



NORTH CAROLINA 50' SERIES PLAN 243.2939-R

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PLAN #243.2939-R

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- 3.C3 LEFT & RIGHT ELEVATIONS 'C'
- 3.C4 PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS 'C' AT CRAWL SPACE
- 3.C5 PARTIAL FRONT & LEFT ELEVATIONS W/ OPTIONAL MASONRY AT CONCRETE PORCH
- 3.C6 FRONT ELEVATIONS 'C' AT OPTIONAL 9'-1" PLATE HEIGHT

- 3.D1 PARTIAL FIRST & SECOND FLOOR PLANS 'D'
- 3.D2 ROOF PLAN, FRONT & REAR ELEVATIONS 'D'
- 3.D3 LEFT & RIGHT ELEVATIONS 'D'
- 3.D4 PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS 'D' AT CRAWL SPACE
- 3.D5 PARTIAL FRONT ELEVATION W/ OPTIONAL MASONRY AT CONCRETE PORCH
- 3.D6 FRONT ELEVATIONS 'D' AT OPTIONAL 9'-1" PLATE HEIGHT

- 4.1 INTERIOR ELEVATIONS
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- 5.1 FIRST FLOOR UTILITY PLAN
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- 5.5 FIRST FLOOR UTILITY PLAN OPTIONS
- 5.6 SECOND FLOOR UTILITY PLAN OPTIONS

- T.1 PARTIAL PLANS & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x26' DECK AT CRAWL SPACE
- T.2 PARTIAL PLANS & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x26' DECK AT CRAWL SPACE
- 0.1 PARTIAL PLANS, ROOF & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x12'-8" SCREENED-IN COVERED DECK AT CRAWL SPACE
- 0.2 PARTIAL PLANS, ROOF & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x26' SCREENED-IN COVERED DECK AT CRAWL SPACE
- 0.3 PARTIAL PLANS, ROOF & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x12'-8" SCREENED-IN COVERED DECK W/ 12'x18'-4" DECK AT CRAWL SPACE
- 0.4 PARTIAL PLANS, ROOF & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x19' SCREENED-IN COVERED DECK AT CRAWL SPACE
- 0.5 PARTIAL PLANS, ROOF & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x12'-8" SCREENED-IN COVERED DECK AT CRAWL SPACE
- 0.6 PARTIAL PLANS, ROOF & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x26' SCREENED-IN COVERED PATIO
- 0.7 PARTIAL PLANS, ROOF & ELEVATIONS 'X/Y/Z' W/ OPT. 12'x12'-8" SCREENED-IN COVERED PATIO

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



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/11/18
PROJECT No.: 1350999-57
DIVISION MGR.: DS

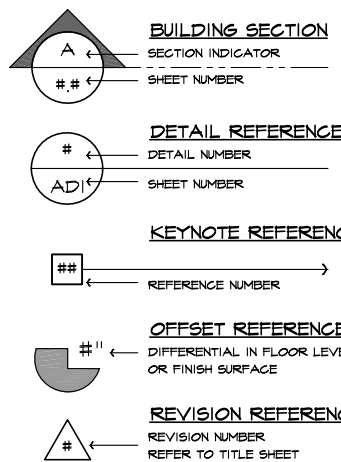
REVISIONS: SEE BELOW

- 1 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB
- 4 DIVISION REVISIONS NC19047NCP/ 08/01/19 / FAB
- 5 DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR NC21014NCP/ 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS NC19047NCP/ 07-28-21 / KBA

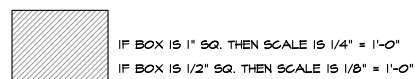
ABBREVIATIONS

ABV.	ABOVE	G.F.I.	GROUND-FAULT CIRCUIT INTERRUPTER	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	S & P	SHELF AND POLE	S.C.	SOLID CORE
ADJ.	ADJUSTABLE	S.D.	SMOKE DETECTOR	S.D.	SMOKE DETECTOR
ALT	ALTERNATE	SEC.	SECTION	S.H.	SINGLE HUNG
AMP.	AMPERAGE	SHT.	SHEET	SHTS.	SHEATHING
BD.	BOARD	SHWR.	SHOWER	SIM.	SIMILAR
CL.	CENTER LINE	SL.	SLIDING	SL. GL.	SLIDING GLASS
CAB.	CABINET	STD.	STANDARD	STD.	TEMPERED GLASS
CLG.	CEILING	S.V.	SHEET VINYL	S.V.	SHEET VINYL
CLR.	CLEAR	TEMP.	TEMPERATURE	TEMP.	TEMPERATURE
CONC.	CONCRETE	THK.	THICK	THK.	THICK
CPT.	CARPET	T.O.C.	TOP OF CURB	T.O.C.	TOP OF CURB
C.T.	CERAMIC TILE	T.O.P.	TOP OF PLATE	T.O.P.	TOP OF PLATE
D.	DRYER	T.O.S.	TOP OF SLAB	T.O.S.	TOP OF SLAB
DBL.	DOUBLE	TYP.	TYPICAL	TYP.	TYPICAL
D.S.	DUAL GLAZED	U.N.O.	UNLESS NOTED OTHERWISE	U.N.O.	UNLESS NOTED OTHERWISE
DIA.	DIAMETER	V.P.	VAPOR PROOF	V.P.	VAPOR PROOF
DIM.	DIMENSION	W.	WASHER	W.	WASHER
DISP.	DISPOSAL	W/	WITH	W/	WITH
D.L.	DIVIDED LIGHT	WD.	WOOD	WD.	WOOD
DP.	DEEP	WIN.	WINDOW	WIN.	WINDOW
DR.	DOOR	W.H.	WATER HEATER	W.H.	WATER HEATER
D.S.	DOWNSPOUT	W.I.	WROUGHT IRON	W.I.	WROUGHT IRON
DTL.	DETAIL	W.P.	WEATHER PROOF	W.P.	WEATHER PROOF
D.W.	DISHWASHER	X.	CROSS	X.	CROSS
EA.	EACH	Y.	YIELD	Y.	YIELD
ELEV.	ELEVATION	Z.	ZONE	Z.	ZONE
EQ.	EQUAL				
EXH.	EXHAUST				
EXT.	EXTERIOR				
FAU.	FORCED AIR UNIT				
F.C.	FIBER CEMENT				
F.G./F.X.	FIXED GLASS				
F.S.	FUEL GAS				
FIN.	FINISH				
FLR.	FLOOR				
FLR. LINE	FLOOR LINE				
FLUOR.	FLUORESCENT				
FR. DR.	FRENCH DOOR				
F.M.C.	FLOOR MATERIAL CHANGE				
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 243.2939-R			
FIRST FLOOR AREA	1774	SQ. FT.	
SECOND FLOOR AREA	1160	SQ. FT.	
TOTAL AREA	2934	SQ. FT.	
CRAWL GAR. AREA	437	SQ. FT.	
PORCH AREA(S)			
	ELEVATION 'A'	42	SQ. FT.
	ELEVATION 'B'	71	SQ. FT.
	ELEVATION 'C'	86	SQ. FT.
	ELEVATION 'D'	128	SQ. FT.
DECK AREA(S)			
	OPEN 12'x12'	144	SQ. FT.
	OPEN 12'x26'	312	SQ. FT.
	SCREENED-IN 12'x12'-8"	152	SQ. FT.
	SCREENED-IN 12'x26'	312	SQ. FT.
SUNROOM AREA(S)			
	12'x12'-8"	152	SQ. FT.

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

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

OCCUPANCY:
R3

CONSTRUCTION TYPE:
V - B

CODE ABBREVIATIONS

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

REVISION LIST

DELTA	DATE	SHEETS REVISED	LOG NUMBER
1	03/15/19	T.S., GNI, GNI2, GNI3, 3.A1, 3.B2, 3.C1, 3.C2, 3.D2, 5.1 - 5.3, 0.1 - 0.3, 9.1	NC19015NCP
2	03/15/19	T.S., 1.4, 1.5, 4.1, 5.3, 5.4	NC19022NCP
3	04/22/19	T.S., 0.6, 0.7	NC19028NCP
4	08/01/19	T.S., 1.4, 5.3	NC19047NCP
5	11/02/20	T.S., 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 3.A1-3.D5	NC20038NCP
6	02/18/21	1.1, 1.3, 1.4, 1.5	NC21014NCP
7	07/28/21	T.S., 1.1, 1.2, 1.3, 1.4, 1.5, 2.2, 3.A3, 3.B1 - 3.B5, 3.C1, 3.D1, 4.1, 5.4	NC19047NCP

- ALL EXPOSED PORTIONS OF CONCRETE SLAB FOUNDATIONS ARE TO BE PARGED (TEXTURED) AND PAINTED TO MATCH THE HOME.

PLAN:
243.2939-R

SHEET:
TS

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



NORTH CAROLINA 50' SERIES

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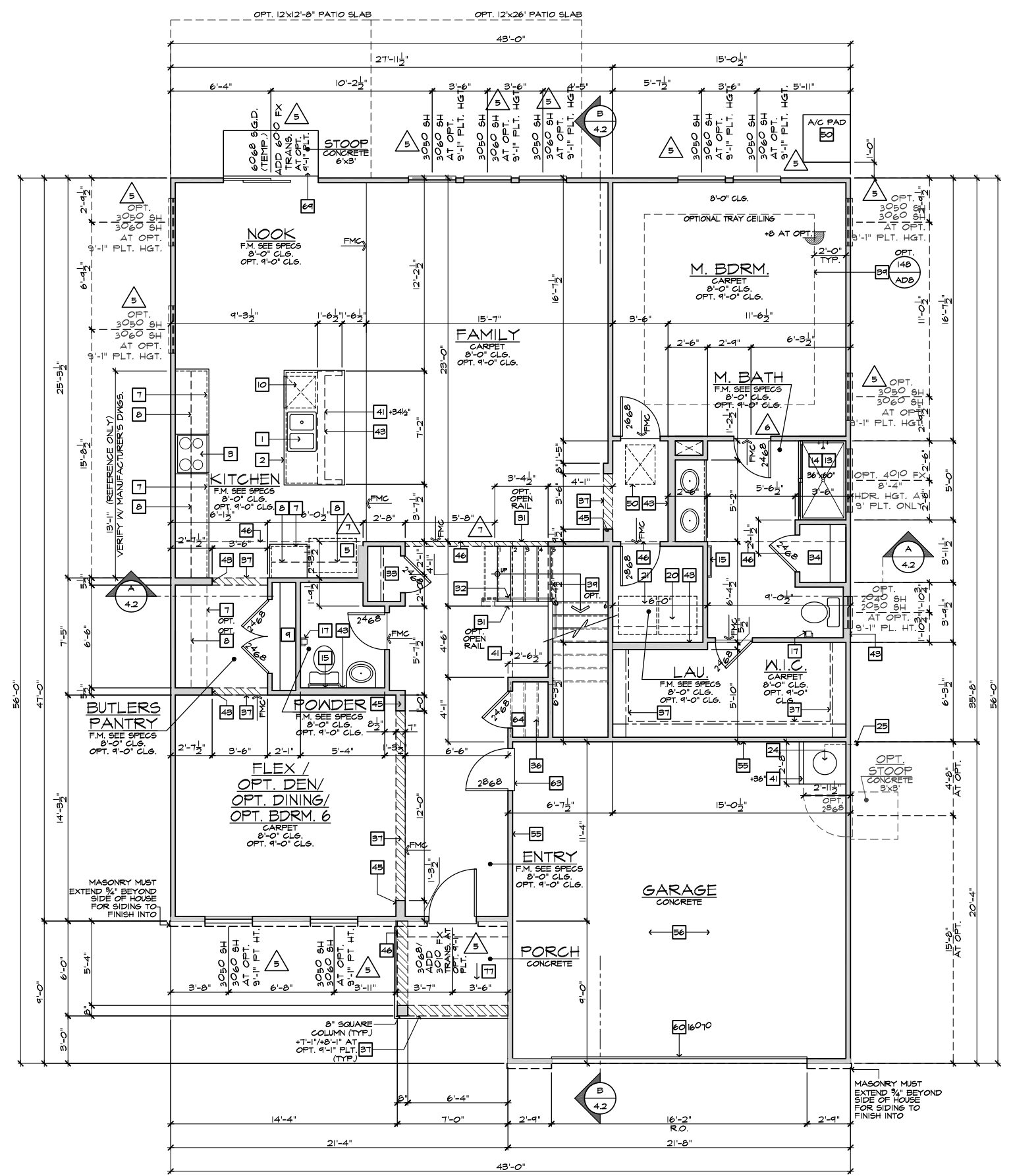
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- 3 DIVISION REVISIONS NC19021NCF/ 04/21/19 / FAB
- 4 DIVISION REVISIONS NC19047NCF/ 03/01/19 / FAB
- 5 DIVISION REVISIONS NC20031NCF/ 10/29/20 / KBA
- 6 PLAN ERROR NC21044NCF/ 02-18-21 / KBA
- 7 FRAMEWORK COMMENTS NC19047NCF/ 07-25-21 / KBA

PLAN: 243.2939-R
SHEET: 1.1

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

- ### FLOOR PLAN NOTES
1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP. VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 3. SLIDE-IN RANGE/ OVEN COMBINATION w/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS.
 4. 36" COOKTOP - w/ BUILT-IN HOOD w/LIGHT & FAN (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPECS.
 5. 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).
 6. DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS.
 7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 9. PANTRY - SHELVES PER SPEC
 10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 11. TUB/SHOWER COMBINATION WITH 72" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPECS.
 12. OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 13. SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
 15. TOWEL BAR
 16. NOT USED
 17. TOILET PAPER HOLDER
 18. EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
 19. OPTIONAL SINK
 20. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
 21. DRYER VENT
 22. NOT USED
 23. FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPECS.
 24. ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
 25. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
 26. NOT USED
 27. NOT USED
 28. PRE-MFR METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
 29. NON-COMBUSTIBLE HEARTH MATERIAL
 30. ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 32. +34" - +38" HIGH HANDRAIL DETAIL 83/AD5
 33. COATS WITH SHELF & POLE - DETAIL 73/AD4
 34. LINEN - SHELVES PER SPEC
 35. WARDROBE WITH SHELF & POLE - DETAIL 73/AD4 U.N.O.
 36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
 37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
 38. NOT USED
 39. LINE OF CEILING BREAK
 40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4
 42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
 43. 2x6 WALL
 44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
 45. DOUBLE 2x4 WALL
 46. LINE OF FLOOR ABOVE
 47. LINE OF FLOOR BELOW
 48. EXTERIOR RAIL
 49. F.A.U. VENT TO OUTSIDE AIR
 50. 22"x54" ATTIC ACCESS w/ STAIRS
 51. F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 88/AD3
 52. DUCT CHASE - DETAIL 84 & 90/AD5 - REFER TO MECH. PLAN
 53. RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
 54. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
 55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
 56. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
 57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
 58. NOT USED
 59. NOT USED
 60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
 61. NOT USED
 62. DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
 63. OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8-INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE WEATHERSTRIPPED
- NOTE: FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



FIRST FLOOR PLAN 'A'

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

BASIC PLAN

INTERIOR KEY

SQUARE FOOTAGE

PLAN 243.2939-R

FIRST FLOOR AREA	1774	SQ. FT.
SECOND FLOOR AREA	1160	SQ. FT.
TOTAL AREA	2934	SQ. FT.
CRAWL GAR. AREA	437	SQ. FT.
PORCH AREA(S)		
ELEVATION 'A'	42	SQ. FT.
ELEVATION 'B'	71	SQ. FT.
ELEVATION 'C'	86	SQ. FT.
ELEVATION 'D'	128	SQ. FT.
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OPEN 12'x12'	144	SQ. FT.
OPEN 12'x26'	312	SQ. FT.
SCREENED-IN 12'x12'-8"	152	SQ. FT.
SCREENED-IN 12'x26'	312	SQ. FT.
SUNROOM AREA(S)		
12'x12'-8"	152	SQ. FT.

PLATE NOTES

8'-1" PLATE NOTES	
• WINDOW HEADER HEIGHT:	6'-8" U.N.O.
• 2nd FLOOR WINDOW HDR. HEIGHT:	7'-0" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" U.N.O.
• SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
• INTERIOR SOFFIT HEIGHT:	7'-4" U.N.O.
• INTERIOR DOOR HEIGHT:	6'-8" U.N.O.
9'-1" PLATE NOTES	
• WINDOW HEADER HEIGHT:	7'-8" U.N.O.
• 2nd FLOOR WINDOW HDR. HEIGHT:	7'-8" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" w/ 12" TRANSOM ABV.
• SLIDING GLASS DOOR HEIGHT:	6'-8" w/ 12" TRANSOM ABV.
• INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
• TRAY CEILING:	7/8" DROP 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 | 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).

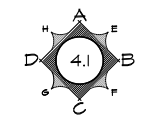
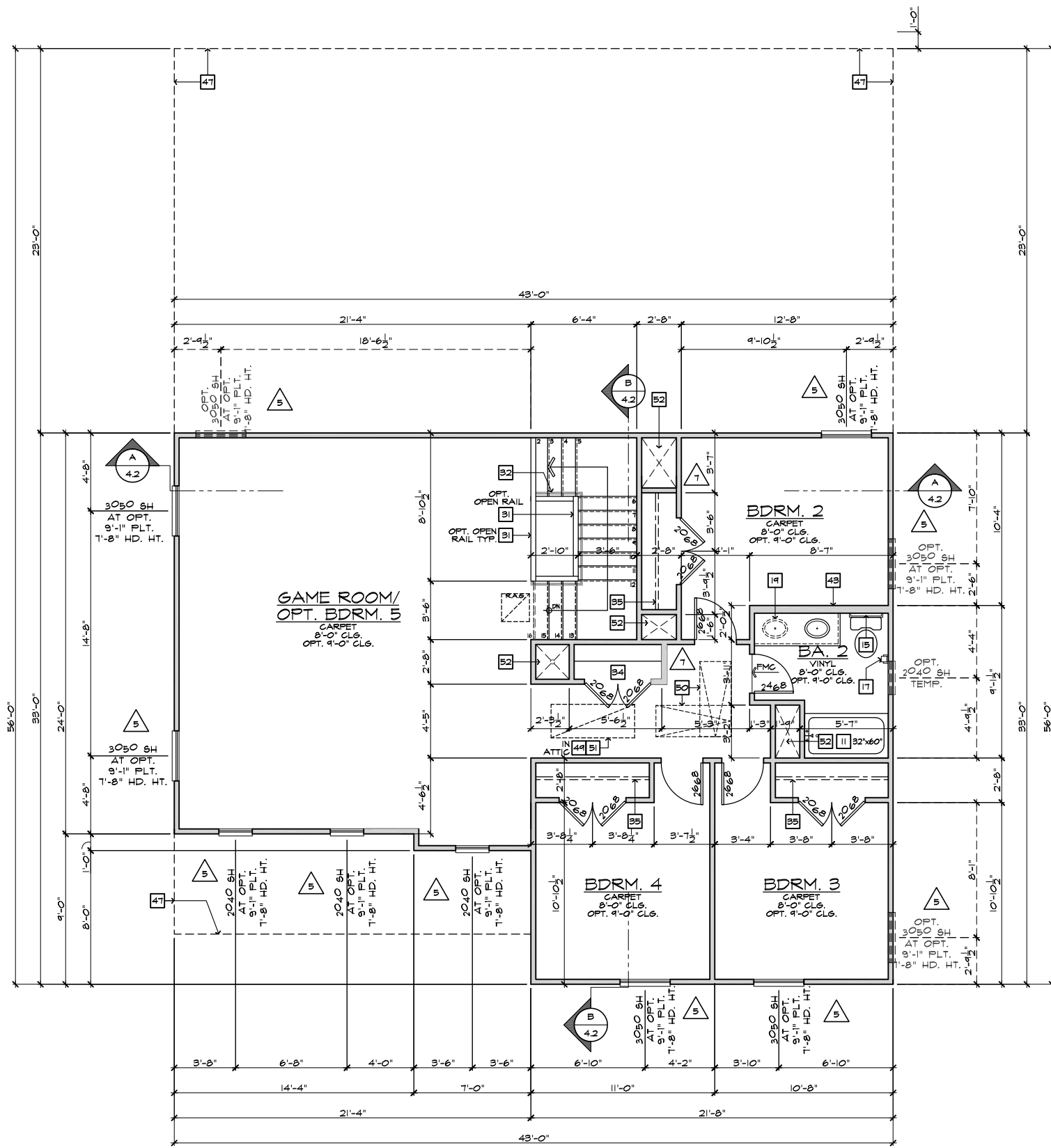
ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE | 3/4" THICK (REFER TO PLAN FOR SIZE).

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

STAIR DATA NOTES

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

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



INTERIOR KEY

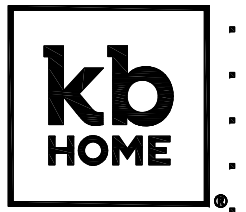
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8'-1" PLATE NOTES	
• WINDOW HEADER HEIGHT:	6'-8" U.N.O.
• 2ND FLOOR WINDOW HDR. HEIGHT:	7'-0" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" U.N.O.
• SLIDING GLASS DOOR HEIGHT:	6'-8" (TEMP.)
• INTERIOR SOFFIT HEIGHT:	7'-4" U.N.O.
• INTERIOR DOOR HEIGHT:	6'-8" U.N.O.
9'-1" PLATE NOTES	
• WINDOW HEADER HEIGHT:	7'-8" U.N.O.
• 2ND FLOOR WINDOW HDR. HEIGHT:	7'-8" U.N.O.
• ENTRY DOOR HEIGHT:	6'-8" W/ 12" TRANSOM ABV.
• SLIDING GLASS DOOR HEIGHT:	6'-8" W/ 12" TRANSOM ABV.
• INTERIOR SOFFIT HEIGHT:	8'-0" U.N.O.
• TRAY CEILING:	7 1/4" DROP 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 9'-1" PLATE HEIGHT:	
16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.	
15 TREADS AT 10" EACH	
16 RISERS AT 7-1/8" EACH	
FIRST FLOOR WITH 10'-1" PLATE HEIGHT:	
16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.	
16 TREADS AT 10" EACH	
17 RISERS AT 8-1/8" EACH	

SECOND FLOOR PLAN 'A'

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

BASIC PLAN

#	FLOOR PLAN NOTES
1.	SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
3.	SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS.
4.	36" COOKTOP - W/ BUILT-IN HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPECS.
5.	34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).
6.	DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS.
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	PANTRY - SHELVES PER SPEC
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	TUB/SHOWER COMBINATION WITH 12" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPECS.
12.	OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
13.	SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
14.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
15.	TOWEL BAR
16.	NOT USED
17.	TOILET PAPER HOLDER
18.	EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19.	OPTIONAL SINK
20.	PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21.	DRYER VENT
22.	NOT USED
23.	FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPECS.
24.	ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
25.	TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
26.	NOT USED
27.	NOT USED
28.	PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
29.	NON-COMBUSTIBLE HEARTH MATERIAL
30.	ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
31.	+36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
32.	+34" - +38" HIGH HANDRAIL DETAIL 83/AD5
33.	COATS WITH SHELF & POLE - DETAIL 78/AD4
34.	LINEN - SHELVES PER SPEC
35.	WARDROBE WITH SHELF & POLE - DETAIL 78/AD4 U.N.O.
36.	MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
37.	FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
38.	NOT USED
39.	LINE OF CEILING BREAK
40.	INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
41.	LOW MALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
42.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43.	2x6 MALL
44.	2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45.	DOUBLE 2x4 WALL
46.	LINE OF FLOOR ABOVE
47.	LINE OF FLOOR BELOW
48.	EXTERIOR RAIL
49.	F.A.U. VENT TO OUTSIDE AIR
50.	22"x34" ATTIC ACCESS W/ STAIRS
51.	F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS, REFER TO UTILITY PLAN DETAIL 88/AD5
52.	DUCT CHASE - DETAIL 84 & 90/AD5 - REFER TO MECH. PLAN
53.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
54.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
55.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
56.	SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 1/2" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
57.	EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
58.	NOT USED
59.	NOT USED
60.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61.	NOT USED
62.	DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
63.	OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8-INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE WEATHERSTRIPPED
NOTE: FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.	



NORTH CAROLINA 50' SERIES

KB HOME
NORTH CAROLINA DIVISION

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2018 NORTH CAROLINA STATE BUILDING CODES

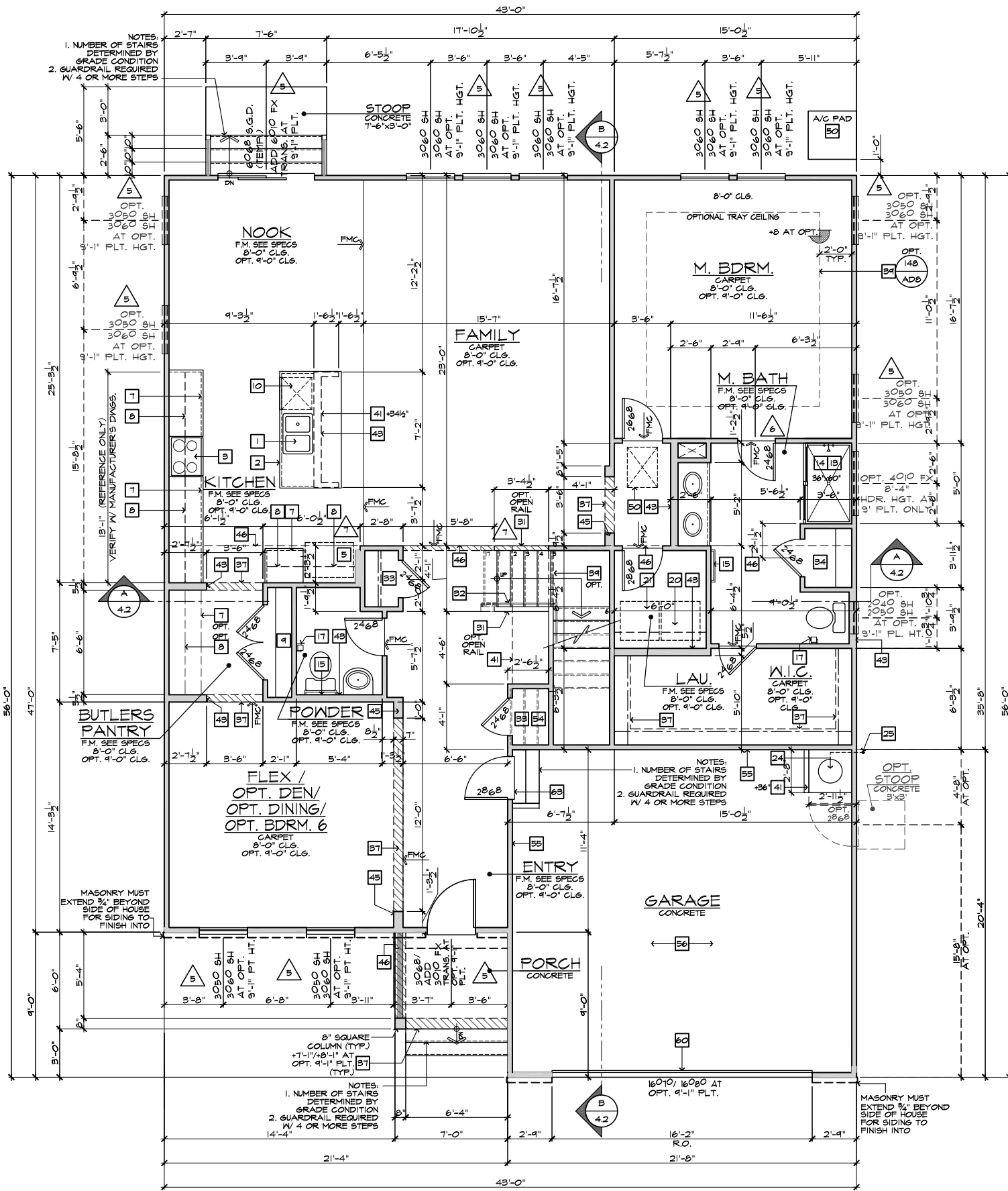
ISSUE DATE: 09/11/18
PROJECT No.: 1350999-57
DIVISION MGR.: DS
REVISIONS: SEE BELOW

- 1. 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2. DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3. DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB
- 4. DIVISION REVISIONS NC19047NCP/ 08/01/19 / FAB
- 5. DIVISION REVISIONS NC20038NCP/ 10/23/20 / KBA
- 6. PLAN ERROR NC21044NCP/ 02/18/21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP/ 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
1.2

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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FIRST FLOOR PLAN 'A' W/ CRAWLSPACE

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

BASIC PLAN

INTERIOR KEY

SQUARE FOOTAGE

PLAN 243.2939-R

FIRST FLOOR AREA	1774	SQ. FT.
SECOND FLOOR AREA	1160	SQ. FT.
TOTAL AREA	2934	SQ. FT.
CRAWL GAR. AREA	437	SQ. FT.
PORCH AREA(S)		
ELEVATION 'A'	42	SQ. FT.
ELEVATION 'B'	71	SQ. FT.
ELEVATION 'C'	86	SQ. FT.
ELEVATION 'D'	128	SQ. FT.
DECK AREA(S)		
OPEN 12'x12'	144	SQ. FT.
OPEN 12'x26'	312	SQ. FT.
SCREENED-IN 12'x12'-8"	152	SQ. FT.
SCREENED-IN 12'x26'	312	SQ. FT.
SUNROOM AREA(S)		
12'x12'-8"	152	SQ. FT.

PLATE NOTES

8'-1" PLATE NOTES

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

9'-1" PLATE NOTES

- WINDOW HEADER HEIGHT: 7'-8" U.N.O.
- 2ND FLOOR WINDOW HDR. HEIGHT: 7'-8" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" W/ 12" TRANSOM ABV.
- SLIDING GLASS DOOR HEIGHT: 6'-8" W/ 12" TRANSOM ABV.
- INTERIOR SOFFIT HEIGHT: 8'-0" U.N.O.
- TRAY CEILING: 7'-4" DROP 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.

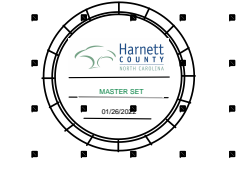
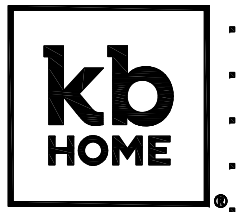
STAIR DATA NOTES

- FIRST FLOOR WITH 9'-1" PLATE HEIGHT: 16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING. 15 TREADS AT 10" EACH. 16 RISERS AT 7-1/8" EACH.
- FIRST FLOOR WITH 10'-1" PLATE HEIGHT: 16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING. 17 TREADS AT 10" EACH. 17 RISERS AT 8-1/8" EACH.

FLOOR PLAN NOTES

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- DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP. VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
- SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS.
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- 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).
- DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS.
- BASE CABINETS - REFER TO INTERIOR ELEVATIONS
- UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
- PANTRY - SHELVES PER SPEC
- ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
- TUB/SHOWER COMBINATION WITH 12" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPECS.
- OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
- SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
- SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
- TOWEL BAR
- NOT USED
- TOILET PAPER HOLDER
- EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
- OPTIONAL SINK
- PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
- DRYER VENT
- NOT USED
- FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPECS.
- ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
- TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
- NOT USED
- NOT USED
- PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
- NON-COMBUSTIBLE HEARTH MATERIAL
- ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
- 36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
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- COATS WITH SHELF & POLE - DETAIL 78/AD4
- LINEN - SHELVES PER SPEC
- WARDROBE WITH SHELF & POLE - DETAIL 78/AD4 U.N.O.
- MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
- FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
- NOT USED
- LINE OF CEILING BREAK
- INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
- LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
- LOCATION OF PLUMBING WASTE DROP FROM ABOVE
- 2x6 WALL
- 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
- DOUBLE 2x4 WALL
- LINE OF FLOOR ABOVE
- LINE OF FLOOR BELOW
- EXTERIOR RAIL
- F.A.U. VENT TO OUTSIDE AIR
- 22"x34" ATTIC ACCESS W/ STAIRS
- F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 88/AD5
- DUCT CHASE - DETAIL 84 & 90/AD5 - REFER TO MECH. PLAN
- RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
- 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
- SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
- EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
- NOT USED
- NOT USED
- SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
- NOT USED
- DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
- OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8-INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE WEATHERSTRIPPED

NOTE: FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



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

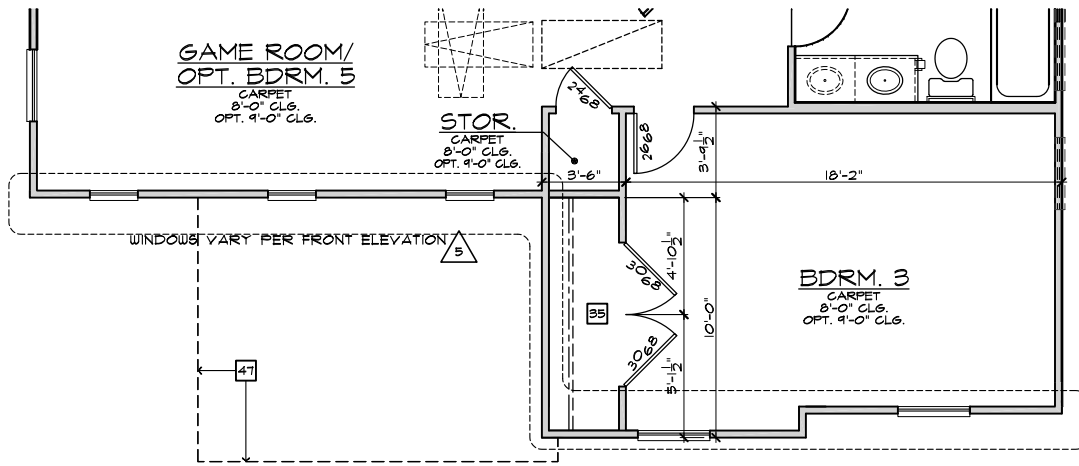
ISSUE DATE: 09/11/18 PROJECT No.: 1350999-57 DIVISION MGR.: DS REVISIONS: SEE BELOW

- 1 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS NC19028NCP/ 07/22/19 / FAB
- 4 DIVISION REVISIONS NC19047NCP/ 08/01/19 / FAB
- 5 DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR NC19040NCP/ 02/18/21 / KBA
- 7 FRAMEWALK COMMENTS NC19047NCP/ 07/28/21 / KBA

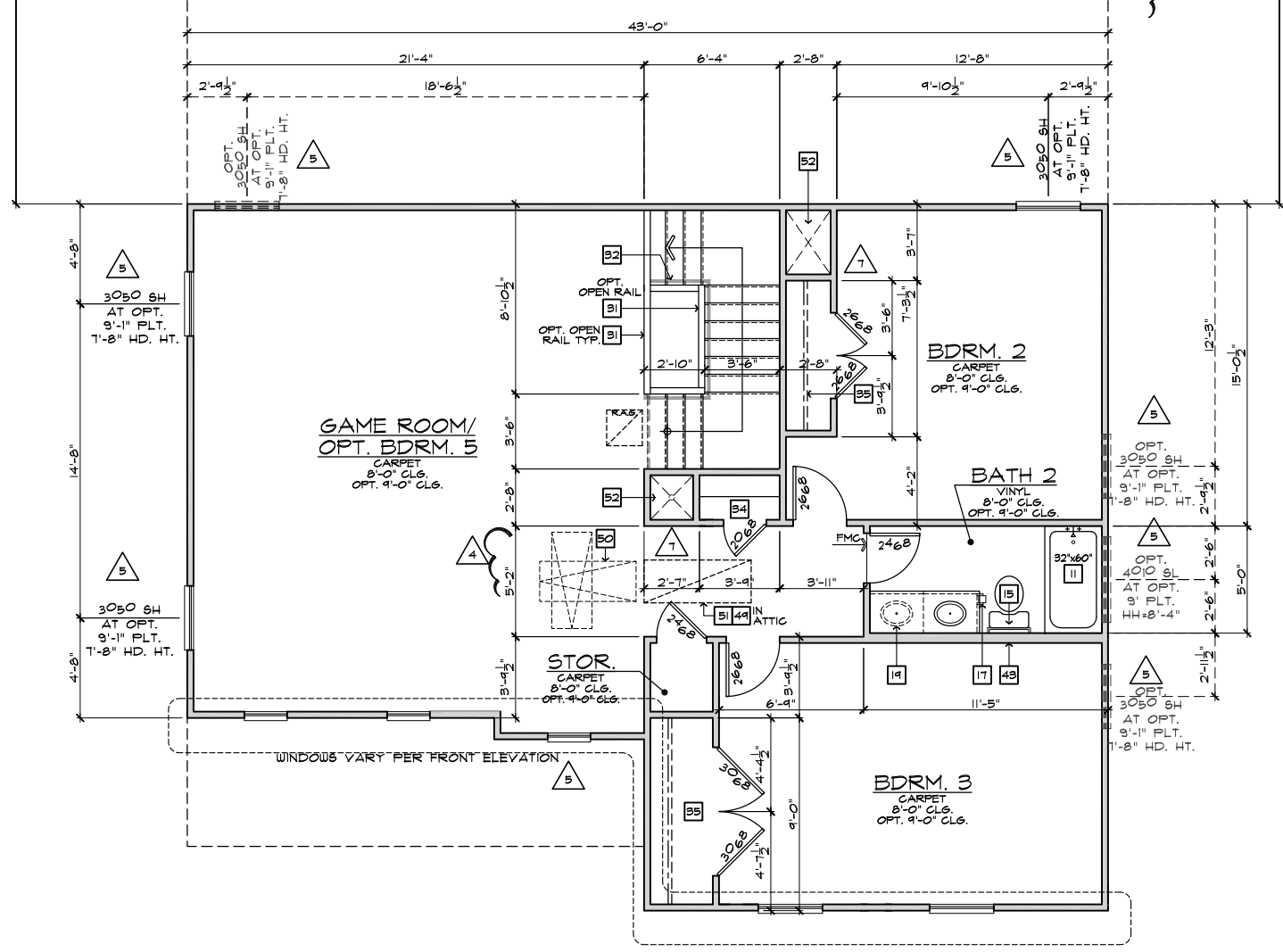
PLAN: 243.2939-R SHEET: 1.3

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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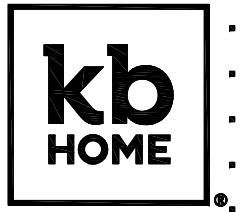


ENLARGED BEDROOM 2 & 3 - ('C' 'D' SIM.)
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENLARGED BEDROOM 2 & 3 - ('A', 'B' SIM.)
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

- | # | FLOOR PLAN NOTES |
|---|---|
| 1. | SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 2. | DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 3. | SLIDE-IN RANGE/ OVEN COMBINATION w/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS. |
| 4. | 36" COOKTOP - w/ BUILT-IN HOOD w/LIGHT & FAN (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPECS. |
| 5. | 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL). |
| 6. | DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS. |
| 7. | BASE CABINETS - REFER TO INTERIOR ELEVATIONS |
| 8. | UPPER CABINETS - REFER TO INTERIOR ELEVATIONS |
| 9. | PANTRY - SHELVES PER SPEC |
| 10. | ISLAND CABINET - REFER TO INTERIOR ELEVATIONS |
| 11. | TUB/SHOWER COMBINATION WITH 12" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPECS. |
| 12. | OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 13. | SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS. |
| 14. | SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE |
| 15. | TOWEL BAR |
| 16. | NOT USED |
| 17. | TOILET PAPER HOLDER |
| 18. | EXTEND VANITY - REFER TO INTERIOR ELEVATIONS |
| 19. | OPTIONAL SINK |
| 20. | PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL) |
| 21. | DRYER VENT |
| 22. | NOT USED |
| 23. | FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPECS. |
| 24. | ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM |
| 25. | TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE |
| 26. | NOT USED |
| 27. | NOT USED |
| 28. | PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS |
| 29. | NON-COMBUSTIBLE HEARTH MATERIAL |
| 30. | ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT |
| 31. | +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5 |
| 32. | +34" - +38" HIGH HANDRAIL DETAIL 83/AD5 |
| 33. | COATS WITH SHELF & POLE - DETAIL 73/AD4 |
| 34. | LINEN - SHELVES PER SPEC |
| 35. | WARDROBE WITH SHELF & POLE - DETAIL 73/AD4 U.N.O. |
| 36. | MEDIA NICHE - REFER TO INTERIOR ELEVATIONS |
| 37. | FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT |
| 38. | NOT USED |
| 39. | LINE OF CEILING BREAK |
| 40. | INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT. |
| 41. | LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4 |
| 42. | LOCATION OF PLUMBING WASTE DROP FROM ABOVE |
| 43. | 2x6 WALL |
| 44. | 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL |
| 45. | DOUBLE 2x4 WALL |
| 46. | LINE OF FLOOR ABOVE |
| 47. | LINE OF FLOOR BELOW |
| 48. | EXTERIOR RAIL |
| 49. | F.A.U. VENT TO OUTSIDE AIR |
| 50. | 22"x34" ATTIC ACCESS w/ STAIRS |
| 51. | F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 89/AD5 |
| 52. | DUCT CHASE - DETAIL 84 & 90/AD5 - REFER TO MECH. PLAN |
| 53. | RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN |
| 54. | 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS |
| 55. | THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE |
| 56. | SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING. PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING. PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD |
| 57. | EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT |
| 58. | NOT USED |
| 59. | NOT USED |
| 60. | SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION |
| 61. | NOT USED |
| 62. | DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL |
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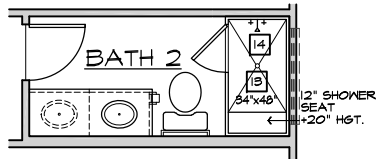
**2018 NORTH
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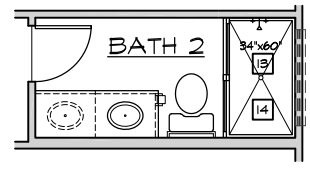
- 1. 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD
- 2. DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD
- 3. DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAB
- 4. DIVISION REVISIONS
NC19047NCP/ 04/01/19 / FAB
- 5. DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA
- 6. PLAN ERROR
NC21014NCP/ 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS
NC19047NCP/ 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
1.4

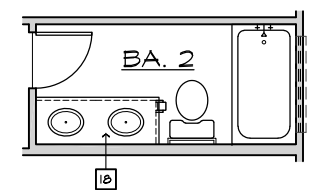
**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**



**SHOWER W/ SEAT
I.L.O. TUB**
AT BATH 2



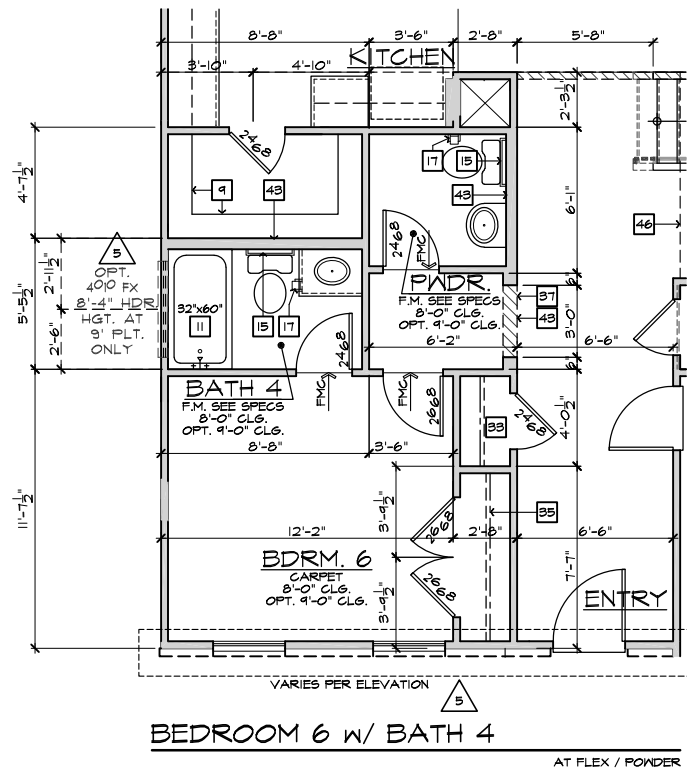
SHOWER I.L.O. TUB
AT BATH 2



**VANITY W/
DUAL SINKS**
AT BATH 2

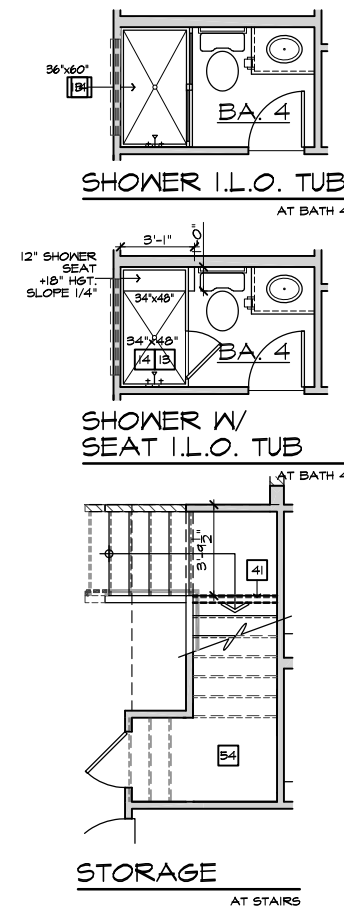
**ENLARGED BEDROOM 2 & 3
PLAN OPTIONS**
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

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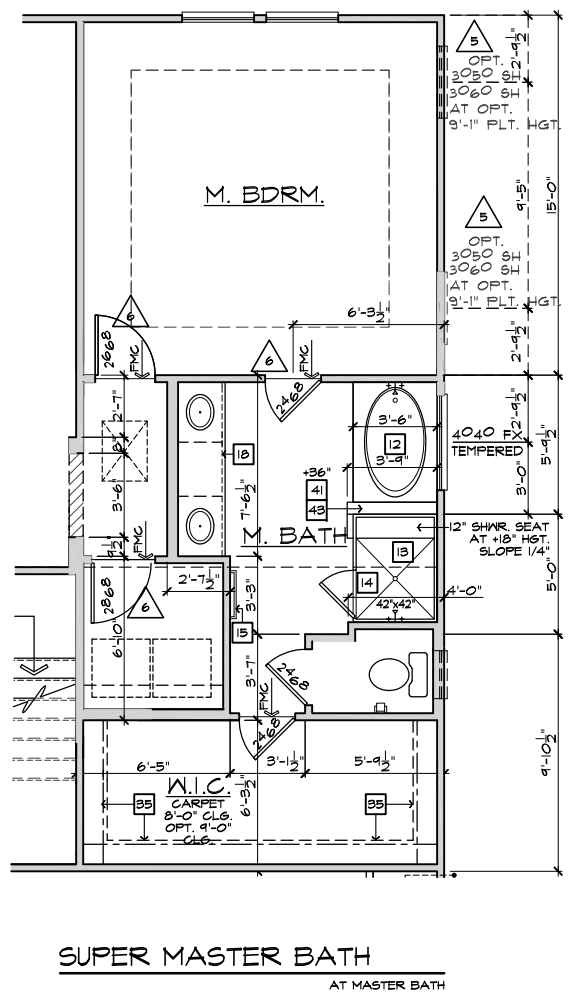
BEDROOM 6 w/ BATH 4

AT FLEX / POWDER



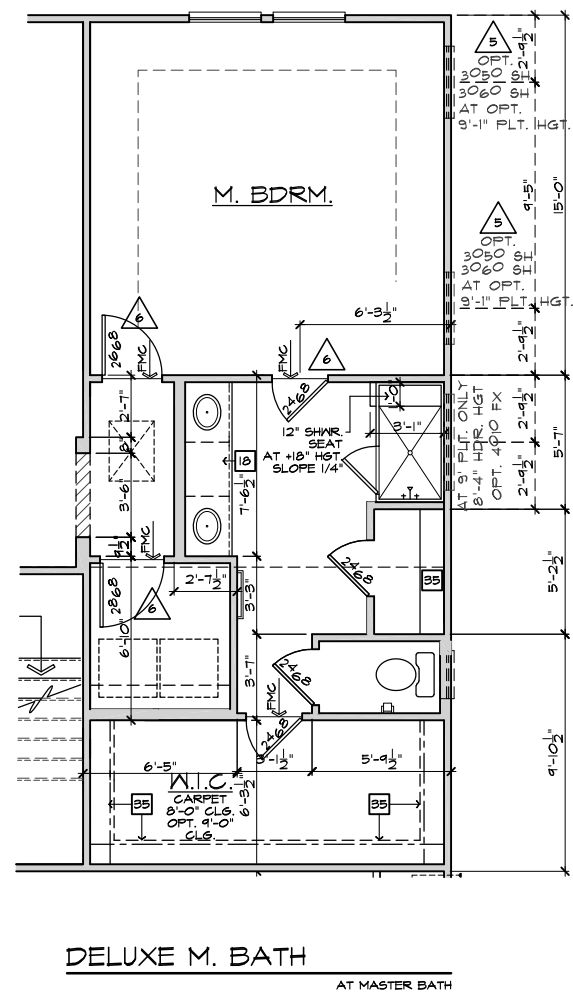
STORAGE

AT STAIRS



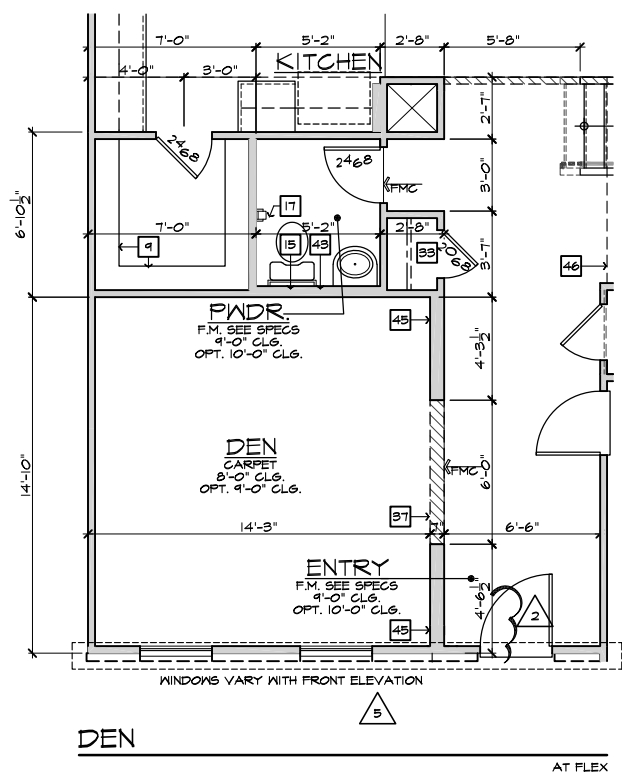
SUPER MASTER BATH

AT MASTER BATH



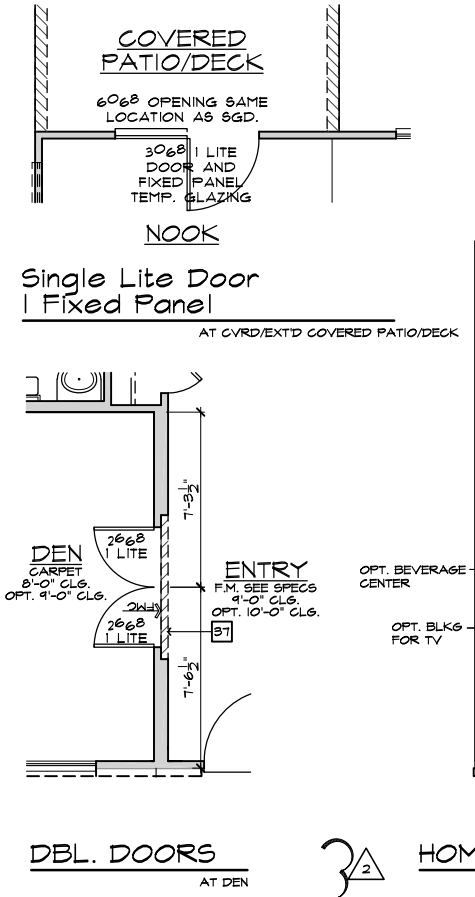
DELUXE M. BATH

AT MASTER BATH



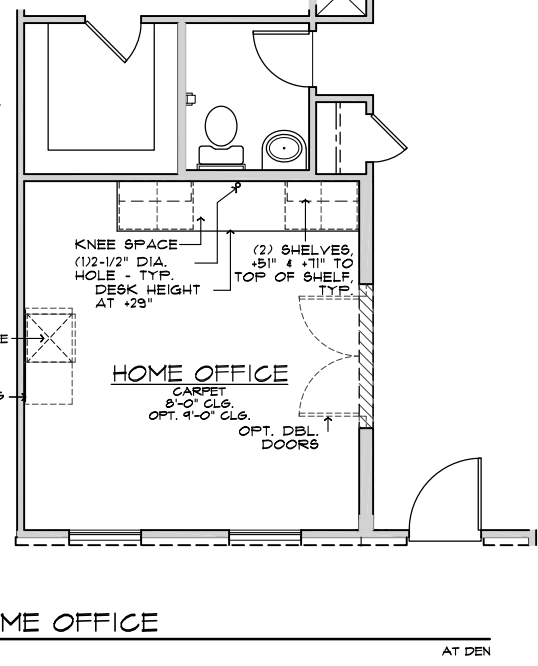
DEN

AT FLEX



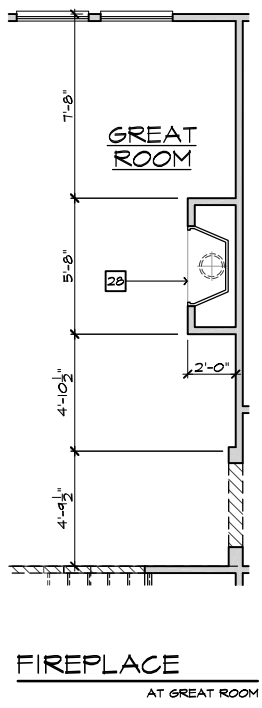
DBL. DOORS

AT DEN



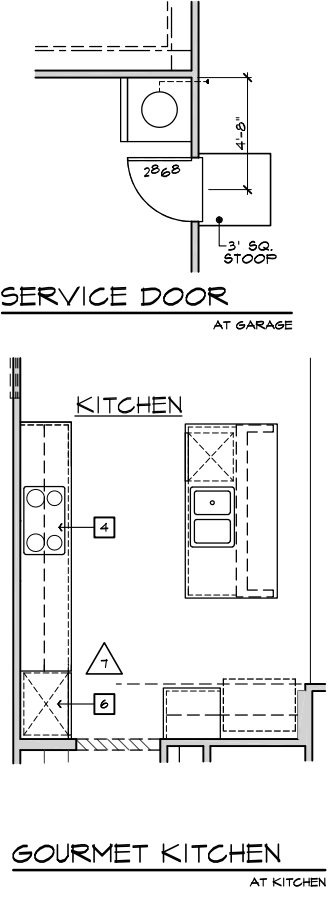
HOME OFFICE

AT DEN



FIREPLACE

AT GREAT ROOM



GOURMET KITCHEN

AT KITCHEN

#	FLOOR PLAN NOTES
1.	SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
3.	SLIDE-IN RANGE/ OVEN COMBINATION w/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS.
4.	36\"/>



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- 3. DIVISION REVISIONS NC19023NCP/ 04/22/19 / FAB
- 4. DIVISION REVISIONS NC19047NCP/ 06/01/19 / FAE
- 5. DIVISION REVISIONS NC20013NCP/ 10/29/20 / KBA
- 6. PLAN ERROR NC21044NCP/ 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP/ 07-28-21 / KBA

PLAN: 243.2939-R

SHEET: 1.5

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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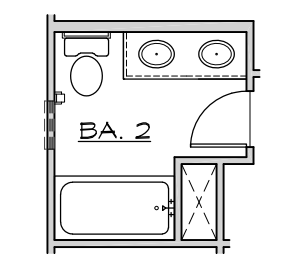
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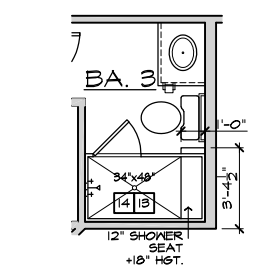
PLAN:
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SHEET:
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**SPEC. LEVEL 1
RALEIGH-DURHAM
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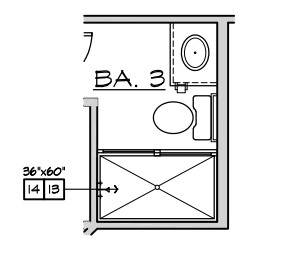
- # FLOOR PLAN NOTES**
1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 3. SLIDE-IN RANGE/ OVEN COMBINATION W/ BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPECS.
 4. 36" COOKTOP - W/ BUILT-IN HOOD W/LIGHT & FAN (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAVE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPECS.
 5. 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).
 6. DOUBLE OVEN - VERIFY WITH MANUFACTURER SPECS.
 7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 9. PANTRY - SHELVES PER SPEC
 10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 11. TUB/SHOWER COMBINATION WITH 12" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPECS.
 12. OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 13. SHOWER PAN WITH MAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPECS.
 14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
 15. TONEL BAR
 16. NOT USED
 17. TOILET PAPER HOLDER
 18. EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
 19. OPTIONAL SINK
 20. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
 21. DRYER VENT
 22. NOT USED
 23. FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPECS.
 24. ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM
 25. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE
 26. NOT USED
 27. NOT USED
 28. PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS
 29. NON-COMBUSTIBLE HEARTH MATERIAL
 30. ROUTE OF FIREPLACE "B" VENT FROM BELOW - PROVIDE O.S.B. SHAFT
 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 32. +34" - +38" HIGH HANDRAIL DETAIL 83/AD5
 33. COATS WITH SHELF & POLE - DETAIL 78/AD4
 34. LINEN - SHELVES PER SPEC
 35. WARDROBE WITH SHELF & POLE - DETAIL 78/AD4 U.N.O.
 36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
 37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
 38. NOT USED
 39. LINE OF CEILING BREAK
 40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
 42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
 43. 2x6 WALL
 44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
 45. DOUBLE 2x4 WALL
 46. LINE OF FLOOR ABOVE
 47. LINE OF FLOOR BELOW
 48. EXTERIOR RAIL
 49. F.A.U. VENT TO OUTSIDE AIR
 50. 22"x34" ATTIC ACCESS W/ STAIRS
 51. F.A.U. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 88/AD5
 52. DUCT CHASE - DETAIL 84 & 90/AD5 - REFER TO MECH. PLAN
 53. RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
 54. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS
 55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
 56. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
 57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
 58. NOT USED
 59. NOT USED
 60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
 61. NOT USED
 62. DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.
 63. OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH THICK, OR SHALL BE 20-MINUTE FIRE RATED. DOORS SHALL BE WEATHERSTRIPPED
- NOTE:
FOR ALL PLAN OPTIONS REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE.



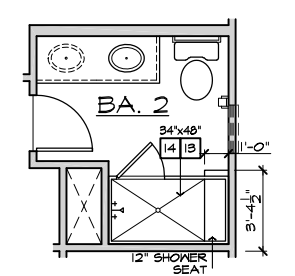
DUAL SINK
AT BATH 2



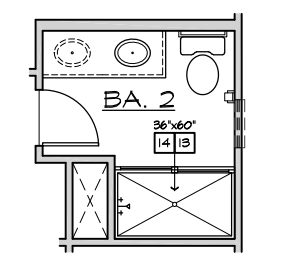
**SHOWER W/ SEAT
I.L.O. TUB**
AT BATH 3



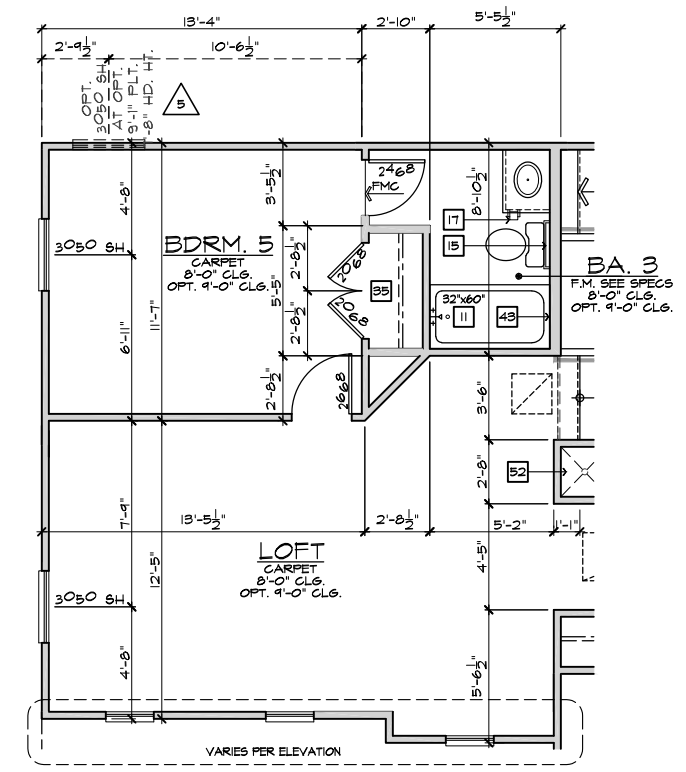
SHOWER I.L.O. TUB
AT BATH 3



**SHOWER W/ SEAT
I.L.O. TUB**
AT BATH 2



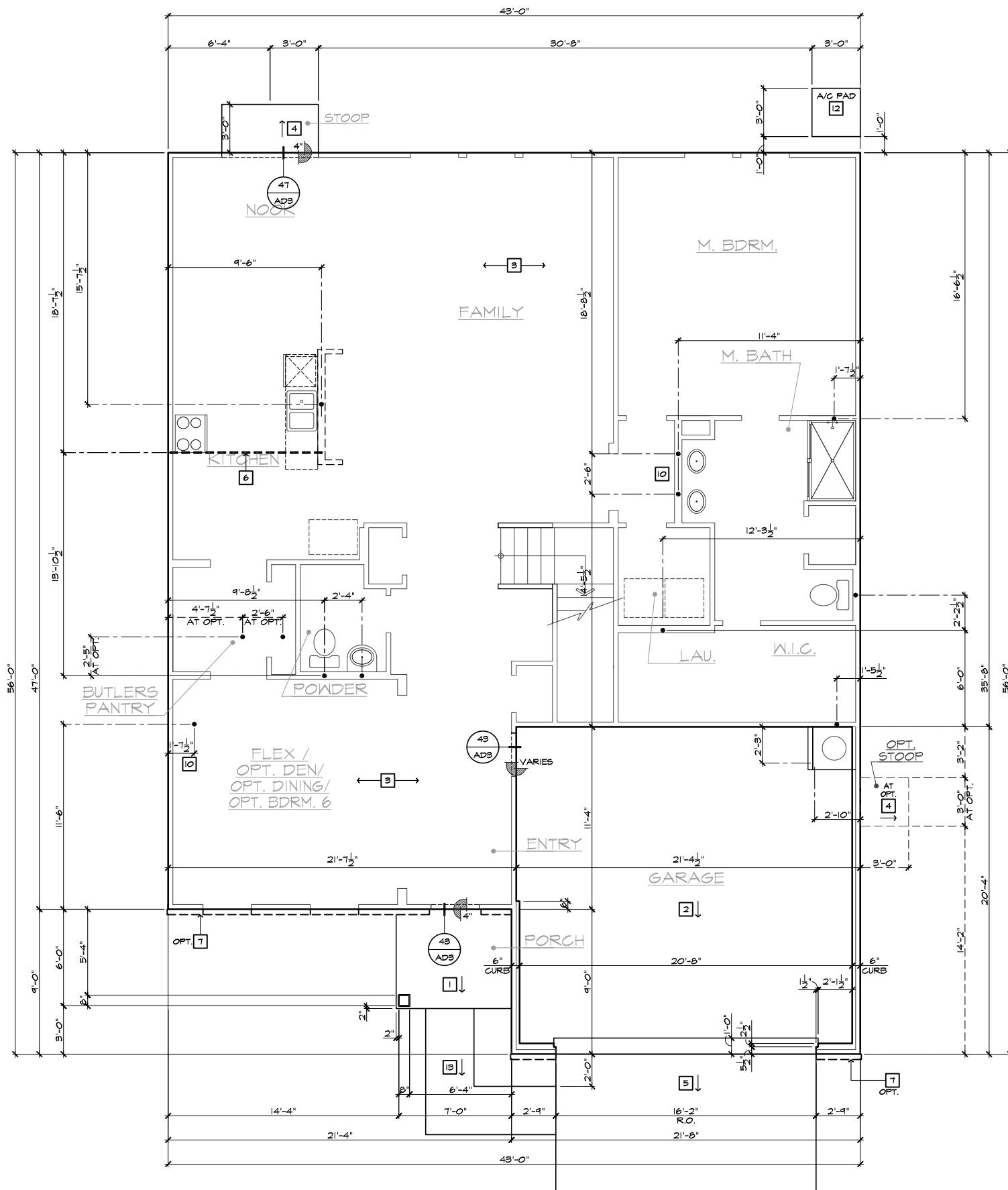
SHOWER I.L.O. TUB
AT BATH 2



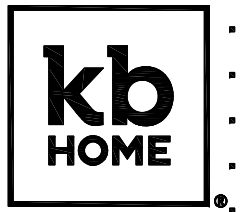
BEDROOM 5 W/ BATH 3 AND LOFT
AT GAME ROOM

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

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



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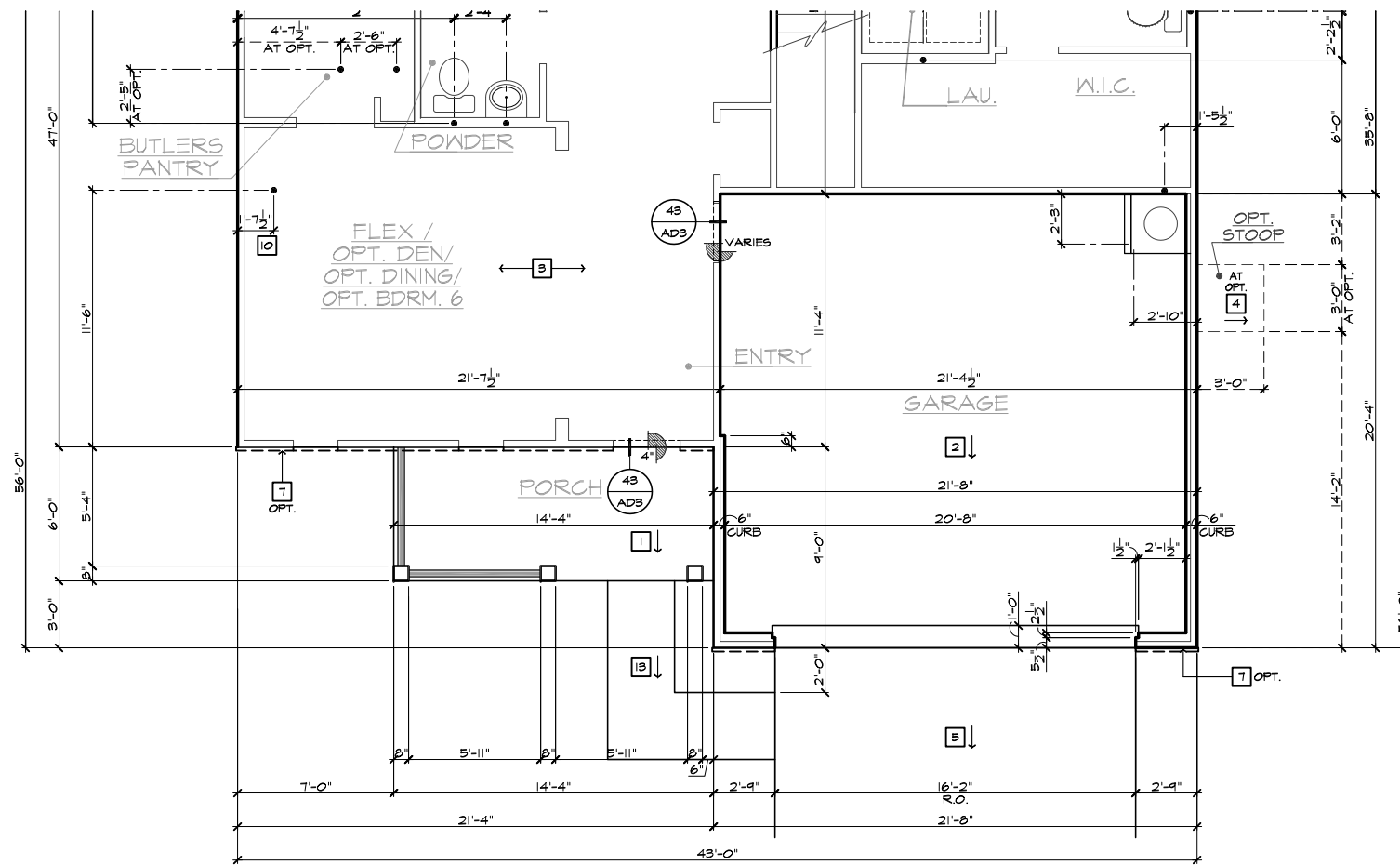
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- 6 PLAN ERROR
NC21044NCP / 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
 SHEET:
2.1

**SPEC. LEVEL 1
 RALEIGH-DURHAM
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SLAB INTERFACE PLAN 'A'
 SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17") BASIC PLAN AT SLAB-ON-GRADE

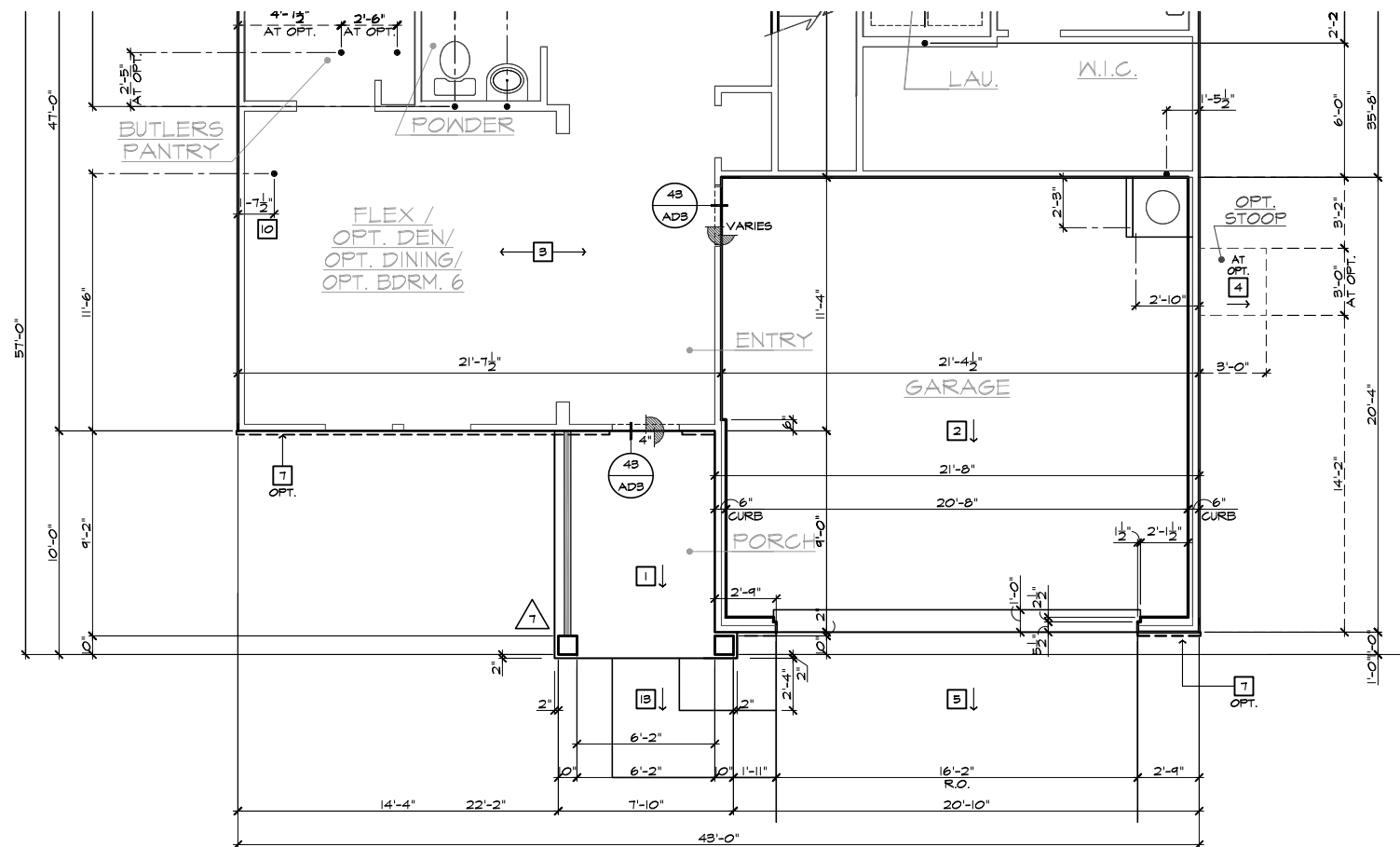
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PARTIAL SLAB INTERFACE PLAN 'C'

