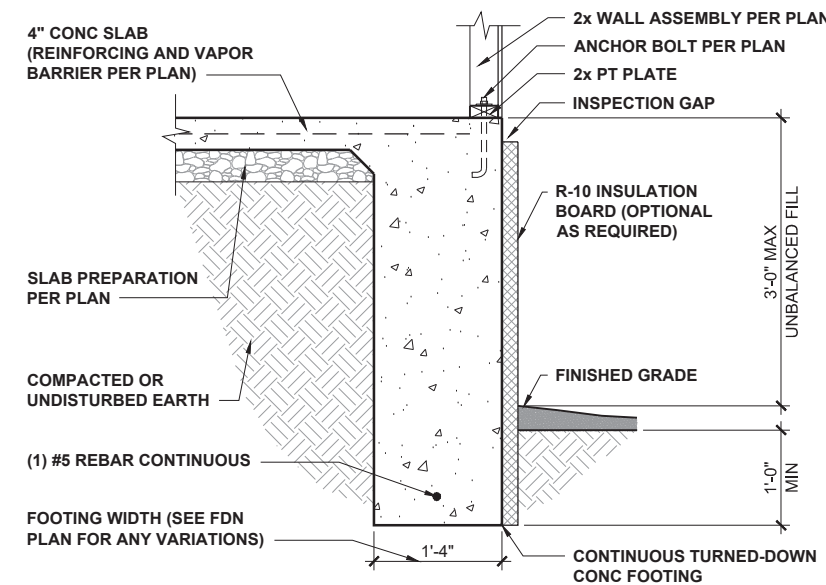
**INT POINT-LOAD FOOTING SECTION** 1/2" = 1'-0" **1**



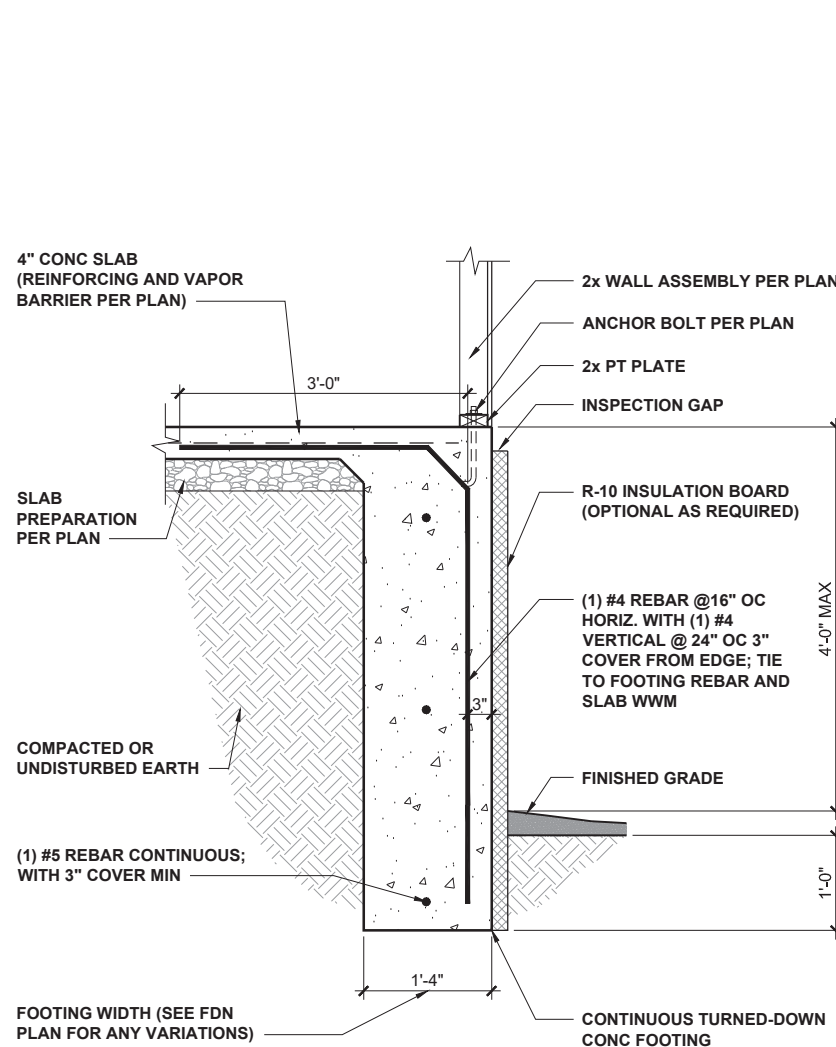
**ISOLATED COLUMN FOOTING** 1/2" = 1'-0" **2**



