



NORTH CAROLINA 40' SERIES PLAN 238.2338-R

SHEET INDEX

PLAN #238.2338-R

- TS TITLE SHEET
- 6N1 GENERAL NOTES
- 6N2 GENERAL NOTES
- 6N3 GENERAL NOTES
- 1.1 FIRST FLOOR PLAN
- 1.2 SECOND FLOOR PLAN
- 1.3 FIRST FLOOR AT CRAWL SPACE OPTION
- 1.4 FIRST FLOOR PLAN OPTIONS
- 1.5 SECOND FLOOR PLAN OPTIONS
- 2.1 SLAB INTERFACE PLAN 'A'
- 2.2 PARTIAL SLAB INTERFACE PLAN 'B', 'C', & 'D'
- 2.3 CRAWL SPACE PLAN 'A'
- 2.4 PARTIAL CRAWL SPACE PLAN 'B', 'C' & 'D'
- 3.A1 ROOF PLAN, FRONT & REAR ELEVATIONS 'A'
- 3.A2 LEFT & RIGHT ELEVATIONS 'A'
- 3.A3 PARTIAL FIRST FLOOR PLAN, FRONT ELEVATION AND PARTIAL LEFT AND RIGHT ELEVATIONS 'A' AT CRAWL SPACE
- 3.A4 FRONT ELEVATION 'A' AT OPTIONAL 9'-0" PLATE AT SLAB & CRAWL SPACE
- 3.B1 PARTIAL FIRST & SECOND FLOOR PLANS 'B'
- 3.B2 ROOF PLAN, FRONT & REAR ELEVATIONS 'B'
- 3.B3 LEFT & RIGHT ELEVATIONS 'B'
- 3.B4 PARTIAL FLOOR PLAN, ROOF, FRONT ELEVATION, PARTIAL LEFT ELEVATION 'B' AT EXTENDED PORCH OPTION
- 3.B5 PARTIAL FIRST FLOOR PLAN, FRONT ELEVATION AND PARTIAL LEFT AND RIGHT ELEVATIONS 'B' AT CRAWL SPACE
- 3.B6 PARTIAL FLOOR PLAN, ROOF, FRONT ELEVATION, PARTIAL LEFT ELEVATION 'B' AT EXTENDED PORCH OPTION W/ CRAWLSPACE
- 3.B7 FRONT ELEVATION 'B' AT OPTIONAL 9'-0" PLATE AT SLAB & CRAWL SPACE
- 3.C1 PARTIAL FIRST & SECOND FLOOR PLANS 'C'
- 3.C2 ROOF PLAN, FRONT & REAR ELEVATIONS 'C'
- 3.C3 LEFT & RIGHT ELEVATIONS 'C'
- 3.C4 PARTIAL FIRST FLOOR PLAN, FRONT ELEVATION AND PARTIAL LEFT AND RIGHT ELEVATIONS 'C' AT CRAWL SPACE
- 3.C5 FRONT ELEVATION 'C' AT OPTIONAL 9'-0" PLATE AT SLAB & CRAWL SPACE
- 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 ELEVATION AND PARTIAL LEFT AND RIGHT ELEVATIONS 'D' AT CRAWL SPACE
- 3.D5 FRONT ELEVATION 'D' AT OPTIONAL 9'-0" PLATE AT SLAB & CRAWL SPACE
- 4.1 INTERIOR ELEVATIONS
- 4.2 SECTIONS
- 4.3 SECTIONS CRAWL SPACE
- 5.1 FIRST FLOOR UTILITY PLAN
- 5.2 SECOND FLOOR UTILITY PLAN
- 5.3 FIRST FLOOR UTILITY PLAN OPTIONS
- 5.4 SECOND FLOOR UTILITY PLAN OPTIONS
- 7.1 PARTIAL FLOOR PLAN, ELEVATIONS, CRAWL SPACE PLAN 'A/B/C/D' AT 12'x12' DECK
- 7.2 PARTIAL FLOOR PLAN, ELEVATIONS, CRAWL SPACE PLAN 'A/B/C/D' AT 24'x12' DECK
- 7.3 PARTIAL PLANS & ELEVATIONS 'A/B/C/D' W/ SCREENED DECK WITH OPT. AT CRAWL SPACE OPEN DECK OPT. AT CRAWL SPACE

- 8.1 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO
- 8.2 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO
- 8.3 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED SCREENED PATIO
- 8.4 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED SCREENED PATIO
- 8.5 PARTIAL FLOOR PLAN, ELEVATIONS & CRAWL SPACE PLAN 'A/B/C/D' AT SCREENED-IN COVERED DECK
- 8.6 PARTIAL FLOOR PLAN, ELEVATIONS & CRAWL SPACE PLAN 'A/B/C/D' AT SCREENED-IN EXTENDED COVERED DECK
- 9.1 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. SUNROOM
- 9.2 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS & CRAWL SPACE PLAN 'A/B/C/D' W/ OPT. SUNROOM
- 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 40' SERIES

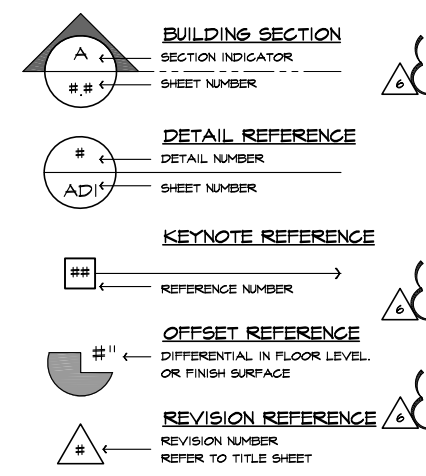
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2018 NORTH CAROLINA STATE BUILDING CODES

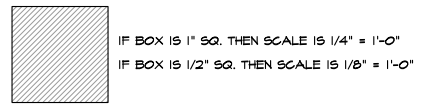
ABBREVIATIONS

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

ARCH. SYMBOLS



SCALE NOTE



CONSULTANTS

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SQUARE FOOTAGE

PLAN 238.2338-R		
FIRST FLOOR AREA	994	SQ. FT.
SECOND FLOOR AREA	1344	SQ. FT.
TOTAL AREA	2338	SQ. FT.
GARAGE AREA	421	SQ. FT.
PORCH AREA(S)		
ELEVATION 'A'	79	SQ. FT.
ELEVATION 'B'	62	SQ. FT.
ELEVATION 'C'	146	SQ. FT.
ELEVATION 'D'	174	SQ. FT.
PATIO AREA(S)		
COVERED	100	SQ. FT.
EXTENDED COVERED	200	SQ. FT.
DECK AREA(S)		
DECK	144	SQ. FT.
EXTENDED DECK	252	SQ. FT.

TOWN OF GARNER REQUIREMENTS

- EACH HOUSE TO HAVE CARRIAGE HARDWARE ON THE GARAGE DOOR.
- EACH HOUSE TO HAVE TURNED DOWN SLAB WITH MIN. 12" EXPOSURE. THE FRONT AND SIDES ARE TO BE FINISHED WITH STONE/BRICK VENEER.
- ALL EXPOSED PORTIONS OF CONCRETE SLAB FOUNDATIONS ARE TO BE 'PARGED (TEXTURED) AND PAINTED TO MATCH THE HOME'.

CODE INFORMATION

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

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

OCCUPANCY:
R3

CONSTRUCTION TYPE:
V - B

CODE ABBREVIATIONS

N.C.-R.	NORTH CAROLINA RESIDENTIAL CODE
N.C.-B.	NORTH CAROLINA BUILDING CODE
N.C.-M.	NORTH CAROLINA MECHANICAL CODE
N.C.-P.	NORTH CAROLINA PLUMBING CODE
N.C.-F.	NORTH CAROLINA FUEL GAS CODE
N.C.-E.	NORTH CAROLINA ELECTRICAL CODE
N.C.-E.C.	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
7	04/27/18	1.3, 5.3	NC1804INCP
8	01/15/19	T.5, 6N1, 6N2, 6N3, 5.1-5.4	NC19015NCP
9	04/01/19	1.1, 2.1, 3.A1, 3.B2, 3.C2, 3.D2, 5.1	NC19017NCP
10	04/26/19	1.1, 2.1, 4.2, 4.3	NC19023NCP
11	08/28/19	1.1-1.5, 2.1, 3.A2-3, 3.B1-3+4, 3.C1-3+4, 3.D1-3+4, T.1, T.2, 8.1-8.6, 9.1, 9.2	NC19054NCP
12	09/26/19	3.A1, 3.A3, 3.B2, 3.B5, 3.C2, 3.C4, 8.2, 8.4	NC19057NCP
13	12/19/19	3.D2, 3.D4, 3.D5	NC20003NCP
14	01/17/20	2.3, 2.4, 3.A2, 3.B2, 3.C2, 3.D2, 3.D4, 3.D5	NC20008NCP
15	02/10/20	1.1, 3.B2, 3.B3, 3.B4, 3.B5, 3.B6, 3.B7, 3.D1, 3.D2, 3.D3, 3.D4, 3.D5	NC20013NCP
16	03/04/20	T.5, 1.4, 5.3, 8.3, 8.4	NC20017NCP
17	08/20/20	1.1, 1.3, 1.4, 4.1, 5.3	NC20020CORP
19	01/06/21	T.5, 1.2, 1.5	NC21005NCP
21	12/17/21	T.5, T.3	NC21056NCP

ISSUE DATE: 01/08/15
PROJECT No.: 1350999-56
DIVISION MGR.: DS
REVISIONS: 12/17/21

- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20003CORP-08/20/20-CTD
- 18 ADD NOTE TO T5 NC20037NCP - 10/06/20 - KBA
- 19 DIVISION REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 20 DIVISION REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21032NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
TS
SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES

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NORTH CAROLINA 40' SERIES PLAN 238.2338-R

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- TS TITLE SHEET
- GN1 GENERAL NOTES
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- 1.1 FIRST FLOOR PLAN
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- 1.3 FIRST FLOOR AT CRAWL SPACE OPTION
- 1.4 FIRST FLOOR PLAN OPTIONS
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- 2.4 PARTIAL CRAWL SPACE PLAN 'B', 'C' & 'D'
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- 3.A3 PARTIAL FIRST FLOOR PLAN, FRONT ELEVATION AND PARTIAL LEFT AND RIGHT ELEVATIONS 'A' AT CRAWL SPACE
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- 3.B1 PARTIAL FIRST & SECOND FLOOR PLANS 'B'
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- 3.B3 LEFT & RIGHT ELEVATIONS 'B'
- 3.B4 PARTIAL FLOOR PLAN, ROOF, FRONT ELEVATION, PARTIAL LEFT ELEVATION 'B' AT EXTENDED PORCH OPTION
- 3.B5 PARTIAL FIRST FLOOR PLAN, FRONT ELEVATION AND PARTIAL LEFT AND RIGHT ELEVATIONS 'B' AT CRAWL SPACE
- 3.B6 PARTIAL FLOOR PLAN, ROOF, FRONT ELEVATION, PARTIAL LEFT ELEVATION 'B' AT EXTENDED PORCH OPTION W/ CRAWLSPACE
- 3.B7 FRONT ELEVATION 'B' AT OPTIONAL 9'-0" PLATE AT SLAB & CRAWL SPACE
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- 7.3 PARTIAL PLANS & ELEVATIONS 'A/B/C/D' W/ SCREENED DECK WITH OPT. AT CRAWL SPACE OPEN DECK OPT. AT CRAWL SPACE

- 8.1 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. COVERED PATIO
- 8.2 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED PATIO
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- 8.4 PARTIAL FLOOR PLAN, ROOF & ELEVATIONS W/ OPT. EXTENDED COVERED SCREENED PATIO
- 8.5 PARTIAL FLOOR PLAN, ELEVATIONS & CRAWL SPACE PLAN 'A/B/C/D' AT SCREENED-IN COVERED DECK
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- AD6 ARCHITECTURAL DETAILS
- AD7 ARCHITECTURAL DETAILS
- AD8 ARCHITECTURAL DETAILS



NORTH CAROLINA 40' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ABBREVIATIONS

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

ARCH. SYMBOLS

- BUILDING SECTION
- SECTION INDICATOR
- DETAIL REFERENCE
- DETAIL NUMBER
- SHEET NUMBER
- KEYNOTE REFERENCE
- REFERENCE NUMBER
- OFFSET REFERENCE
- DIFFERENTIAL IN FLOOR LEVEL OR FINISH SURFACE
- REVISION REFERENCE
- REVISION NUMBER
- REFER TO TITLE SHEET

SCALE NOTE

IF BOX IS 1" SQ. THEN SCALE IS 1/4" = 1'-0"
IF BOX IS 1/2" SQ. THEN SCALE IS 1/8" = 1'-0"

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SQUARE FOOTAGE

PLAN 238.2338-R		
FIRST FLOOR AREA	494	SQ. FT.
SECOND FLOOR AREA	1944	SQ. FT.
TOTAL AREA	2338	SQ. FT.
GARAGE AREA	421	SQ. FT.
PORCH AREA(S)		
ELEVATION 'A'	79	SQ. FT.
ELEVATION 'B'	62	SQ. FT.
ELEVATION 'C'	146	SQ. FT.
ELEVATION 'D'	174	SQ. FT.
PATIO AREA(S)		
COVERED	100	SQ. FT.
EXTENDED COVERED	200	SQ. FT.
DECK AREA(S)		
DECK	144	SQ. FT.
EXTENDED DECK	252	SQ. FT.

CODE INFORMATION

APPLICABLE CODES:

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

PROJECT DESCRIPTION:

2 STORY SINGLE FAMILY DETACHED RESIDENTIAL PLAN W/ 4 ELEVATIONS

OCCUPANCY:

R3

CONSTRUCTION TYPE:

V - B

CODE ABBREVIATIONS

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

REVISION LIST

DELTA	DATE	SHEETS REVISED	LOG NUMBER
8	01/15/19	T.S, GN1, GN2, GN3, S1-S4	NC19015NCP
9	04/01/19	1.1, 2.1, 3.A1, 3.B2, 3.C2, 3.D2, 5.1	NC19017NCP
10	04/26/19	1.1, 2.1, 4.2, 4.3	NC19022NCP
11	08/28/19	1.1-1.5, 2.1, 3.A2-3, 3.B1-3+4, 3.C1-3+4, 3.D1-3+4, 7.1, 7.2, 8.1-8.6, 9.1, 9.2	NC19034NCP
12	04/26/19	3.A1, 3.A3, 3.B2, 3.B5, 3.C2, 3.C4, 3.2, 3.4	NC19051NCP
13	12/19/19	3.D2, 3.D4, 3.D5	NC20009NCP
14	01/17/20	2.3, 2.4, 3.A2, 3.B2, 3.C2, 3.D2, 3.D4, 3.D5	NC20008NCP
15	02/10/20	1.1, 3.B2, 3.B3, 3.B4, 3.B5, 3.B6, 3.B7, 3.D1, 3.D2, 3.D3, 3.D4, 3.D5	NC20013NCP
16	03/04/20	T.S, 1.4, 5.3, 8.3, 8.4	NC20017NCP
17	08/20/20	1.1, 1.3, 1.4, 4.1, 5.3	CORP20009COP
19	01/06/21	T.S, 1.2, 1.5	NC21005NCP
20	05/19/21	T.S, 1.5, 5.4	NC21033NCP
21	12/17/21	T.S, 7.3	NC21056NCP

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

ISSUE DATE: 01/08/19
PROJECT No.: 1350999-56
DIVISION MGR.: DS
REVISIONS: 12/17/21

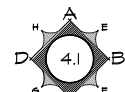
- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20004NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20009COP-08/20/20-CTD
- 18 ADD NOTE TO T5 NC20007NCP - 10/06/20 - KBA
- 19 DIVISION REQ. REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 20 DIVISION REQ. REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21035NCP - 12/17/21 - CTD

PLAN:
238.2338-R

SHEET:
TS

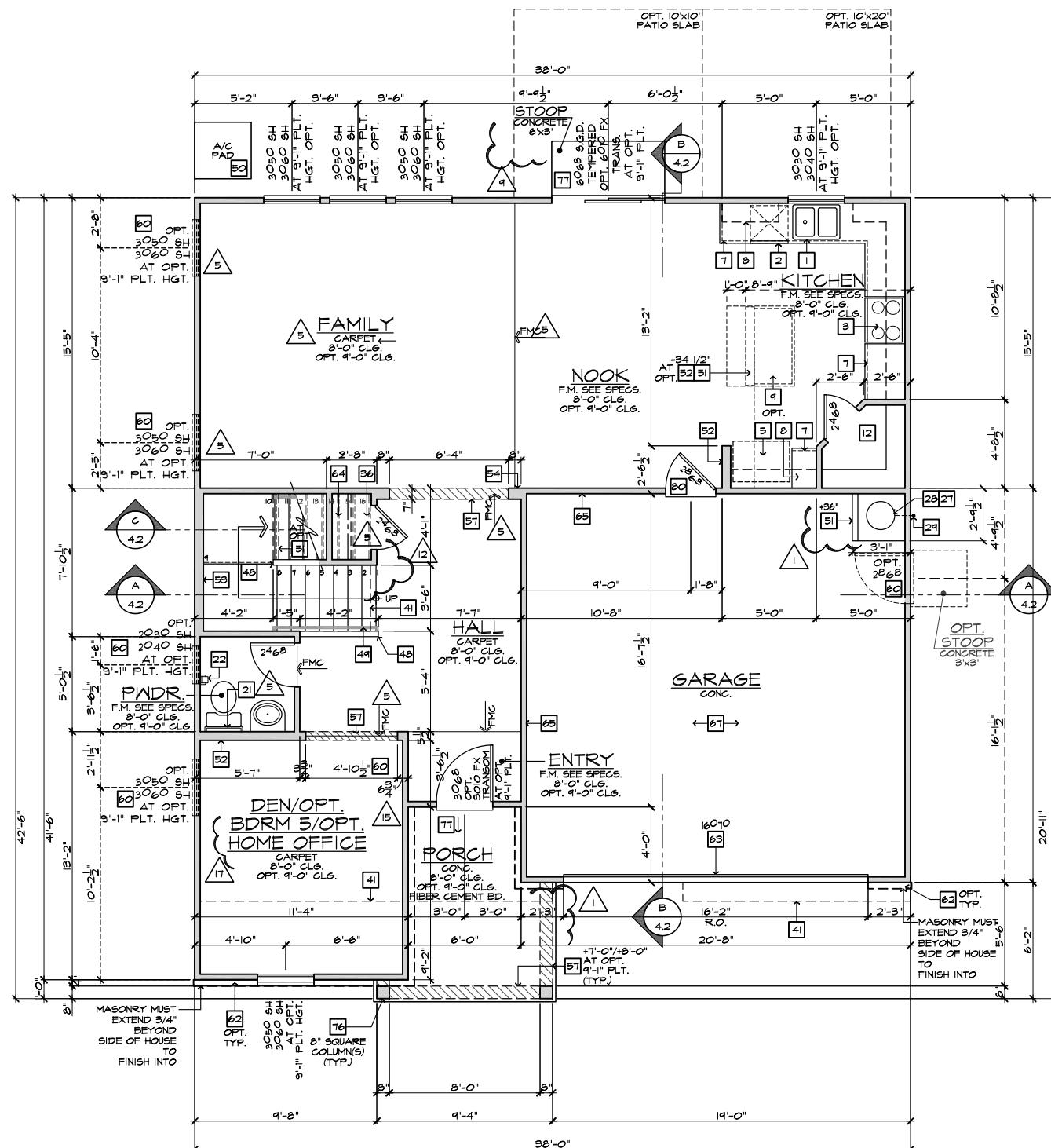
SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES

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INTERIOR KEY

SQUARE FOOTAGE		
PLAN 238.2338-R		
FIRST FLOOR AREA	944	SQ. FT.
SECOND FLOOR AREA	1344	SQ. FT.
TOTAL AREA	2338	SQ. FT.
GARAGE AREA		
PORCH AREA(S)	421	SQ. FT.
PATIO AREA(S)		
ELEVATION 'A'	73	SQ. FT.
ELEVATION 'B'	62	SQ. FT.
ELEVATION 'C'	146	SQ. FT.
ELEVATION 'D'	174	SQ. FT.
DECK AREA(S)		
COVERED	100	SQ. FT.
EXTENDED COVERED	200	SQ. FT.
PLATE NOTES		
8'-1" PLATE NOTES		
WINDOW HEADER HEIGHT	6'-8" U.N.O.	
2ND FLOOR WINDOW HDR. HEIGHT	7'-0" U.N.O.	
ENTRY DOOR HEIGHT	6'-8" U.N.O.	
SLIDING GLASS DOOR HEIGHT	6'-8" (TEMP.)	
INTERIOR SOFFIT HEIGHT	7'-4" U.N.O.	
TRAY CEILING	7" RISE INTO TRUSS U.N.O.	
INTERIOR DOOR HEIGHT	6'-8" U.N.O.	
9'-1" PLATE NOTES		
WINDOW HEADER HEIGHT 1st FL.	8'-0" U.N.O.	
WINDOW HEADER HEIGHT 2nd FL.	7'-8" U.N.O.	
4010 WINDOW OVER TUB HDR. HGT.	8'-4" U.N.O.	
ENTRY DOOR HEIGHT	6'-8" U.N.O.	
SLIDING GLASS DOOR HEIGHT	6'-8" (TEMP.)	
INTERIOR SOFFIT HEIGHT	8'-0" U.N.O.	
TRAY CEILING	7" RISE INTO TRUSS U.N.O.	
INTERIOR DOOR HEIGHT	6'-8" U.N.O.	
STAIR DATA NOTES		
FIRST FLOOR WITH 8" PLATE HEIGHT:		
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.		
14 TREADS AT 10" EACH		
15 RISERS AT 7-1/16" EACH		
FIRST FLOOR WITH 9" PLATE HEIGHT:		
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.		
15 TREADS AT 10" EACH		
16 RISERS AT 7-3/4" EACH		
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 JAMBS, U.N.O.		



FIRST FLOOR PLAN 'A'

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

BASIC PLAN

FLOOR PLAN NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
 - 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUFURS' SPECS
 - 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
 - COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 - MIN. 12" BAR TOP/ BREAKFAST BAR
 - DESK AREA - REFER TO INTERIOR ELEVATIONS
 - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 - OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2 - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2 - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 - TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL
 - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
 - RESERVED
 - WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APRIL TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 - WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TB/AD4)
 - R.A.S. LOCATION (SEE HVAC PLAN)
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - FA.U. LOCATION (REFER TO DETAIL B8/AD5)
 - RESERVED
 - LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B0/AD4) - INSTALL PER MFR. SPECS
 - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 - GAS APPLIANCE B' VENT FROM BELOW
 - LINEN PER SPECS (15" DEEP OR U.N.O.)
 - COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS TB/AD4)
 - WARDROBE W/ SHELF & ROPE (REFER TO DETAILS TB/AD4)
 - 22"X30" MIN. ATTIC ACCESS
 - 25"X54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 - LINE OF WALL BELOW
 - DUCT CHASE/VOID SPACE - 1/2" GYP. BD. AT CL6. FIRE BLK.G.
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5)
 - LINE OF HIP AT OPTIONAL VOLUME CEILING
 - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 - CEILING BREAK
 - STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL B1-B2/AD5)
 - MIN. 36" HIGH GUARDWALL (REFER TO DET. B3/AD5 & B5/AD5)
 - 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL B3/AD5)
 - A/C PAD LOCATION
 - 50A/A/C LINESET LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF-SEE PLAN FOR HT.
 - MEDIA NICHE
 - FLAT SOFFIT - SEE ELEV. FOR HGT.
 - ARCHED SOFFIT - SEE ELEV. FOR HGT.
 - WINDOW SEAT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PLYON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - VENEER TO COMPLY WITH THE N.C.-R.
 - SECTIONAL GARAGE DOOR PER SPECS
 - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 - OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
 - 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 - P.T. POST W/ WRAP
 - CONCRETE STOOP, SIZE PER PLAN
 - SLOPE 1/4" PER FT. MIN.
 - EGRESS WINDOW
 - PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 - MDF TOP
 - PLUMBING DROP FROM ABOVE
 - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 - WINDOW LEDGE: HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 - 1/2" PRELIM. GYP. BD. BEHIND TUB/SHOWER (TO MEET STC)
 - SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 - 20 MIN. FIRE-RATED DOOR



NORTH CAROLINA 40' SERIES

KB HOME
NORTH CAROLINA DIVISION
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SUITE 180
DURHAM, NC 27703
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FAX: (919) 544-2928

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: 12/17/21

- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20063CORP-08/20/20-CTD
- 18 ADD NOTE TO TB NC20037NCP - 10/06/20 - KBA
- 19 DIVISION REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 20 DIVISION REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN: 238.2338-R
SHEET: 1.1

SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

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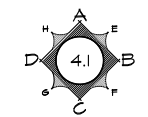
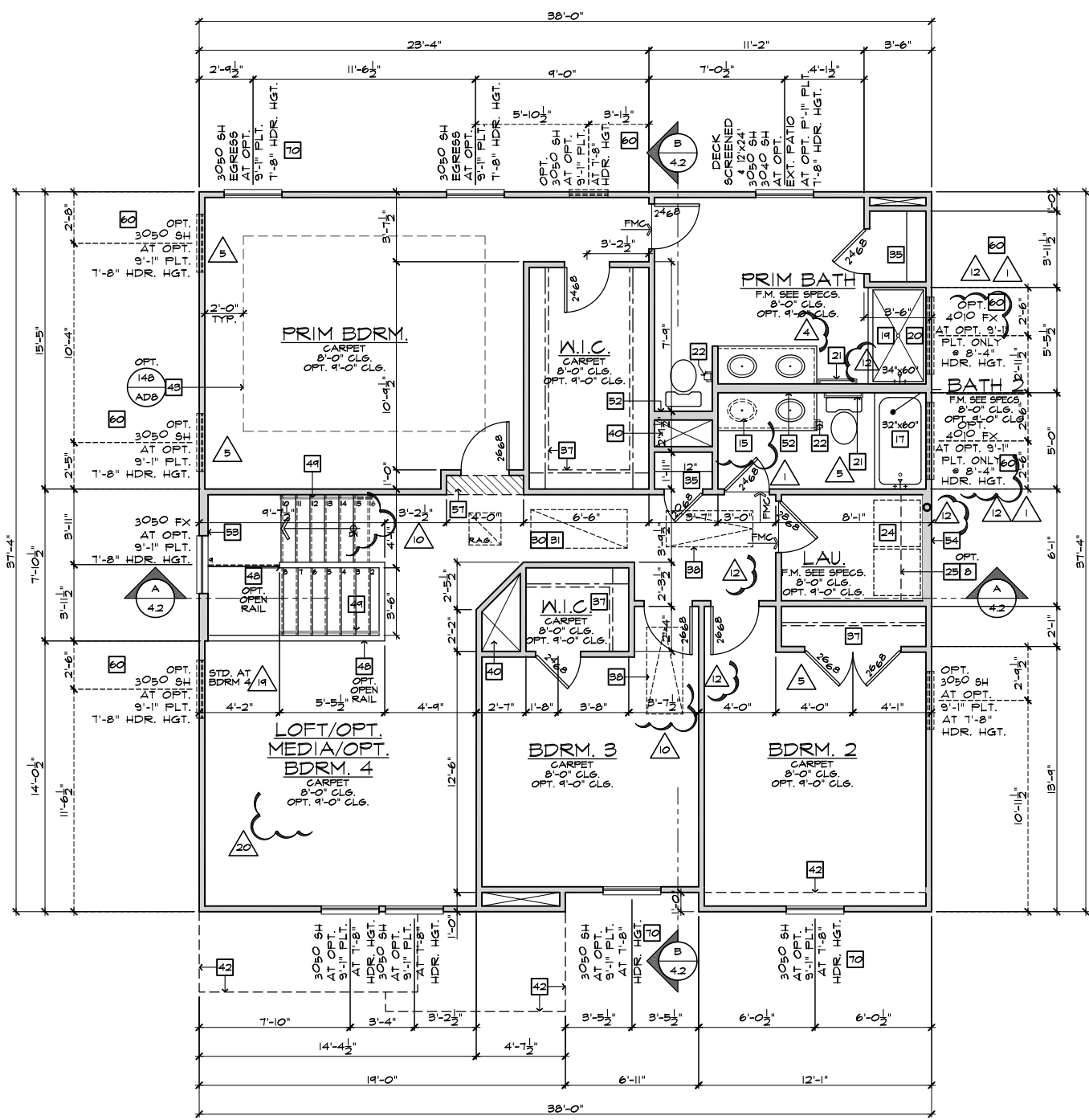
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- 20 DIVISION REQ REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21056NCP - 12/01/21 - CTD

PLAN:
238.2338-R
SHEET:
1.2

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
 - 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUF'S SPECS
 - 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
 - COMBINATION DOUBLE OVEN OR OVEN MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 - MIN. 12" BAR TOP/ BREAKFAST BAR
 - DESK AREA - REFER TO INTERIOR ELEVATIONS
 - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 - OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 - TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL
 - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
 - RESERVED
 - WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCE TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEVATIONS
 - WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TB/AD4)
 - R.A.S. LOCATION (SEE HVAC PLAN)
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - RESERVED
 - FAU LOCATION (REFER TO DETAIL B8/AD5)
 - RESERVED
 - LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B0/AD4) - INSTALL PER MFR. SPECS
 - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 - GAS APPLIANCE B' VENT FROM BELOW
 - LINEN PER SPECS (15" DEEP OR U.N.O.)
 - COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS TB/AD4)
 - WARDROBE W/ SHELF & POLE (REFER TO DETAILS TB/AD4)
 - 22"x30" MIN. ATTIC ACCESS
 - 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 - LINE OF WALL BELOW
 - DUCT CHASE/VOID SPACE - 1/2" GYP. BD. AT CL6. FIRE BLK6.
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5)
 - LINE OF HIP AT OPTIONAL VOLUME CEILING
 - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 - CEILING BREAK
 - STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL B1-B2/AD5)
 - MIN. 36" HIGH GUARDWALL (REFER TO DET. B3/AD5 & B5/AD5)
 - 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL B3/AD5)
 - A/C PAD LOCATION
 - 50A/V/C LINESET LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF-SEE PLAN FOR HT.
 - MEDIA NICHE
 - FLAT SOFFIT - SEE ELEV. FOR HGT.
 - ARCHED SOFFIT - SEE ELEV. FOR HGT.
 - WINDOW SEAT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYRON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - VENEER TO COMPLY WITH THE N.C.-R.
 - SECTIONAL GARAGE DOOR PER SPECS
 - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.O.
 - OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
 - 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 - P.T. POST W/ WRAP
 - CONCRETE STOMP, SIZE PER PLAN
 - SLOPE 1/4" PER FT. MIN.
 - EGRESS WINDOW
 - PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 - MDP TOP
 - PLUMBING DROP FROM ABOVE
 - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 - WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 - 1/2" PRELIM. GYP. BD. BEHIND TUB/SHOWER (TO MEET STC)
 - SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 - 20 MIN. FIRE-RATED DOOR



INTERIOR KEY

PLATE NOTES

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

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

STAIR DATA NOTES

FIRST FLOOR WITH 8" PLATE HEIGHT:	14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
	14 TREADS AT 10" EACH
	15 RISERS AT 7-1/16" EACH
FIRST FLOOR WITH 9" PLATE HEIGHT:	14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
	15 TREADS AT 10" EACH
	16 RISERS AT 7-3/4" EACH

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 JAMBS, U.N.O.

SECOND FLOOR PLAN 'A'

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

BASIC PLAN

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**NORTH CAROLINA
40' SERIES**

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**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

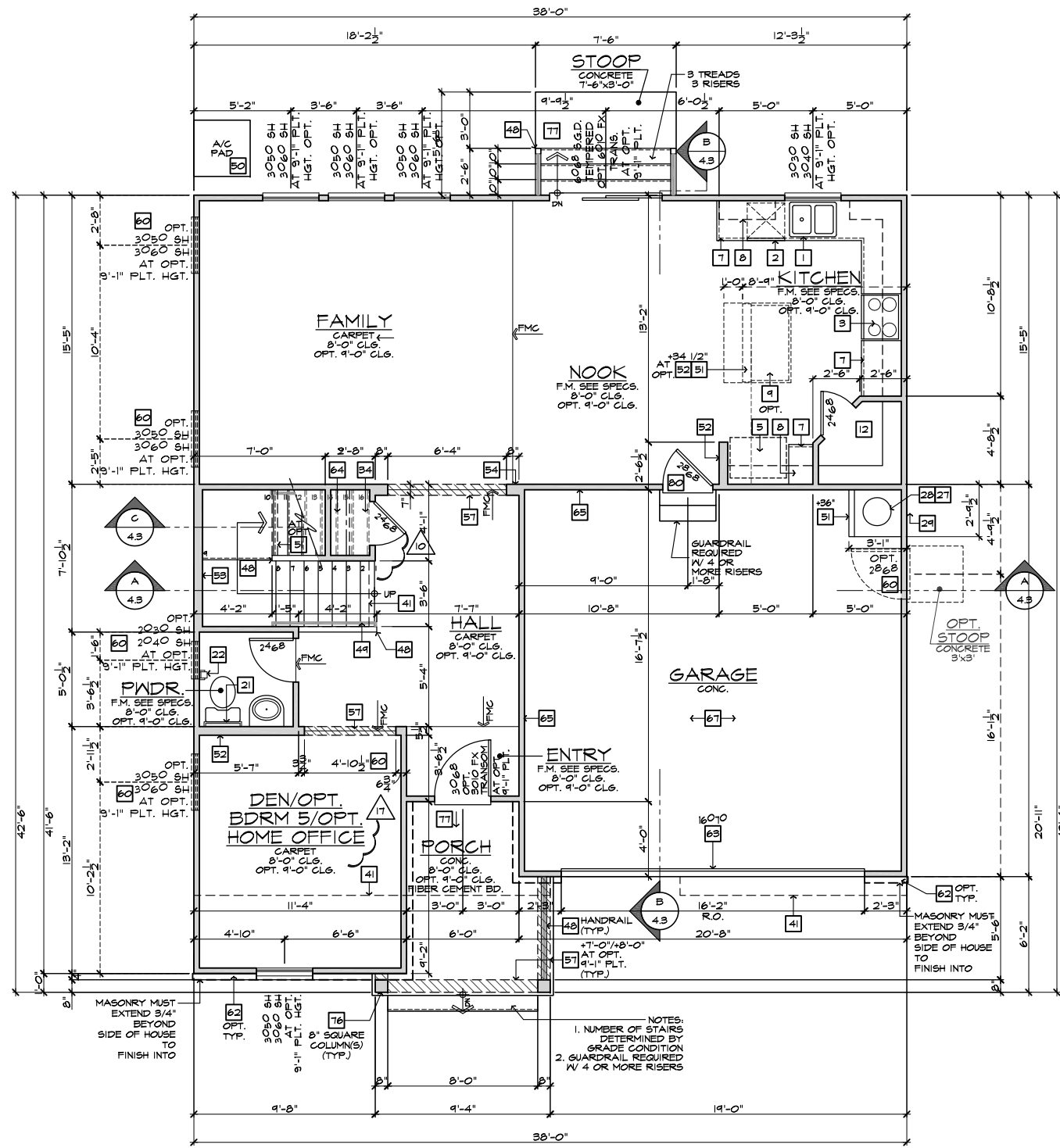
ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: 12/17/21

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- 18 ADD NOTE TO TF
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FOR INTERNAL USE ONLY
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- 21 ADD DECK OPTION
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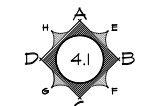
PLAN:
238.2338-R
SHEET:
1.3

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

- # FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.**
1. SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 2. DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 3. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
 4. 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUF'S SPECS
 5. 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECEIVED IN WALL)
 6. COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 9. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 10. MIN. 12" BAR TOP/ BREAKFAST BAR
 11. DESK AREA - REFER TO INTERIOR ELEVATIONS
 12. BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 13. SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 14. SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 15. OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 16. KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 17. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 18. OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 19. PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 20. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 21. TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL
 22. TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
 23. RESERVED
 24. WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPL. TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 25. 12" SHELF PER SPECS
 26. OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 27. WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TB/AD4)
 28. R.A.S. LOCATION (SEE HVAC PLAN)
 29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 30. FAUJ. LOCATION (REFER TO DETAIL B8/AD5)
 31. RESERVED
 32. LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. B0/AD4) - INSTALL PER MFR. SPECS
 33. HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 34. GAS APPLIANCE B' VENT FROM BELOW
 35. LINEN PER SPECS (15" DEEP OR U.N.O.)
 36. COAT CLOSET W/ SHELF & POLE (REFER TO DETAILTB/AD4)
 37. WARDROBE W/ SHELF & ROPE (REFER TO DETAILTB/AD4)
 38. 22"x30" MIN. ATTIC ACCESS 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 39. LINE OF WALL BELOW
 40. DUCT CHASE/VOID SPACE - 1/2" GYP. BD. AT CL6. FIRE BLK.G.
 41. LINE OF FLOOR ABOVE
 42. LINE OF FLOOR BELOW
 43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5)
 44. LINE OF HIP AT OPTIONAL VOLUME CEILING
 45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 46. CEILING BREAK
 47. STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL B1-B2/AD5)
 48. MIN. 36" HIGH GUARDWALL (REFER TO DET. B3/AD5 & B5/AD5)
 49. 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL B3/AD5)
 50. A/C PAD LOCATION
 - 50A/A/C LINESET LOCATION
 51. LOW WALL - REFER TO PLAN FOR HEIGHT
 52. 2x6 STUD WALL
 53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 54. DEL. 2x4 PLAN PER PLAN
 55. INTERIOR SHELF-SEE PLAN FOR HT.
 56. MEDIA NICHE
 57. FLAT SOFFIT - SEE ELEV. FOR HGT.
 58. ARCHED SOFFIT - SEE ELEV. FOR HGT.
 59. WINDOW SEAT
 60. OPT. DOOR/ WINDOW
 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYLON OR EQ. SURROUNDING STRUCTURAL POST.
 62. BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
 63. SECTIONAL GARAGE DOOR PER SPECS
 64. MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 66. OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL B6/AD5)
 67. 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 68. P.T. POST W/ WRAP
 69. CONCRETE STOOP, SIZE PER PLAN SLOPE 1/4" PER FT. MIN.
 70. EGRESS WINDOW
 71. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 72. MDF TOP
 73. PLUMBING DROP FROM ABOVE
 74. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 75. WINDOW LEDGE: HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
 76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 77. CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 78. 1/2" PRELIM. GYP. BD. BEHIND TUB/SHOWER (TO MEET STC)
 79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 80. 20 MIN. FIRE-RATED DOOR



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



**INTERIOR KEY
PLAN 238.2338-R**

FIRST FLOOR AREA	444	SQ. FT.
SECOND FLOOR AREA	1344	SQ. FT.
TOTAL AREA	2338	SQ. FT.
GARAGE AREA		
PORCH AREA(S)		
ELEVATION 'A'	73	SQ. FT.
ELEVATION 'B'	62	SQ. FT.
ELEVATION 'C'	146	SQ. FT.
ELEVATION 'D'	174	SQ. FT.
PATIO AREA(S)		
COVERED	100	SQ. FT.
EXTENDED COVERED	200	SQ. FT.
DECK AREA(S)		
DECK	144	SQ. FT.
EXTENDED DECK	252	SQ. FT.

PLATE NOTES

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

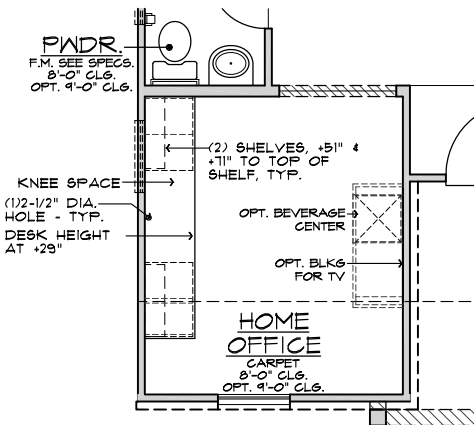
STAIR DATA NOTES

FIRST FLOOR WITH 8" PLATE HEIGHT:
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
14 TREADS AT 10" EACH
15 RISERS AT 7-1/16" EACH
FIRST FLOOR WITH 9" PLATE HEIGHT:
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
15 TREADS AT 10" EACH
16 RISERS AT 7-3/4" EACH

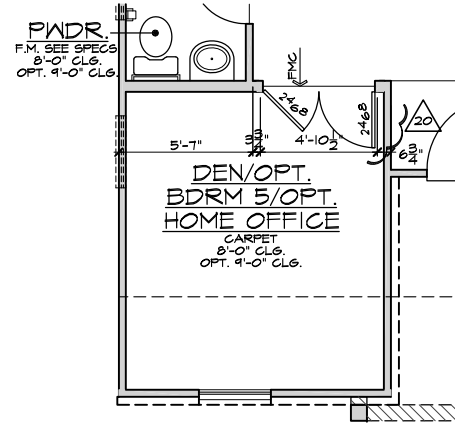
GENERAL PLAN NOTES

- 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 JAMBS, U.N.O.

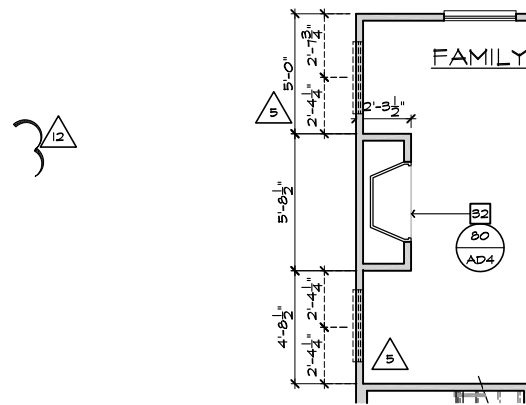
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OPT. HOME OFFICE

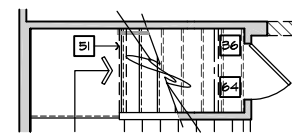


OPT. DOUBLE DOORS



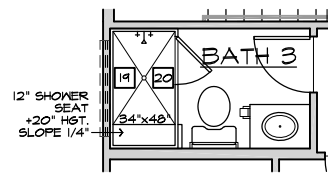
FIREPLACE

AT FAMILY



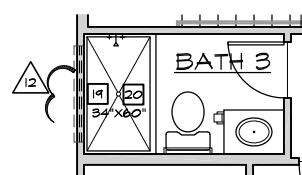
FULL STORAGE

AT STAIRS



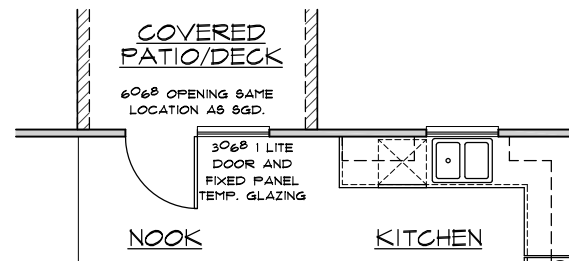
SHOWER W/ SEAT I.L.O. TUB

AT BATH 3



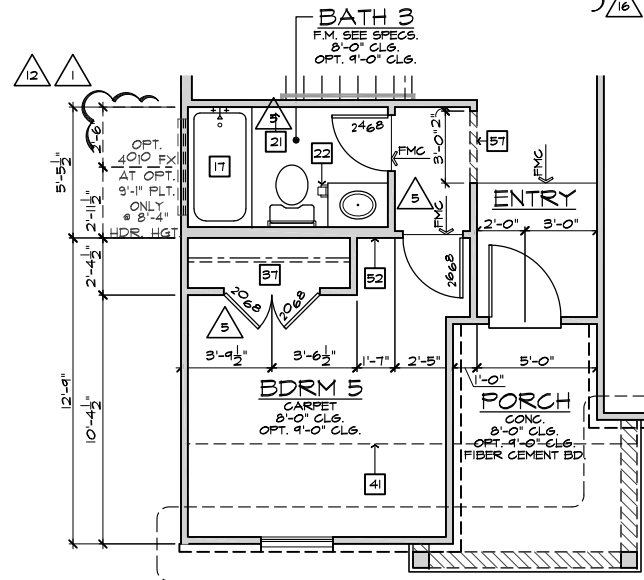
SHOWER I.L.O. TUB

AT BATH 3



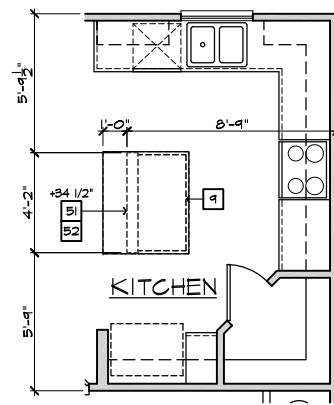
SINGLE LITE DOOR W/ FIXED PANEL

AT COVERED/EXTENDED COVERED PATIO/DECK



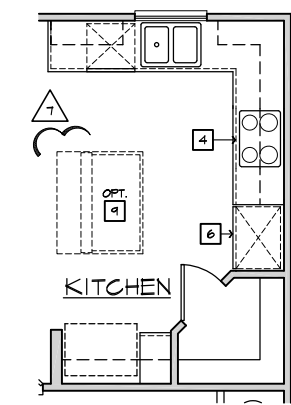
BEDROOM 5 W/ BATH 3

AT DEN POWDER



KITCHEN ISLAND

AT KITCHEN



GOURMET KITCHEN

AT KITCHEN

FIRST FLOOR PLAN OPTIONS

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

BASIC PLAN

#	FLOOR PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
2.	DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
3.	SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
4.	30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUF'S SPECS
5.	34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6.	COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
10.	MIN. 12" BAR TOP/ BREAKFAST BAR
11.	DESK AREA - REFER TO INTERIOR ELEVATIONS
12.	BUILT-IN PANTRY (15" DEEP OR U.N.O.)
13.	SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
14.	SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
15.	OPT. SINK - REFER TO INTERIOR ELEVATIONS.
16.	KNEE SPACE - REFER TO INTERIOR ELEVATIONS
17.	PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
18.	OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
19.	PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
20.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
21.	TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
22.	TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
23.	RESERVED
24.	WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
25.	12" SHELF PER SPECS
26.	OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
27.	WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD4)
28.	R.A.S. LOCATION (SEE HVAC PLAN)
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
30.	FAUJ. LOCATION (REFER TO DETAIL 88/AD5)
31.	RESERVED
32.	LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. 80/AD4) - INSTALL PER MFR. SPECS
33.	HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
34.	GAS APPLIANCE B' VENT FROM BELOW
35.	LINEN PER SPECS (15" DEEP OR U.N.O.)
36.	COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS/AD4)
37.	WARDROBE W/ SHELF & POLE (REFER TO DETAILS/AD4)
38.	22"X30" MIN. ATTIC ACCESS 25"X54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
39.	LINE OF WALL BELOW
40.	DUCT CHASE/VOID SPACE - 1/2" GYP. BD. AT CLG. FIRE BLK.G.
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
43.	LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5)
44.	LINE OF HIP AT OPTIONAL VOLUME CEILING
45.	LINE OF RIDGE AT OPTIONAL VOLUME CEILING
46.	CEILING BREAK
47.	STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
48.	MIN. 36" HIGH GUARDWALL (REFER TO DET. 83/AD5 & 85/AD5)
49.	34" TO 36" HIGH HANDRAIL (REFER TO DETAIL 83/AD5)
50.	A/C PAD LOCATION 50A/A/C LINES/SET LOCATION
51.	LOW WALL - REFER TO PLAN FOR HEIGHT
52.	2x6 STUD WALL
53.	2x6 BALLOON FRAMED WALL PER STRUCTURAL
54.	DEL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF-SEE PLAN FOR HT.
56.	MEDIA NICHE
57.	FLAT SOFFIT - SEE ELEV. FOR HGT.
58.	ARCHED SOFFIT - SEE ELEV. FOR HGT.
59.	WINDOW SEAT
60.	OPT. DOOR/ WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYLON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
63.	SECTIONAL GARAGE DOOR PER SPECS
64.	MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
65.	GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
66.	OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)
67.	5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
68.	P.T. POST W/ WRAP
69.	CONCRETE STOOP, SIZE PER PLAN SLOPE 1/4" PER FT. MIN.
70.	EGRESS WINDOW
71.	PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
72.	MDF TOP
73.	PLUMBING DROP FROM ABOVE
74.	ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
75.	WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB, SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
78.	1/2" PRELIM. GYP. BD. BEHIND TUB/SHOWER (TO MEET STC)
79.	SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
80.	20 MIN. FIRE-RATED DOOR



NORTH CAROLINA 40' SERIES

KB HOME
NORTH CAROLINA DIVISION

4506 S. MIAMI BLVD.
SUITE 180
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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
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REVISIONS: 12/17/21

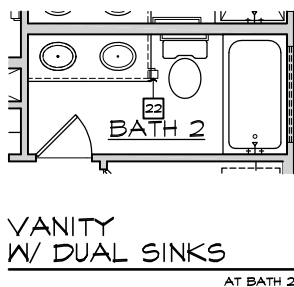
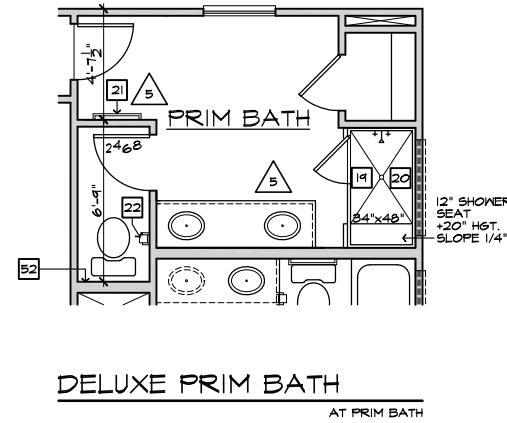
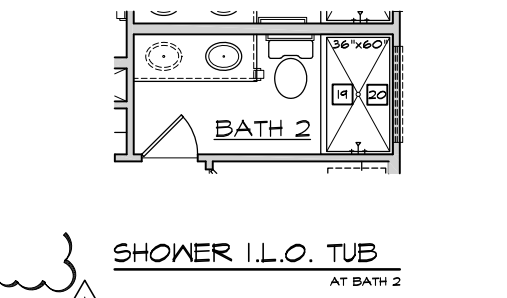
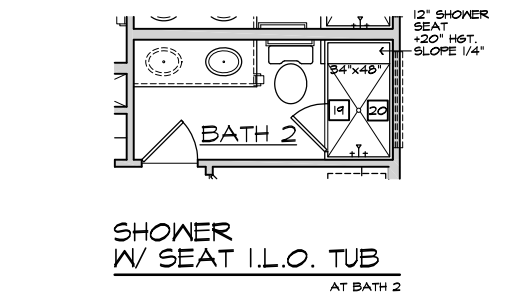
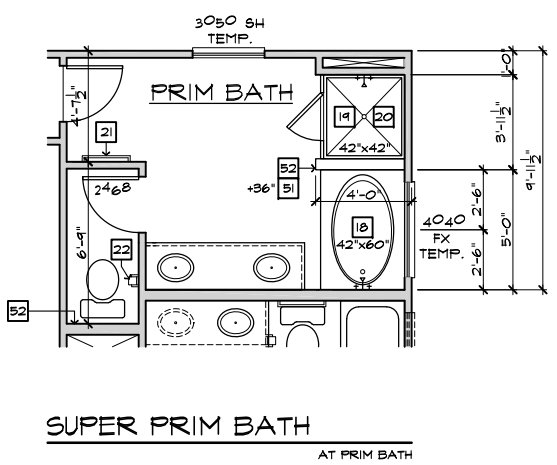
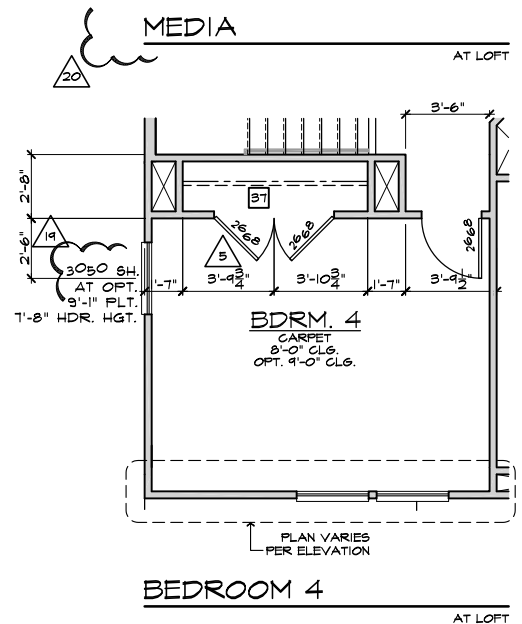
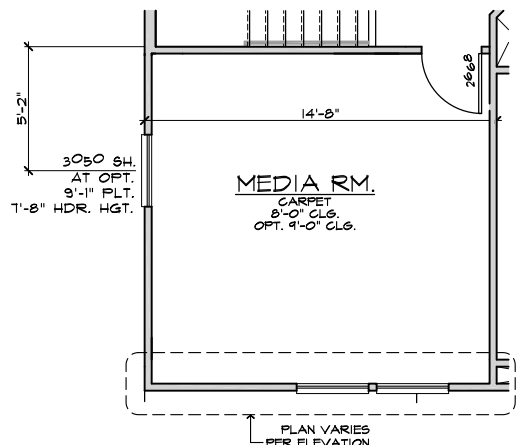
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PLAN:
238.2338-R

SHEET:
1.4

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

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 - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
 - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
 - 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUF'S SPECS
 - 34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
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 - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 - MIN. 12" BAR TOP/ BREAKFAST BAR
 - DESK AREA - REFER TO INTERIOR ELEVATIONS
 - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 - OPT. SINK - REFER TO INTERIOR ELEVATIONS.
 - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2 - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS.
 - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2 - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 - TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
 - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
 - RESERVED
 - WASHER & DRYER: - PROVIDE WATER & WASTE FOR WASHER - RECESS WASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.
 - RESERVED
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
 - WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO TS/AD4)
 - R.A.S. LOCATION (SEE HVAC PLAN)
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - FAU LOCATION (REFER TO DETAIL 08/AD5)
 - RESERVED
 - LISTED FACTORY-BUILT GAS FIRED DEC. APPLIANCE (REF. 08/AD4) - INSTALL PER MFR. SPECS
 - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 - GAS APPLIANCE B' VENT FROM BELOW
 - LINEN PER SPECS (15" DEEP OR U.N.O.)
 - COAT CLOSET W/ SHELF & POLE (REFER TO DETAILS/AD4)
 - WARDROBE W/ SHELF & POLE (REFER TO DETAILS/AD4)
 - 22"x30" MIN. ATTIC ACCESS 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 - LINE OF WALL BELOW
 - DUCT CHASE/VOID SPACE - 1/2" GYP. BD. AT CLG. FIRE BLK'S
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 02/AD5)
 - LINE OF HIP AT OPTIONAL VOLUME CEILING
 - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 - CEILING BREAK
 - STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL 01-02/AD5)
 - MIN. 36" HIGH GUARDWALL (REFER TO DET. 03/AD5 & 05/AD5)
 - 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL 03/AD5)
 - A/C PAD LOCATION
 - 50A/A/C LINES/SET LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 - DEL. 2x4 WALL PER PLAN
 - INTERIOR SHELF-SEE PLAN FOR HT.
 - MEDIA NICHE
 - FLAT SOFFIT - SEE ELEV. FOR HGT.
 - ARCHED SOFFIT - SEE ELEV. FOR HGT.
 - WINDOW SEAT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) PYLON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
 - SECTIONAL GARAGE DOOR PER SPECS
 - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" UNDER LIVING AREA U.N.O.
 - OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL 06/AD5)
 - 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 - P.T. POST W/ WRAP
 - CONCRETE STOOP, SIZE PER PLAN SLOPE 1/4" PER FT. MIN.
 - EGRESS WINDOW
 - PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 - MDF TOP
 - PLUMBING DROP FROM ABOVE
 - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 - WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 - 1/2" PRELIM. GYP. BD. BEHIND TUB/SHOWER (TO MEET STC)
 - SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
 - 20 MIN. FIRE-RATED DOOR

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

BASIC PLAN



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PLAN:
238.2338-R
SHEET:
1.5

SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

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- # SLAB PLAN NOTES** 208.116-S
- 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. 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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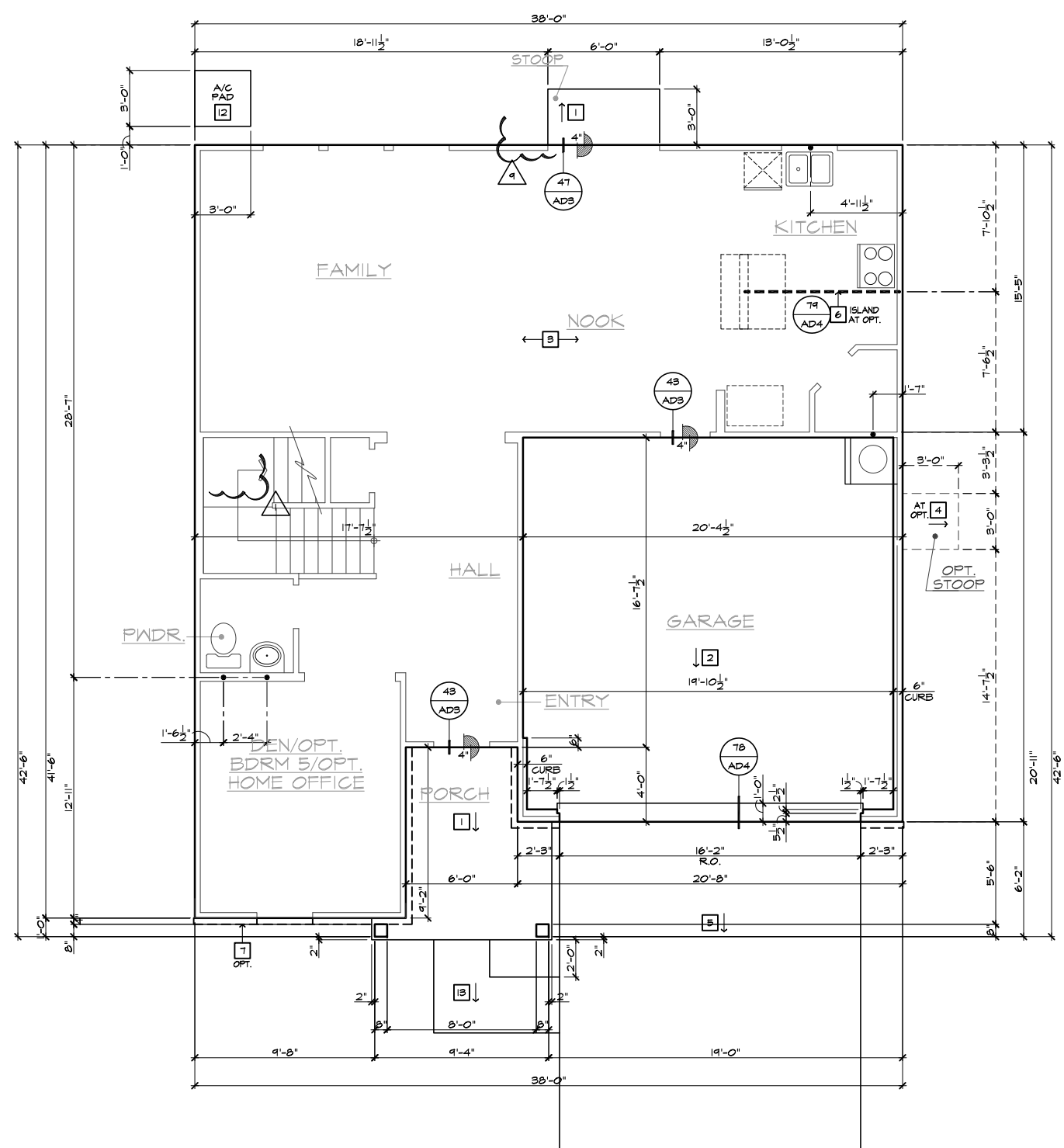
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PLAN:
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SHEET:
2.1

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

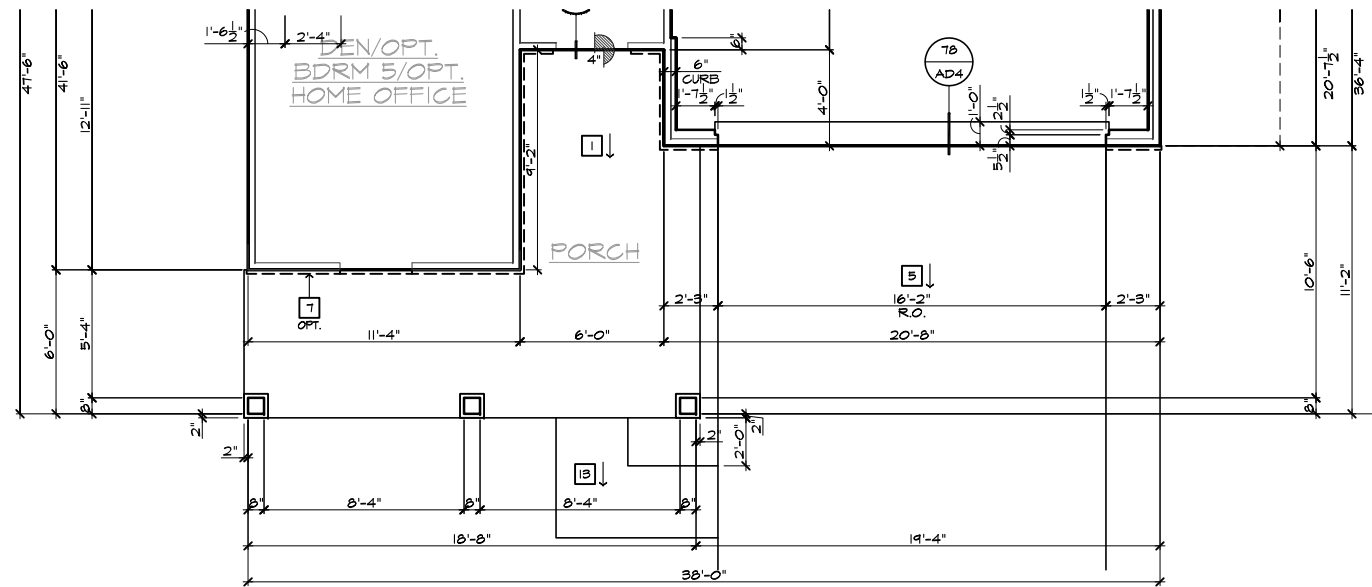


SLAB INTERFACE PLAN 'A'

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

BASIC PLAN AT SLAB-ON-GRADE

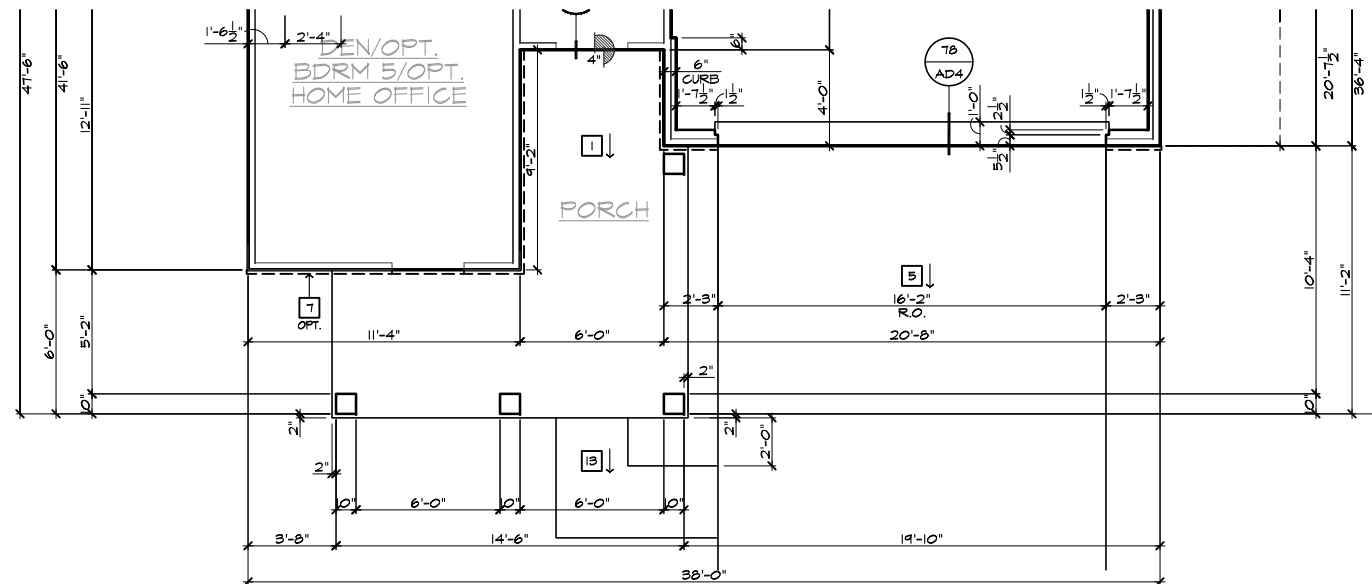
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PARTIAL SLAB INTERFACE PLAN 'D'

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

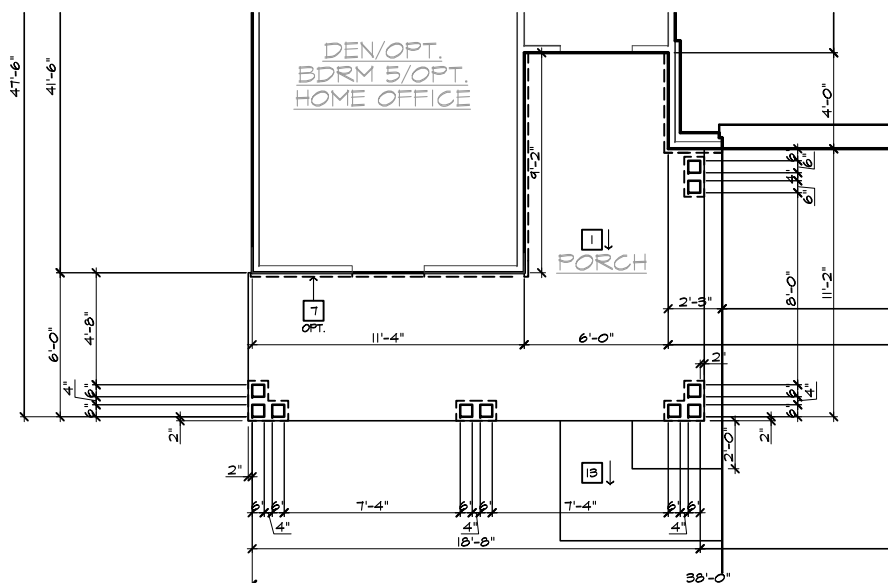
BASIC PLAN AT SLAB-ON-GRADE



PARTIAL SLAB INTERFACE PLAN 'C'

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

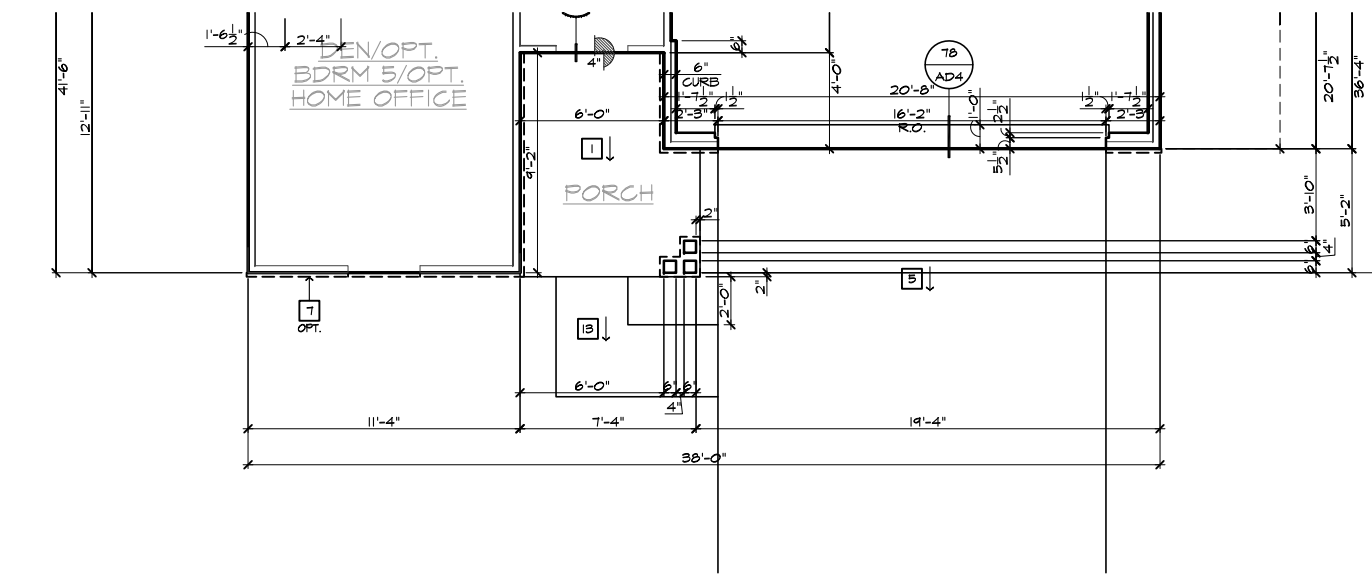
BASIC PLAN AT SLAB-ON-GRADE



PARTIAL SLAB INTERFACE PLAN 'B' AT ENLARGED PORCH

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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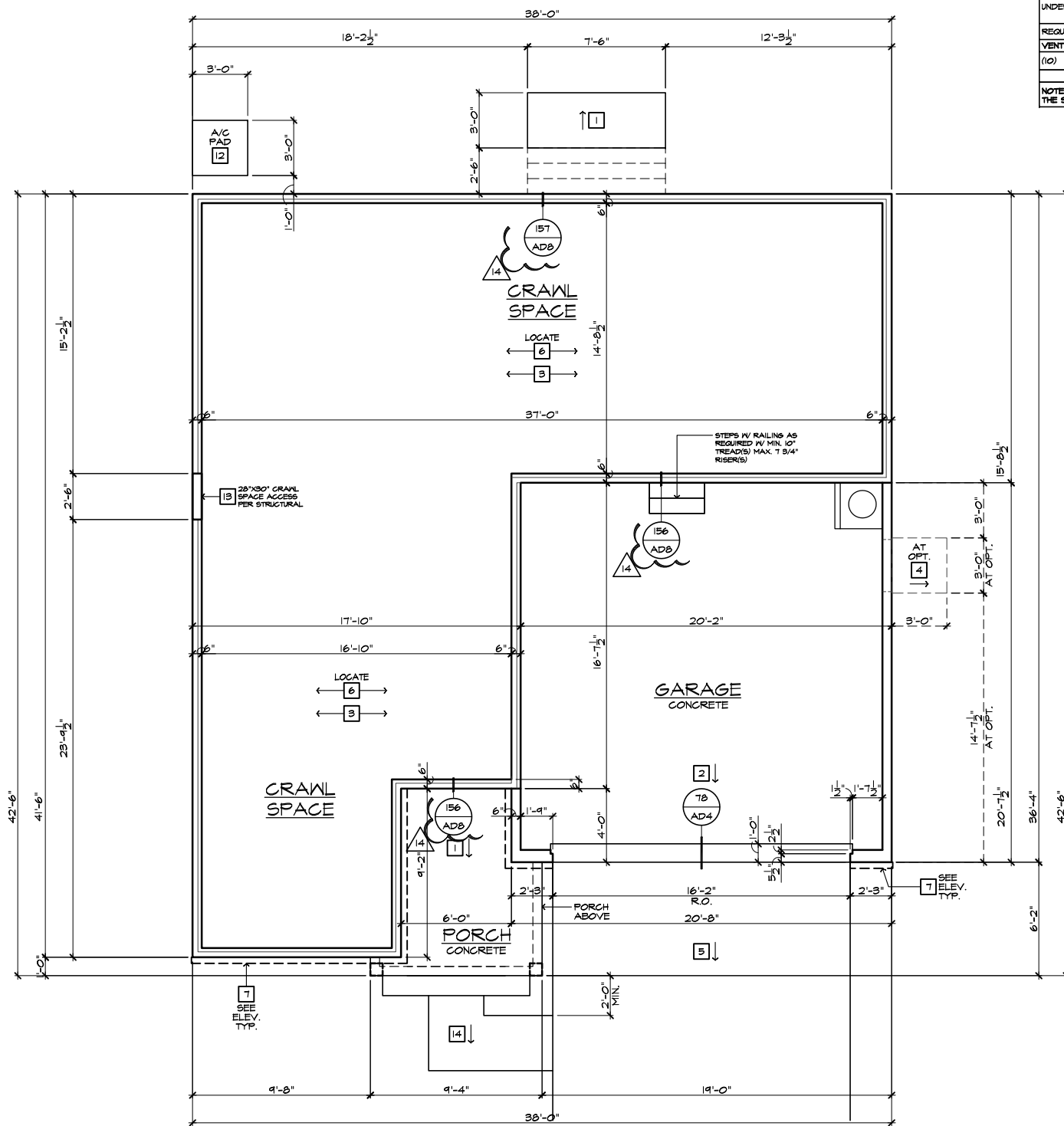
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PLAN:
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SHEET:
2.2

**SPEC. LEVEL 1
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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.
UNDER FLOOR VENTILATION AREA	
UNDER FLOOR AREA SHALL COMPLY WITH NRCG 2018	
UNDER FLOOR AREA CALCULATION = 494 SQ. FT. / 150 6.63 SQ. FT.	
REQUIRED AREA	X 144 = 454 SQ. IN.
VENTILATION PROVIDED:	
(10) FOUNDATION VENTS	105 SQ. IN. = 1050 SQ. IN.
NOTE: CRAWLSPACE VENT TO BE LOCATED WITHIN 3'-0" OF THE CORNER OF THE STEM WALL.	



