

# ABBREVIATIONS

ABV	ABOVE
AC	AIR CONDITIONING
AD	AREA DRAIN
ADJ	ADJUSTABLE
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BA	BATHROOM
BD	BOARD
BF	BIFOLD (DOOR)
BLDG	BUILDING
BLK	BLOCK (SHW)
BLM	BELONG
BM	BEAM
BP	BIFOLD (DOOR)
BOT	BOTTOM
BTWN	BETWEEN
CAB	CABINET
CE	CERAMIC
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT
CL	CLOSET OR CENTER LINE
CLF	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COR	CORROSION RESISTANT
CST	CASEMENT
C.T.	CERAMIC TILE
D	DRYER
DBL	DOUBLE
DH	DOUBLE HING
DM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISH WASHER
DWG	DRAWING
E	EAST
EACH	EACH
ELEV	ELEVATION
ELG	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FAU	FORCED AIR UNIT
F.C.	FLOOR CAVES
F.D.	FLOOR DRAIN
F.FL	FRESH FLOOR LINE
F.S.	FINISHED GRADE
FLR	FLOORING
FL	FLOURESCENT (LIGHT)
FND	FOUNDATION
F.O.S.	FACE OF STUD
FTG	FOOTING
FX	FIXED GLASS
GALV	GALVANIZED
GAR	GARAGE
G.B.	GYPSEM BOARD
GD	GRADE OR GRADING
G.D.O.	GARAGE DOOR OPENER
GFI	GROUND FAULT INTERRUPTER
GL	GLASS OR GLAZING
GYP	GYPSEM BOARD
HB	HOSE BIB
HD	HEAD OR HARD
HDR	HEADER
HGT	HEIGHT
HVAC	HEATING/VENTILATING/AIR COND.
IND	INTERIOR
INT	INTERIOR
JST	JOST
JT	JOINT
KIT	KITCHEN
L	LENGTH
LA	LAUNDRY
LAV	LAVATORY
LVR	LOUVER
MAX	MAXIMUM
MCH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N.T.S.	NOT TO SCALE
O.S.D.	OVERHEAD GARAGE DOOR
OH	OVERHEAD
OPT	OPTIONAL
PAR	PARALLEL
P.B.	PLUSH BUTTON
PKR	PORNER
PED	PEDESTAL
PL	PLATE
PK	PAIR
P.T.	PRESSURE TREATED WOOD
PVC	POLYVINYL CHLORIDE PIPE
PAV	PAVEMENT
P.H.	PRE-HIRE
PTH	PLTHOOD
R	RISER
RAG	RETURN AIR GRILL
REF	REFERENCE
REFR	REFRIGERATOR
REG	REQUIRED
S	SOUTH
SD	SMOKE DETECTOR
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SH	SINGLE HING OR SHELF
SH	SHIMLAR
SL	SLIDE / SLIDING
SHP	SHelf AND POLE
SPC	SPECIFICATIONS
STD	STANDARD
STR	STRUCTURAL
SQ	SQUARE
SYM	SYMBOL
SHS	SHOOTH FOUR SIDES
T	TREAD (AT STAIRS) OR TILE
T.B.	TONE BAR
TBP	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
T.O.C.	TOP OF CURB
TV	TELEVISION
TYP	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT	VERTICAL
VTR	VENT THRU ROOF
H	HANGING MACHINE
HD	HOOD
HON	HONOLULU
HR	HOT WATER HEATER
IR	IRON
MC	MALK-IN CLOSET
HTH	WITH OR WITHOUT
HR	HANDRAIL
HM	HELPEE HIRE MESH
IL	PROPERTY LINE
R	ROUND / DIAMETER
AND	AND
C	CENTERLINE
P	POINT / NUMBER

# INDEX

MODEL 'HAYDEN'			
0	TITLE SHEET / COVER SHEET	1 K	FRONT ELEVATION 'K'
0.1	QUICK VIEW	1.1 K	ROOF PLAN 'K'
0.2	QUICK VIEW	2K	SIDE AND REAR ELEVATIONS 'K'
1 A	FRONT ELEVATION 'A'	2.1 K	SIDE AND REAR ELEVATIONS 'K'-
1.1 A	ROOF PLAN 'A'		W/ CRAWL SPACE
2 A	SIDE AND REAR ELEVATIONS 'A'	2.2 K	SIDE AND REAR ELEVATIONS 'K'-
2.1 A	SIDE AND REAR ELEVATIONS 'A'-		W/ BASEMENT
	W/ CRAWL SPACE	3 MS K	MONOLITHIC SLAB PLAN 'K'
2.2 A	SIDE AND REAR ELEVATIONS 'A'-	3 SW K	STEM WALL PLAN 'K'
	W/ BASEMENT	3 CS K	CRAWL SPACE PLAN 'K'
3 MS A	MONOLITHIC SLAB PLAN 'A'	3 BS K	BASEMENT PLAN 'K'
3 SW A	STEM WALL PLAN 'A'	4 K	1ST FLOOR PLAN 'K'
3 CS A	CRAWL SPACE PLAN 'A'	5 K	2ND FLOOR PLAN 'K'
3 BS A	BASEMENT PLAN 'A'		
4 A	1ST FLOOR PLAN 'A'	1 P	FRONT ELEVATION 'P'
5 A	2ND FLOOR PLAN 'A'	1.1 P	ROOF PLAN 'P'
		2P	SIDE AND REAR ELEVATIONS 'P'
1 B	FRONT ELEVATION 'B'	2.1 P	SIDE AND REAR ELEVATIONS 'P'-
1.1 B	ROOF PLAN 'B'		W/ CRAWL SPACE
2 B	SIDE AND REAR ELEVATIONS 'B'	2.2 P	SIDE AND REAR ELEVATIONS 'P'-
2.1 B	SIDE AND REAR ELEVATIONS 'B'		W/ BASEMENT
	W/ CRAWL SPACE	3 MS P	MONOLITHIC SLAB PLAN 'P'
2.2 B	SIDE AND REAR ELEVATIONS 'B'-	3 SW P	STEM WALL PLAN 'P'
	W/ BASEMENT	3 CS P	CRAWL SPACE PLAN 'P'
3 MS B	MONOLITHIC SLAB PLAN 'B'	3 BS P	BASEMENT PLAN 'P'
3 SW B	STEM WALL PLAN 'B'	4 P	1ST FLOOR PLAN 'P'
3 CS B	CRAWL SPACE PLAN 'B'	5 P	2ND FLOOR PLAN 'P'
3 BS B	BASEMENT PLAN 'B'		
4 B	1ST FLOOR PLAN 'B'	1 R	FRONT ELEVATION 'R'
5 B	2ND FLOOR PLAN 'B'	1.1 R	ROOF PLAN 'R'
		2R	SIDE AND REAR ELEVATIONS 'R'
		2.1 R	SIDE AND REAR ELEVATIONS 'R'-
1 F	FRONT ELEVATION 'F'		W/ CRAWL SPACE
1.1 F	ROOF PLAN 'F'		
2 F	SIDE AND REAR ELEVATIONS 'F'	2.2 R	SIDE AND REAR ELEVATIONS 'R'-
2.1 F	SIDE AND REAR ELEVATIONS 'F'-		W/ BASEMENT
	W/ CRAWL SPACE	3 MS R	MONOLITHIC SLAB PLAN 'R'
2.2 F	SIDE AND REAR ELEVATIONS 'B'-	3 SW R	STEM WALL PLAN 'R'
	W/ BASEMENT	3 CS R	CRAWL SPACE PLAN 'R'
3 MS F	MONOLITHIC SLAB PLAN 'F'	3 BS R	BASEMENT PLAN 'R'
3 SW F	STEM WALL PLAN 'F'	4 R	1ST FLOOR PLAN 'R'
3 CS F	CRAWL SPACE PLAN 'F'	5 R	2ND FLOOR PLAN 'R'
3 BS F	BASEMENT PLAN 'F'		
4 F	1ST FLOOR PLAN 'F'	1 A S	BUILDING SECTIONS
5 F	2ND FLOOR PLAN 'F'	1.1 A S	BUILDING SECTIONS
		1.2 A S	BUILDING SECTIONS
		1.3 A S	BUILDING SECTIONS
		6	BASEMENT UTILITY PLAN
		7	1ST FLOOR UTILITY PLAN
		8	2ND FLOOR UTILITY PLAN
		76	ARCHITECTURAL SHEETS

## BUILDING CODE COMPLIANCE / PROJECT INFORMATION

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

APPLICABLE CODES:  
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.  
2018 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS

CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.

PRODUCT:  
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION  
RESIDENTIAL R-3

CONSTRUCTION TYPE:  
TYPE VB

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTURAL DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP, INC. GMD DESIGN GROUP INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THESE DRAWINGS.

## GENERAL NOTES DESIGNER NORTH CAROLINA:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES.)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TONEL BAR, TONEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATIONS PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED HASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENABLE AREA OF 4.0 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". GLAZING TOTAL AREA OF NOT LESS THAN 5.0 SQ FT IN THE CASE OF A GROUND WINDOW AND NOT LESS THAN 5.1 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER N.C.G.C. SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER LOCAL CODES.)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES.

## BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A 'BUILDER'S SET' OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS 'PLANS'. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIALS, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT / CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

CONSTRUCTION REQUIREMENTS AND QUALITY: PROVIDE WORK OF THE SPECIFIC QUALITY; WHERE QUALITY LEVEL IS NOT INDICATED, PROVIDE WORK OF QUALITY CUSTOMARY IN SIMILAR TYPES OF WORK. WHERE THE PLANS AND SPECIFICATIONS, CODES, LAWS, REGULATIONS, MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS REQUIRE WORK OF HIGHER QUALITY OR PERFORMANCE, PROVIDE WORK COMPLYING WITH THOSE REQUIREMENTS AND QUALITY. WHERE TWO OR MORE QUALITY PROVISIONS OF THOSE REQUIREMENTS CONFLICT WITH THE MOST STRINGENT REQUIREMENT; WHERE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND WHERE IT IS UNCERTAIN WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

## AREA CALCULATIONS:

MODEL 'HAYDEN' SQUARE FOOTAGES		
AREA		ELEV . K'
1st FLOOR		1066 SF
2nd FLOOR		1445 SF
TOTAL LIVING		2511 SF
GARAGE		422 SF
PORCH		104 SF
OPT. COVERED PORCH		
OPT. BASEMENT		

\*\*BASEMENT AREA IS TAKEN TO INSIDE OF CONCRETE WALL\*\*

# EXPRESS HOMES 40' SERIES MODEL 'HAYDEN' - LH

WOODGROVE LOT 230  
RED CEDAR WAY PIN 0653-65-9954.000  
FUQUAY VARINA, NC 27526

## MODEL HOME

PLAN CHANGES:	
DATE:	DESCRIPTION:
02.22.21	INITIAL PLAN RELEASE
03.10.21	CLIENT REVISIONS
04.14.21	CLIENT REVISIONS
04.15.21	CLIENT REVISIONS

CONSULTANTS:	

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
**TITLE SHEET**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**0**



AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:

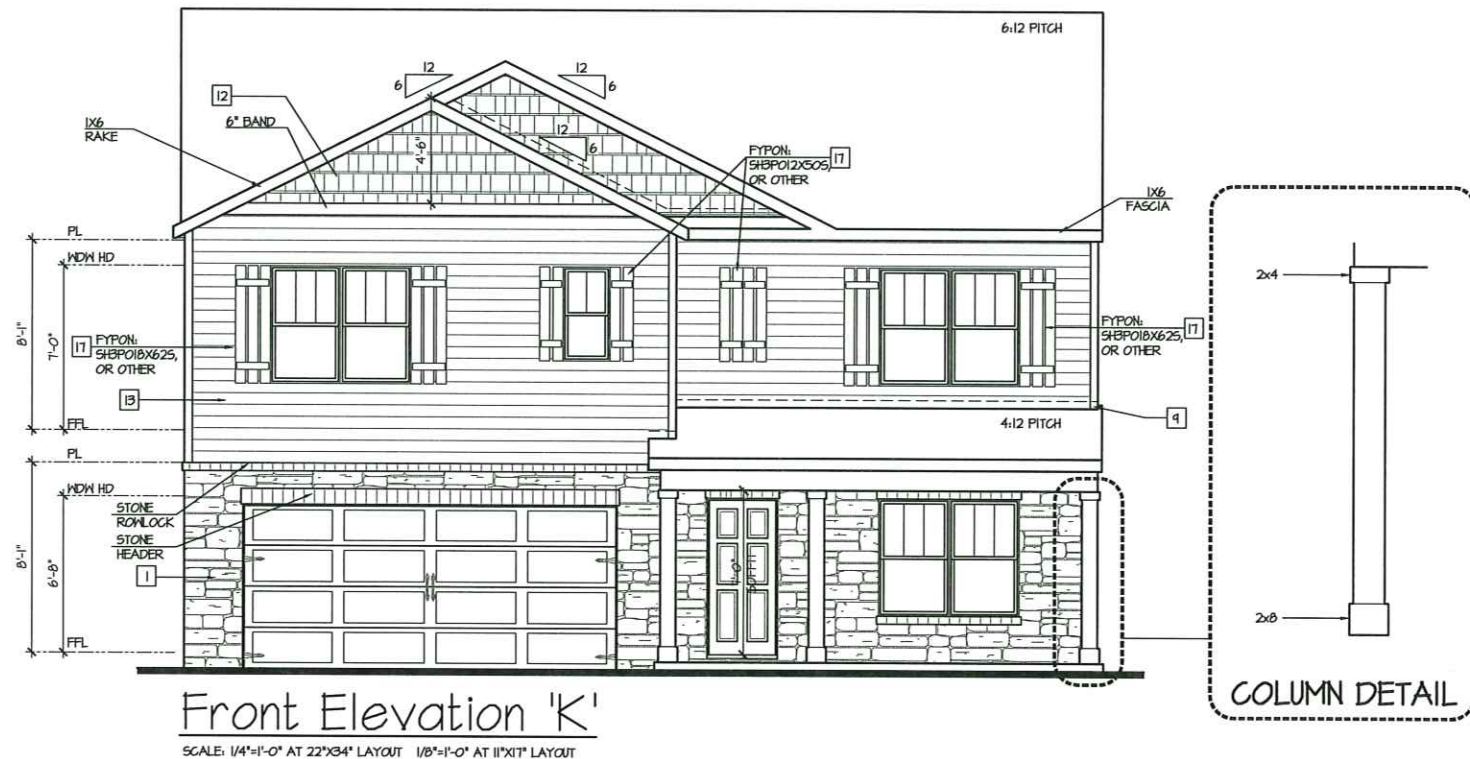
- WDW HT SET AT 7'-6"
- INTERIOR SOFFITS AT 8'-0"
- EXTERIOR SOFFITS AT 8'-0"

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" UNO, ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)
- INSULATION: PER TABLE R302.2.2.  
EXTERIOR WALLS: R-5 BATTIS MINIMUM, VERIFY  
CEILING WITH ATTIC ABOVE: R-30 BATTIS MINIMUM, VERIFY  
FLOOR OVER GARAGE: R-19 BATTIS MINIMUM, VERIFY  
ATTIC KNEEWALL: R-19 BATTIS MINIMUM, VERIFY  
CRAWL SPACE FLOORING: R-19 BATTIS MINIMUM, VERIFY

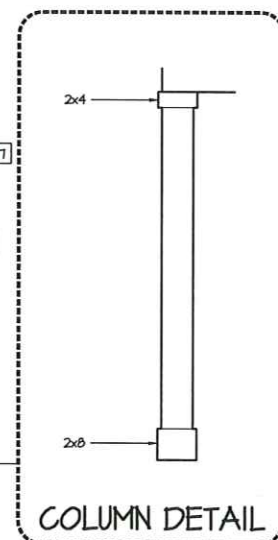
**KEY NOTES:**

- MASONRY:**
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - [4] 8" SOLDIER COURSE.
  - [5] ROWLOCK COURSE.
  - [6] N/A.
- TYPICALS:**
- [1] CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED.
  - [2] CODE APPROVED TERMINATION CHIMNEY CAP.
  - [4] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING PER NRC R305.2.2.3
  - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- [2] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
  - [3] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
  - [4] VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
  - [5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT PANEL SIDING W/ 1/2" BATTIS AT 12" O.C. PER DEVELOPER W/ 1/4" CORNER TRIM BOARD.)
  - [6] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS. 1X FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED)
  - [7] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NRC SECTION R312.2.1 AND R312.2.2.



Front Elevation 'K'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



NO.	DATE	REVISION
1	04.25.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
EXTERIOR  
ELEVATIONS  
'4EPF-K'**

PRINT DATE:  
January 22, 2021

SHEET NO:

1K

FOR CONSTRUCTION

ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 1:150 RATIO.

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

EXCEPTIONS:  
1. ENCLOSED ATTIC/RAFTER SPACES REQUIRING LESS THAN 1 SQ. FT. OF VENTILATION MAY BE VENTED WITH CONTINUOUS SOFFIT VENTILATION ONLY.  
2. ENCLOSED ATTIC/RAFTER SPACES OVER UNCONDITIONED SPACE MAY BE VENTED WITH CONTINUOUS SOFFIT VENT ONLY.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.

PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

(PER SECTION R806.2)  
1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING  
\*144 SQ. IN. = 1 SQ. FT.  
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)  
BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED

ROOF AREA 1 = 1488 SF  
1488 SQ. FT. X 144 = 214272 SQ. IN.  
214272 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D

ROOF AREA 2 = 34 SF  
34 SQ. FT. X 144 = 5616 SQ. IN.  
5616 SQ. IN. / 150 = 37.44 SQ. IN. OF VENT REQ'D

ROOF AREA 3 = 180 SF  
180 SQ. FT. X 144 = 25920 SQ. IN.  
25920 SQ. IN. / 150 = 172.80 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.

- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.

ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM - IN - WINTER SIDE OF THE CEILING.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.

PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

(PER SECTION R806.2)  
1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING  
\*144 SQ. IN. = 1 SQ. FT.  
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)  
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED  
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW

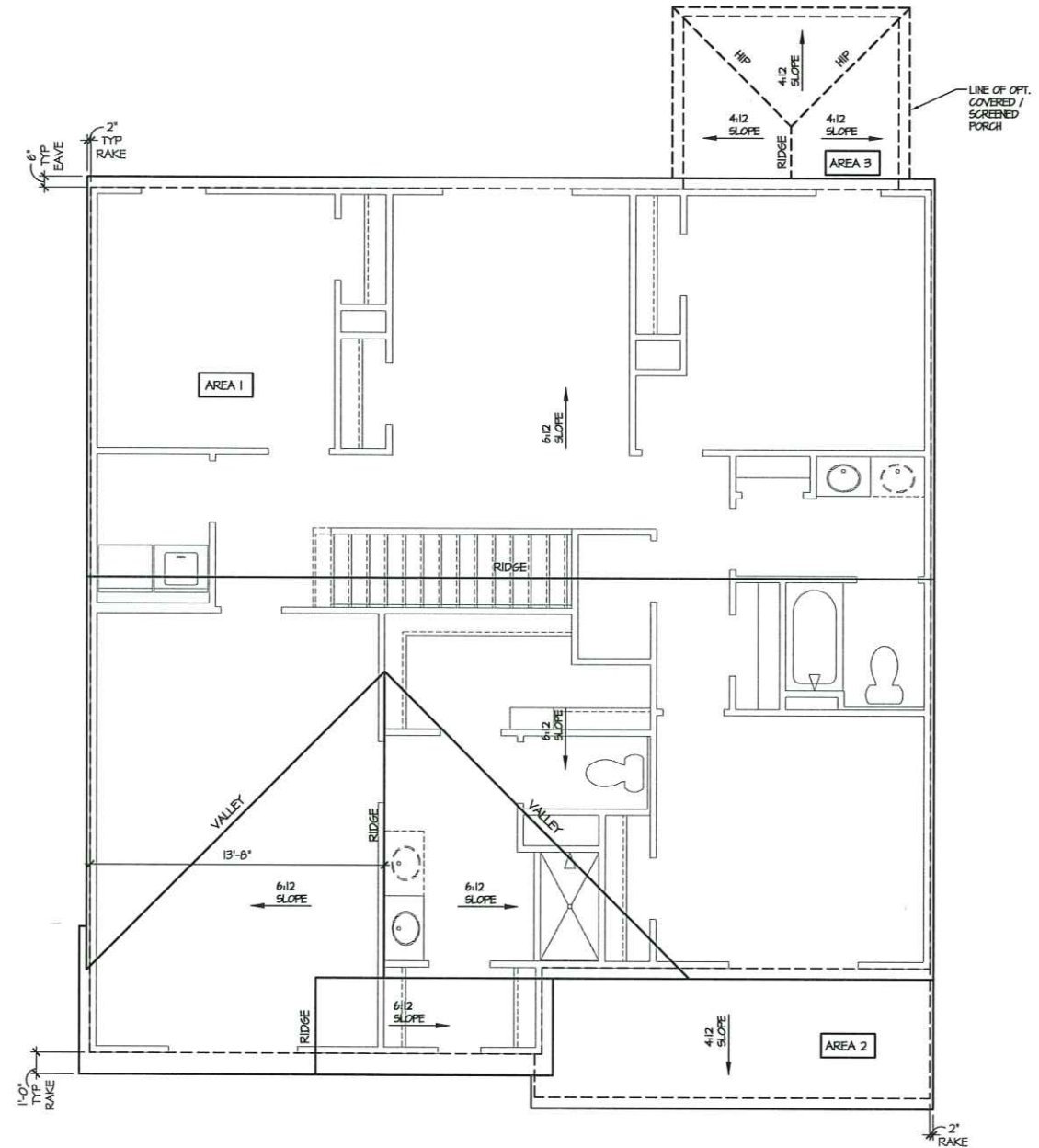
ROOF AREA 1 = 1488 SF  
1488 SQ. FT. X 144 = 214272 SQ. IN.  
214272 SQ. IN. / 300 = 714.24 SQ. IN. OF VENT REQ'D  
714.24 SQ. IN. / 2 = 357.12 SQ. IN.  
357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2 = 34 SF  
34 SQ. FT. X 144 = 5616 SQ. IN.  
5616 SQ. FT. / 300 = 18.72 SQ. IN. OF VENT REQ'D  
18.72 SQ. IN. / 2 = 9.36 SQ. IN.  
9.36 SQ. IN. OF VENT AT HIGH & 9.36 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 3 = 180 SF  
180 SQ. FT. X 144 = 25920 SQ. IN.  
25920 SQ. FT. / 300 = 86.40 SQ. IN. OF VENT REQ'D  
86.40 SQ. IN. / 2 = 43.20 SQ. IN.  
43.20 SQ. IN. OF VENT AT HIGH & 43.20 SQ. IN. OF VENT AT LOW REQUIRED.

BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12

AT SINGLE FAMILY DETACHED PLANS: PREFINISHED VENTED SOFFIT AT EAVE PER MANUFACTURER. (VERIFY FIRE SEPARATION DISTANCE FOR SOFFIT PROTECTION PER NRC SECTION R302.1.1 AND TABLE R302.1)



Roof Plan 'K'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

NO.	DATE	REVISION
1	04/23/21	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

'HAYDEN'  
ROOF PLAN  
'4EPF-K'

PRINT DATE:

January 22, 2021

SHEET NO:

1.1 K

FOR CONSTRUCTION



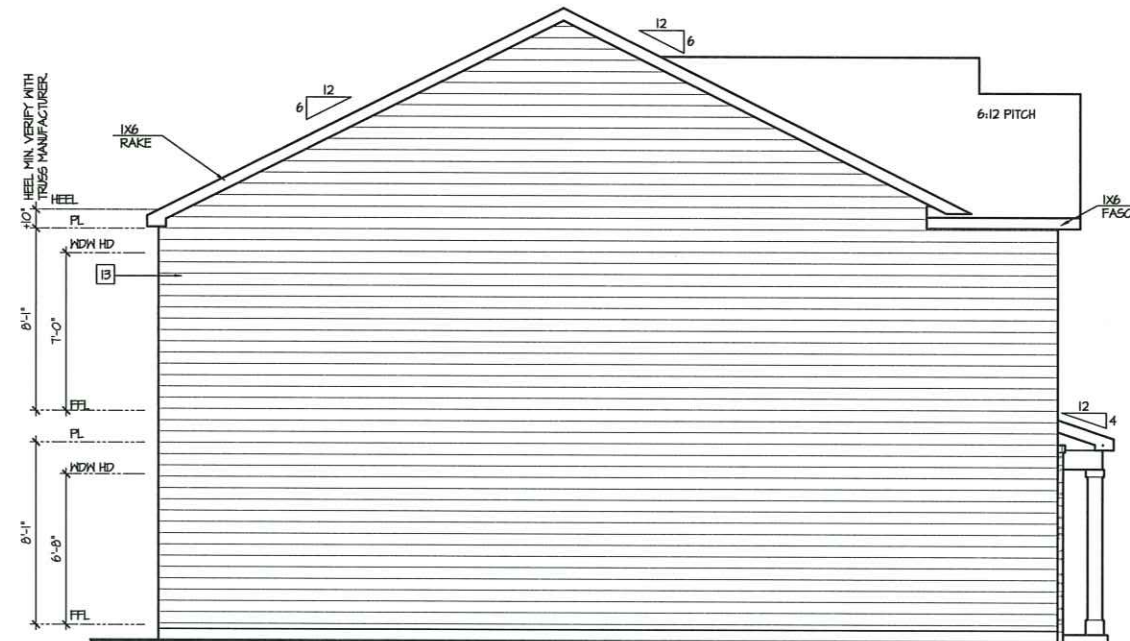
**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-0" UNO, ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO, ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- INSULATION: PER TABLE N1021.2:  
EXTERIOR WALLS: R-15 BATTS MINIMUM, VERIFY  
CEILING WITH ATTIC ABOVE: R-30 BATTS MINIMUM, VERIFY  
FLOOR OVER GARAGE: R-14 BATTS MINIMUM, VERIFY  
ATTIC KNEEWALL: R-14 BATTS MINIMUM, VERIFY  
GRAVEL SPACE FLOORING: R-14 BATTS MINIMUM, VERIFY

**KEY NOTES:**

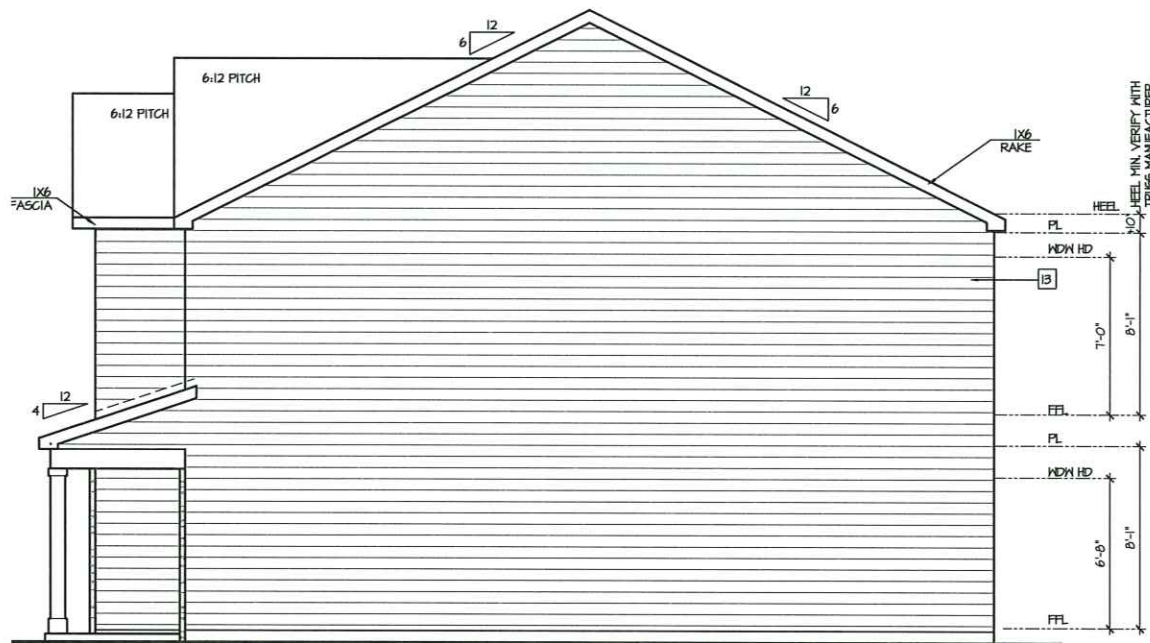
- MASONRY:**
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - [4] 8" SOLDIER COURSE.
  - [5] RANLOCK COURSE.
  - [6] N/A.
- TYPICALS:**
- [1] CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
  - [2] CODE APPROVED TERMINATION CHIMNEY CAP.
  - [3] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING PER NRCG R905.2.B.3
  - [4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [5] DECORATIVE WROUGHT IRON, SEE DETAILS.
- SIDING:**
- [2] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - [3] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - [4] VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - [5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - [6] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS; 1X FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED)
  - [7] FIBER CEMENT SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIGHTING DEVICES COMPLYING WITH THE NRCG SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
 9'-1" FIRST FLOOR PLATE  
 NOTES AT OPT 9'-1" PLT.  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



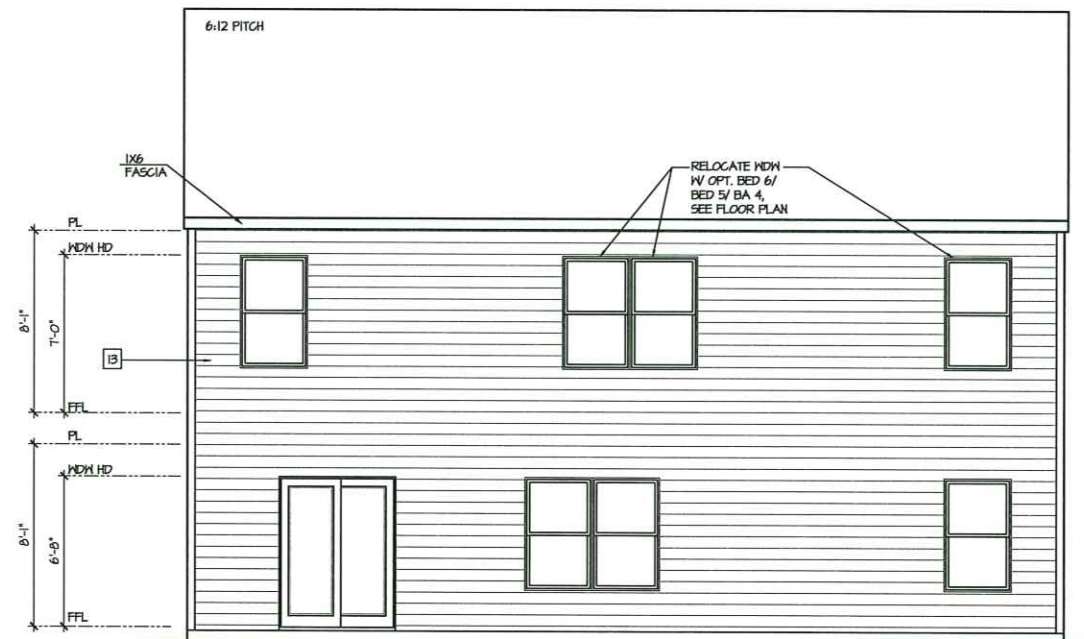
**Left Elevation 'K'**

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



**Right Elevation 'K'**

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



**Rear Elevation 'K'**

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT

NO.	DATE	REVISION
1	04.23.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series**

**FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
 EXTERIOR  
 ELEVATIONS  
 '4EPF-K'**

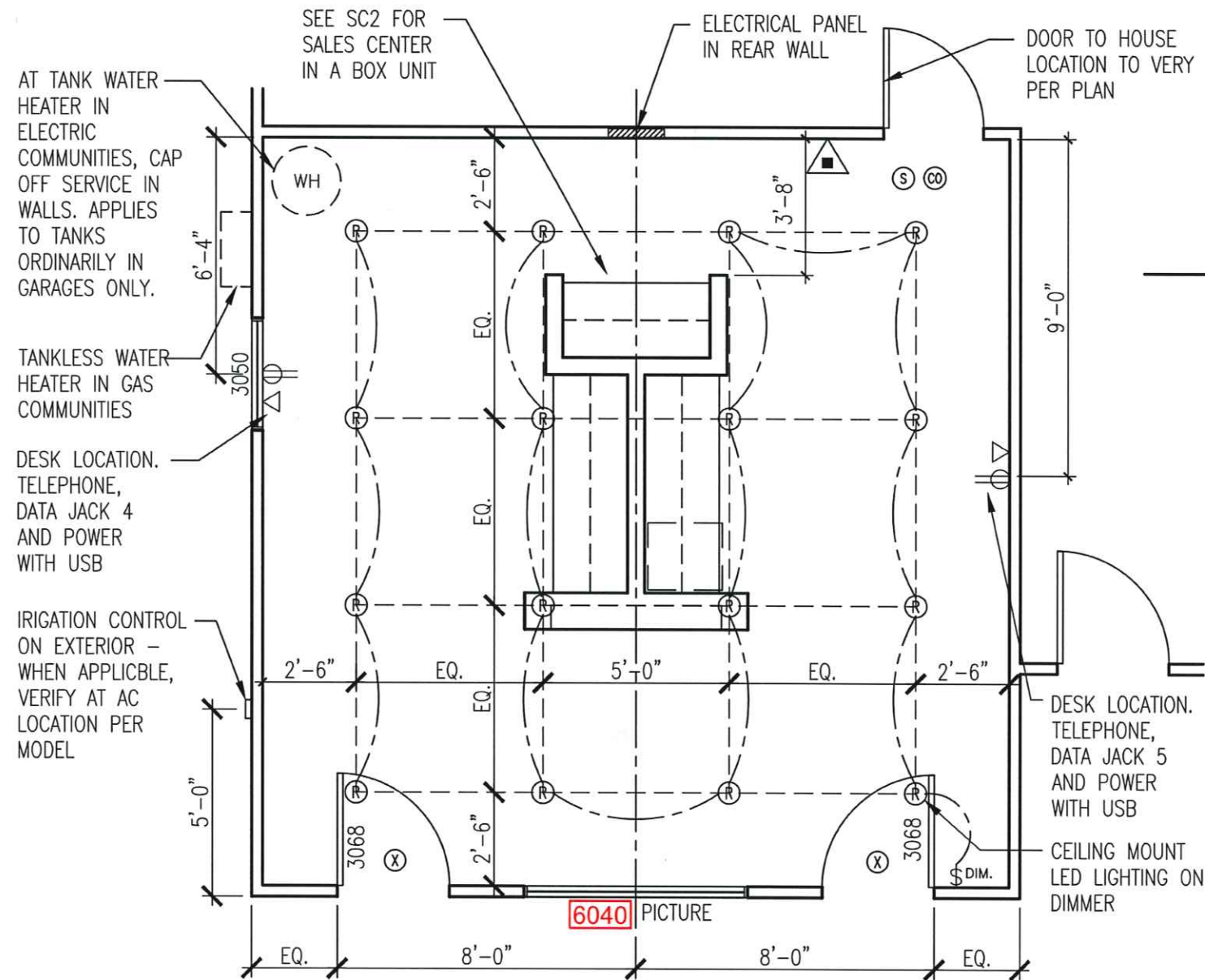
PRINT DATE:  
 January 22, 2021

SHEET NO:  
**2 K**

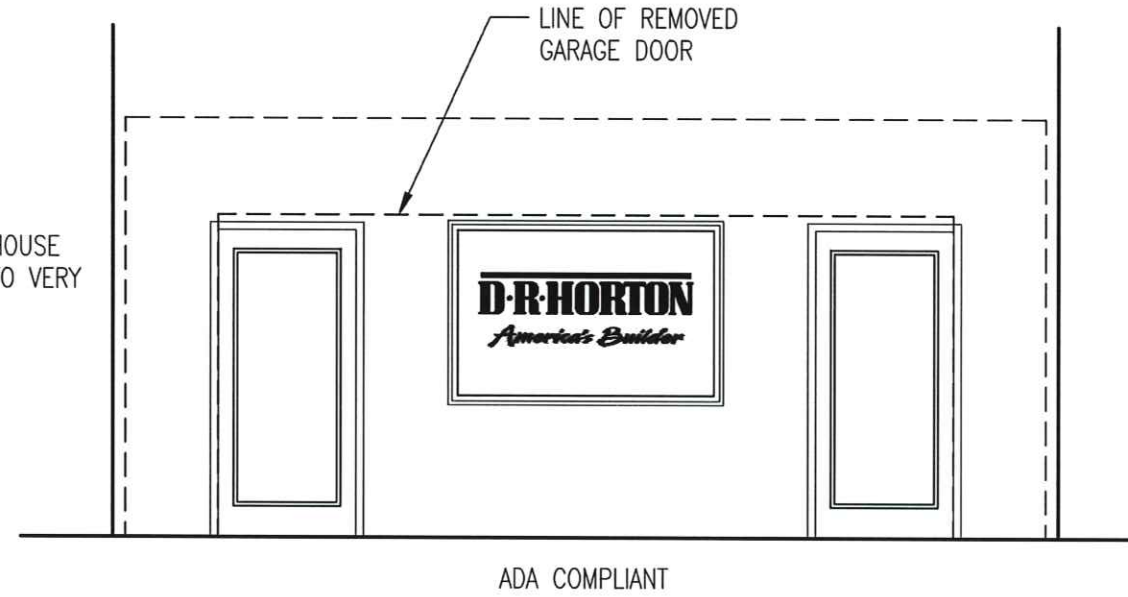








SALES CENTER PLAN



SALES CENTER FRONT ELEVATION

- \$ DIM. DIMABLE SWITCH
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUADRAPLEX RECEPTACLE
- ▽ DATA JACK
- ⊙ COAXIAL JACK
- ⊗ EXIT SIGN
- Ⓢ SMOKE DETECTOR
- Ⓞ CARBON MONOXIDE DETECTOR
- Ⓡ CEILING LIGHT RECESSED
- - - ELECTRICAL WIRE
- ▲ FIRE EXTINGUISHER

- (2) 120V 15A Curcuits
- (1) CAT 6 connector for internet -run to outside of home
- (1) COAX connector for internet - run to outside of home
- (2) CAT 6 connectors for phones - run to outside of home

Sales Center Finishes

Flooring and Sales Center in a Box LVT locations: Shaw Hampton Plus  
 Specs: 8 mm/ 12 mils  
 Installation method: Ridged Click with pad  
 Color: Peconrino #157

Paint:  
 PT-1 - Accent wall as noted - Rear Garage Wall  
 D R Horton and Freedom - Granite Peak (SW 6250)  
 Express - Kendal Green (SW 6467)  
 Emerald - Cityscape (SW7067)

Counter Tops:  
 White Fantasy Granite or Equal

Cabinets:  
 Grey

All Trim:  
 Sherwin Williams, Trim White

Ceiling:  
 Sherwin Williams, Ceiling White



1371 Dogwood Road Conyers, Ga. 30012

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SALES CENTER

STANDARD

APPROVAL DATE:

DESIGNER DATE:

GLH

SHEET NO.

