



NORTH CAROLINA 40' SERIES PLAN 240.2596-R LOT 11 - HIGHLAND GROVE - ELEVATION - A

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

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

06/01/2021

REVISED



NORTH CAROLINA 40' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 06/02/15
PROJECT No.: 1350999-56
DIVISION MGR.: MCP
REVISIONS: 01/26/21

- 1 DIVISION REVISIONS NC18024NCP - 08/24/18 - CTD
- 2 2018 CODE UPDATE NC19053NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS NC19077NCP - 04/01/19 CTD
- 4 FRAMEWALK REVISIONS NC19033NCP - 05/07/19 - CTD
- 5 DIVISION REVISIONS NC20012NCP - 01/23/20 - KBA
- 6 DIVISION REVISIONS NC20017NCP - 03/04/20 - KBA
- 7 DIVISION REVISIONS NC20023NCP - 05/07/20 - KBA
- 8 HOME OFFICE CORP21063CORP-08/28/20-CTD
- 9 DIVISION REVISION NC21009NCP - 01/26/21 - KBA

PLAN:
240.2596-R

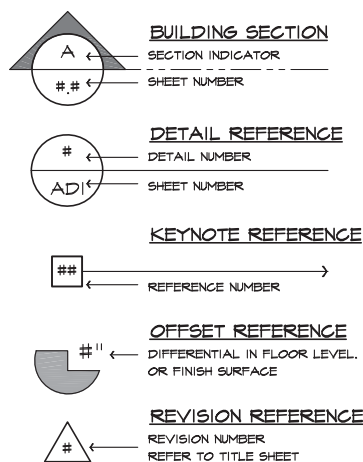
SHEET:
TS

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

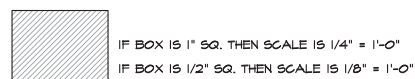
ABBREVIATIONS

ABV. ABOVE	6.F.I. GROUND-FAULT CIRCUIT INTERRUPTER	R.O. ROUGH OPENING SHELF AND POLE
A/C AIR CONDITIONING	S & P GALVANIZED IRON GLASS	S.C. SOLID CORE SMOKE DETECTOR
ADJ. ADJUSTABLE	6.L. GYPSUM BOARD	SEC. SECTION
ALT. ALTERNATE	6.Y.F. BD. GYP. BOARD	S.H. SINGLE HUNG
AMP. AMPERAGE	H.C. HOLLOW CORE	SHT. SHEET
BD. BOARD	HDR. HEADER	SHTS. SHEATHING
CL. CENTER LINE	HGT. / HT. HEIGHT	SHWR. SHOWER
CAB. CABINET	H.H. HEADER HEIGHT	SHW. SIMILAR
CLG. CEILING	HS. HORIZONTAL SLIDER	SL. SLIDING
CLR. CLEAR	I.L.O. IN LIEU OF	SL. GL. SLIDING GLASS
CONC. CONCRETE	INSUL. INSULATION	STD. STANDARD
CPT. CARPET	INT. INTERIOR	S.V. SHEET VINYL
C.T. CERAMIC TILE	LAM. LAMINATED	TEMP. TEMPERED GLASS
D. DRYER	LAV. LAVATORY	THK. THICK
DBL. DOUBLE	LUM. LUMINOUS	T.O.C. TOP OF CURB
D.S. DUAL GLAZED	M.C. MEDICINE CABINET	T.O.P. TOP OF PLATE
DIA. DIAMETER	MFR. MANUFACTURER	T.O.S. TOP OF SLAB
DIM. DIMENSION	MIN. MINIMUM	TYP. TYPICAL
DISP. DISPOSAL	MTD. MOUNTED	U.N.O. UNLESS NOTED OTHERWISE
D.L. DIVIDED LIGHT	MTL. METAL	V.P. VAPOR PROOF
DP. DEEP	N.I.C. NOT IN CONTRACT	W. WASHER
DR. DOOR	N.T.S. NOT TO SCALE	W. WITH
D.S. DOWNSPOUT	O. OVER	W. WOOD
DTL. DETAIL	O.C. ON CENTER	W. WINDOW
D.W. DISHWASHER	O.P.T. OPTIONAL	W. WATER HEATER
EA. EACH	O.S.A. OUTSIDE AIR	W. WROUGHT IRON
ELEV. ELEVATION	P. PROPERTY LINE	W. WEATHER PROOF
EQ. EQUAL	P.B. PUSH BUTTON	
EXH. EXHAUST	PH. PHONE	
EXT. EXTERIOR	PLT. PLATE	
FAU. FORCED AIR UNIT	PLYND. PLYWOOD	
F.G./FX. FIXED GLASS	FR. PAIR	
F.G. FUEL GAS	P.T.D.F. PRESSURE TREATED DOUGLAS FIR	
FIN. FINISH	R. RISER	
FLR. FLOOR	RAD. RADIUS	
FLR. LINE FLOOR LINE	R.A.S. RETURN AIR GRILL	
FLUOR. FLUORESCENT	REF. REFRIGERATOR	
FR. DR. FRENCH DOOR	RE/S RE-SAWN	
F.M.C. FLOOR MATERIAL CHANGE	REV. REVERSE	
FTG. FOOTING	RM. ROOM	
GA. GAUGE		
GAR. DISP. GARBAGE DISPOSAL		

ARCH. SYMBOLS



SCALE NOTE



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SQUARE FOOTAGE

PLAN 240.2596-R			
FIRST FLOOR AREA	1156	SQ. FT.	
SECOND FLOOR AREA	1415	SQ. FT.	
TOTAL AREA	2573	SQ. FT.	
GARAGE AREA	416	SQ. FT.	
PORCH AREA(S)			
ELEVATION 'A'	89	SQ. FT.	
ELEVATION 'B'	84	SQ. FT.	
ELEVATION 'C'	62	SQ. FT.	
ELEVATION 'D'	136	SQ. FT.	
PATIO AREA(S)			
10'X10' COVERED	100	SQ. FT.	
10'X26'-1" COVERED	266	SQ. FT.	
DECK AREA(S)			
OPEN 12'X12'	144	SQ. FT.	
OPEN 12'X24'	288	SQ. FT.	
SCREENED-IN 12'X12'	144	SQ. FT.	
SCREENED-IN 12'X24'	288	SQ. FT.	
SUNROOM AREA			
12'X12'	144	SQ. FT.	

CODE INFORMATION

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

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

OCCUPANCY:
R3

CONSTRUCTION TYPE:
V - B

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

REVISION LIST

DELTA	DATE	SHEETS REVISED	LOG NUMBER
1	08/24/18	T.S, 1.1 - 1.5, 2.1, 2.3, 2.4, 2.5, 3.A1 - 3.D6, 4.1 - 5.4	NC18024NCP
2	09/15/19	T.S, 6.N1, 6.N2, 6.N3, 1.2, 3.A1, 3.B1, 3.B2, 3.B7, 3.C1, 3.C2, 3.C6, 3.D2, 5.1 7.3 - 7.6, 8.1 - 8.4	NC18024NCP
3	04/01/19	1.1, 2.1, 3.A1, 3.B2, 3.C2, 3.D2, 5.1	NC19017NCP
4	05/07/19	T.S, 1.1-1.5, 3.A1-3.A5, 3.B1, 3.B3, 3.B4, 3.B6, 3.B7, 3.C1-3.C8, 3.D1-3.D6	NC19033NCP
6	03/04/20	T.S, 1.1, 1.3, 1.4, 3.A1, 3.A5-6, 3.B2-8, 5.3, 8.3, 8.4	NC20017NCP
7	05/07/20	T.S, 1.1, 1.3, 1.4	NC20023NCP
8	08/20/20	T.S, 1.1, 1.3, 4.1, 5.3	CORP20003CORP
9	12/18/20	T.S, 1.1	NC21008NCP
9	01/26/21	T.S, 3.A1, 3.A2, 3.A3	NC21008NCP

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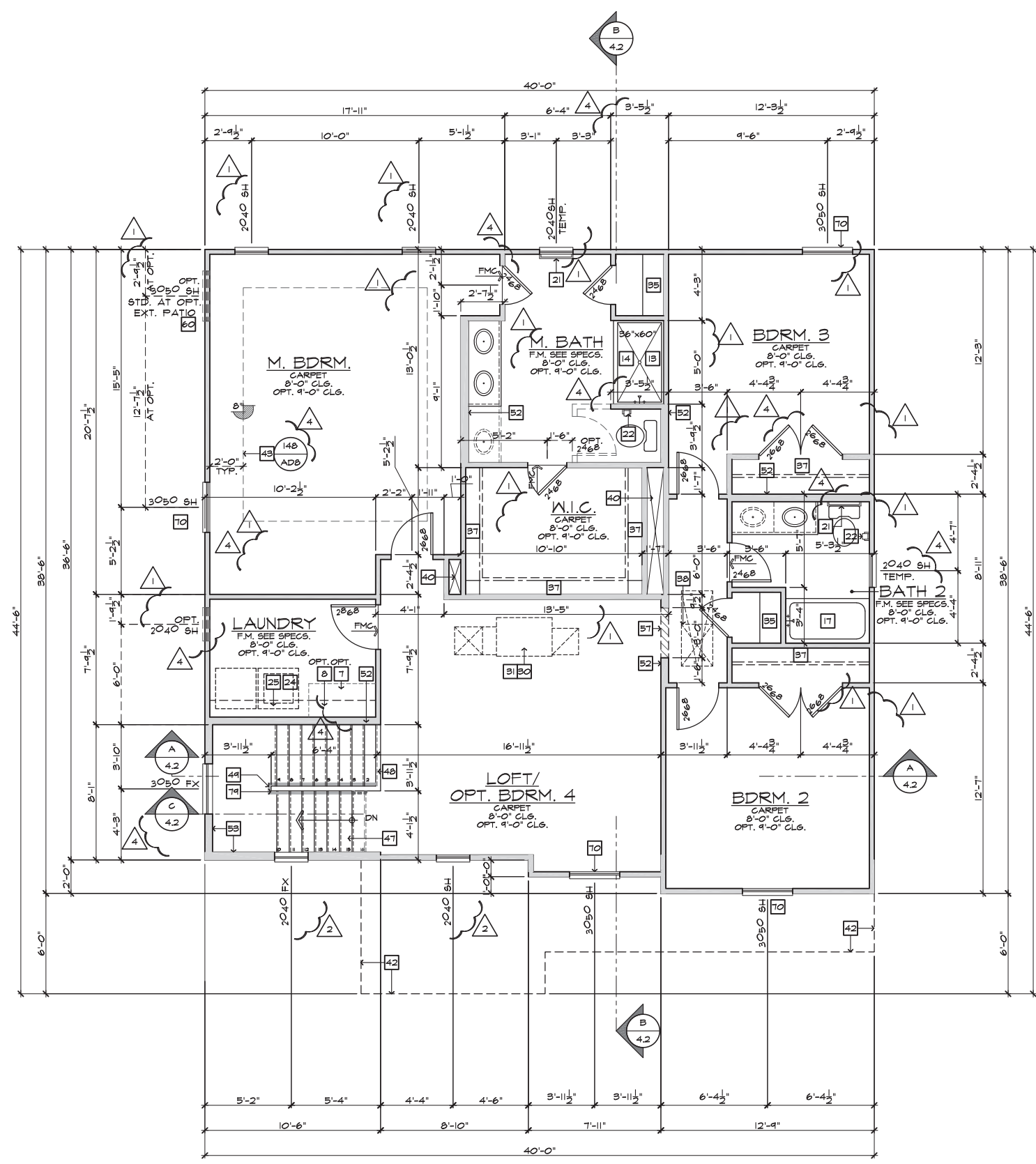
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- 3. DIVISION REVISIONS NC19017NCF - 04/01/19 CTD
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- 5. DIVISION REVISIONS NC20012NCF - 01/29/20 - KBA
- 6. DIVISION REVISIONS NC20017NCF - 03/04/20 - KBA
- 7. DIVISION REVISIONS NC20023NCF - 05/07/20 - KBA
- 8. HOME OFFICE CORP21003CORP-01/20/20-CTD

PLAN:
240.2596-R
SHEET:
1.2

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

- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
 4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUFURS' SPECS
 5. 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
 6. COMBINATION DOUBLE OVEN OR OVEN MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 9. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 10. MIN. 12" BAR TOP/ BREAKFAST BAR
 11. DESK AREA - REFER TO INTERIOR ELEVATIONS
 12. BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 13. SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 14. SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 15. OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 16. KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 18. OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 19. PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 20. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 21. TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
 22. TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
 23. RECESSED, MIRRORED MEDICINE CABINET
 24. WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 25. 12" SHELF PER SPECS
 26. OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 27. WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD-4)
 28. RESERVED
 29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 30. FAJL LOCATION (REFER TO DETAIL B6/AD5)
 31. RESERVED
 32. LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B6/AD4) - INSTALL PER MFR. SPECS
 33. HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 34. GAS APPLIANCE B' VENT FROM BELOW
 35. LINEN PER SPECS (15" DEEP OR U.N.O.)
 36. COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS/AD4)
 37. WARDROBE W/ SHELF & POLE (REFER TO DETAILS/AD4)
 38. 22"x30" MIN. ATTIC ACCESS 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 39. LINE OF WALL BELOW
 40. DUCT CHASE
 41. LINE OF FLOOR ABOVE
 42. LINE OF FLOOR BELOW
 43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5)
 44. LINE OF HIP AT OPTIONAL VOLUME CEILING
 45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 46. CEILING BREAK
 47. STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL B1-B2/AD5)
 48. MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
 49. 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL B3/AD5)
 50. A/C PAD LOCATION
 51. LOW WALL - REFER TO PLAN FOR HEIGHT
 52. 2x6 STUD WALL
 53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 54. DEL. 2x4 WALL PER PLAN
 55. INTERIOR SHELF-SEE PLAN FOR HT.
 56. MEDIA NICHE
 57. FLAT SOFFIT - SEE ELEV. FOR HST.
 58. ARCHED SOFFIT - SEE ELEV. FOR HST.
 59. WINDOW SEAT
 60. OPT. DOOR/ WINDOW
 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYLON 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 CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 66. RESERVED
 67. 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 68. P.T. POST W/ WRAP
 69. CONCRETE STOOP, 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 70. EGRESS WINDOW
 71. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 72. MDF TOP
 73. PLUMBING DROP FROM ABOVE
 74. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 75. WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
 76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 77. CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 78. RESERVED
 79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 80. 20 MIN. FIRE-RATED DOOR



INTERIOR KEY

PLATE NOTES

8'-1" PLATE NOTES	
WINDOW HEADER HEIGHT:	6'-8" U.N.O.
2ND FLOOR WINDOW HDR. HEIGHT:	7'-0" U.N.O.
ENTRY DOOR HEIGHT:	6'-8" U.N.O.
SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
INTERIOR SOFFIT HEIGHT:	7'-4" U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.

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

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

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

SECOND FLOOR PLAN 'A'

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

BASIC PLAN

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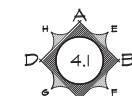
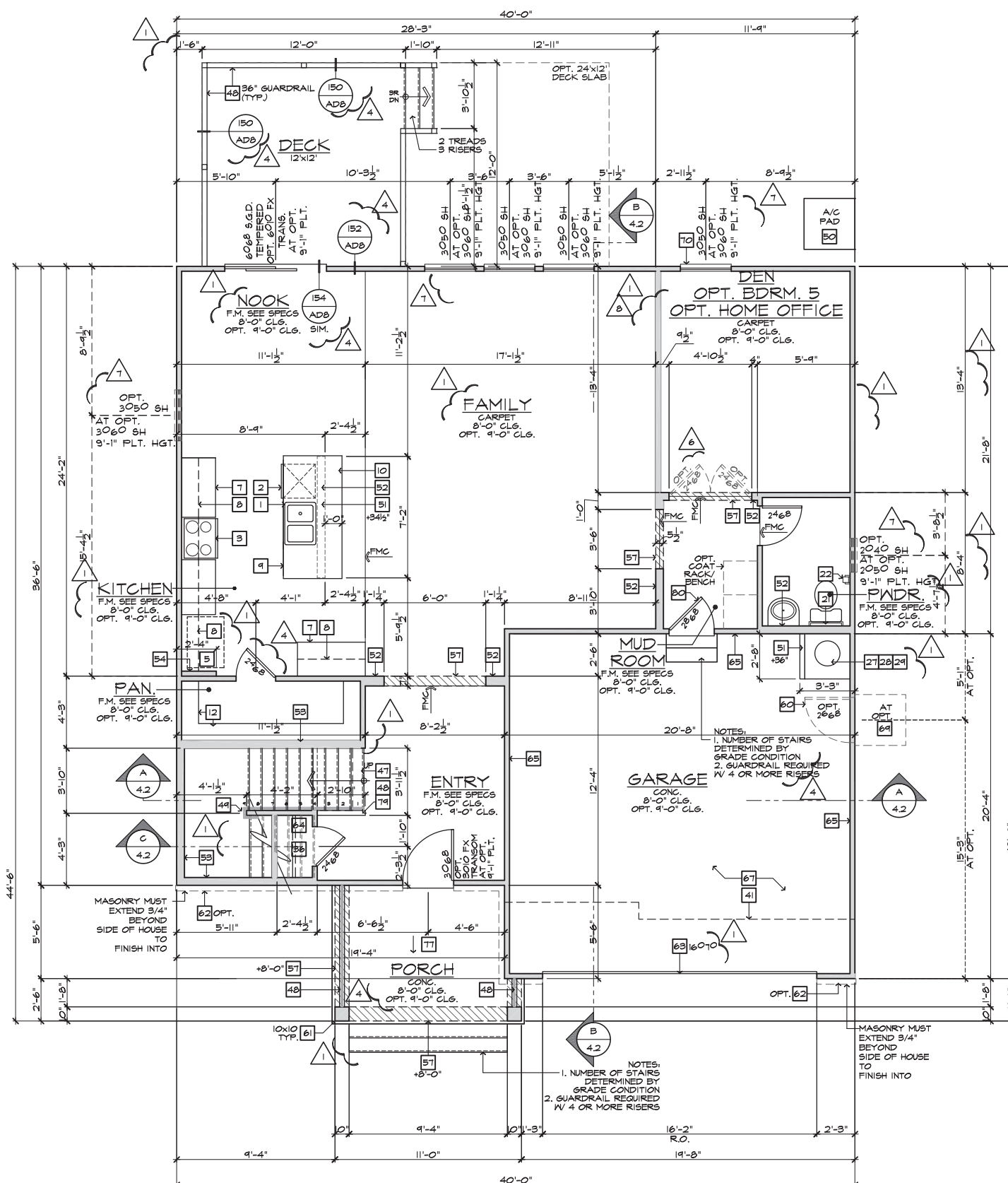
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- 5. DIVISION REVISIONS NC20012NCP - 01/29/20 - KBA
- 6. DIVISION REVISIONS NC20017NCP - 03/04/20 - KBA
- 7. DIVISION REVISIONS NC20023NCP - 05/07/20 - KBA
- 8. HOME OFFICE CORP20063CORP-01/20/20-CTD
- 9. DIVISION REVISION NC21003NCP - 12/18/20 - KBA

PLAN:
240.2596-R

SHEET:
1.3

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

- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
 4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN - VERIFY WITH MANUFURS' SPECS
 5. 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
 6. COMBINATION DOUBLE OVEN OR OVEN MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 9. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 10. MIN. 12" BAR TOP/ BREAKFAST BAR
 11. DESK AREA - REFER TO INTERIOR ELEVATIONS
 12. BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 13. SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 14. SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 15. OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 16. KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 18. OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 19. PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 20. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 21. TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL
 22. TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
 23. RESERVED
 24. WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCE TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 25. 12" SHELF PER SPECS
 26. OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 27. WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD-4)
 28. RESERVED
 29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 30. FAUJ. LOCATION (REFER TO DETAIL 88/AD5)
 31. RESERVED
 32. LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. 80/AD4) - INSTALL PER MFR. SPECS
 33. HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 34. GAS APPLIANCE B' VENT FROM BELOW
 35. LINEN PER SPECS (15" DEEP OR U.N.O.)
 36. COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS/AD4)
 37. WARDROBE W/ SHELF & ROPE (REFER TO DETAILS/AD4)
 38. 22"x30" MIN. ATTIC ACCESS 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 39. LINE OF WALL BELOW
 40. DUCT CHASE
 41. LINE OF FLOOR ABOVE
 42. LINE OF FLOOR BELOW
 43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5)
 44. LINE OF HIP AT OPTIONAL VOLUME CEILING
 45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 46. CEILING BREAK
 47. STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
 48. MIN. 36" HIGH GUARDWALL (REFER TO DET. 83/AD5 & 85/AD5)
 49. 34" TO 36" 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. DEL. 2x4 WALL PER PLAN
 55. INTERIOR SHELF-SEE PLAN FOR HT.
 56. MEDIA NICHE
 57. FLAT SOFFIT - SEE ELEV. FOR HST.
 58. ARCHED SOFFIT - SEE ELEV. FOR HST.
 59. WINDOW SEAT
 60. OPT. DOOR/ WINDOW
 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYLON 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 CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 66. OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)
 67. 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 68. P.T. POST W/ WRAP
 69. CONCRETE STOOP, 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 70. EGRESS WINDOW
 71. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 72. MDF TOP
 73. PLUMBING DROP FROM ABOVE
 74. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 75. WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
 76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 77. CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 78. RESERVED
 79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 80. 20 MIN. FIRE-RATED DOOR



INTERIOR KEY

PLATE NOTES

8'-1" PLATE NOTES

- WINDOW HEADER HEIGHT: 6'-8" U.N.O.
- 2ND FLOOR WINDOW HDR. HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 6'-8" (TEMP)
- INTERIOR SOFFIT HEIGHT: 7'-4" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.

9'-1" PLATE NOTES

- WINDOW HEADER HEIGHT 1st OR 2nd: 7'-8" U.N.O.
- 4010 WINDOW OVER TUB HDR. HST.: 8'-4" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 7'-4" (TEMP)
- INTERIOR SOFFIT HEIGHT: 8'-0" U.N.O.
- TRAY CEILING: 7'4" DROP U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.

