



HIGHLAND GROVE

150.1910 SALES OFFICE

WINDY FARM DRIVE
LOT #2

SHEET INDEX

SALES OFFICE	
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PROJECT DESCRIPTION

TEMPORARY CONVERSION OF A PRIVATE RESIDENTIAL GARAGE (U- OCCUPANCY) INTO A SALES OFFICE (B- OCCUPANCY)



**NORTH CAROLINA
50' SERIES**

KB HOME
NORTH CAROLINA DIVISION
4518 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7988
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**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

ISSUE DATE: 11/26/19
PROJECT No.: 1350999:57
DIVISION MGR.: D.S.

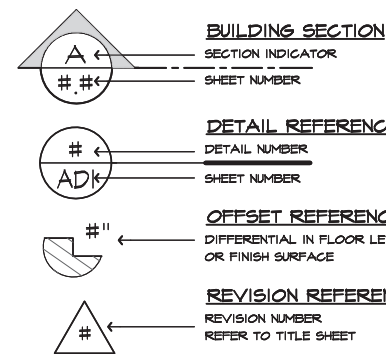
REVISIONS:

CODE INFORMATION

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

CODE ABBREVIATIONS:
N.C.-R. NORTH CAROLINA RESIDENTIAL CODE
N.C.-B. NORTH CAROLINA BUILDING CODE
N.C.-M. NORTH CAROLINA MECHANICAL CODE
N.C.-P. NORTH CAROLINA PLUMBING CODE
N.C.-F. NORTH CAROLINA FUEL GAS CODE
N.C.-E. NORTH CAROLINA ELECTRICAL
N.C.-E.G. NORTH CAROLINA ENERGY CODE
N.E.C. NATIONAL ELECTRICAL CODE
I.C.B.O. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
A.S.T.M. AMERICAN SOCIETY FOR TESTING MATERIALS
N.F.P.A. NATIONAL FIRE PROTECTION ASSOCIATION
A.N.S.I. AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.C.C. INTERNATIONAL ENERGY CONSERVATION CODE
I.C.C. INTERNATIONAL CODE COUNCIL UNDERWRITERS LABORATORIES, INC.
UL.

ARCHITECTURAL SYMBOLS



GENERAL DATA

AREA:	
SALES	180 SQ.FT.
CLOSING	178 SQ. FT.
COPY	25 SQ. FT.
TOTAL	388 SQ. FT.

EXISTING BUILDING:	
OCCUPANCY	U
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLER:	YES

OCCUPANT LOAD PER FLOOR (NO CHANGE)	
BUSINESS (388 SF / 100 OSF)	3.8 OCCUPANTS
TOTAL	4 OCCUPANTS

	REQUIRED	PROVIDED
NUMBER OF EXITS:	1	1
EXIT WIDTH:	36" MIN.	36"
REQ'D . 2" PER OCCUPANT x # OCCUPANTS =		1.0"
EXIT TRAVEL DISTANCE: (W/ SPRINKLER SYSTEM)		
B OCCUPANCY	250' MAX.	21'-1"

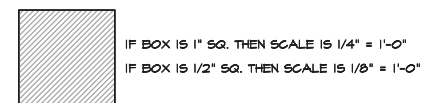
ABBREVIATIONS

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

CONSULTANTS

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SCALE NOTE



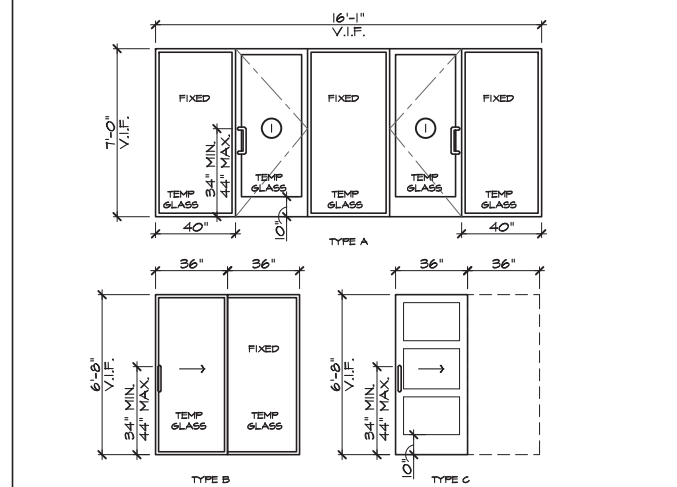
PLAN:
150.1910

SHEET:

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

DOOR SCHEDULE													
DOOR NUMBER	ROOM	DOORS					FRAME			HARDWARE GROUP	FIRE RATING	REMARKS	
		WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	TYPE	MATERIAL				FINISH
1	SALES	3'-0"	7'-0"	1-3/4"	A	GL/MTL	FF	-	MTL	PT-F	1	N/A	STOREFRONT
2	CLOSING	3'-0"	6'-8"	1-3/8"	B	GL/MTL	FF OR FT-3	-	N/A	N/A	2	N/A	TEMP. GLASS
3	COPY	3'-0"	6'-8"	1-3/8"	C	PD	FT-3	-	N/A	N/A	3	N/A	3-PANEL, FOCKET DOOR, FINISH CLEAR OPENING 32"

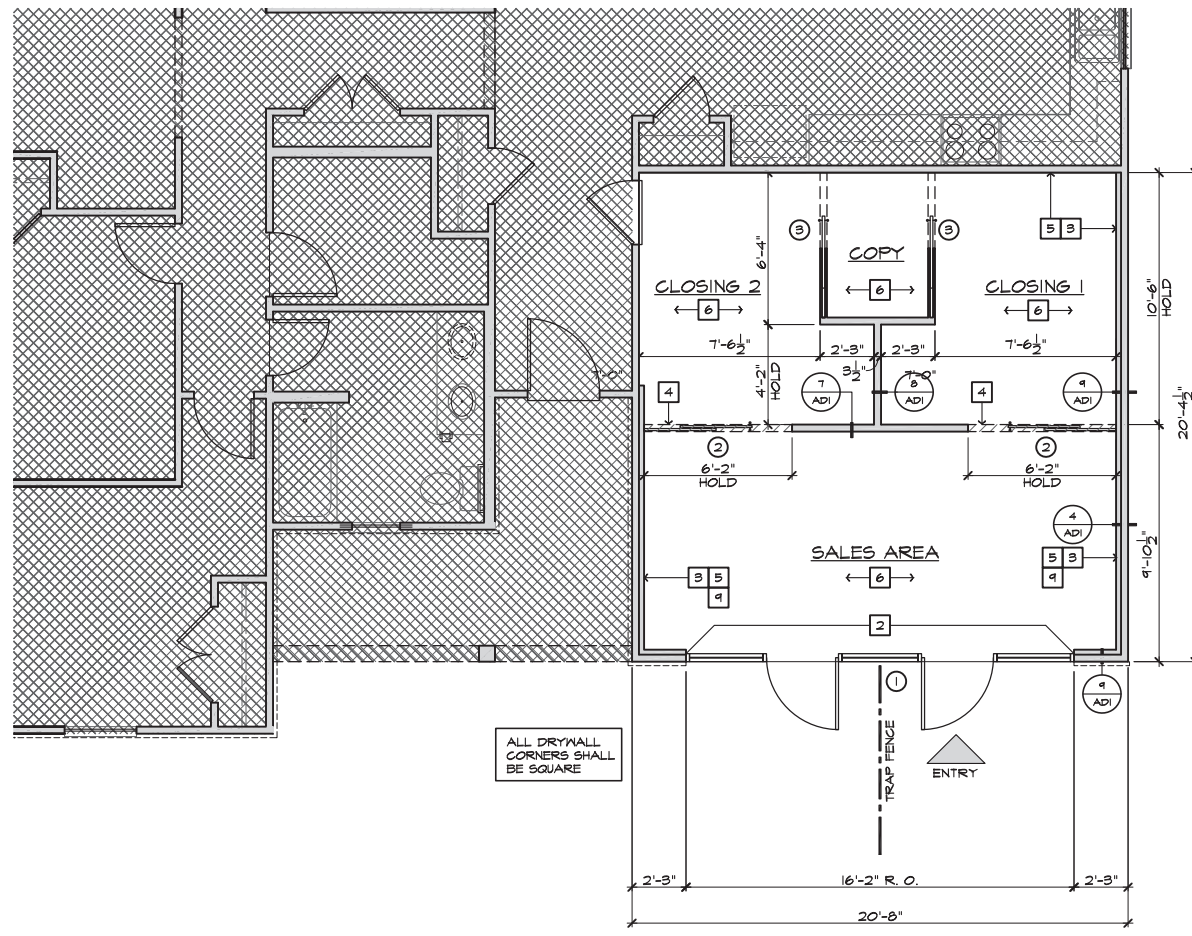
FF, FACTORY FINISH; PT, PAINT, REFER TO FINISH SCHEDULE



DOOR/HARDWARE NOTES	
1	ALL DOORS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2	ALL HANDLES AND PULLS TO BE INSTALLED BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
3	FRONT AND REAR DOORS TO BE KEYPED ALIKE. PROVIDE (3) SETS OF KEYS. MARK 'DO NOT DUPLICATE' ON KEYS.
4	INTERIOR DOORS TO BE UNDERCUT 1/2".
5	ALL DOORS TO BE SINGLE ACTION.
6	FOR ALL CYLINDERS AND CORES TO BE PROVIDED BY CONTRACTOR.
7	ALL DOORS TO BE SOLID CORE HARDBOARD "PAINT GRADE", U.N.O.
8	PROVIDE A SIGN OVER THE MAIN ENTRY DOOR WITH 1" HIGH LETTERS WITH A CONTRASTING BACKGROUND THAT READS "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

GLAZING NOTES	
1	CLEAR GLASS: 1/2 INCH FLOAT GLASS, TYPE I; CLASS 1; QUALITY G3 (GLAZING SELECT QUALITY).
2	TEMPERED GLASS: SAME AS SPECIFIED ABOVE FOR CLEAR GLASS, AND FULLY TEMPERED. USE AT ALL DOORS AND WINDOWS, AND WHERE SCHEDULED, IN COMPLIANCE WITH GOVERNING CODES.

HARDWARE SCHEDULE	
HARDWARE GROUP #1 (ENTRY DOORS)	
STOREFRONT SYSTEM	MFR. - KAWNEER TRIFAB 400 FRAMING SYSTEM OR EQUAL; CENTER PLANE GLASS (ALL GLASS TO BE TEMPERED); 4" X 1-3/4" FRAME; COLOR - #24 (BLACK ANODIZED)
DOOR	MFR. - KAWNEER STANDARD ENTRANCE DOOR; 350 MEDIUM STYLE; SINGLE ACTION; BOTT. RAIL 10" MIN.; W/ OVERHEAD CLOSURE (INTERIOR SIDE); W/ BOTTOM RAIL WEATHERING OR EQUAL; COLOR - #24 (BLACK ANODIZED)
HINGES	MFR. - KAWNEER TOP AND BOTTOM 4-1/2" X 4" BALL BEARING BUTT HINGE WITH NON-REMOVEABLE PIN (NRP) OR EQUAL; COLOR - #24 (BLACK ANODIZED)
LOCK	MFR. - ADAMS-RITE MS 1830A DEADLOCK WITH (2) 1-5/32" DIA. 5-PIN CYLINDERS OR EQUAL; COLOR - MATCH FRAMING COLOR
CLOSURE	MFR. - NORTON 1601 ADJUSTABLE OR EQUAL; COLOR - MATCH FRAMING COLOR
PUSH/PULLS	ARCHITECTS CLASSIC HARDWARE; STYLE - CO-12/CO-12; LENGTH - 12" OR EQUAL; COLOR - #24 (BLACK ANODIZED); ADA COMPLIANT
THRESHOLD	1/2" X 4" ALUMINUM MILL THRESHOLD; ADA COMPLIANT OR EQUAL; COLOR - #24 (BLACK ANODIZED)
WEATHERSTRIP	WEATHERING SYSTEM IN DOOR AND FRAME BY KAWNEER
SIGNAGE	XXXX
HARDWARE GROUP #2 (CLOSING OFFICE) SLIDING	
HINGES	N/A
LOCKSET	NONE
PUSH/PULLS	MFR. - TRIMCO; API21 SERIES ARCHITECTURAL STRAIGHT PULLS; 12" CENTER-TO-CENTER; COLOR - MATTE BLACK; ADA COMPLIANT
CLOSER	NONE
DOOR STOP	NONE
SILENCER	NONE
HARDWARE GROUP #3 (COPY)	
POCKET ASSEMBLY	MFR. - JOHNSON HARDWARE; 153068 POCKET DOOR FRAME W/ #1125 BALL BEARING HANGERS/CARRIAGE ASSEMBLY; W/ SOFT CLOSE
DOOR	36" X 80" X 1-3/8" 3-PANEL WOOD DOOR; PRIME AND PAINT
PUSH/PULLS	MFR. - TRIMCO; API21 SERIES ARCHITECTURAL STRAIGHT PULLS; 12" CENTER-TO-CENTER; COLOR - MATTE BLACK; ADA COMPLIANT



CONSTRUCTION PLAN

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

SALES OFFICE

GENERAL CONSTRUCTION PLAN NOTES

- A) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- B) ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN IN CASE OF CONFLICT, NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF FRAMING.
- C) DIMENSION NOTED AS "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING; CARPET, PAD, VINYL, ETC...
- D) DIMENSION NOTED AS "HOLD" ARE CRITICAL. IF LAYOUT IS OFF, CONTACT ARCHITECT PRIOR TO FRAMING.
- E) ALL DIMENSION ARE TO THE FACE OF STUD, U.N.O.
- F) ALL GYPSUM WALLBOARD SHALL BE 1/2" TYPE "X" U.N.O.
- G) REFER TO THE PRODUCTION FLOOR PLAN FOR INFORMATION NOT SHOWN HERE.

SYMBOL LEGEND

- # DENOTES PLAN / STOREFRONT NOTE
- 4 DENOTES DOOR NUMBER - REFER TO DOOR SCHEDULE
- NEW WALL/PARTITION - FULL HEIGHT
- DENOTES DROPPED CLG. / SOFFIT - SEE PLAN FOR HEIGHT

CONSTRUCTION PLAN / ELEVATION NOTES

- 1 HATCHED AREA IS PART OF THE MODEL HOME DISPLAY AND IS NOT SUBJECT TO ACCESSIBILITY REQUIREMENTS AND IS NOT TO BE USED AS A PLACE OF PUBLIC ACCOMMODATIONS OR EMPLOYMENT.
- 2 NEW STOREFRONT - SEE EXTERIOR ELEVATIONS.
- 3 PROVIDE GYP. BRD ON ALL WALL, BEAMS, FLOOR JOISTS.
- 4 LINE OF DROPPED SOFFIT; REFER TO PLAN FOR HEIGHT.
- 5 FURR OUT THE EXTERIOR WALLS TO FLUSH WITH GARAGE CURB.
- 6 GYP. BD. CEILING; REFER TO RCP FOR HEIGHT
- 7 LOCK AND LEAVE DOOR BETWEEN GARAGE AND HOUSE. ADD DOOR SIGN - NO PUBLIC ENTRY
- 8 REFER TO INTERIOR ELEVATION FOR WINDOW GRAPHICS AND DIMENSION INFO.
- 9 2X SOLID BACKING; REFER TO INTERIOR ELEVATIONS FOR HEIGHT



INTERIOR KEY

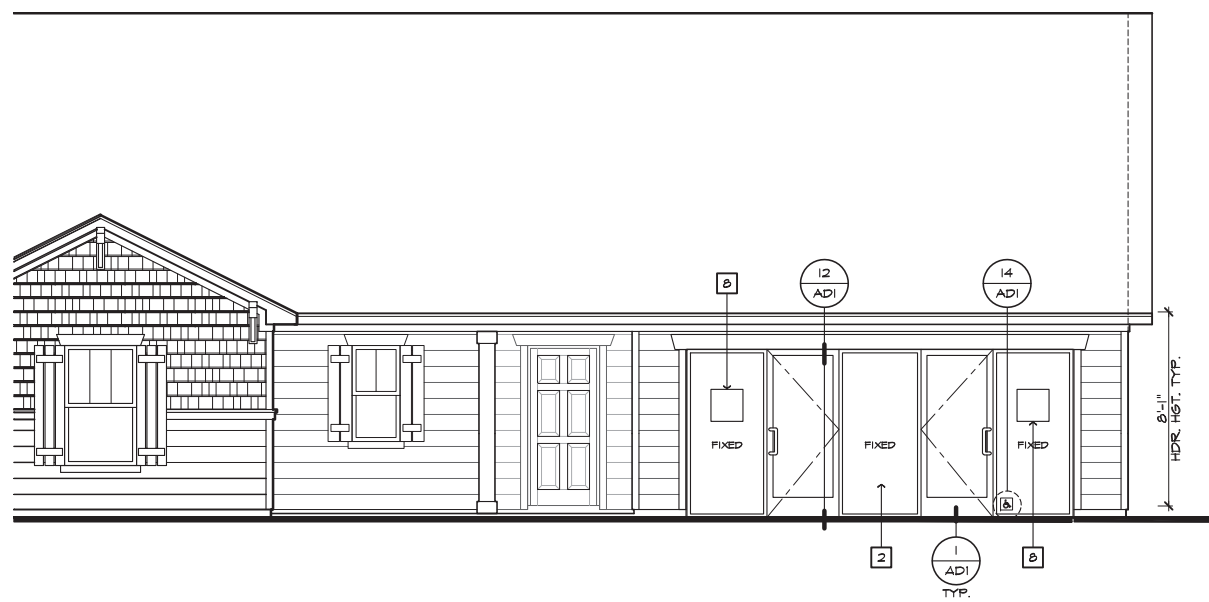
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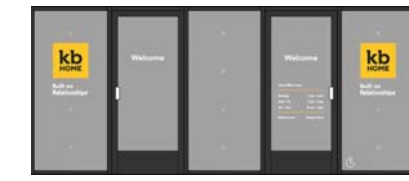
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EXTERIOR ELEVATION

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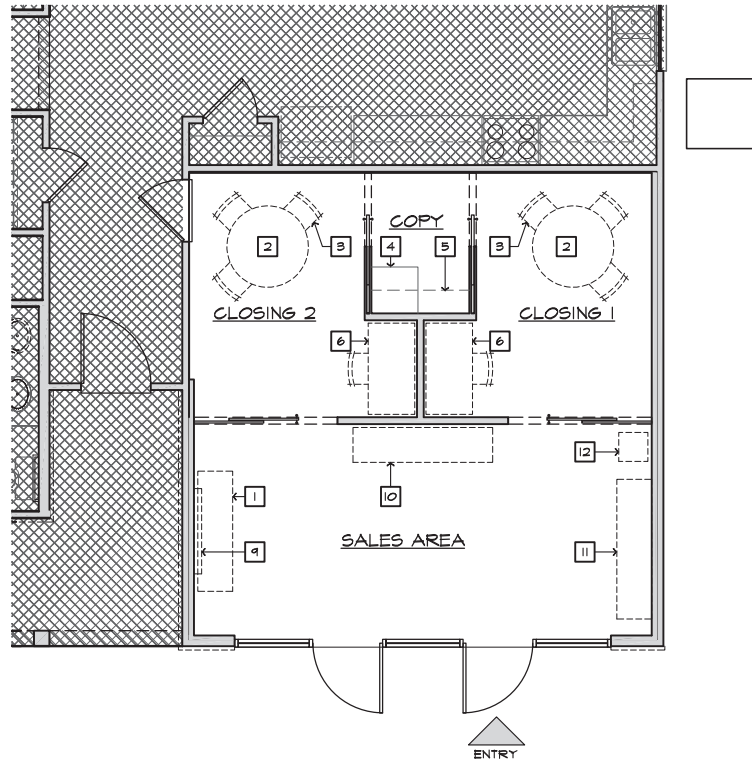
WINDOW GRAPHICS LAYOUT

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

PLAN: 150.1910
SHEET: SO.1

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

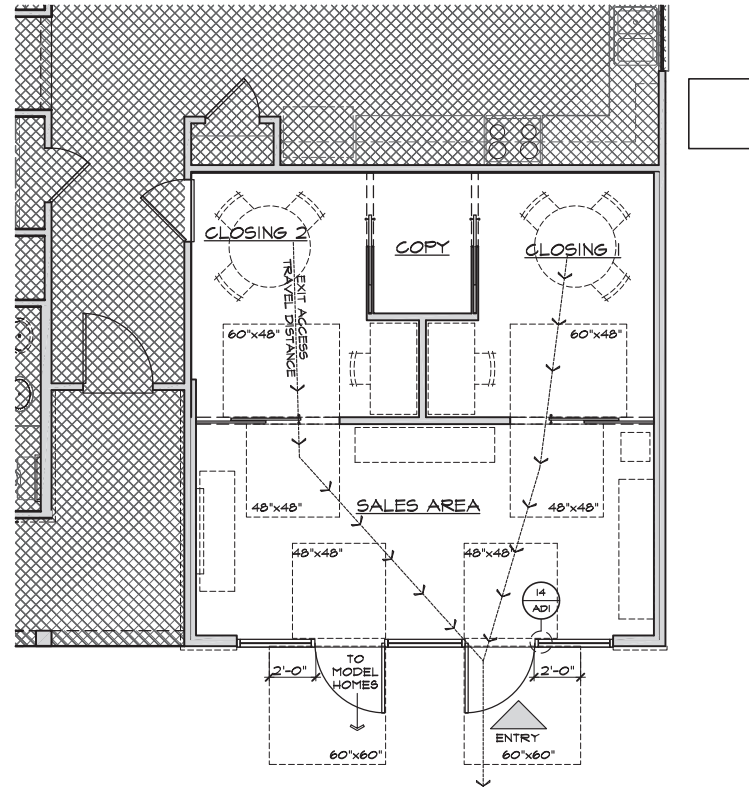
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FURNITURE, FIXTURE & EQUIPMENT

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

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OCCUPANCY AND EGRESS PLAN

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

SALES OFFICE

SYMBOL LEGEND

- DENOTES PLAN NOTE
- ▨ DENOTES 44" WIDE CLEAR EGRESS PATH TO BE MAINTAINED THROUGHOUT SALES FLOOR
- ← DENOTES DIRECTION OF TRAVEL

ACCESSIBLE ROUTE NOTES

- 1 44" WIDE CLEAR EGRESS PATH TO BE MAINTAINED THROUGHOUT THE SALES FLOOR
- 2 ACCESSIBLE FIXED WRITING TABLE NOT TO EXCEED 2'-10" MAX. HEIGHT

ACCESSIBILITY CONSTRUCTION PLAN NOTES

DOOR HARDWARE: HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE MOUNTED 2'-10" A.F.F. AND BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.

DOOR EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 3 POUNDS FOR INTERIOR DOORS.

SMOOTH DOOR BOTTOM: THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

REQUIRED DOOR OPENING: ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT.

THRESHOLD HEIGHT: MAXIMUM HEIGHT OF THRESHOLD SHALL BE 1/2" WITH VERTICAL CHANGE AT EDGE OF 1/2" WITH A MAXIMUM LEVEL OF 45 DEGREES CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

DOOR OPERABILITY: LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

CHANGES IN LEVEL: ABRUPT CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 1/2" IN HEIGHT. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF NO GREATER THAN 1:12, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.

DOOR LANDING AREAS: THE FLOOR OR LANDING ON EACH SIDE OF AND ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR IN THE LENGTH ON THE DIRECTION OF THE DOOR SWINGS AT LEAST 60", AND THE LENGTH ON THE OPPOSITE SIDE OF THE DOOR SWINGS AT 44" AS MEASURED PERPENDICULAR TO THE PLAN OF THE DOOR IN ITS CLOSED POSITION.

AVAILABLE SIDE ACCESS TO DOORS: THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

ELECTRICAL & MECHANICAL CONTROLS: THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" A.F.F. OR WORKING PLATFORM. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, H.V.A.C. EQUIPMENT SHALL BE NOT LESS THAN 36" OR MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM. THE CENTER OF THE FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

FLOOR FINISHES: FLOOR SHALL BE SLIP RESISTANT.

ENTRY SIGNAGE: ALL DISABLE ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

GENERAL FURNISHINGS, FIXTURES NOTES:

- THE MINIMUM CLEAR AISLE WIDTH SHALL NOT BE LESS THAN 36"
- THE MINIMUM CLEAR WIDTH FOR AN AISLE ACCESSWAY NOT REQUIRED TO BE ACCESSIBLE SHALL NOT BE LESS THAN 30"

FURNISHINGS, FIXTURES & EQUIPMENT NOTES

- 1 LOOSE FURNITURE- CREDENZA
- 2 LOOSE FURNITURE- 36" TABLE
- 3 LOOSE FURNITURE- CHAIRS
- 4 BASE CABINET
- 5 UPPER CABINETS
- 6 LOOSE FURNITURE- 24"x42" DESK
- 7 NOT USED
- 8 WALL GRAPHICS BY OTHERS SEE ALSO INTERIOR ELEVATIONS FOR LOCATIONS OF GRAPHICS AND FIELD GUIDE SUPPLIED SEPARATELY.
- 9 VIDEO MONITOR
- 10 LOOSE FURNITURE- BENCH WITH DRAWERS
- 11 FLOATING SHELF
- 12 WATER COOLER



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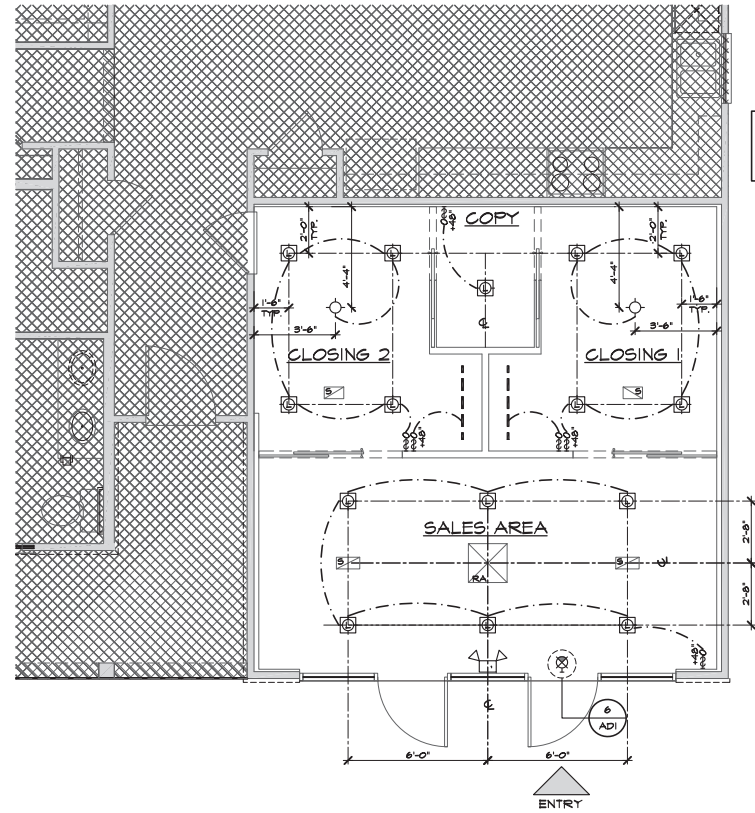
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SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

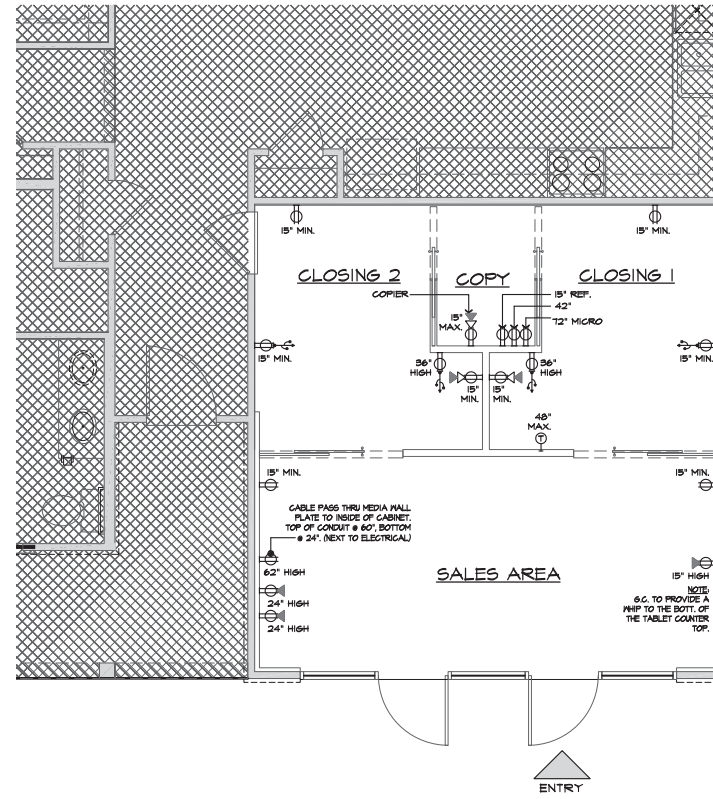
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REFLECTIVE CEILING PLAN

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

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UTILITY PLAN

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

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REFLECTED CEILING PLAN NOTES

- A) ALL CEILING HEIGHTS INDICATED ON PLANS ARE FROM TOP OF FINISH FLOOR TO UNDERSIDE OF FINISH CEILING U.N.O.
- B) SEE MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS, ARCHITECTURAL DRAWINGS DETERMINE LUMINAIRE LOCATION AND OTHER ARCHITECTURAL ITEMS AND SUPERCEDE ALL OTHER CEILING AFFURTENANCES.
- C) ETHERNET CABLE TO BE RUN FROM P.O.C. TO COPY AREA.

SYM. REFLECTED CEILING NOTES QTY. WATT

	RETURN AIR REGISTER, MOUNT IN GYPBD. CEILING	1	-
	SUPPLY AIR REGISTER, MOUNT IN GYPBD. CEILING	4	-
	7.4" ROUND FIXTURE, J-BOX MOUNT, MFR - SEA GULL; STYLE - TRAVERSE LYTE; LAMP - LED (3000K); COLOR - WHITE	15	8.7
	HANGING FIXTURE, REFER TO PLAN FOR HEIGHT, PROVIDED BY DIVISION	2	50
	LED EXIT SIGN W/ BATTERY BACK-UP, MFR - LITHONIA; MODEL - ED6-I-S-EL; OR EQUAL; NOTE - CONFIRM LETTER COLOR WITH LOCAL BLDG. DEPT.	1	9.8
	EMERGENCY LIGHT WITH BATTERY BACK-UP, MFR - LITHONIA; MODEL - ELMLF-A; COLOR - WHITE; MOUNT AT 7'-6" AFF; OR EQUAL	1	5
	ALL FINISHED RECEPT., SWITCHES & PLATES TO BE WHITE U.N.O.	-	-
	UNDER CABINET LED LIGHTING, L=3'-0"	2	3.5W/L F



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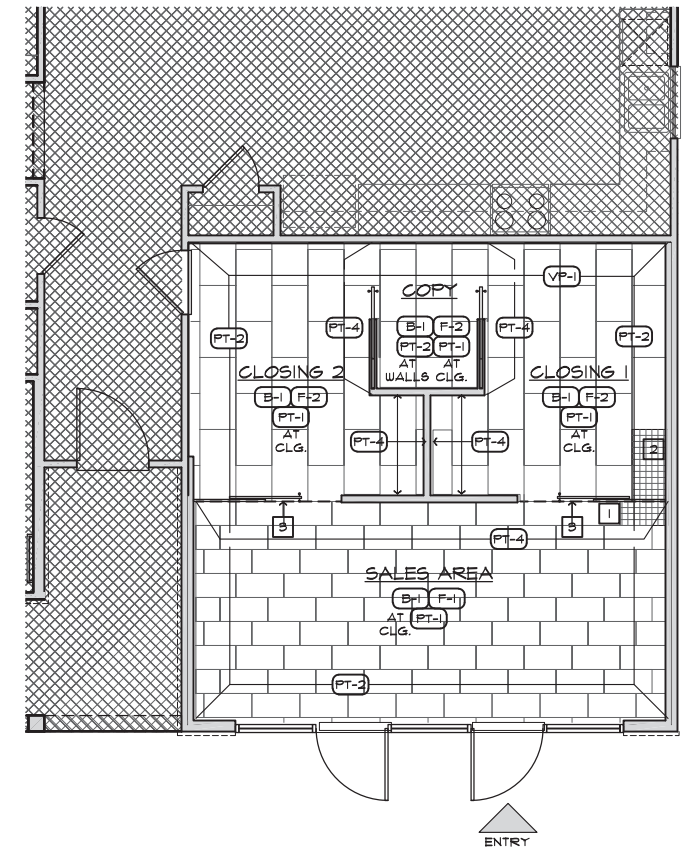
SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



FINISH SCHEDULE				
KEY	MATERIAL	MANUFACTURER	DESCRIPTION	GENERAL LOCATION
FLOOR FINISHES				
F-1	TILE	EMSER TILE www.emser.com	SERIES: UPTOWN COLOR: HUDSON SIZE: 12"x24"x5/8" SET: RUNNING BOND TO/BO GROUT JOINT: 1/8"; USE WITH S-1; REFER TO PLAN FOR TILE START POINT	SALES AREA
F-2	CARPET TILE	SHAW CONTRACT GROUP www.shawcontractgroup.com	STYLE: 54804 URBAN GEOMETRY; COLOR: 04500 (MINGLEDED MUSE) SIZE: 18"x36" SET: ASHLAR; REFER TO PLAN FOR START POINT	CLOSING OFFICES & COPY
GROUT FINISHES				
G-1	GROUT	CUSTOM BUILDING PRODUCTS	SERIES: CEMENT GROUT PRODUCT: PRISM ULTIMATE PERFORMANCE GROUT COLOR: 185 (NEU TAUPE)	SALES AREA
BASE FINISHES				
B-1	WOOD BASE	N/A	1x3 FINGER JOINT PINE; SQUARE EDGE; PRIME AND PAINT; USE FT-3	ALL
WALL FINISHES				
W-1	GYPSUM WALLBOARD	GEORGIA PACIFIC OR EQUAL	TOUGHROCK GYPSUM WALLBOARD; LEVEL 4 FINISH	ALL AREAS AS NOTED ON PLANS.
PAINT FINISHES				
PT-1	PAINT	SHERWIN WILLIAMS	COLOR: S1T021 (SIMPLY WHITE); FINISH: FLAT	ALL CEILING
PT-2	PAINT	SHERWIN WILLIAMS	COLOR: S1T103 (WHITETAIL) FINISH: FLAT	AS NOTED ON PLAN
PT-3	PAINT	SHERWIN WILLIAMS	COLOR: S1T103 (WHITETAIL) FINISH: SEMI-GLOSS	AS NOTED ON PLAN
PT-4	PAINT	SHERWIN WILLIAMS	COLOR: S1T513 (SANDERLINGS); FINISH: FLAT	AS NOTED ON PLAN
PT-5	PAINT	SHERWIN WILLIAMS	COLOR: S16258 (BLACK) FINISH: EGGSHELL	AS NOTED ON PLAN
MISC. FINISHES				
VP-1	VINYL PANELING	SHAW CONTRACT GROUP www.shawcontractgroup.com	RESTO PLUS; VE21T COLOR - 00144 (MAJESTIC); SET HORIZONTAL RANDOM PATTERN; END JOINTS TO BE CUT SQUARE TO THE WALL; CAULK END TO WALL.	AS NOTED ON PLAN
TS-1	FLOORING TRANSITION STRIP	SCHLUTER SYSTEMS www.schluter.com	RENO-TK; HEIGHT: 3/8"; FINISH: ANTIKIOAB98 (BRUSHED ANTIQUE BRONZE ANODIZED ALUM.)	AS NOTED ON PLAN
MW-1	DOOR TRIM	N/A	1x3 FINGER JOINT PINE; SQUARE EDGE; PRIME AND PAINT; USE FT-3	REFER TO PLAN FOR SIZE

GYPSUM BOARD FINISH:

LEVEL 4
IF THE FINAL DECORATION IS TO BE A FLAT PAINT, LIGHT TEXTURE OR LIGHTWEIGHT WALL COVERING, A LEVEL 4 FINISH IS RECOMMENDED. LEVEL 4 HAS BEEN MODIFIED TO READ, "ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES." BEFORE FINAL DECORATION IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. GLOSS, SEMI-GLOSS AND ENAMEL PAINTS ARE NOT RECOMMENDED OVER A LEVEL 4 FINISH.



