

ABBREVIATIONS	INDEX
<div>ABV ABOVE</div> <div>AC AIR CONDITIONING</div> <div>AD AREA DRAIN</div> <div>ADJ ADJUSTABLE</div> <div>ALT ALTERNATE</div> <div>ALUM ALUMINUM</div> <div>ARCH ARCHITECTURAL</div> <div>BA BATHROOM</div> <div>BD BOARD</div> <div>BF BIFOLD (DOOR)</div> <div>BLDG BUILDING</div> <div>BLK BLOCK (CLW)</div> <div>BLM BELM</div> <div>BH BEAM</div> <div>BP B-PAGE (DOOR)</div> <div>BOT BOTTOM</div> <div>BTWN BETWEEN</div> <div>CAB CABINET</div> <div>CER CERAMIC</div> <div>C.J. CONTROL JOINT OR CONSTRUCTION JOINT</div> <div>CL CLOSET OR CENTER LINE</div> <div>CLF CEILING</div> <div>CLR CLEAR</div> <div>CMU CONCRETE MASONRY UNIT</div> <div>COL COLUMN</div> <div>CONC CONCRETE</div> <div>C GARET</div> <div>CR CORROSION RESISTANT</div> <div>CST CASHMENT</div> <div>C.T. CERAMIC TILE</div> <div>D DRYER</div> <div>DEL DOUBLE</div> <div>DH DOUBLE HUNG</div> <div>DM DIMENSION</div> <div>DISP DISPOSAL</div> <div>DN DOWN</div> <div>DR DOOR</div> <div>DS DOWNSPOUT</div> <div>DM DISH WASHER</div> <div>DWG DRAWING</div> <div>E EAST</div> <div>EA EACH</div> <div>ELEV ELEVATION</div> <div>ELC ELECTRICAL</div> <div>EQ EQUAL</div> <div>EXT EXTERIOR</div> <div>FAU FORCED AIR UNIT</div> <div>F.G. FLOOR GIANSE</div> <div>F.D. FLOOR DRAIN</div> <div>F.F. FINISH FLOOR LINE</div> <div>F.S. FINISHED GRADE</div> <div>FLR FLOORING</div> <div>FL FLOURESCENT (LIGHT)</div> <div>FND FOUNDATION</div> <div>F.O.S. FACE OF STUD</div> <div>FTG FOOTING</div> <div>FX FIXED GLASS</div> <div>GALV GALVANIZED</div> <div>GAR GARAGE</div> <div>G.B. GYPSUM BOARD</div> <div>GO GRADE OR GRADING</div> <div>G.D.O. GARAGE DOOR OPENER</div> <div>GT GROUND FULT INTERRUPTER</div> <div>GL GLASS OR GLAZING</div> <div>GYP BO GYPSUM BOARD</div> <div>HB HOSE BIB</div> <div>HD HEAD OR HARD</div> <div>HDR HEADER</div> <div>HGT HEIGHT</div> <div>HVAC HEATING/VENTILATING/AIR COND.</div> <div>HND HANDHOOD</div> <div>INT INTERIOR</div> <div>JST JOIST</div> <div>JT JOINT</div> <div>KIT KITCHEN</div> <div>L LENGTH</div> <div>LA LAUNDRY</div> <div>LAV LAVATORY</div> <div>LVR LOUVER</div> <div>MAX MAXIMUM</div> <div>MCH MECHANICAL</div> <div>MFR MANUFACTURER</div> <div>MIN MINIMUM</div> <div>MSC MISCELLANEOUS</div> <div>N NORTH</div> <div>N.T.S. NOT TO SCALE</div> <div>O.B.D. OVERHEAD GARAGE DOOR</div> <div>OH OVERHEAD</div> <div>OPT OPTIONAL</div> <div>PAR PARALLEL</div> <div>P.B. PUSH BUTTON</div> <div>POR PORCH</div> <div>PED PEDESTAL</div> <div>PL PLATE</div> <div>PAIR PAIR</div> <div>P.T. PRESSURE TREATED WOOD</div> <div>PVC POLYVINYL CHLORIDE PIPE</div> <div>PMT PAVEMENT</div> <div>P.H. PRE-HIRE</div> <div>P.HD PLYWOOD</div> <div>R RISER</div> <div>RAG RETURN AIR GRILL</div> <div>REF REFERENCE</div> <div>REFR REFRIGERATOR</div> <div>REQ REQUIRED</div> <div>S SOUTH</div> <div>S.D. SMOKE DETECTOR</div> <div>S.F. SQUARE FEET</div> <div>S.G.D. SLIDING GLASS DOOR</div> <div>SH SINGLE HUNG OR SHELF</div> <div>SH SHILAR</div> <div>SL SLIDING</div> <div>SHP SHELF AND POLE</div> <div>SPEC SPECIFICATIONS</div> <div>STD STANDARD</div> <div>STR STRUCTURAL</div> <div>SQ SQUARE</div> <div>SYM SYMBOL</div> <div>S.S. SMOOTH FOUR SIDES</div> <div>T TREAD (AT STAIRS) OR TILE</div> <div>T.B. TONEL BAR</div> <div>T.B.P. TETHERED (GLASS)</div> <div>T.G. TONEL &amp; GROOVE</div> <div>T.O.C. TOP OF CURB</div> <div>TV TELEVISION</div> <div>TYP TYPICAL</div> <div>UNO. UNLESS NOTED OTHERWISE</div> <div>V.B. VAPOR BARRIER</div> <div>VERT VERTICAL</div> <div>V.T.R. VENT THRU ROOF</div> <div>W WASHING MACHINE</div> <div>W.D. WOOD</div> <div>WH WINDON</div> <div>WH WATER HEATER</div> <div>W.I. WROUGHT IRON</div> <div>W.C. WALK-IN CLOSET</div> <div>W.H. WITH OR WITHOUT</div> <div>W.R. WATERPROOFING</div> <div>W.H. HELPED HIRE MESH</div> <div>IL PROPERTY LINE</div> <div>Ø ROUND / DIAMETER</div> <div>AND</div> <div>Q CENTERLINE</div> <div>• POUND / NUMBER</div>	<div>MODEL 'HAYDEN'</div> <div>0 TITLE SHEET / COVER SHEET</div> <div>0.1 QUICK VIEW</div> <div>0.2 QUICK VIEW</div> <div>1 A FRONT ELEVATION 'A'</div> <div>1.1 A ROOF PLAN 'A'</div> <div>2 A SIDE AND REAR ELEVATIONS 'A'</div> <div>2.1 A SIDE AND REAR ELEVATIONS 'A'-</div> <div>W/ CRAWL SPACE</div> <div>2.2 A SIDE AND REAR ELEVATIONS 'A'-</div> <div>W/ BASEMENT</div> <div>3 MS A MONOLITHIC SLAB PLAN 'A'</div> <div>3 SW A STEM WALL PLAN 'A'</div> <div>3 CS A CRAWL SPACE PLAN 'A'</div> <div>3 BS A BASEMENT PLAN 'A'</div> <div>4 A 1ST FLOOR PLAN 'A'</div> <div>5 A 2ND FLOOR PLAN 'A'</div> <div>1 B FRONT ELEVATION 'B'</div> <div>1.1 B ROOF PLAN 'B'</div> <div>2 B SIDE AND REAR ELEVATIONS 'B'</div> <div>2.1 B SIDE AND REAR ELEVATIONS 'B'-</div> <div>W/ CRAWL SPACE</div> <div>2.2 B SIDE AND REAR ELEVATIONS 'B'-</div> <div>W/ BASEMENT</div> <div>3 MS B MONOLITHIC SLAB PLAN 'B'</div> <div>3 SW B STEM WALL PLAN 'B'</div> <div>3 CS B CRAWL SPACE PLAN 'B'</div> <div>3 BS B BASEMENT PLAN 'B'</div> <div>4 B 1ST FLOOR PLAN 'B'</div> <div>5 B 2ND FLOOR PLAN 'B'</div> <div>1 F FRONT ELEVATION 'F'</div> <div>1.1 F ROOF PLAN 'F'</div> <div>2 F SIDE AND REAR ELEVATIONS 'F'</div> <div>2.1 F SIDE AND REAR ELEVATIONS 'F'-</div> <div>W/ CRAWL SPACE</div> <div>2.2 F SIDE AND REAR ELEVATIONS 'B'-</div> <div>W/ BASEMENT</div> <div>3 MS F MONOLITHIC SLAB PLAN 'F'</div> <div>3 SW F STEM WALL PLAN 'F'</div> <div>3 CS F CRAWL SPACE PLAN 'F'</div> <div>3 BS F BASEMENT PLAN 'F'</div> <div>4 F 1ST FLOOR PLAN 'F'</div> <div>5 F 2ND FLOOR PLAN 'F'</div> <div>6 BASEMENT UTILITY PLAN</div> <div>7 1ST FLOOR UTILITY PLAN</div> <div>8 2ND FLOOR UTILITY PLAN</div> <div>76 ARCHITECTURAL SHEETS</div> <div>1 K FRONT ELEVATION 'K'</div> <div>1.1 K ROOF PLAN 'K'</div> <div>2 K SIDE AND REAR ELEVATIONS 'K'</div> <div>2.1 K SIDE AND REAR ELEVATIONS 'K'-</div> <div>W/ CRAWL SPACE</div> <div>2.2 K SIDE AND REAR ELEVATIONS 'K'-</div> <div>W/ BASEMENT</div> <div>3 MS K MONOLITHIC SLAB PLAN 'K'</div> <div>3 SW K STEM WALL PLAN 'K'</div> <div>3 CS K CRAWL SPACE PLAN 'K'</div> <div>3 BS K BASEMENT PLAN 'K'</div> <div>4 K 1ST FLOOR PLAN 'K'</div> <div>5 K 2ND FLOOR PLAN 'K'</div> <div>1 P FRONT ELEVATION 'P'</div> <div>1.1 P ROOF PLAN 'P'</div> <div>2 P SIDE AND REAR ELEVATIONS 'P'</div> <div>2.1 P SIDE AND REAR ELEVATIONS 'P'-</div> <div>W/ CRAWL SPACE</div> <div>2.2 P SIDE AND REAR ELEVATIONS 'P'-</div> <div>W/ BASEMENT</div> <div>3 MS P MONOLITHIC SLAB PLAN 'P'</div> <div>3 SW P STEM WALL PLAN 'P'</div> <div>3 CS P CRAWL SPACE PLAN 'P'</div> <div>3 BS P BASEMENT PLAN 'P'</div> <div>4 P 1ST FLOOR PLAN 'P'</div> <div>5 P 2ND FLOOR PLAN 'P'</div> <div>1 R FRONT ELEVATION 'R'</div> <div>1.1 R ROOF PLAN 'R'</div> <div>2 R SIDE AND REAR ELEVATIONS 'R'</div> <div>2.1 R SIDE AND REAR ELEVATIONS 'R'-</div> <div>W/ CRAWL SPACE</div> <div>2.2 R SIDE AND REAR ELEVATIONS 'R'-</div> <div>W/ BASEMENT</div> <div>3 MS R MONOLITHIC SLAB PLAN 'R'</div> <div>3 SW R STEM WALL PLAN 'R'</div> <div>3 CS R CRAWL SPACE PLAN 'R'</div> <div>3 BS R BASEMENT PLAN 'R'</div> <div>4 R 1ST FLOOR PLAN 'R'</div> <div>5 R 2ND FLOOR PLAN 'R'</div> <div>1 A S BUILDING SECTIONS</div> <div>1.1 A S BUILDING SECTIONS</div> <div>1.2 A S BUILDING SECTIONS</div> <div>1.3 A S BUILDING SECTIONS</div>
<div>BUILDING CODE COMPLIANCE / PROJECT INFORMATION</div> <div>ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.</div> <div>APPLICABLE CODES: FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. 2018 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS</div> <div>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.</div> <div>PRODUCT: SINGLE FAMILY RESIDENCE</div> <div>OCCUPANCY CLASSIFICATION RESIDENTIAL R-3</div> <div>CONSTRUCTION TYPE: TYPE VB</div>	<div>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.</div>

