



LOT 85 BIRCHWOOD TRAILS
- ELEVATION N
TBD ROCKHAVEN DRIVE

PLAN #150.1910-R

9 TITLE SHEET
 G01 GENERAL NOTES
 G02 GENERAL NOTES
 G03 GENERAL NOTES
 FLOOR PLANS
 1.1 FLOOR PLAN 'L'
 1.2 FLOOR PLAN 'L/M/N' 'W' CRAWL SPACE
 1.3 FLOOR PLAN OPTIONS
 SLAB INTERFACE & FOUNDATION PLANS
 2.1 SLAB INTERFACE PLAN 'L'
 2.2 PARTIAL SLAB INTERFACE PLAN 'M', & 'N'
 2.3 CRAWL SPACE FOUNDATION PLAN 'L'
 2.4 PARTIAL CRAWL SPACE FOUNDATION PLANS 'M' & 'N'
 EXTERIOR ELEVATIONS
 3.01 ROOF PLAN, FRONT & REAR ELEVATIONS 'L'
 3.01-1 ROOF PLAN, FRONT & REAR ELEVATIONS 'L' - PERFORMANCE ATTIC
 3.01-2 LEFT & RIGHT ELEVATIONS 'L'
 3.01-3 PARTIAL FLOOR PLAN, FRONT & LEFT ELEVATIONS 'L' AT CRAWL SPACE
 PARTIAL FRONT & LEFT ELEVATIONS 'W' OPTIONAL MASONRY AT CONCRETE PORCH
 REAR, LEFT & RIGHT ELEVATIONS 'L' AT CRAWL SPACE
 3.01-5 FRONT ELEVATIONS 'L' AT OPTIONAL 9'-1" PLATE HEIGHT
 3.01-6 FRONT ELEVATIONS 'L' 'W' BRICK OPTION & PARTIAL RIGHT ELEVATION
 3.01-7 FRONT ELEVATIONS 'L' 'W' BRICK AT OPTIONAL 9'-1" PLATE HEIGHT
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 3.02-1 ROOF PLAN, FRONT & REAR ELEVATIONS 'M' - PERFORMANCE ATTIC
 3.02-2 LEFT & RIGHT ELEVATIONS 'M'
 3.02-3 PARTIAL FLOOR PLAN, FRONT & LEFT ELEVATIONS 'M' AT CRAWL SPACE
 PARTIAL FRONT ELEVATION 'W' OPTIONAL MASONRY AT CONCRETE PORCH
 3.02-5 REAR, LEFT & RIGHT ELEVATIONS 'M' AT CRAWL SPACE
 3.02-6 FRONT ELEVATIONS 'M' AT OPTIONAL 9'-1" PLATE HEIGHT
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 3.03-1 ROOF PLAN, FRONT & REAR ELEVATIONS 'N' - PERFORMANCE ATTIC
 3.03-2 LEFT & RIGHT ELEVATIONS 'N'
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 PARTIAL FRONT & LEFT ELEVATIONS 'W' OPTIONAL MASONRY AT CONCRETE PORCH
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 5.2 UTILITY PLAN OPTIONS
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 7.1 PARTIAL PLANS & ELEVATIONS 'L/M/N' 'W' OPT. DECK AT CRAWL SPACE
 7.2 PARTIAL PLANS & ELEVATIONS 'L/M/N' 'W' OPT. EXTENDED DECK AT CRAWL SPACE

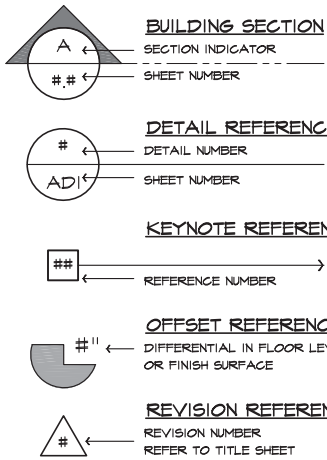
PATIO OPTIONS

&L1 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. COVERED PATIO 'L'
 &L2 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'L'
 &L3 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. EXTENDED COVERED PATIO 'L'
 &L4 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'L'
 &L5 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. SCREENED-IN COVERED PATIO 'L'
 &L6 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED PATIO 'L'
 &L7 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. PARTIAL SCREENED/OPEN DECK 'L'
 &M1 PARTIAL FLOOR PLAN, ROOF ELEVATIONS W/ OPT. COVERED PATIO 'M'
 &M2 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. EXTENDED SCREENED-IN COVERED DECK 'M'
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 &N7 PARTIAL FLOOR PLANS, ROOF ELEVATIONS W/ OPT. PARTIAL SCREENED/OPEN DECK 'N'

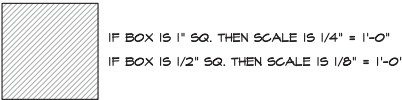
ARCHITECTURAL DETAILS
 AD1 ARCHITECTURAL DETAILS
 AD2 ARCHITECTURAL DETAILS
 AD3 ARCHITECTURAL DETAILS
 AD5 ARCHITECTURAL DETAILS
 AD6 ARCHITECTURAL DETAILS
 AD7 ARCHITECTURAL DETAILS
 AD8 ARCHITECTURAL DETAILS

CODE INFORMATION

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



SCALE NOTE



OWNER :

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

STRUCTURAL ENGINEER :

JDS ENGINEERING
543 PYLON DRIVE
RALEIGH NC, 27606
TEL. (845) 803-3687

TRUSS DESIGN

BUILDERS FIRST SOURCE

PLAN 150.1910-R		
FIRST FLOOR AREA	1911	SQ. FT.
TOTAL AREA	1911	SQ. FT.
GARAGE AREA	418	SQ. FT.
PORCH AREA(S)		
ELEVATION N'	127	SQ. FT.
OPTIONS:		
PATIO AREA(S)		
SCREENED-IN COVERED PATIO	100	SQ. FT.

APPLICABLE CODES:

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

CODE ABBREVIATIONS

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

PROJECT DESCRIPTION:

1 STORY SINGLE FAMILY DETACHED
RESIDENTIAL PLAN W/ 3 ELEVATIONS

OCCUPANCY:

R3

CONSTRUCTION TYPE:

Y - E

REVISION LIST

[illegible]

ISSUE DATE: 12/04/24
PROJECT No.: 1350999:57
DIVISION MGR.: DS
REVISIONS:

2018 NORTH
CAROLINA STATE
BUILDING
CODES

KB HOME
NORTH CAROLINA DIVISION

4506 S. MIAMI BLVD.
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FAX: (919) 544-2928

SUE DATE: 12/04/24

PROJECT No.: 1350999:57

DIVISION MGR.: DS

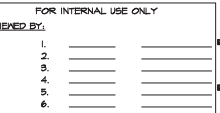
REVISIONS

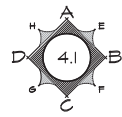
PLAN:
150.1910-R

SHEET
TS

SPEC. LEVEL 1

RALEIGH-DURHAM 50' SERIES





INTERIOR KEY

SQUARE FOOTAGE

PLAN 150.1910-R

FIRST FLOOR AREA	1911	SQ. FT.
TOTAL AREA	1911	SQ. FT.
GARAGE AREA	418	SQ. FT.
PORCH AREA(S)		
ELEVATION 'L'	114	SQ. FT.
ELEVATION 'M'	114	SQ. FT.
ELEVATION 'N'	127	SQ. FT.

OPTIONS:

PATIO AREA(S)	COVERED PATIO	100	SQ. FT.
	EXTENDED COVERED PATIO	240	SQ. FT.
	SCREENED-IN COVERED PATIO	100	SQ. FT.
	EXTENDED SCREENED-IN COV. PATIO	240	SQ. FT.
DECK AREA(S)	OPEN DECK	144	SQ. FT.
	EXTENDED OPEN DECK	288	SQ. FT.
	SCREENED-IN DECK	144	SQ. FT.
	EXTENDED SCREENED-IN DECK	288	SQ. FT.

PLATE NOTES

8'-1" PLATE NOTES

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

9'-1" PLATE NOTES

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

GENERAL PLAN NOTES

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

ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE).

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

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

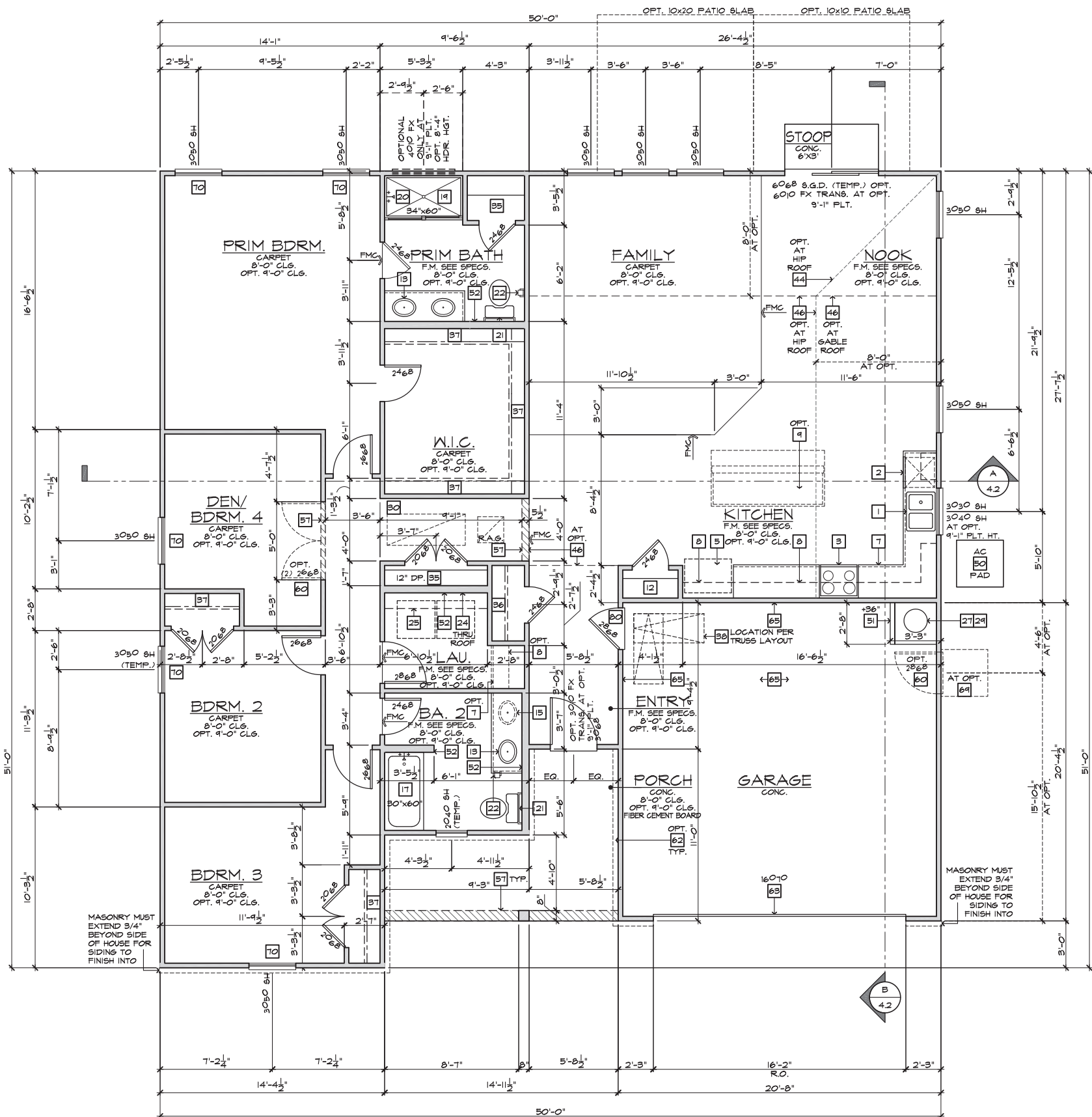
ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE).

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

STAIR DATA NOTES

FIRST FLOOR WITH 8'-1" PLATE HEIGHT:
14" DEEP T.J.I. FLOOR JOISTS WITH 3/4" T&G DECKING.
14 TREADS AT 10" EACH
15 RISERS AT 7'-11/16" EACH

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



FLOOR PLAN 'L'

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

BASIC PLAN

FLOOR PLAN NOTES

- NOTE: NOT ALL KEY NOTES APPLY.
- SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACINGS & DIMENSIONS PER MANUFACTURERS' SPECS
 - SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
 - 36" 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 MALL)
 - COMBINATION DOUBLE OVEN OR OVEN/ MICROWAVE OVEN OR OVEN VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
 - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 - MIN. 12" BAR TOP/ BREAKFAST BAR
 - DESK AREA - REFER TO INTERIOR ELEVATIONS
 - BUILT-IN PANTRY (15" DEEP OR U.N.O.)
 - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 - OPT. SINK - REFER TO INTERIOR ELEVATIONS
 - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 - PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - OVAL TUB - VERIFY DIMENSIONS WITH MANUF'S SPECS
 - PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO 72" - VERIFY DIMENSIONS W/ MANUF'S SPECS
 - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
 - TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
 - TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
 - RESERVED
 - MASHER & DRYER: - PROVIDE WATER & WASTE FOR MASHER RECESS MASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR. - APPLIANCE TO BE LOCATED MASHER AT LEFT AND DRYER AT RIGHT. 2ND FLR. MASHER TO HAVE PAN AND DRAIN. (SMITTY PAN)
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEVATIONS
 - WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO 5/AD4)
 - R.A.S. LOCATION (SEE HVAC PLAN)
 - TEMP. & PRESSURE RELIEF VALVE ON EXTERIOR MIN. OF 6" ABOVE GRADE.
 - F.A.U. LOCATION (REFER TO DETAIL 88/AD5)
 - RESERVED
 - LISTED FACTORY-BUILT GAS FIRED DEG. APPLIANCE (REF. 80/AD4) - INSTALL PER MFR. SPECS
 - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 - GAS APPLIANCE 'B' VENT FROM BELOW
 - LINEN PER SPECS (15" DEEP OR U.N.O.)
 - COAT CLOSET W/ SHELF & POLE (REFER TO DETAIL78/AD4)
 - WARDROBE W/ SHELF & ROPE (REFER TO DETAIL78/AD4)
 - 22"x30" MIN. ATTIC ACCESS
 - 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
 - LINE OF WALL BELOW
 - DUCT CHASE/VOID SPACE - 1/2" GYP. BD. AT CLG. FIRE BLKG.
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5)
 - LINE OF HIP AT OPTIONAL VOLUME CEILING
 - LINE OF RIDGE AT OPTIONAL VOLUME CEILING
 - CEILING BREAK
 - STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
 - MIN. 36" HIGH GUARDRAIL (REFER TO DET. 83/AD5 & 85/AD5)
 - 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL 83/AD5)
 - A/C PAD LOCATION
 - 50A/C LINSET LOCATION
 - LOW WALL - REFER TO PLAN FOR HEIGHT
 - 2x6 STUD WALL
 - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 - DBL. 2x4 WALL PER PLAN
 - INTERIOR SHELF-SEE PLAN FOR HT.
 - MEDIA NICHE
 - FLAT SOFFIT - SEE ELEV. FOR HGT.
 - ARCHED SOFFIT - SEE ELEV. FOR HGT.
 - WINDOW SEAT
 - OPT. DOOR/ WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE, SEE ELEV.) FIBRON OR EQ. SURROUNDING STRUCTURAL POST.
 - BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
 - SECTIONAL GARAGE DOOR PER SPECS
 - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USEABLE SPACE UNDER STAIR.
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" TYPE 'X' CEILING UNDER 'LIVING AREA'.
 - OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)
 - 5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV
 - P.T. POST W/ WRAP
 - CONCRETE STOOP, SIZE PER PLAN
 - EGRESS WINDOW
 - PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
 - MDF TOP
 - PLUMBING DROP FROM ABOVE
 - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 - WINDOW LEDGE, HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB, SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
 - 1/2" PRELIM. GYP. BD. BEHIND TUB/SHOWER (TO MEET STC)
 - SLOPING LOW WALL 36" ABOVE ADJACENT TREADS
 - OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE 20 MINUTE FIRE RATED. DOORS TO BE WEATHERSTRIPPED, SELF CLOSING AND SELF LATCHING.

kb
HOME

NORTH CAROLINA 50' SERIES

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NORTH CAROLINA DIVISION

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2018 NORTH CAROLINA STATE BUILDING CODES

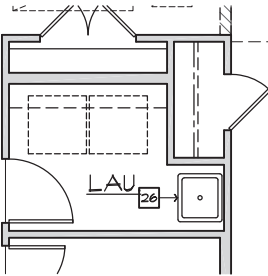
ISSUE DATE: 12/04/24
PROJECT No.: 1350999:57
DIVISION MGR.: DS
REVISIONS:

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

PLAN:
150.1910-R

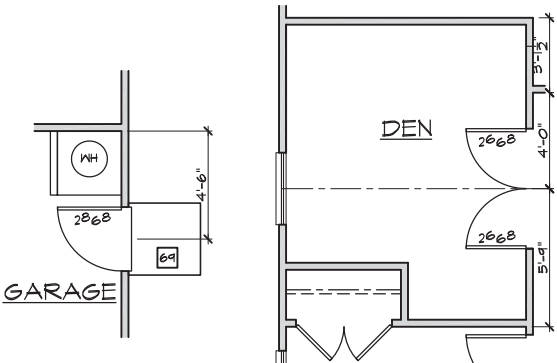
SHEET:
1.1

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



Laundry Tub

AT LAUNDRY

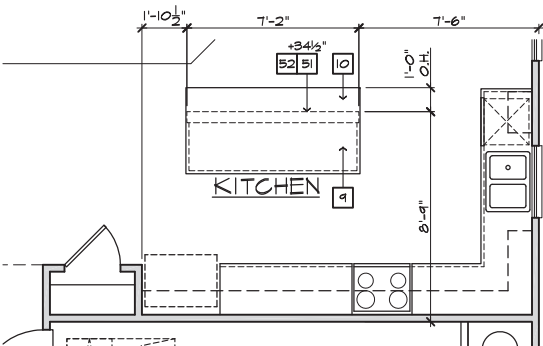


Service Door

AT GARAGE

Double Doors

AT DEN



Island

AT KITCHEN

#	FLOOR PLAN NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	SINK - GARBAGE DISPOSAL OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
2.	DISHWASHER - PROVIDE AIR GAP - VERIFY SPACINGS & DIMENSIONS PER MANUFACTURERS' SPECS
3.	SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD W/LIGHT & FAN, OR MICRO/HOOD COMBO - SEE SPECS
4.	36" COOKTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & FAN - VERIFY WITH MANUFRS' SPECS
5.	34" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6.	COMBINATION DOUBLE OVEN OR OVEN/ MICROWAVE OVEN OR OVEN - VERIFY DIMENSIONS WITH MANUFACTURERS' SPECS
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
10.	MIN. 12" BAR TOP/ BREAKFAST BAR
11.	DESK AREA - REFER TO INTERIOR ELEVATIONS
12.	BUILT-IN PANTRY (15" DEEP OR U.N.O.)
13.	SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
14.	SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
15.	OPT. SINK - REFER TO INTERIOR ELEVATIONS.
16.	KNEE SPACE - REFER TO INTERIOR ELEVATIONS
17.	PRE-FAB. TUB/SHOWER COMBO W/ FIBERGLASS MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
18.	OVAL TUB - VERIFY DIMENSIONS WITH MANUF'R'S SPECS.
19.	PRE-FAB. SHOWER PAN W/ 30" MIN. CLR. INSIDE & MAINSCOT TO T2" - VERIFY DIMENSIONS W/ MANUF'S SPECS
20.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE.
21.	TOWEL BAR - PROVIDE 2x SOLID BLK'G IN WALL
22.	TOILET PAPER HOLDER - PROVIDE 2x SOLID BLK'G IN WALL
23.	RESERVED
24.	MASHER & DRYER: - PROVIDE WATER & WASTE FOR MASHER - RECESS MASHER CONTROL VALVES IN WALL - VENT DRYER TO OUTSIDE AIR - ACCOMMODATE APPLIANCES TO BE LOCATED MASHER AT LEFT AND DRYER AT RIGHT, 2ND FLR. MASHER TO HAVE PAN AND DRAIN. (SMITTY PAN)
25.	12" SHELF PER SPECS
26.	OPT. LAUNDRY SINK - REFER TO INTERIOR ELEV'S
27.	WATER HEATER LOCATION: - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN. (REFER TO T8/AD4)
28.	R.A.S. LOCATION (SEE HVAC PLAN)
29.	TEMP. & PRESSURE RELIEF VALVE ON EXTERIOR MIN. OF 6" ABOVE GRADE.
30.	F.A.U. LOCATION (REFER TO DETAIL 88/AD5)
31.	RESERVED
32.	LISTED FACTORY-BUILT GAS FIRED DEG. 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 DETAILT8/AD4)
37.	WARDROBE W/ SHELF & POLE (REFER TO DETAILT8/AD4)
38.	22"x30" MIN. ATTIC ACCESS 25"x54" FULL DOWN LADDER R.O. ATTIC ACCESS TO BE PROTECTED
39.	LINE OF WALL BELOW
40.	DUCT CHASE/VOID SPACE - 1/2" GYP. BD. AT CL6. FIRE BLK6.
41.	LINE OF FLOOR ABOVE
42.	LINE OF FLOOR BELOW
43.	LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 92/AD5)
44.	LINE OF HIP AT OPTIONAL VOLUME CEILING
45.	LINE OF RIDGE AT OPTIONAL VOLUME CEILING
46.	CEILING BREAK
47.	STAIR TREADS & RISERS: - MIN. 10" TREAD & MAX. 7 3/4" RISER - (REFER TO DETAIL 81-82/AD5)
48.	MIN. 36" HIGH GUARDWALL (REFER TO DET. 83/AD5 & 85/AD5)
49.	34" TO 36" HIGH HANDRAIL (REFER TO DETAIL 83/AD5)
50.	A/C PAD LOCATION 50A/A/C LINES/ET 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.) FYFON OR EQ. SURROUNDING STRUCTURAL POST.
62.	BRICK / STONE VENEER - REFER TO ELEVATIONS VENEER TO COMPLY WITH THE N.C.-R.
63.	SECTIONAL GARAGE DOOR PER SPECS
64.	MIN. 1/2" GYP. BD. ON CEILINGS & WALLS @ USEABLE SPACE UNDER STAIR.
65.	GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 5/8" TYPE 'X' CEILING UNDER 'LIVING AREA.'
66.	OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL 86/AD5)
67.	5/8" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV
68.	P.T. POST W/ WRAP
69.	CONCRETE STOOP: SIZE PER PLAN SLOPE 1/4" PER FT. MIN.
70.	EGRESS WINDOW
71.	PROVIDE ADDITIONAL RISER(S) AT OPTIONAL PLATE HT.
72.	MDF TOP
73.	PLUMBING DROP FROM ABOVE
74.	ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
75.	WINDOW LEDGE. HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOW(S) ON ALL SIDES U.N.O.
76.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
77.	CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE.
78.	1/2" PRELIM. GYP. BD. BEHIND TUB/SHOWER (TO MEET STC)
79.	SLOPING LOW WALL 38" ABOVE ADJACENT TREADS
80.	OPENINGS BETWEEN GARAGE AND HOUSE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE 20 MINUTE FIRE RATED. DOORS TO BE WEATHERSTRIPPED, SELF CLOSING AND SELF LATCHING.



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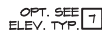
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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



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

BASIC PLAN AT SLAB-ON-GRADE

NOTE: NOT ALL KEY NOTES APPLY.



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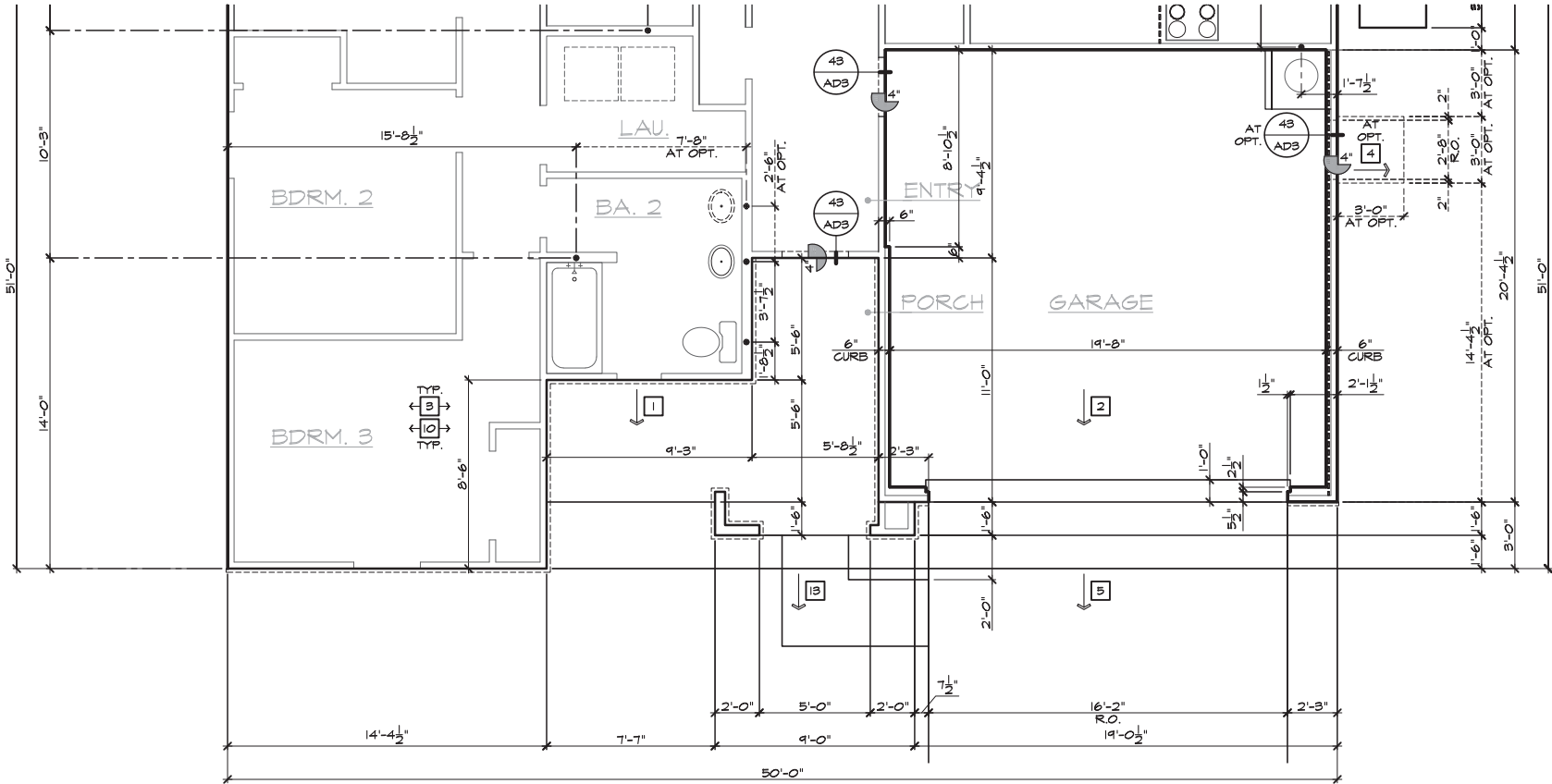
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SPEC LEVEL 1

RALEIGH-DURHAM

50' SERIES

50' SÈRIES



PARTIAL SLAB INTERFACE PLAN 'N'

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

BASIC PLAN AT SLAB-ON-GRADE

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



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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