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

BASIC PLAN AT SLAB-ON-GRADE



PARTIAL SLAB INTERFACE PLAN 'B'

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

BASIC PLAN AT SLAB-ON-GRADE

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



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NC21044NCP / 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
2.2

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



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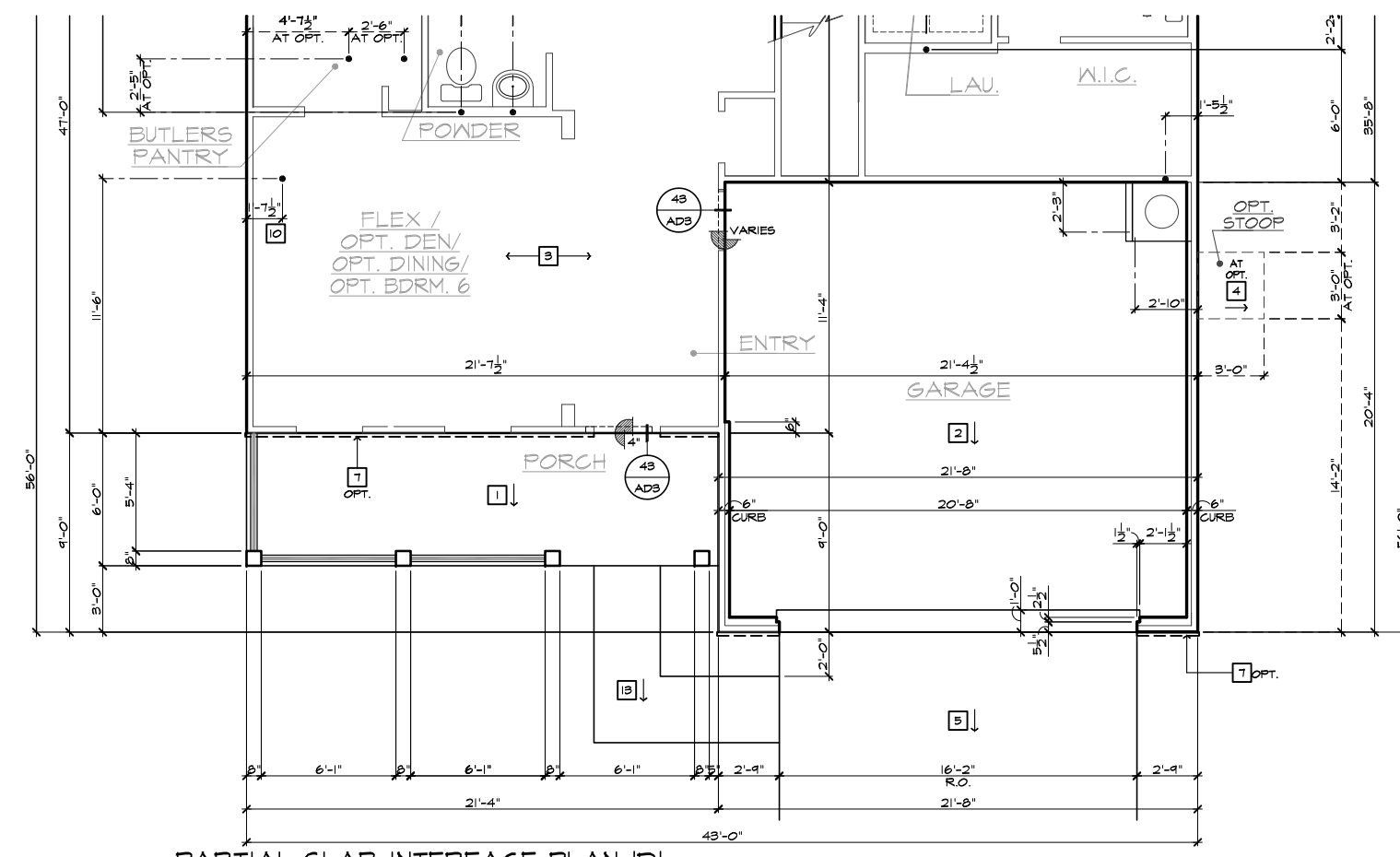
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PLAN:
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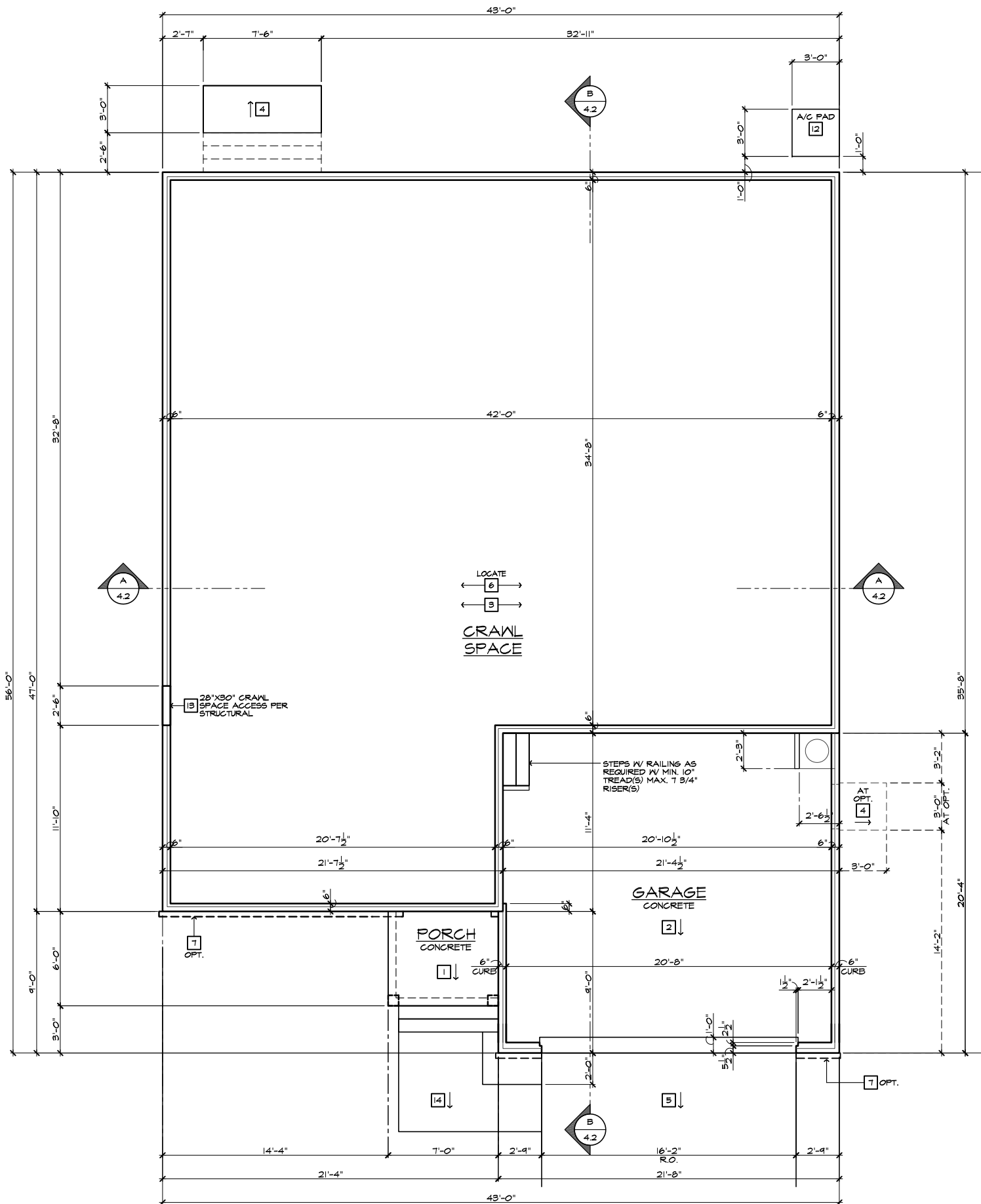
SHEET:
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**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**



PARTIAL SLAB INTERFACE PLAN 'D'
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17") BASIC PLAN AT SLAB-ON-GRADE

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CRAWL SPACE PLAN 'A'

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

#	FOUNDATION PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
2.	CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
3.	FOUNDATION PER STRUCTURAL.
4.	STAIR LANDING: 36"X36" MIN.
5.	CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
6.	PROVIDE UNDER FLOOR VENTILATION.
7.	4" TOE KICK FOR MASONRY VENEER.
8.	3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
9.	REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
10.	VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL.
11.	4" MIN. 7 3/4" MAX. TO HARD SURFACE.
12.	A/C PAD. VERIFY LOCATION.
13.	CRAWL SPACE ACCESS
14.	36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



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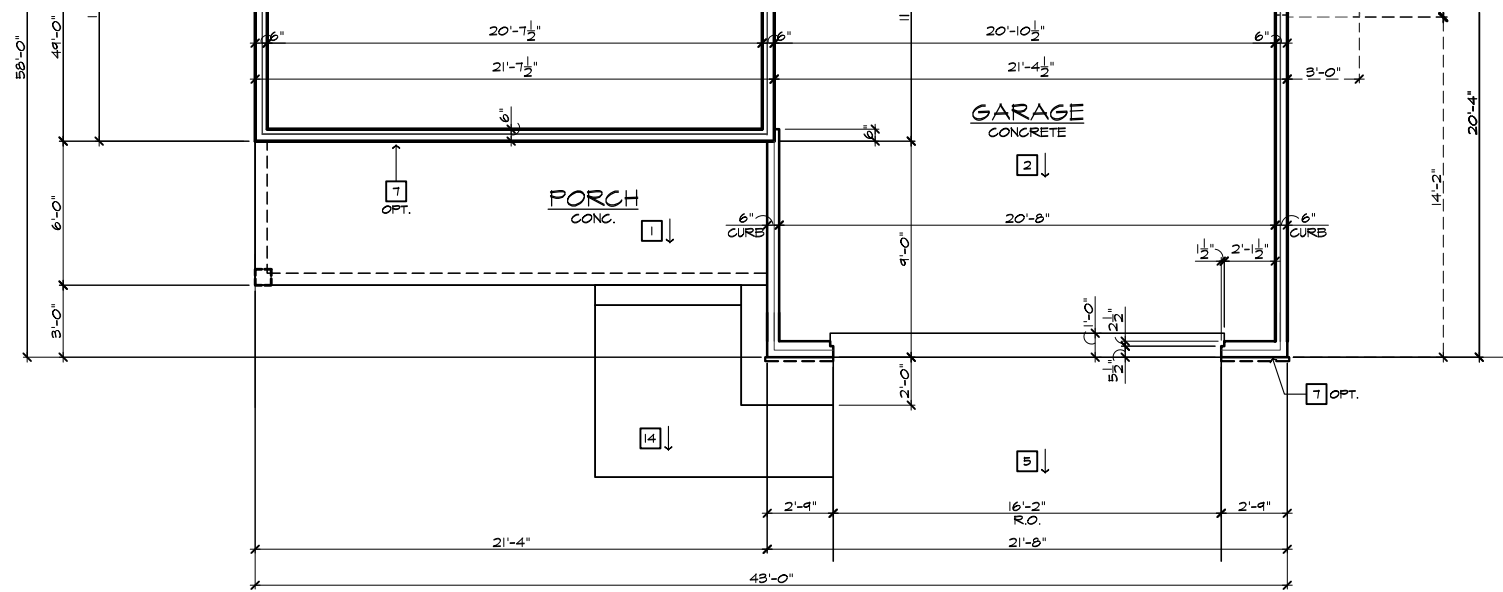
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NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R

SHEET:
2.4

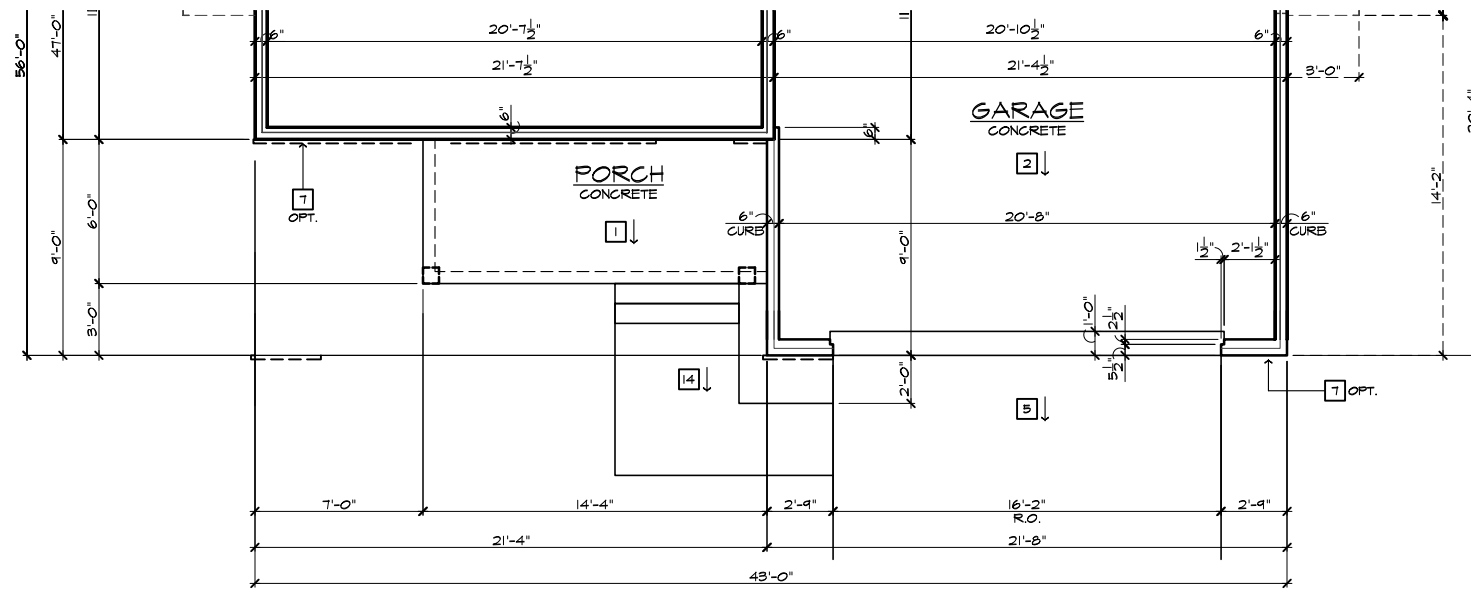
**SPEC. LEVEL 1
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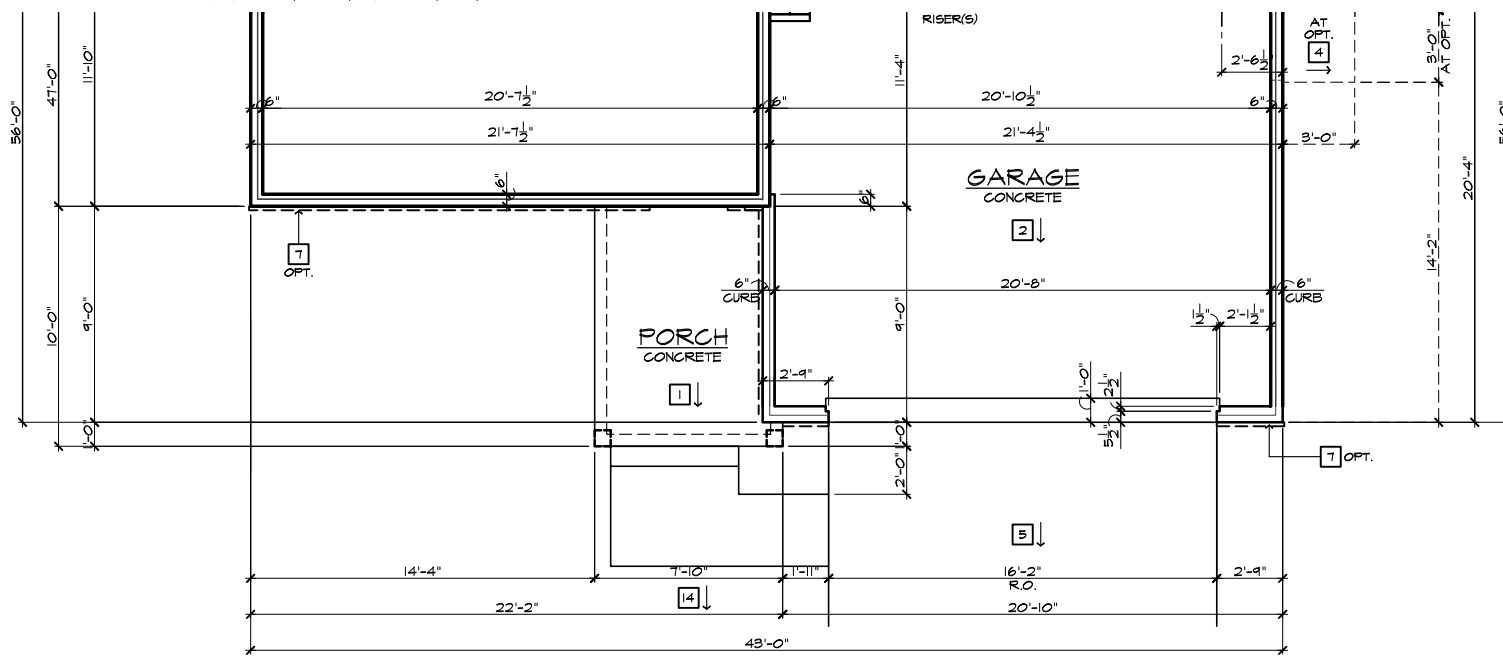
PARTIAL CRAWL SPACE PLAN 'D'

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



PARTIAL CRAWL SPACE PLAN 'C'

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



PARTIAL CRAWL SPACE PLAN 'B'

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

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



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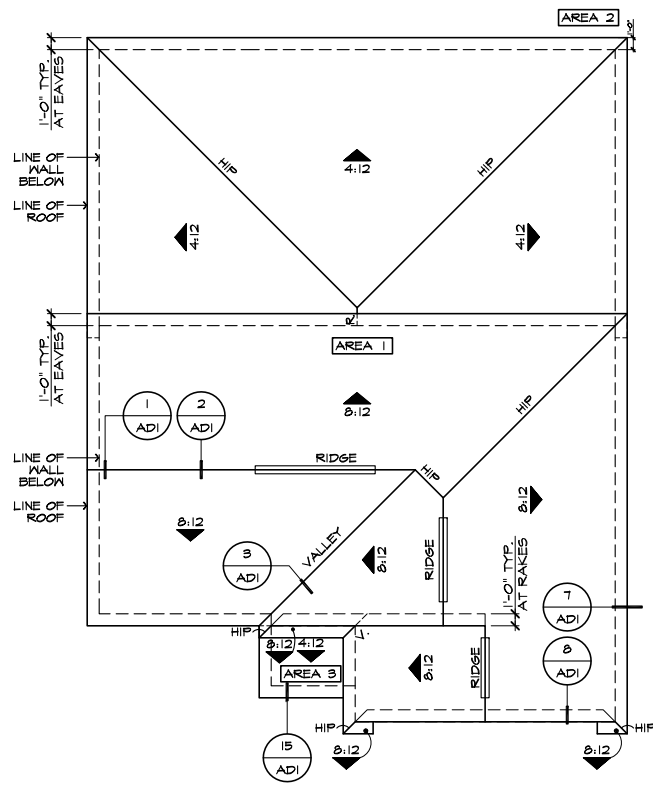
ISSUE DATE: 09/11/18
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- 1 2018 CODE UPDATE
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- 2 DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAE
- 4 DIVISION REVISIONS
NC19047NCP/ 08/01/19 / FAE
- 5 DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR
NC21044NCP / 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
2.5

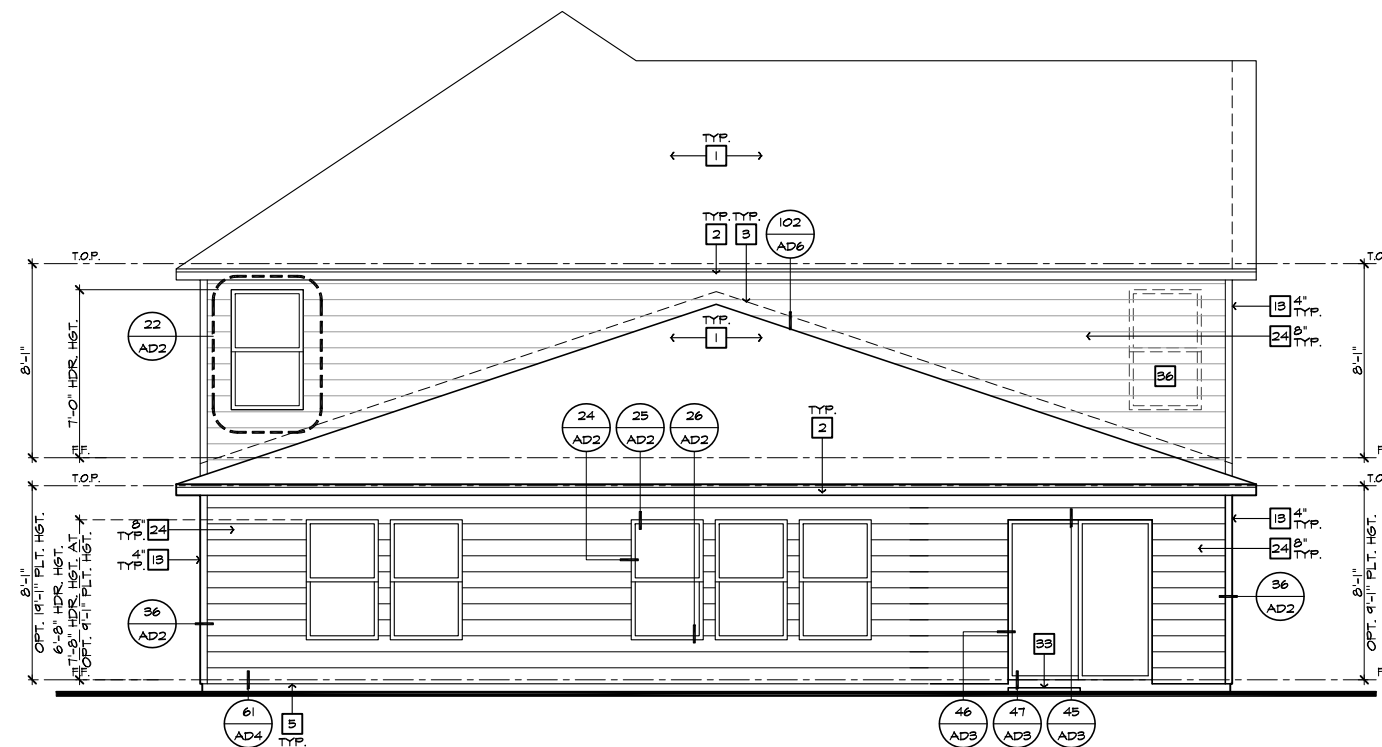
**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

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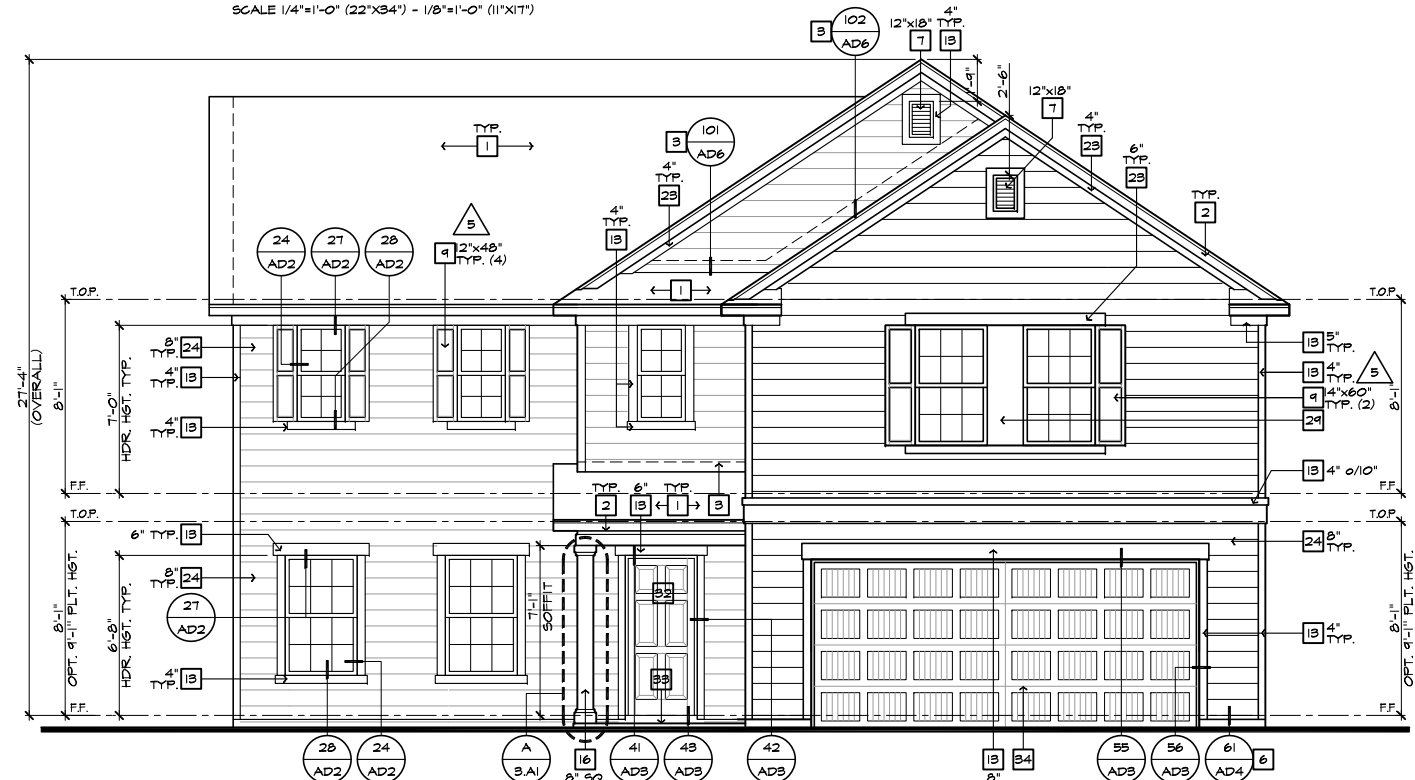
ROOF PLAN 'A'

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



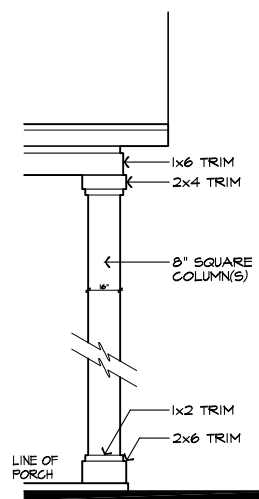
REAR ELEVATION 'A'

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



FRONT ELEVATION 'A'

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



DETAIL 'A'

SCALE: N.T.S.



PARTIAL FRONT ELEVATION 'A' W/ MASONRY OPTION

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.	G.I. FLASHING
4.	G.I. FLASHING & SADDLE/CRICKET
5.	G.I. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT, SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - 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.	RAILINGS (36" U.N.O.)
29.	VINYL WRAP
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

ROOF PLAN NOTES 'A'	
8:12	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	

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

AREA 1 / MAIN	
VENTILATION REQUIRED:	1235 SQ. FT. / 300 = 4.11 SQ. FT.
ATTIC AREA	X 144 = 591.84 SQ. IN.
	X 50% = 295.92 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(18) LIN FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 324 SQ. IN.
	(2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 288 SQ. IN.
SUB-TOTAL HIGH VENTILATION:	324 SQ. IN.
LOW	(60) LIN FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 300 SQ. IN.
TOTAL VENTILATION PROVIDED:	624 SQ. IN.

AREA 2 / FIRST FLOOR ROOF (REAR)	
VENTILATION REQUIRED:	984 SQ. FT. / 300 = 3.28 SQ. FT.
ATTIC AREA	X 144 = 460.8 SQ. IN.
	X 50% = 230.4 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(--) LIN FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = --- SQ. IN.
	(2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 288 SQ. IN.
LOW	(47) LIN FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 235 SQ. IN.
TOTAL VENTILATION PROVIDED:	523 SQ. IN.

AREA 3 / PORCH	
VENTILATION REQUIRED:	* 35 SQ. FT. / 150 = .23 SQ. FT.
ATTIC AREA	X 144 = 28.8 SQ. IN.
VENTILATION PROVIDED:	
	(--) LIN FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = --- SQ. IN.
	(6) LIN FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 30 SQ. IN.
	(--) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = --- SQ. IN.
TOTAL VENTILATION PROVIDED:	30 SQ. IN.

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



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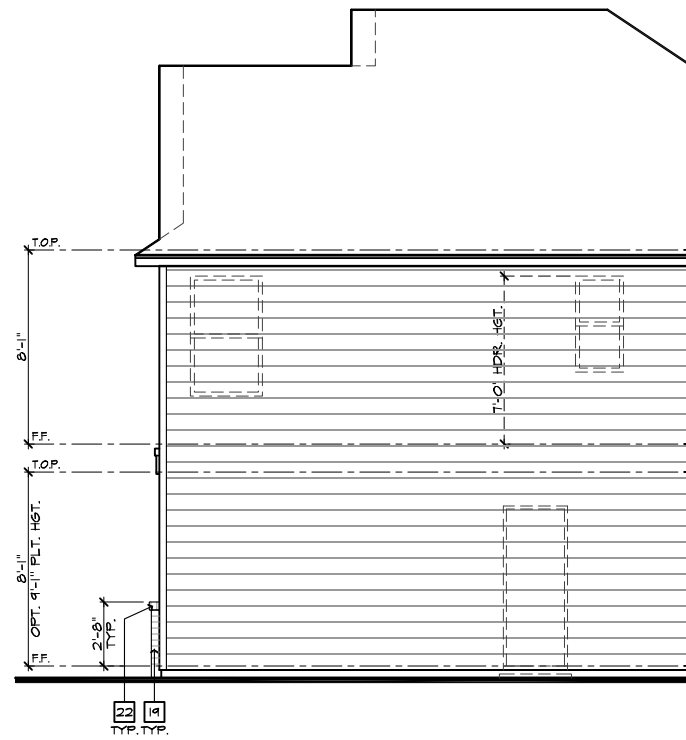
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- 3. DIVISION REVISIONS NC19023NCP/ 04/22/19 / FAB
- 4. DIVISION REVISIONS NC19047NCP/ 08/01/19 / FAB
- 5. DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6. PLAN ERROR NC21014NCP/ 02/18/21 / KBA
- 7. FRAMWALK COMMENTS NC19047NCP/ 07/28/21 / KBA

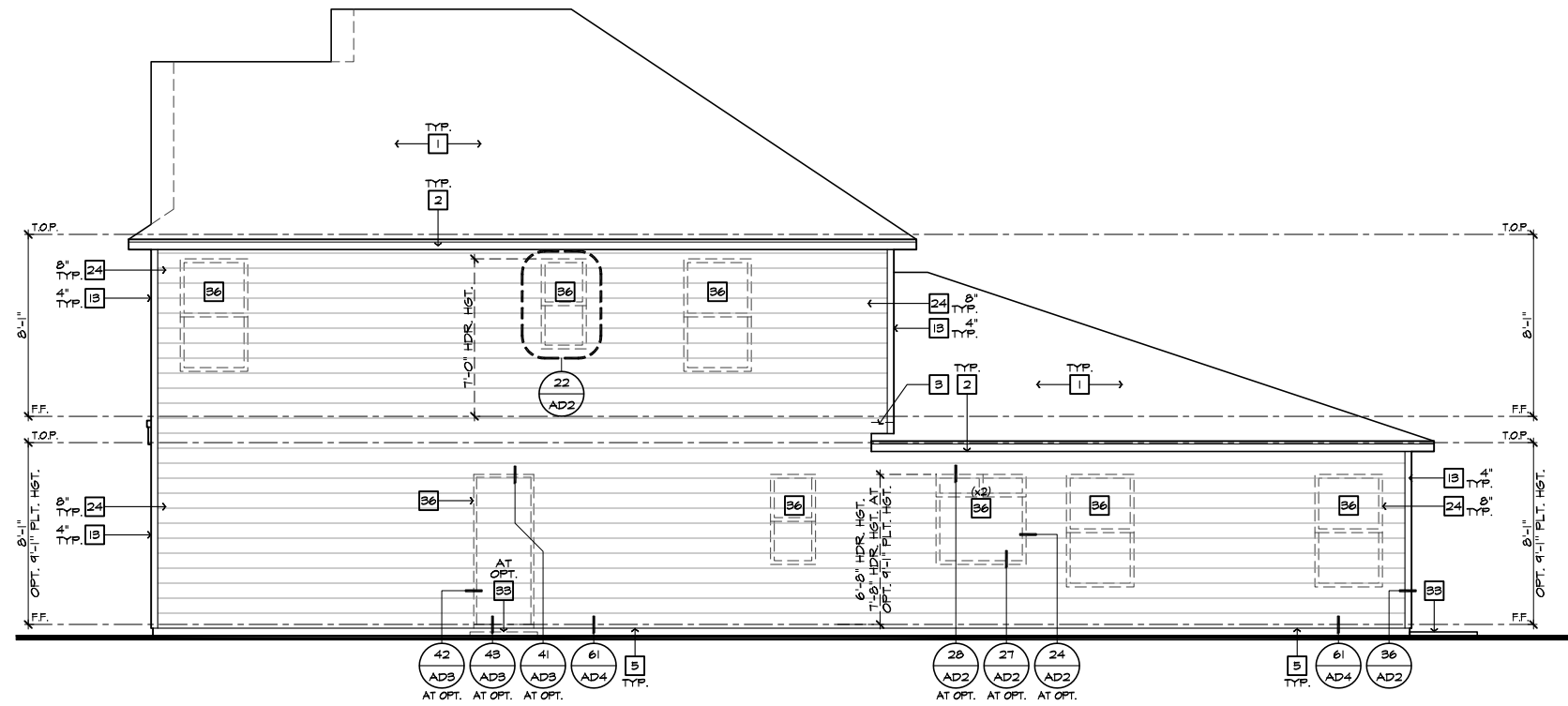
PLAN:
243.2939-R
 SHEET:
3.A1

SPEC. LEVEL 1
 RALEIGH-DURHAM 50' SERIES

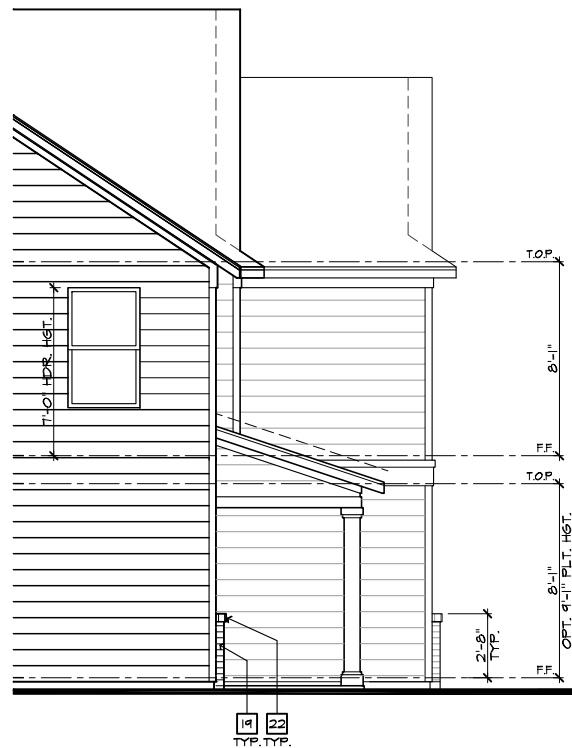
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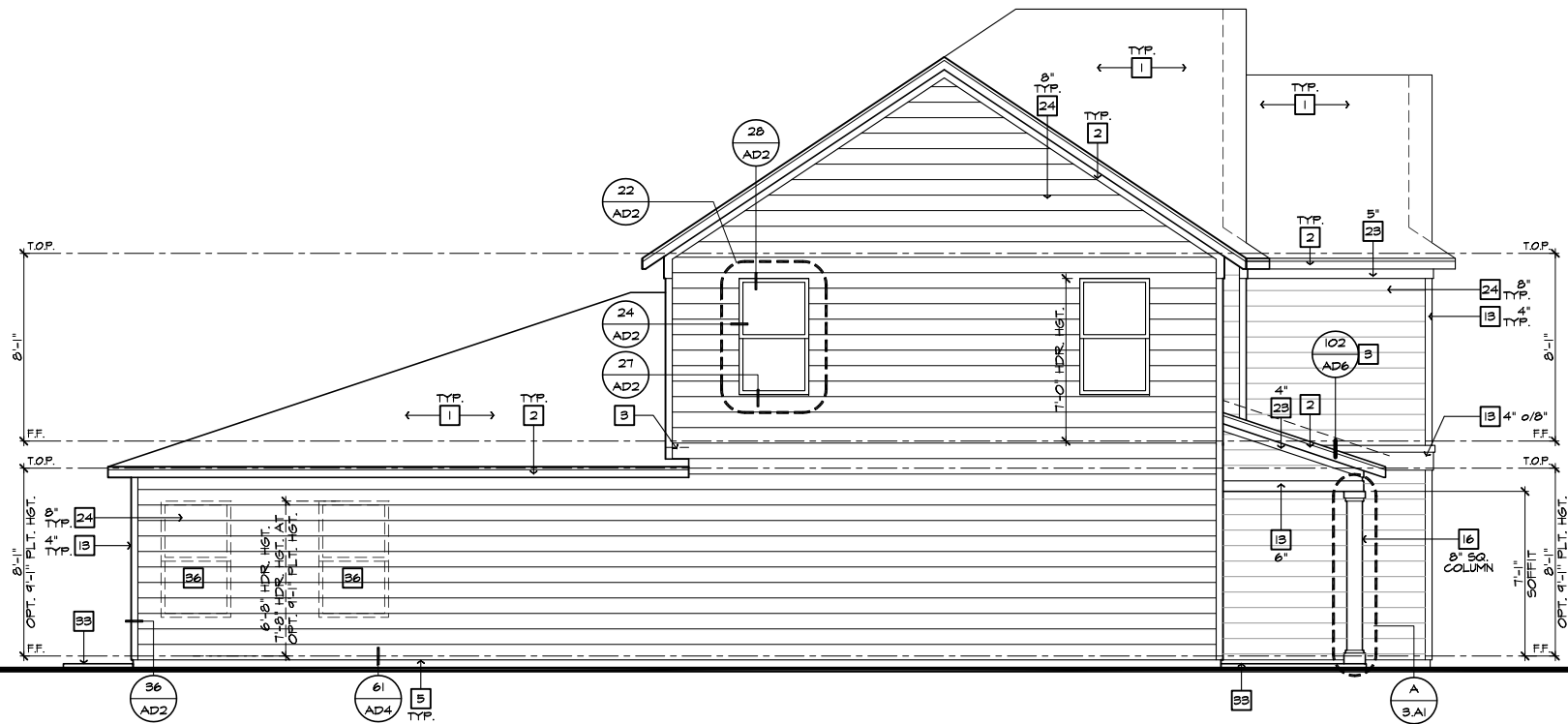
**PARTIAL RIGHT ELEVATION 'A'
W/ MASONRY OPTION**
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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



**PARTIAL LEFT ELEVATION 'A'
W/ MASONRY OPTION**
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"X24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	FEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - 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 IV 4" CORNER TRIM PER SPECS
25.	P.T. POST IV WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (436" U.N.O.)
29.	VINYL 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.	MATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE



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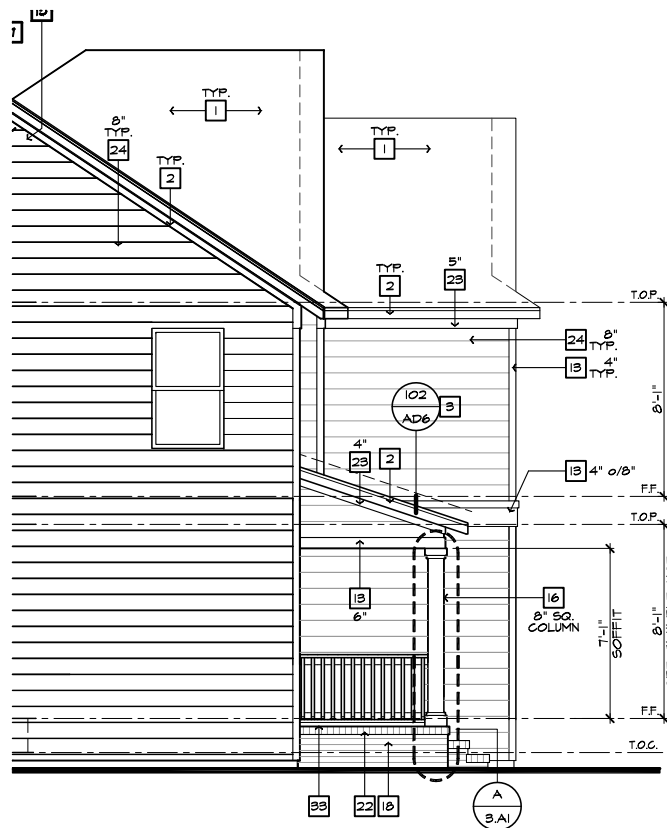
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 - 3. DIVISION REVISIONS / NCI9023NCF / 04/22/19 / FAB
 - 4. DIVISION REVISIONS / NCI9047NCF / 02/01/19 / FAB
 - 5. DIVISION REVISIONS / NC20038NCF / 10/29/20 / KBA
 - 6. PLAN ERROR / NCI1010NCF / 02-18-21 / KBA
 - 7. FRAMEWALK COMMENTS / NCI9047NCF / 07-28-21 / KBA

PLAN:
243.2939-R

SHEET:
3.A2

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

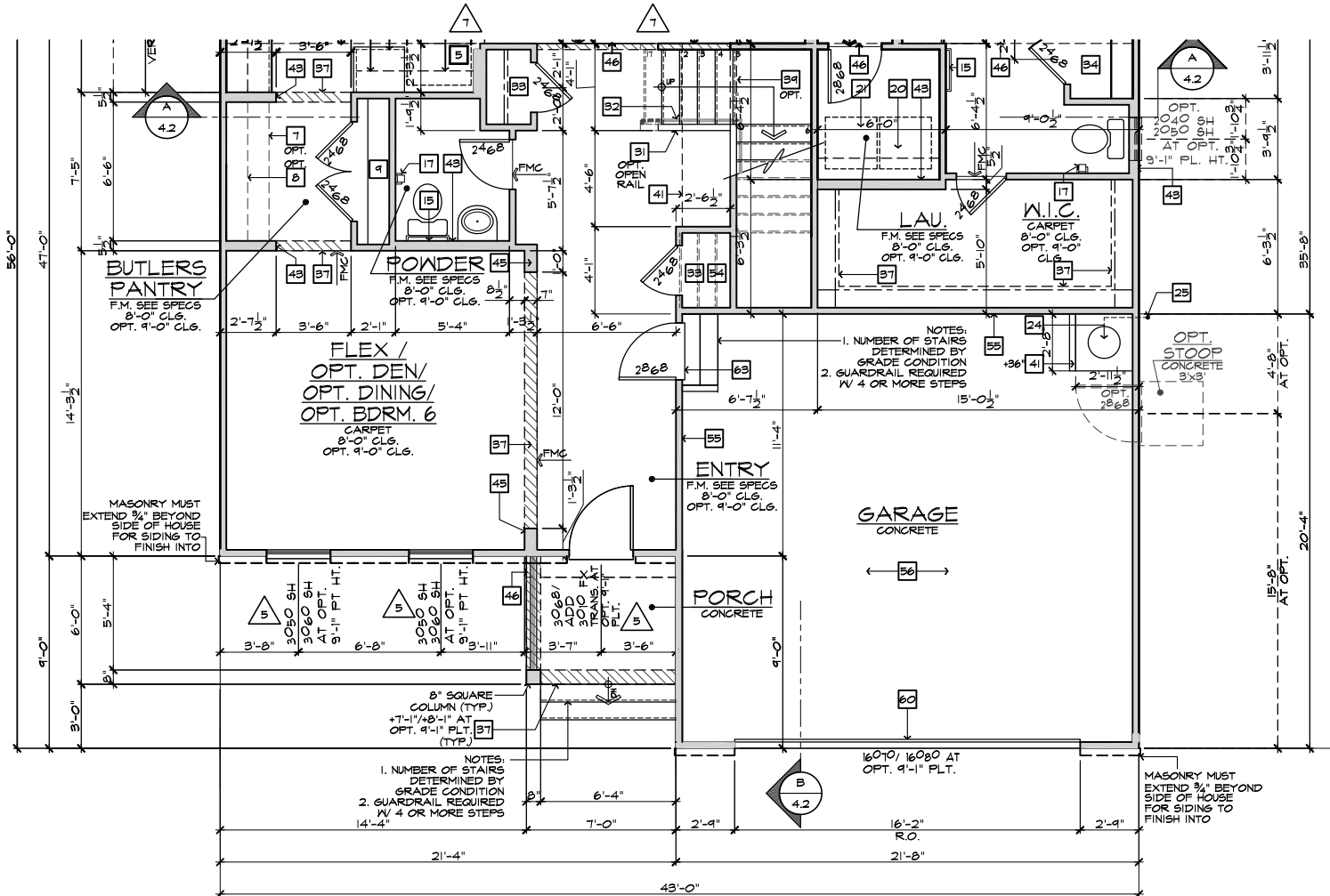
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PARTIAL LEFT ELEVATION 'A' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



FRONT ELEVATION 'A' W/ CRAWL SPACE
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



PARTIAL FIRST FLOOR PLAN 'A' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"X24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT - SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - SEE ELEVATION FOR SIZE
14.	SYNTHETIC MATERIAL
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	SHAKE SIDING
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	RONLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (+36" U.N.O.)
29.	VINYL 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

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
31.	+36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
37.	FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
38.	NOT USED
39.	LINE OF CEILING BREAK
40.	INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
41.	LOW MALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
43.	2x6 WALL
44.	2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45.	DOUBLE 2x4 WALL
46.	LINE OF FLOOR ABOVE
47.	LINE OF FLOOR BELOW
48.	EXTERIOR RAIL
55.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
56.	SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 3/8" TYPE 'X' GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
57.	EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
60.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

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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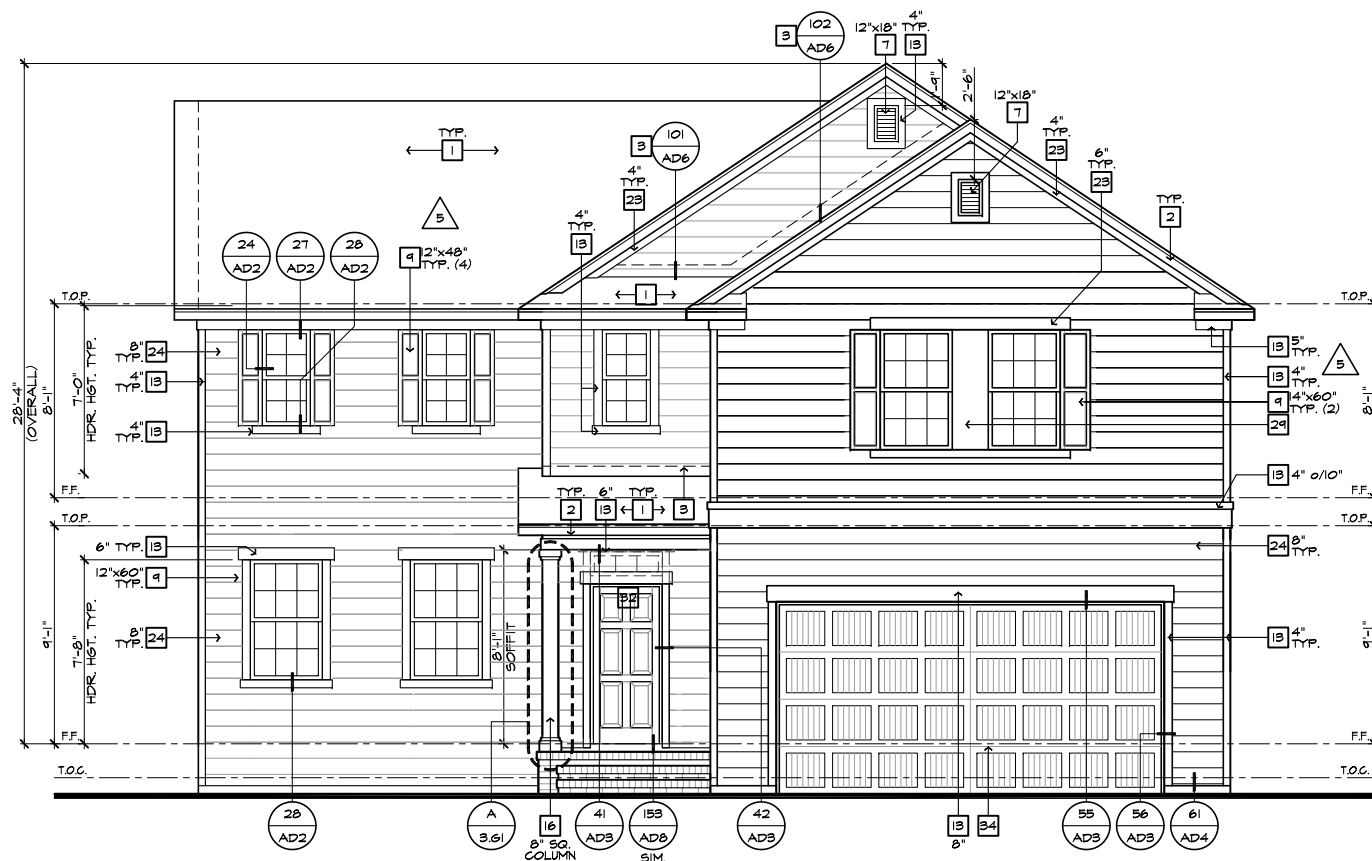
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 - 6. PLAN ERROR NC21044NCP / 02-18-21 / KBA
 - 7. FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
3.A3

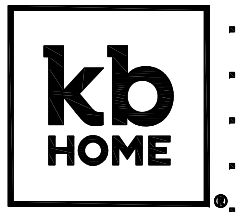
**SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES**

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

- # ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 3. 6.1. FLASHING
 4. 6.1. FLASHING & SADDLE/CRICKET
 5. 6.1. DRIP SCREED
 6. 24"X24" CHIMNEY
 7. DECORATIVE VENT
 8. DECORATIVE CORBEL
 9. DECORATIVE SHUTTERS
 10. PEDIMENT. SEE ELEVATION FOR TYPE
 11. RECESSED ELEMENT
 12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 13. TRIM - 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. RAILINGS (36" U.N.O.)
 29. VINYL 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
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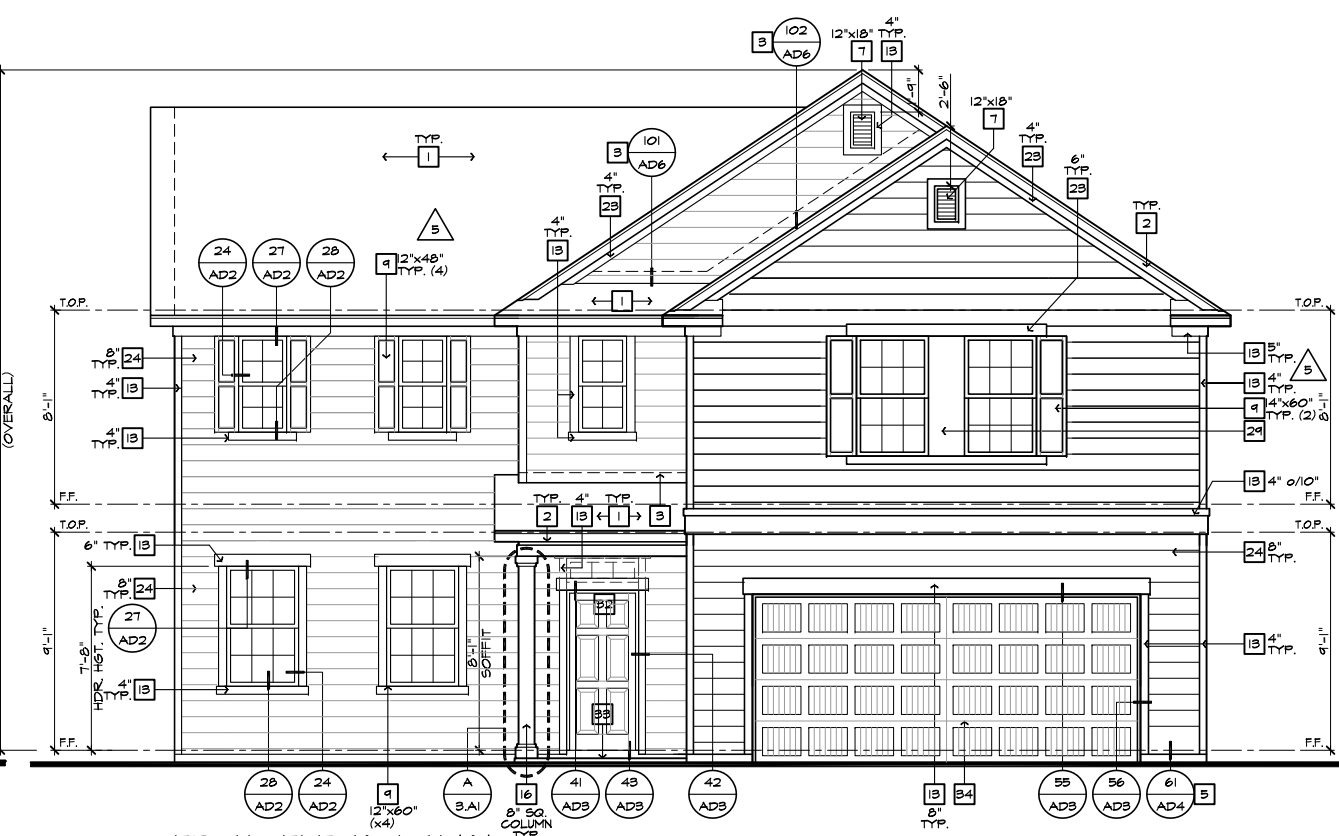
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CODES**

ISSUE DATE: 09/11/18
PROJECT No.: 1350999:57
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- 1 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS
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- 6 PLAN ERROR
NC21044NCP / 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA



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

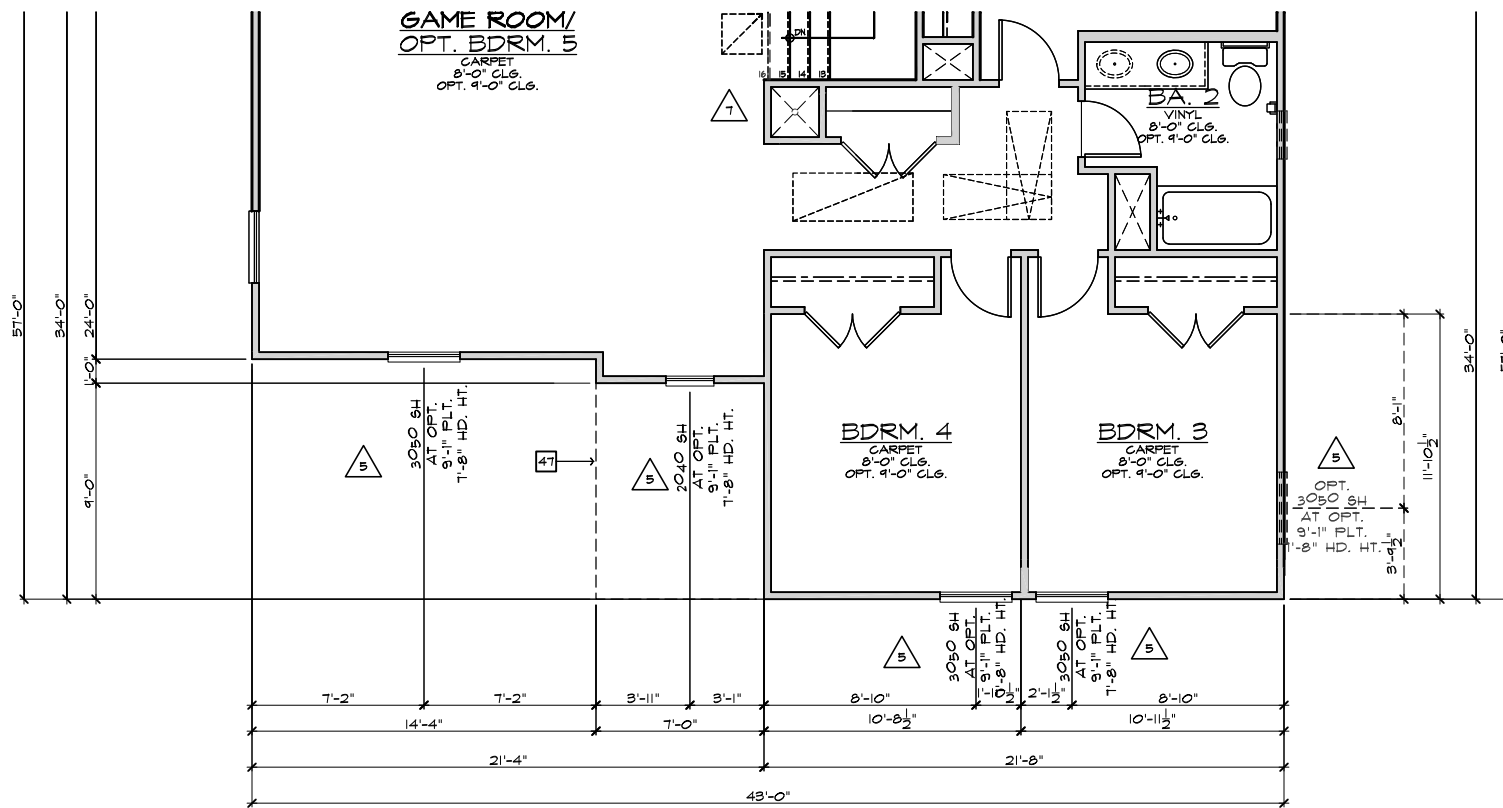


FRONT ELEVATION 'A'
AT OPTIONAL 9'-1" PLT. HGT.
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

PLAN:
243.2939-R
SHEET:
3.A4

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

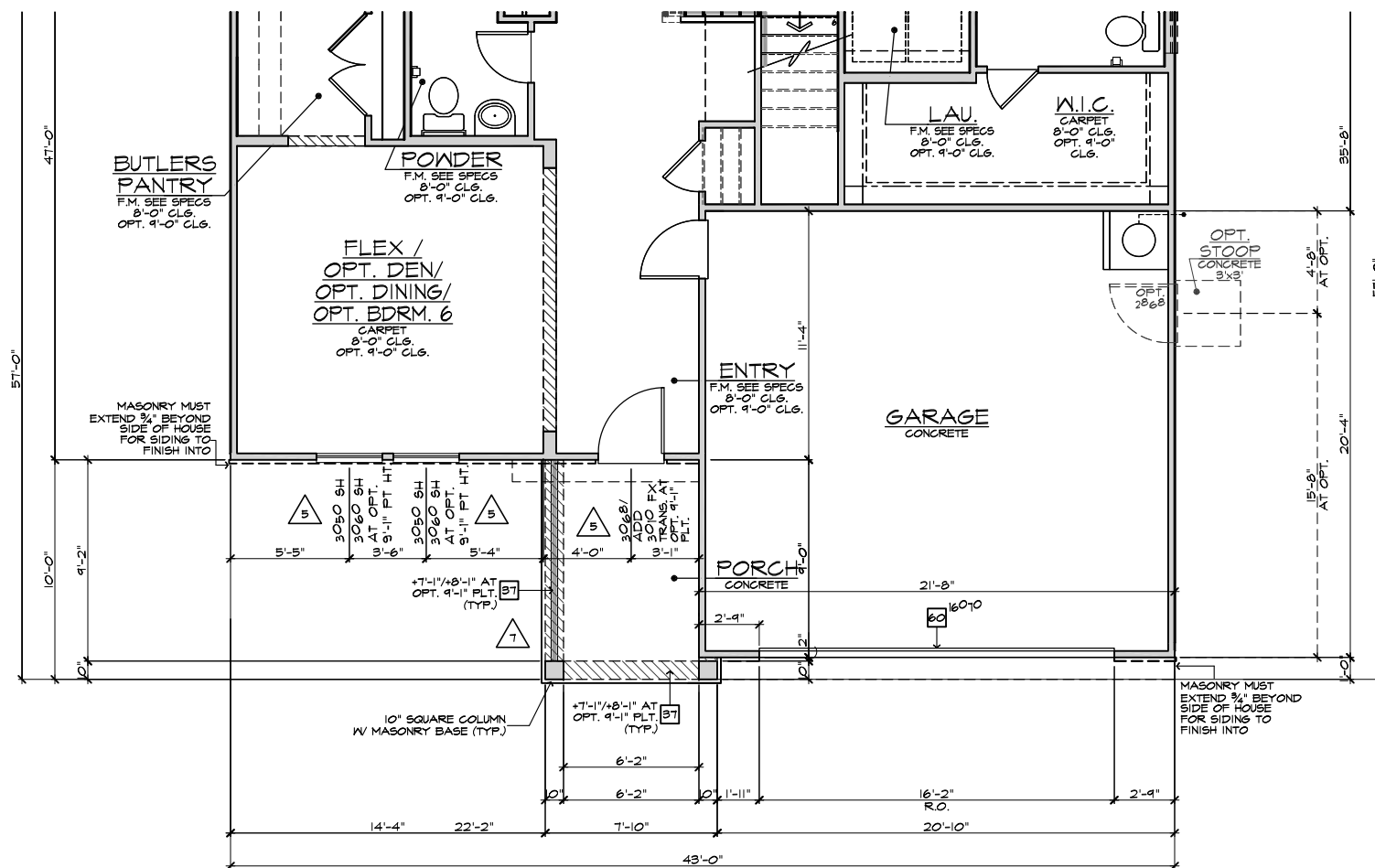
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PARTIAL SECOND FLOOR PLAN 'B'

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

BASIC PLAN



PARTIAL FIRST FLOOR PLAN 'B'

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

BASIC PLAN

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
31.	+86" GUARD WALL DETAIL 84/AD5 OR 86/AD5
37.	FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
38.	NOT USED
39.	LINE OF CEILING BREAK
40.	INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
41.	LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
42.	2x6 WALL
44.	2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45.	DOUBLE 2x4 WALL
46.	LINE OF FLOOR ABOVE
47.	LINE OF FLOOR BELOW
48.	EXTERIOR RAIL
55.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
56.	SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE X GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
57.	EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
60.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION



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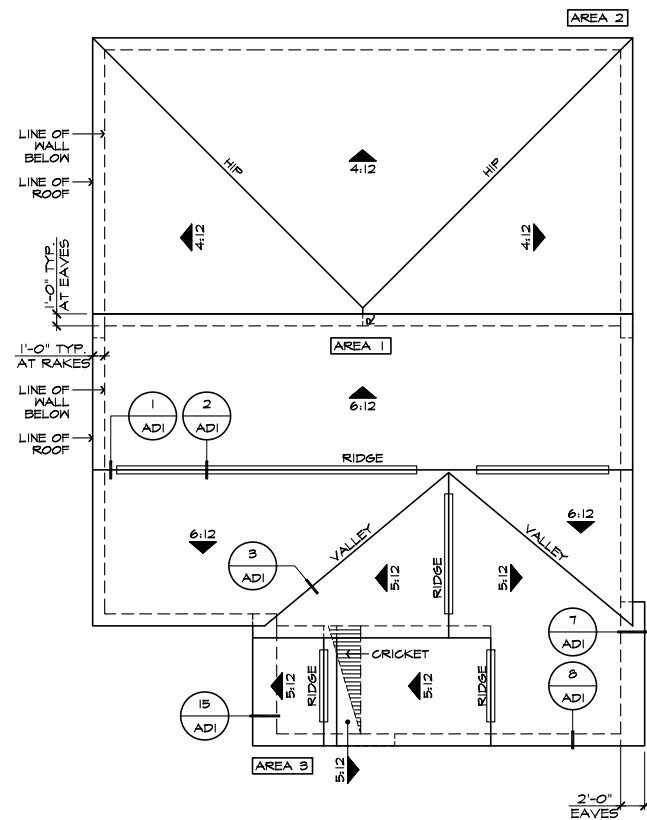
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NC19047NCP/ 02/01/19 / FAE
- 5 DIVISION REVISIONS
NC20038NCP/ 10/29/19 / KBA
- 6 PLAN ERROR
NC21044NCP / 02-18-21 / KBA
- 7 FRAMEWORK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
3.B1

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

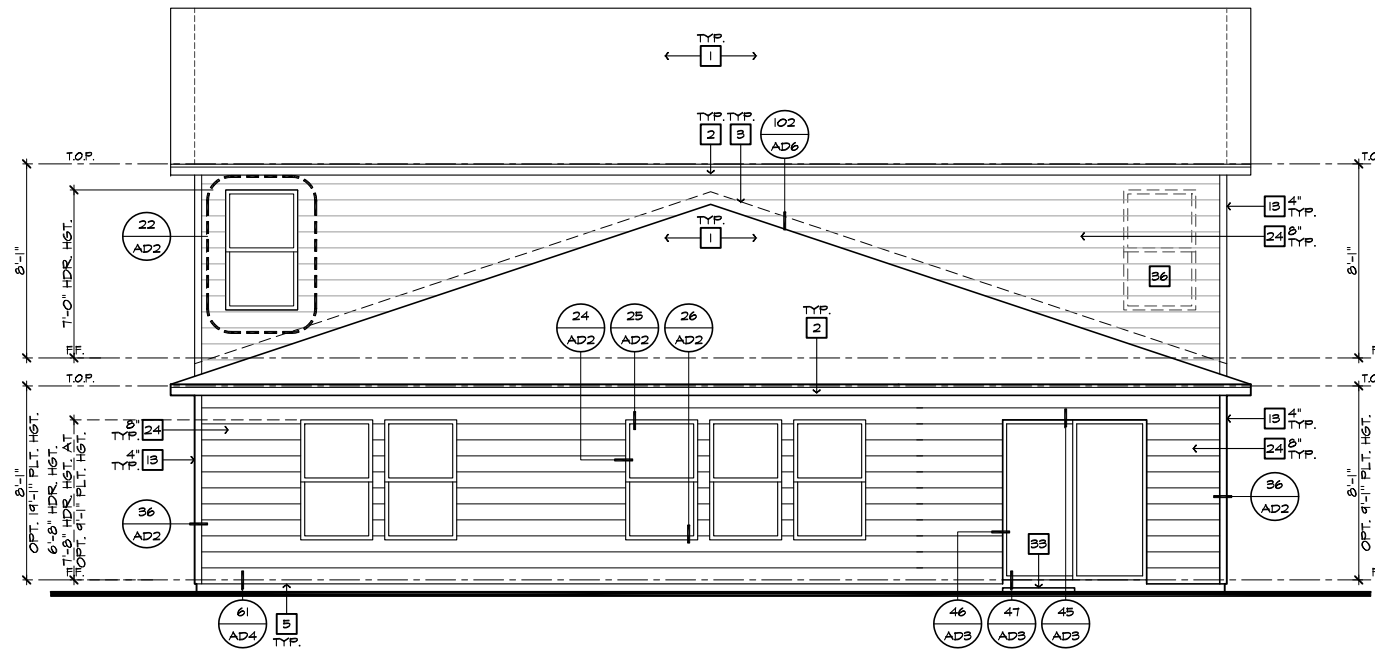
NOTE:
REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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ROOF PLAN 'B'

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



REAR ELEVATION 'B'

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



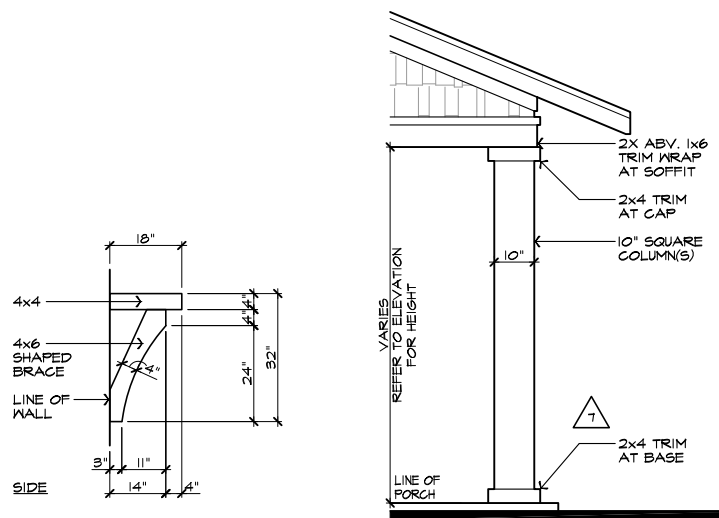
FRONT ELEVATION 'B'

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



PARTIAL FRONT ELEVATION 'B' W/ MASONRY OPTION

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



DETAIL 'A'

SCALE: N.T.S.

DETAIL 'B'

SCALE: N.T.S.

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

ROOF PLAN NOTES 'B'

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

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 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 1 / MAIN	
VENTILATION REQUIRED:	1255 SQ. FT. / 300 = 4.18 SQ. FT.
ATTIC AREA	X 144 = 601.92 SQ. IN.
	X 50% = 300.96 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(18) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	324 SQ. IN.
(-) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) =	---
SUB-TOTAL HIGH VENTILATION:	324 SQ. IN.
LOW	
(61) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	305 SQ. IN.
TOTAL VENTILATION PROVIDED:	624 SQ. IN.

AREA 2 / FIRST FLOOR ROOF (REAR)	
VENTILATION REQUIRED:	484 SQ. FT. / 300 = 3.2 SQ. FT.
ATTIC AREA	X 144 = 460.8 SQ. IN.
	X 50% = 230.4 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(-) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	---
(-) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) =	288 SQ. IN.
LOW	
(47) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	235 SQ. IN.
TOTAL VENTILATION PROVIDED:	523 SQ. IN.

AREA 3 / PORCH	
VENTILATION REQUIRED:	* 64 SQ. FT. / 150 = .42 SQ. FT.
ATTIC AREA	X 144 = 60.48 SQ. IN.
VENTILATION PROVIDED:	
(-) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	---
(-) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	---
(1) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) =	144 SQ. IN.
TOTAL VENTILATION PROVIDED:	144 SQ. IN.