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

INTERIOR FINISH NOTES

- A) CONTRACTOR SHALL VERIFY THAT THE SUB-FLOOR THROUGHOUT THE LEASE SPACE IS IN SUITABLE CONDITION TO RECEIVE FLOOR FINISHES AS SPECIFIED PER PLAN PRIOR TO INSTALLATION THEREOF.
- B) ALL FINISH FLOORING SHALL BE INSTALLED LEVEL AND FLUSH BETWEEN TRANSITIONS WITHOUT ABRUPT LEVEL CHANGES EXCEEDING 1/4" IN HEIGHT. PROVIDE APPROVED TRANSITION OR REDUCER STRIPS AS REQUIRED.
- C) ALL FINISH FLOORING MATERIALS AND FINISHES SHALL MEET OR EXCEED ALL MINIMUM REQUIRED SLIP COEFFICIENT RATINGS AND FLAME-Spread RATINGS AS REQUIRED BY LOCAL GOVERNING BUILDING AND SAFETY CODES.
- D) THE WORD "PAINT" AS USED HEREIN MEANS COATING SYSTEMS MATERIALS INCLUDING PRIMERS, EMLSIONS, EPOXY, ENAMELS, SEALERS, FILLERS, URETHANES, AND OTHER APPLIED MATERIALS WHETHER USED AS PRIME, INTERMEDIATE, OR FINISH COAT.
- E) COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR ENVIRONMENTAL CONDITIONS UNDER WHICH COATINGS AND COATING SYSTEMS CAN BE APPLIED.
- F) DO NOT APPLY FINISH IN AREAS WHERE DUST IS BEING GENERATED. ENSURE ADEQUATE VENTILATION DURING ALL INTERIOR PAINTING. DO NOT APPLY PAINT TO DAMP OR WET SURFACES.
- G) USE FACTORY MIXED MATERIALS UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER, AND COMPLY WITH APPLICABLE FEDERAL AND/OR ASTM SPECIFICATIONS.
- H) ALL MATERIAL MUST COMPLY WITH CURRENT LOCAL AND GOVERNING AIR POLLUTION CONTROL REGULATIONS FOR THE PROJECT SITE, SUCH AS EPA AND STATE VOC (VOLATILE ORGANIC COMPOUND) CRITERIA, AND FEDERAL LEAD CONTENT REQUIREMENTS.
- I) BEFORE STARTING WORK, CAREFULLY EXAMINE SURFACES TO BE FINISHED AND REPORT ANY WORK NOT CORRECTLY INSTALLED OR FINISHED, OR SO FINISHED AS NOT TO GIVE DESIRED RESULTS. DO NOT APPLY FINISH UNTIL WORK HAS BEEN PROPERLY PREPARED TO RECEIVE SAME.
- J) ENSURE THAT ALL SURFACES ARE CLEAN, FREE FROM FOREIGN MATTER AND DEFECTS OF ANY KIND. SMOOTHED FREE FROM DENTS, SCRATCHES, RAISED GRAIN, OR BLEMISHES; DRIED COMPLETELY AND DUSTED.

SYMBOL LEGEND

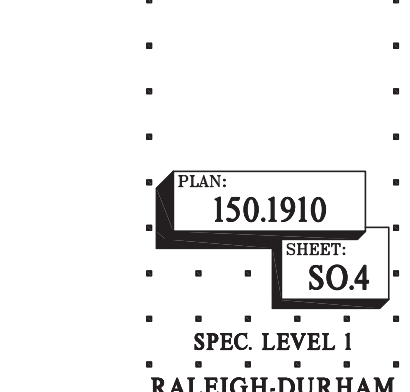
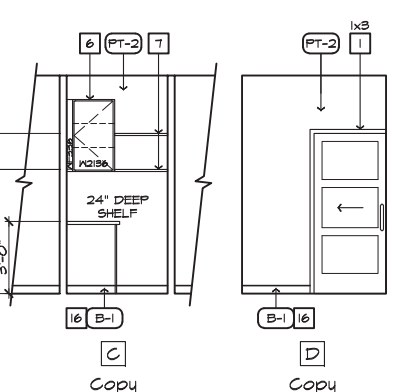
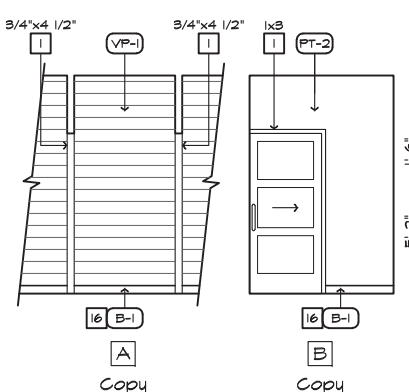
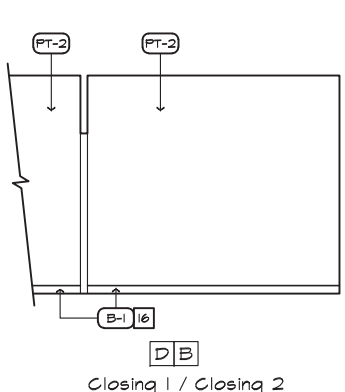
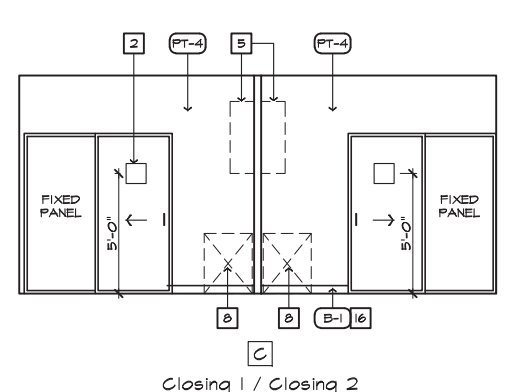
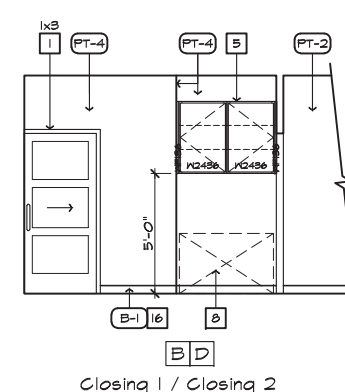
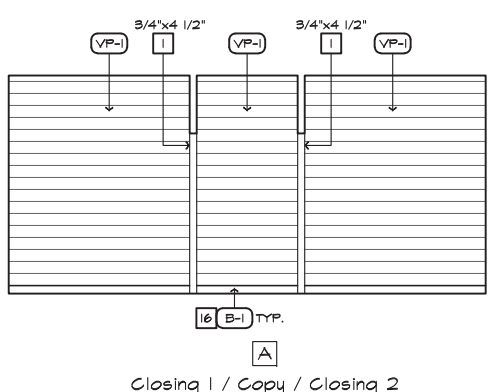
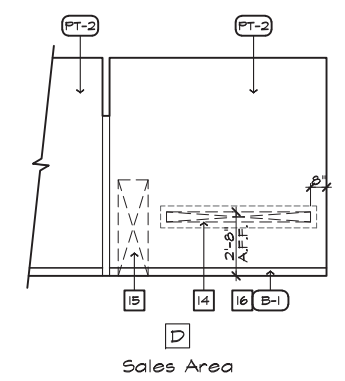
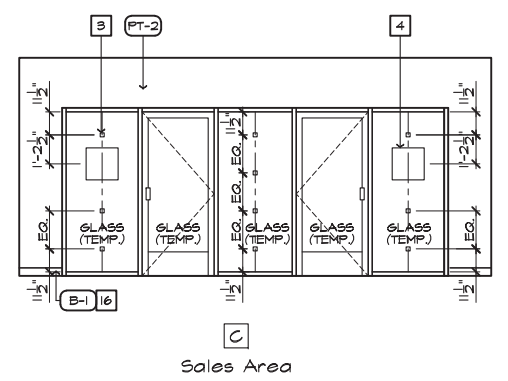
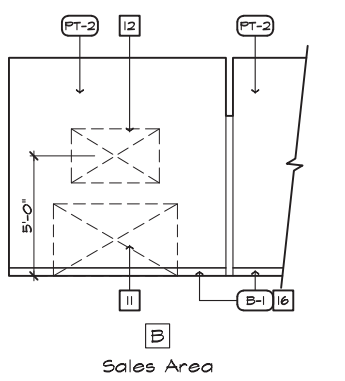
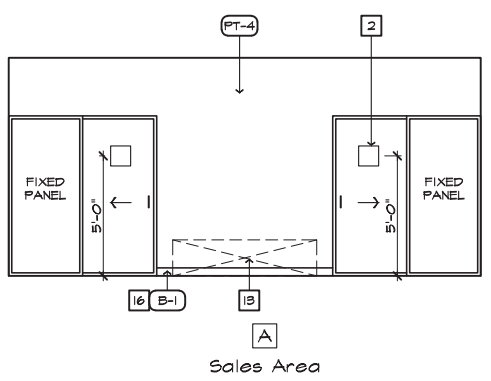
- # DENOTES PLAN NOTE
- ## DENOTES FLOORING/WALL FINISH - REFER TO FINISH SCHEDULE
- DENOTES LAYOUT START POINT

FLOOR FINISH NOTES

- 1 FULL TILE START/LAYOUT POINT
- 2 FULL CARPET TILE START/LAYOUT POINT
- 3 SCHLUTER TRANSITION STRIP; ADA COMPLIANT

INTERIOR ELEVATION NOTES

- 1 WOOD TRIM (MW-1); REFER TO FINISH SCHEDULE
- 2 WINDOW GRAPHIC; 10"x10" KB LOGO; INSTALL ON INTERIOR SIDE
- 3 WINDOW GRAPHIC; 2"x2" SQUARES; INSTALL ON INTERIOR SIDE
- 4 WINDOW GRAPHIC; 12"x12" KB LOGO; INSTALL ON INTERIOR SIDE
- 5 15" DEEP UPPER CABINET; PROVIDE 2x SOLID BACKING
- 6 18" DEEP UPPER CABINET; PROVIDE 2x SOLID BACKING
- 7 18" DEEP SHELF
- 8 DESK; PROVIDED BY DIVISION
- 9 UNDERCOUNTER REFRIGERATOR; ADA COMPLIANT; PROVIDED BY DIVISION
- 10 COPIER; PROVIDED BY DIVISION
- 11 CREDENZA; PROVIDED BY DIVISION
- 12 VIDEO MONITOR; PROVIDE 2x SOLID BACKING FOR MOUNTING BRACKET; PROVIDED BY DIVISION
- 13 STORAGE BENCH; PROVIDED BY DIVISION
- 14 TABLET SHELF; TOP AT 32" A.F.F.; PROVIDE 2x SOLID BACKING; PROVIDED BY DIVISION
- 15 BOTTLED WATER COOLER; PROVIDED BY DIVISION
- 16 BASE BOARD; REFER TO FINISH SCHEDULE



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

NORTH CAROLINA 50' SERIES

KB HOME
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FAX: (919) 472-0582

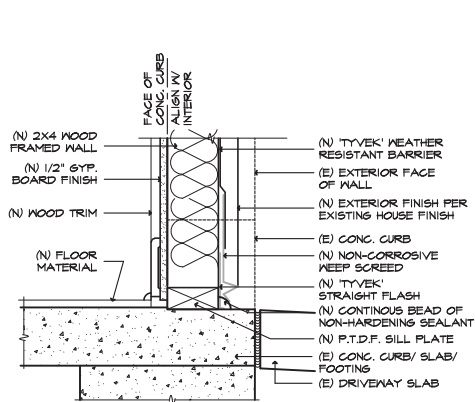
2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 11/26/19
PROJECT No.: 1350099:57
DIVISION MGR.: D.S.
REVISIONS:

PLAN: 150.1910
SHEET: SO.4

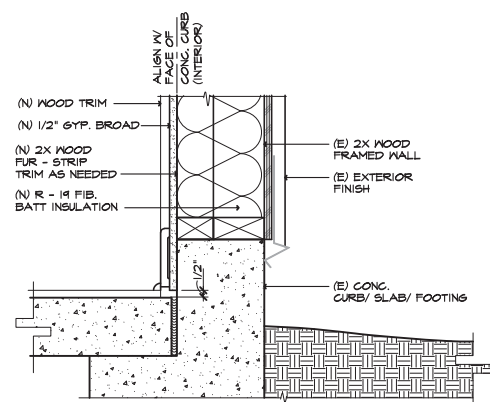
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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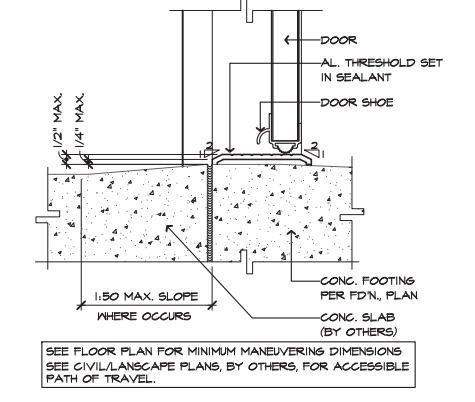
INFILL WALL AT GARAGE DOOR
SCALE 2"x1'-0"

13 SALES OFFICE



FURRED WALL AT CURB
SCALE 2"x1'-0"

9 SALES OFFICE



THRESHOLD
SCALE 1'-0"

1 SALES OFFICE



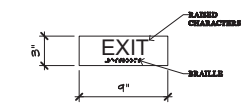
The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be FS 15090 in Federal Standard 595C.

FIGURE 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)

ACCESSIBILITY SIGNAGE

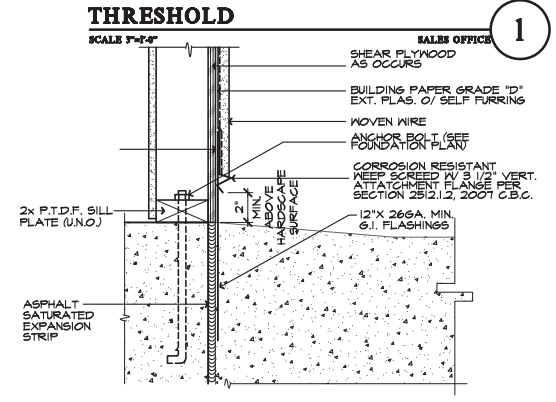
SCALE: NONE

14 SALES OFFICE



TACTILE EXIT SIGN
SCALE 1'-1/2"x1'-0"

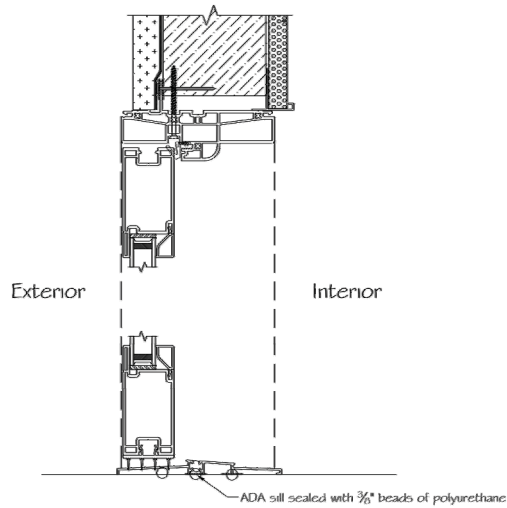
6 SALES OFFICE



STUCCO SCREED AT ACCESSIBLE CONC. WALKWAY
SCALE 2'-0"

2 SALES OFFICE

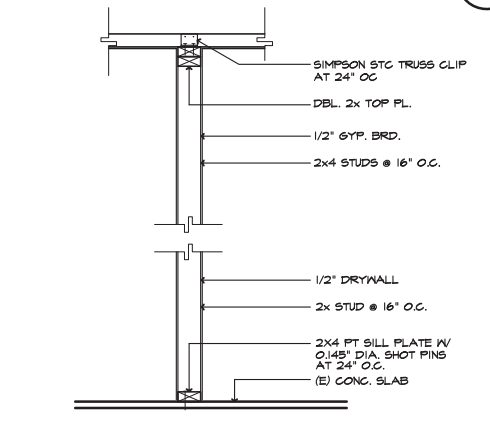
- SHIM WINDOW AS NECESSARY TO INSURE A SQUARE, LEVEL & PLUMB INSTALLATION.
- SECURE THE HEAD & JAMBS THE MINIMUM EQUIVALENT OF 6d CORROSION RESISTANT FASTENERS ON A MINIMUM OF 16 INCH CENTERS.
- SECURE THE SILL WITH 1/4" X 2 1/4" TARGON CONCRETE ANCHORS ON A MAXIMUM OF 16 INCH CENTERS.
- IN EACH DIRECTION FROM ALL CORNERS THERE SHALL BE FASTENERS WITHIN 10 INCHES, BUT NO CLOSER THAN 5 INCHES TO PREVENT FRAME DISTORTION OR FRACTURE OF JOINTS.



STORE FRONT WINDOW

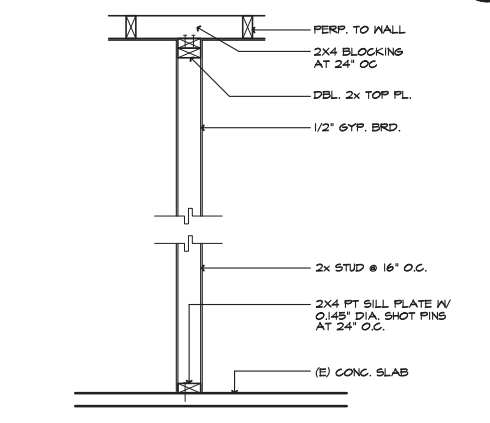
SCALE: NONE

12 SALES OFFICE



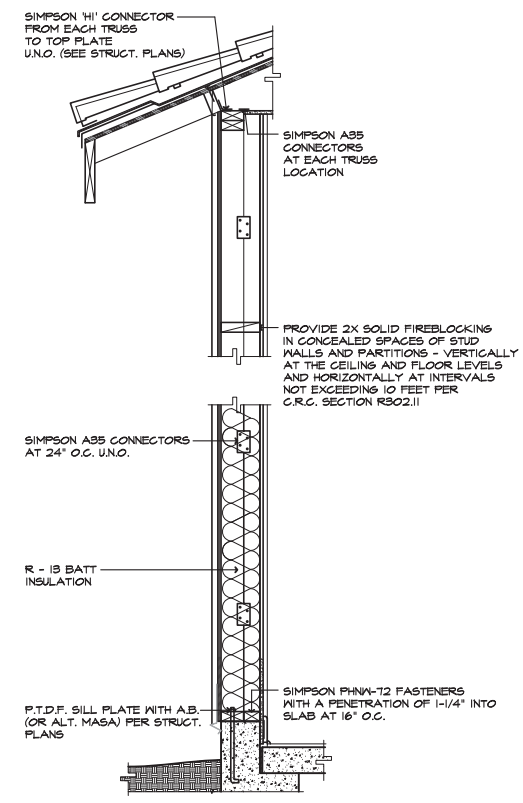
NON-BRG. INT. WALL "A"
SCALE 1'-0"

7 SALES OFFICE



NON-BRG. INT. WALL "B"
SCALE 1'-0"

8 SALES OFFICE



TYPICAL EXTERIOR WALL

4 SALES OFFICE

NOTES:
1. SEE BILL OF MATERIALS FOR FINISHES AND GLASS TYPES.
2. FIELD MEASUREMENTS REQUIRED PRIOR TO MANUFACTURING.

REVISIONS			
REV	DESCRIPTION OF CHANGE	BY	DATE
A	PROPOSED DESIGN	MG	1/28/19

PROPRIETARY AND CONFIDENTIAL
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DATE	1/28/19
APPROVED	M. GIBBONS
PROJECT	101211
SCALE	1/20
SHEET	1 OF 1

COX
4250 E. 2nd Street, Suite 100
Durham, NC 27705

SLIDING GLASS DOOR - SALES AREA TO CLOSING OFFICES

SCALE: NONE

16 SALES OFFICE



NORTH CAROLINA 50' SERIES

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SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7988
FAX: (919) 472-0582

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 11/26/19
PROJECT No.: 1350999-57
DIVISION MGR.: D.S.
REVISIONS:

PLAN: 150.1910
SHEET: AD1

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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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

12/22/2020



SFD plans only

NORTH CAROLINA 50' SERIES PLAN 150.1910-R

LOT 2 - HIGHLAND GROVE - ELEVATION B

SHEET INDEX

PLAN #150.1910-R

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GN2 GENERAL NOTES
GN3 GENERAL NOTES

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1.2 FLOOR PLAN 'A/B/C/D' W/ CRAWL SPACE
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REAR, LEFT & RIGHT ELEVATIONS 'B' AT CRAWL SPACE
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8.B4 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'B'
8.B5 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'B'
8.B6 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'B'
8.C1 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO 'C'
8.C2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'C'
8.C3 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'C'
8.C4 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'C'
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8.D4 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'D'
8.D5 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'D'
8.D6 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'D'

ARCHITECTURAL DETAILS
AD1 ARCHITECTURAL DETAILS
AD2 ARCHITECTURAL DETAILS
AD3 ARCHITECTURAL DETAILS
AD4 ARCHITECTURAL DETAILS
AD5 ARCHITECTURAL DETAILS
AD6 ARCHITECTURAL DETAILS
AD7 ARCHITECTURAL DETAILS
AD8 ARCHITECTURAL DETAILS



**NORTH CAROLINA
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KB HOME
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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 CORP2008CORP/ 07/31/20 /KBA

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

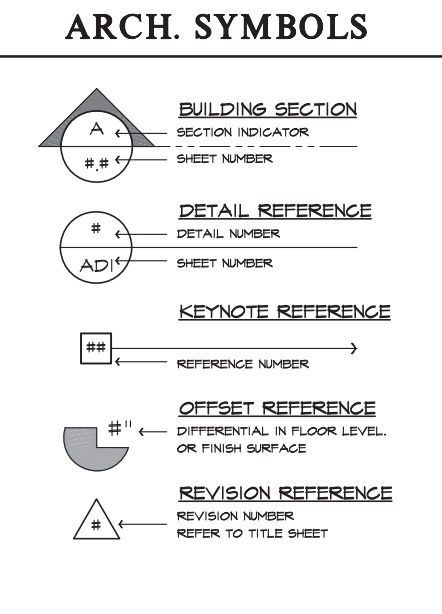
N.C.-R.	NORTH CAROLINA RESIDENTIAL CODE
N.C.-B.	NORTH CAROLINA BUILDING CODE
N.C.-M.	NORTH CAROLINA MECHANICAL CODE
N.C.-P.	NORTH CAROLINA PLUMBING CODE
N.C.-F.	NORTH CAROLINA FUEL GAS CODE
N.C.-E.	NORTH CAROLINA ELECTRICAL
N.C.-EG.	NORTH CAROLINA ENERGY CODE
N.E.C.	NATIONAL ELECTRICAL CODE
I.C.B.O.	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,1,1-1,3, A3,3,B1,B4,3,C1,C4,3,D1,D4,5,1,8, A5,A6,8, B5,B6,8, C5,C6,8, D5,D6	NC20019NCP
3	07/31/20	TS, 1,3, 4,1, 5,2	CORP2008CORP

ABBREVIATIONS

ABV.	ABOVE	G.F.I.	GROUND-FAULT 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	SHTS.	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.	SLIDING
CPT.	CARPET	INSUL.	INSULATION	SL. GL.	SLIDING GLASS
C.T.	CERAMIC TILE	INT.	INTERIOR	STD.	STANDARD
D.	DRYER	LAM.	LAMINATED	S.V.	SHEET VINYL
DBL.	DOUBLE	LAV.	LAVATORY	THK.	THICK
D.G.	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	OPT.	OPTIONAL	WH	WATER HEATER
ELEV.	ELEVATION	O.S.A.	OUTSIDE AIR	WI.	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	PLYMD.	PLYWOOD		
F.G./F.X.	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.G.	RETURN AIR GRILL		
FLUOR.	FLUORESCENT	REF.	REFRIGERATOR		
FR. DR.	FRENCH DOOR	RE/S	RE-SAWN		
F.M.C.	FLOOR MATERIAL CHANGE	REV.	REVERSE		
FTG.	FOOTING	RM.	ROOM		
GA.	GAUGE				
GAR. DISP.	GARBAGE DISPOSAL				



SCALE NOTE

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

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

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

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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:

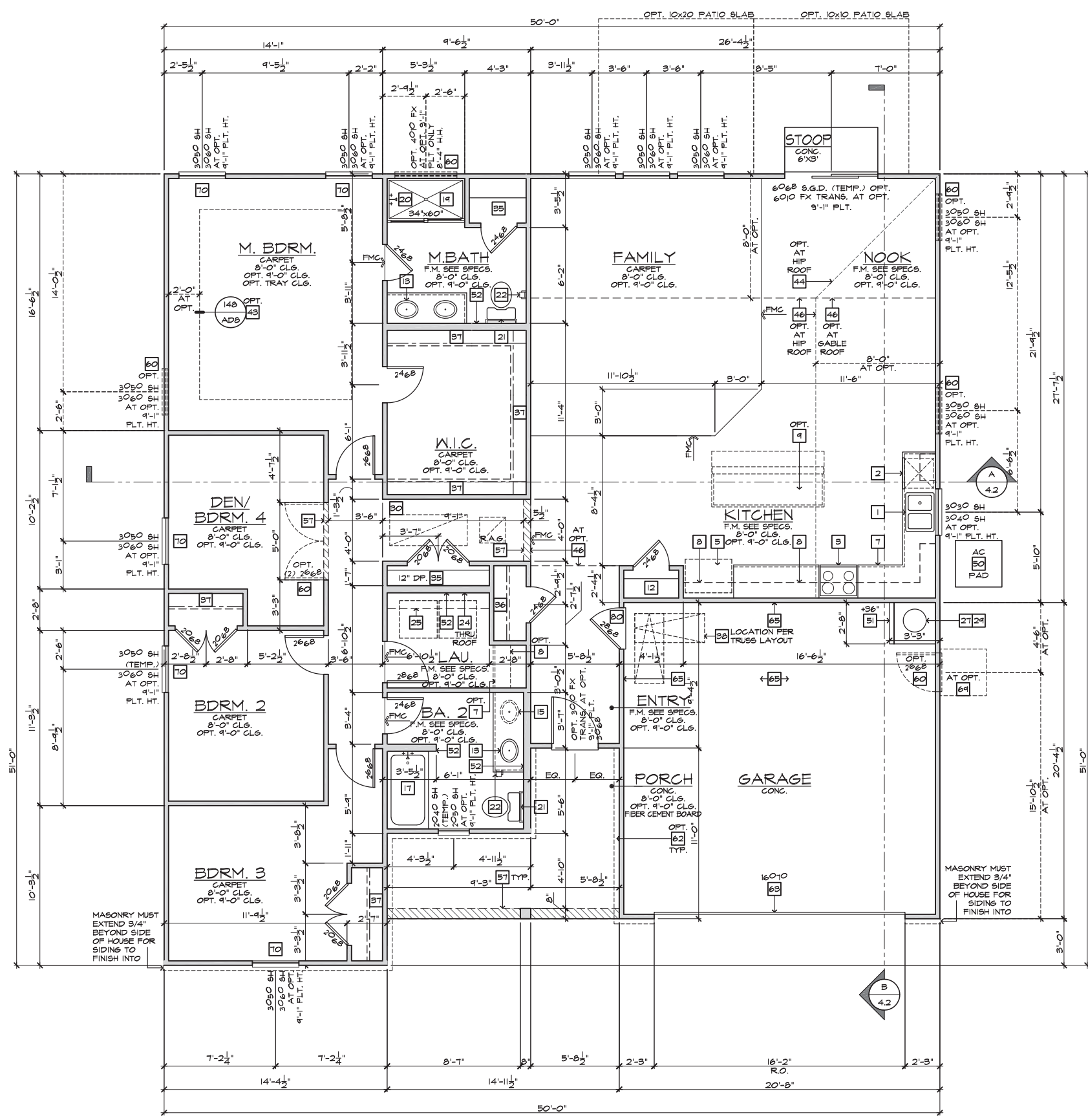
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- 2 FRAMEWALK NC2009NCP/ 03-25-20 /KBA

PLAN:
150.1910-R

SHEET:
1.1

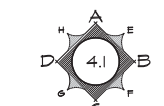
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

- ### # 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'G IN WALL
 - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G 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 APPLIANCE TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEVATIONS
 - WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD-4)
 - RESERVED
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - FAUJ 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 92/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 83/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.) PYLON 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



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

BASIC PLAN



INTERIOR KEY

SQUARE FOOTAGE	
PLAN 150.1910-R	
FIRST FLOOR AREA	1410 SQ. FT.
TOTAL AREA	1910 SQ. FT.
GARAGE AREA	418 SQ. FT.
PORCH AREA(S)	
ELEVATION 'A'	115 SQ. FT.
ELEVATION 'B'	114 SQ. FT.
ELEVATION 'C'	130 SQ. FT.
ELEVATION 'D'	130 SQ. FT.
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'-8" RISE INTO TRUSS U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.

9'-1" PLATE NOTES

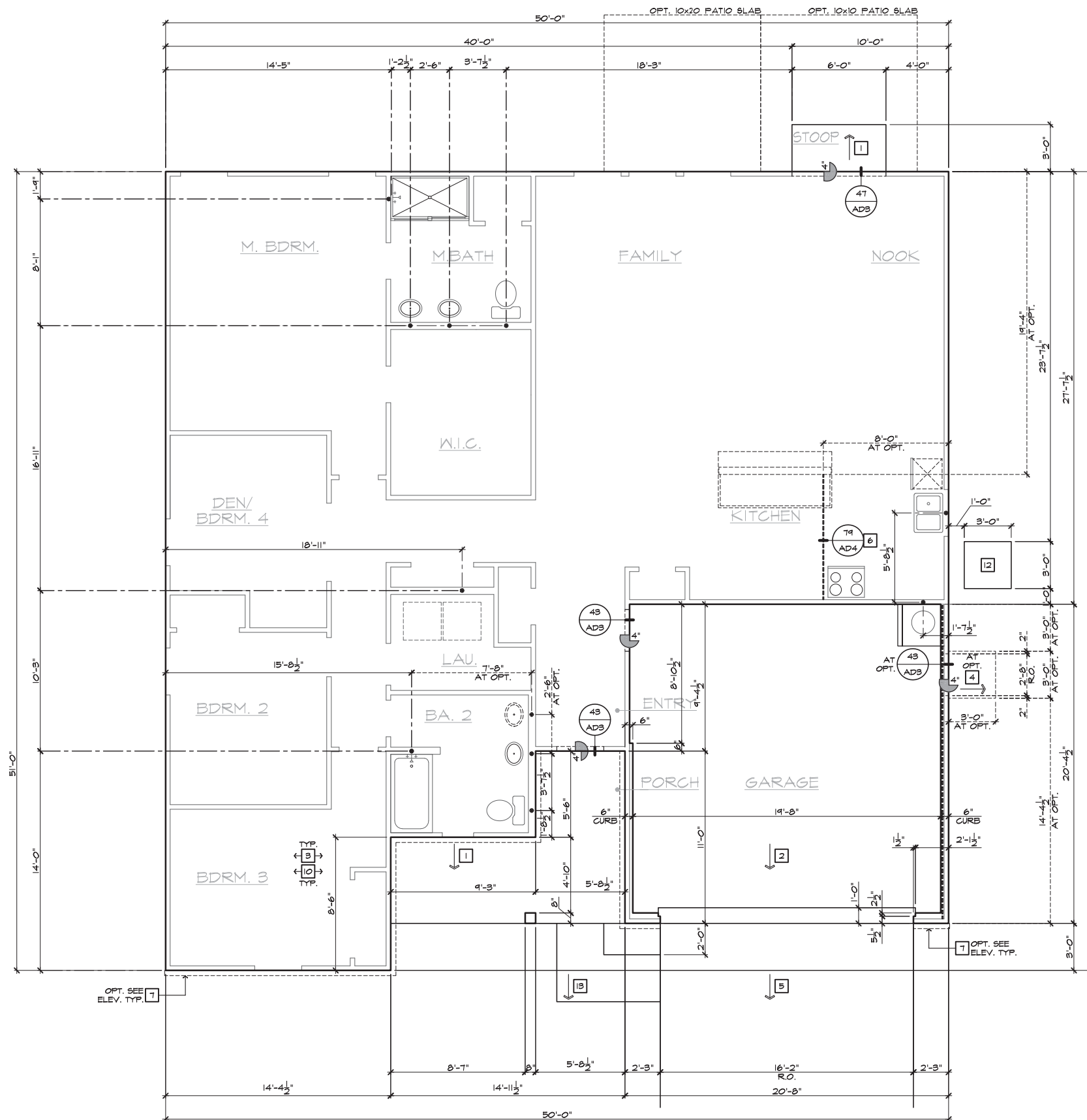
- WINDOW HEADER HEIGHT 1st FL.: 8'-0" U.N.O.
- WINDOW HEADER HEIGHT 2nd FL.: 7'-8" U.N.O.
- 4010 WINDOW OVER TUB HDR. HGT.: 8'-4" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 6'-8" (TEMP.)
- INTERIOR SOFFIT HEIGHT: 8'-0" U.N.O.
- TRAY CEILING: 7" RISE INTO TRUSS U.N.O.
- INTERIOR 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 JAMBS, U.N.O.

STAIR DATA NOTES

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



- # 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.



**NORTH CAROLINA
50' SERIES**

KB HOME
NORTH CAROLINA DIVISION

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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**

FOR INTERNAL USE ONLY

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

PLAN:
150.1910-R

SHEET:
2.1

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

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

BASIC PLAN AT SLAB-ON-GRADE

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- # SLAB PLAN NOTES 208.16-0
- NOTE: NOT ALL KEY NOTES APPLY.
1. CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
 3. CONCRETE FOUNDATION PER STRUCTURAL.
 4. CONCRETE STOOP: 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
 6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
 7. 5" BRICK LEDGE FOR MASONRY VENEER.
 8. 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
 9. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 10. VERIFY ALL PLUMBING STUB DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB.
 11. 4" MIN. Ø 1/4" MAX. TO HARD SURFACE.
 12. A/C PAD. VERIFY LOCATION.
 13. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



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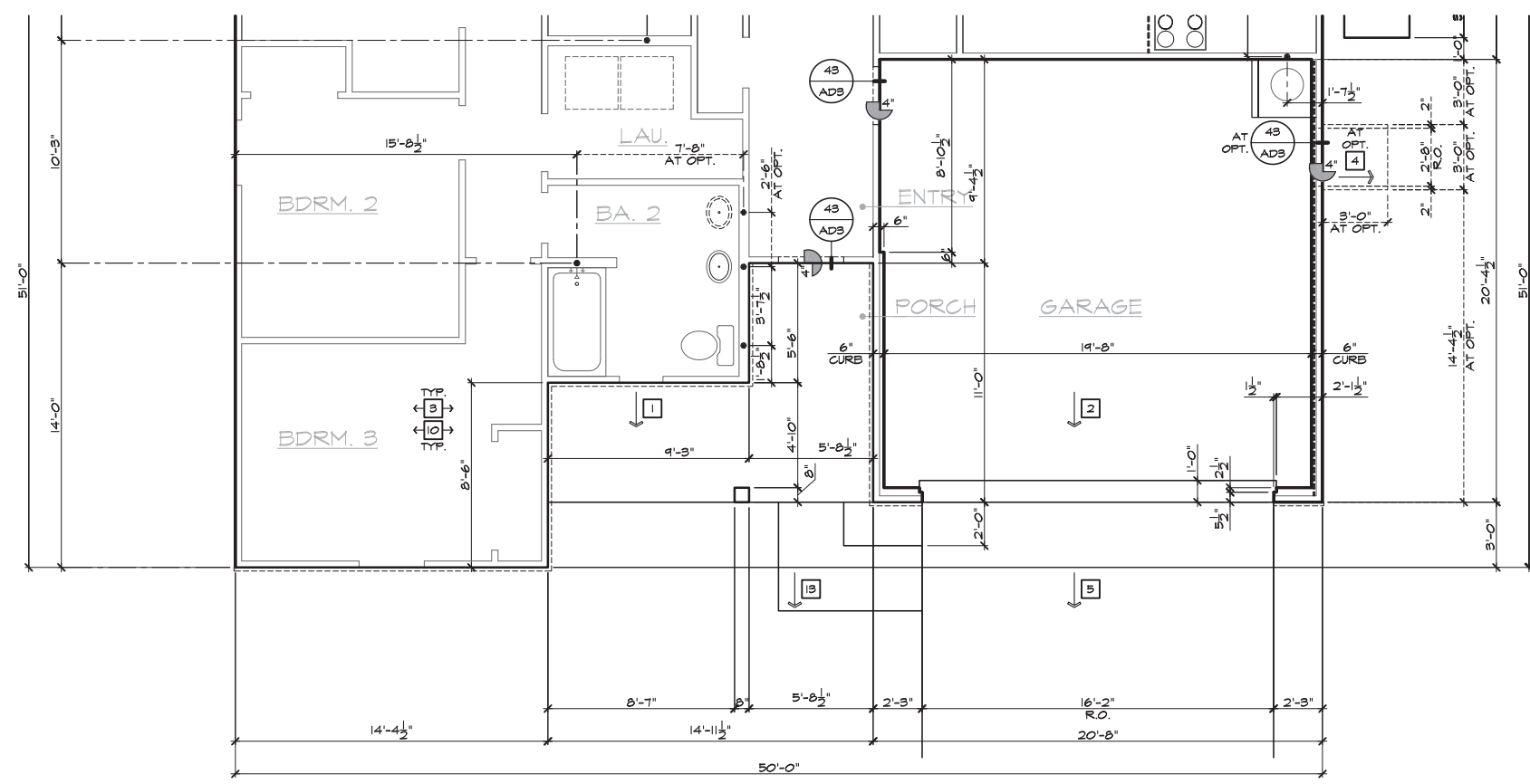
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REVISIONS:	DATE	BY	DESCRIPTION
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PLAN:
150.1910-R
SHEET:
2.2

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



PARTIAL SLAB INTERFACE PLAN 'B'

