

# NORTH CAROLINA 50' SERIES PLAN 243.2939

SHELF AND POLE

SMOKE DETECTOR

SOLID CORE

SECTION

SHEATHING

SHEET

SHOWER

SIMILAR

SLIDING

THICK

TYPICAL

WASHER

MOOD

SLIDING GLASS

STANDARD

SHEET VINYL

TEMPERED GLASS

TOP OF PLATE

TOP OF SLAB

UNLESS NOTED OTHERWISE

VAPOR PROOF

MATER HEATER

MEATHER PROOF

#### SHEET INDEX

#### PLAN #243,2939

- SLAB INTERFACE PLAN 'A
- PARTIAL SLAB INTERFACE PLAN B', & 'C'
  PARTIAL SLAB INTERFACE PLAN 'D'
  CRANL SPACE FOUNDATION PLAN & OPTIONS 'A'
  PARTIAL CRANL SPACE FOUNDATION PLANS & OPTIONS 'B' & 'C'

- ROOF PLAN, FRONT & REAR ELEVATIONS 'A'
  LEFT & RIGHT ELEVATIONS 'A'
  PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS 'A' AT CRANL SPACE
  PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS 'A' AT CRANL SPACE
  PARTIAL FRONT & LEFT ELEVATIONS W OPTIONAL MASONRY AT CONCRETE PORCH
  FRONT ELEVATIONS 'A' AT OPTIONAL 9'-1" PLATE HEIGHT
  FRONT ELEVATIONS 'A' W BRICK OPTION & PARTIAL RIGHT ELEVATION
  FRONT ELEVATIONS 'A' W BRICK OFTIONAL 9'-1" PLATE HEIGHT

- PRONT ELEVATIONS 'A' W BRICK AT OPTIONAL 9"-1" PLATE HEIGHT
  PARTIAL FIRST \$ SECOND FLOOR PLANS 'B'
  ROOF PLAN, FRONT & REAR ELEVATIONS B'
  LEFT & RIGHT ELEVATIONS B'
  PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS B' AT CRANL SPACE
  PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS B' AT CRANL SPACE
  PARTIAL FRONT ELEVATION W OPTIONAL MASONRY AT CONCRETE PORCH
  FRONT ELEVATIONS B' AT OPTIONAL 9"-1" PLATE HEIGHT
- 3.C1 3.C2 3.C3 3.C4
- PARTIAL FIRST & SECOND FLOOR PLANS 'C'
  ROOF PLAN, FRONT & REAR ELEVATIONS 'C'
  LEFT & RIGHT ELEVATIONS 'C'
  PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS 'C' AT CRANL SPACE
  PARTIAL FRONT & LEFT ELEVATIONS 'W' OPTIONAL MASONRY AT CONCRETE PORCH
  FRONT ELEVATIONS 'C' AT OPTIONAL 9'-1' PLATE HEIGHT

- PARTIAL FIRST & SECOND FLOOR PLANS 'D'
  ROOF PLAN, FRONT & REAR ELEVATIONS 'D'
  LEFT & RIGHT ELEVATIONS 'D'
  PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS 'D' AT CRANL SPACE
  PARTIAL FIRST FLOOR PLAN, FRONT & LEFT ELEVATIONS 'D' AT CRANL SPACE
  PARTIAL FRONT ELEVATION W OPTIONAL MASONRY AT CONCRETE PORCH
  FRONT ELEVATIONS 'D' AT OPTIONAL 4'-1" PLATE HEIGHT
- INTERIOR ELEVATIONS
- SECTIONS
  SECTIONS W/ CRAWLSPACE OPTION

**CONSULTANTS** 

OWNER:

- PARTIAL PLANS & ELEVATIONS 'A/B/C/D' W/ OPT. 12×26' DECK AT CRANL SPACE PARTIAL PLANS & ELEVATIONS 'A/B/C/D' W/ OPT. 12×26' DECK AT CRANL SPACE PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×26' SCREENED-IN COVERED DECK AT CRANL SPACE PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×26' SCREENED-IN COVERED DECK AT CRANL SPACE PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×12'-8' SCREENED-IN COVERED DECK AT CRANL SPACE PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×12'-8' SCREENED-IN COVERED DECK AT CRANL SPACE PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×12'-8' SCREENED-IN COVERED DECK AT CRANL SPACE PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×12'-8' SCREENED-IN COVERED PATIO PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×12'-8' SCREENED-IN COVERED PATIO PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×12'-8' SCREENED-IN COVERED PATIO PARTIAL PLANS, ROOF & ELEVATIONS 'A/B/C/D' W/ OPT. 12×12'-8' SCREENED-IN COVERED PATIO COVERED PATIO





**CODE INFORMATION** 

I.E.C.C.

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.-E. NORTH CAROLINA ELECTRICAL

NC-EC NORTH CAROLINA ENERGY CODE

NORTH CAROLINA PLUMBING CODE

#### **ABBREVIATIONS** GROUND-FAULT CIRCUIT INTERRUPTER A/C ADJ. AIR CONDITIONING ADJUSTABLE GALVANIZED IRON 5.C. ALTERNATE ' s.p. GI ASS AMPERAGE GYP. BD. GYPSUM BOARD HOLLOW CORE CENTER LINE HDR. HEADER CABINET CLG. CLR. CELLING SHMR. HEADER HEIGHT SIM. CLEAR HORIZONTAL SLIDER CONCRETE CARPET IN LIEU OF SL. GL. INSULATION DRYER INTERIOR S.V. DBL. D.G. DUAL GLAZED LAVATORY THK. DIAMETER LUMINOUS T.O.C. DIMENSION MEDICINE CABINET TOP DISP. DISPOSAL MANUFACTURER T.O.S. DIVIDED LIGHT MINIMUM MOUNTED U.N.O. DR. D.S. DOOR NOT IN CONTRACT V.P. N.I.C. DOWNSPOUT NOT TO SCALE .ש. DISHWASHER **OVER** MD. ON CENTER FIFV FI EVATION OPTIONAL M/H 0.S.A. OUTSIDE AIR EQUAL EXH. EXT. EXHAUST PROPERTY LINE EXTERIOR PUSH BUTTON FORCED AIR UNIT FIBER CEMENT PLATE FIXED GLASS PLYWOOD FUEL GAS PAIR P.T.D.F. PRESSURE TREATED DOUGLAS FIR FLR. FLR. LINE FLOOR FLOOR LINE

RADIUS

RE-SAWN

REVERSE

ROOM

RETURN AIR GRILL

REFRIGERATOR

R.A.G.

REF.

RE/S

FLUORESCENT

FOOTING

GAR. DISP. GARBAGE DISPOSAL

GAUGE

FRENCH DOOR

FLOOR MATERIAL CHANGE

FR. DR

## BUILDING SECTION SECTION INDICATOR - SHEET NUMBER DETAIL REFERENCE DETAIL NUMBER KEYNOTE REFERENCE REFERENCE NUMBER OFFSET REFERENCE DIFFERENTIAL IN FLOOR LEVEL REVISION REFERENCE **SCALE NOTE**

BOX IS I" SQ. THEN SCALE IS 1/4" = 1'-0"

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

ARCH. SYMBOLS

# KB HOME NORTH CAROLINA DIVISION 4518 5, MIAMI BLVD, SUITE 180 DURHAM, NC 27103 TEL. (919) 168-1988 FAX. (919) 412-0582 STRUCTURAL ENGINEER : SUMMIT ENGINEERING 120 PENMARC DRIVE, SUITE 108 RALEIGH NC, 27603 TEL. (919) 380-4991 FAX. (919) 380-4993 TRUSS DESIGN BUILDERS FIRST SOURCE

	PLAN 243.2939			APPLICABLE CODES:
FIRST FLOOR AREA		1779	SQ. FT.	
SECOND FLOOR ARE	Α	1160	SQ. FT.	2018 NORTH CAROLINA STATE DUILDING CODE: RESIDENTIAL
TOTAL AREA		2939	SQ. FT.	CODE, INCLUDING REFERENCED
CRAWL GAR. AREA		437	SQ. FT.	CODES AND STANDARDS
PORCH AREA(S)				,
	ELEVATION 'A'	42	SQ. FT.	
	ELEVATION 'B'	71	SQ. FT.	
	ELEVATION 'C'	86	SQ. FT.	
	ELEVATION 'D'	128	SQ. FT.	
DECK AREA(S)	$\wedge$			
	OPEN 12'x12'	Y 144	SQ. FT.	PROJECT DESCRIPTION:
	OPEN 12'x26'	312	SQ. FT.	2 STORY SINGLE FAMILY DETACHED
	SCREENED-IN 12'x12'-8"	<b>U</b> 152	SQ. FT.	RESIDENTIAL PLAN W/ 4 ELEVATION
	SCREENED-IN 12'x26'	312	SQ. FT.	
SUNROOM AREA(S)				0.000
	12'XI2'-8"	152	SQ. FT.	OCCUPANCY:
				R3
				CONSTRUCTION TYPE:
				<u> </u>

ALL EXPOSED PORTIONS OF

CONCRETE SLAB FOUNDATIONS

AND PAINTED TO MATCH THE

ARE TO BE 'PARGED (TEXTURED)

**SOUARE FOOTAGE** 

	REVISION LIST				
DELTA	DATE	SHEETS REVISED	LOG NUN		
- 1	03/15/19	T.S., GNI. GN2, GN3, 3.AI, 3.B2, 3.CI,3.C2, 3.D2, 5.I - 5.3, 8.I - 8.3, 9.I	NC19015		
2	03/15/19	T.S., I.4, I.5, 4.I, 5.3, 5.4	NC19022		
3	04/22/19	T.S., 8.6, 8.7	NC19028		
4	07/25/19	T.S., I.4, 5.3	NC1904		
5	11/02/20	T.S., I.I, I.2, I.3, I.4, I.5, I.6, 3.AI - 3.D5	NC2003		
6	02/18/21	I.I, I.3, I.4, I.5	NC21014		
7	07/28/21	T.S., I.I, I.2, I.3, I.4, I.5, 2.2, 3.A3, 3.BI - 3.B5, 3.CI, 3.DI, 4.I, 5.4	NC1904*		

# **2018\_NORTH CAROLINA STATE**

**BUILDING** CODES

HOME

NORTH CAROLINA

50' SERIES KB HOME

NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.

SUITE 180

DURHAM, NC 27703 TEL: (919) 768-7988

FAX: (919) 472-0582 . . . . .

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.:

REVISIONS: SEE BELOW

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAB

NC-EC. NORTH CAROLINA ENERGY CODE
NEC. NATIONAL ELECTRICAL CODE
I.B.O. INTERNATIONAL CONFERENCE
OF BUILDING OFFICIALS
A.S.T.M. AMERICAN SOCIETY FOR
TESTING MATERIALS
N.F.P.A. NATIONAL FIRE PROTECTION
ASSOCIATION
ANS.I. AMERICAN NATIONAL STANDARDS
INSTITUTE

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939 SHEET:

SPEC. LEVEL 1

RALEIGH-DURHAM 50' SERIES

#### GENERAL REQUIREMENTS

- THE WORD 'CONTRACTOR' AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODE REQUIREMENTS:
  - A. ALL LAWS, STATUTES, THE MOST RECENT BUILDING CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT SHE, THE WORK,
  - B. THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.
  - . THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISA-BILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING THERETO.
- S. CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER, AND SHALL PROMPTLY REPORT IN WRITING TO OWNERS REPRESENTATIVE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONSTRUCTION DOCU-MENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR.
- 4. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRACT TO APPLICABLE CODE REQUIREMENTS, WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DETECTIVE WORK.
- 5. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN MRITING TO THE OWNER.
- CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE NOT IN COM-PLIANCE WITH APPLICABLE CODE REQUIREMENTS.
- BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
- 9. SUB-CONTRACTORS SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKWANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB-CONTRACTORS PERFORMANCE. SUB-CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND SUPPLIERS FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHERS WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUB-CONTRACTOR WORKMANSHIP SHALL BE OF GUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR BUILDER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT MORKMANSHIP AT ANY TIME, AND CORRECTIONS NEEDED TO ENHANCE THE GUALITY OF BUILDING WILL BE DONE MEMBEDIATELY. EACH SUBCONTRACTOR, BUILDING WILL BE DONE MEMBED AT THE TERMS OF HISHERS SUB-CONTRACT ASREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LETT BY OTHER SUB-CONTRACT ASREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LETT BY SUB-CONTRACT FRACTORS. BUILDER WILL DETERMINE HOW SOON AFTER SUB-CONTRACT FRACTORS. BUILDER WILL DETERMINE HOW SOON AFTER SUB-CONTRACT FRACTORS. BUILDER WILL DETERMINE HOW SOON AFTER SUB-CONTRACT OR ENDITIES EACH PHASE OF HIS MORK
- O. APPROVAL BY THE BUILDING INSPECTOR DOES NOT MEAN APPROVAL OR ALLOMABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARTIFICATION.
- ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THESE PLANS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY OWNER UNLESS STIPULATED OTHERWISE.
- 2. ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED, WITH PRIOR APPROVAL BY THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S AND BUILDERS'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.
- IB. CONSTRUCTION DOCUMENTS IDENTIFIED AS "BID SET" ON ANY OR ALL SHEETS MAY BE SUBJECT TO REVIEW. THIS REVIEW MAY RESULT IN CHANGES WHICH MAY BE MADE TO THE PLANS PRIOR TO THE ISSUANCE OF THE FINAL CONSTRUCTION SET WHICH WILL CONTAIN NO "BID SET" DESIGNATIONS. CONSTRUCTION DOCUMENTS IDENTIFIED AS "BID SET" ARE NOT TO BE CONSTRUED AS BEING THE COMPLETED OR FINAL DRAWINGS AND THEY SHOULD NOT IN ANY WAY BE USED AS SUCH.
- 14. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
- TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
- SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILIAR WORK ON THE PROJECT.
- SEE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR PITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS, ETC. NOT SHOWN ON THE OTHER DRAWINGS.
- 18. THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.

#### SITE WORK

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

#### SITE WORK (continued)

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

#### CONCRETE

- REFER TO STRUCTURAL ENGINEERING CALCULATIONS AND SOILS REPORT FOR THE PERFORMANCE REQUIREMENTS FOR CONCRETE FOUNDATIONS
- CONCRETE SHALL BE PROPORTIONED TO PROVIDE AN AVERAGE COMPRESSIVE STRENGTH AS PRESCRIBED IN THE N.C.-R, AS MELL AS SATISFY THE DURABILITY CRITERIA OF THE N.C.-R
- MIXING OF CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318, SECTION 5.8.
- 4. THE DEPOSITING OF CONCRETE SHALL COMPLY WITH THE PROVISIONS ACI 318, SECTION 5.10.
- 5. THE CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, SECTION 5.II.
- ALL FORM WORK SHALL BE DESIGNED, CONSTRUCTED, UTILIZED, AND REMOVED.
- CONDUIT, PIPES AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE AND WITHIN THE LIMITATIONS OF ACI 318, SECTION 6.3, ARE PERMITTED TO BE EMBEDDED IN CONCRETE WITH APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL.
- CONSTRUCTION JOINTS INCLUDING THEIR LOCATION SHALL COMPLY WITH THE PROVISIONS OF ACI 318, SECTION 6.4.
- ALL STEEL REINFORCING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE N.C.-R
- IO. TOP OF CONCRETE SLABS TO BE A MINIMUM 4" W/ MASONRY VENEER 6" ELSEWHERE (6" H.J.D.) ABOVE FINISH GRADE.
- FOUNDATION WIDTHS, DEPTHS, AND REINFORCING, AS SHOWN ON PLANS, ARE SUPERCEDED BY ANY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.
- 12. ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER REMEDDED MATERIALS, AND ITEMS MIST BE SECURED AND APPROPRIATELY FASTENED IN THEIR PROPER LOCATIONS PRIOR TO THE PLACEMENT OF CONCRETE. SHE CONTRACTOR SHALL VERIET INSTALLATION OF HOLD-DOWNS, ANCHOR BOLTS, PA STRAPS, AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.
- IS. POST-TENSION SLABS, IF APPLICABLE:
- POINT AND LINE LOADS FROM STRUCTURE ABOVE TO BE PROVIDED TO POST-TENSION ENGINEER PRIOR TO POST-TENSION DESIGN.
- B. ANCHOR BOLTS AND OTHER HARDWARE TO BE SHOWN ON POST-TENSION PLANS TO AVOID MIS-LOCATION OF HARDWARE AND POSSIBLE FIELD FIXES WHICH MAY CUT TENDONS.

#### MASONRY

- ALL MASONRY DESIGN SHALL FOLLOW THE REQUIREMENTS OF THE CURRENT ADOPTED CODES.
- ANCHORED MASONRY VENEER SHALL COMPLY MITH THE PROVISIONS OF N.C.-R, AND SECTIONS 6.1 AND 6.2 OF ACI 350/ASCE 5/TMS 402.
- STONE VENEER UNITS NOT EXCEEDING 5 INCHES IN THICKNESS SHALL BE ANCHORED DIRECTLY TO MASONRY, CONCRETE OR TO STUD CONSTRUCTION BY ONE OF THE APPROVED METHODS LISTED IN THE N.C.-R.
- 4. MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL COMPLY WITH ASTM C 270. THE TYPE OF MORTAR SHALL BE IN ACCORDANCE WITH THE N.C.-R AND SHALL MEET THE PROPORTION SPECIFICATIONS OR THE PROPERTY SPECIFICATIONS OF ASTM C 270
- GROUT SHALL CONSIST OF FIBER CEMENT MATERIAL AND AGGREGATE IN ACCORDANCE WITH ASTM C 416 AND THE PROPORTION SPECIFICATIONS PER THE N.C.-R
- AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO A.S.T.M. C-144-04 (MASONRY MORTAR) AND C-404-07 (GROUT).
- T. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO A.S.T.M. C 150
- 8. ALL BRICK SHALL CONFORM TO A.S.T.M. C 216, GRADE MW.
- 9. UNLESS SPECIFICALLY SHOWN OTHERWISE ALL BRICK SHALL BE LAID
- IO. ANCHORS, TIES AND WIRE FABRIC SHALL CONFORM TO N.C.-R
- ANCHOR TIES AND WIRE FABRIC FOR USE IN MASONRY WALL CONSTRUCTION SHALL CONFORM TO THE N.C.-R

#### METALS

- REFER TO STRUCTURAL NOTES AND SPECIFICATIONS FOR STRUCTURAL STEEL, METAL AND REINFORCING STEEL SPECIFICATIONS.
- 2. ALL STRUCTURAL STEEL SHALL CONFORM TO AISC/CRED
- 3. ANCHOR RODS SHALL BE SET ACCURATELY TO THE PATTERN AND DIMENSIONS CALLED FOR ON THE PLANS. THE PROTRUSION OF THE THREADED ENDS THROUGH THE CONNECTED MATERIAL SHALL BE SUFFICIENT TO PLLY ENGAGE THE THREADS OF THE NITS, BUT SHALL NOT BE GREATER THAN THE LENGTH OF THE THREADS ON THE BOLTS
- 4. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED MOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILCON BRONZE OR COPPER VERIETY ACCEPTABLE FASTENERS FER CHEMICALS USED IN PRESSURE PRESERVITIVELY TREATED MOOD MY N.C.-R. FASTENINGS FOR MOOD FOUNDATIONS SHALL BE AS REQUIRED IN AFA PA TECHNICAL REPORT NO. 7.

#### WOOD & FRAMING

#### UMBER

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

#### GLUE LAMINATED LUMBER

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

#### PROTECTION AGAINST DECAY & TERMITE

- I. IN AREAS SUBJECT TO DECAY DAMAGE AS ESTABLISHED BY THE N.C.-R.
  THE FOLLOWING LOCATIONS SHALL REQUIRE THE USE OF NATURALLY
  DURABLE WOOD OF WOOD THAT IS PRESERVATIVE TREATED
  IN ACCORDANCE WITH A WAR UI FOR THE SPECIES, PRODUCT, PRESERVATIVE
  AND END USE, PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AMPA UI
- WOOD JOISTS OR THE BOTTOM OF WOOD FLOOR WHEN CLOSER THAN IB INCHES, OR WOOD GIRDERS WHEN CLOSER THAN I2 INCHES TO THE EXPOSED GROUND IN CRAYLL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
- ALL EXTERIOR SILLS &PLATES THAT REST ON CONCRETE OR MASONRY 5. EXTERIOR FOUNDATION WALLS.
- SILLS AND SLEEPERS ON A CONCRETE OR MASONRY, UNLESS THE SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND IS SEPARATED FROM THE GROUND BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
- THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH ON TOPS, SIDES AND ENDS.
- MOOD SIDING AND SHEATHING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND.
- MOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, INLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY ANIMPERVIOUS MOISTURE BARRIER.
- 7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED 2. DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.
- ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POSTS, GUARDRAILS, PICKETS, STEPS AND FLOOR STRUCTURE. COVERINGS THAT WOULD PREVENT MOISTURE OR WATER ACCUMILATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS ARE ALLOWED.
- IN AREAS SUBJECT TO DAMAGE FROM TERMITES METHODS OF PROTECTION SHALL BE ONE OF THE METHODS LISTED IN THE N.C.-R
- 4. UNDER-FLOOR AREAS SHALL BE VENTILATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.-R

# MOOD \$ FRAMING (continued)

#### SHEATHING

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

#### FLOOR FRAMING

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

#### ROOF FRAMING

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

#### MALL FRAMING

- THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH THE N.C.-R
- STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL.
- NOT LESS THAN THREE STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
- MOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS, END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES, JOINTS NEED NOT OCCUR OVER STUDS, PLATES SHALL BE NOT LESS THAN 2-INCHES NOMINAL THICKNESS AND HAYE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS, SEE
- . WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR MITHIN 5 INCHES OF THE STUDS BENEATH, SEE EXCEPTIONS.
- STUDS SHALL HAVE FULL BEARING ON NOMINAL 2 BY OR LARGER PLATE OR SILL HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.
- 1. INTERIOR NONBEARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTED MITH 2-INCH-BY-3-INCH STIDS SPACED 24 INCHES ON CENTER OR, WHEN NOT A PART OF A BRACED WALL LINE, 2-INCH-BY-4-TIMCH FLAT STIDS SPACED I6 INCHES ON CENTER, INTERIOR NONBEARING WALLS SHALL BE CAPPED WITH AT LEAST A SINGLE TOP PLATE, INTERIOR NONBEARING WAL SHALL BE FIREBLOCKED IN ACCORDANCE WITH THE NO.-R

# MOOD \$ FRAMING (continued)

- 8. DRILLING AND NOTHCING OF STUDS SHALL BE IN ACCORDANCE WITH THE
  - I. NOTHCING, ANY STUD IN AN EXTERIOR MALL OR BEARING PARTITION MAY BE OUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS MIDTH, STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD MIDTH, NOTCHING OF BEARING STUDS SHALL BE ON ONE EDGE ONLY AND NOT TO EXCEED ONE-FOURTH THE HEIGHT OF THE STUD. NOTCHING SHALL NOT OCCUR IN THE BOTTOM OR TOP 6 INCHES OF BEARING STUDS.
  - 2. DRILLING, ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD MIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 50% INCH TO THE EDGE OF THE STUD, AND THE HOLE SHALL NOT BE CLOSER THAN 6 INCHES FROM AN ADJACENT HOLE OR NOTCH. HOLES NOT EXCEEDING 3/4 INCH DIAMETER CAN BE AS CLOSE AS I I/2 INCHES ON CENTER SPACING, STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.
  - S. CUTTING AND NOTCHING OF STUDS SHALL BE PERMITTED TO BE INCREASED TO 65 PERCENT OF THE WIDTH OF THE STUD IN EXTERIOR AND INTERIOR WALLS AND BEARING PARTITIONS, PROVIDED THAT ONE OF THE FOLLOWING CONDITIONS ARE MET:

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

    (b) THE EXTERIOR MALLS OF A KITCHEN MAY BE REINFORCED BY PLACING 1/2-INCH PLYMOOD OR EQUIVALENT REINFORCEMENT ON THE NOTCHED SIDE OF THE WALL. PLYMOOD, IF USED, SHALL REACH FROM THE FLOOR TO COMMERTED PROPORTION THAT HAS BEEN NOTCHED SIDE OF THE WALL. PLYMOOD, IF USED, SHALL REACH FROM THE FLOOR TO COMMERT OF HEIGHT AND AT LEAST ONE STUD FIRTHER ON EACH SIDE OF THE SECTION THAT HAS BEEN NOTCHED FOR CUT.
- 9. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTIALY IN AN EXTERIOR OR INTERIOR LOAD-BEARING WALL, NECESSITATION CUTTING, ROBLLING OR NOTCHING OF THE TOP PLATE B MORE HAN SO PERCENT OF ITS MIDTH A GALYANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK AND I 1/2" INCHES MIDE GHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT IOD NAILS HAVING A MINIMM LENGTH OF I 1/2 INCHES (30 MM) AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND A MINIMM OF 6 INCHES PAST THE OPENING.
- IO. HEADERS SHALL MEET THE REQUIREMENTS OF THE N.C.-R
- II. PROVIDE LATERAL BRACING PER THE N.C.-R.
- 13. FOUNDATION CRIPPLE WALLS SHALL MEET THE REQUIREMENTS OF THE
- 14. WOOD STUD WALLS SHALL BE BRACED AS REQUIRED BY THE N.C.-R
- 15. WILESS COVERED BY INTERIOR OR EXTERIOR WALL COVERINGS OR SHEATHING MEETING THE MINIMM REQUIREMENTS OF THIS CODE, ALL STUD PARTITIONS OR WALLS MITH STUDS HAVING A HEIGHT-TO-LEAST THICKNESS RATTIC EXCEDINGS SO SHALL HAVE BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME MIDTH AS THE STUDS FITTED SNUGLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT.

#### FIRE BLOCKS AND DRAFT STOPS

- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN MOOD-FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN THE N.C.-R
- FIRE BLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER, OR TWO
  THICKNESSES OF I-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR
  ONE THICKNESS OF 25/82-INCH WOOD STRUCTURAL PARALES WITH JOINTS
  BACKED BY 25/82-INCH WOOD STRUCTURAL PANELS OR ONE THICKNESS
  OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH
  PARTICLEBOARD, I/2-INCH GYPSOM BOARD, OR I/4-INCH CEMENT-BASED
  MII I SPAARD
- BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK.
- 4. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE FERMITTED FOR COMPLIANCE WITH THE 10 FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROVE OF STUDS OR STAGGERED STUDS. LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK WILESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE IT'S ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASSES.
- 5. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
- I. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.

#### 2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

#### HANDRAIL AND GUARDRAIL

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





## NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.

SUITE 180

DURHAM, NC 27703

TEL: (919) 768-7988

FAX: (919) 472-0582

# 2018 NORTH CAROLINA STATE BUILDING CODES

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ISSUE DATE: 08/17/18
PROJECT No.: 1350999:57
DIVISION MGR.: DS

REVISIONS: SEE BELOW

2018 CODE UPDATE
NCIS015NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NCI9028NCP/ 04/22/19 / FAE

DIVISION REVISIONS
NCI904TNCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/29 / KRA

PLAN ERROR
NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS
NC19047NCP / 07-22-21 / KBA

PLAN: 243.2939 SHEET: GN1

spec level i raleigh-durham 50' SERIES

#### THERMAL & MOISTURE PROTECTION

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

#### FLASHING

- ASTM C 1167.

  AS ALLED AT ALL OF THE LOCATIONS STATED IN N.C.-R.
- 2. AT ALL WINDOW AND DOOR OPENINGS USE FORTIFIBER WATER-RESISTIVE BARRIERS, I.C.C. ESR-1027, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL.
- ALL BEAMS, OUTLOOKERS, CORBELS, ETC. PROJECTED THROUGH EXTERIOR WALLS OR PENETRATING EXTERIOR FINISHES SHALL BE FLASHED WITH A MINIMUM O.019-INCH (NO. 26 SHEET METAL GAGE) CORROSION-RESISTANT METAL AND CAULKED.
- ALL SHEET METAL WORK SHALL BE PERFORMED IN ACCORDANCE MITH THE RECOMMENDATIONS AND STANDARDS OF THE SHEET METAL AND AIR CONDITIONING COMTRACTORS NATIONAL ASSOCIATION (S.M.A.C.N.A.), THE ARCHITECTURAL SHEET METAL MANUAL, AND SEALANT, WATERPROPING AND RESTORATION INSTITUTES (S.M.R.I.) GUIDE "SEALANTS: THE PROFESSIONAL'S GUIDE".
- SHEET METAL SHALL BE STEEL SHEET, HOT-DIPPED, TIGHT COATED AND GALVANIZED, CONFORMING TO ASITM, AS25 AND SHALL BE A NUMBER 24 SHEET METAL GAGE UNLESS OTHERWISE NOTED IN THESE NOTES, PLANS, OR MANUFACTURERS SPECIFICATIONS.
- SHEET ALUMINUM SHALL CONFORM WITH FEDERAL SPECIFICATIONS QQ-A-359 AND A.S.T.M. B209 ALLOY 3003.
- FABRICATE SHEET METAL WITH FLAT LOCK SEAMS AND SOLDER MITH TYPE AND FLUX RECOMMENDED BY MANUFACTURER. SEAL ALLMINUM SEAMS WITH EPOXY METAL SEAM CEMENT. WHERE REQUIRED FOR STRENGTH, RIVET SEAMS AND JOINTS.
- SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE IN ACCORDANCE WITH APPLICABLE STANDARDS TO PROVIDE A PERMANENTLY WATER-PROOF, MEATHER RESISTANT INSTALLATION.
- ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR D 3462.
- BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMM MOMINAL, O/014-INCH THICKNESS OR MINERAL SURFACE ROLL ROOFING MEIGHING A MINIMM OF TI POUNDS PER IOO SOURABLE FEET. CAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMM NOMINAL O/014-INCH THICKNESS
- VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES, VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED AS STATED PER THE N.C.-R
- A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES MIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. PROVIDE TLASHING AT THE INTERSECTION OF CRICKET OR SADDLE AND
- FLASHING AGAINST A VERTICAL SIDEMALL SHALL BE BY THE STEP-FLASHING METHOD PER NC-R.
- FLASHING AGAINST A VERTICAL FRONT WALL, AS WELL AS SOIL STACK ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS
- AT THE JUNCTURE OF ROOF VERTICAL SURFACES, FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE N.C.-R. AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND NHERE OF METAL, SHALL NOT BE LESS THAN O.O.I. INCH (NO. 26 GALVANIZED
- 16. VALLEY FLASHING FOR CONCRETE TILE ROOFS SHALL BE AS REQUIRED

#### ROOFING MATERIALS

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

#### THERMAL & MOISTURE PROTECTION (continued)

- ROOF COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS WHEN REQUIRED. BULK SHIPMENTS OF MATERIALS SHALL BE ACCOMPANIED BY THE SAME INFORMATION ISSUED IN THE FORM OF A CERTIFICATE OR ON A BILL OF LADING BY THE MANUFACTURER
- COMPOSITION ROOFING SHINGLES SHALL BE OF ASPHALT OR APPROVED RELATED MATERIALS AND MEET THE REQUIREMED OF THE N.C.-R
- UNDERLAYMENT FOR ASPHALT SHINGLES SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4564, TYPE I, OR ASTM D 6757. SELT-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 14TO
- ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 225 OR ASTM D 3462.
- FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM, OR COPPER ROOFING NAILS, MINIMUM (2 GAGE SHANK WITH A MINIMUM 3/6) INCH DIAMETER HEAD, ASTM F 1667, OF A LENSTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4 INCH INTO THE ROOF SHEATHING. PHERE THE ROOF SHEATHING. PHERE THE ROOF SHEATHING. PHERE THE ROOF SHEATHING. PROTECTION OF SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
- ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE PER N.C.-R.
- IO. UNDERLAYMENT FOR ASPHALT SHINGLES SHALL BE APPLIED IN ACCORDANCE WITH THE N.C.-R
- THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL COMPLY WITH THE PROVISIONS OF N.C.-R CLAY ROOF TILE SHALL COMLY WITH ASTM C 1167.
- SLOPES OF 2 1/2 UNITS VERTICAL IN I2 UNITS HORIZONTAL (2-1/2:12)
  OR GREATER. FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL
  IN 12 UNITS HORIZONTAL (2-1/2:12) TO FOUR UNITS VERTICAL
  IN 12 UNITS HORIZONTAL (4-1/2), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH THE N.C.-R.
- UNDERLAYMENT FOR CLAY AND CONCRETE TILE SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6380 CLASS M MINERAL SURFACED ROLL ROOFING.
- 15. CONCRETE ROOF TILE SHALL COMPLY WITH ASTM C 1492.
- NAILS SHALL BE CORROSION-RESISTANT AND NOT LESS THAN II GAGE, NAILE SHALL BE CONNOSION-RESISTANT AND NOT LESS THAN II GASE, SIG-INCH HEAD, AND OF SUFFICIENT LENGTH TO FENETRATE THE DECK A MINIMUM OF SIA-INCH OR THROUGH THE THICKNESS OF THE DECK, WHICHEVER IS LESS. ATTACHING WIRE FOR CLAY OR CONCRETE TILE SHALL NOT BE SHALLER THAN O.OBD-INCH. FERIMETER FASTENING AREAS INCLUDE THREET TILE COURSES BUT NOT LESS THAN 36 INCHES FROM EITHER SIDE OF HIPS OR RIDGES AND EDGES OF EAVES AND GABLE RAKES.
- CLAY AND CONCRETE ROOF TILES SHALL BE FASTENED IN ACCORDANCE WITH THE N.C.-R
- TILE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BASED ON CLIMATIC CONDITIONS, ROOF SLOPE, UNDERLAYMENT SYSTEM, AND TYPE OF TILE BEINS INSTALLED PER THE N.C.-R.
- THE INSTALLTION OF BUILT-UP ROOFS SHALL COMPLY WITH THE N.C.-R
- 20. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF A MINIMUM OF ONE-FOUTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE)
  FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS THAT SHALL
  HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN
  12 UNITS HORIZONTAL (1-PERCENT SLOPE).
- 21. BUILT-UP ROOF COVERING MATERIALS SHALL COMPLY WITH THE STANDARDS PER THE N.C.-R

- SEE FINISHES IN THESE GENERAL NOTES FOR EXTERIOR PLASTER
- MATERIALS USED FOR THE CONSTRUCTION OF EXTERIOR WALLS SHALL COMPLY WITH THE PROVISIONS OF THE N.C.-R
- EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A MEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL ENVELOPE SHALL ENVELOPE SHALE EXTERIOR WALL ENVELOPE SHA BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR YENER AS REQUIRED AND A MEANS OF DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR, PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED.
- ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS, SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, MITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES, WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES, THE FELT OR OTHER APPROVED MATERIAL SHALLS END TERMINATED AT PENETRATIOS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.
- FIBER CEMENT SIDING CONFORMING TO THE REQUIREMENTS OF THE N.C.-R. AND COMPLYING WITH ASTM D 3674 SHALL BE FERMITTED ON EXTERIOR WALLS OF BUILDINGS OF TYPE V CONSTRUCTION LOCATED IN AREA WHERE THE ULTIMATE WIND SPEED SPECIFIED DOES NOT EXCEED 100 MILES PER HOUR AND THE BUILDING HEIGHT IS LESS THAN 40 FEET IN EXPOSURE C, INVERE CONSTRUCTION IS LOCATED IN AREAS WHERE THE ULTIMATE WIND SPEED EXCEEDS 190 MILES PER HOUR OR BUILDING HEIGHTS ARE IN EXCESS OF 40 FT, DATA INDICATING COMPLIANCE MUST BE SUBMITTED. FIBER CEMENT SIDING SHALL BE SECURED TO BUILDING HOT PROVIDE WEATHER PROTECTION FOR THE EXTERIOR WALLS OF THE BUILDING.
- THE N.C.-R FIBER CEMENT SIDING SHALL BE APPLIED TO CONFORM WITH THE WEATHER-RESISTIVE BARRIER REQUIREMENTS FIBER CEMENT SIDING AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED
- FIBER CEMENT SIDING FASTENERS AND ACCESSORIES SHALL MEET THE
- EXTERIOR WALLS OF WOOD CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C.-R

### THERMAL & MOISTURE PROTECTION (continued)

- HARDBOARD SIDING SHALL CONFORM TO THE REQUIREMENTS OF AHA AISS,6 AND, WHERE USED STRUCTURALLY, SHALL BE SO IDENTIFIED BY THE LABEL OF AN APPROVED AGENCY.
- WOOD VENEERS ON EXTERIOR WALLS OF BUILDINGS OF TYPES I, II, III, AND IV CONSTRUCTION SHALL BE NOT LESS THAN I-INCH NOMINAL THICKNESS, 0.438-INCH EXTERIOR HARDBOARD SIDING OR 0.375-INCH EXTERIOR-TYPE WOOD STRUCTURAL PANELS OR PARTICLE-BOARD AND SHALL CONFORM TO THE REQUIREMENTS OF THE N.C.-R
- FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM CIIDG, TYPE A, MINIMUM GRADE II. LAP SIDING SHALL BE LAPPED A MINIMUM OF II/4 INCHES (32 MM) AND LAP SIDING SHALL BE LAPPED A MINIMUM OF II/4 INCHES (32 MM) AND LAP SIDING SHOT HAVING TONGUE-AND-GROOVE END JOINTS SHALL HAVE THE ENDS SEALED WITH CAULKING, INSTALLED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING OR SHALL BE DESIGNED TO COMPLY WITH INC-R. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO NC-R OR APPROVED MANUFACTURERS' INSTALLATION INSTRUCTIONS.

#### INSULATION

- INSULATING MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPER-PERIVEABLE MEMBRANES, INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROPE-CEILING ASSEMBLIES, ROPE-CEILING ASSEMBLIES, CROPE AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 28 WITH AN ACCOMPANYING SMOKEDEVELOPED INDEX NOT TO EXCEED 280 WHEN YEAR TO MAKEN THE SMOKEDEVELOPED INDEX NOT TO EXCEED 280 WHEN YEAR TO MAKEN THE SMOKED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE
- DUCT INSULATION MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS OF THE N.C.-R
- INSULATION AND COYERING ON PIPE AND TUBING SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. SEE EXCEPTIONS.
- ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE IT. CENTIMETER PER N.C.-R TESTS FOR CRITIAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 970.
- THE USE OF ABOVE DECK THERMAL INSULATION SHALL BE PERMITTED PROVIDED SUCH INSULATION IS COVERED WITH AN APPROVED ROOF COVERING AND PASSES FM 4450 OR UL 1256 PER N.C.-R.
- CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR. PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATI MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.
- INSULATION IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAVIL SPACES OR ATTICS SHALL BE EITHER OF THE BLOWN-IN CELLULOSE TYPE OR FIBERGLASS BATTS OR BLANKET TYPE PER BUILDER'S SPECIFICATIONS.
- THE ENERGY EFFICIENCY REQUIREMENTS INCLUDING I.E.C.C. BUT NOT LIMITED TO INSULATION "R" VALUES, PERCENTAGE OF GLAZING "U" VALUES, ETC. SHALL BE DETERMINED BY THE ADPTED STATE AND LOCAL ENERGY CODE EQUIREMENTS, REFER TO MECHANICAL PLANS FOR SPECIFICATIONS.
- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED WITH AN AIR BARRIER SYSTEM TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. FOR ALL HOMES, WHERE PRESENT, THE FOLLOWING SHALL BE CAULKED, GAKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL OR SOLID MATERIAL CONSISTENT WITH APPENDIX E-23 AND E-24 OF THE KC-R.

  I. BLOCKING AND SEALING FLOOR/CEILING SYSTEMS AND INDER KINES MALLOR CONSISTENT WITH APPENDIX E-25 AND E-24 OF THE KC-R. KNEE WALLS OPEN TO UNCONDITIONED OR EXTERIOR SPACE. 2. CAPPING AND SEALING SHAFTS OR CHASES, INCLUDING FLUE 31. CAPPING AND SEALING SOFFIT OR DROPPED CEILING AREAS
- FRAMED CAVITY WALLS, THE EXTERIOR THERMAL ENVELOPE WALL INSULATION SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT MITH THE BUILDING ENVELOPE AIR BARRIER, INSULATION SHALL BE SUBSTANTIALLY FREE FROM INSTALLATION GAPS, VOIDS, OR COMPRESSION, FOR FRAMED WALLS, THE CAVITY INSULATION SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN AIR BARRIER MATERIAL, WALL INSULATION SHALL BE ENCLOSED AT THE FOLLOWING LOCATIONS WHEN INSULATION SHALL BE ENCLOSED AT THE FOLLOWING LOCATIONS WHEN NSTALLED ON EXTERIOR WALLS PRIOR TO BEING COVERED BY SUBSEC CONSTRUCTION, CONSISTENT WITH APPENDIX E-2.3 AND E-2.4 OF NC-R:
- I. TUBS
  2. SHOWERS
  3. STAIRS
  4. FIREPLACE UNITS
  ENCLOSURE OF WALL CAVITY INSULATION ALSO APPLIES TO WALLS THAT
  ADJOIN ATTIC SPACES BY PLACING A RIGID MATERIAL OR AIR BARRIER
  MATERIAL ON THE ATTIC SIDE.

## DOORS & WINDOWS

- SEE FLOOR PLANS AND ELEVATIONS FOR SIZES AND TYPES OF DOORS AND MINDOWS AND FOR ANY DIVIDED LITE PATTERNS. COLORS SHALL BE APPROVED BY THE BUILDER AND ARCHITECT.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/6 INCHES IN THICKNESS, SOLID OF HONEYCOMB CORE STELL DOORS NOT LESS
- NO DOUBLE FRENCH DOORS SHALL BE USED UNLESS THERE IS A SUFFICIENT OVERHANG OR COVERED PATIO COVERING THESE DOORS. NO DOUBLE WOOD FRENCH DOORS SHALL BE USED IN ANY CASE.
- PROVIDE SECURITY HARDWARE FOR ALL DOORS AND WINDOWS TANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
- ALL AUTOMATIC GARAGE DOOR OPENERS REQUIRE THE INCLUSION OF A PHOTOELECTRIC SENSOR, EDGE SENSOR OR SOME OTHER SIMILAR DEVICE FOR REMOTE OPERATION AND AS A SAFETY PRECAUTION TO PREVENT THE DOOR FROM CLOSING WHEN SOMETHING IS BLOCKING THE PATH OF THE DOOR. SEE MANUFACTURER'S
- ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHAL MEET THE AIR INFILTRATION STANDARDS OF THE CURRENT AMERICAN
  FIBER CEMENT SIDING SHALL BE APPLIED OVER SHEATHING OR MATERIALS LISTED INATIONAL STANDARDS INSTITUTE A.S.T.M. E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED
  - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING
  - WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE
  - EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A

#### DOORS & WINDOWS (continued)

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

#### GLAZING & SAFETY GLAZING

- HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS, NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR MINDONS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.
- EXCEPT AS INDICATED, EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH MANUFACTURER'S DESIGNATION SPECIFYING MHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH MHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT SEING DESTROYED. BEING DESTROYED.
- INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201. GLAZING SHALL COMPLY WITH CPSC 16.
- THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING,
- SUDING AND BIFOLD DOORS
  SLIDING AND BIFOLD DOORS
  SLAING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL IN THE SAME
  PLANE AS A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN
  24-INCHES OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM
  EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR MALKING
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- 3.1 EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE
- 3.2 BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
- 3.3 TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR
- ONE OR MORE WALKING SURFACES WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
- GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOYE A MALKING SURFACE.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SMIRMING POOLS, HOT TUBS AND SPAS PHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND MITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE. THIS ALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF STAIRWAYS WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.
- HINGED SHOWER DOORS SHALL OPEN OUTWARD.
- GLAZING SHALL BE IN ACCORDANCE WITH ENERGY COMPLIANCE CALCULATIONS BASED ON A LOCALLY ADOPTED ENERGY CODE THE MODEL ENERGY CODE OR THE INTERNATIONAL ENERGY CONSERVATION CODE.
- LOCATED MORE THAN 12 INCHES (1629 MM) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENING PASSAGE OF A 4 INCH (IO2 MM) DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED FLOOR

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

#### FINISHES

- GYPSUM WALLBOARD SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE NORTH CAROLINA RESIDENTIAL CODE AND ALL STATE AND LOCAL BUILDING CODES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- MATERIALS. ALL SYPSIM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO A STM C 22, C 475, C 314, C 1002, C 1047, C 1176, C 1176, C 1176, C 1276, C 1366, OR C 1656 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE NC.-R. ADMESIVES FOR THE INSTALLATION OF GYPSIM BOARD SHALL CONFORM TO ASTM C 557.
- GYPSUM BOARD MATERIALS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN THE N.C.-R WHERE REQUIRED FOR FIRE PROTECTION, CONFORM TO THE N.C.-R
- INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER.
- ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON THE FRANNIS MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRANNIS MEMBERS. EDGES AND ENDS OF GYPSUM BOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE-RESISTACE-RATED CONSTRUCTION, SHEAR RESISTANCE, OR DIAPHRAGM ACTION IS NOT REQUIRED, CEALED SPACES WHERE FIRE-RESISTACE-RATED CONSTRUCTION.
- EASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES FASIENCES AT THE TOP AND BOTTOM FLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERFENDICULAR TO SUPPORTS, AND AT THE MALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS OR FIRE- RESISTIVE ASSEMBLIES, FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD.
- GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NON-ABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1996, C 1175 OR C1275. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2-INCH-THICK OR 16 INCHES FOR 5/8-INCH-THICK GYPSUM BOARD WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, GUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUNDITY.
- WHEN APPLYING A WATER-BASED TEXTURE MATERIAL. THE MINIMUM SYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/6 INCH TO 1/2 INCH FOR I6-INCH ON CENTER FRAMING, AND FROM I/2 INCH TO 5/6 INCH FOR 24-INCH ON CENTER FRAMING OR I/2 INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

- ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL.
- BACKING OR A LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATION.
- WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
- GYPSUM LATH OR GYPSUM BOARD SHALL NOT BE USED, EXCEPT THAT ON HORIZONTAL SUPPORTS OF CEILINGS OR ROOF SOFFITS IT MAY BE USED AS BACKING FOR METAL LATH OR WIRE FABRIC LATH AND CEMENT PLASTER.
- UNLESS SPECIFIED OTHERWISE, ALL WALL COVERINGS SHALL BE SECURELY UNLESS SPECIFIED OF HERWISE, ALL WALL COVENINGS SHALL BE SECRELT FASTENED PER THE N.C.-R. OR NITH OTHER APPROVED ALIMINM, STAINLESS STEEL, ZINC-COATED OR OTHER APPROVED CORROSION-RESISTIVE FASTENERS, WHERE THE BASIC MIND SPEED IS 110 MILES PER HOUR OR HIGHER, THE ATTACHMENT OF WALL COVERINGS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED AND ADJUSTED FOR HEIGHT AND EXPOSURE.
  - A MINIMUM O.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT MEEP SCREED OR PLASTIC MEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD MALLS IN ACCORDANCE WITH ASTM C 426. THE NEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAYED AREAS AND SHALL BE OF A TYPE THAT MILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE MEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE MEEP SCREED. A MINIMUM O.OI9-INCH (NO. 26 GALVANIZED SHEET GAGE),

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

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO FIBER CEMENT MATERIALS SHALL BE AS SET FORTH PER THE N.C.-R

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





### **NORTH CAROLINA 50' SERIES**

KB HOME NORTH CAROLINA DIVISION

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

**2018 NORTH** CAROLINA STATE BUILDING CODES

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ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57

REVISIONS: SEE BELOW " 2018 CODE UPDATE NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION MGR.:

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAE

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-22-21 / KBA

243,2939 SHEET: GN<sub>2</sub>

#### MECHANICAL & PLUMBING

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

  HICK SOLID BASE, 2-INCH (5) MAY HICK FORMED CONCRETE, OR STACKED

  MASONRY UNITS HELD IN PLACE BY MORTAR OR OTHER APPROVED

  METHOD. THE VALTER HEATER SHALL BE SUPPORTED NOT LESS THAN 2
- 12. DRAINAGE, BELOW-GRADE INSTALLATIONS SHALL BE PROVIDED WITH A NATURAL DRAIN OR AN AUTOMATIC LIFT OR SUMP PUMP. FOR PIT REQUIREMENTS REFER TO N.C.-M

#### VENTING

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

#### PLUMBING

- A POTABLE WATER SUPPLY SYSTEM SHALL BE DESIGNED, INSTALLED AND MAIN AINED IN SUCH A MANNER SO AS 10 HEYEN!

  CONTAINATION FROM NONPOTABLE LIQUIDS, SOLIDS OR GASES BEING INTRODUCED INTO THE POTABLE MAITER SUPPLY THROUGH

  CROSS-CONNECTIONS OR ANY OTHER PIPING CONNECTIONS TO THE SYSTEM. BACKFLOW PRE- VENTER APPLICATIONS SHALL CONFORM TO
- 2. THE SUPPLY LINES OR FITTINGS FOR EVERY PLUMBING FIXTURE SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW, PLUMBING FIXTURE FITTINGS SHALL PROVIDE BACKFLOW PROTECTION IN ACCORDANCE WITH ASME All2.18.1.