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



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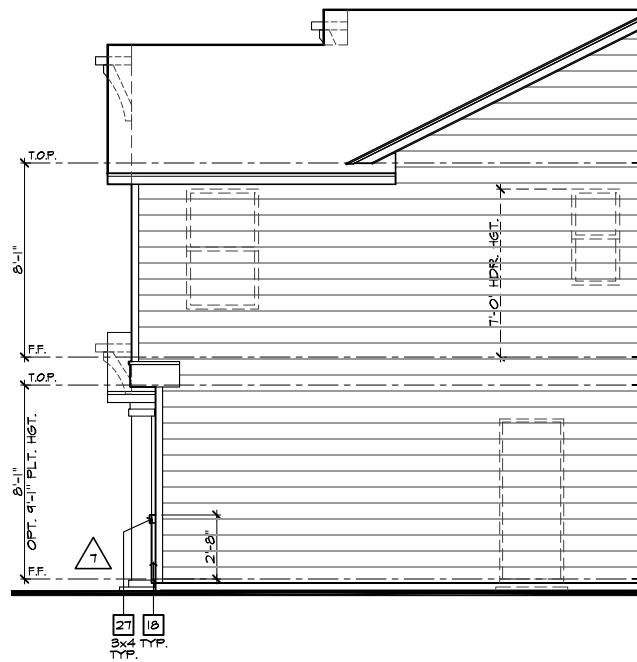
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- 3. DIVISION REVISIONS NC19028NCF/ 04/22/19 / FAB
- 4. DIVISION REVISIONS NC19047NCF/ 03/01/19 / FAB
- 5. DIVISION REVISIONS NC20038NCF/ 10/29/19 / KBA
- 6. PLAN ERROR NC2104NCF / 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCF / 07-28-21 / KBA

PLAN:
243.2939-R
 SHEET:
3.B2

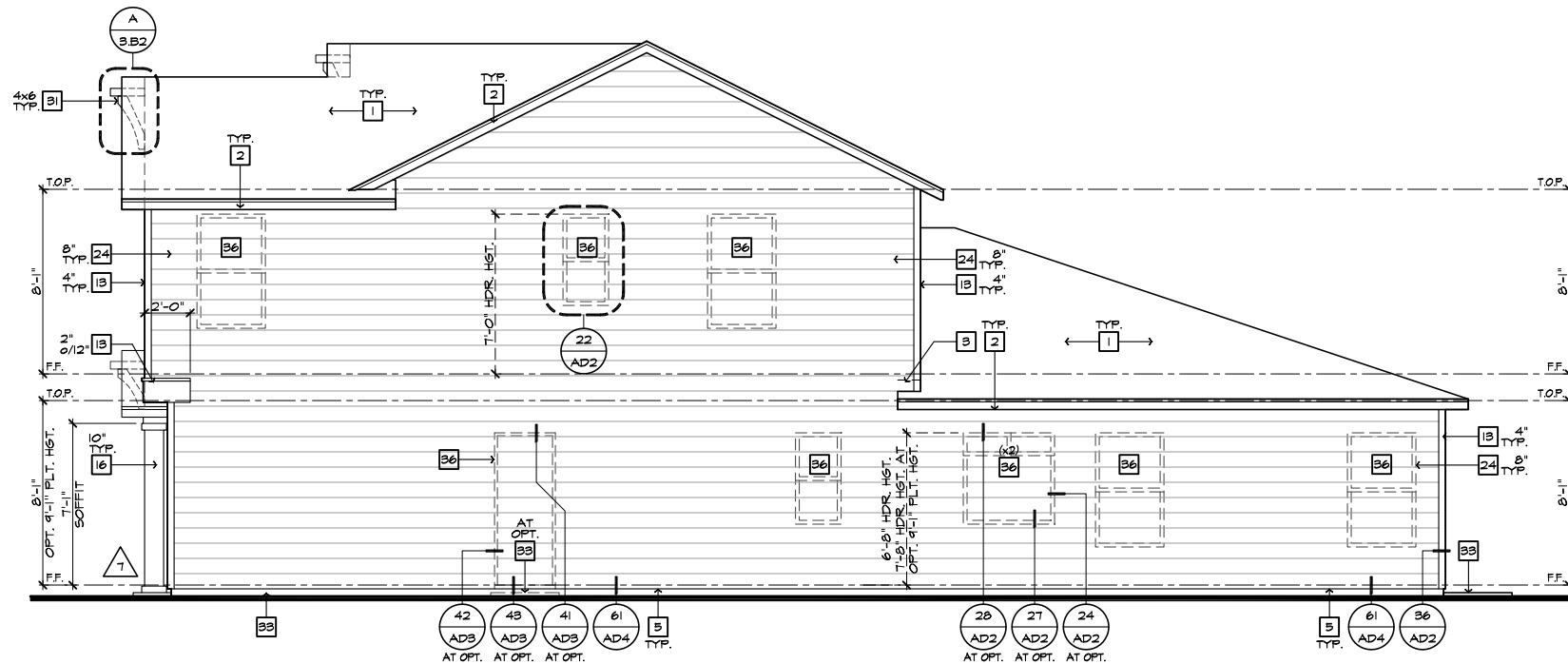
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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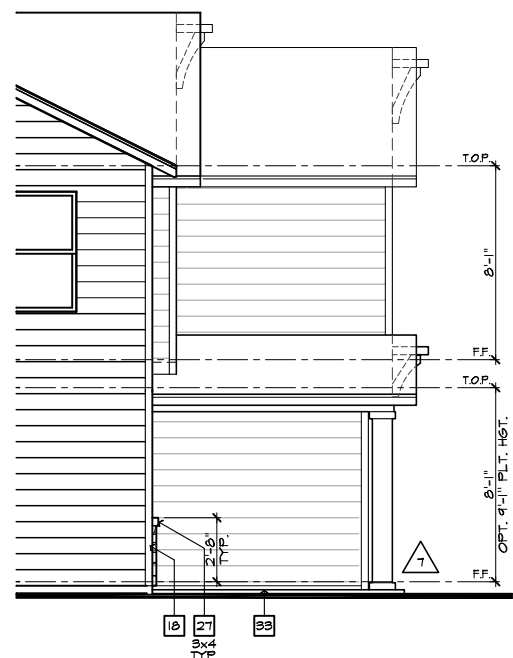
**PARTIAL RIGHT ELEVATION 'B'
W/ MASONRY OPTION**

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



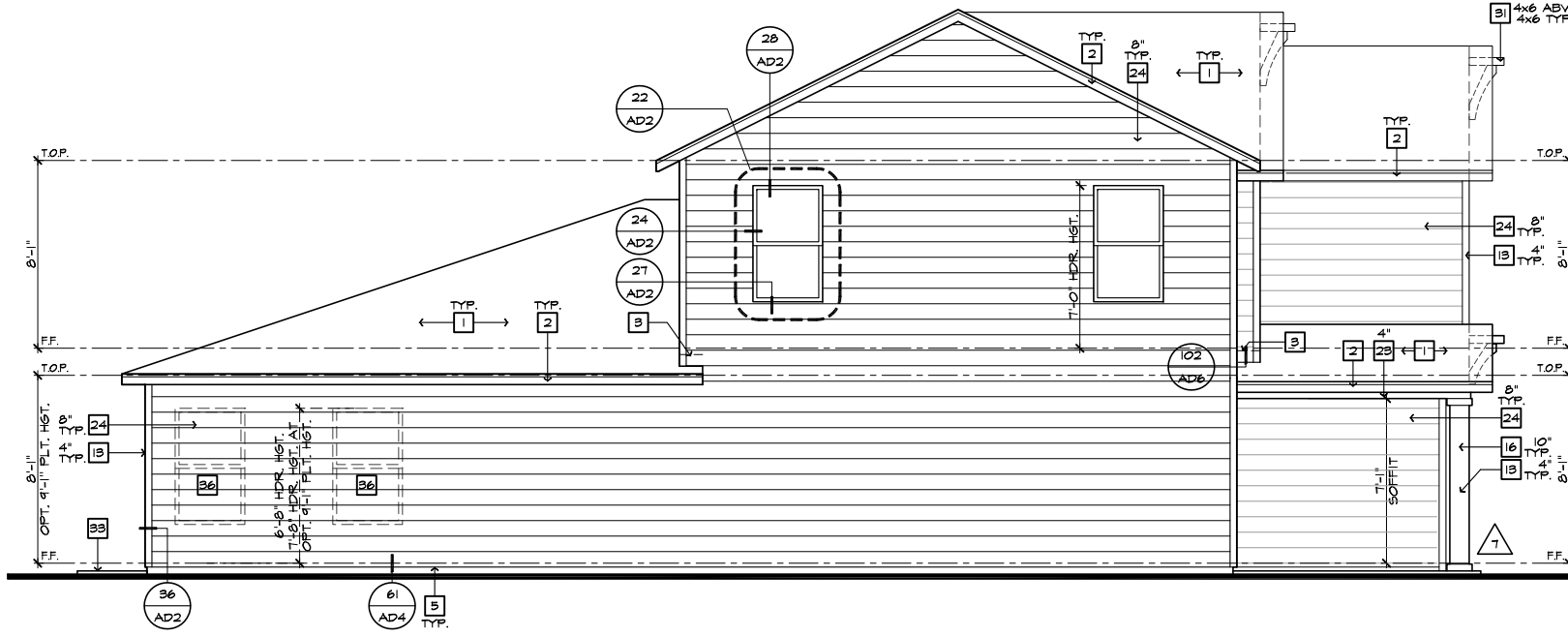
RIGHT ELEVATION 'B'

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



**PARTIAL LEFT ELEVATION 'B'
W/ MASONRY OPTION**

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



LEFT ELEVATION 'B'

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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - 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.	RAILINGS (#36" U.N.O.)
29.	VINYL 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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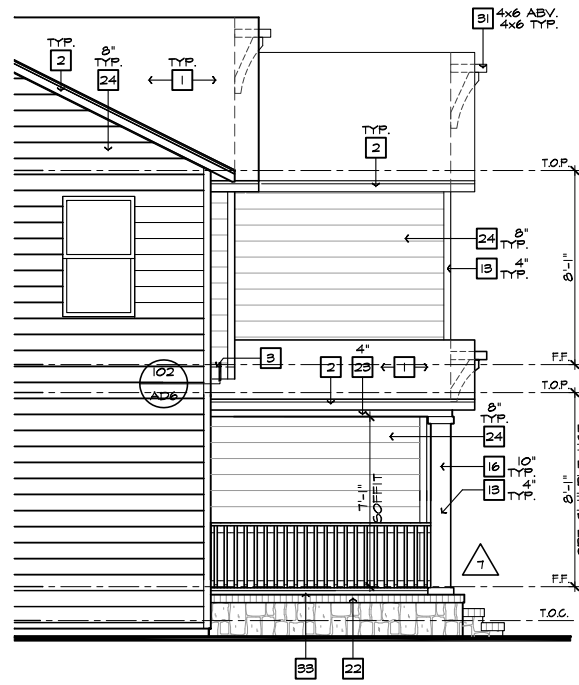
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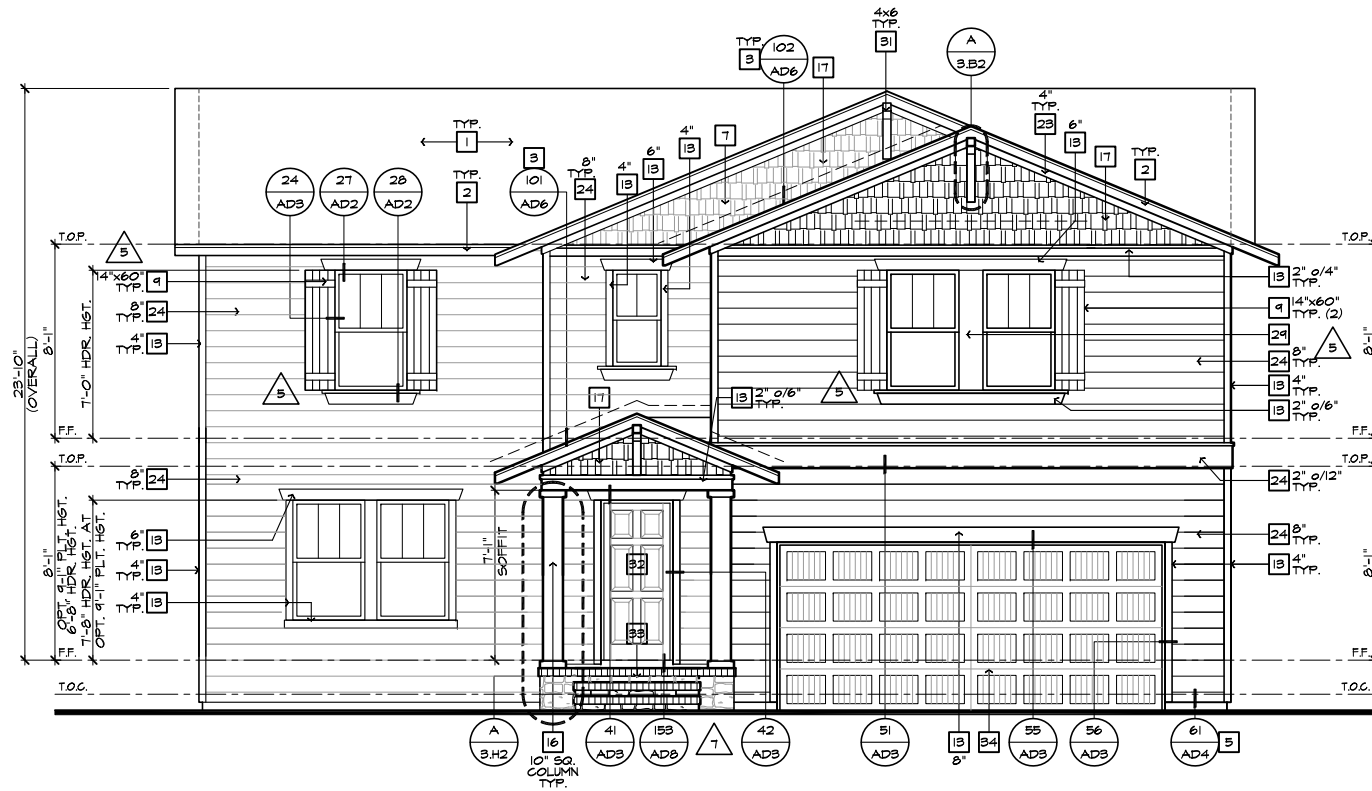
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SHEET:
3.B3

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

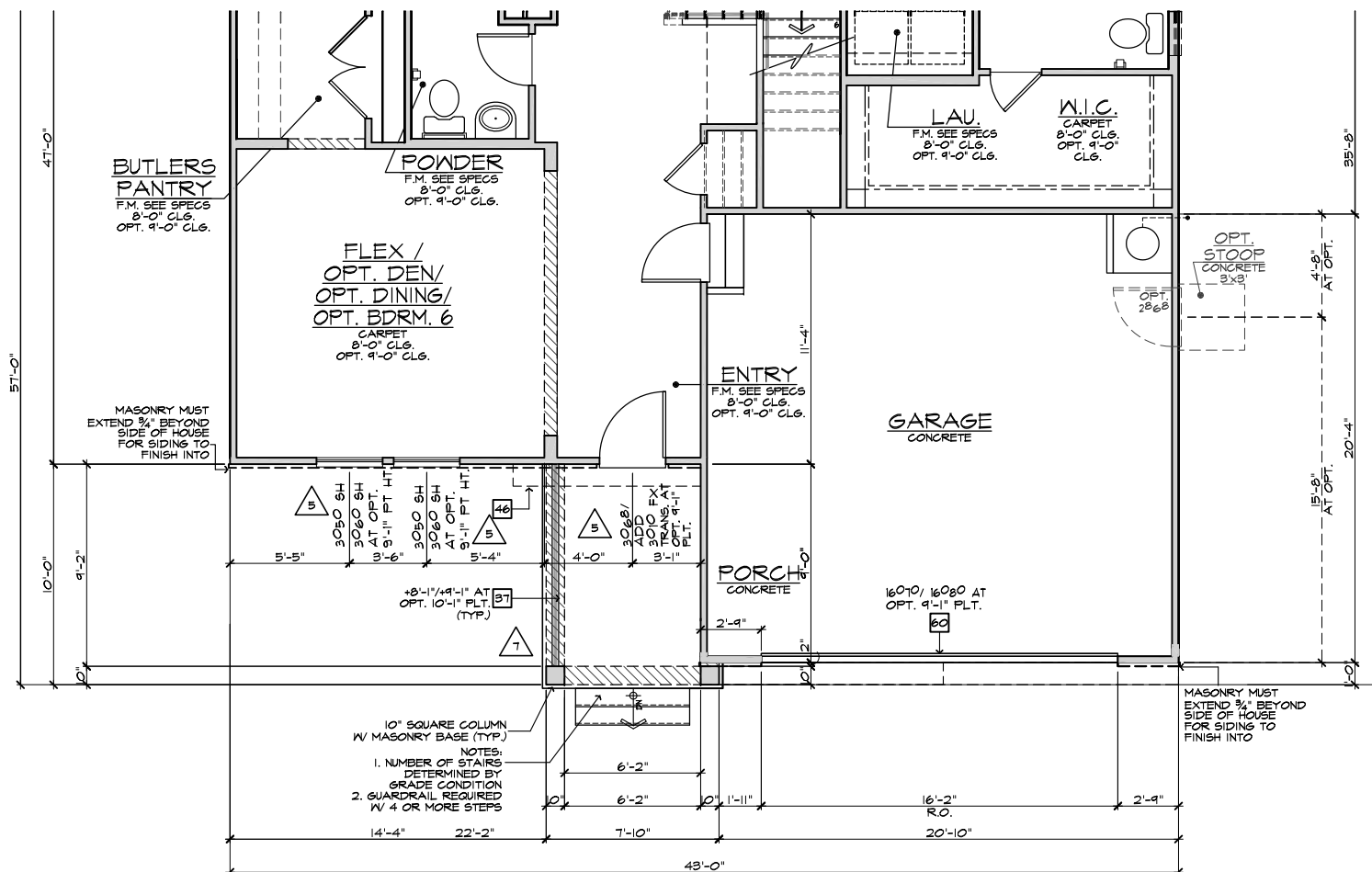
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PARTIAL LEFT ELEVATION 'B' AT CRAWL SPACE
 SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



FRONT ELEVATION 'B' W/ CRAWL SPACE
 SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



PARTIAL FIRST FLOOR PLAN 'B' AT CRAWL SPACE
 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 - 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.	RAILINGS (+36" U.N.O.)
29.	VINYL 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

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
31.	+36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
37.	FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
38.	NOT USED
39.	LINE OF CEILING BREAK
40.	INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
41.	LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
43.	2x6 WALL
44.	2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45.	DOUBLE 2x4 WALL
46.	LINE OF FLOOR ABOVE
47.	LINE OF FLOOR BELOW
48.	EXTERIOR RAIL
55.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
56.	SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
57.	EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
60.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION



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- 6. PLAN ERROR NC21044NCP / 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

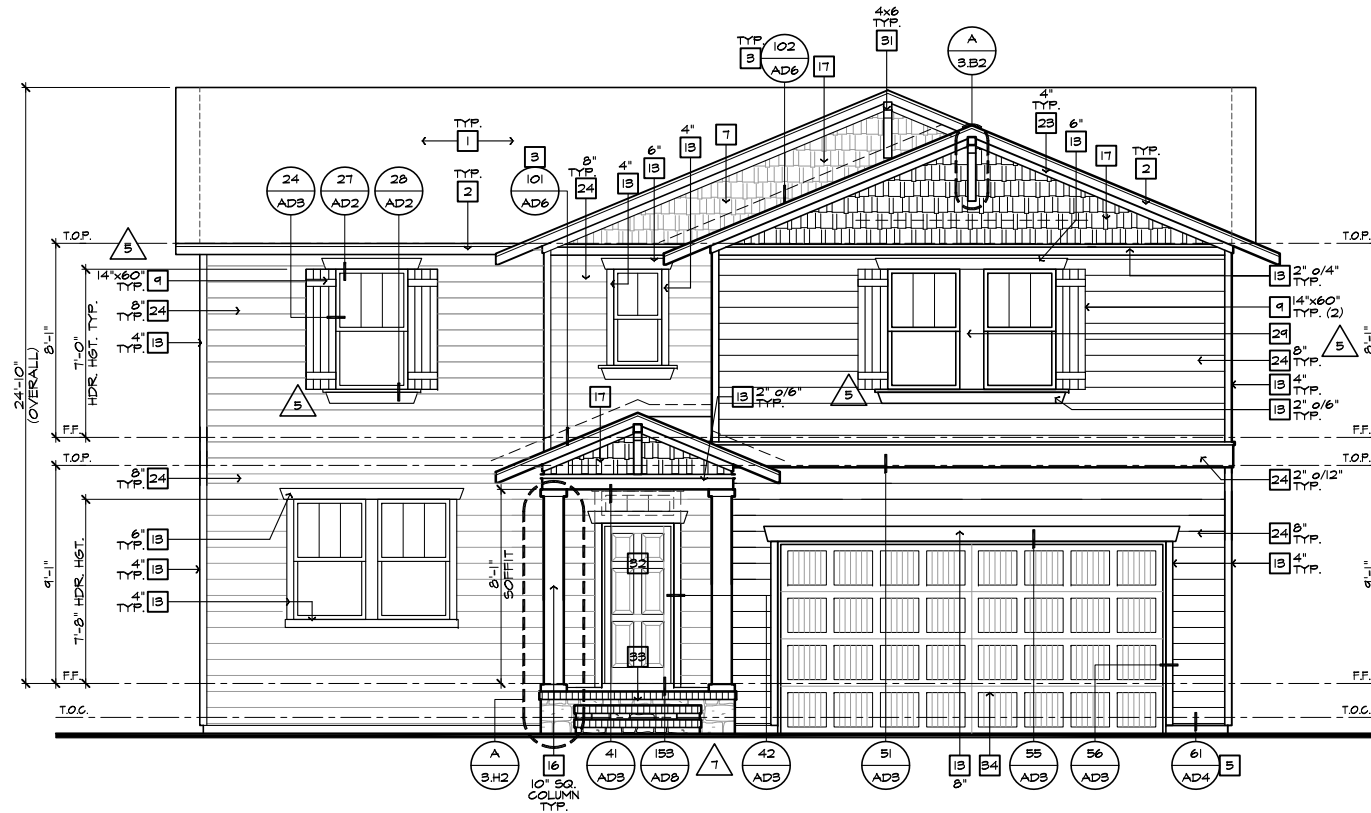
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 SHEET:
3.B4

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

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FRONT ELEVATION 'B' 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 - 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. RAILLOCK 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. RAILINGS (36" U.N.O.)
 29. VINYL WRAP
 30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
 31. BRACKET OR KICKER - FYPON OR EQ.
 32. ENTRY DOOR
 33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
 34. SECTIONAL GARAGE DOOR PER SPECS
 35. ALUMINUM WRAP
 36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
 37. OPTIONAL STANDING SEAM METAL ROOF
 38. KEYSTONE
 39. SOLDIER CROWN
 40. JACK SOLDIER COURSE
 41. WATER TABLE
 42. ATRIUM DOOR
 43. PILASTER - SEE ELEVATION FOR TYPE

**NORTH CAROLINA
50' SERIES**

KB HOME
NORTH CAROLINA DIVISION

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

**2018 NORTH
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BUILDING
CODES**

ISSUE DATE: 09/11/18
PROJECT No.: 1350999:57
DIVISION MGR.: DS
REVISIONS: SEE BELOW

- 1 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAE
- 4 DIVISION REVISIONS
NC19047NCP/ 02/01/19 / FAE
- 5 DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR
NC21044NCP / 02-18-21 / KBA
- 7 FRAMEWORK COMMENTS
NC19047NCP / 07-28-21 / KBA

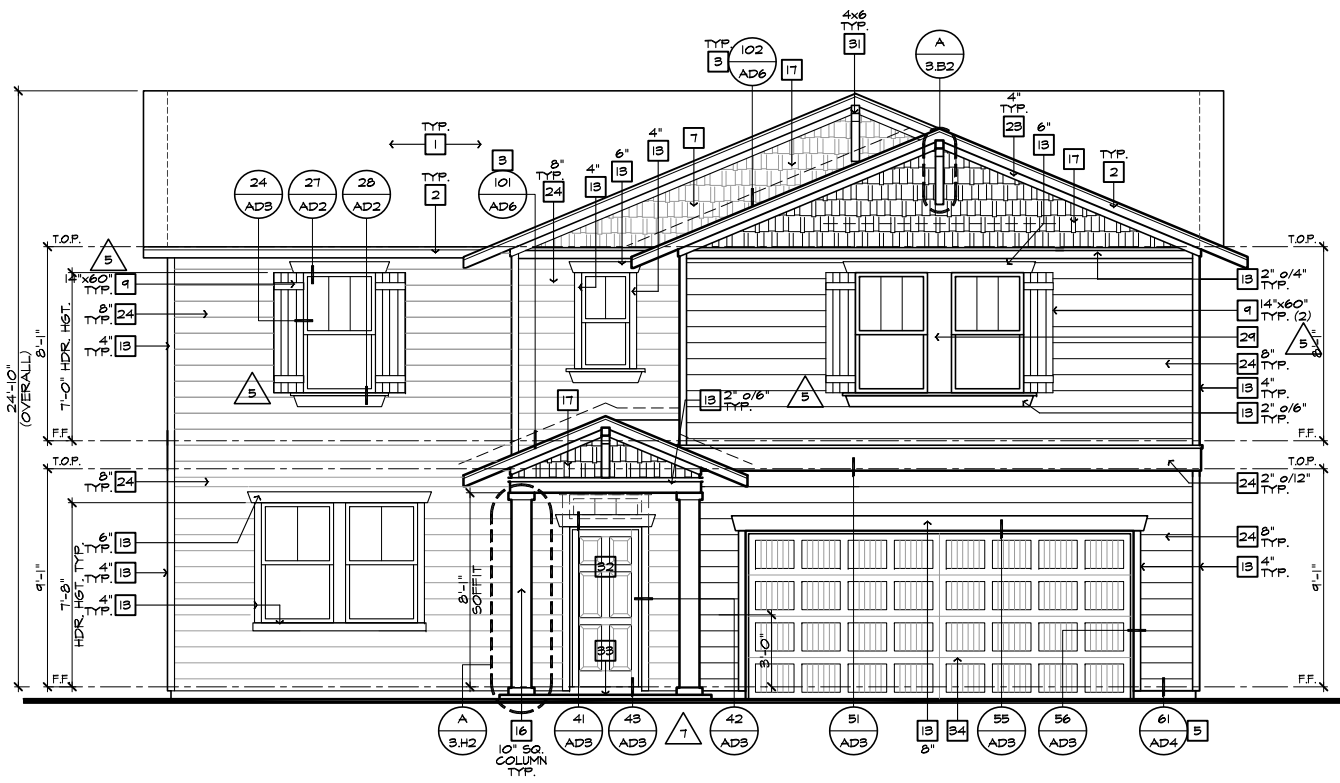
PLAN:
243.2939-R
SHEET:
3.B5

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



PARTIAL FRONT ELEVATION 'B' W/ MASONRY OPTION AT 9'-0" PLT. HGT.

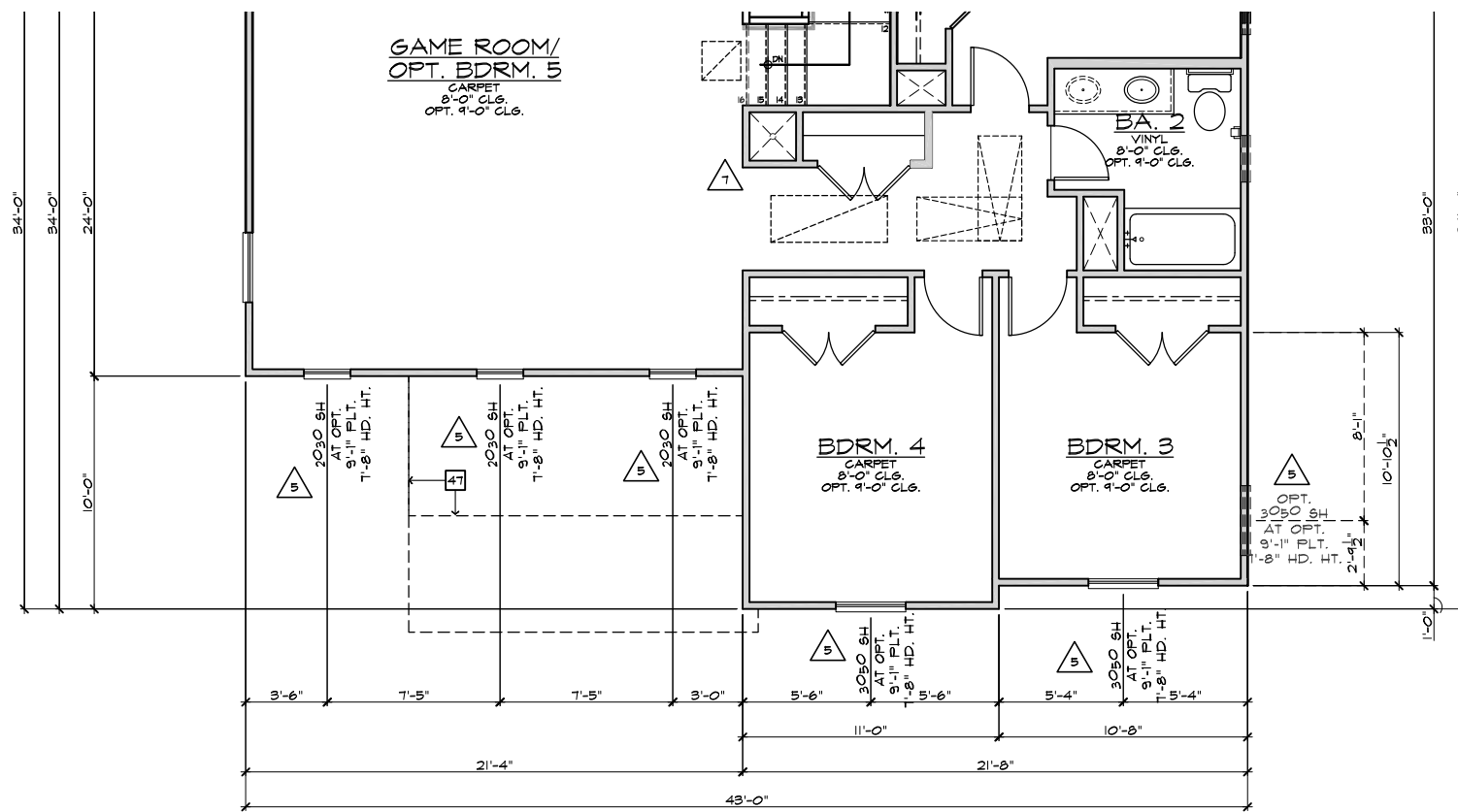
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



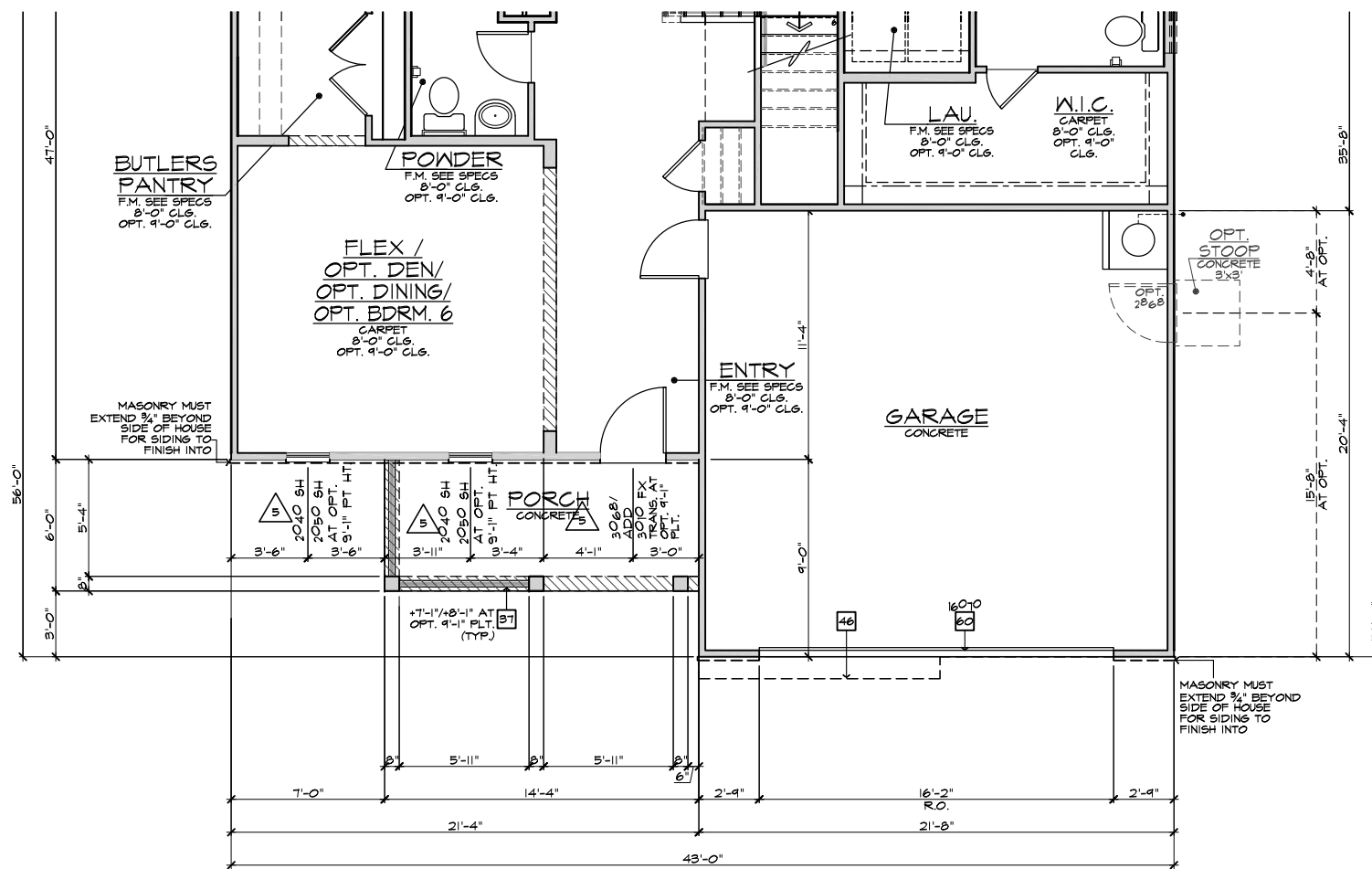
FRONT ELEVATION 'B'
AT OPTIONAL 9'-1" PLT. HGT.

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

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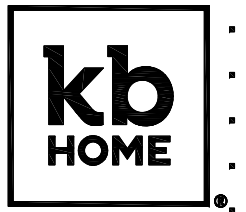


PARTIAL SECOND FLOOR PLAN 'C'
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17") BASIC PLAN



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

- # PARTIAL PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 - 37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
 - 38. NOT USED
 - 39. LINE OF CEILING BREAK
 - 40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
 - 41. LOW MALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
 - 42. 2x6 WALL
 - 44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
 - 45. DOUBLE 2x4 WALL
 - 46. LINE OF FLOOR ABOVE
 - 47. LINE OF FLOOR BELOW
 - 48. EXTERIOR RAIL
 - 55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
 - 56. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
 - 57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
 - 60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION



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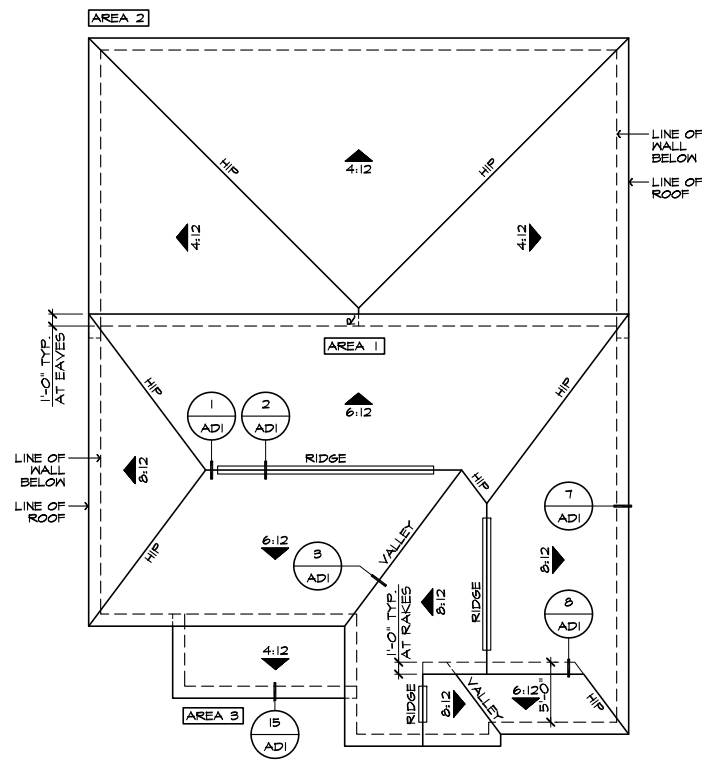
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 - 6 PLAN ERROR
NC21044NCP / 02-18-21 / KBA
 - 7 FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
3.C1

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

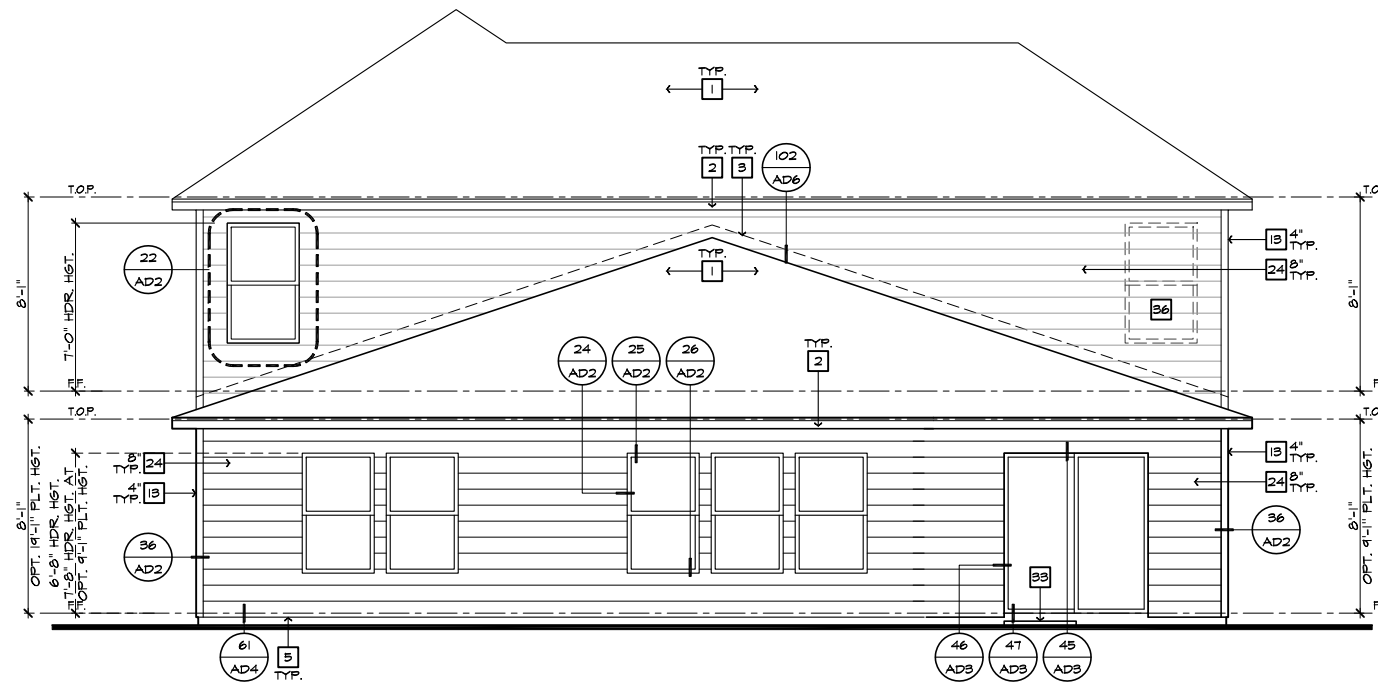
NOTE:
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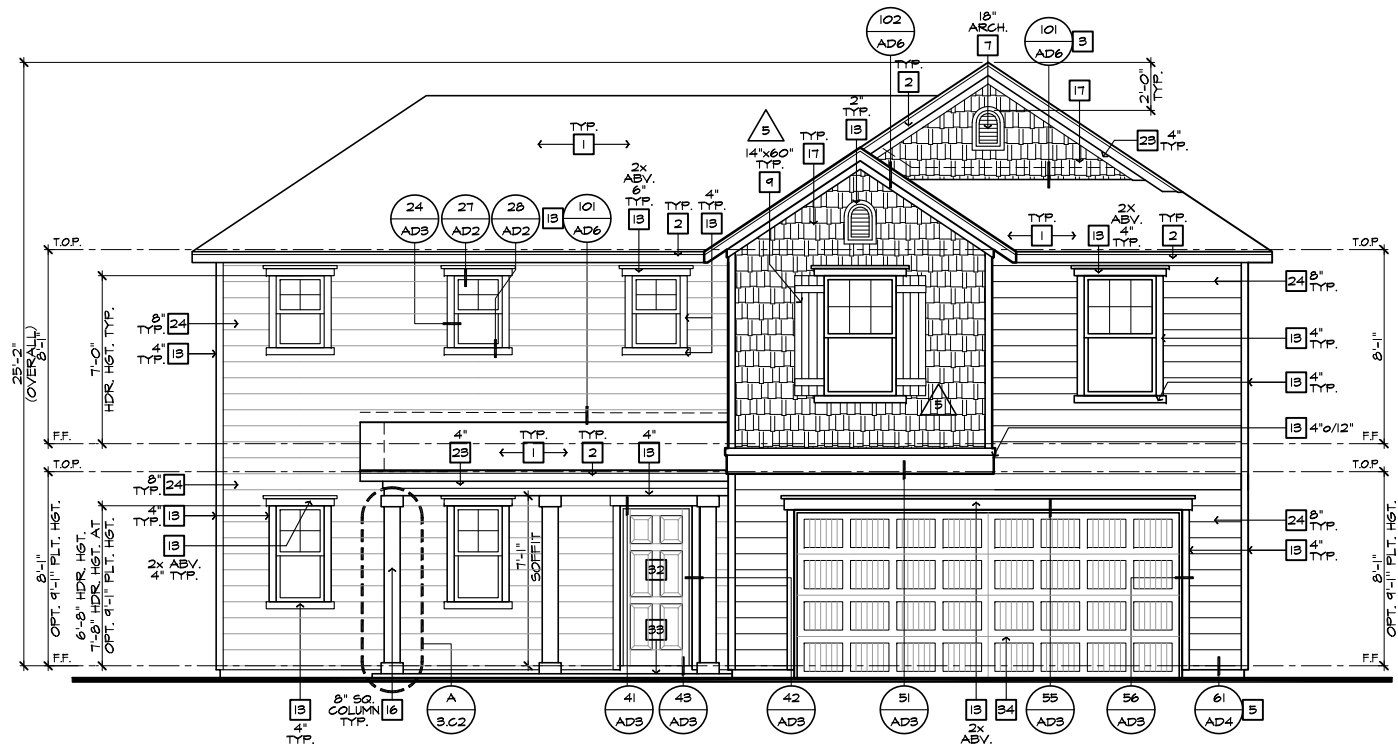
ROOF PLAN 'C'

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



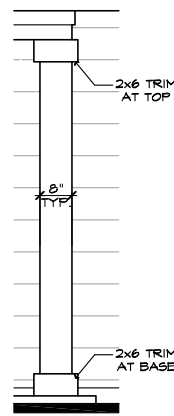
REAR ELEVATION 'C'

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



FRONT ELEVATION 'C'

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



DETAIL 'A'

SCALE: N.T.S.



PARTIAL FRONT ELEVATION 'C' W/ MASONRY OPTION

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 - 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.	RAILINGS (#6" U.N.O.)
29.	VINYL WRAP
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

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

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

AREA	VENTILATION REQUIRED:	ATTIC AREA:	VENTILATION PROVIDED:
AREA 1 / MAIN	1236 SQ. FT. / 300 = 4.12 SQ. FT.	X 144 = 594.72 SQ. IN.	X 50% = 297.36 SQ. IN.
AREA 2 / FIRST FLOOR ROOF (REAR)	484 SQ. FT. / 300 = 1.61 SQ. FT.	X 144 = 232.56 SQ. IN.	X 50% = 116.28 SQ. IN.
AREA 3 / PORCH	86 SQ. FT. / 150 = 0.57 SQ. FT.	X 144 = 82.08 SQ. IN.	X 50% = 41.04 SQ. IN.

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



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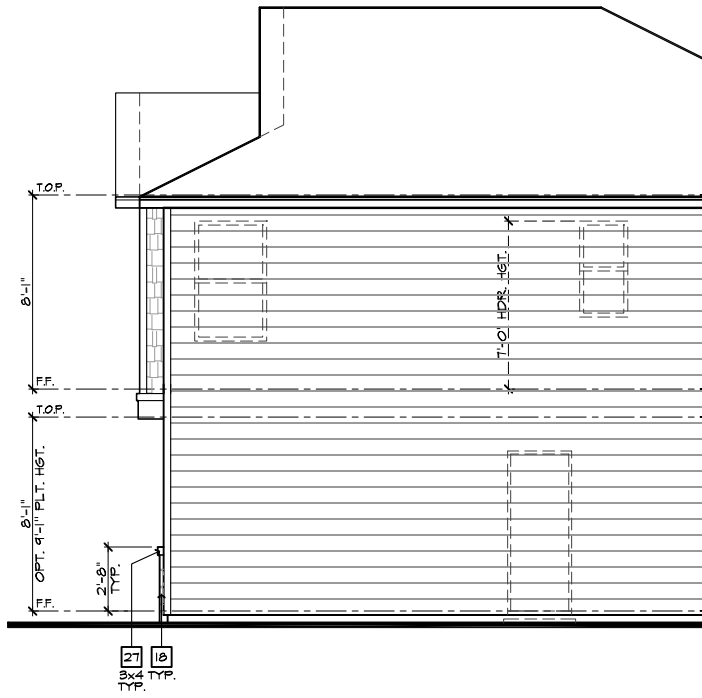
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- 3. DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB
- 4. DIVISION REVISIONS NC19047NCP/ 04/01/19 / FAB
- 5. DIVISION REVISIONS NC20038NCP/ 10/23/20 / KBA
- 6. PLAN ERROR NC21044NCP / 02/18/21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP / 07/28/21 / KBA

PLAN:
243.2939-R
 SHEET:
3.C2

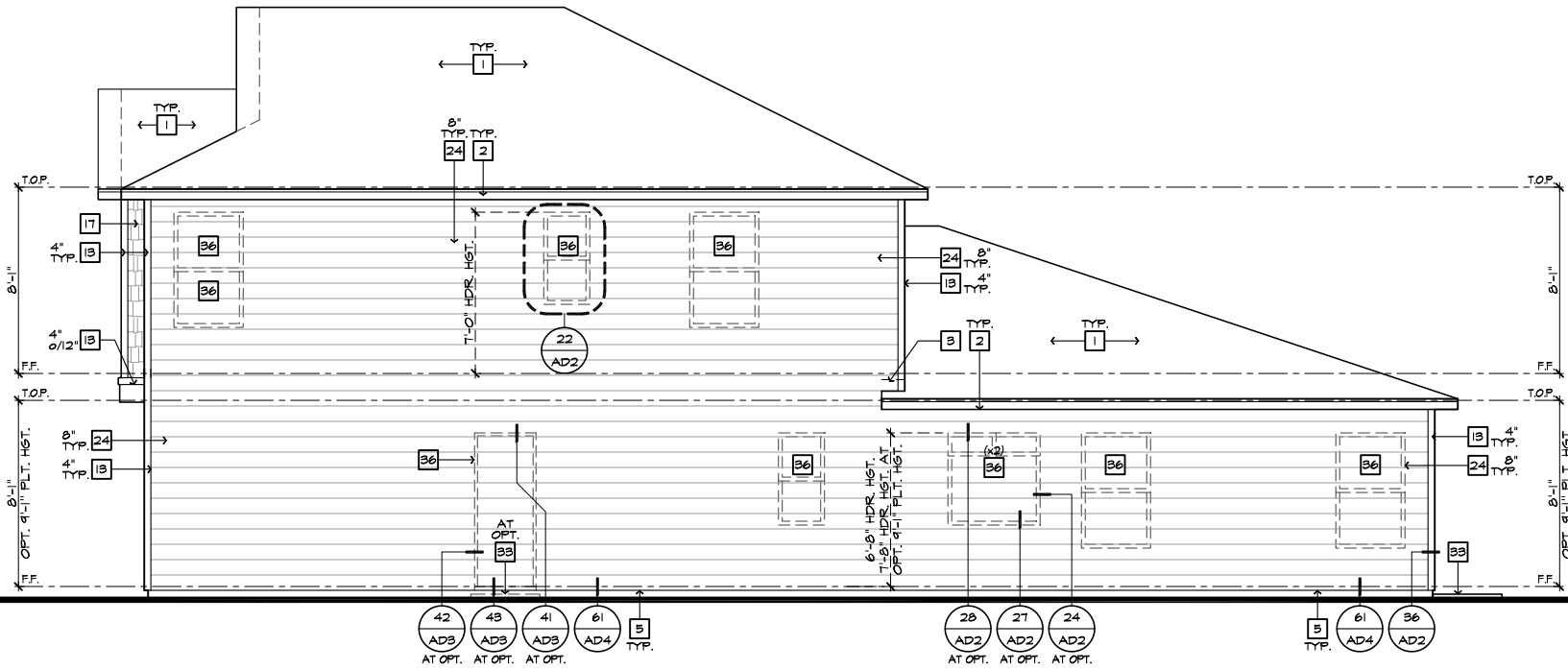
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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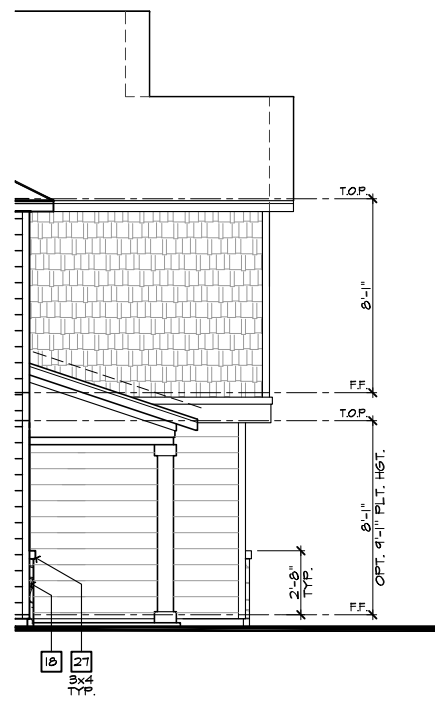
PARTIAL RIGHT ELEVATION 'C'
W/ MASONRY OPTION

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



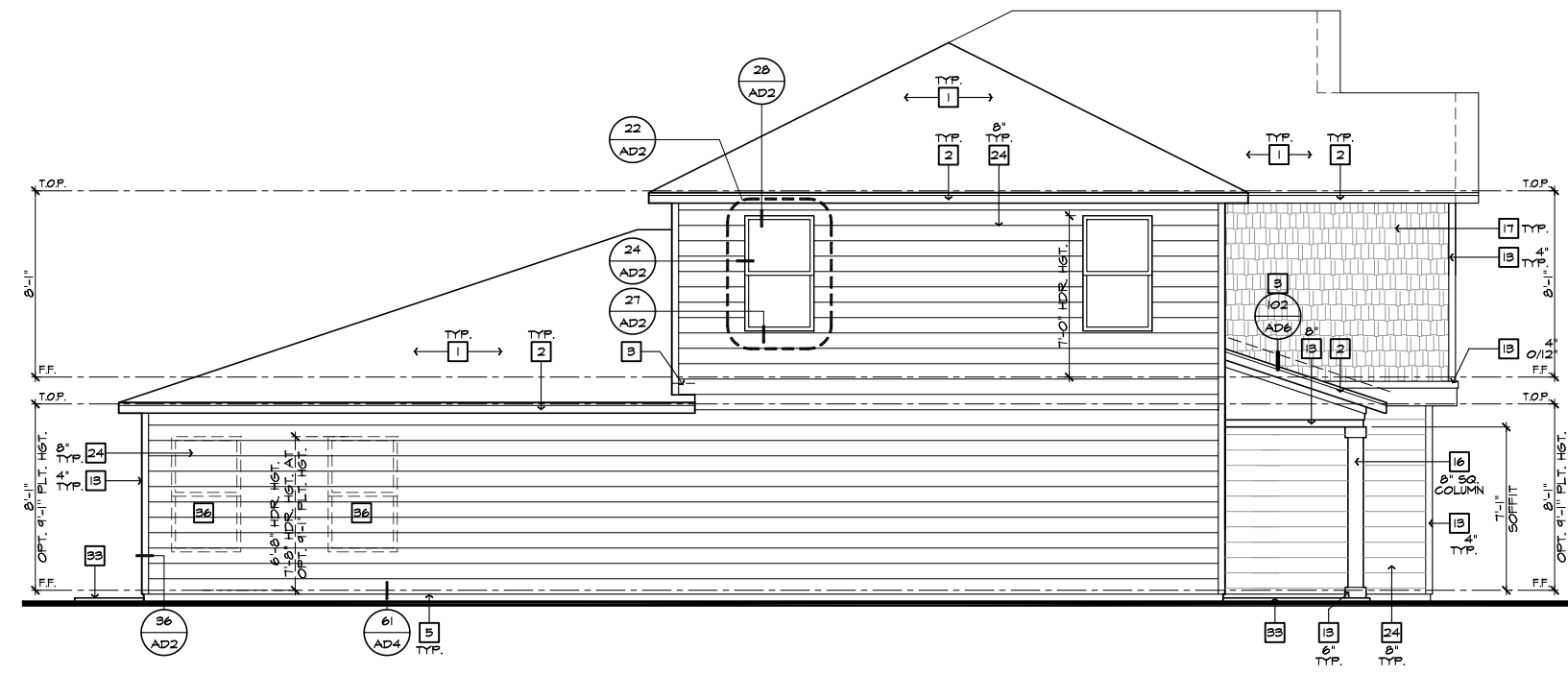
RIGHT ELEVATION 'C'

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



PARTIAL LEFT ELEVATION 'C'
W/ MASONRY OPTION

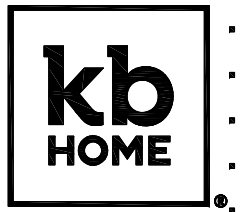
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



LEFT ELEVATION 'C'

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

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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
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15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
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18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	RONLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
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28.	RAILINGS (#36" U.N.O.)
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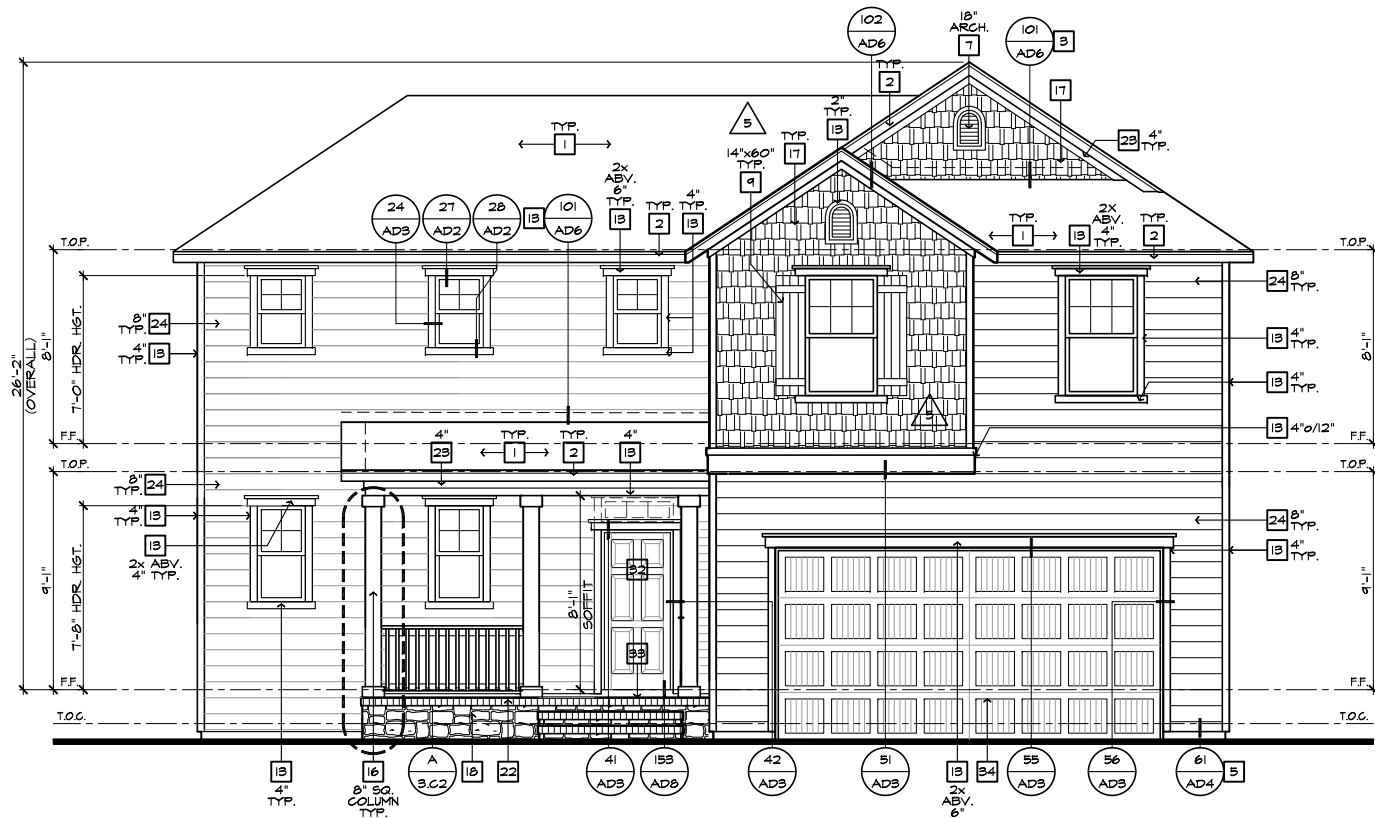
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PLAN:
243.2939-R
SHEET:
3.C3

**SPEC. LEVEL 1
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FRONT ELEVATION 'C' W/ CRAWL SPACE
AT OPTIONAL 9'-1" PLT. HGT.

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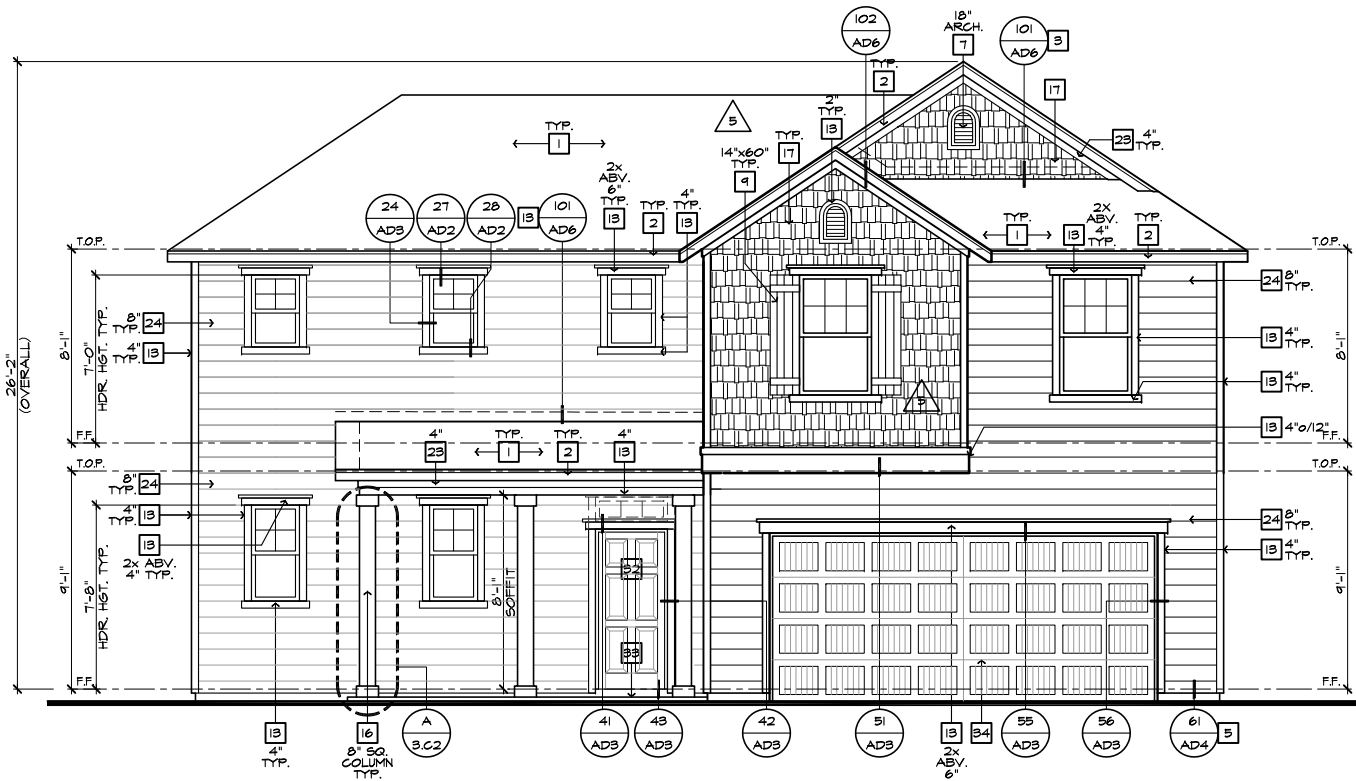
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PARTIAL FRONT ELEVATION 'C' W/ MASONRY OPTION AT 9'-0" PLT. HGT.

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



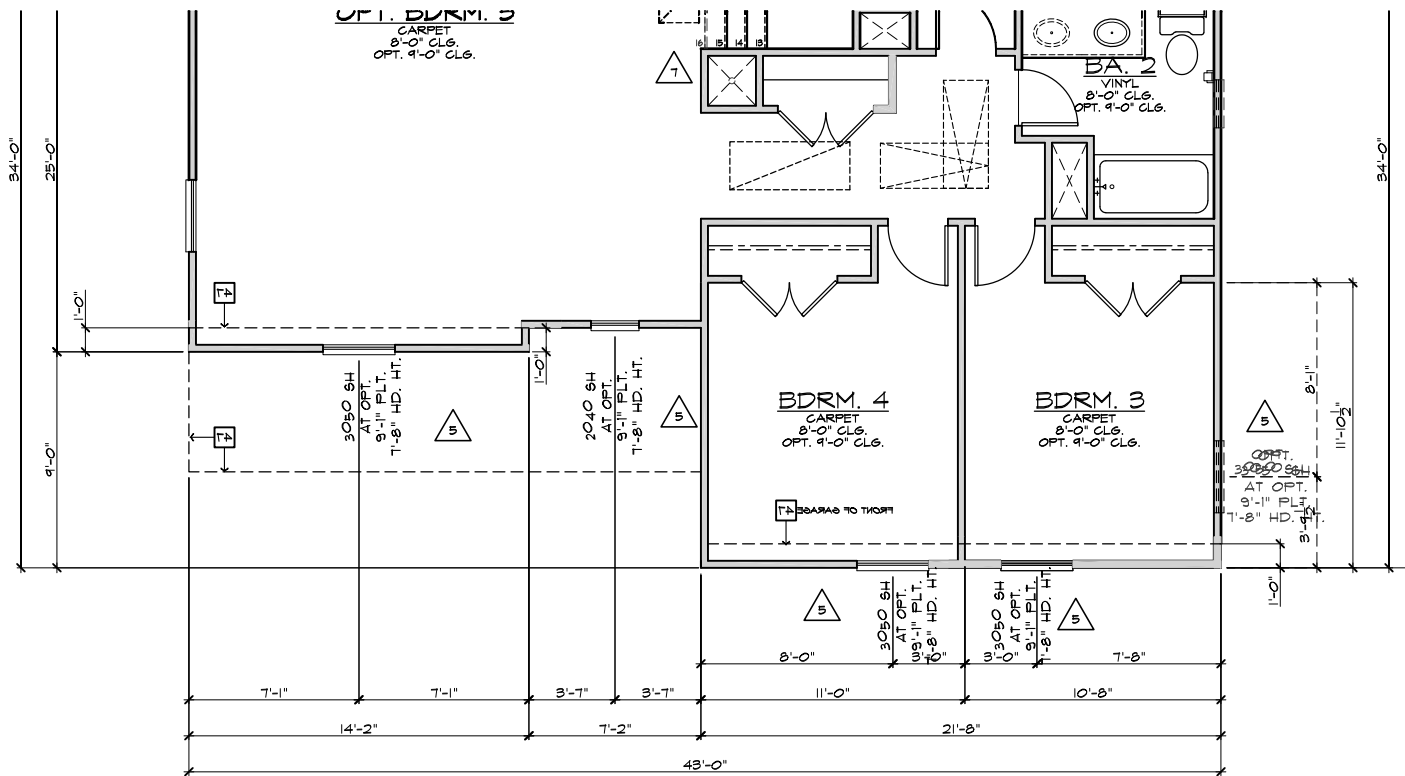
FRONT ELEVATION 'C'
AT OPTIONAL 9'-1" PLT. HGT.

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

PLAN:
243.2939-R
SHEET:
3.C5

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

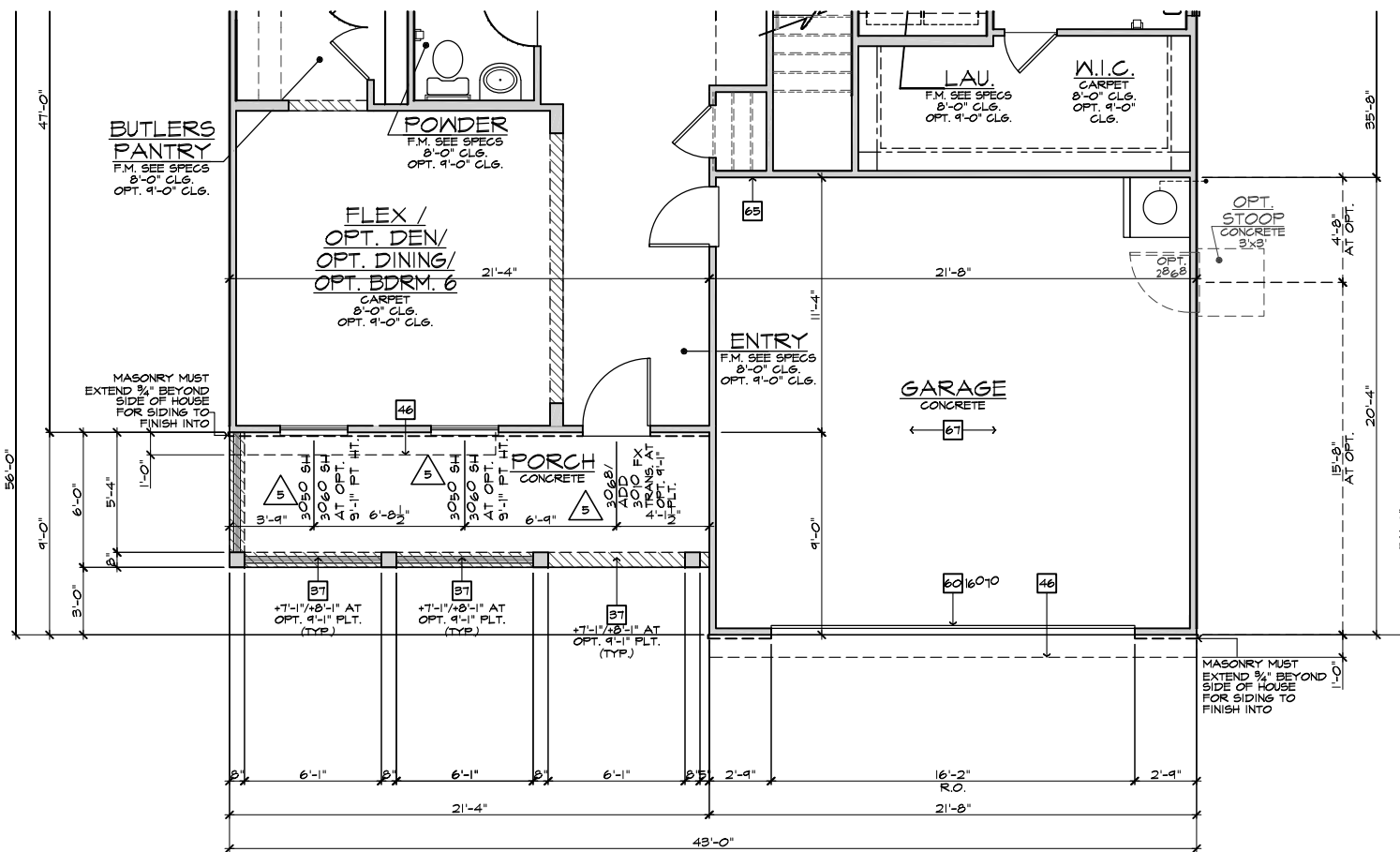
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PARTIAL SECOND FLOOR PLAN 'D'

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

BASIC PLAN



PARTIAL FIRST FLOOR PLAN 'D'

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

BASIC PLAN

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
31.	+36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
37.	FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
38.	NOT USED
39.	LINE OF CEILING BREAK
40.	INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
41.	LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
43.	2x6 WALL
44.	2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45.	DOUBLE 2x4 WALL
46.	LINE OF FLOOR ABOVE
47.	LINE OF FLOOR BELOW
48.	EXTERIOR RAIL
55.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
56.	SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
57.	EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
60.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

- ISSUE DATE: 09/11/18
- PROJECT No.: 1350999-57
- DIVISION MGR.: DS
- REVISIONS: SEE BELOW
- 1 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS NC19023NCP/ 04/22/19 / FAE
- 4 DIVISION REVISIONS NC19047NCP/ 02/01/19 / FAE
- 5 DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR NC21044NCP / 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

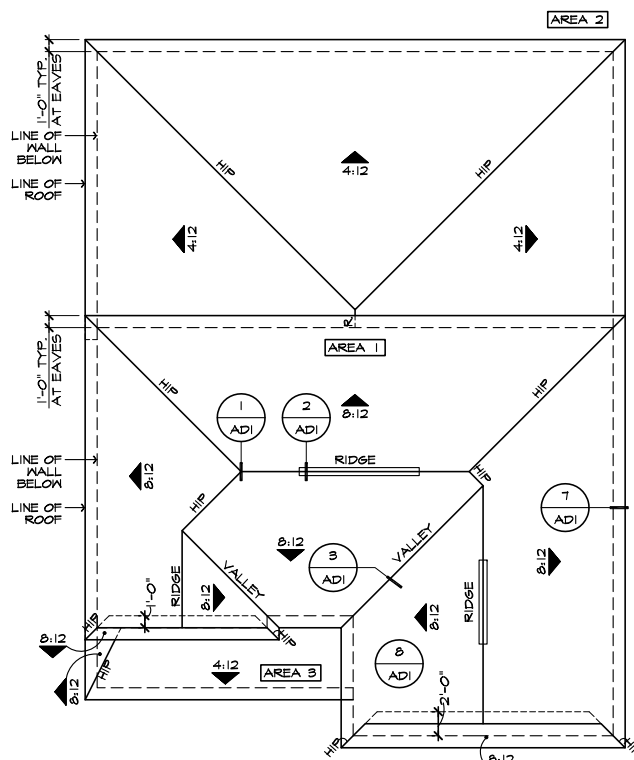
PLAN:
243.2939-R

SHEET:
3.D1

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

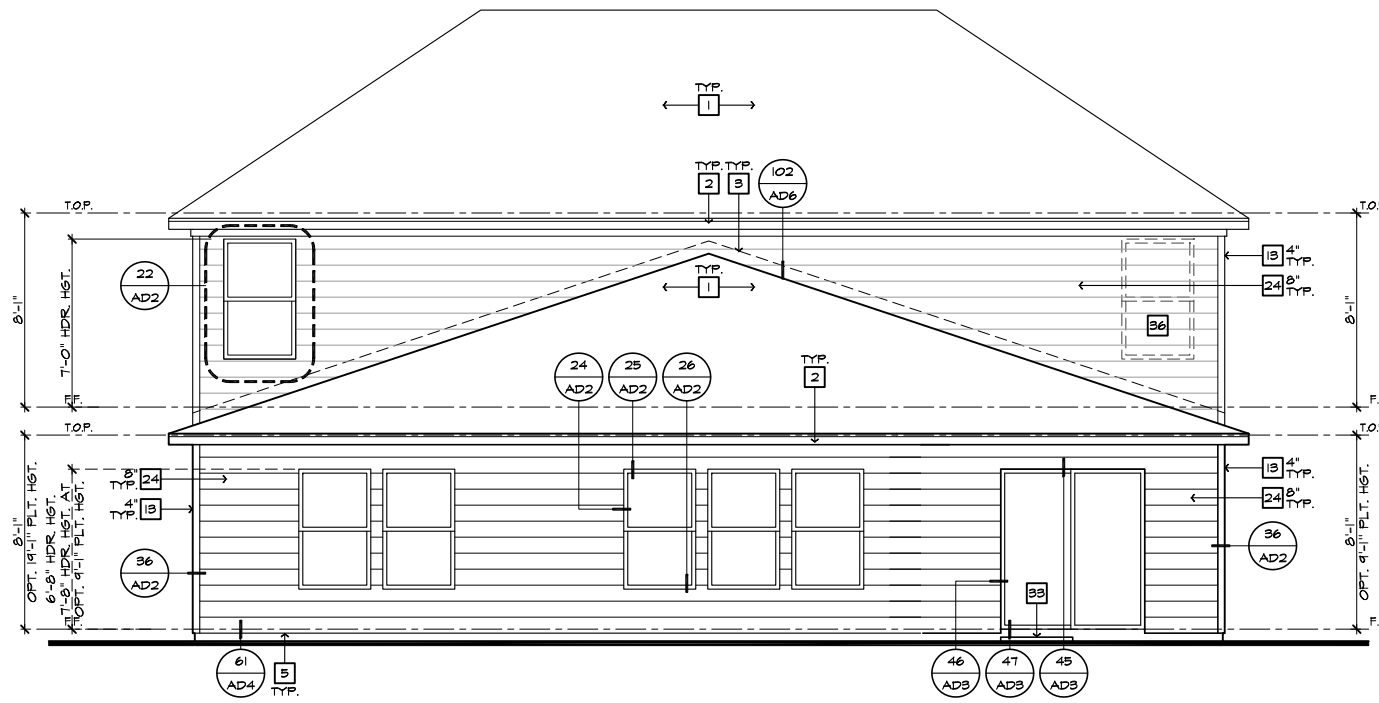
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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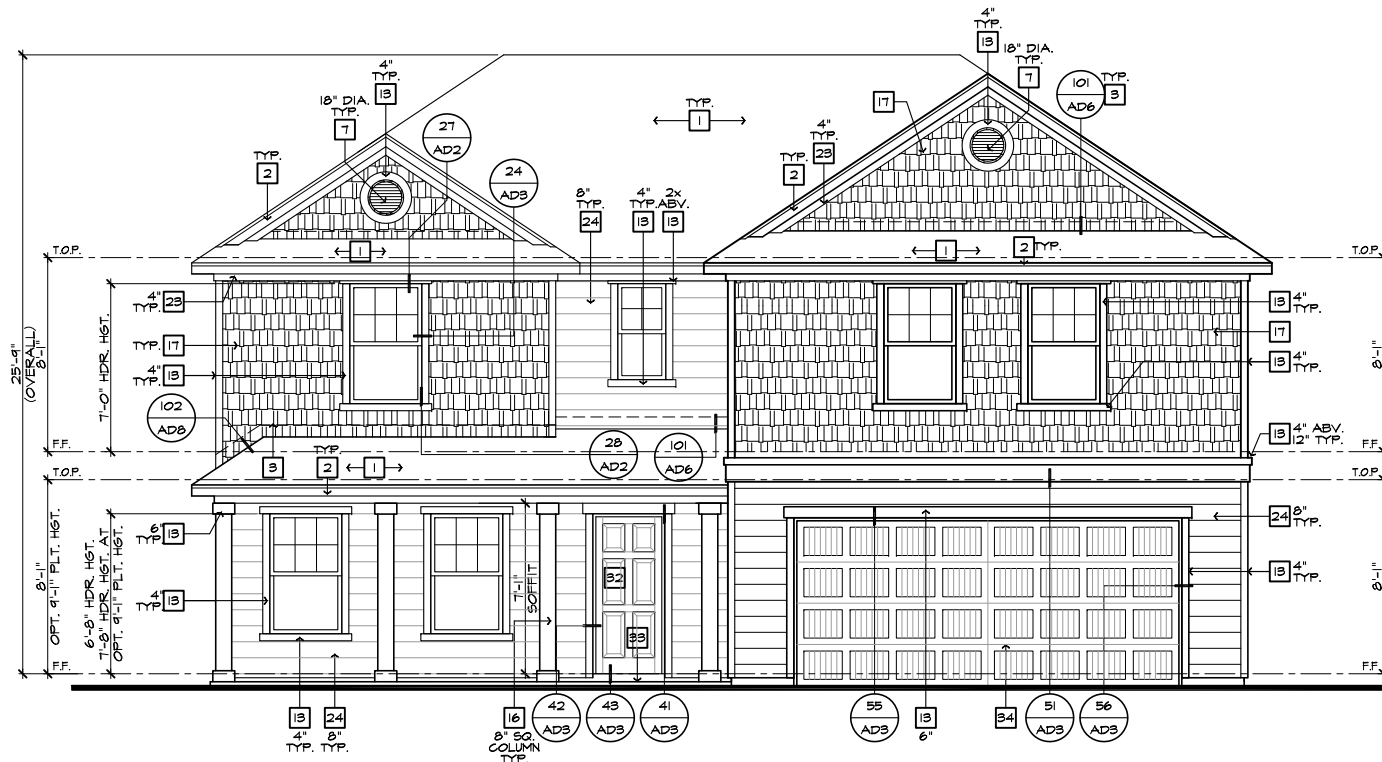
ROOF PLAN 'D'

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



REAR ELEVATION 'D'

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



FRONT ELEVATION 'D'

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



PARTIAL FRONT ELEVATION 'D' W/ MASONRY OPTION

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

- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6:1 FLASHING
 - 6:1 FLASHING & SADDLE/CRICKET
 - 6:1 DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE ELEVATION FOR TYPE
 - RECESSED ELEMENT
 - DECORATIVE TRIM FYPYON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM - SEE ELEVATION FOR SIZE
 - SYNTHETIC MATERIAL
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPYON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - SHAKE SIDING
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - ROCKLOCK 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
 - RAILINGS (36" U.N.O.)
 - VINYL WRAP
 - DECORATIVE WINDOW/DOOR TRIM - FYPYON OR EQ. SEE ELEVATION FOR SIZE
 - SOLDIER COURSE
 - 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

- ROOF PLAN NOTES 'D'**
- 8:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
- ROOF MATERIAL: COMPOSITION SHINGLE
 12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.
 12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.
 LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

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

AREA 1 / MAIN

VENTILATION REQUIRED:	1262 SQ. FT. / 300 = 4.2 SQ. FT.
ATTIC AREA	X 144 = 604.8 SQ. IN.
	X 50% = 302.4 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(17) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 306 SQ. IN.
LOW	(6) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 305 SQ. IN.
TOTAL VENTILATION PROVIDED:	611 SQ. IN.

