

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.

02/17/2021



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PLAN #150.1773-R

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NORTH CAROLINA 50' SERIES

PLAN 150.1773-R

LOT 5 - HIGHLAND GROVE - ELEVATION B



**NORTH CAROLINA
50' SERIES**

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**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

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

REVISIONS:
1 VENTILATION NC2008NCP/ 01/17/20 /KBA
2 ADD NOTE TO TS NC2003NCP - 10/06/20 - 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

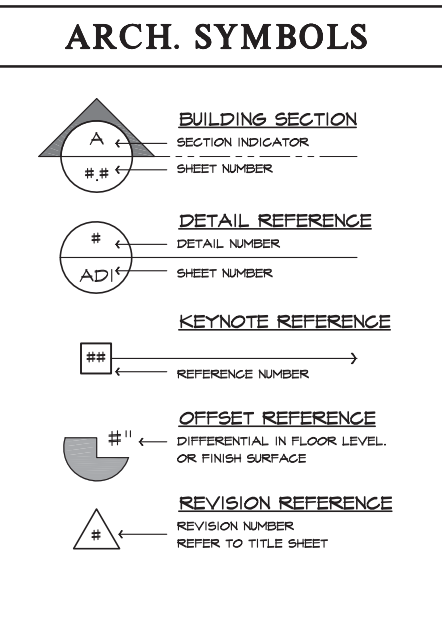
CODE ABBREVIATIONS
N.C.-R. NORTH CAROLINA RESIDENTIAL CODE
N.C.-B. NORTH CAROLINA BUILDING CODE
N.C.-M. NORTH CAROLINA MECHANICAL CODE
N.C.-P. NORTH CAROLINA PLUMBING CODE
N.C.-F. NORTH CAROLINA FUEL GAS CODE
N.C.-E. NORTH CAROLINA ELECTRICAL CODE
N.C.-EG. NORTH CAROLINA ENERGY CODE
N.E.C. NATIONAL ELECTRICAL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

REVISION LIST

DELTA	DATE	SHEETS REVISED	LOG NUMBER

ABBREVIATIONS

ABV. ABOVE	G.F.I. GROUND-FAULT CIRCUIT INTERRUPTER	R.O. ROUGH OPENING
A/C AIR CONDITIONING	S & P S & P	SHELF AND POLE
ADJ. ADJUSTABLE	G.I. GALVANIZED IRON	S.C. SOLID CORE
ALT. ALTERNATE	GL. GLASS	S.D. SMOKE DETECTOR
AMP. AMPERAGE	GYP. BD. GYPSUM 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	SLD. SLIDING GLASS
C.T. CERAMIC TILE	INT. INTERIOR	STD. STANDARD
D. DRYER	LAM. LAMINATED	S.V. SHEET VINYL
DBL. DOUBLE	LAV. LAVATORY	TEMP. TEMPERED GLASS
D.G. DUAL GLAZED	LUM. LUMINOUS	THK. THICK
DIA. DIAMETER	M.C. MEDICINE CABINET	T.O.C. TOP OF CURB
DIM. DIMENSION	MFR. MANUFACTURER	T.O.P. TOP OF PLATE
DISP. DISPOSAL	MIN. MINIMUM	T.O.S. TOP OF SLAB
D.L. DIVIDED LIGHT	MTD. MOUNTED	TYP. TYPICAL
DP. DEEP	MTL. METAL	UNO. UNLESS NOTED OTHERWISE
DR. DOOR	N.I.C. NOT IN CONTRACT	V.P. VAPOR PROOF
D.S. DOWNSPOUT	N.T.S. NOT TO SCALE	W. WASH
DTL. DETAIL	O. OVER	W. WITH
D.W. DISHWASHER	O.C. ON CENTER	WD. WOOD
EA. EACH	O.P.T. OPTIONAL	WIN. WINDOW
ELEV. ELEVATION	O.S.A. OUTSIDE AIR	WH. WATER HEATER
EQ. EQUAL	PL. PROPERTY LINE	W.I. WROUGHT IRON
EXH. EXHAUST	P.B. PUSH BUTTON	W.P. WEATHER PROOF
EXT. EXTERIOR	PH. PHONE	
FAU. FORCED AIR UNIT	PLT. PLATE	
F.C. FIBER CEMENT	PLYND. PLYWOOD	
F.G./FX. FIXED GLASS	FR. PAIR	
F.G. FUEL GAS	P.T.D.F. PRESSURE TREATED DOUGLAS FIR	
FIN. FINISH	R. RISER	
FLR. FLOOR	RAD. RADIUS	
FLR. LINE FLOOR LINE	R.A.G. RETURN AIR GRILL	
FLUOR. FLUORESCENT	REF. REFRIGERATOR	
FR. DR. FRENCH DOOR	RE/S RE-SAVIN	
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"

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TRUSS DESIGN
BUILDERS FIRST SOURCE

SQUARE FOOTAGE

PLAN 150.1773-R

	1773	SQ. FT.
FIRST FLOOR AREA	1773	SQ. FT.
TOTAL AREA	1773	SQ. FT.
GARAGE AREA	424	SQ. FT.
PORCH AREA(S)	51	SQ. FT.
ELEVATION 'A'	51	SQ. FT.
ELEVATION 'B'	41	SQ. FT.
ELEVATION 'C'	124	SQ. FT.
ELEVATION 'D'		
OPTIONS:		
PATIO AREA(S)	100	SQ. FT.
COVERED PATIO	100	SQ. FT.
EXTENDED COVERED PATIO	200	SQ. FT.
SCREENED-IN COVERED PATIO	100	SQ. FT.
EXTENDED SCREENED-IN COV. PATIO	200	SQ. FT.
DECK AREA(S)	144	SQ. FT.
OPEN DECK	144	SQ. FT.
EXTENDED OPEN DECK	240	SQ. FT.
SCREENED-IN DECK	144	SQ. FT.
EXTENDED SCREENED-IN DECK	240	SQ. FT.

NOTES

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

PLAN:
150.1773-R
SHEET:
TS
**SPEC. LEVEL 1
RALEIGH-DURHAM
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:

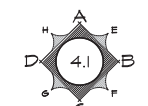
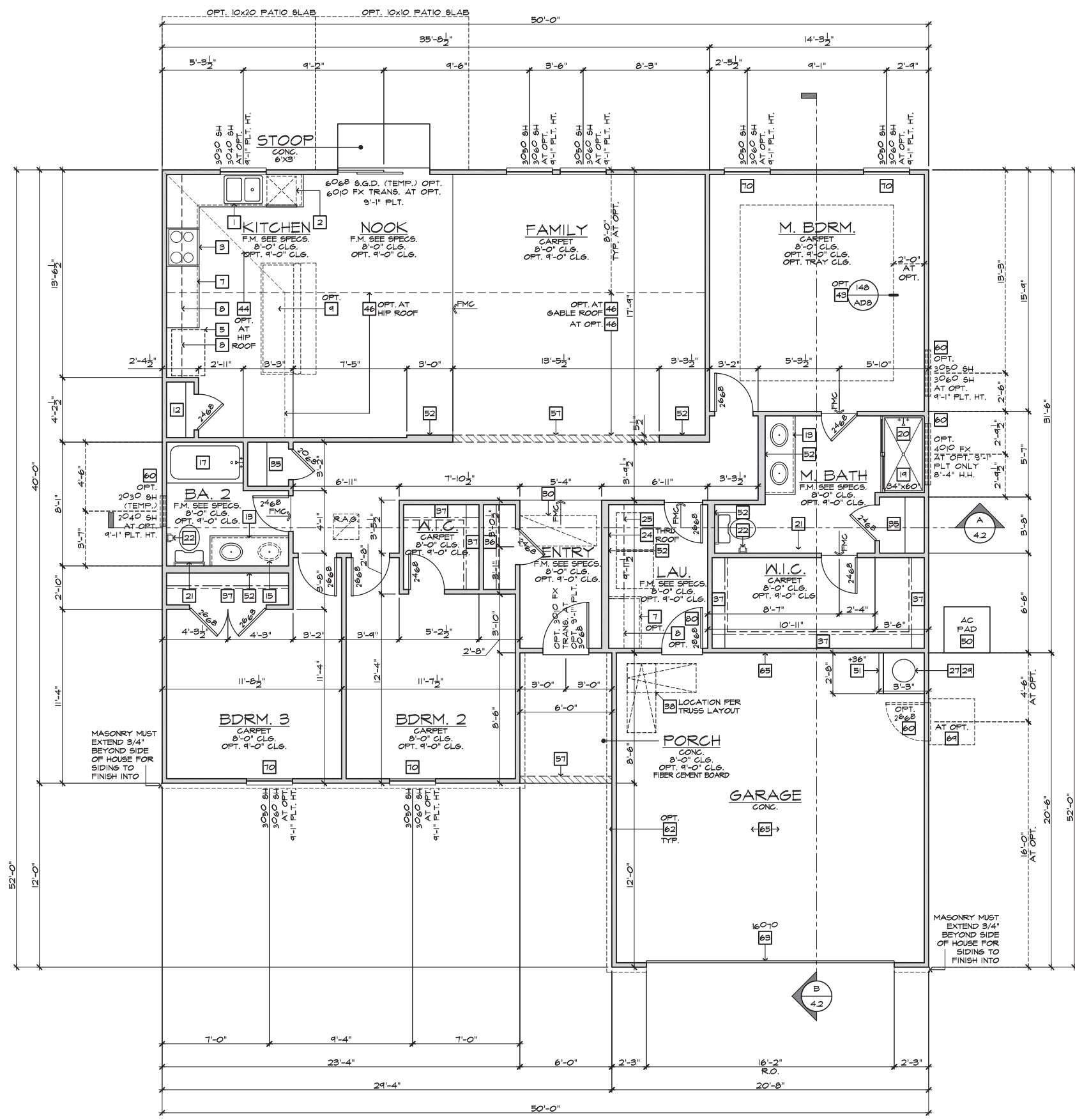
VENTILATION NC2008NCP/01/17/20 /KBA

NO.	REVISION
1.	
2.	
3.	
4.	
5.	
6.	

PLAN: 150.1773-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 72" - VERIFY DIMENSIONS W/ MANUF. SPECS
 - OVAL TUB - VERIFY DIMENSIONS WITH MANUF. SPECS.
 - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF. SPECS
 - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 - TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
 - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
 - RECESSED, MIRROR MEDICINE CABINET
 - WASHER & DRYER - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 - WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR ELECTRIC 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
 - SH. LINEN PER SPECS (15" DEEP OR U.N.O.)
 - COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS/AD4)
 - WARDROBE W/ SHELF & POLE (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. 7 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
 - MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)
 - 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL 88/AD5)
 - A/C PAD LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF-SEE PLAN FOR HT.
 - MEDIA NICHE
 - FLAT SOFFIT - SEE ELEV. FOR HST.
 - ARCHED SOFFIT - SEE ELEV. FOR HST.
 - WINDOW SEAT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYRON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
 - SECTIONAL GARAGE DOOR PER SPECS
 - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 - RESERVED
 - 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 - P.T. POST W/ WRAP
 - CONCRETE STOOP, 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 - EGRESS WINDOW
 - PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 - MDF TOP
 - PLUMBING DROP FROM ABOVE
 - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 - WINDOW LEDGE - HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 - RESERVED
 - SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 - 20 MIN. FIRE-RATED DOOR



INTERIOR KEY

SQUARE FOOTAGE	
PLAN 150.1773-R	
FIRST FLOOR AREA	1773 SQ. FT.
TOTAL AREA	1773 SQ. FT.
GARAGE AREA	424 SQ. FT.
PORCH AREA(S)	51 SQ. FT.
ELEVATION 'A'	51 SQ. FT.
ELEVATION 'B'	51 SQ. FT.
ELEVATION 'C'	41 SQ. FT.
ELEVATION 'D'	124 SQ. FT.

OPTIONS	
PATIO AREA(S)	COVERED PATIO 100 SQ. FT.
	EXTENDED COVERED PATIO 200 SQ. FT.
	SCREENED-IN COVERED PATIO 100 SQ. FT.
	EXTENDED SCREENED-IN COV. PATIO 200 SQ. FT.
DECK AREA(S)	OPEN DECK 144 SQ. FT.
	EXTENDED OPEN DECK 240 SQ. FT.
	SCREENED-IN DECK 144 SQ. FT.
	EXTENDED SCREENED-IN DECK 240 SQ. FT.

PLATE NOTES	
8'-1" PLATE NOTES	
WINDOW HEADER HEIGHT:	6'-8" U.N.O.
2nd FLOOR WINDOW HDR. HEIGHT:	7'-0" U.N.O.
ENTRY DOOR HEIGHT:	6'-8" U.N.O.
SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
INTERIOR SOFFIT HEIGHT:	7'-4" U.N.O.
TRAY CEILING:	7" RISE INTO TRUSS U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.
9'-1" PLATE NOTES	
WINDOW HEADER HEIGHT 1st FL.:	8'-0" U.N.O.
WINDOW HEADER HEIGHT 2nd FL.:	7'-8" U.N.O.
4010 WINDOW OVER TUB HDR. HGT.:	8'-4" U.N.O.
ENTRY DOOR HEIGHT:	6'-8" U.N.O.
SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
TRAY CEILING:	7" RISE INTO TRUSS U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

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

STAIR DATA NOTES	
FIRST FLOOR WITH 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	

FLOOR PLAN 'A'

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

BASIC PLAN

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**2018 NORTH
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BUILDING
CODES**

ISSUE DATE: 12/13/19
PROJECT No.: 1350999:57
DIVISION MGR.: MP
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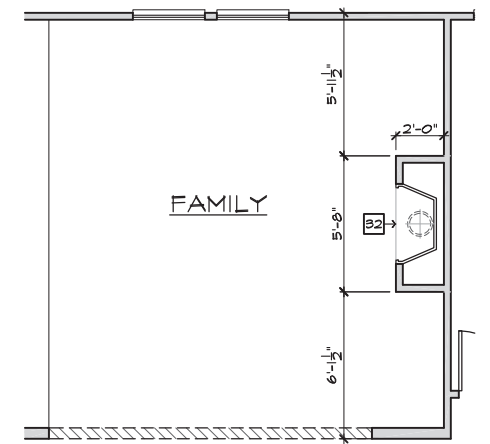
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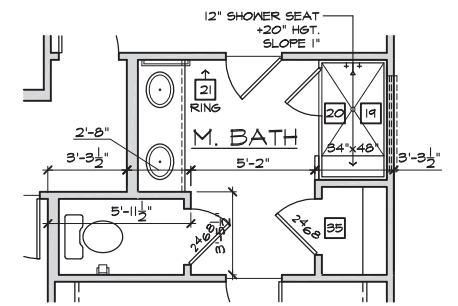
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

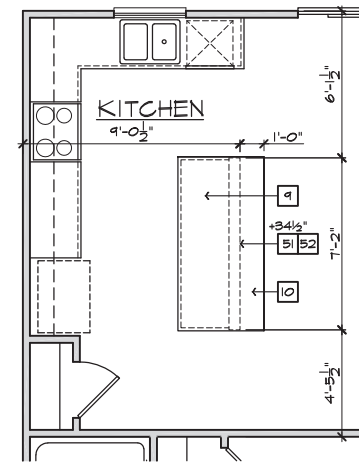
- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.**
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
 - 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUFRS' SPECS
 - 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
 - COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 - MIN. 12" BAR TOP/ BREAKFAST BAR
 - DESK AREA - REFER TO INTERIOR ELEVATIONS
 - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 - OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 - TOWEL BAR - PROVIDE 2x SOLID BLK'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 APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 - WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD-4)
 - RESERVED
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - F.A.U. LOCATION (REFER TO DETAIL B6/AD5)
 - RESERVED
 - LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B0/AD4) - INSTALL PER MFR. SPECS
 - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 - GAS APPLIANCE B' VENT FROM BELOW
 - LINEN PER SPECS (15" DEEP OR U.N.O.)
 - COAT CLOSET W/ SHELF & POLE (REFER TO DETAIL T3/AD4)
 - WARDROBE W/ SHELF & POLE (REFER TO DETAIL T3/AD4)
 - 22"x30" MIN. ATTIC ACCESS
25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 - LINE OF WALL BELOW
 - DUCT CHASE
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5)
 - LINE OF HIP AT OPTIONAL VOLUME CEILING
 - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 - CEILING BREAK
 - STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL 01-02/AD5)
 - MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
 - 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL B3/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 HGT.
 - ARCHED SOFFIT - SEE ELEV. FOR HGT.
 - WINDOW SEAT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYRON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
 - SECTIONAL GARAGE DOOR PER SPECS
 - MIN. 1/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 - 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



Fireplace
AT FAMILY



Deluxe M. Bath
AT M. BATH

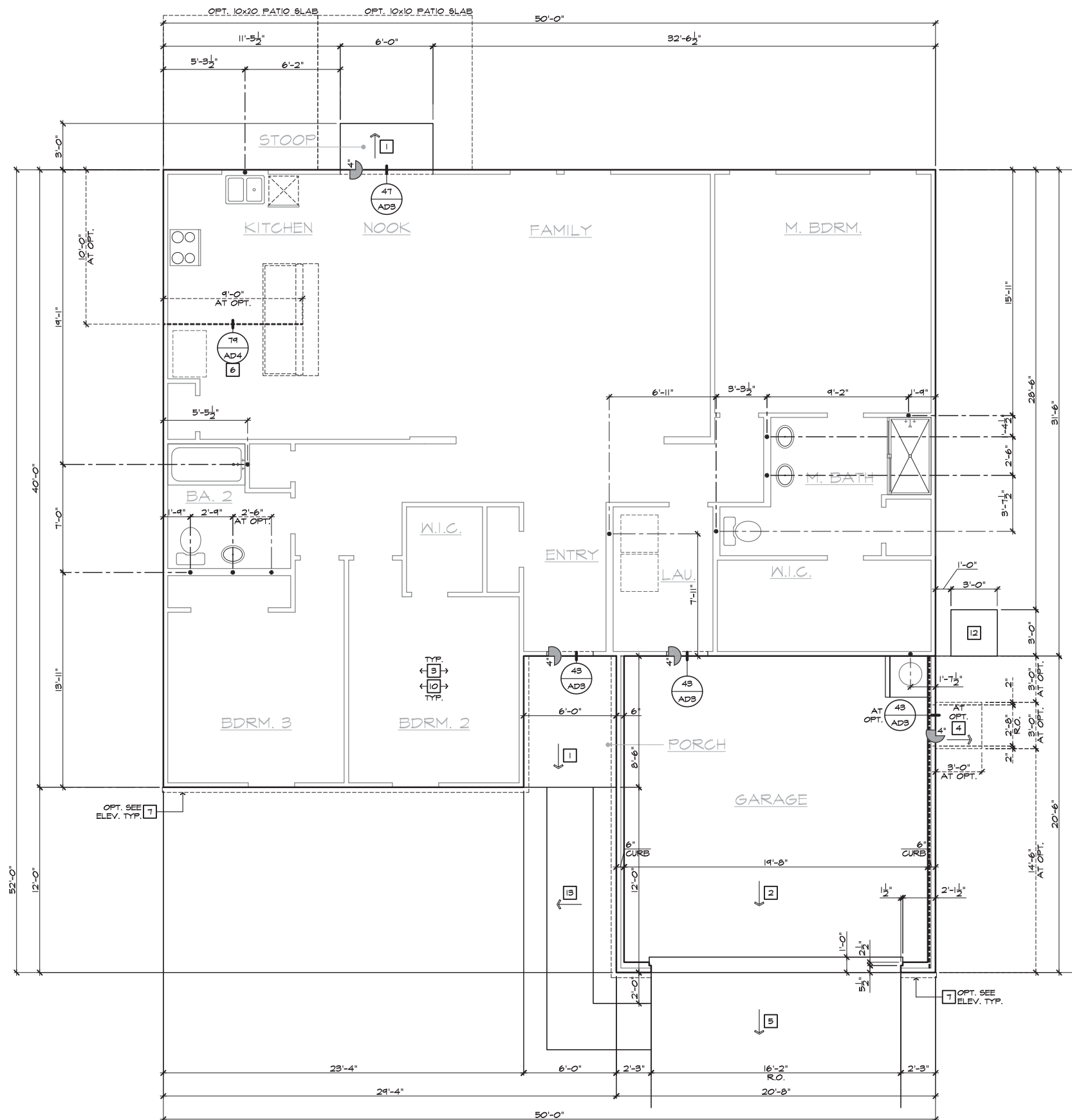


Island
AT KITCHEN

FLOOR PLAN OPTIONS

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

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- # **SLAB PLAN NOTES** 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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**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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 9. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 10. VERIFY ALL PLUMBING STUB DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB.
 11. 4" MIN. Ø 1/4" MAX. TO HARD SURFACE.
 12. A/C PAD. VERIFY LOCATION.
 13. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



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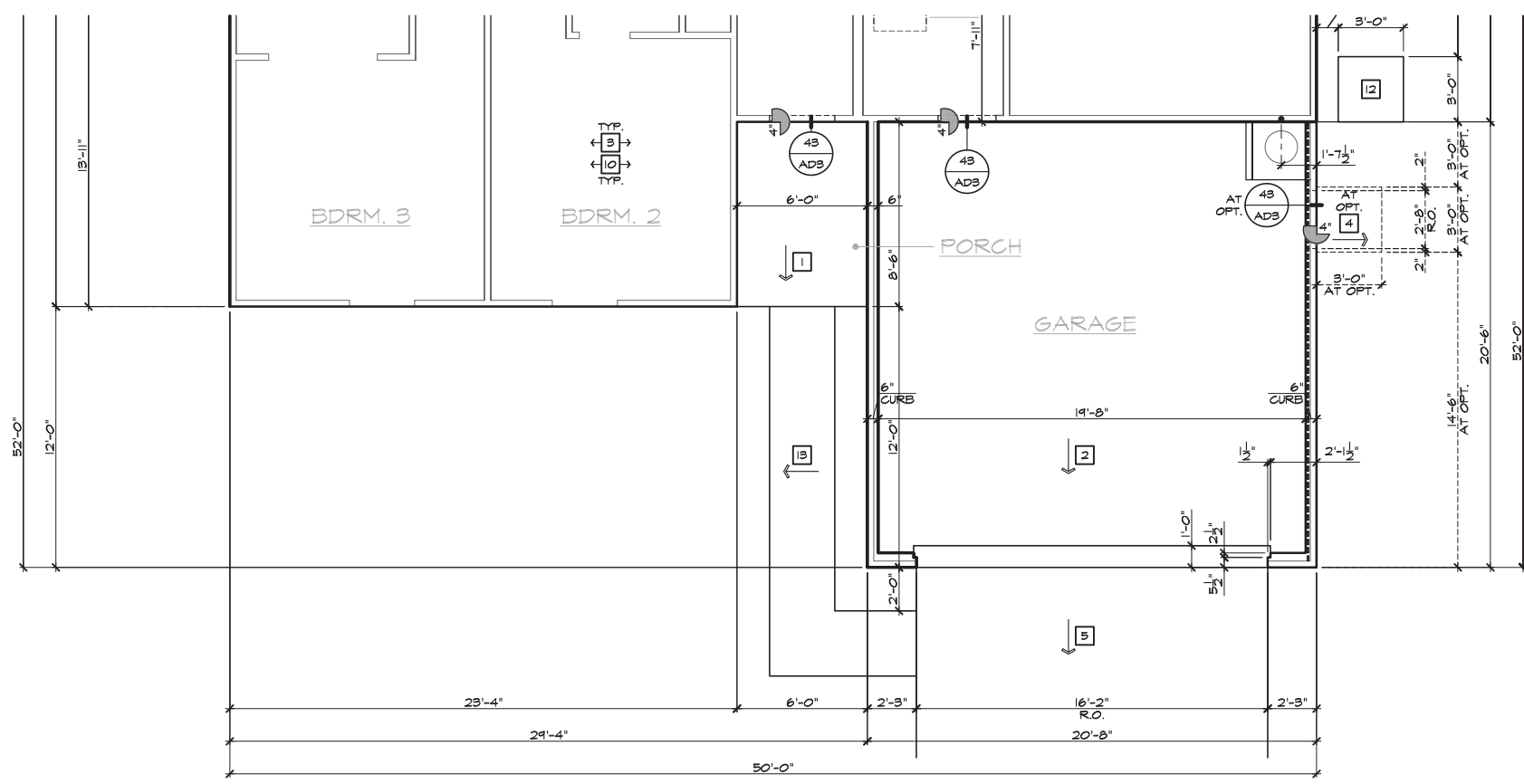
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**



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
 49. 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.) FYRON 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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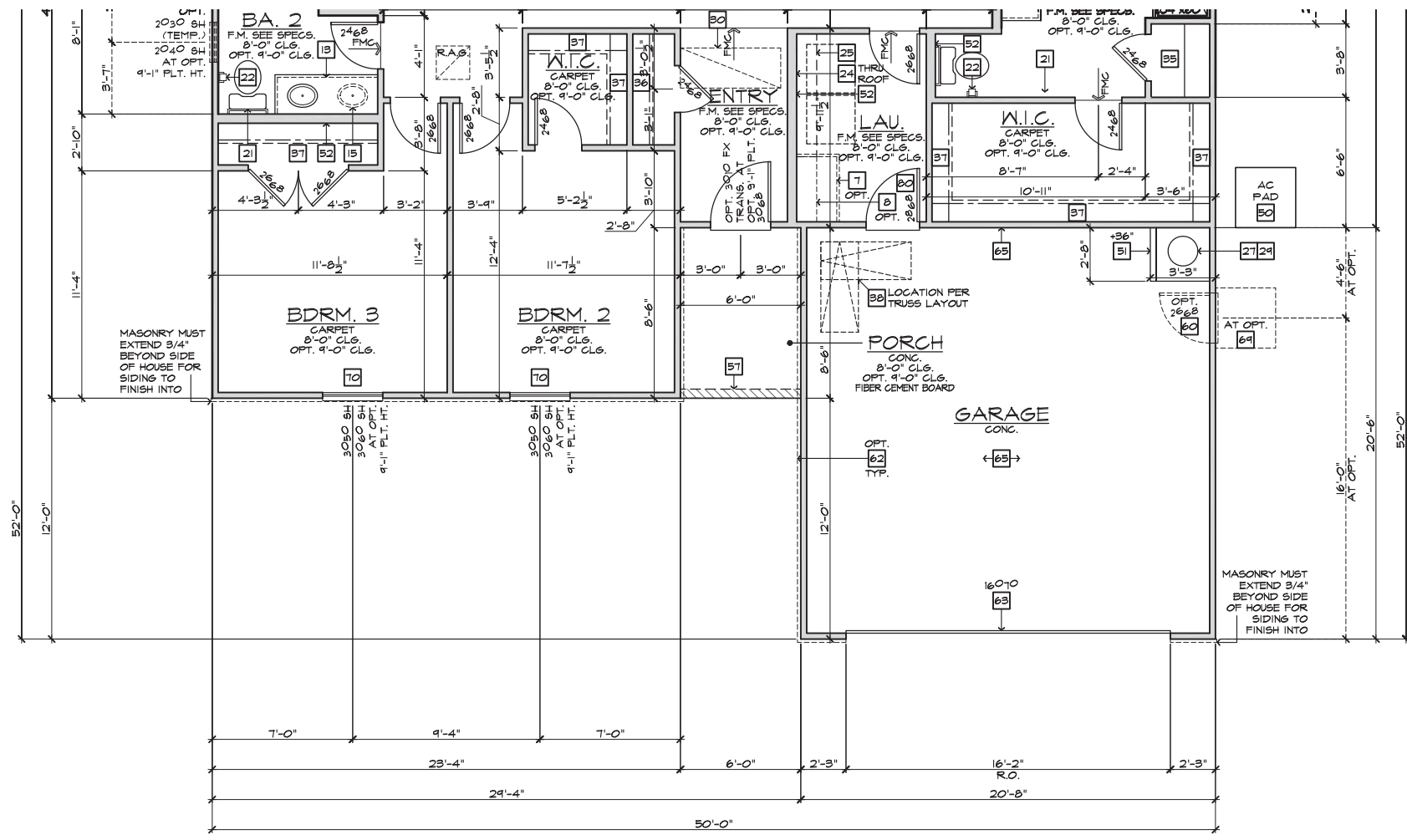
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SHEET:
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

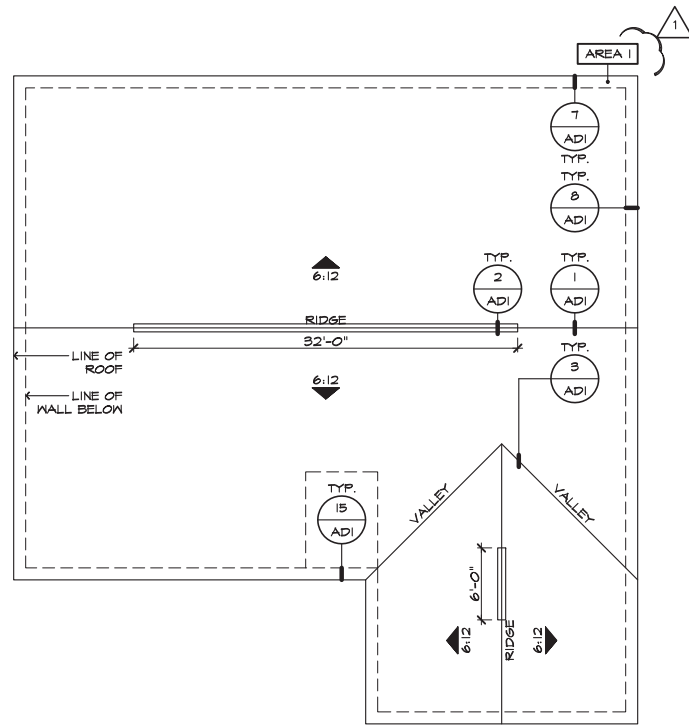


PARTIAL FLOOR PLAN 'B'
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

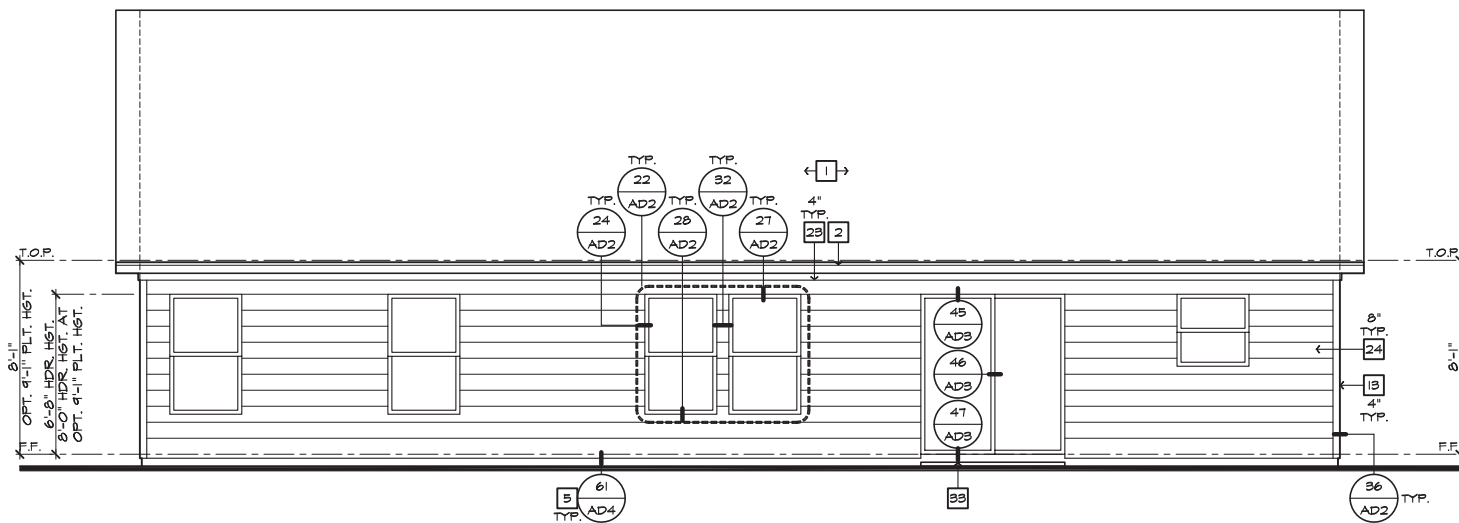
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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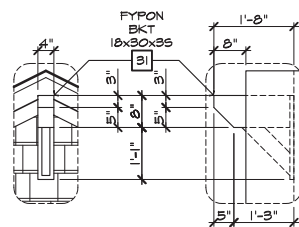
ROOF PLAN 'B'

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



REAR ELEVATION 'B'

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



DETAIL A

SCALE 1/2"=1'-0"