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

BASIC PLAN AT SLAB-ON-GRADE

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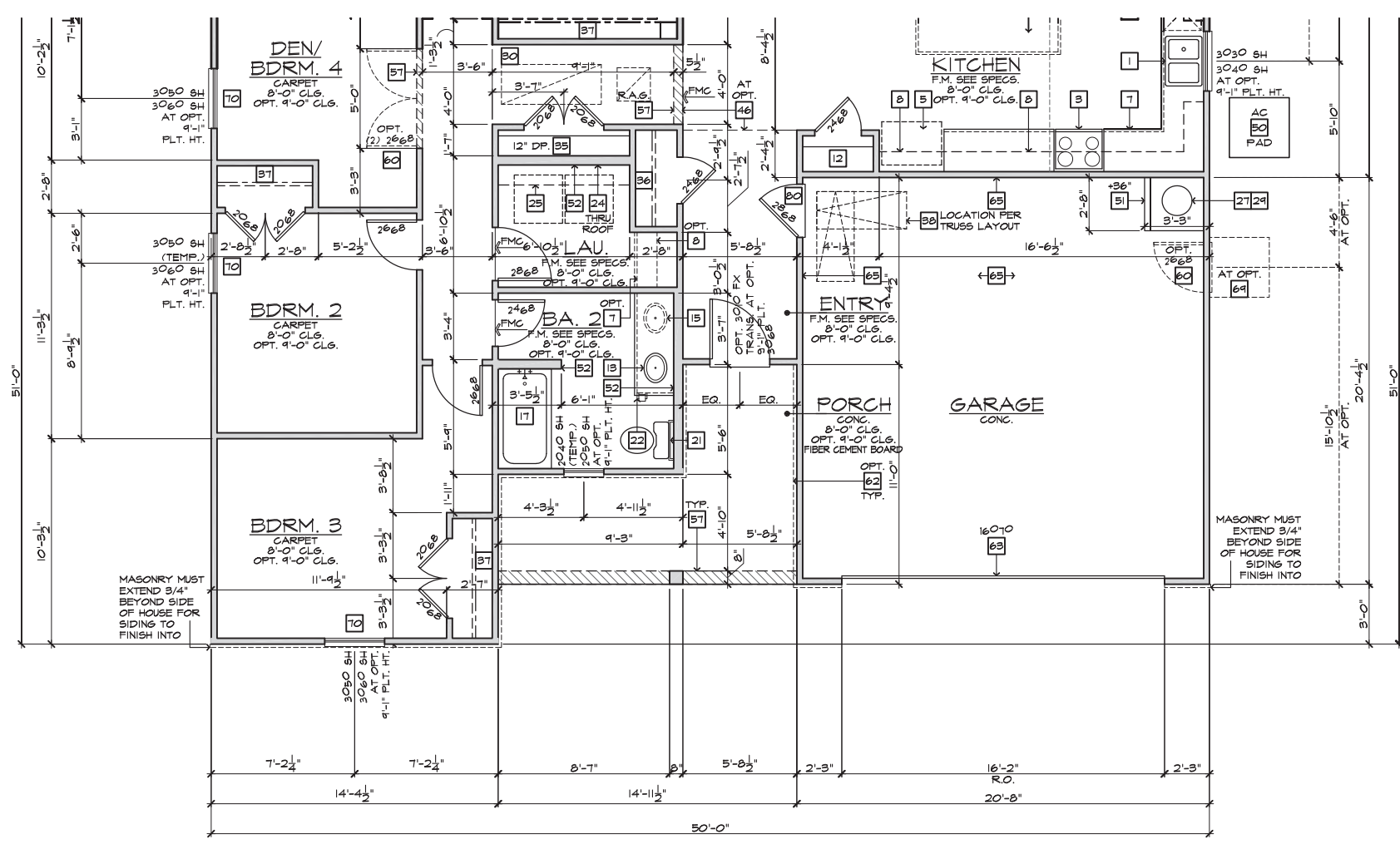
#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER B VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
34.	LINE OF WALL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

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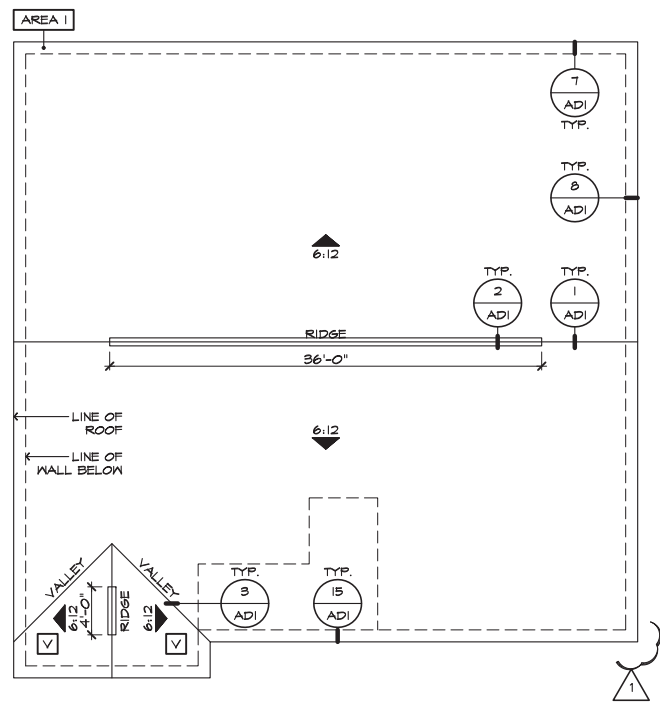
PARTIAL FLOOR PLAN 'B'
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

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

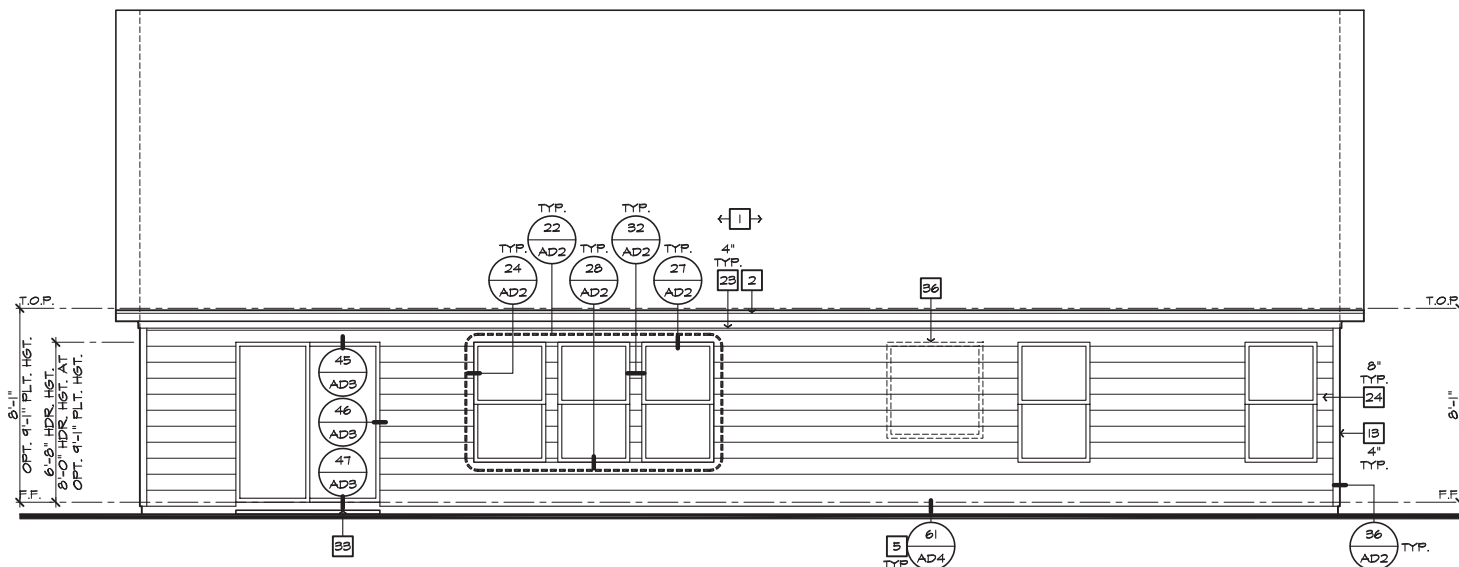
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150.1910-R
SHEET:
3.B1
SPEC. LEVEL 1
**RALEIGH-DURHAM
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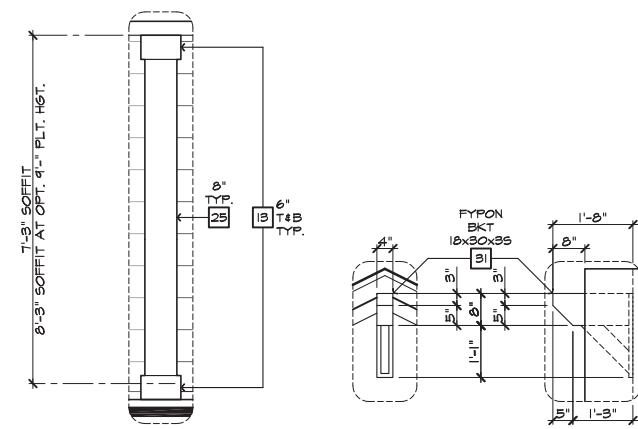
ROOF PLAN 'B'

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



REAR ELEVATION 'B'

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

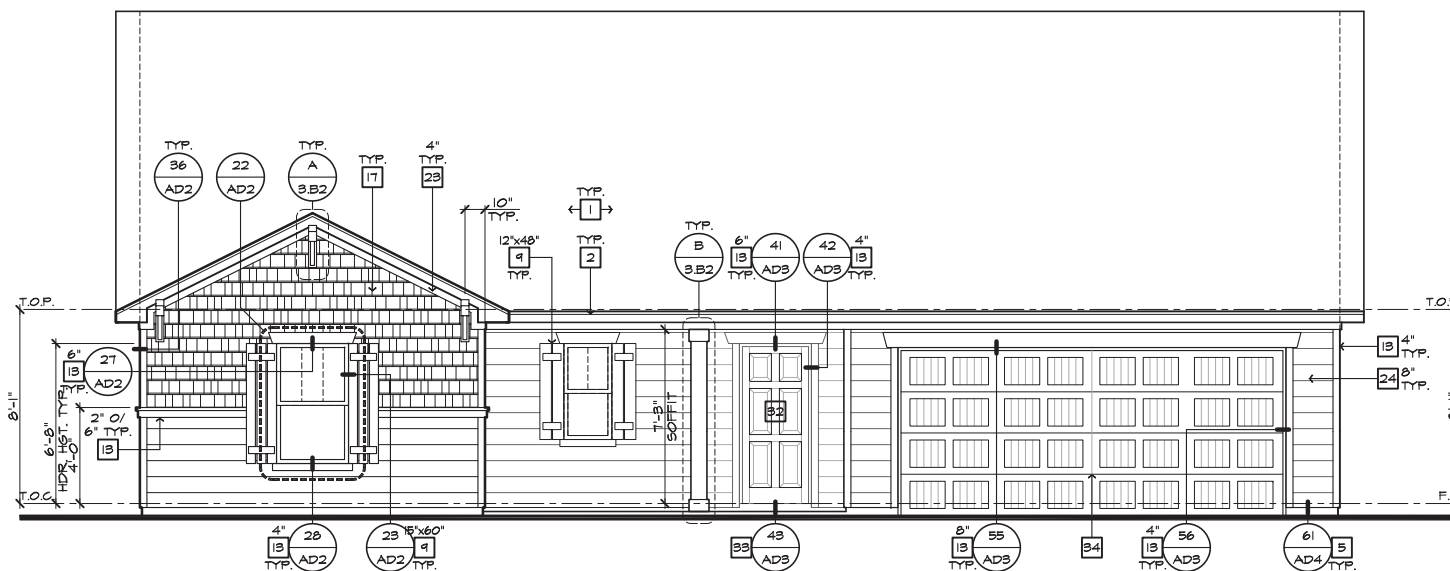


DETAIL B

SCALE 1/2"=1'-0"

DETAIL A

SCALE 1/2"=1'-0"



FRONT ELEVATION 'B'

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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6:1. FLASHING
4.	6:1. FLASHING & SADDLE/GRICKET
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

#	ROOF PLAN NOTES 'B'
6:12	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	

#	ATTIC VENT CALCULATIONS
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS (LOW VENTING) (2018 N.C.-R 806.2)	
* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.	
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.	

AREA 1 / MAIN	
VENTILATION REQUIRED:	SQ. FT. / 300 8.14 SQ. FT. X 144 = 1178 SQ. IN.
ATTIC AREA = 2448	TOTAL HIGH & LOW = 1178 SQ. IN. X 50% = 586 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
40	LF RIDGE VENT(S) AT 10 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	
40	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 621 SQ. IN.
2	ROOF VENT(S) AT 50 SQ. IN. EA. = 100 SQ. IN.
TOTAL VENTILATION PROVIDED: 1841 SQ. IN.	

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



NORTH CAROLINA 50' SERIES

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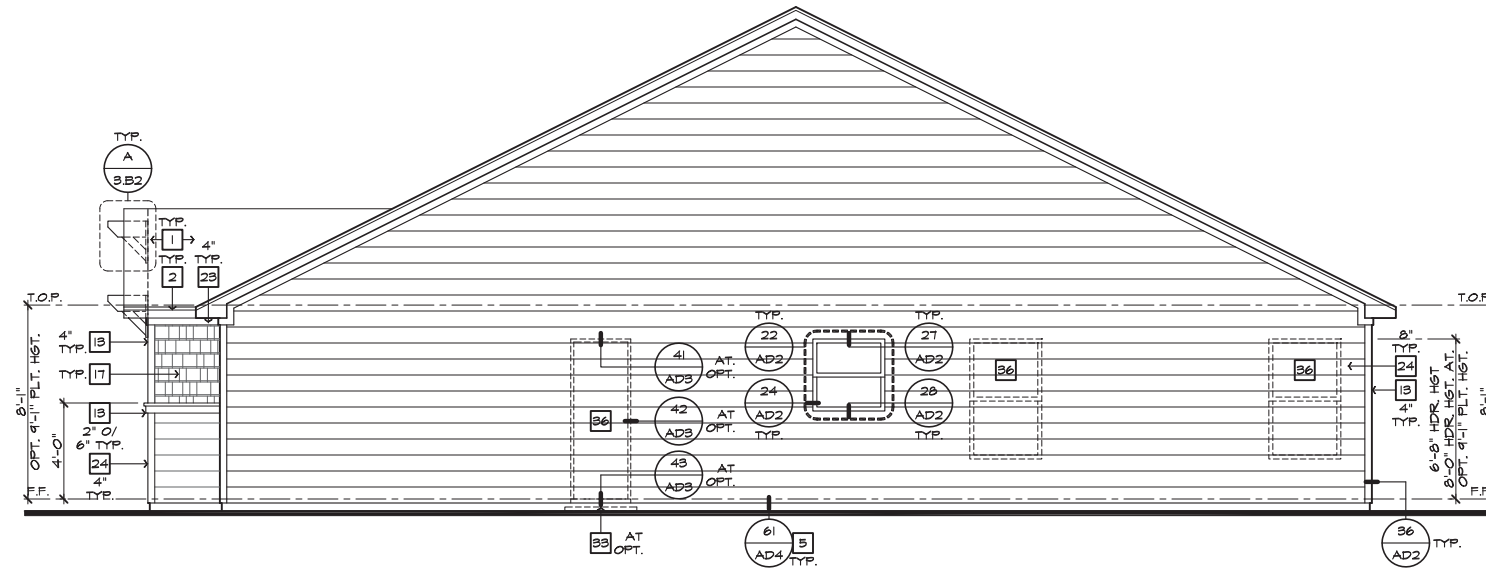
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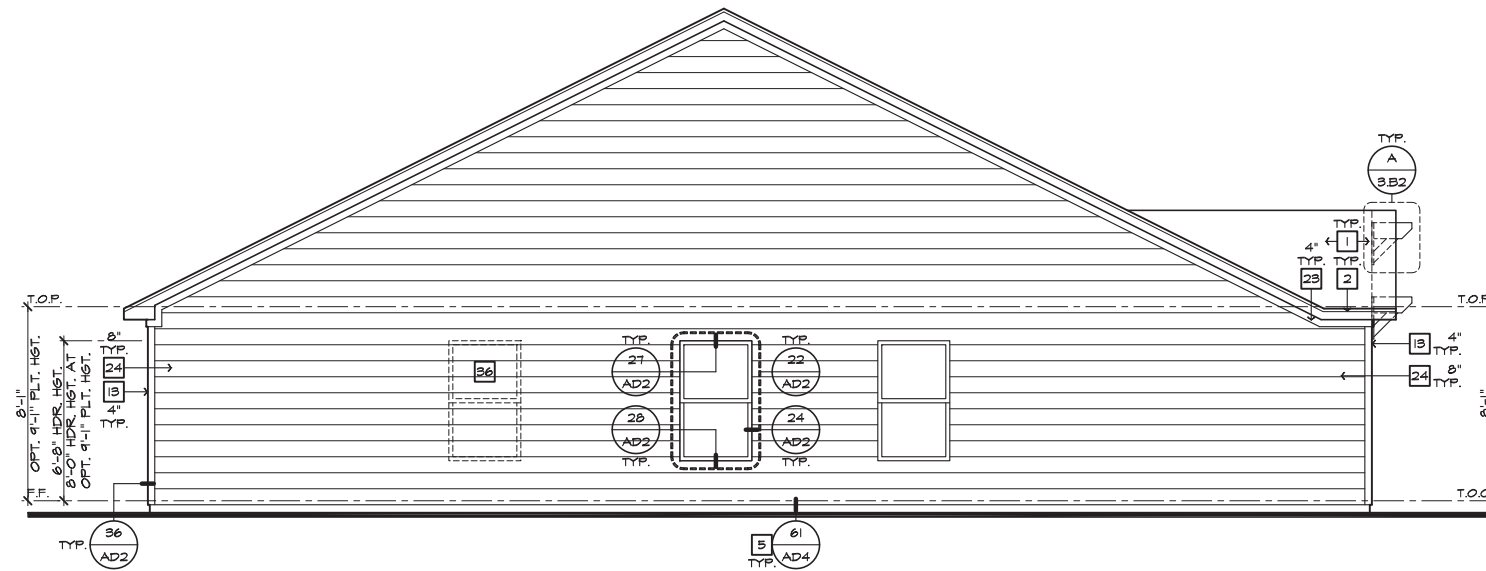
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 SHEET: 3.B2

SPEC. LEVEL 1
 RALEIGH-DURHAM 50' SERIES

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



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

- # ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2X FASCIA/BARGE BOARD WITH FASCIA 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
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 39. SOLDIER CROWN
 40. JACK SOLDIER COURSE
 41. WATER TABLE
 42. ATRIUM DOOR
 43. PILASTER - SEE ELEVATION FOR TYPE



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SHEET:
3.B3

**SPEC. LEVEL 1
RALEIGH-DURHAM
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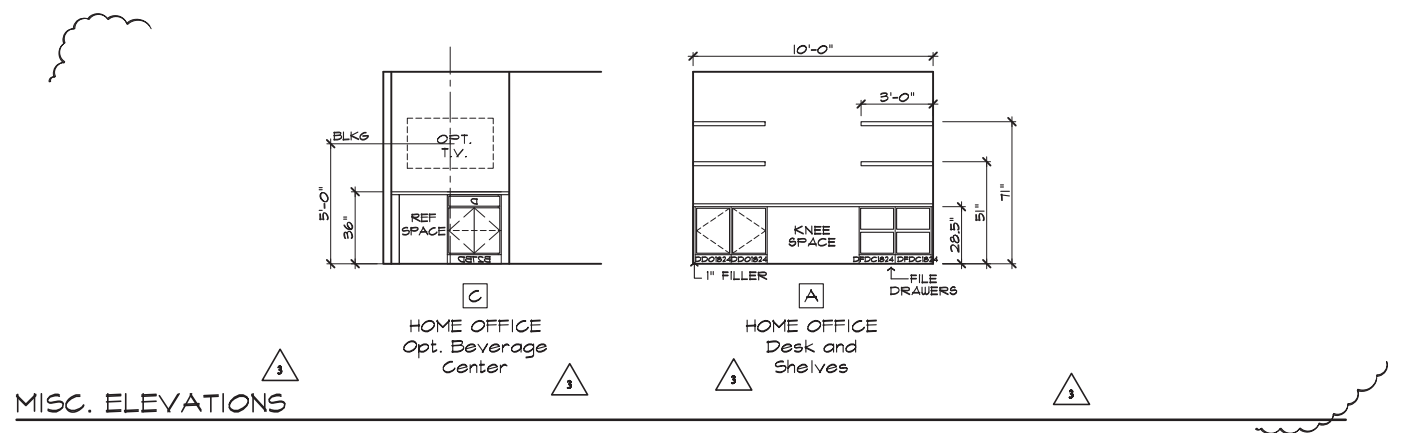
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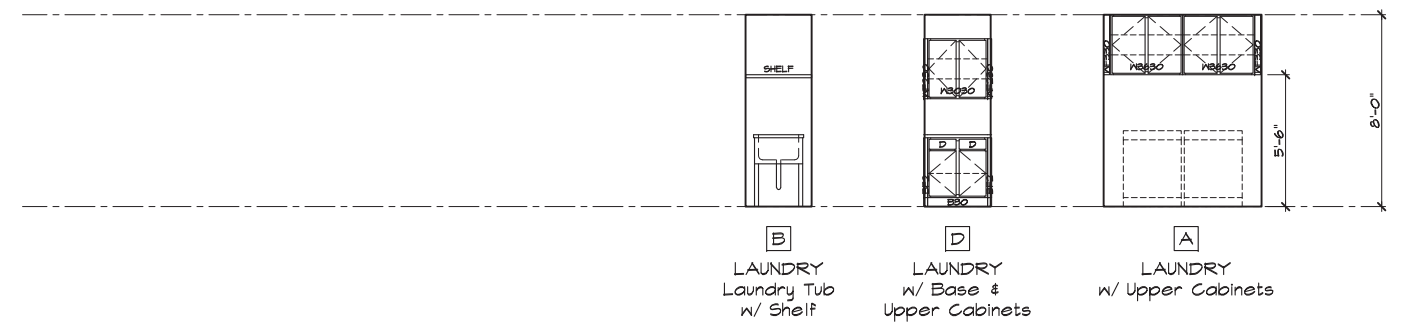
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PLAN: 150.1910-R
SHEET: 4.1

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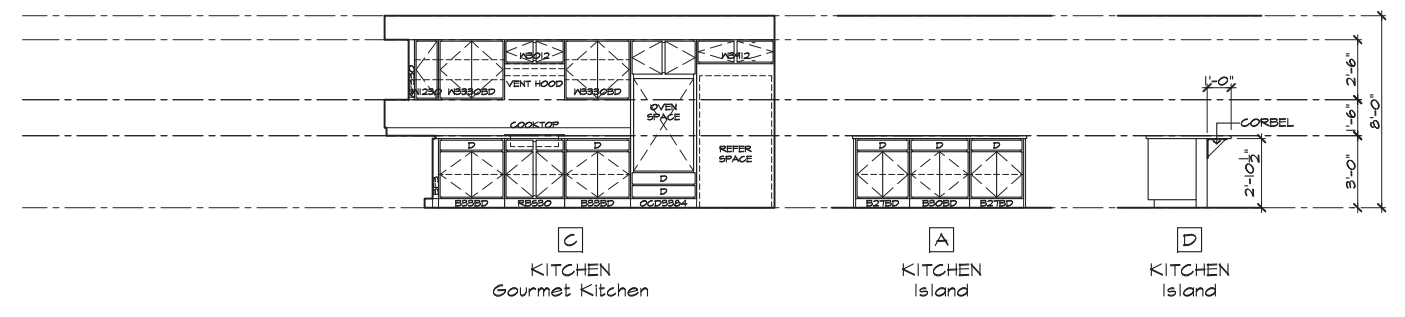
MISC. ELEVATIONS



MISCELLANEOUS INTERIOR ELEVATIONS



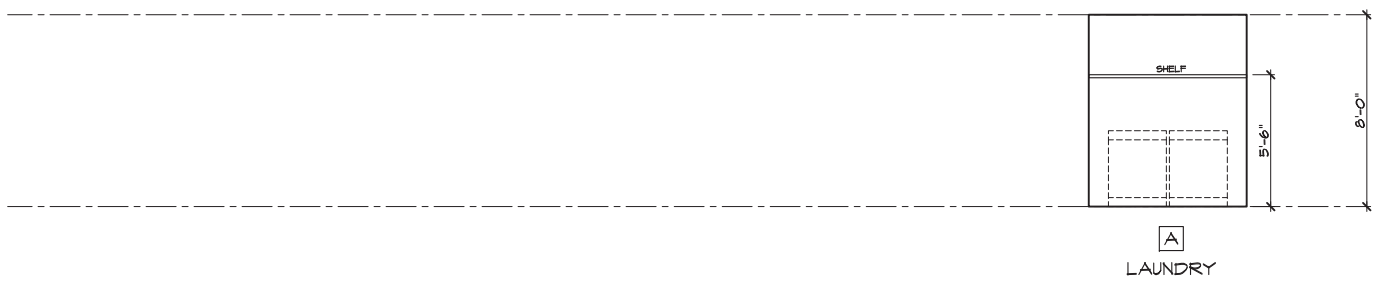
BATH ELEVATIONS



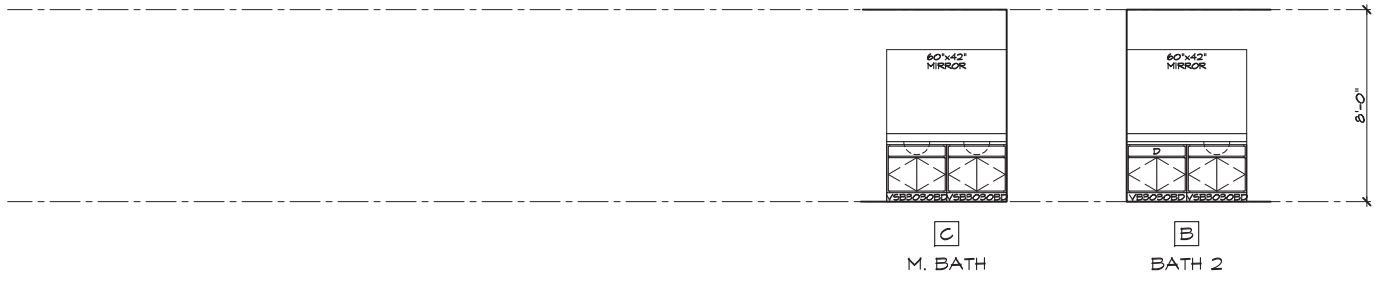
KITCHEN ELEVATIONS

OPTIONAL INTERIOR ELEVATIONS

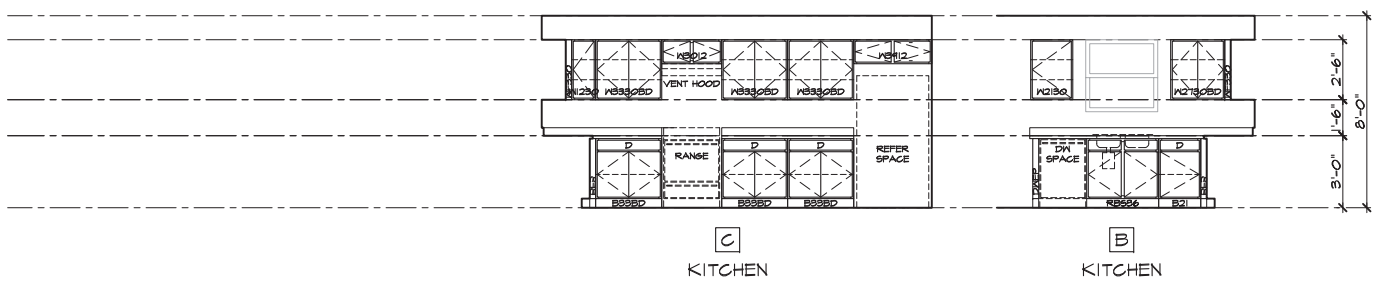
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



MISCELLANEOUS INTERIOR ELEVATIONS



BATH ELEVATIONS

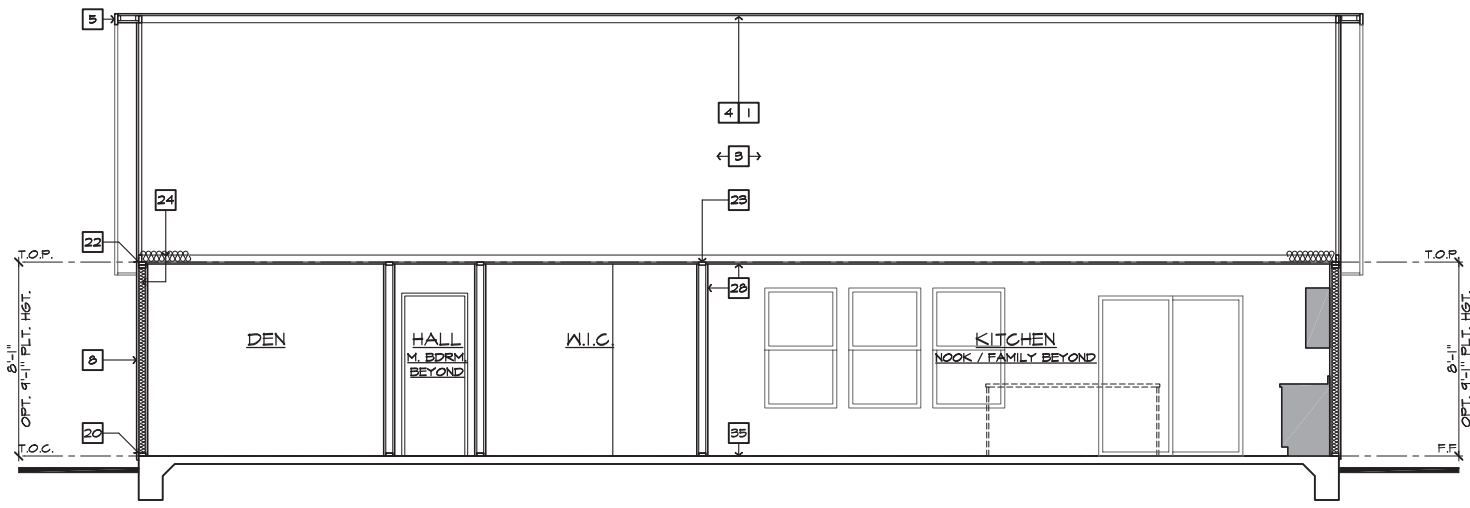


KITCHEN ELEVATIONS

STANDARD INTERIOR ELEVATIONS

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

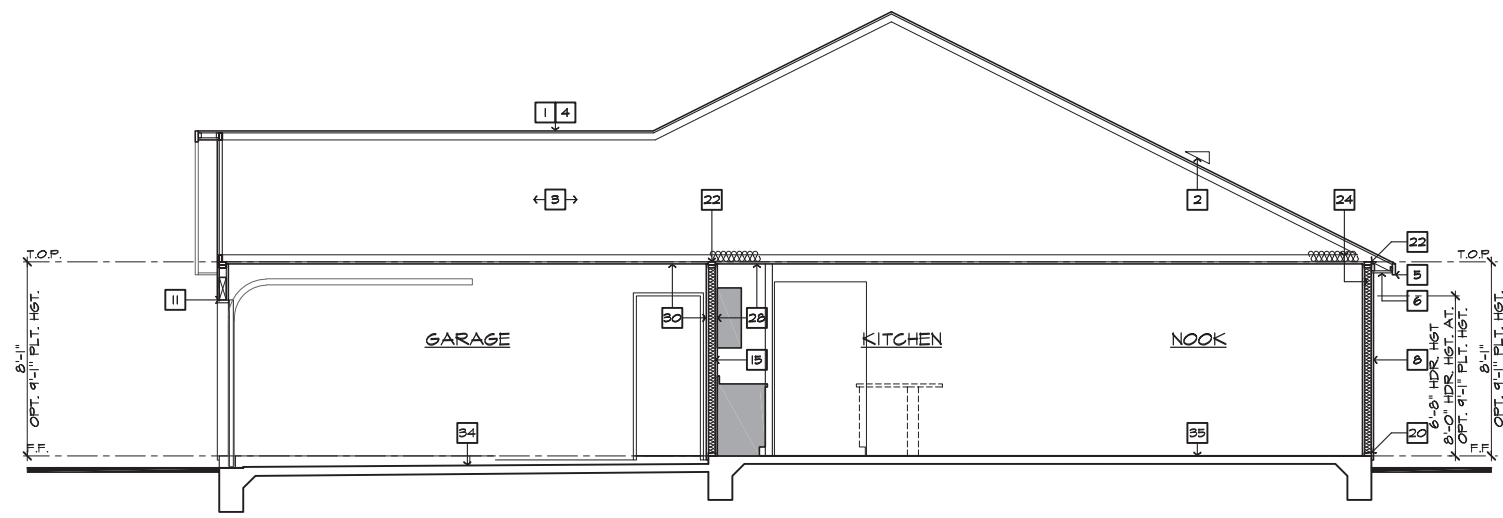
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SECTION 'A'

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

AT SLAB-ON-GRADE



SECTION '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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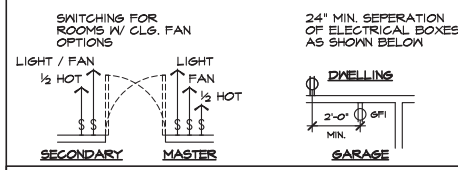
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NOTE:
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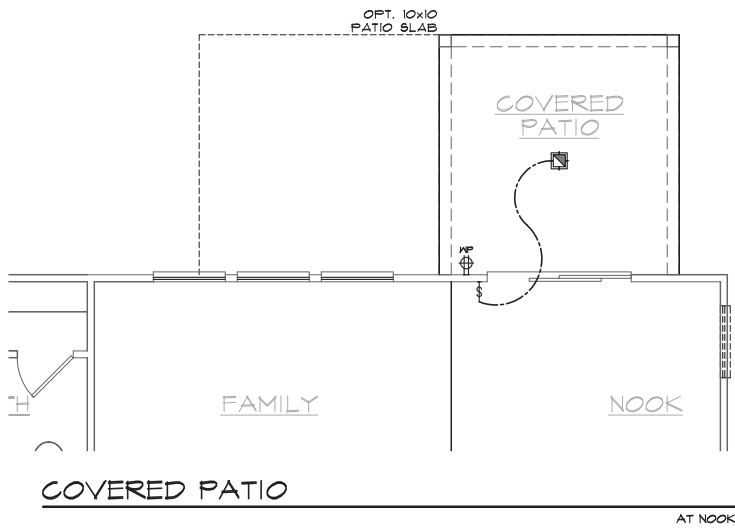
UTILITY LEGEND

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)
12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ W/ 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR
RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220v 220V SINGLE CONVENIENCE RECEPTACLE
HEIGHT NOTED AS PER PLAN
- ↔ TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.
8" ABOVE COUNTER U.N.O.
- ↔ 3 THREE-POLE LIGHT SWITCH
- ↔ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE
W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL
LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LIGHTING - TRAVERSE II LED FIXTURE - PER
SPECS
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE
W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT
LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
-] ILLUMINATED ADDRESS SIGN - VISIBLE
FROM STREET
- ⊕ 24"x48" FLUORESCENT LIGHT
BOX (CEILING MOUNTED)
- ⊕ 12"x48" FLUORESCENT LIGHT
BOX (CEILING MOUNTED)
- ⊕ OPTIONAL PRE-WIRED CEILING FAN
AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.
- ⊕ CEILING MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED JUNCTION BOX
- ⊕ DOOR CHIME
- ⊕ CATV RECEPTACLE
- ⊕ PUSH BUTTON
- ⊕ PHONE OUTLET
-] SERVICE BOX
- + HB HOSE BIB
- + HB HOSE BIB W/ S.O.V.
- + CH WATER STUB FOR ICE MAKER
- ⊕ APPROVED CEILING MOUNTED
SMOKE DETECTOR TO BE HARD WIRED
WITH BATTERY BACK-UP AND INTERCONNECTED
- ⊕ APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.
- ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
- ⊕ GAS TAP
- ⊕ GAS KEY - FIREPLACE GAS VALVES SHALL BE
LOCATED OUTSIDE OF REQUIRED HEARTH AREA,
BUT NO MORE THAN 48" FROM GAS OUTLET



NOTES

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



FIRST FLOOR UTILITY PLAN OPTIONS

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



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SPEC. LEVEL 1
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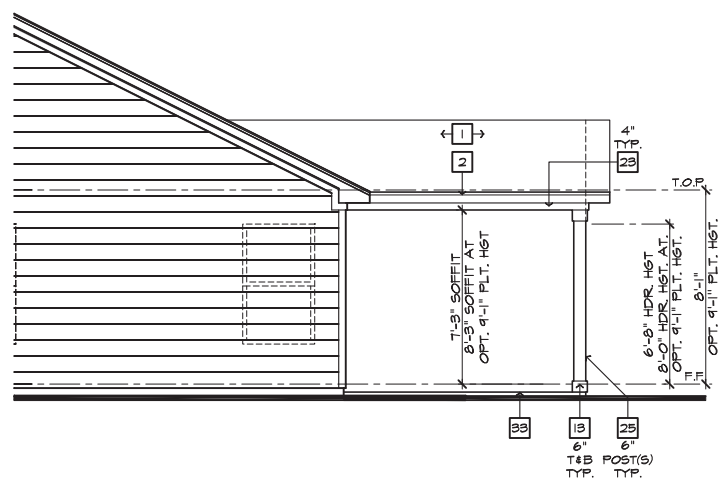
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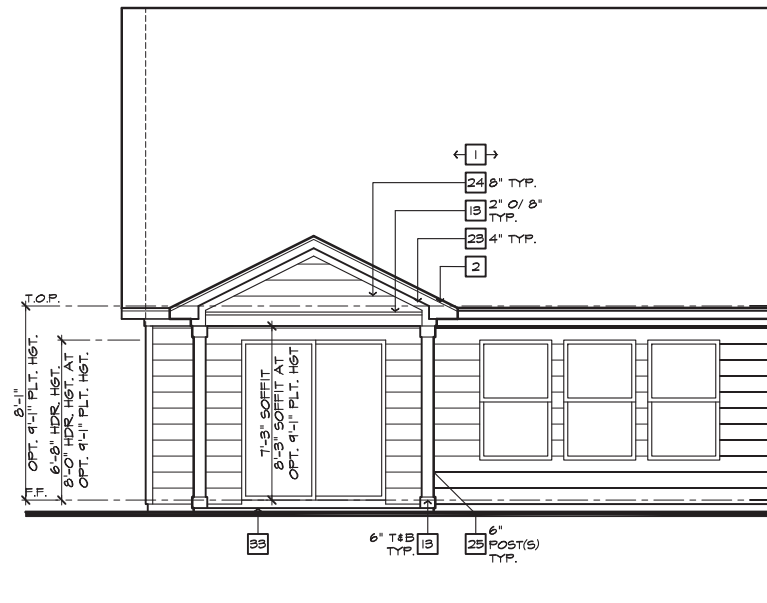
- # ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6.1. FLASHING
 - 6.1. FLASHING & SADDLE/CRICKET
 - 6.1. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE ELEVATION FOR TYPE
 - RECESSED ELEMENT
 - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM PER SPEC- SEE ELEVATION FOR SIZE
 - SYNTHETIC MATERIAL
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - SHAKE SIDING
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - ROWLOCK COURSE
 - FRIEZE BOARD
 - SIDING W/ 4" CORNER TRIM PER SPECS
 - P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (36" U.N.O.)
 - WRAP
 - DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
 - BRACKET OR KICKER - FYPON OR EQ.
 - ENTRY DOOR
 - CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
 - SECTIONAL GARAGE DOOR PER SPECS
 - ALUMINUM WRAP
 - OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
 - OPTIONAL STANDING SEAM METAL ROOF
 - KEYSTONE
 - SOLDIER CROWN
 - JACK SOLDIER COURSE
 - WATER TABLE
 - ATRIUM DOOR
 - PILASTER - SEE ELEVATION FOR TYPE