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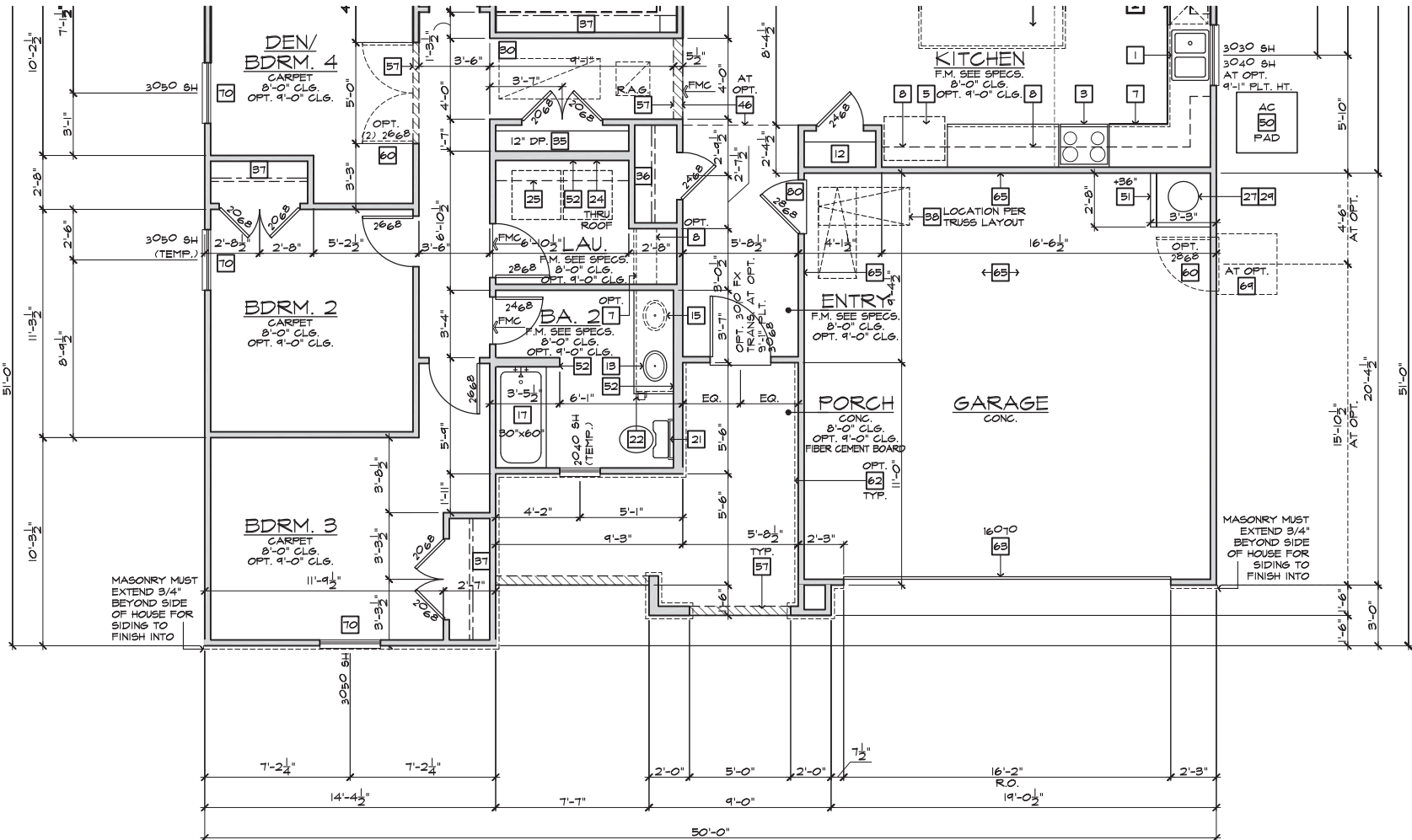
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PLAN:
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SHEET:
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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

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

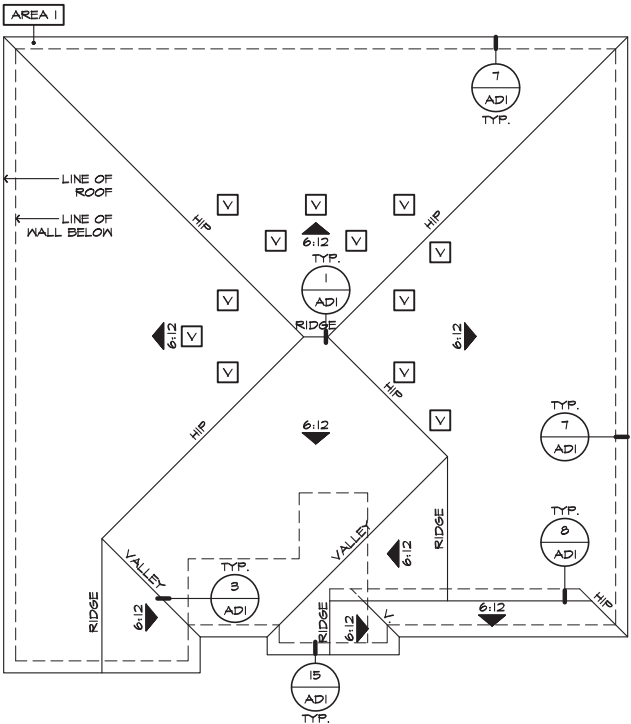


PARTIAL FLOOR PLAN 'N'

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

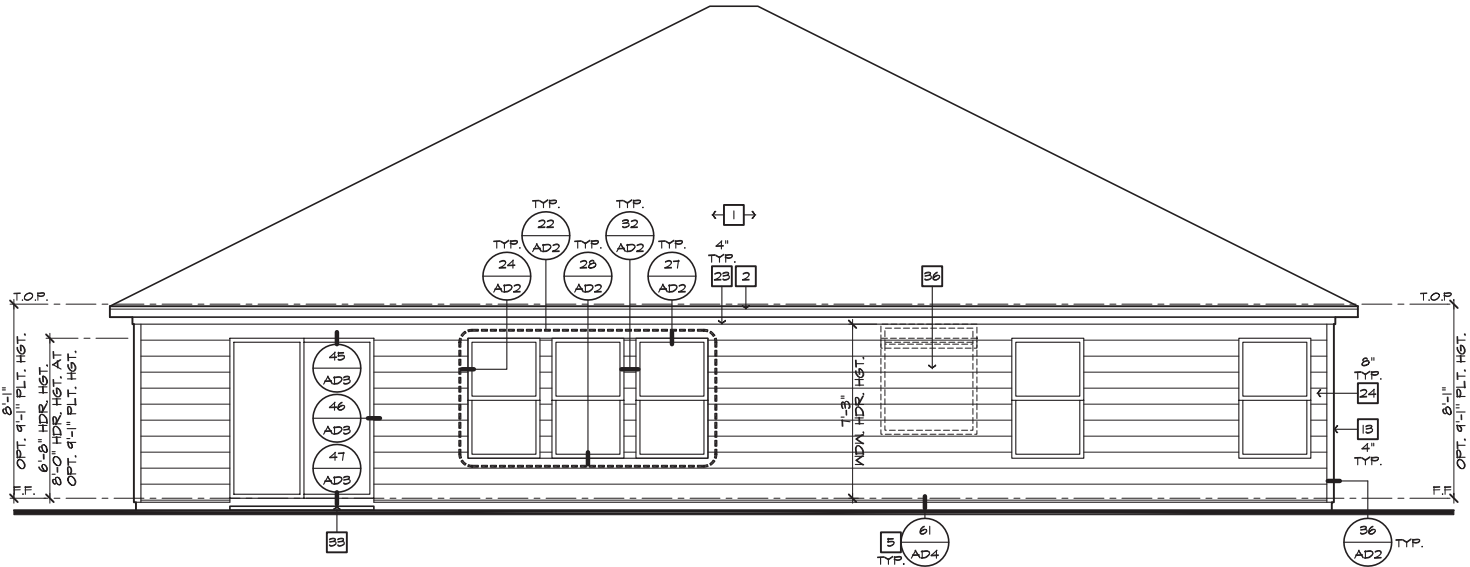
BASIC PLAN

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



ROOF PLAN 'N'

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



REAR ELEVATION 'N'

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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6:1. FLASHING
4.	6:1. FLASHING & SADDLE/CRICKET
5.	6:1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL 14/ADI
9.	DECORATIVE SHUTTERS
10.	PEDIMENT, SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYFON 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.) FYFON 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 (46" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYFON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYFON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEYSTONE
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE

ROOF PLAN NOTES 'N'

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

6:12

ROOF MATERIAL: COMPOSITION SHINGLE

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 40% & NO MORE THAN 50% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT MAX. 3'-0" BELOW THE RIDGE WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING)

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

APPROXIMATE RIDGE VENT LOCATIONS SHOWN.

ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

AREA 1 / MAIN:

VENTILATION REQUIRED:	SQ. FT. / 300	SQ. IN. / SQ. FT.
ATTIC AREA = 2451	X 144 =	1174 SQ. IN.
	TOTAL HIGH & LOW =	1174 SQ. IN.
	x 50% =	590 SQ. IN.

VENTILATION PROVIDED:			
HIGH			
0	LF RIDGE VENT(S) AT	10	SQ. IN. / LF. = 0 SQ. IN.
12	ROOF VENT(S) AT	50	SQ. IN. EA. = 600 SQ. IN.
SUB-TOTAL HIGH VENTILATION:			
LOW			
178	LF VENTILATED SOFFIT AT	6.9	SQ. IN. / LF. = 1228 SQ. IN.
0	ROOF VENT(S) AT	50	SQ. IN. EA. = 0 SQ. IN.
TOTAL VENTILATION PROVIDED:			
			1828 SQ. IN.

NOTES:

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

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

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

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

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



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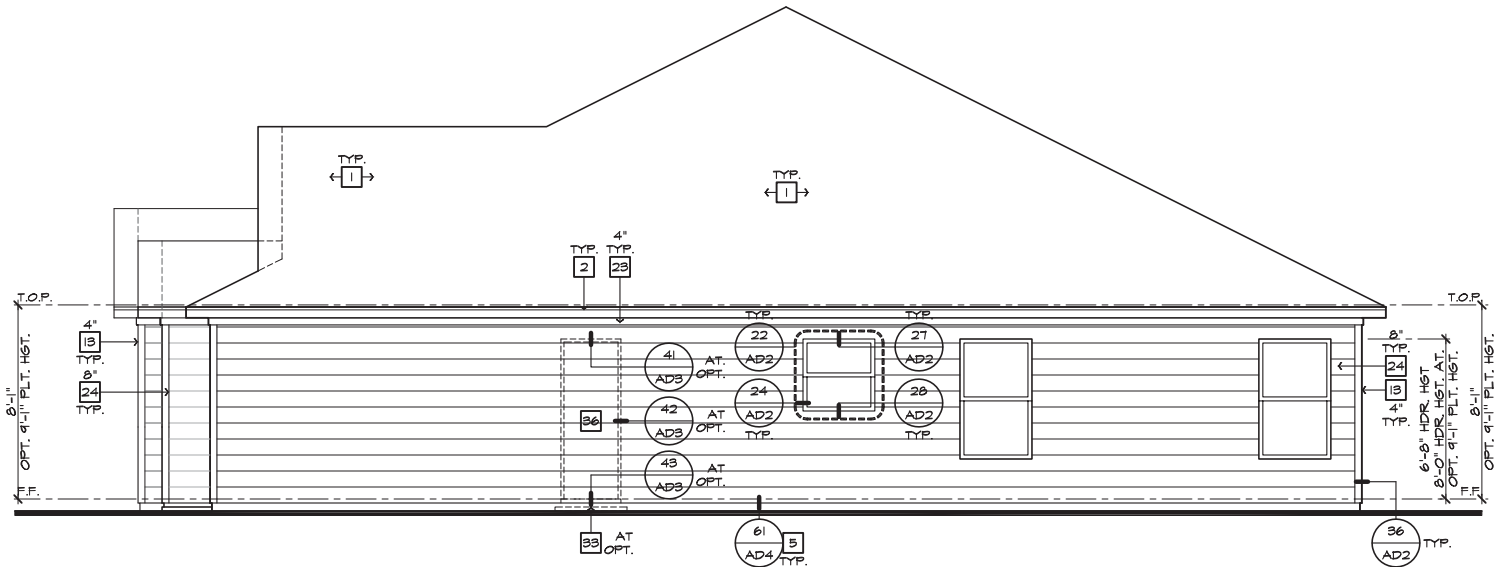
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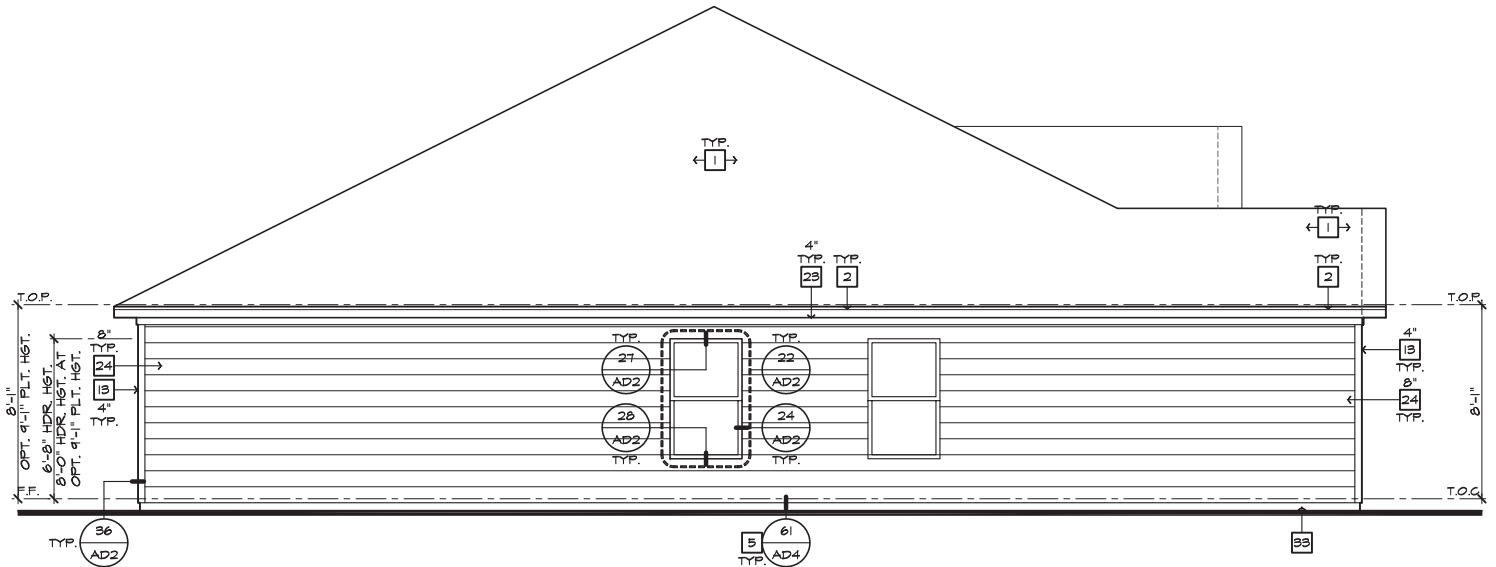
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SHEET:
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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



RIGHT ELEVATION 'N'

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



LEFT ELEVATION 'N'

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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6:1. FLASHING
4.	6:1. FLASHING & SADDLE/CRICKET
5.	6:1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL, 14/ADI
9.	DECORATIVE SHUTTERS
10.	PEDIMENT, SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYFON 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.) FYFON OR EQ. SURROUNDING STRUCTURAL POST.
16.	SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
17.	FIBER-CEMENT STRAIGHT SHAKE SIDING SEE SPECS
18.	STONE VENEER PER SPECS
19.	BRICK/MASONRY VENEER PER SPECS
20.	BUILT UP BRICK COLUMN
21.	SOLDIER COURSE
22.	ROWLOCK COURSE
23.	FRIEZE BOARD
24.	FIBER-CEMENT SIDING PER SPECS
25.	P.T. POST IV/ WRAP - SEE STRUCTURAL FOR SIZE
26.	PRE-FAB DECORATIVE TRIM
27.	LIGHT WEIGHT PRECAST STONE TRIM
28.	P.T. LUMBER RAILINGS (486" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYFON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYFON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEystone
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE



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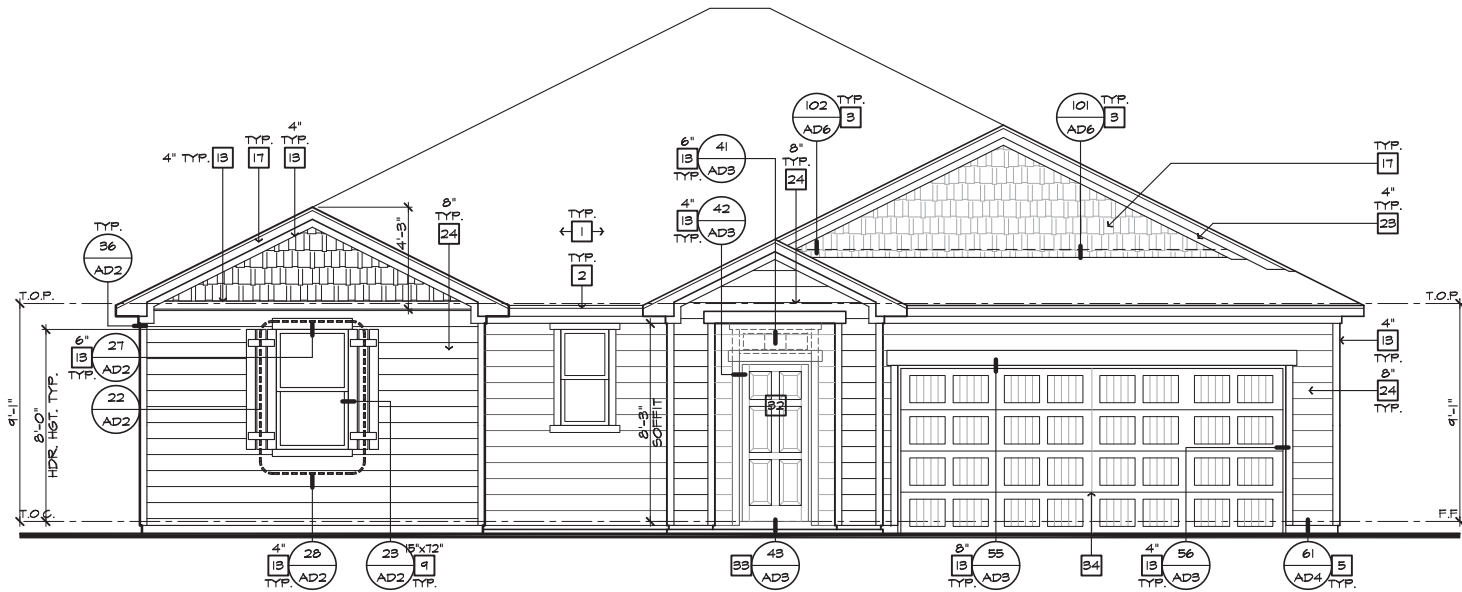
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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



FRONT ELEVATION 'N'
AT OPTIONAL 9'-1 1/2" PLT. HGT.

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

#	ELEVATION NOTES
NOTE: NOT ALL KEY NOTES APPLY.	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2X FASCIA/BARGE BOARD WITH FASCIA CAP
3.	6:1. FLASHING
4.	6:1. FLASHING & SADDLE/CRICKET
5.	6:1. DRIP SCREED
6.	24"x24" CHIMNEY
7.	DECORATIVE VENT
8.	DECORATIVE CORBEL, 14/AD1
9.	DECORATIVE SHUTTERS
10.	PEDIMENT, SEE ELEVATION FOR TYPE
11.	RECESSED ELEMENT
12.	DECORATIVE TRIM FYFON 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.) FYFON 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 (48" U.N.O.)
29.	FIBER-CEMENT SMOOTH BOARD SEE SPECS
30.	DECORATIVE WINDOW/DOOR TRIM - FYFON OR EQ. SEE ELEVATION FOR SIZE.
31.	BRACKET OR KICKER - FYFON OR EQ.
32.	ENTRY DOOR
33.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN.
34.	SECTIONAL GARAGE DOOR PER SPECS
35.	ALUMINUM WRAP
36.	OPTIONAL DOOR/WINDOW - REFER TO PLAN OPTIONS
37.	OPTIONAL STANDING SEAM METAL ROOF
38.	KEystone
39.	SOLDIER CROWN
40.	JACK SOLDIER COURSE
41.	WATER TABLE
42.	ATRIUM DOOR
43.	PILASTER - SEE ELEVATION FOR TYPE



NORTH CAROLINA
50' SERIES

KB HOME
NORTH CAROLINA DIVISION

4506 S. MIAMI BLVD.
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PLAN:
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SHEET:
3.N6

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

NOTE:
REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE



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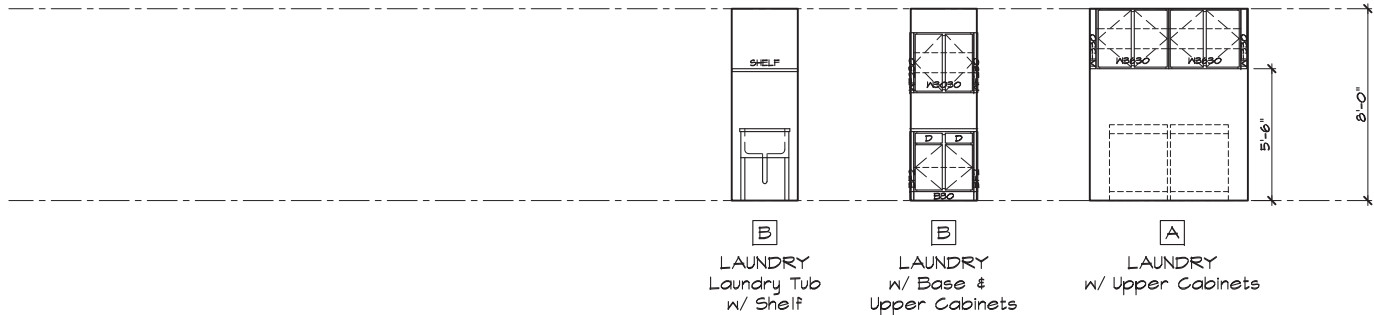
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PLAN:
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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

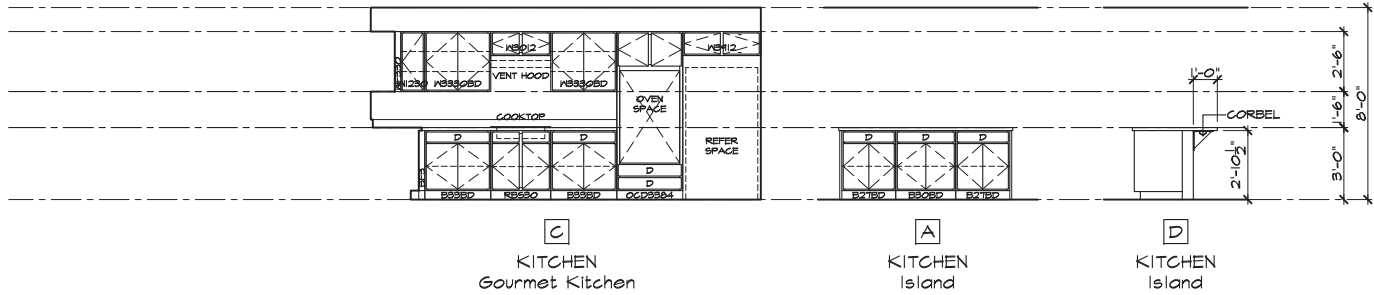
MISC. ELEVATIONS



MISCELLANEOUS INTERIOR ELEVATIONS



BATH ELEVATIONS



KITCHEN ELEVATIONS

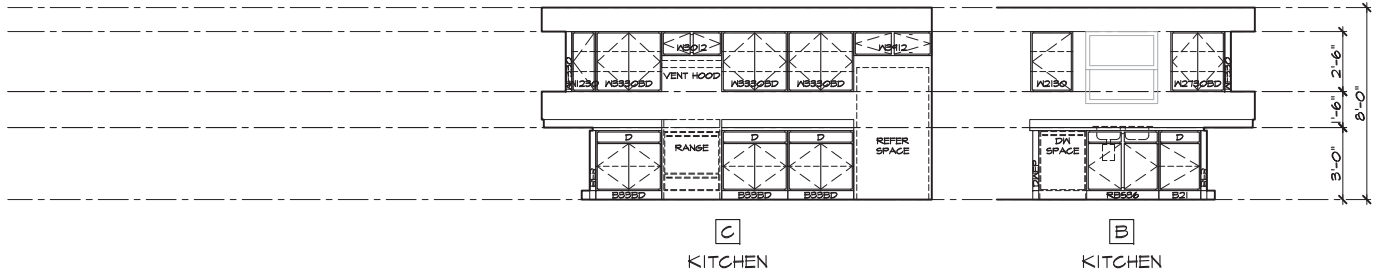
OPTIONAL INTERIOR ELEVATIONS

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

MISCELLANEOUS INTERIOR ELEVATIONS



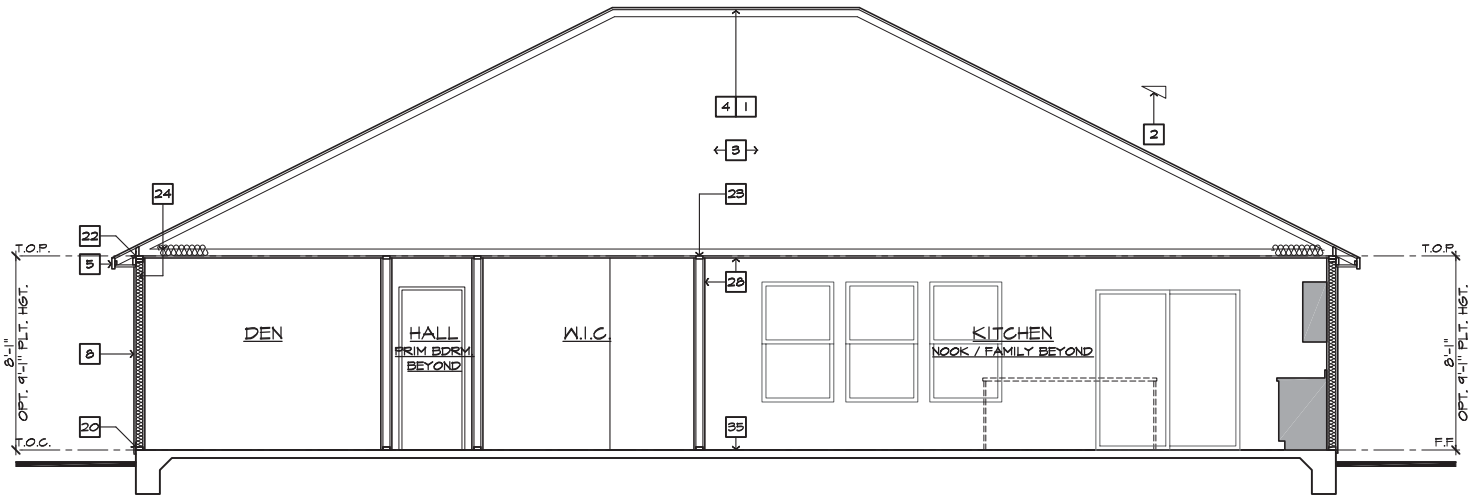
BATH ELEVATIONS



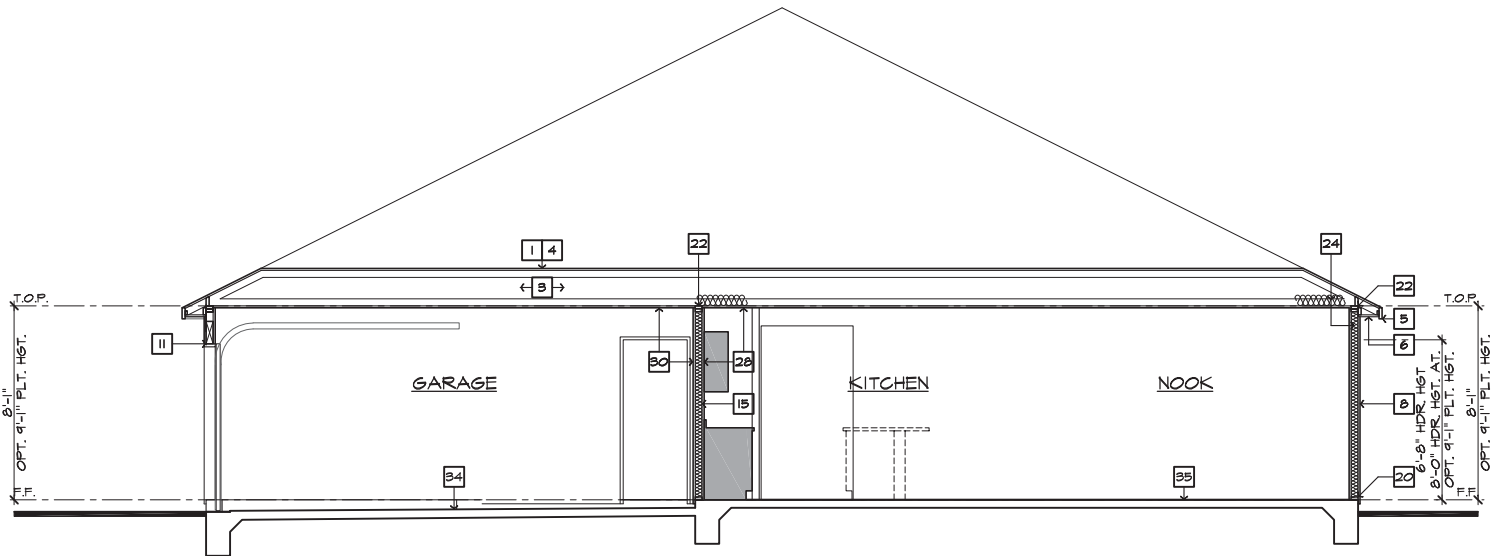
KITCHEN ELEVATIONS

STANDARD INTERIOR ELEVATIONS

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



SECTION 'A'
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")
AT SLAB-ON-GRADE