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA 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 FYFON 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.) FYFON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	SHAKE SIDING
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (+36" U.N.O.)
29.	WRAP
30.	DECORATIVE WINDOW/DOOR TRIM - FYFON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYFON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	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:			
ATTIC AREA = 2248	SQ. FT. / 300	7.49 SQ. FT.	
	X 144 =	1079 SQ. IN.	
	TOTAL HIGH & LOW =	1079 SQ. IN.	
	X 50% =	540 SQ. IN.	
VENTILATION PROVIDED:			
HIGH			
30	LF RIDGE VENT(S) AT	10 SQ. IN. / LF. =	604 SQ. IN.
0	ROOF VENT(S) AT	50 SQ. IN. EA. =	0 SQ. IN.
SUB-TOTAL HIGH VENTILATION:			
604 SQ. IN.			
LOW			
44	LF VENTILATED SOFFIT AT	6.9 SQ. IN. / LF. =	644 SQ. IN.
0	ROOF VENT(S) AT	50 SQ. IN. EA. =	0 SQ. IN.
TOTAL VENTILATION PROVIDED:			
1248 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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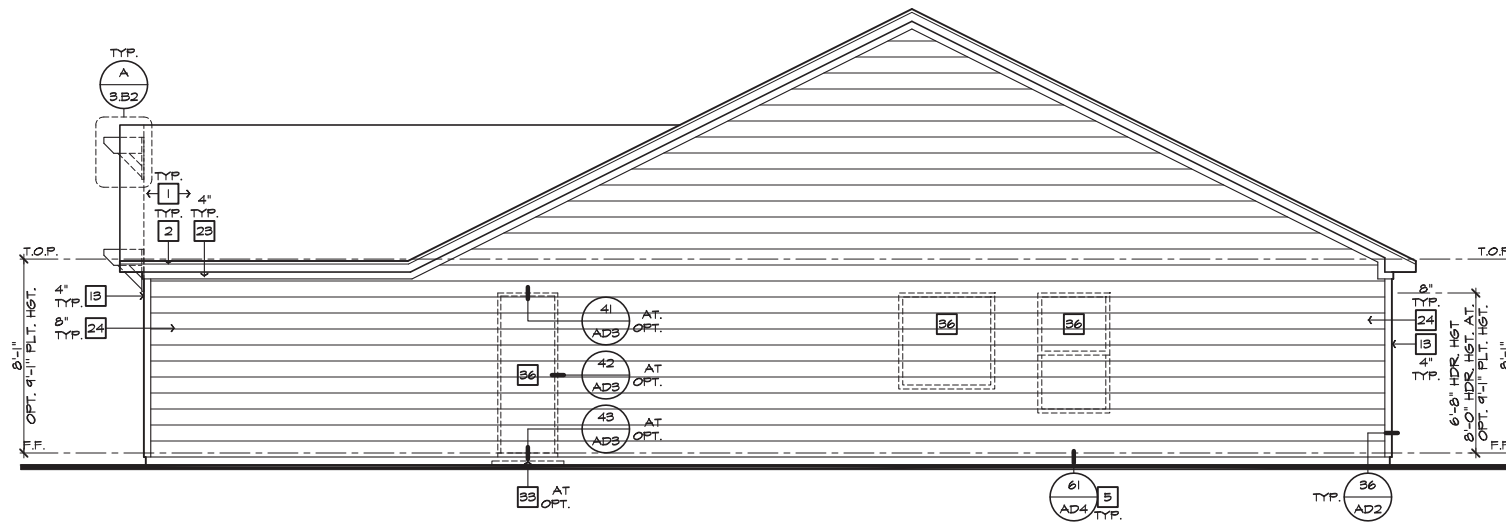
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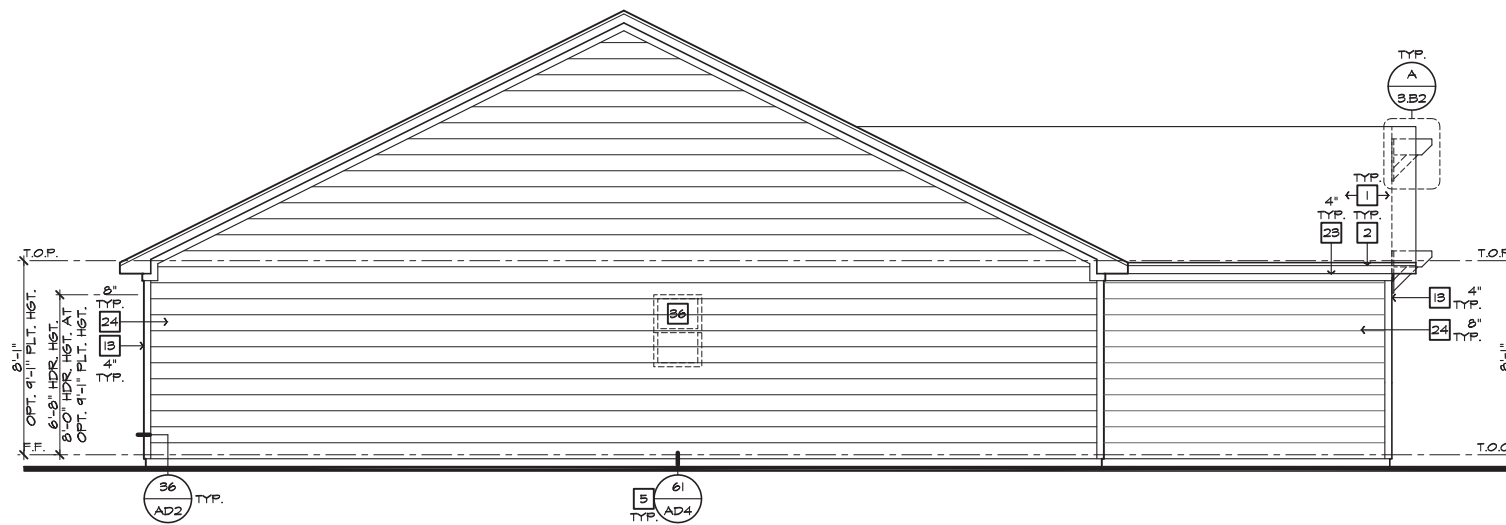
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SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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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.	RONLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	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

**NORTH CAROLINA
50' SERIES**

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

**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

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PLAN:
150.1773-R
SHEET:
3.B3

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

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#	ELEVATION NOTES
	NOTE: NOT ALL KEY NOTES APPLY.
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA 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 FYFON 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.) FYFON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	SHAKE SIDING
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (+36" U.N.O.)
29.	WRAP
30.	DECORATIVE WINDOW/DOOR TRIM - FYFON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYFON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

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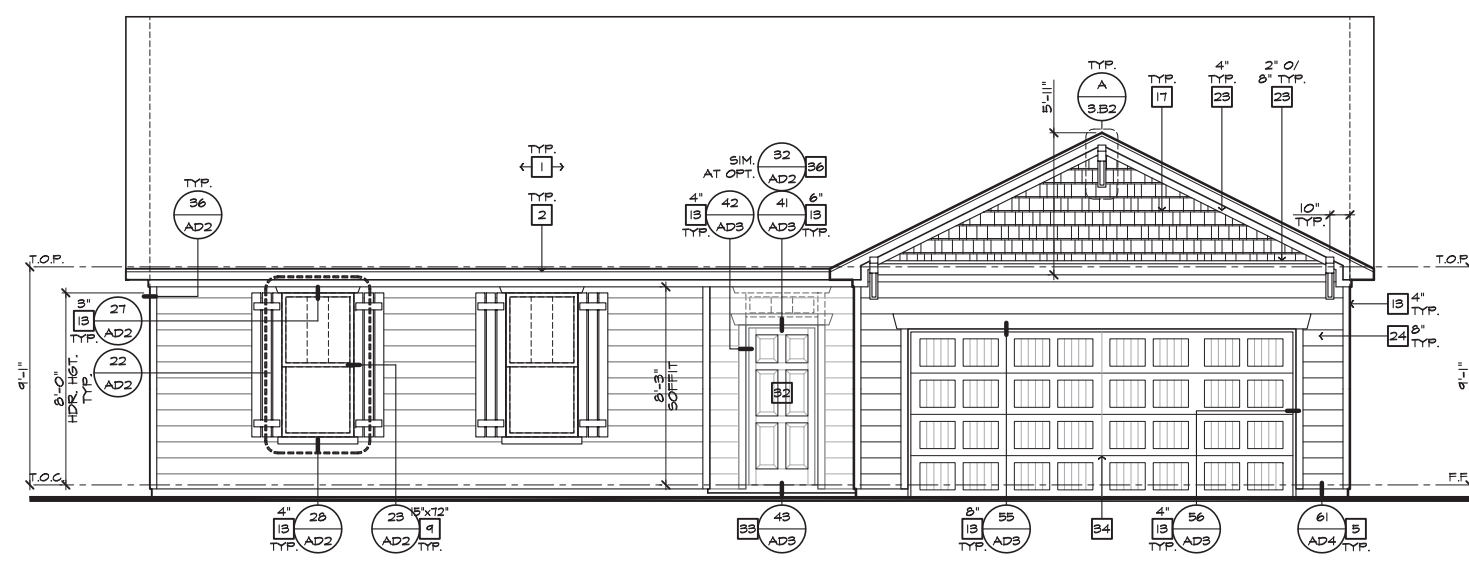
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PLAN:
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SHEET:
3.B6

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



**FRONT ELEVATION 'B'
AT OPTIONAL 9'-1" PLT. HGT.**
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

NOTE:
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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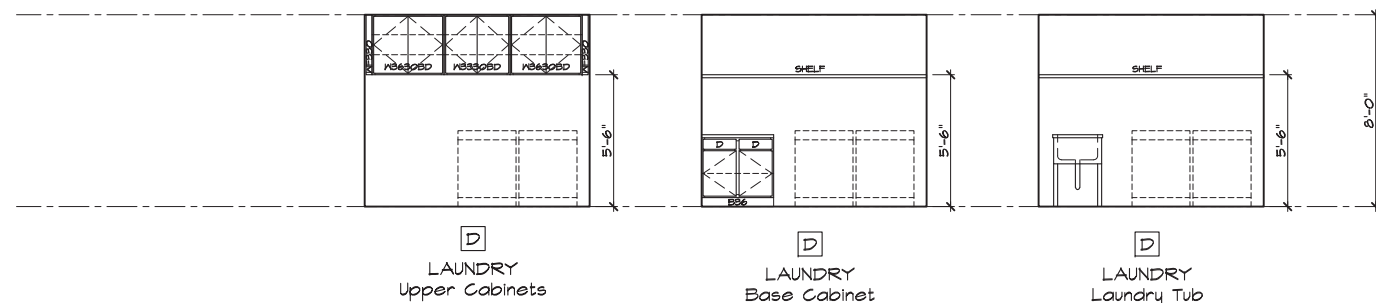
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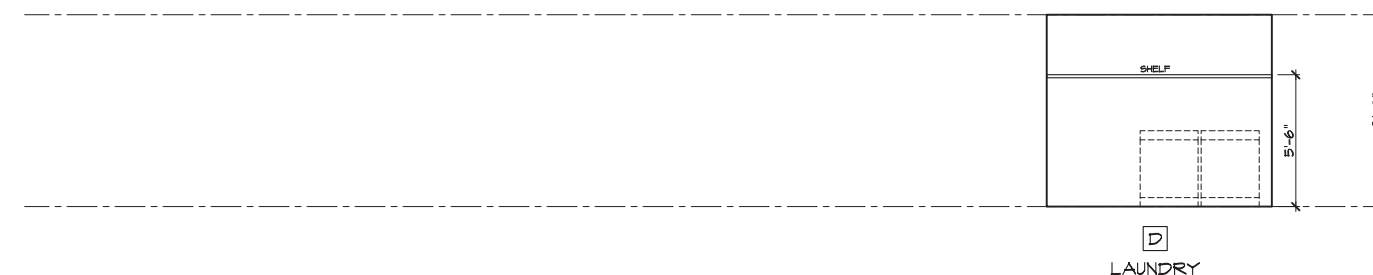
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SHEET:
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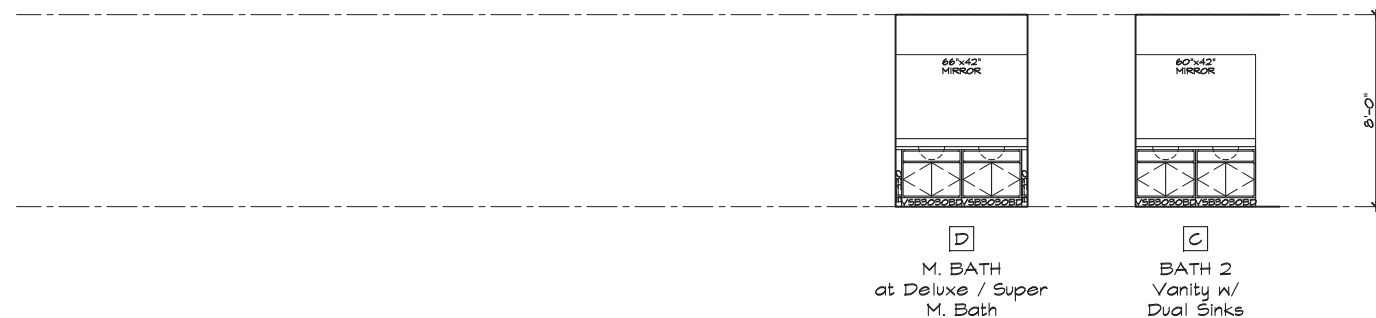
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES



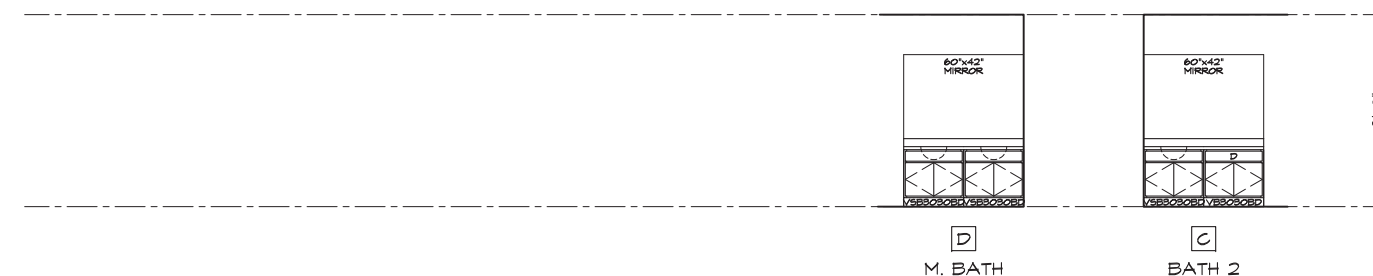
MISCELLANEOUS INTERIOR ELEVATIONS



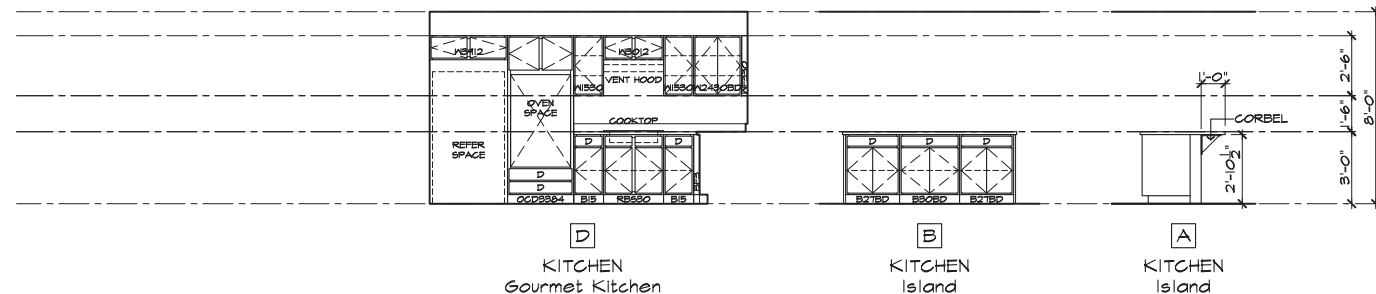
MISCELLANEOUS INTERIOR ELEVATIONS



BATH ELEVATIONS



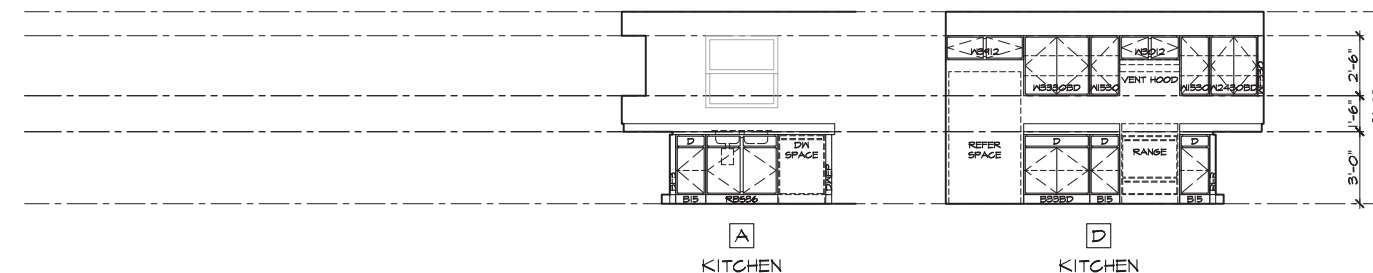
BATH ELEVATIONS



KITCHEN ELEVATIONS

OPTIONAL INTERIOR ELEVATIONS

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

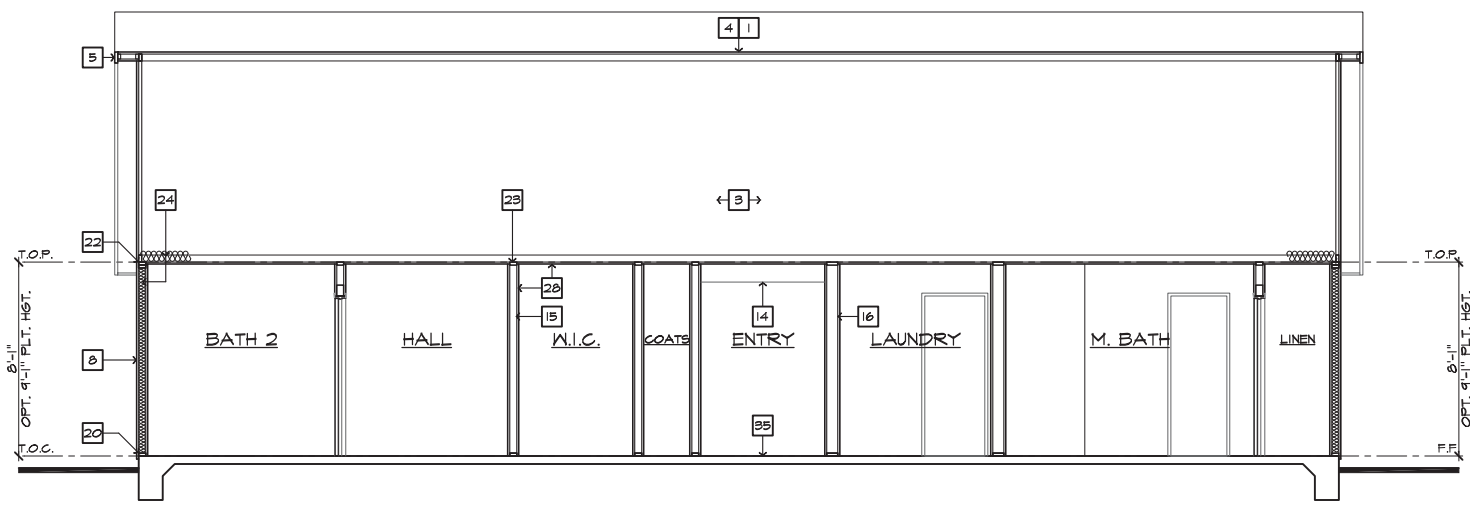


KITCHEN ELEVATIONS

STANDARD INTERIOR ELEVATIONS

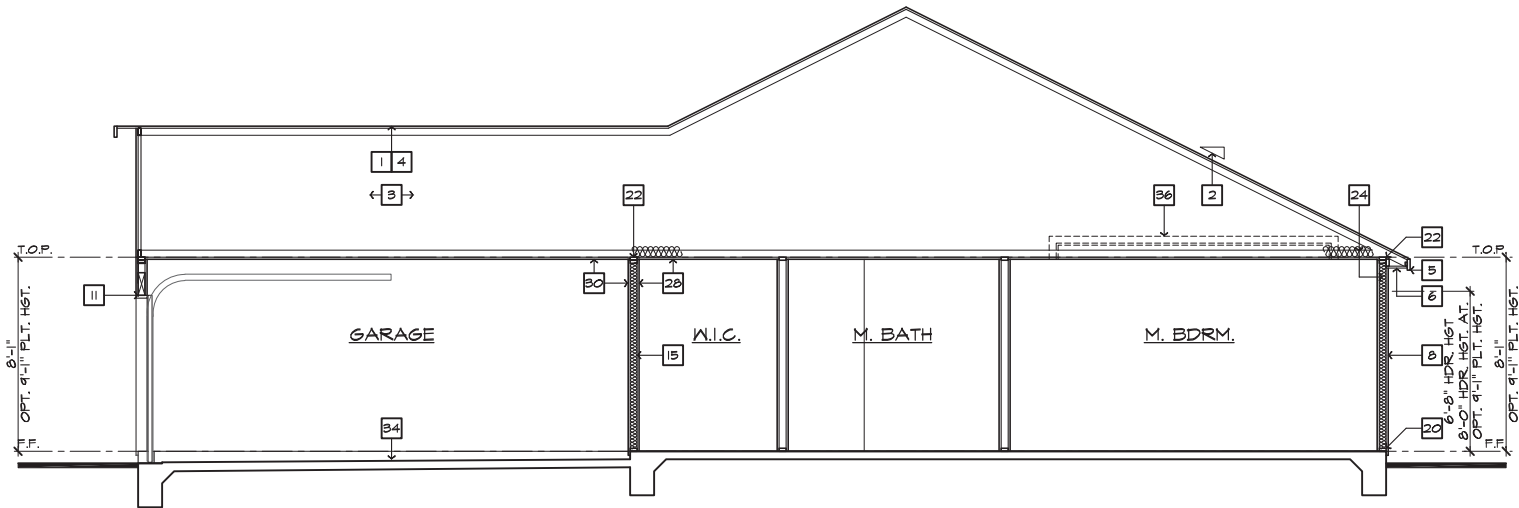
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

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

AT SLAB-ON-GRADE



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

AT SLAB-ON-GRADE

- # SECTION NOTES** 2018.16.14
- 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 & 3/8" 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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SHEET:
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

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

UTILITY LEGEND

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

PROVIDE 30" WIDE BY 30" DEEP WORKING SPACE - MIN.

⊕ A/C CONDENSING UNIT LOCATION
220V W/ DISCONNECT

⊕ 200 AMP ELECTRICAL SERVICE PANEL/ TELEPHONE SERVICE BOX/ CABLE TV SERVICE BOX

⊕ GAS METER

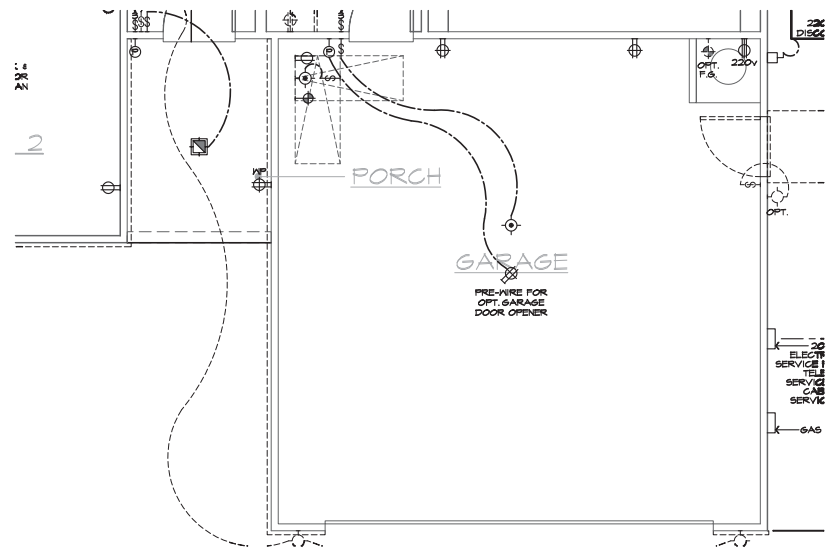
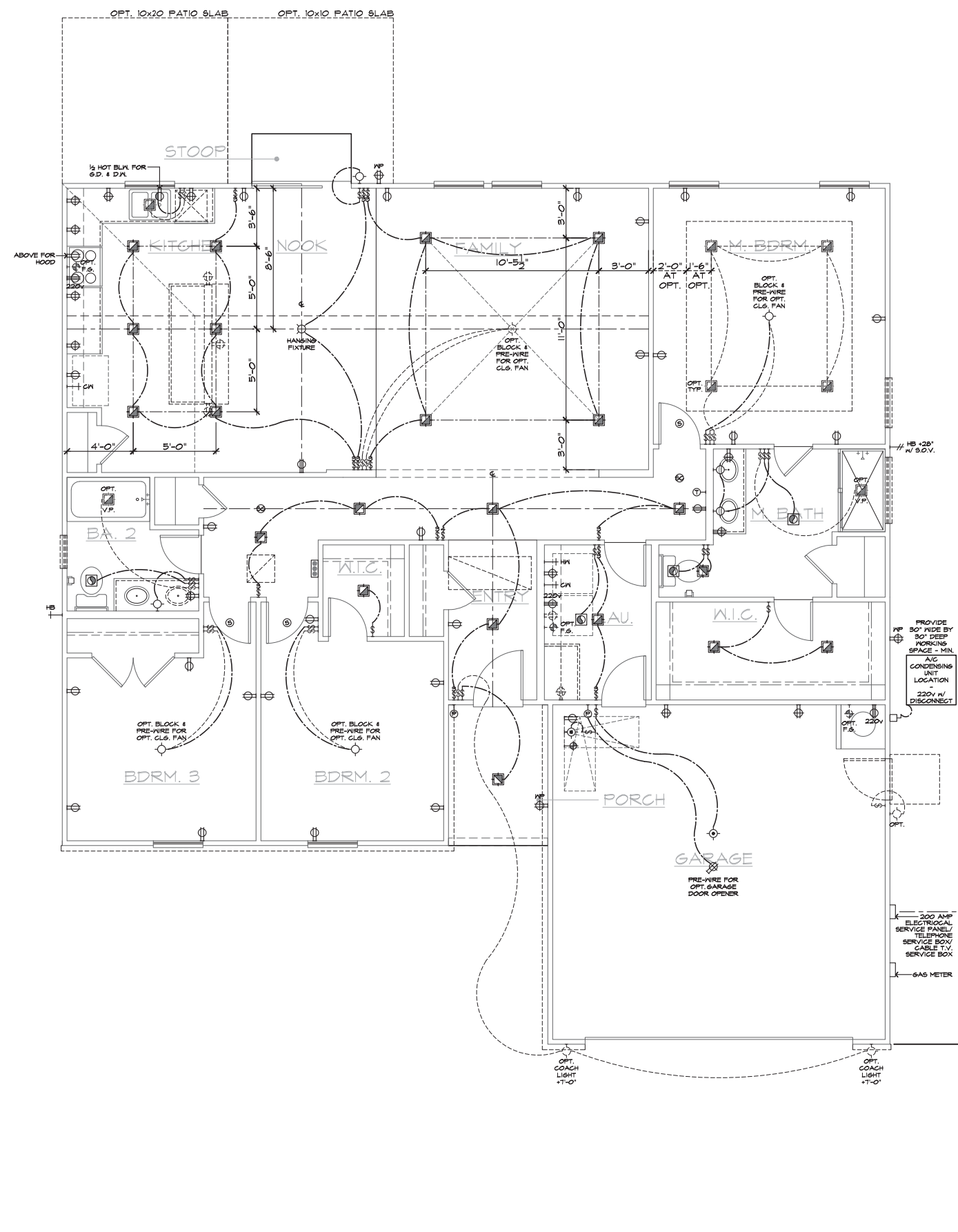
⊕ LIGHT / FAN 1/2 HOT

⊕ LIGHT / FAN 1/2 HOT

⊕ LIGHT / FAN 1/2 HOT

⊕ SECONDARY MASTER GARAGE

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



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

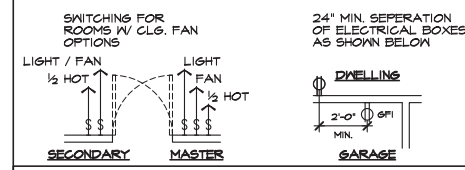
UTILITY PLAN
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17') BASIC PLAN

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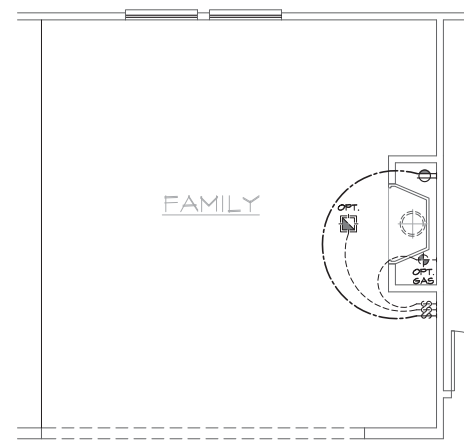
UTILITY LEGEND

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ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)
12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ W/P 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
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE
HEIGHT NOTED AS PER PLAN
- ↔ 2 TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.
8" ABOVE COUNTER U.N.O.
- ↔ 3 THREE-POLE LIGHT SWITCH
- ↔ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE
W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL
LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LIGHTING - TRAVERSE II LED FIXTURE - PER
SPECS
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE
W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
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- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT
LIGHT COMBINATION
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BOX (CEILING MOUNTED)
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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.
- + CN 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,
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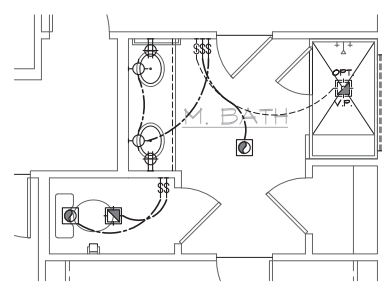


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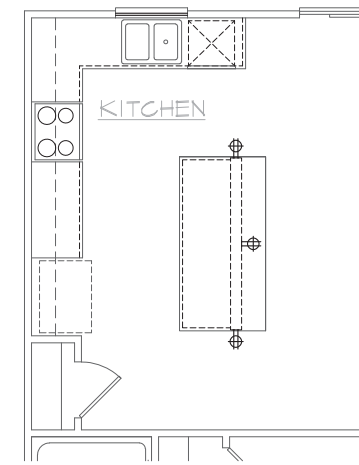
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5. 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



Fireplace
AT FAMILY



Deluxe M. Bath
AT M. BATH



Island
AT KITCHEN

UTILITY PLAN OPTIONS

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



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1 VENTILATION
NC2008NCF/ 01/17/20 /KBA

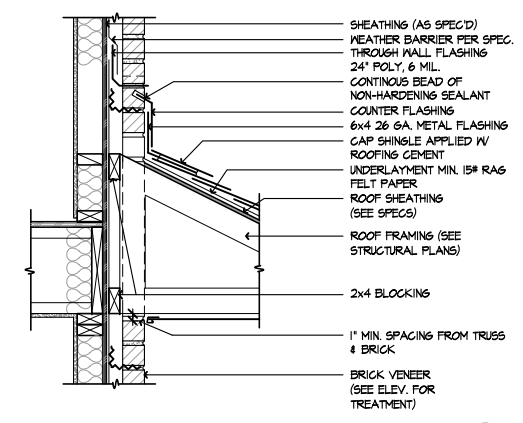
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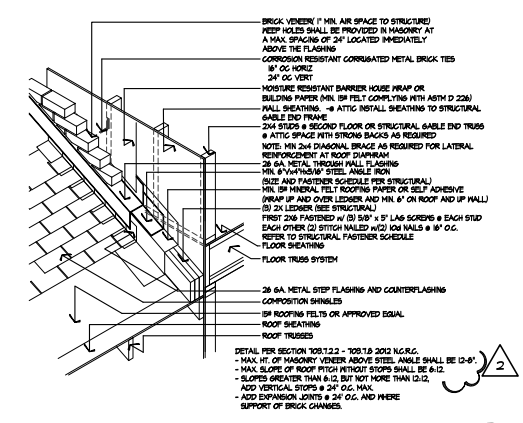
PLAN:
150.1773-R
SHEET:
5.2

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

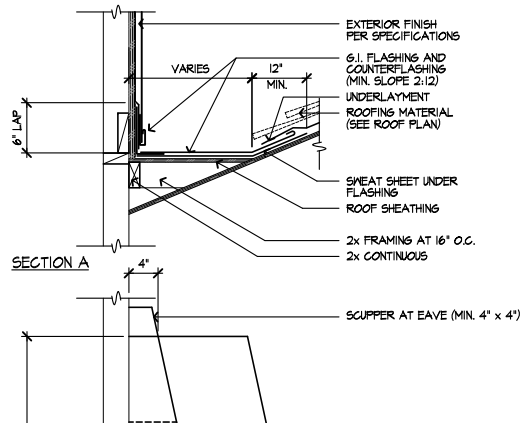
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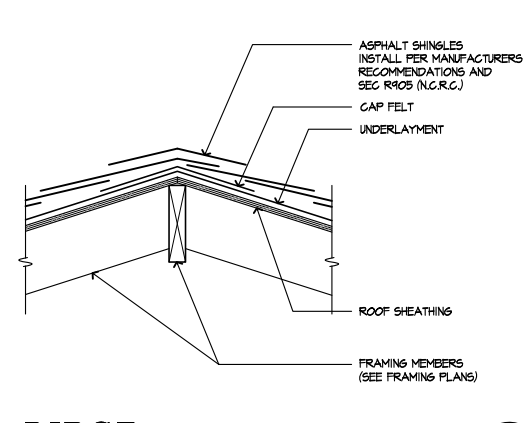
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SCALE 1"=1'-0"
SE-01017a



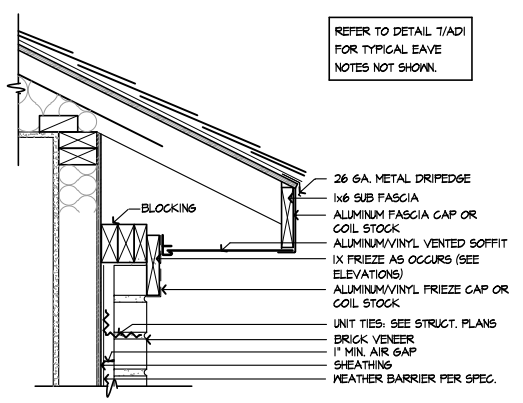
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SCALE NTS
SE-2D 150



