

# ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
A/D	AREA DRAIN
A/DJ	ADJUSTABLE
ALT	ALTERNATE
ALM	ALUMINUM
ARCH	ARCHITECTURAL
BA	BATHROOM
BD	BOARD
BF	BI-FIELD (DOOR)
BLDG	BUILDING
BLK	BLOCK (CMU)
BLN	BELOW
BM	BEAM
BP	BI-PASS (DOOR)
BTM	BOTTOM
BTWN	BETWEEN
CAB	CABINET
CER	CERAMIC
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT
CL	CLOSET OR CENTER LINE
CLE	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
C	CARPET
CR	CORROSION RESISTANT
CGMT	CASEMENT
C.T.	CERAMIC TILE
D	DOOR
DBL	DOUBLE
DN	DOWN
DNH	DIMENSION
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISH WASHER
DWG	DRAWING
E	EAST
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FAU	FORCED AIR UNIT
F.C.	FLOOR CHANGE
F.D.	FLOOR DRAIN
F.FL	FINISH FLOOR LINE
F.G.	FINISHED GRADE (FLOORING)
FL	FLOURESCENT (LIGHT)
FND	FOUNDATION
F.O.S.	FACE OF STUD
FTG	FOOTING
FX	FIXED GLASS
GAU	GALVANIZED
GAR	GARAGE
GB	GYP/SUM BOARD
GD	GRADE OR GRADING
G.D.O.	GARAGE DOOR OPERATOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS OR GLAZING
GYP BD	GYP/SUM BOARD
H	HEAD
HDR	HEADER
HGT	HEIGHT
HVAC	HEATING/VENTILATING/AIR COND.
HWD	HARDWOOD
INT	INTERIOR
INT	JOIST
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.G.D.	OVERHEAD GARAGE DOOR
OH	OVERHEAD
OPT	OPTIONAL
PAR	PARALLEL
P.B.	PUSH BUTTON
PDR	POUNDER
RFESTAL	REFESTAL
PL	PLATE
FR	PAIR
PT.	PRESSURE TREATED WOOD
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PRE-INS	PRE-INSULATION
PXD	PLYWOOD
R	RISER
RAG	RETURN AIR GRILL
REF	REFERENCE
REFR	REFRIGERATOR
REQ	REQUIRED
S	SOUTH
SD	SMOKE DETECTOR
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SH	SINGLE HING OR SHELF
SM	SIMILAR
SL	SLOPE / SLIDING
SHP	SHOE AND POLE
SPEC	SPECIFICATIONS
STD	STANDARD
STR	STRUCTURAL
SQ	SQUARE
SYM	SYMBOL
S4S	SMOOTH FOUR SIDES
T	TREAD (AT STAIRS) OR TILE
T.B.	TOWEL BAR
TEMP.	TEMPERED (GLASS)
T16	TONGUE & GROOVE
T.O.C.	TOP OF CURB
TV	TELEVISION
TYP	TYPICAL
UNCL.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT	VERTICAL
V.T.R.	VENT THROUGH ROOF
W	WASHING MACHINE
WD	WOOD
WIN	WINDOW
WH	WATER HEATER
WI	WROUGHT IRON
W/C	WALK-IN CLOSET
W/WO	WITH OR WITHOUT
WF	WATERPROOFING
WHM	WELDED WIRE MESH
PL	PROPERTY LINE
R	ROUND / DIAMETER
I	AND
G	CENTERLINE
#	ROUND / NUMBER

# INDEX

MODEL 'PENWELL'			
0	TITLE SHEET / COVER SHEET	1 A S	BUILDING SECTIONS
0.1	QUICK VIEW	1.1 A S	BUILDING SECTIONS
0.2	QUICK VIEW		
1 A	FRONT ELEVATION 'A'		
1.1 A	ROOF PLAN 'A'	1.1.2 A S	BUILDING SECTIONS
2 A	SIDE AND REAR ELEVATIONS 'A'		
2.2 A	SIDE AND REAR ELEVATIONS 'A'-W BASEMENT	2.1	ELEVATION OPTIONS
		2.2	ELEVATION OPTIONS
		2.3	ELEVATION OPTIONS
3 MS A	MONOLITHIC SLAB PLAN 'A'	2.5	ELEVATION OPTIONS
3 SW A	STEM WALL PLAN 'A'	2.6	ELEVATION OPTIONS
3 BS A	BASEMENT PLAN 'A'		
4 A	1ST FLOOR PLAN 'A'	2.8	ELEVATION OPTIONS
5 A	2ND FLOOR PLAN 'A'	2.9	ELEVATION OPTIONS
		2.10	ELEVATION OPTIONS
		2.11	ELEVATION OPTIONS
		2.12	ELEVATION OPTIONS
		2.13	ELEVATION OPTIONS
		2.14	ELEVATION OPTIONS
1 B	FRONT ELEVATION 'B'		
1.1 B	ROOF PLAN 'B'		
2 B	SIDE AND REAR ELEVATIONS 'B'		
2.2 B	SIDE AND REAR ELEVATIONS 'B'-W BASEMENT	6	BASEMENT UTILITY PLAN
		7	1ST FLOOR UTILITY PLAN
		8	2ND FLOOR UTILITY PLAN
3.1 MS B	MONOLITHIC SLAB PLAN 'B'		
3.1 SW B	STEM WALL PLAN 'B'		
3.1 BS B	BASEMENT PLAN 'B'	1 J	FRONT ELEVATION 'J'
4.1 B	1ST FLOOR PLAN 'B'	1.1 B J	ROOF PLAN 'J'
5.1 B	2ND FLOOR PLAN 'B'	2 J	SIDE AND REAR ELEVATIONS 'J'
1 E	FRONT ELEVATION 'E'		
1.1.4 E	ROOF PLAN 'E'	2.2 J	SIDE AND REAR ELEVATIONS 'J'-W BASEMENT
2 E	SIDE AND REAR ELEVATIONS 'E'	3.8 MS J	MONOLITHIC SLAB PLAN 'J'
		3.8 SW J	STEM WALL PLAN 'J'
		3.8 BS J	BASEMENT PLAN 'J'
		4.8 J	1ST FLOOR PLAN 'J'
		5.8 J	2ND FLOOR PLAN 'J'
2.2 E	SIDE AND REAR ELEVATIONS 'E'-W BASEMENT	75	ARCHITECTURAL SHEETS
3.4 MS E	MONOLITHIC SLAB PLAN 'E'	1 K	FRONT ELEVATION 'K'
3.4 SW E	STEM WALL PLAN 'E'	1.1.9 K	ROOF PLAN 'K'
3.4 BS E	BASEMENT PLAN 'E'		
4.4 E	1ST FLOOR PLAN 'E'	2K	SIDE AND REAR ELEVATIONS 'K'
5.4 E	2ND FLOOR PLAN 'E'		
1 F	FRONT ELEVATION 'F'	2.2 K	SIDE AND REAR ELEVATIONS 'K'-W BASEMENT
1.1.5 F	ROOF PLAN 'F'	3.9 MS K	MONOLITHIC SLAB PLAN 'K'
		3.9 SW K	STEM WALL PLAN 'K'
		3.9 BS K	BASEMENT PLAN 'K'
		4.9 K	1ST FLOOR PLAN 'K'
		5.9 K	2ND FLOOR PLAN 'K'
2 F	SIDE AND REAR ELEVATIONS 'F'		
2.2 F	SIDE AND REAR ELEVATIONS 'F'-W BASEMENT		
3.5 MS F	MONOLITHIC SLAB PLAN 'F'		
3.5 SW F	STEM WALL PLAN 'F'		
3.5 BS F	BASEMENT PLAN 'F'		
4.5 F	1ST FLOOR PLAN 'F'		
5.5 F	2ND FLOOR PLAN 'F'		

# 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.

# EXPRESS HOMES

## 40' SERIES

### MODEL 'PENWELL' - LH

EXPRESS DRH-E

## A, E, J / B, F, K

### PLAN ID: 2163/2164

**MORGAN NORTH LOT 36**  
**256 SIMPLY COUNTRY LANE**  
**LILLINGTON, NC 27546**

PLAN CHANGES:

DATE:	DESCRIPTION:
10.18.18	INITIAL PLAN RELEASE
11.4.18	CLIENT REVISIONS
01.02.20	CLIENT REVISIONS
02.28.20	CLIENT REVISIONS
01.26.21	CLIENT REVISIONS
02.18.21	ADDED EXTENDED PORCH OPT

CONSULTANTS:


# 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 PERMITTED 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 TOWEL BAR, TOWEL 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 SHEETINGS, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S 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 WASHER 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 NCGS SECTION R301.1)

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 HERINAFTER 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 'PENWELL' SQUARE FOOTAGES	
AREA	ELEV 'B'
1st FLOOR	865 SF
2nd FLOOR	1910 SF
TOTAL LIVING	2775 SF
GARAGE	429 SF
PORCH	63 SF

NO:	DATE:	REVISION:
1	02.18.21	

PROJECT TITLE:  
**62 #Jgtlgu**

CLIENTS NAME:



PROJECT NO: **GMD17049**

SHEET TITLE:  
**VIEWING #J JGGV**

PRINT DATE:  
**Q evqdg#B : #123 ;**

SHEET NO:  
**2**

EQ PUVTWV VQP

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 N102.1.2. EXTERIOR WALLS: R-15 BATTS MINIMUM, VERIFY. CEILING WITH ATTIC ABOVE: R-30 BATTS MINIMUM, VERIFY. FLOOR OVER GARAGE: R-19 BATTS MINIMUM, VERIFY. ATTIC KNEEWALL: R-19 BATTS MINIMUM, VERIFY. CRAWL SPACE FLOORING: R-19 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]	ROWLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
[8]	CODE APPROVED TERMINATION CHIMNEY CAP.
[9]	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING PER NRC R109.2.3
[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 BATTS 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.	

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"



Front Elevation 'B'

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

NO:	DATE:	REVISION:
1	02.18.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
62-#Jgtlgu

CLIENTS NAME:



PROJECT NO: GMD1049

SHEET TITLE:  
-RGPY GNN-  
GZVGTQT  
GNGXCVCQ PU#  
-6GRH0-

PRINT DATE:  
Q evqdg#B : #23 ;

SHEET NO:  
3D

EQ PUVTWVQ P

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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 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 R206.2)  
 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 = 1331 SF  
 1331 SQ. FT. X 144 = 192528 SQ. IN.  
 192528 SQ. IN. / 150 = 1283.52 SQ. IN. OF VENT REQ'D

ROOF AREA 2 = 80 SF  
 80 SQ. FT. X 144 = 11520 SQ. IN.  
 11520 SQ. IN. / 150 = 76.80 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 'PENWELL': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/150 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.

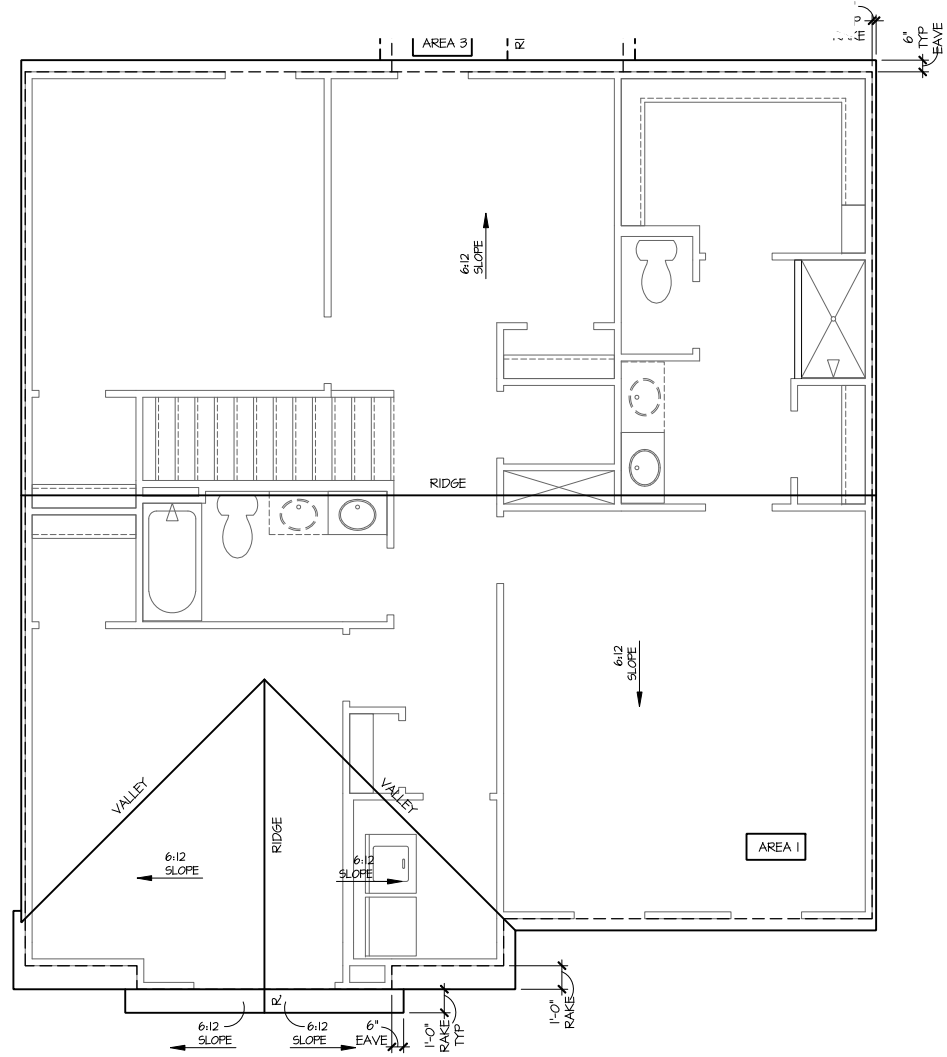
(PER SECTION R206.2)  
 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING  
 \*144 SQ. IN. = 1 SQ. FT.  
 BLDG. CEILING (SF) X 144 = BLDG (SQ. IN)  
 BLDG. (SQ. IN) / 300 = SQ. IN. OF VENT REQUIRED  
 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW

