



# NORTH CAROLINA 50' SERIES PLAN 150.1910

## LOT 37 - HIGHLAND GROVE - ELEVATION A

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#### PLAN #150.1910

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P.5	PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'A'
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AD1	ARCHITECTURAL DETAILS
AD2	ARCHITECTURAL DETAILS
AD3	ARCHITECTURAL DETAILS
AD4	ARCHITECTURAL DETAILS
AD5	ARCHITECTURAL DETAILS
AD6	ARCHITECTURAL DETAILS
AD7	ARCHITECTURAL DETAILS
AD8	ARCHITECTURAL DETAILS

NOTICE TO CONTRACTOR  
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED  
Limited building only review  
Permit holder responsible for full compliance with the code

12/21/2020



### NORTH CAROLINA 50' SERIES

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### 2018 NORTH CAROLINA STATE BUILDING CODES

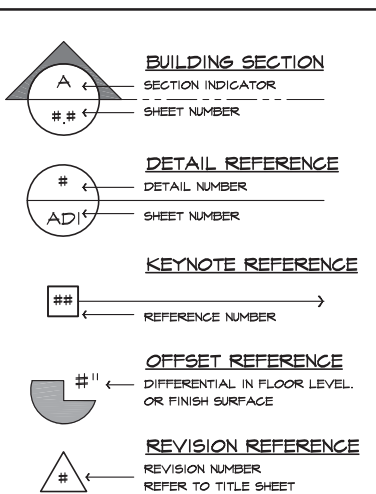
ISSUE DATE: 12/13/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: MP  
REVISIONS:

- 1 VENTILATION NC2008NCP/ 01/17/20 /KBA
- 2 FRAMEWALK NC20019NCP/ 03-25-20 /KBA
- 3 HOME OFFICE CORP20063CORP/ 07/31/20 /KBA
- 4 ADD NOTE TO TS NC20057NCP - 10/06/20 - KBA

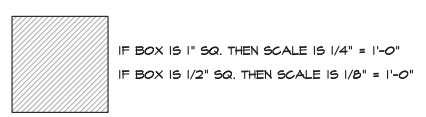
#### ABBREVIATIONS

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

#### 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' 150 SQ. FT. ELEVATION 'D' 150 SQ. FT.
OPTIONS:	
PATIO AREA(S)	COVERED PATIO 100 SQ. FT. EXTENDED COVERED PATIO 100 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.

#### NOTES

ALL EXPOSED PORTIONS OF CONCRETE SLAB FOUNDATIONS ARE TO BE 'FARGED'.

#### 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
2	09/25/20	TS, 1, 1-3, 3, A3, B1, B4, 3, C1, C4, 3, D1, D4, 5, 1, B, A5, A6, B, B5, B6, B, C5, C6, B, D5, D6	NC20019NCP
3	07/31/20	TS, 1, 3, 4, 1, 5, 2	CORP20003CORP

PLAN:  
**150.1910**

SHEET:  
**TS**

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

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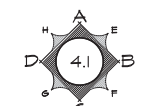
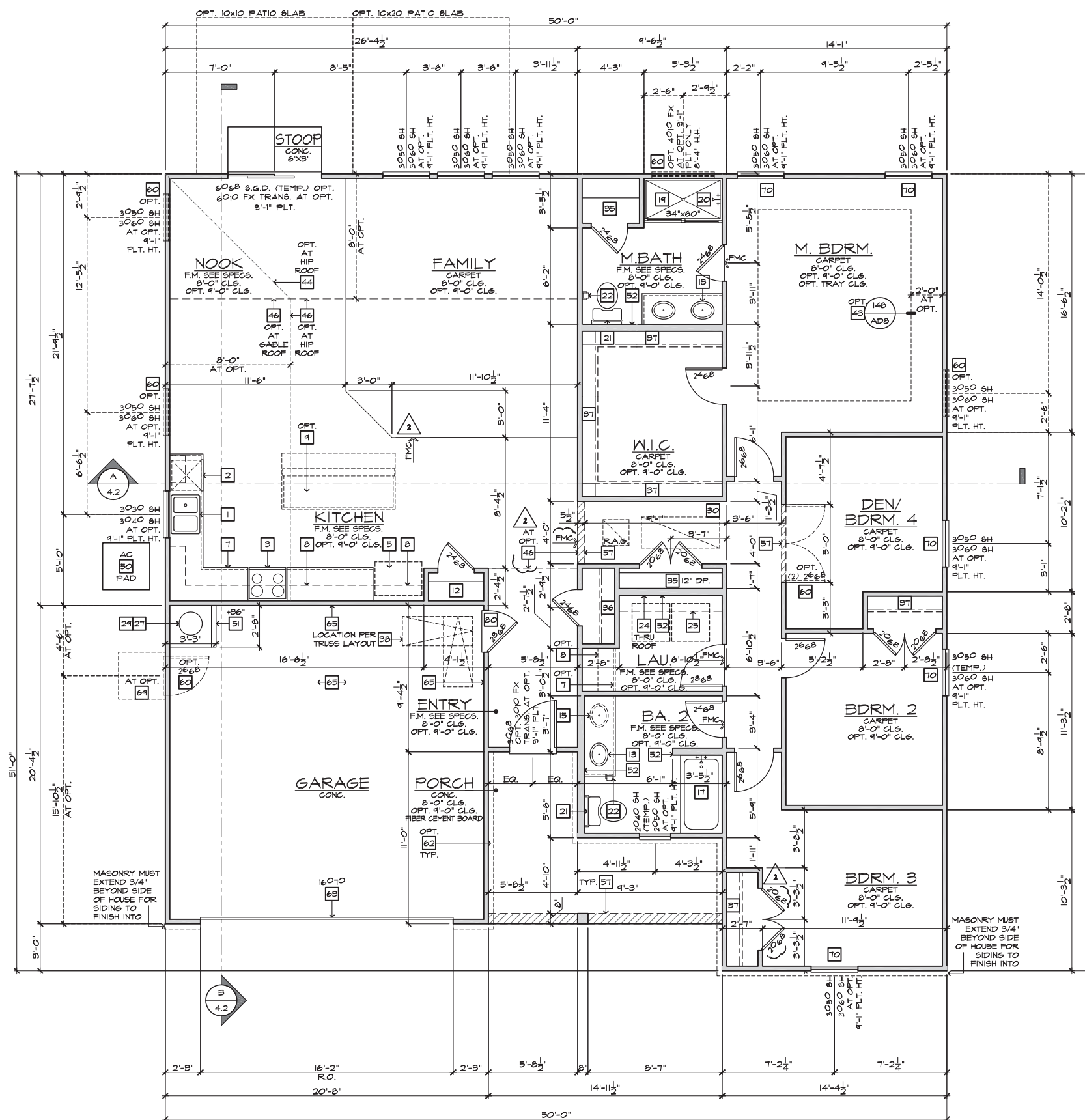
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2 FRAMEWALK  
NC20019NCP/ 03-25-20 /KBA

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 MANUFACTURERS' SPECS
  - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
  - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
  - 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN - VERIFY WITH MANUFURS' SPECS
  - 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
  - COMBINATION DOUBLE OVEN OR OVEN MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
  - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
  - MIN. 12" BAR TOP/ BREAKFAST BAR
  - DESK AREA - REFER TO INTERIOR ELEVATIONS
  - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
  - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
  - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
  - OPT. SINK - REFER TO INTERIOR ELEVATIONS.
  - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
  - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
  - OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
  - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
  - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
  - TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
  - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
  - RECESSED, MIRRORED MEDICINE CABINET
  - WASHER & DRYER - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - 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 TS/AD-4)
  - RESERVED
  - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
  - RESERVED
  - FAU LOCATION (REFER TO DETAIL 88/AD5)
  - 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 DETAILS/AD4)
  - WARDROBE W/ SHELF & ROPE (REFER TO DETAILS/AD4)
  - 22"x30" MIN. ATTIC ACCESS
  - 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 42/AD5)
  - LINE OF HIP AT OPTIONAL VOLUME CEILING
  - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
  - CEILING BREAK
  - STAIR TREADS & RISERS - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
  - MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)
  - 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL 88/AD5)
  - 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.
  - MEDIA NICHE
  - FLAT SOFFIT - SEE ELEV. FOR HST.
  - ARCHED SOFFIT - SEE ELEV. FOR HST.
  - WINDOW SEAT
  - OPT. DOOR/ WINDOW
  - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYRON 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 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 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)	115 SQ. FT.
ELEVATION 'A'	114 SQ. FT.
ELEVATION 'B'	130 SQ. FT.
ELEVATION 'C'	130 SQ. FT.
ELEVATION 'D'	130 SQ. FT.
OPTIONS:	
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:	6'-8" U.N.O.
• 2nd FLOOR WINDOW HDR. HEIGHT:	7'-0" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" U.N.O.
• SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
• INTERIOR SOFFIT HEIGHT:	7'-4" U.N.O.
• TRAY CEILING:	7" RISE INTO TRUSS 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'-8" U.N.O.
• 4010 WINDOW OVER TUB HDR. HGT.:	8'-4" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" U.N.O.
• SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
• INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
• TRAY CEILING:	7" RISE INTO TRUSS 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 JAMBES, U.N.O.	
STAIR DATA NOTES	
FIRST FLOOR WITH 9'-4" PLATE HEIGHT:	
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.	
14" TREADS AT 10" EACH	
15 RISERS AT 7-1/16" EACH	
FIRST FLOOR WITH 9'-4" 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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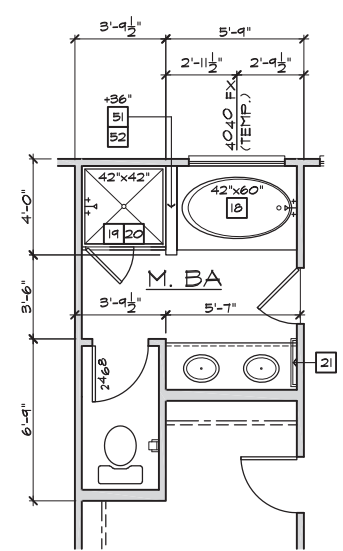
ISSUE DATE: 12/13/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: MP  
REVISIONS:

- 1 VENTILATION  
NC2008NCP/ 01/17/20 /KBA
- 2 FRAMEWALK  
NC20019NCP/ 03-25-20 /KBA
- 3 HOME OFFICE  
CORP20063CORP/ 07/31/20 /KBA

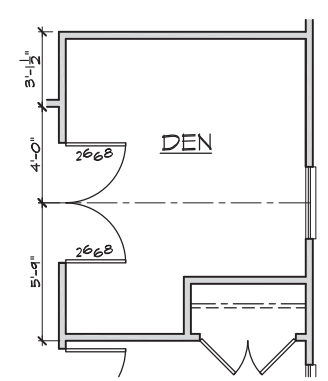
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**SPEC. LEVEL 1  
RALEIGH-DURHAM  
50' SERIES**

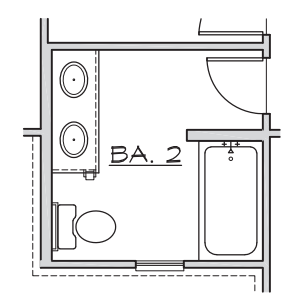
- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
  2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
  3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
  4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN - VERIFY WITH MANUFRS' 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 - ACCOMMODATE APPL'G TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
  25. 12" SHELF PER SPECS
  26. OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
  27. WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD-4)
  28. RESERVED
  29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
  30. FAU. LOCATION (REFER TO DETAIL B6/AD5)
  31. RESERVED
  32. LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B0/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 DETAILS/AD4)
  37. WARDROBE W/ SHELF & POLE (REFER TO DETAILS/AD4)
  38. 22"x30" MIN. ATTIC ACCESS  
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 42/AD5)
  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. T 3/4" RISER - (REFER TO DETAIL 01-02/AD5)
  48. MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
  49. 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL B3/AD5)
  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.
  56. MEDIA NICHE
  57. FLAT SOFFIT - SEE ELEV. FOR HGT.
  58. ARCHED SOFFIT - SEE ELEV. FOR HGT.
  59. WINDOW SEAT
  60. OPT. DOOR/ WINDOW
  61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYPON 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 ABV.
  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 OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
  75. WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) 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



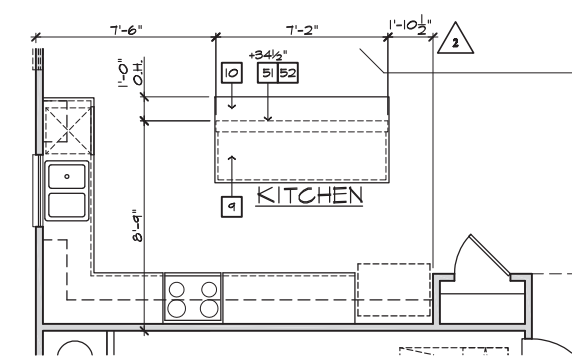
**Super M. Bath**  
AT M. BATH



**Double Doors**  
AT DEN



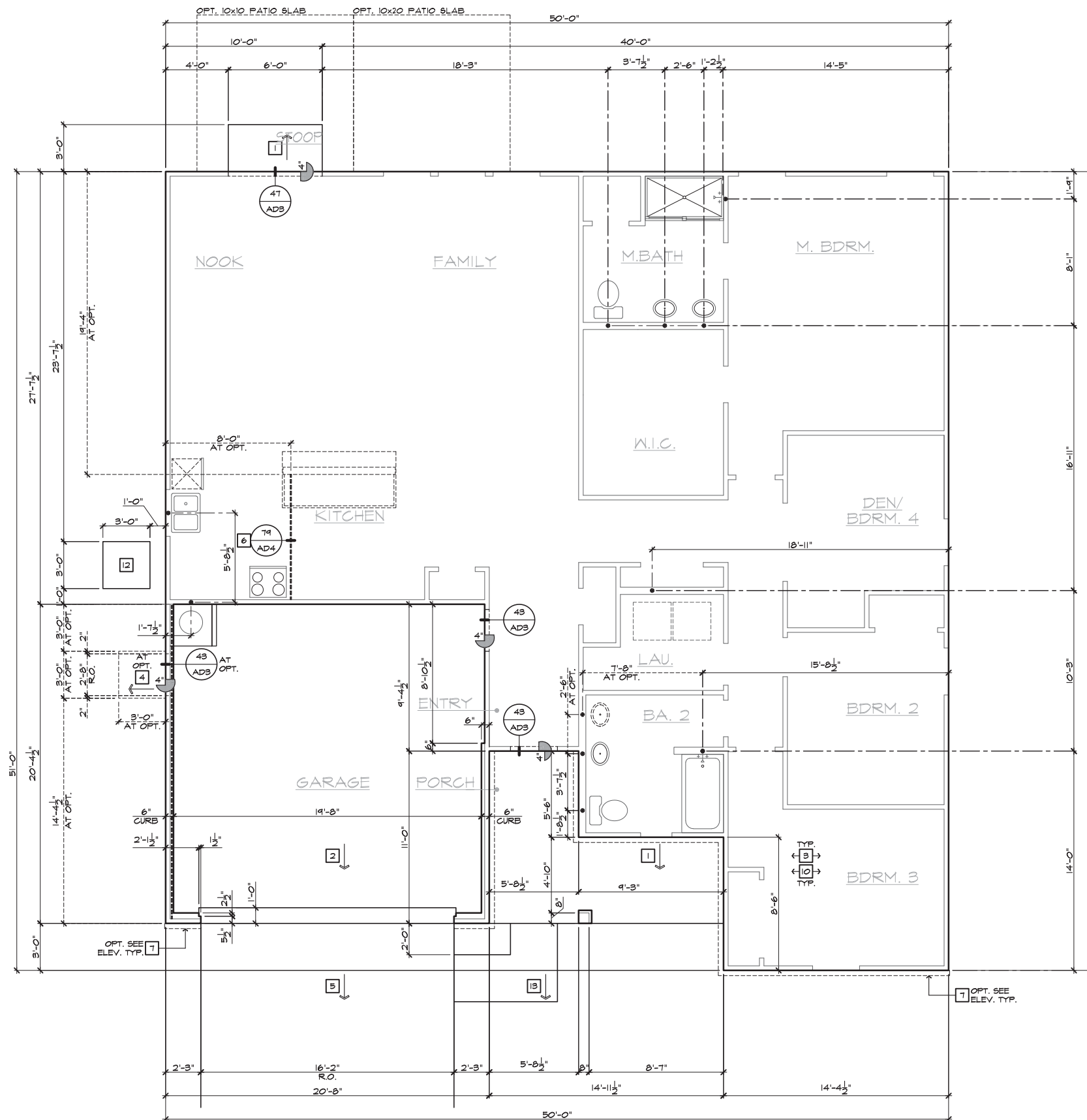
**Vanity w/  
Dual Sink**  
AT BATH 2



**Island**  
AT KITCHEN

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

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



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**2018 NORTH  
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PROJECT No.: 1350999:57  
DIVISION MGR.: MP  
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PLAN:  
**150.1910**

SHEET:  
**2.1**

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

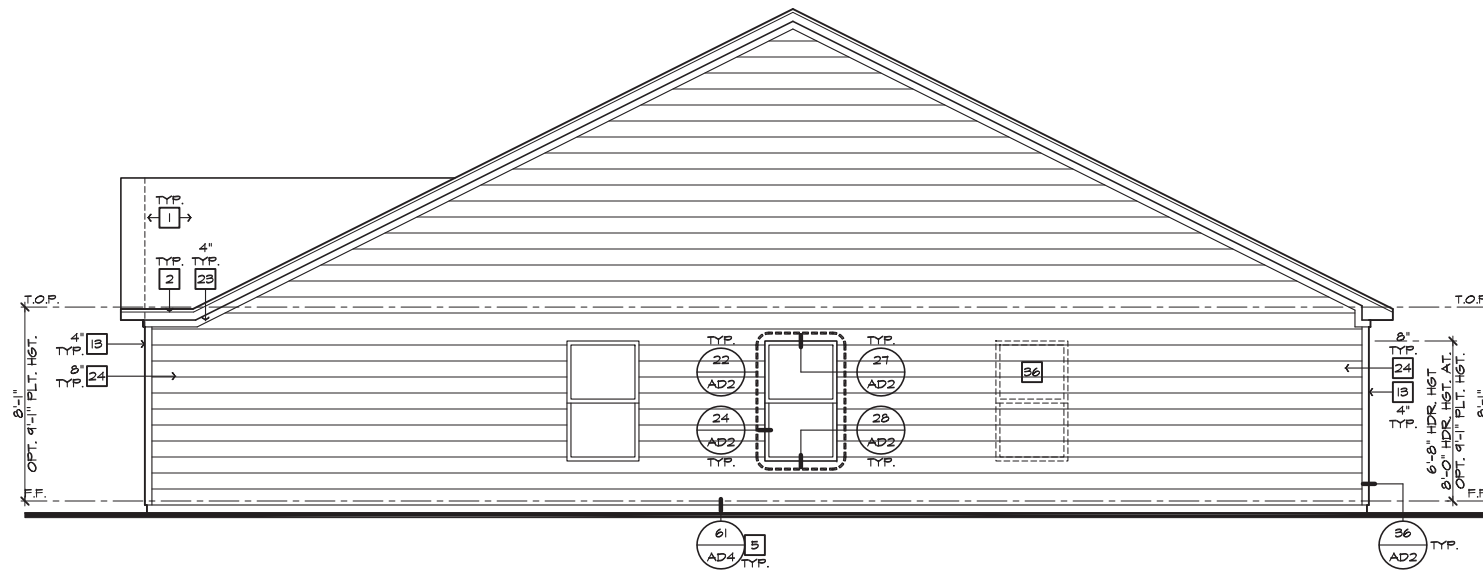
**SLAB INTERFACE PLAN 'A'**  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN AT SLAB-ON-GRADE

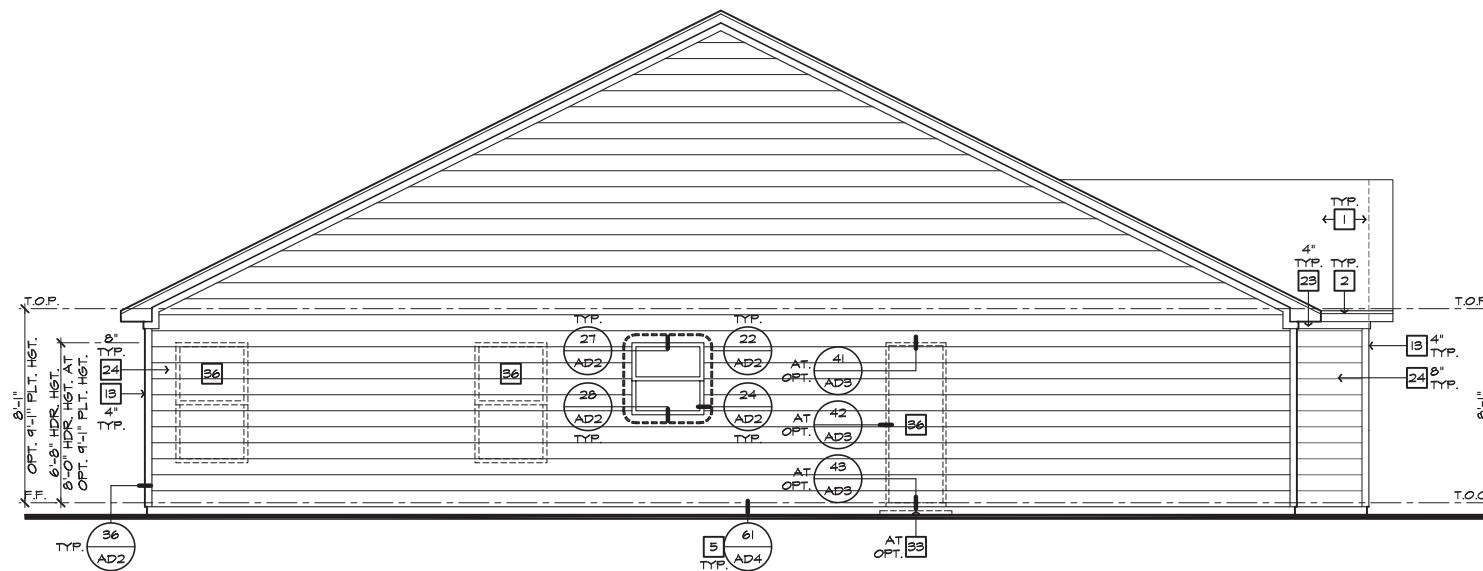
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RIGHT ELEVATION 'A'  
SCALE 1/4"=1'-0" (22"X84") - 1/8"=1'-0" (11"X17")



LEFT ELEVATION 'A'  
SCALE 1/4"=1'-0" (22"X84") - 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.	6:1. FLASHING
4.	6:1. FLASHING & SADDLE/CRICKET
5.	6:1. DRIP SCREED
6.	24"X24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - SEE ELEVATION FOR SIZE
14.	SYNTHETIC MATERIAL
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	SHAKE SIDING
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (+36" U.N.O.)
29.	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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SPEC. LEVEL 1  
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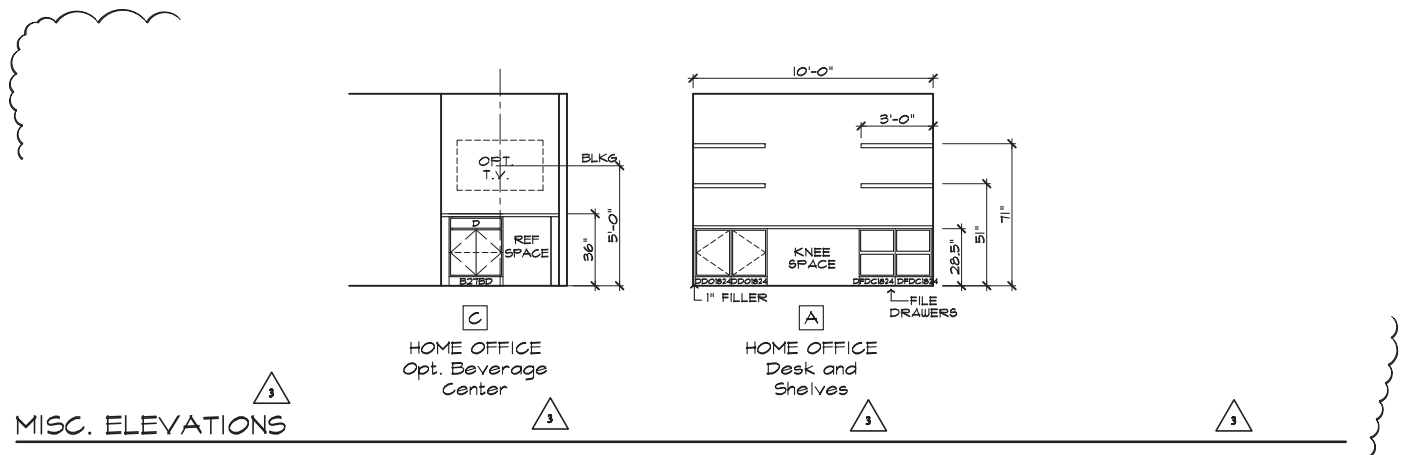
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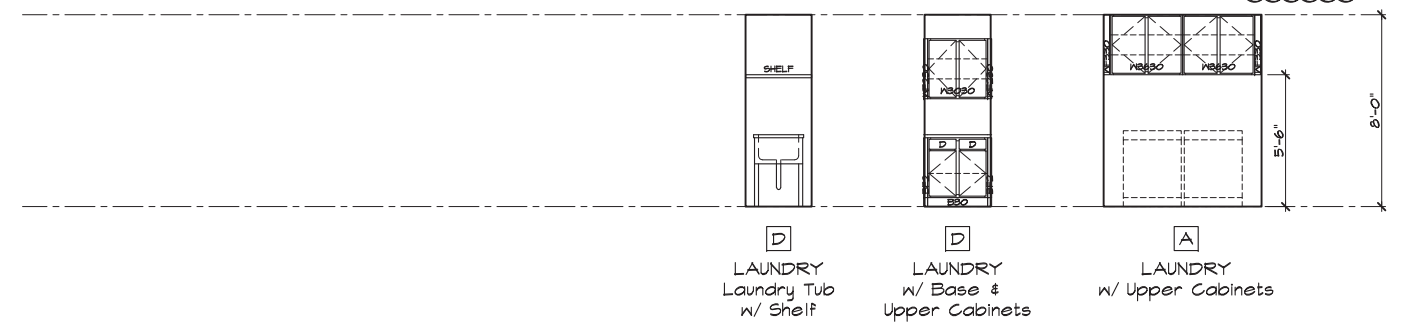
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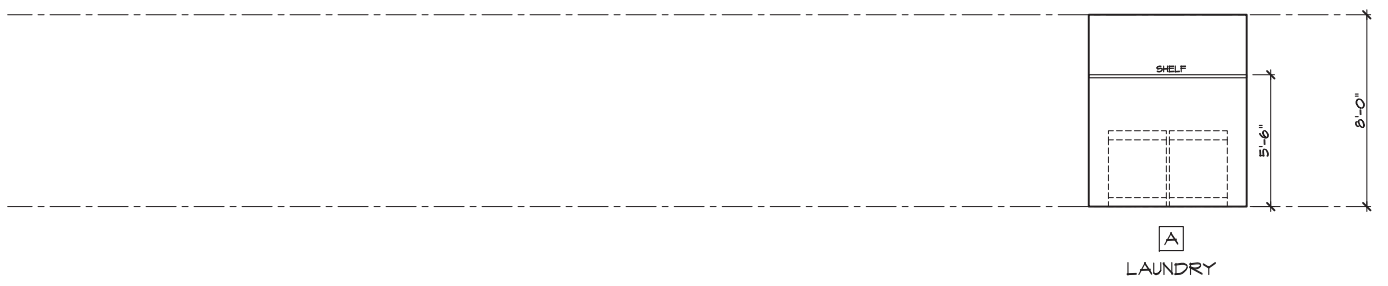
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MISC. ELEVATIONS