### MECHANICAL & PLUMBING (continued)

- ALL DEVICES, APPLITENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION, SUCH AS STERLIZATION, DISTILLATION, PROCESSINS, COOLINS, OR STORAGE OF ICE OR FOODS, AND THAT CONNECT TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH FOOTEOTION AGAINST BACKET, DIVIN AND CONTAMINATION OF THE WATER SUPPLY SYSTEM, WATER PUMPS, FILTERS, SOFTENERS, TANKS AND ALL OTHER APPLIANCES AND DEVICES THAT HANDLE OR TREAT POTABLE WATER SHALL BE PROTECTED AGAINST CONTAMINATION.
- MATER SERVICE PIPING SHALL BE PROTECTED IN ACCORDANCE WITH N.C.-P SECTIONS AND EXCEPTIONS)
- FIXTURE FITTINGS, FAUCETS AND DIVERTERS SHALL BE CONNECTED TO THE WATER DISTRIBUTION SYSTEM SO THAT HOT WATER CORRESPONDS TO THE LEFT SIDE OF THE FITTINGS.
- DIVERTERS FOR SINK FAUCETS WITH A SECONDARY OUTLET CONSISTING OF A FLEXIBLE HOSE AND SPRAY ASSEMBLY SHALL CONFORM TO ASTM AIL:16.11 M ADDITION TO THE REQUIREMENTS IN N.C.-P
- THE INSTALLATION OF A WATER SERVICE OR WATER DISTRIBUTION PIPE THE INSTALLATION OF A WATER SERVICE OR WATER DISTRIBUTION PIPE SHALL BE PROHIBITED IN SOIL AND GROUND WATER THAT IS CONTAMINATED. GROUND WATER CONDITIONS SHALL BE REQUIRED TO ACERTAIN THE ACCEPTABILITY OF THE WATER SERVICE OR WATER DISTRIBUTION PIPING MATERIAL FOR THE SPECIFIC INSTALLATION, WHERE DETRIMENTAL CONDITIONS EXIST, APPROVED A LITERNATIVE MATERIALS
- MATER DISTRIBUTION PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C.-PILMBING. ALL MATER DISTRIBUTION PIPE AND TUBING SHALL HAVE A MINIMUM PRESSURE RATING OF IOO PSI AT 180 DEGREES F.
- PIPE PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT MILL MITHSTAND ANY REACTION FROM THE LIME AND ACID OF CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL SHEATHING OR WRAPPING SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPING TO PREVENT ANY RUBBING ACTION. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025-INCH
- PIPES PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM
- PIPING SHALL BE INSTALLED SO AS TO PREVENT DETRIMENTAL STRAINS AND STRESSES IN THE PIPE. PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT. PIPING SHALL BE INSTALLED TO AVOID STRUCTURAL STRESSES OR STRAINS WITHIN BUILDING COMPONENTS.
- MATER PIPES INSTALLED IN A MALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE MALL INSULATION, IN OTHER CASES, MATER, SOIL, AND PASTE PIPES SHALL NOT DE INSTALLED OUTSIDE OF A BUILDING, IN INCONDITIONED ATTICS, INCONDITIONED UTILLITY ROOMS OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY A MINIMAM OF R-65 INSULATION DETERMINED AT 15 DEG. F IN ACCORDANCE WITH ASTM CITT OR HEAT OR BOTH OR BOTH.
  EXTERIOR WATER SUPPLY SYSTEM PIPING SHALL BE INSTALLED NOT
  LESS THAN 6 INCHES BELOW THE FROST LINE AND NOT LESS
  THAN 12 INCHES BELOW GRADE.
- BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN N.C-R.
- BUILDING SEMER PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED IN
- WHERE WASTE LINE DROPS OCCUR IN A LOCATION WHERE THE SOUND OF A FLUSHED TOILET MAY BE UNDESIRABLE, SUCH AS IN WALLS OR PARTITIONS ADJACENT TO EATING ROOMS, USE CAST IRON PIPING OR SIMILAR APPROVED HARD OR DENSE PIPING TO MITIGATE SOUND.
- CLEANOUTS ON BUILDING SEMERS SHALL BE LOCATED AS SET FORTH IN
- THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES SHALL BE IN ACCORDANCE WITH N.C.-R.
- INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED MITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSET IGIG! ASSET AILCOMISCO WITH A SEET IGIG! ASSET AILCOMISCO WITH A SEET IGIG! ASSET AILCOMISCO WITH AS AND SHALL BE INSTALLED AND ADJISTED PER MANUFACTURE'S INSTRUCTIONS.
- GAS AND ELECTRIC WATER HEATERS HAVING AN IGNITION SOURCE SHALL ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 10 INC ABOVE THE GARAGE FLOOR. REFER TO N.C.-R FOR EXCEPTION.
- MATER HEATERS, (USING SOLID, LIQUID OR GAS FUEL) WITH THE EXCEPTION OF THOSE HAVING DIRECT VENT SYSTEMS, SHALL NOT BE INSTALLED IN BATHROOMS AND BEDROOMS OR IN A CLOSET WITH ACCESS ONLY THROUGH AS BEDROOM OR BATHROOM, HOWEVER, WATER HEATERS OF THE AUTOMATIC STORAGE TYPE MAY BE INSTALLED AS REPLACEMENT IN A BATHROOM, WHEN APPROVED BY THE PLUMBING OFFICIAL, PROVIDED THEY ARE VENTED AND SUPPLIED WITH ADEQUATE COMBUSTION AIR.
- IN SEISMIC DESIGN CATEGORIES DO, DI AND D2 AND TOWNHOUSES IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIND OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIND OF THE OPERATING PICKIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURERS RECOMMENDATIONS.
- 22. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PRO-TECTED FROM IMPACT BY A MOVING VEHICLE.
- 23. WHERE WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN.
  REMOTE LOCATIONS SUCH AS SUSPENDED CELLING, ATTICS, ABOVE OCCUPIED
  SPACES, OR INVENTILATED CRAVIL SPACES, A LOCATION WHERE WATER
  LEAKAGE FROM THE TANK WILL CAUSE DAMAGE TO PRIMARY STRUCTURAL
  MEMBERS, THE TANK OR WATER HEATER SHALL BE INSTALLED IN A
  GALVANUED STEEL PAN HAVING A MINIMM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE.
- WHERE CLOTHES WASHING MACHINES ARE LOCATED ON WOOD FRAMED FLOORS WHERE LEAKAGE WOULD CAUSE DAMAGE, A GALVANIZE STEEL PAN HAVING A MINIMUM THICKNESS OF 24 GAGE, OR OTHER PANS APPROVED FOR SUCH USE SHALL BE PROVIDED

### MECHANICAL & PLUMBING (continued)

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

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

#### ELECTRICAL

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

### ELECTRICAL (continued)

- (2) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE NITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINGULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINGULAR COUNTERTOP IS MEASURED FROM CONNECTINE PERPENDICULAR WALL.
- COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES IN APPLYING THE REQUIREMENTS OF (I), (2), AND (3),
  ABOVE. IF A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK
  IS INSTALLED IN AN ISLAND OR PENINSULAR COUNTERTOP AND THE
  DEPTH OF THE COUNTER BEHIND THE ITEM IS LESS THEN IS NOTHE.
  IT WILL BE CONSIDERED TO DIVIDE THE COUNTERTOP SPACE INTO
  THE CENTRETOP SPACE FAMILY COUNTERTOP SPACE INTO TWO SEPARATE COUNTERTOP SPACES. EACH COUNTERTOP SPACE SHALL COMPLY WITH APPLICABLE REQUIREMENTS.
- (5) RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP, RECEPTACLE OUTLETS RENDERED NOT READILLY ACCESSIBLE BY APPLIANCE FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGETOPS AS COVERED IN 4) ABOVE, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.
- AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED IN WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE
- IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT.
- IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, THE BRANCH CIRCUIT SUPPLYING THIS ELECTRIC POWER, THE BRANCH CIRCUIT SUPPLITING THIS
  RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE
  GARAGE, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED
  IN EACH VEHICLE BAY.
- CABLE- OR RACEWAY-TYPE WIRING METHODS INSTALLED IN A GROOVE. ORBITE OF RECENT THE WALLBOARD, SIDING, PANELING, CARPETING, OR SIMILAR FINISH, SHALL BE PROTECTED BY 1/16 INCH THICK STEEL PLATE, SLEEVE, OR EQUIVALENT OR BY NOT LESS THAN 1-1/4 INCH FREE SPACE FOR THE FULL LENGTH OF THE GROOVE IN WHICH THE CABLE OR RACEWAY
- 15. RECEPTACLES IN DAMP OR WET LOCATIONS.
- A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM MEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS MEATHER/RECOF MIEN THE RECEPTACLE IS COVERED. (ATTACHMENT PLUS CAP NOT INSERTED AND RECEPTACLE COVERS (CLOSED)
- ALL IS- AND 20- AMPERE, I.25- AND 250-VOLT RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS MEATHER PROOF PHIETHER OR NOT THE ATTACHMENT PLUS CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". ALL IS- AND 20- AMPERE, I.25- AND 20-VOLT NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER RESISTANT TYPE.
- 16. LIGHTING EQUIPMENT. NOT LESS THAN 15 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS
- LIGHT FIXTURES WITHIN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C.
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNGOOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTIED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE
- BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- 20. TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS IN ALL AREAS.
  ALL NON-LOCKING TYPE I25-VOLT I5-AND 20-AMPERE RECEPTACLES
  SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS
  LISTED BELON. RECEPTACLES LOCATED MORE THAN 51 ABOVE THE FLOOR.
  - 2. RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE
  - 3. A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES LOCATED WITHIN DEDICATED SPACE FOR EACH APPLIANCE THAT, IN NORMAL USE, IS NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND THAT IS CORD-AND-PLUS CONNECTED.
  - 4. NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS
- DIMMER-CONTROLLED RECEPTACLES. A RECEPTACLE SUPPLYING LIGHTING LOADS SHALL NOT BE CONNECTED TO A DIMMER UNLESS THE PLUS-RECEPTACLE COMBINATION IS A NONSTANDARD CONFIGURATION TYPE THAT IS SPECIFICALLY LISTED AND IDENTIFIED FOR EACH SUCH

#### SMOKE DETECTORS

- SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTIONS AND NC-R R314
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NEPA 12.

HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIEUR POTIFICATION DEVICE INSTALLED AS REQUIRED BY THE NC-R R914.9 FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION. AND ALARM AS REQUIRED BY THE NG-R FOR SMOKE ALARMS IN THE EVENT THE FIRE ALARM PANEL IS REMOVED OR THE SYSTEM IS NOT CONNECTED TO A CENTRAL STATION

REQUIRED SMOKE DETECTORS SHALL BE LOCATED IN ACCORDANCE

#### ELECTRICAL (continued)

#### CARBON MONOXIDE ALARMS

- CARBON MONOXIDE ALARMS IN DMELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE INMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING MITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NC-R RSI5 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMBINATION CARBON MONOXIDE
  AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF INDIVIDUAL CARBON MONOXIDE OR SMOKE ALARMS.

#### DRYER VENT

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







## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH CAROLINA STATE BUILDING **CODES** 

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ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.: DS

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REVISIONS: SEE BELOW

2018 CODE UPDATE NCI9015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAR

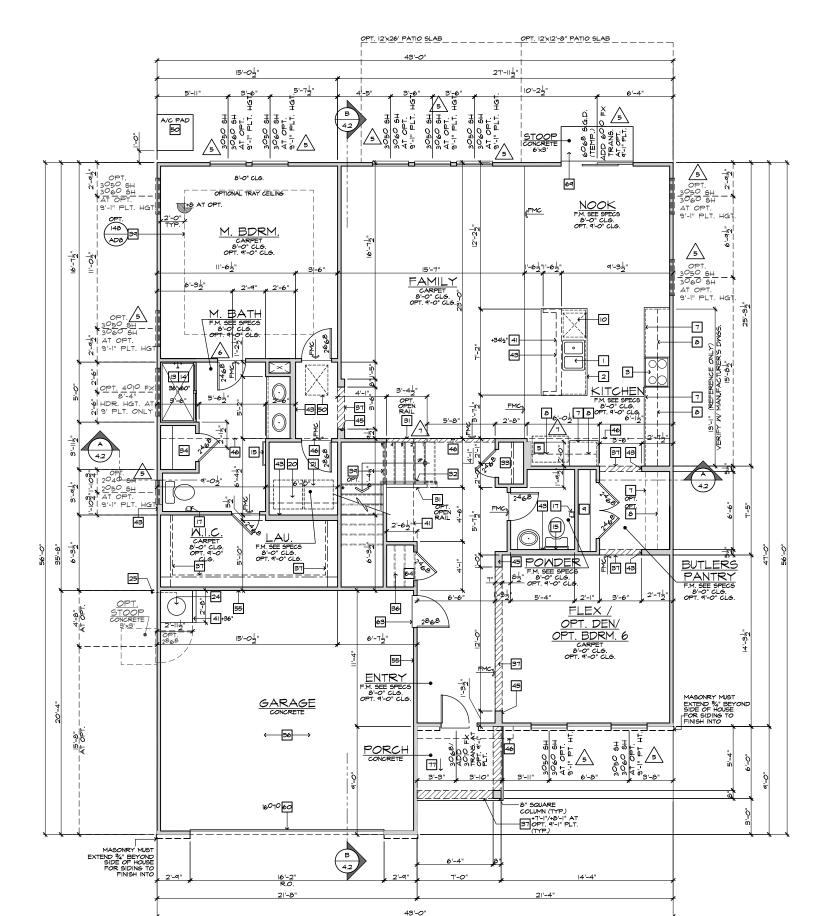
DIVISION REVISIONS
NCI9047NCP/ 07/25/19 / FAB

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA PLAN ERROR
NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS
NCI9047NCP / 07-22-21 / KBA

243,2939 SHEET:

GN3





#### INTERIOR KEY

SQUARE FOOTAGE						
PLAN 243.2939						
FIRST FLOOR AREA			1779	SQ. FT.		
SECOND FLOOR AREA			1160	SQ. FT.		
TOTAL AREA			2939	SQ. FT.		
CRANL GAR. AREA			437	SQ. FT.		
PORCH AREA(S)						
	ELEVATION 'A'		42	SQ. FT.		
	ELEVATION 'B'		71	SQ. FT.		
	ELEVATION 'C'		86	SQ. FT.		
	ELEVATION 'D'		128	SQ. FT.		
DECK AREA(S)		$\Delta$				
	OPEN 12'x12'	<u> </u>	<b>Y</b> 144	SQ. FT.		
	OPEN 12'x26'		312	SQ. FT.		
	SCREENED-IN 125	(12'-8"	<b>U</b> 52	SQ. FT.		
1	SCREENED-IN 125	<26'	312	SQ. FT.		
SUNROOM AREA(S)						
	12'X 2'-8"		152	SQ. FT.		
PLATE NOTES						
2016 N.CR						
8'-1" PLATE NOTES						
MINDOW HEADER     COR WINE						
2nd FLOOR WINDOW HDR. HEIGHT:     ENTRY DOOR HEIGHT:		6'-8" U	.N.O.			
<ul> <li>SLIDING GLASS DOOR HEIGHT:</li> </ul>		6'-8" (	TEMP.)			
INTERIOR SOFFIT HEIGHT:     INTERIOR DOOR HEIGHT:		7'-4" Û 6'-8" U	N.O.			
			.N.O.			
9'-1" PLATE NOTES						
MINDOW HEADER		7'-8" U 7'-8" U				
<ul> <li>2nd FLOOR WINDOW HDR. HEIGHT:</li> <li>ENTRY DOOR HEIGHT:</li> </ul>		6'-8" V	.N.O. V 12" TRA	NSOM ABV.		
<ul> <li>SLIDING GLASS DOOR HEIGHT:</li> </ul>		6'-8" Y	V 12" TRA	NSOM ABV.		
<ul> <li>INTERIOR SOFFIT HEIGHT:</li> </ul>		8'-0" L				
TRAY CEILING:	TRAY CEILING:     INTERIOR DOOR HEIGHT:		ROP U.N.O.			
GENERAL PLAN NOTES						

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

ALL INTERIOR DOORS TO BE HOLLOW CORE I 3/6" 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 SARAGE DOORS TO BE 20-MINUTE FIRE-RATED (REFER TO PLAN FOR SIZE).

ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE I 3/4" THICK (REFER TO PLAN FOR SIZE). ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

#### STAIR DATA NOTES

FIRST FLOOR WITH 9-1" PLATE HEIGHT:
16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
15 TREADS AT 10" EACH
16 RISERS AT 7-170" EACH

FIRST FLOOR WITH 10'-P PLATE HEIGHT:
16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
16 TREADS AT 10" EACH
17 RISERS AT 8-1/0" EACH

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

BASIC PLAN



NOTE: NOT ALL KEY NOTES APPLY. SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS

DISHMASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS

SLIDE-IN RANGE/OVEN COMBINATION W BUILT-IN VENTED HOOD W/LIGHT & FAN. OR MICRO/HOOD COMBO - SEE SPECS 30" COOKTOP W BUILT-IN VENTED HOOD W LIGHT & FAN VERIFY WITH MANUFRS' SPECS

39" CLEAR REFRIGERATOR SPACE W OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL

COMBINATION DOUBLE OVEN OR OVEN/ MICROWAVE OVEN O OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS

BASE CABINETS - REFER TO INTERIOR ELEVATIONS

UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 ISLAND CABINET - REFER TO INTERIOR ELEVATIONS

IO. MIN. 12" BAR TOP/ BREAKFAST BAR
II. 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

IT. PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS WAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS

18. OVAL TUB - VERIFY DIMENSIONS WITH MANUFR'S SPECS.

19. PRE-FAB. SHOWER PAN W 30" MIN. CLR. INSIDE & WAINSCOT TO 72" - VERIFY DIMENSIONS W MANUF'S SPECS

20. SHATTERPROOF (TEMPERED) GLASS SHOWER ENGLOSURE.

21. TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL

22. TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL

23. RESERVED 24. MASHER & DRYER: - PROVIDE MATER & MASTE FOR MASHER - RECESS MASHER CONTROL VALVES IN MALL - VENT DRYER TO OUTSIDE AIR. - ACCOMMODATE APPLIANCES TO BE LOCATED MASHER AT LEFT AND DRYER AT RIGHT.

25. I2" SHELF PER SPECS

26. OPT. LANDRY SINK - REFER TO INTERIOR ELEV'S
27. MATER HEATER LOCATION: - FOR 6AS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO 15/AD4) 28. RESERVED

29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE

30. F.A.U. LOCATION (REFER TO DETAIL 88/AD5)

3I. RESERVED

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 DETAILT3/AD4)
37. WARDROBE W SHELF & POLE (REFER TO DETAILT3/AD4)

38. 22"X30" MIN. ATTIC ACCESS
25"x54" PULL DOWN LADDER R.O. ATTIC ACCESS TO BE
PROTECTED

39. LINE OF WALL BELOW

40. DUCT CHASE

41. LINE OF FLOOR ABOVE

42. LINE OF FLOOR BELOW

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

45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING

46. CEILING BREAK

41. STAIR TREADS & RISERS: - MIN. IO" TREAD & MAX. T 3/4" RISER - (REFER TO DETAIL 81-82/AD5) 48. MIN. 36" HIGH GUARDWALL (REFER TO DET. 83/AD5 & 85/AD5,

49. 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL 83/AD5)

50. A/C PAD LOCATION

51. LOM WALL - REFER TO PLAN FOR HEIGHT 52. 2x6 STUD WALL

53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL

54. DBL. 2x4 WALL PER PLAN

55. INTERIOR SHELF-SEE PLAN FOR HT.

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

58. ARCHED SOFFIT - SEE ELEV. FOR HGT

59. WINDOW SEAT

60. OPT. DOOR/ WINDOW

PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.

62. BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.

63. SECTIONAL GARAGE DOOR PER SPECS

64. MIN. I/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.

65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT I/2" GYP. BD. @ GARAG SIDE WALLS & 5/6" 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 AB 68. P.T. POST W/ WRAP

69. CONCRETE STOOP: SIZE PER PLAN SLOPE 1/4" PER FT. MIN.

TO. EGRESS WINDOW

TI. 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 T5. 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

71. CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.

78. RESERVED

79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS

80. 20 MIN. FIRE-RATED DOOR





## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION 4518 S. MIAMI BLVD.

SUITE 180 DURHAM, NC 27703 TEL: (919) 768-7988 FAX: (919) 472-0582

2018 NORTH **CAROLINA STATE** BUILDING **CODES** 

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57

REVISIONS: SEE BELOW 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION MGR.:

DIVISION REVISIONS NCI9022NCP/ 03/I5/I9 / CTD

DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAE DIVISION REVISIONS NCI9647NCP/ 67/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

6 PLAN ERROR NC21014NCP / 02-12-21 / KBA B

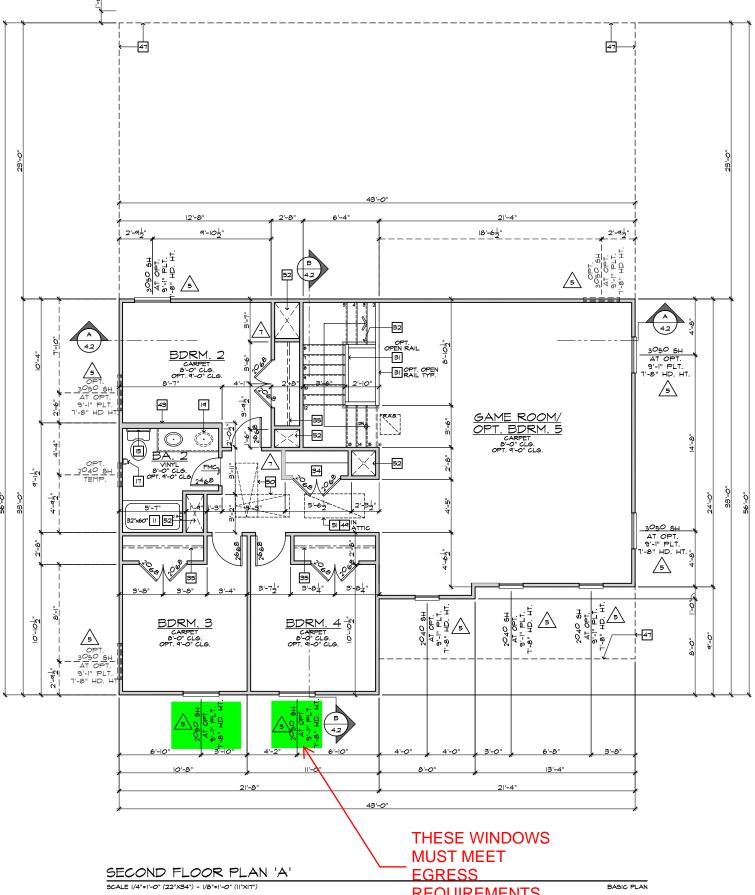
FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

243.2939

1.1

SPEC. LEVEL 1

RALEIGH-DURHAM 50' SERIES





#### INTERIOR KEY

	PLATE NOTES 200 NG-R					
	8'-I" PLATE N	OTES				
	MINDOM HEADER HEIGHT: 2nd FLOOR MINDOM HDR, HEIGHT: ENTRY DOOR HEIGHT: SLIDING GLASS DOOR HEIGHT: INTERIOR SOFFIT HEIGHT: INTERIOR DOOR HEIGHT:	6'-8" U.N.O. 7'-0" U.N.O. 6'-8" U.N.O. 6'-8" (TEMP.) 7'-4" U.N.O. 6'-8" U.N.O.				
	9'-1" PLATE NOTES					
•	MINDOM HEADER HEIGHT: 2AG FLOOR MINDOM HDR. HEIGHT: ENTRY DOOR HEIGHT: SLIDING GLASS DOOR HEIGHT: INTERIOR SOFFIT HEIGHT: ITRAY CEILING: INTERIOR DOOR HEIGHT:	7'-8" U.N.O. 7'-8" U.N.O. 6'-8" W 12" TRANSOM ABV. 6'-8" W 12" TRANSOM ABV. 8'-0" U.N.O. 14" DROP U.N.O. 6'-8" U.N.O.				
	GENERAL PLAN NOTES					

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

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

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

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

ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE | 3/4" THICK (REFER TO PLAN FOR SIZE). ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

#### STAIR DATA NOTES

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

FIRST FLOOR WITH 10'-P PLATE HEIGHT:
16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
16 TREADS AT 10" EACH
17 RISERS AT 8-1/0" EACH

FLOOR PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY.

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

DISHMASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS

3. SLIDE-IN RANGE/OVEN COMBINATION W BUILT-IN VENTED HOOD WLIGHT & FAN. OR MICRO/HOOD COMBO - SEE SPECS 30" COOKTOP W BUILT-IN VENTED HOOD W LIGHT & FAN VERIFY WITH MANUFRS' SPECS

5. 94" CLEAR REFRIGERATOR SPACE W OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL) COMBINATION DOUBLE OVEN OR OVEN MICROMAVE OVEN OR OVEN VERIFY DIMENSIONS MITH MANUFACTURERS' SPECS

BASE CABINETS - REFER TO INTERIOR ELEVATIONS

8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS

I. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS

IO. MIN. 12" BAR TOP/ BREAKFAST BAR

II. 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

PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPECS

18. OVAL TUB - VERIFY DIMENSIONS WITH MANUFR'S SPECS.

PRE-FAB, SHOWER PAN W 30" MIN, CLR, INSIDE & WAINSCOT TO 72" - 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

25. NASHER & DRYER: - PROVIDE MATER & MASTE FOR MASHER RECESS MASHER CONTROL VALVES IN MALL - VENT DRYER TO OUTSIDE AIR. - ACCOMMODATE APPLIANCES TO BE LOCATED WASHER AT LEFT AND DRYER AT RIGHT.

25. I2" 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 15/AD4) 28. RESERVED

29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE

30. F.A.J. 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 DETAILTS/AD4)

37. WARDROBE W/ SHELF & POLE (REFER TO DETAILT3/AD4)

36, 22"X30" MIN. ATTIC ACCESS 25"X54" PULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED

39. LINE OF WALL BELOW

40. DUCT CHASE 41. LINE OF FLOOR ABOVE

42. LINE OF FLOOR BELOW

43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5)

44. LINE OF HIP AT OPTIONAL VOLUME CEILING

45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING

46. CEILING BREAK

47. STAIR TREADS & RISERS: - MIN. IO" 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

51. LOW WALL - REFER TO PLAN FOR HEIGHT 52. 2x6 STUD WALL

53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL

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

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

58. ARCHED SOFFIT - SEE ELEV. FOR HGT.

59. WINDOW SEAT

60. OPT. DOOR/ WINDOW

61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.

62. BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.

63. SECTIONAL GARAGE DOOR PER SPECS

64. MIN. I/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.

65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT I/2" GYP, BD, ⊕ GARAGE SIDE WALLS & 5/6" 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 AB

68. P.T. POST W WRAP 69. CONCRETE STOOP: SIZE PER PLAN SLOPE I/4" PER FT. MIN.

70. EGRESS MINDOW

71. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.

73. PLUMBING DROP FROM ABOVE

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

76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE

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

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

HOME



## NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

**2018 NORTH CAROLINA STATE BUILDING** CODES

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57

REVISIONS: SEE BELOW 2018 CODE UPDATE NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION MGR.:

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAE

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

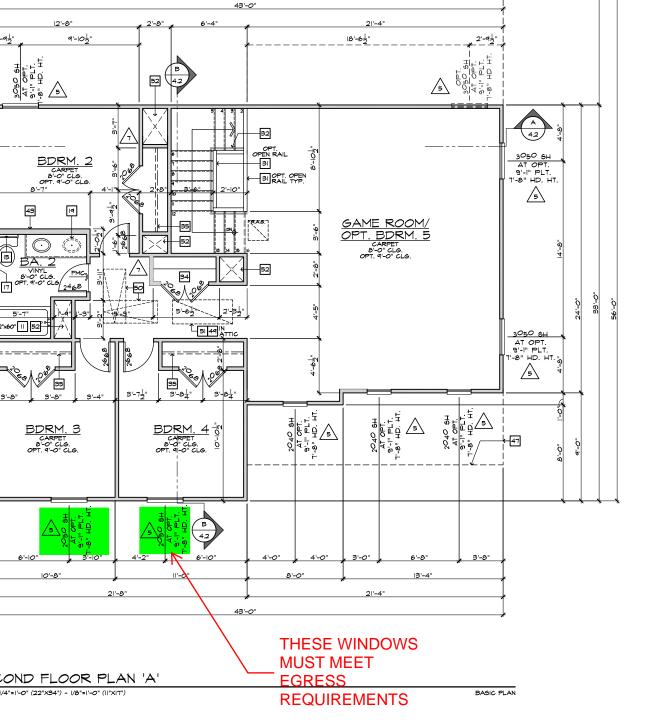
DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA 6 PLAN BRROR NC21014NCP / 02-18-21 / KBA

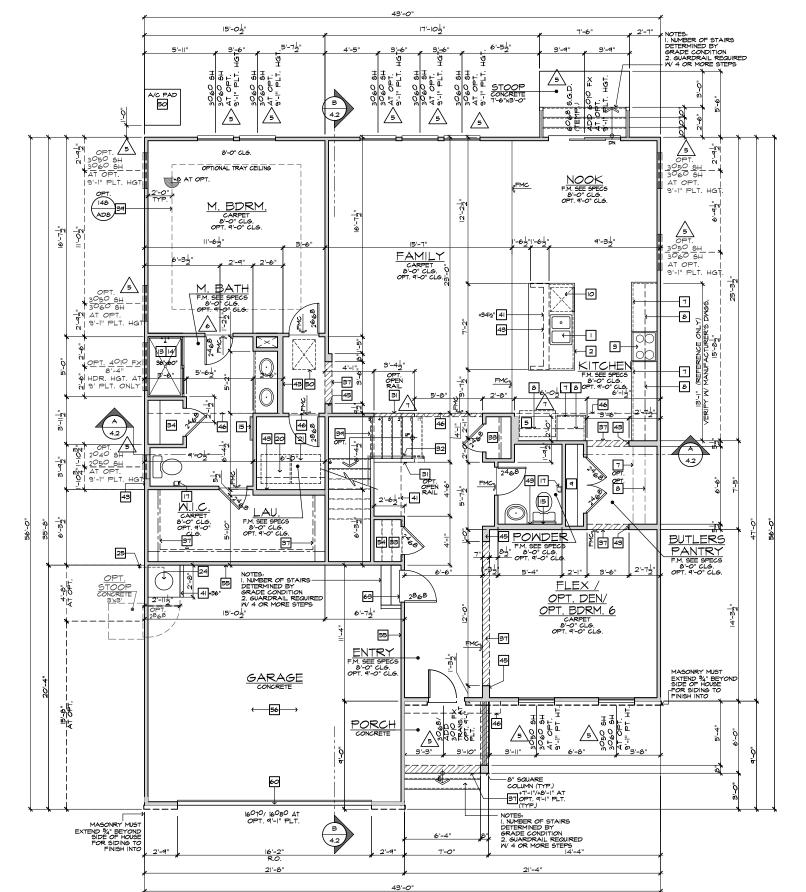


243.2939 SHEET: 1.2

SPEC. LEVEL 1 RALEIGH-DURHAM

50' SERIES





# FIRST FLOOR PLAN 'A' W/ CRAWLSPACE

27. NOT USED 20. PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS 29. NON-COMBUSTIBLE HEARTH MATERIAL SO. ROUTE OF FIREPLACE "B" VENT FROM BELOW -PROVIDE O.S.B. SHAFT 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5 32. +34" - +38" HIGH HANDRAIL DETAIL 83/AD5 33. COATS WITH SHELF & POLE - DETAIL T3/AD4 34. LINEN - SHELVES PER SPEC 35. WARDROBE WITH SHELF & POLE - DETAIL 73/AD4 U.N.O. 36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS 37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIG 38. NOT USED 39. LINE OF CEILING BREAK 40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT. 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4 42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE 43. 2x6 MALL 44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL 45. DOUBLE 2x4 WALL 46. LINE OF FLOOR ABOVE 47. LINE OF FLOOR BELOW 48. EXTERIOR RAIL 49. F.A.J. VENT TO OUTSIDE AIR 50. 22"x54" ATTIC ACCESS W/ STAIRS F.A.J. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS
- PROVIDE FUEL GAS. REFER TO UTILITY PLAN
DETAIL 88/AD5 53. RETURN AIR GRILL (R.A.G.) -REFER TO MECHANICAL PLAN 54. I/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS 58. NOT USED 59. NOT USED 61. NOT USED

HOME



#### **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

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## 2018 NORTH **CAROLINA STATE BUILDING**

CODES

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.: REVISIONS: SEE BELOW

2018 CODE UPDATE
NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

243.2939

HEET:

1.3

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

52. DUCT CHASE - DETAIL 89 & 90/AD5 - REFER TO MECH. PLA

. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN IS," GYPSUM BOARD APPLIED TO THE GARAGE SIDE

FLOOR PLAN NOTES SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S. DISHMASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S. SLIDE-IN RANGE/ OVEN COMBINATION MY BUILT-IN LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S

36" COOKTOP - W BUILT-IN HOOD WLIGHT & FAN. (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROMAYE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPEC'S.

39" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL). DOUBLE OVEN - VERIFY WITH MANUFACTURE SPEC'S.

BASE CABINETS - REFER TO INTERIOR ELEVATIONS

B. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS

IO. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS TUB/SHOWER COMBINATION WITH 72" FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MFR'S SPEC'S.

12. OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPECS

SHOWER PAN WITH WAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.

14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE

IB. EXTEND VANITY - REFER TO INTERIOR ELEVATIONS

20. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)

23. FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS

25. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE

24. ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM

PANTRY - SHELVES PER SPEC

IS. TOWEL BAR 16. NOT USED

19. OPTIONAL SINK

21. DRYER VENT

22. NOT USED

26. NOT USED

17. TOILET PAPER HOLDER

SEPARATION BETIVEEN SECOND FLOOR AND GARAGE CELLING, PROVIDE (I) LAYER OF %" TYPE "X" GYPSIM BOARD, MALLS SUPPORTING SECOND FLOOR AND GARAGE CELLING, PROVIDE (I) LAYER OF 12" GYPSIM BOARD

57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT

60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.

63. OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPE WITH SOLID WOOD DOORS NOT LESS THAN I 3/6-INCH THICK, OR SHALL BE 20-MINITE FIRE RATED. DOORS SHALL BE WEATHERSTRIPPED.

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

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

INTERIOR KEY

**SQUARE FOOTAGE** 

PLAN 243.2939

ELEVATION 'A

ELEVATION 'B'

ELEVATION 'D

OPEN 12'x26'

MINDOM HEADER HEIGHT.
2nd FLOOR MINDOM HDR HEIGHT.
1-0° UNO.
5LIDING GLASS DOOR HEIGHT.
NITERIOR DOOR HEIGHT.
NITERIOR DOOR HEIGHT.
11-4° UNO.
6-8° UNO.
6-8° UNO.

SCREENED-IN 12'x12'-8"

SCREENED-IN 12'x26'

PLATE NOTES

8'-I" PLATE NOTES

9'-1" PLATE NOTES

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

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

STAIR DATA NOTES FIRST FLOOR WITH 9-1" PLATE HEIGHT:
1-4" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.

WINDOM HEADER HEIGHT:
2nd FLOOR WINDOM HDR. HEIGHT:
5LIDING 6LASS DOOR HEIGHT:
NITERIOR SOFFIT HEIGHT:
TRAY CELLING:
TRAY CELLING:
WI 12" TRAN
6"-6" W 12" TRAN
6"-6" W 12" TRAN
6"-6" W 12" TRAN
7" UNO.
7" UNO.
7" DOOP UNO.

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

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

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

FIRST FLOOR WITH 10'-P PLATE HEIGHT:
16" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
16 TREADS AT 10" EACH
17 RISERS AT 8-1/0" EACH

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

DEEP T.J.I. FLOOR JOISTS WI IS TREADS AT IO" EACH IG RISERS AT 7-7/8" EACH

1160

42

86 128

152

SQ. FT

SQ FI

5Q. F1

5Q. F1

SQ. FT SQ. FT

50. F1

5Q. F1

5Q. F1

" TRANSOM ABV " TRANSOM ABV

2939 SQ FT

FIRST FLOOR ARE

SECOND FLOOR AREA

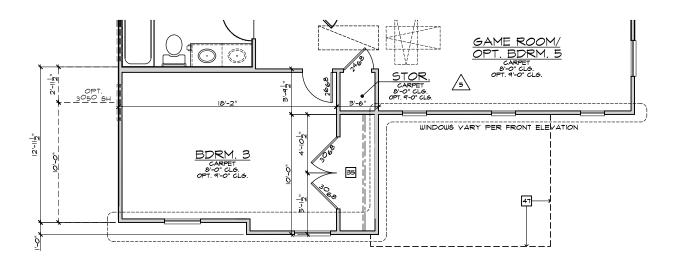
TOTAL AREA

CRAWL GAR, AREA

PORCH AREA(S)

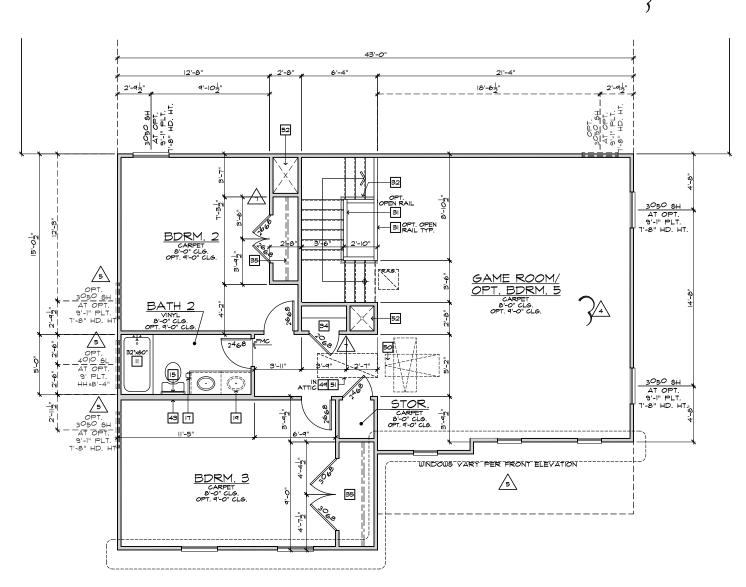
DECK AREA(S)

SUNROOM AREA(S)



#### ENLARGED BEDROOM 2 & 3 - ('C', 'D' SIM.)

SCALE I/4"=I'-0" (22"x34") - I/8"=I'-0" (II"xI7")



ENLARGED BEDROOM 2 & 3 PLAN OPTIONS

VANITY W/

DUAL SINKS

BATH 2

SHOWER W/ SEAT

BATH 2

SHOWER I.L.O. TUB

 $\odot$ 

(O)

I.L.O. TUB

34"x60/ 13

/<del>[</del>4]

SCALE |/4"=1'-0" (22"X34") - |/6"=1'-0" (||"X|7")

AT BATH 2



ENLARGED BEDROOM 2 \$ 3 - ('A', 'B' SIM.)

## FLOOR PLAN NOTES

I. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.

2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.

3. SLIDE-IN RANGE/ O'VEN COMBINATION NY BUILT-IN LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY WITH MANUFACTURER SPEC'S.

4. 36° COOKTOP - W BUILT-IN HOOD WILIGHT & FAN. (VENT TO OUTSIDE AIR) - CABINET MOUNTED MICROWAYE INCLUDED OVEN WITH VENT - VERIFY WITH MANUFACTURER SPEC'S.

5. 34° CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL).

6. DOUBLE O'VEN - VERIFY WITH MANUFACTURER SPEC'S.

7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS

8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS

9. PANTRY - SHELVES PER SPEC

10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS

11. TUB/SHOWER COMBINATION WITH 72° FIBERGLASS ENCLOSURE (NON-ABSORBENT) VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.

12. OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.

SHOWER PAN WITH WAINSCOT TO 84" - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S.
 SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE

14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE

15. TOWEL BAR 16. NOT USED

17. TOILET PAPER HOLDER

IB. EXTEND VANITY - REFER TO INTERIOR ELEVATIONS

19. OPTIONAL SINK

20. PROVIDE WATER AND MASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)

21. DRYER VENT

22. NOT USED

23. FREE STANDING LAUNDRY SINK - VERIFY DIMENSIONS WITH MFR'S SPEC'S.

24. ELECTRIC WATER HEATER - LOCATE ON 18" HIGH FRAMED PLATFORM

25. TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN TO EXTERIOR - MIN. 6" ABOVE & MAX. 24" ABOVE GRADE

26. NOT USED

27. NOT USED

20. PRE-MFR. METAL GAS APPLIANCE FIREPLACE INSTALLED PER MANUFACTURERS INSTRUCTIONS

29. NON-COMBUSTIBLE HEARTH MATERIAL

30. ROUTE OF FIREPLACE "B" VENT FROM BELOW -PROVIDE O.S.B. SHAFT

31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5

32. +34" - +38" HIGH HANDRAIL DETAIL 83/AD5

33. COATS WITH SHELF & POLE - DETAIL T3/AD4

34. LINEN - SHELVES PER SPEC
35. WARDROBE WITH SHELF & POLE - DETAIL 73/AD4 U.N.O.

36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS

37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGH

38. NOT USED

39. LINE OF CEILING BREAK

40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT.

41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4 42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE

43. 2x6 WALL

44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL

45. DOUBLE 2x4 WALL

46. LINE OF FLOOR ABOVE 47. LINE OF FLOOR BELOW

48. EXTERIOR RAIL

49. F.A.J. VENT TO OUTSIDE AIR

49. F.A.J. VENT TO OUTSIDE AIR 50. 22"x54" ATTIC ACCESS W STAIRS

51. F.A.J. IN ATTIC - PROVIDE MIN. 22"x30" ATTIC ACCESS PANEL - PROVIDE FUEL GAS. REFER TO UTILITY PLAN DETAIL 26/AD5

52. DUCT CHASE - DETAIL 89 & 90/AD5 - REFER TO MECH. PLA

53. RETURN AIR GRILL (R.A.G.) -REFER TO MECHANICAL PLAN

54. I/2" GYPSUM BOARD ON CEILING AND WALLS AT USEABLE SPACE UNDER STAIRS

5. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE

SEPARATION BETWEEN SECOND FLOOR AND GARAGE CELLING, PROVIDE (1) LAYER OF \$\frac{1}{2}\$ TYPE "X" GYPSUM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF \$\frac{1}{2}\$ GYPSUM BOARD

57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT

58. NOT USED

SA NOTUSED

ECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

61. NOT USED

DRAFTSTOP REQUIRED IN FLOOR / CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE POLICE! Y GOLD!

63. OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN I 3/6-INCH THICK, OR SHALL BE 20-MINITE FIRE RATED. DOORS SHALL BE WEATHERSTRIPPED

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





## NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.

SUITE 180

DURHAM, NC 27703

TEL: (919) 768-7988

FAX: (919) 472-0582

# 2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 08/17/18
PROJECT No.: 1350999:57

DIVISION MGR.: DS

REVISIONS: SEE BELOW

2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NCI9022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NCI9022NCP/ 04/22/19 / FAE

DIVISION REVISIONS
NC19647NCP/ 67/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

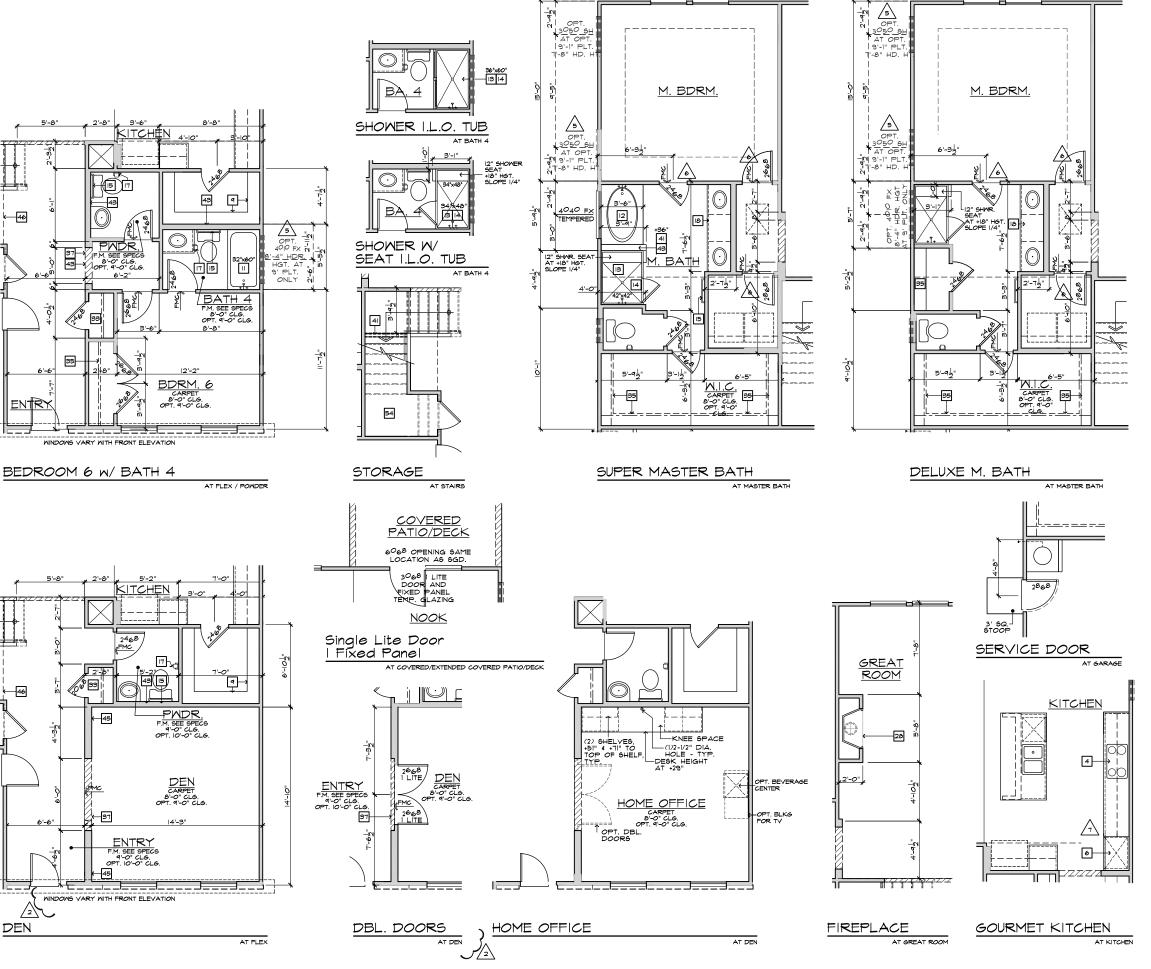
FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

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PLAN: 243.2939 SHEET: 1.4

spec level 1
RALEIGH-DURHAM
50' SERIES





FLOOR PLAN NOTES NOTE: NOT ALL KEY NOTES APPLY. SINK - GARBAGE DISPOSAL OPTIONAL WITH MANUFACTURERS' SPECS DISHMASHER - PROVIDE AIR GAP - VERIFY SPACING \$ DIMENSIONS PER MANUFACTURERS' SPECS SLIDE-IN RANGE/OVEN COMBINATION W BUILT-IN VENTED HOOD WLIGHT & FAN. OR MICRO/HOOD COMBO - SEE SPECS 30" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN VERIFY WITH MANUFRS' SPECS 39" CLEAR REFRIGERATOR SPACE W OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL) AGOVE - OF . PLUMBING FOR ICEMANER (RECESSED IN WALL)

6. COMBINATION DOUBLE OVEN OR OVEN, MICROMAVE OVEN OR

OVEN VERIFY DIMENSIONS WITH MANUFACTURERS SPECS

7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS . UPPER CABINETS - REFER TO INTERIOR ELEVATIONS 1. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS IO. MIN. 12" BAR TOP/ BREAKFAST BAR I. DESK AREA - REFER TO INTERIOR ELEVATIONS 12. BUILT-IN PANTRY (15" DEEP OR U.N.O.) 13. SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS 4. 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 PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPECS 18. OVAL TUB - VERIFY DIMENSIONS WITH MANUFR'S SPECS. 9. PRE-FAB, SHOWER PAN W/ 30" MIN, CLR. INSIDE & WAINSCOT TO 72" - 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. MASHER & DRYER: - PROVIDE WATER & MASTE FOR MASHER - RECESS MASHER CONTROL VALVES IN MALL - VENT DRYER TO OUTSIDE AIR. - ACCOMMODATE APPLIANCES TO BE LOCATED MASHER AT LEFT AND DRYER AT RIGHT. 25. 12" SHELF PER SPECS 26. OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S 21. MATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO 15/AD4) 28. RESERVED 29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE 30. F.A.U. LOCATION (REFER TO DETAIL 88/AD5) SI. RESERVED 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 DETAILT3/AD4) 37. WARDROBE W/ SHELF & POLE (REFER TO DETAILTS/AD4) 39. 22"X30" MIN. ATTIC ACCESS
25"X54" PULL DOWN LADDER R.O. ATTIC ACCESS TO BE
PROTECTED 39. LINE OF WALL BELOW 40. DUCT CHASE 41. LINE OF FLOOR ABOVE 42. LINE OF FLOOR BELOW 43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5) 44. LINE OF HIP AT OPTIONAL VOLUME CEILING 45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING 46. CEILING BREAK STAIR TREADS & RISERS: - MIN. IO" 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 51. LOW WALL - REFER TO PLAN FOR HEIGHT 52. 2x6 STUD WALL 53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL 54. DBL. 2x4 WALL PER PLAN 55. INTERIOR SHELF-SEE PLAN FOR HT 56. MEDIA NICHE 57. FLAT SOFFIT - SEE ELEV. FOR HGT. 58. ARCHED SOFFIT - SEE ELEV. FOR HGT. 59. WINDOW SEAT 60. OPT. DOOR/ WINDOW PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST. 62. BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R. 63. SECTIONAL GARAGE DOOR PER SPECS 64. MIN, I/2" GYP. BD. ON CEILINGS \$ WALLS ⊕ USEABLE SPACE UNDER STAIR. 65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT 1/2" GYP. BD. & GARAGE SIDE WALLS & 5/6" 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 I/4" PER FT. MIN. TO. EGRESS WINDOW II. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT 72. MDF TOP

HOME

. . . . .



