



# NORTH CAROLINA 50' SERIES PLAN 150.1910-R LOT 32 - HIGHLAND GROVE - ELEVATION - C

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### PLAN #150.1910-R

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| 8.A2                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'A'  |
| 8.A3                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'A'              |
| 8.A4                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'A'  |
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| 8.A6                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'A' |
| 8.B1                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO 'B'                       |
| 8.B2                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'B'  |
| 8.B3                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'B'              |
| 8.B4                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'B'  |
| 8.B5                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'B'           |
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| 8.C1                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO 'C'                       |
| 8.C2                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'C'  |
| 8.C3                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'C'              |
| 8.C4                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'C'  |
| 8.C5                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'C'           |
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| 8.D2                  | PARTIAL FLOOR PLANS, ROOF & ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'D'  |
| 8.D3                  | PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'D'              |
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| AD2                   | ARCHITECTURAL DETAILS   |
| AD3                   | ARCHITECTURAL DETAILS   |
| AD4                   | ARCHITECTURAL DETAILS   |
| AD5                   | ARCHITECTURAL DETAILS   |
| AD6                   | ARCHITECTURAL DETAILS   |
| AD7                   | ARCHITECTURAL DETAILS   |
| AD8                   | ARCHITECTURAL DETAILS   |



## NORTH CAROLINA 50' SERIES

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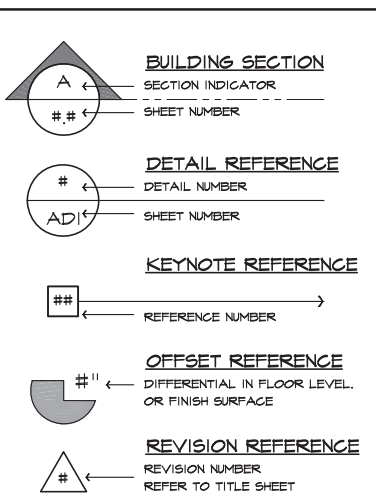
## 2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 12/13/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: DS  
REVISIONS:  
1 VENTILATION NC2008NCF/ 01/17/20 /KBA  
2 FRAMEWALK NC20019NCF/ 03-25-20 /KBA  
3 HOME OFFICE CORP2008CORP/ 07/31/20 /KBA  
4 ADD NOTE TO TS NC20037NCF - 10/06/20 - KBA  
5 GARAGE SERVICE DOOR NC21004NCF - 03/25/21 - KBA

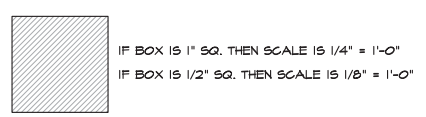
### ABBREVIATIONS

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

### ARCH. SYMBOLS



### SCALE NOTE



### CONSULTANTS

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**TRUSS DESIGN**  
BUILDERS FIRST SOURCE

### SQUARE FOOTAGE

| PLAN 150.1910-R  |                                 |             |
|------------------|---------------------------------|-------------|
| FIRST FLOOR AREA |                                 |             |
| TOTAL AREA       | 1910                            | SQ. FT.     |
| GARAGE AREA      |                                 |             |
| PORCH AREA(S)    | ELEVATION 'A'                   | 115 SQ. FT. |
|                  | ELEVATION 'B'                   | 114 SQ. FT. |
|                  | ELEVATION 'C'                   | 150 SQ. FT. |
|                  | ELEVATION 'D'                   | 150 SQ. FT. |
| OPTIONS:         |                                 |             |
| PATIO AREA(S)    | COVERED PATIO                   | 100 SQ. FT. |
|                  | EXTENDED COVERED PATIO          | 100 SQ. FT. |
|                  | SCREENED-IN COVERED PATIO       | 100 SQ. FT. |
|                  | EXTENDED SCREENED-IN COV. PATIO | 240 SQ. FT. |
| DECK AREA(S)     |                                 |             |
|                  | OPEN DECK                       | 144 SQ. FT. |
|                  | EXTENDED OPEN DECK              | 288 SQ. FT. |
|                  | SCREENED-IN DECK                | 144 SQ. FT. |
|                  | EXTENDED SCREENED-IN DECK       | 288 SQ. FT. |

### NOTES

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

### CODE INFORMATION

|   |   |
|---|---|
| <b>APPLICABLE CODES:</b><br>2018 NORTH CAROLINA STATE BUILDING CODE; RESIDENTIAL CODE, INCLUDING REFERENCED CODES AND STANDARDS | <b>CODE ABBREVIATIONS</b><br>N.C.-R. NORTH CAROLINA RESIDENTIAL CODE<br>N.C.-B. NORTH CAROLINA BUILDING CODE<br>N.C.-M. NORTH CAROLINA MECHANICAL CODE<br>N.C.-P. NORTH CAROLINA PLUMBING CODE<br>N.C.-F. NORTH CAROLINA FUEL GAS CODE<br>N.C.-E. NORTH CAROLINA ELECTRICAL CODE<br>N.C.-EG. NORTH CAROLINA ENERGY CODE<br>N.E.C. NATIONAL ELECTRICAL CODE<br>I.C.B.O. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS<br>A.S.T.M. AMERICAN SOCIETY FOR TESTING MATERIALS<br>N.F.P.A. NATIONAL FIRE PROTECTION ASSOCIATION<br>A.N.S.I. AMERICAN NATIONAL STANDARDS INSTITUTE<br>I.E.C.C. INTERNATIONAL ENERGY CONSERVATION CODE<br>I.C.C. INTERNATIONAL CODE COUNCIL<br>U.L. UNDERWRITERS LABORATORIES, INC. |
| <b>PROJECT DESCRIPTION:</b><br>1 STORY SINGLE FAMILY DETACHED RESIDENTIAL PLAN W/ 4 ELEVATIONS                                  | <b>OCCUPANCY:</b><br>R3   |
| <b>CONSTRUCTION TYPE:</b><br>V - B  |   |

### REVISION LIST

| DELTA | DATE     | SHEETS REVISED   | LOG NUMBER    |
|-------|----------|--|---------------|
| 2     | 09/25/20 | TS, 1, 1, 3, 3, A3, B1, B4, 3, C1, C4, 3, D1, D4, 5, 1, B, A5, A6, B, B5, B6, B, C5, C6, B, D5, D6 | NC20019NCF    |
| 3     | 07/31/20 | TS, 1, 3, 4, 1, 5, 2   | CORP20003CORP |
| 5     | 03/25/21 | TS, 1, 1, 1, 1, 3, 3, A3, 3, B1, 3, B4, 3, C1, 3, C4, 3, D1, 3, D4 SERVICE DOOR                    | NC21004NCF    |

PLAN:  
**150.1910-R**  
SHEET:  
**TS**

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

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# MECHANICAL & PLUMBING

## HVAC

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH THE NORTH CAROLINA RESIDENTIAL AND MECHANICAL CODE. INSTALLATIONS OF MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS NOT ADDRESSED BY THIS CODE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE NORTH CAROLINA RESIDENTIAL AND FUEL GAS CODE.
- CONTRACTOR SHALL DESIGN ENTIRE H.V.A.C. SYSTEM AND SUBMIT DRAWINGS FOR OWNER/BUILDER'S APPROVAL PRIOR TO ORDERING MATERIALS OR EQUIPMENT.
- WHERE AIR CONDITIONING IS AN OPTIONAL FEATURE, HEATING SYSTEMS MUST BE DESIGNED AND DUCT WORK SIZED TO ACCOMMODATE FUTURE AIR CONDITIONING NEEDS.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEGS. F (19 C) OR UP TO 65 DEGS. F (21 C).
- ALL DUCTWORK SHALL CONFORM TO THE REQUIREMENTS OF THE N.C.-R
- COMBUSTION AIR SHALL BE PROVIDED FOR FORCED AIR UNITS IN ACCORDANCE WITH N.C.-R
- CONTRACTOR TO PROVIDE BOOT IN DUCTWORK WHEN OPTIONAL "HONEYWELL" OR "CARRIER" ELECTRONIC AIR CLEANER IS PROVIDED.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER N.C.-R
- EXTERIOR-GRADE INSTALLATIONS, EQUIPMENT AND APPLIANCES INSTALLED ABOVE GRADE LEVEL SHALL BE SUPPORTED ON A SOLID BASE OR APPROVED MATERIAL A MINIMUM OF 2 INCHES THICK.
- UNDER-FLOOR INSTALLATION, SUSPENDED EQUIPMENT SHALL BE A MINIMUM OF 6 INCHES ABOVE THE ADJOINING GRADE.
- CRAWL SPACE SUPPORTS: IN A CRAWL SPACE A MINIMUM OF 2-INCH THICK SOLID BASE, 2-INCH (1 1/2 IN) THICK FORMED CONCRETE OR STACKED MASONRY UNITS HELD IN PLACE BY MORTAR OR OTHER APPROVED METHOD. THE WATER HEATER SHALL BE SUPPORTED NOT LESS THAN 2 INCHES ABOVE GRADE.
- DRAINAGE: BELOW-GRADE INSTALLATIONS SHALL BE PROVIDED WITH A NATURAL DRAIN OR AN AUTOMATIC LIFT OR SUMP PUMP. FOR PIT REQUIREMENTS REFER TO N.C.-M

## VENTING

- IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN BATHROOMS CONTAINING A BATHTUB, SHOWER OR COMBINATION THEREOF, A MECHANICAL VENTILATION SYSTEM MAY BE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE PER N.C.-R
- EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING. DUCTS SERVING RANGE HOODS SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL OR COPPER.
- WHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE MECHANICAL OR NATURAL VENTILATION IS OTHERWISE PROVIDED, LISTED AND LABELED DUCTLESS RANGE HOODS SHALL NOT BE REQUIRED TO DISCHARGE TO THE OUTDOORS PER N.C.-M
- DUCTS FOR DOMESTIC KITCHEN COOKING APPLIANCES EQUIPPED WITH DOWN DRAFT EXHAUST SYSTEMS SHALL BE PERMITTED TO BE CONSTRUCTED OF SCHEDULE 40 PVC PIPE PROVIDED THAT THE INSTALLATION COMPLIES WITH ALL OF THE FOLLOWINGS PER N.C.-M:
  - THE DUCT SHALL BE INSTALLED UNDER A CONCRETE SLAB POURED ON GRADE.
  - THE UNDERFLOOR TRENCH IN WHICH THE DUCT IS INSTALLED SHALL BE COMPLETELY BACKFILLED WITH SAND OR GRAVEL.
  - THE PVC DUCT SHALL EXTEND NOT GREATER THAN 1 INCH ABOVE THE INDOOR EXTERIOR FLOOR SURFACE.
  - THE PVC DUCT SHALL EXTEND NOT GREATER THAN 1 INCH ABOVE GRADE OUTSIDE THE BUILDING.
  - THE PVC DUCTS SHALL BE SOLVENT CEMENTED.
- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE THAT IS IN EXCESS OF 400 CUBIC FEET PER MINUTE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION
- DOMESTIC WATER HEATERS, UNLESS SPECIFIED OTHERWISE BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, SHALL BE VENTED TO THE OUTSIDE AIR BY A TYPE 'B' VENT AND COMPLY WITH THE REQUIREMENTS OF THE N.C.-M

## PLUMBING

- A POTABLE WATER SUPPLY SYSTEM SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN SUCH A MANNER SO AS TO PREVENT CONTAMINATION FROM NONPOTABLE LIQUIDS, SOLIDS OR GASES BEING INTRODUCED INTO THE POTABLE WATER SUPPLY THROUGH CROSS-CONNECTIONS OR ANY OTHER PIPING CONNECTIONS TO THE SYSTEM. BACKFLOW PRE-VENTER APPLICATIONS SHALL CONFORM TO N.C.-P.
- THE SUPPLY LINES OR FITTINGS FOR EVERY PLUMBING FIXTURE SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW. PLUMBING FIXTURE FITTINGS SHALL PROVIDE BACKFLOW PROTECTION IN ACCORDANCE WITH ASME A112.18.1.

# MECHANICAL & PLUMBING (continued)

## PLUMBING (continued)

- ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION, SUCH AS STERILIZATION, DISTILLATION, PROCESSING, COOLING, OR STORAGE OF ICE OR FOODS, AND THAT CONNECT TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. WATER PUMPS, FILTERS, SOFTENERS, TANKS AND ALL OTHER APPLIANCES AND DEVICES THAT HANDLE OR TREAT POTABLE WATER SHALL BE PROTECTED AGAINST CONTAMINATION.
- WATER SERVICE PIPING SHALL BE PROTECTED IN ACCORDANCE WITH N.C.-P SECTIONS AND EXCEPTIONS)
- FIXTURE FITTINGS, FAUCETS AND DIVERTERS SHALL BE CONNECTED TO THE WATER DISTRIBUTION SYSTEM SO THAT HOT WATER CORRESPONDS TO THE LEFT SIDE OF THE FITTINGS.
- DIVERTERS FOR SINK FAUCETS WITH A SECONDARY OUTLET CONSISTING OF A FLEXIBLE HOSE AND SPRAY ASSEMBLY SHALL CONFORM TO ASTM A112.18.1 IN ADDITION TO THE REQUIREMENTS IN N.C.-P
- THE INSTALLATION OF A WATER SERVICE OR WATER DISTRIBUTION PIPE SHALL BE PROHIBITED IN SOIL AND GROUND WATER THAT IS CONTAMINATED. GROUND WATER CONDITIONS SHALL BE REQUIRED TO ASCERTAIN THE ACCEPTABILITY OF THE WATER SERVICE OR WATER DISTRIBUTION PIPING MATERIAL FOR THE SPECIFIC INSTALLATION. WHERE DETRIMENTAL CONDITIONS EXIST, APPROVED ALTERNATIVE MATERIALS OR ROUTING SHALL BE REQUIRED.
- WATER DISTRIBUTION PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C.-PLUMBING. ALL WATER DISTRIBUTION PIPE AND TUBING SHALL HAVE A MINIMUM PRESSURE RATINGS OF 100 PSI AT 180 DEGREES F.
- PIPE PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LINE AND AGENT OF CONCRETE OR OTHER CORROSIVE MATERIAL SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025-INCH.
- PIPES PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM PHYSICAL DAMAGE PER N.C.-R.
- PIPING SHALL BE INSTALLED SO AS TO PREVENT DETRIMENTAL STRAINS AND STRESSES IN THE PIPE. PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT. PIPING SHALL BE INSTALLED TO AVOID STRUCTURAL STRESSES OR STRAINS WITHIN BUILDING COMPONENTS.
- WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. IN OTHER CASES, WATER, SOIL AND WASTE PIPES SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN UNCONDITIONED ATTICS, UNCONDITIONED UTILITY ROOMS OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY A MINIMUM OF R-6.5 INSULATION DETERMINED AT 75 DEGS. F IN ACCORDANCE WITH ASTM C177 OR HEAT OR BOTH. EXTERIOR WATER SUPPLY SYSTEM PIPING SHALL BE INSTALLED NOT LESS THAN 6 INCHES BELOW THE FROST LINE AND NOT LESS THAN 12 INCHES BELOW GRADE.
- BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C.-R.
- BUILDING SEWER PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED IN N.C.-P.
- WHERE WASTE LINE DROPS OCCUR IN A LOCATION WHERE THE SOUND OF A FLUSHING TOILET MAY BE UNDESIRABLE, SUCH AS IN WALLS OR PARTITIONS ADJACENT TO EATING ROOMS, USE CAST IRON PIPING OR SIMILAR APPROVED HARD OR DENSE PIPING TO MITIGATE SOUND.
- CLEANOUTS ON BUILDING SEWERS SHALL BE LOCATED AS SET FORTH IN N.C.-R.
- THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES SHALL BE IN ACCORDANCE WITH N.C.-R.
- INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/ THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016/ ASME A112.1016/CSA B125.16. AND SHALL BE INSTALLED AND ADJUSTED PER MANUFACTURER'S INSTRUCTIONS.
- GAS AND ELECTRIC WATER HEATERS HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE GARAGE FLOOR. REFER TO N.C.-R FOR EXCEPTION.
- WATER HEATERS, (USING SOLID, LIQUID OR GAS FUEL) WITH THE EXCEPTION OF THOSE HAVING DIRECT VENT SYSTEMS, SHALL NOT BE INSTALLED IN BATHROOMS AND BEDROOMS OR IN A CLOSET WITH ACCESS ONLY THROUGH A BEDROOM OR BATHROOM. HOWEVER, WATER HEATERS OF THE AUTOMATIC STORAGE TYPE MAY BE INSTALLED AS REPLACEMENT IN A BATHROOM, WHEN APPROVED BY THE PLUMBING OFFICIAL, PROVIDED THEY ARE VENTED AND SUPPLIED WITH ADEQUATE COMBUSTION AIR.
- IN SEISMIC DESIGN CATEGORIES DO, D1 AND D2 AND TOWNHOUSES IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND IN THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S RECOMMENDATIONS.
- APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY A MOVING VEHICLE.
- WHERE WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN REMOTE LOCATIONS SUCH AS SUSPENDED CEILINGS, ATTICS, ABOVE OCCUPIED SPACES, OR UNVENTILATED CRAWL SPACES, A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE TO PRIMARY STRUCTURAL MEMBERS, THE TANK OR WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MINIMUM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE.
- WHERE CLOTHES WASHING MACHINES ARE LOCATED ON WOOD FRAMED FLOORS, WOOD CASKAGE SHOULD BE DAMAGED, A GALVANIZED STEEL PAN HAVING A MINIMUM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE SHALL BE PROVIDED.

# MECHANICAL & PLUMBING (continued)

## PLUMBING (continued)

- APPLIANCES AND EQUIPMENT USED FOR HEATING WATER OR STORING HOT WATER SHALL BE PROTECTED BY A SEPARATE PRESSURE-RELIEF VALVE AND A SEPARATE TEMPERATURE-RELIEF VALVE OR A COMBINATION PRESSURE-AND-TEMPERATURE RELIEF VALVE. RELIEF VALVES SHALL HAVE A MINIMUM RATED CAPACITY FOR THE EQUIPMENT SERVED AND SHALL CONFORM TO ANSI Z21.22. THE RELIEF VALVE SHALL NOT BE USED AS A MEANS OF CONTROLLING THERMAL EXPANSION.
- THE WATER SUPPLY TO A DISHWASHER SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP COMPLYING WITH ASME A112.18 OR A112.12 THAT IS INSTALLED INTEGRALLY WITH THE MACHINE OR A BACKFLOW PREVENTER IN ACCORDANCE WITH THE N.C.-R.
- SINK AND DISHWASHER. THE COMBINED DISCHARGE FROM A DISHWASHER AND A ONE- OR TWO-COMPARTMENT SINK, WITH OR WITHOUT A FOOD-WASTE DISPOSER, SHALL BE SERVED BY A TRAP OF NOT LESS THAN 1 1/2 INCHES (38 MM) IN OUTSIDE DIAMETER. THE DISHWASHER DISCHARGE PIPE OR TUBING SHALL RISE TO THE UNDERSIDE OF THE COUNTER AND SHALL BE SECURELY FASTENED TO THE UNDERSIDE OF THE SINK RIM OR COUNTER BEFORE CONNECTING TO THE HEAD OF THE FOOD-WASTE DISPOSER OR TO A WYE FITTING IN THE SINK TAILPIECE.

## FIREPLACES

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

# ELECTRICAL

- ALL MATERIALS AND APPLIANCES, INSTALLATION AND CONSTRUCTION METHODS SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE OR CURRENT SAE REQUIREMENTS.
- ALL ELECTRICAL SYSTEMS, CIRCUITS, FIXTURES AND EQUIPMENT SHALL BE GROUNDED IN A MANNER COMPLYING WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL WIRING SHALL BE SO INSTALLED THAT, WHEN COMPLETED, THE SYSTEM WILL BE FREE FROM SHORT CIRCUITS AND FROM GROUNDS OTHER THAN AS REQUIRED OR PERMITTED IN N.E.C. ARTICLE 250.
- ELECTRIC EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORK-MANLIKE MANNER.
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED BELOW SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. THE GROUND-FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
  - BATHROOMS.
  - SARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL, NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND AREAS OF SIMILAR USE.
  - OUTDOORS.
  - CRAWL SPACES, WHERE THE CRAWL SPACE IS AT OR BELOW GRADE LEVEL.
  - UNFINISHED PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS.
  - KITCHENS, WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
  - SINKS, WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK.
  - BOAT HOUSES.
    - BATHTUBS OR SHOWER STALLS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL.
    - LAUNDRY AREAS

- DISHWASHER - GFCI PROTECTION IS NOT REQUIRED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS.
- CRAWL SPACE LIGHTING OUTLETS, GFCI PROTECTION SHALL BE PROVIDED FOR LIGHTING OUTLETS NOT EXCEEDING 120 VOLTS INSTALLED IN CRAWL SPACES.
- APPLIANCE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, SHALL BE INSTALLED WITHIN 6 FEET OF THE INTENDED LOCATION OF THE APPLIANCE.

- IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, FIREPLACES, AND FIXED CABINETS, AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS, SHALL BE INCLUDED IN THE 6 FOOT MEASUREMENT.

- IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS, ALL COUNTERTOP OUTLETS, AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT. THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
  - A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

# ELECTRICAL (continued)

- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM CONNECTING PERPENDICULAR WALL.
- COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES IN APPLYING THE REQUIREMENTS OF (1), (2), AND (3) ABOVE. IF A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK IS INSTALLED IN AN ISLAND OR PENINSULAR COUNTERTOP AND THE DEPTH OF THE COUNTER BEHIND THE ITEM IS LESS THAN 12 INCHES, IT WILL BE CONSIDERED TO DIVIDE THE COUNTERTOP SPACE INTO TWO SEPARATE COUNTERTOP SPACES. EACH COUNTERTOP SPACE SHALL COMPLY WITH APPLICABLE REQUIREMENTS.
- RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGE TOPS AS COVERED IN 4) ABOVE, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

- AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED IN WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12" BELOW THE COUNTERTOP.
- IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT.
- IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, THE BRANCH CIRCUIT SUPPLYING THIS RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY.
- CABLE- OR RACEWAY-TYPE WIRING METHODS INSTALLED IN A GROOVE, TO BE COVERED BY WALLBOARD, SIDING, PANELING, CARPETING, OR SIMILAR FINISH, SHALL BE PROTECTED BY 1/16 INCH THICK STEEL PLATE, SLEEVE, OR EQUIVALENT OR BY NOT LESS THAN 1-1/4 INCH FREE SPACE FOR THE FULL LENGTH OF THE GROOVE IN WHICH THE CABLE OR RACEWAY IS INSTALLED.
- RECEPTACLES IN DAMP OR WET LOCATIONS.
  - A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED. (ATTACHMENT PLUG GAP NOT INSERTED AND RECEPTACLE COVERS CLOSED.)
  - ALL 15- AND 20- AMPERE, 125- AND 250-VOLT RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER PROOF WHETHER OR NOT THE ATTACHMENT PLUG GAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". ALL 15- AND 20- AMPERE, 125- AND 250-VOLT NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER RESISTANT TYPE.

- LIGHTING EQUIPMENT, NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
- LIGHT FIXTURES WITHIN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C.
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

- BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS IN ALL AREAS, ALL NON-LOCKING TYPE 125-VOLT 15-AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS LISTED BELOW:
  - RECEPTACLES LOCATED MORE THAN 5 1/2' ABOVE THE FLOOR.
  - RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
  - A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND THAT IS CORD-AND-PLUG CONNECTED.
  - NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS.

- DIMMER-CONTROLLED RECEPTACLES. A RECEPTACLE SUPPLYING LIGHTING LOADS SHALL NOT BE CONNECTED TO A DIMMER UNLESS THE PLUS-RECEPTACLE COMBINATION IS A NONSTANDARD CONFIGURATION TYPE THAT IS SPECIFICALLY LISTED AND IDENTIFIED FOR EACH SUCH UNIQUE COMBINATION.

## SMOKE DETECTORS

- SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTIONS AND N.C.-R 314.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE MARKING EQUIPMENT PROVISIONS OF NFPA 72. HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THE N.C.-R 314.3 FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THE N.C.-R FOR SMOKE ALARMS IN THE EVENT THE FIRE ALARM PANEL IS REMOVED OR THE SYSTEM IS NOT CONNECTED TO A CENTRAL STATION.
  - REQUIRED SMOKE DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH THE N.C.-R 314.3

# ELECTRICAL (continued)

## CARBON MONOXIDE ALARMS

- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE N.C.-R 315 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF INDIVIDUAL CARBON MONOXIDE OR SMOKE ALARMS.

## DRYER VENT

- THE DRYER DUCT IS REQUIRED TO IDENTIFY THE LENGTH IN ACCORDANCE WITH SECTION M1502.4.5



## NORTH CAROLINA 50' SERIES

KB HOME  
NORTH CAROLINA DIVISION

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

## 2018 NORTH CAROLINA STATE BUILDING CODES

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



| FOR INTERNAL USE ONLY |  |
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| REVISION BY:          |  |
| 1.                    |  |
| 2.                    |  |
| 3.                    |  |
| 4.                    |  |
| 5.                    |  |
| 6.                    |  |

PLAN:  
**150.1910-R**

SHEET:  
**GN3**

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



**NORTH CAROLINA  
50' SERIES**

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

**2018 NORTH  
CAROLINA STATE  
BUILDING  
CODES**

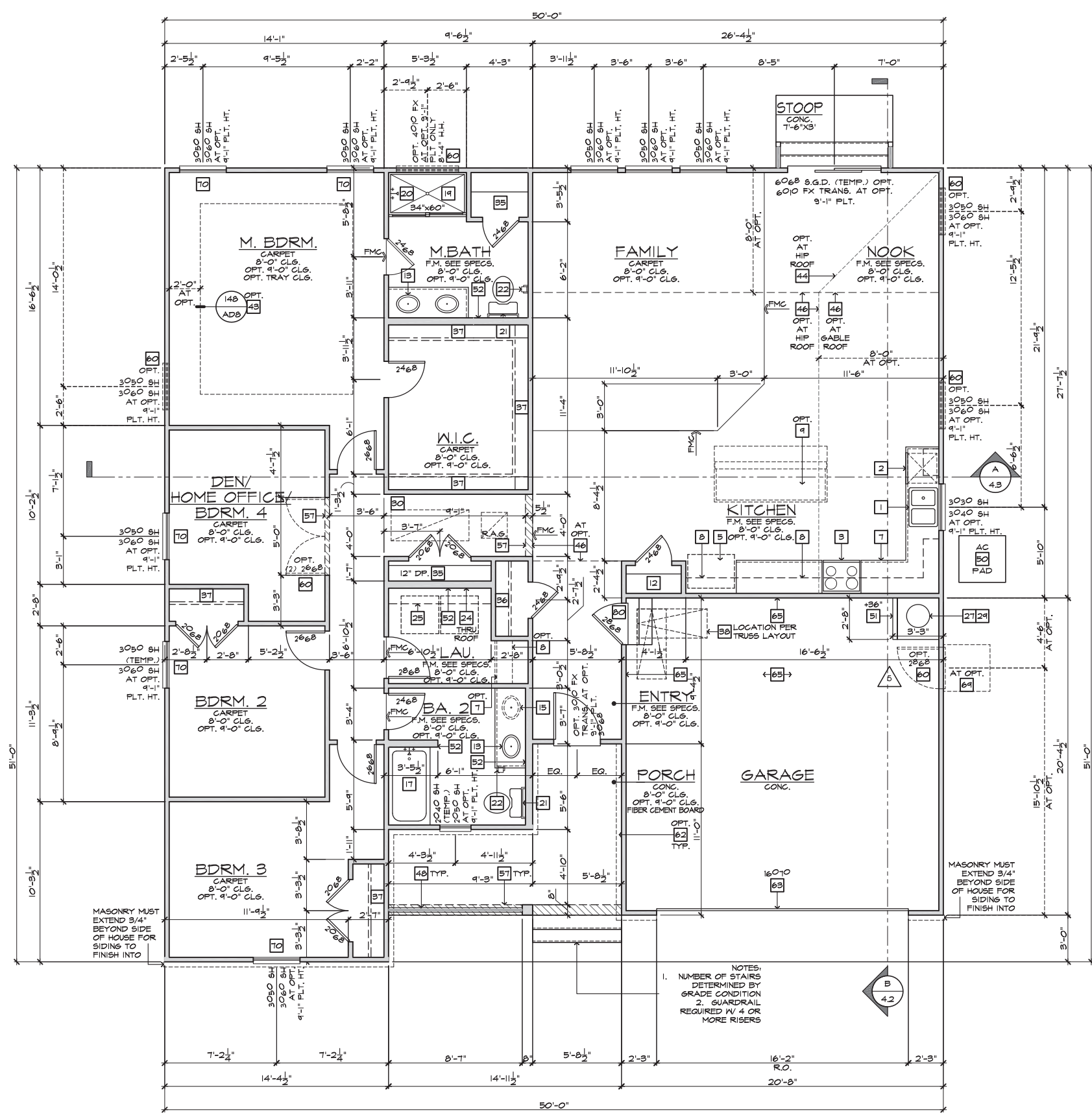
ISSUE DATE: 12/13/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: DS

- REVISIONS:
- 1 VENTILATION NC2008NCP/ 01/17/20 / KBA
  - 2 FRAMEWALK NC2009NCP/ 03-25-20 / KBA
  - 3 HOME OFFICE CORP2009CORP/ 07/31/20 / KBA
  - 4 ADD NOTE TO T5 NC2009NCP - 10/06/20 - KBA
  - 5 GARAGE SERVICE DOOR NC21004NCP - 03/25/21 - KBA

PLAN:  
**150.1910-R**  
SHEET:  
**1.2**

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

- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
  - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
  - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
  - 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUFURS' SPECS
  - 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
  - COMBINATION DOUBLE OVEN OR OVEN MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
  - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
  - MIN. 12" BAR TOP/ BREAKFAST BAR
  - DESK AREA - REFER TO INTERIOR ELEVATIONS
  - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
  - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
  - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
  - OPT. SINK - REFER TO INTERIOR ELEVATIONS.
  - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
  - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF. SPECS
  - OVAL TUB - VERIFY DIMENSIONS WITH MANUF.'S SPECS.
  - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF. SPECS
  - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
  - TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL
  - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
  - RESERVED
  - WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE AIR INTAKE TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
  - 12" SHELF PER SPECS
  - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEVATIONS
  - WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO T5/AD-4)
  - RESERVED
  - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
  - FAUJ. LOCATION (REFER TO DETAIL 88/AD5)
  - RESERVED
  - LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. 80/AD4) - INSTALL PER MFR. SPECS
  - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
  - GAS APPLIANCE B' VENT FROM BELOW
  - LINEN PER SPECS (15" DEEP OR U.N.O.)
  - COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS/AD4)
  - WARDROBE W/ SHELF & ROPE (REFER TO DETAILS/AD4)
  - 22"x30" MIN. ATTIC ACCESS  
25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
  - LINE OF WALL BELOW
  - DUCT CHASE
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5)
  - LINE OF HIP AT OPTIONAL VOLUME CEILING
  - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
  - CEILING BREAK
  - STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
  - MIN. 36" HIGH GUARDWALL (REFER TO DET. 83/AD5 & 85/AD5)
  - 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL 83/AD5)
  - A/C PAD LOCATION
  - LOW WALL - REFER TO PLAN FOR HEIGHT
  - 2x6 STUD WALL
  - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
  - DEL. 2x4 WALL PER PLAN
  - INTERIOR SHELF-SEE PLAN FOR HT.
  - MEDIA NICHE
  - FLAT SOFFIT - SEE ELEV. FOR HST.
  - ARCHED SOFFIT - SEE ELEV. FOR HST.
  - WINDOW SEAT
  - OPT. DOOR/ WINDOW
  - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYLON OR EQ. SURROUNDING STRUCTURAL POST.
  - BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
  - SECTIONAL GARAGE DOOR PER SPECS
  - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
  - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
  - OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)
  - 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
  - P.T. POST W/ WRAP
  - CONCRETE STOOP, SIZE PER PLAN  
SLOPE 1/4" PER FT. MIN.
  - EGRESS WINDOW
  - PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
  - MDF TOP
  - PLUMBING DROP FROM ABOVE
  - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
  - WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
  - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
  - CONCRETE SLAB, SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
  - RESERVED
  - SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
  - 20 MIN. FIRE-RATED DOOR



**INTERIOR KEY**

**PLATE NOTES**

**8'-1" PLATE NOTES**

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

**9'-1" PLATE NOTES**

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

**GENERAL PLAN NOTES**

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

**STAIR DATA NOTES**

- **FIRST FLOOR WITH 8" 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" PLATE HEIGHT:**  
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.  
15 TREADS AT 10" EACH  
16 RISERS AT 7-3/4" EACH

**FLOOR PLAN 'A' AT CRAWL SPACE ('B/C/D' SIMILAR)**

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

BASIC PLAN

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# NORTH CAROLINA 50' SERIES

KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
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# 2018 NORTH CAROLINA STATE BUILDING CODES

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

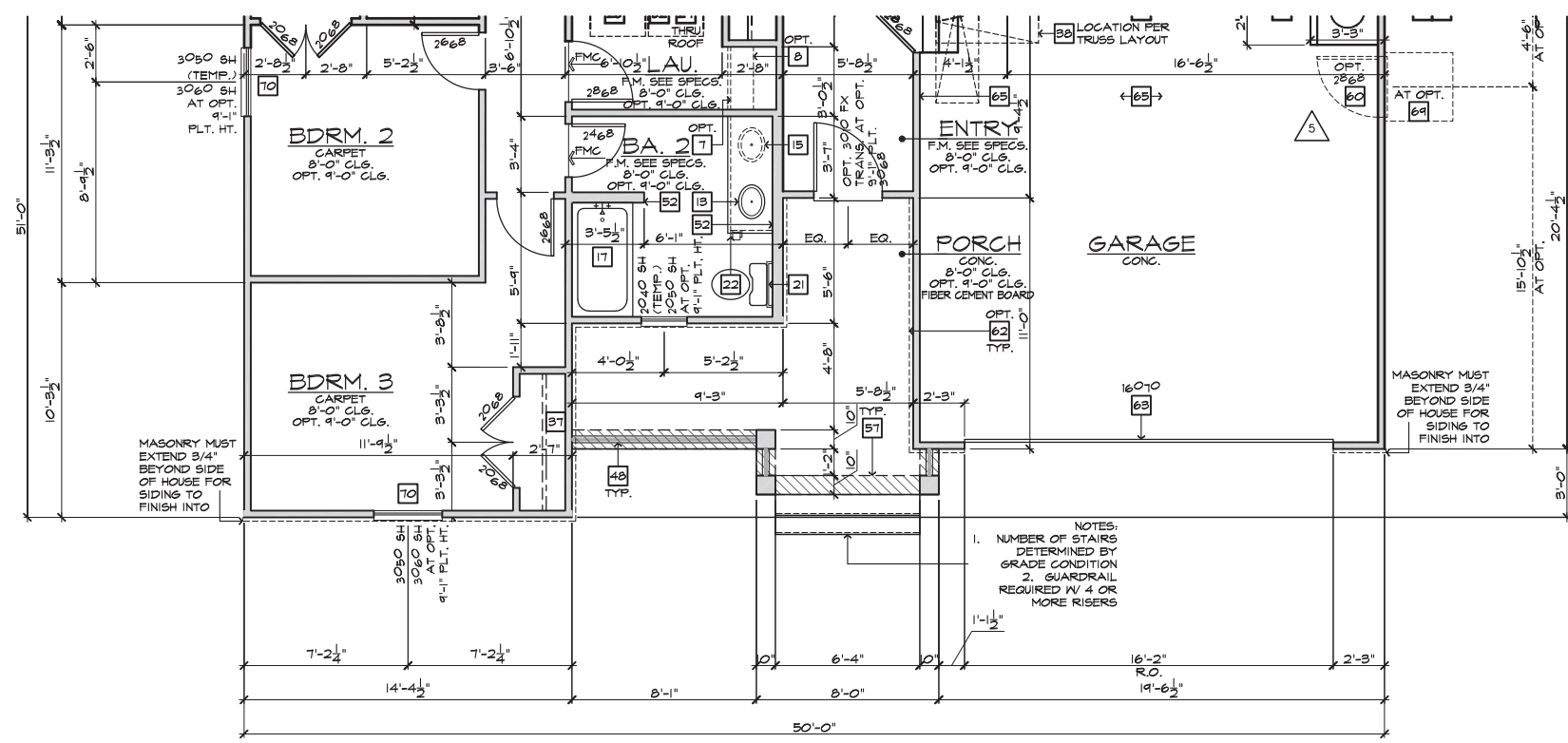
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NC2008NCP / 01/17/20 / KBA
- 2 FRAMEWALK  
NC2009NCP / 03-25-20 / KBA
- 3 HOME OFFICE  
CORP2009CORP / 07/31/20 / KBA
- 4 ADD NOTE TO T5  
NC2009NCP - 10/06/20 - KBA
- 5 GARAGE SERVICE DOOR  
NC21004NCP - 03/25/21 - KBA