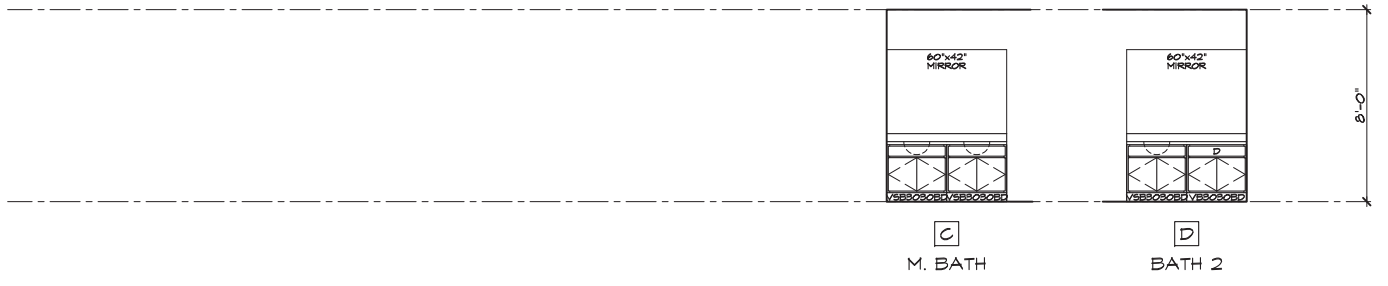
MISCELLANEOUS INTERIOR ELEVATIONS



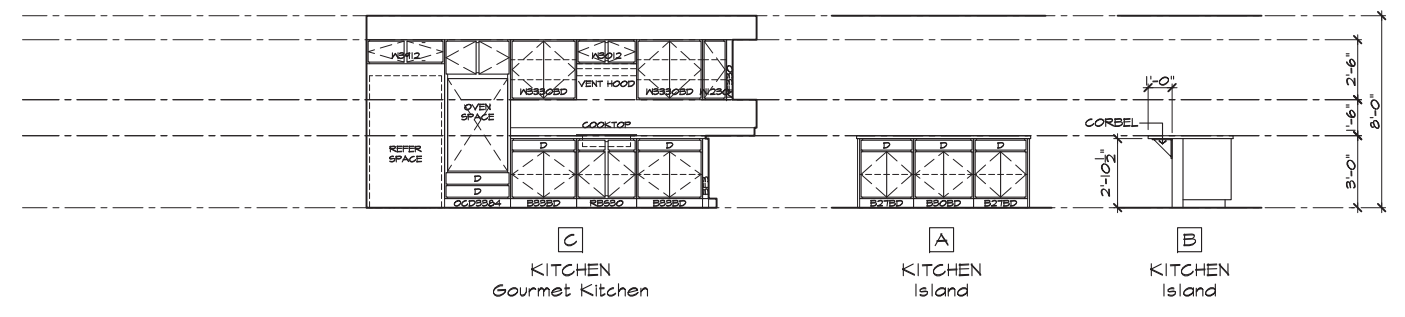
MISCELLANEOUS INTERIOR ELEVATIONS



BATH ELEVATIONS



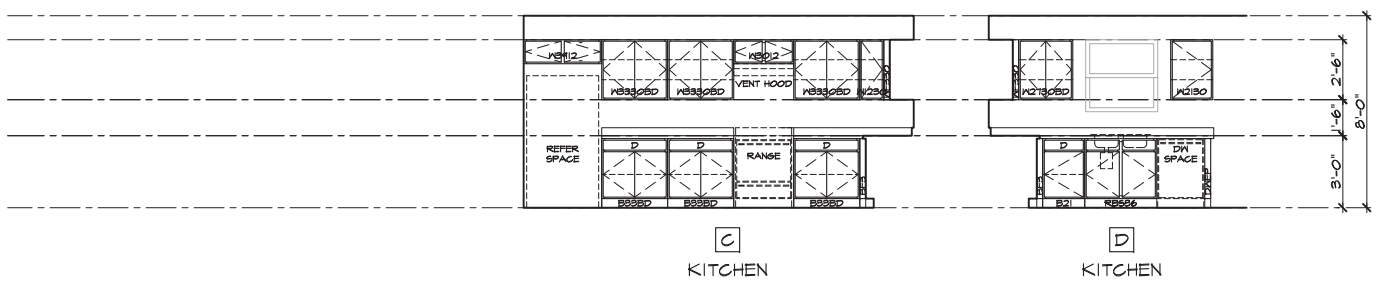
BATH ELEVATIONS



KITCHEN ELEVATIONS

## OPTIONAL INTERIOR ELEVATIONS

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



KITCHEN ELEVATIONS

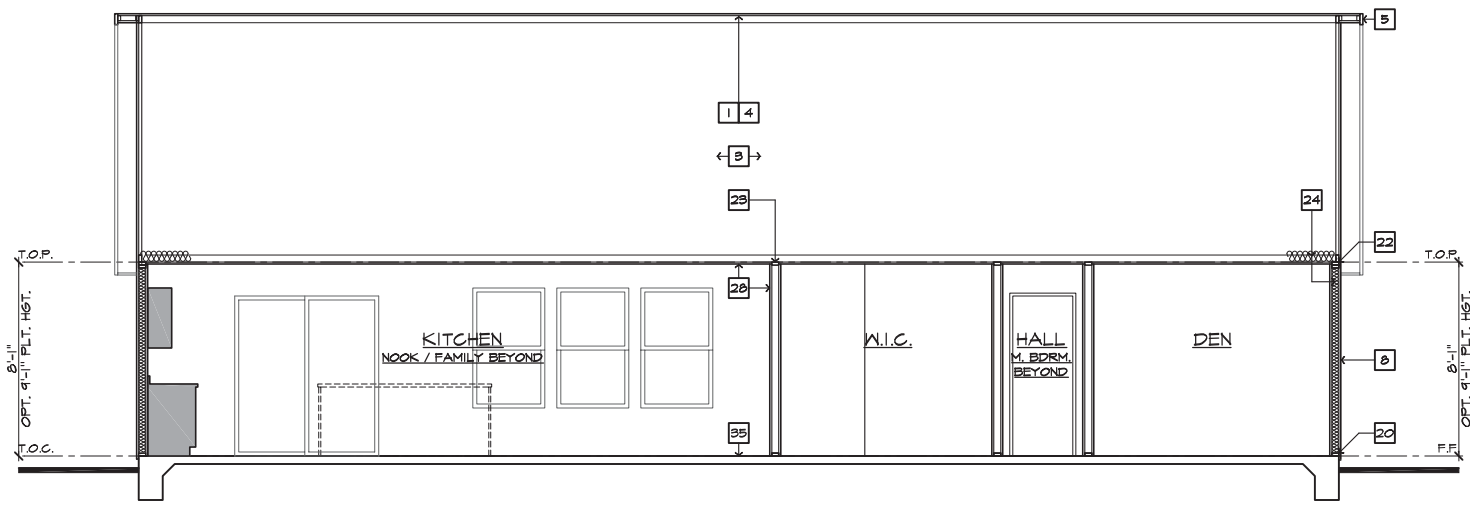
## STANDARD INTERIOR ELEVATIONS

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

PLAN: 150.1910  
SHEET: 4.1

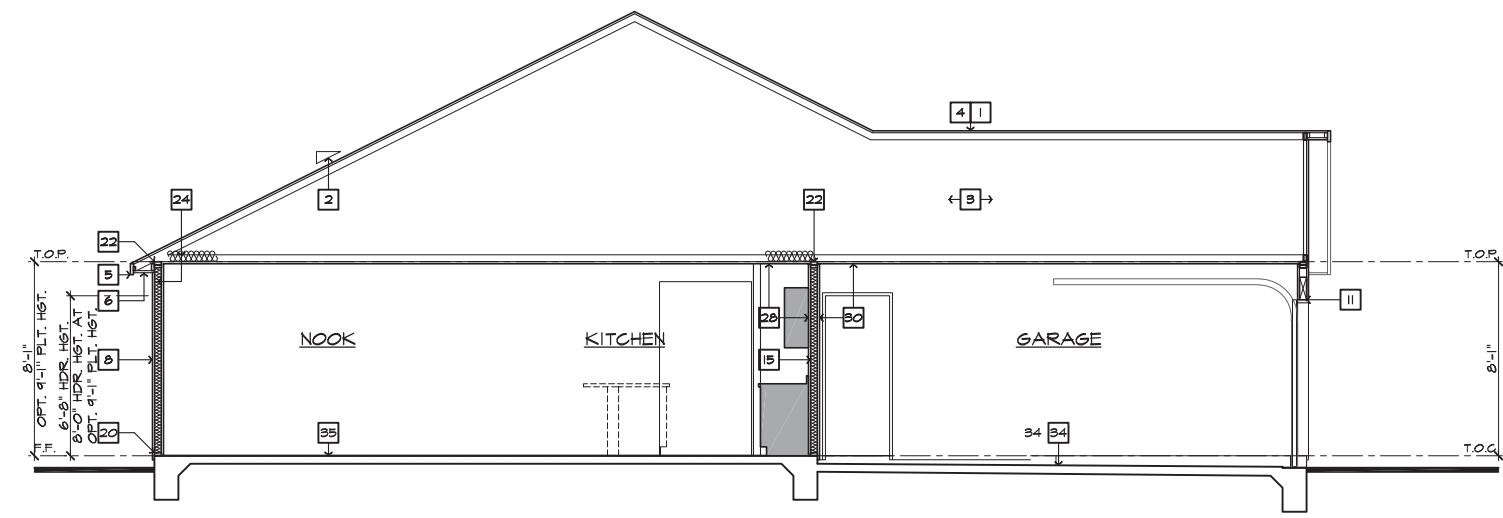
# SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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

AT SLAB-ON-GRADE



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

AT SLAB-ON-GRADE

- # SECTION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
  2. ROOF PITCH - REFER TO ROOF NOTES
  3. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
  4. ROOF SHEATHING PER STRUCTURAL
  5. 2x FASCIA/BARGE BOARD
  6. CONT. SOFFITED EAVE W/ VENTING
  7. G.I. FLASHING - ROOF TO WALL
  8. EXTERIOR FINISH PER ELEVATIONS
  9. FLOOR FRAMING PER STRUCTURAL
  10. FLOOR SHEATHING PER STRUCTURAL
  11. HEADER PER STRUCTURAL
  12. FLUSH BEAM PER STRUCTURAL
  13. DROPPED BEAM PER STRUCTURAL
  14. FLAT/ ARCHED SOFFIT PER PLAN
  15. 2x4 STUD WALL
  16. 2x6 STUD WALL
  17. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
  18. 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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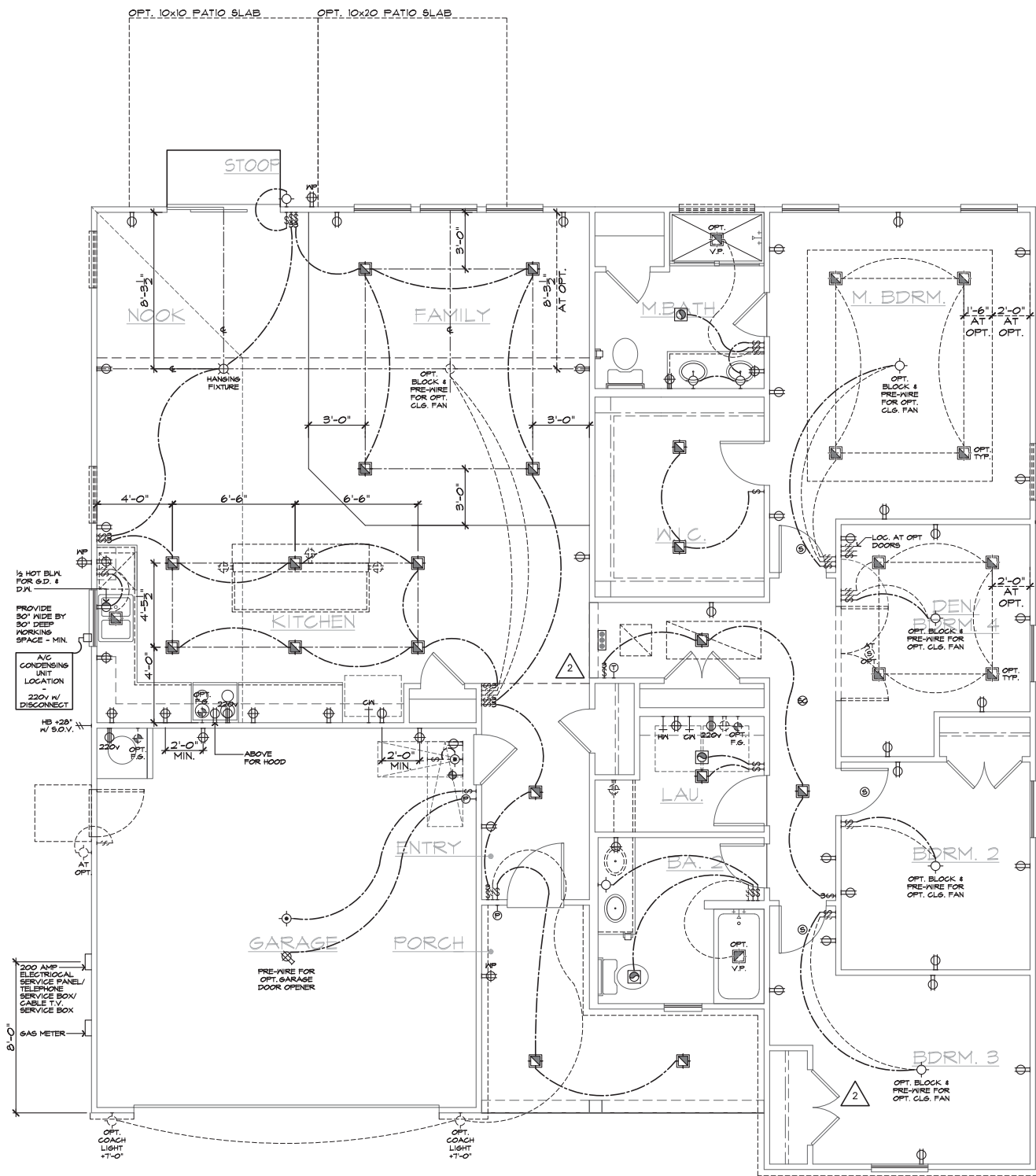
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UTILITY LEGEND	
	120V DUPLEX CONVENIENCE RECEPTACLE ARC FAULT (AFCI) AND TAMPER RESISTANT (TR) 12" ABV. FIN. FLR. TYPICAL U.N.O.
	120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
	120V (TR) RECEPTACLE W/ GFI CIRCUIT
	FUSED DISCONNECT
	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 U.N.O.
	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
	RECESSED INCANDESCENT 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 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
	SECONDARY MASTER
	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 'A'  
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')

BASIC PLAN



**NORTH CAROLINA  
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**2018 NORTH  
CAROLINA STATE  
BUILDING  
CODES**

ISSUE DATE: 12/13/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: MP

- REVISIONS:
- 1 VENTILATION  
NC2008NCP/ 01/17/20 /KBA
  - 2 FRAMEWALK  
NC2008NCP/ 03-25-20 /KBA

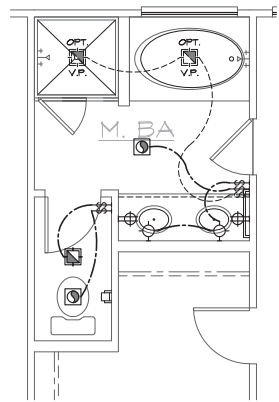
PLAN:  
**150.1910**  
SHEET:  
**5.1**  
SPEC. LEVEL 1  
**RALEIGH-DURHAM  
50' SERIES**

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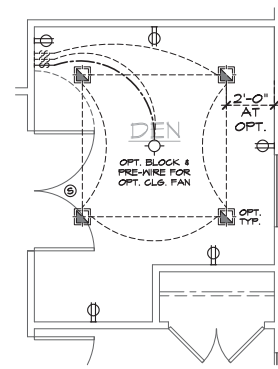
NOTE:  
REFER TO BASIC UTILITY PLAN FOR INFORMATION NOT  
SHOWN HERE

**UTILITY LEGEND**

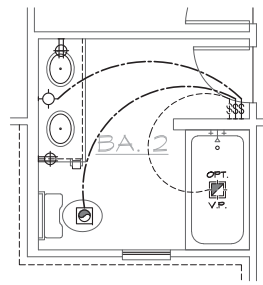
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LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT  
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- ⊕ 24" MIN. SEPERATION  
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- ⊕ GARAGE



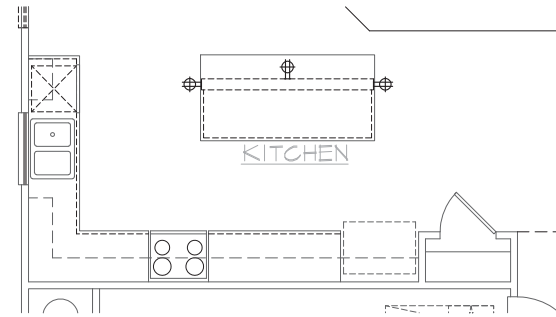
Super M. Bath  
AT M. BATH



Double Doors  
AT DEN



Vanity w/  
Dual Sink  
AT BATH 2



Island  
AT KITCHEN

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NC2008NCP/ 01/17/20 /KBA
  - 2 FRAMEWALK  
NC20019NCP/ 03-25-20 /KBA
  - 3 HOMB OFFICE  
CORP20003CORP/ 07/31/20 /KBA

PLAN:  
**150.1910**  
SHEET:  
**5.2**  
SPEC. LEVEL 1  
**RALEIGH-DURHAM  
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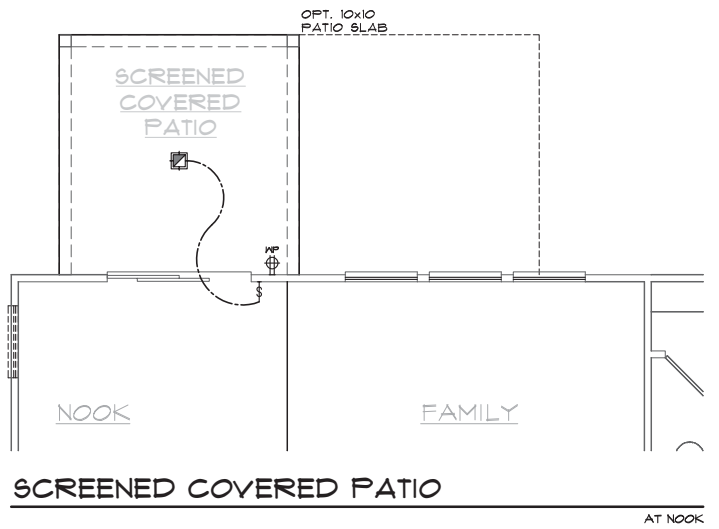
NOTE:  
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**UTILITY LEGEND**

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ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)  
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- ⊕ CATV RECEPTACLE
- ⊕ PUSH BUTTON
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- ] SERVICE BOX
- + HB HOSE BIB
- + HB HOSE BIB W/ S.O.V.
- + CH WATER STUB FOR ICE MAKER
- ⊕ APPROVED CEILING MOUNTED  
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OPTIONS
- 24" MIN. SEPERATION  
OF ELECTRICAL BOXES  
AS SHOWN BELOW
- ⊕ DWELLING
- MIN. GARAGE

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**FIRST FLOOR UTILITY PLAN OPTIONS**

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



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REVISIONS:

1 VENTILATION  
NC2008NCF/ 01/17/20 /KBA

FOR INTERNAL USE ONLY

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

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

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

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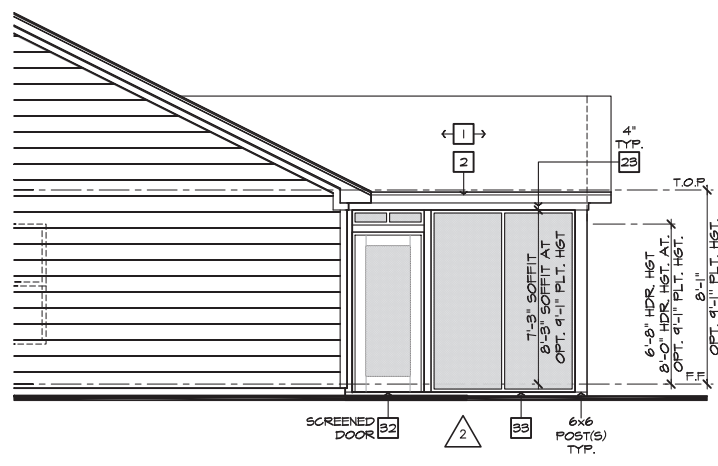
- REVISIONS:
- 1 VENTILATION NC2008NCP/ 01/17/20 /KBA
  - 2 FRAMEWALK NC20019NCP/ 03-25-20 /KBA

PLAN: 150.1910  
SHEET: 8.A5

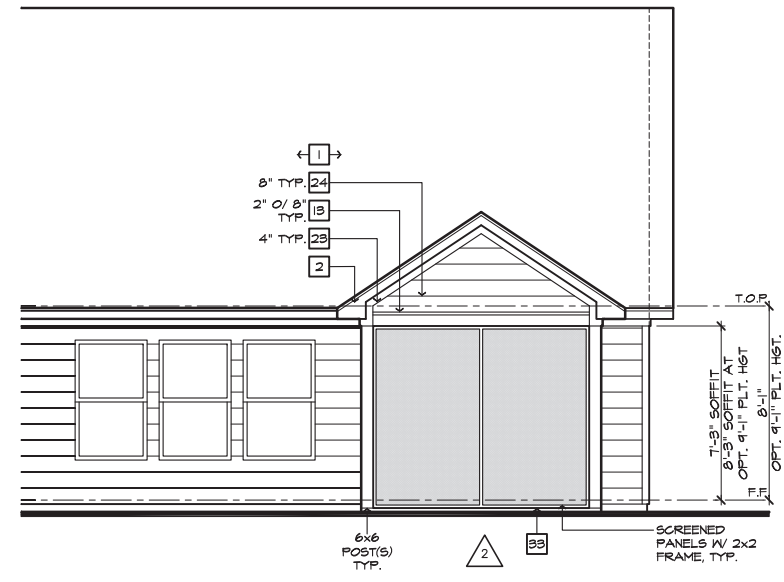
**SPEC. LEVEL 1  
RALEIGH-DURHAM  
50' SERIES**

#	ELEVATION NOTES
<b>NOTE: NOT ALL KEY NOTES APPLY.</b>	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM PER SPEC- 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.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	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

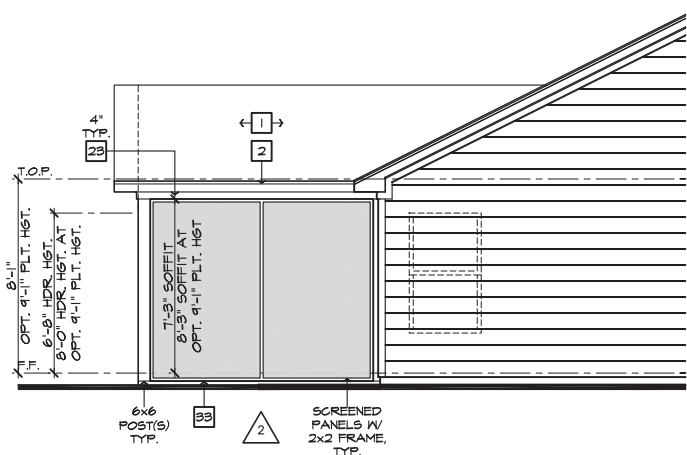
#	PARTIAL PLAN NOTES
<b>NOTE: NOT ALL KEY NOTES APPLY.</b>	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN. (REFER TO DETAILS)
28.	WATER HEATER 'B' VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
39.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
50.	MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
50.	MIN. PAD LOCATION
51.	LOW MALL - 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/ 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



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

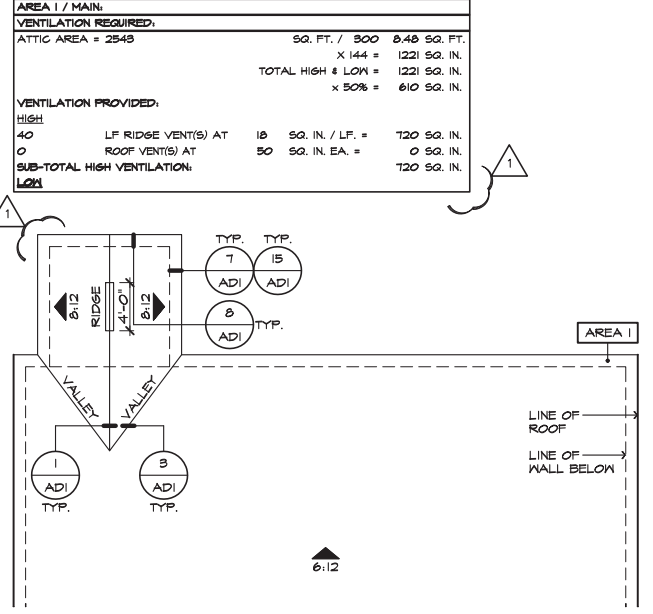


**PARTIAL REAR ELEVATION**  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

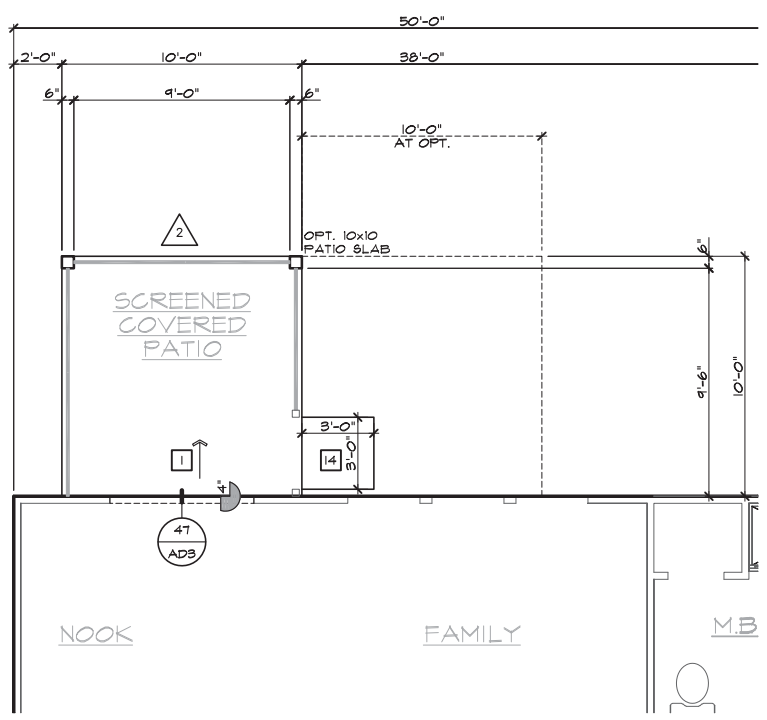


**PARTIAL LEFT ELEVATION**  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

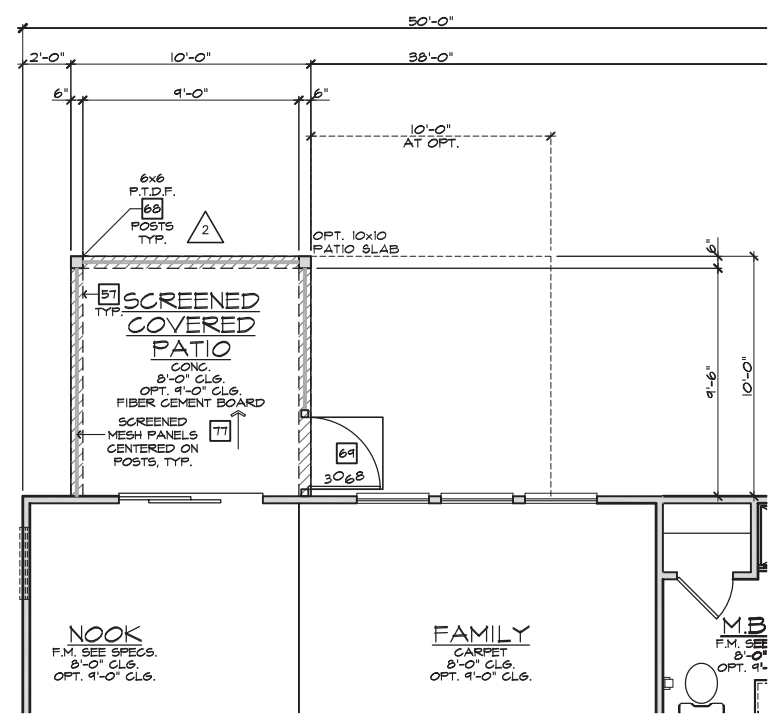
ROOF PLAN NOTES 'A'	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	
<b>ATTIC VENT CALCULATIONS</b>	
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 206.2)	
* 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:	
<b>VENTILATION REQUIRED:</b>	
ATTIC AREA = 2543	50. FT. / 300 = 8.48 SQ. FT.
	X 144 = 1221 SQ. IN.
	TOTAL HIGH & LOW = 1221 SQ. IN.
	X 50% = 610 SQ. IN.
<b>VENTILATION PROVIDED:</b>	
HIGH:	
40	LF RIDGE VENT(S) AT 18 SQ. IN. / LF. = 720 SQ. IN.
0	ROOF VENT(S) AT 50 SQ. IN. EA. = 0 SQ. IN.
SUB-TOTAL HIGH VENTILATION: 720 SQ. IN.	
LOW:	



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

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

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# DETAILS

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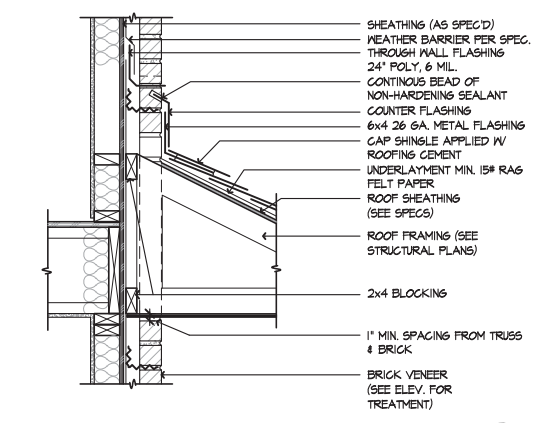
ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: M.C.P.  
REVISIONS: 01/15/20

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- 5 DETAIL UPDATE  
NC20001NCP - 01/15/20 - MCP

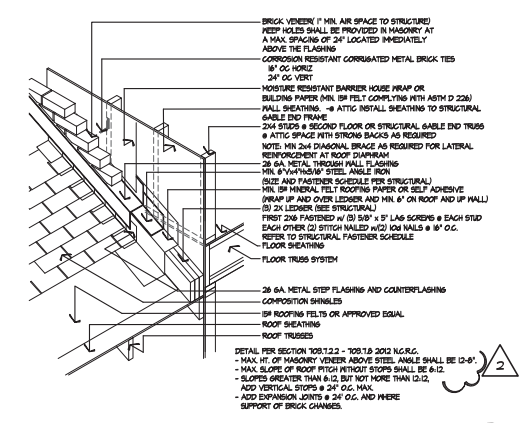
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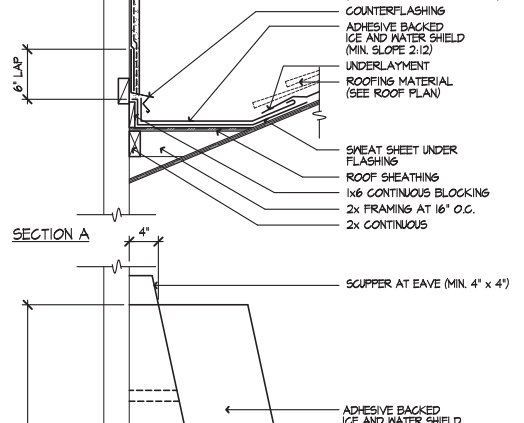
PLAN: **ALL**  
SHEET: **AD1**