### **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING CODES** 

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.:

REVISIONS: SEE BELOW " 2018 CODE UPDATE NCI90ISNCP/ 03/IS/19 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

73. PLUMBING DROP FROM ABOVE

74. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN

75. MINDOW LEDGE. HEIGHT & MIDTH OF OPENING TO EXTEND 6" BEYOND MINDOW(S) ON ALL SIDES U.N.O.

76. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE

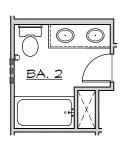
77. CONCRETE SLAB. SLOPE I/4" PER FT. MIN. SEE PLAN FOR SIZE. 78. RESERVED

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

243.2939 1.5

PLAN ERROR NC21014NCP / 02-18-21 / KBA

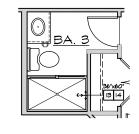
FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA



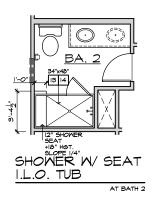
DUAL SINK

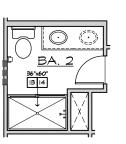


SHOWER M/ SEAT I.L.O. TUB AT BATH 3

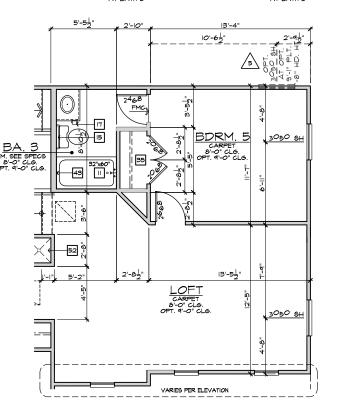


SHOWER I.L.O. TUB





SHOWER I.L.O. TUB



BEDROOM 5 W/ BATH 3 AND LOFT

SECOND FLOOR PLAN OPTIONS

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

#### FLOOR PLAN NOTES

#### NOTE: NOT ALL KEY NOTES APPLY.

- SINK GARBAGE DISPOSAL OPTIONAL VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
- DISHMASHER PROVIDE AIR GAP VERIFY SPACING & DIMENSIONS PER MANUFACTURERS' SPECS
- 3. SLIDE-IN RANGE/OVEN COMBINATION W BUILT-IN VENTED HOOD WLIGHT & FAN. OR MICRO/HOOD COMBO SEE SPECS
- 30" COOKTOP W BUILT-IN VENTED HOOD W LIGHT & FAN VERIFY WITH MANUFRS' SPECS
- 34" CLEAR REFRIGERATOR SPACE W OPTIONAL CABINETS ABOVE OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL
- 6. COMBINATION DOUBLE OVEN OR OVEN/ MICROMAYE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
- BASE CABINETS REFER TO INTERIOR ELEVATIONS 8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
- 1. ISLAND CABINET REFER TO INTERIOR ELEVATIONS
- IO. MIN. 12" BAR TOP/ BREAKFAST BAR
- DESK AREA REFER TO INTERIOR ELEVATIONS
- 12. BUILT-IN PANTRY (15" DEEP OR U.N.O.) IS. 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 PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS WAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPECS
- 18. OVAL TUB VERIFY DIMENSIONS WITH MANUFR'S SPECS.
- PRE-FAB, SHOWER PAN W 30" MIN, CLR, INSIDE & WAINSCOT TO 72" 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. MASHER & DRYER: PROVIDE MATER & MASTE FOR MASHER RECESS MASHER CONTROL VALVES IN MALL VENT DRYER TO OUTSIDE AIR. ACCOMMODATE APPLIANCES TO BE LOCATED MASHER AT LEFT AND DRYER AT RIGHT.
- 25. I2" 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 15/AD4) 28. RESERVED
- 29. MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
- 30. F.A.J. 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 DETAILTS/AD4)
- 37. WARDROBE W/ SHELF & POLE (REFER TO DETAILT3/AD4)
- 36, 22"X30" MIN. ATTIC ACCESS 25"X54" PULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
- 39. LINE OF WALL BELOW
- 40. DUCT CHASE
- 41. LINE OF FLOOR ABOVE
- 42. LINE OF FLOOR BELOW 43. LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5)
- 44. LINE OF HIP AT OPTIONAL VOLUME CEILING
- 45. LINE OF RIDGE AT OPTIONAL VOLUME CEILING
- 46. CEILING BREAK
- 47. STAIR TREADS & RISERS: MIN. IO" 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 51. LOW WALL - REFER TO PLAN FOR HEIGHT
- 52. 2x6 STUD WALL
- 53. 2x6 BALLOON FRAMED WALL PER STRUCTURAL 54. DBL. 2x4 WALL PER PLAN 55. INTERIOR SHELF-SEE PLAN FOR HT.
- 56. MEDIA NICHE 57. FLAT SOFFIT SEE ELEV. FOR HGT.
- 58. ARCHED SOFFIT SEE ELEV. FOR HGT. 59. WINDOW SEAT
- 60. OPT. DOOR/ WINDOW
- 61. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
- 62. BRICK / STONE VENEER REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
- 63. SECTIONAL GARAGE DOOR PER SPECS
- 64. MIN. I/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.
- 65. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT I/2" GYP, BD, ⊕ GARAGE SIDE WALLS & 5/6" 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 AB
- 68. P.T. POST W WRAP 69. CONCRETE STOOP: SIZE PER PLAN SLOPE I/4" PER FT. MIN.
- 70. EGRESS MINDOW
- 71. PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
- 73. PLUMBING DROP FROM ABOVE
- 14. ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN 75. WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(5) ON ALL SIDES U.N.O.
- 76. SITE-BUILT COLUMN SEE ELEVATION FOR TYPE
- 77. CONCRETE SLAB. SLOPE I/4" PER FT. MIN. SEE PLAN FOR SIZE.
- 76. RESERVED
  79. SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
- 80. 20 MIN. FIRE-RATED DOOR

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA 243.2939 HEET: 1.6 SPEC. LEVEL 1

RALEIGH-DURHAM

50' SERIES

DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAR

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN BRROR NC21014NCP / 02-18-21 / KBA

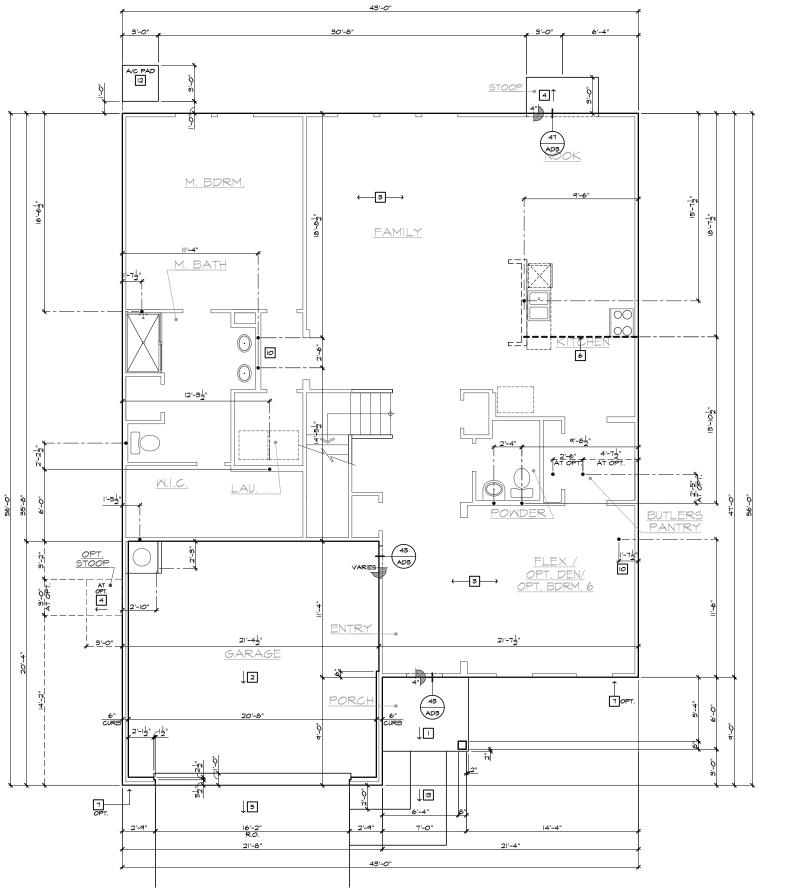
4518 S. MIAMI BLVD. SUITE 180 DURHAM, NC 27703 TEL: (919) 768-7988 . FAX: (919) 472-0582 2018 NORTH **CAROLINA STATE BUILDING** CODES ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.: REVISIONS: SEE BELOW 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD \*\* DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

HOME

**NORTH CAROLINA** 

50' SERIES

кв номе NORTH CAROLINA DIVISION



#### SLAB INTERFACE PLAN 'A'

SCALE I/4"=1'-0" (22"X34") - I/6"=1'-0" (II"XI7")

BASIC PLAN AT SLAB-ON-GRADE

#### SLAB PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY.

- CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE I/4" PER FT. MIN.
- 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE I/6" PER. I'-0" MIN. TOWARD DOOR OPENING.
  3. CONCRETE FOUNDATION PER STRUCTURAL.
- CONCRETE STOOP: 36"x36" STANDARD SLOPE I/4" PER FT. MIN.
- CONCRETE DRIVEWAY SLOPE I/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
- ). PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
- 5" BRICK LEDGE FOR MASONRY VENEER.
   5" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
- REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
- ELEVATIONS.

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

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

  II. AC PAD, VERIFY LOCATION.

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





## NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

# 2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: ■ PROJECT No.: 1350999:57 ■

REVISIONS: SEE BELOW 2018 CODE UPDATE
NCI90ISNCP/ 03/IS/19 / CTD

DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD

DIVISION MGR.:

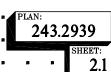
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NCI9028NCP/ 04/22/19 / FAE

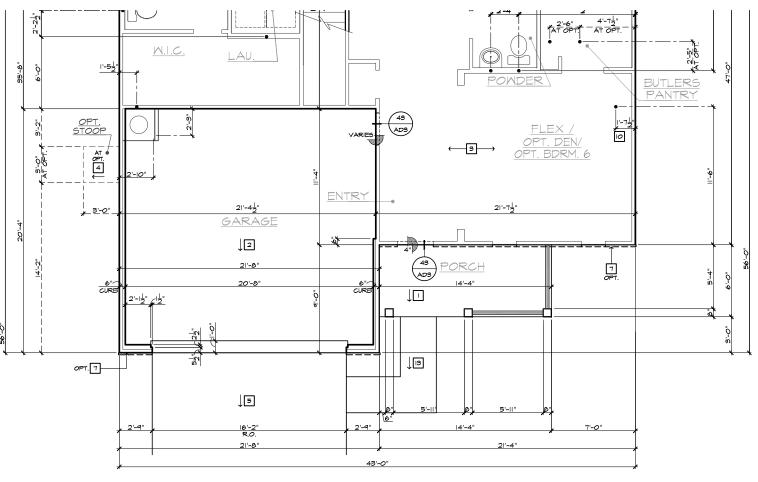
DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

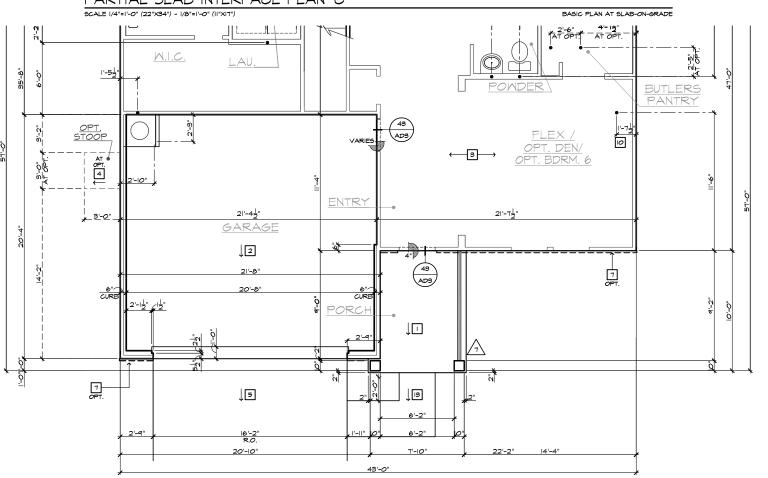
PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA





#### PARTIAL SLAB INTERFACE PLAN 'C'



#### PARTIAL SLAB INTERFACE PLAN 'B'

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

BASIC PLAN AT SLAB-ON-GRADE

#### SLAB PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY.

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





### NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

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NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NCI9028NCP/ 04/22/19 / FAE

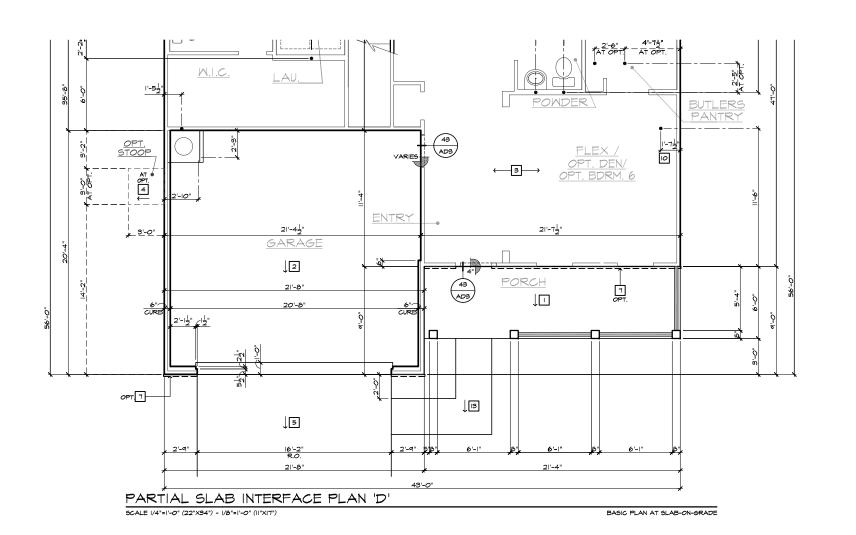
DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939 2.2

SPEC. LEVEL 1 RALEIGH-DURHAM



#### SLAB PLAN NOTES

- NOTE: NOT ALL KEY NOTES APPLY. CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE I/4" PER FT. MIN.
- 2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PER. 1-0" MIN. TOMARD DOOR OPENING.
  3. CONCRETE FOUNDATION PER STRUCTURAL.

- S. CONCRETE STOOP; 36 %36" STANDARD SLOPE 1/4" PER FT. MIN. S. CONCRETE DRIVENAY SLOPE 1/4" PER FT. MIN. AMAY FROM GARAGE DOOR OPENING.
- PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION.
- 7. 5" BRICK LEDGE FOR MASONRY VENEER.
  8. 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.
- REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.
- ELEVATIONS.

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

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

  II. 4"C PAD, VERIFY LOCATION.

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





## NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

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DIVISION REVISIONS
NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAE

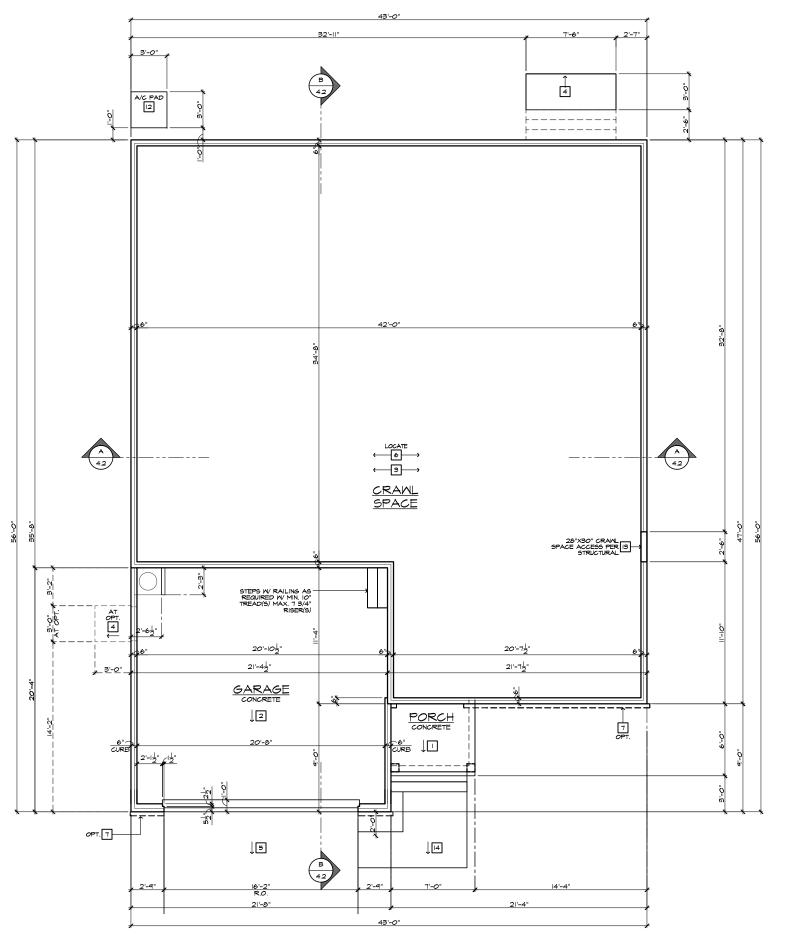
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NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939

SHEET: 2.3



#### CRAWL SPACE PLAN 'A'

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

#### FOUNDATION PLAN NOTES

# FOUNDATION P.
NOTE: NOT ALL KEY NOTES APPLY.

- CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/6" PER. 1-0" MIN. TOWARD DOOR OPENING.
- 3. FOUNDATION PER STRUCTURAL.
- 4. STAIR LANDING: 36"x36" MIN.
- CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.
- PROVIDE UNDER FLOOR VENTILATION
- 7. 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.
- IO. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL

  II. 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.





## NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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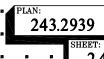
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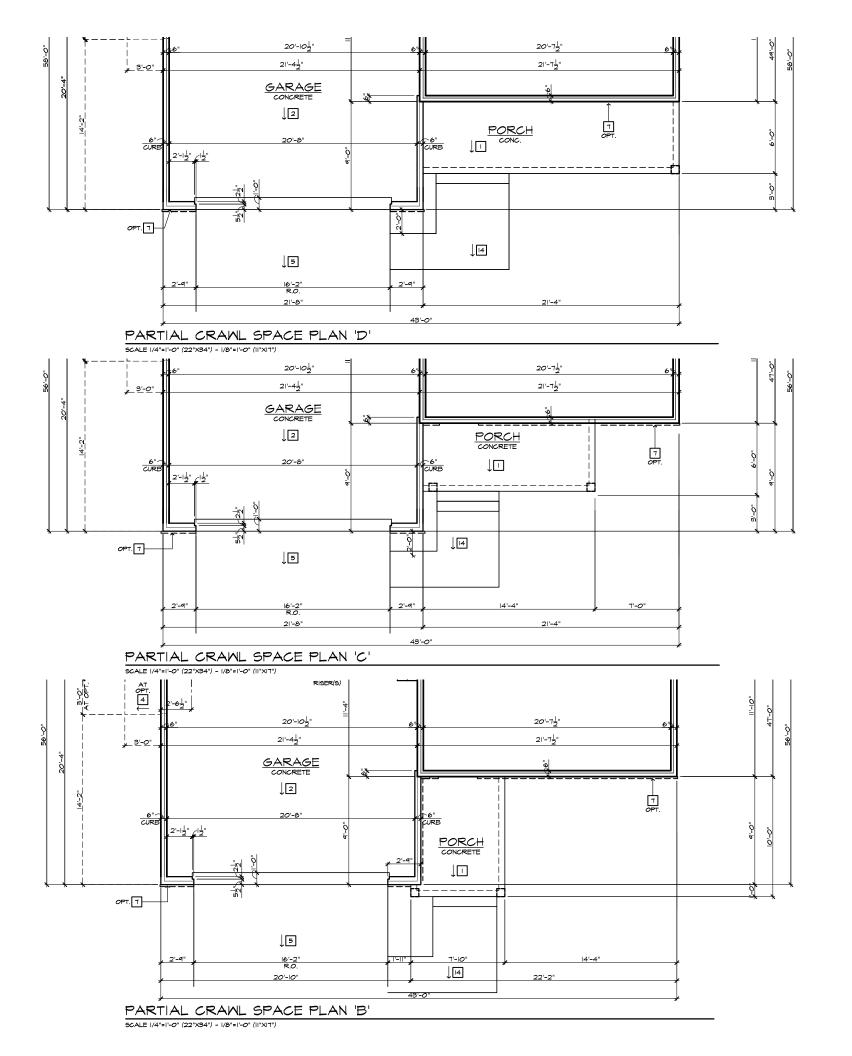
DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAE

DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA





#### FOUNDATION PLAN NOTES

# FOUNDATION P

CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.

CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/6" PER 1'-0" MIN. TOWARD DOOR OPENING.

3. FOUNDATION PER STRUCTURAL.

4. STAIR LANDING: 36"x36" MIN.

CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.

PROVIDE UNDER FLOOR VENTILATION

7. 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.

IO. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL

II. 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.





### NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

## 2018 NORTH CAROLINA STATE BUILDING CODES

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DIVISION REVISIONS
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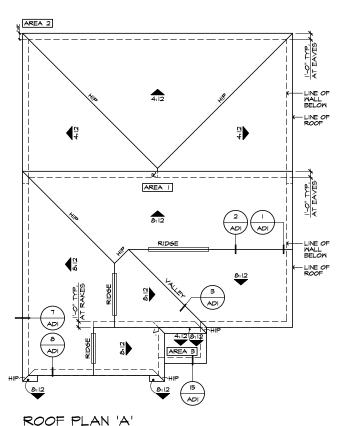
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NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA PLAN ERROR NC21014NCP / 02-18-21 / KBA

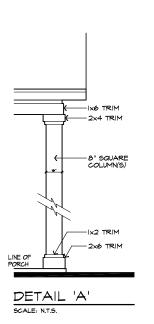
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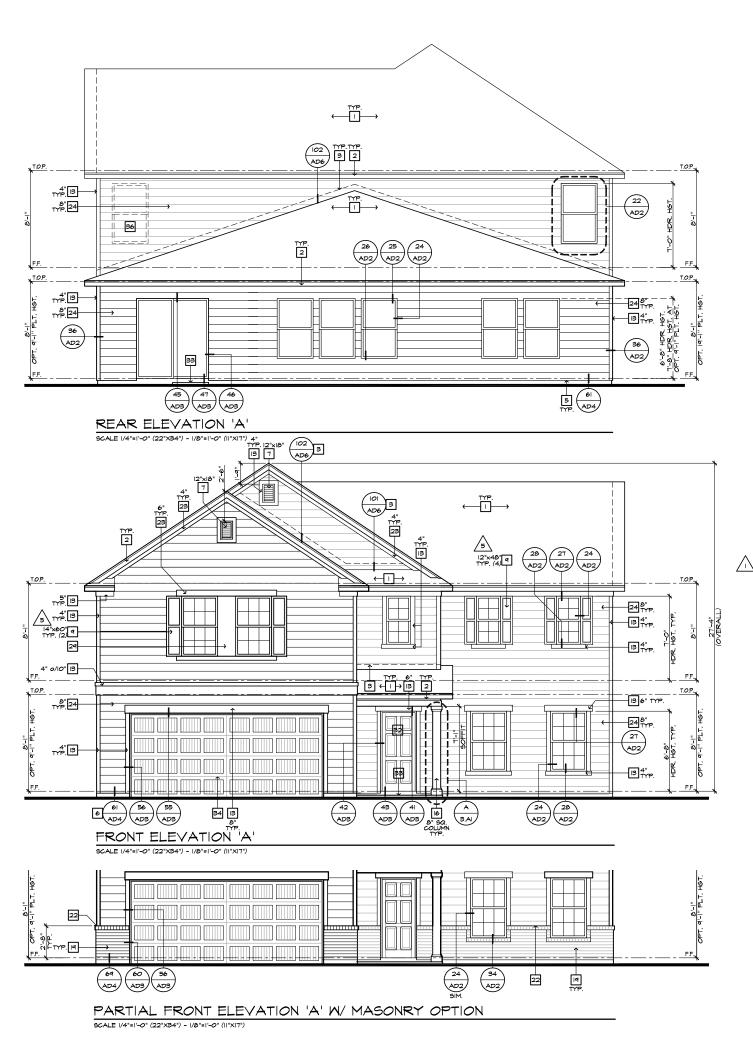
243.2939

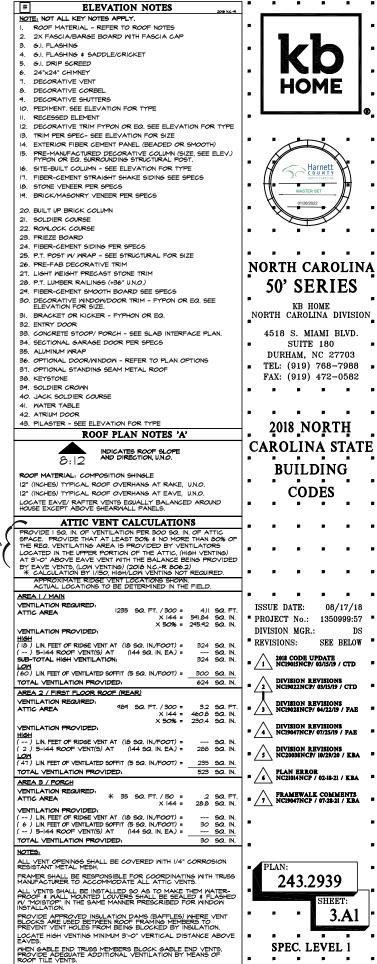
SHEET: 2.5



SCALE I/8"=1'-0" (22"X34") - I/I6"=1'-0" (II"XI7")



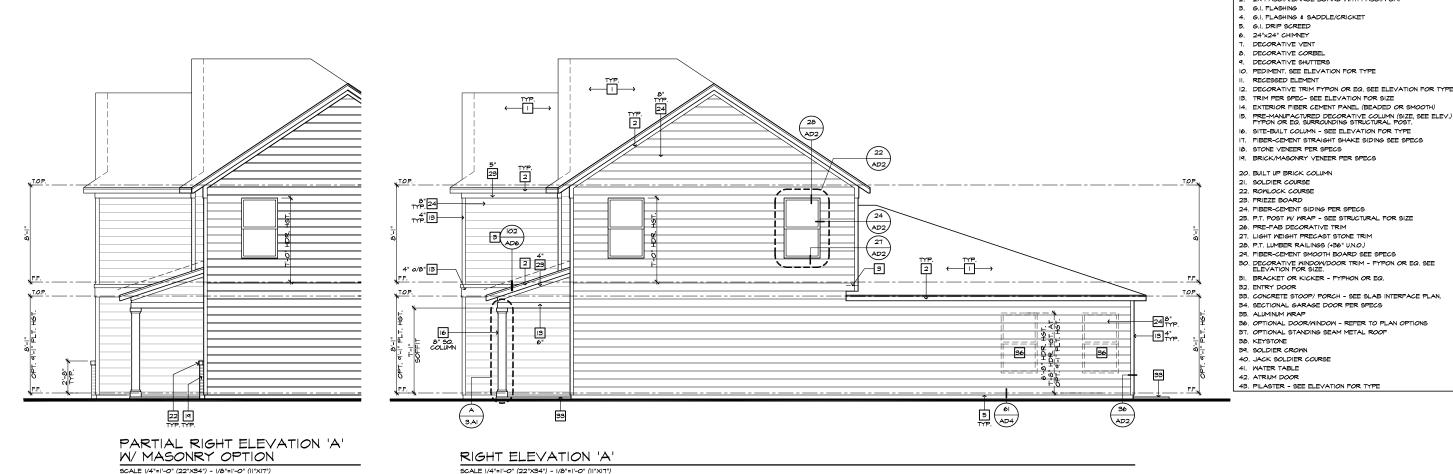


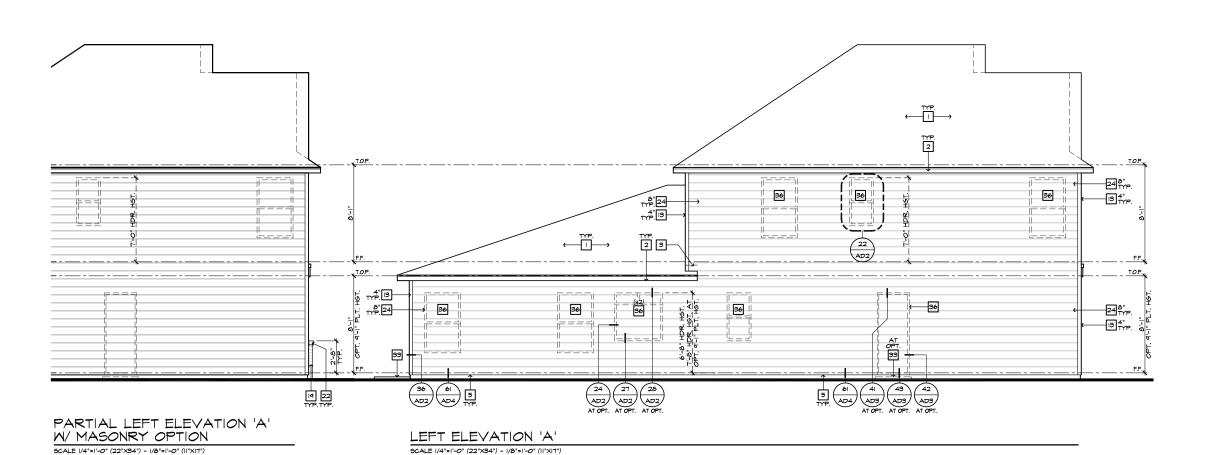


SPEC. LEVEL 1

RALEIGH-DURHAM

50' SERIES





HOME

**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP



#### NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

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DIVISION REVISIONS NC19028NCP/ 04/22/19 /

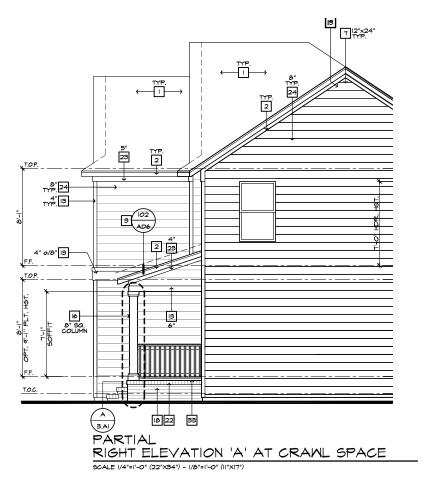
DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

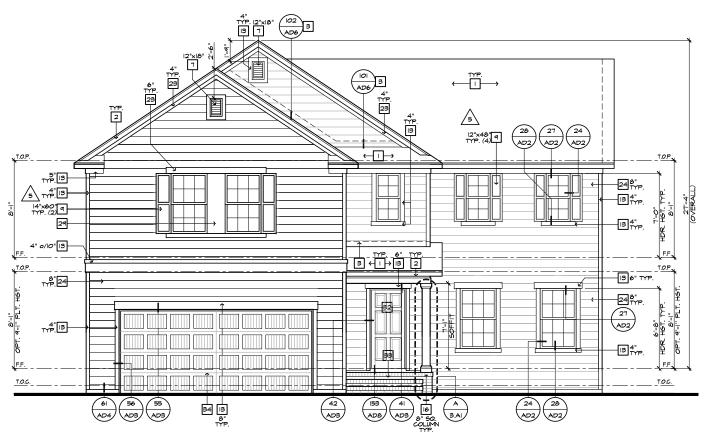
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FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939

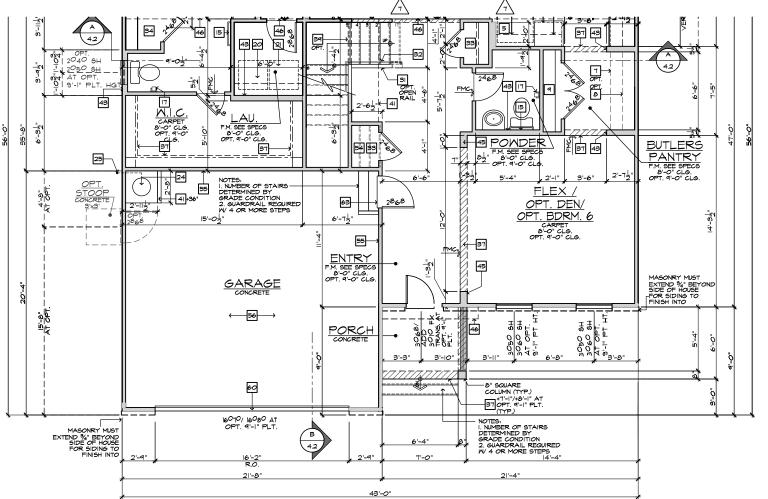
3.A2





FRONT ELEVATION 'A' W/ CRAWL SPACE

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



PARTIAL FIRST FLOOR PLAN 'A' AT CRAWL SPACE

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

BASIC PLAN

**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

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

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

8. DECORATIVE CORBEL

9. DECORATIVE SHUTTERS

IO. PEDIMENT. SEE ELEVATION FOR TYPE

I. 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 - FYPHON OR EQ. 32. ENTRY DOOR

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.

34. SECTIONAL GARAGE DOOR PER SPECS 35. ALUMINUM WRAP

36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS 37. OPTIONAL STANDING SEAM METAL ROOF

38. KEYSTONE 39. SOLDIER CROWN

40. JACK SOLDIER COURSE

4I. WATER TABLE

42. ATRIUM DOOR

43. PILASTER - SEE ELEVATION FOR TYPE

# PARTIAL PLAN NO

PARTIAL PLAN NOTES NOTE: NOT ALL KEY NOTES APPLY

31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5

37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGHT

38. NOT USED

39. LINE OF CEILING BREAK

40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4

43. 2x6 WALL

44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL

45. DOUBLE 2x4 WALL

46. LINE OF FLOOR ABOVE

47. LINE OF FLOOR BELOW

48. EXTERIOR RAIL

SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING. PROVIDIO (I) LAYER OF \$4" TYPE "X" GYPSIM BOARD, WALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING: PROVIDE (I) LAYER OF 15 GYPSIM BOARD

57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT 60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION HOME



## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

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DIVISION MGR.: SEE BELOW F REVISIONS:

2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD DIVISION REVISIONS NCI9022NCP/ 03/I5/I9 / CTD

DIVISION REVISIONS
NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

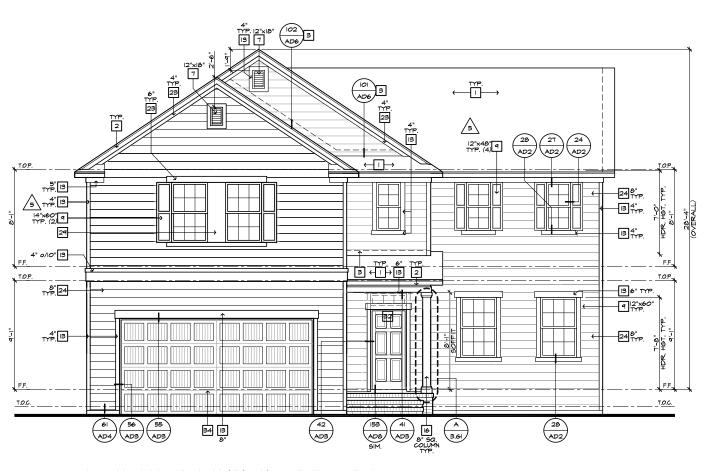
FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

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

3.A3



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

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



**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

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

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

8. DECORATIVE CORBEL 9. DECORATIVE SHUTTERS I. RECESSED ELEMENT

IO. PEDIMENT. SEE ELEVATION FOR TYPE

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

IT. 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 - FYPHON OR EQ. 32. ENTRY DOOR

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.

34. SECTIONAL GARAGE DOOR PER SPECS

35. ALUMINUM WRAP 36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS

37. OPTIONAL STANDING SEAM METAL ROOF

38. KEYSTONE 39. SOLDIER CROWN

40. JACK SOLDIER COURSE
41. WATER TABLE

43. PILASTER - SEE ELEVATION FOR TYPE

HOME



## **NORTH CAROLINA** 50' SERIES

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DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939

3.**A**4

SHEET:

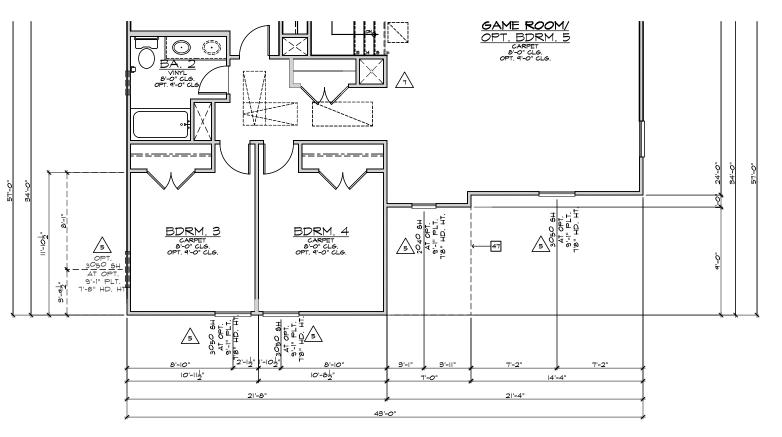
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

69 AD4 AD3 AD3 AD3 24 AD2 SIM. 34 AD2 22 PARTIAL FRONT ELEVATION 'A' W/ MASONRY OPTION AT 9'-0" PLT. HGT. SCALE |/4"=|'-0" (22"X34") - |/8"=|'-0" (||"X|7")

22—

10 FTYP.[9]

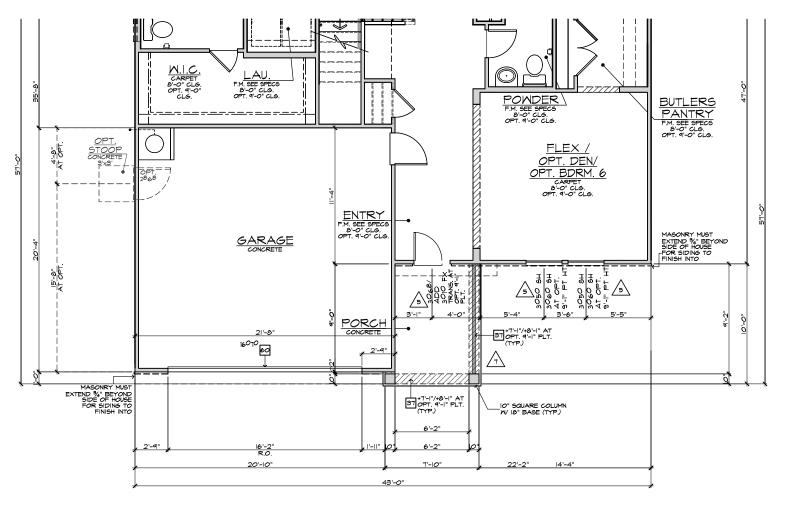
SCALE I/4"=I'-0" (22"X34") - I/8"=I'-0" (II"XI7")



#### PARTIAL SECOND FLOOR PLAN 'B'

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

BASIC PLAN



#### PARTIAL FIRST FLOOR PLAN 'B'

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

BASIC PLAN

#### PARTIAL PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY

- 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
- 37. FLAT SOFFIT REFER TO PLAN OR ELEVATIONS FOR HEIGHT 38. NOT USED
- 39. LINE OF CEILING BREAK
- 40. INTERIOR SHELF REFER TO PLAN OR INT. ELEVS. FOR HGT.
- 41. LOW WALL REFER TO PLAN FOR HEIGHT DETAIL 72/AD4
- 43. 2x6 WALL
- 44. 2x6 BALLOON FRAMED WALL REFER TO STRUCTURAL
- 45. DOUBLE 2x4 MALL
- 46. LINE OF FLOOR ABOVE
- 47. LINE OF FLOOR BELOW
- 48. EXTERIOR RAIL

- 57. EXTERIOR SHELF REFER TO ELEV. FOR HEIGHT
- 60. SECTIONAL GARAGE DOOR VERIFY WINDOW OPTION





#### NORTH CAROLINA 50' SERIES

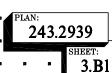
KB HOME NORTH CAROLINA DIVISION

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

# 2018 NORTH **CAROLINA STATE** BUILDING CODES

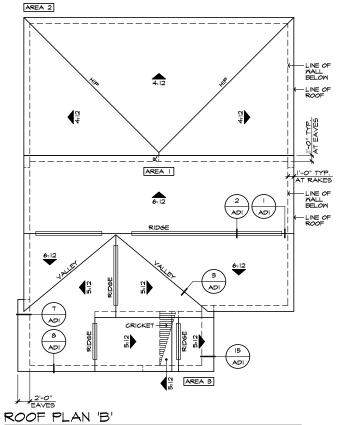
- ISSUE DATE: ■ PROJECT No.: 1350999:57 ■ DIVISION MGR.:
- SEE BELOW REVISIONS: 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

- DIVISION REVISIONS
  NC19047NCP/ 07/25/19 / FAE
- DIVISION REVISIONS
  NC20038NCP/ 10/29/20 / KBA
- PLAN ERROR NC21014NCP / 02-18-21 / KBA
- FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

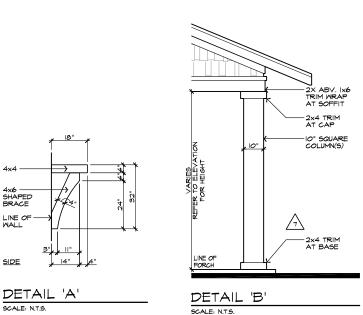


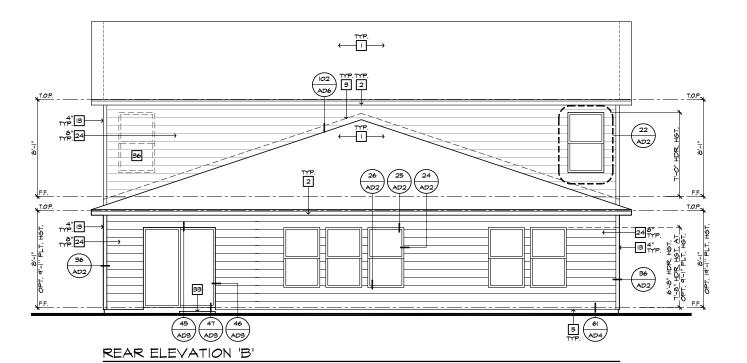
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

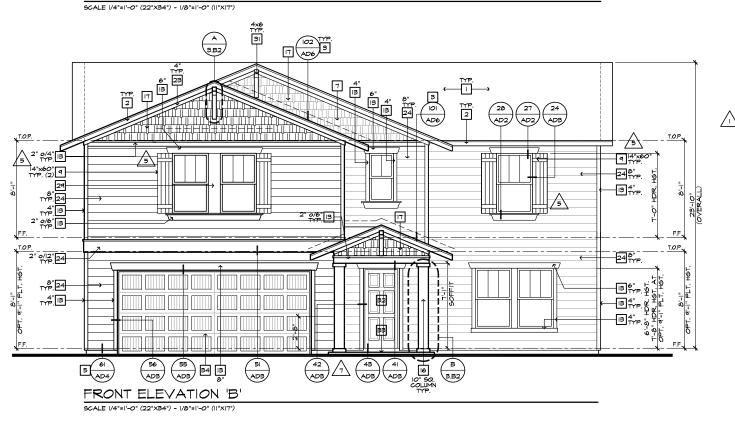
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

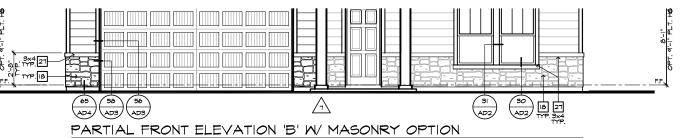


SCALE I/8"=1'-0" (22"X34") - I/I6"=1'-0" (II"XI7")









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

#### **ELEVATION NOTES**

NOTE: NOT ALL KEY NOTES APPLY.

ROOF MATERIAL - REFER TO ROOF NOTES
 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING 4. G.I. FLASHING & SADDLE/CRICKET

6 24"x24" CHIMNEY

DECORATIVE VENT 8 DECORATIVE CORBEL

9. DECORATIVE SHUTTERS

IO. PEDIMENT. SEE ELEVATION FOR TYPE

II. RECESSED ELEMENT

12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE 13. TRIM PER SPEC- SEE ELEVATION FOR SIZE

14. 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 PT 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 - FYPHON OR EQ.

32. ENTRY DOOR

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN. 34. SECTIONAL GARAGE DOOR PER SPECS

35. ALUMINUM WRAP

36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS 37. OPTIONAL STANDING SEAM METAL ROOF

38. KEYSTONE

39. SOLDIER CROWN

40. JACK SOLDIER COURSE

42. ATRIUM DOOR

43. PILASTER - SEE ELEVATION FOR TYPE ROOF PLAN NOTES 'B'



INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: COMPOSITION SHINGLE 12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O

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

#### ATTIC VENT CALCULATIONS

PROVIDE I SQ. IN OF VENTILATION PER 300 SQ. IN OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATING SPACE IS PROVIDED BY VENTILATINGS LOCATED IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3"-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) (2018 NC.-R 806-2)

\*\* CALCULATION BY (1950, HIGHLOW VENTING NOT REQUIRED.

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

AREA I / MAIN

FT. /300 = 4.18 SQ. FT X 144 = 601.92 SQ. IN. X 50% = 300.96 SQ. IN. VENTILATION PROVIDED

| HIGH | (18) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./FOOT) = | 324 SQ. (--) 5-144 ROOF VENT(9) AT (144 SQ. IN. EA.) = | --- SQ. SUB-TOTAL HIGH VENTILATION: | 324 SQ. | 324 SQ. | (61) LIN FEET OF VENTILATED SOFFIT (5 SQ. IN/FOOT) =

TOTAL VENTILATION PROVIDED:

AREA 2 / FIRST FLOOR ROOF (REAR)
VENTILATION REQUIRED:
ATTIC AREA 989 SQ. FT. /300 = 3.2 SQ. FT X |44 = 460.8 SQ. IN. X 50% = 230.4 SQ. IN.

(47) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) =

TOTAL VENTILATION PROVIDED: AREA 3 / PORCH

VENTILATION REQUIRED: ATTIC AREA

TOTAL VENTILATION PROVIDED:

#### NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH I/4" CORROSION RESISTANT METAL MESH. FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUST MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

LOCATE HIGH VENTING MINIMUM 3'-O" VERTICAL DISTANCE ABOV EAVES.