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 FIREBLOCKINGS. (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.

BUILDER SET:

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. PRESURE 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 5.7 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER NCGC 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.

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\*\*

CLIENTS NAME:

PROJECT NO: GMD17049

SHEET TITLE: TITLE SHEET

PRINT DATE: January 22, 2021

SHEET NO: 0

FOR CONSTRUCTION

MODEL CONVERSION BACK TO STANDARD GARAGE

EXPRESS HOMES  
40' SERIES  
MODEL 'HAYDEN' - LH

WOODGROVE LOT 230  
32 RED CEDAR WAY  
FUQUAY VARINA, NC  
27592

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:
△	04.15.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
40' Series



PRINT DATE: January 22, 2021



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-13 BATTIS MINIMUM. VERIFY  
CEILING WITH ATTIC ABOVE: R-30 BATTIS MINIMUM. VERIFY  
FLOOR OVER GARAGE: R-19 BATTIS MINIMUM. VERIFY  
ATTIC KNEEWALL: R-11 BATTIS MINIMUM. VERIFY  
CRAWL SPACE FLOORING: R-11 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] RAINLOCK COURSE.
  - [6] N/A.
- TYPICALS:
- [7] CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED.
  - [8] CODE APPROVED TERMINATION CHIMNEY CAP.
  - [9] CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING PER NRC R305.2.8.3.
  - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [12] 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.)
  - [13] 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.)
  - [14] 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.)
  - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - [16] VINYL TRIM SIZE AS NOTED. (AT SPECIFIC LOCATIONS. 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED.)
  - [17] 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.



