

NORTH CAROLINA 50' SERIES PLAN 150.1773-R

LOT 17 - HIGHLAND GROVE -ELEYTION C

ARCH. SYMBOLS

ABBREVIATIONS

SHEET INDEX

PLAN #150.1773-R TITLE SHEET GENERAL NOTES GENERAL NOTES GENERAL NOTES PARTIAL PLANS & ELEVATIONS 'A/B/C/D' W/ OPT. DECK AT CRAWL SPACE PARTIAL PLANS & ELEVATIONS 'A/B/C/D' W/ OPT. EXTENDED DECK AT CRAWL SPACE 7.1 PARTIAL PLANS & ELEVATIONS 'A BIG/D' W OPT. DECK AT CRANL SPACE PATIO OPTIONS 3 AI PARTIAL PLANS & ELEVATIONS 'A BIG/D' W OPT. EXTENDED DECK AT CRANL SPACE PATIO OPTIONS 3 AI PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK 'A' 3 A2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK 'A' 3 A3 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK 'A' 3 A4 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK 'A' 3 A5 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK 'A' 3 A6 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK 'A' 3 B1 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED PATIO 'A' 3 B1 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO B' 3 B2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO B' 3 B2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO B' 3 B2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK B' 3 B2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO B' 3 B2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED DECK B' 3 B2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED PATIO B' 3 C1 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED SCREENED-IN COVERED PATIO C' 3 C2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO C' 3 C3 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO C' 3 C5 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO C' 3 C5 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO C' 3 C5 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO C' 3 D1 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO C' 3 D2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OPT. EXTENDED COVERED PATIO D' 3 D2 PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W OP FLOOR PLANS FLOOR PLAN 'A' FLOOR PLAN 'A'B/C/D' W CRANL SPACE FLOOR PLAN OPTIONS SLAB INTERFACE & FOUNDATION PLANS EXTERIOR ELEVATIONS ROR ELEVATIONS ROOF PLAN, FRONT & REAR ELEVATIONS 'A' LEFT & RIGHT ELEVATIONS 'A' LEFT & RIGHT ELEVATIONS 'A' LEFT & RIGHT ELEVATIONS 'A' PARTIAL, FRONT & LEFT ELEVATIONS W OPTIONAL MASONRY AT CONCRETE PORCH REAR, LEFT & RIGHT ELEVATIONS W OPTIONAL MASONRY AT CONCRETE PORCH REAR, LEFT & RIGHT ELEVATIONS 'A' AT CRAIN, SPACE FRONT ELEVATIONS 'A' AT OPTIONAL, 9'-1" PLATE HEIGHT REONT ELEVATIONS 'A' W BRICK OFFION & PARTIAL RIGHT ELEVATION FRONT ELEVATIONS 'A' W BRICK OFFIONAL 9'-1" PLATE HEIGHT RAPITAL FOOR PLAN FOR FRONT ELEVATIONS "A" W BRICK AT OPTIONAL 9-1" PLATE HEIGHT PARTIAL FLOOR PLAN B" ROOF PLAN, FRONT & REAR ELEVATIONS "B' LEFT & RIGHT ELEVATIONS "B' PARTIAL FLOOR PLAN, FRONT & LEFT ELEVATIONS "B' AT CRAWL SPACE PARTIAL FRONT ELEVATION B" OPTIONAL MASONRY AT CONCRETE PORCH REAR, LEFT & RIGHT ELEVATIONS "B" AT CRAWL SPACE FRONT ELEVATIONS "B" AT CRAWL SPACE FRONT ELEVATIONS "B" AT OPTIONAL 9-1" PLATE HEIGHT FRONT ELEVATIONS "B" W STONE OPTION & PARTIAL RIGHT ELEVATION FRONT ELEVATIONS "B" W STONE OPTIONAL 9-1" PLATE HEIGHT ARCHITECTURAL DETAILS ADI ARCHITECTURAL DE AD2 ARCHITECTURAL DE AD3 ARCHITECTURAL DE AD4 ARCHITECTURAL DE AD5 ARCHITECTURAL DE AD6 ARCHITECTURAL DE AD7 ARCHITECTURAL DE AD6 ARCHITECTURAL DE AD6 ARCHITECTURAL DE ITECTURAL DETAILS ARCHITECTURAL DETAILS FRONT ELEVATIONS 'B' IV STONE AT OPTIONAL 9'-1" PLATE HEIGHT PARTIAL, FLOOR PLAN I' ROOF PLAN, FRONT & REAR ELEVATIONS 'C' LEFT & RIGHT ELEVATIONS 'C' PARTIAL FRONT & LEFT ELEVATIONS 'W OPTIONAL MASONRY AT CONCRETE PORCH PARTIAL FRONT & LEFT ELEVATIONS 'W OPTIONAL MASONRY AT CONCRETE PORCH PERAL LEFT & RIGHT ELEVATIONS 'C' AT CRANL SPACE FRONT ELEVATIONS 'C' AT OPTIONAL 9'-1" PLATE HEIGHT PRONT ELEVATIONS 'C' IN STONE AT OPTIONAL 9'-1" PLATE HEIGHT PARTIAL FLOOR BY AND TO' PARTIAL FLOOR PLANS 'D' ROOF PLAN, FRONT & REAR ELEVATIONS 'D' ROOF PLAN, FRONT & REAR ELEVATIONS D' PARTIAL FLOOR PLAN, FRONT & LEFT ELEVATIONS D' AT CRANL SPACE PARTIAL FRONT ELEVATION W OPTIONAL MASONRY AT CONCRETE PORCH REAR, LEFT & RIGHT ELEVATIONS D' AT CRANL SPACE FRONT ELEVATIONS D' AT OPTIONAL 9"-!" PLATE HEIGHT FRONT ELEVATIONS D' W STONE D' PRONT ELEVATION FRONT ELEVATIONS D' W STONE D' PLATE HEIGHT FRONT ELEVATIONS D' W STONE D' PLATE HEIGHT FRONT ELEVATIONS D' W STONE AT OPTIONAL 9"-!" PLATE HEIGHT

SOUARE FOOTAGE

HOME

NORTH CAROLINA 50' SERIES

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2018 NORTH **CAROLINA STATE BUILDING** CODES

GROUND-FAULT CIRCUIT INTERRUPTER PLAN 150.1773-R OWNER : APPLICABLE CODES: CODE ABBREVIATIONS AIR CONDITIONING 5 # P SHELF AND POLE 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE, INCLUDING REFERENCED N.C.-R. NORTH CAROLINA RESIDENTIAL CODE N.C.-B. NORTH CAROLINA BUILDING CODE ADJUSTABLE GALVANIZED IRON S.C. SOLID CORE BUILDING SECTION TOTAL AREA 1773 SQ. F ALTERNATE ' S.D. SMOKE DETECTOR GI ASS SQ. FT SQ. FT SECTION INDICATOR N.C.-M. NORTH CAROLINA MECHANICAL CODE AMPERAGE SECTION CODES AND STANDARDS GYP. BD. GYPSUM BOARD ELEVATION 'A NORTH CAROLINA PLUMBING CODE NORTH CAROLINA FUEL GAS CODE ORCH AREA(S) SHEET NUMBER HOLLOW CORE ELEVATION 'B' 5Q. F CENTER LINE SHT. SHEET ELEVATION 'C' HDR. HEADER N.C.-E. NORTH CAROLINA ELECTRICAL CABINET SHEATHING NC-EC NORTH CAROLINA ENERGY CODE N.C.-E.C. NORTH CAROLINA ENERGY CODE N.E.C. NATIONAL ELECTRICAL CODE N.B.O. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS A.S.T.M. AMERICAN SOCIETY FOR TESTING MATERIALS N.F.P.A. NATIONAL FIRE PROTECTION ASSOCIATION STRUCTURAL ENGINEER: CLG. CEIL ING SHWR SHOWER DETAIL REFERENCE HEADER HEIGHT SUMMIT ENGINEERING 120 PENMARC DRIVE, SUITE 108 RALEIGH NC, 27603 TEL. (919) 380-4991 FAX. (919) 380-4993 CLR. SIM. COVERED PATIO CLEAR SIMILAR HORIZONTAL SLIDER DETAIL NUMBER 50. FT. EXTENDED COVERED PATIO 200 CONCRETE SLIDING SCREENED-IN COVERED PATIO PROJECT DESCRIPTION: CARPET IN LIEU OF SL. GL. SLIDING GLASS EXTENDED SCREENED-IN COV. PATIO OPEN DECK 50. F STANDARD CERAMIC TILE INSULATION I STORY SINGLE FAMILY DETACHED RESIDENTIAL PLAN W/4 ELEVATIONS SQ. FT SQ. FT DRYER INTERIOR S.V. SHEET VINYL A.N.S.I. AMERICAN NATIONAL STANDARDS INSTITUTE I.E.C.C. INTERNATIONAL ENERGY CONSERVATION CODE KEYNOTE REFERENCE TRUSS DESIGN LAMINATED TEMPERED GLASS SCREENED-IN DECK D.G. DUAL GLAZED LAVATORY THK. THICK BUILDERS FIRST SOURCE EXTENDED SCREENED-IN DECK 240 SQ. FT OCCUPANCY: LUMINOUS T.O.C. TOP OF CURB DIAMETER REFERENCE NUMBER DIMENSION MEDICINE CABINET TOP TOP OF PLATE UNDERWRITERS LABORATORIES, INC. DISP. MANUFACTURER T.O.S. TOP OF SLAB DISPOSAL CONSTRUCTION TYPE: DIVIDED LIGHT MINIMUM TYPICAL OFFSET REFERENCE MOUNTED UNLESS NOTED OTHERWISE U.N.O. DIFFERENTIAL IN FLOOR LEVEL DOOR OR FINISH SURFACE NOT IN CONTRACT V.P. VAPOR PROOF **REVISION LIST** NOTES D.S. N.I.C. DOWNSPOUT WASHER NOT TO SCALE REVISION REFERENCE .ש.ע DISHWASHER **OVER** DATE SHEETS REVISED LOG NUMBE ON CENTER MD. MOOD /2\ALL EXPOSED PORTIONS REFER TO TITLE SHEET FIFV FI EVATION OPTIONAL MATER HEATER M/H OF CONCRETE SLAB 0.S.A. OUTSIDE AIR EQUAL EXH. EXT. EXHAUST PROPERTY LINE FOUNDATIONS ARE TO BE WEATHER PROOF EXTERIOR PUSH BUTTON FORCED AIR UNIT 'PARGED'. FIBER CEMENT PLATE **SCALE NOTE** FIXED GLASS PLYW00D FUEL GAS PAIR P.T.D.F. FINISH PRESSURE TREATED DOUGLAS FIR FLR. FLR. LINE FLOOR FLOOR LINE FLUORESCENT RADIUS BOX IS I" SQ. THEN SCALE IS 1/4" = 1'-0" FR. DR FRENCH DOOR RETURN AIR GRILL R.A.G. FLOOR MATERIAL REF. REFRIGERATOR IF BOX IS 1/2" SQ. THEN SCALE IS 1/8" = 1'-0" RE/S RE-SAWN FOOTING REVERSE GAUGE ROOM GAR. DISP. GARBAGE DISPOSAL

UTILITY PLANS

CONSULTANTS

ISSUE DATE: PROJECT No.: 1350999:57 DIVISION MGR.: REVISIONS:

VENTILATION NC2008NCP/ 01/17/20 /KBA

ADD NOTE TO 'TS' NC20037NCP - 10/06/20 - KBA

CODE INFORMATION

150.1773-R

SHEET:

GENERAL REQUIREMENTS

- THE WORD 'CONTRACTOR' AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- - ALL LAWS, STATUTES, THE MOST RECENT BUILDING CODES, ORDINANCES, RULLES, REQUATIONS, AND LAWFUL ORDERS OF A FUBIL ORDINITIES REQUIRED WITH OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
- THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALI OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.
- THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING THERETO.
- CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER, AND SHALL PROMPTLY REPORT IN WRITING TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OR DESERVED BY THE CONTRACTOR.
- IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS, WITHOUT THE AGREEME OF ORNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, TH COSTS OF CORRECTING DEFECTIVE WORK.
- CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER NFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
- CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE THE MORK THAT THE CONSTRUCTION DOCUMENTS ARE NOT IN COM-PLIANCE WITH APPLICABLE CODE REQUIREMENTS.
- BY SUBMITTAL OF BID. CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
- SUB-CONTRACTORS SHALL INSURE THAT ALL MORK IS DONE IN A PROFESSIONAL WORKMANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB-CONTRACTORS PERFORMANCE. SUB-CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONTRER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHERS WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUB-CONTRACTOR WORKMANSHIP SHALL BE OF GUALLITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR BUILDER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT MORKMANSHIP AT ANY TIME, AND CORRECTIONS NEEDED TO ENHANCE THE GUALITY OF BUILDING WILL BE DONE IMMEDIATELY. EACH SUBCONTRACTOR, UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HISHERS SUB-CONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUB-CONTRACTORS. BUILDER WILL DETERMINE HOW SUB-CONTRACTORS SHALL INSURE THAT ALL WORK IS DONE IN A SOON AFTER SUBCONTRACTOR COMPLETES EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.
- APPROVAL BY THE BUILDING INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENSINEER FOR INTERPRETATION.
- ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THESE PLANS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY OWNER UNLESS STIPULATED OTHERWISE.
- ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED, WITH PRIOR APPROVAL BY THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.
- CONSTRUCTION DOCUMENTS IDENTIFIED AS "BID SET" ON ANY OR ALL SHEETS MAY BE SUBJECT TO REVIEW. THIS REVIEW MAY RESULT IN CHANGES WHICH MAY BE MADE TO THE PLANS PRIOR TO THE ISSUANCE OF THE FINAL CONSTRUCTION SET WHICH WILL CONTAIN NO "BID SET" DESIGNATIONS. CONSTRUCTION DOCUMENTS IDENTIFIED AS "BID SET" ARE NOT TO BE CONSTRUCT AS BEING THE COMPLETED OR FINAL DRAWINGS AND THEY SHOULD NOT IN ANY WAY BE USED AS SUCH.
- ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
- TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
- SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- SEE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR PITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS,
- 18. THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ON OTHER WORK

SITE WORK

- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., AND BURIED ARTIFACTS SUCH AS INDIAN OR DINOSAUR BONES SOILS ENGINEER SHALL BE NOTIFIED IMMEDIATELY
- 2. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY
- REFER TO THE SOILS REPORT AS PREPARED BY THE GEOTECHNICAL
- 4. REFER TO CIVIL ENGINEER'S CURRENT GRADING AND PLOT PLANS.

SITE WORK (continued)

- REFER TO THE LANDSCAPE ARCHITECT'S CURRENT GRADING PLAN AND CONSTRUCTION DOCUMENTS.
- ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL. REFER TO GEOTECHNICAL REPORT.
- EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED AND FINISHED WITH LEVEL BOTTOMS.
- EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
- WHERE EXCAVATIONS ARE MADE TO A DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS.
- FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER AND OTHER FOREIGN SUBSTANCES.
- ALL FINISH GRADES TO DRAIN AWAY FROM THE BUILDING FOOTINGS.
- 12. THERE SHALL BE NO ON-SITE WATER RETENTION.
- THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTY
- FOR ONGITE CONTSPUCTION, PLANS TO COMPLY WITH NECESSARY INSPECTIONS APPROVED BY THE BUILDING OFFICIAL.
- THE REQUIREMENTS IN THESE NOTES ARE THE MINIMUM THAT SHALL BE MET. REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE REQUIREMENTS SHOWN HERE SHALL BE MET.

CONCRETE

- REFER TO STRUCTURAL ENGINEERING CALCULATIONS AND SOILS REPORT FOR THE PERFORMANCE REQUIREMENTS FOR CONCRETE FOUNDATIONS.
- CONCRETE SHALL BE PROPORTIONED TO PROVIDE AN AVERAGE COMPRESSIVE STRENGTH AS PRESCRIBED IN THE N.C.-R, AS WELL AS SATISFY THE DURABILITY CRITERIA OF THE N.C.-R
- MIXING OF CONCRETE SHALL BE PERFORMED IN ACCORDANCE
- THE DEPOSITING OF CONCRETE SHALL COMPLY WITH THE PROVISIONS ACI 318, SECTION 5.10.
- THE CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH
- ALL FORM WORK SHALL BE DESIGNED, CONSTRUCTED, UTILIZED, AND
- CONDUIT, PIPES AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE AND WITHIN THE LIMITATIONS OF ACI 318, SECTION 6.3, ARE PERMITTED TO BE EMPEDDED IN CONCRETE WITH APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL.
- CONSTRUCTION JOINTS INCLUDING THEIR LOCATION SHALL COMPLY WITH THE PROVISIONS OF ACI 318, SECTION 6.4.
- ALL STEEL REINFORCING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE N.C.-R
- TOP OF CONCRETE SLABS TO BE A MINIMUM 4" W/ MASONRY VENEER 6" ELSEWHERE (8" H.J.D.) ABOVE FINISH GRADE.
- FOUNDATION WIDTHS, DEPTHS, AND REINFORCING, AS SHOWN ON PLANS, ARE SUPERCEDED BY ANY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.
- ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANALORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS MUST BE SECURED AND APPROPRIATELY FASTENED IN THEIR PROPER LOCATIONS PRIOR TO THE PLACEMENT OF CONCRETE. SUB-CONTRACTOR SHALL VERIEY INSTALLATION OF HOLD-DOWNS, ANCHOR BOLTS, PA STRAPS, AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.
- POINT AND LINE LOADS FROM STRUCTURE ABOVE TO BE PROVIDED TO POST-TENSION ENGINEER PRIOR TO POST-TENSION DESIGN.
- ANCHOR BOLTS AND OTHER HARDWARE TO BE SHOWN ON POST-TENSION PLANS TO AVOID MIS-LOCATION OF HARDWARE AND POSSIBLE FIELD FIXES WHICH MAY CUT TENDONS.

MASONRY

- ALL MASONRY DESIGN SHALL FOLLOW THE REQUIREMENTS OF THE CURRENT ADOPTED CODES.
- ANCHORED MASONRY VENEER SHALL COMPLY WITH THE PROVISIONS OF N.C.-R, AND SECTIONS 6.1 AND 6.2 OF
- STONE VENEER UNITS NOT EXCEEDING 5 INCHES IN THICKNESS SHALL BE ANCHORED DIRECTLY TO MASONRY, CONCRETE OR TO STUD CONSTRUCTION BY ONE OF THE APPROVED METHODS LISTED IN THE N.C.-PR
- MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL COMPLY WITH ASTM C 270. THE TYPE OF MORTAR SHALL BE IN ACCORDANCE WITH THE N.C. RAND SHALL MEET THE PROPORTION SPECIFICATIONS OR THE PROPERTY SPECIFICATIONS OF ASTM C 270
- GROUT SHALL CONSIST OF FIBER CEMENT MATERIAL AND AGGREGATE IN ACCORDANCE WITH ASTM C 476 AND THE PROPORTION SPECIFICATIONS
- AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO A.S.T.M. C-144-04 (MASONRY MORTAR, MORTAR) AND
- CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO A.S.T.M. C 150
- 8. ALL BRICK SHALL CONFORM TO A.S.T.M. C 216, GRADE MW
- UNLESS SPECIFICALLY SHOWN OTHERWISE ALL BRICK SHALL BE LAID
- IO. ANCHORS, TIES AND WIRE FABRIC SHALL CONFORM TO N.C.-R.
- ANCHOR TIES AND WIRE FABRIC FOR USE IN MASONRY WALL CONSTRUCTION SHALL CONFORM TO THE N.C.-R.

METALS

- REFER TO STRUCTURAL NOTES AND SPECIFICATIONS FOR STRUCTURAL STEEL, METAL AND REINFORCING STEEL SPECIFICATIONS.
- ALL STRUCTURAL STEEL SHALL CONFORM TO AISC/CRED
- ANCHOR RODS SHALL BE SET ACCURATELY TO THE PATTERN AND DIMENSIONS CALLED FOR ON THE PLANS. THE PROTRUSION OF THE THREADED ENDS THROUGH THE CONNECTED MATERIAL SHALL BE SUFFICIENT TO FULLY ENGAGE THE THREADS OF THE NUTS, BUT SHALL NOT BE GREATER THAN THE LENGTH OF THE THREADS ON THE BOLTS
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED MOOD SHALL BE OF HOT-DIPPED ZING COATED GALVANIZED STEEL. STAINLESS STEEL, SILICON BRONZE OR COPPER, VERIEY ACCEPTABLE FASTENERS FER CHEMICALS USED IN PRESSURE PRESERVITIVELY TREATED MOOD MY N.C.-R. FASTENINGS FOR WOOD FOUNDATIONS SHALL BE AS REGUIRED IN AF&FA TECHNICAL REPORT NO. T.

WOOD & FRAMING

- THE DESIGN AND CONSTRUCTION OF CONVENTIONAL LIGHT-FRAME MOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE N.C.-R
- CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE RSO2.1.
- ALL LUMBER SHALL MEET THE STANDARDS OF QUALITY AS STATED IN THE N.C.-R
- LUMBER AND PLYMOOD REQUIRED TO BE PRESSURE PRESERVATIVELY TREATED IN ACCORDANCE WITH THE N.C.-R. AND SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUMS SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARD COMMITTEE TREATED WOOD PROGRAM
- ALL LUMBER SIZES NOTED AND SPECIFIED ON PLANS ARE NOMINAL SIZES UNLESS SPECIFICALLY INDICATED AS NET SIZE.