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





## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD. SUITE 180 DURHAM, NC 27703

TEL: (919) 768-7988 FAX: (919) 472-0582

2018 NORTH **CAROLINA STATE** BUILDING **CODES** 

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.: REVISIONS: SEE BELOW

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

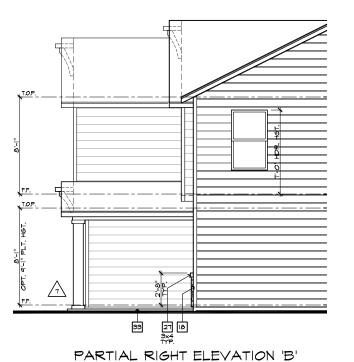
DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

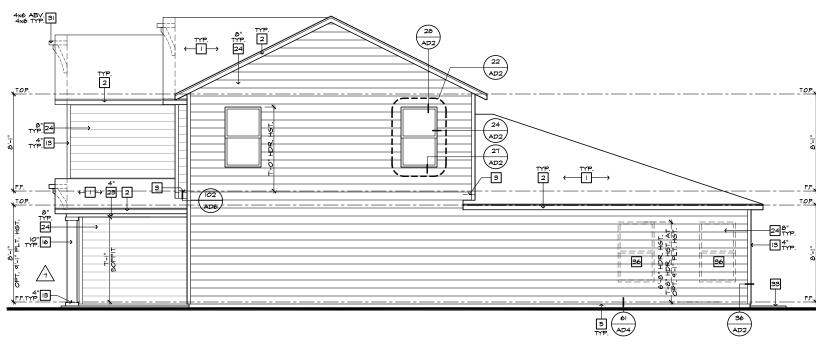
523 SQ. IN.

243.2939

3.**B**2

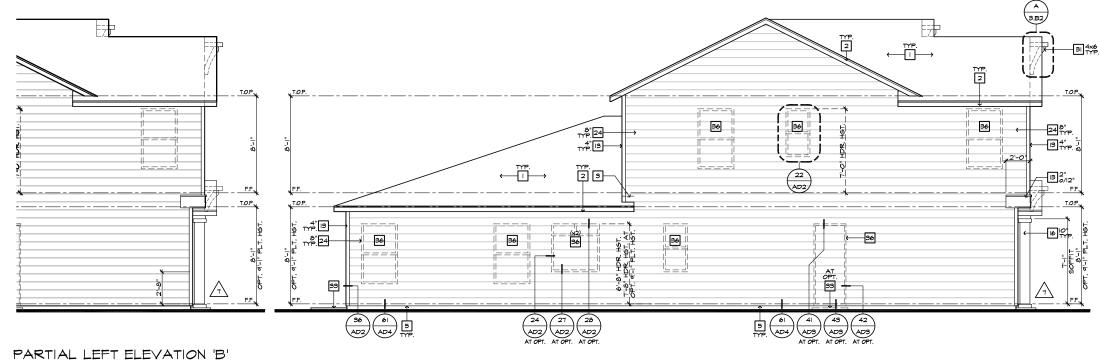


W/ MASONRY OPTION



RIGHT ELEVATION 'B'

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



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

LEFT ELEVATION 'B'

**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

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

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

8. DECORATIVE CORBEL II. RECESSED ELEMENT

9. DECORATIVE SHUTTERS IO. PEDIMENT. SEE ELEVATION FOR TYPE

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)

PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.

16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE

IT. 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 - FYPHON OR EQ. 32. ENTRY DOOR

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.

34. SECTIONAL GARAGE DOOR PER SPECS 35. ALUMINUM WRAP

36. OPTIONAL DOOR/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

HOME



## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING CODES** 

ISSUE DATE: 08/17/18 ■ PROJECT No.: 1350999:57 ■

SEE BELOW B

REVISIONS: P 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD

DIVISION MGR.:

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

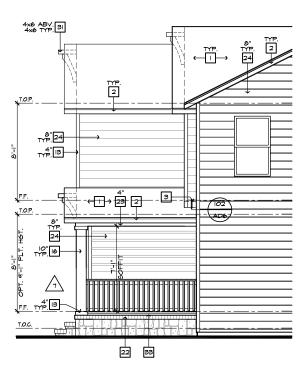
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FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

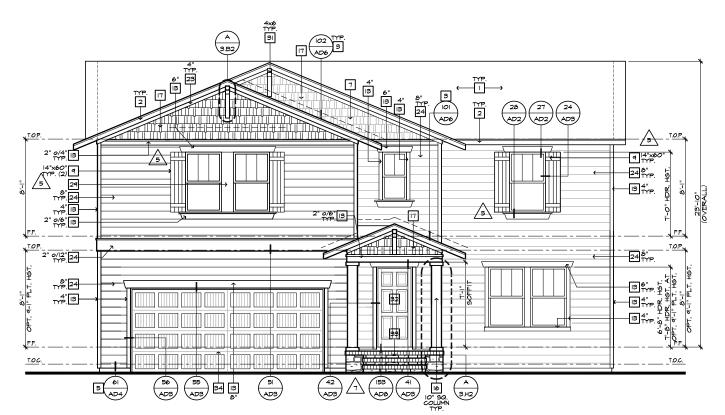
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3.**B**3

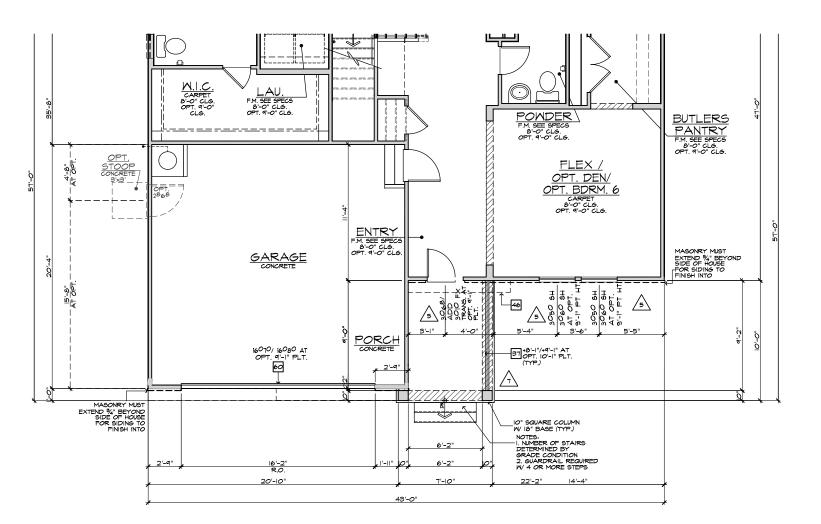
SPEC. LEVEL 1 RALEIGH-DURHAM



PARTIAL RIGHT ELEVATION 'B' AT CRAWL SPACE SCALE |/4"=|'-0" (22"X34") - |/8"=|'-0" (||"X|7")



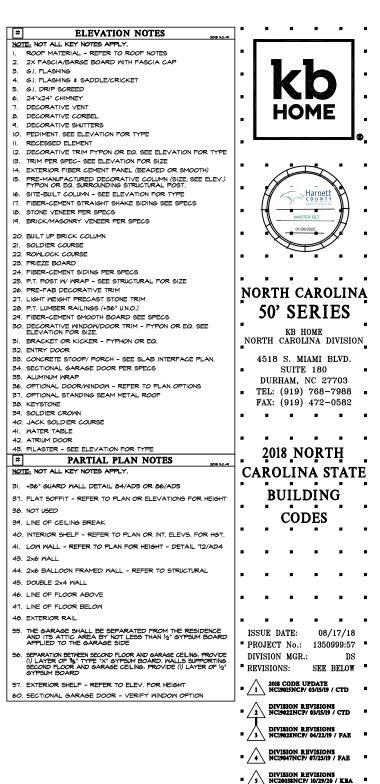
FRONT ELEVATION 'B' W/ CRAWL SPACE SCALE I/4"=I'-0" (22"X34") - I/8"=I'-0" (II"XIT")

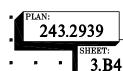


#### PARTIAL FIRST FLOOR PLAN 'B' AT CRAWL SPACE

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

BASIC PLAN





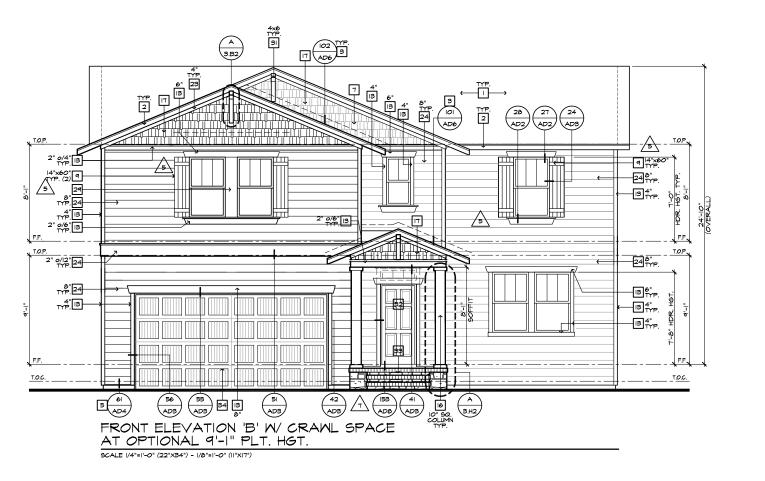
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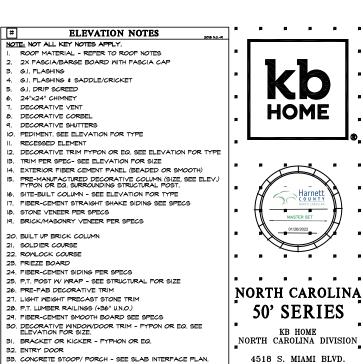
FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

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

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

SPEC. LEVEL 1 50' SERIES





SUITE 180

DURHAM, NC 27703

TEL: (919) 768-7988

FAX: (919) 472-0582

2018 NORTH

**CAROLINA STATE** 

BUILDING

CODES

■ PROJECT No.: 1350999:57 ■

2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

SEE BELOW '

ISSUE DATE:

DIVISION MGR.:

3. G.I. FLASHING

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

6. DECORATIVE CORBEL 9. DECORATIVE SHUTTERS

II. RECESSED ELEMENT

IS. STONE VENEER PER SPECS

34. SECTIONAL GARAGE DOOR PER SPECS

43. PILASTER - SEE ELEVATION FOR TYPE

36. OPTIONAL DOOR/MINDOW - REFER TO PLAN OPTIONS 37. OPTIONAL STANDING SEAM METAL ROOF

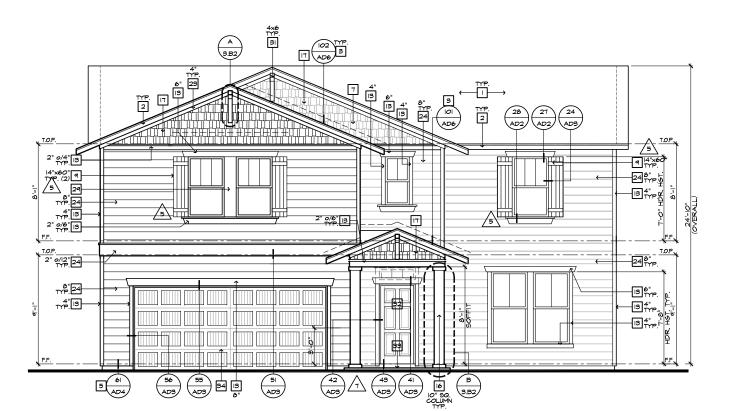
21. SOLDIER COURSE 22. ROWLOCK COURSE

35. ALUMINUM WRAP

38. KEYSTONE 39. SOLDIER CROWN 40. JACK SOLDIER COURSE

4I. WATER TABLE 42. ATRIUM DOOR

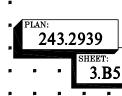
4. G.I. FLASHING & SADDLE/CRICKET 5. G.I. DRIP SCREED

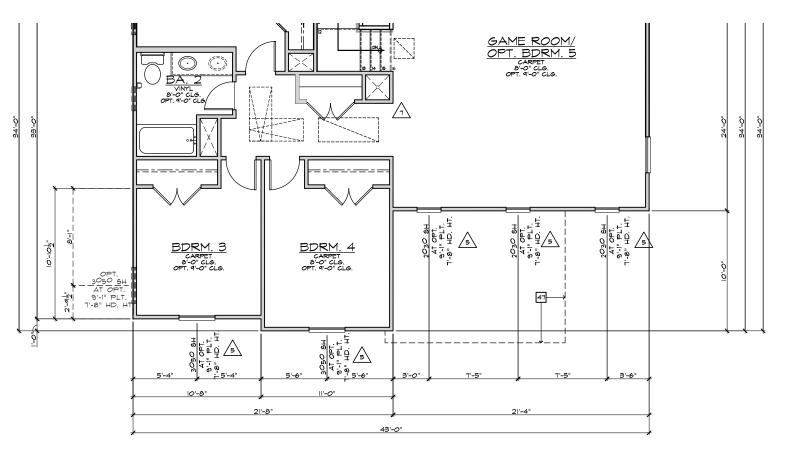




PARTIAL FRONT ELEVATION 'B' W/ MASONRY OPTION AT 9'-0" PLT. HGT.

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

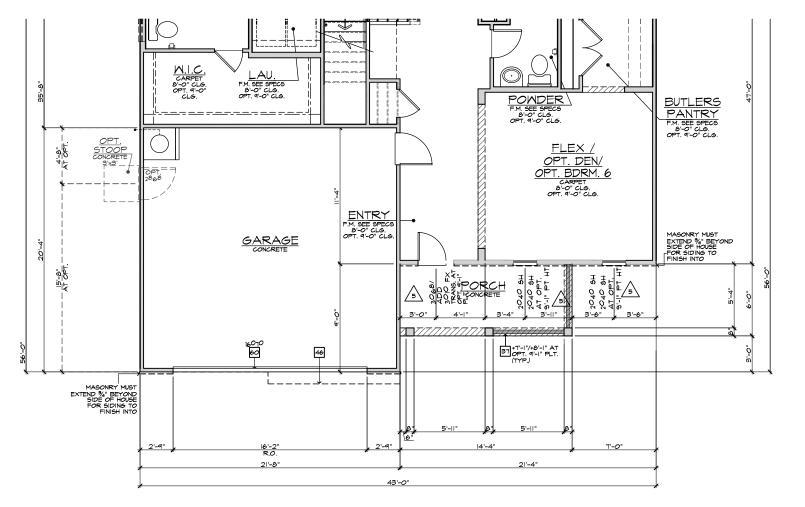




#### PARTIAL SECOND FLOOR PLAN 'C'

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

BASIC PLAN



#### PARTIAL FIRST FLOOR PLAN 'C'

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

#### PARTIAL PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY

- 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
- 37. FLAT SOFFIT REFER TO PLAN OR ELEVATIONS FOR HEIGHT 38. NOT USED
- 39. LINE OF CEILING BREAK
- 40. INTERIOR SHELF REFER TO PLAN OR INT. ELEVS. FOR HGT.
- 41. LOW WALL REFER TO PLAN FOR HEIGHT DETAIL 72/AD4
- 43. 2x6 WALL
- 44. 2x6 BALLOON FRAMED WALL REFER TO STRUCTURAL
- 45. DOUBLE 2x4 MALL
- 46. LINE OF FLOOR ABOVE
- 47. LINE OF FLOOR BELOW
- 48. EXTERIOR RAIL

- 57. EXTERIOR SHELF REFER TO ELEV. FOR HEIGHT
- 60. SECTIONAL GARAGE DOOR VERIFY WINDOW OPTION





#### NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

# 2018 NORTH CAROLINA STATE BUILDING CODES

- PROJECT No.: 1350999:57 ■
- DIVISION MGR.: SEE BELOW REVISIONS:
- 2018 CODE UPDATE
  NC19015NCP/ 03/15/19 / CTD

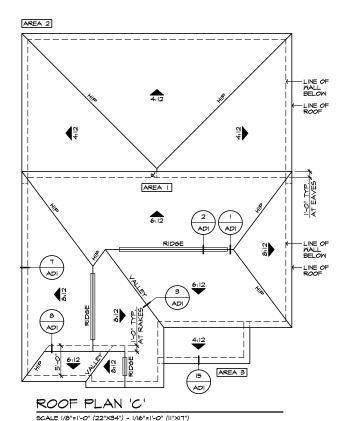
- DIVISION REVISIONS
  NC19047NCP/ 07/25/19 / FAE DIVISION REVISIONS
  NC20038NCP/ 10/29/20 / KBA
- PLAN ERROR NC21014NCP / 02-18-21 / KBA
- FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

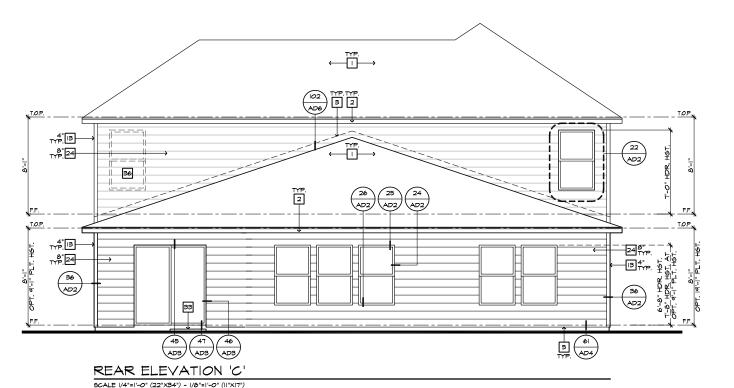


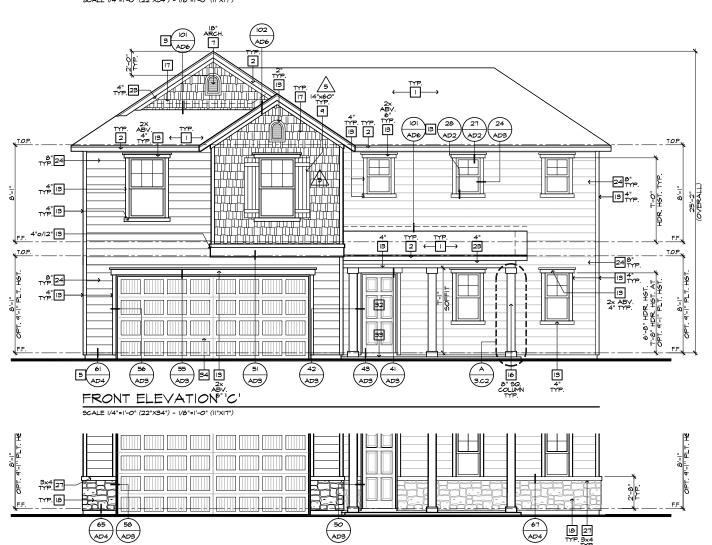
3.C1

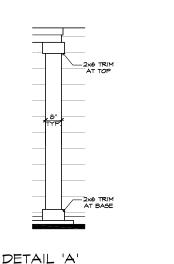
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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









**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

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

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

8. DECORATIVE CORBEL 9. DECORATIVE SHUTTERS

IO. PEDIMENT. SEE ELEVATION FOR TYPE

II. RECESSED ELEMENT 12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE

13. TRIM PER SPEC- SEE ELEVATION FOR SIZE 14. 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

IT. 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 - FYPHON OR EQ. 32. ENTRY DOOR

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.

34. SECTIONAL GARAGE DOOR PER SPECS

35. ALUMINUM WRAP

36. OPTIONAL DOOR/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'



INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: COMPOSITION SHINGLE 12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O. 12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

#### LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS. ATTIC VENT CALCULATIONS

AFTIC VENT CALCULATIONS

PROVIDE I 92, IN, OF VENTILATION PER 300 92, IN, OF ATTIC

SPACE. PROVIDE THAT AT LEAST 50% \$ NO MORE THAN 80% OF
THE RED. VENTILATING AREA IS PROVIDED BY VENTILATIONS

AT 3"-O" ABOVE EAVE VENT WITH THE SALANCE BEING PROVIDED
BY EAVE VENTS, (LOW VENTING) (2018 NG.-R. 906.2)

\*\* CALCULATION BY (JISO, HIGH/LOW VENTING NOT REQUIRED.

APPROXIMATE RIDGE VENT LOZATIONS SHOWN.

ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

AREA I / MAIN
VENTILATION REQUIRED:
ATTIC AREA 1238 SQ. FT. /300 = 4.13 SQ. FT X 144 = 594.72 SQ. IN. X 50% = 291.36 SQ. IN. VENTILATION PROVIDED:

#IGH

#IGH

(20) LIN. FEET OF RIDGE VENT AT (18 SQ. IN./F007) = 360 SQ. IN.

LOY

(142) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./F007) = 110 SQ. IN.

TOTAL VENTILATION PROVIDED: 1070 SQ. IN. AREA 2 / FIRST FLOOR ROOF (REAR) VENTILATION REQUIRED: ATTIC AREA

VENTILATION PROVIDED: HIGH

HIGH

(--) LIN. FEET OF RIDSE VENT AT (18 SQ. IN.FOOT) = --- SQ. IN.

(2) 5-144 ROOF VENT(5) AT (144 SQ. IN.EA) = 288 SQ. IN.

(47) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = TOTAL VENTILATION PROVIDED:

AREA 3 / PORCH VENTILATION REQUIRED: ATTIC AREA

\* 86 SQ. FT. / 150 = .57 X 144 = 82.08 VENTILATION PROVIDED:
(--) LIN. FEET OF RIDGE VENT AT (18 Sq. IN. FOOT) =
(28) LIN. FEET OF VENTILATED SOFFIT (5 Sq. IN. FOOT) =
(--) 5-144 ROOF VENT(S) AT (144 Sq. IN. EA.) =

TOTAL VENTILATION PROVIDED: NOTES:

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

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





## **NORTH CAROLINA** 50' SERIES

кв номе NORTH CAROLINA DIVISION

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

2018 NORTH CAROLINA STATE **BUILDING** CODES



08/17/18 ISSUE DATE: PROJECT No.: 1350999:57 DIVISION MGR.:

REVISIONS: SEE BELOW

2018 CODE UPDATE NCI9015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAR

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA 6 PLAN BRROR NC21014NCP / 02-18-21 / KBA

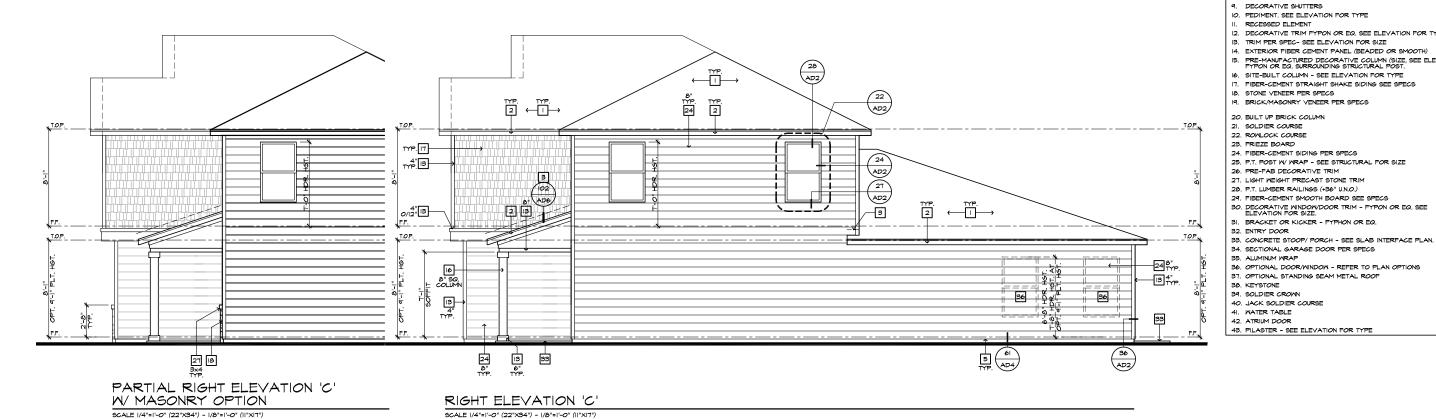


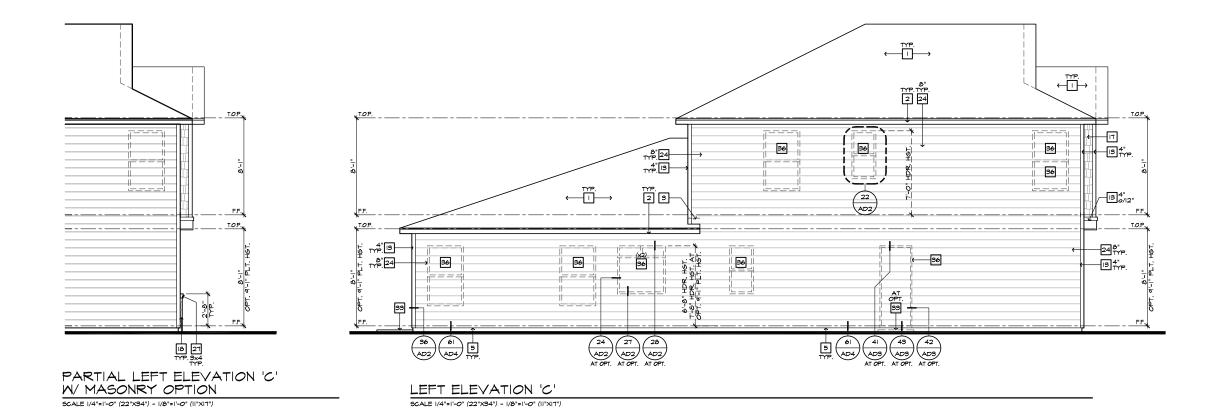


243.2939

SHEET: 3.C2







**ELEVATION NOTES** NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP 4. G.I. FLASHING & SADDLE/CRICKET
5. G.I. DRIP SCREED 6. 24"x24" CHIMNEY 7. DECORATIVE VENT HOME 8. DECORATIVE CORBEL IO. PEDIMENT. SEE ELEVATION FOR 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) PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST. 16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE

3. G.I. FLASHING



## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH

**CAROLINA STATE** BUILDING CODES

ISSUE DATE: 08/17/18 ■ PROJECT No.: 1350999:57 ■ DIVISION MGR.: SEE BELOW REVISIONS:

2018 CODE UPDATE
NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

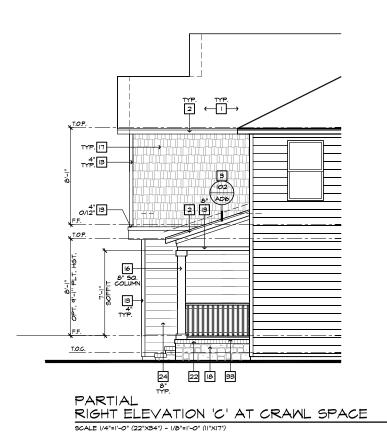
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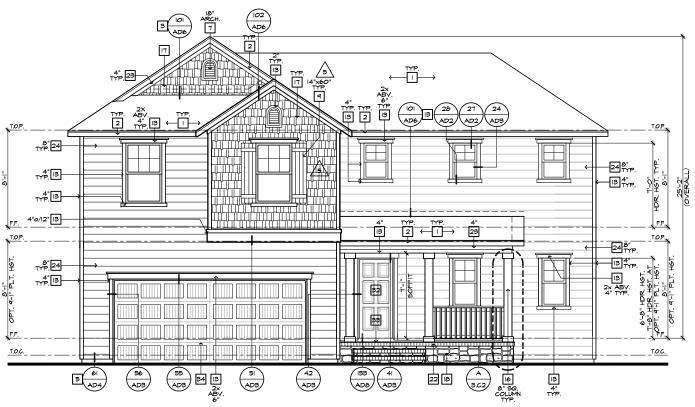
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243.2939

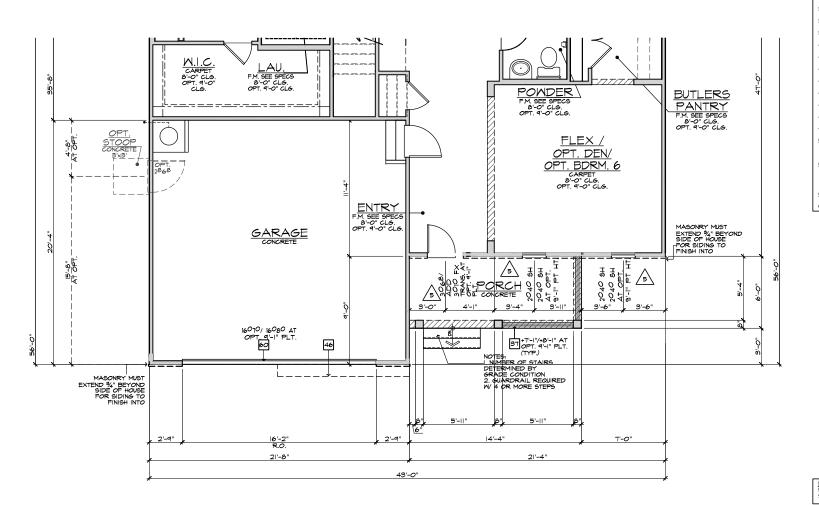
3.C3 SPEC. LEVEL 1

RALEIGH-DURHAM





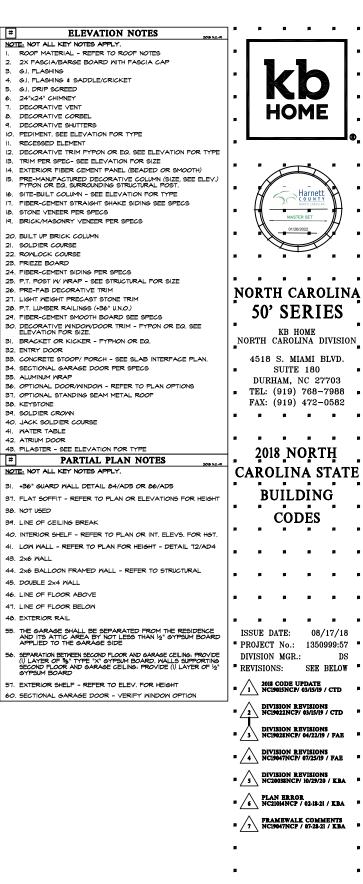
FRONT ELEVATION 'C' W/ CRAWL SPACE SCALE |/4\*=1'-0\* (21\*X94\*) - |/8\*=1'-0\* (11\*X1\*)



PARTIAL FIRST FLOOR PLAN 'C' AT CRAWL SPACE

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

BASIC PLAN

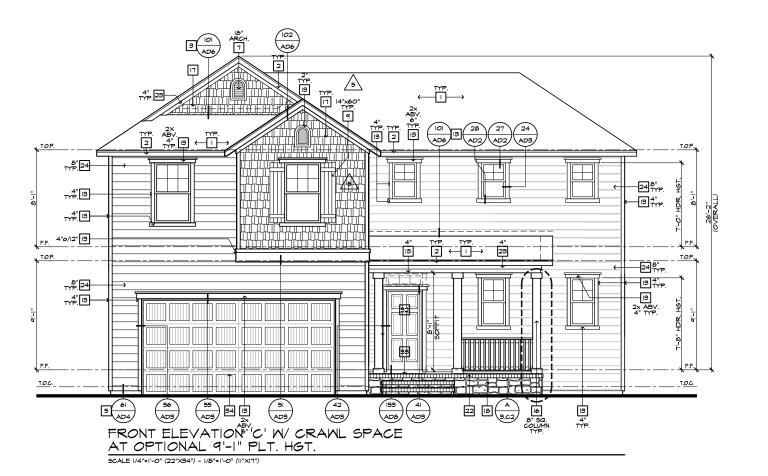


243.2939 SHEET: 3.C4

NOTE:
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

RA

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





NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

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

6. 24"x24" CHIMNEY

7. DECORATIVE VENT 8. DECORATIVE CORBEL

9. DECORATIVE SHUTTERS
10. PEDIMENT. SEE ELEVATION FOR TYPE

II. RECESSED ELEMENT

12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE

IS. TRIM PER SPEC- SEE ELEVATION FOR SIZE 14. EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)

15. PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.)
PYPON 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 WINDOWDOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.

31. BRACKET OR KICKER - FYPHON OR EQ.

32. ENTRY DOOR 33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.

34. SECTIONAL GARAGE DOOR PER SPECS 35. ALUMINUM WRAP

36. OPTIONAL DOOR/MINDOW - REFER TO PLAN OPTIONS 37. OPTIONAL STANDING SEAM METAL ROOF

37. OPTIONAL STANDING SEA 38. KEYSTONE 39. SOLDIER CROWN 40. JACK SOLDIER COURSE 41. WATER TABLE 42. ATRIUM DOOR

43. PILASTER - SEE ELEVATION FOR TYPE

HOME



## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE** 

> BUILDING CODES

ISSUE DATE: ■ PROJECT No.: 1350999:57 ■

SEE BELOW 2018 CODE UPDATE
NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD

DIVISION MGR.:

DIVISION REVISIONS
NC19047NCP/ 67/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

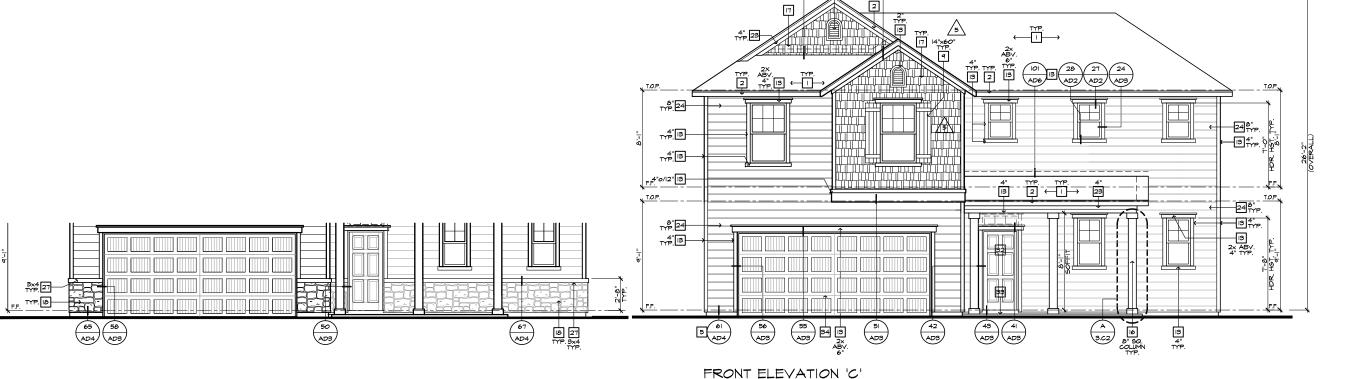
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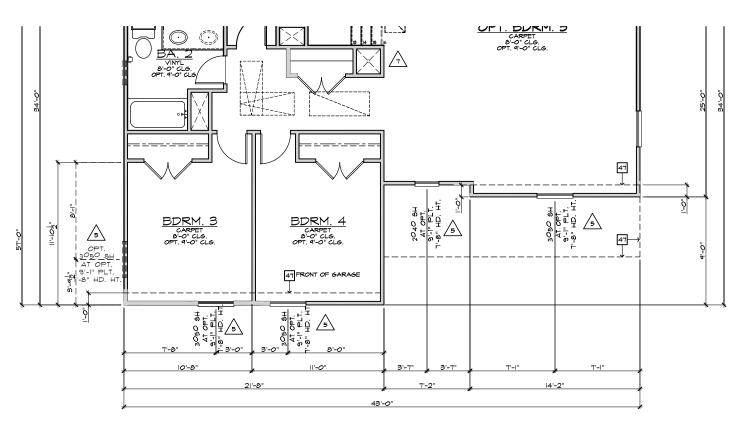
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SHEET: 3.C5 SPEC. LEVEL 1

RALEIGH-DURHAM 50' SERIES



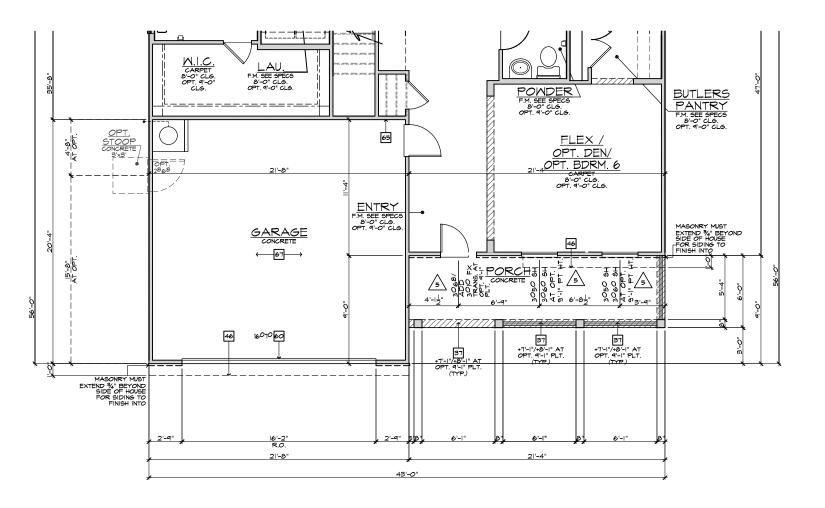
3 (IO) AD6



#### PARTIAL SECOND FLOOR PLAN 'D'

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

BASIC PLAN



#### PARTIAL FIRST FLOOR PLAN 'D'

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

BASIC PLAN

#### PARTIAL PLAN NOTES

NOTE: NOT ALL KEY NOTES APPLY

- 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5
- 37. FLAT SOFFIT REFER TO PLAN OR ELEVATIONS FOR HEIGHT 38. NOT USED
- 39. LINE OF CEILING BREAK
- 40. INTERIOR SHELF REFER TO PLAN OR INT. ELEVS. FOR HGT.
- 41. LOW WALL REFER TO PLAN FOR HEIGHT DETAIL 72/AD4
- 43. 2x6 WALL
- 44. 2x6 BALLOON FRAMED WALL REFER TO STRUCTURAL
- 45. DOUBLE 2x4 MALL
- 46. LINE OF FLOOR ABOVE
- 47. LINE OF FLOOR BELOW
- 48. EXTERIOR RAIL

- 57. EXTERIOR SHELF REFER TO ELEV. FOR HEIGHT
- 60. SECTIONAL GARAGE DOOR VERIFY WINDOW OPTION





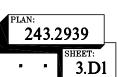
#### NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

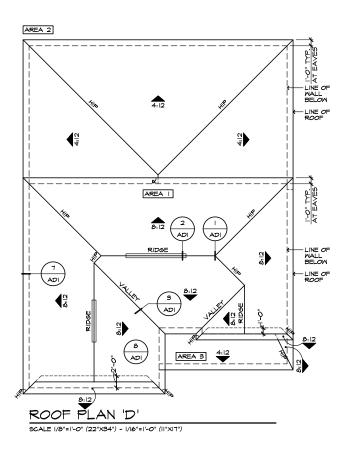
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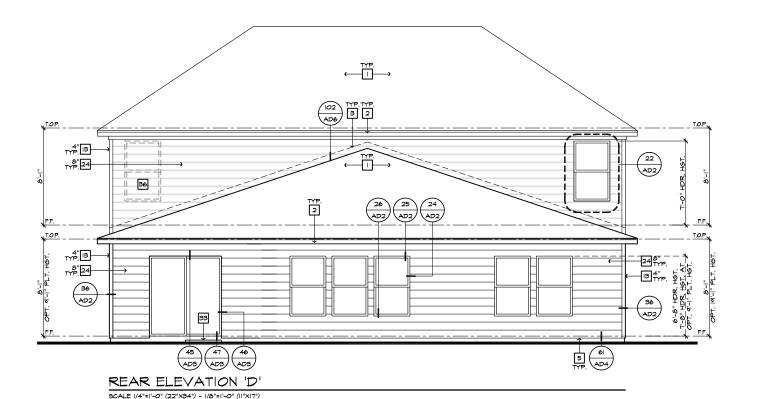
- ISSUE DATE: ■ PROJECT No.: 1350999:57 ■ DIVISION MGR.:
- SEE BELOW REVISIONS:
- 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD DIVISION REVISIONS NC19022NCP/ 03/IS/19 / CTD
- DIVISION REVISIONS NCI9028NCP/ 04/22/19 / FAE
- DIVISION REVISIONS
  NC19047NCP/ 07/25/19 / FAE
- DIVISION REVISIONS
  NC20038NCP/ 10/29/20 / KBA
- PLAN ERROR NC21014NCP / 02-18-21 / KBA
- FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

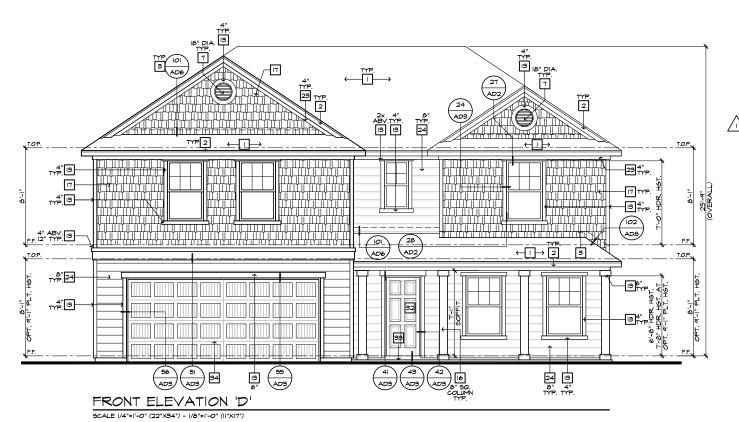


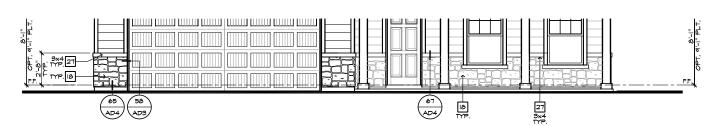
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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









PARTIAL FRONT ELEVATION 'D' W/ MASONRY OPTION

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

**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

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

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

8. DECORATIVE CORBEL

9. DECORATIVE SHUTTERS

IO. PEDIMENT. SEE ELEVATION FOR TYPE

II. RECESSED ELEMENT 12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE

13. TRIM PER SPEC- SEE ELEVATION FOR SIZE 14. 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

IT. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS

18. STONE VENEER PER SPECS 19. BRICK/MASONRY VENEER PER SPECS

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 - FYPHON OR EQ. 32. ENTRY DOOR

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN. 34. SECTIONAL GARAGE DOOR PER SPECS

35. ALUMINUM WRAP

36. OPTIONAL DOOR/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'

ROOF MATERIAL: COMPOSITION SHINGLE

8:12

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

#### ATTIC VENT CALCULATIONS

PROVIDE I SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE RED. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC, (High VENTING) AT 3"-O" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) (2016 N.C.-R. 906.2)

\*\* CALCULATION BY VISO, HIGH/LOW VENTING NOT REQUIRED.

1262 SQ. FT. / 300 =

X |44 = 604.8 SQ. |N X 50% = 302.4 SQ. |N

AREA I / MAIN
VENTILATION REQUIRED:
ATTIC AREA

 
 VENTILATION PROVIDED:
 HIGH

 (17) LIN. FEET OF RIDGE VENT AT (16 SQ. IN/FOOT) = 306 SQ. IN
 LOW (61) LIN FEET OF VENTILATED SOFFIT (5 SQ. IN/FOOT) = 305 SQ. IN.

TOTAL VENTILATION PROVIDED: AREA 2 / FIRST FLOOR ROOF (REAR) VENTILATION REQUIRED: ATTIC AREA

VENTILATION PROVIDED: HIGH

HIGH

(--) LIN. FEET OF RIDSE VENT AT (18 SQ. IN.FOOT) = --- SQ. IN.

(2) 5-144 ROOF VENT(5) AT (144 SQ. IN.EA) = 288 SQ. IN.

(47) LIN. FEET OF VENTILATED SOFFIT (5 SQ. IN./FOOT) = TOTAL VENTILATION PROVIDED: 523 SQ IN

AREA 3 / PORCH VENTILATION REQUIRED: ATTIC AREA

TOTAL VENTILATION PROVIDED:

VENTILATION PROVIDED: VENITILATION PROVIDED:

(7 ) LIIN FEET OF RIDSE VENT AT (16 SQ. IN/FOOT) = 0 SQ. IN.

(7 ) LIN FEET OF VENTILATED SOFFIT (5 SQ. IN/FOOT) = 35 SQ. IN.

(1 ) 5-144 ROOF ∀ENT(S) AT (144 SQ. IN. EA.) = 144 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH  $\ensuremath{\mathsf{I}}/4\ensuremath{\mathsf{I}}$  Corrosion resistant metal mesh.

LOCATE HIGH VENTING MINIMUM 3'-O" VERTICAL DISTANCE ABOVE EAVES. WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

HOME

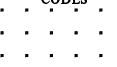


## NORTH CAROLINA 50' SERIES

кв номе NORTH CAROLINA DIVISION

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

2018 NORTH CAROLINA STATE **BUILDING** CODES



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REVISIONS:

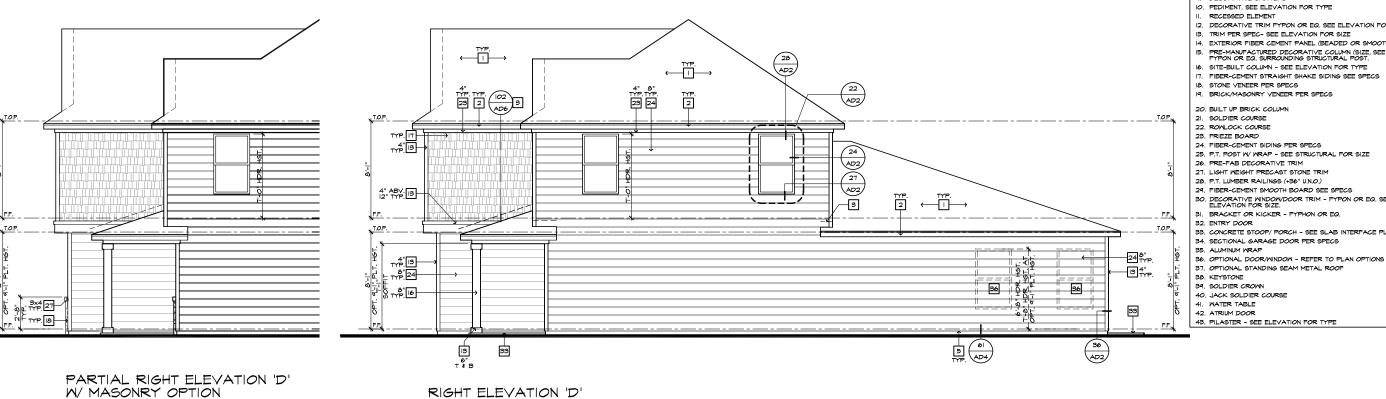
2018 CODE UPDATE NCI9015NCP/ 03/15/19 / CTD

SEE BELOW

6 PLAN BRROR NC21014NCP / 02-18-21 / KBA

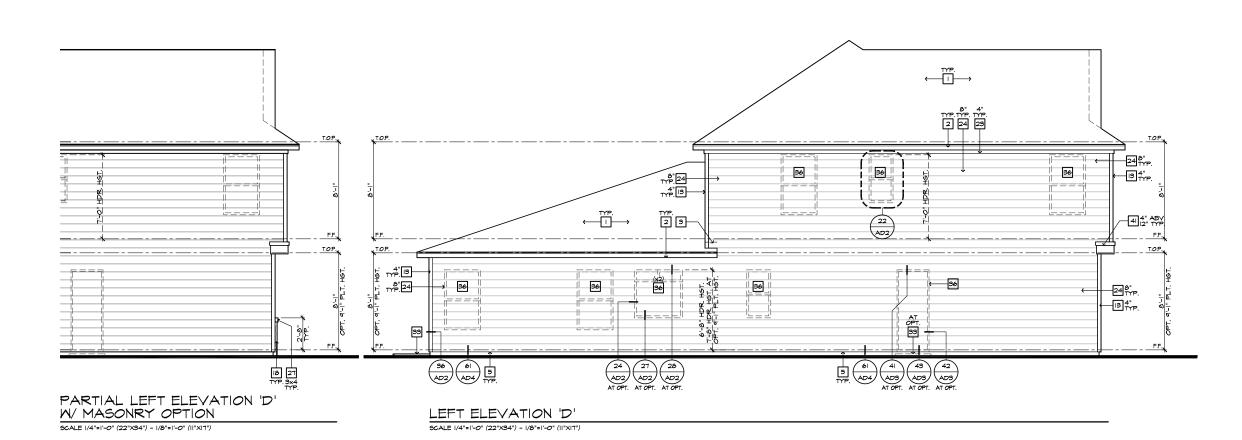


243.2939 SHEET: 3.D2



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

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



HOME

**ELEVATION NOTES** 

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)

PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.

16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE IT. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

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

3. G.I. FLASHING

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

8. DECORATIVE CORBEL 9. DECORATIVE SHUTTERS IO. PEDIMENT. SEE ELEVATION FOR T II. RECESSED ELEMENT

18. STONE VENEER PER SPECS

20. BUILT UP BRICK COLUMN 21. SOLDIER COURSE 22. ROWLOCK COURSE

19. BRICK/MASONRY VENEER PER SPECS

29. FIBER-CEMENT SMOOTH BOARD SEE SPECS

34. SECTIONAL GARAGE DOOR PER SPECS

43. PILASTER - SEE ELEVATION FOR TYPE

35. ALUMINUM WRAP

4I. WATER TABLE 42. ATRIUM DOOR

40. JACK SOLDIER COURSE

30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE.

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.