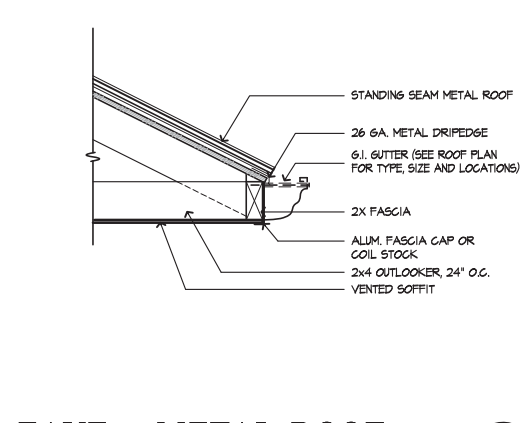
**BRICK THROUGH ROOF**  
SCALE 1"=1'-0"  
SE-01017a



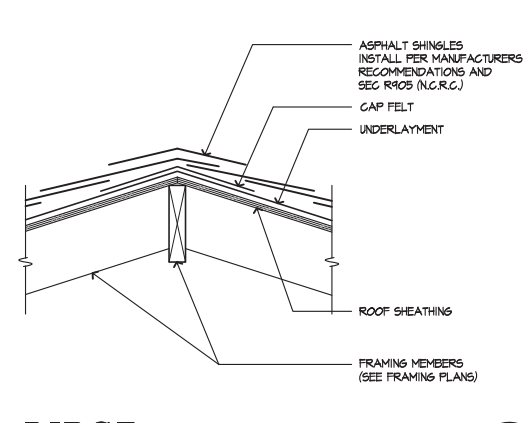
**BRICK OVER ROOF**  
SCALE NTS  
SE-2D 150



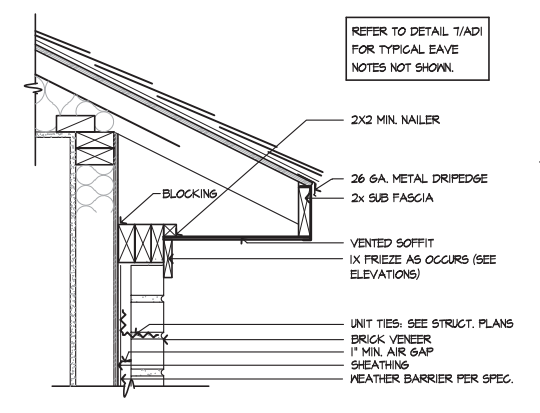
**EAVE @ METAL ROOF**  
SCALE 1 1/2"=1'-0"  
SE-05091a



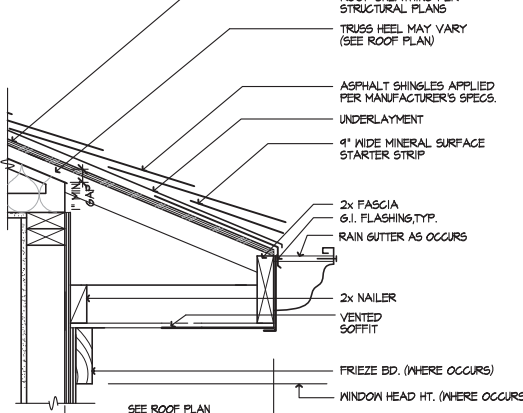
**RIDGE**  
SCALE 1 1/2"=1'-0"  
SE-01001a



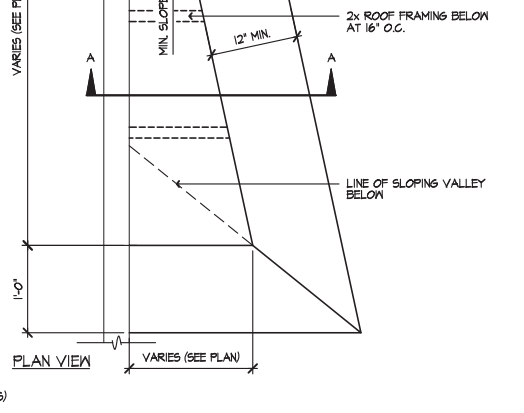
**RIDGE VENT**  
SCALE 1 1/2"=1'-0"  
SE-01002a



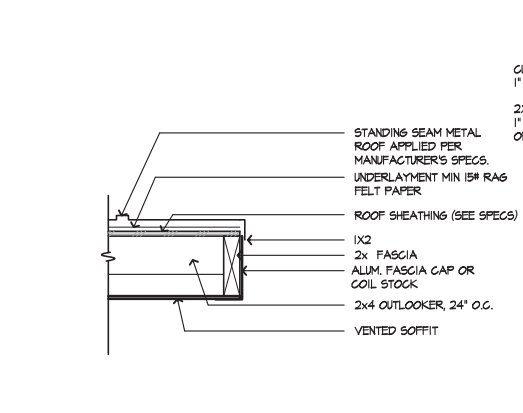
**EAVE - BRICK**  
SCALE 1 1/2"=1'-0"  
SE-01018a



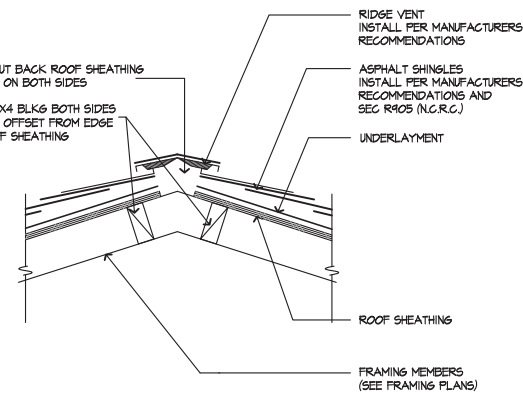
**EAVE**  
SCALE 1 1/2"=1'-0"  
07B2-13a



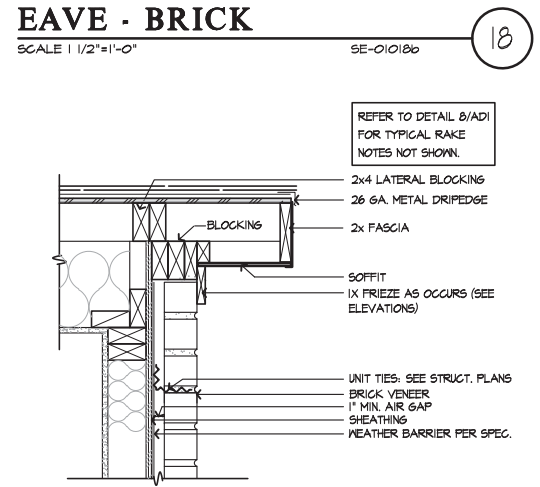
**CRICKET**  
SCALE 1"=1'-0"  
07B2-10



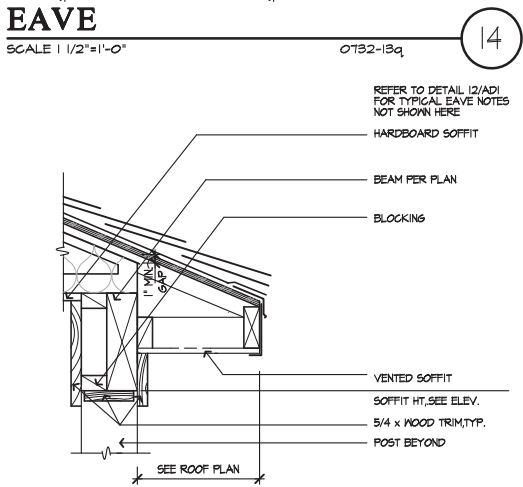
**RAKE @ METAL ROOF**  
SCALE 1 1/2"=1'-0"  
SE-05092a



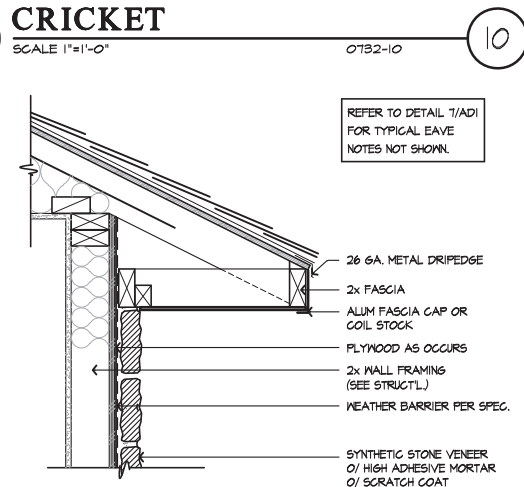
**RIDGE VENT**  
SCALE 1 1/2"=1'-0"  
SE-01003a



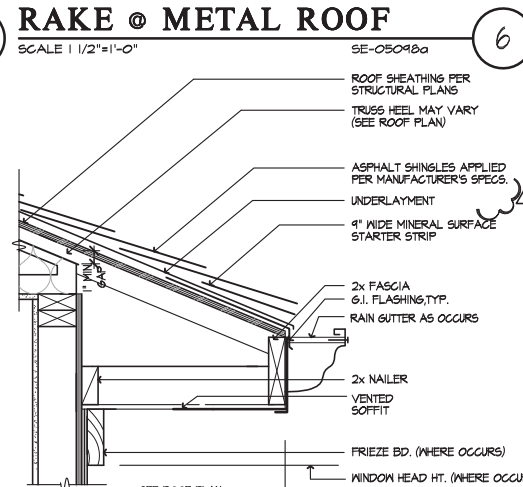
**RAKE - BRICK**  
SCALE 1 1/2"=1'-0"  
SE-01019a



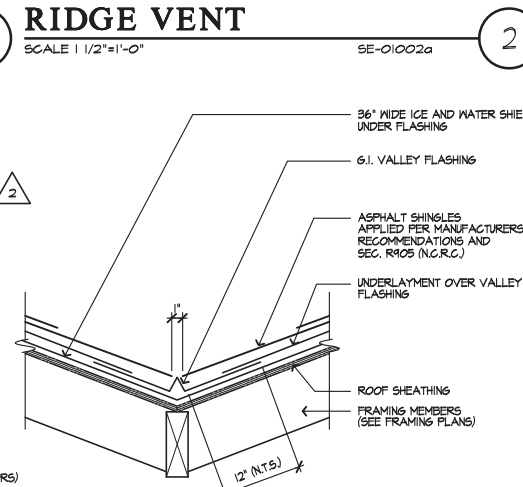
**PORCH EAVE**  
SCALE 1 1/2"=1'-0"  
EVPRCH



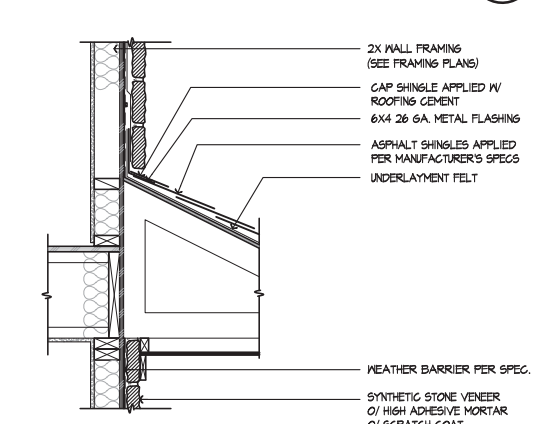
**EAVE - STONE**  
SCALE 1 1/2"=1'-0"  
SE-01011a



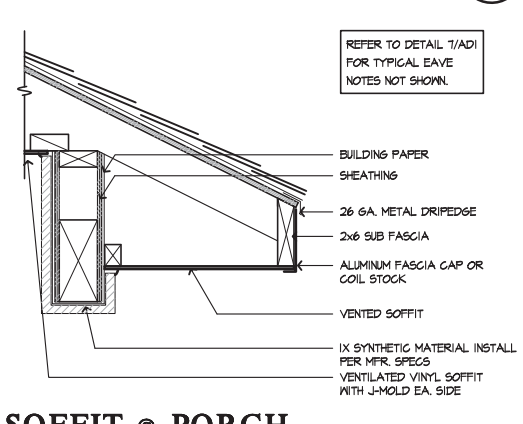
**EAVE**  
SCALE 1 1/2"=1'-0"  
07B2-13a



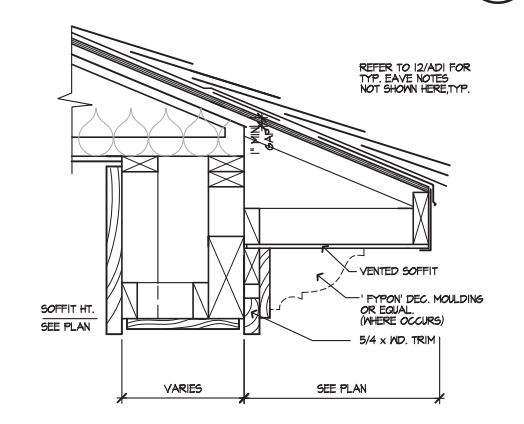
**VALLEY**  
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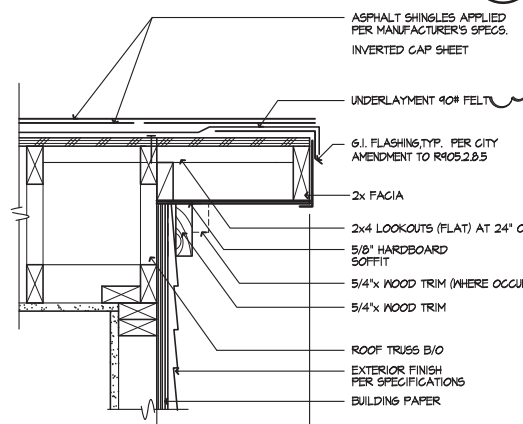
**STONE TO ROOF**  
SCALE 1"=1'-0"  
SE-01020a



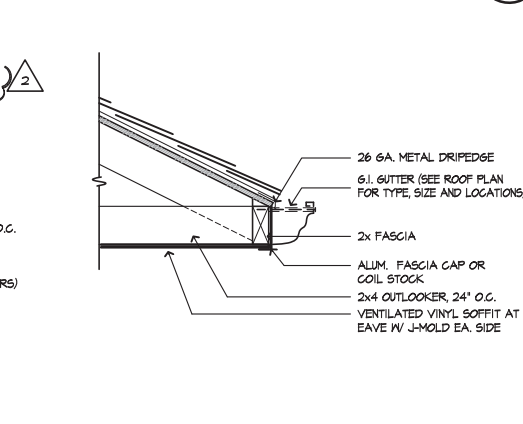
**SOFFIT @ PORCH - SYNTHETIC MATERIAL**  
SCALE 1 1/2"=1'-0"  
SE-01016a



**EAVE AT PORCH**  
SCALE 1 1/2"=1'-0"  
EVPRCH2



**RAKE**  
SCALE 1 1/2"=1'-0"  
07B2-04a



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

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### GARAGE DOOR HEAD - STONE

SCALE 1 1/2"=1'-0" SE-03057b

57

### DOOR HEAD - BRICK

SCALE 3"=1'-0" SE-03058a

53

### DOOR HEAD - STONE

SCALE 3"=1'-0" SE-03049a

49

### SLIDING DR. HEAD

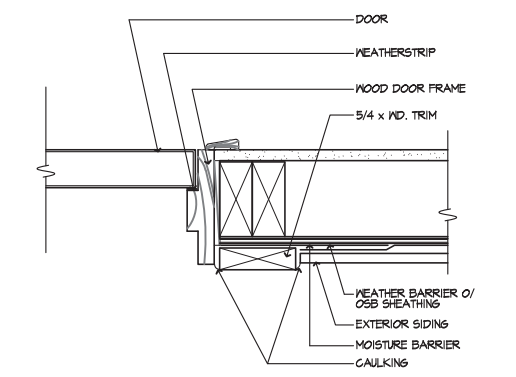
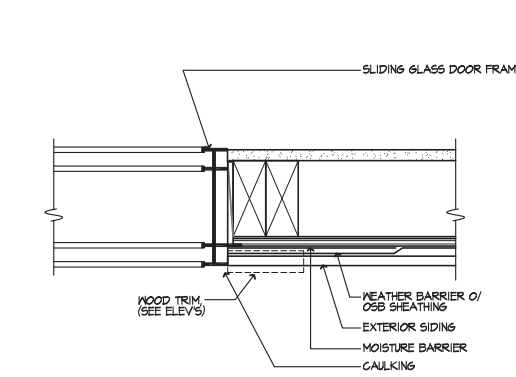
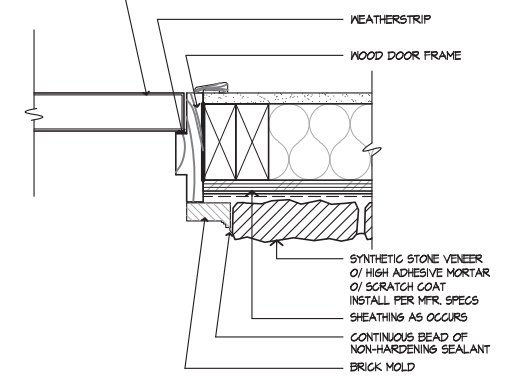
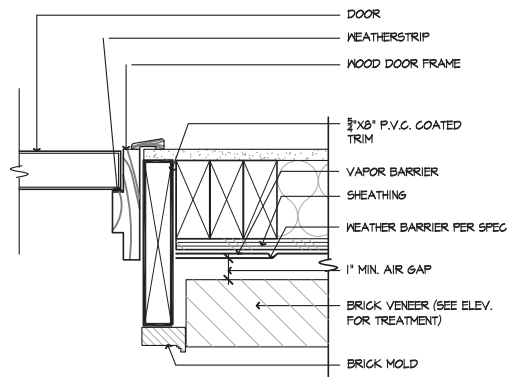
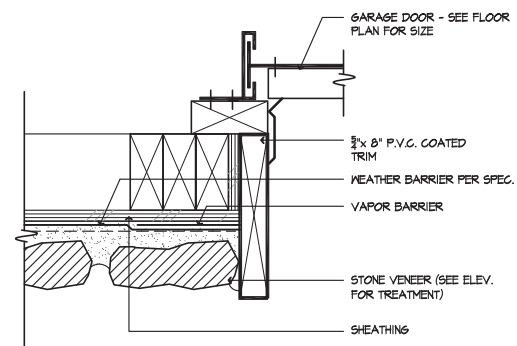
SCALE 3"=1'-0" 0840-03b

45

### DOOR HEAD

SCALE 3"=1'-0" 0840-01b

41



### GARAGE DOOR JAMB - STONE

SCALE 3"=1'-0" SE-03058b

58

### DOOR JAMB - BRICK

SCALE 3"=1'-0" SE-03054a

54

### DOOR JAMB - STONE

SCALE 3"=1'-0" SE-03050a

50

### SLIDING DOOR JAMB

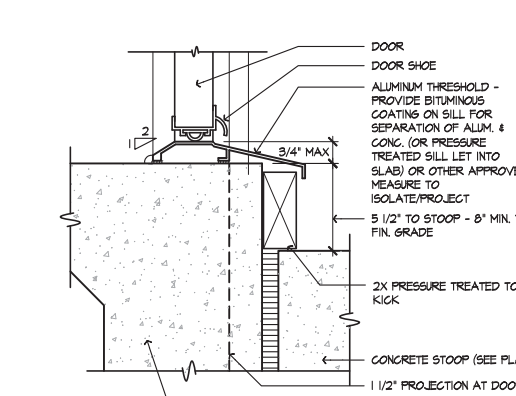
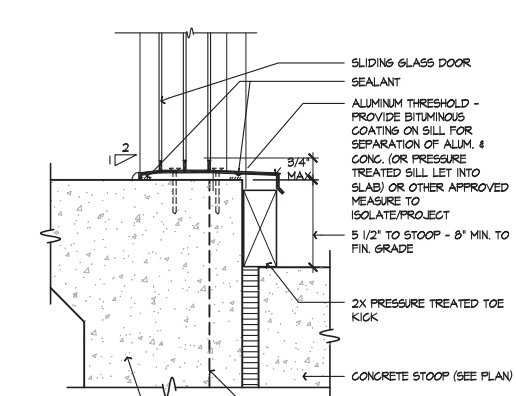
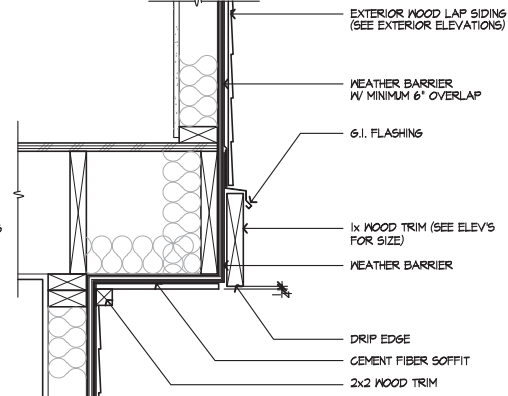
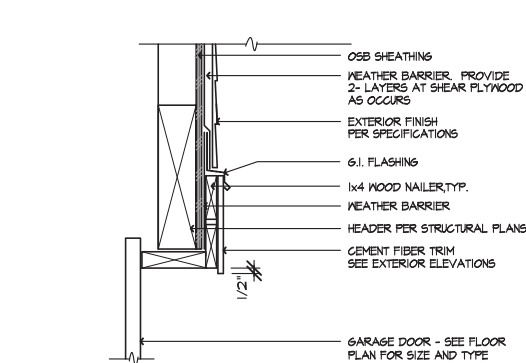
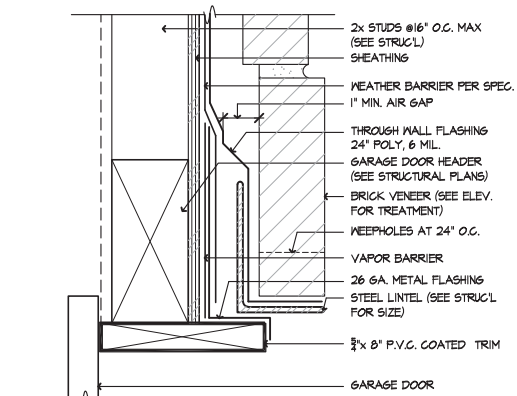
SCALE 3"=1'-0" 0840-03c

46

### DOOR JAMB

SCALE 3"=1'-0" 0840-01c

42



### GARAGE DOOR HEAD - BRICK

SCALE 3"=1'-0" SE-03058a

59

### GARAGE DOOR HEAD

SCALE 1 1/2"=1'-0" 0420-39c

55

### TRIM @ CANTILEVER

SCALE 1 1/2"=1'-0" 04CANTMP

51

### SLDg. DOOR THRESHOLD

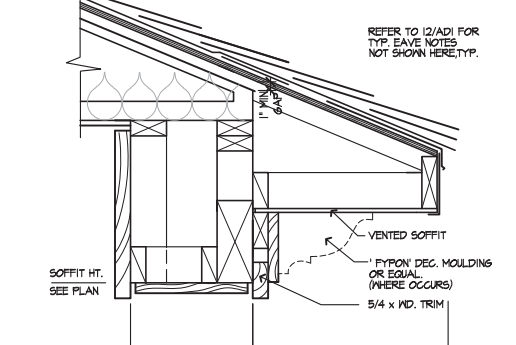
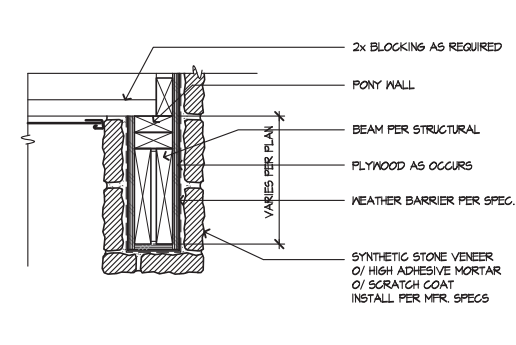
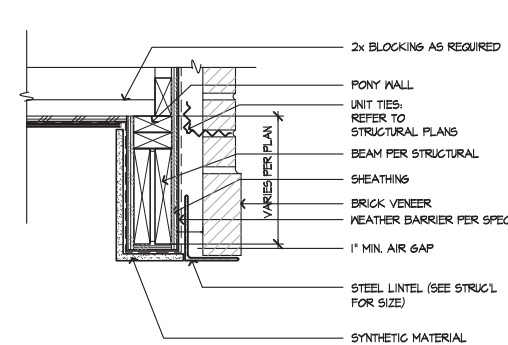
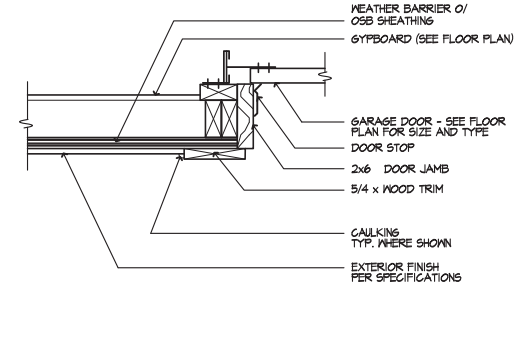
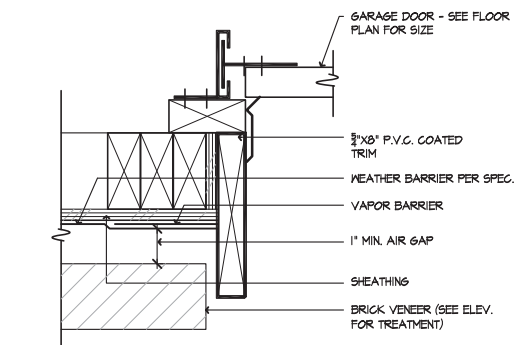
SCALE 3"=1'-0" SE-03047a

47

### SWING DOOR THRESHOLD

SCALE 3"=1'-0" SE-03043a

43



### GARAGE DOOR JAMB - BRICK

SCALE 3"=1'-0" SE-03060a

60

### GARAGE DOOR JAMB

SCALE 1 1/2"=1'-0" 0745-01

56

### SOFFIT @ PORCH - BRICK

SCALE 1 1/2"=1'-0" SE-03052c

52

### SOFFIT @ PORCH - STONE

SCALE 1 1/2"=1'-0" RA-01026a

48

### EAVE AT PORCH

SCALE 1 1/2"=1'-0" EYPRCH2

44



## DETAILS

KB HOME  
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NC20001NCP - 01/15/20 - MCP

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PLAN: ALL  
SHEET: AD3

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# DETAILS

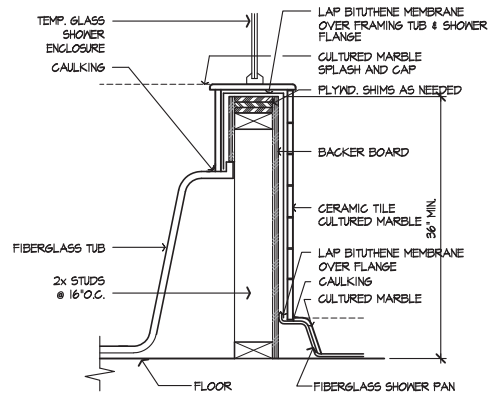
KB HOME  
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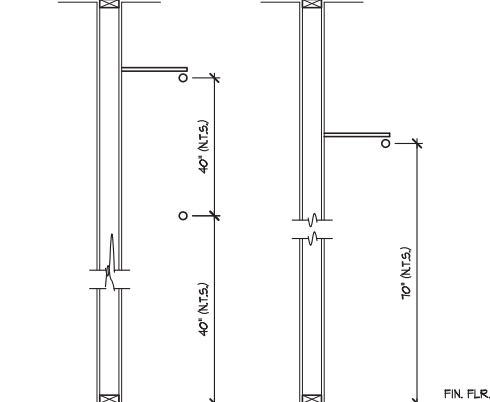
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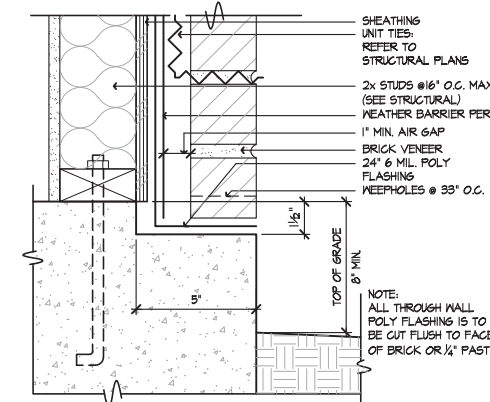
PLAN:  
**ALL**  
SHEET:  
**AD4**



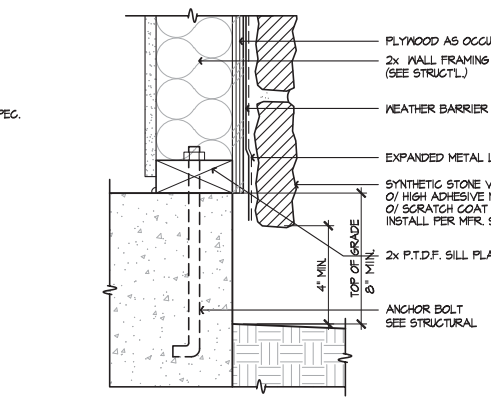
**TUB/SHOWER WALL**  
SCALE 1/2"=1'-0"  
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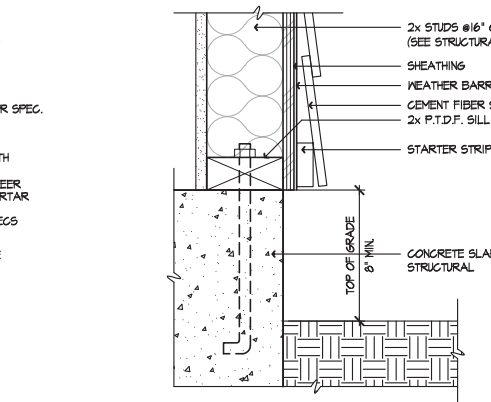
**DBL./SGL. POLE & SHELF**  
SCALE 3/4"=1'-0"  
SE-04073a