AREA 2 / FIRST FLOOR ROOF (REAR)

VENTILATION REQUIRED:	484 SQ. FT. / 300 = 3.2 SQ. FT.
ATTIC AREA	X 144 = 460.8 SQ. IN.
	X 50% = 230.4 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(-) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = --- SQ. IN.
LOW	(2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 288 SQ. IN.
TOTAL VENTILATION PROVIDED:	288 SQ. IN.

AREA 3 / PORCH

VENTILATION REQUIRED:	* 113 SQ. FT. / 150 = .75 SQ. FT.
ATTIC AREA	X 144 = 108 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(0) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 0 SQ. IN.
LOW	(7) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 35 SQ. IN.
	(1) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 144 SQ. IN.
TOTAL VENTILATION PROVIDED:	179 SQ. IN.

NOTES:

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



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2018 NORTH CAROLINA STATE BUILDING CODES

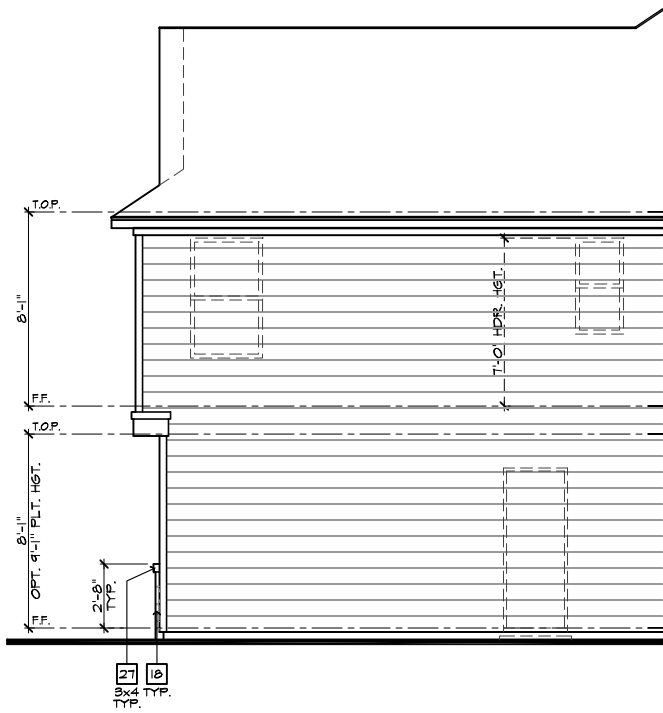
ISSUE DATE: 09/11/18
 PROJECT No.: 1350999-57
 DIVISION MGR.: DS
 REVISIONS: SEE BELOW

- 1 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB
- 4 DIVISION REVISIONS NC19047NCP/ 04/01/19 / FAB
- 5 DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR NC21044NCP/ 02/18/21 / KBA
- 7 FRAMEWALK COMMENTS NC19047NCP/ 07-28-21 / KBA

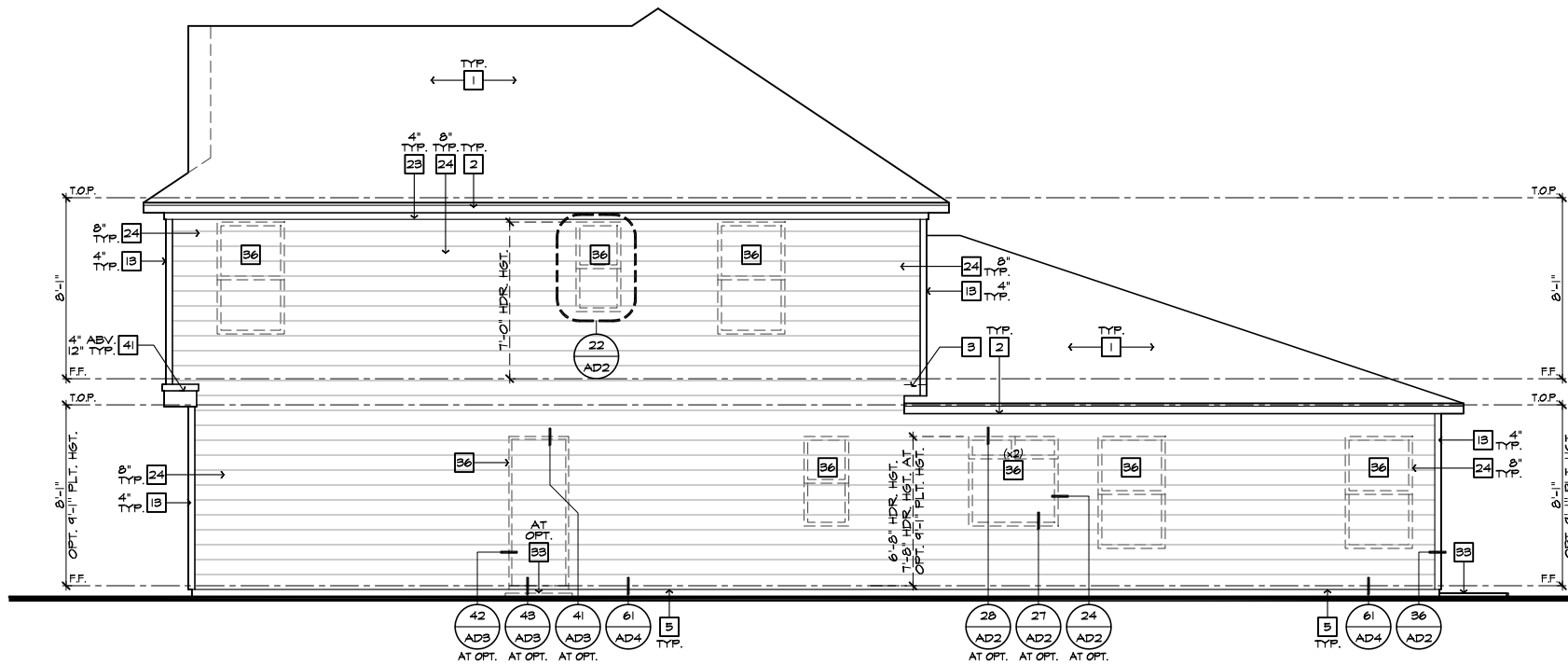
PLAN:
243.2939-R
 SHEET:
3.D2

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

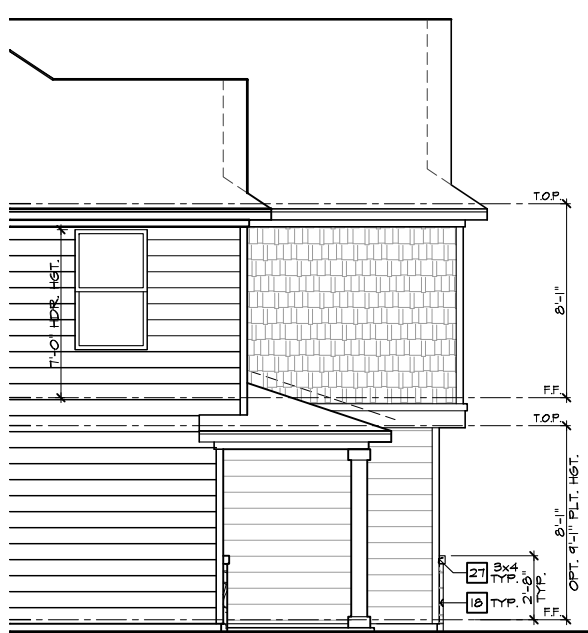
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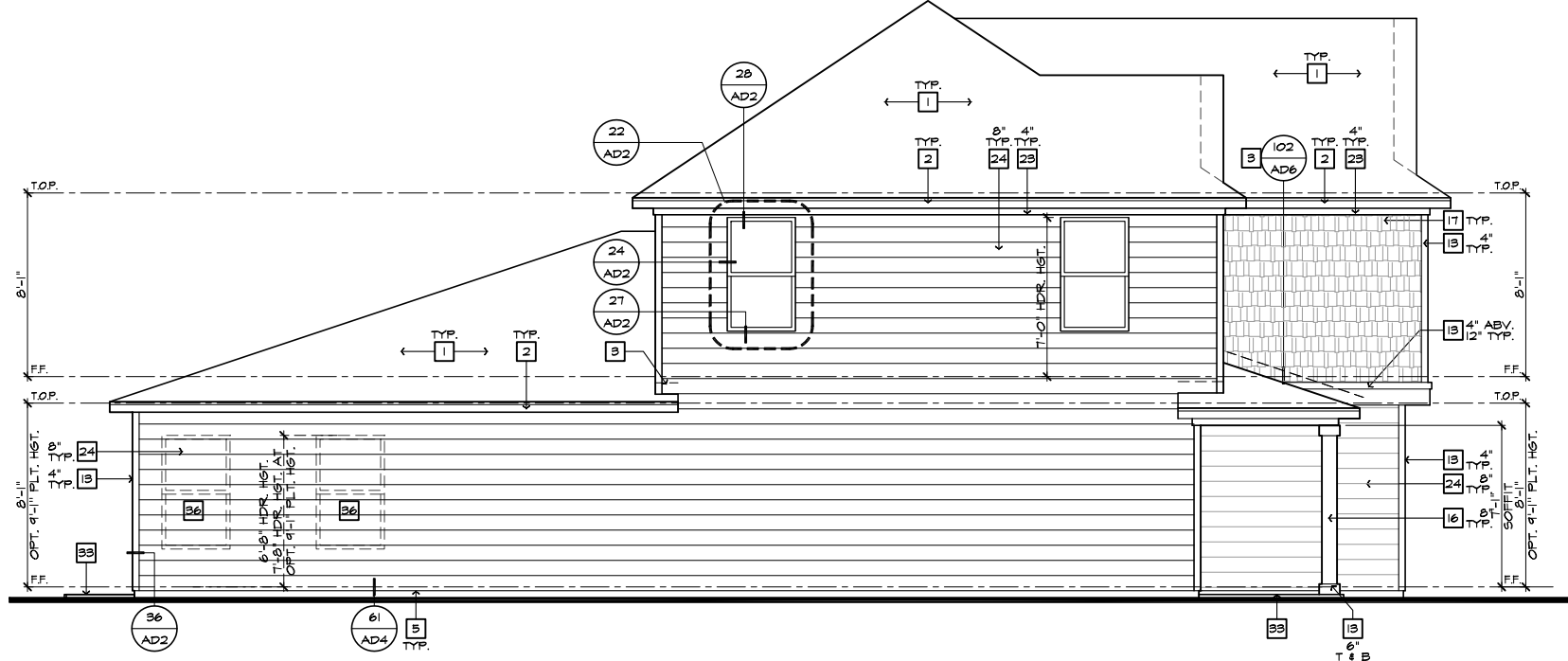
**PARTIAL RIGHT ELEVATION 'D'
W/ MASONRY OPTION**
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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



**PARTIAL LEFT ELEVATION 'D'
W/ MASONRY OPTION**
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



LEFT ELEVATION 'D'
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 - SEE ELEVATION FOR SIZE
14.	SYNTHETIC MATERIAL
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	SHAKE SIDING
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	RONLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING W/ 4" CORNER TRIM PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (36" U.N.O.)
29.	VINYL 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
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**2018 NORTH
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BUILDING
CODES**

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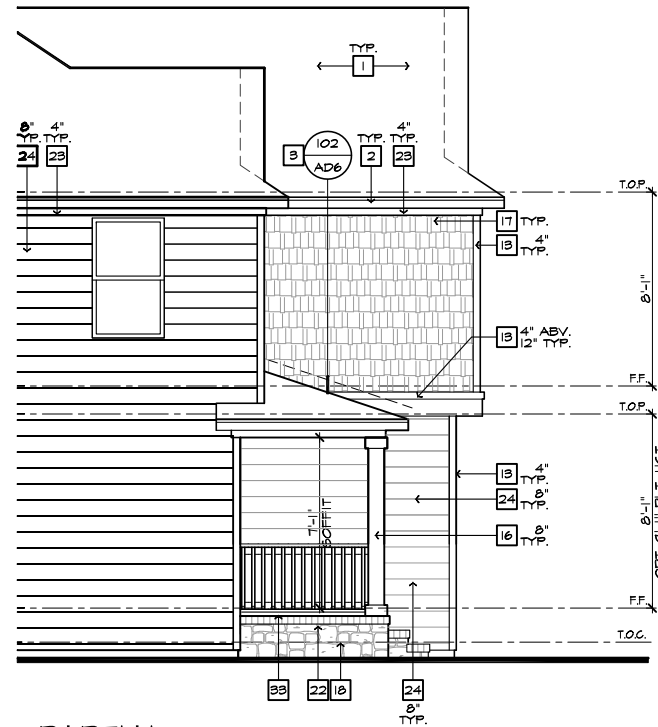
- 1 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS
NC19021NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS
NC19021NCP/ 04/22/19 / FAE
- 4 DIVISION REVISIONS
NC19047NCP/ 02/01/19 / FAE
- 5 DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR
NC21004NCP/ 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R

SHEET:
3.D3

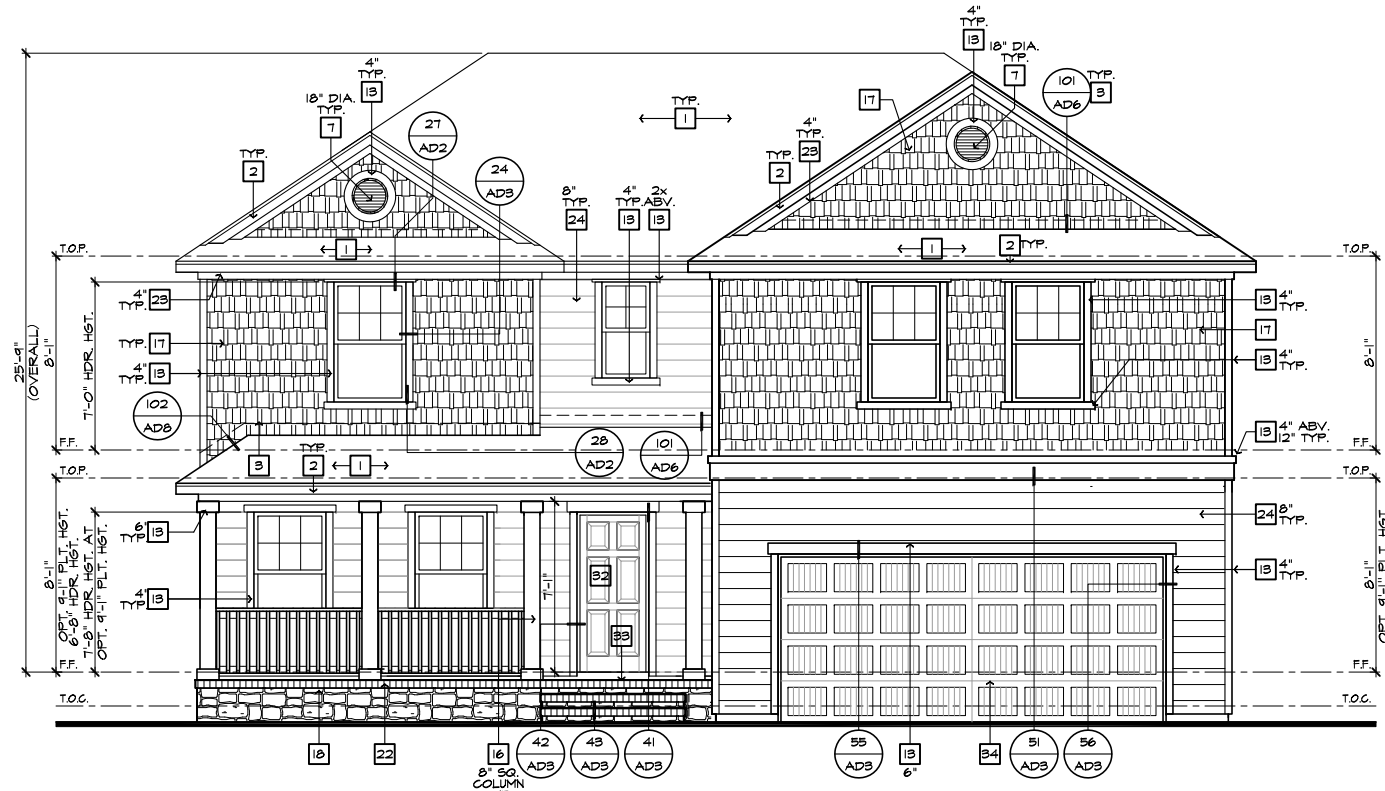
**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

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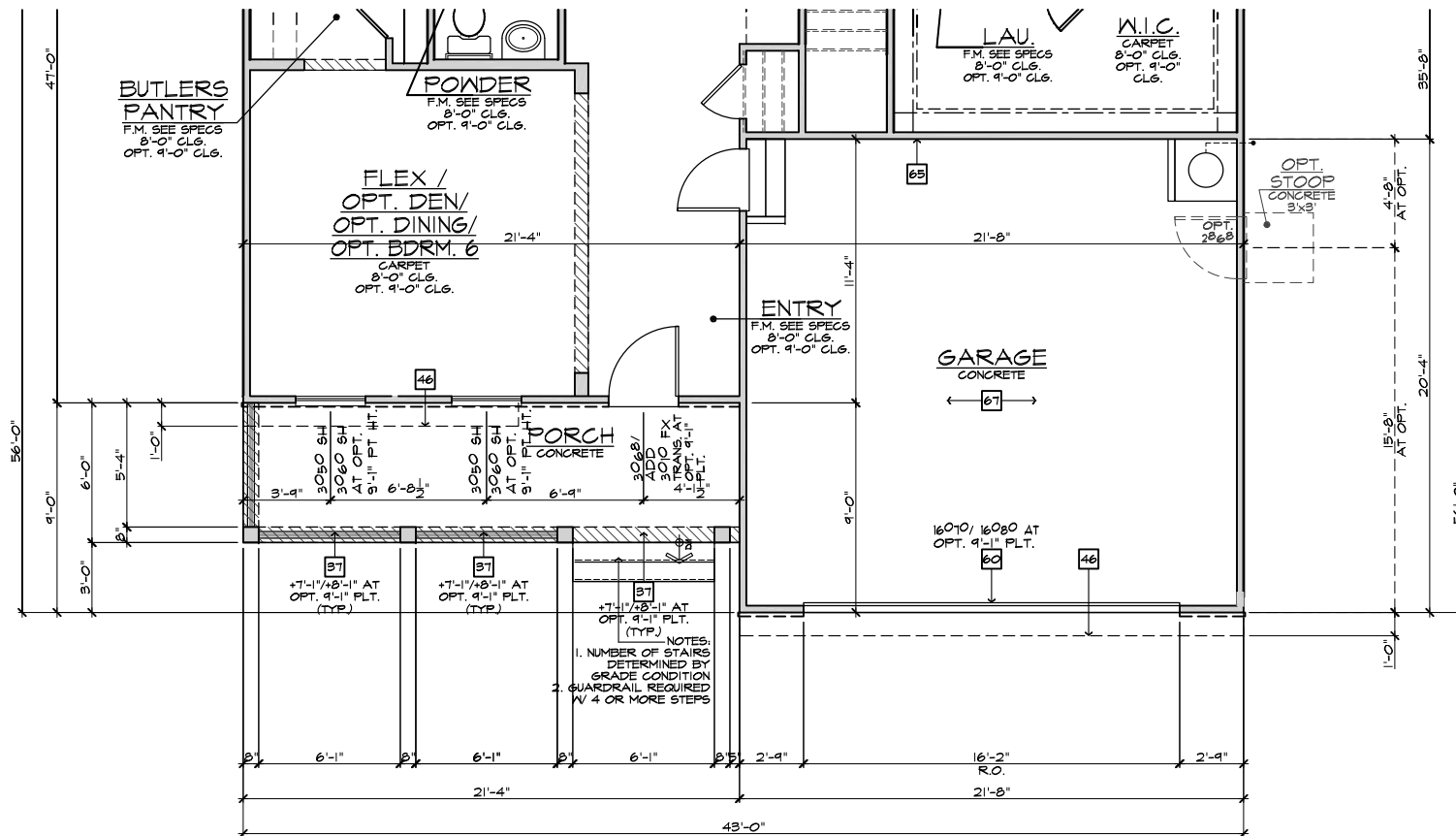
PARTIAL LEFT ELEVATION 'D' AT CRAWL SPACE

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



FRONT ELEVATION 'D' W/ CRAWL SPACE

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



PARTIAL FIRST FLOOR PLAN 'D' AT CRAWL SPACE

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

BASIC PLAN

ELEVATION NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF SPEC
 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 - 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. RAILLOCK 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. RAILINGS (+36" U.N.O.)
 29. VINYL 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. PILLASTER - SEE ELEVATION FOR TYPE

PARTIAL PLAN NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
 38. NOT USED
 39. LINE OF CEILING BREAK
 40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT.
 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
 43. 2x6 WALL
 44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
 45. DOUBLE 2x4 WALL
 46. LINE OF FLOOR ABOVE
 47. LINE OF FLOOR BELOW
 48. EXTERIOR RAIL
 55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
 56. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD. WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
 57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
 60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

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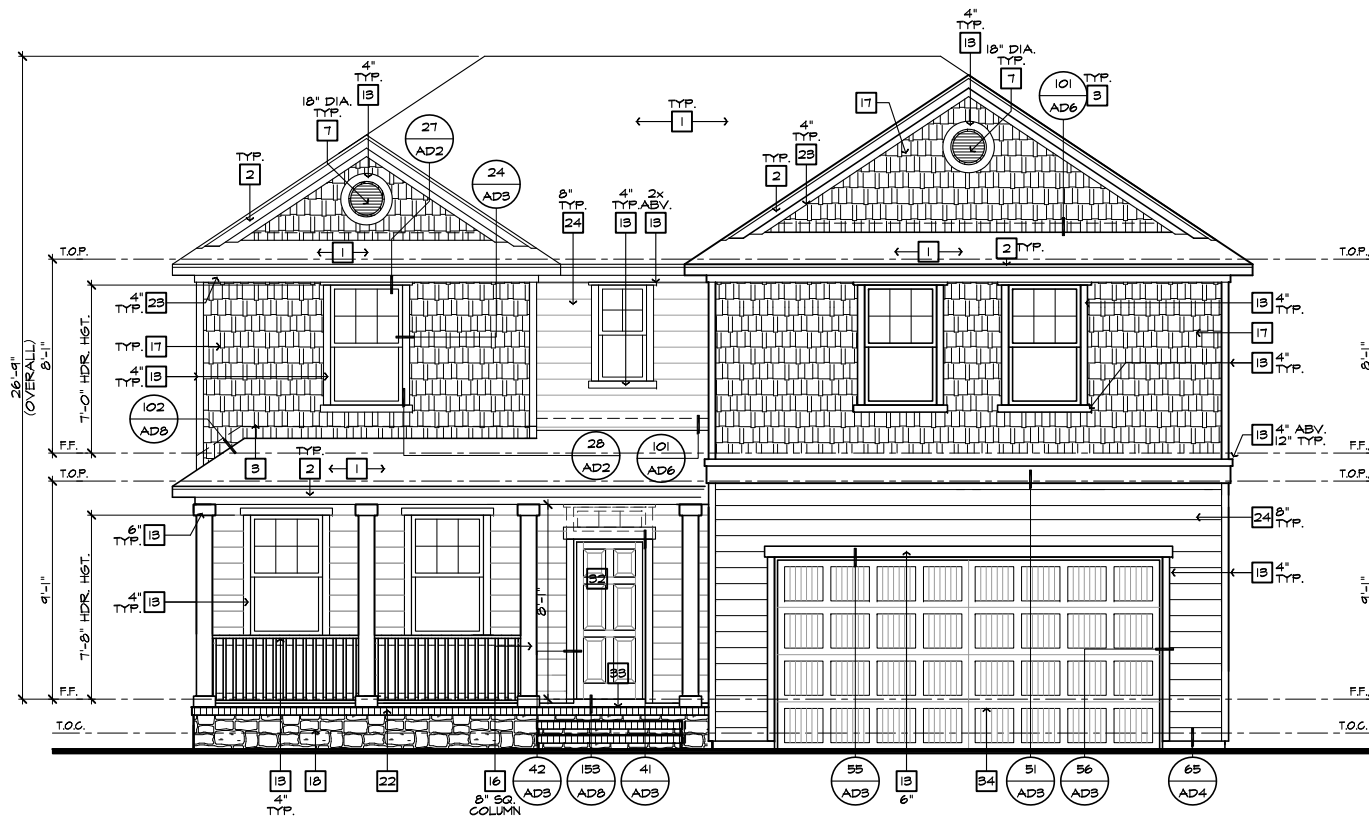
- 1. 2018 CODE UPDATE NC1905NCP/ 03/15/19 / CTD
- 2. DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3. DIVISION REVISIONS NC19022NCP/ 04/22/19 / FAB
- 4. DIVISION REVISIONS NC19047NCP/ 04/01/19 / FAB
- 5. DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6. PLAN ERROR NC2104NCP/ 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP/ 07-28-21 / KBA

PLAN:
243.2939-R

SHEET:
3.D4

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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FRONT ELEVATION 'D' 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.	Ø.1. FLASHING
4.	Ø.1. FLASHING & SADDLE/CRICKET
5.	Ø.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 - 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.	RAILINGS (36" U.N.O.)
29.	VINYL WRAP
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

**NORTH CAROLINA
50' SERIES**

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

**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

ISSUE DATE: 09/11/18
PROJECT No.: 1350999-57
DIVISION MGR.: DS
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- 1 2018 CODE UPDATE
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NC19022NCP/ 03/15/19 / CTD
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- 6 PLAN ERROR
NC21044NCP/ 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS
NC19047NCP/ 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
3.D5

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



PARTIAL FRONT ELEVATION 'D' W/ MASONRY OPTION AT 9'-0" PLT. HGT.
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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

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NORTH CAROLINA 50' SERIES

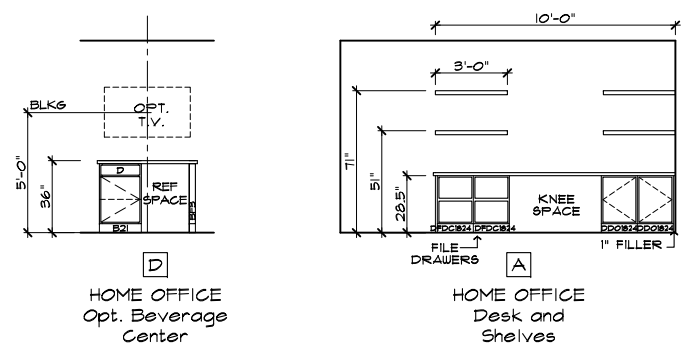
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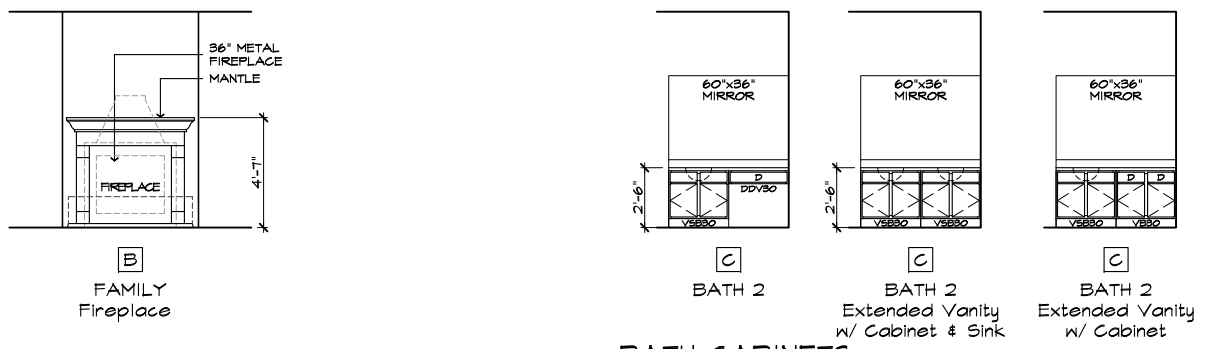
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PLAN: 243.2939-R
SHEET: 4.1

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

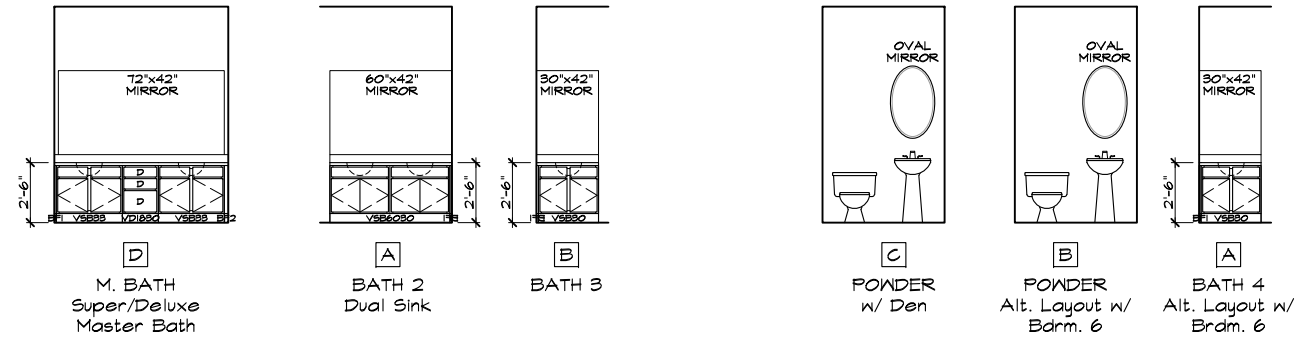


MISC. ELEVATIONS



MISC. CABINETS

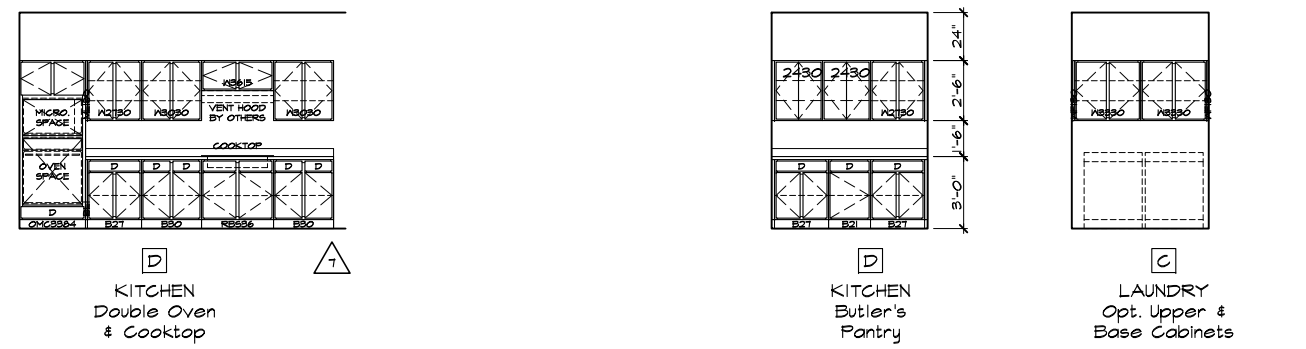
BATH CABINETS



BATH CABINETS

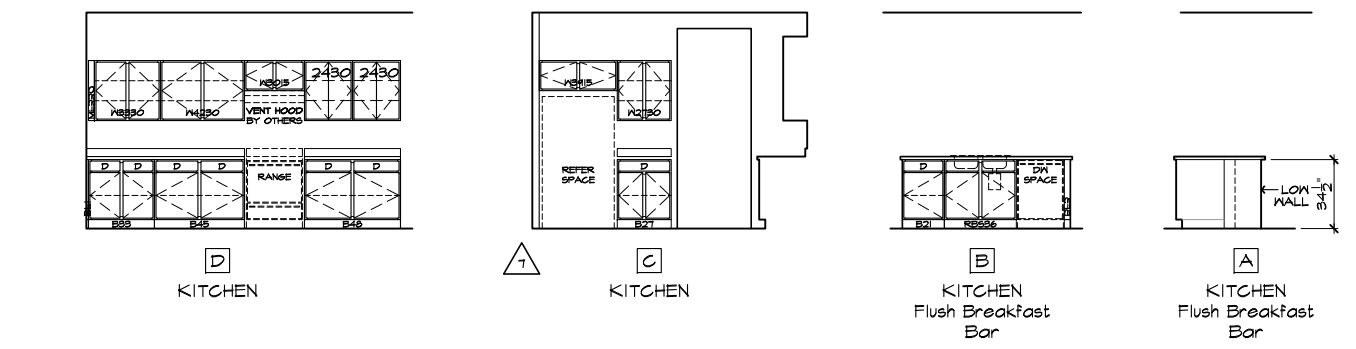
BATH CABINETS

LAUNDRY AND MISCELLANEOUS CABINETS



KITCHEN CABINETS

LAUNDRY CABINETS



KITCHEN CABINETS

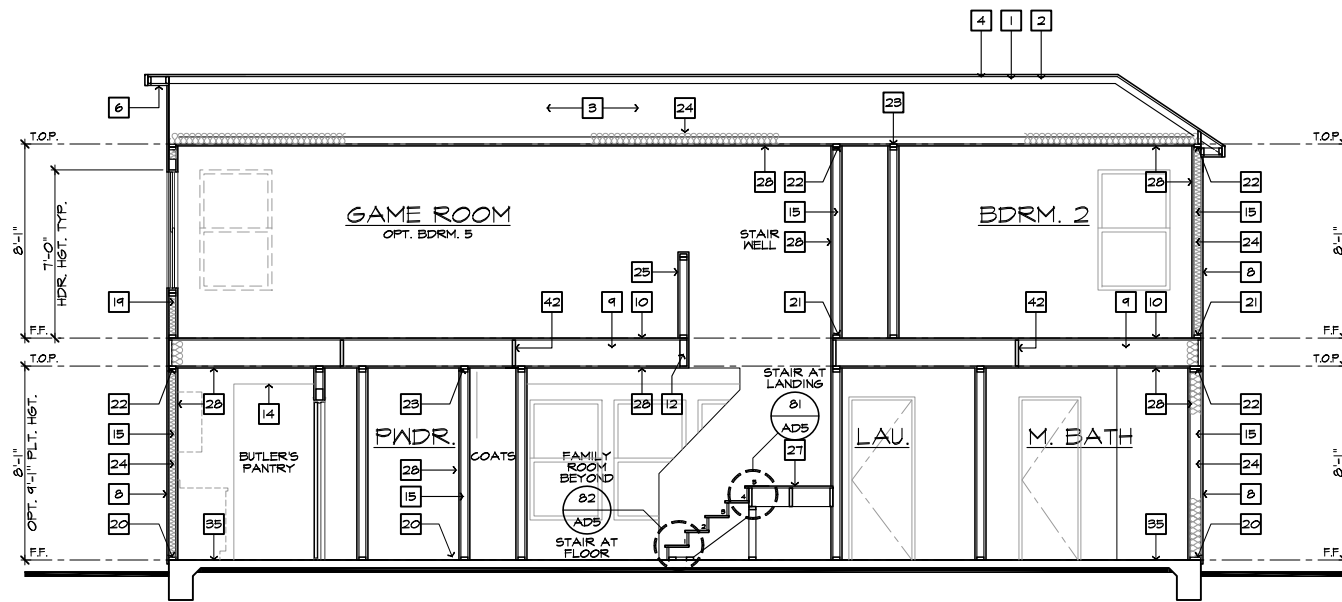
OPTIONAL INTERIOR ELEVATIONS

STANDARD INTERIOR ELEVATIONS

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

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

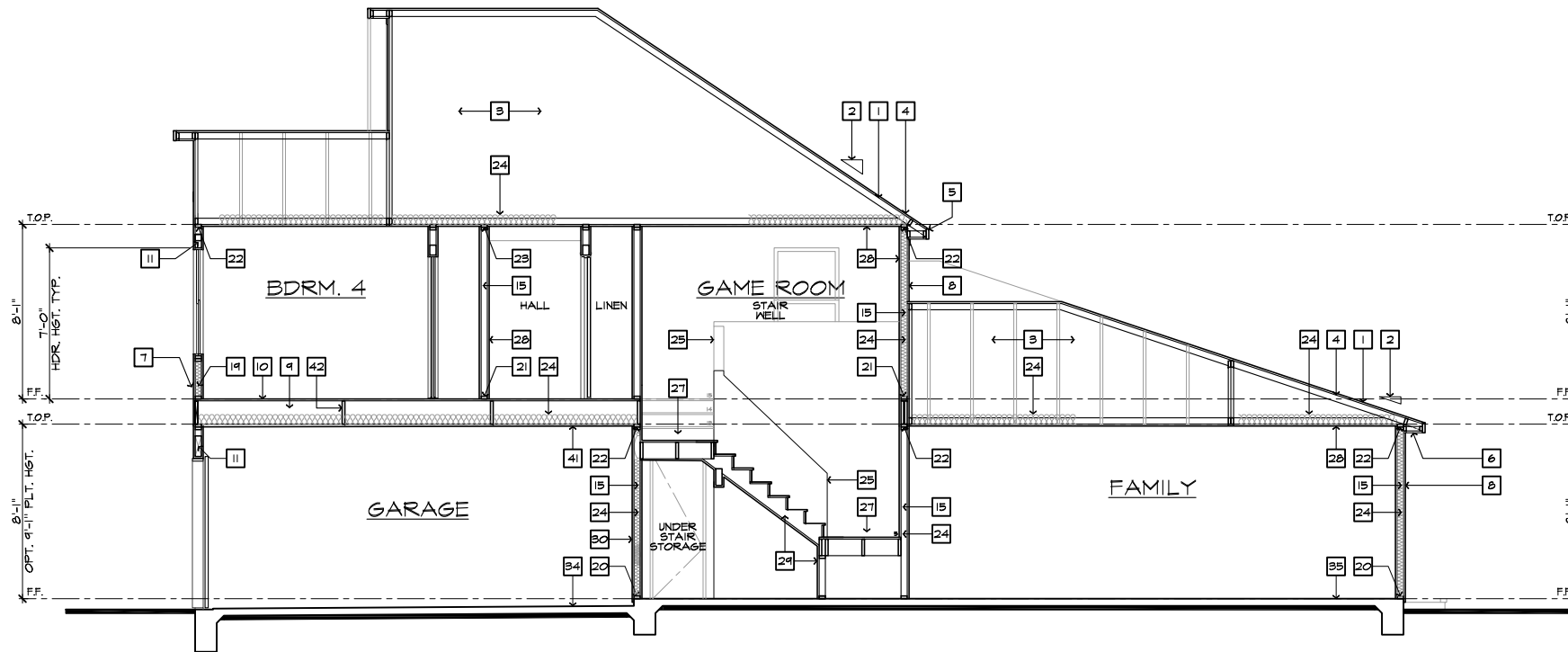
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SECTION "A"

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

AT SLAB ON GRADE



SECTION "B"

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

AT SLAB ON GRADE

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



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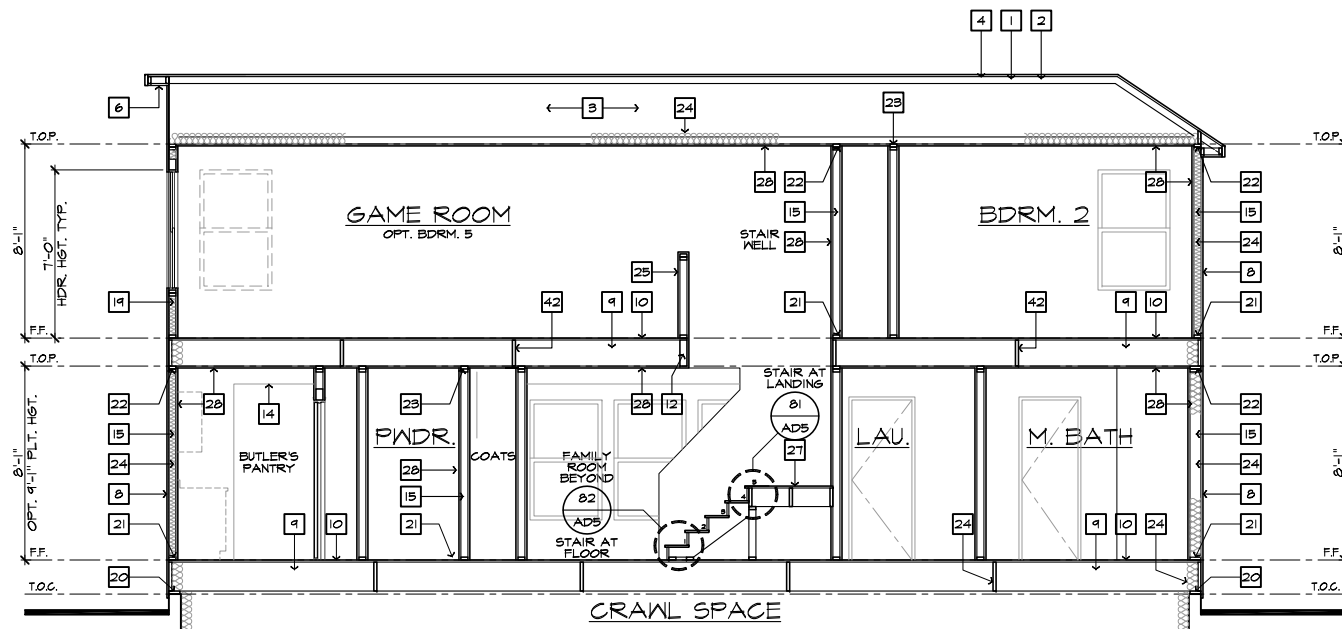
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NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R

SHEET:
4.2

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

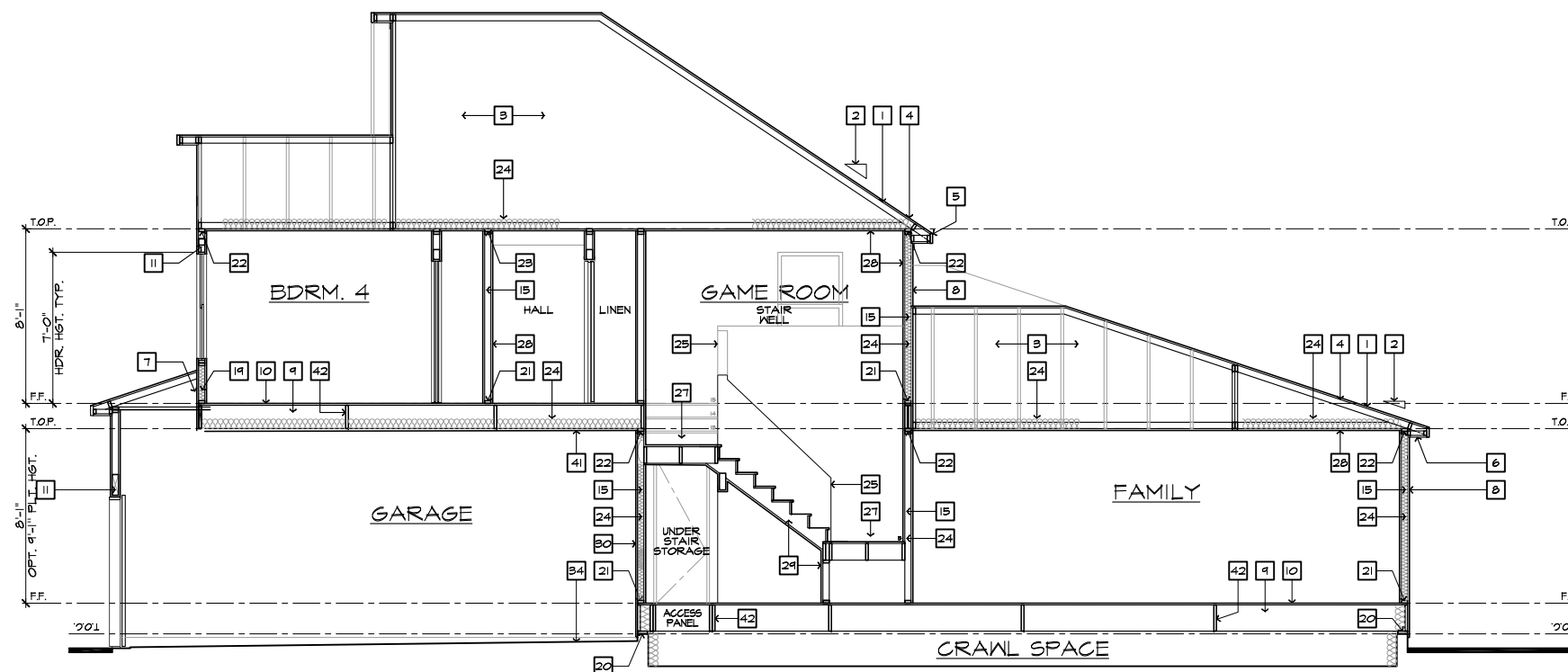
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SECTION "A"

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.
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 3. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
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 5. 2x FASCIA/BARGE BOARD
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PLAN:
243.2939-R

SHEET:
4.3

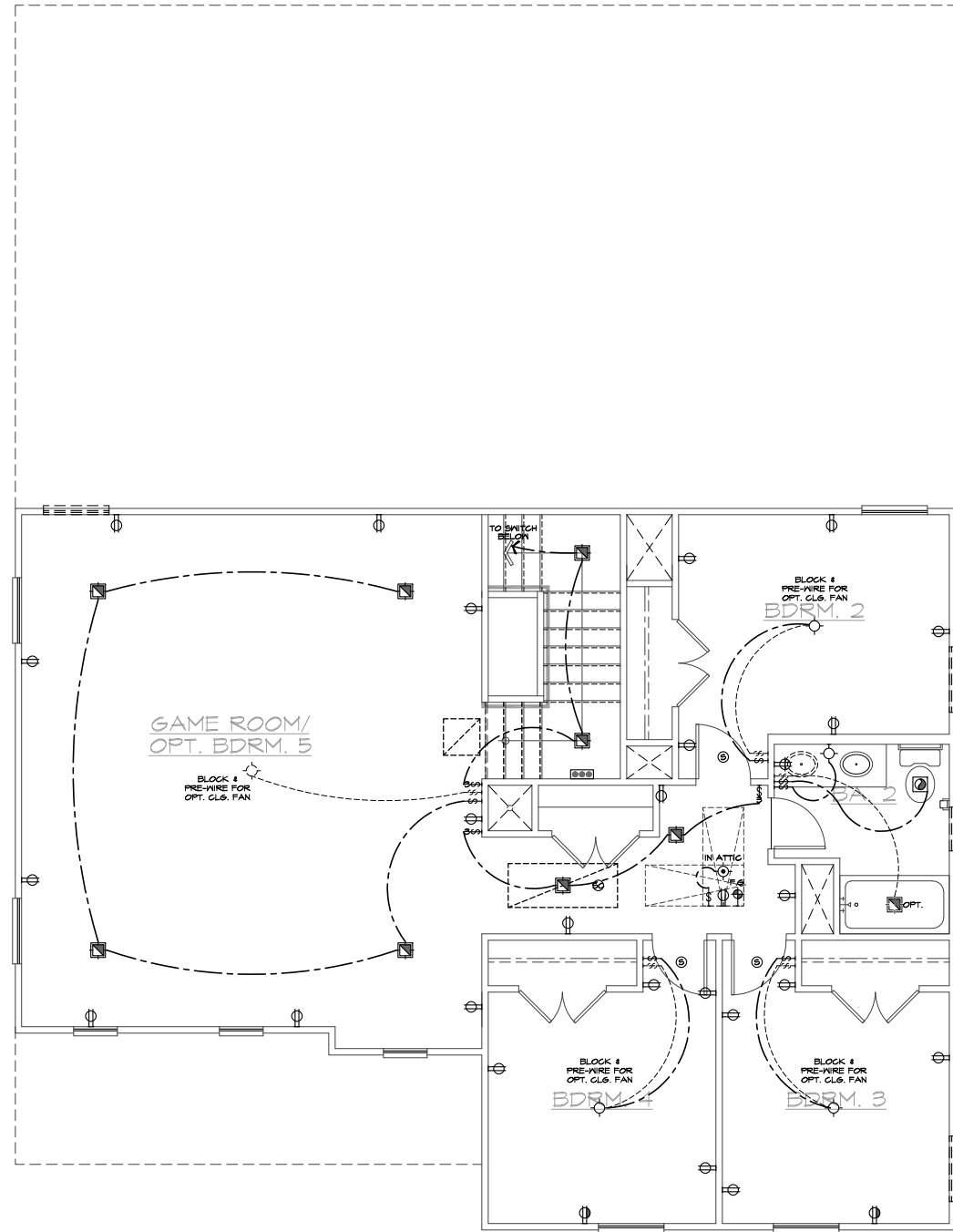
**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**

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

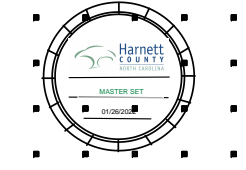


NOTES

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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.

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

BASIC PLAN



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243.2939-R
SHEET:
5.2

**SPEC. LEVEL 1
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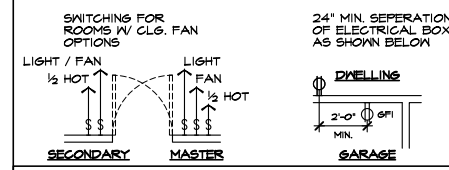
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LIGHT FIXTURE
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FROM STREET



- ⊕ OPTIONAL PRE-WIRED CEILING FAN
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- ⊕ CEILING MOUNTED JUNCTION BOX
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- ⊕ DOOR CHIME
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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**

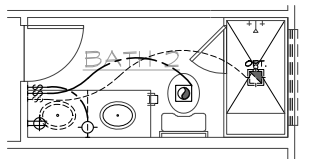
KB HOME
NORTH CAROLINA DIVISION
4518 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7988
FAX: (919) 472-0582

**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

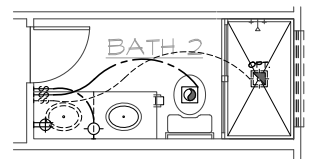
- ISSUE DATE: 09/11/18
PROJECT No.: 1350999-57
DIVISION MGR.: D.S.
REVISIONS: SEE BELOW
- 1. 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD
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NC19047NCP/ 06/01/19 / FAE
 - 5. DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA
 - 6. PLAN ERROR
NC19014NCP/ 02-18-21 / KBA
 - 7. FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
5.3

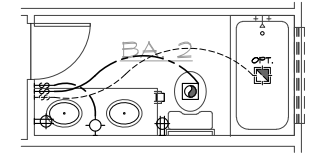
**SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES**



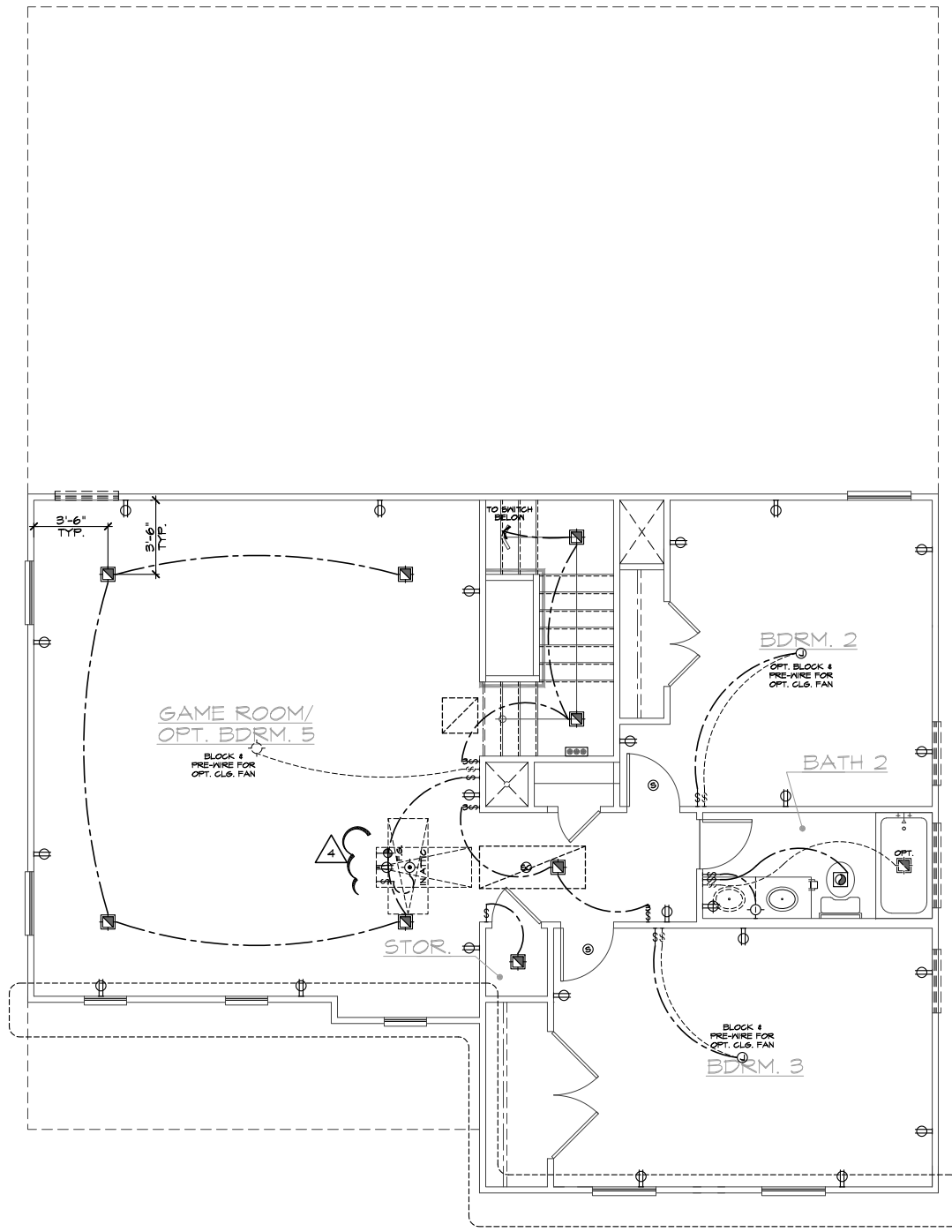
**SHOWER W/ SEAT
I.L.O. TUB**
AT BATH 2



SHOWER I.L.O. TUB
AT BATH 2



**VANITY W/
DUAL SINKS**
AT BATH 2



**ENLARGED BEDROOM 2 & 3
UTILITY PLAN - ('A', 'B', 'C', 'D' SIM.)**
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

**ENLARGED BEDROOM 2 & 3
UTILITY PLAN OPTIONS**
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

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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/ 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220 v 220V SINGLE CONVENIENCE RECEPTACLE HEIGHT NOTED AS PER PLAN
- ⊕ 2 TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.
- ⊕ 3 THREE-POLE LIGHT SWITCH
- ⊕ 4 FOUR-POLE LIGHT SWITCH
- ⊕ W.P. WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS
- ⊕ W.P. RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE 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
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- ⊕ 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**
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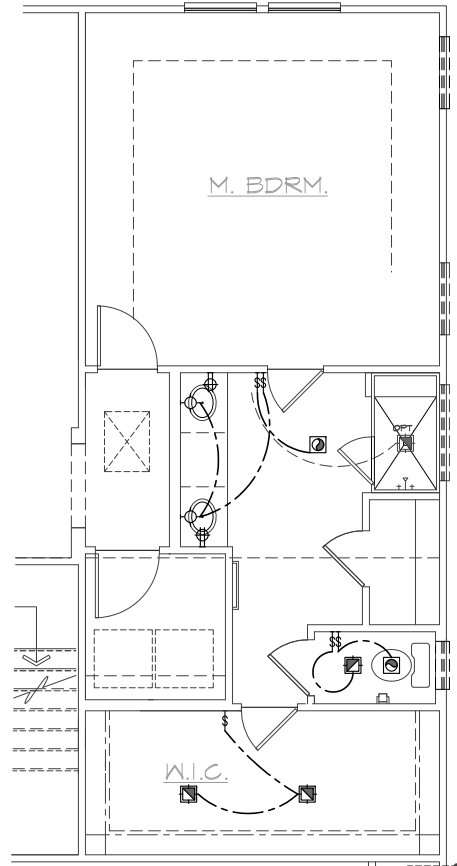
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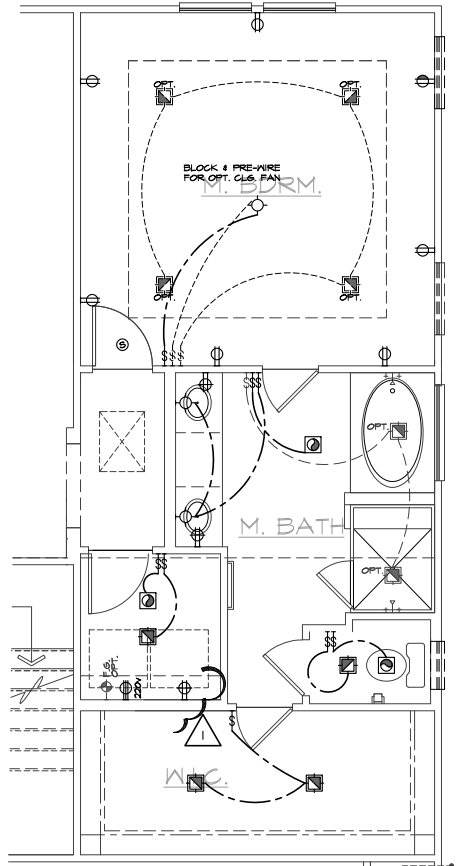
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PLAN:
243.2939-R
SHEET:
5.4

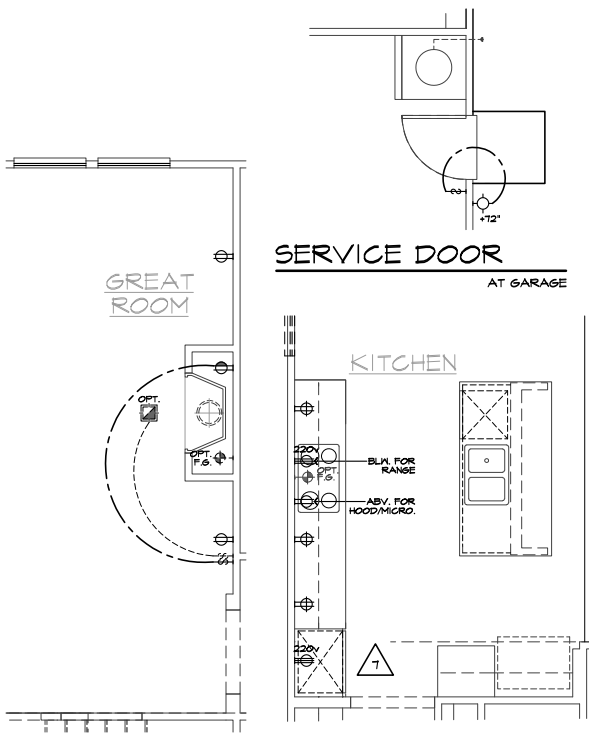
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES



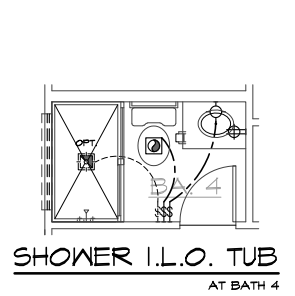
DELUXE M. BATH
AT MASTER BATH



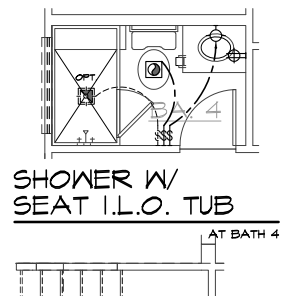
SUPER MASTER BATH
AT MASTER BATH



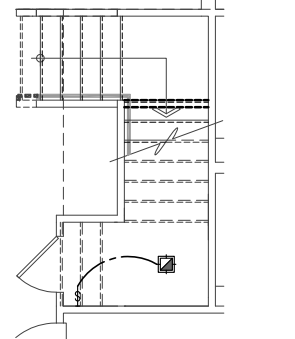
SERVICE DOOR
AT GARAGE



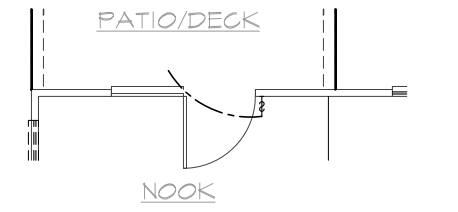
SHOWER I.L.O. TUB
AT BATH 4



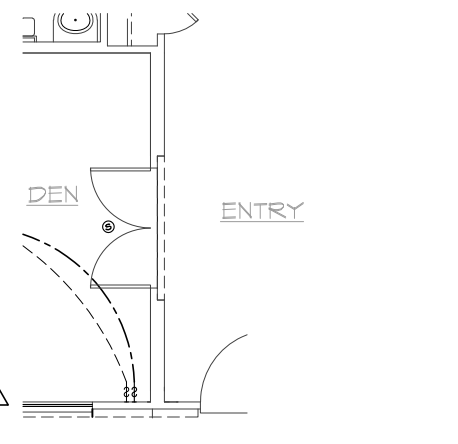
SHOWER W/ SEAT I.L.O. TUB
AT BATH 4



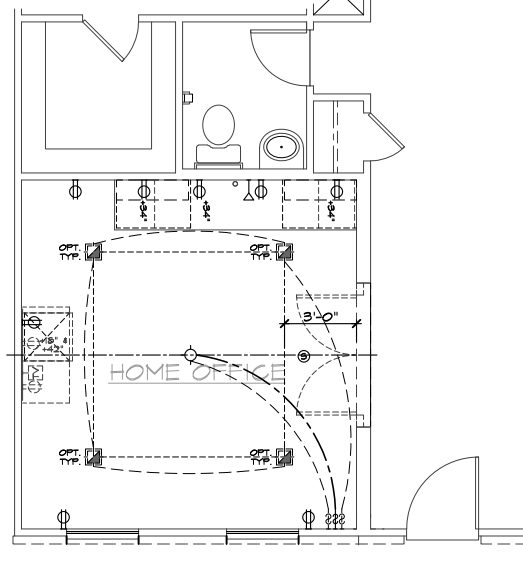
STORAGE
AT STAIRS



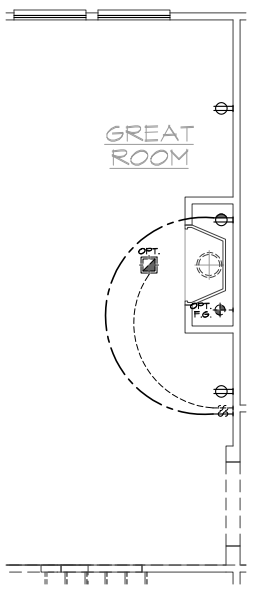
PATIO/DECK
NOOK
Single Lite Door / Fixed Panel
AT CVRD/EXTD COVERED PATIO/DECK



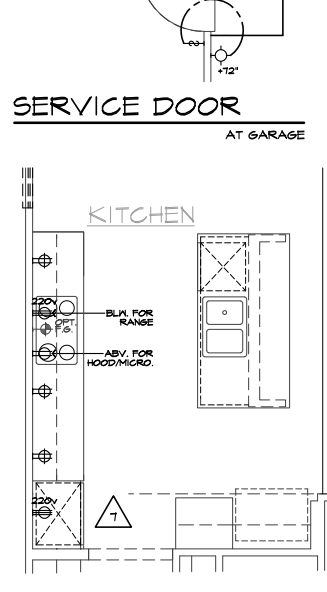
DBL. DOORS
AT DEN



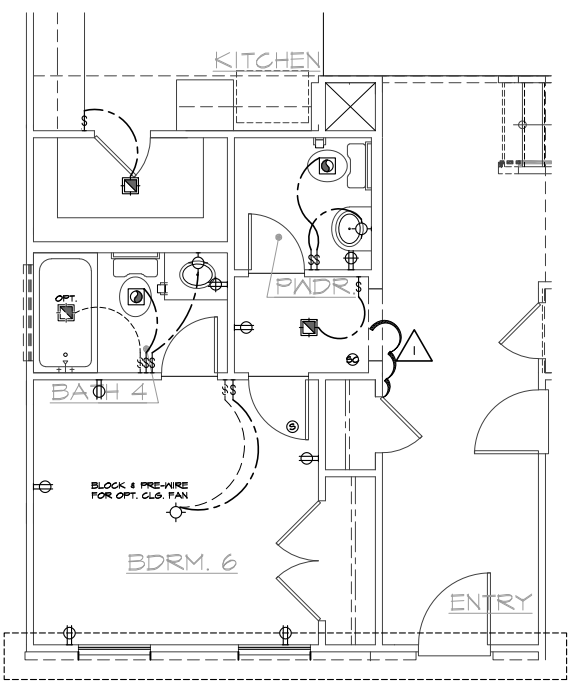
HOME OFFICE
AT DEN



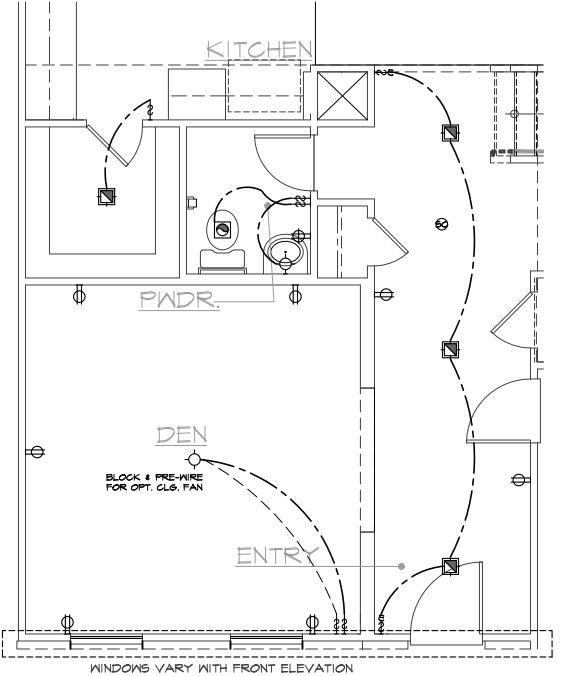
FIREPLACE
AT GREAT ROOM



GOURMET KITCHEN
AT KITCHEN



BEDROOM 6 w/ BATH 4
AT FLEX / POWDER



DEN
AT FLEX

FIRST FLOOR UTILITY PLAN OPTIONS

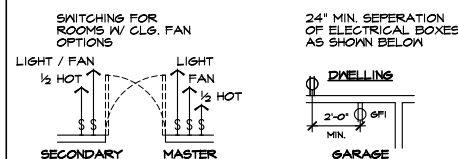
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