- # PARTIAL PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN. (REFER TO DETAILS)
 - WATER HEATER 'B' VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE OF WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MIN. 2" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - MIN. PAD LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 - FLAT SOFFIT
 - ARCHED SOFFIT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - SECTIONAL GARAGE DOOR PER SPECS
 - 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.
 - P.T. POST W/ WRAP.
 - EGRESS WINDOW
 - WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

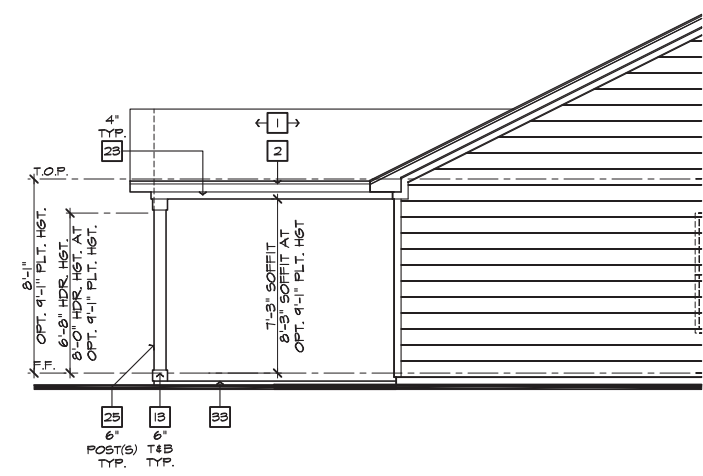
- # SLAB PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
 - CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENINGS.
 - CONCRETE FOUNDATION PER STRUCTURAL.
 - CONCRETE STOOP: 36"x36" STANDARD SLOPE 1/4" PER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



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



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



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

ROOF PLAN NOTES 'B'

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

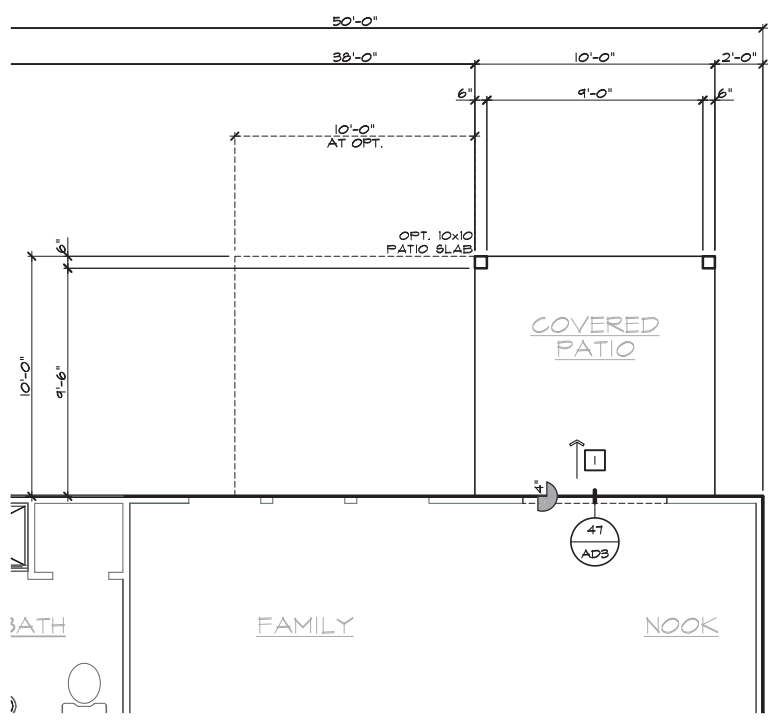
ROOF MATERIAL: COMPOSITION SHINGLE
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

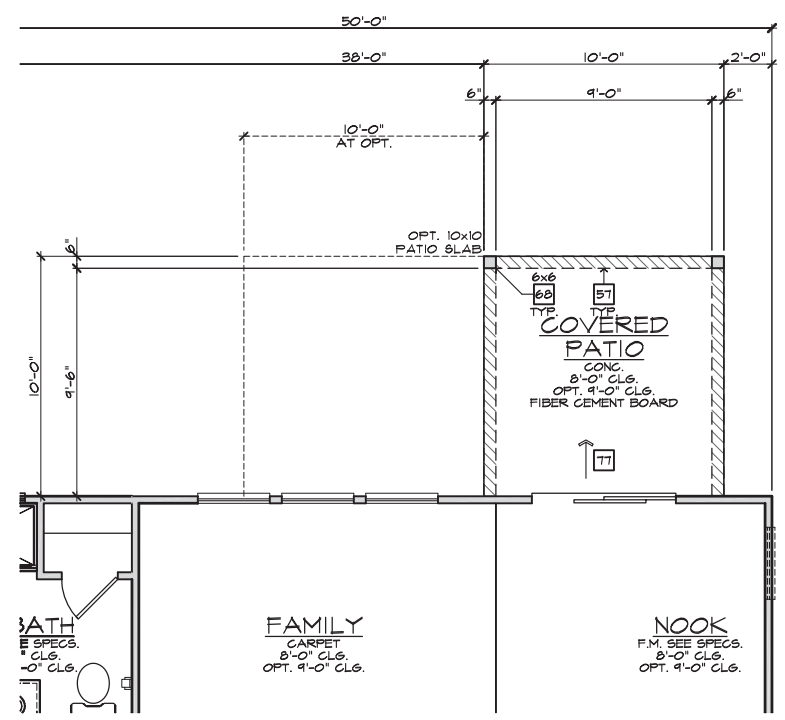
PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 9'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 NC-R 806.2)
* CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED.

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

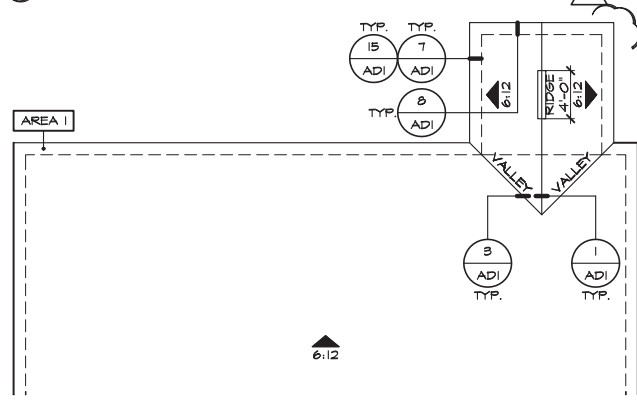
AREA / MAIN	SQ. FT. / 300	8.48 SQ. FT.
VENTILATION REQUIRED:		
ATTIC AREA = 2543	X 144 =	1221 SQ. IN.
	TOTAL HIGH & LOW =	1221 SQ. IN.
	X 50% =	610 SQ. IN.
VENTILATION PROVIDED:		
40 HIGH	LF RIDGE VENT(S) AT 18 SQ. IN. / LF. =	720 SQ. IN.
0	ROOF VENT(S) AT 50 SQ. IN. EA. =	0 SQ. IN.
	SUB-TOTAL HIGH VENTILATION:	720 SQ. IN.
106	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. =	731 SQ. IN.
0	ROOF VENT(S) AT 50 SQ. IN. EA. =	0 SQ. IN.
	TOTAL VENTILATION PROVIDED:	1451 SQ. IN.



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")



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

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

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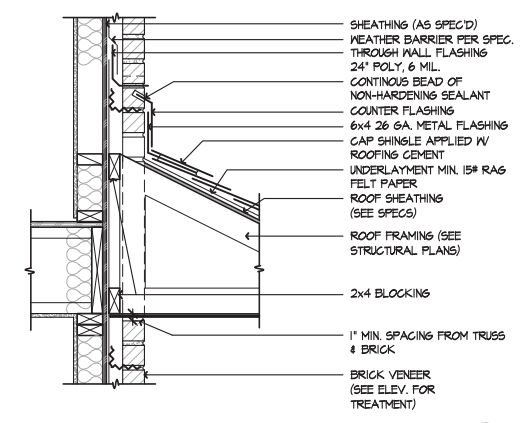
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NC19015 - 01/24/19 - MCP
- 5 DETAIL UPDATE
NC20001NCP - 01/15/20 - MCP

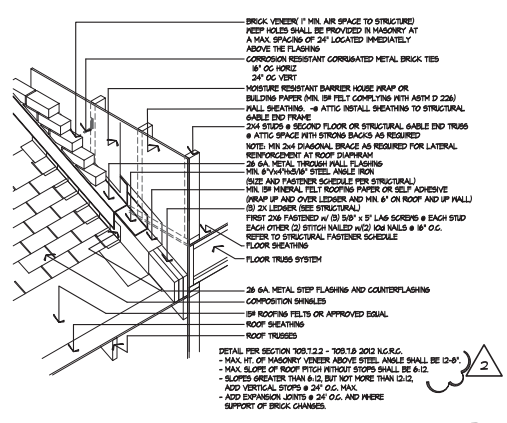
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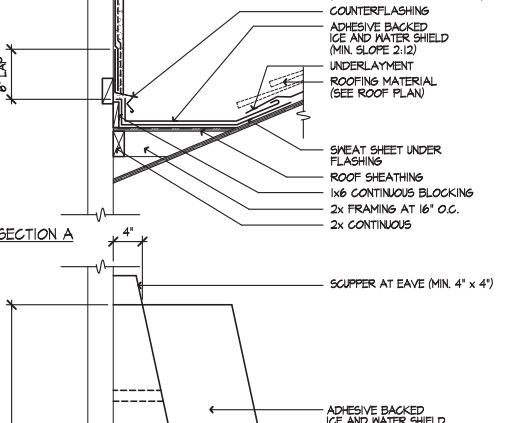
PLAN: ALL
SHEET: AD1



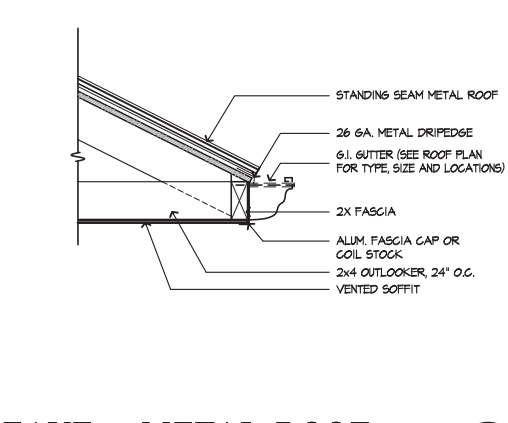
BRICK THROUGH ROOF
SCALE 1"=1'-0"
SE-01017a



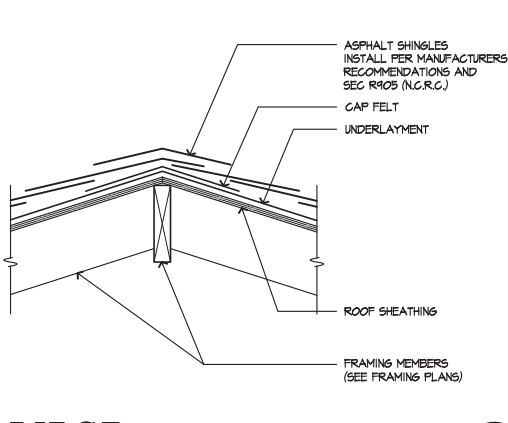
BRICK OVER ROOF
SCALE NTS
SE-2D 150



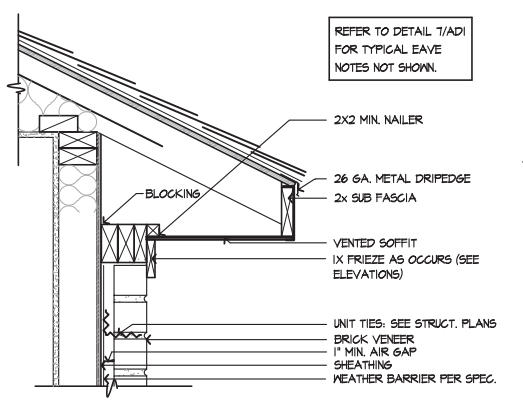
EAVE @ METAL ROOF
SCALE 1 1/2"=1'-0"
SE-05091a



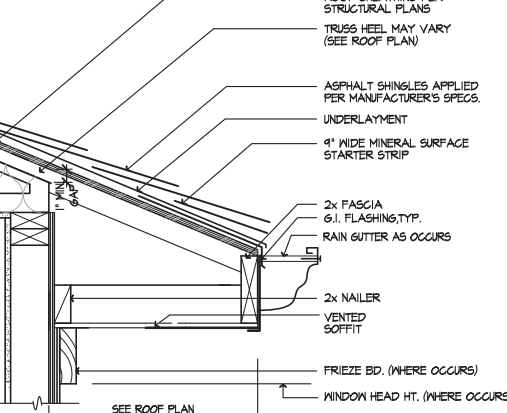
RIDGE
SCALE 1 1/2"=1'-0"
SE-01001a



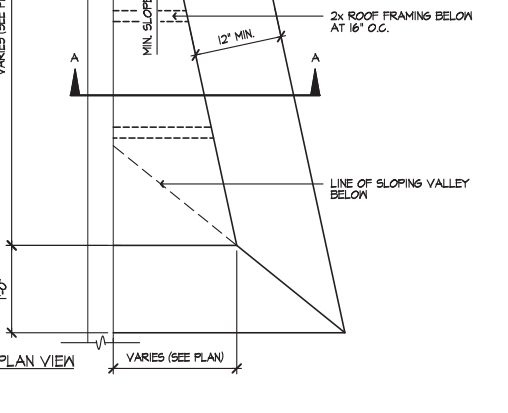
RIDGE VENT
SCALE 1 1/2"=1'-0"
SE-01002a



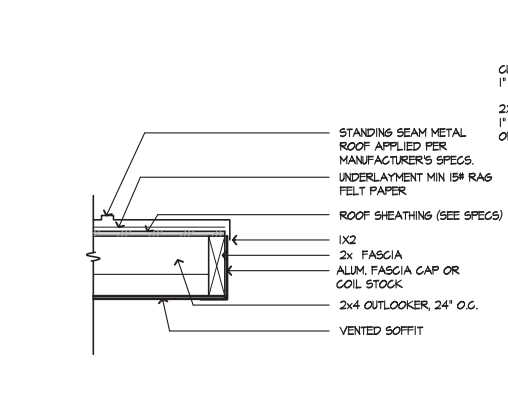
EAVE - BRICK
SCALE 1 1/2"=1'-0"
SE-01018a



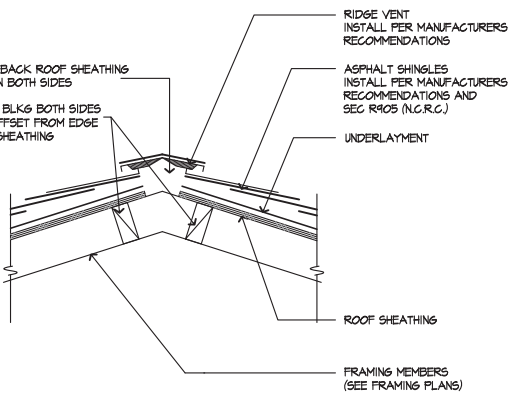
EAVE
SCALE 1 1/2"=1'-0"
07B2-13a



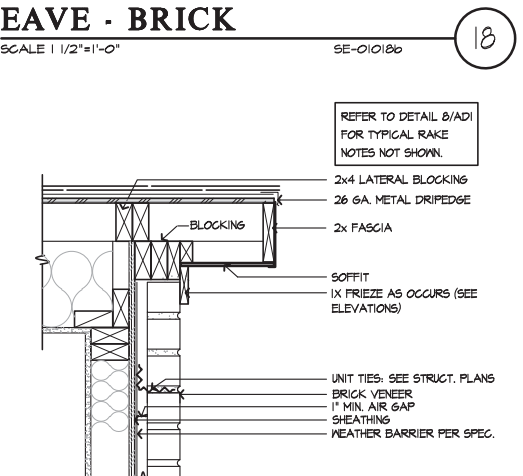
CRICKET
SCALE 1"=1'-0"
07B2-10



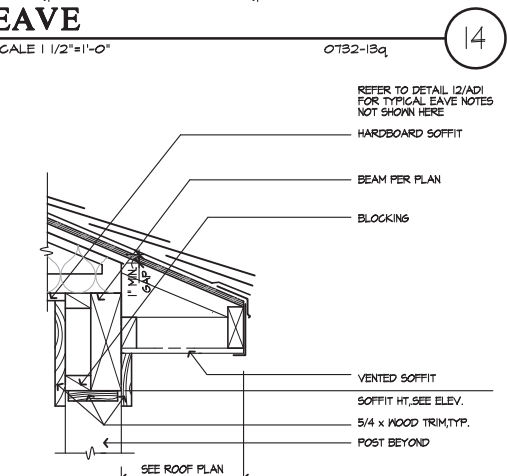
RAKE @ METAL ROOF
SCALE 1 1/2"=1'-0"
SE-05092a



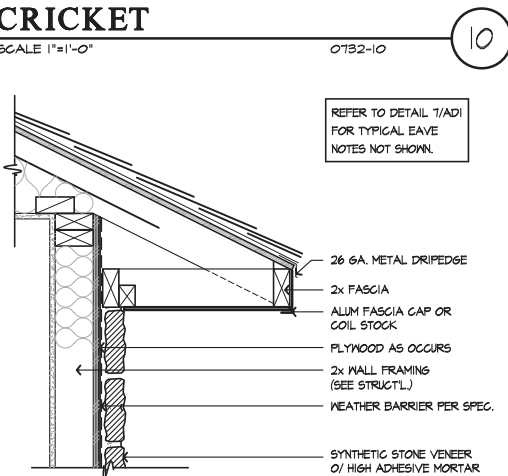
RIDGE VENT
SCALE 1 1/2"=1'-0"
SE-01003a



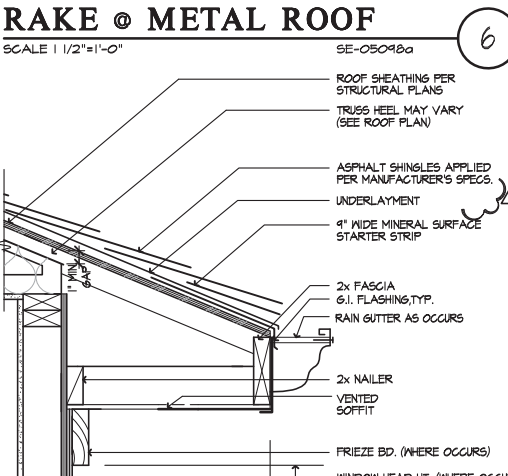
RAKE - BRICK
SCALE 1 1/2"=1'-0"
SE-01019a



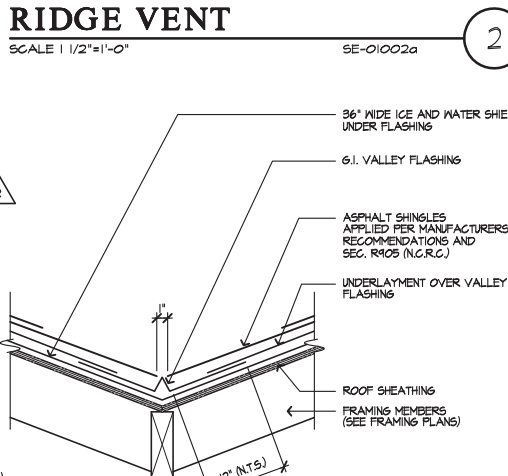
PORCH EAVE
SCALE 1 1/2"=1'-0"
EVPRCH



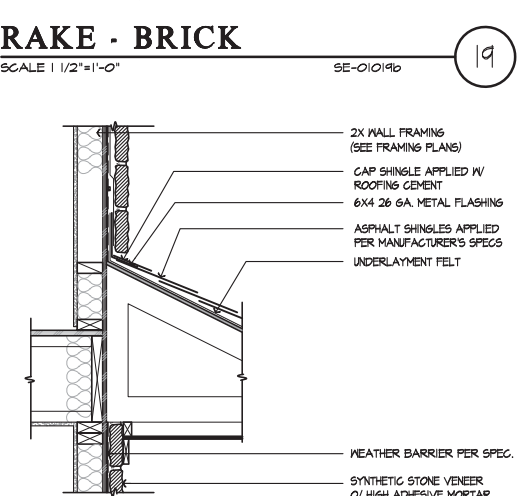
EAVE - STONE
SCALE 1 1/2"=1'-0"
SE-01011a



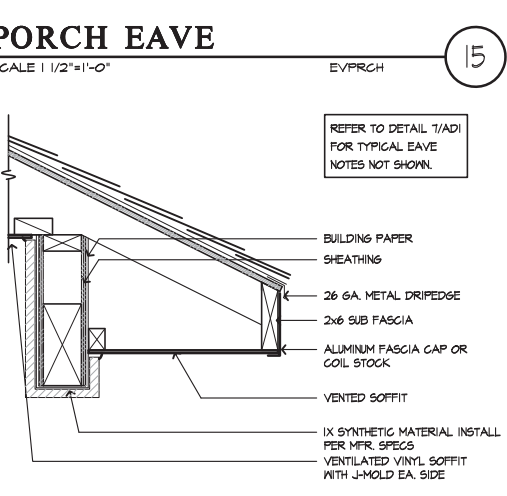
EAVE
SCALE 1 1/2"=1'-0"
07B2-13a



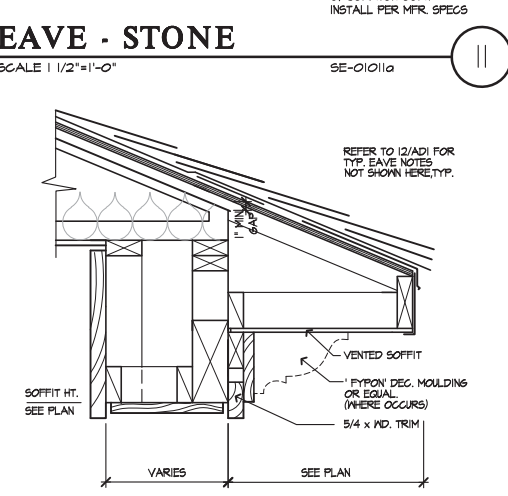
VALLEY
SCALE 1 1/2"=1'-0"
SE-01003a



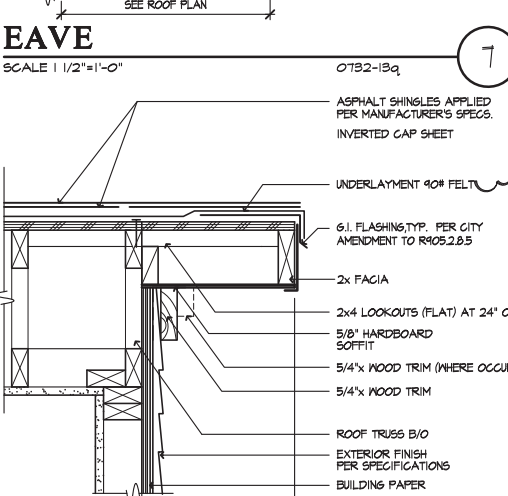
STONE TO ROOF
SCALE 1"=1'-0"
SE-01020a



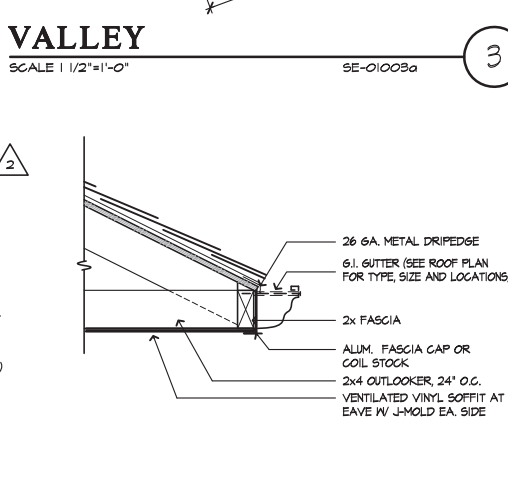
SOFFIT @ PORCH - SYNTHETIC MATERIAL
SCALE 1 1/2"=1'-0"
SE-01016a



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



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



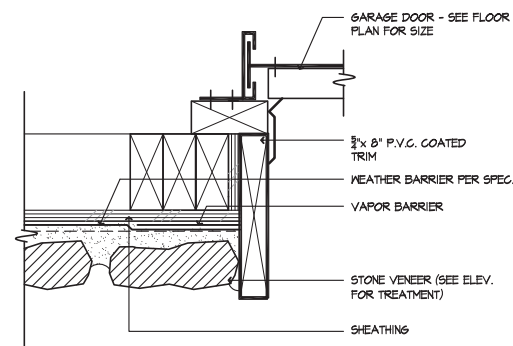
TYPICAL EAVE GUTTER
SCALE 1 1/2"=1'-0"
SE-01004a

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GARAGE DOOR HEAD - STONE

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

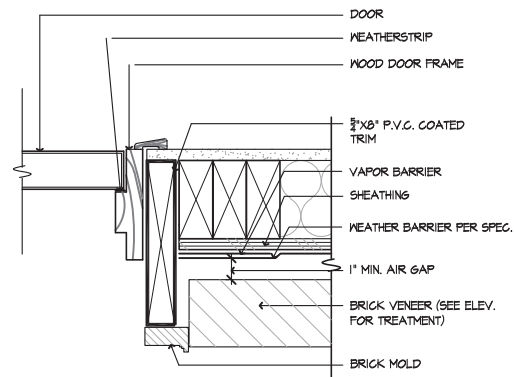
57



DOOR HEAD - BRICK

SCALE 3\"/>

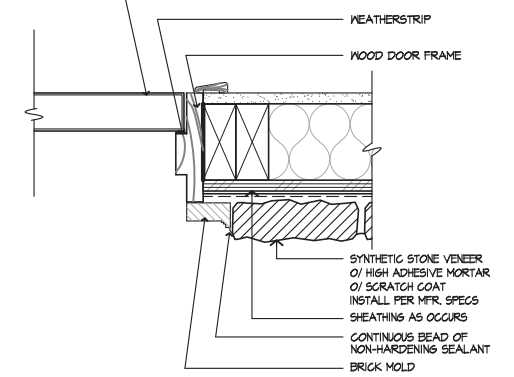
53



DOOR HEAD - STONE

SCALE 3\"/>

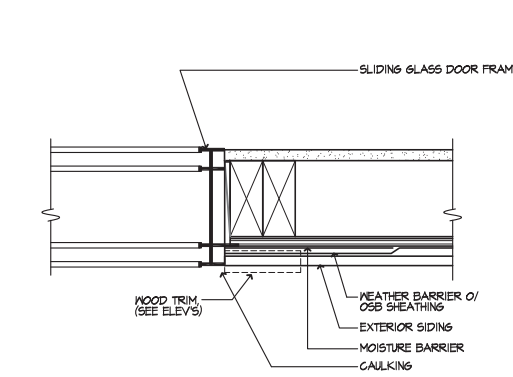
49



SLIDING DR. HEAD

SCALE 3\"/>

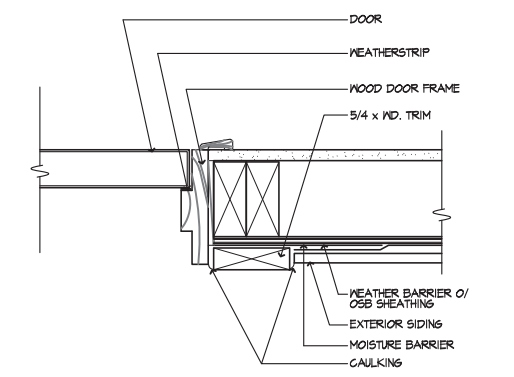
45



DOOR HEAD

SCALE 3\"/>

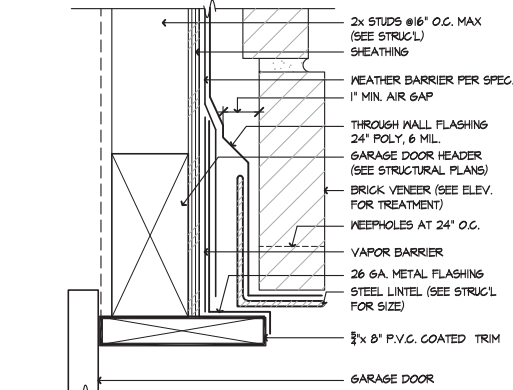
41



GARAGE DOOR JAMB - STONE

SCALE 3\"/>

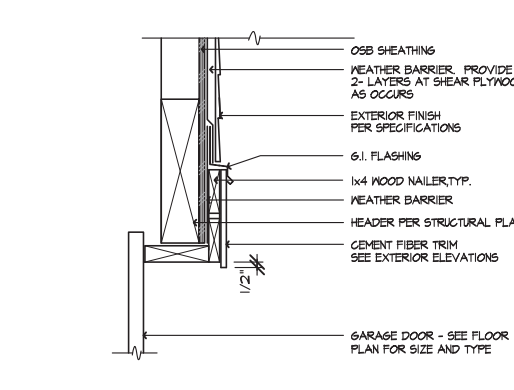
58



DOOR JAMB - BRICK

SCALE 3\"/>

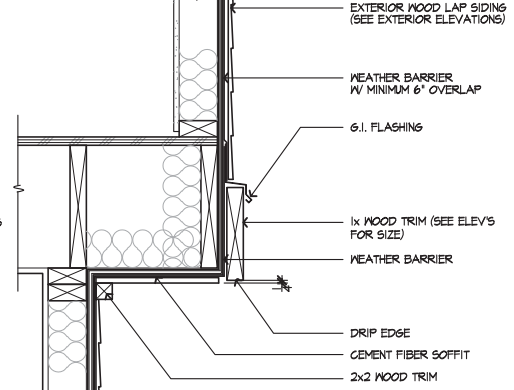
54



DOOR JAMB - STONE

SCALE 3\"/>

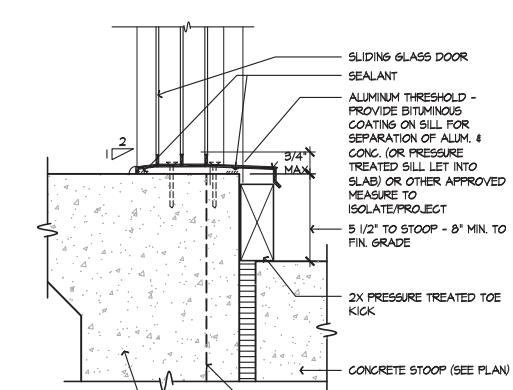
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SLIDING DOOR JAMB

SCALE 3\"/>

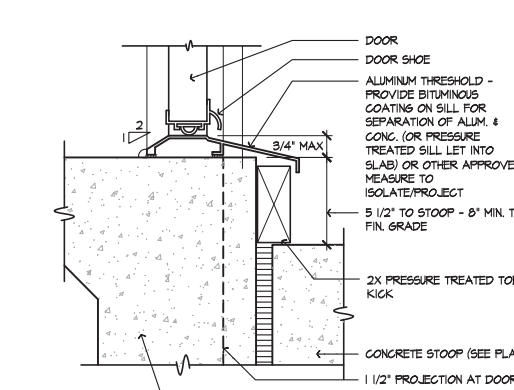
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DOOR JAMB

SCALE 3\"/>

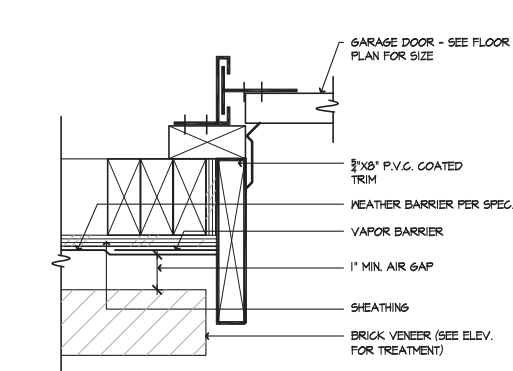
42



GARAGE DOOR HEAD - BRICK

SCALE 3\"/>

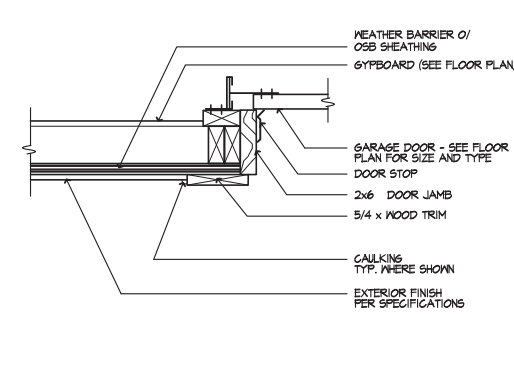
59



GARAGE DOOR HEAD

SCALE 1 1/2\"/>

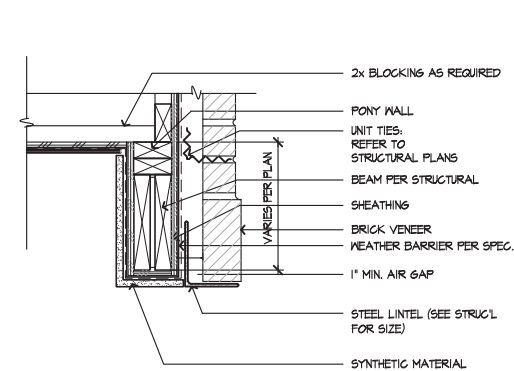
55



TRIM @ CANTILEVER

SCALE 1 1/2\"/>

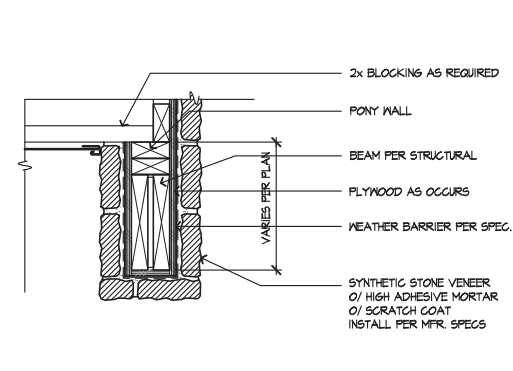
51



SLDg. DOOR THRESHOLD

SCALE 3\"/>

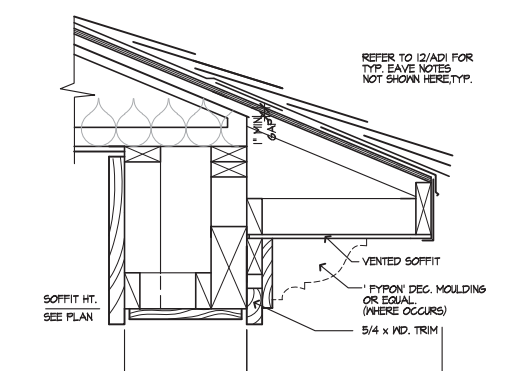
47



SWING DOOR THRESHOLD

SCALE 3\"/>

43



GARAGE DOOR JAMB - BRICK

SCALE 3\"/>

60



GARAGE DOOR JAMB

SCALE 1 1/2\"/>

56



SOFFIT @ PORCH - BRICK

SCALE 1 1/2\"/>

52



SOFFIT @ PORCH - STONE

SCALE 1 1/2\"/>

48



EAVE AT PORCH

SCALE 1 1/2\"/>

44



DETAILS

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

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PLAN: ALL
SHEET: AD3

DETAILS

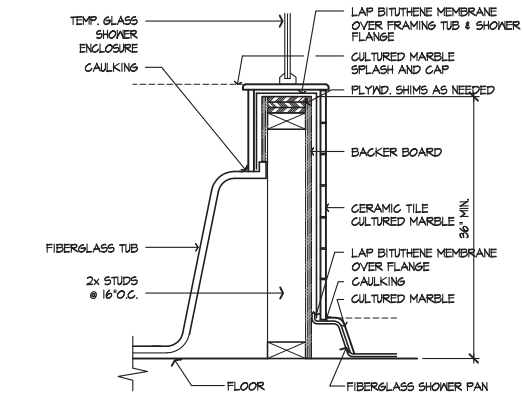
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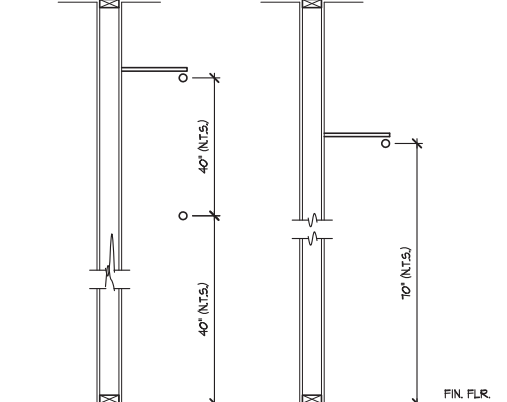
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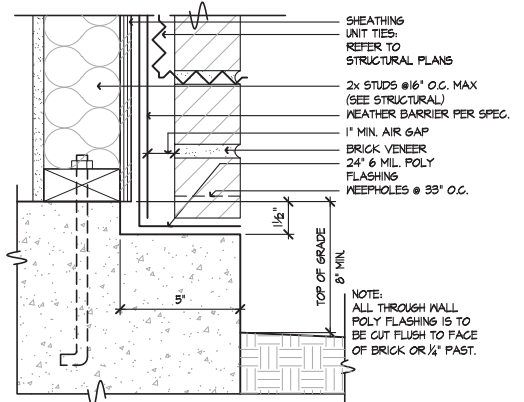
PLAN: **ALL**
SHEET: **AD4**