#### **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING CODES** 

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2018 CODE UPDATE
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DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

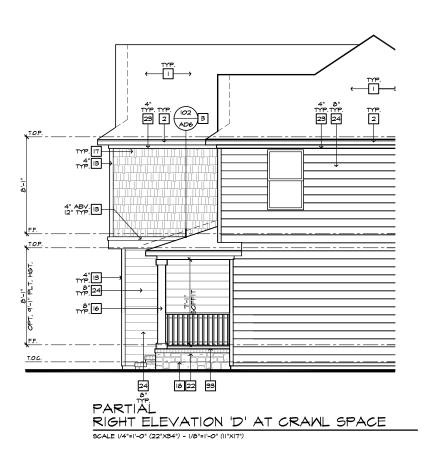
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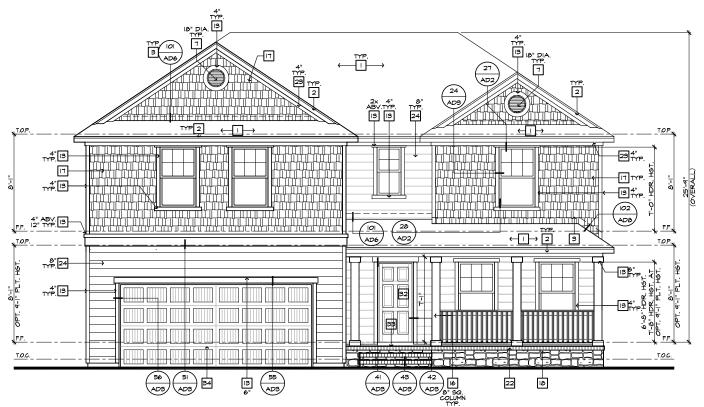
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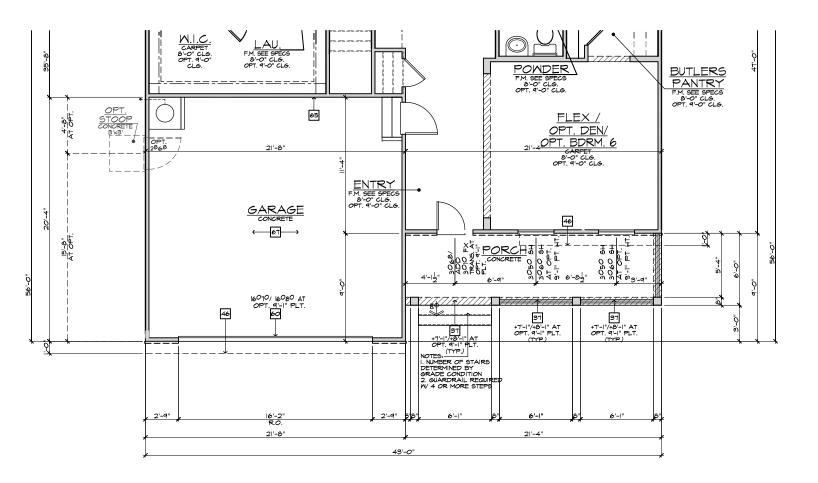
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3.D3

SPEC. LEVEL 1 RALEIGH-DURHAM





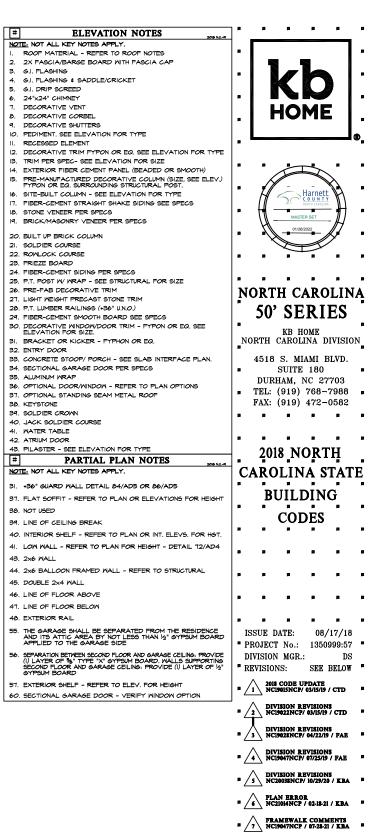


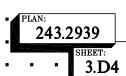
#### PARTIAL FIRST FLOOR PLAN 'D' AT CRAWL SPACE

FRONT ELEVATION 'D' W/ CRAWL SPACE

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

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





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

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE



**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY.

I. ROOF MATERIAL - REFER TO ROOF NOTES

2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP

3. G.I. FLASHING

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

6. 24"x24" CHIMNEY 7. DECORATIVE VENT

8. DECORATIVE CORBEL

9. DECORATIVE SHUTTERS

IO. PEDIMENT. SEE ELEVATION FOR TYPE II. RECESSED ELEMENT

12. DECORATIVE TRIM FYPON OR EQ. SEE ELEVATION FOR TYPE

13. TRIM PER SPEC- SEE ELEVATION FOR SIZE 14. EXTERIOR FIBER CEMENT PANEL (BEADED OR SMOOTH)

PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.

16. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE

IT. 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 - FYPHON OR EQ. 32. ENTRY DOOR

33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN. 34. SECTIONAL GARAGE DOOR PER SPECS

35. ALUMINUM WRAP 36. OPTIONAL DOOR/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

HOME

NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING** CODES

ISSUE DATE: ■ PROJECT No.: 1350999:57 ■

SEE BELOW "

REVISIONS: 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD \*\*

DIVISION MGR.:

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NCI9047NCP/ 07/25/19 / FAE

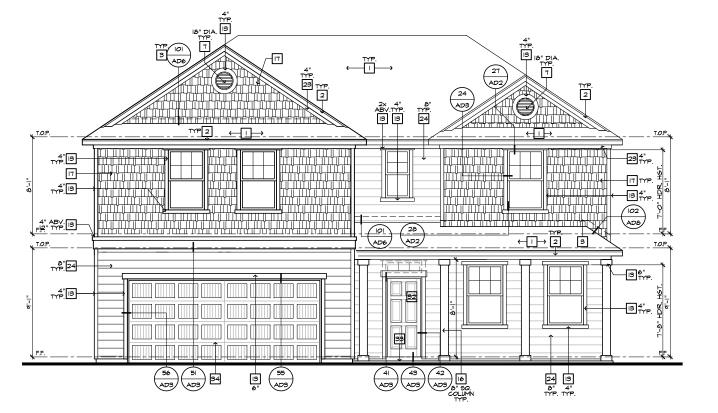
DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939 SHEET:

3.D5

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES





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

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

FRONT ELEVATION 'D' AT OPTIONAL 9'-I" PLT. HGT. SCALE I/4"=1'-0" (22"X34") - I/8"=1'-0" (II"XI7")



kb HOME



## NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.

SUITE 180

DURHAM, NC 27703

TEL: (919) 768-7988

FAX: (919) 472-0582

# 2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 08/17/18
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DE 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

SEE BELOW

REVISIONS:

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DIVISION REVISIONS
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DIVISION REVISIONS
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PLAN HRROR NC21014NCP / 02-18-21 / KBA

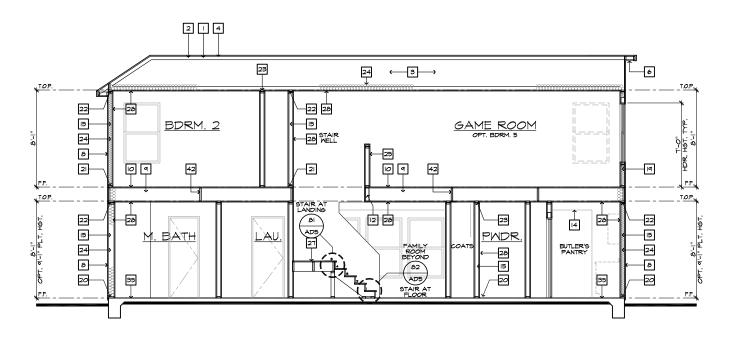
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PLAN: 243.2939 SHEET: 4.1

spec. level 1

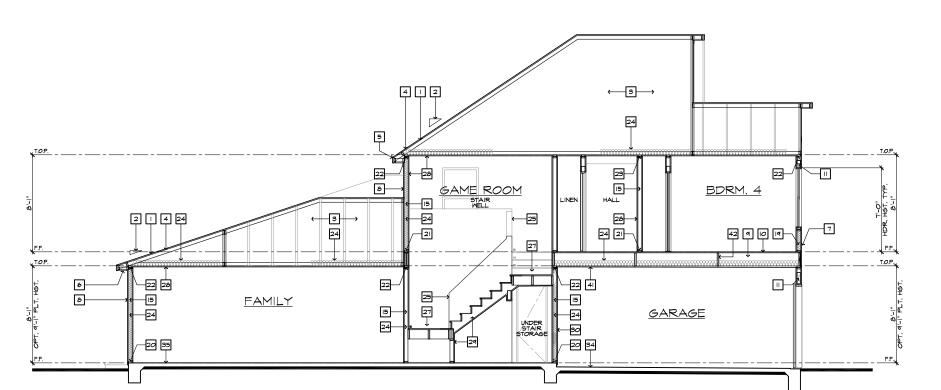
RALEIGH-DURHAM

50' SERIES



SECTION "A"

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



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

#### SECTION NOTES

# SECTION 1
NOTE: NOT ALL KEY NOTES APPLY.

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

2. ROOF HIGH REPER WOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS
4. ROOF SHEATHING PER STRUCTURAL

5. 2x FASCIA/BARGE BOARD

6. CONT. SOFFITED EAVE W/ VENTING G.I. FLASHING - ROOF TO WALL

8. EXTERIOR FINISH PER ELEVATIONS

1. FLOOR FRAMING PER STRUCTURAL IO. FLOOR SHEATHING PER STRUCTURAL

II. HEADER PER STRUCTURAL

FLUSH BEAM PER STRUCTURAL
 DROPPED BEAM PER STRUCTURAL

14. FLAT/ ARCHED SOFFIT PER PLAN 15. 2x4 STUD WALL

I6. 2x6 STUD WALL 17. 2x6 BALLOON FRAMED WALL PER STRUCTURAL18. DBL. 2x4 WALL PER PLAN

I9. 2x CRIPPLES @ I6" O.C. 20. 2x PRESSURE TREATED SILL PLATE

2I. 2x SOLE PLATE

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

23. IX OVER 2X TOP PLATE @ INTERIOR & NON-BEARING WALLS

24. INSULATION MATERIAL PER ENERGY CALCULATIONS

25. MIN. 36" HIGH GUARD - SEE PLAN FOR HEIGHT 26. LOW WALL - SEE PLAN FOR HEIGHT

27. STAIR TREADS AND RISERS PER PLAN: - MIN. IO" TREAD & MAX. 7 3/4" RISER

28. INTERIOR FINISH: - MIN. 1/2" GYP. BD. @ WALLS & SAG RESISTANT OR 5/6" 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 THAT 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. I/2" GYP. BD. OVER 3/8" PLY WD.

33. CONCRETE PATIO/ PORCH SLAB PER STRUCTURAL - SLOPE I/4" PER FT. MIN. 34. CONCRETE GARAGE SLAB PER STRUCTURAL - SLOPE 2" MIN.

35. CONCRETE FOUNDATION PER STRUCTURAL

36. LINE OF OPTIONAL TRAY CEILING/ STEP CEILING

37. LINE OF OPTIONAL VOLUME CEILING
38. PROFILE OF OPTIONAL COVERED PATIO

39. EXTERIOR SOFFIT MATERIAL - REFER TO ELEVATIONS 40. 8" BLOCK WALL

CEILING

2, WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE
CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A
SINGLE-FAMILY DWILLING, DRAFT STOPPS SHALL BE INSTALLET
SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT
EXCEED JOOD SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE
THE CONCEALED SPACE INTO APPROXIMATELY EGGIAL AREAS.

HOME



#### NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING** CODES

ISSUE DATE: 08/17/18 ■ PROJECT No.: 1350999:57 ■ DIVISION MGR.:

REVISIONS: SEE BELOW 2018 CODE UPDATE
NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAR DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

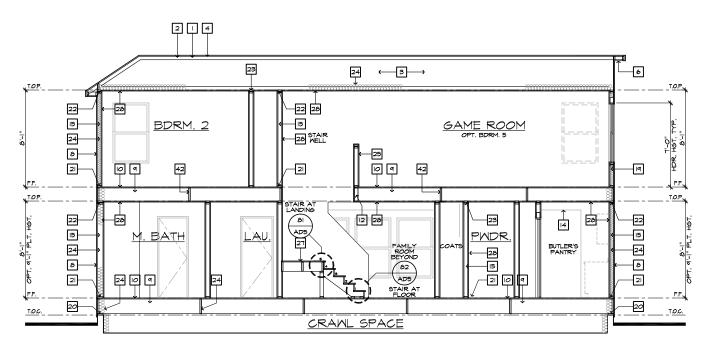
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SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

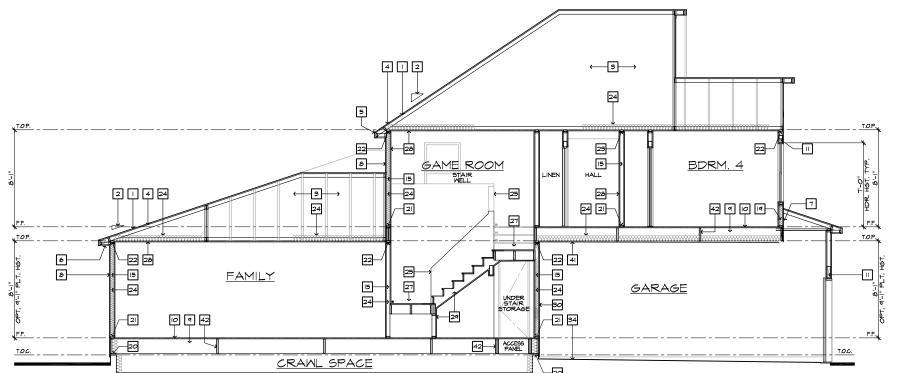
SECTION "B"

AT SLAB ON GRADE

AT SLAB ON GRADE



SECTION "A" SCALE I/4"=1'-0" (22"X34") - I/8"=1'-0" (II"XIT") AT CRAWL SPACE



SECTION "B"

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

#### SECTION NOTES

# SECTION 1
NOTE: NOT ALL KEY NOTES APPLY.

ROOF MATERIAL - REFER TO ROOF NOTES

2. ROOF PITCH - REFER TO ROOF NOTES PRE-MANUFACTURED MOOD ROOF TRUSS SYSTEM - SEE STRUCTURAL & TRUSS CALCS ROOF SHEATHING PER STRUCTURAL

5. 2x FASCIA/BARGE BOARD

6. CONT. SOFFITED EAVE W/ VENTING

8. EXTERIOR FINISH PER ELEVATIONS

I. FLOOR FRAMING PER STRUCTURAL

IO. FLOOR SHEATHING PER STRUCTURAL

II. HEADER PER STRUCTURAL

FLUSH BEAM PER STRUCTURAL
 DROPPED BEAM PER STRUCTURAL

14. FLAT/ ARCHED SOFFIT PER PLAN

15. 2x4 STUD WALL I6. 2x6 STUD WALL

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

I9. 2x CRIPPLES @ I6" O.C. 20. 2x PRESSURE TREATED SILL PLATE

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

23. IX OVER 2X TOP PLATE @ INTERIOR & NON-BEARING WALLS

24. INSULATION MATERIAL PER ENERGY CALCULATIONS 25. MIN. 36" HIGH GUARD - SEE PLAN FOR HEIGHT 26. LOW WALL - SEE PLAN FOR HEIGHT

27. STAIR TREADS AND RISERS PER PLAN: - MIN. IO" TREAD & MAX. 7 3/4" RISER

28. INTERIOR FINISH: - MIN. 1/2" GYP. BD. @ WALLS & SAG RESISTANT OR 5/6" DRYWALL @ CEILING

29. MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIRS.

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

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

34. CONCRETE GARAGE SLAB PER STRUCTURAL - SLOPE 2" MIN.

35. CONCRETE FOUNDATION PER STRUCTURAL 36. LINE OF OPTIONAL TRAY CEILING/ STEP CEILING

37. LINE OF OPTIONAL VOLUME CEILING
38. PROFILE OF OPTIONAL COVERED PATIO

39. EXTERIOR SOFFIT MATERIAL - REFER TO ELEVATIONS 40. 8" BLOCK WALL

CEILING

2, WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE
CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A
SINGLE-FAMILY DWILLING, DRAFT STOPPS SHALL BE INSTALLET
SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT
EXCEED JOOD SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE
THE CONCEALED SPACE INTO APPROXIMATELY EGGIAL AREAS.

HOME



## **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING** CODES

ISSUE DATE: 08/17/18 ■ PROJECT No.: 1350999:57 ■ DIVISION MGR.:

REVISIONS: SEE BELOW 2018 CODE UPDATE
NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAR DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

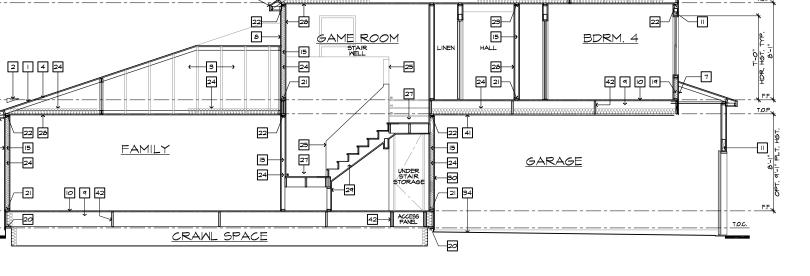
DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

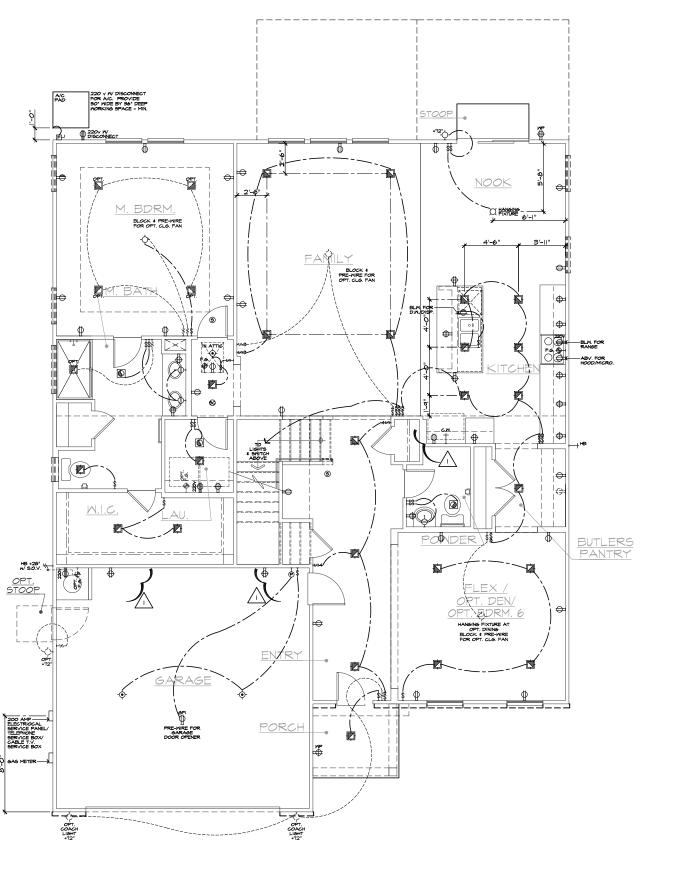
FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243.2939

4.3











# NORTH CAROLINA 50' SERIES

NORTH CAROLINA DIVISION

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

> 2018 NORTH **CAROLINA STATE BUILDING**

> > CODES

ISSUE DATE: 08/17/18

REVISIONS: SEE BELOW

2018 CODE UPDATE NCI90I5NCP/ 03/I5/I9 / CTD

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA 6 PLAN ERROR NC21014NCP / 02-18-21 / KBA

7 FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD

DIVISION REVISIONS NCI9028NCP/ 04/22/19 / FAE

DIVISION MGR.:

PROJECT No.: 1350999:57

D.S.

UTILITY LEGEND

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

120v (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SMITCH CONTROLLED, 1/2 HOT

TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.  $\theta$ " ABOVE COUNTER U.N.O.

HP 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
HE NP W/ WATER RESISTANT HOUSING 120v (TR) RECEPTACLE W/ GFI CIRCUIT

THREE-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

RECESSED INCANDESCENT DIREC LIGHT FIXTURE (EYE BALL)

LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS

RECESSED FLUORESCENT LIGHT FIXTURE

RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION

RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION

ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET

INCANDESCENT WALL SCONCE

24"x46" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

RECESSED EXHAUST FAN

FOUR-POLE LIGHT SWITCH

120v (AFCI & TR) RECESSED FLOOR RECEPTACLE W COVER

FUSED DISCONNECT

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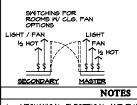
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- H WALL MOUNTED JUNCTION BOX 000 DOOR CHIME
- ₽ CATY RECEPTAGLE l⊬⊛ PUSH BUTTON
- SERVICE BOX
- HOSE BIB W/ S.O.V.
- WATER STUB FOR ICE MAKER APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED
- APPROVED CARBON MONOXIDE ALARM/ SMOKE DET. ⊢⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN) + GAS TAP

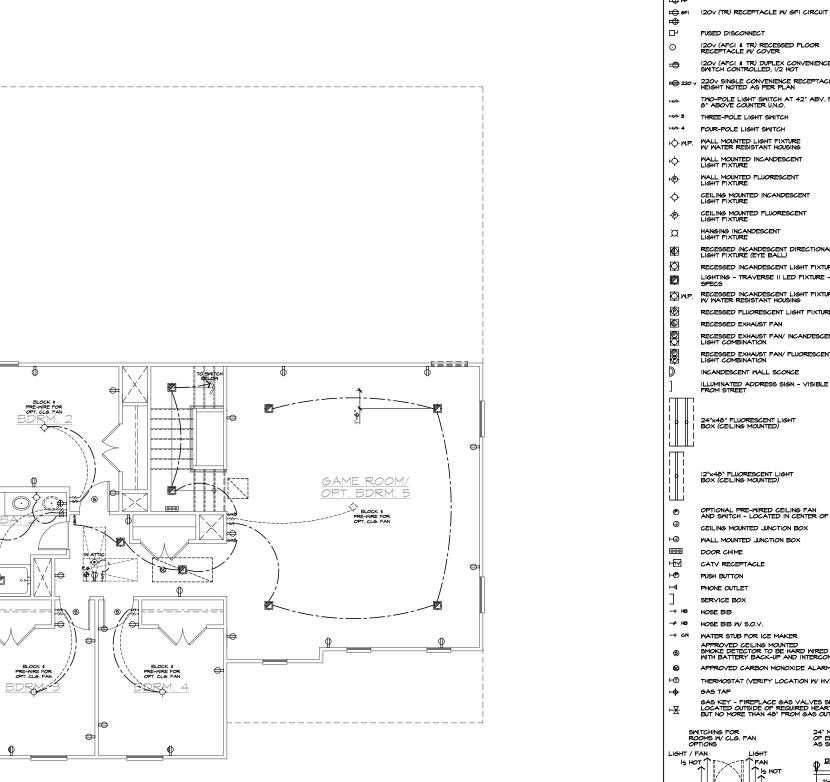


24" MIN. SEPERATION OF ELECTRICAL BOX AS SHOWN BELOW DWELLING 2-0" ØFI

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.

- SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING 20 FOOT \*4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
- 200 AMP ELECTRICAL PANEL (DEFAULT), ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.

243.2939 SHEET: 5.1



**HOME** 



# NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

**2018 NORTH CAROLINA STATE** BUILDING

CODES

ISSUE DATE: 08/17/18

REVISIONS: SEE BELOW

2018 CODE UPDATE NCI90I5NCP/ 03/I5/I9 / CTD

DIVISION REVISIONS
NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA 6 PLAN ERROR NC21014NCP / 02-18-21 / KBA

7 FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD

DIVISION REVISIONS NCI9028NCP/ 04/22/19 / FAE

DIVISION MGR.:

PROJECT No.: 1350999:57

D.S.

12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

OPTIONAL PRE-MIRED CEILING FAN AND SMITCH - LOCATED IN CENTER OF ROOM U.N.O. CEILING MOUNTED JUNCTION BOX WALL MOUNTED JUNCTION BOX

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

HP 6FI 120V (TR) RECEPTACLE W/ 6FI CIRCUIT
HE NP W/ WATER RESISTANT HOUSING

THREE-POLE LIGHT SWITCH

WALL MOUNTED INCANDESCENT LIGHT FIXTURE WALL MOUNTED FLUORESCENT LIGHT FIXTURE CEILING MOUNTED INCANDESCENT LIGHT FIXTURE CEILING MOUNTED FLUORESCENT LIGHT FIXTURE

FOUR-POLE LIGHT SWITCH WALL MOUNTED LIGHT FIXTURE W WATER RESISTANT HOUSING

HANGING INCANDESCENT LIGHT FIXTURE

RECESSED EXHAUST FAN

INCANDESCENT WALL SCONCE

24"x46" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

RECESSED INCANDESCENT DIRECT LIGHT FIXTURE (EYE BALL)

LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS

RECESSED FLUORESCENT LIGHT FIXTURE

RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION

ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET

120v (AFCI & TR) RECESSED FLOOR RECEPTACLE W COVER

120v (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SMITCH CONTROLLED, 1/2 HOT

TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.  $\theta$ " ABOVE COUNTER U.N.O.

FUSED DISCONNECT

DOOR CHIME CATY RECEPTACLE

PUSH BUTTON SERVICE BOX

HOSE BIB W 5.0.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. SEPERATION OF ELECTRICAL BOX AS SHOWN BELOW

\$ \$ \$ MASTER NOTES

<u>DMELLING</u> 2'-0" ØFI

MECHANICAL, ELECTRICAL AND PLIMBING 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.

SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING 20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND, REFER TO SLAB INTERFACE PLAN FOR LOCATION.

200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS

243.2939 SHEET: 5.2

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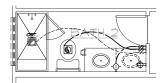
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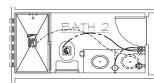
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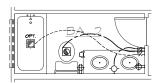


SHOWER W/ SEAT I.L.O. TUB

AT BATH 2



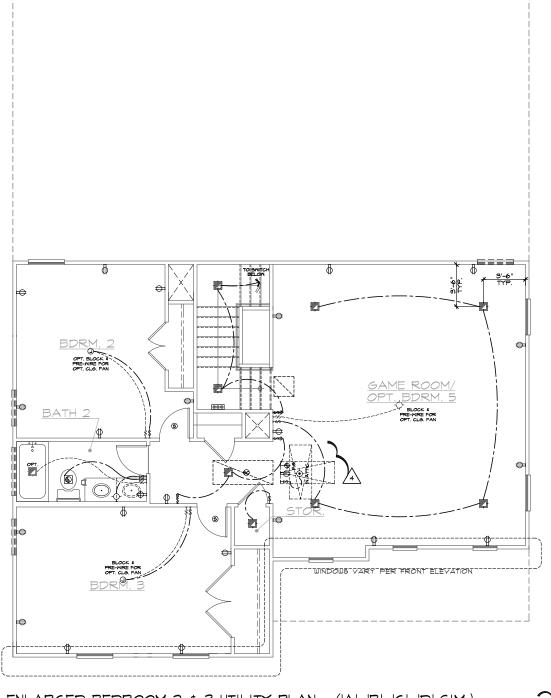
SHOWER I.L.O. TUB



VANITY W/ DUAL SINKS AT BATH 2

ENLARGED BEDROOM 2 & 3 UTILITY PLAN OPTIONS SCALE I/4"=I'-0" (22"x34") - I/8"=I'-0" (II"xI7")





ENLARGED BEDROOM 2 \$ 3 UTILITY PLAN - ('A', 'B', 'C', 'D' SIM.)

UTILITY LEGEND 120V DUPLEX CONVENIENCE RECEPTACLE ARC FAULT(AFCI) AND TAMPER RESISTANT(TR) 12" ABV. FIN. FLR. TYPICAL U.N.O. HE WP 6F1 120V (TR) RECEPTACLE W/ 6F1 CIRCUIT W/ WATER RESISTANT HOUSING # 6FI 120v (TR) RECEPTACLE W 6FI CIRCUIT HOME FUSED DISCONNECT 120v (AFCI & TR) RECESSED FLOOR RECEPTACLE W COVER 120v (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SMITCH CONTROLLED, 1/2 HOT 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 Ю́- М.Р. WALL MOUNTED INCANDESCENT LIGHT FIXTURE WALL MOUNTED FLUORESCENT LIGHT FIXTURE CEILING MOUNTED INCANDESCENT LIGHT FIXTURE CEILING MOUNTED FLUORESCENT LIGHT FIXTURE NORTH CAROLINA HANGING INCANDESCENT LIGHT FIXTURE 50' SERIES RECESSED INCANDESCENT DIRECTION LIGHT FIXTURE (EYE BALL) NORTH CAROLINA DIVISION LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS 4518 S. MIAMI BLVD. SUITE 180 ⋈.P. RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING DURHAM, NC 27703 RECESSED FLUORESCENT LIGHT FIXTURE TEL: (919) 768-7988 RECESSED EXHAUST FAN FAX: (919) 472-0582 RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION INCANDESCENT WALL SCONCE 2018 NORTH ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET **CAROLINA STATE BUILDING** CODES 12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED) OPTIONAL PRE-WIRED CEILING FAN AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O. WALL MOUNTED JUNCTION BOX DOOR CHIME ISSUE DATE: 08/17/18 CATY RECEPTACLE PROJECT No.: 1350999:57 PUSH BUTTON DIVISION MGR.: D.S. REVISIONS: SEE BELOW SERVICE BOX 2018 CODE UPDATE NCI9015NCP/ 03/15/19 / CTD 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 DIVISION REVISIONS NCI9028NCP/ 04/22/19 / FAE APPROVED CARBON MONOXIDE ALARM/ SMOKE DET. DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN) GAS TAP DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

243.2939

SHEET: 5.3

PLAN ERROR NC21014NCP / 02-18-21 / KBA

7 FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

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.

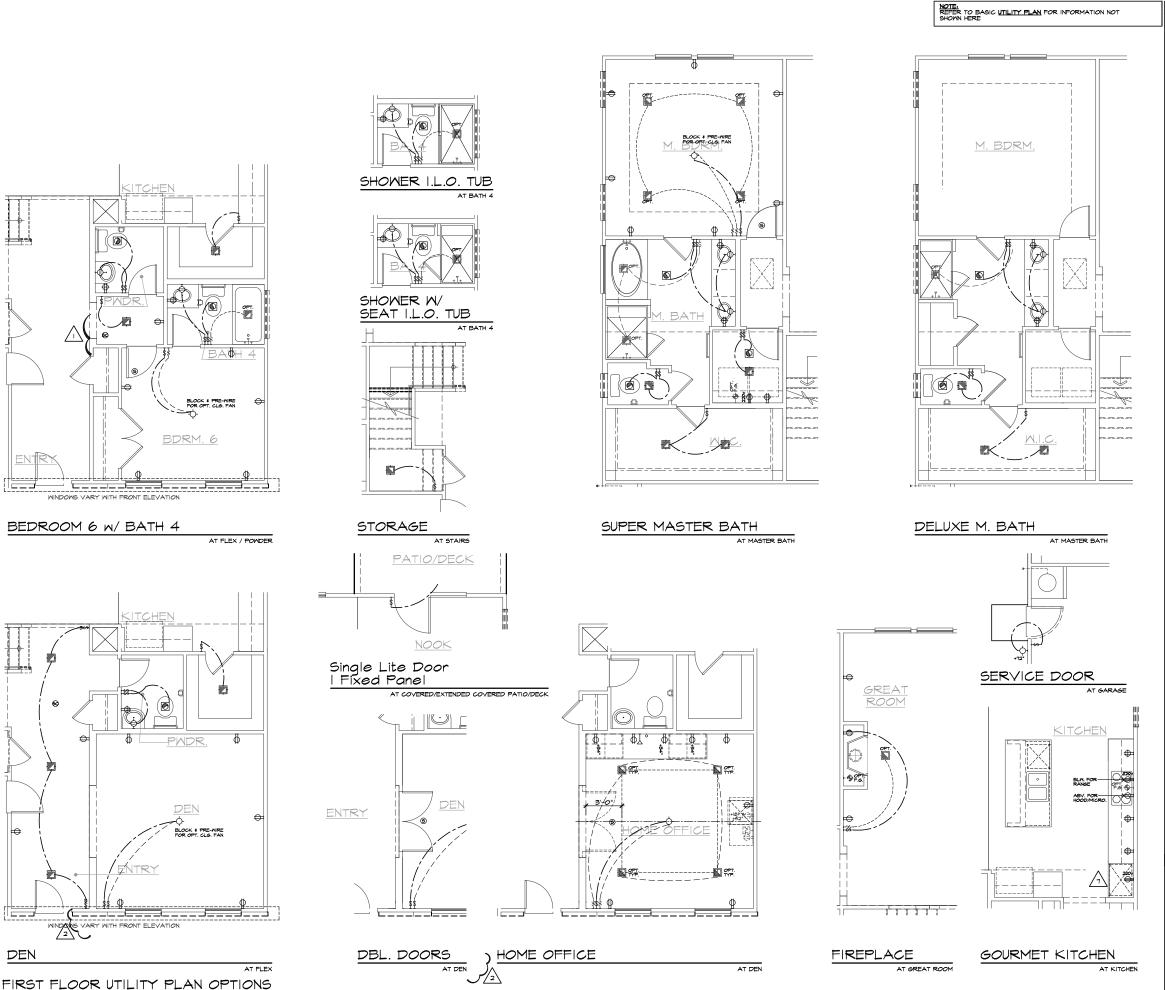
24" MIN. SEPERATION OF ELECTRICAL BOX AS SHOWN BELOW

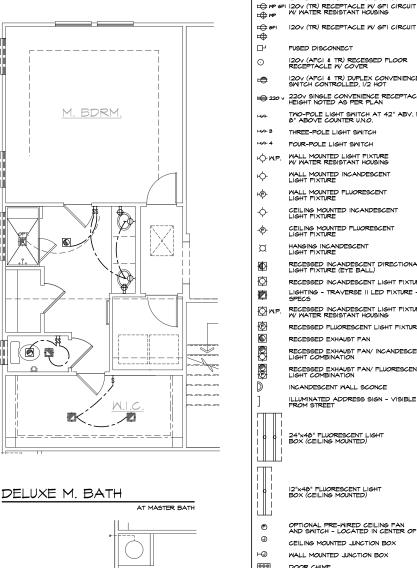
<u>DWELLING</u> 

NOTES

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

\$ \$ \$ \$ MASTER





\$\$\$ MASTER 24" MIN. SEPERATION OF ELECTRICAL BOX AS SHOWN BELOW <u>DWELLING</u> 2'-0" GFI

NOTES

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 KEY - FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NO MORE THAN 48" FROM GAS OUTLET

MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND

200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.

HOME

# NORTH CAROLINA 50' SERIES

NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING** 

CODES

12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

WALL MOUNTED JUNCTION BOX

DOOR CHIME

PUSH BUTTON

SERVICE BOX

HOSE BIB

GAS TAP

CATY RECEPTACLE

HOSE BIB W/ S.O.V.

WATER STUB FOR ICE MAKER

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OPTIONAL PRE-WIRED CEILING FAN AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.

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

FUSED DISCONNECT

THREE-POLE LIGHT SWITCH FOUR-POLE LIGHT SMITCH

WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

WALL MOUNTED FLUORESCENT LIGHT FIXTURE

HANGING INCANDESCENT LIGHT FIXTURE

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE CEILING MOUNTED FLUORESCENT LIGHT FIXTURE

RECESSED INCANDESCENT DIRECTION LIGHT FIXTURE (EYE BALL)

RECESSED INCANDESCENT LIGHT FIXTURE

RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING

RECESSED FLUORESCENT LIGHT FIXTURE

RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION

RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION INCANDESCENT MALL SCONCE

ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET

LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS

120v (AFCI & TR) RECESSED FLOOR RECEPTACLE W/ COVER

220v SINGLE CONVENIENCE RECEPTACLE HEIGHT NOTED AS PER PLAN

TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.

120v (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SMITCH CONTROLLED, 1/2 HOT

ISSUE DATE: PROJECT No.: 1350999:57

DIVISION MGR.: D.S. REVISIONS: SEE BELOW

2018 CODE UPDATE NCI9015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD DIVISION REVISIONS NCI9028NCP/ 04/22/19 / FAE

DIVISION REVISIONS
NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

6 PLAN ERROR NC21014NCP / 02-18-21 / KBA

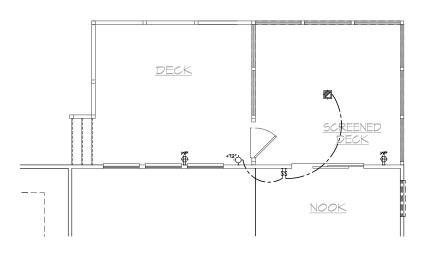
7 FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

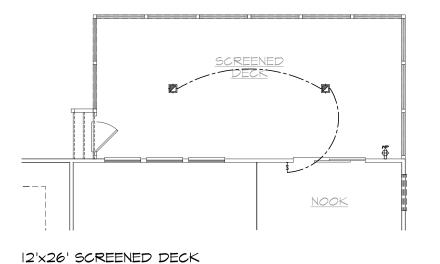
243.2939 SHEET:

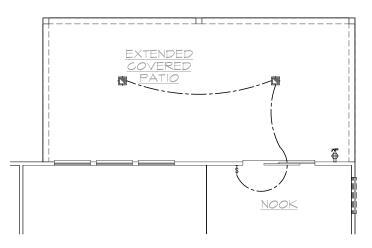
SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

5.4

AT NOOK



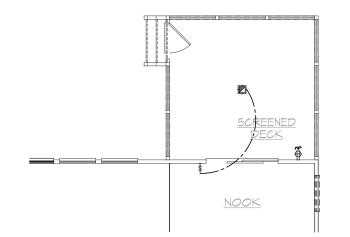




AT NOOK

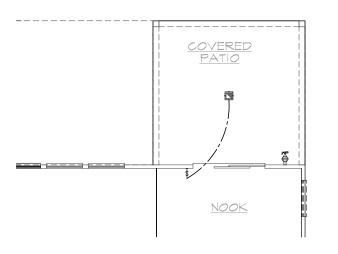
AT NOOK

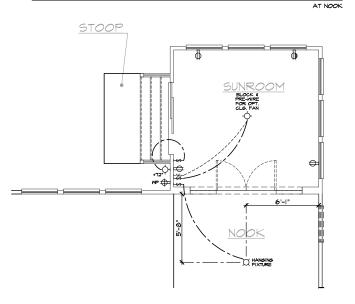
12'x12'-8" SCREENED DECK W/ 12'x13'-4" DECK











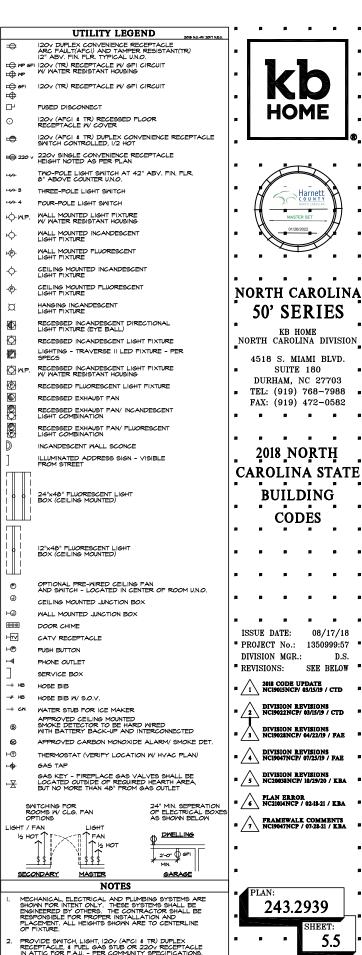
SUNROOM AT CRAWL SPACE

AT NOOK

FIRST FLOOR UTILITY PLAN OPTIONS

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

12'x12'-8" COVERED PATIO



SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING

20 FOOT #4 REBAR FOR UFER GROUND AND ADDITIONAL COLD WATER GROUND, REFER TO SLAB INTERFACE PLAN FOR LOCATION.

200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



50' SERIES

KB HOME

4518 S. MIAMI BLVD. SUITE 180

DURHAM, NC 27703

FAX: (919) 472-0582

2018 NORTH

BUILDING

CODES

DIVISION REVISIONS
NCI9022NCP/ 03/15/19 / CTD

DIVISION REVISIONS NCI9028NCP/ 04/22/19 / FAE

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA PLAN ERROR NC21014NCP / 02-18-21 / KBA

7 FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

243.2939

SPEC. LEVEL 1

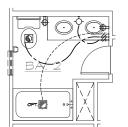
RALEIGH-DURHAM

50' SERIES

SHEET: 5.5

D.S.

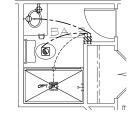
TEL: (919) 768-7988



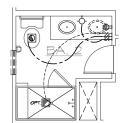
DUAL SINK



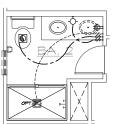
SHOWER W/ SEAT I.L.O. TUB



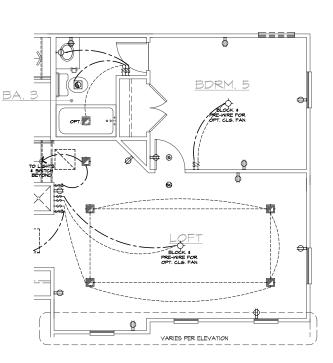
SHOWER I.L.O. TUB



SHOWER W/ SEAT I.L.O. TUB



SHOWER I.L.O. TUB



BEDROOM 5 W/ BATH 3 AND LOFT

SECOND FLOOR UTILITY PLAN OPTIONS

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





# NORTH CAROLINA 50' SERIES

KB HOME NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.

SUITE 180

DURHAM, NC 27703

TEL: (919) 768-7988

FAX: (919) 472-0582

2018 NORTH
CAROLINA STATE
BUILDING

CODES

ISSUE DATE: 08/17/18

REVISIONS: SEE BELOW

2018 CODE UPDATE NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

PLAN ERROR
NC21014NCP / 02-18-21 / KBA

7 FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA

243.2939

5.6

DIVISION REVISIONS NCI9028NCP/ 04/22/19 / FAE

DIVISION MGR.:

PROJECT No.: 1350999:57

D.S.

12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

24"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)

OPTIONAL PRE-WIRED CEILING FAN
AND SNITCH - LOCATED IN CENTER OF ROOM U.N.O.

CEILING MOUNTED JUNCTION BOX

WALL MOUNTED JUNCTION BOX

UTILITY LEGEND

120V DUPLEX CONVENIENCE RECEPTACLE
ARC FAULT(AFCI) AND TAMPER RESISTANT(TR)
12° ABV. FIN. FLR. TYPICAL UNA.

120v (AFCI & TR) DUPLEX CONVENIENCE RECEPTACLE SMITCH CONTROLLED, 1/2 HOT

TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.

H 96 I 20V (TR) RECEPTACLE W 6FI CIRCUIT
W WATER RESISTANT HOUSING

120V (TR) RECEPTACLE W 6FI CIRCUIT

THREE-POLE LIGHT SMITCH
FOUR-POLE LIGHT SMITCH
MALL MOUNTED LIGHT FIXTURE
W MATER RESISTANT HOUSING

MALL MOUNTED INCANDESCENT LIGHT FIXTURE

MALL MOUNTED FLUORESCENT LIGHT FIXTURE

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

CEILING MOUNTED FLUORESCENT LIGHT FIXTURE

HANGING INCANDESCENT LIGHT FIXTURE

RECESSED EXHAUST FAN

RECESSED INCANDESCENT DIRECTIONA LIGHT FIXTURE (EYE BALL)

LIGHTING - TRAVERSE II LED FIXTURE - PER SPECS

RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING

RECESSED FLUORESCENT LIGHT FIXTURE

RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION

RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION INCANDESCENT WALL SCONCE

ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET

120v (AFCI & TR) RECESSED FLOOR RECEPTACLE W COVER

FUSED DISCONNECT

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⋈.P.

HO WALL MOUNTED JUNCTION E

DOOR CHIME
CATY RECEPTACLE
PUSH BUTTON

PUSH BUTTON

PHONE OUTLET

SERVICE BOX

HB HOSE BIB

HB HOSE BIB W S.O.V.

CM WATER STUB FOR ICE MAKER
APPROVED CEILING MOUNTED

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 KEY - FIREPLAC

SMITCHING FOR ROOMS W CLG. FAN OPTIONS
SHT / FAN LIGHT
1/2 HOT FAN 1/6 HOT

24" MIN. SEPERATION OF ELECTRICAL BOXES AS SHOWN BELOW

FAN DIVIDING TO THE PROPERTY OF THE PROPERTY O

# NOTES

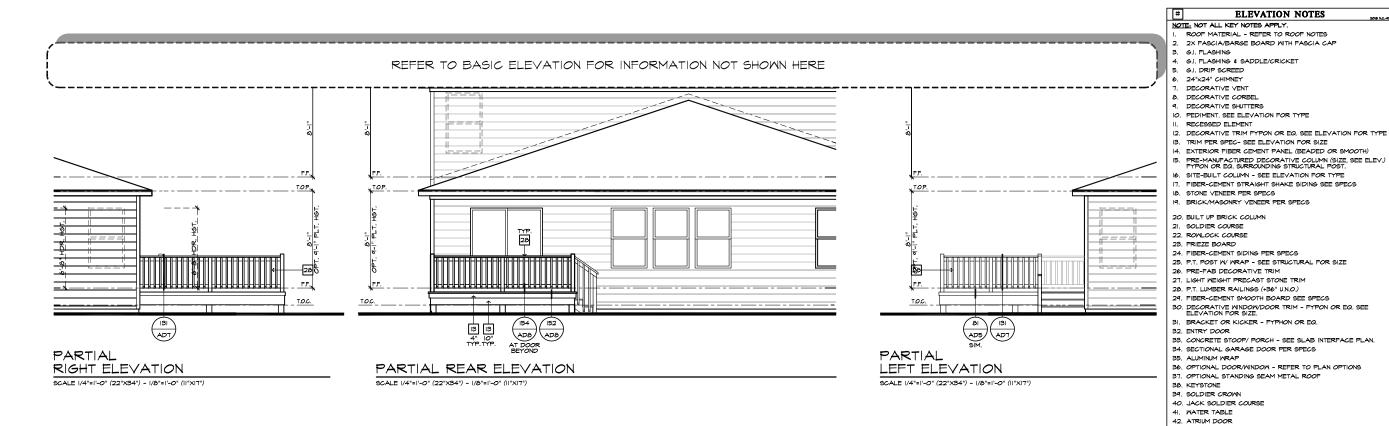
MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINETED BY OTHERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT, ALL HEIGHTS SHOWN ARE TO CENTERLINE OF FIXTURE.

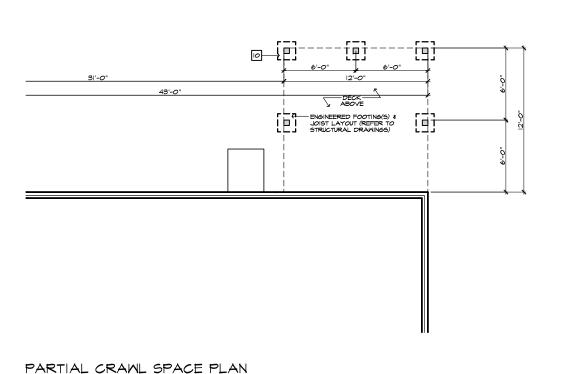
. PROVIDE SWITCH, LIGHT, 120v (AFCI & TR) DUPLEX RECEPTACLE, & FUEL GAS STUB OR 220v RECEPTACLE IN ATTIC FOR F.A.U. - PER COMMUNITY SPECIFICATIONS.

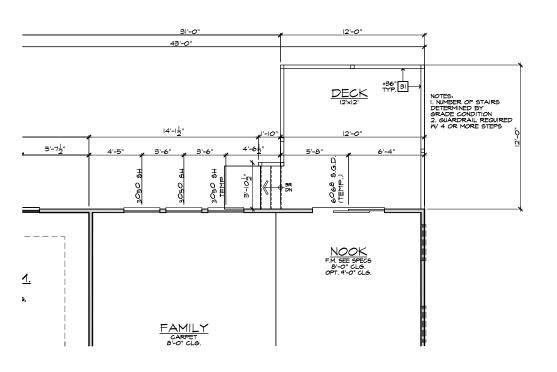
SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING T BE LOCATED AT HIGHEST POINT OF CEILING

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.







PARTIAL FIRST FLOOR PLAN

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

12'x25' ENLARGED DECK AT CRAWL SPACE

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





# **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

# 2018 NORTH CAROLINA STATE **BUILDING** CODES

41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4 43. 2x6 WALL

PARTIAL PLAN NOTES

37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGH

40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT.