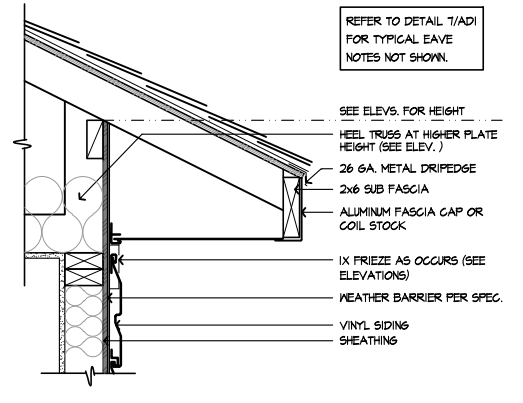
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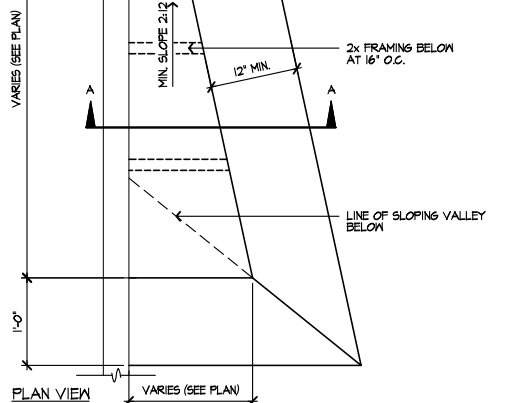
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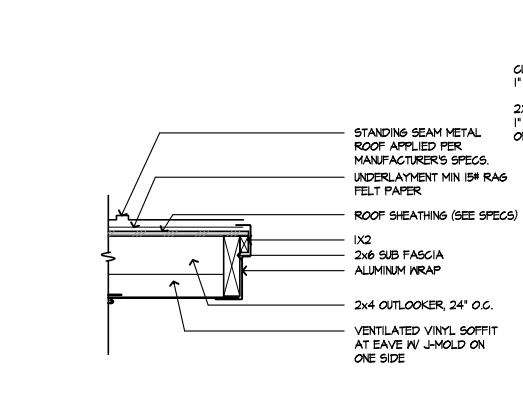
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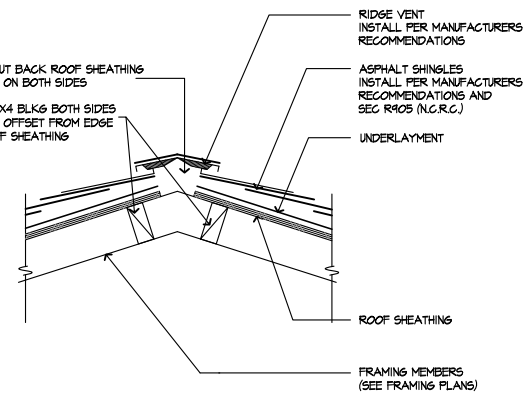
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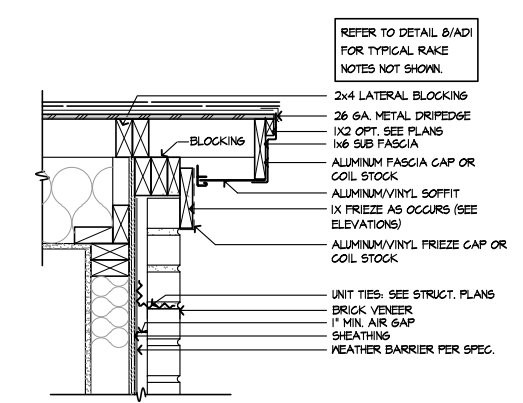
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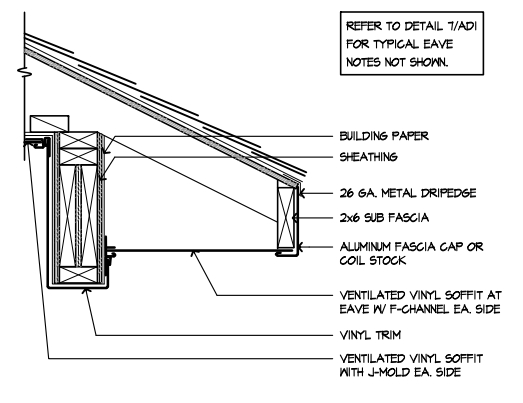
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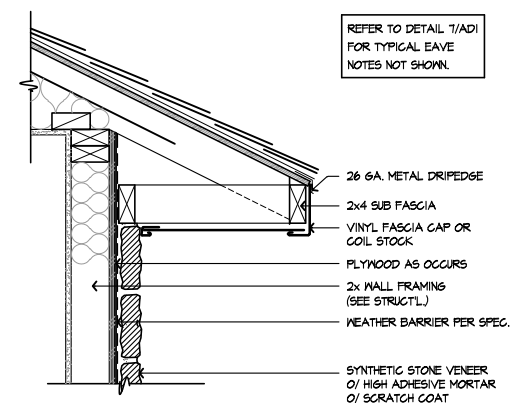
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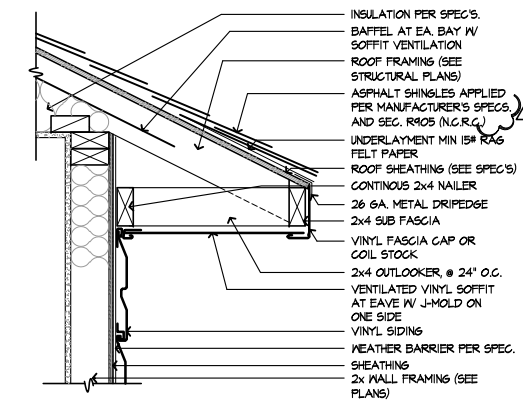
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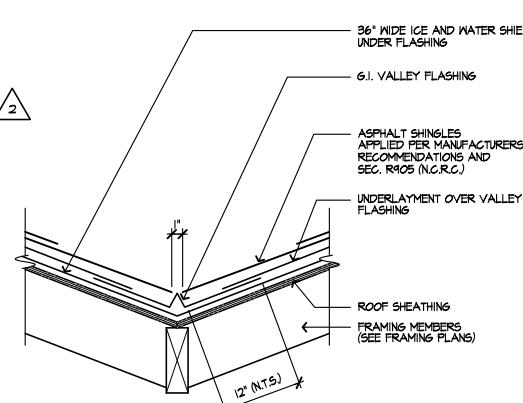
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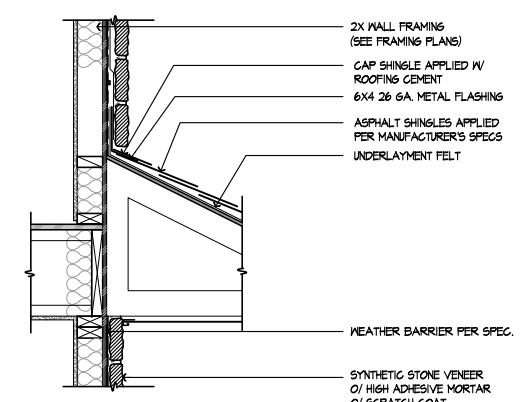
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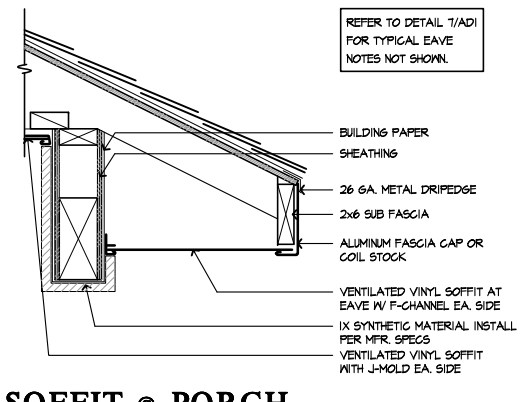
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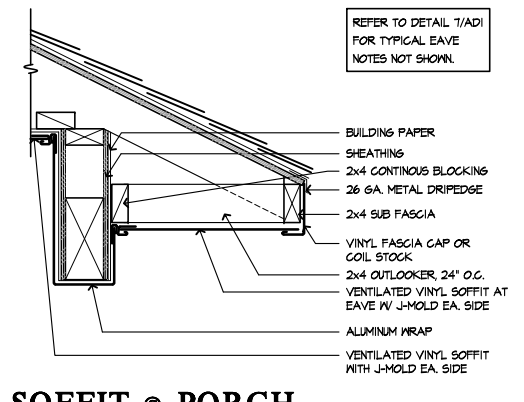
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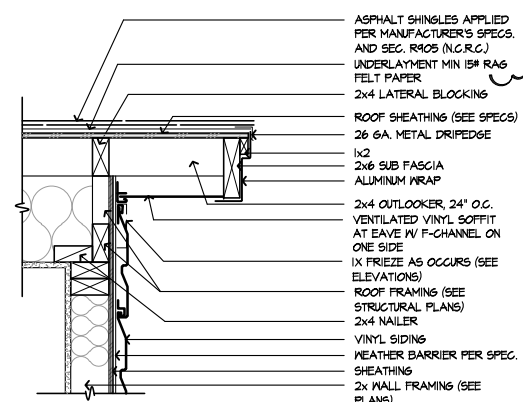
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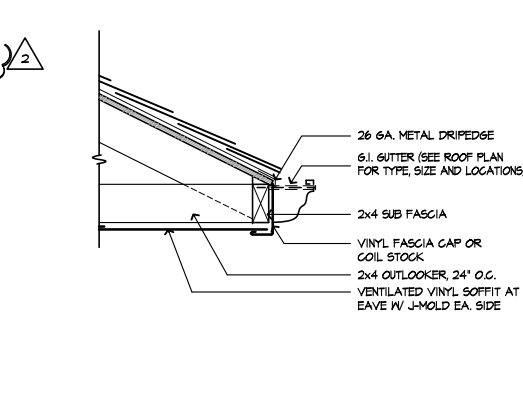
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SOFFIT @ PORCH - ALUMINUM
SCALE 1 1/2"=1'-0"
SE-01016a



RAKE - VINYL
SCALE 1 1/2"=1'-0"
SE-01010a



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

DETAILS

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ISSUE DATE: 09/28/11
PROJECT No.: 1350
DIVISION MGR.: K.W.
REVISIONS: 01/24/19

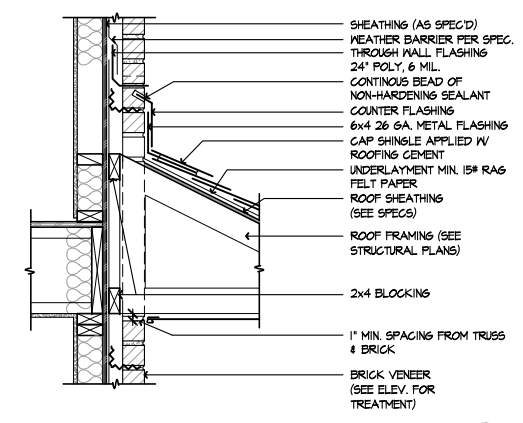
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- 2 2012 NC CODE UPDATE
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES
NC12063 - 11/3/15 - DC3
- 4 2018 NC CODE UPDATE
NC19015 - 01/24/19 - MCP

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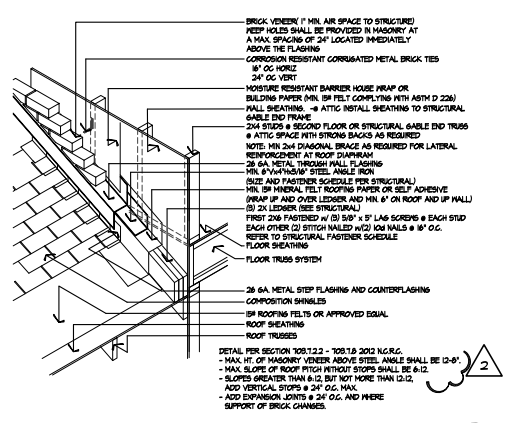
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PLAN: ALL
SHEET: AD1

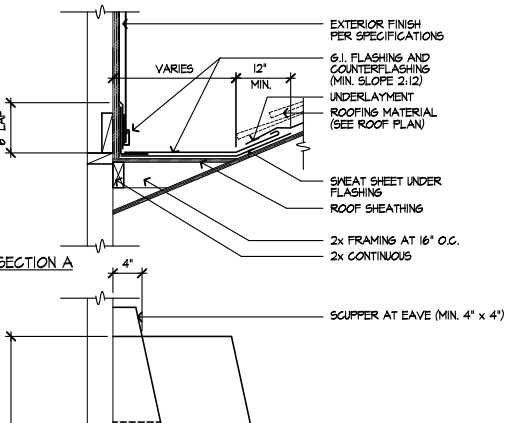
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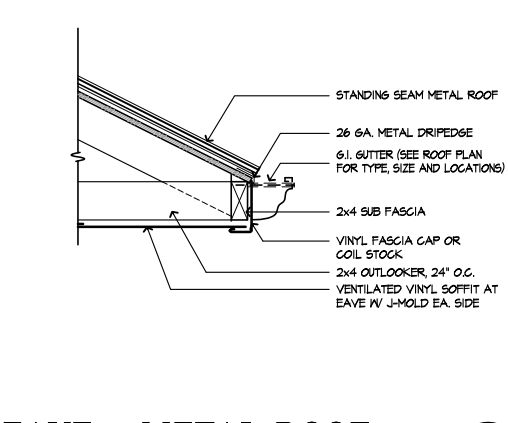
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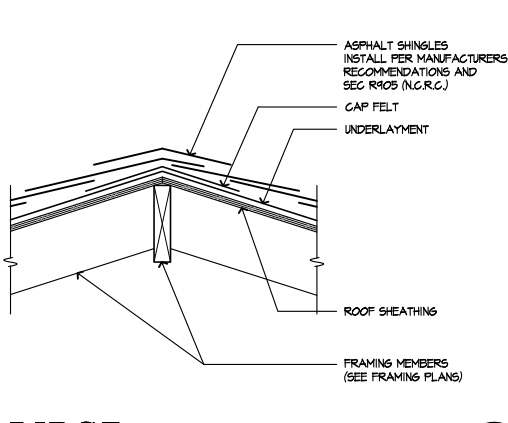
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SCALE NTS
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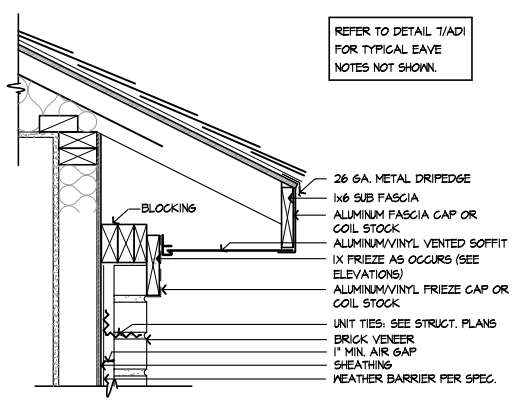
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SCALE 1 1/2"=1'-0"
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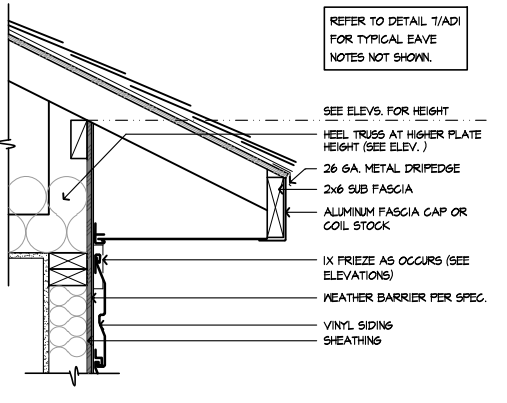
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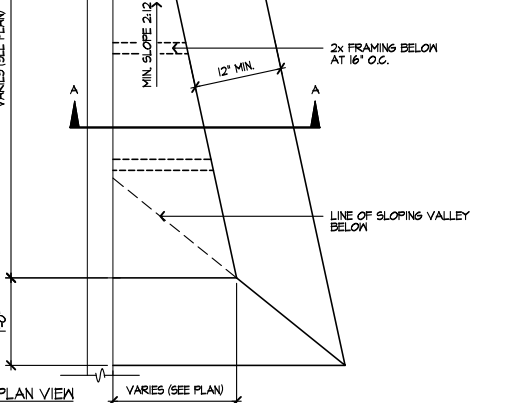
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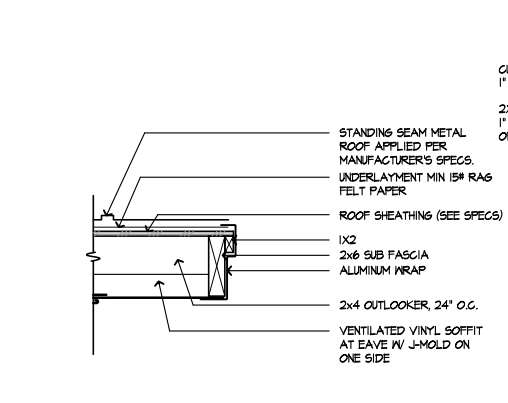
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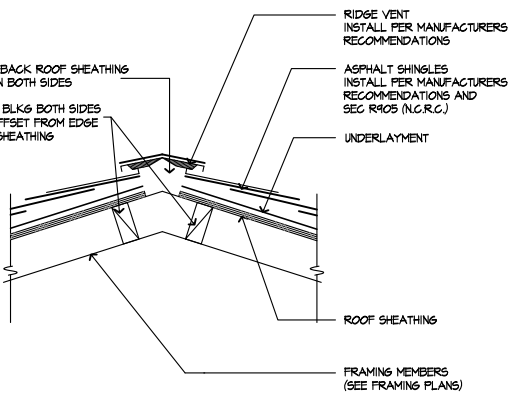
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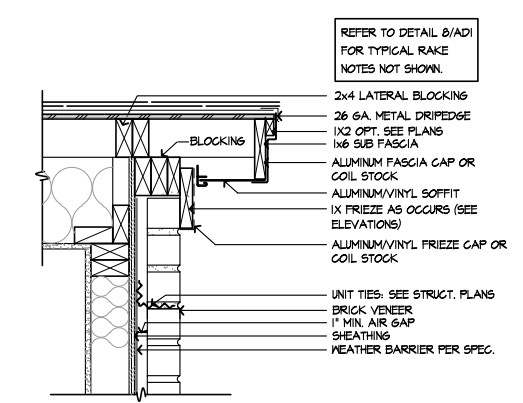
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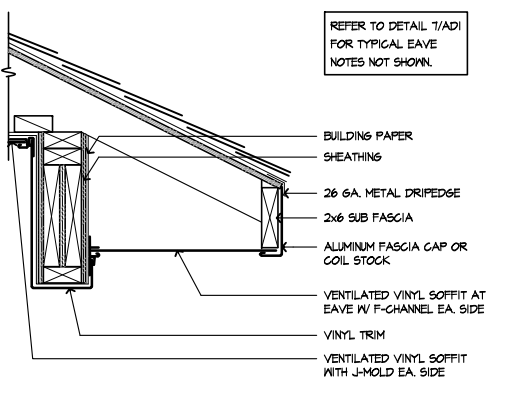
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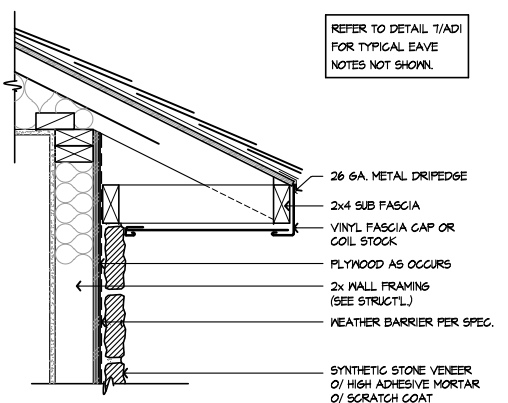
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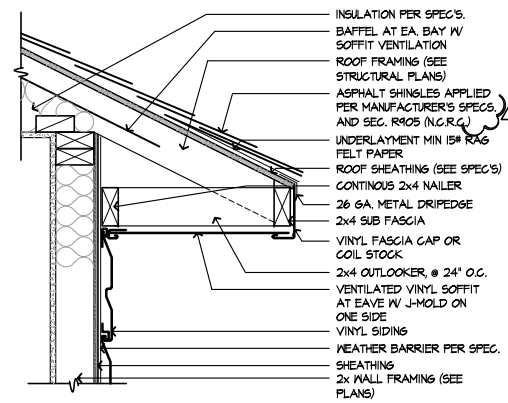
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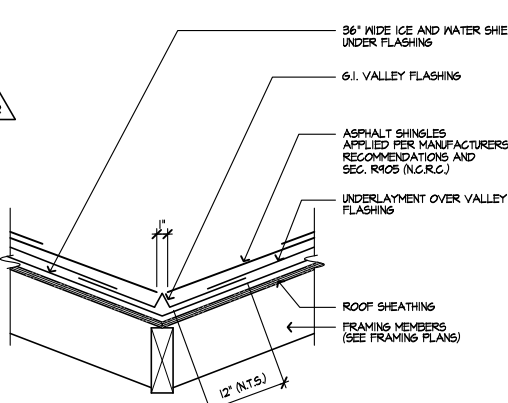
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SCALE 1 1/2"=1'-0"
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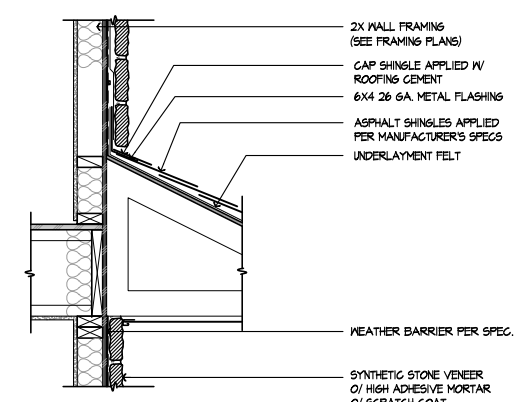
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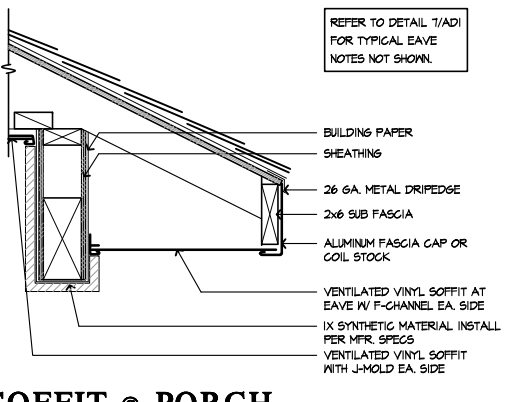
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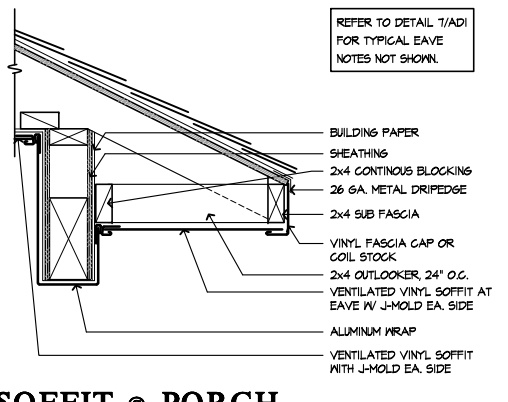
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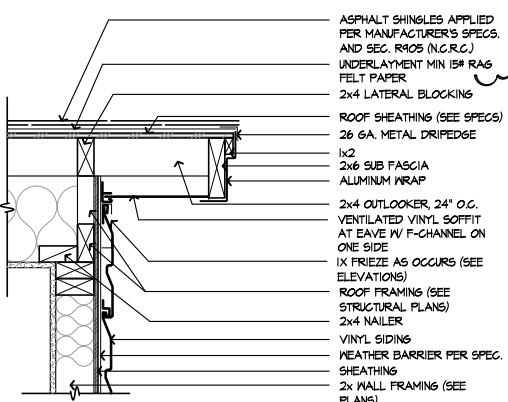
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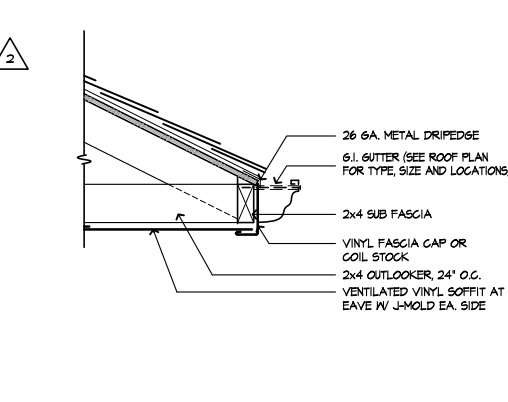
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SOFFIT @ PORCH - ALUMINUM
SCALE 1 1/2"=1'-0"
SE-01016a



RAKE - VINYL
SCALE 1 1/2"=1'-0"
SE-01010a



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

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- 1 COMPLIANCE REVIEW NCI2008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE NCI2016 - 03/22/12 - CTD
- 3 DETAIL UPDATES NCI2013 - 11/3/13 - DC3
- 4 2018 NC CODE UPDATE NCI2015 - 01/24/19 - MCP

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PLAN: ALL
SHEET: AD1

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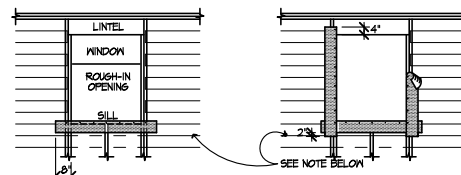
PLAN: ALL
SHEET: AD2

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24

WINDOW FLASHING

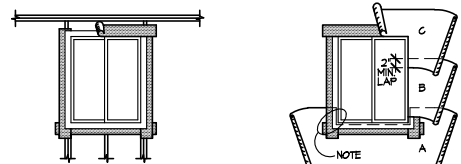
EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.



1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 6". SECURE ALL MOISTOP (OR EQUAL) WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.
2. ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL OR POWER-DRIVEN STAPLES.

NOTE: LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO), SHALL BE INSTALLED AS FOLLOWS:

1. WIRE GAUGE, SPACING, AND ATTACHMENT SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING DEPT. ITEMS 25-1.
2. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS, MUST COVER THE WIRE BACKING.
3. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.

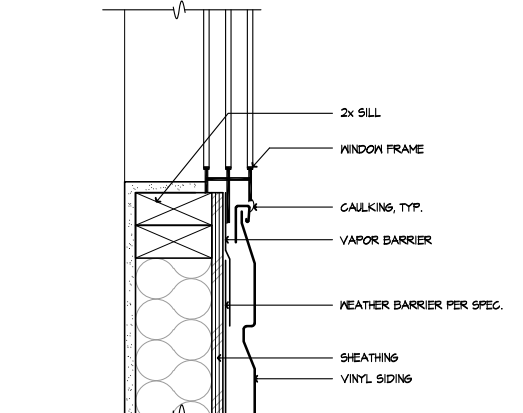
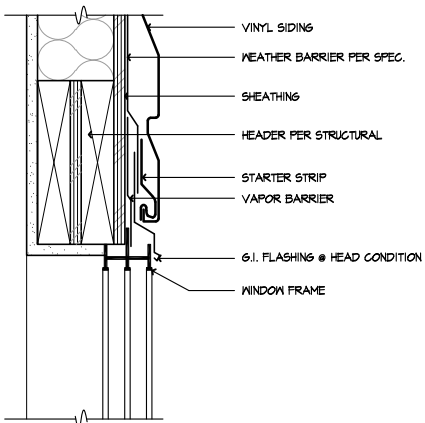


3. INSTALL WINDOW JAMB NAILING FLANGES OVER A CONTINUOUS BEAD OF SEALANT ON THE MOISTOP (OR EQUAL). INSTALL THE WINDOW HEAD MOISTOP (OR EQUAL) ON A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW HEAD NAILING FLANGE.
4. COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP. NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY, SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B.G.D. ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

24

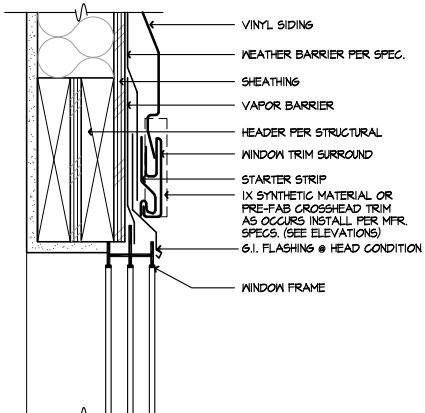
WINDOW HEAD - VINYL 25

SCALE 3/8"=1'-0" SE-02025a



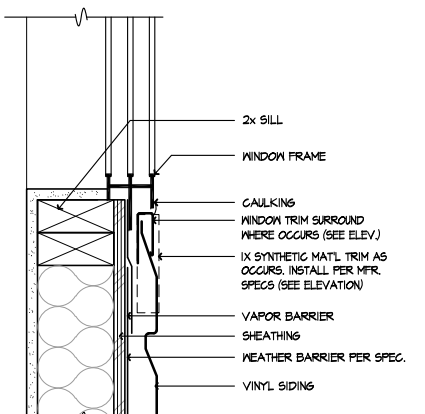
WINDOW SILL - VINYL 26

SCALE 3/8"=1'-0" SE-02026a



WINDOW HEAD - VINYL 27

SCALE 3/8"=1'-0" SE-02027a

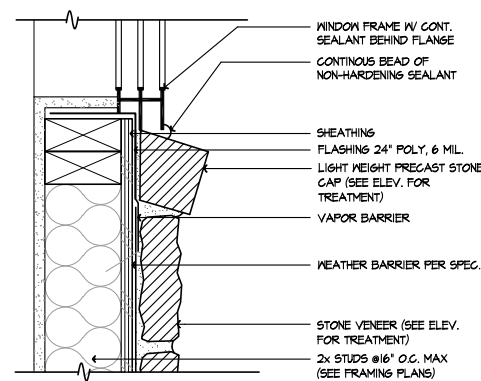
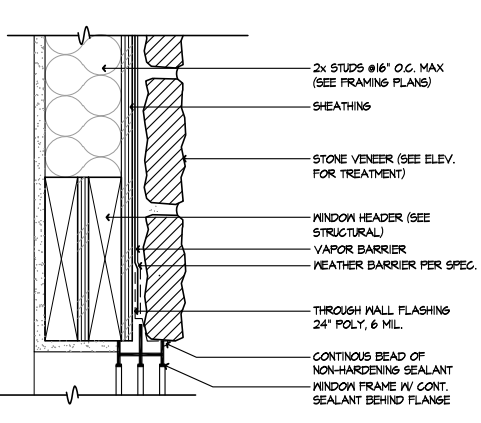


WINDOW SILL - VINYL 28

SCALE 3/8"=1'-0" SE-02028a

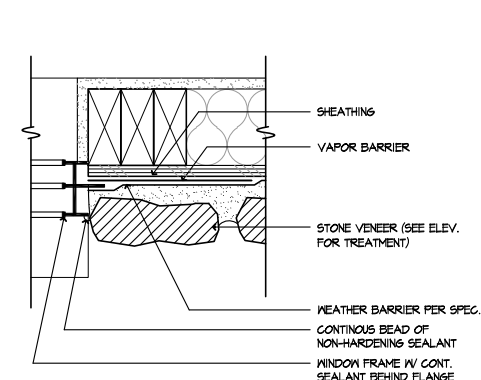
WINDOW HEAD - STONE 29

SCALE 3/8"=1'-0" SE-02029a



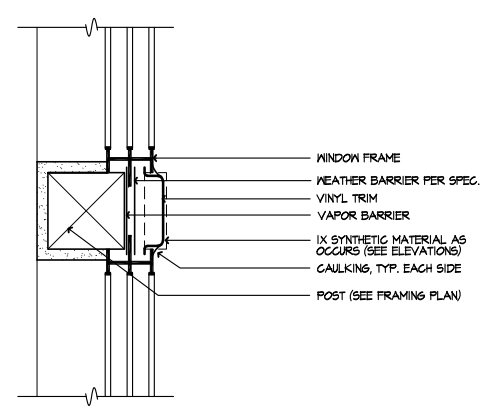
WINDOW SILL - STONE 30

SCALE 3/8"=1'-0" SE-02030a



WINDOW JAMB - STONE 31

SCALE 3/8"=1'-0" SE-02031a

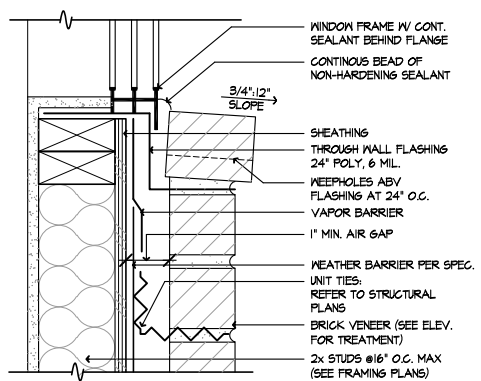
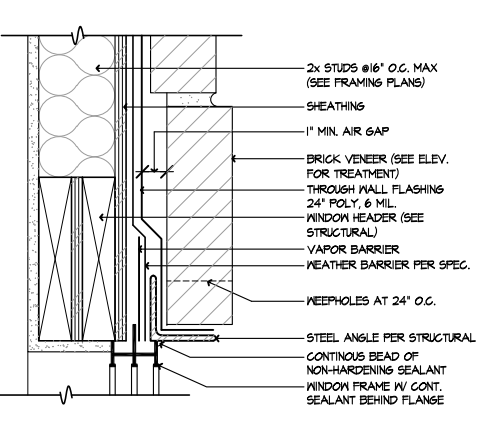


