


"Unless the Lord builds a house, it's builders labor over it in vain." -Psalm 127



KEY BUILDERS

1459 N ASPEN ST
LINCOLNTON, NC 28092
704-735-0040



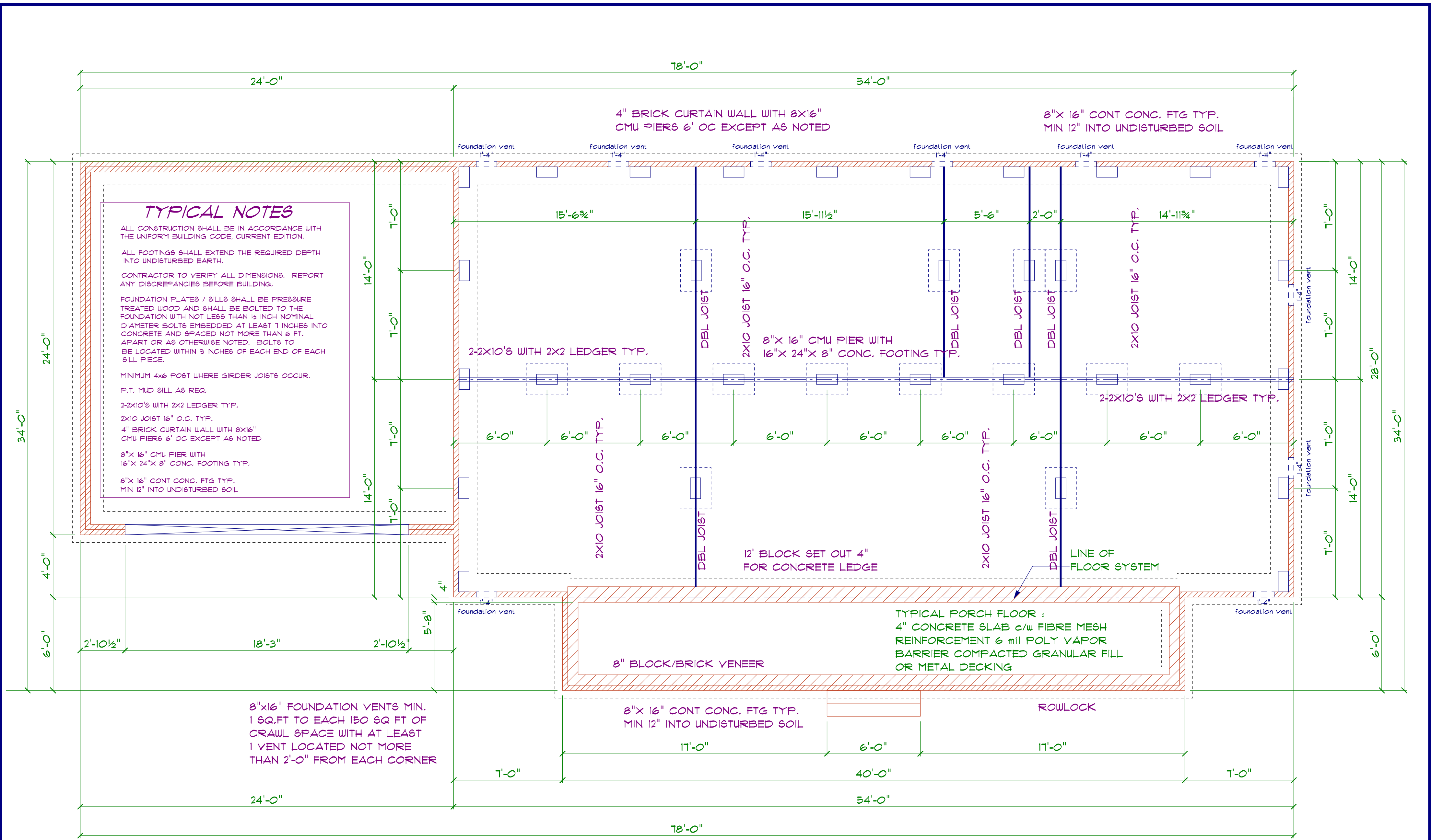
BUILD TO SUIT
 KEY BUILDERS

PLAN APPROVAL

CUSTOMER: _____

K. B. SALES: _____

K. B. MANAGER: _____



TYPICAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CURRENT EDITION.