44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL

45. DOUBLE 2x4 WALL

39. LINE OF CEILING BREAK

46. LINE OF FLOOR ABOVE

NOTE: NOT ALL KEY NOTES APPLY

3. FOUNDATION PER STRUCTURAL. F. STAIR LANDING: 36"x36" MIN.

7. 4" TOE KICK FOR MASONRY VENEER

IO. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL

4" MIN. 7 3/4" MAX. TO HARD SURFACE.

14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

12. A/C PAD. VERIFY LOCATION 13. CRAWL SPACE ACCESS

43. PILASTER - SEE ELEVATION FOR TYPE

# PARTIAL PLAN NO

31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5

NOTE: NOT ALL KEY NOTES APPLY

47. LINE OF FLOOR BELOW

48. EXTERIOR RAIL

55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE

SEPARATION DETINEEN SECOND FLOOR AND GARAGE CEILING, PROVIDE (I) LAYER OF % TYPE X' GYPSIM BOARD, MALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (I) LAYER OF '§' GYPSIM BOARD

FOUNDATION PLAN NOTES

CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN.

2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/6" PER 1'-0" MIN. TOWARD DOOR OPENING.

5. CONCRETE DRIVEWAY SLOPE I/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.

3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.

57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT

60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.: REVISIONS: SEE BELOW

2018 CODE UPDATE NCI90ISNCP/ 03/IS/I9 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-12-21 / KBA

7 FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

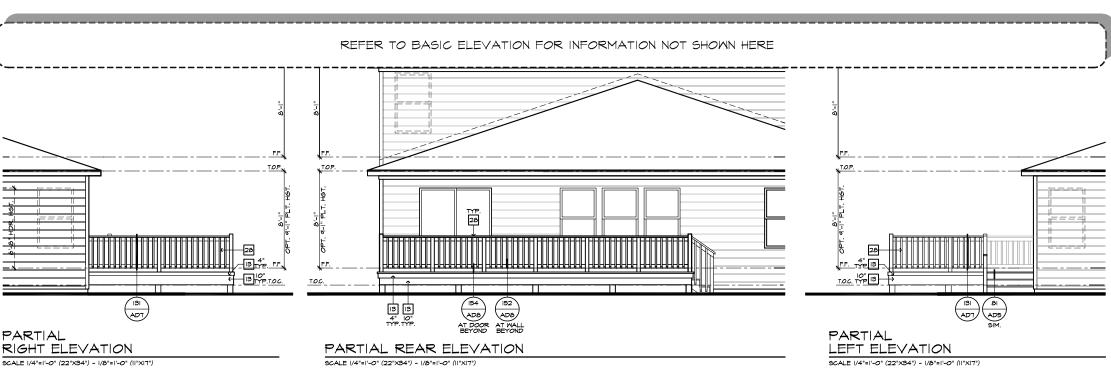
243.2939

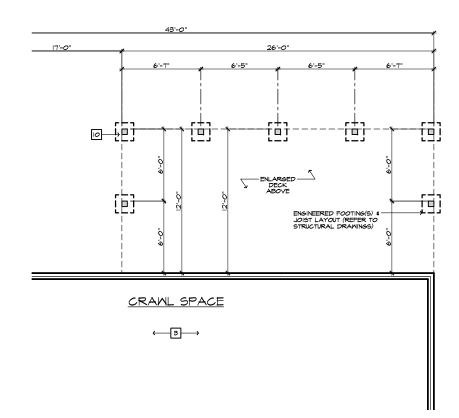
REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.

SHEET: 7.1

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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

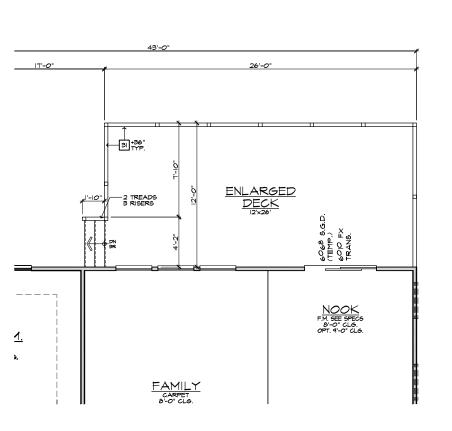




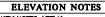


PARTIAL FIRST FLOOR PLAN

12'x25' ENLARGED DECK AT CRAWL SPACE



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



#### NOTE: NOT ALL KEY NOTES APPLY.

- ROOF MATERIAL REFER TO ROOF NOTES
- 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
- B. G.I. FLASHING
- 4. G.I. FLASHING & SADDLE/CRICKE G.I. DRIP SCREED
- 24"x24" CHIMNEY
- DECORATIVE VENT
- DECORATIVE CORBEL
- I. DECORATIVE SHUTTERS I. RECESSED ELEMENT
- IO. PEDIMENT. SEE ELEVATION FOR TYPE
- 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,
- PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
- 6. SITE-BUILT COLUMN SEE ELEVATION FOR TYPE
- IT. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
- 18. STONE VENEER PER SPECS
- 19. BRICK/MASONRY VENEER PER SPECS
- 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 FYPHON OR EQ.
- 32. ENTRY DOOR 33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
- 34. SECTIONAL GARAGE DOOR PER SPECS
- 35. ALUMINUM WRAP
- 36. OPTIONAL DOOR/WINDOW REFER TO PLAN OPTIONS
- 37. OPTIONAL STANDING SEAM METAL ROOF
- 38. KEYSTONE 39. SOLDIER CROWN
- 40. JACK SOLDIER COURSE 41. WATER TABLE
- 42. ATRIUM DOOR
- 43. PILASTER SEE ELEVATION FOR TYPE

#### PARTIAL PLAN NOTES NOTE: NOT ALL KEY NOTES APPLY

#### 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5

- 37. FLAT SOFFIT REFER TO PLAN OR ELEVATIONS FOR HEIGH
- 39. LINE OF CEILING BREAK
- 40. INTERIOR SHELF REFER TO PLAN OR INT. ELEVS. FOR HGT. 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 72/AD4
- 43. 2x6 WALL
- 44. 2x6 BALLOON FRAMED WALL REFER TO STRUCTURAL
- 45. DOUBLE 2×4 MALL
- 46. LINE OF FLOOR ABOVE
- 47. LINE OF FLOOR BELOW

NOTE: NOT ALL KEY NOTES APPLY

3. FOUNDATION PER STRUCTURAL. F. STAIR LANDING: 36"x36" MIN.

7. 4" TOE KICK FOR MASONRY VENEER

IO. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL

4" MIN. 7 3/4" MAX. TO HARD SURFACE.

14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

12. A/C PAD. VERIFY LOCATION 13. CRAWL SPACE ACCESS

- 48. EXTERIOR RAIL
- 55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
- SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING, PROVIDE (I) LAYER OF % "TYPE" X" GYPSUM BOARD, NALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING, PROVIDE (I) LAYER OF 1/2" GYPSUM BOARD

FOUNDATION PLAN NOTES

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.

5. CONCRETE DRIVEWAY SLOPE I/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.

3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.

- 57. EXTERIOR SHELF REFER TO ELEV. FOR HEIGHT
- 60. SECTIONAL GARAGE DOOR VERIFY WINDOW OPTIO

# HOME



# **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH CAROLINA STATE **BUILDING** CODES

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.:

REVISIONS: SEE BELOW 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19047NCP/ 07/25/19 / FAE DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-12-21 / KBA

7 FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

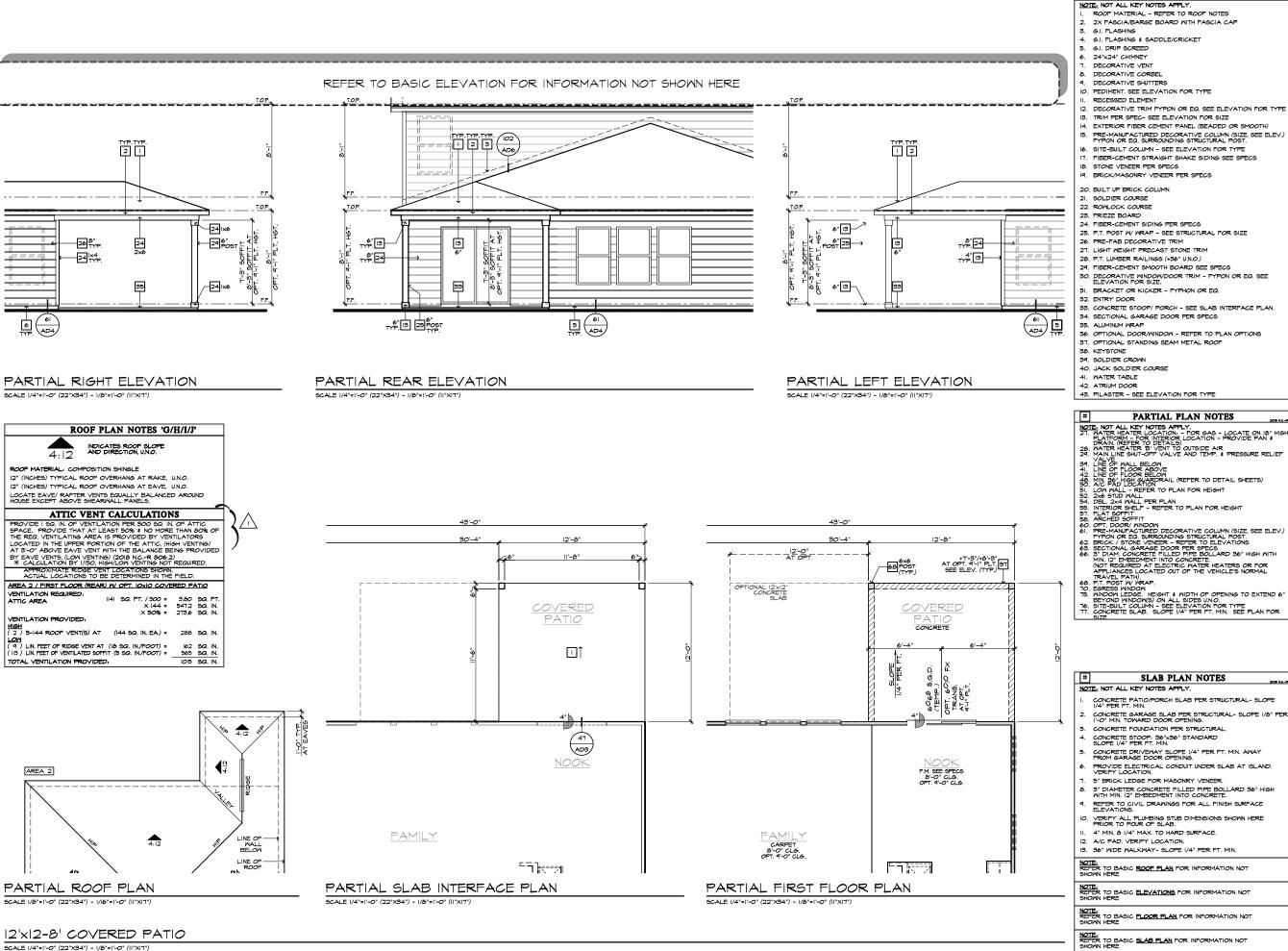
243.2939

REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS,

SHEET: 7.2

SPEC. LEVEL 1 RALEIGH-DURHAM 50' SERIES

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



# HOME



# NORTH CAROLINA 50' SERIES

кв номе NORTH CAROLINA DIVISION

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

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2018 NORTH **CAROLINA STATE BUILDING** 

CODES

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.: REVISIONS: SEE BELOW

2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD DIVISION REVISIONS NC19028NCP/ 04/22/19 / FAR

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA 6 PLAN ERROR NC21014NCP / 02-12-21 / KBA

CONCRETE STOOP: 36"x36" STANDARD SLOPE I/4" PER FT. MIN. 7 FRAMEWALK COMMENTS NCI9047NCP / 07-28-21 / KBA CONCRETE DRIVEMAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.

 PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND. VERIFY LOCATION. 5" BRICK LEDGE FOR MASONRY VENEER.

SLAB PLAN NOTES

PARTIAL PLAN NOTES

ELEVATION NOTES

8. 3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS.

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

II. 4" MIN. 8 I/4" MAX. TO HARD SURFACE. 12. A/C PAD, VERIFY LOCATION.

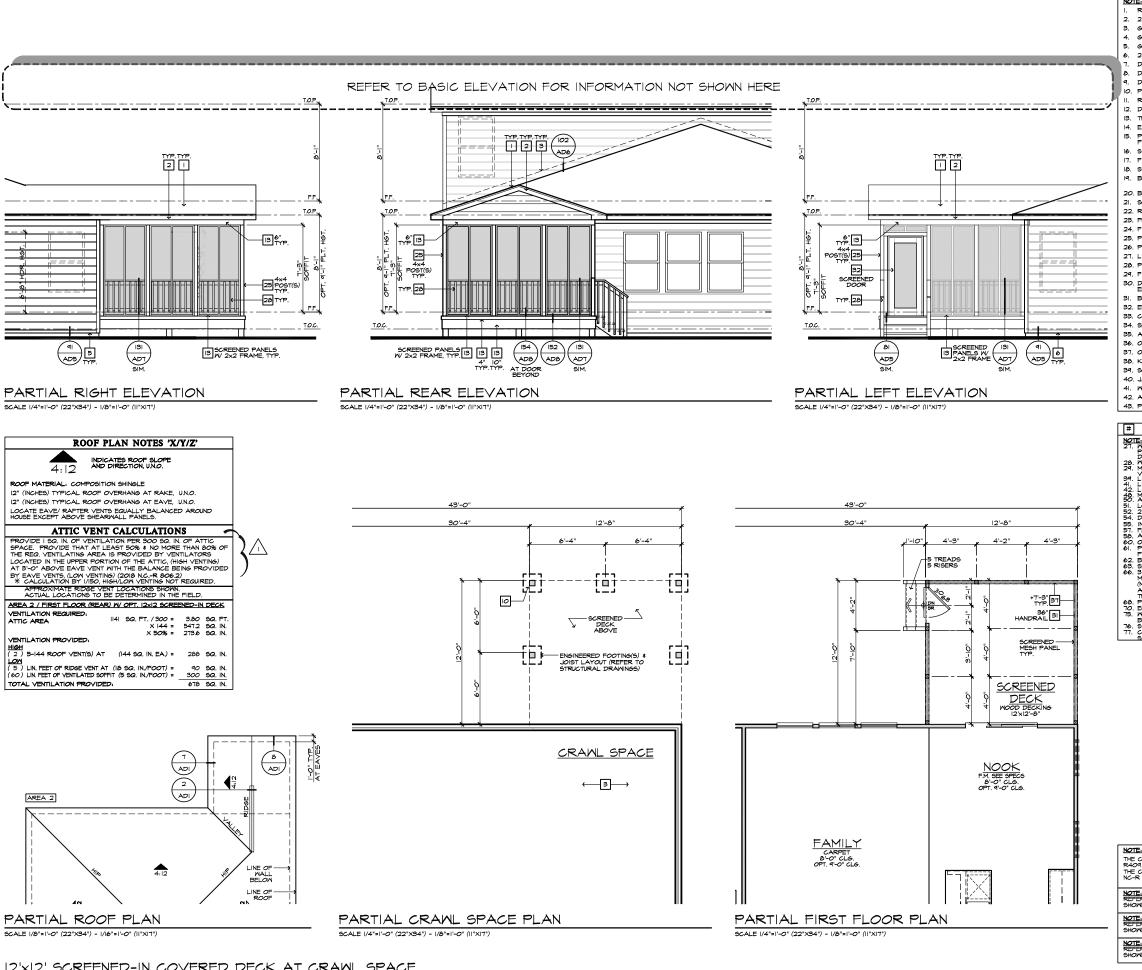
13. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

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

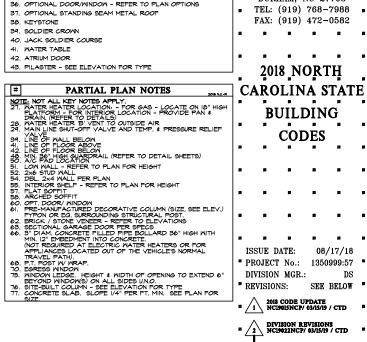
NOTE:
REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT

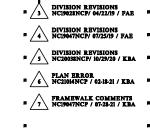
NOTE: REFER TO BASIC SLAB PLAN FOR INFORMATION NOT SHOWN HERE

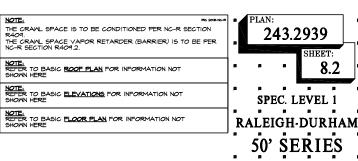
243.2939 HEET: 8.1

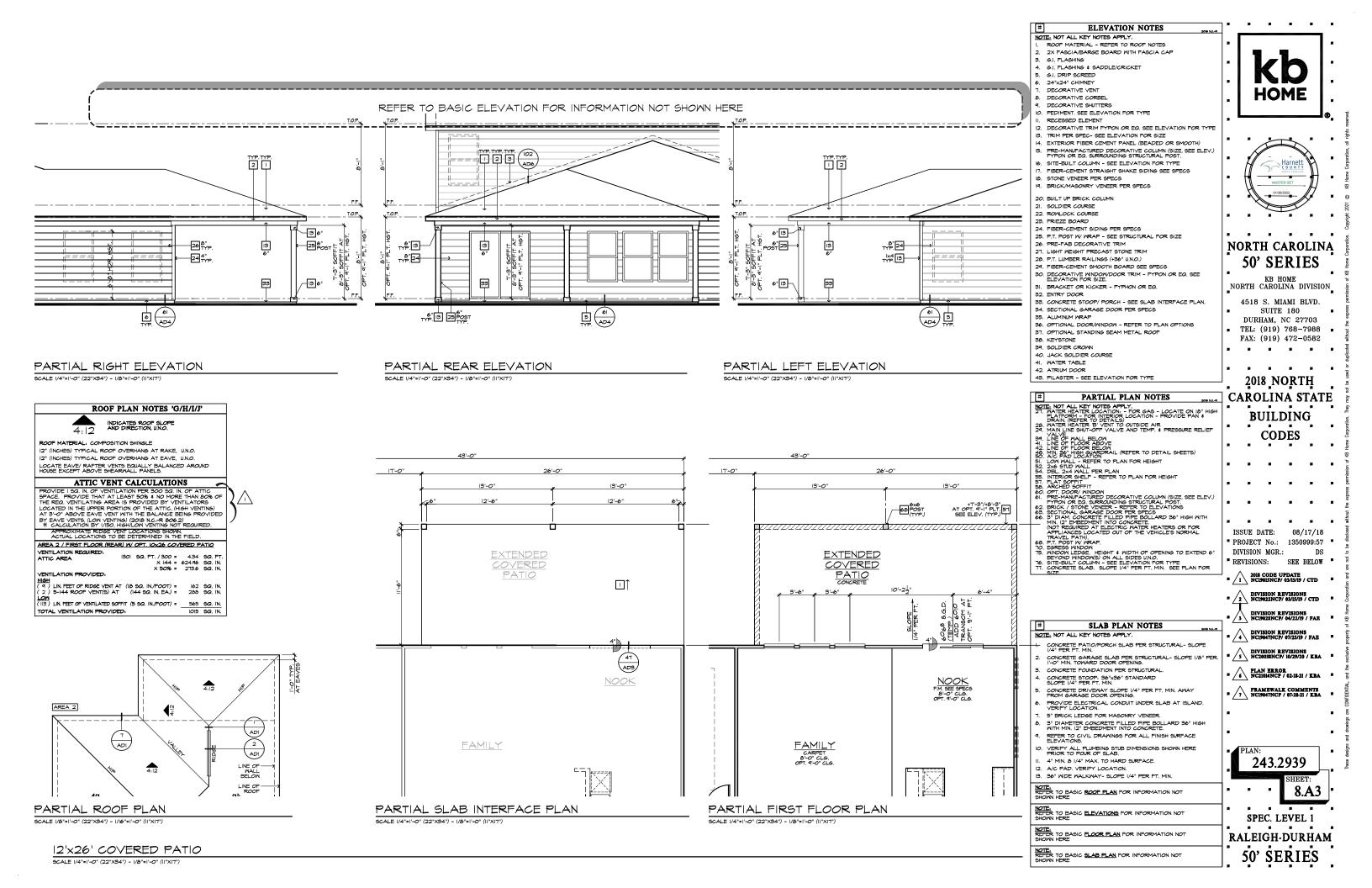


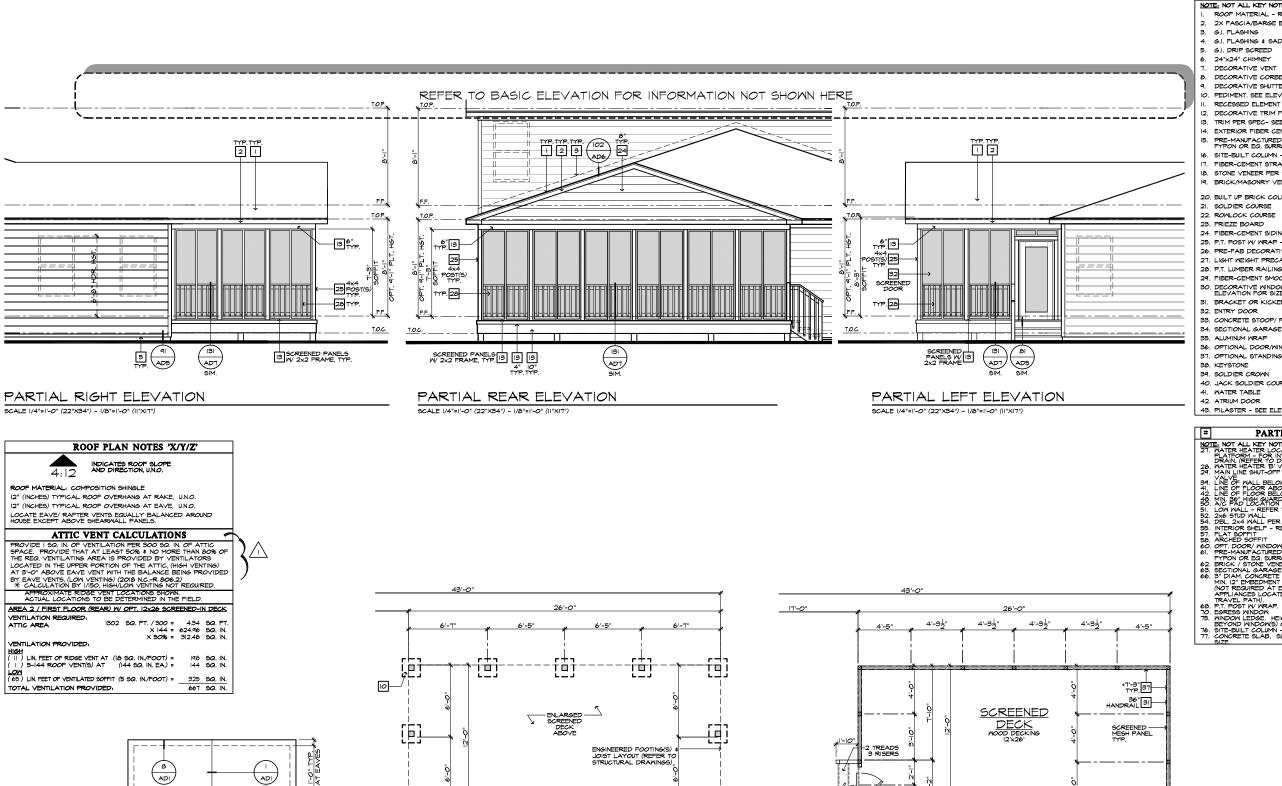


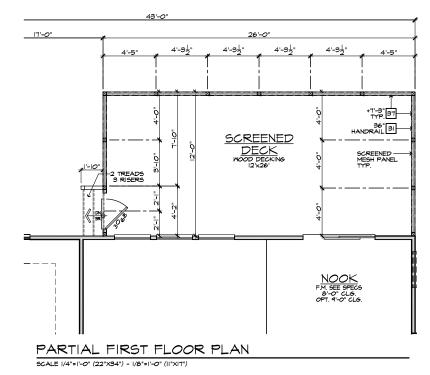












CRAWL SPACE

**←**3

SCALE I/4"=1'-0" (22"X34") - I/6"=1'-0" (II"XI7")

PARTIAL CRAWL SPACE PLAN

12'X19' SCREENED-IN COVERED DECK AT CRAWL SPACE

LINE OF -WALL BELOW

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

PARTIAL ROOF PLAN

SCALE I/B"=I'-O" (22"X34") - I/I6"=I'-O" (II"XI7")

AREA 2

### ELEVATION NOTES

#### NOTE: NOT ALL KEY NOTES APPLY. 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
- 5. 24"x24" CHIMNEY 7. DECORATIVE VENT
- DECORATIVE CORBEL
- DECORATIVE SHUTTERS
- O. PEDIMENT. SEE ELEVATION FOR TY
- 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 FYPHON OR EQ.
- 32. ENTRY DOOR
- 33. CONCRETE STOOP/ PORCH SEE SLAB INTERFACE PLAN. 34. SECTIONAL GARAGE DOOR PER SPECS
- 35. ALUMINUM WRAP
- 36. OPTIONAL DOOR/WINDOW REFER TO PLAN OPTIONS
- 37. OPTIONAL STANDING SEAM METAL ROOF
- 38. KEYSTONE 39. SOLDIER CROWN
- 40. JACK SOLDIER COURSE 4I. WATER TABLE
- 42. ATRIUM DOOR
- 43. PILASTER SEE ELEVATION FOR TYPE

#### PARTIAL PLAN NOTES

NOTE, NOT ALL ST NOTES PPLY

27. MATER HEATER, LOCATION - FOR GG - LOCATE ON 169 HIGH
PANN (REFER TO DETAILS)

28. MATER HEATER B: VENT TO OUTSIDE AIR

29. MATER HEATER B: VENT TO OUTSIDE AIR

20. MATE

29. MATTER HEATER 'B' VENT TO OUTSIDE AIR
29. MAIN LINE SHUTOFF VALVE AND TEMP. & PRESSURE RELIEF
VALVE
31. LINE OF FLOOR BELON
42. LINE OF FLOOR BELON
43. MINE SHUTOR SHOWN
44. MINE SHUTOR SHOWN
45. MINE OF FLOOR BELON
46. MIN 36' HIGH DAKARRALI (REFER TO DETAIL SHEETS)
50. AVC PAD LOCATION TO PLAN FOR HEIGHT
51. LOCATION
51. LOCATION
51. LOCATION
55. INTERIOR SHELF: REFER TO PLAN FOR HEIGHT
57. ARCHED SOFFIT
60. OPT. DOOR MINDOW
61. PRE-MANIFACTINED DECORATIVE COLUMN (SIZE, SEE ELEV.)
FYPON OR EQ. SURROUNDING STRUCTURAL POST.
62. BRICK / STONE VENEER - REFER TO ELEVATIONS
63. SECTIONAL GARAGE POOR PIECE PRECS
64. SHOWN AND SHOWN HIGH WITH
MIN. SENSENSHIP INTO ONCETT.
MOT REQUIRED AT ELECTRIC WATER HEATERS OR FOR
APPLIANCES LOCATED OUT OF THE VEHICLE'S NORMAL
TRAVEL PATH).
68. P.T. POST IN WRAP.
70. EGRESS MINDOW
71. MINDOW INDOWN SEE LLEVER OF OR TYPE
71. SHOWN LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6'
71. SHOWN LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6'
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71.

HOME



# **NORTH CAROLINA** 50' SERIES

кв номе NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING** CODES

9 9 9

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.:

REVISIONS: SEE BELOW 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC19022NCP/ 03/15/19 / CTD

DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAE DIVISION REVISIONS
NC19647NCP/ 67/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

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

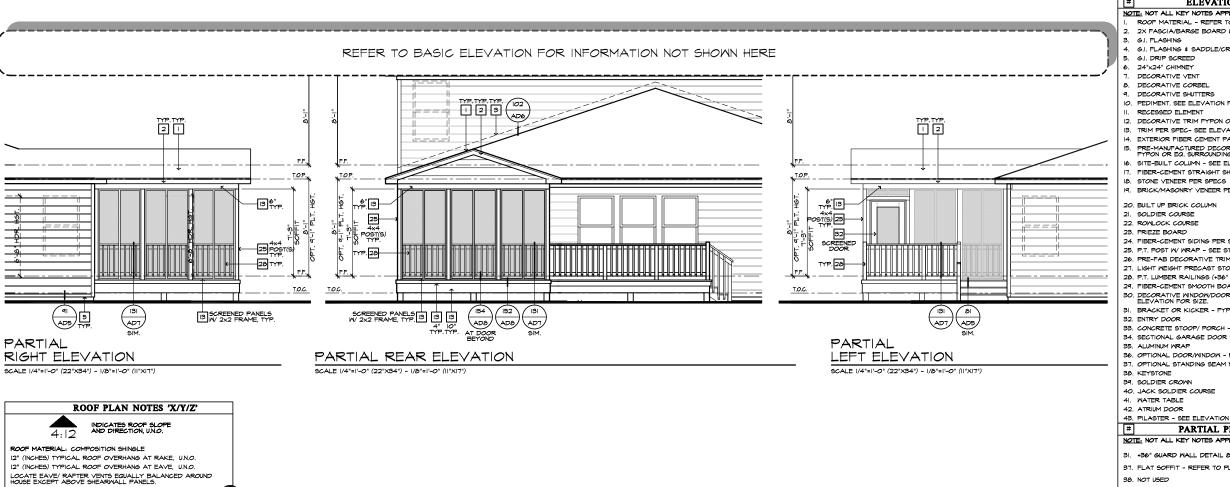
NOTE: REFER TO BASIC **ELEVATIONS** FOR INFORMATION NOT SHOWN HERE

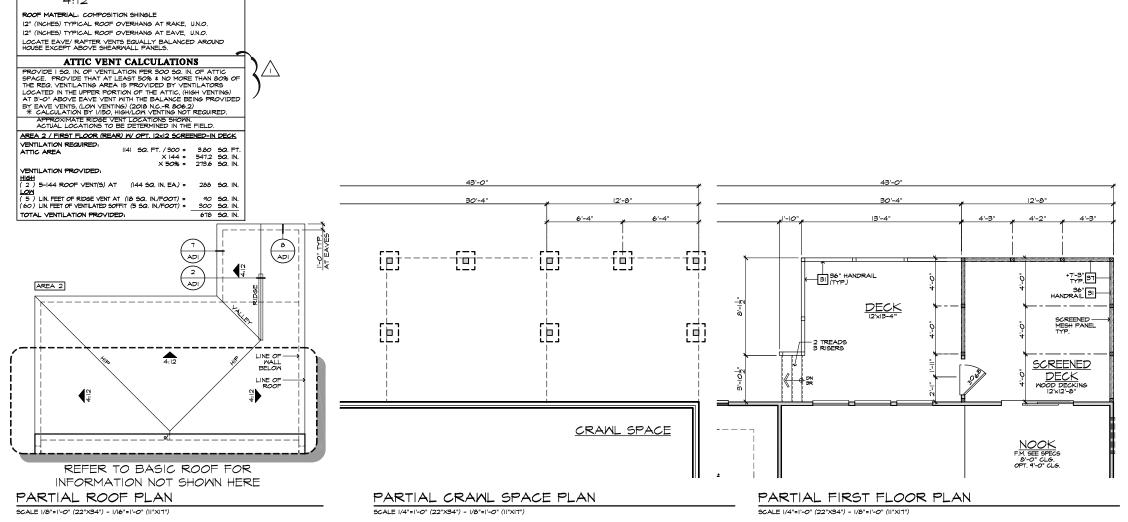
NOTE:
THE CRANL SPACE IS TO BE CONDITIONED PER NC-R SECTION REGOT,
THE CRANL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION REGOT.

NOTE:
REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT

243.2939 HEET: 8.A4 SPEC. LEVEL 1

RALEIGH-DURHAM 50' SERIES





**ELEVATION NOTES** NOTE: NOT ALL KEY NOTES APPLY. ROOF MATERIAL - REFER TO ROOF NOTES 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP 4. G.I. FLASHING & SADDLE/CRICKE HOME IO. PEDIMENT, SEE ELEVATION FOR TYPE 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, PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.)
 FYPON OR EQ. SURROUNDING STRUCTURAL POST. 6. SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE IT. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS 19. BRICK/MASONRY VENEER PER SPECS 24. FIBER-CEMENT SIDING PER SPECS 25. P.T. POST W WRAP - SEE STRUCTURAL FOR SIZE 26. PRE-FAB DECORATIVE TRIM **NORTH CAROLINA** 27. LIGHT WEIGHT PRECAST STONE TRIM 28. P.T. LUMBER RAILINGS (+36" U.N.O.) 50' SERIES 29. FIBER-CEMENT SMOOTH BOARD SEE SPECS 30. DECORATIVE WINDOW/DOOR TRIM - FYPON OR EQ. SEE ELEVATION FOR SIZE. KB HOME 31. BRACKET OR KICKER - FYPHON OR EQ. NORTH CAROLINA DIVISION 33. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN. 4518 S. MIAMI BLVD. 34. SECTIONAL GARAGE DOOR PER SPECS SUITE 180 DURHAM, NC 27703 36. OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS TEL: (919) 768-7988 m 37. OPTIONAL STANDING SEAM METAL ROOF FAX: (919) 472-0582 43. PILASTER - SEE ELEVATION FOR TYPE 2018 NORTH PARTIAL PLAN NOTES **CAROLINA STATE** NOTE: NOT ALL KEY NOTES APPLY 31. +36" GUARD WALL DETAIL 84/AD5 OR 86/AD5 BUILDING 37. FLAT SOFFIT - REFER TO PLAN OR ELEVATIONS FOR HEIGH CODES 39. LINE OF CEILING BREAK 40. INTERIOR SHELF - REFER TO PLAN OR INT. ELEVS. FOR HGT. 41. LOW WALL - REFER TO PLAN FOR HEIGHT - DETAIL 12/AD4 44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL 45. DOUBLE 2×4 MALL 46. LINE OF FLOOR ABOVE 47. LINE OF FLOOR BELOW 55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING, PROVIDE (1) LAYER OF % "TYPE" X" GYPSUM BOARD, MALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (1) LAYER OF ½ GYPSUM BOARD DIVISION MGR.: REVISIONS: SEE BELOW 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD 57. EXTERIOR SHELF - REFER TO ELEV. FOR HEIGHT 60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION DIVISION REVISIONS NC19047NCP/ 07/25/19 / FAE DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE 1/4" PER FT. MIN. 6 PLAN ERROR NC21014NCP / 02-12-21 / KBA 7 FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243,2939

SPEC. LEVEL 1

SHEET:

8.A5

FOUNDATION PLAN NOTES NOTE: NOT ALL KEY NOTES APPLY

CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 1/8" PEI 1'-0" MIN. TOWARD DOOR OPENING.

FOUNDATION PER STRUCTURAL.

STAIR LANDING: 36"x36" MIN.

43. 2x6 WALL

48. EXTERIOR RAIL

CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.

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.

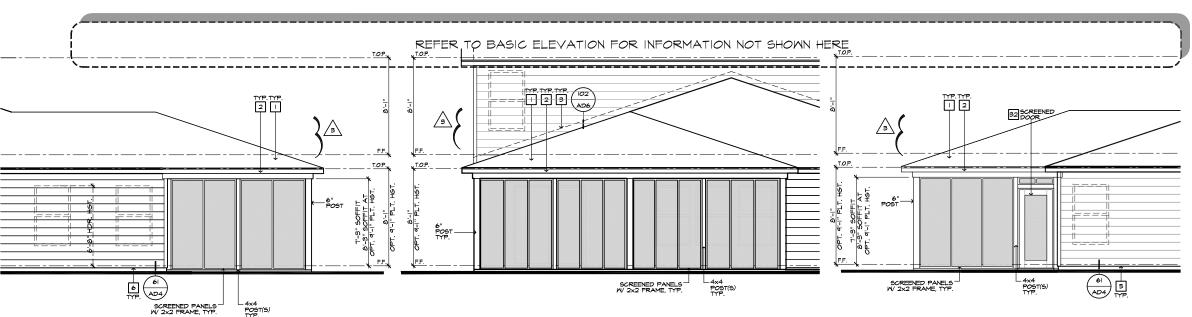
12. A/C PAD. VERIFY LOCATION

13. CRAWL SPACE ACCESS

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

NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE

RALEIGH-DURHAM 50' SERIES NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE



SCALE I/4"=1'-0" (22"X34") - I/6"=1'-0" (II"XI7")

PARTIAL REAR ELEVATION

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

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

INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

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

PARTIAL RIGHT ELEVATION

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

ROOF MATERIAL . COMPOSITION SHINGLE

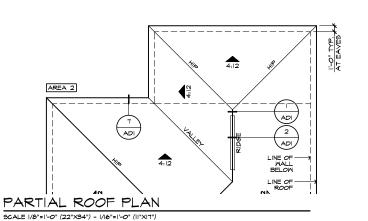
ATTIC VENT CALCULATIONS PROVIDE I SO, IN, OF VENTILATION PER 300 SO, IN OF ATTIC SPACE. PROVIDE THAT AT LEAST 50% & NO MORE THAN 80% OF THE REQ. VENTILATIONS AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-O' ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED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

APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD. AREA 2 / FIRST FLOOR (REAR) W/ OPT. IOXIO COVERED PATIO

VENTILATION REQUIRED: ATTIC AREA | 14| SQ. FT. /300 = 3.80 SQ. FT. | X | 144 = 547.2 SQ. | N. | X | 50% = 273.6 SQ. | N. X 50% = 219,6 50, IN.

VENTILATION PROVIDED:

HIGH
(2 ) 5-144 ROOF VENT(5) AT (144 50, IN. EA) = 286 50, IN.

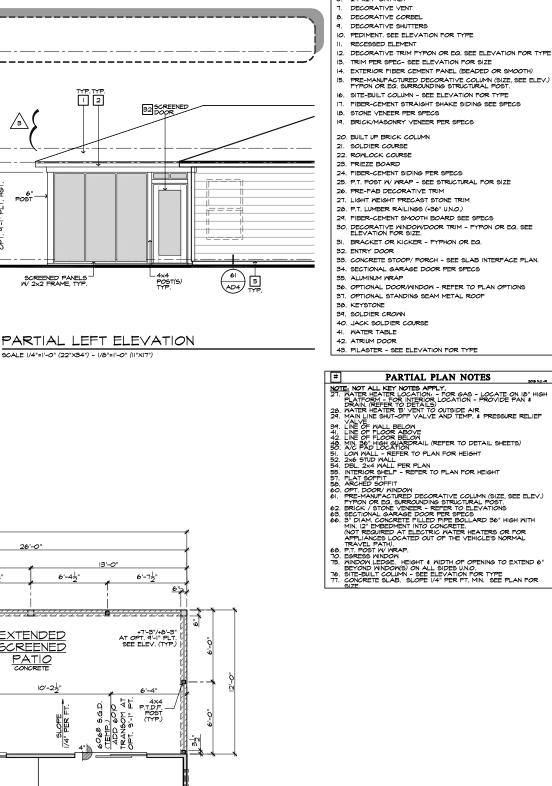


43'-0" 17'-0" 26'-0" 13'-0" 6'-45" 6'-41/2" 6'-7½" <u>3</u> OPTIONAL— 12'x12' PATIO SLAB SCREENED PATIO SLOPE |/4" PER F PARTIAL FIRST FLOOR PLAN

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

12'x26' SCREENED-IN EXTENDED COVERED PATIO

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



HOME

**ELEVATION NOTES** 

NOTE: NOT ALL KEY NOTES APPLY.

4. G.I. FLASHING & SADDLE/CRICKET

. G.I. FLASHING

5. G.I. DRIP SCREED 24"v24" CHIMNEY

ROOF MATERIAL - REFER TO ROOF NOTES
 2X FASCIA/BARGE BOARD WITH FASCIA CAP



### NORTH CAROLINA 50' SERIES

KB HOME ORTH CAROLINA DIVISION

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

. . . . . 2018 NORTH **CAROLINA STATE** 

**BUILDING** CODES

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.: REVISIONS: SEE BELOW

2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NCI9022NCP/ 03/15/19 / CTD DIVISION REVISIONS
NC19028NCP/ 04/22/19 / FAE

DIVISION REVISIONS NCI9047NCP/ 07/25/19 / FAE

DIVISION REVISIONS
NC20038NCP/ 10/29/20 / KBA

PLAN ERROR NC21014NCP / 02-18-21 / KBA

FRAMEWALK COMMENTS
NC19047NCP / 07-28-21 / KBA

NOTE:
THE CRANL SPACE IS TO BE CONDITIONED PER NC-R SECTION REGOT,
THE CRANL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION REGOT.

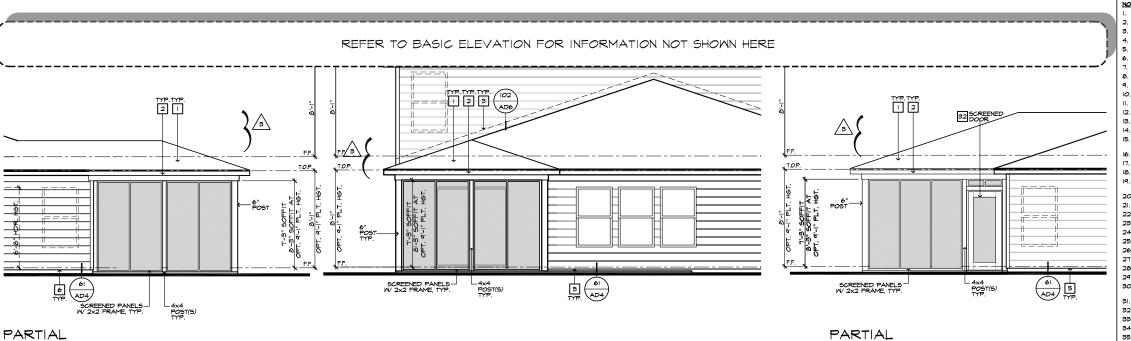
NOTE: REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE

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

NOTE:
REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT

243.2939

SHEET: 8.A6



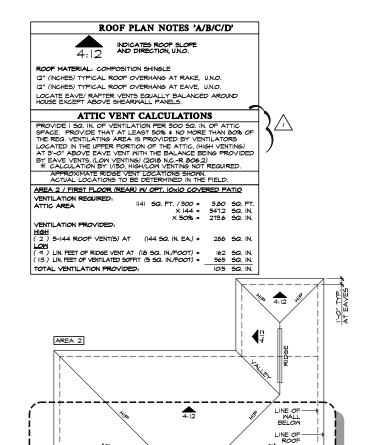
SCALE |/4"=|'-0" (22"X34") - |/8"=|'-0" (||"X|7")



PARTIAL REAR ELEVATION

LEFT ELEVATION

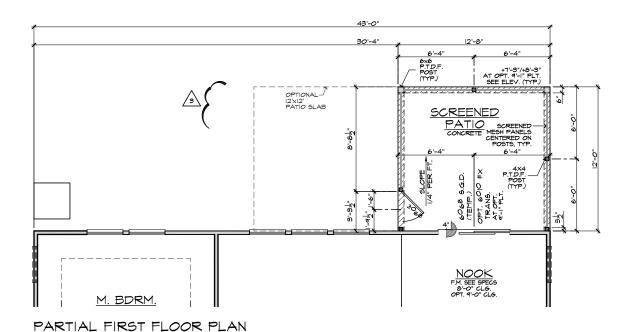
SCALE I/4"=1'-0" (22"X34") - I/8"=1'-0" (II"XI7")

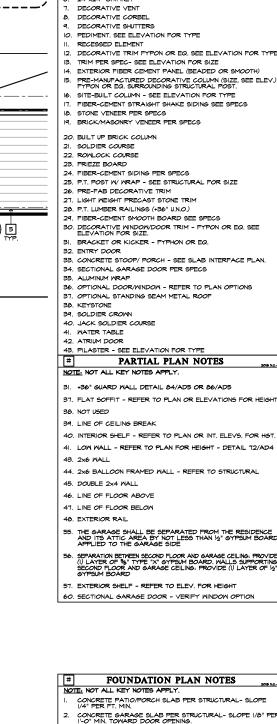


REFER TO BASIC ROOF FOR INFORMATION NOT SHOWN HERE

PARTIAL ROOF PLAN

SCALE I/8"=I'-0" (22"X34") - I/I6"=I'-0" (II"XI7")





ELEVATION NOTES

NOTE: NOT ALL KEY NOTES APPLY.

- ROOF MATERIAL REFER TO ROOF NOTES
- 2. 2X FASCIA/BARGE BOARD WITH FASCIA CAP
- . G.I. FLASHING
- 4. G.I. FLASHING & SADDLE/CRICKE
- G.I. DRIP SCREED
- 24"x24" CHIMNEY

- I. DECORATIVE SHUTTERS
- 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,
- PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FYPON OR EQ. SURROUNDING STRUCTURAL POST.
- 6. SITE-BUILT COLUMN SEE ELEVATION FOR TYPE
- IT. FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
- 19. BRICK/MASONRY VENEER PER SPECS

- 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
- 29. FIBER-CEMENT SMOOTH BOARD SEE SPECS
- 30. DECORATIVE WINDOW/DOOR TRIM FYPON OR EQ. SEE ELEVATION FOR SIZE.
- 31. BRACKET OR KICKER FYPHON OR EQ.
- 33. CONCRETE STOOP/ PORCH SEE SLAB INTERFACE PLAN.

- 36. OPTIONAL DOOR/WINDOW REFER TO PLAN OPTIONS
- 37. OPTIONAL STANDING SEAM METAL ROOF
- 43. PILASTER SEE ELEVATION FOR TYPE

#### PARTIAL PLAN NOTES

- 37. FLAT SOFFIT REFER TO PLAN OR ELEVATIONS FOR HEIGH
- 39. LINE OF CEILING BREAK
- 40. INTERIOR SHELF REFER TO PLAN OR INT. ELEVS. FOR HGT.
- 44. 2x6 BALLOON FRAMED WALL REFER TO STRUCTURAL
- 47. LINE OF FLOOR BELOW
- 55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
- SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING, PROVIDE (I) LAYER OF %" TYPE "X" GYPSIM BOARD, MALLS SUPPORTING SECOND FLOOR AND GARAGE CEILING; PROVIDE (I) LAYER OF 1/2 GYPSIM BOARD
- 57. EXTERIOR SHELF REFER TO ELEV. FOR HEIGHT
- 60. SECTIONAL GARAGE DOOR VERIFY WINDOW OPTIO

HOME



# **NORTH CAROLINA** 50' SERIES

KB HOME NORTH CAROLINA DIVISION

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

2018 NORTH **CAROLINA STATE BUILDING** CODES

ISSUE DATE: 08/17/18 PROJECT No.: 1350999:57 DIVISION MGR.:

REVISIONS: SEE BELOW 2018 CODE UPDATE NC19015NCP/ 03/15/19 / CTD

DIVISION REVISIONS NC19047NCP/ 07/25/19 / FAE

DIVISION REVISIONS NC20038NCP/ 10/29/20 / KBA

6 PLAN ERROR NC21014NCP / 02-12-21 / KBA

7 FRAMEWALK COMMENTS NC19047NCP / 07-28-21 / KBA

243,2939

REFER TO CIVIL DRAWINGS FOR ALL FINISH SURFACE ELEVATIONS, IO. VERIFY LOCATION OF PIER FOOTINGS PER STRUCTURAL

4" MIN. 7 3/4" MAX. TO HARD SURFACE.

5. CONCRETE DRIVEWAY SLOPE 1/4" PER FT. MIN. AWAY FROM GARAGE DOOR OPENING.

3" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE.

12. A/C PAD. VERIFY LOCATION

7. 4" TOE KICK FOR MASONRY VENEER

13. CRAWL SPACE ACCESS

3. FOUNDATION PER STRUCTURAL. F. STAIR LANDING: 36"x36" MIN.

14. 36" WIDE WALKWAY- SLOPE 1/4" PER FT. MIN.

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

SHEET: 8.A7 SPEC. LEVEL 1

RALEIGH-DURHAM 50' SERIES

# STRUCTURAL PLANS FOR:



# 243.2939 - LH GARAGE

PLAN RELEASE / REVISIONS				
REV. DATE	ARCH PLAN VERSION	REVISION DESCRIPTION	DRFT	
01/03/2019	249.2939 MP LH 2018-07-17	2018 NORTH CAROLINA RESIDENTIAL CODE UPDATE, NEW DRAWING TEMPLATE	CAR	
04/02/2019	2939_ABCD-R_NC19022NCP_03.22.19	ADDED DEN OPT, SUPER MASTER BATH, AND BED 6 W/ BATH 4 OPTION	CAR	
06/11/2019	243.2939 ABCD RH 2019.04.24	ADDED SCREENED PATIO OPTS	CAR	
10/07/2020	243.2939 LH 2019.07.25	UPDATED REAR COVERED/SCREENED PATIO OPTIONS; RELOCATING REAR POSTS/BEAMS	ABS	

# **NOTES**

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

# CODE

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

2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

# **ENGINEER OF RECORD**

JDSfaulkner, PLLC
ENGINEERING + DESIGN + CONSULTING + SURVEYING
CONSULTING SERVICES
8600 'D' JERSEY COURT
RALEIGH, NC 27617
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 20901658



Harnett County Master Sett 01/26/2022

KB HOME
NORTH CAROLINA DIVISION

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



P-0961

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



INFO@JDSfaulkner.COM; WWW.JDSfaulkner.C
PROJECT NO.: 20901658

243.2939

TITLE SHEET

T

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

#### **GENERAL**

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

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.