VERT. WDW. MULL.-VINYL 32

SCALE 3/8"=1'-0" SE-02032a

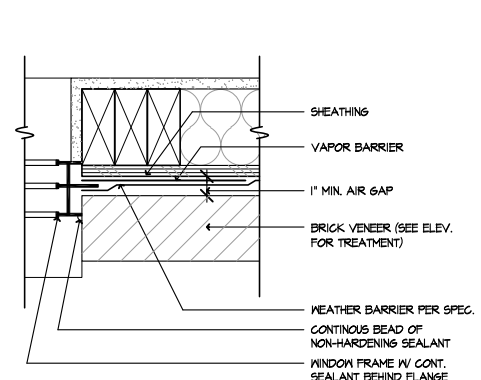
WINDOW HEAD - BRICK 33

SCALE 3/8"=1'-0" SE-02033a



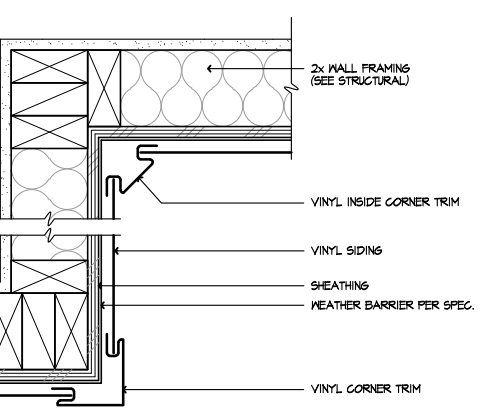
WINDOW SILL - BRICK 34

SCALE 3/8"=1'-0" SE-02034a



WINDOW JAMB - BRICK 35

SCALE 3/8"=1'-0" SE-02035a

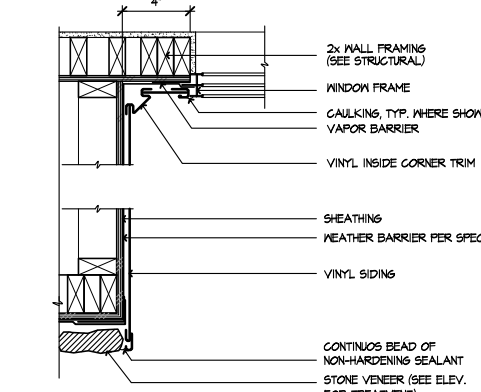
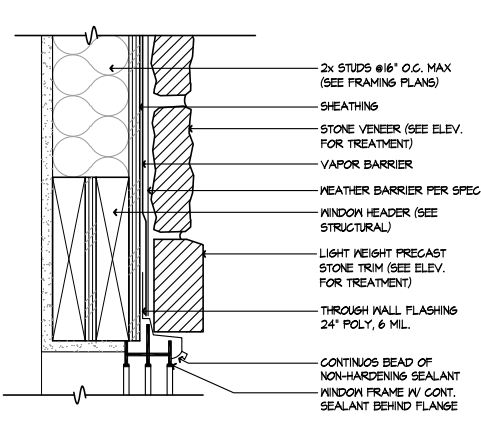


CORNER TRIM - VINYL 36

SCALE 3/8"=1'-0" SE-02036a

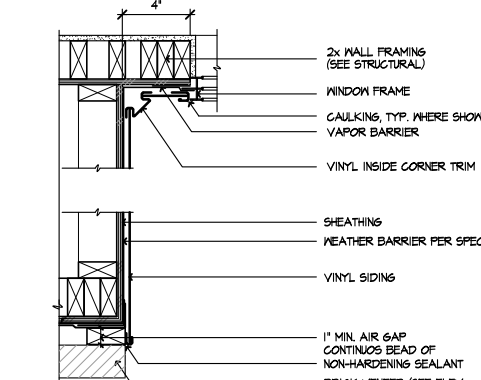
WINDOW HEAD - STONE 37

SCALE 3/8"=1'-0" SE-02037a



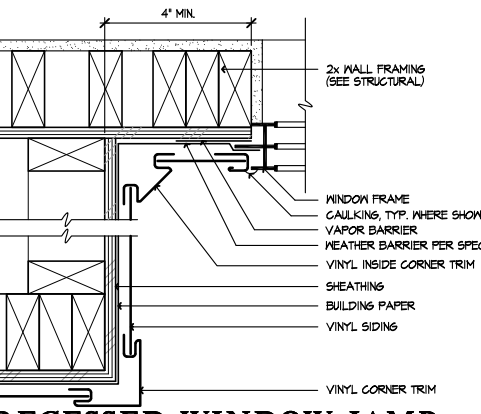
RECESSED WINDOW JAMB - STONE 38

SCALE 1/2"=1'-0" SE-02038a



RECESSED WINDOW JAMB - BRICK 39

SCALE 1/2"=1'-0" SE-02039a



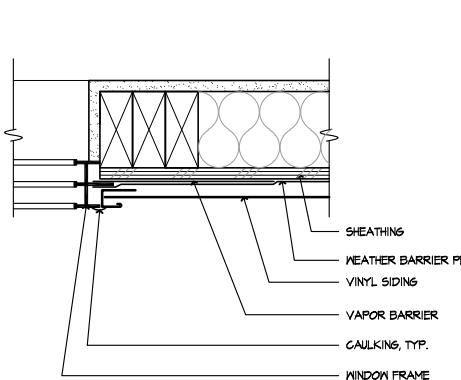
RECESSED WINDOW JAMB - VINYL 40

SCALE 3/8"=1'-0" SE-02040a

SCALE 3/8"=1'-0" SE-02040a

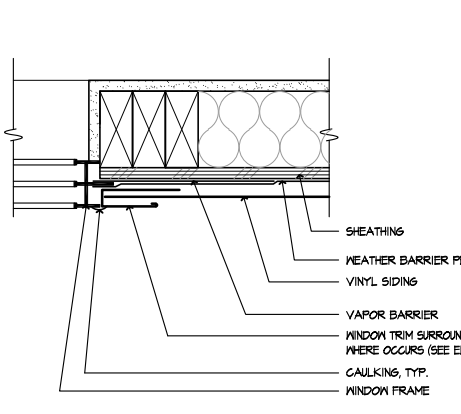
VAPOR BARRIER 22

SCALE 1/4"=1'-0" SE-02022a



WINDOW JAMB - VINYL 23

SCALE 3/8"=1'-0" SE-02023a



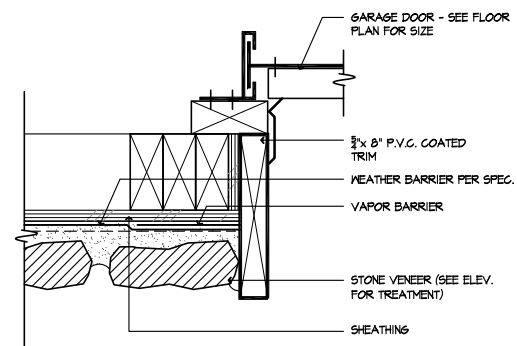
WINDOW JAMB - VINYL 24

SCALE 3/8"=1'-0" SE-02024a

SCALE 3/8"=1'-0" SE-02024a

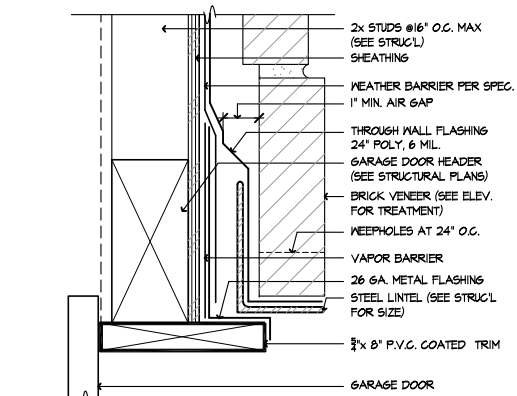
GARAGE DOOR HEAD - STONE

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



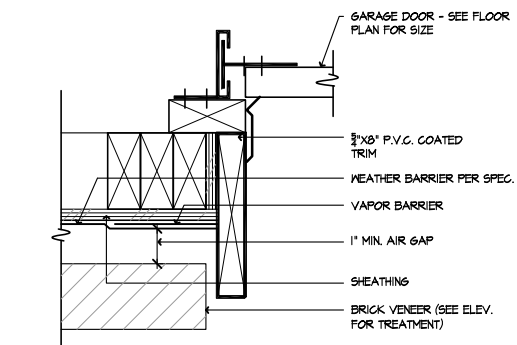
GARAGE DOOR JAMB - STONE

SCALE 3\"/>



GARAGE DOOR HEAD - BRICK

SCALE 3\"/>



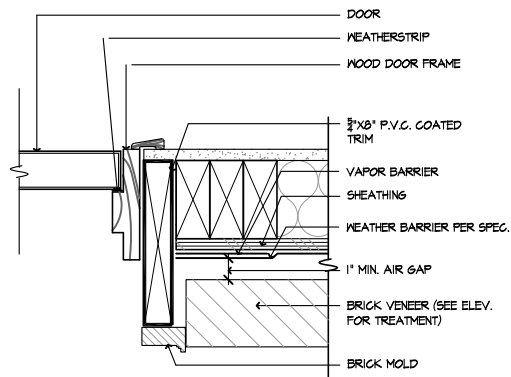
GARAGE DOOR JAMB - BRICK

SCALE 3\"/>



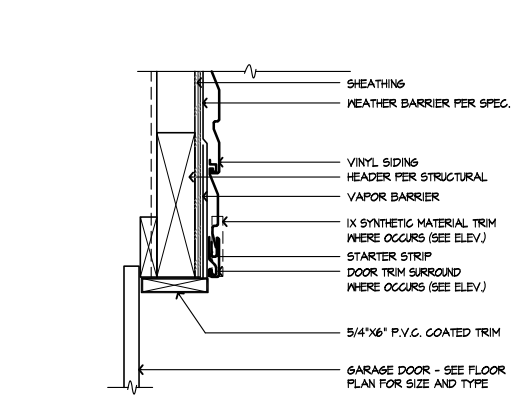
DOOR HEAD - BRICK

SCALE 3\"/>



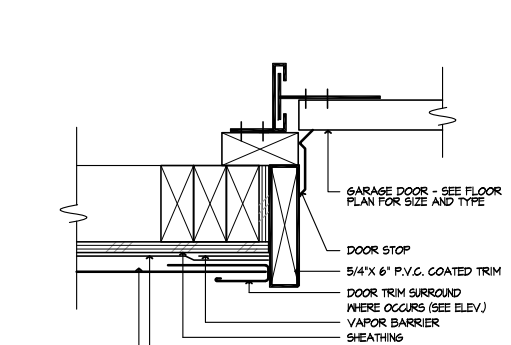
DOOR JAMB - BRICK

SCALE 3\"/>



GARAGE DOOR HEAD - VINYL

SCALE 1 1/2\"/>



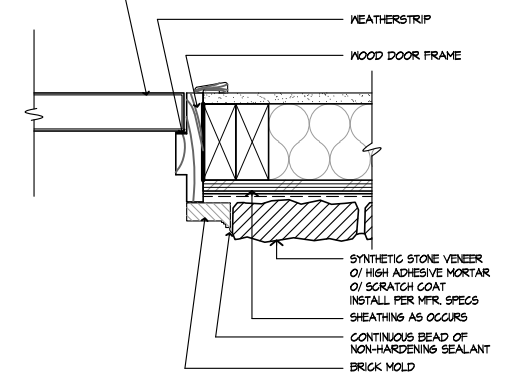
GARAGE DOOR JAMB - VINYL

SCALE 3\"/>



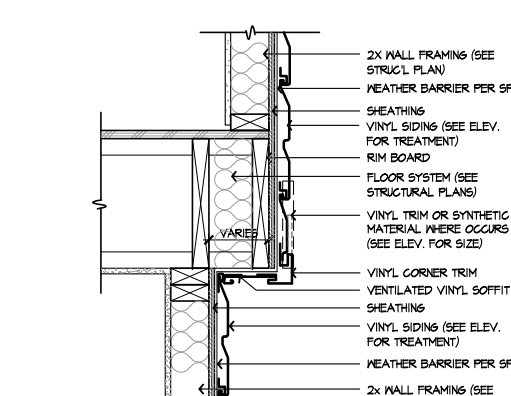
DOOR HEAD - STONE

SCALE 3\"/>



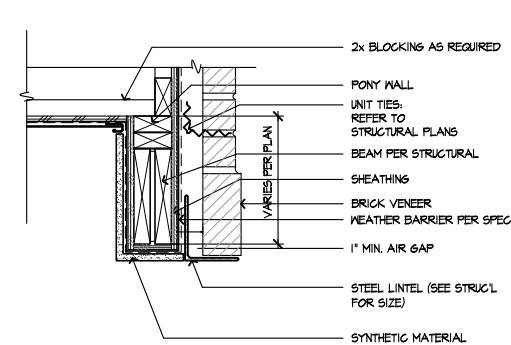
DOOR JAMB - STONE

SCALE 3\"/>



CANTILEVER

SCALE 1 1/2\"/>



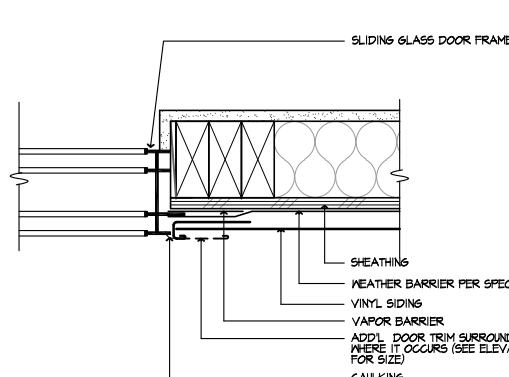
SOFFIT @ PORCH - BRICK

SCALE 1 1/2\"/>



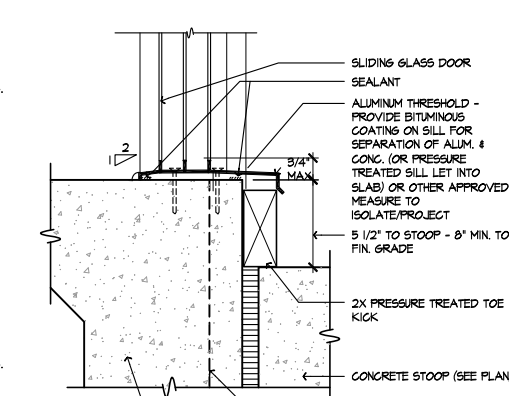
SLD.G. DOOR HEAD - VINYL

SCALE 3\"/>



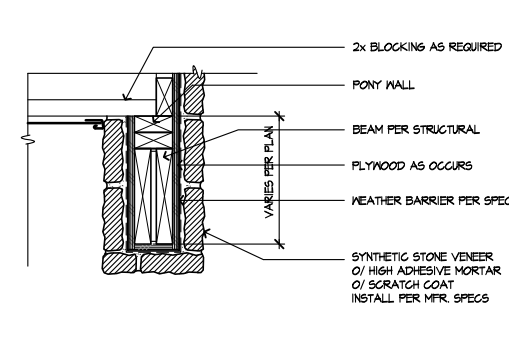
SLD.G. DOOR JAMB - VINYL

SCALE 3\"/>



SLD.G. DOOR THRESHOLD

SCALE 3\"/>



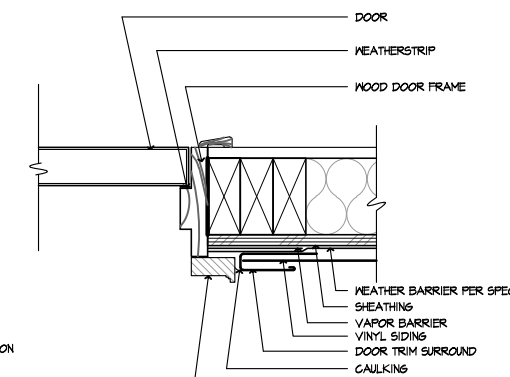
SOFFIT @ PORCH - STONE

SCALE 1 1/2\"/>



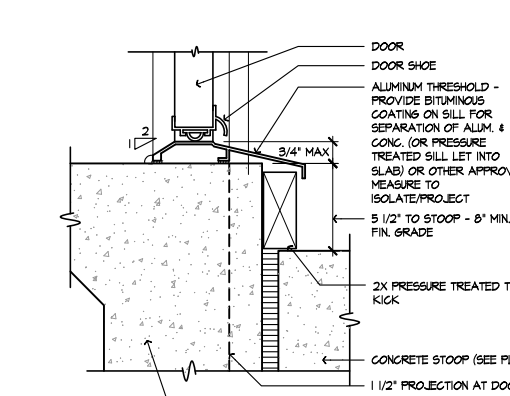
DOOR HEAD - VINYL

SCALE 3\"/>



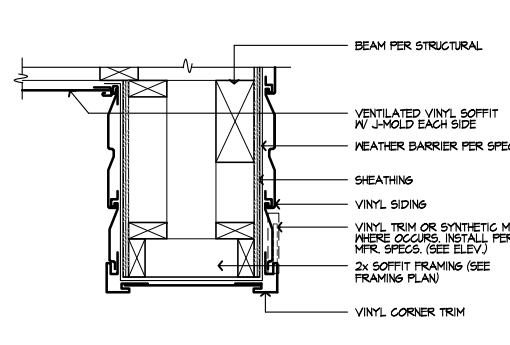
DOOR JAMB - VINYL

SCALE 3\"/>



SWING DOOR THRESHOLD

SCALE 3\"/>



DETAILS

KB HOME
NORTH CAROLINA DIVISION
4518 S. MIAMI BLVD.
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ISSUE DATE: 09/28/11
PROJECT No.: 1350
DIVISION MGR.: K.W.
REVISIONS: 01/24/19

1 COMPLIANCE REVIEW
NC12008 - 02/28/12 - CTD

2 2012 NC CODE UPDATE
NC12016 - 03/22/12 - CTD

3 DETAIL UPDATES
NC12953 - 11/13/15 - DC3

4 2018 NC CODE UPDATE
NC19015 - 01/24/19 - MCP

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

PLAN: ALL
SHEET: AD3

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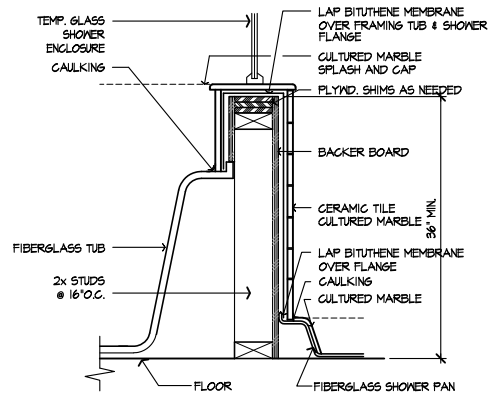
ISSUE DATE: 09/28/11
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- 1 COMPLIANCE REVIEW
NC12008 - 02/28/12 - CTD
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- 3 DETAIL UPDATES
NC15953 - 11/15 - DC3
- 4 2018 NC CODE UPDATE
NC19015 - 01/24/19 - MCP

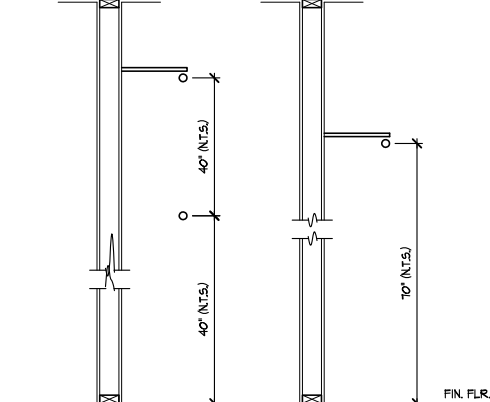
FOR INTERNAL USE ONLY

REVISION BY:	DATE
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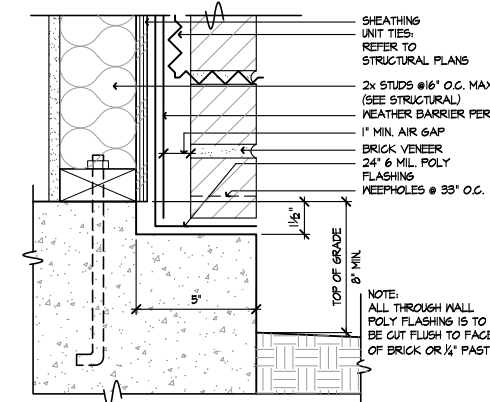
PLAN: ALL
SHEET: AD4



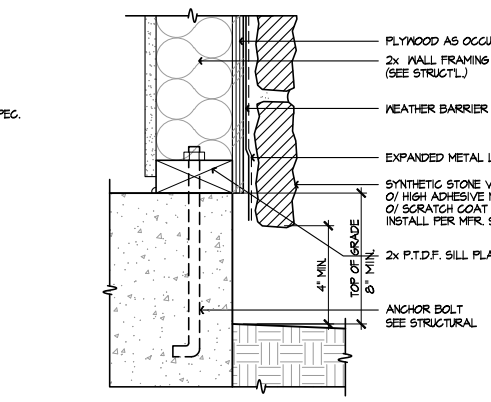
TUB/SHOWER WALL
SCALE 1/2"=1'-0"
SE-04071a



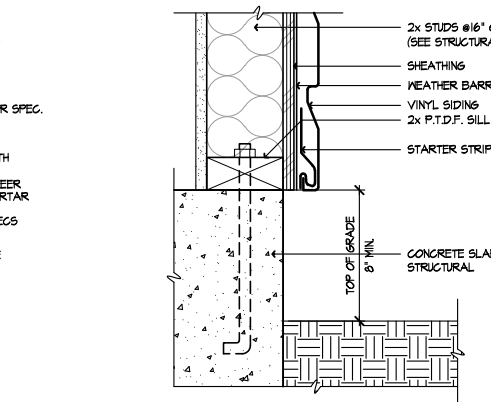
DBL./SGL. POLE & SHELF
SCALE 3/4"=1'-0"
SE-04073a



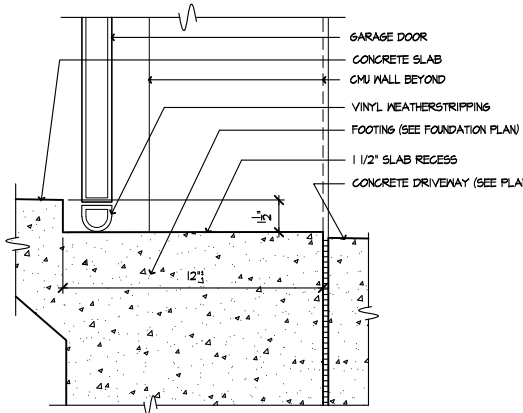
BRICK LEDGE AT SLAB
SCALE 3"=1'-0"
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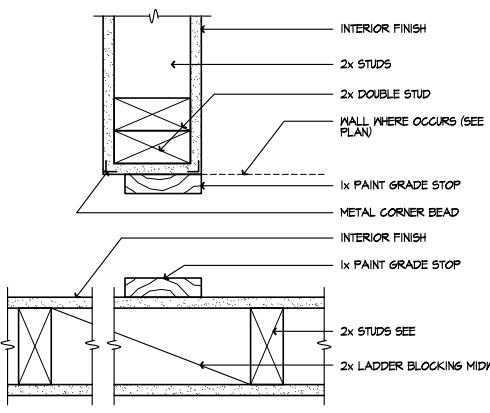
SYN. STONE SCREED
SCALE 3"=1'-0"
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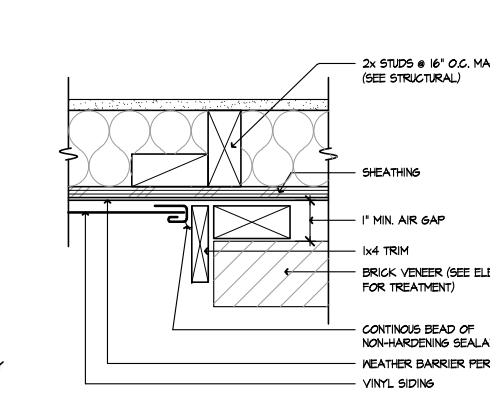
VINYL SIDING AT SLAB
SCALE 3"=1'-0"
SE-04061a



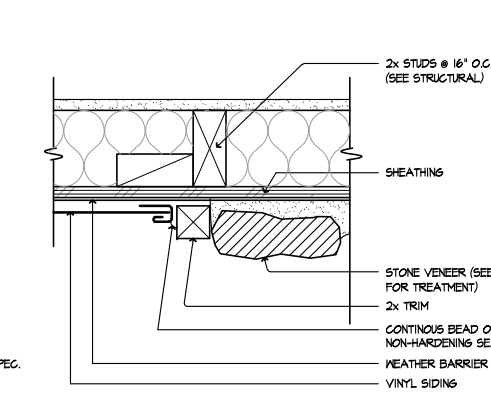
GARAGE SLAB RECESS
SCALE 1/2"=1'-0"
0810-01



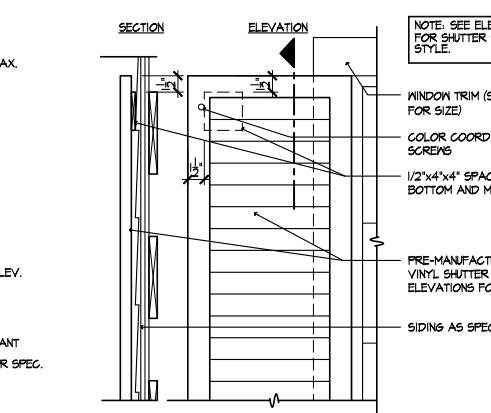
WARDROBE DOOR JAMB
SCALE 3"=1'-0"
SE-04074a



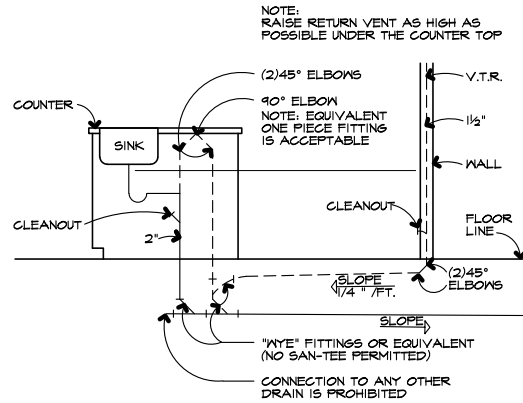
VINYL SIDING TO BRICK
SCALE 3"=1'-0"
SE-04070a



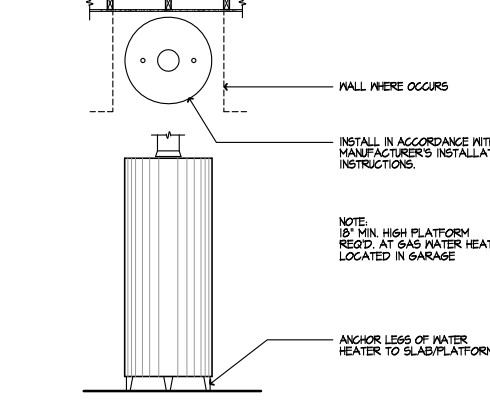
VINYL SIDING TO STONE
SCALE 3"=1'-0"
SE-04066a



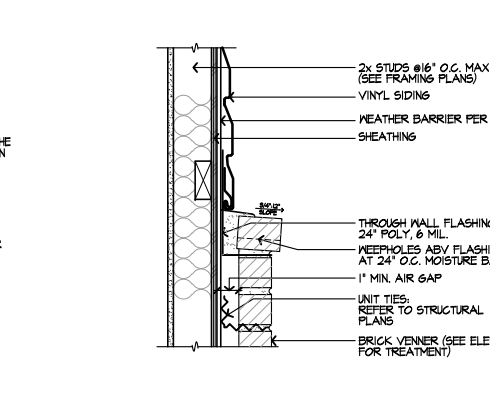
WINDOW SHUTTER
SCALE 1/2"=1'-0"
SE-04062a



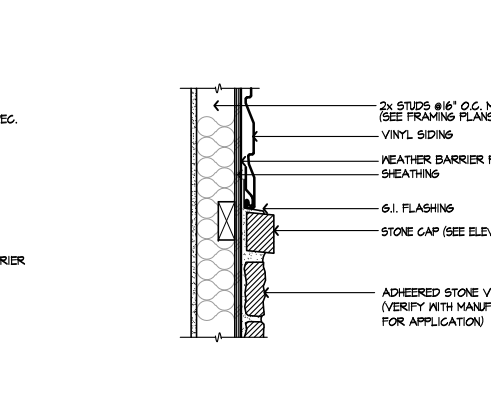
KITCHEN ISLAND
SCALE 1/2"=1'-0"
SE-04079a



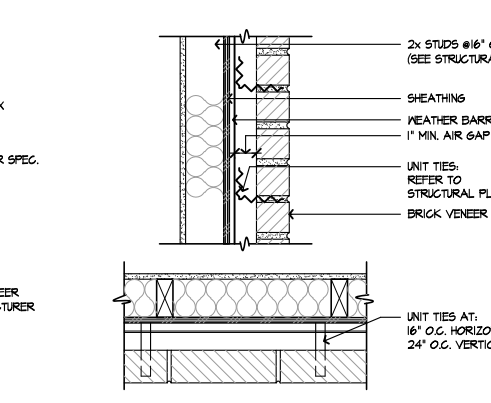
WATER HEATER
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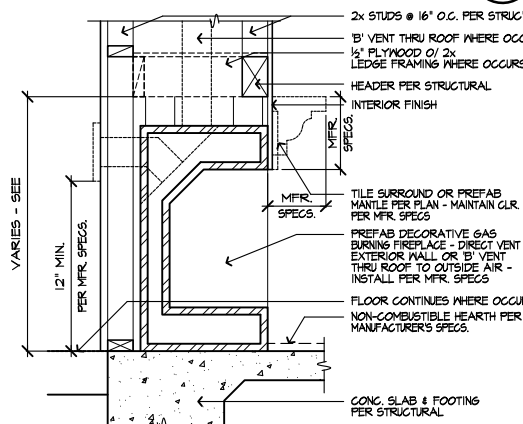
BRICK CAP @ VINYL
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SE-04071a



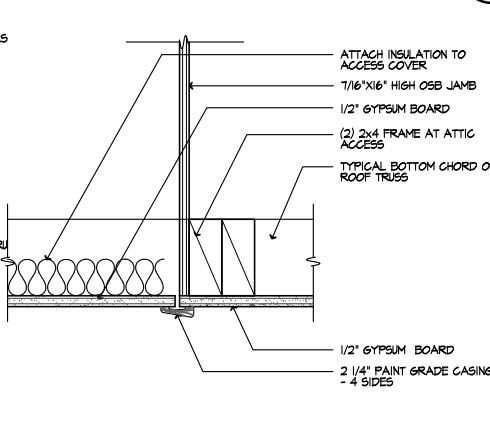
STONE CAP @ VINYL
SCALE 1/2"=1'-0"
SE-04067a



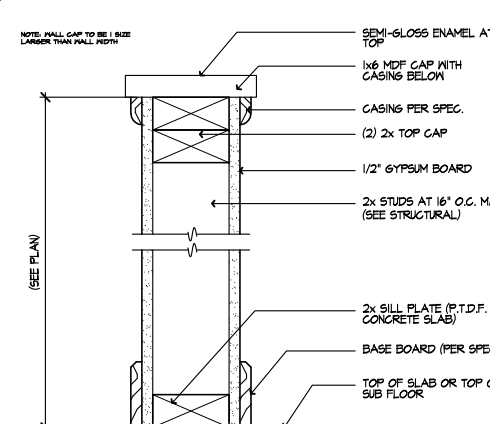
BRICK TIES
SCALE 1/2"=1'-0"
SE-04063a



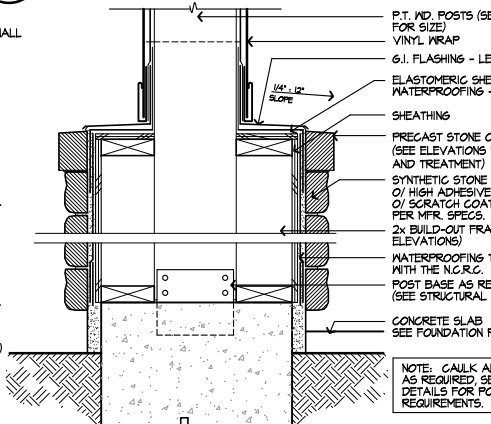
DECORATIVE GAS APPLIANCE
SCALE 1"=1'-0"
SE-04080a



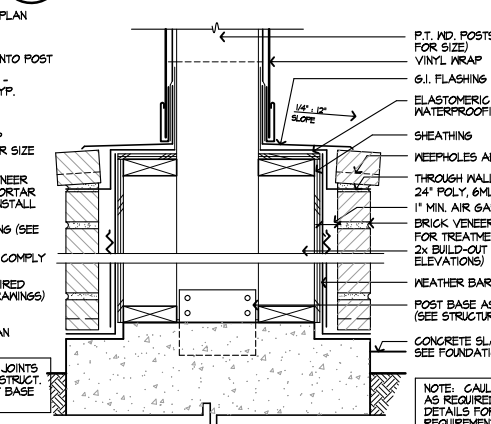
ATTIC ACCESS
SCALE 3"=1'-0"
SE-04076a



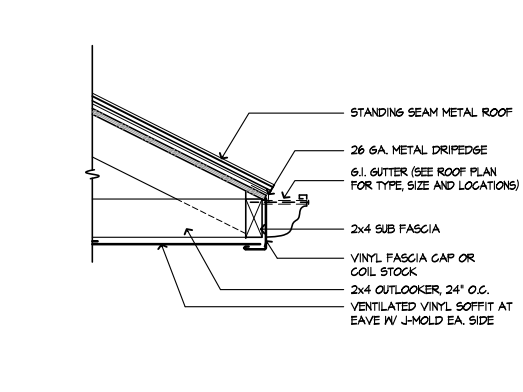
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SE-04072a



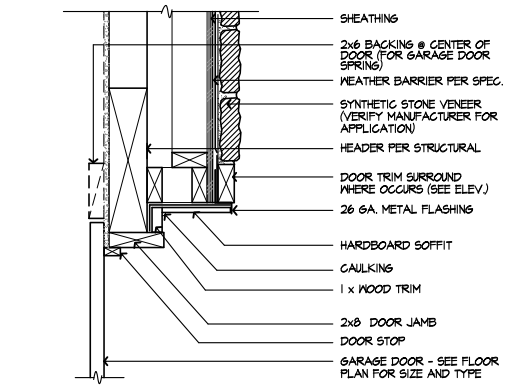
COLUMN BASE W/ STONE
SCALE 1/2"=1'-0"
SE-04068a



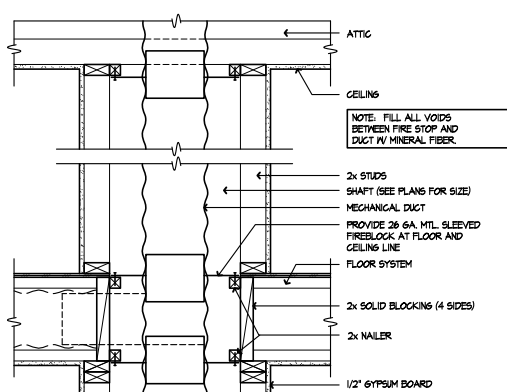
COLUMN BASE W/ BRICK
SCALE 1/2"=1'-0"
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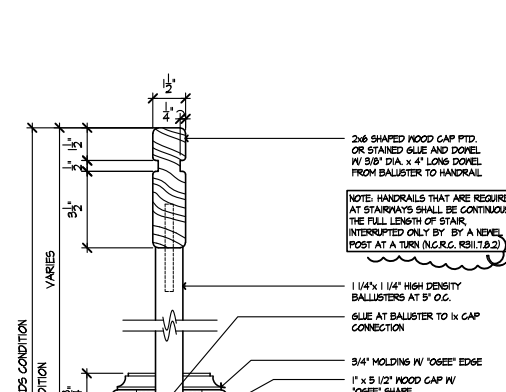
EAVE @ METAL ROOF
SCALE 1/2"=1'-0"
SE-05041a