ALL FOOTINGS SHALL EXTEND THE REQUIRED DEPTH INTO UNDISTURBED EARTH.

CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES BEFORE BUILDING.

FOUNDATION PLATES / SILL® SHALL BE PRESSURE TREATED WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2" NOMINAL DIAMETER BOLTS EMBEDDED AT LEAST 1 INCHES INTO CONCRETE AND SPACED NOT MORE THAN 6 FT. APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 3 INCHES OF EACH END OF EACH SILL PIECE.

MINIMUM 4x6 POST WHERE GIRDER JOISTS OCCUR.

P.T. MUD SILL AS REQ.

2-2X10'S WITH 2X2 LEDGER TYP.

2X10 JOIST 16" O.C. TYP.

4" BRICK CURTAIN WALL WITH 8X16" CMU PIERS 6' OC EXCEPT AS NOTED

8"X 16" CMU PIER WITH 16"X 24"X 8" CONC. FOOTING TYP.

8"X 16" CONT CONC. FTG TYP. MIN 12" INTO UNDISTURBED SOIL

FOUNDATION PLAN

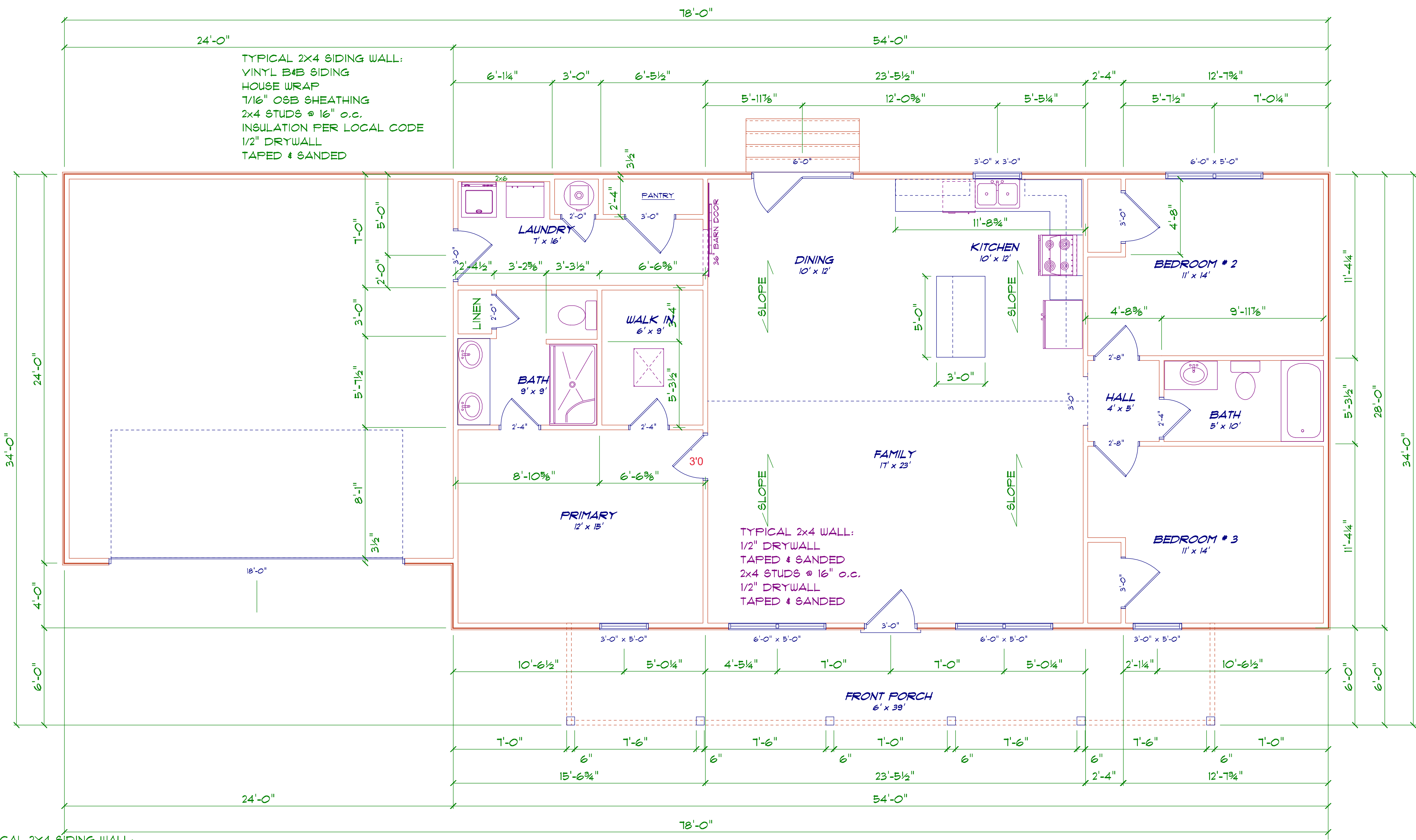


THE HIGH SHOALS RD SPEC

PHONE: 704 -735 -0040 | November 16, 2023

www.keybuilderenc.com

1459 N ASPEN ST.
LINCOLNTON, NC 28092



TYPICAL 2X4 SIDING WALL:
 VINYL B4B SIDING
 HOUSE WRAP
 7/16" OSB SHEATHING
 2X4 STUDS @ 16" o.c.
 INSULATION PER LOCAL CODE
 1/2" DRYWALL
 TAPED & SANDED

TYPICAL 2x4 WALL:
 1/2" DRYWALL
 TAPED & SANDED
 2x4 STUDS @ 16" o.c.
 1/2" DRYWALL
 TAPED & SANDED

TYPICAL 2X4 SIDING WALL:
 VINYL B4B SIDING
 HOUSE WRAP
 7/16" OSB SHEATHING
 2X4 STUDS @ 16" o.c.
 INSULATION PER LOCAL CODE
 1/2" DRYWALL
 TAPED & SANDED