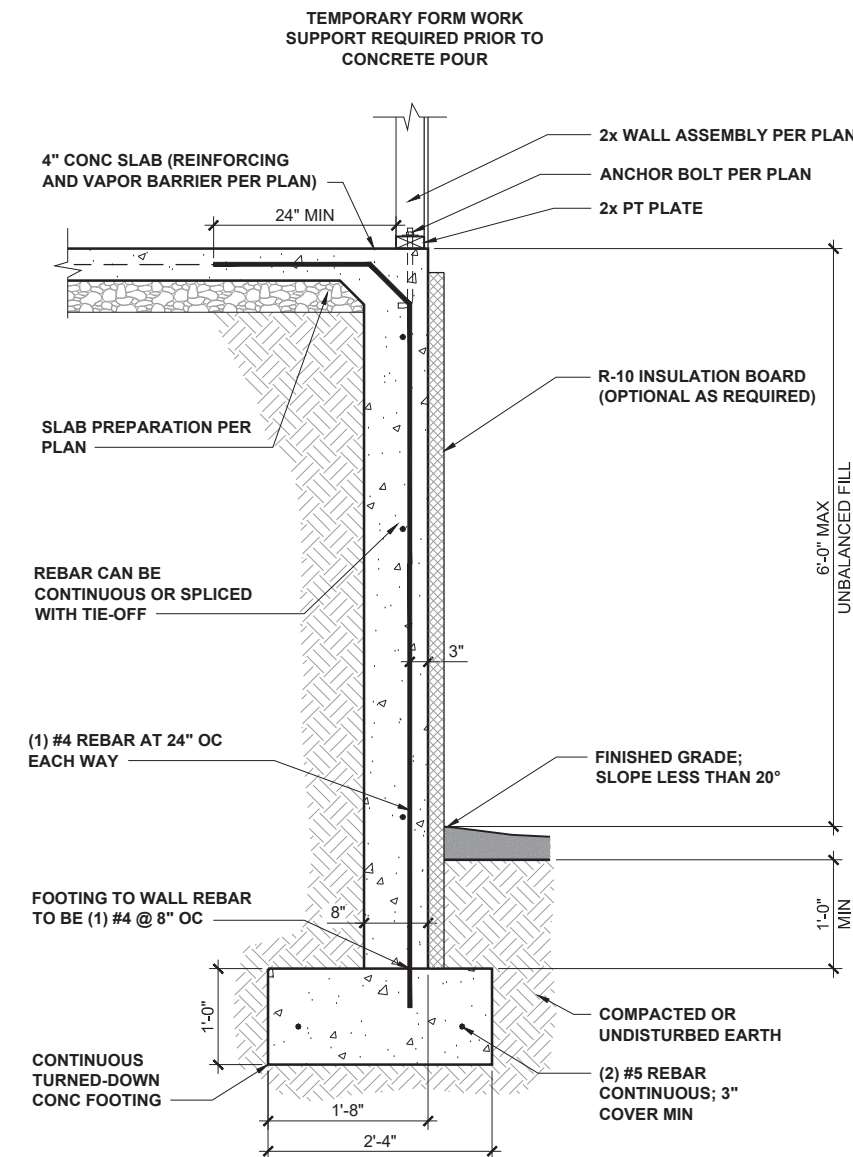
**CONCRETE SLAB CONTROL JOINTS** 3" = 1'-0" **3**



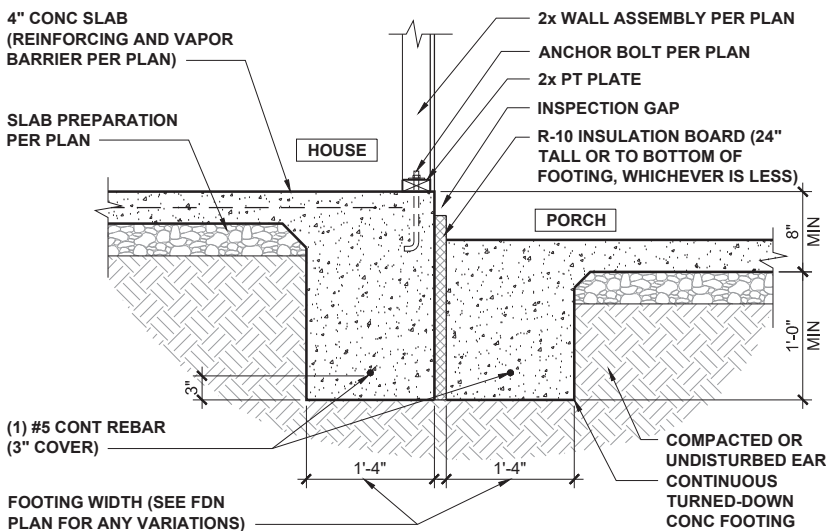
**3' EXTENDED TURNED DOWN FOOTING** 1/2" = 1'-0" **4**



**4' EXTENDED RETAINED FOOTING** 1/2" = 1'-0" **6**



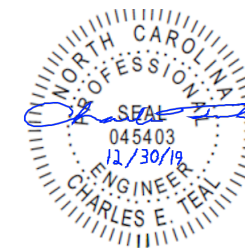
**6' EXTENDED REINFORCED FOOTING** 1/2" = 1'-0" **7**