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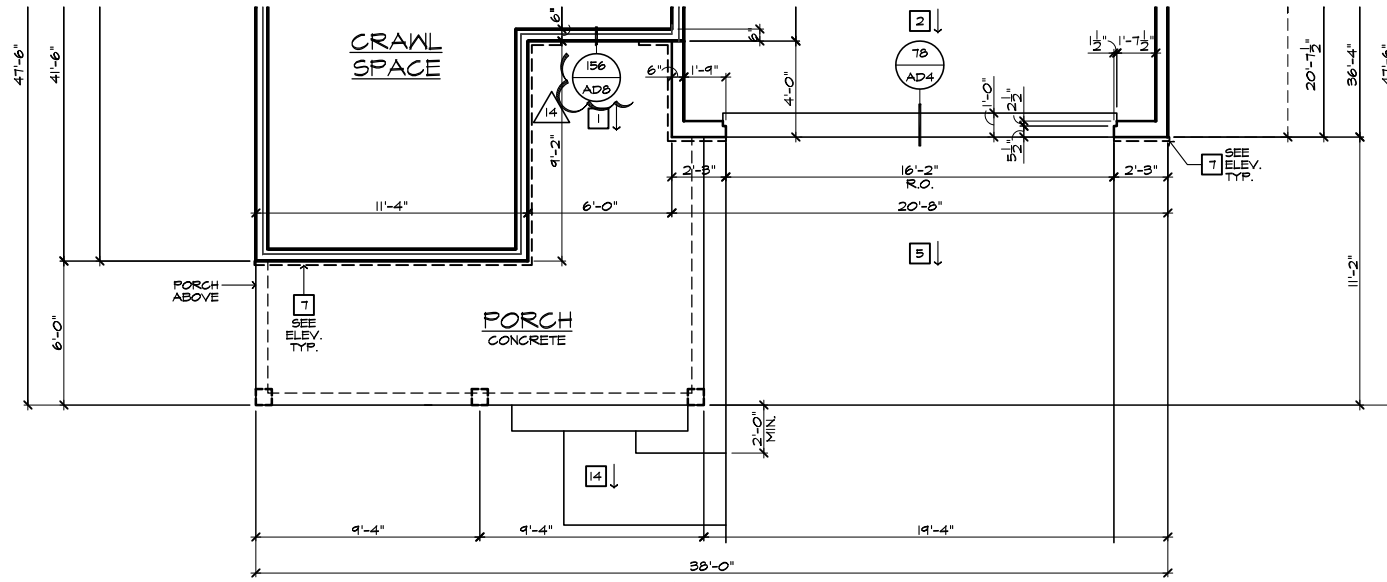
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PLAN:
238.2338-R
SHEET:
2.3

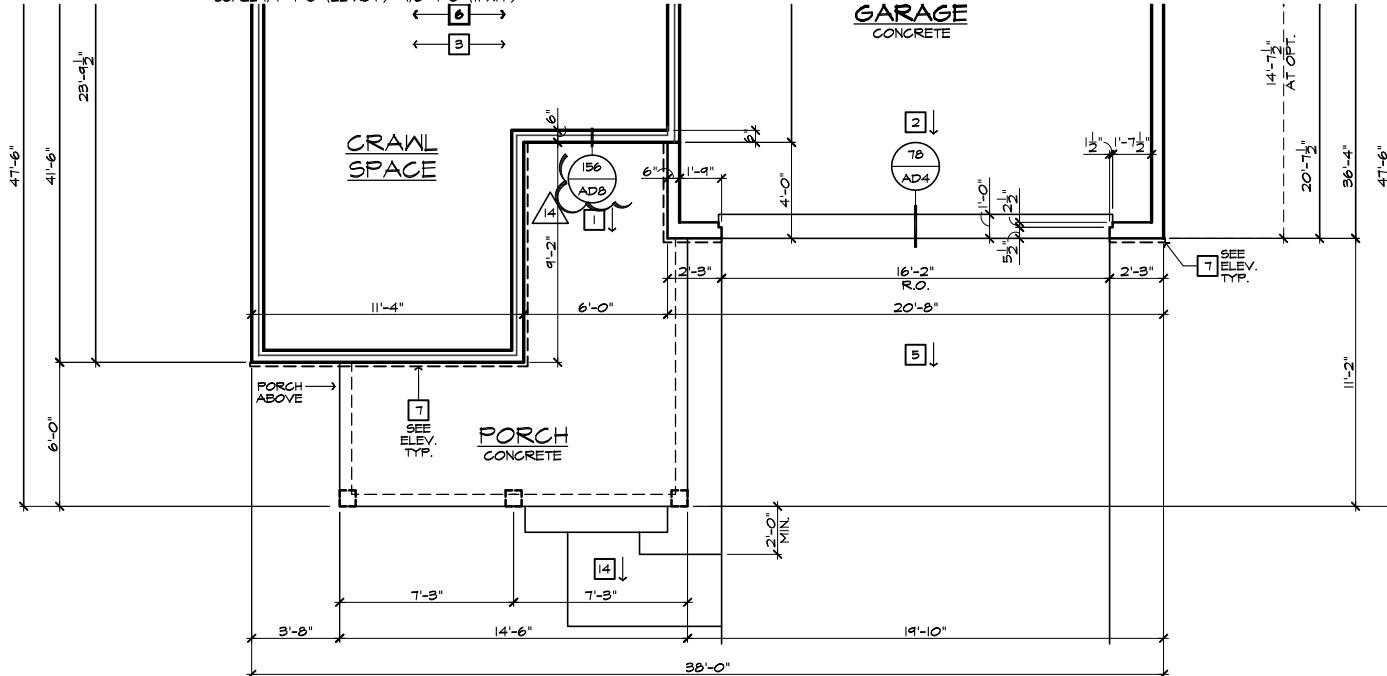
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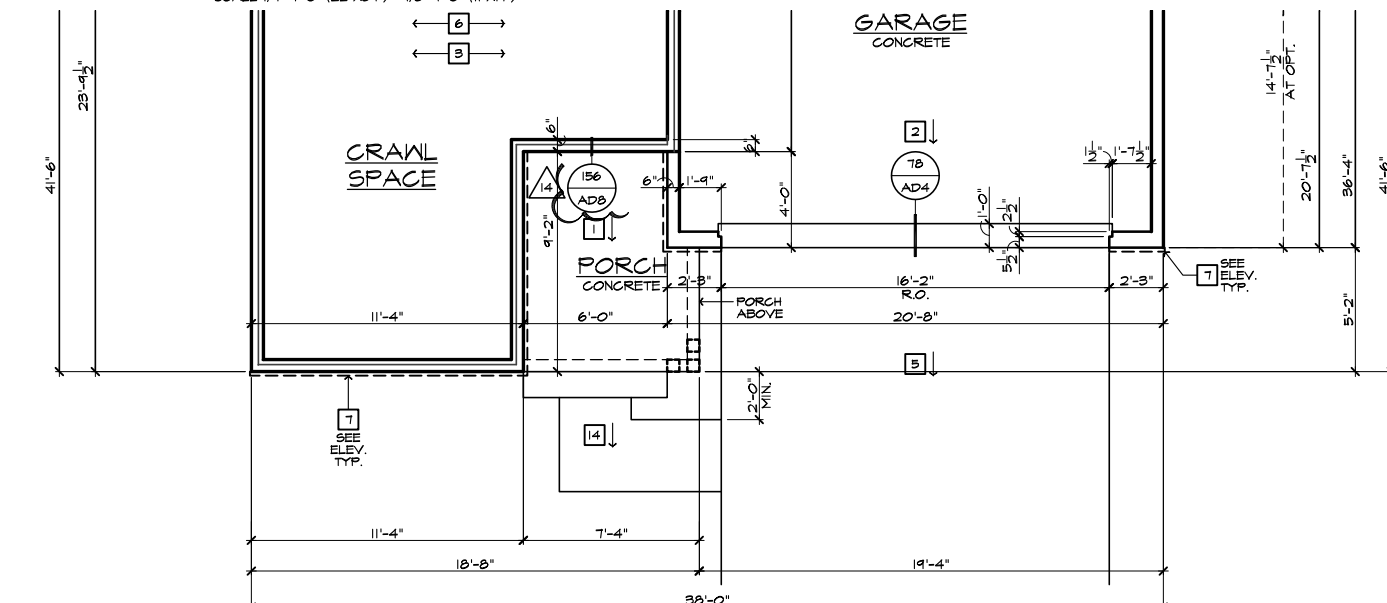
PARTIAL CRAWL SPACE PLAN 'D'

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** 2018 NC-C
- NOTE: NOT ALL KEY NOTES APPLY.
1. CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.
 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER 1'-0" MIN. TOWARD DOOR OPENING.
 3. FOUNDATION PER STRUCTURAL.
 4. STAIR LANDING: 36"X36" MIN.
 5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
 6. PROVIDE UNDER FLOOR VENTILATION.
 7. 4" TOE KICK FOR MASONRY VENEER.
 8. 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
 9. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 10. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL.
 11. 4" MIN. 7 3/4" MAX. TO HARD SURFACE.
 12. A/C PAD. VERIFY LOCATION.
 13. CRAWL SPACE ACCESS.
 14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.



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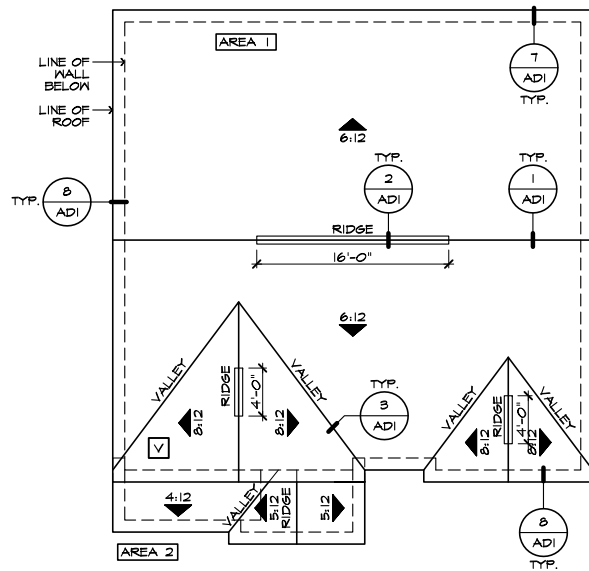
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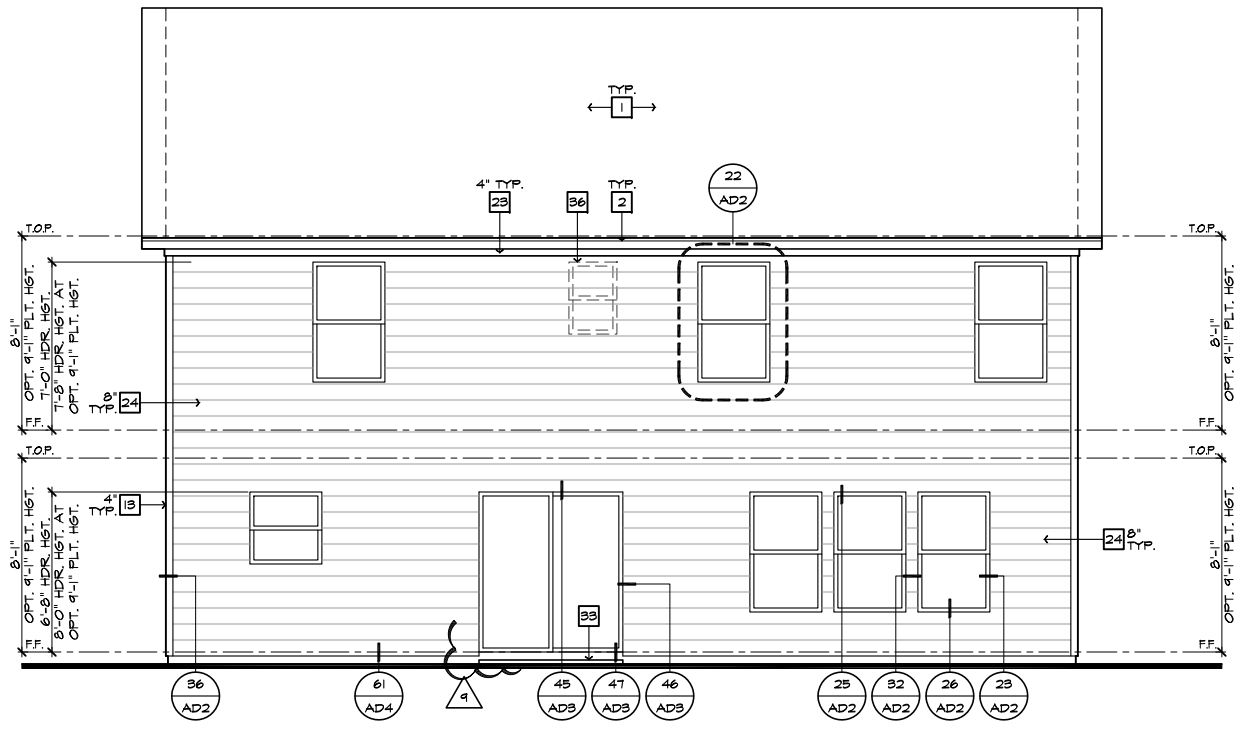
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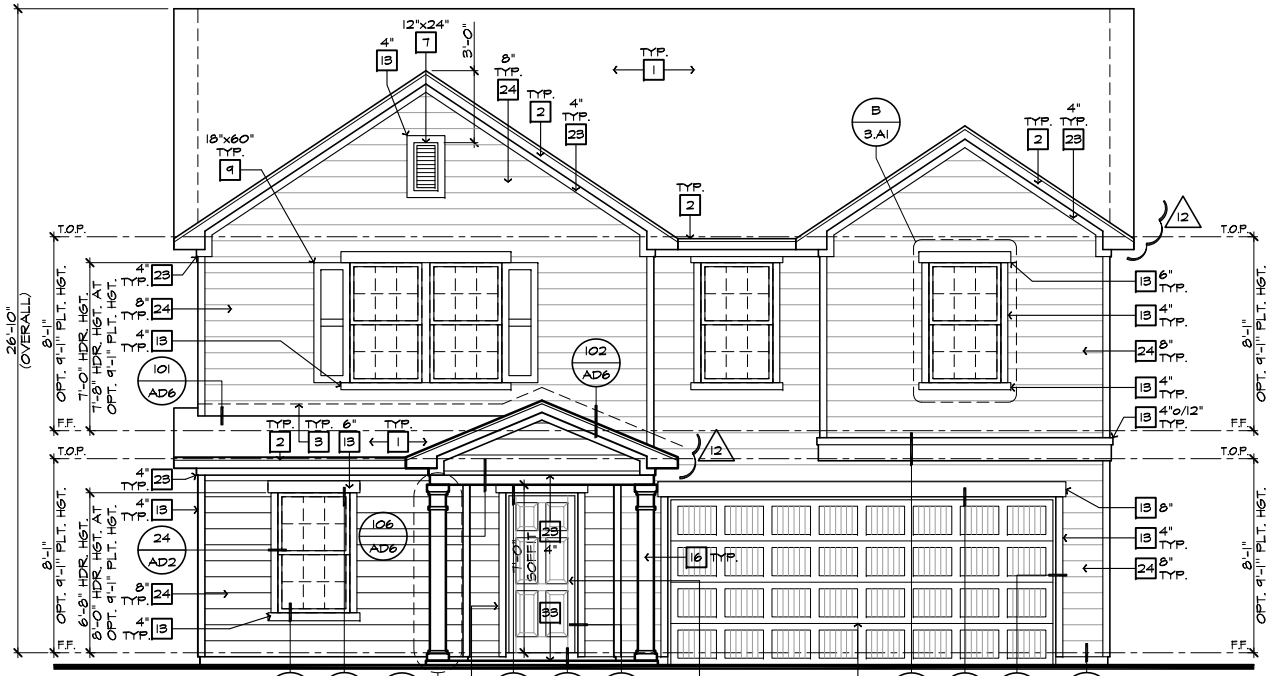
ROOF PLAN 'A'

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")



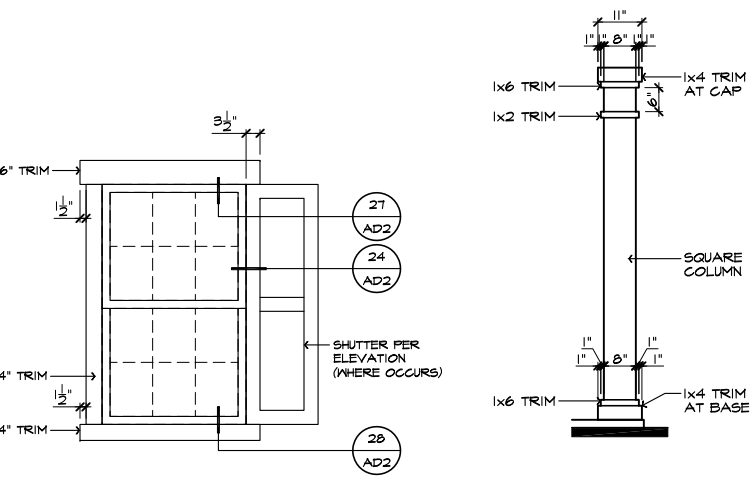
FRONT ELEVATION 'A'

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



PARTIAL FRONT ELEVATION 'A' W/ BRICK OPTION

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



DETAIL 'B'

SCALE: N.T.S.

DETAIL 'A'

SCALE: N.T.S.

ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY.

- ROOF MATERIAL - REFER TO ROOF NOTES
- 2X FASCIA/BARGE BOARD WITH FASCIA CAP
- 6:1 FLASHING
- 6:1 FLASHING & SADDLE/CRICKET
- 6:1 DRIP SCREED
- 24"x24" CHIMNEY
- DECORATIVE VENT
- DECORATIVE CORBEL
- DECORATIVE SHUTTERS
- PEDIMENT. SEE ELEVATION FOR TYPE
- RECESSED ELEMENT
- DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
- TRIM PER SPEC- SEE ELEVATION FOR SIZE
- EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
- PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
- SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
- FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
- STONE VENEER PER SPECS
- BRICK/MASONRY VENEER PER SPECS
- BUILT UP BRICK COLUMN
- SOLDIER COURSE
- ROWLOCK COURSE
- FRIEZE BOARD
- FIBER-CEMENT SIDING PER SPECS
- P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
- PRE-FAB DECORATIVE TRIM
- LIGHT WEIGHT PRECAST STONE TRIM
- P.T. LUMBER RAILINGS (+36" U.N.O.)
- FIBER-CEMENT SMOOTH BOARD SEE SPECS
- 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/WINDING - 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 'A'

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 SHEARMALL 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:	SQ. FT. / 300	4.71 SQ. FT.
ATTIC AREA = 1412	X 144 =	678 SQ. IN.
	TOTAL HIGH & LOW =	678 SQ. IN.
	X 50% =	339 SQ. IN.

VENTILATION PROVIDED:

HIGH	LF RIDGE VENT(S) AT	10	SQ. IN. / LF. =	482 SQ. IN.
	ROOF VENT(S) AT	50	SQ. IN. EA. =	0 SQ. IN.
SUB-TOTAL HIGH VENTILATION:				482 SQ. IN.
LOW	LF VENTILATED SOFFIT AT	6.9	SQ. IN. / LF. =	304 SQ. IN.
	ROOF VENT(S) AT	50	SQ. IN. EA. =	100 SQ. IN.
SUB-TOTAL LOW VENTILATION:				404 SQ. IN.
TOTAL VENTILATION PROVIDED:				886 SQ. IN.

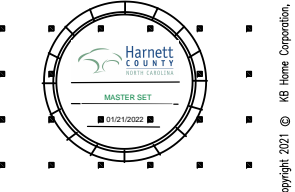
AREA 2 / PORCH:

VENTILATION REQUIRED:	SQ. FT. / 150	0.94 SQ. FT.
ATTIC AREA = 88	X 144 =	84 SQ. IN.
	TOTAL HIGH & LOW =	84 SQ. IN.

VENTILATION PROVIDED:

(B)	LF VENTILATED SOFFIT AT	6.9	SQ. IN. / LF. =	90 SQ. IN.
(O)	LF RIDGE VENT(S) AT	10	SQ. IN. EA. =	0 SQ. IN.
TOTAL VENTILATION PROVIDED:				90 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/ THURSTOP IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.



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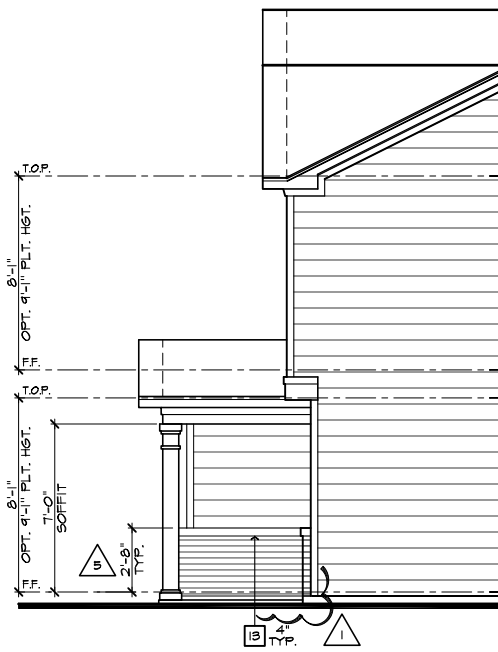
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PLAN: 238.2338-R
 SHEET: 3.A1

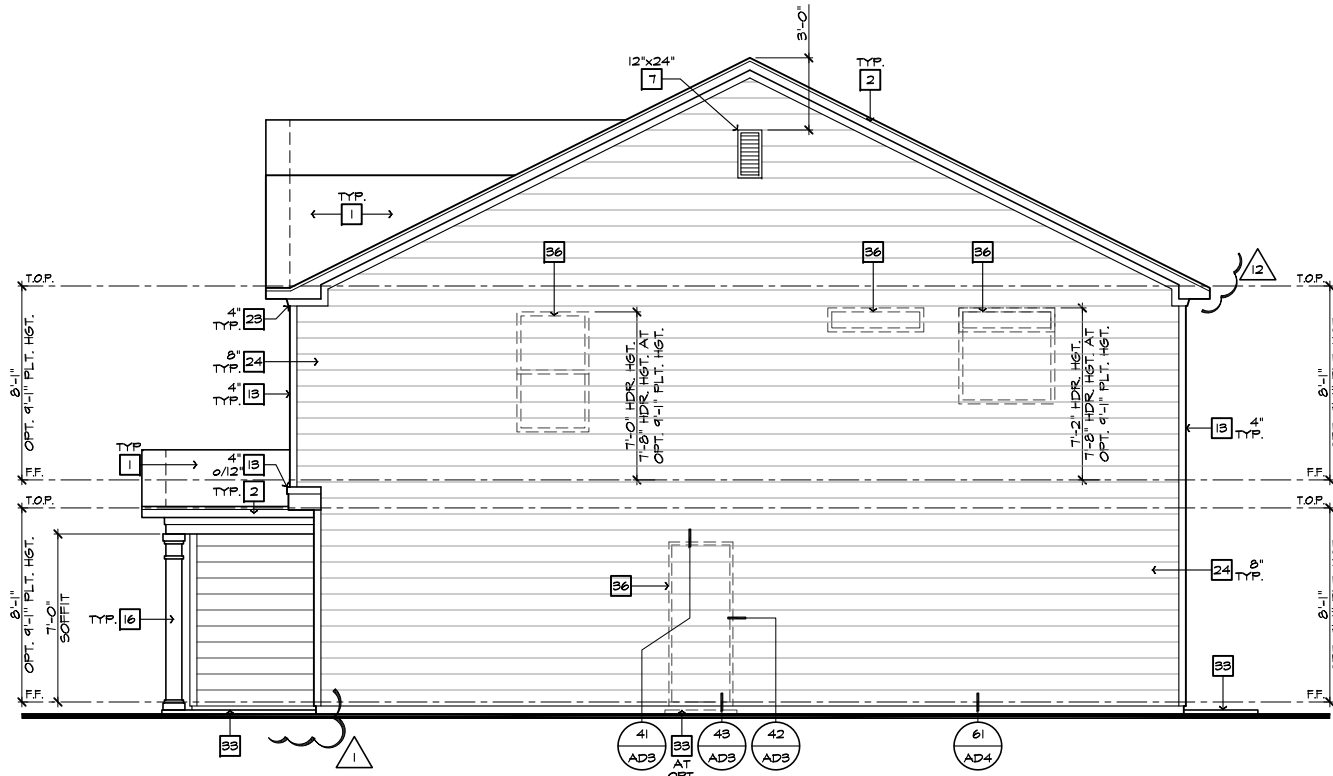
SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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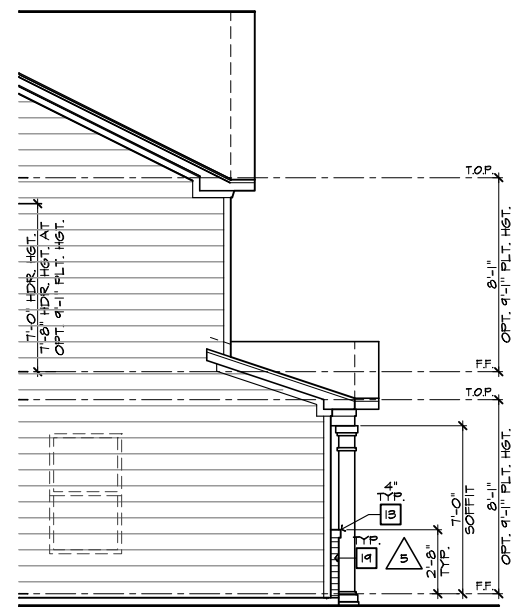
PARTIAL RIGHT ELEVATION 'A'
W/ BRICK OPTION

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



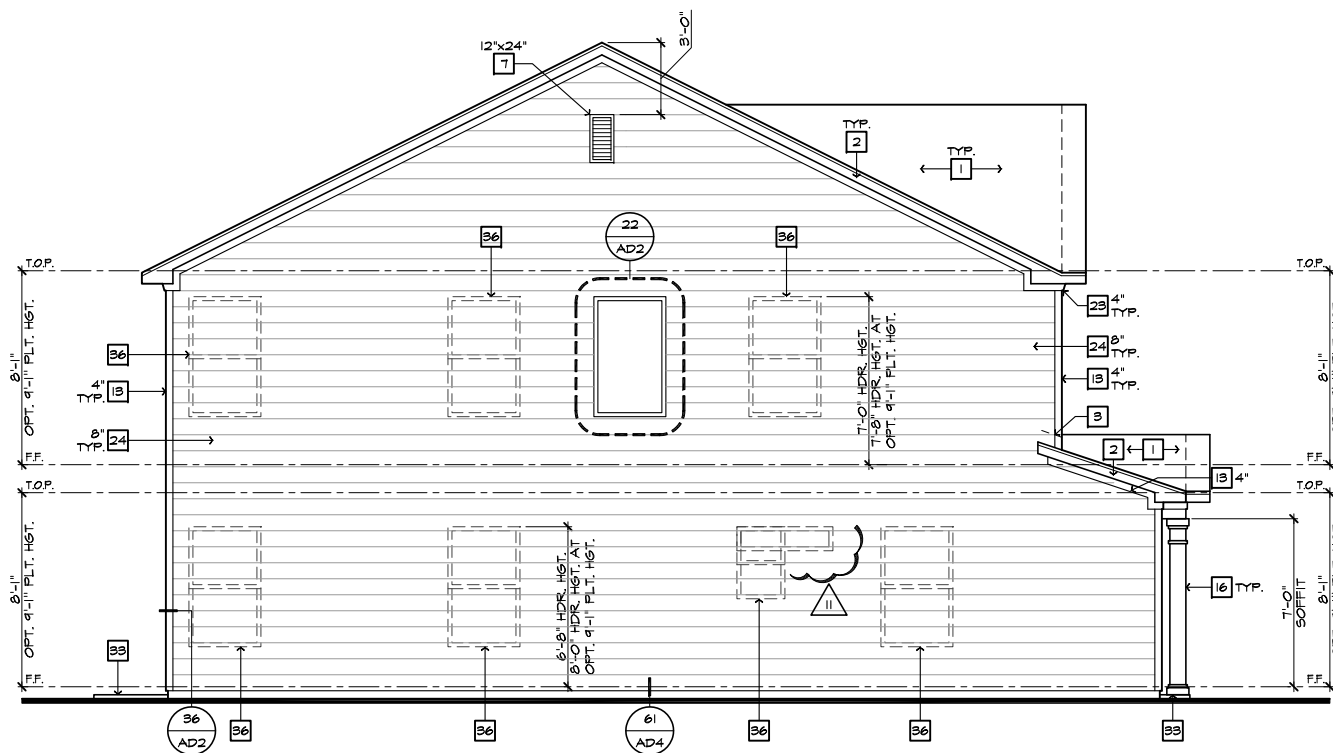
RIGHT ELEVATION 'A'

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



PARTIAL LEFT ELEVATION 'A'
W/ BRICK 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.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE



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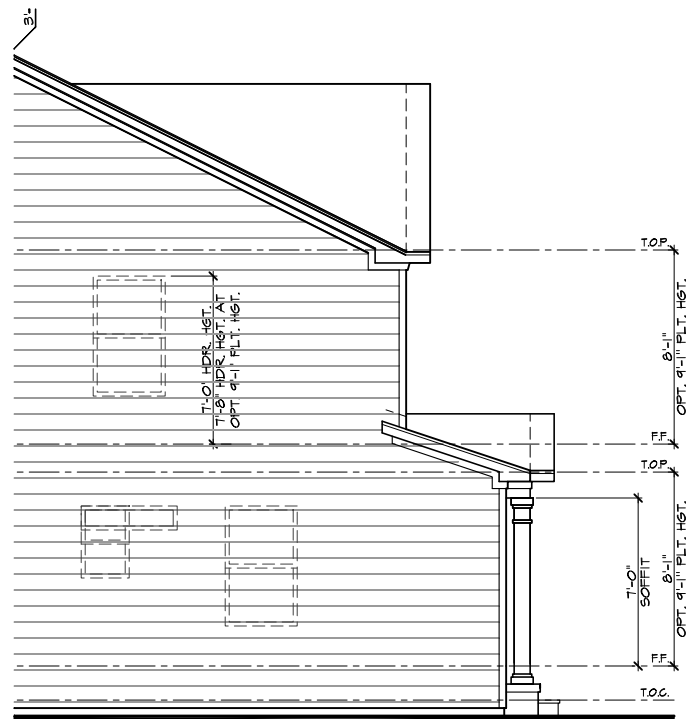
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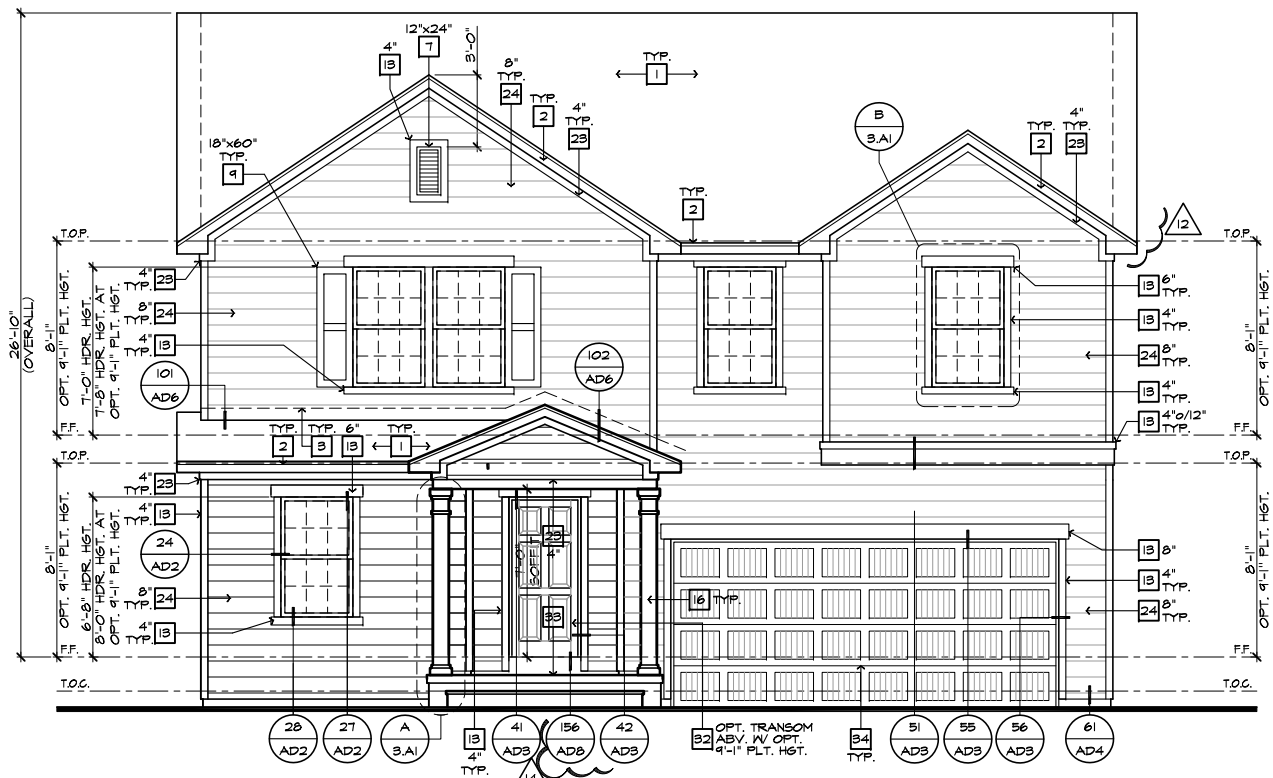
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SHEET:
3.A2

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

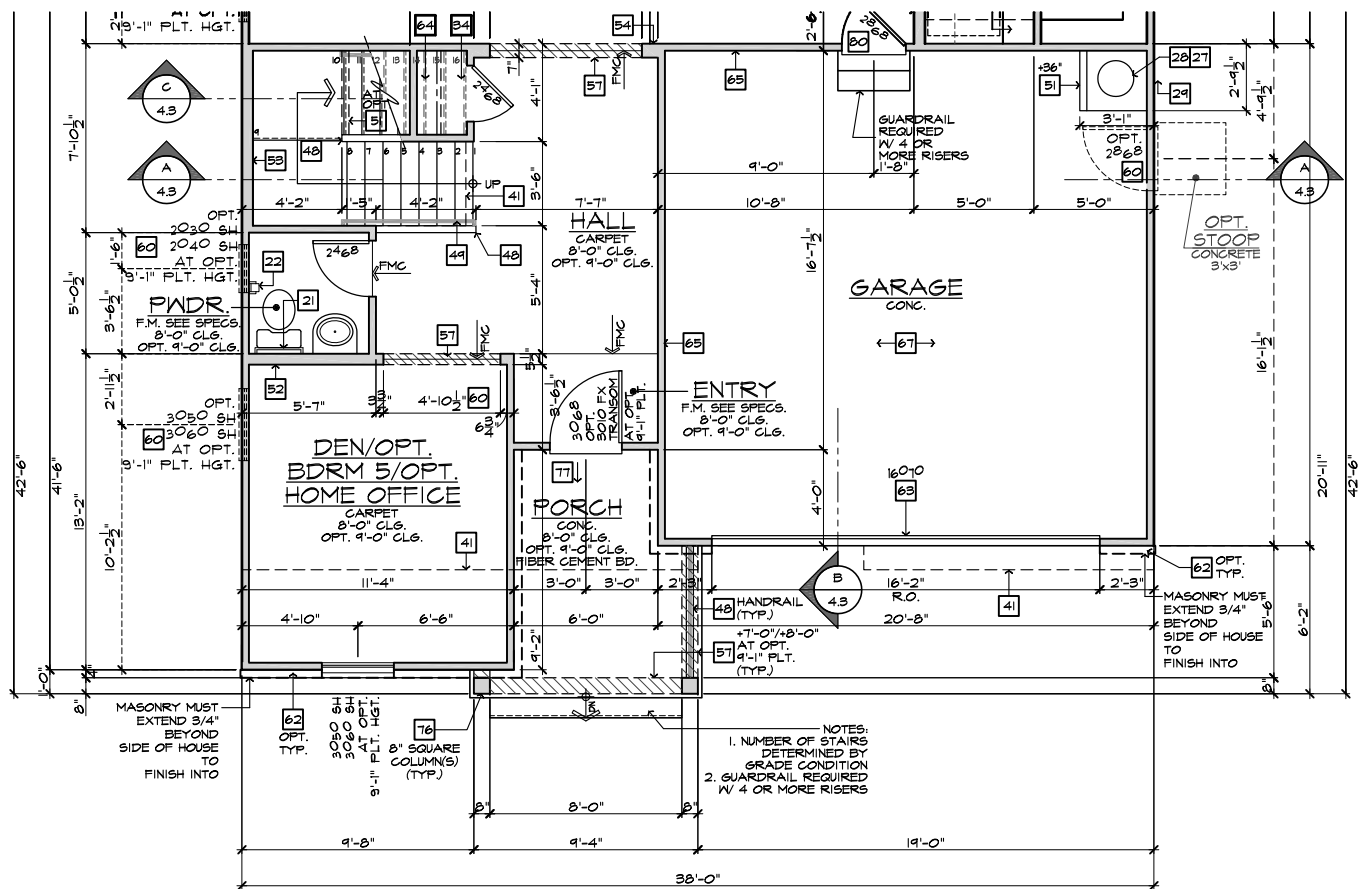
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PARTIAL LEFT ELEVATION 'A' AT CRAWL SPACE
 SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



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')

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 PER SPEC - SEE ELEVATION FOR SIZE
 14. EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 17. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 18. STONE VENEER PER SPECS
 19. BRICK/MASONRY VENEER PER SPECS
 20. BUILT UP BRICK COLUMN
 21. SOLDIER COURSE
 22. ROWLOCK COURSE
 23. FRIEZE BOARD
 24. FIBER-CEMENT SIDING PER SPECS
 25. P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 26. PRE-FAB DECORATIVE TRIM
 27. LIGHT WEIGHT PRECAST STONE TRIM
 28. P.T. LUMBER RAILINGS (36" U.N.O.)
 29. FIBER-CEMENT SMOOTH BOARD SEE SPECS
 30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
 31. BRACKET OR KICKER - FYPON OR EQ.
 32. ENTRY DOOR
 33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
 34. SECTIONAL GARAGE DOOR PER SPECS
 35. ALUMINUM WRAP
 36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
 37. OPTIONAL STANDING SEAM METAL ROOF
 38. KEYSTONE
 39. SOLDIER CROWN
 40. JACK SOLDIER COURSE
 41. WATER TABLE
 42. ATRIUM DOOR
 43. PILASTER - SEE ELEVATION FOR TYPE

PARTIAL PLAN NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
27. WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
 28. WATER HEATER 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. LINE OF 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. DEL. 2x4 WALL PER PLAN
 55. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 57. FLAT SOFFIT
 58. ARCHED SOFFIT
 60. OPT. DOOR/WINDOW
 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 62. BRICK / STONE VENEER - REFER TO ELEVATIONS
 63. SECTIONAL GARAGE DOOR PER SPECS
 66. 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
 68. P.T. POST W/ WRAP.
 70. EGRESS WINDOW
 75. WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND 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 SITE.



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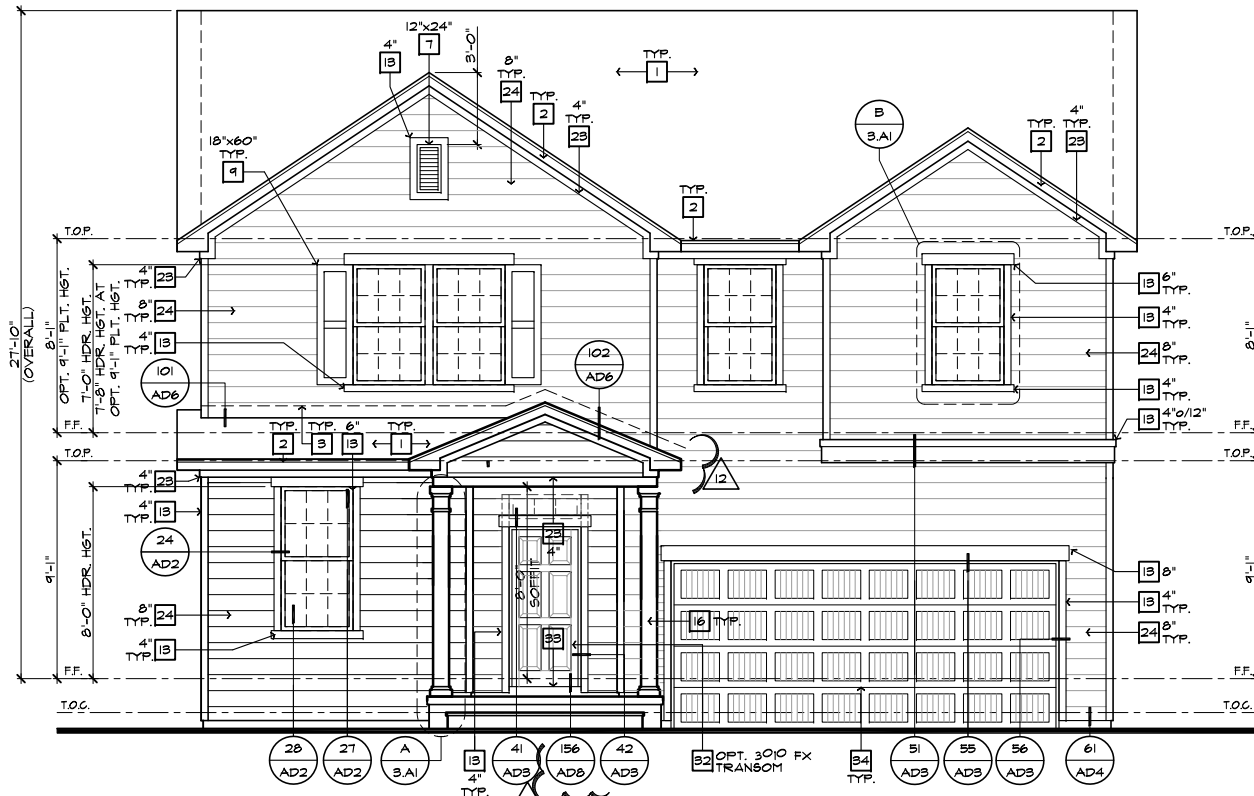
PLAN:
238.2338-R
 SHEET:
3.A3

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

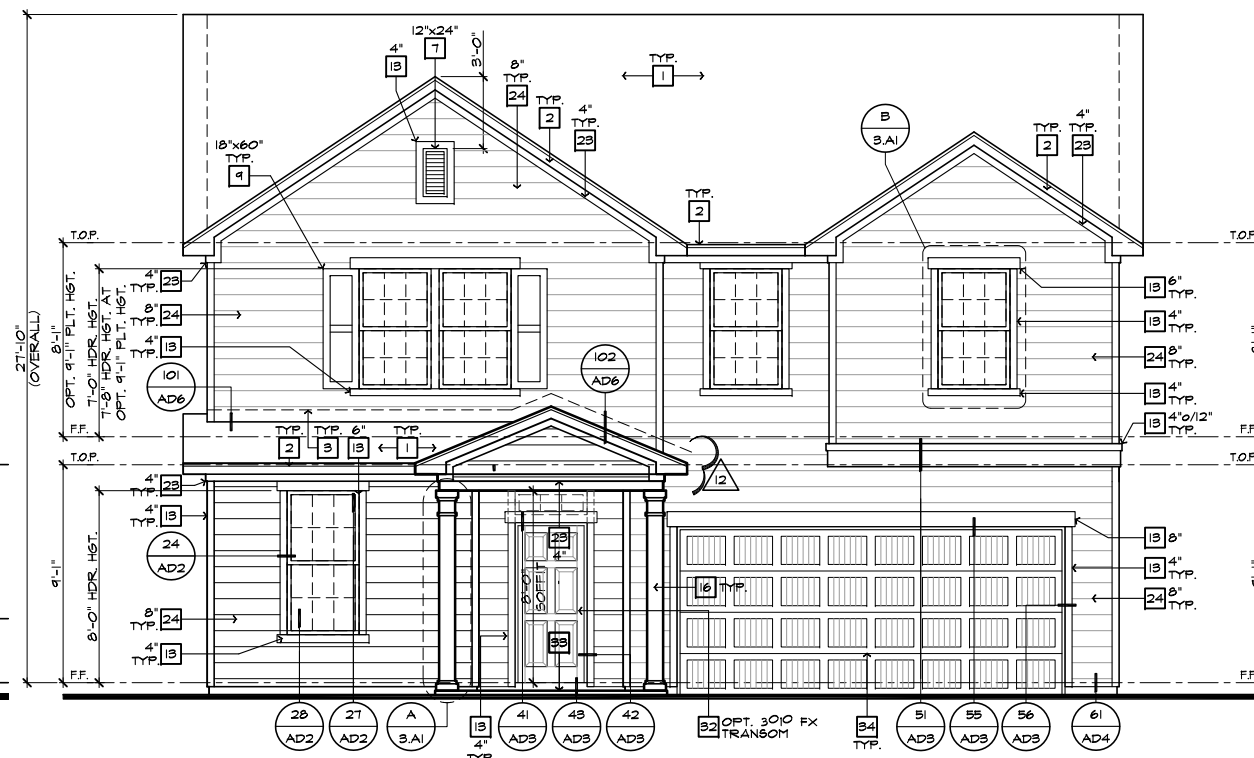
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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FRONT ELEVATION 'A' W/ CRAWL SPACE
AT OPTIONAL 9'-1" PLT. HGT.

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



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

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



PARTIAL FRONT ELEVATION 'A'
AT OPTIONAL 9'-1" PLT. HGT. W/ BRICK OPT.

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

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



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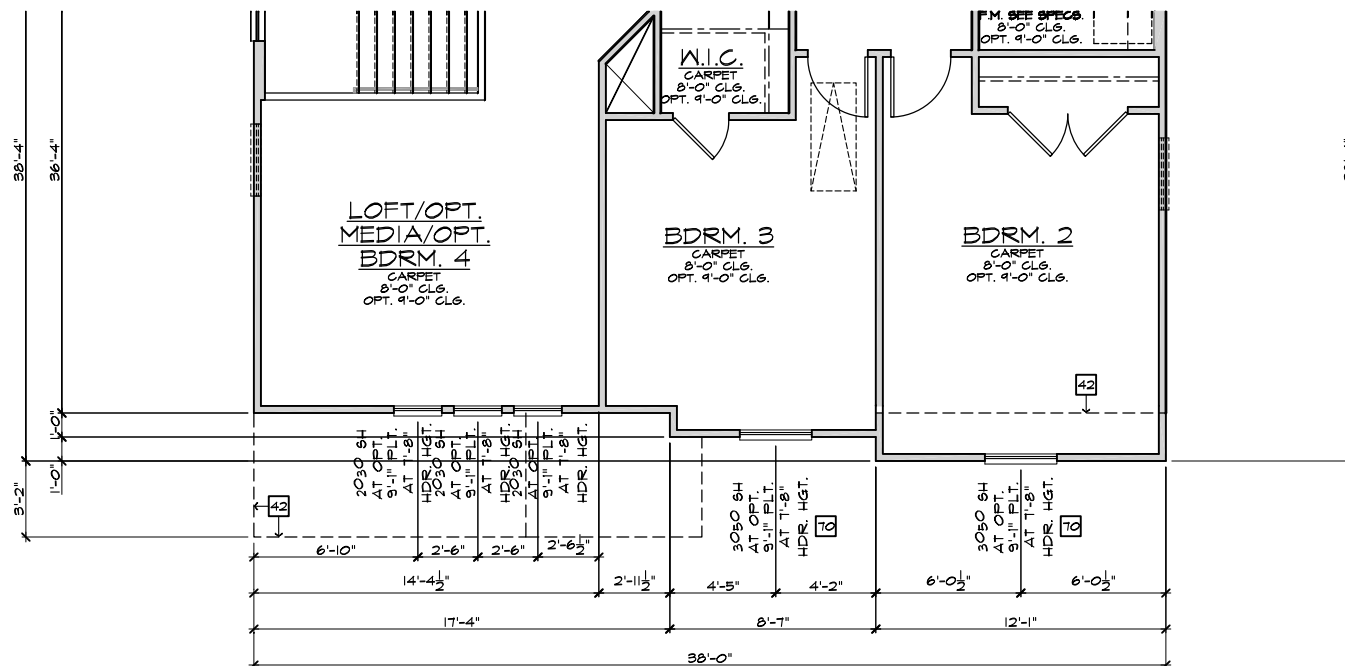
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PLAN:
238.2338-R

SHEET:
3.A4

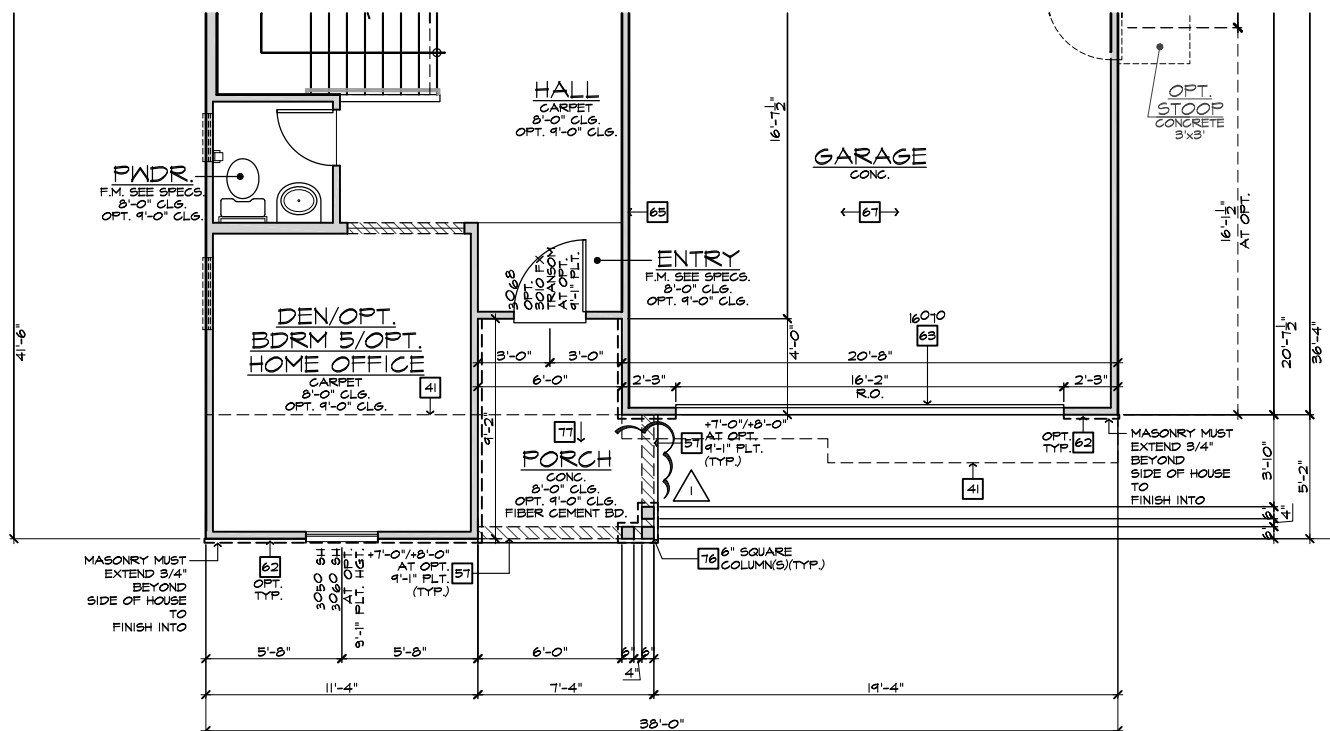
SPEC. LEVEL 1
**RALEIGH-DURHAM
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PARTIAL SECOND FLOOR PLAN 'B'

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

BASIC PLAN

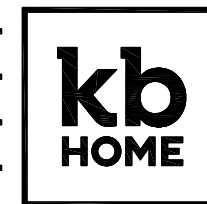


PARTIAL FIRST FLOOR PLAN 'B'

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

BASIC PLAN

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
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.) 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 IV WRAP.
70.	EGRESS WINDOW
75.	WINDOW LEDGE - HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES UNO.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB - SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SITE.



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FOR INTERNAL USE ONLY
- 20 DIVISION REQ REVISION
NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION
NC21056NCP - 12/17/21 - CTD

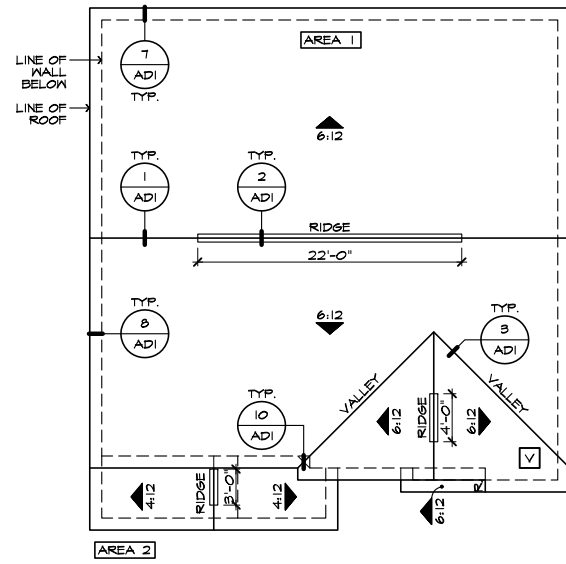
PLAN:
238.2338-R

SHEET:
3.B1

SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES

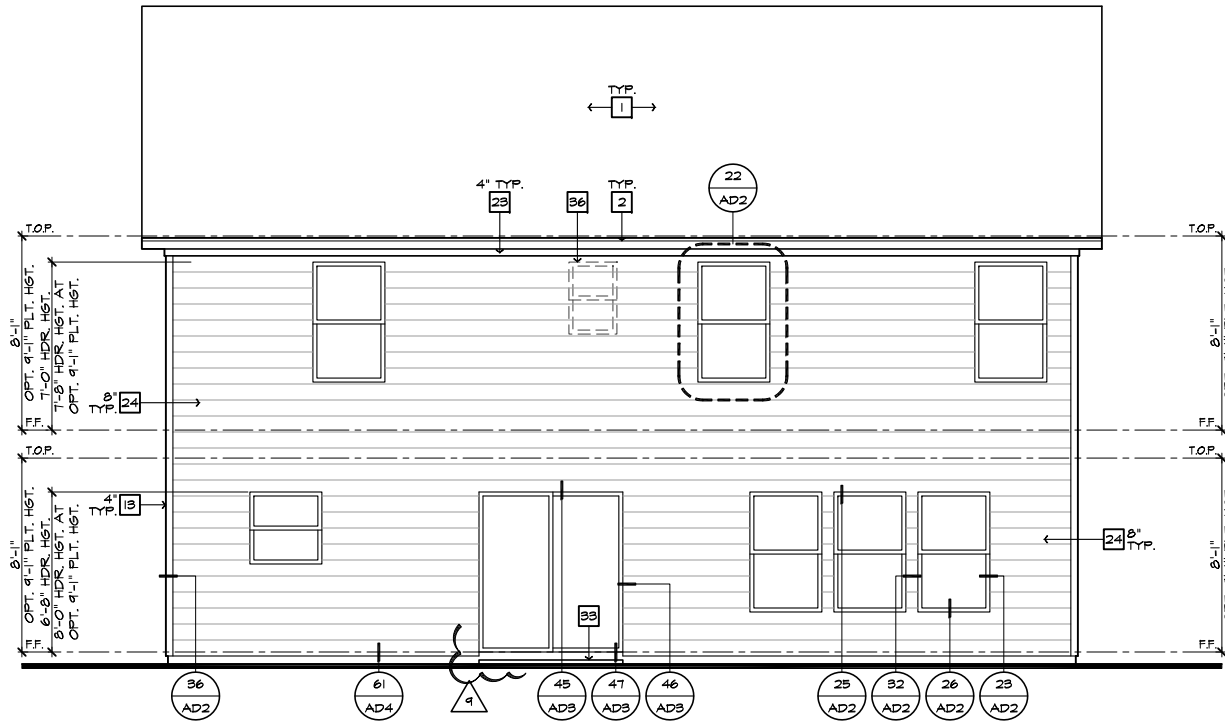
NOTE:
REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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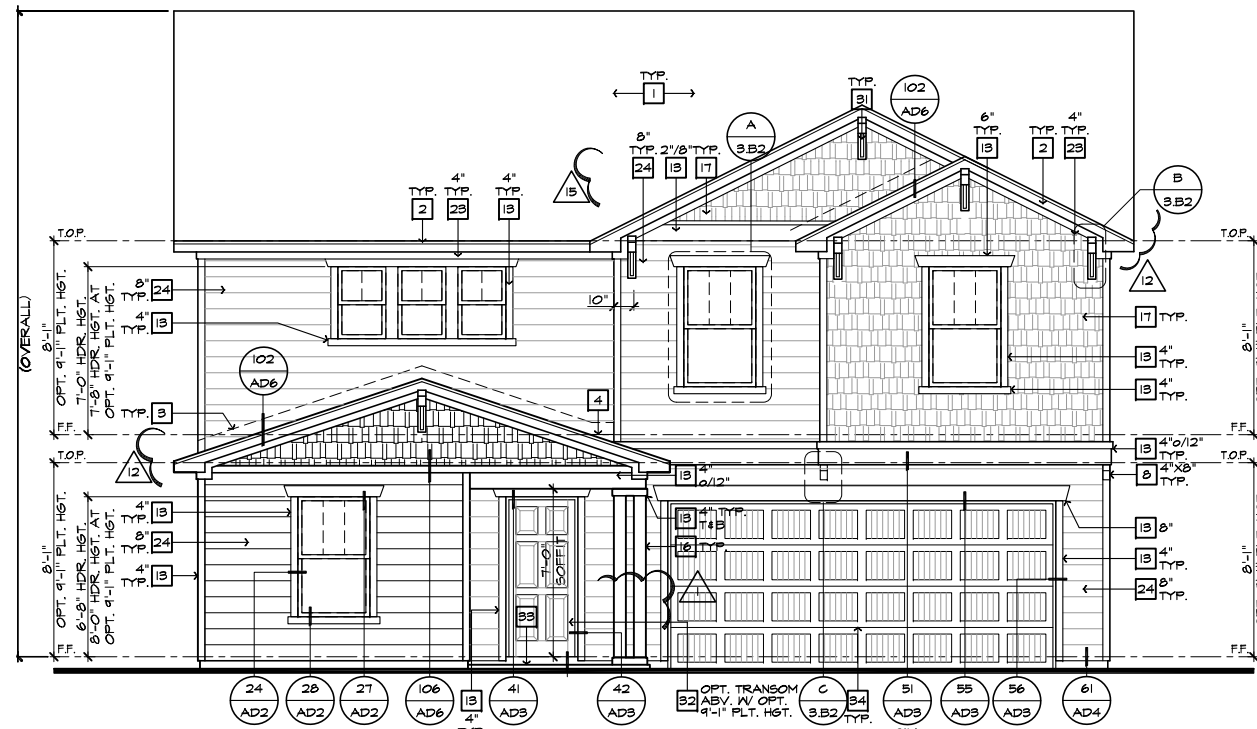
ROOF PLAN 'B'

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



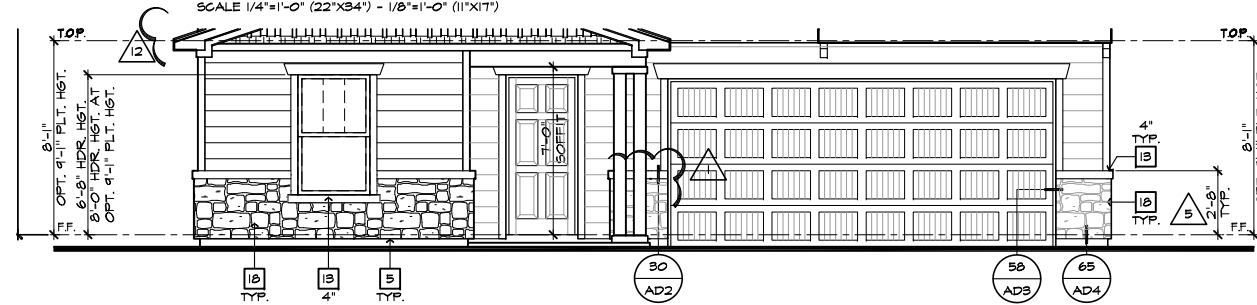
REAR ELEVATION 'B'

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/ STONE 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 PER SPEC- SEE ELEVATION FOR SIZE
 14. EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 17. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 18. STONE VENEER PER SPECS
 19. BRICK/MASONRY VENEER PER SPECS
 20. BUILT UP BRICK COLUMN
 21. SOLDIER COURSE
 22. ROWLOCK COURSE
 23. FRIEZE BOARD
 24. FIBER-CEMENT SIDING PER SPECS
 25. P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 26. PRE-FAB DECORATIVE TRIM
 27. LIGHT WEIGHT PRECAST STONE TRIM
 28. P.T. LUMBER RAILINGS (36" U.N.O.)
 29. FIBER-CEMENT SMOOTH BOARD SEE SPECS
 30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE
 31. BRACKET OR KICKER - FYPON OR EQ.
 32. ENTRY DOOR
 33. CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN.
 34. SECTIONAL GARAGE DOOR PER SPECS
 35. ALUMINUM WRAP
 36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
 37. OPTIONAL STANDING SEAM METAL ROOF
 38. KEYSTONE
 39. SOLDIER CROWN
 40. JACK SOLDIER COURSE
 41. WATER TABLE
 42. ATRIUM DOOR
 43. PILASTER - SEE ELEVATION FOR TYPE

ROOF PLAN NOTES '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 SHEARMALL 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.

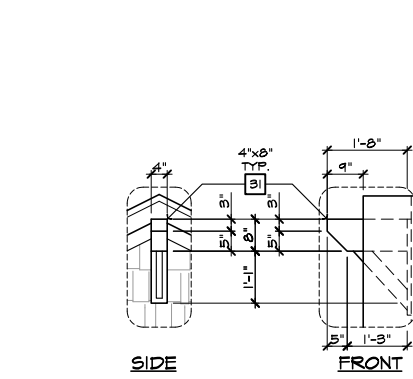
AREA 1 / MAIN:	
VENTILATION REQUIRED:	SQ. FT. / 300 464 SQ. FT.
ATTIC AREA = 1407	X 144 = 675 SQ. IN.
	TOTAL HIGH & LOW = 675 SQ. IN.
	X 50% = 338 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
24	LF RIDGE VENT(S) AT 10 SQ. IN. / LF. = 482 SQ. IN.
0	ROOF VENT(S) AT 50 SQ. IN. EA. = 0 SQ. IN.
SUB-TOTAL HIGH VENTILATION: 482 SQ. IN.	
LOW	
50	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 345 SQ. IN.
1	ROOF VENT(S) AT 50 SQ. IN. EA. = 50 SQ. IN.
SUB-TOTAL LOW VENTILATION: 395 SQ. IN.	
TOTAL VENTILATION PROVIDED: 827 SQ. IN.	
AREA 2 / PORCH:	
VENTILATION REQUIRED:	SQ. FT. / 150 0.63 SQ. FT.
ATTIC AREA = 45	X 144 = 41 SQ. IN.
	TOTAL HIGH & LOW = 41 SQ. IN.
VENTILATION PROVIDED:	
4	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 62 SQ. IN.
4	LF RIDGE VENT(S) AT 10 SQ. IN. EA. = 72 SQ. IN.
TOTAL VENTILATION PROVIDED: 134 SQ. IN.	

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

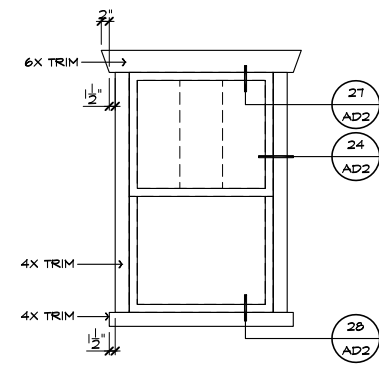
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED W/ "HOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.



DETAIL 'B'

SCALE: N.T.S.



DETAIL 'A'

SCALE: N.T.S.