STAIR DATA NOTES

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

GENERAL PLAN NOTES

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

FIRST FLOOR PLAN 'A' AT CRAWL SPACE

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

BASIC PLAN AT CRAWL SPACE



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40' SERIES**

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FAX: (919) 472-0582

**2018 NORTH
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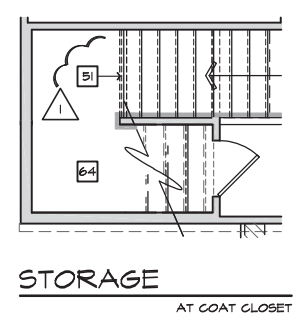
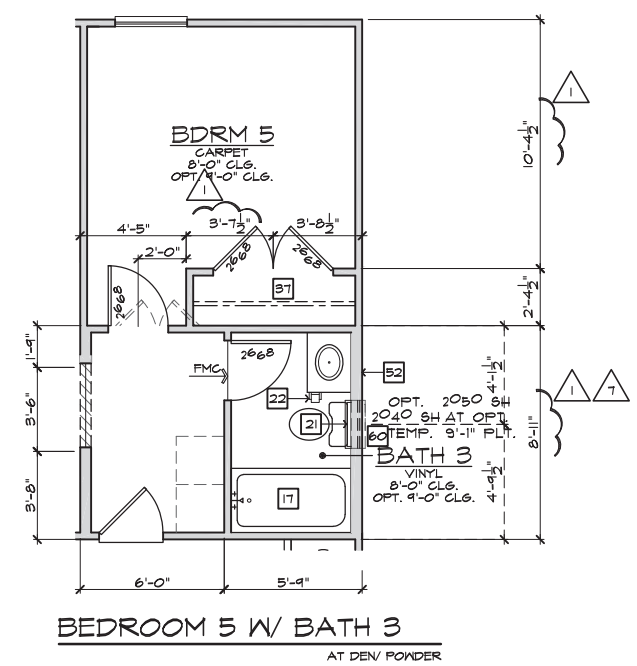
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CORP210093CORP-01/20/20-CTD

PLAN:
240.2596-R
SHEET:
1.4

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

- # FLOOR PLAN NOTES** 208.16-0
- NOTE: NOT ALL KEY NOTES APPLY.**
1. SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
 4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
 5. 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
 6. COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 9. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 10. MIN. 12" BAR TOP/ BREAKFAST BAR
 11. DESK AREA - REFER TO INTERIOR ELEVATIONS
 12. BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 13. SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 14. SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 15. OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 16. KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 18. OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 19. PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
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 22. TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
 23. RECESSED, MIRRORED MEDICINE CABINET
 24. WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 25. 12" SHELF PER SPECS
 26. OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 27. WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD-4)
 28. RESERVED
 29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 30. FAJL LOCATION (REFER TO DETAIL B6/AD5)
 31. RESERVED
 32. LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B6/AD4) - INSTALL PER MFR. SPECS
 33. HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 34. GAS APPLIANCE B' VENT FROM BELOW
 35. LINEN PER SPECS (15" DEEP OR U.N.O.)
 36. COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS/AD4)
 37. WARDROBE W/ SHELF & POLE (REFER TO DETAILS/AD4)
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25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
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 41. 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
 45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 46. CEILING BREAK
 47. STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
 48. MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
 49. 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL B3/AD5)
 50. A/C PAD LOCATION
 51. LOW WALL - REFER TO PLAN FOR HEIGHT
 52. 2x6 STUD WALL
 53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 54. DEL. 2x4 WALL PER PLAN
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 56. MEDIA NICHE
 57. FLAT SOFFIT - SEE ELEV. FOR HGT.
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 60. OPT. DOOR/ WINDOW
 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYPON OR EQ. SURROUNDING STRUCTURAL POST.
 62. BRICK / STONE VENEER - REFER TO ELEVATIONS
 63. VENEER TO COMPLY WITH THE N.C.-R.
 63. SECTIONAL GARAGE DOOR PER SPECS
 64. MIN. 1/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.
 65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 66. RESERVED
 67. 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 68. P.T. POST W/ WRAP
 69. CONCRETE STOOP, 36"x36" STANDARD
SLOPE 1/4" PER FT. MIN.
 70. EGRESS WINDOW
 71. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 72. MDF TOP
 73. PLUMBING DROP FROM ABOVE
 74. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 75. WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
 76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 77. CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 78. RESERVED
 79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 80. 20 MIN. FIRE-RATED DOOR



FIRST FLOOR PLAN OPTIONS

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

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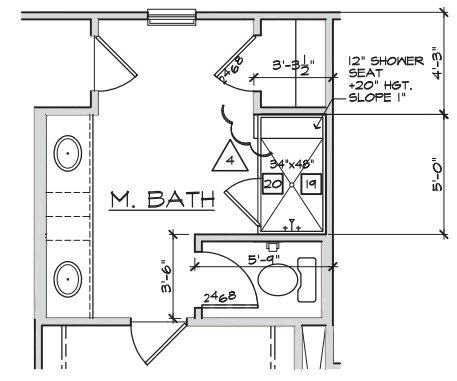
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RALEIGH-DURHAM
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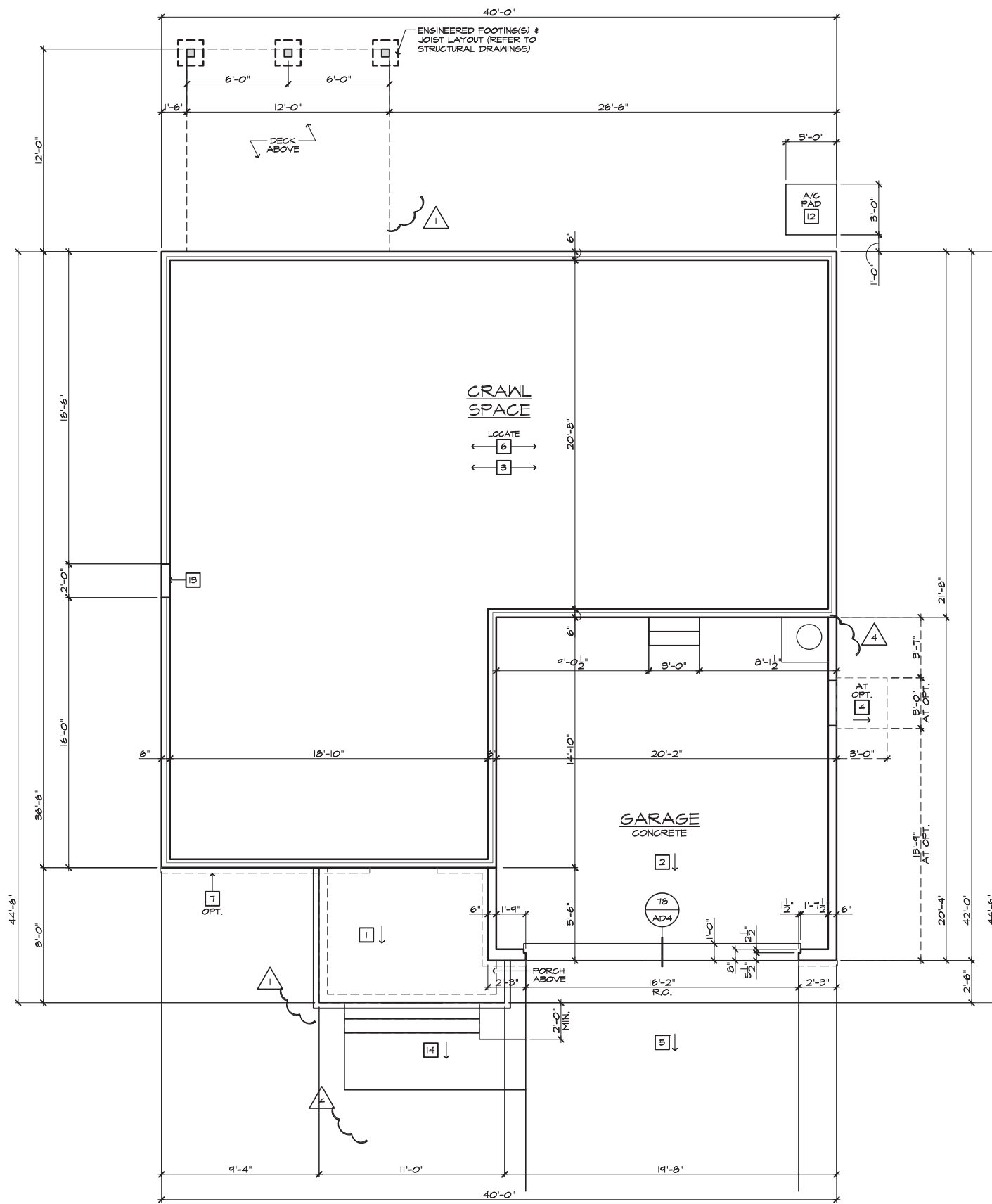
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1. SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN NON-VENTED HOOD W/LIGHT & FAN - VERIFY WITH MANUFACTURERS' SPECS
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 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 9. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 10. MIN. 12" BAR TOP/ BREAKFAST BAR
 11. DESK AREA - REFER TO INTERIOR ELEVATIONS
 12. BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 13. SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 14. SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 15. OPT. SINK - REFER TO INTERIOR ELEVATIONS.
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 17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 18. OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
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 24. WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
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 27. WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD-4)
 28. RESERVED
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 30. FAJ. LOCATION (REFER TO DETAIL B6/AD5)
 31. RESERVED
 32. LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B6/AD4) - INSTALL PER MFR. SPECS
 33. HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 34. GAS APPLIANCE B' VENT FROM BELOW
 35. LINEN PER SPECS (15" DEEP OR U.N.O.)
 36. COAT CLOSET W/ SHELF & POLE (REFER TO DETAIL T3/AD4)
 37. WARDROBE W/ SHELF & POLE (REFER TO DETAIL T3/AD4)
 38. 22"x30" MIN. ATTIC ACCESS
25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 39. LINE OF WALL BELOW
 40. DUCT CHASE
 41. LINE OF FLOOR ABOVE
 42. LINE OF FLOOR BELOW
 43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5)
 44. LINE OF HIP AT OPTIONAL VOLUME CEILING
 45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 46. CEILING BREAK
 47. STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
 48. MIN. 42" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
 49. 34" TO 38" HIGH HANDRAIL (REFER TO DETAIL B3/AD5)
 50. A/C PAD LOCATION
 51. LOW WALL - REFER TO PLAN FOR HEIGHT
 52. 2x6 STUD WALL
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 54. DEL. 2x4 WALL PER PLAN
 55. INTERIOR SHELF-SEE PLAN FOR HT.
 56. MEDIA NICHE
 57. FLAT SOFFIT - SEE ELEV. FOR HGT.
 58. ARCHED SOFFIT - SEE ELEV. FOR HGT.
 59. WINDOW SEAT
 60. OPT. DOOR/ WINDOW
 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYFON OR EQ. SURROUNDING STRUCTURAL POST.
 62. BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
 63. SECTIONAL GARAGE DOOR PER SPECS
 64. MIN. 1/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.
 65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 66. RESERVED
 67. 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 68. P.T. POST W/ WRAP
 69. CONCRETE STOOP: 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 70. EGRESS WINDOW
 71. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 72. MDF TOP
 73. PLUMBING DROP FROM ABOVE
 74. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 75. WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
 76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 77. CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 78. RESERVED
 79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 80. 20 MIN. FIRE-RATED DOOR



DELUXE M. BATH
AT M. BATH

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

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- # FOUNDATION PLAN NOTES** 2018 NC-C
- NOTE: NOT ALL KEY NOTES APPLY.
1. CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
 3. FOUNDATION PER STRUCTURAL.
 4. STAIR LANDING: 36"x36" MIN.
 5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
 6. PROVIDE UNDER FLOOR VENTILATION
 7. 4" TOE KICK FOR MASONRY VENEER.
 8. 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
 9. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 10. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL.
 11. 4" MIN. 7 3/4" MAX. TO HARD SURFACE.
 12. A/C PAD. VERIFY LOCATION.
 13. CRAWL SPACE ACCESS
 14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



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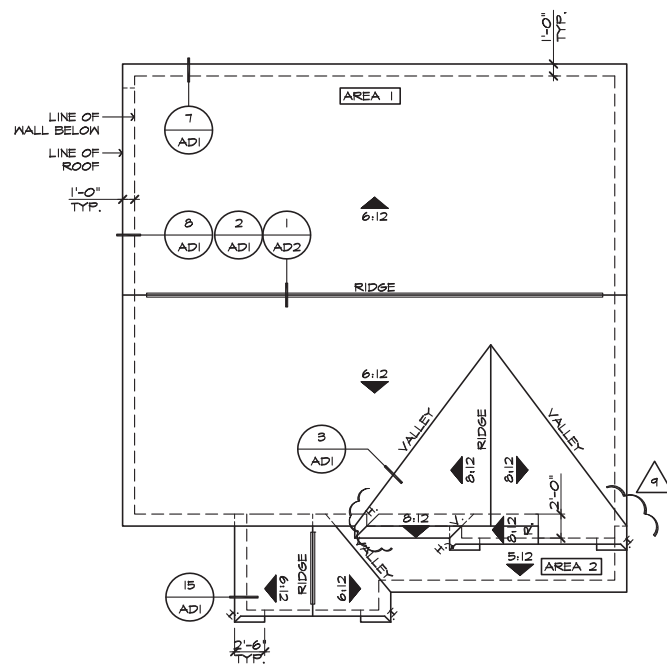
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**SPEC. LEVEL 1
RALEIGH-DURHAM
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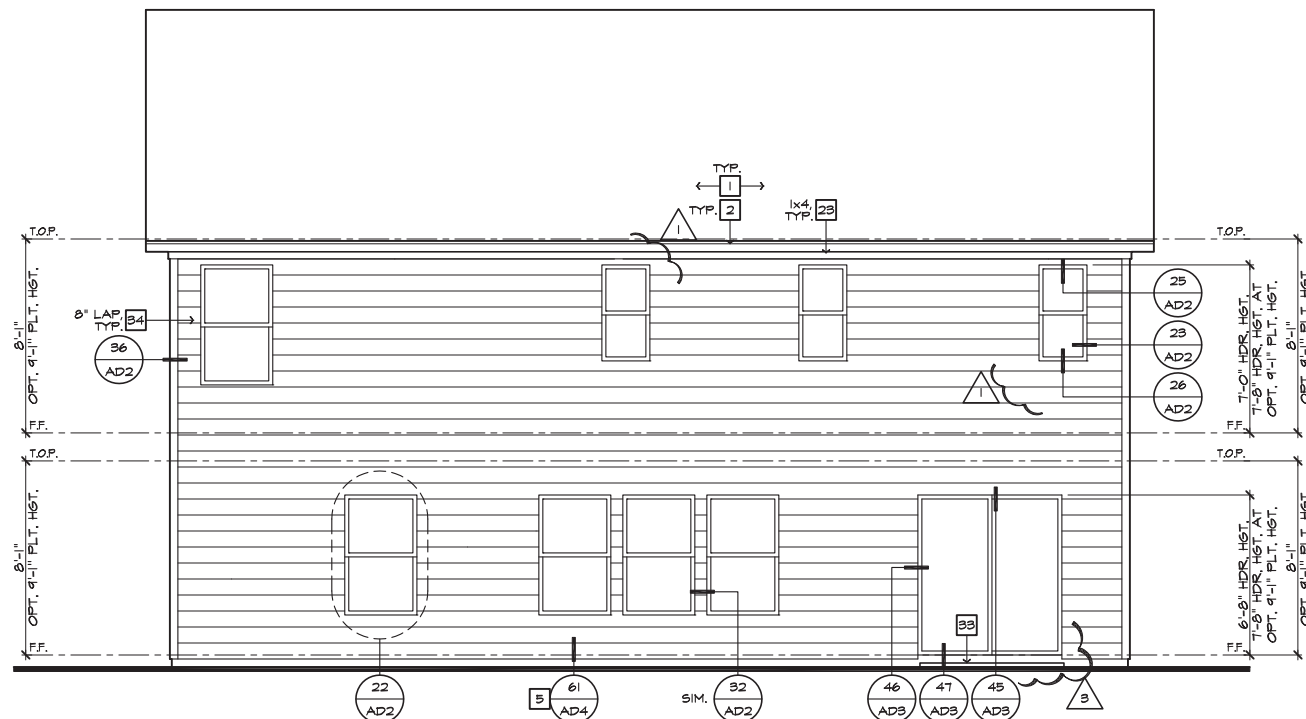
CRAWL SPACE FOUNDATION PLAN 'A'
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17") BASIC PLAN AT OPTIONAL CRAWL SPACE

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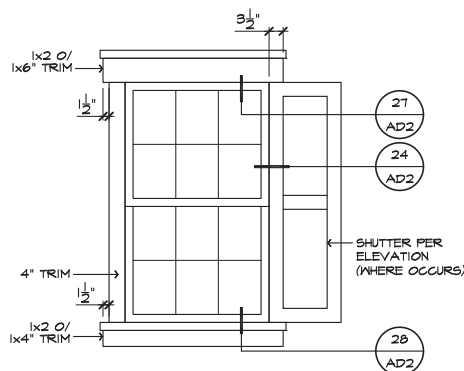
ROOF PLAN 'A'

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



REAR ELEVATION 'A'

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



DETAIL 'A'

SCALE: N.T.S.

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6:1. FLASHING
4.	6:1. FLASHING & SADDLE/CRICKET
5.	6:1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	ROOF PLAN NOTES 'A'
6:12	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

#	ATTIC VENT CALCULATIONS
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 N.C.-R 806.2) * CALCULATION BY 1/150. HIGH/LOW VENTING NOT REQUIRED. APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.	
AREA 1	<p>VENTILATION REQUIRED: ATTIC AREA = 1443 SQ. FT. / 300 = 4.81 SQ. FT. VENTILATION PROVIDED: HIGH 38 LINEAR FEET RIDGE VENT AT 18 SQ. IN. PER FOOT = 684 SQ. IN. (1) D18 GABLE END VENT x 127 SQ. IN. = 127 SQ. IN. TOTAL HIGH = 811 SQ. IN.</p> <p>LOW 44 LINEAR FEET EAVE VENT AT 5 SQ. IN. PER FOOT = 245 SQ. IN. (1) D18 GABLE END VENT x 127 SQ. IN. = 127 SQ. IN. TOTAL LOW = 372 SQ. IN. TOTAL = 1183 SQ. IN.</p>
AREA 2	<p>VENTILATION REQUIRED: ATTIC AREA = 161 SQ. FT. / 300 = 0.53 SQ. FT. VENTILATION PROVIDED: HIGH 6 LINEAR FEET RIDGE VENT AT 18 SQ. IN. PER FOOT = 108 SQ. IN.</p> <p>LOW 27 LINEAR FEET EAVE VENT AT 5 SQ. IN. PER FOOT = 135 SQ. IN. TOTAL = 243 SQ. IN.</p>



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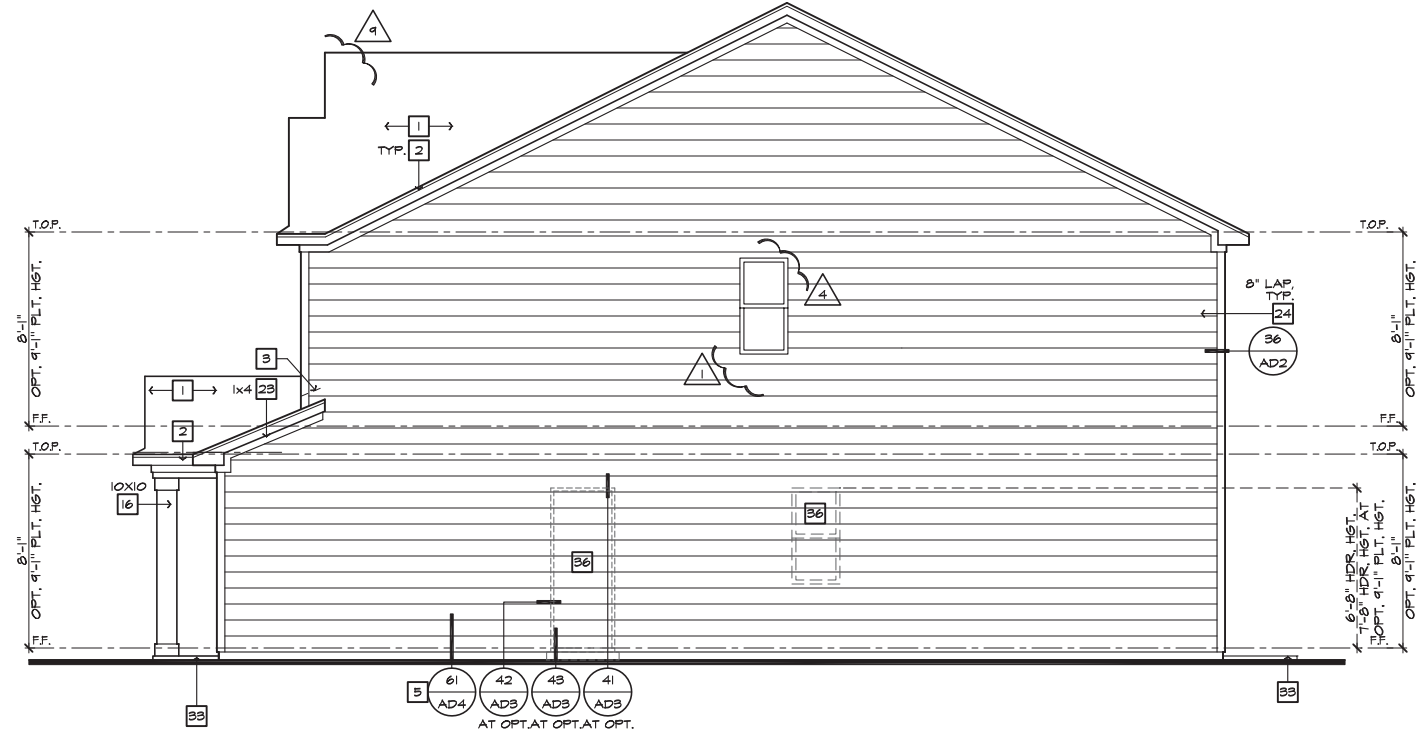
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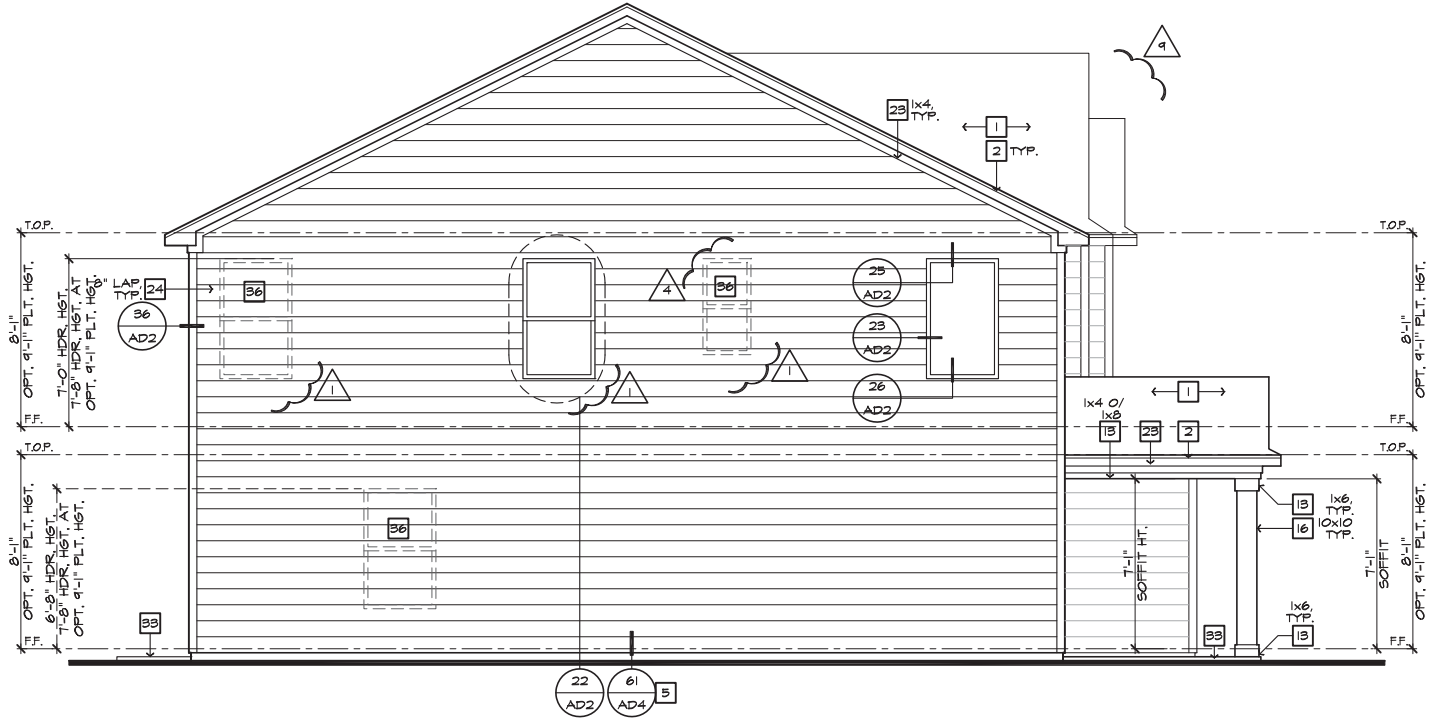
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SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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



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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE



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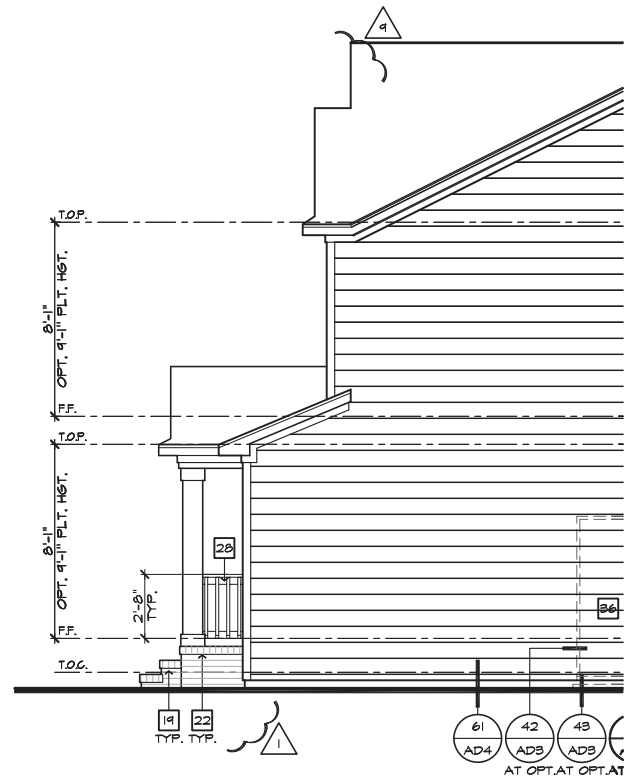
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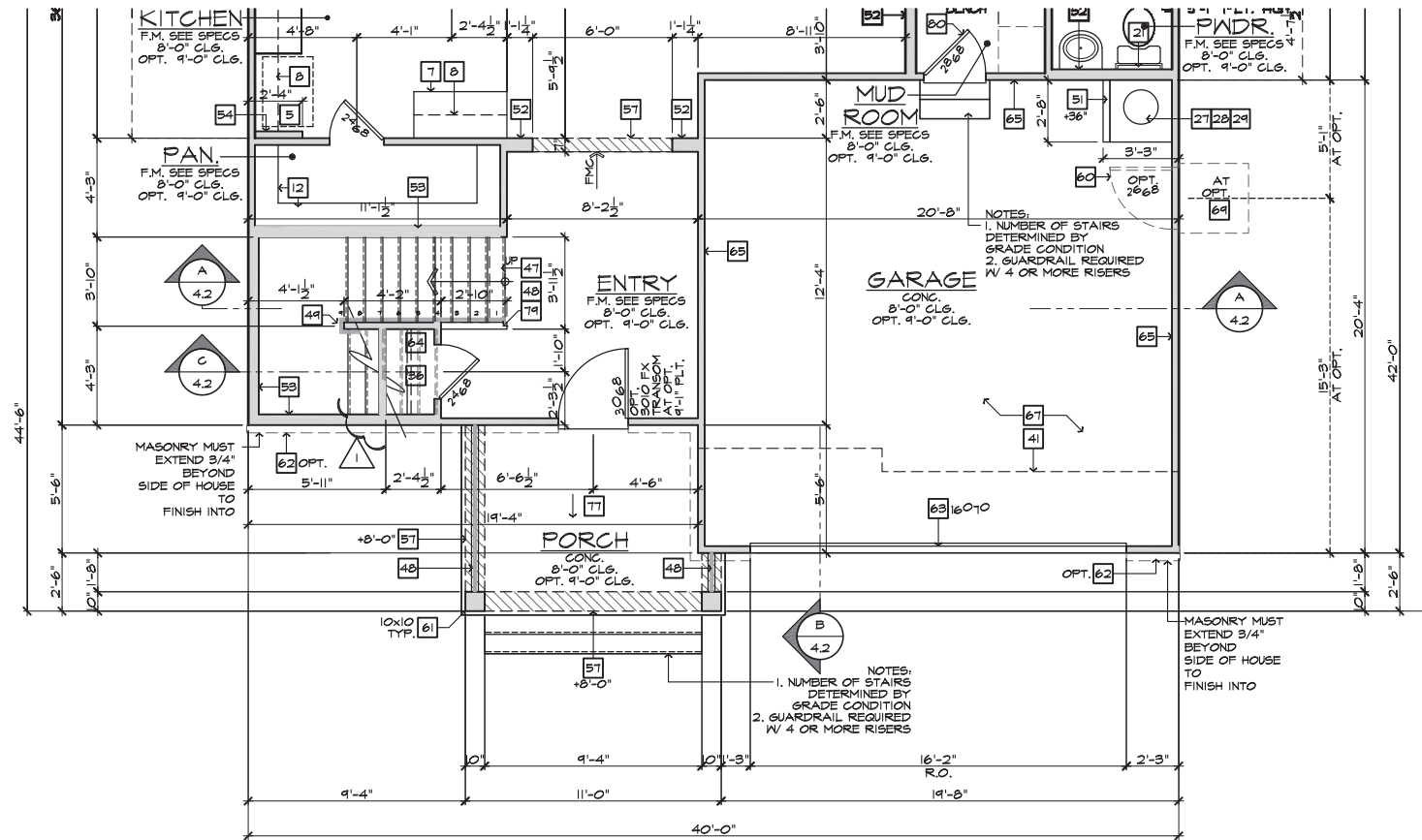
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RALEIGH-DURHAM
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PARTIAL RIGHT ELEVATION 'A' AT CRAWL SPACE

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



PARTIAL FIRST FLOOR PLAN 'A' AT CRAWL SPACE

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

BASIC PLAN

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT, SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER 5" VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
34.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
48.	MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
50.	A/C PAD LOCATION
51.	LOW WALL - REFER TO PLAN FOR HEIGHT
52.	2x6 STUD WALL
54.	DBL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
57.	FLAT SOFFIT
58.	ARCHED SOFFIT
60.	OPT. DOOR/WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS
63.	SECTIONAL GARAGE DOOR PER SPECS
66.	3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
68.	P.T. POST W/ VINYL WRAP.
75.	WINDOW LEDGE - HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB, SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE



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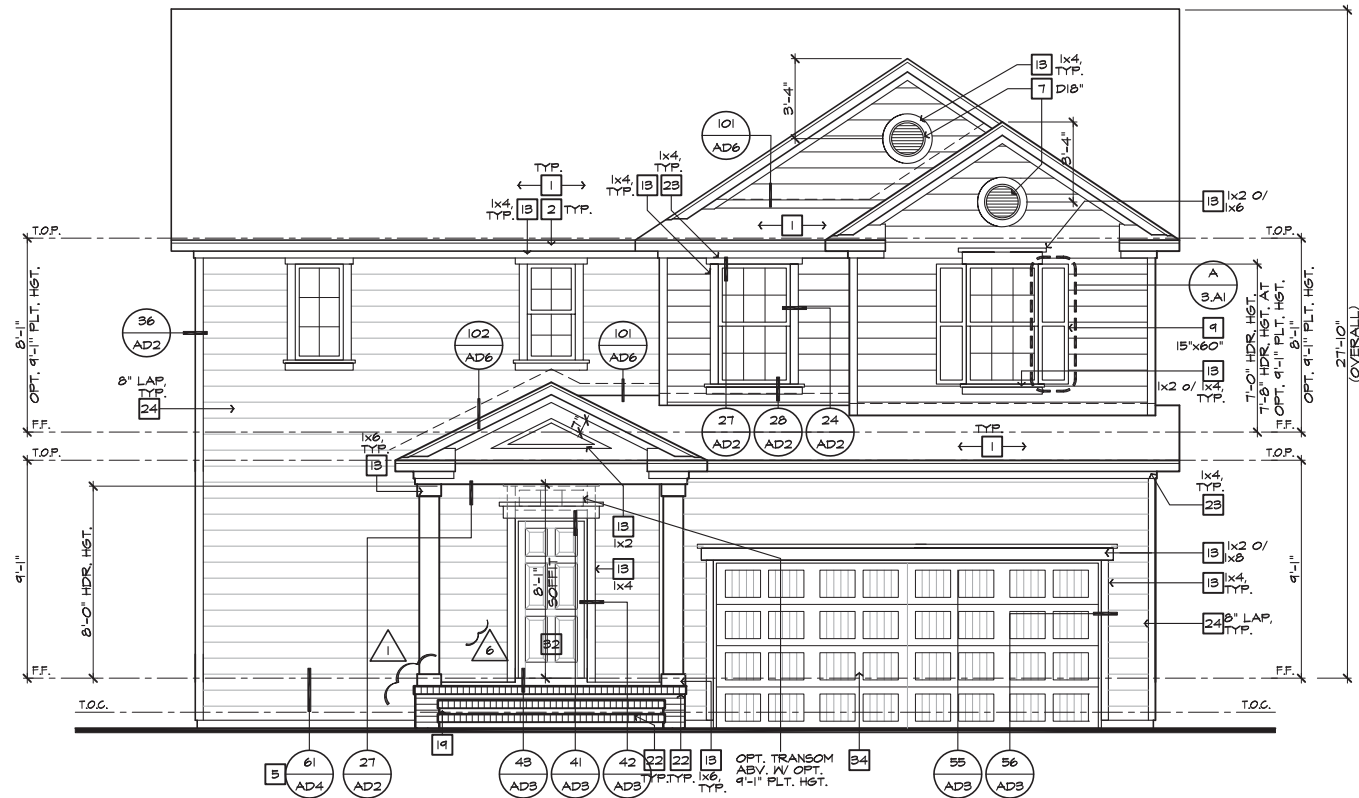
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SHEET:
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SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

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FRONT ELEVATION 'A' W/ CRAWL SPACE
 AT OPTIONAL 9'-1" PLT. HGT.
 SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

- # ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 3. 6:1 FLASHING
 4. 6:1 FLASHING & SADDLE/CRICKET
 5. 6:1 DRIP SCREED
 6. 24"x24" CHIMNEY
 7. DECORATIVE VENT
 8. DECORATIVE CORBEL
 9. DECORATIVE SHUTTERS
 10. PEDIMENT. SEE ELEVATION FOR TYPE
 11. RECESSED ELEMENT
 12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 13. TRIM PER SPEC- SEE ELEVATION FOR SIZE
 14. SYNTHETIC MATERIAL
 15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 17. SHAKE SIDING
 18. STONE VENEER PER SPECS
 19. BRICK/MASONRY VENEER PER SPECS
 20. BUILT UP BRICK COLUMN
 21. SOLDIER COURSE
 22. ROWLOCK COURSE
 23. FRIEZE BOARD
 24. SIDING W/ 4" CORNER TRIM PER SPECS
 25. P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 26. PRE-FAB DECORATIVE TRIM
 27. LIGHT WEIGHT PRECAST STONE TRIM
 28. P.T. LUMBER RAILINGS (+36" U.N.O.)
 29. WRAP
 30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
 31. BRACKET OR KICKER - FYPON OR EQ.
 32. ENTRY DOOR
 33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
 34. SECTIONAL GARAGE DOOR PER SPECS
 35. ALUMINUM WRAP
 36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
 37. OPTIONAL STANDING SEAM METAL ROOF
 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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 NC20012NCP- 01/29/20 - KBA
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SPEC. LEVEL 1
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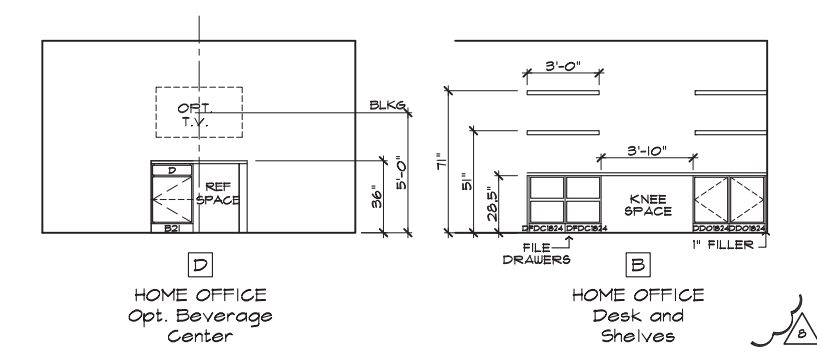
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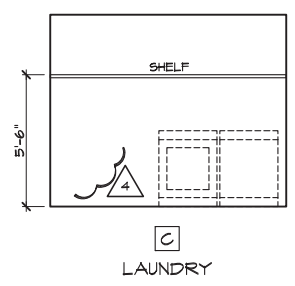
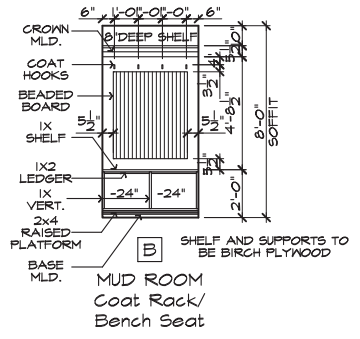
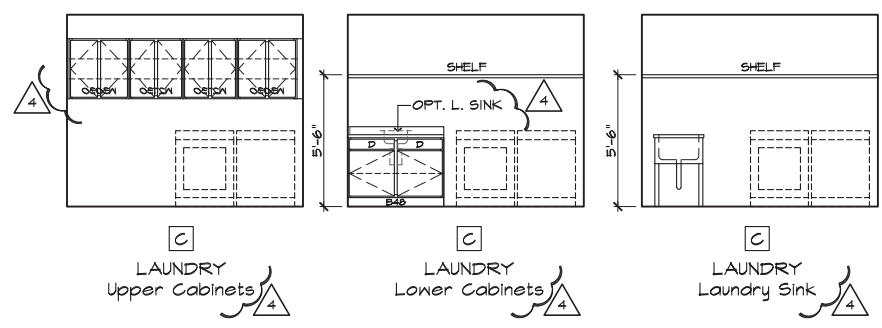
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NC19033NCF - 05/07/19 - CTD
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- 7 DIVISION REVISIONS
NC20023NCF - 05/07/20 - KBA
- 8 HOME OFFICE
CORP20063CORP-01/20/20-CTD

PLAN:
240.2596-R
SHEET:
4.1

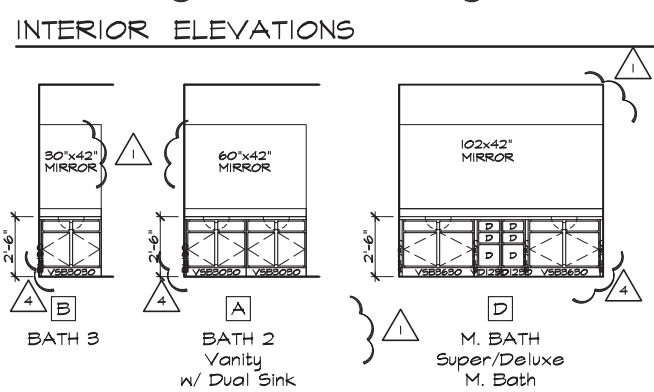
**SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES**



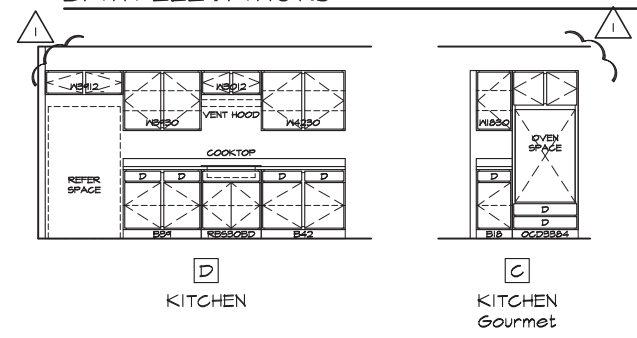
MISC. ELEVATIONS



INTERIOR ELEVATIONS



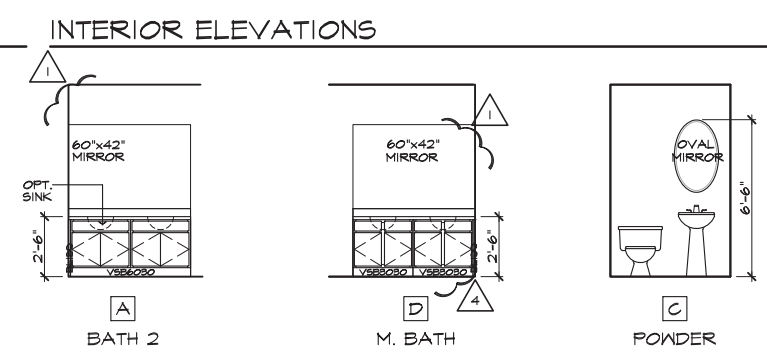
BATH ELEVATIONS



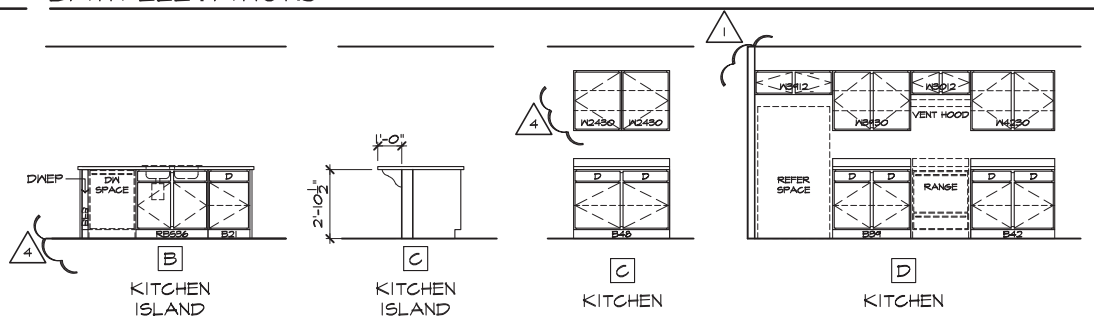
KITCHEN ELEVATIONS

OPTIONAL INTERIOR ELEVATIONS

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



BATH ELEVATIONS

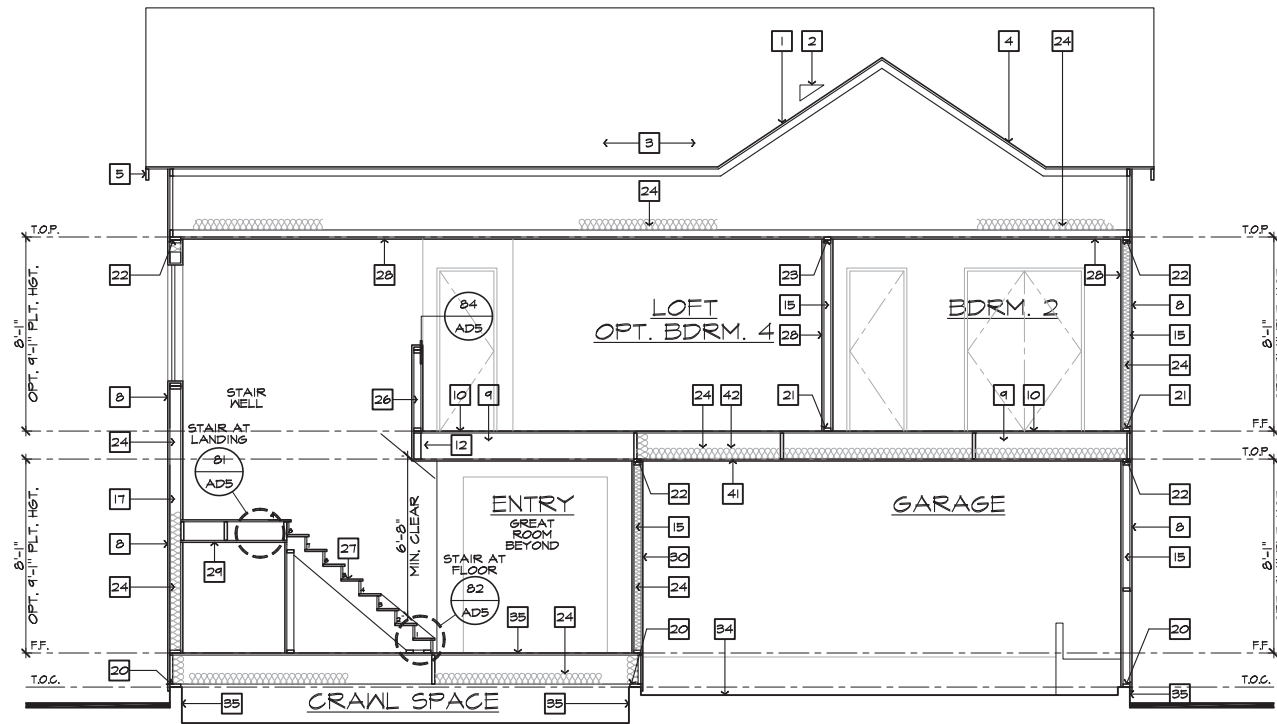


KITCHEN ELEVATIONS

INTERIOR ELEVATIONS

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

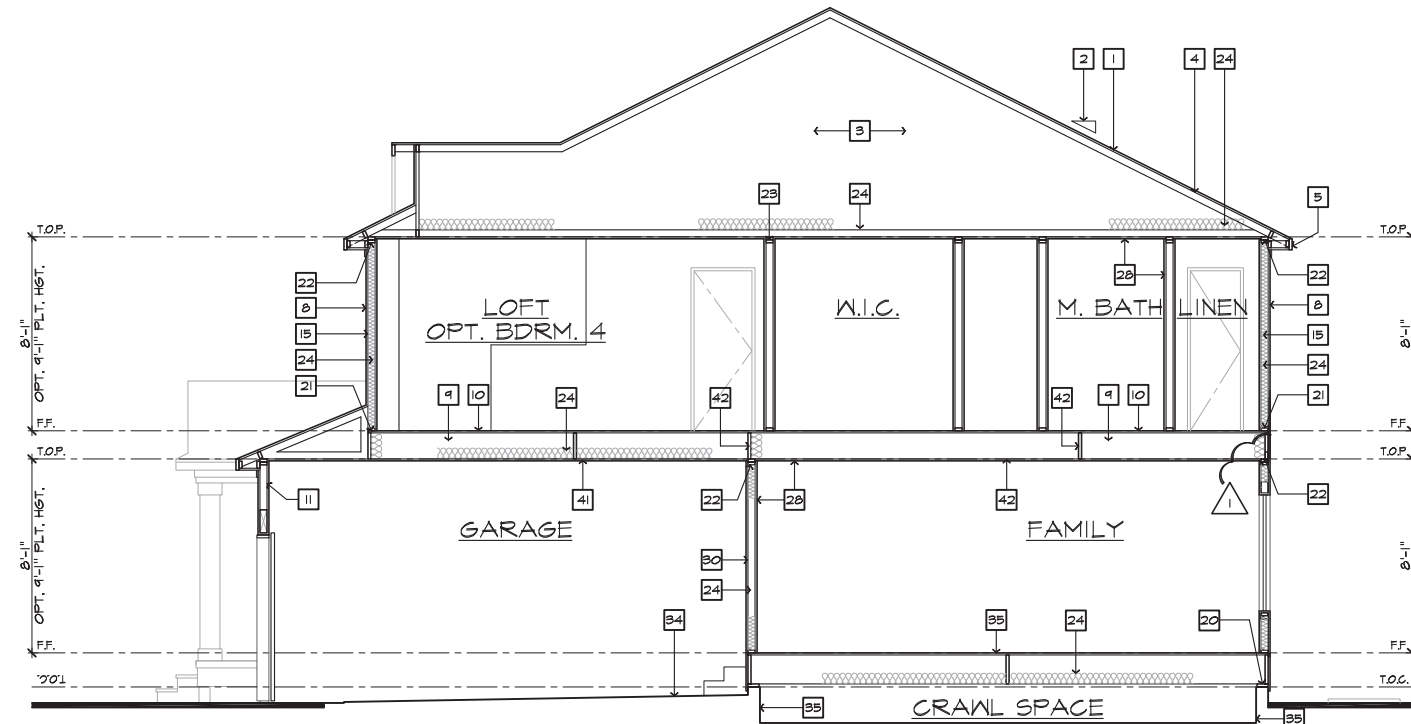
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SECTION "A"

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

AT CRAWL SPACE



SECTION "B"

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

AT CRAWL SPACE

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

**NORTH CAROLINA
40' SERIES**

KB HOME
NORTH CAROLINA DIVISION

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DURHAM, NC 27703
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**2018 NORTH
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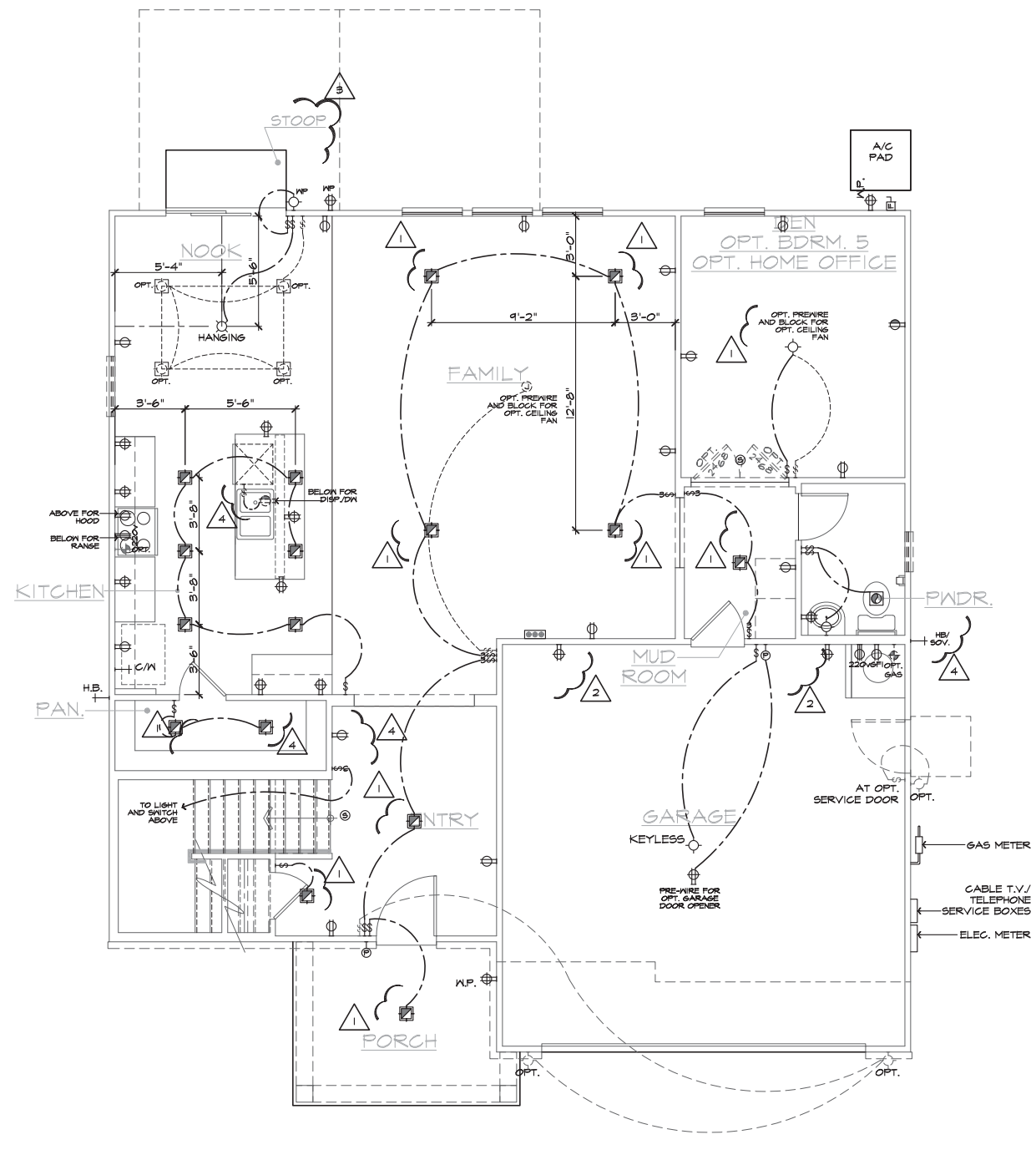
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SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES

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

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

NOTES

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



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- 7 DIVISION REVISIONS
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CORP20003CORP-08/20/20-CTD
- 9 DIVISION REVISION
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PLAN:
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 SHEET:
5.1

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

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

UTILITY LEGEND 2018 NC-PL 2017 N.E.C.