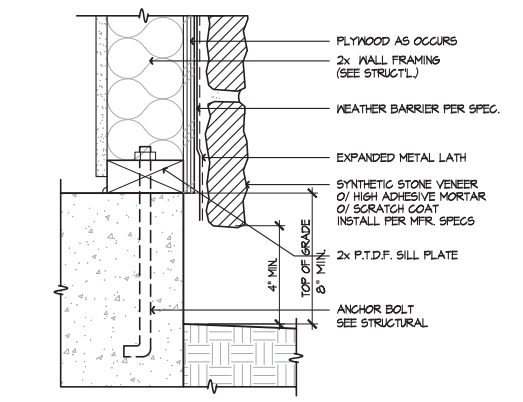
TUB/SHOWER WALL
SCALE 1/2"=1'-0"
SE-04071a



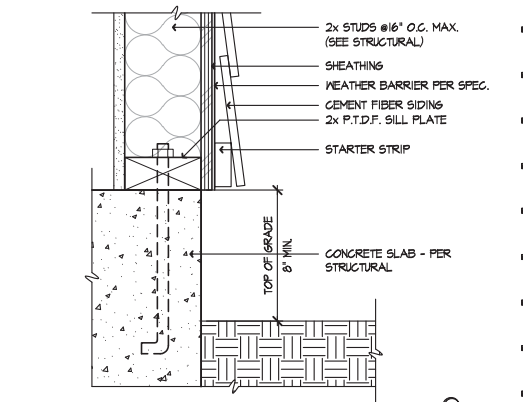
DBL./SGL. POLE & SHELF
SCALE 3/4"=1'-0"
SE-04073a



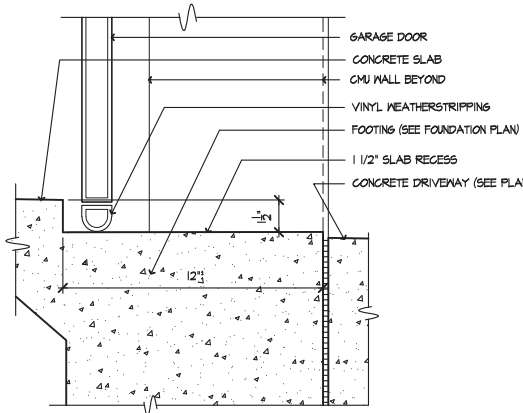
BRICK LEDGE AT SLAB
SCALE 3"=1'-0"
SE-04069a



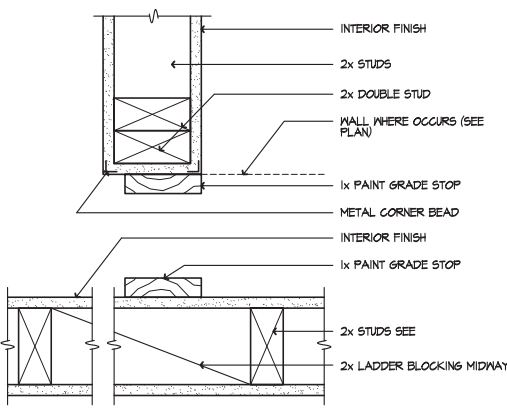
SYN. STONE SCREED
SCALE 3"=1'-0"
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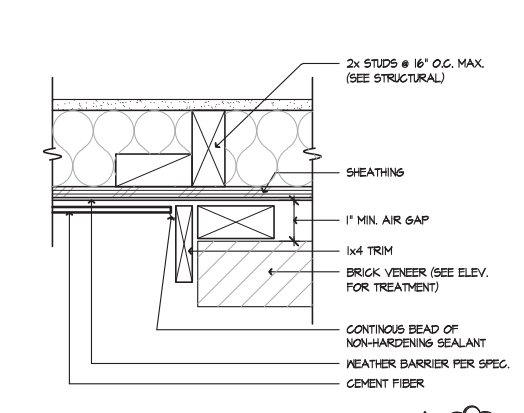
SIDING AT SLAB
SCALE 3"=1'-0"
SE-04061a



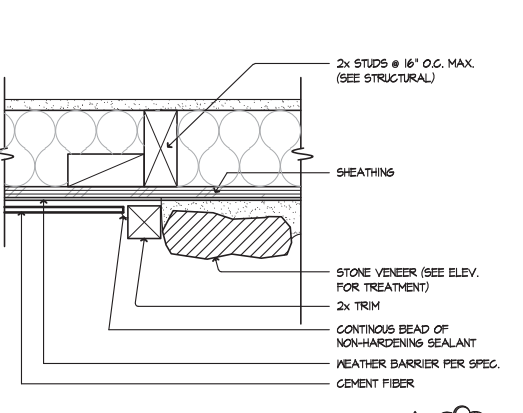
GARAGE SLAB RECESS
SCALE 1/2"=1'-0"
0810-01



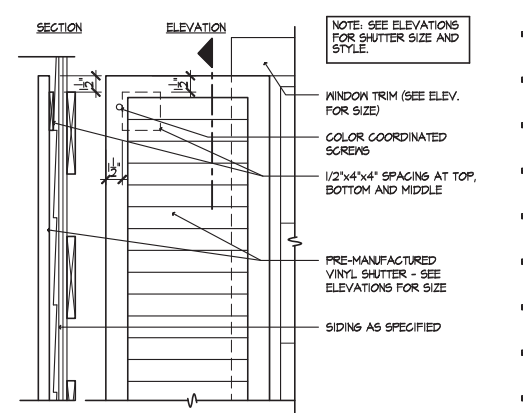
WARDROBE DOOR JAMB
SCALE 3"=1'-0"
SE-04074a



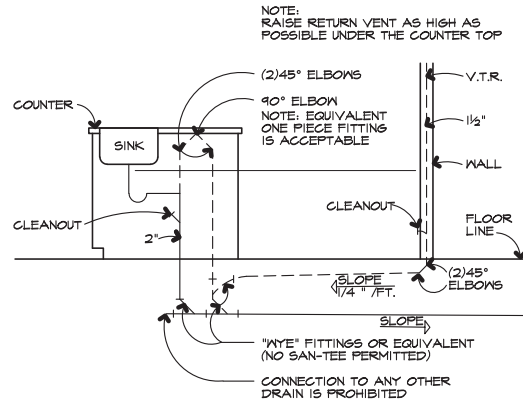
SIDING TO BRICK
SCALE 3"=1'-0"
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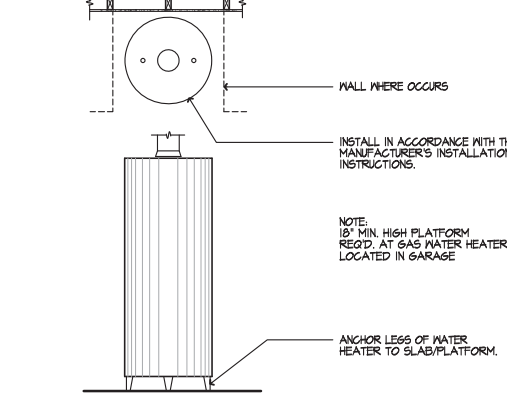
SIDING TO STONE
SCALE 3"=1'-0"
SE-04066a



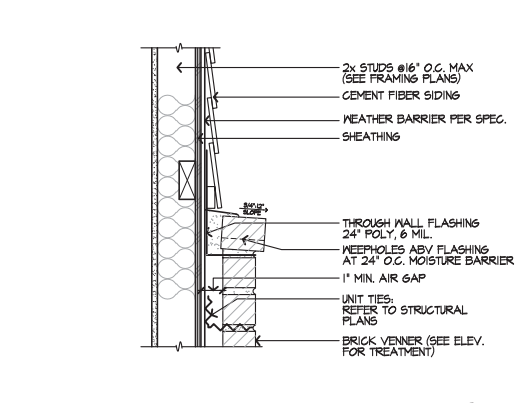
WINDOW SHUTTER
SCALE 1/2"=1'-0"
SE-04062a



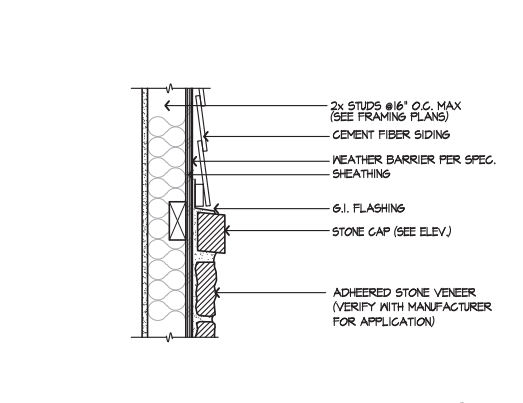
KITCHEN ISLAND
SCALE 1/2"=1'-0"
SE-04079a



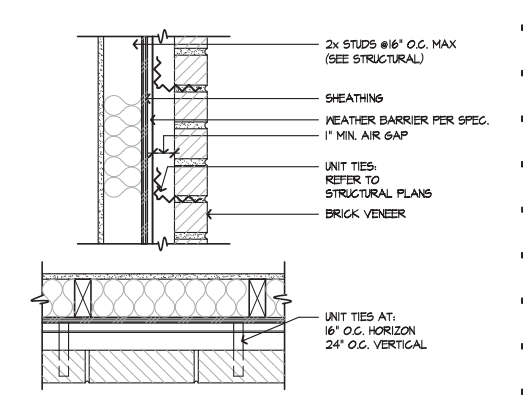
WATER HEATER
SCALE 1/2"=1'-0"
SE-04075a



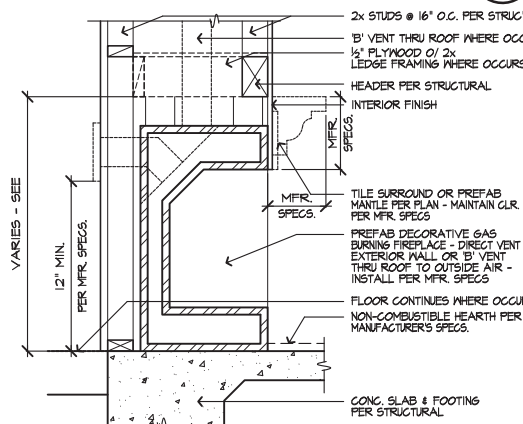
BRICK CAP @ SIDING
SCALE 1/2"=1'-0"
SE-04071a



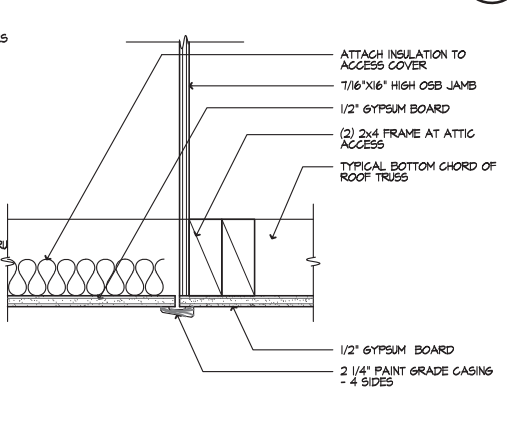
STONE CAP @ SIDING
SCALE 1/2"=1'-0"
SE-04067a



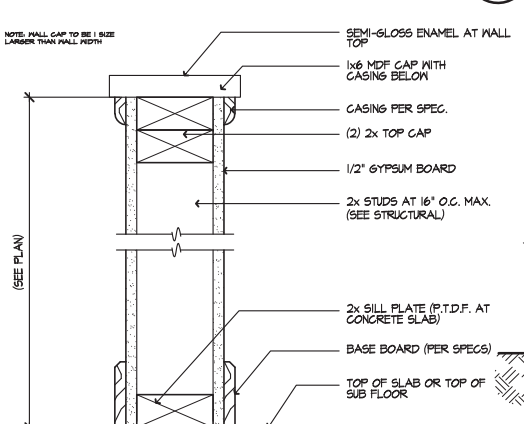
BRICK TIES
SCALE 1/2"=1'-0"
SE-04063a



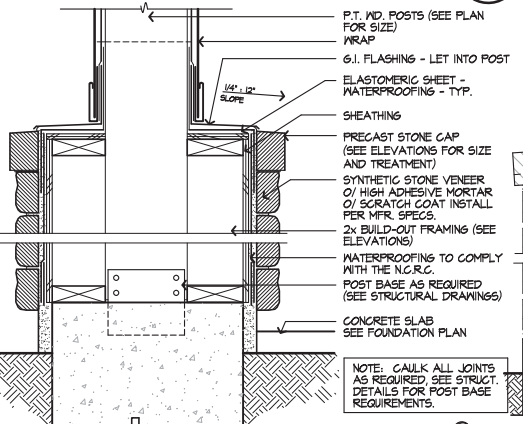
DECORATIVE GAS APPLIANCE
SCALE 1"=1'-0"
SE-04080a



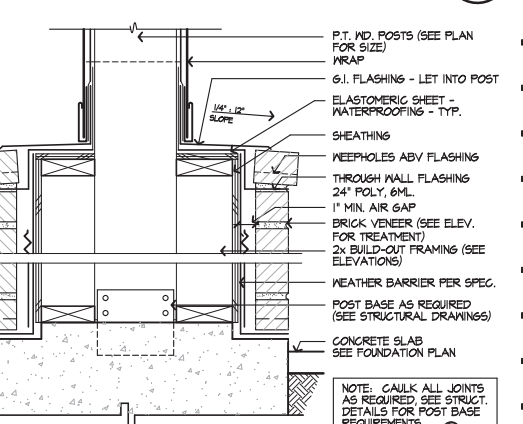
ATTIC ACCESS
SCALE 3"=1'-0"
SE-04076a



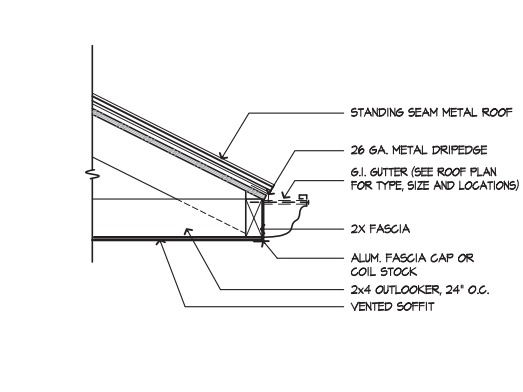
PONY WALL
SCALE 3"=1'-0"
SE-04072a



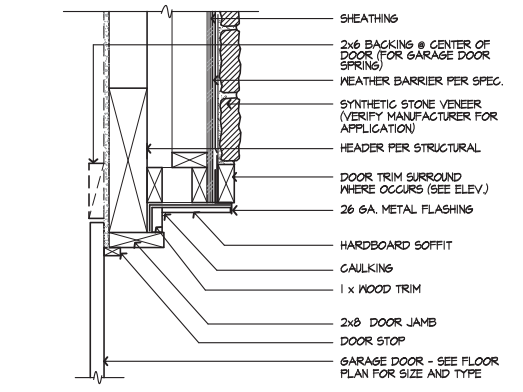
COLUMN BASE W/ STONE
SCALE 1/2"=1'-0"
SE-04068a



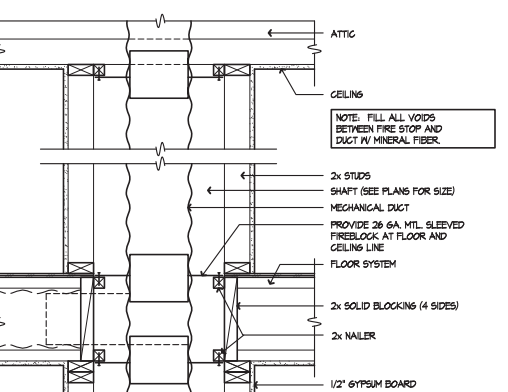
COLUMN BASE W/ BRICK
SCALE 1/2"=1'-0"
SE-04064a



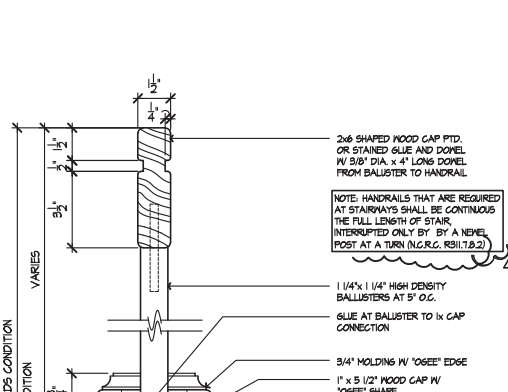
EAVE @ METAL ROOF
SCALE 1/2"=1'-0"
SE-05041a



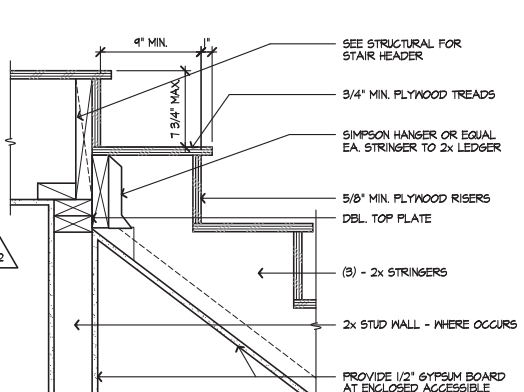
GARAGE DOOR HEAD - STONE
SCALE 1/2"=1'-0"
SE-05043a



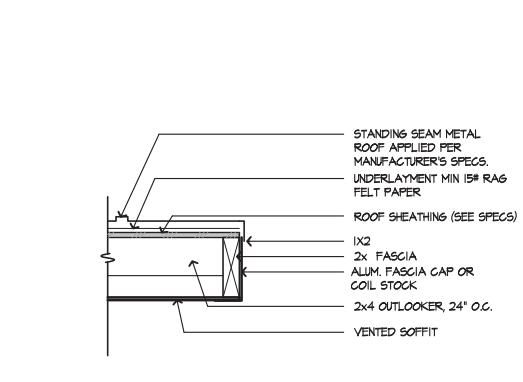
TYP. SHAFT AT 2nd FLR.
SCALE 1"=1'-0"
SE-05042a



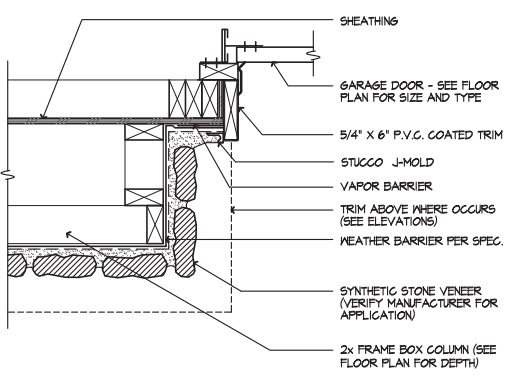
GUARDRAIL
SCALE 3/4"=1'-0"
SE-05086a



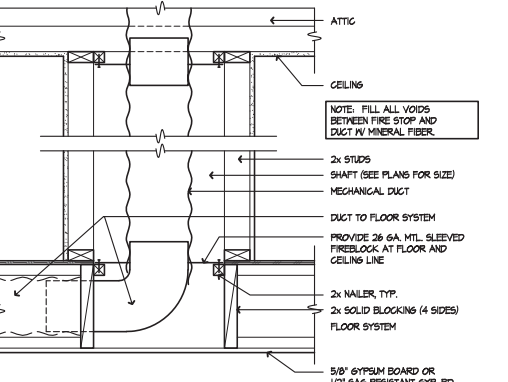
STAIR AT LANDING
SCALE 1/2"=1'-0"
SE-05081a



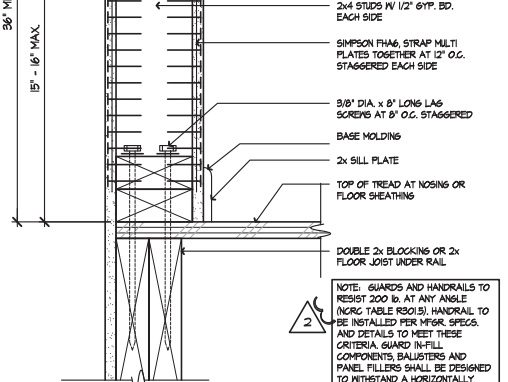
RAKE @ METAL ROOF
SCALE 1/2"=1'-0"
SE-05044a



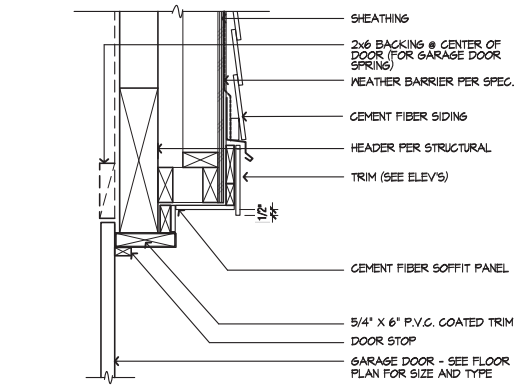
GARAGE DOOR JAMB - STONE
SCALE 1/2"=1'-0"
SE-05044a



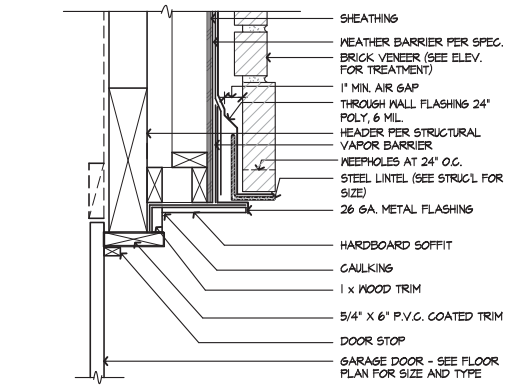
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SCALE 1"=1'-0"
SE-05045a



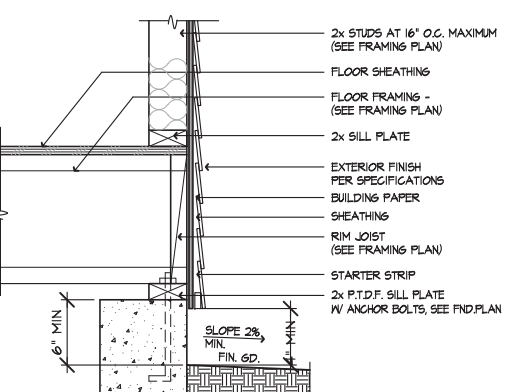
STAIR AT CONC. FLOOR
SCALE 1/2"=1'-0"
SE-05082a



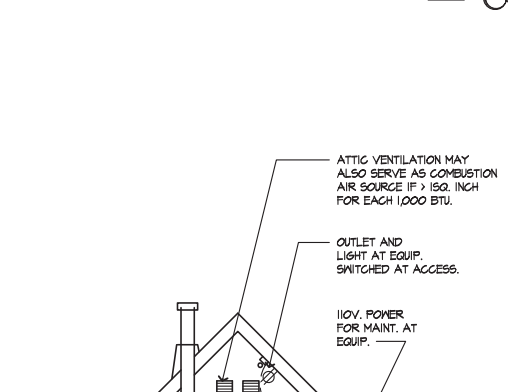
GARAGE DOOR HEAD - BRICK
SCALE 1/2"=1'-0"
SE-05049a



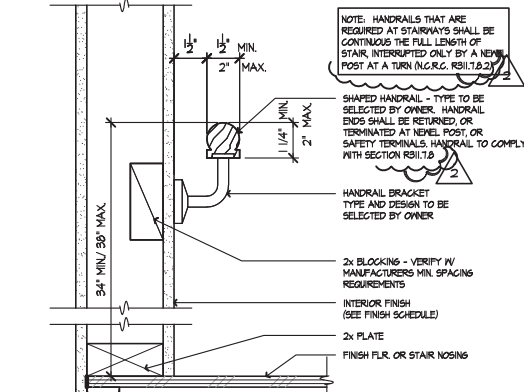
GARAGE DOOR JAMB - BRICK
SCALE 1/2"=1'-0"
SE-05049a



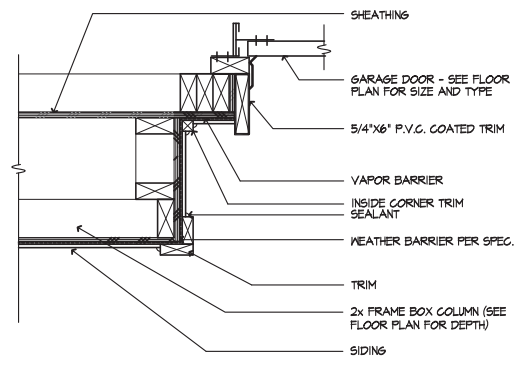
SIDING AT RAISED FLOOR
SCALE 1/2"=1'-0"
AD5-41B



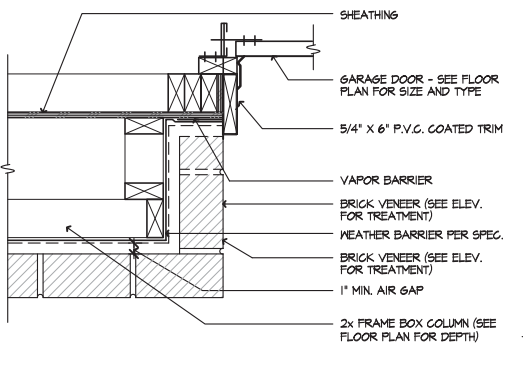
HANDRAIL AT WALL
SCALE 3/4"=1'-0"
SE-05083a



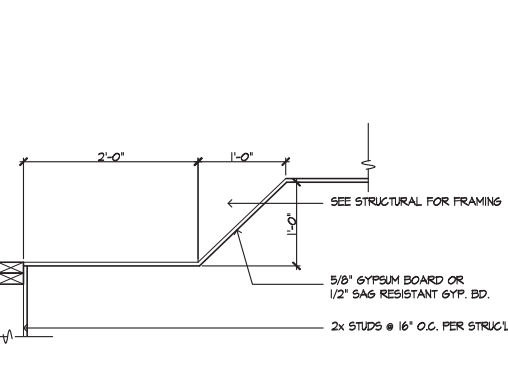
GUARDWALL
SCALE 3/4"=1'-0"
SE-05084a



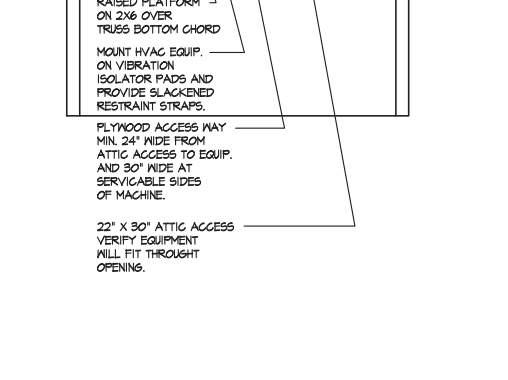
GARAGE DOOR HEAD
SCALE 1/2"=1'-0"
SE-05049a



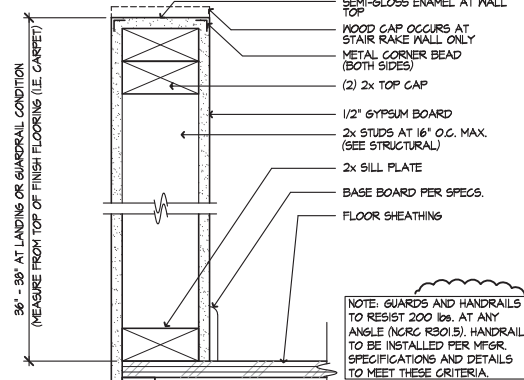
GARAGE DOOR JAMB - BRICK
SCALE 1/2"=1'-0"
SE-05046a



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



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



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

DETAILS
KB HOME
NORTH CAROLINA DIVISION
4518 S. MIAMI BLVD.
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DURHAM, NC 27703
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FAX: (919) 472-0582

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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REVISION BY:	DATE	DESCRIPTION
1		
2		
3		
4		
5		

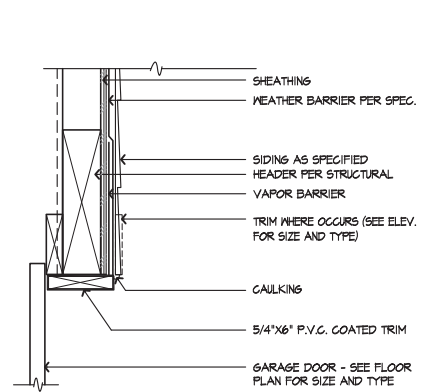
PLAN: ALL
SHEET: AD5

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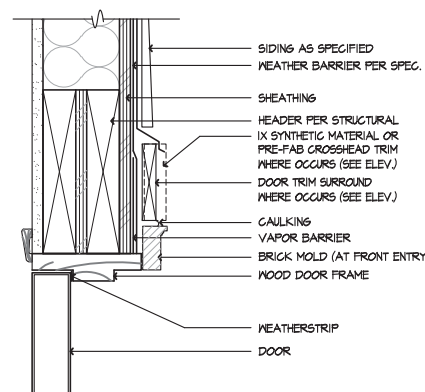
GARAGE DOOR HEAD - SIDING

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



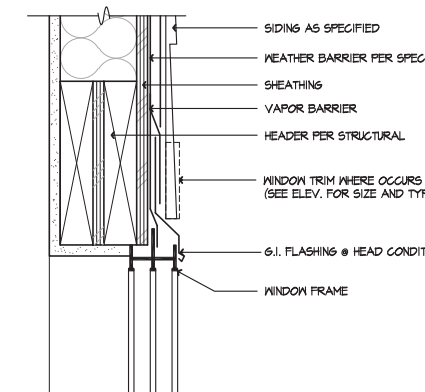
DOOR HEAD - SIDING

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



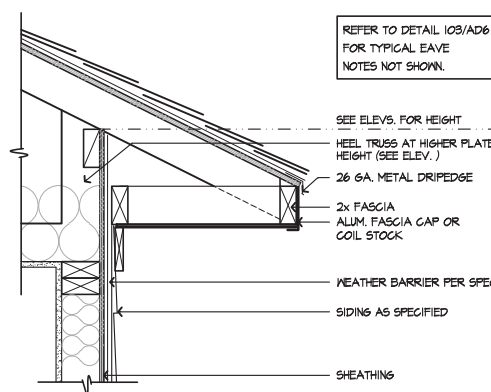
WINDOW HEAD - SIDING

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



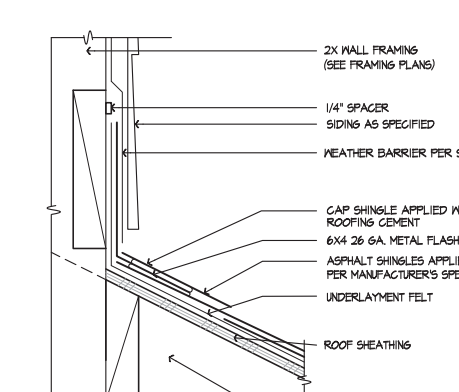
HEEL TRUSS - SIDING

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



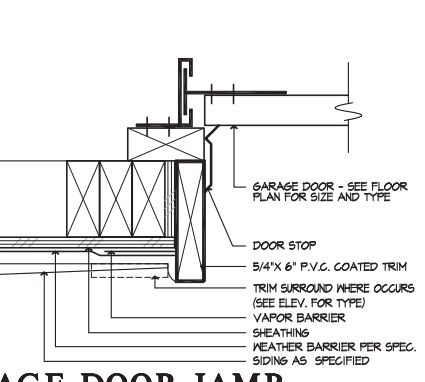
ROOF TO WALL

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



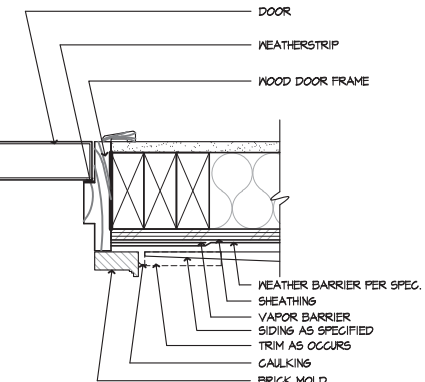
GARAGE DOOR JAMB - SIDING

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



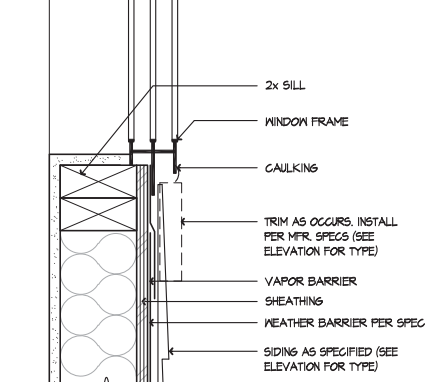
DOOR JAMB - SIDING

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



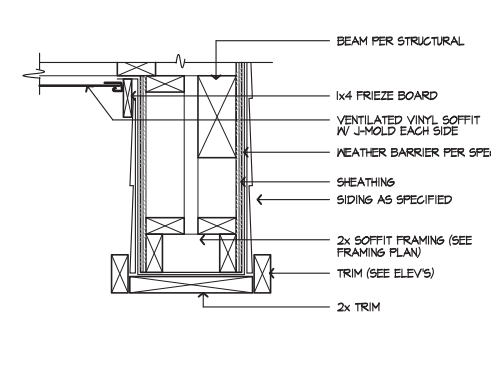
WINDOW SILL - SIDING

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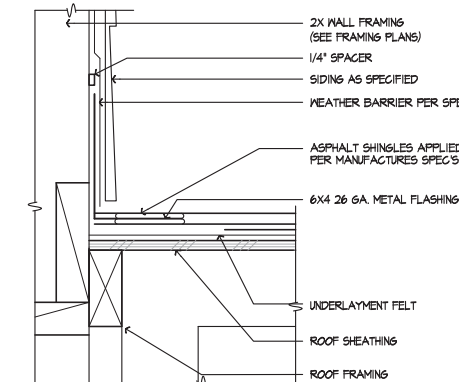
SOFFIT @ PORCH

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



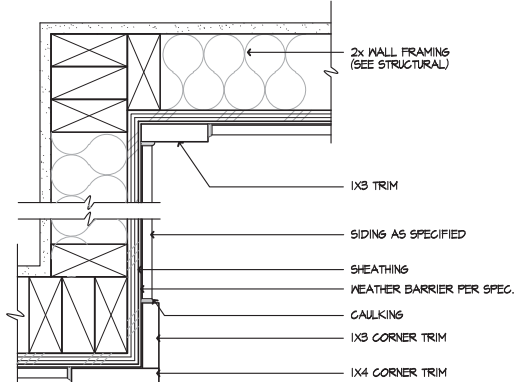
ROOF TO WALL

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



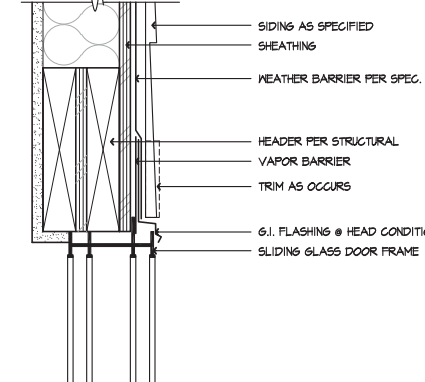
CORNER TRIM - SIDING

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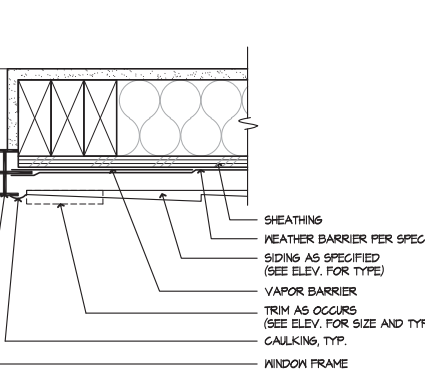
SLDG. DOOR HEAD - SIDING