PLAN:  
**150.1910-R**  
SHEET:  
**3.C4**

# SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

| #                                     | ELEVATION NOTES  |
|---------------------------------------|--|
| <b>NOTE: NOT ALL KEY NOTES APPLY.</b> |  |
| 1.                                    | ROOF MATERIAL - REFER TO ROOF NOTES  |
| 2.                                    | 2X FASCIA/BARGE BOARD WITH FASCIA CAP  |
| 3.                                    | 6.1. FLASHING  |
| 4.                                    | 6.1. FLASHING & SADDLE/CRICKET   |
| 5.                                    | 6.1. DRIP SCREED   |
| 6.                                    | 24"x24" CHIMNEY  |
| 7.                                    | DECORATIVE VENT  |
| 8.                                    | DECORATIVE CORBEL  |
| 9.                                    | DECORATIVE SHUTTERS  |
| 10.                                   | PEDIMENT. SEE ELEVATION FOR TYPE   |
| 11.                                   | RECESSED ELEMENT   |
| 12.                                   | DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE  |
| 13.                                   | TRIM PER SPEC- SEE ELEVATION FOR SIZE  |
| 14.                                   | 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  |
|---------------------------------------|---|
| <b>NOTE: NOT ALL KEY NOTES APPLY.</b> |   |
| 27.                                   | WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN (REFER TO DETAILS)  |
| 28.                                   | WATER HEATER VENT TO OUTSIDE AIR  |
| 29.                                   | MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE  |
| 39.                                   | LINE OF WALL BELOW  |
| 41.                                   | LINE OF FLOOR ABOVE   |
| 42.                                   | LINE OF FLOOR BELOW   |
| 50.                                   | MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)  |
| 51.                                   | MIN. PAD LOCATION   |
| 51.                                   | LOW WALL - REFER TO PLAN FOR HEIGHT   |
| 52.                                   | 2x6 STUD WALL   |
| 54.                                   | DEL. 2x4 WALL PER PLAN  |
| 55.                                   | INTERIOR SHELF - REFER TO PLAN FOR HEIGHT   |
| 57.                                   | FLAT SOFFIT   |
| 58.                                   | ARCHED SOFFIT   |
| 60.                                   | OPT. DOOR/ WINDOW   |
| 61.                                   | PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.  |
| 62.                                   | BRICK / STONE VENEER - REFER TO ELEVATIONS  |
| 63.                                   | SECTIONAL GARAGE DOOR PER SPECS   |
| 66.                                   | 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH) |
| 68.                                   | P.T. POST W/ WRAP   |
| 70.                                   | EGRESS WINDOW   |
| 75.                                   | WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND 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  |



PARTIAL FLOOR PLAN 'C' AT CRAWL SPACE

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

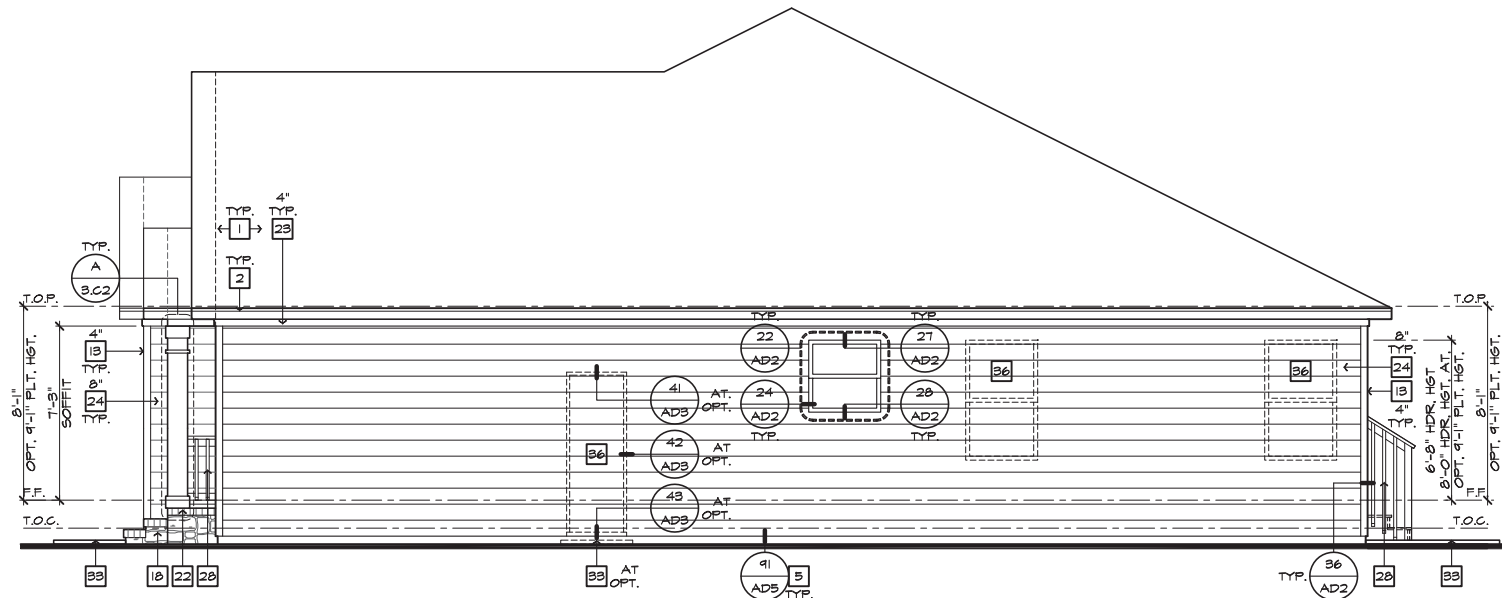
BASIC PLAN

**NOTE:**  
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

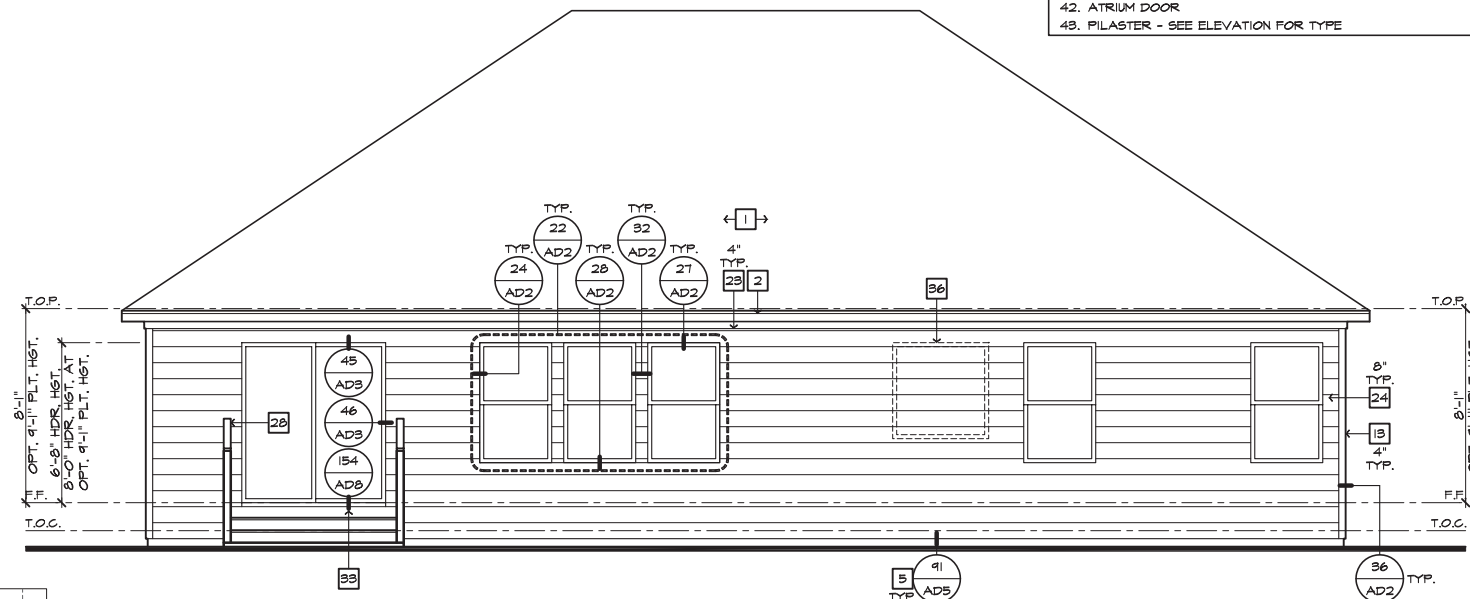
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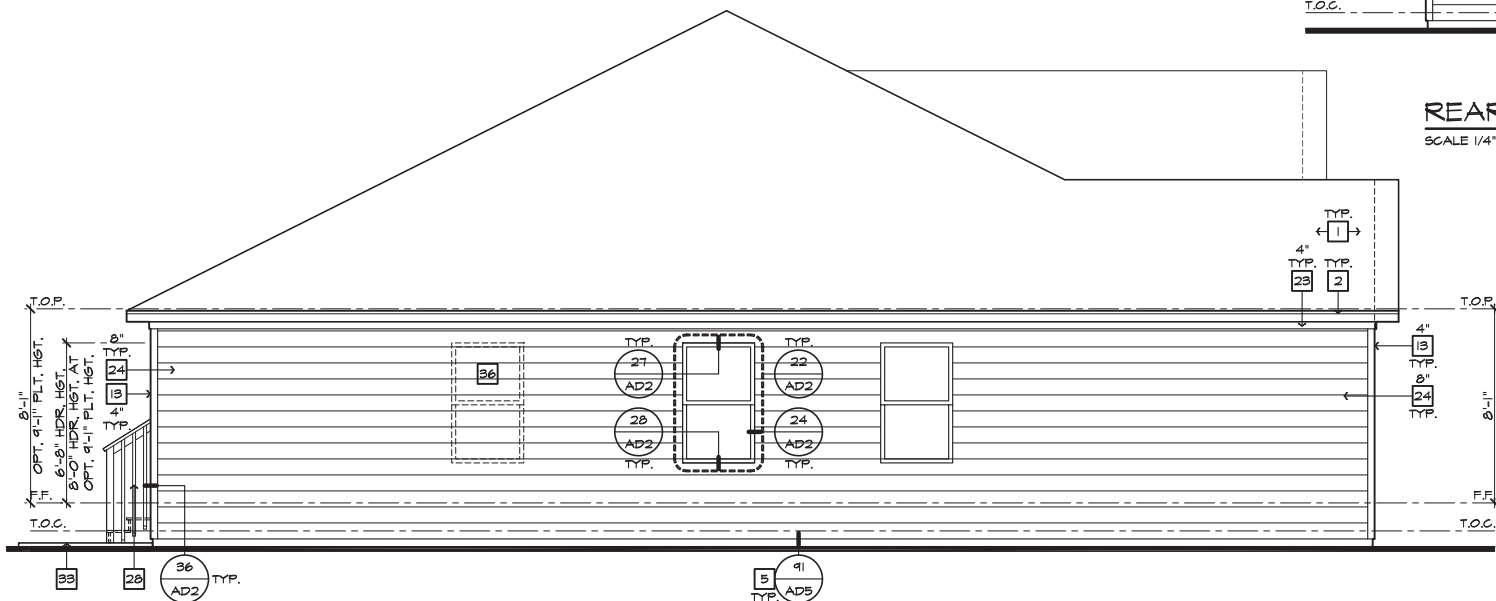
RIGHT ELEVATION 'C' AT CRAWL SPACE

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



REAR ELEVATION 'C' AT CRAWL SPACE

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



LEFT ELEVATION 'C' AT CRAWL SPACE

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

| #                                     | ELEVATION NOTES  |
|---------------------------------------|--|
| <b>NOTE: NOT ALL KEY NOTES APPLY.</b> |  |
| 1.                                    | ROOF MATERIAL - REFER TO ROOF NOTES  |
| 2.                                    | 2X FASCIA/BARGE BOARD WITH FASCIA CAP  |
| 3.                                    | 6.1. FLASHING  |
| 4.                                    | 6.1. FLASHING & SADDLE/CRICKET   |
| 5.                                    | 6.1. DRIP SCREED   |
| 6.                                    | 24"X24" CHIMNEY  |
| 7.                                    | DECORATIVE VENT  |
| 8.                                    | DECORATIVE CORBEL  |
| 9.                                    | DECORATIVE SHUTTERS  |
| 10.                                   | PEDIMENT. SEE ELEVATION FOR TYPE   |
| 11.                                   | RECESSED ELEMENT   |
| 12.                                   | DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE  |
| 13.                                   | TRIM PER SPEC- SEE ELEVATION FOR SIZE  |
| 14.                                   | SYNTHETIC MATERIAL   |
| 15.                                   | PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST. |
| 16.                                   | SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE   |
| 17.                                   | SHAKE SIDING   |
| 18.                                   | STONE VENEER PER SPECS   |
| 19.                                   | BRICK/MASONRY VENEER PER SPECS   |
| 20.                                   | BUILT UP BRICK COLUMN  |
| 21.                                   | SOLDIER COURSE   |
| 22.                                   | ROWLOCK COURSE   |
| 23.                                   | FRIEZE BOARD   |
| 24.                                   | SIDING W/ 4" CORNER TRIM PER SPECS   |
| 25.                                   | P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE  |
| 26.                                   | PRE-FAB DECORATIVE TRIM  |
| 27.                                   | LIGHT WEIGHT PRECAST STONE TRIM  |
| 28.                                   | P.T. LUMBER RAILINGS (+36" U.N.O.)   |
| 29.                                   | WRAP   |
| 30.                                   | DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.                             |
| 31.                                   | BRACKET OR KICKER - FYPON OR EQ.   |
| 32.                                   | ENTRY DOOR   |
| 33.                                   | CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.   |
| 34.                                   | SECTIONAL GARAGE DOOR PER SPECS  |
| 35.                                   | ALUMINUM WRAP  |
| 36.                                   | OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS   |
| 37.                                   | OPTIONAL STANDING SEAM METAL ROOF  |
| 38.                                   | KEYSTONE   |
| 39.                                   | SOLDIER CROWN  |
| 40.                                   | JACK SOLDIER COURSE  |
| 41.                                   | WATER TABLE  |
| 42.                                   | ATRIUM DOOR  |
| 43.                                   | PILASTER - SEE ELEVATION FOR TYPE  |



**NORTH CAROLINA  
50' SERIES**

KB HOME  
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FAX: (919) 472-0582

**2018 NORTH  
CAROLINA STATE  
BUILDING  
CODES**

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

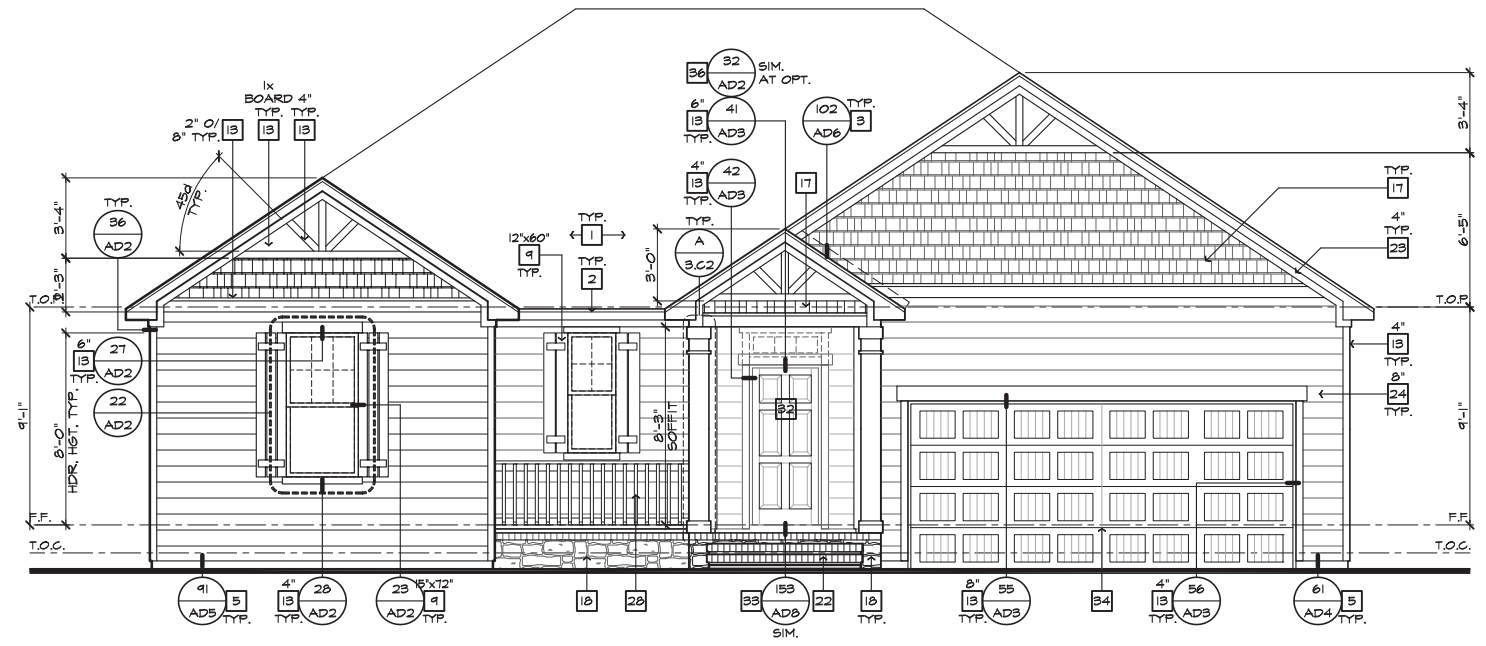
**1** VENTILATION  
NC2008NCP/ 01/17/20 /KBA

| FOR INTERNAL USE ONLY |      |
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| REVISION              | DATE |
| 1.                    |      |
| 2.                    |      |
| 3.                    |      |
| 4.                    |      |
| 5.                    |      |
| 6.                    |      |

PLAN:  
**150.1910-R**  
SHEET:  
**3.C5**

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

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FRONT ELEVATION 'C' 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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**2018 NORTH  
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ISSUE DATE: 12/13/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: MP  
REVISIONS:

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

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REVIEWED BY:

|    |       |
|----|-------|
| 1. | _____ |
| 2. | _____ |
| 3. | _____ |
| 4. | _____ |
| 5. | _____ |
| 6. | _____ |

PLAN:  
**150.1910-R**

SHEET:  
**3.C6**

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

NOTE:  
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# NORTH CAROLINA 50' SERIES

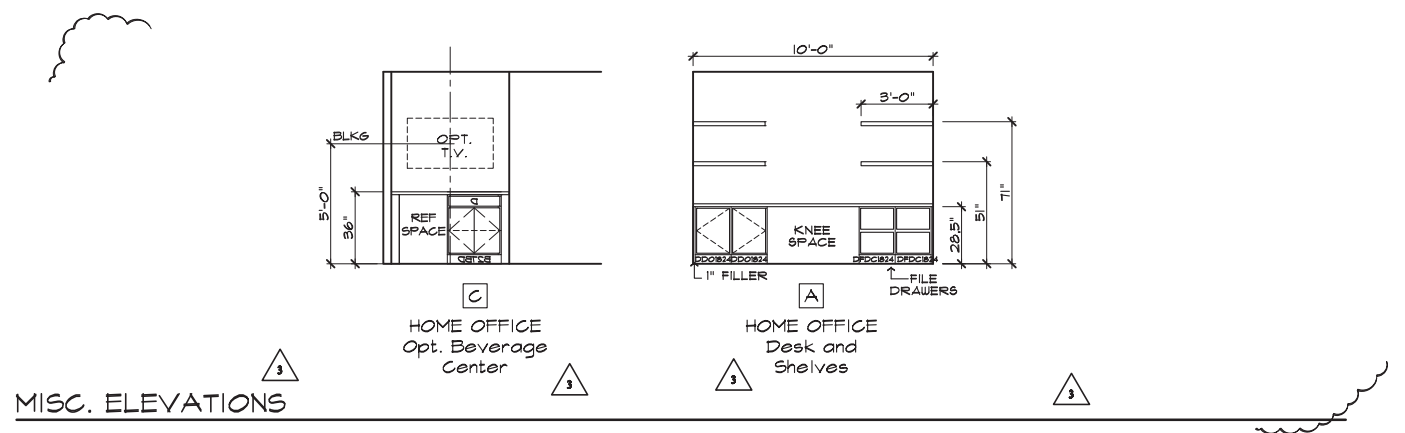
KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
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TEL: (919) 768-7988  
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# 2018 NORTH CAROLINA STATE BUILDING CODES

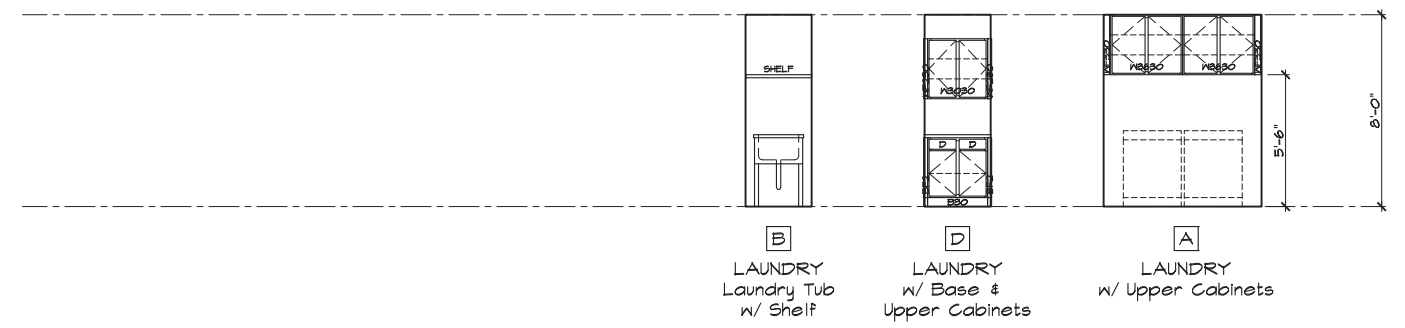
ISSUE DATE: 12/13/19  
PROJECT No.: 1350999-57  
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REVISIONS:  
1 VENTILATION NC2008NCP/ 01/17/20 /KBA  
2 FRAMEWALK NC2009NCP/ 03-25-20 /KBA  
3 HOME OFFICE CORP2009CORP/ 07/31/20 /KBA

PLAN: 150.1910-R  
SHEET: 4.1

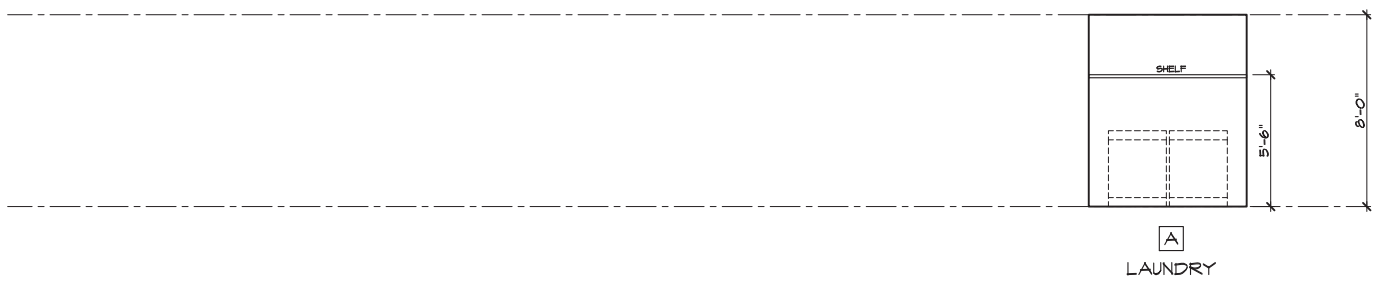
# SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES



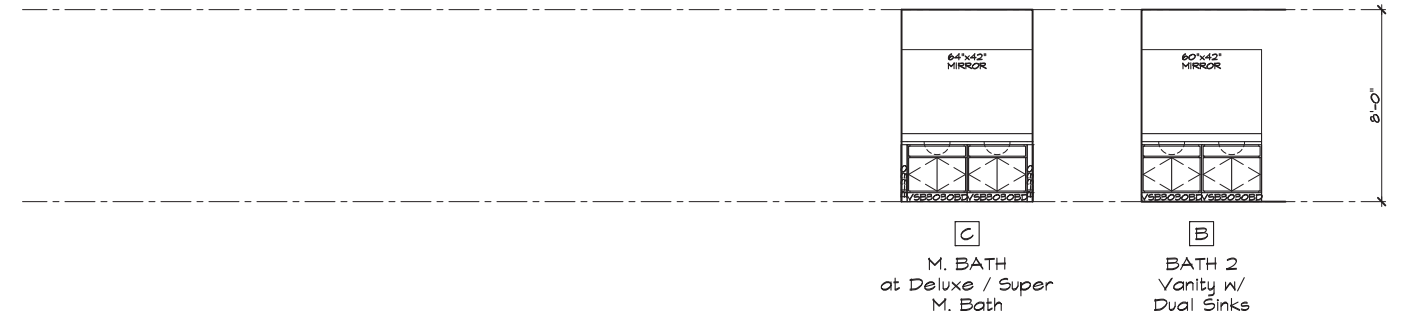
MISC. ELEVATIONS



MISCELLANEOUS INTERIOR ELEVATIONS



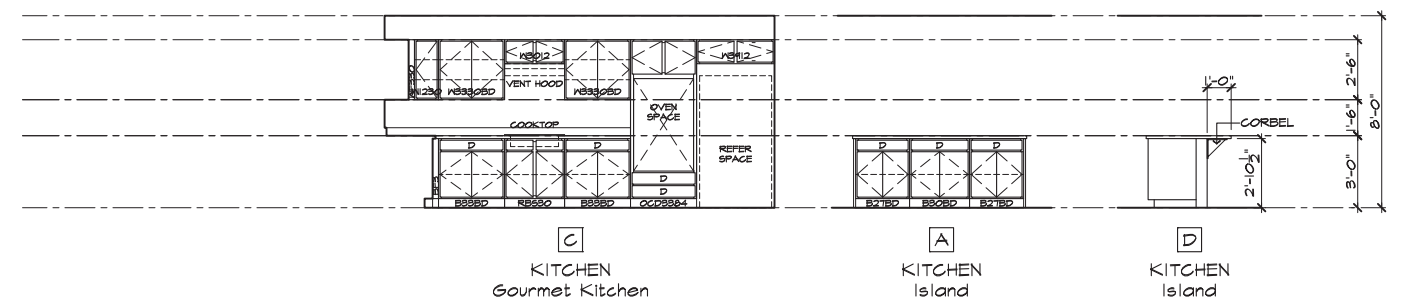
MISCELLANEOUS INTERIOR ELEVATIONS



BATH ELEVATIONS



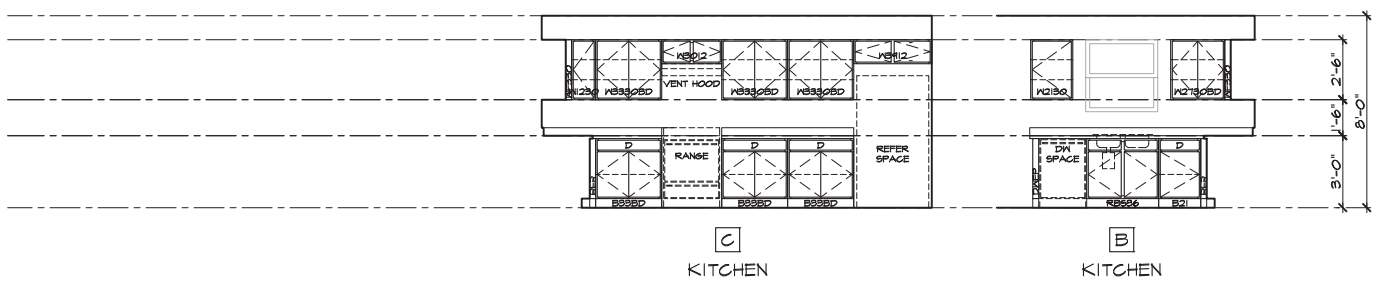
BATH ELEVATIONS



KITCHEN ELEVATIONS

# OPTIONAL INTERIOR ELEVATIONS

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

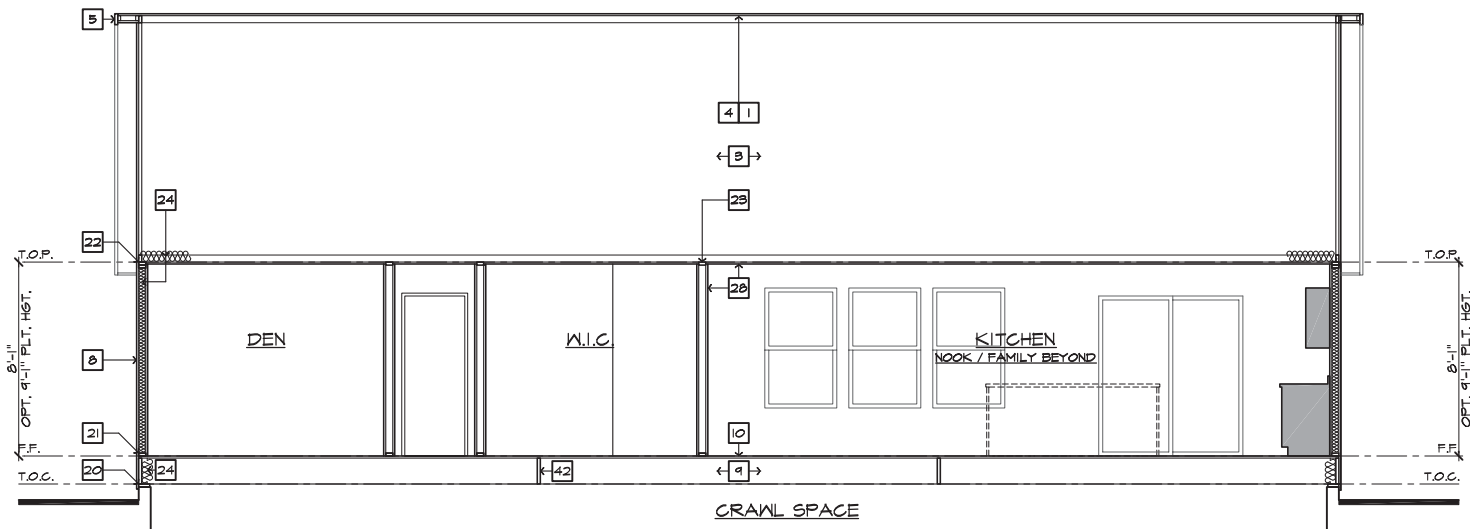


KITCHEN ELEVATIONS

# STANDARD INTERIOR ELEVATIONS

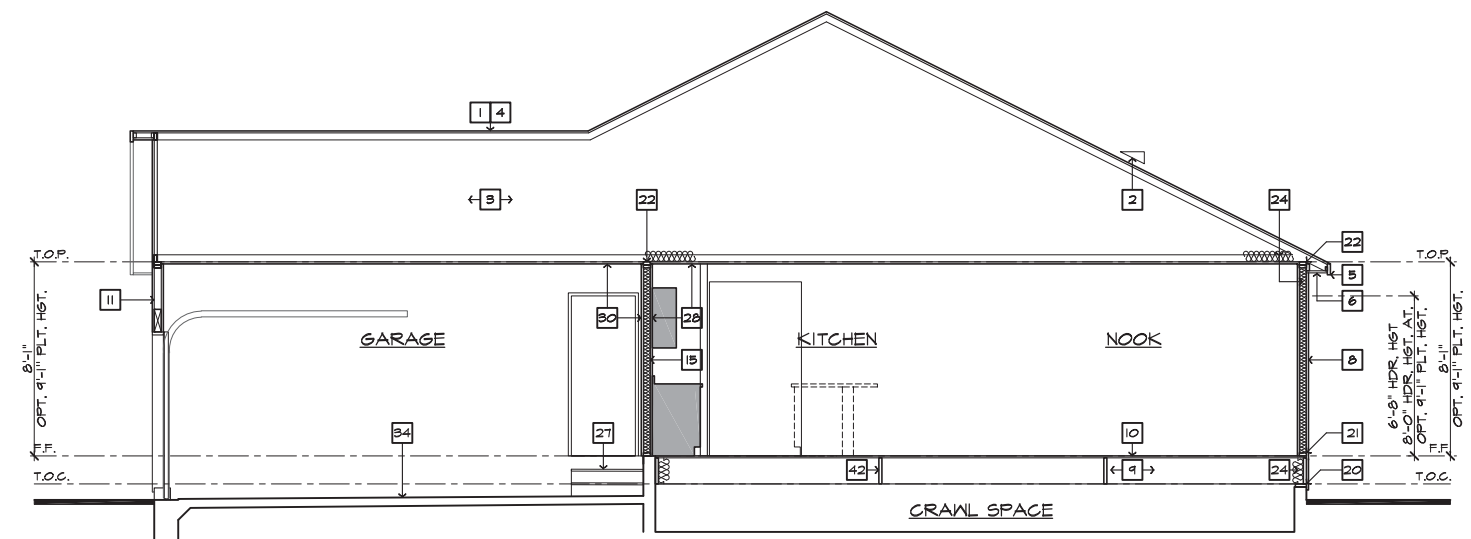
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

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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. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.