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)
12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ W/P 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR
RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE
HEIGHT NOTED AS PER PLAN
- ⊕ TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.
8" ABOVE COUNTER U.N.O.
- ⊕ 3 THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE
W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL
LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
LIGHTING - TRAVERSE II LED FIXTURE - PER
SPECS
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE
W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT
LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE
FROM STREET

24"x48" FLUORESCENT LIGHT
BOX (CEILING MOUNTED)

12"x48" FLUORESCENT LIGHT
BOX (CEILING MOUNTED)

- ⊕ OPTIONAL PRE-WIRED CEILING FAN
AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.
- ⊕ CEILING MOUNTED JUNCTION BOX
- ⊕ WALL MOUNTED JUNCTION BOX
- ⊕ DOOR CHIME
- ⊕ CATV RECEPTACLE
- ⊕ PUSH BUTTON
- ⊕ PHONE OUTLET
- ⊕ SERVICE BOX
- ⊕ HOSE BIB
- ⊕ HOSE BIB W/ S.O.V.
- ⊕ WATER STUB FOR ICE MAKER
- ⊕ APPROVED CEILING MOUNTED
SMOKE DETECTOR TO BE HARD WIRED
WITH BATTERY BACK-UP AND INTERCONNECTED
- ⊕ APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.
- ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
- ⊕ GAS TAP
- ⊕ GAS KEY - FIREPLACE GAS VALVES SHALL BE
LOCATED OUTSIDE OF REQUIRED HEARTH AREA,
BUT NO MORE THAN 48" FROM GAS OUTLET

SWITCHING FOR
ROOMS W/ CLG. FAN
OPTIONS

24" MIN. SEPARATION
OF ELECTRICAL BOXES
AS SHOWN BELOW

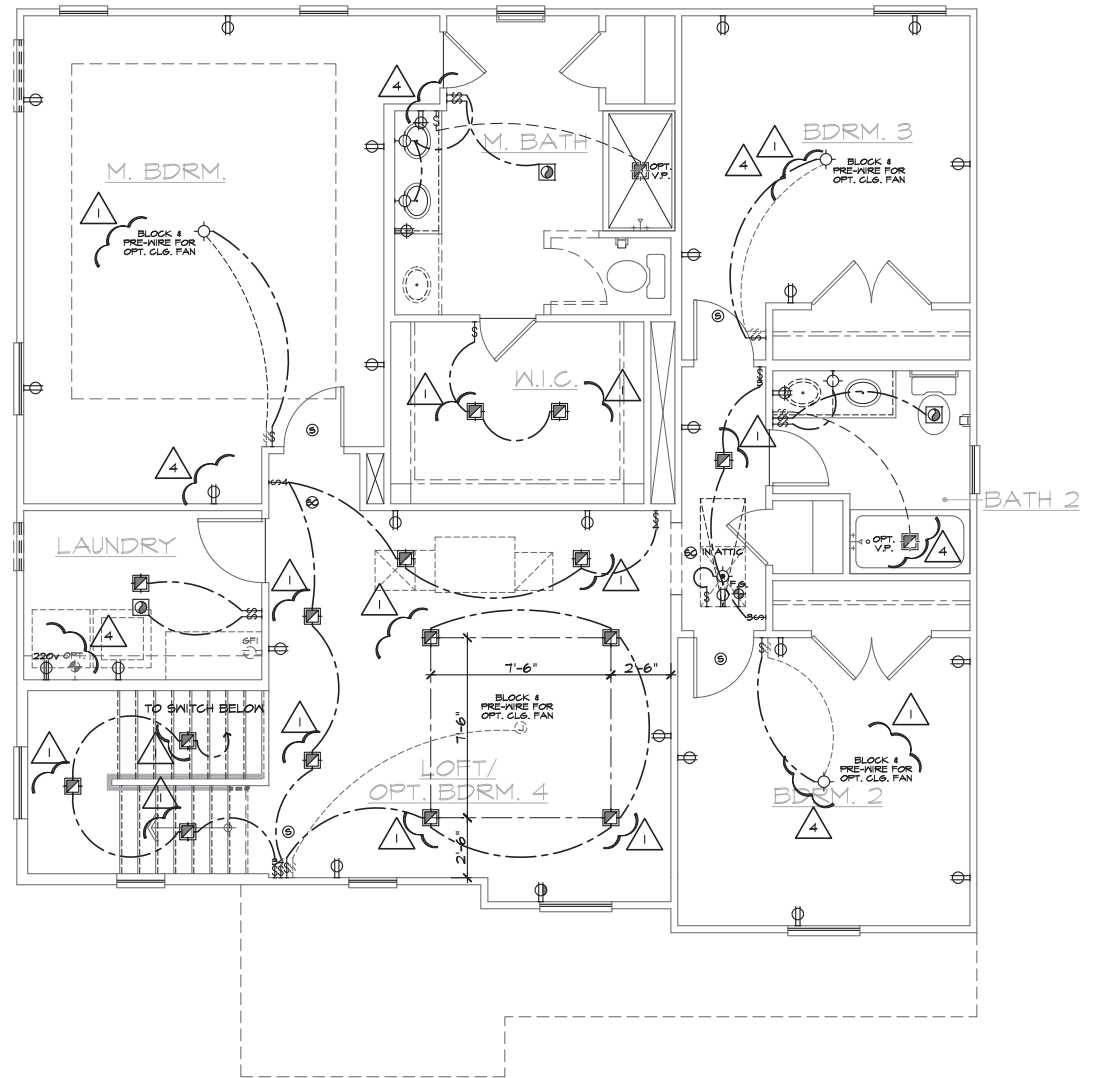
LIGHT / FAN
1/2 HOT

24" MIN. SEPARATION
OF ELECTRICAL BOXES
AS SHOWN BELOW

⊕ DWELLING
2'-0" MIN.
GARAGE

NOTES

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

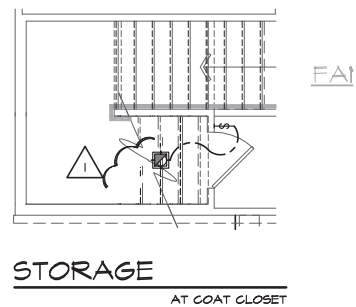
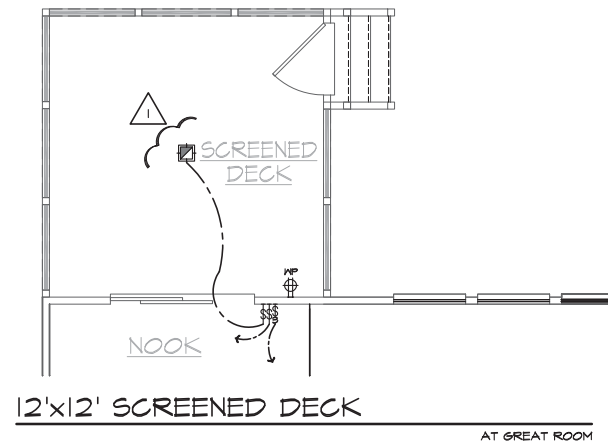


SECOND FLOOR UTILITY PLAN

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

BASIC PLAN

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FIRST FLOOR UTILITY PLAN OPTIONS

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

BASIC PLAN

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

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



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SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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NC19033NCP - 05/07/19 - CTD
- 5 DIVISION REVISIONS
NC20012NCP - 01/29/20 - KBA

FOR INTERNAL USE ONLY

REVIEWED BY:	DATE:
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PLAN:
240.2596-R
SHEET:
5.4

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

UTILITY LEGEND 2018 NC-01-2017-166

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

SWITCHING FOR
ROOMS W/ CLG. FAN
OPTIONS

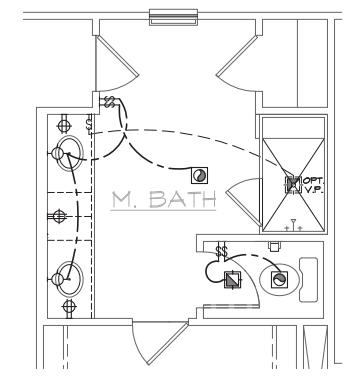
SECONDARY MASTER

24" MIN. SEPARATION
OF ELECTRICAL BOXES
AS SHOWN BELOW

DWELLING GARAGE

NOTES

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



DELUXE M. BATH
AT M. BATH

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**NORTH CAROLINA
40' 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: 06/02/15
PROJECT No.: 1350999:56
DIVISION MGR.: MCP
REVISIONS: 05/07/19

- 1 DIVISION REVISIONS NC18024NCF - 08/24/18 - CTD
- 2 2018 CODE UPDATE NC19015NCF/ 03/15/19 / CTD
- 3 DIVISION REVISION NC19017NCF- 04/01/19 CTD
- 4 FRAMEWORK REVISIONS NC19033NCF- 05/07/19 - CTD
- 5 DIVISION REVISIONS NC20012NCF- 01/29/20 - KBA

FOR INTERNAL USE ONLY

REVISION BY:	DATE:
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PLAN:
240.2596-R
SHEET:
7.3

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

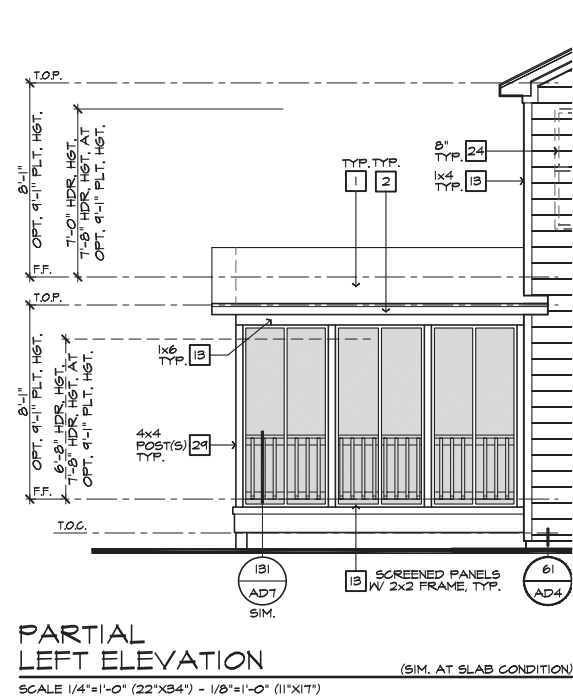
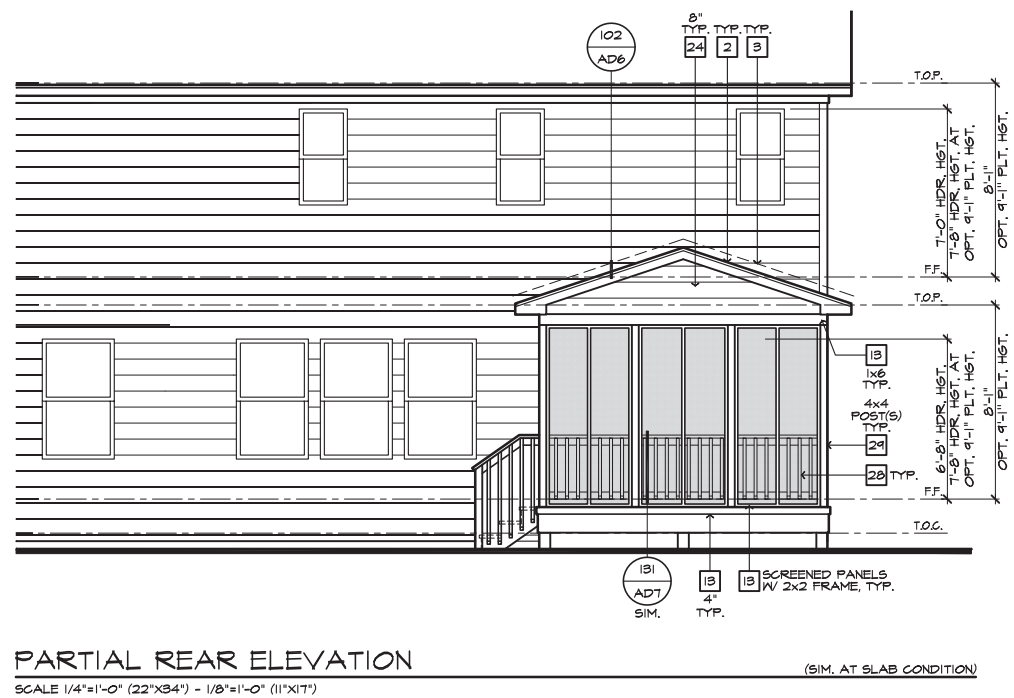
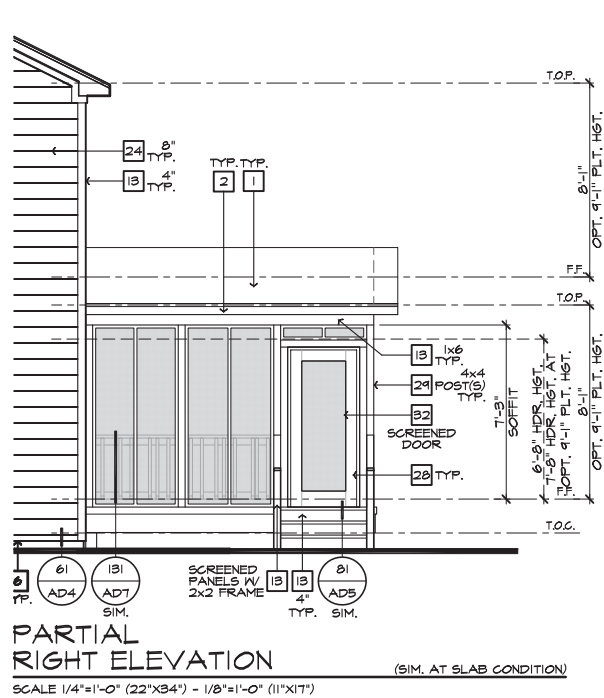
- # ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6.1. FLASHING
 - 6.1. FLASHING & SADDLE/CRICKET
 - 6.1. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE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

- # PARTIAL PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN. (REFER TO DETAILS)
 - WATER HEATER 3" VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE OF WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 - FLAT SOFFIT
 - ARCHED SOFFIT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPYON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - SECTIONAL GARAGE DOOR PER SPECS
 - 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE
 - NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH.
 - P.T. POST W/ WRAP.
 - EGRESS WINDOW
 - WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

- # FOUNDATION PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
 - CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER FT. MIN. TOWARD DOOR OPENINGS.
 - FOUNDATION PER STRUCTURAL.
 - STAIR LANDING, 36"x36" MIN.
 - CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
 - PROVIDE UNDER FLOOR VENTILATION
 - 4" TOE KICK FOR MASONRY VENEER.
 - 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
 - REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 - VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL
 - 4" MIN. 7 3/4" MAX. TO HARD SURFACE.
 - A/G PAD. VERIFY LOCATION.
 - CRAWL SPACE ACCESS
 - 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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



ROOF PLAN NOTES

INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
4:12

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

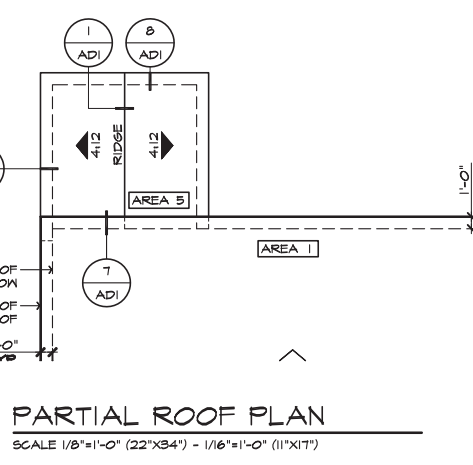
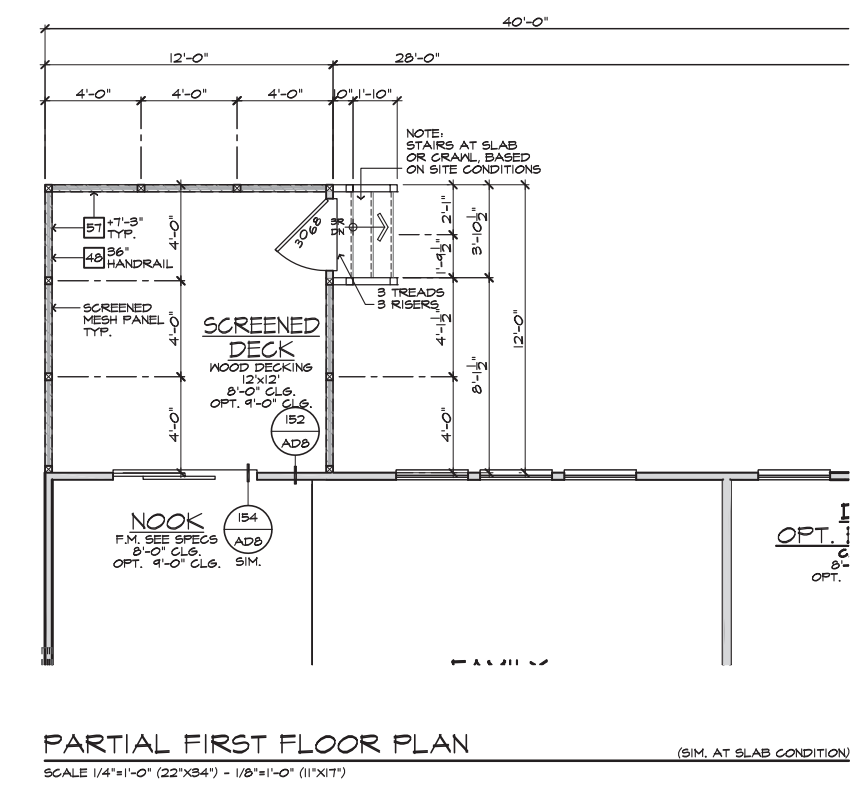
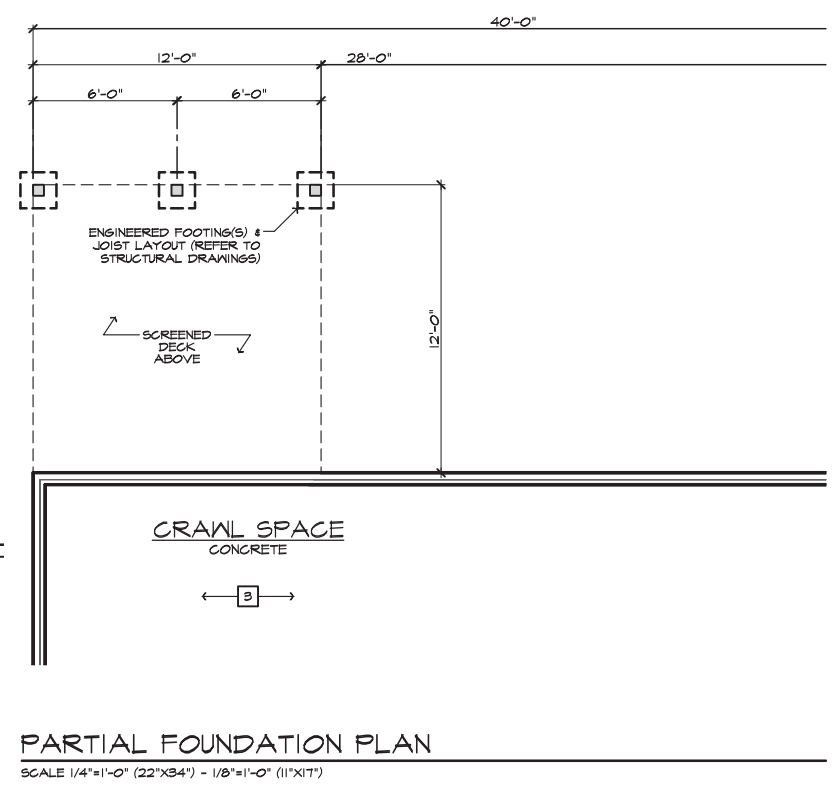
PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 9'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2019 NC-R 806.2)
* CALCULATION BY 1/50. HIGH/LOW VENTING NOT REQUIRED.

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

AREA 5 / OPTIONAL 12x12 SCREENED DECK

VENTILATION REQUIRED:
ATTIC AREA * 144 SQ. FT. / 150 = 0.96 SQ. FT.
X 144 = 138.24 SQ. IN.