SECTION 'B'
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")
AT SLAB-ON-GRADE

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



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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES

PARTIAL UTILITY PLAN 'N'

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

BASIC PLAN

UTILITY PLAN 'L'

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

BASIC PLAN

UTILITY LEGEND		2008-10-01 2011-10-01
	120v DUPLEX CONVENIENCE RECEPTACLE ARC FAULT (AFGI) AND TAMPER RESISTANT (TR) 12" ABV. FIN. FLR. TYPICAL U.N.O.	
	120v (TR) RECEPTACLE W/ GFI CIRCUIT W/ WATER RESISTANT HOUSING	
	120v (TR) RECEPTACLE W/ GFI CIRCUIT	
	FUSED DISCONNECT	
	120v (AFGI & TR) RECESSED FLOOR RECEPTACLE W/ COVER	
	120v (AFGI & TR) DUPLEX CONVENIENCE RECEPTACLE SWITCH CONTROLLED, 1/2 HOT	
	220v SINGLE CONVENIENCE RECEPTACLE HEIGHT NOTED AS PER PLAN	
	TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8" ABOVE COUNTER U.N.O.	
	THREE-POLE LIGHT SWITCH	
	FOUR-POLE LIGHT SWITCH	
	WALL MOUNTED LIGHT FIXTURE W/ WATER RESISTANT HOUSING	
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE	
	WALL MOUNTED FLUORESCENT LIGHT FIXTURE	
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE	
	CEILING MOUNTED FLUORESCENT LIGHT FIXTURE	
	HANGING INCANDESCENT LIGHT FIXTURE	
	RECESSED INCANDESCENT DIRECTIONAL LIGHT FIXTURE (EYE BALL)	
	RECESSED INCANDESCENT LIGHT FIXTURE	
	LIGHTING - TRAVERSE II LED FIXTURE - PER SPESCS	
	RECESSED INCANDESCENT LIGHT FIXTURE W/ WATER RESISTANT HOUSING	
	RECESSED FLUORESCENT LIGHT FIXTURE	
	RECESSED EXHAUST FAN	
	RECESSED EXHAUST FAN/ INCANDESCENT LIGHT COMBINATION	
	RECESSED EXHAUST FAN/ FLUORESCENT LIGHT COMBINATION	
	INCANDESCENT WALL SCONCE	
	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET	
	24"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)	
	12"x48" FLUORESCENT LIGHT BOX (CEILING MOUNTED)	
	OPTIONAL PRE-WIRED CEILING FAN AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.	
	CEILING MOUNTED JUNCTION BOX	
	WALL MOUNTED JUNCTION BOX	
	DOOR CHIME	
	CATV RECEPTACLE	
	PUSH BUTTON	
	PHONE OUTLET	
	SERVICE BOX	
	HOSE BIB	
	HOSE BIB W/ S.O.V.	
	GAS STUB FOR ICE MAKER	
	APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED	
	APPROVED CARBON MONOXIDE ALARM/ SMOKE DET.	
	THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)	
	GAS TAP	
	GAS KEY - FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NO MORE THAN 48" FROM GAS OUTLET	
SWITCHING FOR ROOMS W/ CLG. FAN OPTIONS		24" MIN. SEPERATION OF ELECTRICAL BOXES AS SHOWN BELOW

NOTES

1. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT. ALL HEIGHTS SHOWN ARE TO CENTERLINE OF FIXTURE.
2. PROVIDE SWITCH, LIGHT, 120V (AFCI & TR) DUPLEX RECEPTACLE & FUEL GAS STUB OR 220V RECEPTACLE IN ATTIC FOR F.A.U. - PER COMMUNITY SPECIFICATIONS.
3. SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING
4. 20 FOOT #4 REBAR FOR 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.



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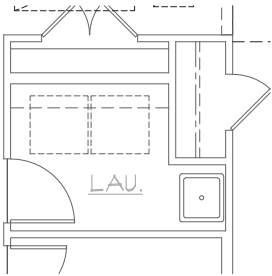
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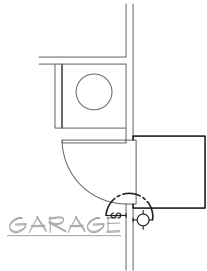
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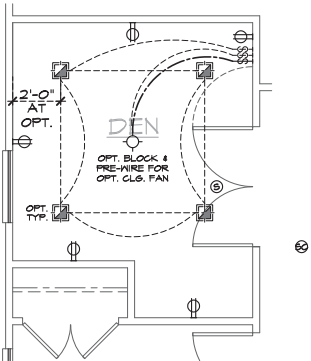
SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



Laundry Tub
AT LAUNDRY

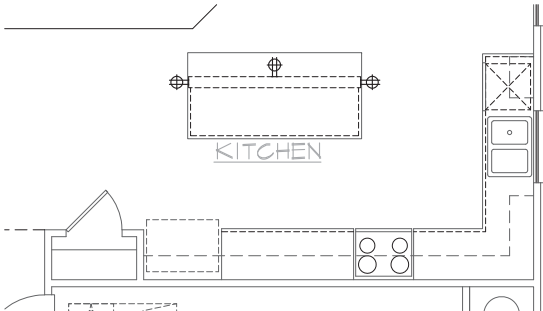


Service Door
AT GARAGE



Double Doors
AT DEN

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



Island
AT KITCHEN

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

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

- NOTES
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 - PROVIDE SWITCH, LIGHT, 120V (AFCI & TR) DUPLEX RECEPTACLE & FUEL GAS STUB OR 220V RECEPTACLE IN ATTIC FOR F.A.U. - PER COMMUNITY SPECIFICATIONS.
 - SMOKE DETECTORS IN ROOMS WITH VOLUME CEILING TO BE LOCATED AT HIGHEST POINT OF CEILING
 - 20 FOOT #4 REBAR FOR UPPER GROUND AND ADDITIONAL COLD WATER GROUND. REFER TO SLAB INTERFACE PLAN FOR LOCATION.
 - 200 AMP ELECTRICAL PANEL (DEFAULT). ELECTRICAL PLAN CHECK PERMIT REQUIRED IF LOAD EXCEED 400 AMPS.



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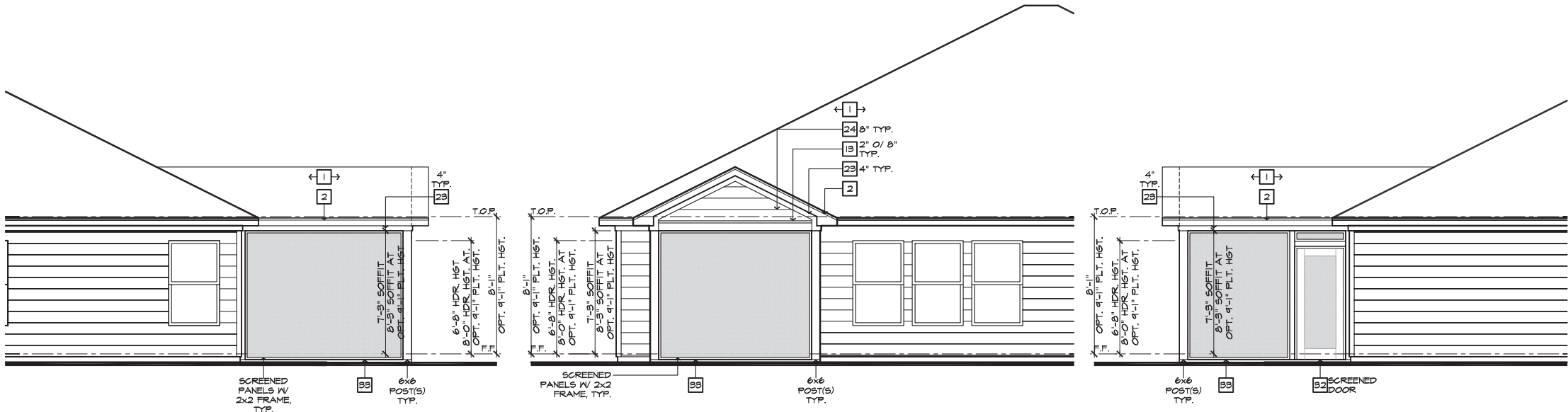
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SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



NOTE:
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PARTIAL RIGHT ELEVATION

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

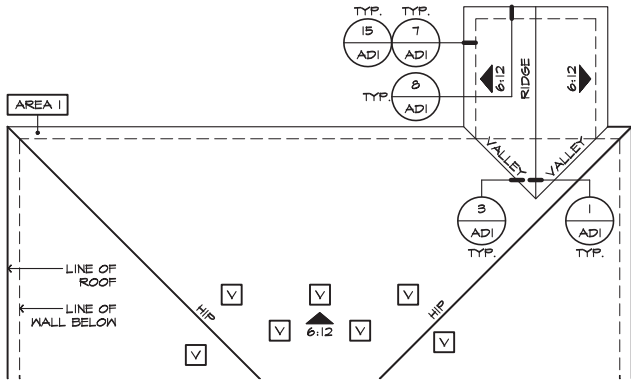
PARTIAL REAR ELEVATION

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

PARTIAL LEFT ELEVATION

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

ROOF PLAN NOTES 'N'	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: COMPOSITION SHINGLE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARNALL PANELS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT AT LEAST 40% & NO MORE THAN 50% OF THE REQ. VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT MAX. 3'-0" BELOW THE RIDGE WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING)	
* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.	
APPROXIMATE RIDGE VENT LOCATIONS SHOWN. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.	
AREA 1 / MAIN:	
VENTILATION REQUIRED:	
ATTIC AREA = 2357	SQ. FT. / 300 8.52 SQ. FT.
	X 144 = 1227 SQ. IN.
	TOTAL HIGH & LOW = 1227 SQ. IN.
	X 50% = 614 SQ. IN.
VENTILATION PROVIDED:	
HIGH:	
0 LF RIDGE VENT(S) AT	18 SQ. IN. / LF. = 0 SQ. IN.
18 ROOF VENT(S) AT	50 SQ. IN. EA. = 650 SQ. IN.
SUB-TOTAL HIGH VENTILATION:	
LOW	650 SQ. IN.

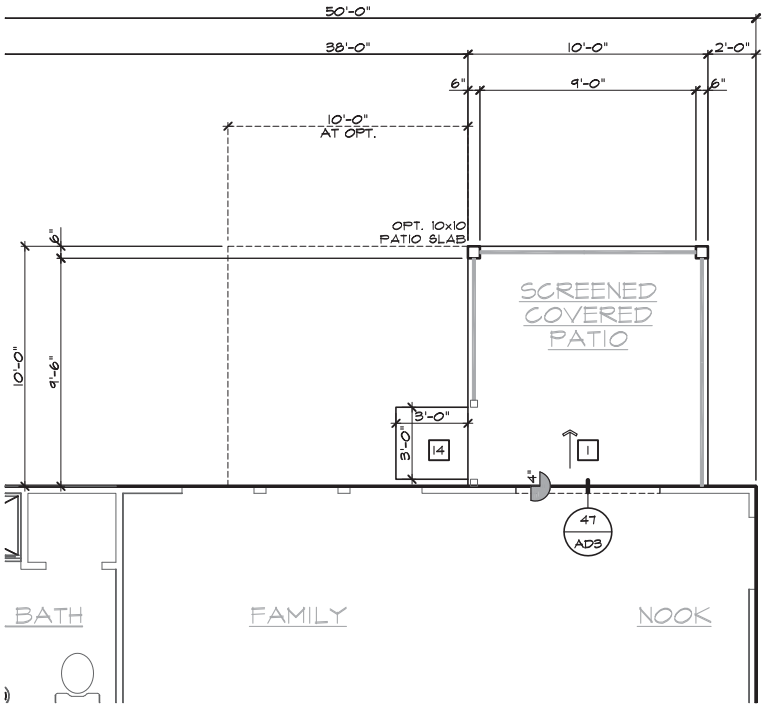


PARTIAL ROOF PLAN

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

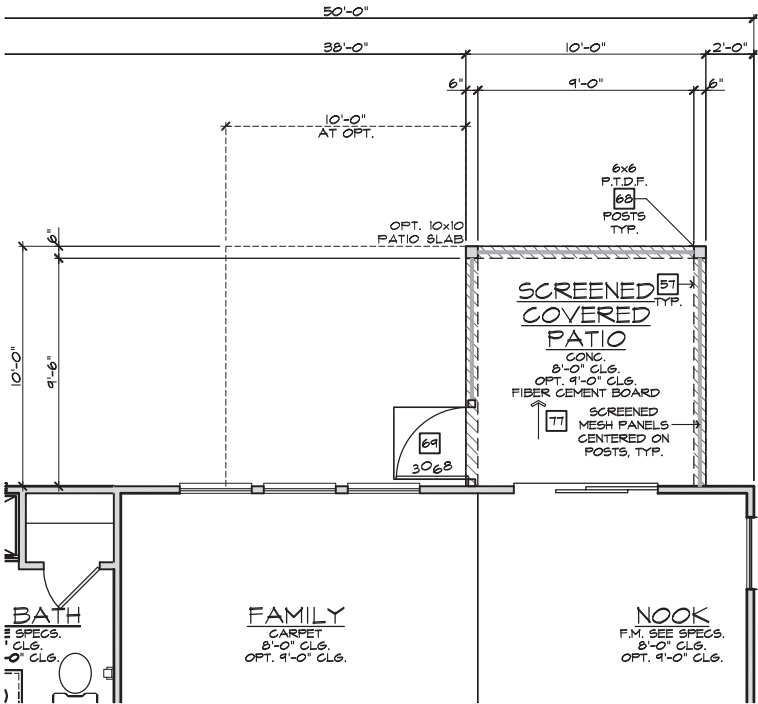
SCREENED-IN PATIO 'N'

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



PARTIAL SLAB INTERFACE PLAN

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



PARTIAL FIRST FLOOR PLAN

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

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

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

NOTE: THE CRAWL SPACE IS TO BE CONDITIONED PER NC-R SECTION R409.1. THE CRAWL SPACE VAPOR RETARDER (BARRIER) IS TO BE PER NC-R SECTION R409.2.	
NOTE: REFER TO BASIC ROOF PLAN FOR INFORMATION NOT SHOWN HERE	
NOTE: REFER TO BASIC ELEVATIONS FOR INFORMATION NOT SHOWN HERE	
NOTE: REFER TO BASIC FLOOR PLAN FOR INFORMATION NOT SHOWN HERE	



NORTH CAROLINA 50' SERIES

KB HOME
NORTH CAROLINA DIVISION

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

2018 NORTH CAROLINA STATE BUILDING CODES

ISSUE DATE: 12/04/24
PROJECT No.: 1350999:57
DIVISION MGR.: DS
REVISIONS:

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

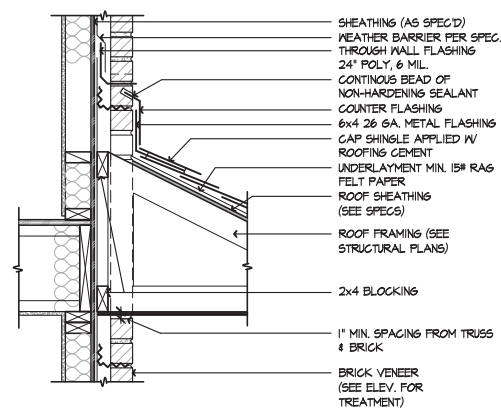
PLAN:
150.1910-R

SHEET:
8.N5

SPEC. LEVEL 1
RALEIGH-DURHAM
50' SERIES



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BRICK THROUGH ROOF

SCALE 1"=1'-0"

SE-01017a

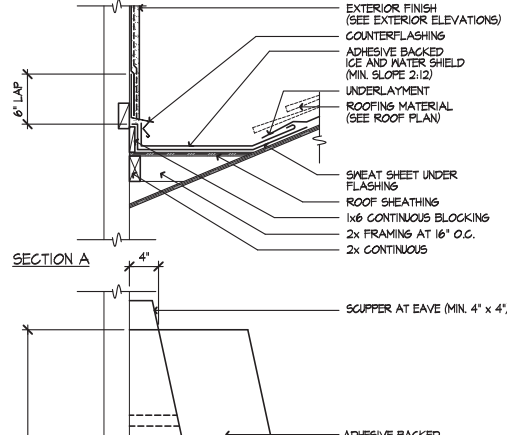
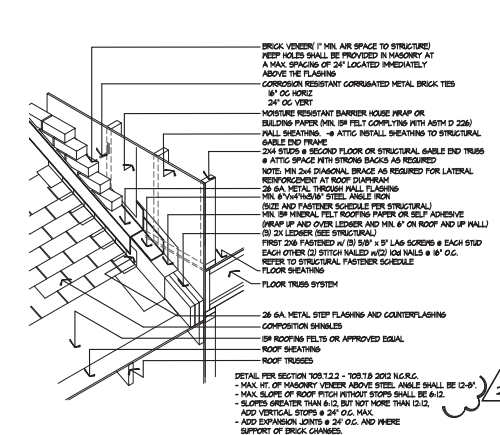
17

BRICK OVER ROOF

SCALE NTS

SE-2D 150

13



EAVE @ METAL ROOF

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

SE-05097a

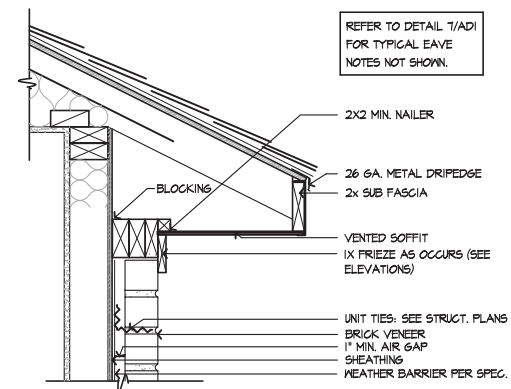
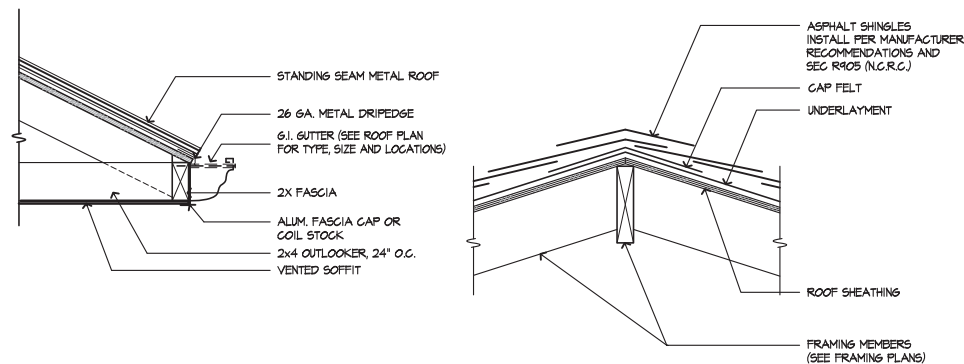
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RIDGE

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

SE-01001a

1



EAVE - BRICK

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

SE-01018b

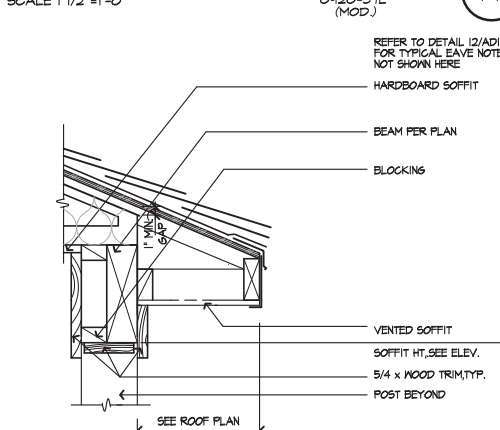
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CORBEL AT RAKE

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

0920-3TE (MOD)

14

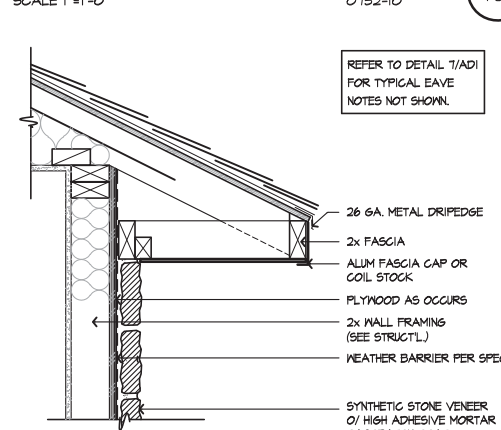


CRICKET

SCALE 1"=1'-0"

0732-10

10



RAKE @ METAL ROOF

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

SE-05098a

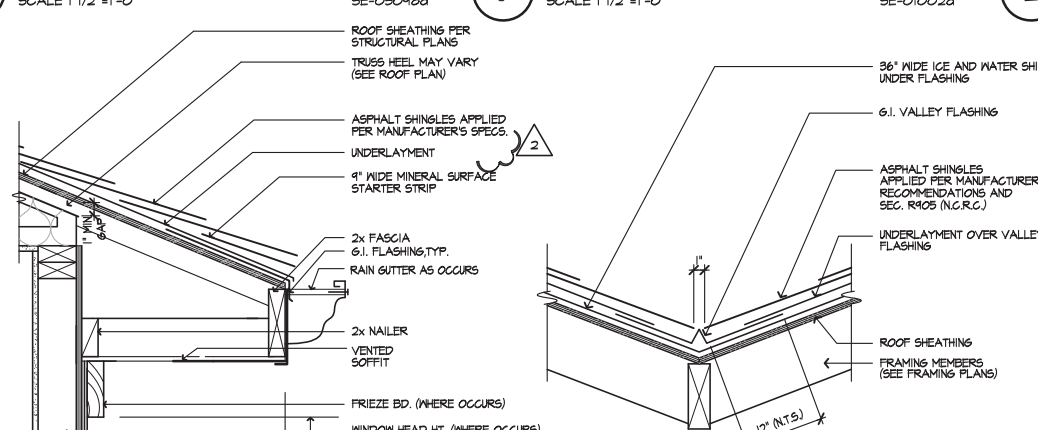
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RIDGE VENT

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

SE-01002a

2



RAKE - BRICK

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

SE-01019b

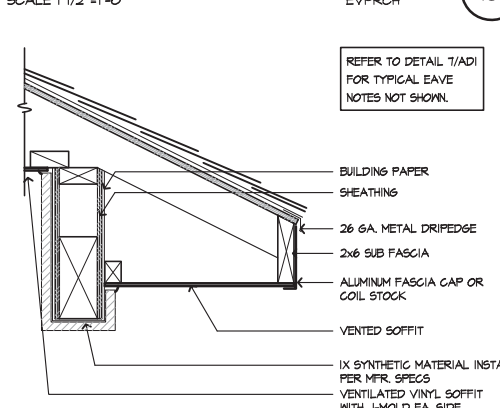
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PORCH EAVE

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

EVPRCH

15

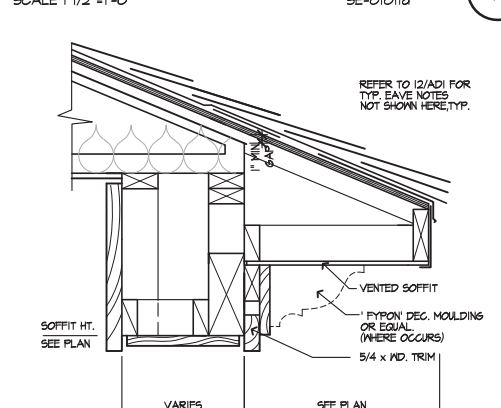


EAVE - STONE

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

SE-01011a

11



EAVE

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

0732-13q

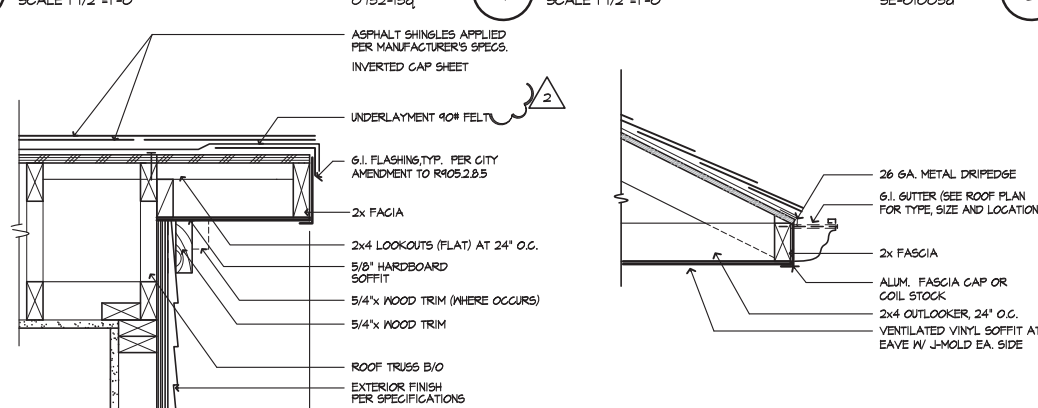
7

VALLEY

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

SE-01003a

3



STONE TO ROOF

SCALE 1"=1'-0"

SE-01020a

20

SOFFIT @ PORCH - SYNTHETIC MATERIAL

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

SE-01016b

16



EAVE AT PORCH

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

EVPRCH2

12



RAKE

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

0732-04q

8

TYPICAL EAVE GUTTER

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

SE-01004a

4

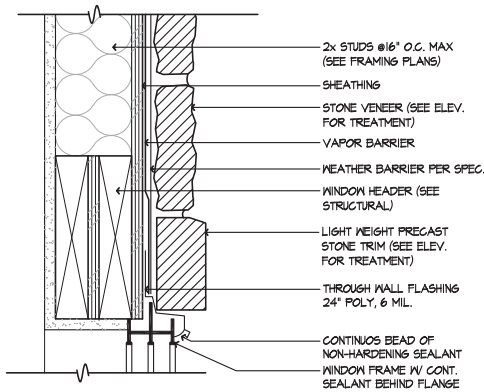


40' SERIES

KB HOME
NORTH CAROLINA DIVISION
1800 PERIMETER DRIVE
SUITE 140
MORRISVILLE, NC 27560
TEL: (919) 768-7969

ISSUE DATE:
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

PLAN:
SHEET:
AD1
SPEC. LEVEL 1
RALEIGH-DURHAM
DETAILS

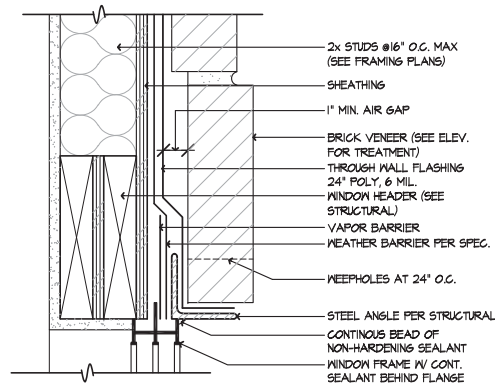


WINDOW HEAD - STONE

SCALE 3"=1'-0"

SE-02096a

31

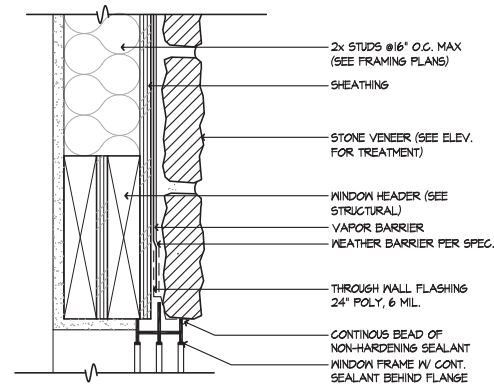


WINDOW HEAD - BRICK

SCALE 3"=1'-0"

SE-02096a

33

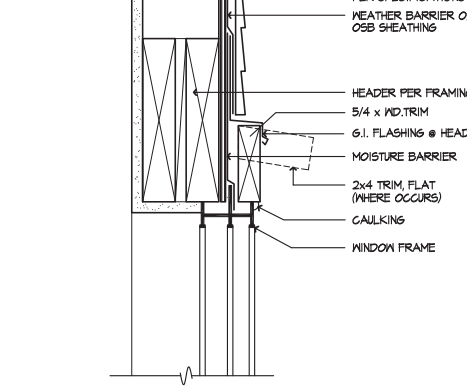


WINDOW HEAD - STONE

SCALE 3"=1'-0"

SE-02029a

29



WINDOW HEAD

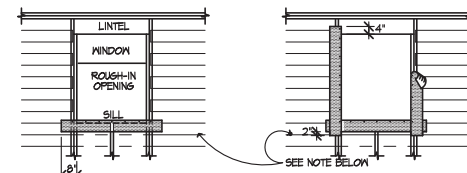
SCALE 3"=1'-0"

0850-01j

25

WINDOW FLASHING

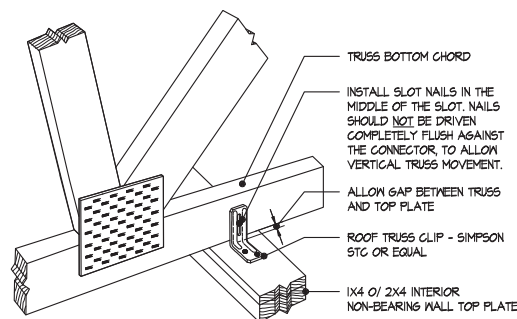
EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.