ROOF AREA 1 = 1331 SF  
 1331 SQ. FT. X 144 = 192528 SQ. IN.  
 192528 SQ. FT. / 300 = 641.76 SQ. IN. OF VENT REQ'D  
 641.76 SQ. IN. / 2 = 320.88 SQ. IN.  
 320.88 SQ. IN. OF VENT AT HIGH & 320.88 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2 = 80 SF  
 80 SQ. FT. X 144 = 11520 SQ. IN.  
 11520 SQ. FT. / 300 = 38.40 SQ. IN. OF VENT REQ'D  
 38.40 SQ. IN. / 2 = 19.20 SQ. IN.  
 19.20 SQ. IN. OF VENT AT HIGH & 19.20 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 NCRS SECTION R302.1.1 AND TABLE R302.1)



Roof Plan 'B'

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

NO.	DATE	REVISION
1	02.18.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
 62 #Jgtlgu

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CLIENTS NAME:  
 PROJECT NO: GMD1049  
 SHEET TITLE:  
 RGPY GNN-  
 TQQH#RNC P#  
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 Q exqdg#B : #123 ;  
 SHEET NO:  
 303#

**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 N1021.2.  
EXTERIOR WALLS: R-15 BATTS MINIMUM. VERIFY  
CEILING WITH ATTIC ABOVE: R-38 BATTS MINIMUM. VERIFY  
FLOOR OVER GARAGE: R-14 BATTS MINIMUM. VERIFY  
ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY  
CRANK SPACE FLOORING: R-14 BATTS MINIMUM. VERIFY

**KEY NOTES:**

**MASONRY:**

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROWLOCK COURSE.
- N/A

**TYPICALS:**

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.B.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

**SIDING:**

- 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.)
- 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.)
- 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.)
- VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.  
(AT SPECIFIED LOCATIONS:  
FIBER CEMENT BOARD SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL TRIM SIZE AS NOTED  
(AT SPECIFIC LOCATIONS:  
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
- PYRON 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 NCRG SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

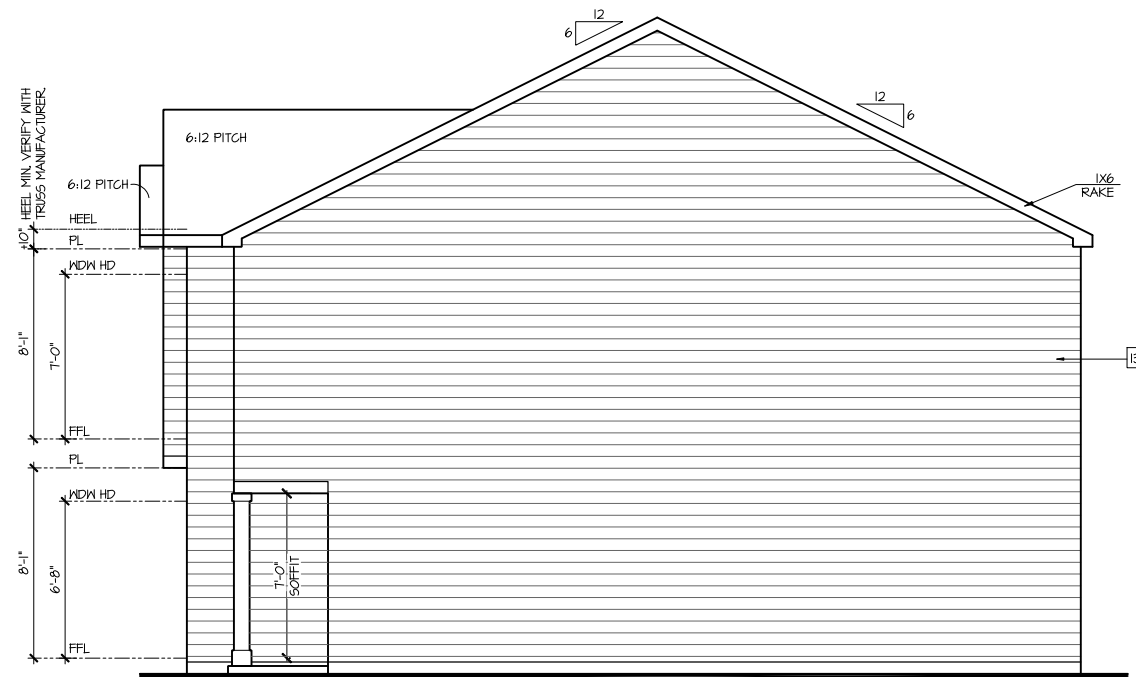
NOTES AT OPT 9'-1" PLT:

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



Left Elevation 'B'

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



Right Elevation 'B'

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



Rear Elevation 'B'

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

NO.	DATE:	REVISION:
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PROFESSIONAL SEAL:

PROJECT TITLE:

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PROJECT NO: GMD17049

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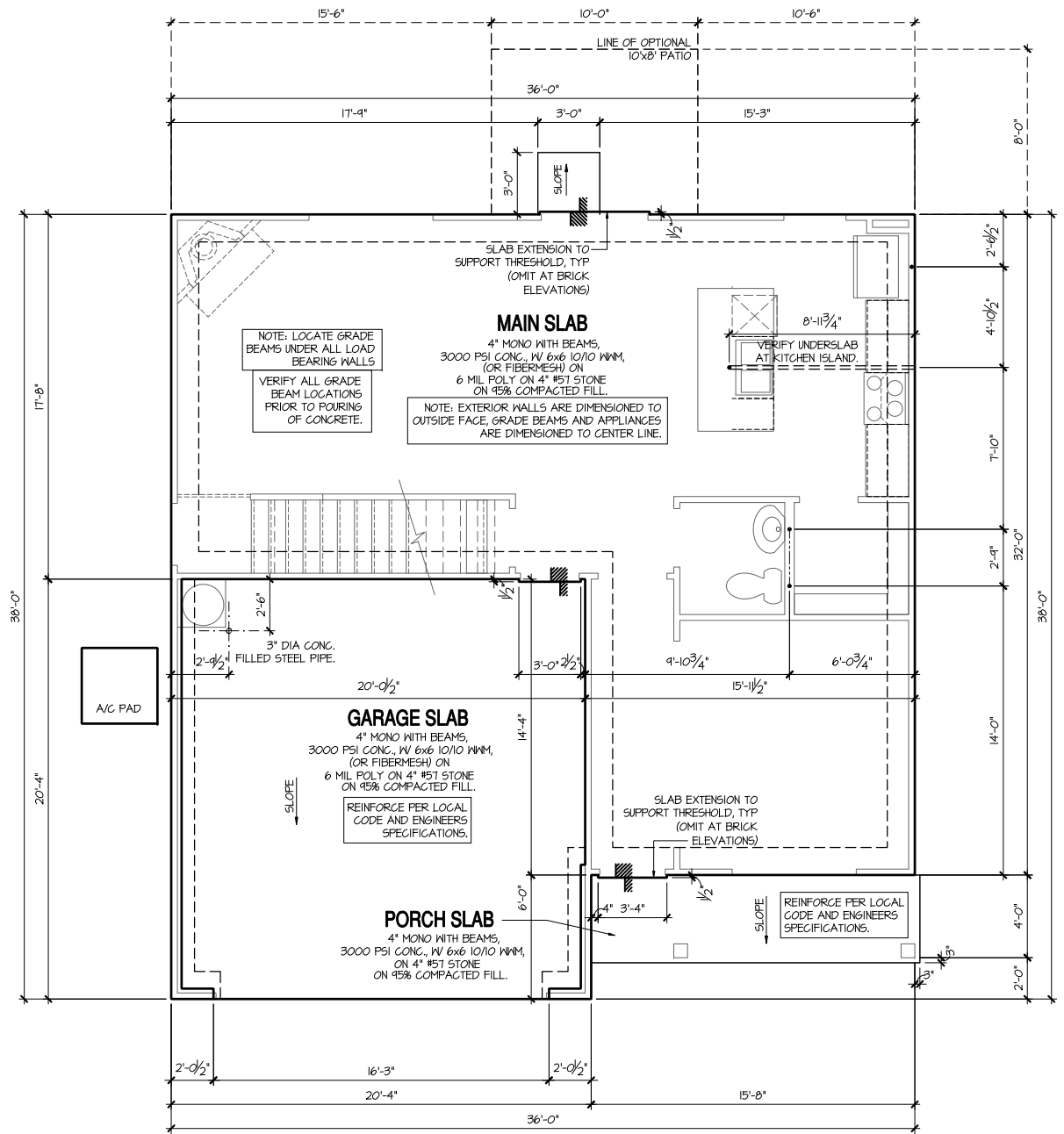
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- NOTES FOR NORTH CAROLINA:**
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
  - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
  - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
  - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
  - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
  - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
  - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
  - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
  - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
  - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
  - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.  
8 1/4" MAX AT INSWING DOORS. (PER NCG SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCG SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
  - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, PROTECT THE WATER HEATER WITH 3" DIA CONCRETE FILLED STEEL PIPE EMBEDDED INTO CONCRETE FOOTING.
  - SOILS TREATMENT:  
BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.  
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTATION ACCORDING TO THE STANDARDS OF THE NC DEPT OF AGRICULTURE.)
  - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.



## Monolithic Slab Plan 'B'

SCALE: 1/4"=1'-0" AT 22'x34" LAYOUT 1/8"=1'-0" AT 11'x17" LAYOUT

NO.	DATE	REVISION
1	02.18.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

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CLIENTS NAME:



PROJECT NO: GMD1049

SHEET TITLE:

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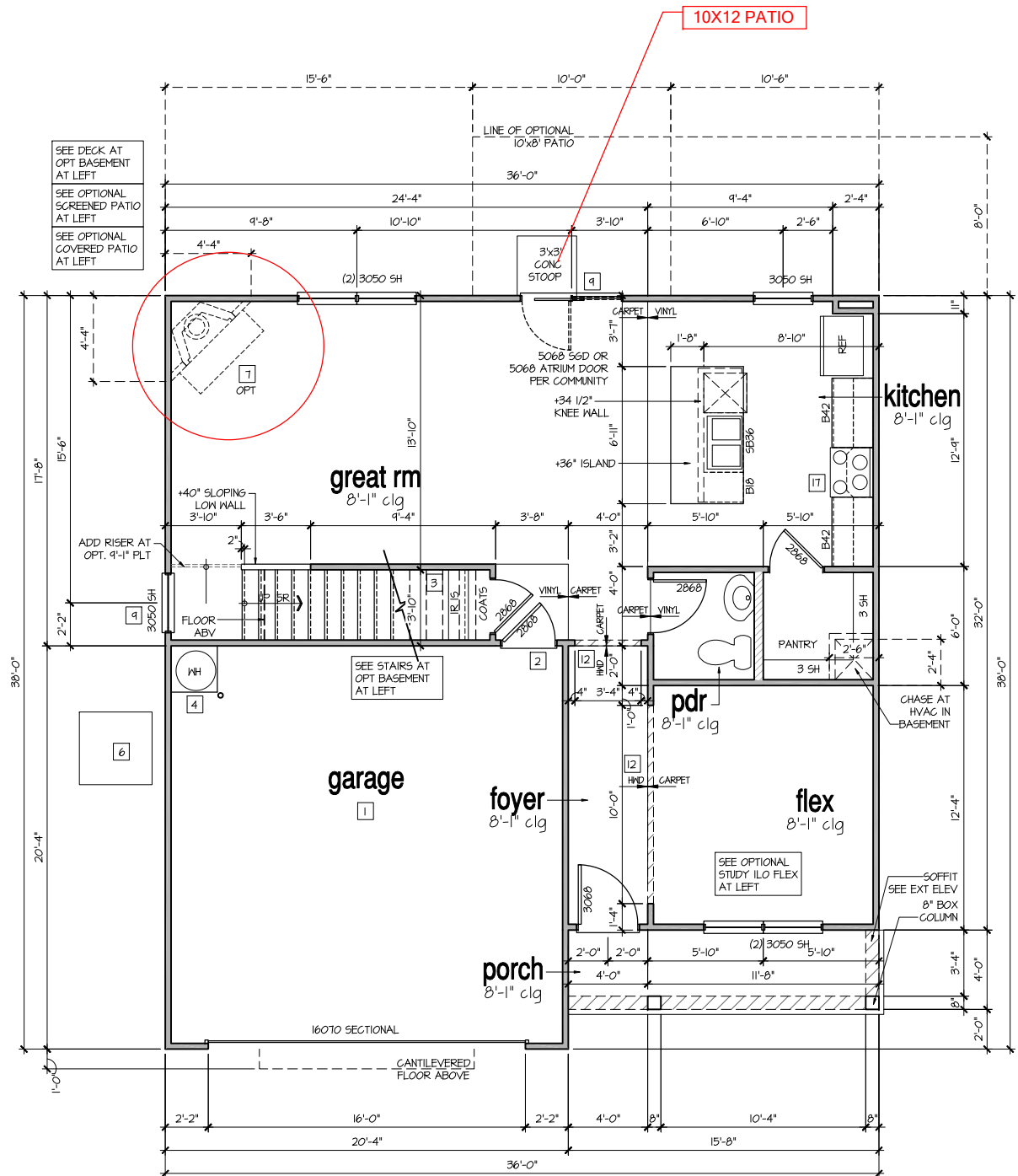
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1st Floor Plan 'B'  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

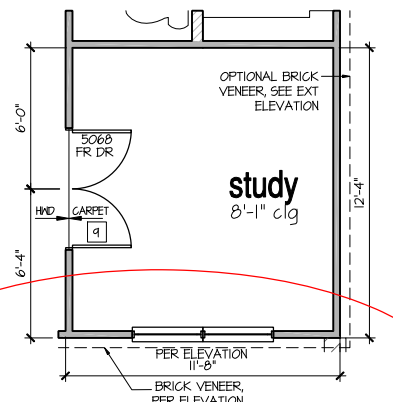
SEE DECK AT OPT BASEMENT AT LEFT  
SEE OPTIONAL SCREENED PATIO AT LEFT  
SEE OPTIONAL COVERED PATIO AT LEFT

10X12 PATIO

**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

**8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 1.50" = 120 1/4" TOTAL  
RISE VERIFY



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

- 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		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:**

- FIRE PROTECTION:**
- [1] 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.)
  - [2] HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCR SECTION R302.5.I)
  - [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11
  - [4] GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCR-PLUMBING)
  - [5] FAU 8'X8' PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (8'-0" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'x6" OVER 2'x4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
  - [6] A/C CONDENSER PAD. (VERIFY)
  - [7] PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [8] ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER NCR 807.1.) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCR 302.5.I EXCEPTION.
  - [9] TYPICALS.
  - [10] TEMPERED SAFETY GLASS. (PER NCR SECTION 308.4)
  - [11] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - [12] HALF WALL, HEIGHT AS NOTED.
  - [13] INTERIOR SOFFITS: FFL = 8'-1" UNO. SFL = 7'-6" UNO. BATHS:
  - [14] SHOWER, TEMPERED GLASS ENCLOSURE.
  - [15] TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
  - [16] CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
  - [17] ACRYLIC TUB W/ CERAMIC PLATFORM KITCHEN:
  - [18] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [19] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [20] ELECTRIC OVEN WITH MICROWAVE OVEN.

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PROJECT TITLE:  
62 #Jgtlgu

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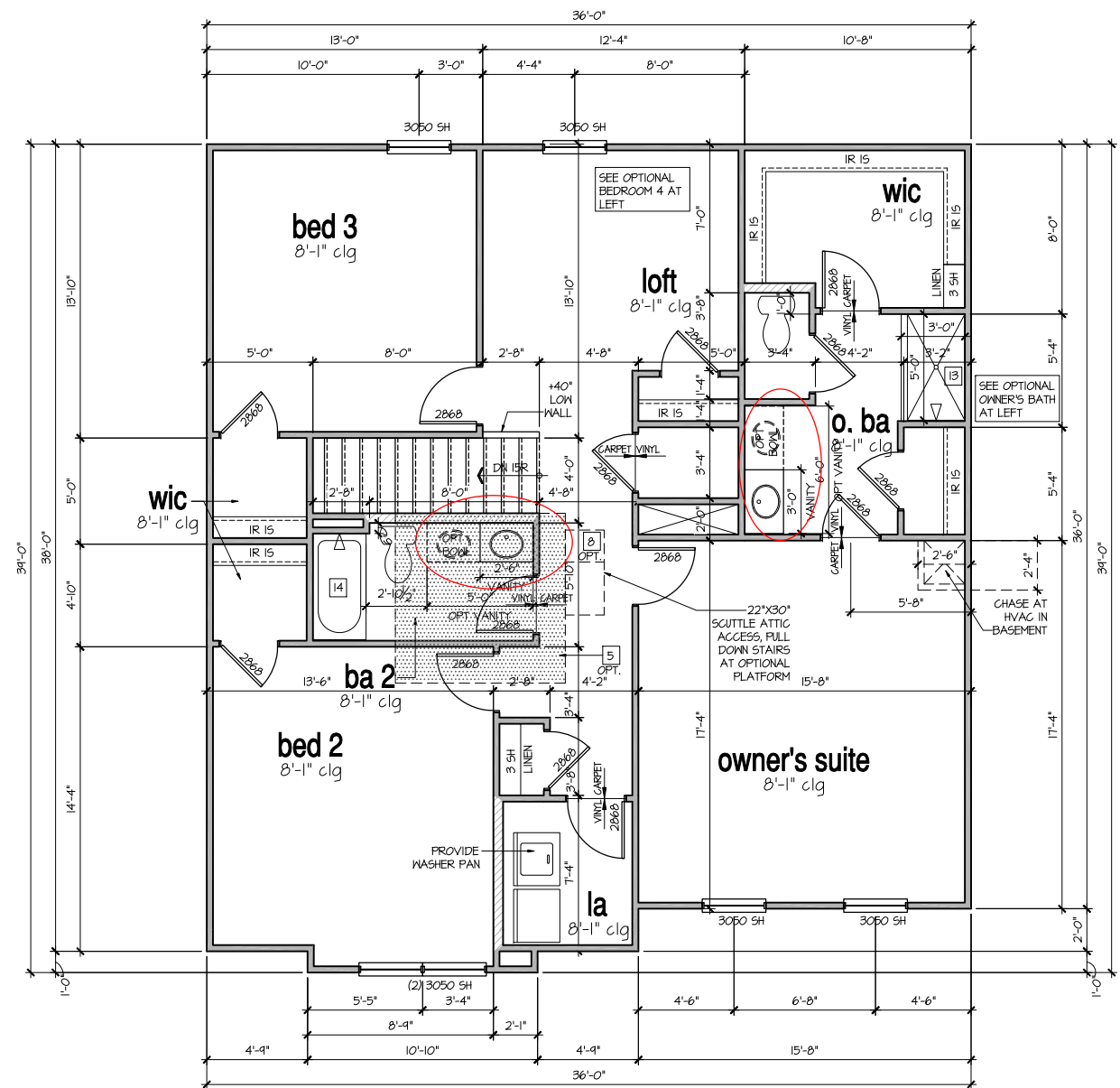


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SHEET TITLE:  
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PRINT DATE:  
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SHEET NO:  
603 #D

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**2nd Floor Plan 'B'**  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

**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 +/- 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" UN.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" UN.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
	LON GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED		DRYWALL OPENING HEIGHT AS NOTED ON PLAN

- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
  - [1] 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)
  - [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)
  - [3] 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
  - [4] GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCRG-PLUMBING)
  - [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.)
  - [6] A/C CONDENSER PAD. (VERIFY)
  - [7] PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [8] ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER NCRG 807.1) 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.
  - TYPICALS:
  - [9] TEMPERED SAFETY GLASS. (PER NCRG SECTION 308.4)
  - [10] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - [11] HALF WALL, HEIGHT AS NOTED.
  - [12] INTERIOR SOFFITS: FFL = 8'-4" UN.O. SFL = 7'-6" UN.O. BATHS:
  - [13] SHOWER. TEMPERED GLASS ENCLOSURE.
  - [14] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - [15] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - [16] ACRYLIC TUB W/ CERAMIC PLATFORM
  - KITCHEN:
  - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ADV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.

NO.	DATE:	REVISION:
1	02.18.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
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CLIENTS NAME:



PROJECT NO: GMD1049

SHEET TITLE:  
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4pf #INQQT  
RNC P #6GRHÜ -

PRINT DATE:  
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SHEET NO:  
703 #D

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

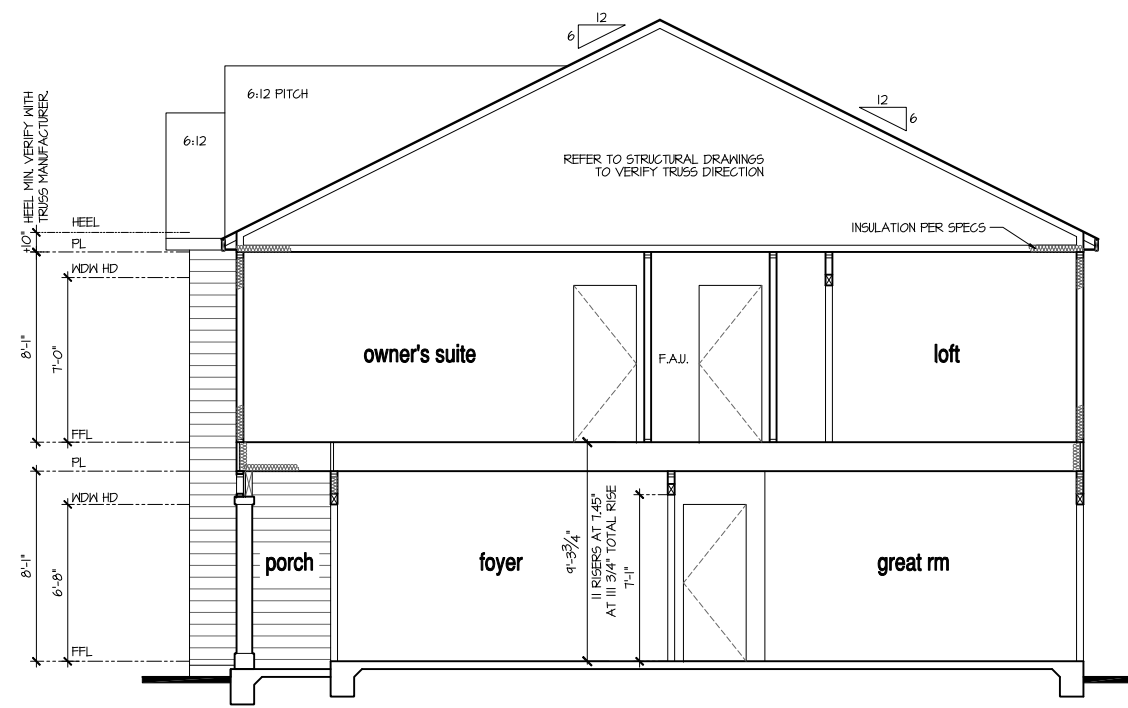
**8'-1" STAIR NOTE:**  
 (USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 1.45" = 111 3/4" TOTAL RISE VERIFY

**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.
- FLOOR 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 BATTS MINIMUM. VERIFY
  - EXTERIOR WALLS ZONE 4: R-15 BATTS MINIMUM. VERIFY
  - CEILING WITH ATTIC ABOVE COMPRESSED INSULATION: R-30 BATTS MINIMUM. VERIFY
  - CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES): R-30 BATTS MINIMUM. VERIFY
  - FLOOR OVER GARAGE: R-19 BATTS MINIMUM. VERIFY
  - ATTIC KNEEWALL: R-19 BATTS MINIMUM. VERIFY
  - CRAWL SPACE FLOORING: R-19 BATTS 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