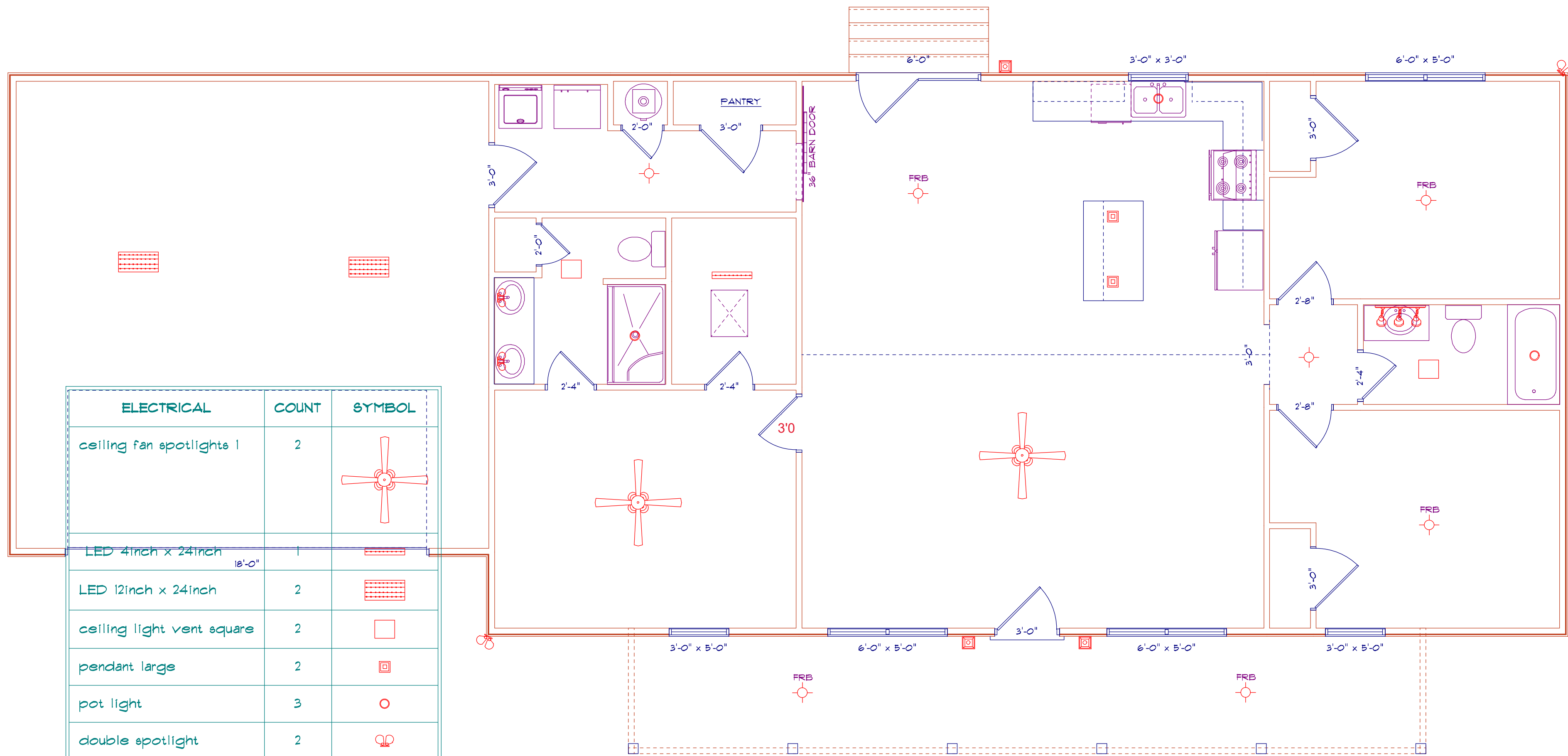
MAIN FLOOR PLAN

8'-0" WALL HIGHT TYP.

NAME	AREA
MAINFLOOR AREA	1512.0 sq ft.
COVERED PORCH	240.0 sq ft.
GARAGE	576.0 sq ft.



THE HIGH SHOALS RD SPEC
 PHONE: 704 -735 -0040 | November 16, 2023
 www.keybuildersnc.com
 1459 N ASPEN ST.
 LINCOLNTON, NC 28092



ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 1	2	
LED 4inch x 24inch 18'-0"	1	
LED 12inch x 24inch	2	
ceiling light vent square	2	
pendant large	2	
pot light	3	
double spotlight	2	
wall mount 2	3	
FRB	5	
light	2	
vanity wall mount	1	
wall mount 3	2	

MAIN FLOOR PLAN

LIGHTING PLAN

NAME	AREA
MAINFLOOR AREA	1512.0 sq ft.
COVERED PORCH	240.0 sq ft.
GARAGE	576.0 sq ft.



THE HIGH SHOALS RD SPEC
 PHONE: 704 -735 -0040 | November 16, 2023
www.keybuildersnc.com
 1459 N ASPEN ST.
 LINCOLNTON, NC 28092

TYPICAL TRUSS ROOF:
 #225 ASPHALT SHINGLES
 7/16" OSB SHEATHING
 'H' CLIPS
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 INSULATION PER LOCAL CODE
 1/2" DRYWALL CEILING TYP.
 TAPED & SANDED

12" O.H. AT GABLES TYP.

12" O.H. AT GABLES TYP.

RIDGE VENT TYP.

12" O.H. AT GABLES TYP.

SHINGLES AS SPEC.

SEAMLESS ALUM. GUTTER TYP.

5'-0" X 3'-0"
CASEMENT

ALUM. CLAD FACIA WITH
VENTED VINYL SOFFIT TYP.

VINYL B&B SIDING TYP.