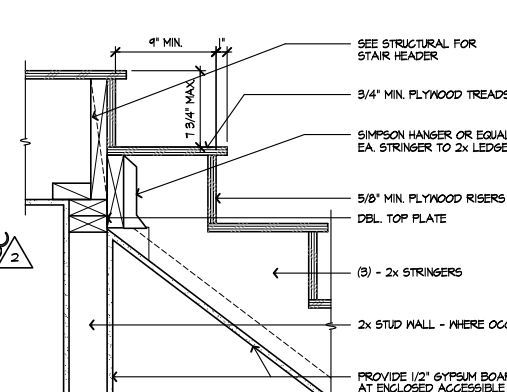
GARAGE DOOR HEAD - STONE
SCALE 1/2"=1'-0"
SE-05043a



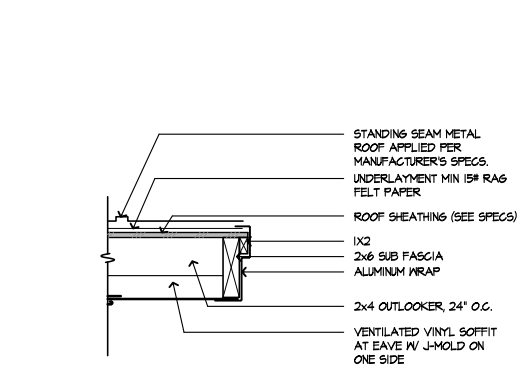
TYP. SHAFT AT 2nd FLR.
SCALE 1"=1'-0"
SE-05042a



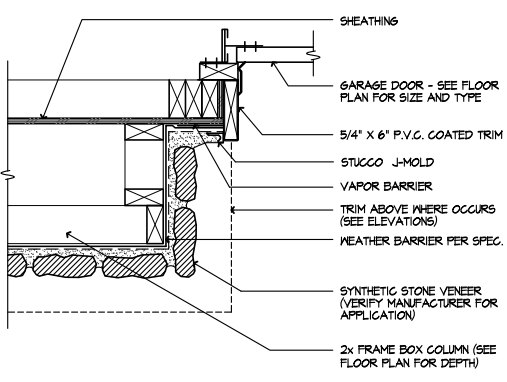
GUARDRAIL
SCALE 3/4"=1'-0"
SE-05086a



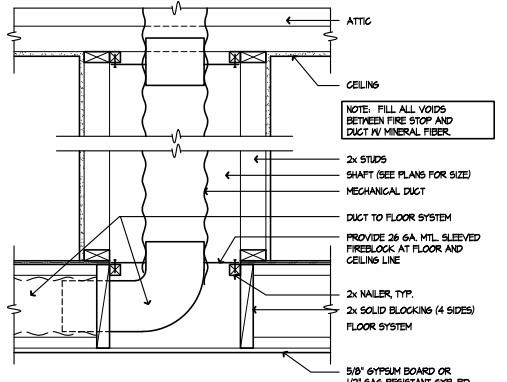
STAIR AT LANDING
SCALE 1/2"=1'-0"
SE-05081a



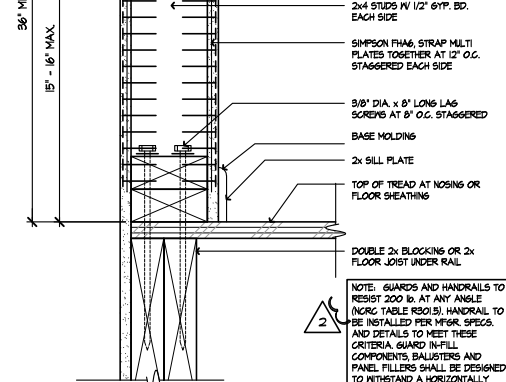
RAKE @ METAL ROOF
SCALE 1/2"=1'-0"
SE-05044a



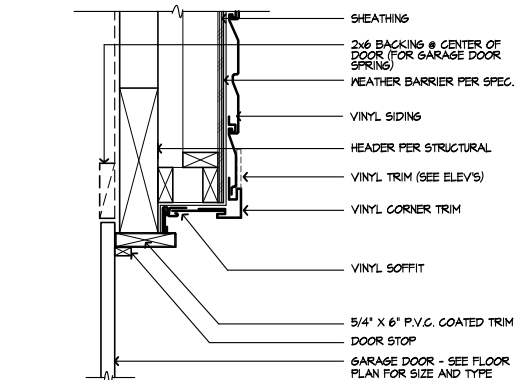
GARAGE DOOR JAMB - STONE
SCALE 1/2"=1'-0"
SE-05044a



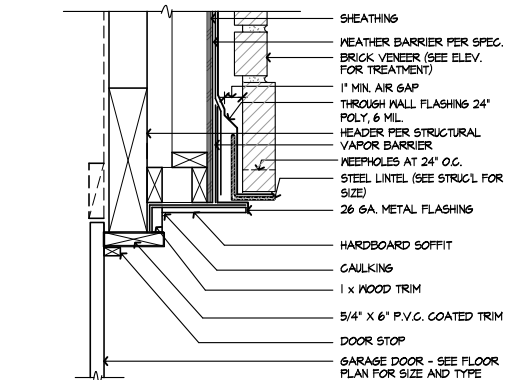
TYP. SHAFT AT 2nd FLR.
SCALE 1"=1'-0"
SE-05045a



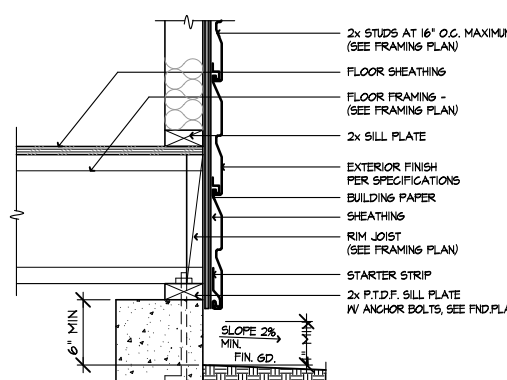
STAIR AT CONC. FLOOR
SCALE 1/2"=1'-0"
SE-05082a



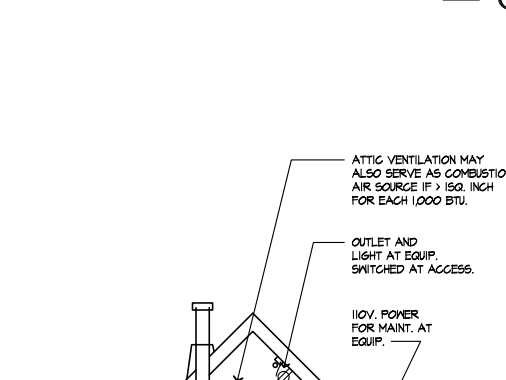
GARAGE DOOR HEAD - VINYL
SCALE 1/2"=1'-0"
SE-05049a



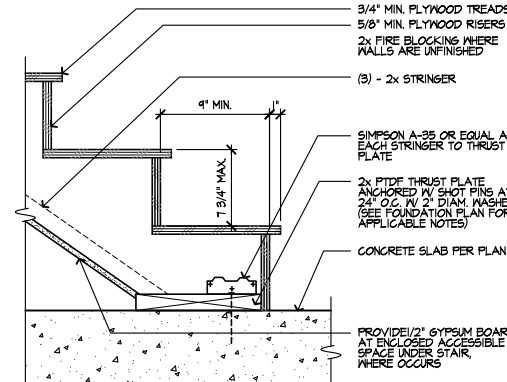
GARAGE DOOR HEAD - BRICK
SCALE 1/2"=1'-0"
SE-05045a



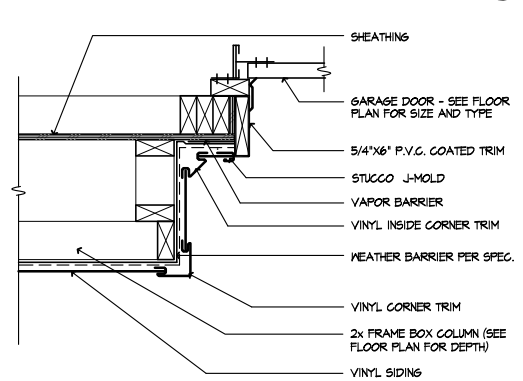
SIDING AT RAISED FLOOR
SCALE 1/2"=1'-0"
AD5-41B



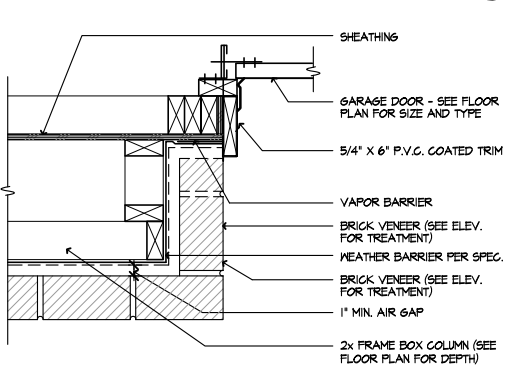
HANDRAIL AT WALL
SCALE 3/4"=1'-0"
SE-05083a



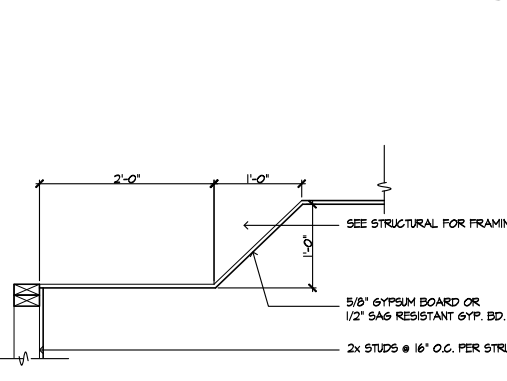
GUARDWALL
SCALE 3/4"=1'-0"
SE-05084a



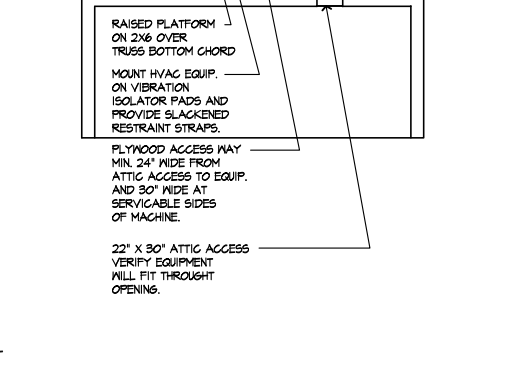
GARAGE DOOR JAMB - VINYL
SCALE 1/2"=1'-0"
SE-05100a



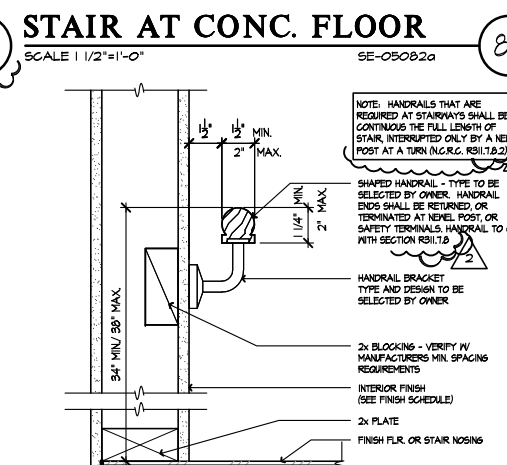
GARAGE DOOR JAMB - BRICK
SCALE 1/2"=1'-0"
SE-05046a



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



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



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

ISSUE DATE: 09/28/11
PROJECT No.: 1350
DIVISION MGR.: K.W.
REVISIONS: 01/24/19

- 1 COMPLIANCE REVIEW NCI2008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE NCI2016 - 03/22/12 - CTD
- 3 DETAIL UPDATES NCI593 - 11/15 - DCS
- 4 2018 NC CODE UPDATE NCI915 - 01/24/19 - MCF

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REVISION BY:	DATE	DESCRIPTION
1		
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3		
4		
5		
6		

PLAN: ALL
SHEET: AD5

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DETAILS

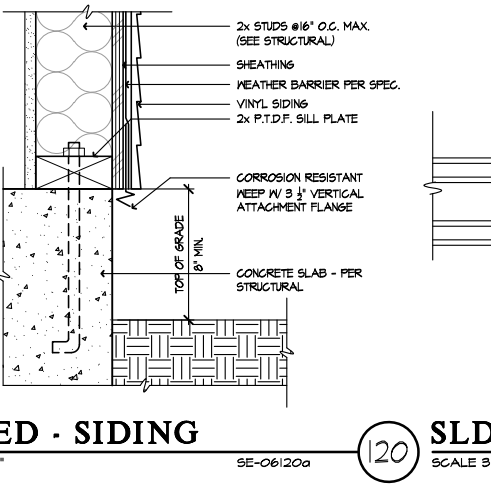
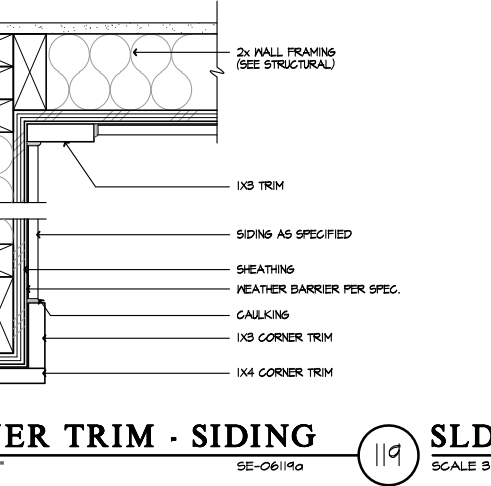
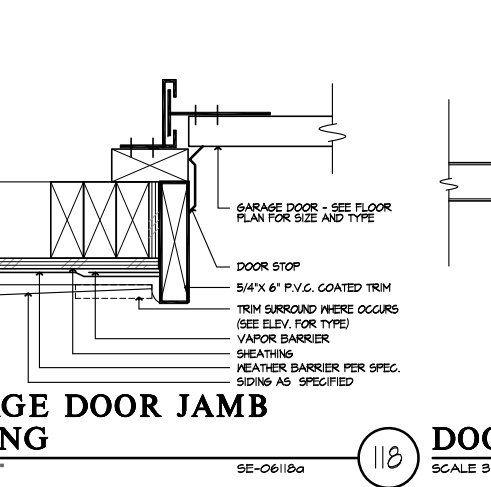
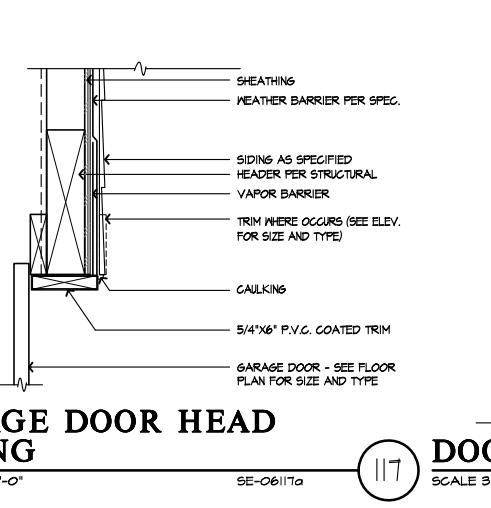
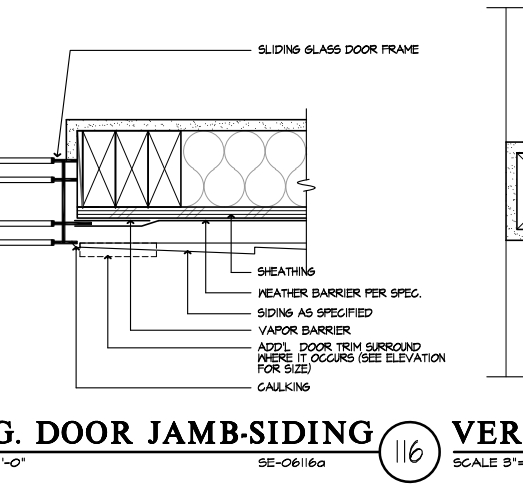
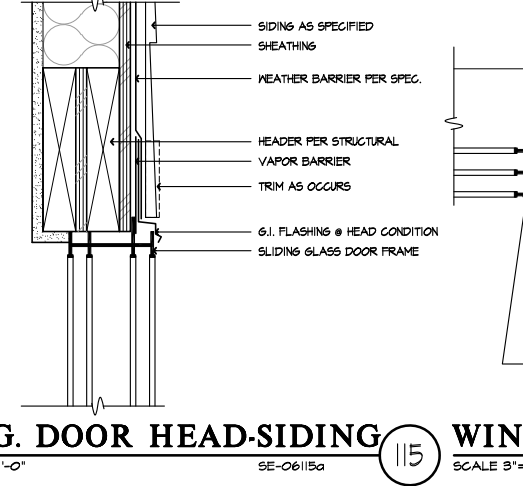
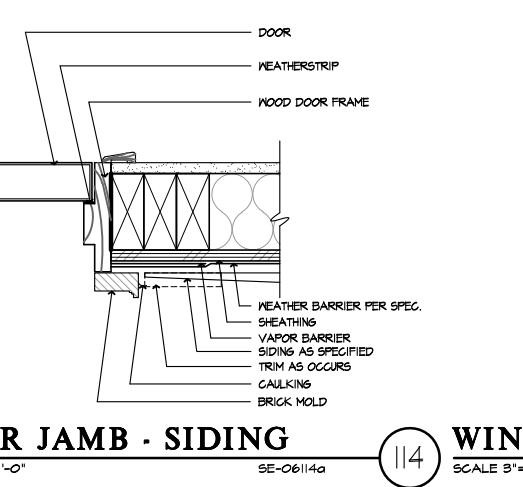
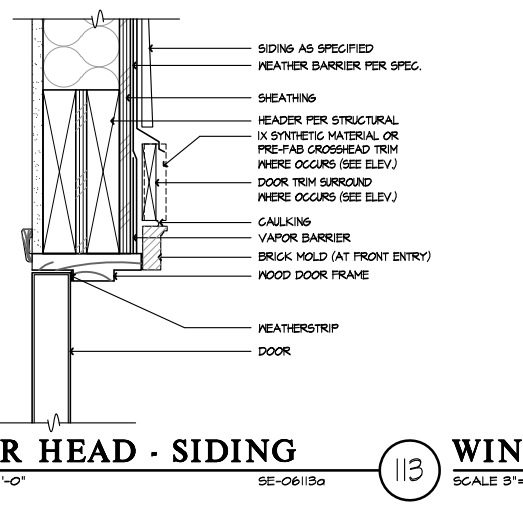
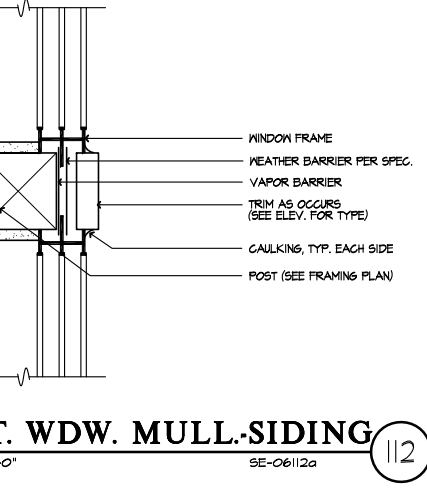
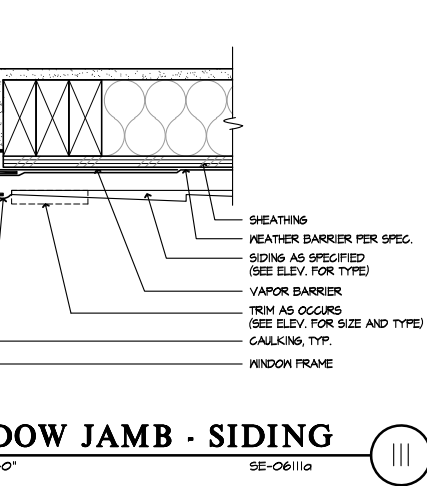
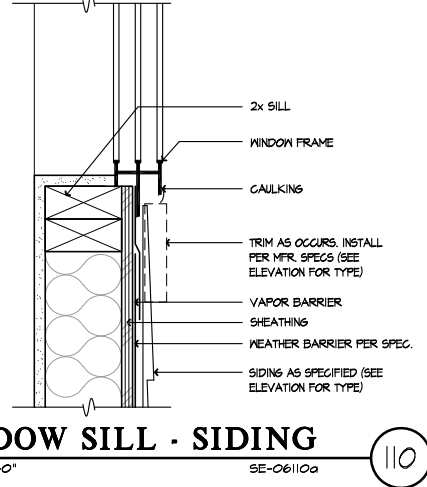
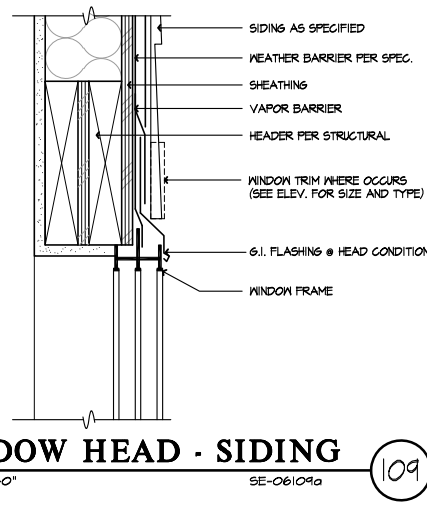
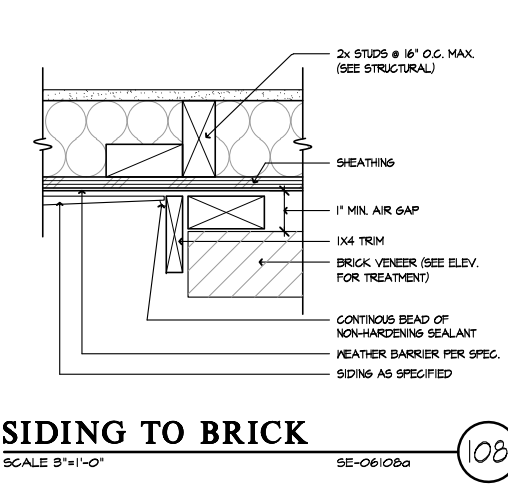
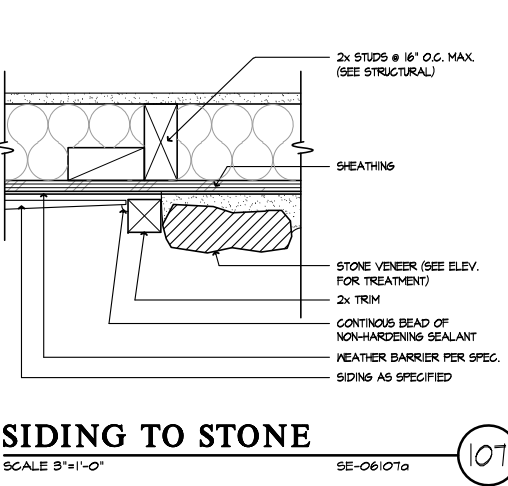
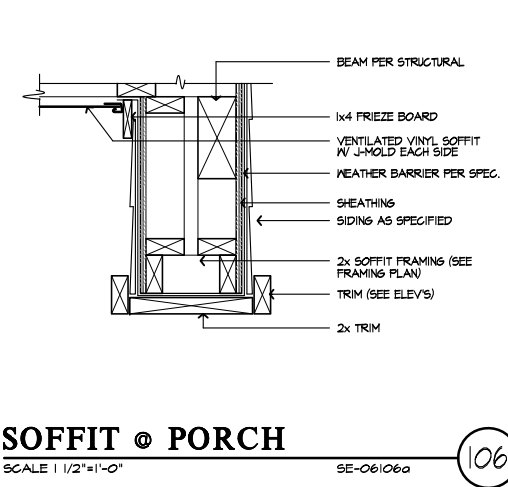
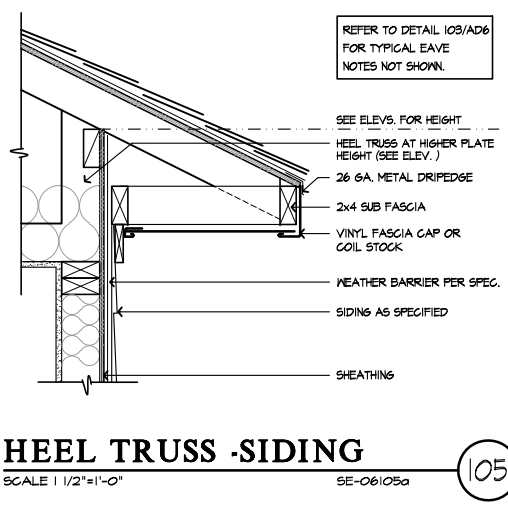
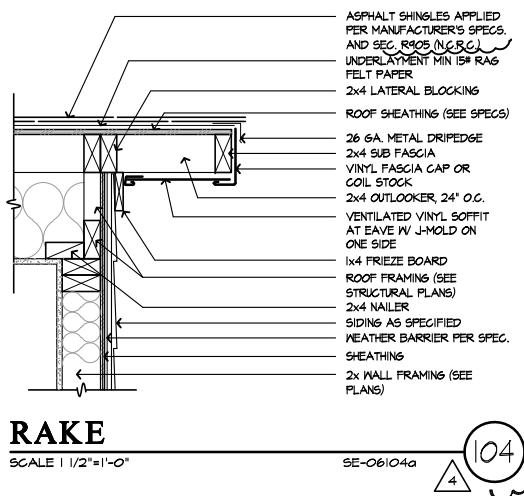
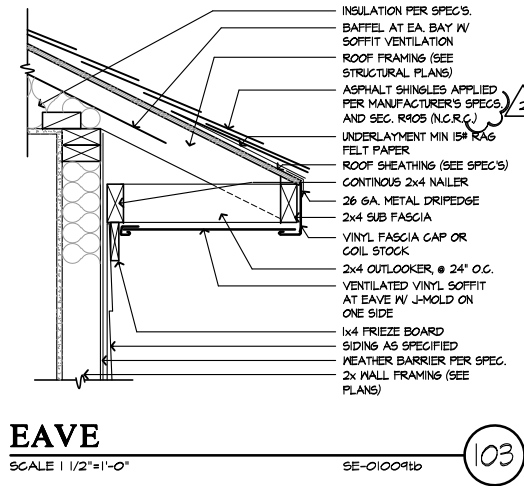
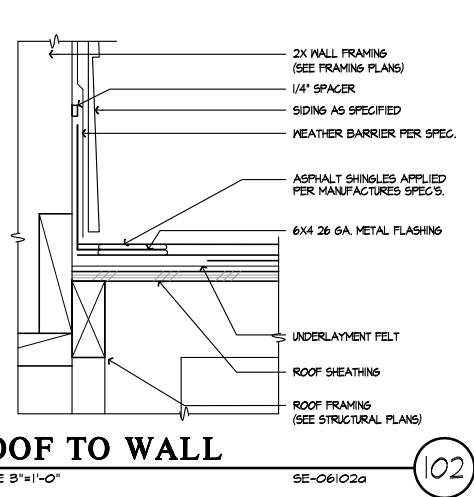
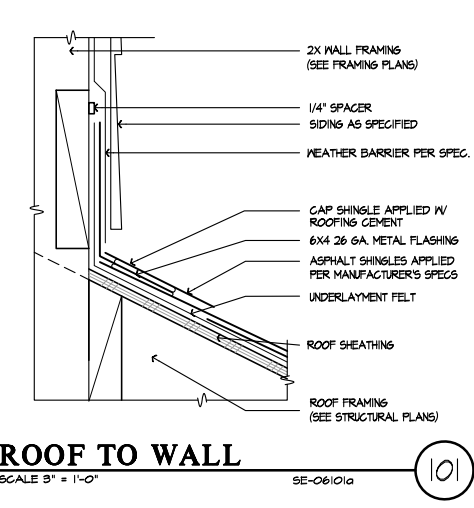
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ISSUE DATE: 09/28/11
PROJECT No.: 1350
DIVISION MGR.: K.W.
REVISIONS: 01/24/19

- 1 COMPLIANCE REVIEW
NC12048 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES
NC15933 - 11/13/13 - DC3
- 4 2018 NC CODE UPDATE
NC13915 - 01/24/19 - MCP

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REVISION BY:	DATE
1	
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PLAN: ALL
SHEET: AD6



GARAGE DOOR HEAD - SIDING

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

DOOR HEAD - SIDING

SCALE 3/8"=1'-0" SE-06113a

WINDOW HEAD - SIDING

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

HEEL TRUSS - SIDING

SCALE 1/2"=1'-0" SE-06105a

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-06114a

WINDOW SILL - SIDING

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

SOFFIT @ PORCH

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

ROOF TO WALL

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

CORNER TRIM - SIDING

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

SLDG. DOOR HEAD - SIDING

SCALE 3/8"=1'-0" SE-06115a

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

SCREED - SIDING

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

SLDG. DOOR JAMB - SIDING

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

VERT. WDW. MULL. - SIDING

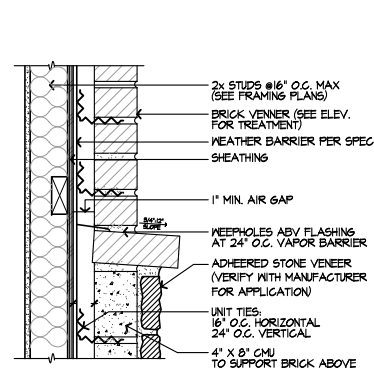
SCALE 3/8"=1'-0" SE-06112a

SIDING TO BRICK

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

RAKE

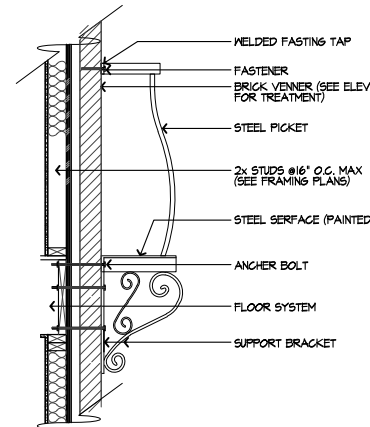
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BRICK OVER STONE

NOT TO SCALE

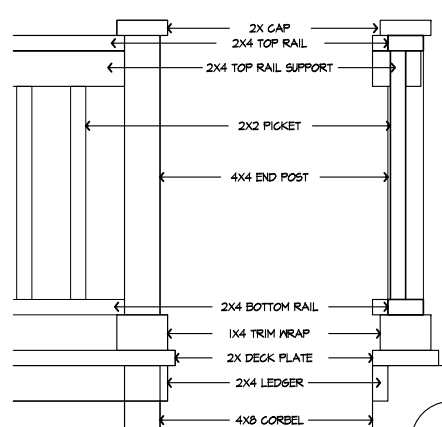
129
AD7



RAILING

NOT TO SCALE

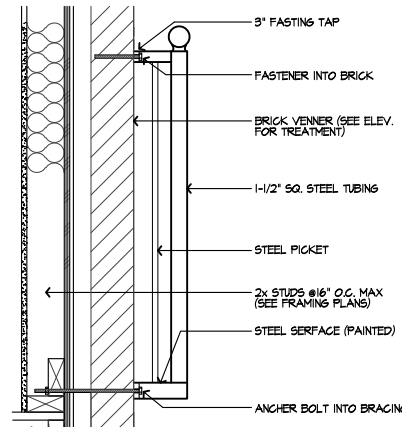
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WOOD RAILING

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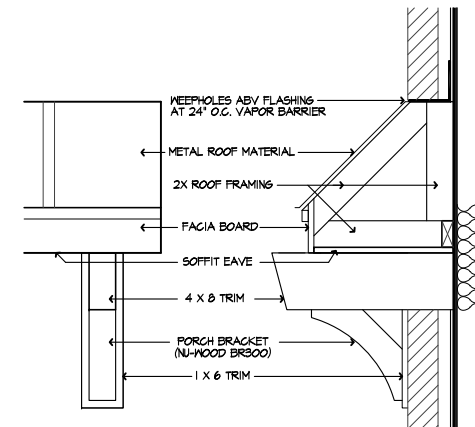
131
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RAILING

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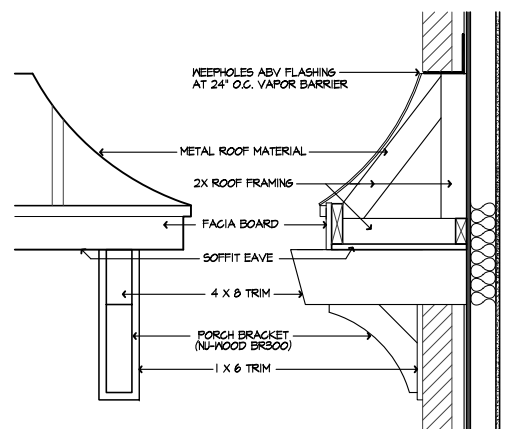
132
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SHED ROOF

NOT TO SCALE

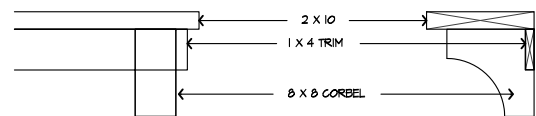
133
AD7



CURVED SHED ROOF

NOT TO SCALE

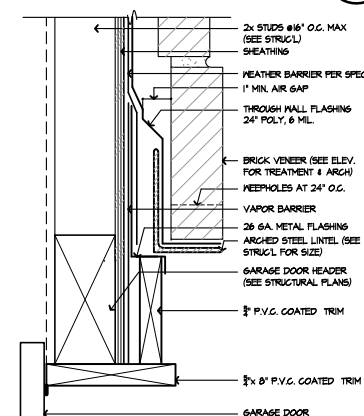
134
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WINDOW LEDGE