200 (pounds, concentrated)

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	
DECIDENTIAL CODE TABLE BOOK S	LIVE LOAD (DOE)	
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	

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

**GUARDS AND HANDRAILS** 

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

#### **MATERIALS**

1. 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

2. 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

Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI

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

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

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

5. LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI

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

#### **FOUNDATION**

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

#### **FRAMING**

- 1. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- 2. ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- 3. NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION
- 6. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- 7. PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER
  - A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
  - 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# LIPLIET CAPACITY
  - C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- 8. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS: A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND
  - COORDINATION BEFORE CONSTRUCTION. 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
- 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.
- 10. 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.
- 11. 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
- 12. 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).
- 13. 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)
- 14. 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.
- 15. 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.





KB HOME NORTH CAROLINA DIVISION

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



P-0961

JDSfaulkner, PLLC HAS PERFORMED A STRUCTURAL REVIEW OF THESE PLANS. THE STRUCTURAL COMPONENTS COMPLY WITH THE 018 NORTH CAROLINA RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS FOR NO. PLAN REVIEW. DEVIATION OF ANY STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT THE APPROVAL OF THE EOR IS PROHIBITED.



10/07/2020

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**GENERAL NOTES** 

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

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

DETAILS AND NOTES ON DRAWINGS GOVERN.

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

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 115 MPH ULTIMATE DESIGN WIND SPEE
TO THE INDER OFF	TIO IIII TI OLITIMATE BEGION WIND OF EEE
2x4 @ 16" OC	10'-0"
2x4 @ 12" OC	12'-0"
2×6 @ 46" OC	15'-0"
2x6 @ 16" OC	
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(0) 04 @ 40!! 00	4.41.611
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
	25'-0"
(2) 2x6 @ 12" OC	25 -0
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"
(-) -/- (8) 12 00	3. <b>V</b>

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

#### ROOF SYSTEMS

#### TRUSSED ROOF - STRUCTURAL NOTES

- 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.

#### STICK-FRAMED ROOF - STRUCTURAL NOTES

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



DENOTES OVER-FRAMED AREA

- 5. MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- 7. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- 8. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

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

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

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





NORTH CAROLINA DIVISION
4518 S. MIAMI BLVD.

SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7988
FAX: (919) 472-0582



P-0961

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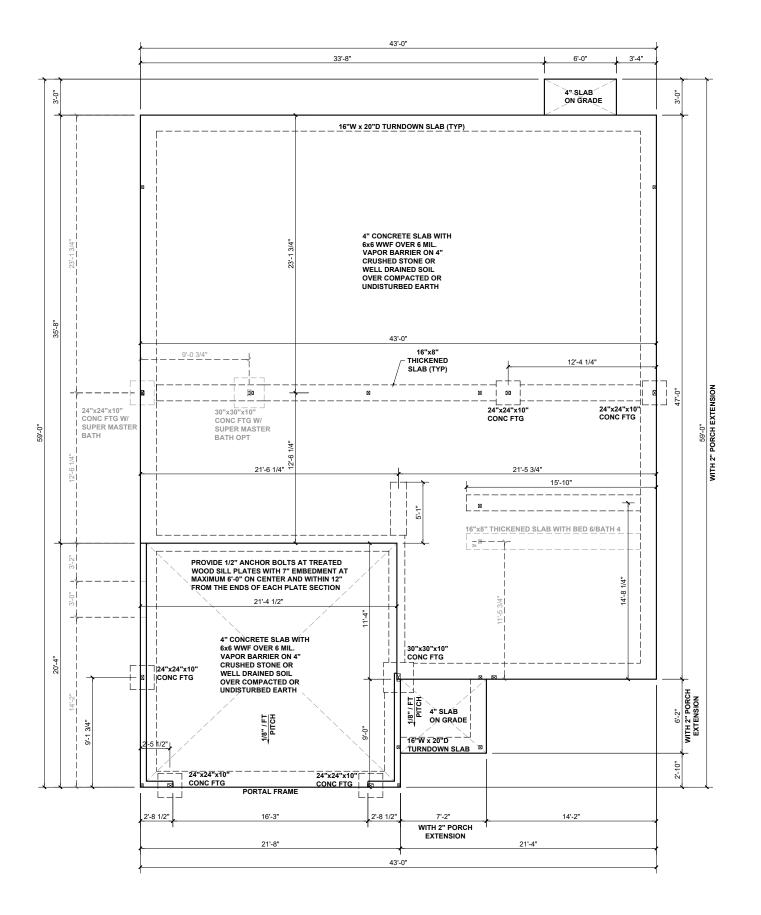
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243.2939

GENERAL NOTES

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GN1.1



# **SLAB FOUNDATION PLAN - 'A'**

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

#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT
OUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER
WINDOW / DOOR HEADER
POINT LOAD TRANSFER

■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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





N	ORTH	CAROLIN	IA DIV	ISION
•	4518	S. MIA	MI BLV	′D. "
		SUITE		
•		RHAM, NO		
	TEL:	(919) 7	68-79	88
	FAX:	(919) 4	72-05	82 .

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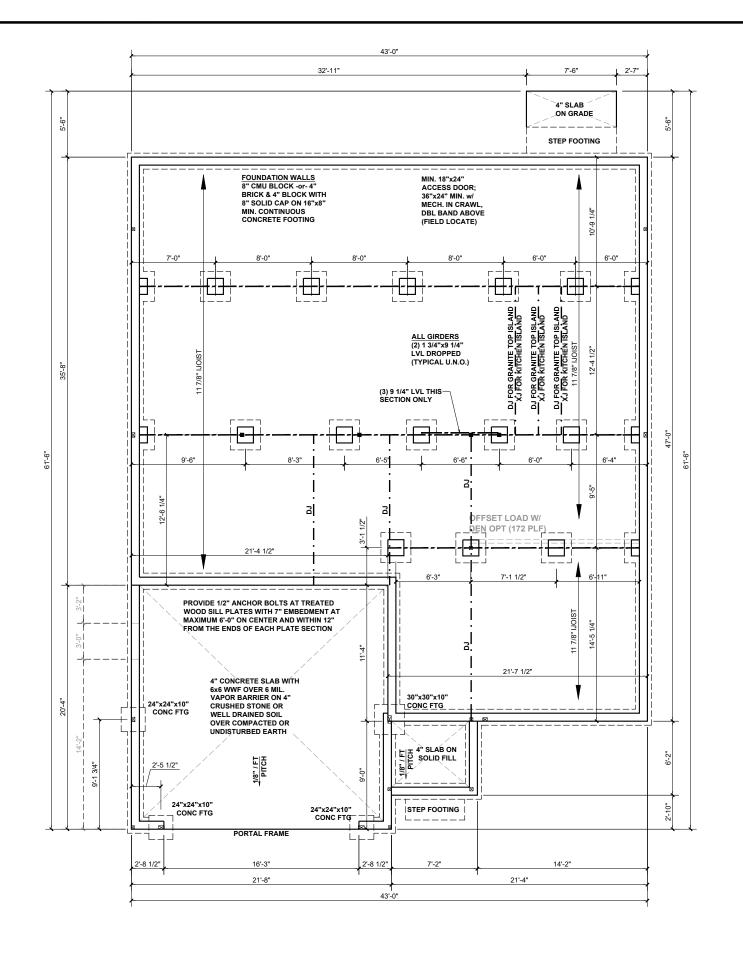


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SLAB

FOUNDATION PLAN
S.10A



**CRAWLSPACE FOUNDATION PLAN - 'A'** 

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

BEAM & POINT LOAD LEGI

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST

WINDOW / DOOR HEADER

 ☑ POINT LOAD TRANSFER
 ■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE HOLLOW MASONRY SOLID MASONRY

(16 UP TO 32" HIGH UP TO 5'-0" HIGH X16 UP TO 48" HIGH UP TO 9'-0" HIGH (16 UP TO 64" HIGH UP TO 12'-0" HIGH 24X24 UP TO 96" HIGH

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

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

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NORTH CAROLINA DIVISION

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

FAX: (919) 472-0582

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ONE-AND TWO-FAMILY DWELLINGS FOR NC
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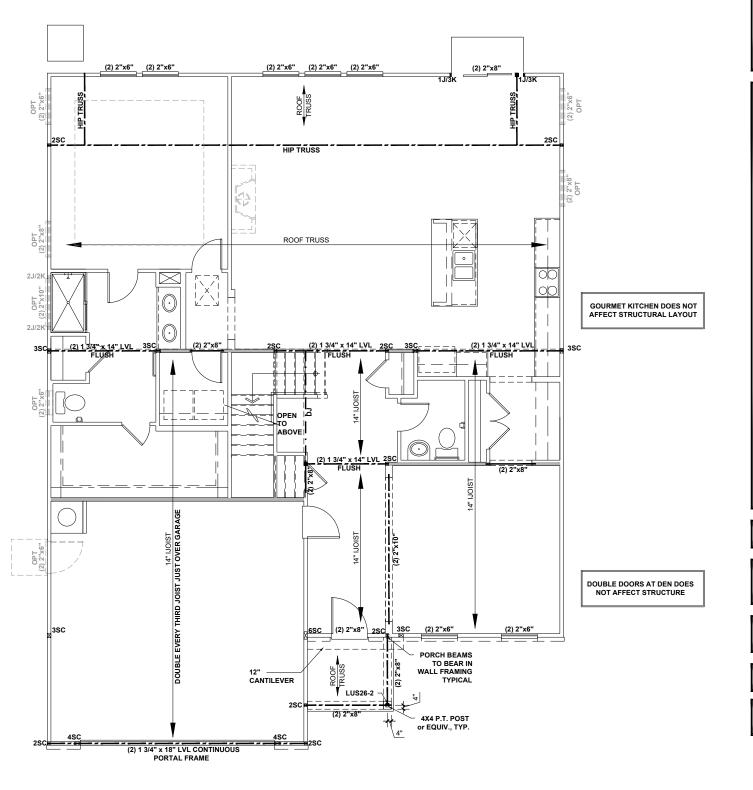


DATE: 10/07/2020

PLAN: **243.2939** 

CRAWL SPACE FOUNDATION PLAN

**S.30A** 



BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT

WINDOW / DOOR HEADER

POINT LOAD TRANSFER

■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

1. ALL FRAMING TO BE #2 SPF MINIMUM.

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

3. 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.

7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.

8. 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.

1. WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" OC STAGGERED, TOP AND BOTTOM, 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).

FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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

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

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

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

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



Harnett Country Oracons

KB HOME NORTH CAROLINA DIVISION

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



P-0961

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



DATE: 10/07/2020

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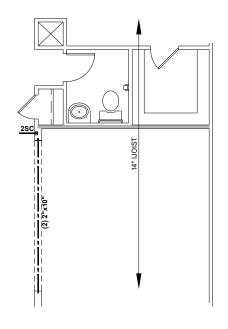
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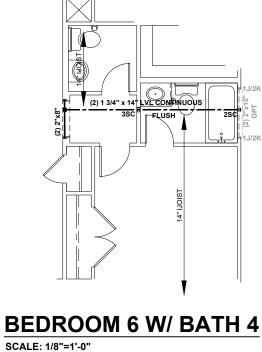
FIRST FLOOR CEILING FRAMING PLAN

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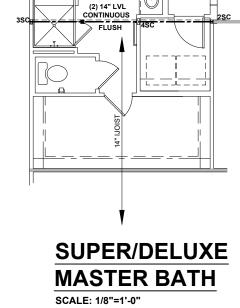
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FIRST FLOOR CEILING FRAMING PLAN - 'A'





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



2J/2K

2J/2K

INTERIOR LOAD BEARING WALL - ROOF RAFTER / TRUSS SUPPORT ----- DOUBLE RAFTER / DOUBLE JOIST -- STRUCTURAL BEAM / GIRDER POINT LOAD TRANSFER POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.) ALL 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.
- STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED
- FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- 10. PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED A BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
- WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" OC STAGGERED, TOP AND BOTTOM, 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
- FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

SEE FULL PLAN FOR ADDITIONAL INFORMATION

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

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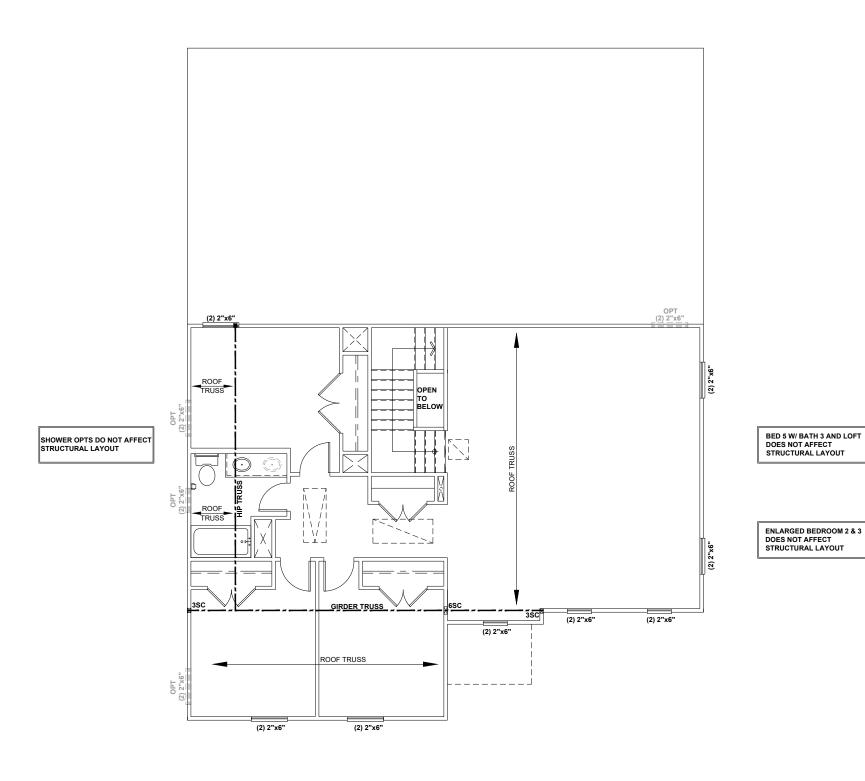
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FIRST FLOOR OPTIONS

CEILING FRAMING PLANS

FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'A'



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.)

I. 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.

3. 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.

7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.

8. 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.

1. 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).

12. 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.

KB



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P-0961

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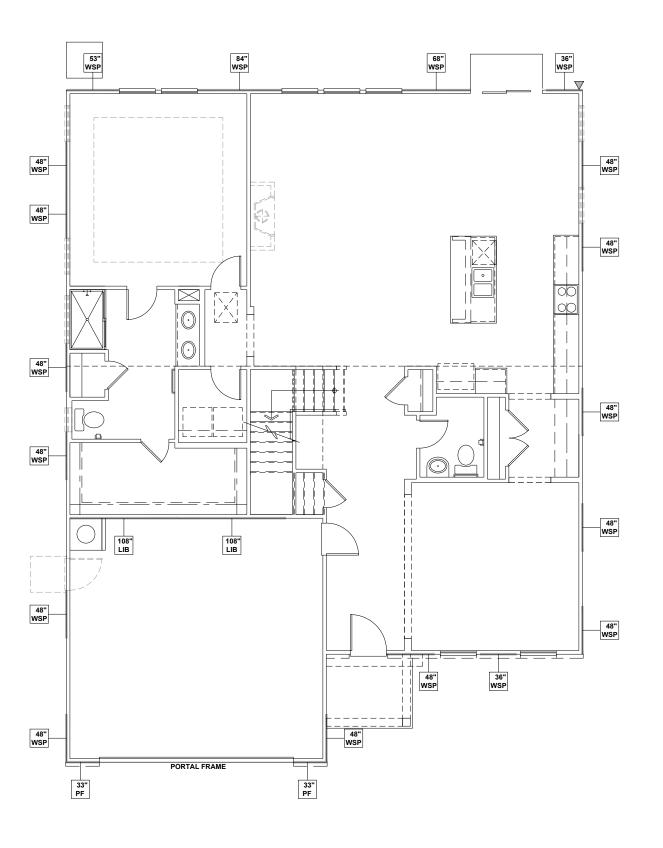
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SECOND FLOOR CEILING FRAMING PLAN

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**S2.0A** 

SECOND FLOOR CEILING FRAMING PLAN - 'A'



#### 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 HT14 FOR ATTACHMENT TO CONCRETE.

SCALED LENGTH
OF WALL PANEL
AT LOCATION

SCALED 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.

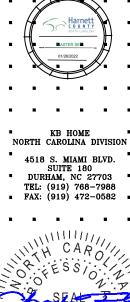
ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

#### WALL BRACING NOTE:

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

# WALL BRACING: RECTANGLE 1 SIDE REQUIRED LENGTH PROVIDED LENGTH FRONT 18.0 FT. 19.25 FT. RIGHT 23.0 FT. 24.0 FT. REAR 18.0 FT. 20.08 FT. LEFT 23.0 FT. 24.0 FT.





#### P-0961

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

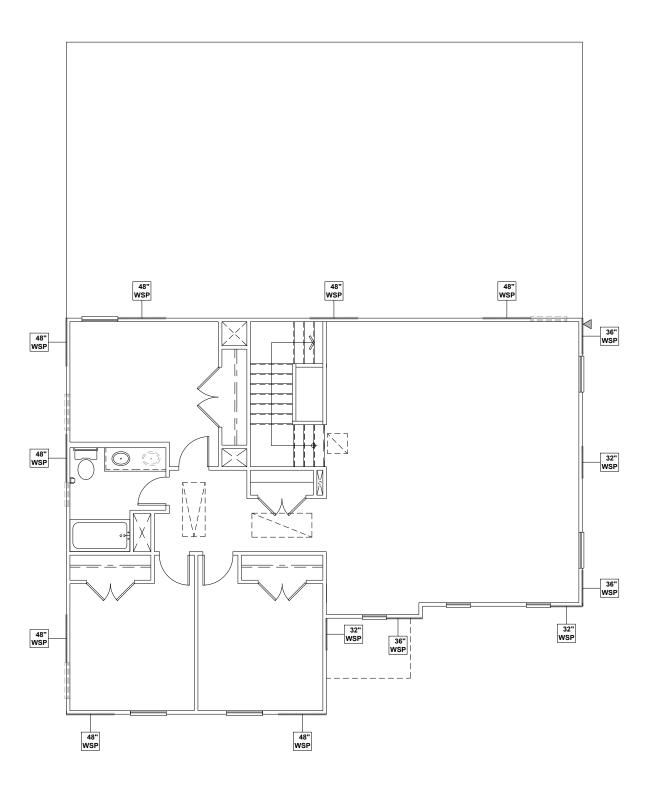
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FIRST FLOOR WALL BRACING PLAN

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**S4.0A** 

FIRST FLOOR WALL BRACING PLAN - 'A'



#### WALL BRACING REQUIREMENTS

MINIMUM PANEL WIDTH IS 24"

- FIGURES BASED ON THE CONTINUOUS SHEATHING
  METHOD USING THE RECTANGLE CIRCUMSCRIBED
  AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION PANELS WIAT STIFT OF 1058 ETHILD RICE.
  FOR EASE OF CONSTRUCTION (NAILING & BLOCK
  REQUIREMENTS STILL APPLY).
  FOR ADDITIONAL WALL BRACING INFORMATION,
  REFER TO WALL BRACING DETAIL SHEET(S).
- 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 LENGTH AT LOCATION 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

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

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

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

#### WALL BRACING NOTE:

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

#### WALL BRACING: RECTANGLE 1

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





NORTH CAROLINA DIVISION

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4518 S. MIAMI BLVD.



#### P-0961

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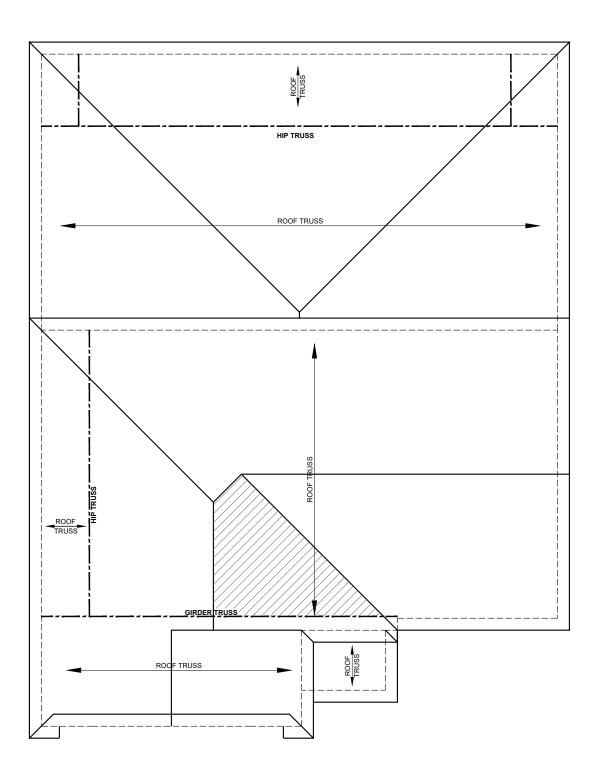
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SECOND FLOOR WALL BRACING PLAN

**S5.0**A

**SECOND FLOOR WALL BRACING PLAN - 'A'** 



#### BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT
OUBLE 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.

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.

. 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.

. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

#### ATTIC VENTILATION

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

2441 SQUARE FEET OF TOTAL ATTIC / 150 =

16.27 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF PL

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 KB HOME



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PROJECT NO.: 20901658

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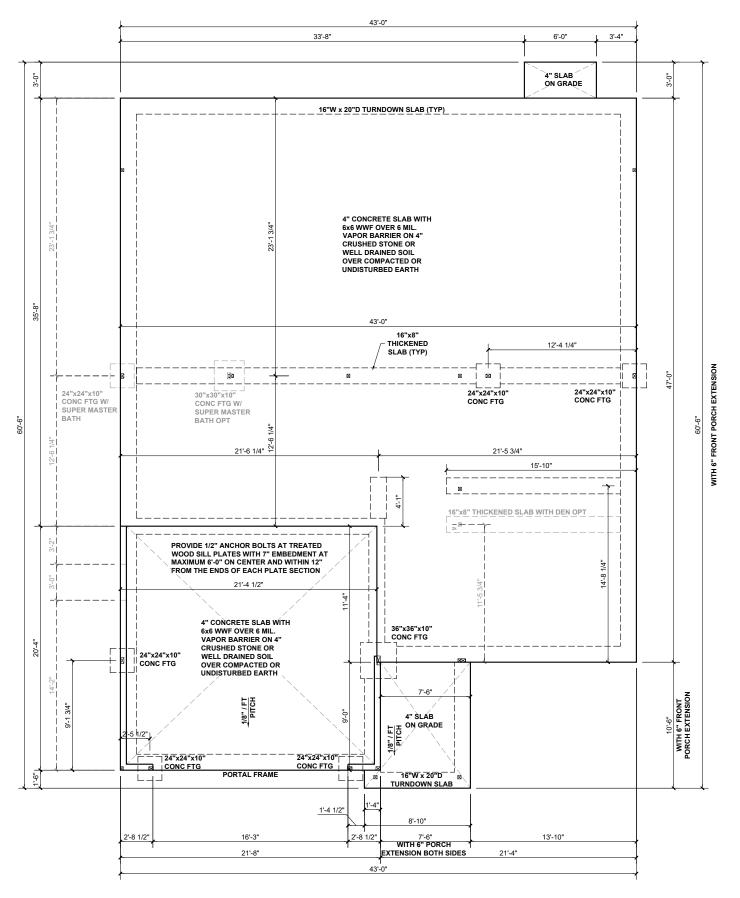
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ROOF FRAMING PLAN

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**S7.0A** 

**ROOF FRAMING PLAN - 'A'** 



# **SLAB 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

STRUCTURAL BEAM / GIRD
WINDOW / DOOR HEADER

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

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





NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
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SEAL 7 045403 10/7/20

P-0961

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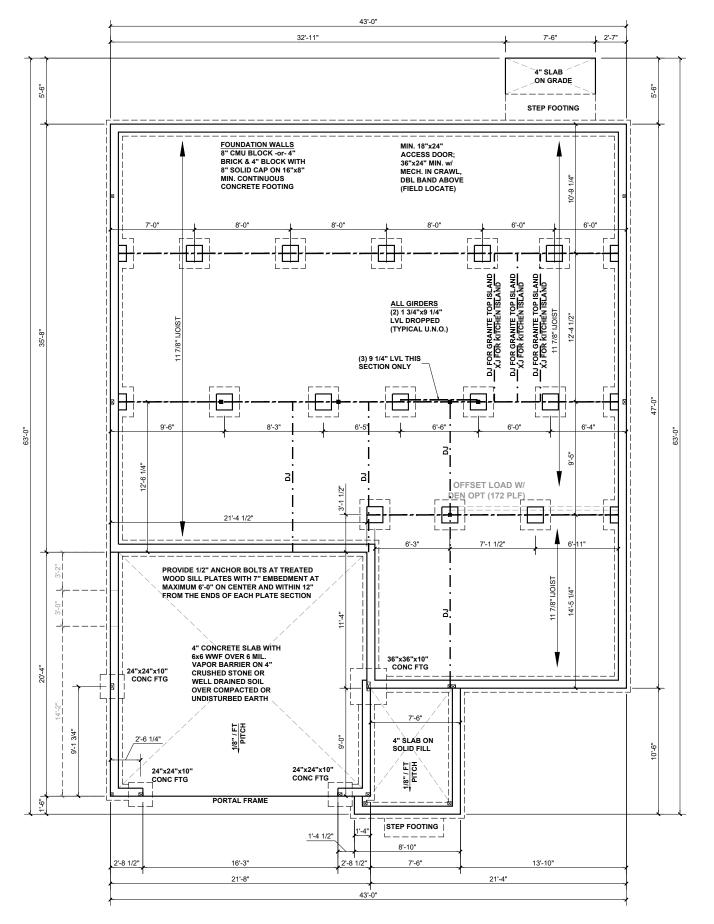
DATE: 10/07/2020

PLAN: **243.2939** 

SLAB

FOUNDATION PLAN

S 10R



**CRAWLSPACE FOUNDATION PLAN - 'B'** 

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

#### BEAM & POINT LOAD LEG

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT
DOUBLE RAFTER / DOUBLE JOIST
STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

 ☑ POINT LOAD TRANSFER
 ■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE HOLLOW MASONRY SOLID MASONRY

8 X16 UP TO 32" HIGH UP TO 5'-0" HIGH 12X16 UP TO 48" HIGH UP TO 9'-0" HIGH 16X16 UP TO 64" HIGH UP TO 12'-0" HIGH 24X24 UP TO 96" HIGH WITH 30" X 30" X 10 CONCRETE FOOTING, UNO.

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

KB



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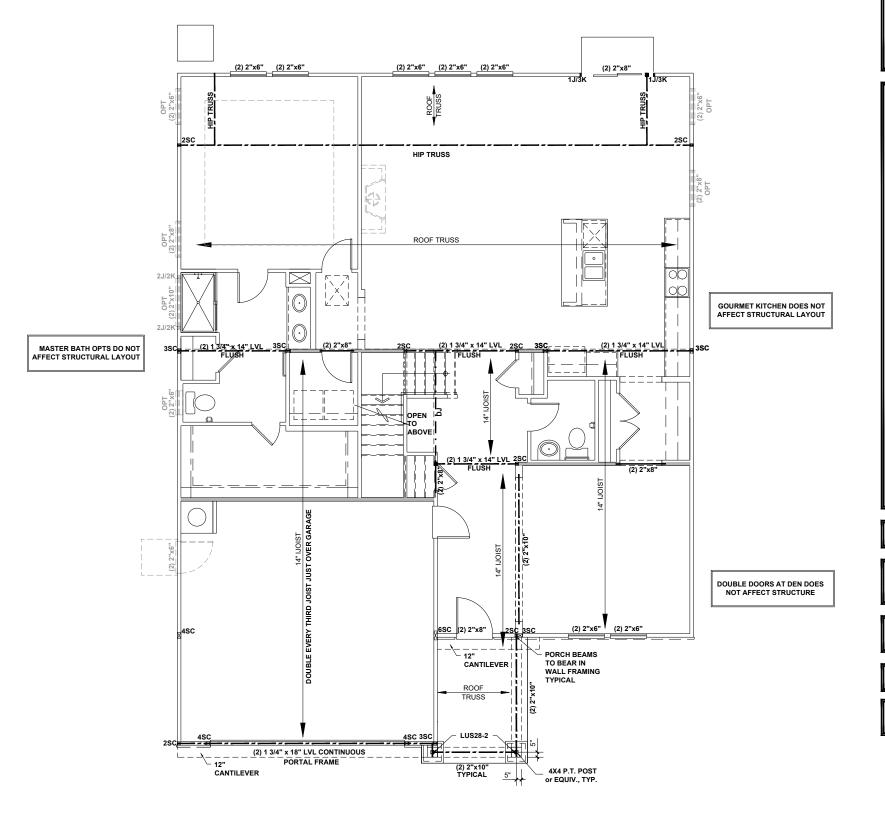
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FOUNDATION PLAN

CRAWL SPACE



BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT

---- DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER
WINDOW / DOOR HEADER

WINDOW / DOOR HEADER

■ POINT LOAD TRANSFER

POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

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

1. 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.

3. 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.

7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.

8. 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.

1. 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 MANUFACTUREN'S SPECIFICATIONS).

FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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

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

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

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

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





NORTH CAROLINA DIVISION

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



#### P-0961

JDSfaulkner, PLLC HAS PERFORMED A
STRUCTURAL REVIEW OF THESE PLANS. THE
STRUCTURAL COMPONENTS COMPLY WITH THE
2018 NORTH CAROLINA RESIDENTIAL CODE FOR
ONE- AND TWO-FAMILY DWELLINGS FOR NC
PLAN REVIEW. DEVIATION OF ANY STRUCTURAL
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DATE: 10/07/2020

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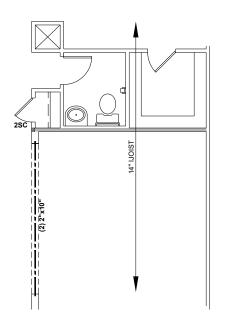
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FIRST FLOOR CEILING FRAMING PLAN

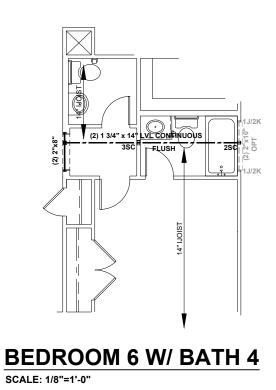
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S1.0B

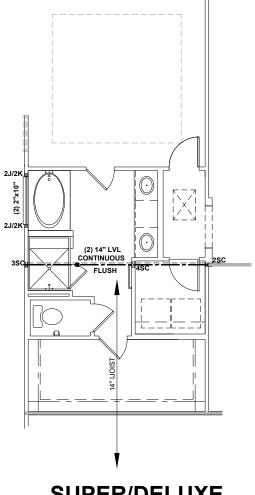
FIRST FLOOR CEILING FRAMING PLAN - 'B'







SUPER/DELUXE
MASTER BATH
SCALE: 1/8"=1'-0"



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.)

- 1. 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.
- 3. 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.
- 7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- 8. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- 9. 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.
- 10. 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.
- 1. 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 MANUFACTUREN'S SPECIFICATIONS).
- 12. FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

SEE FULL PLAN FOR ADDITIONAL INFORMATION

KB

KB HOME
NORTH CAROLINA DIVISION

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

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P-0961

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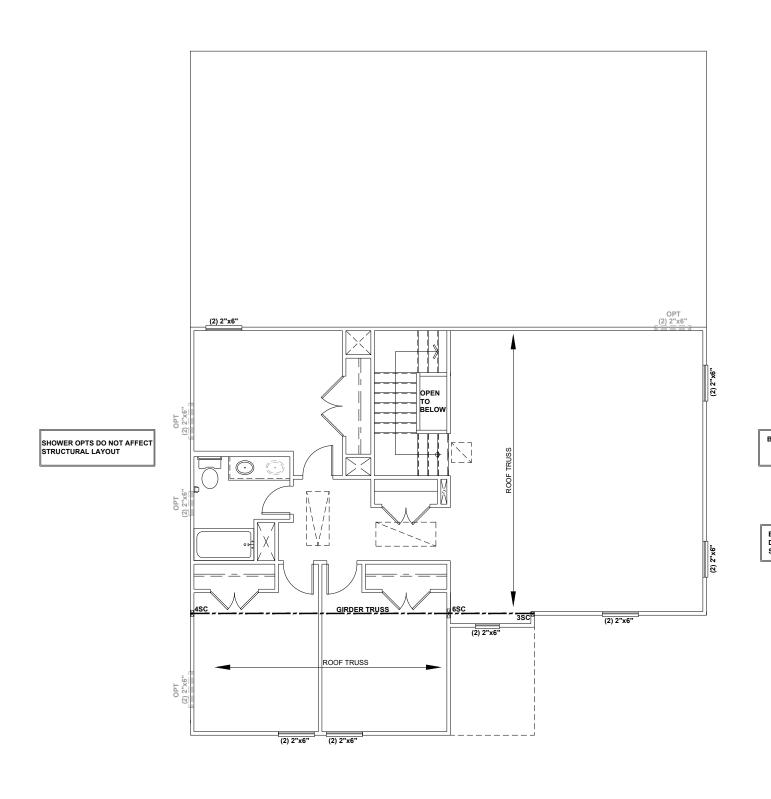
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FIRST FLOOR OPTIONS CEILING FRAMING PLANS

. . . .

**S1.1B** 

FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'B'



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

ENLARGED BEDROOM 2 & 3 DOES NOT AFFECT 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

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

I. 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.

3. 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.

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NORTH CAROLINA DIVISION

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

CH CAROLL CASSING SEAL TO 045403

P-0961

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

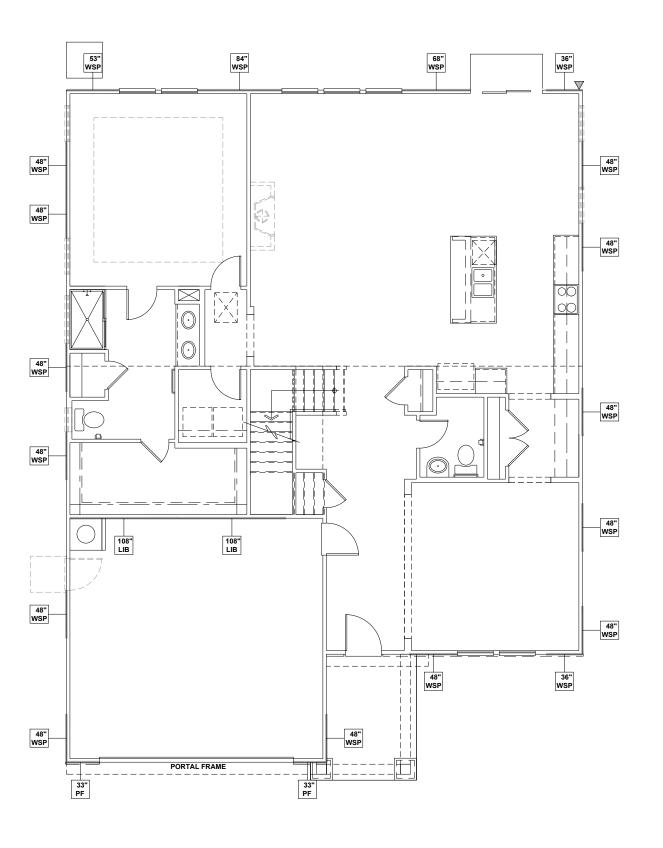
PLAN: **243.2939** 

SECOND FLOOR CEILING FRAMING PLAN

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S2.0B

**SECOND FLOOR CEILING FRAMING PLAN - 'B'** 



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

SCALED LENGTH
OF WALL PANEL
AT LOCATION

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

# WALL BRACING: RECTANGLE 1 SIDE REQUIRED LENGTH PROVIDED LENGTH FRONT 18.0 FT. 19.25 FT. RIGHT 23.0 FT. 24.0 FT. REAR 18.0 FT. 20.08 FT. LEFT 23.0 FT. 24.0 FT.





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#### P-0961

JDSfaulkner, PLLC HAS PERFORMED A
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PROJECT NO.: 20901658 DATE: 10/07/2020

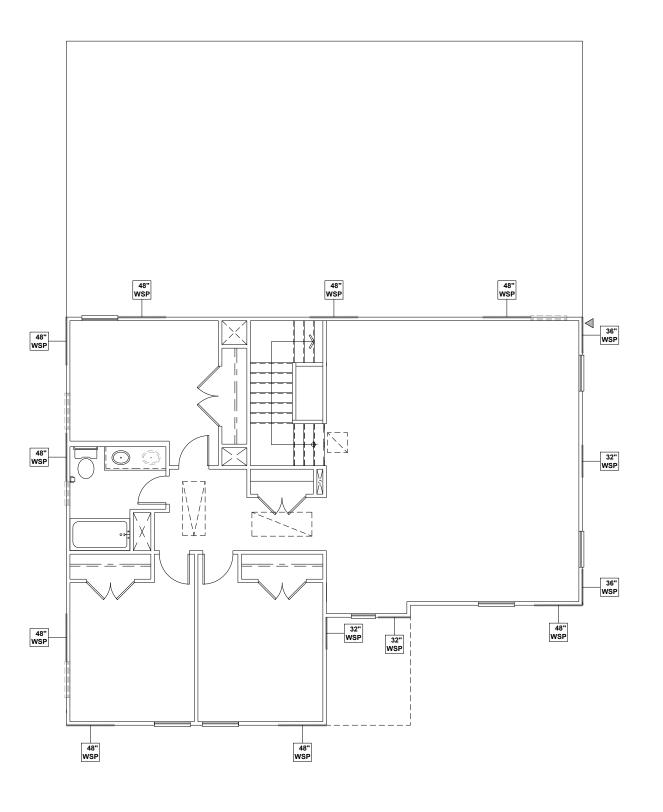
PLAN: **243.2939** 

FIRST FLOOR WALL BRACING PLAN

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**S4.0B** 

FIRST FLOOR WALL BRACING PLAN - 'B'



#### 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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SCALED LENGTH
OF WALL PANEL
AT LOCATION

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

#### WALL BRACING: RECTANGLE 1

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

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P-0961

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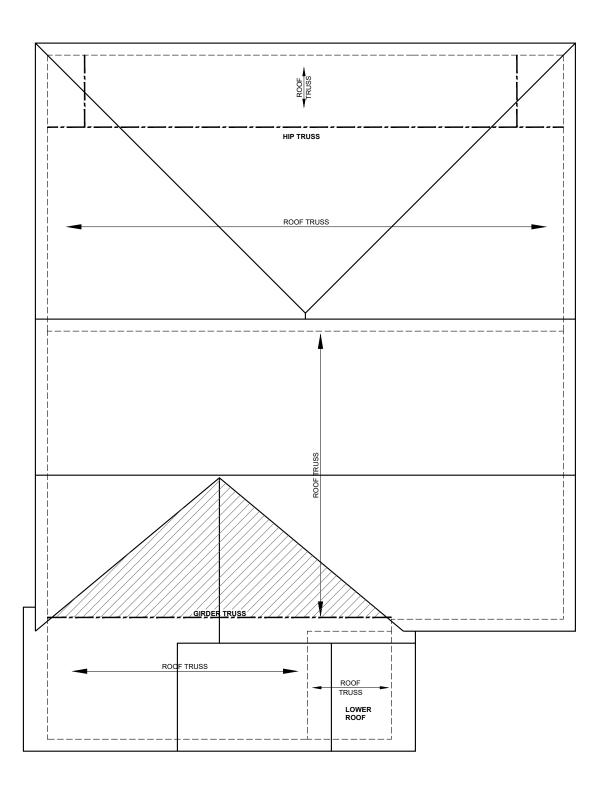
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN: 243.2939

SECOND FLOOR WALL BRACING PLAN

**S5.0B** 

**SECOND FLOOR WALL BRACING PLAN - 'B'** 



#### 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

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

#### TRUSSED ROOF - STRUCTURAL NOTES

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.

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.

. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

#### ATTIC VENTILATION

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

2535 SQUARE FEET OF TOTAL ATTIC / 150 =

16.9 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF PL

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 KB HOME



■ KB HOME ■ NORTH CAROLINA DIVISION

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P-0961

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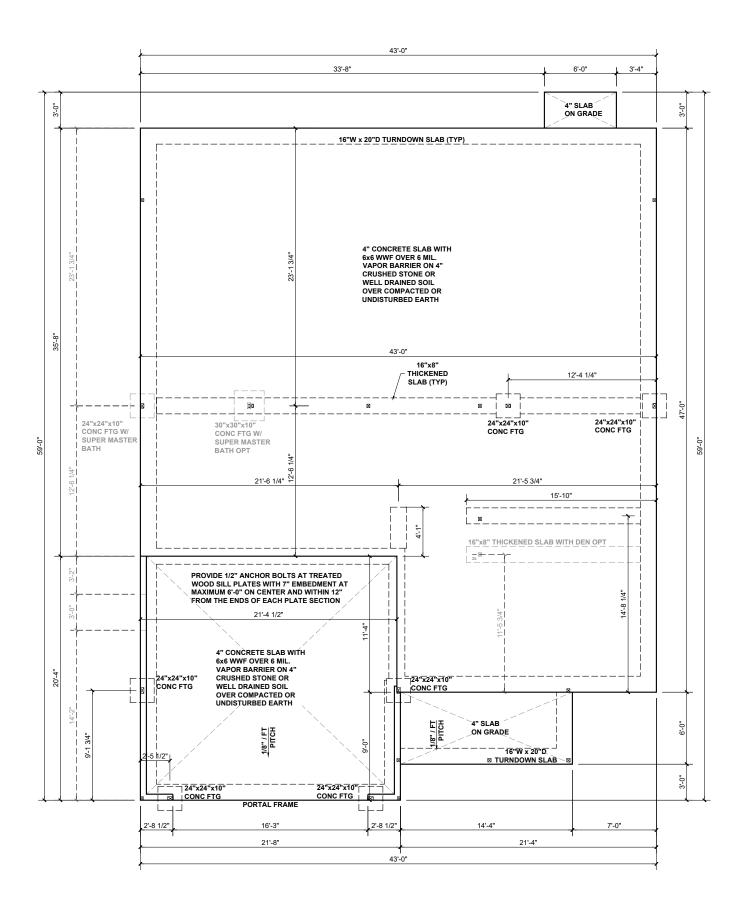
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ROOF FRAMING PLAN

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**S7.0B** 

**ROOF FRAMING PLAN - 'B'** 



# **SLAB FOUNDATION PLAN - 'C'**

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



INTERIOR LOAD BEARING WALL
ON ROOF RAFTER / TRUSS SUPPORT
OUBLE RAFTER / DOUBLE JOIST
STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

☑ POINT LOAD TRANSFER

POINT LOAD FROM ABOVE
BEARING ON BEAM / GIRDER

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

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





NORTH	CAROL	INA I	DIVISIO	N
4518	S. MI			•
DURHAM, NC 27703				
TEL:	(919)	768-	7988	
FAX:	(919)	472-	-0582	
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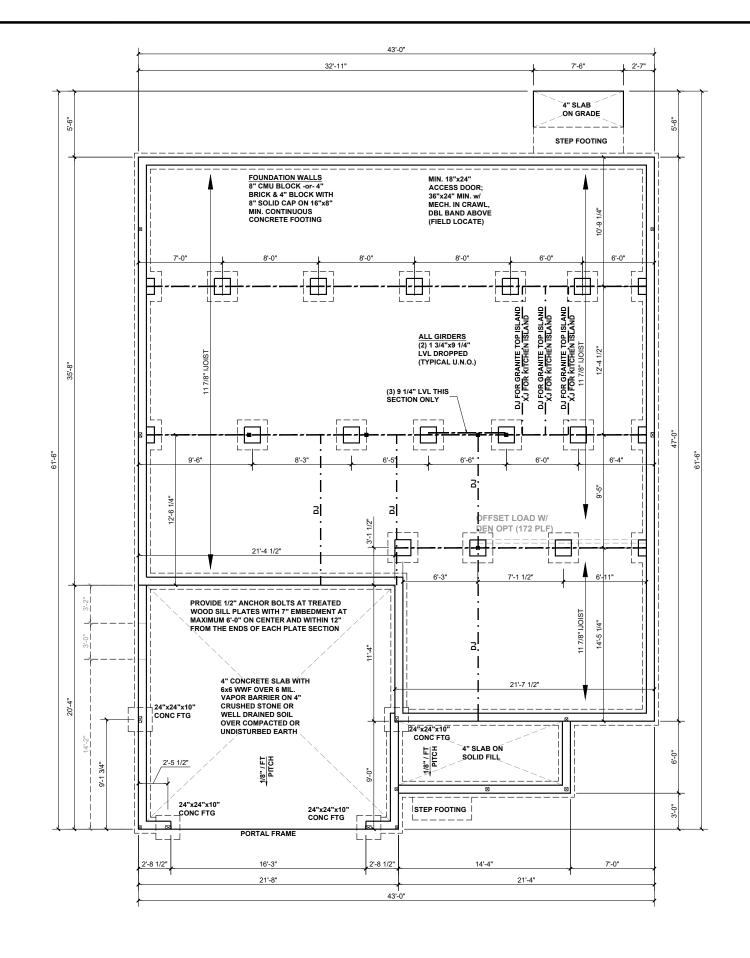


DATE: 10/07/2

243.2939

SLAB FOUNDATION PLAN

S.10C



**CRAWLSPACE FOUNDATION PLAN - 'C'** 

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

BEAM & POINT LOAD LEG

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT

DOUBLE RAFTER / DOUBLE JOIST
STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE HOLLOW MASONRY SOLID MASONRY

8 X16 UP TO 32" HIGH UP TO 5'-0" HIGH 12X16 UP TO 48" HIGH UP TO 9'-0" HIGH 6X16 UP TO 64" HIGH UP TO 12'-0" HIGH 24X24 UP TO 96" HIGH

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

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

KB HOME



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FAX: (919) 472-0582

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P-0961

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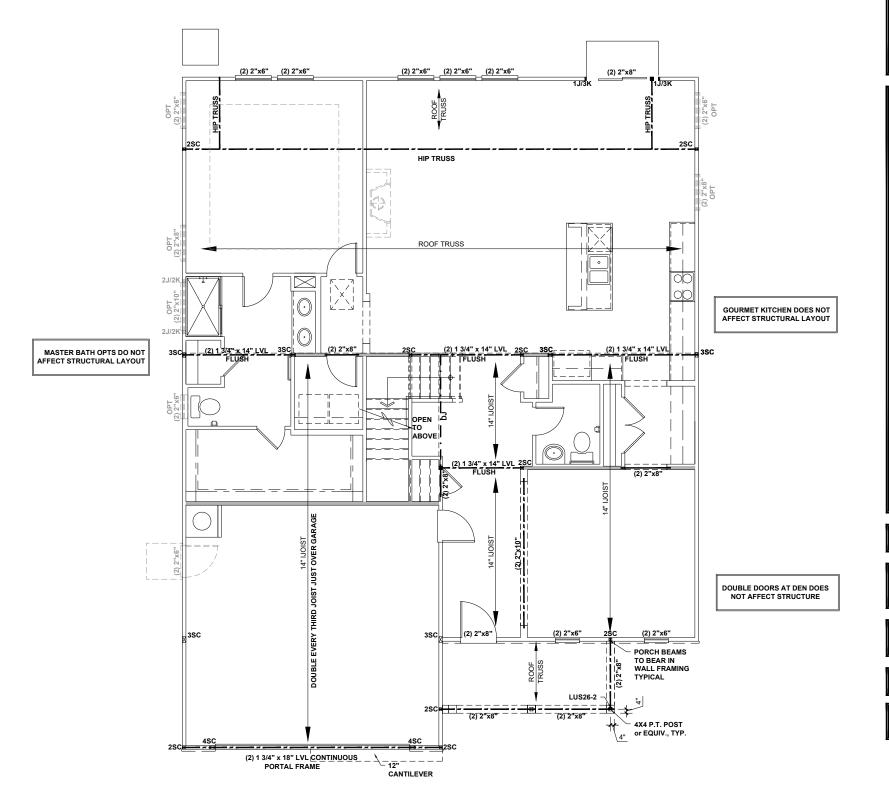
DATE: 10/07/2020

PLAN: **243.2939** 

CRAWL SPACE FOUNDATION PLAN

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**S.30C** 



INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT

WINDOW / DOOR HEADER

POINT LOAD TRANSFER

■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

1. ALL FRAMING TO BE #2 SPF MINIMUM.

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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.