GLUE LAMINATED LUMBER

- REFER TO THE STRUCTURAL ENGINEER'S CURRENT NOTES. CALCULATIONS, AND SPECIFICATIONS
- GLUED LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC AIGO, I AND ASTM D 3737.

PROTECTION AGAINST DECAY & TERMITE

- IN AREAS SUBJECT TO DECAY DAMAGE AS ESTABLISHED BY THE N.C.-R THE FOLLOWING LOCATIONS SHALL REQUIRE THE USE OF NATURALLY DRABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED

 IN ACCARDANCE WITH AWAPA UI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE, PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA UI
- WOOD JOISTS OR THE BOTTOM OF WOOD FLOOR WHEN CLOSER THAN IB INCHES, OR MOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED PROUND IN CRANL SPACES OR UNEXCAVATED AREAS LOCATED MITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
- ALL EXTERIOR SILLS &PLATES THAT REST ON CONCRETE OR MASONRY 5. EXTERIOR FOUNDATION WALLS.
- SILLS AND SLEEPERS ON A CONCRETE OR MASONRY, UNLESS THE SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND IS SEPARATE FROM THE GROUND BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
- THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH ON TOPS, SIDES AND ENDS.
- MOOD SIDING AND SHEATHING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND.
- WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE MEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY ANIMPERVIOUS MOISTURE BARRIER.
- WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED 2. DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.
- ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, GUARDRAILS, PICKETS, STEPS AND FLOOR STRUCTURE. COVERINGS THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS ARE ALLOWED
- IN AREAS SUBJECT TO DAMAGE FROM TERMITES METHODS OF PROTECTION SHALL BE ONE OF THE METHODS LISTED IN THE N.C.-R
- UNDER-FLOOR AREAS SHALL BE VENTILATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.-R

WOOD & FRAMING (continued)

- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE N.C.-R
- ROOF SHEATHING PANELS SHALL BE LAID WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS.
- ROOF SHEATHING SHALL BE IN ACCORDANCE WITH THE N.C.-R
- FLOOR SHEATHING PANELS SHALL BE LAID WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS.
- STRUCTURAL FLOOR SHEATHING SHALL COMPLY WITH THE PROVISIONS OF THE N.C.-R
- REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULATIONS, AND PLANS FOR REQUIRED STRENGTH, GRADE, AND THICKNESS FOR PLYMODO FLOOR SHEATHING PANELS AND FOR DIAPHRAGM NAILING AND ADHESIVE REQUIREMENTS.
- ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO, COMMON BLOCKING OF A MINIMUM OF I 1/2 INCH THICKNESS.
- WHERE APPLICABLE, REFER TO THE SHEAR WALL SCHEDULE FOR REQUIRED STRENGTH, GRADE, AND THICKNESS OF PLYMOOD SHEAR PANELS AND FOR REQUIRED SHEAR WALL NAILING SCHEDULE.
- IN ONE- AND TWO-FAMILY DWELLING CONSTRUCTION USING HARD BOARD OR ALUMINUM AS A SOFFIT MATERIAL, THE SOFFIT MATERIAL SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND USE AN UNDERLAYMENT MATERIAL OF EITHER FIRE RETARDANT TREATED WOOD, 23/92 INCH MOOD SHEATHING OR 5/8 INCH GYPSUM BOARD. VENTING REQUIREMENTS APPLY TO BOTH SOFFIT AND UNDERLAYMENT AND SHALL BE PER SECTION ROOF OF THE NORTH CAROLINA RESIDENTIAL CODE. WHERE THE PROPERTY LINE IS IO FEET OR MORE FROM THE SUILDING FACE, THE PROVISIONS OF THIS CODE SECTION DO NOT APPLY.

FLOOR FRAMING

- ALL FLOOR JOISTS SHALL BE DESIGNED I-JOIST WOOD FLOOR TRUSSES. REFER TO MANUFACTURER FOR ALL LAYOUTS AND CALCULATIONS
- REFER TO THE STRUCTURAL ENGINEER'S CURRENT PLANS & CALCULATIONS FOR SIZE, SPACING, AND ANCHORAGE OF ALL FLOOR JOISTS; SIZE, LOCATION, AND ANCHORAGE OF ALL FLOOR BEAMS AND HEADERS; AND ALL RELATED FRAMING ISSUES.

ROOF FRAMING

- ROOF FRAMING SHALL BE BY PRE-MANUFACTURED ROOF TRUSSES SPACED AT 24 INCHES ON CENTER UNLESS NOTED OTHERWISE.
- WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.-R
- THE MANUFACTURER SHALL SUPPLY TO THE ARCHITECT AND BUILDER CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL OF DESIGN LOADS, CONFIGURATION (2 OR 3 POINT BEARING), VOLUME CEILING OPTIONS, AND SHEAR TRANSFER, PRIOR TO FABRICATION.
- THE BRACING OF WOOD TRUSSES SHALL COMPLY TO THEIR APPROPRIATE ENGINEERED DESIGN. PER THE N.C.-R
- TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A RESISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G. HYAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSSES SHALL NOT BE PERMITTED WITHOUT WRITTEN VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
- ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHEREIN THE PROJECT IS TO BE BUILT.
- MANUFACTURER IS TO SECURE BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.

- THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE
- STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL.
- NOT LESS THAN THREE STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
- WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIC WITH BEARING PARTITIONS, END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES, JOINTS NEED NOT OCCUR OVER STUDS PLATES SHALL BE KONTENS NEED NOT OCCUR OVER STUDS. VE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS. SEE
- WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH, SEE EXCEPTIONS.
- STUDS SHALL HAVE FULL BEARING ON NOMINAL 2 BY OR LARGER PLATE OR SILL HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.
- INTERIOR NONREARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTED INITERIOR NONBEARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTE
 WITH 2-INCH-BY-3-INCH STUDS SPACED 24 INCHES ON CENTER OR, WHEN
 NOT A PART OF A BRACED WALL LINE, 2-INCH-BY-4-INCH FLAT STUDS
 PACED IG INCHES ON CENTER, INTERIOR NONBEARING WALLS SHALL BE CAPPED WITH AT I FAST A SINGLE TOP PLATE INTERIOR NONREARING SHALL BE FIREBLOCKED IN ACCORDANCE WITH THE N.C.-R

WOOD & FRAMING (continued)

- DRILLING AND NOTHCING OF STUDS SHALL BE IN ACCORDANCE WITH THE
- NOTHCING, ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 29 PERCENT OF ITS WIDTH, STUDG IN KONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH, NOTCHING OF BEARING STUDG SHALL BE ON ONE EDGE ONLY AND NOT TO EXCEED ONE-FOURTH THE HEIGHT OF THE STUD. NOTCHING SHALL NOT OCCUR IN THE BOTTOM OR TOP 6 INCHES OF BEARING STUDG.
- DRILLING, ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD MIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8" INCH TO THE EDGE OF THE STUD, AND THE HOLE SHALL NOT BE CLOSER THAN 6 INCHES FROM AN ADJACENT HOLE OR NOTCH, HOLES NOT EXCEEDING 3/4 INCH DIAMETER CAN BE AS CLOSE AS I I/2 INCHES ON CENTER SPACING, STUDD LOCATED IN EXTERIOR MALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.
- CUTTING AND NOTCHING OF STUDS SHALL BE PERMITTED TO BE INCREASED TO 65 PERCENT OF THE WIDTH OF THE STUD IN EXTERIOR AND INTERIOR WALLS AND BEARING PARTITIONS, PROVIDED THAT ONE OF THE FOLLOWING CONDITIONS ARE MET: THAT ONE OF THE FOLLOWING CONDITIONS ARE MET:

 (a) THE WALL SECTION IS REINFORCED NITH 1/2-INCH EXTERIOR
 GRADE PLYWOOD OR EQUIVALENT REINFORCEMENT ON THE NOTCHED
 SIDE OF THE WALL. PLYWOOD, IF USED, SHALL REACH FROM THE
 FLOOR TO CEILING AND AT LEAST ONE STUD FURTHER ON EACH SIDE
 OF THE SECTION THAT HAS BEEN NOTCHED OR CUT.

 (b) THE EXTERIOR WALLS OF A KITCHEN MAY BE REINFORCED
 BY PLACING I/2-INCH PLYWOOD OR EQUIVALENT REINFORCED
 THE NOTCHED SIDE OF THE WALL. PLYWOOD, IF USED, SHALL REACH
 FROM THE FLOOR TO COUNTER-TOP HEIGHT AND AT LEAST ONE STUD
 FURTHER ON EACH SIDE OF THE SECTION THAT HAS BEEN
 NOTCHED OR CUT.
- WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTIALY IN AN EXTERIOR OR INTERIOR LOAD-BEARING WALL, NECESSITATION CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE B MORE THAN 50 PERCENT OF ITS WIDTH A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK AND I I/2' NCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT IOU NAILS HAVING A MINIMM LENGTH OF 1 1/2 INCHES (36 MM) AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND A MINIMUM OF 6 INCHES PAST THE OPENING
- HEADERS SHALL MEET THE REQUIREMENTS OF THE N.C.-R.
- PROVIDE LATERAL BRACING PER THE N.C.-R.
- FOUNDATION CRIPPLE WALLS SHALL MEET THE REQUIREMENTS OF THE
- 14. WOOD STUD WALLS SHALL BE BRACED AS REQUIRED BY THE N.C.-F
- UNLESS COVERED BY INTERIOR OR EXTERIOR WALL COVERINGS OR SHEATHING MEETING THE MINIMAN REQUIREMENTS OF THIS CODE, ALL STUD PARTITIONS OR MALLS WITH STUDD HAVING A HEIGHT-TO-LEAST THICKNESS RATIO EXCEEDING 50 SHALL HAVE BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SHOLLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL

FIRE BLOCKS AND DRAFT STOPS

- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND A ROOF SPACE, FIREBLOCKING SHALL BE REVITED IN WOOD-FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN THE N.C.-R
- FIRE BLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER, OR TWO THICKNESSES OF LINCH MONINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32-INCH MOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH MOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD MITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD MITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD MITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD, 1/2-INCH GYPSOM BOARD, or 1/4-INCH CHENT-BASED
- BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK.
- BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE FERMITTED FOR COMPLIANCE WITH THE 10 FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROMS OF STUDS OR STAGGERED STUDS. LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK WILLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE IT'S ABILLITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASSES.
- WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CELLING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLE SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (JOO SQUARE FEET, DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTAPPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS SHOLLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDITTHE FOLLOWING CIRCUMSTANCES. ASSEMBLIES UNDER
- CEILING IS SUSPENDED UNDER THE FLOOR FRAMING. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

HANDRAIL AND GUARDRAIL

- GUARDRAIL OF 36" HIGH MIN. SHALL BE PROVIDED WHERE FINISHED GRADE OR FLOOR BELOW RAISED AREA EXCEEDS 30".
- HANDRAIL AT STAIRS SHALL BE PROVIDED WHEN 4 OR MORE STAIR RISERS



NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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. 2018 NORTH CAROLINA STATE BUILDING CODES

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REVISIONS: ■ /1 VENTILATION NC2008NCP/ 01/17/20 /KBA

DIVISION MGR.:

FOR INTERNAL USE ONL' 150.1773-R

THERMAL & MOISTURE PROTECTION

- PROVIDE ALL FLASHING, COUNTER-FLASHING, BITUTHENE, MEMBRANE WATERPROOFING, SHEET METAL, CAULKING, SEALANTS, ELASTOMERIC WALKING SURFACES, AND RAIN GUITERS AND/OR DIVERTERS WHERE REQUIRED, TO MAKE WORK COMPLETELY WATERPROOF.
- "CORROSION RESISTANCE" SHALL MEAN THE ABILITY OF A MATERIAL TO WITHSTAND DETERIORATION OF IT'S SURFACE OR IT'S PROPERTIES WHEN EXPOSED TO IT'S ENVIRONMENT.
- PROVIDE A MINIMUM 2 INCH DROP FROM FINISHED INTERIOR FLOOR ELEVATION TO THE HIGHEST FLOOR ELEVATION OF ANY ADJOINING DECK OR BALCONY.
- ELASTOMERIC OR MEMBRANE DECK COATINGS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AT DECKS AND BALCONIES. COLOR, FINSH, AND DETAILING SHALL BE APPROVED BY OWNER/ BUILDER AND ARCHITECT.
- UNLESS DESIGNED TO DRAIN OVER DECK EDGES, DRAINS AND OVER-FLOWS OF ADEQUATE SIZE SHALL BE INSTALLED AT THE LOW POINTS OF THE DECK OR BALCONY.
- FOUNDATION WALLS WHERE THE OUTSIDE GRADE IS HIGHER THAN THE INSIDE GRADE SHALL BE WATER-PROOFED AND DAMPPROOFED IN ACCORDANCE WITH THE N.C.-R
- PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE. PACATHERPROOF MATERIALS OF A MIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL. PARAPET COPING SHALL EXTEND 2" MINIMUM DOWN THE FACES OF THE PARAPET

FLASHING

- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLEF-ROHION IN A MANIRET TO PREVENT ENTRY OF WATER INTO THE WALL I2. CONCRETE AND CLAY TILE SHALL BE INSTALLED ONLY OVER SOLID CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS, SELF-ADHRED MEMBRANES USED AS FLASHING IN SHALL COMPLY NITH AAMA TII. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY INTH AAMA TI. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH, ALUMINUM FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH, ALUMINUM FLASHING OR SPACED STRUCTURAL SHEATHING BOARDS.

 CLAY AND CONCRETE RODE TILE SHALL BE INSTALLED ON ROOF SLOPES OF 2 /2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2-1/2:12) TO FORK UNITS VERTICAL IN 12 UNITS HORIZONTAL (2-1 ALLED AT ALL OF THE LOCATIONS STATED IN N.C.-R
- 2. AT ALL WINDOW AND DOOR OPENINGS USE FORTIFIBER WATER-RESISTIVE BARRIERS, I.C.C. ESR-IO27, INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL.
- ALL BEAMS, OUTLOOKERS, CORBELS, ETC. PROJECTED THROUGH EXTERIOR WALLS OR PENETRATING EXTERIOR FINISHES SHALL BE FLASHED WITH A MINIMUM O.O.I9-INCH (NO. 26 SHEET METAL GAGE) CORROSION-RESISTANT METAL AND CAULKED
- ALL SHEET METAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARDS OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA). THE ARCHITECTURAL SHEET METAL ANNUAL, AND SEALANT, WATERPROOFING AND RESTORATION INSTITUTE'S (SWR.I.) GUIDE -SEALANT'S: THE PROFESSIONAL'S GUIDE".
- SHEET METAL SHALL BE STEEL SHEET, HOT-DIPPED, TIGHT COATED SALE METAL DESIGNATION NO POINTE METAL DE LA NOTA DE MAND GALVANIZED, CONFORMING TO A.S.T.M. A525 AND SHALL BE A NUMBER 24 SHEET METAL GAGE UNLESS OTHERWISE NOTED IN THESE NOTES, PLANS, OR MANUFACTURER'S SPECIFICATIONS.
- SHEET ALUMINUM SHALL CONFORM WITH FEDERAL SPECIFICATIONS QQ-A-359 AND A.S.T.M. B209 ALLOY 3003.
- FABRICATE SHEET METAL WITH FLAT LOCK SEAMS AND SOLDER WITH TYPE AND FLUX RECOMMENDED BY MANUFACTURER. SEAL ALUMINUM SEAMS WITH EPOXY METAL SEAM CEMENT. WHERE REQUIRED FOR STRENGTH, RIVET SEAMS AND JOINTS.
- SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE IN ACCORDANCE WITH APPLICABLE STANDARDS TO PROVIDE A PERMANENTLY WATER-PROOF, MEATHER RESISTANT INSTALLATION.
- ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR D 3462.
- BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMM MOMINAL, O/014-INCH THICKNESS OR MINERAL SURFACE ROLL ROOFING MEIGHING A MINIMM OF TI POUNDS PER IOO SOURABLE FEET. CAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMM NOMINAL O/014-INCH THICKNESS
- VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES, VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED AS STATED PER THE N.C.-R
- A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMMEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. VIDE FLASHING AT THE INTERSECTION OF CRICKET OR SADDLE AND
- FLASHING AGAINST A VERTICAL SIDEMALL SHALL BE BY THE STEP-FLASHING METHOD PER NC-R.
- FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS
- AT THE JUNCTURE OF ROOF VERTICAL SURFACES, FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE N.C.-R. AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND NHERE OF METAL, SHALL NOT BE LESS THAN O.O.I. INCH (NO. 26 GALVANIZED
- 16. VALLEY FLASHING FOR CONCRETE TILE ROOFS SHALL BE AS REQUIRED

ROOFING MATERIALS

- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE N.C.-R AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION OF ROOF COVERINGS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE N.C.-R
- ROOFS AND ROOF COVERINGS SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- ROOF COVERING MATERIALS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THE N.C.-R IN THE ABSENCE OF APPLICABLE STANDARDS OR WHERE MATERIALS ARE OF QUESTIONABLE SUITABILITY, TESTING BY AN APPROVED TESTING AGENCY SHALL BE REQUIRED BY THE BUILDING OFFICIAL TO DETERMINE THE CHARACTER. QUALITY, AND LIMITATIONS OF APPLICATION OF THE MATERIALS.

THERMAL & MOISTURE PROTECTION (continued)

- ROOF COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS WHEN REQUIRED. BULK SHIPMENTS OF MATERIALS SHALL BE ACCOMPANIED BY THE SAME INFORMATION ISSUED IN THE FORM OF A CERTIFICATE OR ON A BILL OF LADING BY THE MANUFACTURER
- COMPOSITION ROOFING SHINGLES SHALL BE OF ASPHALT OR APPROVED RELATED MATERIALS AND MEET THE REQUIREME OF THE N.C.-R
- UNDERLAYMENT FOR ASPHALT SHINGLES SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4604, TYPE I, OR ASTM D 6 1573. SELF-ADHERING FOLTYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 19TO
- ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 225 OR ASTM D 3462.
- FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALIMINUM, OR COPPER ROOFING NAILS, MINIMUM I2 GASE SHANK NITH A MINIMUM 38 INCH DIANETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 34 INCH INTO THE ROOF SHEATHING, WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH THICK, THE FASTENERS SHALL COMPLY WITH ASTM F 1667.
- ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE PER N.C.-R.
- UNDERLAYMENT FOR ASPHALT SHINGLES SHALL BE APPLIED IN ACCOR-DANCE WITH THE N.C.-R
- THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF N.C.-R CLAY ROOF TILE SHALL COMLY WITH ASTM C 1167.
- SLOPES OF 2 1/2 UNITS VERTICAL IN I2 UNITS HORIZONTAL (2-1/2:12)
 OR GREATER. FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL
 IN 12 UNITS HORIZONTAL (2-1/2:12) TO FOUR UNITS VERTICAL
 IN 12 UNITS HORIZONTAL (4-1/2), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH THE N.C.-R.
- UNDERLAYMENT FOR CLAY AND CONCRETE TILE SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6380 CLASS M MINERAL SURFACED ROLL ROOFING.
- 15. CONCRETE ROOF TILE SHALL COMPLY WITH ASTM C 1492.
- NAILS SHALL BE CORROSION-RESISTANT AND NOT LESS THAN II GAGE, SIGLINGH HEAD, AND OF SUPPICIENT LENGTH TO PENETRATE THE DECK.
 A MINIMUM OF 3/4-INCH OR THROUGH THE THICKNESS OF THE DECK.
 A MINIMUM OF 3/4-INCH OR THROUGH THE THICKNESS OF THE DECK.
 HICKNESS IS LESS. ATTACHING WIRE FOR CLAY OR CONCRETE TILE
 SHALL NOT BE SHALLER THAN O.OBS-INCH. PERIMETER FASTENING AREAS
 INCLIDE THREE TILE COURSES BUT NOT LESS THAN 86 INCHES FROM EITHER SIDE OF HIPS OR RIDGES AND EDGES OF EAVES AND GABLE RAKES.
- 17. CLAY AND CONCRETE ROOF TILES SHALL BE FASTENED IN ACCORDANCE WITH THE N.C.-R
- TILE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BASED ON CLIMATIC CONDITIONS, ROOF SLOPE, INDERLAYMENT SYSTEM, AND TYPE OF TILE BEINS INSTALLED PER THE N.C.-R.
- THE INSTALLTION OF BUILT-UP ROOFS SHALL COMPLY WITH THE N.C.-R
- 20. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF A MINIMUM OF ONE-FOUTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE)
 FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS THAT SHALL
 HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN
 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
- 21. BUILT-UP ROOF COVERING MATERIALS SHALL COMPLY WITH THE STANDARDS PER THE N.C.-R

- SEE FINISHES IN THESE GENERAL NOTES FOR EXTERIOR PLASTER
- MATERIALS USED FOR THE CONSTRUCTION OF EXTERIOR WALLS SHALL COMPLY WITH THE PROVISIONS OF THE N.C.-R
- EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLIDE FLASHING, THE EXTERIOR WALL ENVELOPE SHA BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMILATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED AND A MEANS OF DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION ASAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED.
- ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS, SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, MITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES, WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES, THE FELT OR OTHER APPROVED MATERIAL SHALLS AND TERMINATED AT PENETRATIOS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.
- FIBER CEMENT SIDING CONFORMING TO THE REQUIREMENTS OF THE N.C.-R AND FIBER CEMENT SIDING CONFORMING TO THE REQUIREMENTS OF THE N.C.-R. AND COMPLYING WITH ASTM D SATE 914ALL BE PERMITTED ON EXTERIOR WALLS OF BUILDINGS OF TYPE V CONSTRUCTION LOCATED IN AREAS WHERE THE ULTIMATE WIND SPEED SPECIFIED DOES NOT EXCEED ICO MILES PER HOUR AND THE BUILDINGS HEIGHT IS LESS THAN 40 FIET IN EXPOSURE C. MHERE CONSTRUCTION IS LOCATED IN AREAS WHERE THE ULTIMATE WIND SPEED EXCEEDS ISO MILES PER HOUR OR BUILDING HEIGHTS ARE IN EXCESS OF 40 FT. DATA INDICATING COMPLIANCE MIST BE SUBMITTED. FIBER CEMENT SIDIN SHALL BE SECURED TO BUILDING HE OF PROVIDE WEATHER PROTECTION FOR THE EXTERIOR WALLS OF THE BUILDING.
- THE N.C.-R FIBER CEMENT SIDING SHALL BE APPLIED TO CONFORM WITH THE WEATHER-RESISTIVE BARRIER REQUIREMENTS FIBER CEMENT SIDING AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED
- FIBER CEMENT SIDING FASTENERS AND ACCESSORIES SHALL MEET THE
- EXTERIOR WALLS OF WOOD CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C.-R

THERMAL & MOISTURE PROTECTION (continued)

- HARDBOARD SIDING SHALL CONFORM TO THE REQUIREMENTS OF AHA AISS,6 AND, WHERE USED STRUCTURALLY, SHALL BE SO IDENTIFIED BY THE LABEL OF AN APPROVED AGENCY.
- WOOD VENEERS ON EXTERIOR WALLS OF BUILDINGS OF TYPES I, II, III, AND IV CONSTRUCTION SHALL BE NOT LESS THAN I-INCH NOMINAL THICKNESS, O.438-INCH EXTERIOR HARDBOARD SIDING OR O.375-INCH EXTERIOR-TYPE WOOD STRUCTURAL PANELS OR PARTICLE-BOARD AND SHALL CONFORM TO THE REQUIREMENTS OF THE N.C.-R
- FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM CIIB6, TYPE A, MINIMUM GRADE III. LAP SIDING SHALL BE LAPPED A MINIMUM OF III/4 INCHES (32 MM) AND LAP SIDING NOT HAVING TONGUE-AND-AROOVE END JOINTS SHALL HAVE THE ENDS SEALED WITH CAULKING, INSTALLED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRUP OF FLASHING OR SHALL BE DESIGNED TO COMPLY WITH INC-R. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO NC-R OR APPROVED MANUFACTURERS' INSTALLATION INSTRUCTIONS.