**FOOTING AT HOUSE/PORCH** 1/2" = 1'-0" **5**



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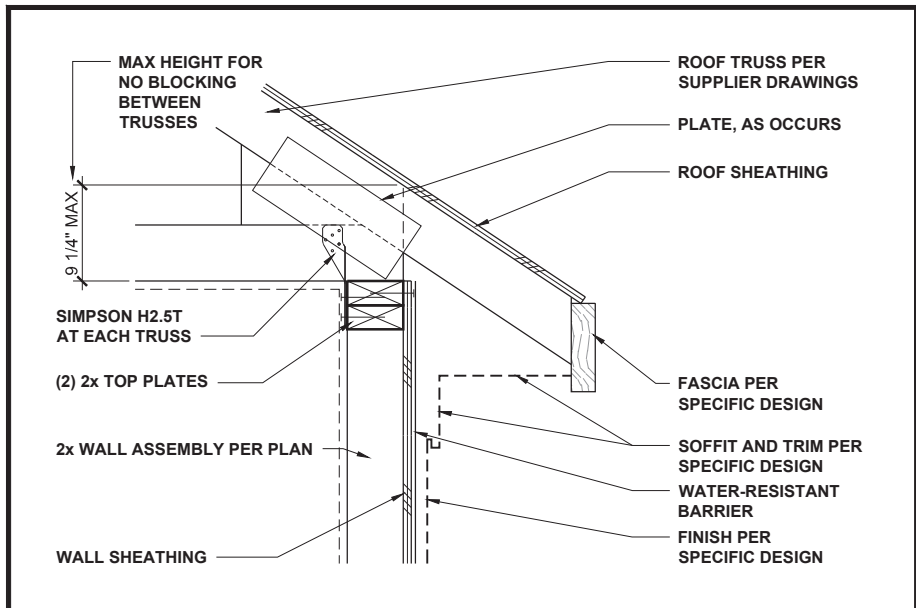
PROJECT NO.: 19902369  
DATE: 12/12/2019