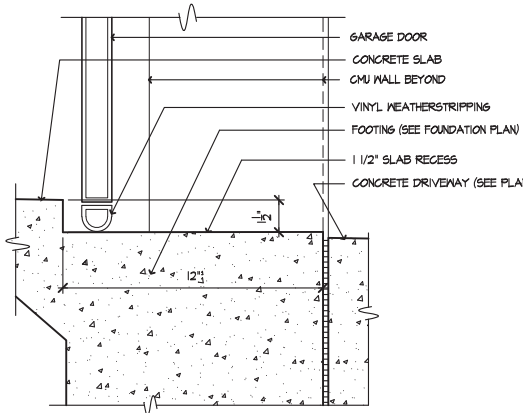
**BRICK LEDGE AT SLAB**  
SCALE 3"=1'-0"  
SE-04069a



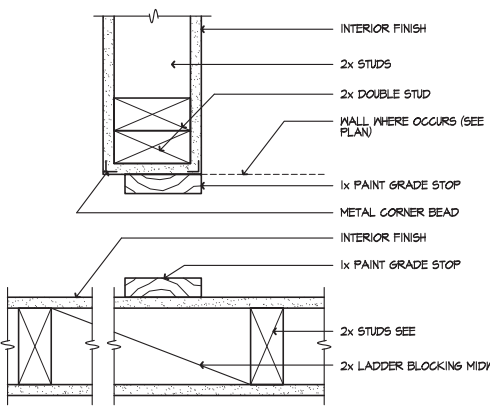
**SYN. STONE SCREED**  
SCALE 3"=1'-0"  
SE-04065a



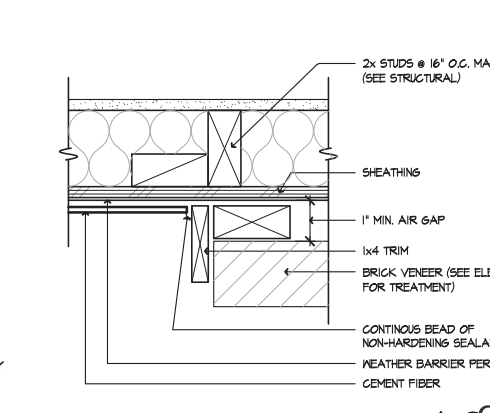
**SIDING AT SLAB**  
SCALE 3"=1'-0"  
SE-04061a



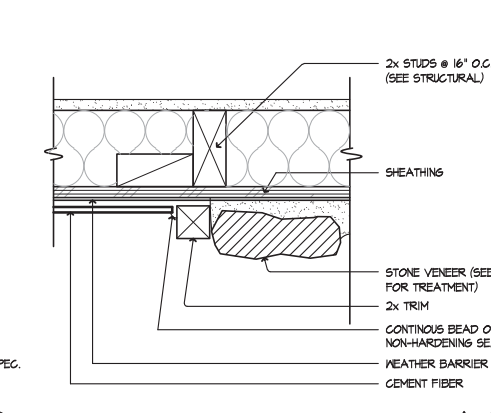
**GARAGE SLAB RECESS**  
SCALE 1/2"=1'-0"  
0810-01



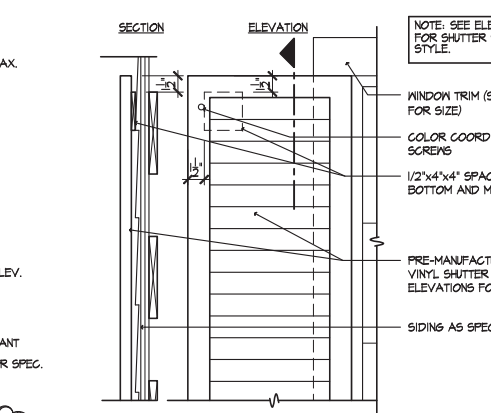
**WARDROBE DOOR JAMB**  
SCALE 3"=1'-0"  
SE-04074a



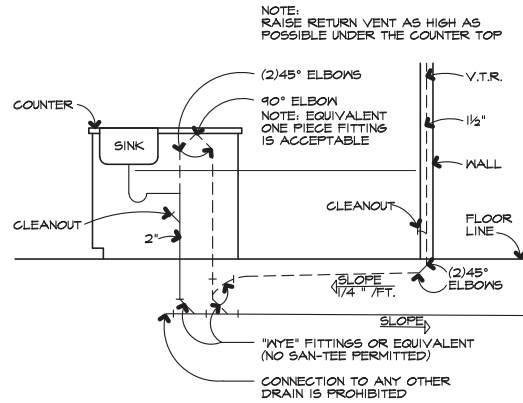
**SIDING TO BRICK**  
SCALE 3"=1'-0"  
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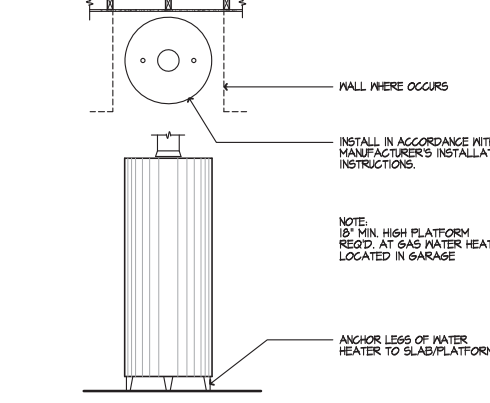
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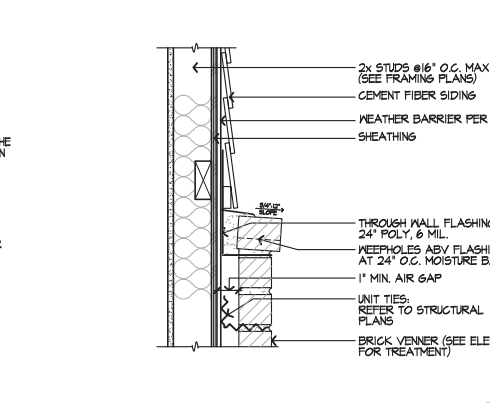
**WINDOW SHUTTER**  
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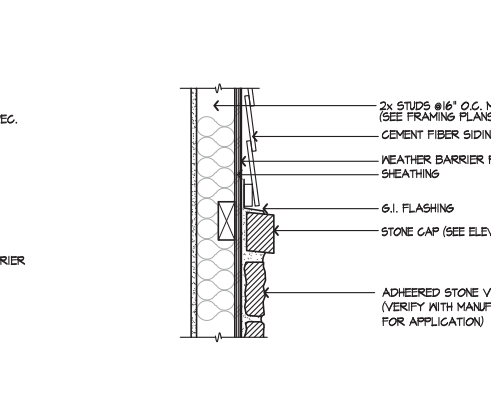
**KITCHEN ISLAND**  
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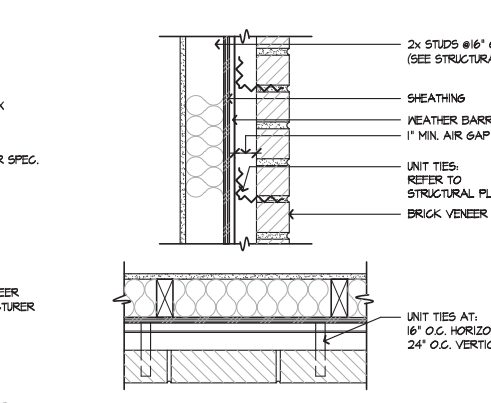
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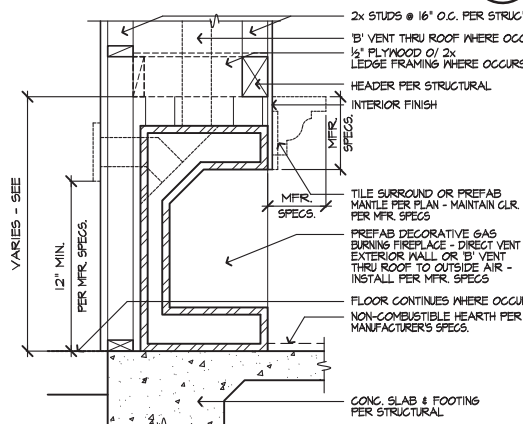
**BRICK CAP @ SIDING**  
SCALE 1/2"=1'-0"  
SE-04071a



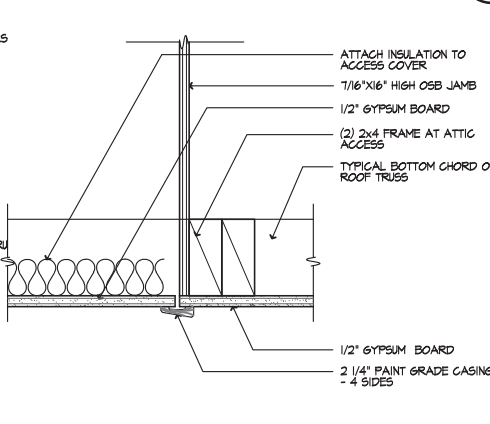
**STONE CAP @ SIDING**  
SCALE 1/2"=1'-0"  
SE-04067a



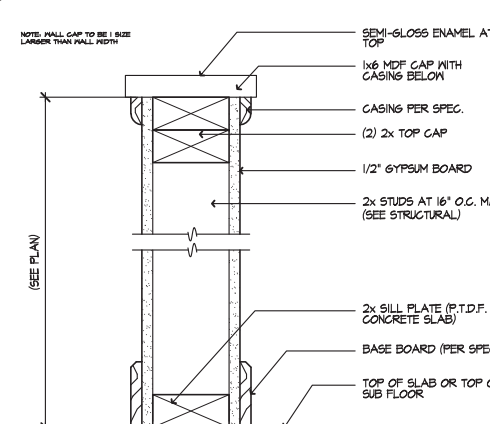
**BRICK TIES**  
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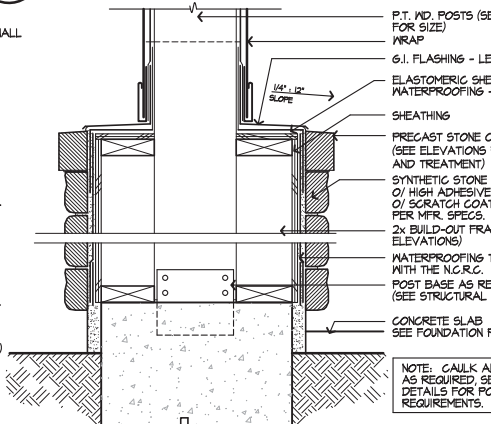
**DECORATIVE GAS APPLIANCE**  
SCALE 1"=1'-0"  
SE-04080a



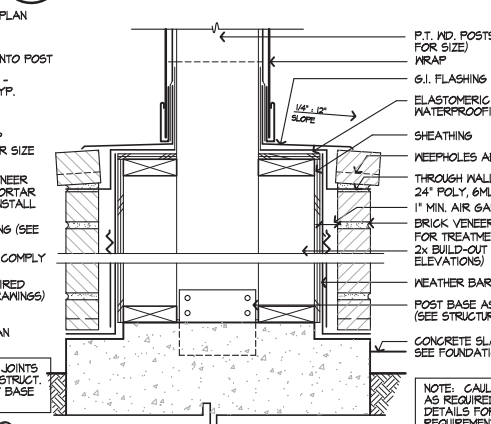
**ATTIC ACCESS**  
SCALE 3"=1'-0"  
SE-04076a



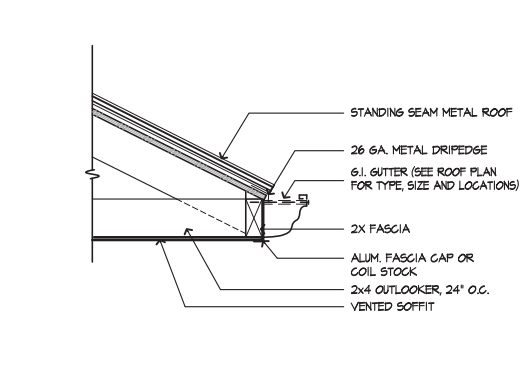
**PONY WALL**  
SCALE 3"=1'-0"  
SE-04072a



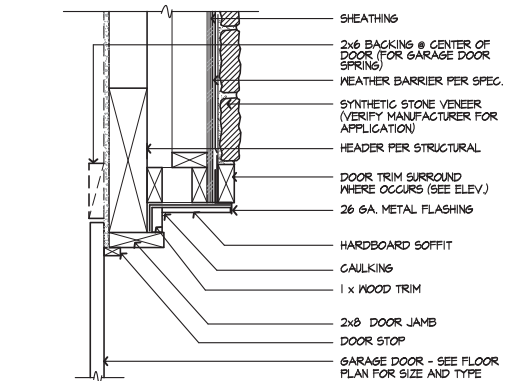
**COLUMN BASE W/ STONE**  
SCALE 1/2"=1'-0"  
SE-04068a



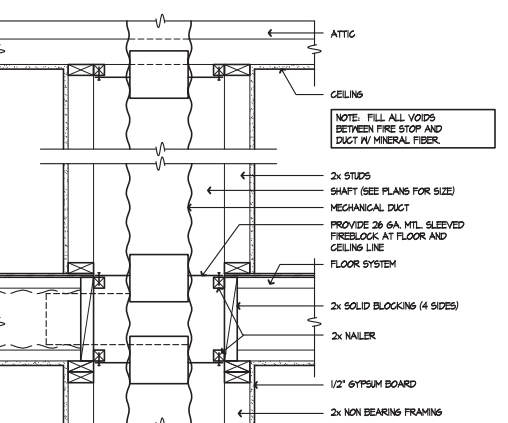
**COLUMN BASE W/ BRICK**  
SCALE 1/2"=1'-0"  
SE-04064a



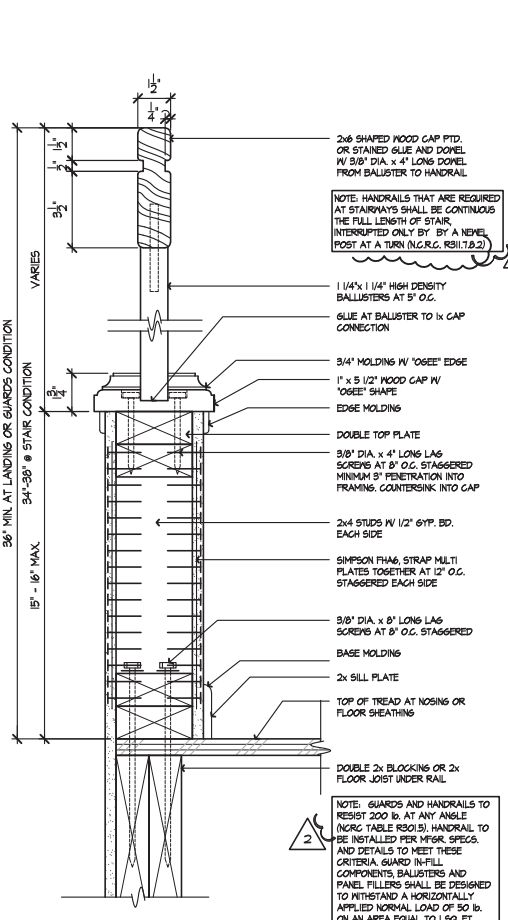
**EAVE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05041a



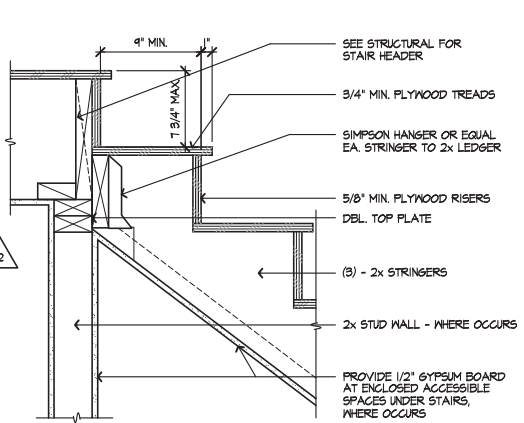
**GARAGE DOOR HEAD - STONE**  
SCALE 1/2"=1'-0"  
SE-05043a



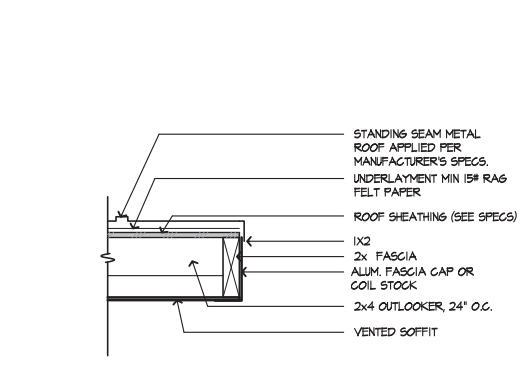
**TYP. SHAFT AT 2nd FLR.**  
SCALE 1"=1'-0"  
SE-05042a



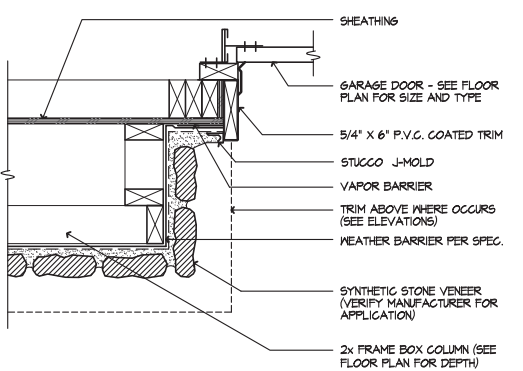
**GUARDRAIL**  
SCALE 3/4"=1'-0"  
SE-05086a



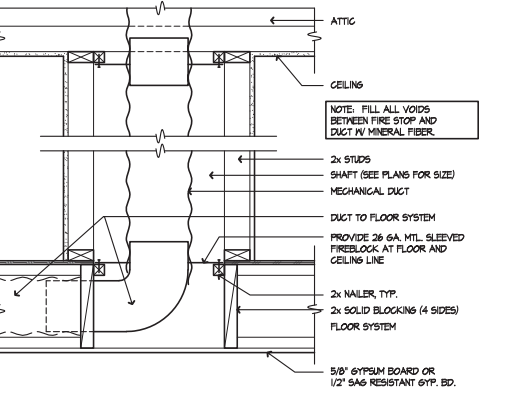
**STAIR AT LANDING**  
SCALE 1/2"=1'-0"  
SE-05081a



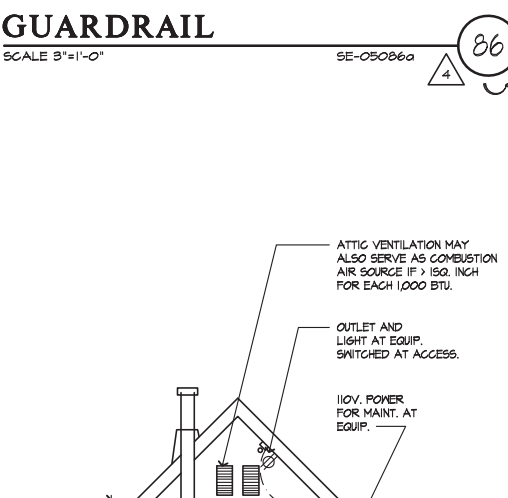
**RAKE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05044a



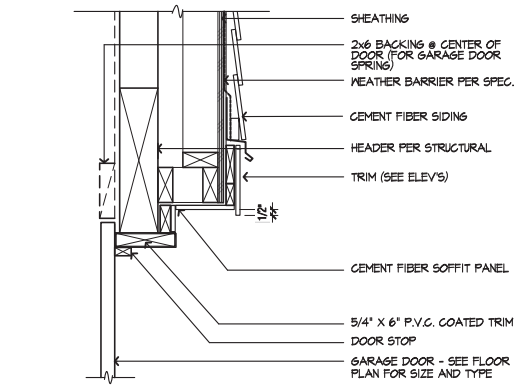
**GARAGE DOOR JAMB - STONE**  
SCALE 1/2"=1'-0"  
SE-05044a



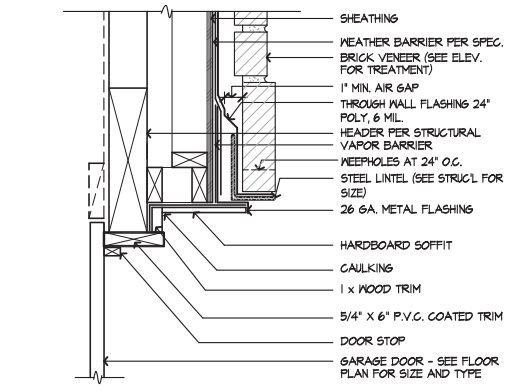
**TYP. SHAFT AT 2nd FLR.**  
SCALE 1"=1'-0"  
SE-05045a



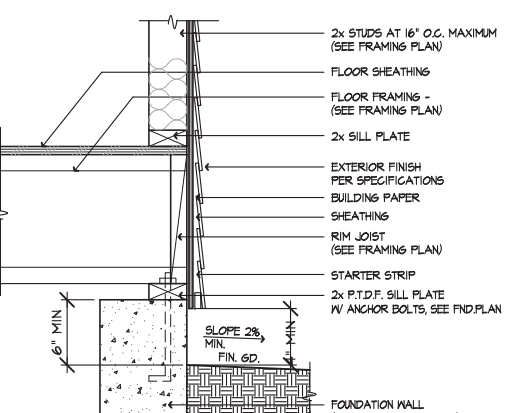
**STAIR AT CONC. FLOOR**  
SCALE 1/2"=1'-0"  
SE-05082a



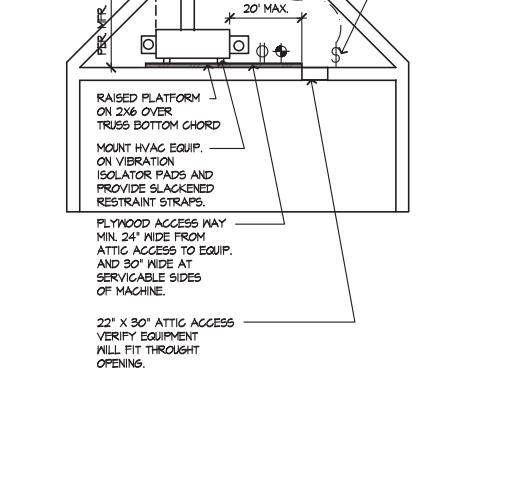
**GARAGE DOOR HEAD - BRICK**  
SCALE 1/2"=1'-0"  
SE-05049a



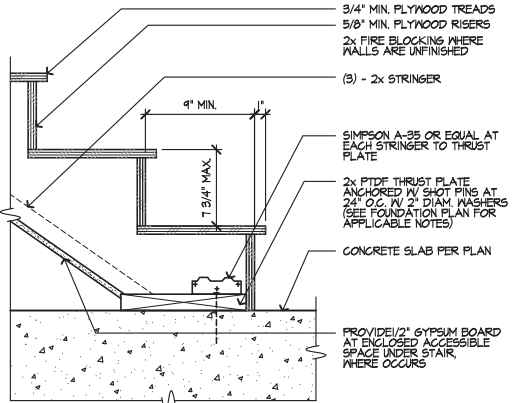
**GARAGE DOOR JAMB - BRICK**  
SCALE 1/2"=1'-0"  
SE-05049a



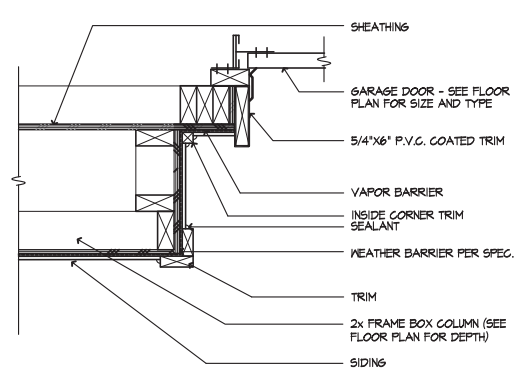
**SIDING AT RAISED FLOOR**  
SCALE 1/2"=1'-0"  
AD5-41B



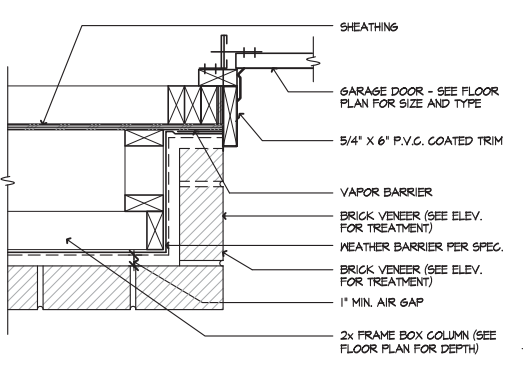
**HANDRAIL AT WALL**  
SCALE 3/4"=1'-0"  
SE-05083a



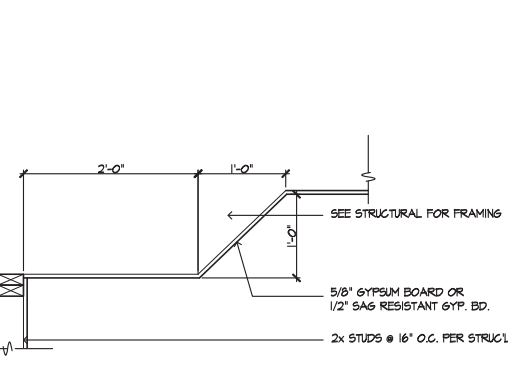
**GUARDWALL**  
SCALE 3/4"=1'-0"  
SE-05084a



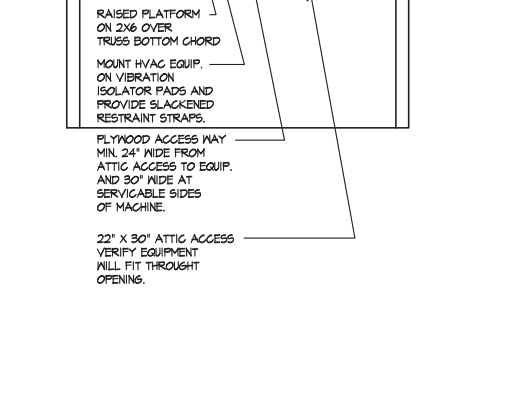
**GARAGE DOOR HEAD**  
SCALE 1/2"=1'-0"  
SE-05049a



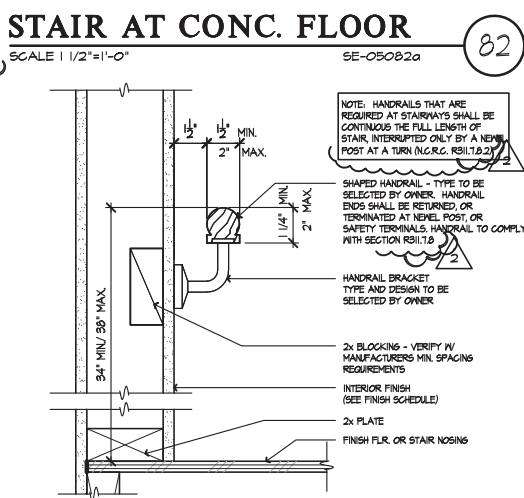
**GARAGE DOOR JAMB - BRICK**  
SCALE 1/2"=1'-0"  
SE-05046a



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



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



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

ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: M.C.P.  
REVISIONS: 01/15/20  
1 COMPLIANCE REVIEW  
NC12006 - 02/28/12 - CTD  
2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD  
3 DETAIL UPDATES  
NC15033 - 11/15 - DCS  
4 2018 NC CODE UPDATE  
NC19013 - 01/24/19 - MCP  
5 DETAIL UPDATE  
NC20001NCF - 01/15/20 - MCP

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PLAN: ALL  
SHEET: AD5

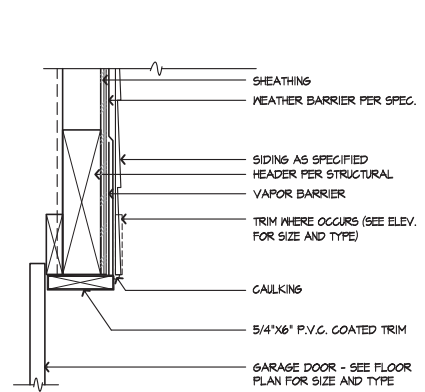
**DETAILS**  
KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

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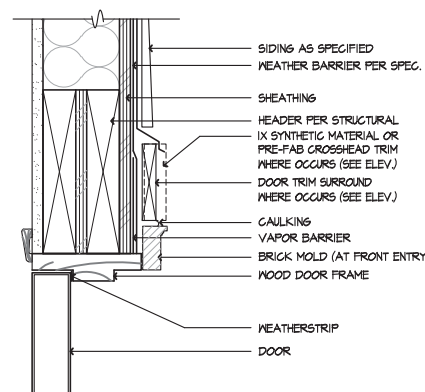
### GARAGE DOOR HEAD - SIDING