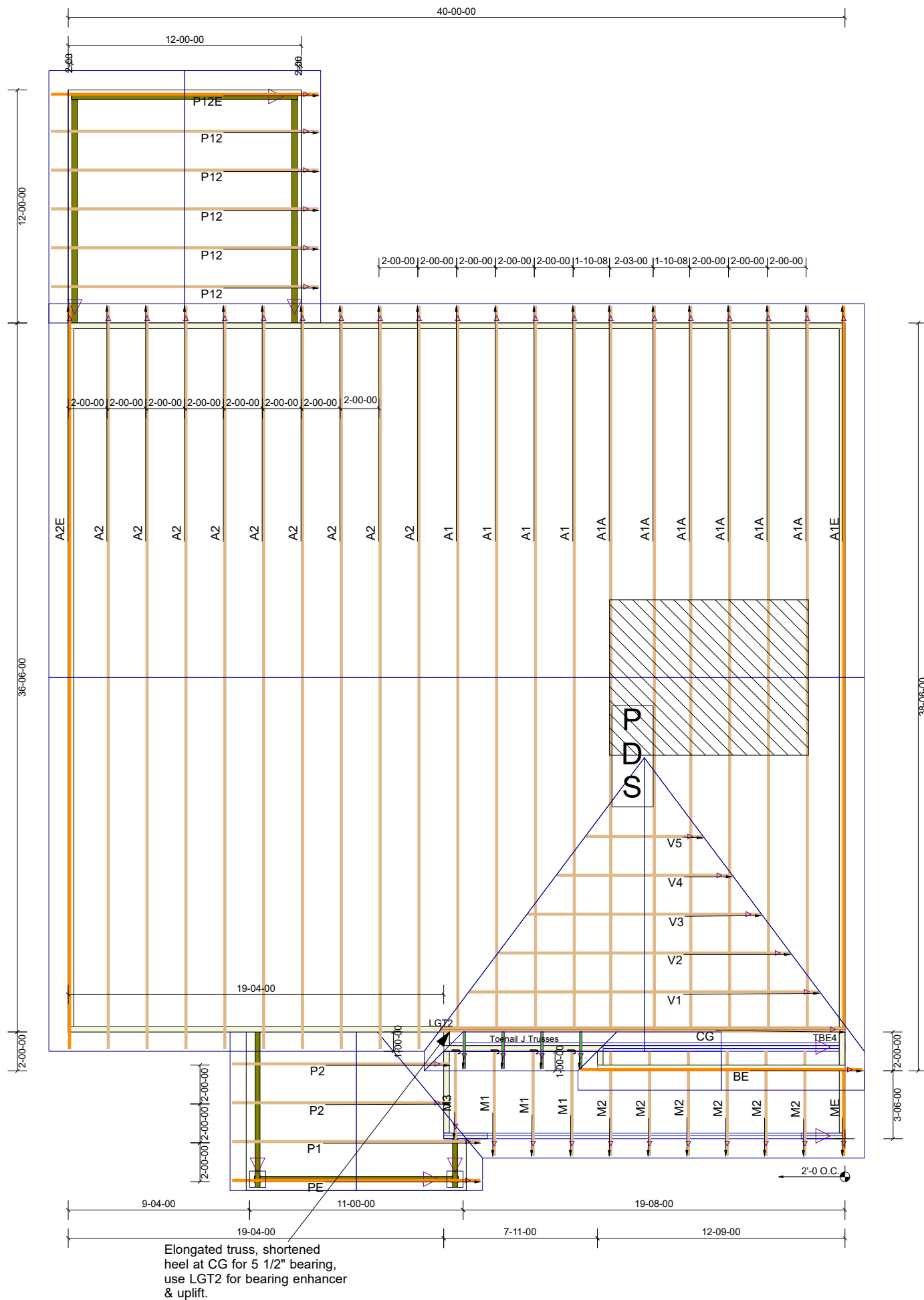
VENTILATION PROVIDED:
(4) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 72 SQ. IN.
(24) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 120 SQ. IN.
TOTAL VENTILATION PROVIDED: 192 SQ. IN.



12'x12' SCREENED-IN COVERED DECK AT CRAWL SPACE

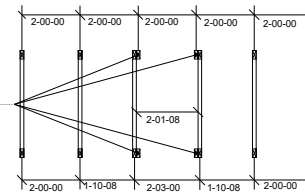
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THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



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

TRUSSES TO BE DESIGNED AT 24" ON CENTER



2x4 NAILER ATTACHED TO ENTIRE TOP CHORD AND BOTTOM CHORD WITH 16d NAILS @ 12" X 2" AT 12" ON CENTER. OMIT BOTTOM CHORD NAILERS AT THE ATTIC ACCESS LOCATION ONLY.

Hatch Legend	
	HVAC

Truss Connector List			
Symbol	Manuf	Product	Qty
A	Simpson	HUS26	10
B	Simpson	LUS26	10
TBE4	Simpson	TBE4	1 set
	Simpson	H2.5A AS INFO	85
LGT2	Simpson	LGT2	1



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

PROJECT:	Lot 11 Highland Grove		
CUSTOMER:	KB HOME		
MODEL:	240.2596 "A" 12x12 CD GOR		
SCALE:	NOT TO SCALE	P.O. NUMBER:	26801A
DRAWN BY:	MWM	REV:	XXXX
	PRINT DATE:	SHIP DATE:	2021
	5/10/21		

TOP LIVE: 20 PSF

TOP DEAD: 10 PSF

BOTM DEAD: 10 PSF

WIND SPD: 120 MPH

GENERAL NOTES:

DO NOT CUT OR MODIFY TRUSSES.

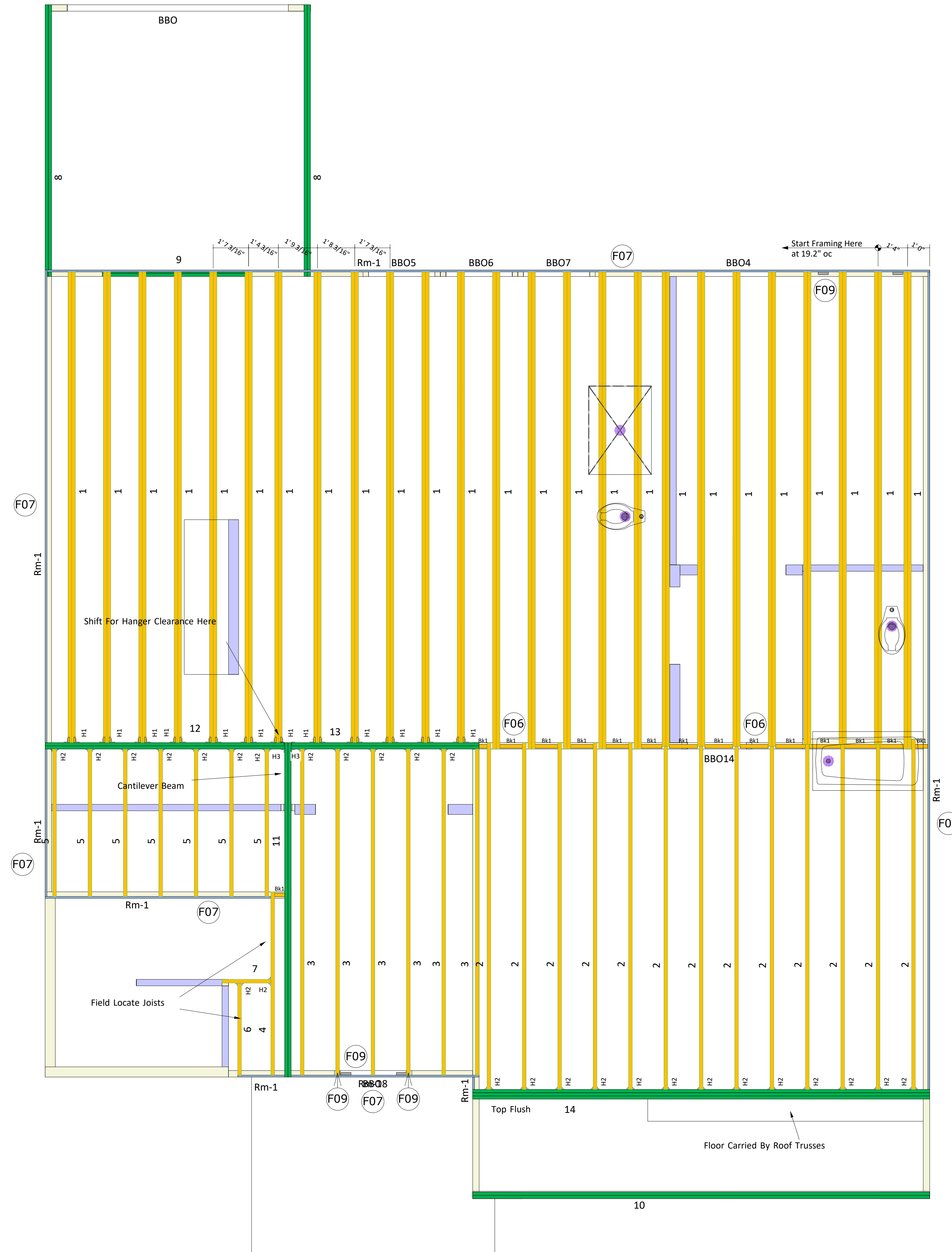
TRUSSES ARE SPACED 24" ON CENTER UNLESS NOTED OTHERWISE.

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

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

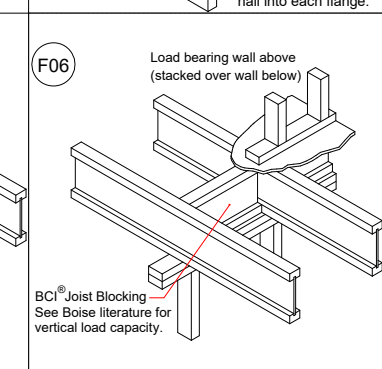
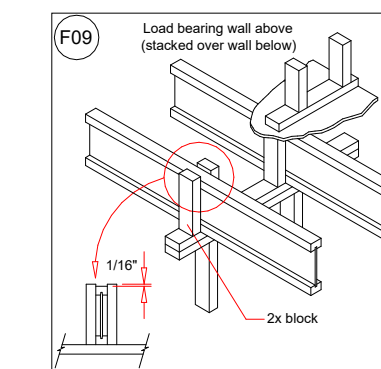
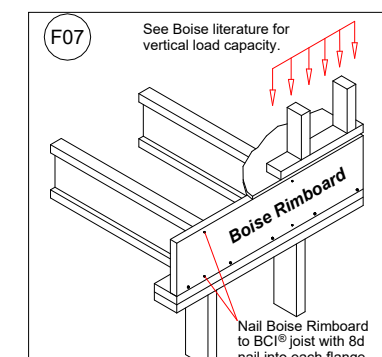
All I-Joist and Versa-Lam Beams
Must be Installed per The
Boise Cascade Installation Guide!

KB Homes
2596 Elev.A
11 Highland Grove



Products				
PlotID	Net Qty	Product	Length	Plies
1	50	14" BCI® 5000s-1.8	22' 0"	2
2	13	14" BCI® 5000s-1.8	16' 0"	1
3	6	14" BCI® 5000s-1.8	15' 0"	1
4	1	14" BCI® 5000s-1.8	9' 0"	1
5	7	14" BCI® 5000s-1.8	7' 0"	1
6	1	14" BCI® 5000s-1.8	5' 0"	1
7	1	14" BCI® 5000s-1.8	3' 0"	1
8	4	1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP	14' 0"	2
9	2	1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP	8' 0"	2
10	2	1-3/4" x 11-7/8" VERSA-LAM® LVL 2.1E 3100 SP	22' 0"	2
11	2	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	16' 0"	2
12	2	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	12' 0"	2
13	2	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	10' 0"	2
14	3	1-3/4" x 18" VERSA-LAM® LVL 2.1E 3100 SP	22' 0"	3
Rm-1	11	1" x 14" BC RIM BOARD OSB	12' 0"	1
Bk1	8	14" BCI® 5000s-1.8	2' 0"	1

Connector Summary			
PlotID	Qty	Manuf	Product
H1	12	Simpson	HU4.12/11
H2	27	Simpson	IUS 2.06/14
H3	2	Simpson	HUCQ412-SDS
Add*	40		6" Bolt Sets*



Revisions: BY:

SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design drawings of the building, therefore, purchaser is to check all applicable dimensions, quantities, loads, and details carefully. This drawing has not been checked by Boise Engineering.

KB Homes
2596 Elev.A
11 Highland Grove
84 Lumber EWP

Squash Blocks Required
Under The Ends Of All LVL
And Point Loads For Load
Transfer - See Details

Second Floor Layout

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 JDS Consulting, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- BRACED-WALL DESIGN IS BASED ON SECTION R602.10 - WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

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

DESIGN LOADS

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

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

ABBREVIATIONS

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

MATERIALS

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

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

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

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

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

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

FOUNDATION

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.

A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.

A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

FRAMING

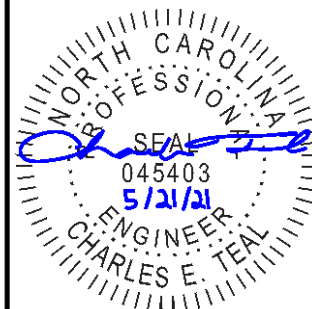
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.

A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:

A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
- STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
- FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
- FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
- BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



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PLAN:
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GENERAL NOTES

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

SEE TABLE R602.3(1) FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.

DETAILS AND NOTES ON DRAWINGS GOVERN.


BALLOON WALL FRAMING SCHEDULE
(USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 115 MPH ULTIMATE DESIGN WIND SPEED
2x4 @ 16" OC	10'-0"
2x4 @ 12" OC	12'-0"
2x6 @ 16" OC	15'-0"
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
(2) 2x6 @ 12" OC	25'-0"
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"


- ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
- WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6' MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.
- FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
- FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

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

STICK-FRAMED ROOF - STRUCTURAL NOTES

- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
- FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

BRICK VENEER LINTEL SCHEDULE

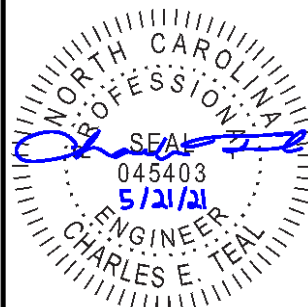
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

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

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



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P-0961

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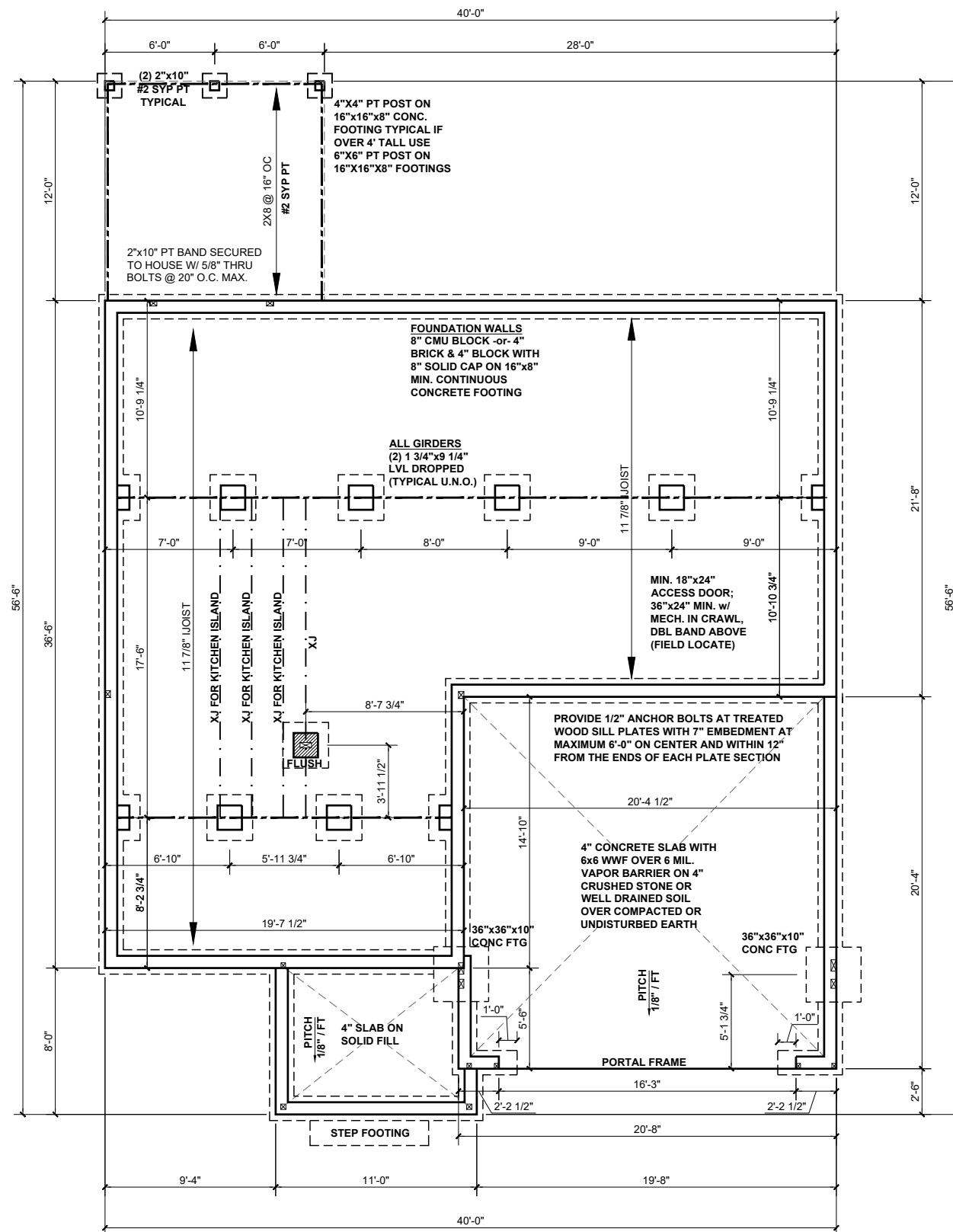
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GENERAL NOTES

GN1.1

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CRAWLSPACE FOUNDATION PLAN - 'A'
 SCALE: 1/8" = 1'-0"

BEAM & POINT LOAD LEGEND

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

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

**REFER TO I-JOIST EQUIVALENCES CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

FLOOR FRAMING TO BE 11 7/8" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING

8"x16" PIERS AT FOUNDATION WALL SUPPORTING DROPPED GIRDER TO HAVE A 30"x10"x8" FOOTING PROJECTION FROM THE MAIN WALL FOOTING.

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

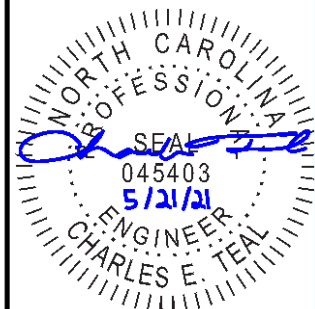
SIZE	HOLLOW MASONRY	SOLID MASONRY
8x16	UP TO 32" HIGH	UP TO 5'-0" HIGH
12x16	UP TO 48" HIGH	UP TO 9'-0" HIGH
16x16	UP TO 64" HIGH	UP TO 12'-0" HIGH
24x24	UP TO 96" HIGH	

WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

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



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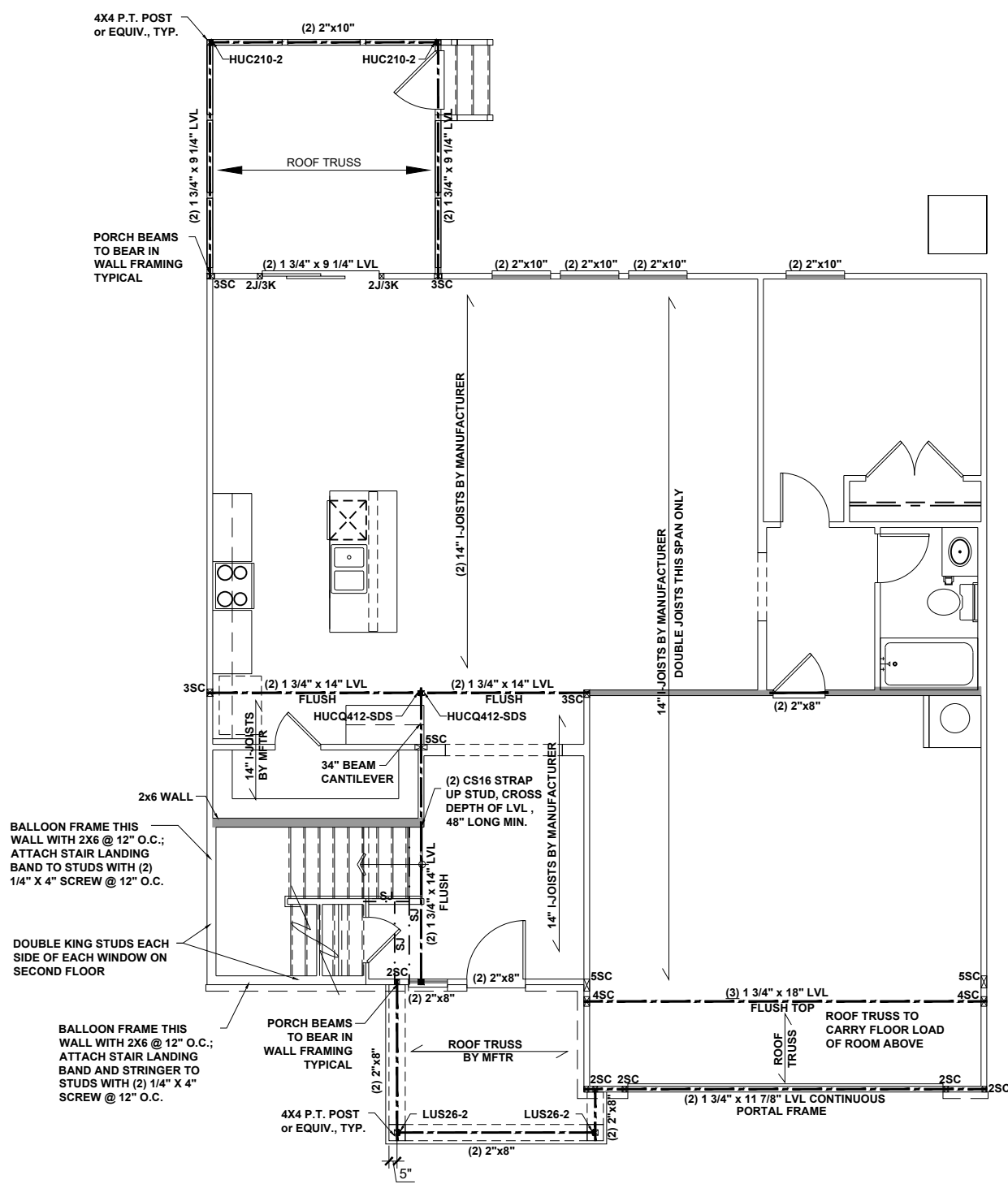
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CRAWL SPACE
 FOUNDATION PLAN
S.30A

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FIRST FLOOR CEILING FRAMING PLAN - 'A'
 SCALE: 1/8"=1'-0"

BEAM & POINT LOAD LEGEND

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

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

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

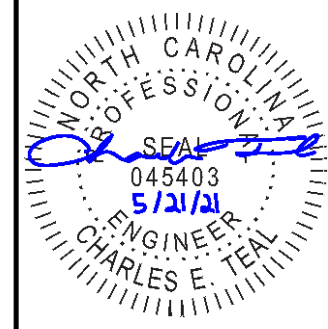
ALL FLUSH BEAMS TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