PLAN:  
**150.1910**

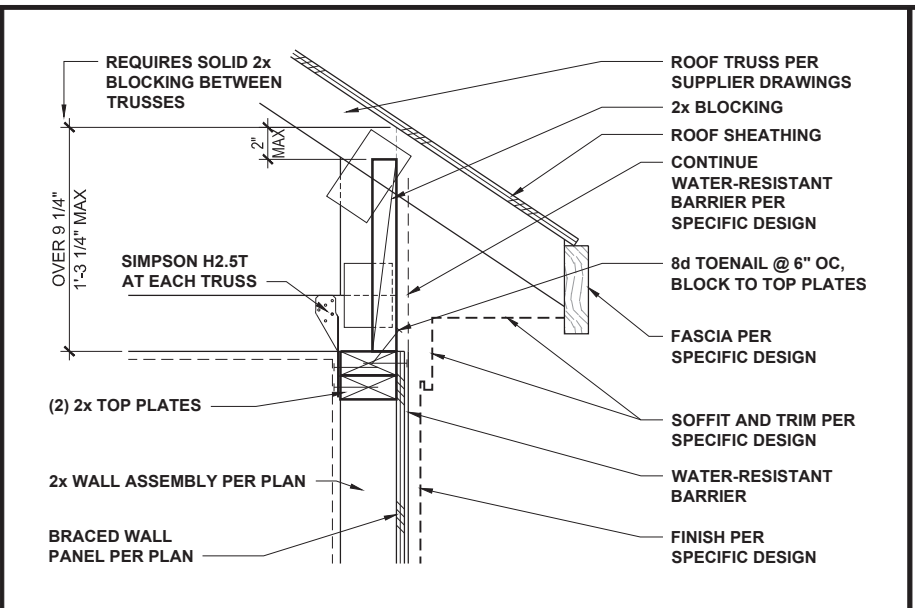
TURNED-DOWN SLAB  
FOUNDATION DETAILS

**D2.0**

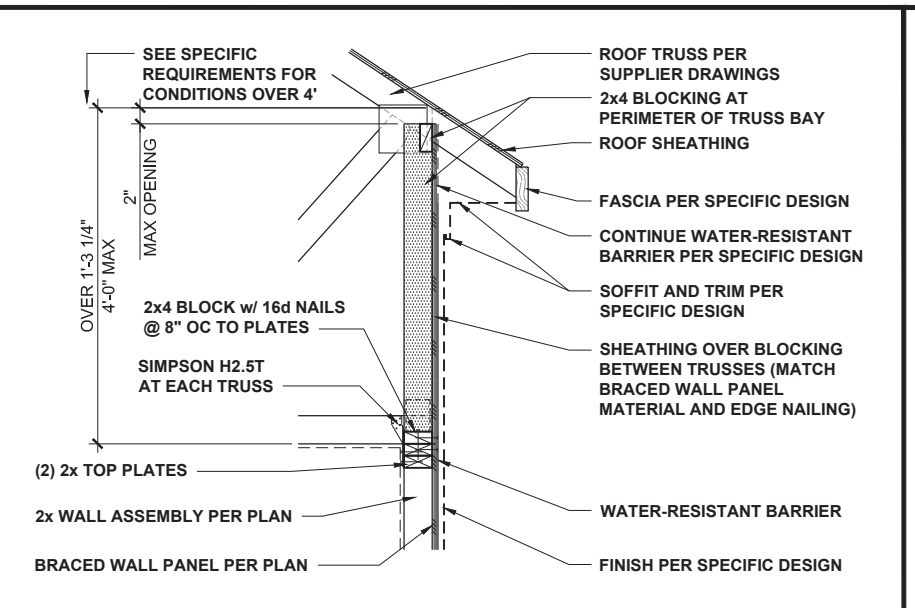
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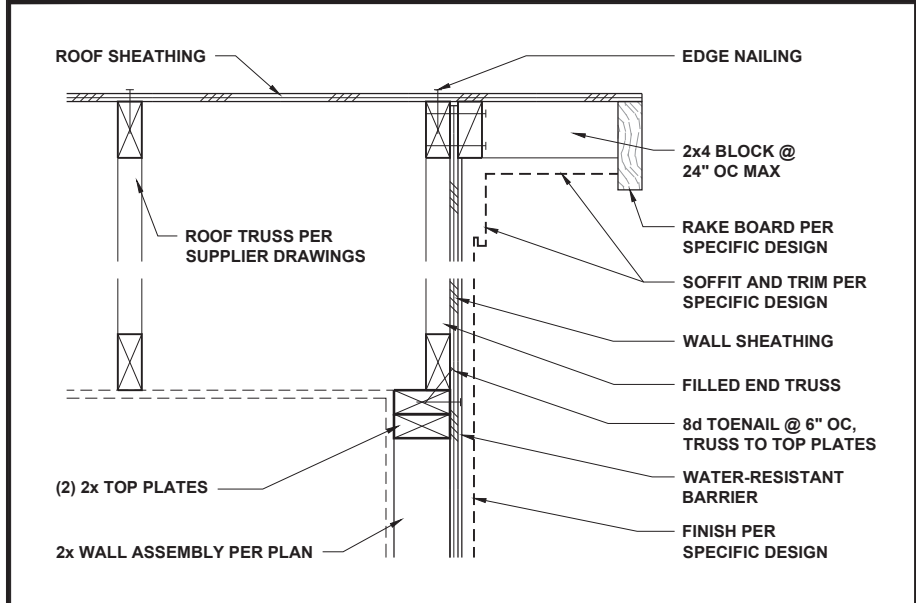
**LOW-HEEL TRUSS AT WALL** 1" = 1'-0" **1**



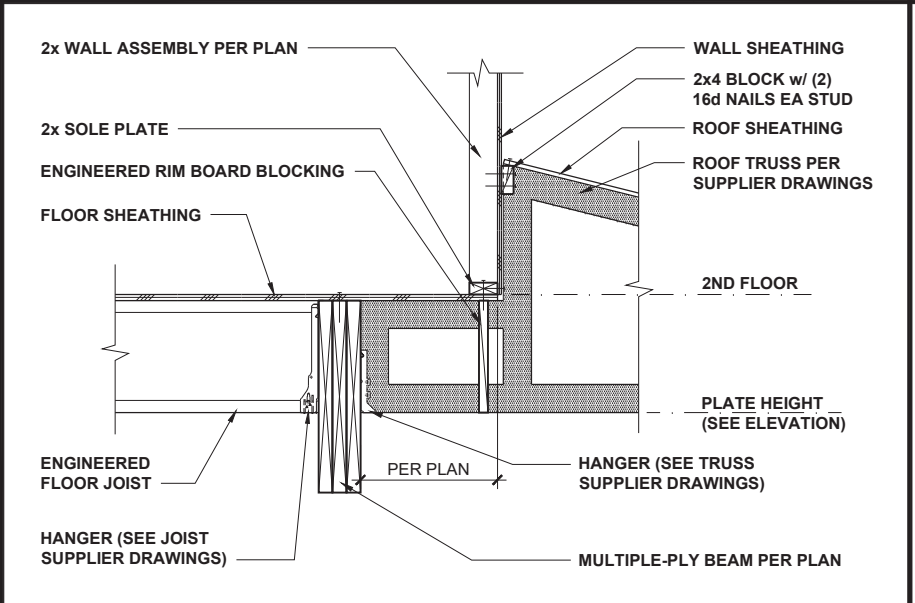
**TYPICAL TRUSS AT BRACED WALL** 1" = 1'-0" **2**