**NORTH CAROLINA  
50' SERIES**

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**2018 NORTH  
CAROLINA STATE  
BUILDING  
CODES**

ISSUE DATE: 12/13/19  
PROJECT No.: 1350999:57  
DIVISION MGR.: MP  
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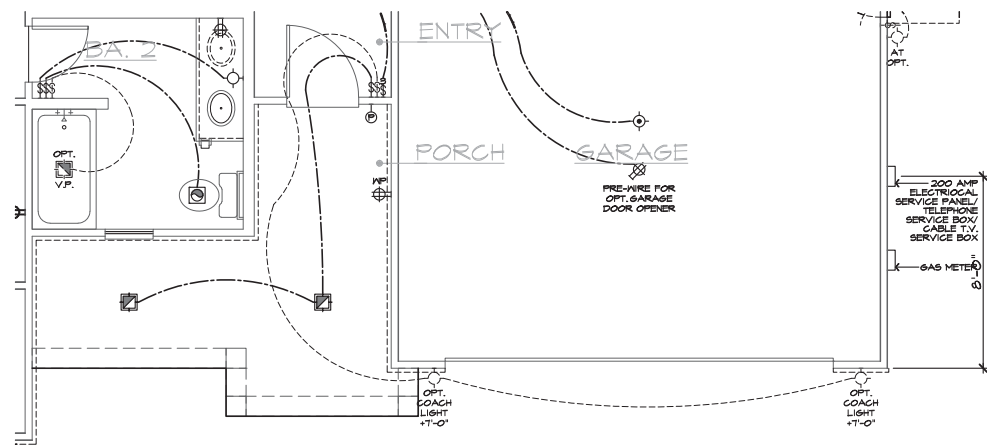
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PLAN:  
**150.1910-R**

SHEET:  
**4.3**

SPEC. LEVEL 1  
RALEIGH-DURHAM  
50' SERIES

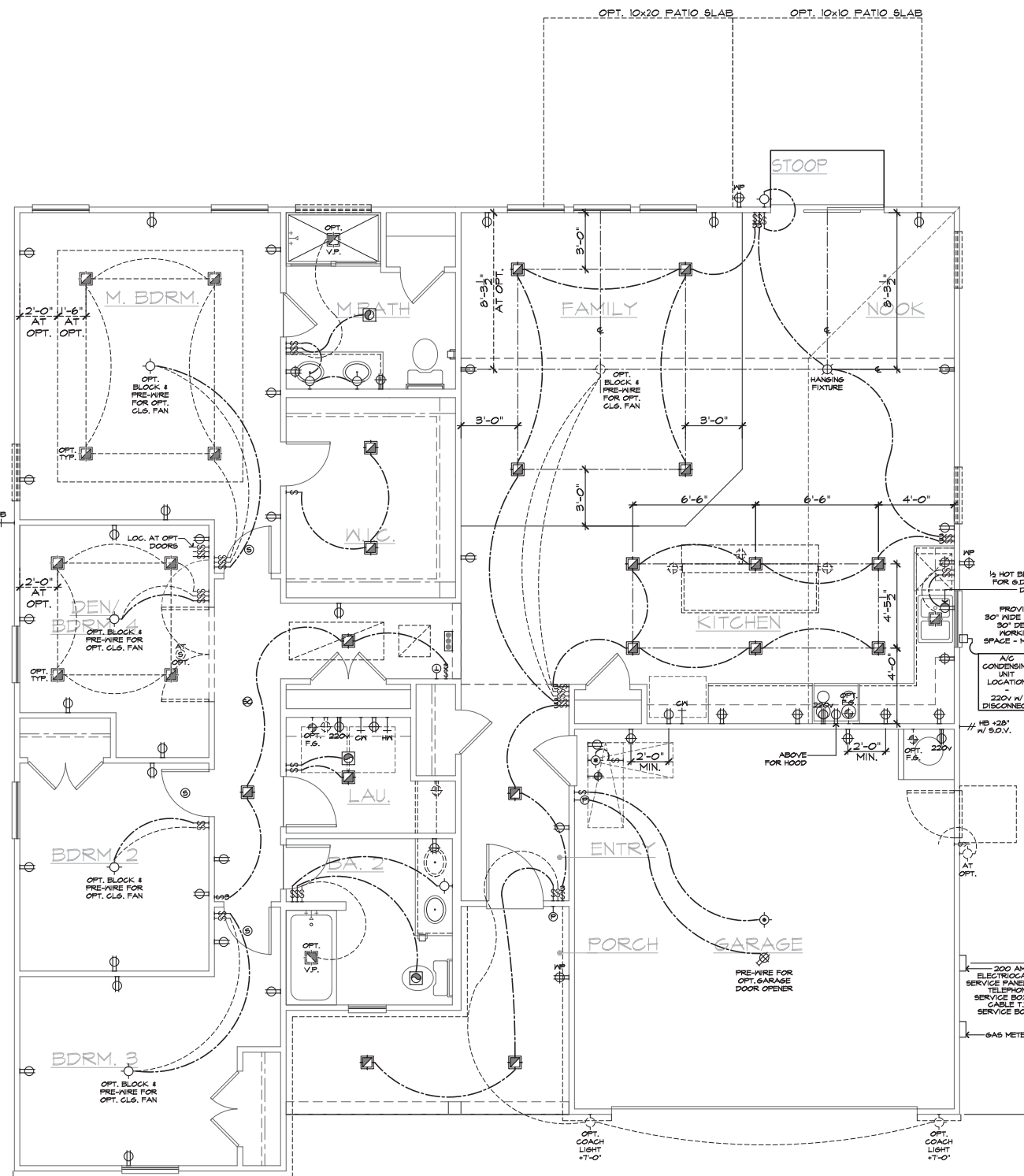
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PARTIAL UTILITY PLAN 'C'

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

BASIC PLAN



UTILITY PLAN 'A'

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.
- ⊕ 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
- ⊕ FUSED DISCONNECT
- ⊕ 120V (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220V SINGLE CONVENIENCE RECEPTACLE HEIGHT NOTED AS PER PLAN
- ⊕ TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.
- ⊕ 3 FOUR-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)
- ⊕ 1/2 HOT BLK FOR S.D. & D.V.
- ⊕ PROVIDE 30" WIDE BY 30" DEEP WORKING SPACE - MIN.
- ⊕ A/C CONDENSING UNIT LOCATION - 220V W/ DISCONNECT
- ⊕ #8 +28" W/ S.O.V.
- ⊕ 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

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.



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

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

- 1 VENTILATION NC2008NCP/ 01/17/20 /KBA
- 2 FRAMEWALK NC2009NCP/ 03-25-20 /KBA

PLAN: 150.1910-R  
SHEET: 5.1

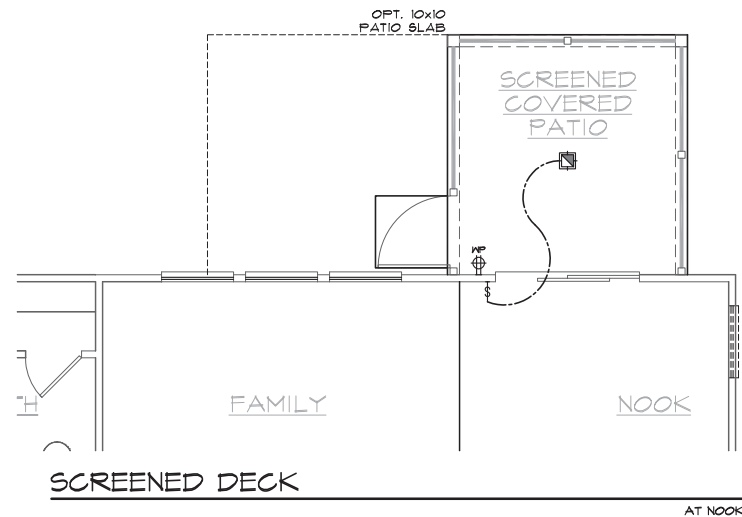
SPEC. LEVEL 1  
RALEIGH-DURHAM 50' SERIES

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

**UTILITY LEGEND**

- ⊕ 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
- ↔ 2 TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.  
8" ABOVE COUNTER U.N.O.
- ↔ 3 THREE-POLE LIGHT SWITCH
- ↔ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE  
W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT  
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT  
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT  
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- ⊕ 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
- 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.
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5. 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



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1 VENTILATION  
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PLAN:  
**150.1910-R**  
SHEET:  
**5.3**

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

**FIRST FLOOR UTILITY PLAN OPTIONS**

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

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PLAN:  
**150.1910-R**  
SHEET:  
**8.C2**

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

**# ELEVATION NOTES**

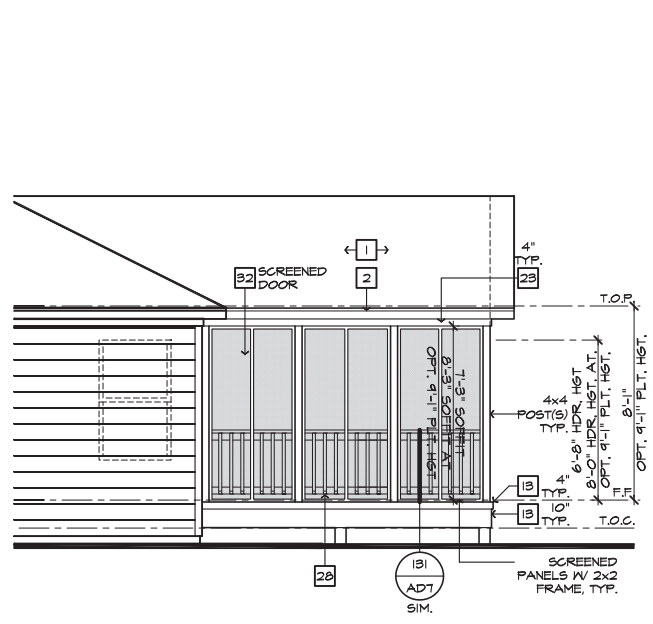
NOTE: NOT ALL KEY NOTES APPLY.

- 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 FYPON OR EQ. SEE ELEVATION FOR TYPE
- TRIM PER SPEC- SEE ELEVATION FOR SIZE
- SYNTHETIC MATERIAL
- PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
- SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
- SHAKE SIDING
- STONE VENEER PER SPECS
- BRICK/MASONRY VENEER PER SPECS
- BUILT UP BRICK COLUMN
- SOLDIER COURSE
- ROWLOCK COURSE
- FRIEZE BOARD
- SIDING W/ 4" CORNER TRIM PER SPECS
- P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
- PRE-FAB DECORATIVE TRIM
- LIGHT WEIGHT PRECAST STONE TRIM
- P.T. LUMBER RAILINGS (36" U.N.O.)
- WRAP
- DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE
- BRACKET OR KICKER - FYPON OR EQ.
- ENTRY DOOR
- CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
- SECTIONAL GARAGE DOOR PER SPECS
- ALUMINUM WRAP
- OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
- OPTIONAL STANDING SEAM METAL ROOF
- KEYSTONE
- SOLDIER CROWN
- JACK SOLDIER COURSE
- WATER TABLE
- ATRIUM DOOR
- PILASTER - SEE ELEVATION FOR TYPE

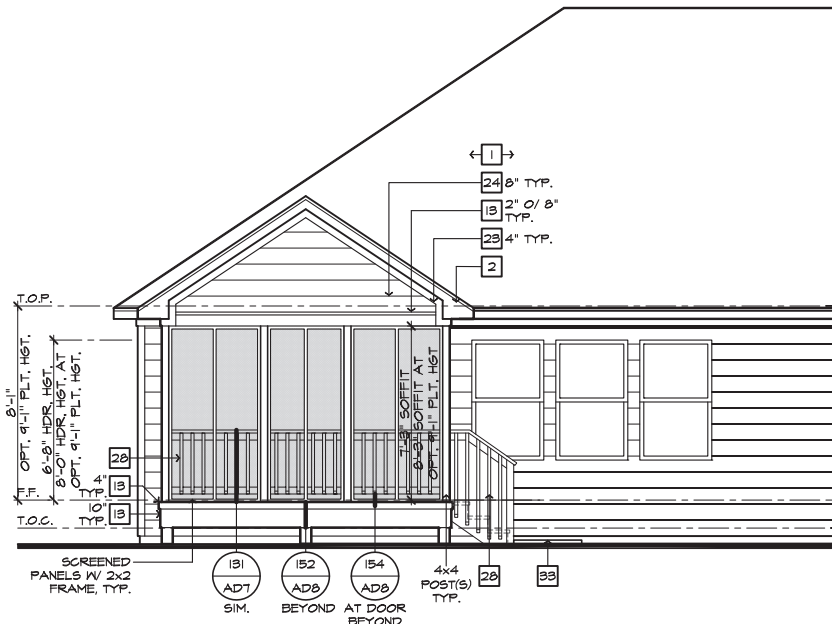
**# PARTIAL PLAN NOTES**

NOTE: NOT ALL KEY NOTES APPLY.

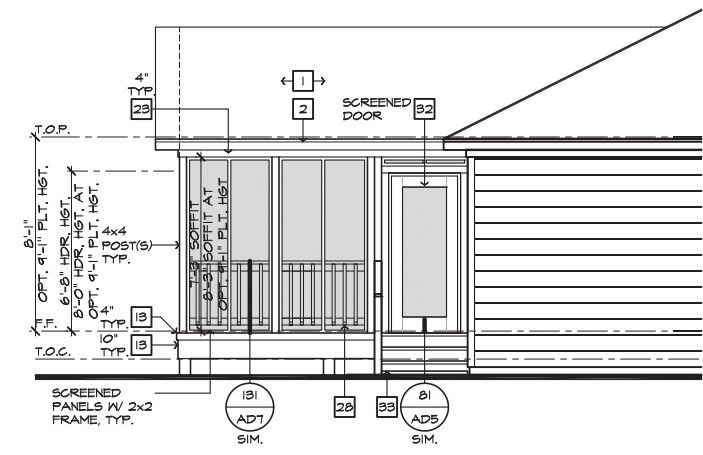
- WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN (REFER TO DETAILS)
- WATER HEATER 'B' VENT TO OUTSIDE AIR
- MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
- LINE OF WALL BELOW
- LINE OF FLOOR ABOVE
- LINE OF FLOOR BELOW
- MIN.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



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



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



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

**ROOF PLAN NOTES 'C'**

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

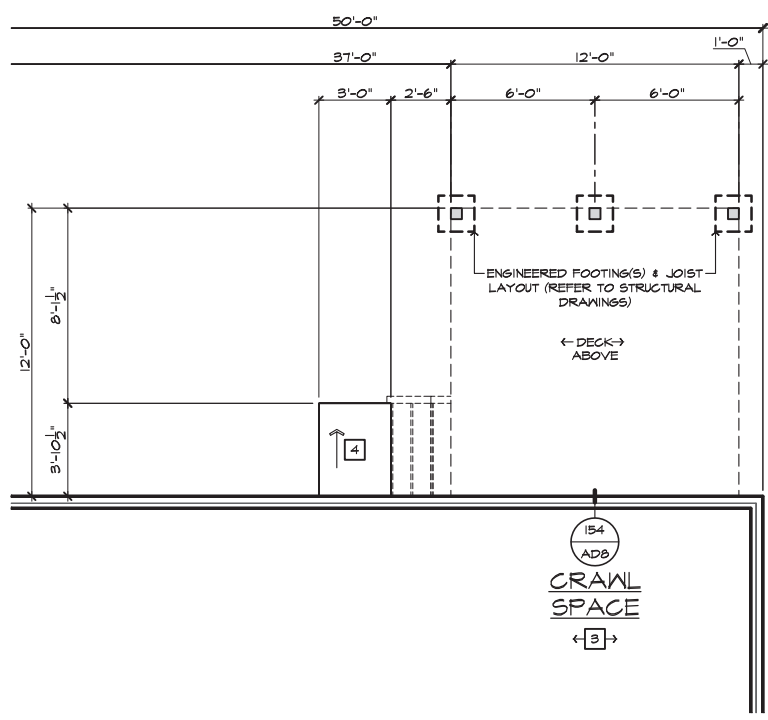
ROOF MATERIAL: COMPOSITION SHINGLE  
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.  
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.  
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

**ATTIC VENT CALCULATIONS**

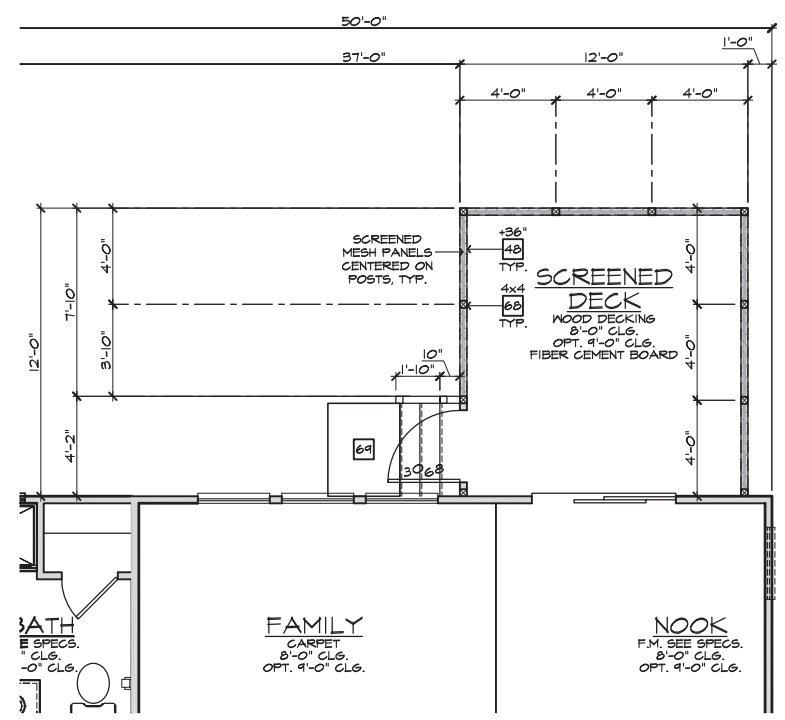
PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 9'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW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

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

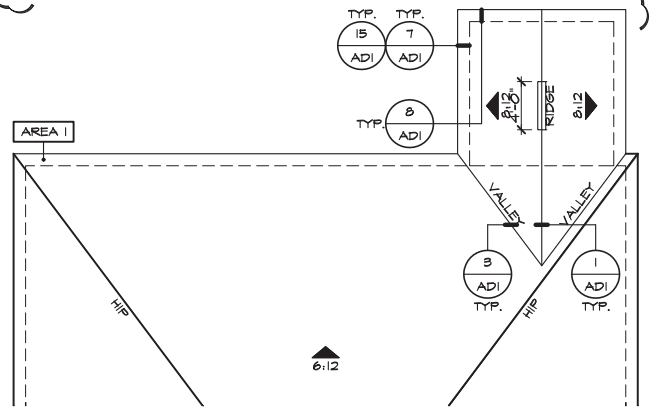
| AREA / MAIN                                     | SQ. FT. / 300      | 8.68 SQ. FT. |
|---|--------------------|--------------|
| VENTILATION REQUIRED:                           |                    |              |
| ATTIC AREA = 2605                               | X 144 =            | 1244 SQ. IN. |
|   | TOTAL HIGH & LOW = | 1244 SQ. IN. |
|   | X 50% =            | 625 SQ. IN.  |
| VENTILATION PROVIDED:                           |                    |              |
| 42 LF RIDGE VENT(S) AT 18 SQ. IN. / LF. =       |                    | 756 SQ. IN.  |
| 0 ROOF VENT(S) AT 50 SQ. IN. EA. =              |                    | 0 SQ. IN.    |
| SUB-TOTAL HIGH VENTILATION: (L2)                |                    | 756 SQ. IN.  |
| 106 LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = |                    | 731 SQ. IN.  |
| 0 ROOF VENT(S) AT 50 SQ. IN. EA. =              |                    | 0 SQ. IN.    |
| TOTAL VENTILATION PROVIDED:                     |                    | 1487 SQ. IN. |



**PARTIAL CRAWL SPACE PLAN**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



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



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

**SCREENED-IN COVERED DECK AT CRAWL SPACE 'C'**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

NOTE:  
THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R401.  
THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R401.2.

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

NOTE:  
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

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# DETAILS

KB HOME  
NORTH CAROLINA DIVISION

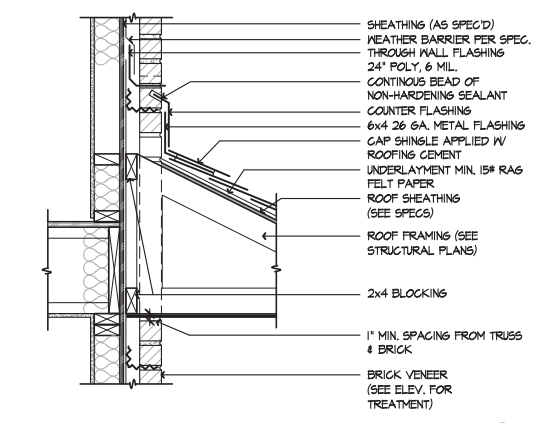
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

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

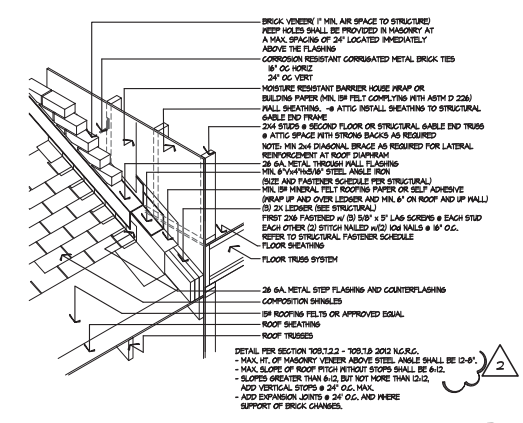
- 1 COMPLIANCE REVIEW  
NC12008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15053 - 11/3/15 - DC3
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP
- 5 DETAIL UPDATE  
NC20001NCF - 01/15/20 - MCP

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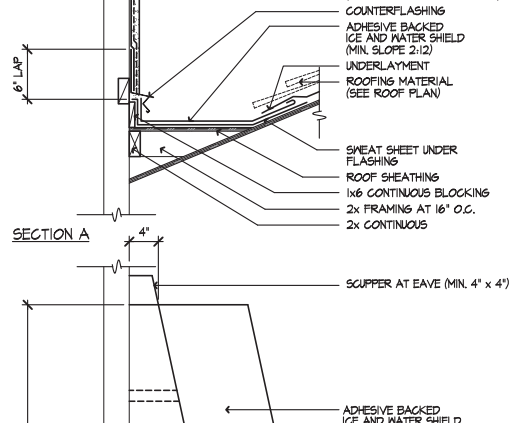
PLAN: **ALL**  
SHEET: **AD1**



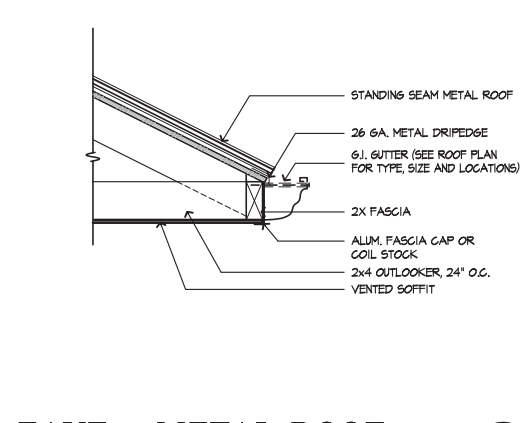
**BRICK THROUGH ROOF**  
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SE-01017a



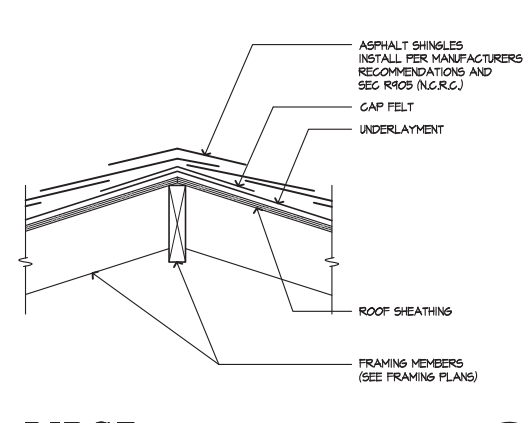
**BRICK OVER ROOF**  
SCALE NTS  
SE-2D 150



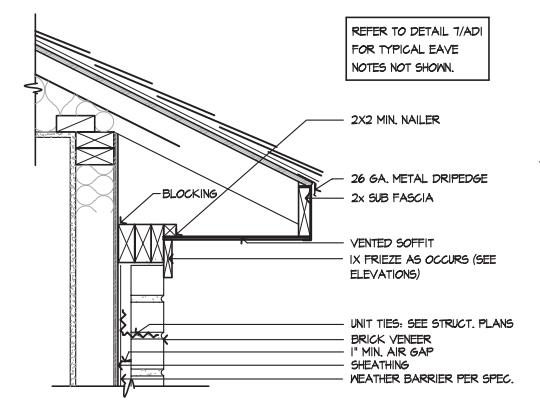
**EAVE @ METAL ROOF**  
SCALE 1 1/2"=1'-0"  
SE-05091a



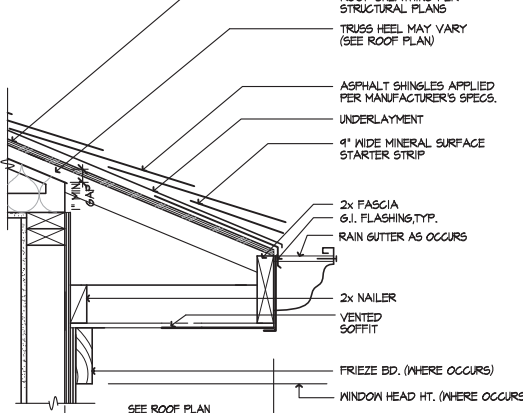
**RIDGE**  
SCALE 1 1/2"=1'-0"  
SE-01001a



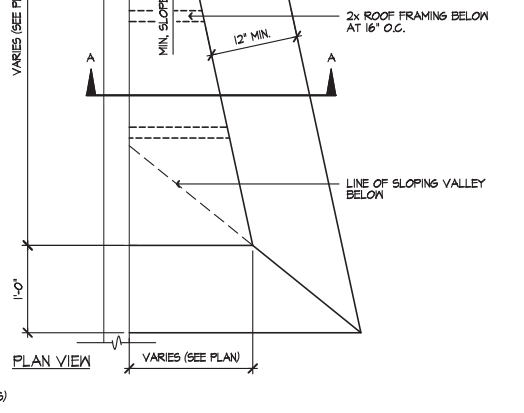
**RIDGE VENT**  
SCALE 1 1/2"=1'-0"  
SE-01002a



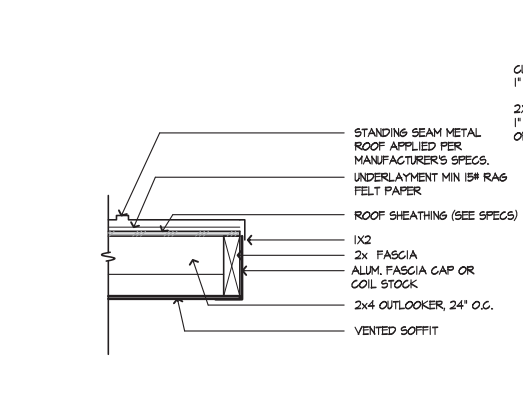
**EAVE - BRICK**  
SCALE 1 1/2"=1'-0"  
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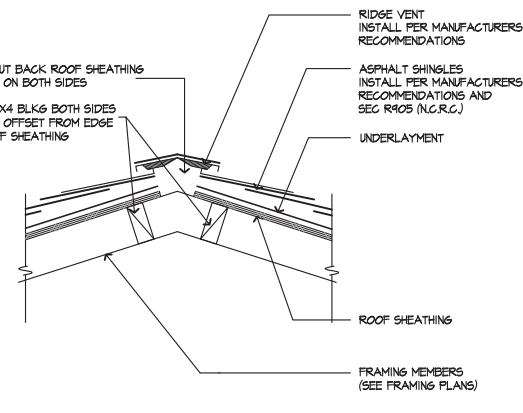
**EAVE**  
SCALE 1 1/2"=1'-0"  
07B2-13a



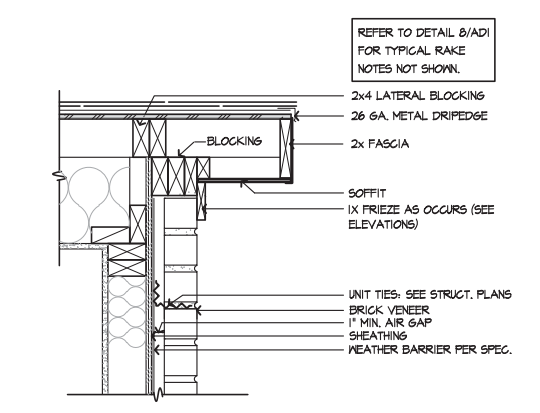
**CRICKET**  
SCALE 1"=1'-0"  
07B2-10



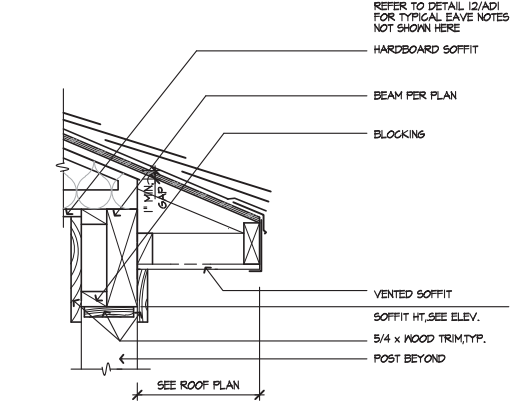
**RAKE @ METAL ROOF**  
SCALE 1 1/2"=1'-0"  
SE-05092a



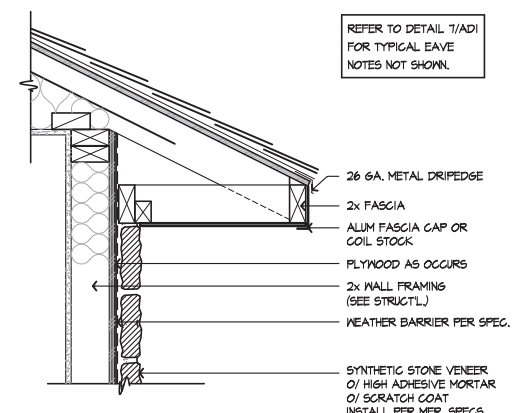
**RIDGE VENT**  
SCALE 1 1/2"=1'-0"  
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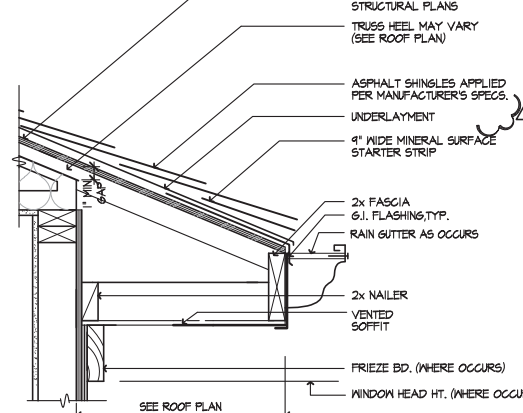
**RAKE - BRICK**  
SCALE 1 1/2"=1'-0"  
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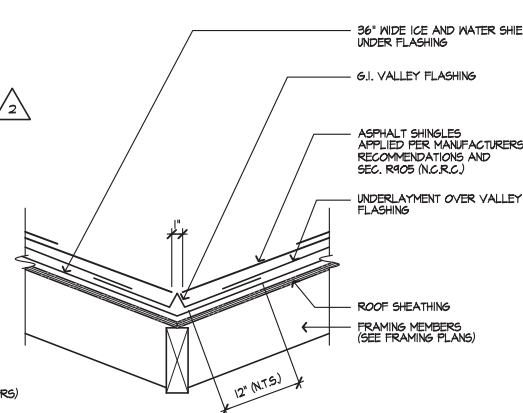
**PORCH EAVE**  
SCALE 1 1/2"=1'-0"  
EVPRCH



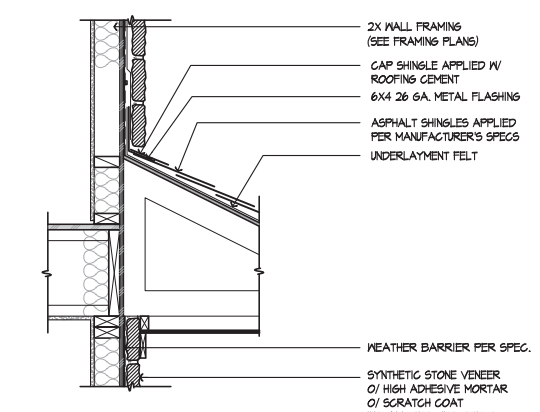
**EAVE - STONE**  
SCALE 1 1/2"=1'-0"  
SE-01011a



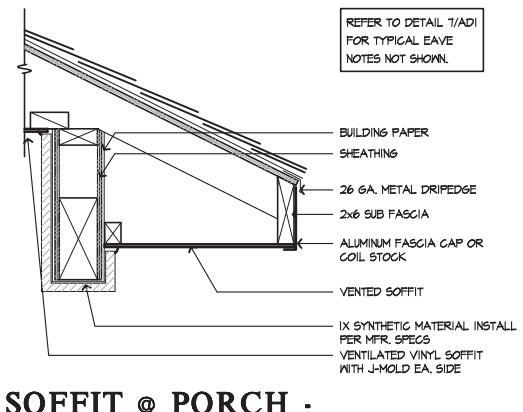
**EAVE**  
SCALE 1 1/2"=1'-0"  
07B2-13a



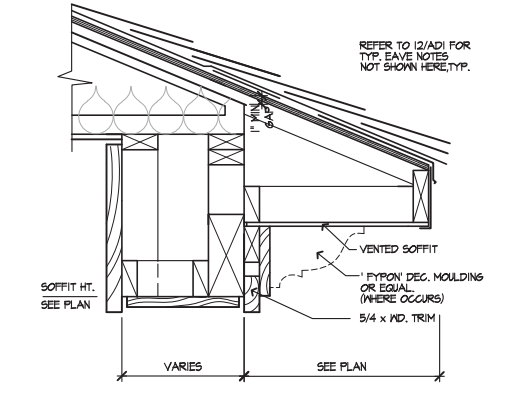
**VALLEY**  
SCALE 1 1/2"=1'-0"  
SE-01003a



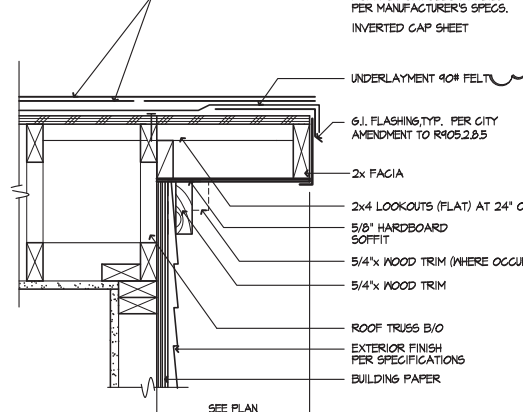
**STONE TO ROOF**  
SCALE 1"=1'-0"  
SE-01020a



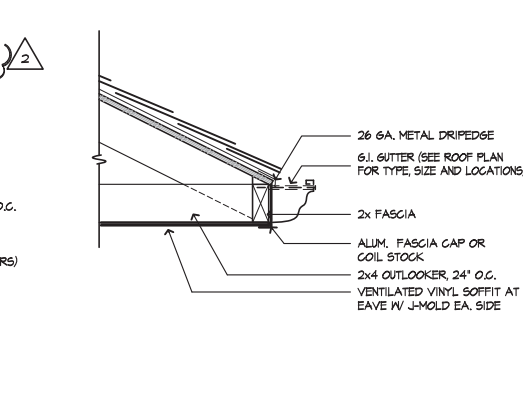
**SOFFIT @ PORCH - SYNTHETIC MATERIAL**  
SCALE 1 1/2"=1'-0"  
SE-01016a



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



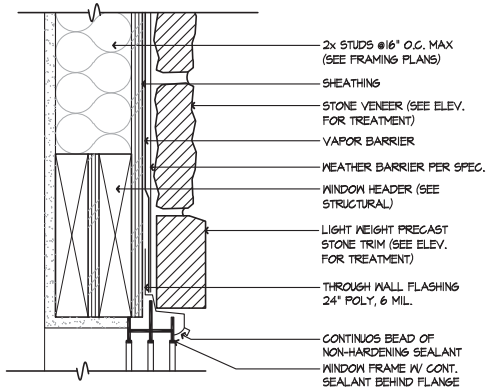
**RAKE**  
SCALE 1 1/2"=1'-0"  
07B2-04a



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

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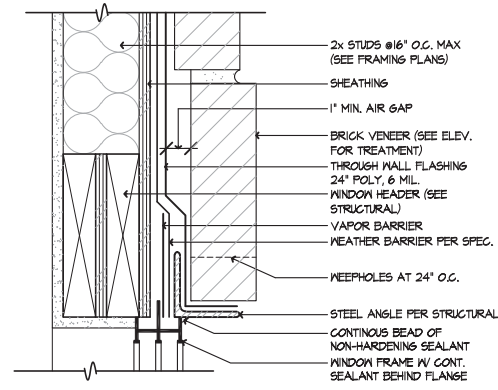


**WINDOW HEAD - STONE**

SCALE 3/8"=1'-0"

SE-02096a

31

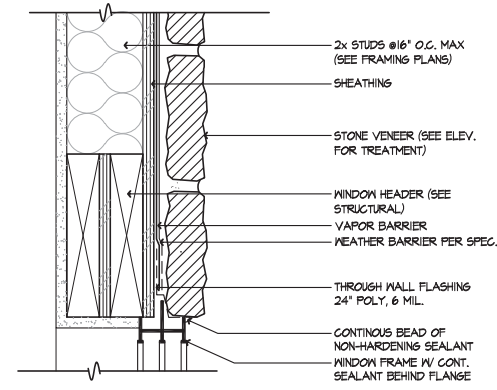


**WINDOW HEAD - BRICK**

SCALE 3/8"=1'-0"

SE-02096a

33

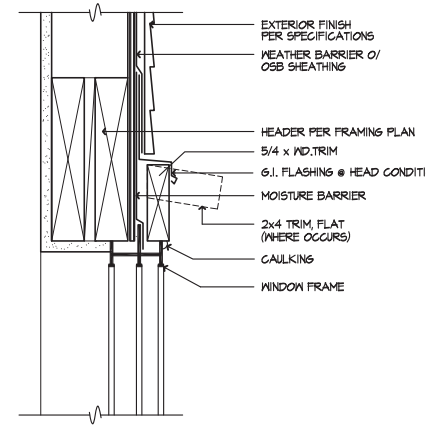


**WINDOW HEAD - STONE**

SCALE 3/8"=1'-0"

SE-02029a

29



**WINDOW HEAD**

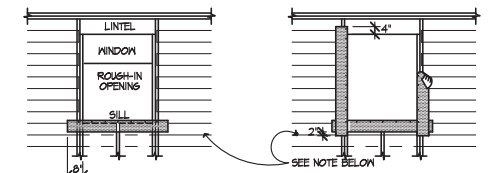
SCALE 3/8"=1'-0"

0850-01J

25

**WINDOW FLASHING**

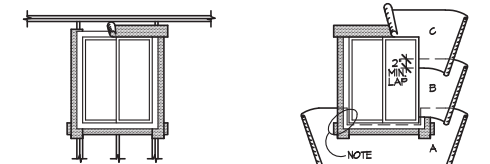
EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.