7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.

8. 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.

1. 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 MANUFACTUREN'S SPECIFICATIONS).

FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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

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

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

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

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

KB HOME



NORTH CAROLINA DIVISION

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



P-0961

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



8600 'D' JERSEY CT, RALEIGH, NC 27617;919.480.1075 INFO@JDSfaulkner.COM; WWW.JDSfaulkner.COM PROJECT NO.: 20901658

DATE: 10/07/2020

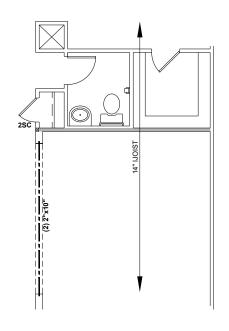
243.2939

FIRST FLOOR CEILING FRAMING PLAN

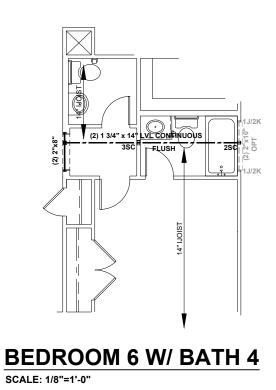
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**S1.0C** 

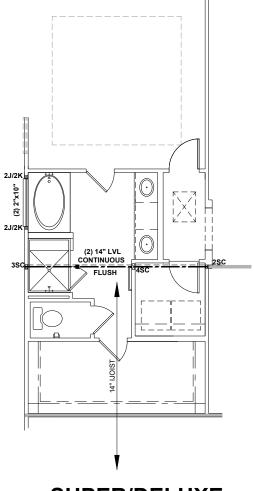
FIRST FLOOR CEILING FRAMING PLAN - 'C'







SUPER/DELUXE
MASTER BATH
SCALE: 1/8"=1'-0"



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

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

- 1. 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.
- 3. 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.
- 7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- 8. ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB
- 9. 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.
- 10. 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.
- 1. 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 MANUFACTUREN'S SPECIFICATIONS).
- FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

SEE FULL PLAN FOR ADDITIONAL INFORMATION

KB

| Harnett | C.O.U.N.LT | C.O.U.

P-0961

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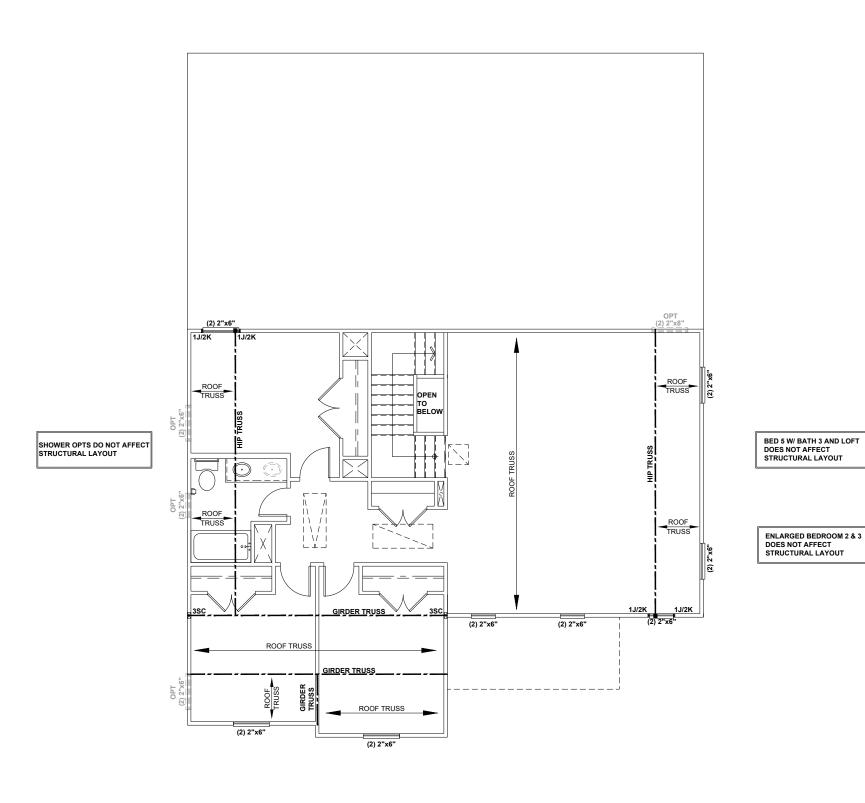
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FIRST FLOOR OPTIONS

S1.1C

FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'C'



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.)

I. ALL FRAMING TO BE #2 SPF MINIMUM.

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- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
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- 9. 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.
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- . FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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

KB



NORTH CAROLINA DIVISION

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



P-0961

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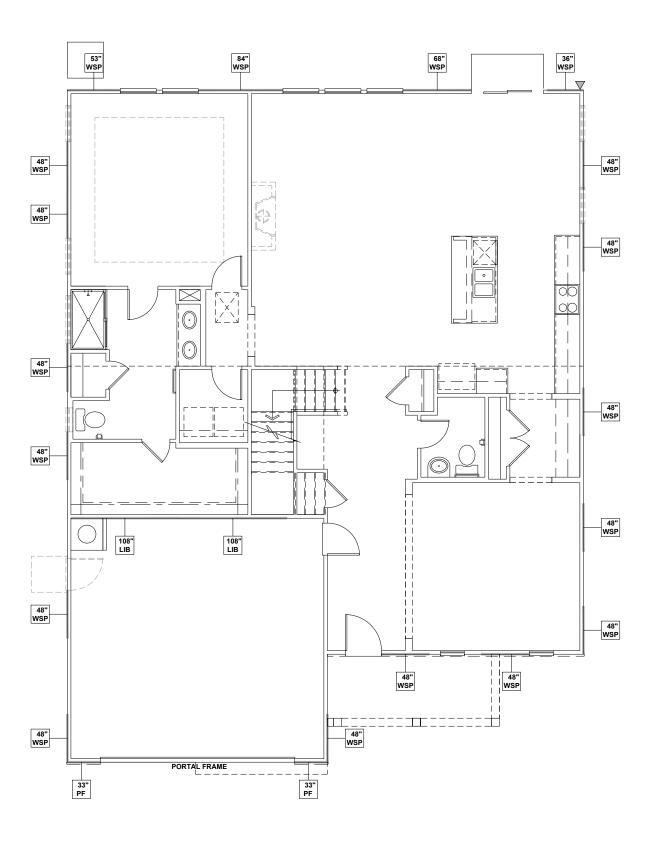
DATE: 20901658 10/07/2020

243.2939

SECOND FLOOR CEILING FRAMING PLAN

**S2.0C** 

**SECOND FLOOR CEILING FRAMING PLAN - 'C'** 



- 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 HT14 FOR ATTACHMENT TO CONCRETE.

SCALED LENGTH
OF WALL PANEL
AT LOCATION

SCALED 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:

REAR

LEFT

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

# WALL BRACING: RECTANGLE 1 SIDE REQUIRED LENGTH PROVIDED LENGTH FRONT 18.0 FT. 20.25 FT. RIGHT 23.0 FT. 24.0 FT.

20.08 FT.

24.0 FT.

18.0 FT.

23.0 FT.





NORTH CAROLINA DIVISION

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# P-0961

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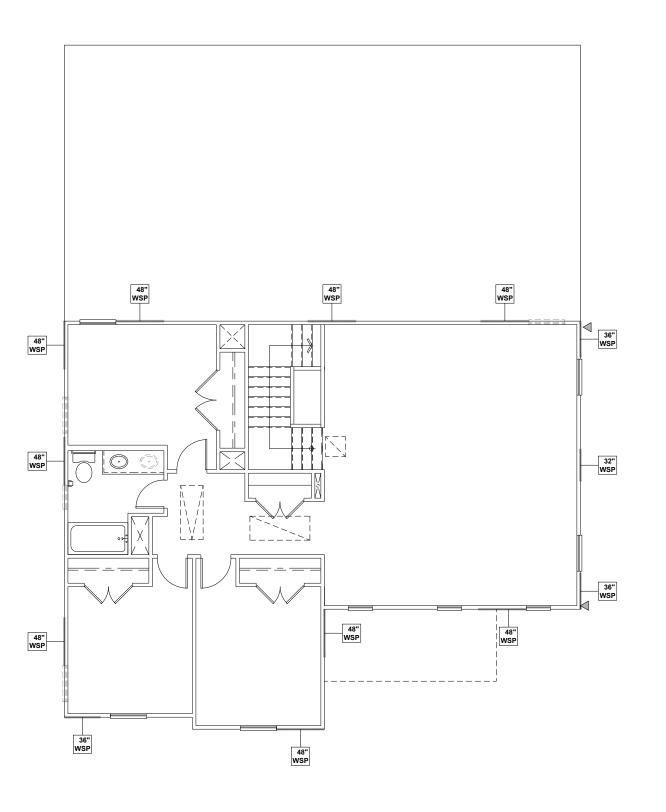
PLAN: 243.2939

FIRST FLOOR WALL BRACING PLAN

. . . .

**S4.0C** 

FIRST FLOOR WALL BRACING PLAN - 'C'



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). RECTANGLE ARE TO BE INTERPRETED IN BRACING



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 LENGTH AT LOCATION 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

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

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

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

### WALL BRACING NOTE:

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

# WALL BRACING: RECTANGLE 1

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





NORTH CAROLINA DIVISION

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



# P-0961

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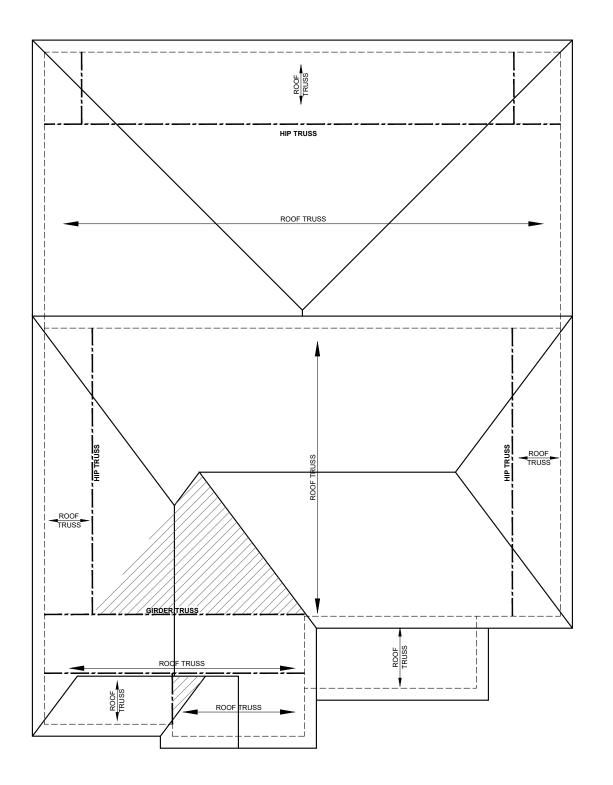


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> SECOND FLOOR WALL BRACING PLAN

**S5.0C** 

**SECOND FLOOR WALL BRACING PLAN - 'C'** 



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

BEARING ON BEAM / GIRD

### TRUSSED ROOF - STRUCTURAL NOTES

 PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.

DENOTES OVER-FRAMED AREA

3. MINIMUM 7/16" OSB ROOF SHEATHING

4. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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.

. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

### ATTIC VENTILATION

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

\_\_\_\_\_\_SQUARE FEET OF TOTAL ATTIC / 150 =

16.78 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF PL

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 KB HOME



NORTH CAROLINA DIVISION

SUITE 180

DURHAM, NC 27703

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4518 S. MIAMI BLVD.

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P-0961

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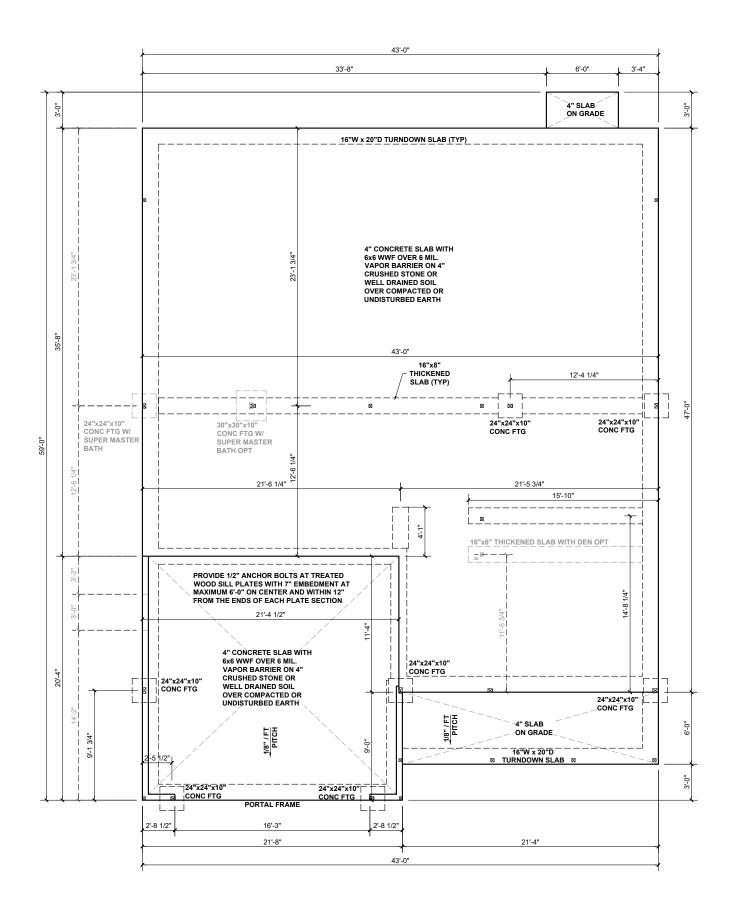
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ROOF FRAMING PLAN

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**S7.0C** 

**ROOF FRAMING PLAN - 'C'** 



# **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 OFF ALL PERIMETER AND INTERNAL LOAD BEARING FOOTINGS. (2" C.C. MIN)

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



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4518 S. MIAMI BLVD.
SUITE 180
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FAX: (919) 472-0582

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P-0961

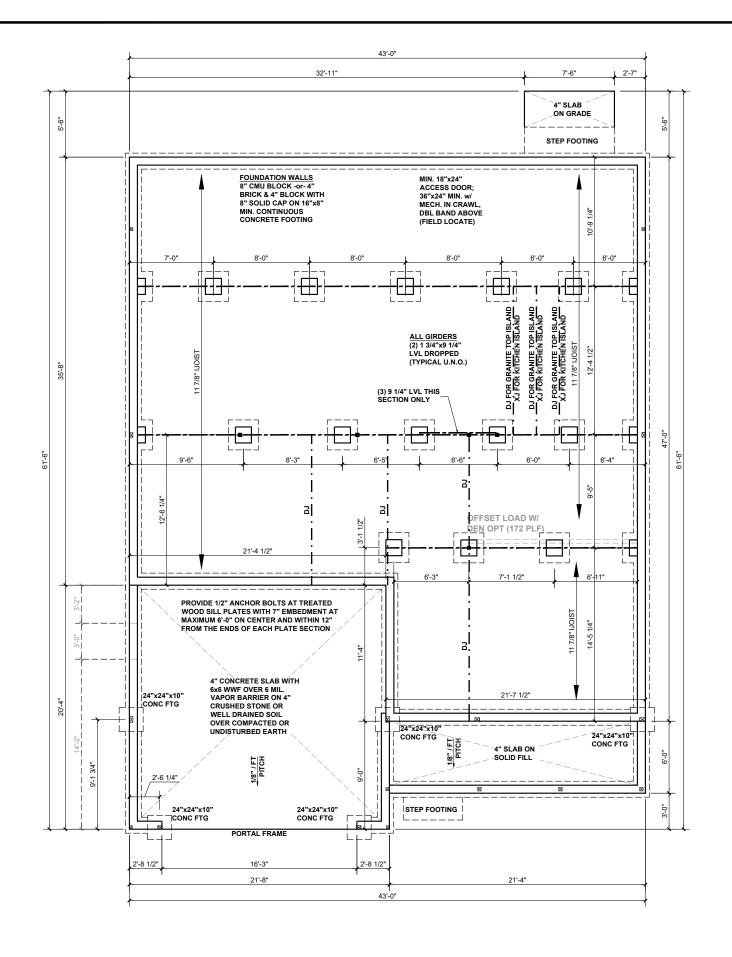
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SLAB FOUNDATION PLAN

S.10D



**CRAWLSPACE FOUNDATION PLAN - 'D'** 

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

### BEAM & POINT LOAD LEG

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT
DOUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER

WINDOW / DOOR HEADER

 ☑ POINT LOAD TRANSFER
 ■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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

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

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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE HOLLOW MASONRY SOLID MASONRY

(16 UP TO 32" HIGH UP TO 5'-0" HIGH X16 UP TO 48" HIGH UP TO 9'-0" HIGH (16 UP TO 64" HIGH UP TO 12'-0" HIGH 24X24 UP TO 96" HIGH

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

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





KB HOME NORTH CAROLINA DIVISION

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SEAL 3 045403 10/7/20

P-0961

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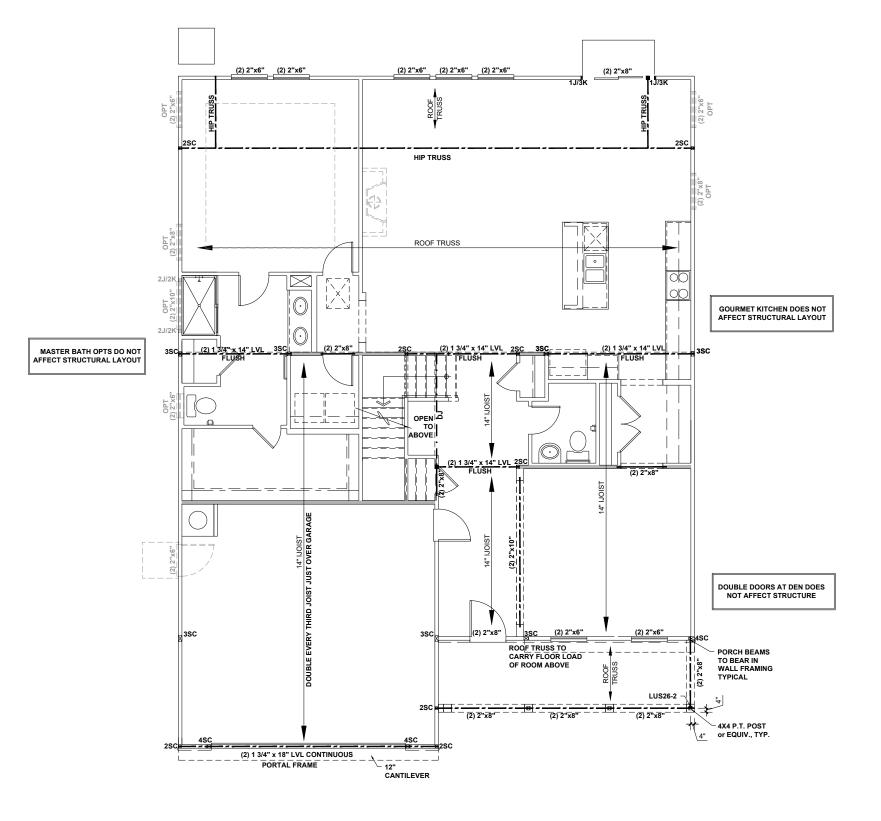
DATE: 10/07/2020

PLAN: **243.2939** 

CRAWL SPACE FOUNDATION PLAN

. . . .

**S.30D** 



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.)

1. 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.

3. 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.

7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.

8. 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.

1. 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 MANUFACTUREN'S SPECIFICATIONS).

FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

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

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

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

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

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



Harnett Co. U. M. T.Y.

MASTER SEM

O1/26/2022

NORTH CAROLINA DIVISION

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

SEAL 3 045403 10/7/20 CHAGINEE

P-0961

JDSfaulkner, PLLC HAS PERFORMED A
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STRUCTURAL COMPONENTS COMPLY WITH THE
2018 NORTH CAROLINA RESIDENTIAL CODE FOR
ONE- AND TWO-FAMILY DWELLINGS FOR NC
PLAN REVIEW. DEVIATION OF ANY STRUCTURAL
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8600 D' JERSEY CT, RALEIGH, NC 27617;919.480.1075 INFO@JDSfaulkner.COM; WWW.JDSfaulkner.COM PROJECT NO.: 20901658

DATE: 10/07/2020

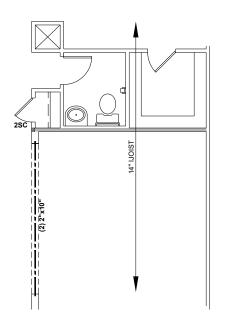
243.2939

FIRST FLOOR CEILING FRAMING PLAN

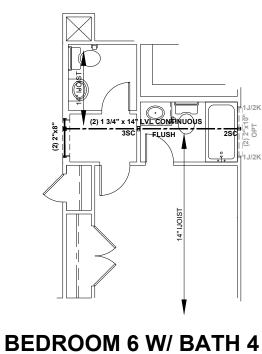
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**S1.0D** 

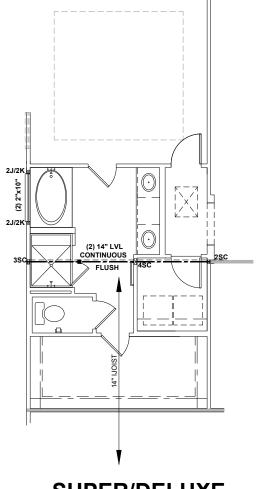
FIRST FLOOR CEILING FRAMING PLAN - 'D'







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



**SUPER/DELUXE MASTER BATH** 

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

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

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

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- 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.
- STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED
- FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- 10. PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED A 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).
- CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

SEE FULL PLAN FOR ADDITIONAL INFORMATION

NORTH CAROLINA DIVISION 4518 S. MIAMI BLVD.

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FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST

P-0961

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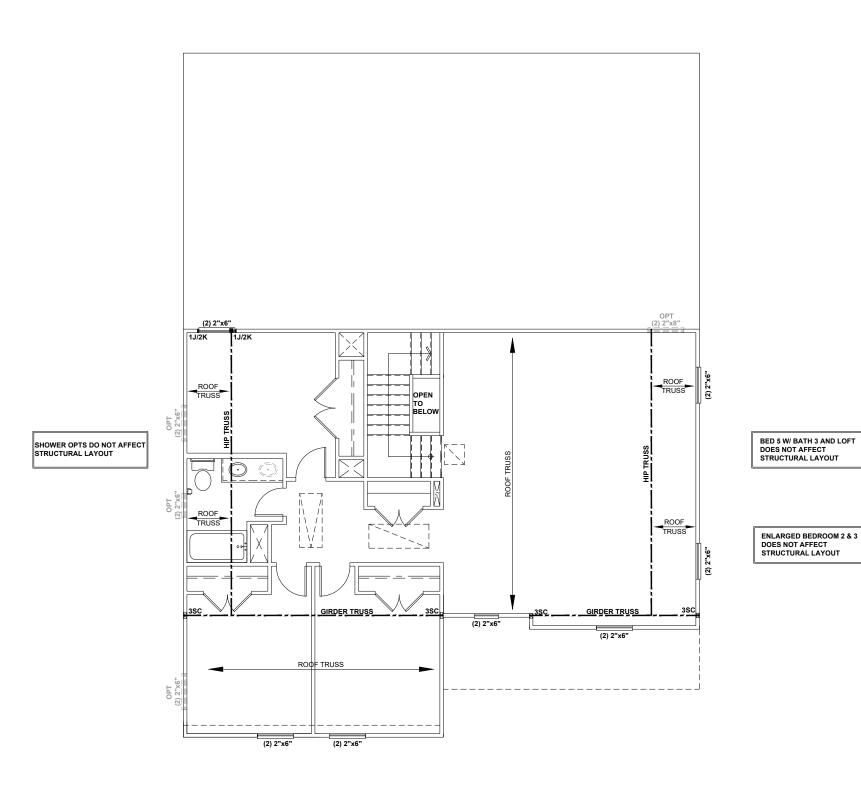
8600 'D' JERSEY CT, RALEIGH, NC 27617;919.480.1075 INFO@JDSfaulkner.COM; WWW.JDSfaulkner.COM

243.2939

FIRST FLOOR OPTIONS CEILING FRAMING PLANS

. . . .

FIRST FLOOR OPTIONS CEILING FRAMING PLANS - 'D'



BEAM & POINT LOAD LEGEND

INTERIOR LOAD BEARING

INTERIOR LOAD BEARING WALL
ROOF RAFTER / TRUSS SUPPORT
OUBLE RAFTER / DOUBLE JOIST

STRUCTURAL BEAM / GIRDER
WINDOW / DOOR HEADER

■ POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

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- 7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
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- 9. 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.
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- 1. 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 MANUFACTUREN'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.

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NORTH CAROLINA DIVISION

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SEAL 3 045403 10/7/20

P-0961

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PROJECT NO.: 20901658

DATE: 10/07/2020

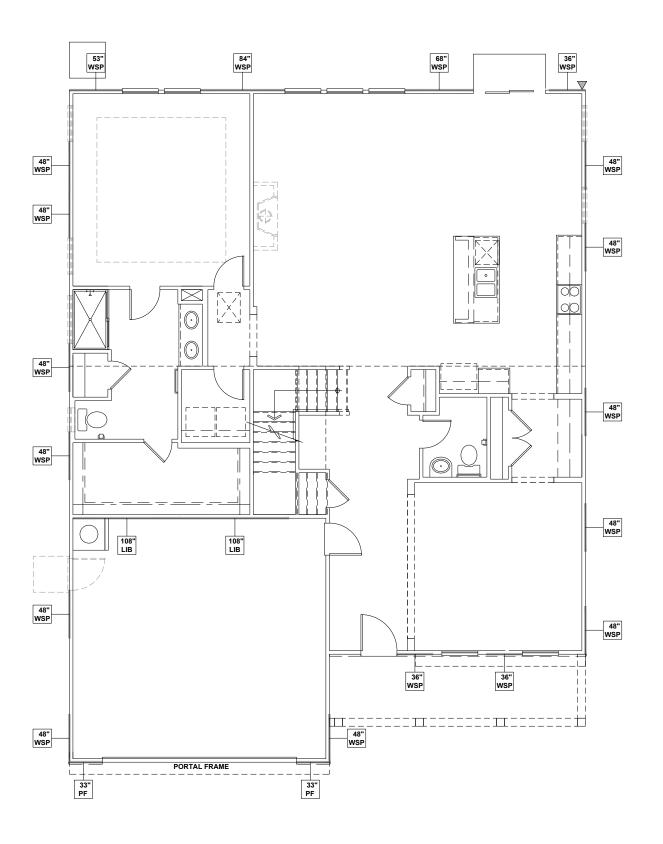
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SECOND FLOOR CEILING FRAMING PLAN

S2.0D

**SECOND FLOOR CEILING FRAMING PLAN - 'D'** 



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

SCALED LENGTH
OF WALL PANEL
AT LOCATION

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

# WALL BRACING: RECTANGLE 1 SIDE REQUIRED LENGTH PROVIDED LENGTH FRONT 18.0 FT. 19.25 FT. RIGHT 23.0 FT. 24.0 FT. REAR 18.0 FT. 20.08 FT. LEFT 23.0 FT. 24.0 FT.



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NORTH CAROLINA DIVISION

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



# P-0961

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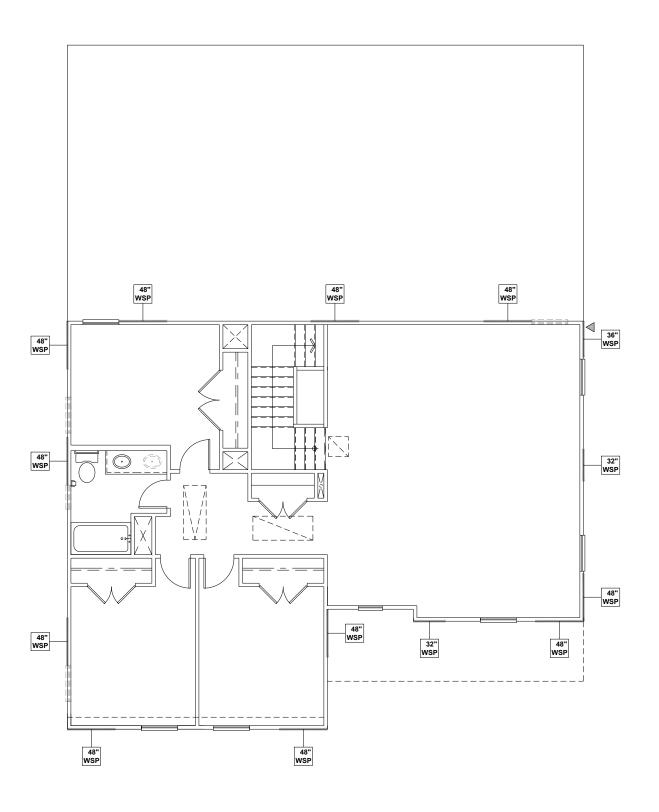
PLAN:

243.2939

FIRST FLOOR WALL BRACING PLAN

S4.0D

FIRST FLOOR WALL BRACING PLAN - 'D'



- MINIMUM PANEL WIDTH IS 24"

- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE
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CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE. 36" LONG MINIMUM

SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED W/SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.

SCALED LENGTH
OF WALL PANEL
AT LOCATION

NUMERICAL
LENGTH
WSP
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	FRONT 9.0 FT. 14.66 I	
RIGHT	7.0 FT.	11.66 FT.
REAR	9.0 FT.	12.0 FT.
LEFT	7.0 FT.	12.0 FT.





■ KB HOME ■
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# P-0961

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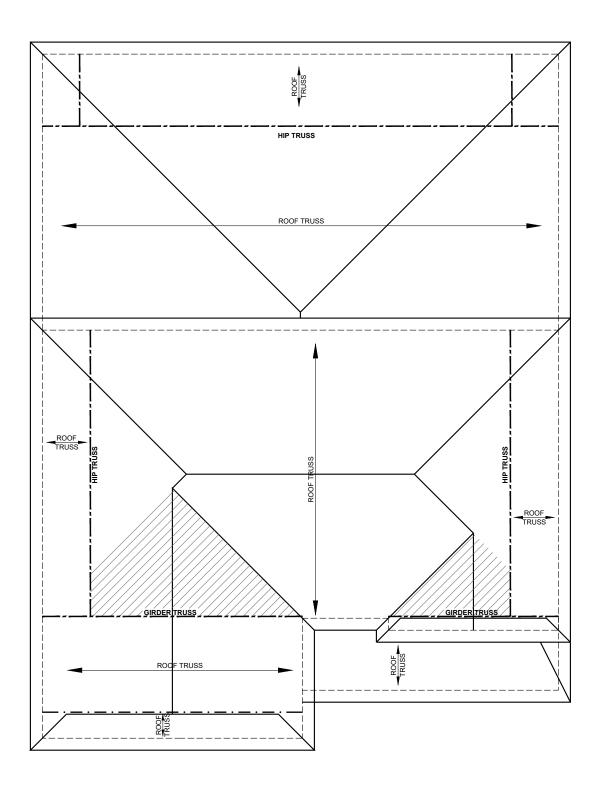
PROJECT NO.: 20901658
DATE: 10/07/2020

PLAN:
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SECOND FLOOR WALL BRACING PLAN

**S5.0D** 

**SECOND FLOOR WALL BRACING PLAN - 'D'** 



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

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.

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.

7. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

### ATTIC VENTILATION

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

2569 SQUARE FEET OF TOTAL ATTIC / 150 =

17.12 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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 KB HOME



NORTH CAROLINA DIVISION

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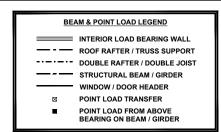
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ROOF FRAMING PLAN

**S7.0D** 

**ROOF FRAMING PLAN - 'D'** 



SEE FULL PLAN FOR ADDITIONAL INFORMATION

43'-0"

31'-0"

12'-0"

6'-0"

6'-0"

(2) 2"x10"

#2 SYP PT

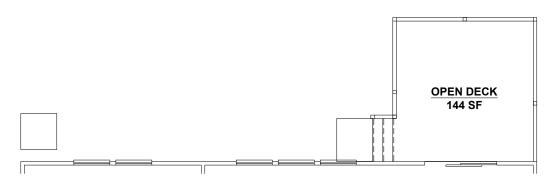
TYPICAL

4"X4" PT POST ON
16"X16"X8" FOOTINGS

6"X6" PT POST ON
16"X16"X8" FOOTINGS

# 12'x12' OPEN DECK-FDN

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



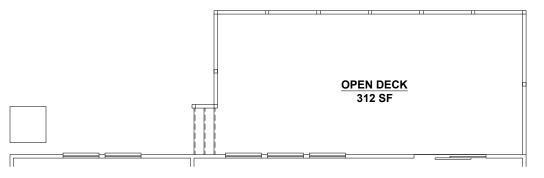
# **12'x12' OPEN DECK**

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

# 

# 12'x26' OPEN DECK- FDN

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

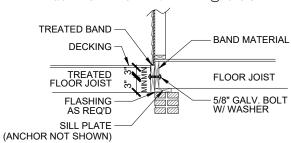


# 12'x26' OPEN DECK

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

(3) 12d GALV. NAILS @ 6" O.C. AND 5/8"dia. GALV. BOLTS W/ WASHER @ 20" O.C.

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



- FRONT PORCH COLUMNS TO BE MIN. 4X4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- 2. REAR PORCH COLUMNS TO BE MIN. 4X4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN.) TO PORCH HEADER/BAND.

# OPEN DECK



Harnett OU BY CONTROL OF THE PROPERTY OF THE P

KB HOME NORTH CAROLINA DIVISION

4518 S. MIAMI BLVD.
SUITE 180
DURHAM, NC 27703
TEL: (919) 768-7988
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P-0961

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PLAN: **243.2939** 

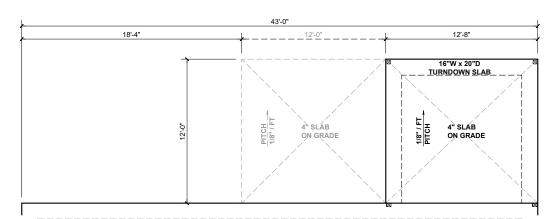
REAR OPTIONS

RO1

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

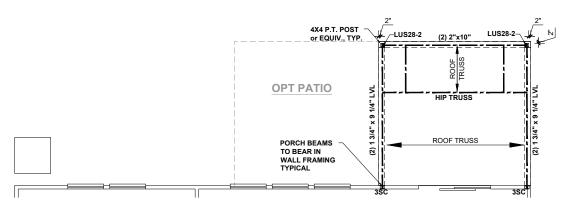
INTERIOR LOAD BEARING WALL - ROOF RAFTER / TRUSS SUPPORT DOUBLE RAFTER / DOUBLE JOIST STRUCTURAL BEAM / GIRDER POINT LOAD TRANSFER

POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER



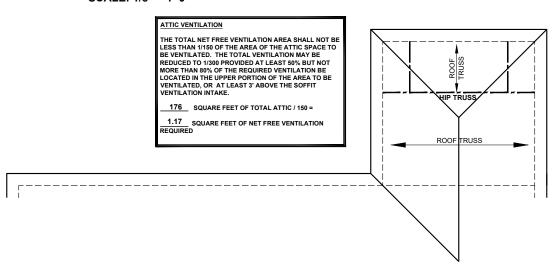
# 12'x12'-8" COVERED PATIO - FDN

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



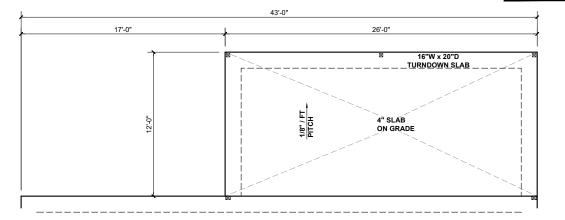
# 12'x12'-8" COVERED PATIO

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



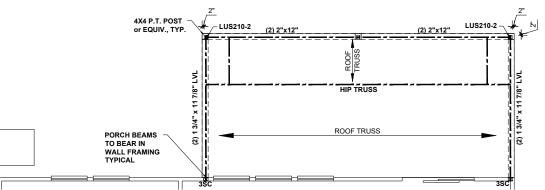
# 12'x12'-8" COVERED PATIO - ROOF

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



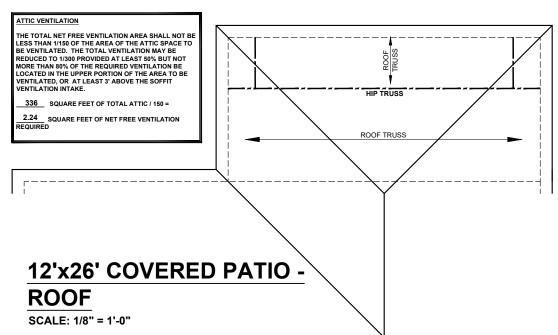
# 12'x26' COVERED PATIO - FDN

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



# 12'x26' COVERED PATIO

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





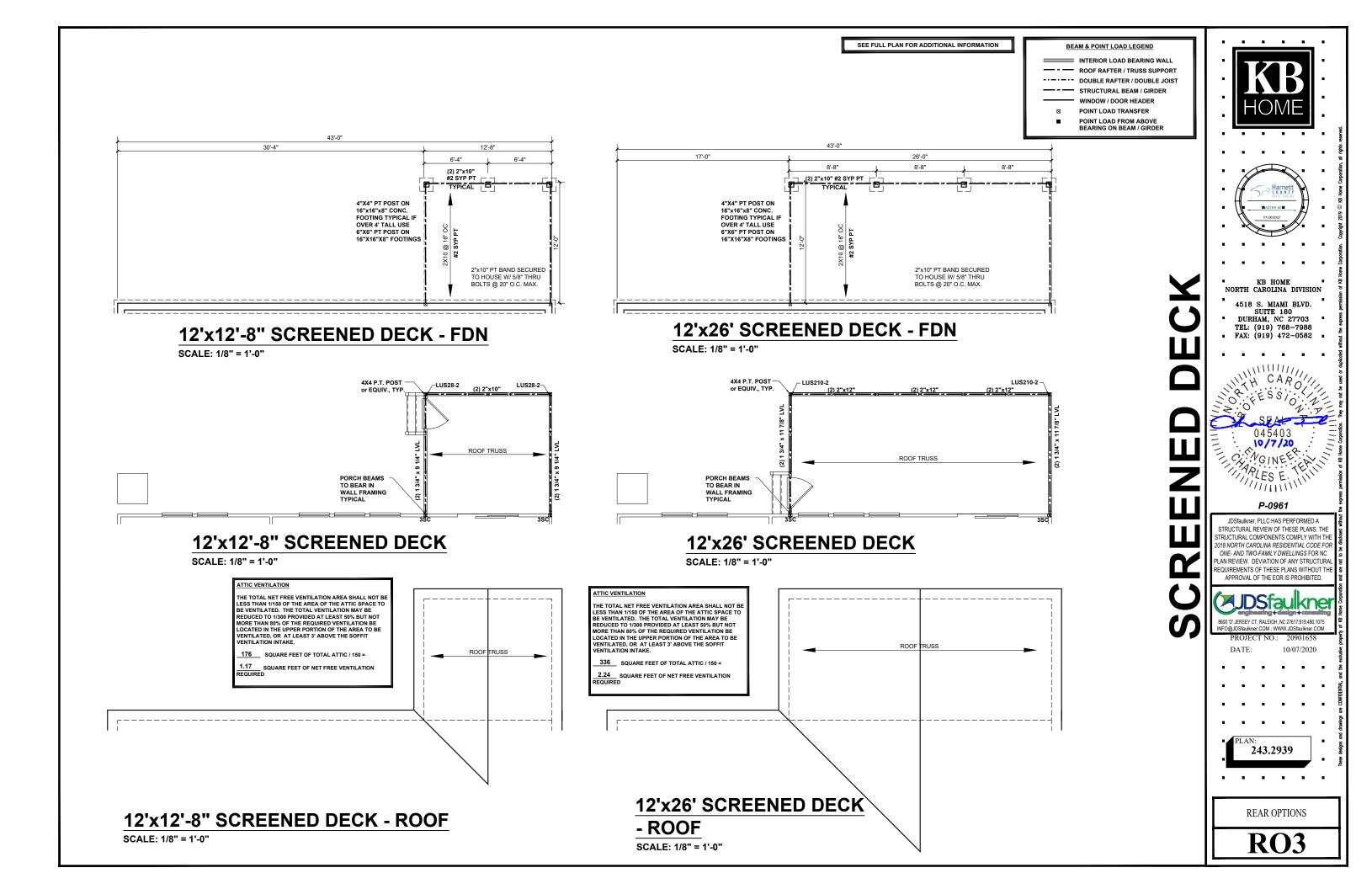
NORTH CAROLINA DIVISION 4518 S. MIAMI BLVD. SUITE 180 DURHAM, NC 27703 TEL: (919) 768-7988 FAX: (919) 472-0582 P-0961

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

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•	-	•	•	•	•
PLAN: <b>243.2939</b>					•

REAR OPTIONS



INTERIOR LOAD BEARING WALL - ROOF RAFTER / TRUSS SUPPORT ----- DOUBLE RAFTER / DOUBLE JOIST -- STRUCTURAL BEAM / GIRDER POINT LOAD TRANSFER

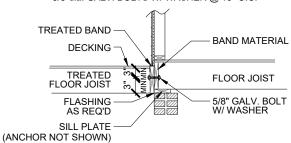
POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

# 1. FRONT PORCH COLUMNS TO BE MIN. 4X4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.

2. REAR PORCH COLUMNS TO BE MIN. 4X4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN.) TO PORCH HEADER/BAND.

(3) 12d GALV. NAILS @ 6" O.C. AND 5/8"dia. GALV. BOLTS W/ WASHER @ 20" O.C.

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



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

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

13'-4"

2"x10" PT BAND SECURED

TO HOUSE W/ 5/8" THRU

**FDN - 12'x12'-8" SCREENED** 

**DECK W/ 13' OPEN DECK** 

**OPEN DECK** 

160 SF

(2) 2"x10" #2 SYP PT

TYPICAL

2"x10" PT BAND SECURED

TO HOUSE W/ 5/8" THRU

ROOF TRUSS

(2) 2"x10" #2 SYP PT

4"X4" PT POST ON 16"x16"x8" CONC.

OVER 4' TALL USE 6"X6" PT POST ON

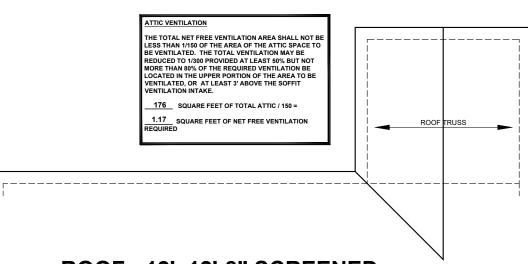
FOOTING TYPICAL IF

16"X16"X8" FOOTINGS

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

TYPICAL

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



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

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





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REAR OPTIONS

# 

# ENGINEERED WALL SCHEDULE

SCALED LENGTH

OF WALL PANEL
AT LOCATION —

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

W/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.

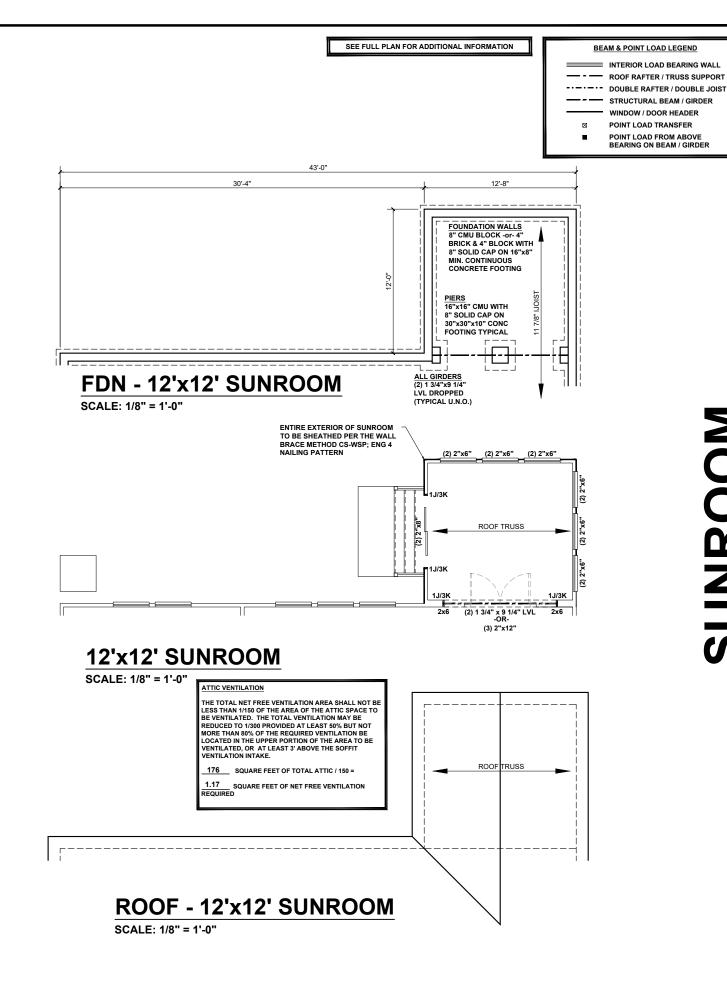
- NUMERICAL

LENGTH OF PANEL

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 <u>BOTH SIDES</u> 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.





KB HOME
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SUITE 180
DURHAM, NC 27703
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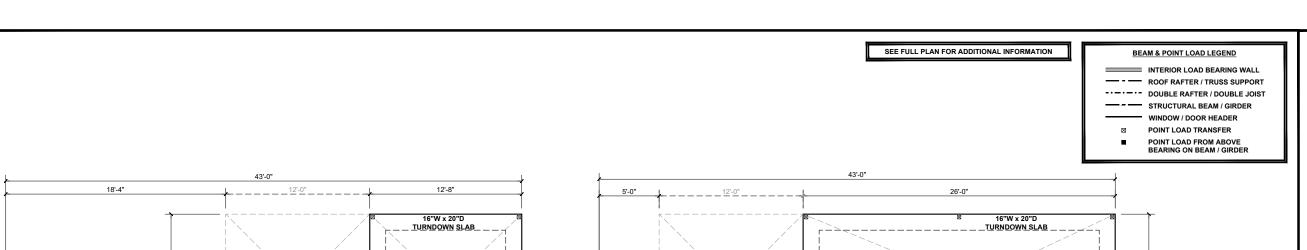
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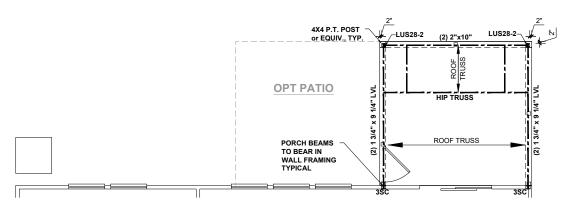
PLAN: **243.2939** 

REAR OPTIONS



# 12'x12'-8" COVERED PATIO - FDN

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

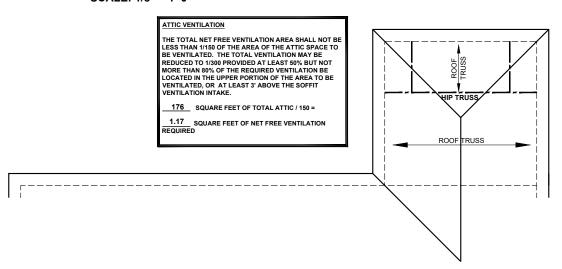


ON GRADE

4" SLAB ON GRADE

# 12'x12'-8" COVERED PATIO

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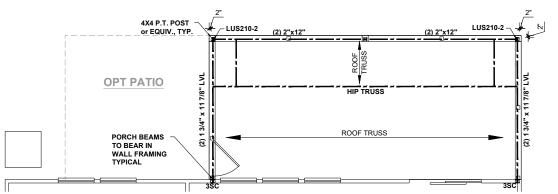


# 12'x12'-8" COVERED PATIO - ROOF

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

# 12'x26' COVERED PATIO - FDN

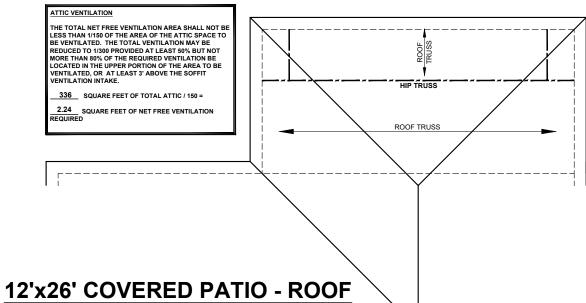
SCALE: 1/8" = 1'-0"



# 12'x26' COVERED PATIO

ON GRADE

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



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

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REAR OPTIONS