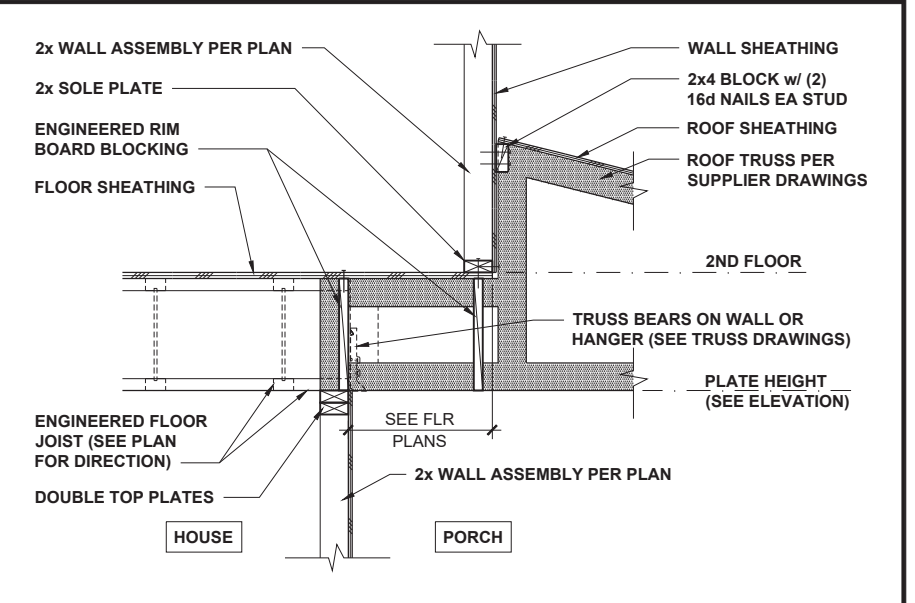
**HIGH-HEEL TRUSS AT BRACED WALL** 1/2" = 1'-0" **3**