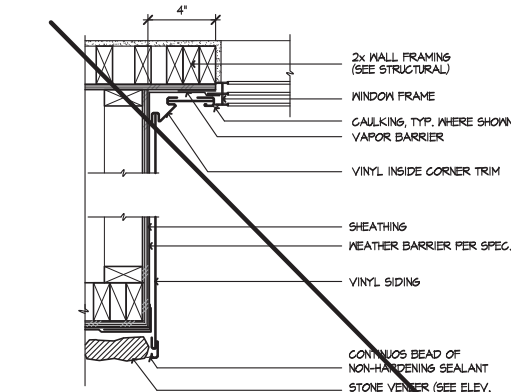
- ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 6". SECURE ALL MOISTOP (OR EQUAL) WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.
- ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND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

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

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



- INSTALL WINDOW JAMB NAILING FLANGES OVER A CONTINUOUS BEAD OF SEALANT ON THE MOISTOP (OR EQUAL). INSTALL THE WINDOW HEAD MOISTOP (OR EQUAL) ON A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW HEAD NAILING FLANGE.
- COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP. NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY, SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (5/8\"/>

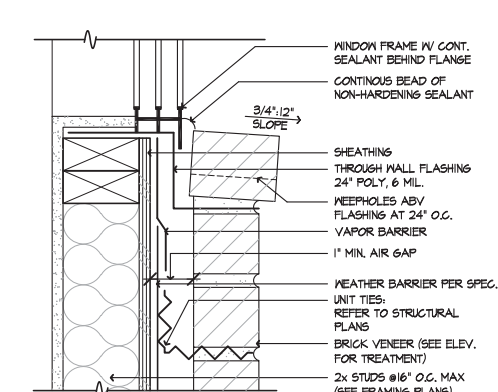


**RECESSED WINDOW JAMB - STONE**

SCALE 1/2"=1'-0"

SE-02096a

38

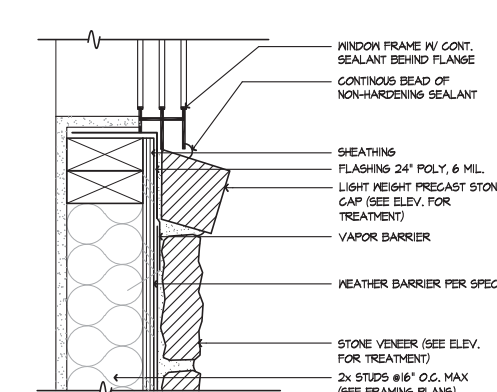


**WINDOW SILL - BRICK**

SCALE 3/8"=1'-0"

SE-02096a

34

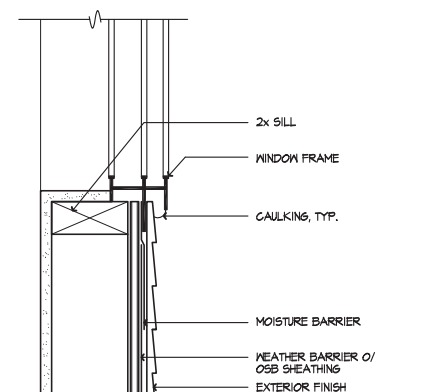


**WINDOW SILL - STONE**

SCALE 3/8"=1'-0"

SE-02096a

30



**WINDOW SILL**

SCALE 3/8"=1'-0"

0850-111

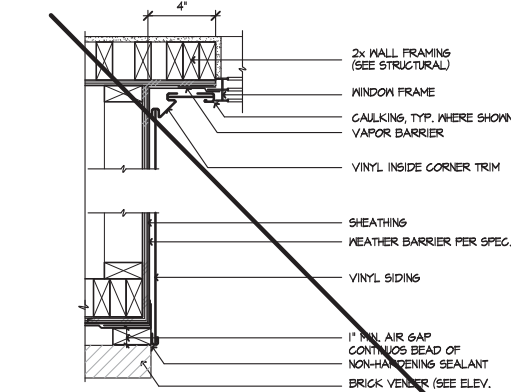
26

**VAPOR BARRIER**

SCALE 1/4"=1'-0"

SE-02022a

22

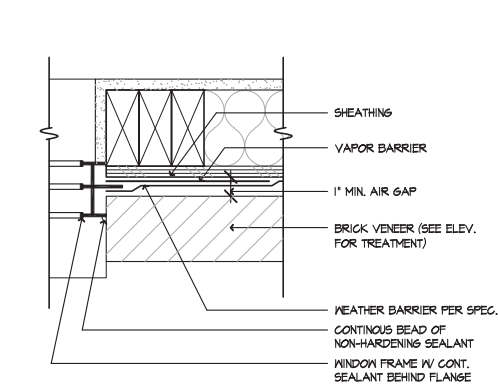


**RECESSED WINDOW JAMB - BRICK**

SCALE 1/2"=1'-0"

SE-02096a

39

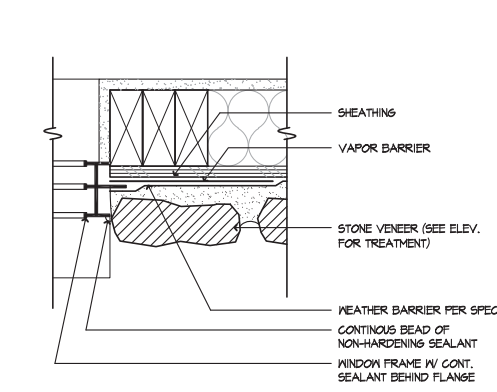


**WINDOW JAMB - BRICK**

SCALE 3/8"=1'-0"

SE-02096a

35

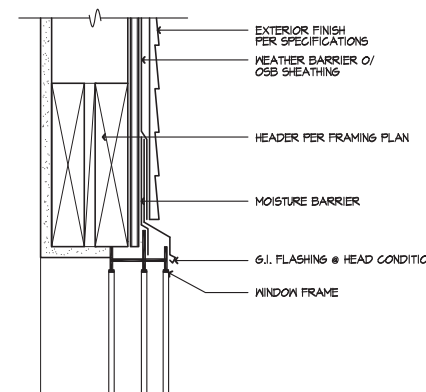


**WINDOW JAMB - STONE**

SCALE 3/8"=1'-0"

SE-02096a

31



**WINDOW HEAD**

SCALE 3/8"=1'-0"

0850-15

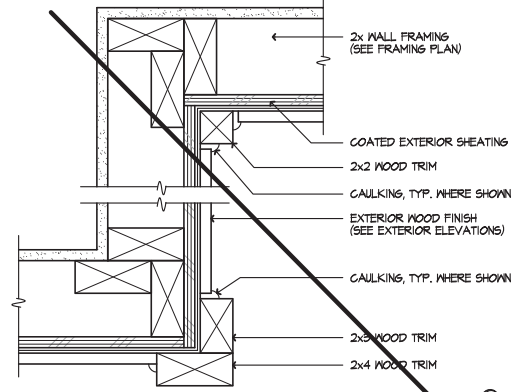
27

**WINDOW JAMB**

SCALE 3/8"=1'-0"

0850-02s

23

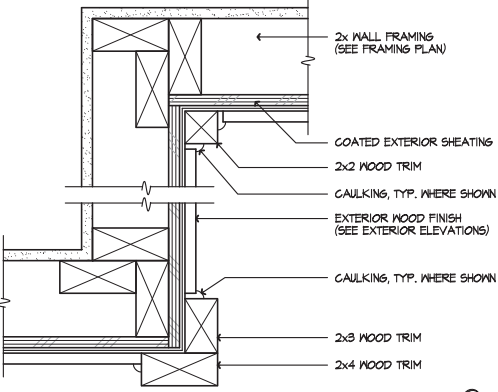


**SIDING - CORNER. TRIM**

SCALE 3/8"=1'-0"

0746-02

40

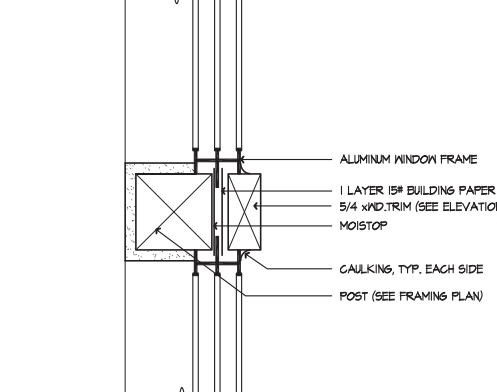


**SIDING - CORNER. TRIM**

SCALE 3/8"=1'-0"

0746-02

36

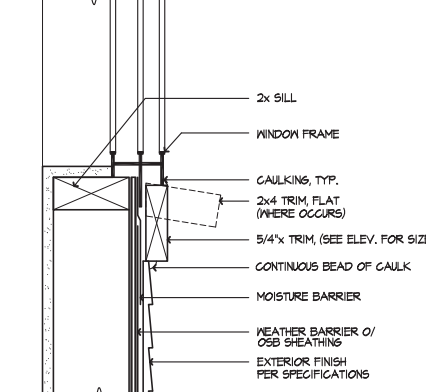


**VERT. WINDOW MULL.**

SCALE 3/8"=1'-0"

0850-04a

32



**WINDOW SILL**

SCALE 3/8"=1'-0"

0850-02s

28

**WINDOW JAMB**

SCALE 3/8"=1'-0"

0850-02s

24



**DETAILS**

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4518 S. MIAMI BLVD.  
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- 5 DETAIL UPDATE NC20001NCP - 01/15/20 - MCP

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PLAN: ALL  
SHEET: AD2



### GARAGE DOOR HEAD - STONE

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

57

### DOOR HEAD - BRICK

SCALE 3/4"=1'-0" SE-03058a

53

### DOOR HEAD - STONE

SCALE 3/4"=1'-0" SE-03049a

49

### SLIDING DR. HEAD

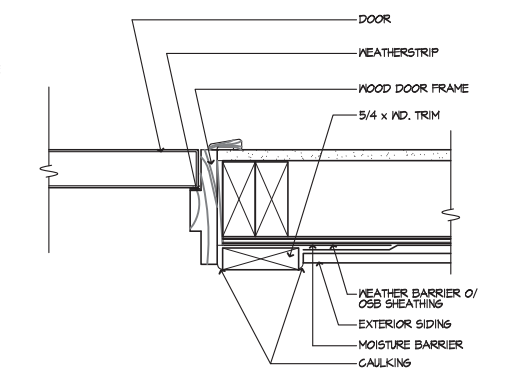
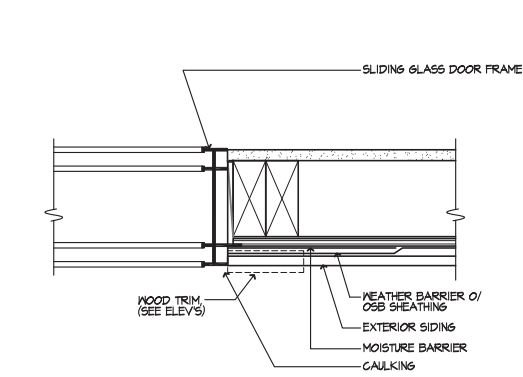
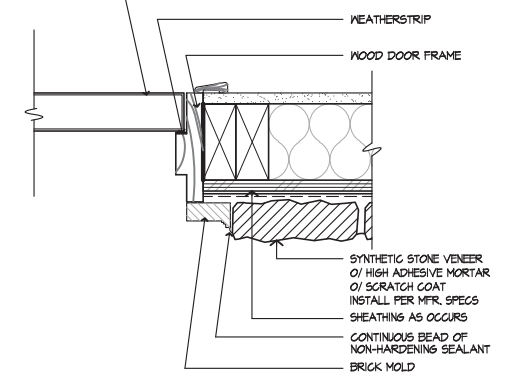
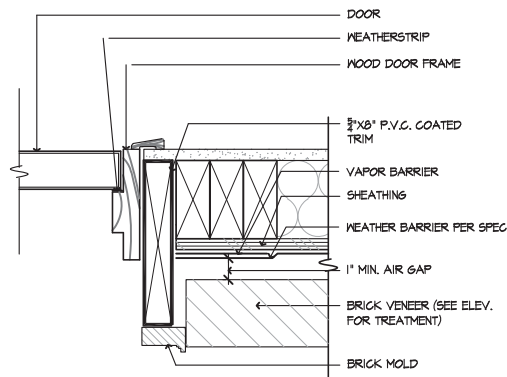
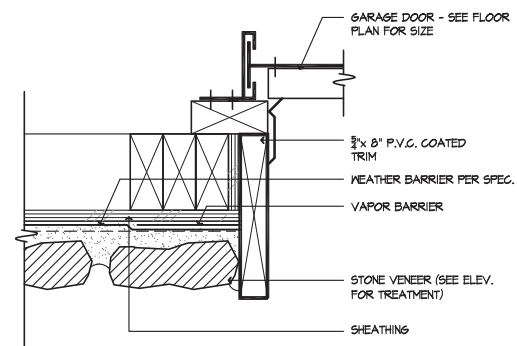
SCALE 3/4"=1'-0" 0840-03b

45

### DOOR HEAD

SCALE 3/4"=1'-0" 0840-01b

41



### GARAGE DOOR JAMB - STONE

SCALE 3/4"=1'-0" SE-03058b

58

### DOOR JAMB - BRICK

SCALE 3/4"=1'-0" SE-03054a

54

### DOOR JAMB - STONE

SCALE 3/4"=1'-0" SE-03050a

50

### SLIDING DOOR JAMB

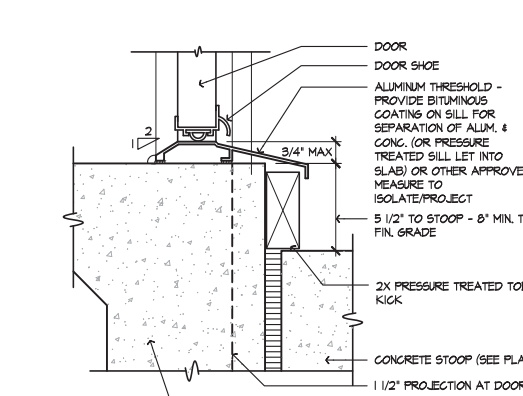
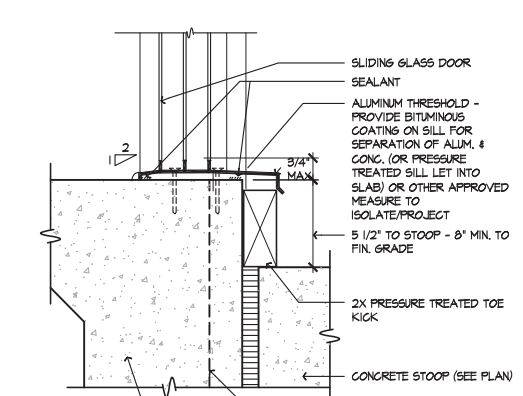
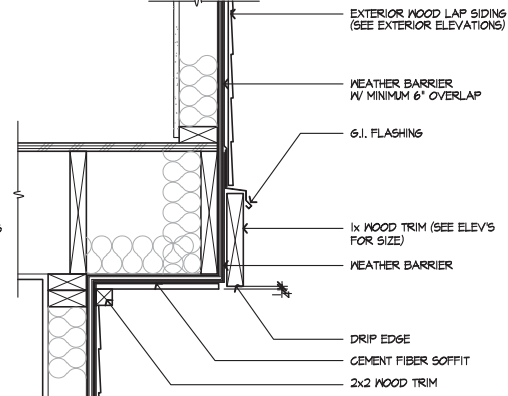
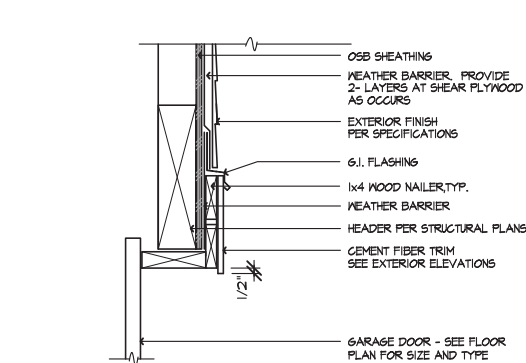
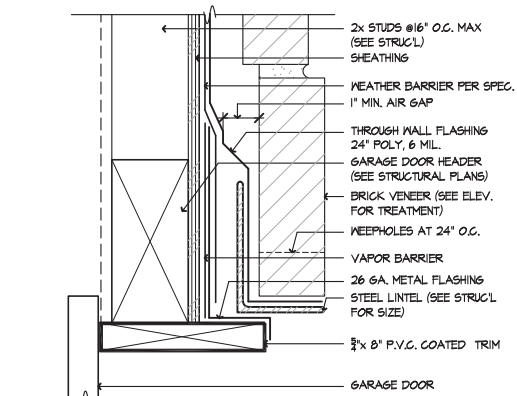
SCALE 3/4"=1'-0" 0840-03c

46

### DOOR JAMB

SCALE 3/4"=1'-0" 0840-01c

42



### GARAGE DOOR HEAD - BRICK

SCALE 3/4"=1'-0" SE-03058a

59

### GARAGE DOOR HEAD

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

55

### TRIM @ CANTILEVER

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

51

### SLDg. DOOR THRESHOLD

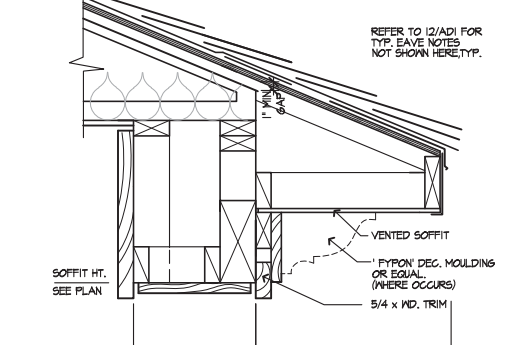
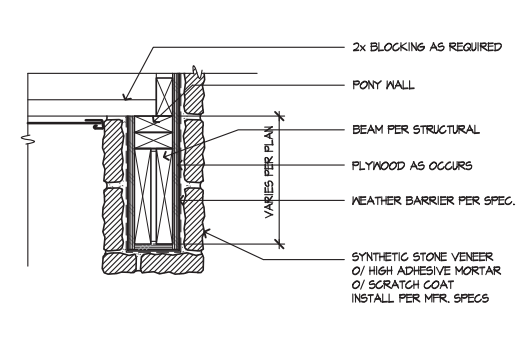
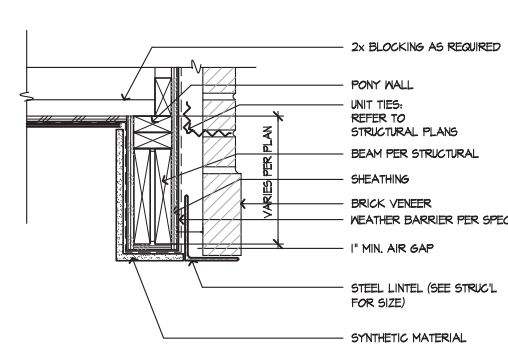
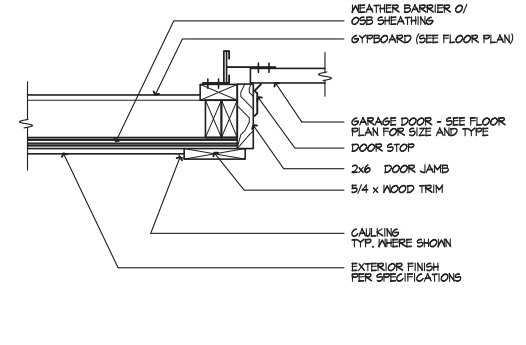
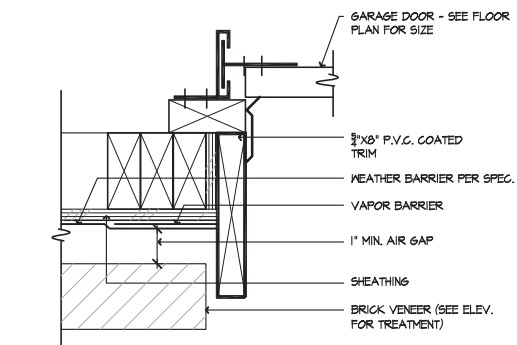
SCALE 3/4"=1'-0" SE-03047a

47

### SWING DOOR THRESHOLD

SCALE 3/4"=1'-0" SE-03043a

43



### GARAGE DOOR JAMB - BRICK

SCALE 3/4"=1'-0" SE-03060a

60

### GARAGE DOOR JAMB

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

56

### SOFFIT @ PORCH - BRICK

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

52

### SOFFIT @ PORCH - STONE

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

48

### EAVE AT PORCH

SCALE 1/2"=1'-0" EVPRCH2

44



## DETAILS

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PLAN: ALL  
SHEET: AD3

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# DETAILS

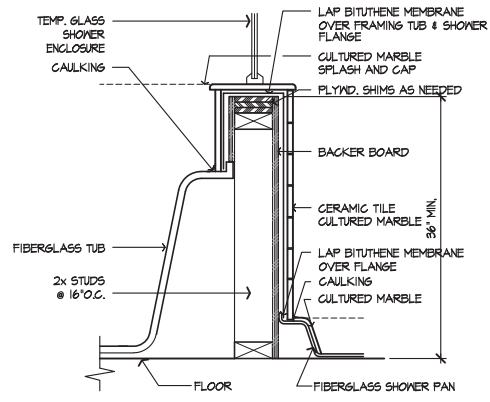
KB HOME  
NORTH CAROLINA DIVISION  
4518 S. MIAMI BLVD.  
SUITE 180  
DURHAM, NC 27703  
TEL: (919) 768-7988  
FAX: (919) 472-0582

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

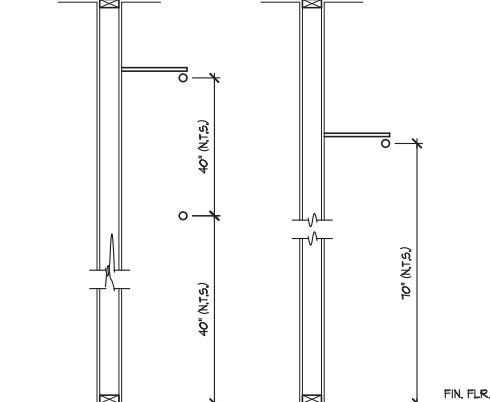
- 1 COMPLIANCE REVIEW  
NC12008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15053 - 11/15/15 - DCS
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP
- 5 DETAIL UPDATE  
NC20001NCP - 01/15/20 - MCP

| FOR INTERNAL USE ONLY |  |
|-----------------------|--|
| REVIEWED BY:          |  |
| 1.                    |  |
| 2.                    |  |
| 3.                    |  |
| 4.                    |  |
| 5.                    |  |
| 6.                    |  |

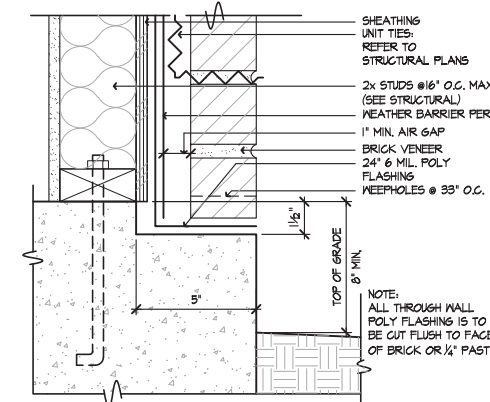
PLAN: **ALL**  
SHEET: **AD4**



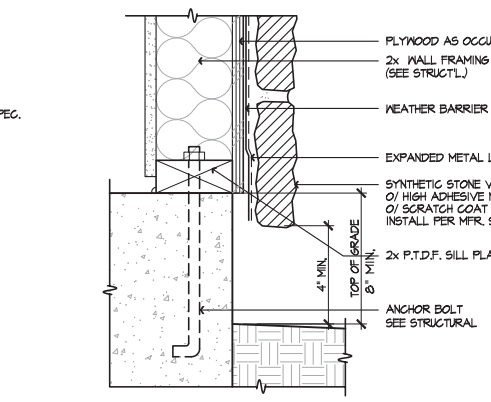
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SCALE 1/2"=1'-0"  
SE-04071a



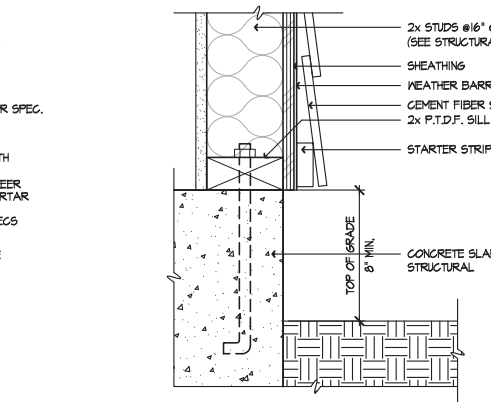
**DBL./SGL. POLE & SHELF**  
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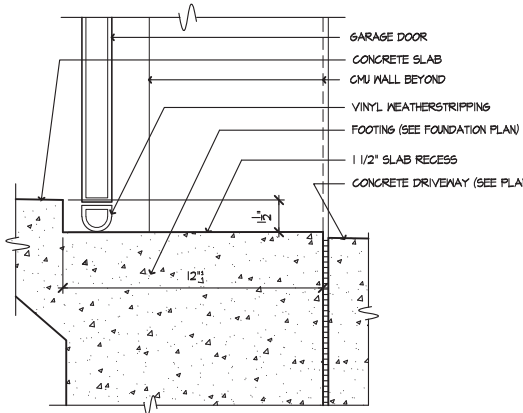
**BRICK LEDGE AT SLAB**  
SCALE 3"=1'-0"  
SE-04069a



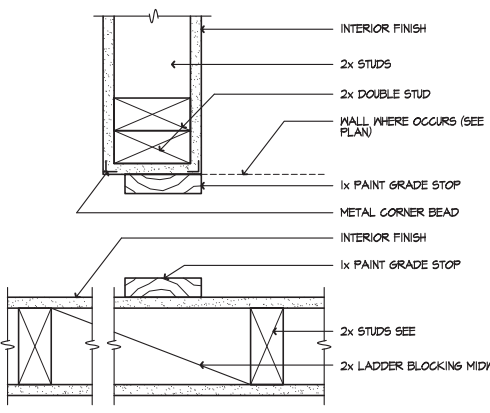
**SYN. STONE SCREED**  
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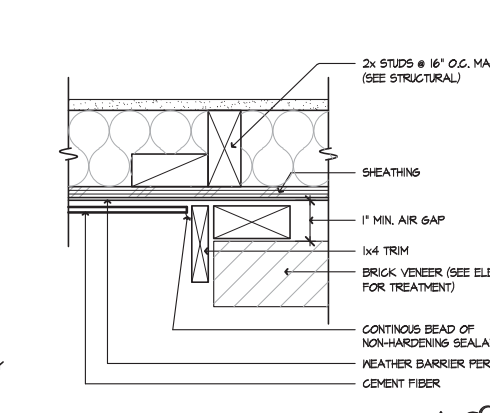
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SE-04061a



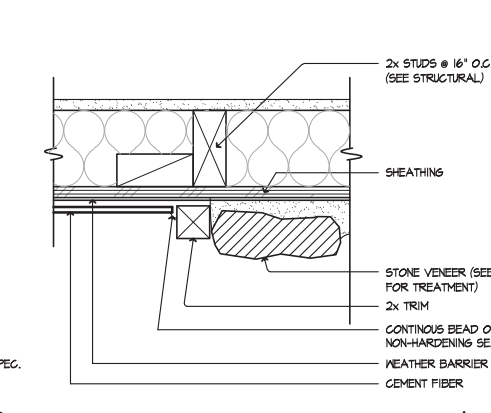
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SCALE 1/2"=1'-0"  
0810-01



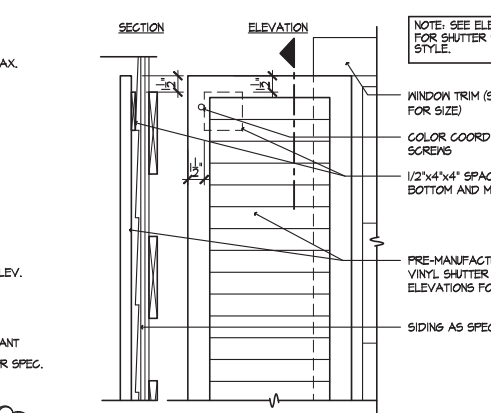
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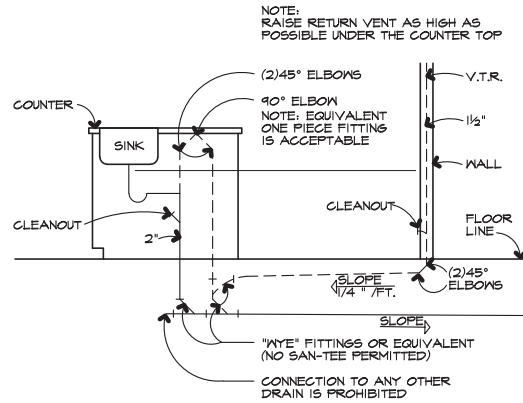
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SE-04070a



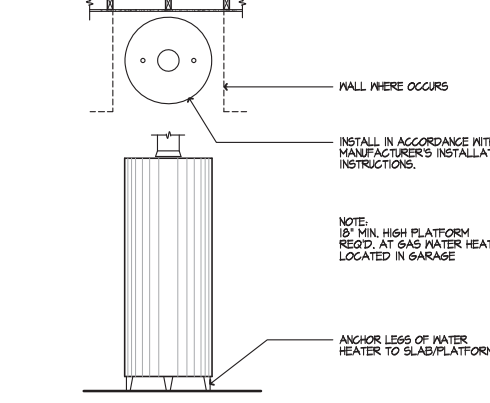
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SE-04066a