INSULATION

- INSULATING MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPER-PERNIEABLE MEDRANES, INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, RALL-ASSEMBLIES, CRANL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 28 WIHTH AN ACCOMPANYING SMOKEDEVELOPED INDEX NOT TO EXCEED 280 WHEN TRESTED IN A SAME
- DUCT INSULATION MATERIALS SHALL CONFORM TO THE FOLLOWING
- INSULATION AND COYERING ON PIPE AND TUBING SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. SEE EXCEPTIONS.
- ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE IT. CENTIMETER PER N.C.-R TESTS FOR CRITIAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 970.
- THE USE OF ABOVE DECK THERMAL INSULATION SHALL BE PERMITTED PROVIDED SUCH INSULATION IS COVERED WITH AN APPROVED ROOF COVERING AND PASSES FM 4450 OR UL 1256 PER N.C.-R.
- CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR. PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATIN MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.
- INSULATION IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL BE EITHER OF THE BLONN-IN CELLULOSE TYPE OR FIBERGLASS BATTS OR BLANKET TYPE PER BUILDER'S SPECIFICATIONS.
- THE ENERGY EFFICIENCY REQUIREMENTS INCLUDING I.E.C.C. BUT NOT LIMITED TO INSULATION "R" VALUES, PERCENTAGE OF GLAZING "U" VALUES, ETC. SHALL BE DETERMINED BY THE ADPTED STATE AND LOCAL ENERGY CODE EQUIREMENTS. REFER TO MECHANICAL PLANS FOR SPECIFICATIONS.
- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED MITH AN AIR BARRIER SYSTEM TO LIMIT INFILTRATION THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS INFILTRATION FOR DIFFERENTIAL EXPANSION AND CONTRACTION, FOR ALL HOMES, WHERE PRESENT THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED MITH AN AIR BARRIER MATERIAL OR SOLID MATERIAL CONSISTENT MITH APPENDIX E-2.3 AND E-2.4 OF THE NC-R; MITH APPENDIX E-2.3 AND E-2.4 OF THE NC-R; MITH APPENDIX E-2.3 AND SEALING FLOOR/CEILING SYSTEMS AND UNDER KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE. 2. CAPPING AND SEALING SHAFTS OR CHASES, INCLUDING FLUE 31. CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
- FRAMED CAVITY WALLS, THE EXTERIOR THERMAL ENVELOPE WALL INSULATION SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT MITH THE BUILDING ENVELOPE AIR BARRIER, INSULATION SHALL BE SUBSTANTIALLY FREE FROM INSTALLATION GAPS, VOIDS, OR COMPRESSION, FOR FRAMED WALLS, THE CAVITY INSULATION SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN AIR BARRIER MATERIAL, WALL INSULATION SHALL BE ENCLOSED AT THE FOLLOWING LOCATIONS WHEN INSULATION SHALL BE ENCLOSED AT THE FOLLOWING LOCATIONS WHEN NSTALLED ON EXTERIOR WALLS PRIOR TO BEING COVERED BY SUBSEQUENT CONSTRUCTION, CONSISTENT WITH APPENDIX E-2.3 AND E-2.4 OF NC-R:
- I. TUBS
 2. SHOWERS
 3. STAIRS
 4. FIREPLACE UNITS
 ENCLOSURE OF WALL CAVITY INSULATION ALSO APPLIES TO WALLS THAT
 ADJOIN ATTIC SPACES BY PLACING A RIGID MATERIAL OR AIR BARRIER
 MATERIAL ON THE ATTIC SIDE.

DOORS & WINDOWS

- SEE FLOOR PLANS AND ELEVATIONS FOR SIZES AND TYPES OF DOORS AND WINDOWS AND FOR ANY DIVIDED LITE PATTERNS, COLORS SHALL BE APPROVED BY THE BUILDER AND ARCHITECT.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS DETIVED HE GARAGE AND RESIDENCE SHALL COUPPED WITH SOLID MOOD DOORS NOT LESS THAN I 3/9 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN I 3/9 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.
- NO DOUBLE FRENCH DOORS SHALL BE USED UNLESS THERE IS A SUFFICIENT OVERHANG OR COVERED PATIO COVERING THESE DOORS. NO DOUBLE WOOD FRENCH DOORS SHALL BE USED IN ANY CASE.
- PROVIDE SECURITY HARDWARE FOR ALL DOORS AND WINDOWS IANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
- ALL AUTOMATIC GARAGE DOOR OPENERS REQUIRE THE INCLUSION OF A PHOTOELECTRIC SENSOR, EDGE SENSOR OR SOME OTHER SIMILAR DEVICE FOR REMOTE OPERATION AND AS A SAFETY PRECAUTION TO PREVENT THE DOOR FROM CLOSING WHEN SOMETHING IS BLOCKING THE PATH OF THE DOOR. SEE MANUFACTURER'S
- ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE CURRENT AMERICAN
 FIBER CEMENT SIDING SHALL BE APPLIED OVER SHEATHING OR MATERIALS LISTED INATIONAL STANDARDS INSTITUTE A.S.T.M. E288-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED
 - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING
 - WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED HEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE
 - EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A MINDOM WELL

DOORS & WINDOWS (continued)

- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUNET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET IN THE CASE OF ROUND FLOOR LEVEL WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF AN UPPER STORY WINDOW.
- _ EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING WIDTH OF $20\,$ INCHES.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM MITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, MITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE MINDOW WELL SHALL ALLOW ENERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED PER THE N.C.-R. THE LADDER OR STEPS REQUIRED SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6" INTO THE REQUIRED DIMENSIONS OF THE MINDOW WELL.
- MINDOW WELLS MITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE MINDOW IN THE FULLY OPEN POSITION.
- BARS GRILLES COVERS SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR MINDOM WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH THE NC.-R AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING
- ALL INTERIOR EGRESS DOORS AND A MINIMUM OF ONE EXTERIOR EGRESS DOOR SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH ESPE 19 TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GLAZING & SAFETY GLAZING

- HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN & PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR, SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR MINDONS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.
- EXCEPT AS INDICATED, EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAWIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201. GLAZING SHALL COMPLY WITH CPSC 16.
- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING,
- SUDING AND BIFOLD DOORS

 SLIDING AND BIFOLD DOORS

 SLAXING IN AN INDIVIDUAL PIXED OR OPERABLE PANEL IN THE SAME
 PLANE AS A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN
 24-INCHES OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM
 EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR MALKING
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- 3.1 EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE
- 3.2 BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR 3.3 TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR
- ONE OR MORE WALKING SURFACES WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
- GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOYE A MALKING SURFACE.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LEGS THAN 60 INCHES ABOVE A WALKING SWIFFACE AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE. THIS LL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF STAIRWAYS WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.
- HINGED SHOWER DOORS SHALL OPEN OUTWARD.
- GLAZING SHALL BE IN ACCORDANCE WITH ENERGY COMPLIANCE CALCULATIONS BASED ON A LOCALLY ADOPTED ENERGY CODE, THE MODEL ENERGY CODE OR THE INTERNATIONAL ENERGY CONSERVATION CODE.
- LOCATED MORE THAN 12 INCHES (1629 MM) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH (IO2 MM) DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED FLOOR

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS

FINISHES

- GYPSUM WALLBOARD SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NORTH CAROLINA RESIDENTIAL CODE AND ALL STATE AND LOCAL BUILDING CODES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- MATERIALS. ALL SYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C 22, C 41%, C 94, C 1002, C 1041, C 1171, C 111%, C 1218, C 1946, OR C 1658 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE N.C.-R ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO ASTM C 551.
- GYPSUM BOARD MATERIALS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN THE NC.-R WHERE REQUIRED FOR FIRE PROTECTION, CONFORM TO THE NC.-R
- INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER.
- ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON THE FRANING MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRANING MEMBERS. EDGES AND ENDS OF GYPSUM BOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE-RESISTACE-RATED CONSTRUCTION, SHEAR RESISTANCE, OR DIAPHRAGM ACTION IS NOT REQUIRED, CEALED SPACES WHERE FIRE-RESISTACE-RATED CONSTRUCTION.
- FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERFENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS OR FIRE- RESISTIVE ASSEMBLIES, FASTENERS ALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD.
- GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NON-ABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1996, C 1175 OR C1275. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2-INCH-THICK OR 16 INCHES FOR 5/8-INCH-THICK GYPSUM BOARD WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, GUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- MATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
- WHEN APPLYING A WATER-BASED TEXTURE MATERIAL. THE MINIMUM SYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/6 INCH TO 1/2 INCH FOR I6-INCH ON CENTER FRAMING, AND FROM I/2 INCH TO 5/6 INCH FOR 24-INCH ON CENTER FRAMING OR I/2 INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

- ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-
- BACKING OR A LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATION.
- WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS. GYPSUM LATH OR GYPSUM BOARD SHALL NOT BE USED, EXCEPT THAT ON HORIZONTAL SUPPORTS OF CEILINGS OR ROOF SOFFITS IT MAY BE USED AS BACKING FOR METAL LATH OR WIRE FABRIC LATH AND
- UNLESS SPECIFIED OTHERWISE, ALL WALL COVERINGS SHALL BE SECURELY UNLESS SPECIFIED OF HERWISE, ALL WALL COVENINGS SHALL BE SECURELY FASTENED PER THE N.C.-R. OR NITH OTHER APPROVED ALUMINUM, STAINLESS STEEL, ZINC-COATED OR OTHER APPROVED CORROSION-RESISTIVE FASTENERS, WHERE THE BASIC MIND SPEED IS 110 MILES PER HOUR OR HIGHER, THE ATTACHMENT OF WALL COVERINGS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED AND ADJUSTED FOR HEIGHT AND EXPOSURE.
 - A MINIMUM O.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT MEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES SHALL BE PROVIDED AT OR BELOM THE FOUNDATION PLATE LINE ON EXTERIOR STUD MALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAYED AREAS AND SHALL BE OF A TYPE THAT MILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE MEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE MEATTACHMENT FLANGE OF THE MEEP SCREED. A MINIMUM O.O.I9-INCH (NO. 26 GALVANIZED SHEET GAGE),

CEMENT PLASTER

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD OR SYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH PER THE N.C.-R.

ON MOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR FLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW LATH, PAPER AND SCREED. THE PROPORTION OF AGGREGATE TO FIBER CEMENT MATERIALS SHALL BE

- ONLY APPROVED PLASTICITY AGENTS AND APPROVE AMOUNTS THEREOF MAY BE ADDED TO PORTLAND CEMENT. WHEN PLASTIC CEMENT IS USED, NO ADDITIONAL LINE OR PLASTICIZERS SHALL BE ADDED. HYDRATED LIME OR THE EQUIVALENT AMOUNT OF LIME PUTTY USED AS A PLASTICIZER MAY BE ADDED TO CEMENT PLASTER. OR CEMENT AND LIME PLASTER IN AN AMOUNT NOT TO EXCEED THAT
- GYPSUM PLASTER SHALL NOT BE USED ON EXTERIOR SURFACES
- PLASTER COATS SHALL BE PROTECTED FROM FREEZING FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER SET HAS OCCURRED PLASTER SHALL BE APPLIED WHEN THE AMBIENT TEMPERATURE IS HIGHER THAN 40 DEGREES F (4 DEGREES C), UNLESS PROVISIONS ARE MADE TO KEEP CEMENT PLASTER WORK ABOVE 40 DEGREES I (4 DEGREES C), PRIOR TO & DURING APPLICATION AND 48 HOURS
- COLOR AND FINISH TO BE SELECTED AND APPROVED BY OWNER/ BUILDER AND ARCHITECT
- A I-COAT EXTERIOR PLASTER SYSTEM SUCH AS "MAGNA WALL" I.C.C. NO. ER-4776. "EXPO FIBREWALL" I.C.C. NO. ER-4368. OR APPROVED EQUAL MAY BE USED IN LIEU OF A 3-COAT EXTERIOR



HOME

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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

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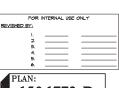
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150.1773-R SHEET: GN₂ SPEC. LEVEL 1 RALEIGH-DURHAM

50' SERIES

MECHANICAL & PLUMBING

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE NITH THE NORTH CAROLINA RESIDENTIAL AND MECHANICAL CODE. INSTALLATIONS OF MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS NOT ADDRESSED BY THIS CODE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE NORTH CAROLINA RESIDENTIAL AND FUEL GAS CODE.
- CONTRACTOR SHALL DESIGN ENTIRE H.V.A.C. SYSTEM AND SUBMIT DRAWINGS FOR OWNER/BUILDER'S APPROVAL PRIOR TO ORDERIN MATERIALS OR EQUIPMENT.
- WHERE AIR CONDITIONING IS AN OPTIONAL FEATURE, HEATING SYSTEMS MUST BE DESIGNED AND DUCT WORK SIZED TO ACCOMMODATE FUTURE AIR CONDITIONING NEEDS.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY, THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEG. F (19 C) OR UP TO 85 DEG. F (29 C).
- 5. ALL DUCTWORK SHALL CONFORM TO THE REQUIREMENTS OF THE N.C.-R
- COMBUSTION AIR SHALL BE PROVIDED FOR FORCED AIR UNITS IN ACCORDANCE WITH N.C.-R
- CONTRACTOR TO PROVIDE BOOT IN DUCTWORK WHEN OPTIONAL "HONEYWELL" OR "CARRIER" ELECTRONIC AIR CLEANER IS PROVIDED.
- 8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CELLINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE
- EXTERIOR-GRADE INSTALLATIONS. EQUIPMENT AND APPLIANCES INSTALLED ABOVE GRADE LEVEL SHALL BE SUPPORTED ON A SOLID BASE OR APPROVED MATERIAL A MINIMUM OF 2 INCHES THICK.
- IO. UNDER-FLOOR INSTALLATION, SUSPENDED EQUIPMENT SHALL BE A MINIMUM OF 6 INCHES ABOVE THE ADJOINING GRADE.
- CRAWL SPACE SUPPORTS. IN A CRAWL SPACE, A MINIMUM OF 2-INCH THICK SOLID BASE, 2-HOH (SI MM) THICK FORMED CONCRETE, OR STACKED MASONRY UNITS HELD IN PLACE BY MORTAR OR OTHER APPROVED METHOD. THE MATER HEATER SHALL BE SUPPORTED NOT LESS THAN 2
- 12. DRAINAGE, BELOW-GRADE INSTALLATIONS SHALL BE PROVIDED WITH A NATURAL DRAIN OR AN AUTOMATIC LIFT OR SUMP PUMP. FOR PIT REQUIREMENTS REFER TO N.C.-M

VENTING

- IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN LIEU OF REQUIRED EXTENSION OPENINGS FOR NATURAL VENTILATION IN BATHROOMS CONTAINING A BATHROOM FOR OR COMBINATION THEREOF, A MECHANICAL VENTILATION SYSTEM MAY BE PROVIDED. THE MINIMAY VENTILATION RATES SHALL BE 50 CPM FOR INTERMITTENT VENTILATION OR 20 CPM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE FER NO.—TR
- 2. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A DICT.
 THE DICT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE,
 SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER
 AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS, DICTS
 SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRANL
 SPACE OR AREAS INSIDE THE BUILDING, DICTS SERVING RANGE HOODS
 SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESG STEEL OR
- MHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE MECHANICAL OR NATURAL VENTILATION IS OTHERWISE PROVIDED, LISTED AND LABELED DUCTLESS RANGE HOODS SHALL NOT BE REQUIRED TO DISCHARGE TO THE OUTDOORS PER N.C.-M
- DUCTS FOR DOMESTIC KITCHEN COOKING APPLIANCES EQUIPPED MITH DOWN DRAFT EXHAUST SYSTEMS SHALL BE PERMITTED TO BE CONSTRUCTED OF SCHEDULE 40 PVC PIPE PROVIDED THAT THINSTALLATION COMPLIES WITH ALL OF THE FOLLOWING PER N.C.
- THE DUCT SHALL BE INSTALLED UNDER A CONCRETE SLAB POURED ON GRADE.
- THE UNDERFLOOR TRENCH IN WHICH THE DUCT IS INSTALLED SHALL BE COMPLETELY BACKFILLED WITH SAND OR GRAVEL.
- THE PVC DUCT SHALL EXTEND NOT GREATER THAN I INCH ABOVE THE INDOOR CONCRETE FLOOR SURFACE.
- THE PVC DUCT SHALL EXTEND NOT GREATER THAN I INCH ABOVE GRADE OUTSIDE THE BUILDING.
- THE PVC DUCTS SHALL BE SOLVENT CEMENTED.
- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CPM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE THAT IS IN EXCESS OF 400 CUBIC FEET PER MINUTE, SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION
- DOMESTIC WATER HEATERS, UNLESS SPECIFIED OTHERWISE BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, SHALL BE VENTED TO THE OUTSIDE AIR BY A TYPE B' VENT AND COMPLY WITH THE REQUIREMENTS OF THE N.C.-M

PLUMBING

- A POTABLE WATER SUPPLY SYSTEM SHALL BE DESIGNED, INSTALLED CONTAMINATION FROM NONPOTABLE LIQUIDS, SOLIDS OR GASES BEING INTRODUCED INTO THE POTABLE MATER SUPPLY THROUGH CROSS-CONNECTIONS OR ANY OTHER PIPING CONNECTIONS TO THE SYSTEM. BACKFLOW PRE- VENTER APPLICATIONS SHALL CONFORM TO
- 2. THE SUPPLY LINES OR FITTINGS FOR EVERY PLUMBING FIXTURE SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW, PLUMBING FIXTURE FITTINGS SHALL PROVIDE BACKFLOW PROTECTION IN ACCORDANCE WITH ASME All2.18.1.