**REFER TO I-JOIST EQUIVALENT CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

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



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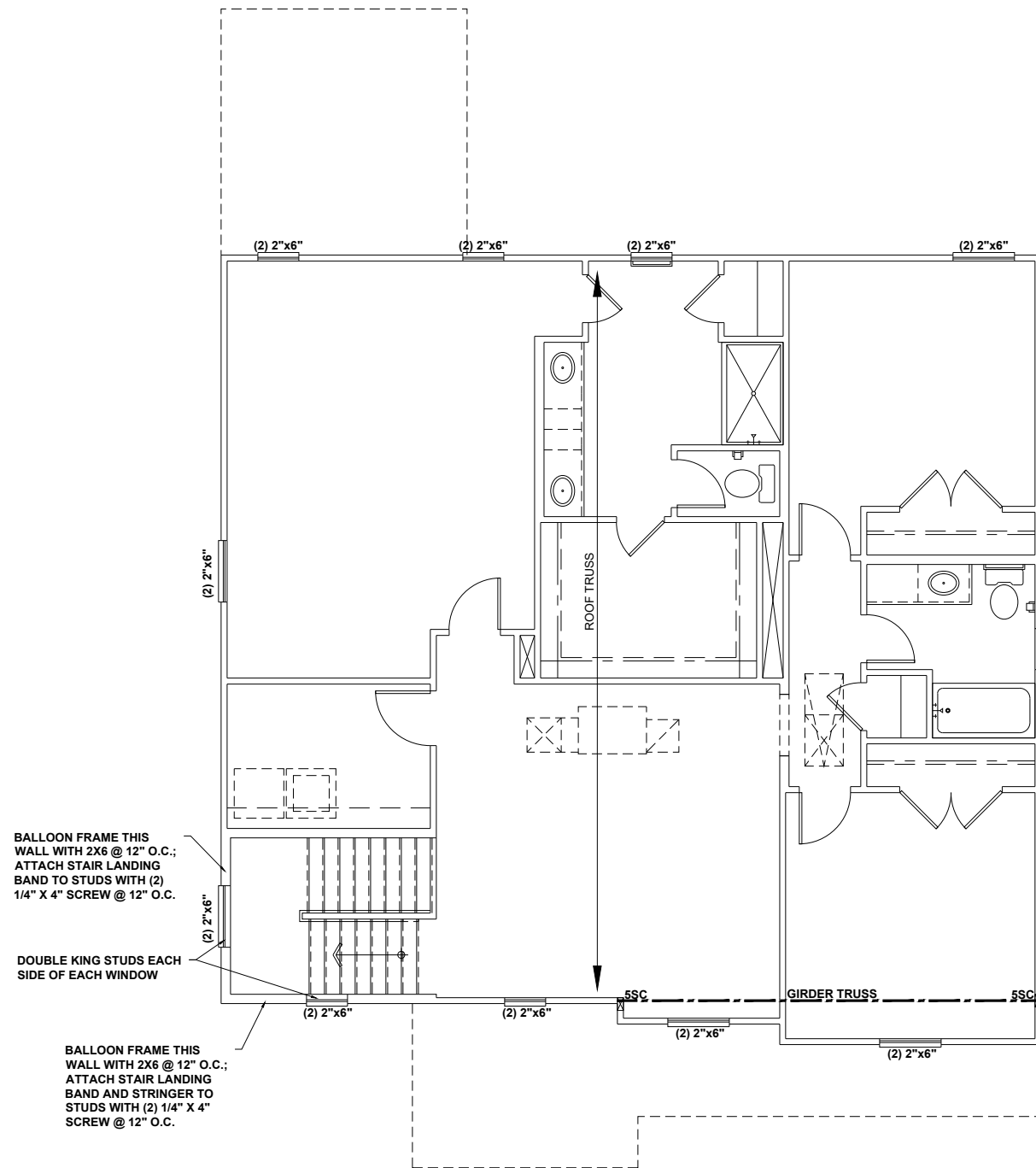


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FIRST FLOOR
 CEILING FRAMING PLAN
S1.0A

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SECOND FLOOR CEILING FRAMING PLAN - 'A'

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

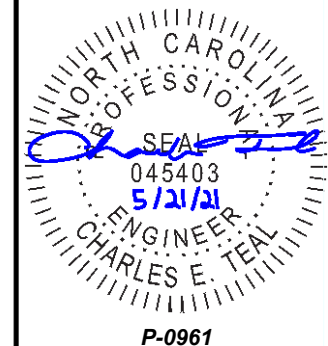
BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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



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P-0961

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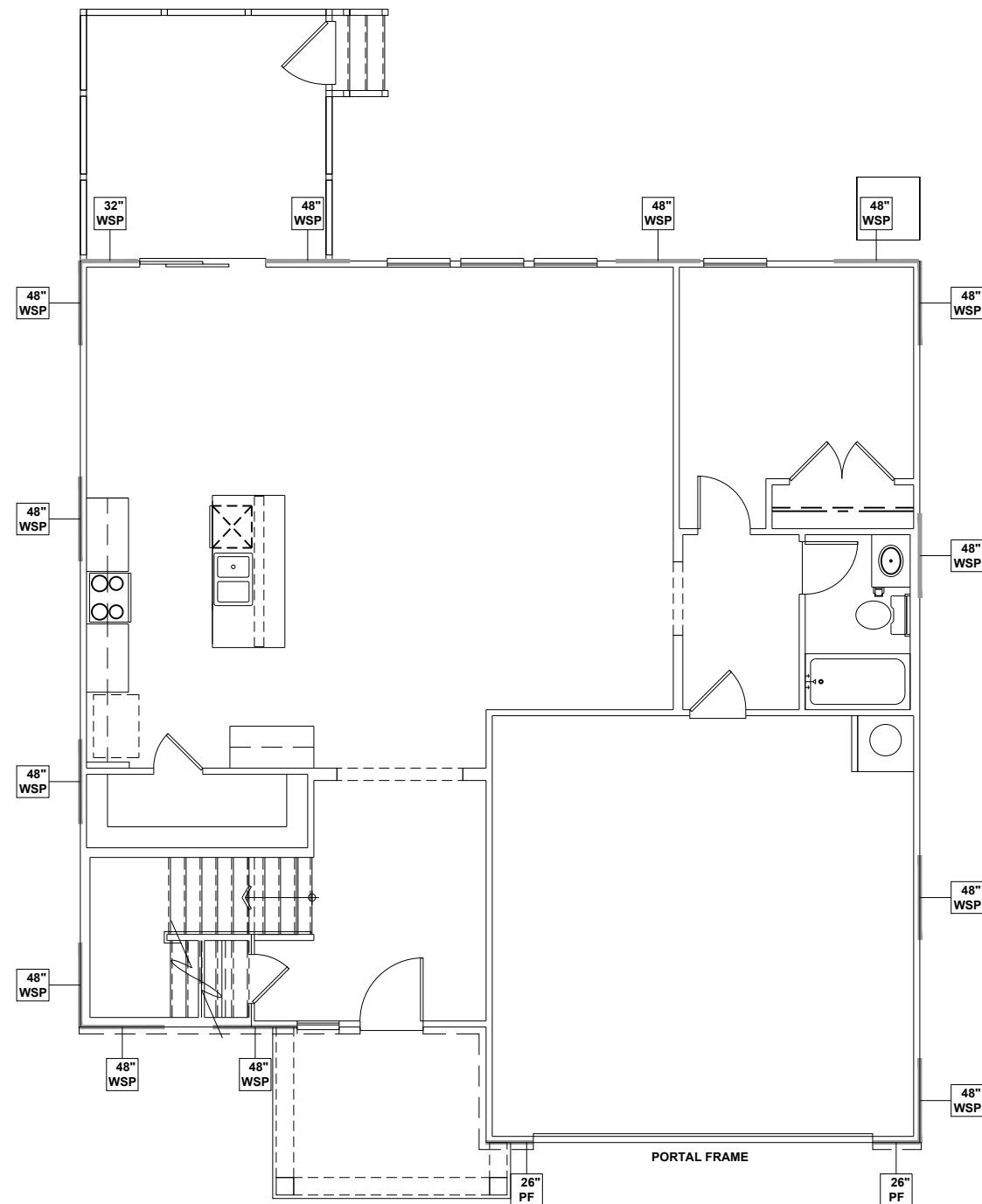
PROJECT NO.: 21901114

DATE: 05/18/2021

PLAN:
240.2596

SECOND FLOOR
CEILING FRAMING PLAN

S2.0A

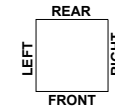


FIRST FLOOR WALL BRACING PLAN - 'A'

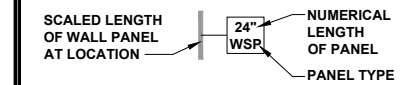
SCALE: 1/8"=1'-0"

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 FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



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



ENGINEERED WALL SCHEDULE

- ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH SIDES WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

WALL BRACING NOTE:

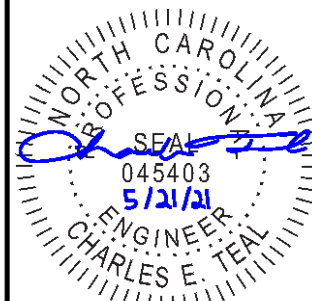
WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCR. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	12.0 FT.	16.6 FT.
RIGHT	12.0 FT.	16.0 FT.
REAR	12.0 FT.	14.6 FT.
LEFT	12.0 FT.	16.0 FT.



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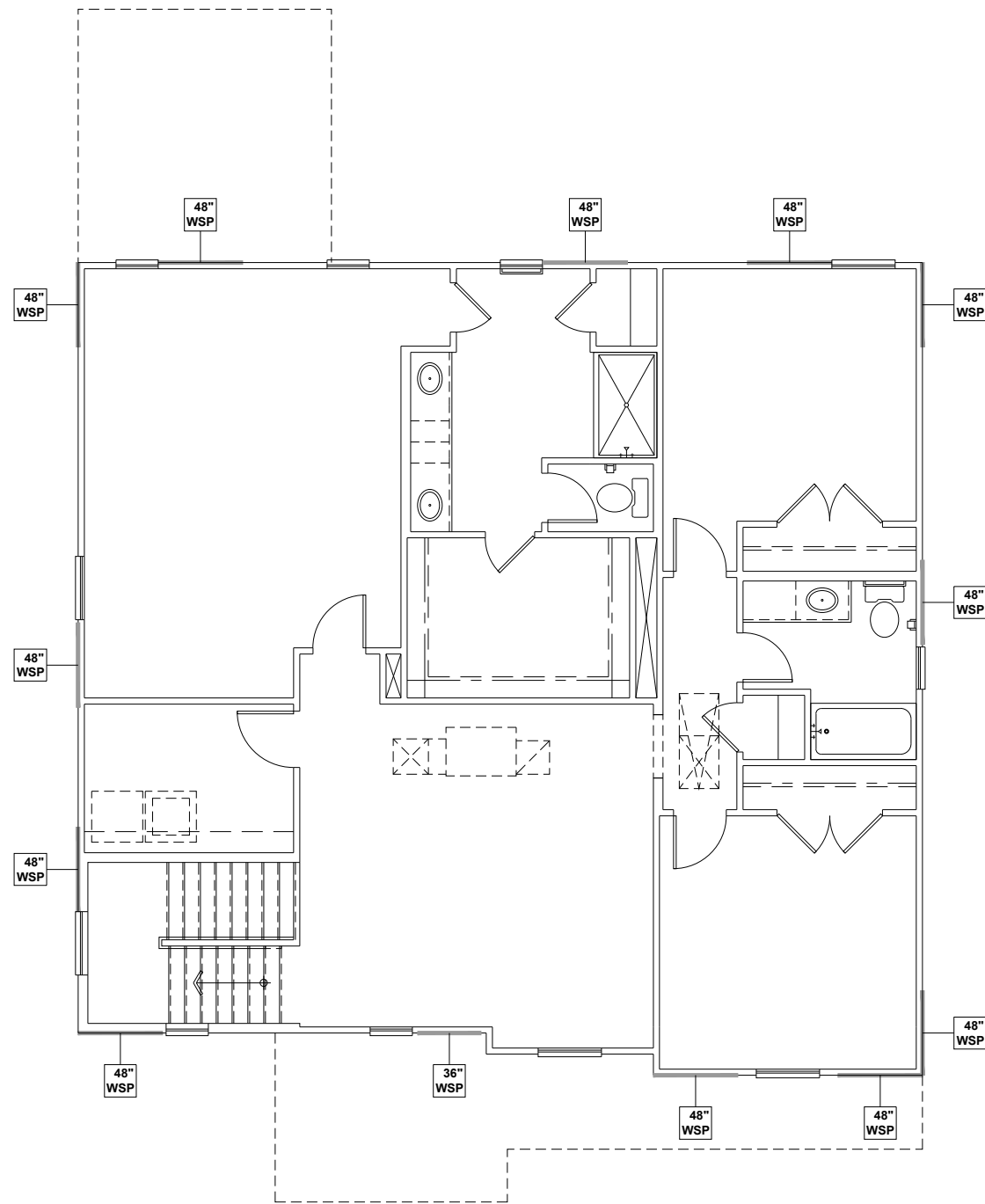
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PLAN:
240.2596

FIRST FLOOR
WALL BRACING PLAN

S4.0A

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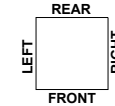


SECOND FLOOR WALL BRACING PLAN - 'A'

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.
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- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH SIDES WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

WALL BRACING NOTE:

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WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.0 FT.	15.0 FT.
RIGHT	6.0 FT.	12.0 FT.
REAR	6.0 FT.	12.0 FT.
LEFT	6.0 FT.	12.0 FT.



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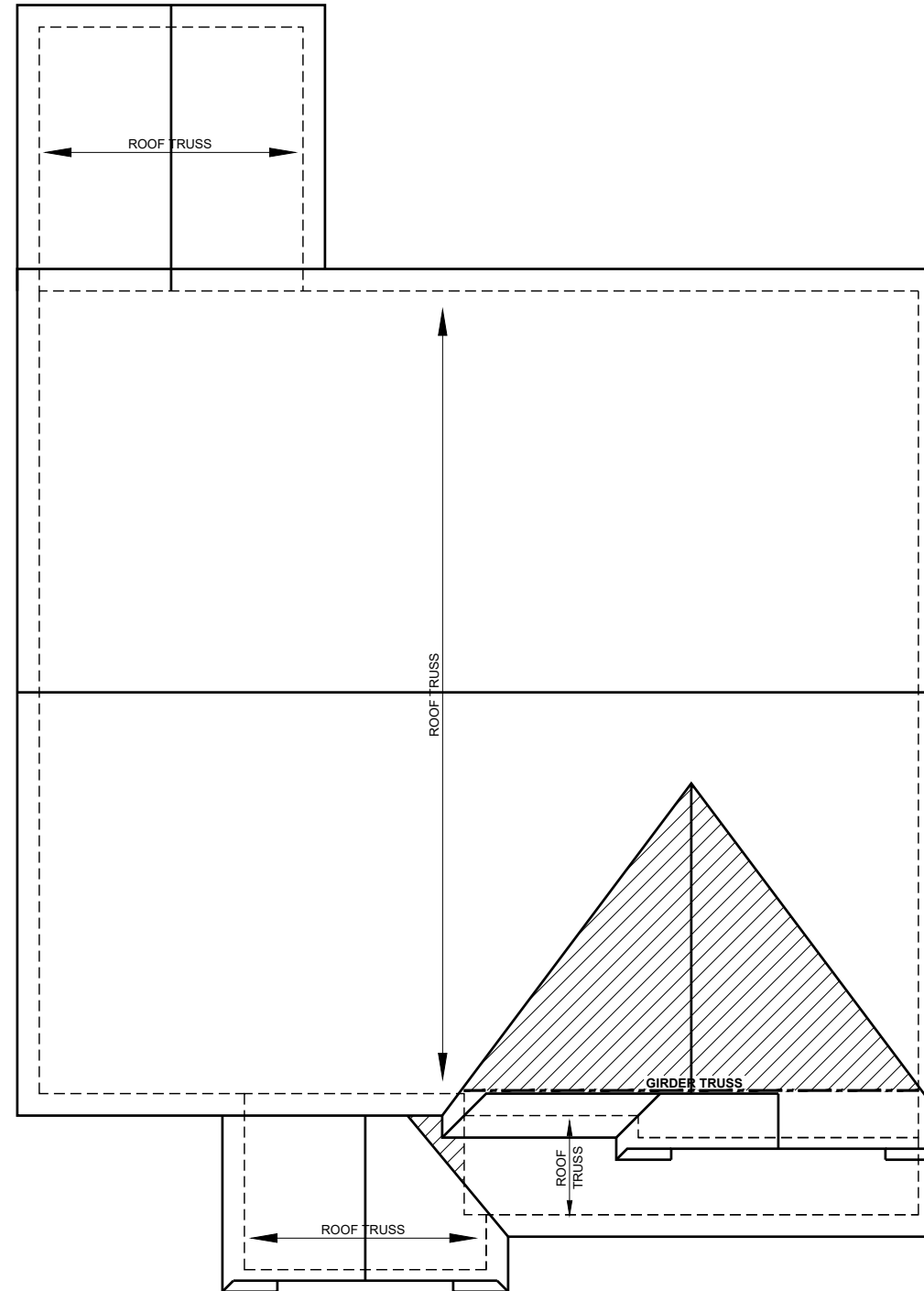
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SECOND FLOOR
WALL BRACING PLAN

S5.0A

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ROOF FRAMING PLAN - 'A'

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

BEAM & POINT LOAD LEGEND

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

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

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

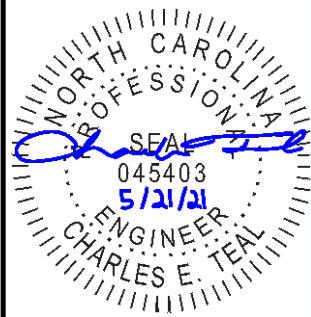
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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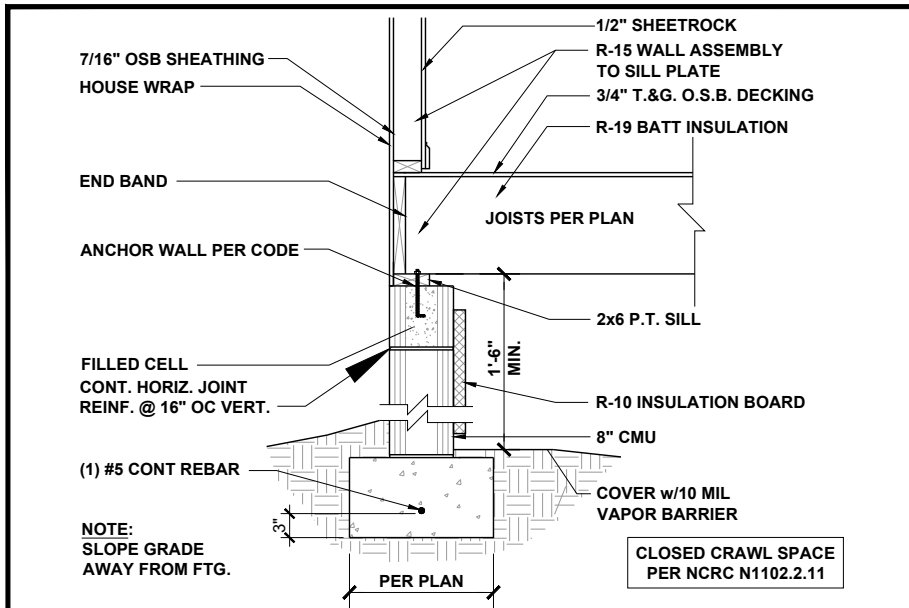
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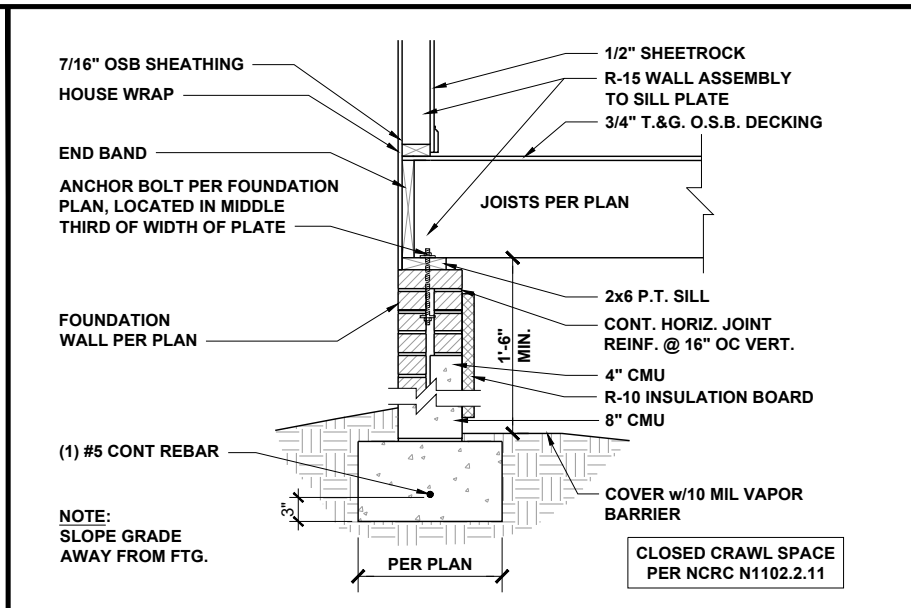
ROOF FRAMING PLAN

S7.0A

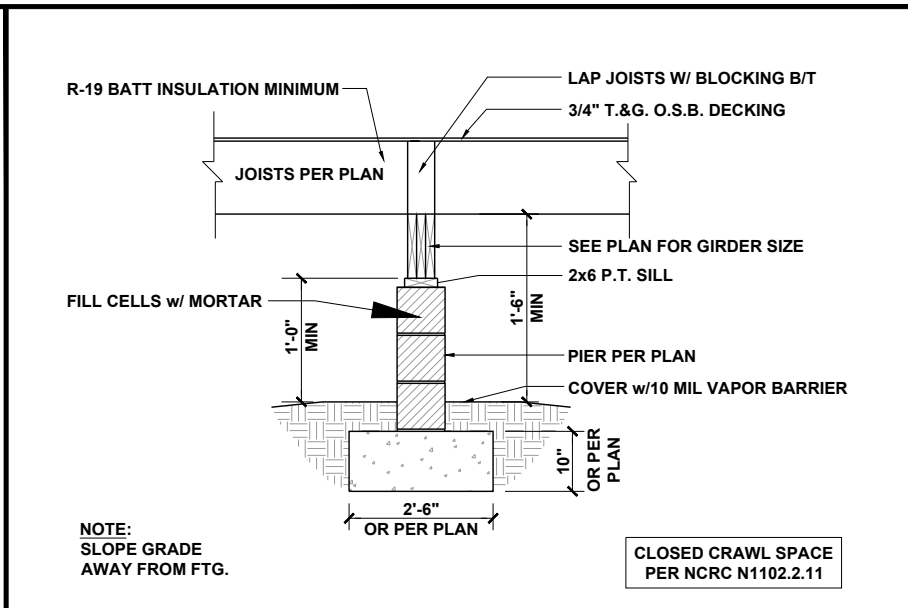
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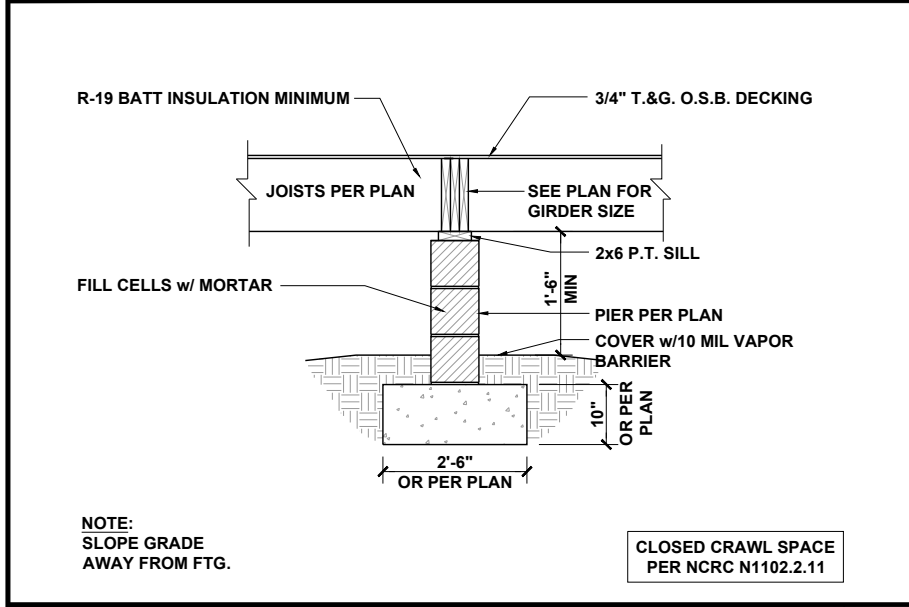
CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **1**