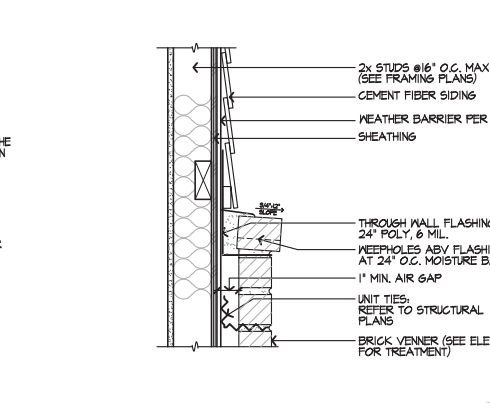
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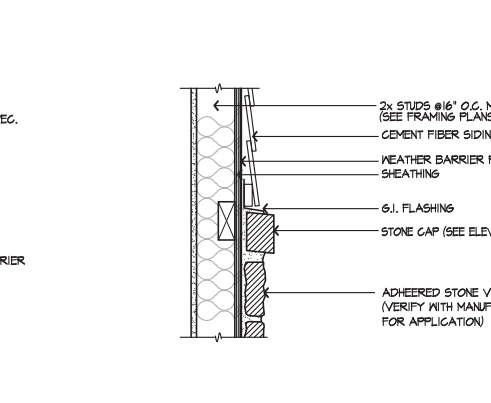
**KITCHEN ISLAND**  
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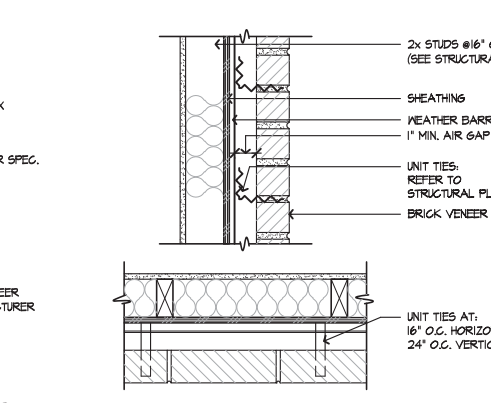
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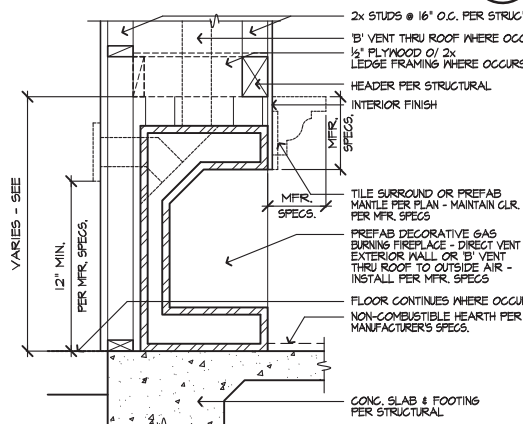
**BRICK CAP @ SIDING**  
SCALE 1/2"=1'-0"  
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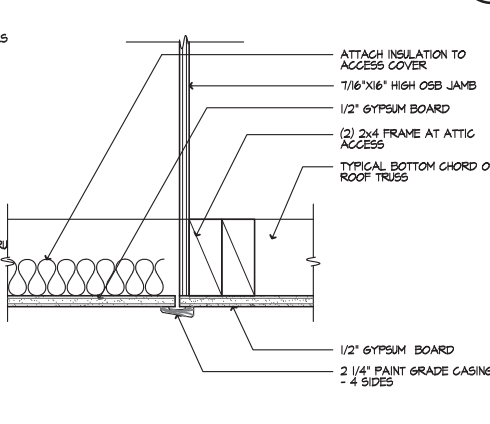
**STONE CAP @ SIDING**  
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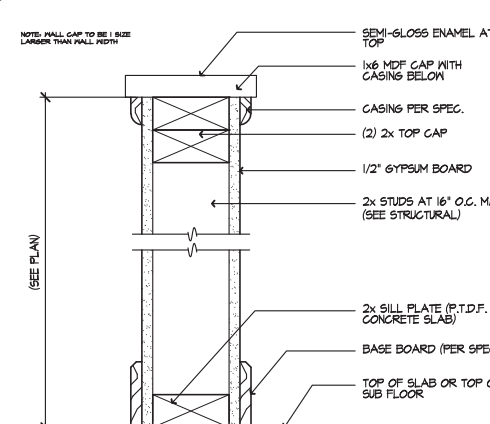
**BRICK TIES**  
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SE-04063a



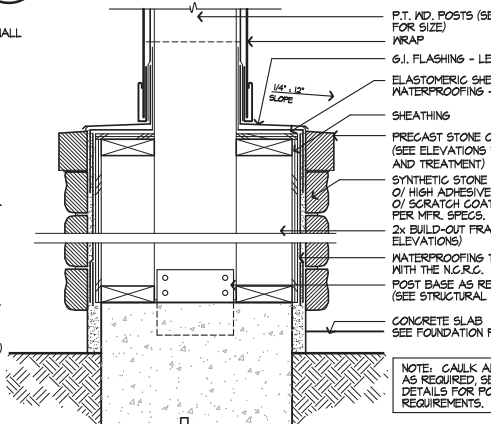
**DECORATIVE GAS APPLIANCE**  
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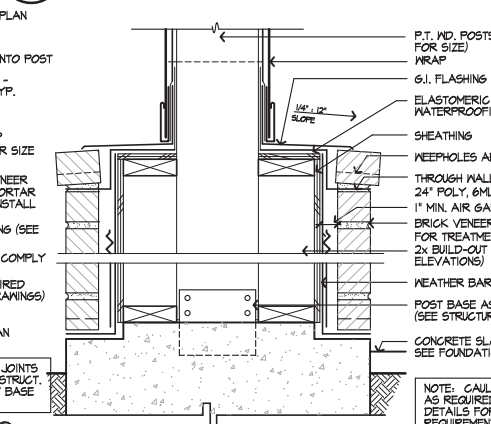
**ATTIC ACCESS**  
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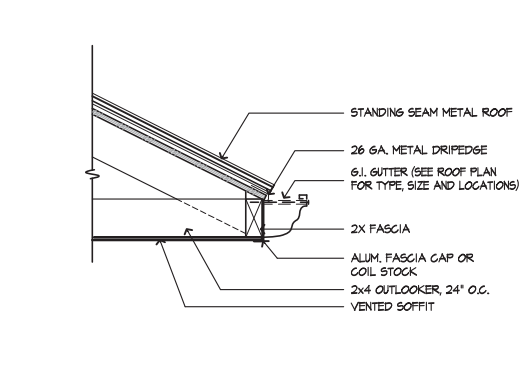
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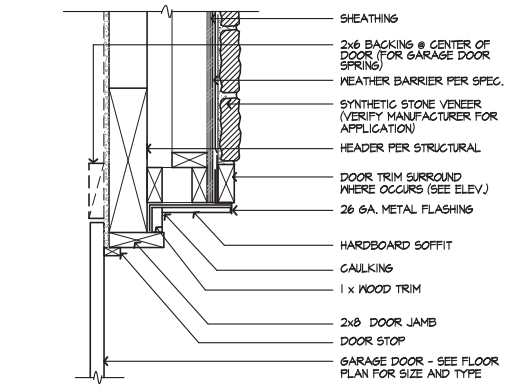
**COLUMN BASE W/ STONE**  
SCALE 1/2"=1'-0"  
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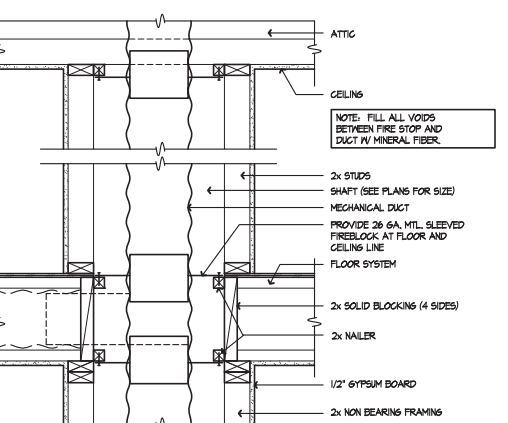
**COLUMN BASE W/ BRICK**  
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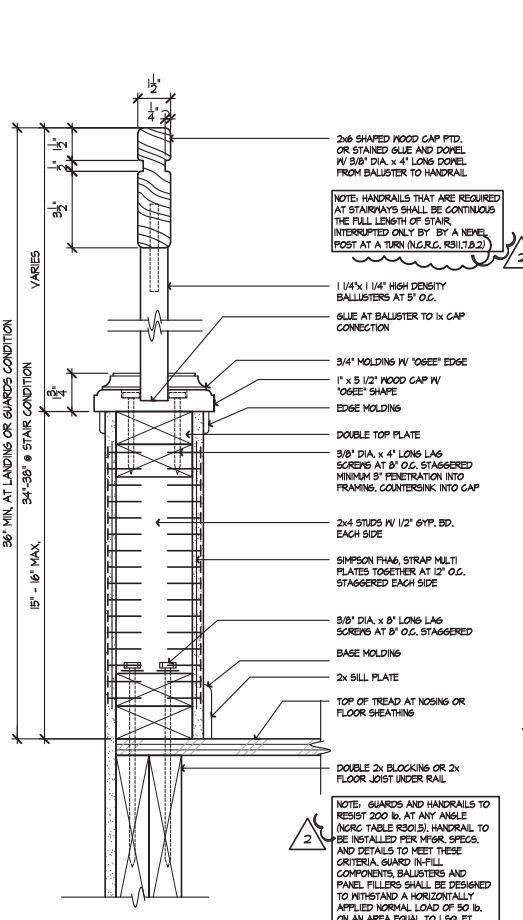
**EAVE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05041a



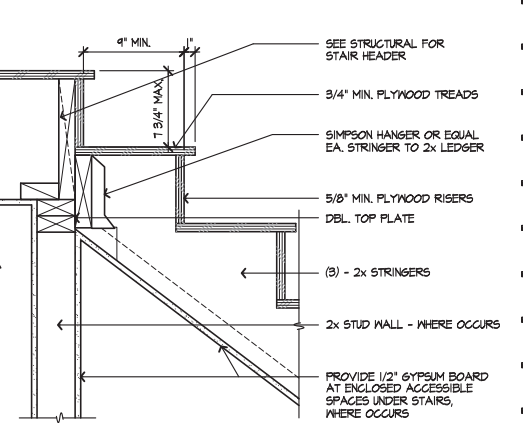
**GARAGE DOOR HEAD - STONE**  
SCALE 1/2"=1'-0"  
SE-05043a



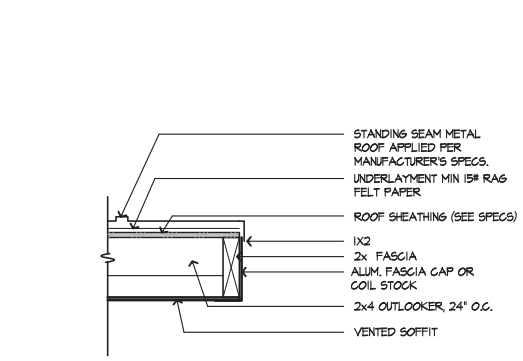
**TYP. SHAFT AT 2nd FLR.**  
SCALE 1"=1'-0"  
SE-05042a



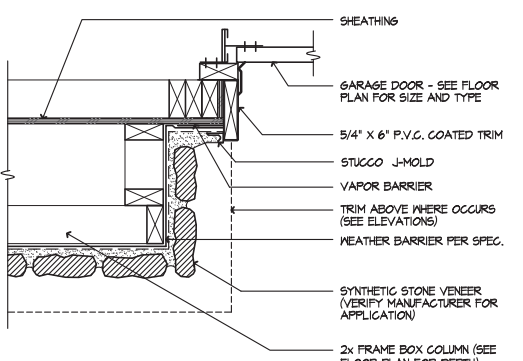
**GUARDRAIL**  
SCALE 3/4"=1'-0"  
SE-05086a



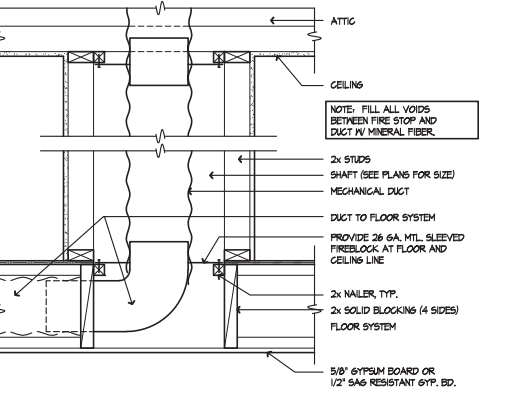
**STAIR AT LANDING**  
SCALE 1/2"=1'-0"  
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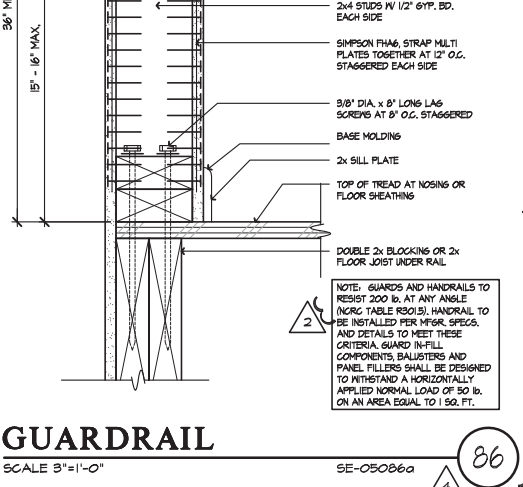
**RAKE @ METAL ROOF**  
SCALE 1/2"=1'-0"  
SE-05044a



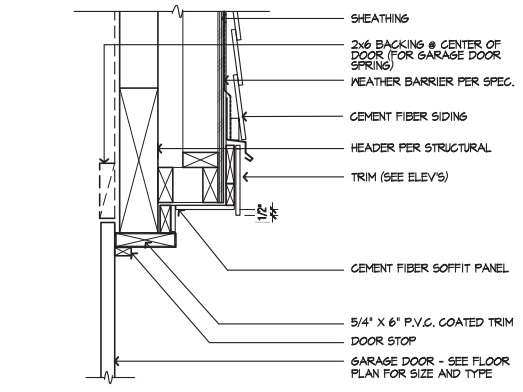
**GARAGE DOOR JAMB - STONE**  
SCALE 1/2"=1'-0"  
SE-05044a



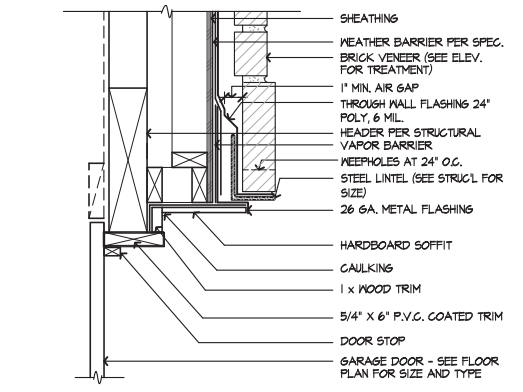
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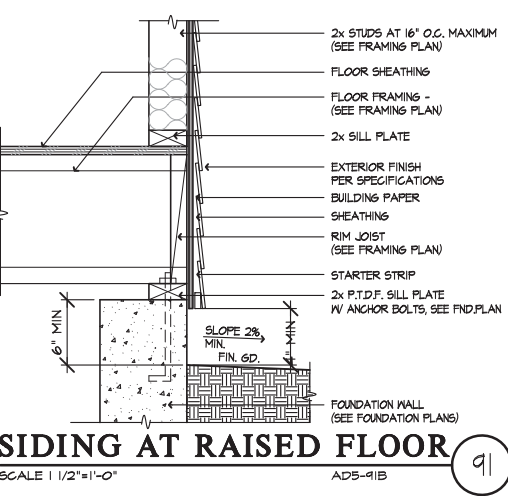
**STAIR AT CONC. FLOOR**  
SCALE 1/2"=1'-0"  
SE-05082a



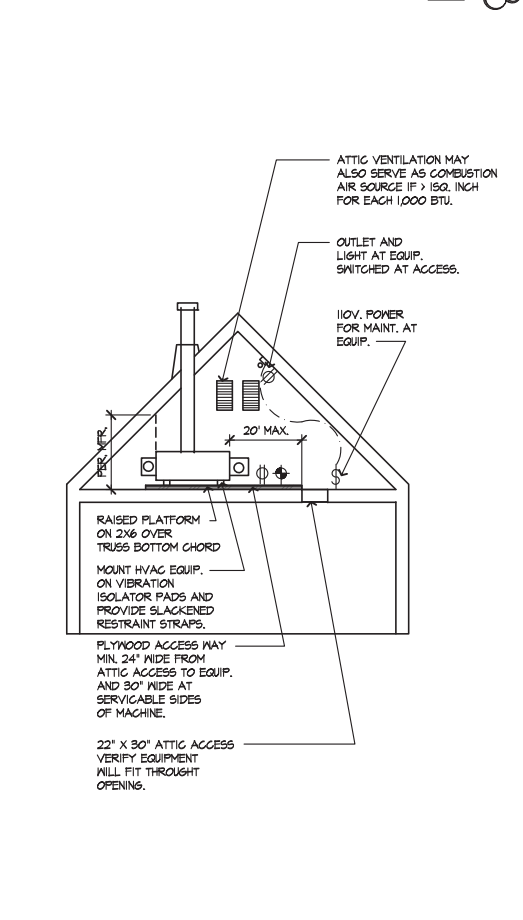
**GARAGE DOOR HEAD - BRICK**  
SCALE 1/2"=1'-0"  
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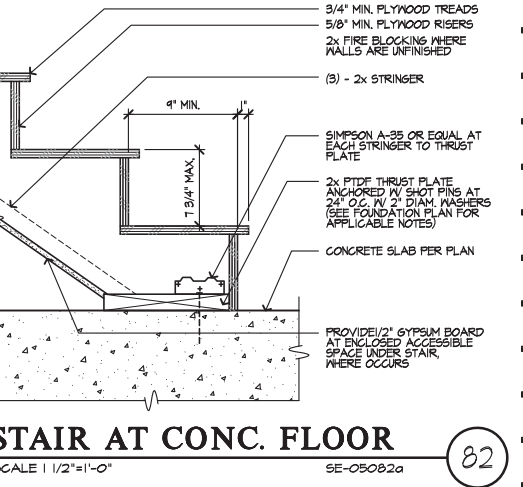
**GARAGE DOOR JAMB - BRICK**  
SCALE 1/2"=1'-0"  
SE-05045a



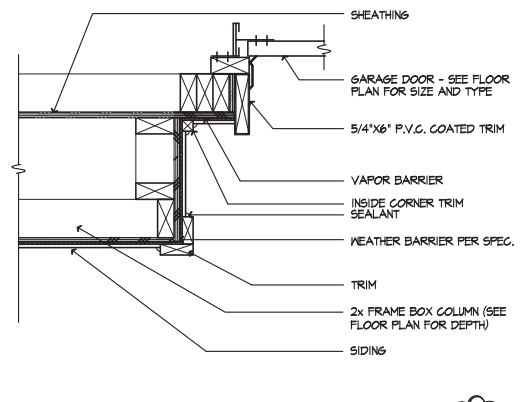
**SIDING AT RAISED FLOOR**  
SCALE 1/2"=1'-0"  
AD5-91B



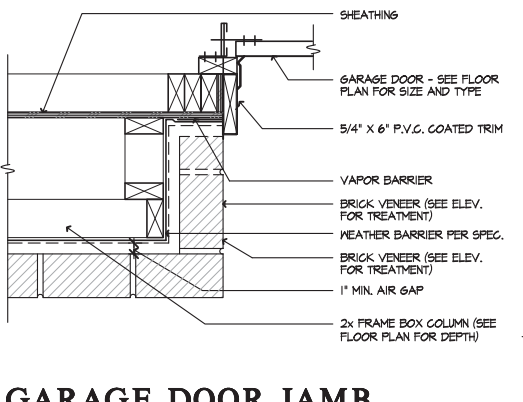
**HANDRAIL AT WALL**  
SCALE 3/4"=1'-0"  
SE-05083a



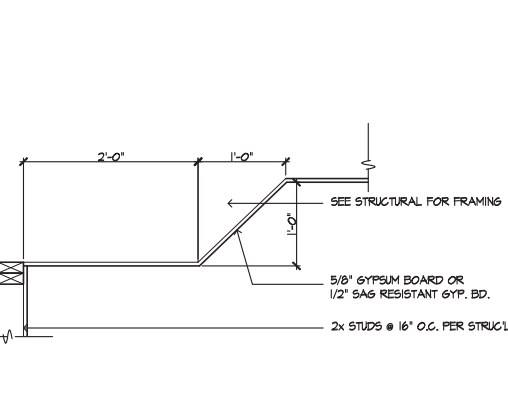
**STAIR AT CONC. FLOOR**  
SCALE 1/2"=1'-0"  
SE-05082a



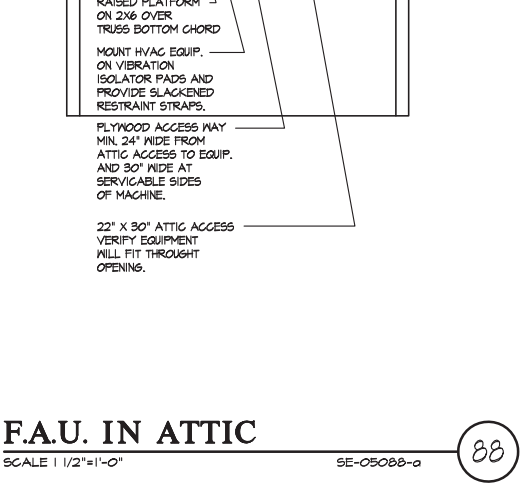
**GARAGE DOOR HEAD - BRICK**  
SCALE 1/2"=1'-0"  
SE-05049a



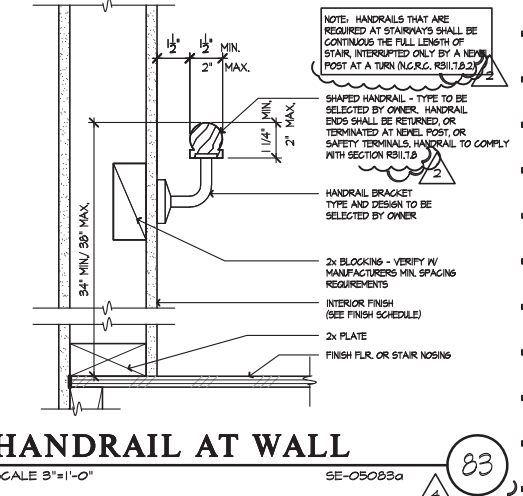
**GARAGE DOOR JAMB - BRICK**  
SCALE 1/2"=1'-0"  
SE-05046a



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



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



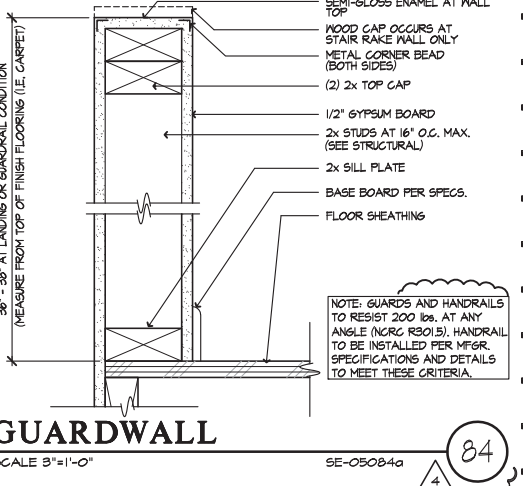
**HANDRAIL AT WALL**  
SCALE 3/4"=1'-0"  
SE-05083a

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

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

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

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



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

**DETAILS**

KB HOME  
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1 COMPLIANCE REVIEW  
NC12006 - 02/28/12 - CTD

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

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| REVISION BY: | DATE | DESCRIPTION |
|--------------|------|-------------|
| 1            |      |             |
| 2            |      |             |
| 3            |      |             |
| 4            |      |             |
| 5            |      |             |

PLAN: **ALL**

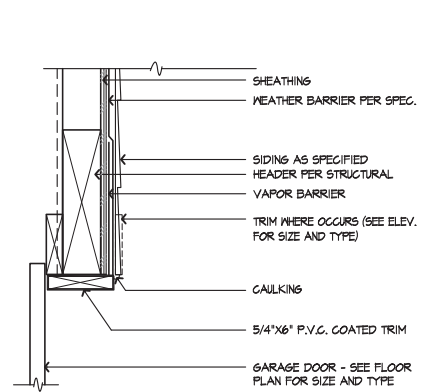
SHEET: **AD5**

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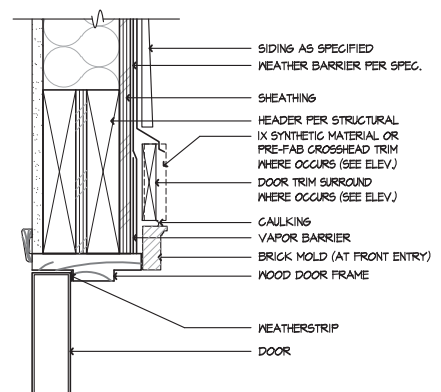
### GARAGE DOOR HEAD - SIDING

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



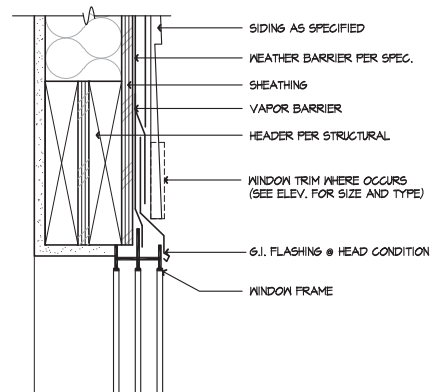
### DOOR HEAD - SIDING

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



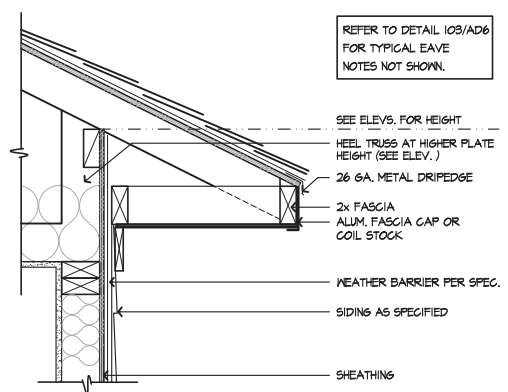
### WINDOW HEAD - SIDING

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



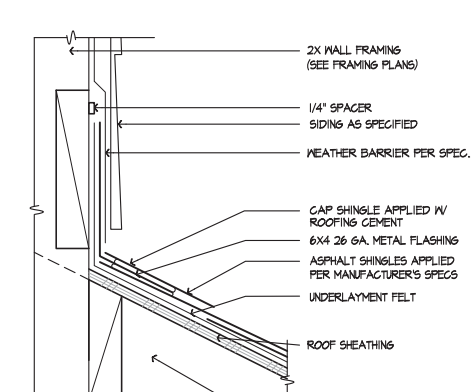
### HEEL TRUSS - SIDING

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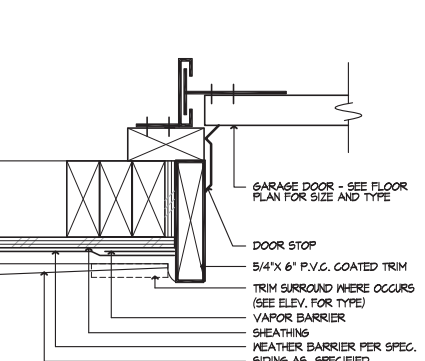
### ROOF TO WALL

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



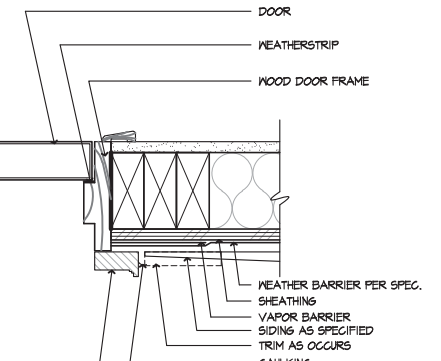
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SCALE 3/8"=1'-0" SE-06118a



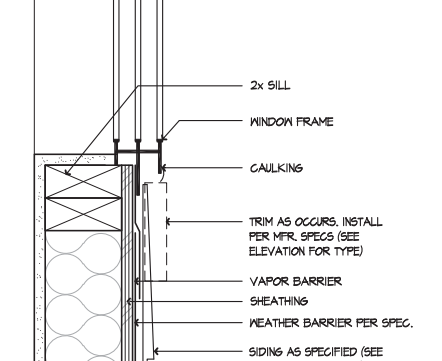
### DOOR JAMB - SIDING

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



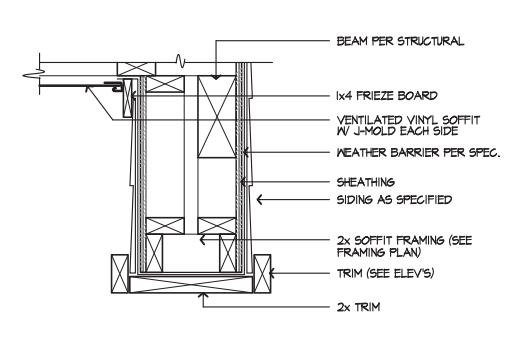
### WINDOW SILL - SIDING

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



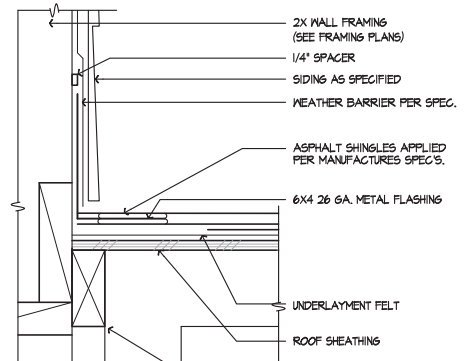
### SOFFIT @ PORCH

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



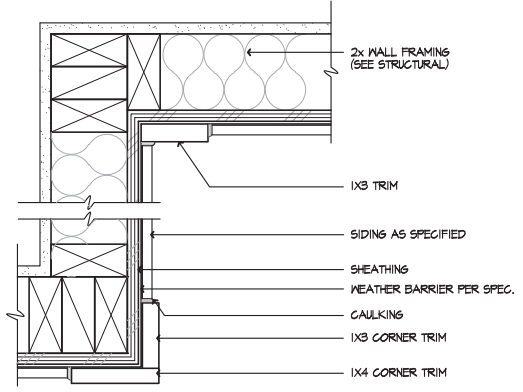
### ROOF TO WALL

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



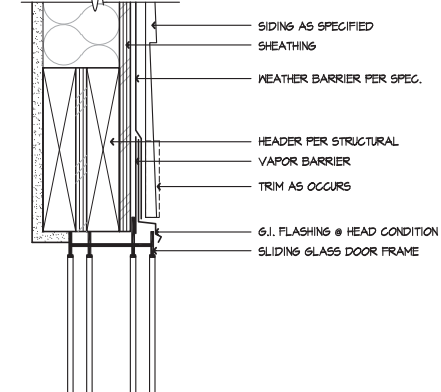
### CORNER TRIM - SIDING

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



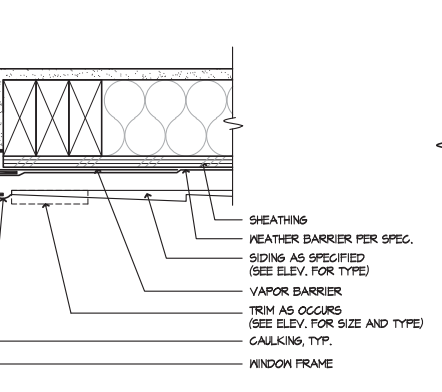
### SLDG. DOOR HEAD - SIDING

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



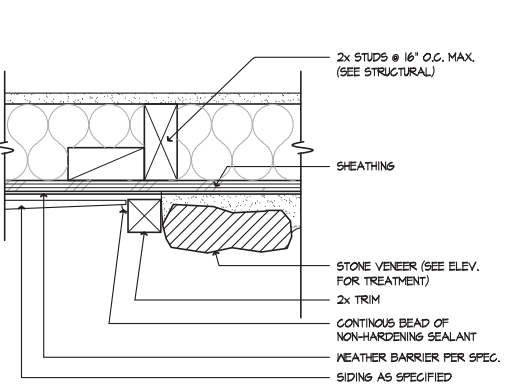
### WINDOW JAMB - SIDING

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



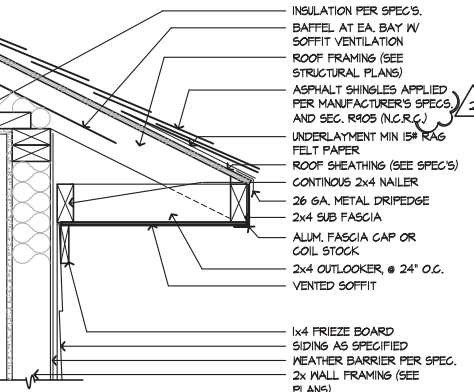
### SIDING TO STONE

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



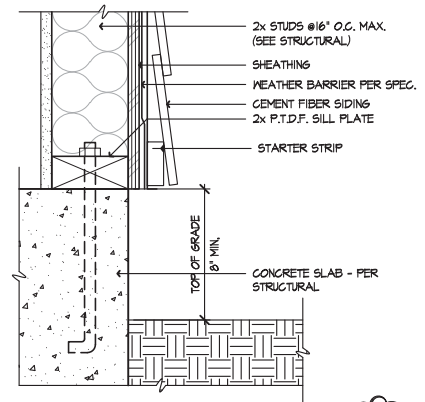
### EAVE

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



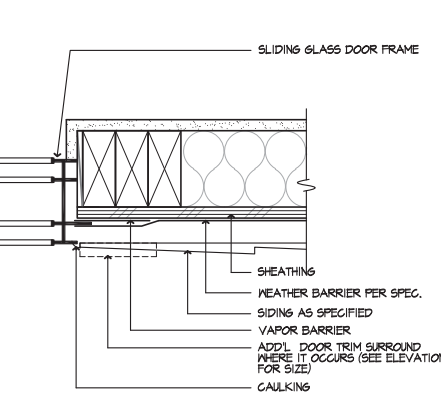
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SCALE 3/8"=1'-0" SE-06120a



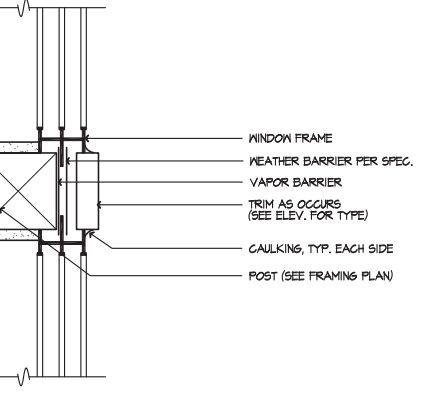
### SLDG. DOOR JAMB - SIDING

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



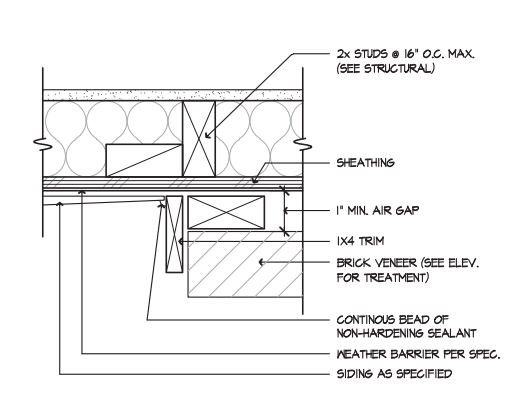
### VERT. WDW. MULL. - SIDING

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



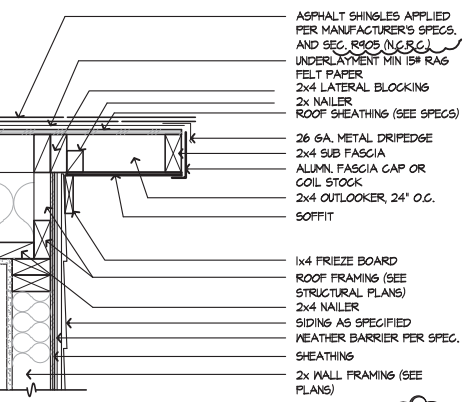
### SIDING TO BRICK

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



### RAKE

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



## DETAILS

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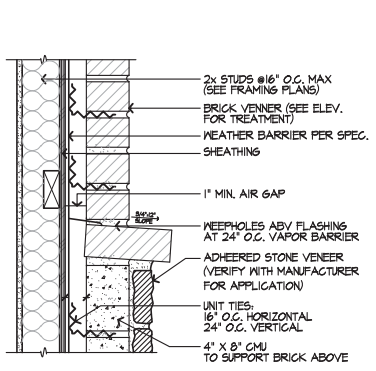
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NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15033 - 11/13/13 - DCS
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP
- 5 DETAIL UPDATE  
NC20001NCF - 01/15/20 - MCP

| FOR INTERNAL USE ONLY |      |
|-----------------------|------|
| REVISION              | DATE |
| 1                     |      |
| 2                     |      |
| 3                     |      |
| 4                     |      |
| 5                     |      |
| 6                     |      |