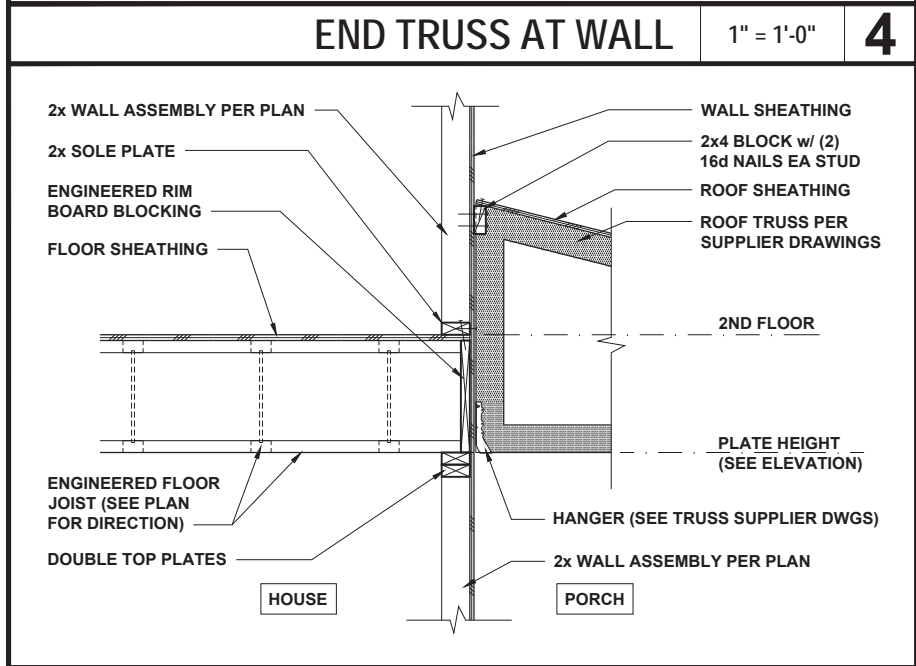
**END TRUSS AT WALL** 1" = 1'-0" **4**



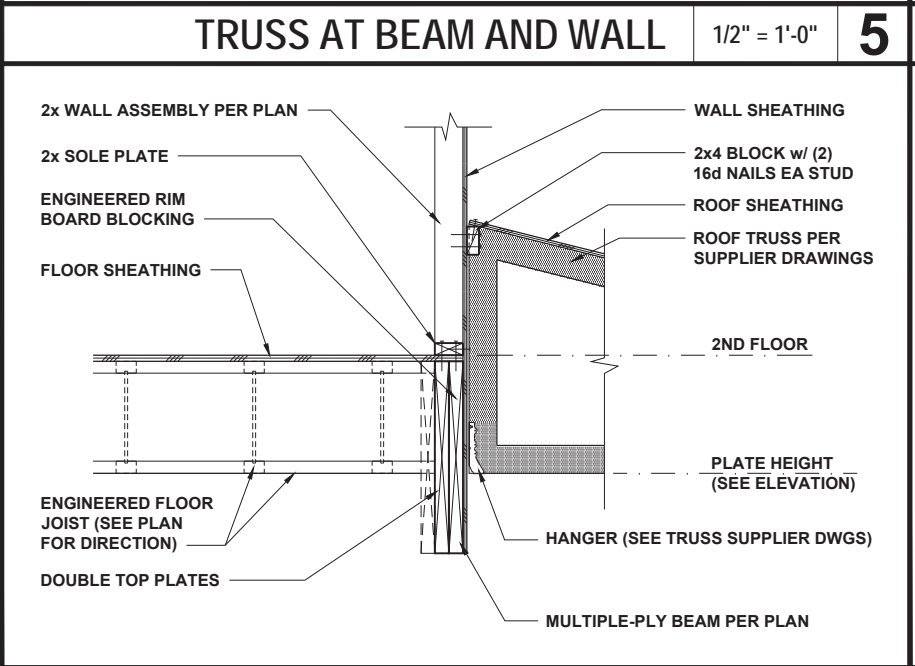
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **5**



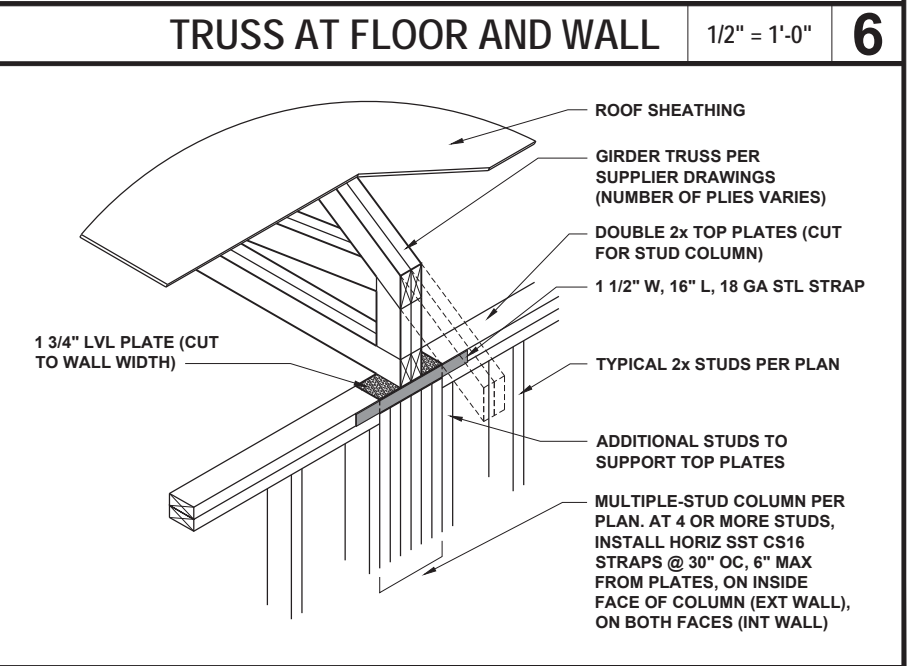
**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **6**



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



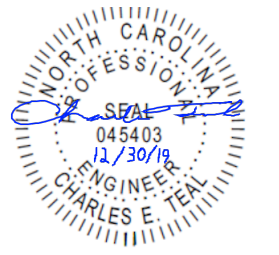
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **8**



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



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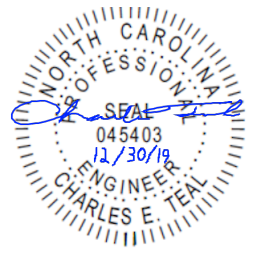
PLAN:  
**150.1910**