NORTH CAROLINA 40' SERIES

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 NORTH CAROLINA DIVISION
 4506 S. MIAMI BLVD.
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 DURHAM, NC 27703
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 FAX: (919) 544-2928

2018 NORTH CAROLINA STATE BUILDING CODES

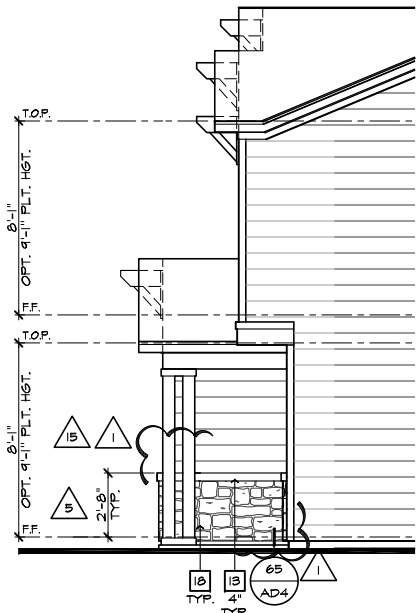
ISSUE DATE: 01/08/15
 PROJECT No.: 1350999:56
 DIVISION MGR.: DS
 REVISIONS: 12/17/21

- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
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PLAN:
238.2338-R
 SHEET:
3.B2

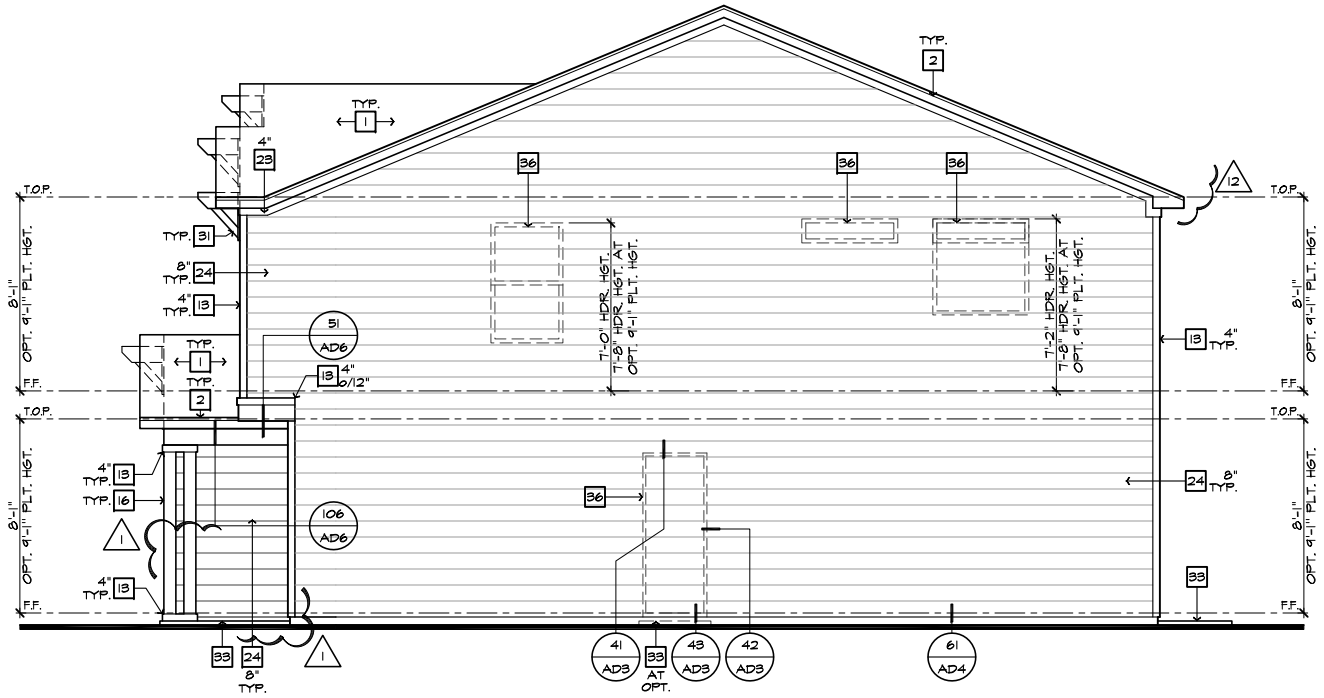
SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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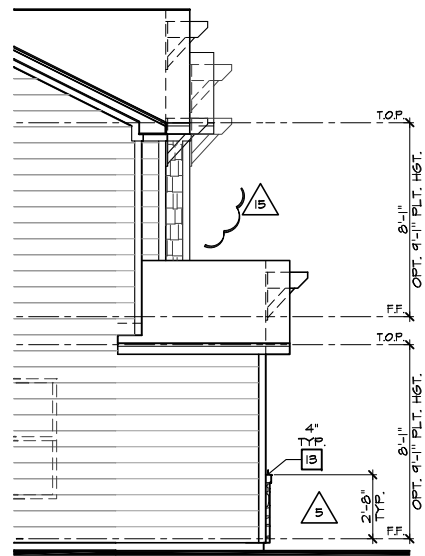
**PARTIAL RIGHT ELEVATION 'B'
W/ STONE OPTION**

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



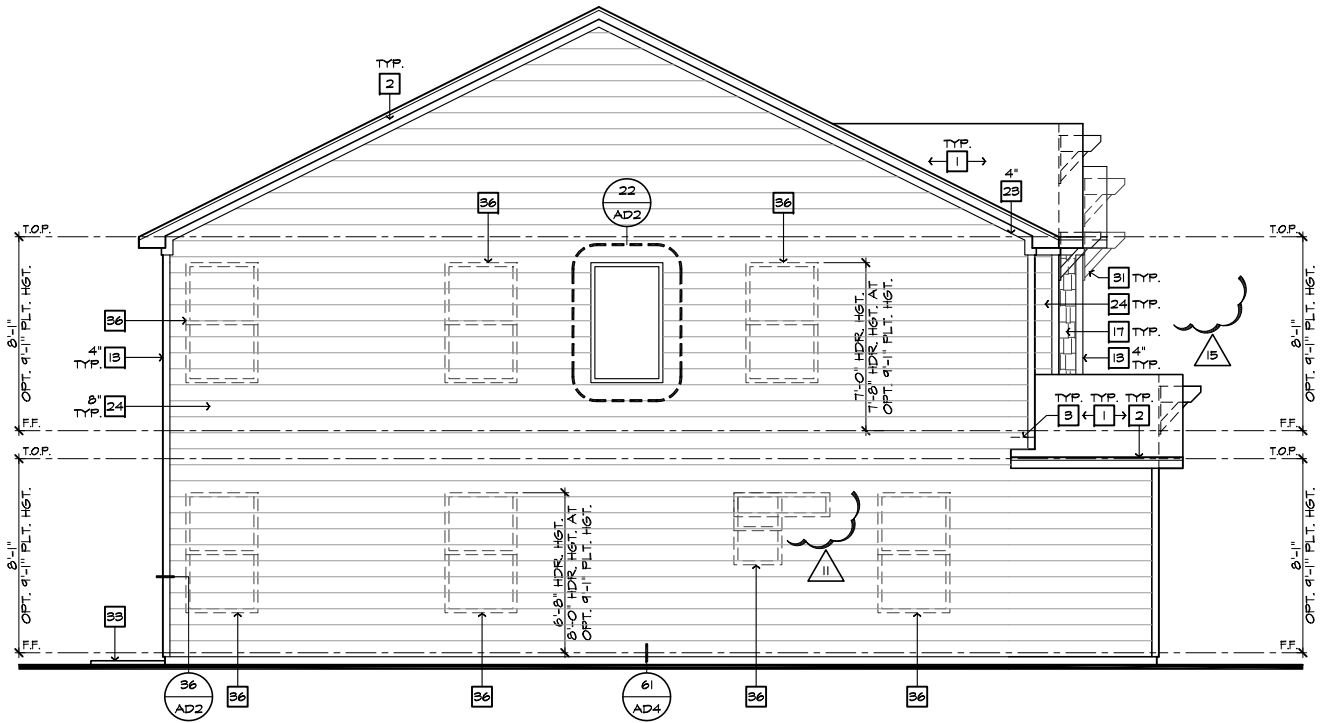
RIGHT ELEVATION 'B'

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



**PARTIAL LEFT ELEVATION 'B'
W/ STONE 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 PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE



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**2018 NORTH
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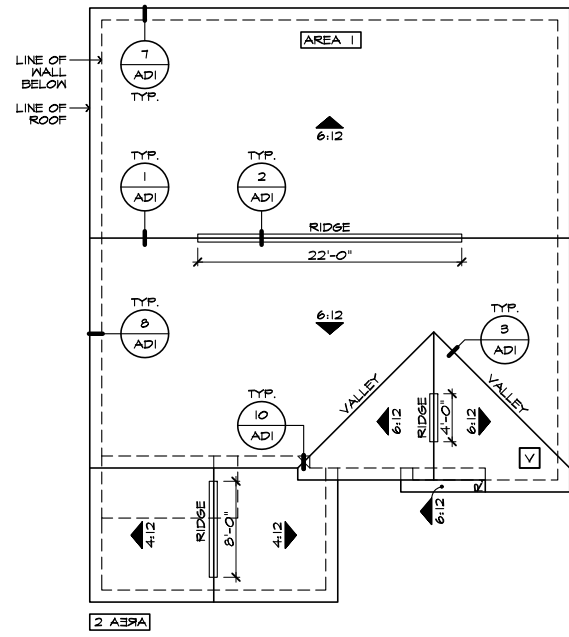
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PLAN:
238.2338-R
SHEET:
3.B3

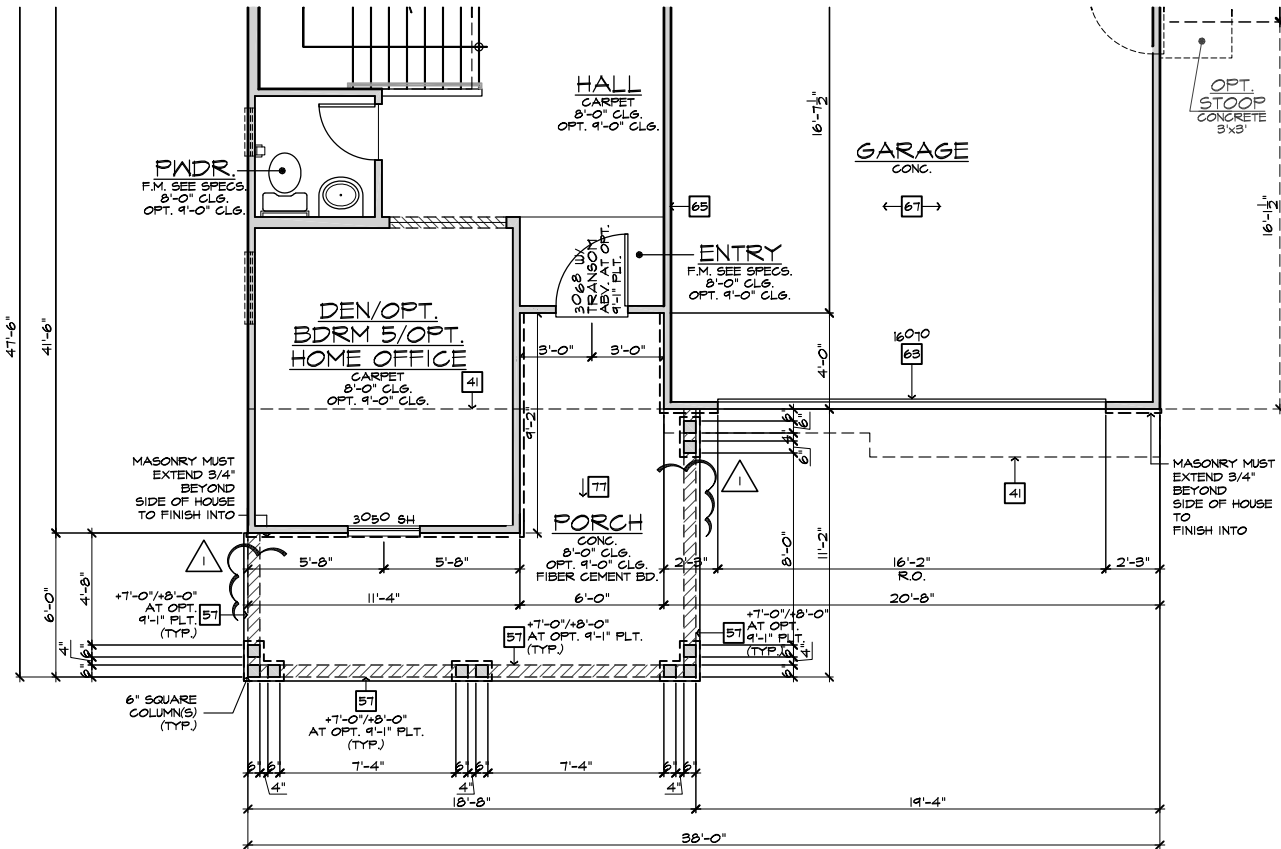
**SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES**

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PARTIAL ROOF PLAN 'B'

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



PARTIAL FIRST FLOOR PLAN 'B'

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

ELEVATION NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 3. 6:12 FLASHING
 4. 6:12 FLASHING & SADDLE/CRICKET
 5. 6:12 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. RAILLOCK 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 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. 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. DEL. 2x4 WALL PER PLAN
 55. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 57. FLAT SOFFIT
 58. ARCHED SOFFIT
 60. OPT. DOOR/WINDOW
 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 62. BRICK / STONE VENEER - REFER TO ELEVATIONS
 63. SECTIONAL GARAGE DOOR PER SPECS
 66. 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
 68. P.T. POST W/ WRAP.
 75. 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.

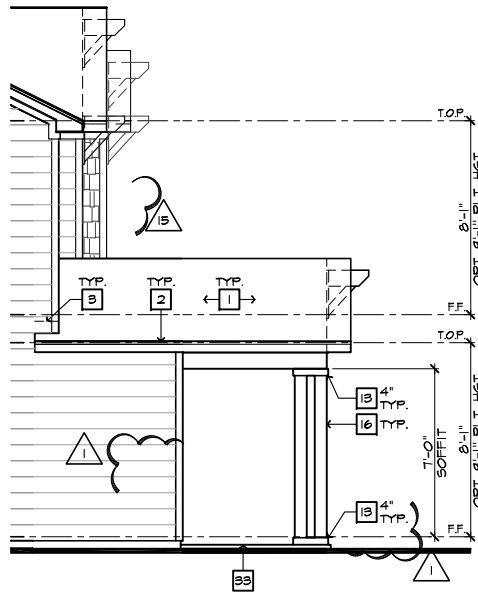
ROOF PLAN NOTES 'B'

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

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

ATTIC VENT CALCULATIONS
PROVIDE 1 SQ. IN. OF VENTILATION PER 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 3'-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 1 / MAIN:	
VENTILATION REQUIRED:	SQ. FT. / 300 4.64 SQ. FT.
ATTIC AREA = 1407	X 144 = 675 SQ. IN.
TOTAL HIGH & LOW	= 675 SQ. IN.
X 50%	= 338 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
24 LF RIDGE VENT(S) AT	10 SQ. IN. / LF. = 482 SQ. IN.
0 ROOF VENT(S) AT	50 SQ. IN. EA. = 0 SQ. IN.
SUB-TOTAL HIGH VENTILATION:	482 SQ. IN.
LOW	
50 LF VENTILATED SOFFIT AT	6.9 SQ. IN. / LF. = 345 SQ. IN.
0 ROOF VENT(S) AT	50 SQ. IN. EA. = 50 SQ. IN.
SUB-TOTAL LOW VENTILATION:	345 SQ. IN.
TOTAL VENTILATION PROVIDED:	827 SQ. IN.
AREA 2 / OPTION PORCH:	
VENTILATION REQUIRED:	SQ. FT. / 300 0.64 SQ. FT.
ATTIC AREA = 207	X 144 = 99 SQ. IN.
TOTAL HIGH & LOW	= 99 SQ. IN.
VENTILATION PROVIDED:	
20 LF VENTILATED SOFFIT AT	6.9 SQ. IN. / LF. = 138 SQ. IN.
0 LF RIDGE VENT(S) AT	10 SQ. IN. EA. = 144 SQ. IN.



PARTIAL LEFT ELEVATION 'B' AT OPTIONAL PORCH

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



FRONT ELEVATION 'B' AT OPTIONAL PORCH

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



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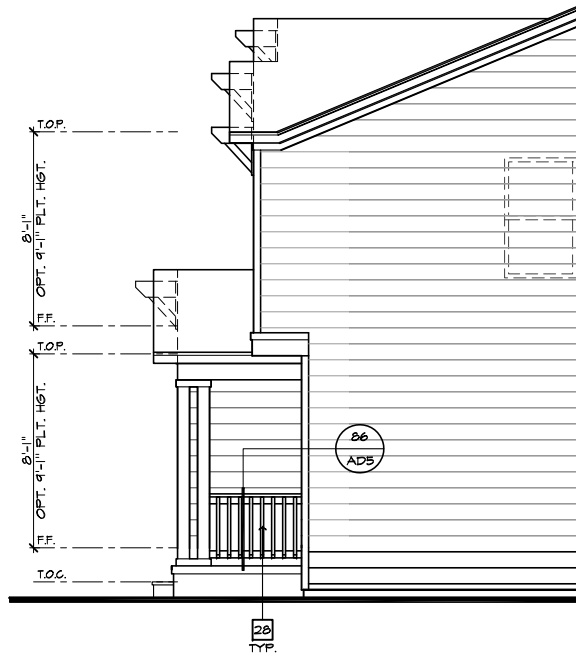
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PLAN: 238.2338-R
SHEET: 3.B4

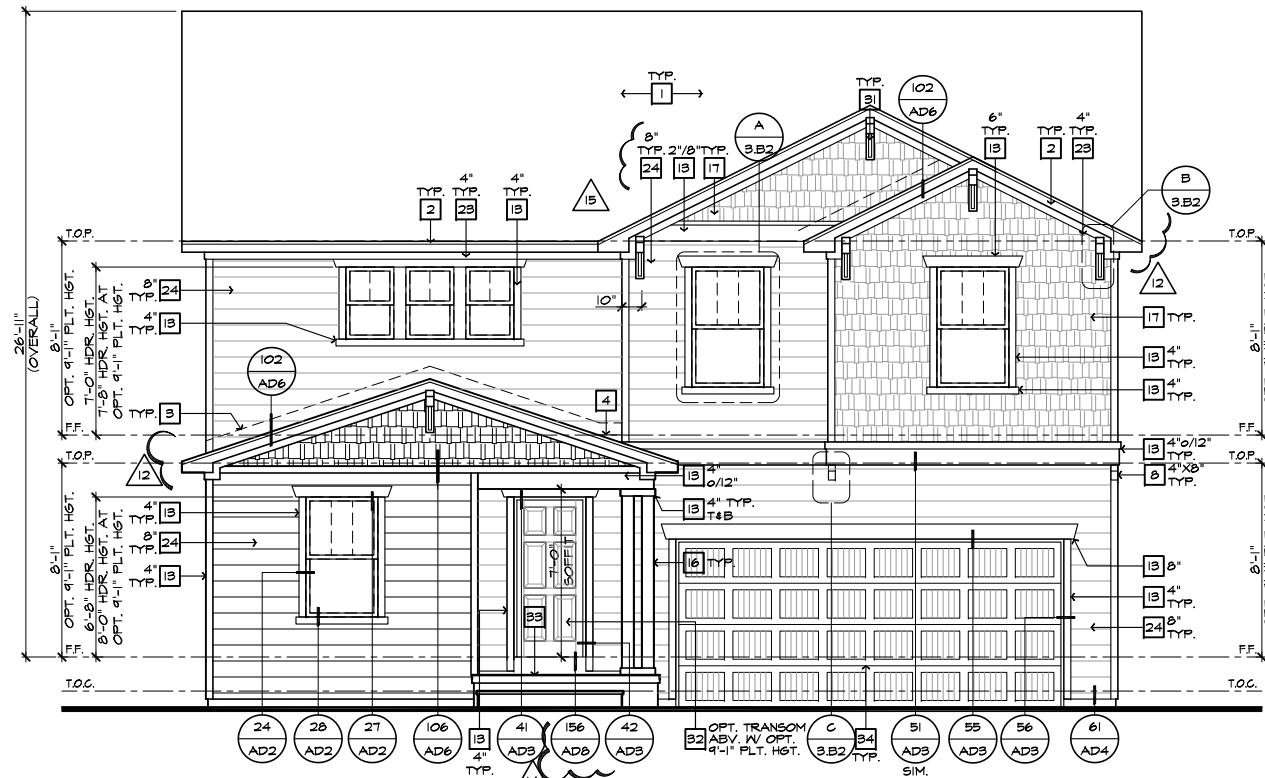
SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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

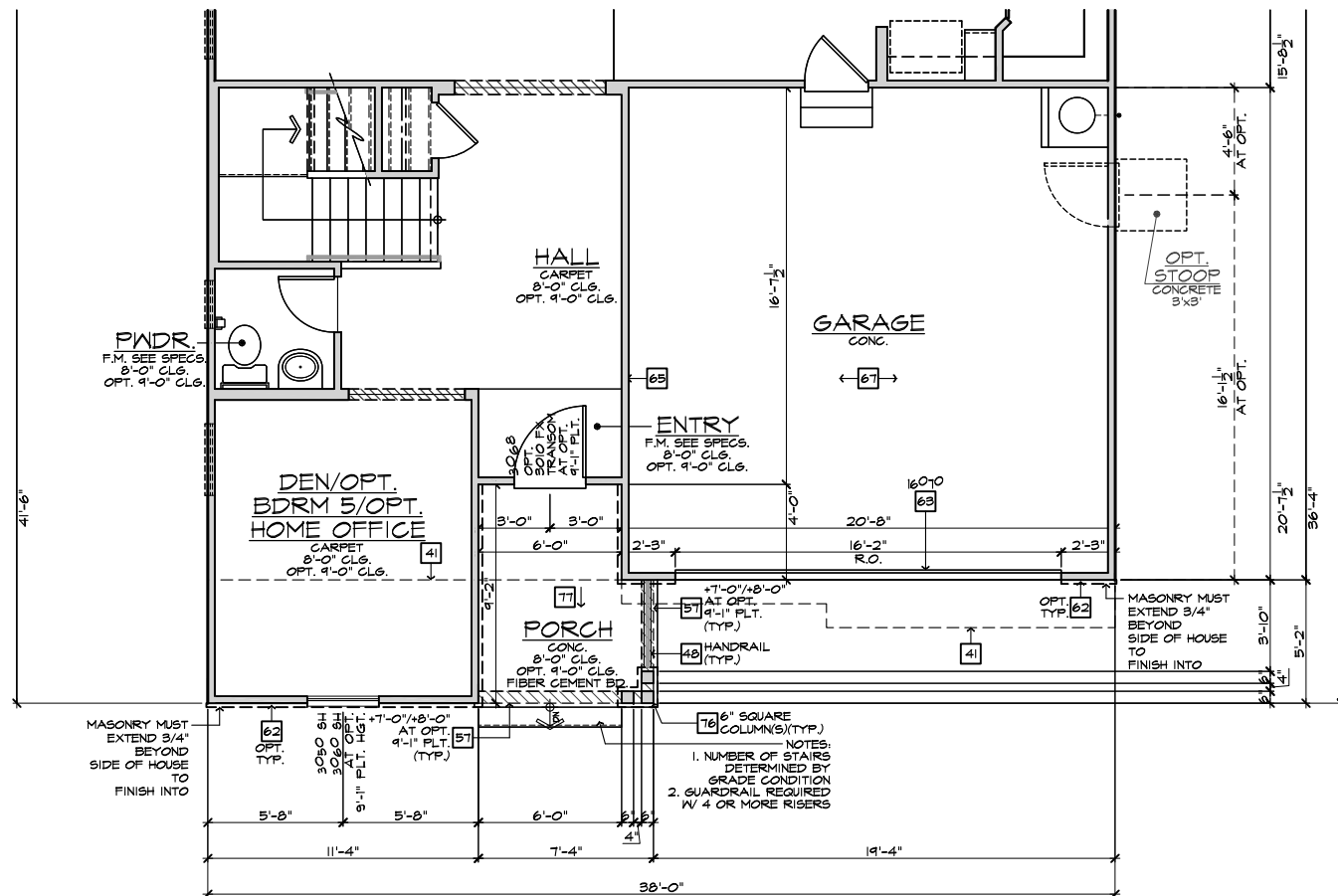
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PARTIAL RIGHT ELEVATION 'B' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



FRONT ELEVATION 'B' W/ CRAWL SPACE
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')

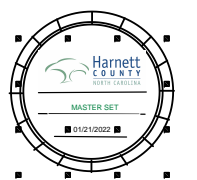


PARTIAL FIRST FLOOR PLAN 'B' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')

#	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 PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER 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.	DEL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
57.	FLAT SOFFIT
58.	ARCHED SOFFIT
60.	OPT. DOOR/WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS
63.	SECTIONAL GARAGE DOOR PER SPECS
66.	3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
68.	P.T. POST W/ WRAP.
70.	EGRESS WINDOW
75.	WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND 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 SITE.

#	REVISIONS
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ISSUE DATE: 01/08/15
PROJECT No.: 1350999-56
DIVISION MGR.: DS
REVISIONS: 12/17/21

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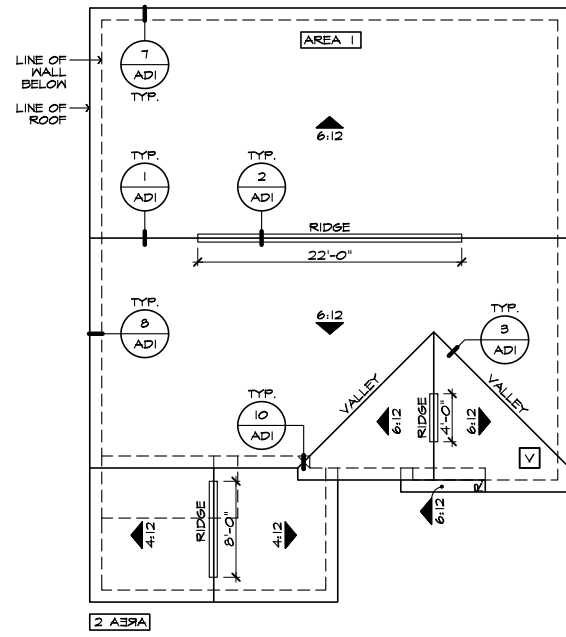
PLAN:
238.2338-R
SHEET:
3.B5

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

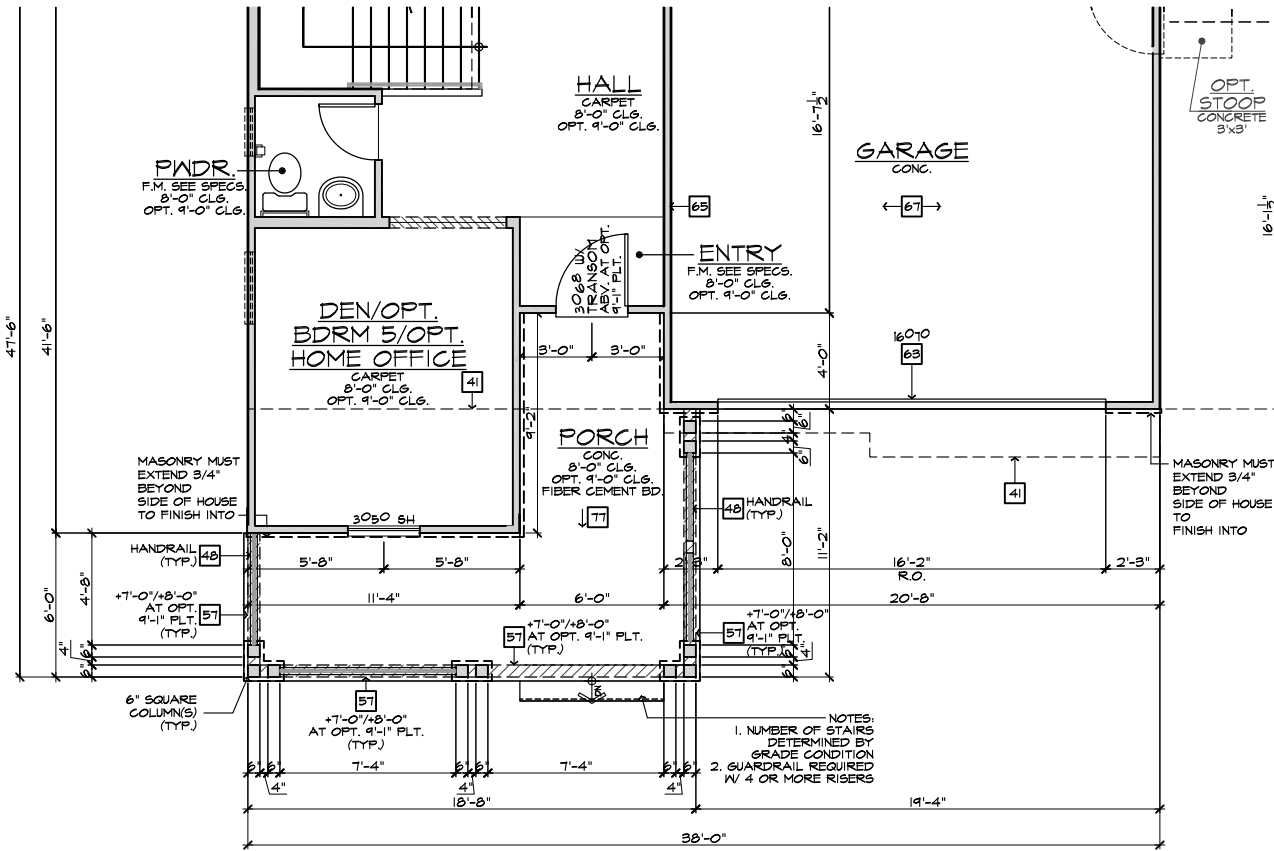
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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PARTIAL ROOF PLAN 'B'

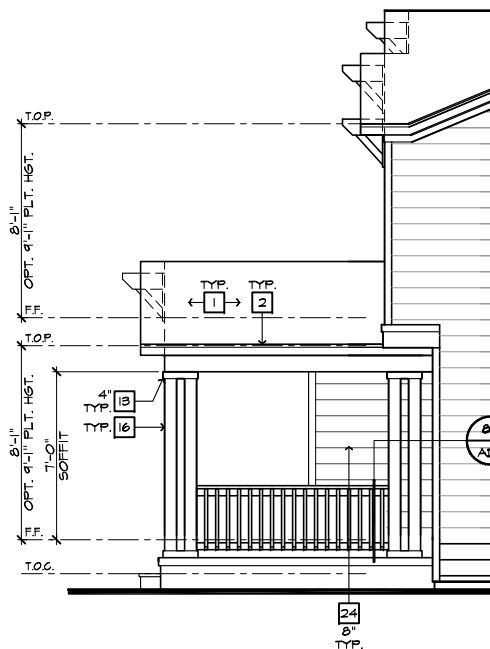
SCALE 1/8"=1'-0" (22'x34') - 1/16"=1'-0" (11'x17') AT OPTION PORCH W/ CRAWL SPACE



PARTIAL FIRST FLOOR PLAN 'B'

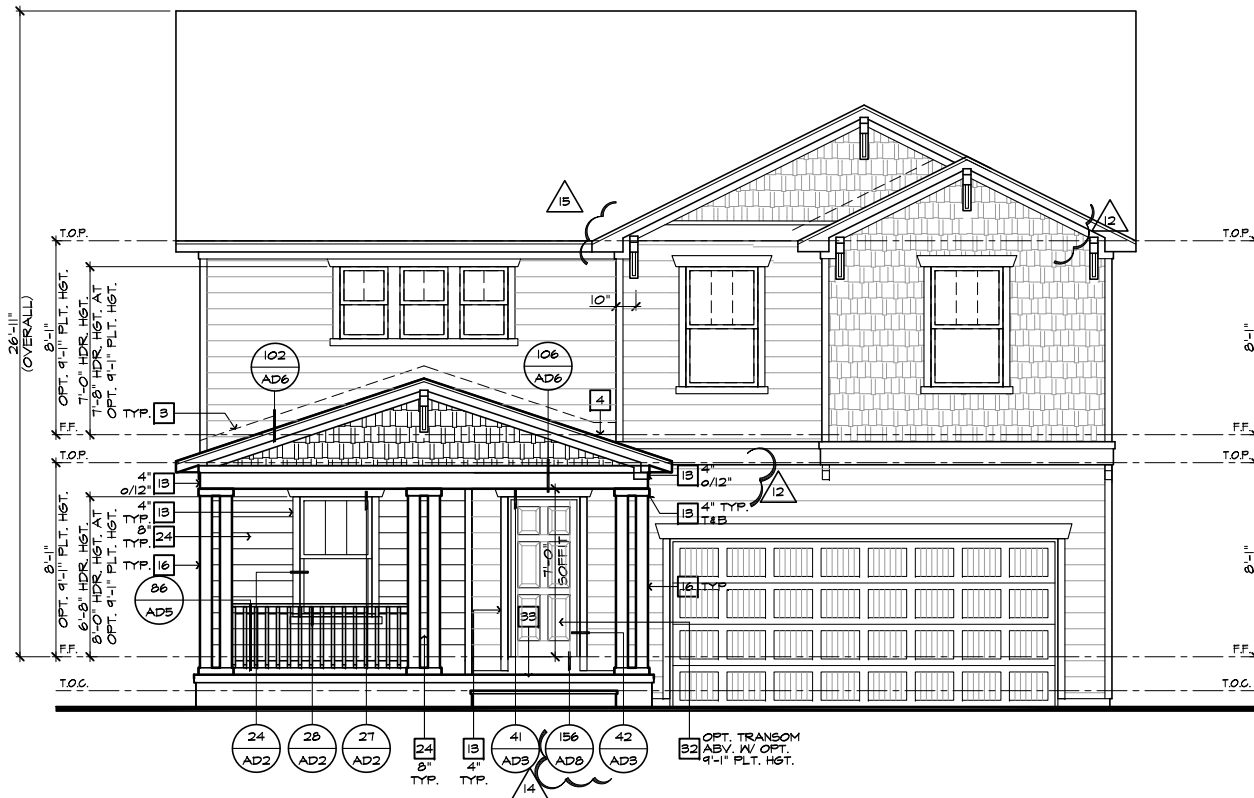
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17') AT OPT. PORCH W/ CRAWL SPACE

ROOF PLAN NOTES 'B'	
	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:	SQ. FT. / 300 4.64 SQ. FT.
ATTIC AREA = 1407	X 144 = 675 SQ. IN.
TOTAL HIGH & LOW =	675 SQ. IN.
X 50% =	338 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
24	LF RIDGE VENT(S) AT 10 SQ. IN. / LF. = 482 SQ. IN.
0	ROOF VENT(S) AT 50 SQ. IN. EA. = 0 SQ. IN.
SUB-TOTAL HIGH VENTILATION:	482 SQ. IN.
LOW	
50	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 345 SQ. IN.
1	ROOF VENT(S) AT 50 SQ. IN. EA. = 50 SQ. IN.
SUB-TOTAL LOW VENTILATION:	345 SQ. IN.
TOTAL VENTILATION PROVIDED:	827 SQ. IN.
AREA 2 / OPTION PORCH	
VENTILATION REQUIRED:	SQ. FT. / 300 0.64 SQ. FT.
ATTIC AREA = 207	X 144 = 99 SQ. IN.
TOTAL HIGH & LOW =	99 SQ. IN.
VENTILATION PROVIDED:	
20	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 138 SQ. IN.
0	LF RIDGE VENT(S) AT 10 SQ. IN. EA. = 144 SQ. IN.
TOTAL VENTILATION PROVIDED:	282 SQ. IN.
NOTES:	
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.	
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.	
ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ 'MOISTOP' IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.	
PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.	
LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.	
WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.	



PARTIAL RIGHT ELEVATION 'B' AT OPTIONAL PORCH W/ CRAWL SPACE

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



FRONT ELEVATION 'B' AT OPTIONAL PORCH W/ 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 PER SPEC - SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
21.	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
48.	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
77.	CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.

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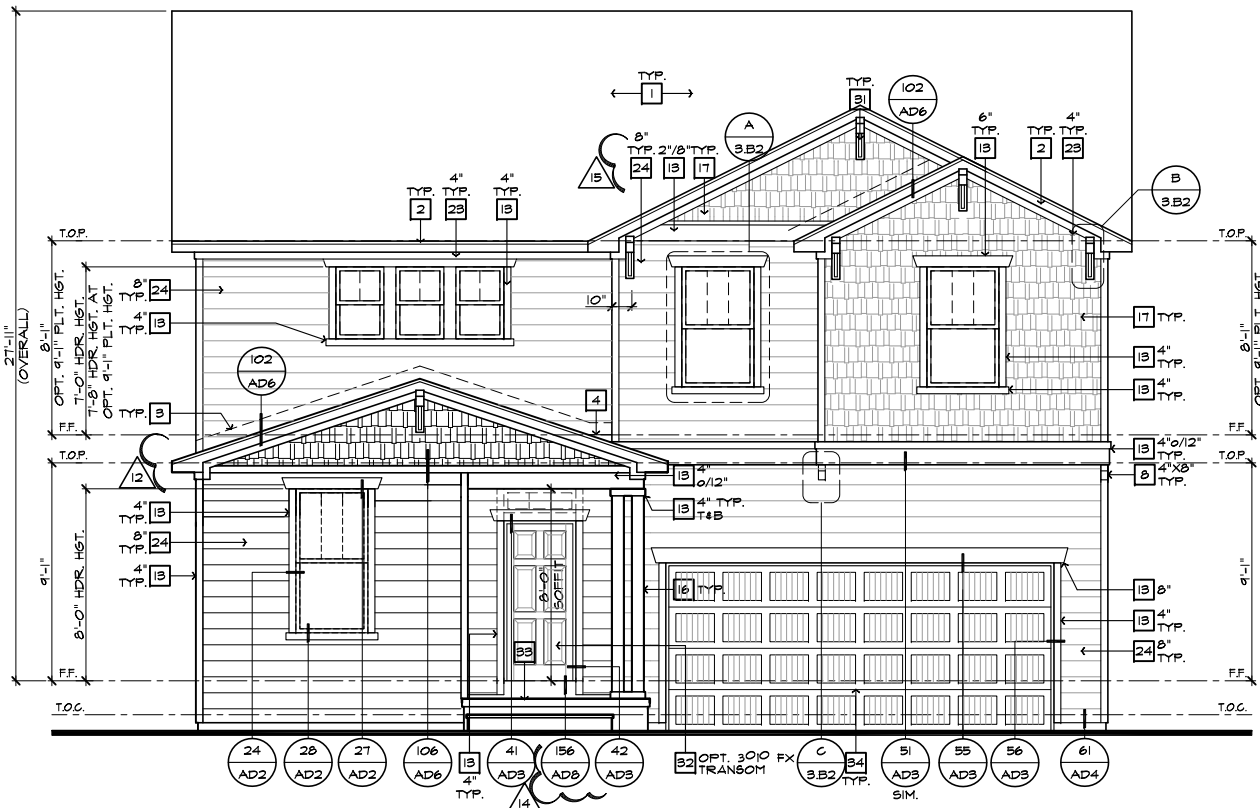
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PLAN: 238.2338-R
SHEET: 3.B6
SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

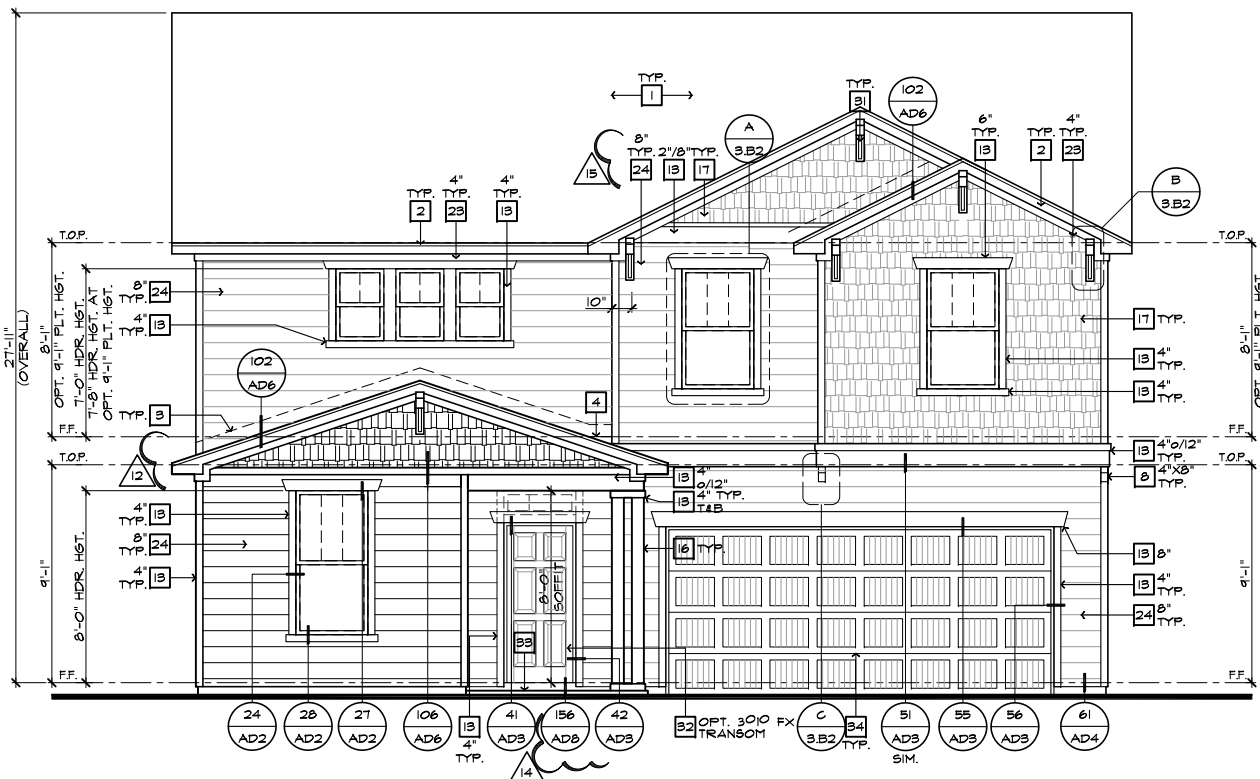
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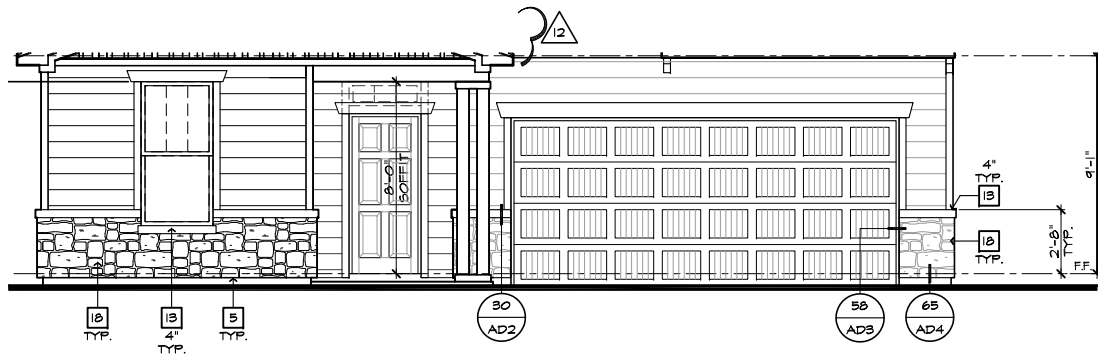
FRONT ELEVATION 'B' W/ CRAWL SPACE AT OPTIONAL 9'-1" PLT. HGT.

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



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

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



PARTIAL FRONT ELEVATION 'B' AT OPTIONAL 9'-1" PLT. HGT. W/ STONE OPT.

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
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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
9'-1" PLATE OPTION	
NOTE: WINDOW SIZES WILL INCREASE BY 1" AT 9'-1" PLATE OPTIONS. HEADER HEIGHTS FOR ALL WINDOWS WILL BE 7'-8" AT 9'-1" PLATE OPTIONS.	

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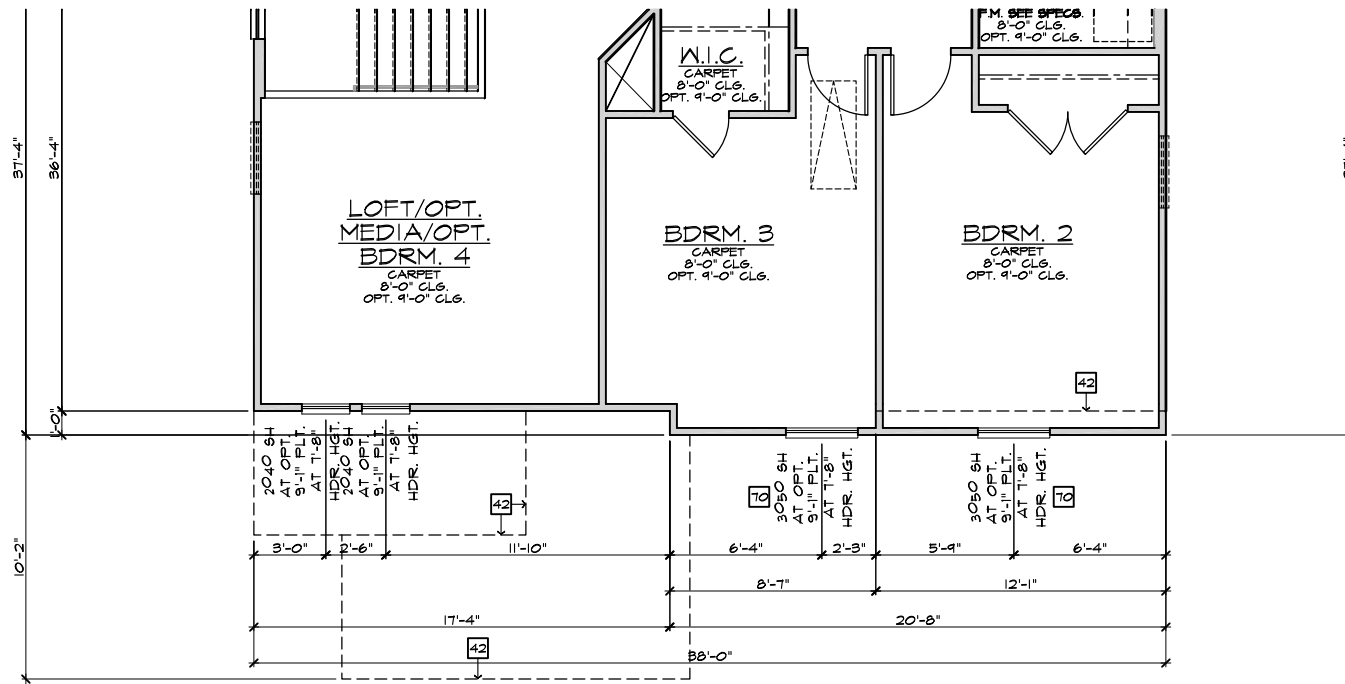
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PLAN:
238.2338-R
SHEET:
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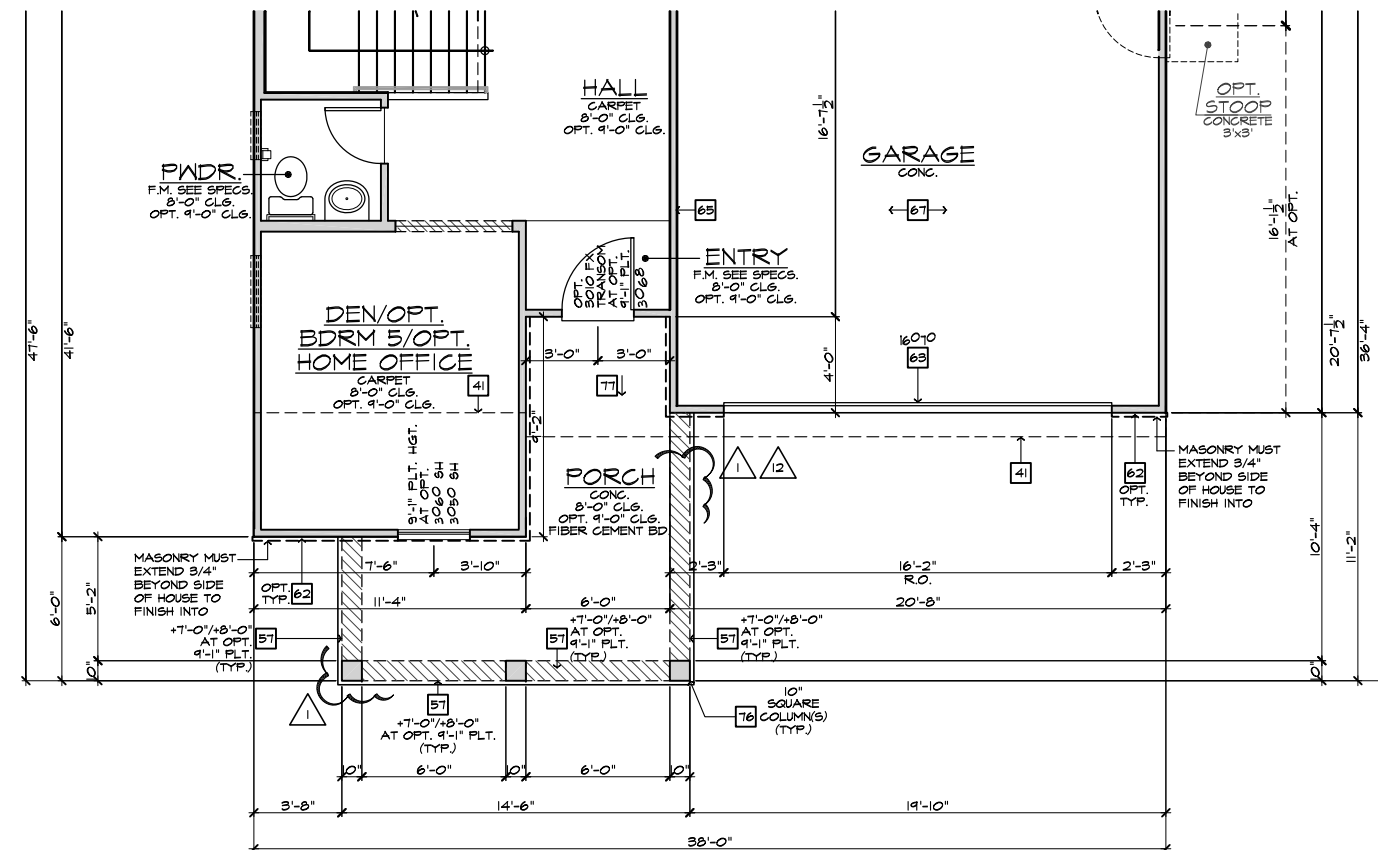
SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES



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.	
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.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS
63.	SECTIONAL GARAGE DOOR PER SPECS
66.	3" DIAM. CONCRETE FILLED FIRE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
68.	P.T. POST IV WRAP.
70.	EGRESS WINDOW
75.	WINDOW LEDGE - HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES UNO.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB - SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SITE.



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KB HOME
NORTH CAROLINA DIVISION
4506 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7980
FAX: (919) 544-2928

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 01/08/15
PROJECT No.: 1350999-56
DIVISION MGR.: DS
REVISIONS: 12/17/21

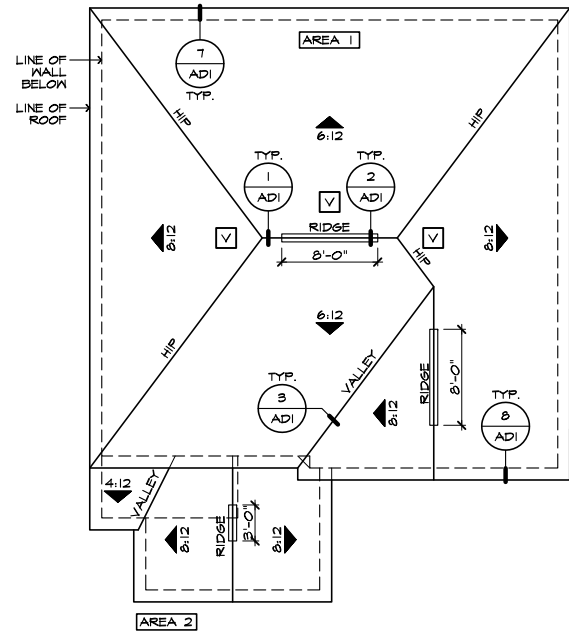
- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
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- 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN: 238.2338-R

SHEET: 3.C1

SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

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



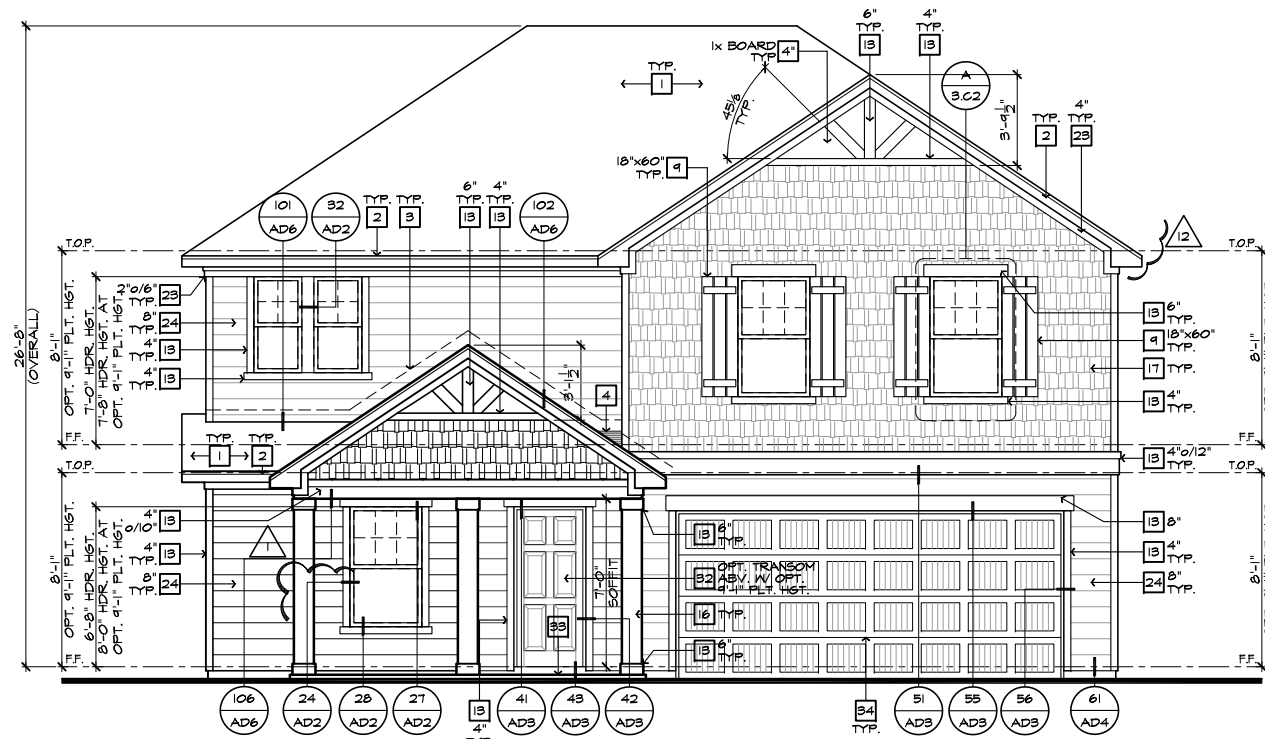
ROOF PLAN 'C'

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



REAR ELEVATION 'C'

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



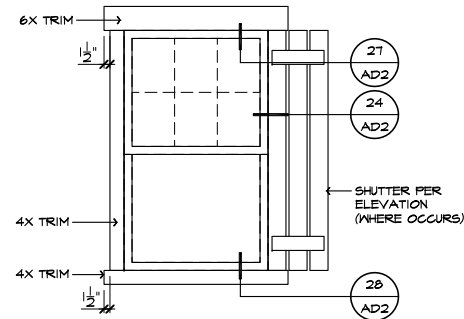
FRONT ELEVATION 'C'

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



PARTIAL FRONT ELEVATION 'C' W/ STONE OPTION

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



DETAIL 'A'

SCALE: N.T.S.

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

ROOF PLAN NOTES '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.	

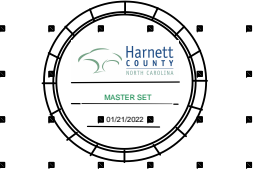
AREA 1 / MAIN:	
VENTILATION REQUIRED:	SQ. FT. / 300 467 SQ. FT.
ATTIC AREA = 1401	X 144 = 672 SQ. IN.
	TOTAL HIGH & LOW = 672 SQ. IN.
	X 50% = 336 SQ. IN.

VENTILATION PROVIDED:	
HIGH	
16	LF RIDGE VENT(S) AT 10 SQ. IN. / LF. = 288 SQ. IN.
3	ROOF VENT(S) AT 50 SQ. IN. EA. = 150 SQ. IN.
SUB-TOTAL HIGH VENTILATION: 438 SQ. IN.	
LOW	
50	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 400 SQ. IN.
0	ROOF VENT(S) AT 50 SQ. IN. EA. = 0 SQ. IN.
SUB-TOTAL LOW VENTILATION: 400 SQ. IN.	
TOTAL VENTILATION PROVIDED: 838 SQ. IN.	

AREA 2 / PORCH:	
VENTILATION REQUIRED:	SQ. FT. / 150 120 SQ. FT.
ATTIC AREA = 180	X 144 = 178 SQ. IN.
	TOTAL HIGH & LOW = 178 SQ. IN.
	X 50% = 89 SQ. IN.

VENTILATION PROVIDED:	
(18)	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 124 SQ. IN.
(8)	LF RIDGE VENT(S) AT 10 SQ. IN. EA. = 84 SQ. IN.
TOTAL VENTILATION PROVIDED: 208 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/ 3"X3" STOP IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.



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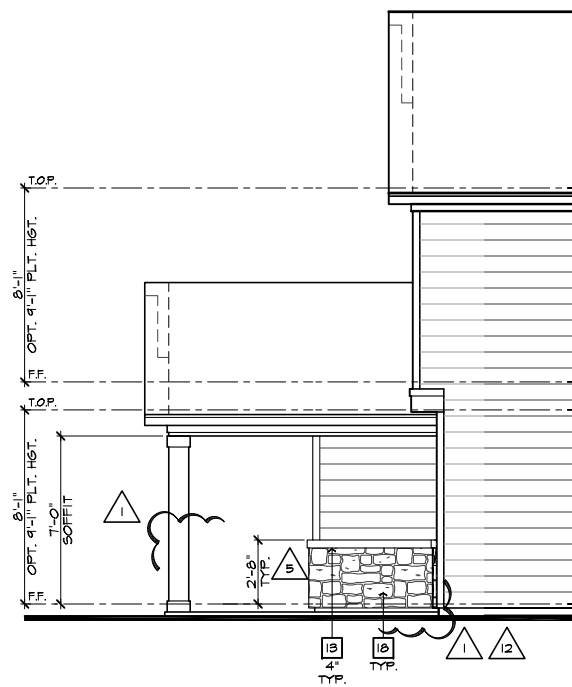
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PLAN:
238.2338-R
 SHEET:
3.C2

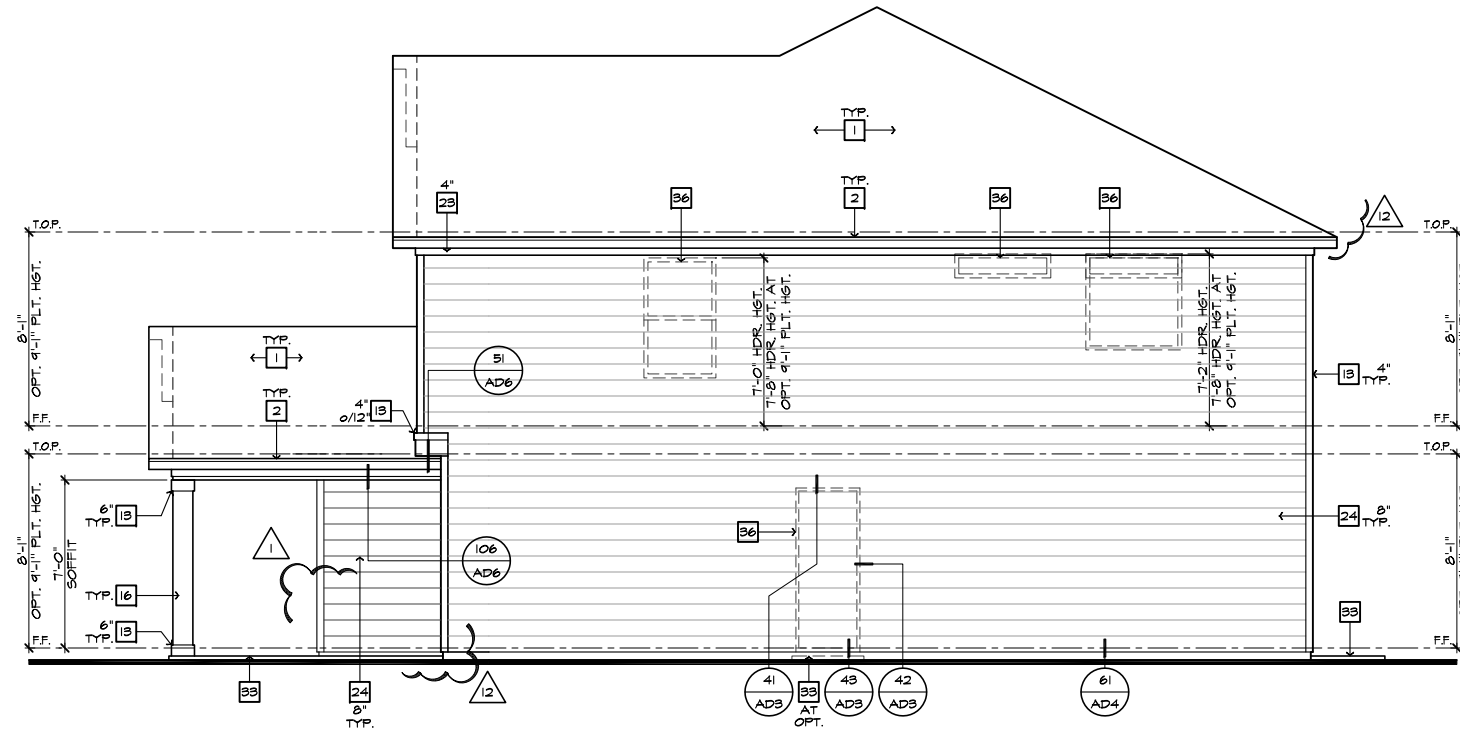
SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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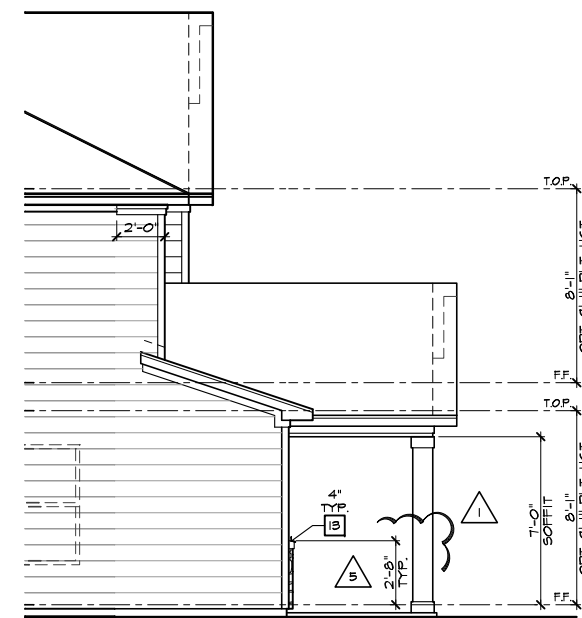
PARTIAL RIGHT ELEVATION 'C'
W/ STONE OPTION

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



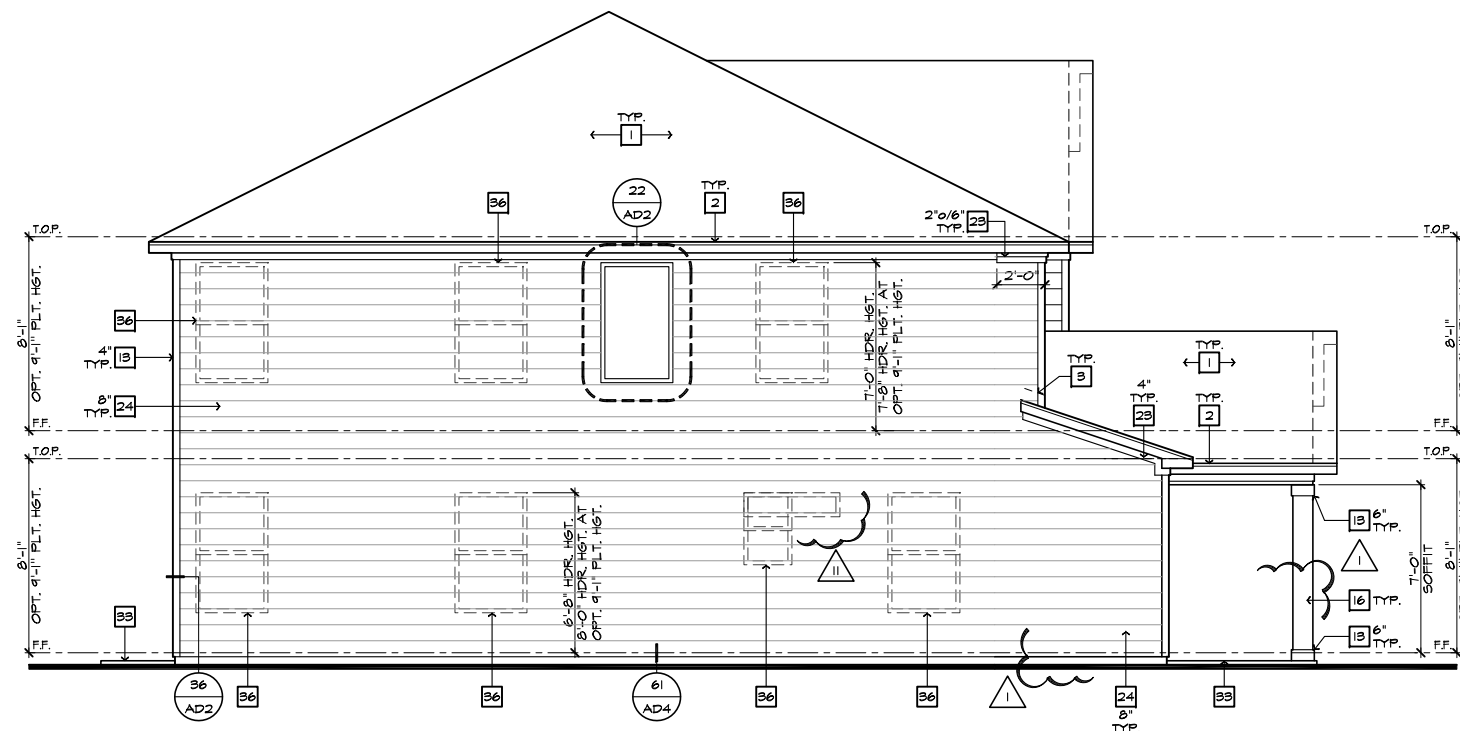
RIGHT ELEVATION 'C'

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



PARTIAL LEFT ELEVATION 'C'
W/ STONE OPTION

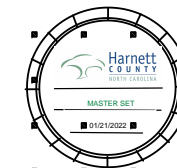
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



LEFT ELEVATION 'C'

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

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



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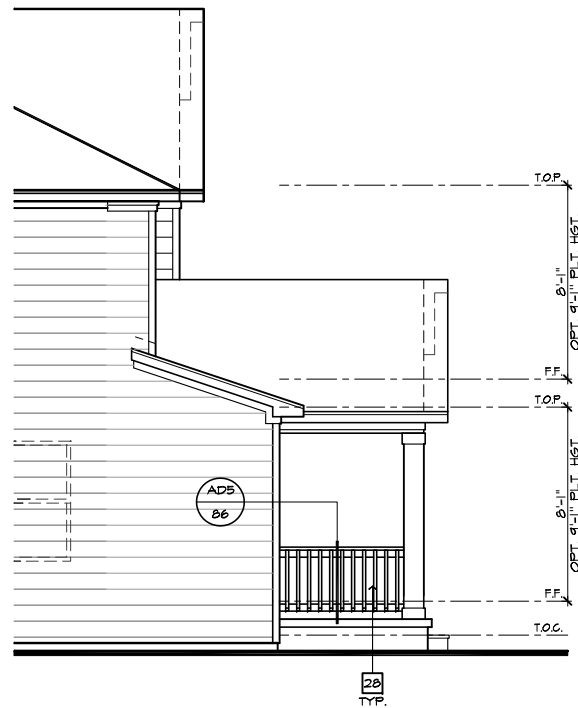
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PLAN:
238.2338-R

SHEET:
3.C3

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

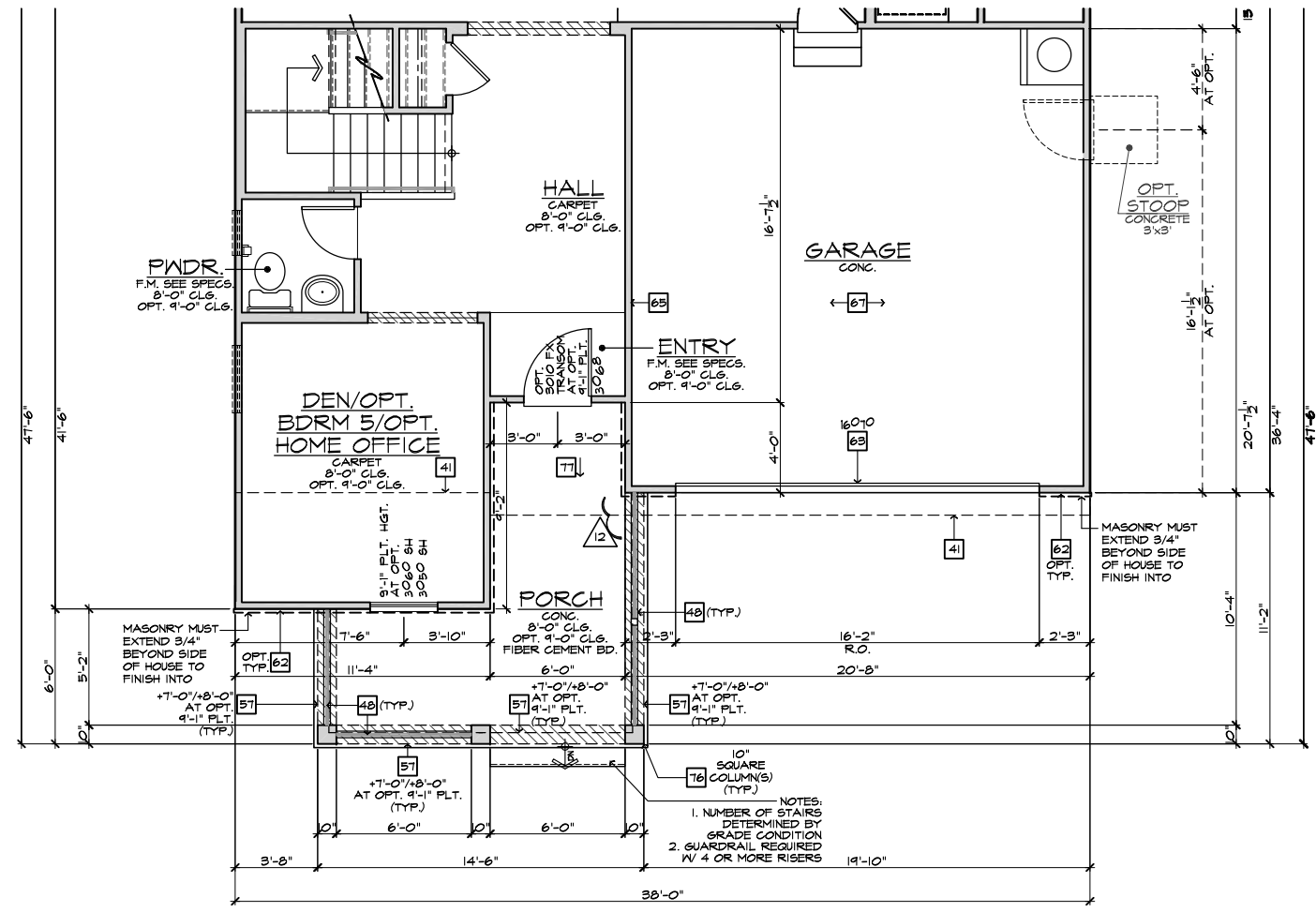
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PARTIAL LEFT ELEVATION 'C' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



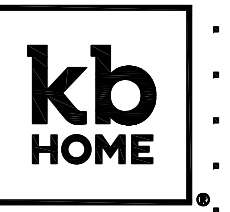
FRONT ELEVATION 'C' W/ CRAWL SPACE
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")




PARTIAL FIRST FLOOR PLAN 'C' 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 PER SPEC - SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER 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.	LINE 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.	DEL. 2x4 WALL PER PLAN
55.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
57.	FLAT SOFFIT
58.	ARCHED SOFFIT
60.	OPT. DOOR/WINDOW
61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS
63.	SECTIONAL GARAGE DOOR PER SPECS
66.	3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH).
68.	P.T. POST W/ WRAP.
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.