NOT TO SCALE

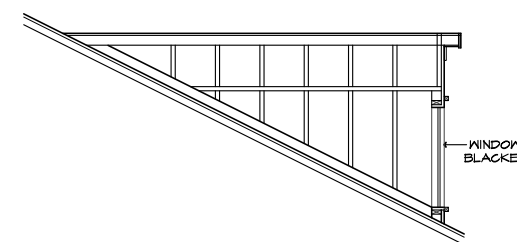
135
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GARAGE DOOR HEAD W/ ARCHED BRICK

NOT TO SCALE

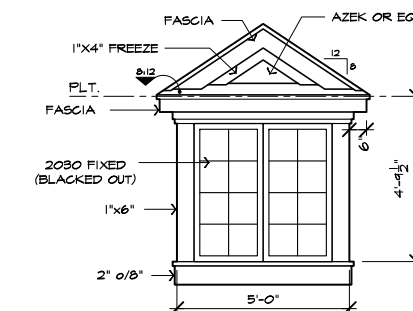
136
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TYP. DORMER

NOT TO SCALE

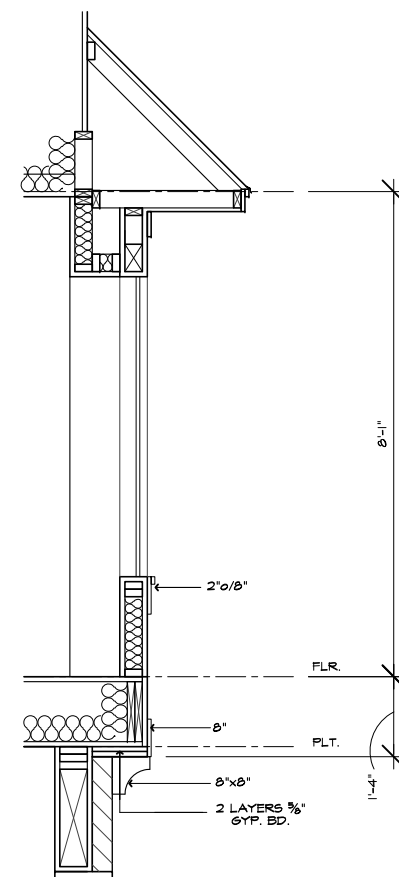
137
AD7



EYEBROW DORMER

NOT TO SCALE

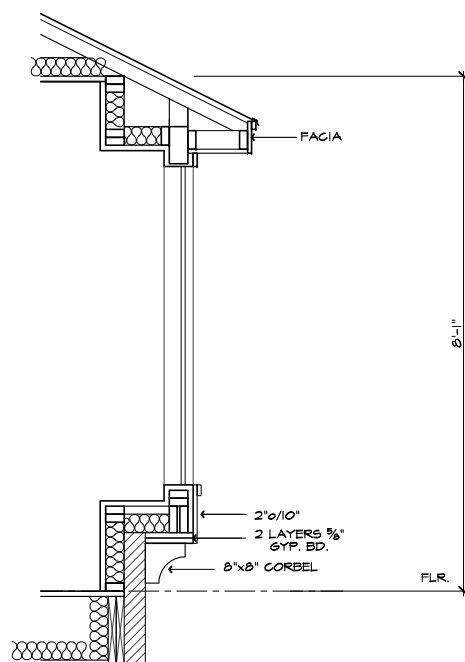
139
AD7



BAY

NOT TO SCALE

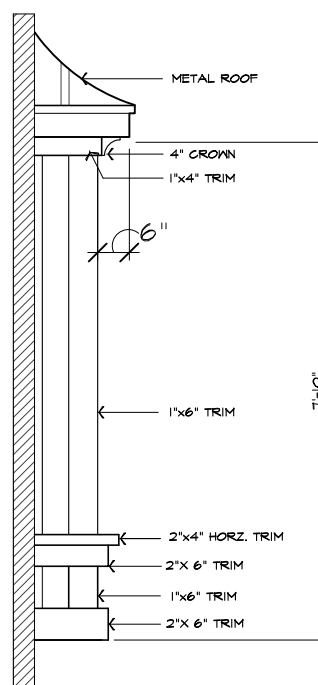
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BAY (2)

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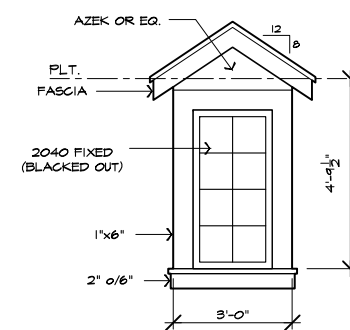
144
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BAY (2)

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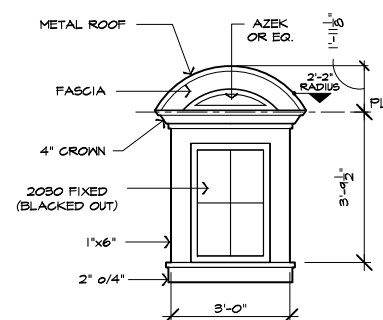
145
AD7



GABLE ROOF DORMER

NOT TO SCALE

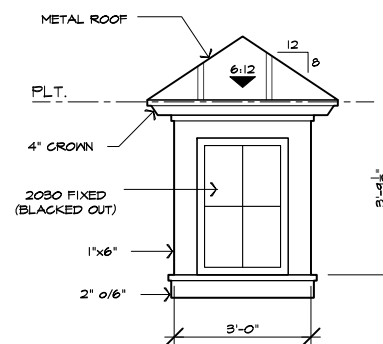
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ARCHED ROOF DORMER

NOT TO SCALE

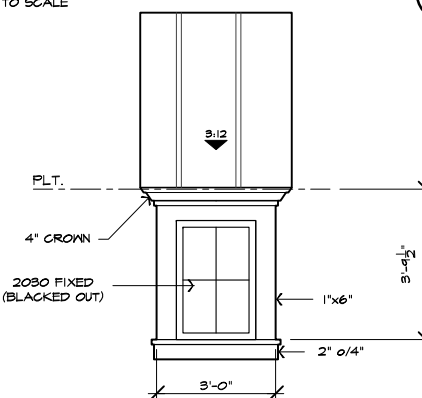
142
AD7



TYP. HIP DORMER

NOT TO SCALE

141
AD7



TYP. SHED ROOF DORMER

NOT TO SCALE

143
AD7

DETAILS

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NORTH CAROLINA DIVISION

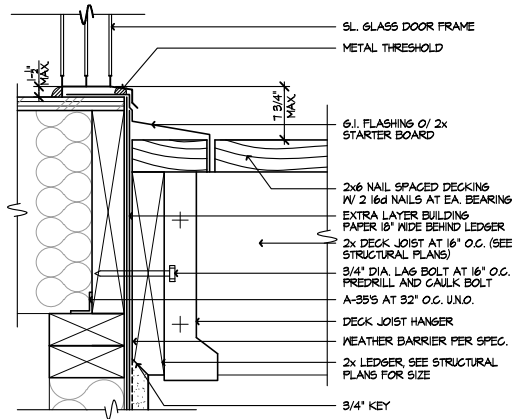
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SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7988
FAX: (919) 472-0582

ISSUE DATE: 09/28/11
PROJECT No.: 1350
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REVISIONS: 01/24/19

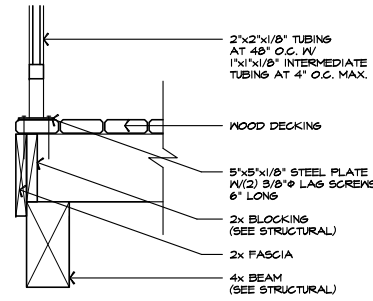
- 1 COMPLIANCE REVIEW
NC12808 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE
NC12816 - 03/22/12 - CTD
- 3 DETAIL UPDATES
NC13053 - 11/13/13 - DCs
- 4 2018 NC CODE UPDATE
NC13015 - 01/24/19 - MCP

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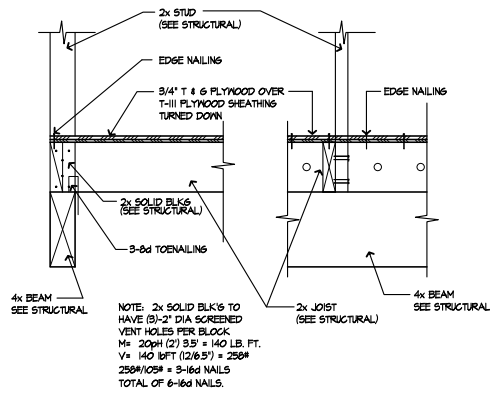
PLAN: ALL
SHEET: AD7



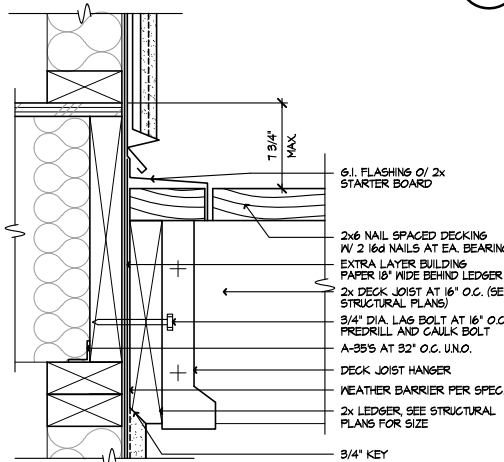
SL. DR. TRESHOLD @ DECK 154
SCALE 3/4"=1'-0" ADB



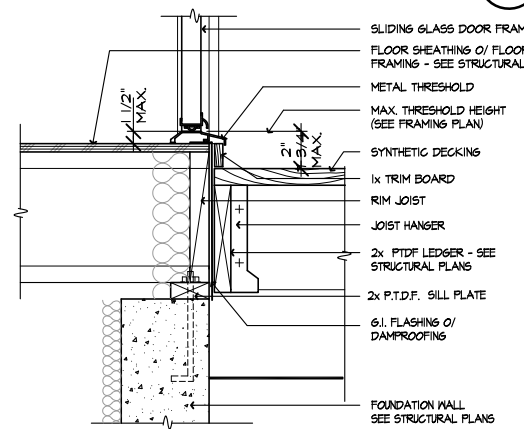
DECK FRAMING 150
SCALE 1"=1'-0" ADB



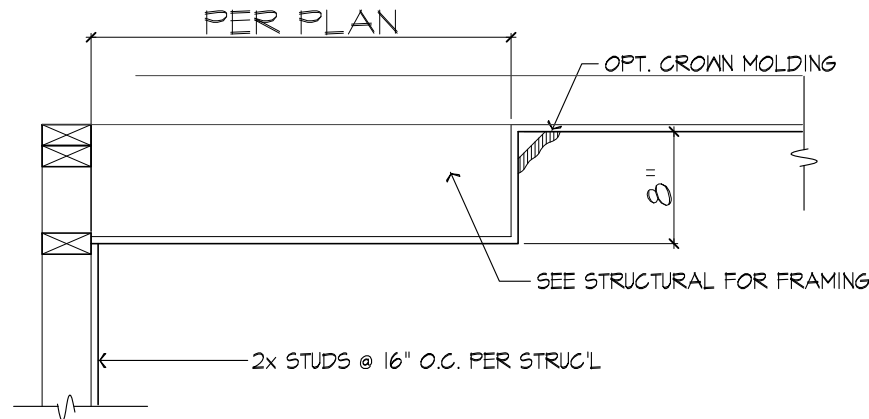
DECK FRAMING 151
SCALE 1"=1'-0" ADB



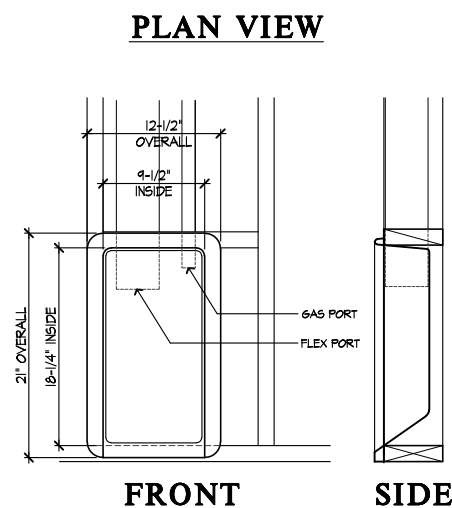
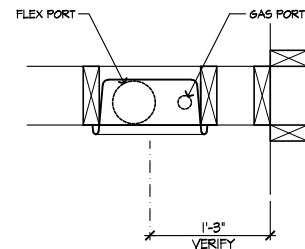
WALL @ DECK 152
SCALE 3/4"=1'-0" ADB



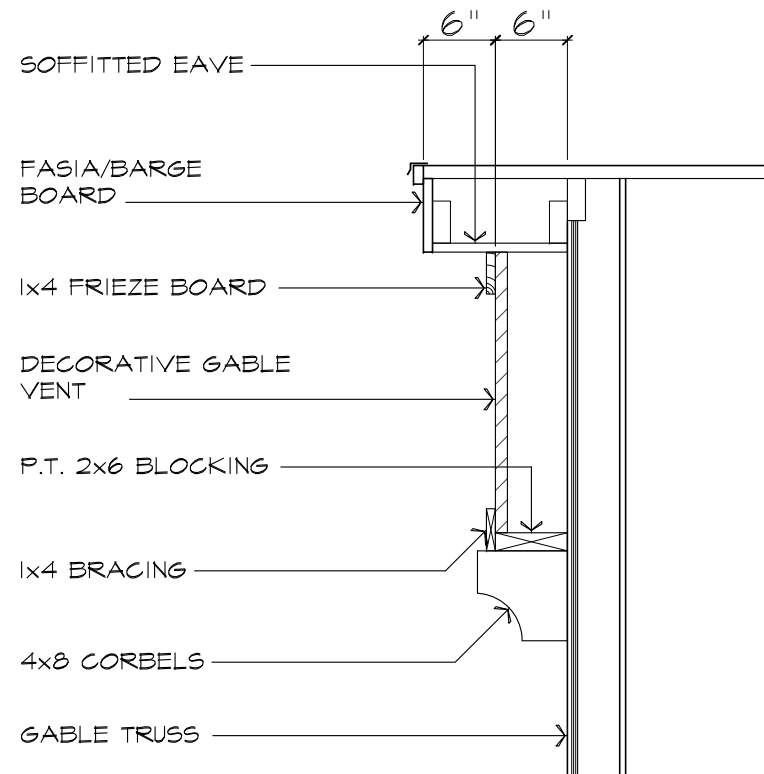
SWING DOOR THRESHOLD 153
SCALE 1 1/2"=1'-0" ADB



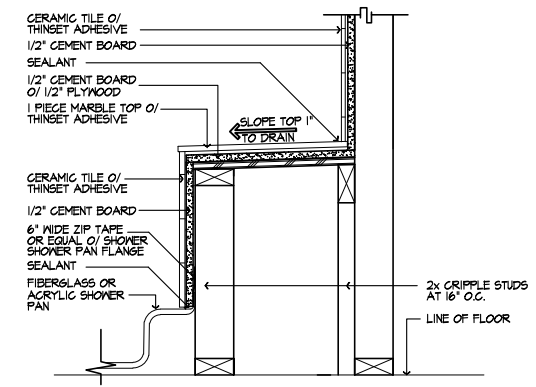
BOX TRAY CEILING
NOT TO SCALE



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



GABLE VENT DETAIL
NOT TO SCALE



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



DETAILS

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ISSUE DATE: 09/28/11
PROJECT No.: 1350
DIVISION MGR.: K.W.
REVISIONS: 01/24/19

- 1 COMPLIANCE REVIEW
NC12008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES
NC12933 - 11/13 - DCS
- 4 2018 NC CODE UPDATE
NC19015 - 01/24/19 - MCP

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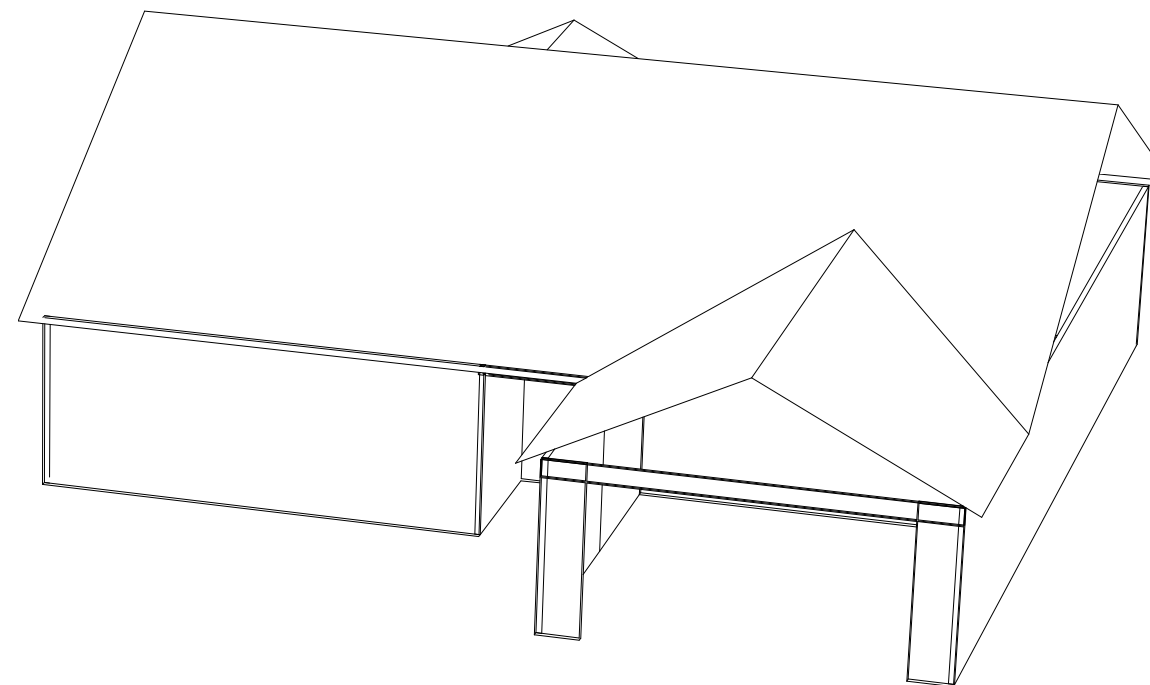
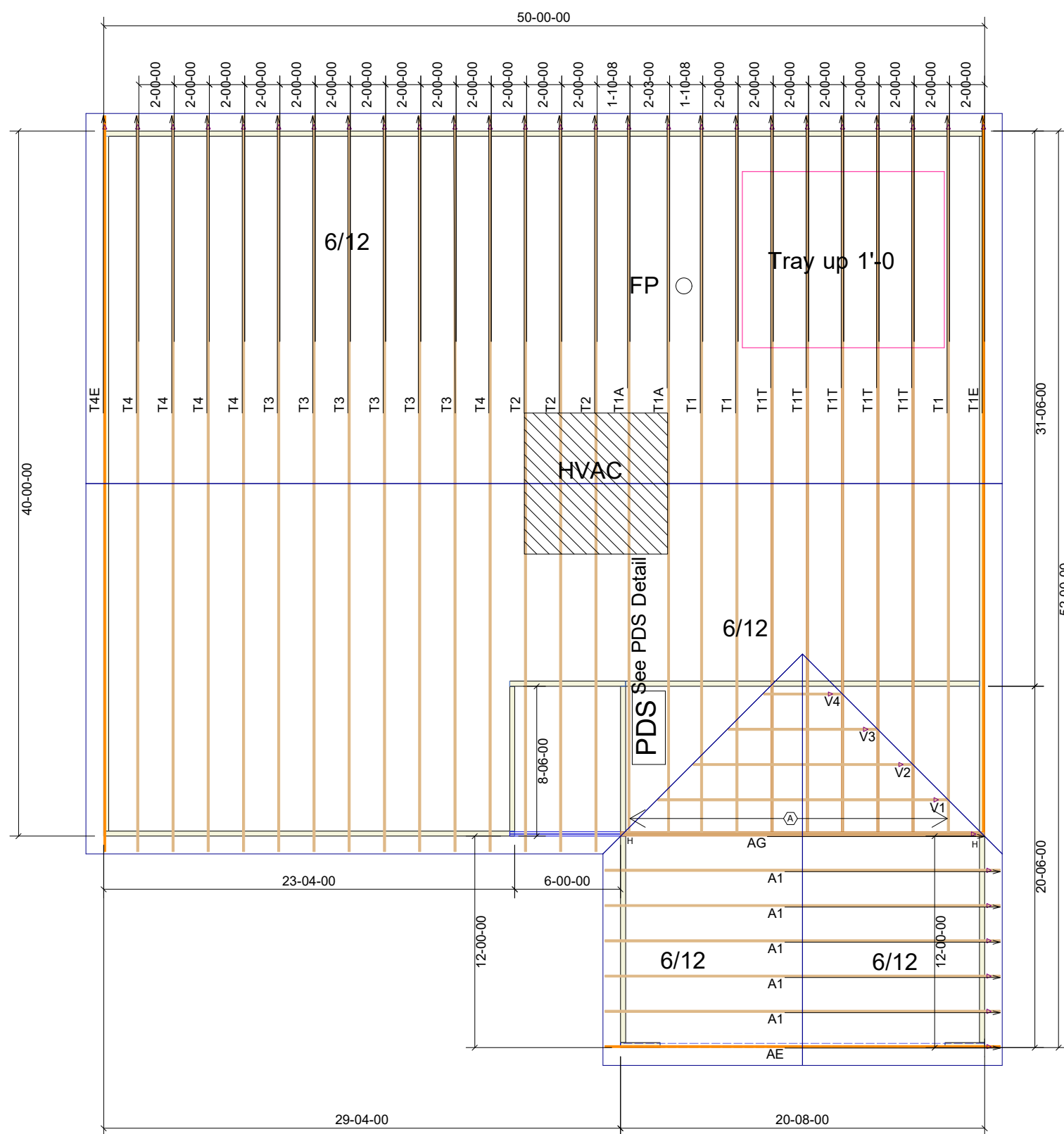
PLAN: **ALL**
SHEET: **AD8**

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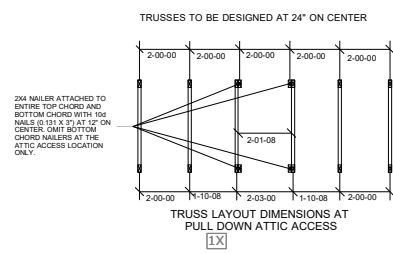
THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



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



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



PROJECT:	Lot 5 Highland Grove		
CUSTOMER:	KB HOME		
MODEL:	150.1773 "B" GOR- Tray Option		
SCALE:	NOT TO SCALE	P.O. NUMBER: PO #	ORDER: 25717A
DRAWN BY:	MWM	PRINT DATE: 2/09/21	SHIP DATE: 2021
		REV: XXXX	

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.

Truss Connector List			
Symbol	Manuf	Product	Qty
A	Simpson	LUS24	10
.	.	.	.
By others	Simpson	H2.5A- info only	68
H	Simpson	HTS20	2

STRUCTURAL PLANS FOR:



150.1773 - RH GARAGE



PLAN RELEASE / REVISIONS

REV DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT
02/08/2021	1773-150-01350 RH D2 - 01.26.21	INITIAL SETUP OF LAYOUT	ABS
02/08/2021	1773-150-01350 RH D2 - 01.26.21	CREATED LOT-SPECIFIC STRUCTURAL LAYOUT FROM MASTER PLAN AND EWP LAYOUT	ABS

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 DURHAM, NC 27703
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 FAX: (919) 472-0582



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.



8600 'D' JERSEY CT, RALEIGH, NC 27617 919.480.1075
 INFO@JDSfaulkner.COM | WWW.JDSfaulkner.COM

PROJECT NO.: 21900165

DATE: 02/11/2021

PLAN:
150.1773

NOTES

- 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.
- DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
- PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
 - IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.
 - IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

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

**2018
 NORTH CAROLINA
 STATE BUILDING CODE:
 RESIDENTIAL CODE**

ENGINEER OF RECORD

JDSfaulkner, PLLC
ENGINEERING, BUILDING DESIGN, & CONSTRUCTION
CONSULTING SERVICES
8600 'D' JERSEY COURT
RALEIGH, NC 27617
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 21900165

TITLE SHEET

T

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

GENERAL

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDSfaulkner, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- BRACED-WALL DESIGN IS BASED ON SECTION R602.10 - WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
- SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
<u>LIVE LOAD</u>	
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
<u>RESIDENTIAL CODE TABLE R301.5</u>	
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

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

ABBREVIATIONS

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

MATERIALS

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

Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:

Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

FOUNDATION

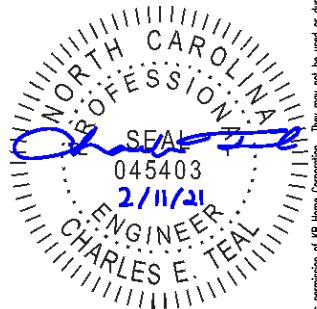
- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- 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.
- 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.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

FRAMING

- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
 - A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
 - A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
 - B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
 - C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 - D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
- STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
- FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
- FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
- BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



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P-0961

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



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DATE: 02/11/2021

PLAN:
150.1773

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.

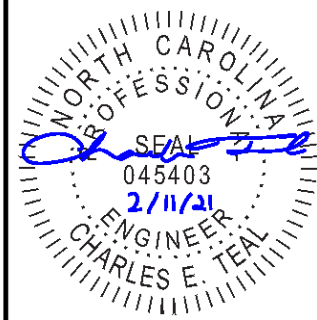
BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

* 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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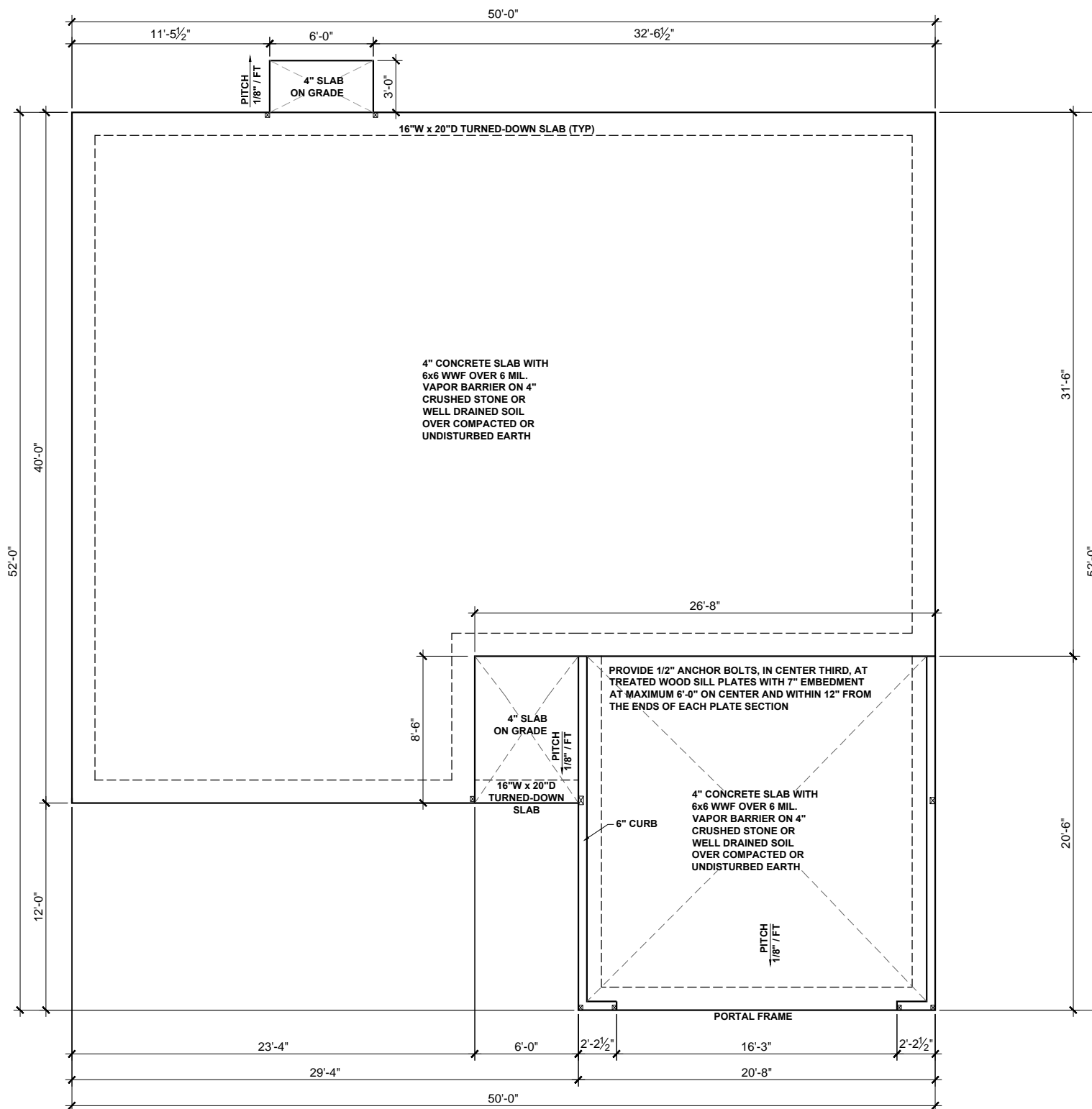
PROJECT NO.: 21900165
DATE: 02/11/2021

PLAN:
150.1773

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.