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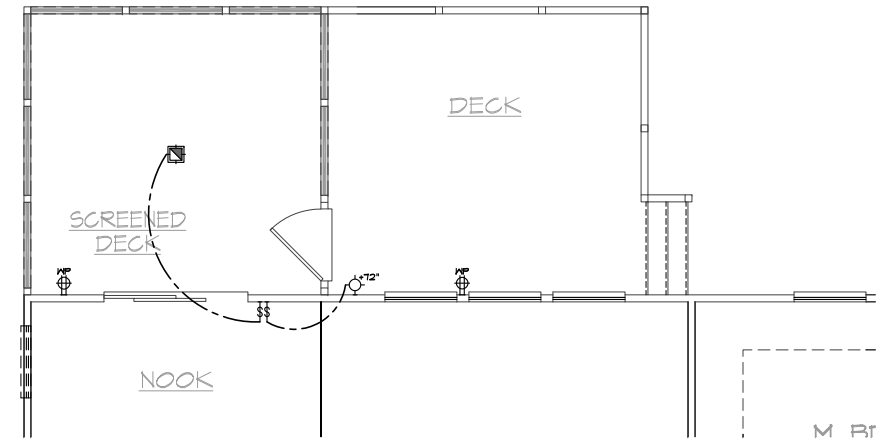
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UTILITY LEGEND

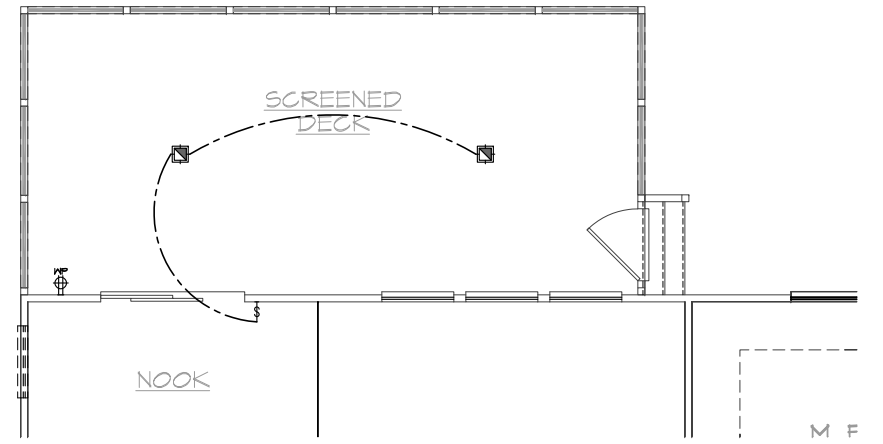
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ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)
12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ W.P. GFI 120V (TR) RECEPTACLE W/ GFI CIRCUIT
W/ WATER RESISTANT HOUSING
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- ⊕ HANGING INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED 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
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- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET
- ⊕ 24"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)
- ⊕ 12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)
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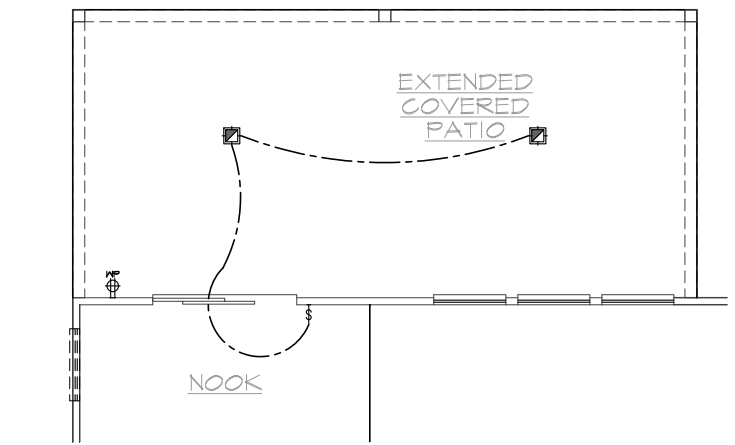
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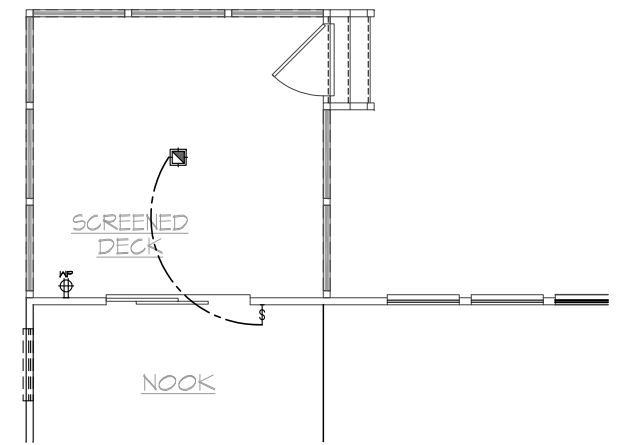
12'x12'-8" SCREENED DECK W/ 12'x13'-4" DECK
AT NOOK



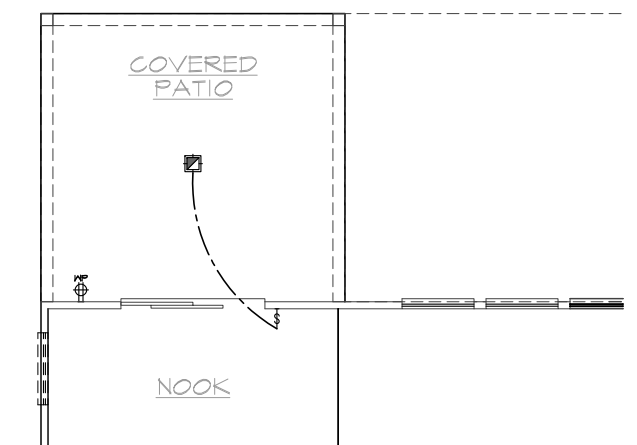
12'x26' SCREENED DECK
AT NOOK



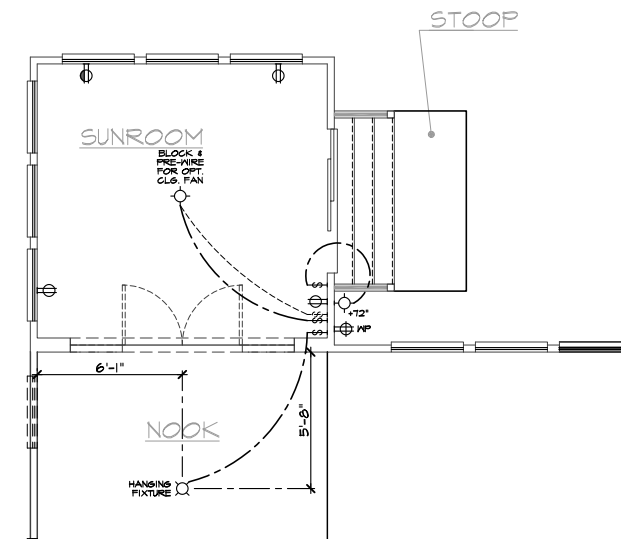
12'x26' EXTENDED COVERED PATIO
AT NOOK



12'x12' SCREENED DECK
AT NOOK



12'x12'-8" COVERED PATIO
AT NOOK



SUNROOM AT CRAWL SPACE
AT NOOK

FIRST FLOOR UTILITY PLAN OPTIONS

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



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- 5. DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6. PLAN ERROR NC21044NCP/ 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

PLAN: 243.2939-R
SHEET: 5.5

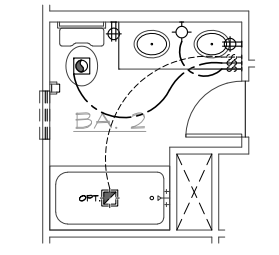
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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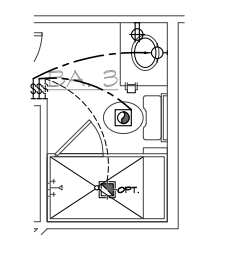
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UTILITY LEGEND

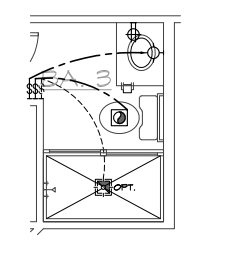
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- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE
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- ⊕ WALL MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ WALL MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED FLUORESCENT
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL
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LIGHT COMBINATION
- ⊕ RECESSED EXHAUST FAN/ FLUORESCENT
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCENCE
- ⊕ 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
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AS SHOWN BELOW
- ⊕ LIGHT / FAN
1/2 HOT
- ⊕ LIGHT / FAN
1/2 HOT
- ⊕ DWELLING
2'-0" MIN.
- ⊕ GARAGE



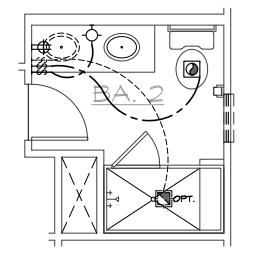
DUAL SINK
AT BATH 2



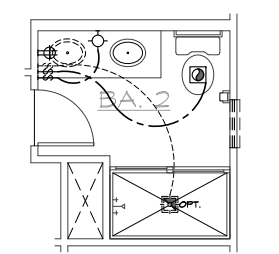
SHOWER W/ SEAT
I.L.O. TUB
AT BATH 3



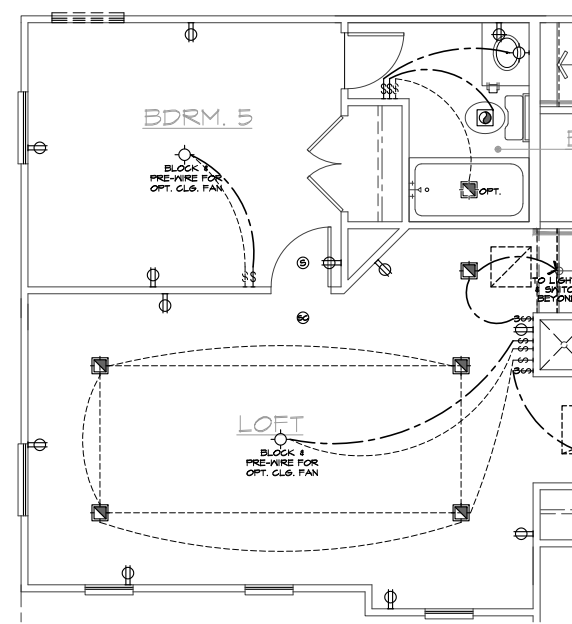
SHOWER I.L.O. TUB
AT BATH 3



SHOWER W/ SEAT
I.L.O. TUB
AT BATH 2



SHOWER I.L.O. TUB
AT BATH 2



BEDROOM 5 W/ BATH 3 AND LOFT
AT GAME ROOM

- 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
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**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

ISSUE DATE: 09/11/18
PROJECT No.: 1350999:57
DIVISION MGR.: D.S.
REVISIONS: SEE BELOW

- 1. 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD
- 2. DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD
- 3. DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAE
- 4. DIVISION REVISIONS
NC19047NCP/ 06/01/19 / FAE
- 5. DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA
- 6. PLAN ERROR
NC21044NCP/ 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

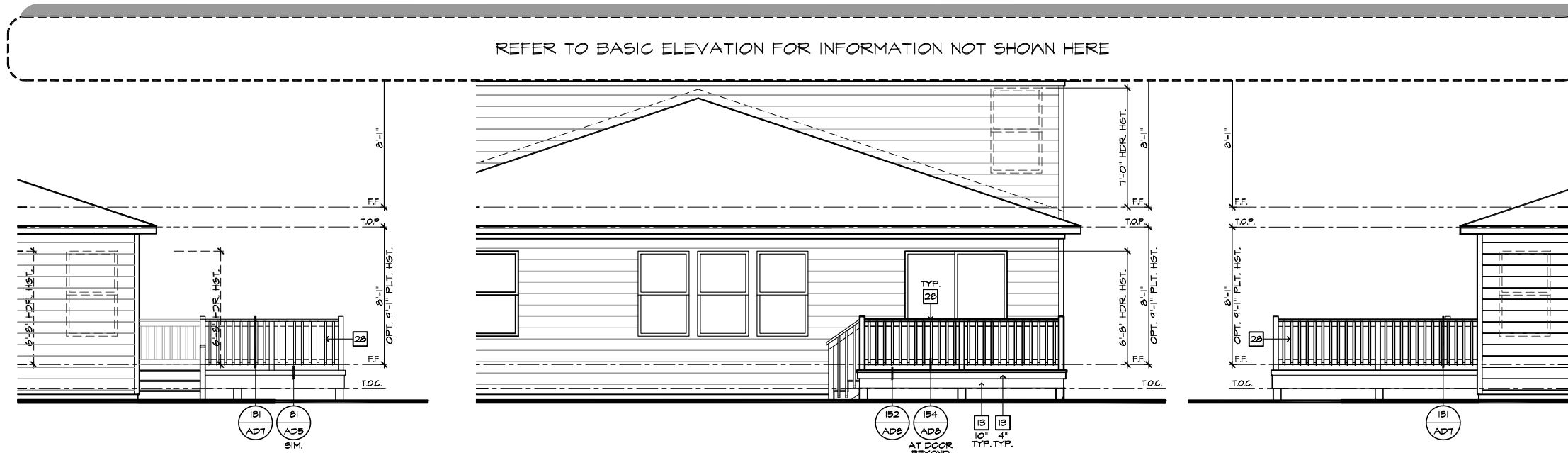
PLAN:
243.2939-R
SHEET:
5.6

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

SECOND FLOOR UTILITY PLAN OPTIONS

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

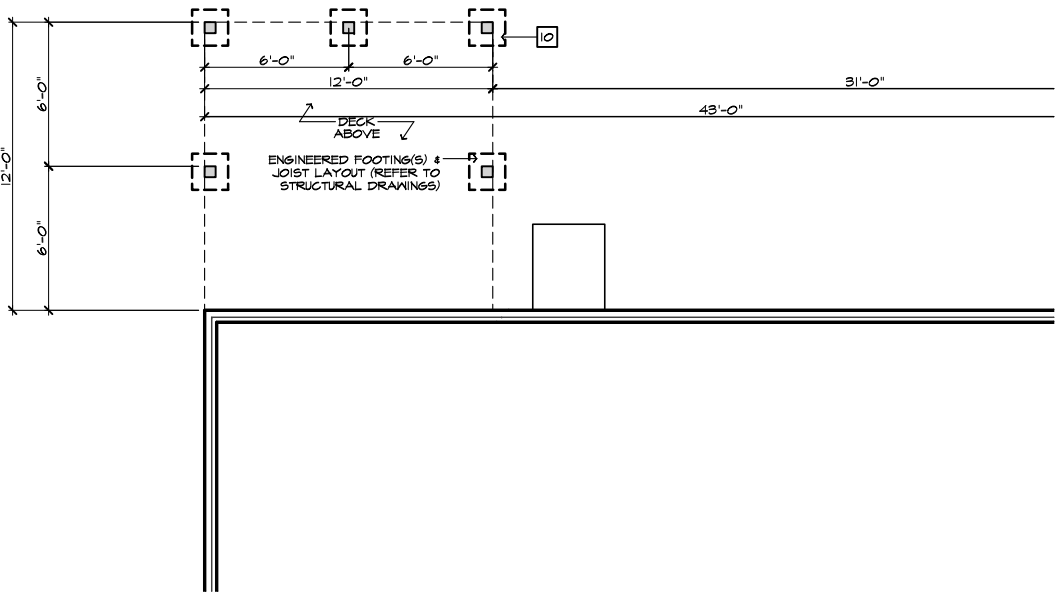
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PARTIAL RIGHT ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

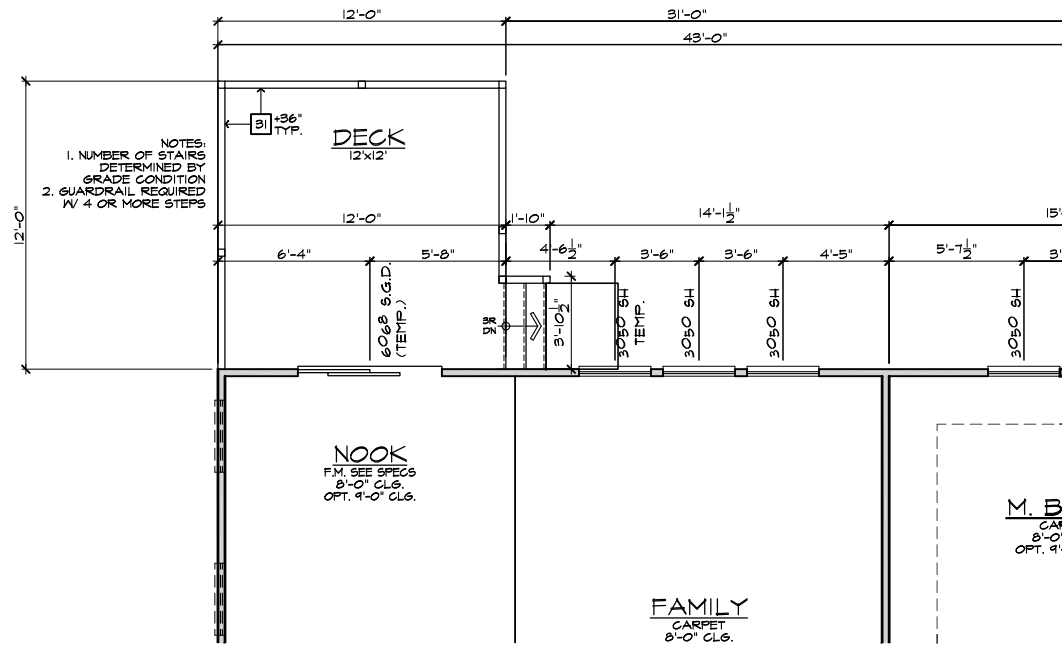
PARTIAL REAR ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

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



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

12'x25' ENLARGED DECK AT CRAWL SPACE



PARTIAL FIRST FLOOR PLAN
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 FYPYON 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.) FYPYON 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 - FYPYON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPYON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER B VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
34.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
43.	MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
50.	A/C PAD LOCATION
51.	LOW WALL - REFER TO PLAN FOR HEIGHT
52.	2x6 STUD WALL
54.	DBL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
57.	FLAT SOFFIT
58.	ARCHED SOFFIT
60.	OPT. DOOR/WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPYON 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 WINDOW(S) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

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

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



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/11/18
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DIVISION MGR.: DS
REVISIONS: SEE BELOW

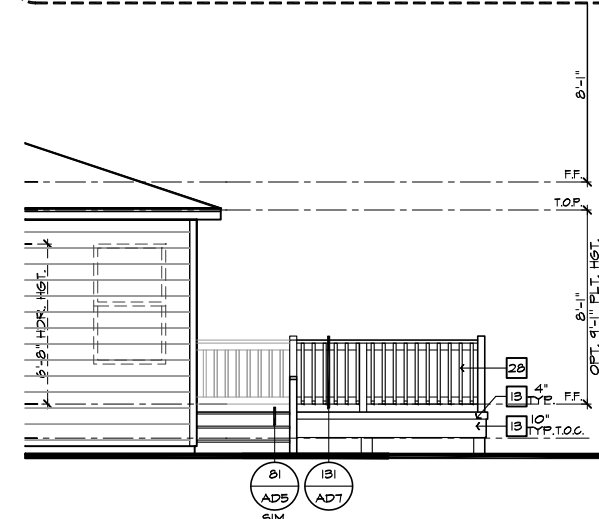
- 1. 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2. DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3. DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAE
- 4. DIVISION REVISIONS NC19047NCP/ 08/01/19 / FAE
- 5. DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6. PLAN ERROR NC21044NCP / 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

PLAN: 243.2939-R
SHEET: 7.1

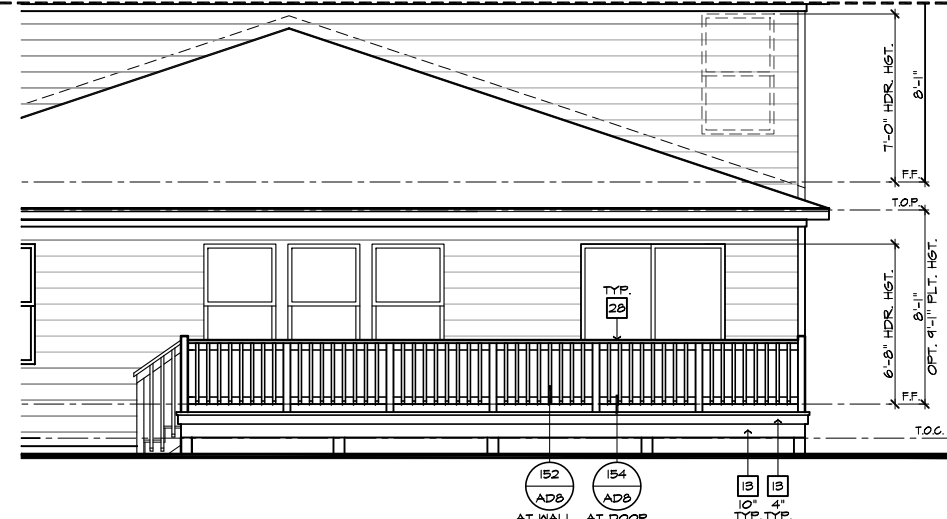
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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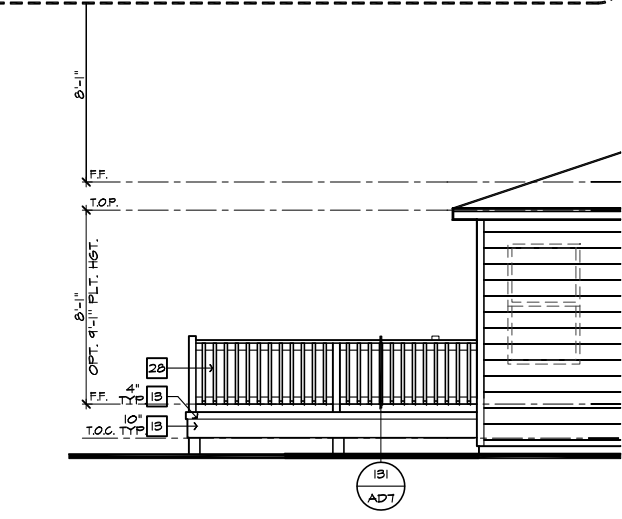
REFER TO BASIC ELEVATION FOR INFORMATION NOT SHOWN HERE



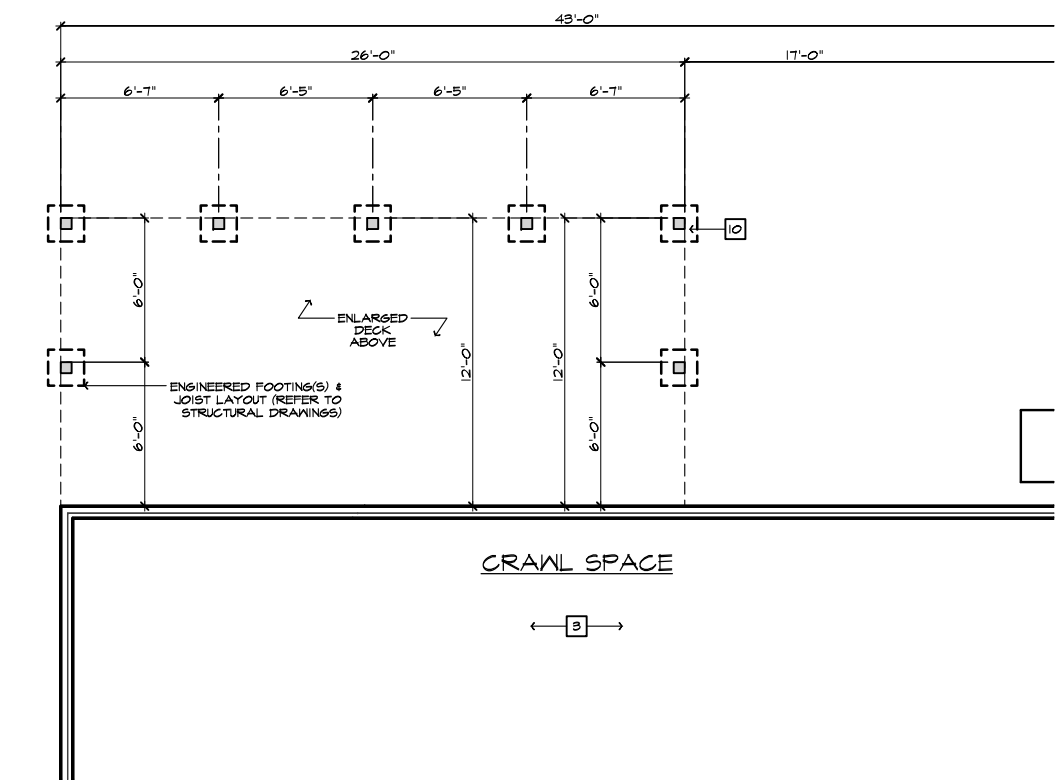
PARTIAL RIGHT ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



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

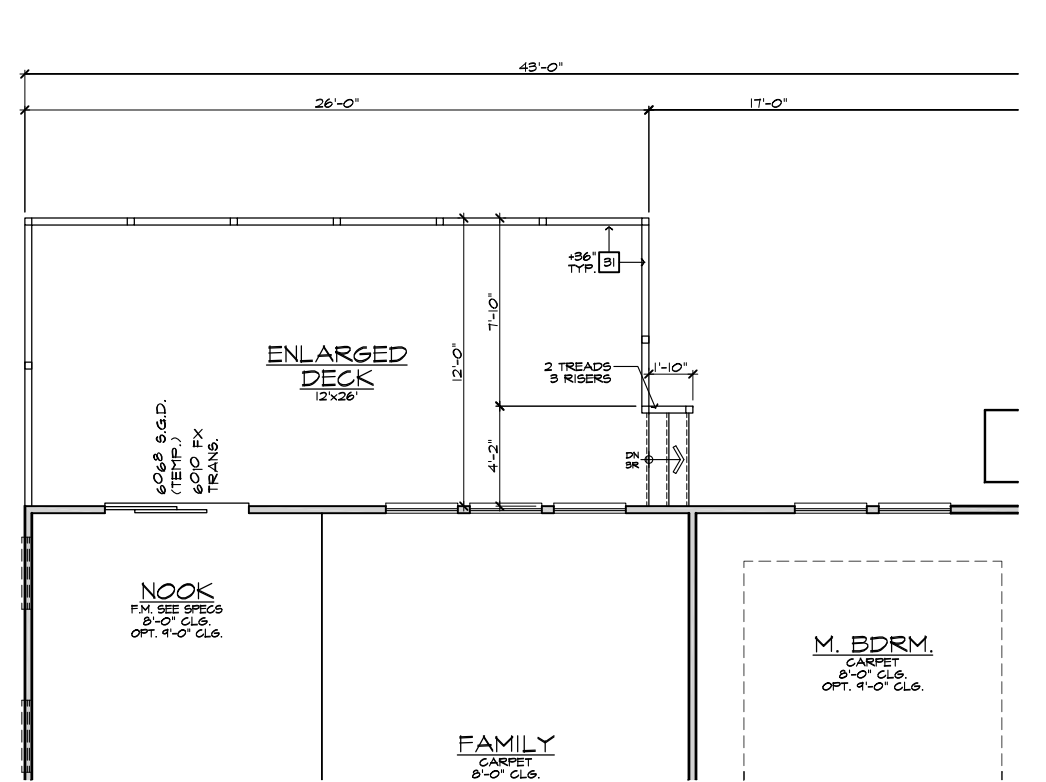


PARTIAL LEFT ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



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

12'x25' ENLARGED DECK AT CRAWL SPACE



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

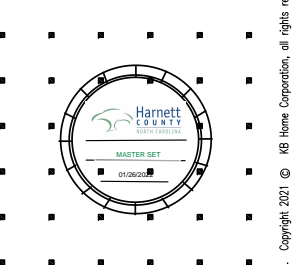
- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 3. 6:1 FLASHING
 4. 6:1 FLASHING & SADDLE/CRICKET
 5. 6:1 DRIP SCREED
 6. 24"x24" CHIMNEY
 7. DECORATIVE VENT
 8. DECORATIVE CORBEL
 9. DECORATIVE SHUTTERS
 10. PEDIMENT.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

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

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

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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6. PLAN ERROR NC21044NCP/ 02/18/21 / KBA
7. FRAMEWALK COMMENTS NC19047NCP/ 07-28-21 / KBA

PLAN: 243.2939-R
SHEET: 7.2

SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

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- 4 DIVISION REVISIONS
NC19047NCP/ 04/01/19 / FAB
- 5 DIVISION REVISIONS
NC20038NCP/ 10/23/20 / KBA
- 6 PLAN ERROR
NC21004NCP / 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

PLAN:
243.2939-R
SHEET:
8.1

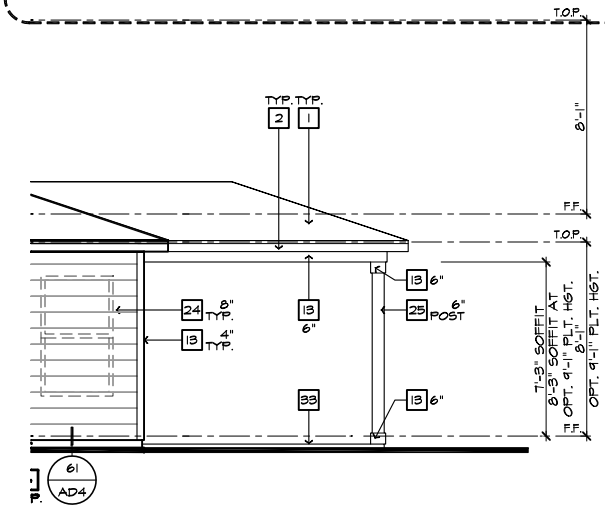
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/GRICKET
5.	6.1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM - 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 COURSE
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING 1/4" 4" CORNER TRIM PER SPECS
25.	P.T. POST 1/4" WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (36" U.N.O.)
29.	VINYL 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

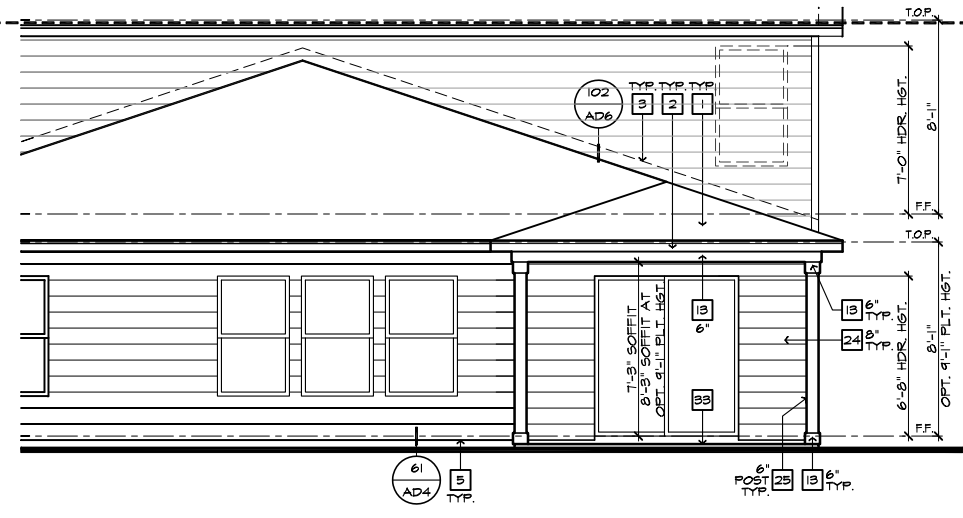
#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN. (REFER TO DETAILS)
28.	WATER HEATER 3" VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
39.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
50.	MIN. 2" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
51.	MIN. 2" 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 EXTERIOR WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
68.	P.T. POST 1/4" VINYL WRAP.
75.	WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

#	SLAB PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
2.	CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENINGS.
3.	CONCRETE FOUNDATION PER STRUCTURAL.
4.	CONCRETE STOOP, 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
5.	CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENINGS.
6.	CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENINGS.
7.	PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
8.	5" BRICK LEDGE FOR MASONRY VENEER.
9.	3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
10.	REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
11.	VERIFY ALL PLUMBING STUD DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB
12.	4" MIN. & 1/4" MAX. TO HARD SURFACE.
13.	A/C PAD. VERIFY LOCATION.
14.	36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.
NOTE: REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE	
NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE	
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE	
NOTE: REFER TO BASIC SLAB PLAN FOR INFORMATION NOT SHOWN HERE	

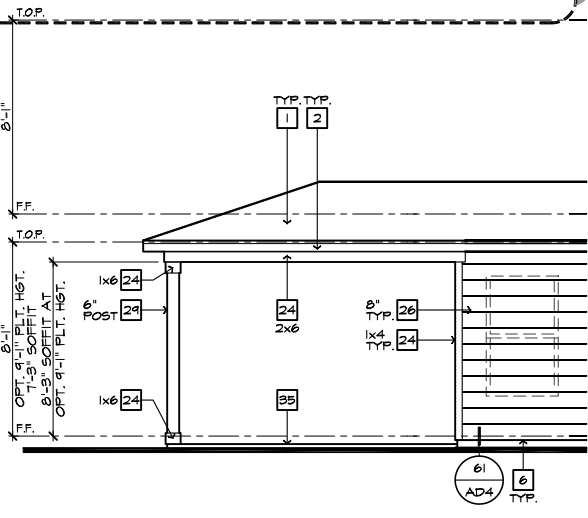
REFER TO BASIC ELEVATION FOR INFORMATION NOT SHOWN HERE



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

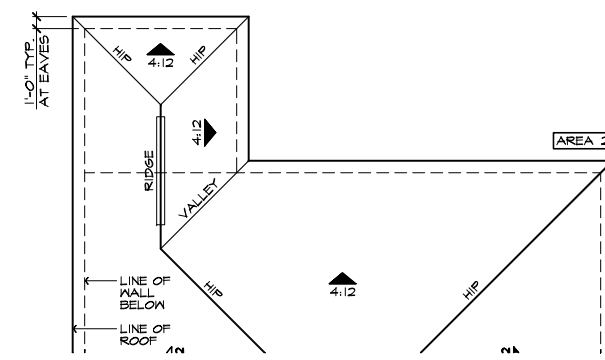


PARTIAL REAR ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

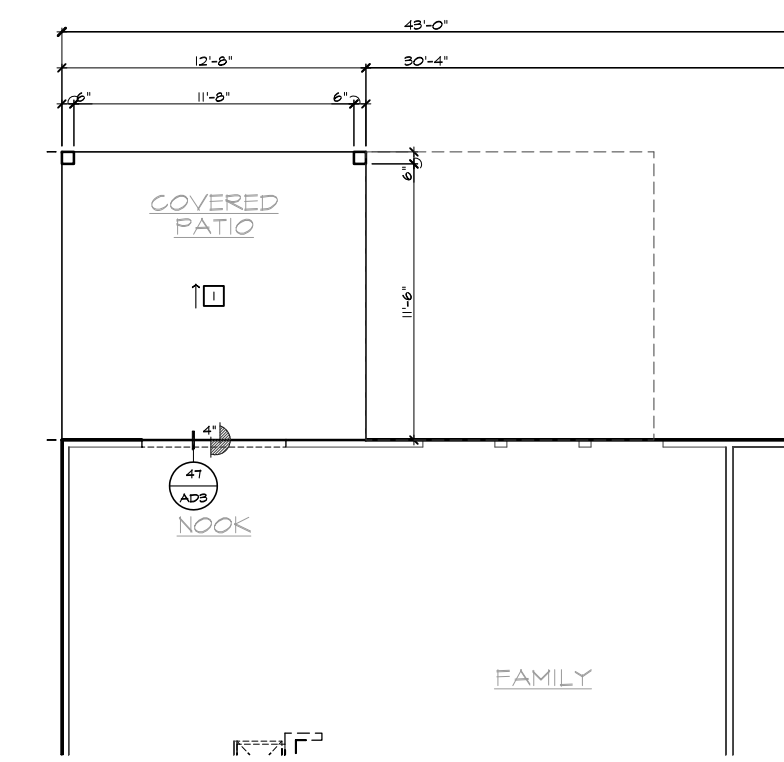


PARTIAL LEFT ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

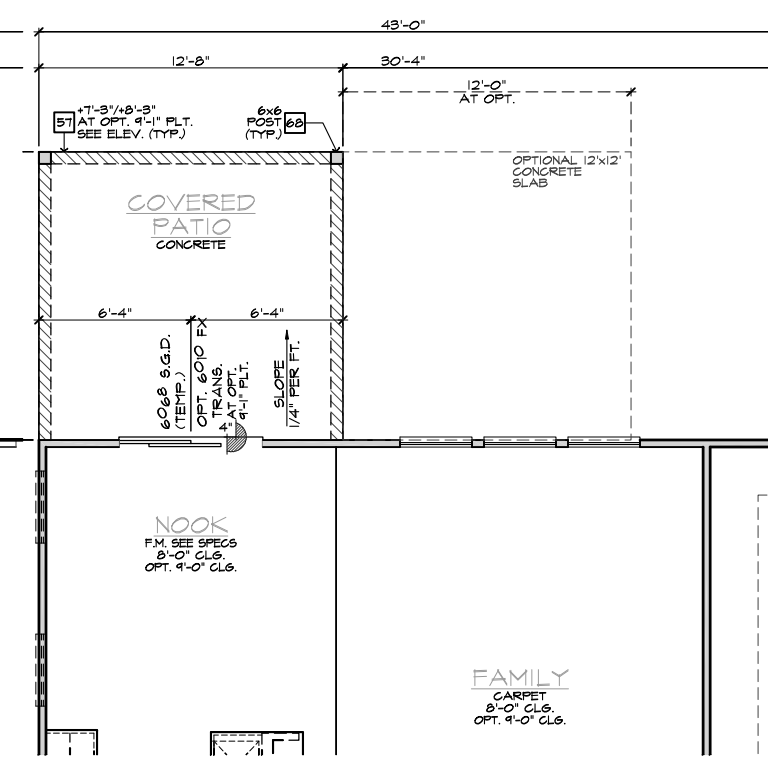
ROOF PLAN NOTES 'A/B/C/D'	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 N.C.-R 906.2)	
* CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED.	
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.	
AREA 2 / FIRST FLOOR (REAR) W/ OPT. 10'x10' COVERED PATIO	
VENTILATION REQUIRED:	1141 SQ. FT. / 300 = 3.80 SQ. FT.
ATTIC AREA	X 144 = 547.2 SQ. IN.
	X 50% = 273.6 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(2)	5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 288 SQ. IN.
LOW	
(9)	LN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 162 SQ. IN.
(13)	LN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 565 SQ. IN.
TOTAL VENTILATION PROVIDED:	1015 SQ. IN.



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



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



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

12'x12-8' COVERED PATIO
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

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NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/11/18 PROJECT No.: 1350999-57 DIVISION MGR.: DS REVISIONS: SEE BELOW

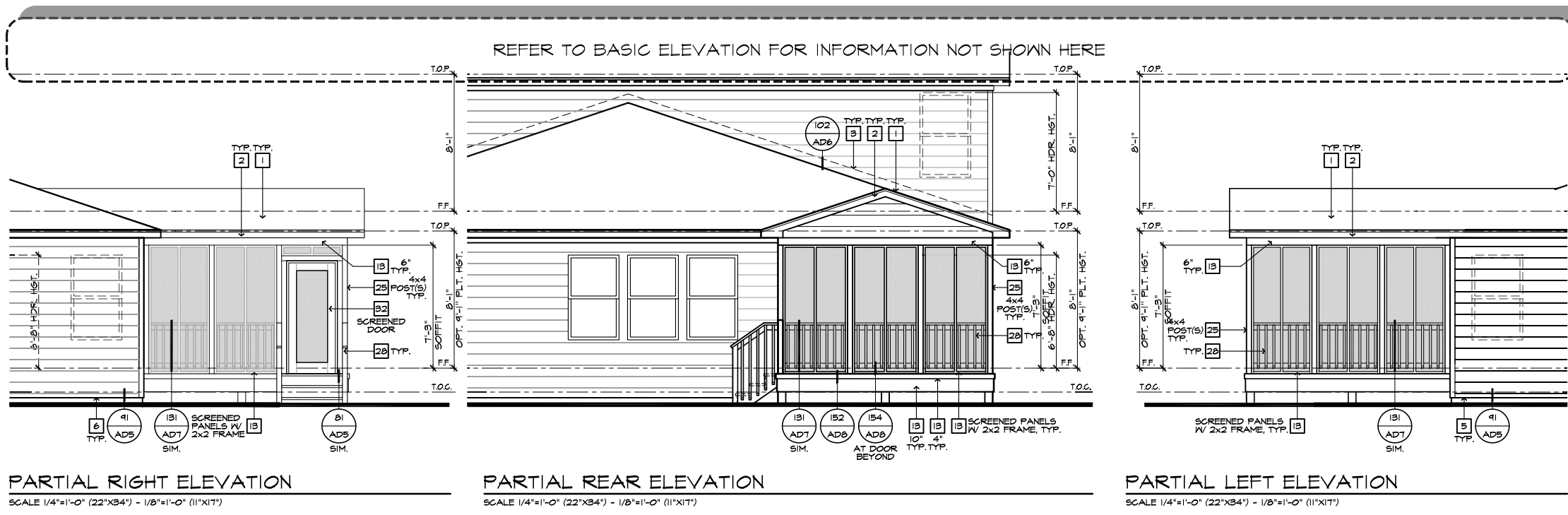
- 1 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
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- 3 DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB
- 4 DIVISION REVISIONS NC19047NCP/ 04/01/19 / FAB
- 5 DIVISION REVISIONS NC20038NCP/ 10/23/20 / KBA
- 6 PLAN ERROR NC21044NCP/ 02-18-21 / KBA
- 7 FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

PLAN: 243.2939-R SHEET: 8.2

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/GRICKET
 - 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 - 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
 - RAILINGS (#36" U.N.O.)
 - VINYL 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 3" VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE OF WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MID. PAD GUARDRAIL (REFER TO DETAIL SHEETS)
 - MID. PAD LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 - FLAT SOFFIT
 - ARCHED SOFFIT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - SECTIONAL GARAGE DOOR PER SPECS
 - 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
 - P.T. POST W/ VINYL 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



ROOF PLAN NOTES 'A/B/C/D'

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

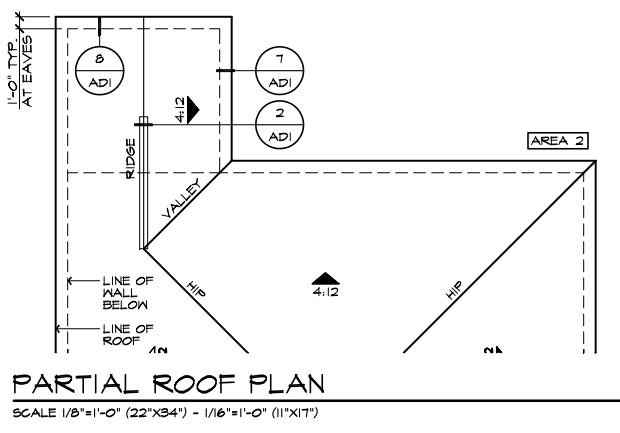
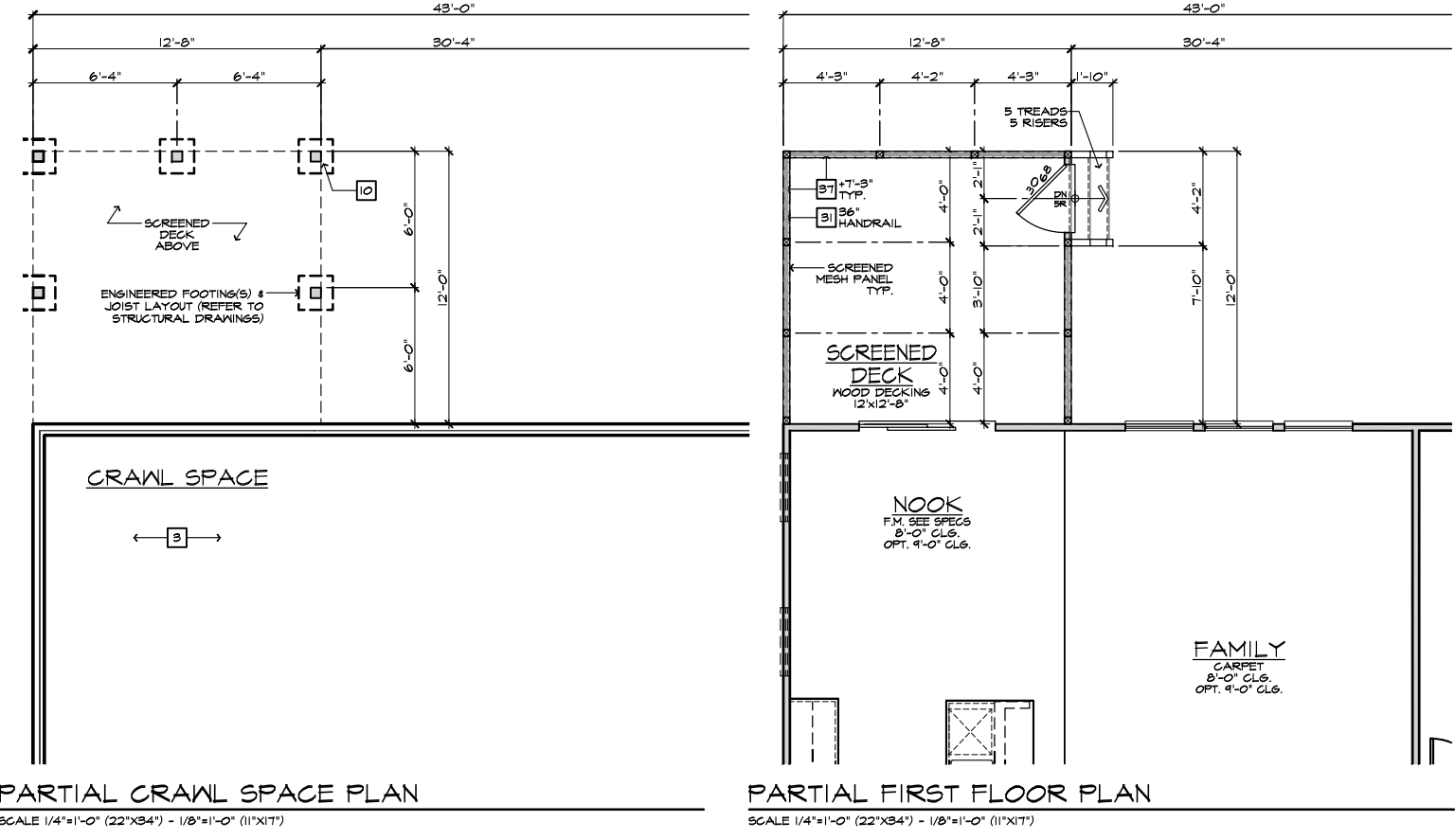
ROOF MATERIAL: COMPOSITION SHINGLE
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 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 2 / FIRST FLOOR (REAR) W/ OPT. 12x12 SCREENED-IN DECK

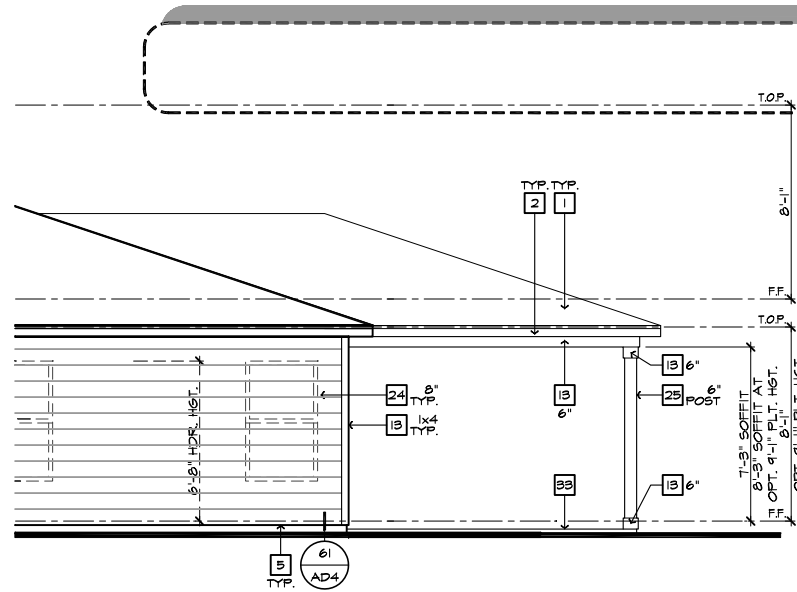
VENTILATION REQUIRED:	1141 SQ. FT. / 300 = 3.80 SQ. FT.
ATTIC AREA	X 144 = 547.2 SQ. IN.
	X 50% = 273.6 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.)	= 288 SQ. IN.
LOW	
(5) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT)	= 90 SQ. IN.
(60) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT)	= 300 SQ. IN.
TOTAL VENTILATION PROVIDED:	678 SQ. IN.



12'x12' SCREENED-IN COVERED DECK AT CRAWL SPACE
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 R404.
THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R404.2.
- 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

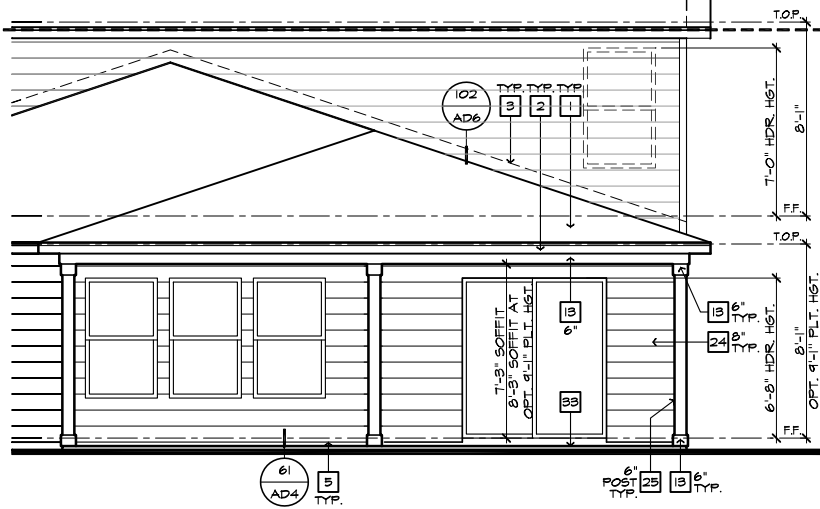
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PARTIAL RIGHT ELEVATION

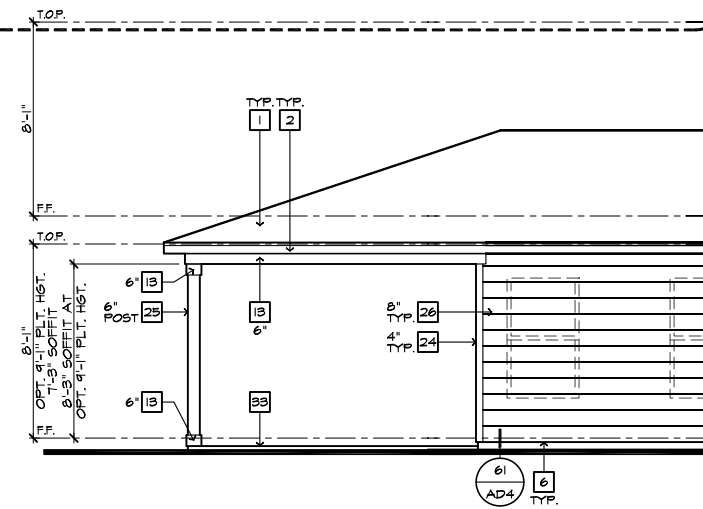
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

REFER TO BASIC ELEVATION FOR INFORMATION NOT SHOWN HERE



PARTIAL REAR ELEVATION

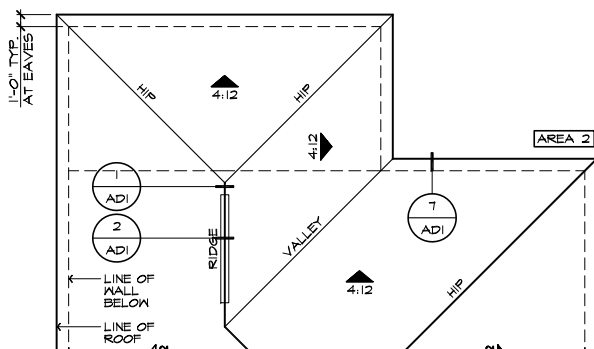
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



PARTIAL LEFT ELEVATION

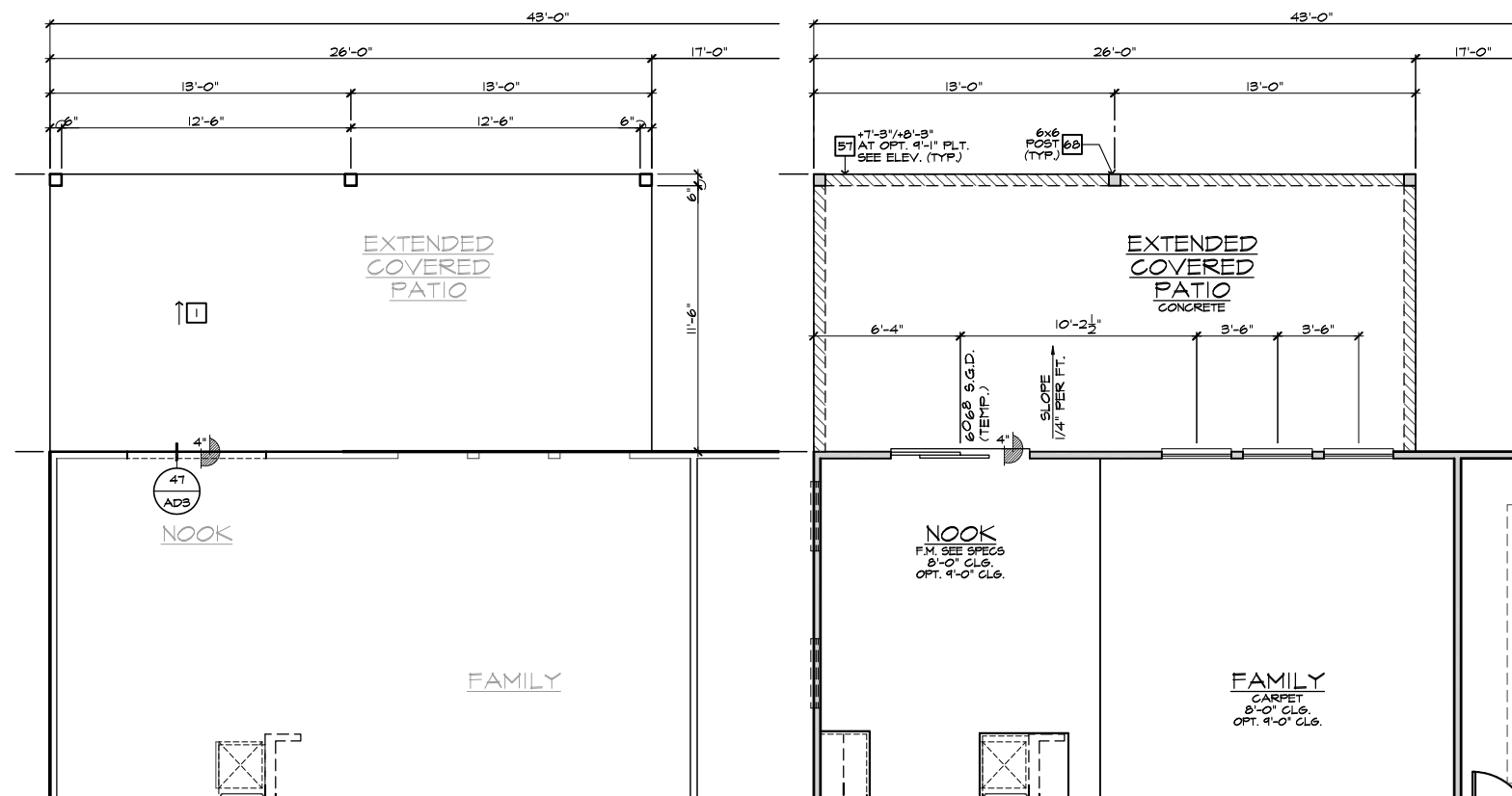
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

ROOF PLAN NOTES 'A/B/C/D'	
	INDICATES ROOF SLOPE AND DIRECTION, UNO.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNO.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNO.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTINGS) AT 9'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTINGS) (2018 N.C.-R. 806.2) * CALCULATION BY 1/50, HIGH/LOW VENTINGS NOT REQUIRED.	
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.	
AREA 2 / FIRST FLOOR (REAR) IV OPT. 10,26 COVERED PATIO	
VENTILATION REQUIRED:	1301 SQ. FT. / 300 = 4.34 SQ. FT.
ATTIC AREA	X 144 = 624.96 SQ. IN.
	X 50% = 273.6 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(1) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	162 SQ. IN.
(2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) =	288 SQ. IN.
LOW	
(18) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	565 SQ. IN.
TOTAL VENTILATION PROVIDED:	1015 SQ. IN.



PARTIAL ROOF PLAN

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



PARTIAL SLAB INTERFACE PLAN

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

PARTIAL FIRST FLOOR PLAN

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

- ### 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 - 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 1/4" 4" CORNER TRIM PER SPECS
 - P.T. POST 1/4" WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - RAILINGS (36" U.N.O.)
 - VINYL 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 8" VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE OF WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MIN. 2" RIGID SUBRAIL (REFER TO DETAIL SHEETS)
 - MIN. PAD LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 - FLAT SOFFIT
 - ARCHED SOFFIT
 - OPT. DOOR/WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - SECTIONAL GARAGE DOOR PER SPECS
 - 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
 - P.T. POST 1/4" VINYL WRAP.
 - EGRESS WINDOW
 - WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES UNO.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

- ### SLAB PLAN NOTES
- NOTE: NOT ALL KEY NOTES APPLY.
- CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
 - CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
 - CONCRETE FOUNDATION PER STRUCTURAL.
 - CONCRETE STOOP: 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 - CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
 - PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
 - 5" BRICK LEDGE FOR MASONRY VENEER.
 - 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
 - REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 - VERIFY ALL PLUMBING STUD DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB
 - 4" MIN. 5/16" MAX. TO HARD SURFACE.
 - A/C PAD. VERIFY LOCATION.
 - 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.
- NOTE: REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE
- NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE
- NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE
- NOTE: REFER TO BASIC SLAB PLAN FOR INFORMATION NOT SHOWN HERE

12'x26' COVERED PATIO

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



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: 09/11/18
PROJECT No.: 1350999-57
DIVISION MGR.: DS
REVISIONS: SEE BELOW

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- DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB
- DIVISION REVISIONS NC19047NCP/ 04/01/19 / FAB
- DIVISION REVISIONS NC20038NCP/ 10/23/20 / KBA
- PLAN ERROR NC21044NCP / 02-18-21 / KBA
- FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

PLAN: 243.2939-R
SHEET: 8.A3

SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

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NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/11/18 PROJECT No.: 1350999-57 DIVISION MGR.: DS REVISIONS: SEE BELOW

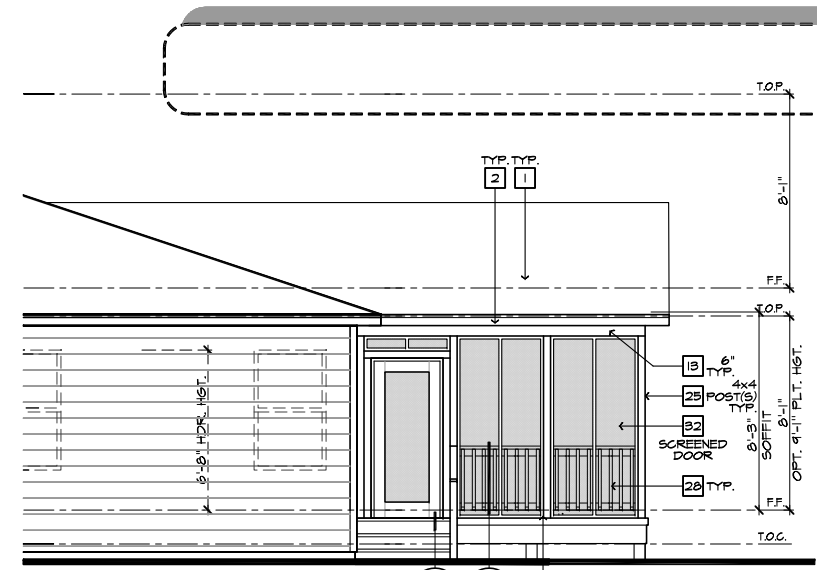
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- 4 DIVISION REVISIONS NC19047NCP/ 04/01/19 / FAB
- 5 DIVISION REVISIONS NC20038NCP/ 10/23/20 / KBA
- 6 PLAN ERROR NC21044NCP/ 02/18/21 / KBA
- 7 FRAMEWALK COMMENTS NC19047NCP/ 07/28/21 / KBA

PLAN: 243.2939-R SHEET: 8.A4

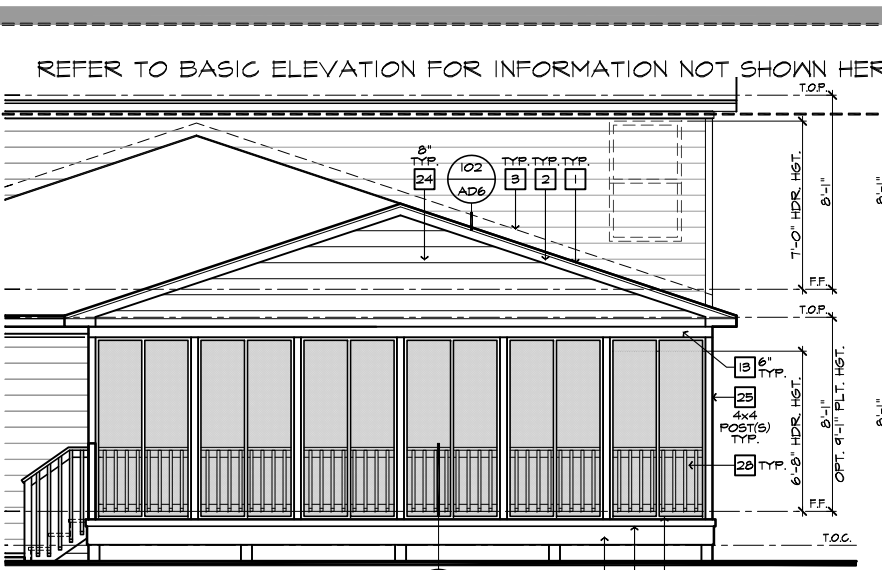
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

#	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 - 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.	RAILINGS (#36" U.N.O.)
29.	VINYL 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

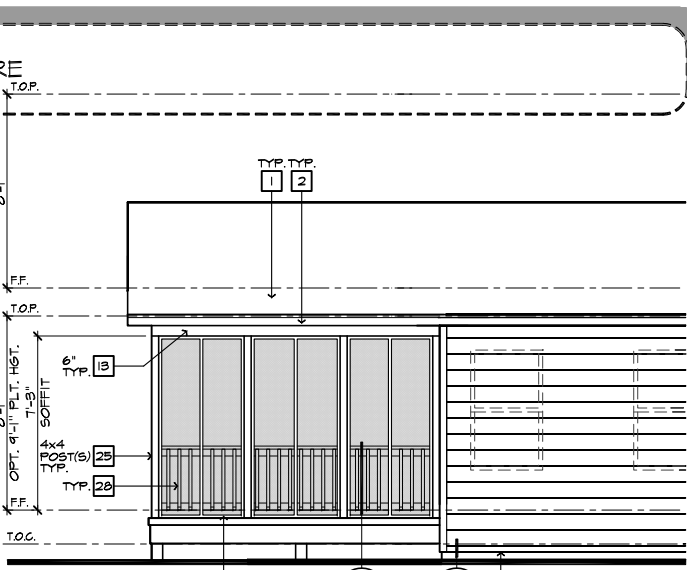
#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE FAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER 8" VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
39.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
50.	MIN. 12" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
50.	MIN. 36" 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/ VINYL WRAP.
75.	WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE



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

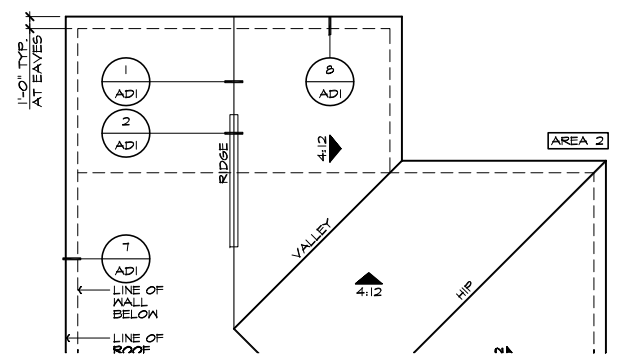


PARTIAL REAR ELEVATION SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

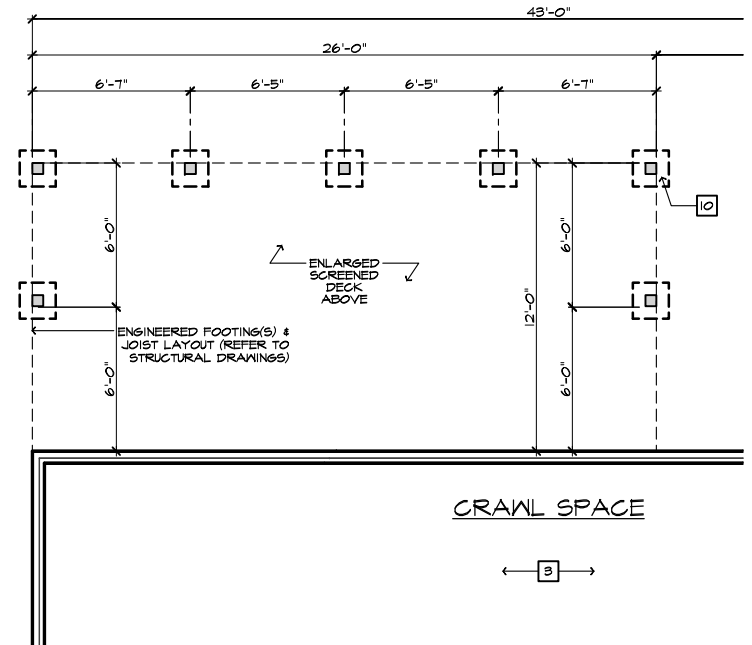


PARTIAL LEFT ELEVATION SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

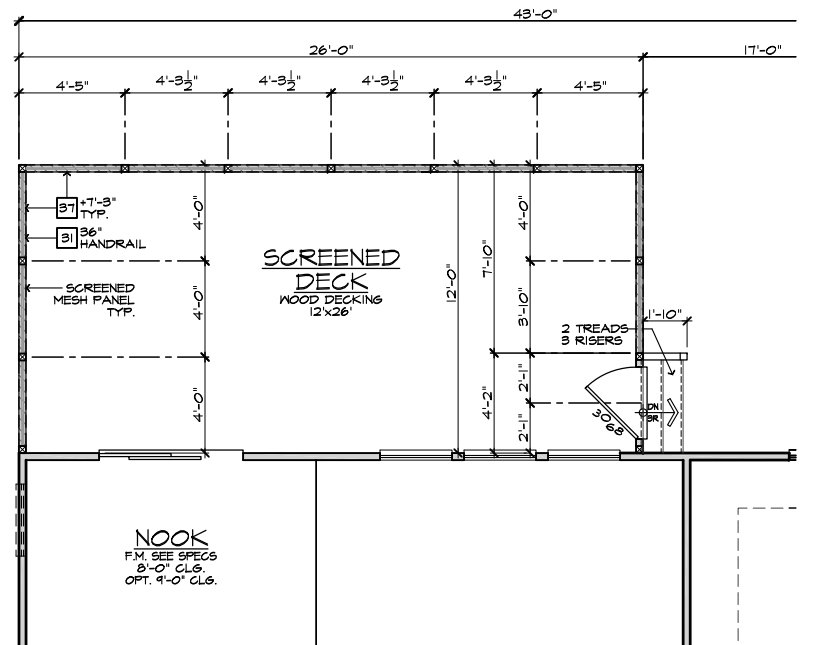
ROOF PLAN NOTES 'A/B/C/D'	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTILATORS) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTILATORS) (2018 N.C.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 2 / FIRST FLOOR (REAR) W/ OPT. 12x26 SCREENED-IN DECK	
VENTILATION REQUIRED:	1302 SQ. FT. / 300 = 4.34 SQ. FT.
ATTIC AREA	X 144 = 624.96 SQ. IN.
	X 50% = 312.48 SQ. IN.
VENTILATION PROVIDED:	
HIGH	(11) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 198 SQ. IN.
(1) 5-1/4" ROOF VENT(S) AT	(144 SQ. IN. EA.) = 144 SQ. IN.