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PLAN:
238.2338-R

SHEET:
3.C4

SPEC. LEVEL 1

RALEIGH-DURHAM 40' SERIES

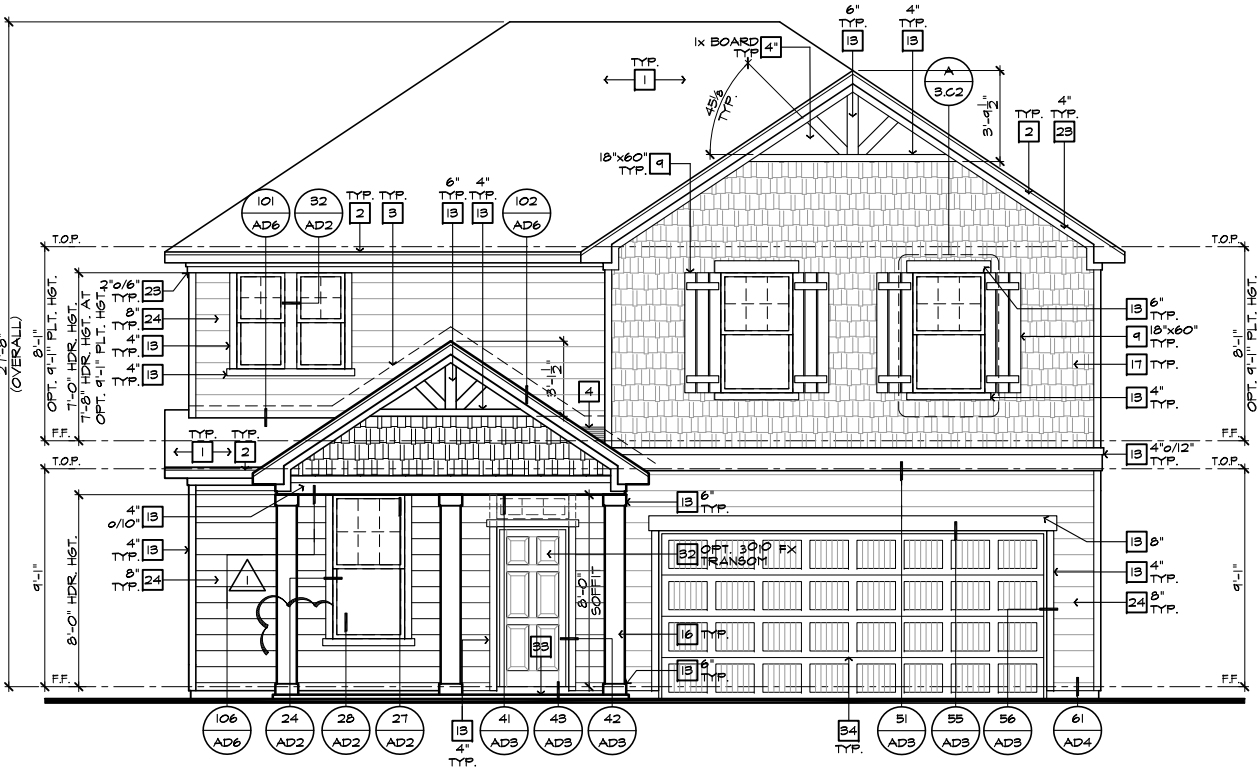
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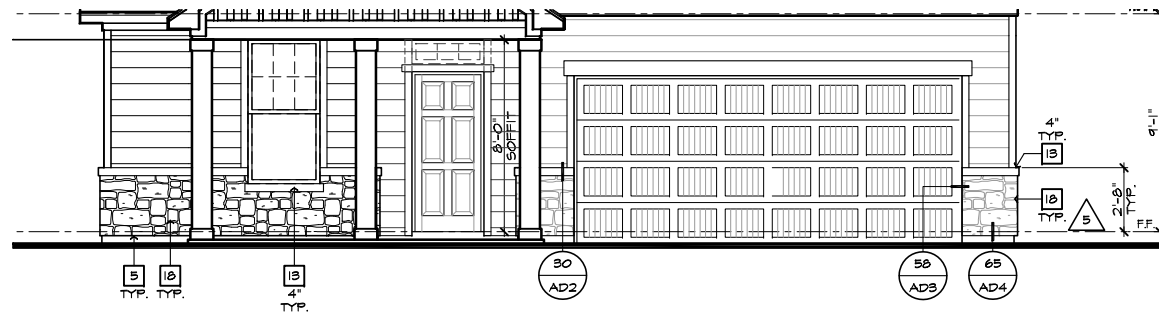
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FRONT ELEVATION 'C' W/ CRAWL SPACE AT OPTIONAL 9'-1" PLT. HGT.
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

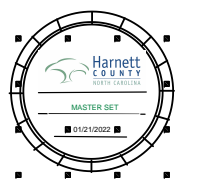
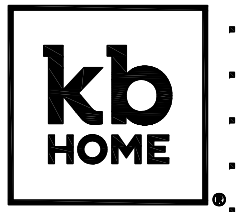


FRONT ELEVATION 'C' AT OPTIONAL 9'-1" PLT. HGT.
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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

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



NORTH CAROLINA 40' SERIES

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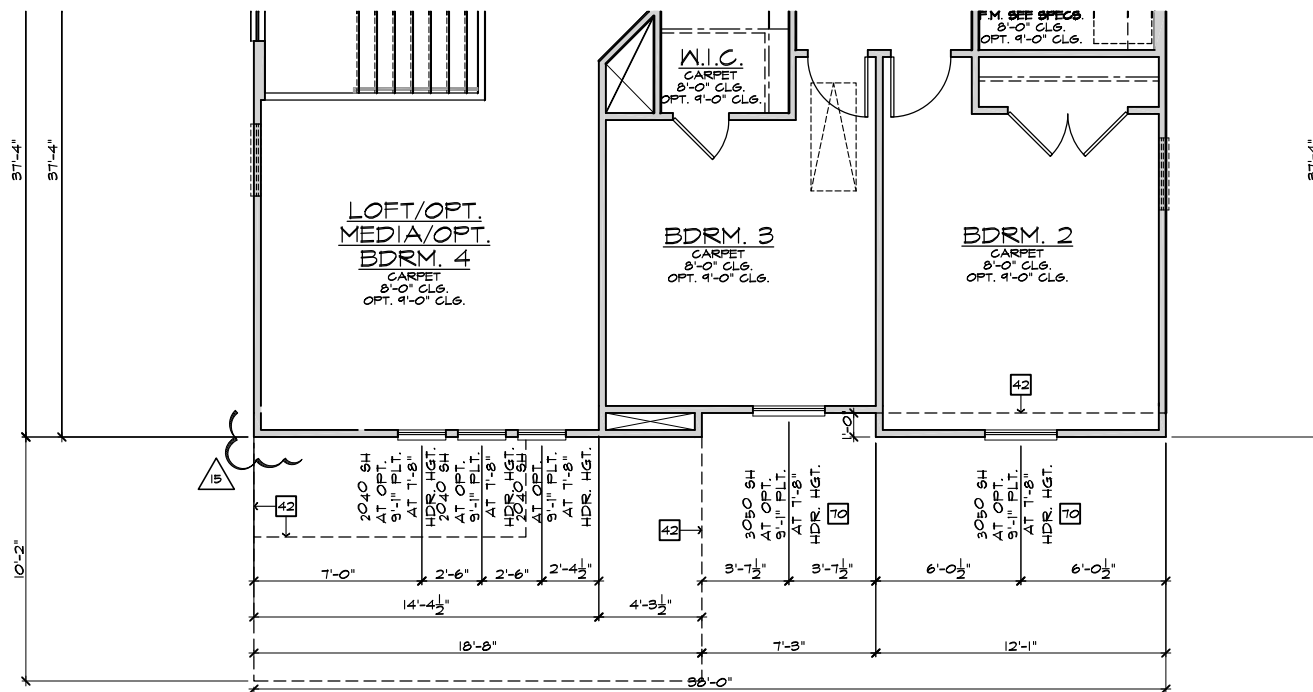
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- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
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PLAN:
238.2338-R
SHEET:
3.C5

SPEC. LEVEL 1 RALEIGH-DURHAM 40' 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 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.) 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 IV WRAP.
70.	EGRESS WINDOW
75.	WINDOW LEDGE - HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES UNO.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB - SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SITE.



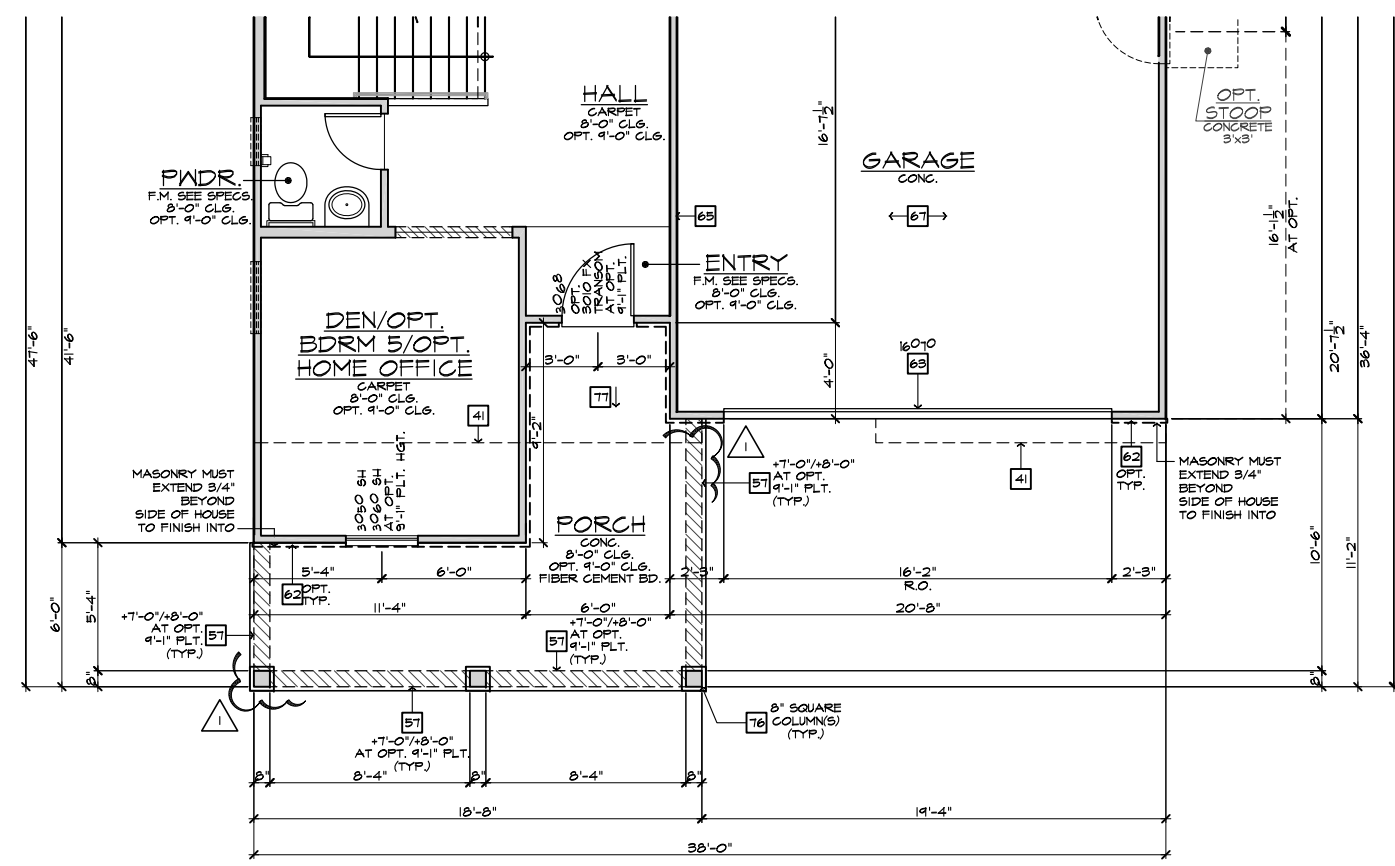
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PARTIAL FIRST FLOOR PLAN 'D'

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

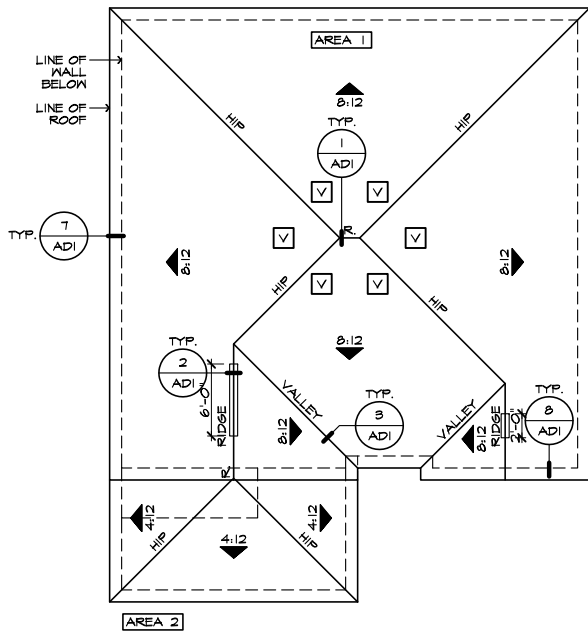
BASIC PLAN

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

PLAN:
238.2338-R
SHEET:
3.D1

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

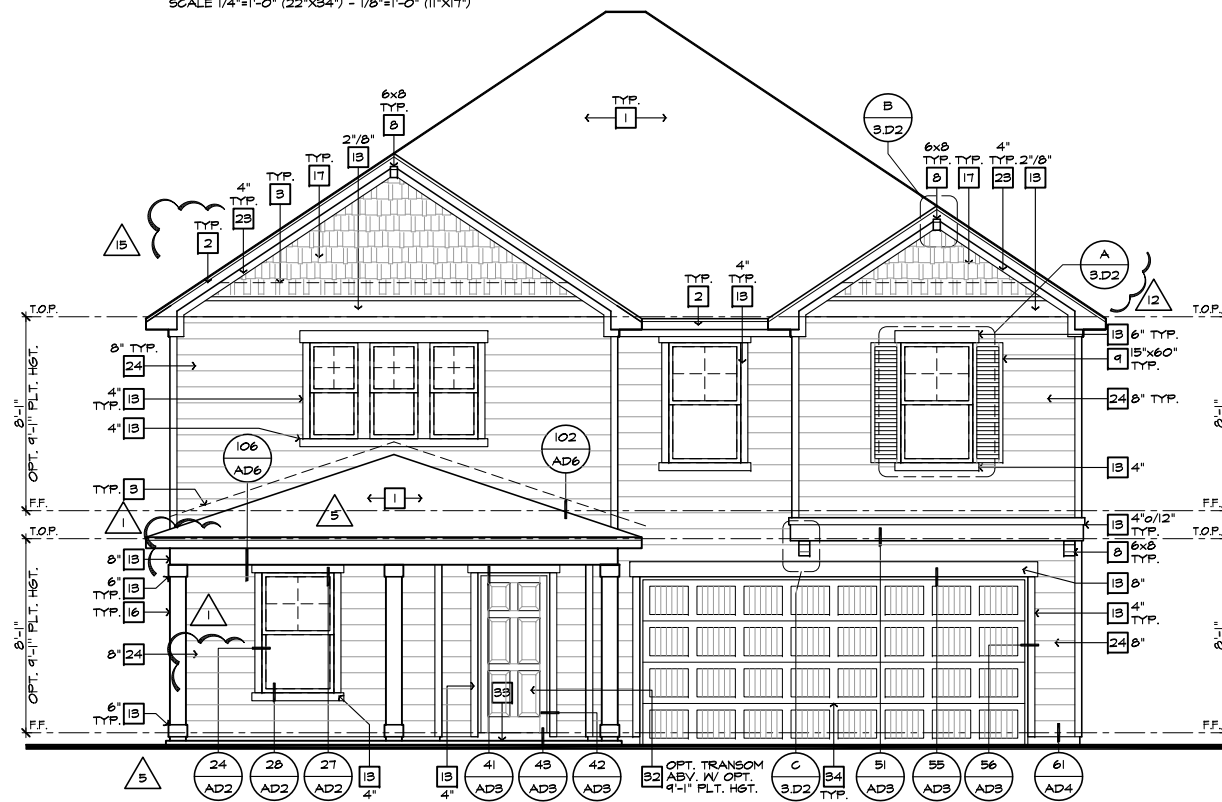
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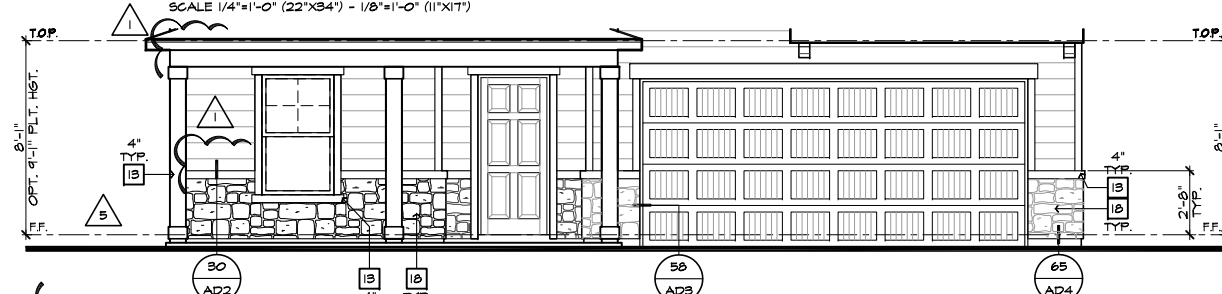
15 ROOF PLAN 'D'
SCALE 1/8"=1'-0" (22'x34') - 1/16"=1'-0" (11'x17')



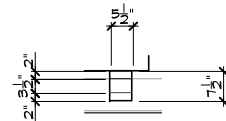
REAR ELEVATION 'D'
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



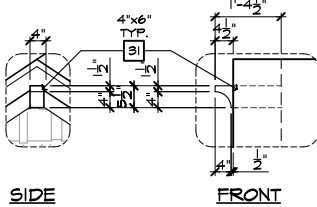
FRONT ELEVATION 'D'
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



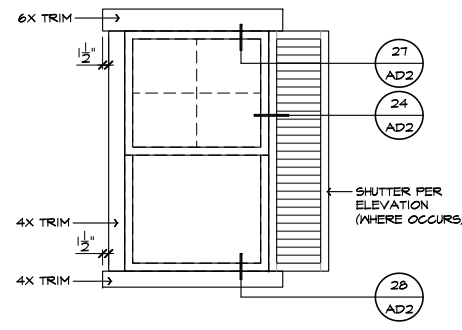
PARTIAL FRONT ELEVATION 'D' W/ STONE OPTION
SCALE 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



DETAIL 'C'
SCALE: N.T.S.



DETAIL 'B'
SCALE: N.T.S.



DETAIL 'A'
SCALE: N.T.S.

ELEVATION NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 3. 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 PER SPEC- SEE ELEVATION FOR SIZE
 14. EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 17. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 18. STONE VENEER PER SPECS
 19. BRICK/MASONRY VENEER PER SPECS
 20. BUILT UP BRICK COLUMN
 21. SOLDIER COURSE
 22. ROWLOCK COURSE
 23. FRIEZE BOARD
 24. FIBER-CEMENT SIDING PER SPECS
 25. P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 26. PRE-FAB DECORATIVE TRIM
 27. LIGHT WEIGHT PRECAST STONE TRIM
 28. P.T. LUMBER RAILINGS (436" UNO.)
 29. FIBER-CEMENT SMOOTH BOARD SEE SPECS
 30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
 31. BRACKET OR KICKER - FYPON OR EQ.
 32. ENTRY DOOR
 33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
 34. SECTIONAL GARAGE DOOR PER SPECS
 35. ALUMINUM WRAP
 36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
 37. OPTIONAL STANDING SEAM METAL ROOF
 38. KEYSTONE
 39. SOLDIER CROWN
 40. JACK SOLDIER COURSE
 41. WATER TABLE
 42. ATRIUM DOOR
 43. PILASTER - SEE ELEVATION FOR TYPE

ROOF PLAN NOTES 'D'

8:12 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 VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) (2018 N.C.-R 806.2)
 * CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.
 APPROXIMATE RIDGE VENT LOCATIONS SHOWN.
 ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

AREA 1 / MAIN:	
VENTILATION REQUIRED:	
ATTIC AREA = 1411	SQ. FT. / 300 = 4.70 SQ. FT.
	X 144 = 671 SQ. IN.
	TOTAL HIGH & LOW = 671 SQ. IN.
	X 50% = 334 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(8)	LF RIDGE VENT(S) AT 18 SQ. IN. / LF. = 144 SQ. IN.
6	ROOF VENT(S) AT 50 SQ. IN. EA. = 300 SQ. IN.
SUB-TOTAL HIGH VENTILATION: 444 SQ. IN.	
LOW	
58	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 400 SQ. IN.
0	ROOF VENT(S) AT 50 SQ. IN. EA. = 0 SQ. IN.
SUB-TOTAL LOW VENTILATION: 400 SQ. IN.	
TOTAL VENTILATION PROVIDED: 844 SQ. IN.	

AREA 2 / PORCH:	
VENTILATION REQUIRED:	
ATTIC AREA = 190	SQ. FT. / 150 = 1.27 SQ. FT.
	X 144 = 182 SQ. IN.
	TOTAL HIGH & LOW = 182 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(27)	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 186 SQ. IN.
(0)	LF RIDGE VENT(S) AT 18 SQ. IN. EA. = 0 SQ. IN.
TOTAL VENTILATION PROVIDED: 186 SQ. IN.	

NOTES:
 ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.
 FRAMES SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.
 ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.



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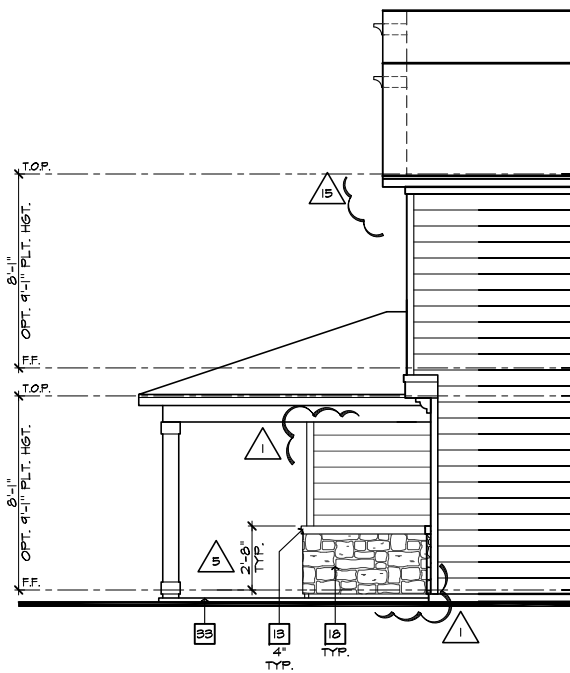
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- 21 ADD DECK OPTION NC21066NCP - 12/17/21 - CTD

PLAN:
238.2338-R
 SHEET:
3.D2

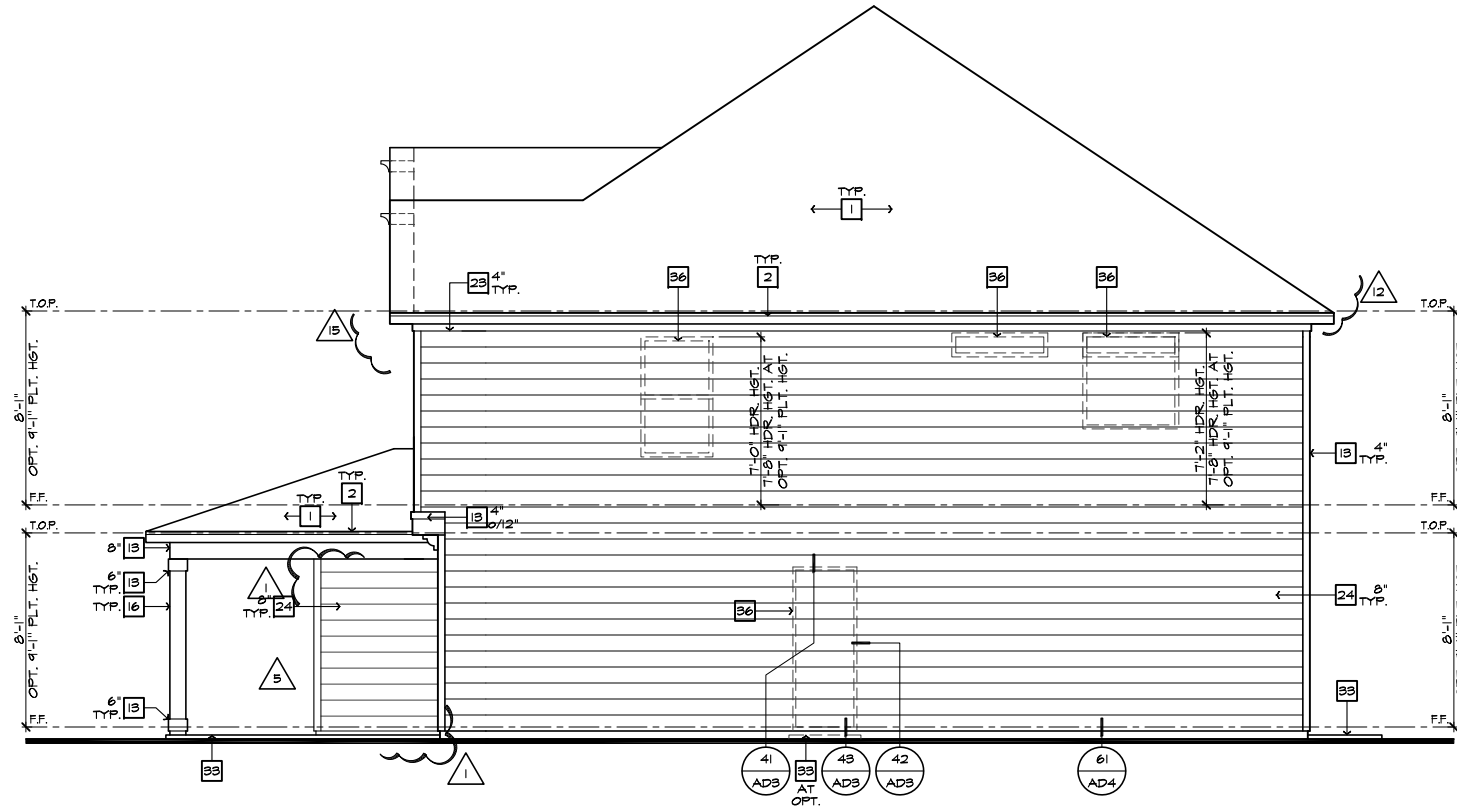
SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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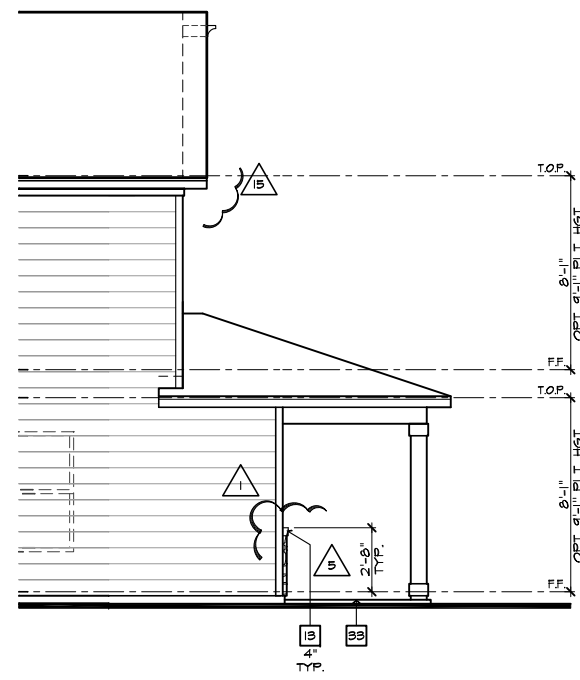
PARTIAL RIGHT ELEVATION 'D'
W/ MASONRY OPTION

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



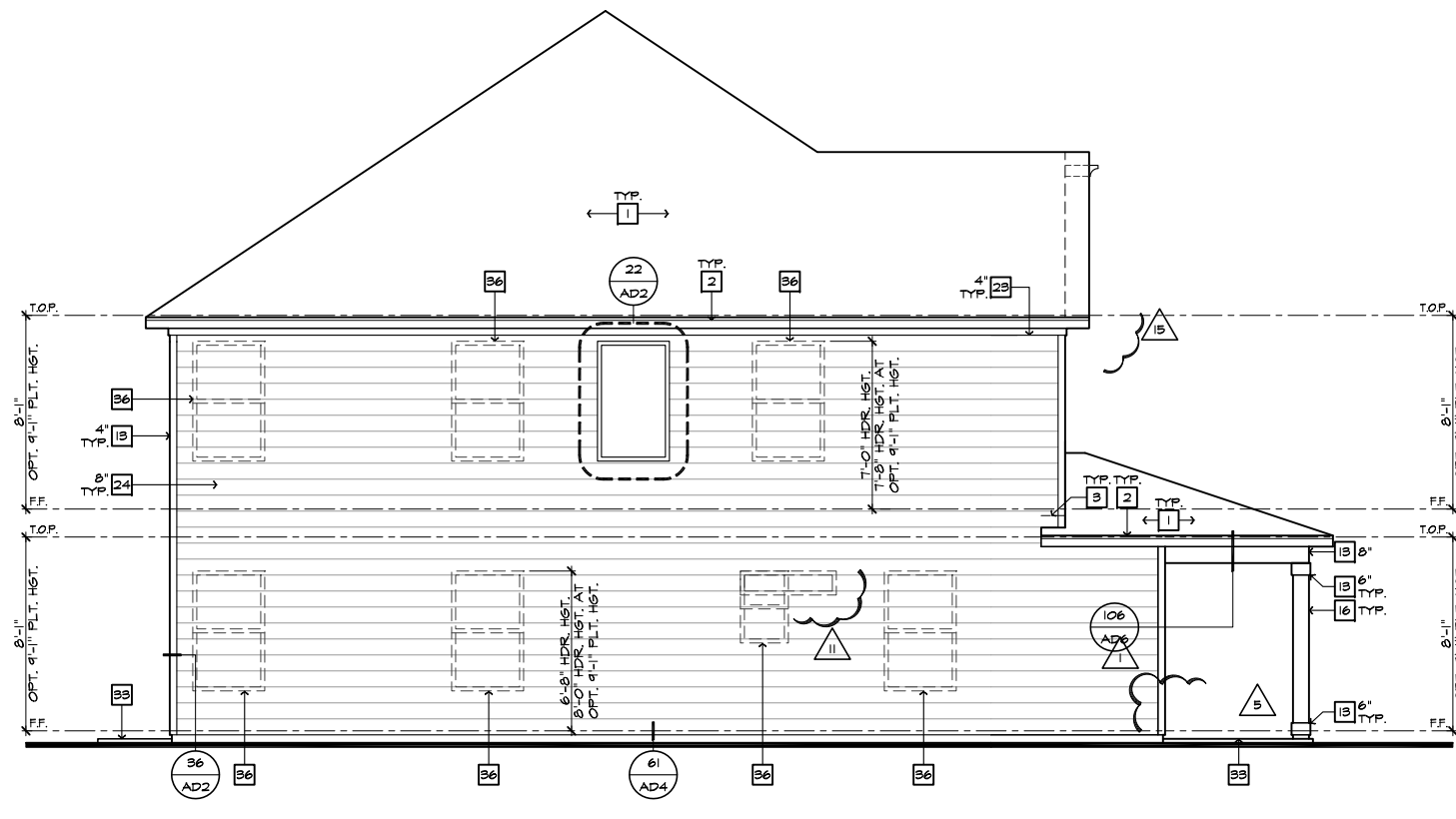
RIGHT ELEVATION 'D'

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 PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (36" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYPON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE



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PLAN:
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3.D3

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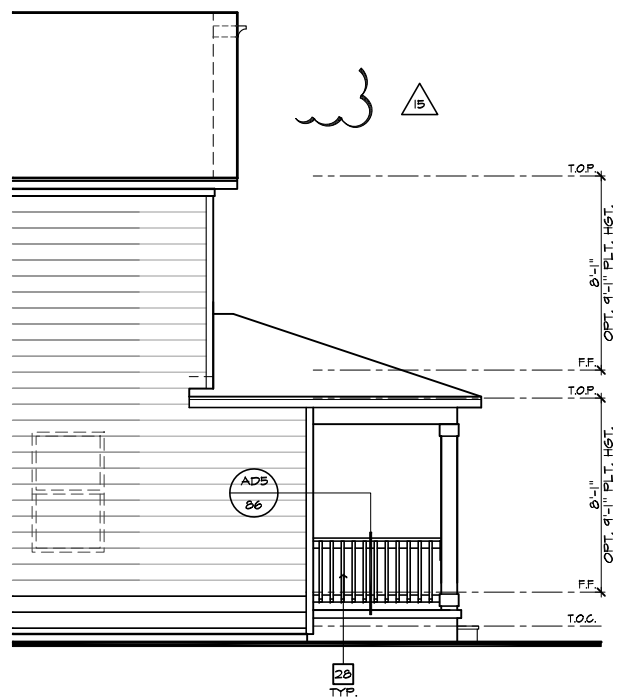
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SHEET:
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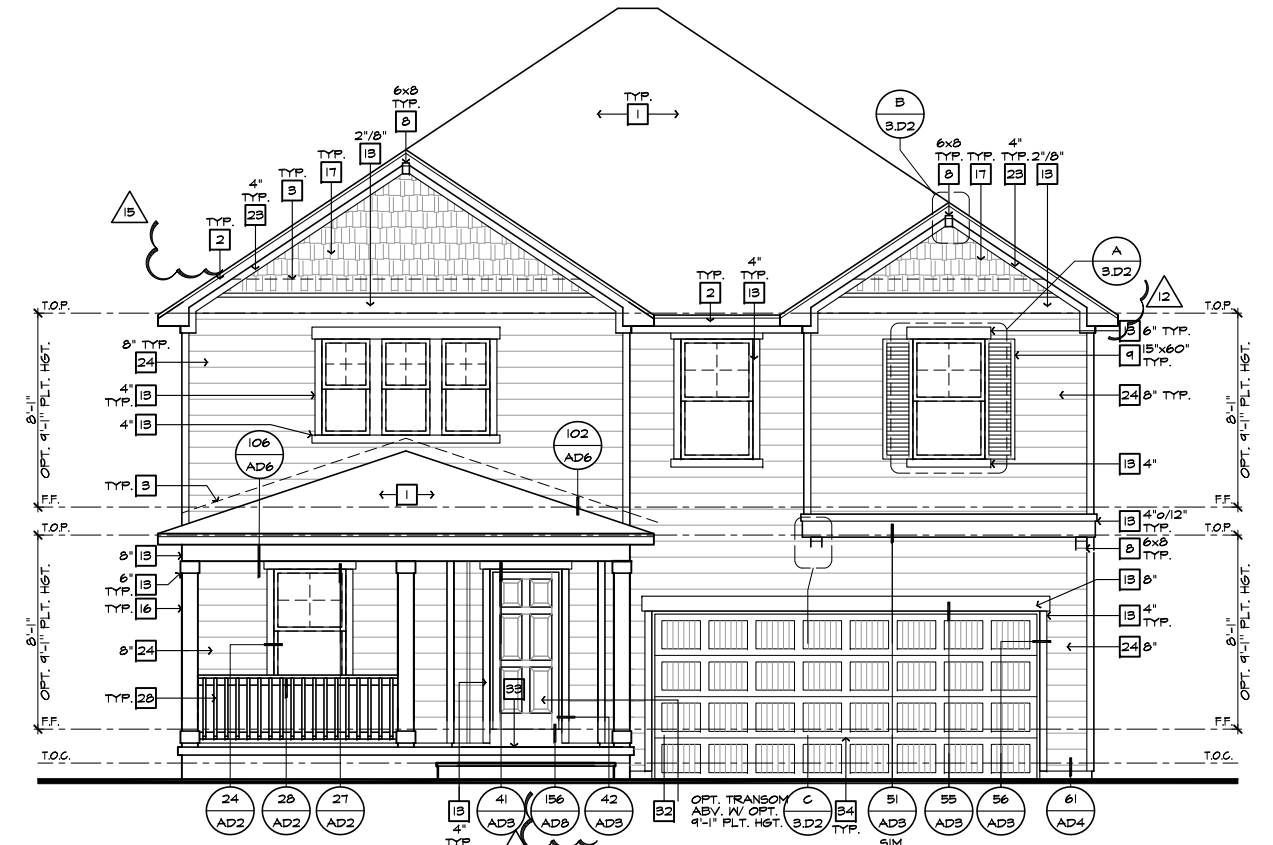
**SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES**

#	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 PER SPEC - SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST I/V 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
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37.	OPTIONAL STANDING SEAM METAL ROOF
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41.	WATER TABLE
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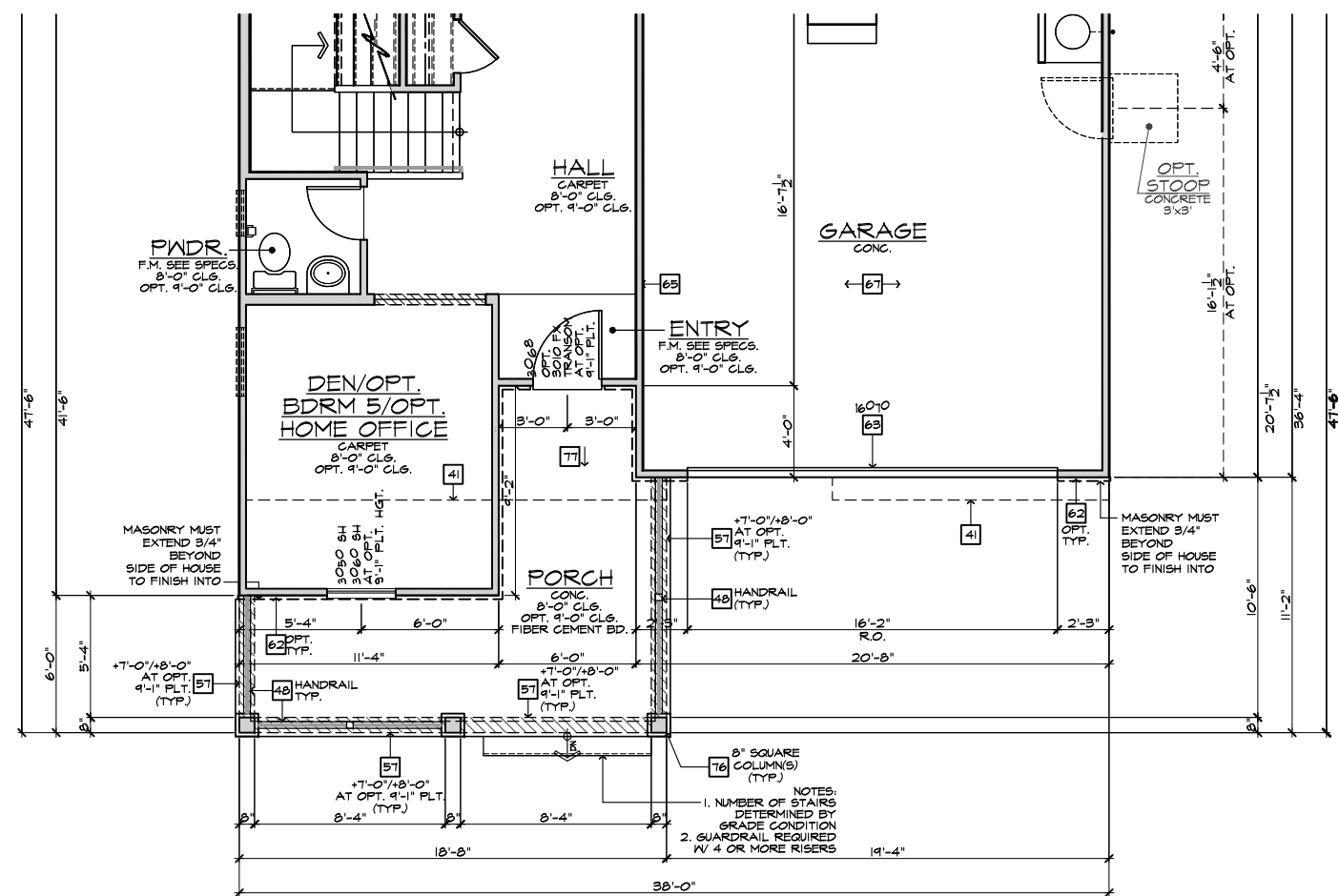
#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER B VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
34.	LINE OF WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
43.	LINE 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.	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 I/V 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.



**PARTIAL
RIGHT 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")

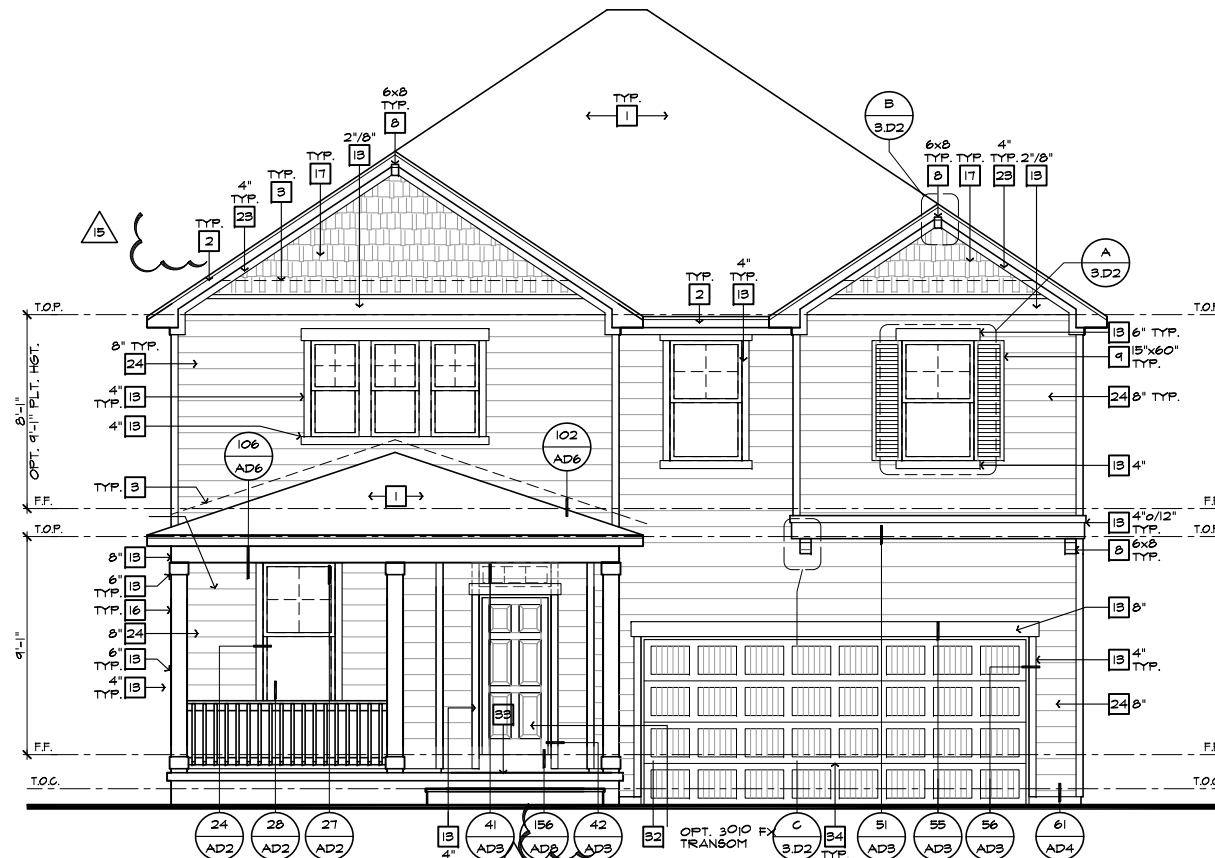


PARTIAL FIRST FLOOR PLAN 'D' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

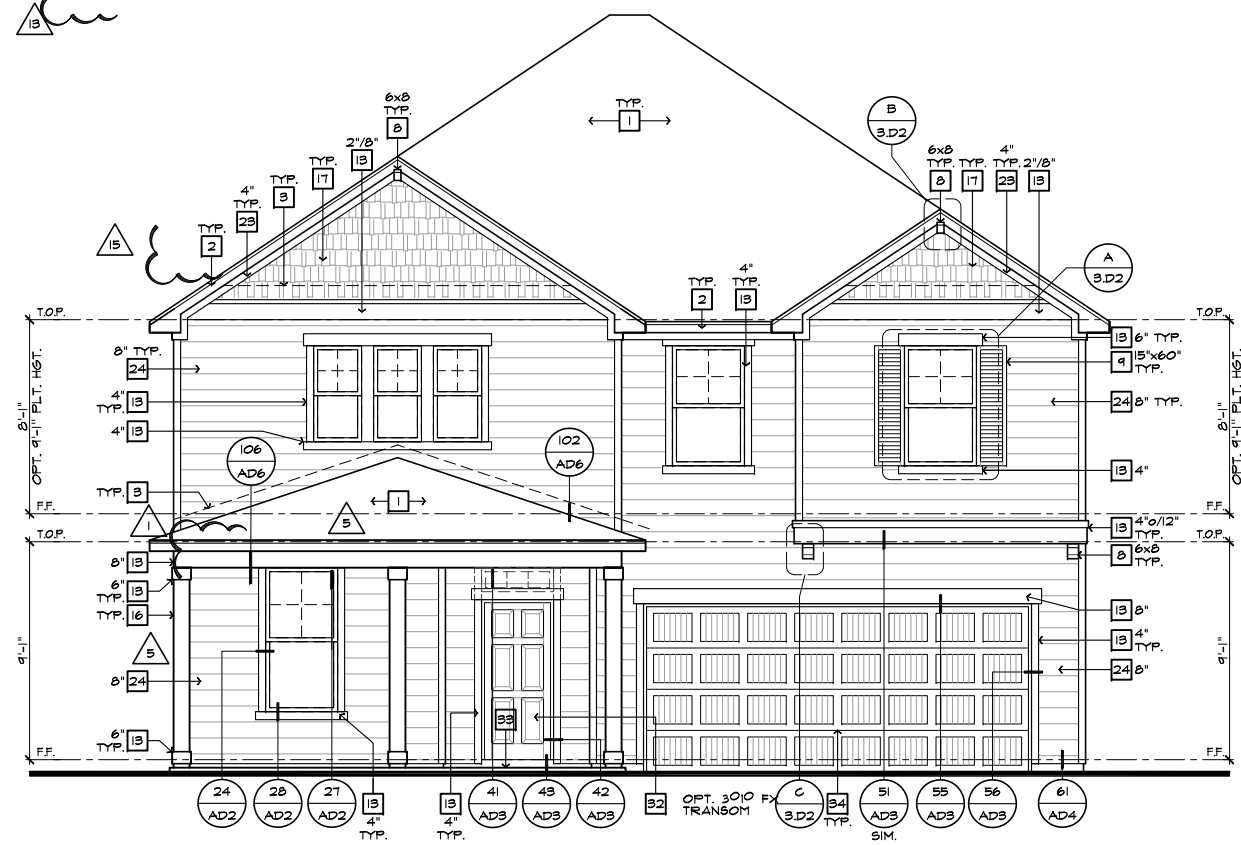
NOTE:
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

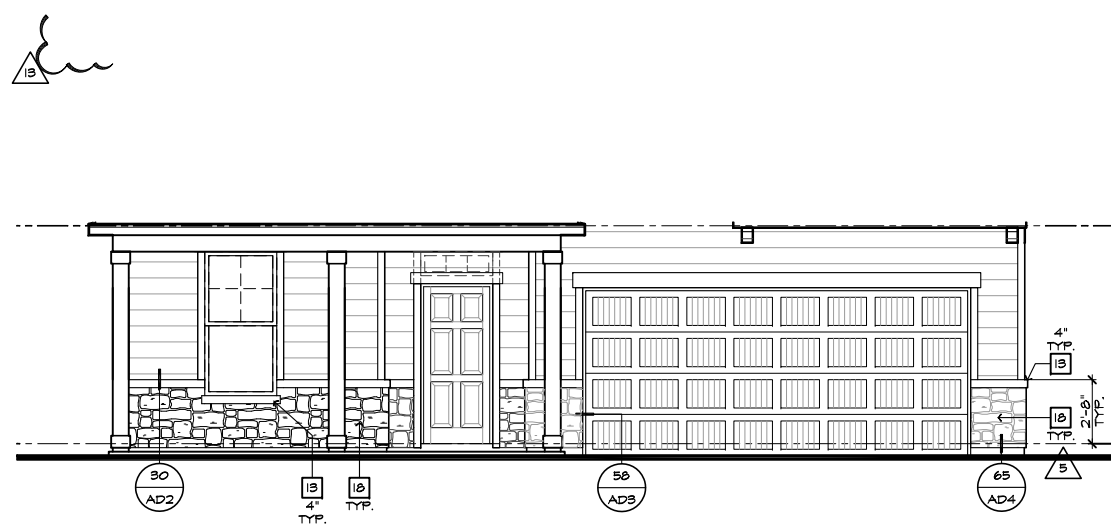
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FRONT ELEVATION 'D' W/ CRAWL SPACE
AT OPTIONAL 9'-1" PLT. HGT.
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



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



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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"X24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
13.	TRIM PER SPEC - SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (4"X6" 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
9'-1" PLATE OPTION	
NOTE: WINDOW SIZES WILL INCREASE BY 1" AT 9'-1" PLATE OPTIONS. HEADER HEIGHTS FOR ALL WINDOWS WILL BE 7'-8" AT 9'-1" PLATE OPTIONS.	



**NORTH CAROLINA
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FAX: (919) 544-2928

**2018 NORTH
CAROLINA STATE
BUILDING
CODES**

ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: 12/17/21

- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20043CORP-08/20/20-CTD
- 18 ADD NOTE TO TF NC20037NCP - 10/06/20 - KBA
- 19 DIVISION REQ REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 20 DIVISION REQ REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
3.D5

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

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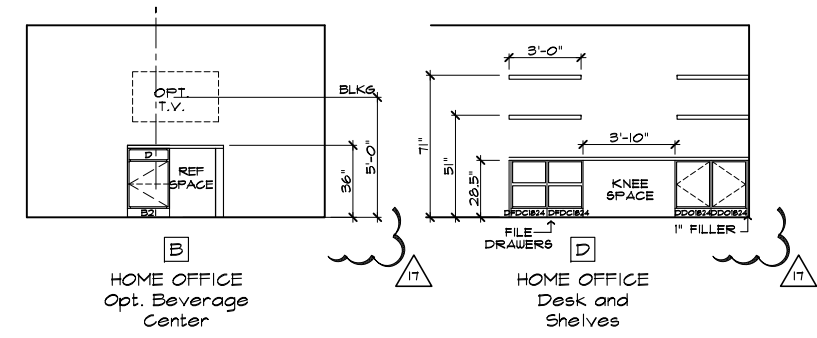
2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 01/08/15
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REVISIONS: 12/17/21

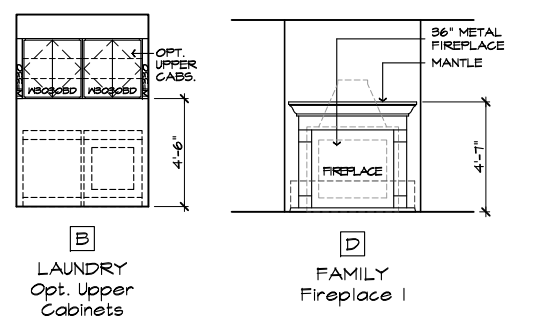
- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
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- 17 HOME OFFICE CORP20003CORP-08/20/20-CTD
- 18 ADD NOTE TO TF NC20037NCP - 10/06/20 - KBA
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PLAN: 238.2338-R
SHEET: 4.1

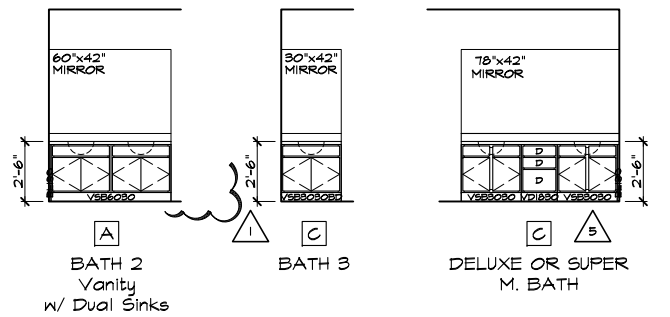
SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES



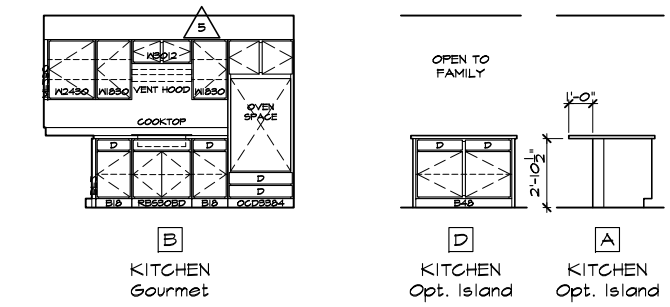
MISC. ELEVATIONS



INTERIOR ELEVATIONS



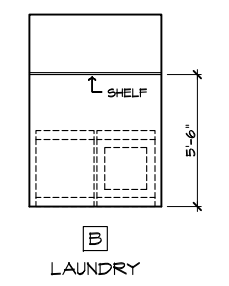
BATH ELEVATIONS



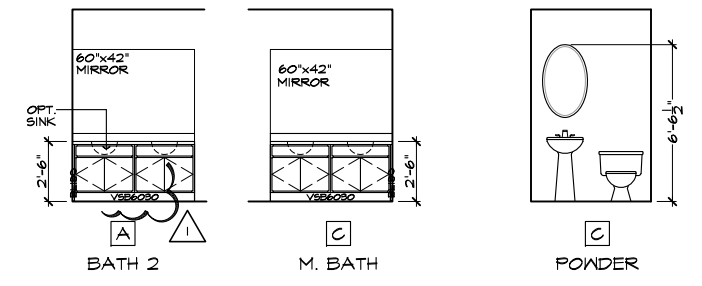
KITCHEN ELEVATIONS

OPTIONAL INTERIOR ELEVATIONS

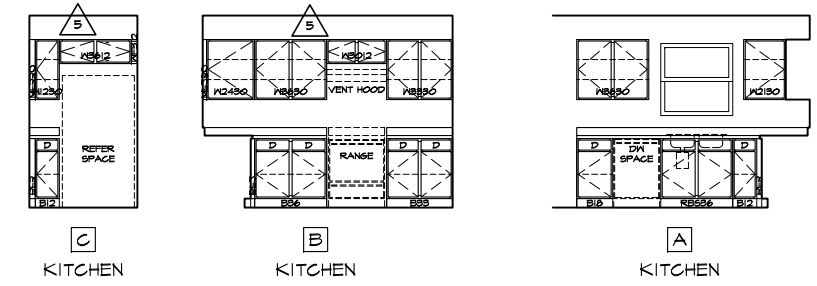
SCALE: 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



INTERIOR ELEVATIONS



BATH ELEVATIONS



KITCHEN ELEVATIONS

INTERIOR ELEVATIONS

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

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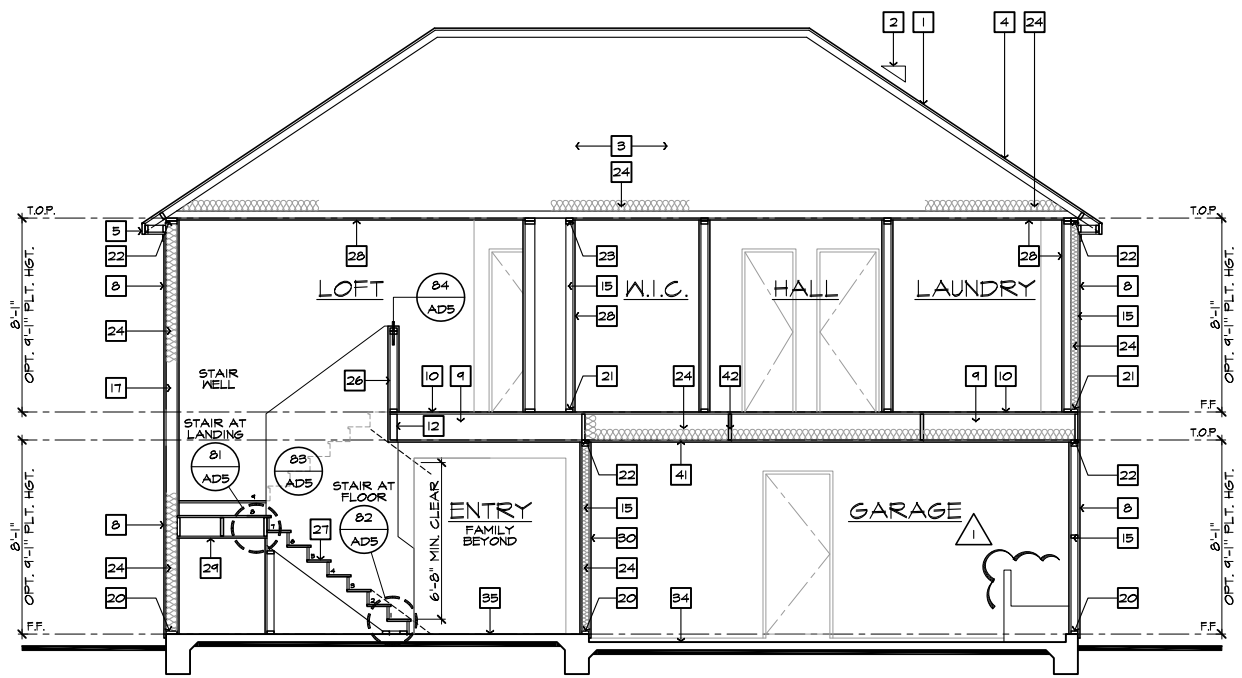
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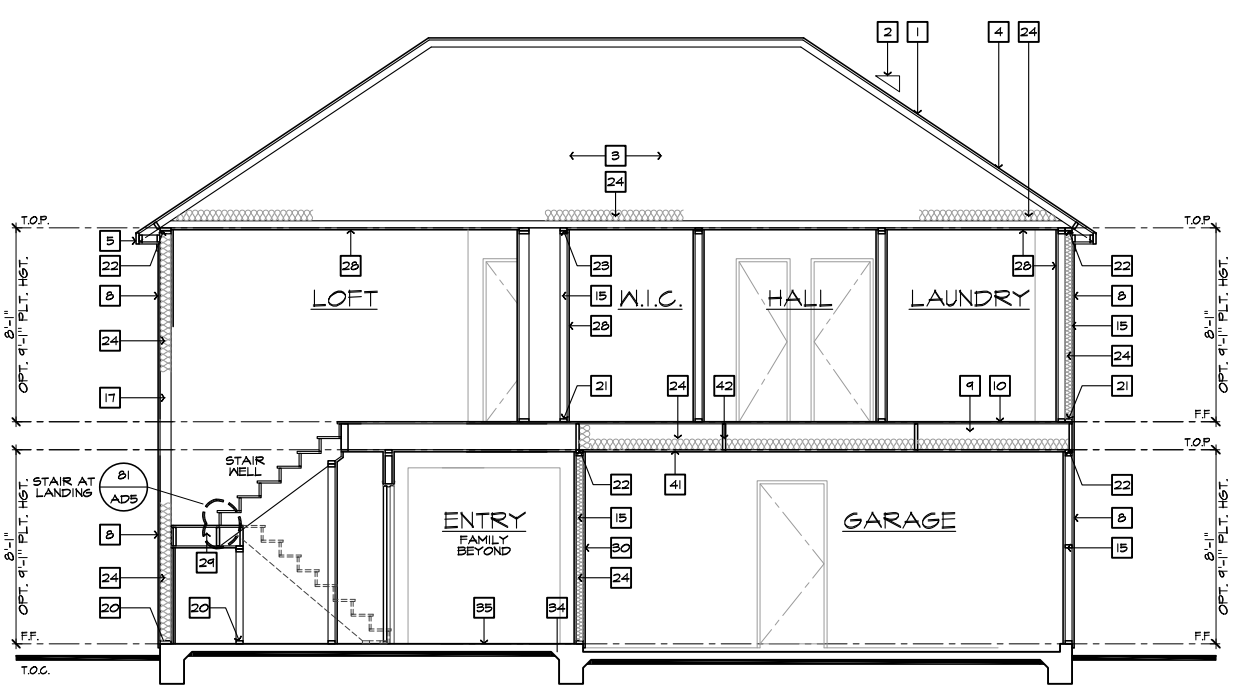
- # SECTION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. ROOF PITCH - REFER TO ROOF NOTES
 3. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
 4. ROOF SHEATHING PER STRUCTURAL
 5. 2x FASCIA/BARGE BOARD
 6. CONT. SOFFITED EAVE W/ VENTING
 7. 6.1. 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 MD.
 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.



SECTION "A"

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

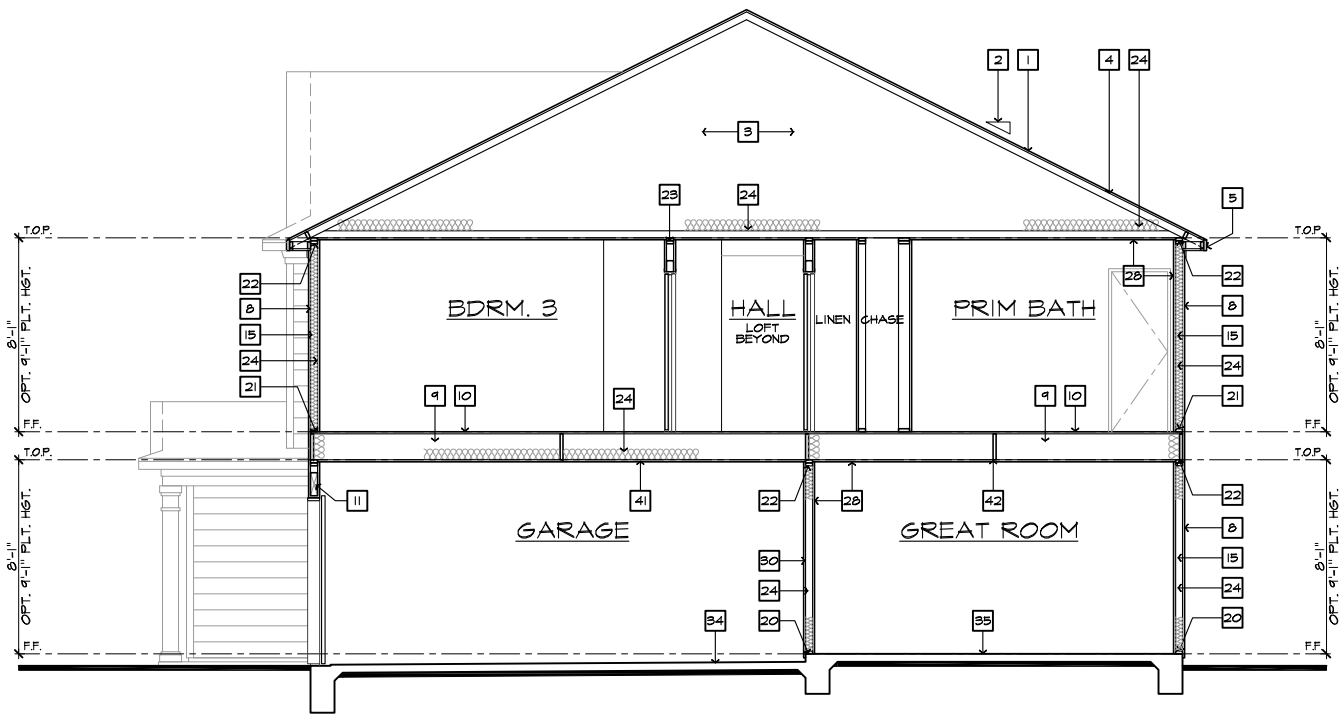
AT SLAB-ON-GRADE



SECTION "C"

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

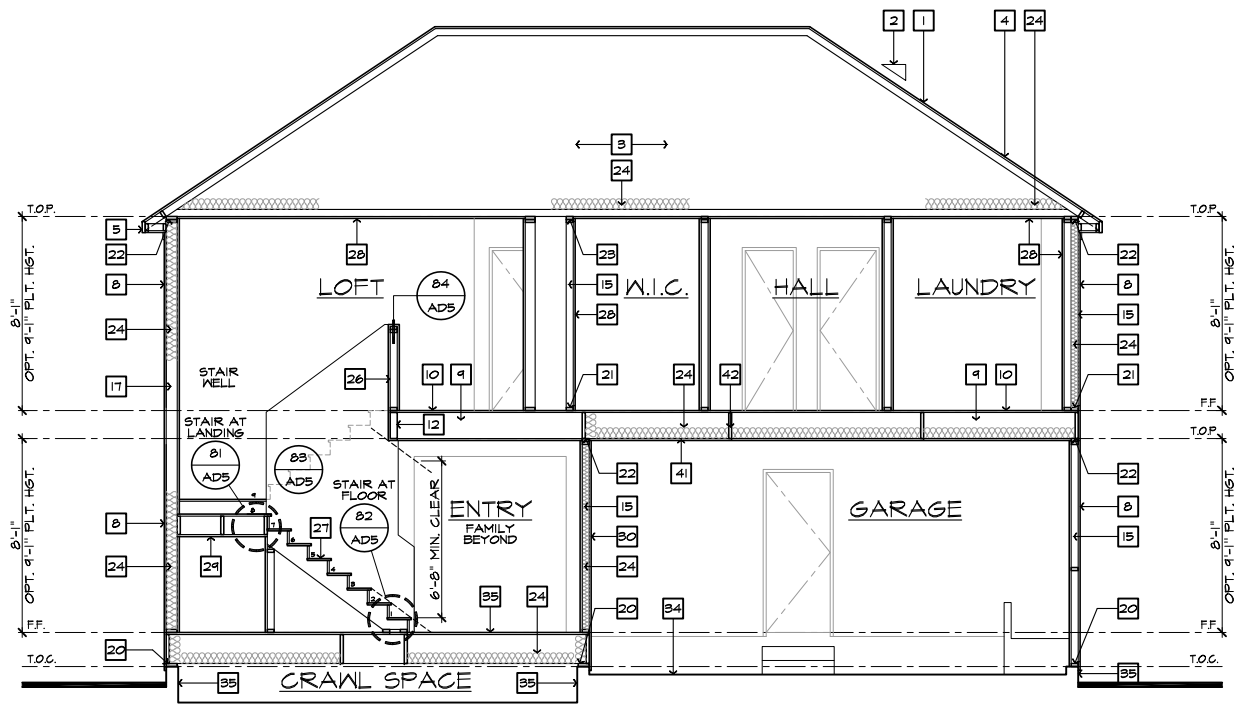
ISSUE DATE: 01/08/15
PROJECT No.: 1350999-56
DIVISION MGR.: DS
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- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20004NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP21003CORP-08/20/20-CTD
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- 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
4.2

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

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SECTION "A"

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

AT CRAWL SPACE

- # SECTION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. ROOF PITCH - REFER TO ROOF NOTES
 3. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
 4. ROOF SHEATHING PER STRUCTURAL
 5. 2x FASCI/BARGE BOARD
 6. CONT. SOFFITED EAVE W/ VENTING
 7. 6.1. 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
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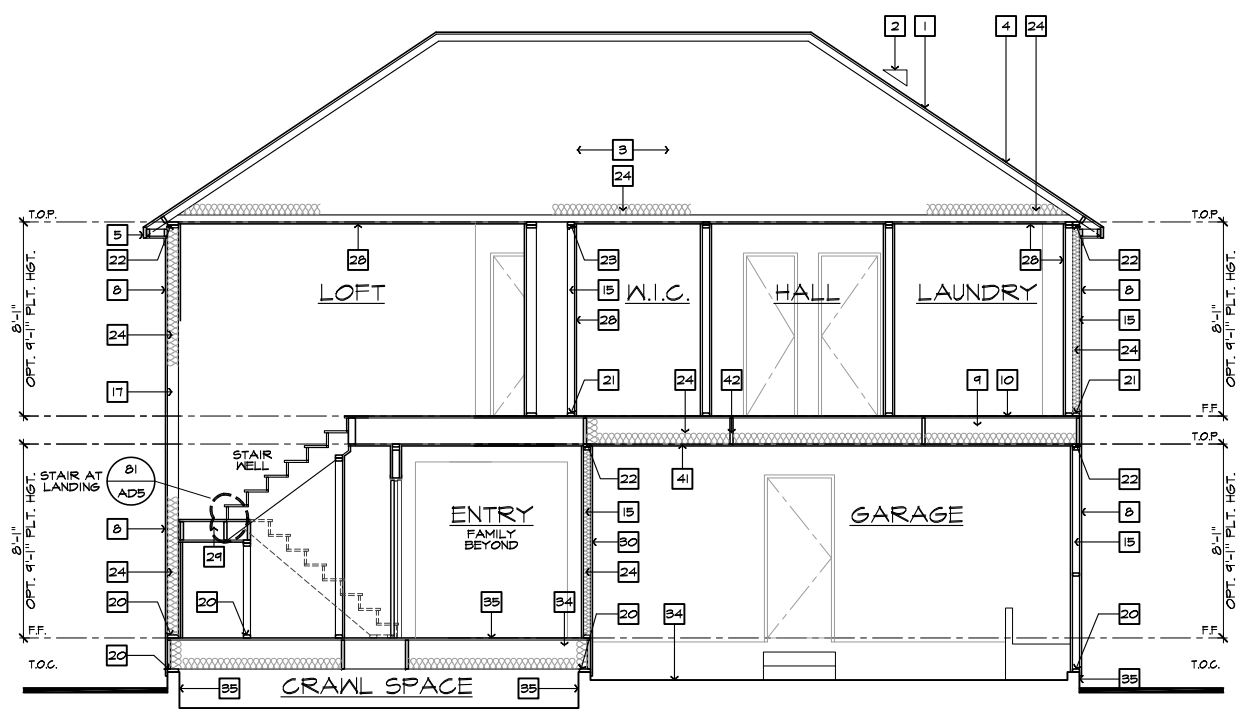


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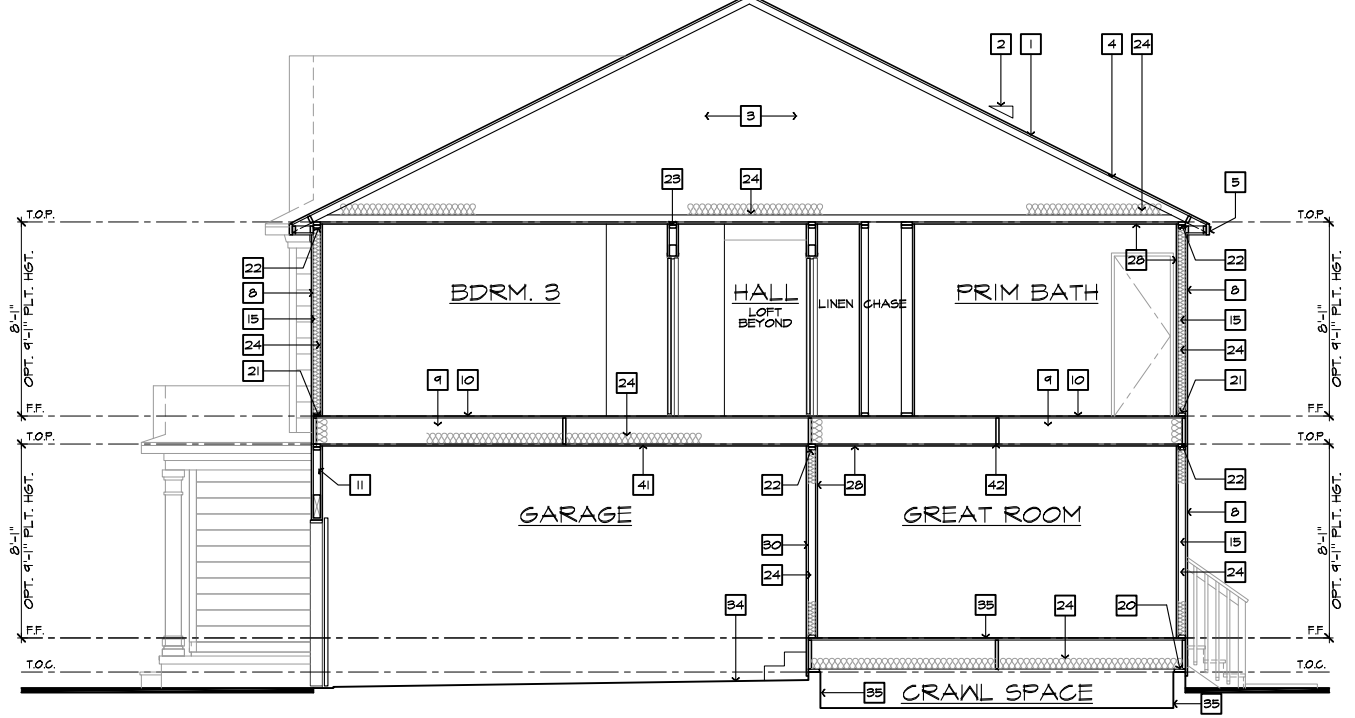
2018 NORTH CAROLINA STATE BUILDING CODES



SECTION "C"

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

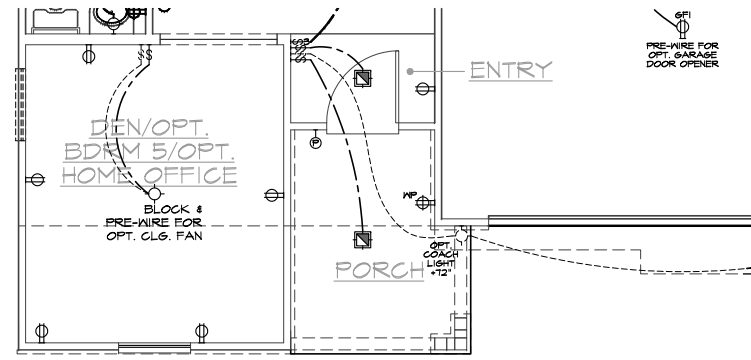
ISSUE DATE: 01/08/15
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- 12 DIVISION REVISIONS NC19657NCP - 09/26/19 - DCS
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- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP22003CORP-08/20/20-CTD
- 18 ADD NOTE TO TS NC20037NCP - 10/06/20 - KBA
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- 20 DIVISION REQ. REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

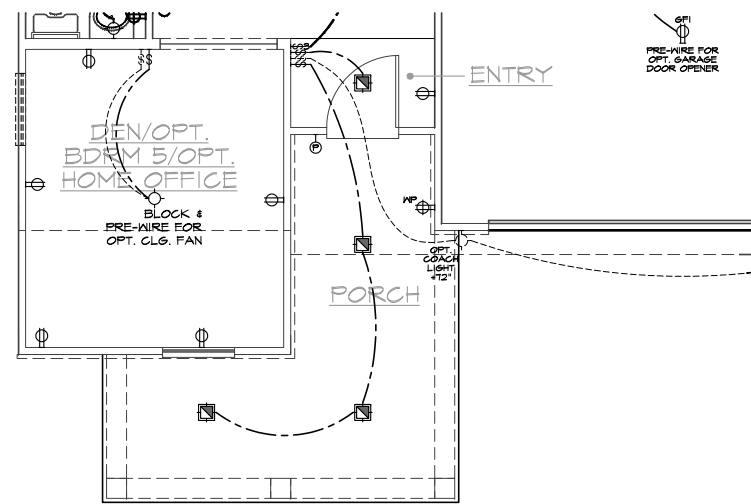
PLAN:
238.2338-R
SHEET:
4.3

SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

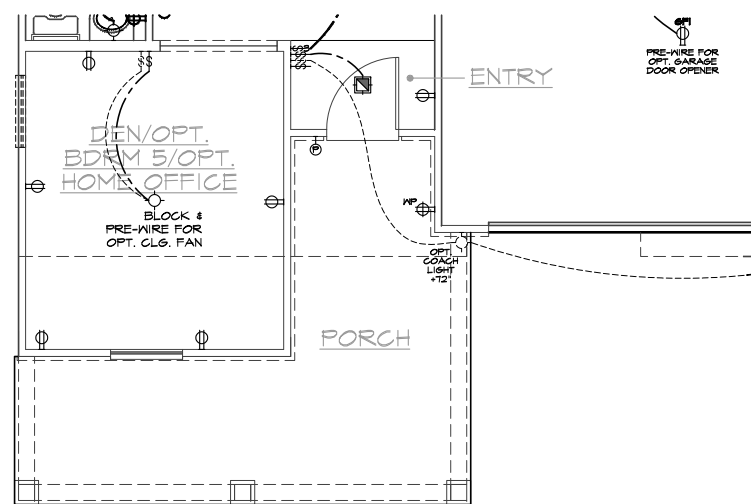
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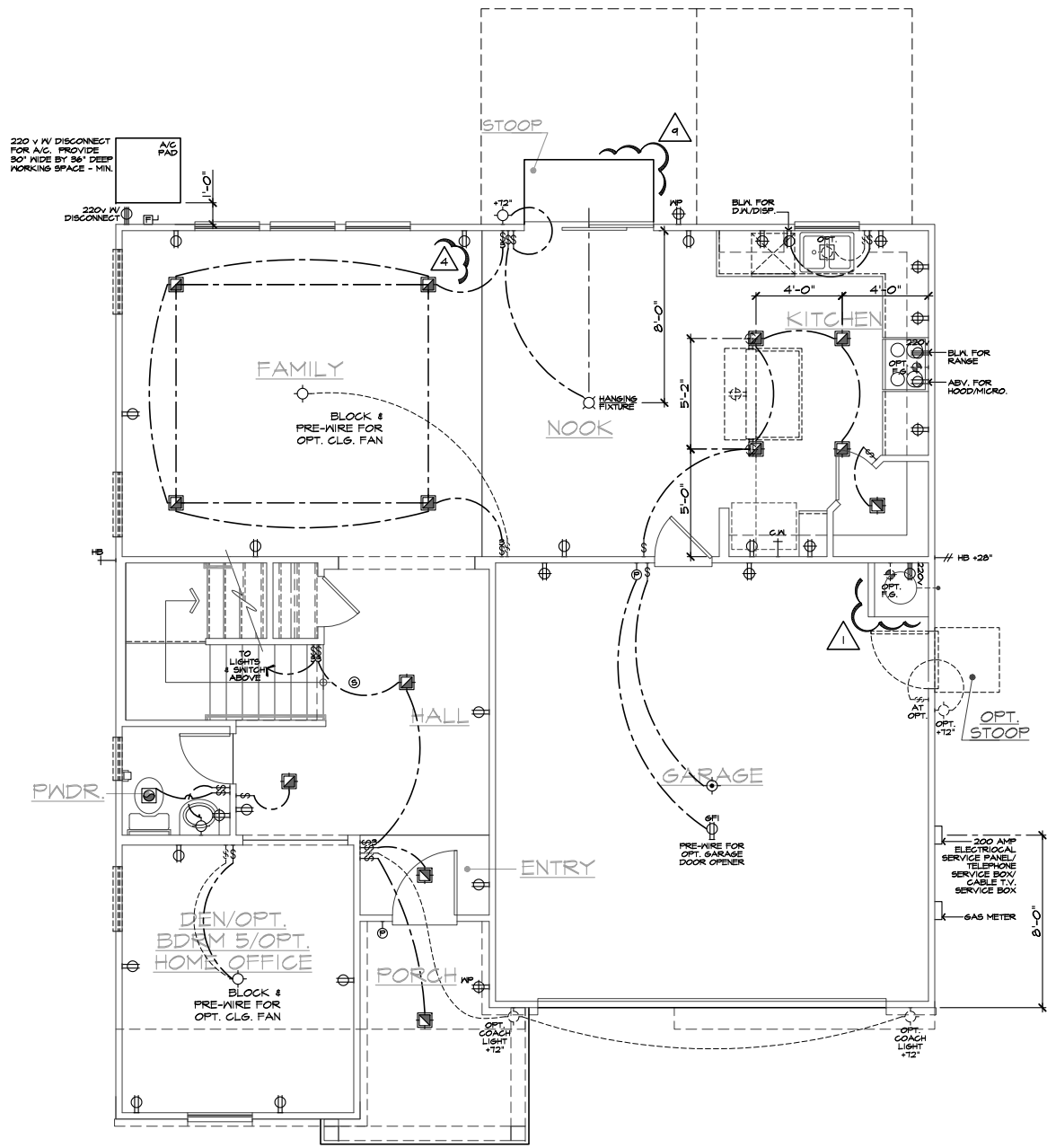
PARTIAL FIRST FLOOR UTILITY PLAN "B"
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17") BASIC PLAN



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



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



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

UTILITY LEGEND

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

24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

SWITCHING FOR ROOMS W/ CLG. FAN OPTIONS

24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

⊕ DWELLING

⊕ 2-0" OPT. MIN. GARAGE

NOTES

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



NORTH CAROLINA 40' SERIES

KB HOME
NORTH CAROLINA DIVISION
4506 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
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FAX: (919) 544-2928

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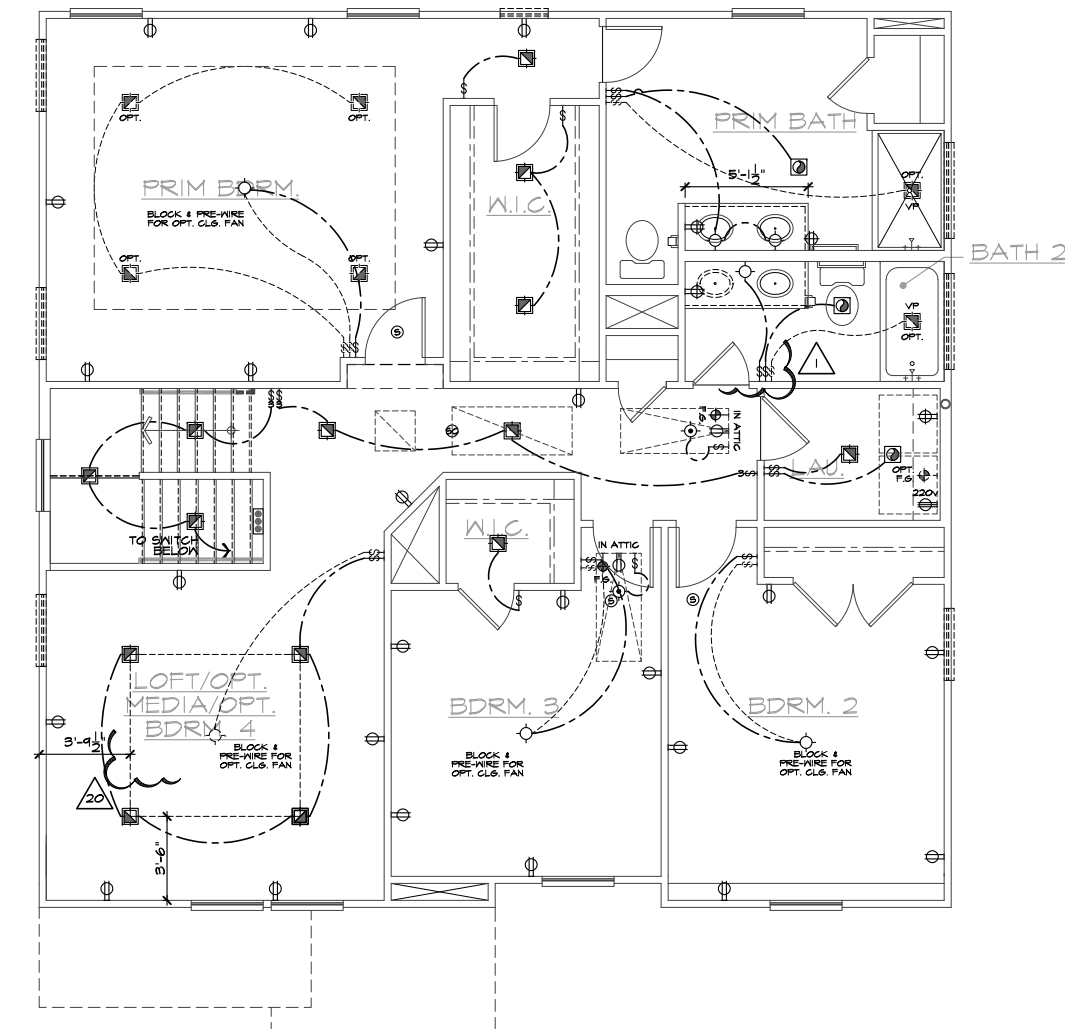
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- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC120033NCP - 12/12/19 - CL
- 14 VENTILATION NC230081NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC120133NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC23017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20003CORP-08/20/20-CTD
- 18 ADD NOTE TO TP NC230037NCP - 10/06/20 - KBA
- 19 DIVISION REQ REVISION NC210052NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 20 DIVISION REQ REVISION NC21032NCP - 03/19/21 - KBA
- 21 ADD DECK OPTION NC21055NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
5.1

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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UTILITY LEGEND

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

SWITCHING FOR ROOMS w/ CLG. FAN OPTIONS

SECONDARY MASTER

24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

24" MIN.