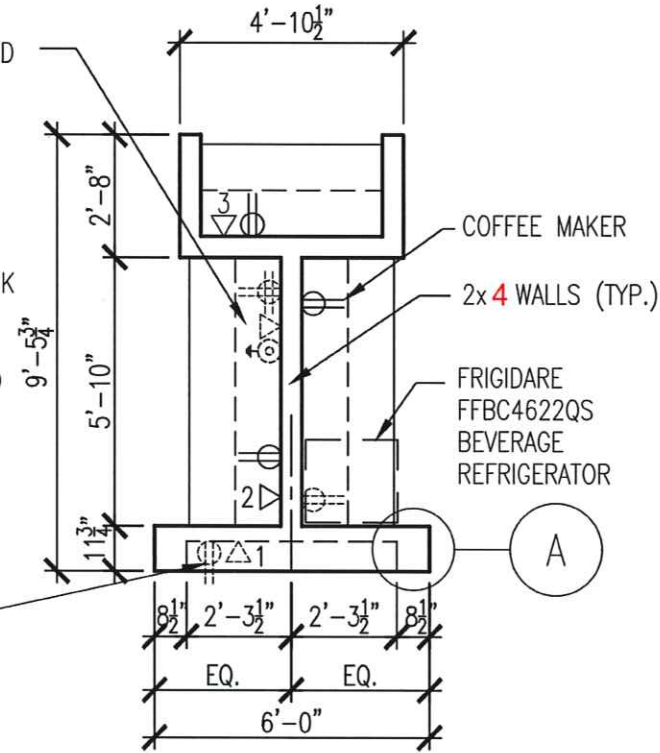
C1.1

SCALE: NONE



PRIMARY IT DEMARC AREA LOCATED INSIDE THE CABINET.

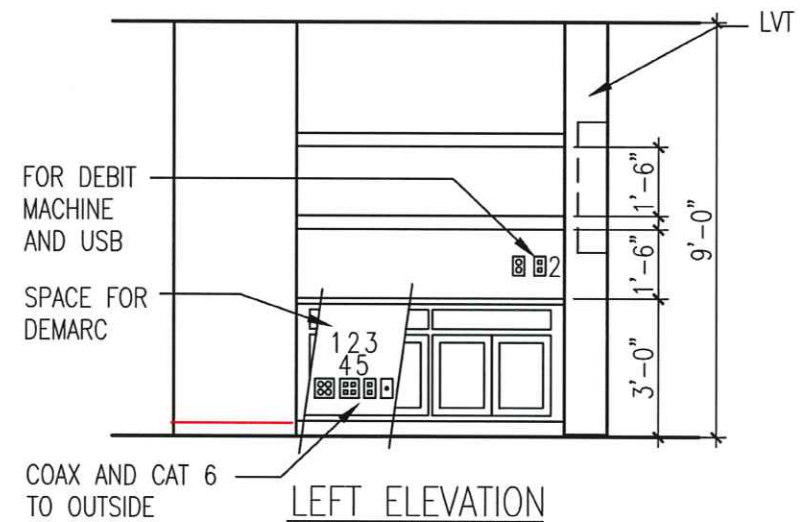
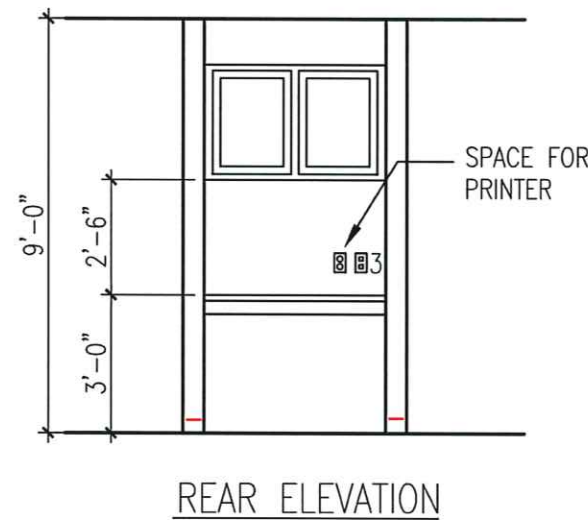
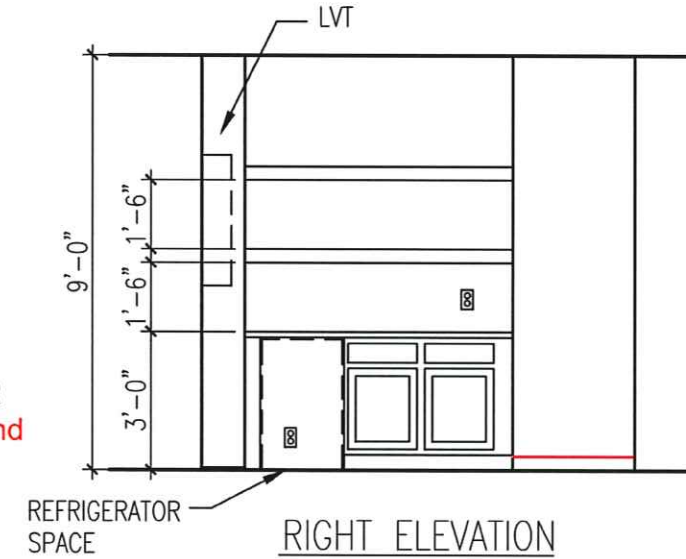
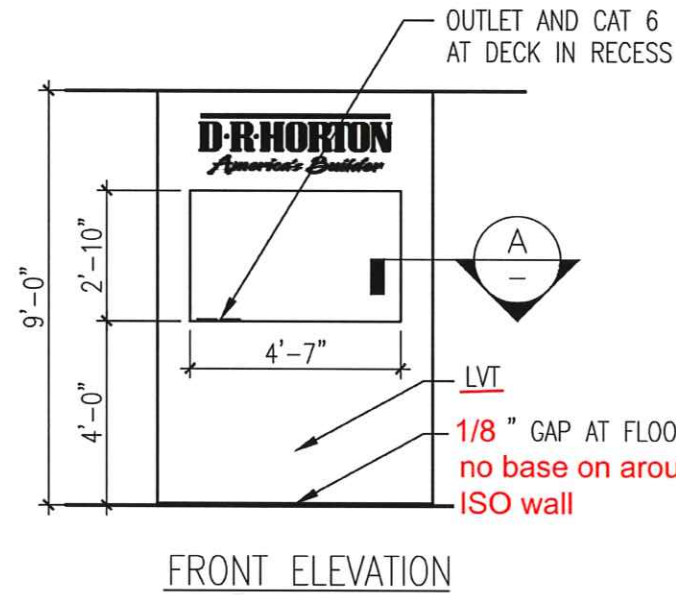
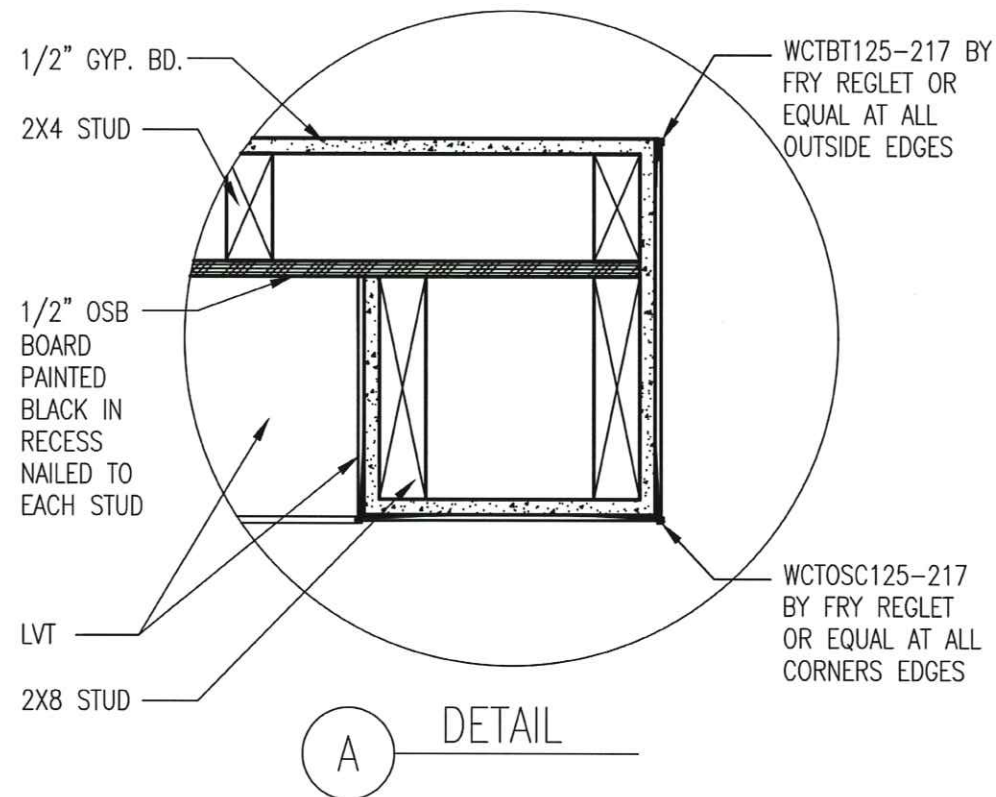
- ELECTRICAL QUAD
- CAT6 DROPS FROM OUTSIDE WITH RJ45 JACK
- COAXIAL CABLE DROP FROM OUTSIDE WITH COAXIAL JACK
- TERMINATION FOR...
  - >DATA JACK 1 ISO
  - >DATA JACK 2 DEBIT CARD READER
  - >DATA JACK 3 PRINTER
  - >DATA JACK 4 IP TELEPHONE
  - >DATA JACK 5 IP TELEPHONE



ON DECK AT BOTTOM OF RECESS FOR ISO

NOTE:  
ALL DATA AND TELEPHONE LOCATIONS ARE RJ45 JACKS.

FIELD MADE  
SALES CENTER IN A BOX UNIT



D-R HORTON  
America's Builder

1371 Dogwood Road Conyers, Ga 30012

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SALES CENTER  
STANDARD

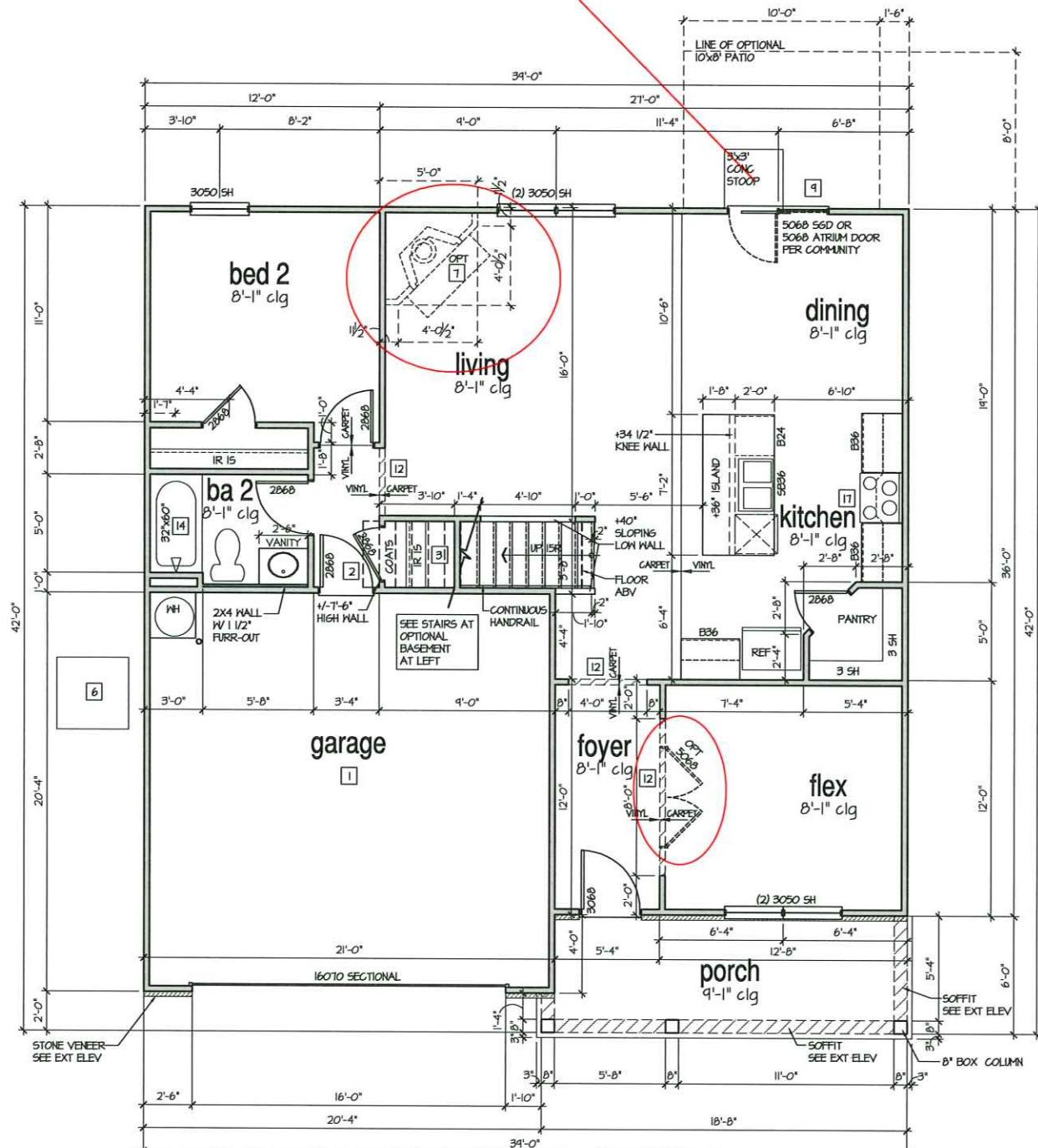
APPROVAL	DATE:
DESIGNER	DATE:
GLH	
SHEET NO.	

C1.1

SCALE: NONE



10X12 PATIO



1st Floor Plan 'K'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

**8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY

**9'-1" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
16 TREADS AT 10" EACH VERIFY  
17 RISERS AT +/- 7.27" = 123 3/4" TOTAL RISE VERIFY

**8'-1" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
14 TREADS AT 10" EACH VERIFY  
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" UNO. ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.  
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

	FULL HEIGHT 2X4 HOOD STUD PARTITION		FULL HEIGHT 2X6 HOOD STUD PARTITION
	BRICK / STONE VENEER		STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	LON GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED		DRYWALL OPENING HEIGHT AS NOTED ON PLAN

**KEY NOTES FOR NORTH CAROLINA:**

- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCR TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NCR TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCR SECTION R302.5.1)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.1) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11
  - GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCR-PLUMBING)
- FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6" OVER 2'X4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. (PER NCR 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCR 302.5.1 EXCEPTION
  - TEMPERED SAFETY GLASS. (PER NCR SECTION 308.4)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - HALF HALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FFL = 8'-1" UNO. SFL = 7'-6" UNO.
  - BATHS:
    - SHOWER. TEMPERED GLASS ENCLOSURE.
    - TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
    - CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
    - ACRYLIC TUB W/ CERAMIC PLATFORM
  - KITCHEN:
    - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - ELECTRIC OVEN WITH MICROWAVE OVEN.

NO.	DATE	REVISION
1	04.23.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD11049

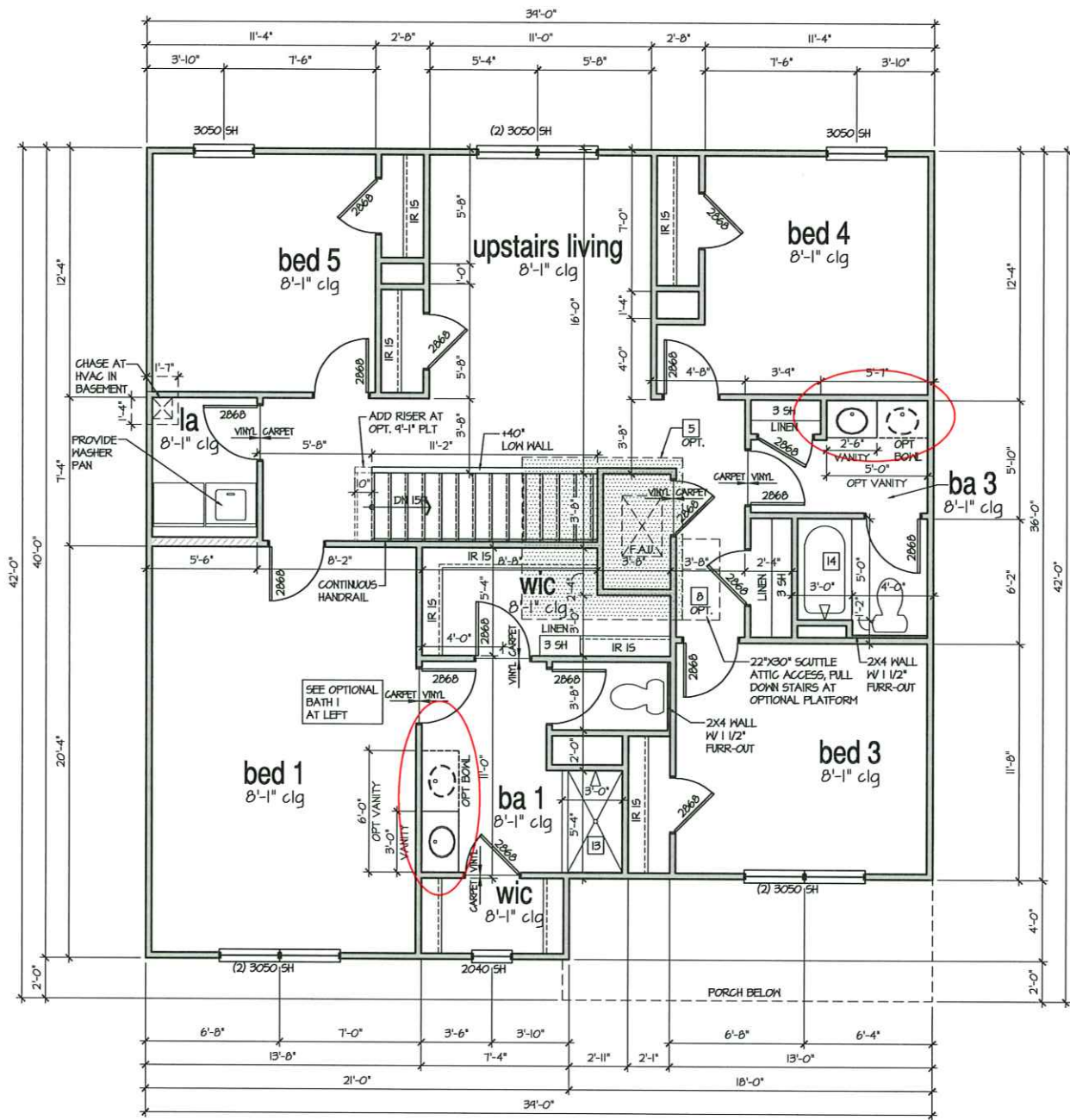
SHEET TITLE:  
**'HAYDEN'**  
1st FLOOR  
PLAN '4EPF-K'

PRINT DATE:  
January 22, 2021

SHEET NO:

4 K

FOR CONSTRUCTION



**2nd Floor Plan 'K'**  
 SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

**9'-1" STAIR NOTE:**  
 (USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 1.21" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 1.45" = 111 3/4" TOTAL  
 RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

	FULL HEIGHT 2x4 WOOD STUD PARTITION		FULL HEIGHT 2x6 WOOD STUD PARTITION
	BRICK / STONE VENEER		STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED		DRYWALL OPENING HEIGHT AS NOTED ON PLAN

- KEY NOTES FOR NORTH CAROLINA:**
- |  |   |  |
|--|---|--|
| <p><b>FIRE PROTECTION:</b></p> <p>1 HOUSE TO GARAGE FIRE SEPARATION. GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCRG TABLE R302.6.) GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NCRG TABLE R302.6.)</p> <p>2 HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCRG SECTION R302.5.1)</p> <p>3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON HALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.1) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11</p> <p>4 GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCRG-PLUMBING)</p> | <p>5 FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6" OVER 2'X4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES)</p> <p>6 AVG CONDENSER PAD. (VERIFY)</p> <p>7 PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.</p> <p>8 ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. (PER NCRG 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.) FOR GARAGE TO ATTIC SEPARATION PER NCRG 302.5.1 EXCEPTION</p> <p>TYPICALS:</p> <p>9 TEMPERED SAFETY GLASS. (PER NCRG SECTION 308.4)</p> <p>10 PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.</p> <p>11 HALF WALL, HEIGHT AS NOTED.</p> | <p>12 INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.</p> <p><b>BATHS:</b></p> <p>13 SHOWER. TEMPERED GLASS ENCLOSURE.</p> <p>14 TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.</p> <p>15 CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.</p> <p>16 ACRYLIC TUB W/ CERAMIC PLATFORM</p> <p><b>KITCHEN:</b></p> <p>17 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ADV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.</p> <p>18 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.</p> <p>19 ELECTRIC OVEN WITH MICROWAVE OVEN.</p> |
|--|---|--|