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



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



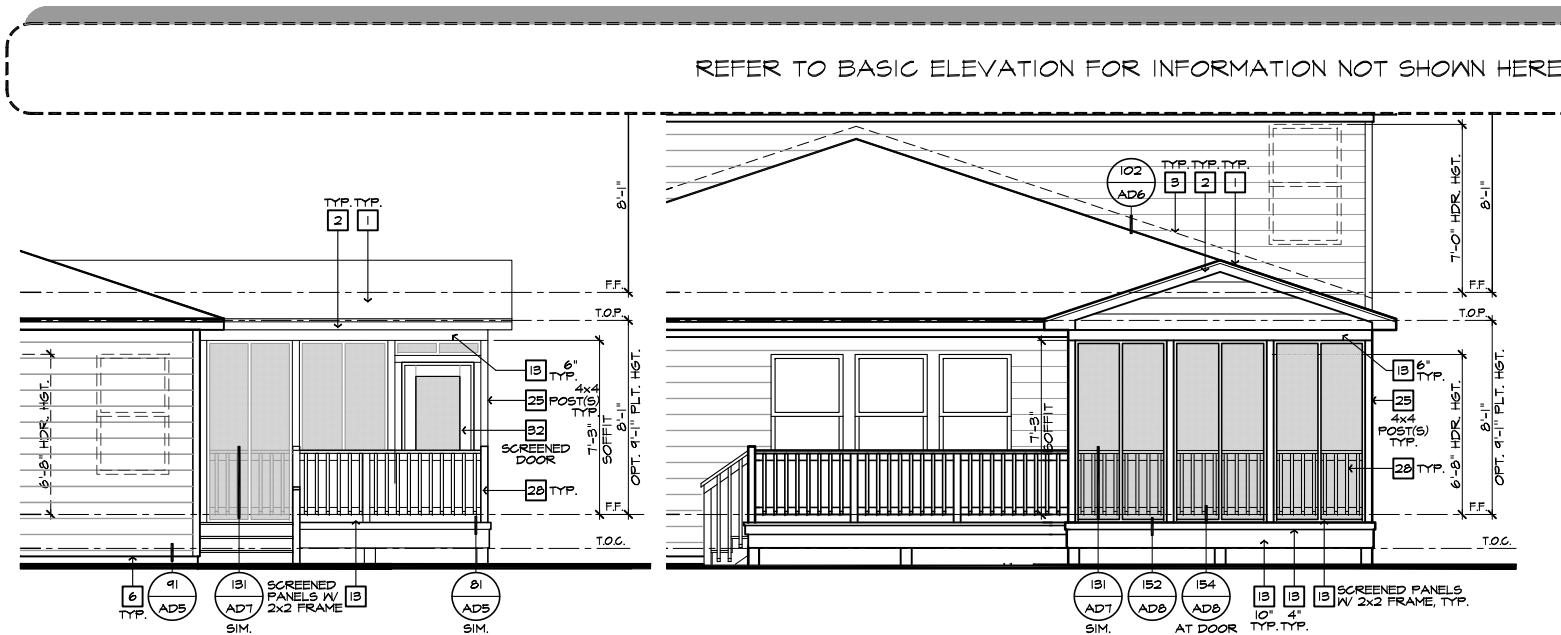
PARTIAL FIRST FLOOR PLAN SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

12'x19' SCREENED-IN COVERED DECK AT CRAWL SPACE

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

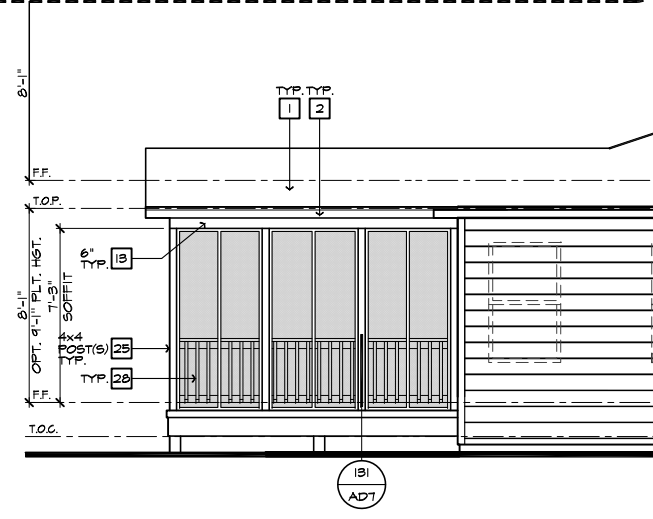
NOTE:	THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R401.
	THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R401.2.
NOTE:	REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE
NOTE:	REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE
NOTE:	REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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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")

- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - G.I. FLASHING
 - G.I. FLASHING & SADDLE/CRICKET
 - G.I. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE ELEVATION FOR TYPE
 - REGRESSED ELEMENT
 - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM - 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 PREGAST STONE TRIM
 - RAILINGS (#36" U.N.O.)
 - VINYL 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.
- +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
 - FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
 - NOT USED
 - LINE OF CEILING BREAK
 - INTERIOR SHELF - REFER TO PLAN OR INT. ELEV. FOR HGT.
 - LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL T2/AD4
 - 2x6 WALL
 - 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
 - DOUBLE 2x4 WALL
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - EXTERIOR RAIL
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
 - SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING. PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
 - EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
 - SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

ROOF PLAN NOTES 'X/Y/Z'

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

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

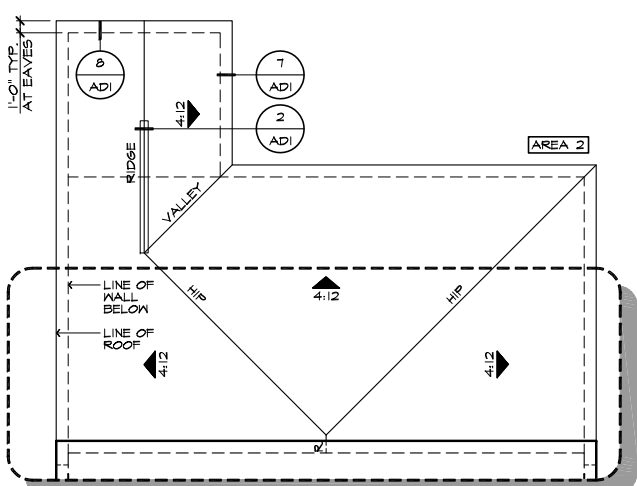
ATTIC VENT CALCULATIONS

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

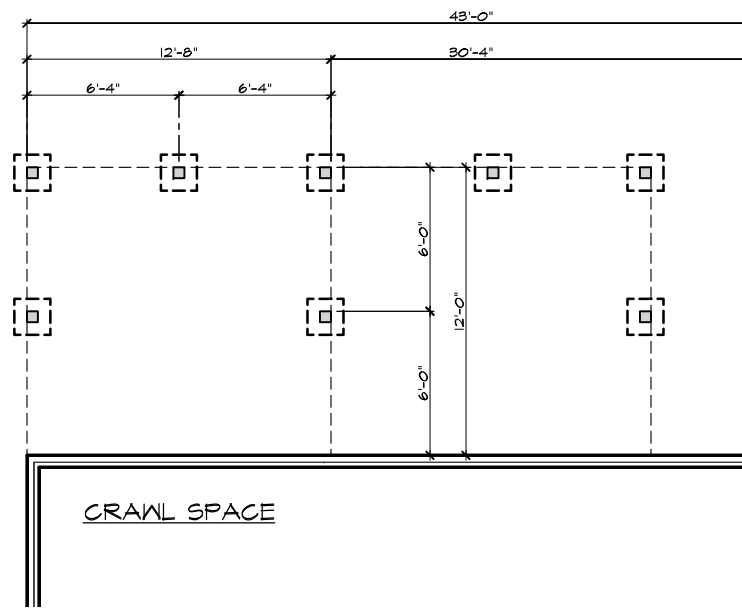
AREA 2 / FIRST FLOOR (REAR) W/ OPT. 12x12 SCREENED-IN DECK

VENTILATION REQUIRED:
ATTIC AREA 1141 SQ. FT. / 300 = 3.80 SQ. FT.
X 144 = 547.2 SQ. IN.
X 50% = 273.6 SQ. IN.

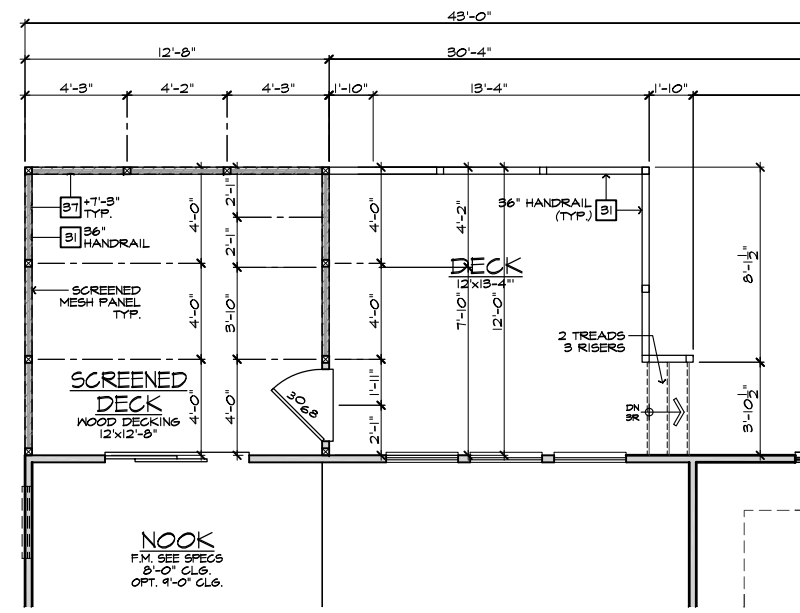
VENTILATION PROVIDED:
HIGH (2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA) = 288 SQ. IN.
LOW (5) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 90 SQ. IN.



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



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")

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

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

12'X12-8' SCREENED-IN COVERED DECK W/ DECK AT CRAWL SPACE



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/11/18
PROJECT No.: 1350999-57
DIVISION MGR.: DS
REVISIONS: SEE BELOW

- 1 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2 DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3 DIVISION REVISIONS NC19023NCP/ 04/22/19 / FAB
- 4 DIVISION REVISIONS NC19047NCP/ 08/01/19 / FAB
- 5 DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA
- 6 PLAN ERROR NC21044NCP / 02/18/21 / KBA
- 7 FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

PLAN: 243.2939-R
SHEET: 8.A5

SPEC. LEVEL 1
RALEIGH-DURHAM 50' SERIES

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NC19022NCP / 04/22/19 / FAB
- 4 DIVISION REVISIONS
NC19047NCP / 08/01/19 / FAB
- 5 DIVISION REVISIONS
NC20038NCP / 10/29/20 / KBA
- 6 PLAN ERROR
NC21014NCP / 02/18/21 / KBA
- 7 FRAMEWORK COMMENTS
NC19047NCP / 07/28/21 / KBA

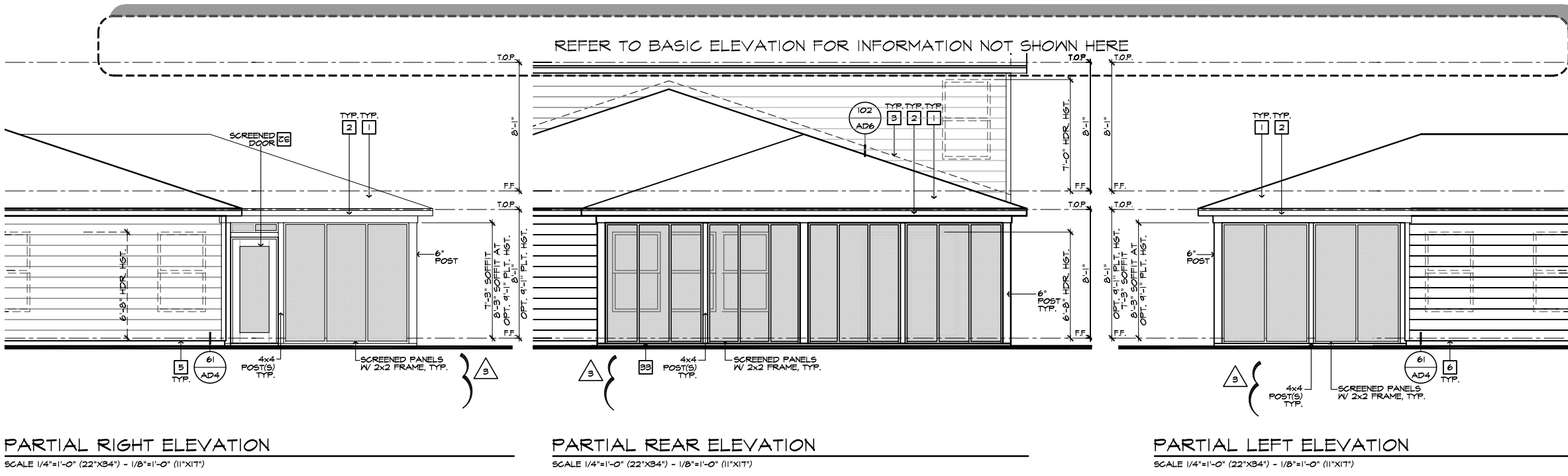
PLAN:
243.2939-R
SHEET:
8.A6

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

#	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 - 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 COURSE
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	SIDING 1/4" 4" CORNER TRIM PER SPECS
25.	P.T. POST 1/4" WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	RAILINGS (#36" U.N.O.)
29.	VINYL 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

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

NOTE: THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R404. 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

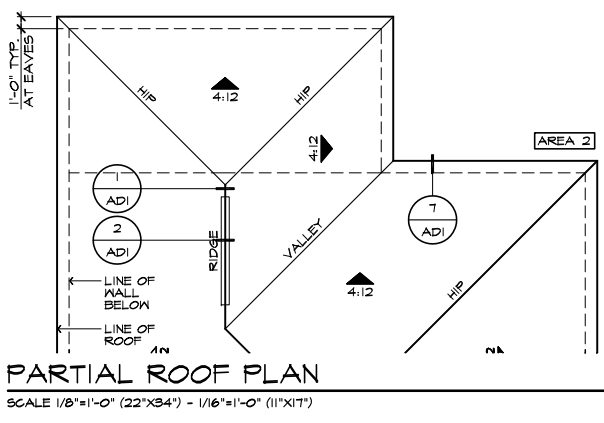


PARTIAL RIGHT ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

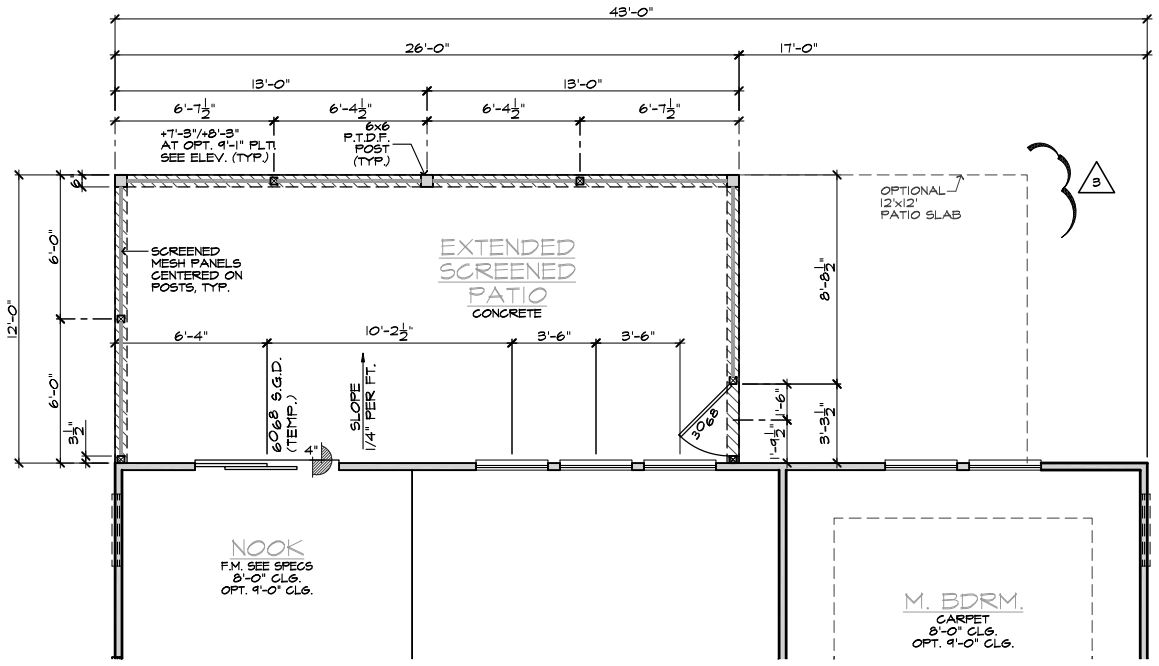
PARTIAL REAR ELEVATION
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

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

ROOF PLAN NOTES 'A/B/C/D'	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARNWALL PANELS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) (2018 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 2 / FIRST FLOOR (REAR) 1/4" OPT. 12x26 SCREENED-IN DECK	
VENTILATION REQUIRED:	1302 SQ. FT. / 300 = 4.34 SQ. FT.
ATTIC AREA	X 144 = 624.96 SQ. IN.
	X 50% = 312.48 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(11) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) =	198 SQ. IN.
(1) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) =	144 SQ. IN.
LOW	
(65) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =	325 SQ. IN.
TOTAL VENTILATION PROVIDED:	667 SQ. IN.



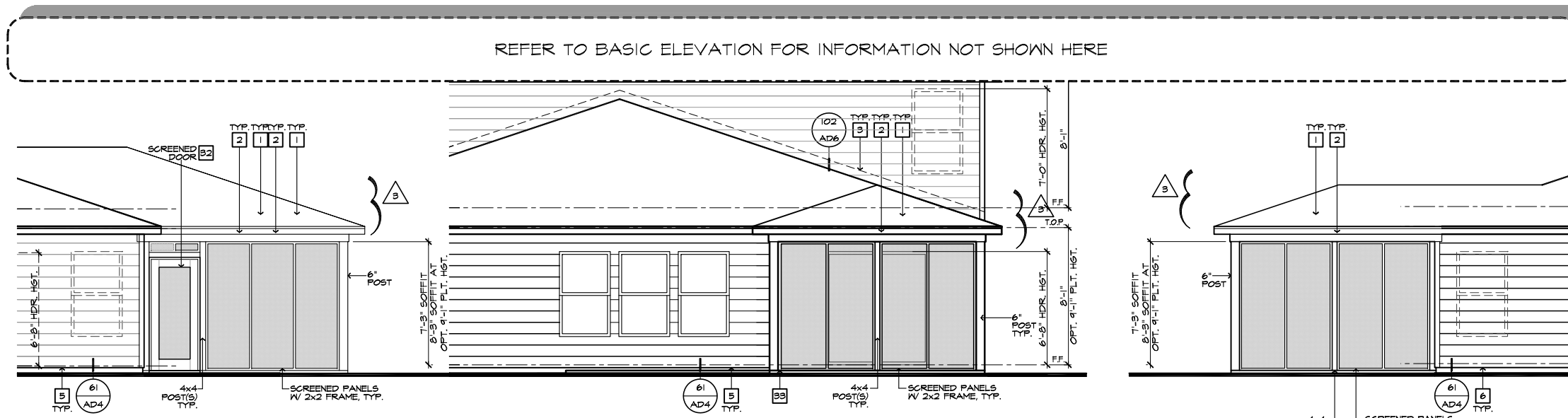
PARTIAL ROOF PLAN
SCALE 1/8"=1'-0" (22'x34") - 1/16"=1'-0" (11'x17")



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

12'x26' SCREENED-IN EXTENDED COVERED PATIO
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

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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 'X/Y/Z'

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

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

ATTIC VENT CALCULATIONS

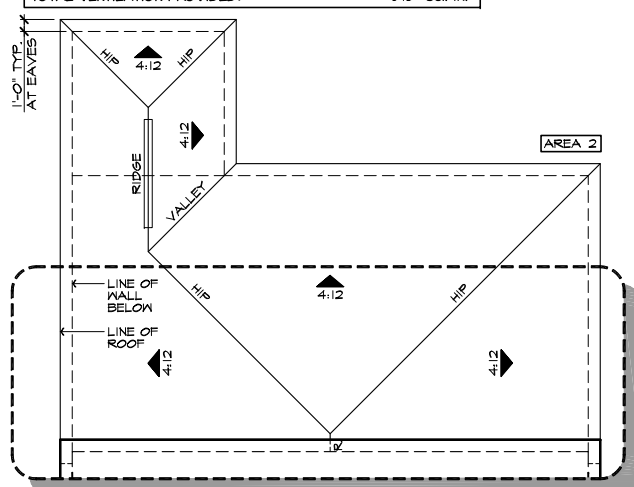
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW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

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

AREA 2 / FIRST FLOOR (REAR) IV. OPT. 12'X12' SCREENED-IN DECK

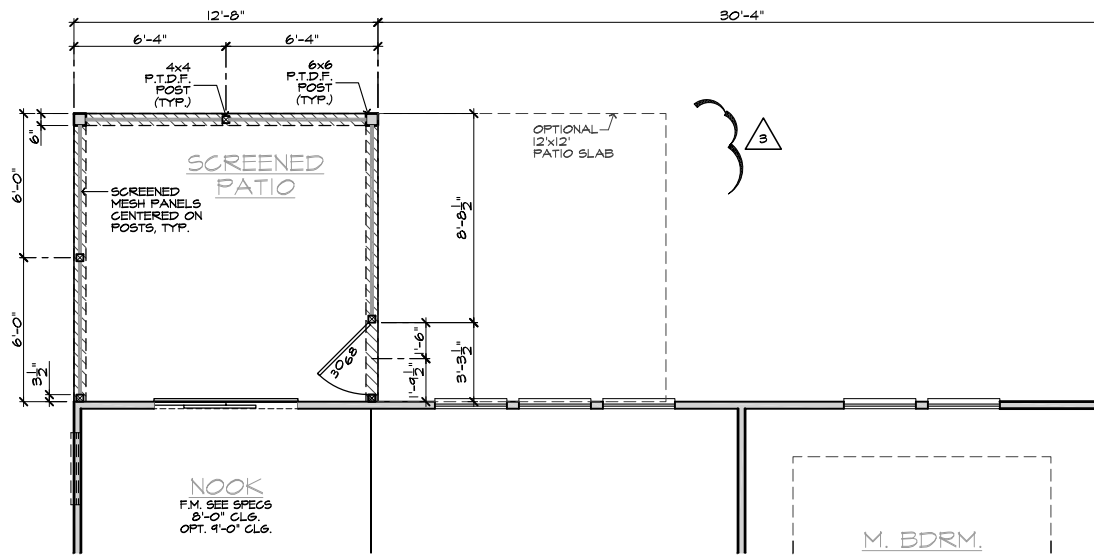
VENTILATION REQUIRED:
 ATTIC AREA 1141 SQ. FT. / 300 = 3.80 SQ. FT.
 X 144 = 547.2 SQ. IN.
 X 50% = 273.6 SQ. IN.

VENTILATION PROVIDED:
HIGH
 (2) 5-144 ROOF VENT(S) AT (144 SQ. IN. EA.) = 288 SQ. IN.
LOW
 (3) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = 40 SQ. IN.
 (60) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = 300 SQ. IN.
TOTAL VENTILATION PROVIDED: 678 SQ. IN.



PARTIAL ROOF PLAN

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



PARTIAL FIRST FLOOR PLAN

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

12'X12-8' SCREENED-IN COVERED PATIO

ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY.

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DRIP SCREED
6. 24"X24" CHIMNEY
7. DECORATIVE VENT
8. DECORATIVE CORBEL
9. DECORATIVE SHUTTERS
10. PEDIMENT. SEE ELEVATION FOR TYPE
11. RECESSED ELEMENT
12. DECORATIVE TRIM FYPYON OR EQ. SEE ELEVATION FOR TYPE
13. TRIM - SEE ELEVATION FOR SIZE
14. SYNTHETIC MATERIAL
15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE SEE ELEV) FYPYON 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. ROYLOCK 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. RAILINGS (+36" U.N.O.)
29. VINYL WRAP
30. DECORATIVE WINDOW/DOOR TRIM - FYPYON OR EQ. SEE ELEVATION FOR SIZE.
31. BRACKET OR KICKER - FYPYON OR EQ.
32. ENTRY DOOR
33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34. SECTIONAL GARAGE DOOR PER SPECS
35. ALUMINUM WRAP
36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37. OPTIONAL STANDING SEAM METAL ROOF
38. KEYSTONE
39. SOLDIER CROWN
40. JACK SOLDIER COURSE
41. WATER TABLE
42. ATRIUM DOOR
43. PILASTER - SEE ELEVATION FOR TYPE

PARTIAL PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY.

31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT
38. NOT USED
39. LINE OF CEILING BREAK
40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT.
41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. EXTERIOR RAIL
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
56. SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD
57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

FOUNDATION PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY.

1. CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
3. FOUNDATION PER STRUCTURAL.
4. STAIR LANDINGS, 36"X36" MIN.
5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
6. PROVIDE UNDER FLOOR VENTILATION
7. 4" TOE KICK FOR MASONRY VENEER.
8. 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
9. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
10. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL
11. 4" MIN. T 3/4" MAX. TO HARD SURFACE.
12. A/C PAD. VERIFY LOCATION.
13. CRAWL SPACE ACCESS
14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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



NORTH CAROLINA 50' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 09/11/18
 PROJECT No.: 1350999-57
 DIVISION MGR.: DS
 REVISIONS: SEE BELOW

- 1. 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD
- 2. DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD
- 3. DIVISION REVISIONS NC19023NCP/ 04/22/19 / FAE
- 4. DIVISION REVISIONS NC19047NCP/ 08/01/19 / FAE
- 5. DIVISION REVISIONS NC20038NCP/ 10/23/20 / KBA
- 6. PLAN ERROR NC21044NCP / 02-18-21 / KBA
- 7. FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

PLAN: 243.2939-R
 SHEET: 8.A7

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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

ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.

- SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

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

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

ABBREVIATIONS

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

MATERIALS

- 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

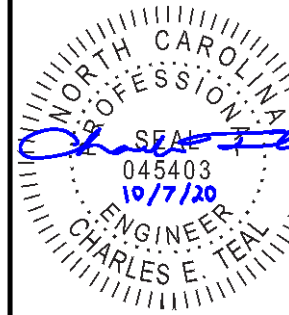
- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- 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.
 - TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - 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.
 - TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
 - 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.
 - 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.
 - 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.
 - 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:
 - SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
 - TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
 - INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
- STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
- FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
- FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
- BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



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P-0961

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



PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

GENERAL NOTES

GN1.0

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

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

DETAILS AND NOTES ON DRAWINGS GOVERN.


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

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


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

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

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

STICK-FRAMED ROOF - STRUCTURAL NOTES

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

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

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

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



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P-0961

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



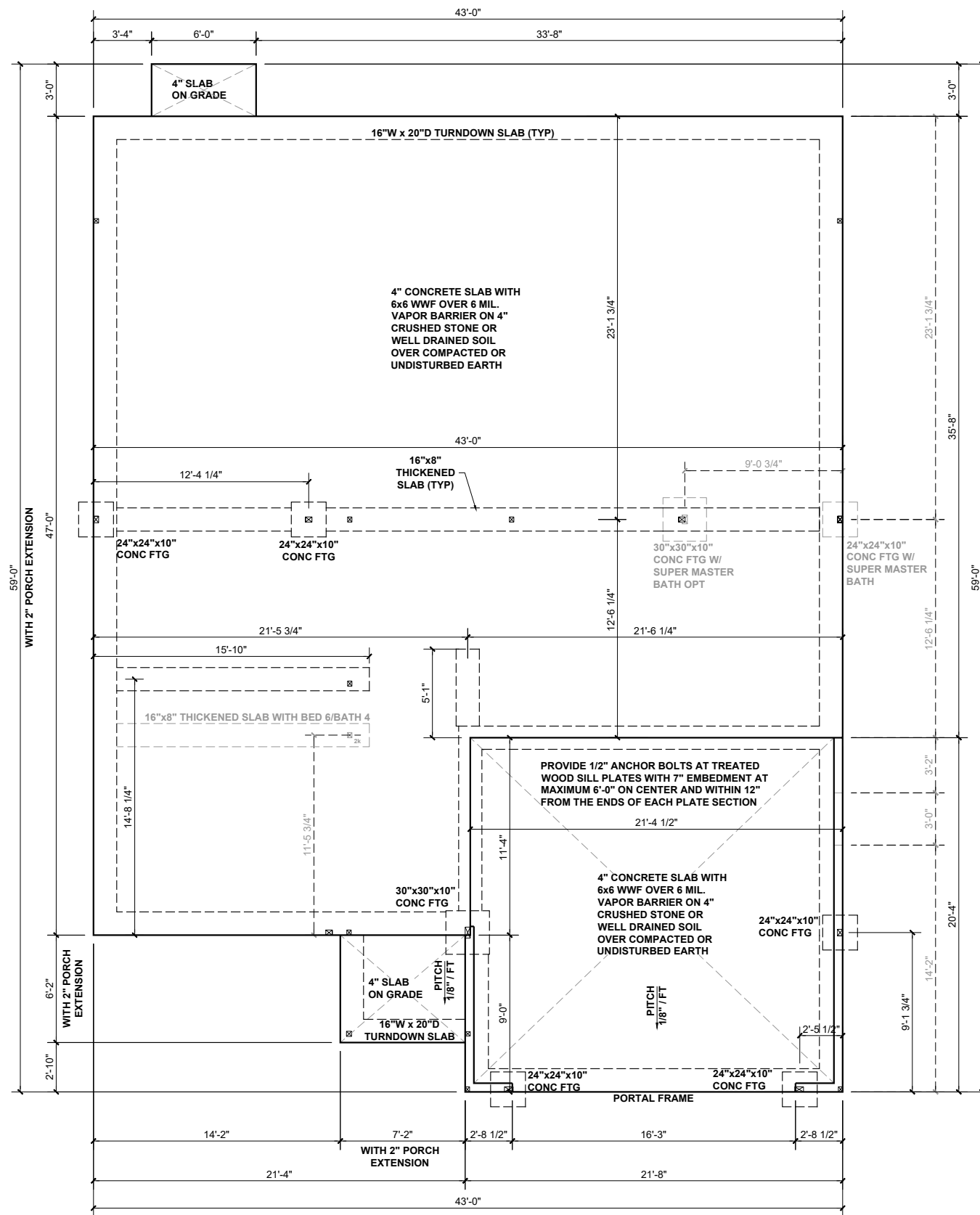
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

GENERAL NOTES

GN1.1

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BEAM & POINT LOAD LEGEND

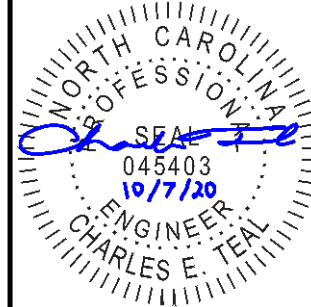
- INTERIOR LOAD BEARING WALL
- ROOF RAFTER / TRUSS SUPPORT
- - - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

ALL CONCRETE CURBS SUPPORTING PORTAL FRAMED OR ENGINEERED OPENINGS IN GARAGES WITH A PONY WALL OVER 24" ABOVE THE GARAGE DOOR HEADER SHALL BE REQUIRED TO BE AT LEAST 8" WIDE.



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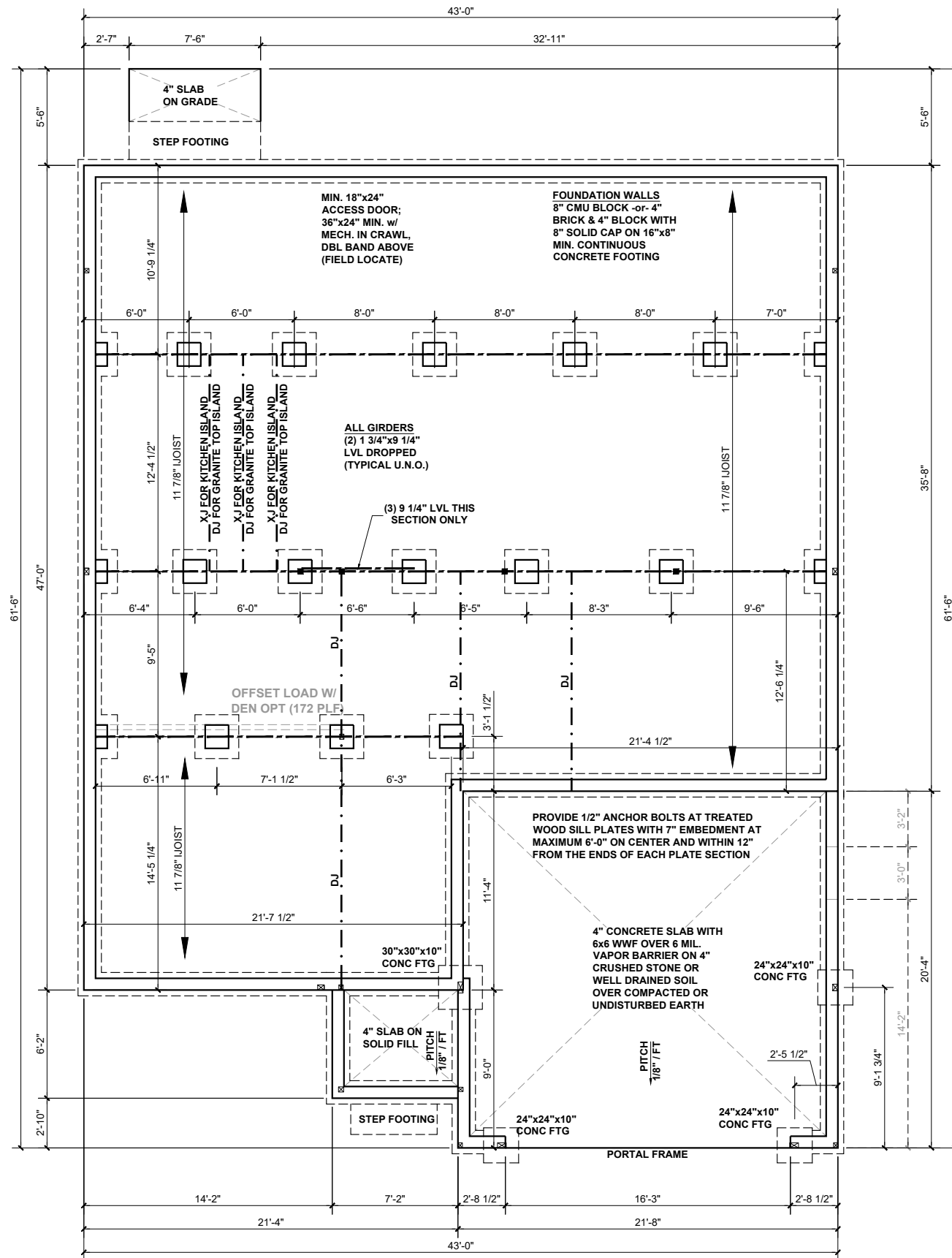
PROJECT NO.: 20901658
 DATE: 10/07/2020

PLAN:
243.2939

SLAB
 FOUNDATION PLAN
S.10A

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

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

BEAM & POINT LOAD LEGEND

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

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW MASONRY	SOLID MASONRY
8 X16	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.

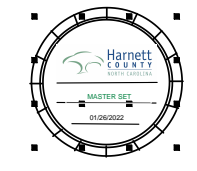
CRAWL SPACE VENTILATION

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA, AND ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

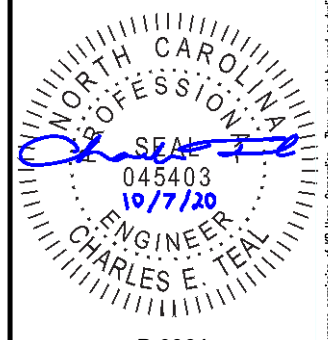
EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

1778	SQUARE FEET OF TOTAL CRAWL SPACE / 150 =
11.85	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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



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P-0961

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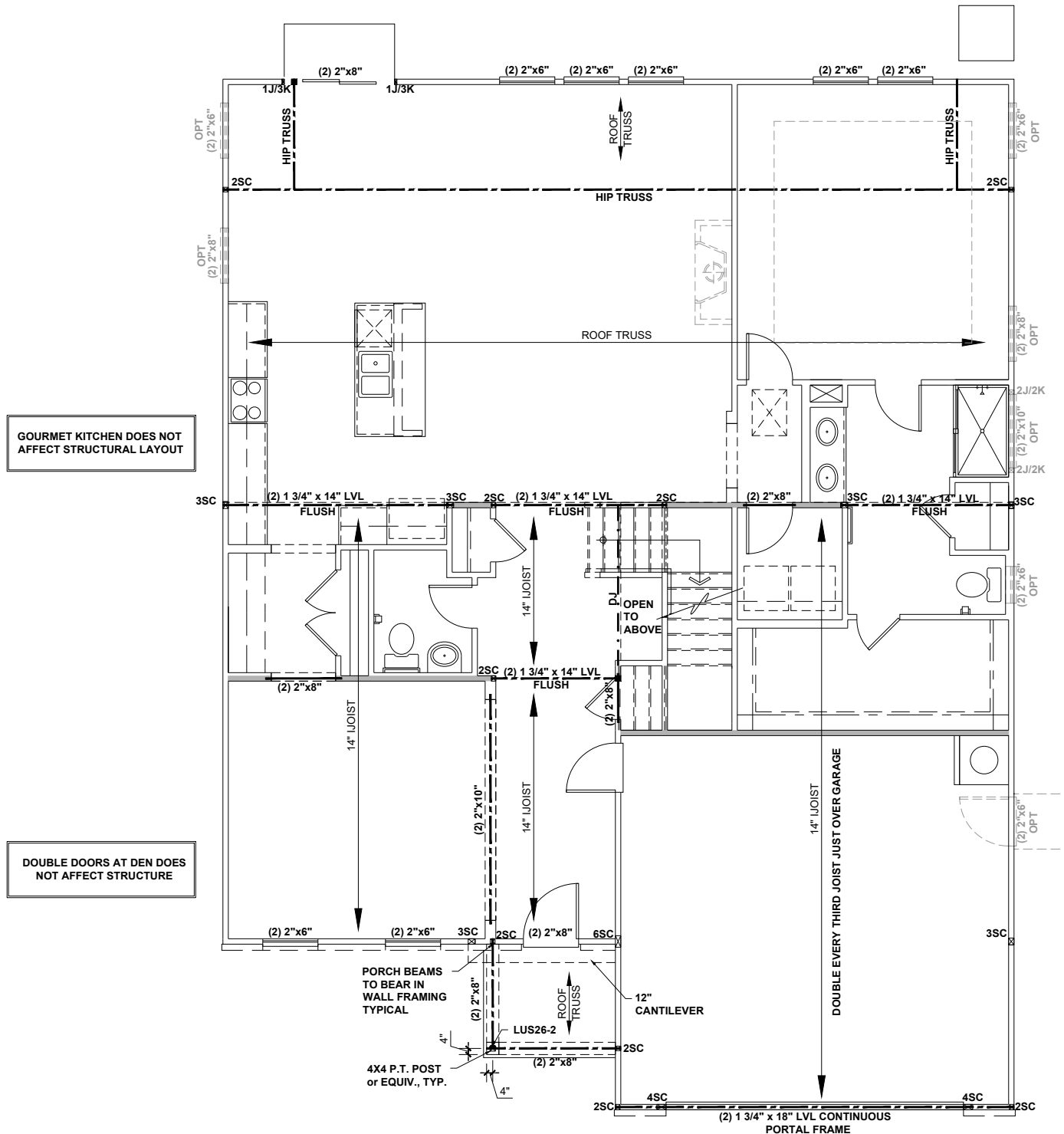
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CRAWL SPACE
 FOUNDATION PLAN

S.30A

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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).

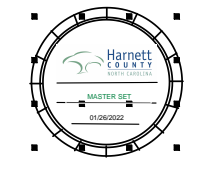
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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.

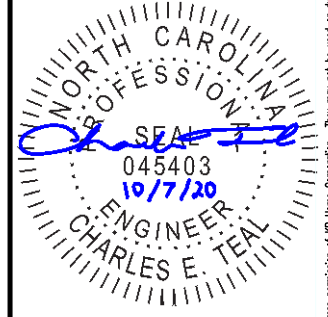
**REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

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

ALL HANGERS TO BE LUS26-2 FOR TWO PLY SAWN LUMBER BANDS, JOISTS, HEADERS, AND BEAMS UNLESS OTHERWISE NOTED.



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P-0961

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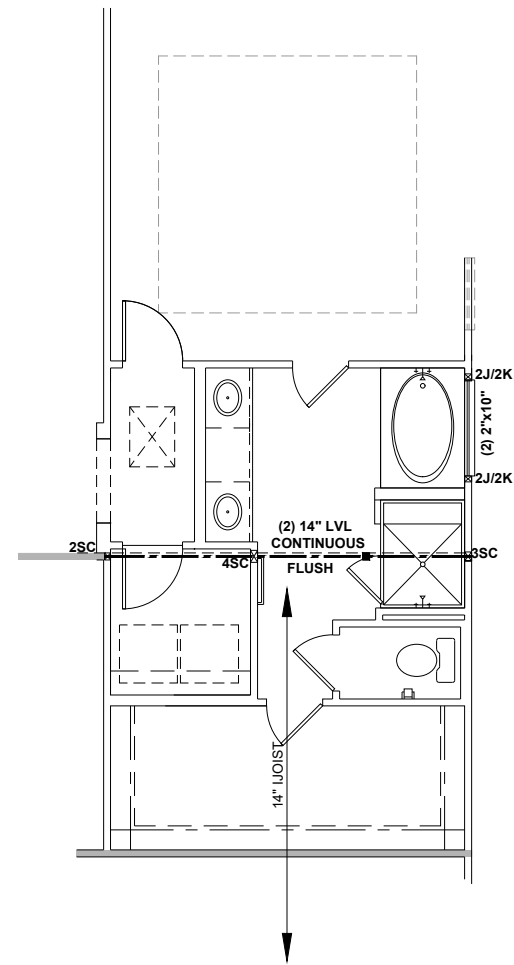
PLAN:
243.2939

FIRST FLOOR
CEILING FRAMING PLAN

S1.0A

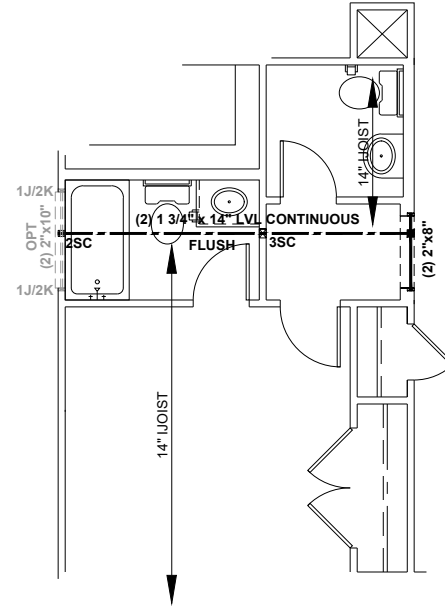
FIRST FLOOR CEILING FRAMING PLAN - 'A'
SCALE: 1/8"=1'-0"

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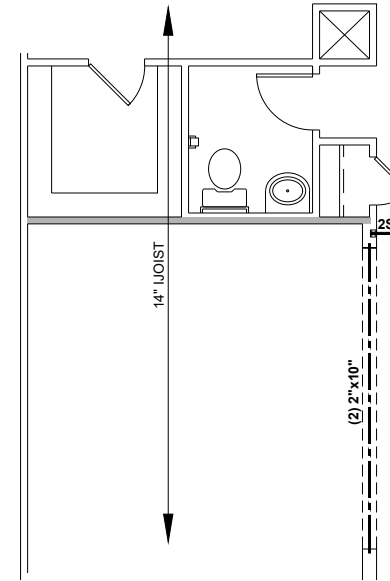
SUPER MASTER BATH

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



BEDROOM 6 W/ BATH 4

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



DEN

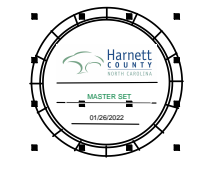
SCALE: 1/8"=1'-0"

BEAM & POINT LOAD LEGEND

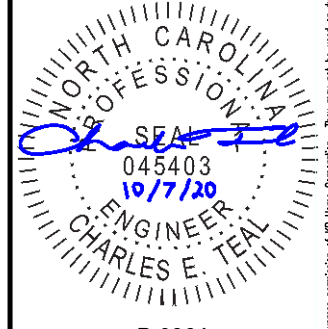
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
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 - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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FIRST FLOOR OPTIONS
 CEILING FRAMING PLANS

S1.1A

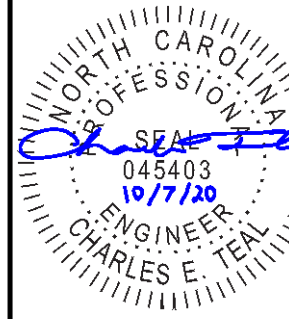
FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'A'

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

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SECOND FLOOR
 CEILING FRAMING PLAN

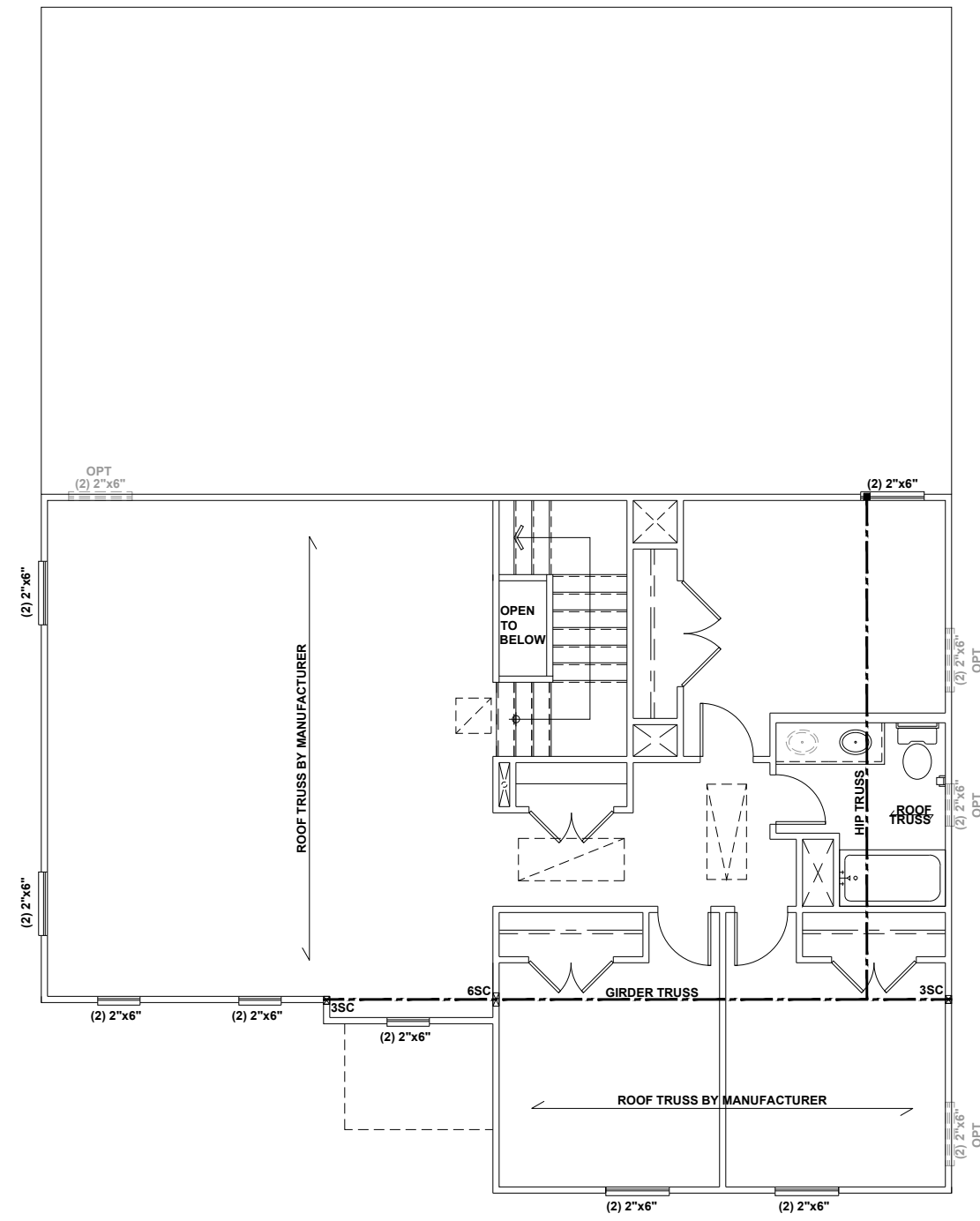
S2.0A

BEAM & POINT LOAD LEGEND

	INTERIOR LOAD BEARING WALL
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	DOUBLE RAFTER / DOUBLE JOIST
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	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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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.



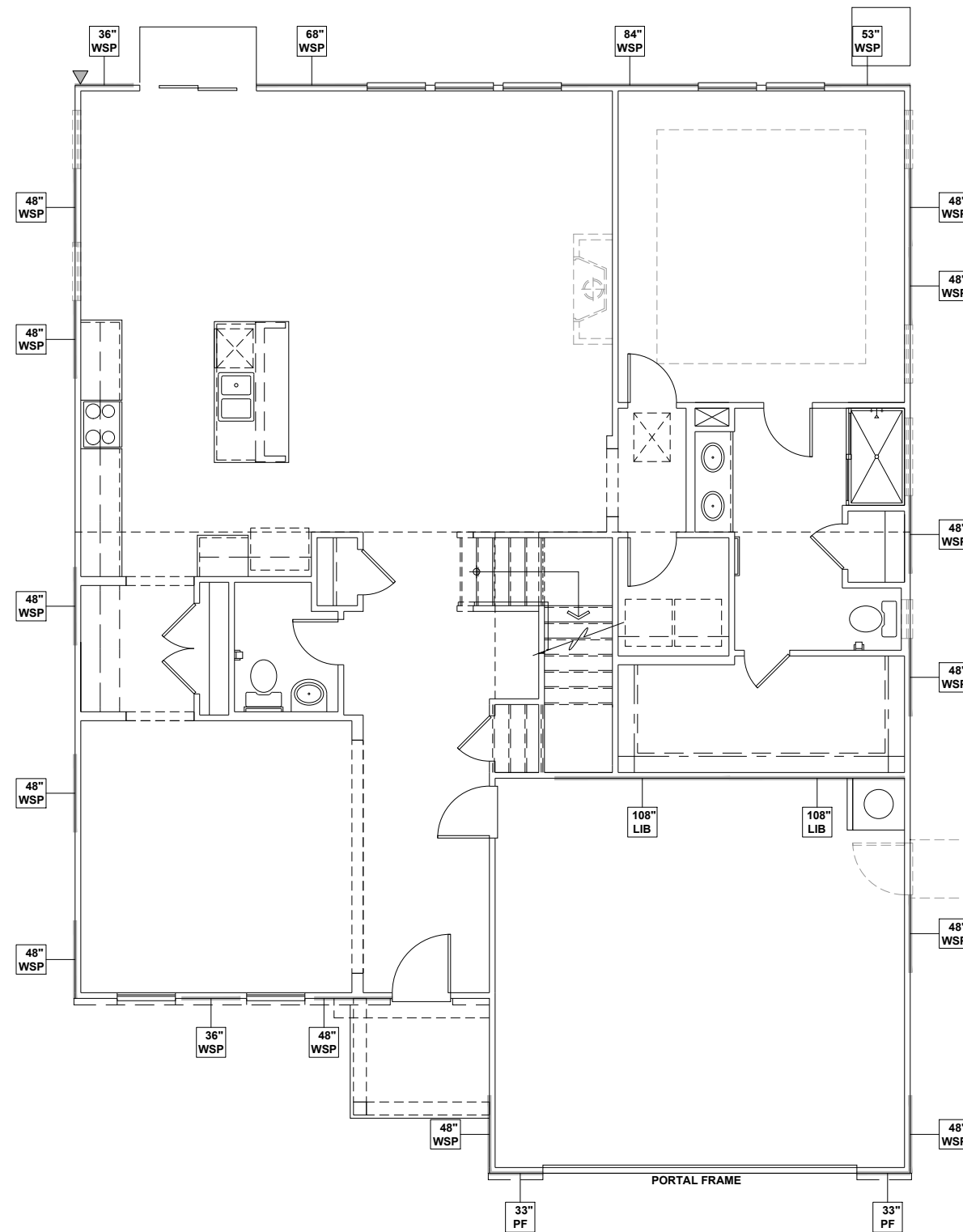
BED 5 W/ BATH 3 AND LOFT DOES NOT AFFECT STRUCTURAL LAYOUT

ENLARGED BEDROOM 2 & 3 DOES NOT AFFECT STRUCTURAL LAYOUT

SHOWER OPTS DO NOT AFFECT STRUCTURAL LAYOUT

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

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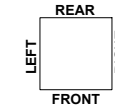


FIRST FLOOR WALL BRACING PLAN - 'A'

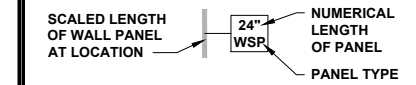
SCALE: 1/8"=1'-0"

WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

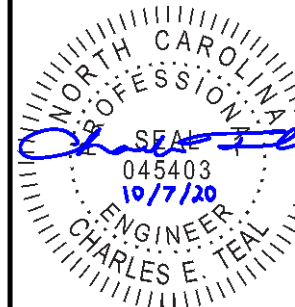
WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	18.0 FT.	19.25 FT.
RIGHT	23.0 FT.	24.0 FT.
REAR	18.0 FT.	20.08 FT.
LEFT	23.0 FT.	24.0 FT.



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P-0961

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



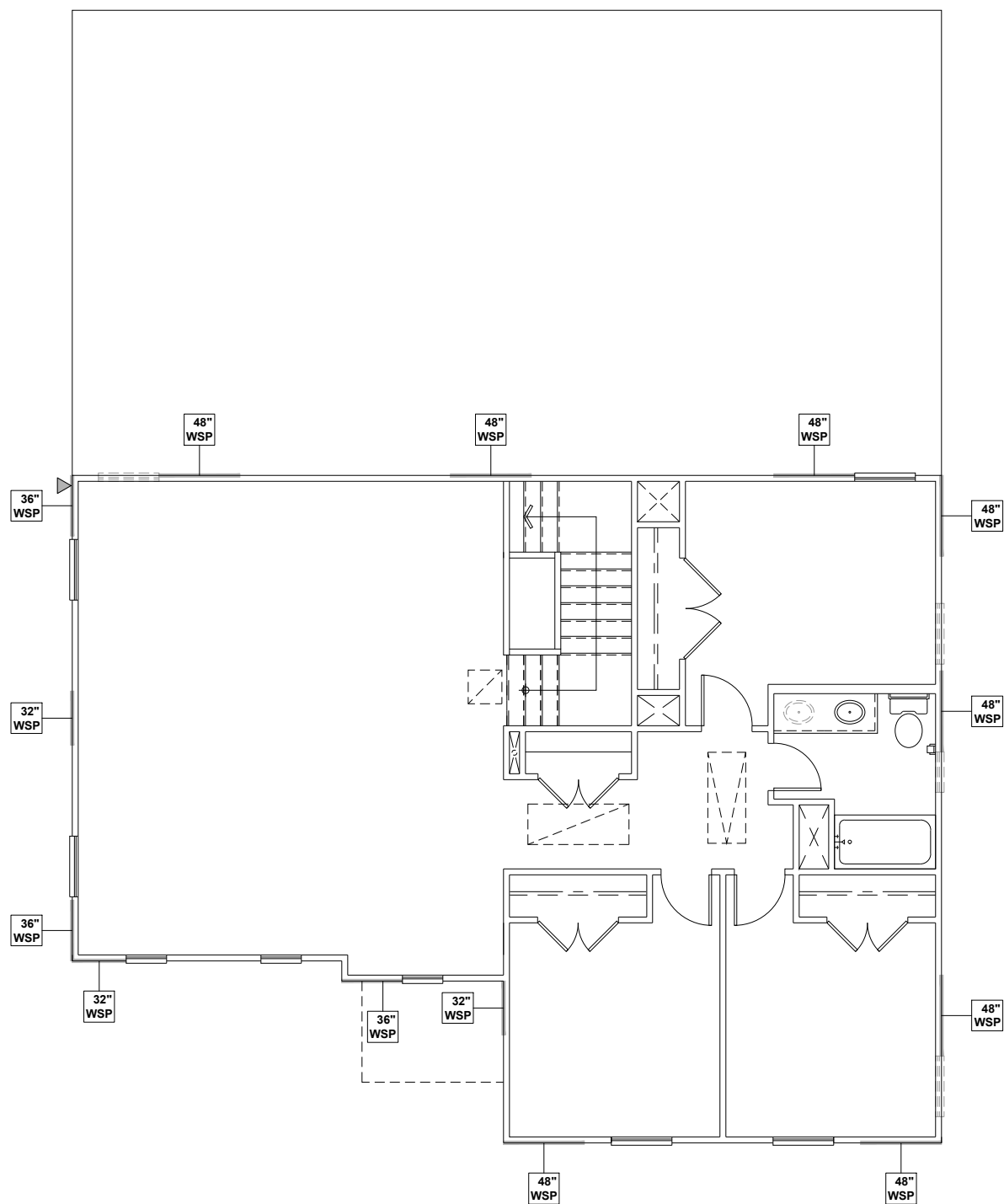
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

FIRST FLOOR
WALL BRACING PLAN

S4.0A

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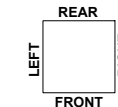


SECOND FLOOR WALL BRACING PLAN - 'A'

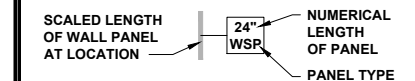
SCALE: 1/8" = 1'-0"

WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
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ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

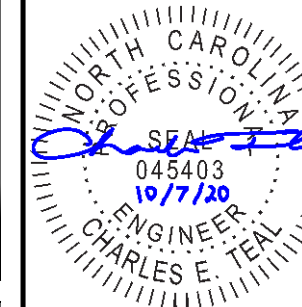
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WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	9.0 FT.	13.66 FT.
RIGHT	7.0 FT.	11.33 FT.
REAR	9.0 FT.	12.0 FT.
LEFT	7.0 FT.	12.0 FT.



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P-0961

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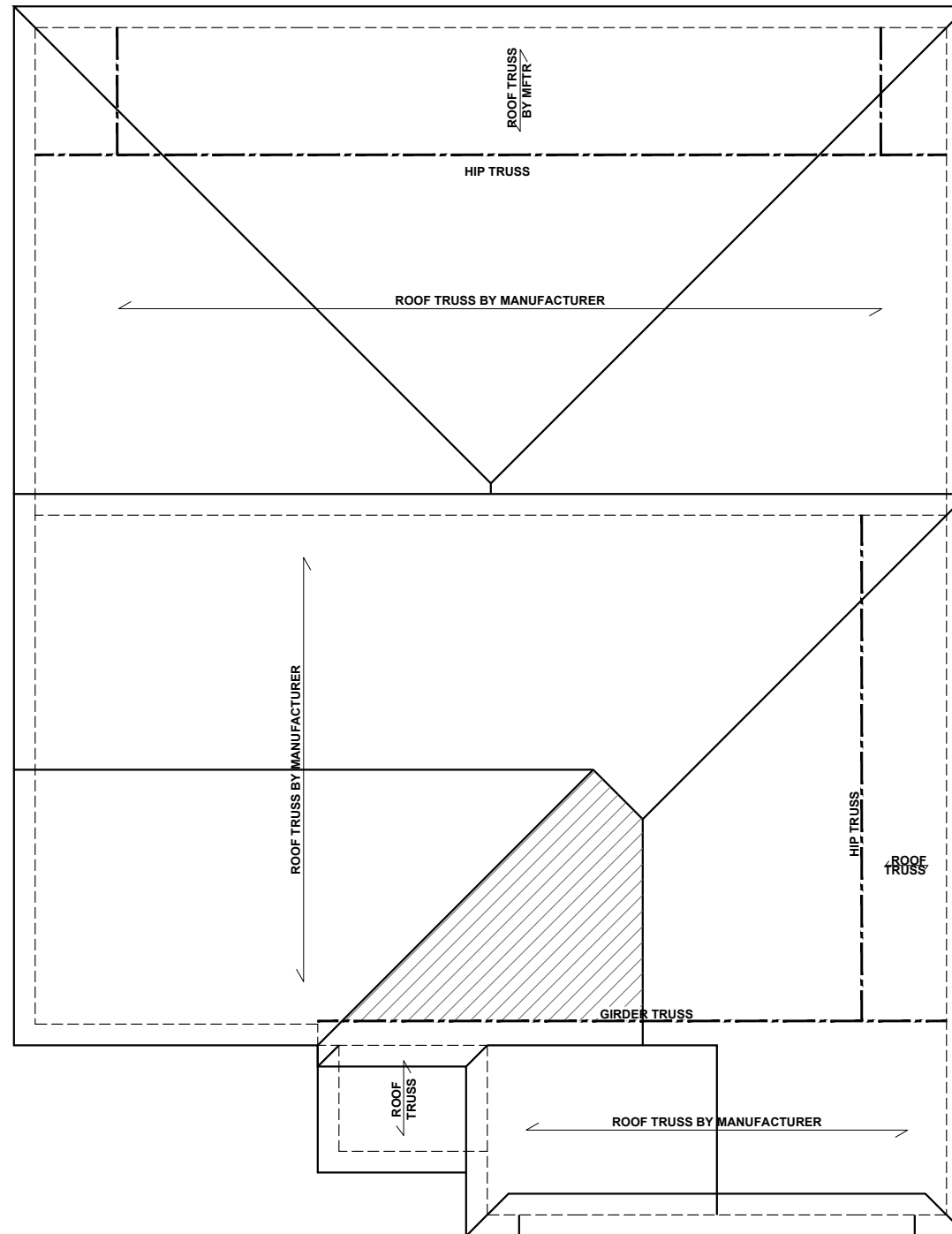
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

SECOND FLOOR
WALL BRACING PLAN

S5.0A

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

BEAM & POINT LOAD LEGEND

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

- TRUSSED ROOF - STRUCTURAL NOTES**
- 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.

ATTIC VENTILATION

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

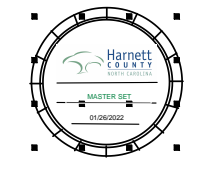
2441 SQUARE FEET OF TOTAL ATTIC / 150 =
16.27 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

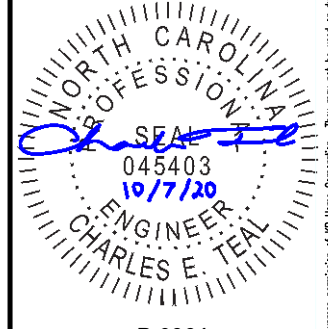
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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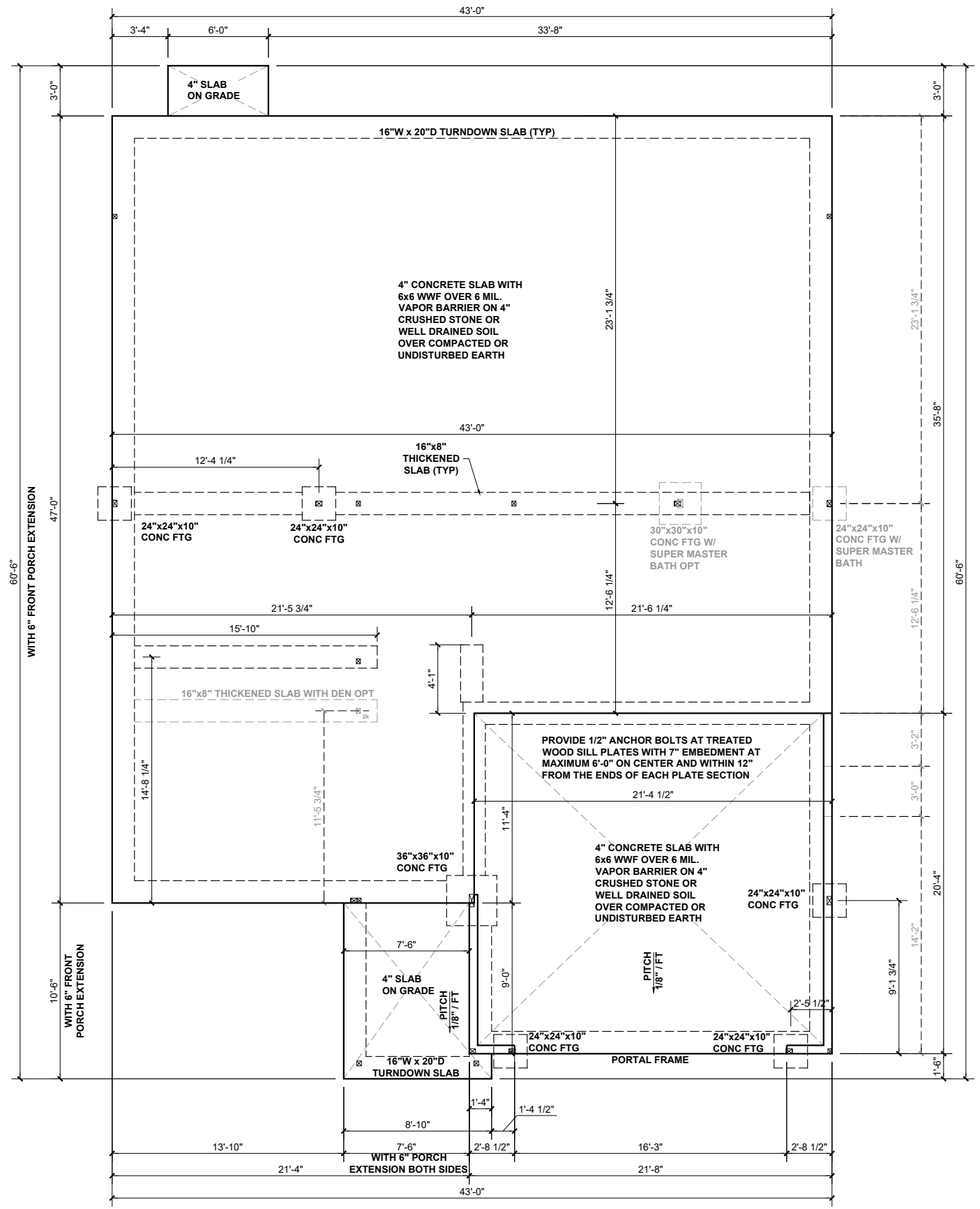


PROJECT NO.: 20901658
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PLAN:
243.2939

ROOF FRAMING PLAN
S7.0A

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BEAM & POINT LOAD LEGEND

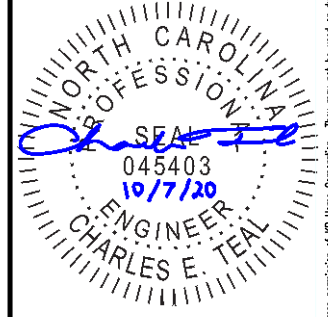
- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- · - · - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

ALL CONCRETE CURBS SUPPORTING PORTAL FRAMED OR ENGINEERED OPENINGS IN GARAGES WITH A PONY WALL OVER 24" ABOVE THE GARAGE DOOR HEADER SHALL BE REQUIRED TO BE AT LEAST 8" WIDE.



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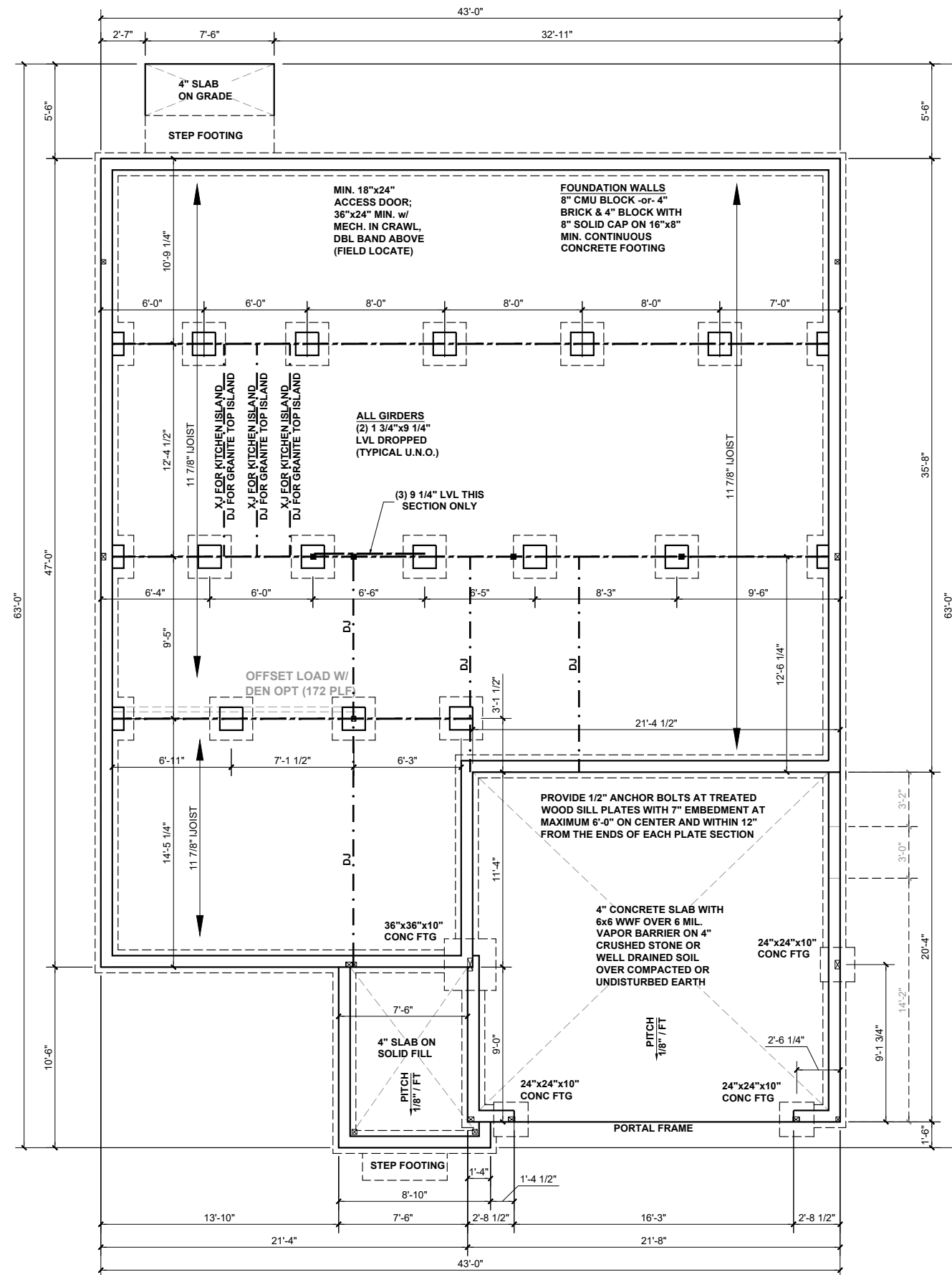
PLAN:
243.2939

SLAB
 FOUNDATION PLAN

S.10B

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

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

BEAM & POINT LOAD LEGEND

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

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW MASONRY	SOLID MASONRY
8 X16	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.

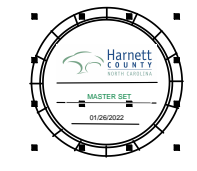
CRAWL SPACE VENTILATION

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA, AND ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

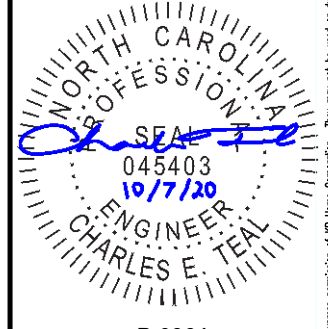
EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

1778	SQUARE FEET OF TOTAL CRAWL SPACE / 150 =
11.85	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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



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JDSfaulkner
engineering + design + consulting
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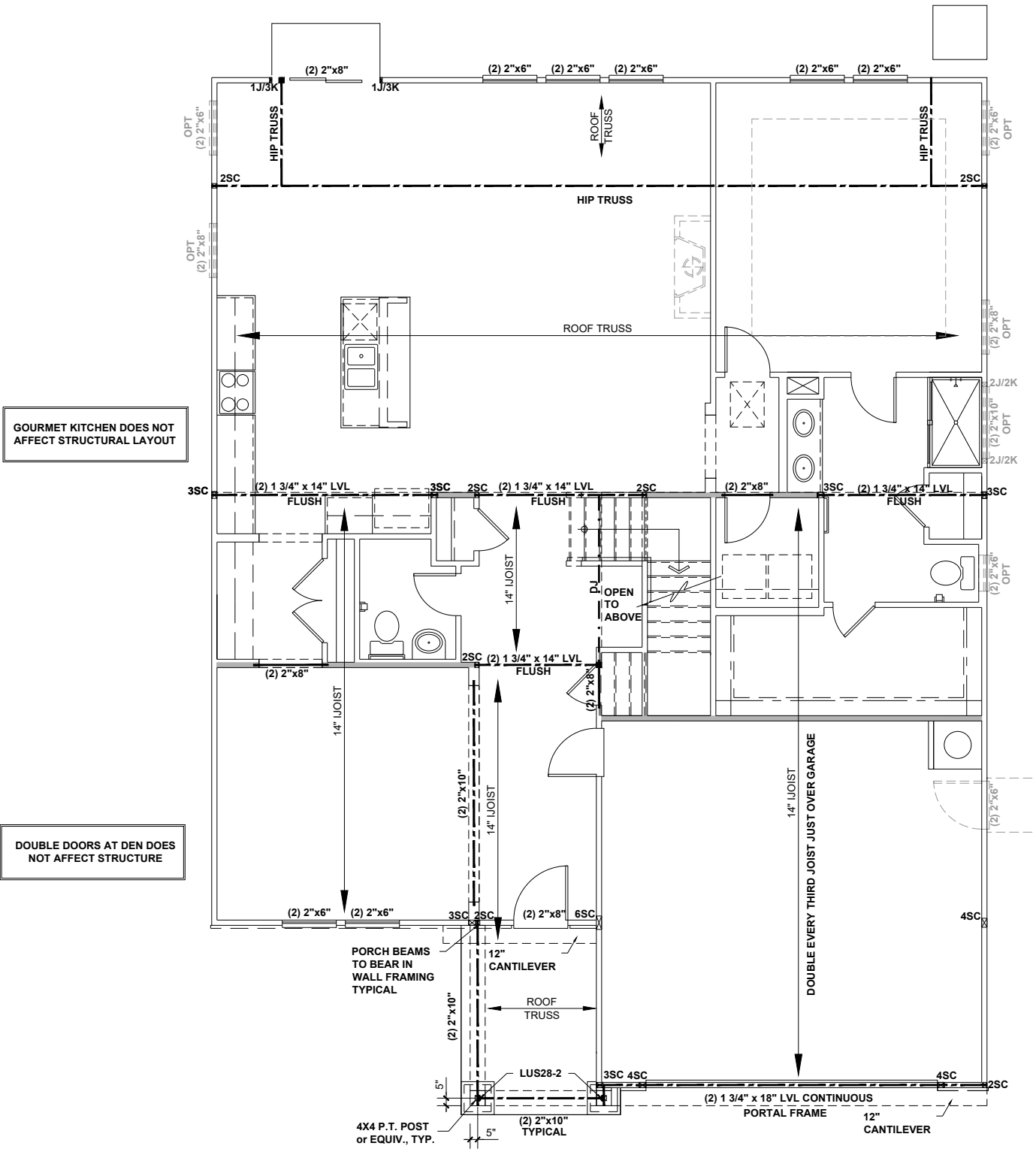
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

CRAWL SPACE
FOUNDATION PLAN

S.30B

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GOURMET KITCHEN DOES NOT AFFECT STRUCTURAL LAYOUT

DOUBLE DOORS AT DEN DOES NOT AFFECT STRUCTURE

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

BEAM & POINT LOAD LEGEND

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

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

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

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

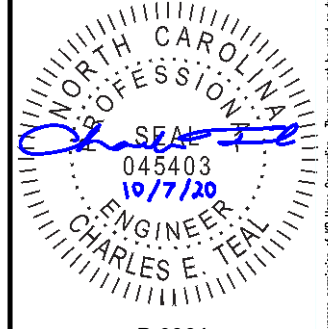
**REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

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

ALL HANGERS TO BE LUS26-2 FOR TWO PLY SAWN LUMBER BANDS, JOISTS, HEADERS, AND BEAMS UNLESS OTHERWISE NOTED.