DWELLING

2'-0" MIN.

GARAGE

2'-0" MIN.

NOTES

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- 20 FOOT #4 REBAR FOR UPPER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
- 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.

SECOND FLOOR UTILITY PLAN

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

BASIC PLAN



NORTH CAROLINA 40' SERIES

KB HOME
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DURHAM, NC 27703
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FAX: (919) 544-2928

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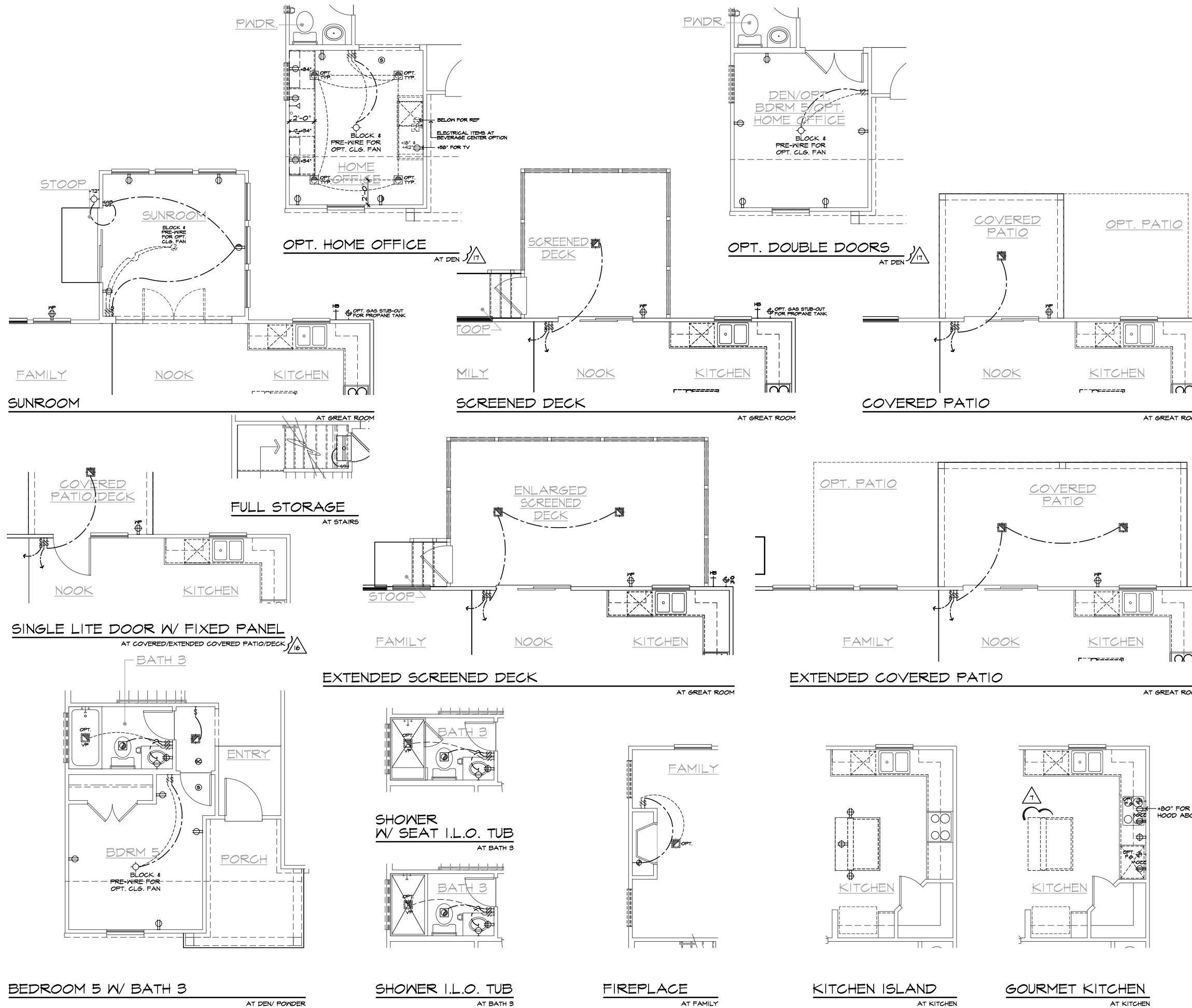
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- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC21003NCP - 12/12/19 - CL
- 14 VENTILATION NC21008NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC21013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC21017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20003CORP-08/20/20-CTD
- 18 ADD NOTE TO TS NC230037NCP - 10/06/20 - KBA
- 19 DIVISION REQ REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 20 DIVISION REQ REVISION NC21032NCP - 03/19/21 - KBA
- 21 ADD DECK OPTION NC21055NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
5.2

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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UTILITY LEGEND	
	120V DUPLEX CONVENIENCE RECEPTACLE
	120V (TR) RECEPTACLE W/ GFI CIRCUIT
	120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
	FUSED DISCONNECT
	120V (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER
	120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SWITCH CONTROLLED, 1/2 HOT
	220V SINGLE CONVENIENCE RECEPTACLE
	TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.
	THREE-POLE LIGHT SWITCH
	FOUR-POLE LIGHT SWITCH
	WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED FLUORESCENT LIGHT FIXTURE
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
	HANGING INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL)
	RECESSED INCANDESCENT LIGHT FIXTURE
	LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS
	RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING
	RECESSED FLUORESCENT LIGHT FIXTURE
	RECESSED EXHAUST FAN
	RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION
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	INCANDESCENT WALL SCONCE
	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET
	24"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)
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	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
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	APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.
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	24" MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW
	DWELLING
	GARAGE

NORTH CAROLINA 40' SERIES

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ISSUE DATE:	01/08/15
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REVISIONS:	12/17/21

	DIVISION REVISIONS NC19057NCF - 09/26/19 - DCS
	DIVISION REVISIONS NC2003NCF - 12/12/19 - CL
	VENTILATION NC2008NCF - 01/17/20 - CL
	DIVISION REVISION NC2003NCF - 02/10/20 - MCP
	DIVISION REVISION NC2007NCF - 03/04/20 - KBA
	HOME OFFICE CORP2009CORP-08/20/20-CTD
	ADD NOTE TO TS NC20037NCF - 10/06/20 - KBA
	DIVISION REQ. REVISION NC21002NCF - 01/06/21 - KBA FOR INTERNAL USE ONLY
	DIVISION REQ. REVISION NC21002NCF - 05/19/21 - KBA
	ADD DECK OPTION NC21052NCF - 12/17/21 - CTD

PLAN:
238.2338-R

SHEET:
5.3

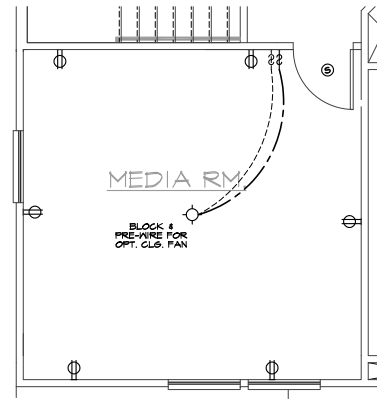
SPEC. LEVEL 1

RALEIGH-DURHAM 40' SERIES

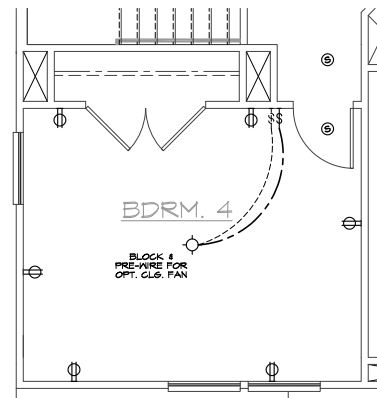
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

BASIC PLAN

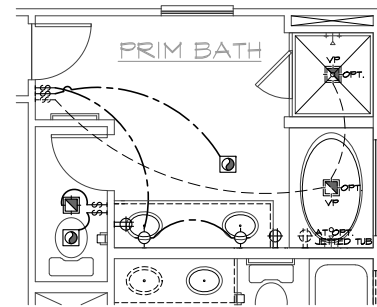
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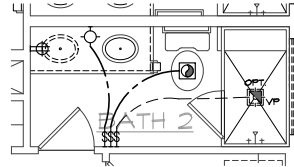
MEDIA
AT LOFT



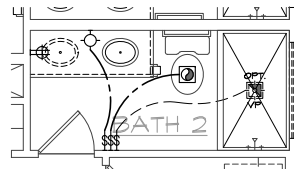
BEDROOM 4
AT LOFT



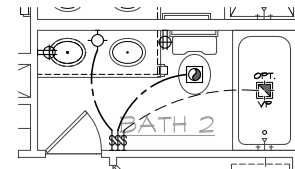
SUPER PRIM BATH
AT PRIM BATH



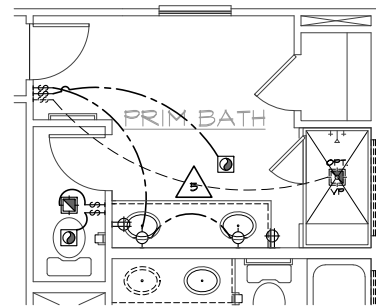
SHOWER W/ SEAT I.L.O. TUB
AT BATH 2



SHOWER I.L.O. TUB
AT BATH 2



VANITY W/ DUAL SINKS
AT BATH 2



DELUXE PRIM BATH
AT PRIM BATH

SECOND FLOOR UTILITY PLAN OPTIONS

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

BASIC PLAN

UTILITY LEGEND

2023-10-20 10:16:56

- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE AND TAMPER RESISTANT (TR)
- ⊕ 120V (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING
- ⊕ 120V (TR) RECEPTACLE W/ GFI CIRCUIT
- ⊕ FUSED DISCONNECT
- 120V (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER
- ⊕ 120V (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SWITCH CONTROLLED, 1/2 HOT
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- ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
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- ⊕ 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

20' MIN. SEPARATION OF ELECTRICAL BOXES AS SHOWN BELOW

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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 UFER 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.



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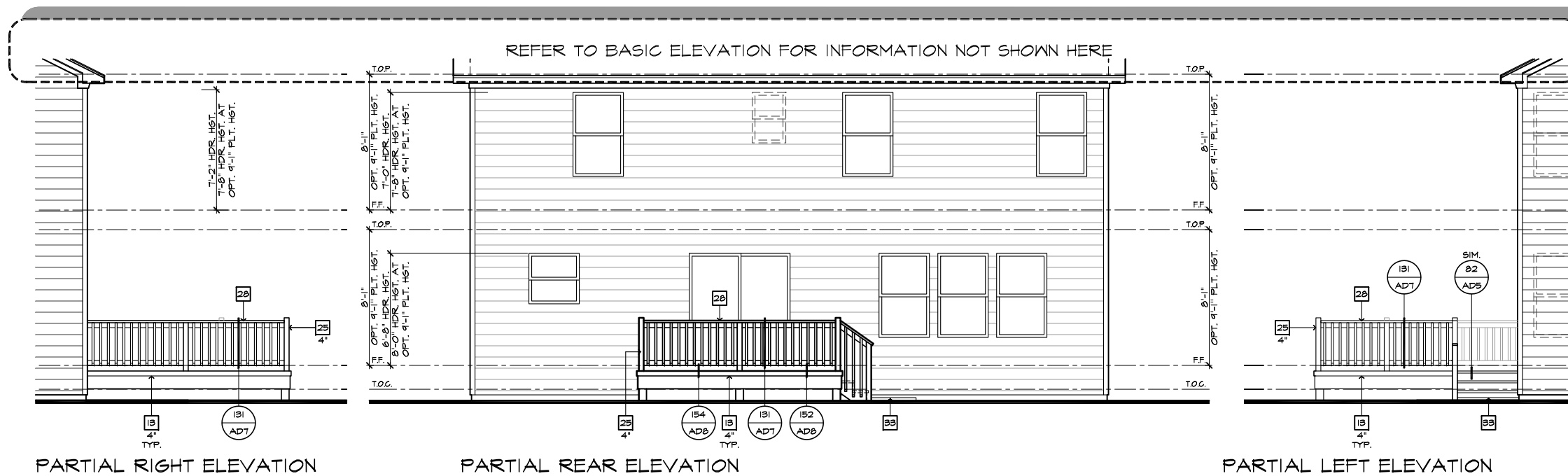
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- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20003CORP-08/20/20-CTD
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PLAN:
238.2338-R
SHEET:
5.4

SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

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#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6.1. FLASHING
4.	6.1. FLASHING & SADDLE/CRICKET
5.	6.1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL
9.	DECORATIVE SHUTTERS
10.	PEDIMENT. SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM 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.	ROCKLOCK 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 VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
34.	LINE V. 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 TO 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

NORTH CAROLINA 40' SERIES

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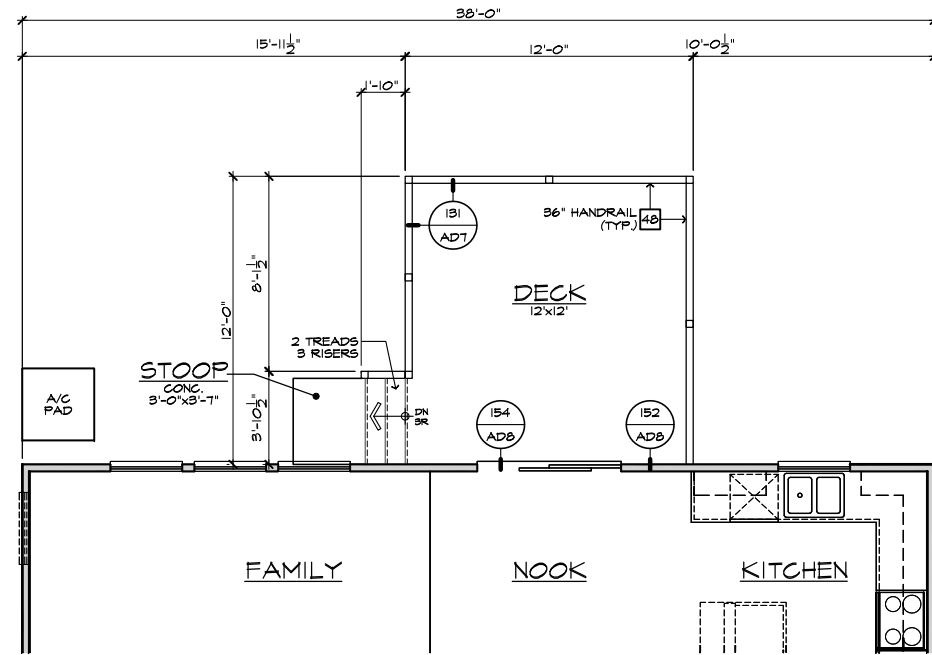
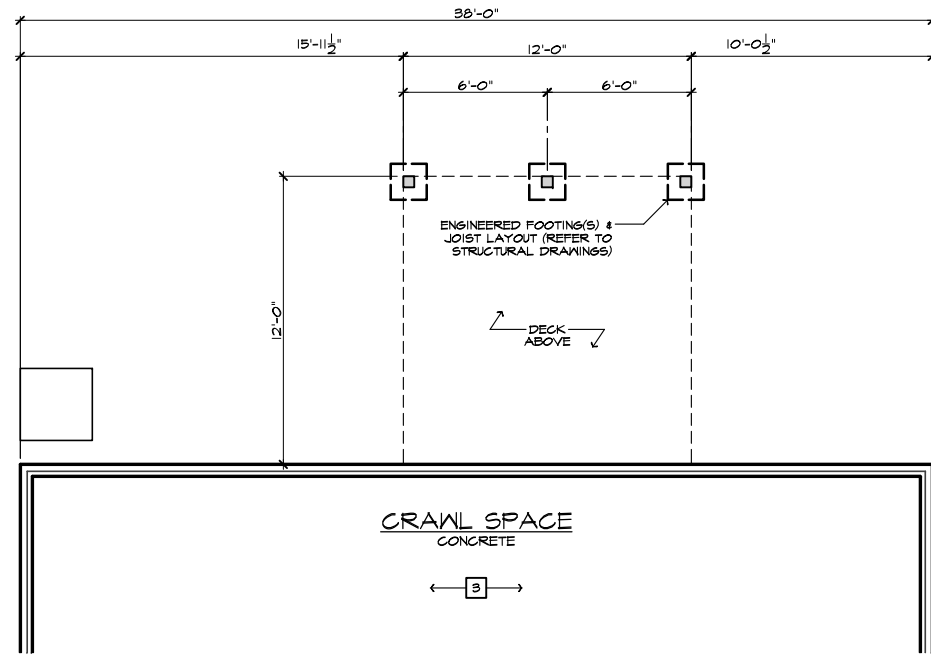
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PLAN: 238.2338-R
SHEET: 71

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES



#	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 LANDING: 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. 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.

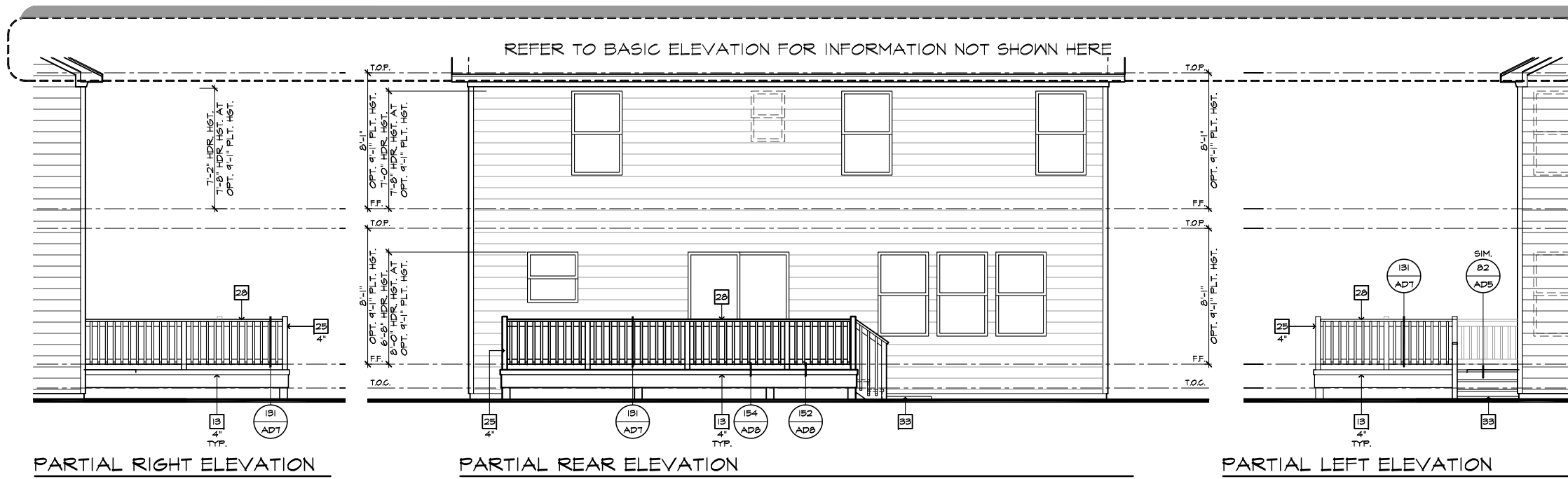
NOTE:
THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R409.
THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R409.2.

NOTE:
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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

DECK 'A/B/C/D' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

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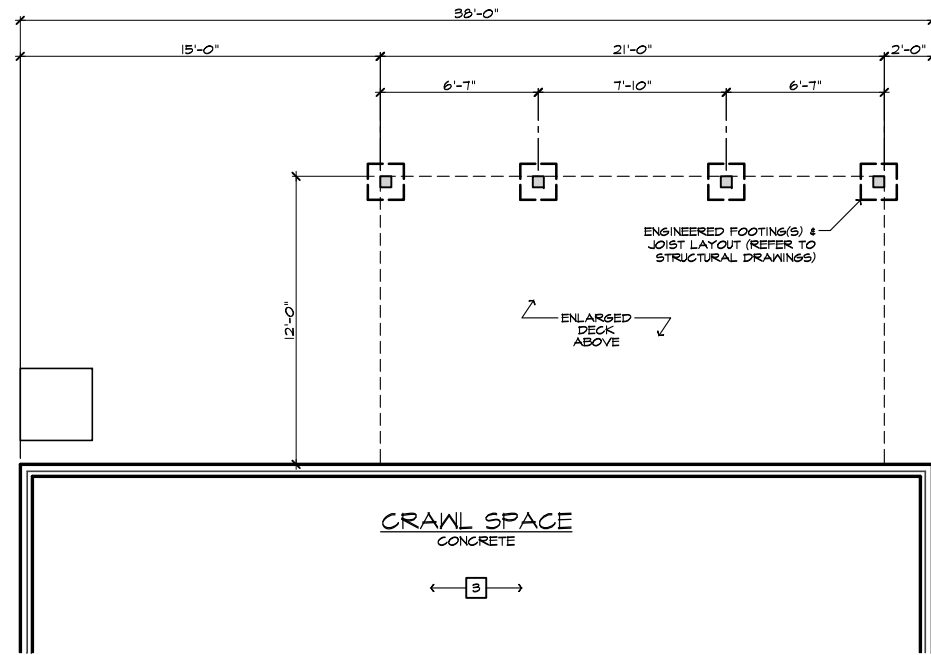
PARTIAL RIGHT ELEVATION

PARTIAL REAR ELEVATION

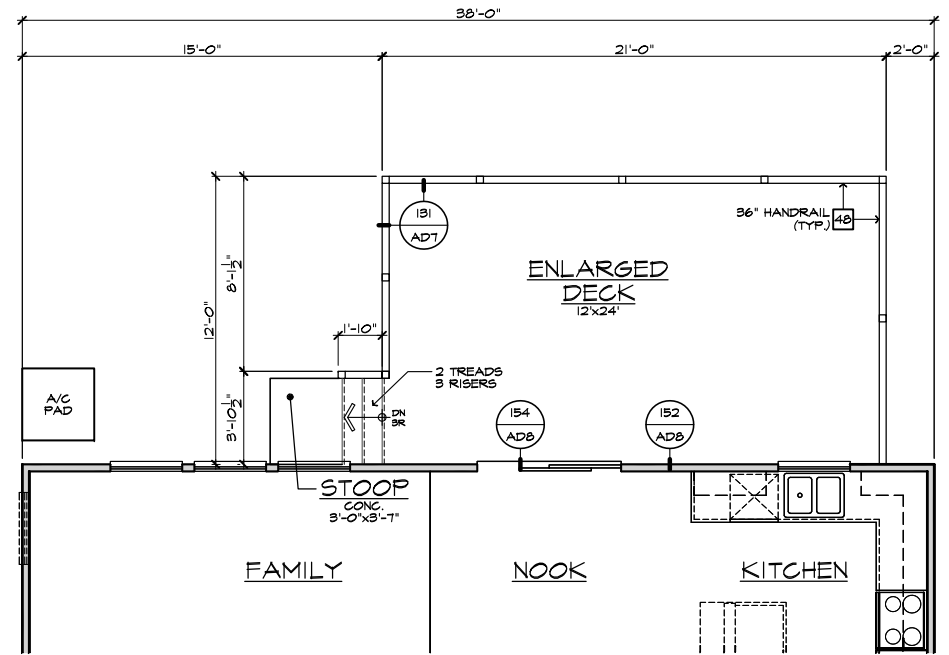
PARTIAL LEFT ELEVATION

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

#	PARTIAL PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
27.	WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
28.	WATER HEATER 3" VENT TO OUTSIDE AIR
29.	MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
34.	LINE V. 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
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61.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
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68.	P.T. POST W/ WRAP TO 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



PARTIAL CRAWL SPACE PLAN



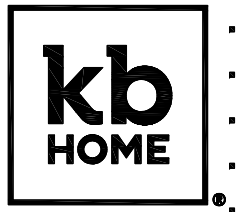
PARTIAL FIRST FLOOR PLAN

#	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 LANDING, 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. 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.

NOTE:
THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R409.
THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R409.2.

NOTE:
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PLAN:
238.2338-R
SHEET:
7.2

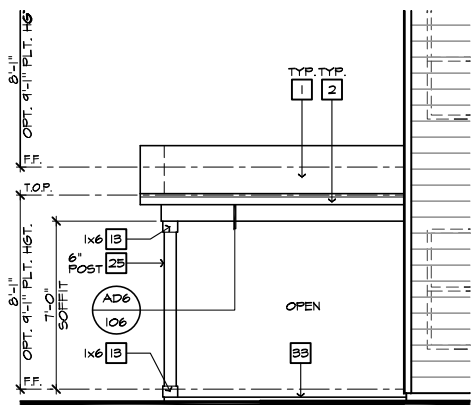
SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

EXTENDED ENLARGED DECK 'A/B/C/D' AT CRAWL SPACE

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

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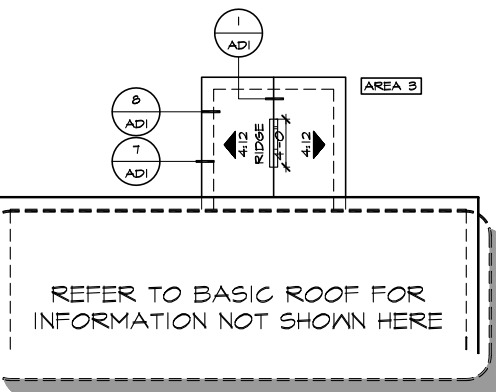


PARTIAL LEFT ELEVATION

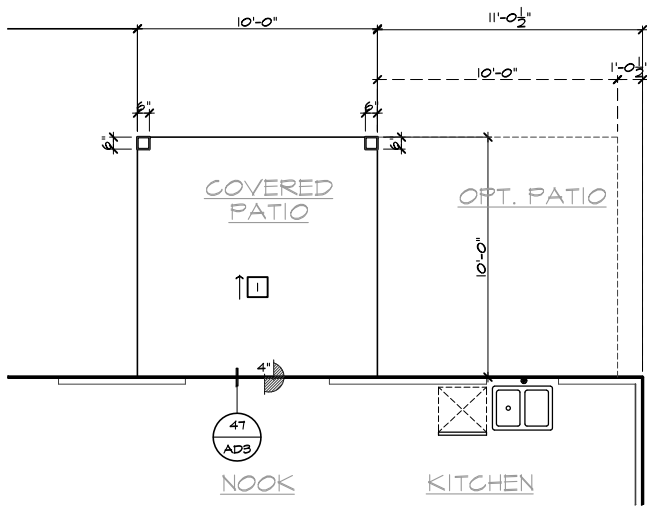


PARTIAL REAR ELEVATION

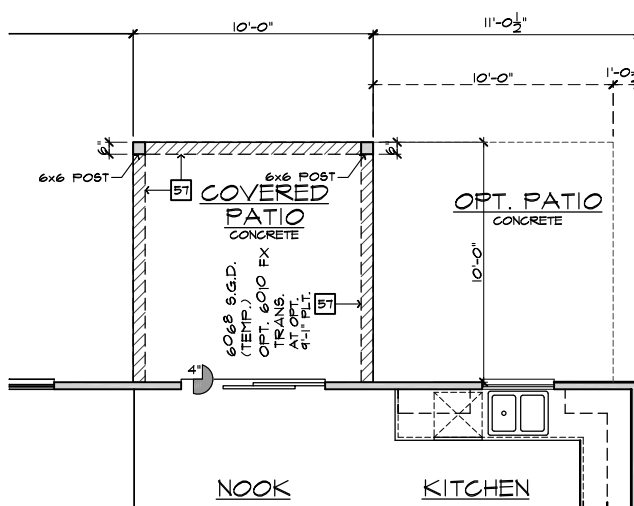
ROOF PLAN NOTES	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) (2018 NC-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 3 / MAIN IV COVERED PATIO	
VENTILATION REQUIRED:	
ATTIC AREA = 100	SQ. FT. / 150 = 0.67 SQ. FT. X 144 = 96 SQ. IN.
	TOTAL HIGH & LOW = 96 SQ. IN.
VENTILATION PROVIDED:	
6	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 55 SQ. IN.
4	LF RIDGE VENT(S) AT 18 SQ. IN. EA. = 72 SQ. IN.
TOTAL VENTILATION PROVIDED: 127 SQ. IN.	



PARTIAL ROOF PLAN



PARTIAL SLAB INTERFACE PLAN



PARTIAL FIRST FLOOR PLAN

COVERED PATIO AT SLAB ON GRADE

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 PER SPEC - SEE ELEVATION FOR SIZE
 - EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - ROWLOCK COURSE
 - FRIEZE BOARD
 - FIBER-CEMENT SIDING PER SPECS
 - P.T. POST IV WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (36" U.N.O.)
 - FIBER-CEMENT SMOOTH BOARD SEE SPECS
 - 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 PAN & 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
 - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - A/C 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 IV 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 SITE.

- ### 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 OPENINGS.
 - 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 OPENINGS.
 - 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. 8 1/4" 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



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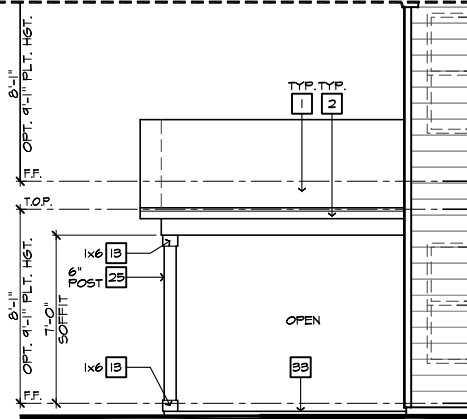
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SHEET: 8.1

SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

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PARTIAL LEFT ELEVATION



PARTIAL REAR ELEVATION

ELEVATION NOTES

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- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6:1 FLASHING
 - 6:1 FLASHING & SADDLE/CRICKET
 - 6:1 DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE ELEVATION FOR TYPE
 - RECESSED ELEMENT
 - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM PER SPEC- SEE ELEVATION FOR SIZE
 - EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - RONLOCK COURSE
 - FRIEZE BOARD
 - FIBER-CEMENT SIDING PER SPECS
 - P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (36" U.N.O.)
 - FIBER-CEMENT SMOOTH BOARD SEE SPECS
 - 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 PAN & DRAIN (REFER TO DETAILS)
 - WATER HEATER B VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE V. WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - A/C 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/ 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.

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 OPENINGS.
 - 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 OPENINGS.
 - 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. @ 1/4" 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

ROOF PLAN NOTES

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.

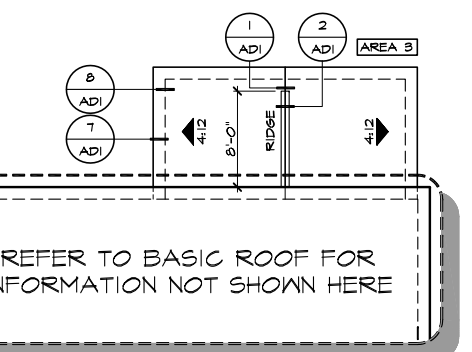
ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) (2018 NC-R 906.2)
* CALCULATION BY 1/80. HIGH/Low VENTING NOT REQUIRED.

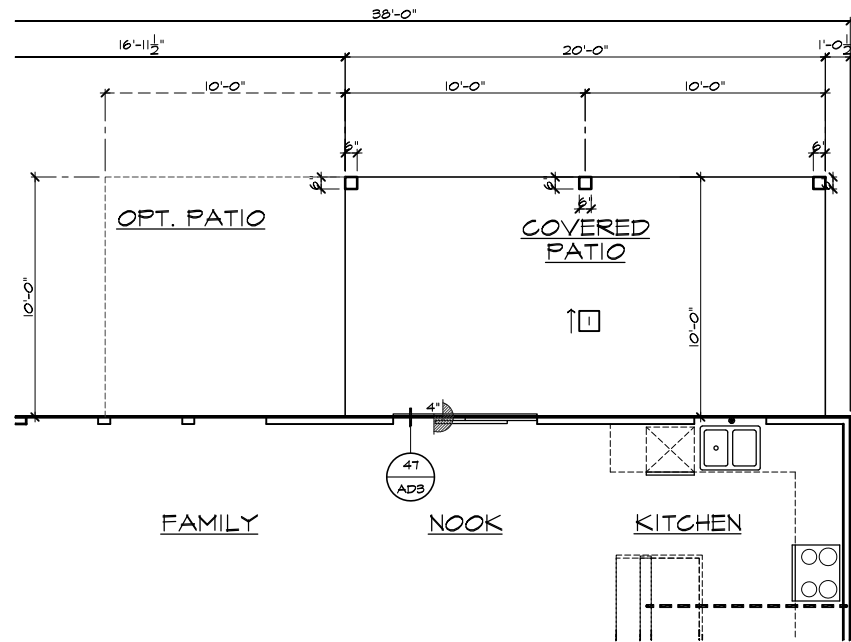
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

AREA 3 / MAIN IV EXTENDED COVERED PATIO.

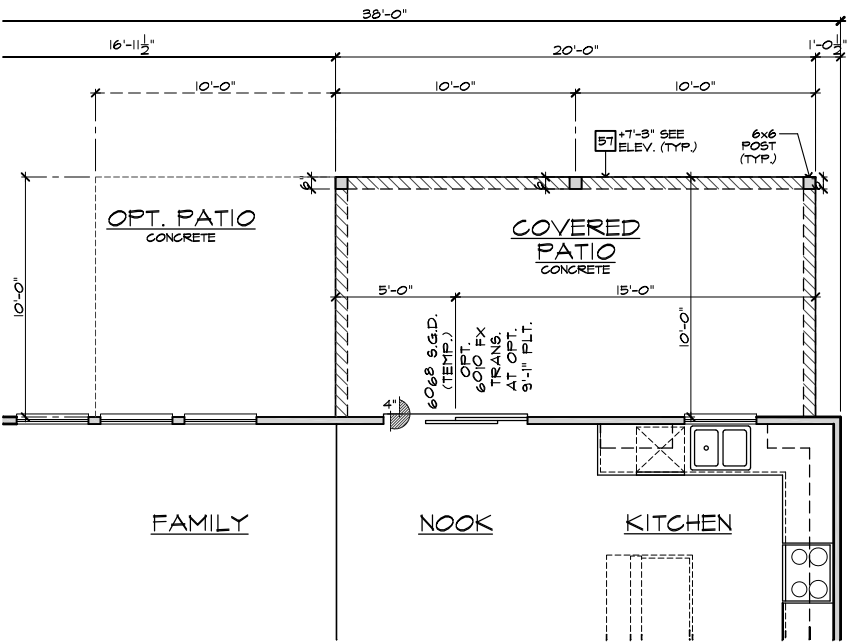
VENTILATION REQUIRED:	
ATTIC AREA = 200	SQ. FT. / 150 = 1.33 SQ. FT. X 144 = 192 SQ. IN.
TOTAL HIGH & LOW = 192 SQ. IN.	
VENTILATION PROVIDED:	
16 LF VENTILATED SOFFIT AT 6:1 SQ. IN. / LF. =	110 SQ. IN.
8 LF RIDGE VENT(S) AT 18 SQ. IN. EA. =	144 SQ. IN.
TOTAL VENTILATION PROVIDED: 254 SQ. IN.	



PARTIAL ROOF PLAN



PARTIAL SLAB INTERFACE PLAN



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED PATIO AT SLAB ON GRADE

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



NORTH CAROLINA 40' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

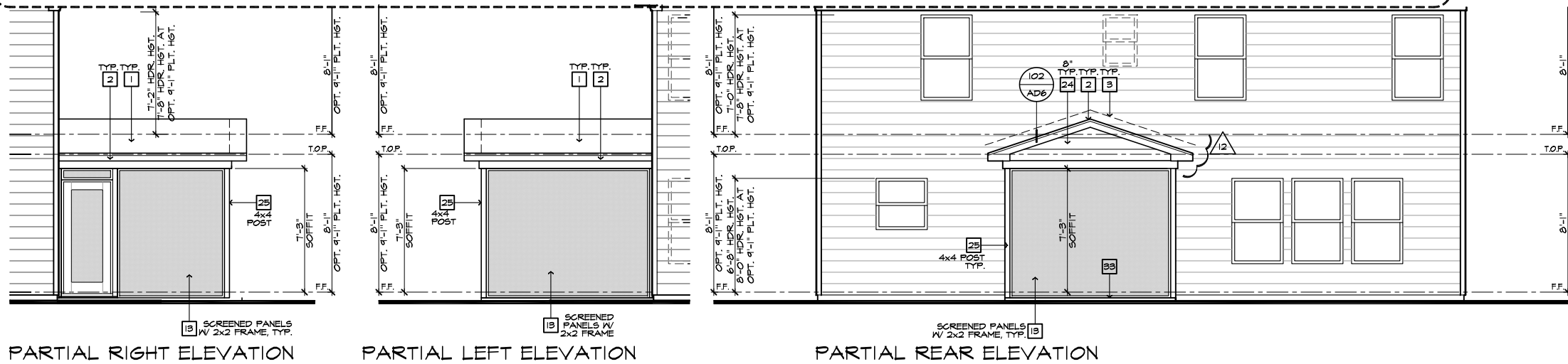
ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
DIVISION MGR.: DS

- REVISIONS: 12/17/21
- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
 - 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
 - 14 VENTILATION NC20008NCP - 01/17/20 - CL
 - 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
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 - 17 HOME OFFICE CORP20063CORP-08/20/20-CTD
 - 18 ADD NOTE TO TF NC20037NCP - 10/06/20 - KBA
 - 19 DIVISION REQ REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
 - 20 DIVISION REQ REVISION NC21032NCP - 05/19/21 - KBA
 - 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN: 238.2338-R
SHEET: 8.2
SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

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REFER TO BASIC ELEVATION FOR INFORMATION NOT SHOWN HERE



PARTIAL RIGHT ELEVATION

PARTIAL LEFT ELEVATION

PARTIAL REAR ELEVATION

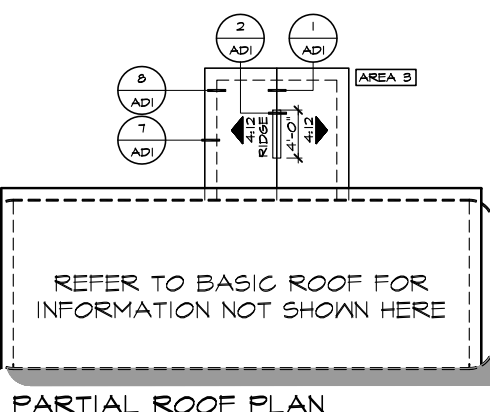
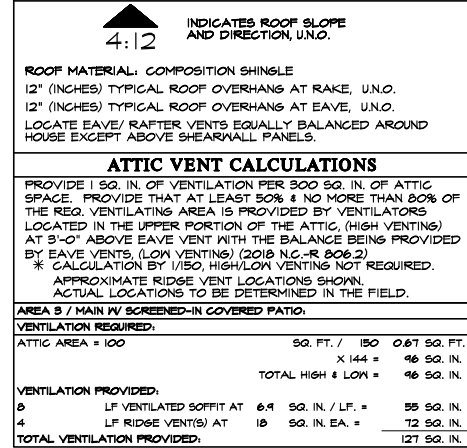
ELEVATION NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6.1. FLASHING
 - 6.1. FLASHING & SADDLE/CRICKET
 - 6.1. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE ELEVATION FOR TYPE
 - RECESSED ELEMENT
 - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM PER SPEC - SEE ELEVATION FOR SIZE
 - EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - RONLOCK COURSE
 - FRIEZE BOARD
 - FIBER-CEMENT SIDING PER SPECS
 - P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (36" U.N.O.)
 - FIBER-CEMENT SMOOTH BOARD SEE SPECS
 - 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

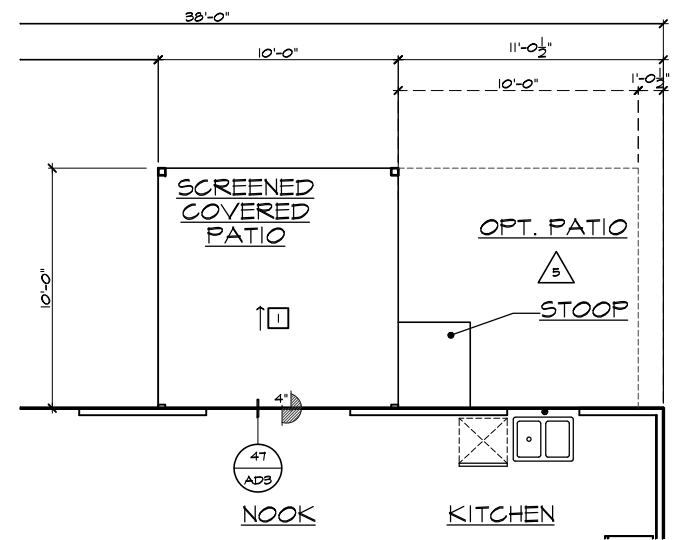
PARTIAL PLAN NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
- WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO DETAILS)
 - WATER HEATER VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE V. WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - A/C 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
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 - OPT. DOOR/WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
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 - P.T. POST W/ WRAP.
 - EGRESS WINDOW
 - WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

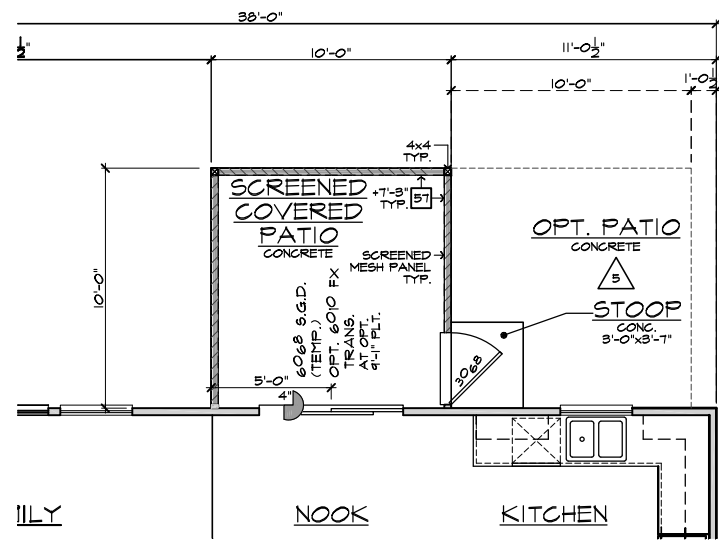
ROOF PLAN NOTES



PARTIAL ROOF PLAN



PARTIAL SLAB INTERFACE PLAN



PARTIAL FIRST FLOOR PLAN

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 FT. MIN. TOWARD DOOR OPENINGS.
 - 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 OPENINGS.
 - 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. @ 1/4" 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



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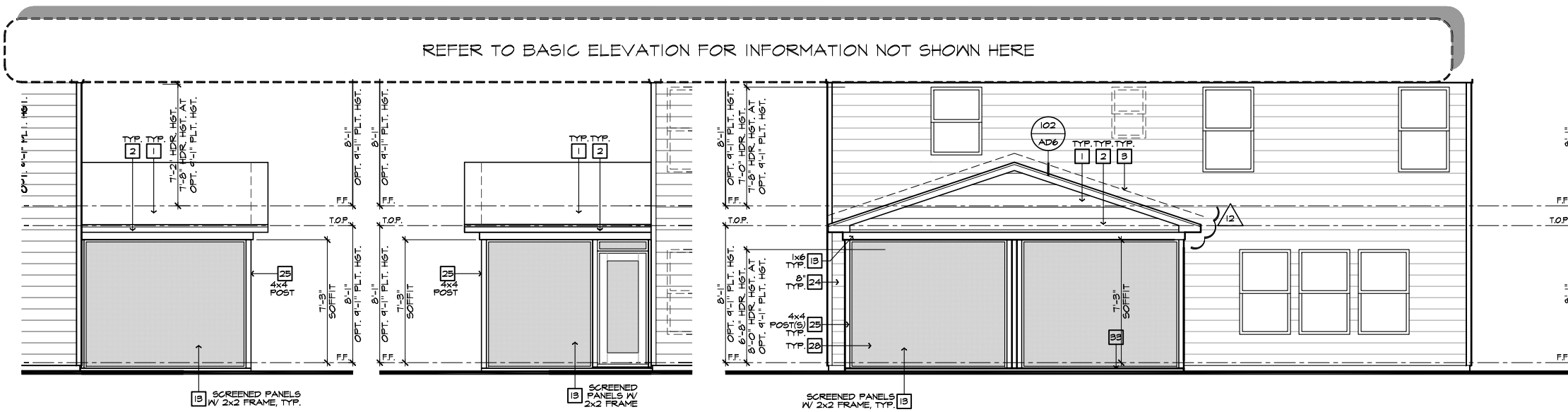
PLAN:
238.2338-R
SHEET:
8.3

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

COVERED SCREENED PATIO AT SLAB ON GRADE

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

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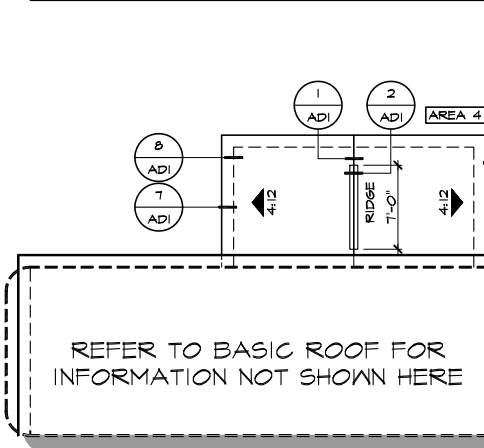


PARTIAL RIGHT ELEVATION

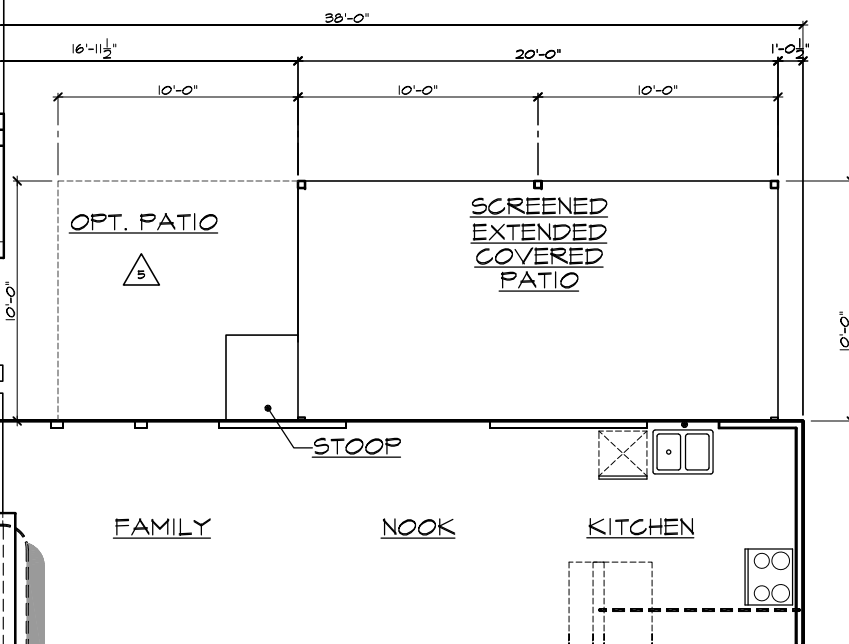
PARTIAL LEFT ELEVATION

PARTIAL REAR ELEVATION

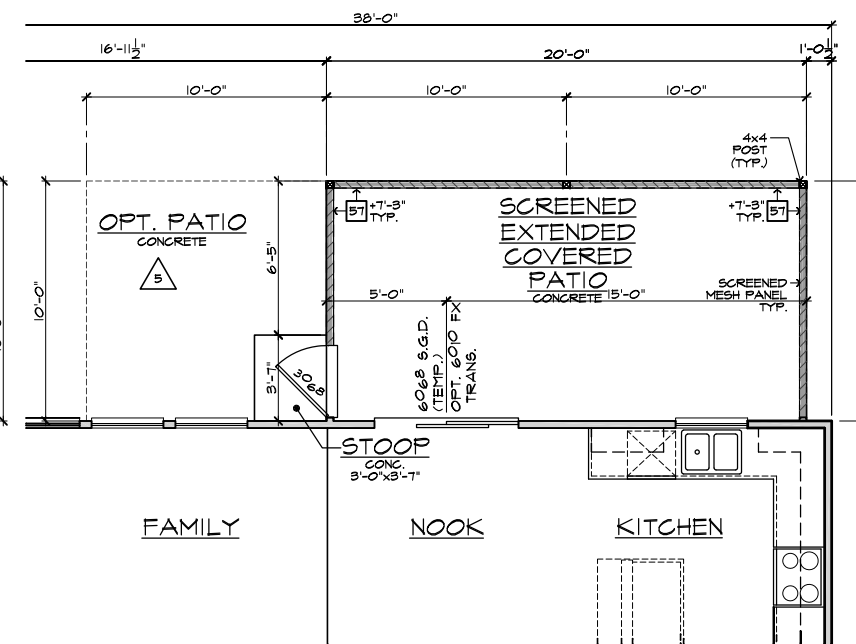
ROOF PLAN NOTES			
INDICATES ROOF SLOPE AND DIRECTION, U.N.O.			
ROOF MATERIAL: COMPOSITION SHINGLE			
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.			
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.			
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.			
ATTIC VENT CALCULATIONS			
PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 9'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS (LOW VENTING) (2018 NC-R 906.2)			
* CALCULATION BY 1/80, HIGH/LOW VENTING NOT REQUIRED.			
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.			
AREA 5 / MAIN IV EXTENDED SCREENED-IN COVERED PATIO:			
VENTILATION REQUIRED:			
ATTIC AREA = 200	50. FT. / 150	133 SQ. FT.	
	X 144 =	192 SQ. IN.	
	TOTAL HIGH & LOW =	192 SQ. IN.	
VENTILATION PROVIDED:			
15	LF VENTILATED SOFFIT AT	6.9	SQ. IN. / LF. = 124 SQ. IN.
7	LF RIDGE VENT(S) AT	15	SQ. IN. EA. = 126 SQ. IN.
TOTAL VENTILATION PROVIDED: 250 SQ. IN.			



PARTIAL ROOF PLAN



PARTIAL SLAB INTERFACE PLAN



PARTIAL FIRST FLOOR PLAN

EXTENDED COVERED SCREENED PATIO AT SLAB ON GRADE

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/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 PER SPEC- SEE ELEVATION FOR SIZE
14.	EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
15.	PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST IV 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 V. WALL BELOW
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
43.	LINE 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.	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 IV 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.

#	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. @ 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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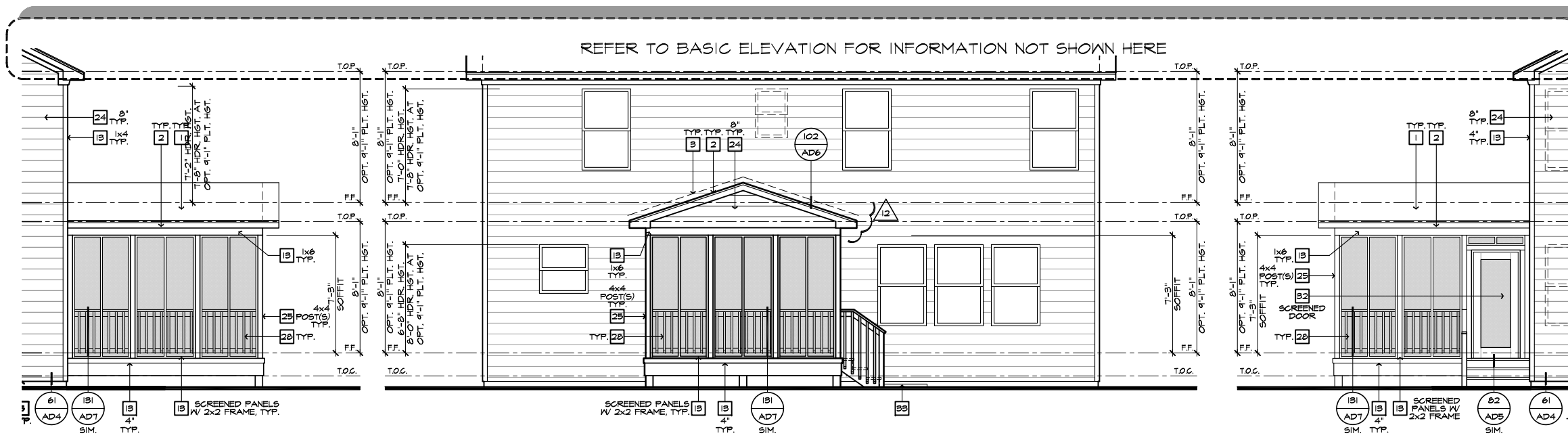
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21	ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
8.4
SPEC. LEVEL 1
RALEIGH-DURHAM
40' SERIES

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PARTIAL RIGHT ELEVATION

PARTIAL REAR ELEVATION

PARTIAL LEFT ELEVATION

- ### ELEVATION NOTES
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6.1. FLASHING
 - 6.1. FLASHING & SADDLE/CRICKET
 - 6.1. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT, SEE ELEVATION FOR TYPE
 - RECESSED ELEMENT
 - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM PER SPEC- SEE ELEVATION FOR SIZE
 - EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - ROCKLOCK COURSE
 - FRIEZE BOARD
 - FIBER-CEMENT SIDING PER SPECS
 - P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (36" U.N.O.)
 - FIBER-CEMENT SMOOTH BOARD SEE SPECS
 - 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 PAN & DRAIN (REFER TO DETAILS)
 - WATER HEATER 'B' VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE OF WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - A/C PAD LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - DBL. 2x4 WALL PER PLAN
 - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 - FLAT SOFFIT
 - ARCHED SOFFIT
 - OPT. DOOR/WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - SECTIONAL GARAGE DOOR PER SPECS
 - 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH)
 - P.T. POST W/ WRAP.
 - EGRESS WINDOW
 - WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB, SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE

- ### 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 LANDING, 36"x36" MIN.
 - CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
 - PROVIDE UNDER FLOOR VENTILATION
 - 4" TOE KICK FOR MASONRY VENEER.
 - 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
 - REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 - VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL
 - 4" MIN. 7 3/4" MAX. TO HARD SURFACE.
 - A/C PAD, VERIFY LOCATION.
 - CRAWL SPACE ACCESS
 - 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

ROOF PLAN NOTES

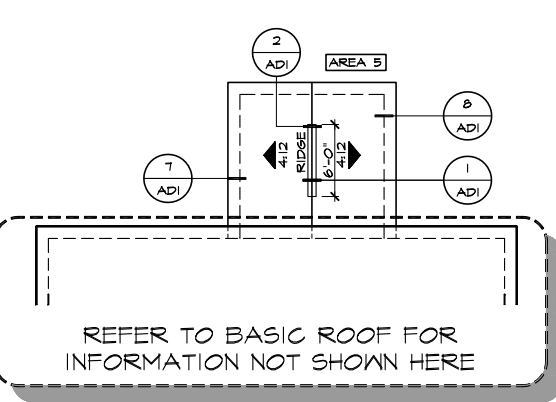
INDICATES ROOF SLOPE AND DIRECTION U.N.O.
4:12

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.

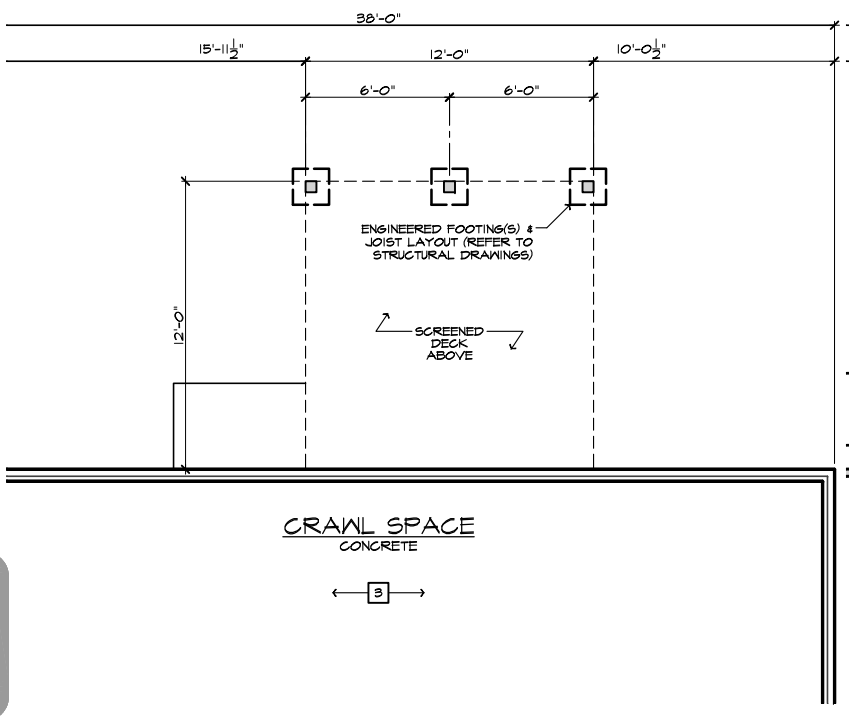
ATTIC VENT CALCULATIONS

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)
* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

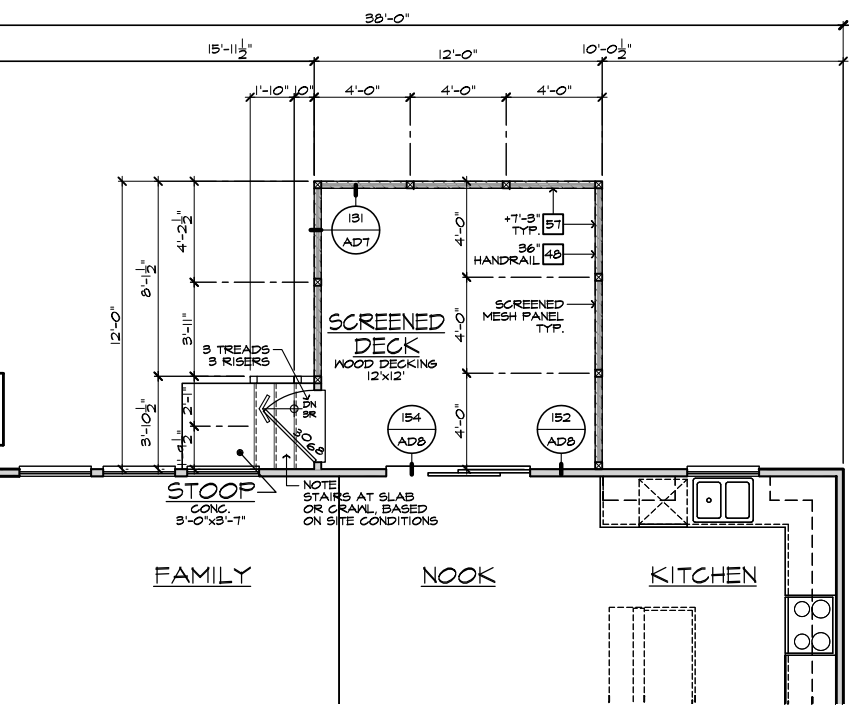
AREA 5 / MAIN W/ W/ SCREENED-IN DECK.	
VENTILATION REQUIRED:	
ATTIC AREA = 144	SQ. FT. / 150 = 0.96 SQ. FT.
	X 144 = 138 SQ. IN.
TOTAL HIGH & LOW =	138 SQ. IN.
VENTILATION PROVIDED:	
10 LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF.	69 SQ. IN.
6 LF RIDGE VENT(S) AT 10 SQ. IN. EA.	60 SQ. IN.
TOTAL VENTILATION PROVIDED:	129 SQ. IN.