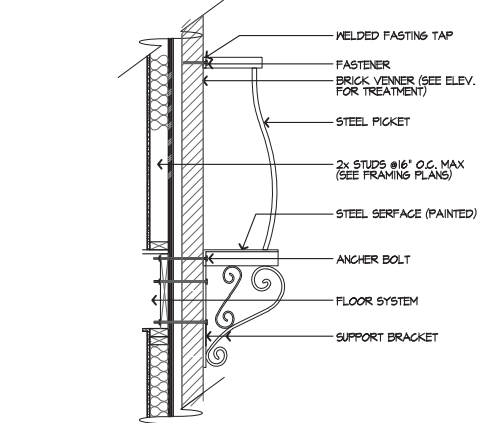
PLAN: ALL  
SHEET: AD6

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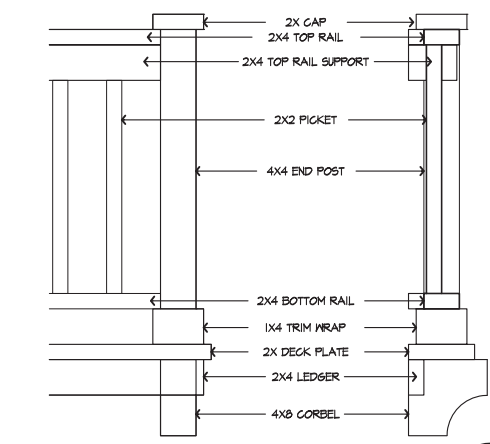
**BRICK OVER STONE**

129  
AD7



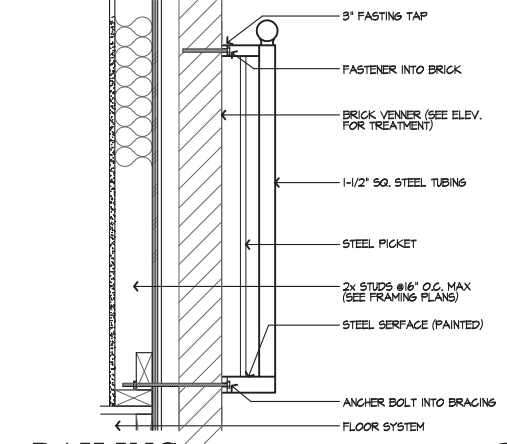
**RAILING**

130  
AD7



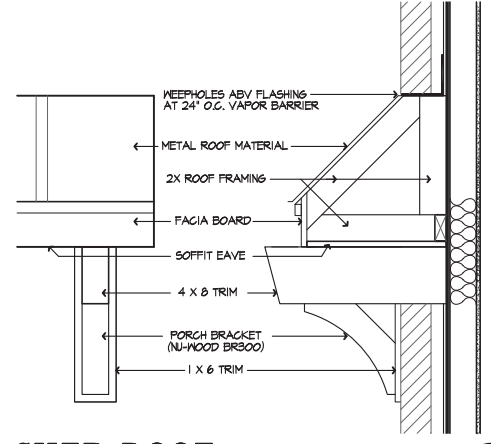
**WOOD RAILING**

131  
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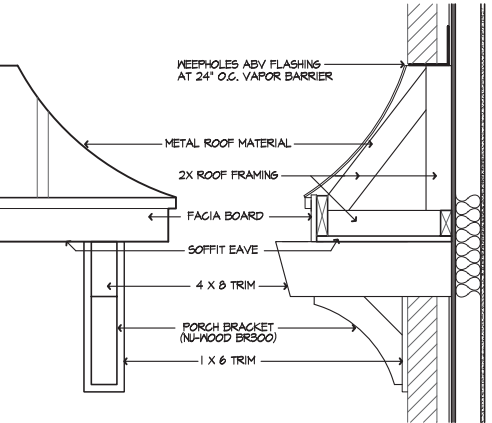
**RAILING**

132  
AD7



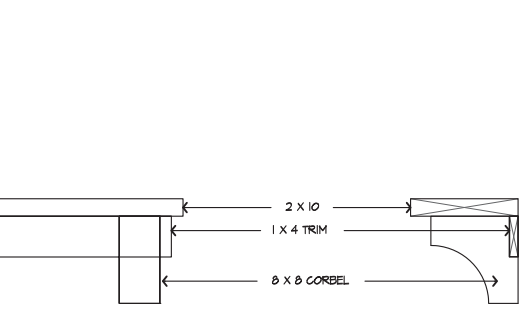
**SHED ROOF**

133  
AD7



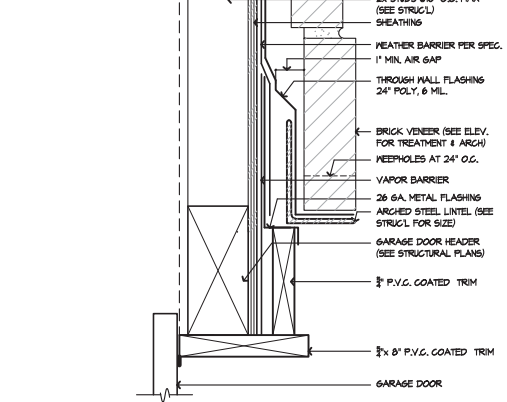
**CURVED SHED ROOF**

134  
AD7



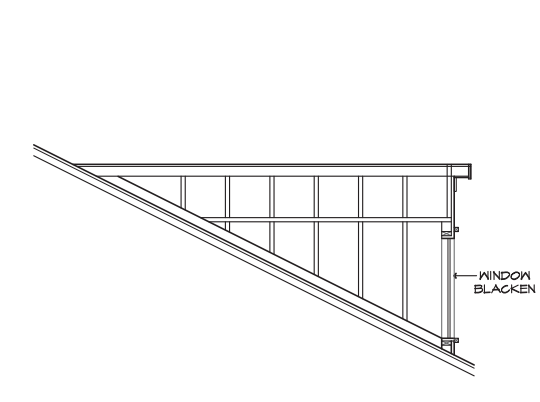
**WINDOW LEDGE**

136  
AD7



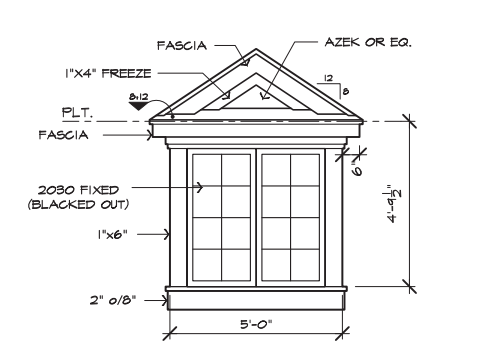
**GARAGE DOOR HEAD W/ ARCHED BRICK**

138  
AD7



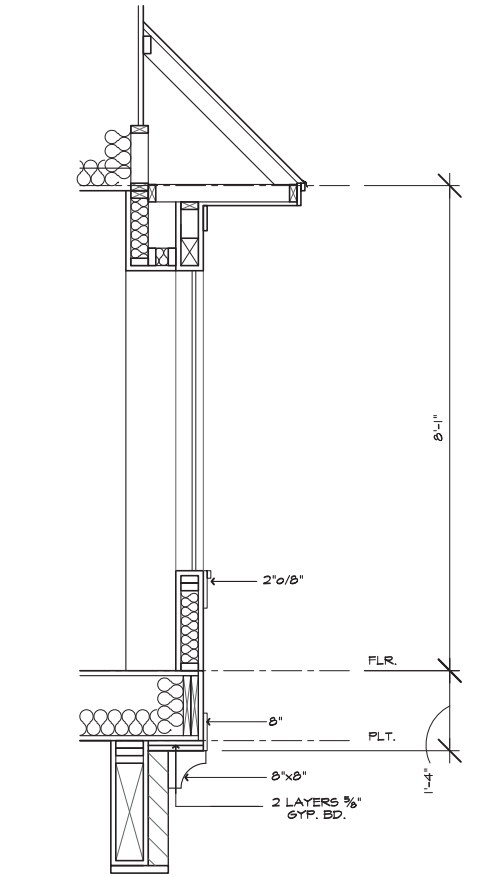
**TYP. DORMER**

137  
AD7



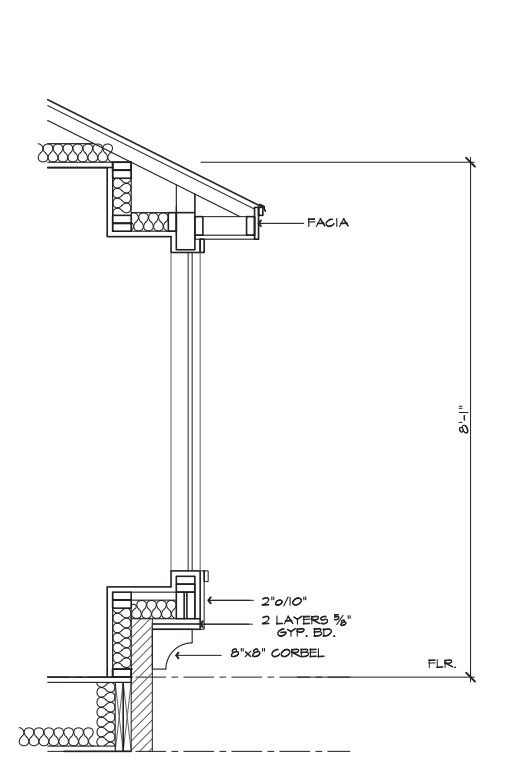
**EYEBROW DORMER**

139  
AD7



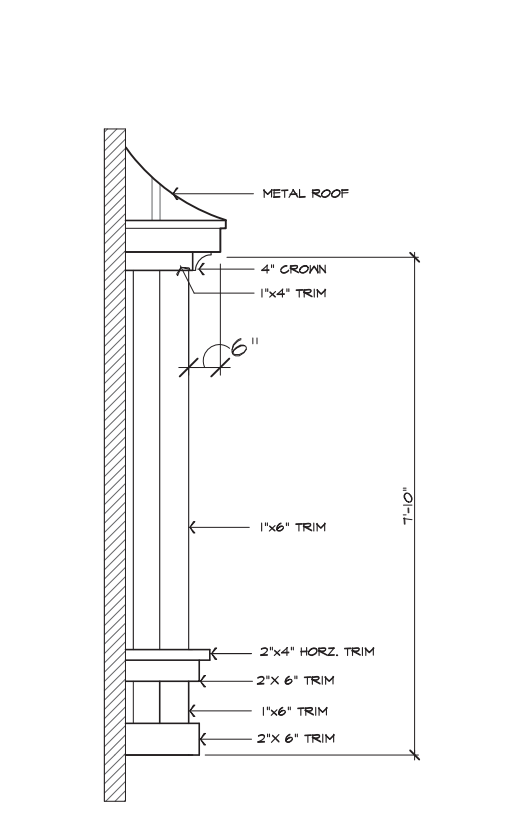
**BAY**

135  
AD7



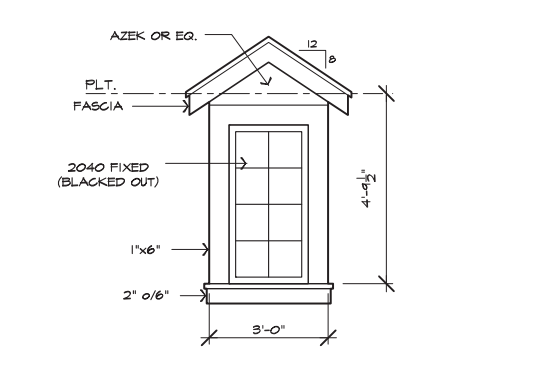
**BAY (2)**

144  
AD7



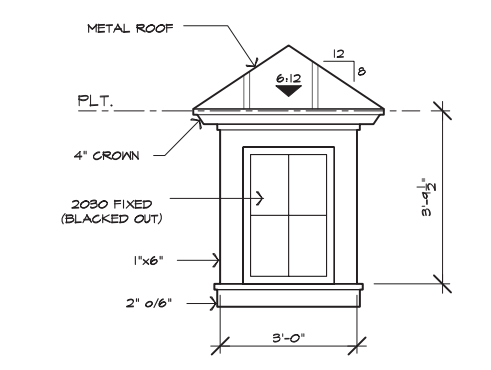
**BAY (2)**

145  
AD7



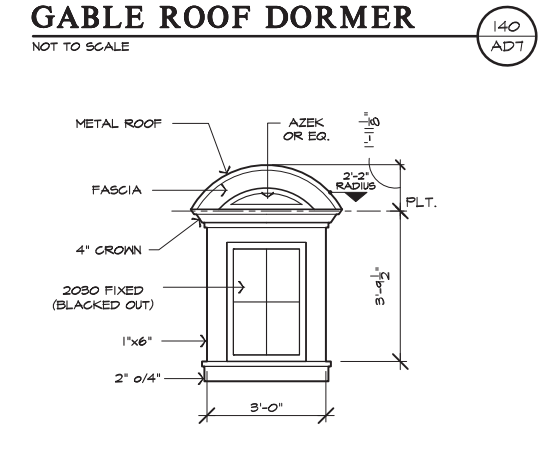
**GABLE ROOF DORMER**

140  
AD7



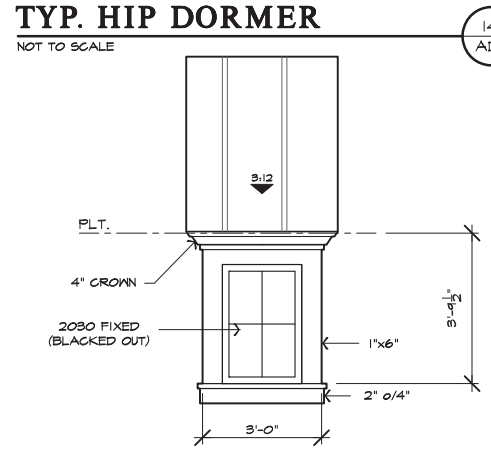
**TYP. HIP DORMER**

141  
AD7



**ARCHED ROOF DORMER**

142  
AD7



**TYP. SHED ROOF DORMER**

143  
AD7

**DETAILS**

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

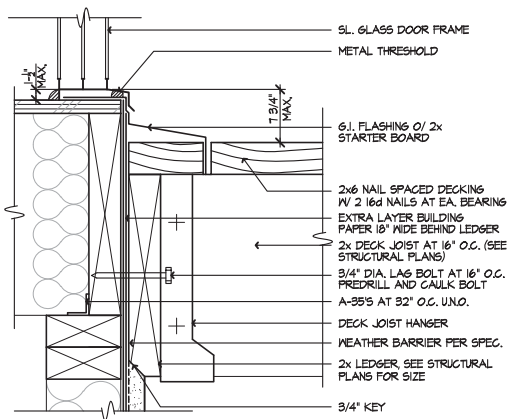
ISSUE DATE: 09/28/11  
PROJECT No.: 1350  
DIVISION MGR.: M.C.P.  
REVISIONS: 01/15/20

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

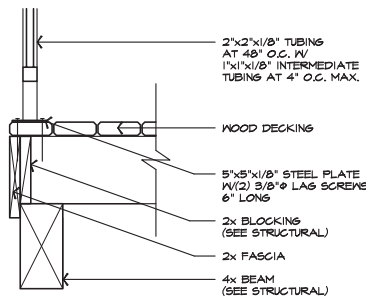
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PLAN: **ALL**  
SHEET: **AD7**

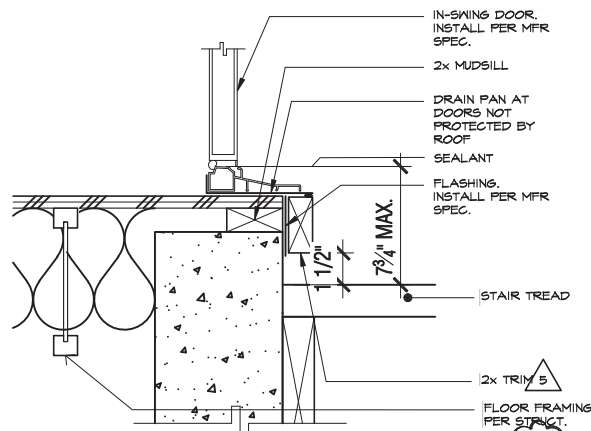
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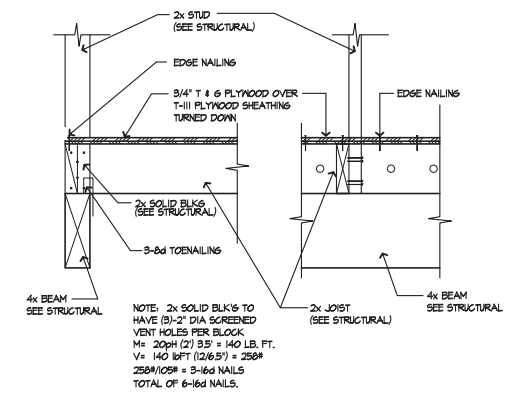
**SL. DR. TRESHOLD @ DECK** 154  
SCALE 3/8"=1'-0"  
0910-02 ADB



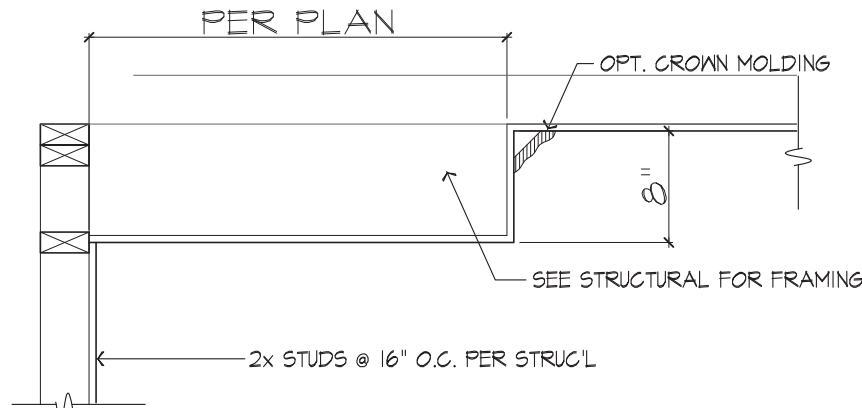
**DECK FRAMING** 150  
SCALE 1/2"=1'-0"  
ADB



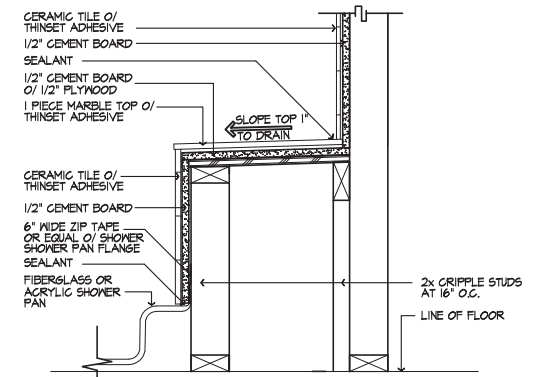
**SWING DOOR THRESHOLD** 156  
SCALE 3/8"=1'-0"  
AT CRAWL SPACE ADB



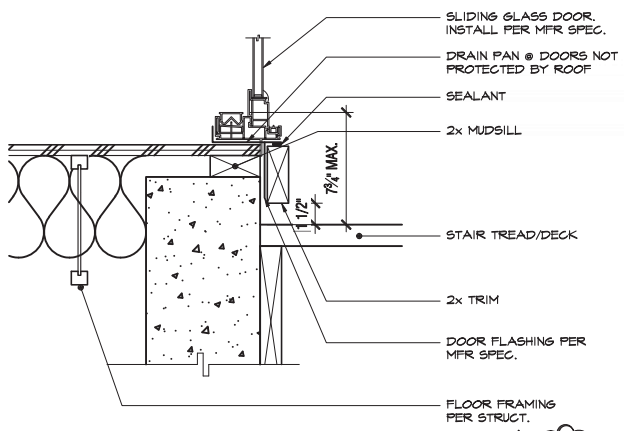
**DECK FRAMING** 151  
SCALE 1/2"=1'-0"  
ADB



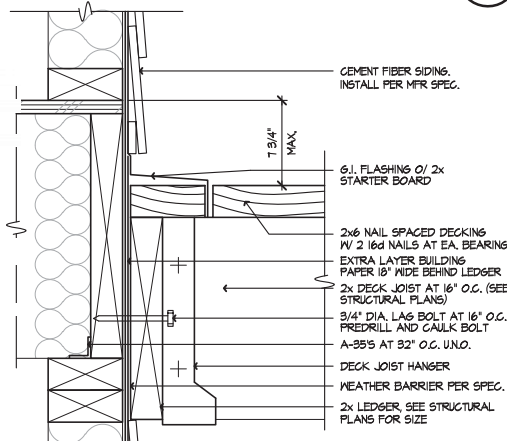
**BOX TRAY CEILING** 148  
NOT TO SCALE  
ADB



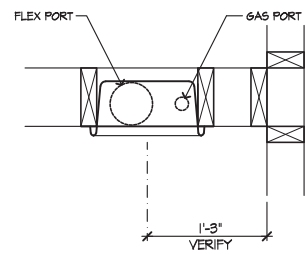
**SHOWER PAN SEAT** 146  
SCALE 1/2"=1'-0"  
BA-001A ADB



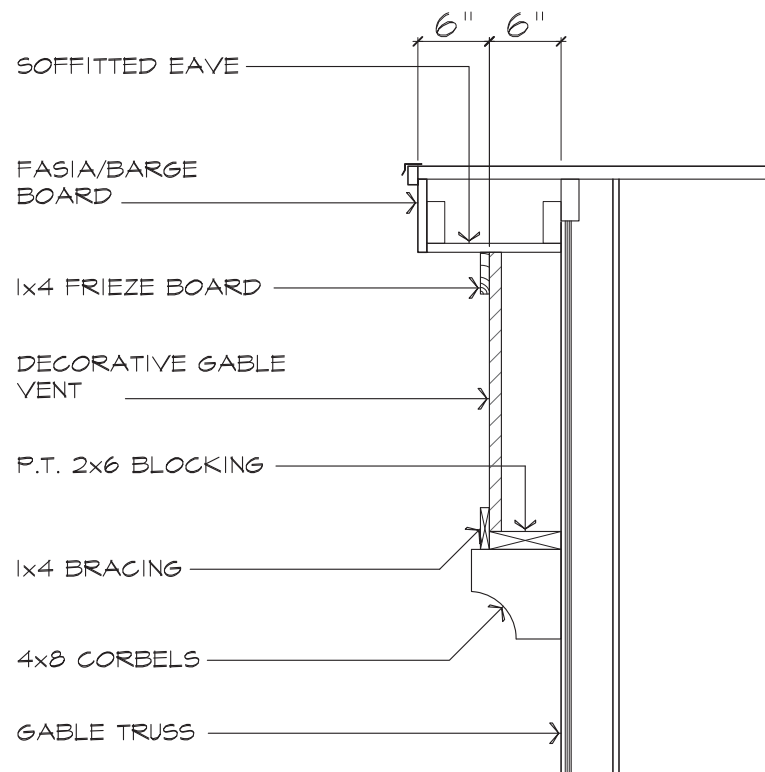
**SLIDING GLASS DOOR** 157  
SCALE 3/8"=1'-0"  
AT CRAWL SPACE ADB



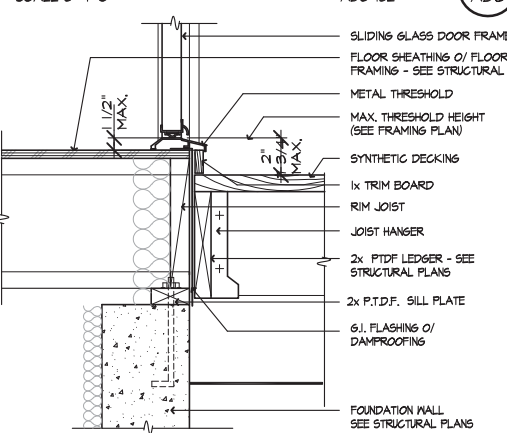
**WALL @ DECK** 152  
SCALE 3/8"=1'-0"  
ADB-152 ADB



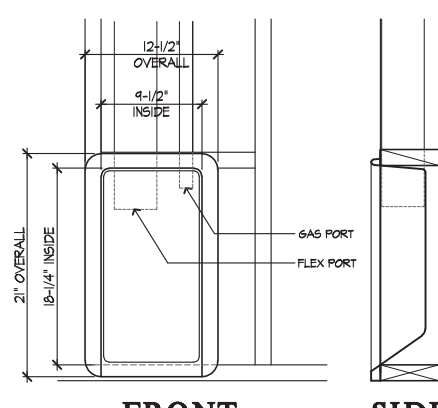
**PLAN VIEW**



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



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



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



**DETAILS**

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

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

- 1 COMPLIANCE REVIEW  
NC12008 - 02/28/12 - CTD
- 2 2012 NC CODE UPDATE  
NC12016 - 03/22/12 - CTD
- 3 DETAIL UPDATES  
NC15053 - 11/3/15 - DC3
- 4 2018 NC CODE UPDATE  
NC19015 - 01/24/19 - MCP
- 5 DETAIL UPDATE  
NC20001NCP - 01/15/20 - MCP

FOR INTERNAL USE ONLY

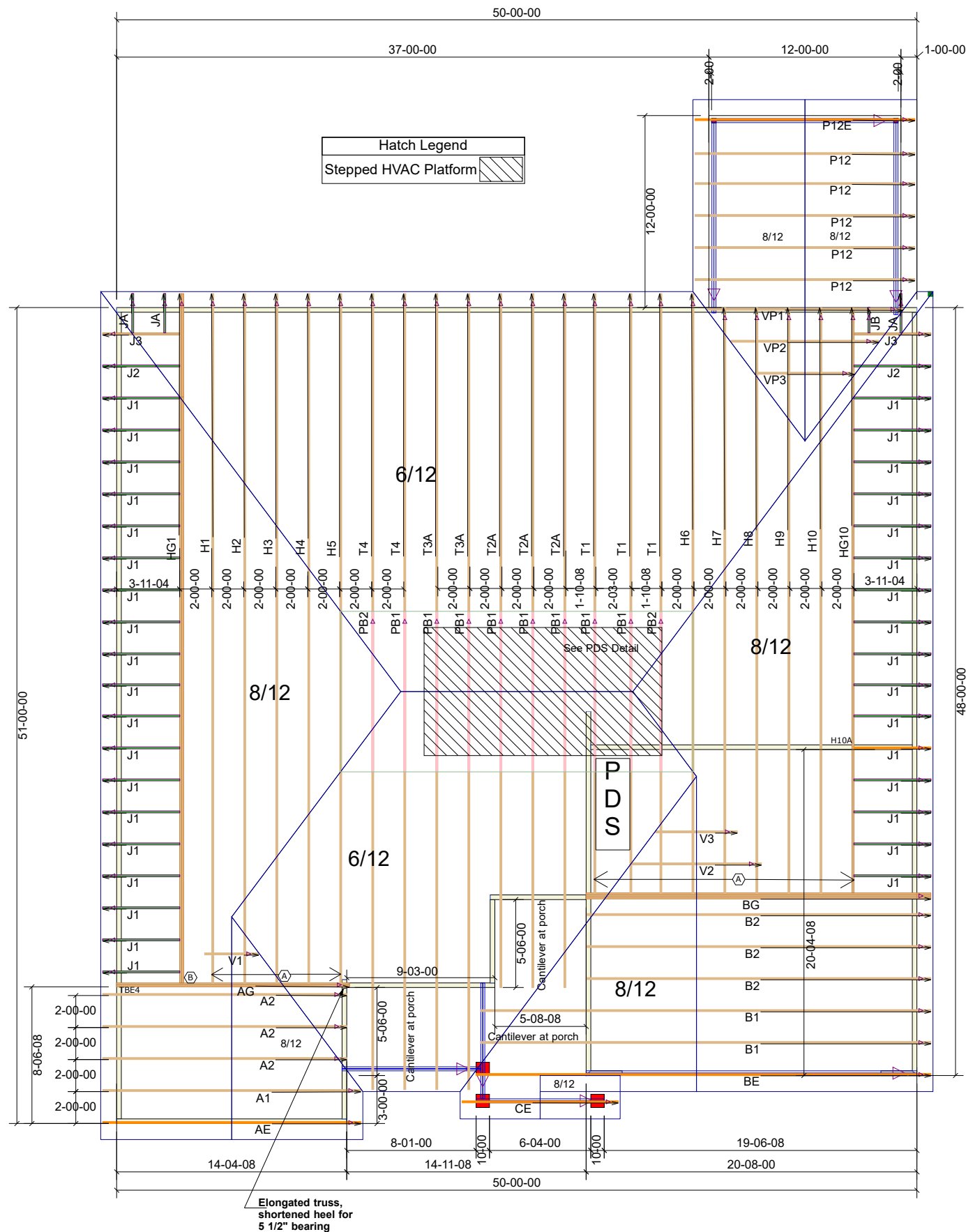
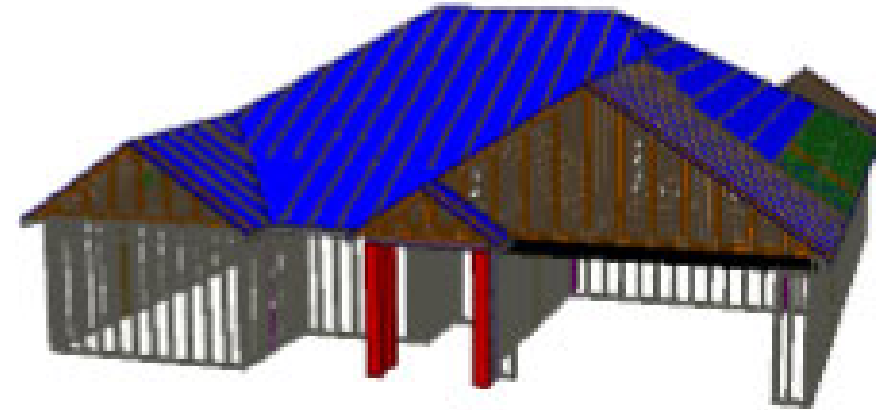
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PLAN: **ALL**  
SHEET: **AD8**

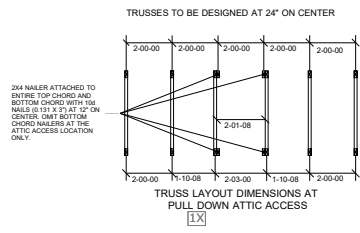
THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



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



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



| Truss Connector List |         |          |       |
|----------------------|---------|----------|-------|
| Symbol               | Manuf   | Product  | Qty   |
| A                    | Simpson | HUS26    | 14    |
| B                    | Simpson | HHUS26-2 | 1     |
| H10A                 | Simpson | H10A     | 1     |
| TBE4                 | Simpson | TBE4     | 1 Set |

Use H10A for bearing enhancer.

PROJECT: **Lot 32 Highland Grove**  
 CUSTOMER: **KB HOME**  
 MODEL: **150.1910 "C" x 12x12 CP GL**  
 SCALE: **NOT TO SCALE**  
 DRAWN BY: **MWM**  
 PRINT DATE: **5/10/21**  
 P.O. NUMBER: **PO #**  
 ORDER: **26793A**  
 REV: **XXXX**  
 SHIP DATE: **2021**

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

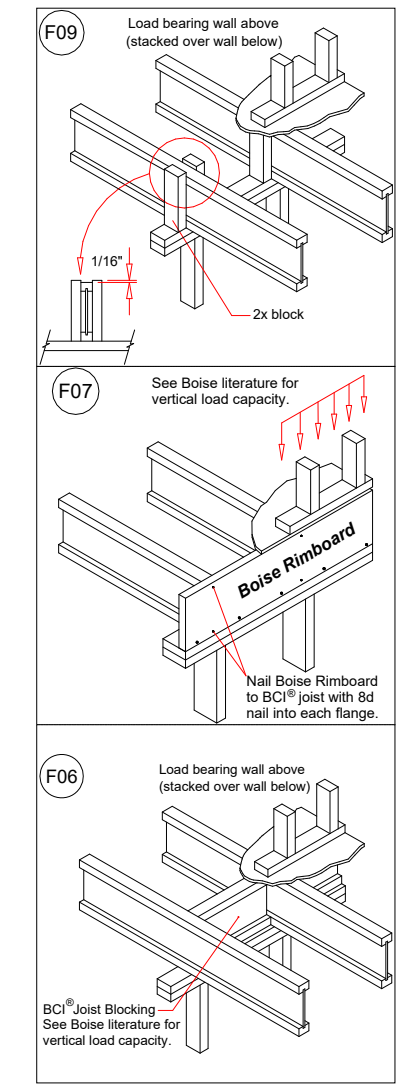
**GENERAL NOTES:**  
 DO NOT CUT OR MODIFY TRUSSES.  
 TRUSSES ARE SPACED 24" ON CENTER UNLESS NOTED OTHERWISE.  
 REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.  
 PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS 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.





| Products |         |   |        |       |
|----------|---------|---|--------|-------|
| PlotID   | Net Qty | Product                                     | Length | Plies |
| 1        | 18      | 11-7/8" BCI® 5000s-1.8                      | 34' 0" | 1     |
| 2        | 4       | 11-7/8" BCI® 5000s-1.8                      | 34' 0" | 2     |
| 3        | 12      | 11-7/8" BCI® 5000s-1.8                      | 28' 0" | 1     |
| 4        | 8       | 11-7/8" BCI® 5000s-1.8                      | 18' 0" | 1     |
| 5        | 6       | 11-7/8" BCI® 5000s-1.8                      | 9' 0"  | 1     |
| 6        | 4       | 11-7/8" BCI® 5000s-1.8                      | 4' 0"  | 1     |
| 7        | 2       | 1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP | 28' 0" | 2     |
| 8        | 2       | 1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP | 22' 0" | 2     |
| 9        | 2       | 1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP | 18' 0" | 2     |
| 10       | 2       | 1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP | 12' 0" | 2     |
| Rm-1     | 18      | 1" x 11-7/8" BC RIM BOARD OSB               | 12' 0" | 1     |
| Bk1      | 11      | 11-7/8" BCI® 5000s-1.8                      | 2' 0"  | 1     |
| Bk2      | 23      | 11-7/8" BCI® 5000s-1.8                      | 2' 0"  | 1     |

| Connector Summary |     |         |               |
|-------------------|-----|---------|---------------|
| PlotID            | Qty | Manuf   | Product       |
| H1                | 2   | Simpson | IUS2.06/11.88 |



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

KB Homes  
1910  
32 Highland Grove  
84 Lumber EWP

First Floor Layout

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

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

# STRUCTURAL PLANS FOR:



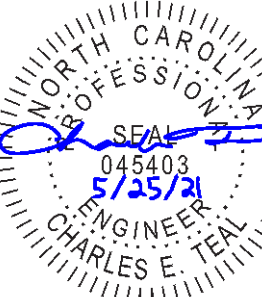
# 150.1910 - RH GARAGE



## PLAN RELEASE / REVISIONS

| REV DATE   | ARCH PLAN VERSION           | REVISION DESCRIPTION   | DRFT |
|------------|-----------------------------|--|------|
| 04/28/2021 | 1910-150-01350 RH D5 032521 | INITIAL SETUP OF LAYOUT  | CDM  |
| 04/28/2021 | 1910-150-01350 RH D5 032521 | CREATED LOT-SPECIFIC STRUCTURAL LAYOUT FROM MASTER PLAN AND EWP LAYOUT | CDM  |
|            |                             |  |      |
|            |                             |  |      |
|            |                             |  |      |
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|            |                             |  |      |
|            |                             |  |      |

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.