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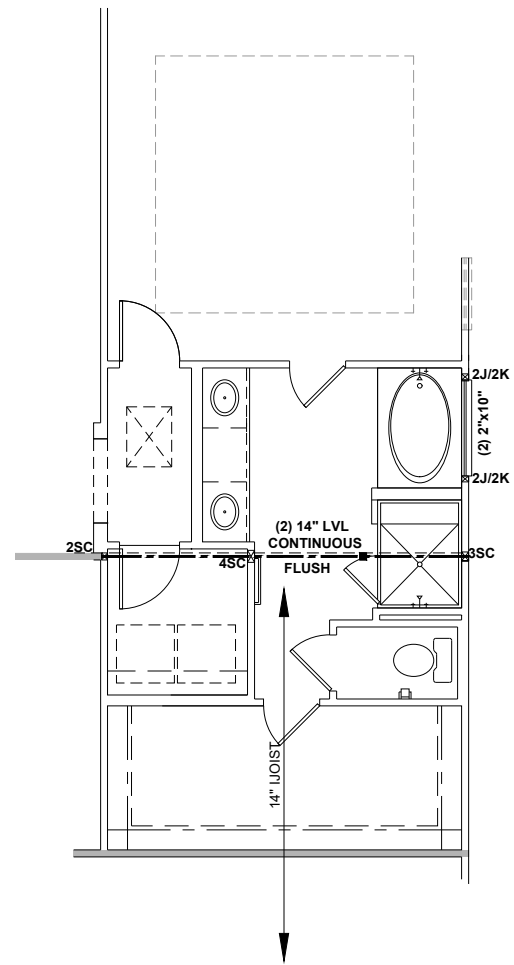
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

FIRST FLOOR
CEILING FRAMING PLAN

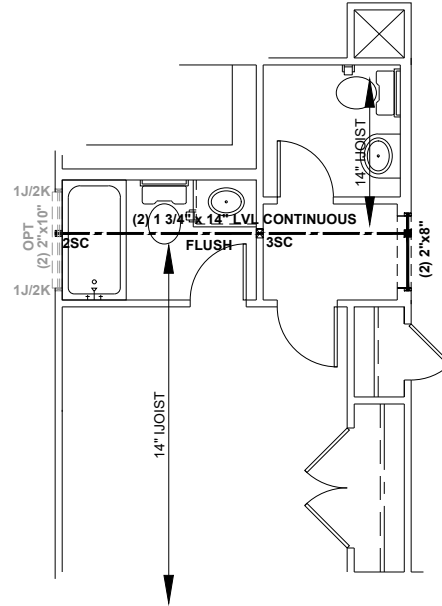
S1.0B

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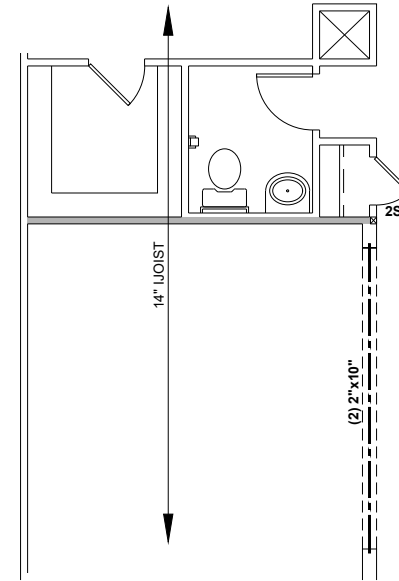
SUPER MASTER BATH

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



BEDROOM 6 W/ BATH 4

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



DEN

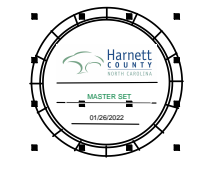
SCALE: 1/8"=1'-0"

BEAM & POINT LOAD LEGEND

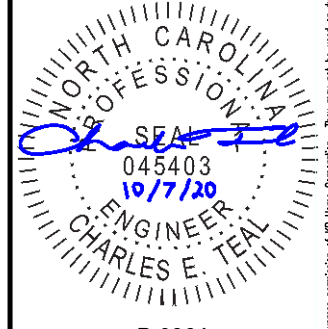
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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P-0961

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

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PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

FIRST FLOOR OPTIONS
CEILING FRAMING PLANS

S1.1B

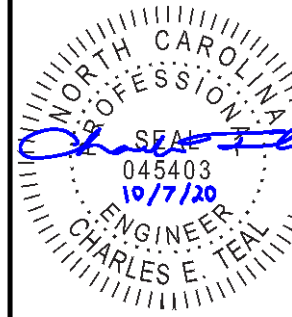
FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'B'

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

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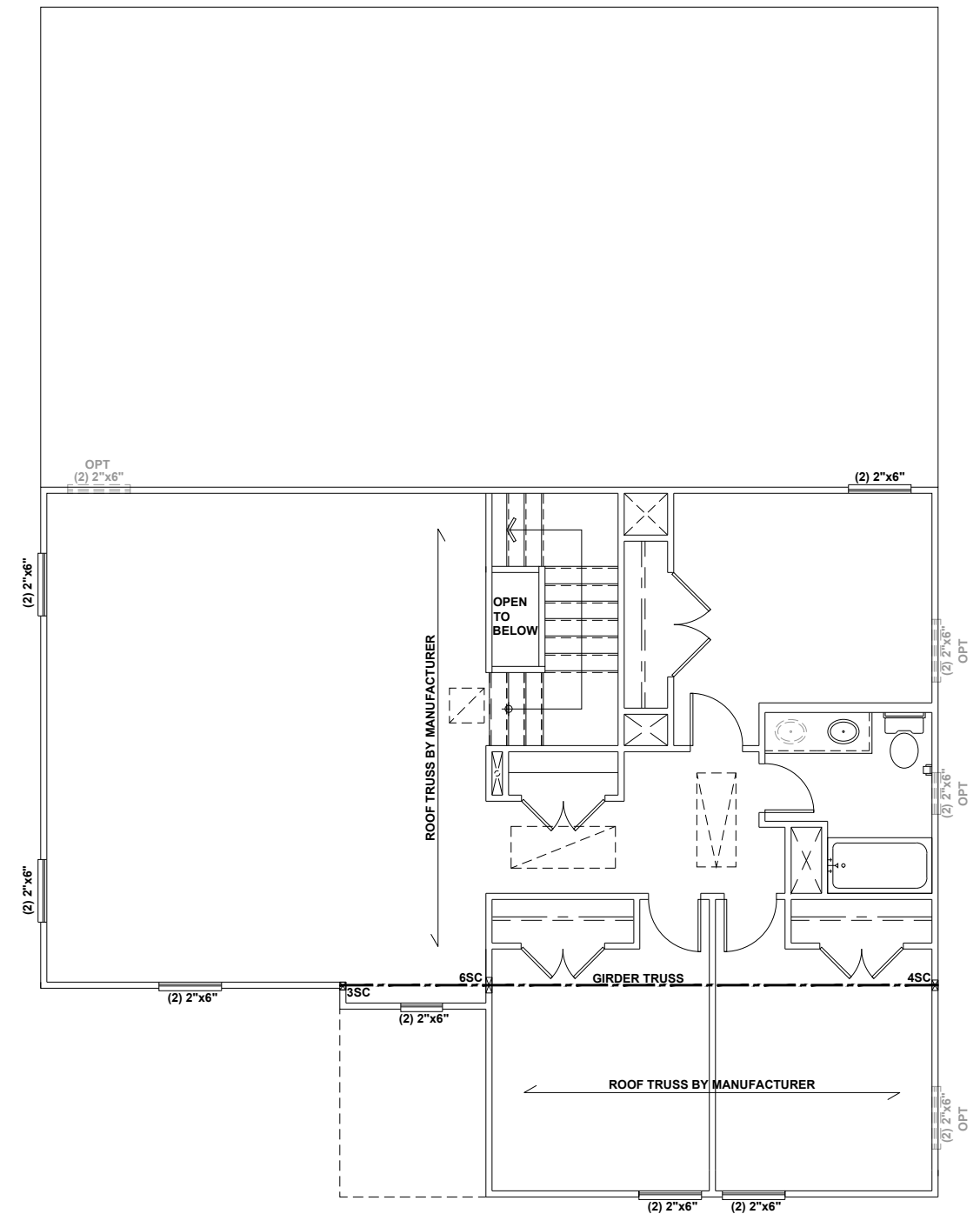
SECOND FLOOR
 CEILING FRAMING PLAN
S2.0B

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.
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 - 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).

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.



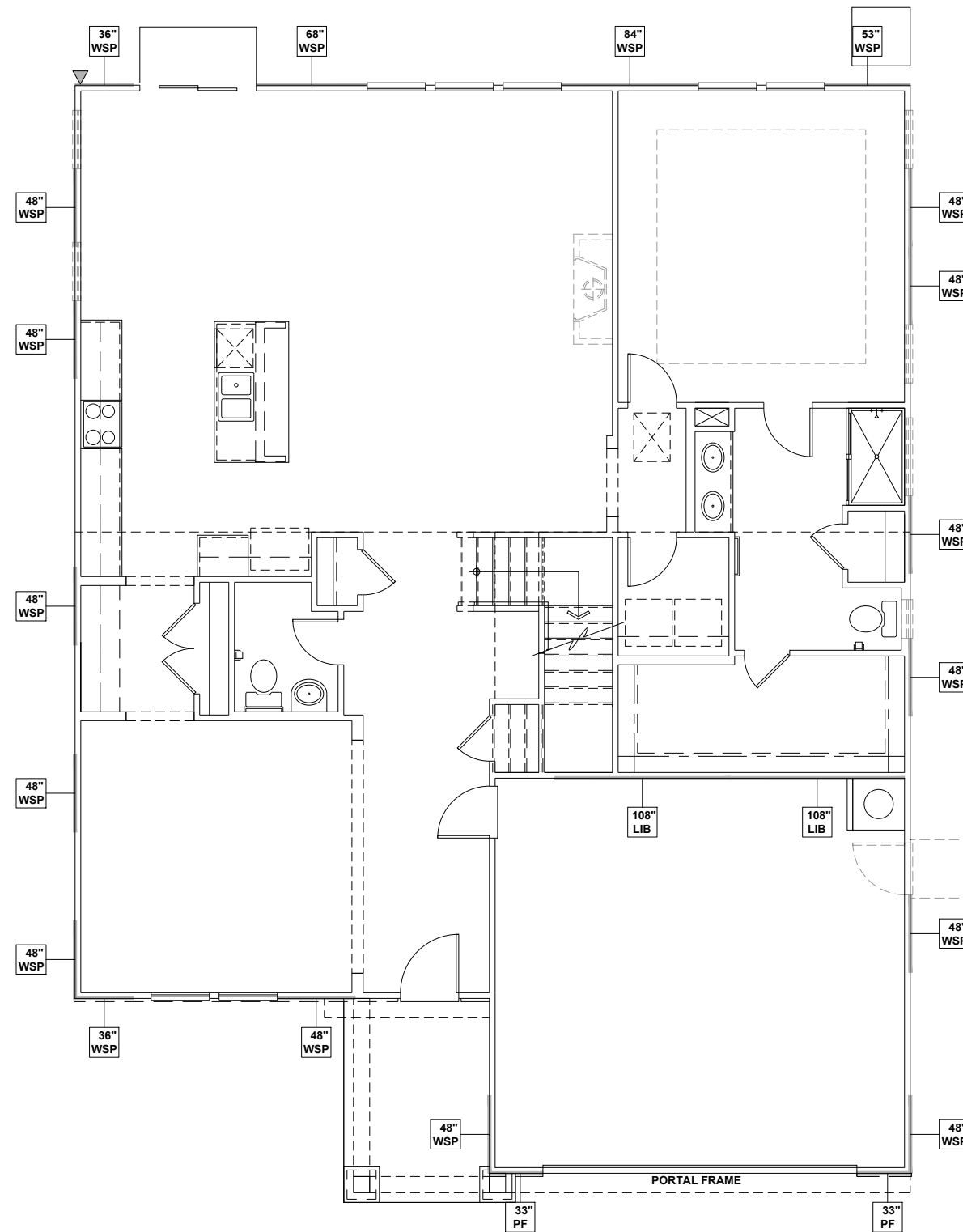
BED 5 W/ BATH 3 AND LOFT DOES NOT AFFECT STRUCTURAL LAYOUT

ENLARGED BEDROOM 2 & 3 DOES NOT AFFECT STRUCTURAL LAYOUT

SHOWER OPTS DO NOT AFFECT STRUCTURAL LAYOUT

SECOND FLOOR CEILING FRAMING PLAN - 'B'
 SCALE: 1/8" = 1'-0"

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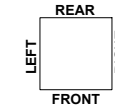


FIRST FLOOR WALL BRACING PLAN - 'B'

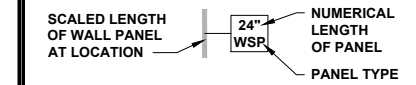
SCALE: 1/8"=1'-0"

WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

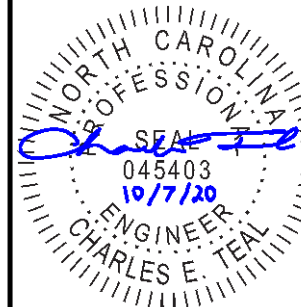
WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	18.0 FT.	19.25 FT.
RIGHT	23.0 FT.	24.0 FT.
REAR	18.0 FT.	20.08 FT.
LEFT	23.0 FT.	24.0 FT.



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P-0961

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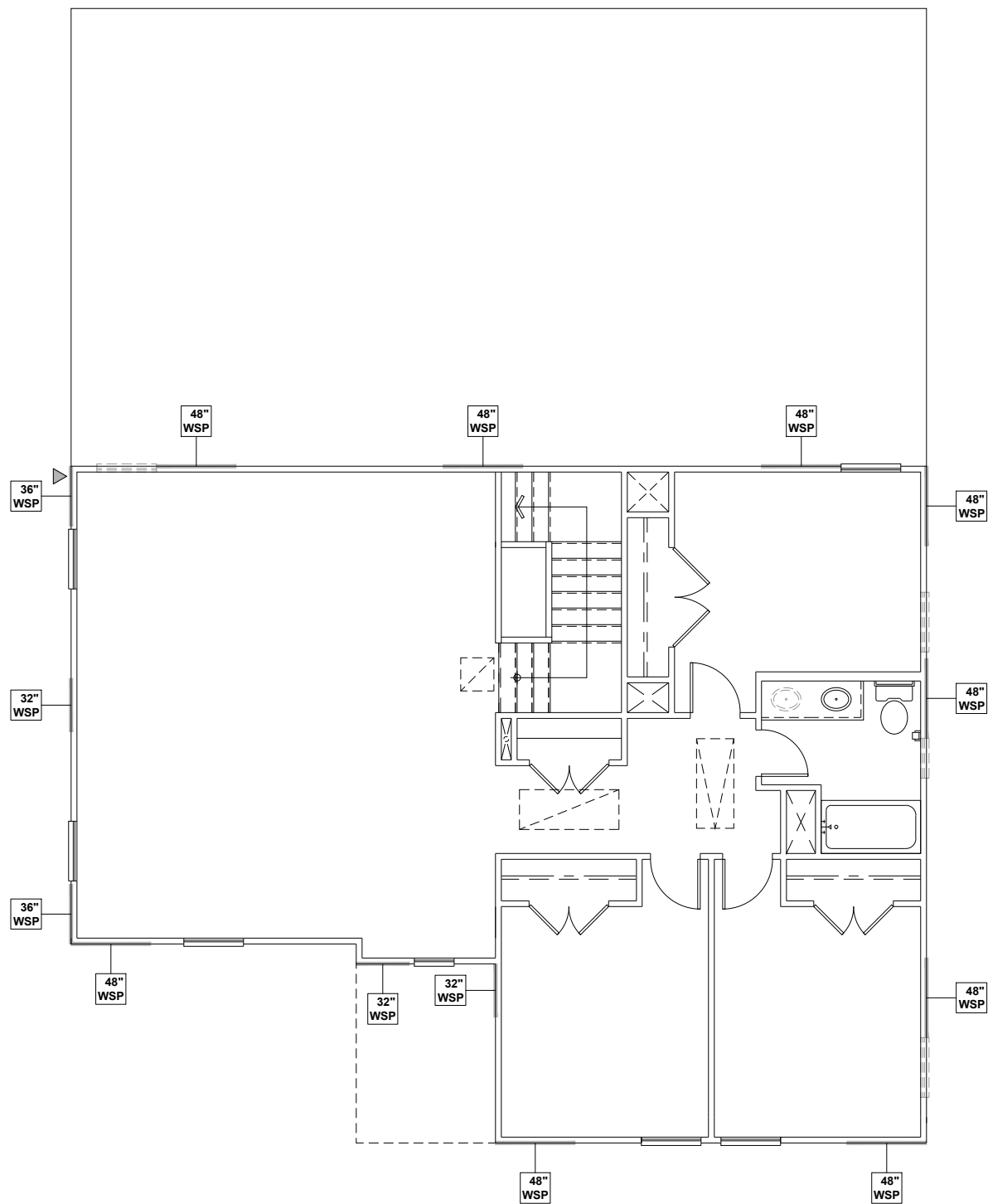
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243.2939

FIRST FLOOR
WALL BRACING PLAN

S4.0B

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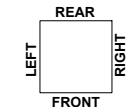


SECOND FLOOR WALL BRACING PLAN - 'B'

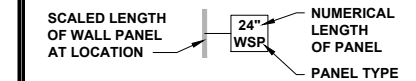
SCALE: 1/8" = 1'-0"

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

WALL BRACING NOTE:

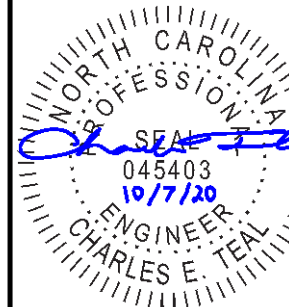
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WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	9.0 FT.	14.66 FT.
RIGHT	7.0 FT.	11.33 FT.
REAR	9.0 FT.	12.0 FT.
LEFT	7.0 FT.	12.0 FT.



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P-0961

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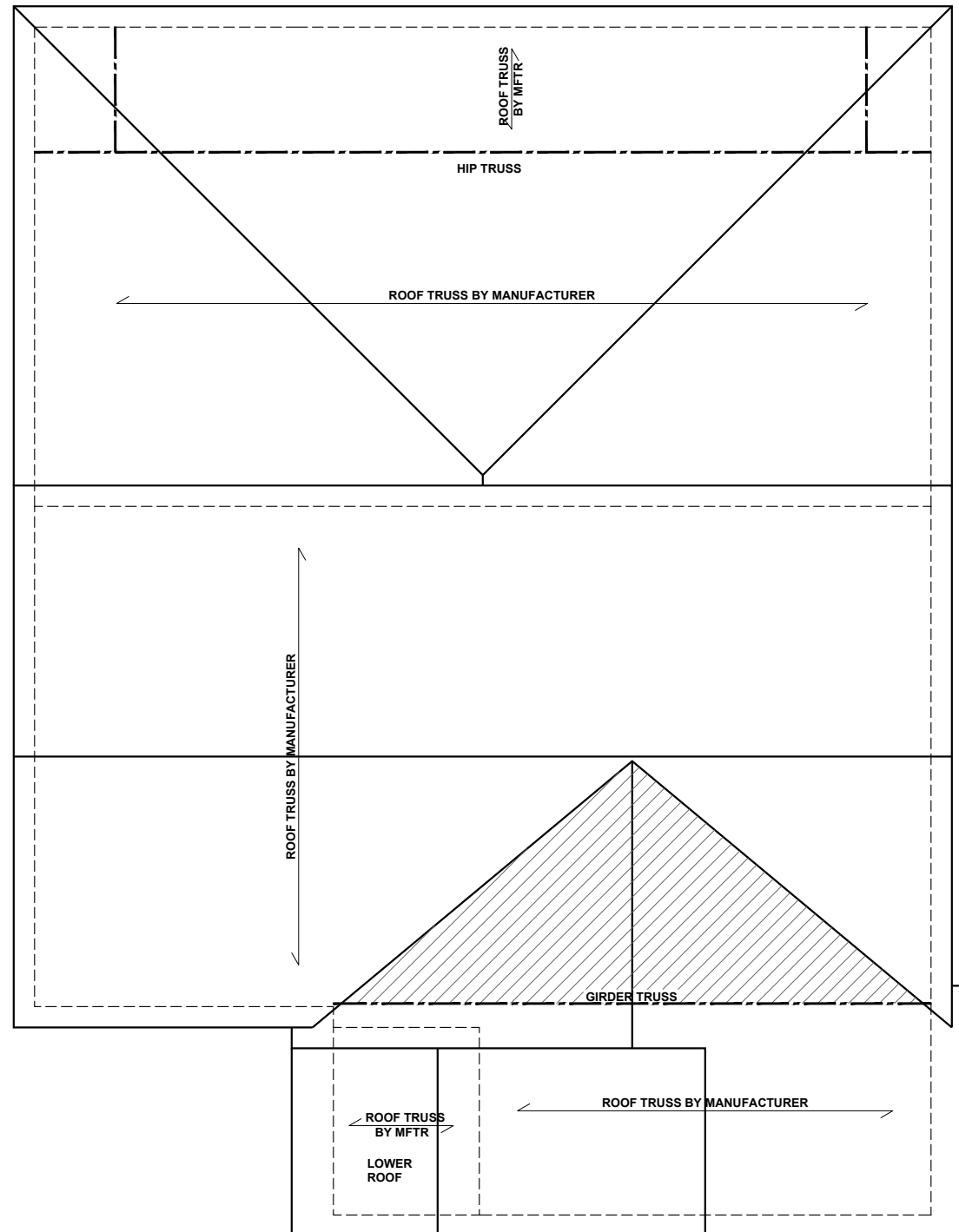
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

SECOND FLOOR
WALL BRACING PLAN

S5.0B

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

BEAM & POINT LOAD LEGEND

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

- TRUSSED ROOF - STRUCTURAL NOTES**
- 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.

ATTIC VENTILATION

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

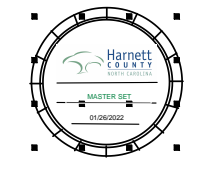
2535	SQUARE FEET OF TOTAL ATTIC / 150 =
16.9	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

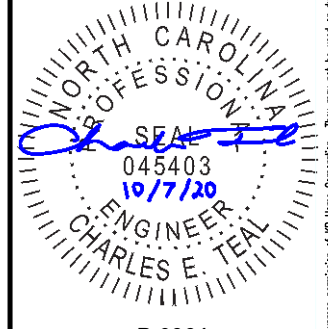
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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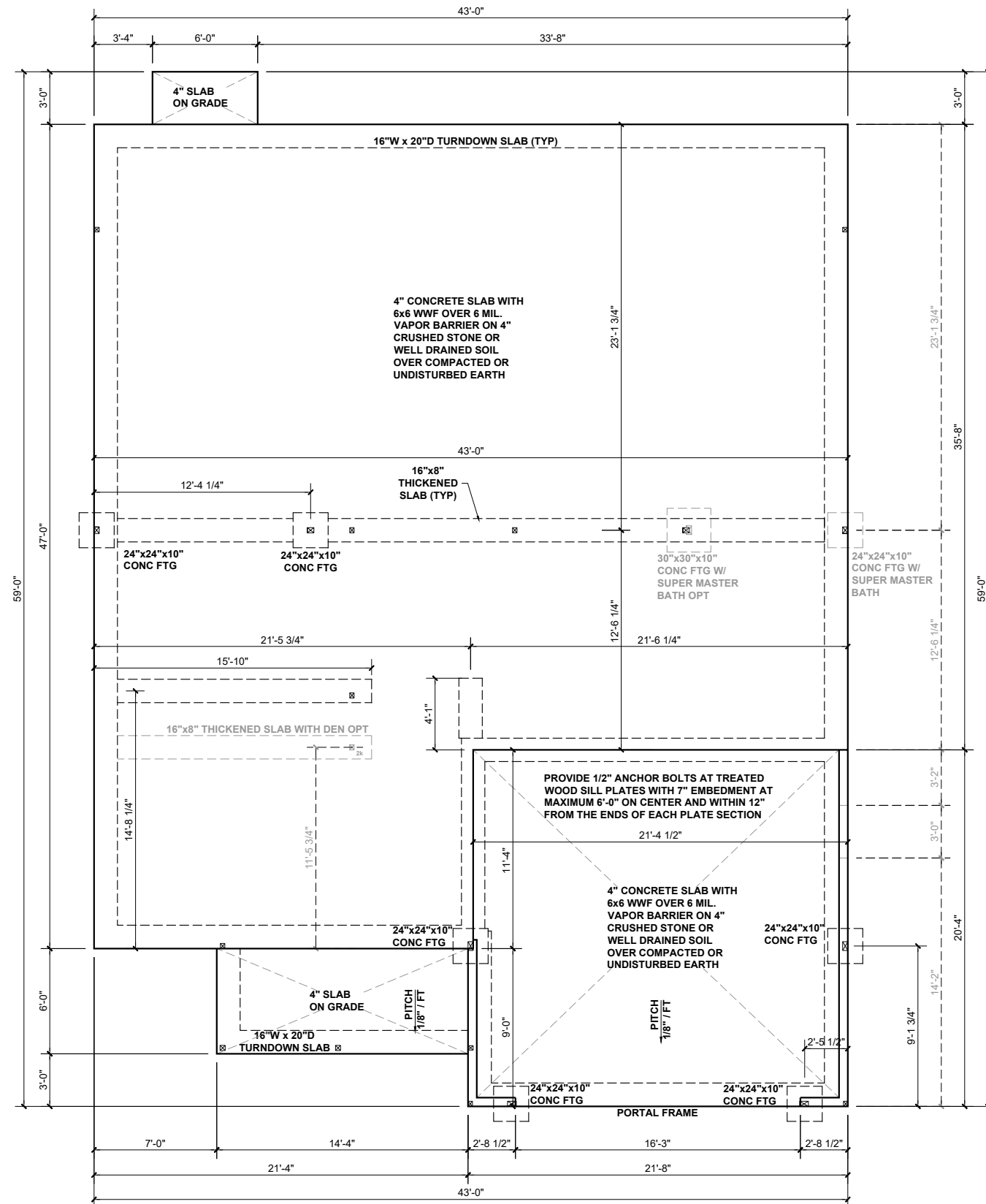


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243.2939

ROOF FRAMING PLAN
S7.0B

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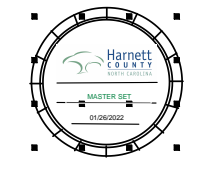


BEAM & POINT LOAD LEGEND

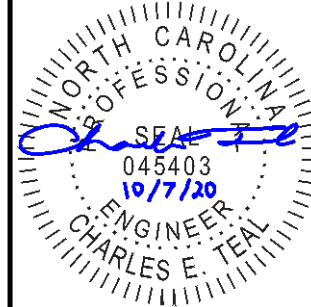
- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- · - · - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

ALL CONCRETE CURBS SUPPORTING PORTAL FRAMED OR ENGINEERED OPENINGS IN GARAGES WITH A PONY WALL OVER 24" ABOVE THE GARAGE DOOR HEADER SHALL BE REQUIRED TO BE AT LEAST 8" WIDE.



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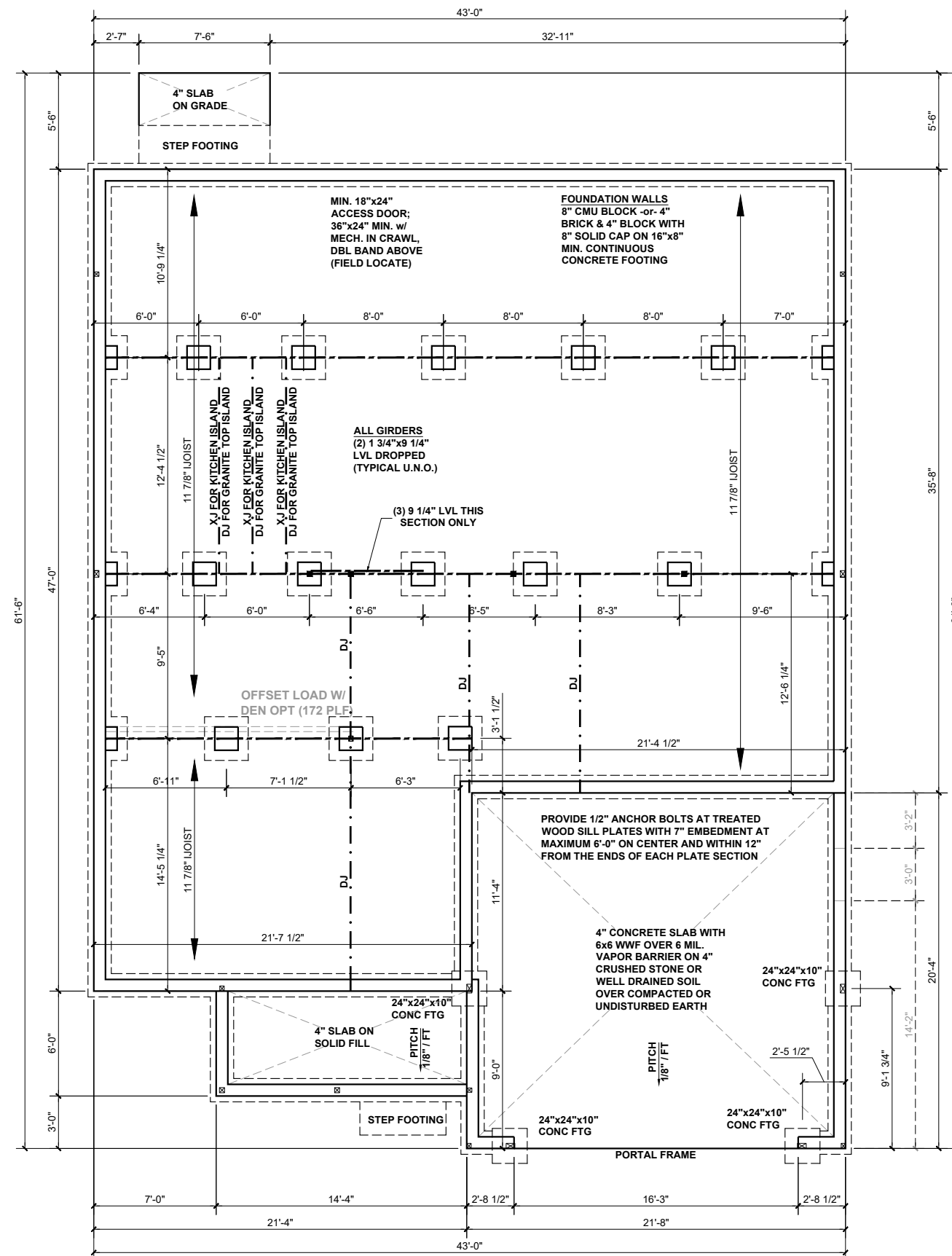
PROJECT NO.: 20901658
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SLAB
 FOUNDATION PLAN
S.10C

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

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CRAWLSPACE FOUNDATION 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

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW MASONRY	SOLID MASONRY
8 X16	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.

CRAWL SPACE VENTILATION

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA, AND ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

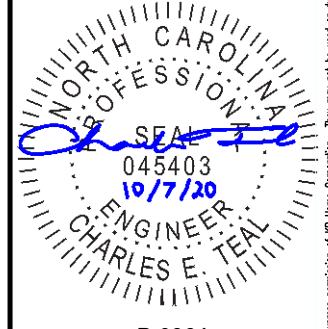
EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

1778	SQUARE FEET OF TOTAL CRAWL SPACE / 150 =
11.85	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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



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 DURHAM, NC 27703
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P-0961

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

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 INFO@JDSfaulkner.COM ; WWW.JDSfaulkner.COM

PROJECT NO.: 20901658
 DATE: 10/07/2020

PLAN:
243.2939

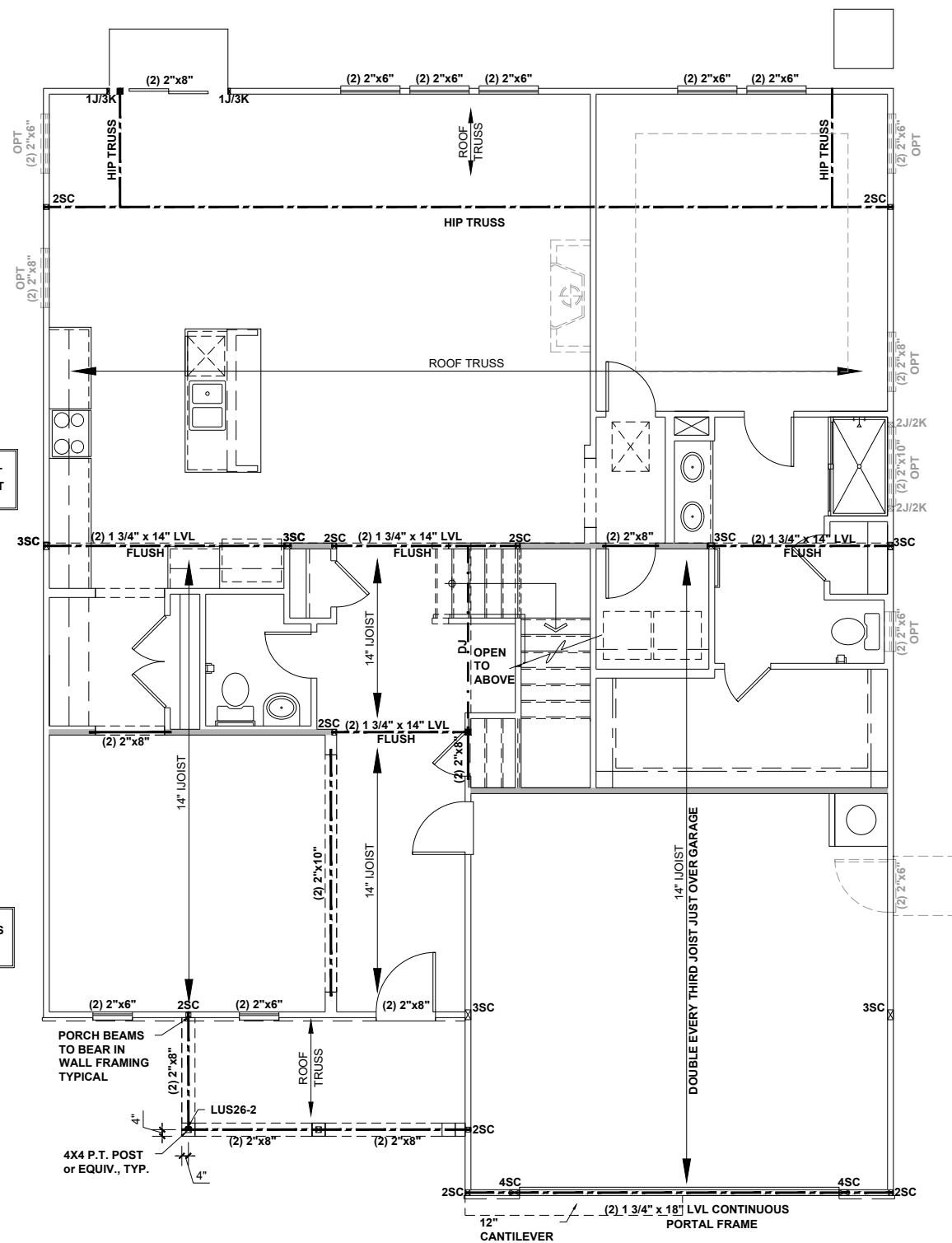
CRAWL SPACE
 FOUNDATION PLAN

S.30C

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GOURMET KITCHEN DOES NOT AFFECT STRUCTURAL LAYOUT

DOUBLE DOORS AT DEN DOES NOT AFFECT STRUCTURE



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

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

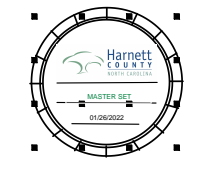
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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

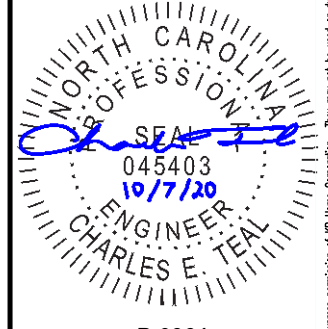
**REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

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

ALL HANGERS TO BE LUS26-2 FOR TWO PLY SAWN LUMBER BANDS, JOISTS, HEADERS, AND BEAMS UNLESS OTHERWISE NOTED.



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P-0961

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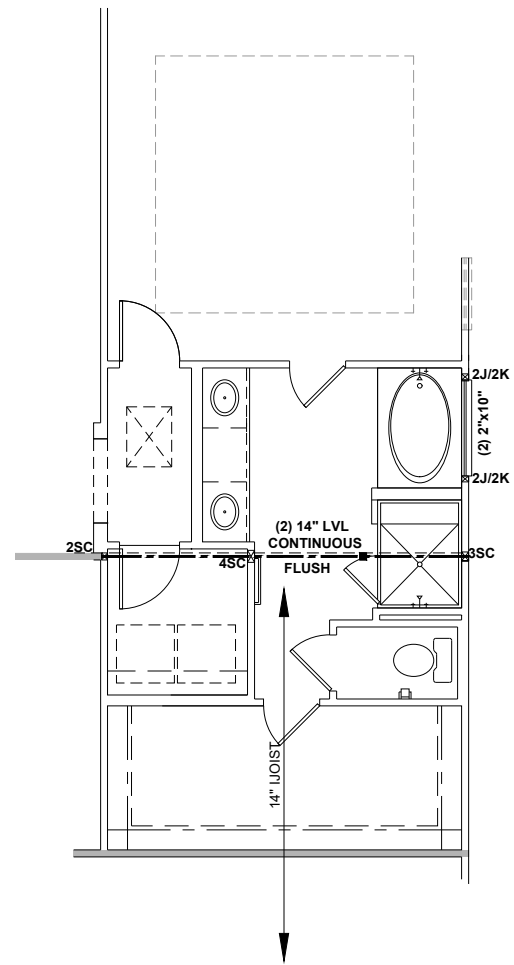
PLAN:
243.2939

FIRST FLOOR
CEILING FRAMING PLAN

S1.0C

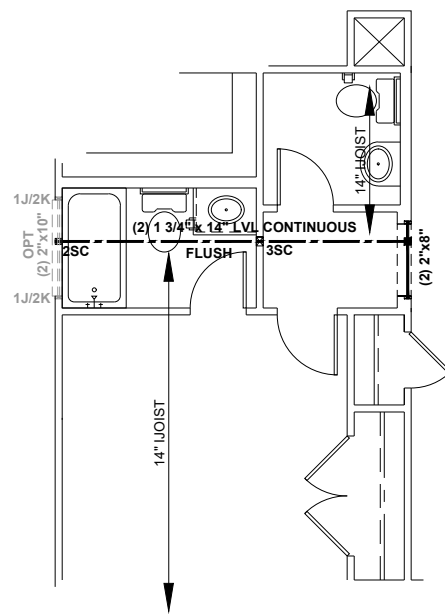
FIRST FLOOR CEILING FRAMING PLAN - 'C'
SCALE: 1/8"=1'-0"

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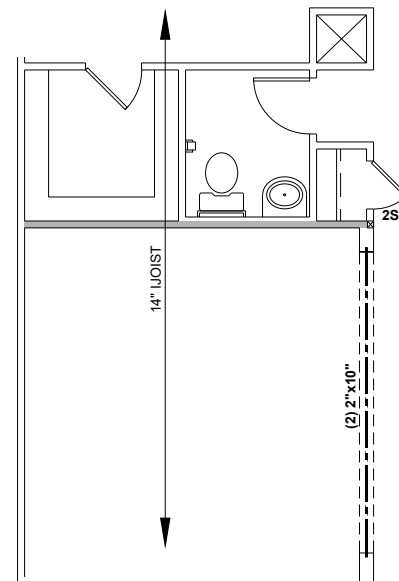
SUPER MASTER BATH

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



BEDROOM 6 W/ BATH 4

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



DEN

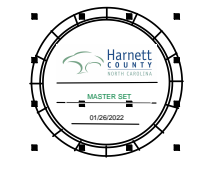
SCALE: 1/8"=1'-0"

BEAM & POINT LOAD LEGEND

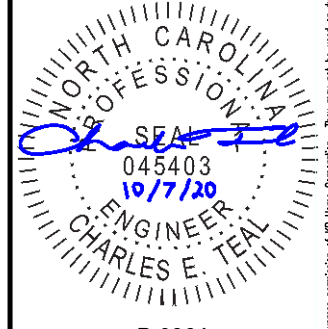
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SEE FULL PLAN FOR ADDITIONAL INFORMATION



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FIRST FLOOR OPTIONS
CEILING FRAMING PLANS

S1.1C

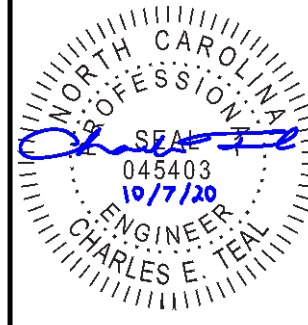
FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'C'

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

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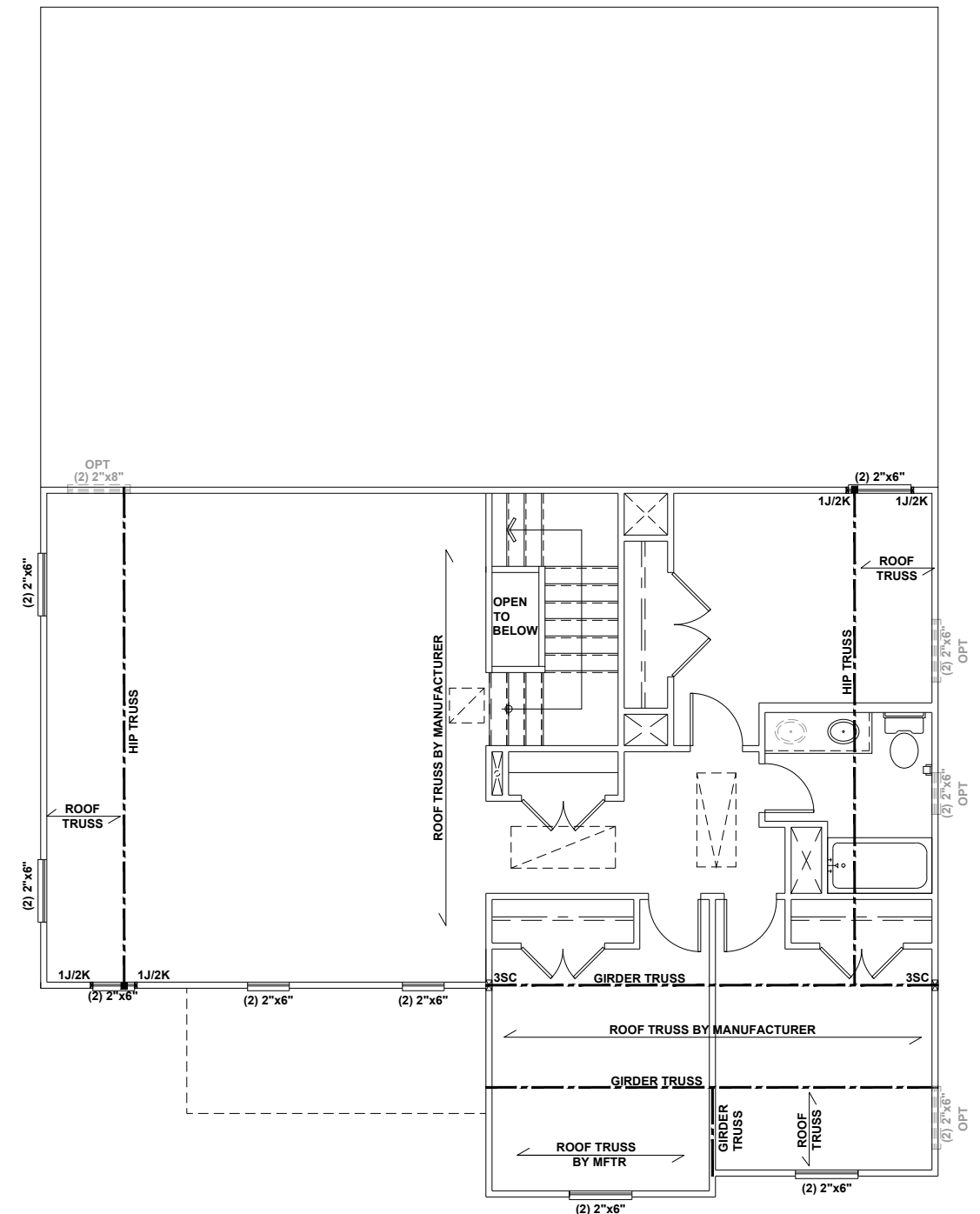
SECOND FLOOR
 CEILING FRAMING PLAN

S2.0C

BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
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BED 5 W/ BATH 3 AND LOFT DOES NOT AFFECT STRUCTURAL LAYOUT

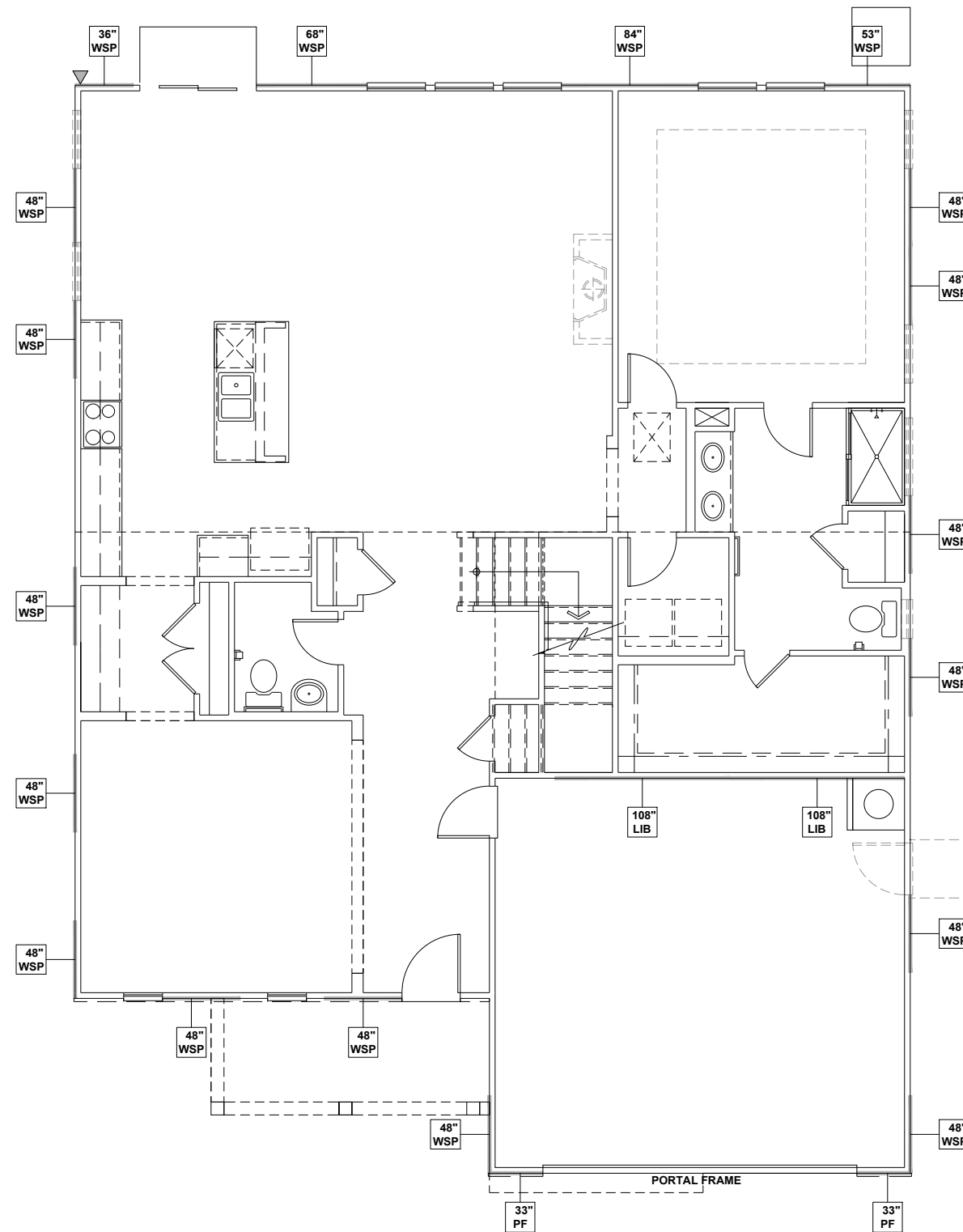
ENLARGED BEDROOM 2 & 3 DOES NOT AFFECT STRUCTURAL LAYOUT

SHOWER OPTS DO NOT AFFECT STRUCTURAL LAYOUT

SECOND FLOOR CEILING FRAMING PLAN - 'C'

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

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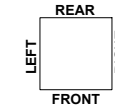


FIRST FLOOR WALL BRACING PLAN - 'C'

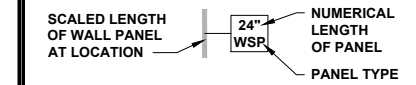
SCALE: 1/8"=1'-0"

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.



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

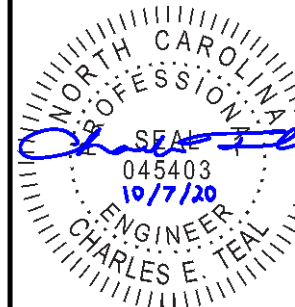
WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	18.0 FT.	20.25 FT.
RIGHT	23.0 FT.	24.0 FT.
REAR	18.0 FT.	20.08 FT.
LEFT	23.0 FT.	24.0 FT.



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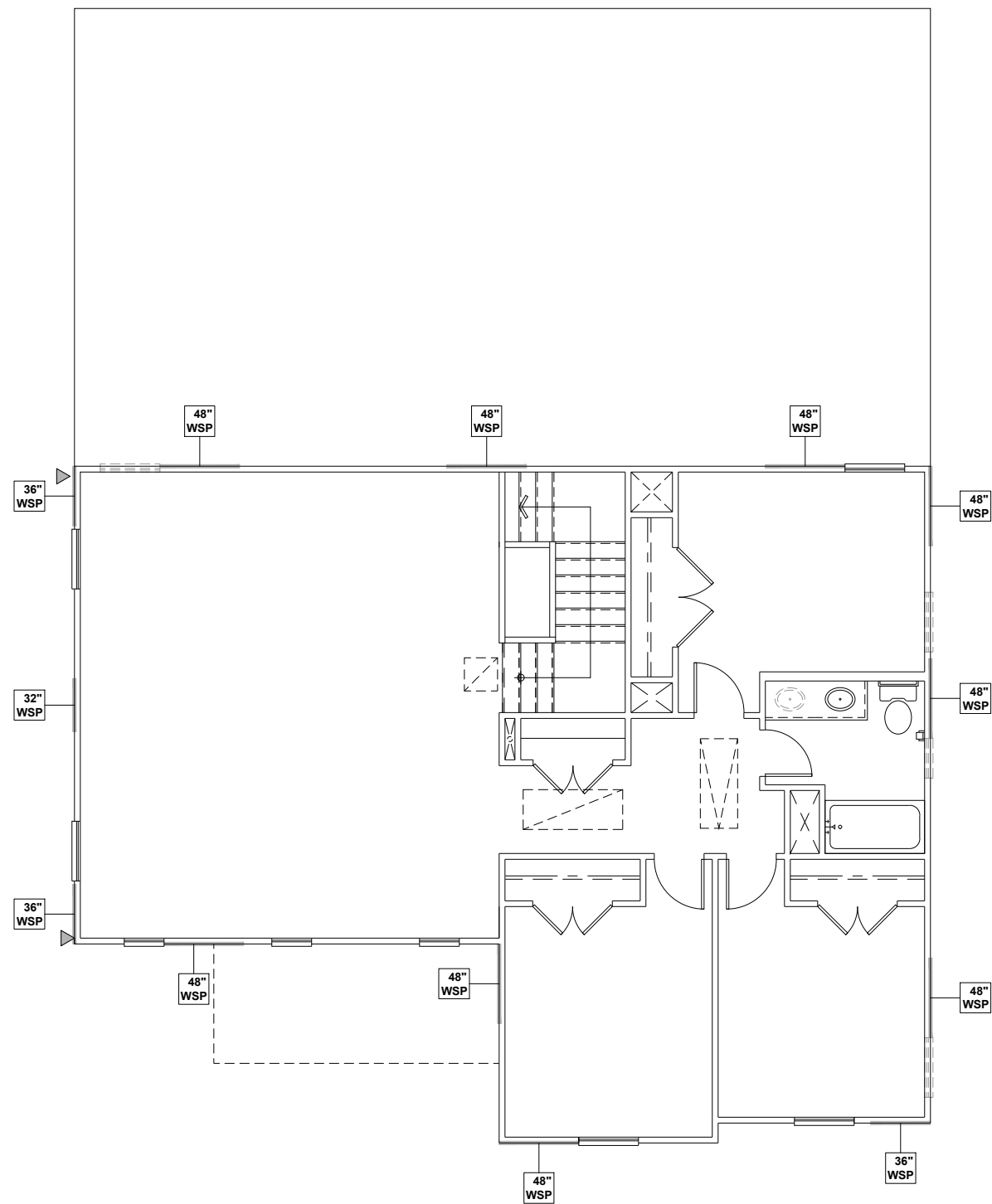
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PLAN:
243.2939

FIRST FLOOR
WALL BRACING PLAN

S4.0C

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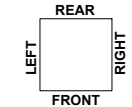


SECOND FLOOR WALL BRACING PLAN - 'C'

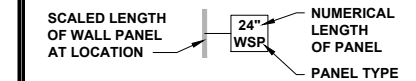
SCALE: 1/8" = 1'-0"

WALL BRACING REQUIREMENTS

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WALL BRACING NOTE:

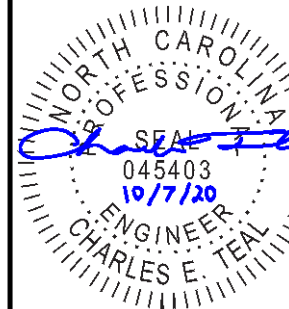
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WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	9.0 FT.	11.0 FT.
RIGHT	7.0 FT.	12.66 FT.
REAR	9.0 FT.	12.0 FT.
LEFT	7.0 FT.	12.0 FT.



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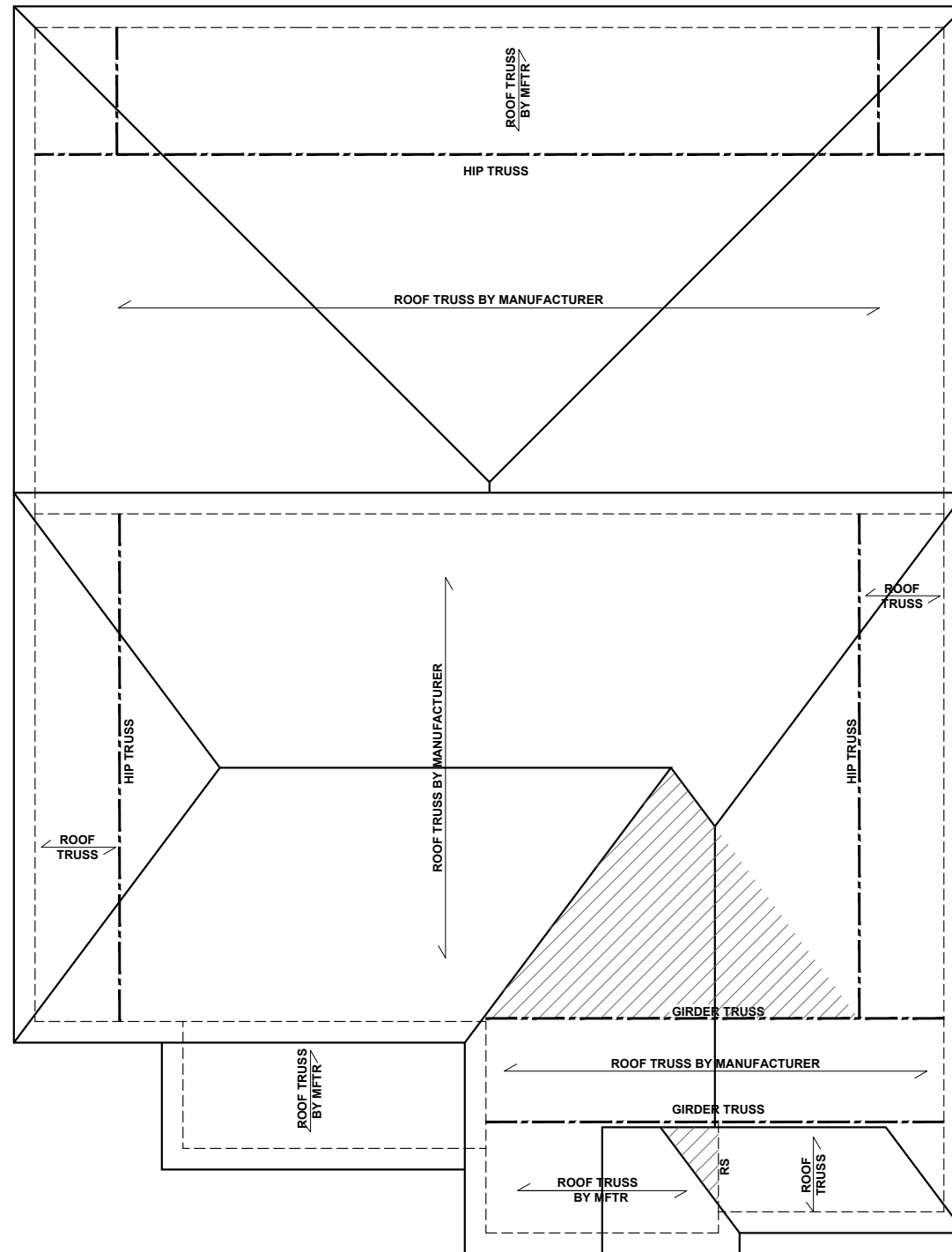
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SECOND FLOOR
WALL BRACING PLAN

S5.0C

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

BEAM & POINT LOAD LEGEND

	INTERIOR LOAD BEARING WALL
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	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.

ATTIC VENTILATION

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

2517	SQUARE FEET OF TOTAL ATTIC / 150 =
16.78	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

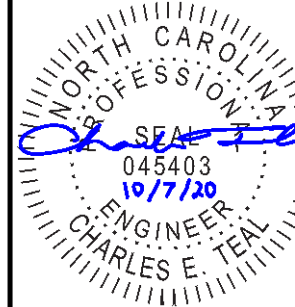
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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P-0961

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

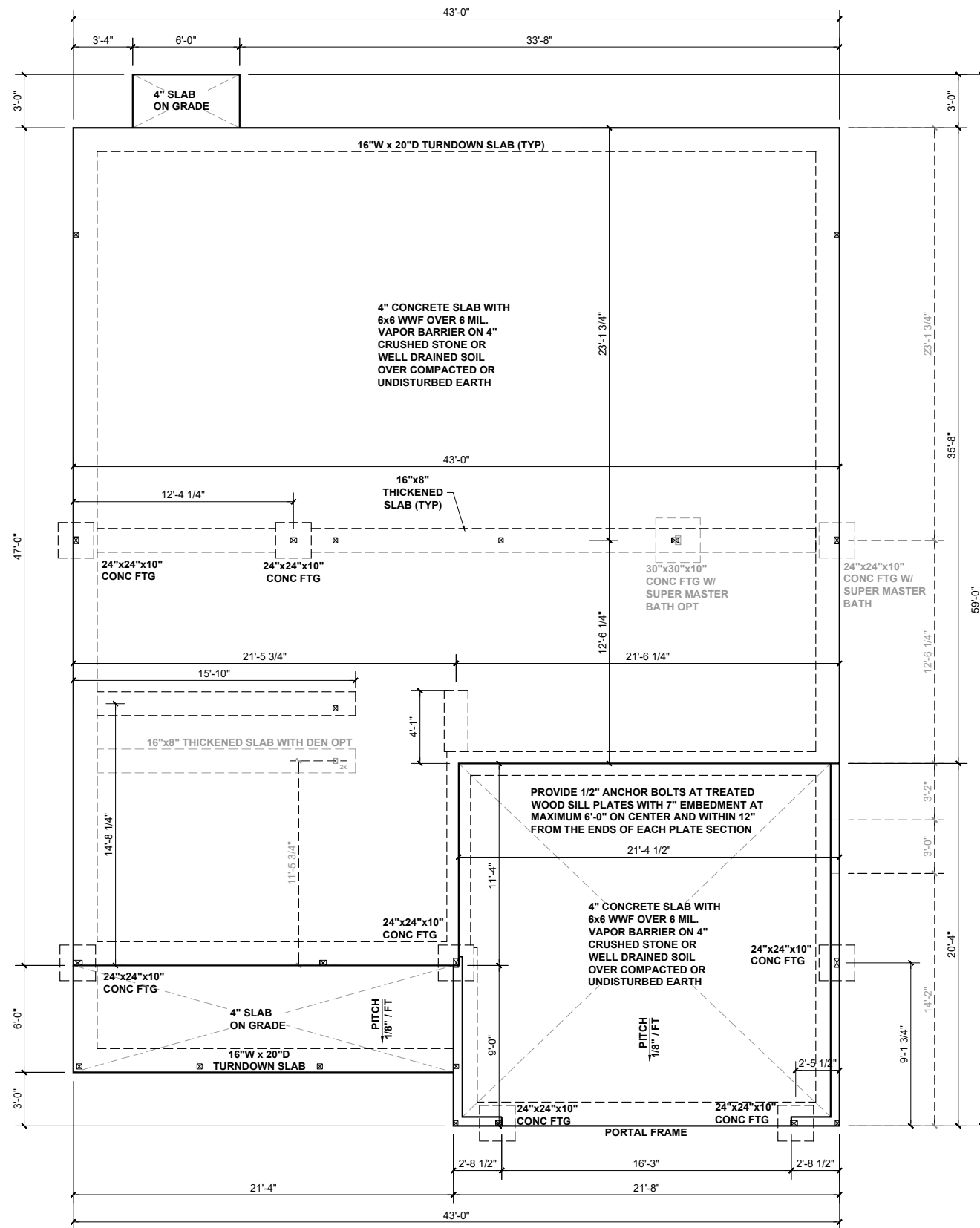


PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

ROOF FRAMING PLAN
S7.0C

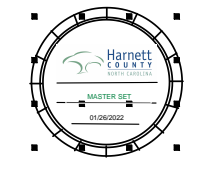
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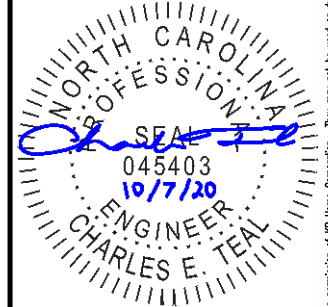
BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

ALL CONCRETE CURBS SUPPORTING PORTAL FRAMED OR ENGINEERED OPENINGS IN GARAGES WITH A PONY WALL OVER 24" ABOVE THE GARAGE DOOR HEADER SHALL BE REQUIRED TO BE AT LEAST 8" WIDE.



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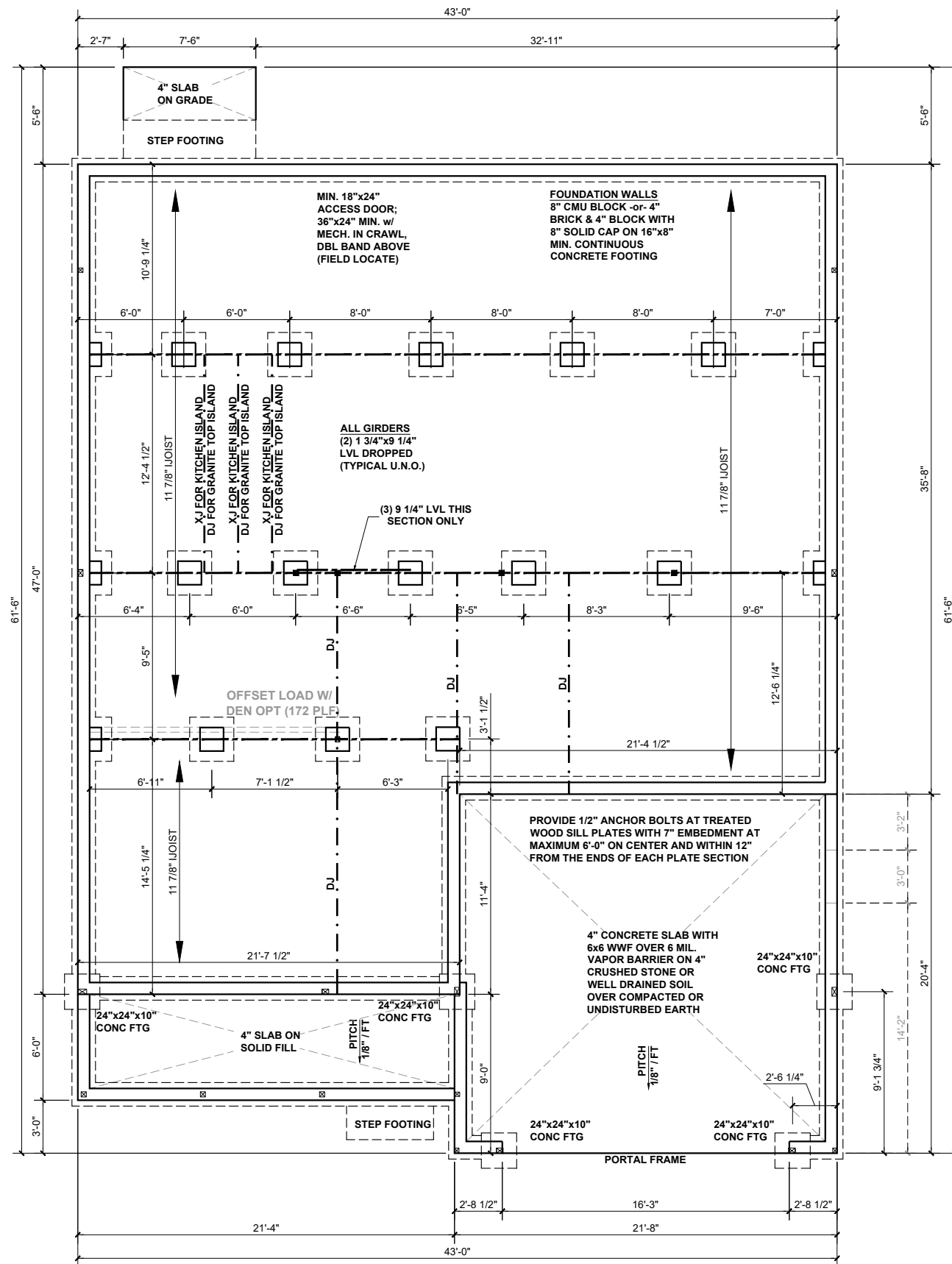
PROJECT NO.: 20901658
 DATE: 10/07/2020

PLAN:
243.2939

SLAB
 FOUNDATION PLAN
S.10D

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

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

BEAM & POINT LOAD LEGEND

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

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW MASONRY	SOLID MASONRY
8 X16	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.

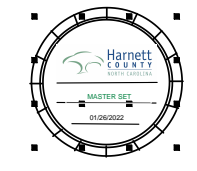
CRAWL SPACE VENTILATION

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA, AND ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

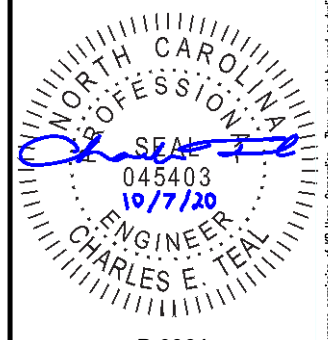
EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

1778	SQUARE FEET OF TOTAL CRAWL SPACE / 150 =
11.85	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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



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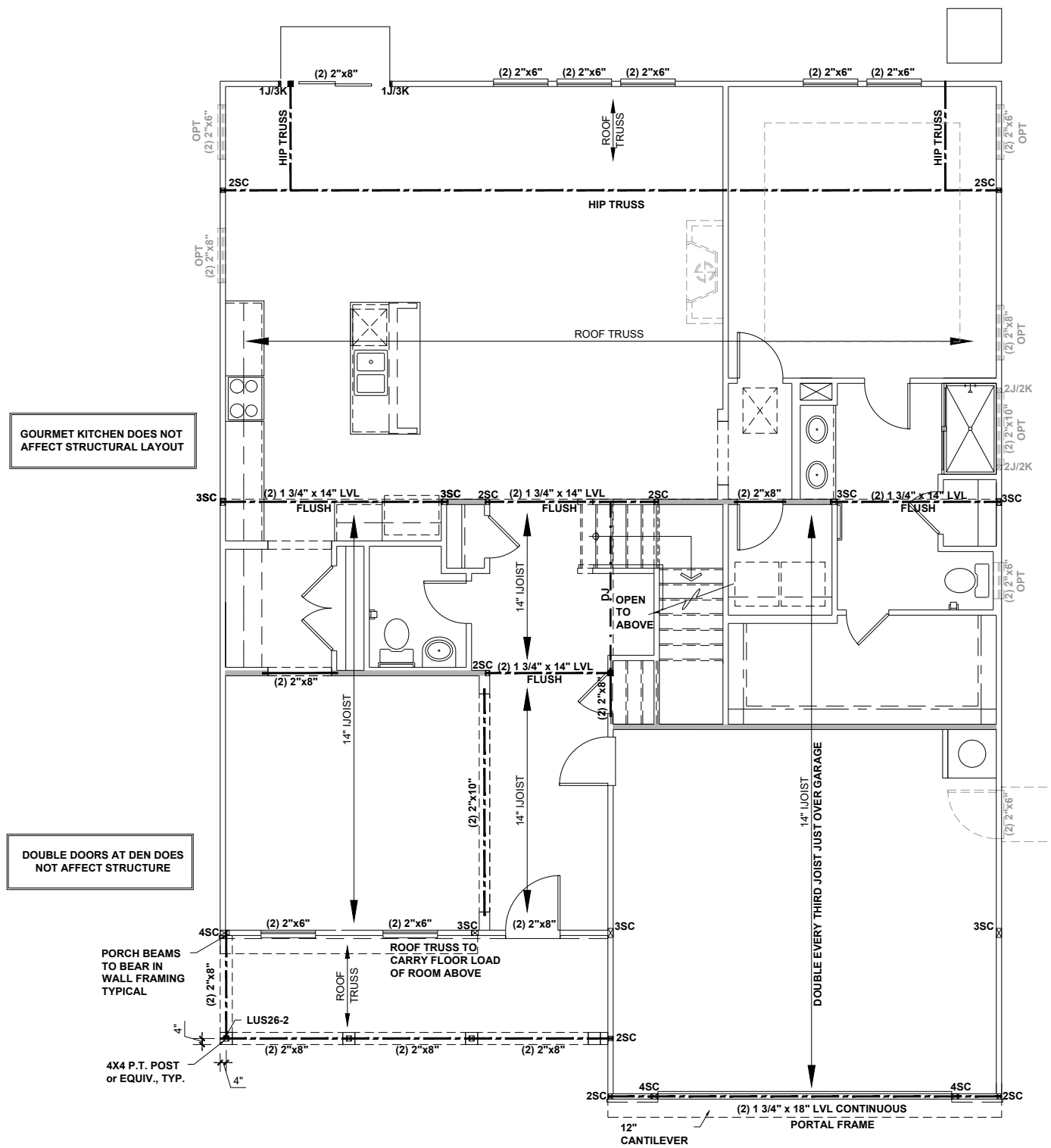
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INFO@JDSfaulkner.COM ; WWW.JDSfaulkner.COM

PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
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CRAWL SPACE
FOUNDATION PLAN
S.30D

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GOURMET KITCHEN DOES NOT AFFECT STRUCTURAL LAYOUT

DOUBLE DOORS AT DEN DOES NOT AFFECT STRUCTURE

PORCH BEAMS TO BEAR IN WALL FRAMING TYPICAL

4X4 P.T. POST OR EQUIV., TYP.