MECHANICAL & PLUMBING (continued)

- WATER SERVICE PIPING SHALL BE PROTECTED IN ACCORDANCE WITH N.C.-P SECTIONS AND EXCEPTIONS)
- FIXTURE FITTINGS, FAUCETS AND DIVERTERS SHALL BE CONNECTED TO THE WATER DISTRIBUTION SYSTEM SO THAT HOT WATER CORRESPONDS TO THE LEFT SIDE OF THE FITTINGS.
- DIVERTERS FOR SINK FAUCETS WITH A SECONDARY OUTLET CONSISTING OF A FLEXIBLE HOSE AND SPRAY ASSEMBLY SHALL CONFORM TO ASTM A12.16.1 IN ADDITION TO THE REQUIREMENTS IN N.C.-P
- THE INSTALL ATION OF A WATER SERVICE OR WATER DISTRIBUTION PIPE THE INSTALLATION OF A MATER SERVICE OR MATER DISTRIBUTION PIPE SHALL BE PROHIBITED IN SOIL AND SEROUND WATER THAT IS CONTAMINATED. SROUND WATER CONDITIONS SHALL BE REQUIRED TO ACCERTAIN THE ACCEPTABILITY OF THE MATER SERVICE OR WATER DISTRIBUTION PIPING MATERIAL FOR THE SPECIFIC INSTALLATION. WHERE DETRIMENTAL CONDITIONS EXIST, APPROVED ALTERNATIVE MATERIALS OR ROJING SHALL BE REQUIRED.
- MATER DISTRIBUTION PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C.-PILMBING. ALL MATER DISTRIBUTION PIPE AND TUBING SHALL HAVE A MINIMUM PRESSURE RATING OF IOO PSI AT 180 DEGREES F.
- PIPE PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LIME AND ACID OF CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025-INCH
- PIPES PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM
- PIPING SHALL BE INSTALLED SO AS TO PREVENT DETRIMENTAL STRAINS AND STRESSES IN THE PIPE. PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT. PIPING SHALL BE INSTALLED TO AVOID STRUCTURAL STRESSES OR STRAINS WITHIN BUILDING COMPONENTS.
- WATER PIPES INSTALLED IN A MALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION, IN OTHER CASES, WATER, SOIL, AND PASTE PIPES SHALL NOT DE INSTALLED OUTSIDE OF A BUILDING, IN INCONDITIONED ATTICS, INCONDITIONED UTILLITY ROOMS OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY A MINIMAM OF R-65 INSULATION DETERMINED AT 15 DEG. F IN ACCORDANCE WITH ASTM CITY OF HEAT OR BOTH OR BOTH.

 EXTERIOR WATER SUPPLY SYSTEM PIPING SHALL BE INSTALLED NOT
 LESS THAN 6 INCHES BELOW THE FROST LINE AND NOT LESS
 THAN 12 INCHES BELOW GRADE.
- BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS
- BUILDING SEMER PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED IN
- WHERE WASTE LINE DROPS OCCUR IN A LOCATION WHERE THE SOUND OF A FLUSHED TOILET MAY BE UNDESIRABLE, SUCH AS IN WALLS OR PARTITIONS ADJACENT TO EATING ROOMS, USE CAST IRON PIPING OR SIMILAR APPROVED HARD OR DENSE PIPING TO MITIGATE SOUND.
- CLEANOUTS ON BUILDING SEWERS SHALL BE LOCATED AS SET FORTH IN
- THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES SHALL BE IN ACCORDANCE WITH N.C.-R.
- INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED NITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSET IOIG/ ASWE AIL2/IOIG/SA BIZEJS, AND SHALL E INSTALLED AND ADJUSTED PER MANUFACTURE'S INSTRUCTIONS.
- GAS AND ELECTRIC WATER HEATERS HAVING AN IGNITION SOURCE SHALL ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 10 INC ABOVE THE GARAGE FLOOR. REFER TO N.C.-R FOR EXCEPTION.
- MATER HEATERS, (USING SOLID, LIQUID OR GAS FUEL) WITH THE EXCEPTION OF THOSE HAVING DIRECT VENT SYSTEMS, SHALL NOT BE INSTALLED IN BATHROOMS AND BEDROOMS OR IN A CLOSET WITH ACCESS ONLY THROUGH AS BEDROOM OR BATHROOM, HOWEVER, WATER HEATERS OF THE AUTOMATIC STORAGE TYPE MAY BE INSTALLED AS REPLACEMENT IN A BATHROOM, WHEN APPROVED BY THE PLUMBING OFFICIAL, PROVIDED THEY ARE VENTED AND SUPPLIED WITH ADEQUATE COMBUSTION AIR.
- IN SEISMIC DESIGN CATEGORIES DO, DI AND D2 AND TOWNHOUSES IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIND AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING PICHORY OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S RECOMMENDATIONS.
- 22. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY A MOVING VEHICLE.
- 23. WHERE WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN: WHERE MATER HEATERS OR HOT MATER STORAGE TAMES ARE INSTALLED IN.
 REMOTE LOCATIONS SUCH AS SUSPENDED CEILING, ATTICS, ABOVE OCCUPIED
 SPACES, OR UNVENTILATED CRANL SPACES, A LOCATION WHERE WATER
 LEAKAGE FROM THE TANK WILL CAUSE DAMAGE TO PRIMARY STRUCTURAL
 MEMBERS, THE TANK OR WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MINIMUM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE.
- WHERE CLOTHES WASHING MACHINES ARE LOCATED ON WOOD FRAMED FLOORS WHERE LEAKAGE WOULD CAUSE DAMAGE, A GALVANIZED STEEL PAN HAVING A MINIMUM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE SHALL BE PROVIDED

MECHANICAL & PLUMBING (continued)

- APPLIANCES AND EQUIPMENT USED FOR HEATING WATER OR STORING HOT WATER SHALL BE PROTECTED BY A SEPARATE PRESSURE-RELIEF VALVE AND A SEPARATE TEMPERATURE-RELIEF VALVE OR A COMBINATION PRESSURE-AND-TEMPERATURE RELIEF VALVE, RELIEF VALVE SHALL HAVE A MINIMUM RATED CAPACITY FOR THE EQUIPMENT SERVED AND SHALL CONFORM TO ANSI 221.22. THE RELIEF VALVE SHALL NOT BE USED AS A MEANS OF CONTROLLING THERMAL EXPANSION.
- THE WATER SUPPLY TO A DISHMASHER SHALL BE PROTECTED AGAINST BACKFLON BY AN AIR GAP COMPLYING WITH ASME AII2.13 OR AII2.12 THAT IS INSTALLED INTEGRALLY WITHIN THE MACHINE OR A BACKFLOW PREVENTER IN ACCORDANCE WITH THE NC-R.
- SINK AND DISHWASHER. THE COMBINED DISCHARGE FROM A DISHWASHER AND A ONE- OR TWO-COMPARTMENT SINK, WITH OR WITHOUT A FOOD-WASTE DISPOSER, SHALL BE SERVED BY A TRAP OF NOT LESS THAN 1/2 INCHES (36 MM) IN OUTSIDE DIAMETER. THE DISHWASHER DISCHARGE PIPE OR TUBING SHALL RISE TO THE WIDERSIDE OF THE COUNTER AND SHALL BE SECURELY FASTENED TO THE WIDERSIDE OF THE COUNTER AND SHALL BE SECURELY CONNECTING TO THE WIDERSIDE OF THE SINK RIM OR COUNTER BEFORE CONNECTING TO THE HEAD OF THE FOOD-WASTE DISPOSER OR TO A WYE FITTING IN THE SINK TAILPIECE.

- FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH U. 127.
- 2. FIREPLACES ARE TO BE PROVIDED WITH AN EXTERIOR AIR SUPPLY

ELECTRICAL

- ALL MATERIALS AND APPLIANCES, INSTALLATION AND CONSTRUCTION METHODS SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE OR CURRENT SAE REQUIREMENTS.
- ALL ELECTRICAL SYSTEMS, CIRCUITS, FIXTURES AND EQUIPMENT SHALL BE GROUNDED IN A MANNER COMPLYING WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL WIRING SHALL BE SO INSTALLED THAT, WHEN COMPLETED, THE SYSTEM WILL BE FREE FROM SHORT CIRCUITS AND FROM GROUNDS OTHER THAN AS REQUIRED OR PERMITTED IN N.E.C. ARTICLE 250.
- ELECTRIC EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORK-
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES THE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
 THE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
 THE GROUND-FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED IN A
 READILY ACCESSIBLE LOCATION.
- A. BATHROOMS.
- B. GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND AREAS OF SIMILAR USE.
- CRAWL SPACES. WHERE THE CRAWL SPACE IS AT OR BELOW GRADE LEVEL.
- UNFINISHED PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS.
- KITCHENS. WHERE THE RECEPTACLES ARE INSTALLED TO SERVE
- SINKS, WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK.
- BATHTUBS OR SHOWER STALLS WHERE RECEPTACLES ARE INSTALLED MITHIN 6° OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL.
- DISHWASHER GFCI PROTECTION IS NOT REQUIRED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT
- CRAML SPACE LIGHTING OUTLETS, GFCI PROTECTION SHALL BE PROVIDED FOR LIGHTING OUTLETS NOT EXCEEDING 120 VOLTS INSTALLED IN CRAML SPACES.
- APPLIANCE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT FOR SPECIFIC APPLIANCES, SUCH AS LANDRY EQUIPMENT, SHALL BE INSTALLED WITHIN 6 FEET OF THE INTENDED LOCATION OF THE APPLIANCE.
- IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE WALL SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONS THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, FIREPLACES, AND FIXED CABINETS, AND THE WALL SPACE OCCUPIED BY FIXED PAINELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS, THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BARSTYPE COUNTERS OR RAILINGS, SHALL BE INCLUDED IN THE 6 FOOT MEASUREMENT.
- IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS, ALL COUNTERTOP OUTLETS, AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT. THE TWO OF MORE SMALL-APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS
- IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE
- (I) A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONS THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

ELECTRICAL (continued)

- (2) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE NITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER. AT DAY SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM CONNECTING PERPENDICULAR WALL.
- COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES IN APPLYING THE REQUIREMENTS OF (I), (2), AND (3),
 ABOVE. IF A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK
 IS INSTALLED IN AN ISLAND OR PENINSULAR COUNTERTOP AND THE
 DEPTH OF THE COUNTER BEHIND THE ITEM IS LESS THEN IS NOTHE.
 IT WILL BE CONSIDERED TO DIVIDE THE COUNTERTOP SPACE INTO
 THE GENERAL COUNTERTOP SPACE FACE. COUNTERTOP SPACE INTO TWO SEPARATE COUNTERTOP SPACES. EACH COUNTERTOP SPACE SHALL COMPLY WITH APPLICABLE REQUIREMENTS.
- (5) RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP, RECEPTACLE OUTLETS RENDERED NOT READILLY ACCESSIBLE BY APPLIANCE FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGETOPS AS COVERED IN 4) ABOVE, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.
- AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED IN WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12" BELOW THE COUNTERTOR
- 12. IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT.
- IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, THE BRANCH CIRCUIT SUPPLYING THI RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY.
- 14. CABLE- OR RACEWAY-TYPE WIRING METHODS INSTALLED IN A GROOVE. TO BE COVERED BY MALLBOARD, SIDING, PANELING, CARPETING, OR SIMILAR FINISH, SHALL BE PROTECTED Y 1/16 INTO HICK STEEL PLATE, SLEEVE, OR EQUIVALENT OR BY NOT LESS THAN 1-1/4 INCH FREE SPACE FOR THE FULL LENGTH OF THE GROOVE IN WHICH THE CABLE OR RACEWAY
- 15. RECEPTACLES IN DAMP OR WET LOCATIONS.
 - A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHER-ROOF WHEN THE RECEPTACLE IS COVERED (ATTACHENT PLUS CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED.)
 - ALL 15- AND 20- AMPERE, 125- AND 250-VOLT RECEPTACLES
 INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS
 WEATHER PROOF WHETHER OR NOT THE ATTACHMENT PLIGS CAP IS
 INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE
 SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". ALL
 IS- AND 20- AMPERE, 125- AND 250-VOLT NONLOCKING
 RECEPTACLES SHALL BE LISTED WEATHER RESISTANT TYPE.
- LIGHT FIXTURES WITHIN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C.
- ALL 120-VOLT, SINGLE PHASE, I5- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALIMAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTERS(), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THE ARC-FAULT CIRCUIT INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL IN INSTALLED TO IN A SPEADING ALL INTERBUSTERS ALL INTERBUST ALL INTERB NTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE
- BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS IN ALL AREAS.
 ALL NON-LOCKING TYPE I25-VOLT I5-AND 20-AMPERE RECEPTACLES.
 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS LISTED BELOW.
 - RECEPTACLES LOCATED MORE THAN 5½ ABOVE THE FLOOR.
 - 2. RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE 3. A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND THAT IS CORD-AND-PLUS CONNECTED.
 - 4. NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS
- DIMMER-CONTROLLED RECEPTACLES. A RECEPTACLE SUPPLYING LIGHTING LOADS SHALL NOT BE CONNECTED TO A DIMMER UNLESS THE PLUS-RECEPTACLE COMBINATION IS A NONSTANDARD CONFIGURATION TYPE THAT IS SPECIFICALLY LISTED AND IDENTIFIED FOR EACH SUCH

SMOKE DETECTORS

- SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTIONS AND NC-R R314
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72

HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NEPA AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THE NC-R R314.3 FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THE NG-R FOR SMOKE ALARMS IN THE EVENT THE FIRE ALARM PANEL IS REMOVED OR THE SYSTEM IS NOT CONNECTED TO A CENTRAL STATION

REQUIRED SMOKE DETECTORS SHALL BE LOCATED IN ACCORDANCE

ELECTRICAL (continued)

CARBON MONOXIDE ALARMS

- CARBON MONOXIDE ALARMS IN DMELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE INMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM
- SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING MITH UL 2094 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NC-R R3I5 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF INDIVIDUAL CARBON MONOXIDE OR SMOKE ALARMS.

DRYER VENT

THE DRYER DUCT IS REQUIRED TO IDENTIFY THE LENGTH IN ACCORDANCE WITH SECTION MI502.4.5



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. **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

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MP

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

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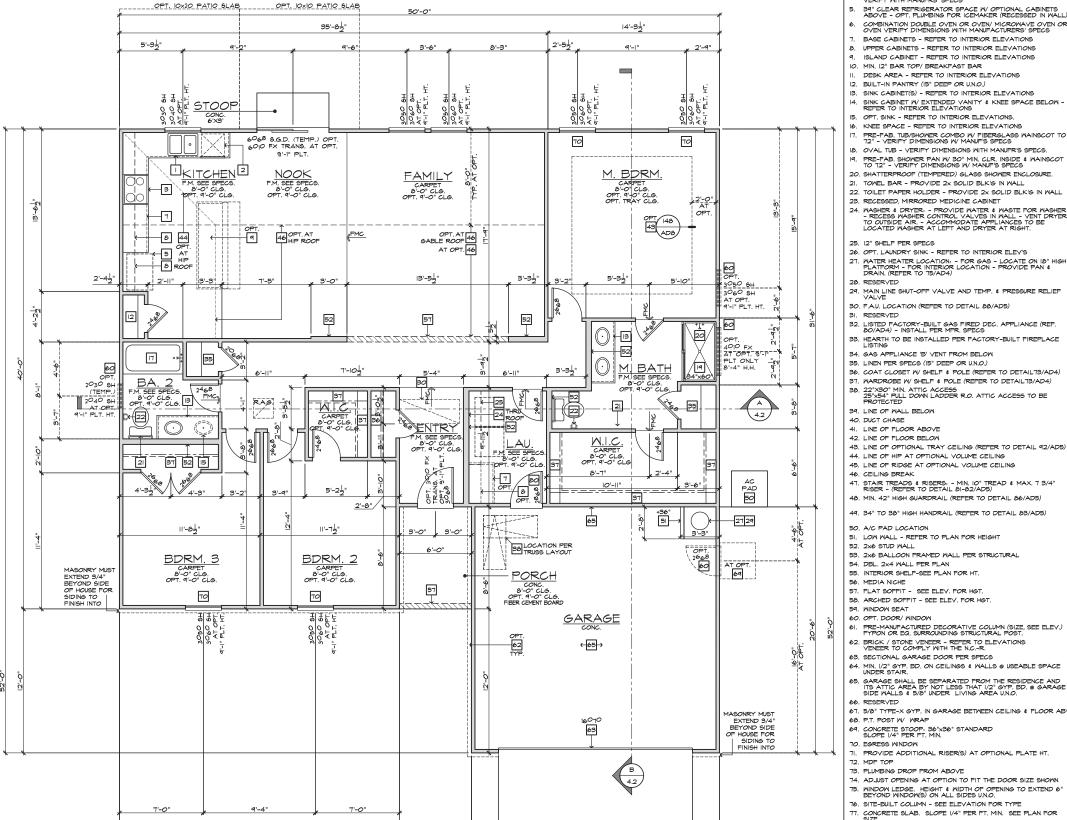
■ /1 VENTILATION NC2008NCP/ 01/17/20 /KBA

DIVISION MGR.:

REVISIONS:



150.1773-R HEET: GN₃



OPT. IOX20 PATIO SLAB OPT. IOXIO PATIO SLAB

HOME

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VENTILATION NC2008NCP/ 01/17/20 /KBA

ISSUE DATE:

REVISIONS:

DIVISION MGR.:

4I. LINE OF FLOOR ABOVE 42. LINE OF FLOOR BELOW

43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5) 44. LINE OF HIP AT OPTIONAL VOLUME CEILING

FLOOR PLAN NOTES

SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS DISHMASHER - 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

NOTE: NOT ALL KEY NOTES APPLY.

45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING 46. CEILING BREAK

47. STAIR TREADS & RISERS: - MIN. IO" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL 81-82/AD5) 48. MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)

49. 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL 83/AD5)

50. A/C PAD LOCATION

51. LOW WALL - REFER TO PLAN FOR HEIGHT 52. 2x6 STUD WALL 53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL

54. DBL. 2x4 WALL PER PLAN 55. INTERIOR SHELF-SEE PLAN FOR HT.

56. MEDIA NICHE 57. FLAT SOFFIT - SEE ELEV. FOR HGT. 58. ARCHED SOFFIT - SEE ELEV. FOR HGT.

59. WINDOW SEAT 60. OPT. DOOR/ WINDOW

61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST. 62. BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.

63. SECTIONAL GARAGE DOOR PER SPECS 64. MIN. 1/2" GYP, BD, ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.

GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT I/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.

67. 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABY 68. P.T. POST W/ WRAP

69. CONCRETE STOOP: 36"x36" STANDARD SLOPE I/4" PER FT. MIN.

70. EGRESS WINDOW

73. PLUMBING DROP FROM ABOVE 74. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN 75. WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(5) ON ALL SIDES U.N.O.

76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE

77. CONCRETE SLAB. SLOPE I/4" PER FT. MIN. SEE PLAN FOR SIZE.

78. RESERVED
79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS 80. 20 MIN. FIRE-RATED DOOR

150.1773-R HEET: 1.1 SPEC. LEVEL 1

RALEIGH-DURHAM 50' SERIES

FLOOR PLAN 'A'

SCALE I/4"=I'-0" (22"X34") - I/8"=I'-0" (II"XIT")

29'-4"

INTERIOR KEY

SQUARE FOOTAGE

PLAN 150.1773-R

1773 SQ. FT

424 SQ. FT. 51 SQ. FT. 51 SQ. FT.

100

200

240

1-0" U.N.O. 6-8" (TEMP.) 7'-4" U.N.O. 1" RISE INTO TRUSS U.N.O. 6'-8" U.N.O.

5Q. F1

50. F1

50. F1

SQ. FT.

5Q. FT 5Q. FT

240 SQ. FT. 144 SQ. FT.

FIRST FLOOR ARE

TOTAL AREA

ELEVATION 'A'

ELEVATION 'B'

ELEVATION 'C'

ELEVATION 'D'

EXTENDED COVERED PATIO

EXTENDED OPEN DECK

SCREENED-IN COVERED PATIO

SCREENED-IN DECK EXTENDED SCREENED-IN DECK

MINDOW HEADER HEIGHT:
2nd FLOOR MINDOW HDR. HEIGHT:
2nd FLOOR MINDOW HDR. HEIGHT:
5LIDING 6LASS DOOR HEIGHT:
1NTERIOR SOFFIT HEIGHT:
1RAY CEILING
1-4-1 NO.
1-4-1 NO.
1-4-1 NO.
1-6-8-1 NO.
1-6-8-1 NO.

EXTENDED SCREENED-IN COV. PATIO

PLATE NOTES

8'-1" PLATE NOTES

9'-1" PLATE NOTES

GENERAL PLAN NOTES

ALL HOUSE TO GARAGE DOORS TO BE 20-MINUTE FIRE-RATED (REFER TO PLAN FOR SIZE).

STAIR DATA NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE | 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE).

ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE | 3/4" THICK (REFER TO PLAN FOR SIZE).

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

FIRST FLOOR WITH \$-1" PLATE HEIGHT:
14" DEEP T.J.I. FLOOR JOISTS MITH 3/4" T&G DECKING.
14 TREADS AT 10" EACH
15 RISERS AT 7-71/6" 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

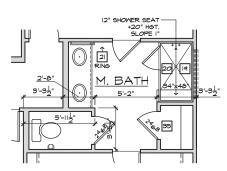
ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE EXTERIOR GRADE (REFER TO PLAN FOR SIZE).