8600 'D' JERSEY CT, RALEIGH, NC 27617-9194-1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

PROJECT NO.: 21900936

DATE: 04/28/2021

PLAN:  
**150.1910**

### NOTES

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

### CODE

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

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

### ENGINEER OF RECORD

JDS Consulting, PLLC  
 DESIGN · ENGINEERING · SURVEYING · ENERGY  
 8600 'D' JERSEY COURT  
 RALEIGH, NC 27617  
 FIRM LIC. NO: P-0961  
 PROJECT REFERENCE: 21900936

TITLE SHEET

**T**

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

**GENERAL**

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

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

**ABBREVIATIONS**

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

**MATERIALS**

- INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):  
  
Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:  
  
Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
  
Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
  
Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
  
Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

**FOUNDATION**

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.  
  
A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.  
B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.  
  
A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.  
B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).  
C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

**FRAMING**

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



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P-0961

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.: 21900936  
DATE: 04/28/2021

PLAN:  
150.1910

GENERAL NOTES

**GN1.0**

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| FASTENER SCHEDULE  |  |  |
|--|--|--|
| CONNECTION   | 3" x 0.131" NAIL   | 3" x 0.120" NAIL   |
| JOIST TO SILL PLATE  | (4) TOE NAILS  | (4) TOE NAILS  |
| SOLE PLATE TO JOIST / BLOCKING   | NAILS @ 8" OC (typical)<br>(4) PER 16" SPACE<br>(at braced panels) | NAILS @ 8" OC (typical)<br>(4) PER 16" SPACE<br>(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)<br>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**

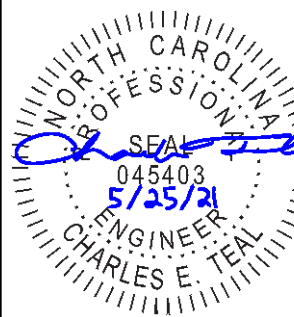
| SPAN      | STEEL ANGLE SIZE  | END BEARING LENGTH   |
|-----------|---|----------------------|
| UP TO 42" | L3-1/2"x3-1/2"x1/4"   | 8" (MIN. @ EACH END) |
| UP TO 72" | L6"x4"x5/16" (LLV)  | 8" (MIN. @ EACH END) |
| OVER 72"  | L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM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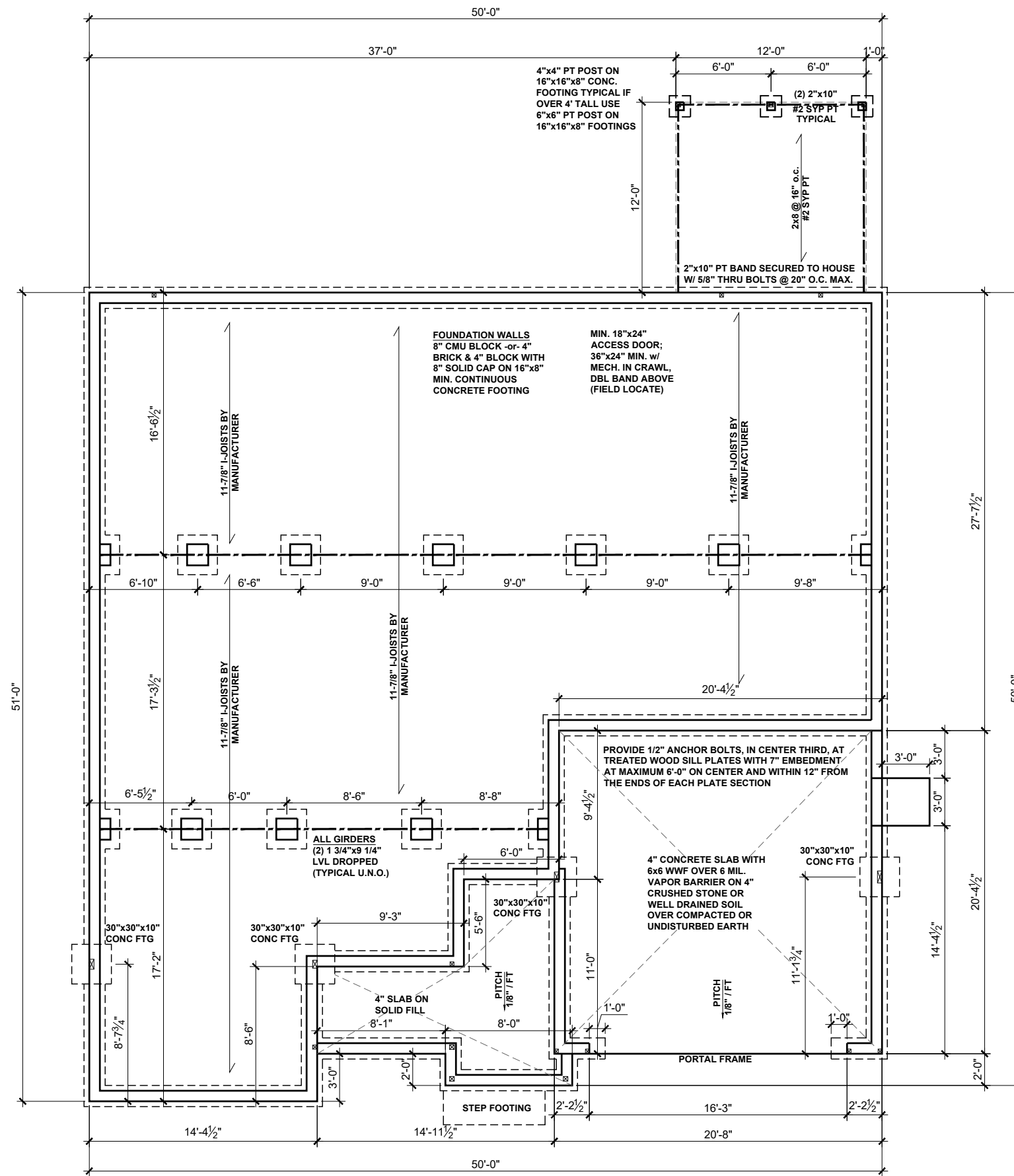
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**BEAM & POINT LOAD LEGEND**

|   |  |
|---|--|
| — | 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

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

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

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

**FOUNDATION STRUCTURAL NOTES:**

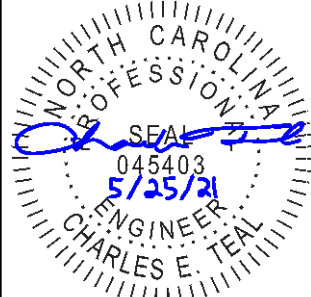
1. CONCRETE BLOCK PIER SIZE SHALL BE:

| 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.



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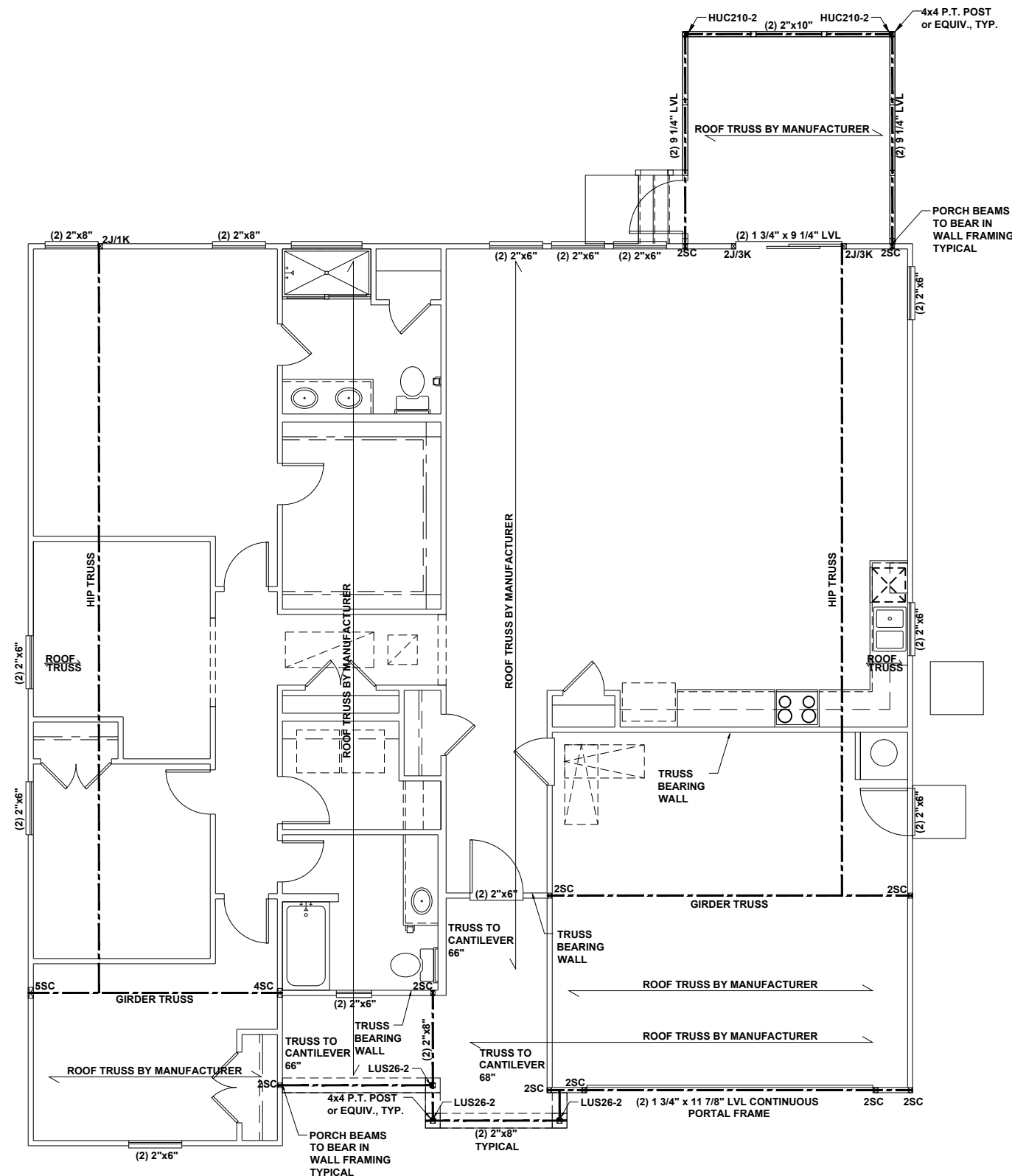
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CRAWL SPACE  
FOUNDATION PLAN  
**S.30C**

**CRAWL SPACE FOUNDATION PLAN - 'C'**  
SCALE: 1/8"=1'-0"

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**BEAM & POINT LOAD LEGEND**

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

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

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

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

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



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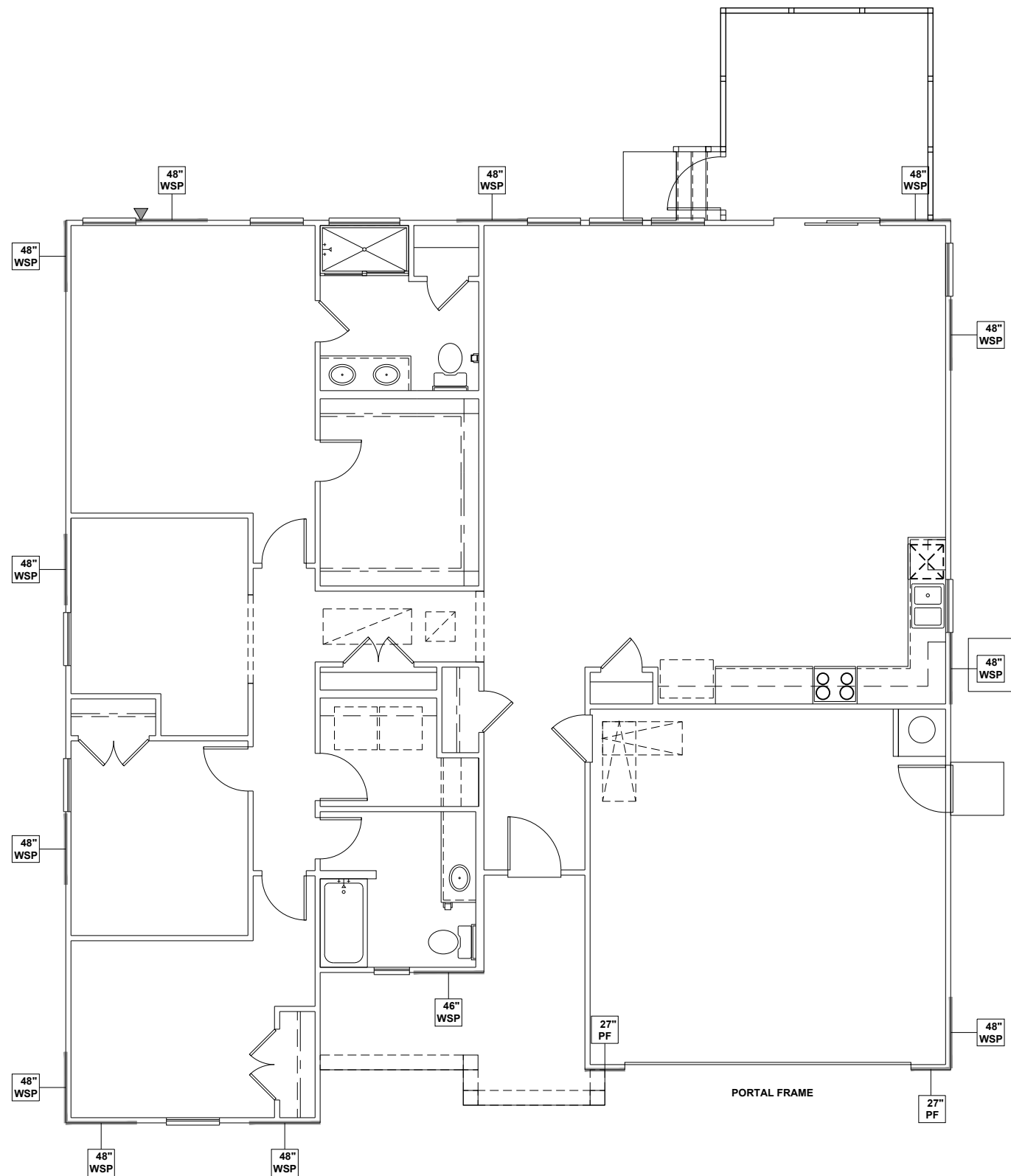
PLAN:  
**150.1910**

FIRST FLOOR  
CEILING FRAMING PLAN

**S1.0C**

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

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

**WALL BRACING REQUIREMENTS**

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

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

SCALED LENGTH OF WALL PANEL AT LOCATION

NUMERICAL LENGTH OF PANEL

PANEL TYPE

**WALL BRACING NOTE:**

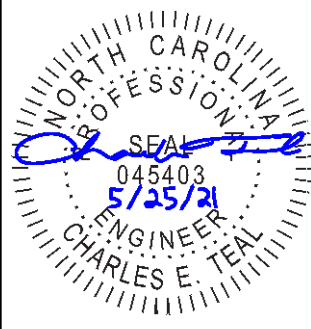
WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

**WALL BRACING: RECTANGLE 1**

| SIDE  | REQUIRED LENGTH | PROVIDED LENGTH |
|-------|-----------------|-----------------|
| FRONT | 6.5 FT.         | 17.0 FT.        |
| RIGHT | 6.5 FT.         | 16.0 FT.        |
| REAR  | 6.5 FT.         | 12.0 FT.        |
| LEFT  | 6.5 FT.         | 12.0 FT.        |



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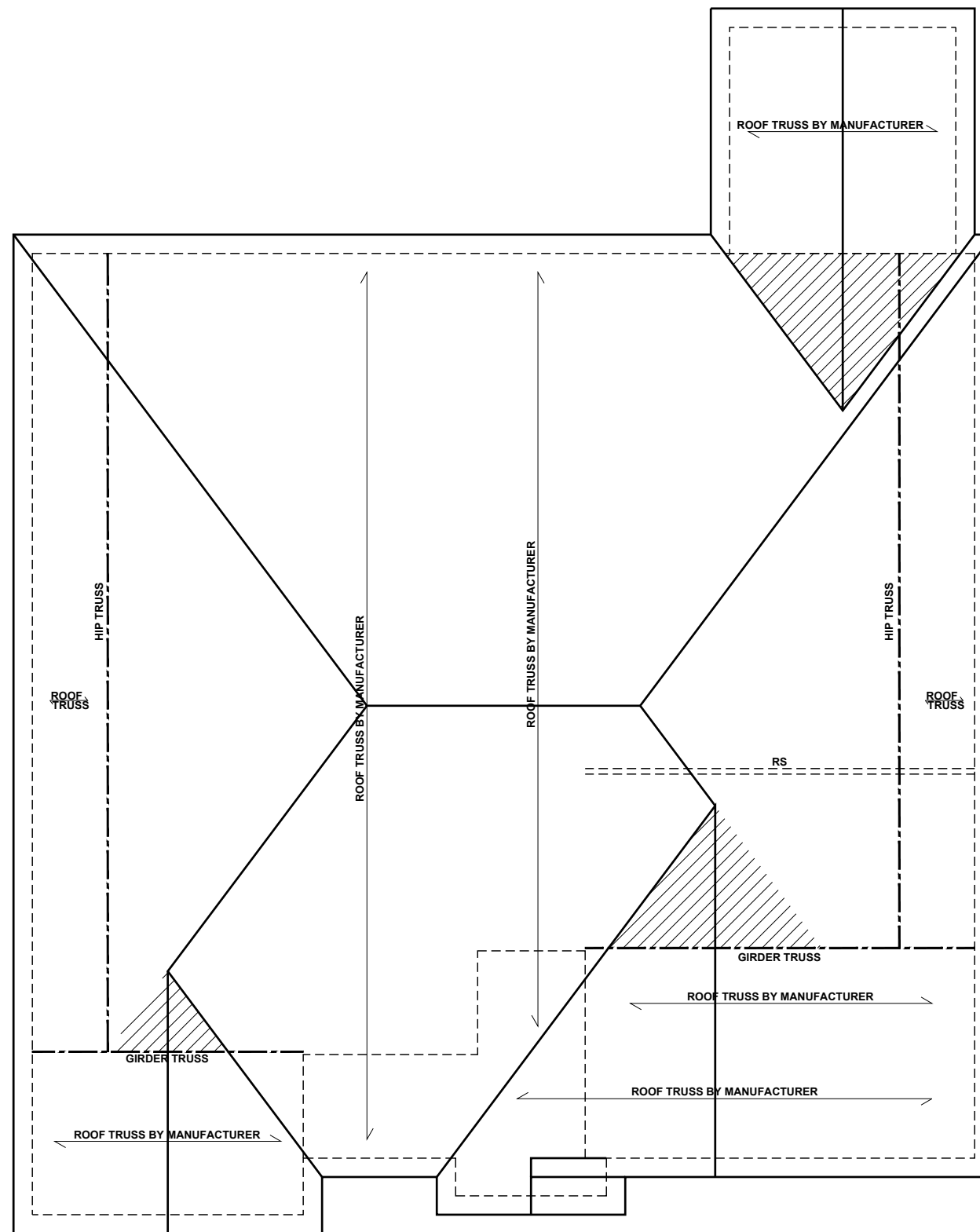


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PLAN:  
**150.1910**

FIRST FLOOR  
 WALL BRACING PLAN  
**S4.0C**

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

**BEAM & POINT LOAD LEGEND**

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

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

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

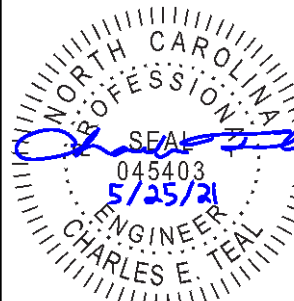
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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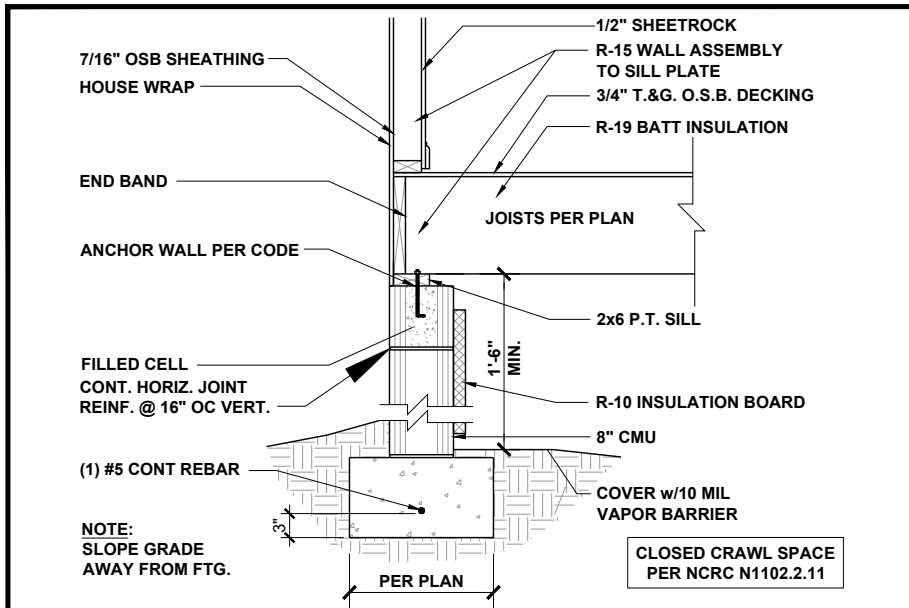
8600 'D' JERSEY CT, RALEIGH, NC 27617-919-480.1075  
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PROJECT NO.: 21900936  
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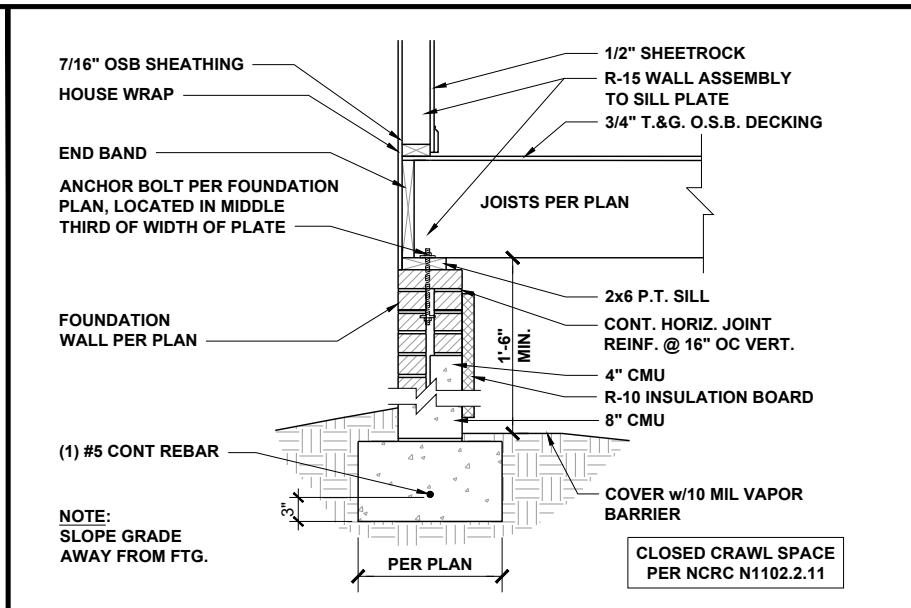
PLAN:  
**150.1910**

ROOF FRAMING PLAN  
**S7.0C**

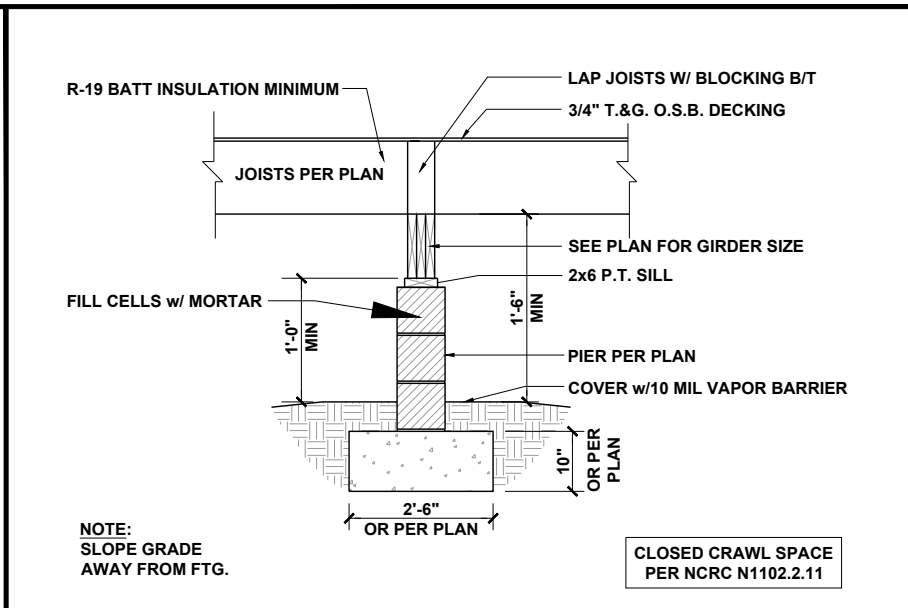




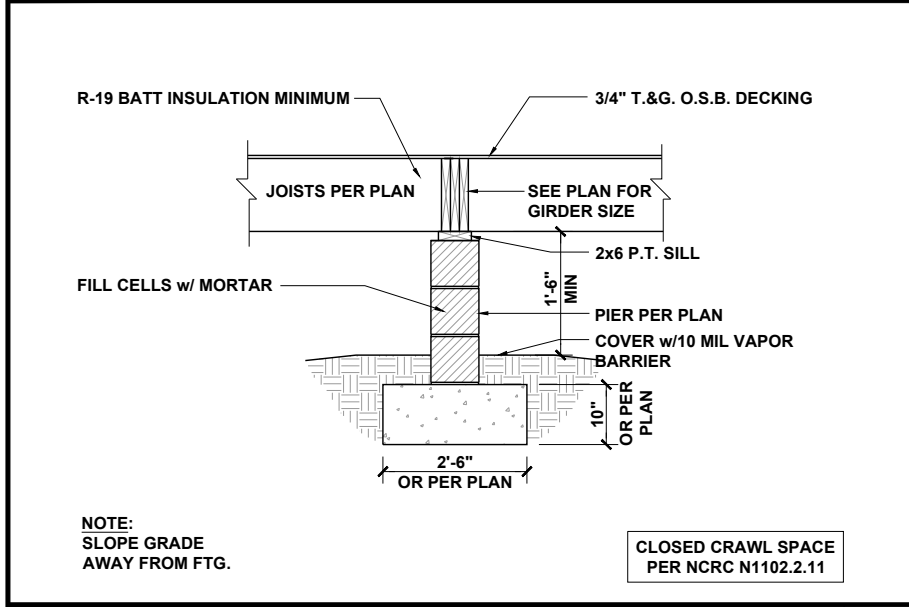
**CRAWL AT EXTERIOR WALL** 1/2" = 1'-0" **1**



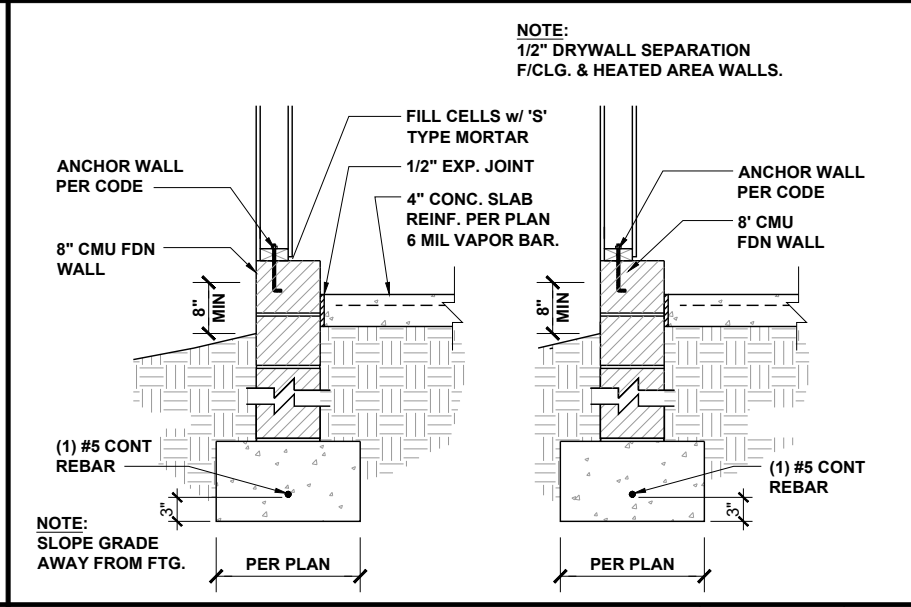
**CRAWL AT EXTERIOR WALL** 1/2" = 1'-0" **2**



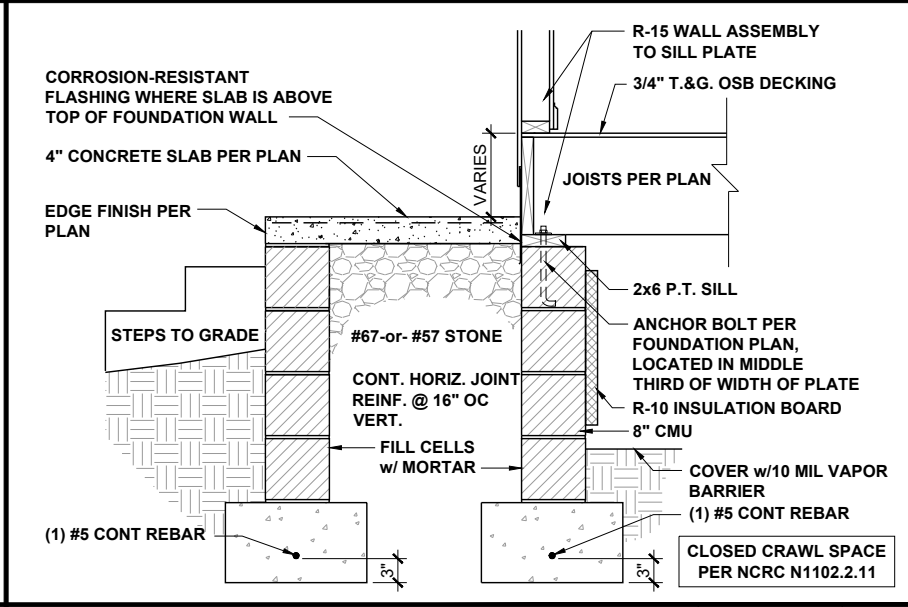
**PIER AND GIRDER** 3/8" = 1'-0" **3**



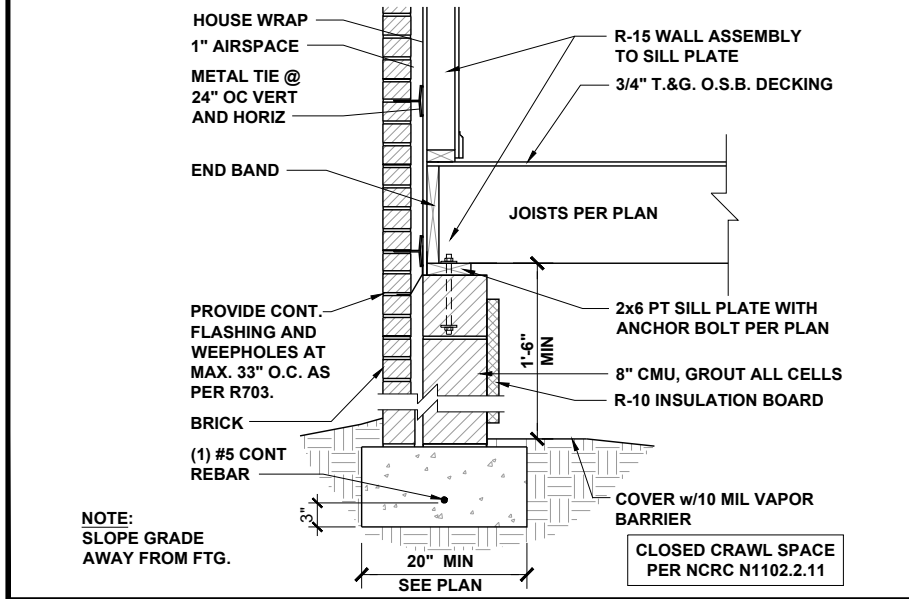
**PIER AND FLUSH GIRDER** 3/8" = 1'-0" **4**



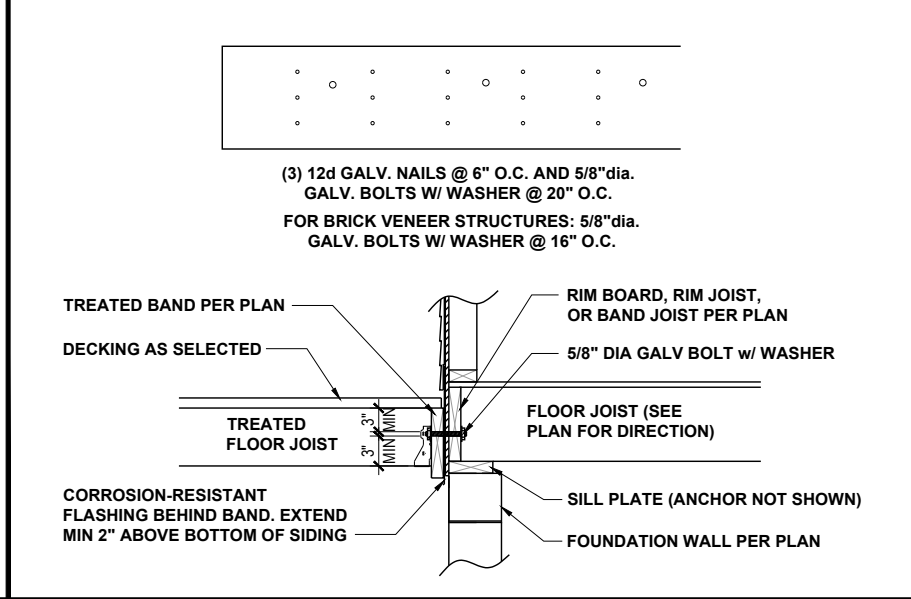
**GARAGE FOUNDATION** 1/2" = 1'-0" **5**