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



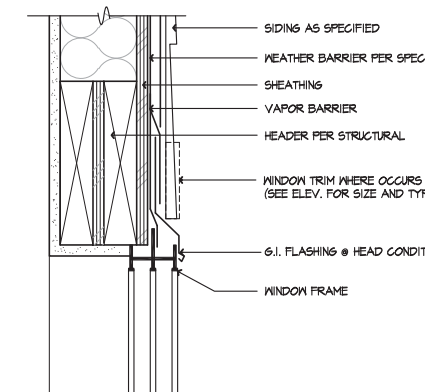
### DOOR HEAD - SIDING

SCALE 3/8"=1'-0" SE-06118a



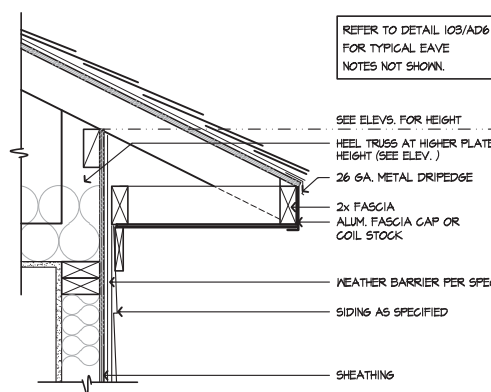
### WINDOW HEAD - SIDING

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



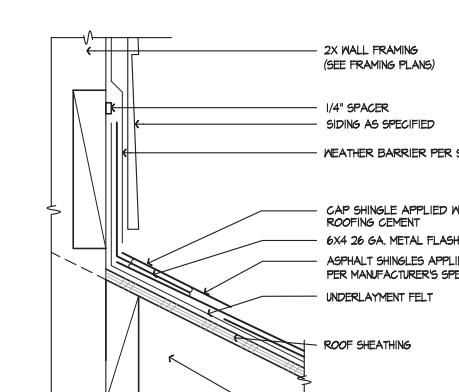
### HEEL TRUSS - SIDING

SCALE 1/2"=1'-0" SE-06109a



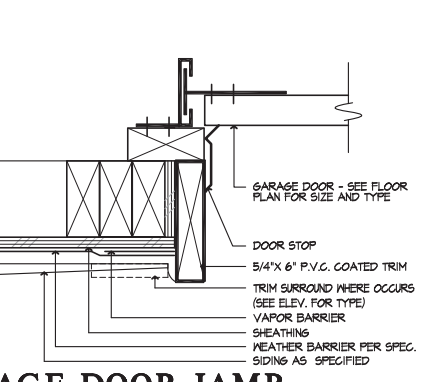
### ROOF TO WALL

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



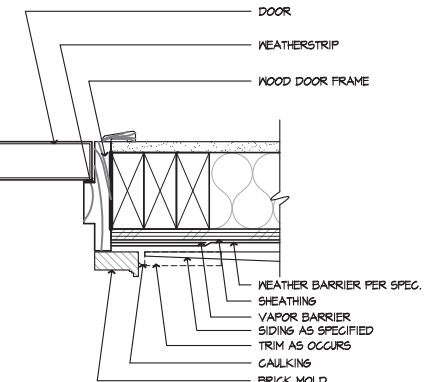
### GARAGE DOOR JAMB - SIDING

SCALE 3/8"=1'-0" SE-06118a



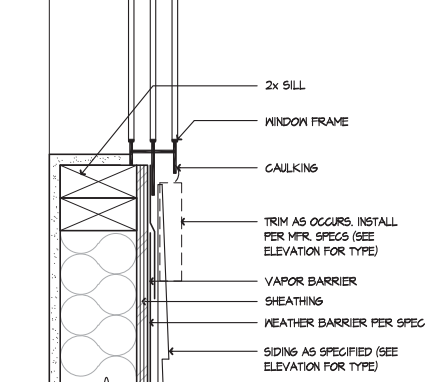
### DOOR JAMB - SIDING

SCALE 3/8"=1'-0" SE-06118a



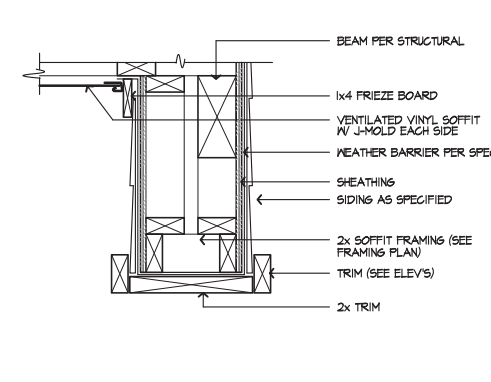
### WINDOW SILL - SIDING

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



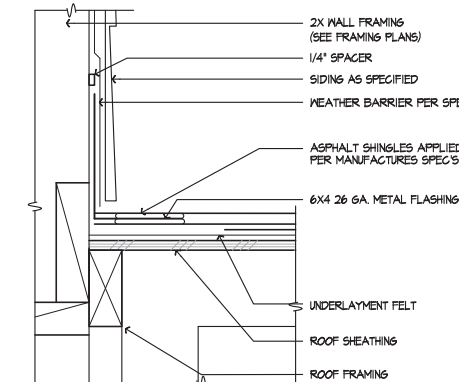
### SOFFIT @ PORCH

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



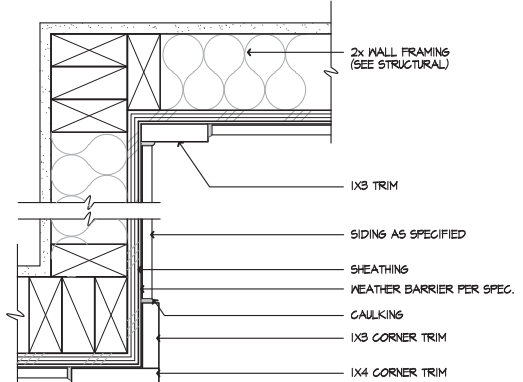
### ROOF TO WALL

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



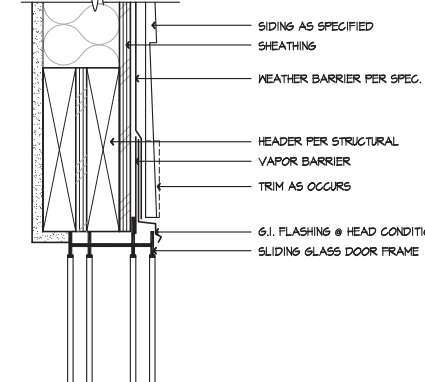
### CORNER TRIM - SIDING

SCALE 3/8"=1'-0" SE-06119a



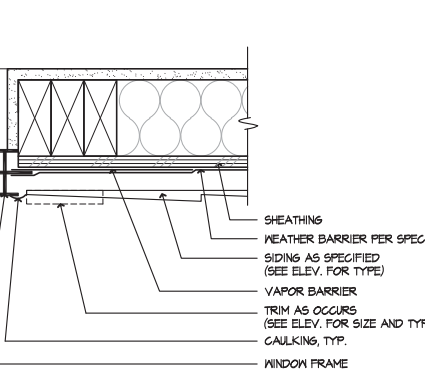
### SLDG. DOOR HEAD - SIDING

SCALE 3/8"=1'-0" SE-06119a



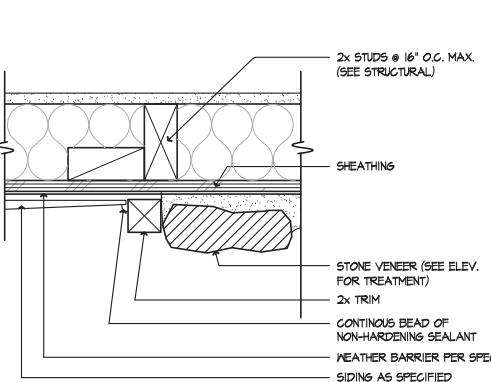
### WINDOW JAMB - SIDING

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



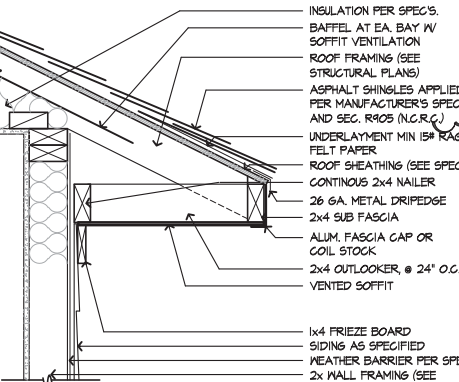
### SIDING TO STONE

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



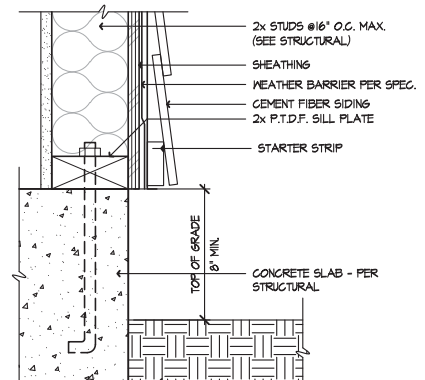
### EAVE

SCALE 1/2"=1'-0" SE-010091b



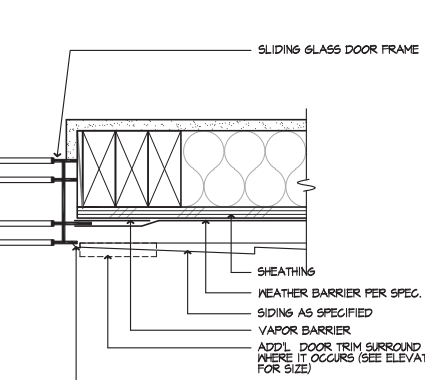
### SIDING AT SLAB

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



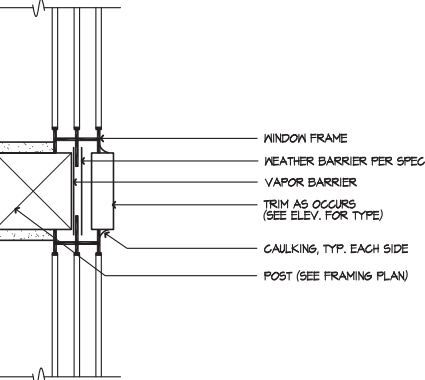
### SLDG. DOOR JAMB - SIDING

SCALE 3/8"=1'-0" SE-06116a



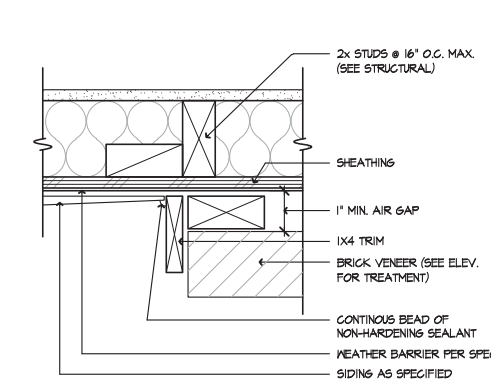
### VERT. WDW. MULL. - SIDING

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



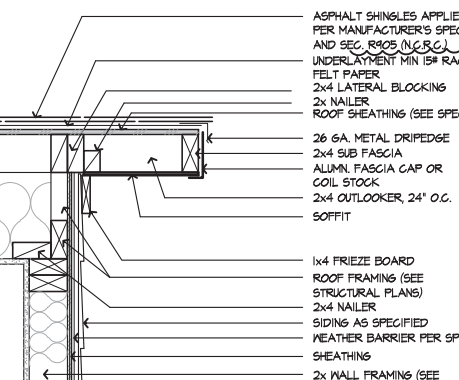
### SIDING TO BRICK

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



### RAKE

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



## DETAILS

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

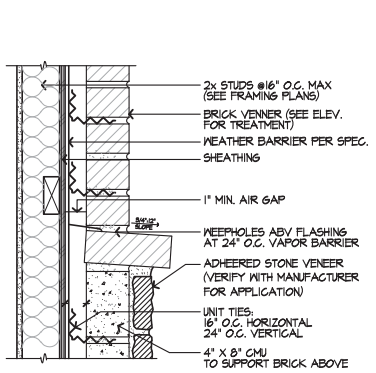
ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: M.C.P.  
REVISIONS: 01/15/20

- 1 COMPLIANCE REVIEW  
NC12008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15033 - 11/13/13 - DCS
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP
- 5 DETAIL UPDATE  
NC20001NCF - 01/15/20 - MCP

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PLAN: ALL  
SHEET: AD6

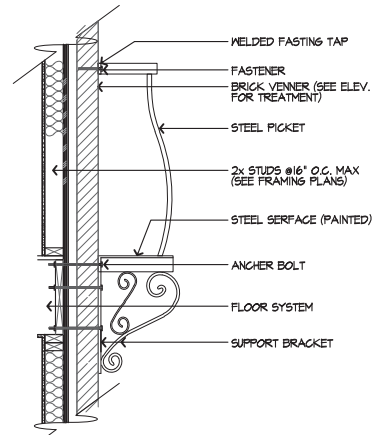
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**BRICK OVER STONE**

NOT TO SCALE

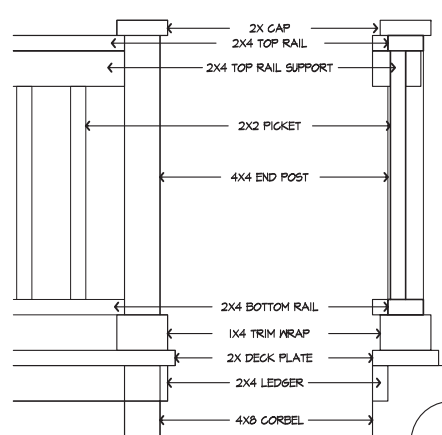
129  
AD7



**RAILING**

NOT TO SCALE

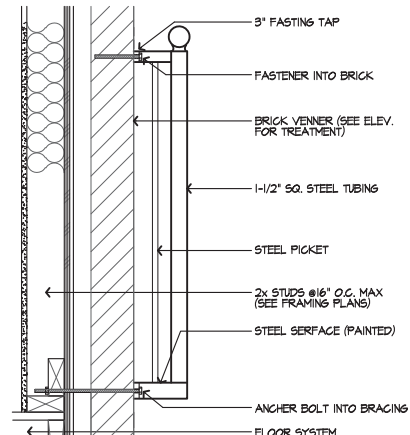
130  
AD7



**WOOD RAILING**

NOT TO SCALE

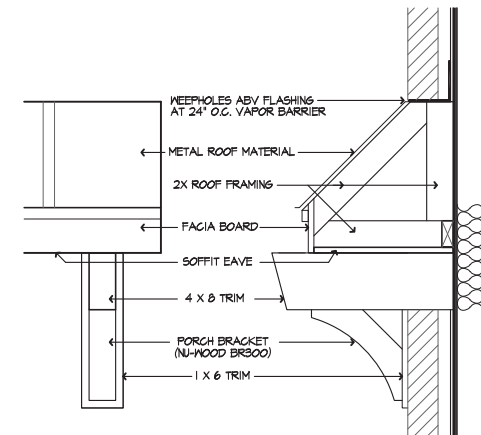
131  
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**RAILING**

NOT TO SCALE

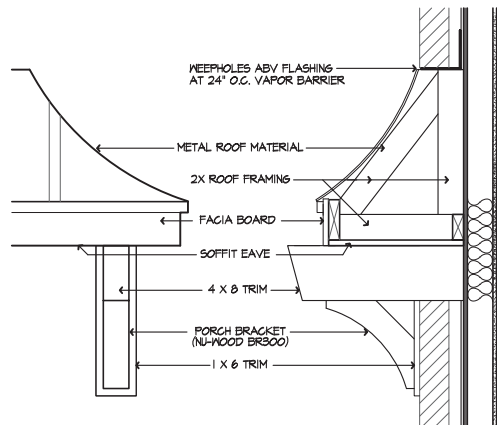
132  
AD7



**SHED ROOF**

NOT TO SCALE

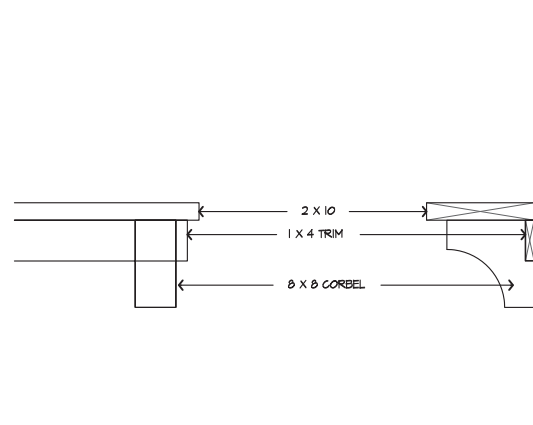
133  
AD7



**CURVED SHED ROOF**

NOT TO SCALE

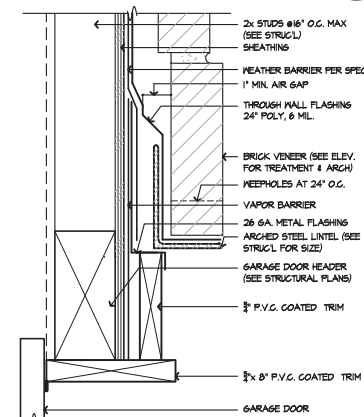
134  
AD7



**WINDOW LEDGE**

NOT TO SCALE

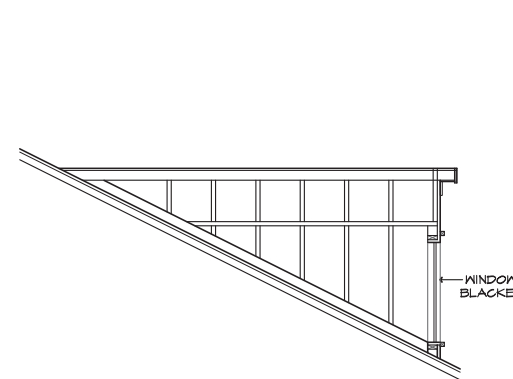
136  
AD7



**GARAGE DOOR HEAD W/ ARCHED BRICK**

NOT TO SCALE

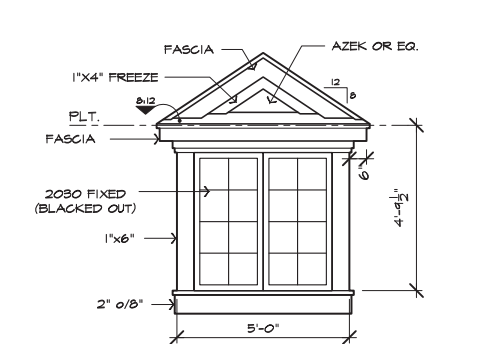
138  
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**TYP. DORMER**

NOT TO SCALE

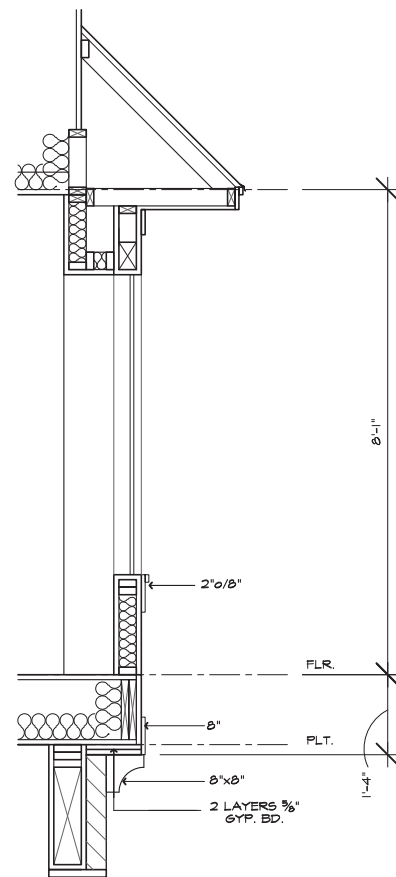
137  
AD7



**EYEBROW DORMER**

NOT TO SCALE

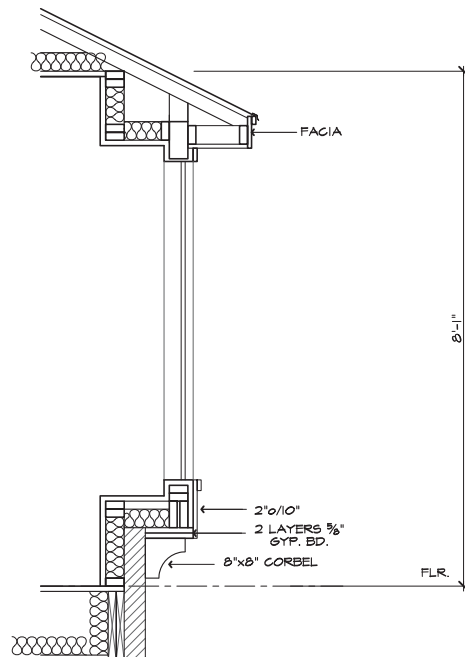
139  
AD7



**BAY**

NOT TO SCALE

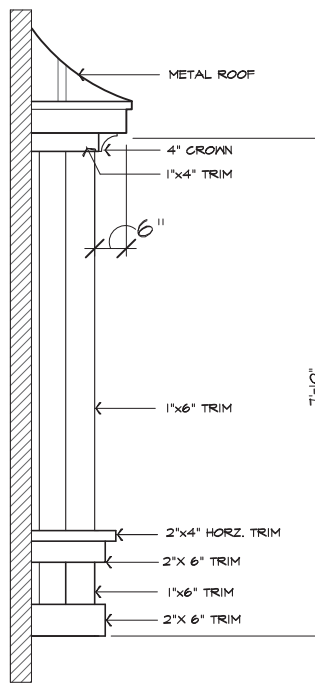
135  
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**BAY (2)**

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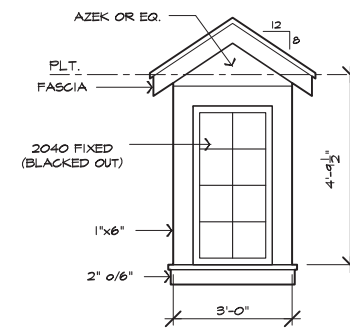
144  
AD7



**BAY (2)**

NOT TO SCALE

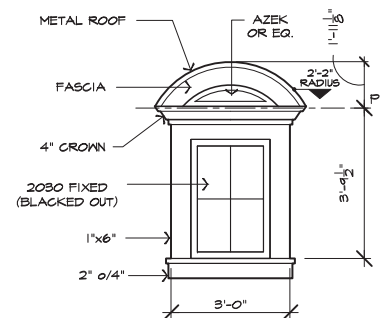
145  
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**GABLE ROOF DORMER**

NOT TO SCALE

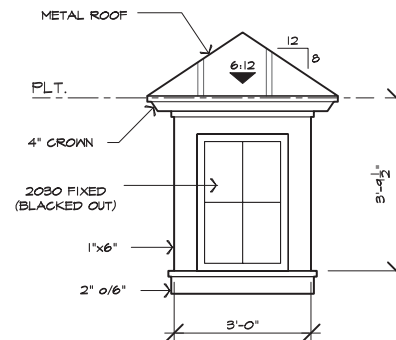
140  
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**ARCHED ROOF DORMER**

NOT TO SCALE

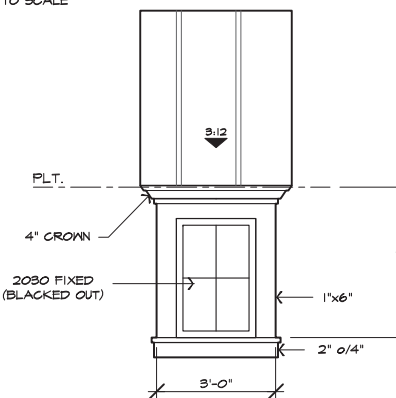
142  
AD7



**TYP. HIP DORMER**

NOT TO SCALE

141  
AD7



**TYP. SHED ROOF DORMER**

NOT TO SCALE

143  
AD7

**DETAILS**

KB HOME  
NORTH CAROLINA DIVISION

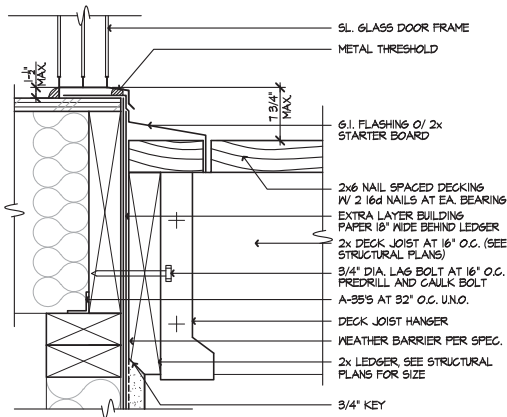
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: M.C.P.  
REVISIONS: 01/15/20

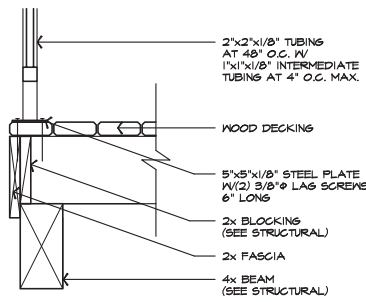
- 1 COMPLIANCE REVIEW  
NC12808 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12816 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15953 - 11/13 - DCs
- 4 2018 NC CODE UPDATE  
NC15915 - 01/24/19 - MCP
- 5 DETAIL UPDATE  
NC21001NCP - 01/15/20 - MCP

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1.	
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3.	
4.	
5.	

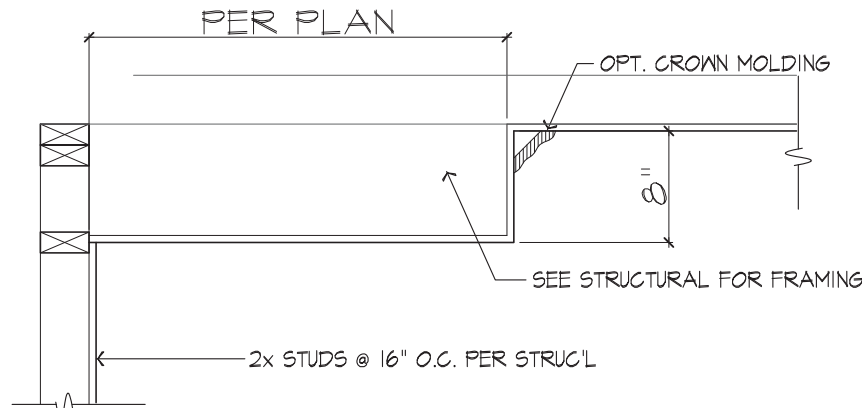
PLAN: **ALL**  
SHEET: **AD7**



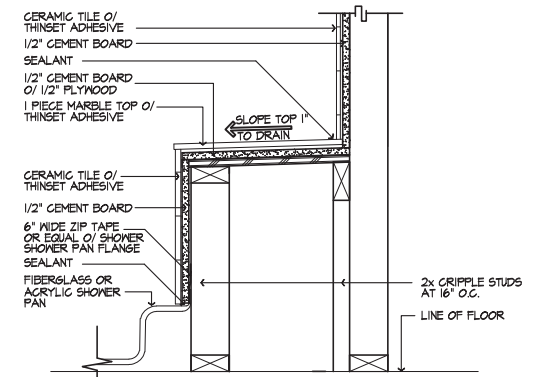
**SL. DR. TRESHOLD @ DECK** 154  
SCALE 3/8"=1'-0"  
0910-02 ADB



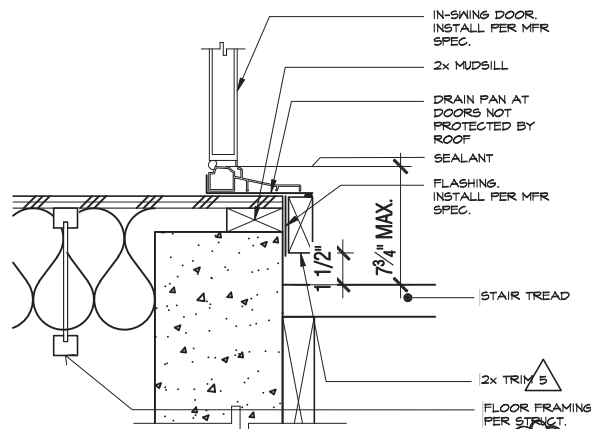
**DECK FRAMING** 150  
SCALE 1"=1'-0"  
ADB



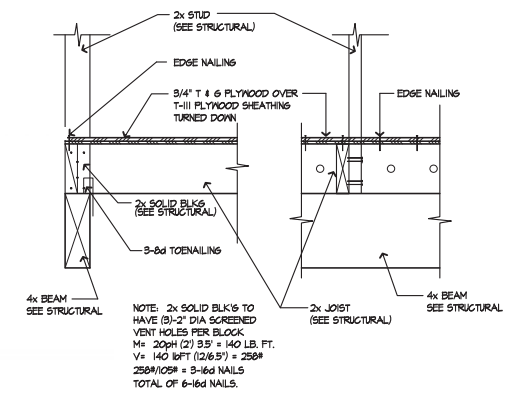
**BOX TRAY CEILING**  
NOT TO SCALE



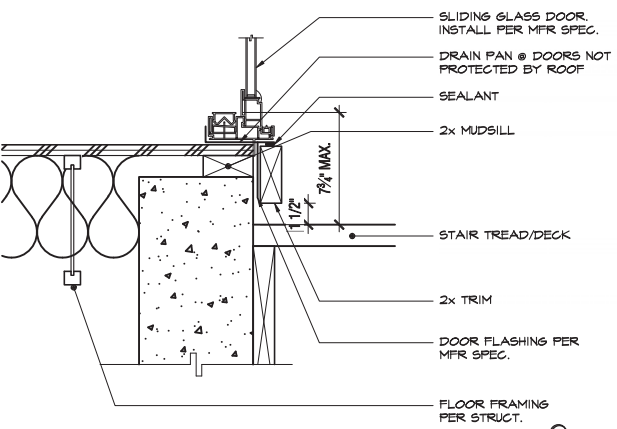
**SHOWER PAN SEAT** 146  
SCALE 1 1/2"=1'-0"  
BA-001A ADB



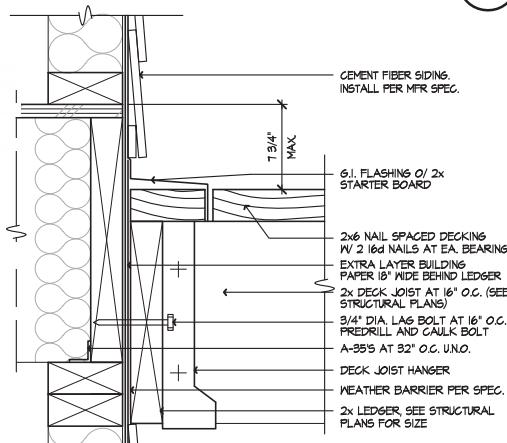
**SWING DOOR THRESHOLD** 156  
SCALE 3/8"=1'-0"  
AT CRAWL SPACE ADB



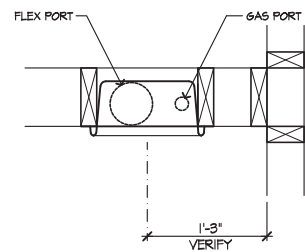
**DECK FRAMING** 151  
SCALE 1"=1'-0"  
ADB



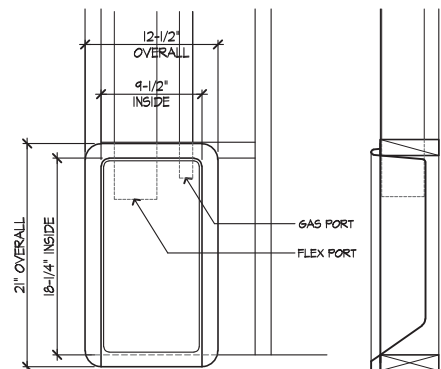
**SLIDING GLASS DOOR** 157  
SCALE 1"=1'-0"  
AT CRAWL SPACE ADB