MINDON HEADER HEIGHT IS FL.:
MINDON HEADER HEIGHT 2nd FL.:
40/0 MINDON OVER TUB HDR. HGT.
ENTRY DOOR HEIGHT:
SILDING 6.485 DOOR HEIGHT:
INTERIOR SOFFIT HEIGHT:
INTERIOR DOOR HEIGHT:

GARAGE AREA

16'-2'

20'-8"

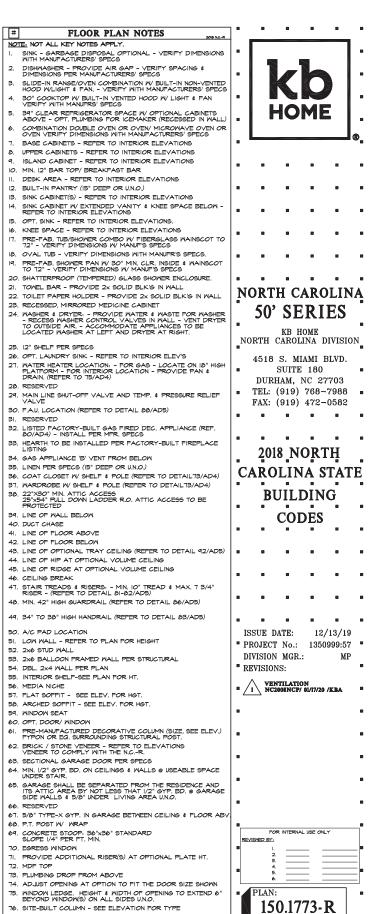


Deluxe M. Bath

AT M. BATH

FLOOR PLAN OPTIONS

SCALE: |/4"=|'-0" (22"x34") - |/8"=|'-0" (||"x|7")



77. CONCRETE SLAB. SLOPE I/4" PER FT. MIN. SEE PLAN FOR SIZE.

76. RESERVED
79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS

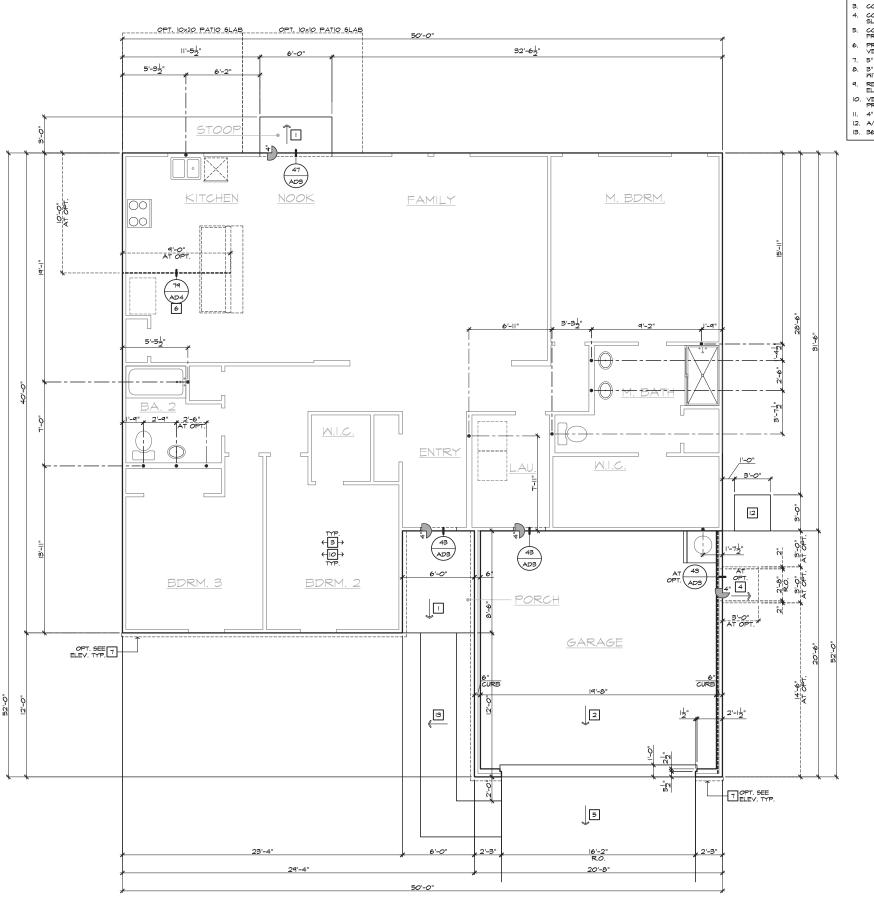
80. 20 MIN. FIRE-RATED DOOR

SHEET:

SPEC. LEVEL 1

raleigh durham 50' SERIES

1.3



SLAB INTERFACE PLAN 'A' SCALE I/4"=I'-0" (22"X34") - I/8"=I'-0" (II"XI7")

SLAB PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY.

- CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE I/4" PER FT. MIN.
- 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER. 1-0" MIN. TOMARD DOOR OPENING.
 3. CONCRETE FOUNDATION PER STRUCTURAL.
- CONCRETE STOOP, 36',36' STANDARD
 SLOPE I/4" PER FT. MIN.
 CONCRETE DRIVENAY SLOPE I/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.
- REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
- IO. VERIFY ALL PLUMBING STUB DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB.
- | 11. 4" MIN. 8 | 1/4" MAX. TO HARD SURFACE. | 12. A/C PAD. VERIFY LOCATION. | 13. 36" WIDE WALKWAY- SLOPE | 1/4" PER FT. MIN.

HOME

NORTH CAROLINA 50' SERIES

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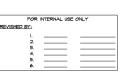
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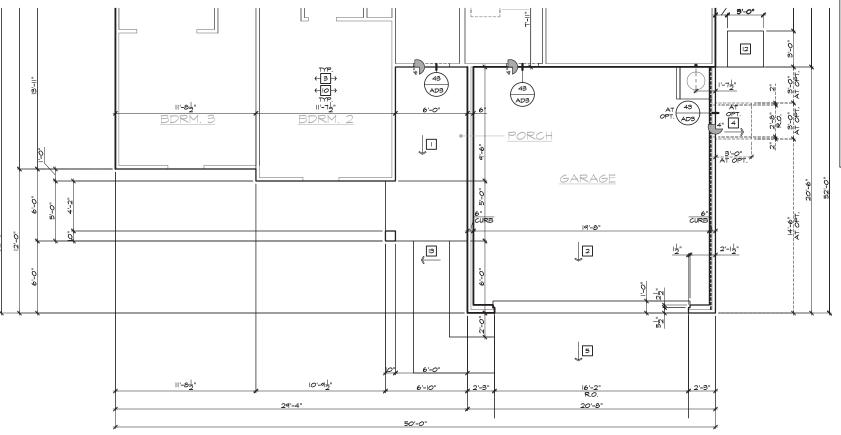


2.1

150.1773-R

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

BASIC PLAN AT SLAB-ON-GRADE



PARTIAL SLAB INTERFACE PLAN 'C' SCALE |/4"=|'-0" (22"X34") - |/8"=|'-0" (||"X|7")

BASIC PLAN AT SLAB-ON-GRADE

SLAB PLAN NOTES

SLAB PLAN

NOTE: NOT ALL KEY NOTES APPLY.

CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE I/4" PER FT. MIN.

- 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER. 1-0" MIN. TOMARD DOOR OPENING.
 3. CONCRETE FOUNDATION PER STRUCTURAL.
- CONCRETE STOOP: 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
- CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
- 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.
- REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
- ELEVATIONS.

 IO. VERIFY ALL PLIMBING STUB DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB.

 II. 4" MIN. 8 I/4" MAX. TO HARD SURFACE.

 I2. A/C PAD, VERIFY LOCATION.

 I3. 36" WIDE WALKWAY- SLOPE I/4" PER FT. MIN.



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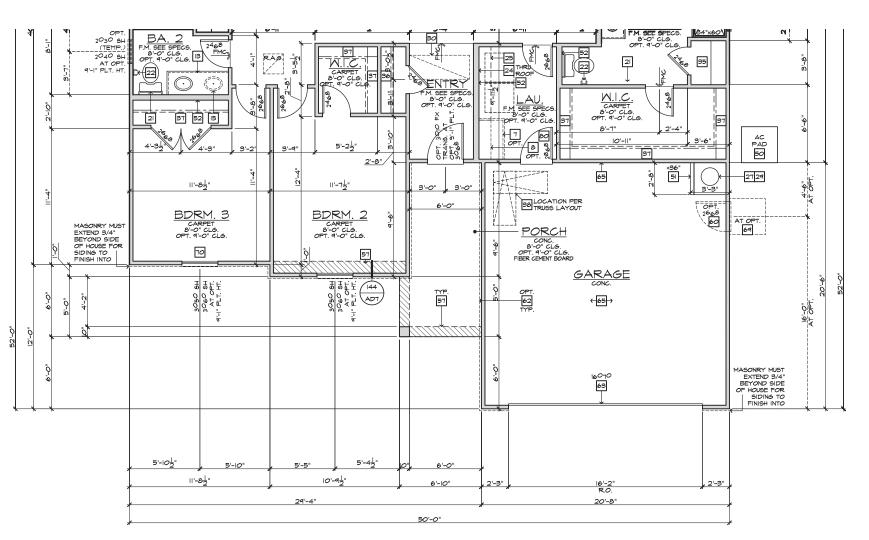
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150.1773-R SHEET:

2.2



PARTIAL FLOOR PLAN 'C'

SCALE I/4"=1'-0" (22"X34") - I/8"=1'-0" (II"XI7")

PARTIAL PLAN NOTES

PARTIAL PLAN NOTES

***DOTE: NOT ALL KEY NOTES APPLY.

21: MATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN 8 DRAIN, (REFER TO DETAILS)

28: MATER HEATER DO DETAILS)

29: MATER HEATER BY VENT TO OUTSIDE AIR

29: MAINE SHIT-OFF VALVE AND TEMP. 8 PRESSURE RELIEF

39: LINE OF FLOOR BELOW

41: LINE OF FLOOR BELOW

41: LINE OF FLOOR BELOW

42: LINE OF FLOOR BELOW

43: LINE OF FLOOR BELOW

45: LINE OF FLOOR BELOW

45: LINE OF FLOOR BELOW

55: LOW WALL - REFER TO PLAN FOR HEIGHT

56: AND SALL - REFER TO PLAN FOR HEIGHT

57: NETSION SHELF - REFER TO PLAN FOR HEIGHT

58: AND SALL PROVIDED BELOW

69: AND SALL - REFER TO PLAN FOR HEIGHT

59: AND SALL - REFER TO PLAN FOR HEIGHT

50: AND SALL - REFER TO PLAN FOR HEIGHT

51: LAT SOFFIT

60: AND SALL - REFER TO PLAN FOR HEIGHT

51: AND SOFFIT FIT

60: AND SALL - REFER TO PLAN FOR HEIGHT

51: AND SOFFIT FIT

60: AND SALL - REFER TO PLAN FOR HEIGHT

51: LAT SOFFIT FIT

60: AND SALL - REFER TO PLAN FOR HEIGHT

51: LAT SOFFIT FIT

60: AND SALL - REFER TO PLAN FOR HEIGHT

51: LAT SOFFIT FIT

60: AND SALL - REFER TO PLAN FOR HEIGHT

61: LAT SOFFIT FIT

62: BRICK / STONE VENEER - REFER TO ELEVATIONS

63: SECTIONAL GARAGE DOOR FER SPECS

64: 3° DIAM CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH

MIN 12: PMEEDING INTO CONCRETE.

(NOT REGUIRED AT ELECTRIC MATER HEATERS OR FOR

AFFLIANCES COLATED OUT OF THE VEHICLES NORMAL

AFFLIANCES CATED OUT OF THE VEHICLES NORMAL

65: P.T. POST W WARP.

10: ESCRESS MINDOW

17: MINDOW LEDGE. HEIGHT & MIDTH OF OPENING TO EXTEND 6"

BEYOND MINDOWS) ON ALL SIDES UNO.

16: SITE-BULT COLUMN - SEE ELEVATION FOR TYPE

17: SOURCE SLAB. SLOPE I/4" PER FT. MIN. SEE PLAN FOR

17: SIZE

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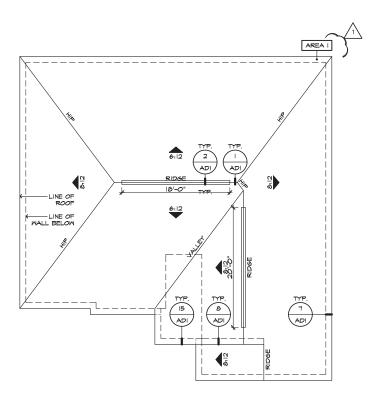
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ADD NOTE TO 'TS' NC20037NCP - 10/06/20 - KBA

150.1773-R SHEET: 3.C1

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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



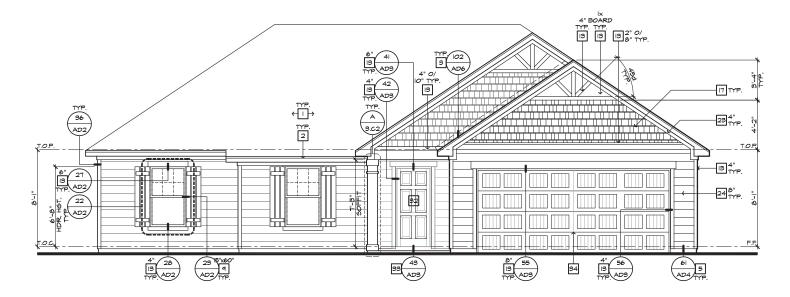
ROOF PLAN 'C'

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

4" TYP. 23 2 AD2 27 AD2 28 AD2 "" OPT. 4'-1" PLT. HGT 6'-8" HDR. HGT. 8'-0" HDR. HGT. AT OPT. 4'-1" PLT. HGT. 8" TYP. -24 AD3 46 AD3 13 4" TYP. AD3 36 AD2 5 AD4 33

-I3 7'-3" SOFFIT IT AT OPT. 9'-" 10" TYP. 6" 25 13 T&B

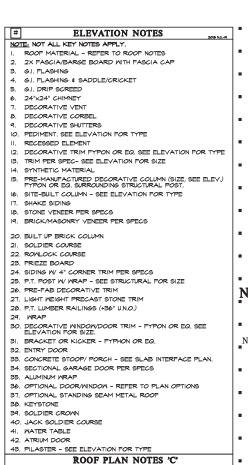
DETAIL A SCALE 1/2"=1'-0"



FRONT ELEVATION 'C'

REAR ELEVATION 'C'

SCALE I/4"=I'-0" (22"X34") - I/8"=I'-0" (II"XI7")



6:12

ROOF MATERIAL: COMPOSITION SHINGLE

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

ATTIC VENT CALCULATIONS

PROVIDE I 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) (2016 N.G.-R. 806.2)

** CALCULATION BY (185) HIGH/LON VENTING NOT REQUIRED.
APPROXIMATE RIDGE VENT LOCATIONS SHOWN.
ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

18 SQ. IN. / LF. = 684 SQ. IN 50 SQ. IN. EA. = 0 SQ. IN LF RIDGE VENT(S) AT LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = ROOF VENT(S) AT 50 SQ. IN. EA. = 676 SQ. IN O ROOF VENT(S) AT
TOTAL VENTILATION PROVIDED:

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH I/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

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

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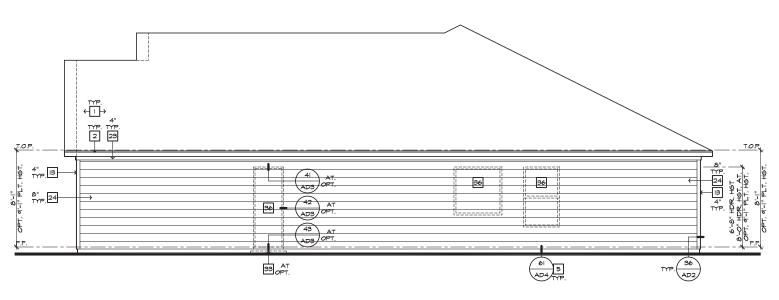
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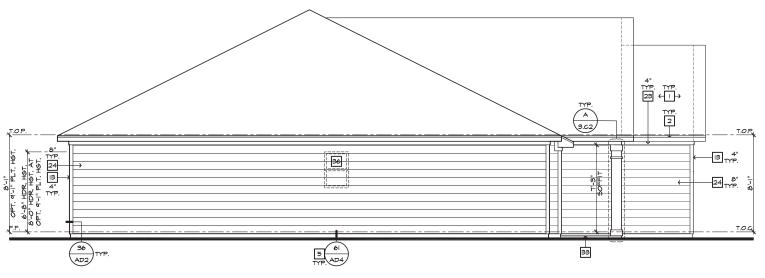
150.1773-R

3.C2



RIGHT ELEVATION 'C'

SCALE I/4"=I'-0" (22"X34") - I/8"=I'-0" (II"XI7")



ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DRIP SCREED

6. 24"x24" CHIMNEY
7. DECORATIVE VENT

8. DECORATIVE CORBEL
9. DECORATIVE SHUTTERS

IO. PEDIMENT. SEE ELEVATION FOR TYPE II. 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

IT. SHAKE SIDING
ID. STONE VENEER PER SPECS
IG. 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

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. LIMBER RAILINGS (+36" UN.O.)
29. WRAP
30. DECORATIVE WINDOWDOOR TRIM - FYPON OR EQ. SEE
ELEVATION FOR SIZE.

31. BRACKET OR KICKER - FYPHON 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/MINDOM - 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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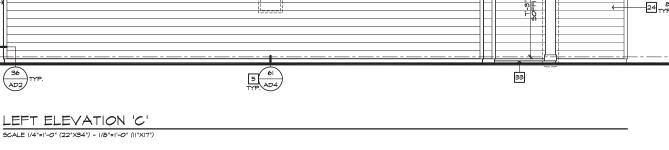
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PLAN: 150.1773-R

3.C3

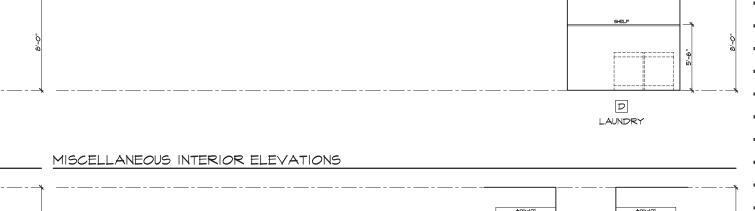






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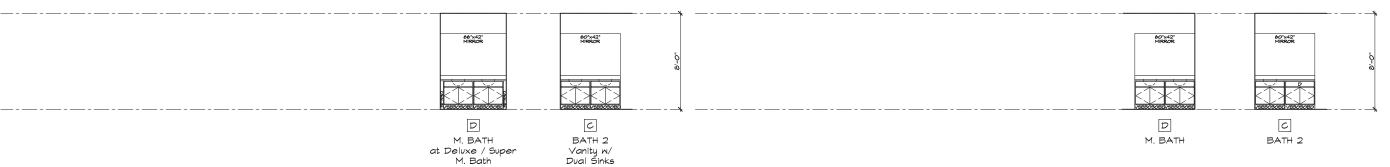


MISCELLANEOUS INTERIOR ELEVATIONS

D

LAUNDRY

Laundry Tub

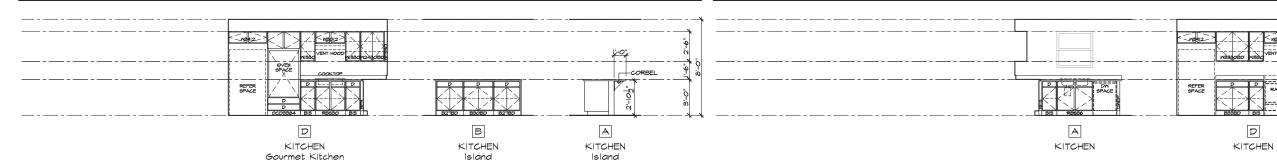


BATH ELEVATIONS BATH ELEVATIONS

D

LAUNDRY

Base Cabinet



KITCHEN ELEVATIONS

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

OPTIONAL INTERIOR ELEVATIONS

D

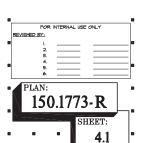
LAUNDRY

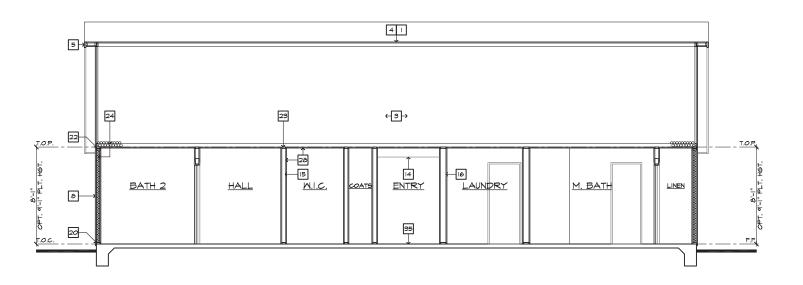
Upper Cabinets

KITCHEN ELEVATIONS

STANDARD INTERIOR ELEVATIONS SCALE |/4"=|'-0" (22"X34") - |/8"=|'-0" (||"X|7")

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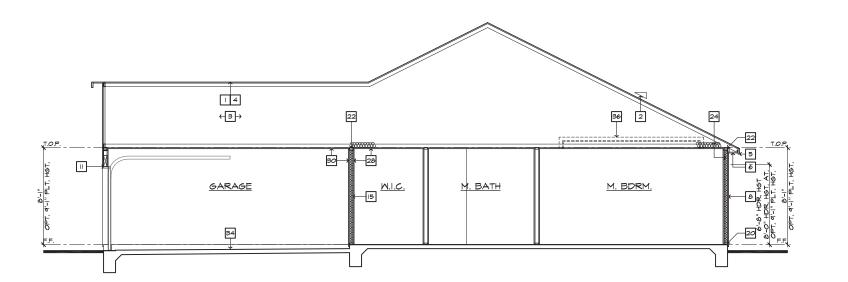




SECTION 'A'

SCALE I/4"=I'-O" (22"X34") - I/8"=I'-O" (II"XI7")

AT SLAB-ON-GRADE



SECTION 'B'

SCALE I/4"=1'-0" (22"X34") - I/8"=1'-0" (II"XI7")

SECTION NOTES

SECTION I

ROOF MATERIAL - REFER TO ROOF NOTES 2. ROOF PITCH - REFER TO ROOF NOTES

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

G.I. FLASHING - ROOF TO WALL

8. EXTERIOR FINISH PER ELEVATIONS

9. FLOOR FRAMING PER STRUCTURAL

IO. FLOOR SHEATHING PER STRUCTURAL

II. HEADER PER STRUCTURAL

12. FLUSH BEAM PER STRUCTURAL

IS. DROPPED BEAM PER STRUCTURAL

14. FLAT/ ARCHED SOFFIT PER PLAN

15. 2x4 STUD WALL 16. 2x6 STUD WALL

17. 2x6 BALLOON FRAMED WALL PER STRUCTURAL18. DBL. 2x4 WALL PER PLAN

I9. 2x CRIPPLES @ 16" O.C. 20. 2x PRESSURE TREATED SILL PLATE

2I. 2x SOLE PLATE

22. DBL. 2x TOP PLATE @ EXTERIOR & BEARING WALLS

23. IX 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. IO" TREAD & MAX. 7 3/4" RISER

28. INTERIOR FINISH: - MIN. 1/2" GYP. BD. @ MALLS & SAG RESISTANT OR 5/8" DRYMALL @ CEILING

29. MIN. I/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 THAT I/2" GYP. BD. ◎ GARAGE SIDE WALLS 4 5/8" UNDER LIVING AREA U.N.O.