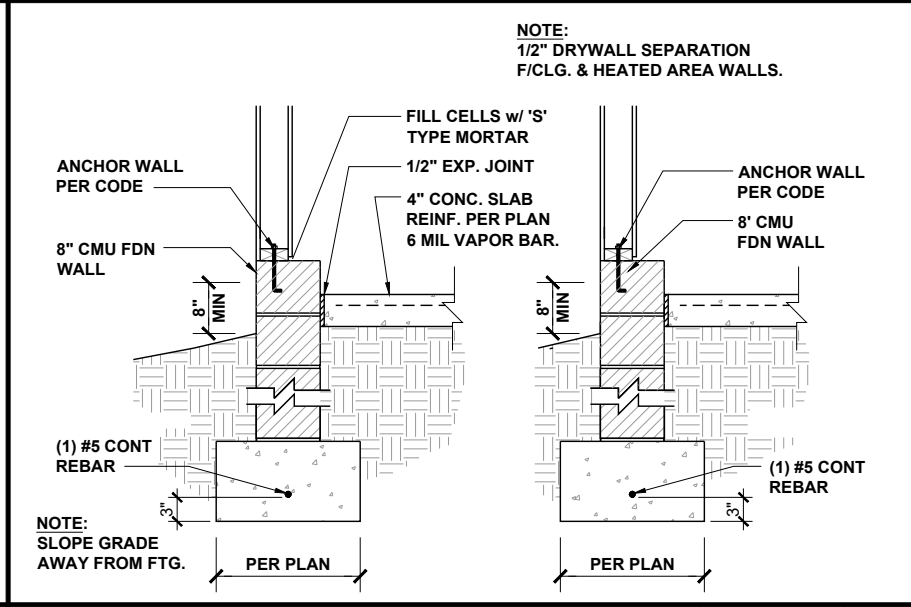
CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **2**



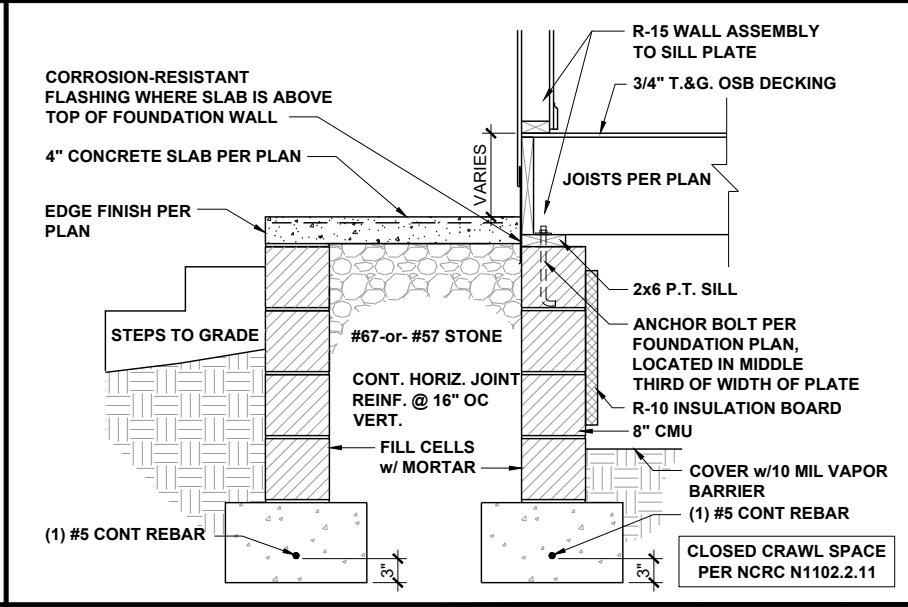
PIER AND GIRDER 3/8" = 1'-0" **3**



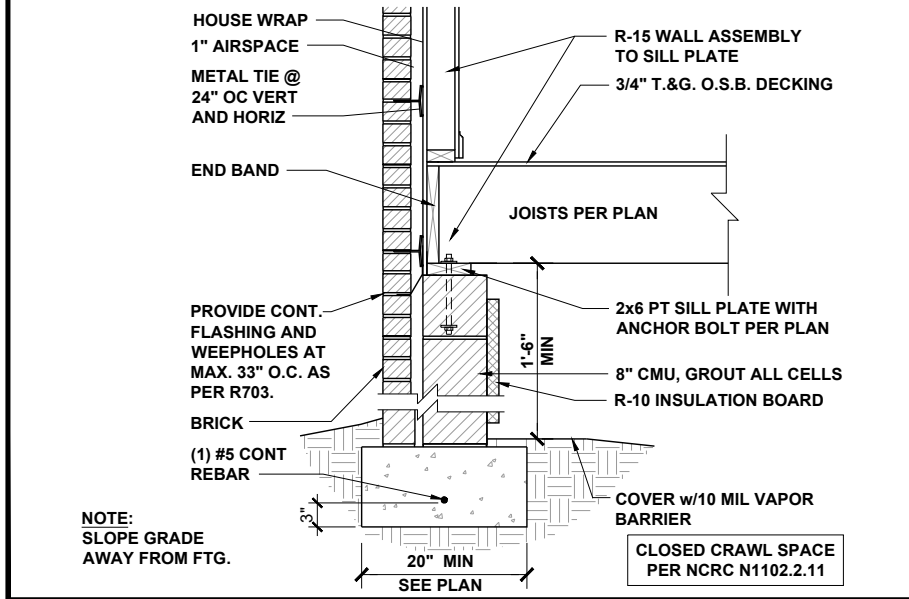
PIER AND FLUSH GIRDER 3/8" = 1'-0" **4**



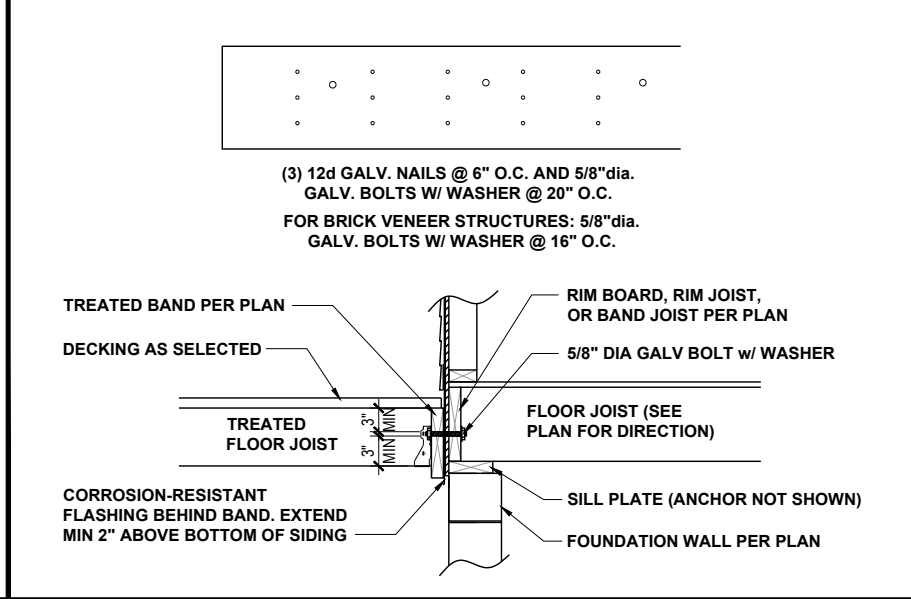
GARAGE FOUNDATION 1/2" = 1'-0" **5**



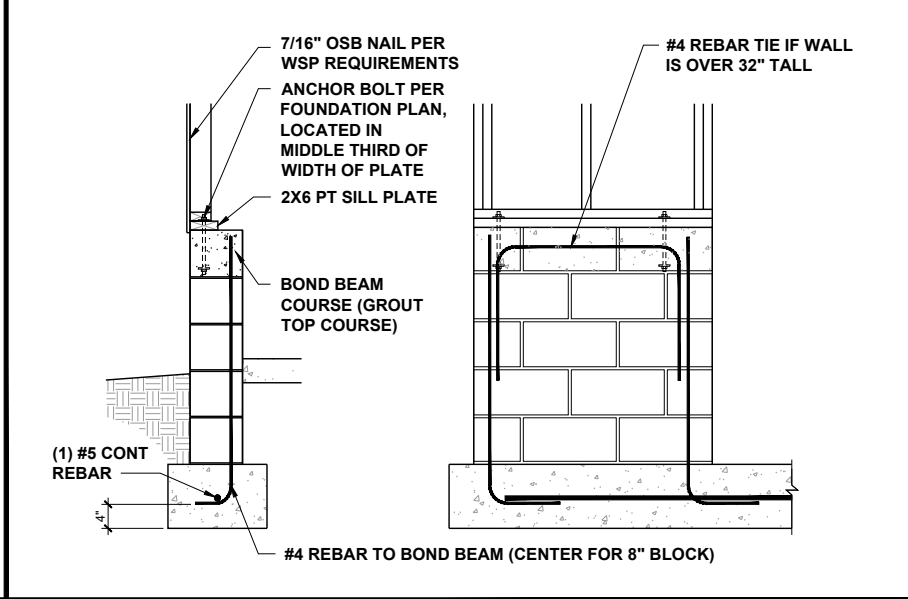
FRONT PORCH SECTION 1/2" = 1'-0" **6**




CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **7**



DECK ATTACHMENT 1/2" = 1'-0" **8**



GARAGE WING WALL 3/8" = 1'-0" **9**



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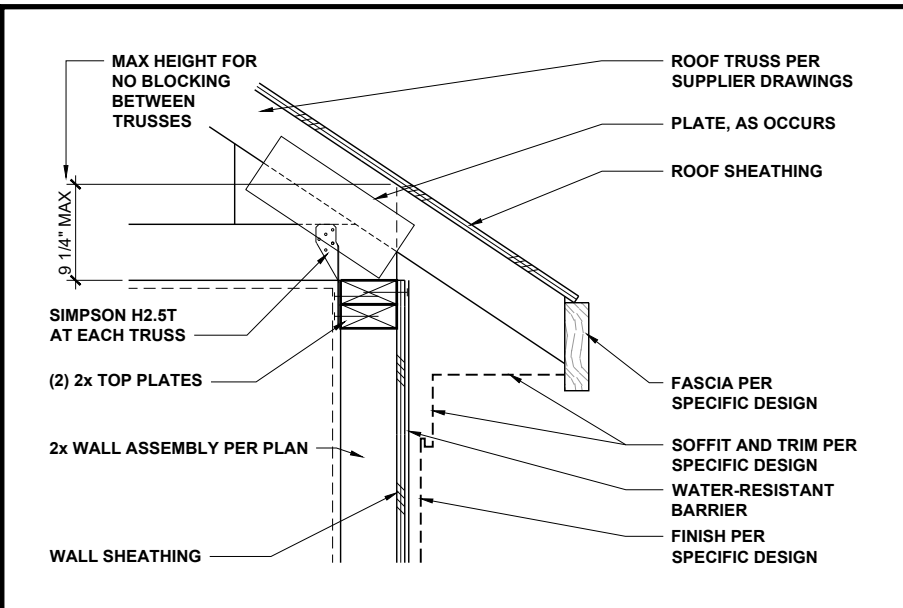
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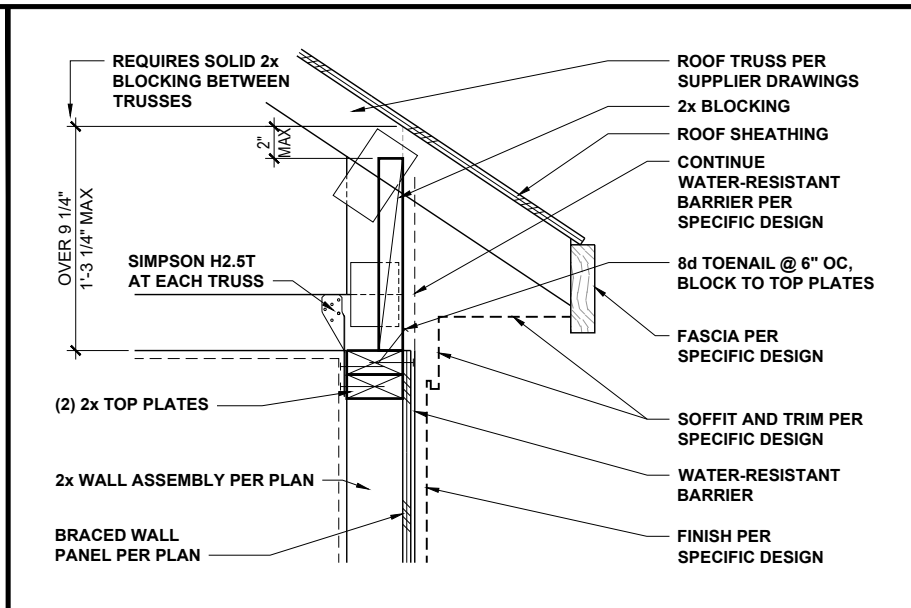
CRAWL SPACE FOUNDATION DETAILS

D1.0

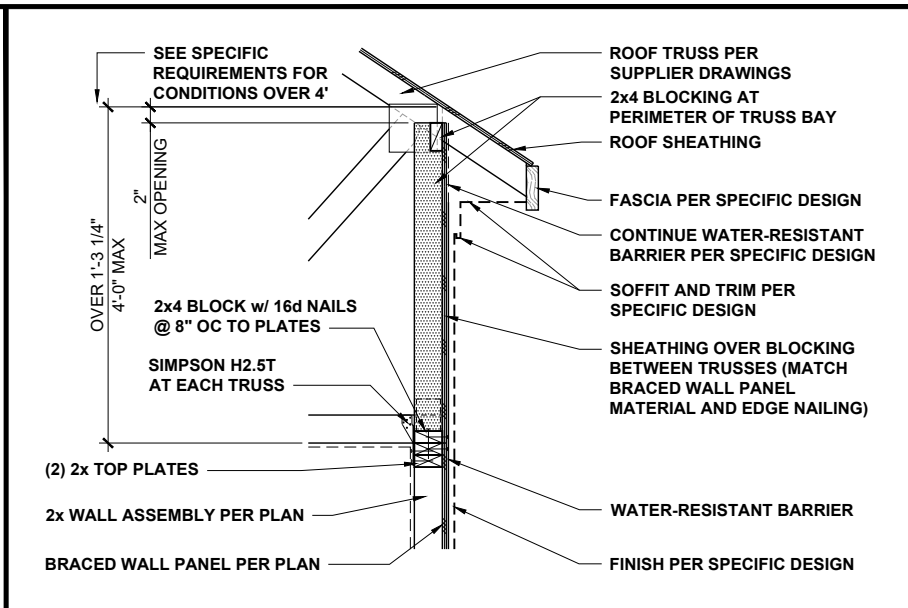
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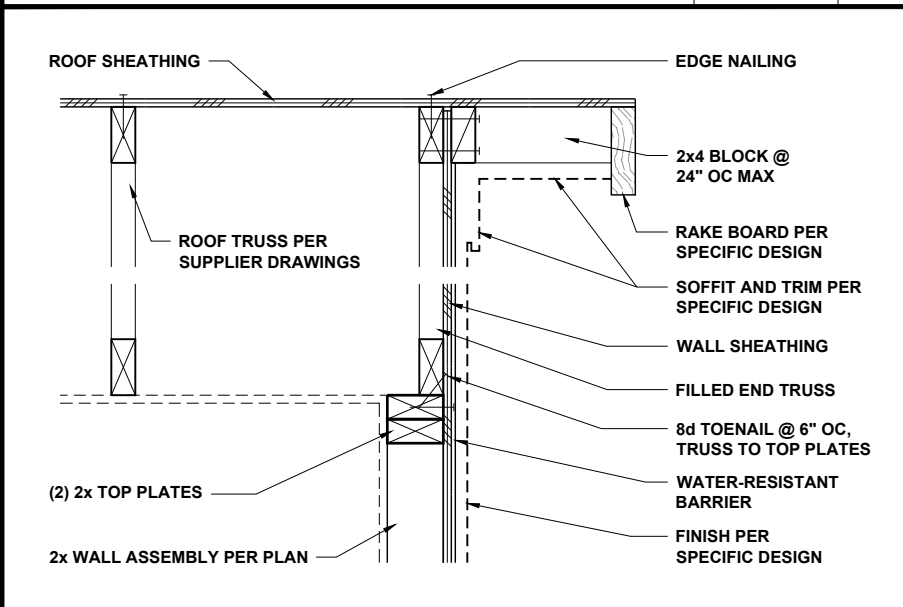
LOW-HEEL TRUSS AT WALL 1" = 1'-0" **1**



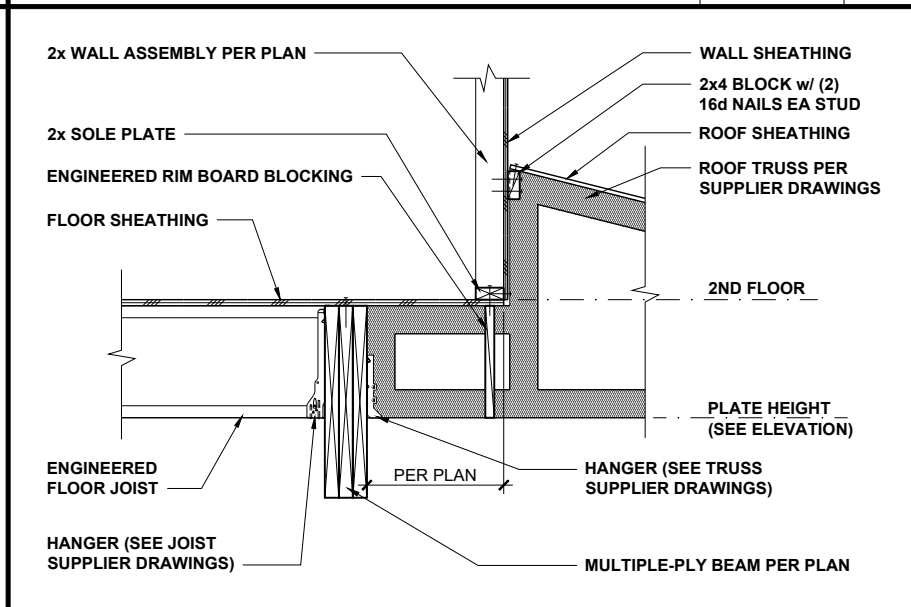
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" **2**



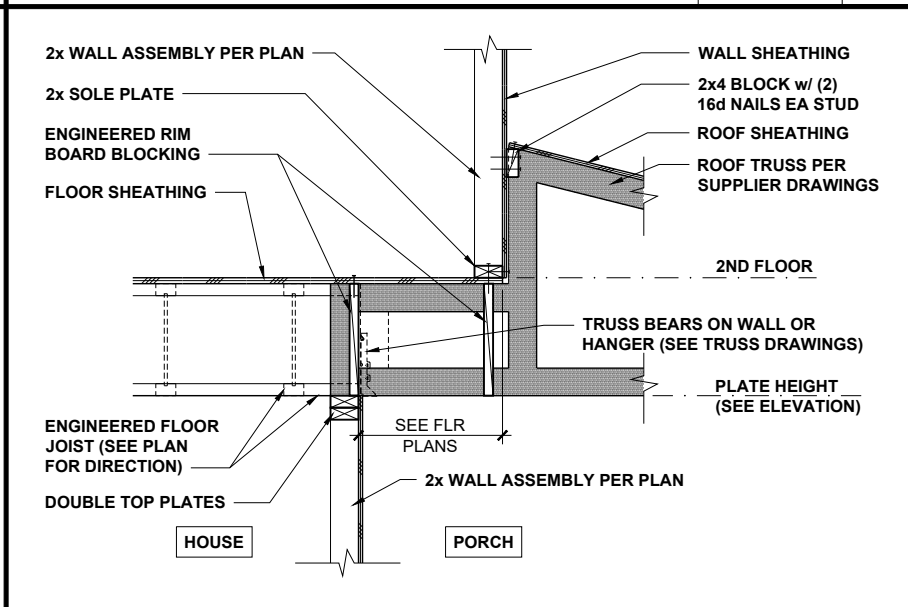
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" **3**



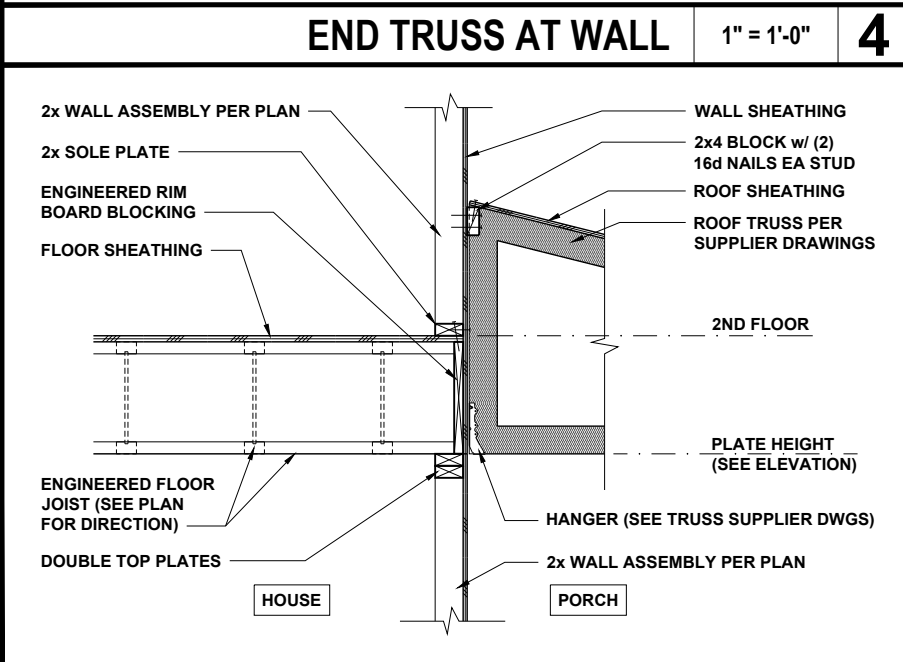
END TRUSS AT WALL 1" = 1'-0" **4**



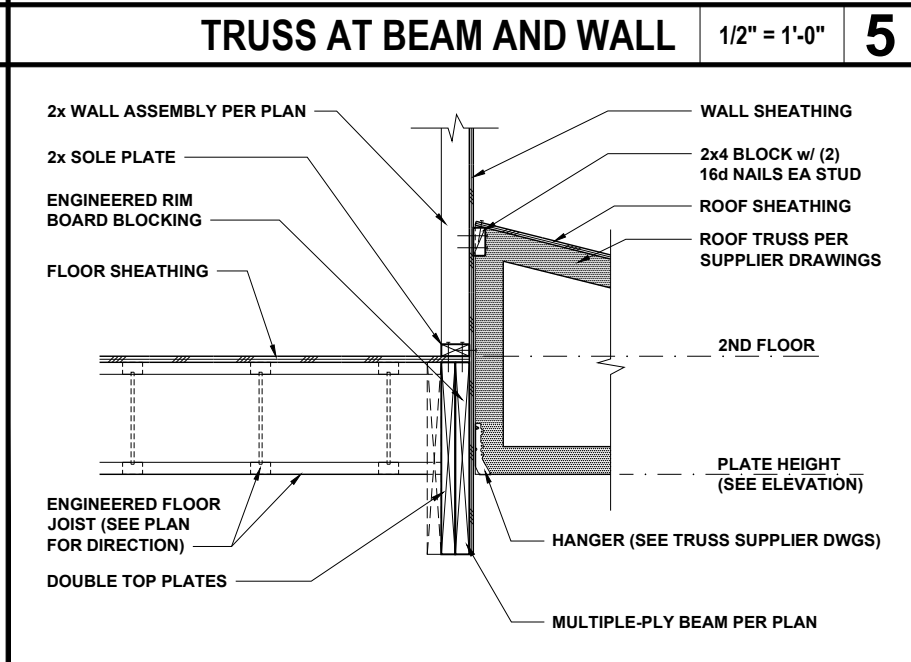
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **5**