**WALL @ DECK** 152  
SCALE 3/8"=1'-0"  
ADB-152 ADB

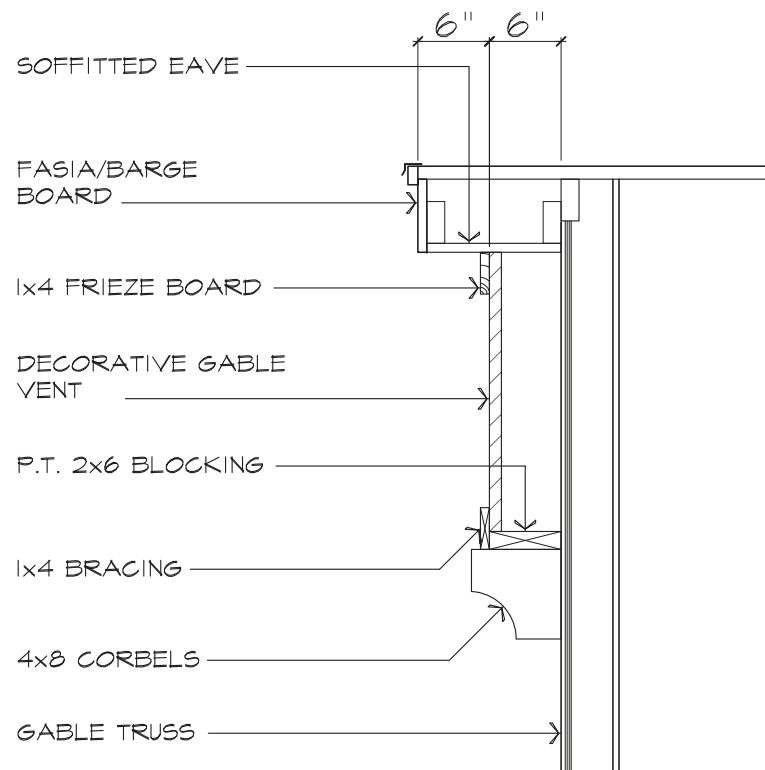


**PLAN VIEW**

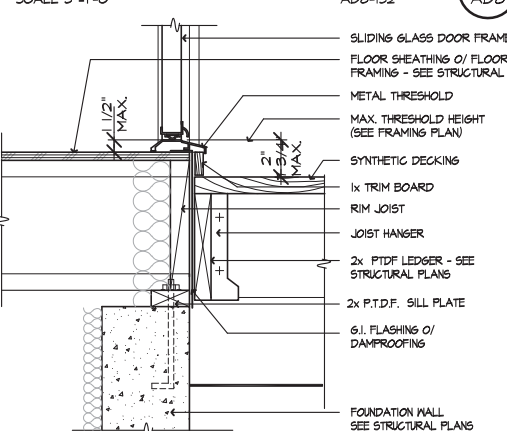


**FRONT SIDE**

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



**GABLE VENT DETAIL** 147  
NOT TO SCALE ADB



**SWING DOOR THRESHOLD** 153  
SCALE 1 1/2"=1'-0"  
0820-01c ADB



**DETAILS**

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- ISSUE DATE: 09/28/11
- PROJECT No.: 1350
- DIVISION MGR.: M.C.P.
- REVISIONS: 01/15/20
- 1 COMPLIANCE REVIEW NCI2008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE NCI2016 - 03/22/12 - CTD
- 3 DETAIL UPDATES NCI1903 - 11/3/15 - DC3
- 4 2018 NC CODE UPDATE NCI9015 - 01/24/19 - MCP
- 5 DETAIL UPDATE NC2000INCP - 01/15/20 - MCP

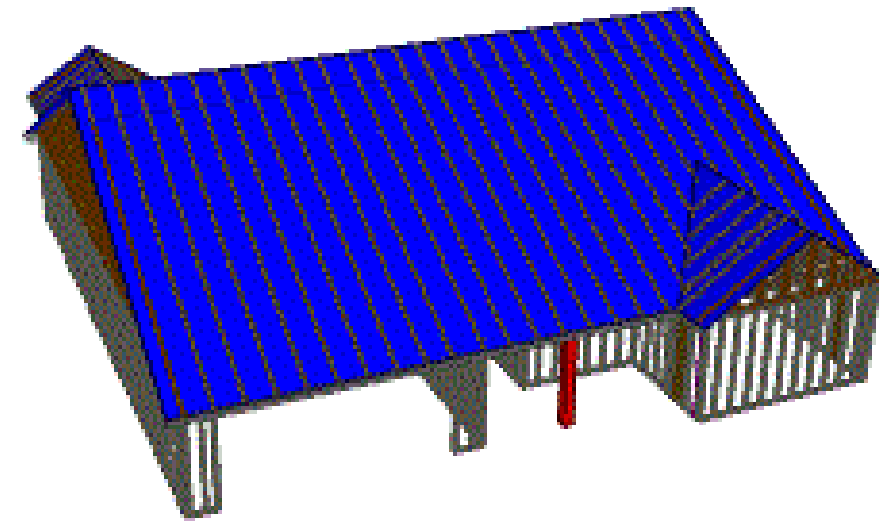
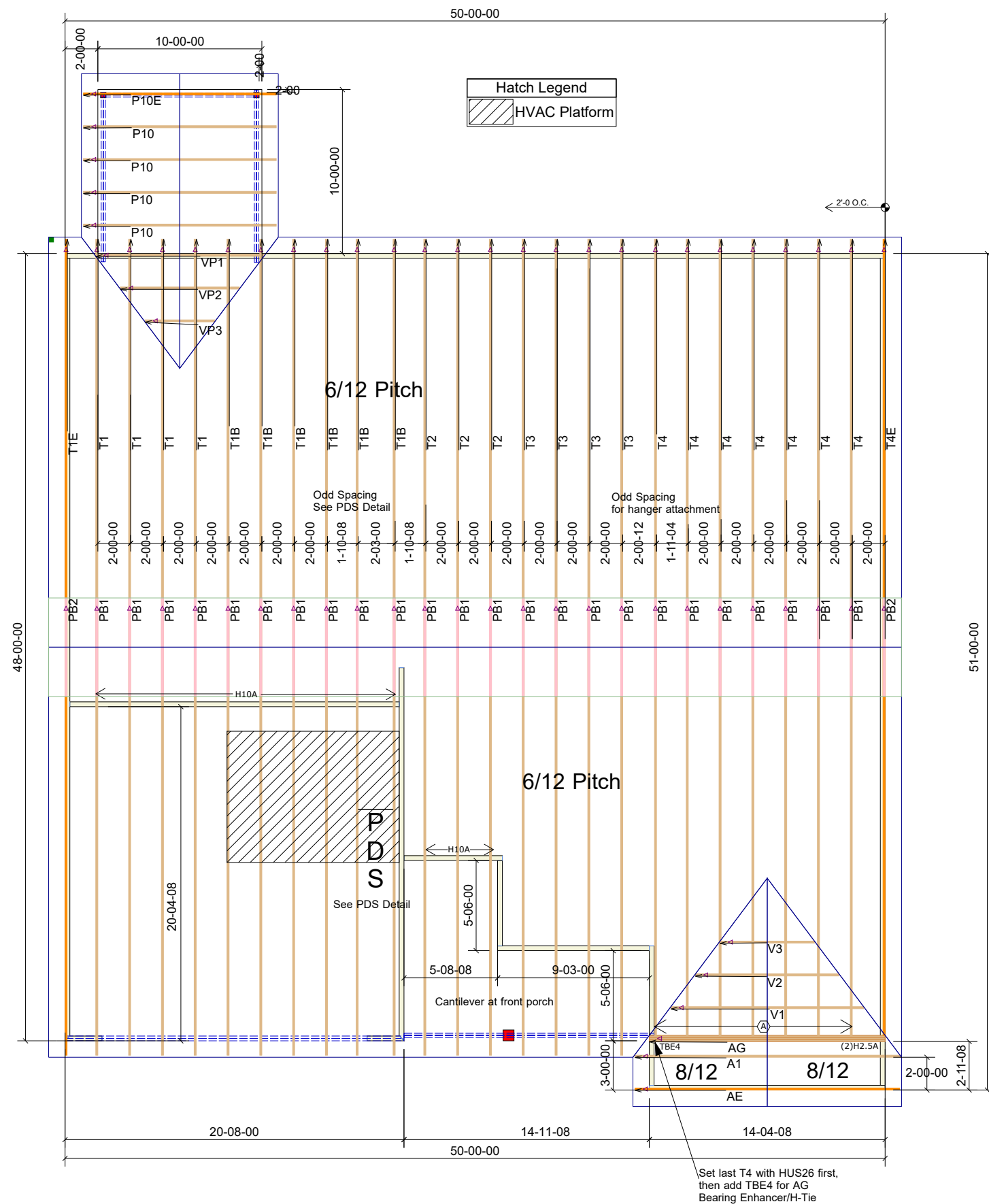
FOR INTERNAL USE ONLY

REVIEWED BY:	DATE:
1.	
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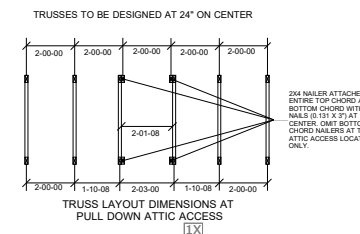
PLAN: **ALL**  
SHEET: **AD8**

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



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



Truss Connector List			
Symbol	Manuf	Product	Qty
A	Simpson	HUS26	7
H10A	Simpson	H10A	13
TBE4	Simpson	TBE4	1 set

Use TBE4 for bearing at AG, use 1 set at porch side of truss  
 Use H10A on T1, T1B & T2 Trusses as bearing enhancer



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

PROJECT: <b>Lot 37 Highland Grove</b>	CUSTOMER: <b>KB HOME</b>	MODEL: <b>150.1910 "A" &amp; 10x10 CP-GOL</b>	ORDER: <b>25090A</b>
			SHIP DATE: <b>2020</b>
SCALE: <b>NOT TO SCALE</b>	PO NUMBER: <b>PO #</b>	REV: <b>XXXXX</b>	
	PRINT DATE: <b>11/130/20</b>	DRAWN BY: <b>MWM</b>	

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

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





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 JDSfaulkner, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.

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

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

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

**DESIGN LOADS**

ASSUMED SOIL BEARING-CAPACITY 2,000 PSF

	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF

RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

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

**ABBREVIATIONS**

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

**MATERIALS**

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

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

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:

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

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

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

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

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

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

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

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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P-0961

JDSfaulkner, PLLC HAS PERFORMED A STRUCTURAL REVIEW OF THESE PLANS. THE STRUCTURAL COMPONENTS COMPLY WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS FOR NC PLAN REVIEW. DEVIATION OF ANY STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT THE APPROVAL OF THE EOR IS PROHIBITED.



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PROJECT NO.: 20902101

DATE: 12/01/2020

PLAN:  
150.1910

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.

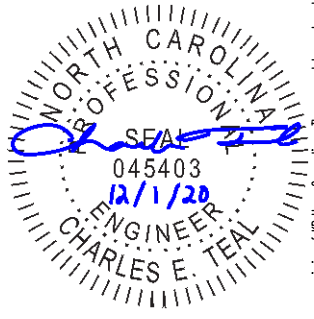
BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

\* 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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P-0961

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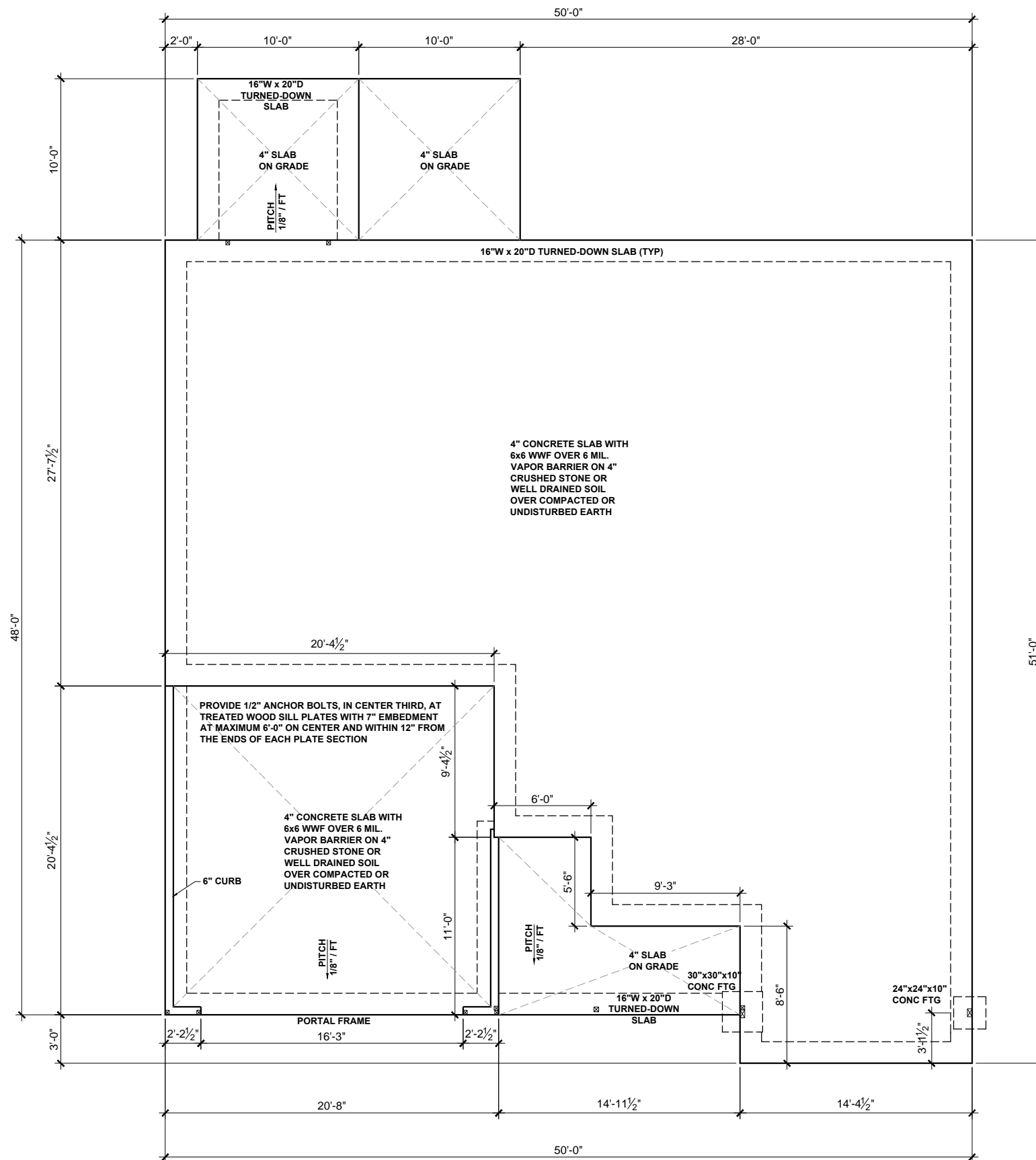


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GENERAL NOTES

**GN1.1**



**BEAM & POINT LOAD LEGEND**

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

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

ALL CONCRETE CURBS SUPPORTING PORTAL FRAMED OR ENGINEERED OPENINGS IN GARAGES WITH A PONY WALL OVER 24" ABOVE THE GARAGE DOOR HEADER SHALL BE REQUIRED TO BE AT LEAST 8" WIDE.



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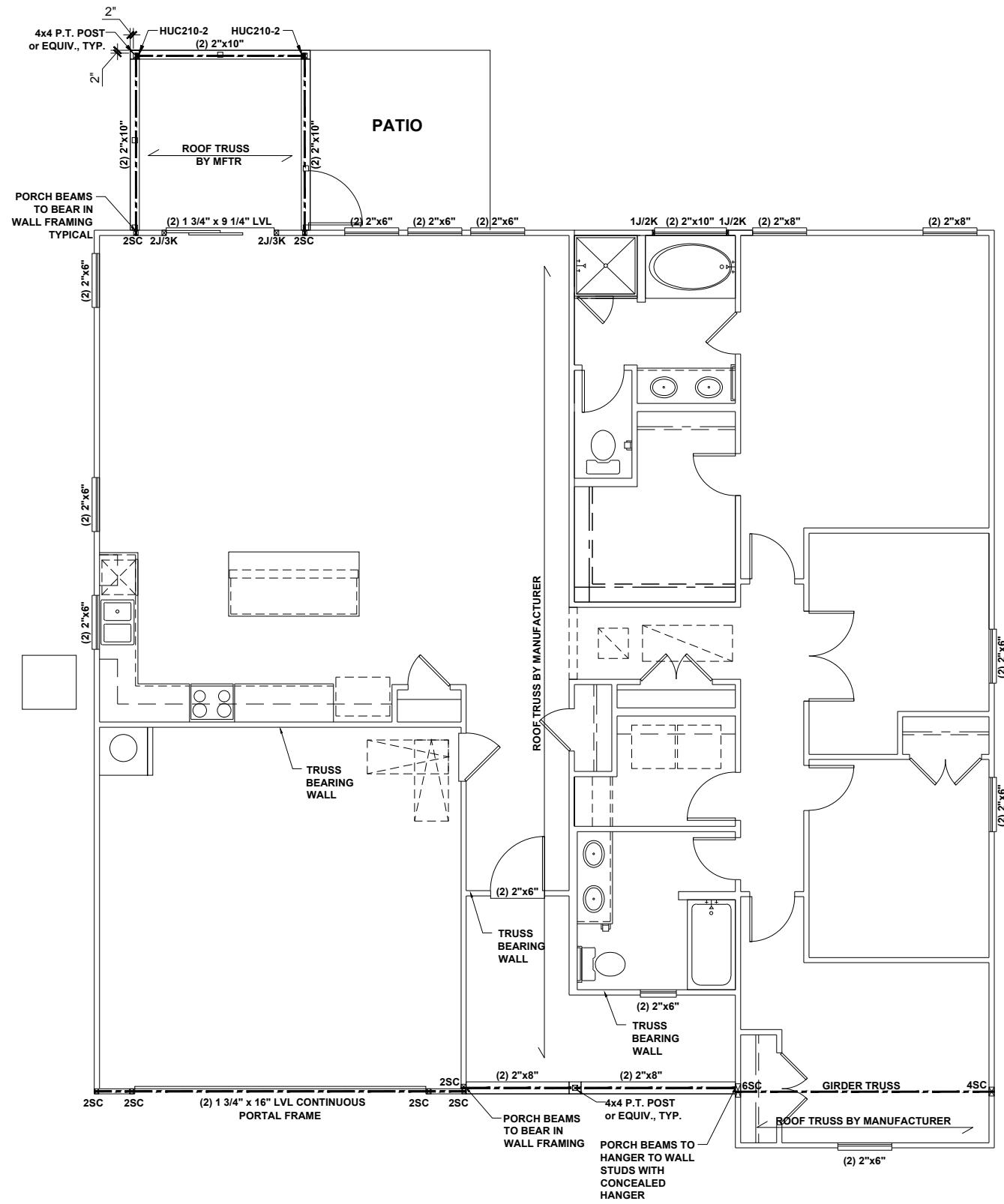
PROJECT NO.: 20902101  
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SLAB  
FOUNDATION PLAN  
**S.10A**

**SLAB FOUNDATION PLAN - 'A'**  
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).

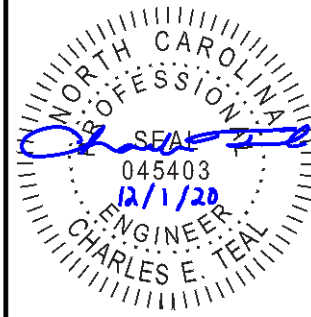
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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

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



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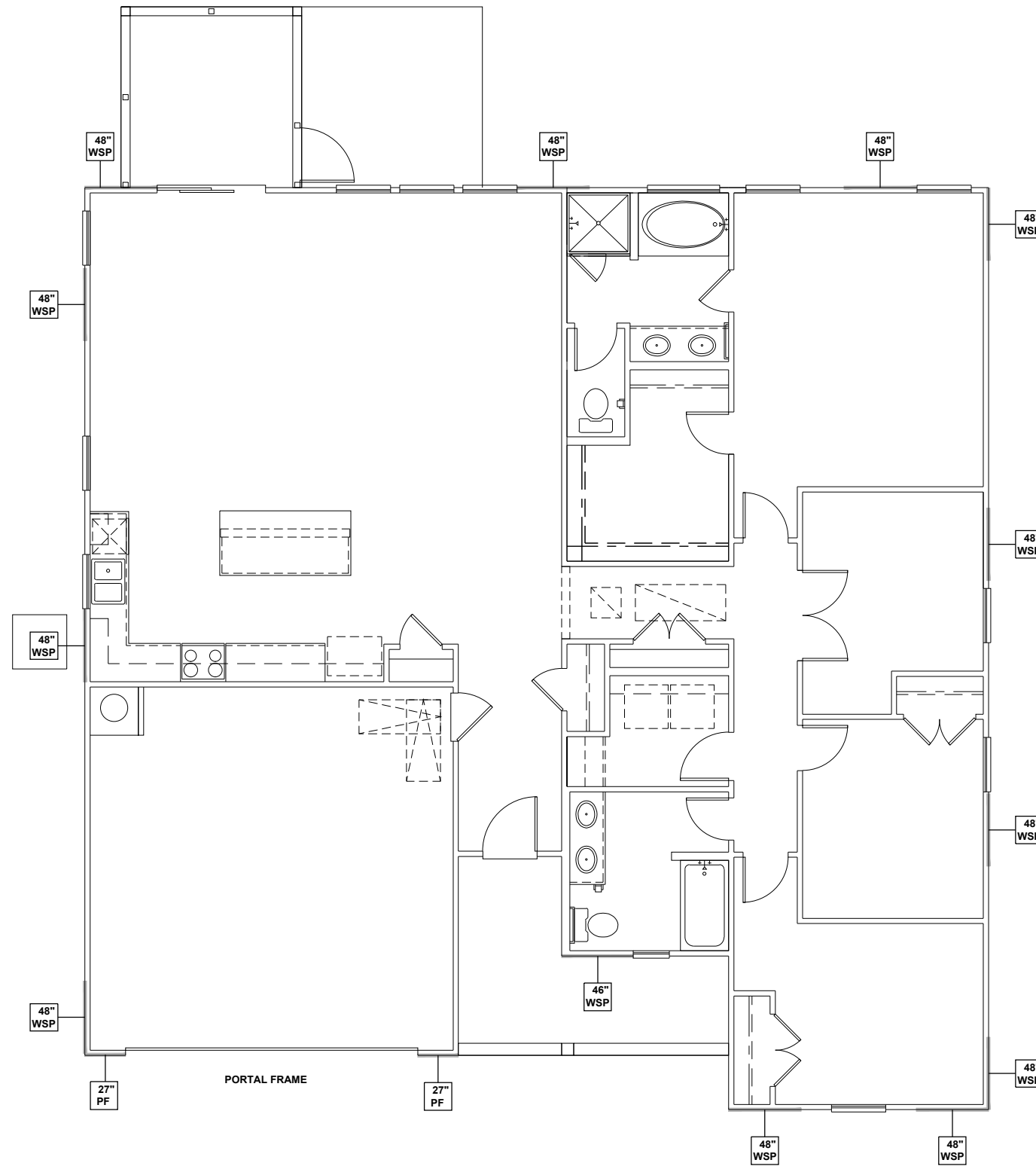
PLAN:  
**150.1910**

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

# FIRST FLOOR CEILING FRAMING PLAN - 'A'

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

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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

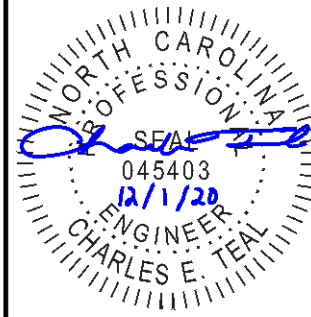
NUMERICAL LENGTH OF PANEL  
 PANEL TYPE

**WALL BRACING: RECTANGLE 1**

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	18.58 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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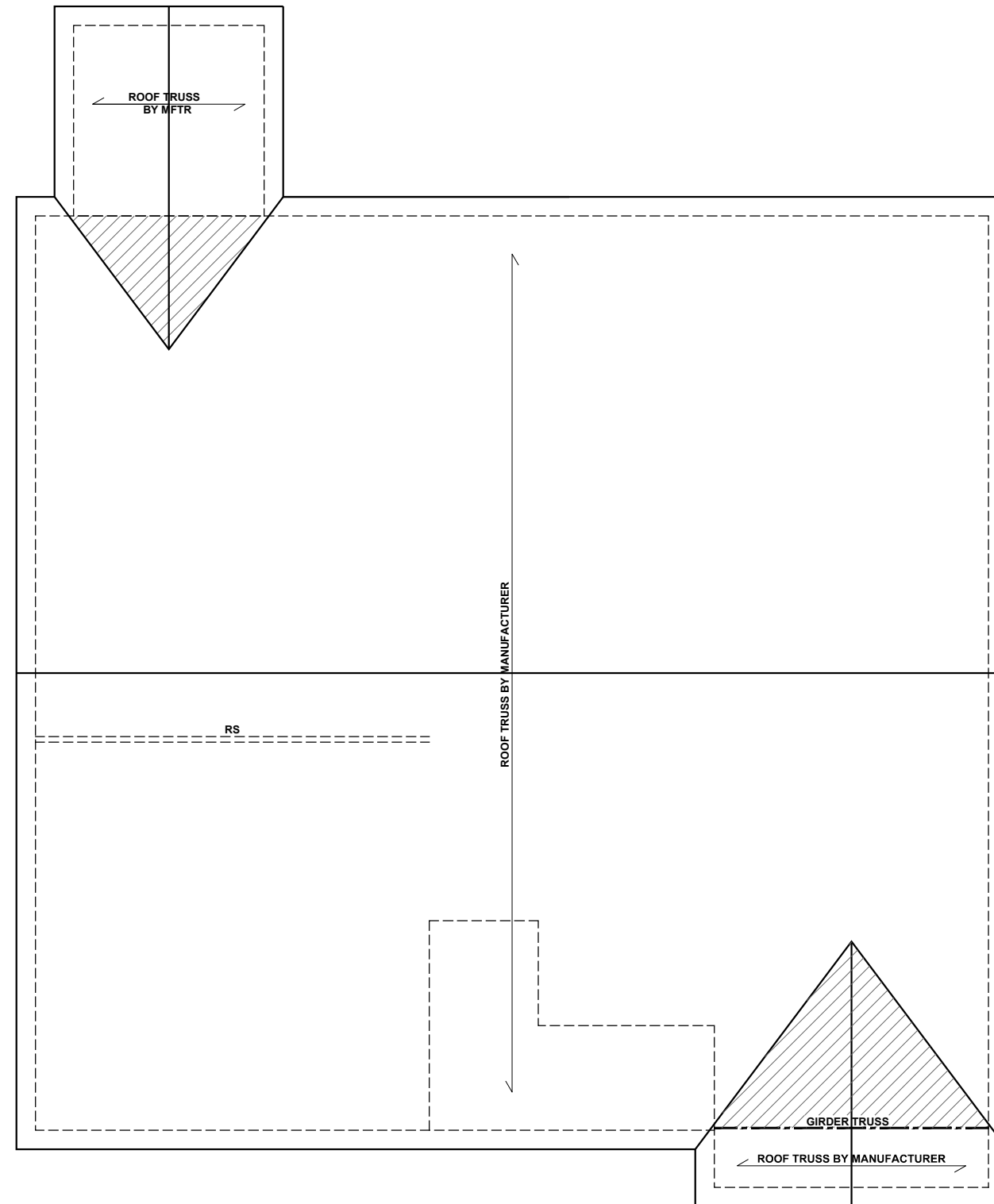
FIRST FLOOR  
 WALL BRACING PLAN

**S4.0A**

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

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

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# ROOF FRAMING PLAN - 'A'

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

**BEAM & POINT LOAD LEGEND**

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

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

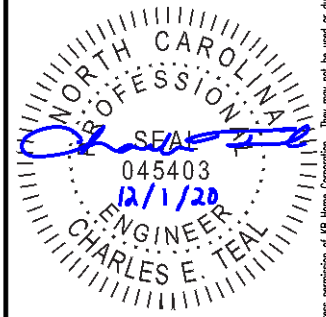
**TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING**

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

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



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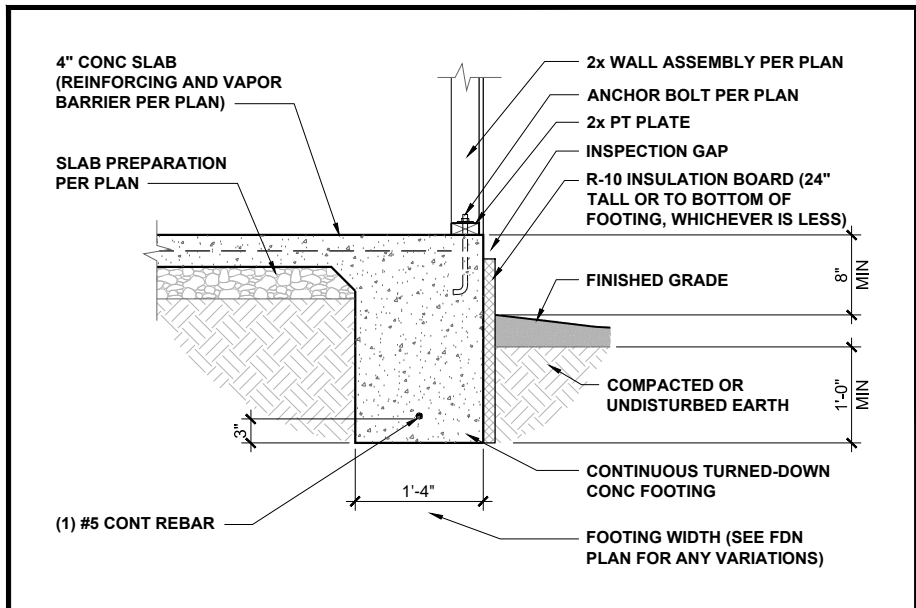
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PLAN:  
**150.1910**