NO:	DATE:	REVISION:
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PROJECT TITLE:  
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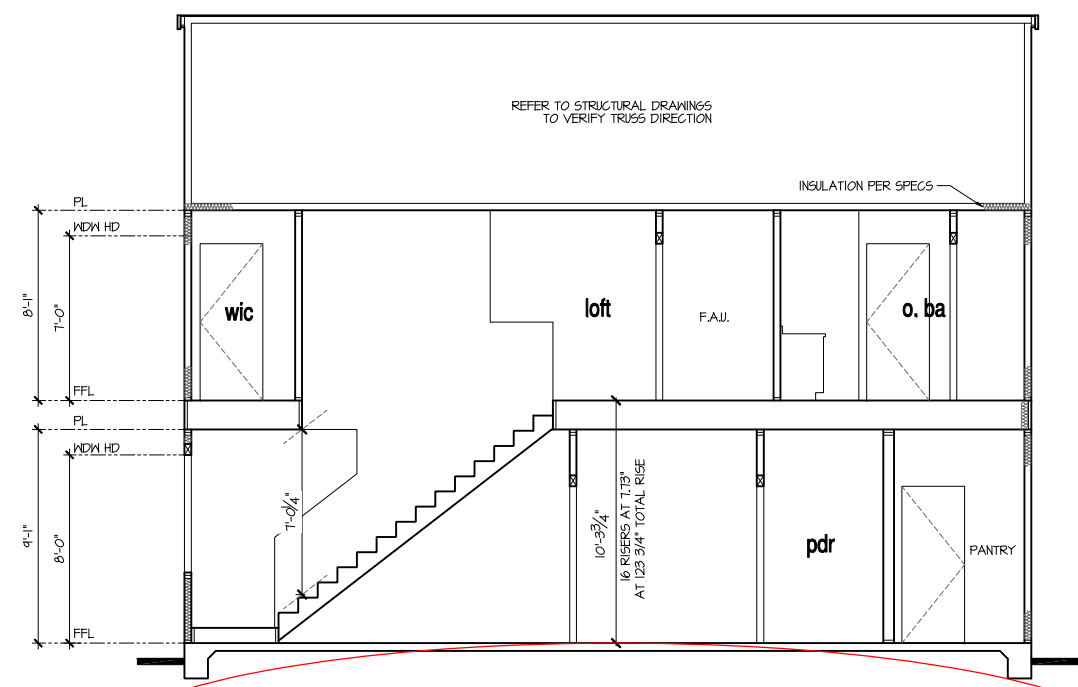
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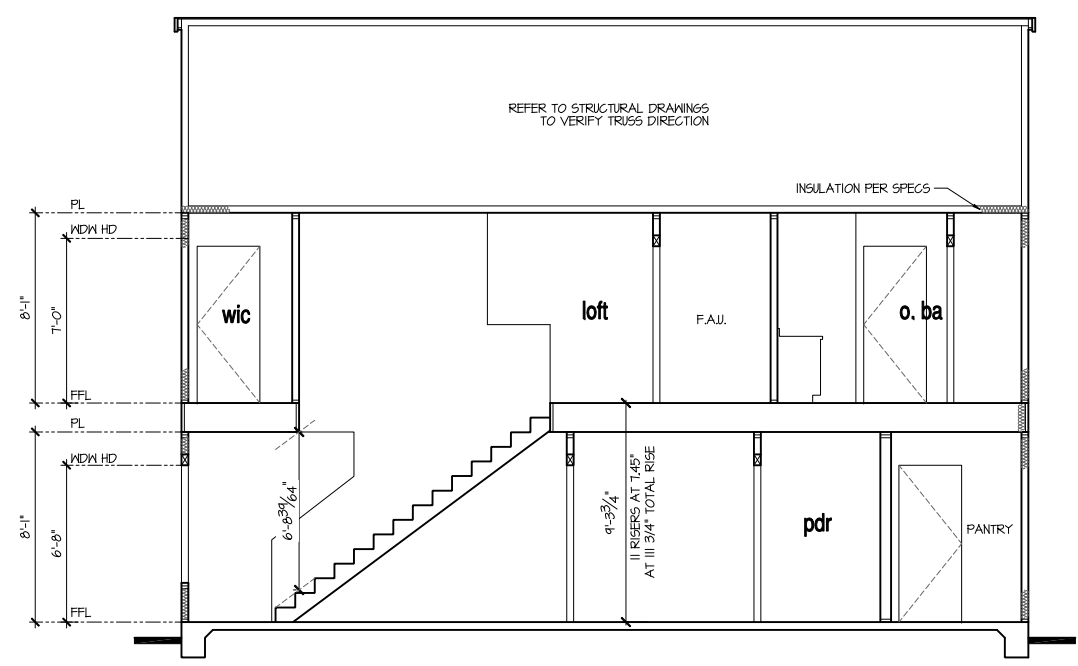
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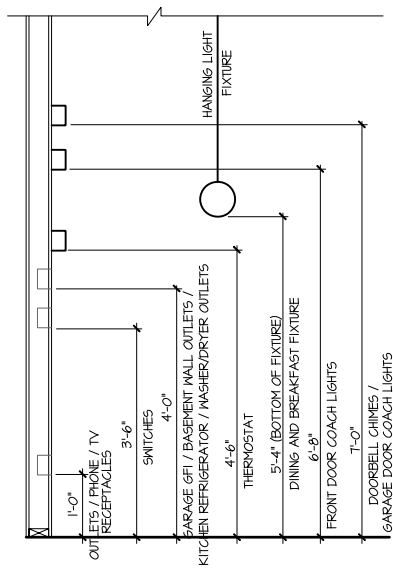


**Building Section 2 at Optional 9' Plt**  
 SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

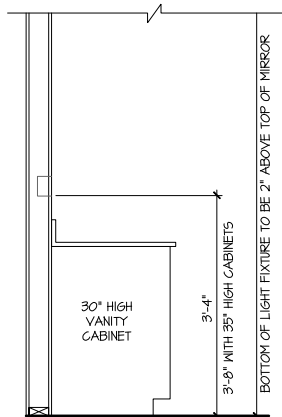


**Building Section 2 at Monolithic Slab**  
 SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

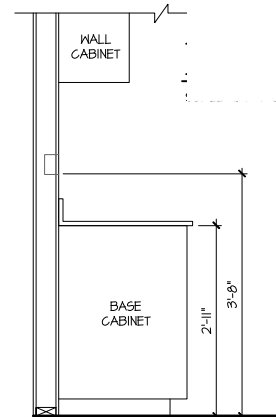




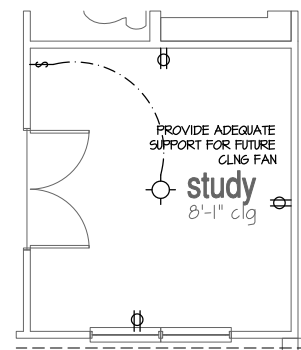
STANDARD ELECTRICAL BOX HEIGHTS



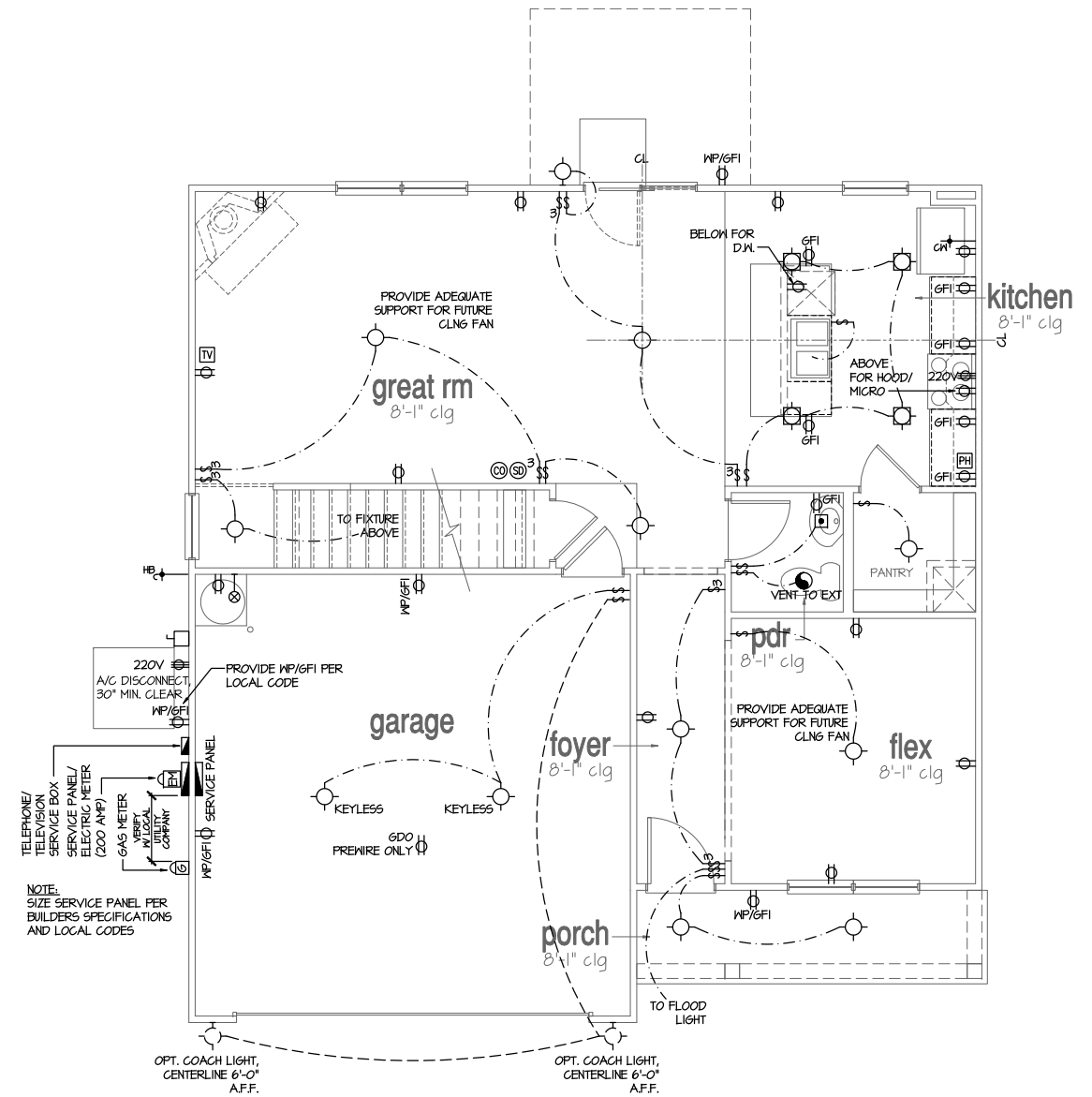
SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS



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



1st Floor Plan

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

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC 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
⊕WP/GFI	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
⊕	WALL SWITCH	⊕	HALL MOUNT FIXTURE	⊕	TELEVISION
⊕3	THREE-WAY SWITCH	⊕	EXHAUST FAN (VENT TO EXTERIOR)	⊕	ELECTRIC METER
⊕4	FOUR-WAY SWITCH	⊕		⊕	ELECTRIC PANEL
		⊕		⊕	DISCONNECT SWITCH

NO:	DATE:	REVISION:
1	02.18.21	

PROFESSIONAL SEAL:

PROJECT TITLE:

62-#Jgtlgu

CLIENTS NAME:



PROJECT NO: GMD1049

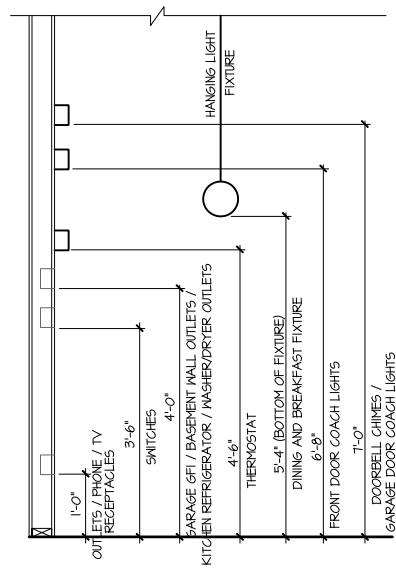
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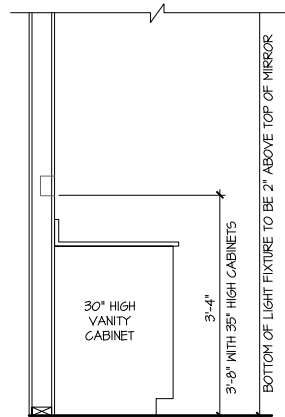
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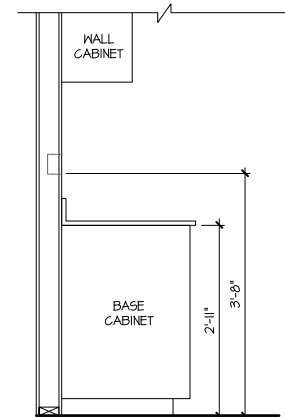
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STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