NO.	DATE:	REVISION:
1	04.05.21	

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

MODEL SALES OFFICE CONVERSION  
BACK TO STANDARD GARAGE -  
REMOVE MODULAR OFFICE AND  
STOREFRONT, INSTALL STANDARD  
GARAGE DOOR

**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

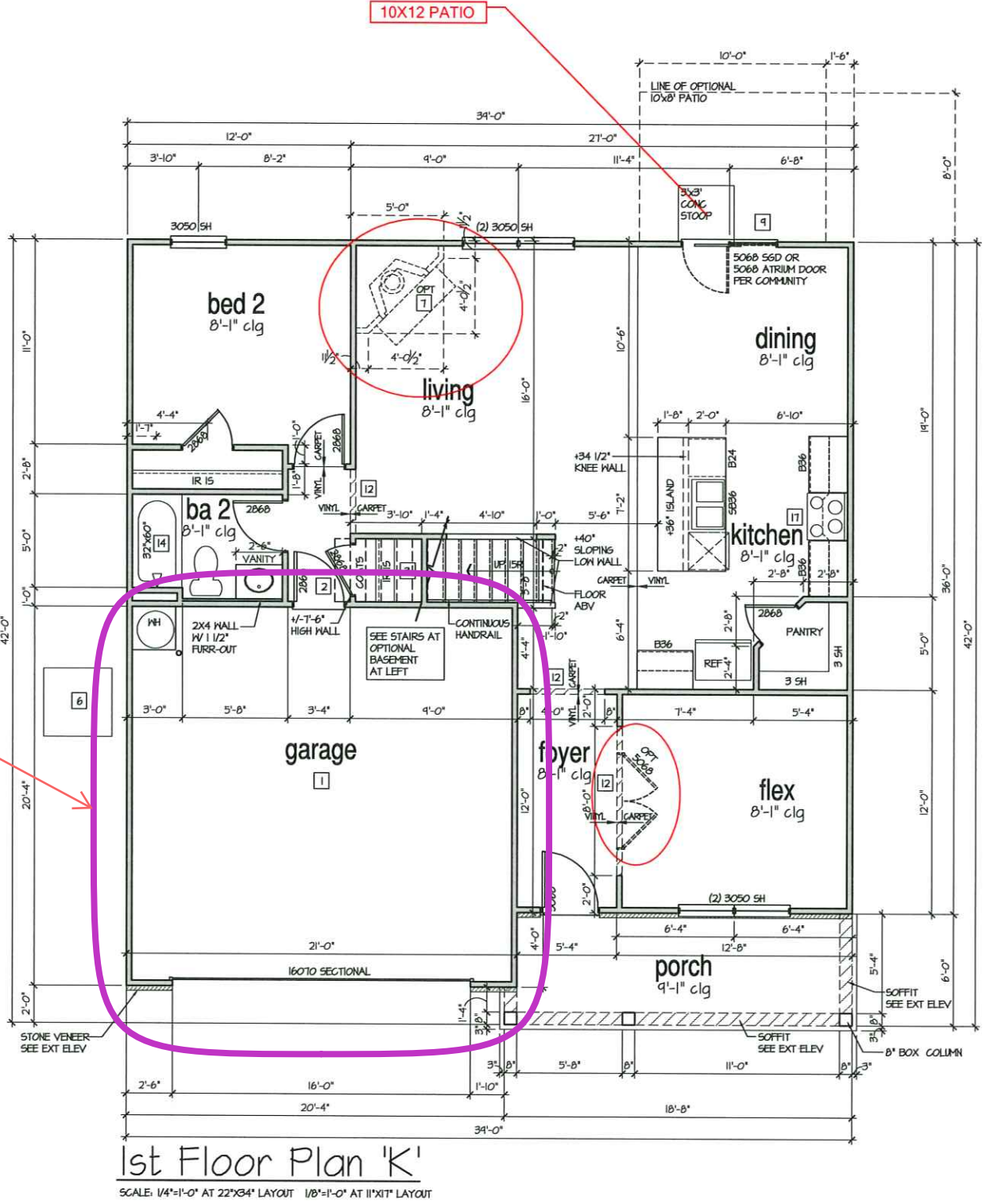
**8'-1" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
14 TREADS AT 10" EACH VERIFY  
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL  
RISE VERIFY