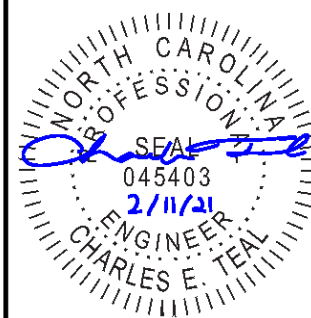
4" CONCRETE SLAB WITH 6x6 WWF OVER 6 MIL. VAPOR BARRIER ON 4" CRUSHED STONE OR WELL DRAINED SOIL OVER COMPACTED OR UNDISTURBED EARTH

PROVIDE 1/2" ANCHOR BOLTS, IN CENTER THIRD, AT TREATED WOOD SILL PLATES WITH 7" EMBEDMENT AT MAXIMUM 6'-0" ON CENTER AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION

4" CONCRETE SLAB WITH 6x6 WWF OVER 6 MIL. VAPOR BARRIER ON 4" CRUSHED STONE OR WELL DRAINED SOIL OVER COMPACTED OR UNDISTURBED EARTH



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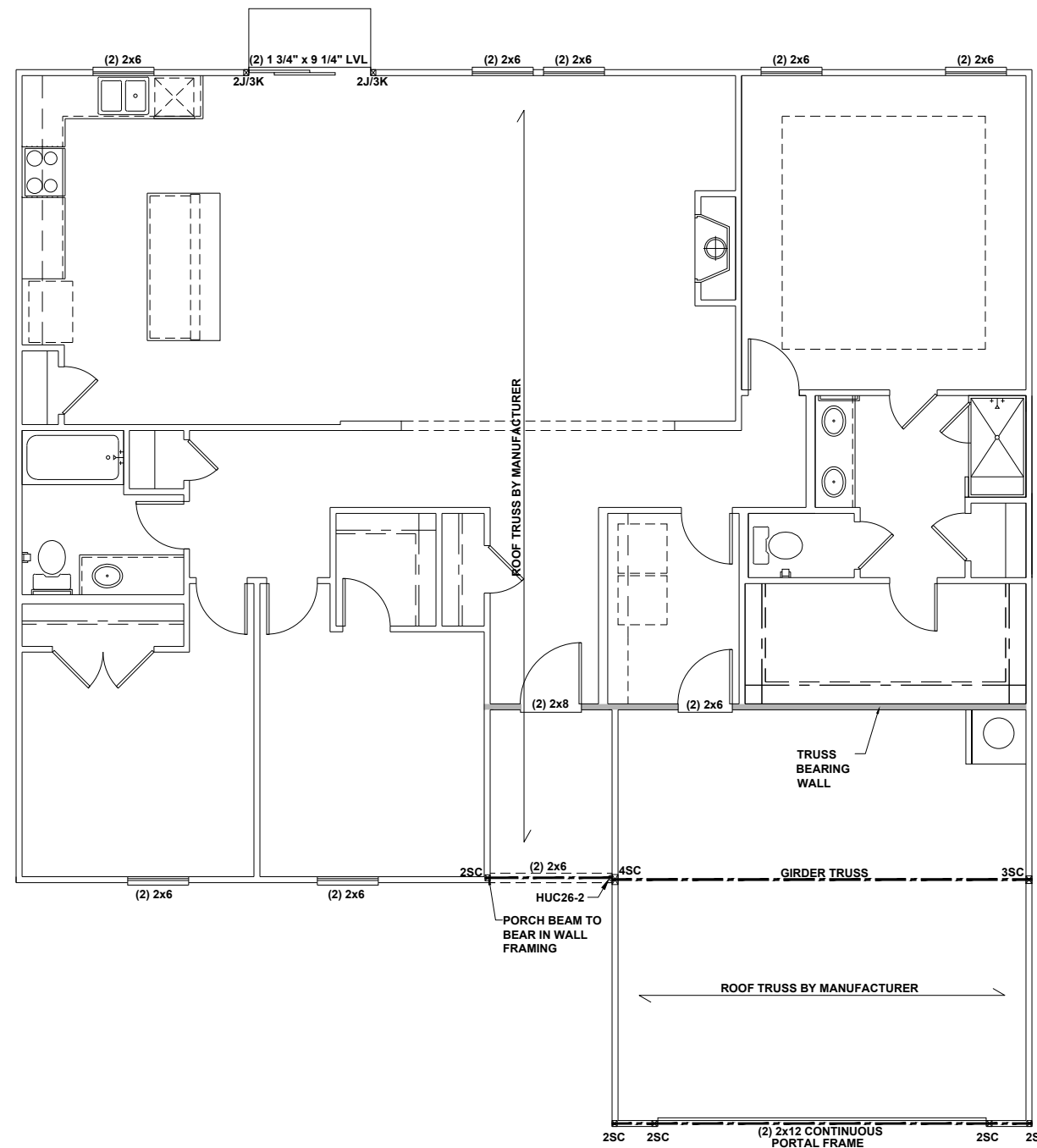
SLAB
FOUNDATION PLAN

S.10B

SLAB FOUNDATION PLAN - 'B'

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

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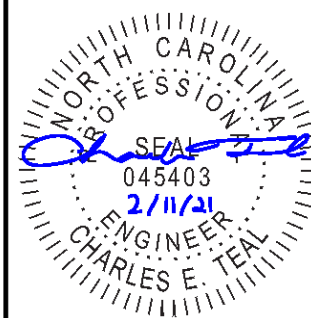


BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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



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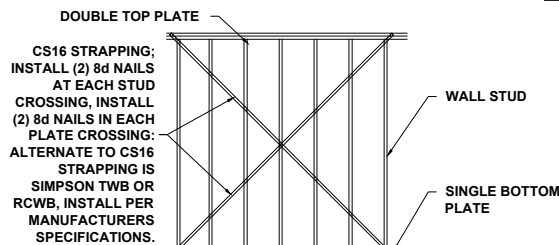
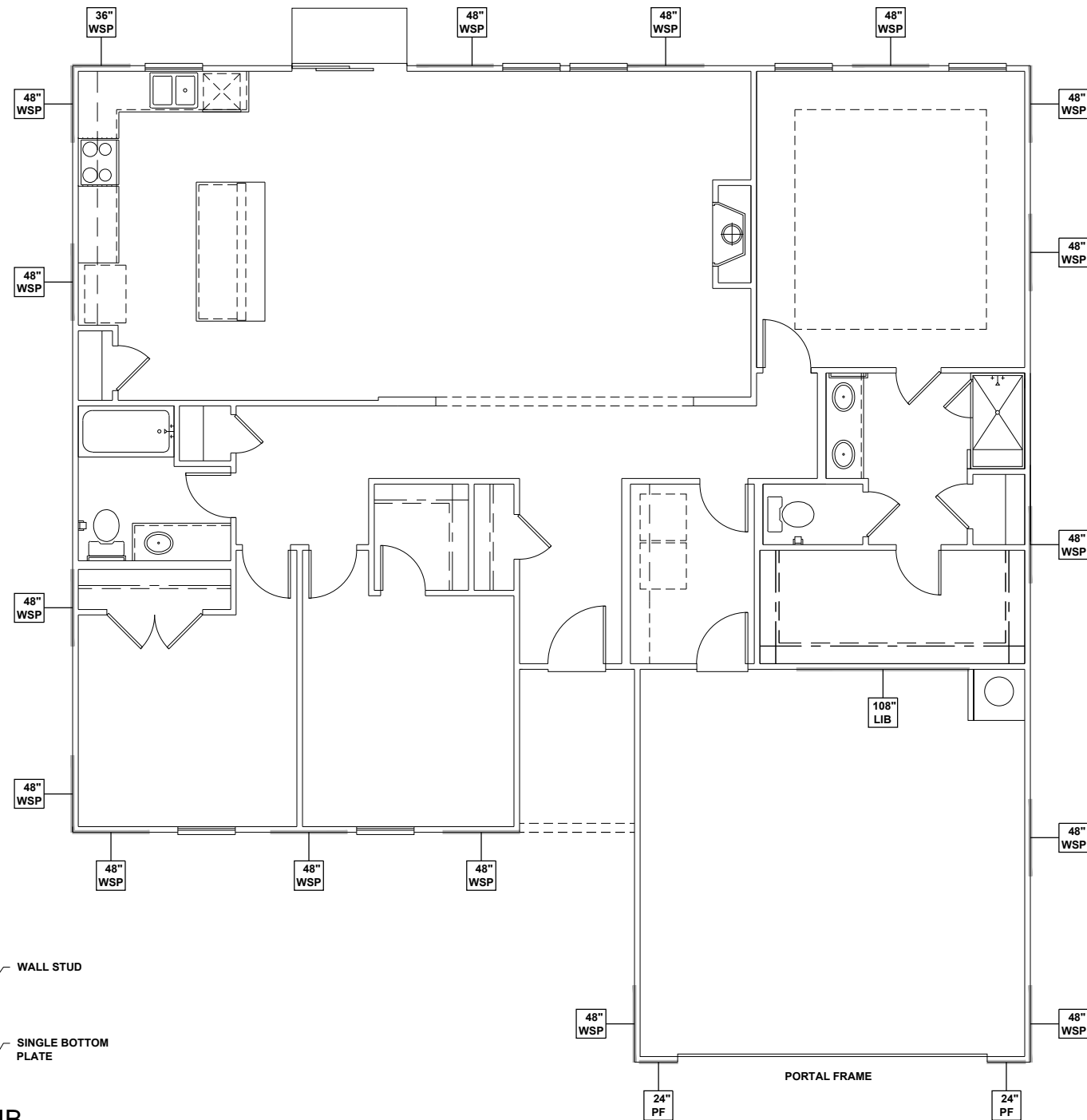
FIRST FLOOR
CEILING FRAMING PLAN

S1.0B

FIRST FLOOR CEILING FRAMING PLAN - 'B'

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

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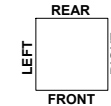


**CROSS BRACED LIB
CS16 STRAPPING METHOD**

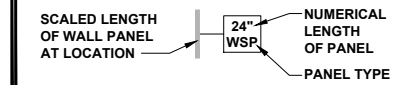
SCALE: 1/4" = 1'-0" STRAP ANGLES TO BE NO MORE THAN 60° AND NO LESS THAN 40°

WALL BRACING REQUIREMENTS

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



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



WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	9.0 FT.	20.25 FT.
RIGHT	8.5 FT.	20.0 FT.
REAR	9.0 FT.	15.0 FT.
LEFT	8.5 FT.	20.0 FT.



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P-0961

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PROJECT NO.: 21900165
DATE: 02/11/2021

PLAN:
150.1773

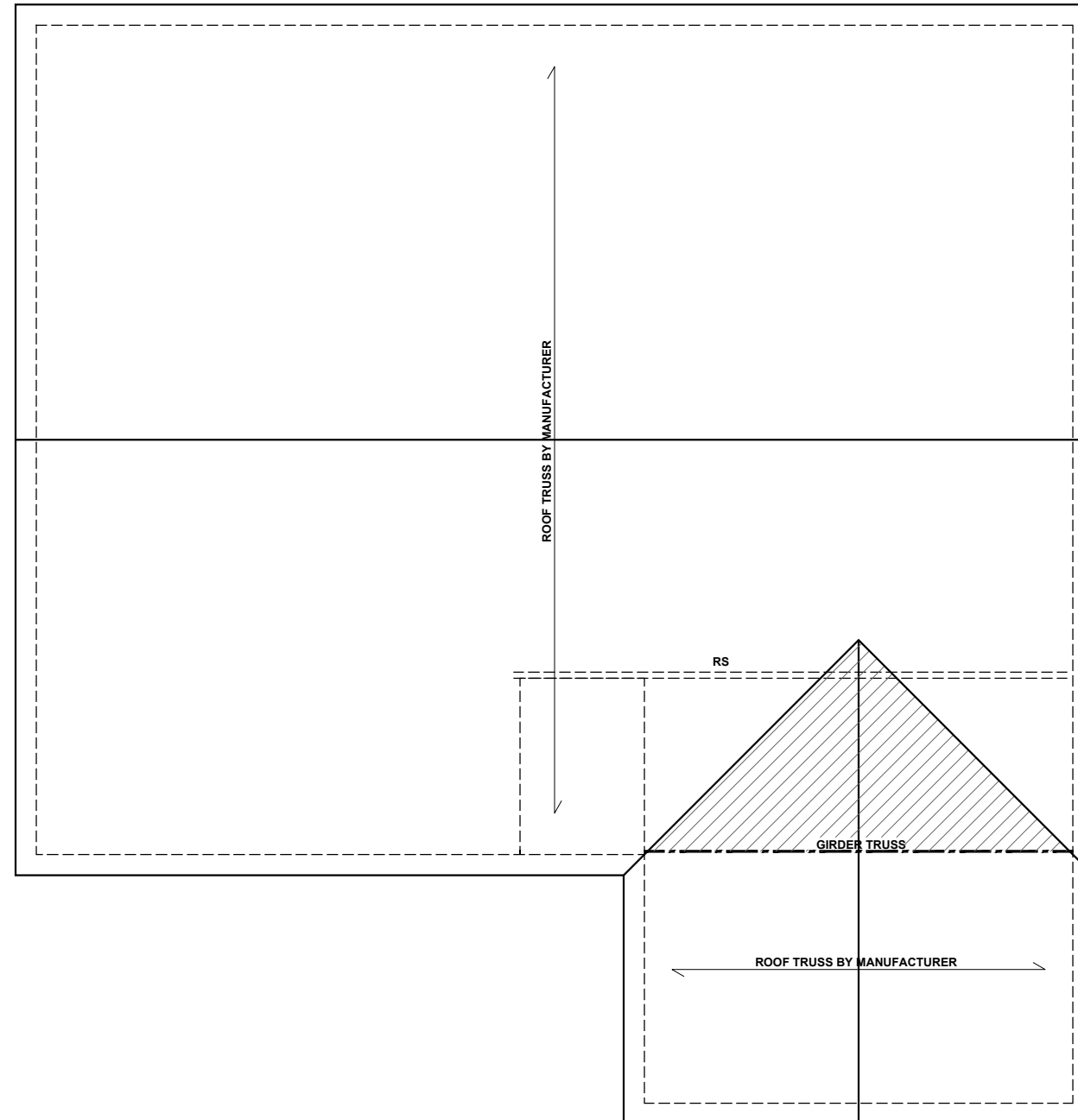
FIRST FLOOR
WALL BRACING PLAN

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

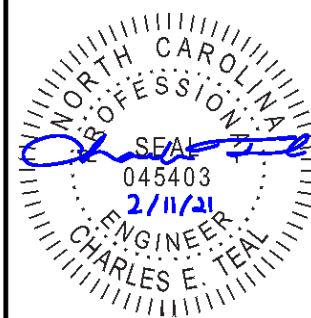
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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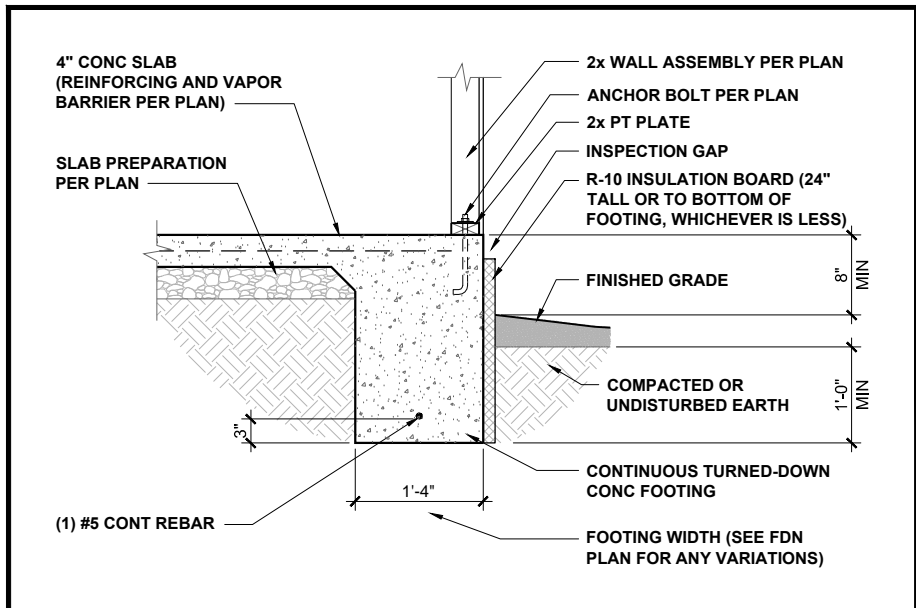
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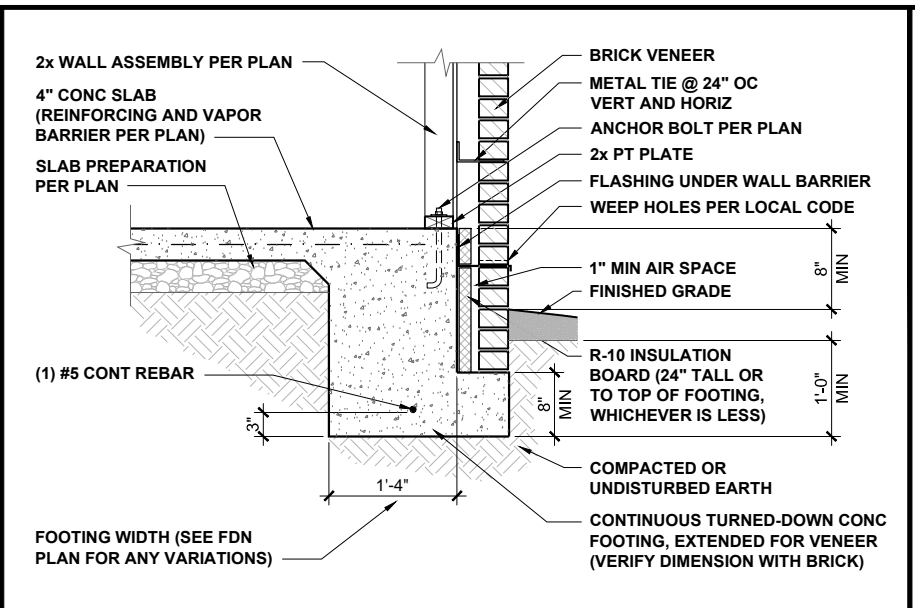
ROOF FRAMING PLAN

S7.0B

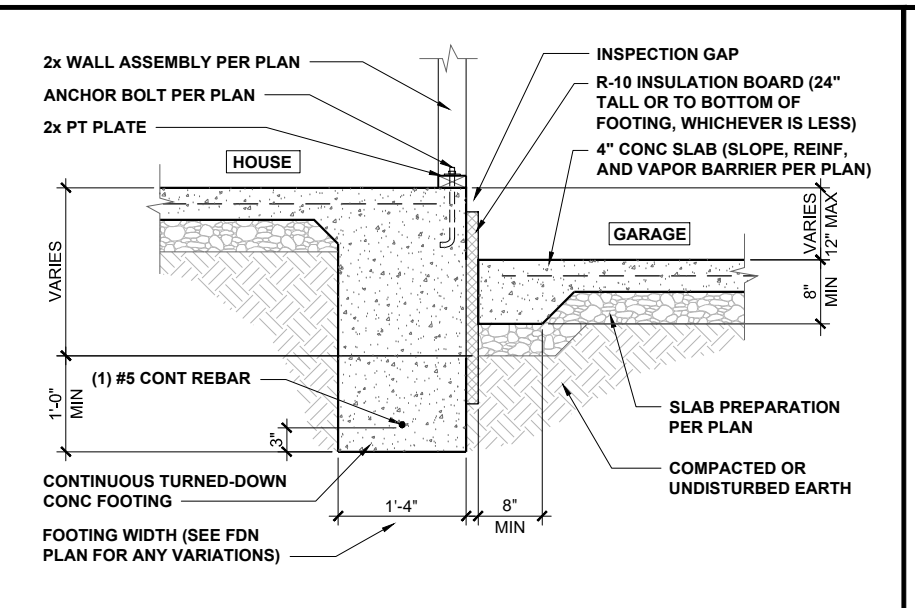
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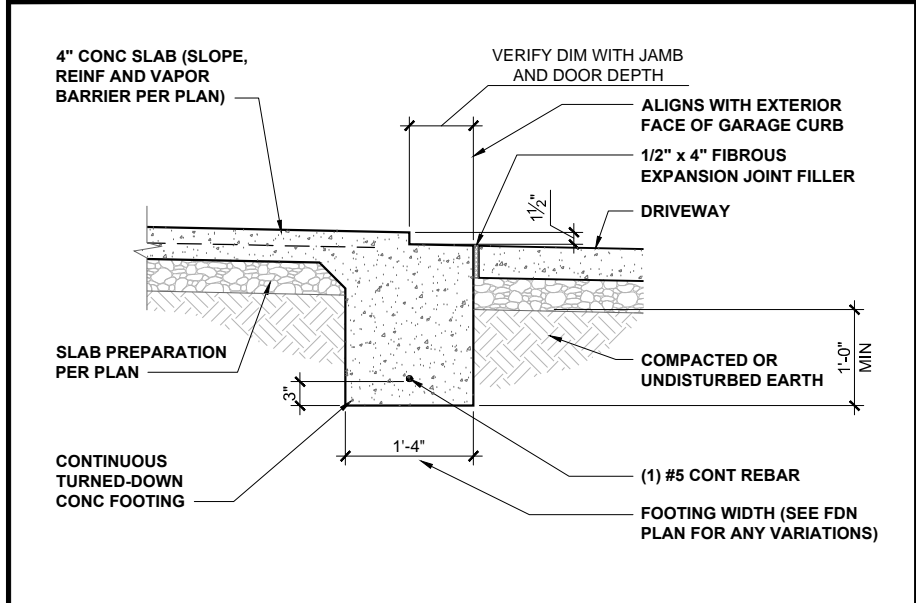
TURNED-DOWN CONC SLAB FOOTING 1/2" = 1'-0" **1**



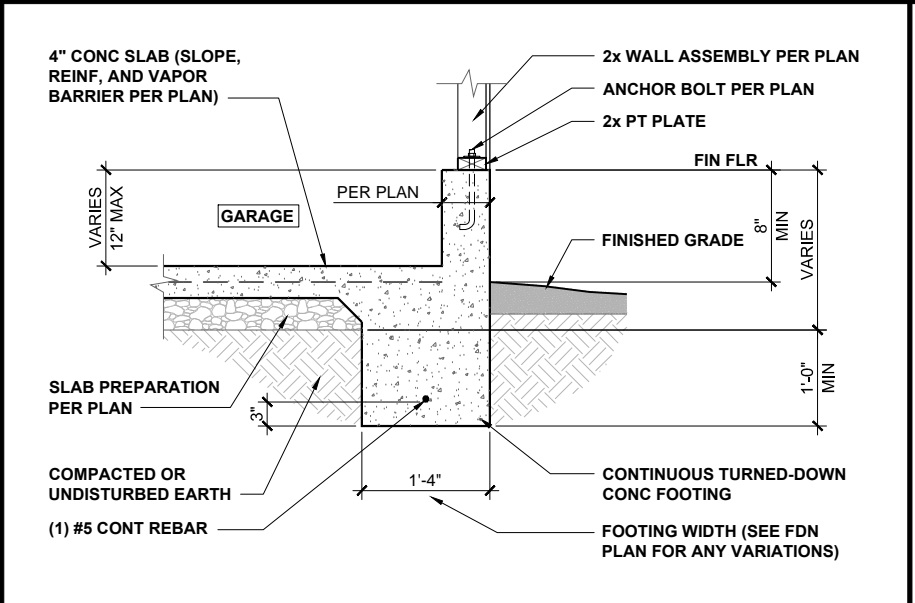
TURNED-DOWN FOOTING w/ BRICK 1/2" = 1'-0" **2**



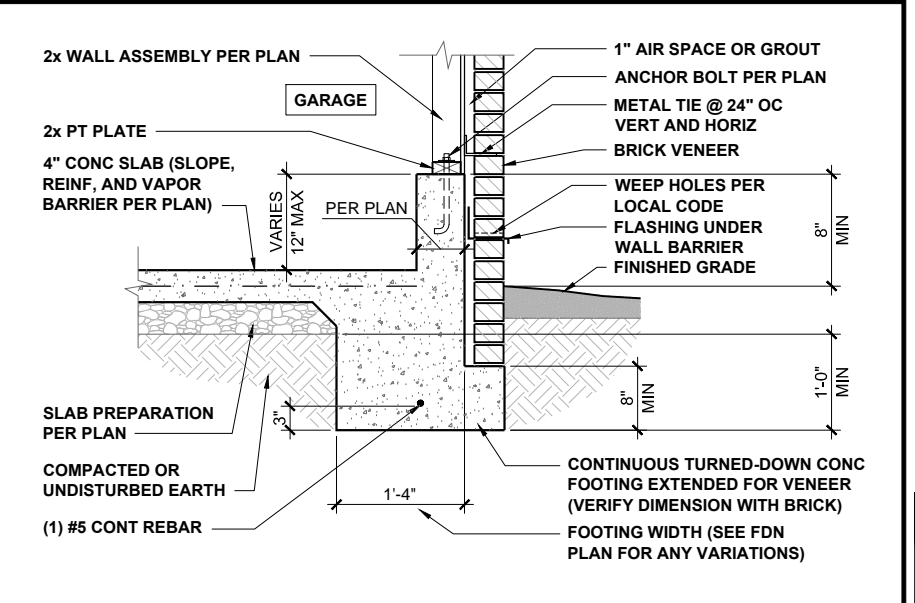
HOUSE / GARAGE FOOTING 1/2" = 1'-0" **3**



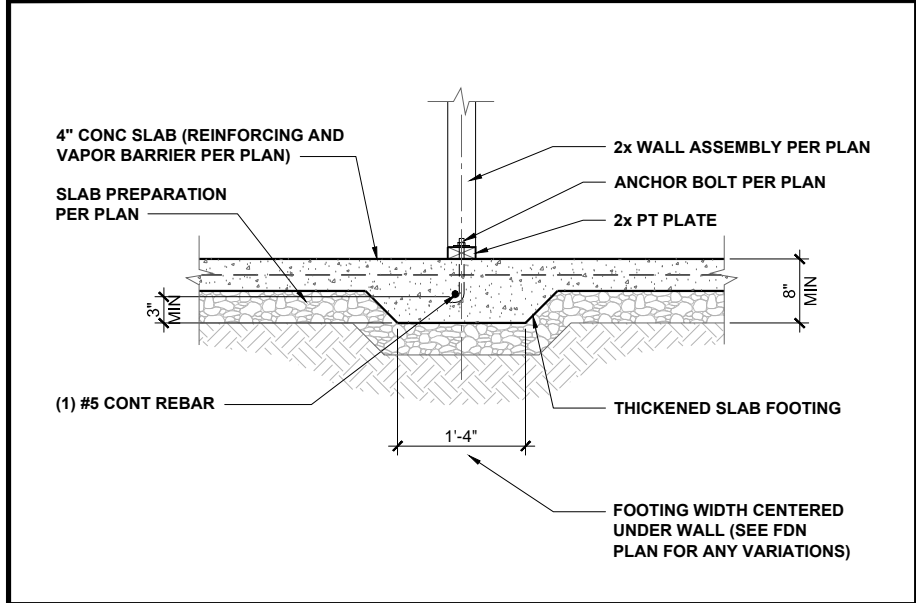
GARAGE DOORWAY FOOTING 1/2" = 1'-0" **4**



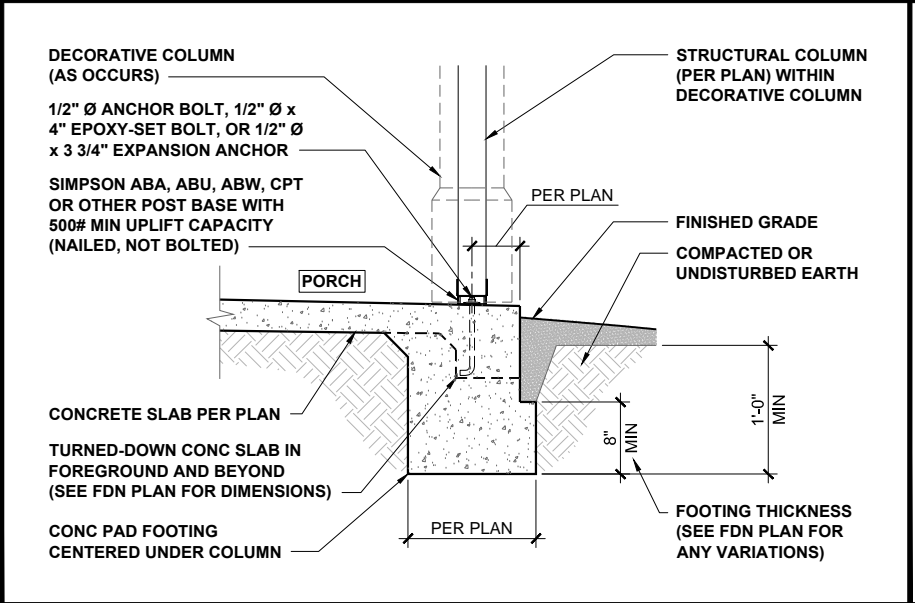
GARAGE FOUNDATION 1/2" = 1'-0" **5**



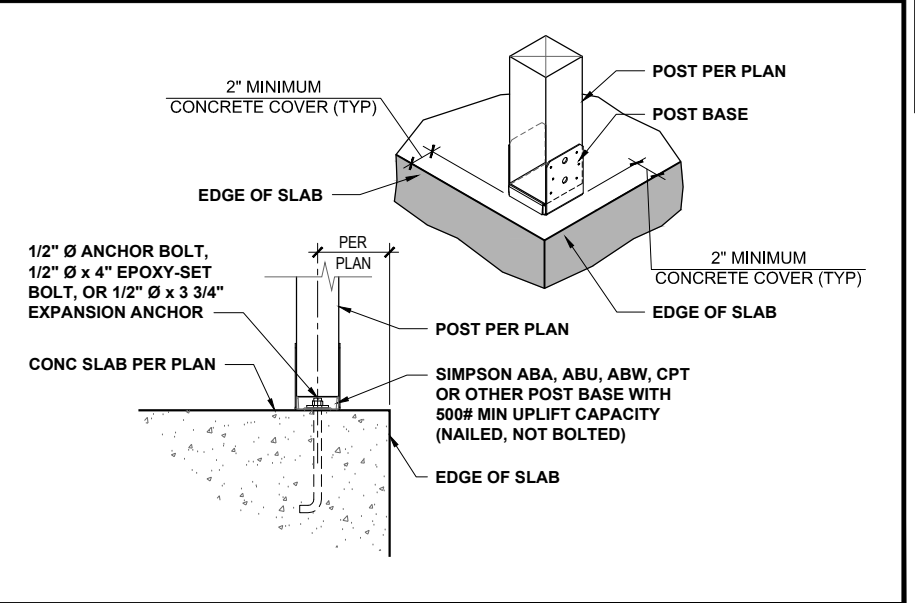
GARAGE FOUNDATION WITH BRICK 1/2" = 1'-0" **6**



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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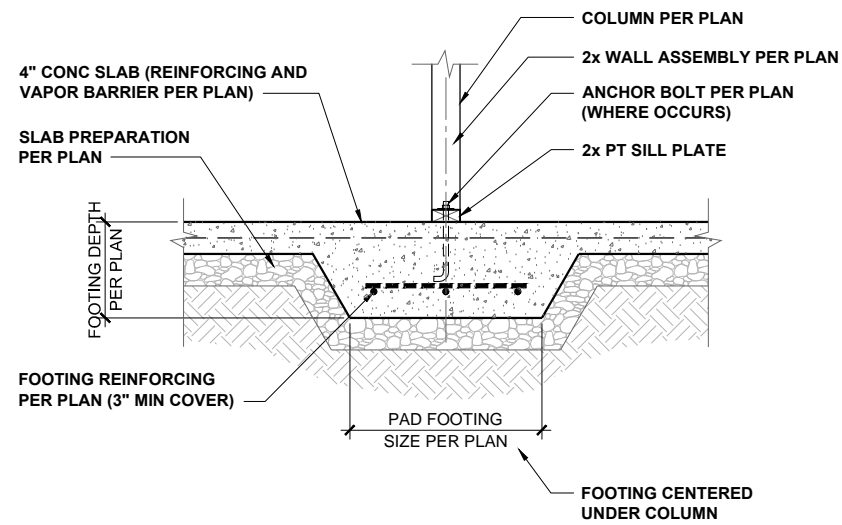
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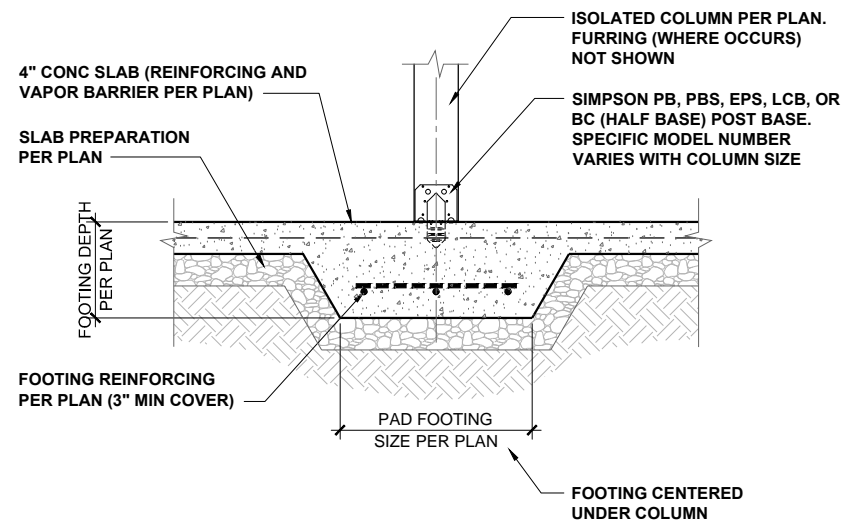
TURNED-DOWN SLAB
FOUNDATION DETAILS

D1.0

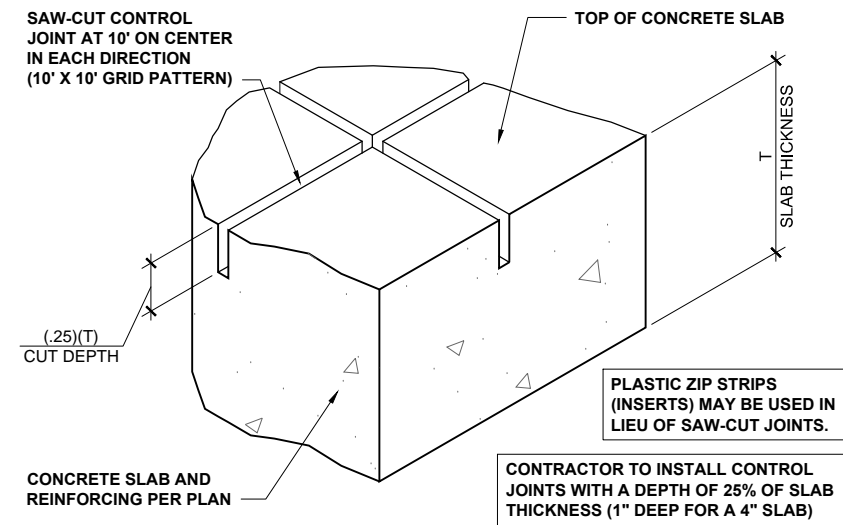
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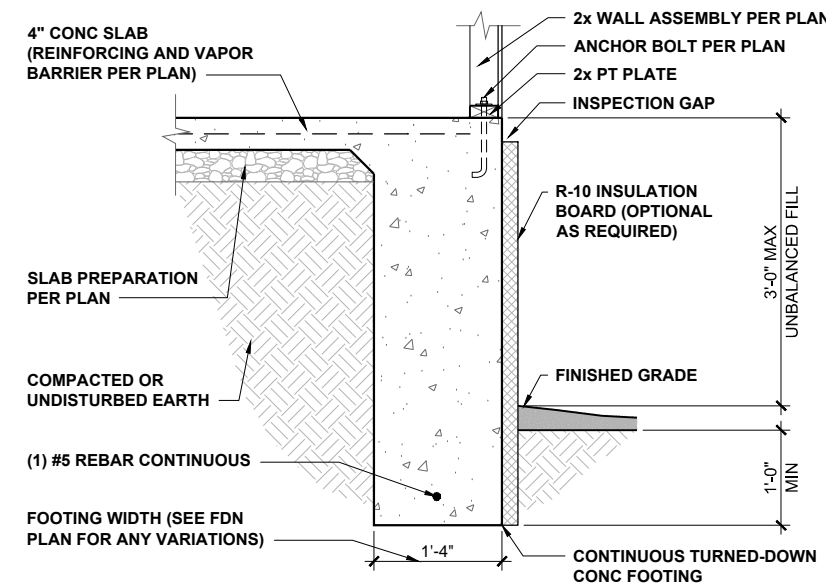
INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**



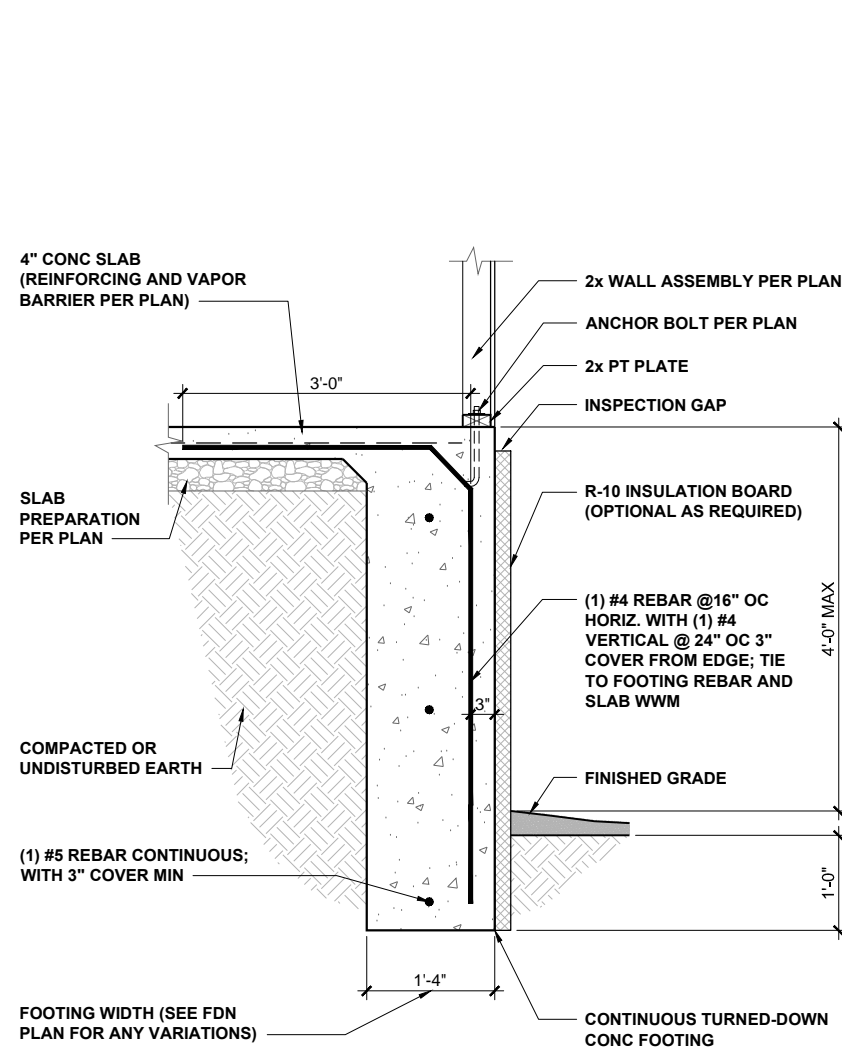
ISOLATED COLUMN FOOTING 1/2" = 1'-0" **2**