NO.	DATE	REVISION
1	04.15.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
 2nd FLOOR  
 PLAN '4EPF-K'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**5 K**

FOR CONSTRUCTION



**9'-1" STAIR NOTE:**  
 (USE 1/4" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT 1/4" 1.21" = 123 3/4" TOTAL  
 RISE VERIFY

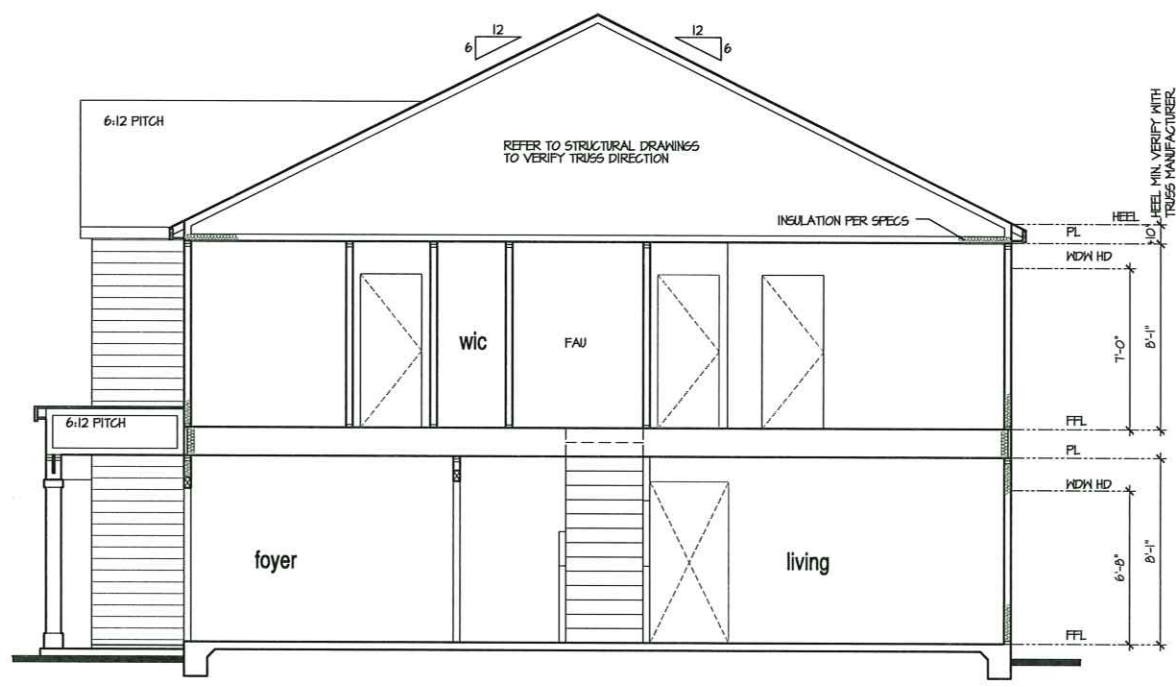
**8'-1" STAIR NOTE:**  
 (USE 1/4" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT 1/4" 1.45" = 111 3/4" TOTAL  
 RISE VERIFY

**NOTES:**

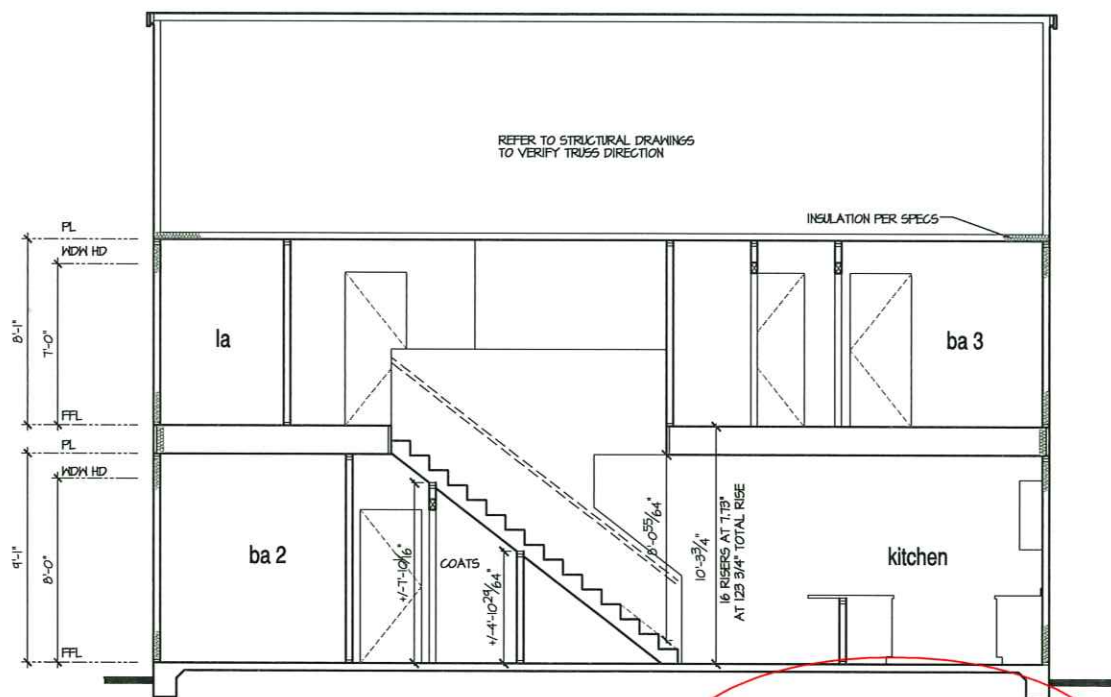
- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- HOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:  
 EXTERIOR WALLS ZONE 3: R-13 BATTIS MINIMUM. VERIFY  
 EXTERIOR WALLS ZONE 4: R-15 BATTIS MINIMUM. VERIFY  
 CEILING WITH ATTIC ABOVE COMPRESSED INSULATION: R-38 BATTIS MINIMUM. VERIFY  
 CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES): R-30 BATTIS MINIMUM. VERIFY  
 FLOOR OVER GARAGE: R-11 BATTIS MINIMUM. VERIFY  
 ATTIC KNEEWALL: R-11 BATTIS MINIMUM. VERIFY  
 CRAWL SPACE FLOORING: R-11 BATTIS MINIMUM. VERIFY

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

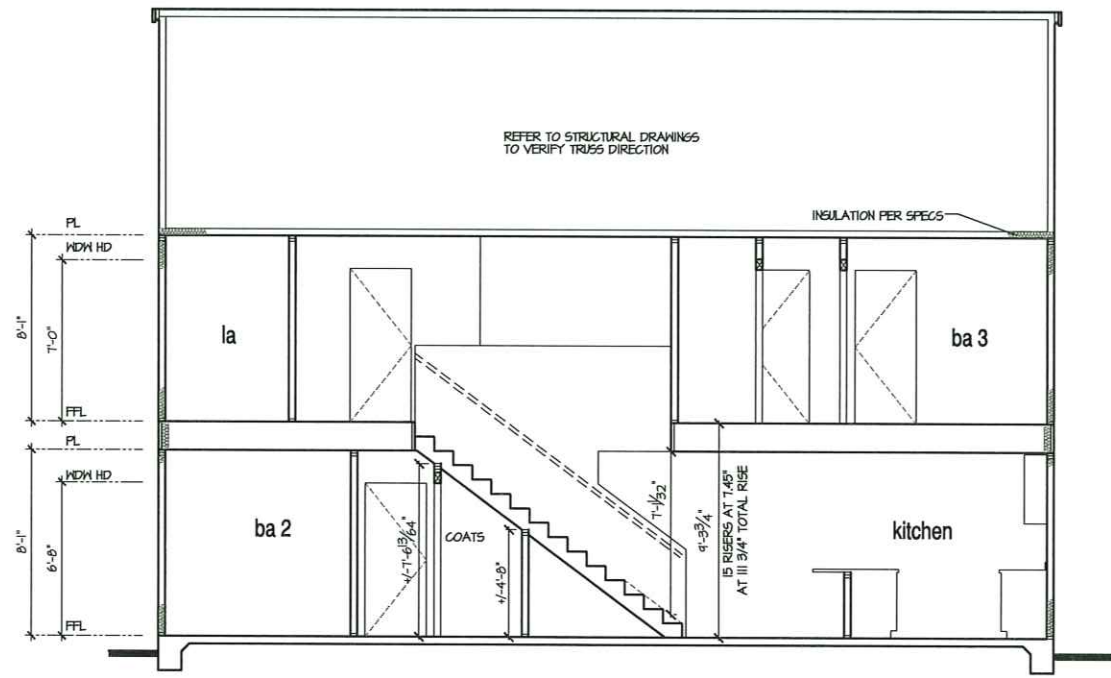
WINDOW GLAZING "U" FACTOR: 0.35



**Building Section I at Monolithic Slab**  
 SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



**Building Section 2 at Optional 9' Plt**  
 SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



**Building Section 2 at Monolithic Slab**  
 SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

NO.	DATE	REVISION
1	04.23	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION

CLIENTS NAME:

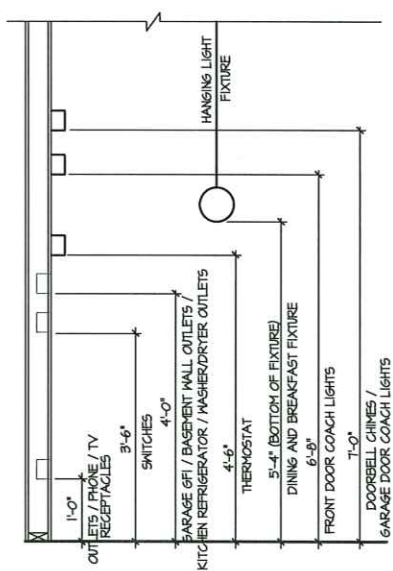
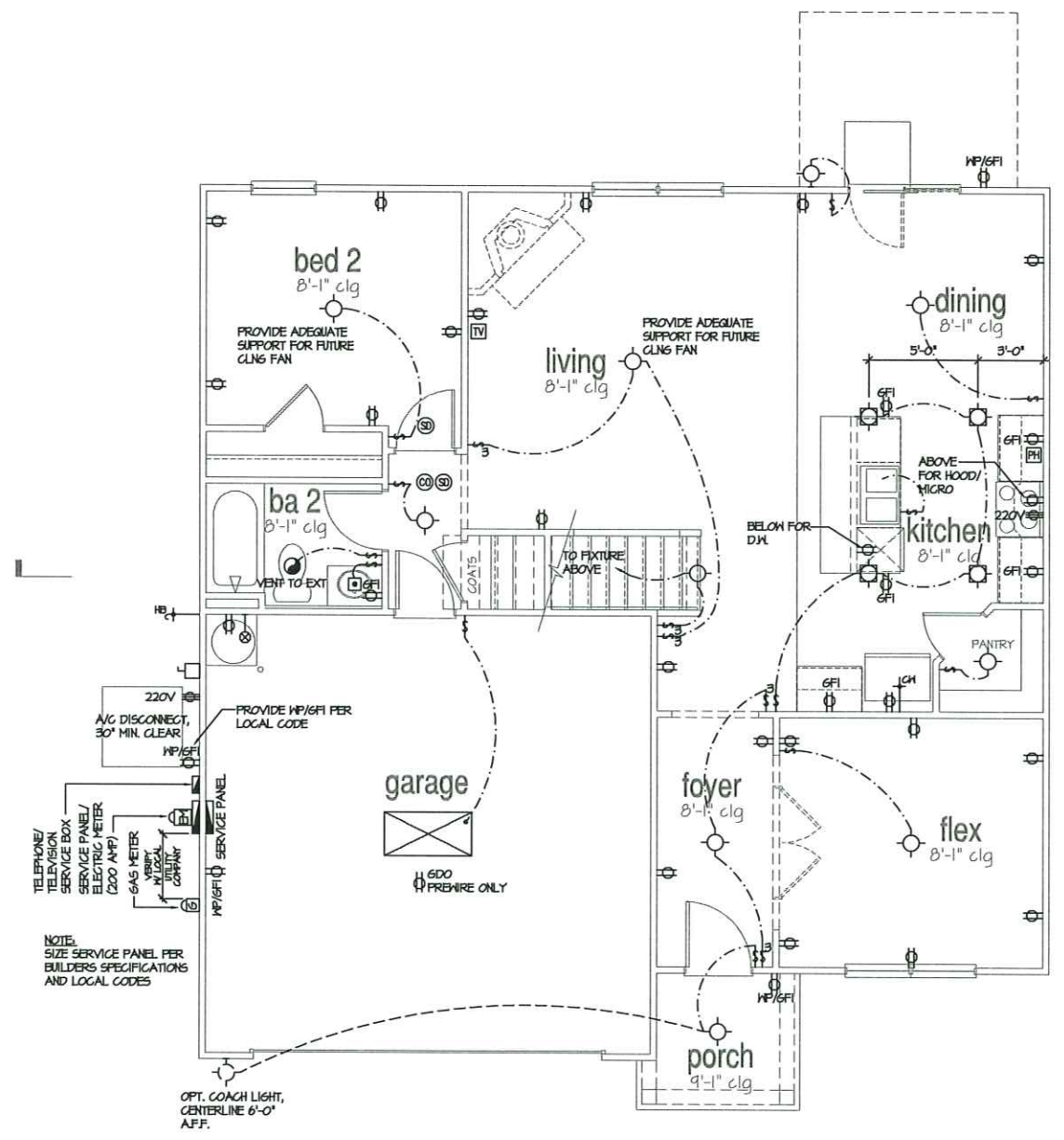


PROJECT NO: GMD11049

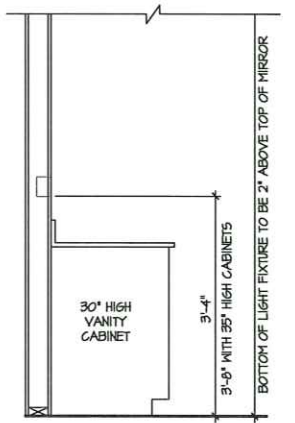
SHEET TITLE:  
**'HAYDEN'  
 BUILDING  
 SECTIONS**

PRINT DATE:  
 January 22, 2021

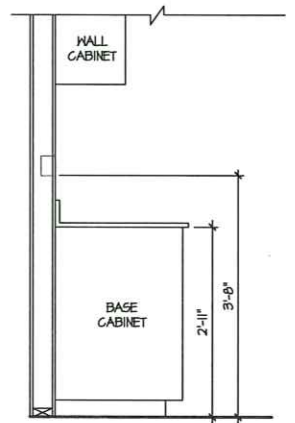
SHEET NO:  
**1A S**



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

**NOTES:**

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL AFCI FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED 'SUITABLE FOR WET OR DAMP LOCATIONS.'
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY, THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:					
⊕	DUPLEX OUTLET	⊕	FLUSH-MOUNT LED CEILING FIXTURE	⊕	CHIMES
⊕	WEATHERPROOF GFI DUPLEX OUTLET	⊕	HANGING FIXTURE	⊕	PUSHBUTTON SWITCH
⊕	GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊕	FLUSH-MOUNT LED CEILING FIXTURE (PROVIDE CEILING FAN SUPPORT)	⊕	110V SMOKE DETECTOR W/ BATTERY BACKUP
⊕	HALF-SWITCHED DUPLEX OUTLET	⊕	2-LIGHT VANITY FIXTURE	⊕	CO2 DETECTOR
⊕	220V 220 VOLT OUTLET	⊕	3-LIGHT VANITY FIXTURE	⊕	THERMOSTAT
⊕	REINFORCED JUNCTION BOX	⊕	4-LIGHT VANITY FIXTURE	⊕	TELEPHONE
⊕	HALL SWITCH	⊕	HALL MOUNT FIXTURE	⊕	TELEVISION
⊕	THREE-WAY SWITCH	⊕	EXHAUST FAN (VENT TO EXTERIOR)	⊕	ELECTRIC METER
⊕	FOUR-WAY SWITCH	⊕		⊕	ELECTRIC PANEL
		⊕		⊕	DISCONNECT SWITCH

1st Floor Plan 'A'  
SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT

NO.	DATE	REVISION
1	04.15.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
1st FLOOR  
UTILITY PLAN**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**7**

FOR CONSTRUCTION







**DESIGN SPECIFICATIONS:**

Construction Type: Commercial  Residential

**Applicable Building Codes:**

- 2018 North Carolina Residential Building Code with All Local Amendments
- ASCE 7-10: Minimum Design Loads for Buildings and Other Structures

**Design Loads:**

1. Roof Live Loads
  11. Conventional 2x \_\_\_\_\_ 20 PSF
  12. Truss \_\_\_\_\_ 20 PSF
  121. Attic Truss \_\_\_\_\_ 60 PSF
2. Roof Dead Loads
  21. Conventional 2x \_\_\_\_\_ 10 PSF
  22. Truss \_\_\_\_\_ 20 PSF
3. Snow \_\_\_\_\_ 15 PSF
31. Importance Factor \_\_\_\_\_ 1.0
4. Floor Live Loads
  41. Top Dwelling \_\_\_\_\_ 40 PSF
  42. Sleeping Areas \_\_\_\_\_ 30 PSF
  43. Decks \_\_\_\_\_ 40 PSF
  44. Passenger Garage \_\_\_\_\_ 50 PSF
5. Floor Dead Loads
  51. Conventional 2x \_\_\_\_\_ 10 PSF
  52. I-Joist \_\_\_\_\_ 15 PSF
  53. Floor Truss \_\_\_\_\_ 15 PSF
6. Ultimate Design Wind Speed (3 sec. gust) \_\_\_\_\_ 130 MPH
  61. Exposure \_\_\_\_\_ B
  62. Importance Factor \_\_\_\_\_ 1.0
  63. Wind Base Shear
    - 63.1 Vx = \_\_\_\_\_
    - 63.2 Vy = \_\_\_\_\_

**7. Component and Cladding (in PSF)**

MEAN ROOF HT.	UP TO 30'	30'-1'-35'	35'-1'-40'	40'-1'-45'
ZONE 1	16.7-18.0	11.6-18.9	18.3-19.1	18.8-20.2
ZONE 2	16.7-21.0	11.6-22.1	18.3-22.9	18.8-23.6
ZONE 3	16.7-21.0	11.6-22.1	18.3-22.9	18.8-23.6
ZONE 4	18.2-19.0	19.2-20.0	19.9-20.8	20.4-21.3
ZONE 5	18.2-24.0	19.2-25.2	19.9-26.2	20.4-26.9

**8. Seismic**

- 8.1. Site Class \_\_\_\_\_ D
- 8.2. Design Category \_\_\_\_\_ C
- 8.3. Importance Factor \_\_\_\_\_ 1.0
- 8.4. Seismic Use Group \_\_\_\_\_ I
- 8.5. Spectral Response Acceleration
  - 8.5.1 S<sub>ms</sub> = \_\_\_\_\_ %g
  - 8.5.2 S<sub>m1</sub> = \_\_\_\_\_ %g
- 8.6. Seismic Base Shear
  - 8.6.1 Vx = \_\_\_\_\_
  - 8.6.2 Vy = \_\_\_\_\_
- 8.7. Basic Structural System (check one)
  - Bearing Wall
  - Building Frame
  - Moment Frame
  - Dual w/ Special Moment Frame
  - Dual w/ Intermediate R/C or Special Steel
  - Inverted Pendulum
- 8.8. Arch/Mech Components Anchored \_\_\_\_\_ No
- 8.9. Lateral Design Control: Seismic  Wind
9. Assumed Soil Bearing Capacity \_\_\_\_\_ 2000psf



**HAYDEN**

PROJECT ADDRESS: TBD  
OWNER: DR Horton, Inc. 2001 Arrowridge Blvd. Charlotte, NC 28273

DESIGNER: GMD Design Group 107 Fountain Brook Circle Suite C Cary, NC 27511

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify SUMMIT Engineering, Laboratory & Testing, P.C. before construction begins.