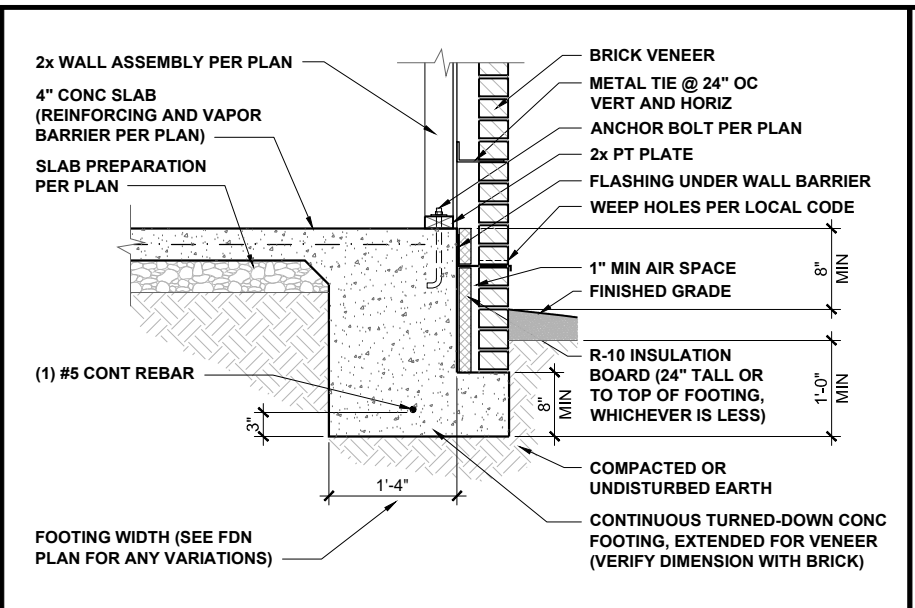
ROOF FRAMING PLAN

**S7.0A**

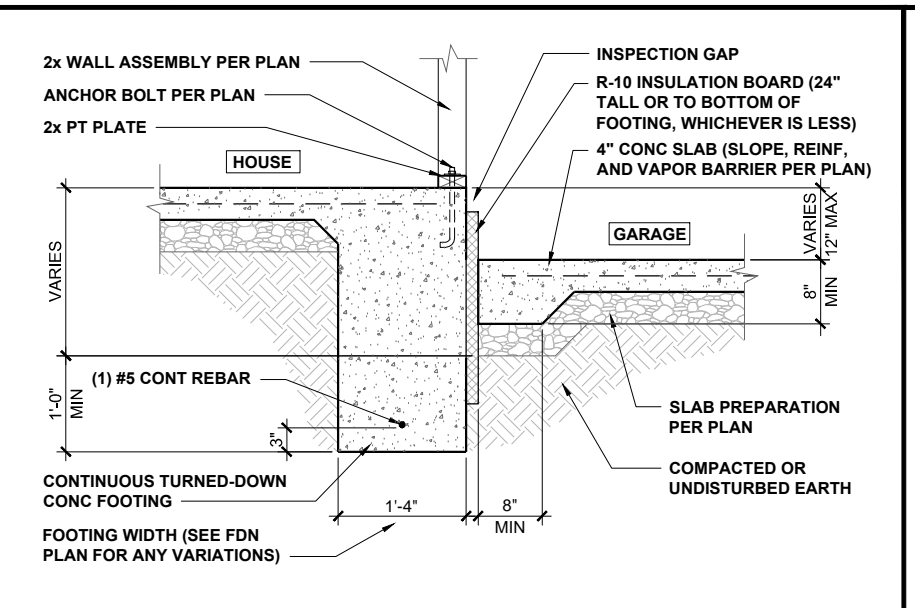
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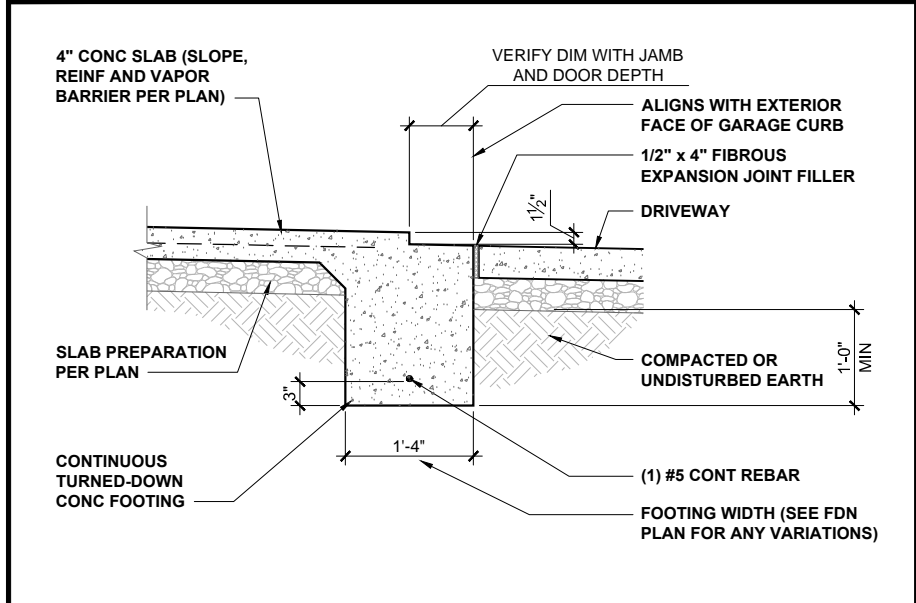
**TURNED-DOWN CONC SLAB FOOTING** 1/2" = 1'-0" **1**



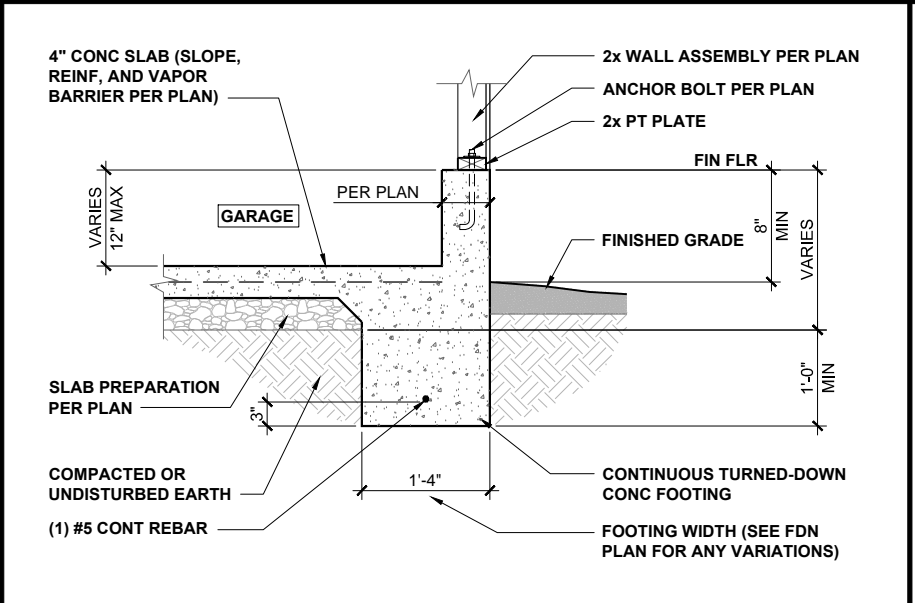
**TURNED-DOWN FOOTING w/ BRICK** 1/2" = 1'-0" **2**



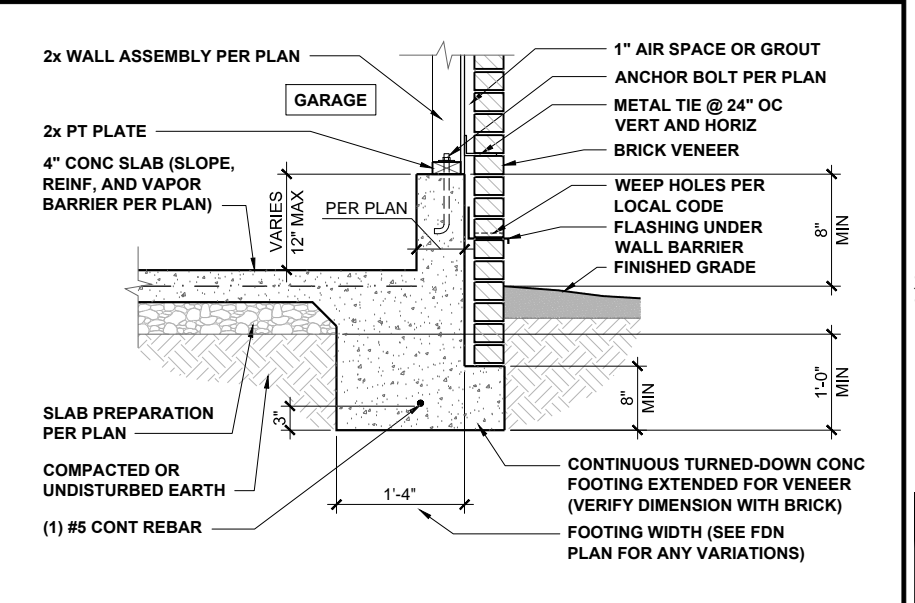
**HOUSE / GARAGE FOOTING** 1/2" = 1'-0" **3**



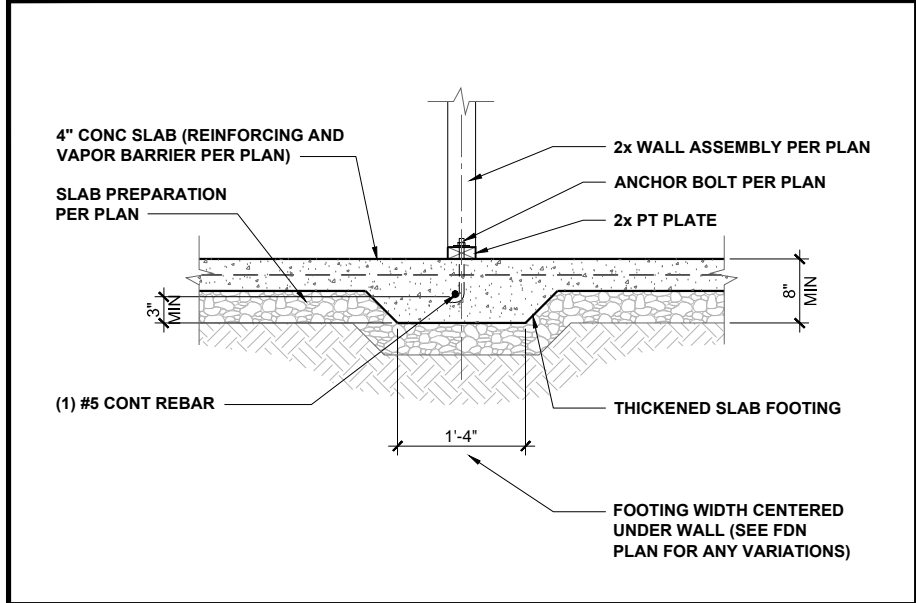
**GARAGE DOORWAY FOOTING** 1/2" = 1'-0" **4**



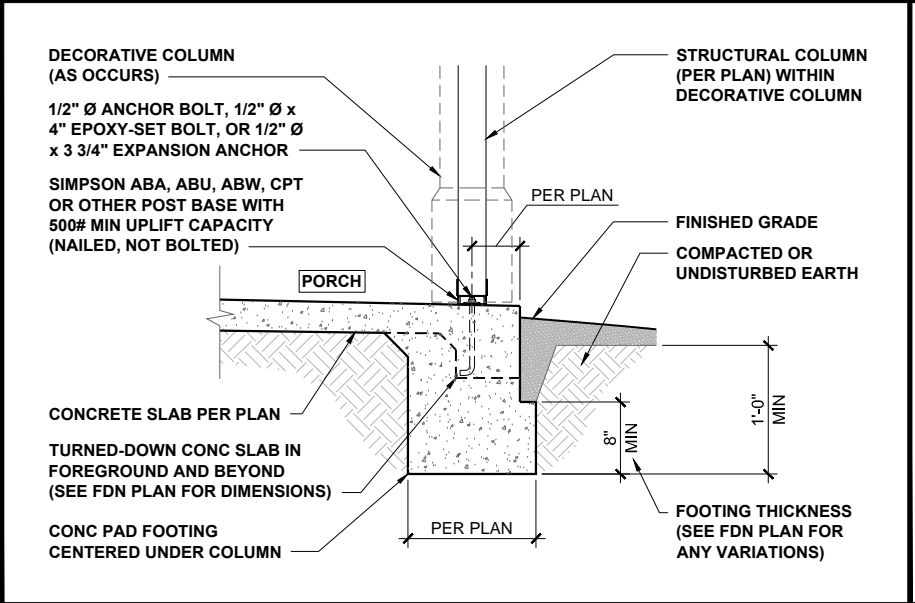
**GARAGE FOUNDATION** 1/2" = 1'-0" **5**



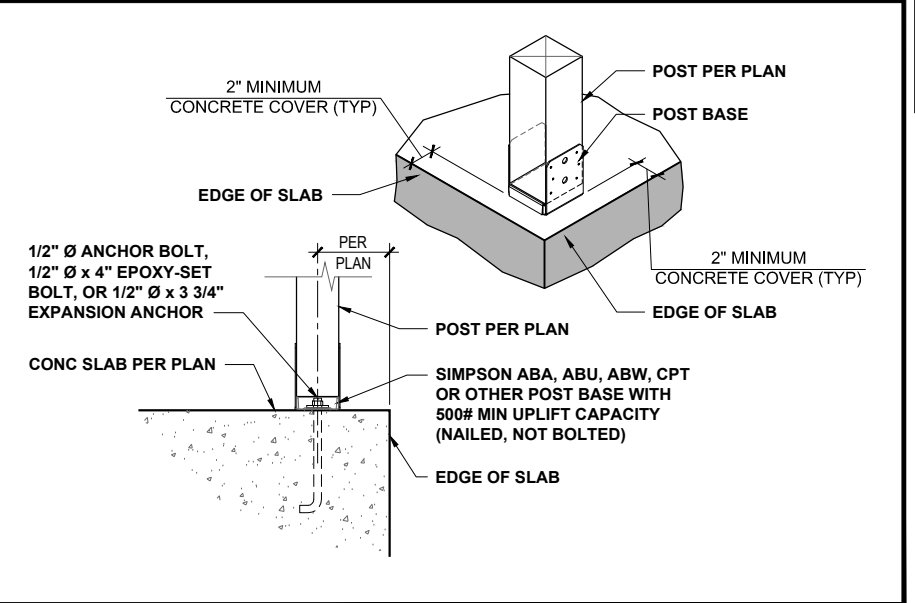
**GARAGE FOUNDATION WITH BRICK** 1/2" = 1'-0" **6**




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



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



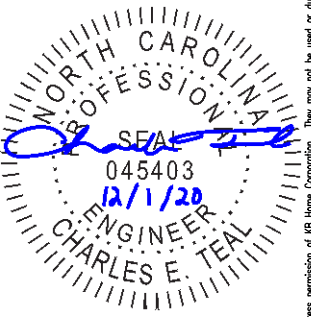
**PORCH COLUMN** 3/4" = 1'-0" **9**



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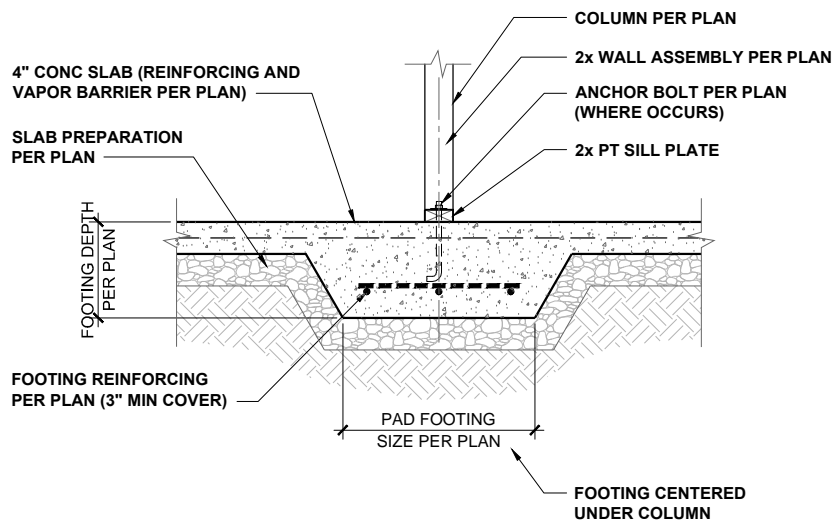
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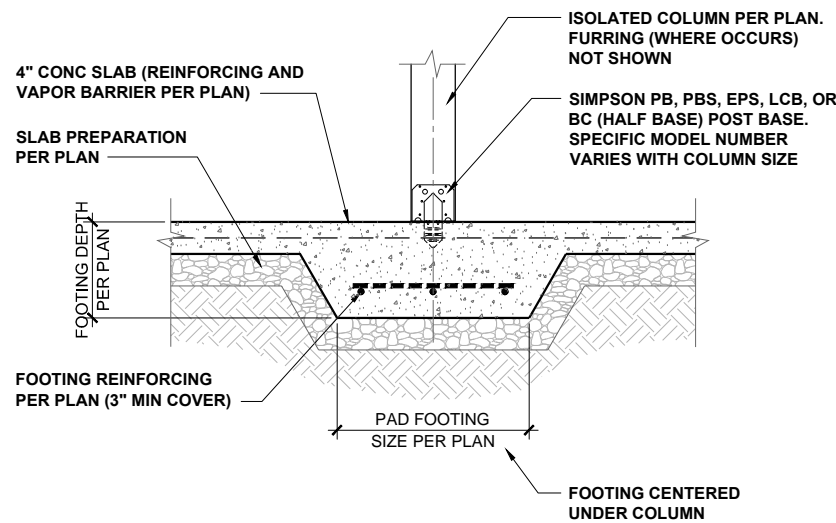
**TURNED-DOWN SLAB FOUNDATION DETAILS**

**D1.0**

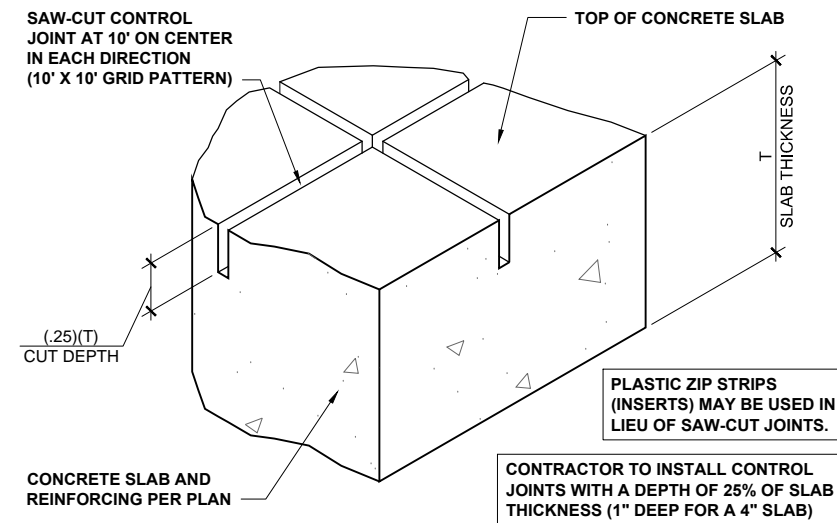




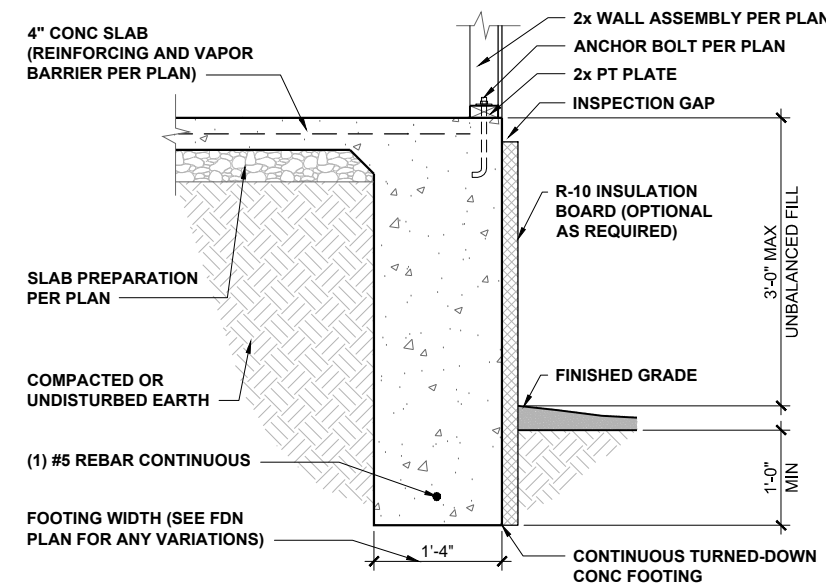
**INT POINT-LOAD FOOTING SECTION** 1/2" = 1'-0" **1**



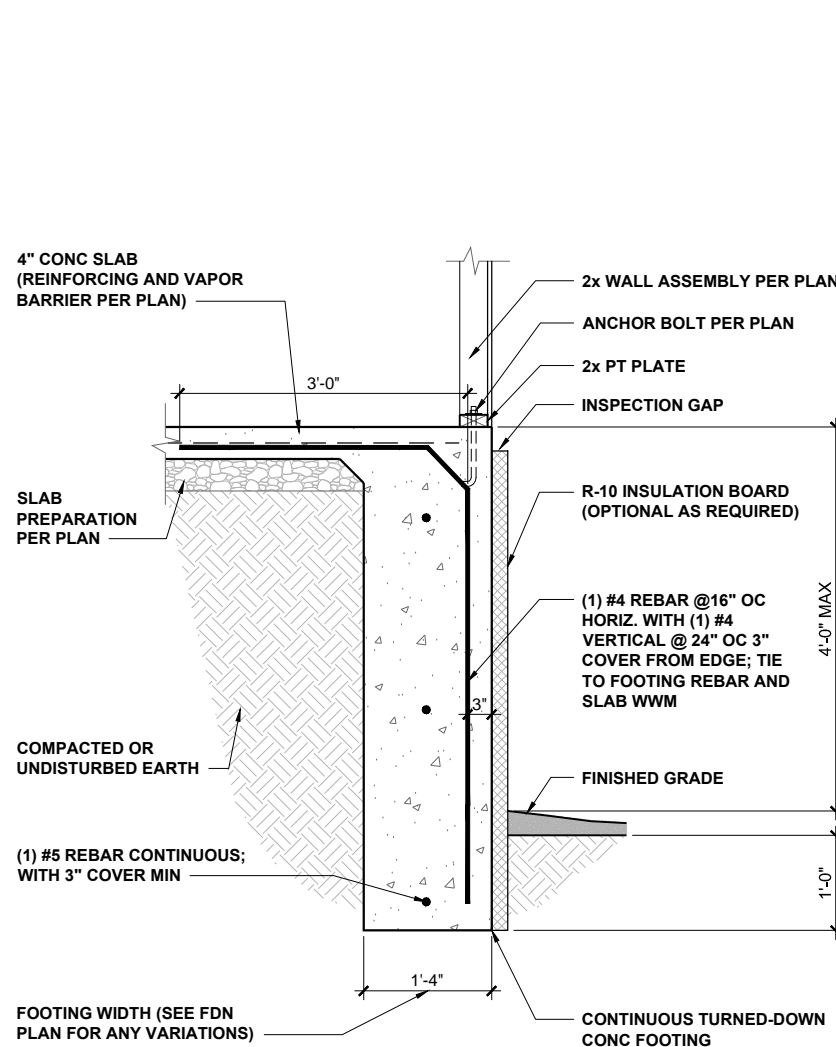
**ISOLATED COLUMN FOOTING** 1/2" = 1'-0" **2**



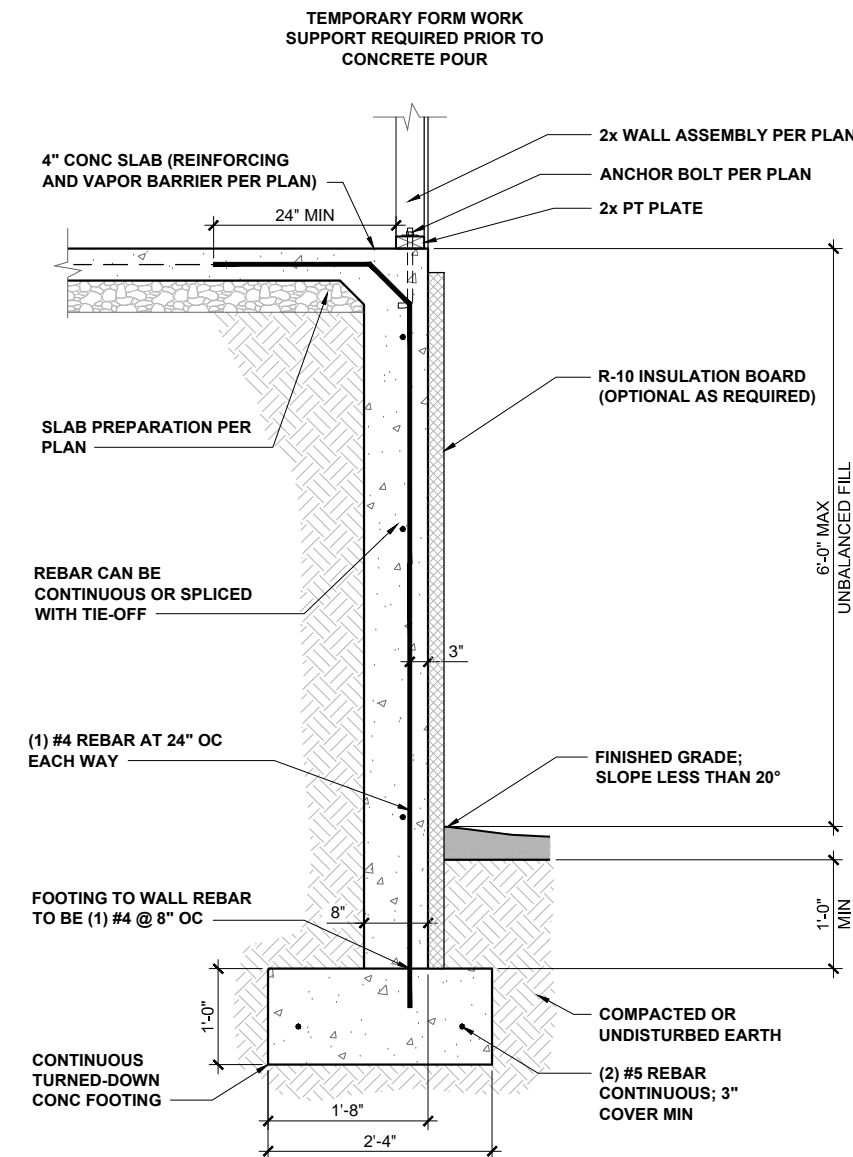
**CONCRETE SLAB CONTROL JOINTS** 3" = 1'-0" **3**



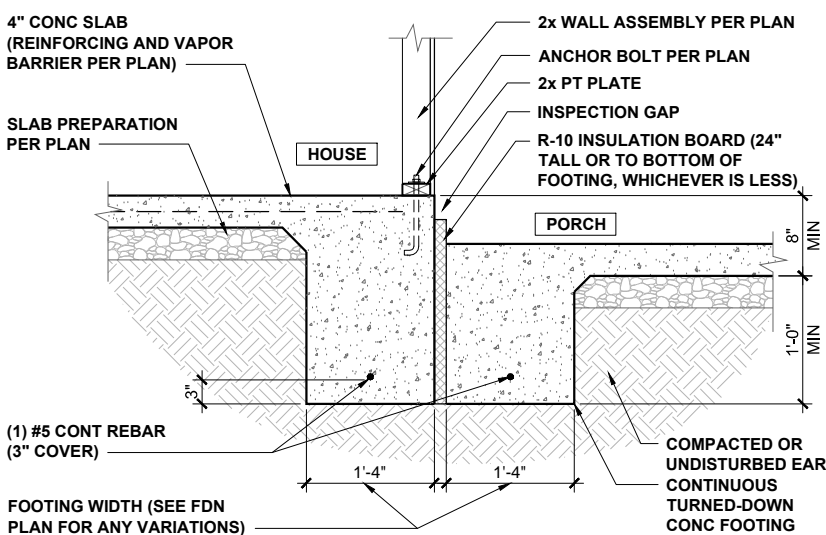
**3' EXTENDED TURNED DOWN FOOTING** 1/2" = 1'-0" **4**



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



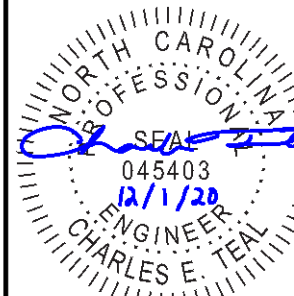
**6' EXTENDED REINFORCED FOOTING** 1/2" = 1'-0" **7**