PARTIAL ROOF PLAN



PARTIAL CRAWL SPACE PLAN



PARTIAL FIRST FLOOR PLAN

- NOTE: THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R409. THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R409.2.
- NOTE: REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE
- NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE
- NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE
- NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

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



NORTH CAROLINA
40' SERIES

KB HOME
NORTH CAROLINA DIVISION
4506 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7980
FAX: (919) 544-2928

2018 NORTH
CAROLINA STATE
BUILDING
CODES

ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: 12/17/21

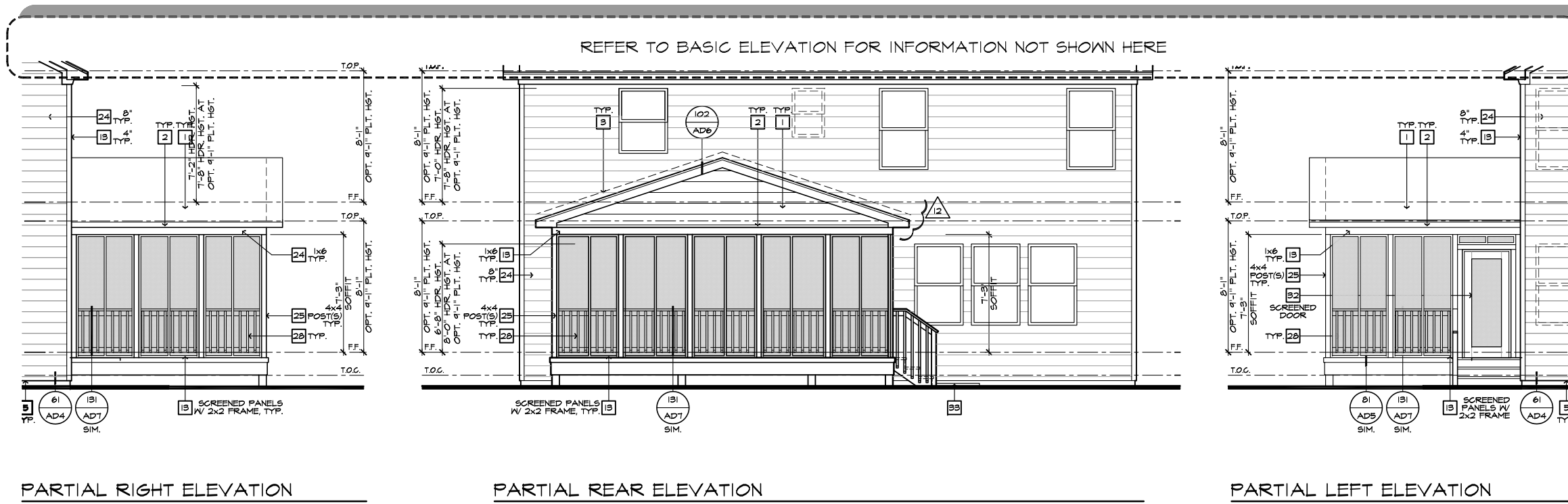
- 12 DIVISION REVISIONS NC20037NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20043CORP-08/20/20-CTD
- ADD NOTE TO 'F' NC20007NCP - 10/06/20 - KBA
- 18 DIVISION REQ. REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 19 DIVISION REQ. REVISION NC21032NCP - 05/19/21 - KBA
- ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
8.5

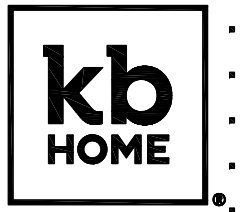
SPEC. LEVEL 1/6

RALEIGH-DURHAM
40' SERIES

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- 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 PER SPEC - SEE ELEVATION FOR SIZE
 - EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - RONLOCK COURSE
 - FRIEZE BOARD
 - FIBER-CEMENT SIDING PER SPECS
 - P.T. POST W/ WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (36" UNO.)
 - FIBER-CEMENT SMOOTH BOARD SEE SPECS
 - 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 PAN & DRAIN (REFER TO DETAILS)
 - WATER HEATER 3" VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE V. WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - A/C PAD LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - DBL. 2x4 WALL PER PLAN
 - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
 - FLAT SOFFIT
 - ARCHED SOFFIT
 - OPT. DOOR/WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - SECTIONAL GARAGE DOOR PER SPECS
 - 3" DIAM. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (NOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL TRAVEL PATH)
 - P.T. POST W/ WRAP.
 - EGRESS WINDOW
 - WINDOW LEDGE - HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES UNO.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE



NORTH CAROLINA 40' SERIES

KB HOME
NORTH CAROLINA DIVISION

4506 S. MIAMI BLVD.
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DURHAM, NC 27703
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FAX: (919) 544-2928

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: 12/17/21

- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
- 15 DIVISION REVISION NC20013NCP - 02/10/20 - MCP
- 16 DIVISION REVISION NC20017NCP - 03/04/20 - KBA
- 17 HOME OFFICE CORP20063CORP-08/20/20-CTD
- 18 ADD NOTE TO TF NC20037NCP - 10/06/20 - KBA
- 19 DIVISION REQ REVISION NC21005NCP - 01/06/21 - KBA FOR INTERNAL USE ONLY
- 20 DIVISION REQ REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN: **238.2338-R**
SHEET: **8.6**

SPEC. LEVEL 1/6
RALEIGH-DURHAM 40' SERIES

ROOF PLAN NOTES

INDICATES ROOF SLOPE AND DIRECTION UNO.

4:12

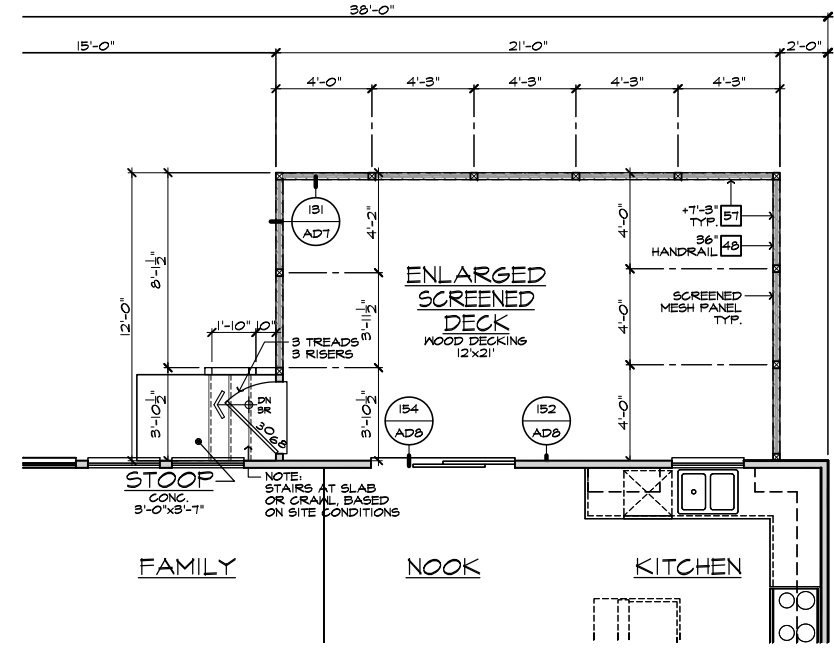
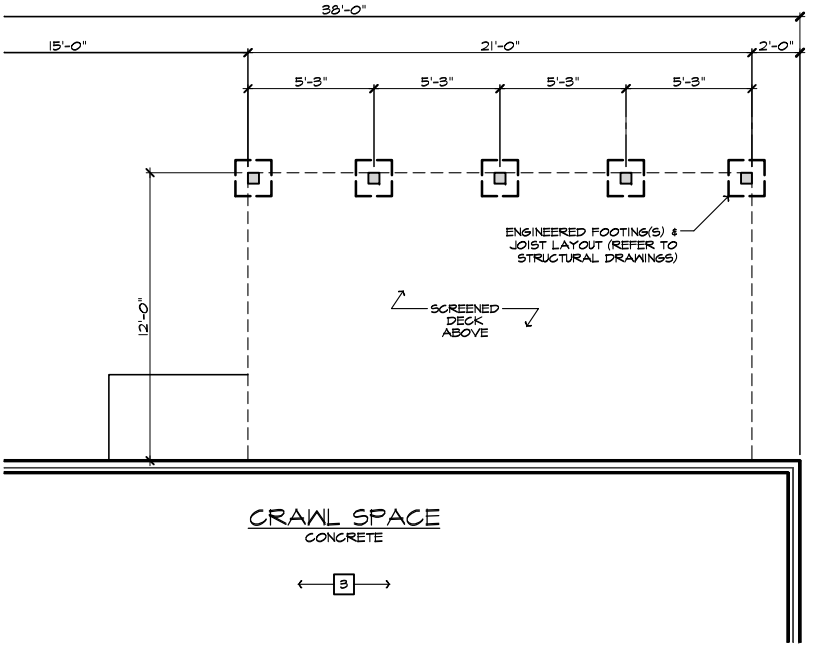
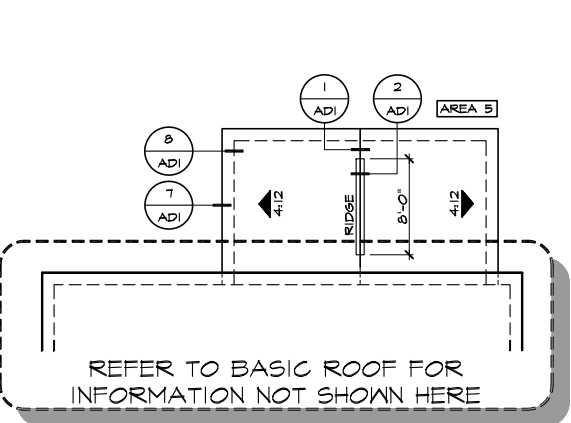
ROOF MATERIAL: COMPOSITION SHINGLE
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNO.
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNO.
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 800 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 9'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING)
* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

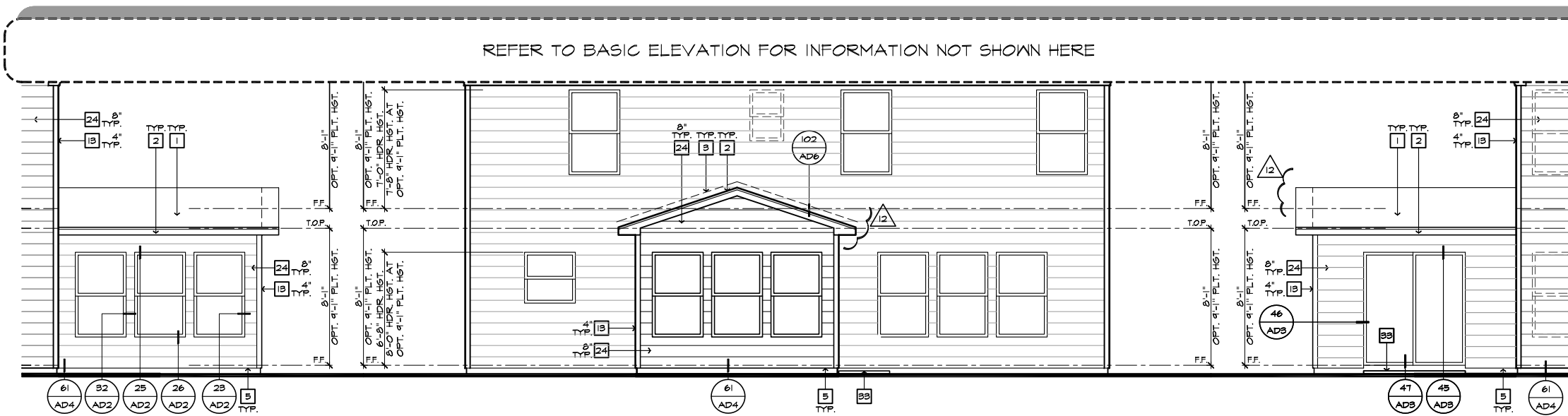
AREA 5 / MAIN W/ EXTENDED SCREENED-IN DECK.	
VENTILATION REQUIRED:	
ATTIC AREA = 252	SQ. FT. / 150 = 1.68 SQ. FT.
	X 144 = 242 SQ. IN.
	TOTAL HIGH & LOW = 242 SQ. IN.
VENTILATION PROVIDED:	
22 LF VENTILATED SOFFIT AT 6'-4"	SQ. IN. / LF. = 152 SQ. IN.
8 LF RIDGE VENTS AT 18"	SQ. IN. EA. = 144 SQ. IN.
TOTAL VENTILATION PROVIDED:	296 SQ. IN.

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



- 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 OPENINGS.
 - FOUNDATION PER STRUCTURAL.
 - STAIR LANDING: 36"x36" MIN.
 - CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENINGS.
 - 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: THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R409. THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R409.2.

EXTENDED SCREENED-IN DECK 'A/B/C/D' AT CRAWL SPACE
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



PARTIAL RIGHT ELEVATION

PARTIAL REAR ELEVATION

PARTIAL LEFT ELEVATION

ROOF PLAN NOTES

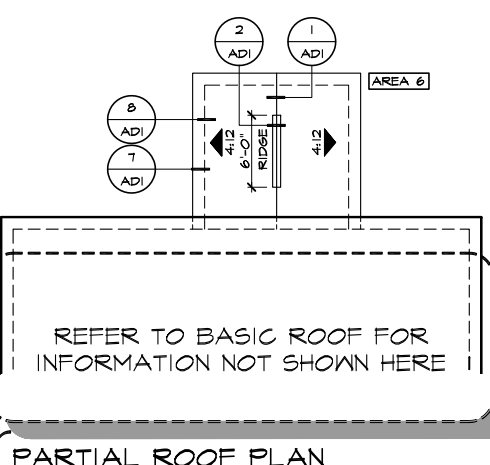
▲ INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
4:12

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.

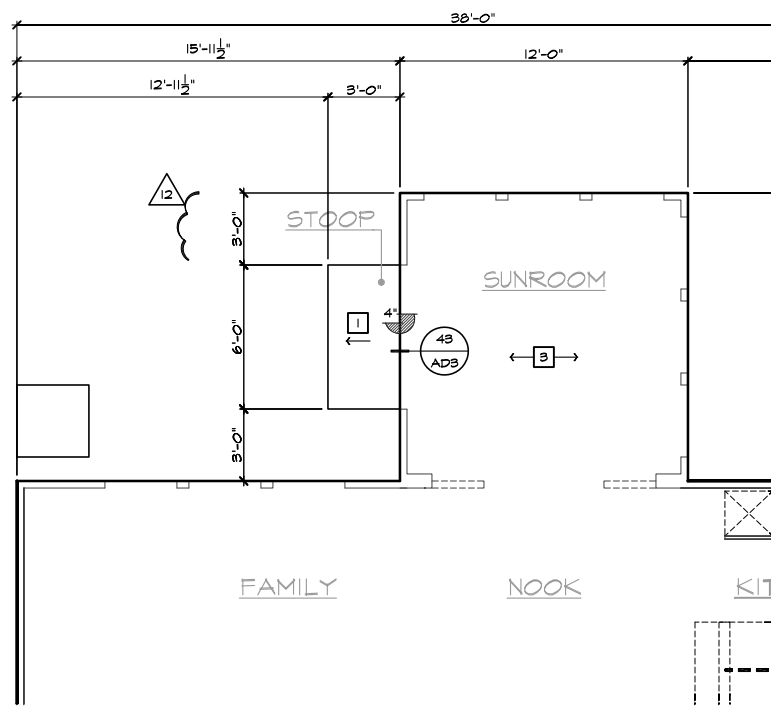
ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING)
* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

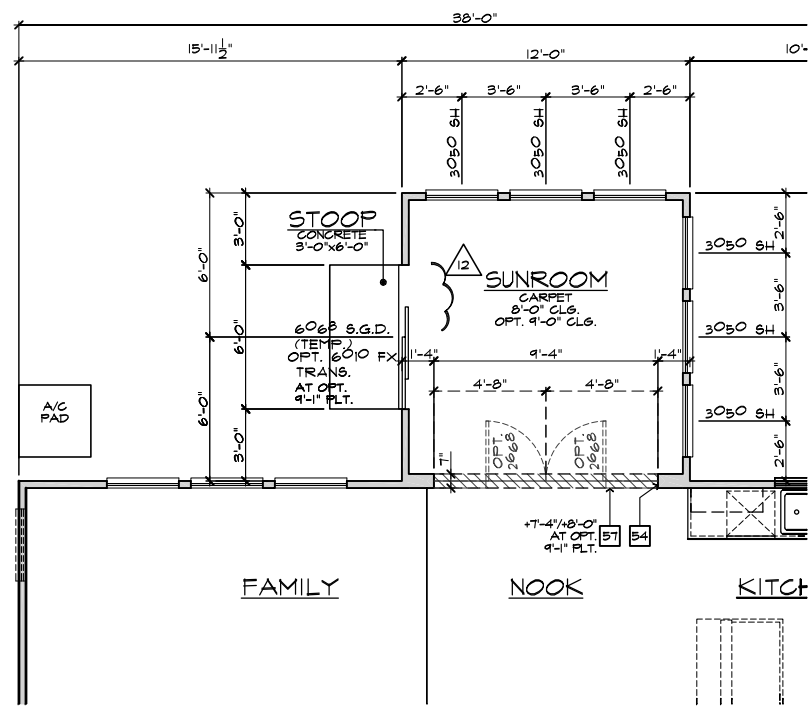
AREA 5 / MAIN IV SUNROOM:	
VENTILATION REQUIRED:	
ATTIC AREA = 144	SQ. FT. / 150 = 0.96 SQ. FT.
	X 144 = 138 SQ. IN.
	TOTAL HIGH & LOW = 138 SQ. IN.
VENTILATION PROVIDED:	
10	LF VENTILATED SOFFIT AT 6" SQ. IN. / LF. = 64 SQ. IN.
6	LF RIDGE VENT(S) AT 18 SQ. IN. EA. = 108 SQ. IN.
	TOTAL VENTILATION PROVIDED: 172 SQ. IN.



PARTIAL ROOF PLAN



PARTIAL SLAB INTERFACE PLAN



PARTIAL FIRST FLOOR PLAN

- ELEVATION NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6.1. FLASHING
 - 6.1. FLASHING & SADDLE/CRICKET
 - 6.1. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE ELEVATION FOR TYPE
 - RECESSED ELEMENT
 - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM PER SPEC - SEE ELEVATION FOR SIZE
 - EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - ROWLOCK COURSE
 - FRIEZE BOARD
 - FIBER-CEMENT SIDING PER SPECS
 - P.T. POST IV WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (36" U.N.O.)
 - FIBER-CEMENT SMOOTH BOARD SEE SPECS
 - 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 PAN & DRAIN (REFER TO DETAILS)
 - WATER HEATER 3" VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LINE OF WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - A/C 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 IV 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.

- 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 OPENINGS.
 - CONCRETE FOUNDATION PER STRUCTURAL.
 - CONCRETE STOOD: 36"x36" STANDARD SLOPE 1/4" PER FT. MIN.
 - CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENINGS.
 - 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. 8 1/4" MAX. TO HARD SURFACE.
 - A/C PAD. VERIFY LOCATION.
 - 36" WIDE WALKWAY - SLOPE 1/4" PER FT. MIN.

SUNROOM AT SLAB ON GRADE
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



NORTH CAROLINA 40' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: 12/17/21

- 12 DIVISION REVISIONS NC19057NCP - 09/26/19 - DCS
- 13 DIVISION REVISIONS NC20003NCP - 12/12/19 - CL
- 14 VENTILATION NC20008NCP - 01/17/20 - CL
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- 20 DIVISION REQ REVISION NC21032NCP - 05/19/21 - KBA
- 21 ADD DECK OPTION NC21056NCP - 12/17/21 - CTD

PLAN:
238.2338-R
SHEET:
9.1

SPEC. LEVEL 1
RALEIGH-DURHAM 40' SERIES

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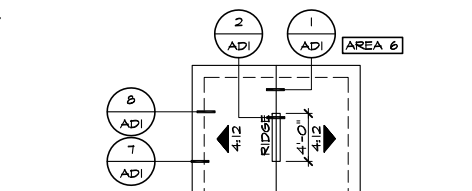


PARTIAL RIGHT ELEVATION

PARTIAL REAR ELEVATION

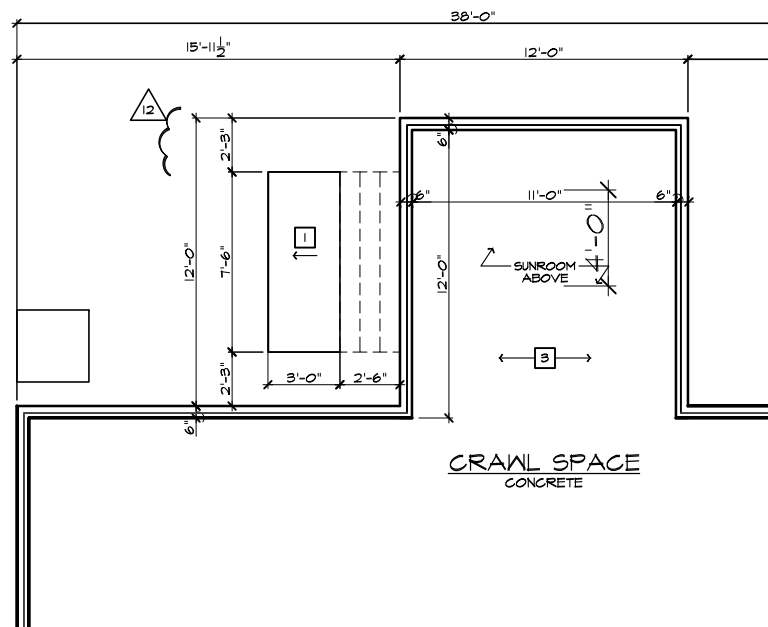
PARTIAL LEFT ELEVATION

ROOF PLAN NOTES	
	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 500 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING)	
* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.	
AREA 5 / MAIN IV/ SUNROOM:	
VENTILATION REQUIRED:	
ATTIC AREA = 144	SQ. FT. / 150 = 0.96 SQ. FT.
	X 144 = 138 SQ. IN.
	TOTAL HIGH & LOW = 138 SQ. IN.
VENTILATION PROVIDED:	
20	LF VENTILATED SOFFIT AT 6.9 SQ. IN. / LF. = 138 SQ. IN.
4	LF RIDGE VENT(S) AT 18 SQ. IN. EA. = 72 SQ. IN.
TOTAL VENTILATION PROVIDED:	210 SQ. IN.

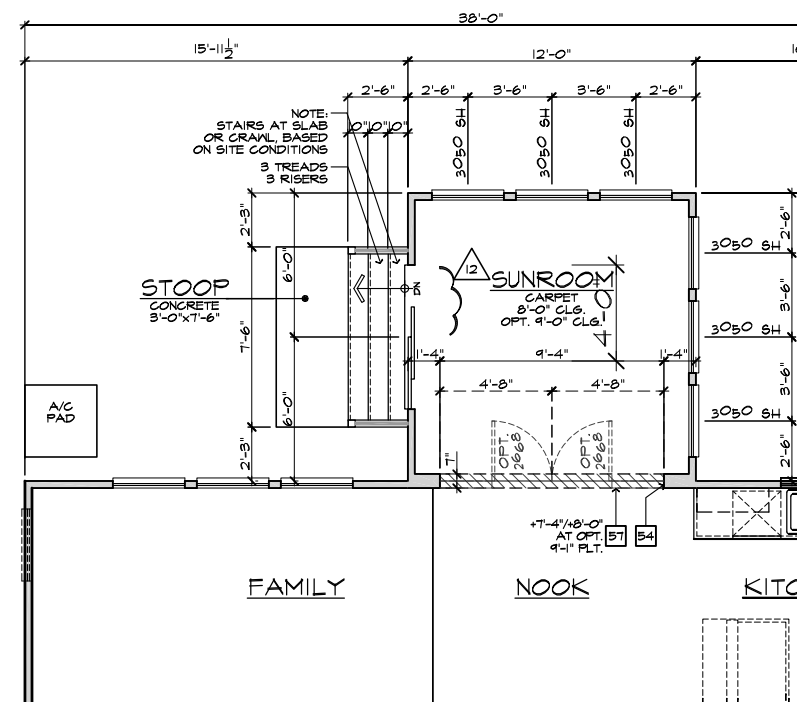


REFER TO BASIC ROOF FOR INFORMATION NOT SHOWN HERE

PARTIAL ROOF PLAN



PARTIAL CRAWL SPACE PLAN



PARTIAL FIRST FLOOR PLAN

- ### ELEVATION NOTES
- NOTE: NOT ALL KEY NOTES APPLY.
- ROOF MATERIAL - REFER TO ROOF NOTES
 - 2X FASCIA/BARGE BOARD WITH FASCIA CAP
 - 6.1. FLASHING
 - 6.1. FLASHING & SADDLE/CRICKET
 - 6.1. DRIP SCREED
 - 24"x24" CHIMNEY
 - DECORATIVE VENT
 - DECORATIVE CORBEL
 - DECORATIVE SHUTTERS
 - PEDIMENT. SEE ELEVATION FOR TYPE
 - RECESSED ELEMENT
 - DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE
 - TRIM PER SPEC- SEE ELEVATION FOR SIZE
 - EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
 - STONE VENEER PER SPECS
 - BRICK/MASONRY VENEER PER SPECS
 - BUILT UP BRICK COLUMN
 - SOLDIER COURSE
 - ROWLOCK COURSE
 - FRIEZE BOARD
 - FIBER-CEMENT SIDING PER SPECS
 - P.T. POST IV/ WRAP - SEE STRUCTURAL FOR SIZE
 - PRE-FAB DECORATIVE TRIM
 - LIGHT WEIGHT PRECAST STONE TRIM
 - P.T. LUMBER RAILINGS (#6" U.N.O.)
 - FIBER-CEMENT SMOOTH BOARD SEE SPECS
 - 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 PAN & DRAIN (REFER TO DETAILS)
 - WATER HEATER 3" VENT TO OUTSIDE AIR
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - LIVE WALL BELOW
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - LINE 36" HIGH GUARDRAIL (REFER TO DETAIL SHEETS)
 - A/C 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 IV/ 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 SITE

- ### 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 OPENINGS.
 - CONCRETE FOUNDATION PER STRUCTURAL.
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 - PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
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 - REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
 - VERIFY ALL PLUMBING STUD DIMENSIONS SHOWN HERE PRIOR TO POUR OF SLAB
 - 4" MIN. 8 1/4" 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

SUNROOM AT CRAWL SPACE

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



NORTH CAROLINA 40' SERIES

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2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 01/08/15
PROJECT No.: 1350999:56
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PLAN:
238.2338-R
SHEET:
9.2

SPEC. LEVEL 1 RALEIGH-DURHAM 40' SERIES

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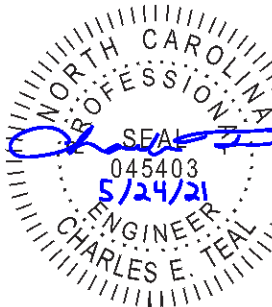
STRUCTURAL PLANS FOR:



238.2338 - RH GARAGE



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P-0961

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



8600 'D' JERSEY CT, RALEIGH, NC 27617-919-480-1075
 INFO@JDSCONSULTING.NET · WWW.JDSCONSULTING.NET

PROJECT NO.: 21901127
 DATE: 05/21/2021

PLAN:
 238.2338

TITLE SHEET

T

PLAN RELEASE / REVISIONS

REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT
01/03/2019	2338 PP2 NC17016P 061417	2018 NORTH CAROLINA RESIDENTIAL CODE UPDATE, NEW DRAWING TEMPLATE	CAR
04/05/2019	PLAN 2338_PP2_2018 CODE UPDATE	REVISED FRONT CONT. BEAM ON ELEVATIONS B & C	CAR
05/30/2019	2335.2338 LH 2019.1.15	COMPILED PARTIN AND MASON FILES INTO ONE FILE	CAR
09/03/2019	2335.2338 LH 2019.1.15	REVISED J/K CALLOUT ON REAR CONT BEAM FOR ELEV C AND D	CAR
10/24/2019	238.2338 LH (LAKE MICHAEL UPDATES)	UPDATED FLOOR PLANS PER NEW ARCH, REVISED BRACING PLAN, REVISED REAR OPTIONS	CAR
10/08/2020	2338-238-01350 LH D18 - 10.06.20	UPDATED REAR COVERED/SCREENED PATIO OPTIONS; RELOCATING RERA POSTS/BEAMS	ABS
01/29/2021	2338-238-01350 LH D18 - 01.06.2021	UPDATED REAR COVERED/SCREENED PATIO OPTIONS TO GABLE ROOF; FOR NEW COMMUNITIES ONLY	ABS
05/21/2021	2338-238-01350 LH D18 - 01.06.2021	ADDED STEM WALL FOUNDATION AND THE SLAB FIBER NOTES	TRG

NOTES

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

CODE

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

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

ENGINEER OF RECORD

**JDS CONSULTING, PLLC
 ENGINEERING + DESIGN + CONSULTING + SURVEYING
 CONSULTING SERVICES
 8600 'D' JERSEY COURT
 RALEIGH, NC 27617
 FIRM LIC. NO: P-0961
 PROJECT REFERENCE: 21901127**

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

GENERAL

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

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

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

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
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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DATE: 05/21/2021

PLAN:
238.2338

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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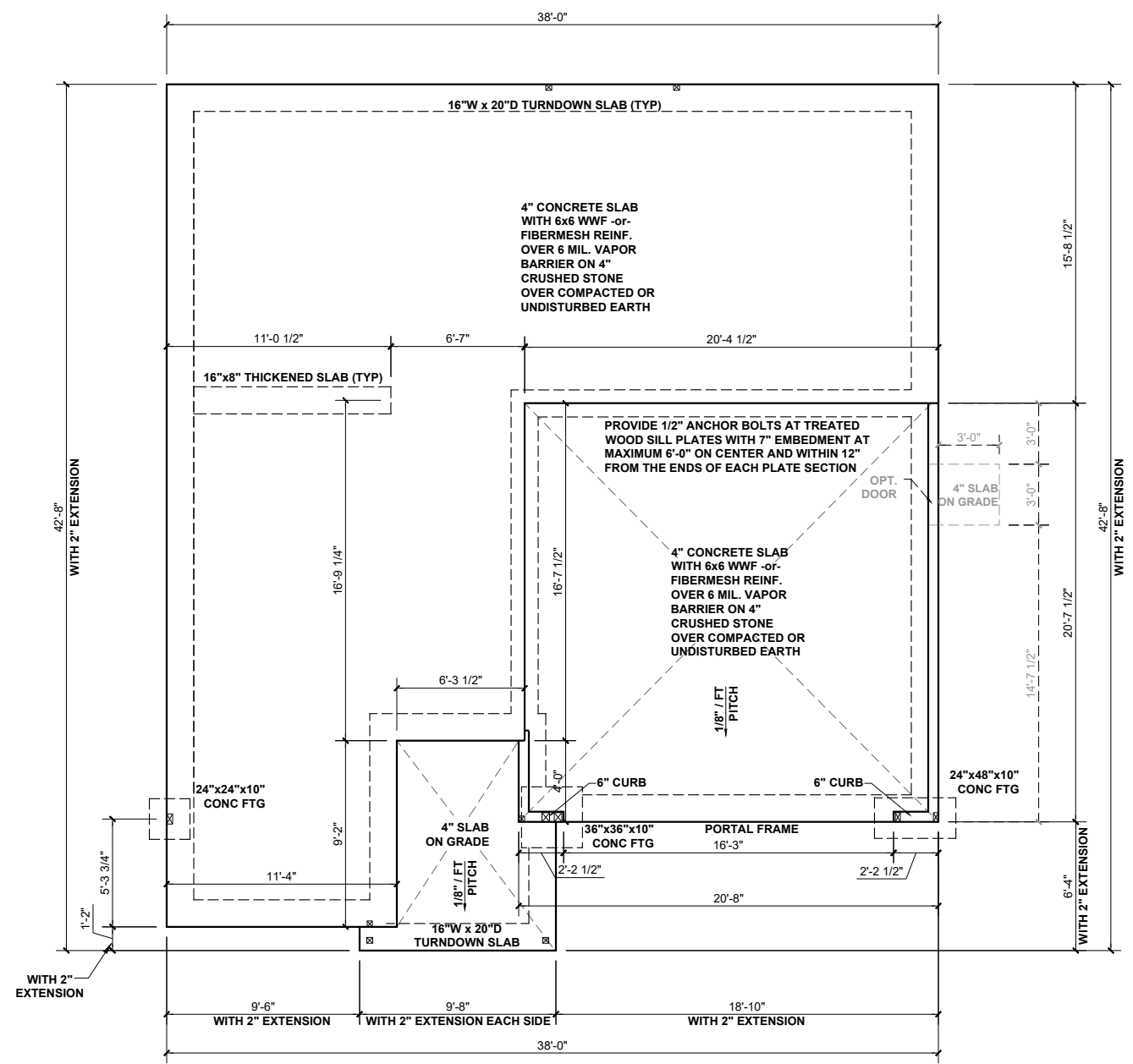
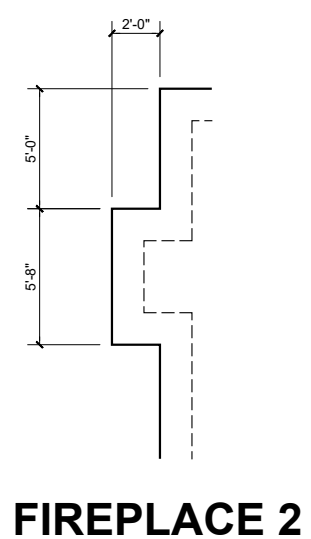
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GENERAL NOTES

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

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

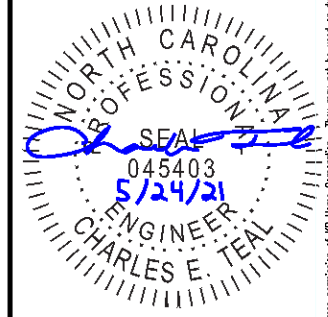
ALL CONCRETE CURBS SUPPORTING PORTAL FRAMED OR ENGINEERED OPENINGS IN GARAGES WITH A PONY WALL OVER 24" ABOVE THE GARAGE DOOR HEADER SHALL BE REQUIRED TO BE AT LEAST 8" WIDE.

CONCRETE SLAB REINFORCING SUBSTITUTION OF SYNTHETIC FIBER MIX IN LIEU OF WWF IN NON STRUCTURAL SLABS:

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING
- NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION
- NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.
- FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS



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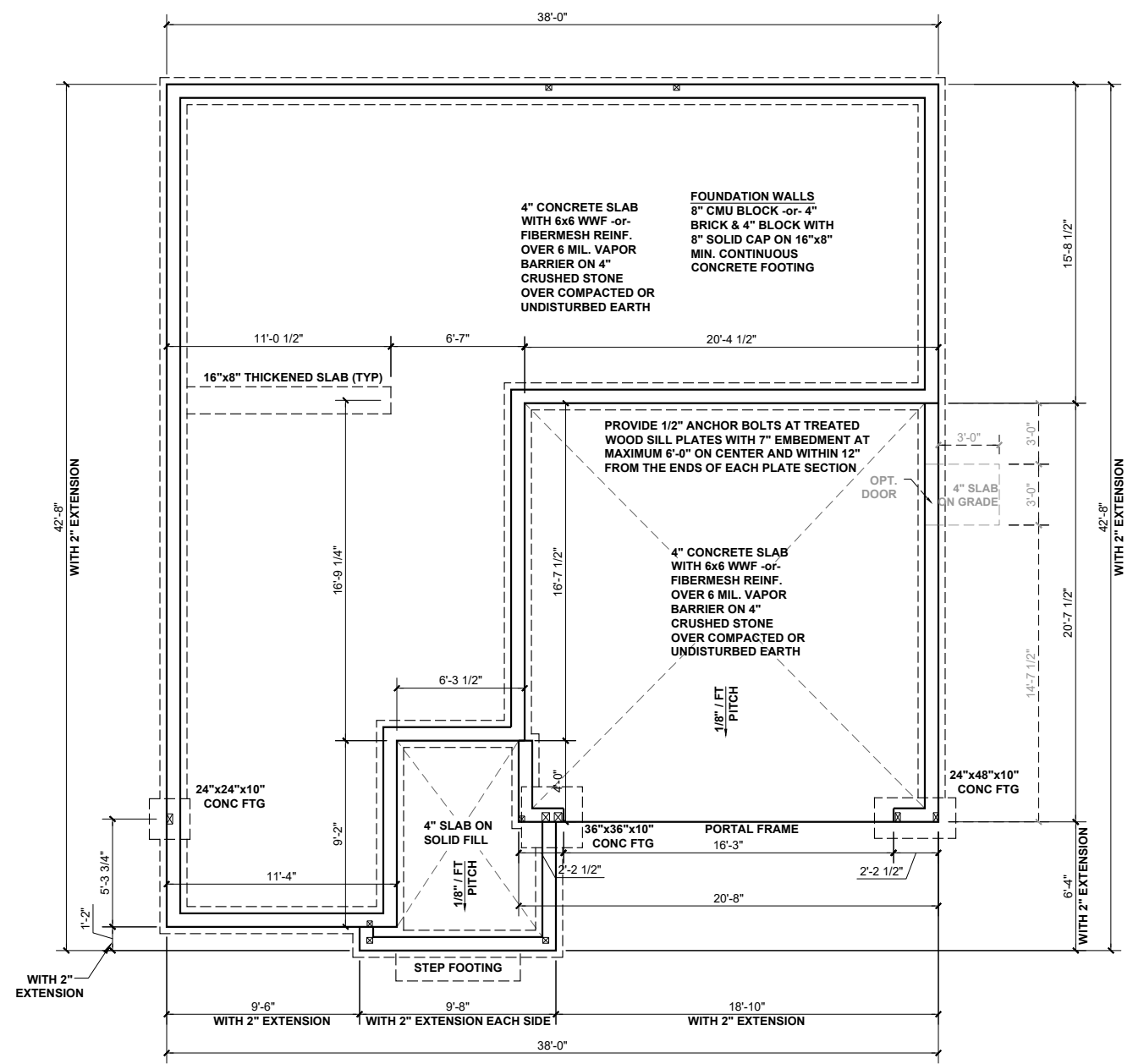
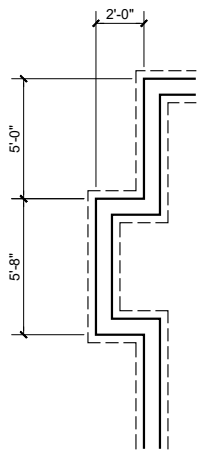
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SLAB
FOUNDATION PLAN
S.10A

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

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FIREPLACE 2



STEM WALL 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

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

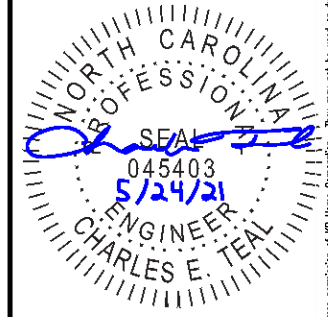
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- NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION
- NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.
- FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS



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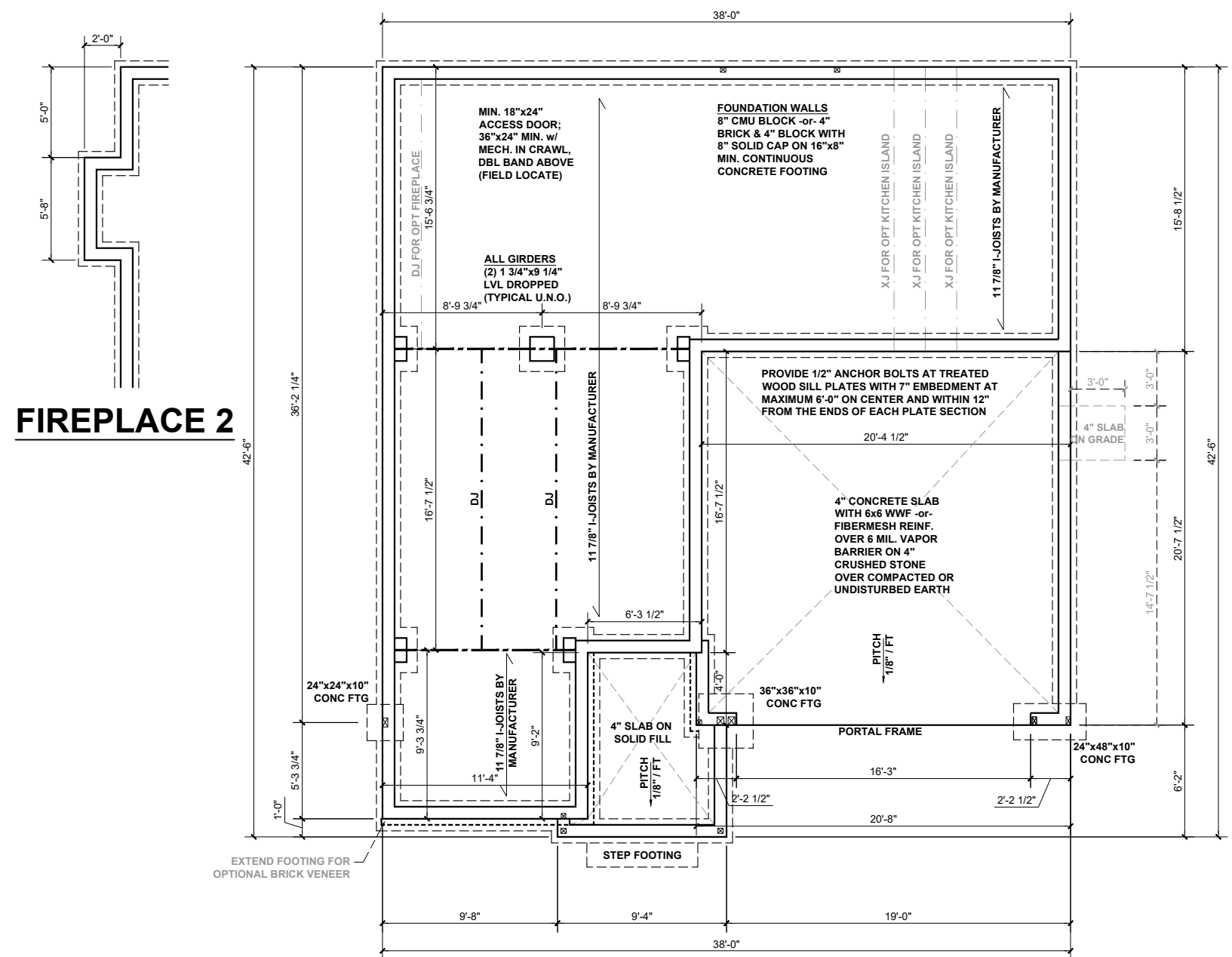
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STEM WALL
FOUNDATION PLAN
S.20A

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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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

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

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

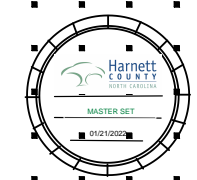
FLOOR FRAMING TO BE 11 7/8" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING

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

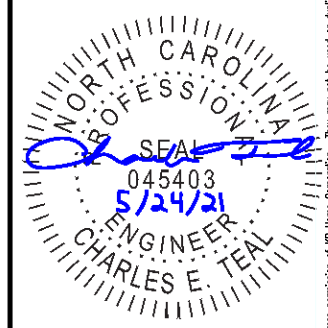
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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

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



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CRAWL SPACE
FOUNDATION PLAN

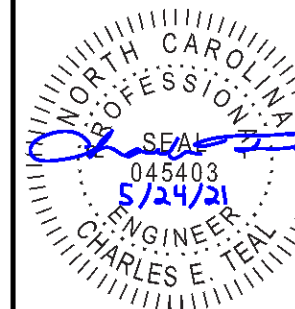
S.30A

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

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FIRST FLOOR
CEILING FRAMING PLAN

S1.0A

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

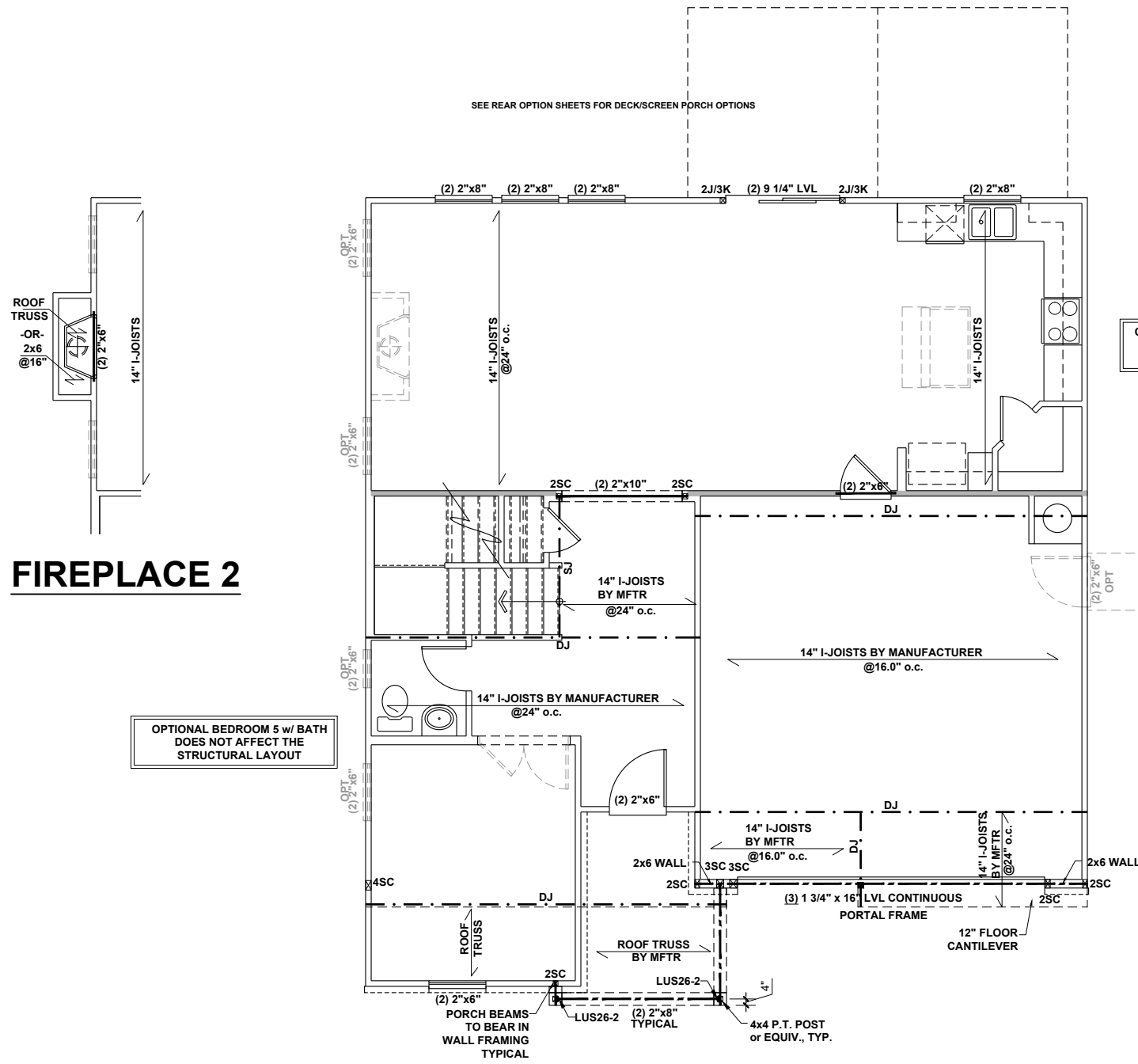
- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)
- ALL FRAMING TO BE #2 SPF MINIMUM.
 - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
 - EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
 - ALL NON-BEARING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

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

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

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

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



FIREPLACE 2

OPTIONAL BEDROOM 5 w/ BATH DOES NOT AFFECT THE STRUCTURAL LAYOUT

OPTIONAL GOURMET KITCHEN & ISLAND DOES NOT AFFECT THE STRUCTURAL LAYOUT

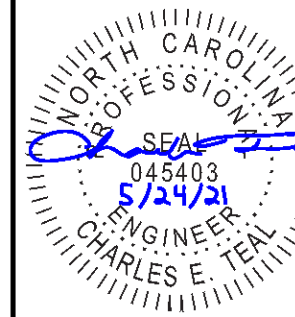
FIRST FLOOR CEILING FRAMING PLAN - 'A'

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

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P-0961

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



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PROJECT NO.: 21901127
 DATE: 05/21/2021

PLAN:
238.2338

SECOND FLOOR
 CEILING FRAMING PLAN

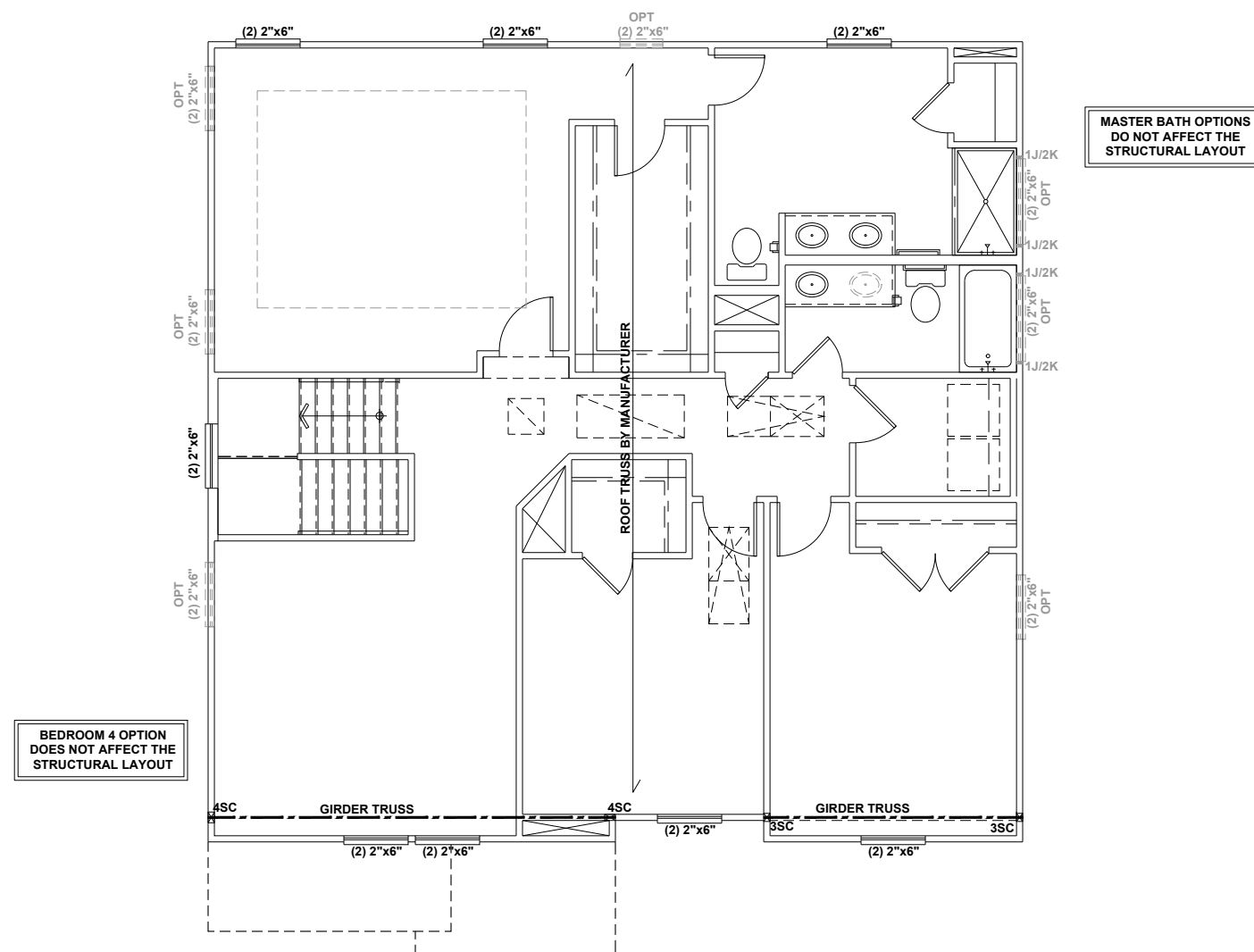
S2.0A

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).

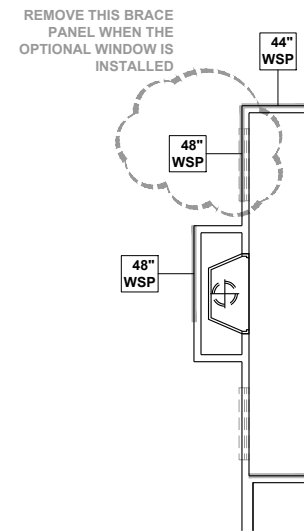
ALL FLUSH BEAMS TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.



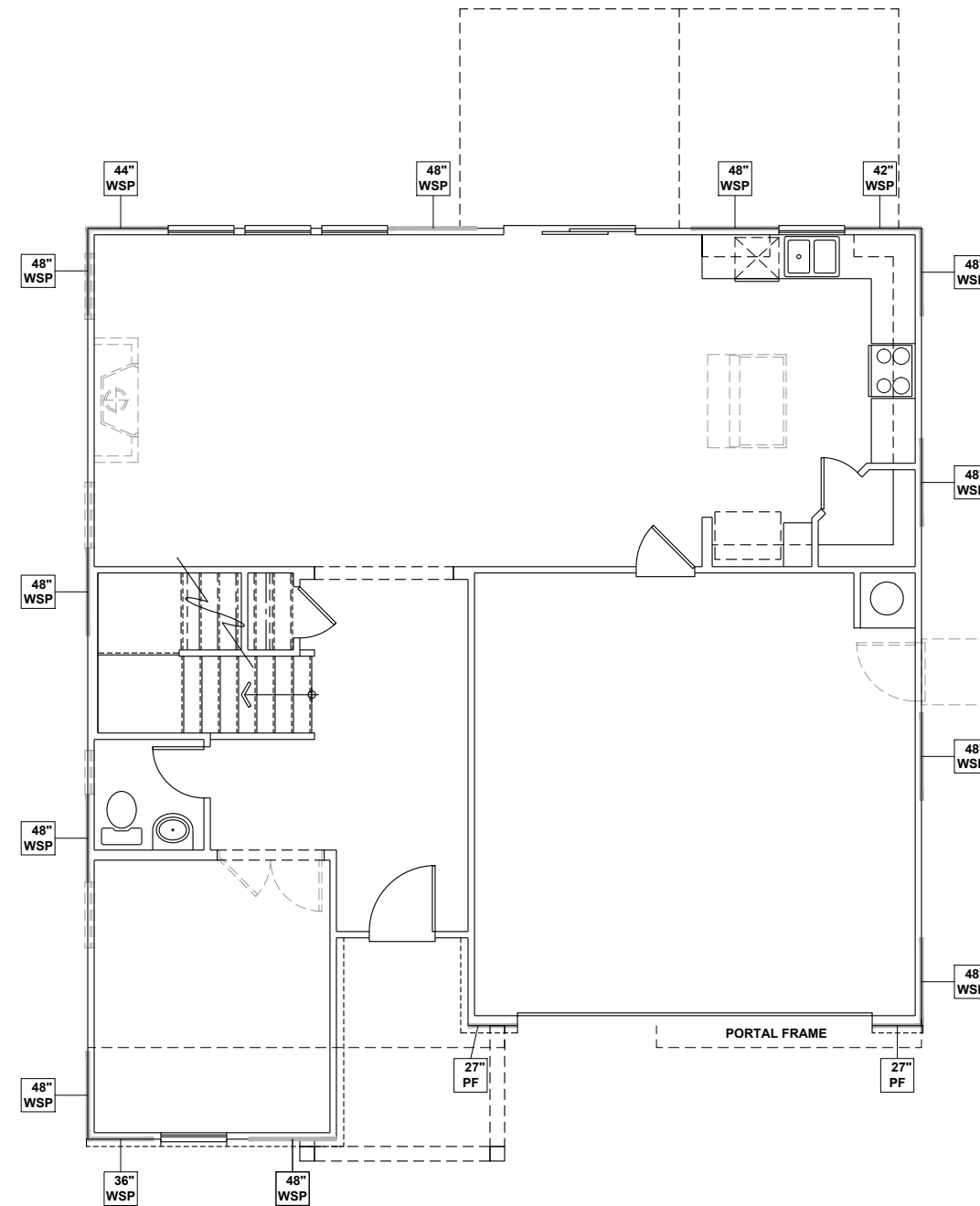
SECOND FLOOR CEILING FRAMING PLAN - 'A'

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

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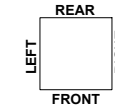


FIREPLACE 2

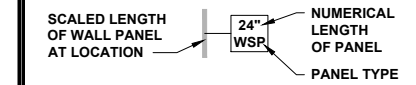


WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

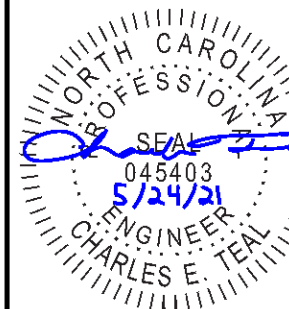
WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	13.5 FT.	16.0 FT.
LEFT	11.0 FT.	16.0 FT.
REAR	13.5 FT.	15.16 FT.
RIGHT	11.0 FT.	16.0 FT.



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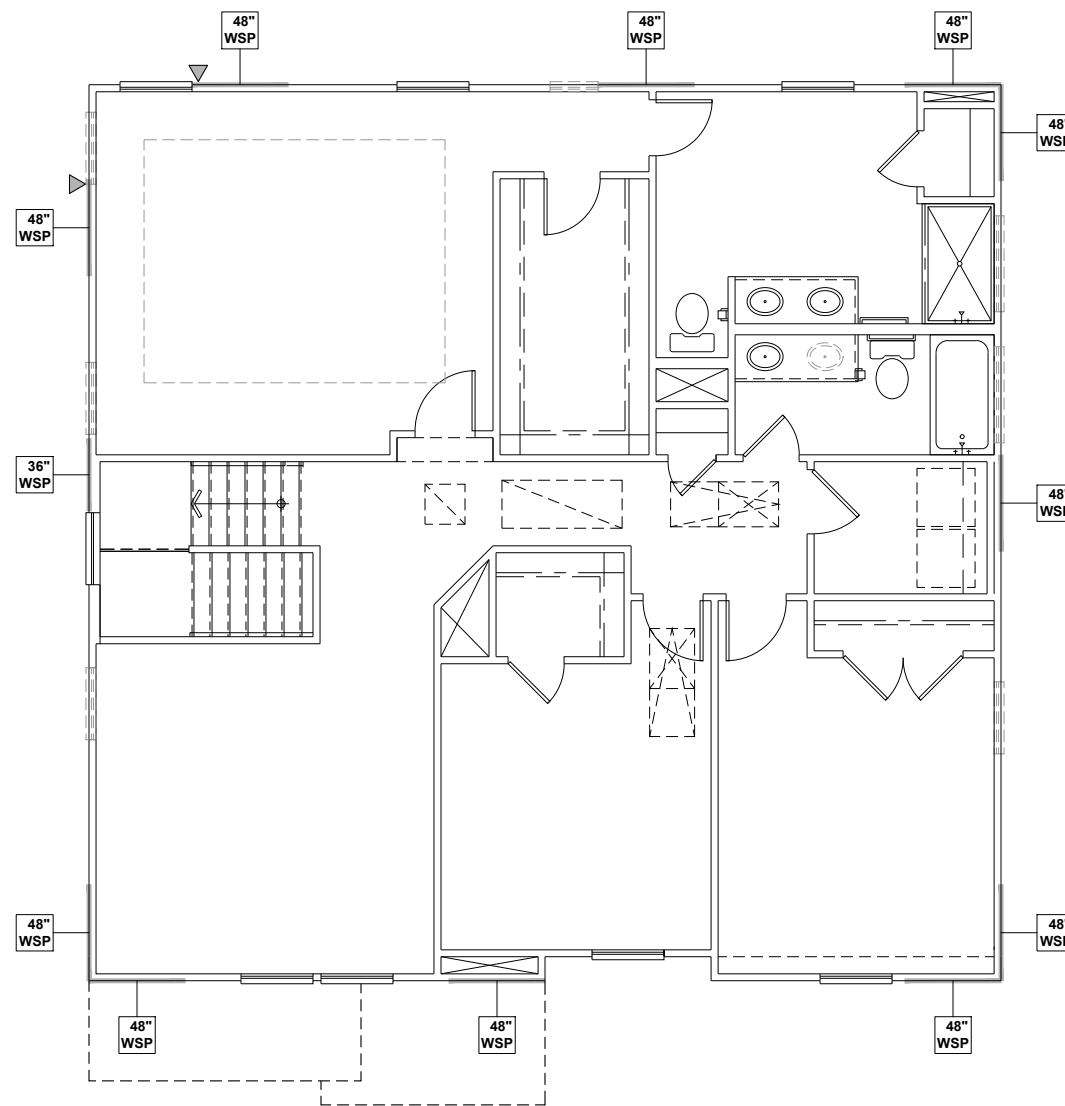
FIRST FLOOR
WALL BRACING PLAN

S4.0A

FIRST FLOOR WALL BRACING PLAN - 'A'

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

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WALL BRACING REQUIREMENTS

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SCALED LENGTH OF WALL PANEL AT LOCATION

24" WSP

NUMERICAL LENGTH OF PANEL

PANEL TYPE

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.

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

WALL BRACING NOTE:

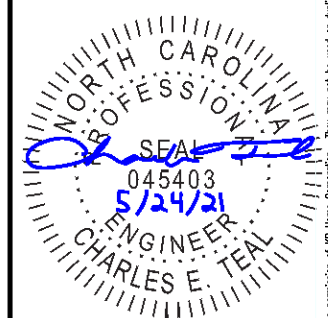
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WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	12.0 FT.
LEFT	5.5 FT.	12.0 FT.
REAR	6.5 FT.	12.0 FT.
RIGHT	5.5 FT.	11.0 FT.



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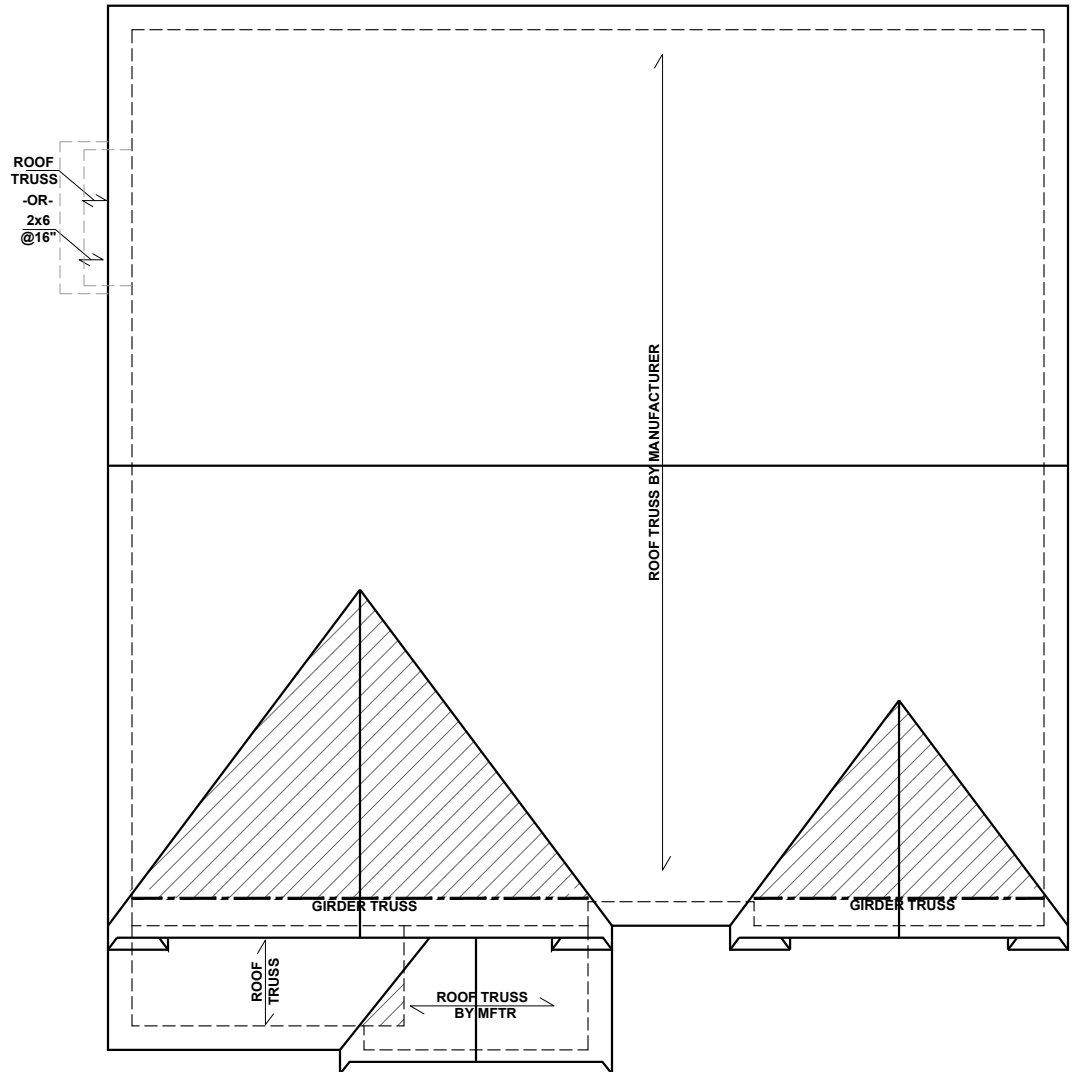
SECOND FLOOR
 WALL BRACING PLAN

S5.0A

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

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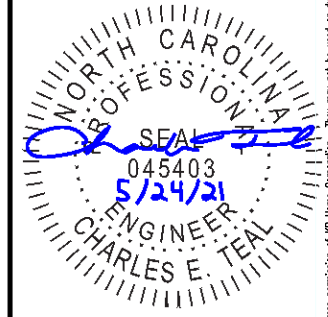
BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER



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



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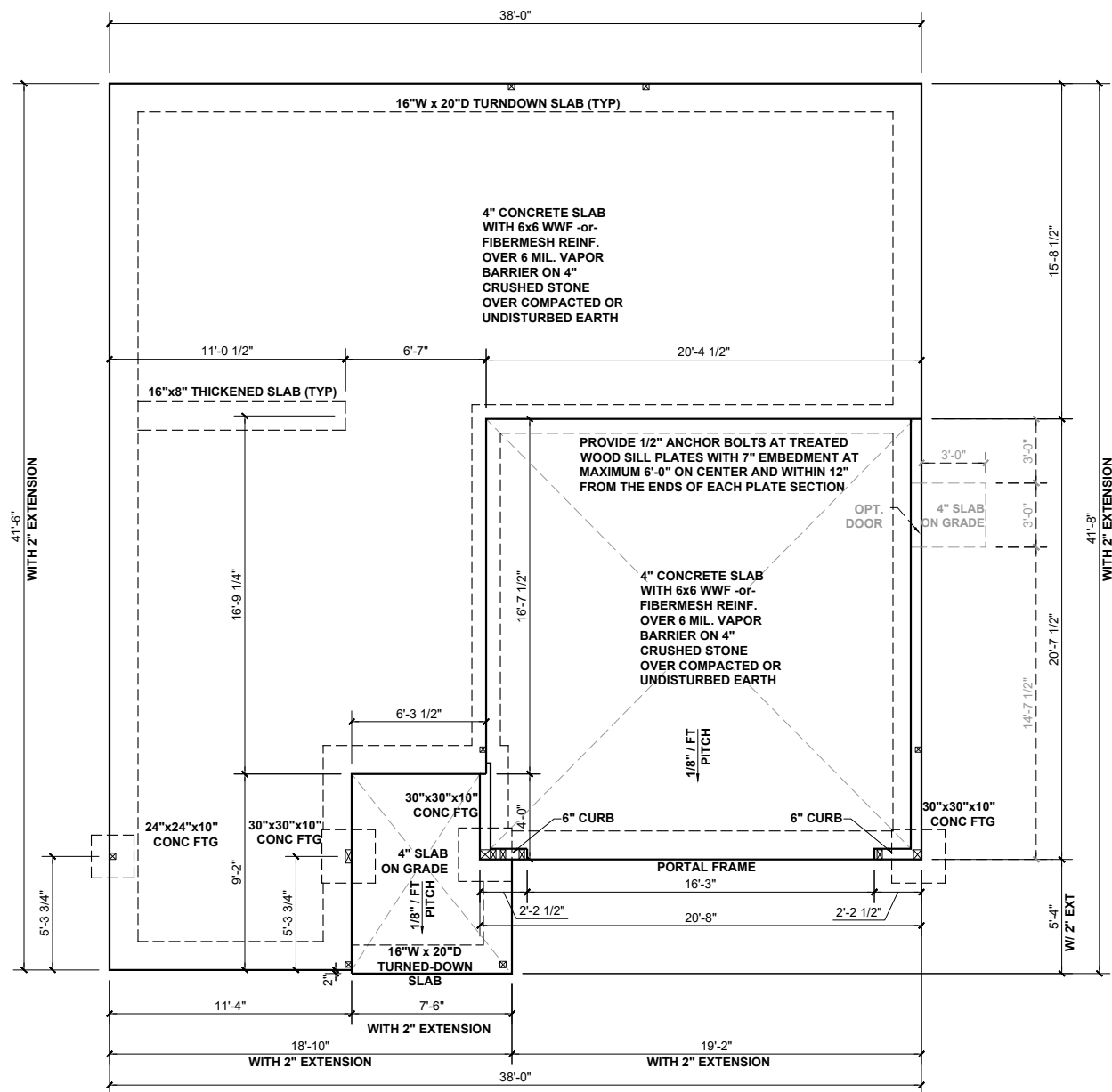
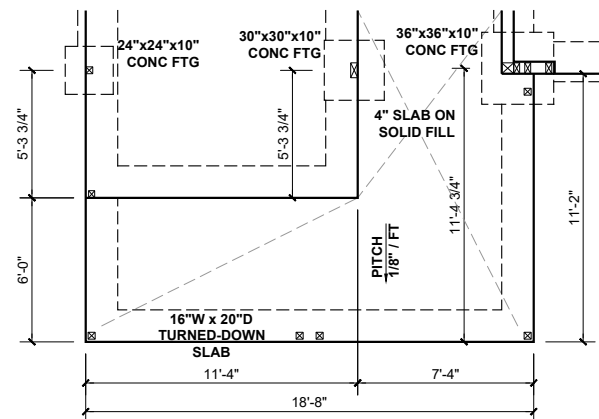
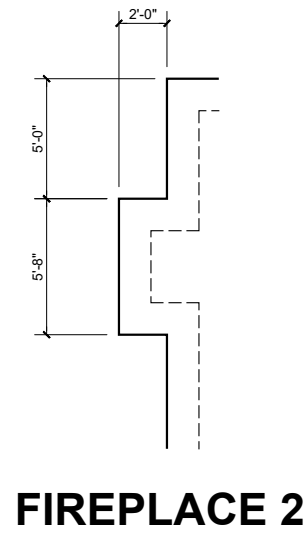
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ROOF FRAMING PLAN
S7.0A

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BEAM & POINT LOAD LEGEND

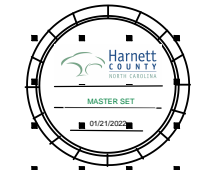
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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

CONCRETE SLAB REINFORCING SUBSTITUTION OF SYNTHETIC FIBER MIX IN LIEU OF WWF IN NON STRUCTURAL SLABS:

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING
- NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION
- NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.
- FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS



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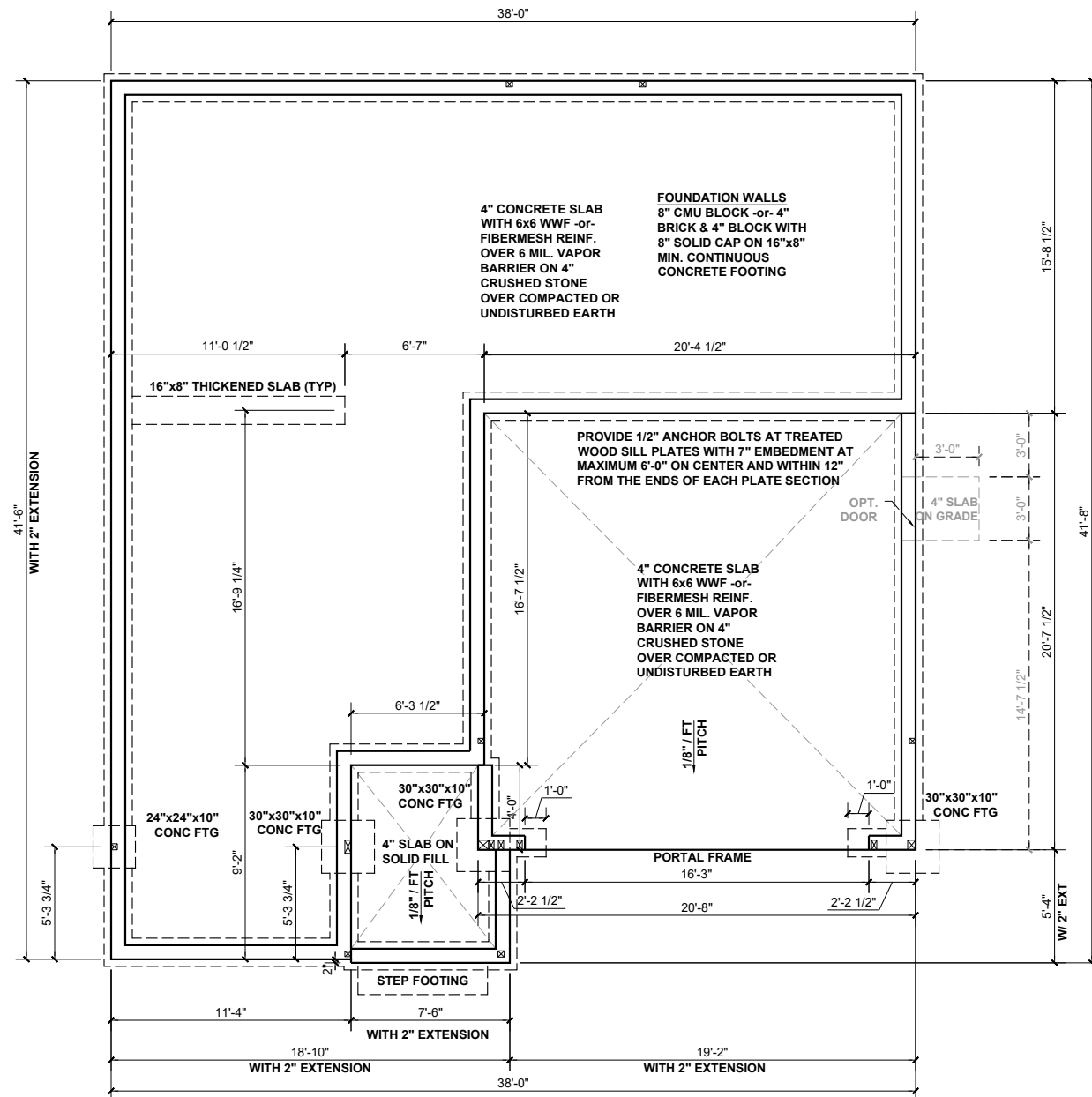
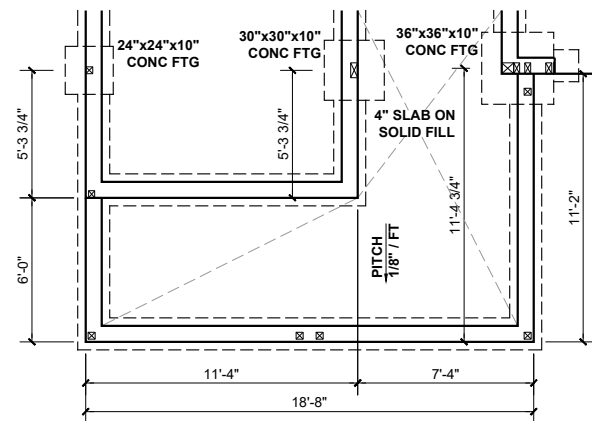
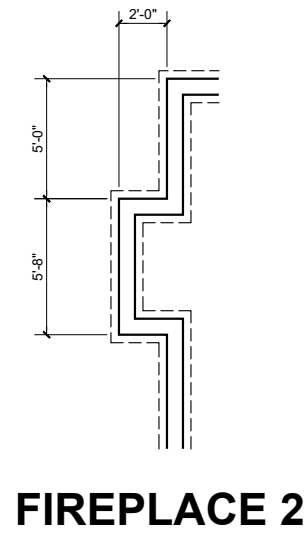
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SLAB
FOUNDATION PLAN
S.10B

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BEAM & POINT LOAD LEGEND

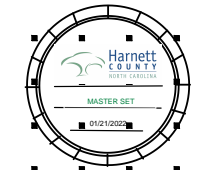
—	INTERIOR LOAD BEARING WALL
- - -	ROOF RAFTER / TRUSS SUPPORT
- · - · -	DOUBLE RAFTER / DOUBLE JOIST
—	STRUCTURAL BEAM / GIRDER
—	WINDOW / DOOR HEADER
⊠	POINT LOAD TRANSFER
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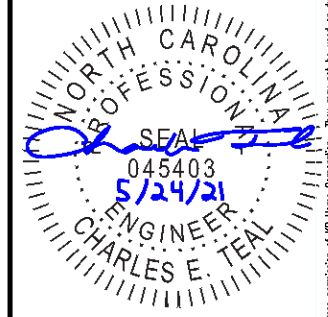
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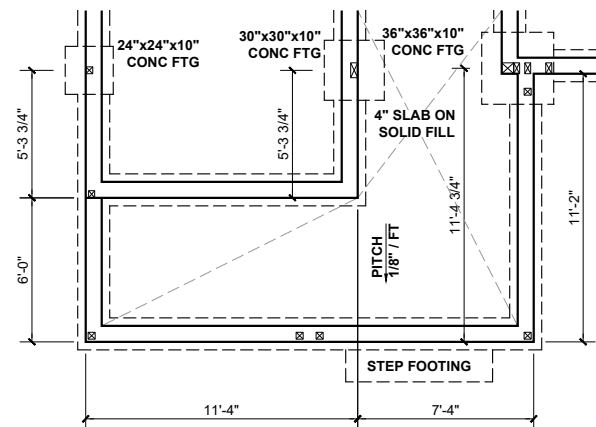
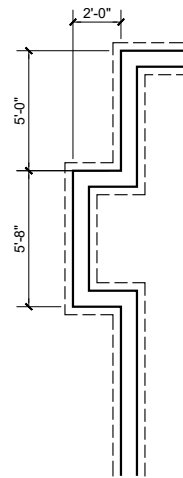
PLAN:
238.2338

STEM WALL
FOUNDATION PLAN

S.20B

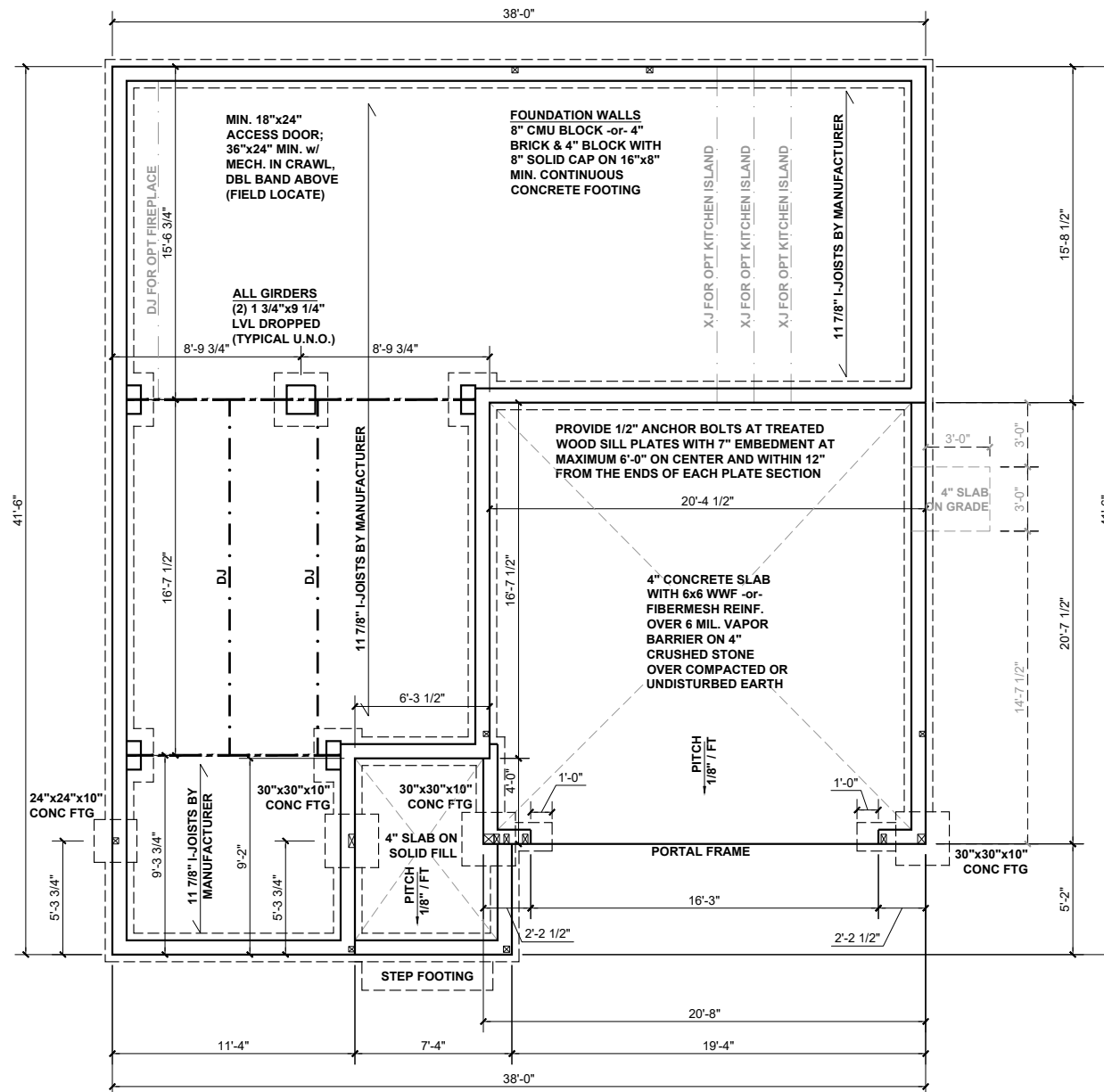
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FIREPLACE 2



OPT. ENLARGED PORCH

SEE REAR OPTION SHEETS FOR SPECIFIED REAR OPTION.