1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL MOISTOP (OR EQUAL) WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.
2. ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL OR POWER-DRIVEN STAPLES.

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

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



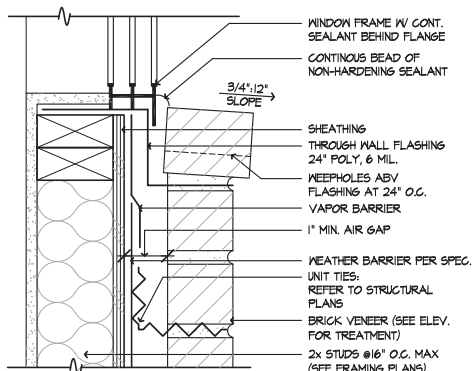
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WINDOW SILL - BRICK

SCALE 3"=1'-0"

SE-02094a

34

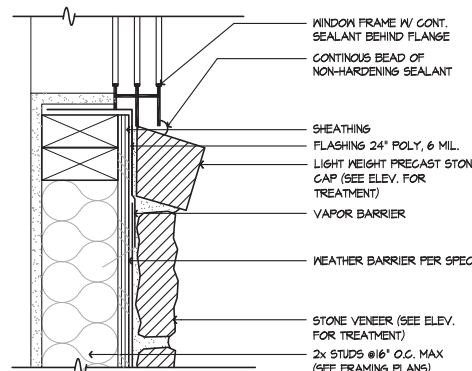


WINDOW SILL - STONE

SCALE 3"=1'-0"

SE-02090a

30



WINDOW SILL

SCALE 3"=1'-0"

0850-111

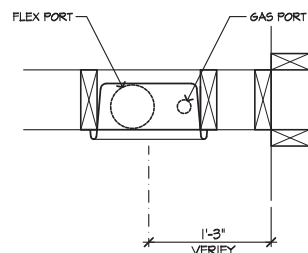
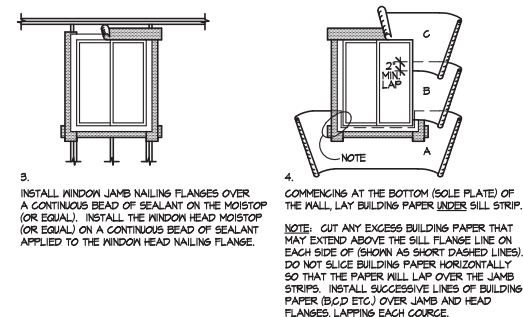
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VAPOR BARRIER

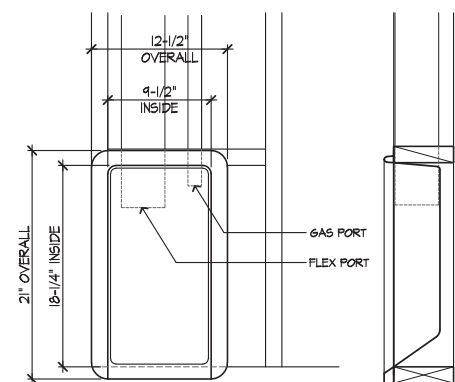
SCALE 1/4"=1'-0"

SE-02022a

22



PLAN VIEW



FRONT

SIDE

DRYER BOX DETAIL

SCALE: N.T.S.

AD8-149

40

SIDING - CORNER. TRIM

SCALE 3"=1'-0"

0746-02

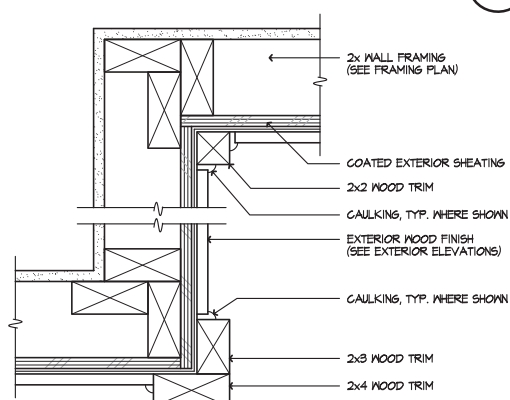
36

WINDOW JAMB - BRICK

SCALE 3"=1'-0"

SE-02095a

35

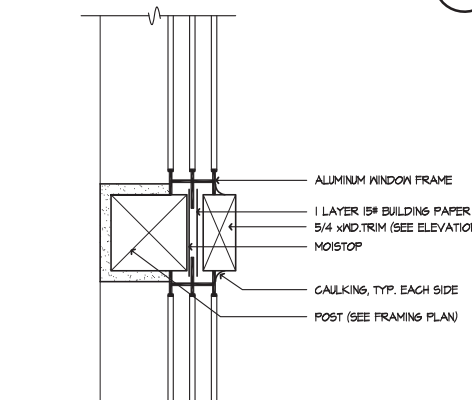


WINDOW JAMB - STONE

SCALE 3"=1'-0"

SE-02091a

31



WINDOW HEAD

SCALE 3"=1'-0"

0850-15

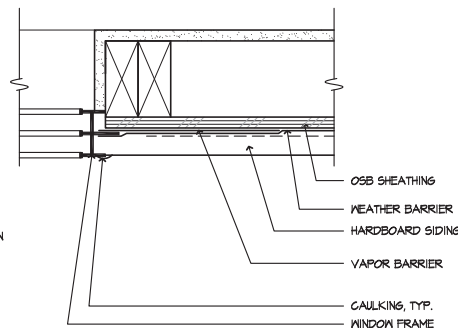
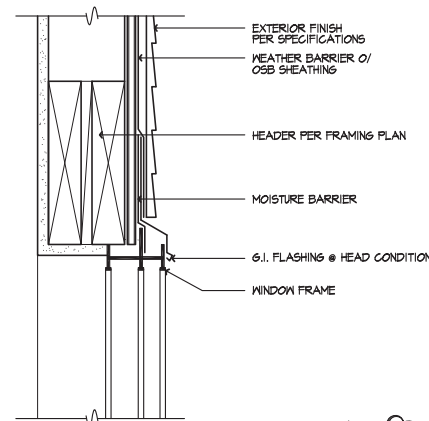
27

WINDOW JAMB

SCALE 3"=1'-0"

0850-02s

23



ISSUE DATE:
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

PLAN:
SHEET:
AD2
SPEC. LEVEL 1
RALEIGH-DURHAM
DETAILS

**GARAGE DOOR HEAD
- STONE**

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

SE-03057b

57

DOOR HEAD - BRICK

SCALE 3"=1'-0"

SE-03053a

53

DOOR HEAD - STONE

SCALE 3"=1'-0"

SE-03049a

49

SLIDING DR. HEAD

SCALE 3"=1'-0"

0340-03b

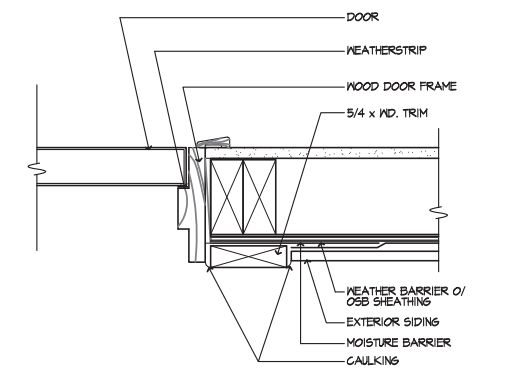
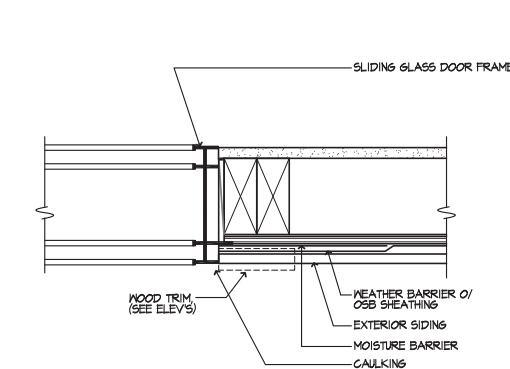
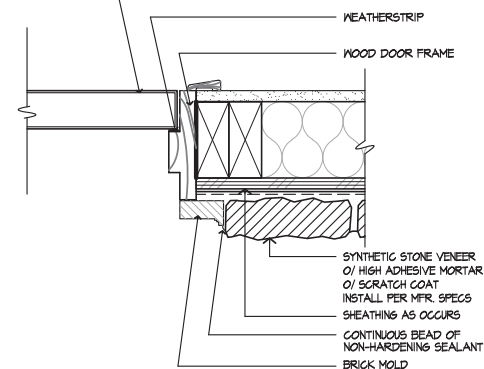
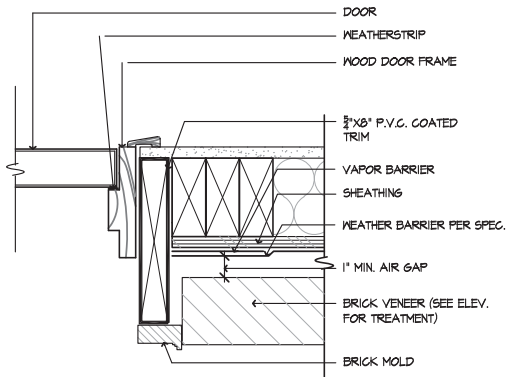
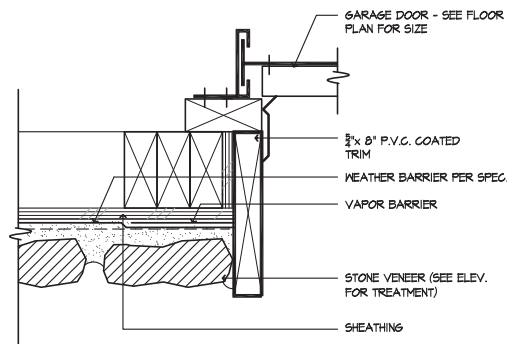
45

DOOR HEAD

SCALE 3"=1'-0"

0340-01b

41



**GARAGE DOOR JAMB
- STONE**

SCALE 3"=1'-0"

SE-03058b

58

DOOR JAMB - BRICK

SCALE 3"=1'-0"

SE-03054a

54

DOOR JAMB - STONE

SCALE 3"=1'-0"

SE-03050a

50

SLIDING DOOR JAMB

SCALE 3"=1'-0"

0340-03c

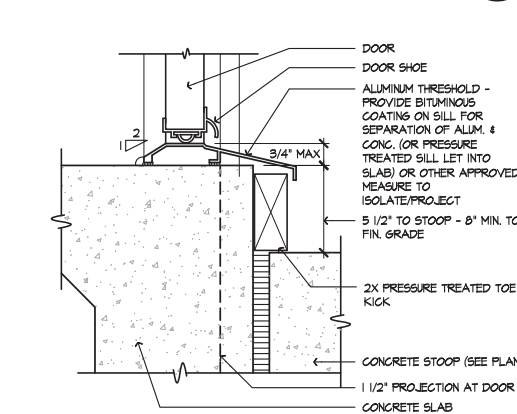
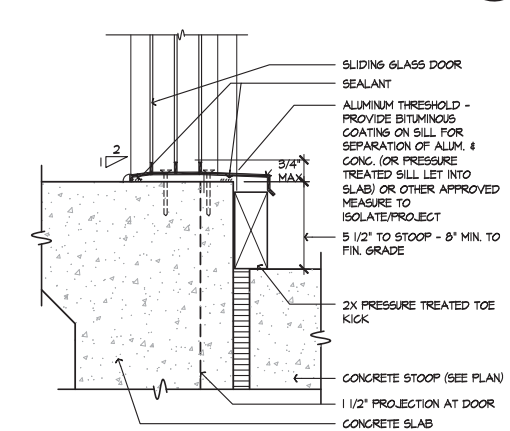
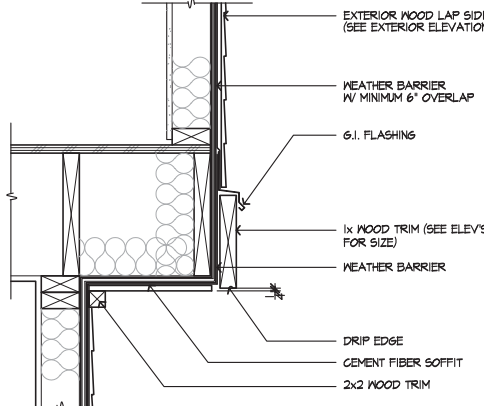
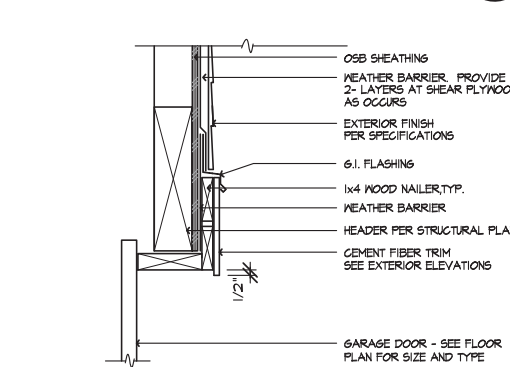
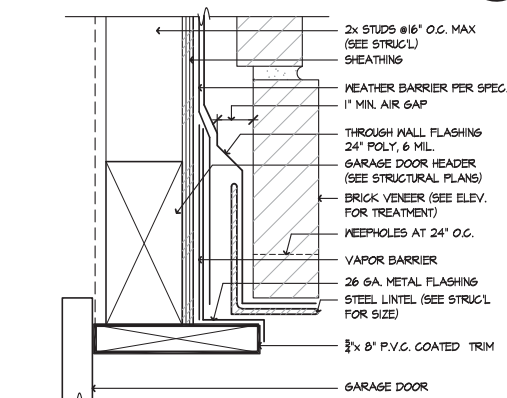
46

DOOR JAMB

SCALE 3"=1'-0"

0340-01c

42



**GARAGE DOOR HEAD
- BRICK**

SCALE 3"=1'-0"

SE-03058a

59

GARAGE DOOR HEAD

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

0420-39c

55

TRIM @ CANTILEVER

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

04CANTMP

51

SLDg. DOOR THRESHOLD

SCALE 3"=1'-0"

SE-03047a

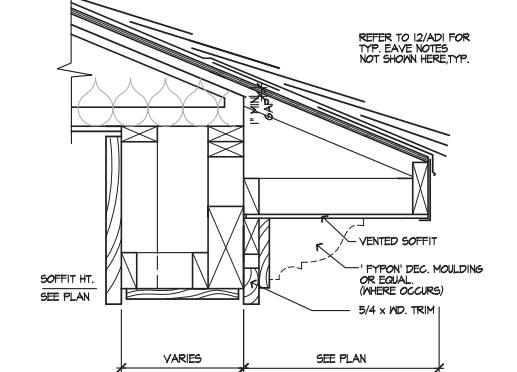
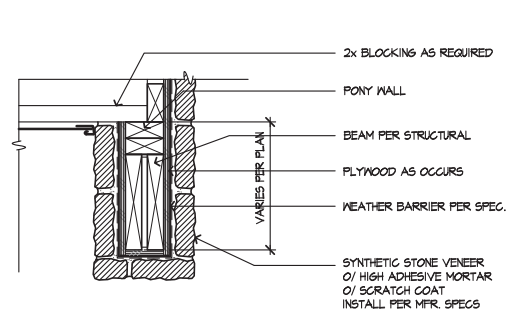
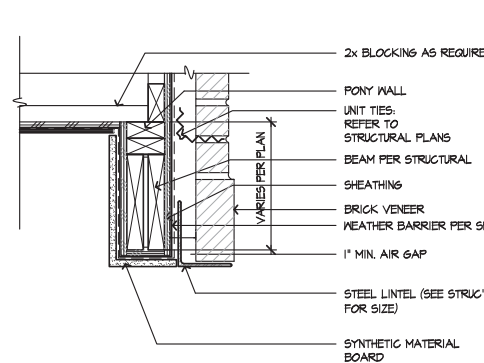
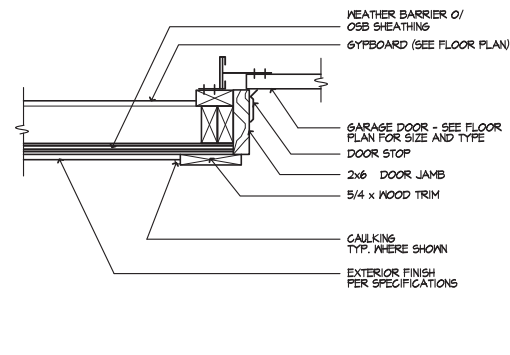
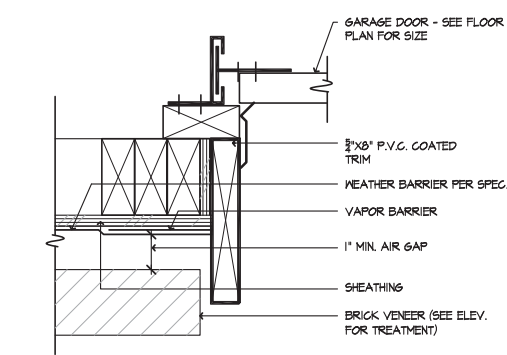
47

SWING DOOR THRESHOLD

SCALE 3"=1'-0"

SE-03043a

43



**GARAGE DOOR JAMB
- BRICK**

SCALE 3"=1'-0"

SE-03060a

60

GARAGE DOOR JAMB

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

0745-01

56

SOFFIT @ PORCH - BRICK

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

SE-03052c

52

SOFFIT @ PORCH - STONE

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

RA-01026a

48

EAVE AT PORCH

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

EVPRCH2

44



40' SERIES

KB HOME
NORTH CAROLINA DIVISION
1800 PERIMETER DRIVE
SUITE 140
MORRISVILLE, NC 27560
TEL: (919) 768-7969

ISSUE DATE:
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

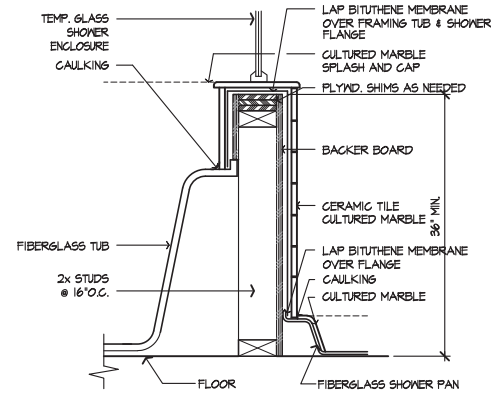
PLAN:
SHEET:
AD3

SPEC. LEVEL 1
RALEIGH-DURHAM
DETAILS

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TUB/SHOWER WALL

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

SE-04071a

77

DBL./SGL. POLE & SHELF

SCALE 3/4"=1'-0"

SE-04073a

73

BRICK LEDGE AT SLAB

SCALE 3"=1'-0"

SE-04069a

69

SYN. STONE SCREED

SCALE 3"=1'-0"

SE-04065a

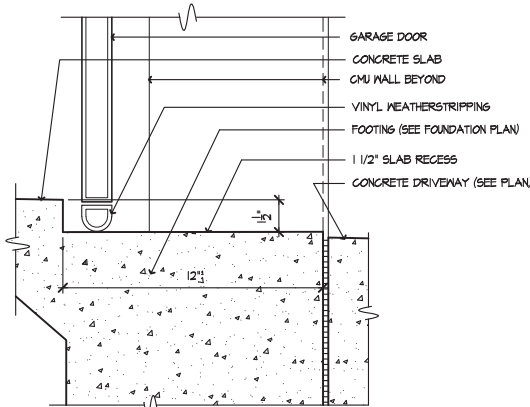
65

SIDING AT SLAB

SCALE 3"=1'-0"

SE-04061a

61



GARAGE SLAB RECESS

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

0810-01

78

WARDROBE DOOR JAMB

SCALE 3"=1'-0"

SE-04074a

74

SIDING TO BRICK

SCALE 3"=1'-0"

SE-04070a

70

SIDING TO STONE

SCALE 3"=1'-0"

SE-04066a

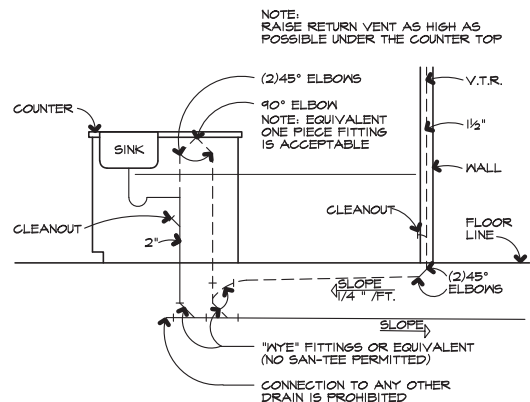
66

WINDOW SHUTTER

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

SE-04062a

62



KITCHEN ISLAND

SCALE 1/2"=1'-0"

SE-04079a

79

WATER HEATER

SCALE 1/2"=1'-0"

SE-04075a

75

BRICK CAP @ SIDING

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

SE-04071a

71

STONE CAP @ SIDING

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

SE-04067a

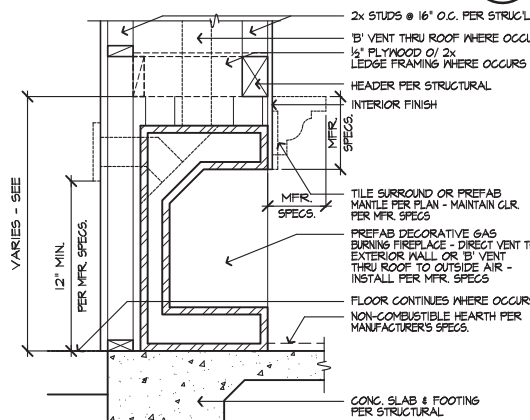
67

BRICK TIES

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

SE-04063a

63



DECORATIVE GAS APPLIANCE

SCALE 1"=1'-0"

SE-04080a

80

ATTIC ACCESS

SCALE 3"=1'-0"

SE-04076a

76

PONY WALL

SCALE 3"=1'-0"

SE-04072a

72

COLUMN BASE W/ STONE

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

SE-04068a

68

COLUMN BASE W/ BRICK

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

SE-04064a

64

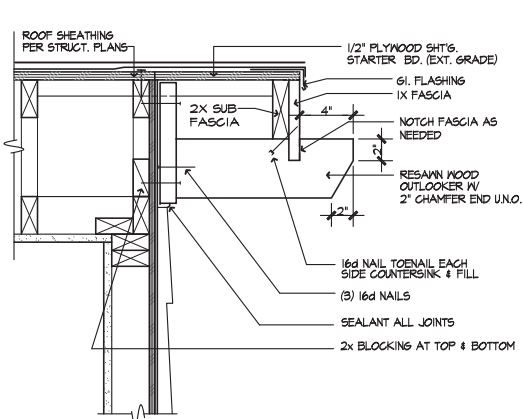
40' SERIES

KB HOME
NORTH CAROLINA DIVISION
1800 PERIMETER DRIVE
SUITE 140
MORRISVILLE, NC 27560
TEL: (919) 768-7969

ISSUE DATE:
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

PLAN:
SHEET:
AD4

SPEC. LEVEL 1
RALEIGH-DURHAM
DETAILS

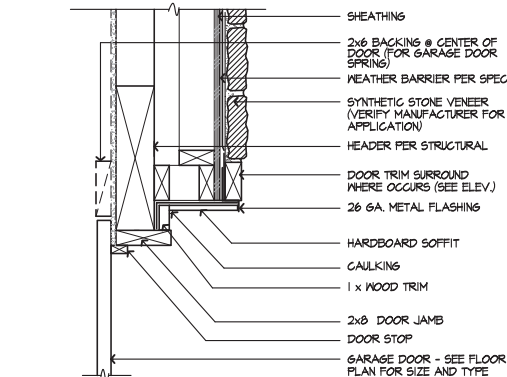


CORBEL AT RAKE

SCALE 1/2"=1'-0"

0420-31E (MOD.)

97

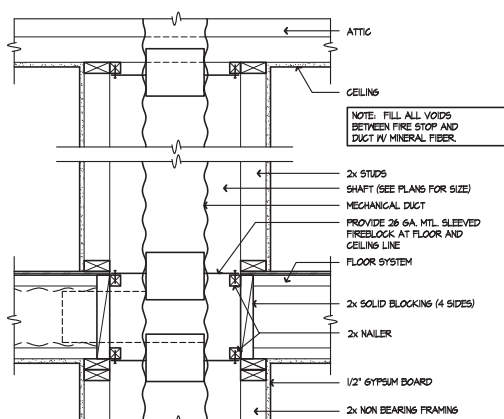


GARAGE DOOR HEAD - STONE

SCALE 1/2"=1'-0"

SE-05093a

93

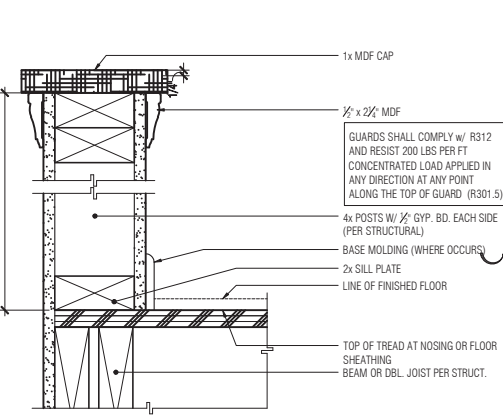


TYP. SHAFT AT 2nd FLR.