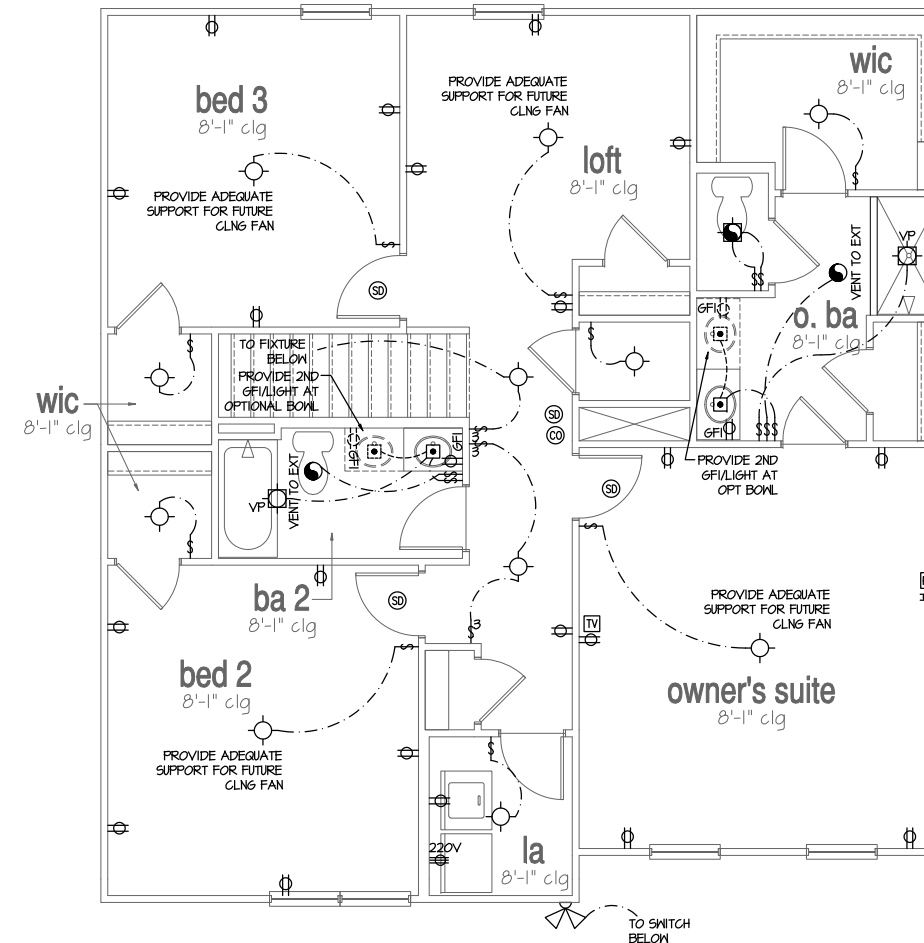
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC 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
⊕WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊕	HANGING FIXTURE	⊕	PUSHBUTTON SWITCH
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⊕220V	220 VOLT OUTLET	⊕	3-LIGHT VANITY FIXTURE	⊕	THERMOSTAT
⊕	REINFORCED JUNCTION BOX	⊕	4-LIGHT VANITY FIXTURE	⊕	TELEPHONE
⊕	WALL SWITCH	⊕	WALL MOUNT FIXTURE	⊕	TELEVISION
⊕3	THREE-WAY SWITCH	⊕	EXHAUST FAN (VENT TO EXTERIOR)	⊕	ELECTRIC METER
⊕4	FOUR-WAY SWITCH	⊕		⊕	ELECTRIC PANEL
		⊕		⊕	DISCONNECT SWITCH



2nd Floor Plan

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

NO.	DATE	REVISION
1	02.18.21	

PROFESSIONAL SEAL:

PROJECT TITLE:  
62-#Jgtlgu

CLIENTS NAME:  
Express HOMES



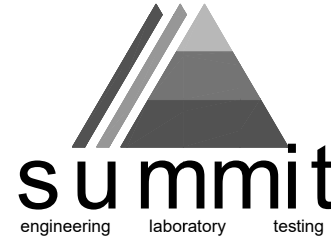
PROJECT NO: GMD17049

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

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	18.2-20.0	18.9-20.7	20.4-21.3
ZONE 5	18.2-24.0	19.2-25.2	19.9-26.1	20.4-26.9

8. Seismic

- Site Class \_\_\_\_\_ D
- Design Category \_\_\_\_\_ C
- Importance Factor \_\_\_\_\_ 1.0
- Seismic Use Group \_\_\_\_\_ I
- Spectral Response Acceleration
  - 8.5.1. Sm = %g
  - 8.5.2. Sm1 = %g
- Seismic Base Shear
  - 8.6.1. Vx = \_\_\_\_\_
  - 8.6.2. 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 \_\_\_\_\_ 3000psf

STRUCTURAL PLANS PREPARED FOR:  
**PENWELL (B,K)**

PROJECT ADDRESS: TBD  
 OWNER: DR Horton, Inc.  
 8001 Arrairidge Blvd.  
 Charlotte, NC 28273

DESIGNER: GMD Design Group  
 102 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
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
D&P	DOUBLE STUD POCKET	S&T	SIMPSON STRONG-TIE
EE	EACH END	SYP	SOUTHERN YELLOW PINE
EW	EACH WAY	TJ	TRIPLE JOIST
NTS	NOT TO SCALE	T&P	TRIPLE STUD POCKET
OC	ON CENTER	TYP	TYPICAL
P&F	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:

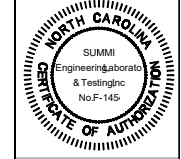
Sheet No.	Description
C&I	Cover Sheet, Specifications, Revisions
S10m	Monolithic Slab Foundation
S10s	Stem Wall Foundation
S10c	Crawl Space Foundation
S10b	Basement Foundation
S20	Basement Plan
S30	First Floor Plan
S40	Second Floor Plan
S50	Roof Framing Plan

REVISION LIST:

Revision No.	Date	Project No.	Description
1	3.16.21	T0082	Added OX-15 Bracing Plan

DR HORTON PROJECT SIGN-OFF:

Manager	Signature
Operations	
Operations System	
Operations Product Development	



CLIENT:  
 DR Horton, Inc.  
 8001 Arrairidge Blvd.  
 Charlotte, NC 28273

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.

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 308: "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:
  - 3.1. Footings: 5%
  - 3.2. Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER.

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 A63, 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 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.

WOOD TRUSSES:

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Sumit 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" (HIB-9). 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.
- 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.
- 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 TRUSSES:

- 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 "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern Yellow Pine (SYP) #2 or South Spruce Pine (SFP) #2. LVL or FSL engineered wood shall have the following minimum design values:
    - 21. E = 13000000 psi
    - 22. F<sub>b</sub> = 2600 psi
    - 23. F<sub>v</sub> = 285 psi
    - 24. F<sub>c</sub> = 1000 psi
  - Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with ALUPA standard C-15. All other moisture exposed wood shall be treated in accordance with ALUPA standard C-2
  - Nails shall be common wire nails unless otherwise noted.
  - Lag screws shall conform to ANSI/ASME standard B18.21-1981. 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 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.
  - 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:

- 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 AFA 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 AFA 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 1x4 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 AFA.
- 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.

PROJECT: Penwell LH  
 Coversheet



STRUCTURAL MEMBERS ONLY

DATE: 04/06/21  
 SCALE: 3/8" = 1'-0"  
 PROJECT: 18B-0008  
 DRAWN BY: JSP  
 CHECKED BY: BCP

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET C&I

**FOUNDATION NOTES:**

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- STRUCTURAL CONCRETE TO BE  $F_c = 3000$  PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
- FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
- FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
- FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
- PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
- PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
- CRAWL SPACE TO BE GRADED LEVEL, AND CLEARED OF ALL DEBRIS.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE SECTION R403.16. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:

DJ = DOUBLE JOIST	SJ = SINGLE JOIST
GT = GIRDER TRUSS	FT = FLOOR TRUSS
SC = STUD COLUMN	DR = DOUBLE RAFTER
EE = EACH END	TR = TRIPLE RAFTER
TJ = TRIPLE JOIST	OC = ON CENTER
CL = CENTER LINE	FL = FOOT LOAD

- ALL PIERS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL. (UNO)
- WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN.
- A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
- ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLDINGS, ADDITIONAL INFORMATION PER SECTION R602.10.3 AND FIGURES R602.10.6.5, R602.10.7, R602.10.8(1) AND R602.10.8(2) OF THE 2015 IRC

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER UNO

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R405.1

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DR. HORTON. COMPLETED/REVISED ON 02/02/20. 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.

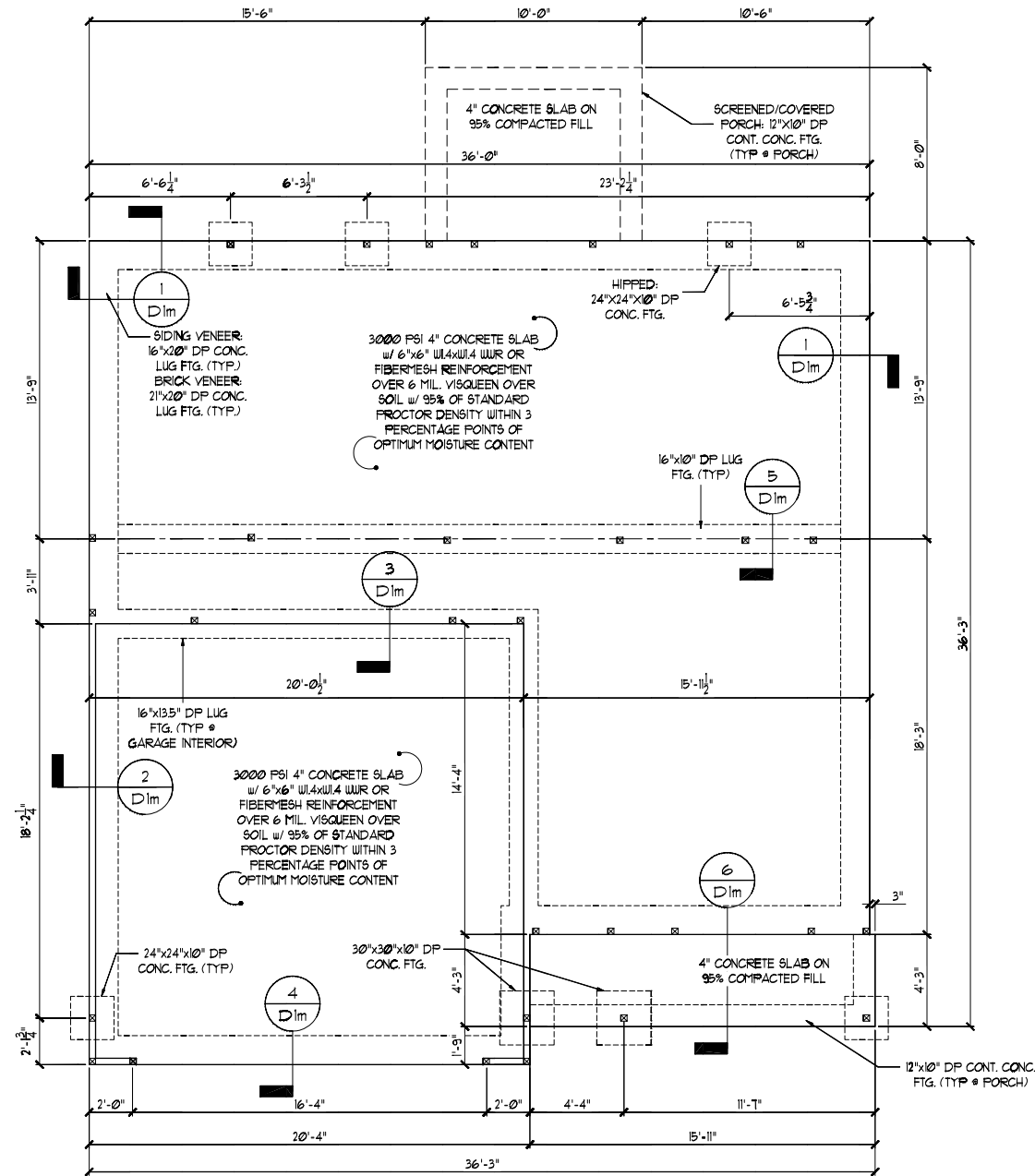
**STRUCTURAL MEMBERS ONLY**

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'-3/4" OR 1/8"=1'-0" ON 11'-1"