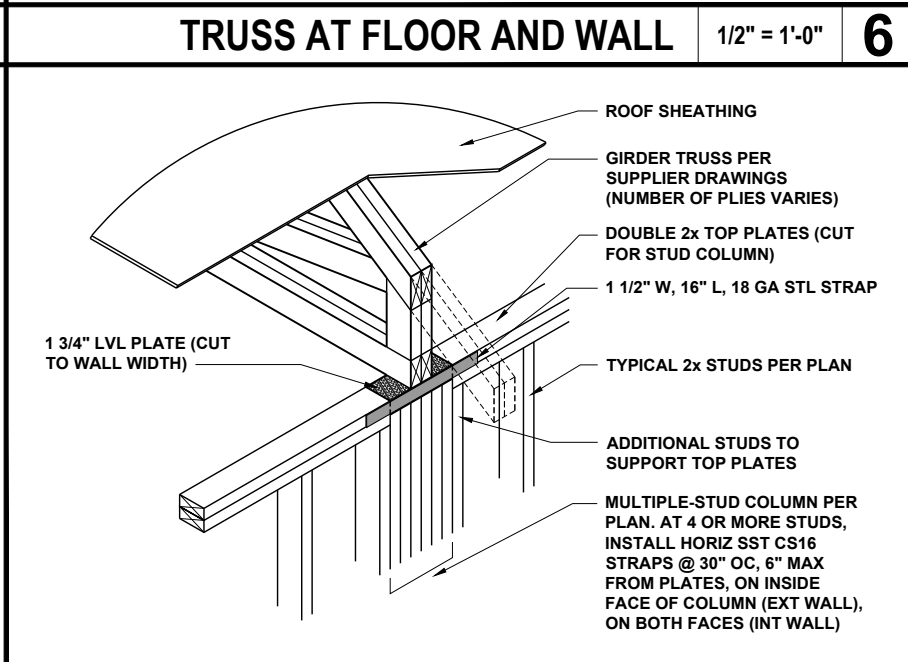
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **6**



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



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



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



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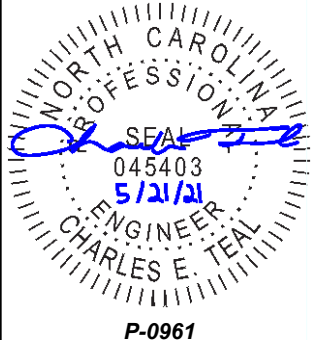
ROOF TRUSS
FRAMING DETAILS

D2.0

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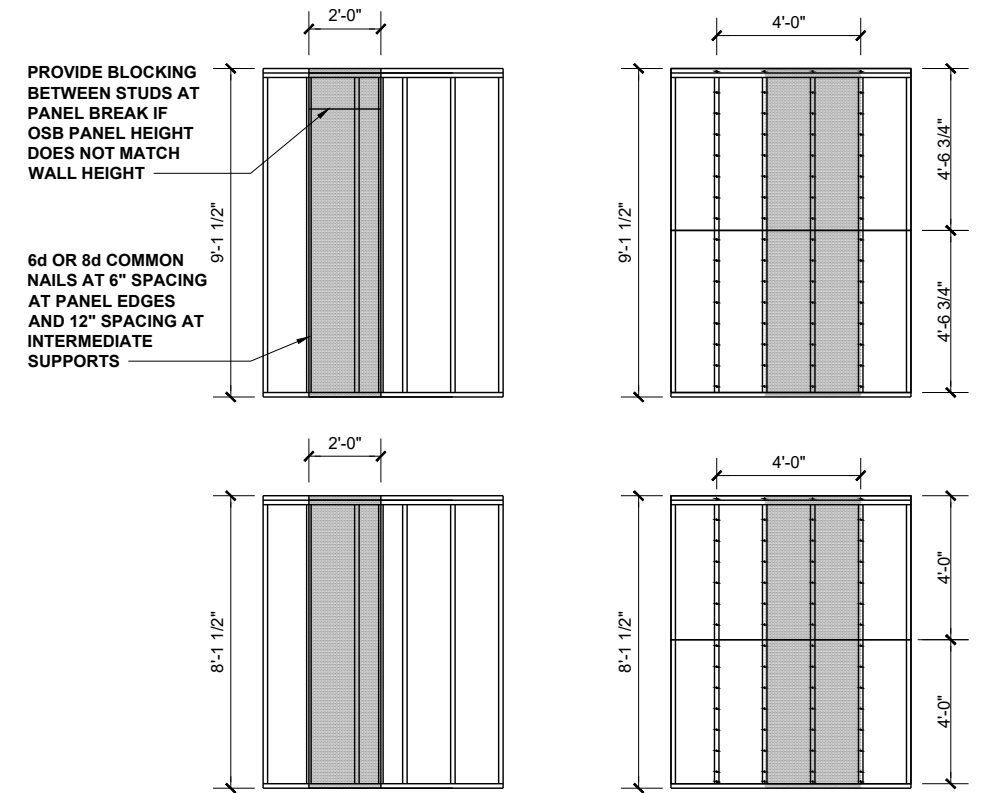
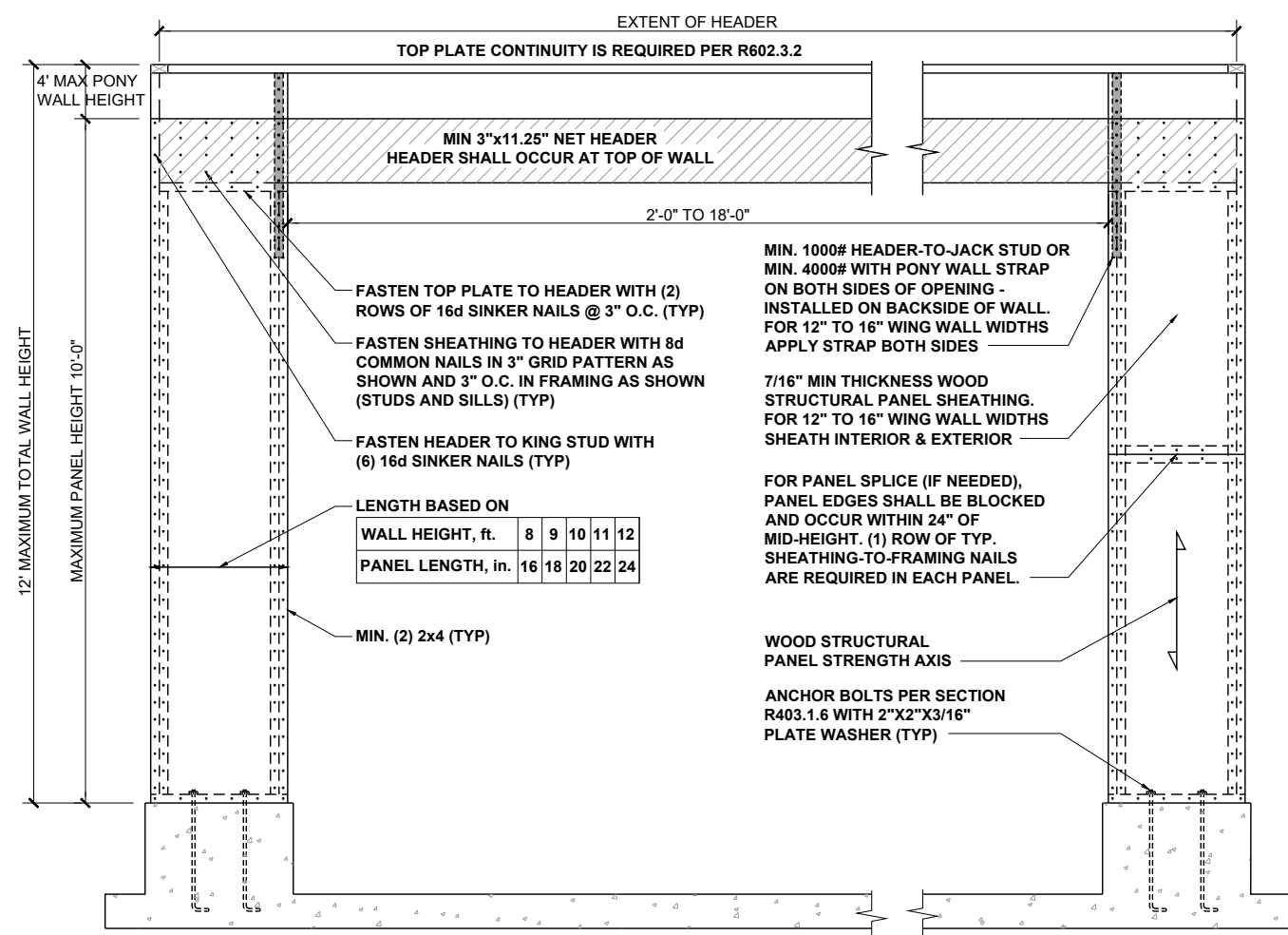
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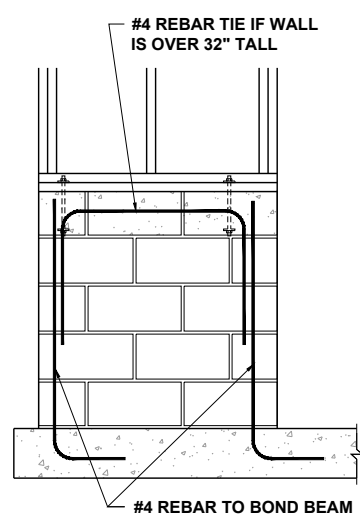
WALL BRACING DETAILS

D3.0

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



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

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

WALL SHEATHING
(2) STUDS @ CORNER
BOTTOM PLATE
FLOOR SHEATHING
SIMPSON MSTA15 HOLD DOWN
RIM BOARD

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

A) GARAGE DOOR CORNER
8d NAILS @ 12" O.C. (INTERMEDIATE SUPPORTS)
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
OPT. BLOCKING FOR GYPSUM WALLBOARD
CONTINUOUS WOOD STRUCTURAL PANEL
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" O.C.
OPT. NON-STRUCTURAL FILLER PANEL
8d NAILS @ 6" O.C. (PANEL EDGES)

B) GARAGE T-WALL PORTAL FRAMING 16"-12"
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
NOTCH 7/16" OSB FOR ANCHOR INSPECTION
ANCHOR BOLTS
CONTINUOUS WOOD STRUCTURAL PANEL
16d NAILS (2) ROWS @ 24" OC
ANCHOR BOLTS
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"
8d NAILS @ 12" O.C. (INTERMEDIATE SUPPORTS)
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
NOTCH 7/16" OSB FOR ANCHOR INSPECTION
ANCHOR BOLTS
CONTINUOUS WOOD STRUCTURAL PANEL
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" O.C.
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

D) ALT. INSIDE CORNER DETAIL
8d NAILS @ 6" OC (PANEL EDGES)
16d NAILS @ 12" OC
8d NAILS @ 12" OC (INTERMEDIATE SUPPORTS)
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
CONTINUOUS WOOD STRUCTURAL PANEL
MIN. 24" WOOD STRUCTURAL PANEL**

E) ALT. OUTSIDE CORNER DETAIL
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
OPT. BLOCKING FOR GYPSUM WALLBOARD
CONTINUOUS WOOD STRUCTURAL PANEL
8d NAILS @ 12" OC (INTERMEDIATE SUPPORTS)
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" OC
OPT. NON-STRUCTURAL FILLER PANEL
8d NAILS @ 6" OC (PANEL EDGES)

BRACED WALL HOLD-DOWN NTS **3**

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

B) GARAGE T-WALL PORTAL FRAMING 16"-12"
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
OPT. BLOCKING FOR GYPSUM WALLBOARD
CONTINUOUS WOOD STRUCTURAL PANEL
8d NAILS @ 12" OC (INTERMEDIATE SUPPORTS)
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" OC
OPT. NON-STRUCTURAL FILLER PANEL
8d NAILS @ 6" OC (PANEL EDGES)

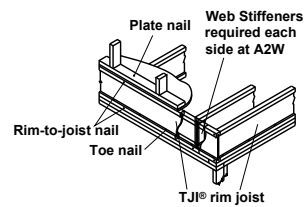
C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"
8d NAILS @ 12" O.C. (INTERMEDIATE SUPPORTS)
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
NOTCH 7/16" OSB FOR ANCHOR INSPECTION
ANCHOR BOLTS
CONTINUOUS WOOD STRUCTURAL PANEL
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" O.C.
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

E) ALT. OUTSIDE CORNER DETAIL
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
OPT. BLOCKING FOR GYPSUM WALLBOARD
CONTINUOUS WOOD STRUCTURAL PANEL
8d NAILS @ 12" OC (INTERMEDIATE SUPPORTS)
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" OC
OPT. NON-STRUCTURAL FILLER PANEL
8d NAILS @ 6" OC (PANEL EDGES)

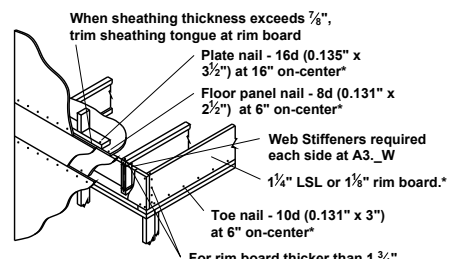
** IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

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

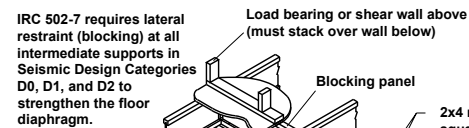
JOIST DETAILS



A2 A2W Must have 1/4" minimum joist bearing at ends. Attach rim joist per A3 detail.

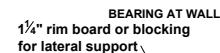


A3 A3W For rim board thicker than 1 3/4" - Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board. - Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board

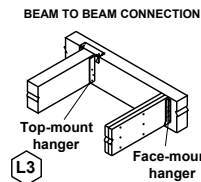


B1 B1W IRC 502-7 requires lateral restraint (blocking) at all intermediate supports in Seismic Design Categories D0, D1, and D2 to strengthen the floor diaphragm.
B2 B2W Blocking panels may be required with shear walls above or below - see detail B1

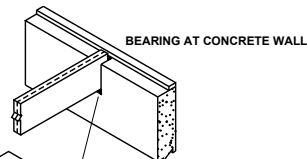
BEAM and COLUMN DETAILS



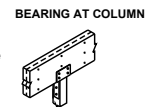
L1 Column



L3 Face-mount hanger

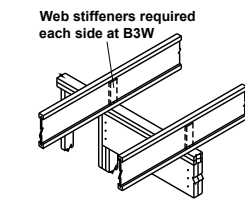


L4 Protect untreated wood from direct contact with concrete



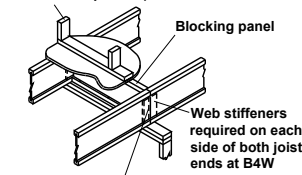
L5 Verify column capacity and beam bearing length.

INTERMEDIATE BEARING NO LOAD BEARING WALL ABOVE

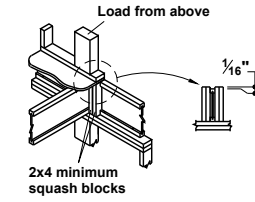


B3 B3W Blocking panels may be required with shear walls above or below (See detail B1)

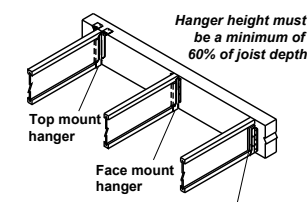
Load bearing or shear wall above (must stack over wall below when present)



B4 B4W End of joists at centerline of support



CS Use 2x4 minimum squash blocks to transfer load around joist



H1 Web stiffeners required if sides of hanger do not laterally support at least 3/8" of joist top flange

FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

* SEE I-JOIST EQUIVALENCY CHART

Nail Size	I-JOIST *		Rim Board	1 1/2" LSL or wider	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1 1/2" LSL			
8d (0.131" x 2 1/2")	4"	3"	4"	3"	3"	3"
10d (0.148" x 3"), 12d (0.148" x 3 1/4")	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	6"(2)	6"(2)	8"	6"

(1) One row of fasteners permitted (two at abutting panel edges) for diaphragms. Stagger nails when using 4" on-center spacing and maintain 3/8" joist and panel edge distance. For other applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.
(2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1 3/8" (to avoid splitting).

Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.

Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.

Nailing rows must be offset at least 1/2" and staggered.

14 ga. staples may be substituted for 8d (0.113" x 2 1/2") nails if minimum penetration of 1" into the joist or rim board is achieved.

Maximum spacing of nails is 18" on-center for joists.

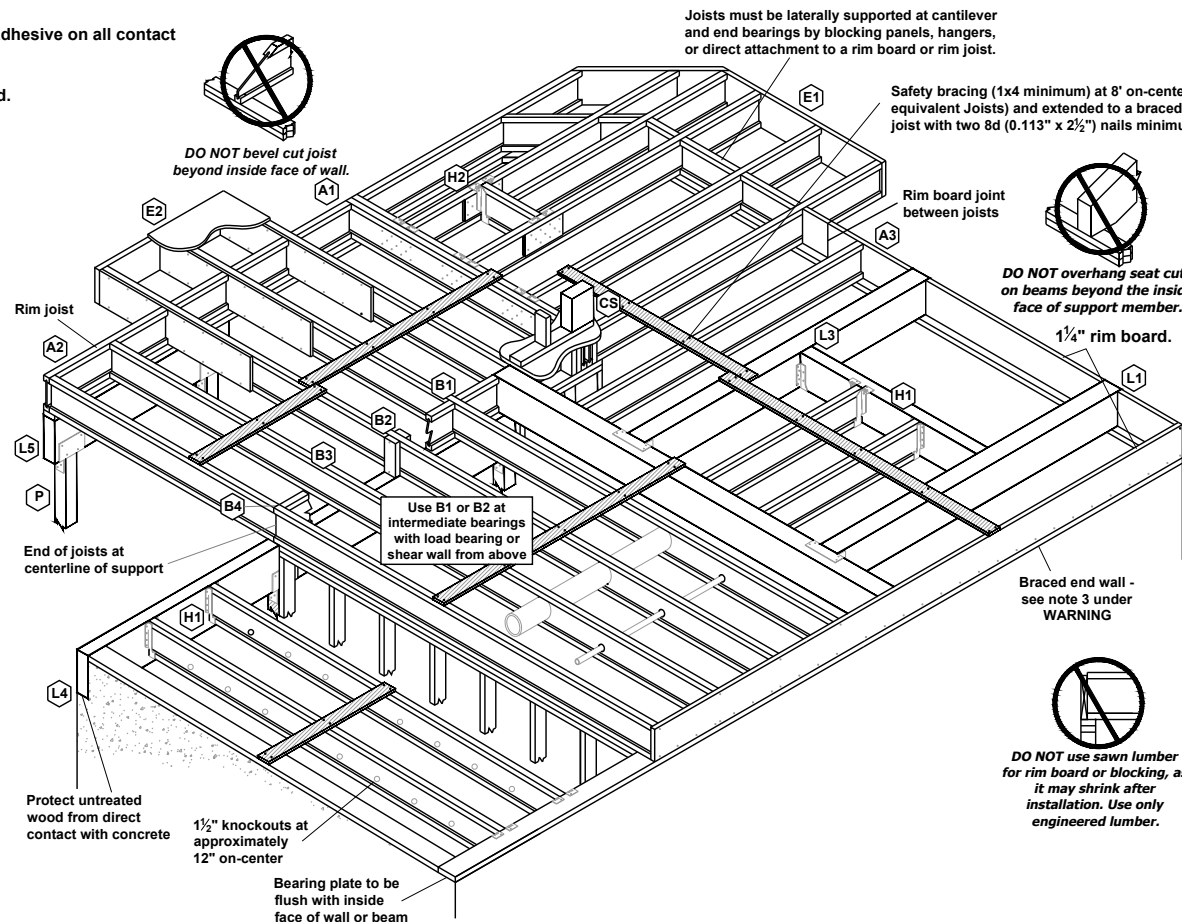
FILLER and BACKER BLOCK SIZES

* SEE I-JOIST EQUIVALENCY CHART

I-Joists	110 EQ. *	210 EQ. *	230 or 360 EQ. *	560 EQ. *
Depth	9 1/2" or 11 7/8" or 14"	9 1/2" or 11 7/8" or 14" or 16"	9 1/2" or 11 7/8" or 14" or 16" or 18" or 20"	11 7/8" or 14" or 16" or 18" or 20"
Filler Block (1) (Detail H2)	2x6 2x8	2x6 + 3/8" sheathing 2x8 + 3/8" sheathing	2x6 + 1/2" sheathing 2x8 + 1/2" sheathing 2x12 + 1/2" sheathing	Two 2x6 Two 2x8 Two 2x12
Cantilever Filler (Detail E4)	2x6 4'-0" long	2x6 + 3/8" sheathing 4'-0" long	2x6 + 1/2" sheathing 4'-0" long	Not applicable
Backer Block (1) (Detail F1 or H2)	5/8" or 3/4"	3/4" or 7/8"	1" Net	2x6 2x8 2x12

(1) If necessary, increase filler and backer block height for face mount hangers and maintain 1/8" gap at top of joist; see detail W. Filler and backer block lengths should accommodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).

Joists must be laterally supported at cantilever and end bearings by blocking panels, hangers, or direct attachment to a rim board or rim joist.
Safety bracing (1x4 minimum) at 8' on-center (6' on-center for 110 or equivalent Joists) and extended to a braced end wall. Fasten at each joist with two 8d (0.113" x 2 1/2") nails minimum (see WARNING).



DO NOT bevel cut joist beyond inside face of wall.

DO NOT overhang seat cuts on beams beyond the inside face of support member.

DO NOT use sawn lumber for rim board or blocking, as it may shrink after installation. Use only engineered lumber.

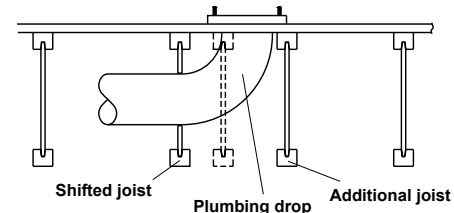
INSTALLATION TIPS

Subfloor adhesive will improve floor performance, but may not be required.

Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.

When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.

Additional joist at plumbing drop (see detail).

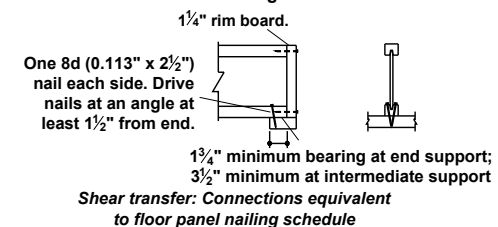


* I-JOIST EQUIVALENCY CHART

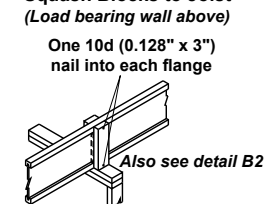
Depth	EQUIVALENT IN SPAN AND SPACING		
	Mfrt & Series	Mfrt & Series	Mfrt & Series
9 1/4"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
11 7/8"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
14"	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
16"	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
	TJI - 360	BCI 60'S	EverEdge 30
16"	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
16"	TJI - 230	BCI 6000	EverEdge 20
	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60

JOIST NAILING REQUIREMENTS at BEARING

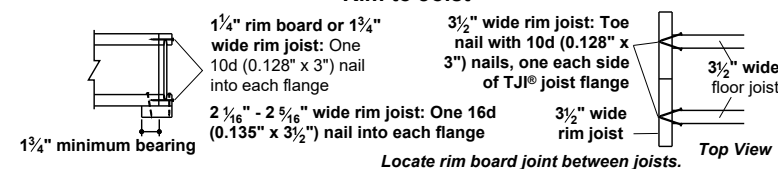
Joist to Bearing Plate



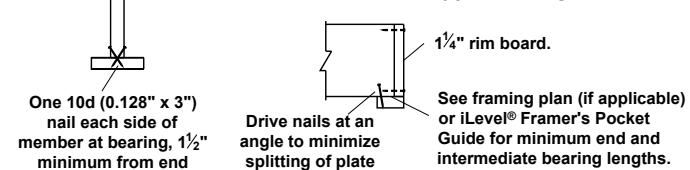
Squash Blocks to Joist (Load bearing wall above)



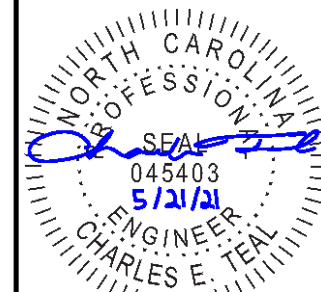
Rim to Joist



BEAM ATTACHMENT at BEARING



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



P-0961

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



PROJECT NO.: 21901114
DATE: 05/18/2021

PLAN:
240.2596

ENGINEERED JOIST
DETAILS
D4.0