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



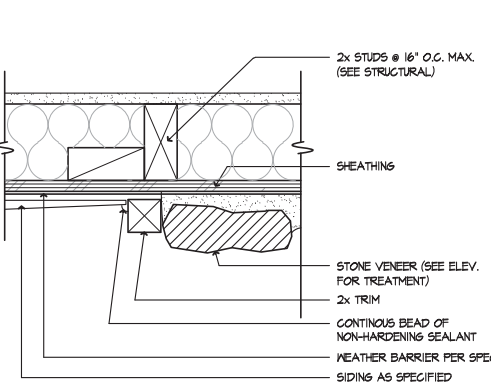
WINDOW JAMB - SIDING

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



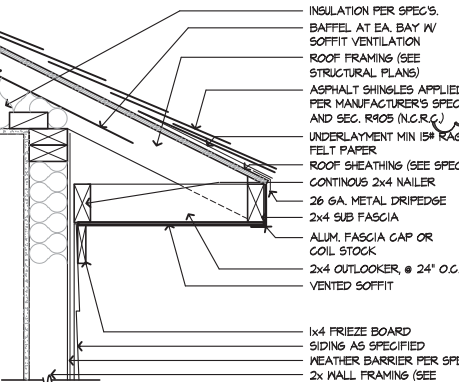
SIDING TO STONE

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



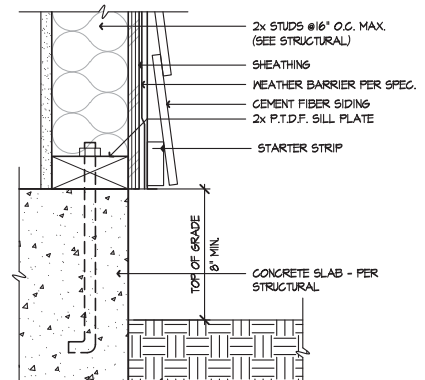
EAVE

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



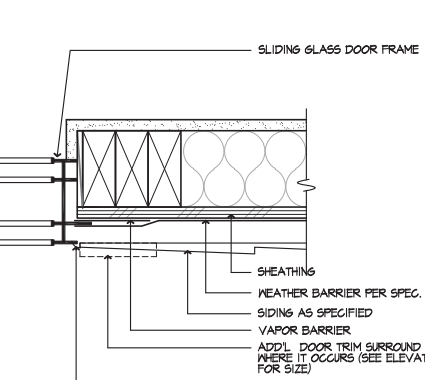
SIDING AT SLAB

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



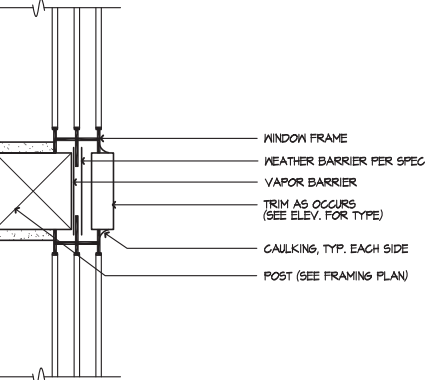
SLDG. DOOR JAMB - SIDING

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



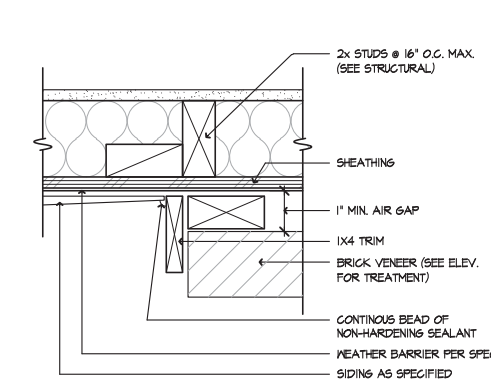
VERT. WDW. MULL. - SIDING

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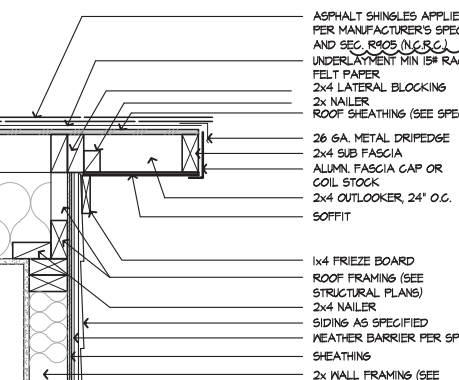
SIDING TO BRICK

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



RAKE

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



DETAILS

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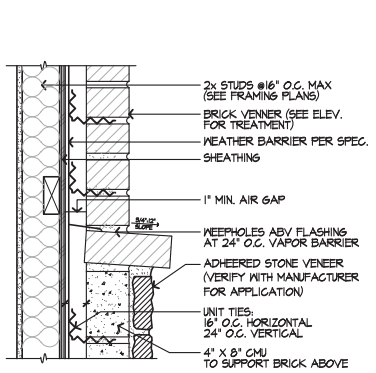
ISSUE DATE: 09/28/11
PROJECT No.: 1350
DIVISION MGR.: M.C.P.
REVISIONS: 01/15/20

- 1 COMPLIANCE REVIEW
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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REVISION BY:	DATE
1	
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4	
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PLAN: ALL
SHEET: AD6

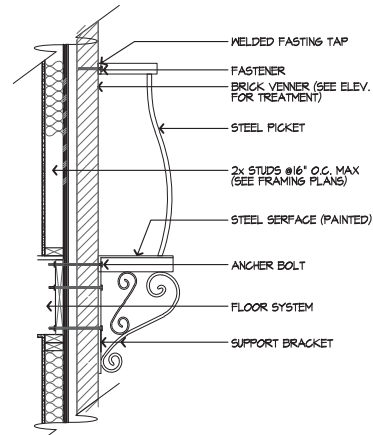
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BRICK OVER STONE

NOT TO SCALE

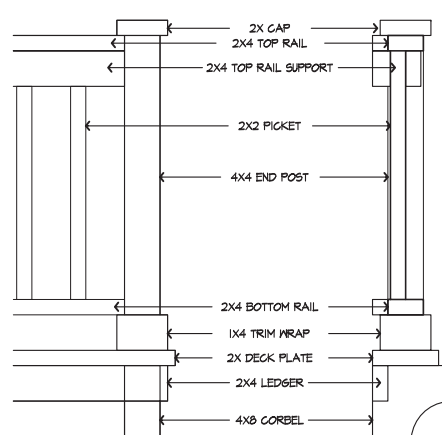
129
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RAILING

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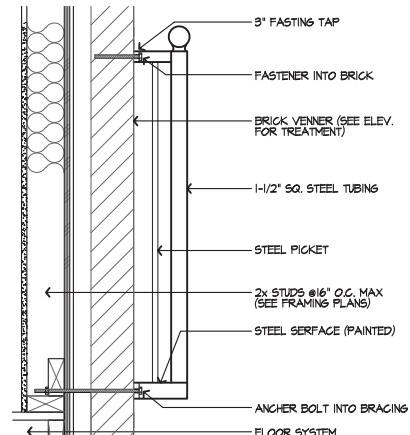
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WOOD RAILING

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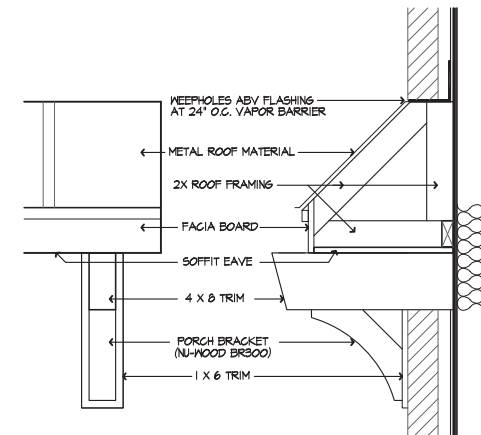
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RAILING

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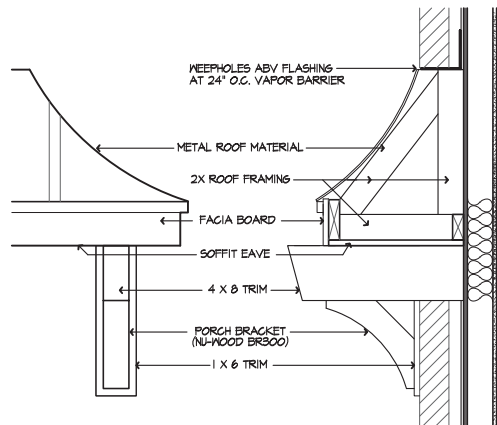
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SHED ROOF

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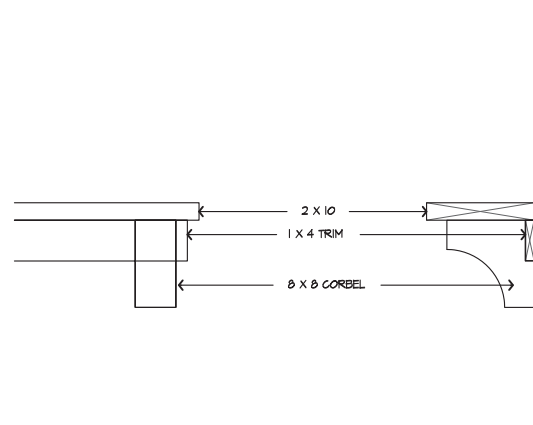
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CURVED SHED ROOF

NOT TO SCALE

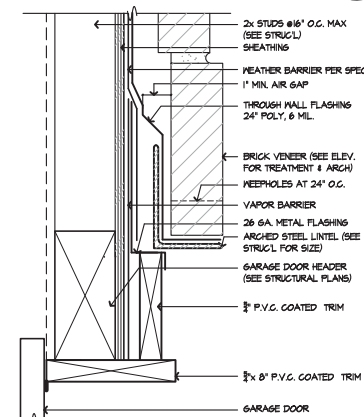
134
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WINDOW LEDGE

NOT TO SCALE

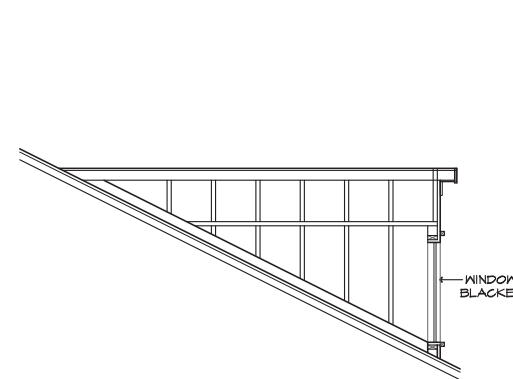
136
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GARAGE DOOR HEAD W/ ARCHED BRICK

NOT TO SCALE

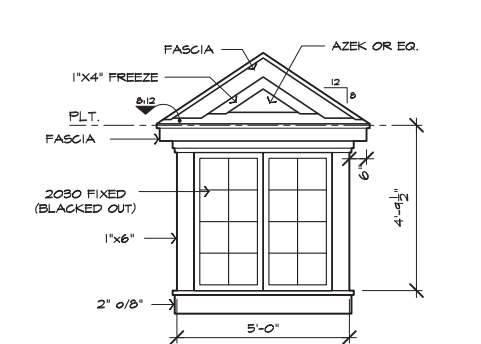
138
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TYP. DORMER

NOT TO SCALE

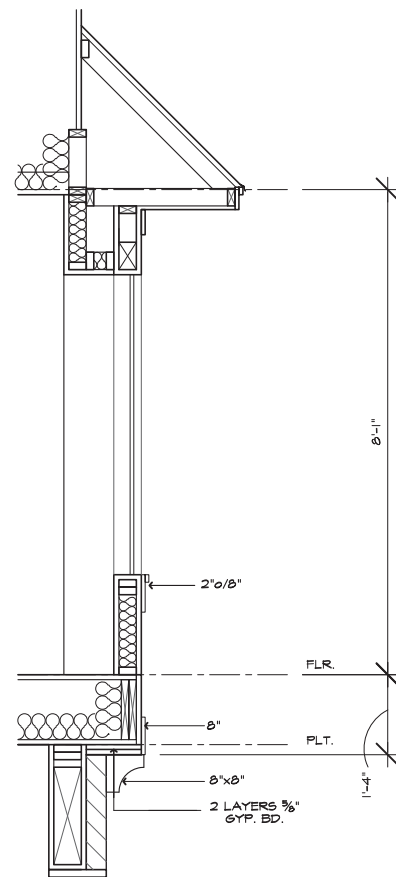
137
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EYEBROW DORMER

NOT TO SCALE

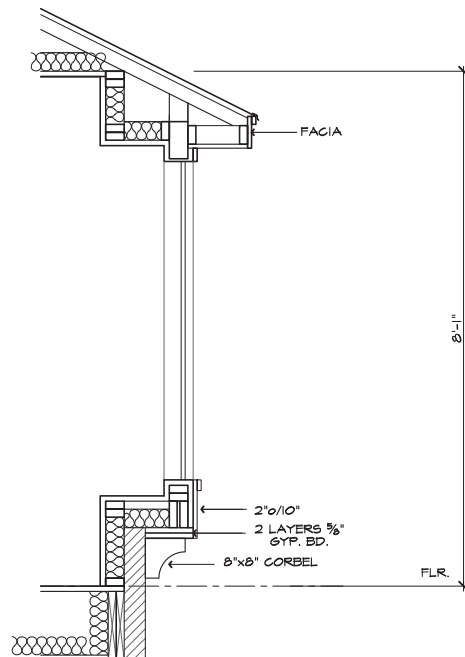
139
AD7



BAY

NOT TO SCALE

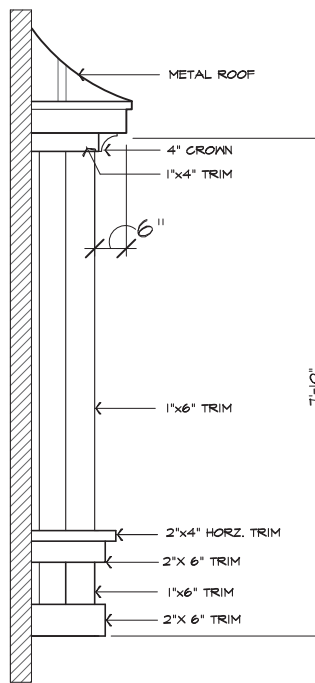
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BAY (2)

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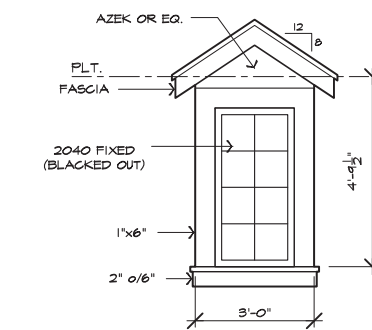
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BAY (2)

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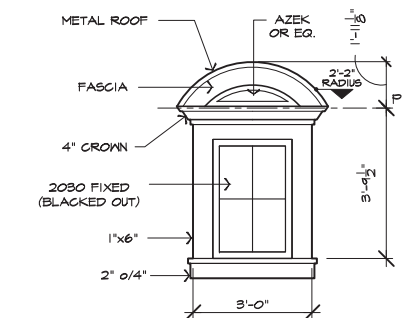
145
AD7



GABLE ROOF DORMER

NOT TO SCALE

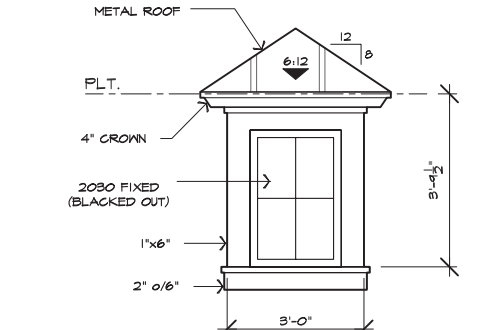
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ARCHED ROOF DORMER

NOT TO SCALE

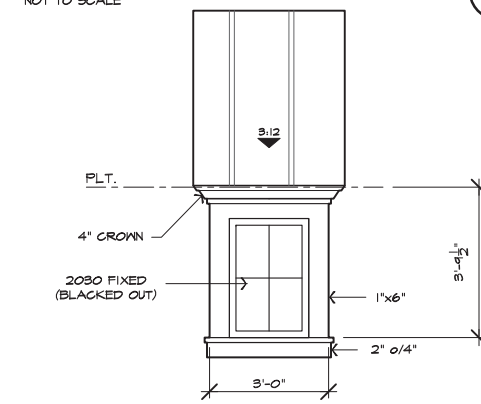
142
AD7



TYP. HIP DORMER

NOT TO SCALE

141
AD7



TYP. SHED ROOF DORMER

NOT TO SCALE

143
AD7

DETAILS

KB HOME
NORTH CAROLINA DIVISION

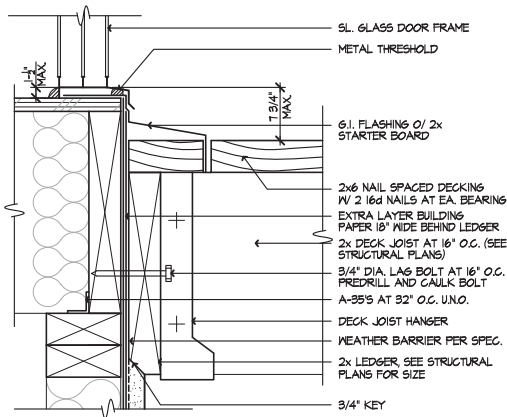
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REVISIONS: 01/15/20

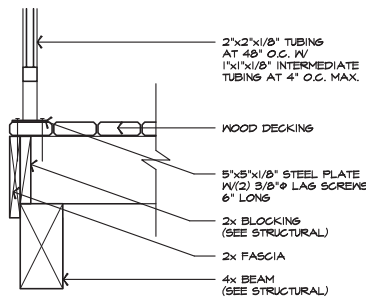
- 1 COMPLIANCE REVIEW
NC12808 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE
NC12816 - 03/22/12 - CTD
- 3 DETAIL UPDATES
NC15953 - 11/13 - DCS
- 4 2018 NC CODE UPDATE
NC15915 - 01/24/19 - MCP
- 5 DETAIL UPDATE
NC21001NCP - 01/15/20 - MCP

FOR INTERNAL USE ONLY	
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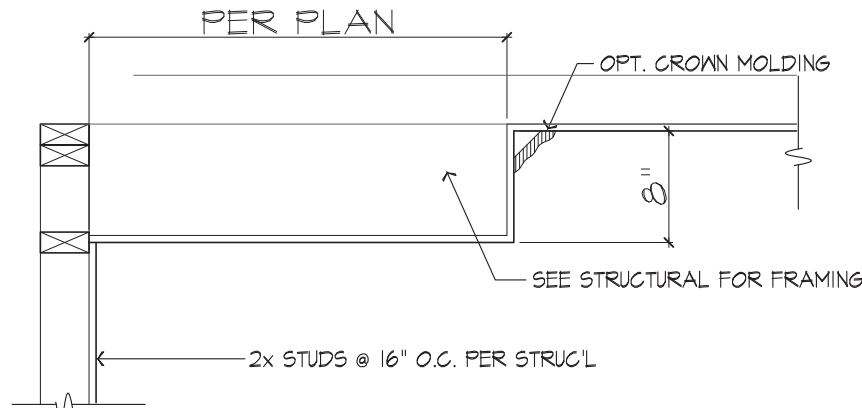
PLAN: **ALL**
SHEET: **AD7**



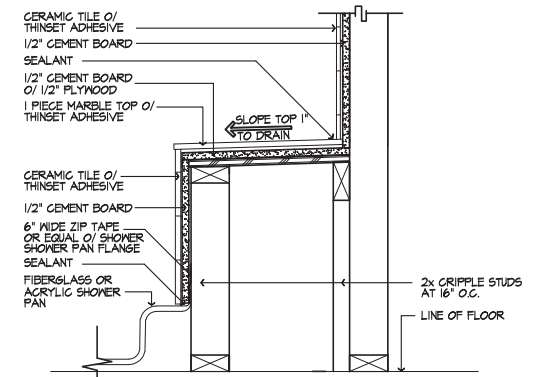
SL. DR. TRESHOLD @ DECK 154
SCALE 3/8"=1'-0"
0910-02 ADB



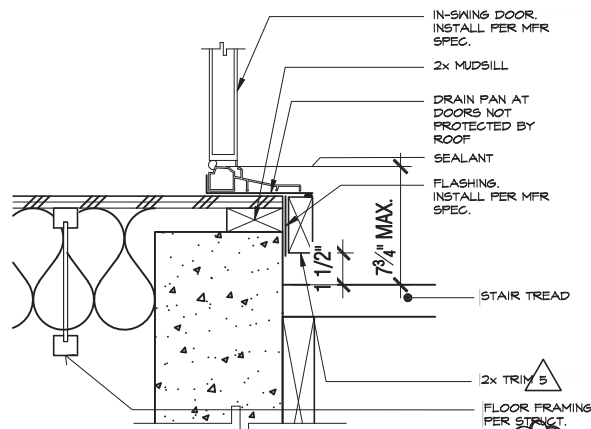
DECK FRAMING 150
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ADB



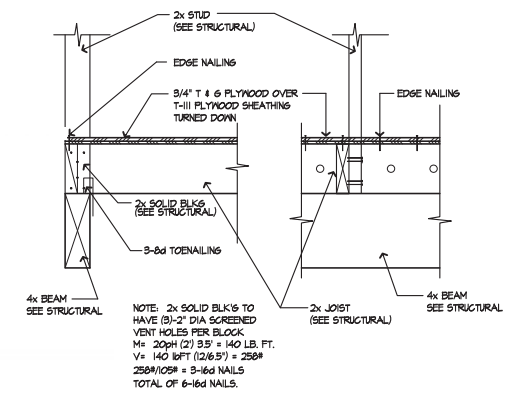
BOX TRAY CEILING
NOT TO SCALE



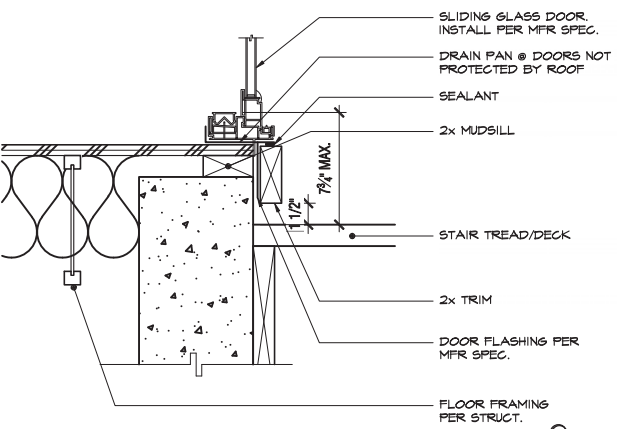
SHOWER PAN SEAT 146
SCALE 1 1/2"=1'-0"
BA-001A ADB



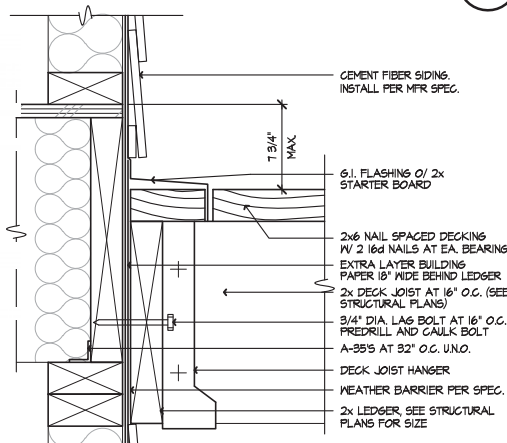
SWING DOOR THRESHOLD 156
SCALE 3/8"=1'-0"
AT CRAWL SPACE ADB



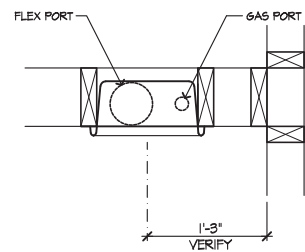
DECK FRAMING 151
SCALE 1"=1'-0"
ADB



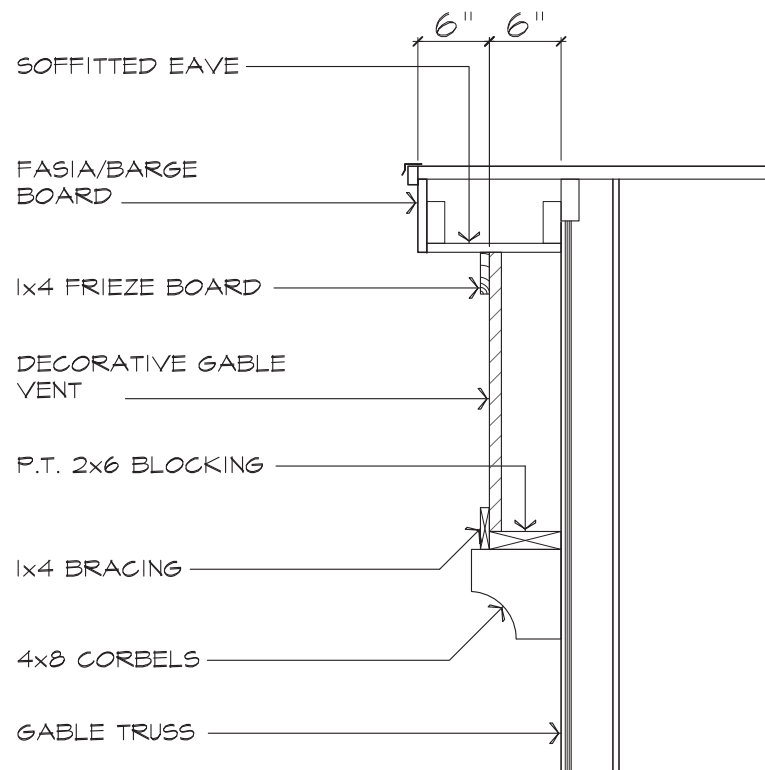
SLIDING GLASS DOOR 157
SCALE 1"=1'-0"
AT CRAWL SPACE ADB



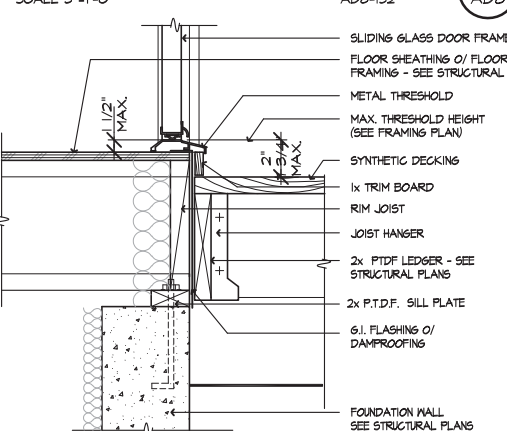
WALL @ DECK 152
SCALE 3/8"=1'-0"
ADB-152 ADB



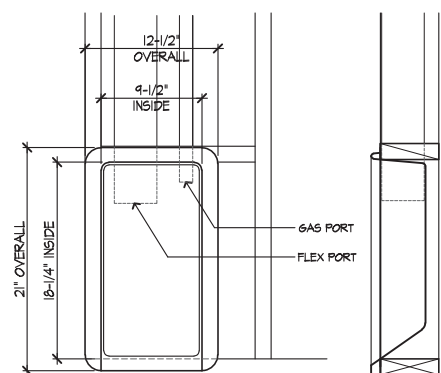
PLAN VIEW



GABLE VENT DETAIL 147
NOT TO SCALE
ADB



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



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



DETAILS

KB HOME
NORTH CAROLINA DIVISION
4518 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
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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
NC15053 - 11/3/15 - DC3
- 4 2018 NC CODE UPDATE
NC19015 - 01/24/19 - MCP
- 5 DETAIL UPDATE
NC20001NCP - 01/15/20 - MCP

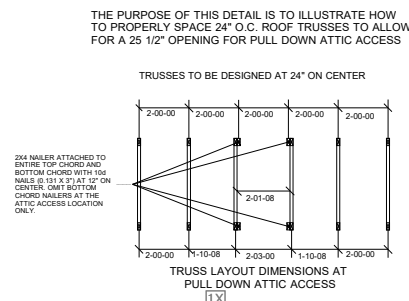
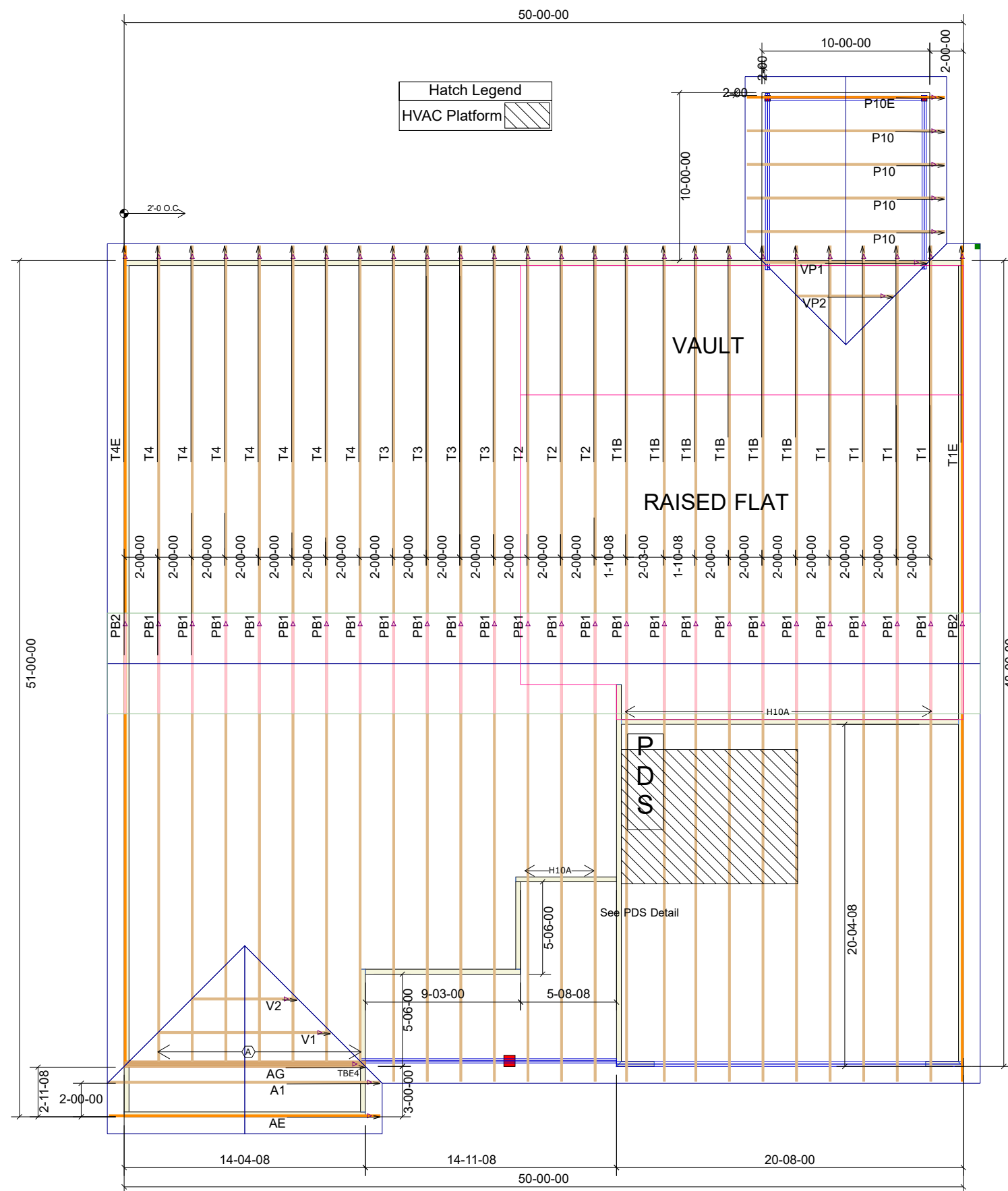
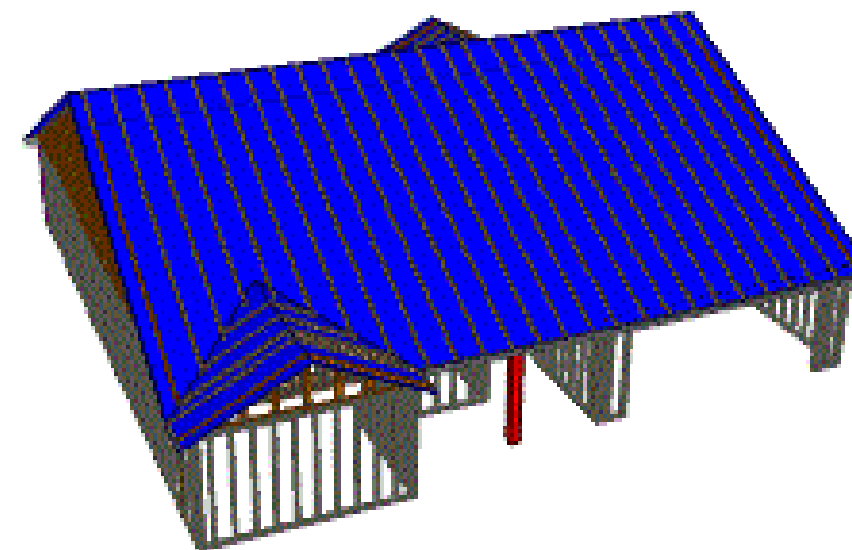
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PLAN: **ALL**
SHEET: **AD8**

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



DEDICATED TO QUALITY AND EXCELLENCE
 200 EMMETT ROAD
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Truss Connector List			
Symbol	Manuf	Product	Qty
A	Simpson	HUS26	14
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

Rev1- Chg. loc. of CP Posts by 2" typ.

PROJECT: Lot 2 Highland Grove- Sales Office	
CUSTOMER: KB HOME	
MODEL: 150.1910 "B" x 10x10 GR-	
SCALE: NOT TO SCALE	PO #
ORDER: 24641A	SHIP DATE: 2020
PRINT DATE: 9/17/20	REV: 10/1/20
DRAWN BY: MWM	

TOP LIVE: 20 PSF
TOP DEAD: 10 PSF
BOTM DEAD: 10 PSF
WIND SPD: 120 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.

STRUCTURAL PLANS FOR:



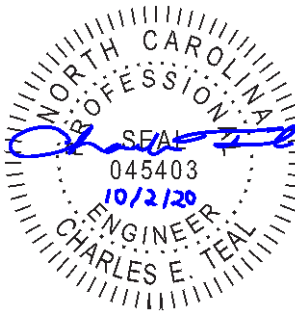
150.1910 - RH GARAGE



PLAN RELEASE / REVISIONS

REV DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT
09/08/2020	1910.150.01350 RH D3 - 073120	INITIAL SETUP OF LAYOUT	ABS
09/08/2020	1910.150.01350 RH D3 - 073120	CREATED LOT-SPECIFIC STRUCTURAL LAYOUT FROM MASTER PLAN AND EWP LAYOUT	ABS

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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.



PROJECT NO.: 20901547
DATE: 10/02/2020

NOTES

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

CODE

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

2018
NORTH CAROLINA
STATE BUILDING CODE:
RESIDENTIAL CODE

ENGINEER OF RECORD

JDSfaulkner, PLLC
ENGINEERING, BUILDING DESIGN, & CONSTRUCTION
CONSULTING SERVICES
8600 'D' JERSEY COURT
RALEIGH, NC 27617
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 20901547

PLAN:
150.1910

TITLE SHEET

T

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

GENERAL

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).

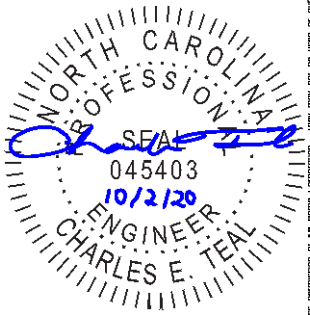
14. FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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.



PROJECT NO.: 20901547
DATE: 10/02/2020

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.