ROOF TRUSS  
FRAMING DETAILS  
**D4.0**

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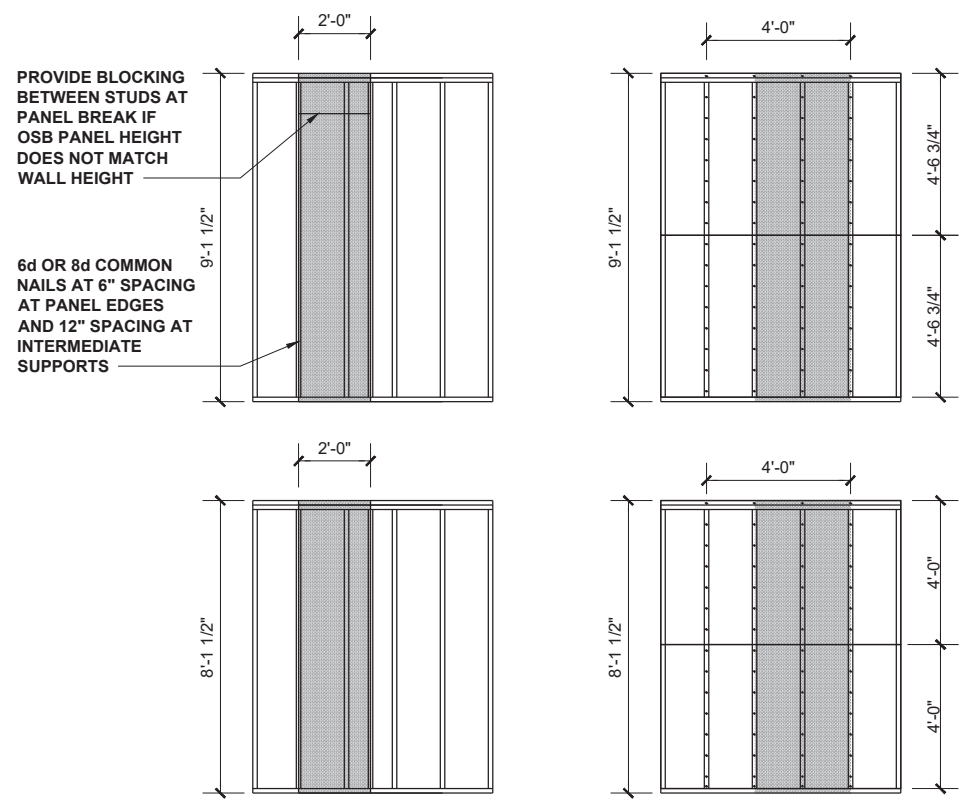
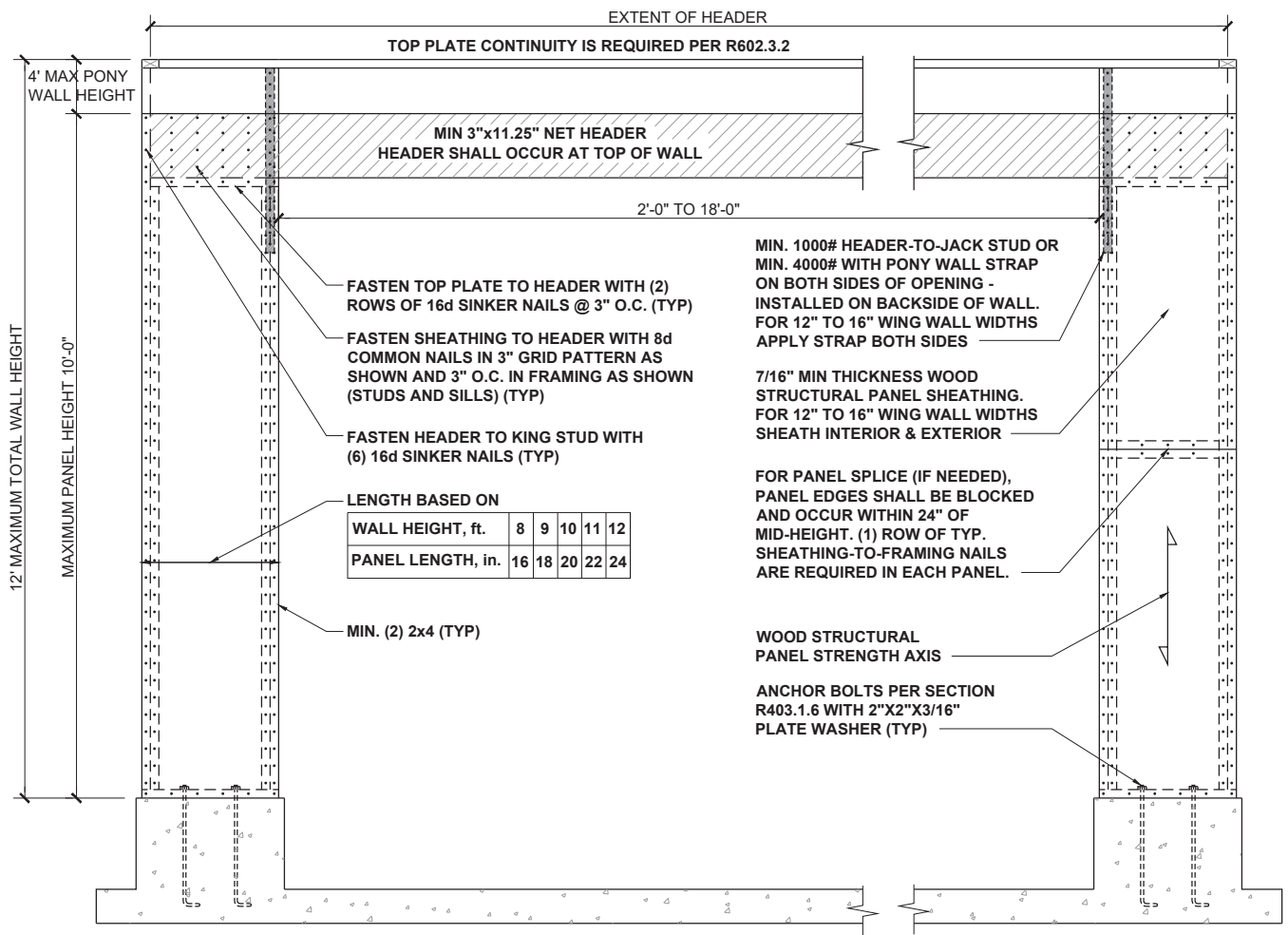
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PLAN:  
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WALL BRACING DETAILS