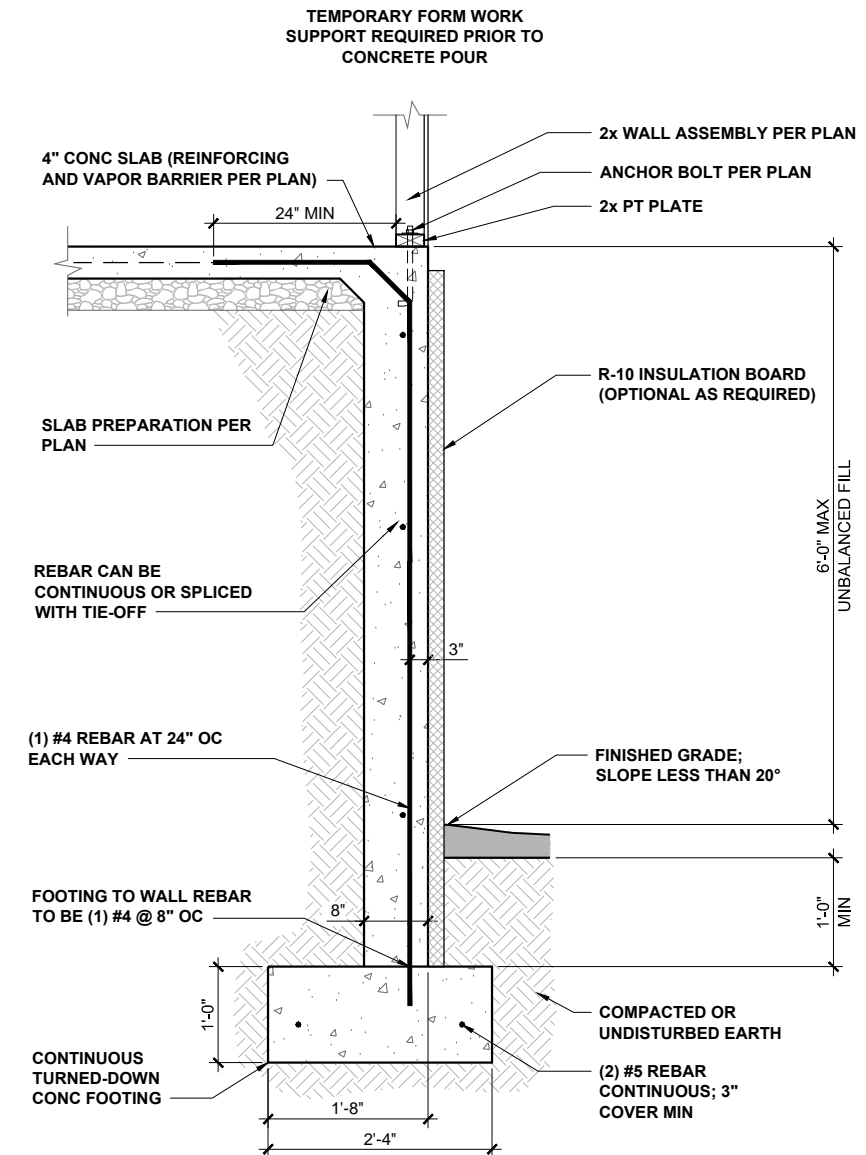
CONCRETE SLAB CONTROL JOINTS 3" = 1'-0" **3**



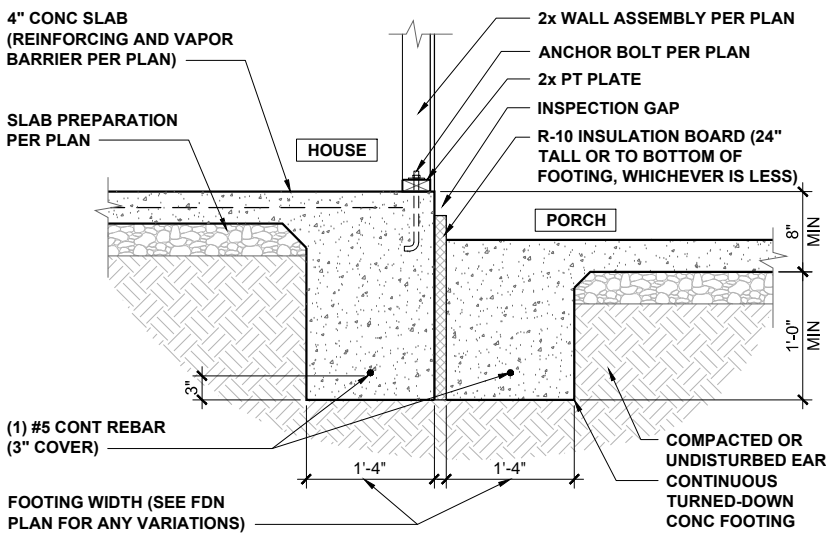
3' EXTENDED TURNED DOWN FOOTING 1/2" = 1'-0" **4**



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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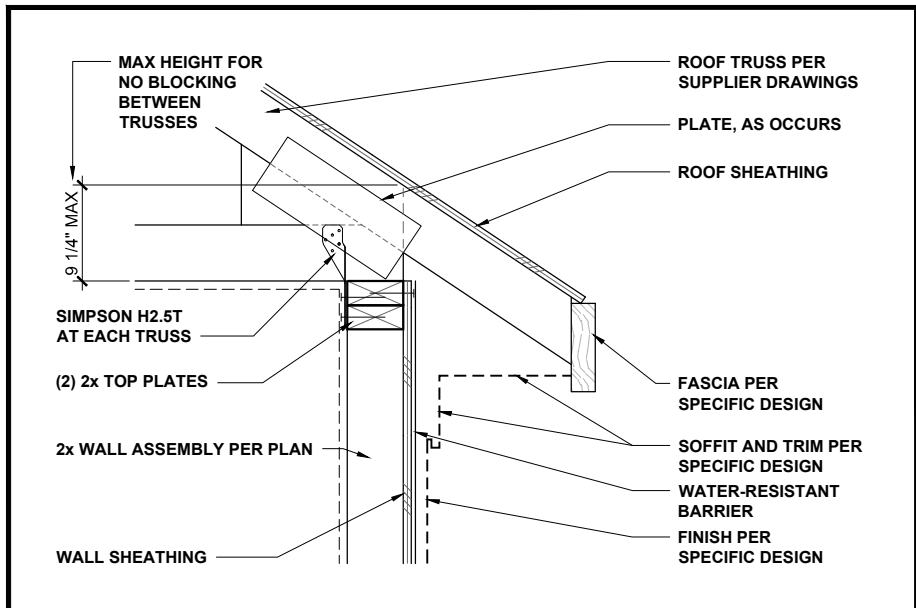
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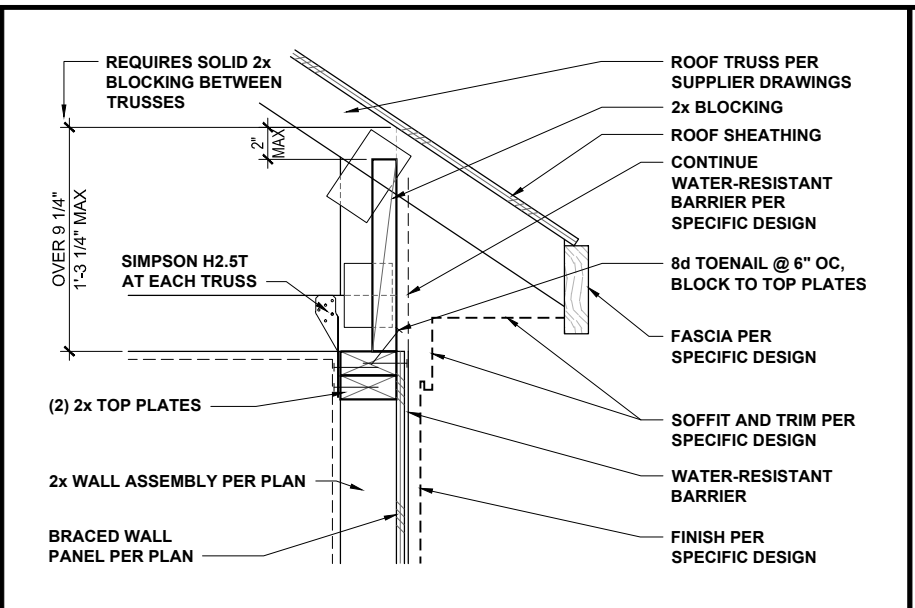
TURNED-DOWN SLAB
FOUNDATION DETAILS

D2.0

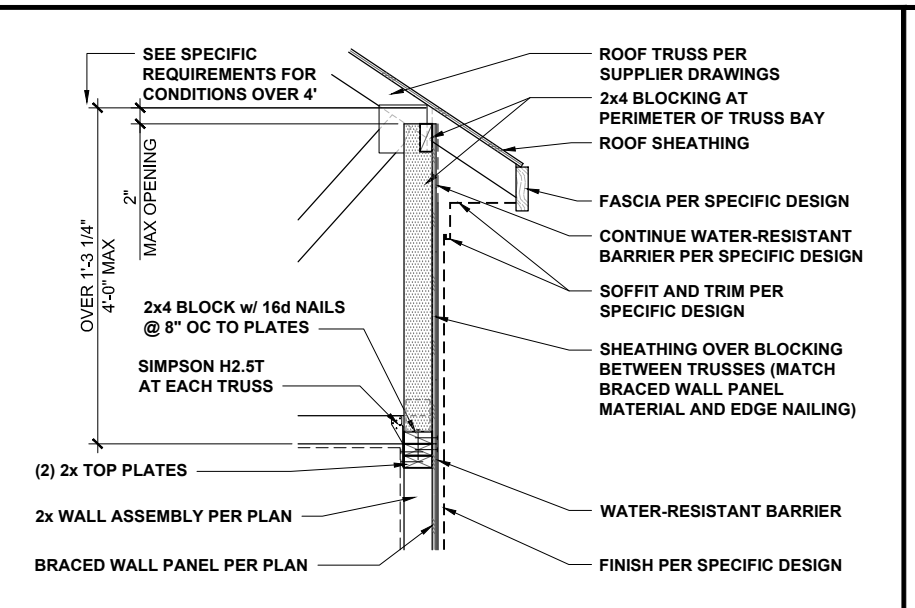
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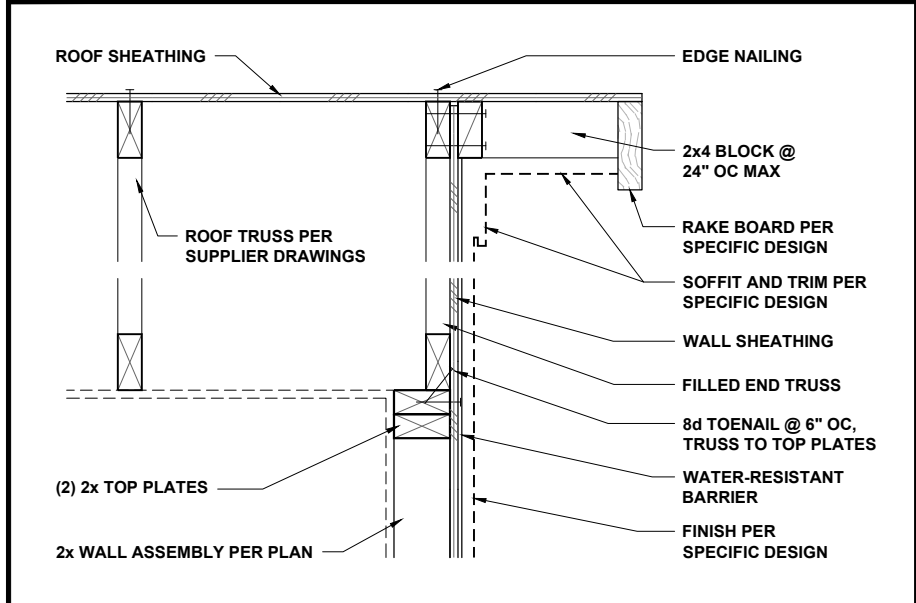
LOW-HEEL TRUSS AT WALL 1" = 1'-0" **1**



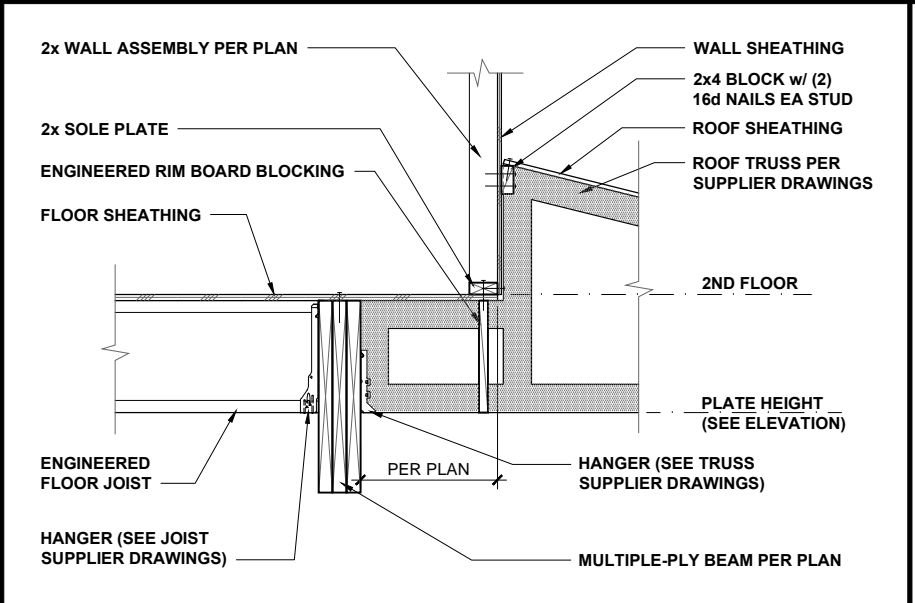
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" **2**



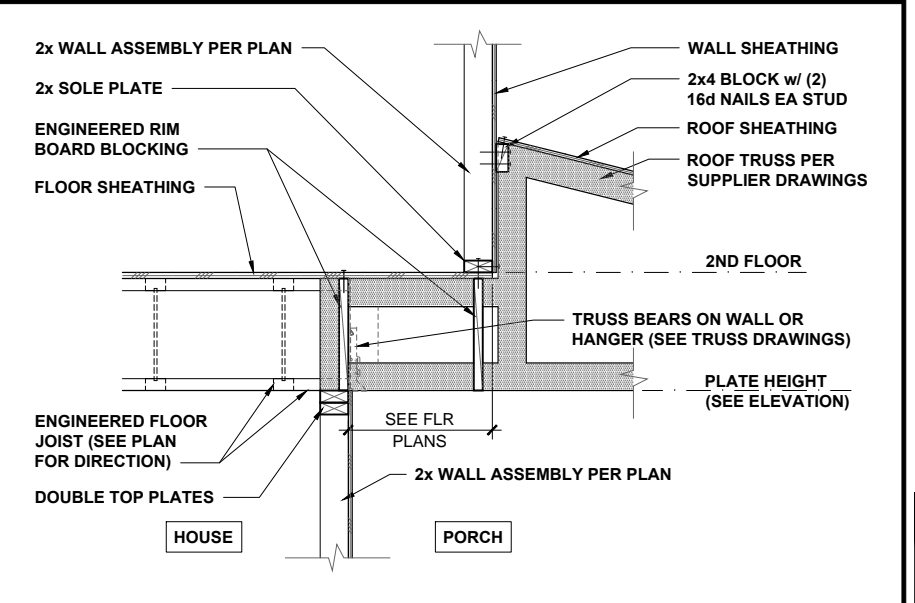
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" **3**



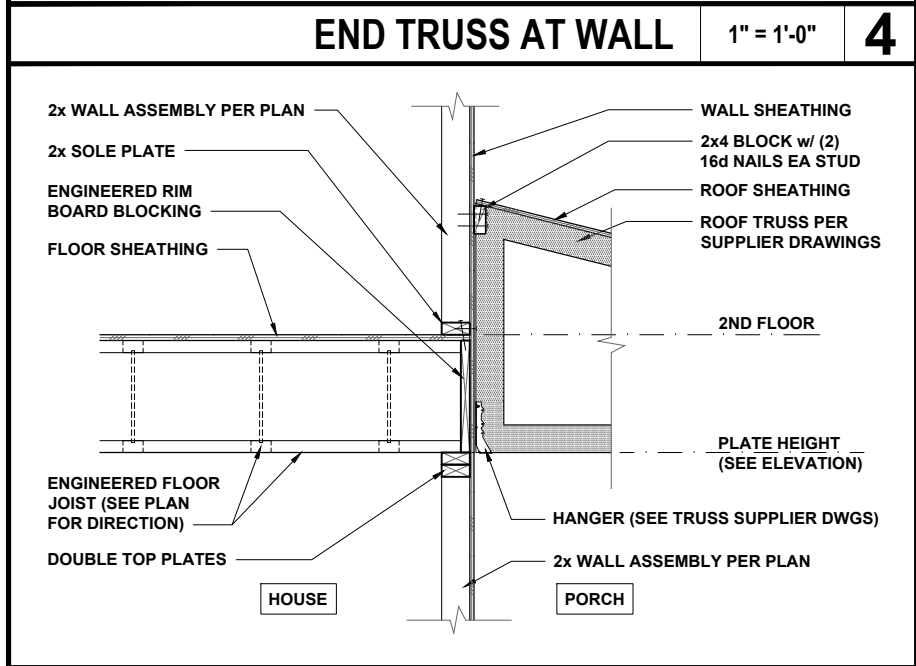
END TRUSS AT WALL 1" = 1'-0" **4**



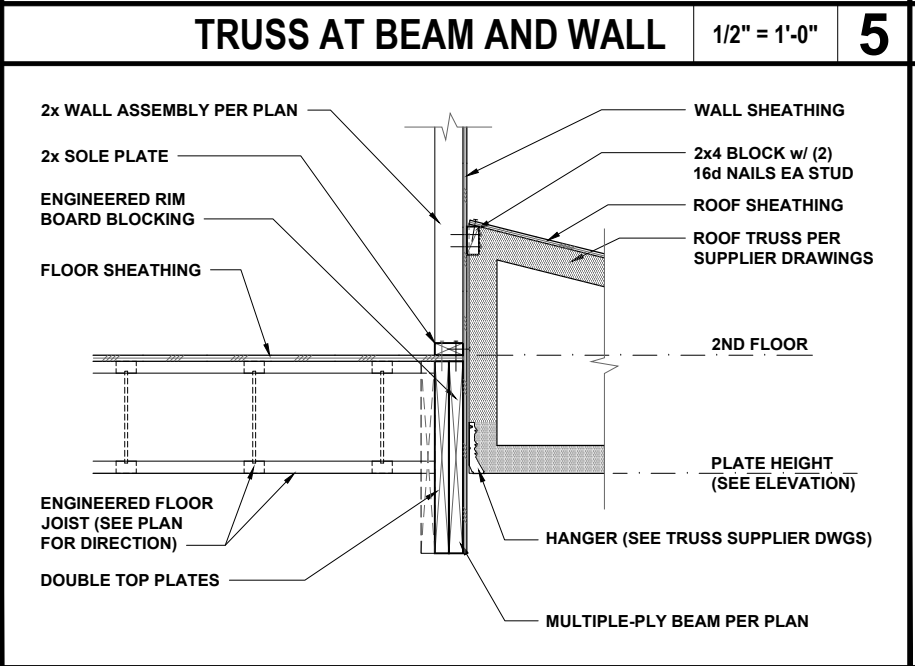
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **5**



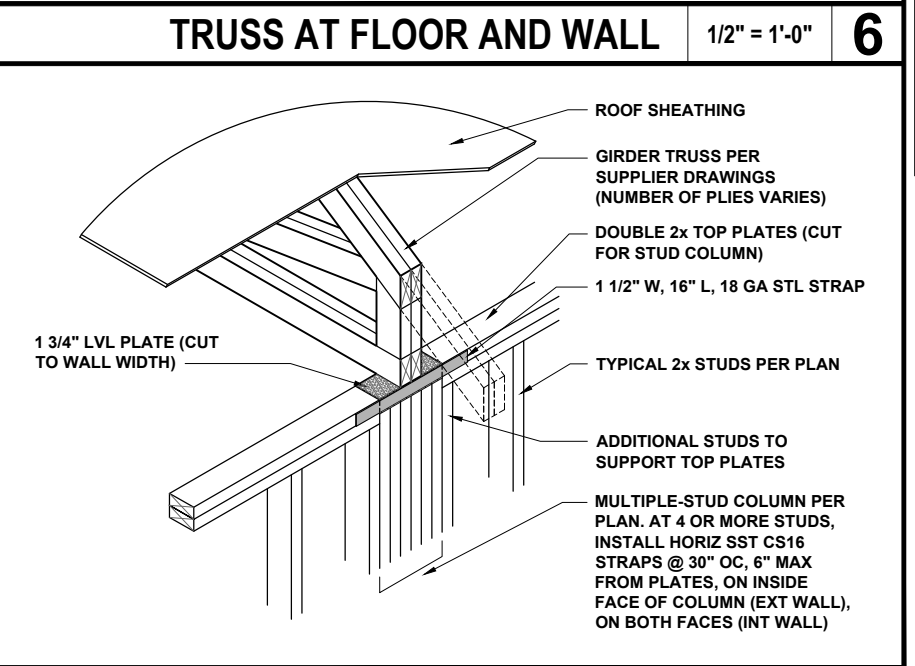
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **6**



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



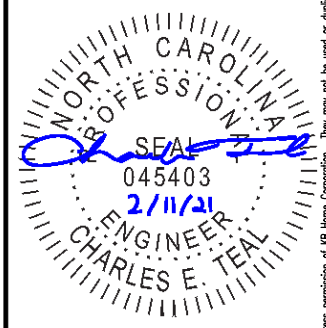
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **8**



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



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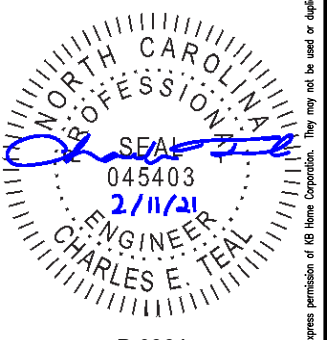
ROOF TRUSS
FRAMING DETAILS

D3.0

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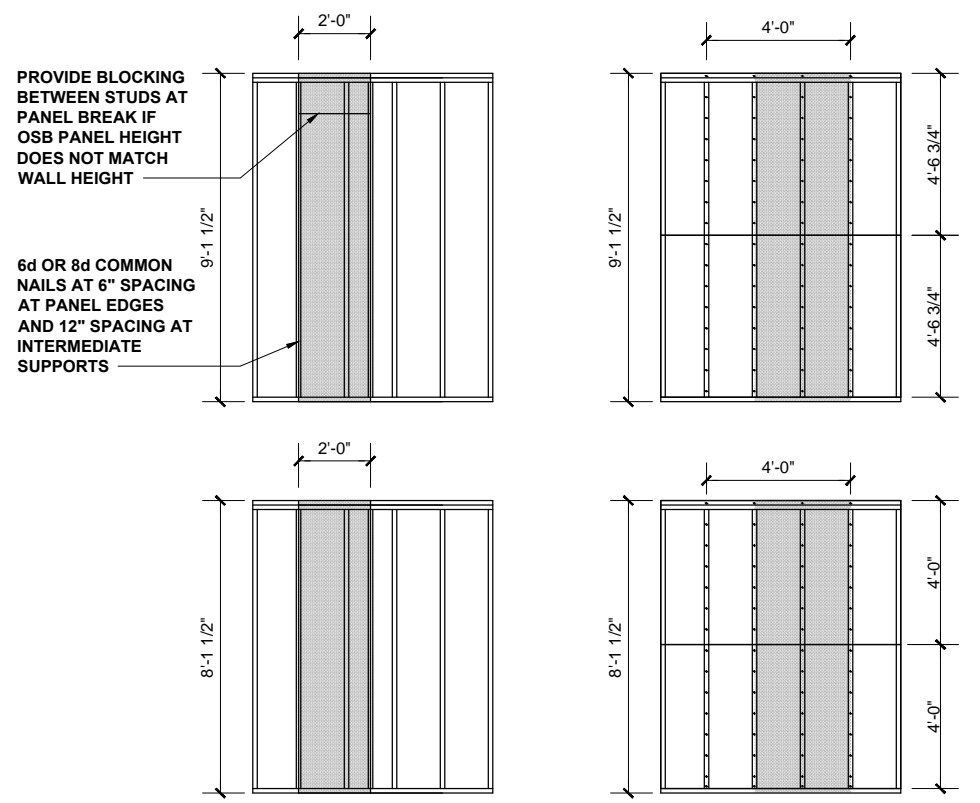
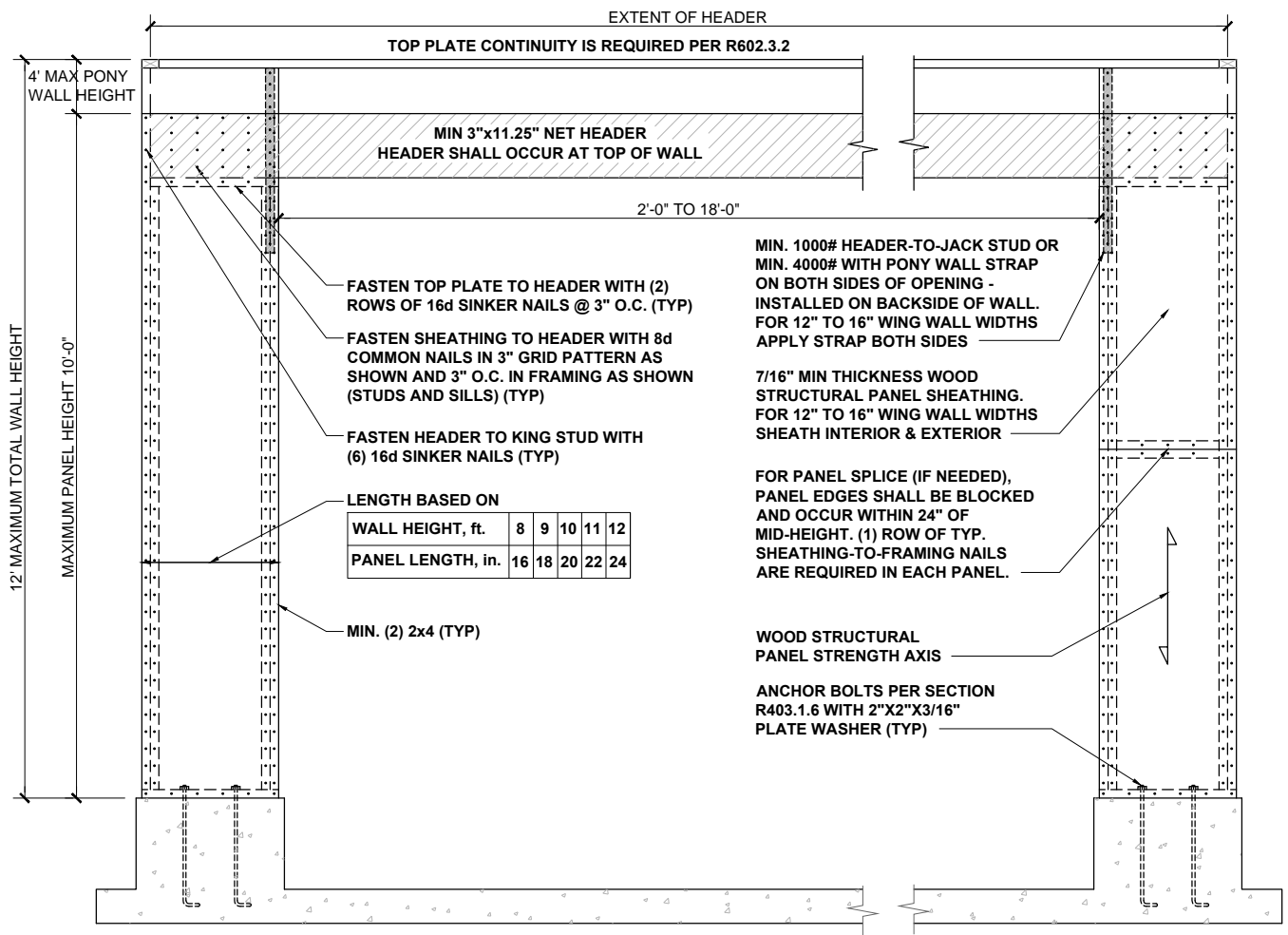
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WALL BRACING DETAILS

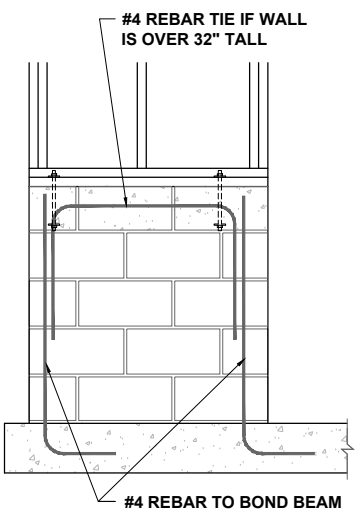
D4.0

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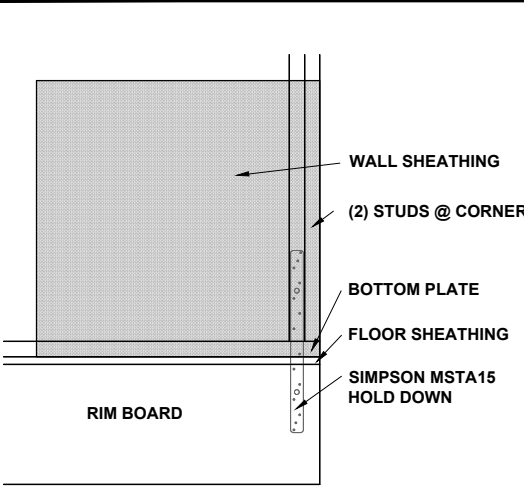
HIGH-SPEED WIND ZONES

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).

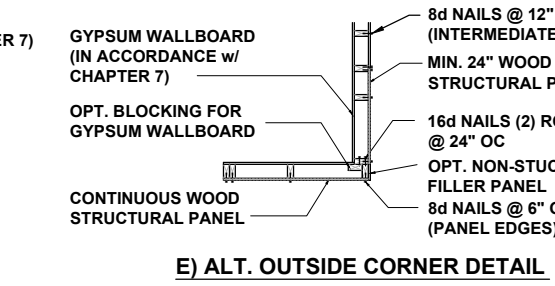
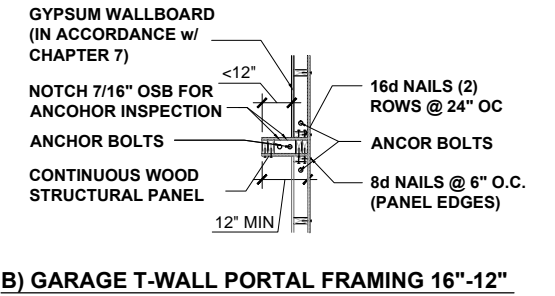
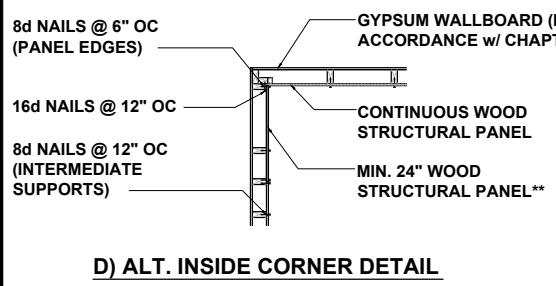
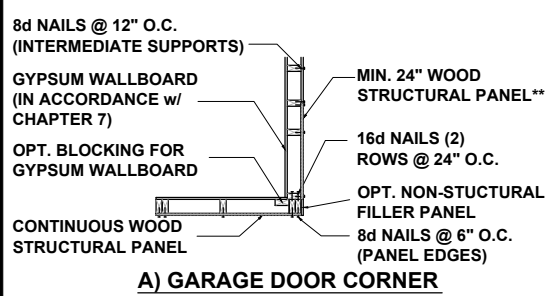


GARAGE WING WALL AT CRAWL
SEE R602.10 - MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURES

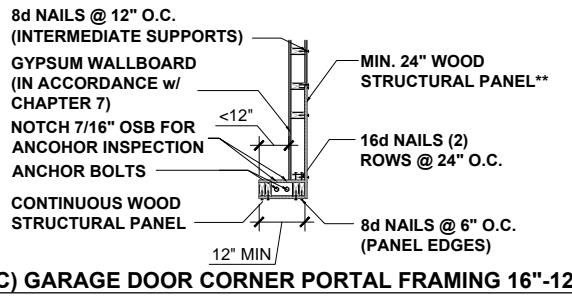
METHOD PF: PORTAL FRAME PANEL CONSTRUCTION 3/8" = 1'-0" **1**



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



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



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

BRACED WALL HOLD-DOWN NTS **3**

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