RAILING AS
REQUIRED

BRICK VENEER

FOUNDATION HEIGHT MAY
VARY AS PER SITE CONDITIONS

FRONT ELEVATION

GRADE MAY VARY.
 TYPICAL TRUSS ROOF:
 #225 ASPHALT SHINGLES
 7/16" OSB SHEATHING
 'H' CLIPS
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 INSULATION PER LOCAL CODE
 1/2" DRYWALL CEILING TYP.
 TAPED & SANDED

12" O.H. AT GABLES TYP.

RIDGE VENT TYP.

12" O.H. AT GABLES TYP.

SHINGLES AS SPEC.

ALUM. CLAD FACIA WITH
VENTED VINYL SOFFIT TYP.

SEAMLESS ALUM. GUTTER TYP.

VINYL B&B SIDING TYP.

RAILING AS
REQUIRED

BRICK VENEER

GRADE MAY VARY.

FOUNDATION HEIGHT MAY
VARY AS PER SITE CONDITIONS

REAR ELEVATION



THE HIGH SHOALS RD SPEC

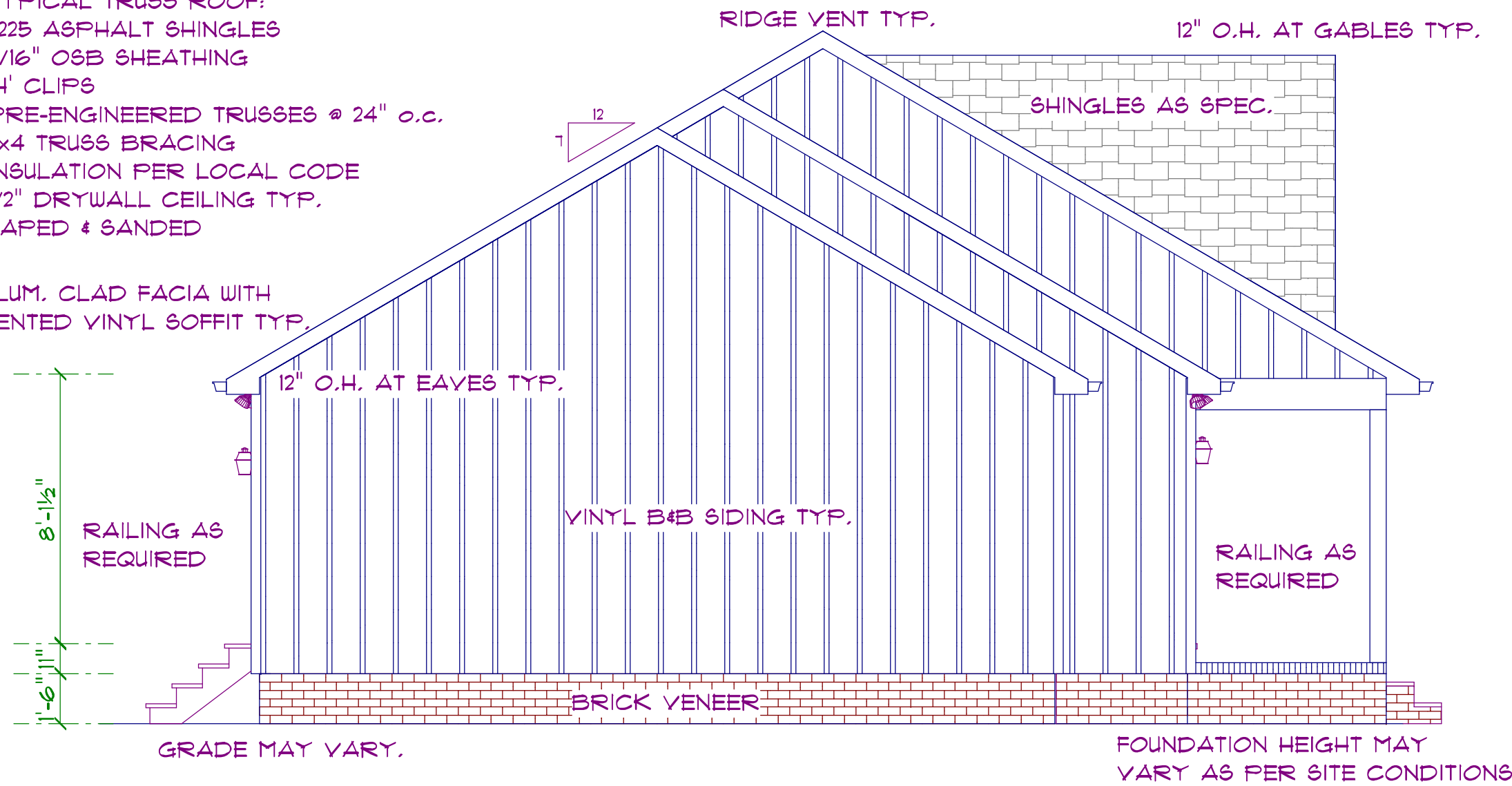
PHONE: 704-735-0040 | November 16, 2023

www.keybuilderenc.com

1459 N ASPEN ST.
LINCOLNTON, NC 28092

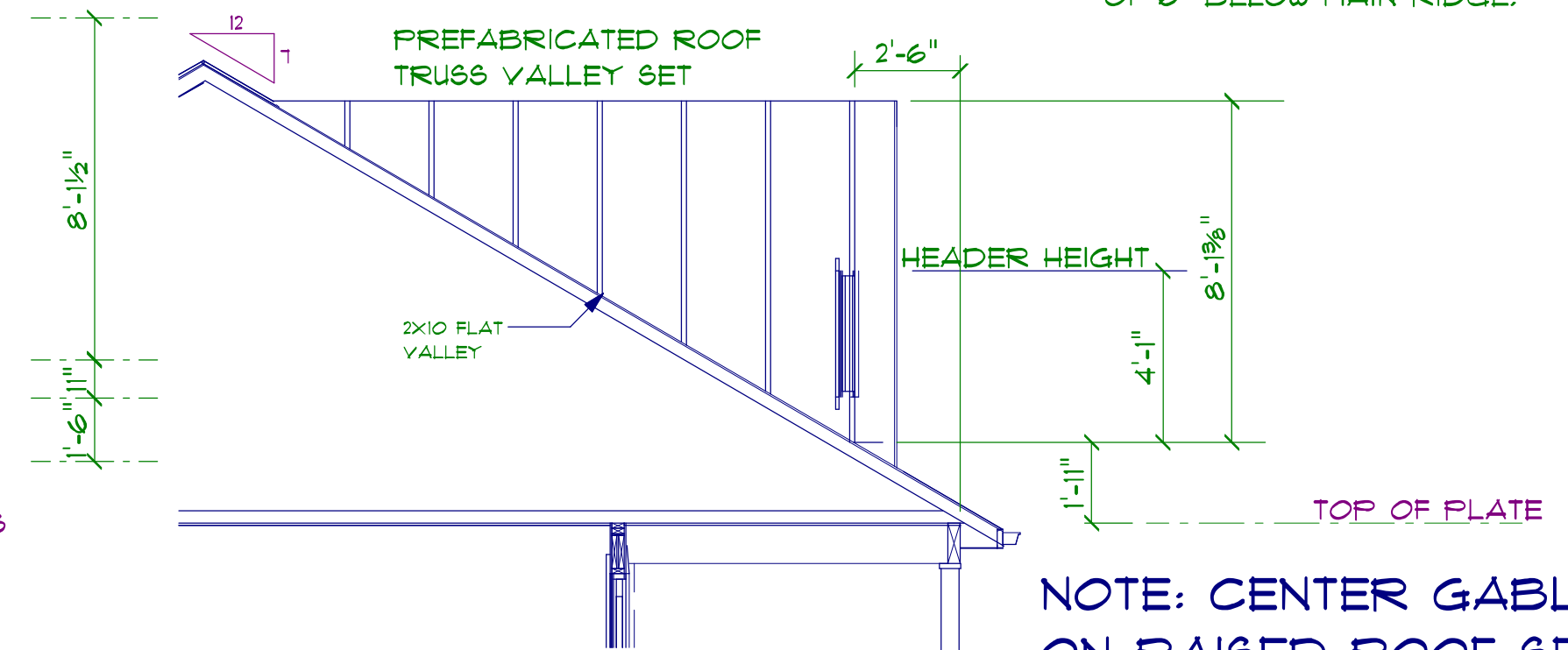
TYPICAL TRUSS ROOF:
 #225 ASPHALT SHINGLES
 7/16" OSB SHEATHING
 'H' CLIPS
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 INSULATION PER LOCAL CODE
 1/2" DRYWALL CEILING TYP.
 TAPED & SANDED