- 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 WOOD STUD PARTITION
	FULL HEIGHT 2x6 WOOD STUD PARTITION
	BRICK / STONE VENEER
	DRYWALL OPENING HEIGHT AND STUD SIZE AS NOTED
	DRYWALL OPENING HEIGHT AND STUD SIZE AS NOTED

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 NCRG TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NCRG TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCRG SECTION R302.5.1.)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.1.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11.
  - GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCRG-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 NCRG B01.1.) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCRG R302.5.1 EXCEPTION.
  - TEMPERED SAFETY GLASS. (PER NCRG SECTION 308.4.)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - HALF WALL, 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	04.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

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

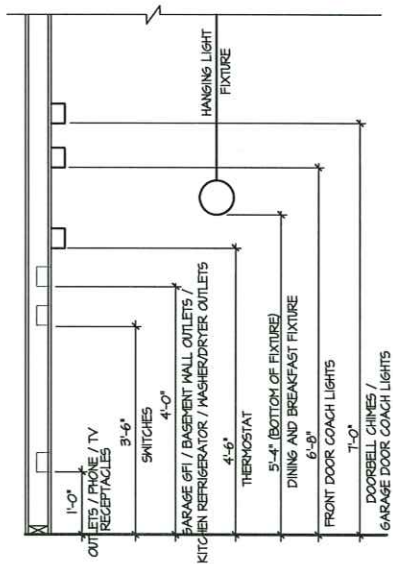
PRINT DATE:  
January 22, 2021

SHEET NO:

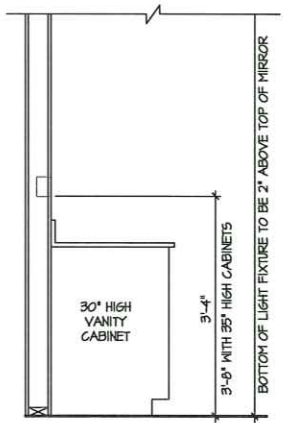
4 K

FOR  
CONSTRUCTION

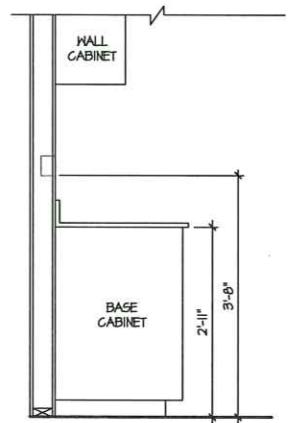




STANDARD ELECTRICAL BOX HEIGHTS

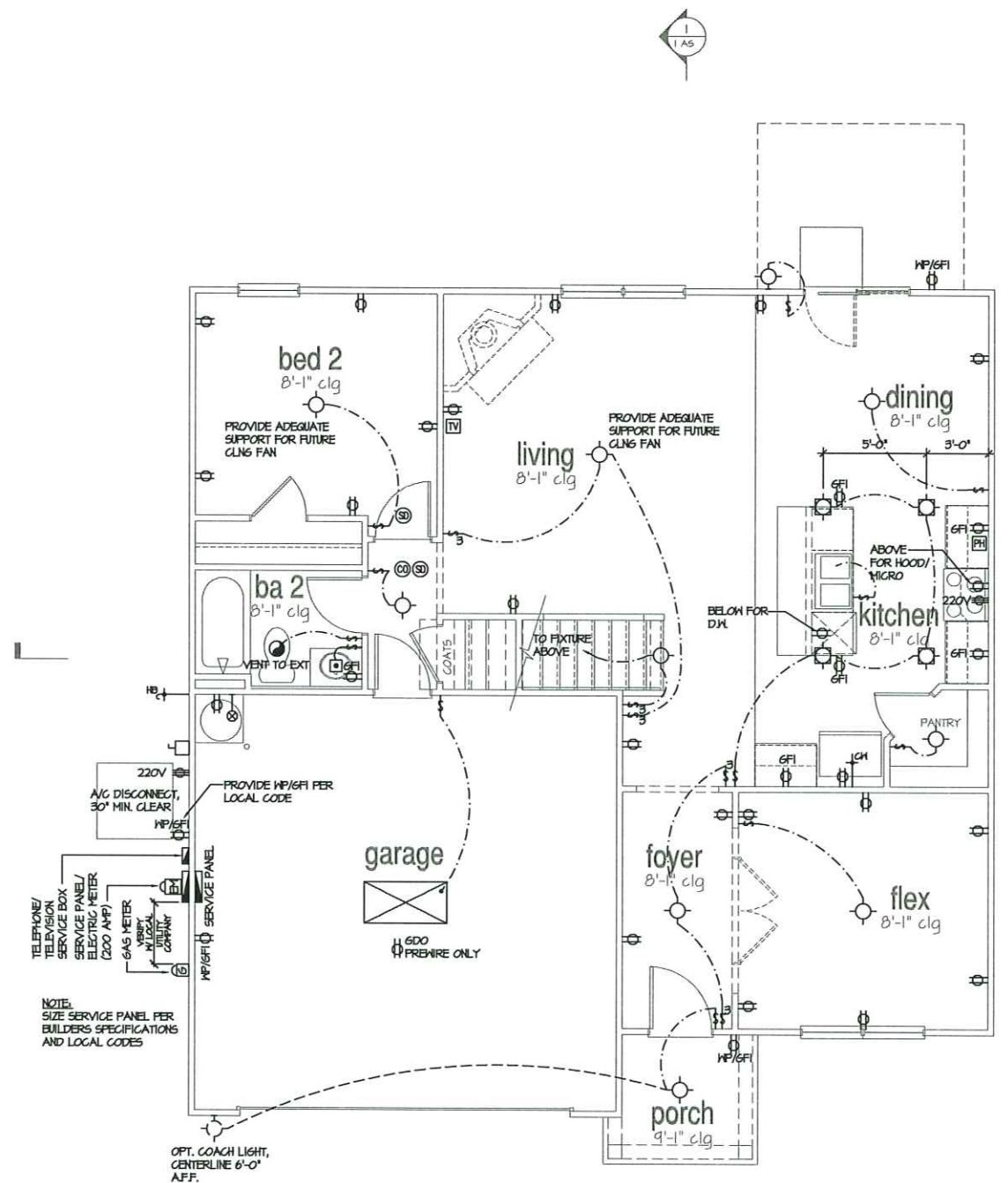


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:		LEGEND:			
<ul style="list-style-type: none"><li>- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.</li><li>- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.</li><li>- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.</li><li>- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."</li><li>- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY, THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.</li><li>- 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.</li><li>- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.</li><li>- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.</li><li>- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.</li><li>- 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.</li><li>- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.</li></ul>		⏏	DUPLEX OUTLET	⬆	FLUSH-MOUNT LED CEILING FIXTURE
		⏏ HP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⬆	HANGING FIXTURE
		⏏ GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⬆	FLUSH-MOUNT LED CEILING FIXTURE (PROVIDE CEILING FAN SUPPORT)
		⏏	HALF-SWITCHED DUPLEX OUTLET	⬆	2-LIGHT VANITY FIXTURE
		⏏ 220V	220 VOLT OUTLET	⬆	3-LIGHT VANITY FIXTURE
		⏏	REINFORCED JUNCTION BOX	⬆	4-LIGHT VANITY FIXTURE
		⏏	HALL SWITCH	⬆	HALL MOUNT FIXTURE
		⏏ 3	THREE-WAY SWITCH	⬆	EXHAUST FAN (VENT TO EXTERIOR)
		⏏ 4	FOUR-WAY SWITCH	⏏	CHIMES
				⏏	PUSHBUTTON SWITCH
				⏏	110V SMOKE DETECTOR W/ BATTERY BACKUP
				⏏	CO2 DETECTOR
				⏏	THERMOSTAT
				⏏	TELEPHONE
				⏏	TELEVISION
				⏏	ELECTRIC METER
				⏏	ELECTRIC PANEL
				⏏	DISCONNECT SWITCH
				⏏	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
				⏏	GAS SUPPLY WITH VALVE
				⏏	HOSE BIBB
				⏏	1/4" WATER STUB OUT
				⏏	WALL SCONCE



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

NO.	DATE	REVISION
1	04.05.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**



PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**7**

FOR  
CONSTRUCTION