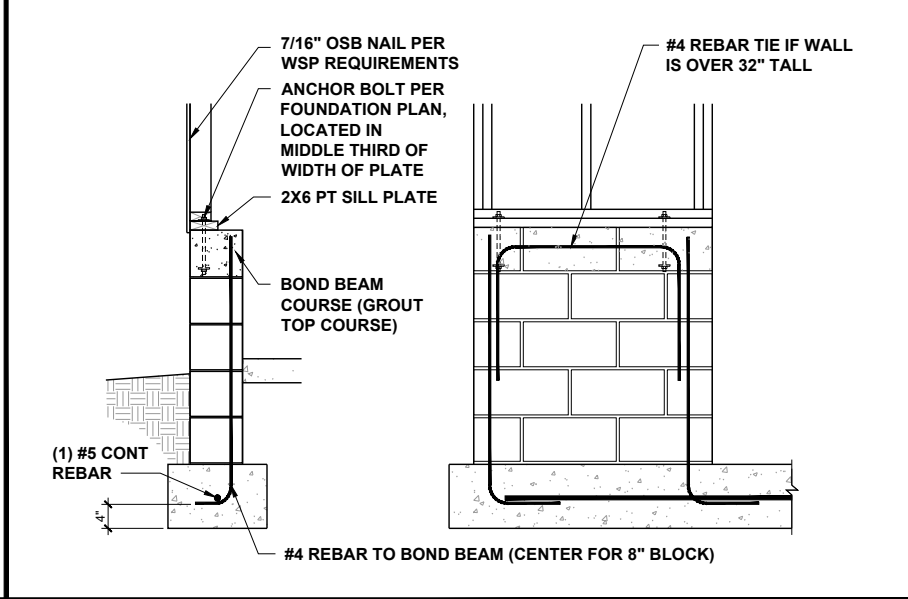
**FRONT PORCH SECTION** 1/2" = 1'-0" **6**




**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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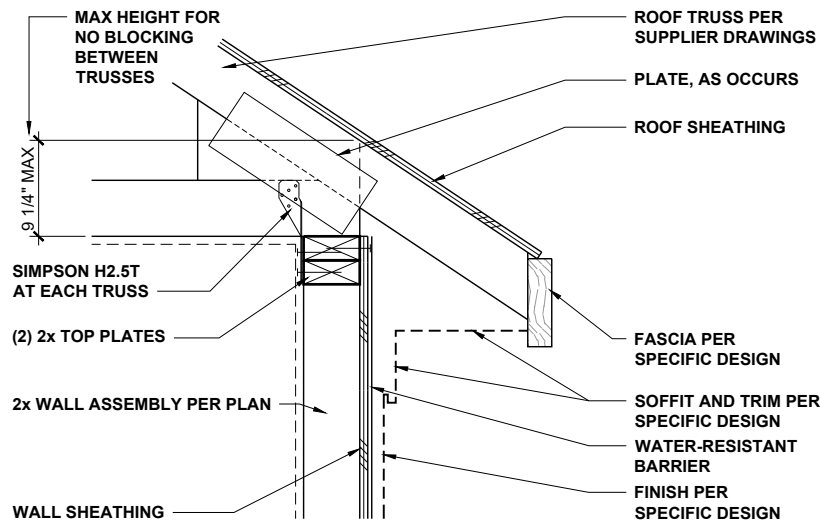
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**150.1910**

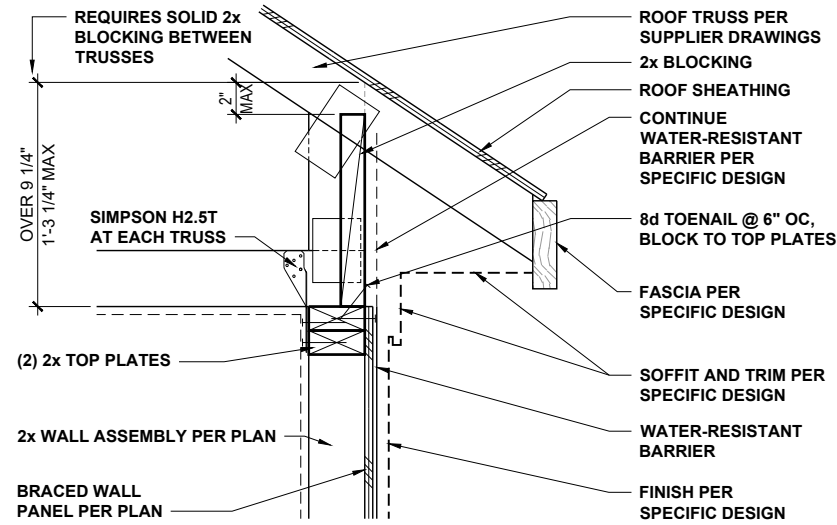
CRAWL SPACE FOUNDATION DETAILS

**D1.0**

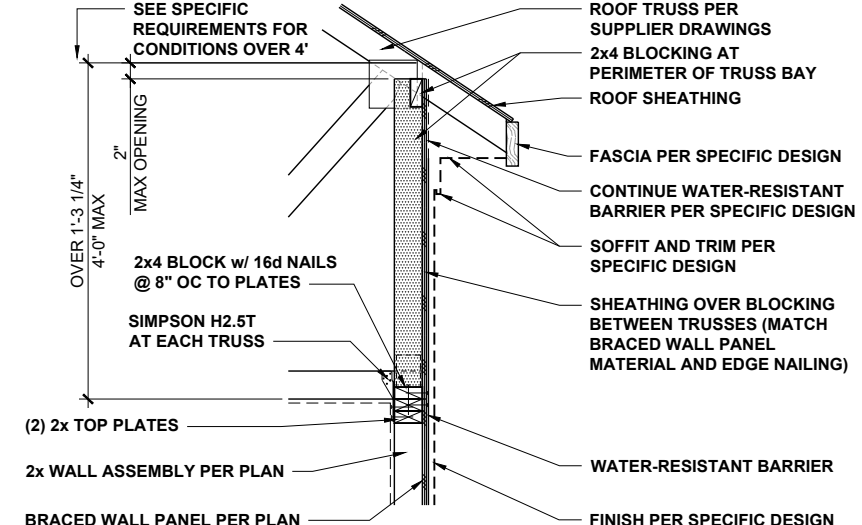
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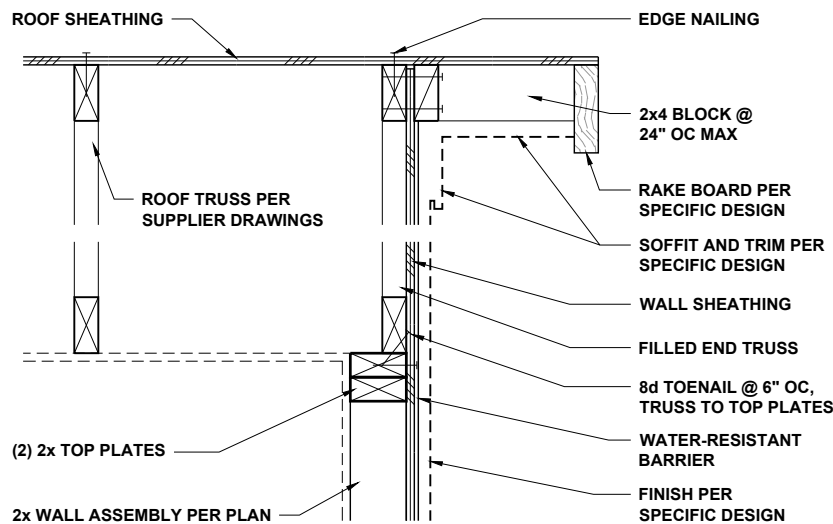
**LOW-HEEL TRUSS AT WALL** 1" = 1'-0" **1**



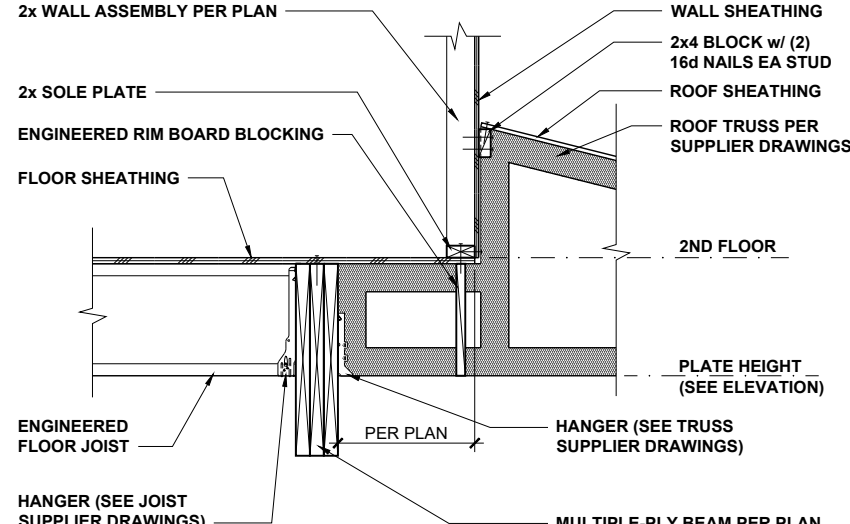
**TYPICAL TRUSS AT BRACED WALL** 1" = 1'-0" **2**



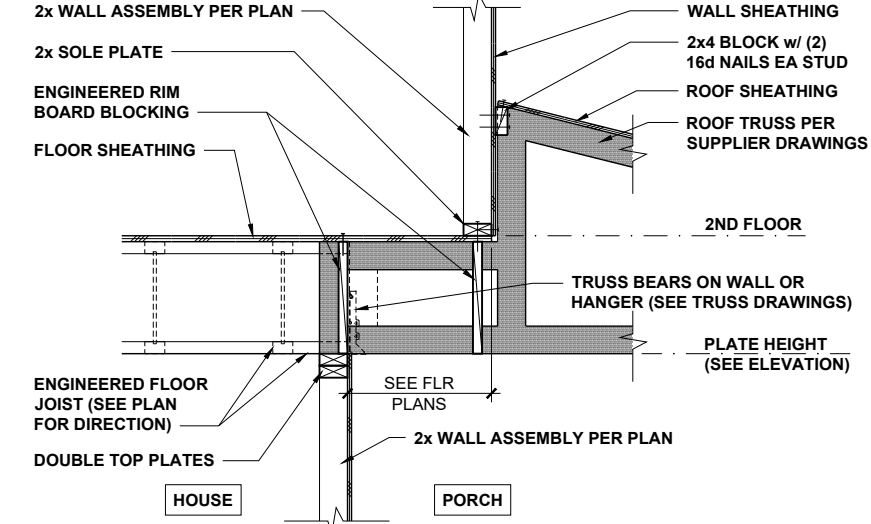
**HIGH-HEEL TRUSS AT BRACED WALL** 1/2" = 1'-0" **3**



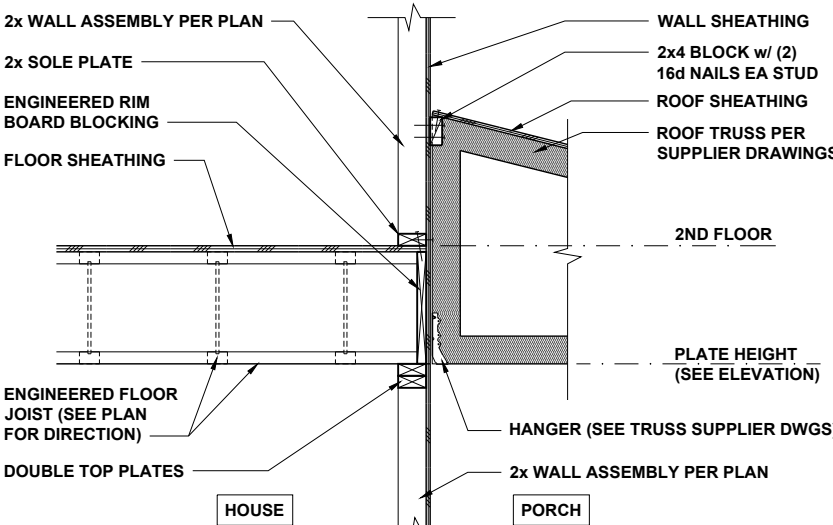
**END TRUSS AT WALL** 1" = 1'-0" **4**



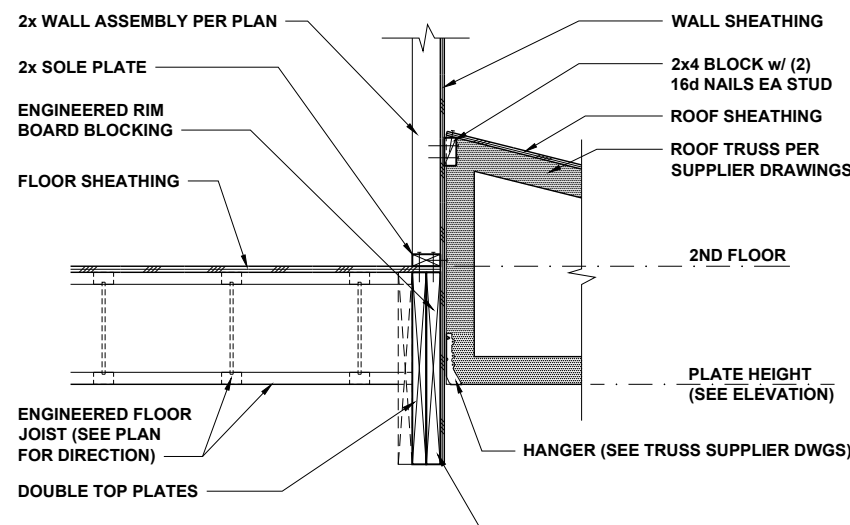
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **5**



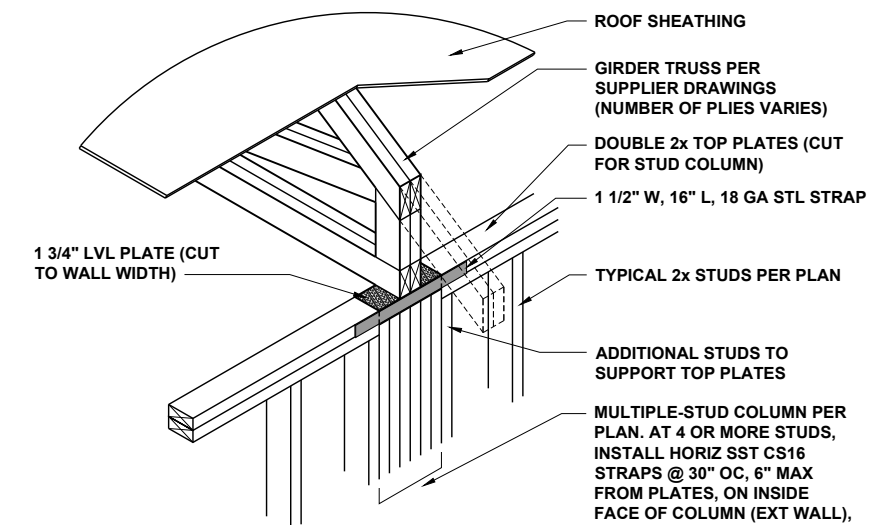
**TRUSS AT FLOOR AND WALL** 1/2" = 1'-0" **6**



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



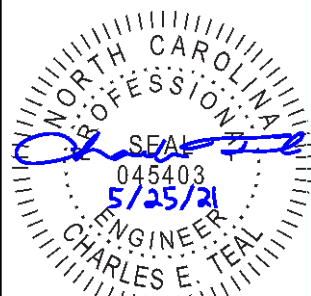
**TRUSS AT BEAM AND WALL** 1/2" = 1'-0" **8**



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



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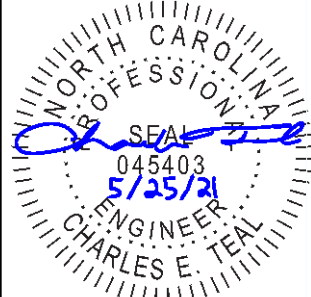
ROOF TRUSS  
FRAMING DETAILS

**D2.0**

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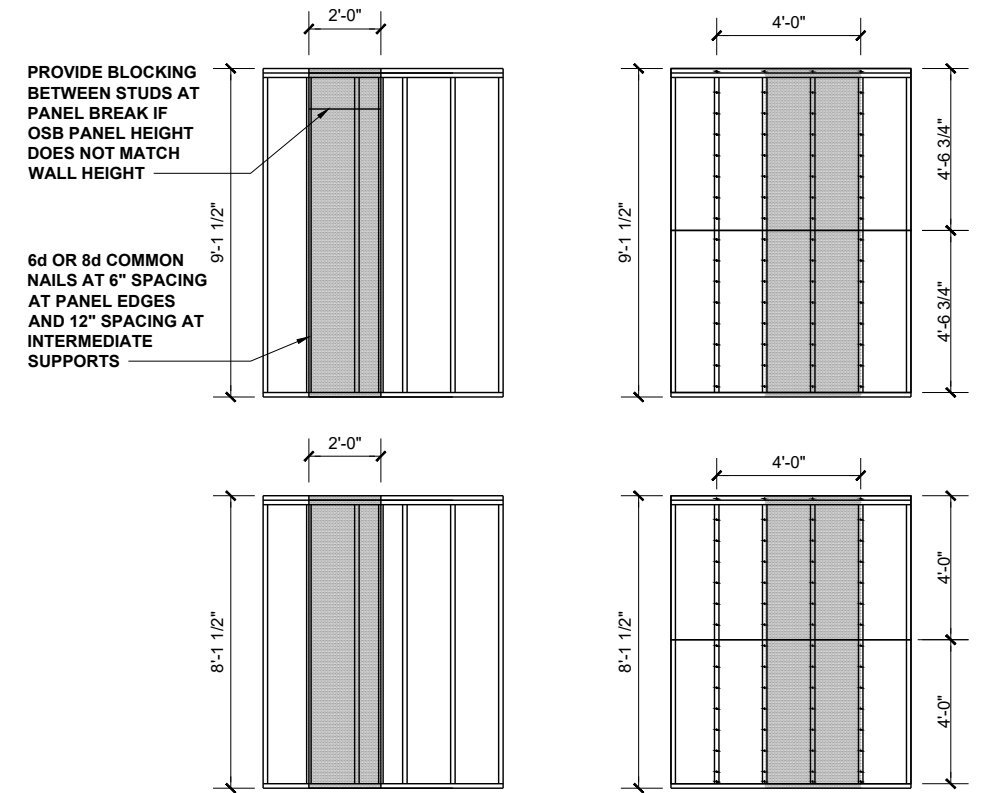
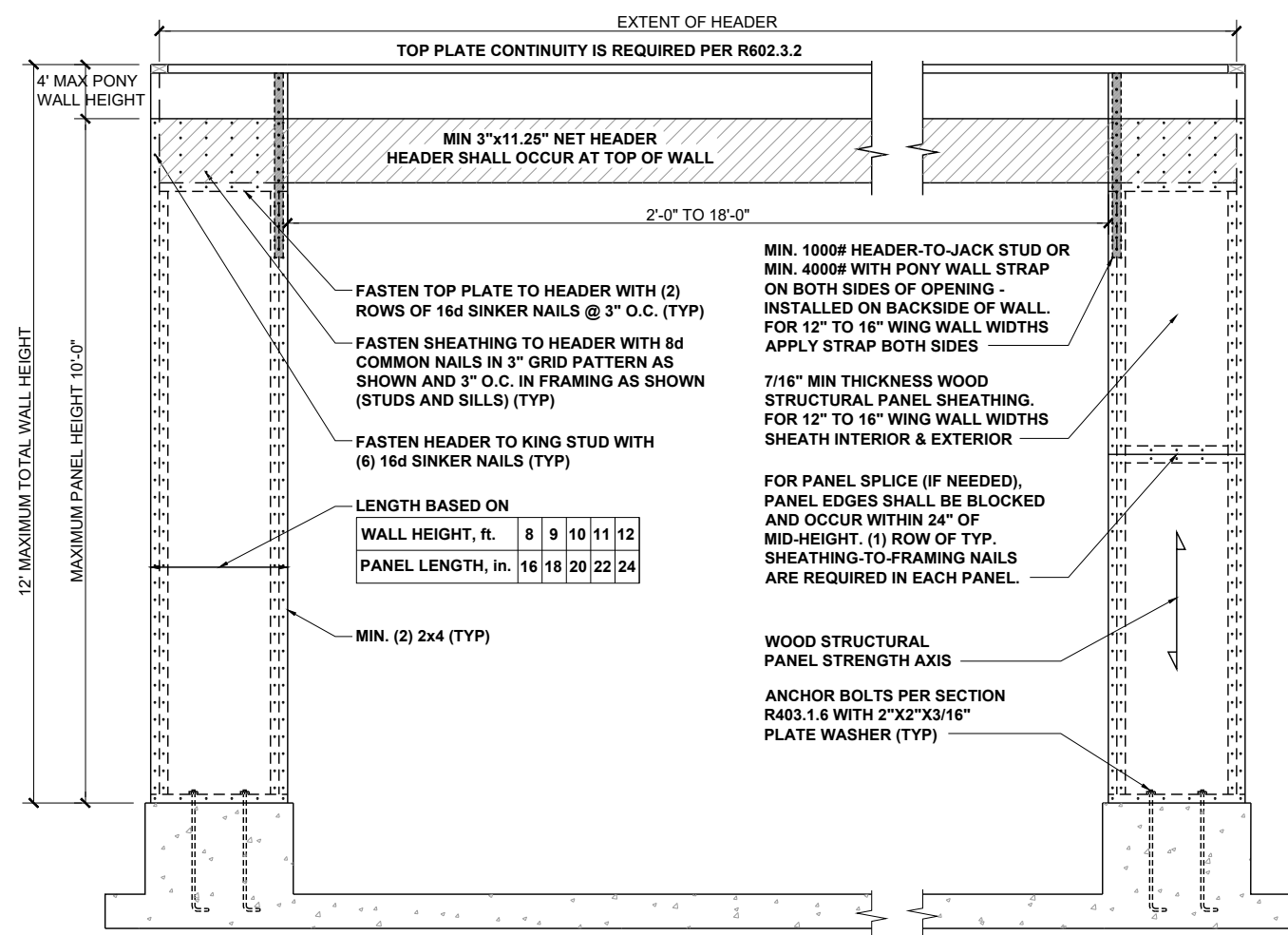
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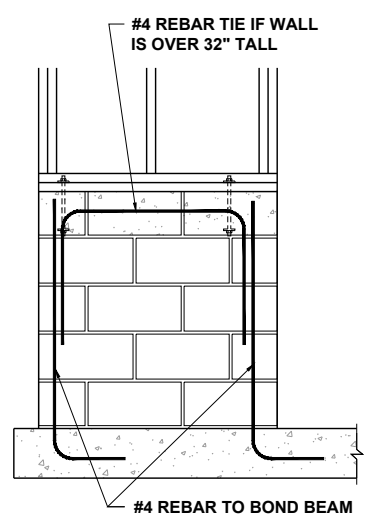
WALL BRACING DETAILS

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)

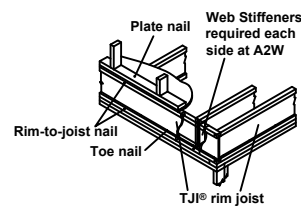
**C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"**  
8d NAILS @ 12" O.C. (INTERMEDIATE SUPPORTS)  
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)  
NOTCH 7/16" OSB FOR ANCHOR INSPECTION  
ANCHOR BOLTS  
CONTINUOUS WOOD STRUCTURAL PANEL  
MIN. 24" WOOD STRUCTURAL PANEL\*\*  
16d NAILS (2) ROWS @ 24" O.C.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

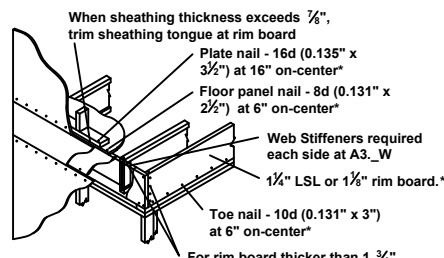
\*\* IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

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

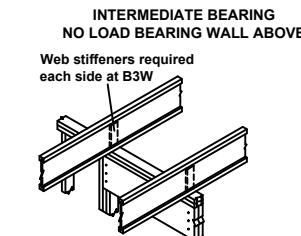
# JOIST DETAILS



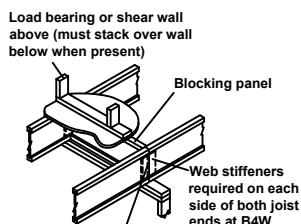
**A2 A2W** Must have 1 1/4" minimum joist bearing at ends. Attach rim joist per A3 detail.



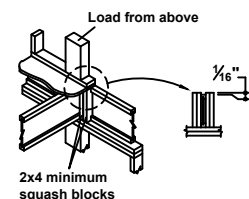
**A3 A3W** For rim board thicker than 1 3/4" - Attach Joist to rim board with one 10d (0.128"x3") nail. Top nail from joist into rim board. - Connect corner with four 10d (0.128"x3") nails. Toe nail from side of parallel closure into rim board



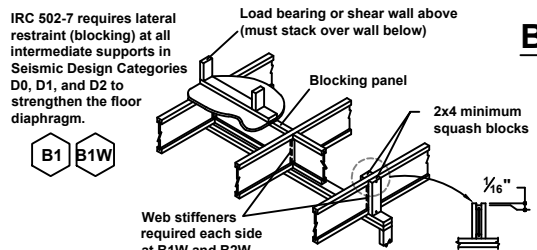
**B3 B3W** Blocking panels may be required with shear walls above or below (See detail B1)



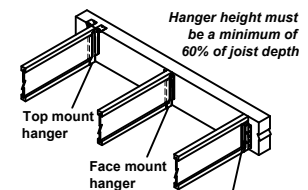
**B4 B4W** End of joists at centerline of support



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



**B1 B1W** Blocking panels may be required with shear walls above or below - see detail B1



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

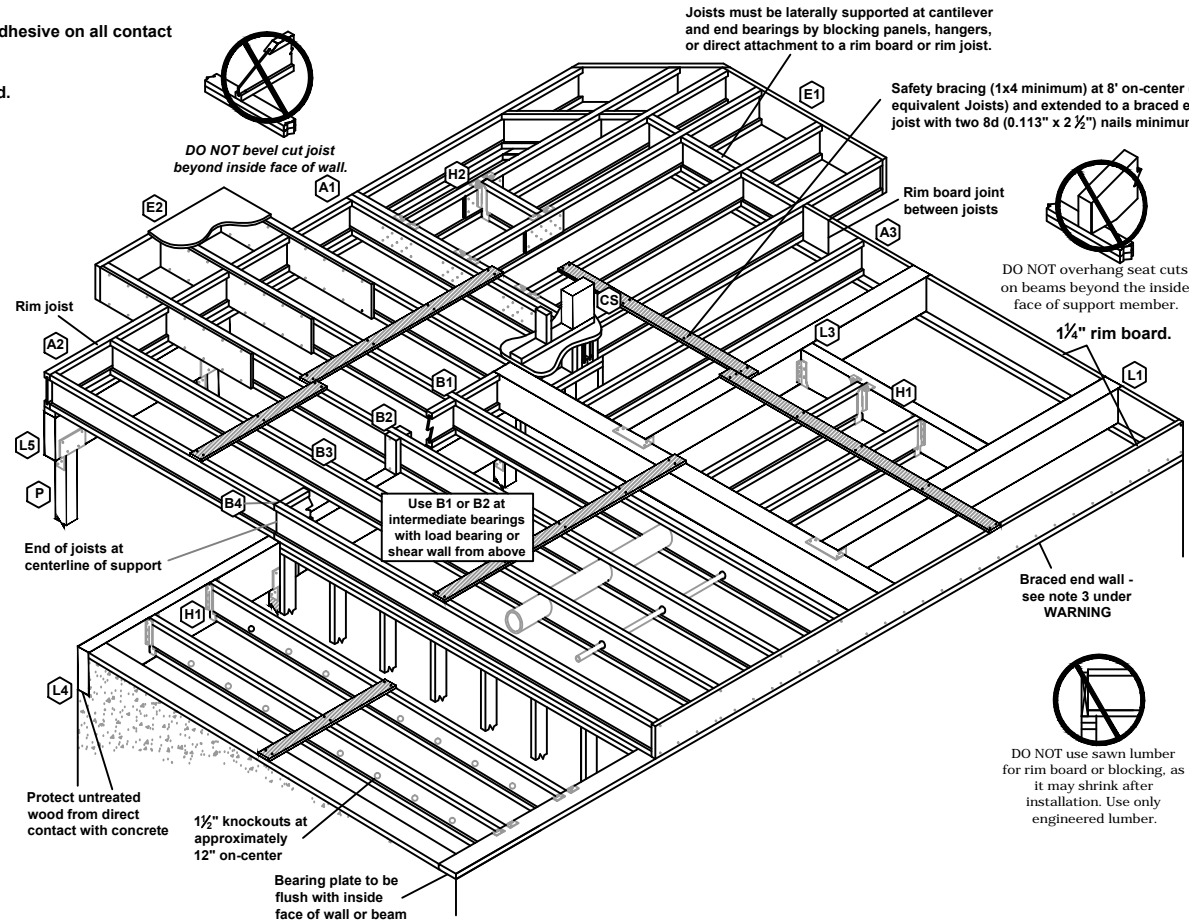
## FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

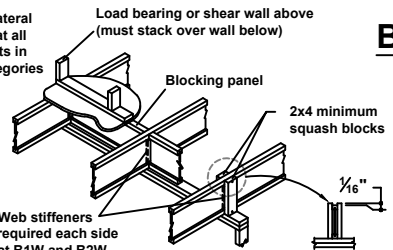
| Nail Size             | I-JOIST *             |                 | Rim Board  | 1 1/2" LSL or wider | LVL | PSL |
|-----------------------|-----------------------|-----------------|------------|---------------------|-----|-----|
|                       | 110, 210, and 230 EQ. | 360 and 560 EQ. | 1 1/4"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

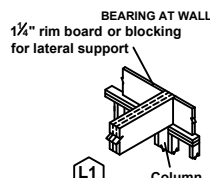
- Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.
- Nailing rows must be offset at least 1/2" and staggered.
- 14 ga. staples may be substituted for 8d (0.113" x 2 1/2") nails if minimum penetration of 1" into the joist or rim board is achieved.
- Maximum spacing of nails is 18" on-center for joists.



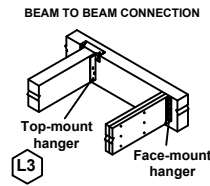
# BEAM and COLUMN DETAILS



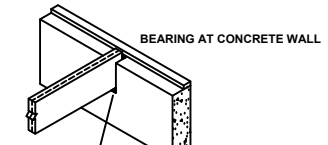
**B2 B2W** Blocking panels may be required with shear walls above or below - see detail B1



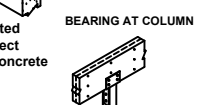
**L1** Column



**L3** Face-mount hanger



**L4** Protect untreated wood from direct contact with concrete



**L5** Verify column capacity and beam bearing length.

## FILLER and BACKER BLOCK SIZES \* SEE I-JOIST EQUIVALENCY CHART

| I-Joists                           | 110 EQ. *         |              | 210 EQ. *            |                       | 230 or 360 EQ. *     |                       |                       | 560 EQ. *                           |                |                |                |
|------------------------------------|-------------------|--------------|----------------------|-----------------------|----------------------|-----------------------|-----------------------|-------------------------------------|----------------|----------------|----------------|
|                                    | 9 1/2" or 11 1/2" | 14"          | 9 1/2" or 11 1/2"    | 14" or 16"            | 9 1/2" or 11 1/2"    | 14" or 16"            | 18" or 20"            | 11 1/8" or 14" or 16" or 18" or 20" | Two 2x6        | Two 2x8        | Two 2x12       |
| Depth                              | 9 1/2" or 11 1/2" | 14"          | 9 1/2" or 11 1/2"    | 14" or 16"            | 9 1/2" or 11 1/2"    | 14" or 16"            | 18" or 20"            | 11 1/8" or 14" or 16" or 18" or 20" | Two 2x6        | Two 2x8        | Two 2x12       |
| 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 | Not applicable                      | Not applicable | Not applicable | Not applicable |
| Cantilever Filler (Detail E4)      | 2x6               | 2x10         | 2x6 + 3/8" sheathing | 2x10 + 3/8" sheathing | 2x6 + 1/2" sheathing | 2x10 + 1/2" sheathing | Not applicable        | Not applicable                      | Not applicable | Not applicable | Not applicable |
| Backer Block (1) (Detail F1 or H2) | 3/8" or 3/4"      | 3/4" or 7/8" | 1" Net               |                       |                      | 2x6                   | 2x8                   | 2x12                                |                |                |                |

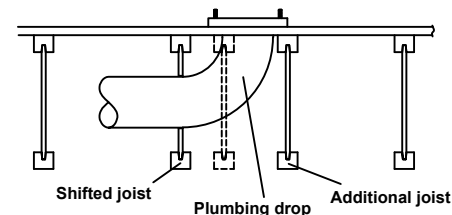
(1) If necessary, increase filler and backer block height for face mount hangers and maintain 1/8" gap at top of joist; see detail W. Filler and backer block lengths should accommodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).

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).

# INSTALLATION TIPS

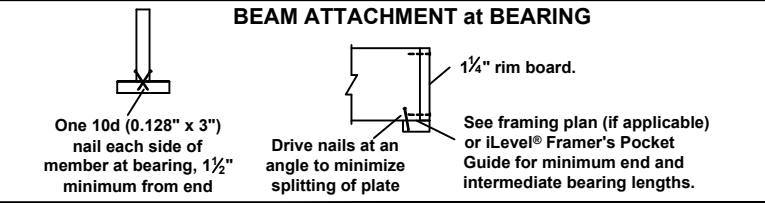
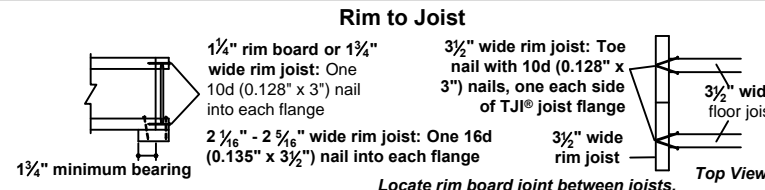
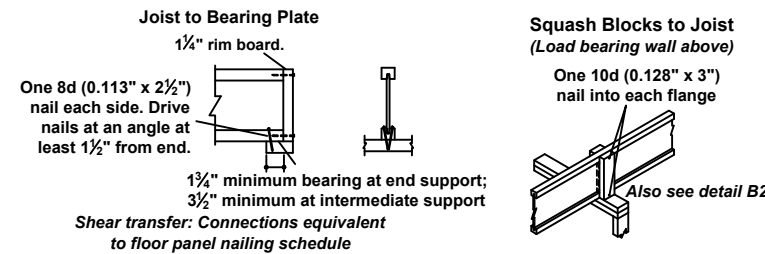
- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at 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 1/2"  | TJI - 110                      | BCI 4500      |                |
|         | TJI - 210                      | BCI 5000      | EverEdge 20    |
|         | TJI - 230                      | BCI 6000      | EverEdge 20    |
| 11 1/8" | TJI - 110                      | BCI 4500      |                |
|         | TJI - 210                      | BCI 5000      | EverEdge 20    |
|         | TJI - 230                      | BCI 6000      | EverEdge 20    |
| 14"     | TJI - 360                      | BCI 6000      | EverEdge 30    |
|         | TJI - 560                      | BCI 90'S      | EverEdge 50/60 |
|         | TJI - 110                      | BCI 4500      |                |
|         | TJI - 210                      | BCI 5000      | EverEdge 20    |
|         | 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      | EverEdge 20    |
|         | 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



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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.



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PROJECT NO.: 21900936

DATE: 04/28/2021

PLAN:  
**150.1910**

ENGINEERED JOIST  
DETAILS  
**D4.0**

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