ELEVATION BFK

CLIENT:  
DR. HORTON, INC.  
8601 Arrowridge Blvd.  
Charlotte, NC 28213

PROJECT:  
Pamell LH  
Monolithic Slab Foundation

SEAL  
046048  
ENGINEER  
PHILBRICK, J.S.  
5/28/21

STRUCTURAL MEMBERS ONLY

DATE: 04/08/21  
SCALE: 1/4"=1'-0"  
PROJECT: 4-188-2008  
DRAWN BY: JSP  
CHECKED BY: BCP

PROJECT # 4-188-2008  
DATE 04/08/21

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SI.0m

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			• PANEL EDGES	• INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS @ 1" O.C.	5d COOLER NAILS @ 1" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
FF	WOOD STRUCTURAL PANEL	1/16"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4

\*OR EQUIVALENT PER TABLE R102.3.5

**GENERAL STRUCTURAL NOTES:**

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
- PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:  
MICROLAM (LVL):  $F_c = 2600$  PSI,  $F_v = 285$  PSI,  $E = 1.9 \times 10^6$  PSI  
PARALLAM (PSL):  $F_c = 2300$  PSI,  $F_v = 230$  PSI,  $E = 1.25 \times 10^6$  PSI
- ALL WOOD MEMBERS SHALL BE 1/2" STYP/2 SFF UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE 1/2" STYP/2 SFF (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 1/2" STYP/2 SFF STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6, MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS, 4-PLY LVLs AND 3-PLY SIDE LOADED LVLs SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1/D37. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
- ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 STYP 2/SFF 2, DROPPED. FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 STYP 2/SFF 2, DROPPED. (UNLESS NOTED OTHERWISE)
- ABBREVIATIONS:

- DJ = DOUBLE JOIST      SJ = SINGLE JOIST  
GT = GIRDER TRUSS      FT = FLOOR TRUSS  
SC = STUD COLUMN      DR = DOUBLE RAFTER  
EE = EACH END          TR = TRIPLE RAFTER  
TJ = TRIPLE JOIST      OC = ON CENTER  
CL = CENTER LINE      PL = POINT LOAD

NOTE: ----- DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL.

JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

INSTALL ANY REQUIRED HOLDINGS PER SECTION R602.10.8 AND FIGURES R602.10.6.5, R602.10.7, R602.10.8(1) AND R602.10.8(2) OF THE 2018 IRC

NOTE: MEMBER NOTED AS PRESSURE TREATED MAY BE FRAMED WITH NON-PRESSURE TREATED LUMBER PROVIDED THE ENTIRETY OF THE MEMBER IS WRAPPED TO PREVENT MOISTURE INTRUSION.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DR. HORTON. COMPLETED/REVISED ON 02/18/20. 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.

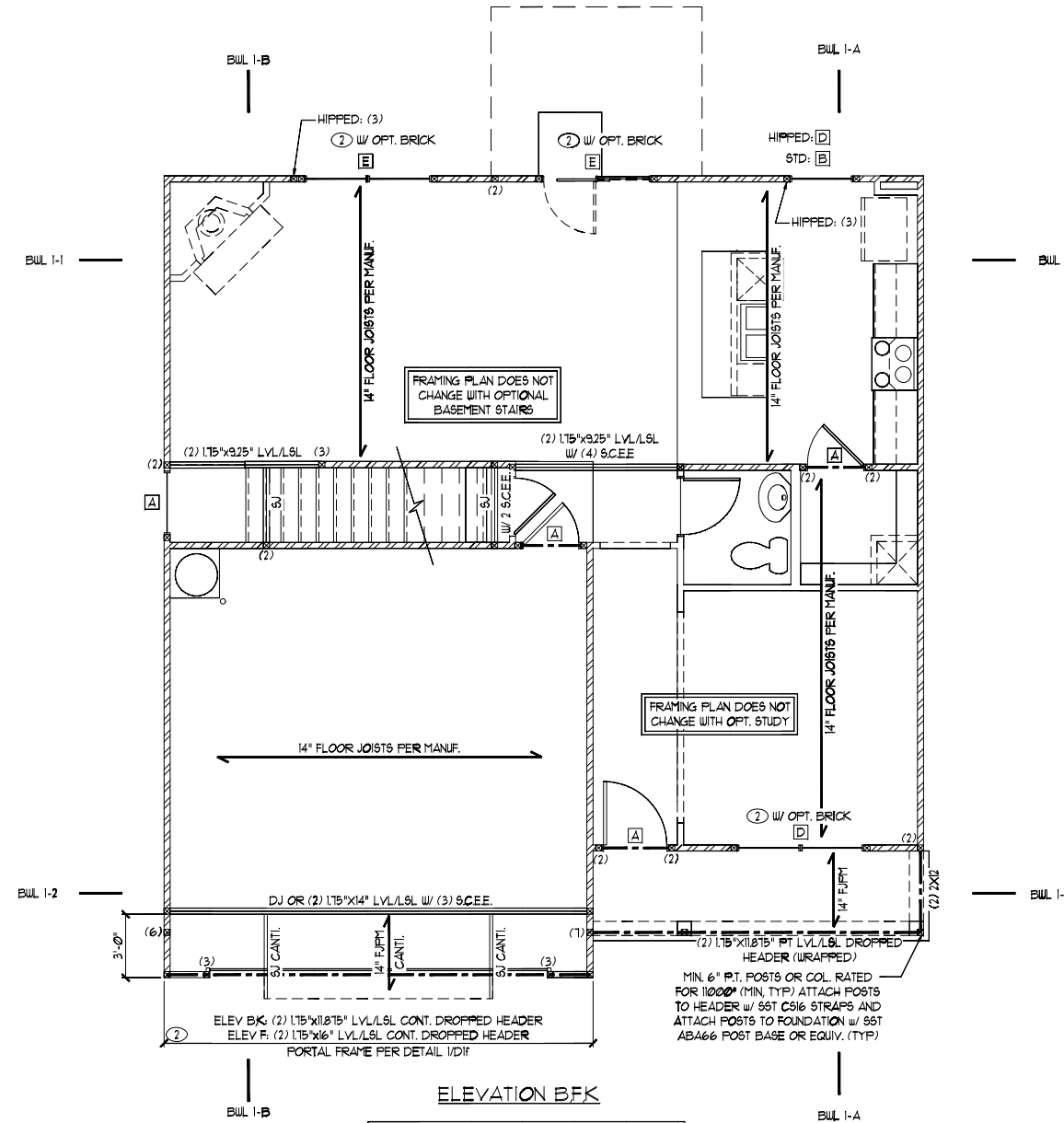
**STRUCTURAL MEMBERS ONLY**

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**FIRST FLOOR FRAMING PLAN**

SCALE: 1/4" = 1'-0" ON 27"x34" OR 1/8" = 1'-0" ON 11"x17"



FIRST FLOOR BRACING (FT)		
	CONTINUOUS SHEATHING METHOD	
	REQUIRED	PROVIDED
BULL 1-1	9.5	21.9
BULL 1-2	9.5	12.6
BULL 1-A	8.9	32.0
BULL 1-B	8.9	35.0

HEADER SCHEDULE		
TAG	SIZE	JACKS (EACH END)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 3-1/4" LBL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(2)

HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. SC NOTED ON PLAN OVERRIDE SC LISTED ABOVE.

LINTEL SCHEDULE		
TAG	SIZE	OPENING SIZE
1	L3x3x1/4"	LESS THAN 6'-0"
2	L5x3x1/4"	6'-0" TO 10'-0"
3	L5x3-1/2"x5/16"	GREATER THAN 10'-0"
4	L5x3-1/2"x5/16"	ALL ARCHED OPENINGS

SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR 3)

ALL HEADERS WHERE BRICK IS USED, TO BE: 1 (UNO)

WALL STUD SCHEDULE		
1ST & 2ND FLOOR LOAD BEARING STUDS: 2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.		
1ST FLOOR LOAD BEARING STUDS w/ WALK-UP ATTIC: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.		
BASEMENT LOAD BEARING STUDS: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.		
NON-LOAD BEARING STUDS (ALL FLOORS): 2x4 STUDS @ 24" O.C.		
TWO STORY WALLS: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY		

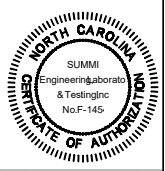
KING STUD REQUIREMENTS	
OPENING WIDTH	KINGS (EACH END)
LESS THAN 3'-0"	(1)
3'-0" TO 4'-0"	(2)
4'-0" TO 8'-0"	(3)
8'-0" TO 12'-0"	(5)
12'-0" TO 16'-0"	(6)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

**BRACED WALL NOTES:**

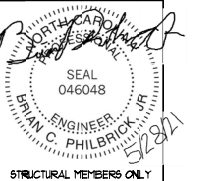
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ALLOWED PER SECTION R602.10 OF THE 2018 NC RESIDENTIAL CODE.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH IRC TABLE R602.10.4.
- ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.5.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE INTERIOR SIDE OF BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET.
- MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.9 OF THE 2018 IRC.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.82 AND FIGURES R602.10.8(1)&(2)&(3).
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.11
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.6.4 (UNO)
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:

GB = GYPSUM BOARD    WSP = WOOD STRUCTURAL PANEL  
CS-XXX = CONT. SHEATHED    ENG = ENGINEERED SOLUTION  
FF = PORTAL FRAME    FF-ENG = ENG. PORTAL FRAME



CLIENT:  
DR. Horton, Inc.  
8600 Aronclidge Blvd.  
Charlotte, NC 28213

PROJECT:  
Pamell LH  
First Floor Framing Plan



DATE	BY	SCALE
09/10/2018	JSP	1/4" = 1'-0"
02/18/2020	JSP	1/4" = 1'-0"
02/18/2020	JSP	1/4" = 1'-0"

DESIGNED BY: JSP  
CHECKED BY: BCP

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

93.0

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			• PANEL EDGES	• INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 1" O.C.	5d COOLER NAILS** @ 1" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
FF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4

\*\*OR EQUIVALENT PER TABLE R102.35

**GENERAL STRUCTURAL NOTES:**

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
- PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:  
MICROLLAM (LVL):  $F_b = 2600$  PSI,  $F_v = 285$  PSI,  $E = 1.9 \times 10^6$  PSI  
PARALLAM (PSL):  $F_b = 2900$  PSI,  $F_v = 290$  PSI,  $E = 1.25 \times 10^6$  PSI
- ALL WOOD MEMBERS SHALL BE #2 SYP/2 SFF UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP/2 SFF (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP/2 SFF STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE SECTION R403.1.6, MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS, 4-PLY LVL'S AND 3-PLY SIDE LOADED LVL'S SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1031. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
- ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SYP #2 SFF #2, DROPPED FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 SYP #2 SFF #2, DROPPED. (UNLESS NOTED OTHERWISE)
- ABBREVIATIONS:

- |                   |                    |
|-------------------|--------------------|
| DJ = DOUBLE JOIST | SJ = SINGLE JOIST  |
| GT = GIRDER TRUSS | FT = FLOOR TRUSS   |
| SC = STUD COLUMN  | DR = DOUBLE RAFTER |
| EE = EACH END     | TR = TRIPLE RAFTER |
| TJ = TRIPLE JOIST | OC = ON CENTER     |
| CL = CENTER LINE  | PL = POINT LOAD    |

NOTE:  
----- DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL.

JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

INSTALL ANY REQUIRED HOLDDOWNS PER SECTION R602.10.8 AND FIGURES R602.10.6.5, R602.10.7, R602.10.8(1) AND R602.10.8(2) OF THE 2018 IRC

NOTE: MEMBER NOTED AS PRESSURE TREATED MAY BE FRAMED WITH NON-PRESSURE TREATED LUMBER PROVIDED THE ENTIRETY OF THE MEMBER IS WRAPPED TO PREVENT MOISTURE INTRUSION.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DE HORTON. COMPLETED/REVISED ON 02/19/20. 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.