**PLAN ABBREVIATIONS:**

AB	ANCHOR BOLT	PT	PRESSURE TREATED
AFF	ABOVE FINISHED FLOOR	RS	ROOF SUPPORT
CJ	CEILING JOIST	SC	STUD COLUMN
CLR	CLEAR	SJ	SINGLE JOIST
DJ	DOUBLE JOIST	SFF	SFRUCE PINE FIR
DSP	DOUBLE STUD POCKET	SST	SIMPSON STRONG-TIE
EE	EACH END	SYP	SOUTHERN YELLOW PINE
EW	EACH WAY	TJ	TRIPLE JOIST
NTS	NOT TO SCALE	TSP	TRIPLE STUD POCKET
OC	ON CENTER	TYP	TYPICAL
PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
PSI	POUNDS PER SQUARE INCH	WUF	WELDED WIRE FABRIC

Roof truss and floor joist layouts, and their corresponding loading details, were not provided to SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) prior to the initial design. Therefore, truss and joist directions were assumed based on the information provided by DR Horton, Inc. Subsequent plan revisions based on roof truss and floor joist layouts shall be noted in the revision list, indicating the date the layouts were provided. Should any discrepancies become apparent, the contractor shall notify SUMMIT immediately.

**SHEET LIST:**

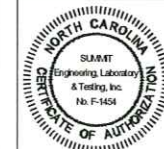
Sheet No.	Description
CSI	Cover Sheet, Specifications, Revisions
51.0a	Monolithic Slab Foundation
51.0b	Stem Wall Foundation
51.0c	Crawl Space Foundation
51.0d	Basement Foundation
52.0	Basement Framing Plan
53.0	First Floor Framing Plan
54.0	Second Floor Framing Plan
55.0	Roof Framing Plan
56.0	Basement Bracing Plan
57.0	First Floor Bracing Plan
58.0	Second Floor Bracing Plan

**REVISION LIST:**

Revision No.	Date	Project No.	Description
1	4/3/21	10111	Updated elevation names
			Added Stem Wall, Crawlspace, and Basement Foundations

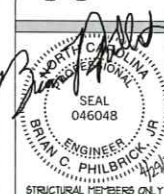
**DR HORTON PROJECT SIGN-OFF:**

Manager	Signature
Operations	
Operations System	
Operations Product Development	



DR Horton, Inc.  
2001 Arrowridge Blvd.  
Charlotte, NC 28273

Hayden LH  
Coversheet



DATE: 03/05  
SCALE: 3/8"=1'-0"  
PROJECT: 18B-00A-2000  
DRAWN BY: JGP  
CHECKED BY: BCP

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

CS1

**GENERAL STRUCTURAL NOTES:**

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may review, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) or the SER. For the purposes of these construction documents the SER and SUMMIT shall be considered the same entity.
- The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities occur.
- Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to SUMMIT for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions, is not the responsibility of the SER or SUMMIT.
- Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to SUMMIT before construction begins.
- The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- This structure and all construction shall conform to all applicable sections of the International Residential Code.
- This structure and all construction shall conform to all applicable sections of local building codes.
- All structural assemblies are to meet or exceed to requirements of the current local building code.

**FOUNDATIONS:**

- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
- Any fill shall be placed under the direction or recommendation of a licensed professional engineer.
- The resulting soil shall be compacted to a minimum of 95% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

**STRUCTURAL STEEL:**

- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- Structural steel shall receive one coat of shop applied rust-inhibitive paint.
- All steel shall have a minimum yield stress (F<sub>y</sub>) of 36 ksi unless otherwise noted.
- Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D11. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

**CONCRETE:**

- Concrete shall have a normal weight aggregate and a minimum compressive strength (f'<sub>c</sub>) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 308: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
  31. Footings: 5%
  32. Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER.

- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished.
- Reinforcing steel may not extend through a control joint.
- All welded wire fabric (WUF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WUF shall be securely supported during the concrete pour.

**CONCRETE REINFORCEMENT:**

- Fibrous concrete reinforcement, or fibermesh specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no processed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard).
- Fibermesh shall comply with ASTM C1166, any local building code requirements, and shall meet or exceed the current industry standard.
- Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 318: "Manual of Standard Practice for Detailing Concrete Structures".
- Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same spacing as the horizontal reinforcement with a class B tension splice.
- Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.

- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
- Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

**WOOD FRAMING:**

- Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern Yellow Pine (SYP) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
  - 21. E = 1,900,000 psi
  - 22. F<sub>v</sub> = 2600 psi
  - 23. F<sub>v</sub> = 285 psi
  - 24. F<sub>c</sub> = 1800 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AIAA standard C-15. All other solid sawn wood shall be treated in accordance with AIAA standard C-2.
- Nails shall be common wire nails unless otherwise noted.
- Lag screws shall conform to ANSI/ASPE standard B18.21-18B. Lead holes for lag screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinued at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
- Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.

**WOOD TRUSSES:**

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
- The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures," (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
- The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction" (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
- The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (MIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
- Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

**EXTERIOR WOOD FRAMED DECKS:**

- Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

**WOOD STRUCTURAL PANELS:**

- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial" and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.

- Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
- Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6" o/c at panel edges and at 12" o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6" o/c at panel edges and at 12" o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

**STRUCTURAL FIBERBOARD PANELS:**

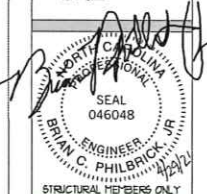
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- All structurally required fiberboard sheathing shall bear the mark of the AFA.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the AFA.





DR Horton, Inc.  
 8000 Arrowledge Blvd.  
 Charlotte, NC 28273

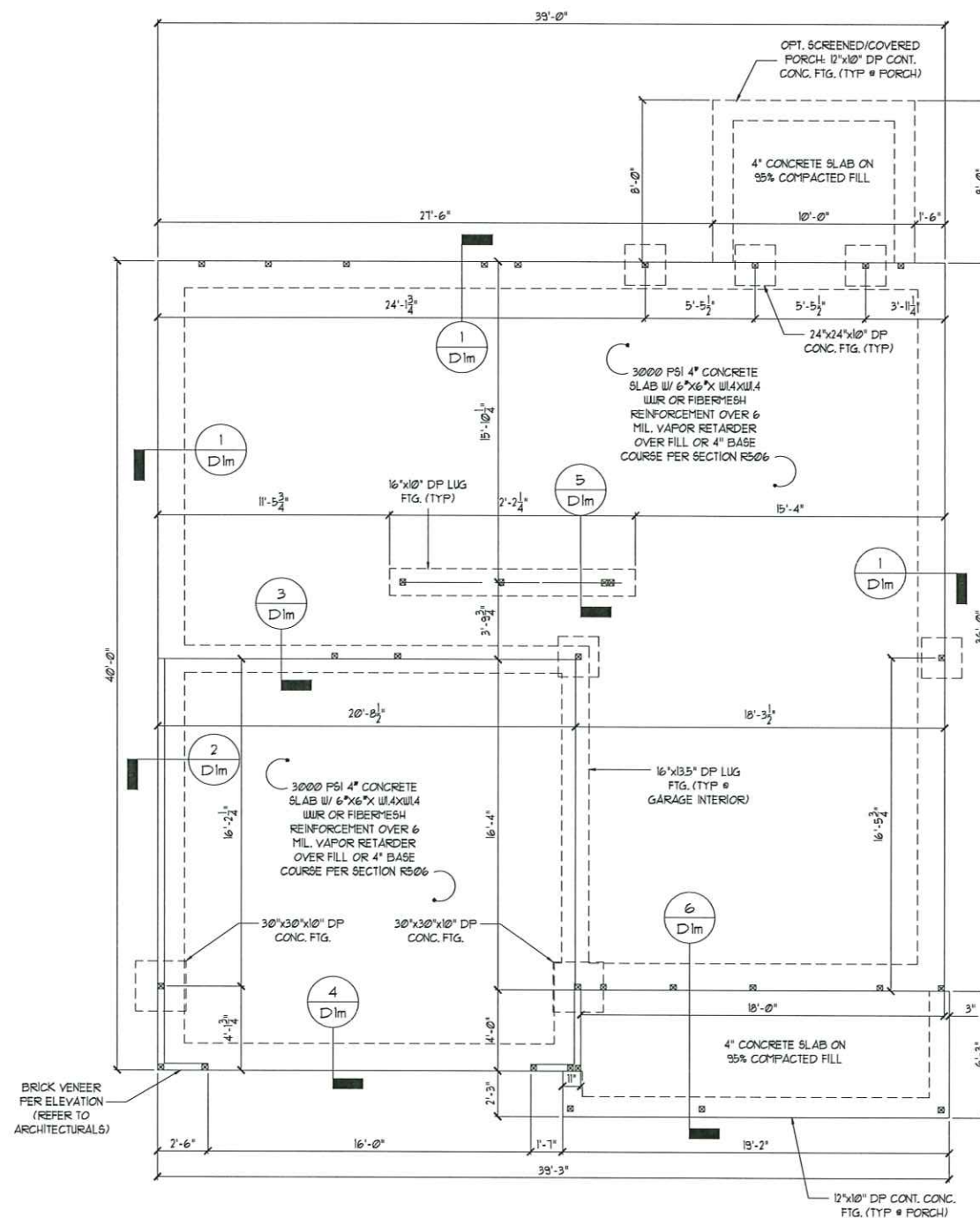
Hayden LH  
 Monolithic Slab Foundation



DATE: 08/01  
 SCALE: 3/4"=1'-0" 1/4"=1'-0"  
 PROJECT: 180-000-2000  
 DRAWN BY: JEP  
 CHECKED BY: BCP

2008 1/8/08  
 REFER TO COVER SHEET FOR A  
 COMPLETE LIST OF REVISIONS

SLIM



ELEVATION BFK

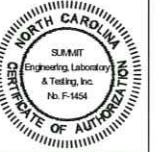
**STRUCTURAL MEMBERS ONLY**

ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NCRS.

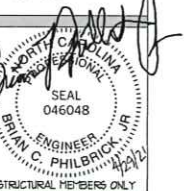
**MONOLITHIC SLAB FOUNDATION PLAN**

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x17"



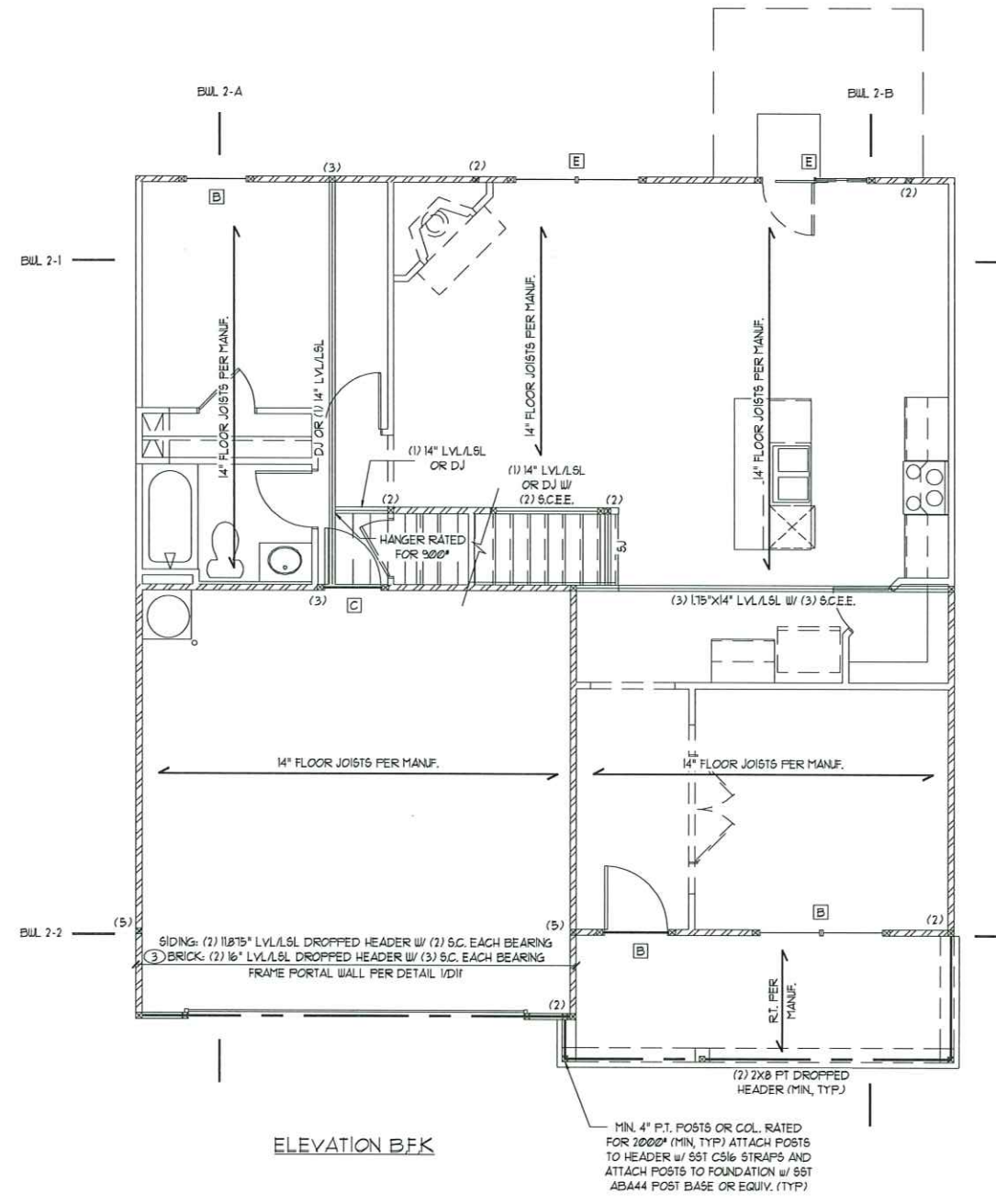
DR. Horton, Inc.  
 8001 Arrowridge Blvd.  
 Charlotte, NC 28273

Hayden LH  
 First Floor Framing Plan



DATE: 08/01  
 SCALE: 3/8"=1'-0" 1/4"=1'-0"  
 PROJECT: 180-000-2000  
 DRAWN BY: JCP  
 CHECKED BY: BCP

2008 8/6/08  
 REFER TO COVER SHEET FOR A  
 COMPLETE LIST OF REVISIONS

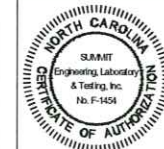


**STRUCTURAL MEMBERS ONLY**  
 ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT, SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.  
 STRUCTURAL ANALYSIS BASED ON 2018 NCR.

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUL 1-1	11.6	24.8
BUL 1-2	11.6	15.0
BUL 1-A	11.3	40.0
BUL 1-B	11.3	36.0

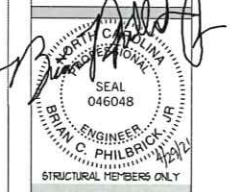
**FIRST FLOOR FRAMING PLAN**  
 SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x17"





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 8000 Arrowledge Blvd.  
 Charlotte, NC 28273

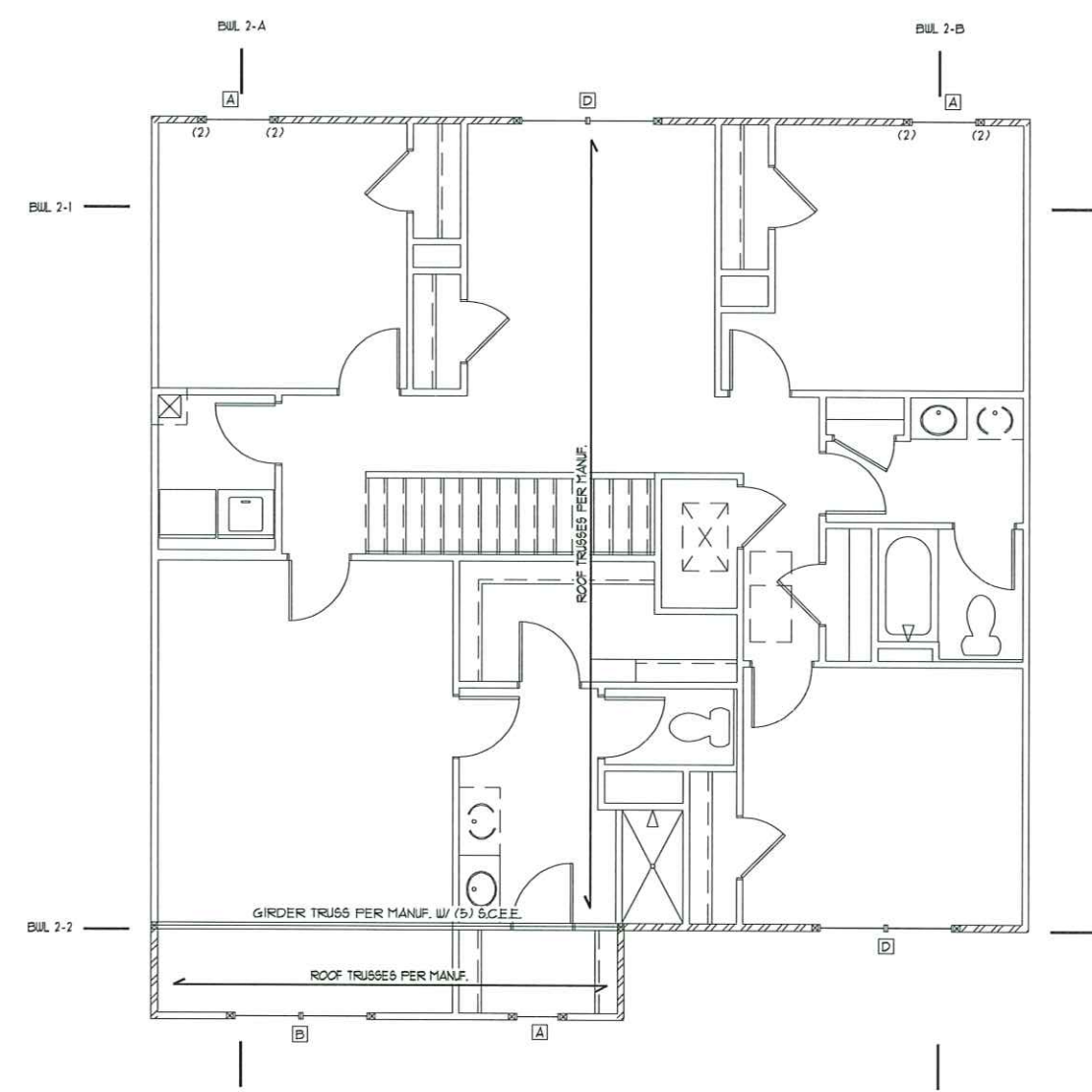
Hydram LH  
 Second Floor Framing Plan



DATE: 08/01  
 SCALE: 3/4"=1'-0" 1/8"=1'-0"  
 PROJECT: 180-048-2008  
 DRAWN BY: JCP  
 CHECKED BY: BCP

2008 8/6/08

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



ELEVATION BFK

**STRUCTURAL MEMBERS ONLY**  
 ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT, SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.  
 STRUCTURAL ANALYSIS BASED ON 2018 NCR.