ALUM. CLAD FACIA WITH
 VENTED VINYL SOFFIT TYP.



LEFT ELEVATION

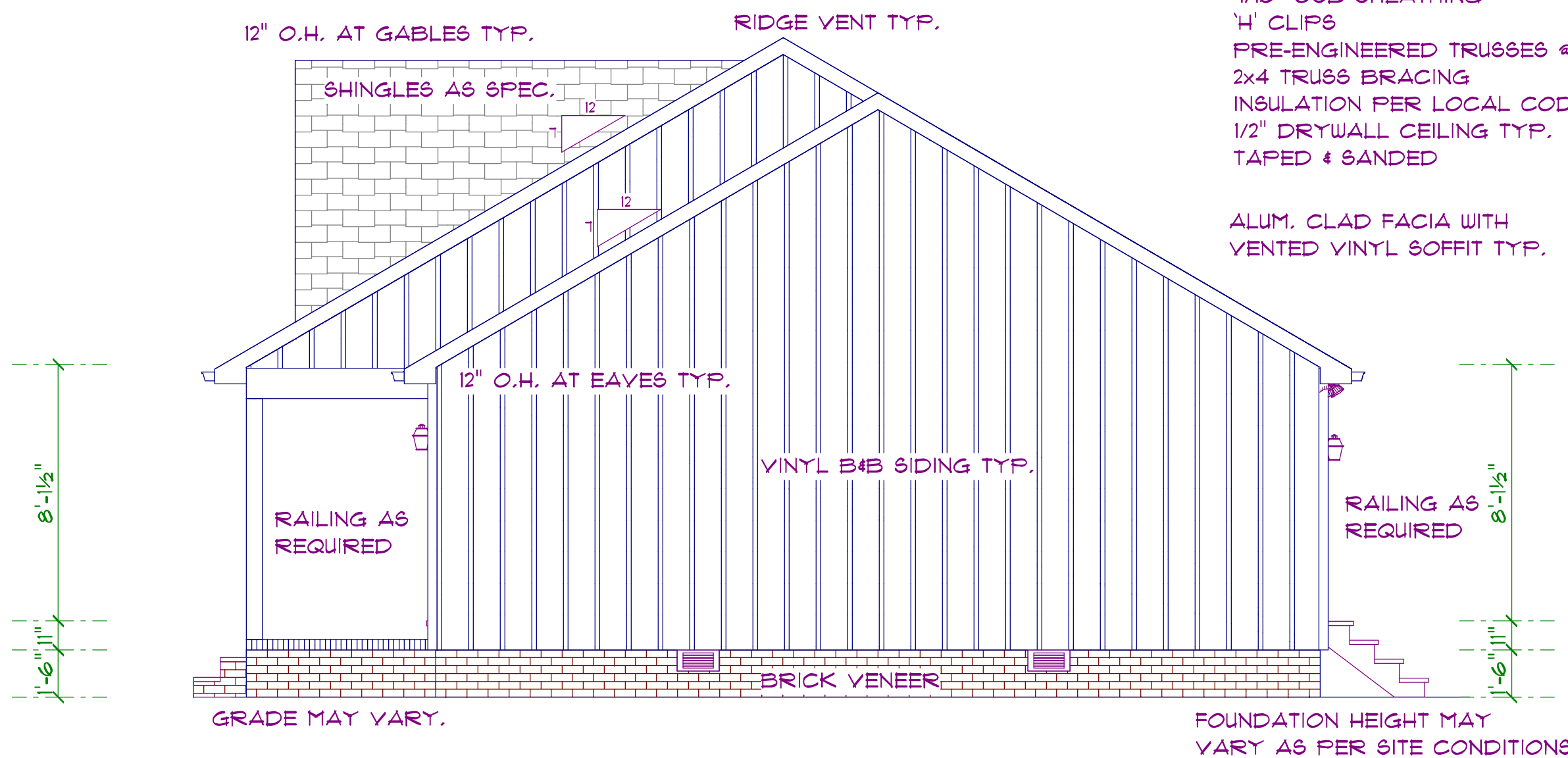
FALSE GABLE SIZE MAY VARY PER
 PLAN MODIFICATIONS. AS A GENERAL
 RULE THE FG PITCH WILL BE 10/12
 AND THE GABLE HEIGHT TO A MINIMUM
 OF 6" BELOW MAIN RIDGE.