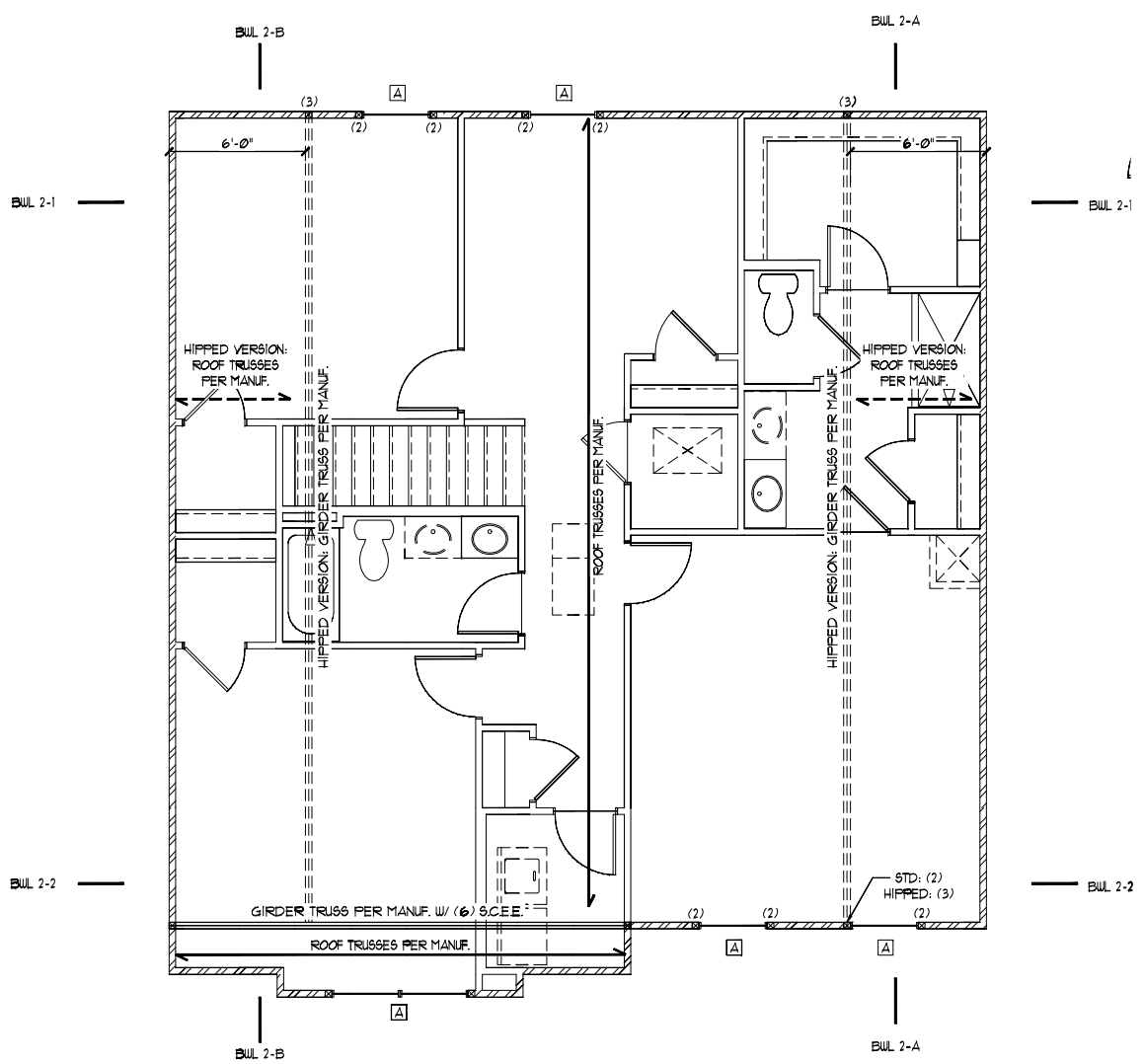
**STRUCTURAL MEMBERS ONLY**

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**FIRST FLOOR FRAMING PLAN**

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



ELEVATION BFK

	CONTINUOUS SHEATHING METHOD	
	REQUIRED	PROVIDED
BUL 2-1	4.1	30.0
BUL 2-2	4.1	24.0
BUL 2-A	3.1	36.0
BUL 2-B	3.1	38.0

HEADER SCHEDULE		
TAG	SIZE	JACKS (EACH END)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 9-1/4" LSL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(2)

HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. SC NOTED ON PLAN OVERRIDES SC LISTED ABOVE.

LINTEL SCHEDULE		
TAG	SIZE	OPENING SIZE
1	L3x3x1/4"	LESS THAN 6'-0"
2	L5x3x1/4"	6'-0" TO 10'-0"
3	L5x3-1/2"x5/16"	GREATER THAN 10'-0"
4	L5x3-1/2"x5/16" ROLLED OR EQUIV.	ALL ARCHED OPENINGS

SECURE LINTEL TO HEADER W/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR 3)

ALL HEADERS WHERE BRICK IS USED, TO BE: (1) (UNO)

WALL STUD SCHEDULE	
1ST & 2ND FLOOR LOAD BEARING STUDS:	2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.
1ST FLOOR LOAD BEARING STUDS W/ WALK-UP ATTIC:	2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.
BASEMENT LOAD BEARING STUDS:	2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.
NON-LOAD BEARING STUDS (ALL FLOORS):	2x4 STUDS @ 24" O.C.
TWO STORY WALLS:	2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED W/ CROSS BRACING @ 6'-0" O.C. VERTICALLY

KING STUD REQUIREMENTS	
OPENING WIDTH	KINGS (EACH END)
LESS THAN 3'-0"	(1)
3'-0" TO 4'-0"	(2)
4'-0" TO 8'-0"	(3)
8'-0" TO 12'-0"	(5)
12'-0" TO 16'-0"	(6)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ALLOWED PER SECTION R602.10 OF THE 2018 NC RESIDENTIAL CODE.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH IRC TABLE R602.10.4.
- ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.5.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET.
- MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.9 OF THE 2018 IRC.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8.2 AND FIGURES R602.10.8(1)&(2)&(3).
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.11.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.6.4 (UNO).
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS. ABBREVIATIONS:

GB = GYPSUM BOARD WSP = WOOD STRUCTURAL PANEL  
CS-XXXX = CONT. SHEATHED ENG = ENGINEERED FRAME  
FF = PORTAL FRAME FF-ENG = ENG. PORTAL FRAME

**summit** ENGINEERING LABORATORY & TESTING, P.C.  
3070 HAMMOND BUSINESS PLACE, SUITE 171  
RALEIGH, NC 27603  
OFFICE: 919.380.9991  
FAX: 919.380.9993  
WWW.SUMMIT-COMPANIES.COM

**SUMMIT** ENGINEERING LABORATORY & TESTING, P.C.  
No. F-145  
STATE OF NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER

CLIENT:  
DE HORTON, INC.  
8601 Arrowridge Blvd.  
Charlotte, NC 28133

PROJECT:  
Pamell LH  
First Floor Framing Plan

DATE: 02/19/20  
SCALE: 1/4" = 1'-0" / 1/8" = 1'-0"  
PROJECT: 188-0000  
DRAWN BY: JSP  
CHECKED BY: BCP

ORIGINAL INFORMATION  
PROJECT # 188-0000  
DATE 02/19/20

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SEAL  
046048  
ENGINEER  
BRYAN C. PHILBROCK  
512821

STRUCTURAL MEMBERS ONLY

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CLIENT:  
 DR Horton, Inc.  
 8600 Aronkirk Blvd.  
 Charlotte, NC 28213

PROJECT:  
 Parnell LH  
 First Floor Framing Plan



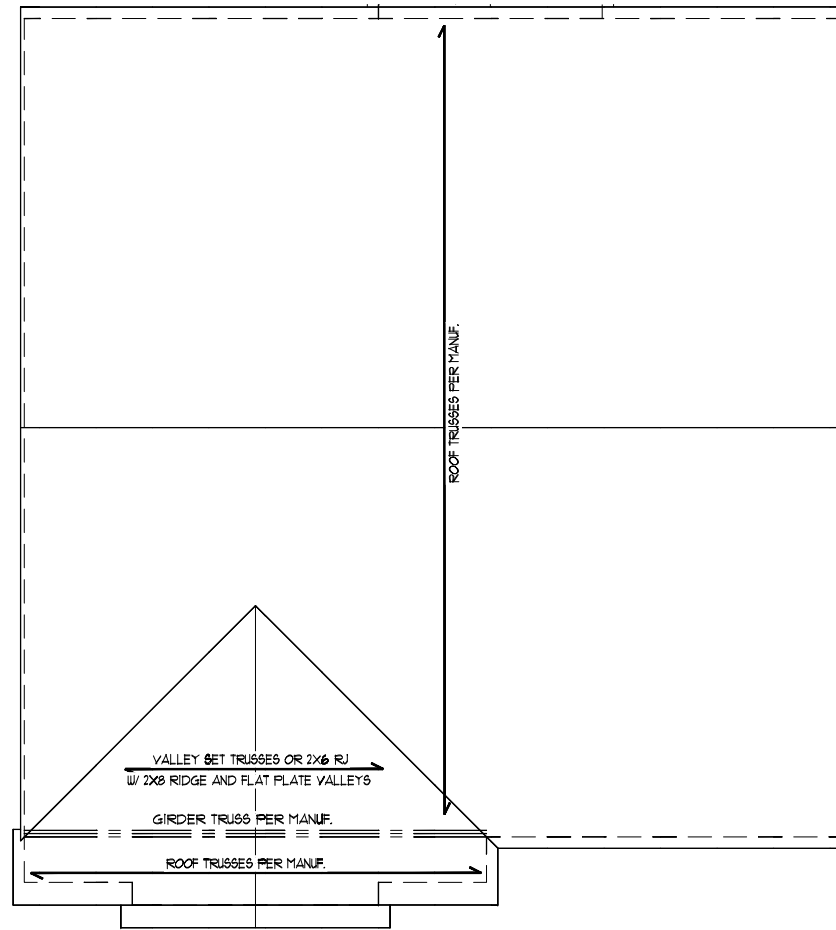
STRUCTURAL MEMBERS ONLY

DATE: 09/08/2018  
 SCALE: 1/4"=1'-0" 1/4"=1'-0"  
 PROJECT: P-18-0008  
 DRAWN BY: JSP  
 CHECKED BY: BCP

PROJECT # DATE  
 2018 09/08

REFER TO COVER SHEET FOR A  
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ELEVATION BFK

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DR HORTON COMPLETED/REVISED ON 02/18/20. 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.

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

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

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.

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 17x17"

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:

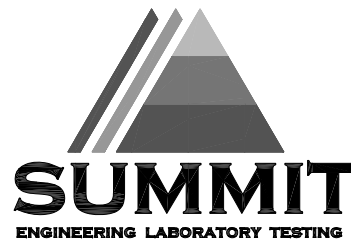
- 1. Roof Live Loads
1.1 Conventional 2x 20 PSF
1.2 Truss 20 PSF
1.2.1 Attic Truss 60 PSF
2. Roof Dead Loads
2.1 Conventional 2x 10 PSF
2.2 Truss 20 PSF
3. Snow 15 PSF
3.1 Importance Factor 1.0
4. Floor Live Loads
4.1 Typ. Dwelling 40 PSF
4.2 Sleeping Areas 30 PSF
4.3 Decks 40 PSF
4.4 Passenger Garage 50 PSF
5. Floor Dead Loads
5.1 Conventional 2x 10 PSF
5.2 1-Joist 15 PSF
5.3 Floor Truss 15 PSF
6. Ultimate Wind Speed (3 sec. gust) FER PLAN
6.1 Exposure B
6.2 Importance Factor 1.0
6.3 Wind Base Shear
6.3.1 Vx = 6.32 Vy =

7. Component and Cladding (in PSF)

Table with 4 columns: MEAN ROOF HT., UP TO 30', 30'-35', 35'-40', 40'-45'. Rows for ZONE 1-5 with numerical values.

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 Sm = %g
8.5.2 Sm = %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 [x]
9. Assumed Soil Bearing Capacity 2000psf



STRUCTURAL PLANS PREPARED FOR:

STANDARD DETAILS

PROJECT ADDRESS: TBD OUNER: DR Horton Carolinas Division, 8001 Arrowridge Blvd, Charlotte, NC 28273

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)...