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



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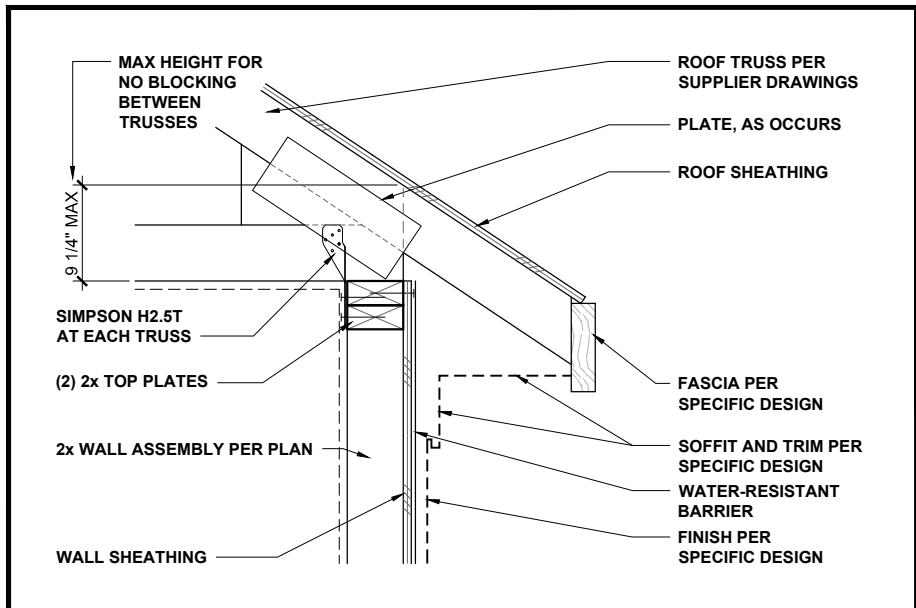
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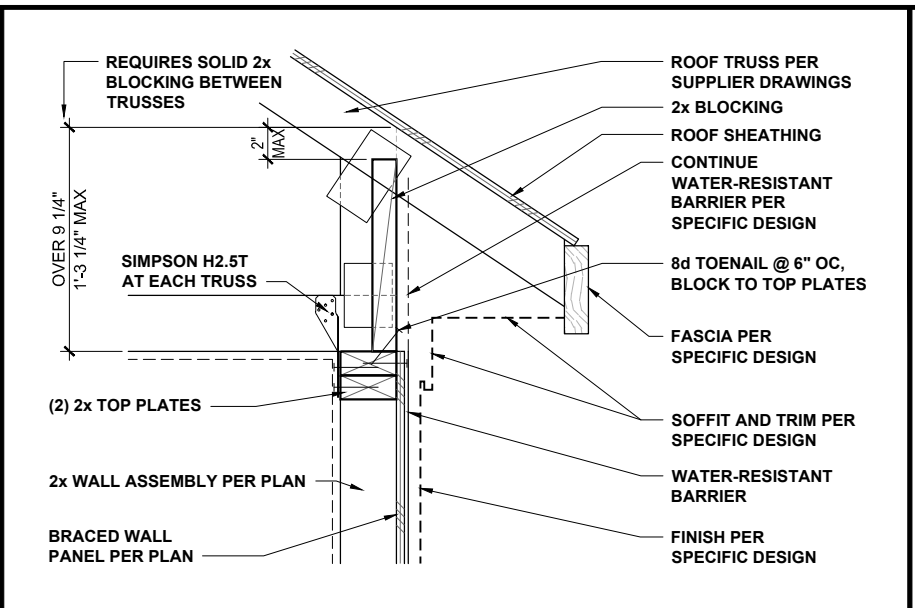
TURNED-DOWN SLAB  
FOUNDATION DETAILS

**D2.0**

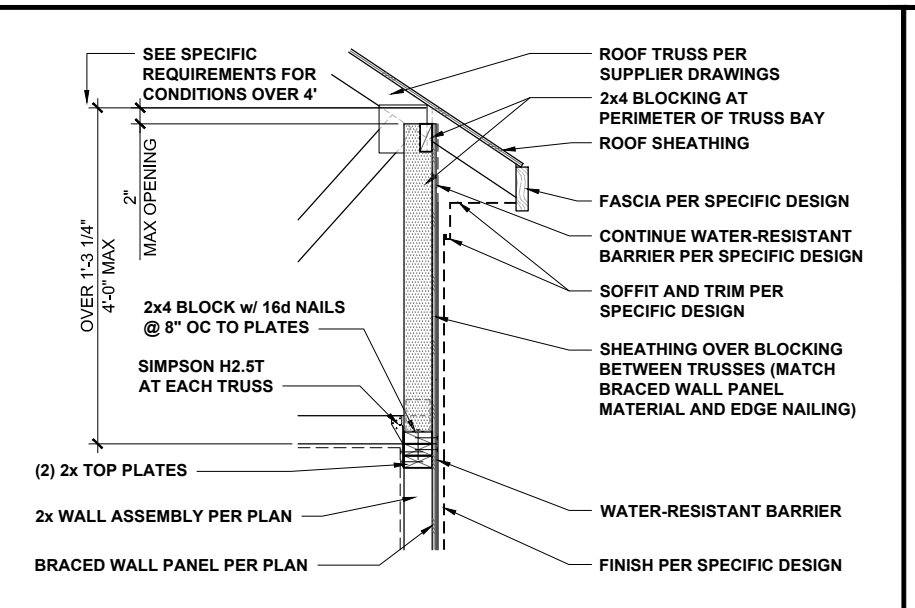
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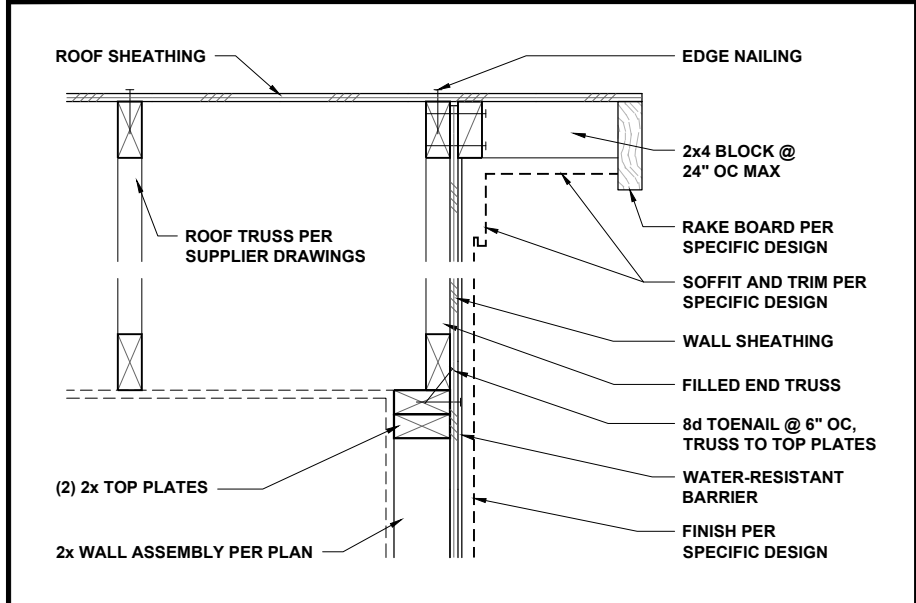
**LOW-HEEL TRUSS AT WALL** 1" = 1'-0" **1**



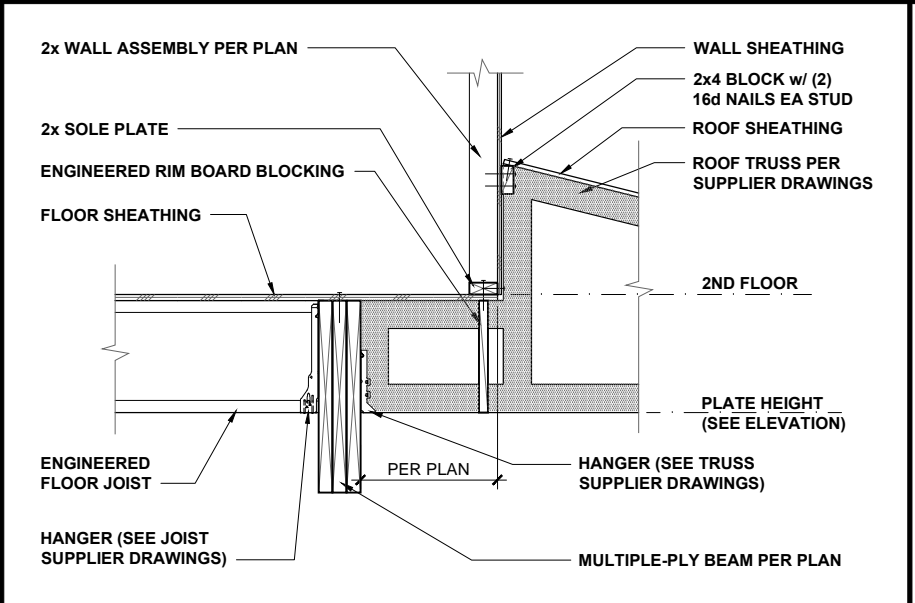
**TYPICAL TRUSS AT BRACED WALL** 1" = 1'-0" **2**



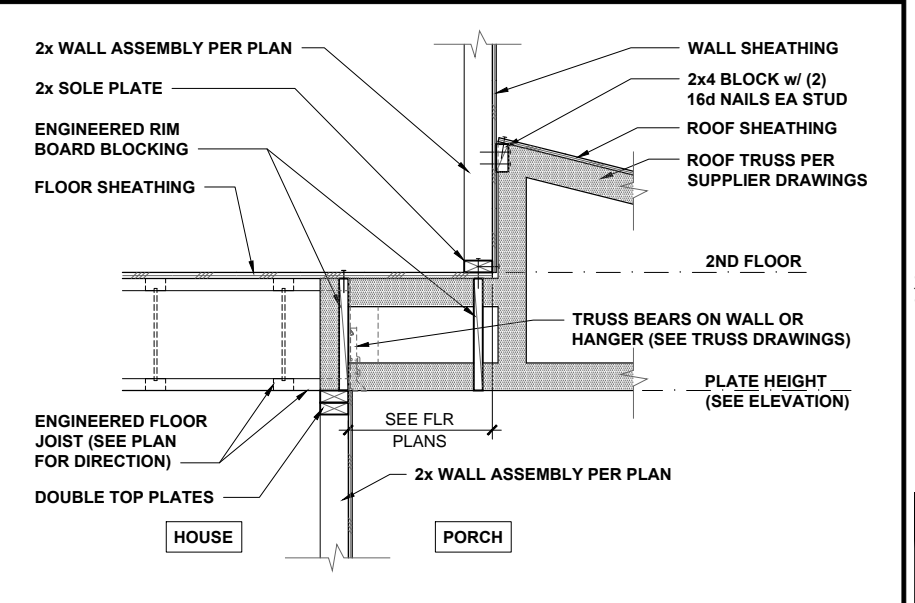
**HIGH-HEEL TRUSS AT BRACED WALL** 1/2" = 1'-0" **3**



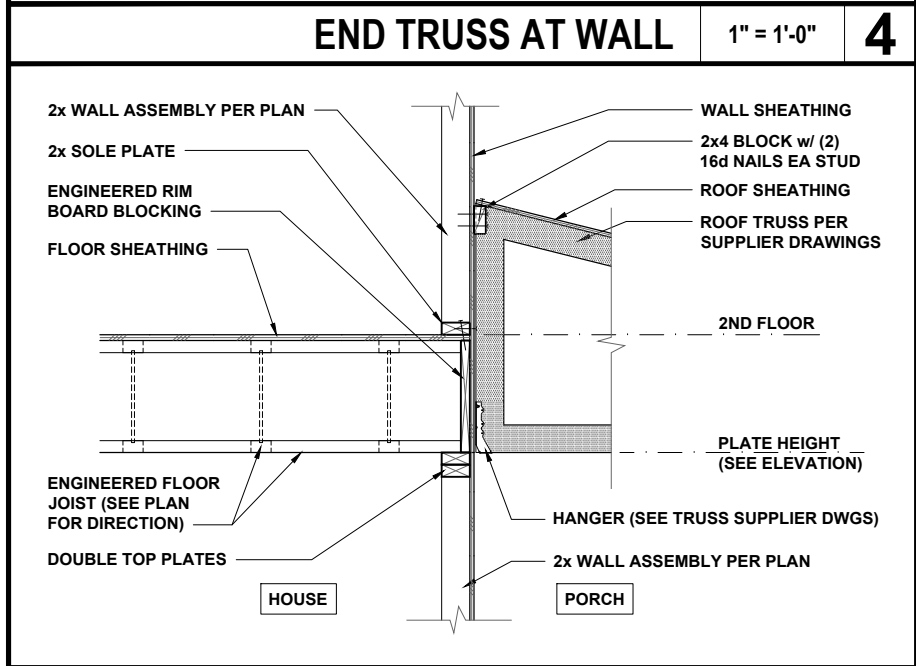
**END TRUSS AT WALL** 1" = 1'-0" **4**



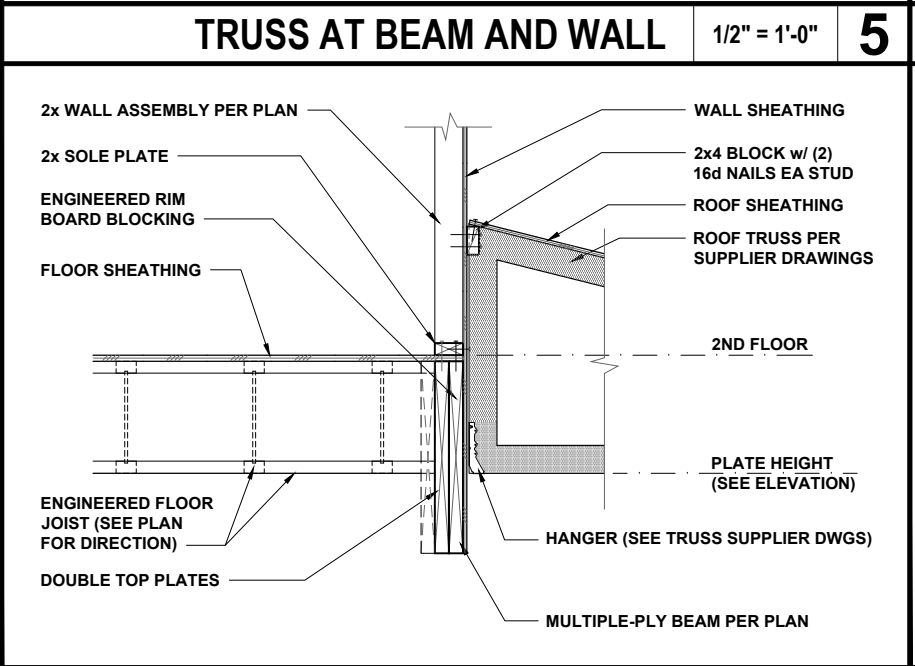
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **5**



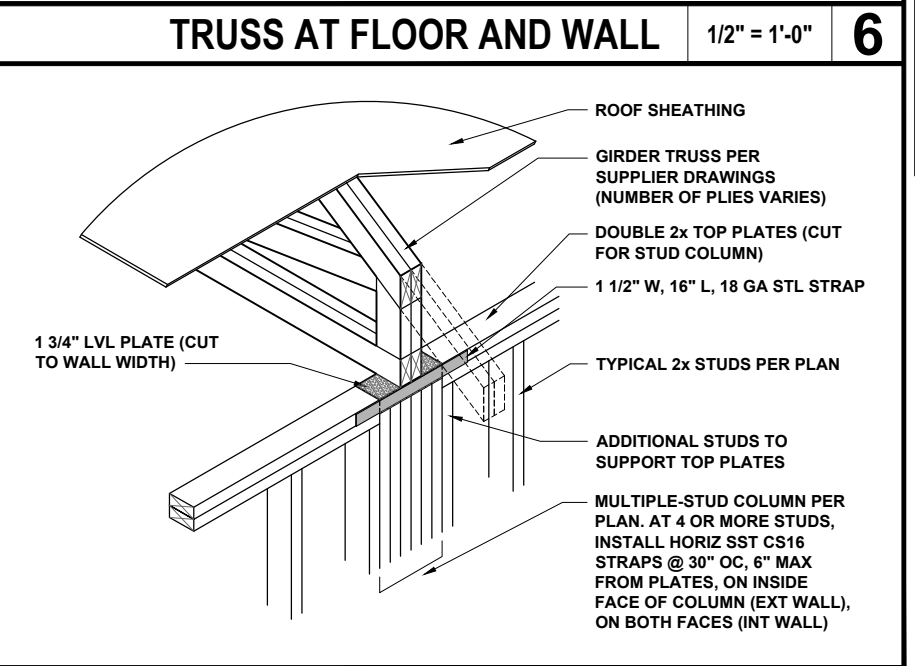
**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **6**



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



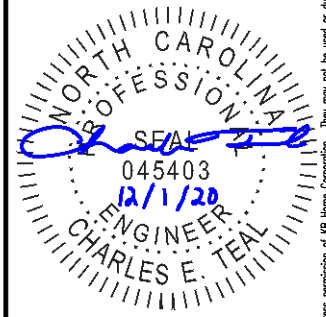
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **8**



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



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P-0961

JDSfaulkner, PLLC HAS PERFORMED A STRUCTURAL REVIEW OF THESE PLANS. THE STRUCTURAL COMPONENTS COMPLY WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS FOR NC PLAN REVIEW. DEVIATION OF ANY STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT THE APPROVAL OF THE EOR IS PROHIBITED.



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DATE: 12/01/2020

PLAN: 150.1910

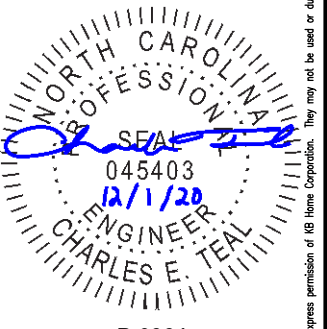
ROOF TRUSS  
FRAMING DETAILS

**D3.0**

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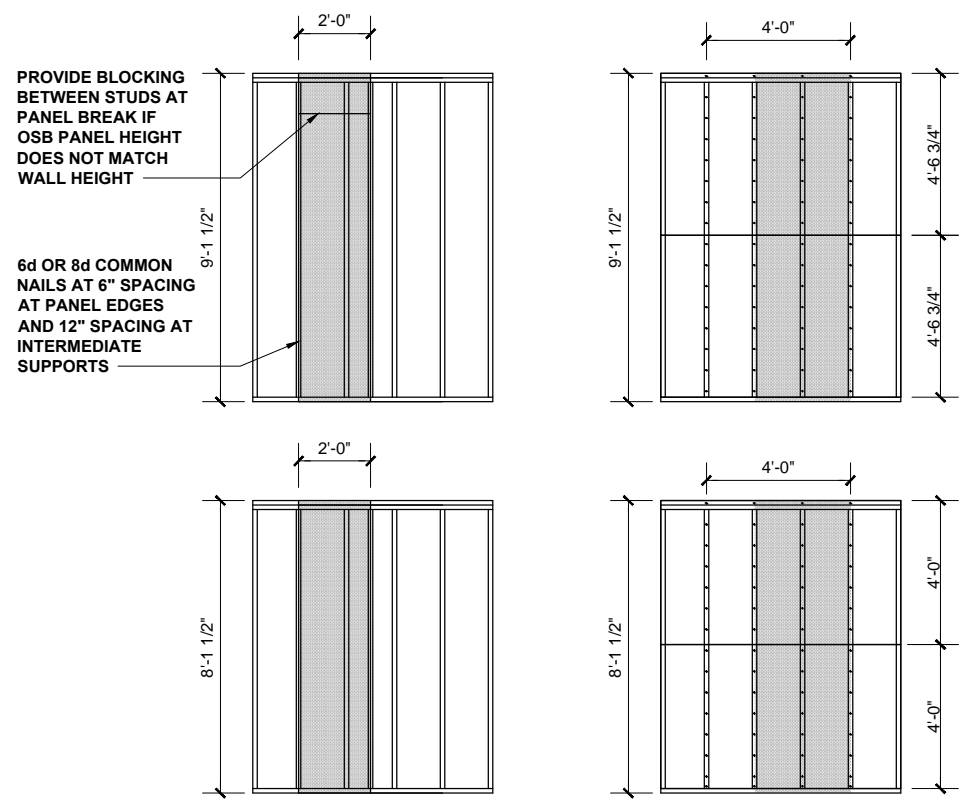
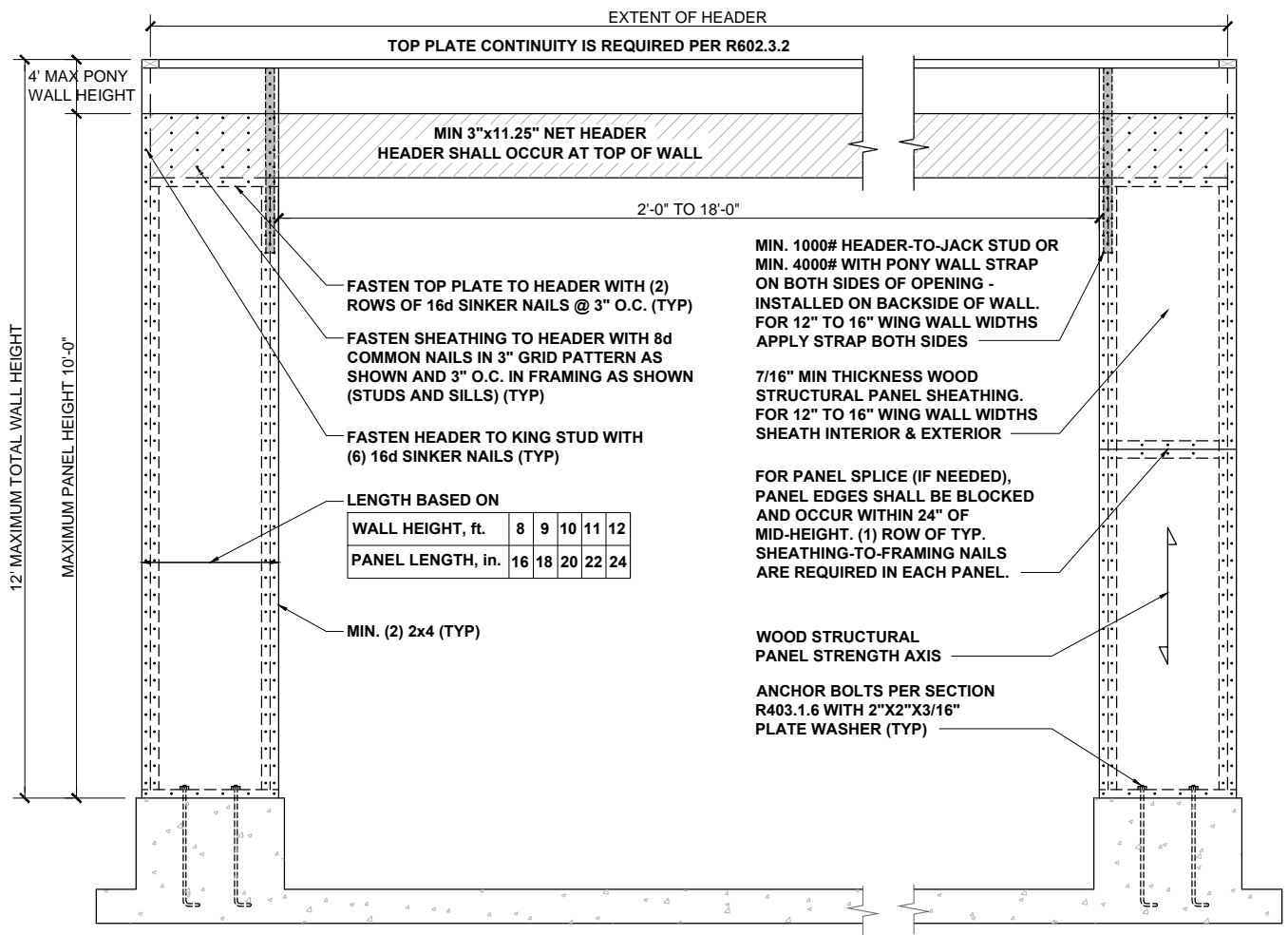
PROJECT NO.: 20902101  
DATE: 12/01/2020

PLAN:  
**150.1910**

WALL BRACING DETAILS

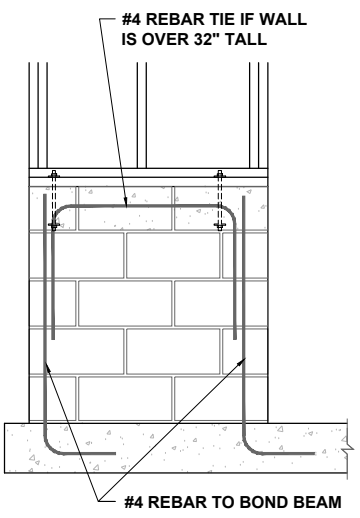
**D4.0**

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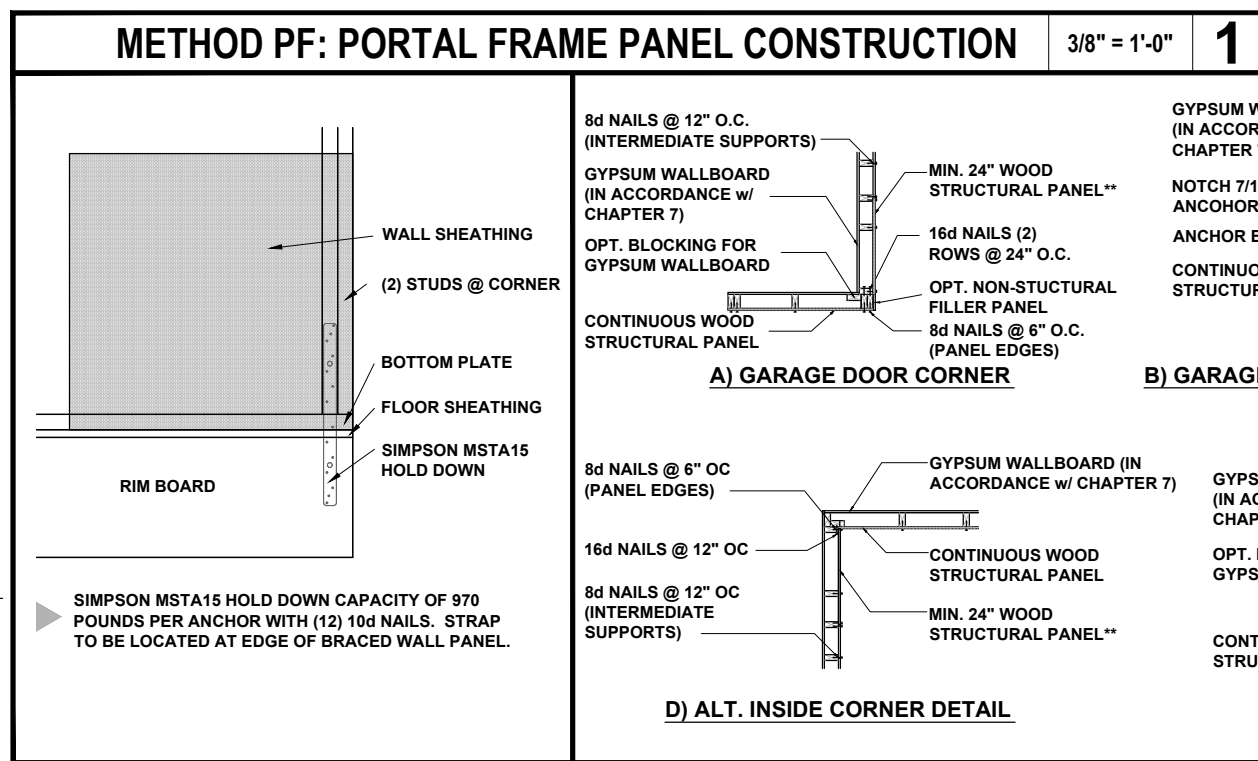


**HIGH-SPEED WIND ZONES**

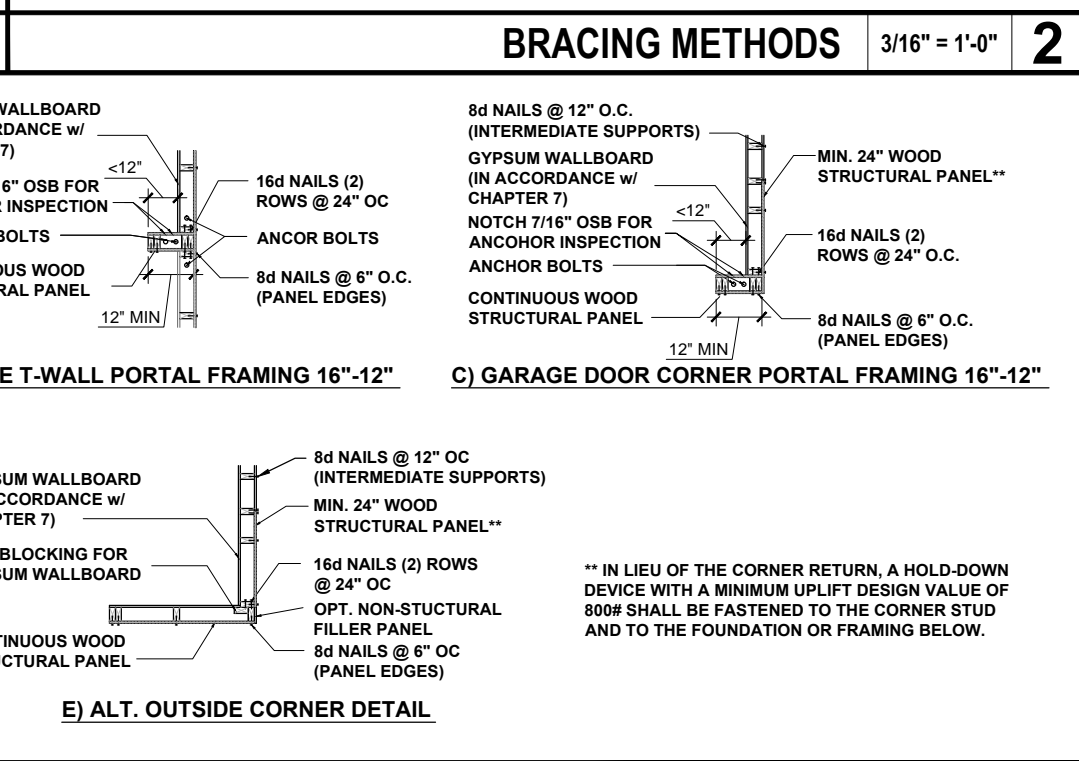
FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 OR STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC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



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



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



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

\*\* 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**