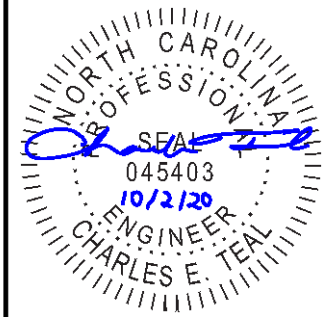
BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

* 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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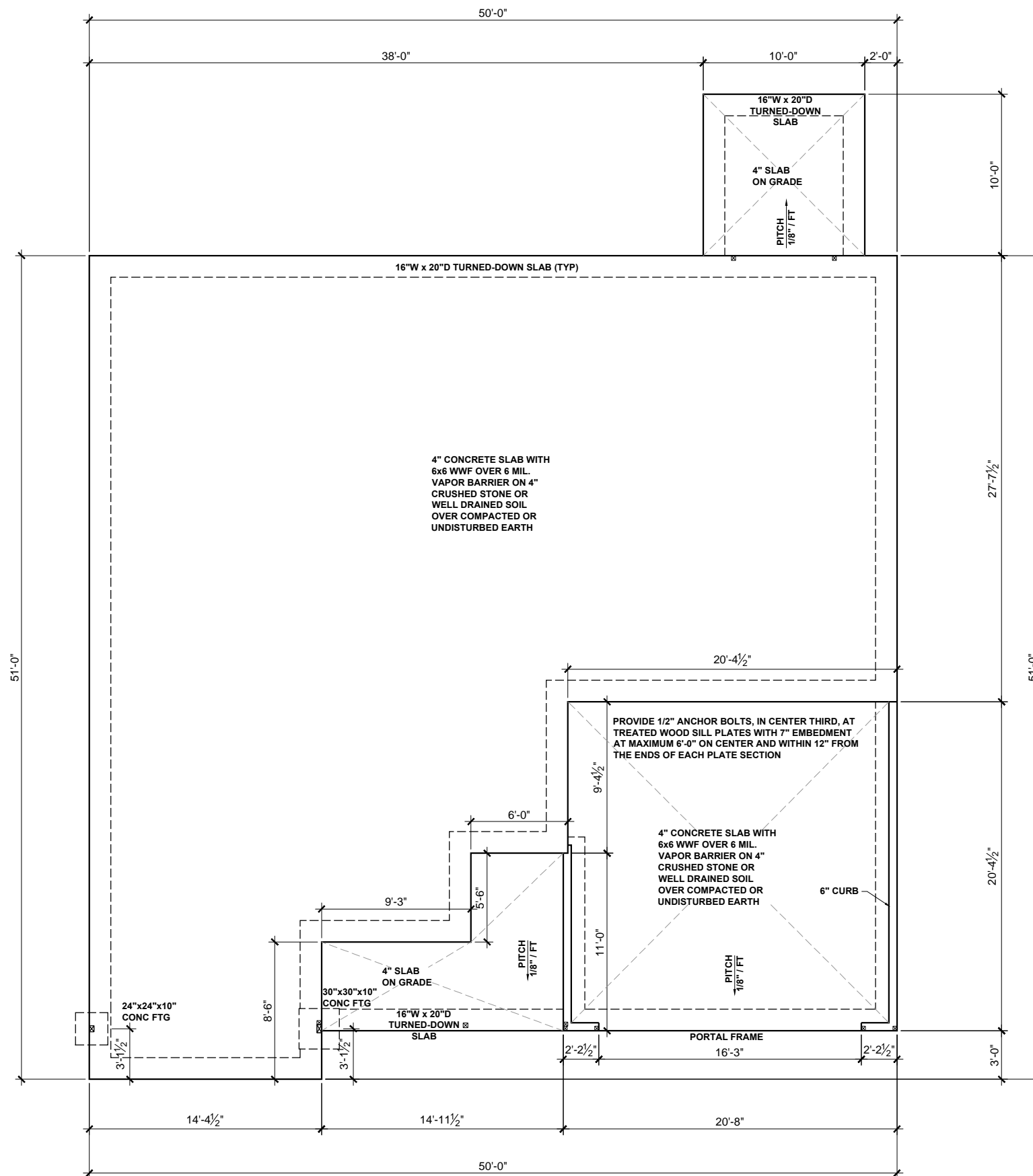
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DATE: 10/02/2020

PLAN:
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GENERAL NOTES

GN1.1

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BEAM & POINT LOAD LEGEND

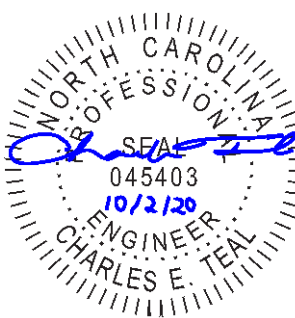
- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- - - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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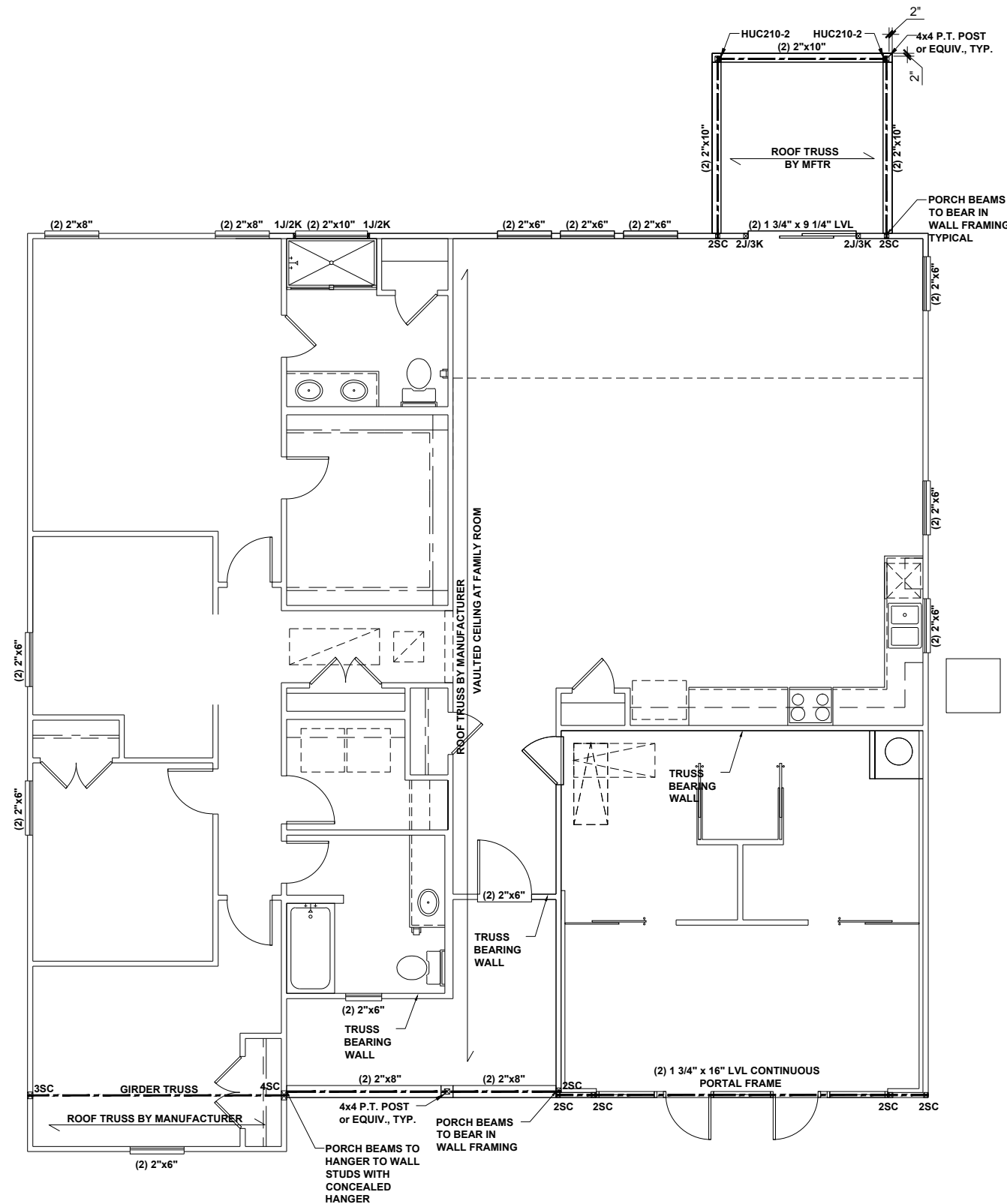
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SLAB FOUNDATION PLAN - 'B'
SCALE: 1/8"=1'-0"

SLAB
FOUNDATION PLAN
S.10B

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BEAM & POINT LOAD LEGEND

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

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

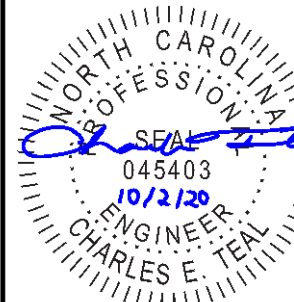
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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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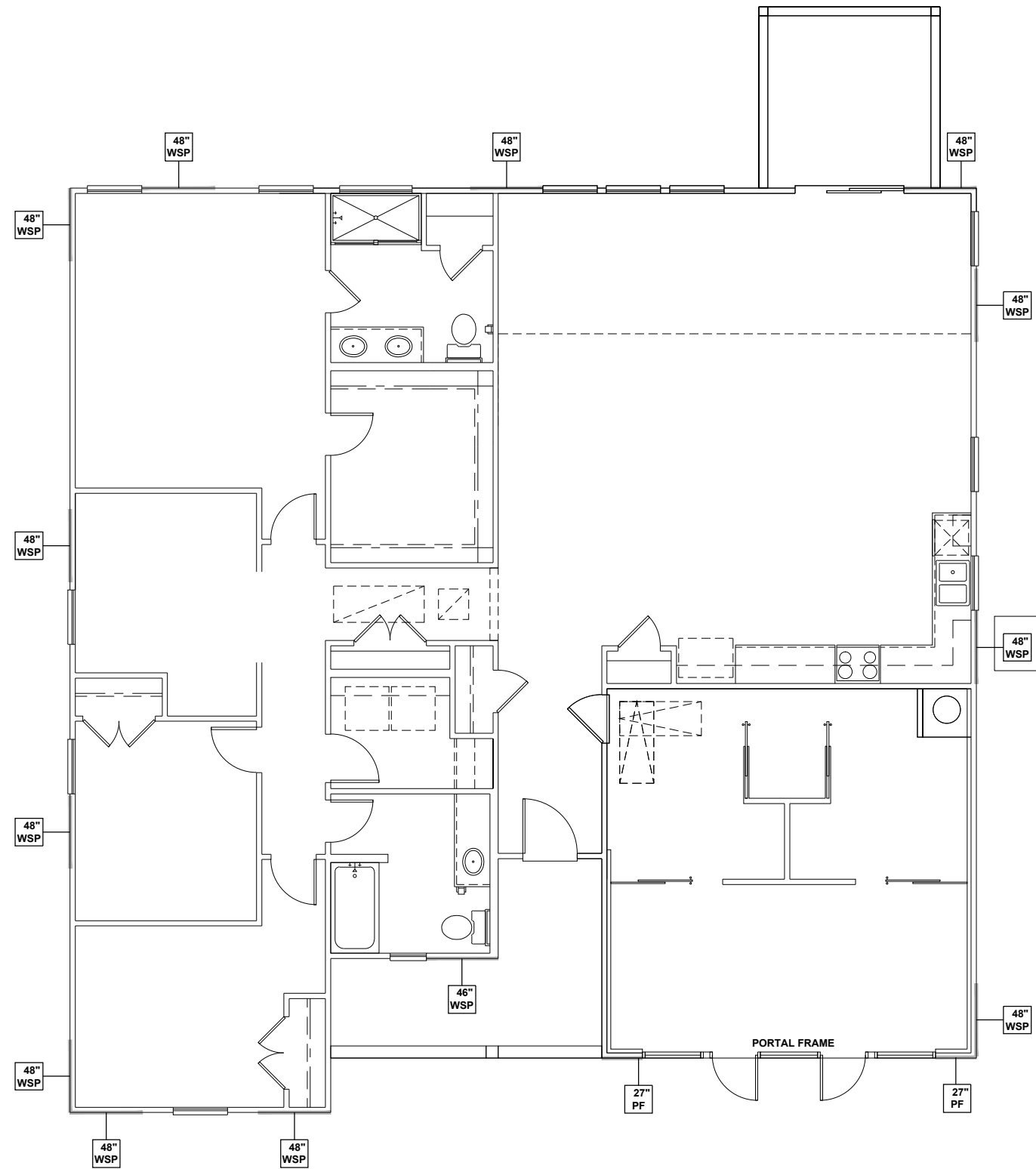
FIRST FLOOR
CEILING FRAMING PLAN

S1.0B

FIRST FLOOR CEILING FRAMING PLAN - 'B'

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

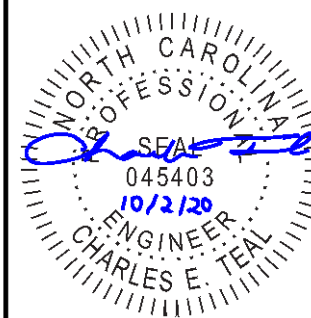
NUMERICAL LENGTH OF PANEL
 PANEL TYPE

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	18.6 FT.
RIGHT	6.5 FT.	12.0 FT.
REAR	6.5 FT.	12.0 FT.
LEFT	6.5 FT.	16.0 FT.



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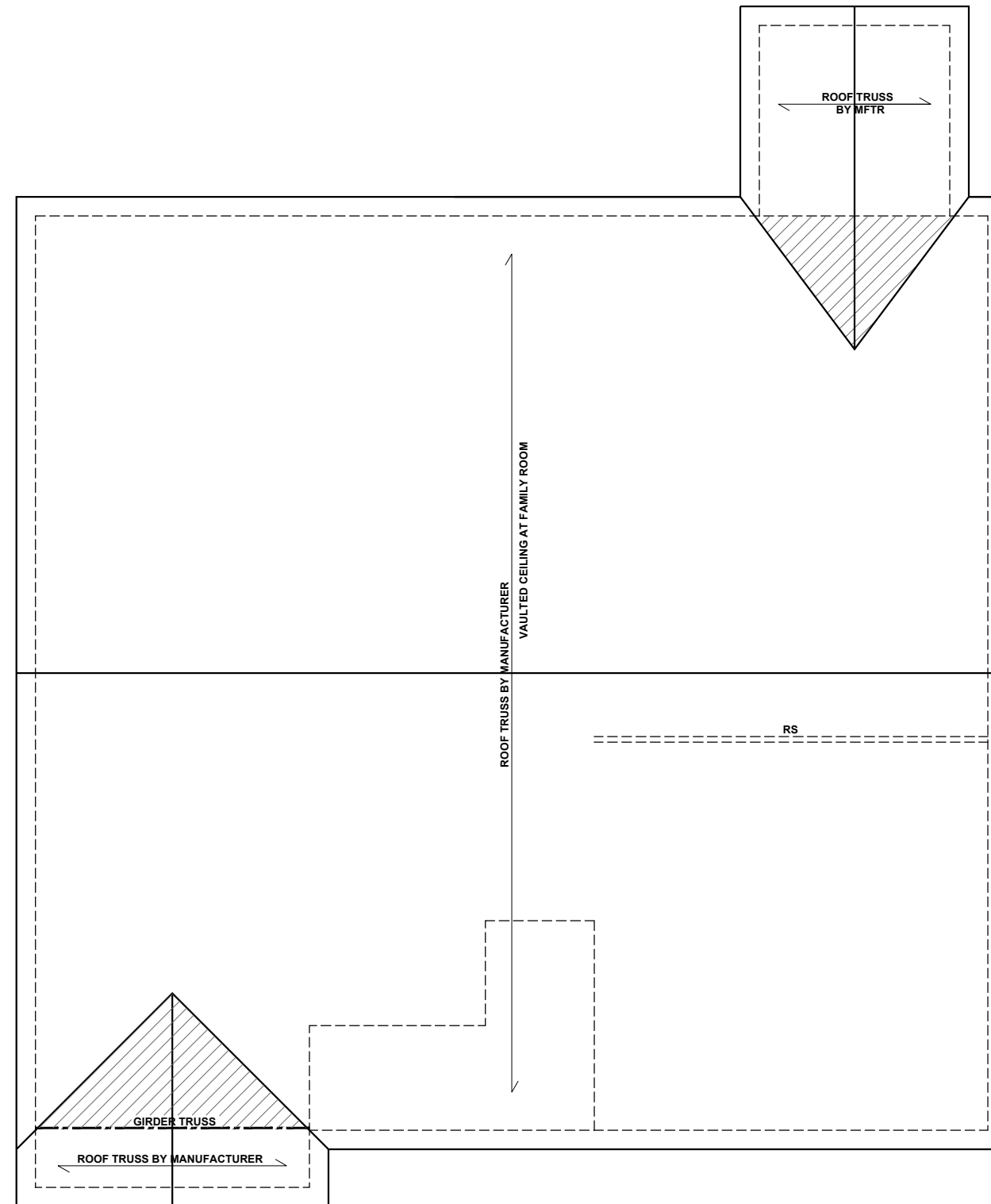
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FIRST FLOOR
 WALL BRACING PLAN
S4.0B

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

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

BEAM & POINT LOAD LEGEND

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

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

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

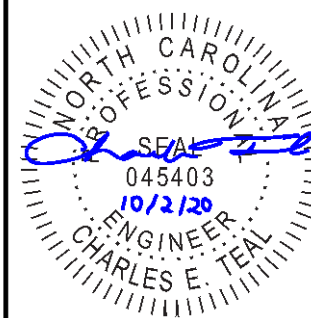
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.



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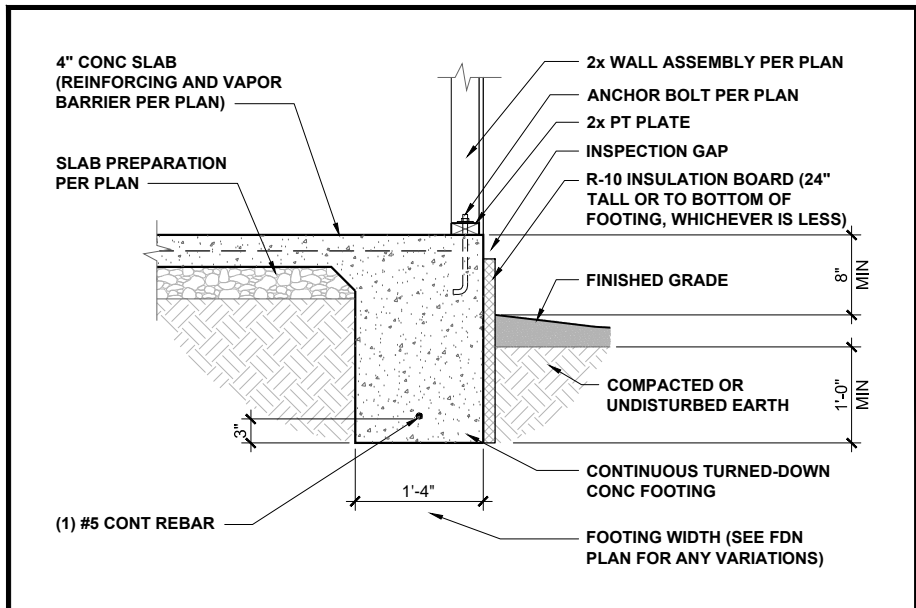


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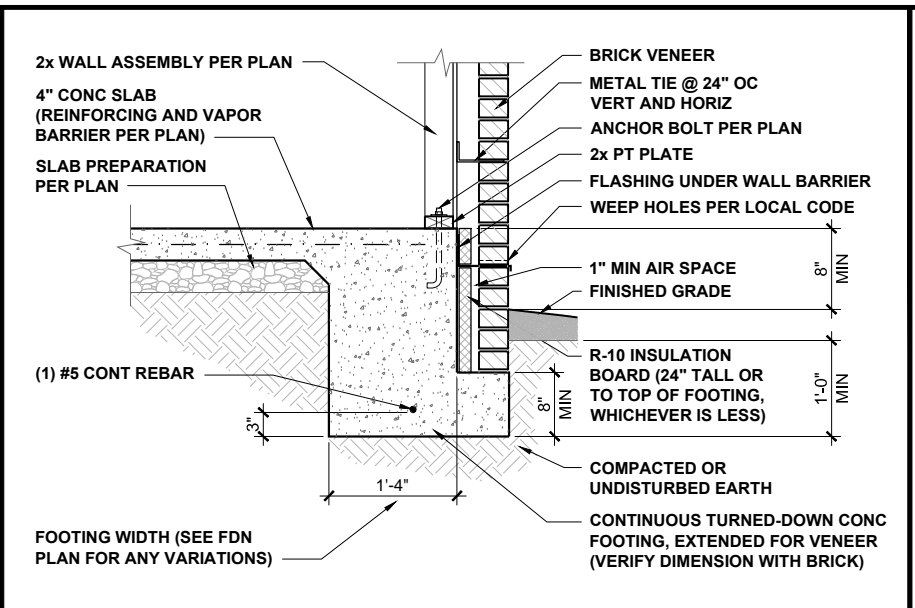
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150.1910

ROOF FRAMING PLAN
S7.0B

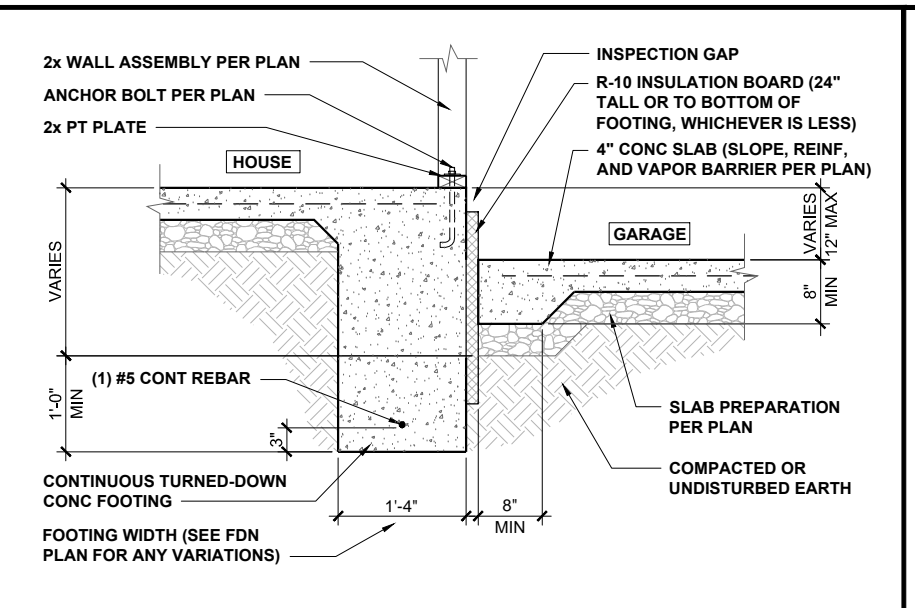
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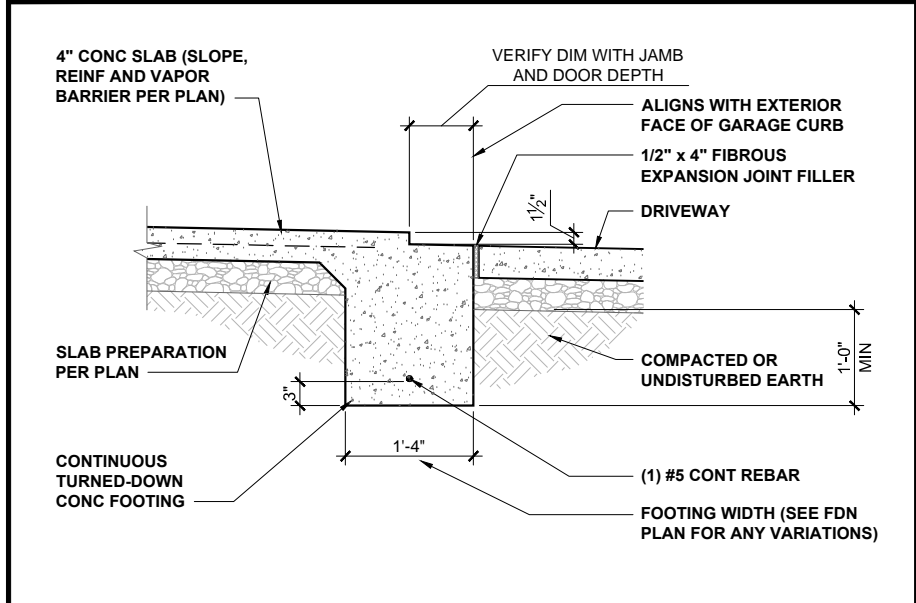
TURNED-DOWN CONC SLAB FOOTING 1/2" = 1'-0" **1**



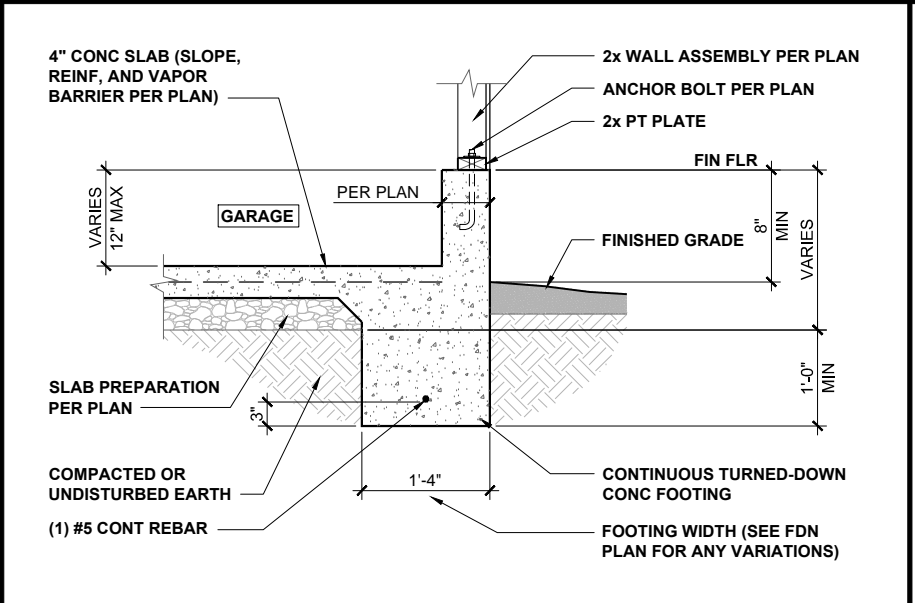
TURNED-DOWN FOOTING w/ BRICK 1/2" = 1'-0" **2**



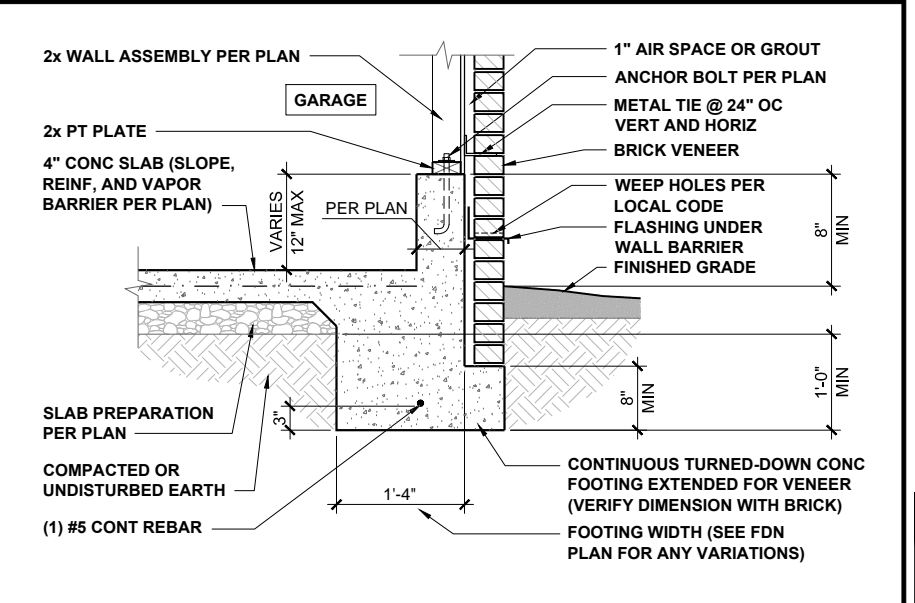
HOUSE / GARAGE FOOTING 1/2" = 1'-0" **3**



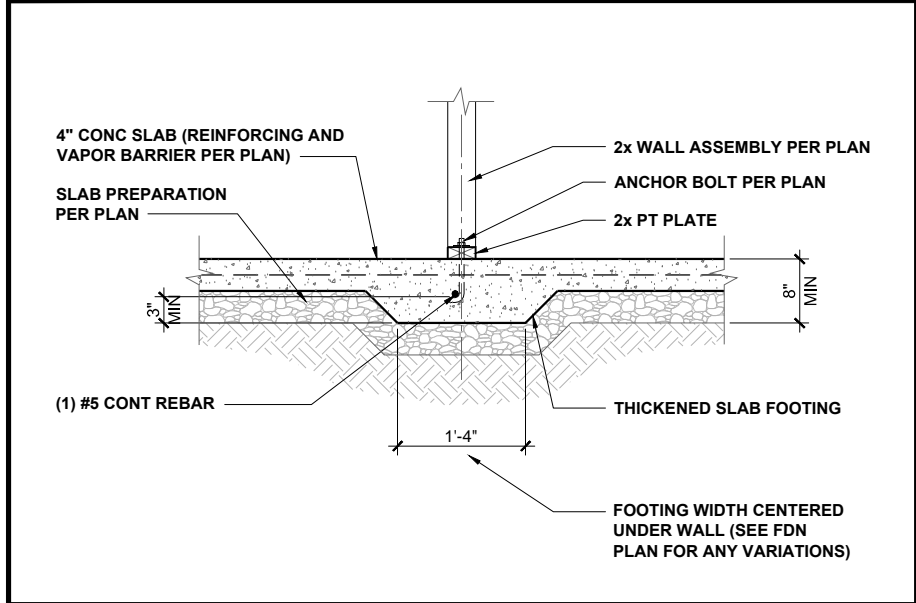
GARAGE DOORWAY FOOTING 1/2" = 1'-0" **4**



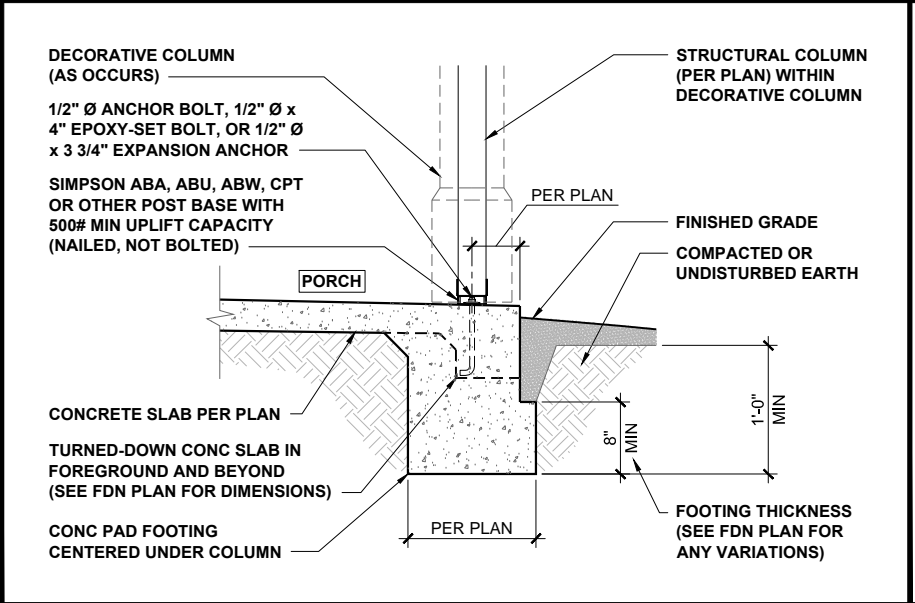
GARAGE FOUNDATION 1/2" = 1'-0" **5**



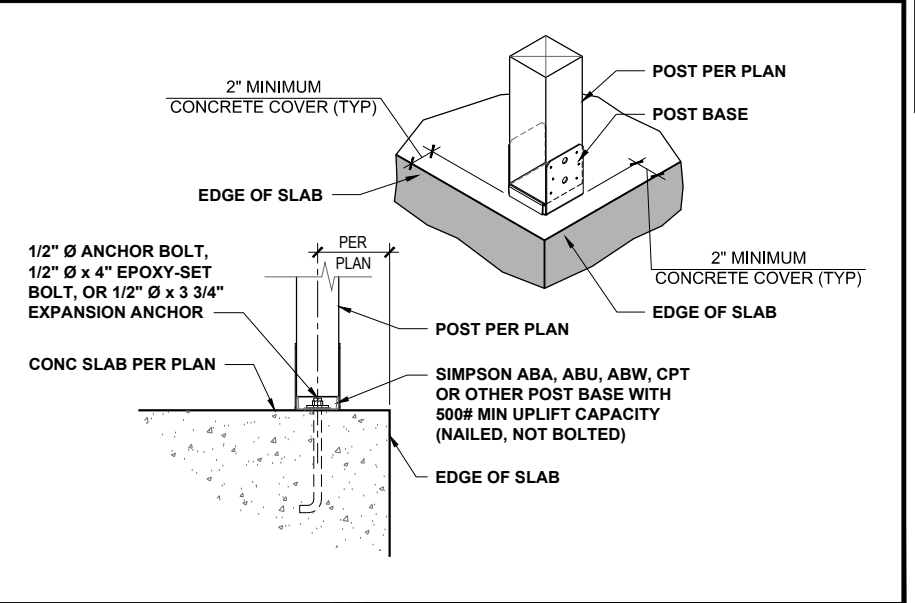
GARAGE FOUNDATION WITH BRICK 1/2" = 1'-0" **6**




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




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



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




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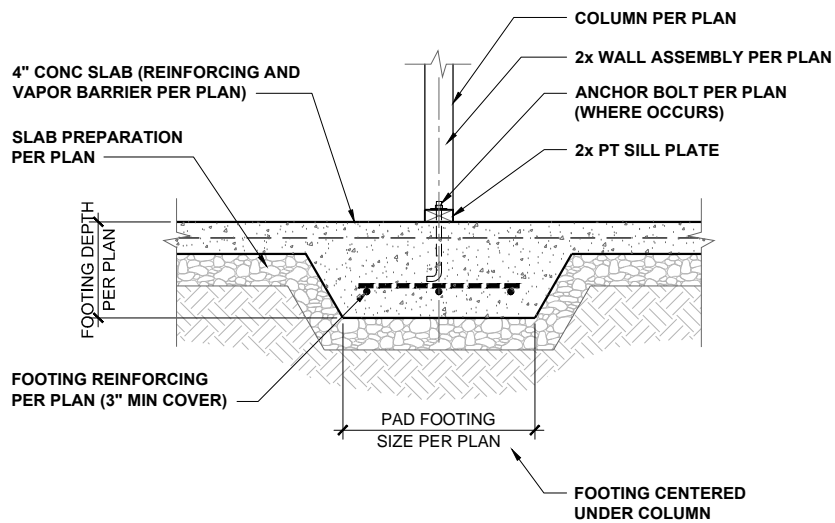
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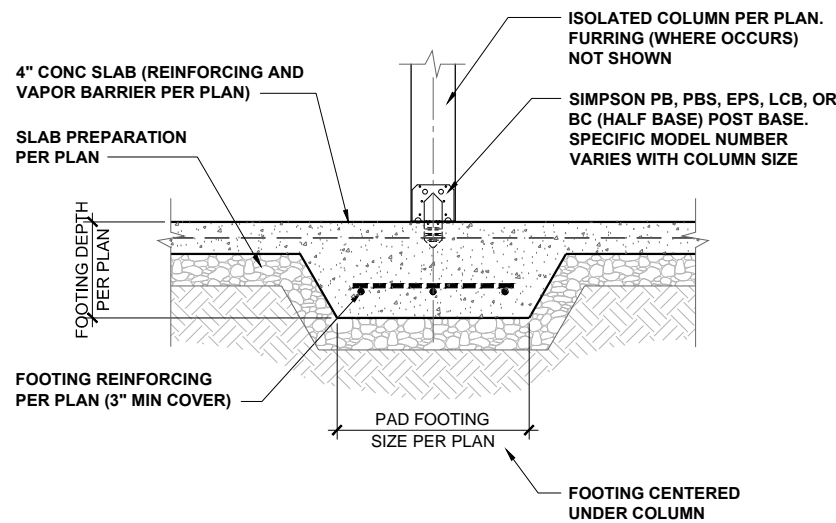
TURNED-DOWN SLAB FOUNDATION DETAILS

D1.0

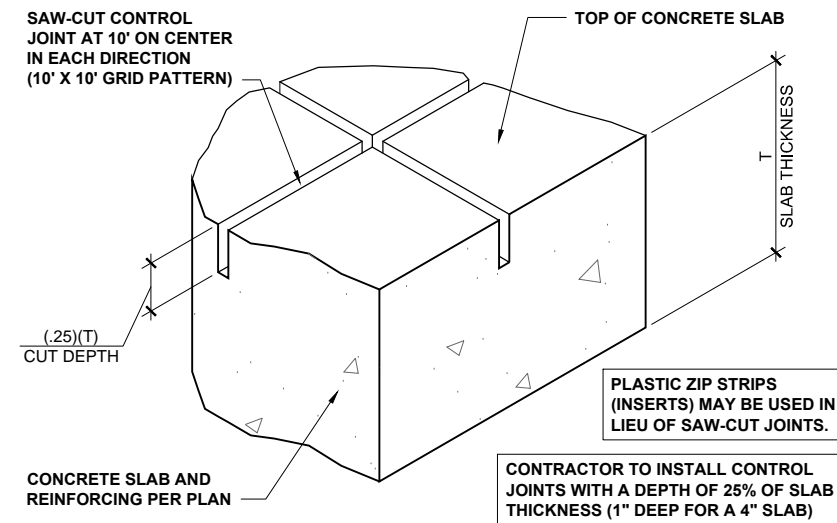
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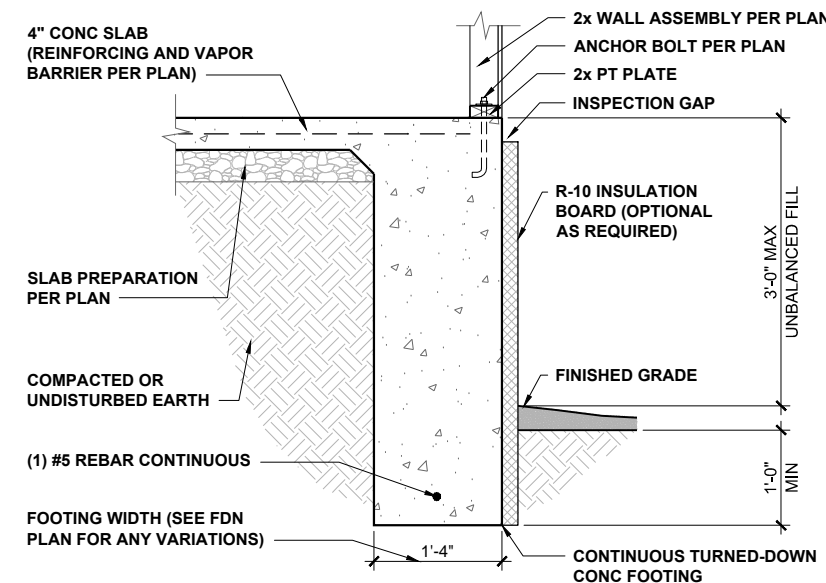
INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**