SCALE 1"=1'-0"

SE-05094a

89

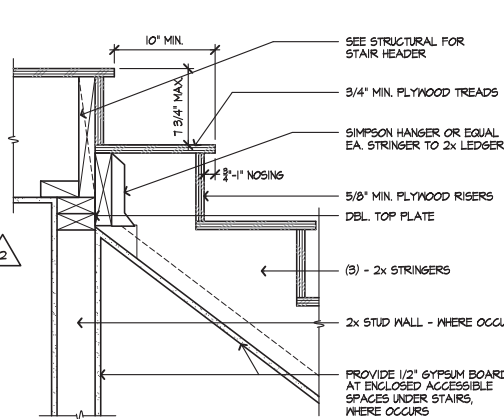


GUARDWALL AT FLOOR

SCALE 3/4"=1'-0"

SE-05084a

85

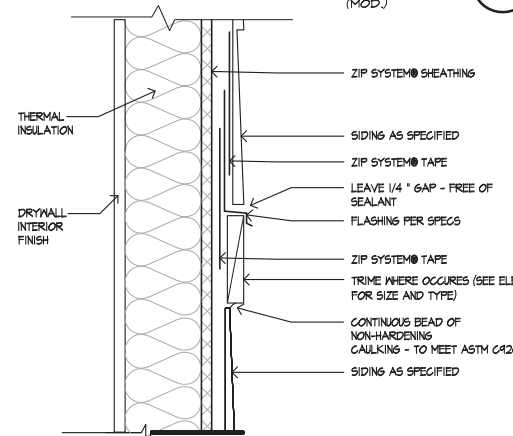


STAIR AT LANDING

SCALE 1/2"=1'-0"

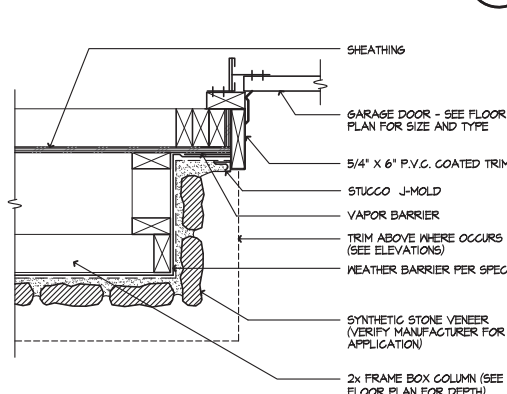
SE-05081a

81



Trim Band

SCALE 3/4"=1'-0"

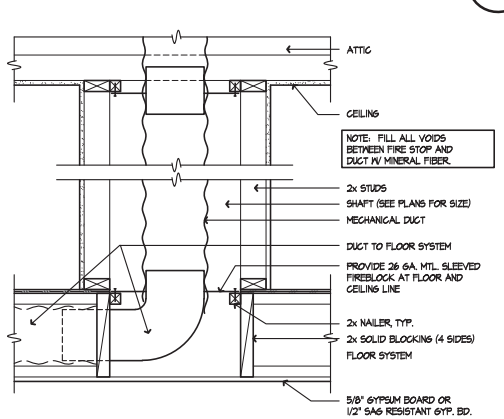


GARAGE DOOR JAMB - STONE

SCALE 1/2"=1'-0"

SE-05094a

94

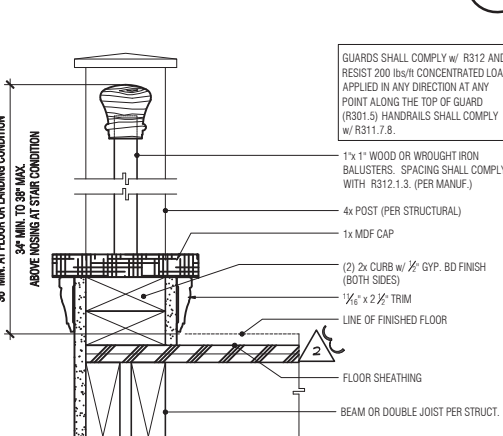


TYP. SHAFT AT 2nd FLR.

SCALE 1"=1'-0"

SE-05094a

90

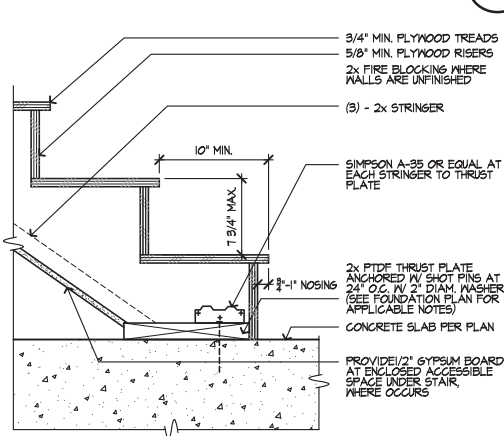


GUARDRAIL

SCALE 3/4"=1'-0"

SE-05086a

86

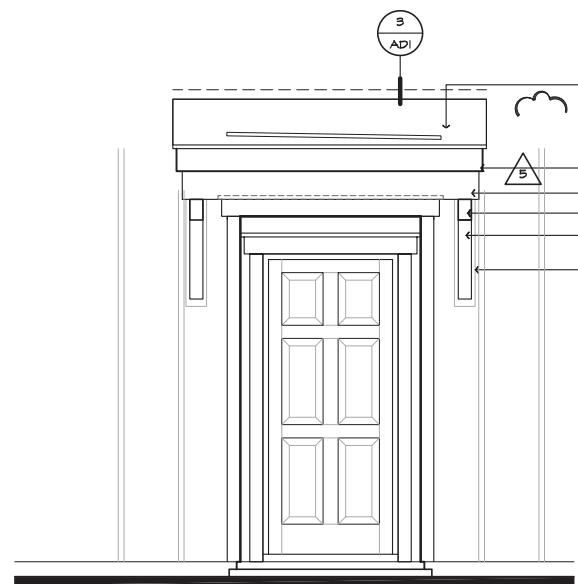


STAIR AT CONC. FLOOR

SCALE 1/2"=1'-0"

SE-05082a

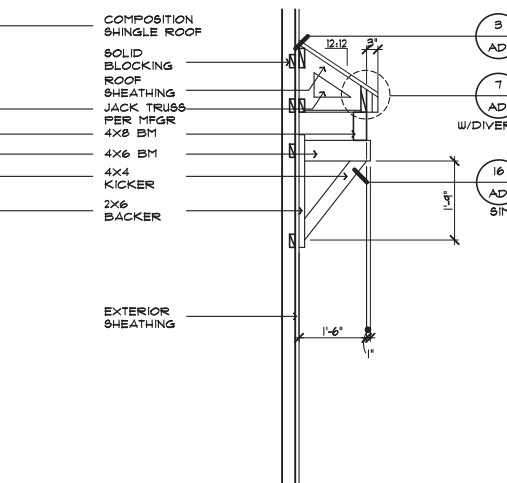
82



EYEBROW ROOF

SCALE 1/2"=1'-0"

5

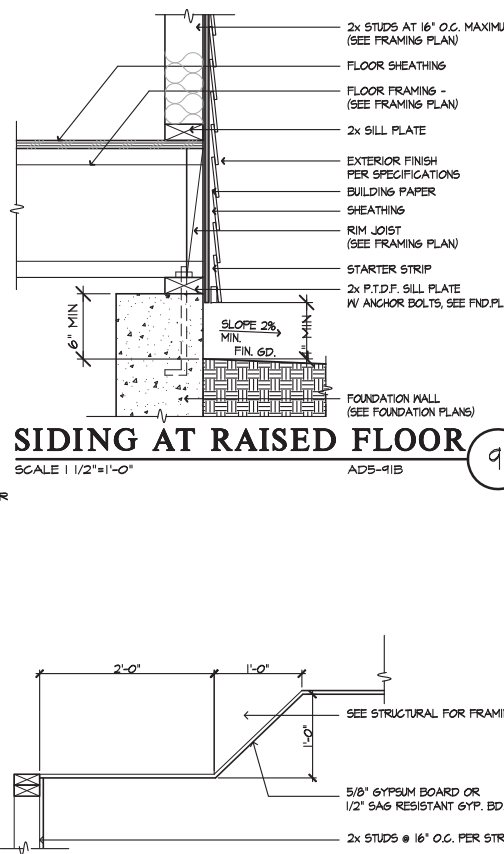


SIDING AT RAISED FLOOR

SCALE 1/2"=1'-0"

AD5-91B

91

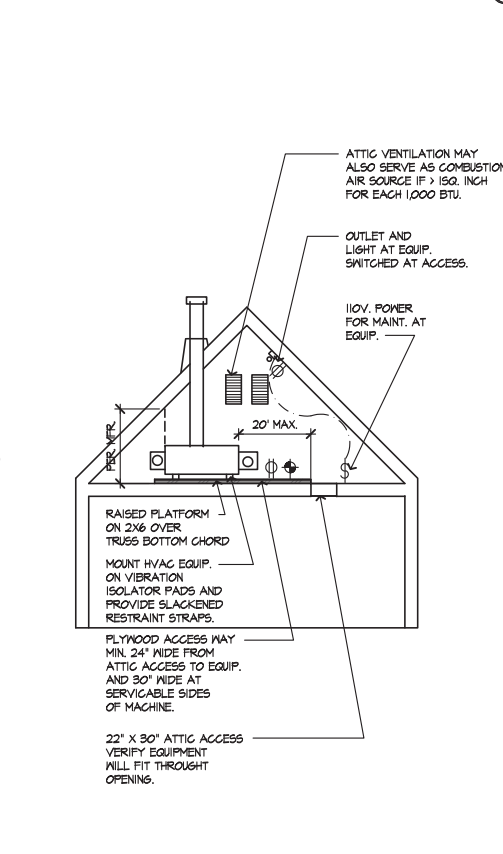


TRAY CEILING

SCALE 1"=1'-0"

SE-05092a

92

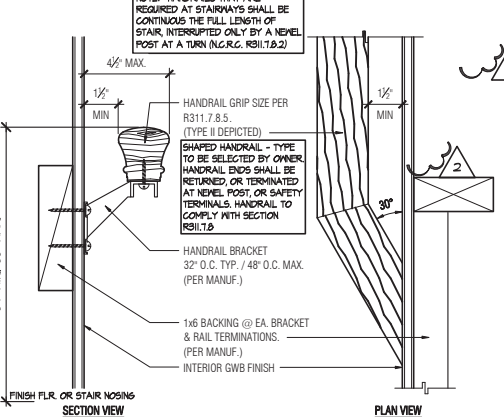


F.A.U. IN ATTIC

SCALE 1/2"=1'-0"

SE-05088-a

88

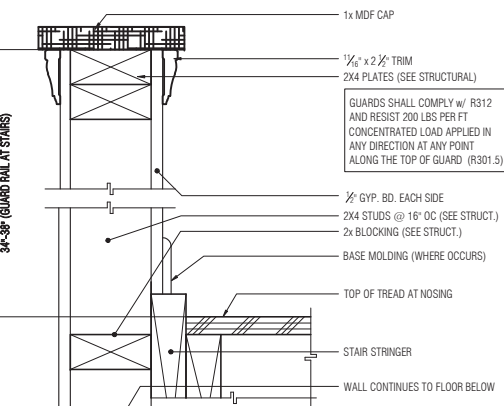


HANDRAIL AT WALL

SCALE 3/4"=1'-0"

SE-05083a

83



GUARDWALL AT STAIRS

SCALE 3/4"=1'-0"

SE-05084a

84



40' SERIES

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SUITE 140
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TEL: (919) 768-7969

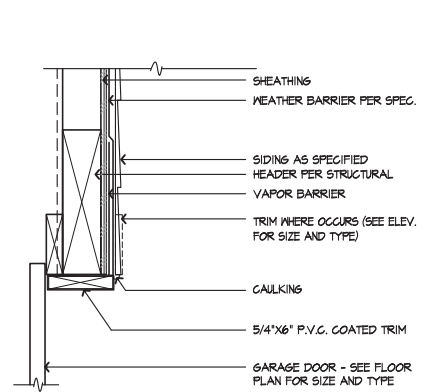
ISSUE DATE:
PROJECT No.: 1350999-56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

PLAN:
SHEET:
AD5
SPEC. LEVEL 1
RALEIGH-DURHAM
DETAILS

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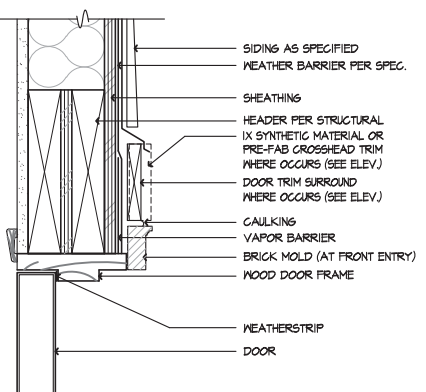
GARAGE DOOR HEAD -SIDING

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



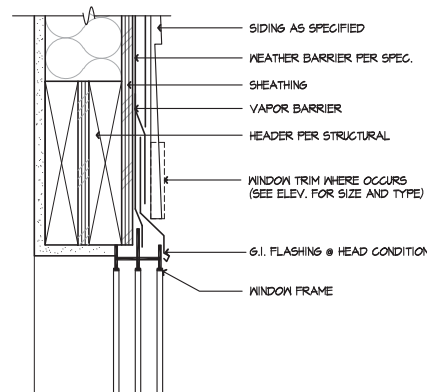
DOOR HEAD - SIDING

SCALE 3\"/>



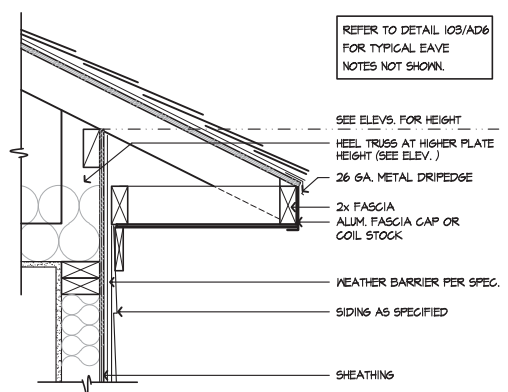
WINDOW HEAD - SIDING

SCALE 3\"/>



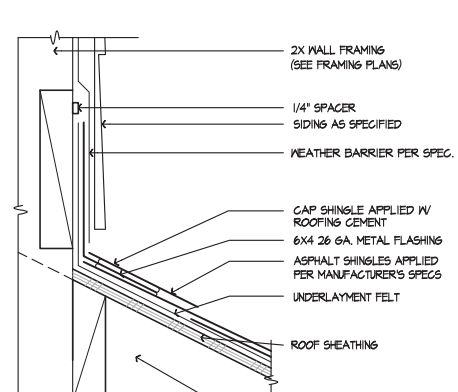
HEEL TRUSS -SIDING

SCALE 1 1/2"=1'-0" SE-06109a



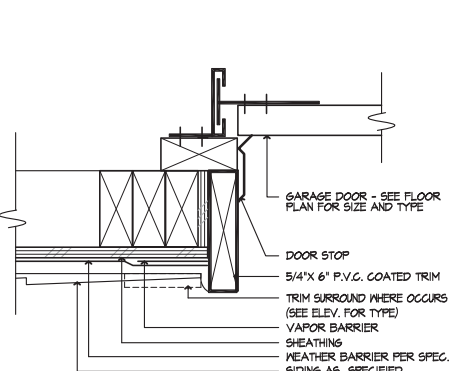
ROOF TO WALL

SCALE 3\"/>



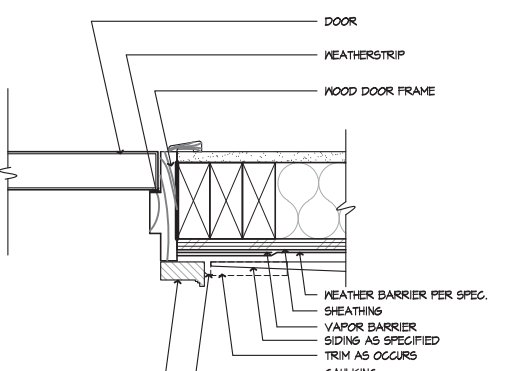
GARAGE DOOR JAMB - SIDING

SCALE 3\"/>



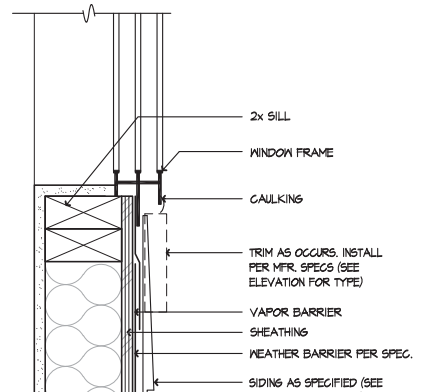
DOOR JAMB - SIDING

SCALE 3\"/>



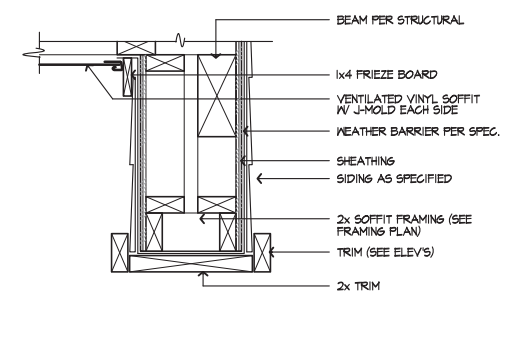
WINDOW SILL - SIDING

SCALE 3\"/>



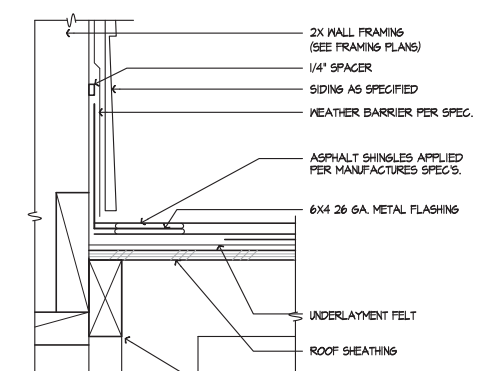
SOFFIT @ PORCH

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



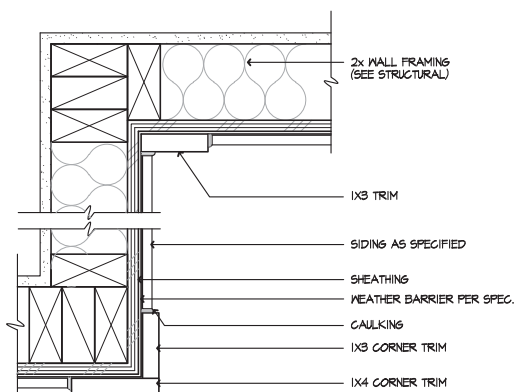
ROOF TO WALL

SCALE 3\"/>



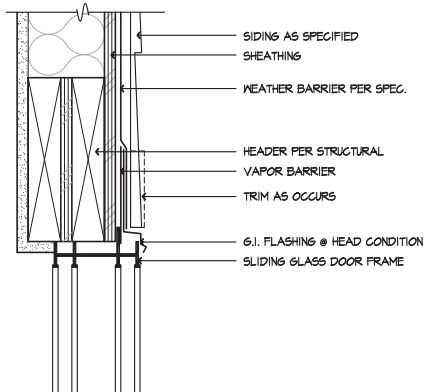
CORNER TRIM - SIDING

SCALE 3\"/>



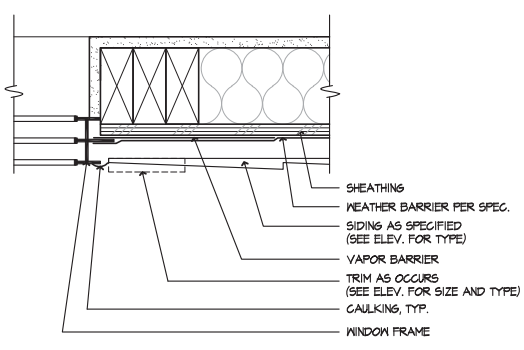
SLDG. DOOR HEAD-SIDING

SCALE 3\"/>



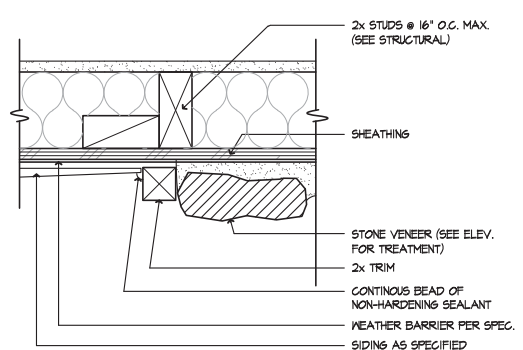
WINDOW JAMB - SIDING

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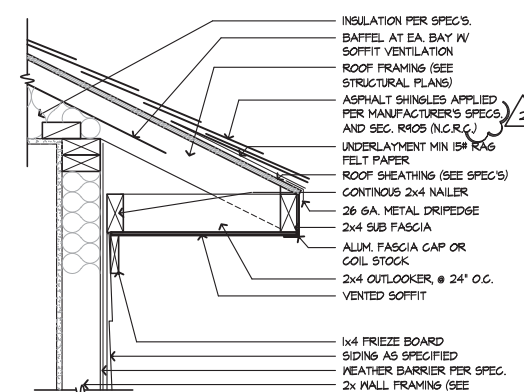
SIDING TO STONE

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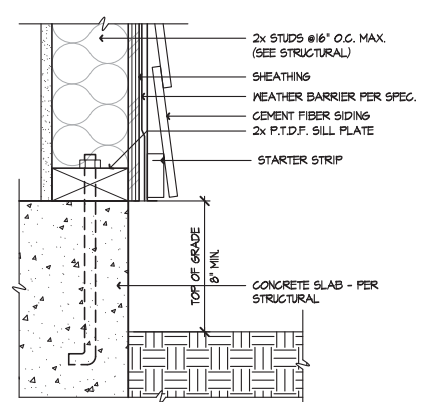
EAVE

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



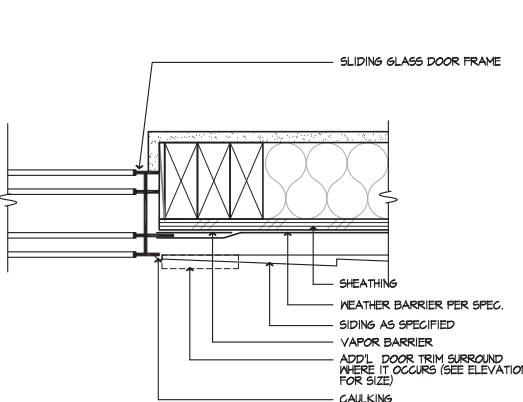
SIDING AT SLAB

SCALE 3\"/>



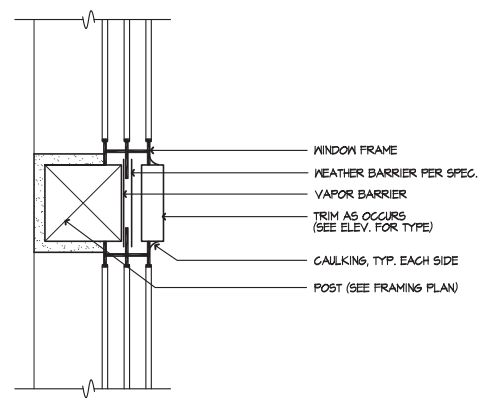
SLDG. DOOR JAMB-SIDING

SCALE 3\"/>



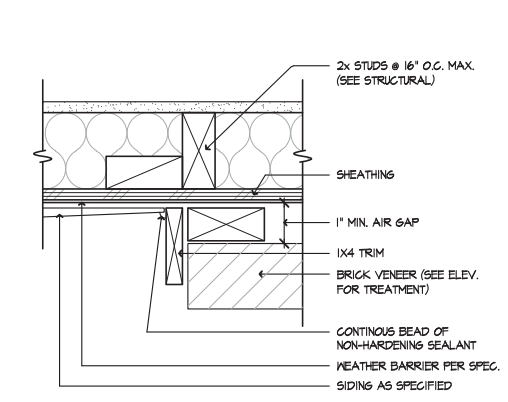
VERT. WDW. MULL.-SIDING

SCALE 3\"/>



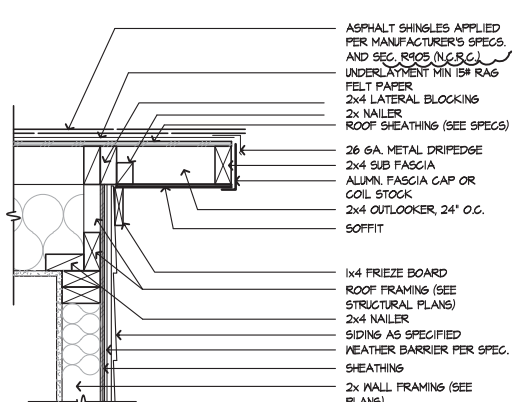
SIDING TO BRICK

SCALE 3\"/>



RAKE

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



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PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

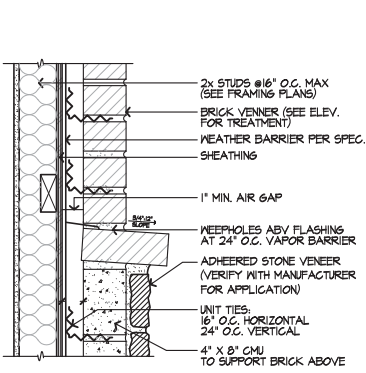
PLAN:

SHEET:
AD6

SPEC. LEVEL 1

**RALEIGH-DURHAM
DETAILS**

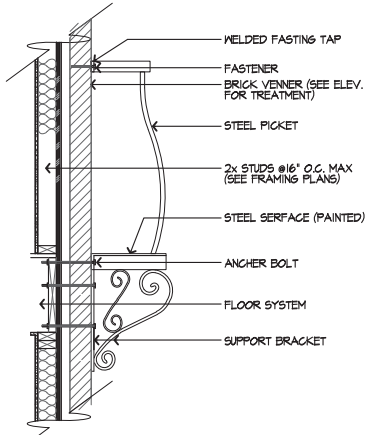
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BRICK OVER STONE

NOT TO SCALE

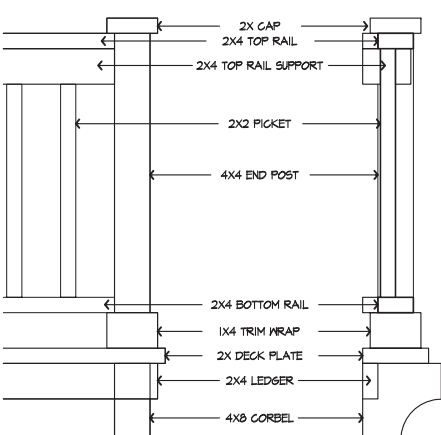
129
AD7



RAILING

NOT TO SCALE

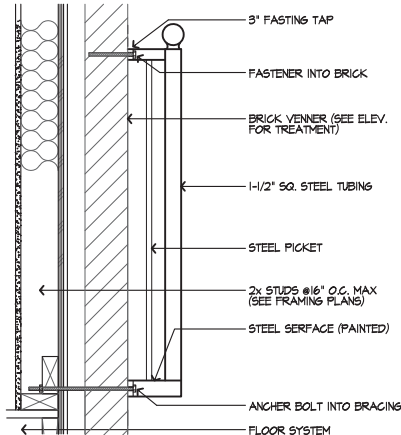
130
AD7



WOOD RAILING

NOT TO SCALE

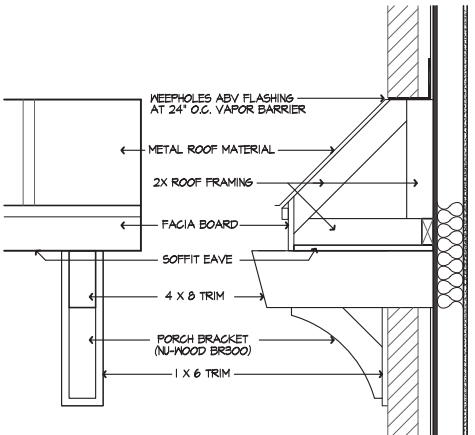
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RAILING

NOT TO SCALE

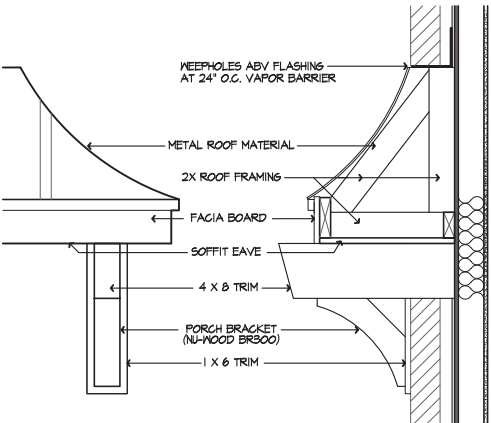
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SHED ROOF

NOT TO SCALE

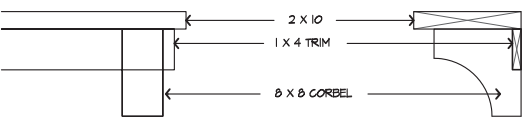
133
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CURVED SHED ROOF

NOT TO SCALE

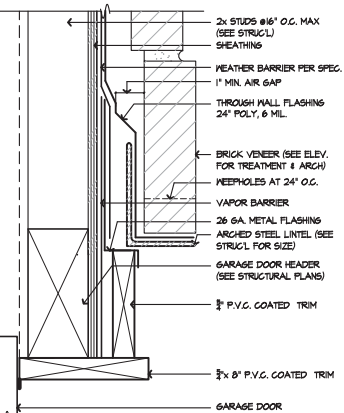
134
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WINDOW LEDGE