31. MATERIAL TO UNDERSIDE OF ROOF SHEATHING 32. INTERIOR SHELF - MIN. I/2" GYP. BD. OVER 3/8" PLY WD.

33. CONCRETE PATIO/ PORCH SLAB PER STRUCTURAL - SLOPE I/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

CEILING
42. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE
CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A
SINGLE-FAMILY DWILLING, DRAFT STOPS SHALL BE INSTALLED
SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT
EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE
THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

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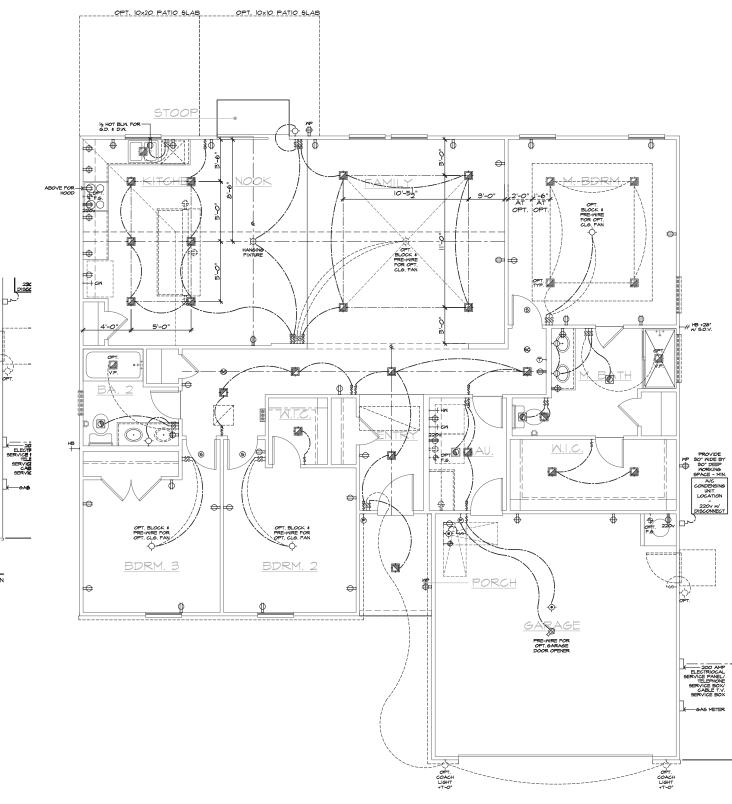
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150.1773-R

4.2



€ 6FI 120v (TR) RECEPTACLE W 6FI CIRCUIT ㅁ FUSED DISCONNECT 0 120v (AFCI & TR) RECESSED FLOOR RECEPTACLE W COVER 120v (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SMITCH CONTROLLED, 1/2 HOT - \Longrightarrow 220 \vee 220 \vee SINGLE CONVENIENCE RECEPTACLE HEIGHT NOTED AS PER PLAN TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O. THREE-POLE LIGHT SWITCH FOUR-POLE LIGHT SWITCH WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING ₩.P. ф WALL MOUNTED INCANDESCENT LIGHT FIXTURE WALL MOUNTED FLUORESCENT LIGHT FIXTURE **\(\rightarrow \)** CEILING MOUNTED INCANDESCENT LIGHT FIXTURE CEILING MOUNTED FLUORESCENT LIGHT FIXTURE HANGING INCANDESCENT LIGHT FIXTURE Ø RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL) \bigcirc RECESSED INCANDESCENT LIGHT FIXTURE LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING **(** RECESSED FLUORESCENT LIGHT FIXTURE RECESSED EXHAUST FAN RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION © (P RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION INCANDESCENT WALL SCONCE ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET 12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED) WALL MOUNTED JUNCTION BOX 888 DOOR CHIME +CATV RECEPTACLE H® PUSH BUTTON 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 MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENSINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT. ALL HEIGHTS SHOWN ARE TO CENTERLINE OF FIXTURE. 20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND, REFER TO SLAB INTERFACE PLAN FOR LOCATION. 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.

HOME 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.: REVISIONS: VENTILATION NC2008NCP/ 01/17/20 /KBA 24" MIN. SEPERATION OF ELECTRICAL BOXE AS SHOWN BELOW

UTILITY LEGEND 120V DUPLEX CONVENIENCE RECEPTACLE ARC FAULT(AFCI) AND TAMPER RESISTANT(TR) 12" ABV. FIN. FLR. TYPICAL U.N.O.

HE WP 6FI 120V (TR) RECEPTACLE W 6FI CIRCUIT W WATER RESISTANT HOUSING

REVIEWED BY:

150.1773-R SHEET:

5.1

SPEC. LEVEL 1

DWELLING

2'-0" GFI

\$ \$ \$ \$ MASTER NOTES

> RALEIGH-DURHAM 50' SERIES

BASIC PLAN

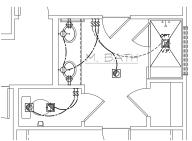
₩ 1 \$/

PARTIAL UTLITY PLAN 'C'

SCALE |/4"=|'-0" (22"X34") - |/8"=|'-0" (||"X|7")

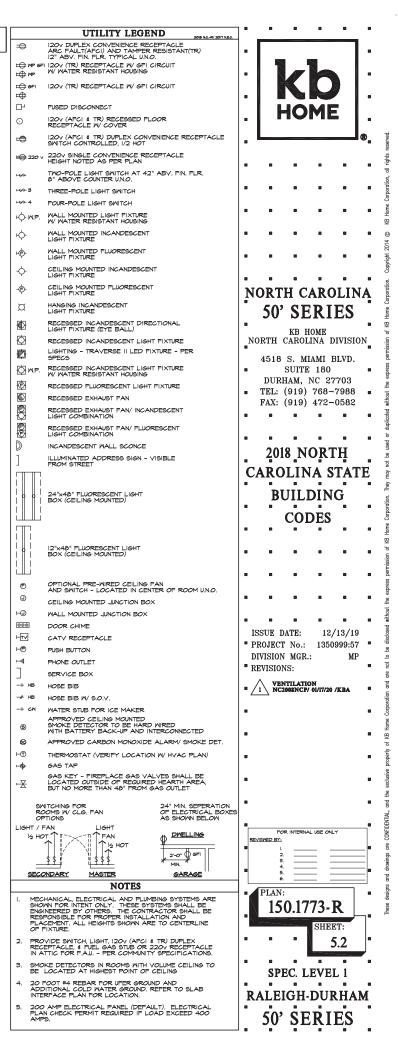
PORCH

NOTE: REFER TO BASIC <u>UTILITY PLAN</u> FOR INFORMATION NOT SHOWN HERE

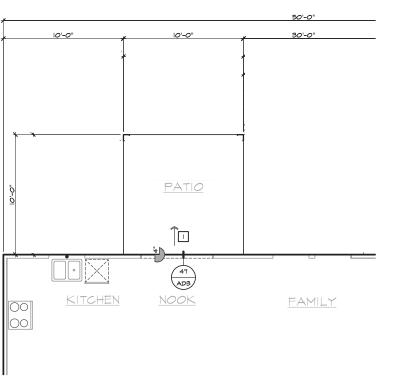


Deluxe M. Bath

UTILITY PLAN OPTIONS SCALE I/4"=1'-0" (22"X34") - I/8"=1'-0" (II"XI7")



AT M. BATH



PARTIAL SLAB INTERFACE PLAN

SCALE I/4"=I'-0" (22"X34") - I/8"=I'-0" (II"XI7")

10'X10' PATIO SLAB AT 'C' SCALE I/4"=1'-0" (22"X34") - I/8"=1'-0" (II"XI7",



 CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE I/4" PER FT. MIN. 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE I/8" PER. I-0" MIN. TOWARD DOOR OPENING.
3. CONCRETE FOUNDATION PER STRUCTURAL.

6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.

7. 5" BRICK LEDGE FOR MASONRY VENEER.

 5" BRICK LEDGE FOR MADONNI YEIGHT.
 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. 9. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.

IO. VERIFY ALL PLUMBING STUB DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB.

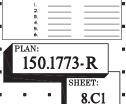
II. 4" MIN. 8 I/4" MAX. TO HARD SURFACE.

12. A/C PAD, VERIFY LOCATION.

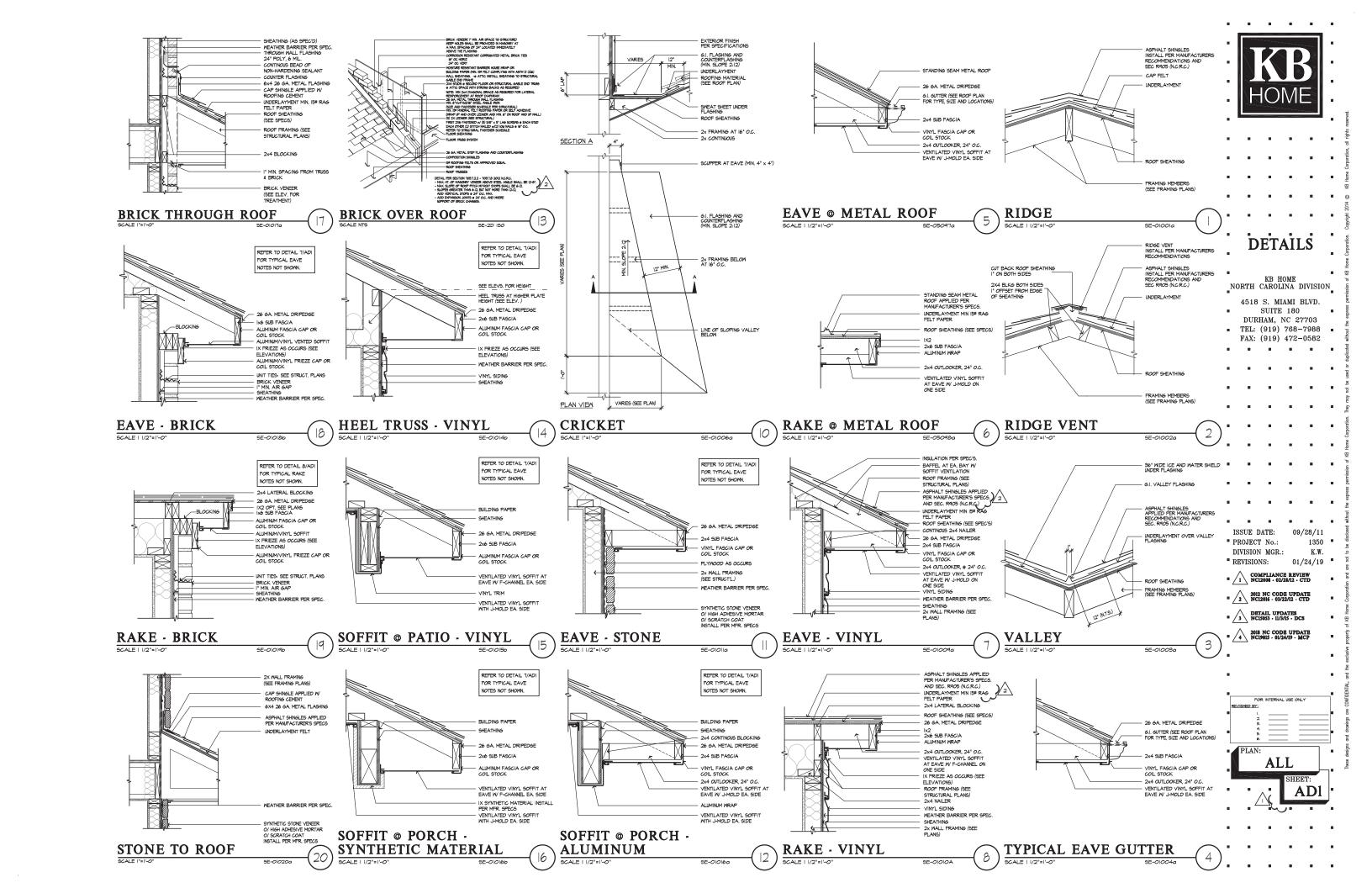
13. 36" MIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

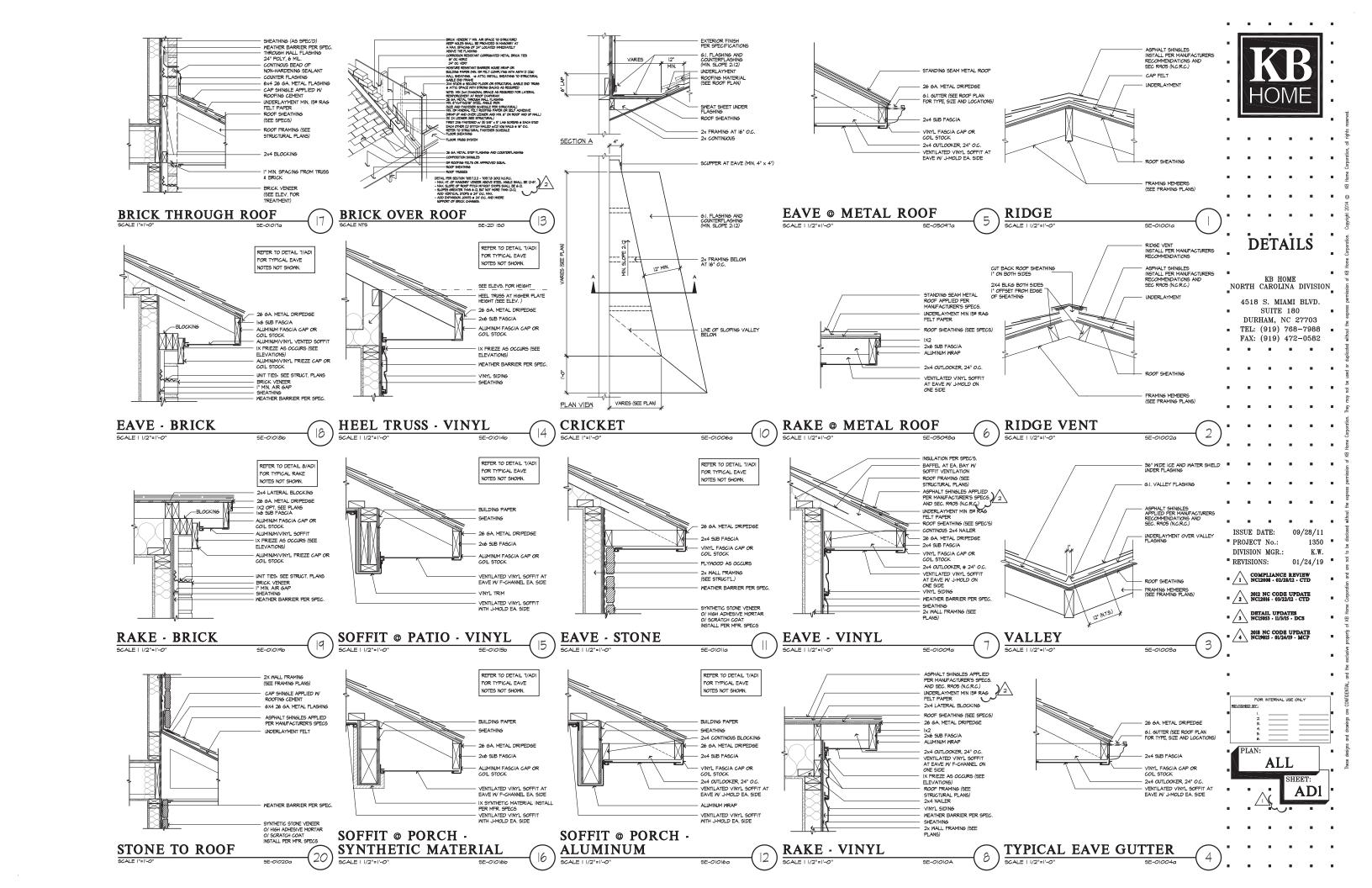
NOTE: REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

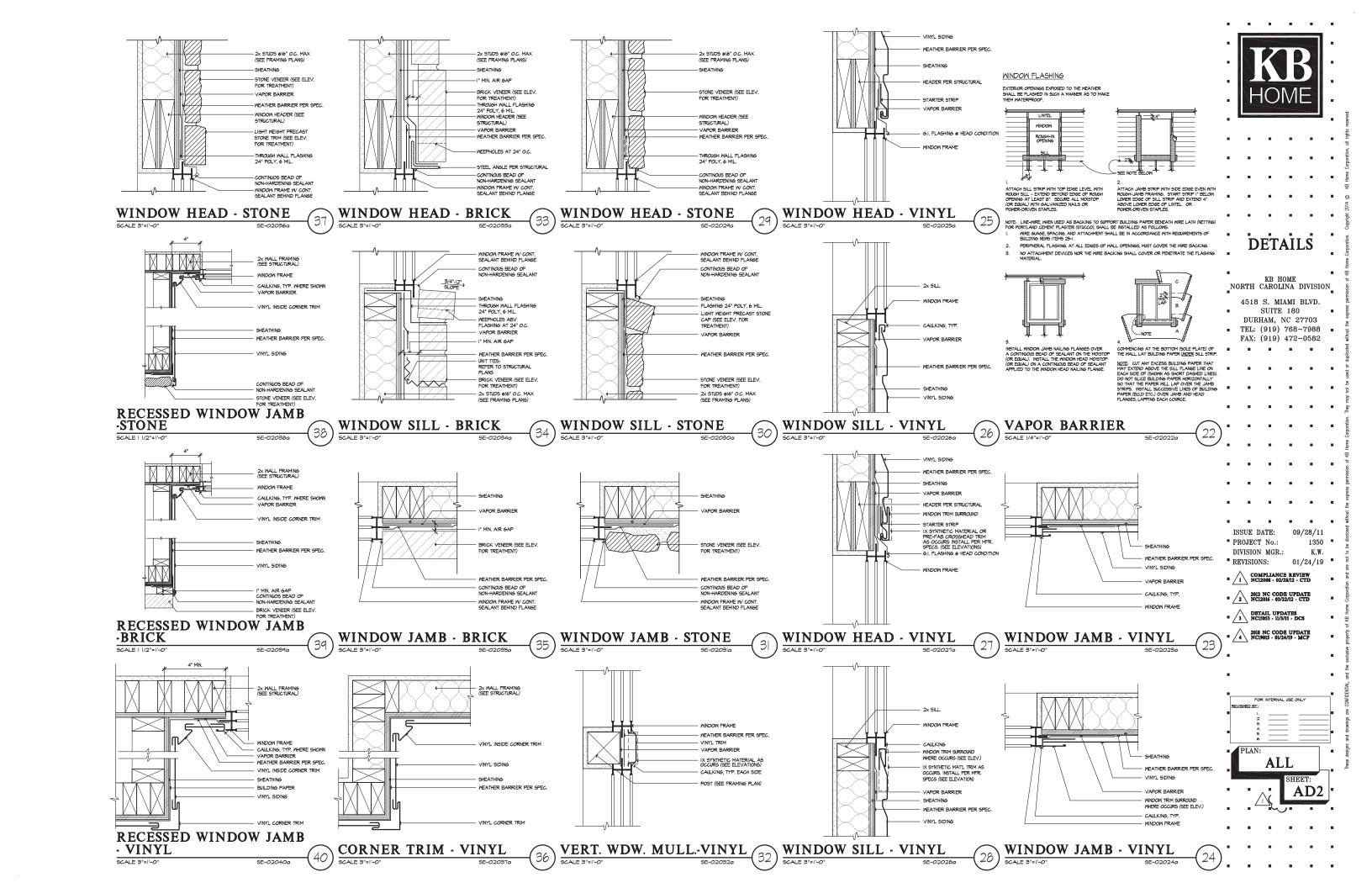
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE NOTE: REFER TO BASIC SLAB PLAN FOR INFORMATION NOT SHOWN HERE