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

BEAM & POINT LOAD LEGEND

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

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

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

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

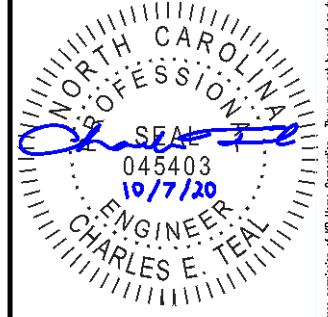
**REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

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

ALL HANGERS TO BE LUS26-2 FOR TWO PLY SAWN LUMBER BANDS, JOISTS, HEADERS, AND BEAMS UNLESS OTHERWISE NOTED.



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P-0961

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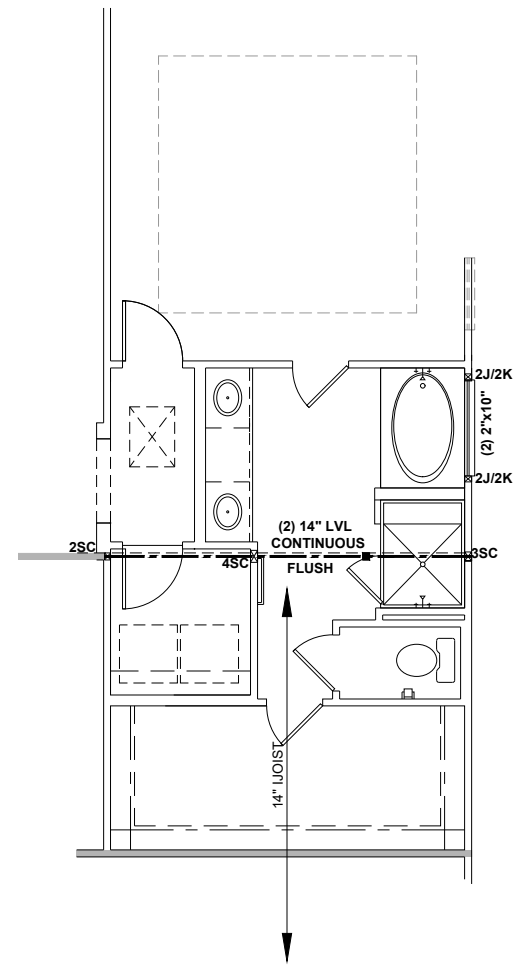
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

FIRST FLOOR
CEILING FRAMING PLAN

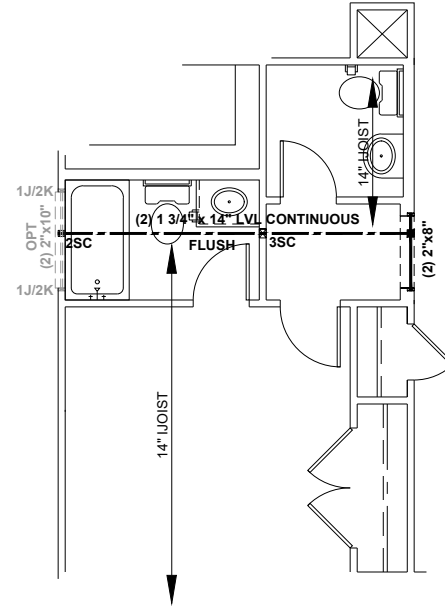
S1.0D

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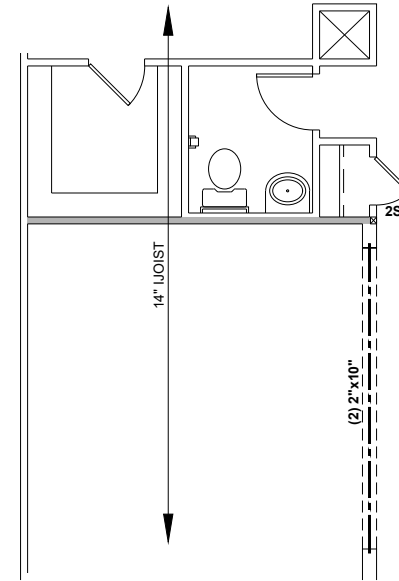
SUPER MASTER BATH

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



BEDROOM 6 W/ BATH 4

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



DEN

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

BEAM & POINT LOAD LEGEND

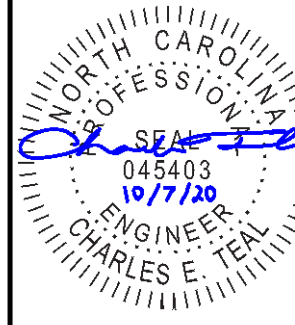
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
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- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)**
- ALL FRAMING TO BE #2 SPF MINIMUM.
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SEE FULL PLAN FOR ADDITIONAL INFORMATION



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FIRST FLOOR OPTIONS
 CEILING FRAMING PLANS

S1.1D

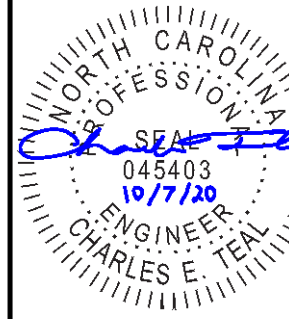
FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'D'

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

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SECOND FLOOR
 CEILING FRAMING PLAN

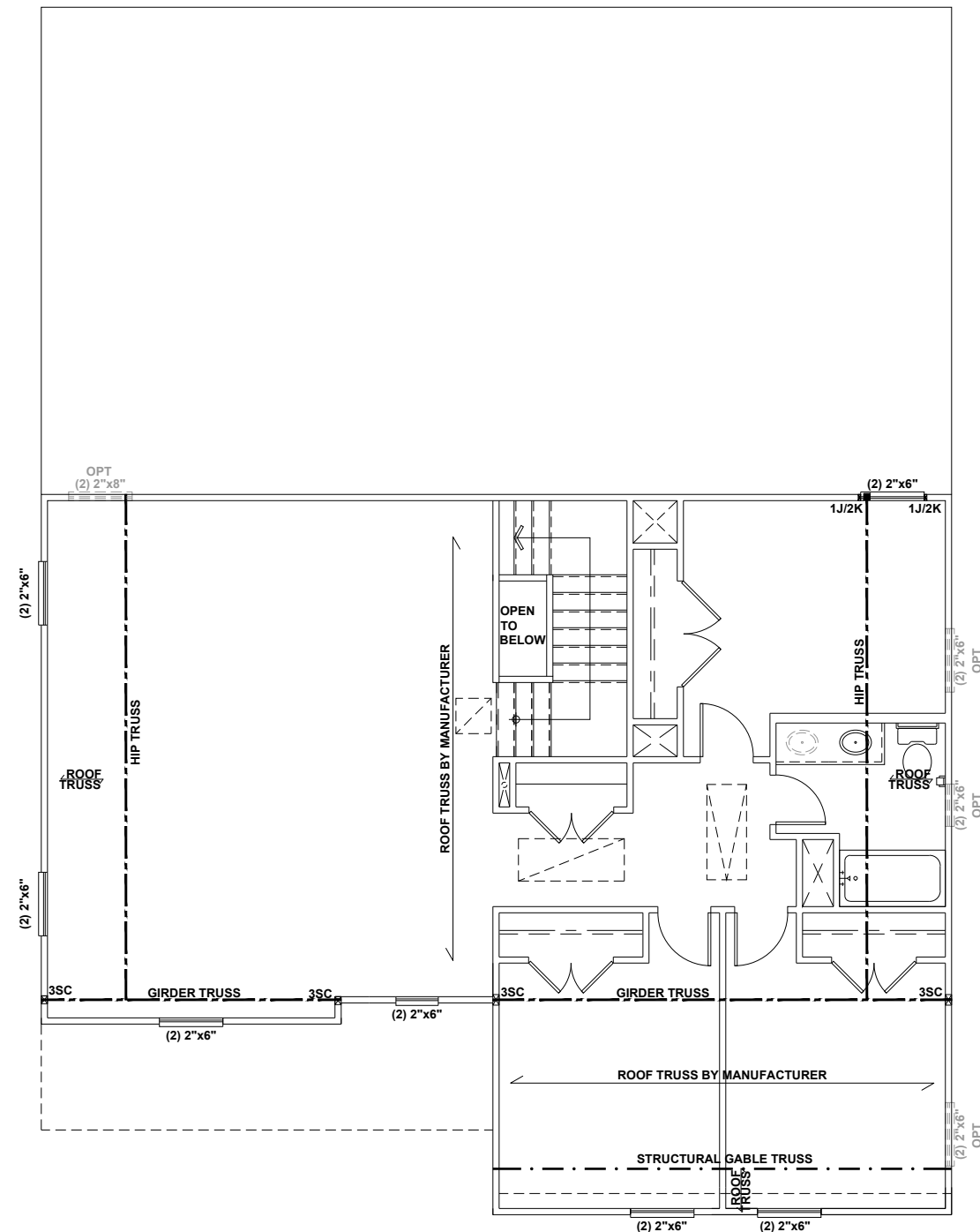
S2.0D

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

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 - 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).

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.



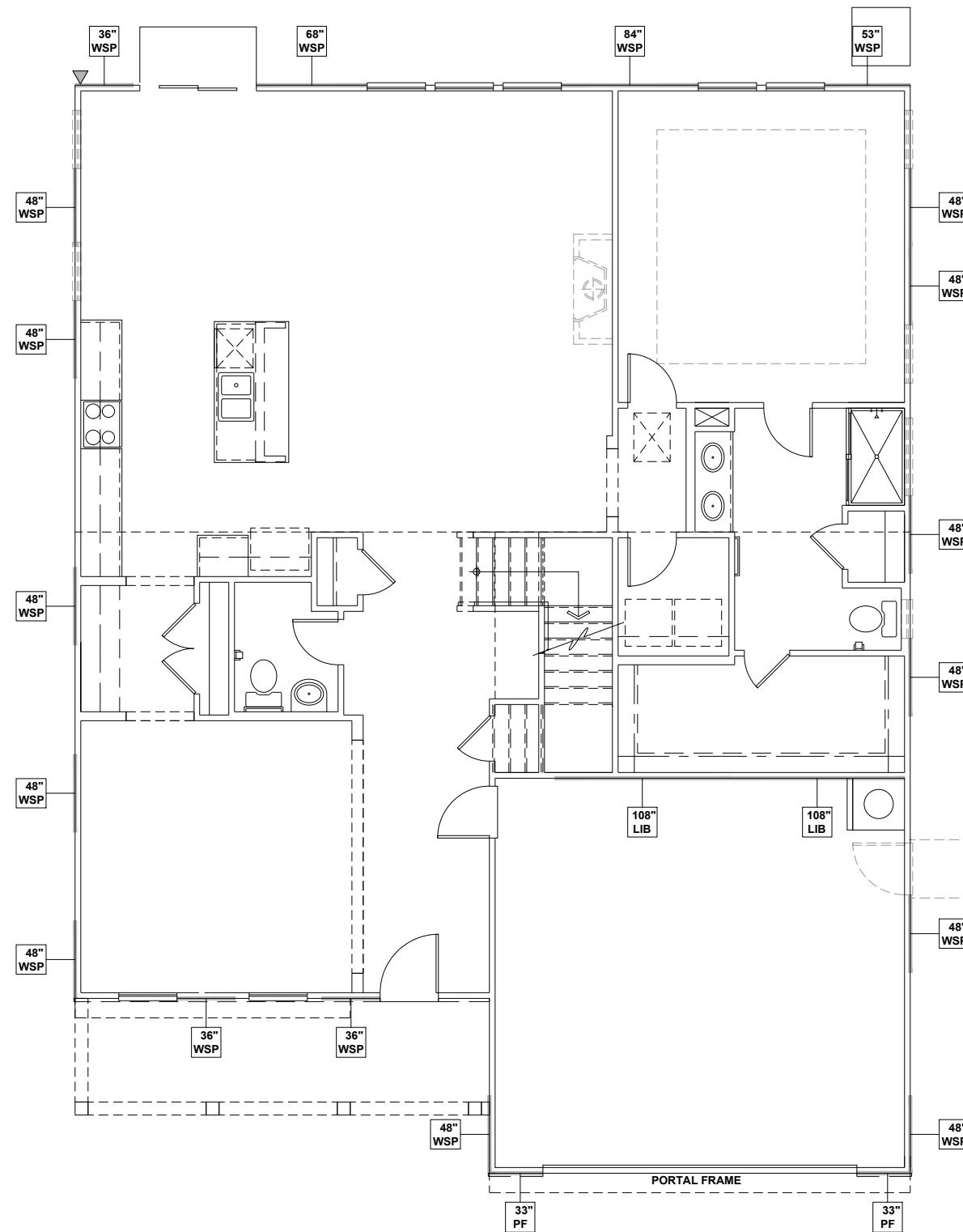
BED 5 W/ BATH 3 AND LOFT DOES NOT AFFECT STRUCTURAL LAYOUT

ENLARGED BEDROOM 2 & 3 DOES NOT AFFECT STRUCTURAL LAYOUT

SHOWER OPTS DO NOT AFFECT STRUCTURAL LAYOUT

SECOND FLOOR CEILING FRAMING PLAN - 'D'
 SCALE: 1/8" = 1'-0"

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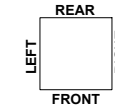


FIRST FLOOR WALL BRACING PLAN - 'D'

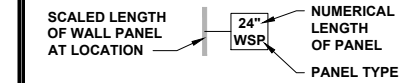
SCALE: 1/8"=1'-0"

WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

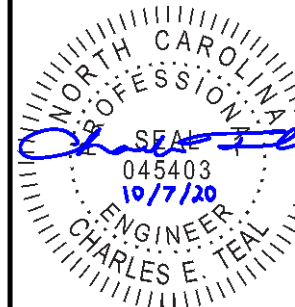
WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	18.0 FT.	19.25 FT.
RIGHT	23.0 FT.	24.0 FT.
REAR	18.0 FT.	20.08 FT.
LEFT	23.0 FT.	24.0 FT.



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DURHAM, NC 27703
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P-0961

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



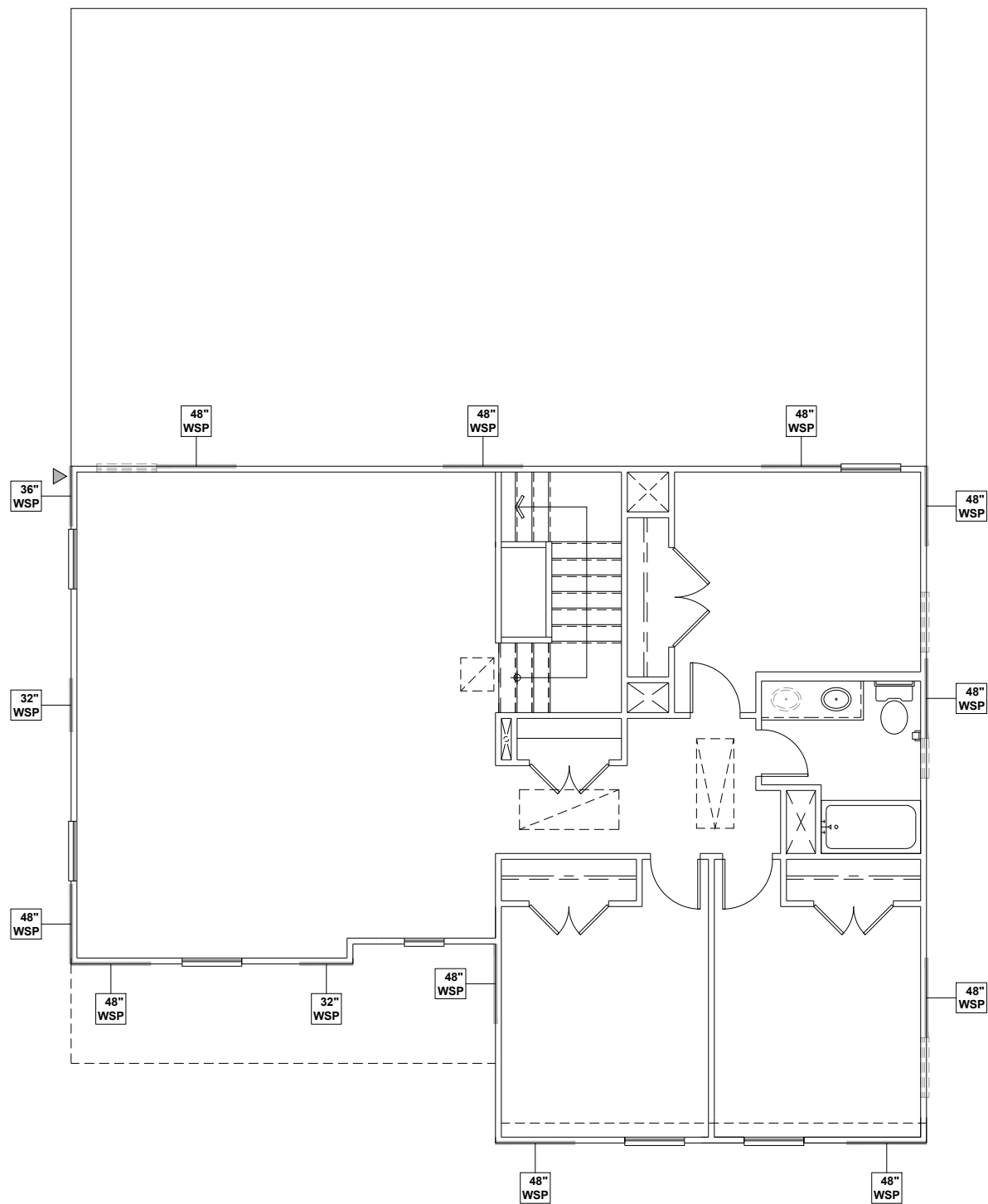
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
243.2939

FIRST FLOOR
WALL BRACING PLAN

S4.0D

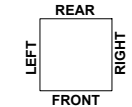
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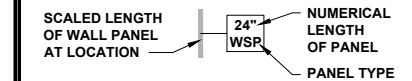
SECOND FLOOR WALL BRACING PLAN - 'D'
 SCALE: 1/8" = 1'-0"

WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

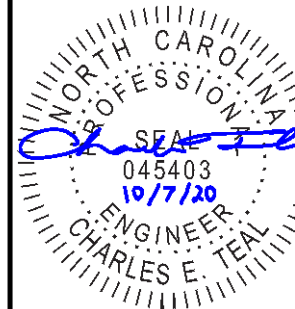
WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	9.0 FT.	14.66 FT.
RIGHT	7.0 FT.	11.66 FT.
REAR	9.0 FT.	12.0 FT.
LEFT	7.0 FT.	12.0 FT.



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P-0961

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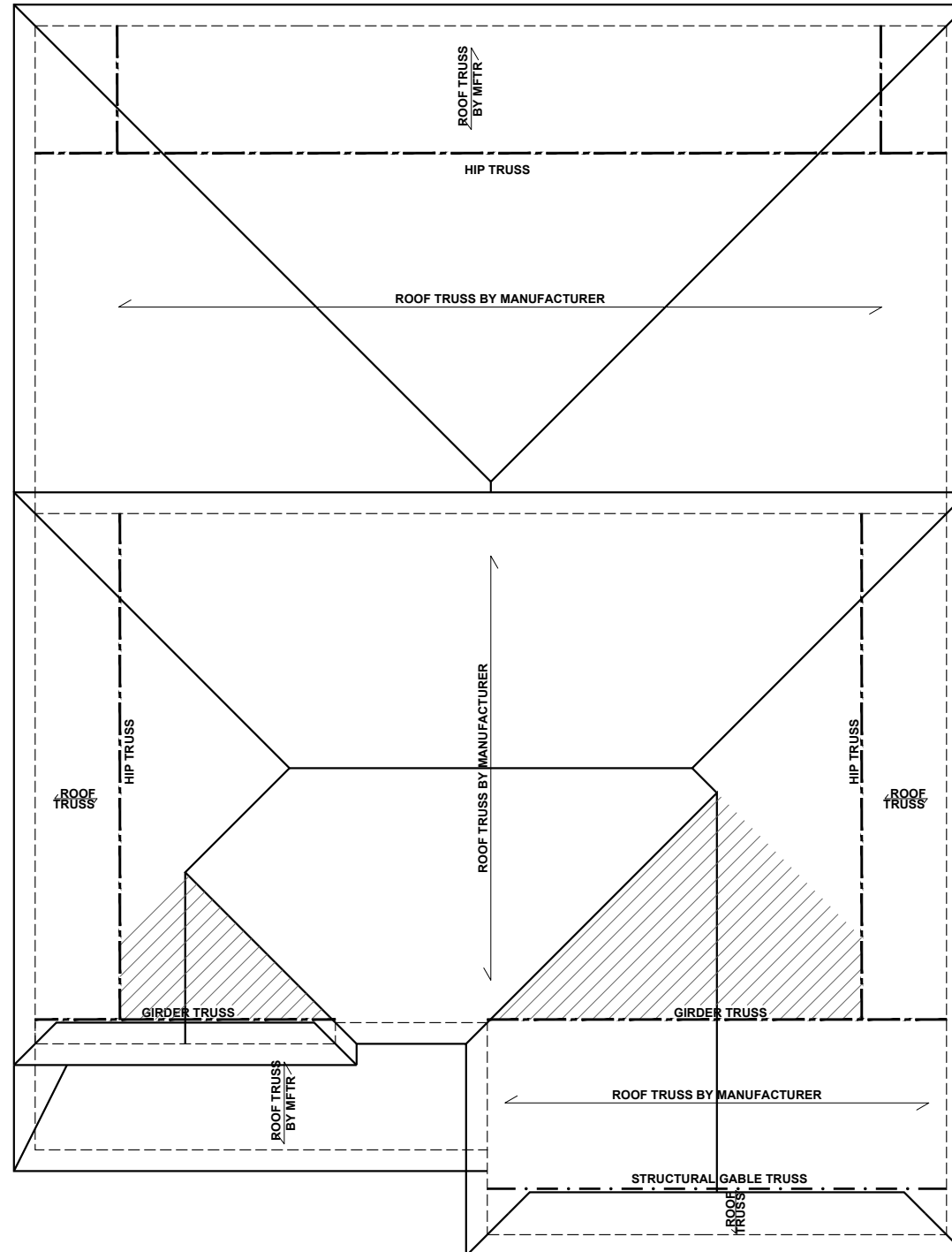
PROJECT NO.: 20901658
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PLAN:
243.2939

SECOND FLOOR
 WALL BRACING PLAN

S5.0D

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ROOF FRAMING PLAN - 'D'
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.

ATTIC VENTILATION

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

2569 SQUARE FEET OF TOTAL ATTIC / 150 =
17.12 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

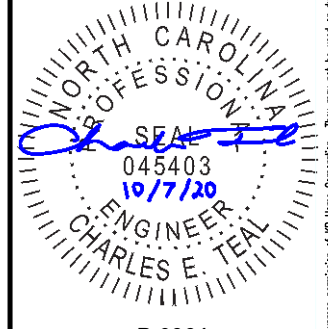
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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ROOF FRAMING PLAN
S7.0D

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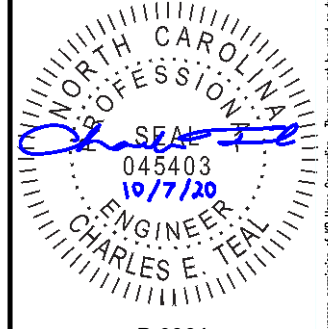
BEAM & POINT LOAD LEGEND

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION



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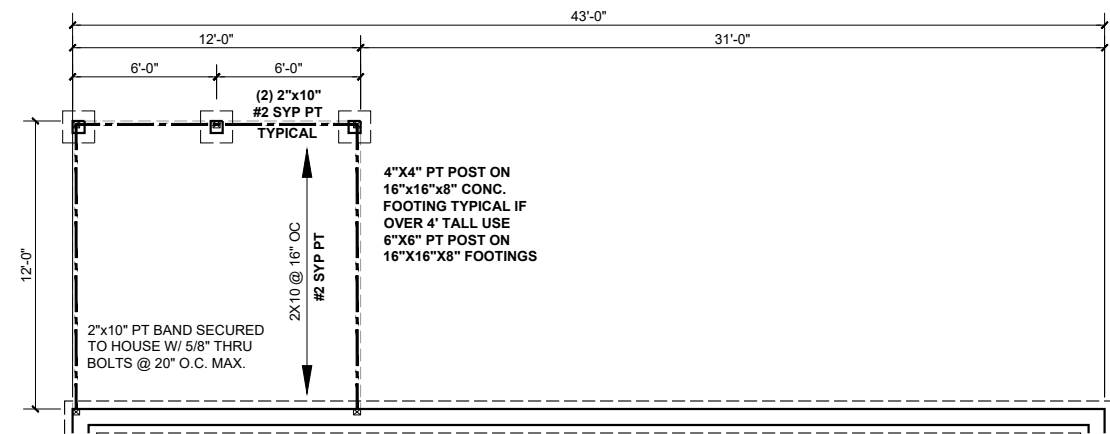
PLAN:
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REAR OPTIONS

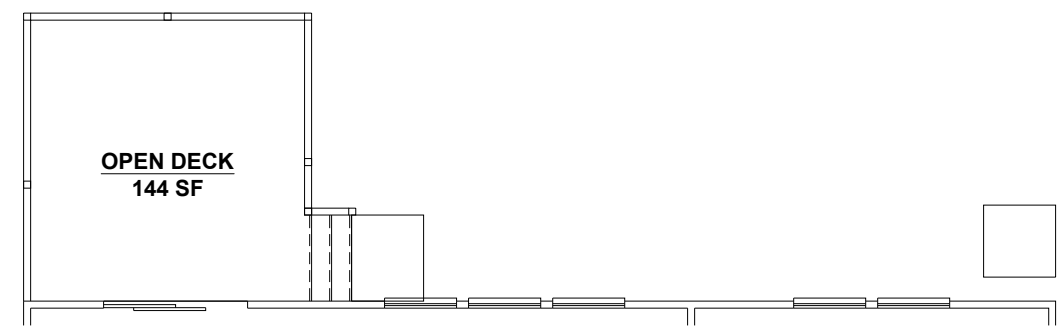
R01

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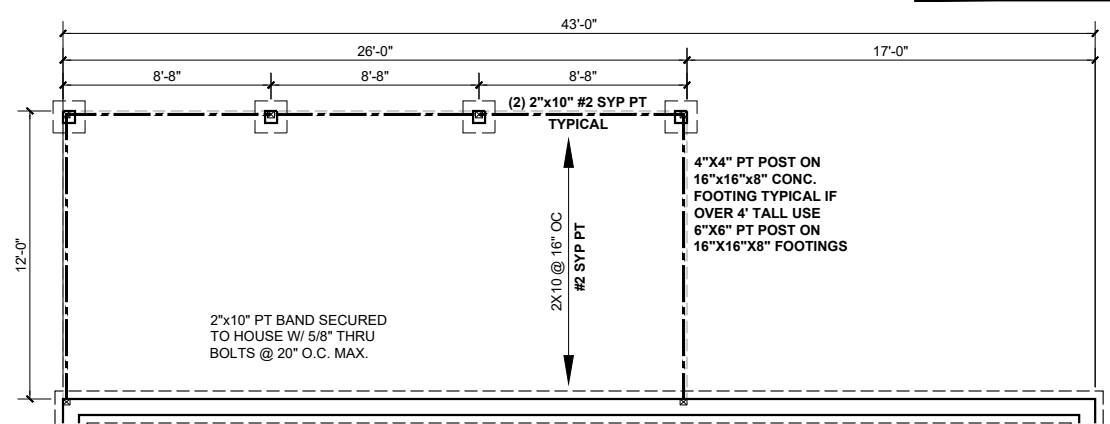
OPEN DECK



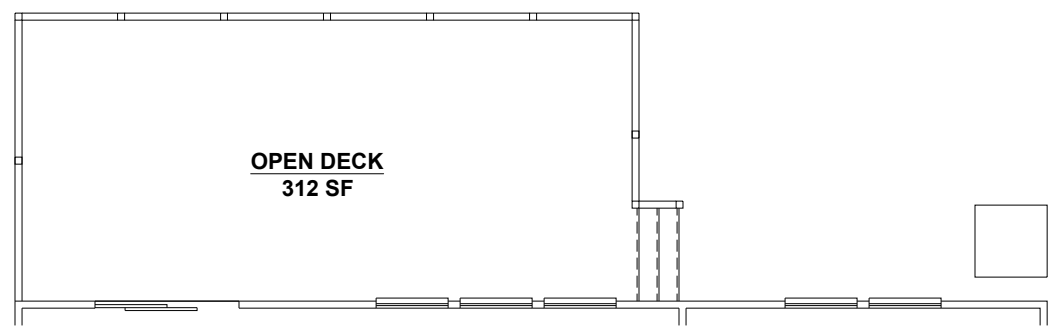
12'x12' OPEN DECK- FDN
SCALE: 1/8" = 1'-0"



12'x12' OPEN DECK
SCALE: 1/8" = 1'-0"



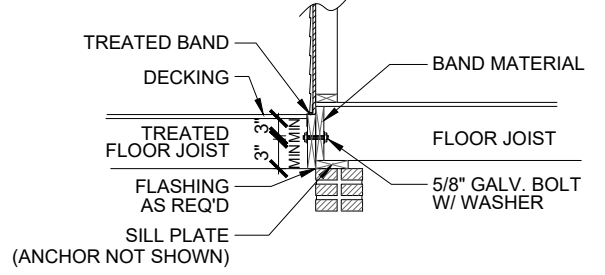
12'x26' OPEN DECK- FDN
SCALE: 1/8" = 1'-0"



12'x26' OPEN DECK
SCALE: 1/8" = 1'-0"



(3) 12d GALV. NAILS @ 6" O.C. AND
5/8" dia. GALV. BOLTS W/ WASHER @ 20" O.C.
FOR BRICK VENEER STRUCTURES:
5/8" dia. GALV. BOLTS W/ WASHER @ 16" O.C.



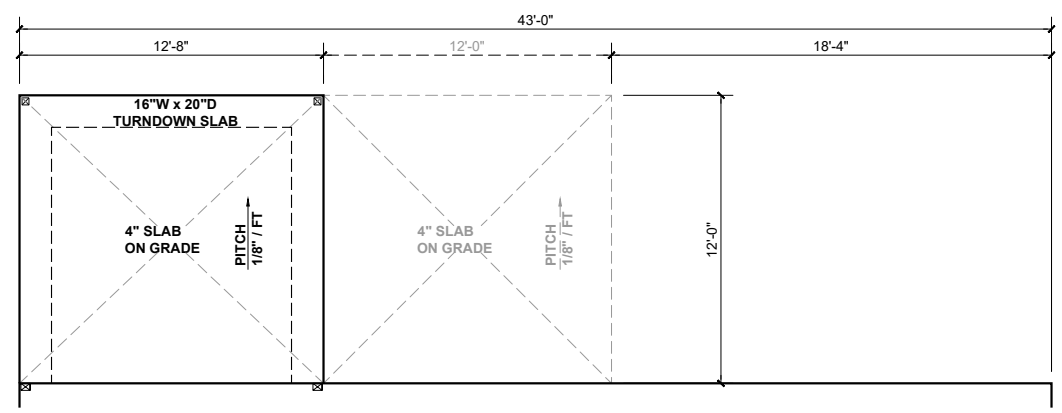
10 DTCR DECK ATTACHMENT
3/4" = 1'-0"

1. 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.
2. REAR 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.

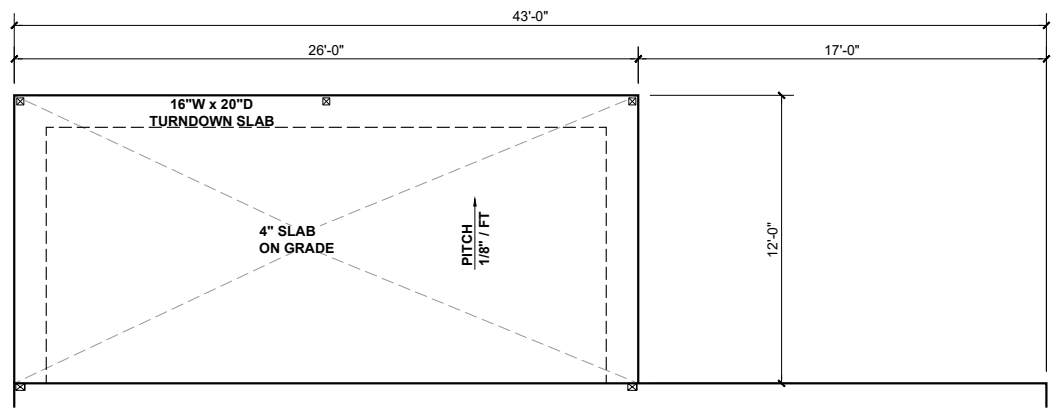
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BEAM & POINT LOAD LEGEND

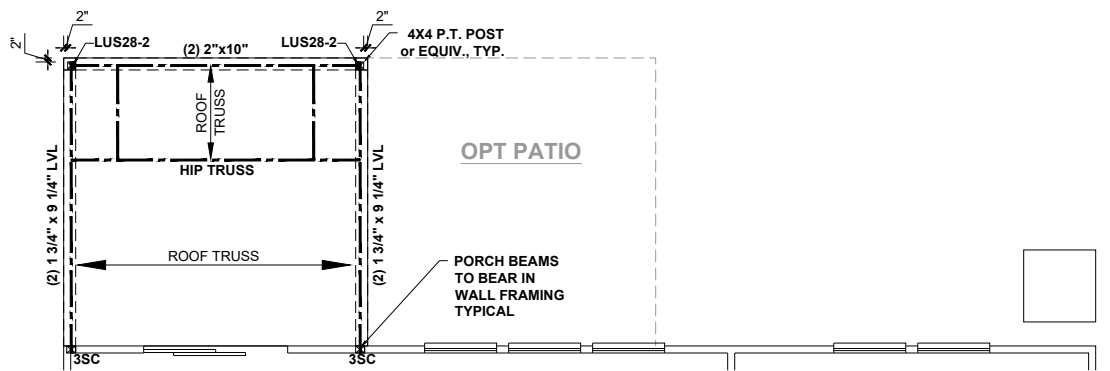
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- - - ROOF RAFTER / TRUSS SUPPORT
- · - · - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER



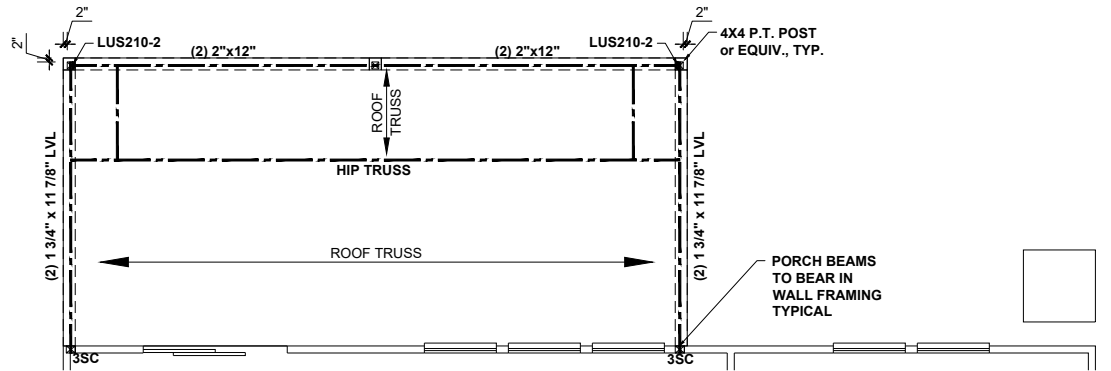
12'x12'-8" COVERED PATIO - FDN
SCALE: 1/8" = 1'-0"



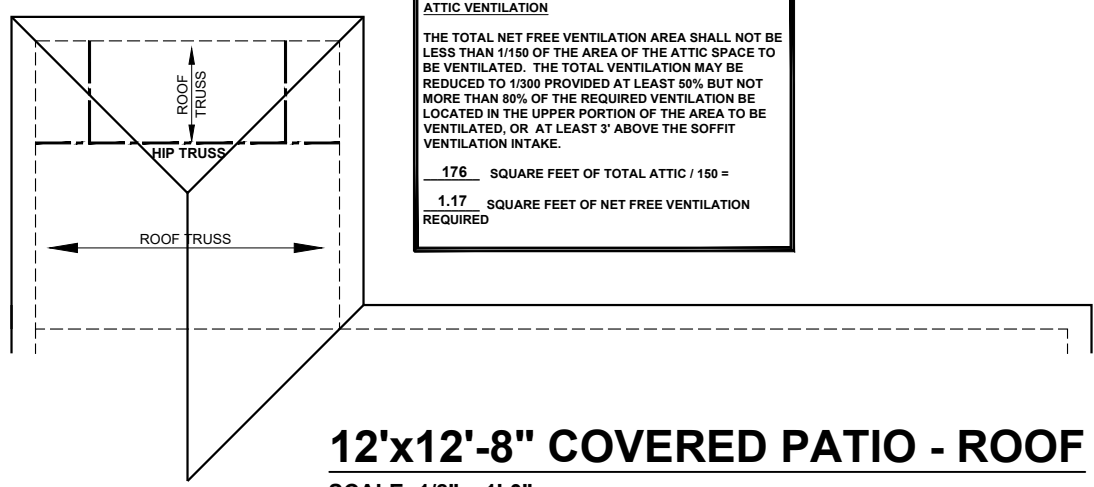
12'x26' COVERED PATIO - FDN
SCALE: 1/8" = 1'-0"



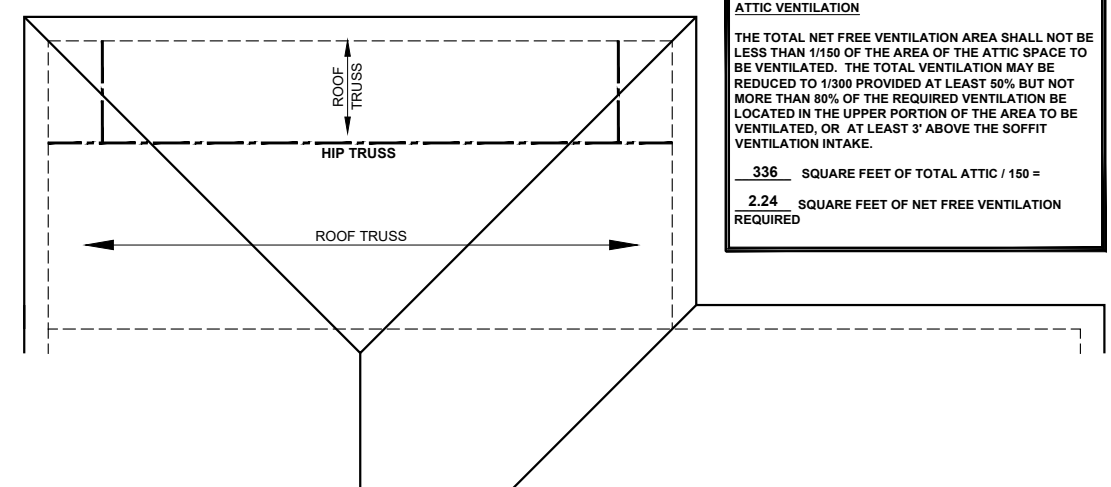
12'x12'-8" COVERED PATIO
SCALE: 1/8" = 1'-0"



12'x26' COVERED PATIO
SCALE: 1/8" = 1'-0"



12'x12'-8" COVERED PATIO - ROOF
SCALE: 1/8" = 1'-0"

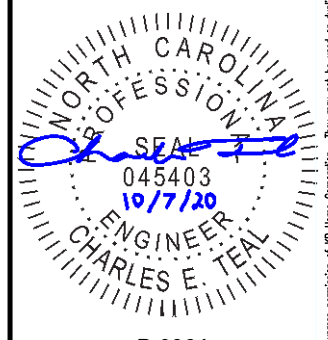


12'x26' COVERED PATIO - ROOF
SCALE: 1/8" = 1'-0"

COVERED PATIO



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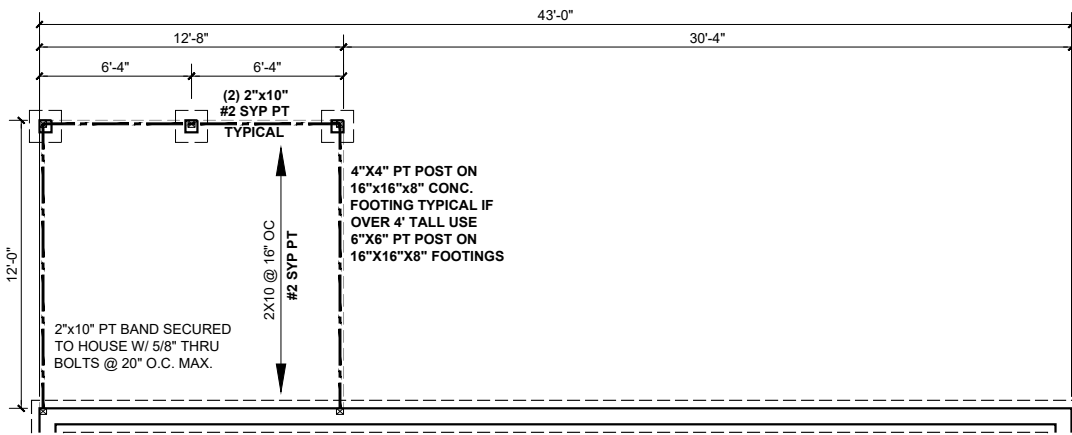
JDSfaulkner
engineering + design + consulting
8600 D' JERSEY CT, RALEIGH, NC 27617.919.460.1075
INFO@JDSfaulkner.COM ; WWW.JDSfaulkner.COM

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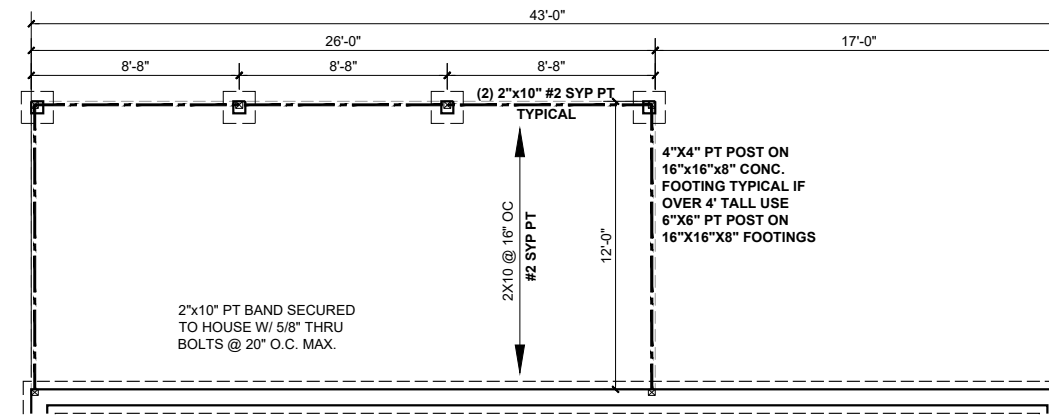
REAR OPTIONS
R02

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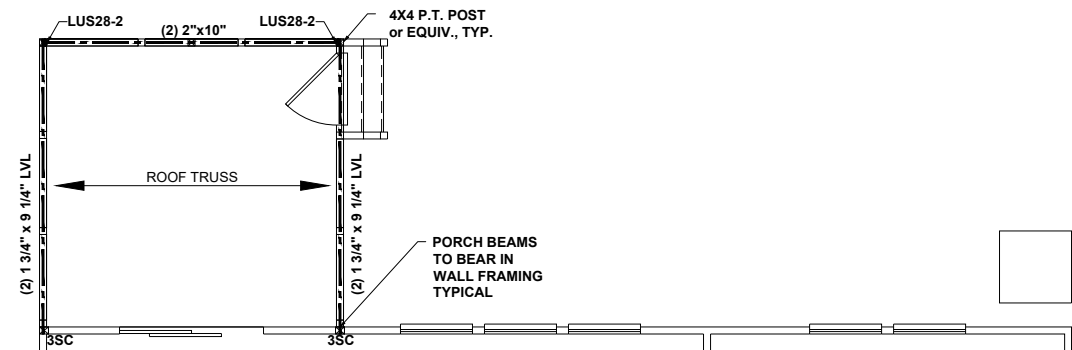
12'x12'-8" SCREENED DECK - FDN

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



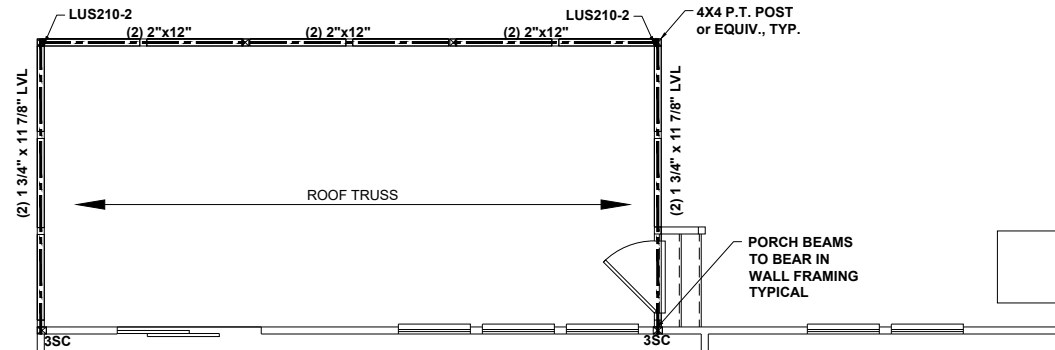
12'x26' SCREENED DECK - FDN

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



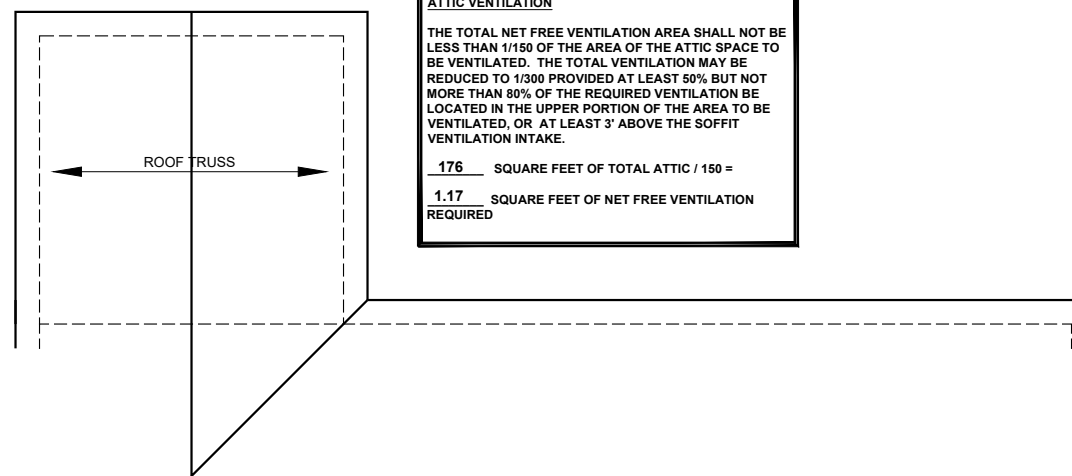
12'x12'-8" SCREENED DECK

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



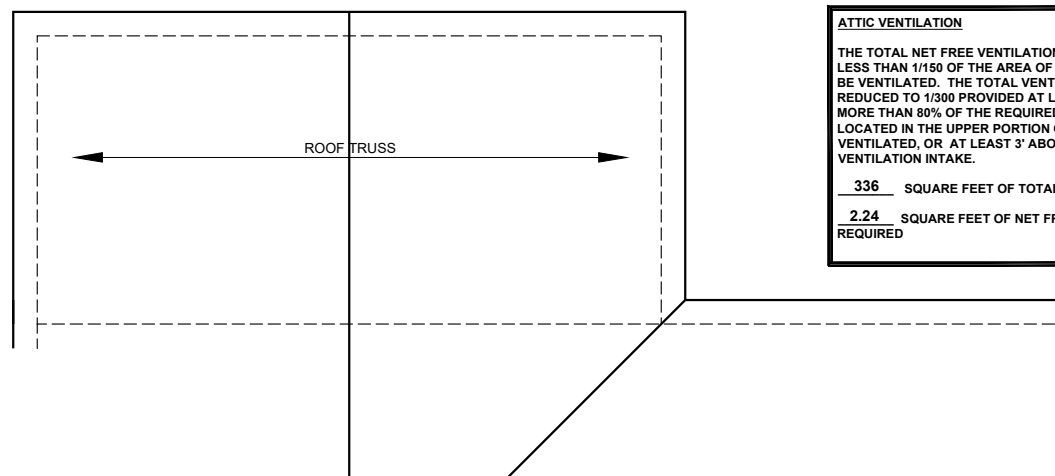
12'x26' SCREENED DECK

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



12'x12'-8" SCREENED DECK - ROOF

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



12'x26' SCREENED DECK - ROOF

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

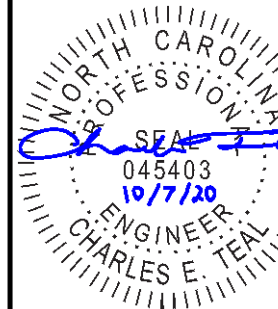
SEE FULL PLAN FOR ADDITIONAL INFORMATION

BEAM & POINT LOAD LEGEND

- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- - - DOUBLE RAFTER / DOUBLE JOIST
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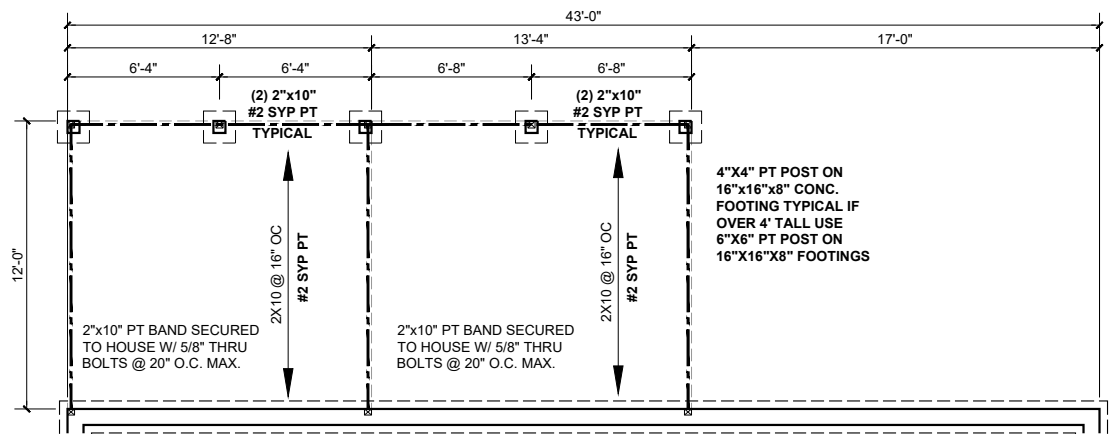
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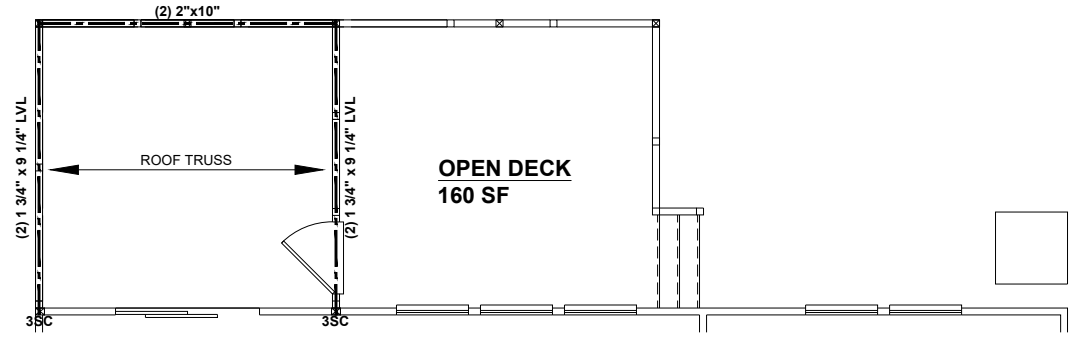
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FDN - 12'x12'-8" SCREENED DECK W/ 13' OPEN DECK

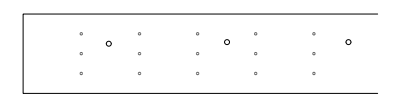
SCALE: 1/8" = 1'-0"



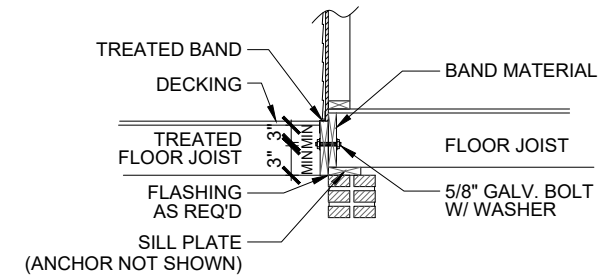
12'x12'-8" SCREENED DECK W/ 13' OPEN DECK

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

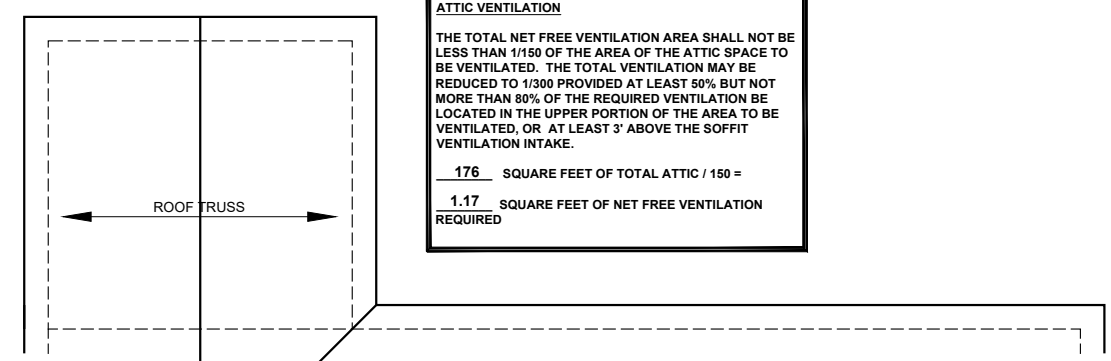
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 FOR BRICK VENEER STRUCTURES: 5/8"dia. GALV. BOLTS W/ WASHER @ 16" O.C.



10 DECK ATTACHEMENT
 DTCR 3/4" = 1'-0"



ROOF - 12'x12'-8" SCREENED DECK W/ 13' OPEN DECK

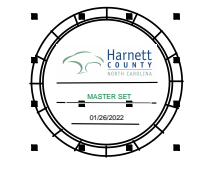
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION

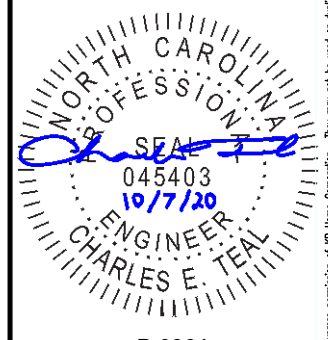
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176 SQUARE FEET OF TOTAL ATTIC / 150 = 1.17 SQUARE FEET OF NET FREE VENTILATION REQUIRED

SCREENED DECK W/ OPEN DECK



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PROJECT NO.: 20901658
 DATE: 10/07/2020

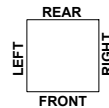
PLAN:
 243.2939

REAR OPTIONS
R04

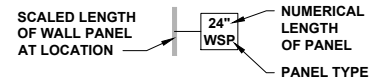
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WALL BRACING REQUIREMENTS

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



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



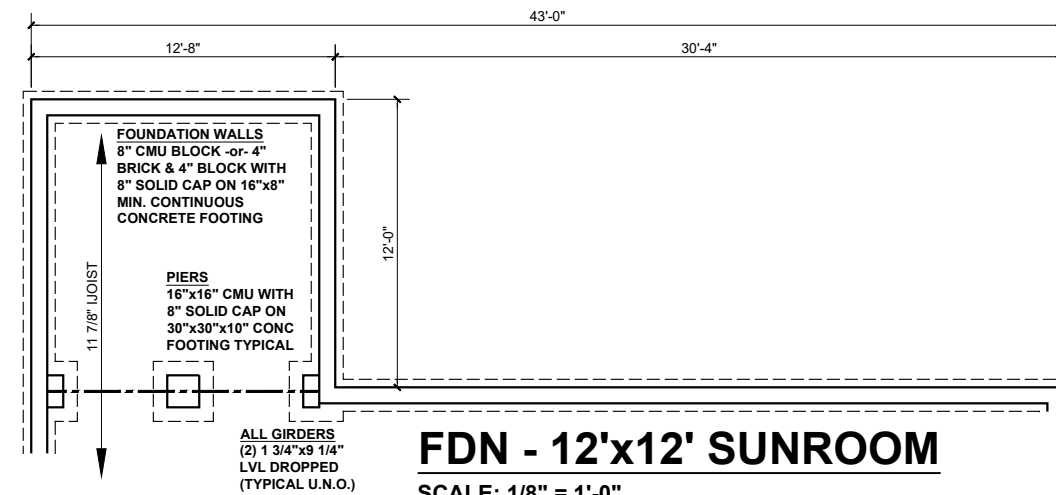
ENGINEERED WALL SCHEDULE

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

SEE FULL PLAN FOR ADDITIONAL INFORMATION

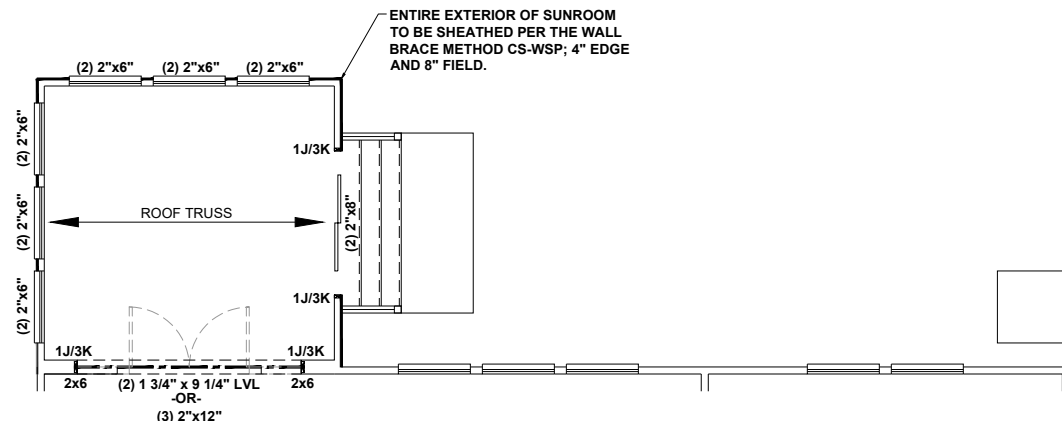
BEAM & POINT LOAD LEGEND

- 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



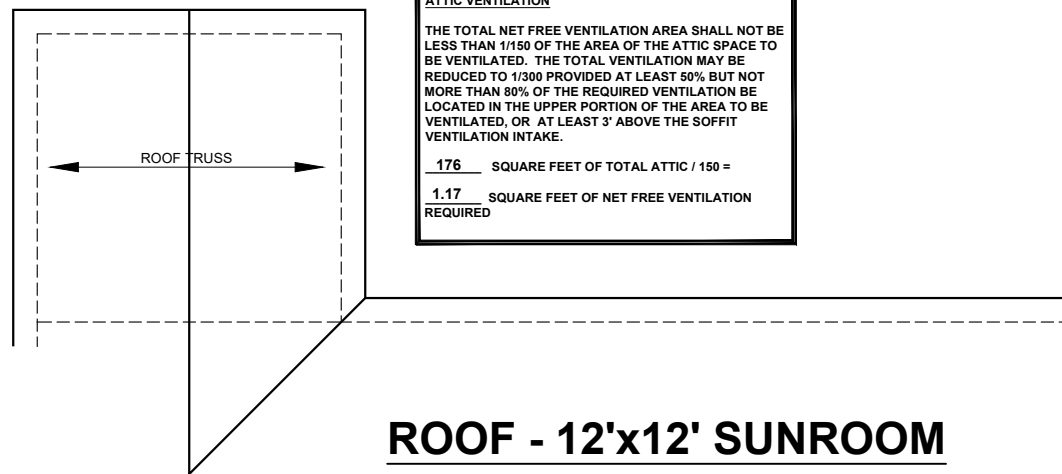
FDN - 12'x12' SUNROOM

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



12'x12' SUNROOM

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



ATTIC VENTILATION

THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

.176 SQUARE FEET OF TOTAL ATTIC / 150 =

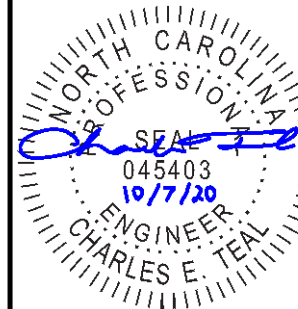
1.17 SQUARE FEET OF NET FREE VENTILATION REQUIRED

ROOF - 12'x12' SUNROOM

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



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P-0961

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



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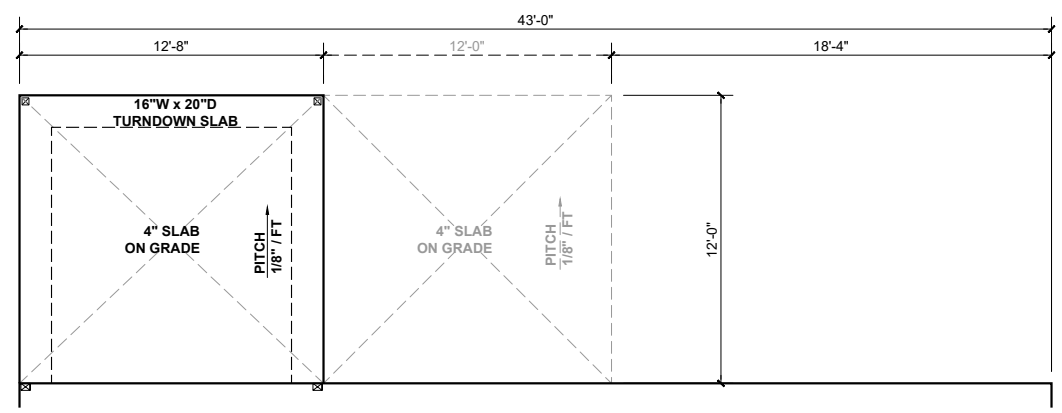
REAR OPTIONS
R05

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SEE FULL PLAN FOR ADDITIONAL INFORMATION

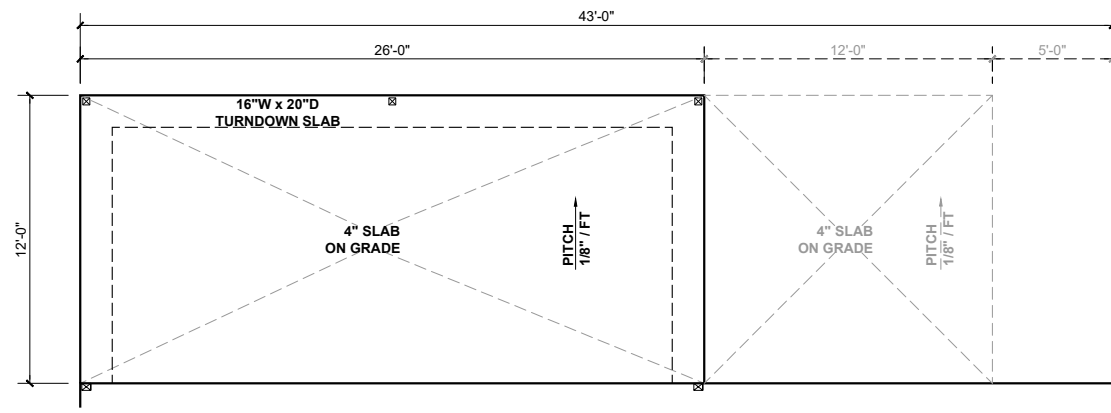
BEAM & POINT LOAD LEGEND

- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- · - · - DOUBLE RAFTER / DOUBLE JOIST
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- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER



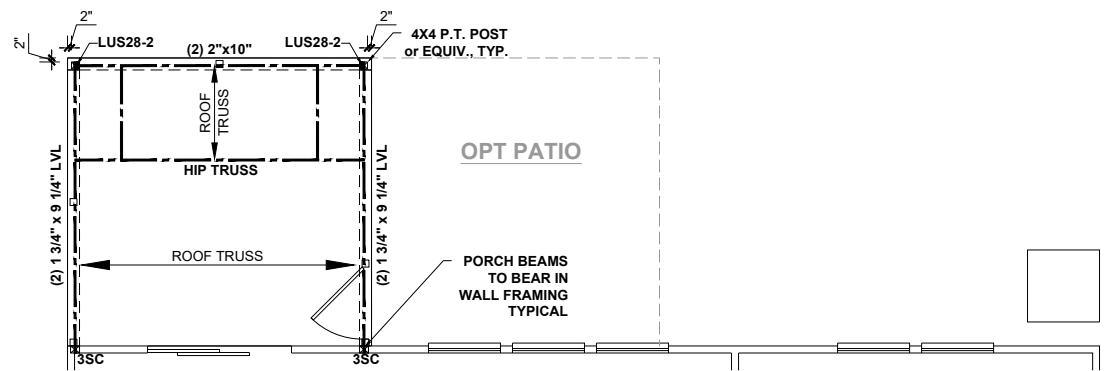
12'x12'-8" SCREENED PATIO - FDN

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



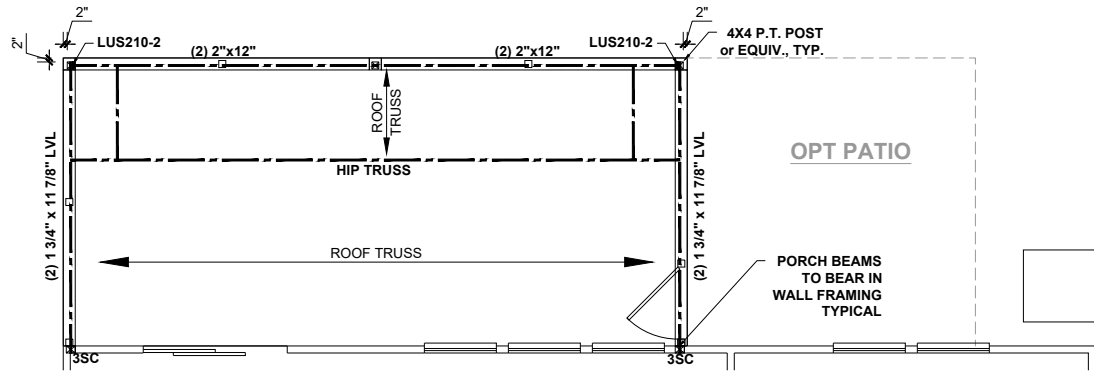
12'x26' SCREENED PATIO - FDN

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



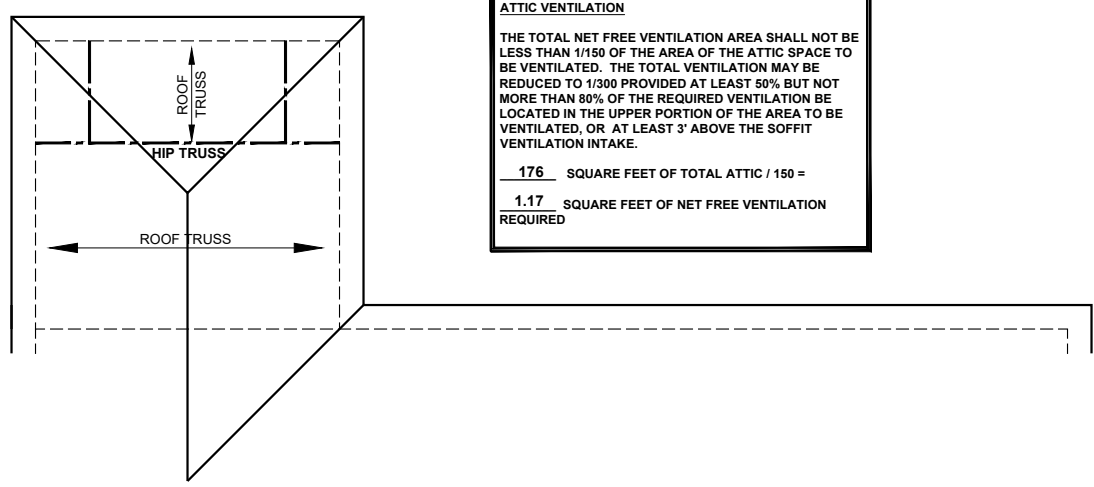
12'x12'-8" SCREENED PATIO

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



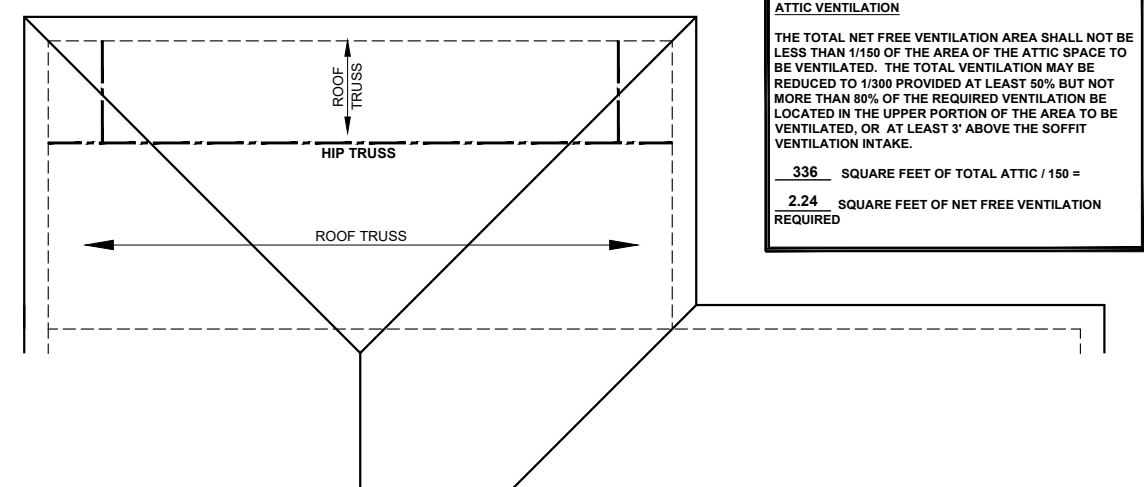
12'x26' SCREENED PATIO

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



12'x12'-8" SCREENED PATIO - ROOF

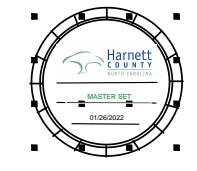
SCALE: 1/8" = 1'-0"



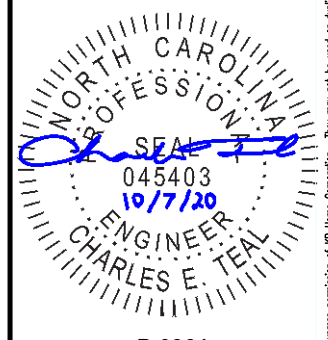
12'x26' SCREENED PATIO - ROOF

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

SCREENED PATIO



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