NOT TO SCALE

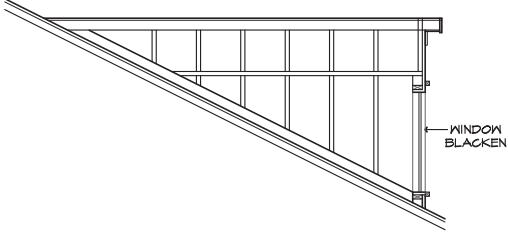
136
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**GARAGE DOOR HEAD
W/ ARCHED BRICK**

NOT TO SCALE

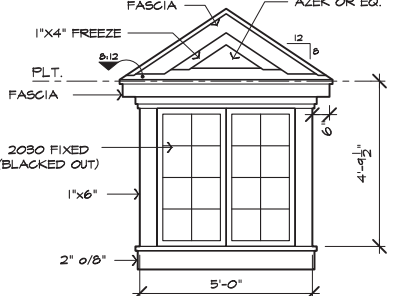
138
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TYP. DORMER

NOT TO SCALE

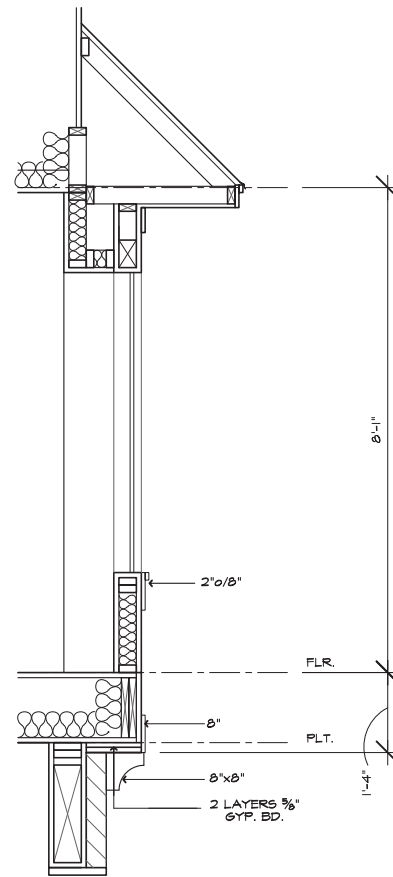
137
AD7



EYEBROW DORMER

NOT TO SCALE

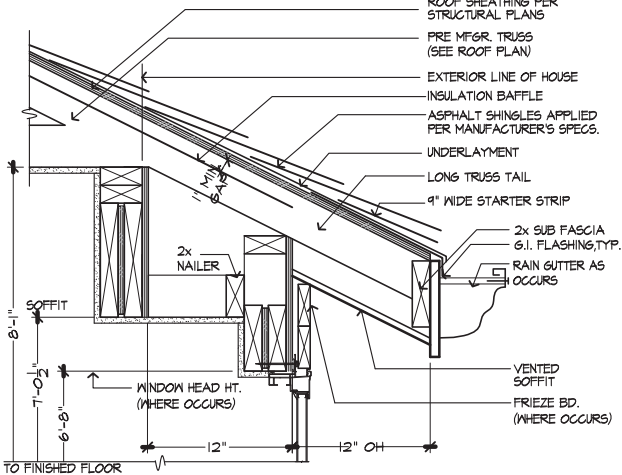
139
AD7



BAY

NOT TO SCALE

135
AD7

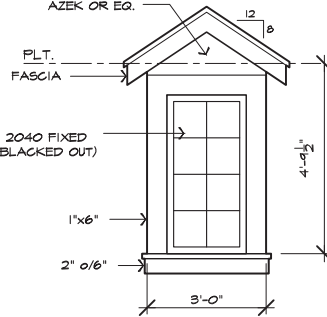


EAVE at BAY WINDOW

SCALE 1 1/2\"/>

0732-13q BAY

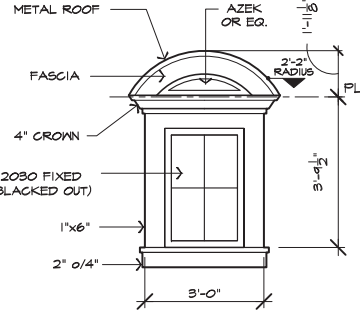
144
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GABLE ROOF DORMER

NOT TO SCALE

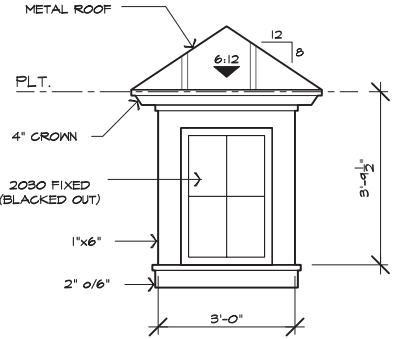
140
AD7



ARCHED ROOF DORMER

NOT TO SCALE

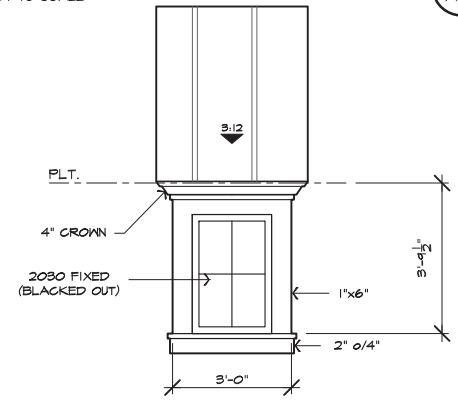
142
AD7



TYP. HIP DORMER

NOT TO SCALE

141
AD7



TYP. SHED ROOF DORMER

NOT TO SCALE

143
AD7



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ISSUE DATE:
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

PLAN:

SHEET:
AD7

SPEC. LEVEL 1
RALEIGH-DURHAM
DETAILS

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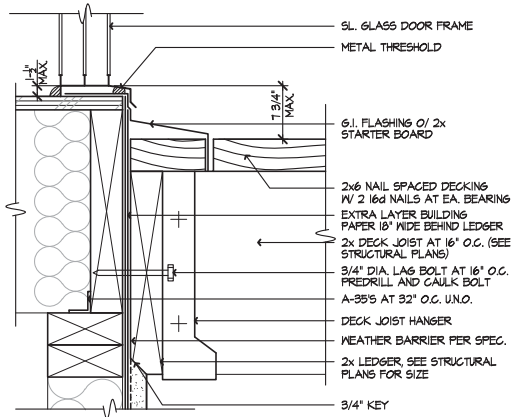


40' SERIES

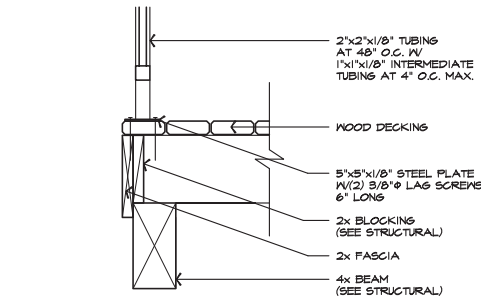
KB HOME
NORTH CAROLINA DIVISION
1800 PERIMETER DRIVE
SUITE 140
MORRISVILLE, NC 27560
TEL: (919) 768-7969

ISSUE DATE:
PROJECT No.: 1350999:56
DIVISION MGR.: DS
REVISIONS: SEE BELOW

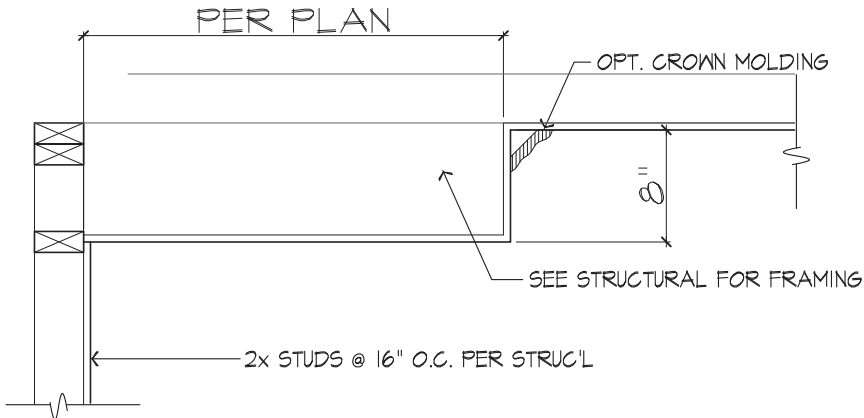
PLAN:
SHEET:
AD8
SPEC. LEVEL 1
RALEIGH-DURHAM
DETAILS



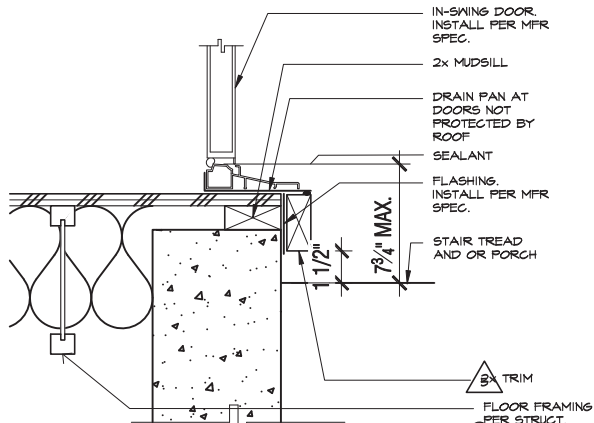
SL. DR. TRESHOLD @ DECK
SCALE 3/4"=1'-0"
0910-02



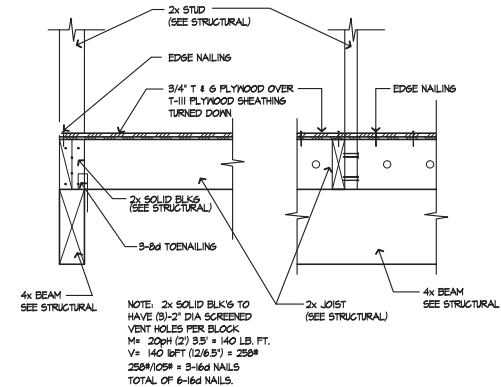
DECK FRAMING
SCALE 1"=1'-0"



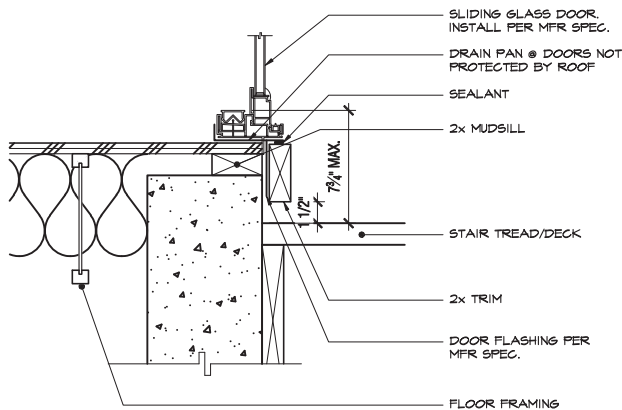
BOX TRAY CEILING
NOT TO SCALE



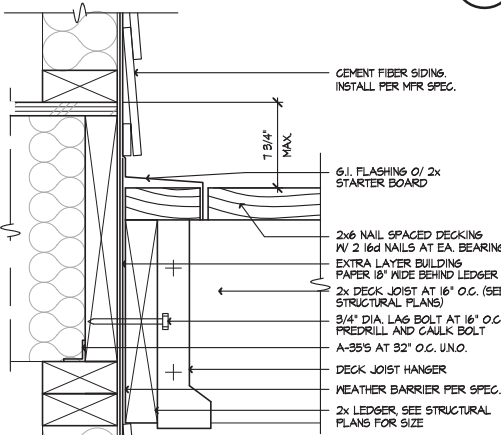
SWING DOOR THRESHOLD
SCALE 3/4"=1'-0"
AT CRAWL SPACE



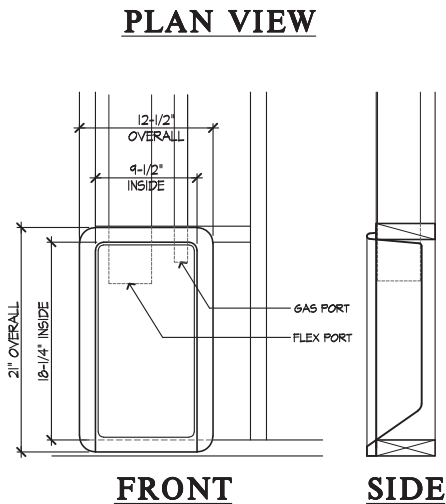
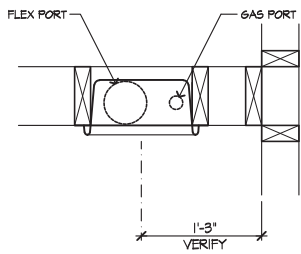
DECK FRAMING
SCALE 1"=1'-0"



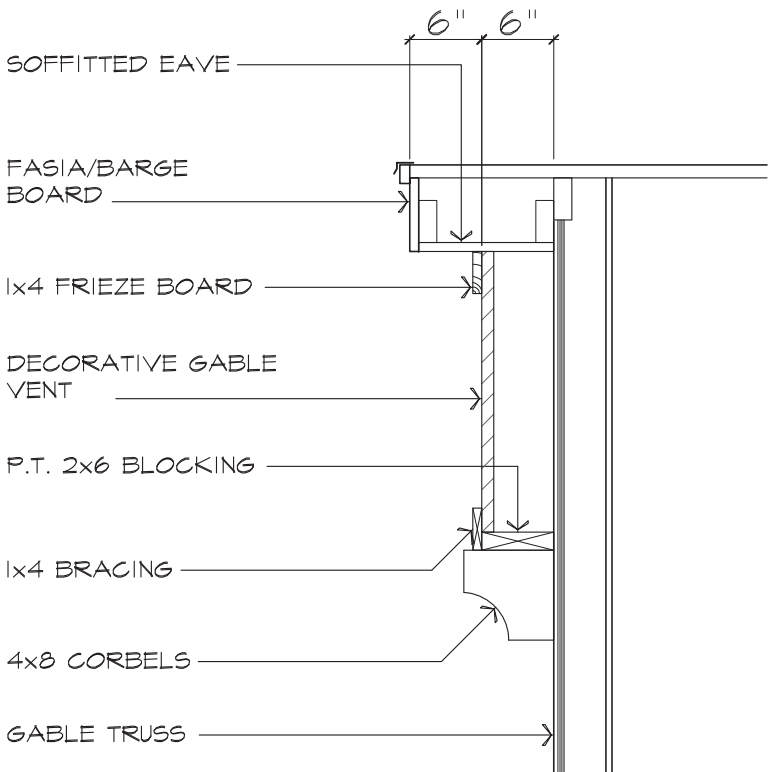
SLIDING GLASS DOOR
SCALE 1"=1'-0"
AT CRAWL SPACE



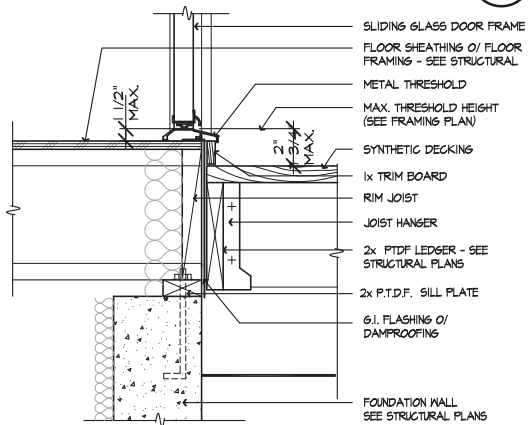
WALL @ DECK
SCALE 3/4"=1'-0"



DRYER BOX DETAIL
SCALE: N.T.S.



GABLE VENT DETAIL
NOT TO SCALE



SWING DOOR THRESHOLD
SCALE 1 1/2"=1'-0"

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STRUCTURAL PLANS FOR:



150.1910 - RH GARAGE

PLAN RELEASE / REVISIONS

[illegible]

NOTES

1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS CONSULTING, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
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:**

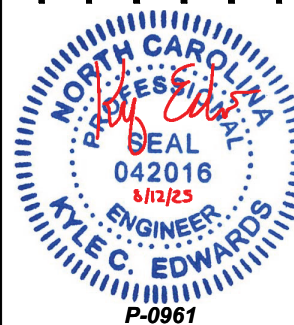
**2018
NORTH CAROLINA
STATE BUILDING CODE:
RESIDENTIAL CODE**

ENGINEER OF RECORD

JDS Consulting, PLLC
ENGINEERING · DESIGN · ENERGY
543 PYLON DR.
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 25902254



KB HOME
NORTH CAROLINA DIVISION
1800 PERIMETER PARK DRIVE
SUITE 140
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JDS Consulting, PLLC HAS STRUCTURALLY DESIGNED AND APPROVED THESE PLANS. THE STRUCTURAL COMPONENTS COMPLY WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS FOR NC PLAN REVIEW. DEVIATION OF ANY STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT THE APPROVAL OF THE EOR IS PROHIBITED.



PROJECT NO.: 25902254
DATE: 08/12/2025

PLAN:
150.1910

TITLE SHEET

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

GENERAL

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

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

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	120 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

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

ABBREVIATIONS

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

MATERIALS

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

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

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

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

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

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

FOUNDATION

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

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

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

FRAMING

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

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

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



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GENERAL NOTES

GN1.0

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

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

DETAILS AND NOTES ON DRAWINGS GOVERN.

BALLOON WALL FRAMING SCHEDULE (USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)		
FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 120 MPH ULTIMATE DESIGN WIND SPEED	
2x4 @ 16" OC	10'-0"	
2x4 @ 12" OC	12'-0"	
2x6 @ 16" OC	15'-0"	
2x6 @ 12" OC	17'-9"	
2x8 @ 16" OC	19'-0"	
2x8 @ 12" OC	22'-0"	
(2) 2x4 @ 16" OC	14'-6"	
(2) 2x4 @ 12" OC	17'-0"	
(2) 2x6 @ 16" OC	21'-6"	
(2) 2x6 @ 12" OC	25'-0"	
(2) 2x8 @ 16" OC	27'-0"	
(2) 2x8 @ 12" OC	31'-0"	

- 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 LIMITED.
- 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

1. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
2. FUR RIDGES FOR FULL RAFTER CONTACT.
3. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
4.  DENOTES OVER-FRAMED AREA
5. MINIMUM 7/16" OSB ROOF SHEATHING
6. 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.

USE OF WELDED WIRE FABRIC (WWF) IN TURNED DOWN OR STEM WALL SLABS.

ALTHOUGH THE USE OF WWF IN STRUCTURAL SLABS IS NOT REQUIRED BY THE BUILDING CODE IT IS RECOMMENDED TO REDUCE CRACKING AND TO REDUCE FLEXURE FROM SETTLEMENT OF SHIFTING SOIL BELOW THE SLAB. ACI 318 STATES A MINIMUM REQUIREMENT OF 0.0018 Ag REINFORCING FOR GRADE 60 REINFORCING. JDS RECOMMENDS THAT ALL SLABS HAVE A MINIMUM W2.9 x W2.9. WWF INSTALLED IN THE MIDDLE THIRD OF THE SLAB UNLESS GREATER IS NOTED. FOR SLABS IN SEISMIC DESIGN CATEGORY D OR IN HIGH WINDS ZONES OF 130 OR GREATER, JDS RECOMMENDS THE INSTALLATION OF W4.0 xW4.0 WWF. HOWEVER, THE BUILDER MAY OMIT WWF WITH THE UNDERSTANDING THAT THERE IS A GREATER RISK OF CRACKING AND DIFFERENTIAL SETTLEMENT THAT WILL BE THE RESPONSIBILITY OF THE BUILDER.

USE OF SYNTHETIC FIBER MIX IN CONCRETE SLABS:

FIBER MESH IS NOT A SUBSTITUTION FOR WWF IN STRUCTURAL CONCRETE SLABS, BUT IT MAY BE USED IN ADDITION TO WWF IN STRUCTURAL SLABS OR WITHOUT WWF IN NON-STRUCTURAL SLABS. FIBER MESH IS ONE METHOD FOR SHRINKAGE AND CRACKING CONTROL IN THE SLAB DURING THE CURING PHASE. ON THESE DRAWINGS NON STRUCTURAL SLABS ARE EXTERIOR PATIOS AND PORCH SLABS. ALL OTHER SLABS ARE CONSIDERED STRUCTURAL IF ANY CONDITIONS LISTED BELOW APPLIES. IF NONE OF THE CONDITIONS LISTED BELOW APPLY, THE BUILDER MAY USE FIBER MESH IN LIEU OF WWF. FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURERS SPECIFICATION AND MIXED AT THE PLANT, NOT ON SITE. SEE EOR AND PLANS FOR ADDITIONAL REQUIREMENTS AS NECESSARY.

- IN SLABS INSTALLED ON RAISED METAL DECKING
- IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- BASEMENT SLABS
- HIGH WINDS ZONES (ABOVE 130 MPH Vult)
- SEISMIC DESIGN CATEGORY OF D OR GREATER
- IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- FOR SLAB POURED DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR USE
- FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.



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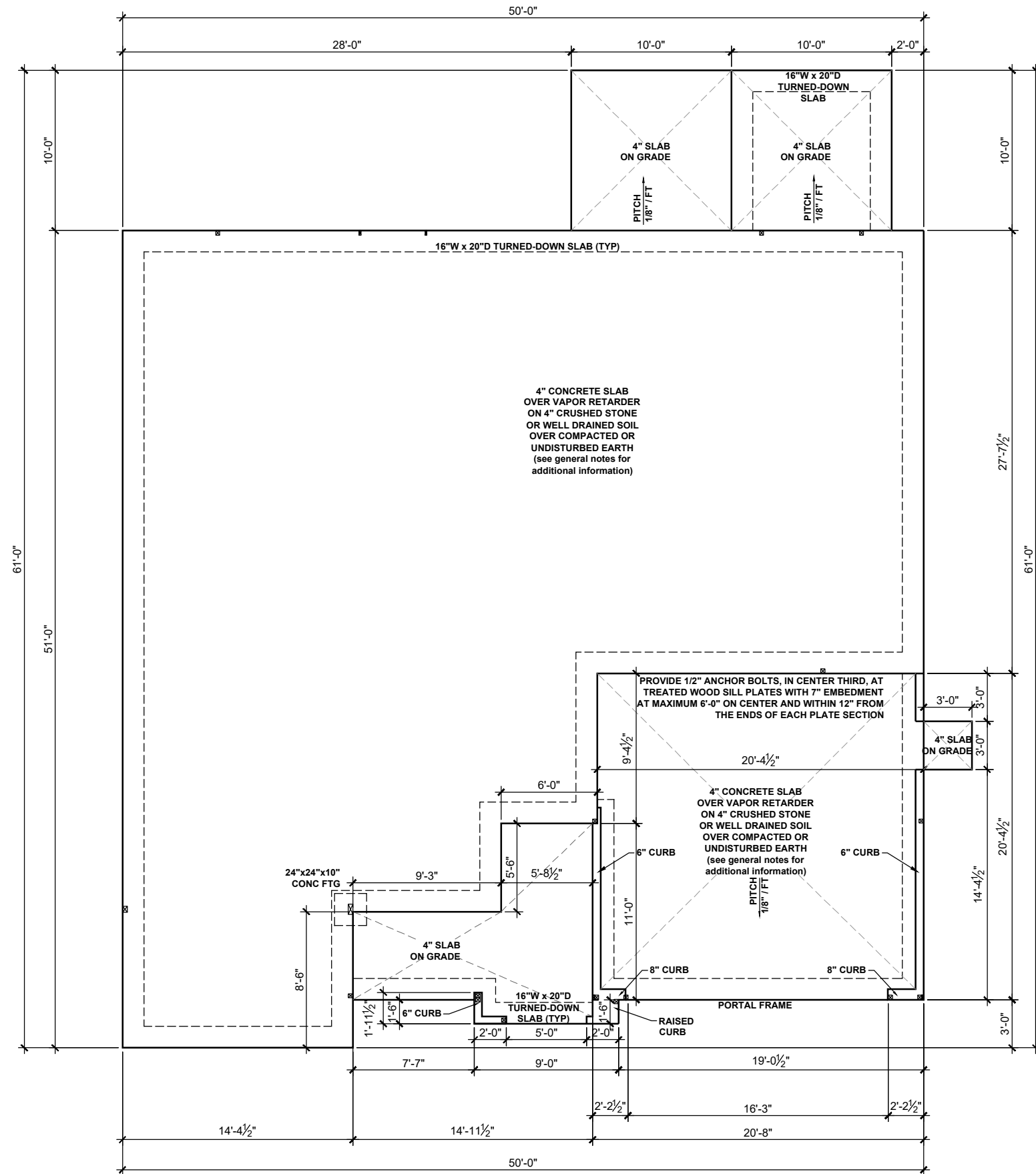
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GENERAL NOTES

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BEAM & POINT LOAD LEGEND

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

(1) #4 REBAR @ CENTER OF ALL PERIMETER AND INTERNAL LOAD BEARING FOOTINGS. (3" 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.

VAPOR RETARDER REQUIREMENT
SLAB VAPOR RETARDER TO BE 6 MIL. CLASS C

PLUMBING LINES MAY PASS PERPENDICULARLY THROUGH THE BOTTOM THIRD OF A FOOTING IF INSTALLED WITH APPROPRIATE SLEEVE AND (2) 48" LONG #4 REBAR ARE INSTALLED CENTERED OVER THE SLEEVE.

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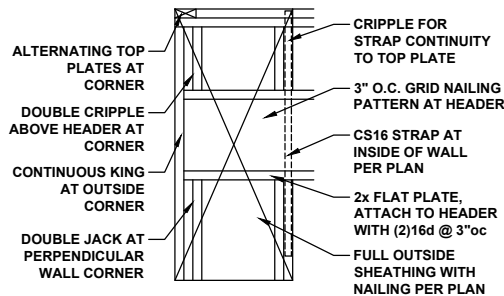
PROJECT NO.: 25902254
DATE: 08/12/2025

PLAN:
150.1910

SLAB
FOUNDATION PLAN
S.10N

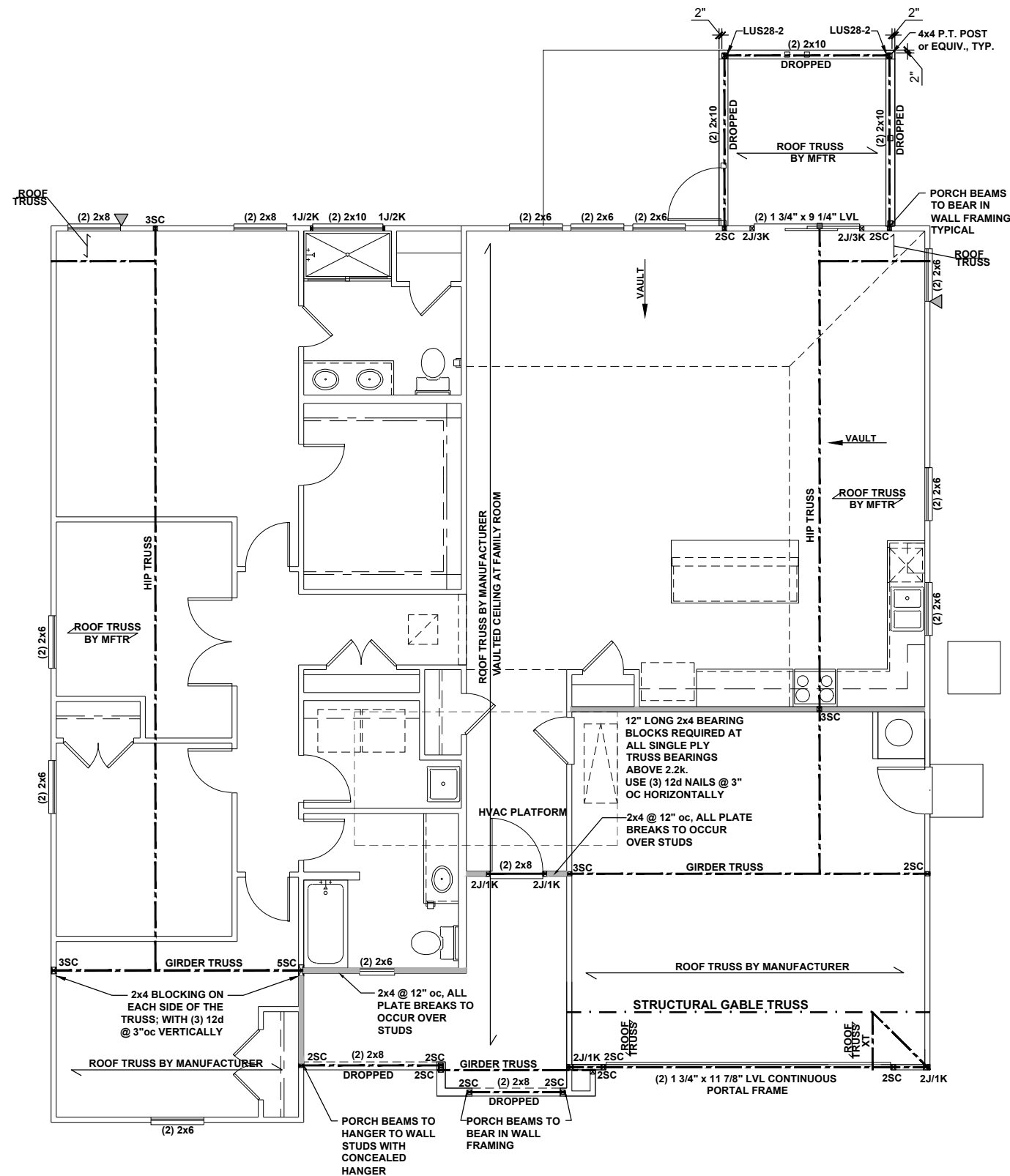
SLAB FOUNDATION PLAN - 'N'
SCALE: 1/8"=1'-0"

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PORTAL FRAMED OR ENGINEERED OPENING OUTSIDE CORNER DETAIL

NTS



FIRST FLOOR CEILING FRAMING PLAN - 'N'

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

BEAM & POINT LOAD LEGEND

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

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

1. ALL FRAMING TO BE #2 SPF MINIMUM.
2. ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
3. EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
4. ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
5. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
6. ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
7. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE 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 EQUIVALENT) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
11. 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).