CRAWL SPACE 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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

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

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

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

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

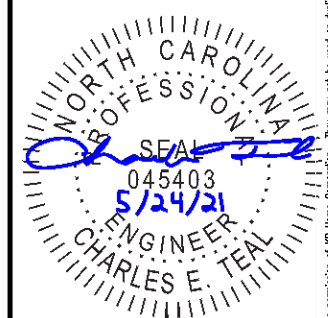
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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

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



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

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PROJECT NO.: 21901127
DATE: 05/21/2021

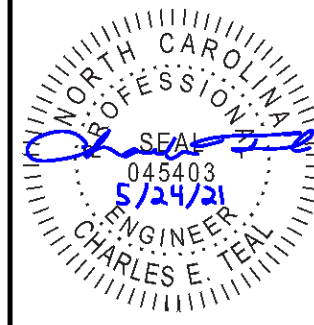
PLAN:
238.2338

CRAWL SPACE
FOUNDATION PLAN
S.30B

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PLAN:
238.2338

FIRST FLOOR
CEILING FRAMING PLAN

S1.0B

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

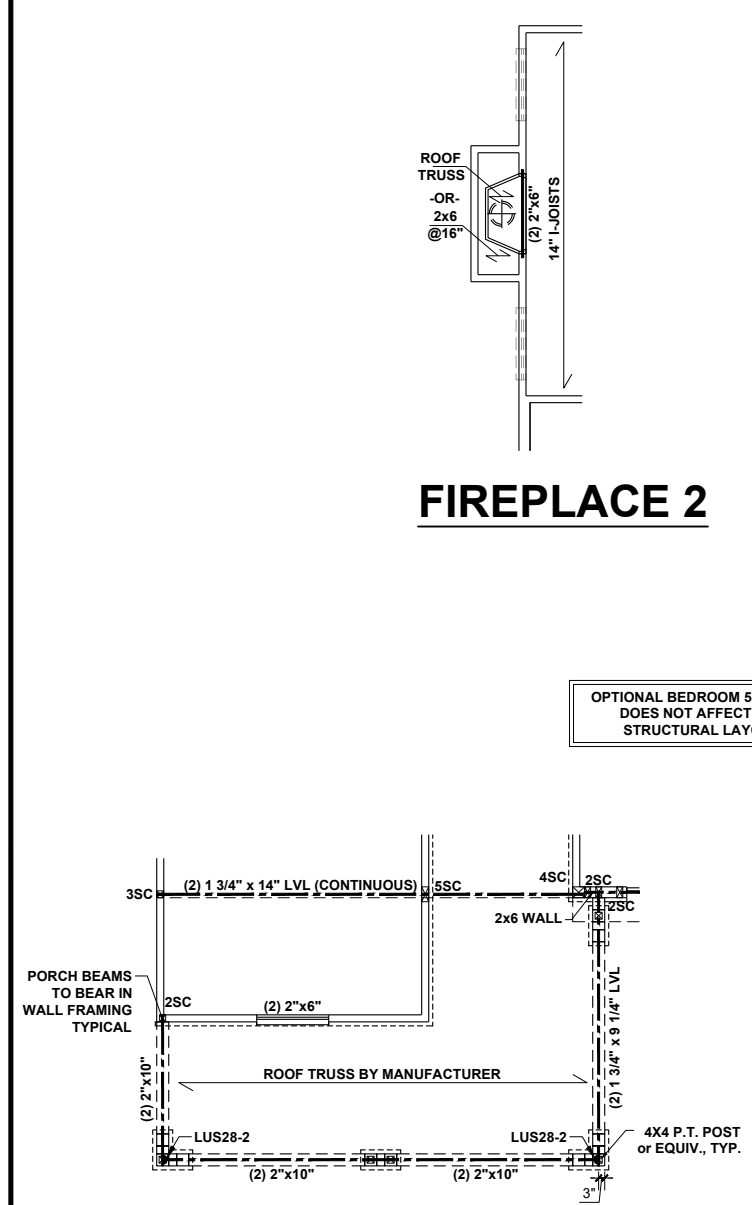
- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)
- ALL FRAMING TO BE #2 SPF MINIMUM.
 - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
 - EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
 - ALL NON-BEARING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

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

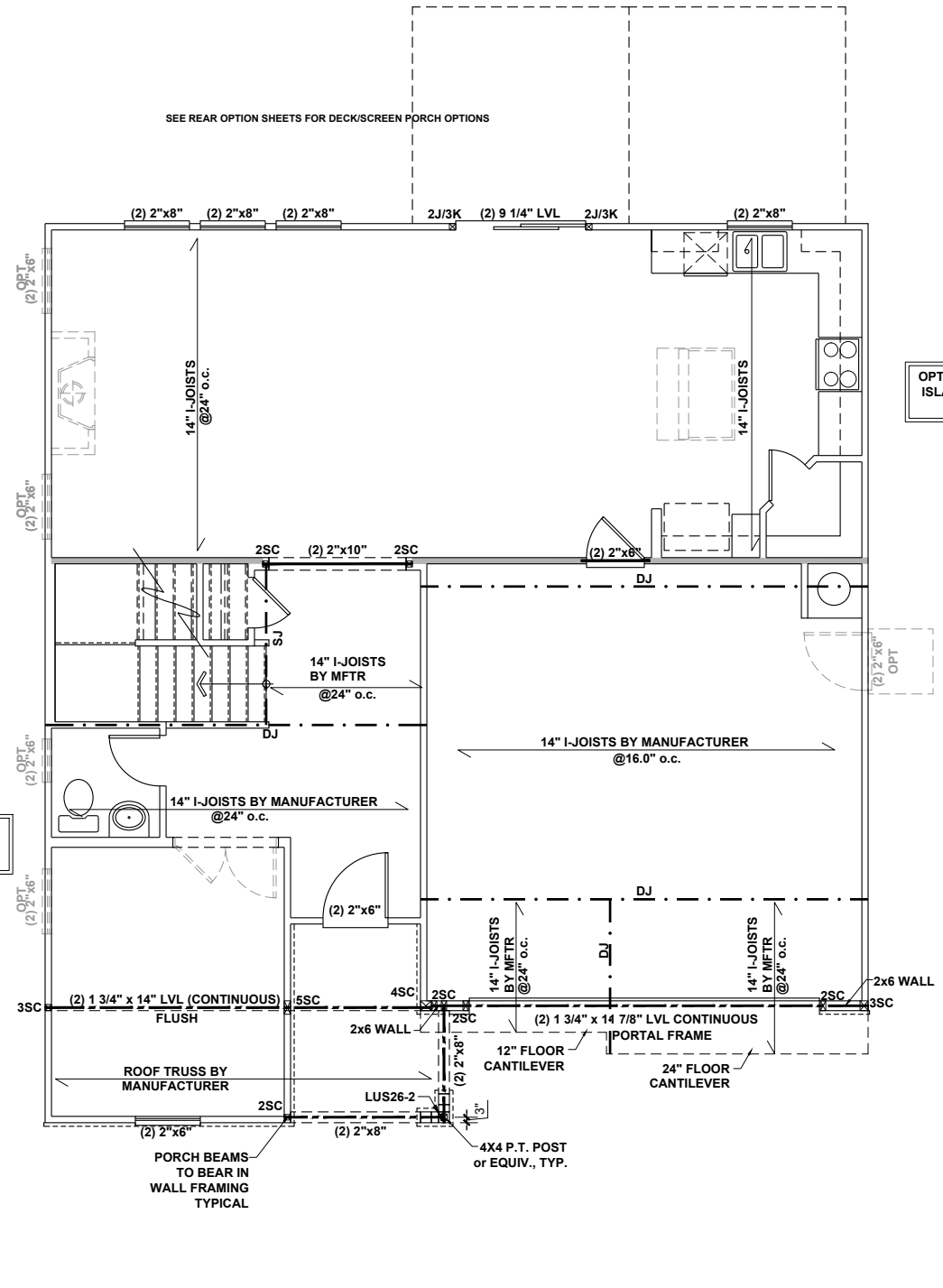
ALL FLUSH BEAMS TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

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

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



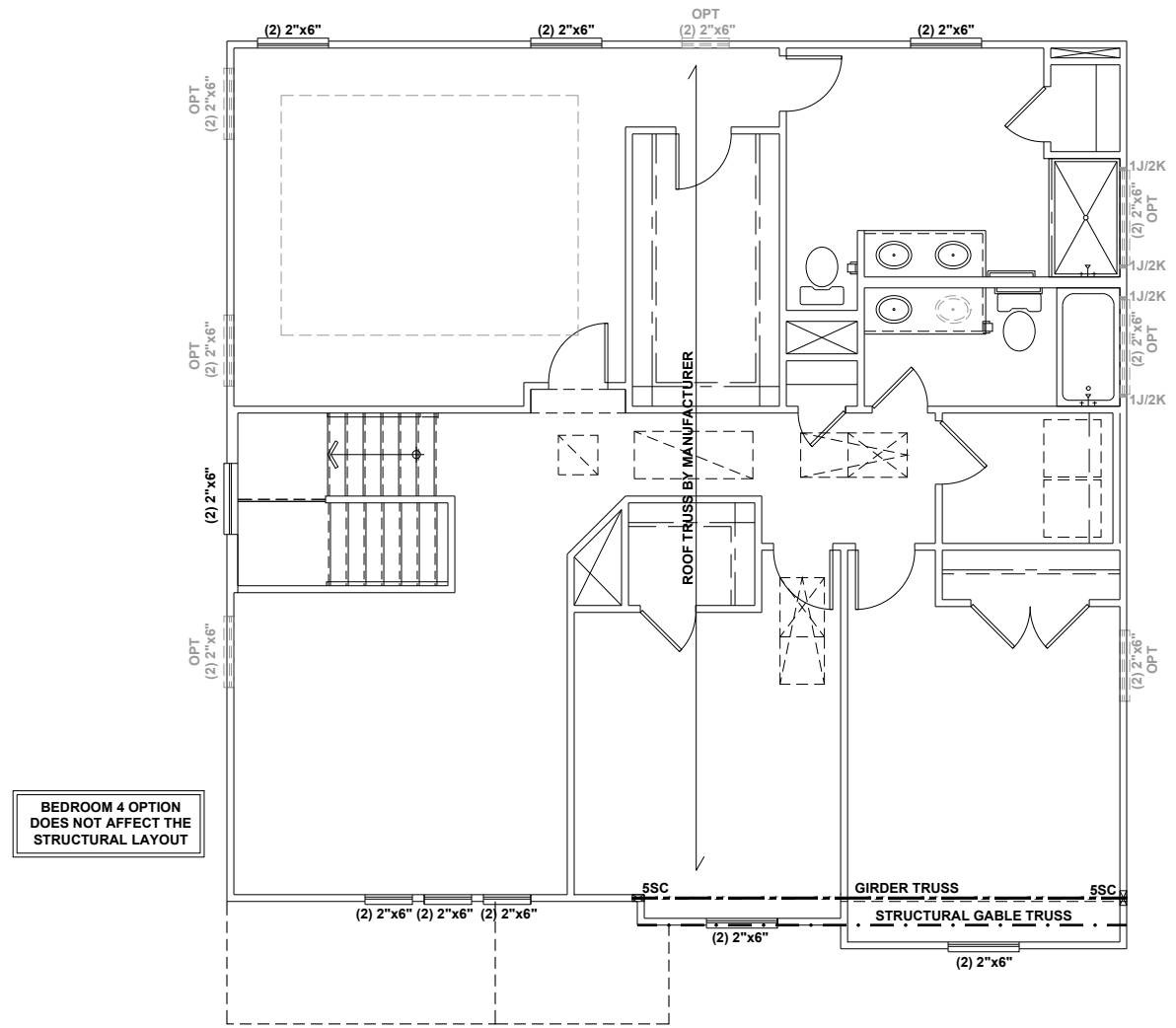
OPT. ENLARGED PORCH



FIRST FLOOR CEILING FRAMING PLAN - 'B'

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

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MASTER BATH OPTIONS
DO NOT AFFECT THE
STRUCTURAL LAYOUT

BEDROOM 4 OPTION
DOES NOT AFFECT THE
STRUCTURAL LAYOUT

BEAM & POINT LOAD LEGEND

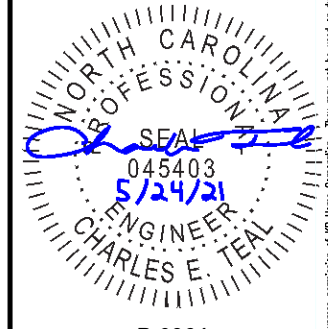
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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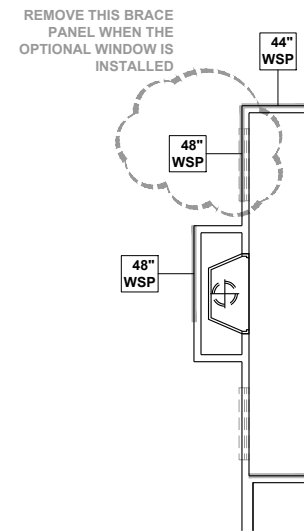
SECOND FLOOR
CEILING FRAMING PLAN

S2.0B

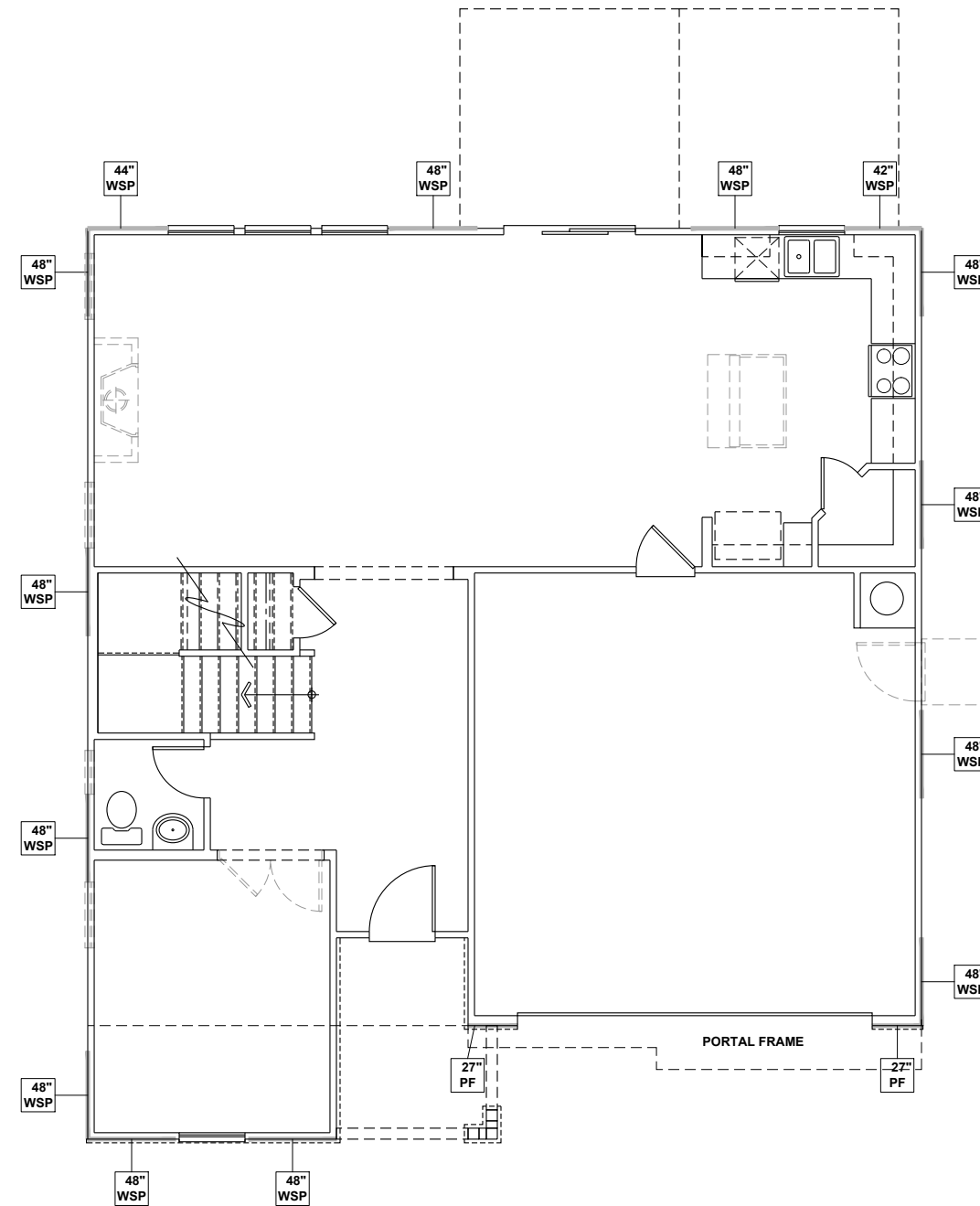
SECOND FLOOR CEILING FRAMING PLAN - 'B'

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

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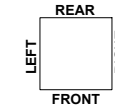


FIREPLACE 2

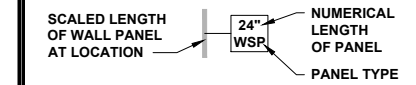


WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

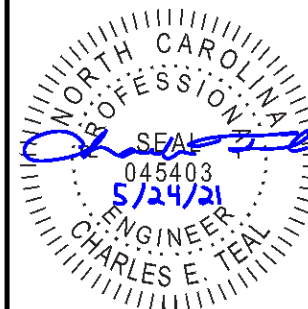
WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	13.5 FT.	17.0 FT.
LEFT	11.0 FT.	16.0 FT.
REAR	13.5 FT.	15.16 FT.
RIGHT	11.0 FT.	16.0 FT.



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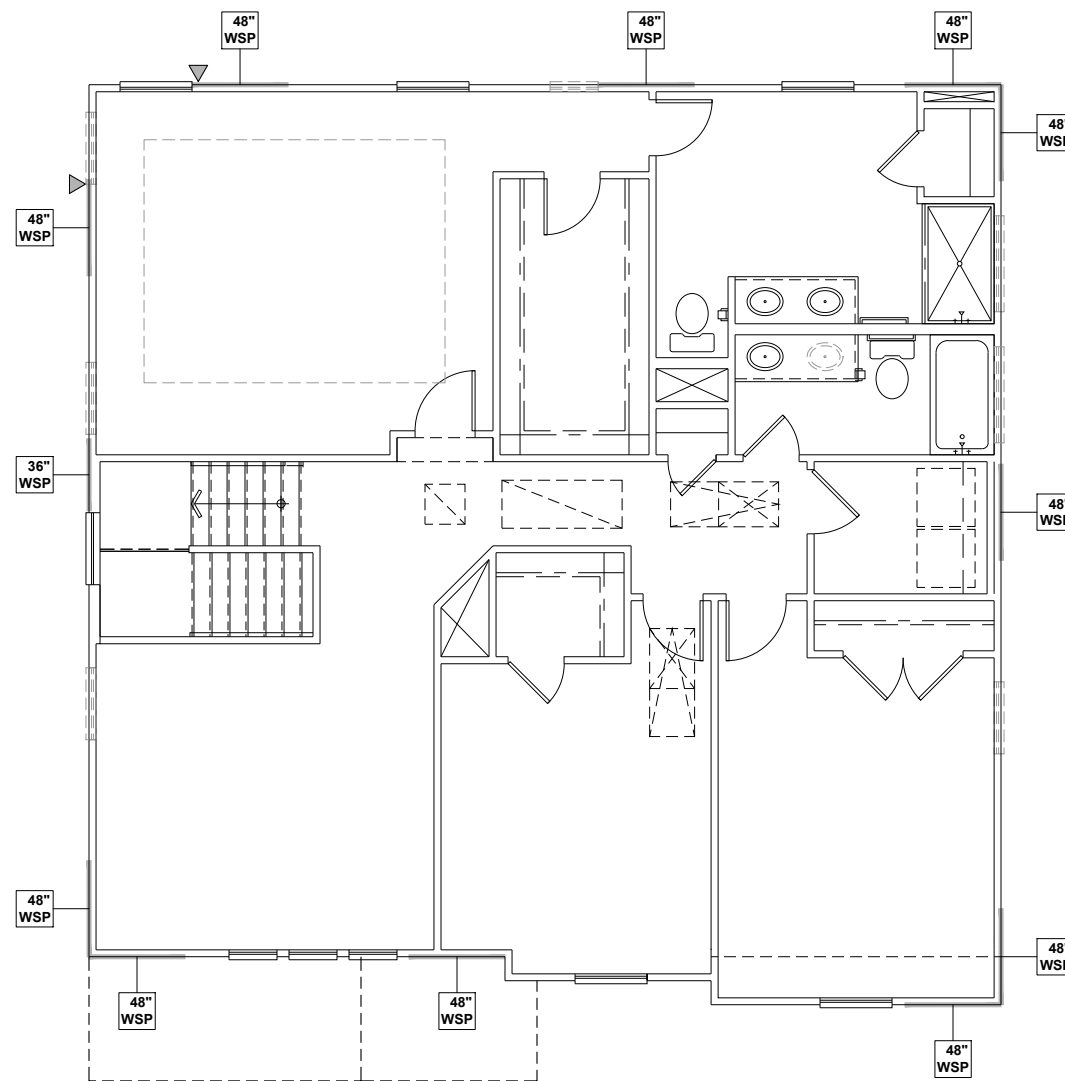
FIRST FLOOR
WALL BRACING PLAN

S4.0B

FIRST FLOOR WALL BRACING PLAN - 'B'

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

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WALL BRACING REQUIREMENTS

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SCALED LENGTH OF WALL PANEL AT LOCATION

NUMERICAL LENGTH OF PANEL

PANEL TYPE

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.

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WALL BRACING NOTE:

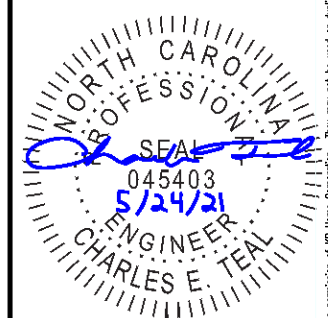
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WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	12.0 FT.
LEFT	5.5 FT.	12.0 FT.
REAR	6.5 FT.	12.0 FT.
RIGHT	5.5 FT.	11.0 FT.



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SECOND FLOOR
WALL BRACING PLAN

S5.0B

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

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BEAM & POINT LOAD LEGEND

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

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

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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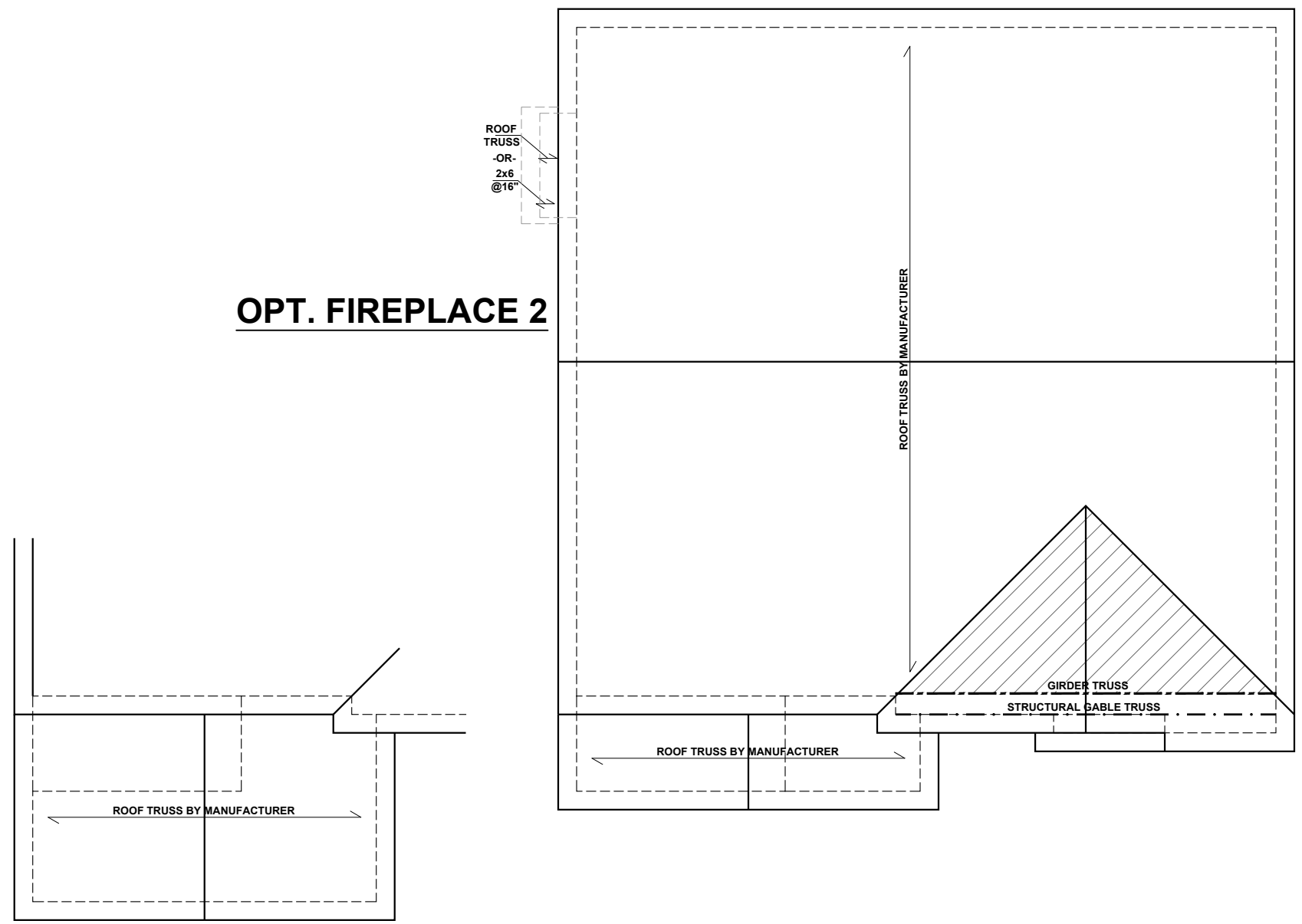
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ROOF FRAMING PLAN
S7.0B



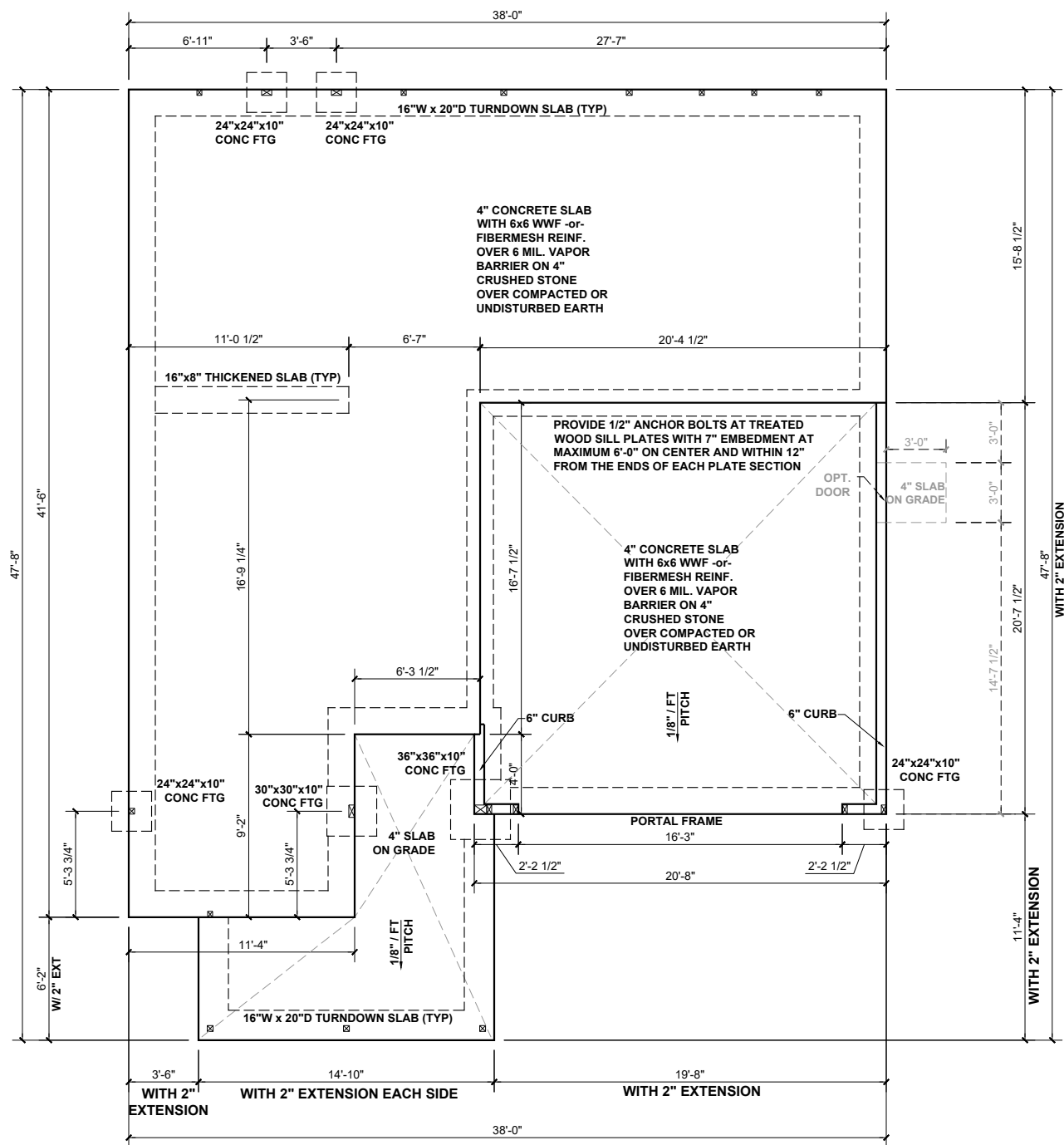
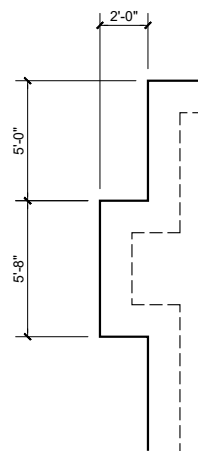
OPT. FIREPLACE 2

OPT. ENLARGED PORCH

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

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FIREPLACE 2



SLAB 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

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

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

CONCRETE SLAB REINFORCING SUBSTITUTION OF SYNTHETIC FIBER MIX IN LIEU OF WWF IN NON STRUCTURAL SLABS:

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING
- NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION
- NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.
- FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS



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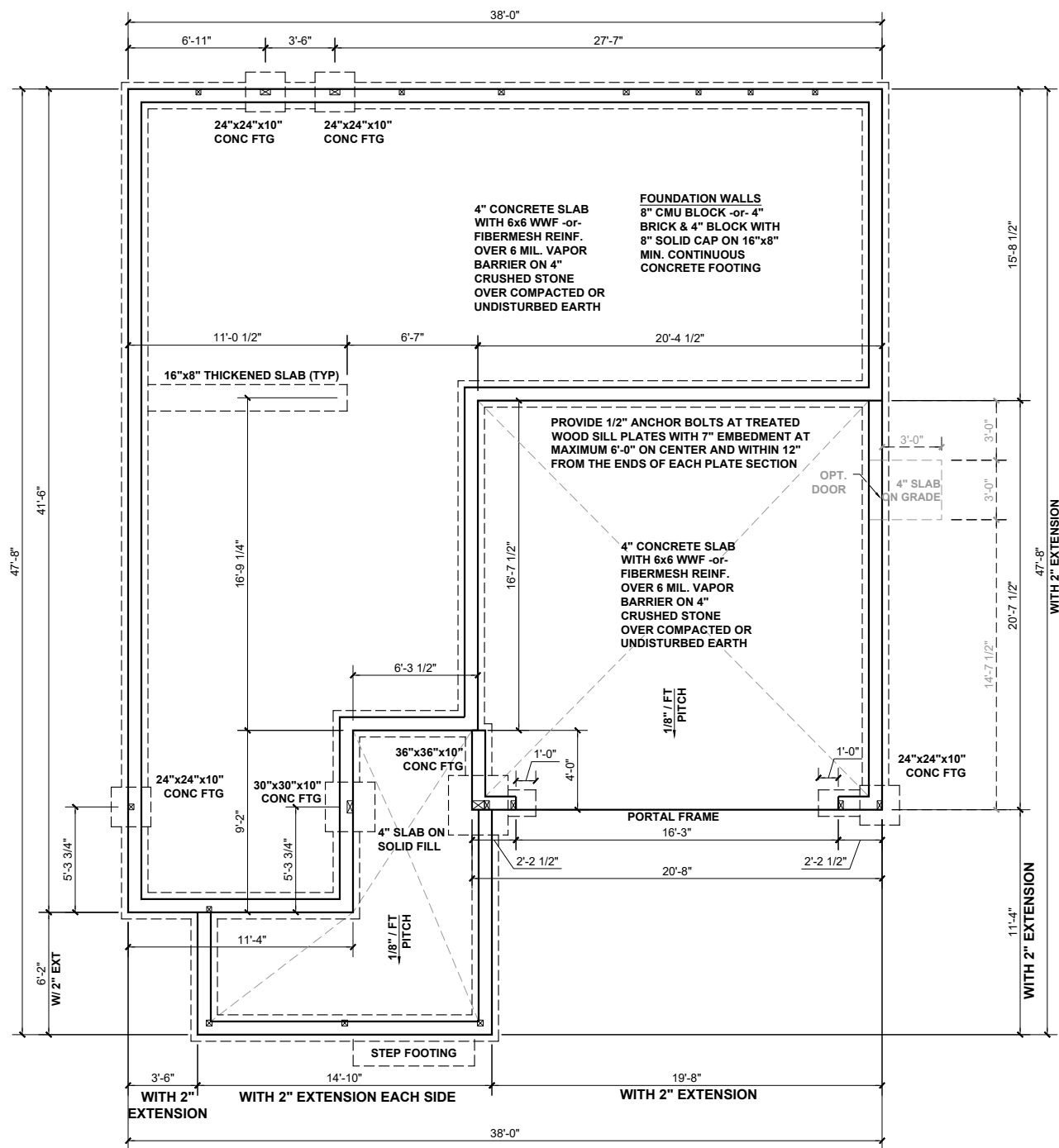
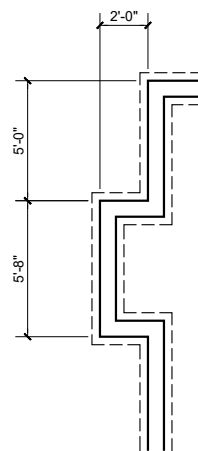
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SLAB
FOUNDATION PLAN
S.10C

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FIREPLACE 2



STEM WALL 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

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

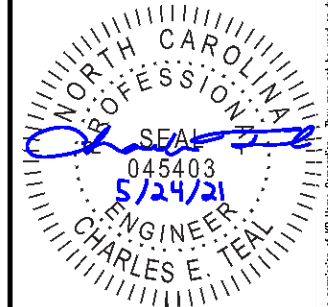
ALL CONCRETE CURBS SUPPORTING PORTAL FRAMED OR ENGINEERED OPENINGS IN GARAGES WITH A PONY WALL OVER 24" ABOVE THE GARAGE DOOR HEADER SHALL BE REQUIRED TO BE AT LEAST 8" WIDE.

CONCRETE SLAB REINFORCING SUBSTITUTION OF SYNTHETIC FIBER MIX IN LIEU OF WWF IN NON STRUCTURAL SLABS:

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING
- NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION
- NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.
- FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS



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P-0961

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

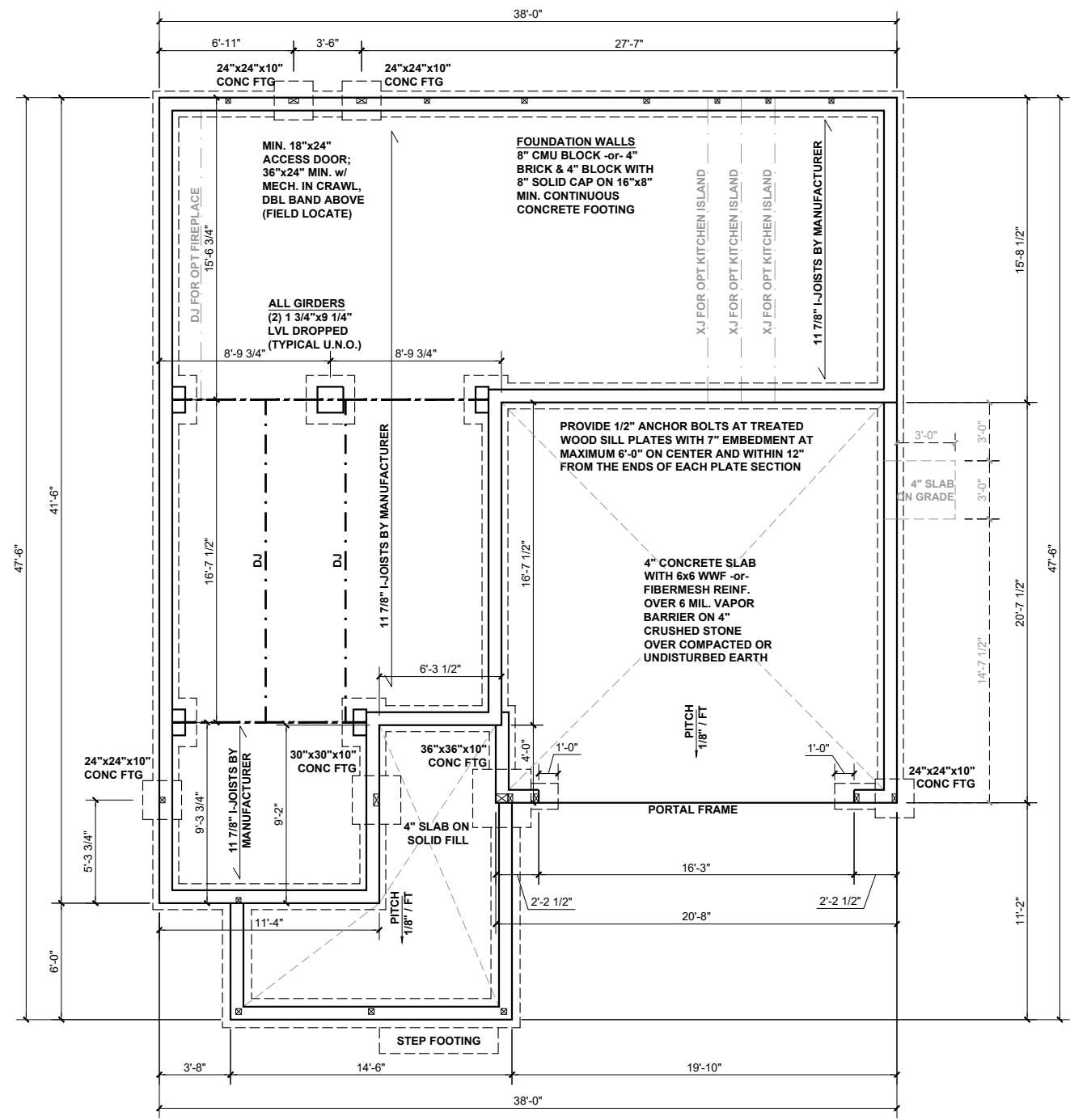
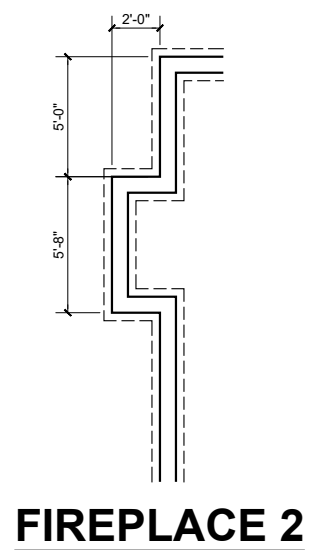
JDS Consulting
8600 D' JERSEY CT, RALEIGH, NC 27617-919-480-1075
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PROJECT NO.: 21901127
DATE: 05/21/2021

PLAN:
238.2338

STEM WALL
FOUNDATION PLAN
S.20C

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CRAWL SPACE 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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

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

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

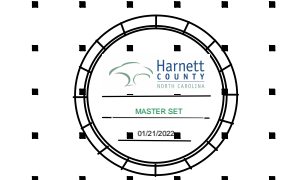
FLOOR FRAMING TO BE 11 7/8" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING

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

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

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

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



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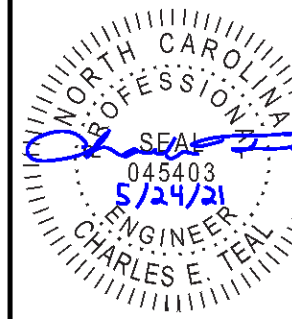
CRAWL SPACE
FOUNDATION PLAN

S.30C

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PLAN:
238.2338

FIRST FLOOR
CEILING FRAMING PLAN

S1.0C

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

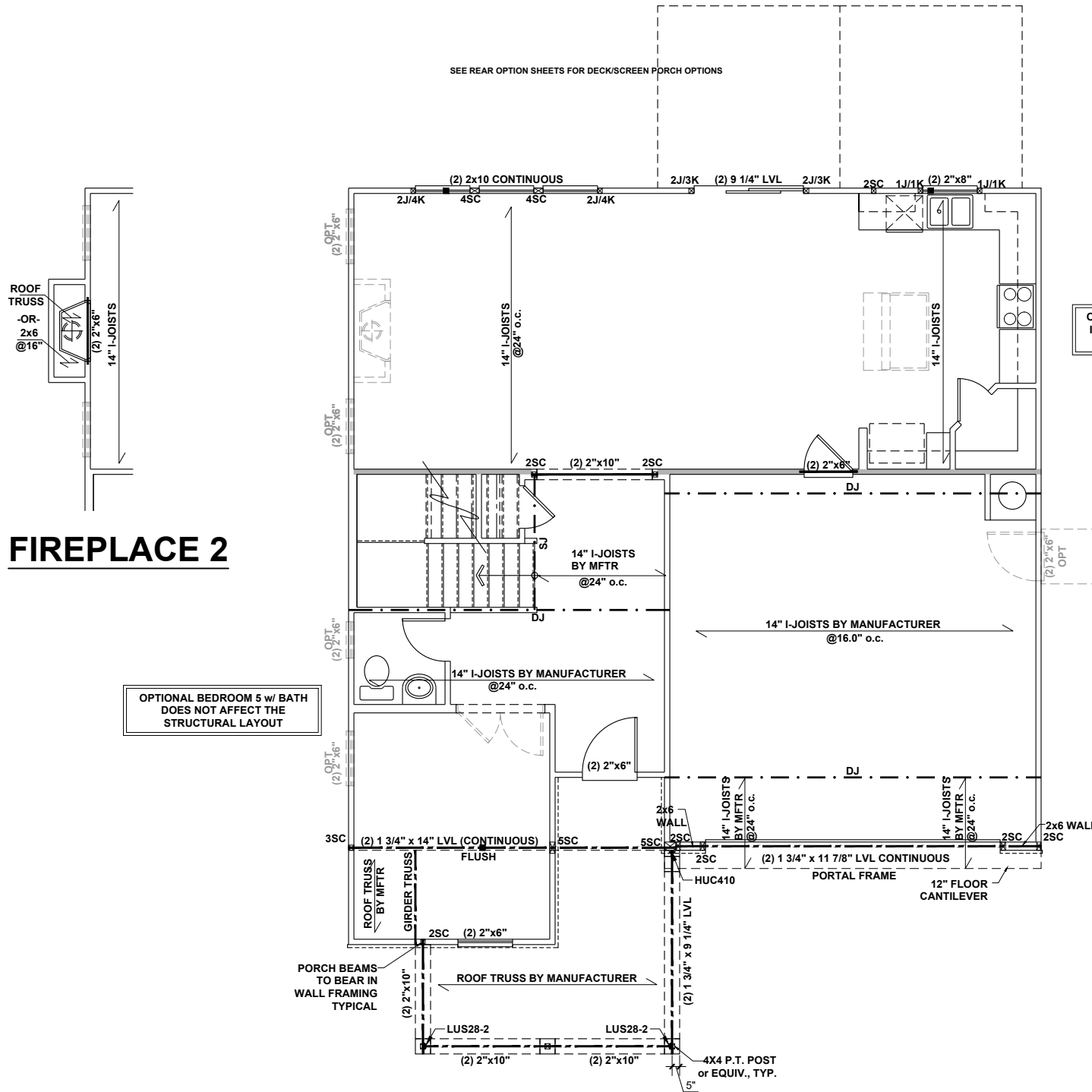
- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)
- ALL FRAMING TO BE #2 SPF MINIMUM.
 - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
 - EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
 - ALL NON-BEARING 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 TRUSSEK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
 - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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

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

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

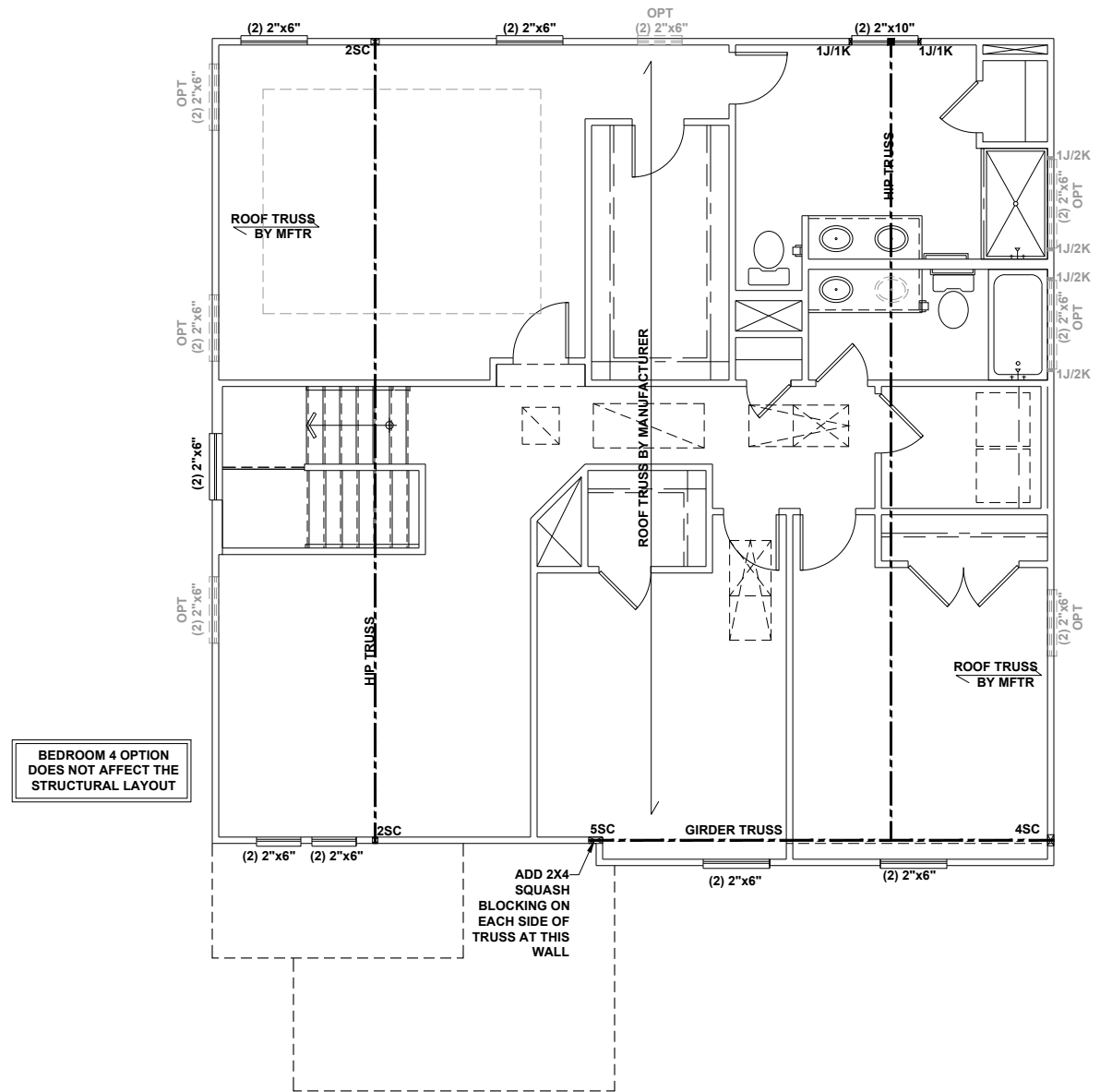
**REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES



FIRST FLOOR CEILING FRAMING PLAN - 'C'

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

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BEDROOM 4 OPTION DOES NOT AFFECT THE STRUCTURAL LAYOUT

MASTER BATH OPTIONS DO NOT AFFECT THE STRUCTURAL LAYOUT

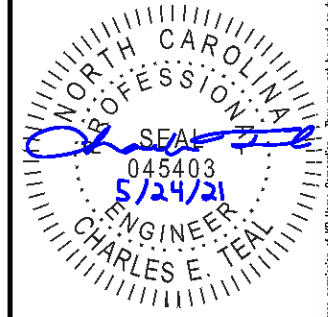
BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
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ALL FLUSH BEAMS TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.



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P-0961

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PLAN:
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SECOND FLOOR
CEILING FRAMING PLAN

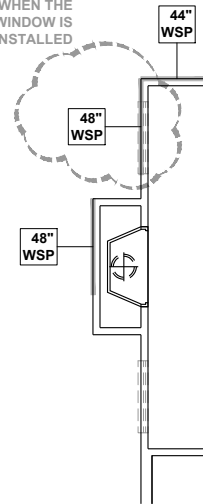
S2.0C

SECOND FLOOR CEILING FRAMING PLAN - 'C'

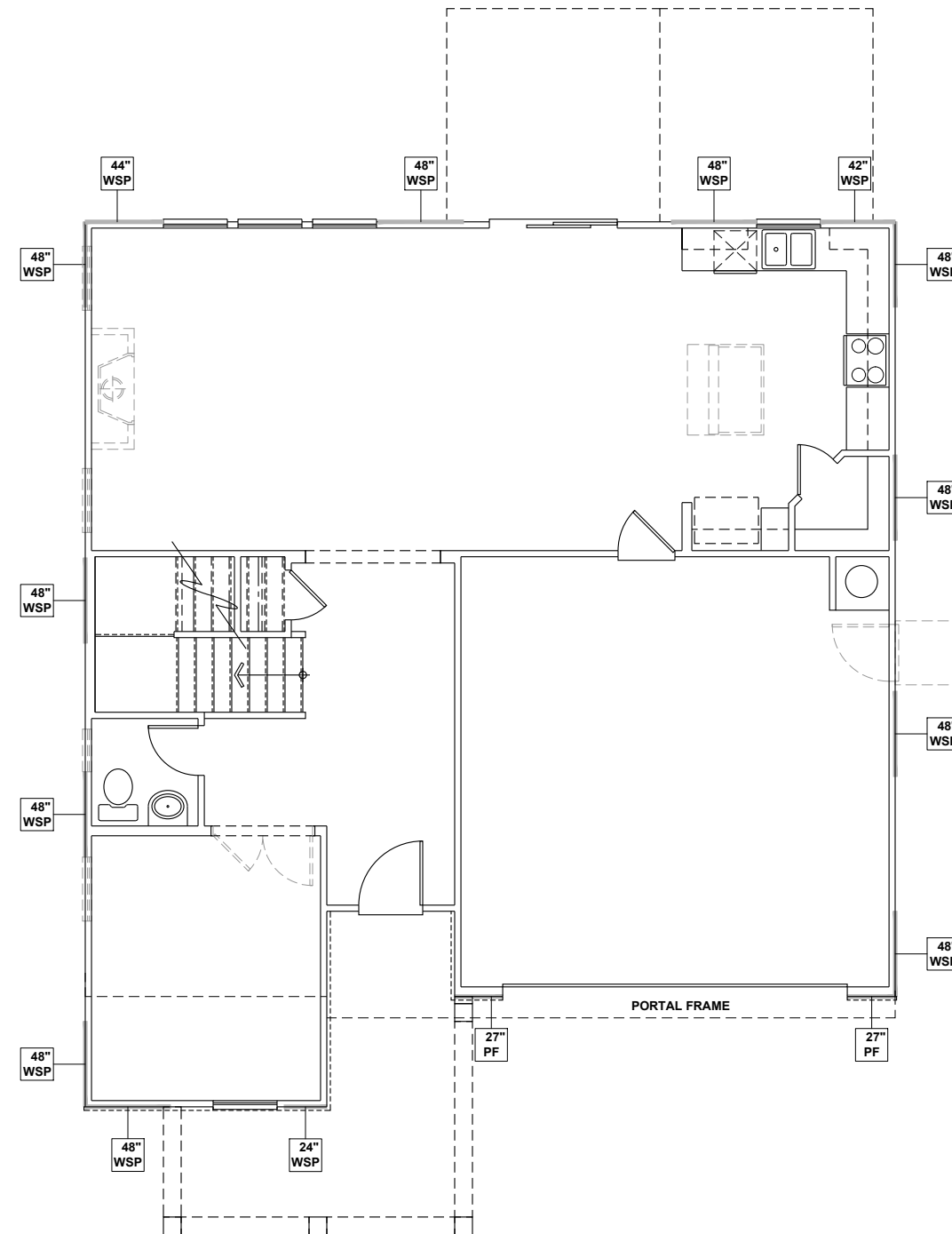
SCALE: 1/8"=1'-0"

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REMOVE THIS BRACE
PANEL WHEN THE
OPTIONAL WINDOW IS
INSTALLED



FIREPLACE 2

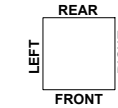


FIRST FLOOR WALL BRACING PLAN - 'C'

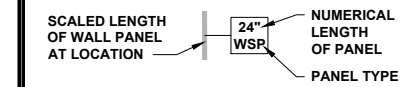
SCALE: 1/8"=1'-0"

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

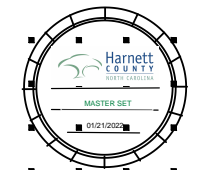
- ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH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

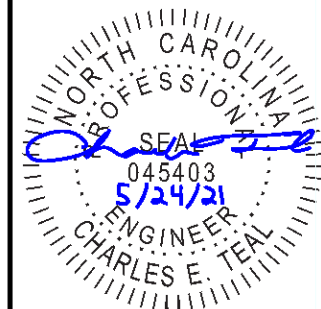
WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	13.5 FT.	15.0 FT.
LEFT	11.0 FT.	16.0 FT.
REAR	13.5 FT.	15.16 FT.
RIGHT	11.0 FT.	16.0 FT.



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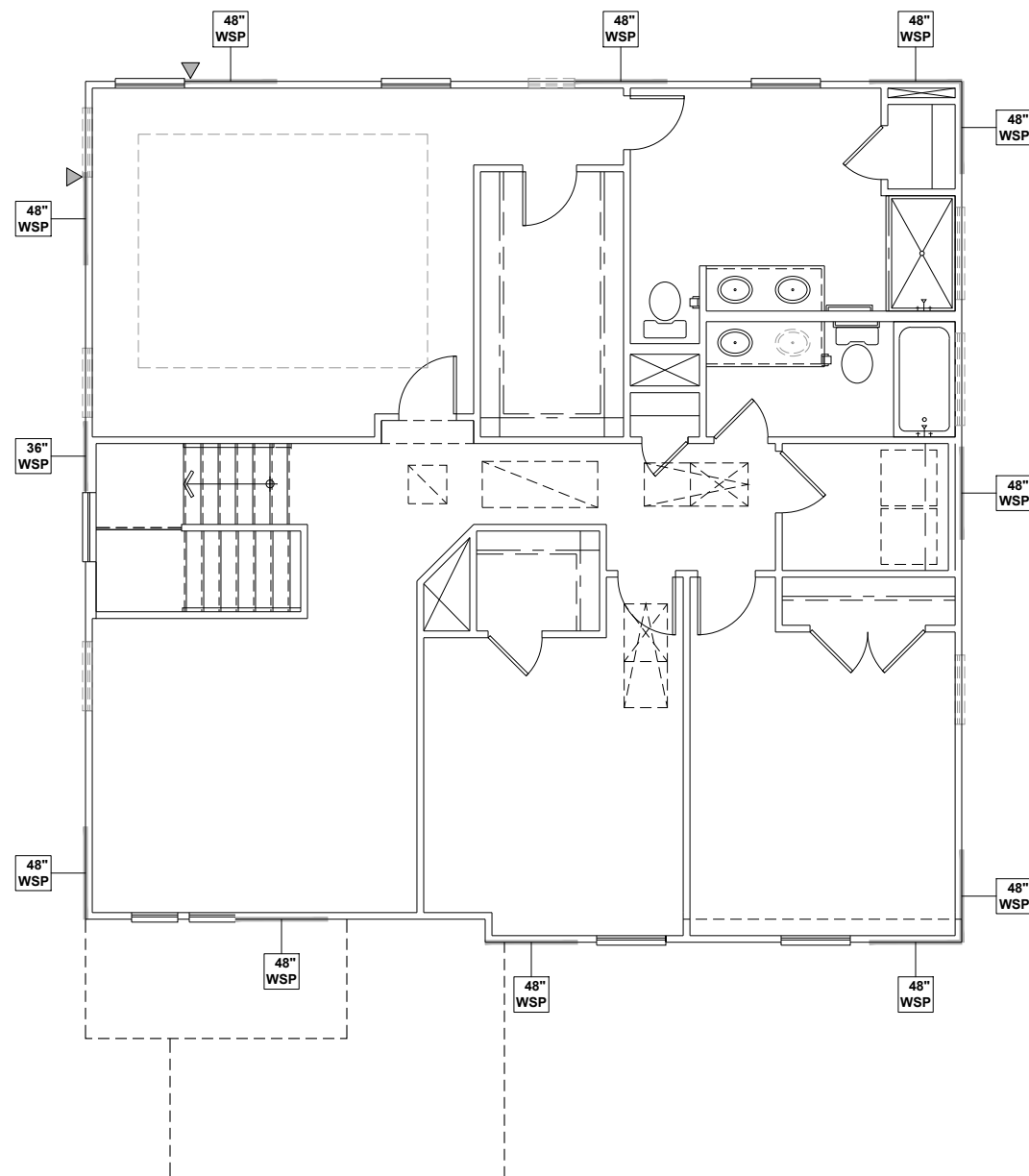
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PLAN:
238.2338

FIRST FLOOR
WALL BRACING PLAN

S4.0C

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

SCALED LENGTH OF WALL PANEL AT LOCATION

24" WSP
 NUMERICAL LENGTH OF PANEL
 PANEL TYPE

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.

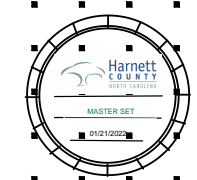
ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

WALL BRACING NOTE:

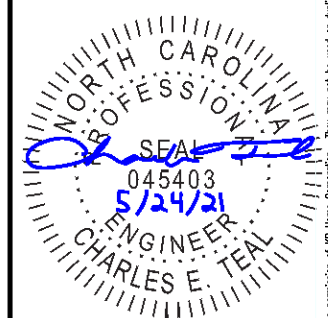
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WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	12.0 FT.
LEFT	5.5 FT.	12.0 FT.
REAR	6.5 FT.	12.0 FT.
RIGHT	5.5 FT.	11.0 FT.