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUIL 2-1	6.0	21.0
BUIL 2-2	6.0	75.0
BUIL 2-A	5.8	40.0
BUIL 2-B	5.8	36.0

**SECOND FLOOR FRAMING PLAN**  
 SCALE: 1/4"=1'-0" ON 22"x34" OR 1/8"=1'-0" ON 18"x11"

**TRUSS UPLIFT CONNECTOR SCHEDULE**

MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
600 LBS	H25A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H25A	CS16 (END = 11')	DTT2Z
1450 LBS	HT520	CS16 (END = 11')	DTT2Z
2000 LBS	(2) HT520	(2) CS16 (END = 11')	DTT2Z
2900 LBS	(2) HT520	(2) CS16 (END = 11')	HTT4
3600 LBS	LGT3-SD525	HTT4	HTT4

1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
2. UPLIFT VALUES LISTED ARE FOR STP 2 GRADE MEMBERS.
3. REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE.
4. CONTACT SUMMIT FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

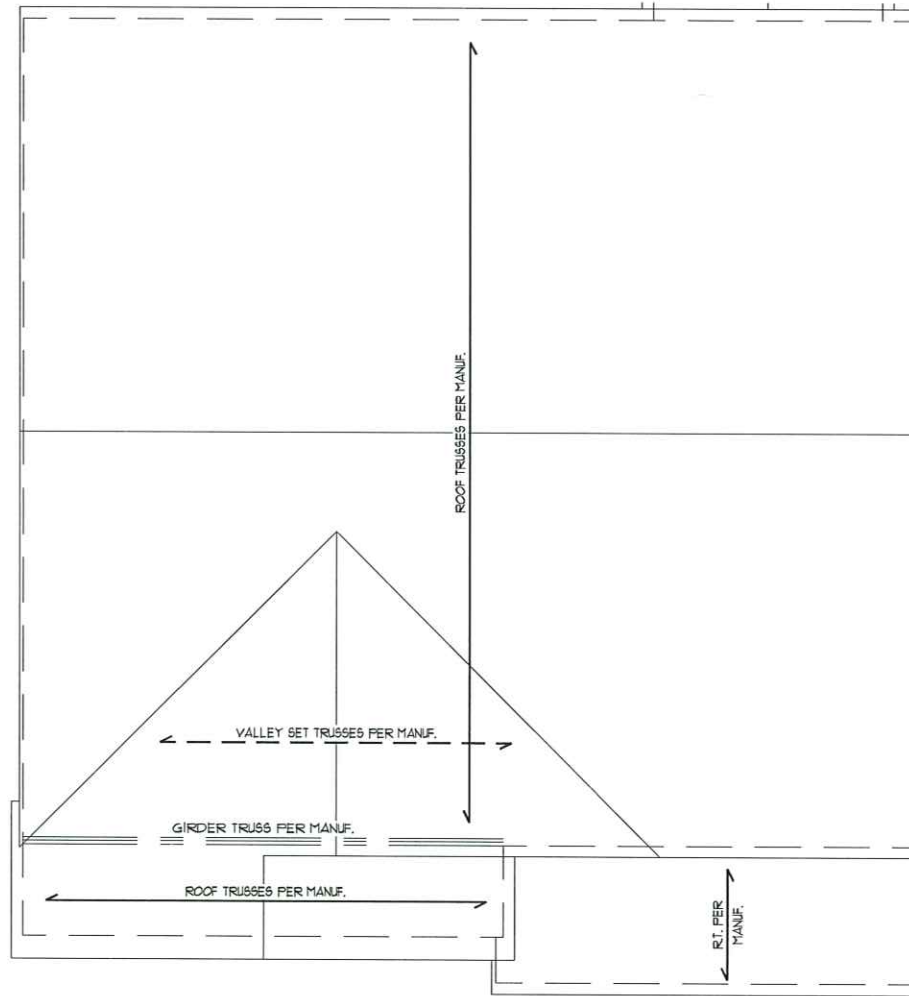
NOTE: 1ST FLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP, UNO)

NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP, UNO)

REFER TO DETAIL 5/D3F FOR EYEBROW, RETURN OR SHED ROOF FRAMING REQUIREMENTS. (TYP FOR ROOFS PROTRUDING MAXIMUM 24" FROM STRUCTURE)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R802.11.1. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R6-02.3.5 OF THE 2018 NCRG. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DR. HORTON. COMPLETED/REVISED ON 1/22/21. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.



ELEVATION BFK

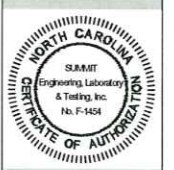
**STRUCTURAL MEMBERS ONLY**

ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NCRG.

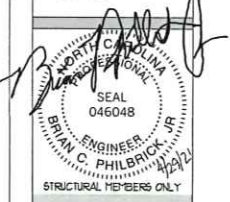
**ROOF FRAMING PLAN**

SCALE: 1/4"=1'-0" ON 22"x34" OR 1/8"=1'-0" ON 18"x1"



DR. HORTON, INC.  
8001 ARROWHEAD BLVD.  
CHARLOTTE, NC 28273

Hayden LH  
Roof Framing Plan



DATE: 08/05  
SCALE: 1/4"=1'-0" 1/8"=1'-0"  
PROJECT: 180-000-2000  
DRAWN BY: JCP  
CHECKED BY: BCP

2018 08/05  
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



**DESIGN SPECIFICATIONS:**

Construction Type: Commercial  Residential

- Applicable Building Codes:
- 2018 North Carolina Residential Building Code with All Local Amendments
  - ASCE 7-10: Minimum Design Loads for Buildings and Other Structures

**Design Loads:**

- Roof Live Loads
  - Conventional 2x \_\_\_\_\_ 20 PSF
  - Truss \_\_\_\_\_ 20 PSF
    - Attic Truss \_\_\_\_\_ 60 PSF
- Roof Dead Loads
  - Conventional 2x \_\_\_\_\_ 10 PSF
  - Truss \_\_\_\_\_ 20 PSF
- Snow \_\_\_\_\_ 15 PSF
  - Importance Factor \_\_\_\_\_ 1.0
- Floor Live Loads
  - Typ. Dwelling \_\_\_\_\_ 40 PSF
  - Sleeping Areas \_\_\_\_\_ 30 PSF
  - Decks \_\_\_\_\_ 40 PSF
  - Passenger Garage \_\_\_\_\_ 50 PSF
- Floor Dead Loads
  - Conventional 2x \_\_\_\_\_ 10 PSF
  - 1-Joist \_\_\_\_\_ 15 PSF
  - Floor Truss \_\_\_\_\_ 15 PSF
- Ultimate Wind Speed (3 sec. gust) \_\_\_\_\_ PER PLAN
  - Exposure \_\_\_\_\_ B
  - Importance Factor \_\_\_\_\_ 1.0
  - Wind Base Shear
    - Vx = \_\_\_\_\_
    - Vy = \_\_\_\_\_

**7. Component and Cladding (in PSF)**

MEAN ROOF HT.	UP TO 30'	30'-1'-35'	35'-1'-40'	40'-1'-45'
ZONE 1	16.7-18.0	17.5-18.9	18.2-19.6	18.7-20.2
ZONE 2	16.7-21.0	17.5-22.1	18.2-22.9	18.7-23.5
ZONE 3	16.7-21.0	17.5-22.1	18.2-22.9	18.7-23.5
ZONE 4	18.2-19.0	19.2-20.0	19.9-20.7	20.4-21.3
ZONE 5	18.2-24.0	19.2-25.2	19.9-26.1	20.4-26.9

**B. Seismic**

- Site Class \_\_\_\_\_ D
- Design Category \_\_\_\_\_ C
- Importance Factor \_\_\_\_\_ 1.0
- Seismic Use Group \_\_\_\_\_ I
- Spectral Response Acceleration
  - S<sub>s</sub> = \_\_\_\_\_
  - S<sub>1</sub> = \_\_\_\_\_
- Seismic Base Shear
  - Vx = \_\_\_\_\_
  - Vy = \_\_\_\_\_
- Basic Structural System (check one)
  - Bearing Wall
  - Building Frame
  - Moment Frame
  - Dual w/ Special Moment Frame
  - Dual w/ Intermediate R/C or Special Steel
  - Inverted Pendulum
- Arch/Mech Components Anchored \_\_\_\_\_ No
- Lateral Design Control: Seismic  Wind
- Assumed Soil Bearing Capacity \_\_\_\_\_ 2000psf



STRUCTURAL PLANS PREPARED FOR:

**STANDARD DETAILS**

PROJECT ADDRESS: TBD  
OWNER: DR Horton Carolinas Division  
8001 Arrowridge Blvd  
Charlotte, NC 28213

ARCHITECT/DESIGNER:

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify SUMMIT Engineering, Laboratory & Testing, P.C. before construction begins.

**PLAN ABBREVIATIONS:**

AB	ANCHOR BOLT	PT	PRESSURE TREATED
AF	ABOVE FINISHED FLOOR	RS	ROOF SUPPORT
CJ	CEILING JOIST	SC	STUD COLUMN
CLR	CLEAR	SJ	SINGLE JOIST
DJ	DOUBLE JOIST	SFF	SPRUCE PINE FIR
DSP	DOUBLE STUD POCKET	SST	SIMPSON STRONG-TIE
EE	EACH END	SYP	SOUTHERN YELLOW PINE
EW	EACH WAY	TJ	TRIPLE JOIST
NTS	NOT TO SCALE	TSP	TRIPLE STUD POCKET
OC	ON CENTER	TYP	TYPICAL
PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
PSI	POUNDS PER SQUARE INCH	WUF	WELDED WIRE FABRIC

Roof truss and floor joist layouts, and their corresponding loading details, were not provided to SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) prior to the initial design. Therefore, truss and joist directions were assumed based on the information provided by DR Horton, Inc. Subsequent plan revisions based on roof truss and floor joist layouts shall be noted in the revision list, indicating the date the layouts were provided. Should any discrepancies become apparent, the contractor shall notify SUMMIT immediately.

**SHEET LIST:**

Sheet No.	Description
CSI	Cover Sheet, Specifications, Revisions
Dm	Monolithic Slab Foundation Details
Dls	Stem Wall Foundation Details
Dlc	Crawl Space Foundation Details
Dlb	Basement Foundation Details
Dif	Framing Details

**REVISION LIST:**

Revision No.	Date	Project No.	Description
1	5/11/17		Added box bay detail (1/2/17). Added deck options with basement. Revised deck options with stem wall and crawl space foundations
2	1/12/17		Revised stem wall insulation note.
3	2/15/18		Revised garage door detail, NC only
4	2/28/18		Added high-wind foundation details
5	12/19/18		Revised per 2018 NCRS
6	2/19/19		Revised per Mecklenburg County Comments
7	3/1/19		Revised stem wall deck attachment and roof sheathing on wall sections.
8	3/6/19		Corrected dimensions at perimeter footings
9	3/22/19		Added tall turnaround detail

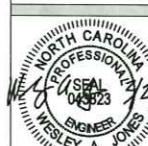
**DR HORTON PROJECT SIGN-OFF:**

Manager	Signature
Operations	
Operations System	
Operations Product Development	



CLIENT: DR Horton Carolina Division  
8001 Arrowridge Blvd.  
Charlotte, NC 28213

PROJECT: Standard Details  
Cover sheet



STRUCTURAL MEMBERS ONLY

DRAWN: M308  
DATE: 7/24/17  
SCALE: 2/8" = 1'-0"  
PROJECT: 4-PART-18R  
DRAWN BY: LAG  
CHECKED BY: SAU

ORIGINAL INFORMATION PROJECT # DATE 1/16/17

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET CSI

**GENERAL STRUCTURAL NOTES:**

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) or the SER. For the purposes of these construction documents the SER and SUMMIT shall be considered the same entity.
- The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities occur.
- Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to SUMMIT for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions, is not the responsibility of the SER or SUMMIT.
- Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to SUMMIT before construction begins.
- The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- This structure and all construction shall conform to all applicable sections of the International Residential code.
- This structure and all construction shall conform to all applicable sections of local building codes.
- All structural assemblies are to meet or exceed to requirements of the current local building code.

**FOUNDATIONS:**

- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
- Any fill shall be placed under the direction or recommendation of a licensed professional engineer.
- The resulting soil shall be compacted to a minimum of 95% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

**STRUCTURAL STEEL:**

- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- Structural steel shall receive one coat of shop applied rust-inhibitive paint.
- All steel shall have a minimum yield stress (F<sub>y</sub>) of 36 ksi unless otherwise noted.
- Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D11. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

**CONCRETE:**

- Concrete shall have a normal weight aggregate and a minimum compressive strength (f'<sub>c</sub>) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
  - Footings: 5%
  - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER.

- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of k=150 pcf and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished.
- Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (WUF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WUF shall be securely supported during the concrete pour.

**CONCRETE REINFORCEMENT:**

- Fibrous concrete reinforcement, or fibermesh specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard)
- Fibermesh shall comply with ASTM C116, any local building code requirements, and shall meet or exceed the current industry standard.
- Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 318: "Manual of Standard Practice for Detailing Concrete Structures".
- Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splices.
- Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.

- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
- Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

**WOOD FRAMING:**

- Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Spruce-Yellow-Pine (SYP) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
  - E = 13000000 psi
  - F<sub>y</sub> = 2600 psi
  - F<sub>v</sub> = 285 psi
  - F<sub>c</sub> = 1000 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AIA standard C-15. All other moisture exposed wood shall be treated in accordance with AIA standard C-2.
- Nails shall be common wire nails unless otherwise noted.
- Leg screws shall conform to ANSI/ASME standard B18.21-1981. Lead holes for leg screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
- Flitch beams, 4-ply beams and 3-ply side loaded beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise. Min. edge distance shall be 2" and (2) bolts shall be located a min. 6" from each end of the beam.

**WOOD TRUSSES:**

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
- The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures," (ASCE 7-05), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
- The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction" (NDS) and "Design Specification for Metal Plate Connected Wood Trusses".
- The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
- Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

**EXTERIOR WOOD FRAMED DECKS:**

- Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

**WOOD STRUCTURAL PANELS:**

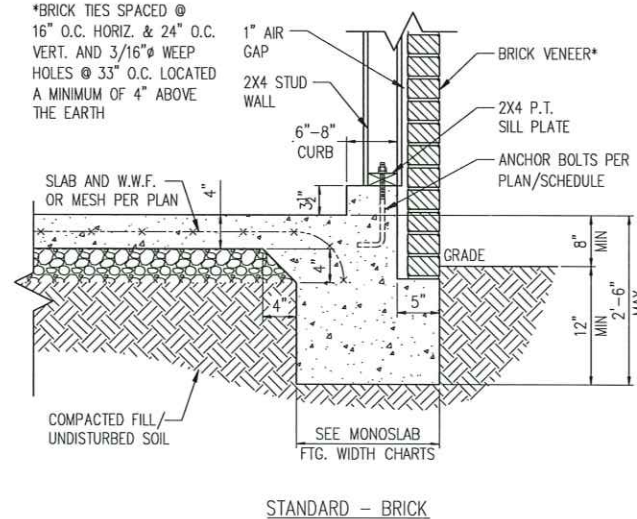
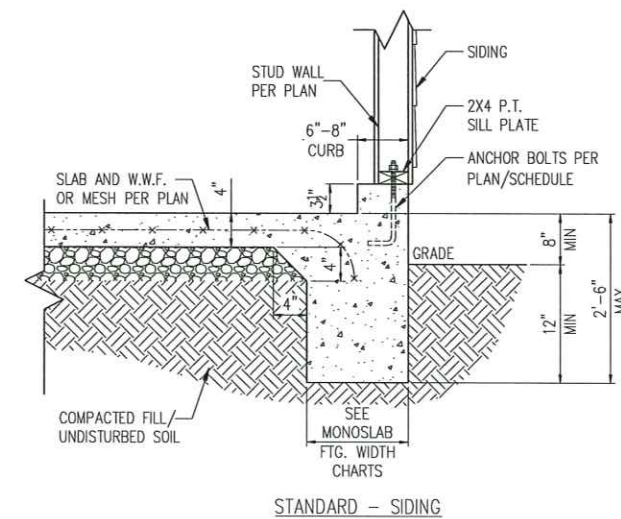
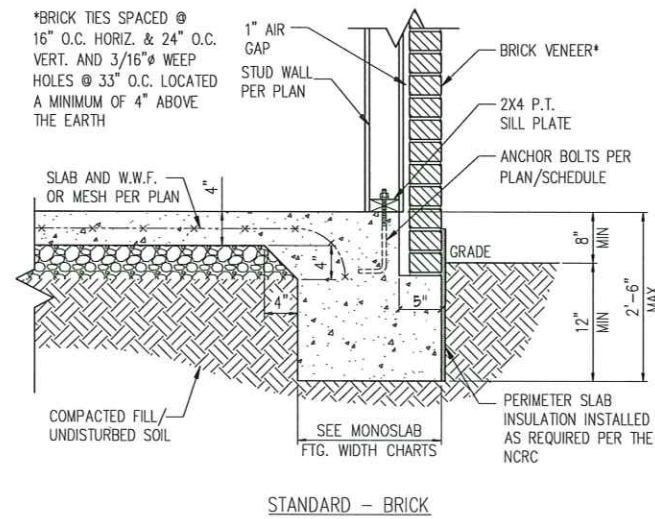
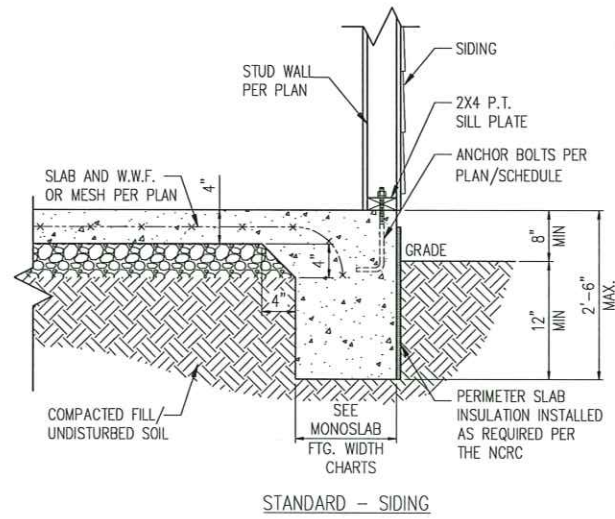
- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.

- Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
- Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6" o/c at panel edges and at 12" o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6" o/c at panel edges and at 12" o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

**STRUCTURAL FIBERBOARD PANELS:**

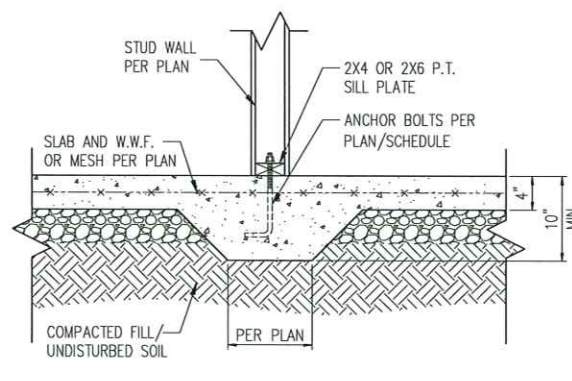
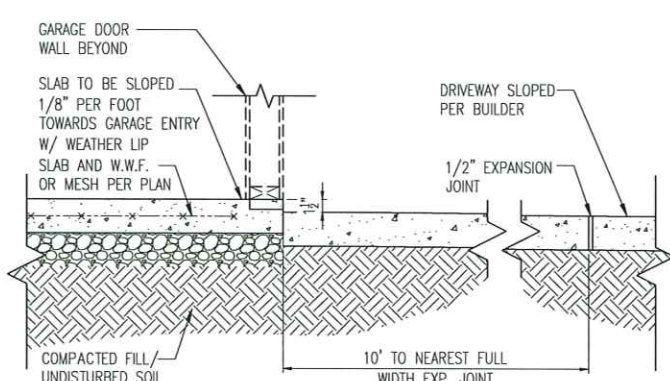
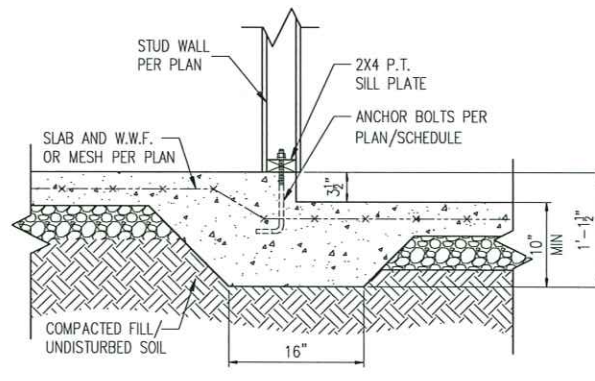
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- All structurally required fiberboard sheathing shall bear the mark of the AFA.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the AFA.