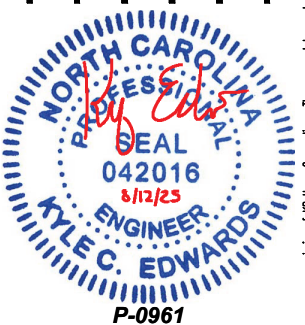
ALL FLUSH BEAMS AND GIRDER TRUSSES TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

SC STUD REFERENCES AT INTERIOR WALL OPENINGS REPRESENT THE NUMBER OF JACK STUDS REQUIRED AT EACH SIDE OF THE INTERIOR WALL OPENING

- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- ▽ SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.



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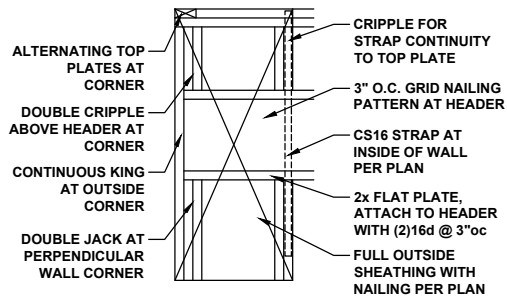
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FIRST FLOOR
CEILING FRAMING PLAN

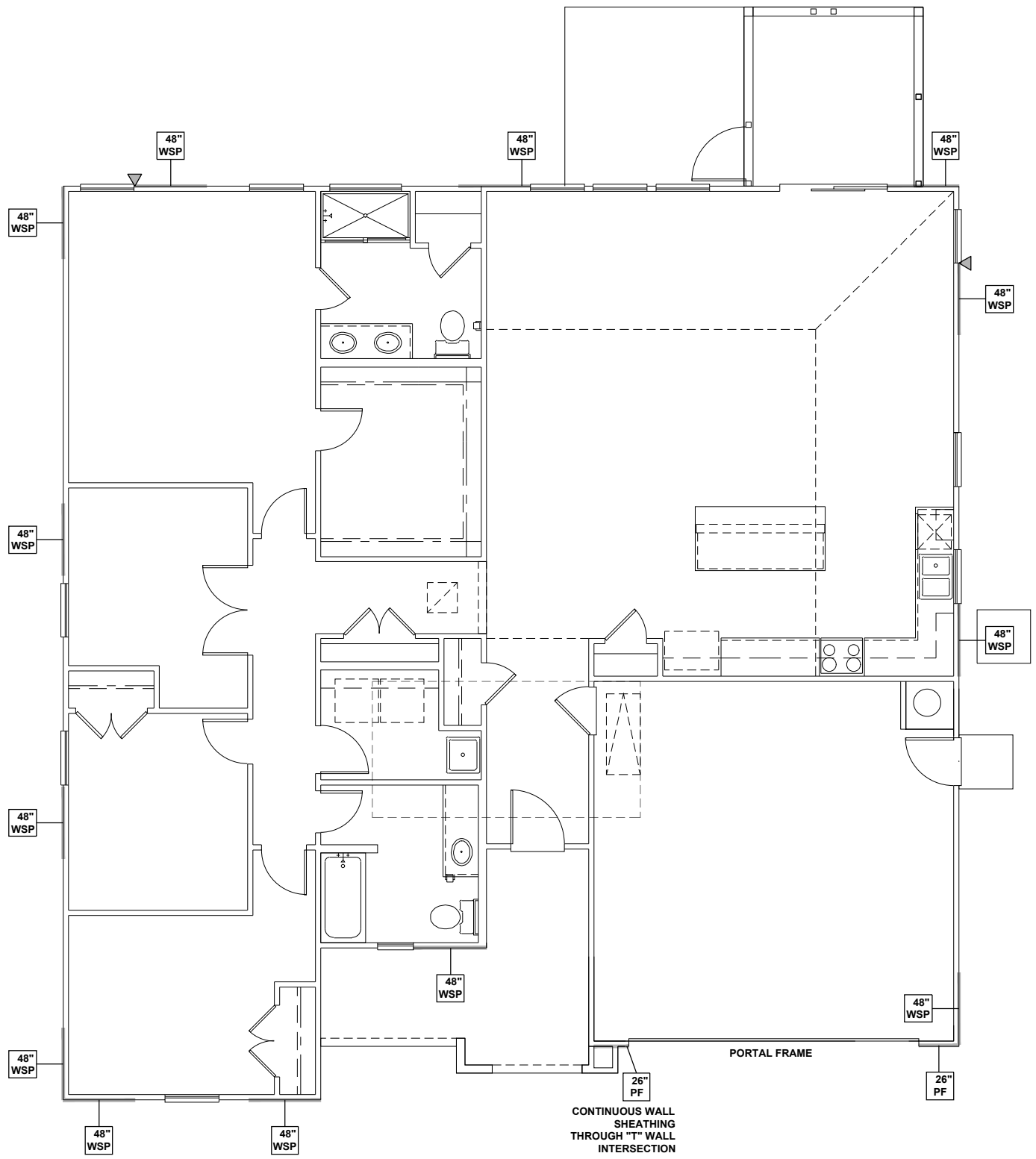
S1.0N

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PORTAL FRAMED OR
ENGINEERED OPENING
OUTSIDE CORNER DETAIL

NTS



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

WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- ALL WSP NOTED ON PLAN ARE TO BE CONSIDERED CS-WSP
- 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:

FRONT
REAR
LEFT
RIGHT

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

SCALED LENGTH OF WALL PANEL AT LOCATION

24" WSP
NUMERICAL LENGTH OF PANEL
PANEL TYPE

WALL BRACING NOTE:

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

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	18.5 FT.
RIGHT	6.5 FT.	16.0 FT.
REAR	6.5 FT.	12.0 FT.
LEFT	6.5 FT.	12.0 FT.

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P-0961

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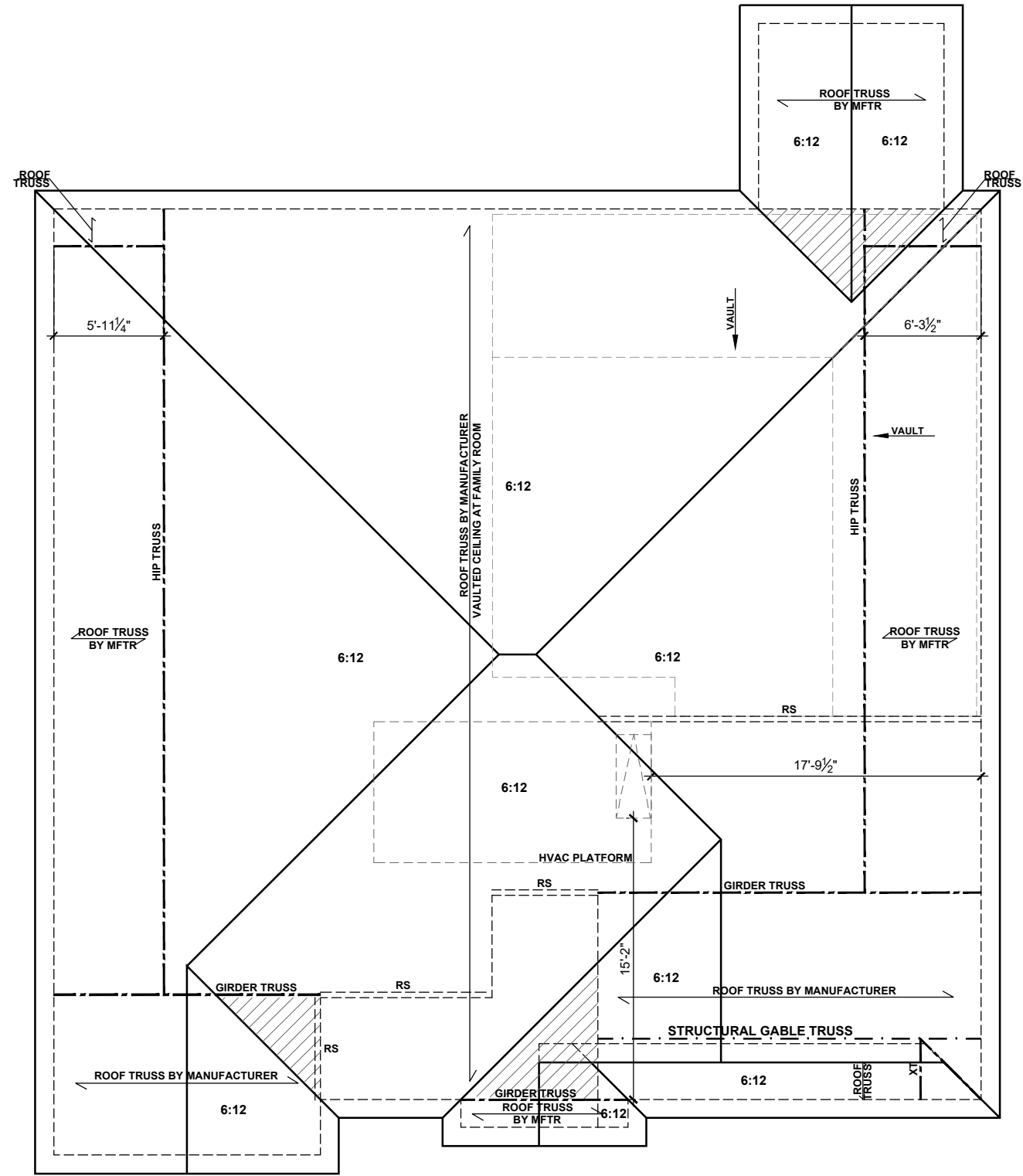
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FIRST FLOOR
WALL BRACING PLAN
S4.0N

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

BEAM & POINT LOAD LEGEND

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

TRUSSED ROOF - STRUCTURAL NOTES

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

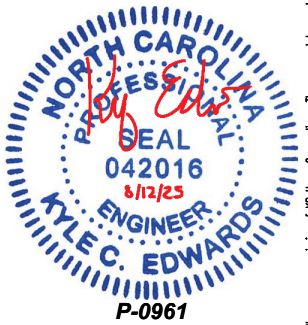
SDWC AND SDPW SCREWS MAY BE SUBSTITUTED FOR HTC AND STS CONNECTORS

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

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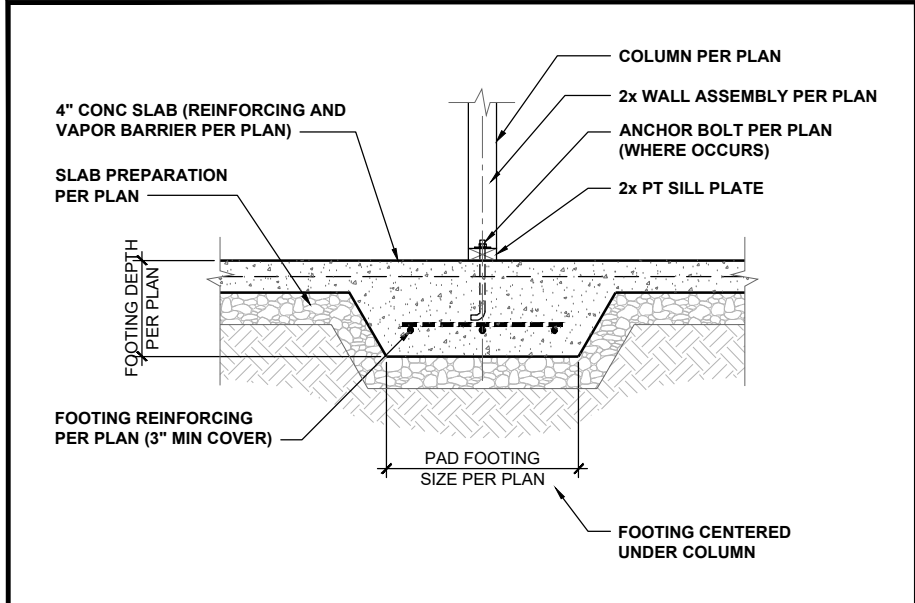
PLAN:
150.1910

ROOF FRAMING PLAN
S7.0N

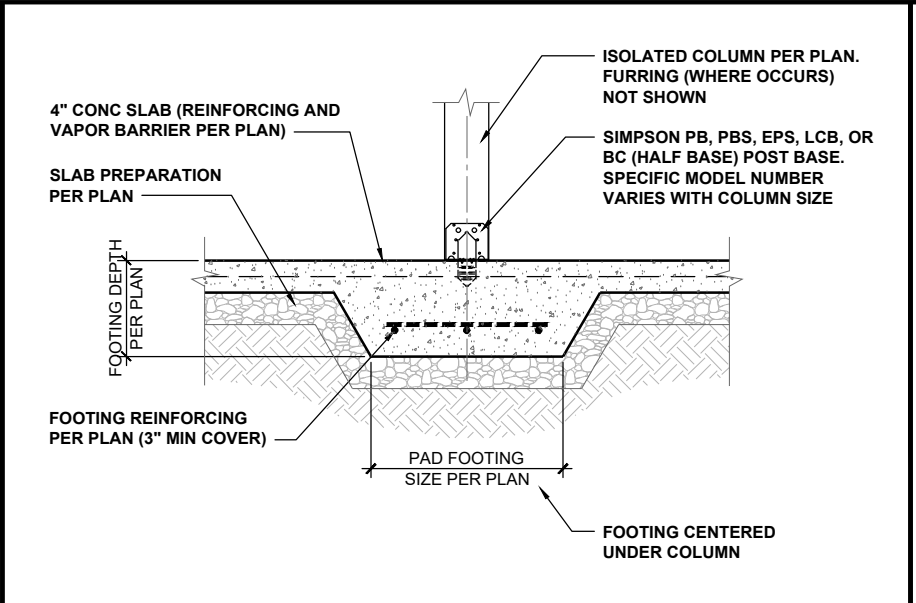
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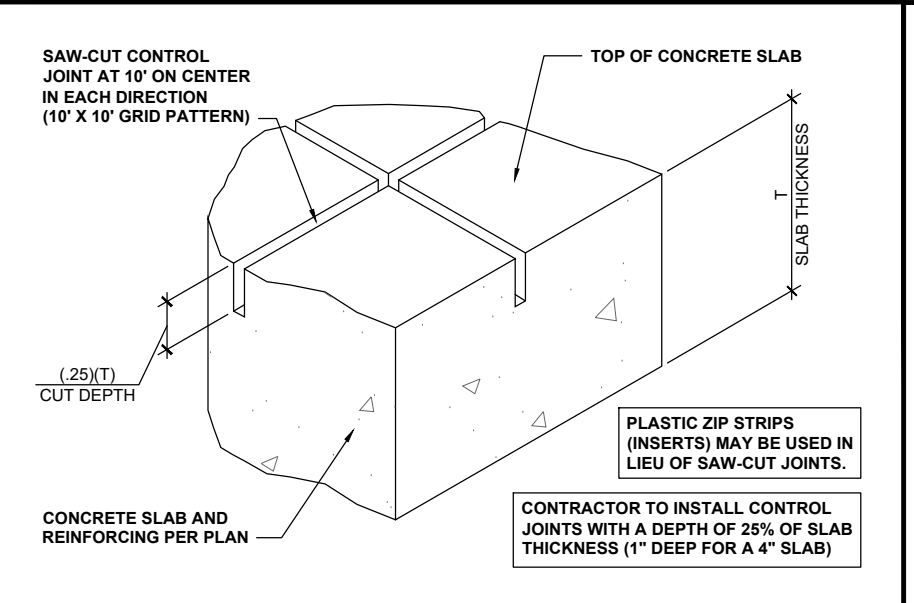
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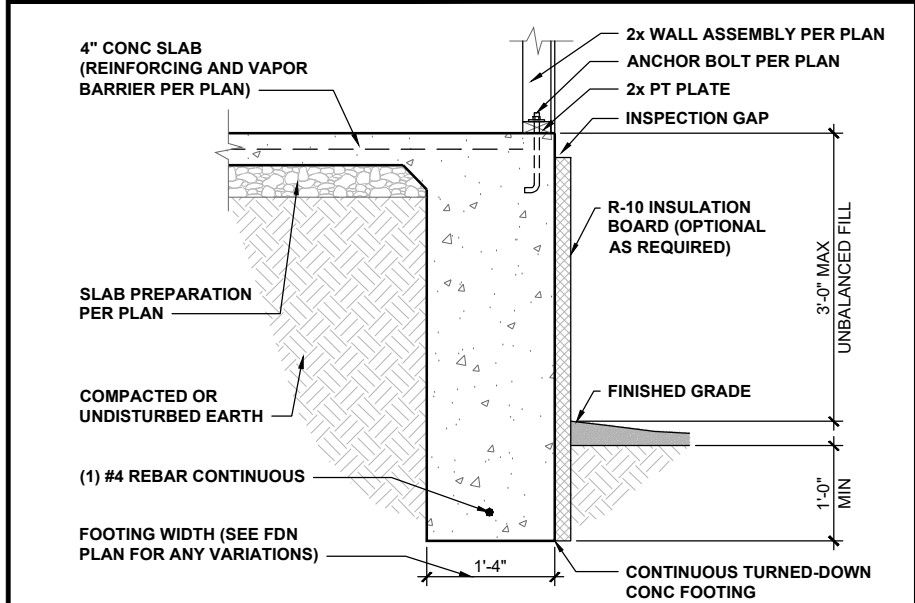
INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**



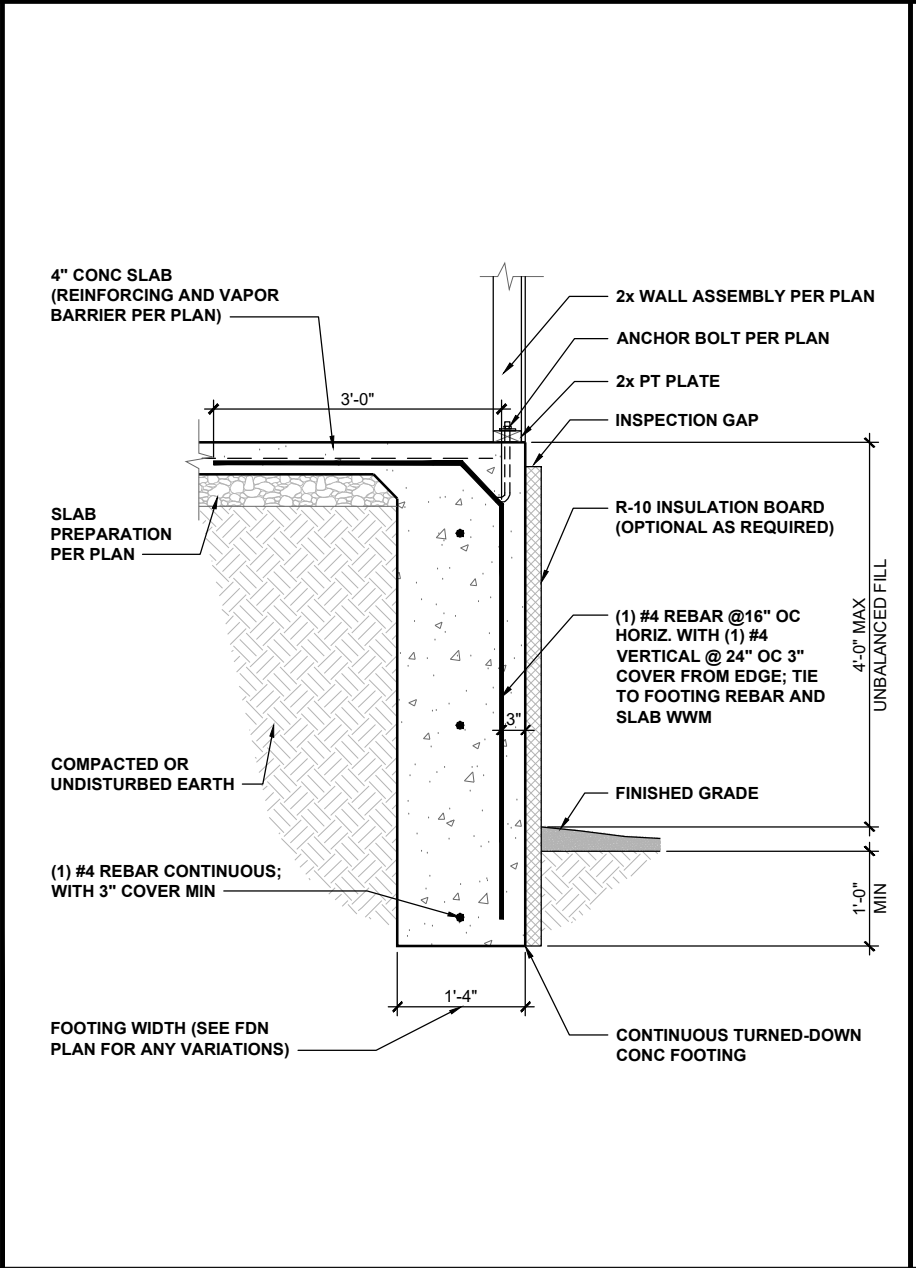
ISOLATED COLUMN FOOTING 1/2" = 1'-0" **2**



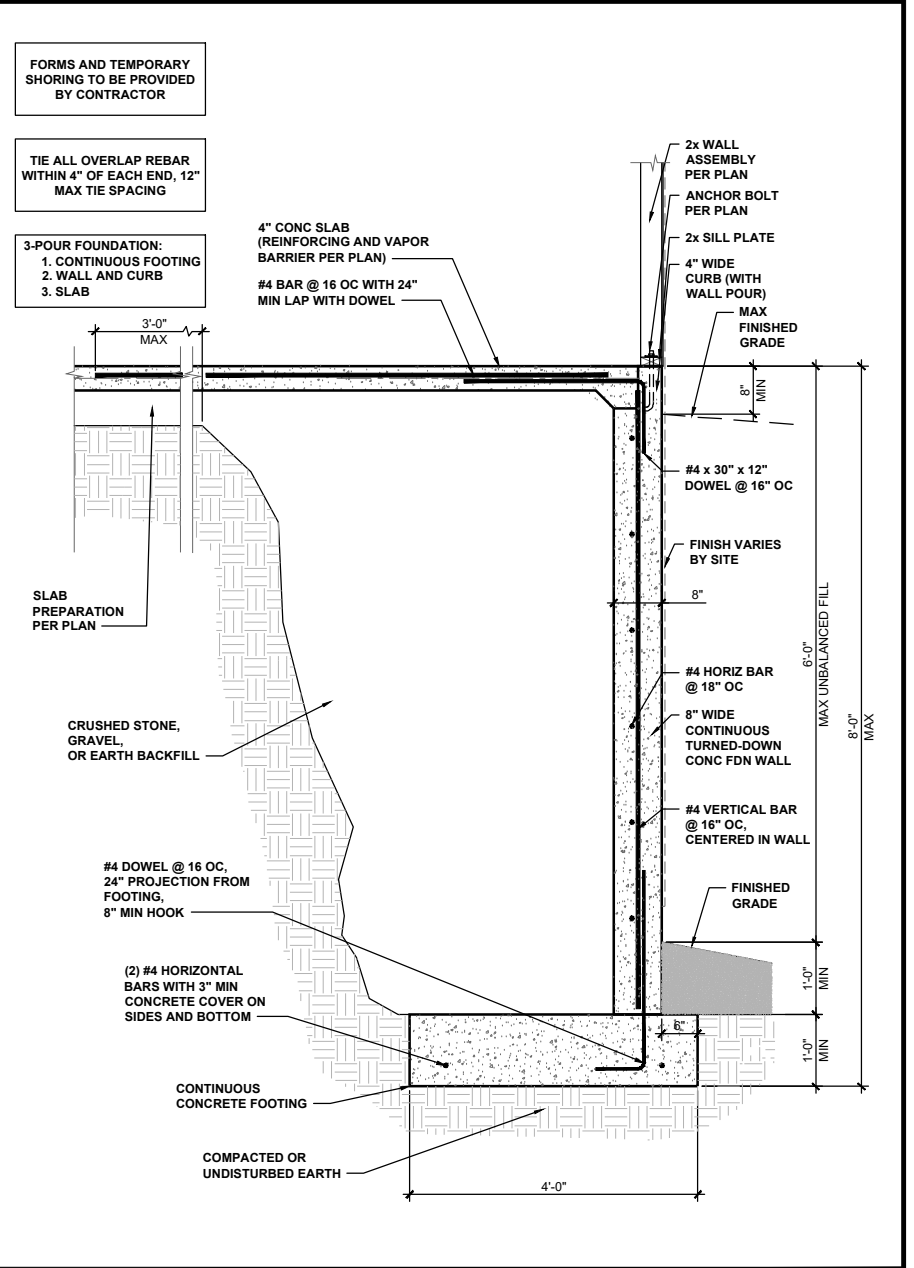
CONCRETE SLAB CONTROL JOINTS 3" = 1'-0" **3**