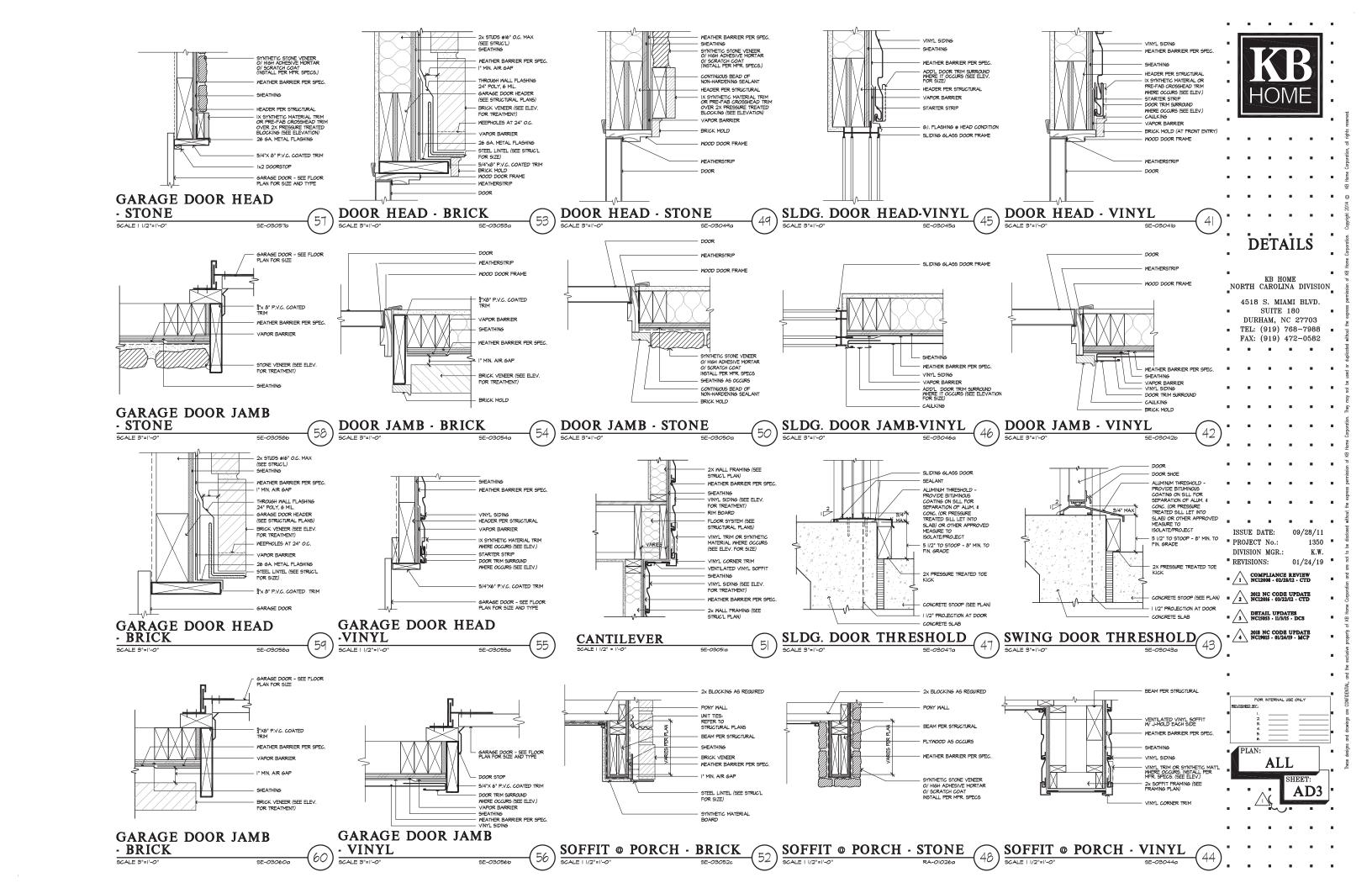


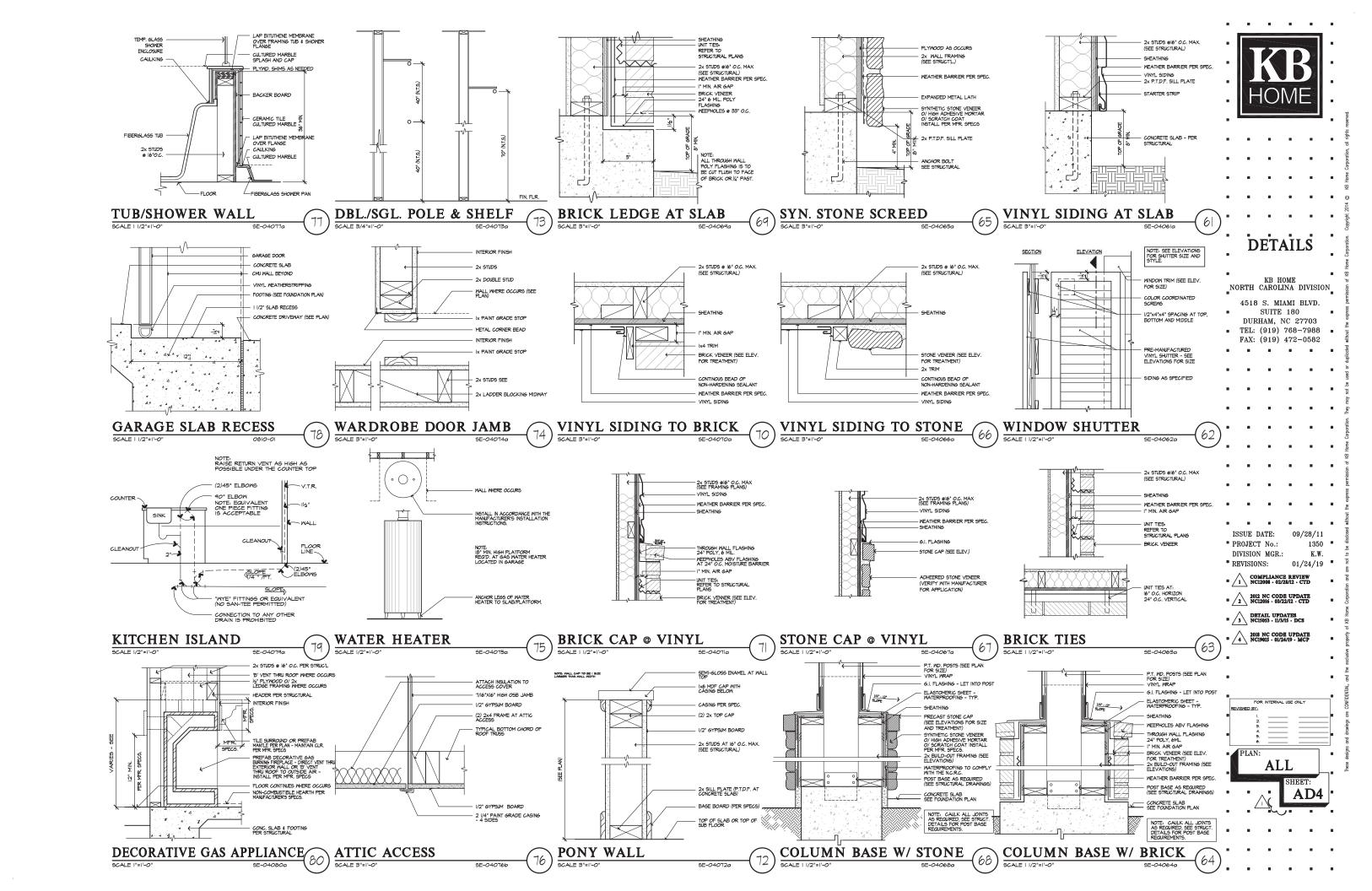
MP

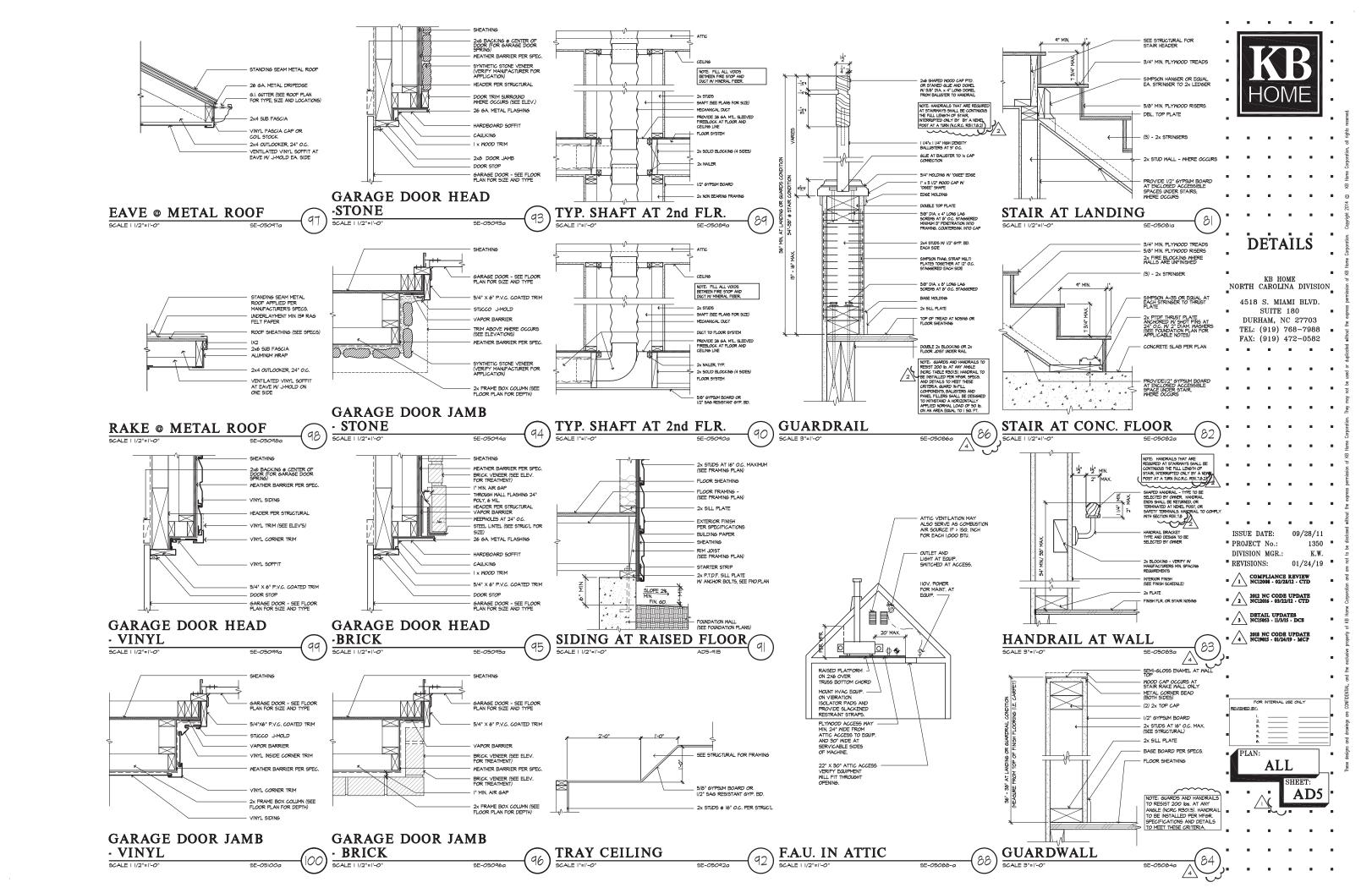


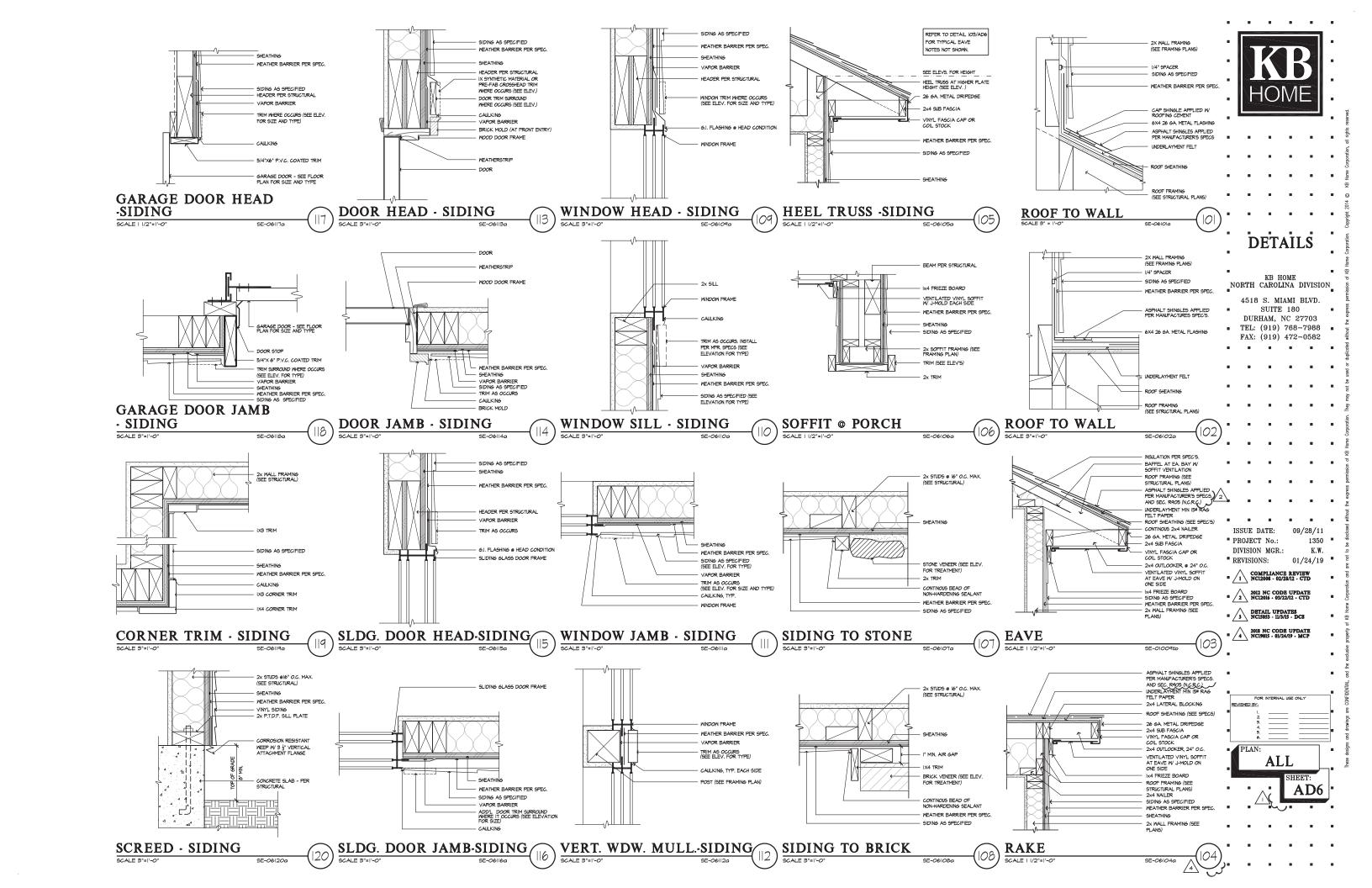


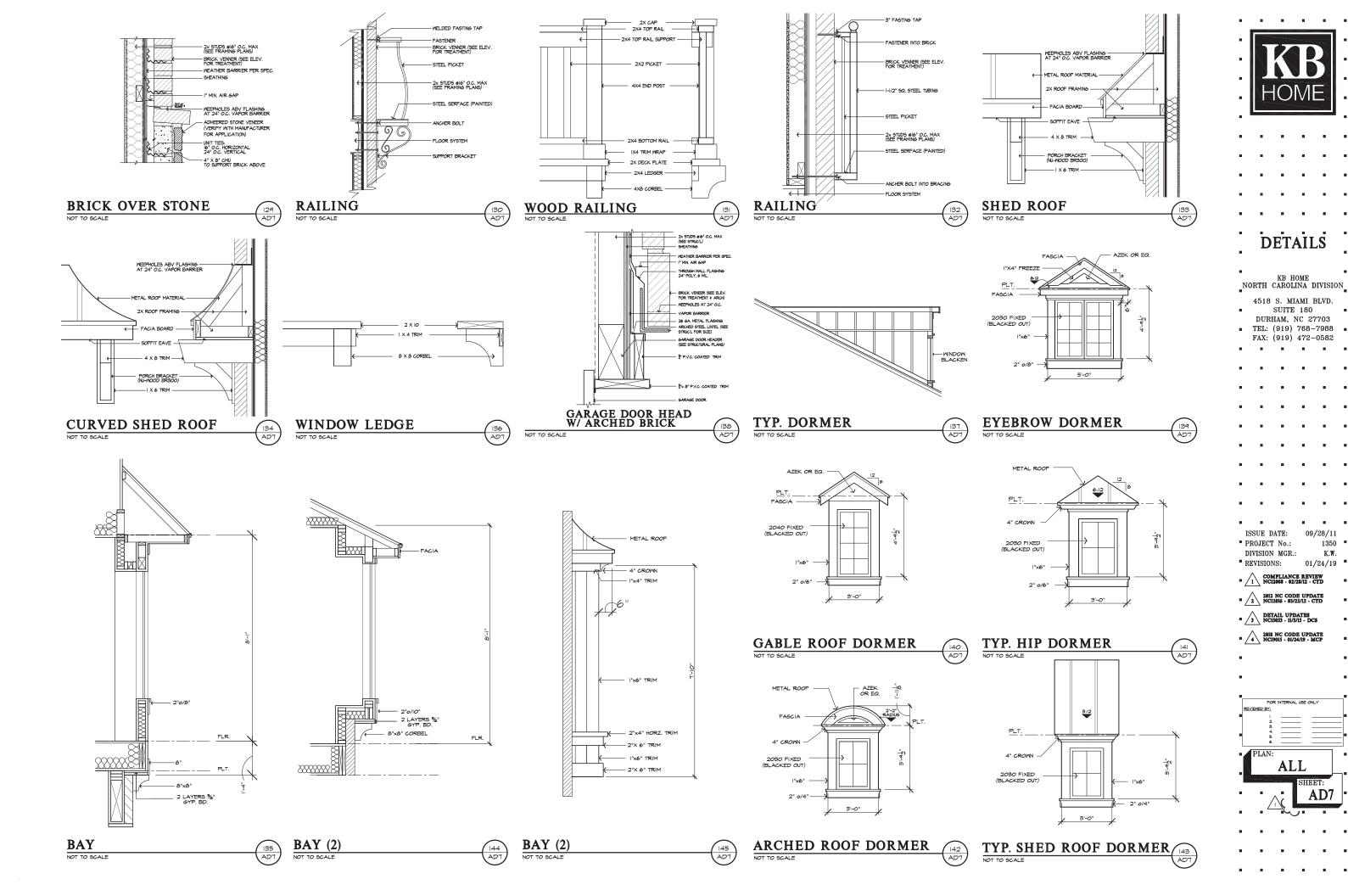






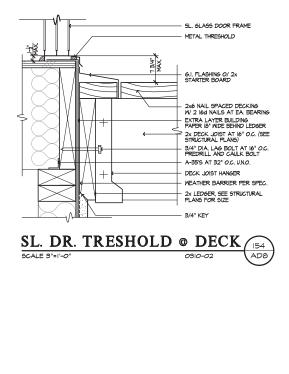


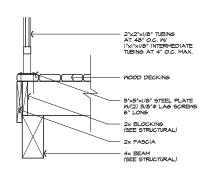




1350

K.W.







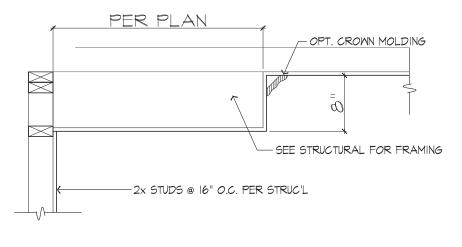
2x STUD (SEE STRUCTURAL)

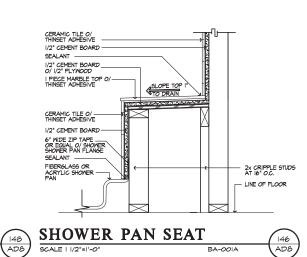
3/4" T & G PLYWOOD OVER

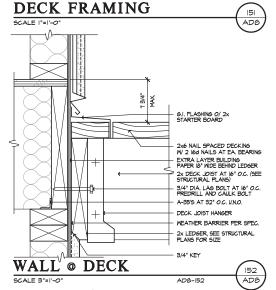
EDGE NAILING

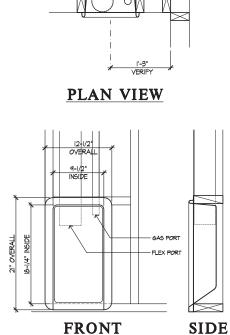
- 2x SOLID BLKG (SEE STRUCTURAL)

NOTE: 2x SOLID BLK'S TO HAVE (3)-2" DIA SCREENED VENT HOLES PER BLOCK M= 20pH (2)" 35" = 140 LB. FT. Y= 140 IbFT (12/65") = 250# 250#/IO5# = 3-16d NAILS TOTAL OF 6-16d NAILS.