D8.0

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

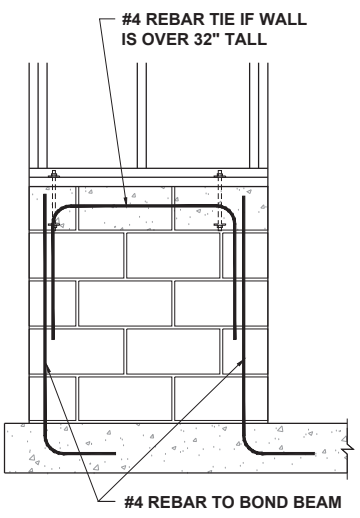
BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

**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.

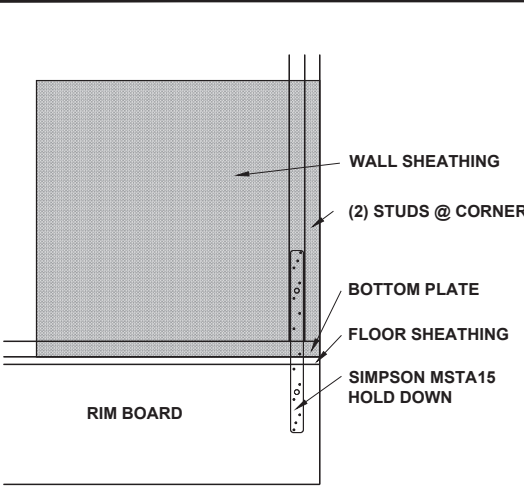
**HIGH-SPEED WIND ZONES**

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).

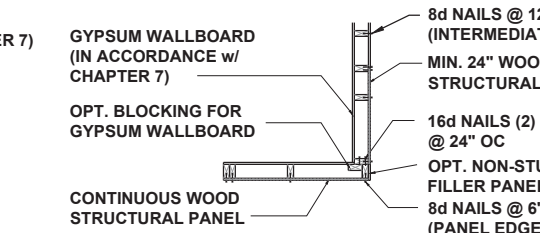
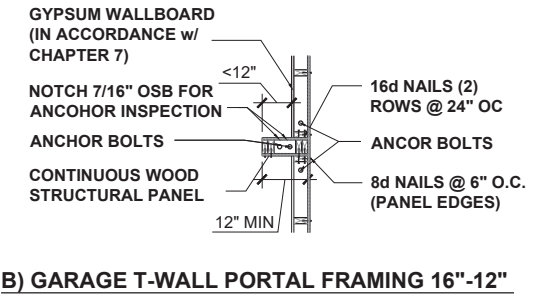
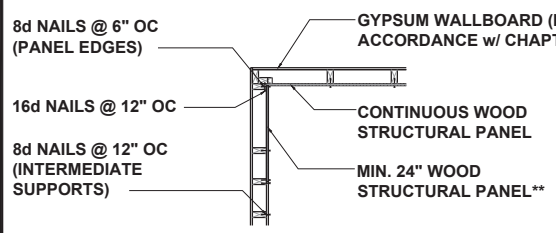
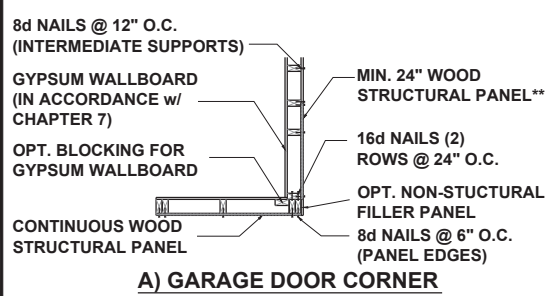


**GARAGE WING WALL AT CRAWL**  
SEE R602.10 - MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURES

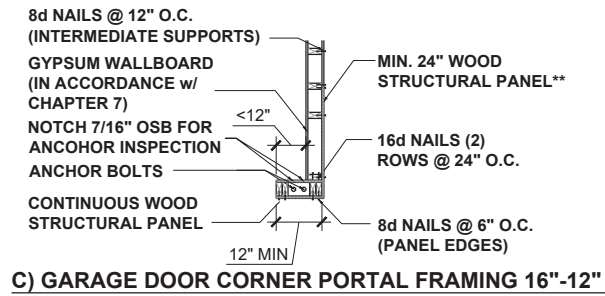
**METHOD PF: PORTAL FRAME PANEL CONSTRUCTION** 3/8" = 1'-0" **1**



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



**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.

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

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