1 TYP. SLAB DETAIL  
D1m N.T.S.

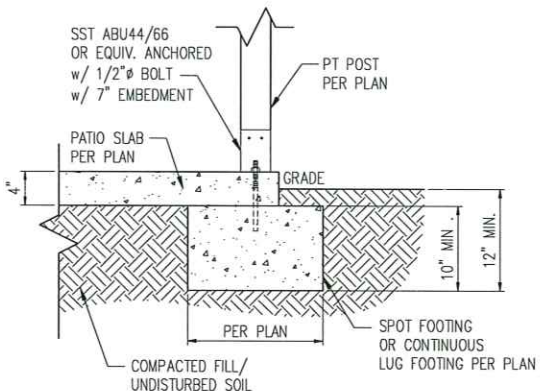
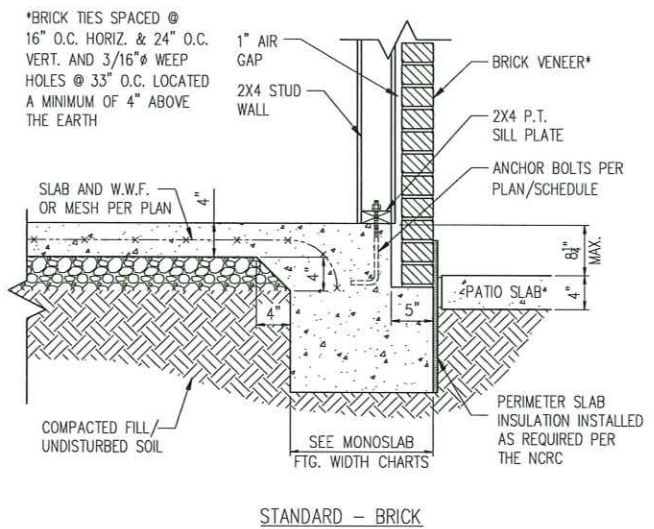
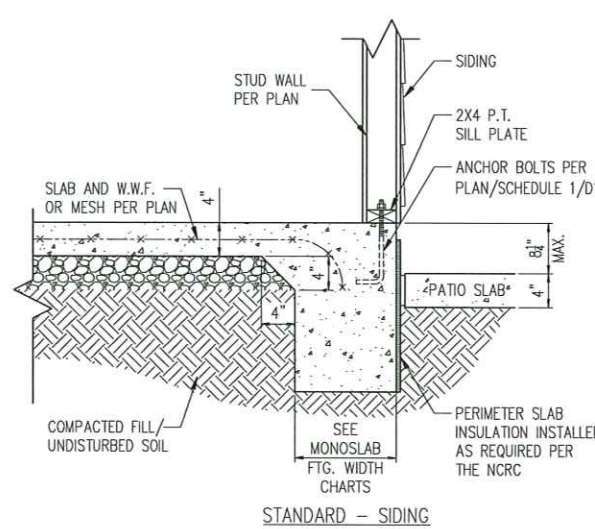
2 TYP. GARAGE CURB DETAIL  
D1m N.T.S.



3 STEP IN GARAGE  
D1m N.T.S.

4 SLAB AT GARAGE DOOR  
D1m N.T.S.

5 TYP. THICKENED SLAB DETAIL  
D1m N.T.S.



6 PATIO SLAB DETAIL  
D1m N.T.S.

6A COVERED PATIO DETAIL  
D1m N.T.S.

MONOLITHIC FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"	21"	21"
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"	21"	21"
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"	24"	24"

\*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

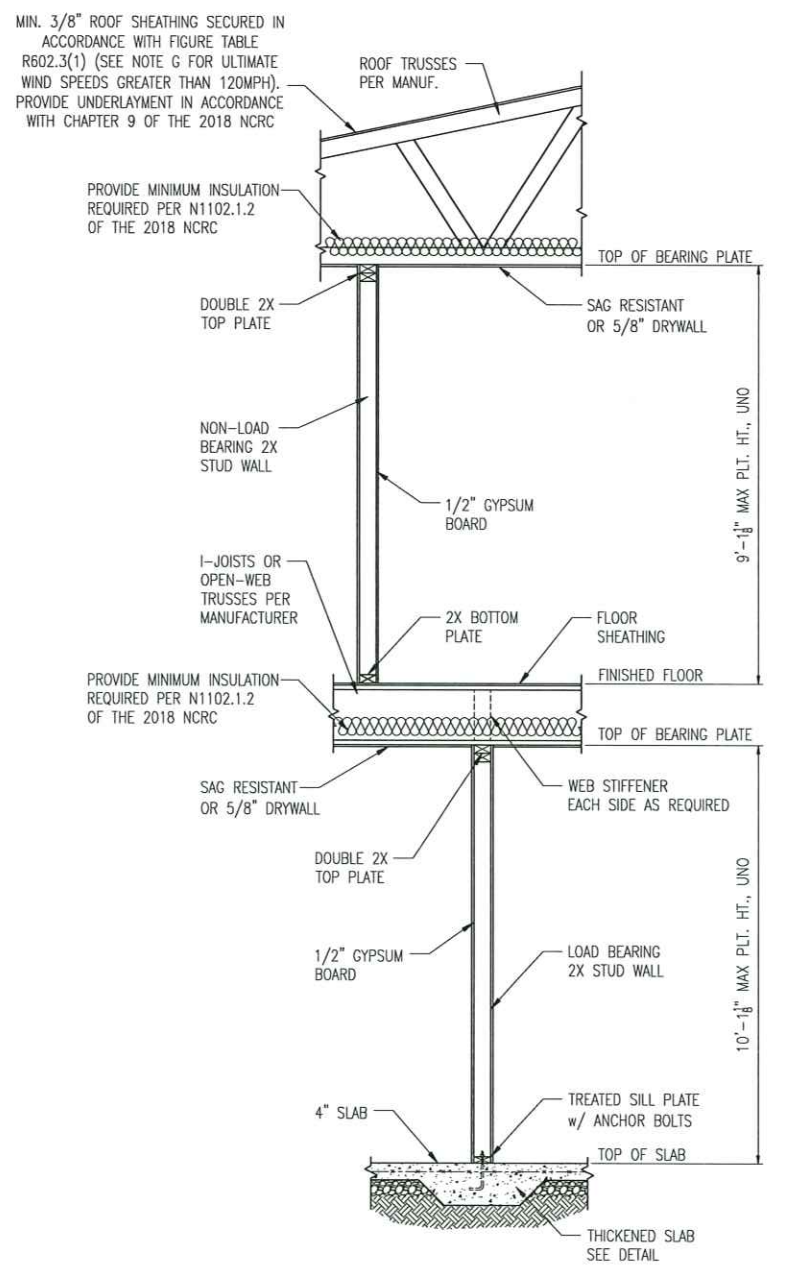
WALL ANCHOR SCHEDULE

TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

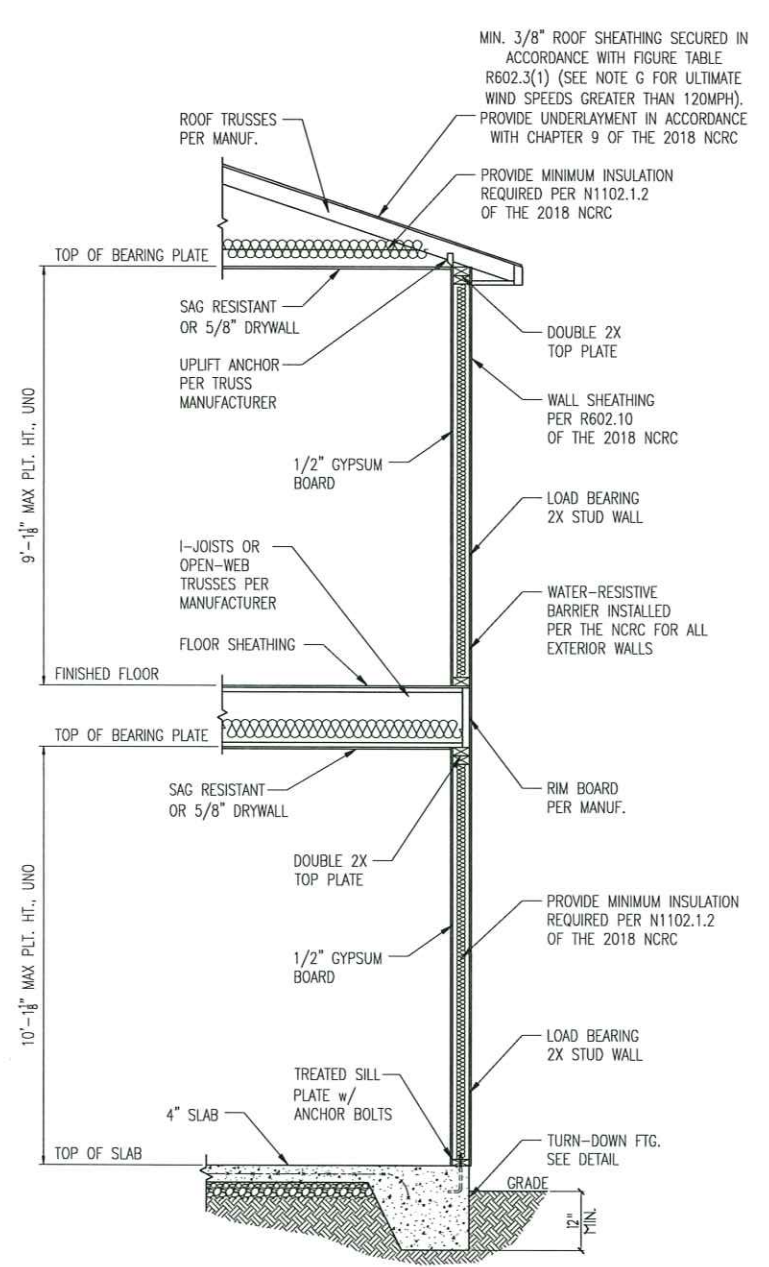
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
  - REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
  - PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC

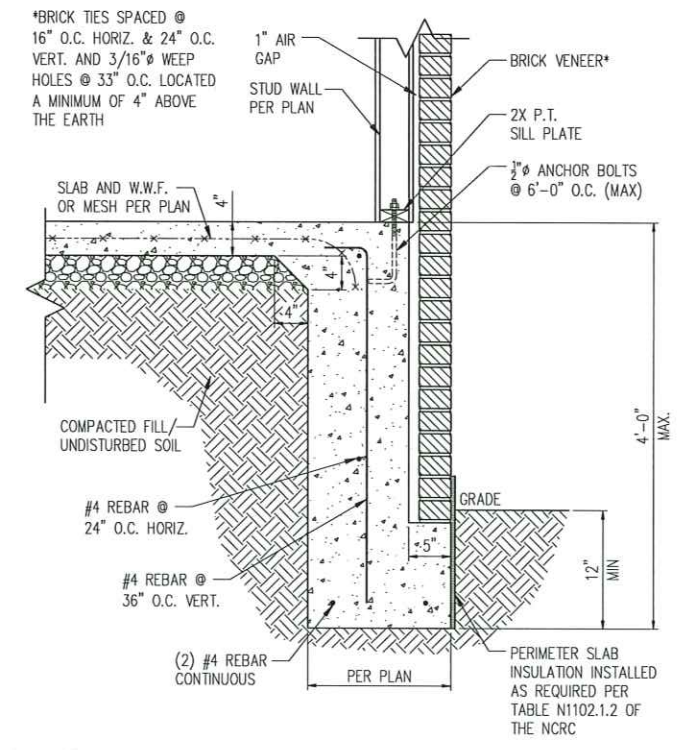




**1** TYP. INTERIOR LOAD BEARING WALL SECTION  
D2m N.T.S.



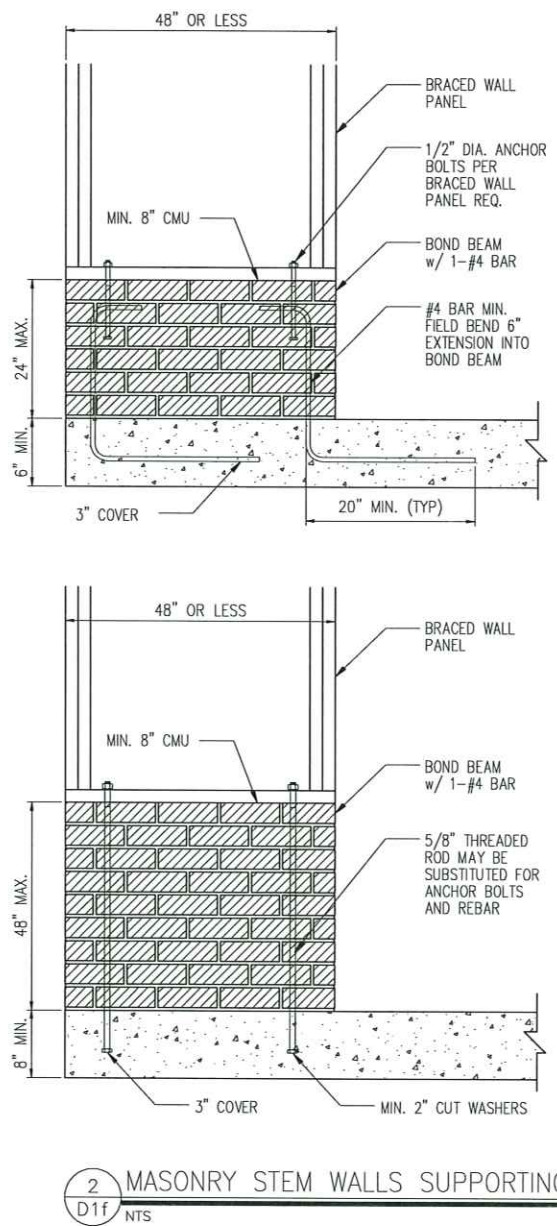
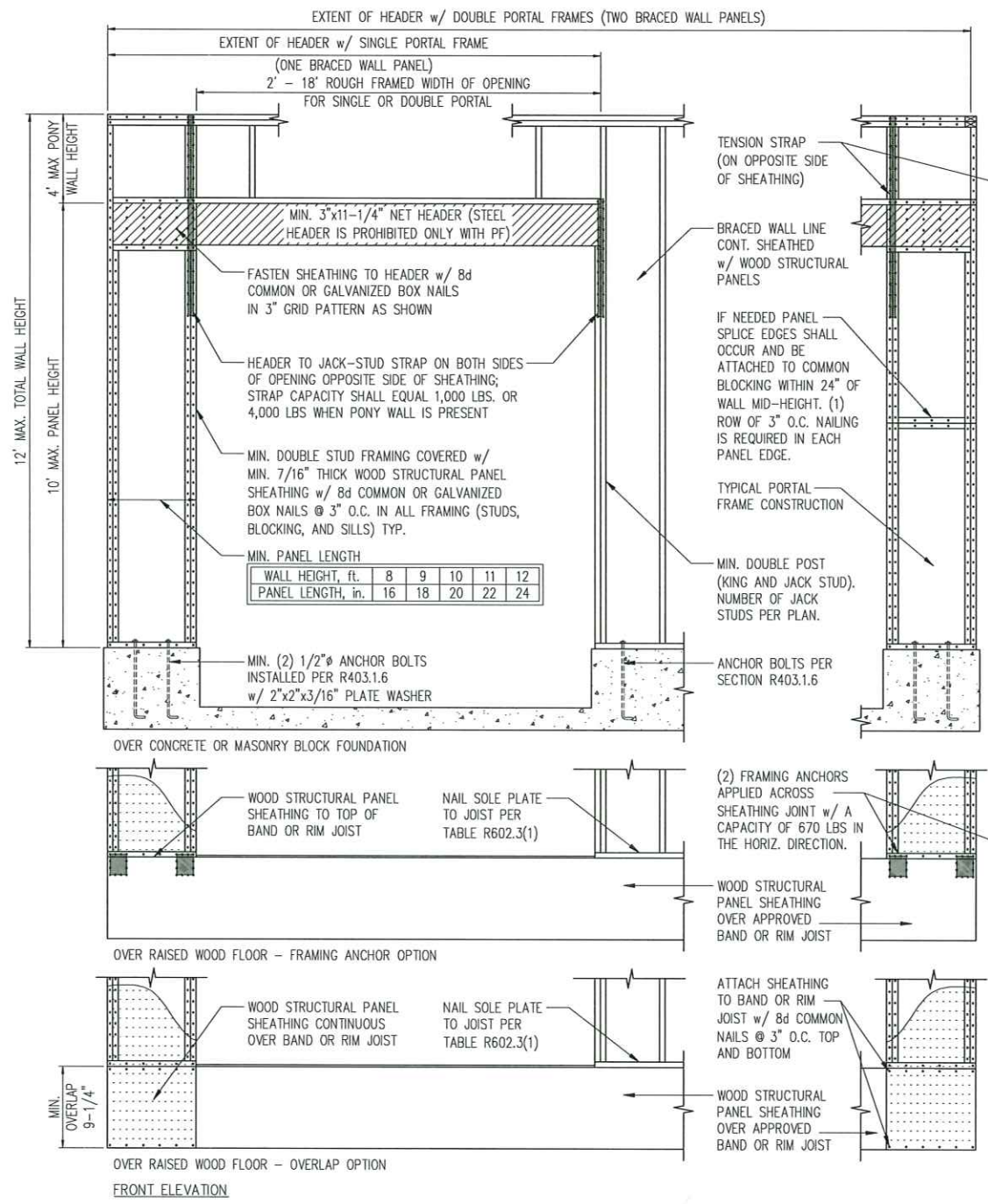
**2** TYP. EXTERIOR LOAD BEARING WALL SECTION  
D2m N.T.S.  
-SIMILAR w/ BRICK AND STONE  
-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
-MIN. 3/16" Ø WEEP HOLES @ 33" O.C.