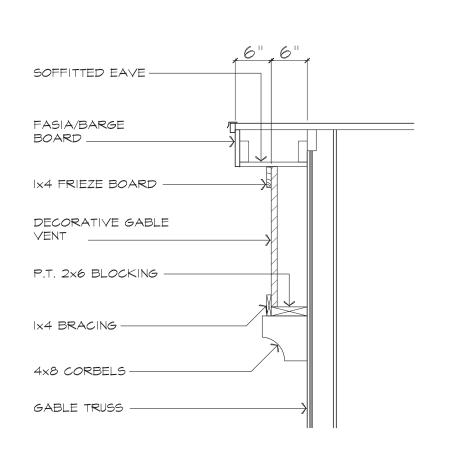






BOX TRAY CEILING

FLEX PORT



DETAILS

KB HOME NORTH CAROLINA DIVISION

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

ISSUE DATE: 09/28/11 " PROJECT No.: 1350

DIVISION MGR.: REVISIONS: 01/24/19 COMPLIANCE REVIEW NC12008 • 02/28/12 • CTD

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

DETAIL UPDATES
NCI5053 · IL/3/I5 · DCS



GABLE VENT DETAIL

DRYER BOX DETAIL

NOT TO SCALE

SHEET: AD8

K.W.

SWING DOOR THRESHOLD

SLIDING GLASS DOOR FRAME

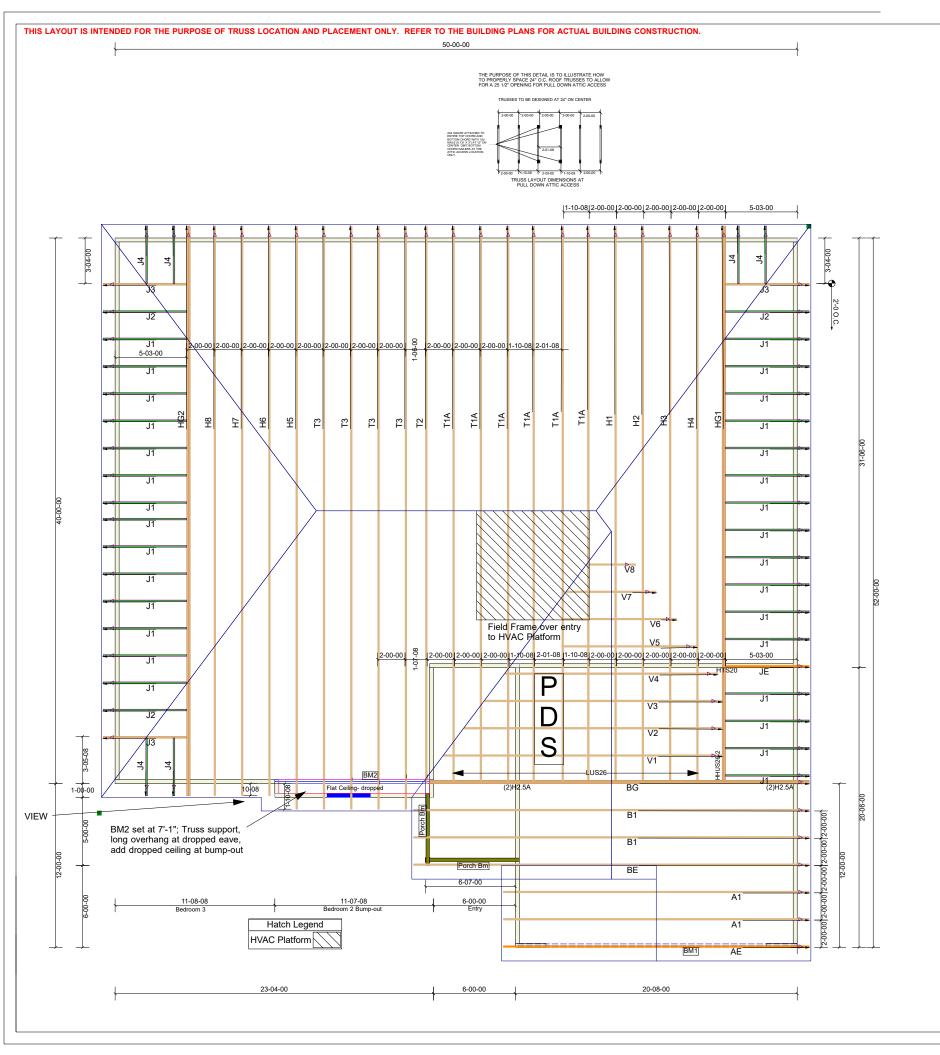
FLOOR SHEATHING O/ FLOOR FRAMING - SEE STRUCTURAL METAL THRESHOLD MAX. THRESHOLD HEIGHT (SEE FRAMING PLAN)

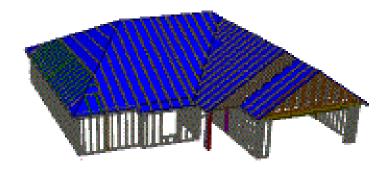
SYNTHETIC DECKING IX TRIM BOARD RIM JOIST JOIST HANGER

2x PTDF LEDGER - SEE STRUCTURAL PLANS

2x P.T.D.F. SILL PLATE

G.I. FLASHING O/ DAMPROOFING

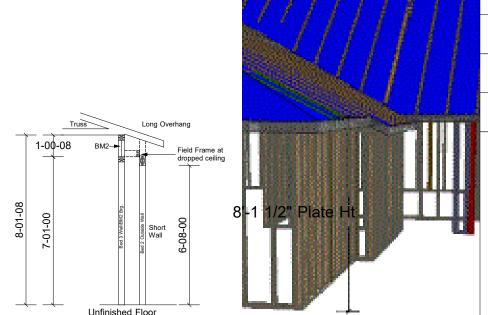




Truss Connector List				
Symbol Manuf Product Qty				
Α	Simpson	LUS26	10	
В	Simpson	HHUS26-2	1	
	Simpson	HTS20	1	

H2.5A by others

Details- Dropped Eave at bump out-Overhang longer, wall shorter





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

ove		Ä	ORDER: 26151A	SHIP DATE: 2021
Lot 17 Highland Grove	KB HOME	150.1773 "C" GOR	P.O. NUMBER: PO #	REV:
Lot 17 Hig	KB	150.177		PRINT DATE: 3/9/21
	USTOMER:	ODEL:	CALE: NOT TO SCALE	RAWN BY: MWM

TOP LIVE: 20 PSF

TOP DEAD: 10 PSF

BOTM DEAD: 10 PSF

WIND SPD: 120 MPH

GENERAL NOTES:

DO NOT CUT OR MODIFY TRUSSES.

TRUSSES ARE SPACED 24" ON CENTER UNLESS NOTED OTHERWISE.

REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.

PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLACEMENT PLAN RECCOMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEARING CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

STRUCTURAL PLANS FOR:



150.1773 - RH GARAGE

PLAN RELEASE / REVISIONS				
REV DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT	
03/10/2021	1773-150-01350 RH D2 - 01.26.21	INITIAL SETUP OF LAYOUT	ABS	
03/10/2021	1773-150-01350 RH D2 - 01.26.21	CREATED LOT-SPECIFIC STRUCTURAL LAYOUT FROM MASTER PLAN AND EWP LAYOUT	ABS	

NOTES

- 1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY, ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY, JDSfaulkner, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS
- 2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
- 3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
 - A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.
 - 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: 21900521



engineering + design + consultir
8600 °D JERSEY CT, RALEIGH, No 27817;919.880,1075.
NFO@JDSfaulkner.COM; WWW.JDSfaulkner.COM
PROJECT NO.: 21900521
DATE: 03/11/2021

150.1773

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 <u>SECTION R602.10 WALL</u> <u>BRACING.</u> PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
- 3. SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

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

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

ABBREVIATIONS		KS	KING STUD COLUMN
		LVL	LAMINATED VENEER
ABV	ABOVE	MAX	LUMBER MAXIMUM
AFF	ABOVE FINISHED FLOOR ALTERNATE	MECH	MECHANICAL
ALT	ALTERNATE	MFTR	MANUFACTURER
	BEARING	MIN	MINIMUM
	BASEMENT	NTS	NOT TO SCALE
	CANTILEVER		OVERALL
	CEILING JOIST	OC	
	CEILING	PT	ON CENTER PRESSURE TREATED
	CONCRETE MASONRY UNIT	R	RISER
	CASED OPENING	REF	REFRIGERATOR
	COLUMN	RFG	ROOFING
	CONCRETE	RO	ROUGH OPENING
	CONTINUOUS		ROOF SUPPORT
	CLOTHES DRYER	SC	STUD COLUMN
	DOUBLE	SF	SQUARE FOOT (FEET)
DIAM	DIAMETER	SH	
DJ	DOUBLE JOIST		SHEATHING
DN	DOWN		SHOWER
DP	DEEP DOUBLE RAFTER DOUBLE STUD POCKET EACH		SIMILAR
DR	DOUBLE RAFTER		SINGLE JOIST
DSP	DOUBLE STUD POCKET		STUD POCKET
EA	EACH		SPECIFIED
EE	EACH END	SQ	
	EQUAL		TREAD
	EXTERIOR	TEMD	TEMPERED GLASS
	FORCED-AIR UNIT	TEMP THK	THICK(NESS)
	FOUNDATION	TI	TRIPLE JOIST
FF		TJ TOC TR	TOP OF CURB / CONCRETE
FLR		TD	TRIPLE RAFTER
FP	FIREPLACE	TYP	TYPICAL
	FOOTING		UNLESS NOTED OTHERWISE
	HOSE BIBB	W	CLOTHES WASHER
	HEADER		WATER HEATER
	HANGER		WELDED WIRE FABRIC
JS	JACK STUD COLUMN	XJ	EXTRA JOIST
		~0	EXTRA GOIOT

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

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

Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI

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

Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI

5. 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
- 7. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615,
- 8. POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
- 9. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- 10. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
- 11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- 12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- 13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

FOUNDATION

- 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 EVICT.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 348.
- 3. MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
- . CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- 5. PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
 - C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- 6. WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- 7. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- 8. CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- 9. ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- 10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- 11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- 12. WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

FRAMING

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



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PROJECT NO.: 21900521 DATE: 03/11/2021

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LAN: 150.1773

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GENERAL NOTES

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FASTENER SCHEDULE				
CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL		
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS		
SOLE PLATE TO JOIST / BLOCKING	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)		
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS		
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS		
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 6" OC	TOE NAILS @ 4" OC		
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS		
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC		
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC		
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT		
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS		
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC		
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS		

SEE <u>TABLE</u> 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)

	MAX HEIGHT (PLATE TO PLATE)
FRAMING MEMBER SIZE	115 MPH ULTIMATE DESIGN WIND SPEE
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"

- a. ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
- b. 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.
- c. FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE
- d. 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

- 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

STICK-FRAMED ROOF - STRUCTURAL NOTES

- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
- 2. FUR RIDGES FOR FULL RAFTER CONTACT.
- 3. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.



DENOTES OVER-FRAMED AREA

- 5. 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.
- 7. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- 8. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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

* FOR QUEEN BRICK: LINTELS AT THIS CONDITION MAY BE 5"x3-1/2"x5/16"

NOTE: BRICK LINTELS AT SLOPED AREAS TO BE 4"x3-1/2"x1/4" STEEL ANGLE WITH 16D NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" OC TO TRIPLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3"x3"x1/4" PLATES SHALL BE WELDED AT 24" OC ALONG THE STEEL ANGLE.



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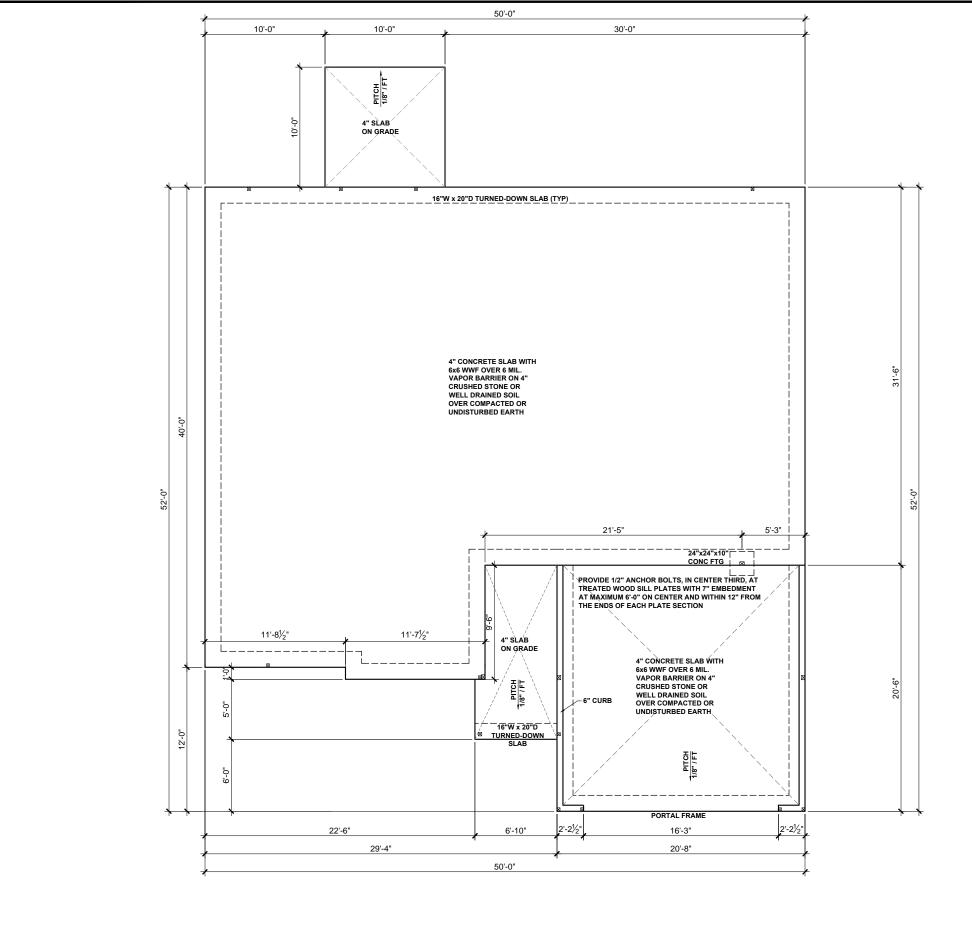
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GENERAL NOTES

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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 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. KB

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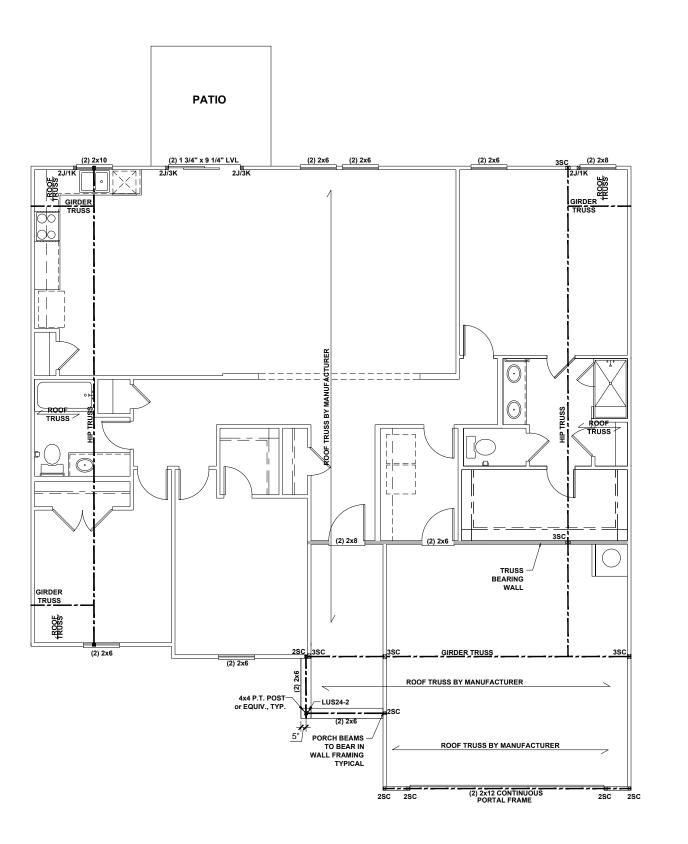
SLAB FOUNDATION PLAN

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SLAB FOUNDATION PLAN - 'C'

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



INTERIOR LOAD BEARING WALL

- ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST - STRUCTURAL BEAM / GIRDER

POINT LOAD TRANSFER

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)

ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTE w/ MIN (1) JACK AND (1) KING EACH END, UNO.

EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.

(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

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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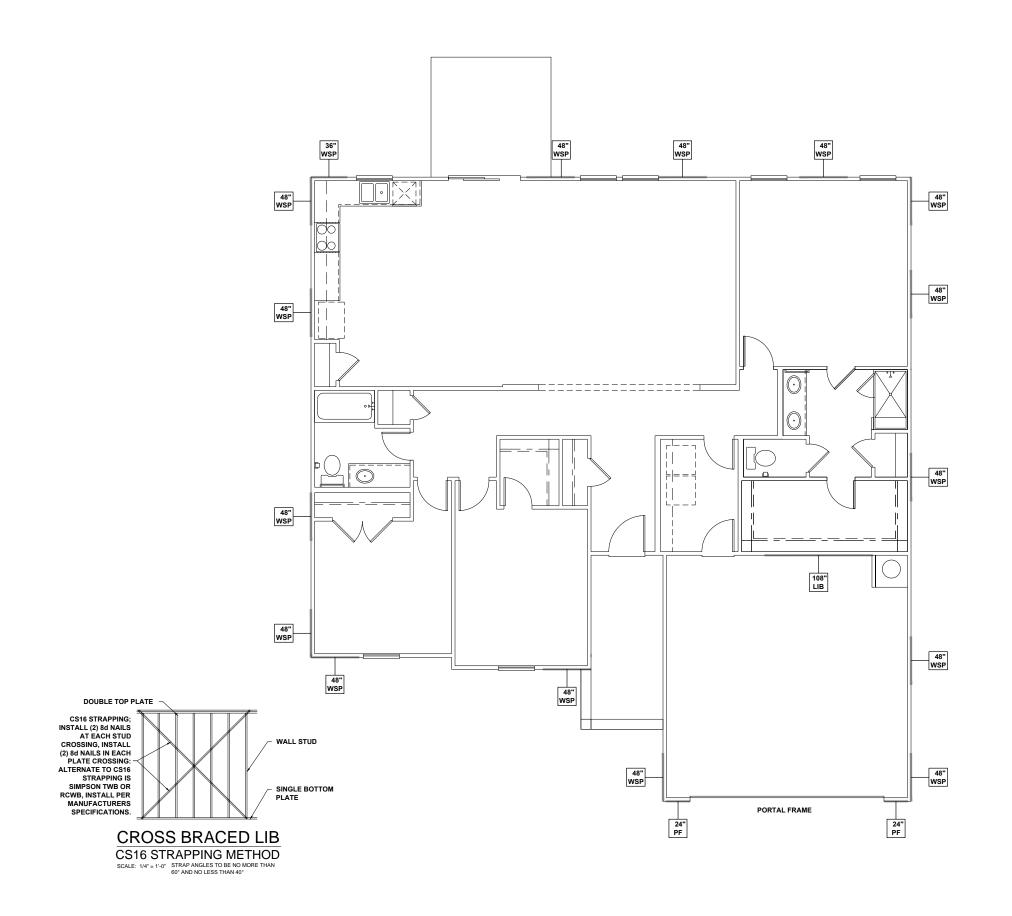
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FIRST FLOOR CEILING FRAMING PLAN

FIRST FLOOR CEILING FRAMING PLAN - 'C'

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



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
- 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
- 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) 100 MAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED W/SIMILAR LENGTH AND NAILING PATTERN.) USE HT14 FOR ATTACHMENT TO CONCRETE.

SCALED LENGTH
OF WALL PANEL
AT LOCATION

24" NUMERICA LENGTH WSP OF PANEL

PANEL NEL TYPE

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	9.0 FT.	16.25 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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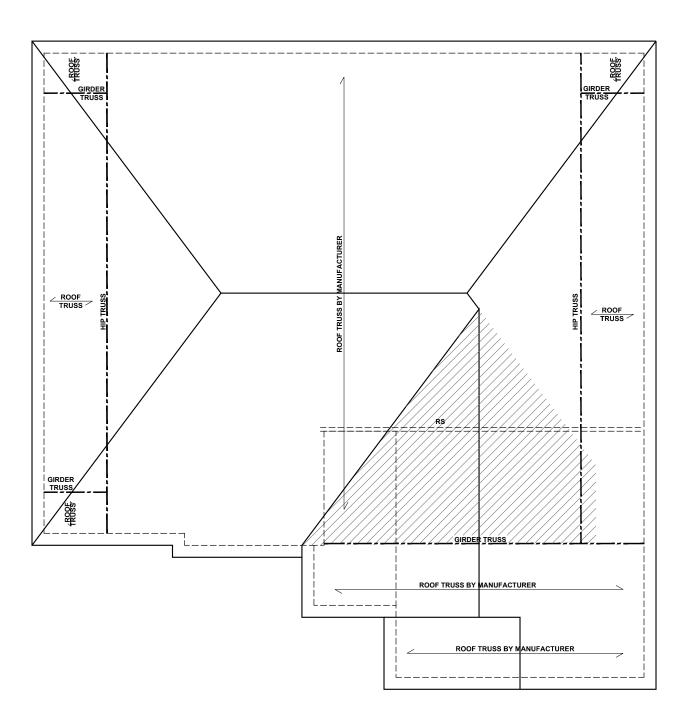
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FIRST FLOOR WALL BRACING PLAN

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FIRST FLOOR WALL BRACING PLAN - 'C'

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



ROOF FRAMING PLAN - 'C'

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

I. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

DENOTES OVER-FRAMED AREA

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 COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S
- MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- 5. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED
- 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)

OVER 28'

(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR

OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE

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ROOF FRAMING PLAN

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