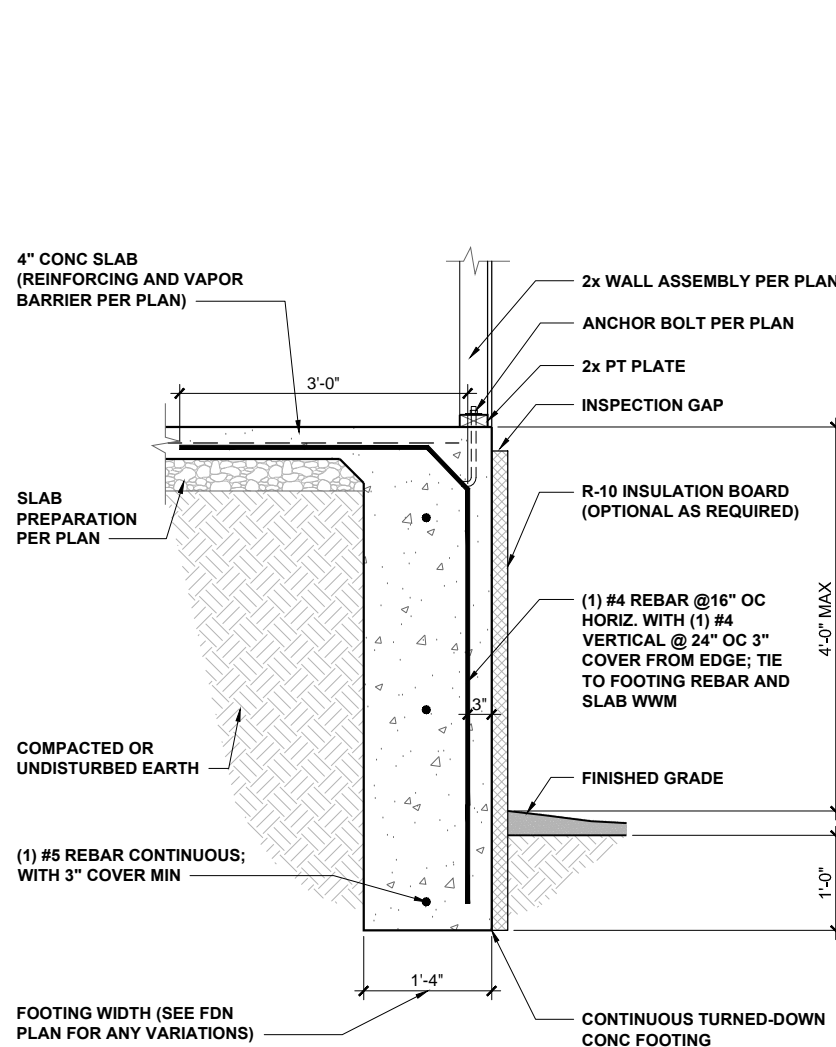
ISOLATED COLUMN FOOTING 1/2" = 1'-0" **2**



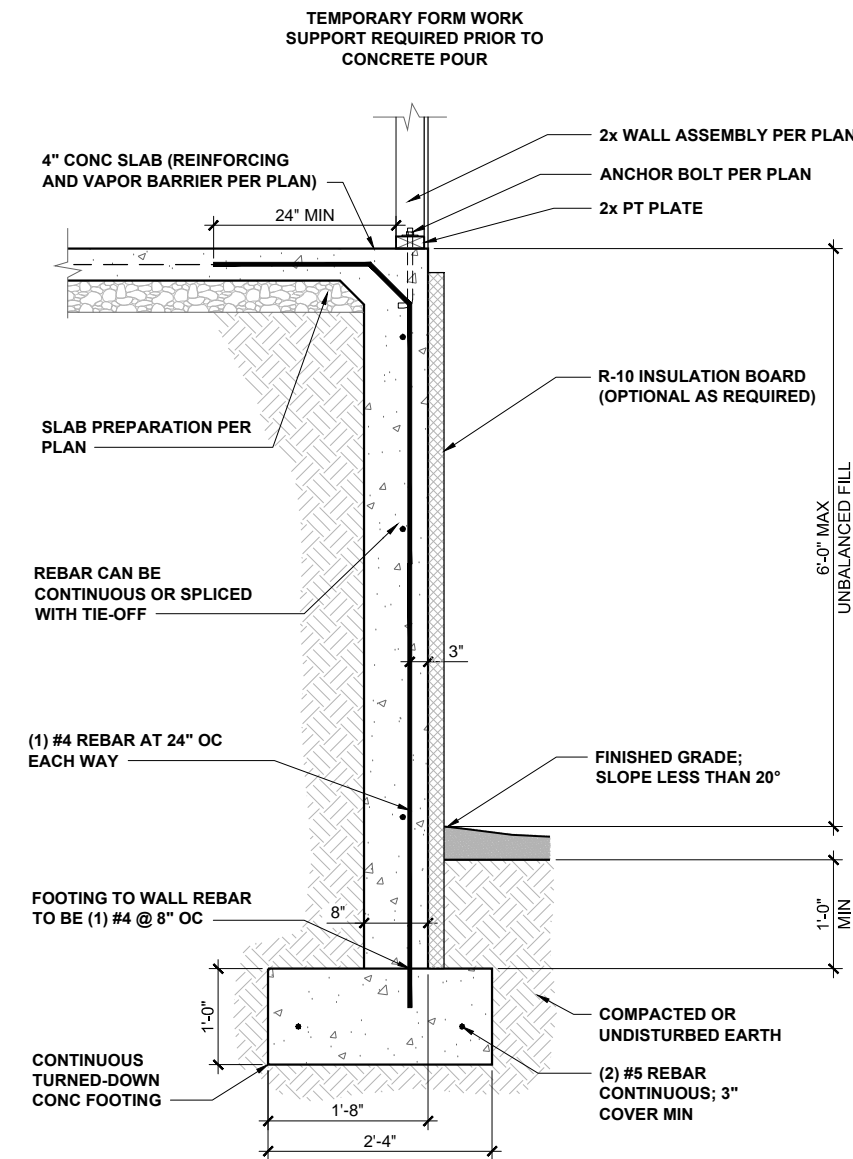
CONCRETE SLAB CONTROL JOINTS 3" = 1'-0" **3**



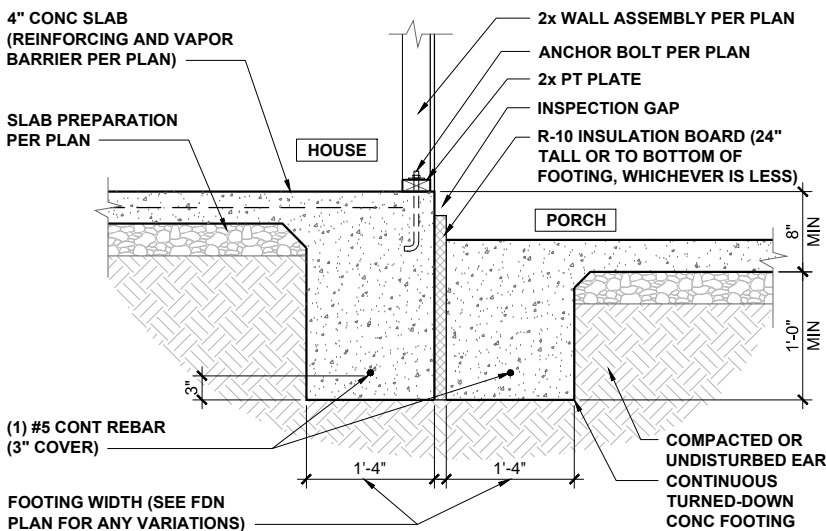
3' EXTENDED TURNED DOWN FOOTING 1/2" = 1'-0" **4**



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



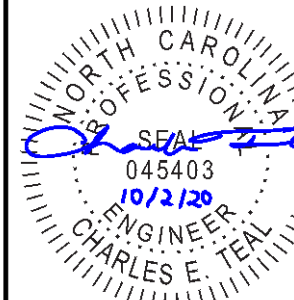
6' EXTENDED REINFORCED FOOTING 1/2" = 1'-0" **7**



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



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P-0961

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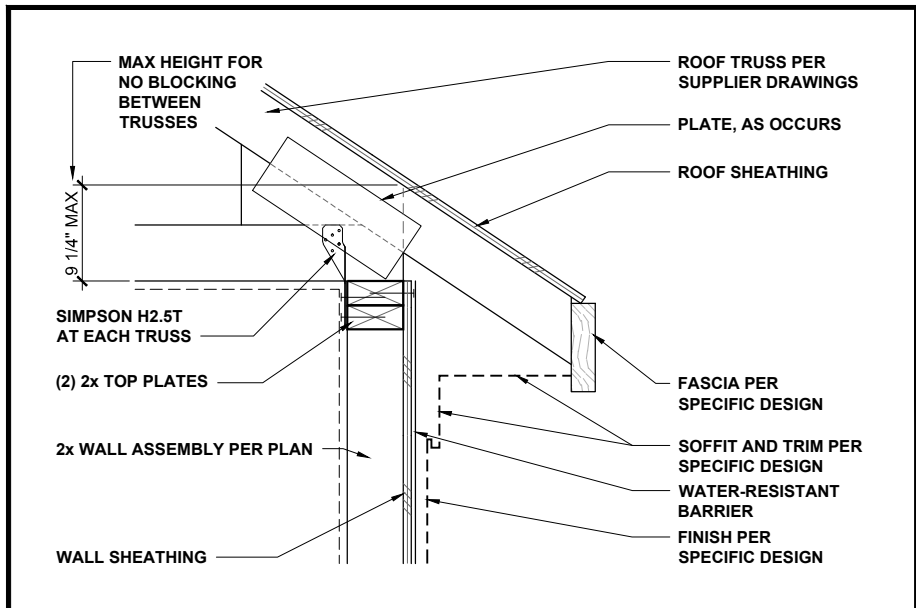
DATE: 10/02/2020

PLAN:
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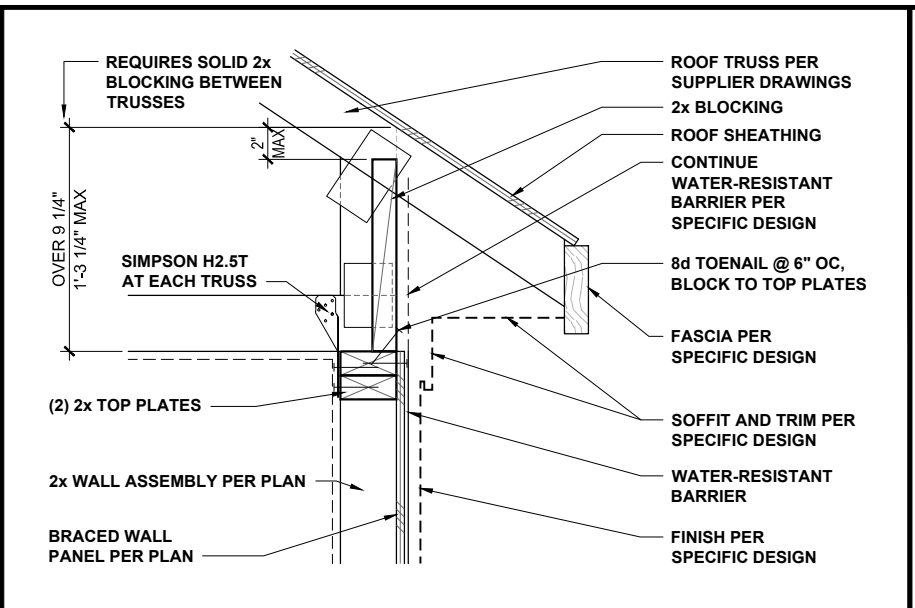
TURNED-DOWN SLAB
FOUNDATION DETAILS

D2.0

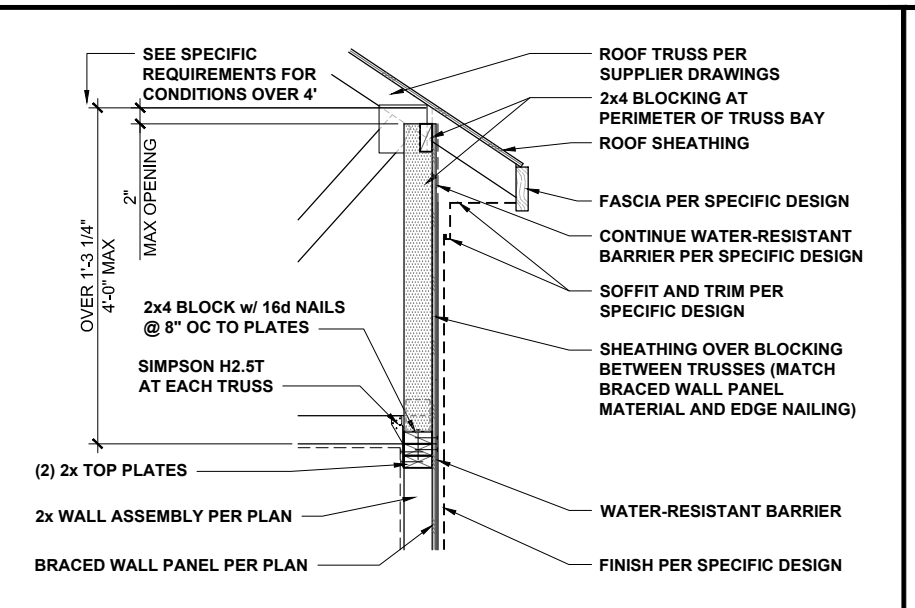
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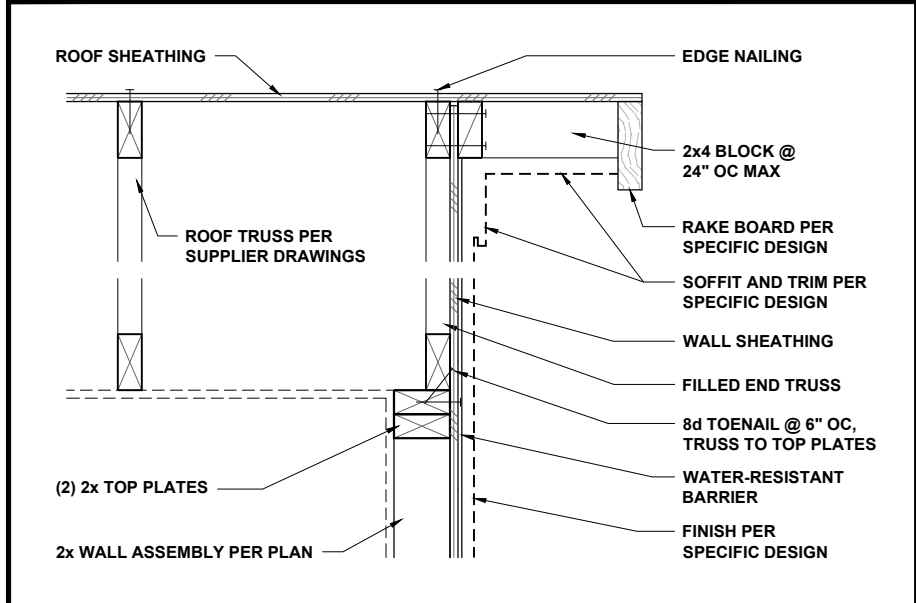
LOW-HEEL TRUSS AT WALL 1" = 1'-0" **1**



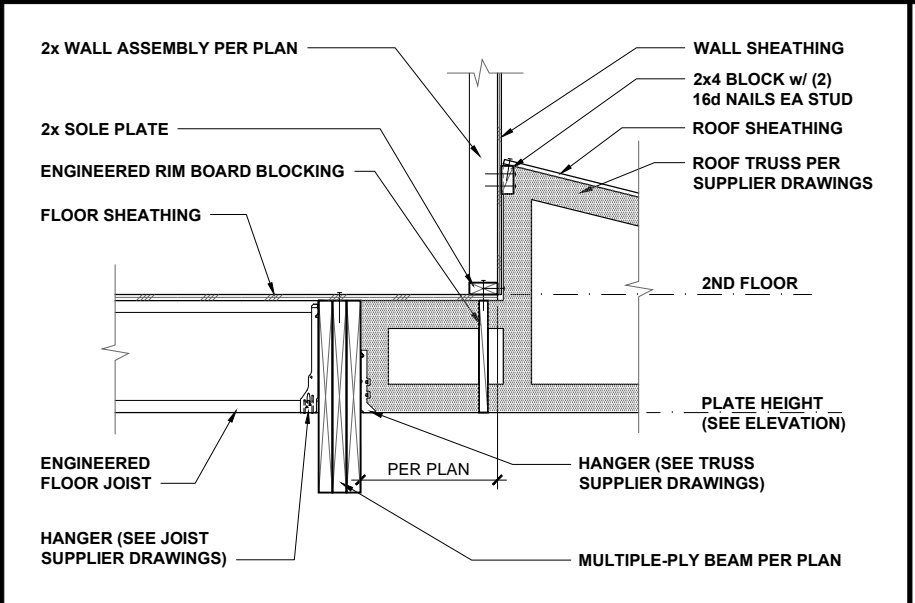
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" **2**



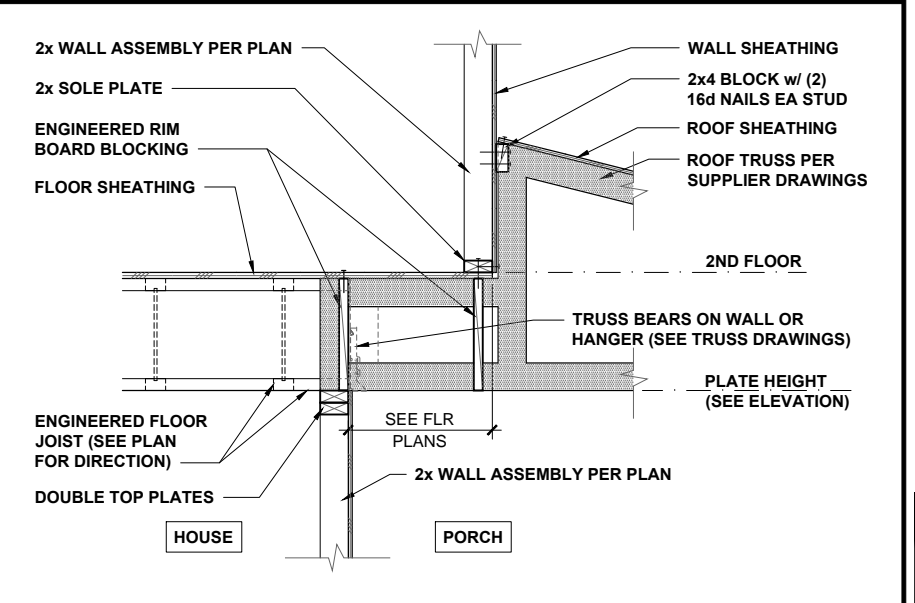
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" **3**



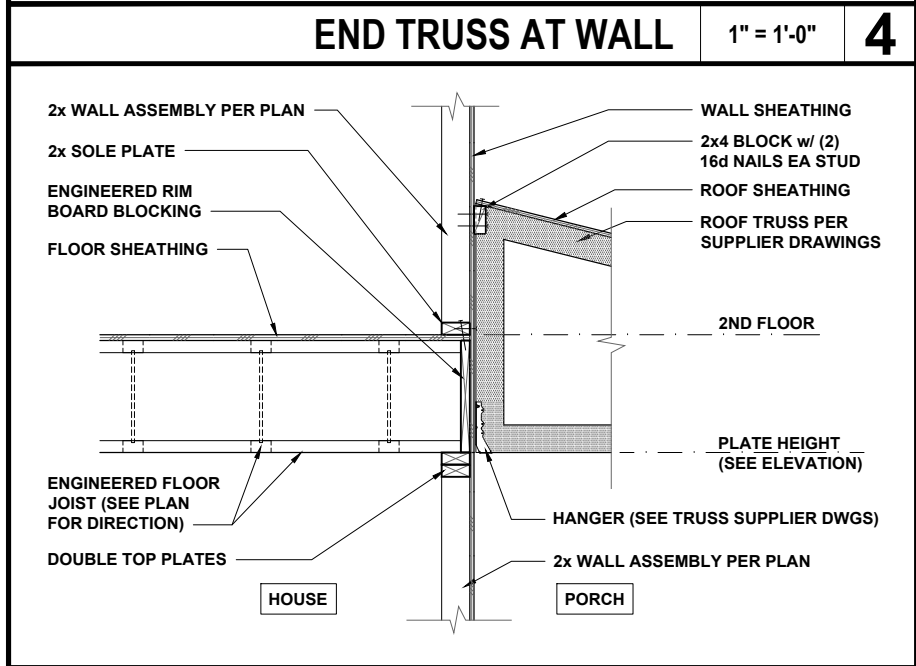
END TRUSS AT WALL 1" = 1'-0" **4**



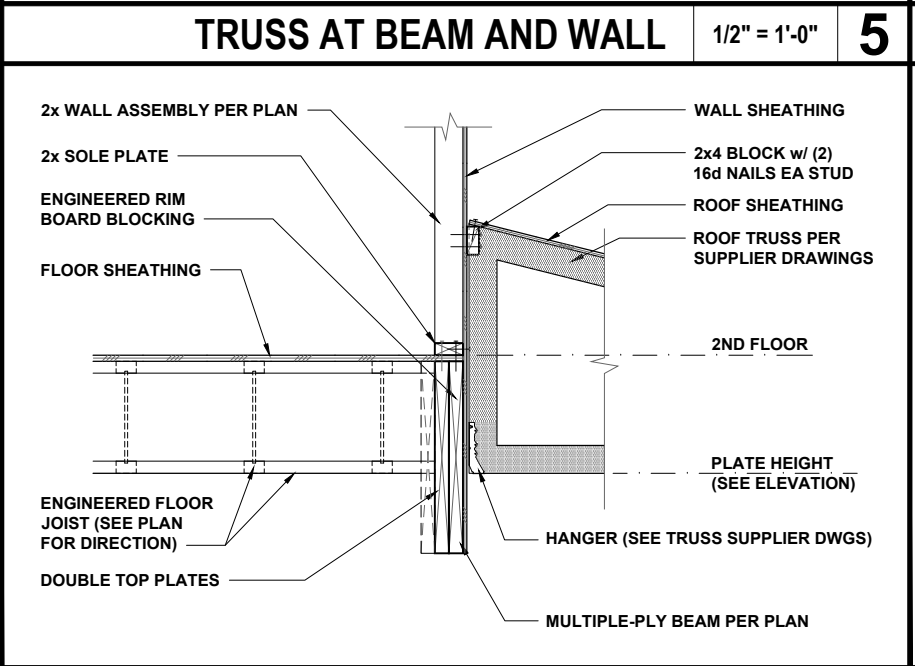
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **5**



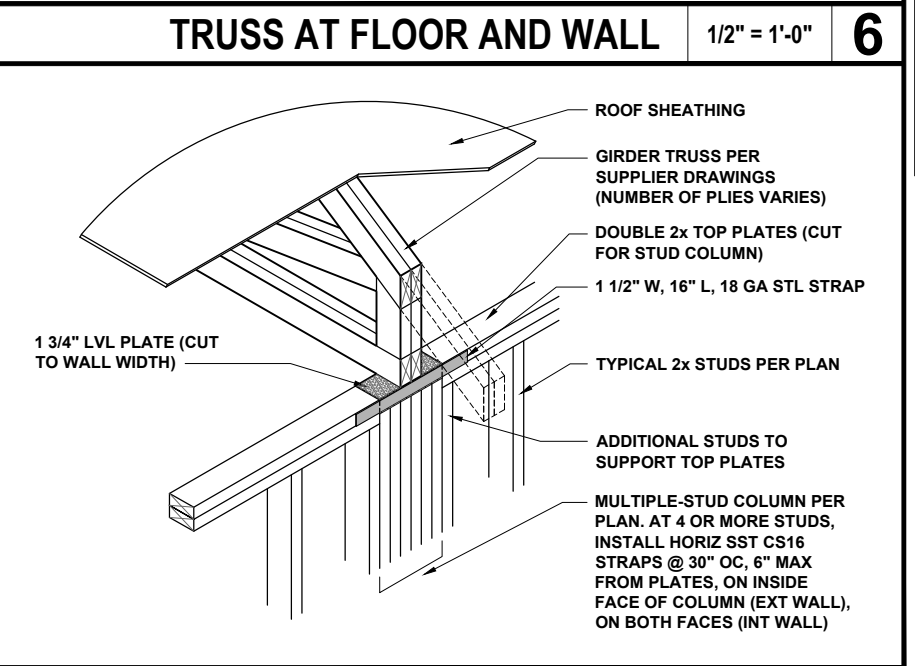
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **6**



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



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



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



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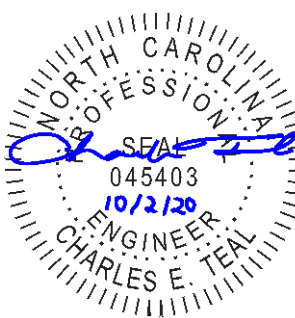
ROOF TRUSS FRAMING DETAILS

D3.0

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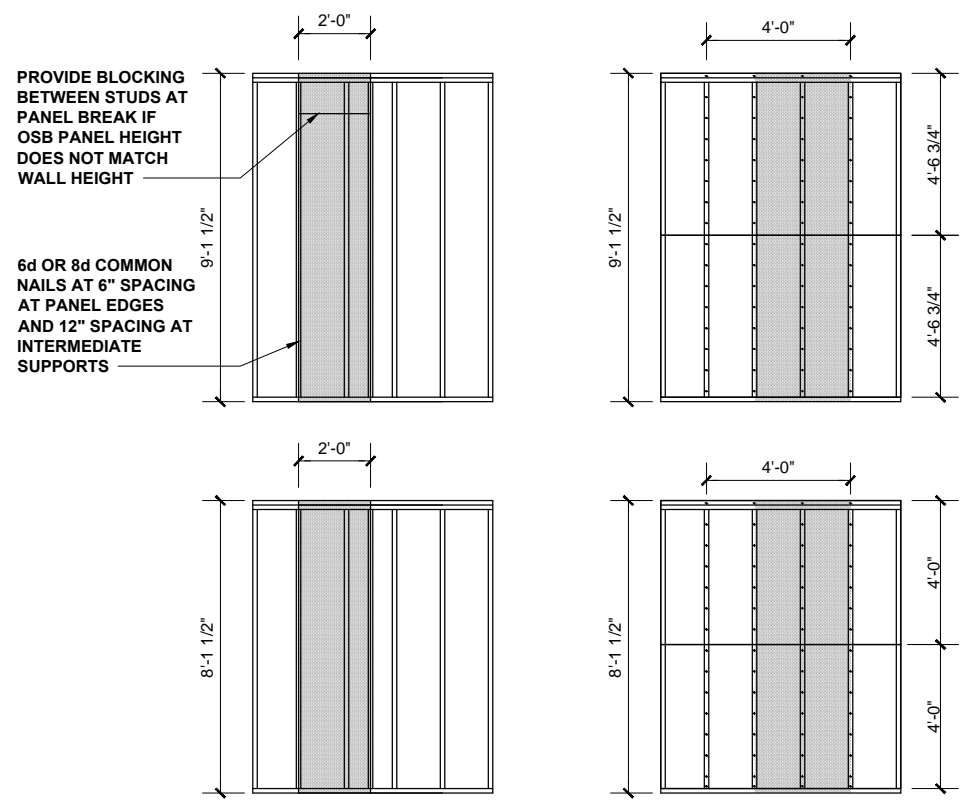
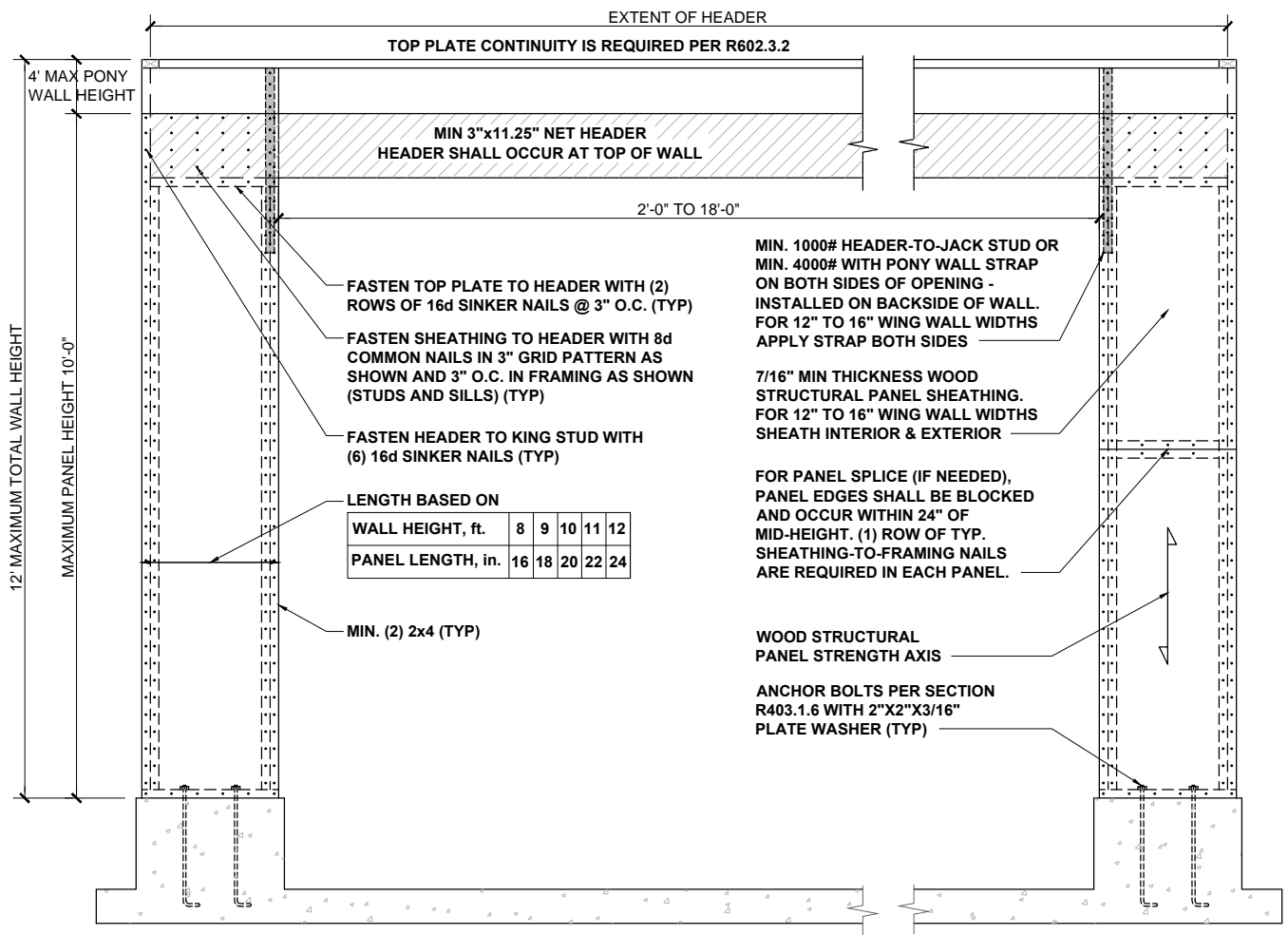
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PLAN:
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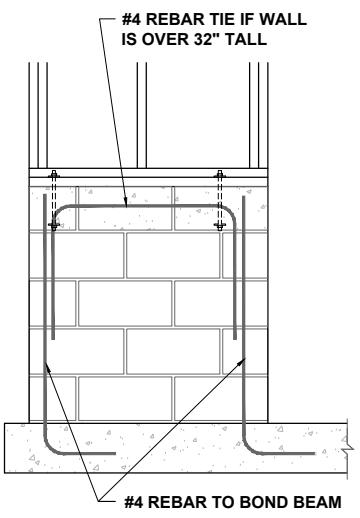
WALL BRACING DETAILS

D4.0

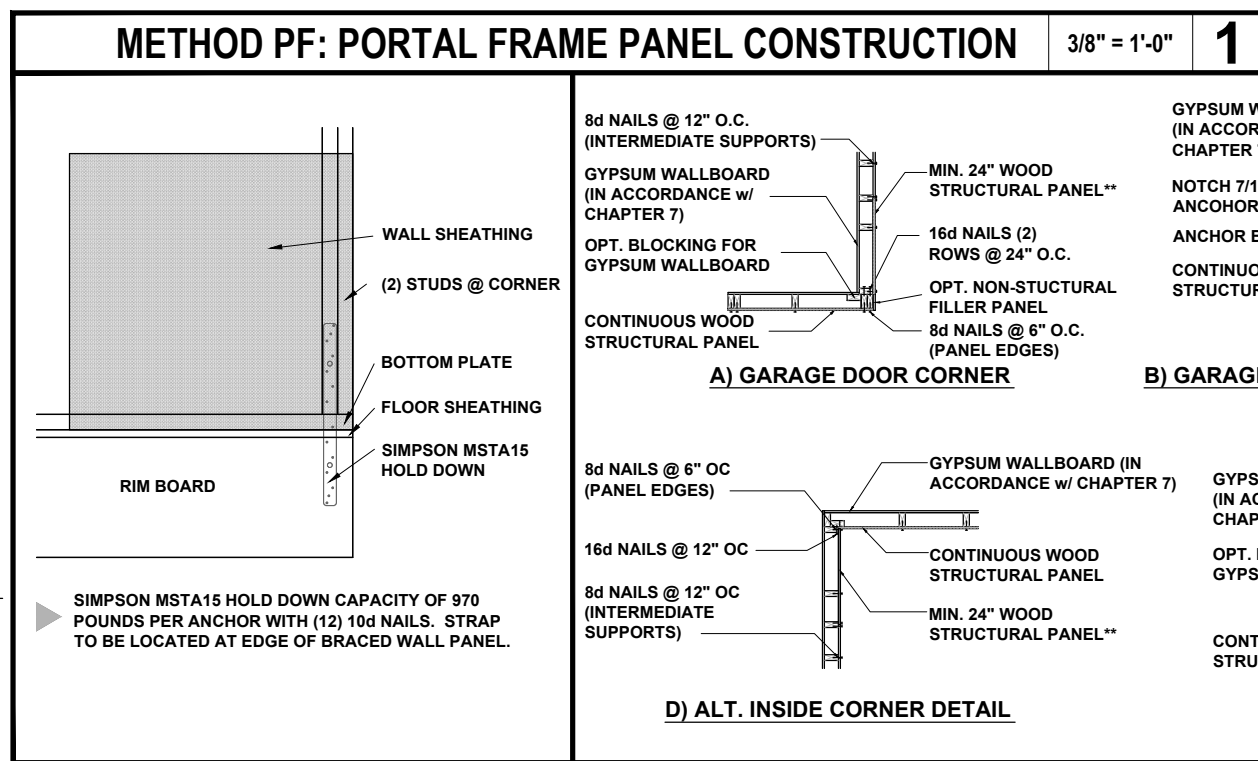
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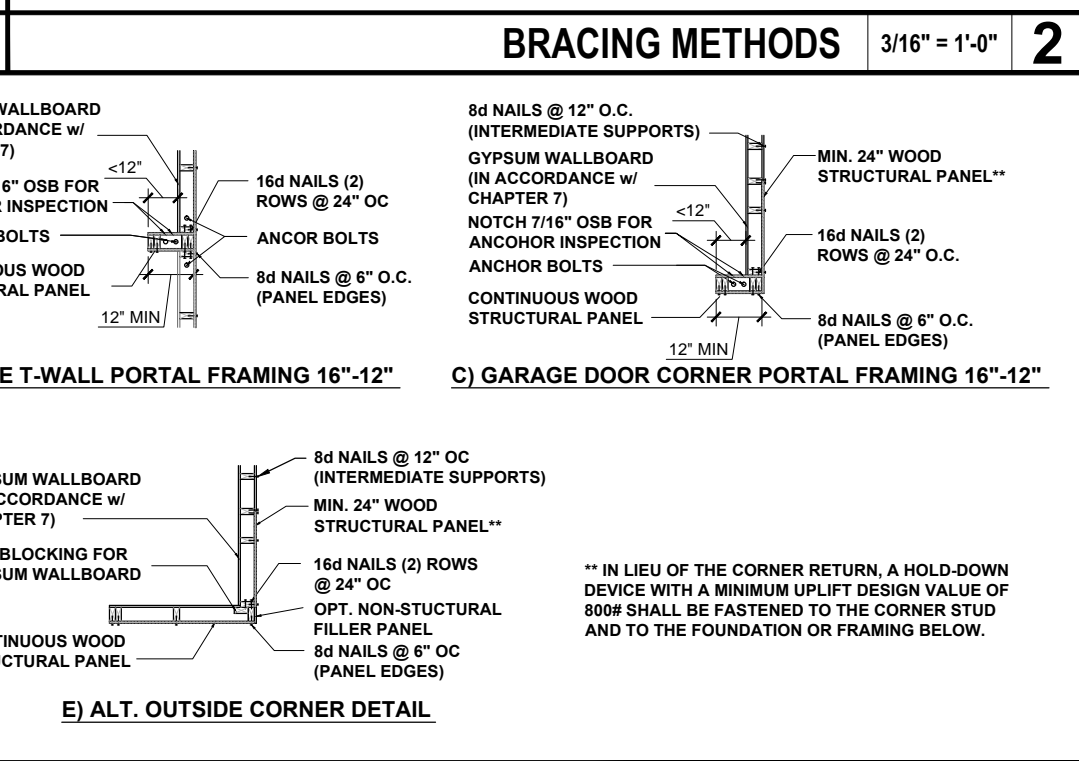
HIGH-SPEED WIND ZONES
FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 OR STANDARD FOR RESIDENTIAL CONSTRUCTION IN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