**3** TALL SLAB DETAIL  
D2m N.T.S.

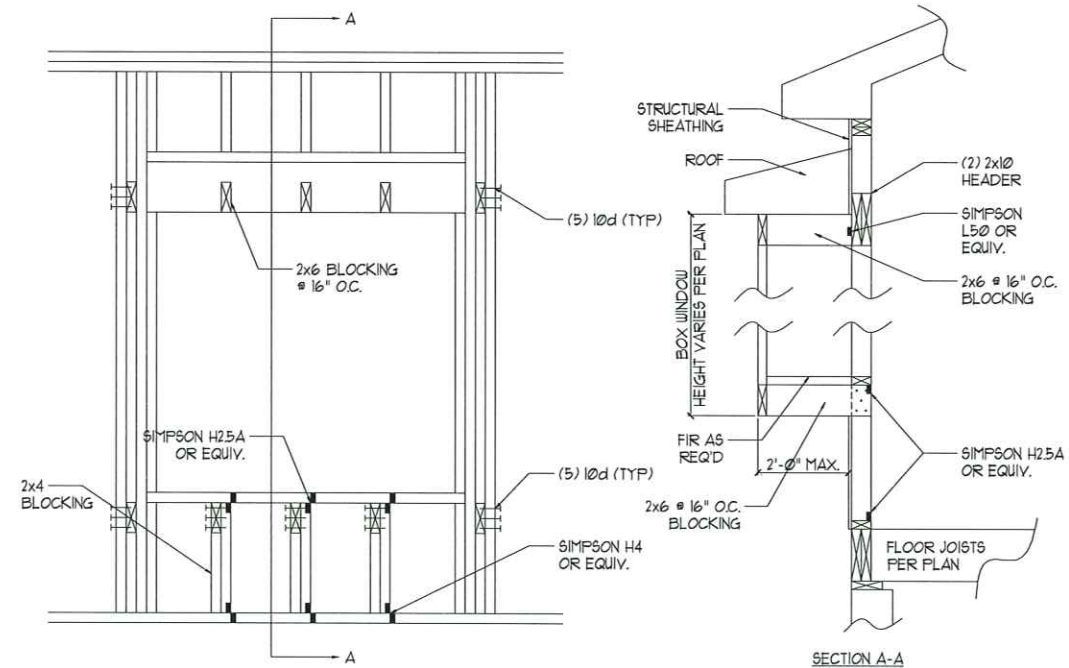
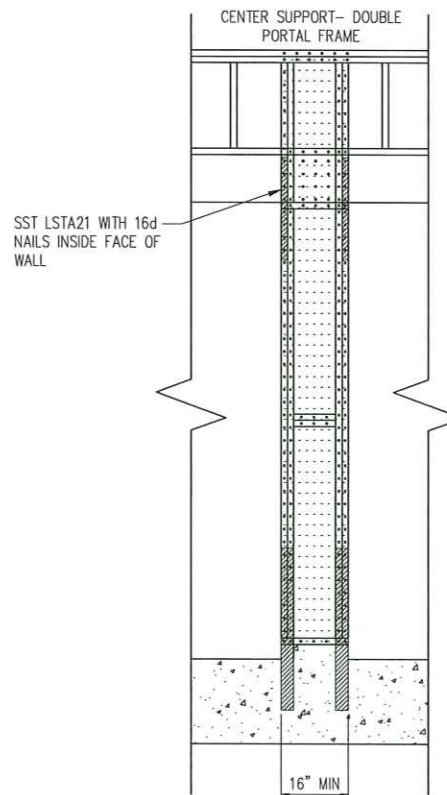
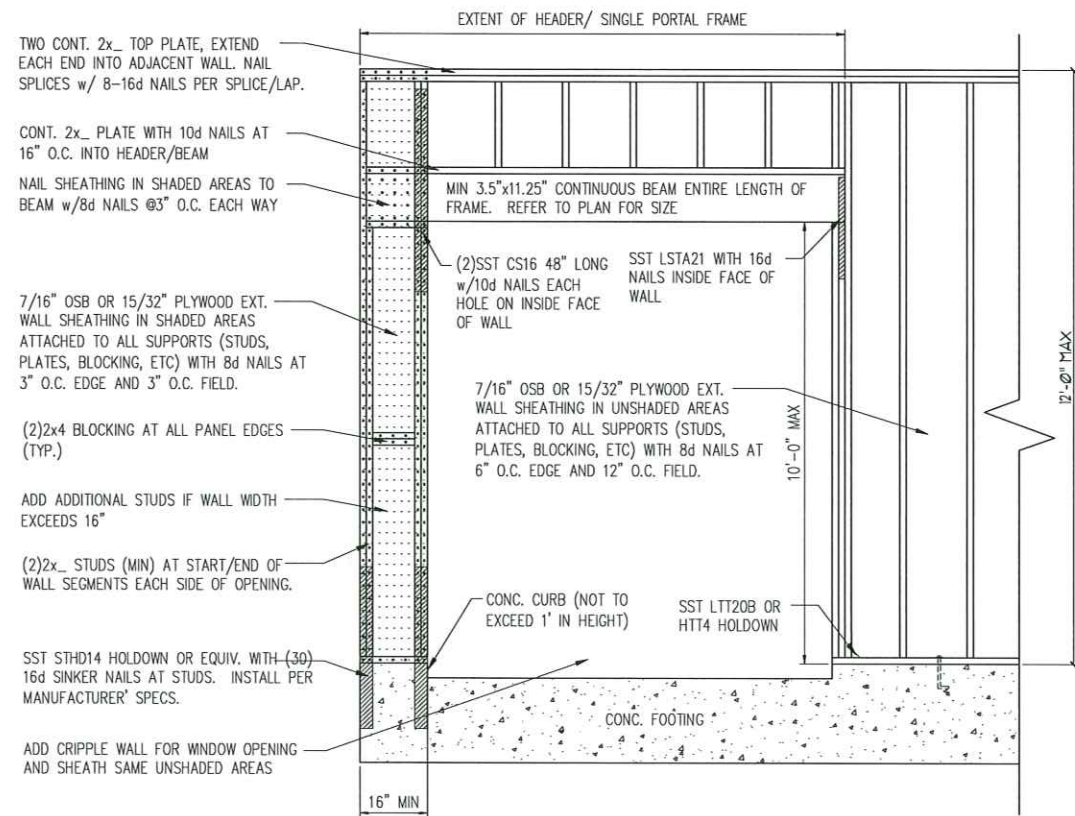
- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
  - REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
  - PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC





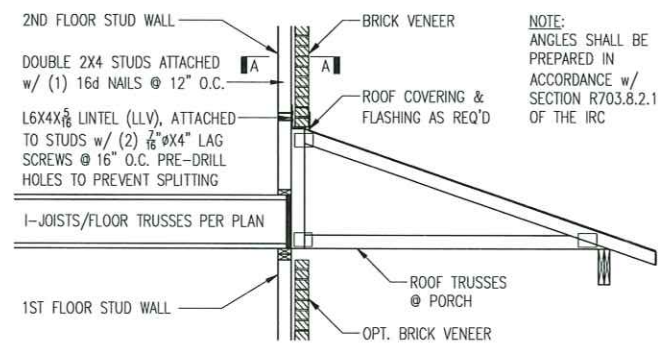
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



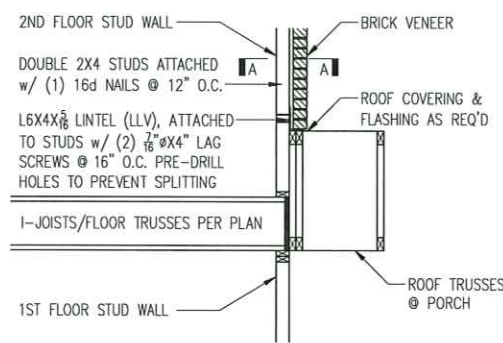


1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS  
D2f 3/4" = 1'-0"

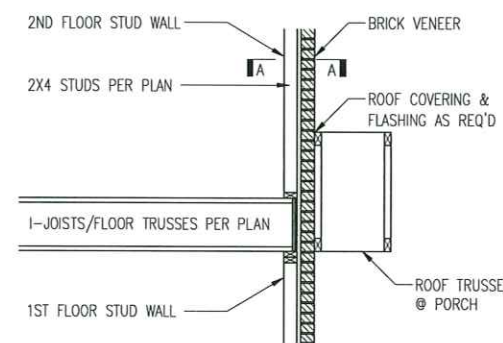
2 BOX WINDOW DETAIL  
D2f N.T.S.



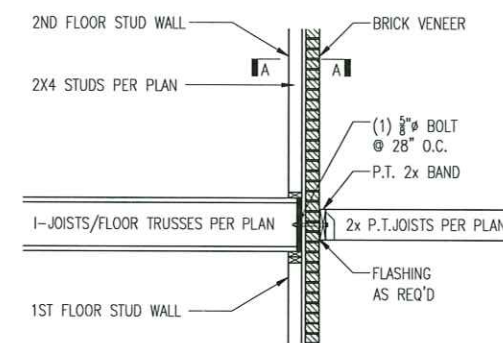
TRUSSES PERPENDICULAR TO STUD WALL



TRUSSES PARALLEL TO STUD WALL

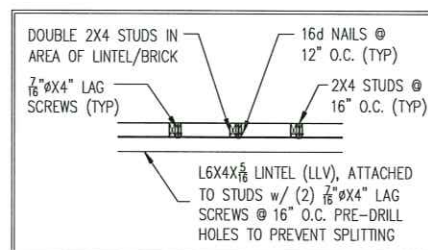


TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER

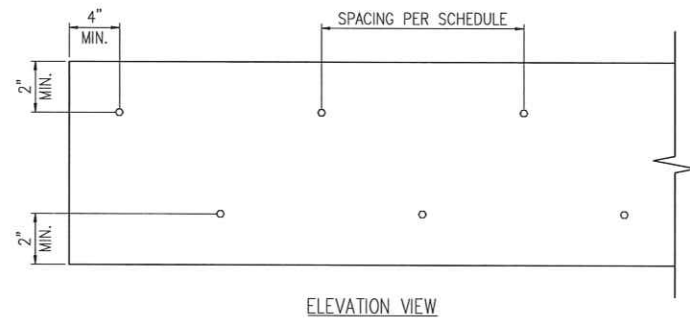


4 BALCONY JOIST ATTACHMENT  
D2f N.T.S.

3 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL  
D2f N.T.S.



SECTION A-A  
N.T.S.

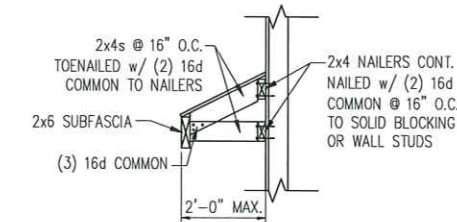


1 MULTI-PLY BEAM CONNECTION DETAIL  
D3f N.T.S.

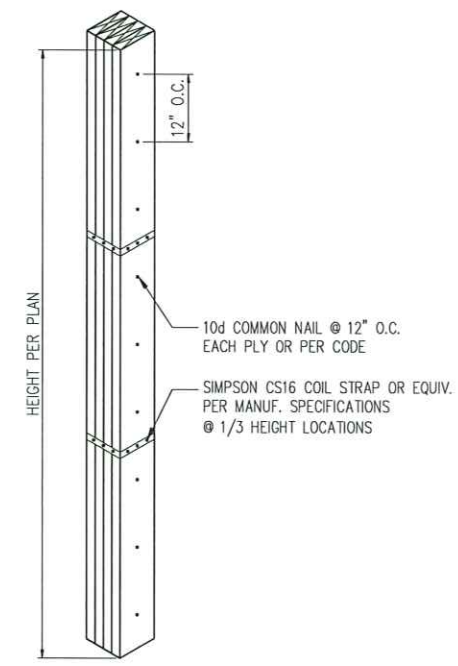
MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3 1/2" WIDE		5 1/2" WIDE		7" WIDE	
		2-Ply 1 1/4"	3-Ply 1 1/4"	1 1/4" + 3 1/2"	4-Ply 1 1/4"	2-Ply 1 1/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7/16" ≤ d < 1 1/4"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	d ≥ 1 1/4"	4 rows @ 12" o.c.	4 rows @ 12" o.c. (ES)	4 rows @ 12" o.c.	-	4 rows @ 12" o.c. (ES)	-
16d (0.162" x 3 1/2") Nails	7/16" ≤ d < 1 1/4"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	d ≥ 1 1/4"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
1/2" Through Bolts	d ≥ 7/16"	2 rows @ 24" o.c.		2 rows @ 24" o.c.		2 rows @ 24" o.c.	
SDS 1/4" x 3 1/2", WS35, 3 1/2" TrussLok		2 rows @ 24" o.c.	2 rows @ 24" o.c. (ES)	2 rows @ 24" o.c.	-	2 rows @ 24" o.c. (ES)	-
SDS 1/4" x 6", WS6		-	-	-	2 rows @ 24" o.c. (ES)		-
5" TrussLok		-	2 rows @ 24" o.c.		-	-	-
6 1/4" TrussLok	-	-	-	-	2 rows @ 24" o.c.		-

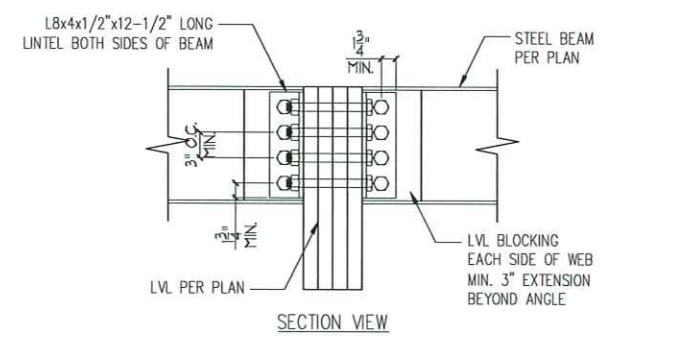
NOTES:  
 1. All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.  
 2. Minimum fastening requirements for depths less than 7/16" require special consideration. Please contact your technical representative.  
 3. Three general rules for staggering or offsetting for a certain fastener schedule:  
 (1) If staggering or offsetting is not referenced, then none is required.  
 (2) If staggering is referenced, then fasteners installed in adjacent rows on the front side are to be staggered up to one-half the o.c. spacing, but maintaining the fastener clearances above; and  
 (3) If "ES" is referenced, then the fastener schedule must be repeated on each side, with the fasteners on the back side offset up to one-half the o.c. spacing of the front side (whether or not it is staggered).



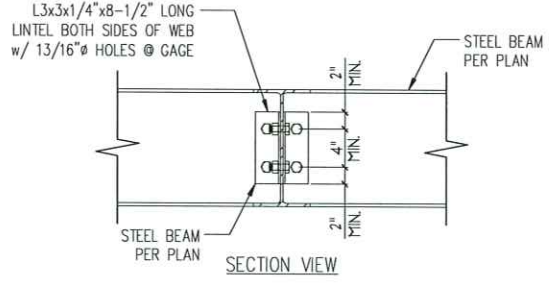
5 GABLE ROOF RETURN  
D3f N.T.S.



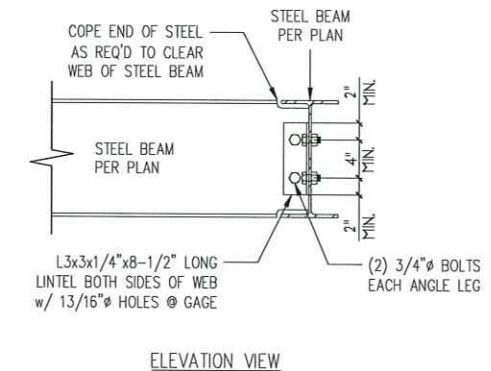
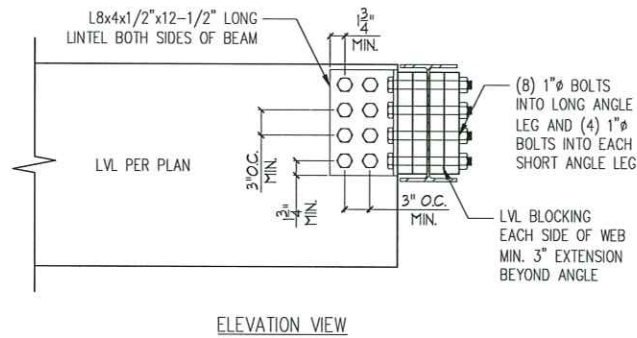
2 MULTI-PLY STUD CONNECTION DETAIL  
D3f N.T.S. 4+ PLYS



3 LVL TO STEEL DETAIL  
D3f N.T.S.



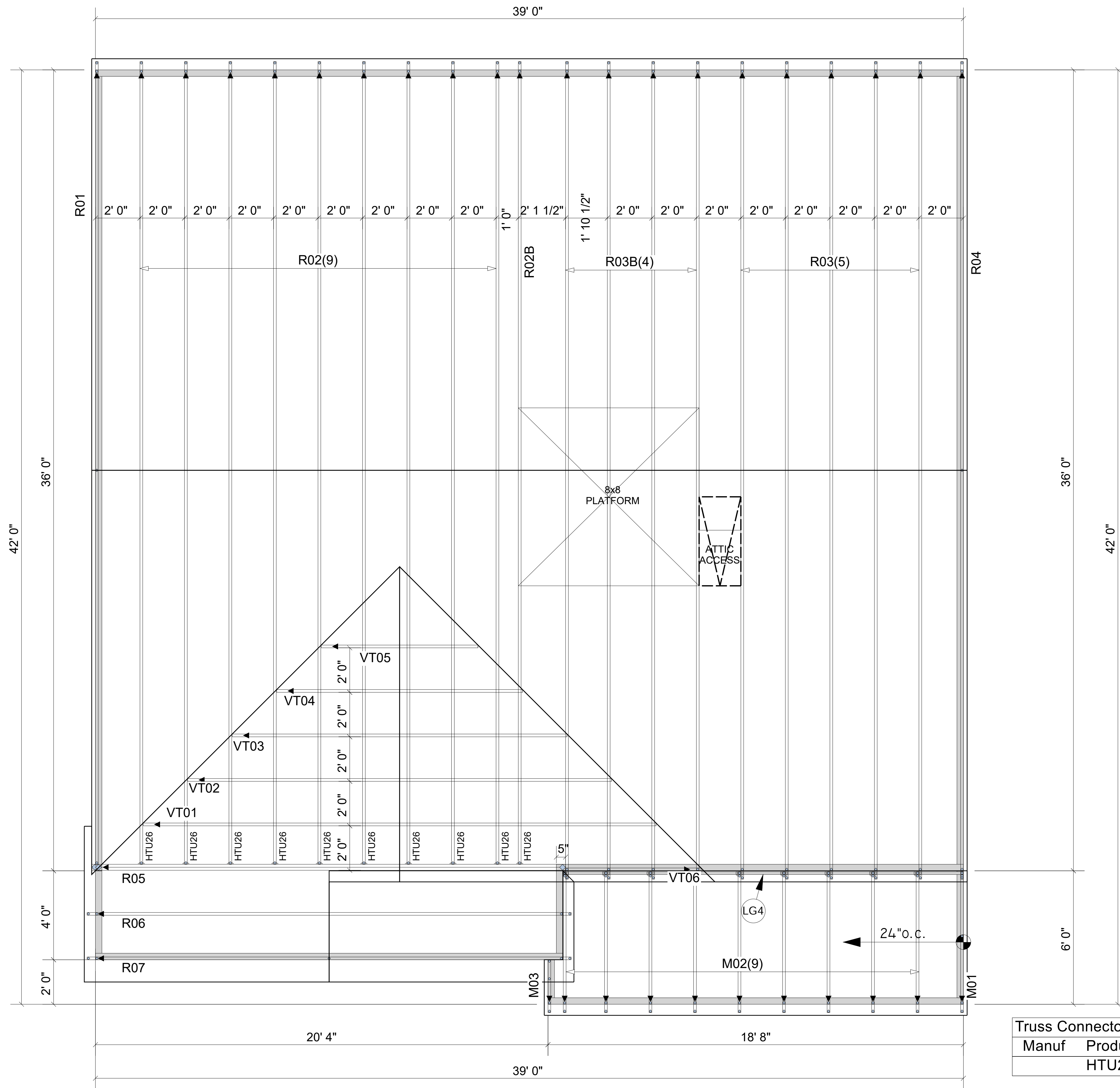
4 STEEL TO STEEL DETAIL  
D3f N.T.S.











Truss Connector Total List		
Manuf	Product	Qty
	HTU26	10

LG4

2X4 LEDGER (BY OTHERS) CONNECTED TO STUDS SPACED 16" O.C WITH (3) .128X3.25" NAILS MINIMUM

TRUSS TO TRUSS CONNECTIONS ARE 3-10d TOE-NAILS U.N.O.

▲ = LEFT END OF TRUSS

NOT FOR CONSTRUCTION

REVISIONS:



Moncks Corner/Easley, SC (800) 475-3999  
Sparta, NC (336) 372-2226

Client: DR HORTON-RALEIGH		LEVEL
Job: 49786-0230 WOODGROVE		
Plan Information: 2512-K OPTIONS		
NOT TO SCALE	Date: DATE	
Drawn By: SPA	Job #: 21-5632-R01	Sales Rep: KYLE GIBSON
	Phone: 21-5632-R01	

**WARNING!** Long span trusses, 60' or greater in length, require extreme care and experience for proper and safe handling and installation. For general handling and installation guidance, see the "Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses ("BCSI"), JOINTLY PRODUCED BY SBCA and TPI. For project specific guidance, consult with a registered design professional. ATLANTIC assumes no responsibility for the handling, installation or bracing of trusses.