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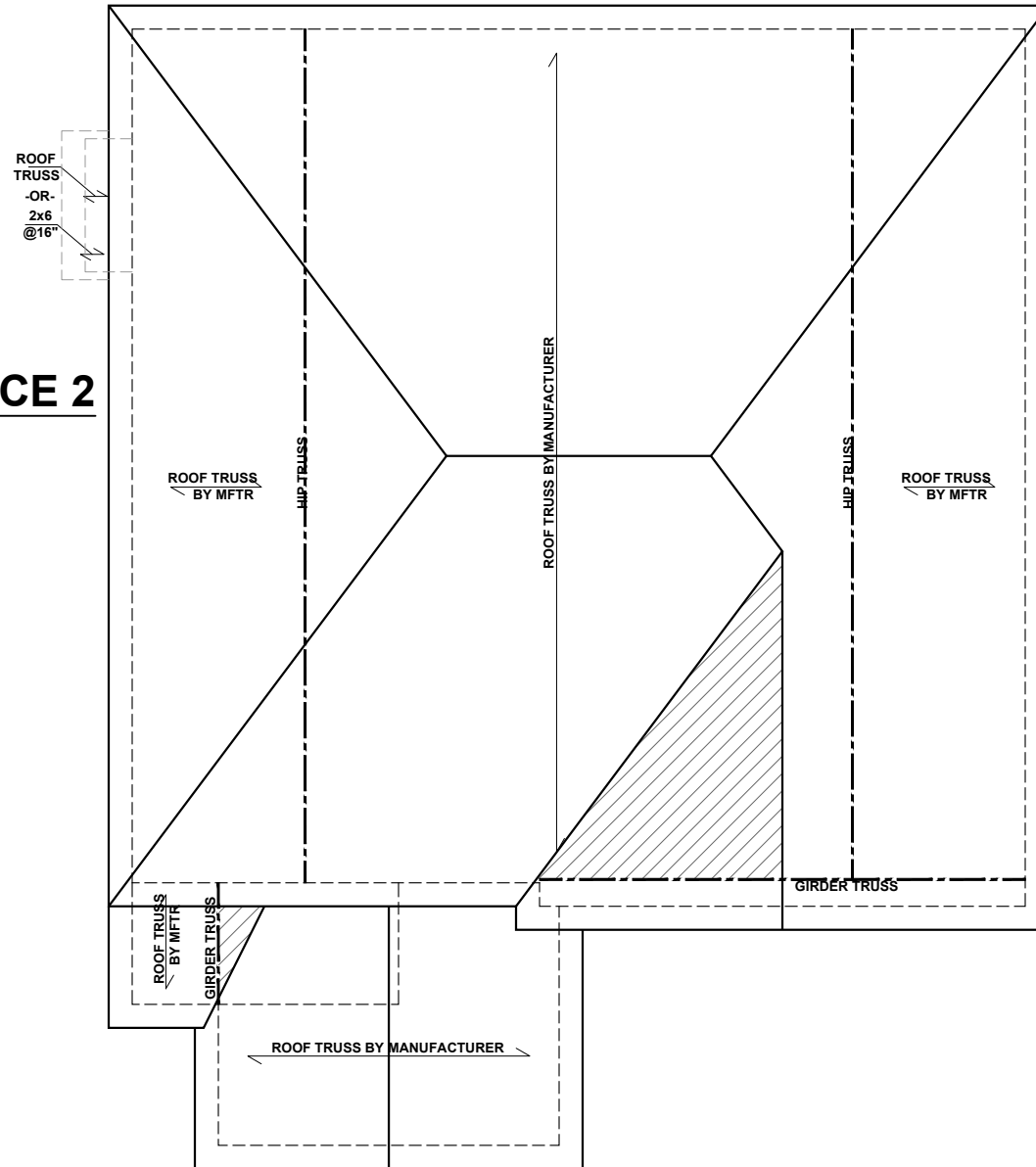
SECOND FLOOR
 WALL BRACING PLAN

S5.0C

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

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OPT. FIREPLACE 2



ROOF FRAMING PLAN - 'C'

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

BEAM & POINT LOAD LEGEND

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

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

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

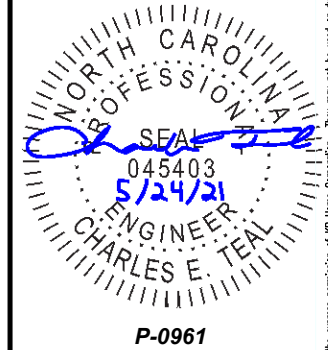
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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

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

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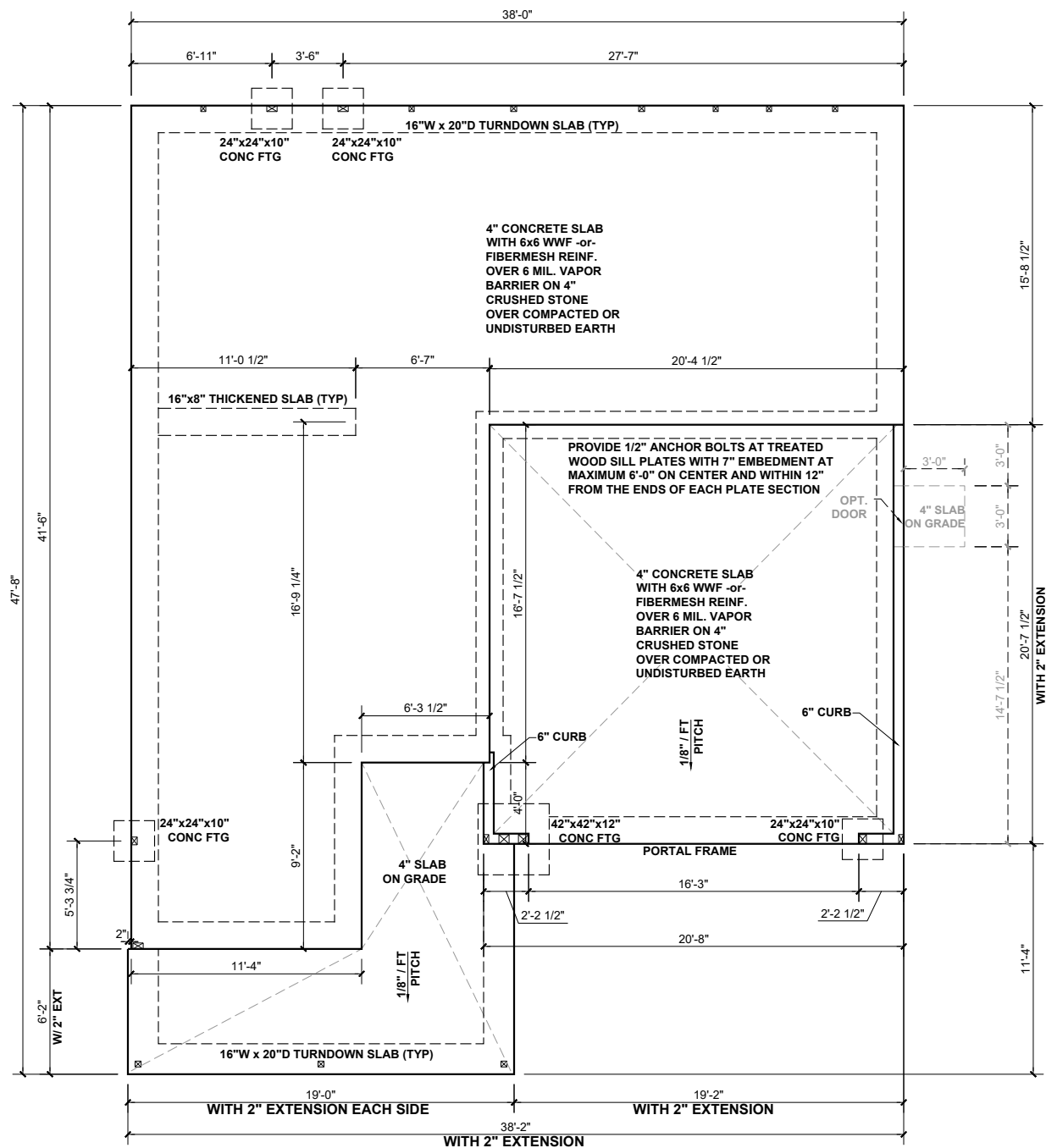
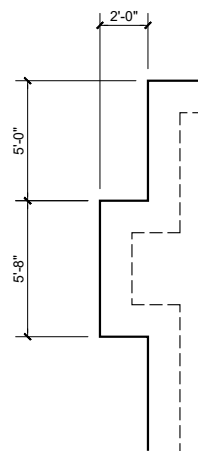
PROJECT NO.: 21901127
DATE: 05/21/2021

PLAN:
238.2338

ROOF FRAMING PLAN
S7.0C

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FIREPLACE 2



SLAB 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

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

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

CONCRETE SLAB REINFORCING SUBSTITUTION OF SYNTHETIC FIBER MIX IN LIEU OF WWF IN NON STRUCTURAL SLABS:

- NO SUBSTITUTION ALLOWED IN SLABS INSTALLED ON RAISED METAL DECKING
- NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION
- NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.
- FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS



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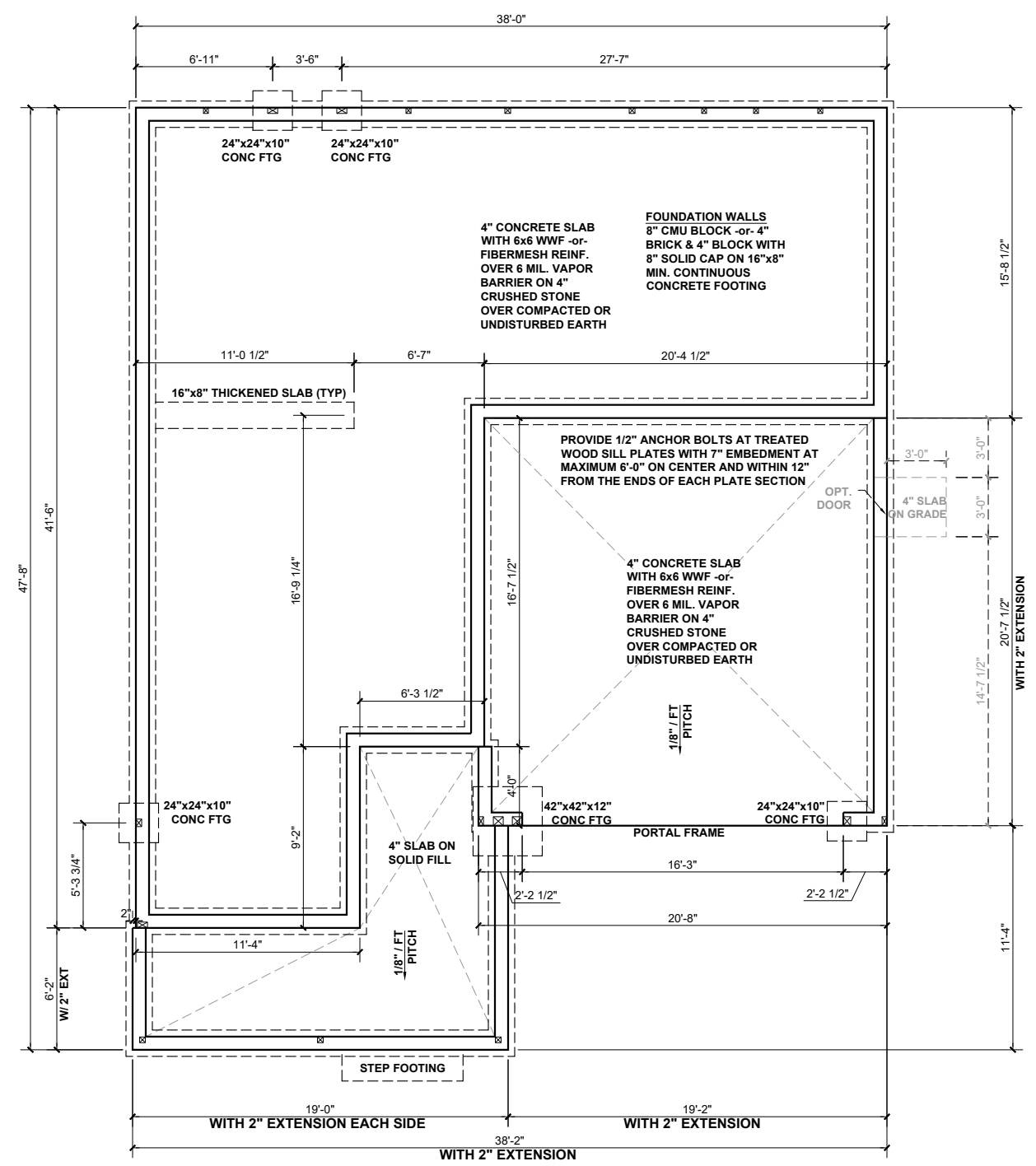
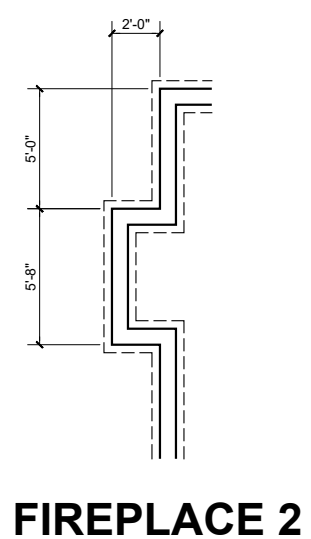
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PROJECT NO.: 21901127
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PLAN:
238.2338

SLAB
FOUNDATION PLAN
S.10D

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

BEAM & POINT LOAD LEGEND

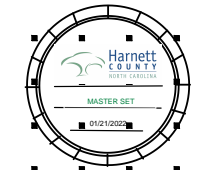
—	INTERIOR LOAD BEARING WALL
- - -	ROOF RAFTER / TRUSS SUPPORT
- · - · -	DOUBLE RAFTER / DOUBLE JOIST
—	STRUCTURAL BEAM / GIRDER
—	WINDOW / DOOR HEADER
⊠	POINT LOAD TRANSFER
■	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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

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- NO SUBSTITUTION ALLOWED IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- NO SUBSTITUTION ALLOWED IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- NO SUBSTITUTION ALLOWED FOR SLAB POURS DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR SUBSTITUTION
- NO SUBSTITUTION ALLOWED FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.
- FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURES SPECIFICATIONS



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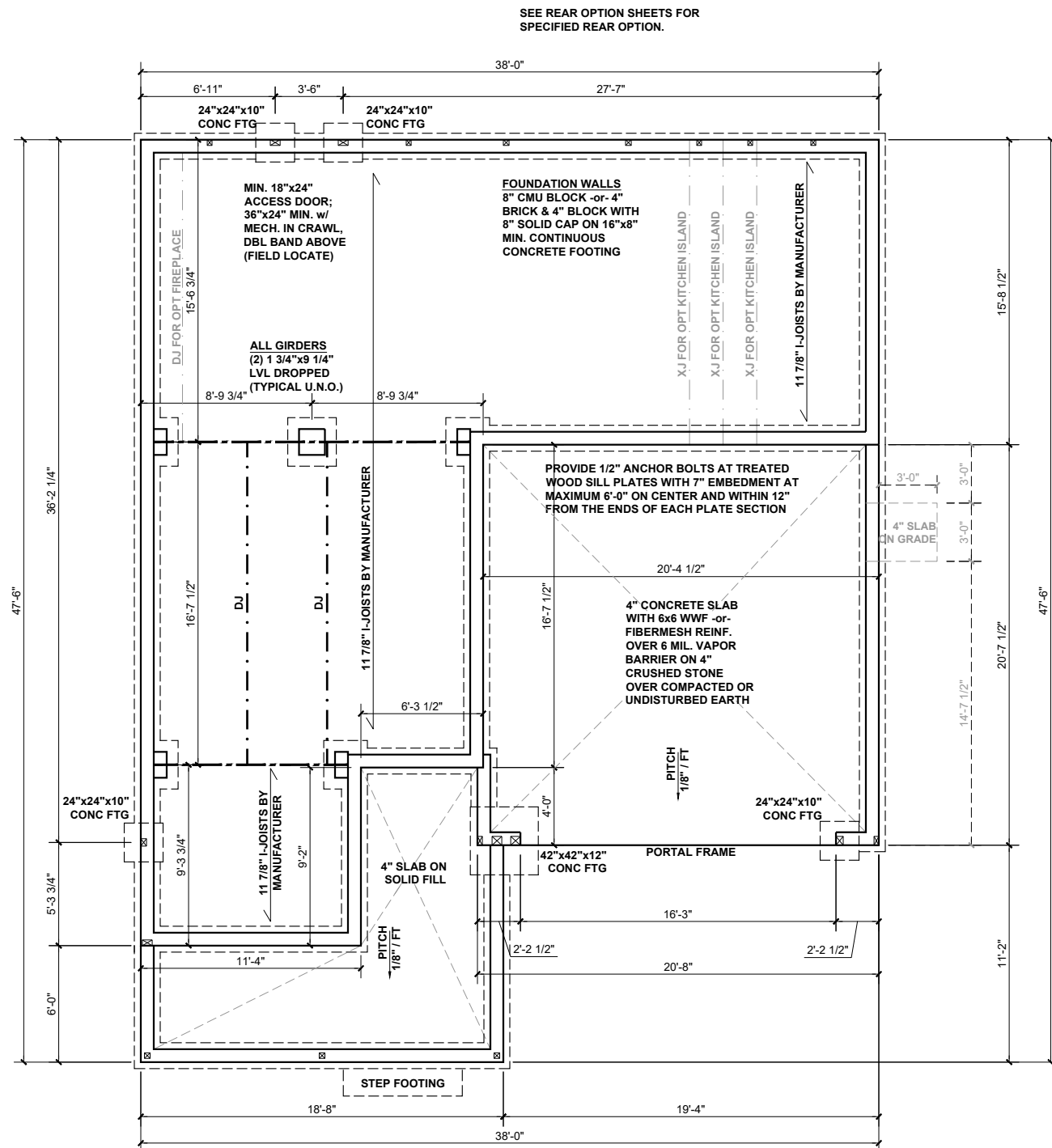
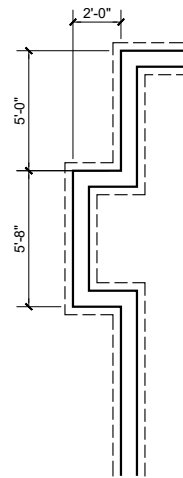
PROJECT NO.: 21901127
DATE: 05/21/2021

PLAN:
238.2338

STEM WALL
FOUNDATION PLAN
S.20D

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FIREPLACE 2



CRAWL SPACE 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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

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

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

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

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

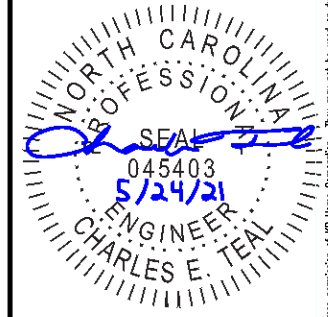
I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

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

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



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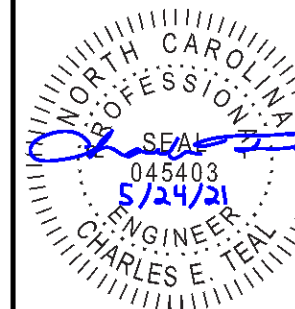
PLAN:
238.2338

CRAWL SPACE
FOUNDATION PLAN
S.30D

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FIRST FLOOR
CEILING FRAMING PLAN

S1.0D

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

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

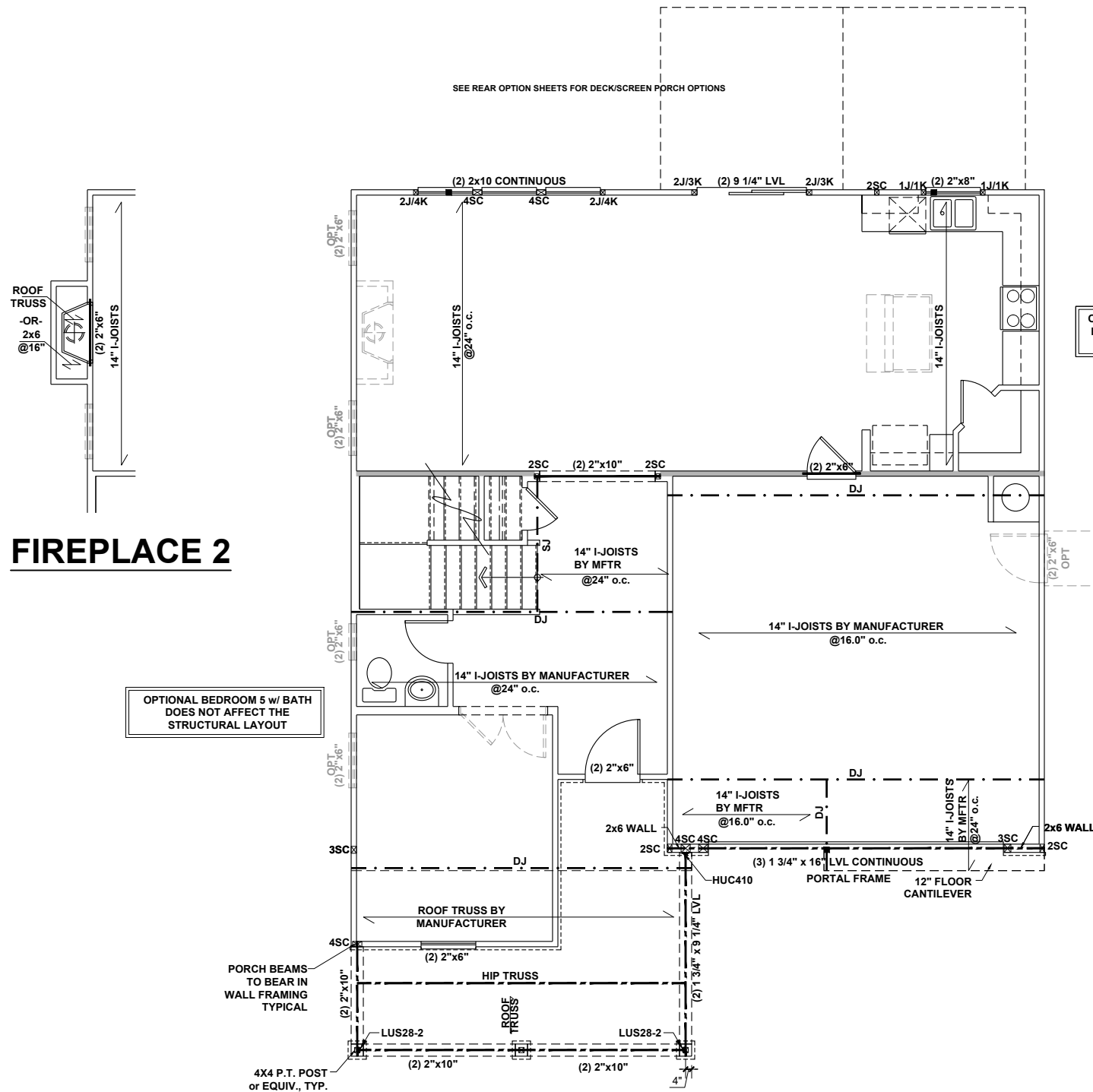
- ALL FRAMING TO BE #2 SPF MINIMUM.
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
- PROVIDE CONTINUOUS BLOCKING THROUGH 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 TRUSSEK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
- FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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

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

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

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



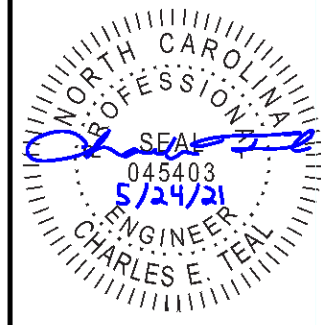
FIRST FLOOR CEILING FRAMING PLAN - 'D'

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

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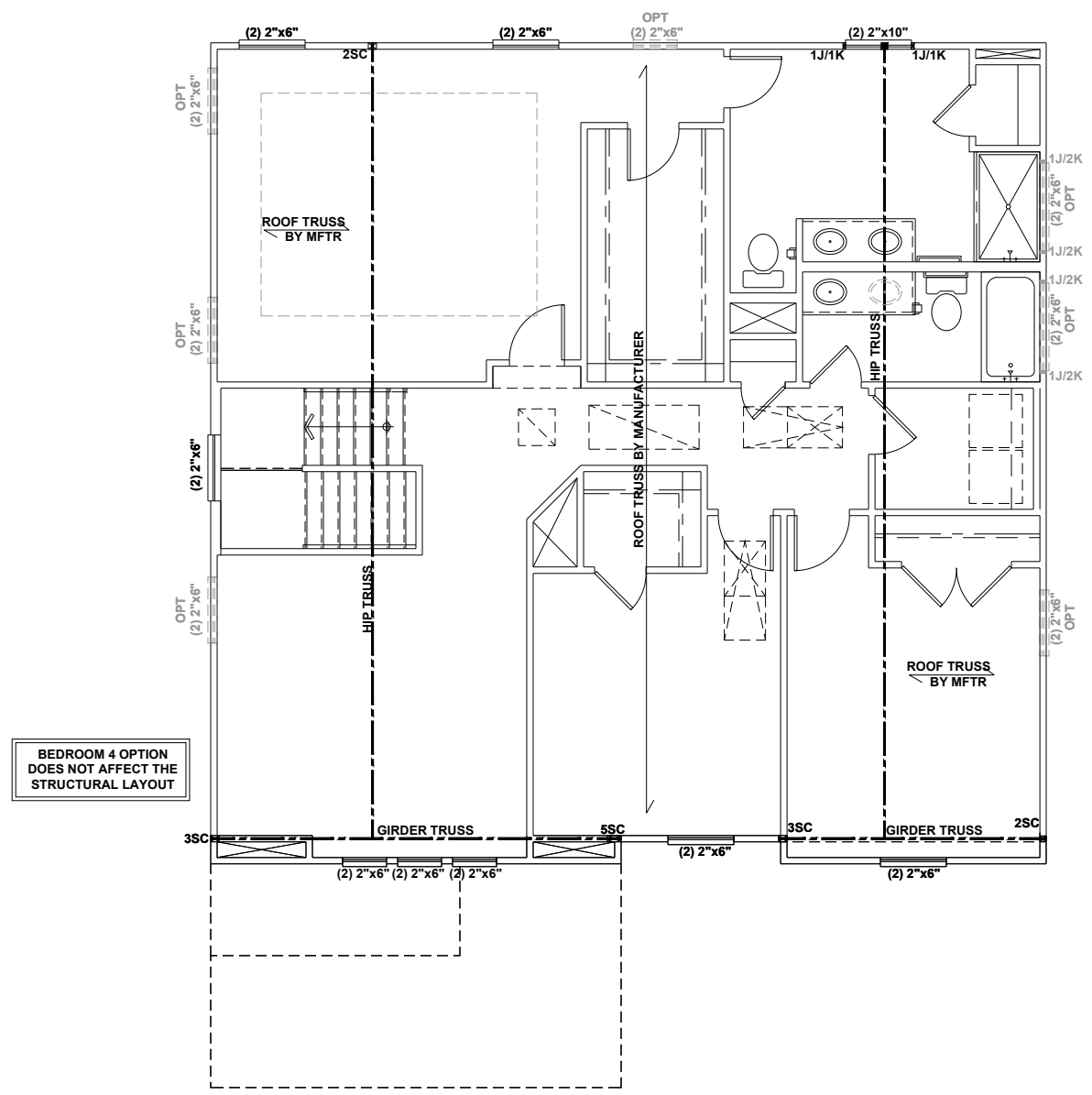
SECOND FLOOR
 CEILING FRAMING PLAN

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

- 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 TRUSSEK 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).

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.



MASTER BATH OPTIONS DO NOT AFFECT THE STRUCTURAL LAYOUT

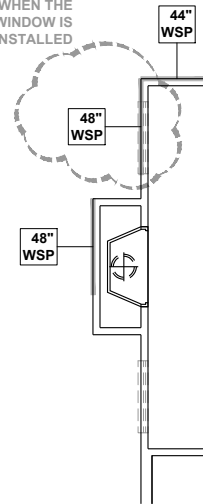
BEDROOM 4 OPTION DOES NOT AFFECT THE STRUCTURAL LAYOUT

SECOND FLOOR CEILING FRAMING PLAN - 'D'

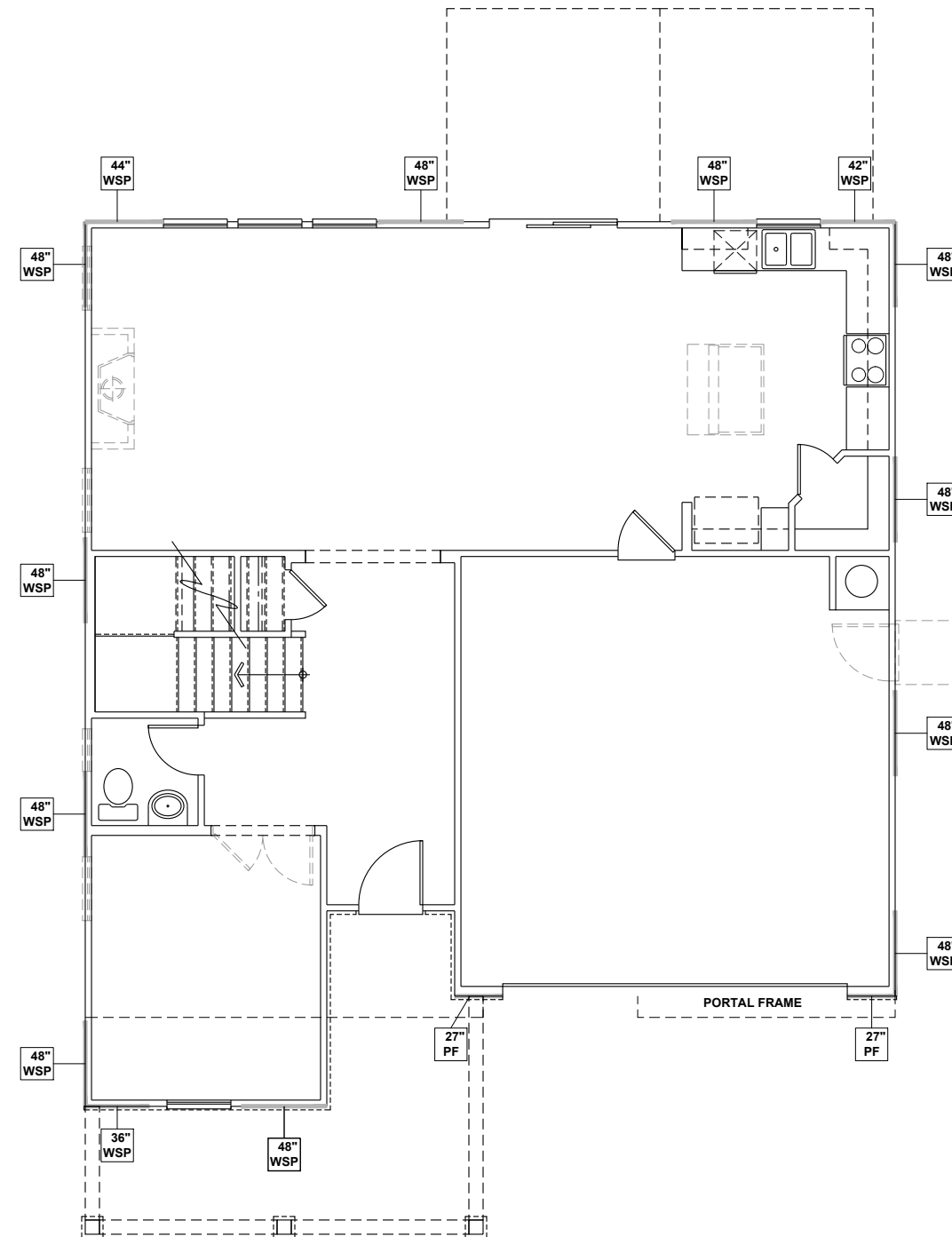
SCALE: 1/8"=1'-0"

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REMOVE THIS BRACE
PANEL WHEN THE
OPTIONAL WINDOW IS
INSTALLED

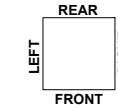


FIREPLACE 2

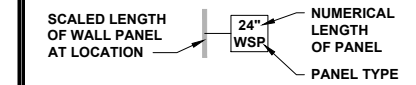


WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

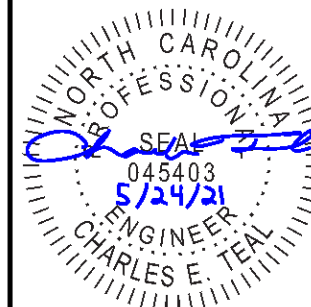
WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	13.5 FT.	16.0 FT.
LEFT	11.0 FT.	16.0 FT.
REAR	13.5 FT.	15.16 FT.
RIGHT	11.0 FT.	16.0 FT.



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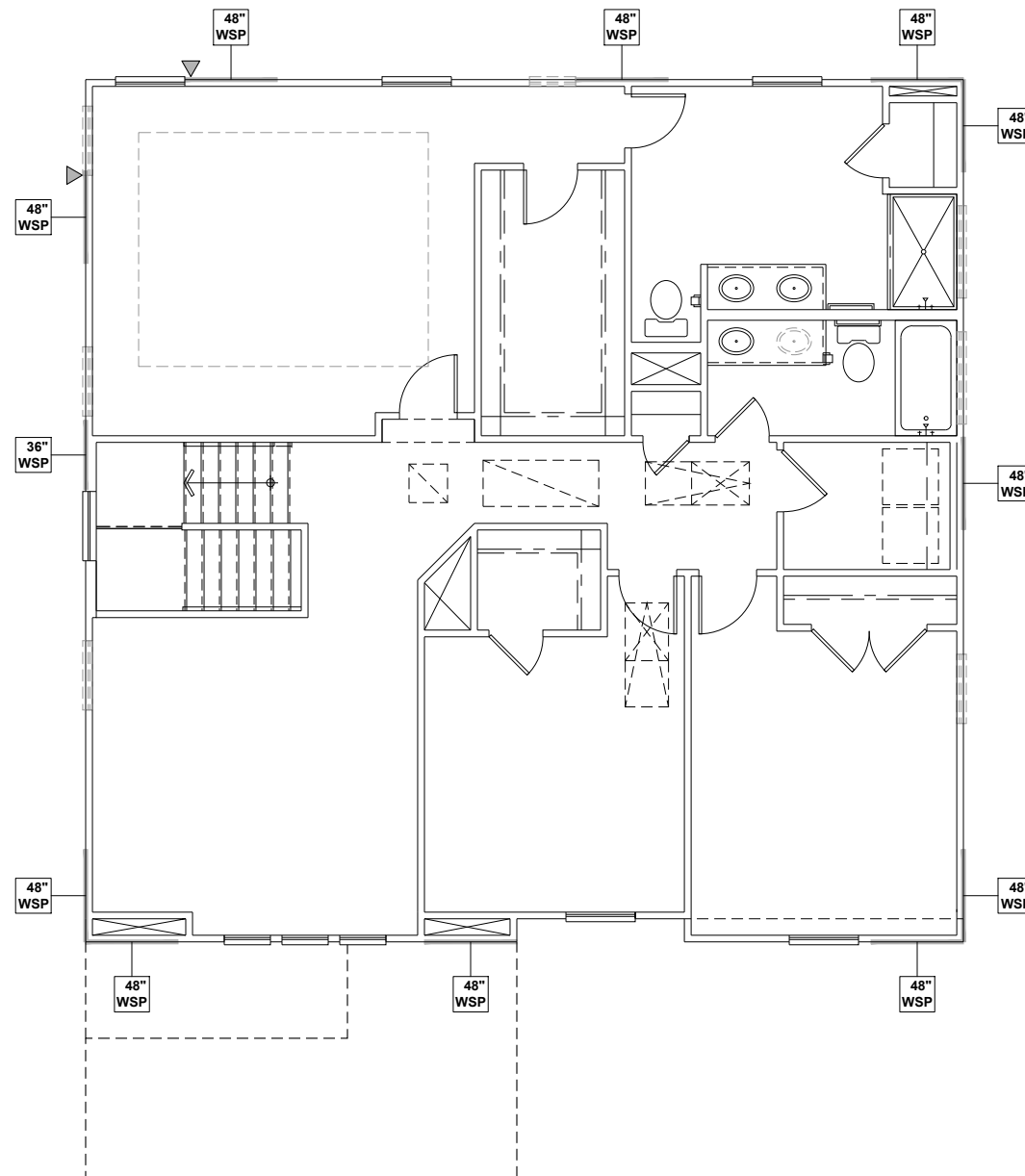
FIRST FLOOR
WALL BRACING PLAN

S4.0D

FIRST FLOOR WALL BRACING PLAN - 'D'

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

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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.

SCALED LENGTH OF WALL PANEL AT LOCATION

24"
WSP

NUMERICAL LENGTH OF PANEL
PANEL TYPE

ENGINEERED WALL SCHEDULE

ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

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

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

WALL BRACING NOTE:

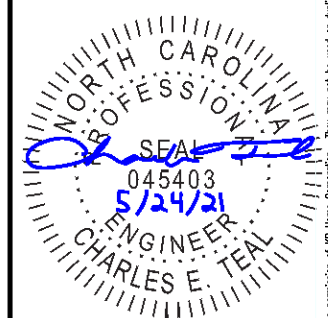
WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	12.0 FT.
LEFT	5.5 FT.	12.0 FT.
REAR	6.5 FT.	12.0 FT.
RIGHT	5.5 FT.	11.0 FT.



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P-0961

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



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DATE: 05/21/2021

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238.2338

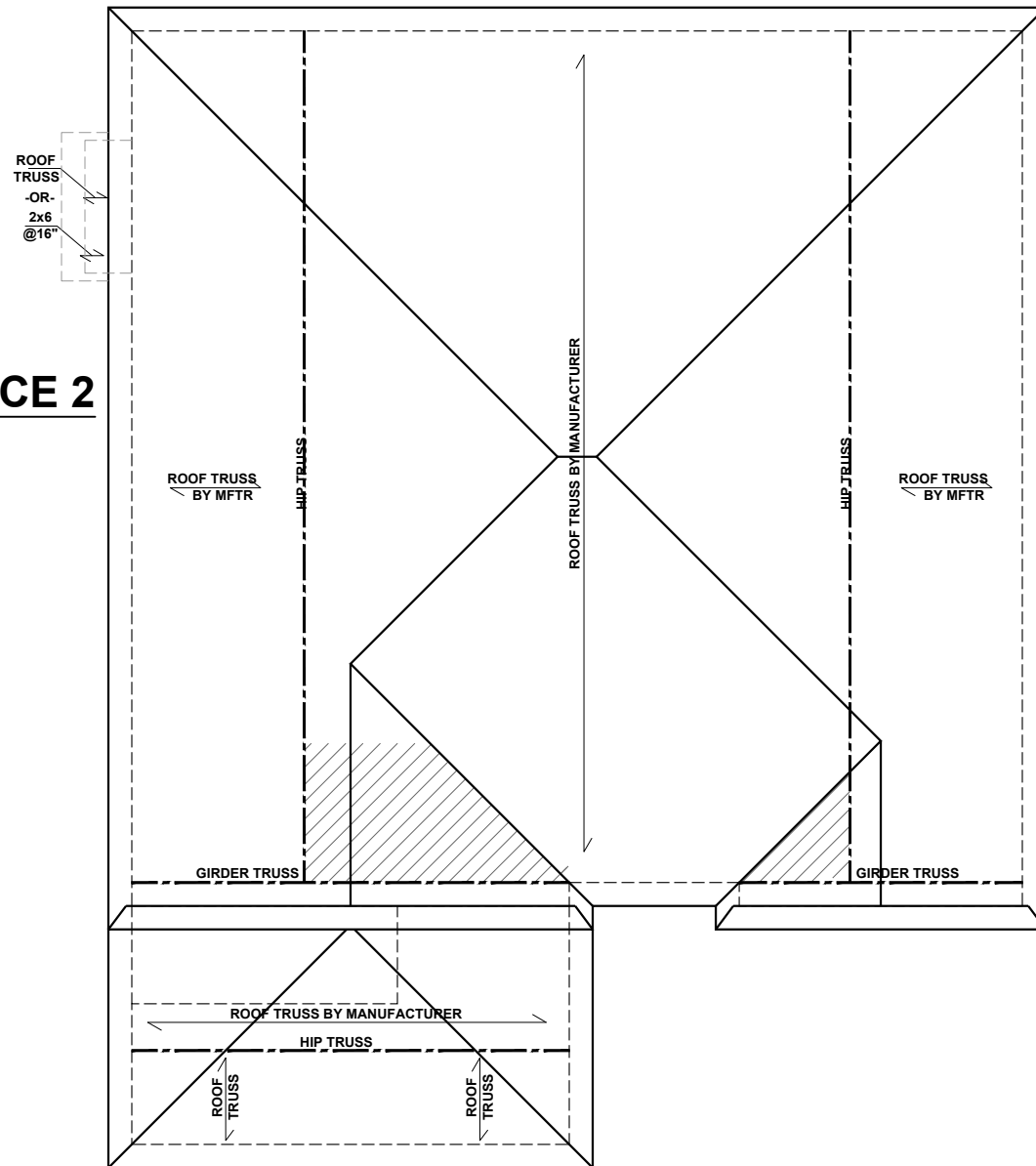
SECOND FLOOR
WALL BRACING PLAN

S5.0D

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

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OPT. FIREPLACE 2



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

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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



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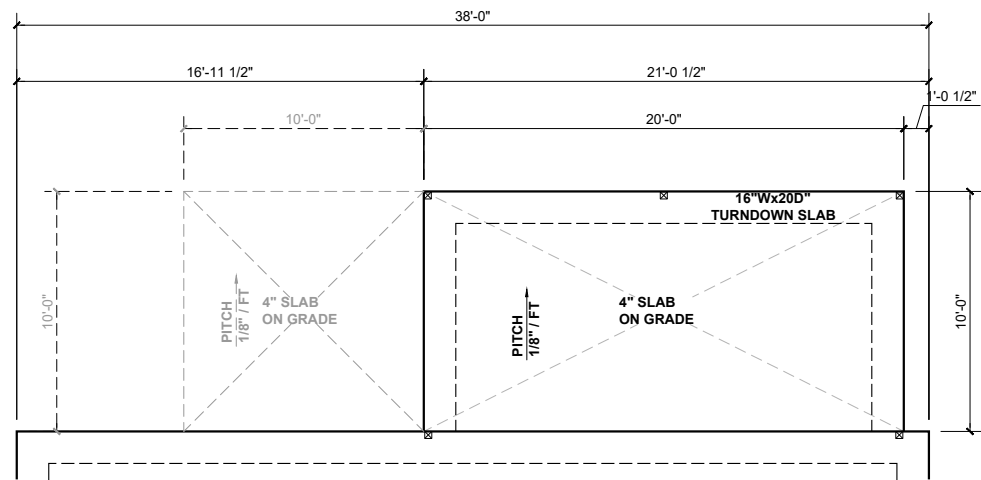
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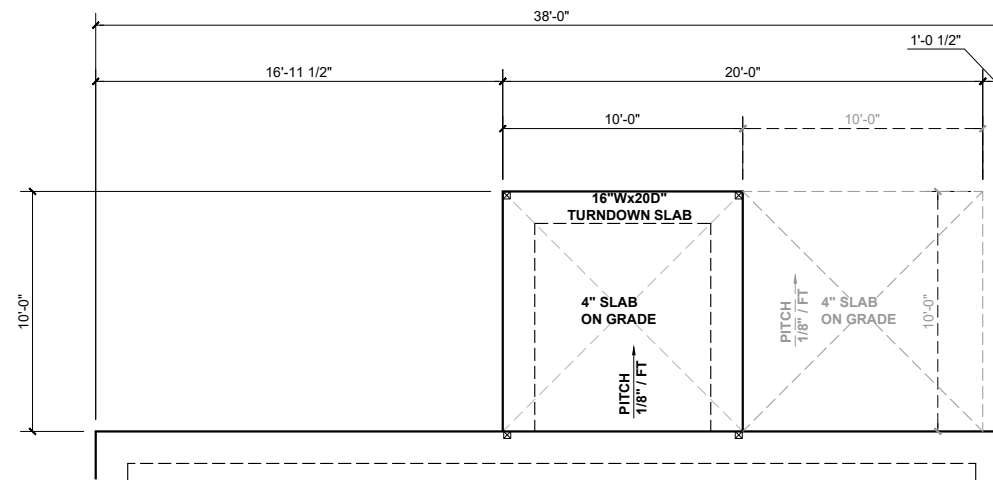
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ROOF FRAMING PLAN
S7.0D

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SLAB FDN - EXT. COVERED PATIO
SCALE: 1/8" = 1'-0"

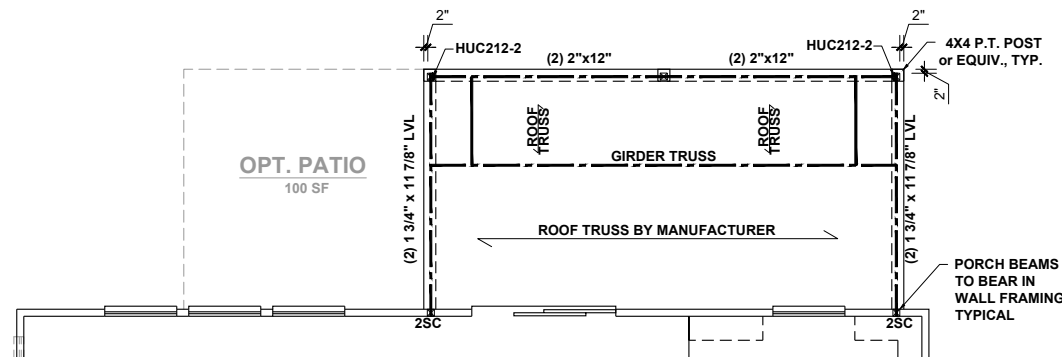


SLAB FDN - 10' COVERED PATIO
SCALE: 1/8" = 1'-0"

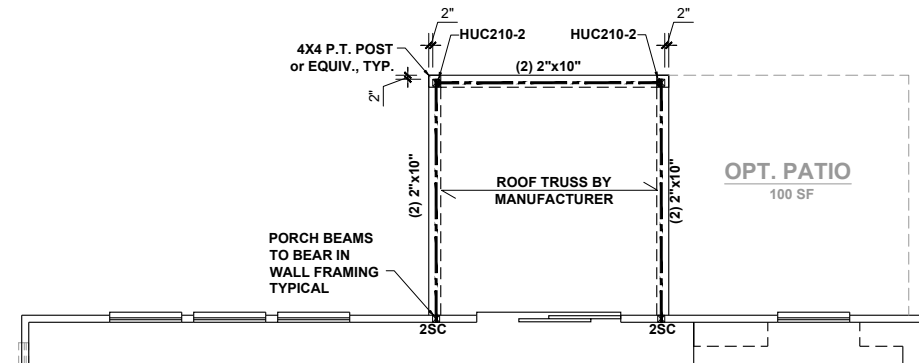
BEAM & POINT LOAD LEGEND

- 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

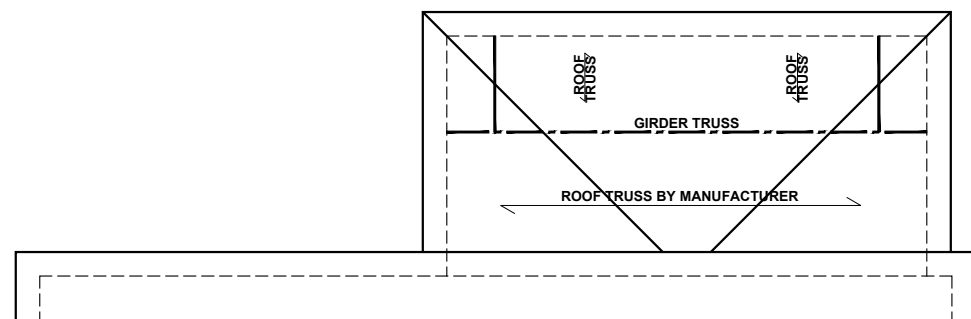
SEE FULL PLAN FOR ADDITIONAL INFORMATION



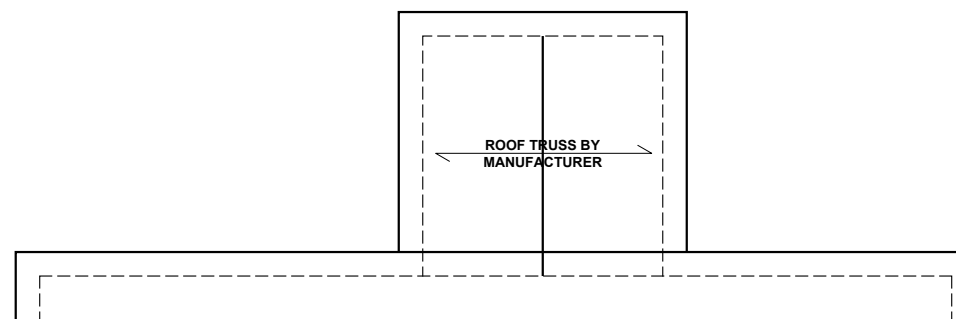
EXT. COVERED PATIO
SCALE: 1/8" = 1'-0"



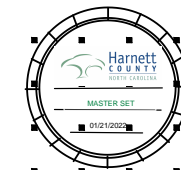
10' COVERED PATIO
SCALE: 1/8" = 1'-0"



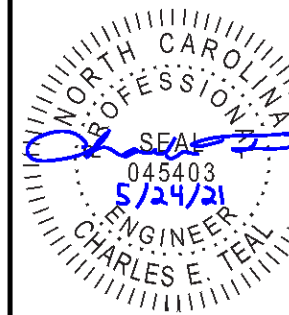
ROOF PLAN
SCALE: 1/8" = 1'-0"



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



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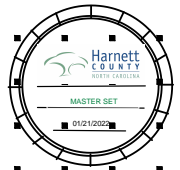
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PLAN:
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REAR OPTIONS

R01

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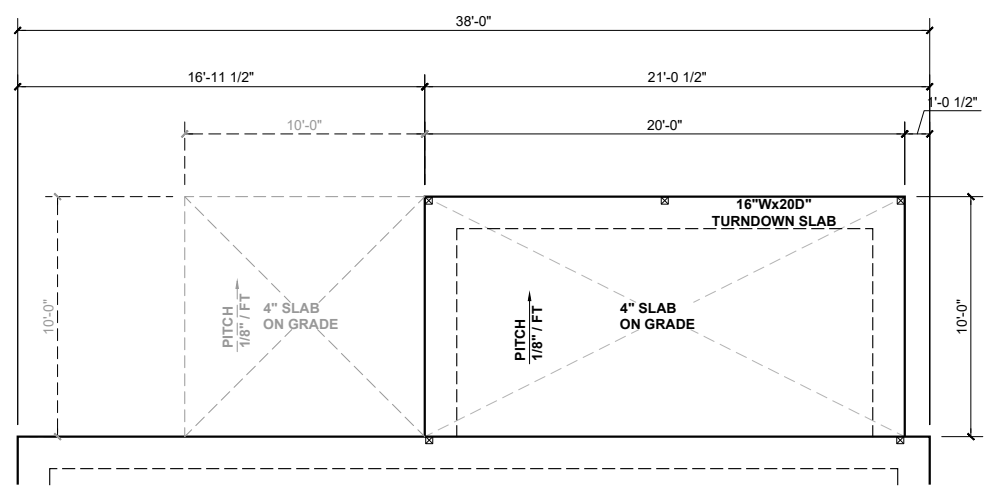
REAR OPTIONS

R02

BEAM & POINT LOAD LEGEND

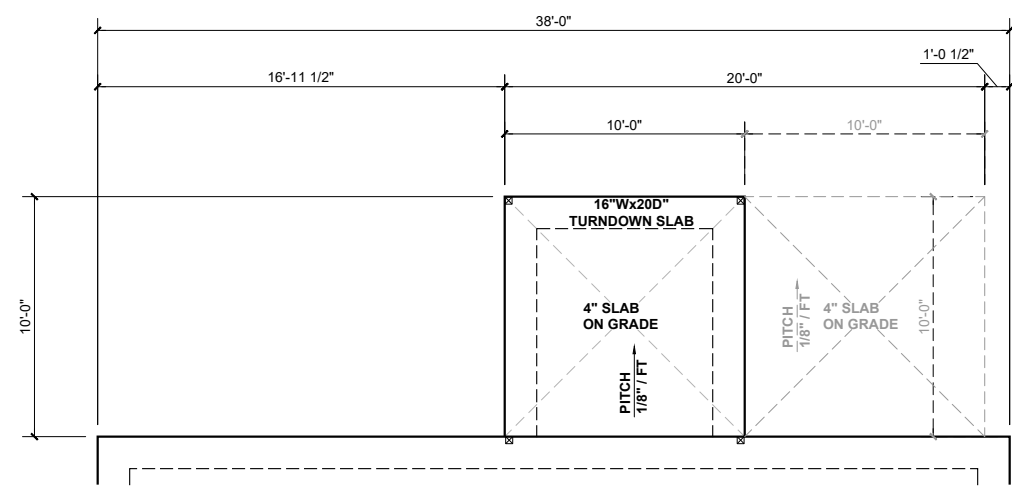
- INTERIOR LOAD BEARING WALL
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SEE FULL PLAN FOR ADDITIONAL INFORMATION



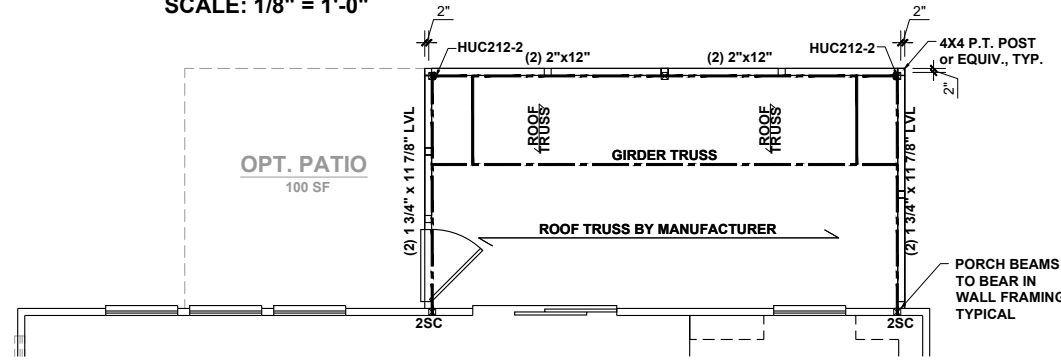
SLAB FDN - EXT. COVERED SCREENED PATIO

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



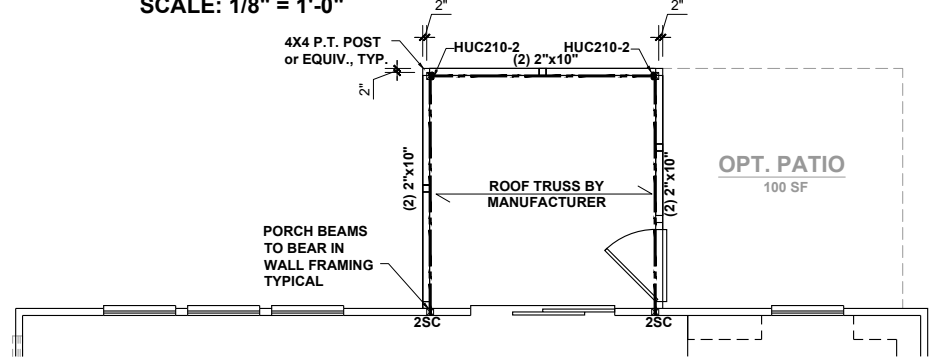
SLAB FDN - 10' COVERED SCREENED PATIO

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



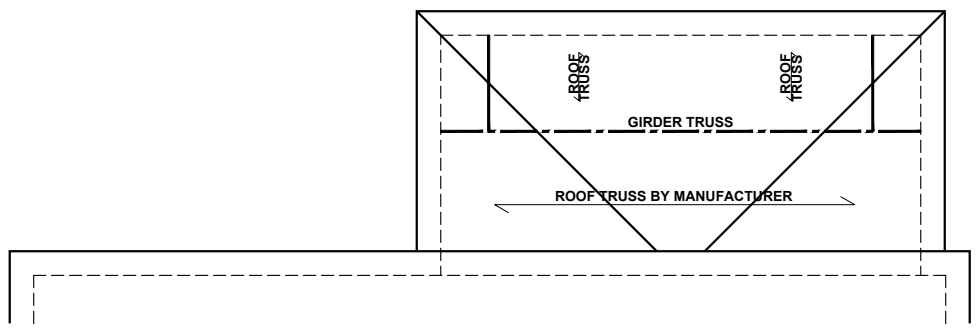
EXT. COVERED SCREENED PATIO

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



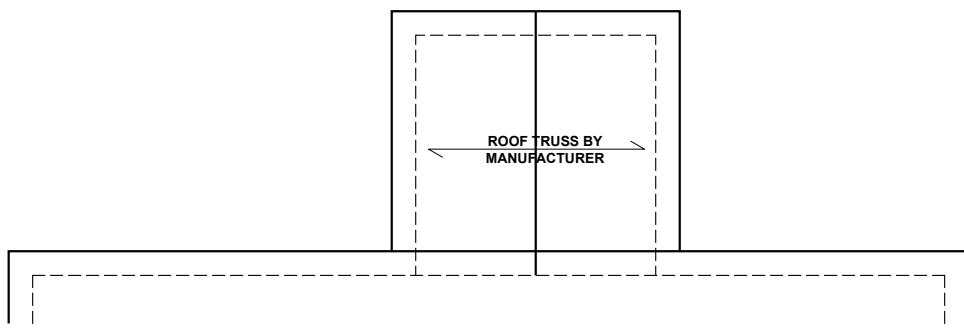
10' COVERED SCREENED PATIO

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



ROOF PLAN

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



ROOF PLAN

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

SCREENED COVERED PATIO

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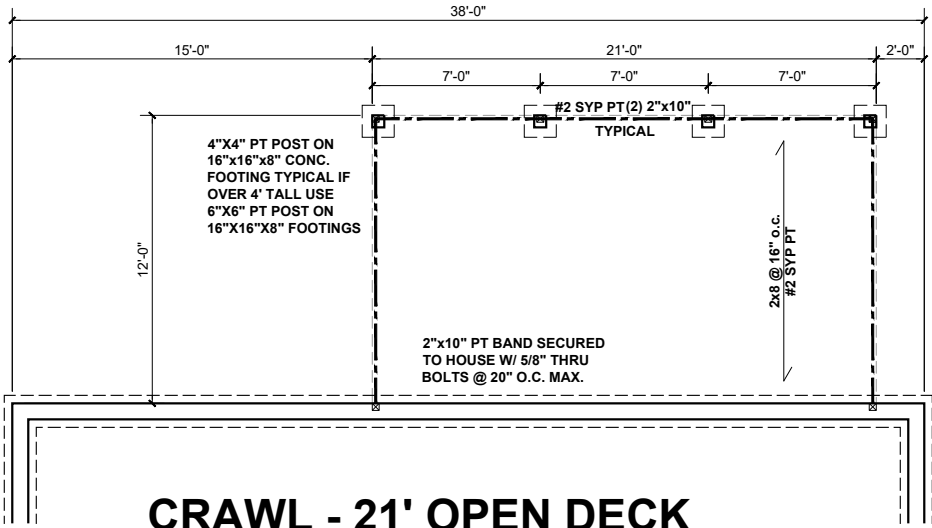
REAR OPTIONS

R03

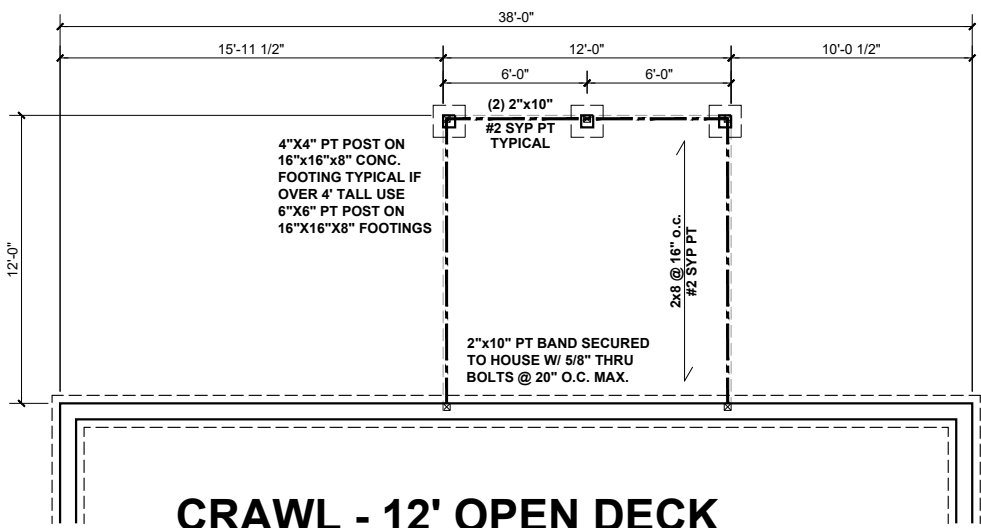
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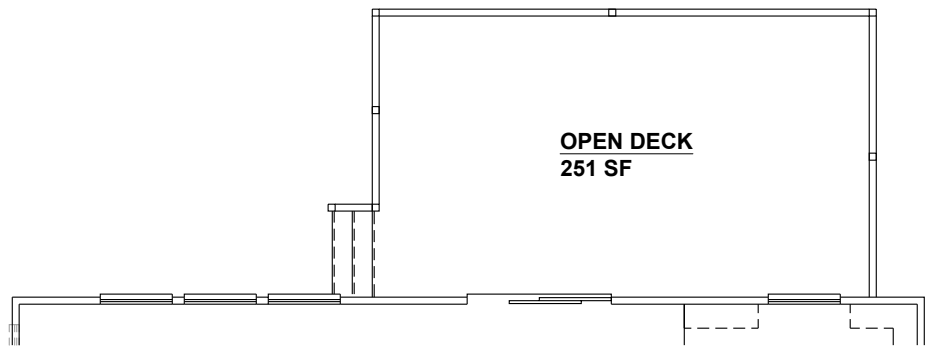
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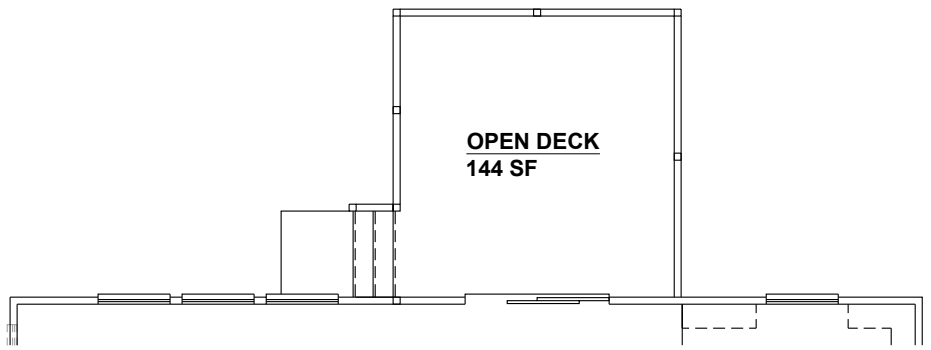
CRAWL - 21' OPEN DECK
 SCALE: 1/8" = 1'-0"



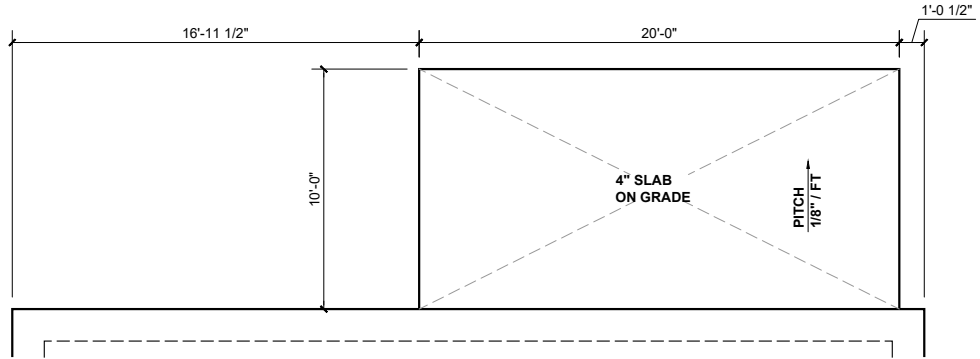
CRAWL - 12' OPEN DECK
 SCALE: 1/8" = 1'-0"



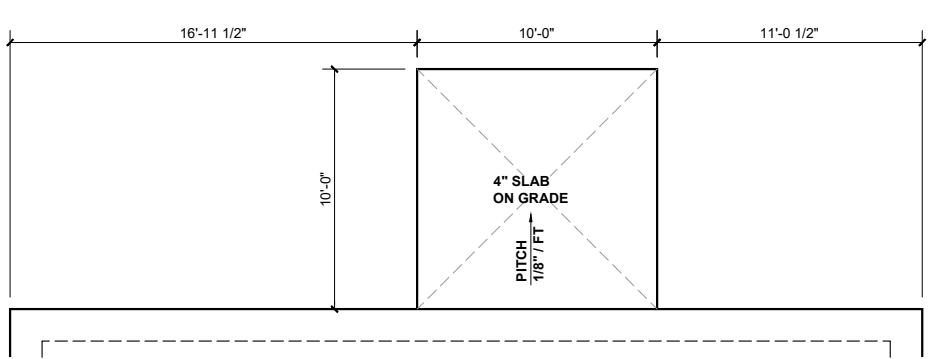
21' OPEN DECK
 SCALE: 1/8" = 1'-0"



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



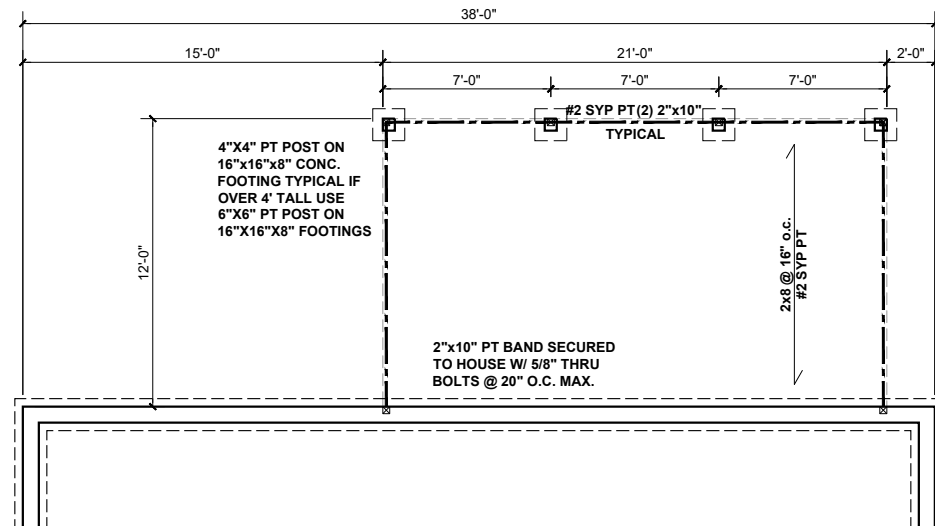
EXT. PATIO SLAB
 SCALE: 1/8" = 1'-0"



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

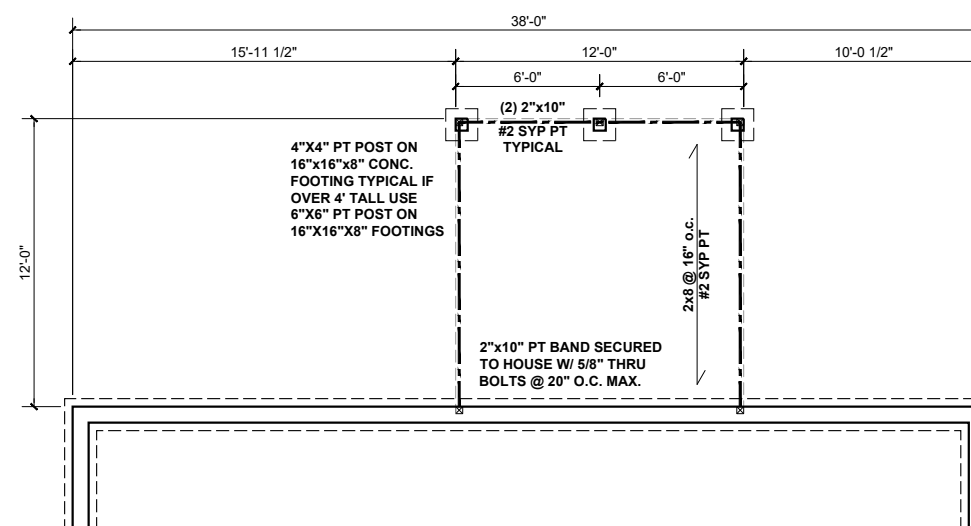
OPEN DECK

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CRAWL - 21' SREENED COVERED DECK

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



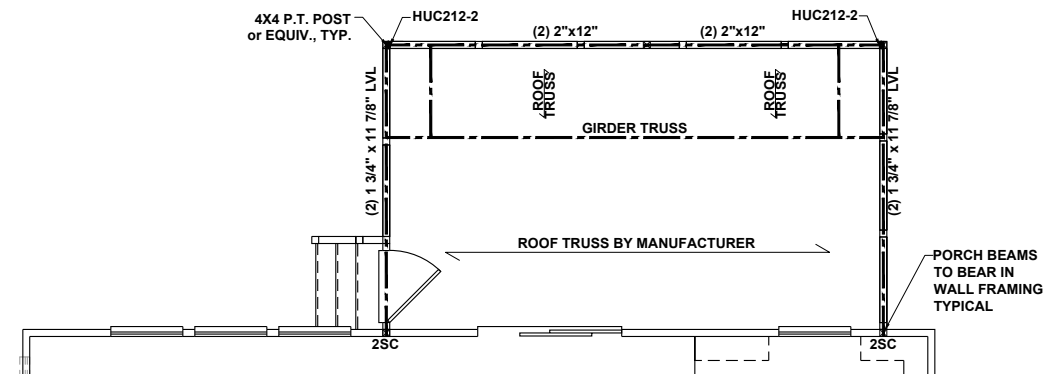
CRAWL - 12' SREENED COVERED DECK

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

BEAM & POINT LOAD LEGEND

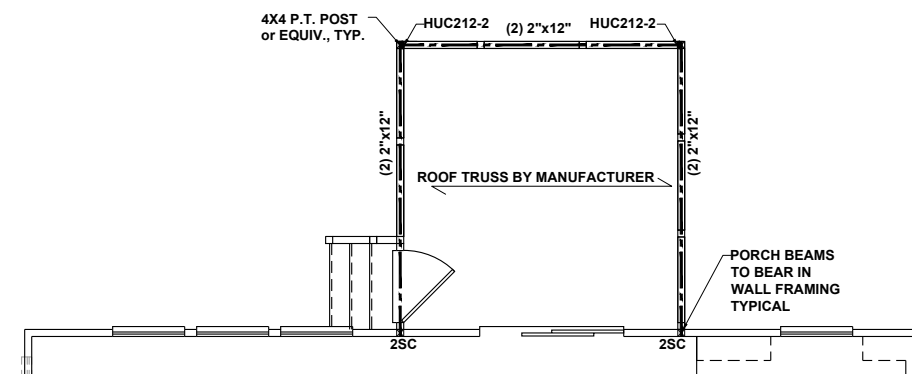
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SEE FULL PLAN FOR ADDITIONAL INFORMATION



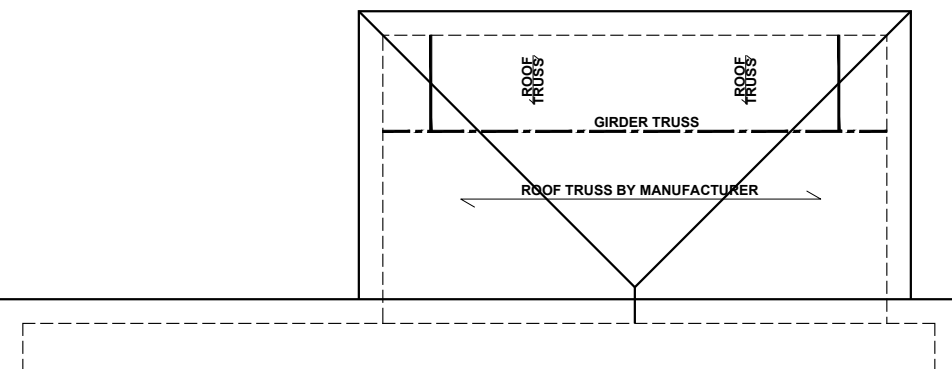
21' SCREENED COVERED DECK

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



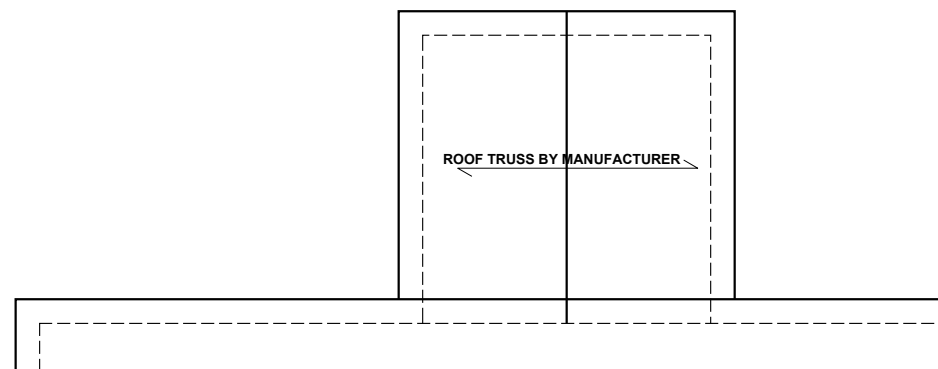
12' SCREENED COVERED DECK

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



ROOF PLAN

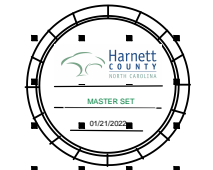
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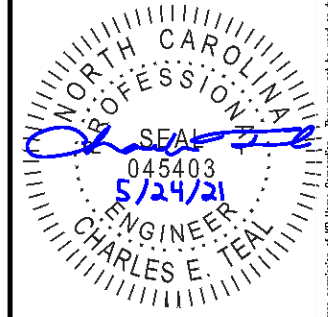
ROOF PLAN

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

SCREENED COVERED DECK



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REAR OPTIONS
R04

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