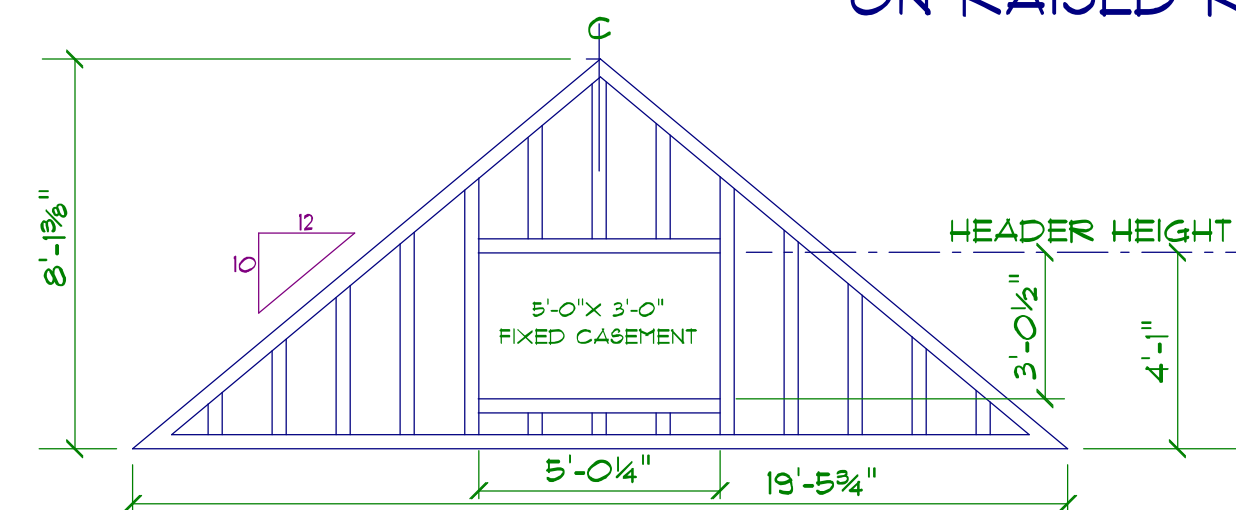
NOTE: CENTER GABLE
 ON RAISED ROOF SECTION

TYPICAL TRUSS ROOF:
 #225 ASPHALT SHINGLES
 7/16" OSB SHEATHING
 'H' CLIPS
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 INSULATION PER LOCAL CODE
 1/2" DRYWALL CEILING TYP.
 TAPED & SANDED

ALUM. CLAD FACIA WITH
 VENTED VINYL SOFFIT TYP.



RIGHT ELEVATION



FALSE GABLE DETAIL



**KEY
 BUILDERS**

THE HIGH SHOALS RD SPEC

PHONE: 704-735-0040 | November 16, 2023

www.keybuilderenc.com

1459 N ASPEN ST.
 LINCOLNTON, NC 28092