3' EXTENDED TURNED DOWN FOOTING 1/2" = 1'-0" **4**



FOOTING AT HOUSE/PORCH 1/2" = 1'-0" **5**



4' EXTENDED RETAINED FOOTING 1/2" = 1'-0" **6**

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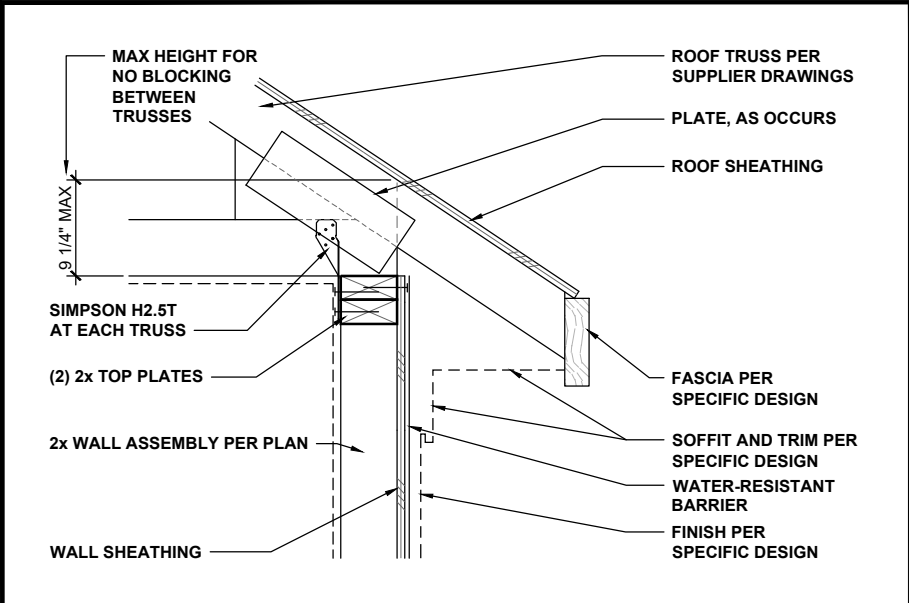
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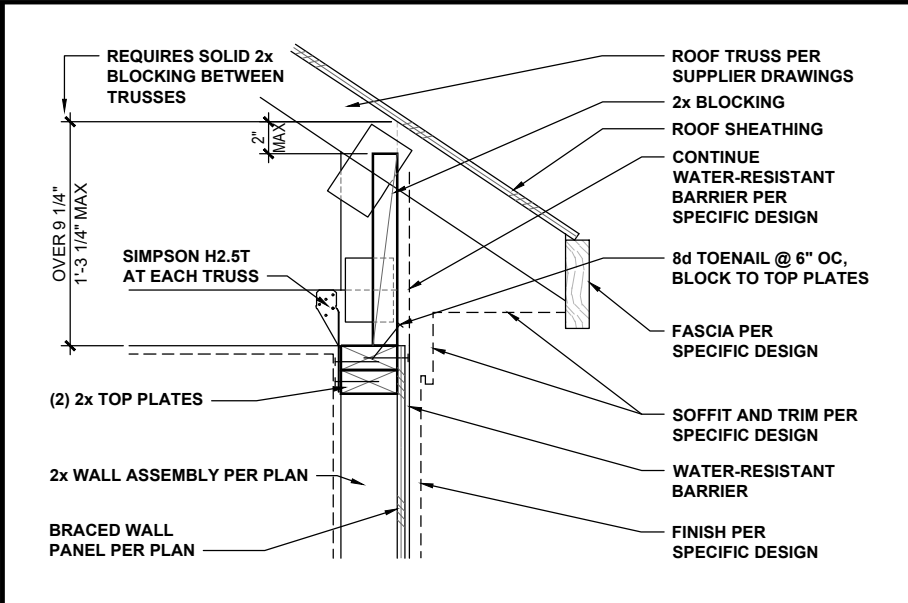
PLAN:
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TURNED-DOWN SLAB
FOUNDATION DETAILS
D2.0

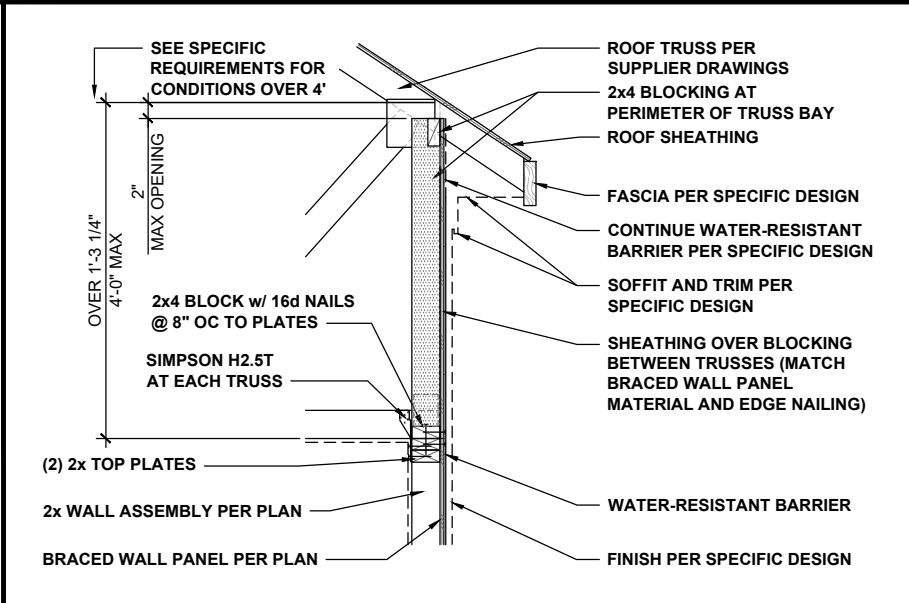
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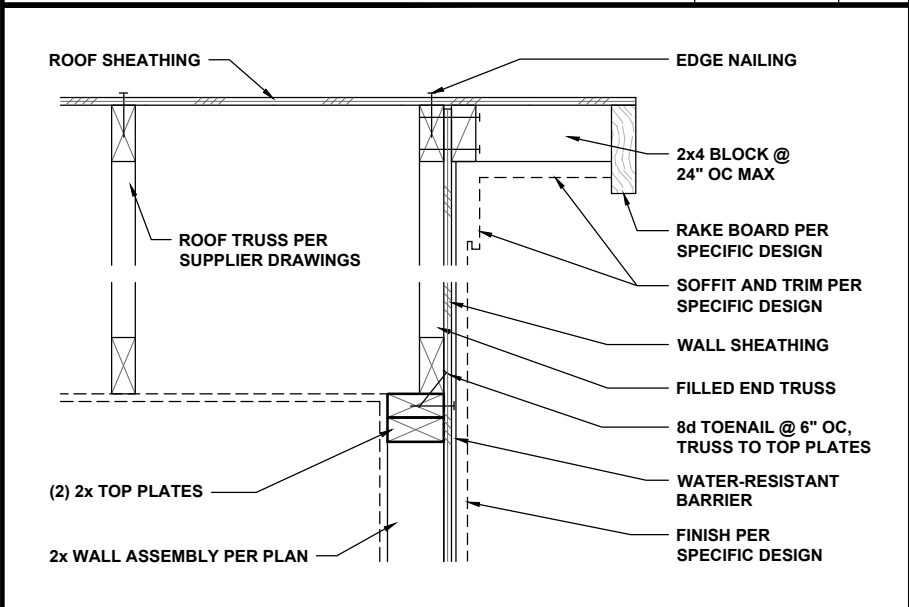
LOW-HEEL TRUSS AT WALL 1" = 1'-0" 1



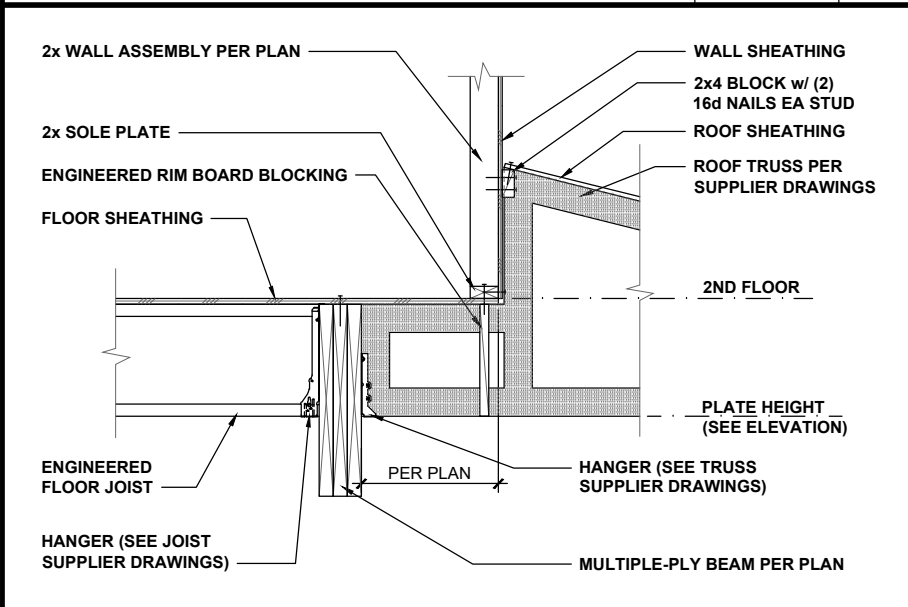
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" 2



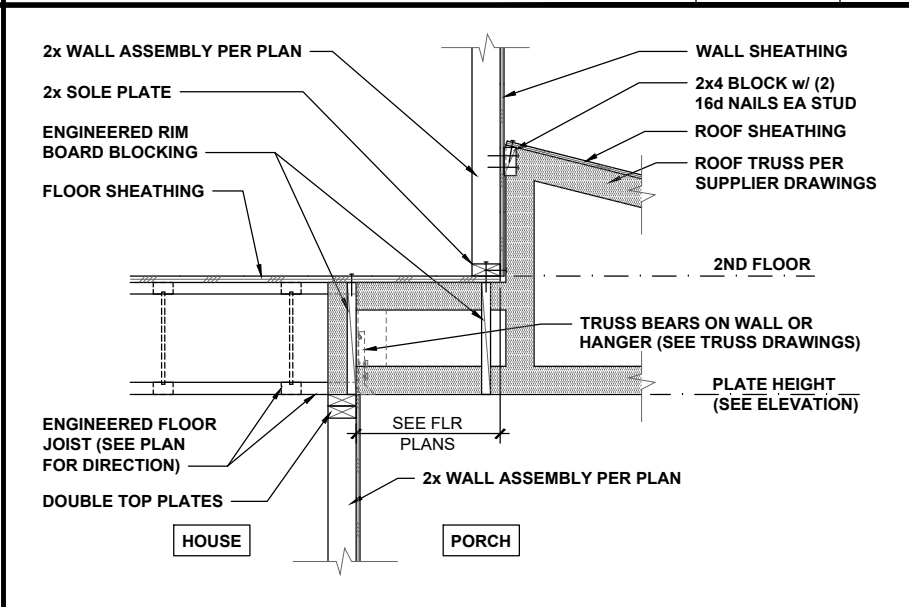
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" 3



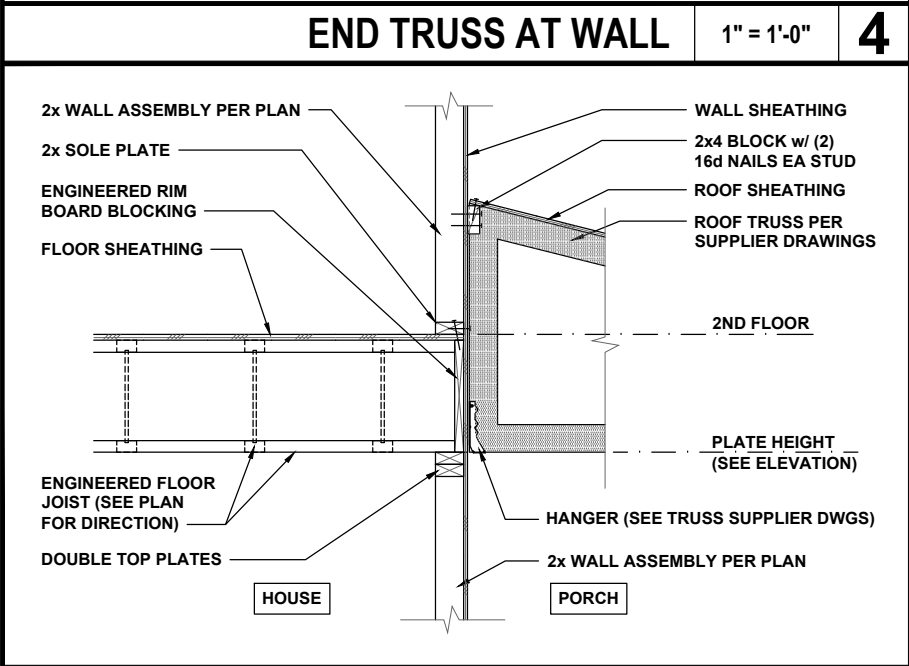
END TRUSS AT WALL 1" = 1'-0" 4



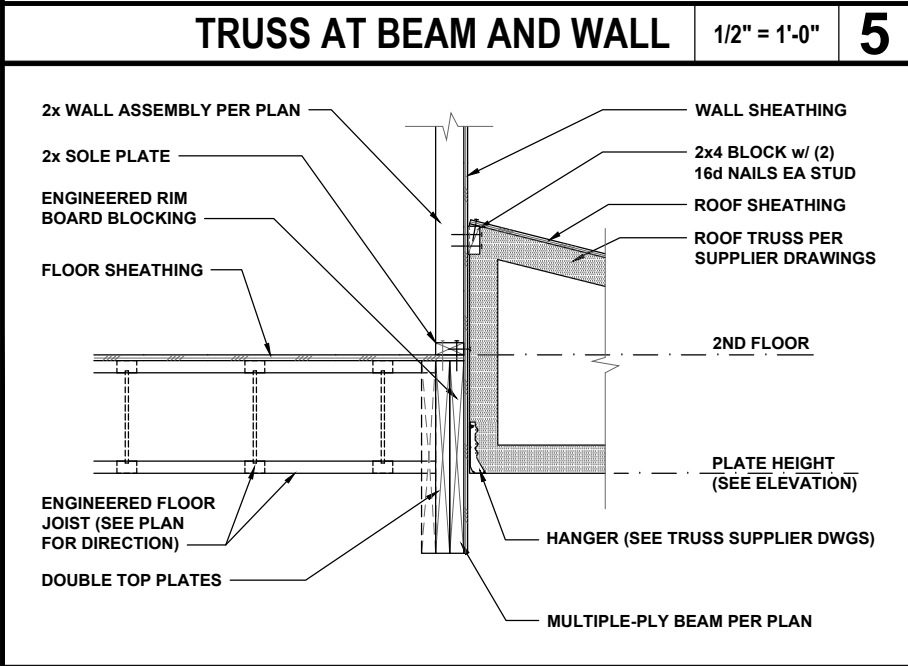
TRUSS AT BEAM AND WALL 1/2" = 1'-0" 5



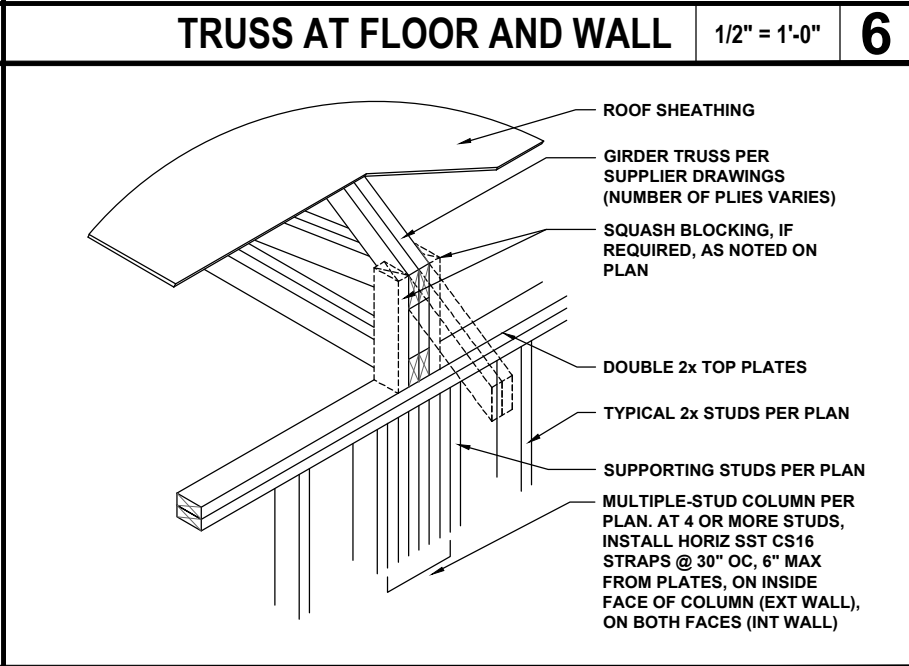
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" 6



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



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



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

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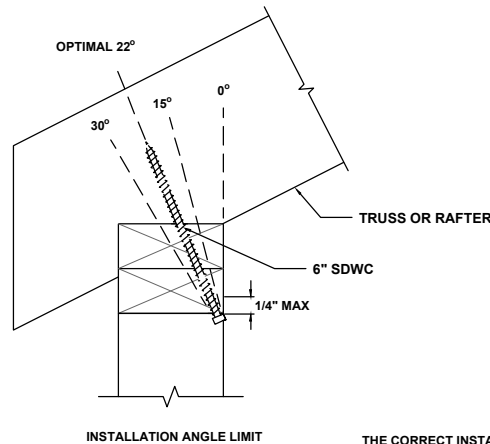
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ROOF TRUSS FRAMING DETAILS
D3.0

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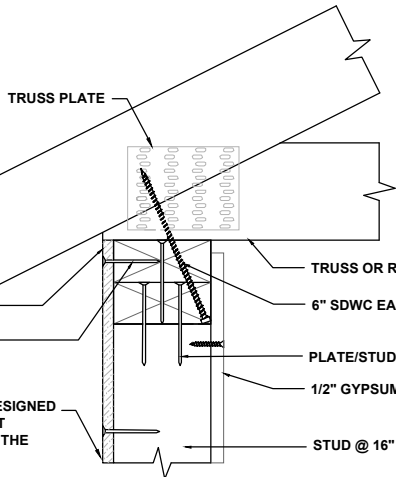


THE CORRECT INSTALLATION OF THESE SCREWS AS NOTED HERE ARE A SUBSTITUTE FOR THE HURRICANE TIES H2.5A OR EQUIVALENT TIES.

WOOD STRUCTURAL PANEL (WSP) SHEATHING MUST EXTEND TO TOP OF DOUBLE TOP PLATES PER AWC 2021 OR 2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

WSP NAILING PATTERN PER DESIGNER IN ACCORDANCE WITH 2021 OR 2015 SDPWS

WSP SHEATHING, 7/16" MIN. DESIGNED AND CONSTRUCTED TO RESIST UPLIFT IN ACCORDANCE WITH THE AWC 2021 OR 2015 SDPWS



THE CORRECT INSTALLATION OF THESE SCREWS AS NOTED HERE ARE A SUBSTITUTE FOR THE HURRICANE TIES H2.5A OR EQUIVALENT TIES.

SDWC SCREW INSTALLATION ANGLE

3/4" = 1'-0"

1

SDWC SCREW WALL ASSEMBLY

3/4" = 1'-0"

2



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ROOF TRUSS
FRAMING DETAILS

D4.0



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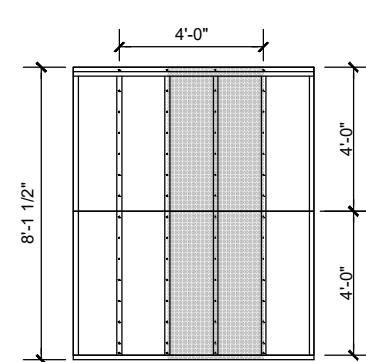
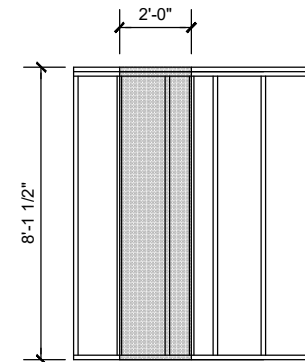
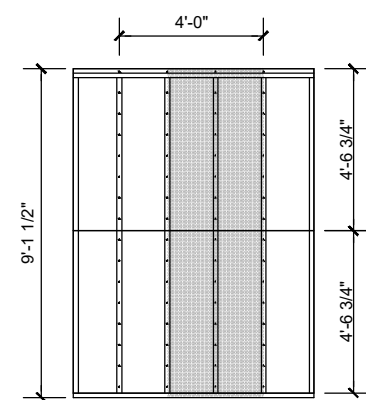
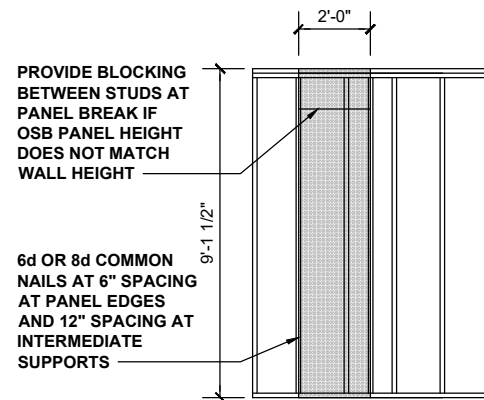
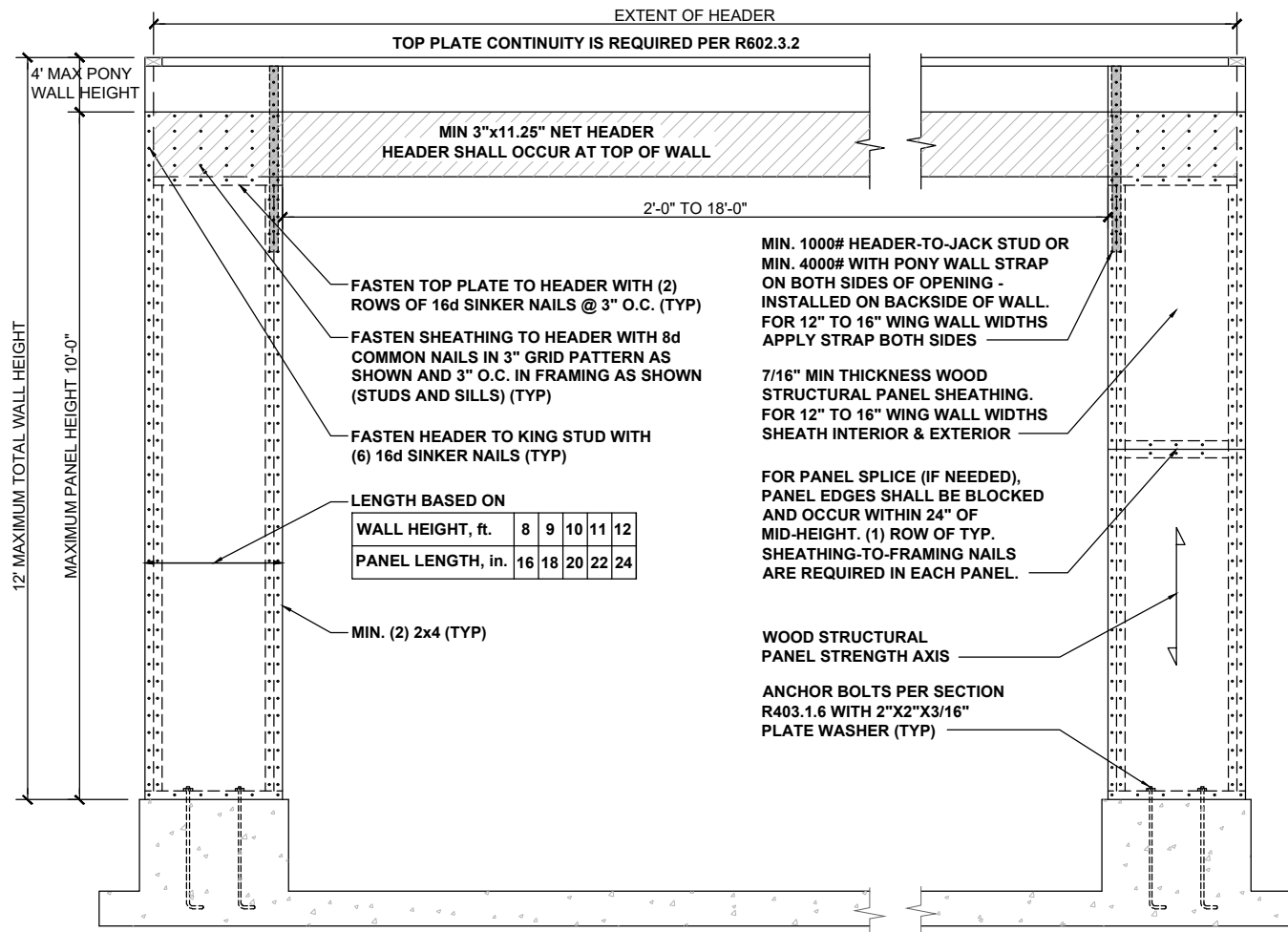


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WALL BRACING DETAILS

D5.0



CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)

BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

GB - GYPSUM BOARD

BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

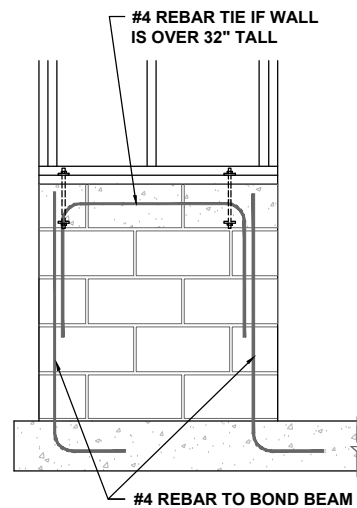
HIGH-SPEED WIND ZONES

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

METHOD PF: PORTAL FRAME PANEL CONSTRUCTION

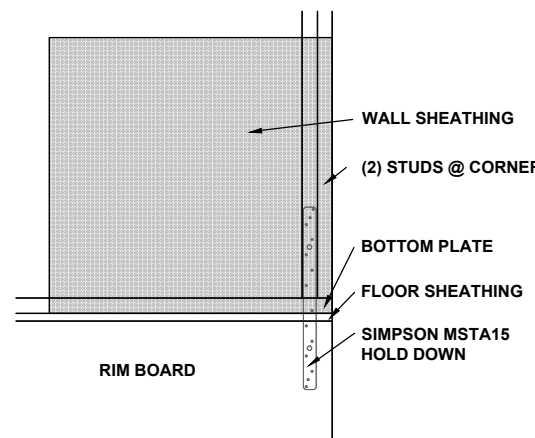
3/8" = 1'-0"

1

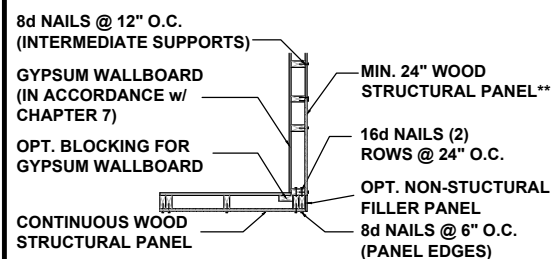


GARAGE WING WALL AT CRAWL

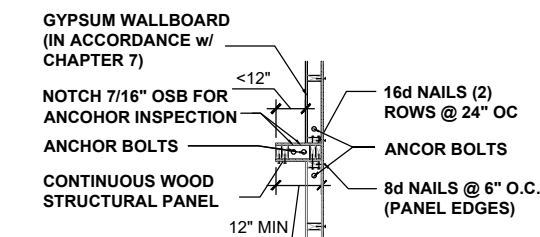
SEE R602.10 - MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURES



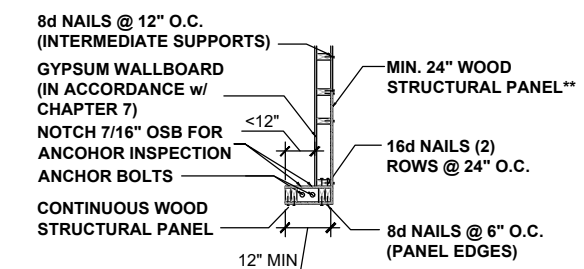
SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.



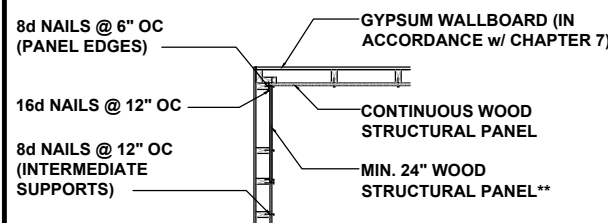
A) GARAGE DOOR CORNER



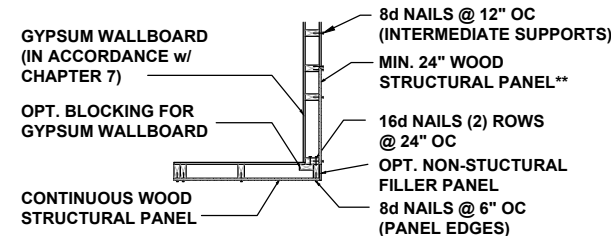
B) GARAGE T-WALL PORTAL FRAMING 16"-12"



C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"



D) ALT. INSIDE CORNER DETAIL



E) ALT. OUTSIDE CORNER DETAIL

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

BRACED WALL HOLD-DOWN

NTS

3

CORNER FRAMING FOR CONTINUOUS SHEATHING

1/4" = 1'-0"

4