PLAN ABBREVIATIONS:

Table mapping abbreviations to full names: AB ANCHOR BOLT, AFF ABOVE FINISHED FLOOR, CJ CEILING JOIST, CLR CLEAR, DJ DOUBLE JOIST, DBP DOUBLE STUD POCKET, EE EACH END, EW EACH WAY, NTS NOT TO SCALE, OC ON CENTER, PSF POUNDS PER SQUARE FOOT, PSI POUNDS PER SQUARE INCH, PT PRESSURE TREATED, RS ROOF SUPPORT, SC STUD COLUMN, SJ SINGLE JOIST, SFF SPRUCE PINE FIR, SPT SIMPSON STRONG-TIE, STYP SOUTHERN YELLOW PINE, TJ TRIPLE JOIST, TBP TRIPLE STUD POCKET, TYP TYPICAL, UNO UNLESS NOTED OTHERWISE, WUF WELDED WIRE FABRIC

Roof truss and floor joist layouts, and their corresponding loading details, were not provided to SUMMIT Engineering, Laboratory 4 Testing, P.C. (SUMMIT) prior to the initial design...

SHEET LIST:

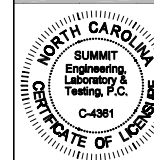
Table with 2 columns: Sheet No., Description. Lists sheets CSI through DIF with descriptions like Cover Sheet, Monolithic Slab Foundation Details, etc.

REVISION LIST:

Table with 4 columns: Revision No., Date, Project No., Description. Lists revisions 1-9 with dates from 5/11/11 to 3/22/20 and descriptions of changes.

DR HORTON PROJECT SIGN-OFF:

Table for sign-off with columns: Manager, Signature. Rows for Operations, Operations System, Operations Product Development.



CLIENT: DR Horton Carolinas Division, 8001 Arrowridge Blvd, Charlotte, NC 28273

GENERAL STRUCTURAL NOTES:

- 1. The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project...
2. The structure is only stable in its completed form...
3. The SER is not responsible for construction sequences...
4. Any structural elements or details not fully developed on the construction drawings...
5. Verification of assumed field conditions...
6. The SER is not responsible for any secondary structural elements...

FOUNDATIONS:

- 1. The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor...

- 2. The bottom of all footings shall extend below the frost line...
3. Any fill shall be placed under the direction or recommendation of a licensed professional engineer...
4. The resulting soil shall be compacted to a minimum of 95% maximum dry density...
5. Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane...
6. No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

STRUCTURAL STEEL:

- 1. Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction...
2. Structural steel shall receive one coat of shop applied rust-inhibitive paint...
3. All steel shall have a minimum yield stress (Fy) of 36 ksi...
4. Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1...
5. Verification of assumed field conditions...

CONCRETE:

- 1. Concrete shall have a normal weight aggregate and a minimum compressive strength (fc) at 28 days of 3000 psi...
2. Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318...
3. Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals...
4. No admixtures shall be added to any structural concrete without written permission of the SER.

- 5. Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96...
6. The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci...
7. Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C...
8. Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished...
9. Reinforcing steel may not extend through a control joint...
10. All welded wire fabric (WUF) for concrete slabs-on-grade shall be placed at mid-depth of slab...

CONCRETE REINFORCEMENT:

- 1. Fibrous concrete reinforcement, or fibers, specified in concrete slabs-on-grade may be used for control of cracking...
2. Fiberglass reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials...
3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume...
4. Fibermesh shall comply with ASTM C116, any local building code requirements...
5. Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60...
6. Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 308...
7. Horizontal footing and wall reinforcement shall be continuous and shall have 90 degree bends...
8. Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted...

- 9. Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement...
10. Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

WOOD FRAMING:

- 1. Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the National Design Specification for Wood Construction...
2. LVL or PSL engineered wood shall have the following minimum design values...
3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AIA/PA standard C-5...
4. Nails shall be common wire nails unless otherwise noted...
5. Lag screws shall conform to ANSI/ASME standard B182.1-B181...
6. All beams shall have full bearing on supporting framing members unless otherwise noted...
7. Exterior and load bearing stud walls are to be 2x4 STYP #2 @ 16" O.C...
8. Individual studs forming a column shall be attached with one 1/2" diameter stud forming a column...
9. Multi-ply beams shall have each ply attached with (3) 1/2" nails @ 24" O.C...
10. Fitch 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...
11. Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted...

WOOD TRUSSES:

- 1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses...
2. The wood trusses shall be designed for all required loadings as specified in the local building code...
3. The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the National Design Specification for Wood Construction...
4. The truss manufacturer shall provide adequate bracing information in accordance with "Comments and Bracing Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses"...
5. Any chords or truss webs shown on these drawings have been shown as a reference only...
6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

EXTERIOR WOOD FRAMED DECKS:

- 1. Decks are to be framed in accordance with local building codes and as referenced on the structural plans...

WOOD STRUCTURAL PANELS:

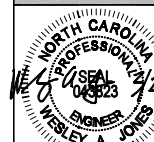
- 1. Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial"...
2. All structurally required wood sheathing shall bear the mark of the APA.

- 3. Wood wall sheathing shall comply with the requirements of local building codes...
4. Roof sheathing shall be APA rated sheathing exposure 1 or 2...
5. Wood floor sheathing shall be APA rated sheathing exposure 1 or 2...
6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

STRUCTURAL FIBERBOARD PANELS:

- 1. Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AIA standards...
2. All structurally required fiberboard sheathing shall bear the mark of the AIA...
3. Fiberboard wall sheathing shall comply with the requirements of local building codes...
4. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the AIA.

PROJECT: Standard Details Cover Sheet



STRUCTURAL MEMBERS ONLY

DRAWN: DATE: 10/20/20 SCALE: 1/8" = 1'-0" CHECKED BY: LAJ

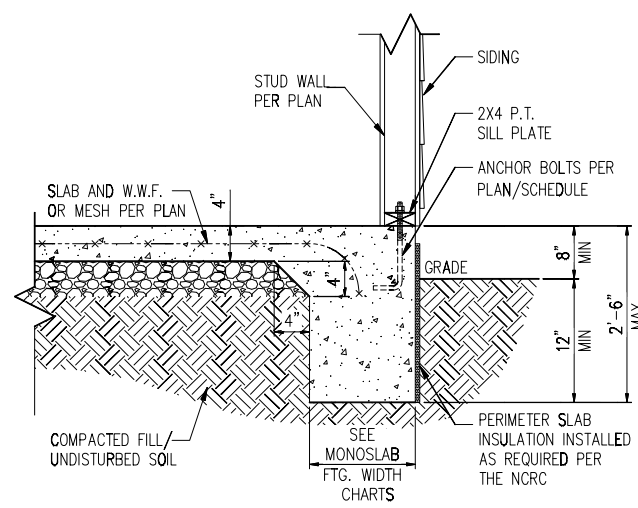
ORIGINAL INFORMATION PROJECT # DATE 1/16/2011

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

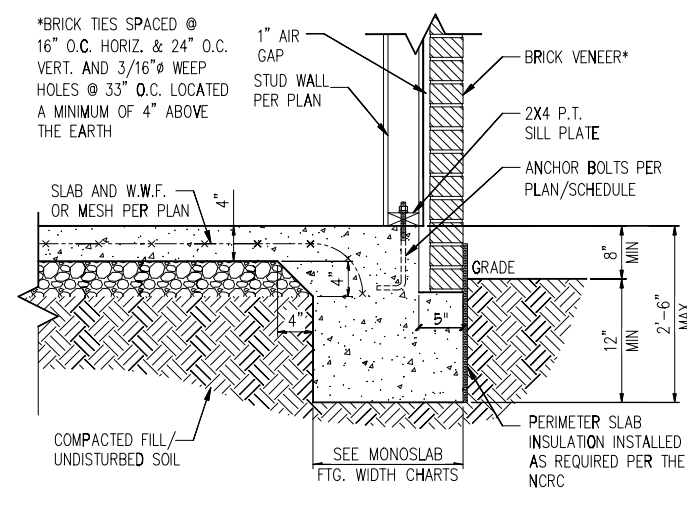
8-SHEET

CSI

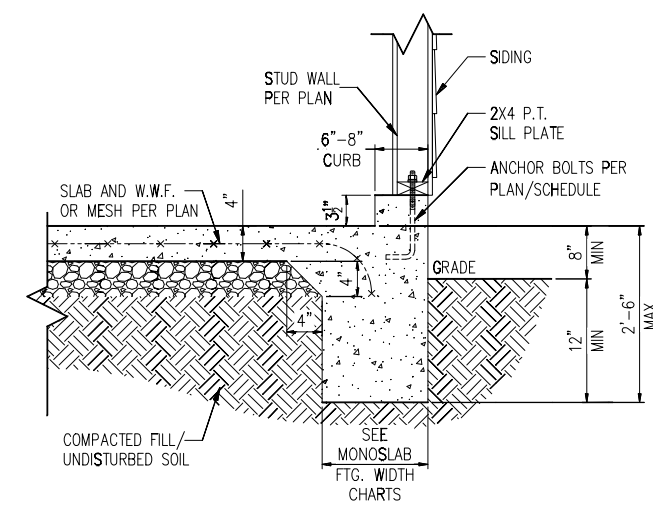




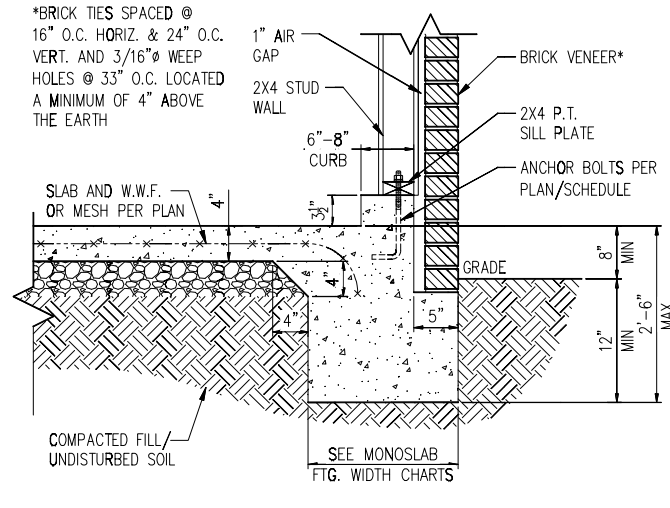
STANDARD - SIDING



STANDARD - BRICK



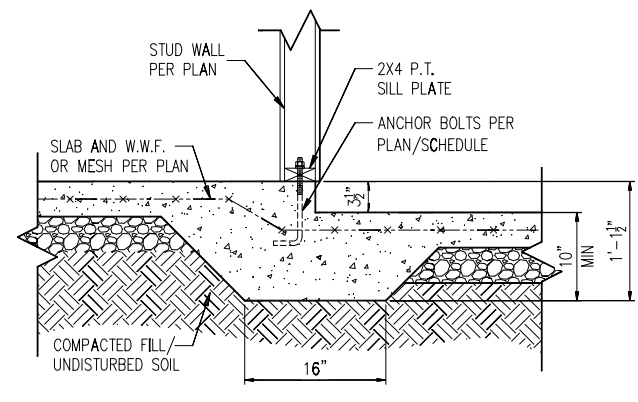
STANDARD - SIDING



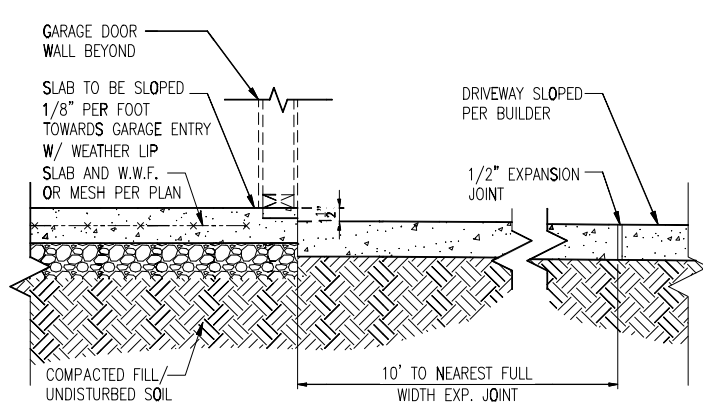
STANDARD - BRICK

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

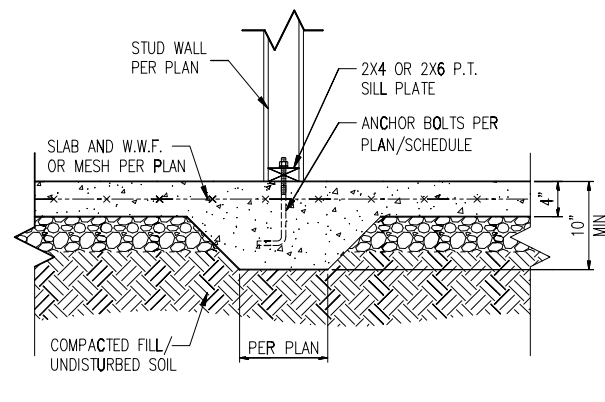
2 TYP. GARAGE CURB DETAIL  
D1m N.T.S.



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.

MONOLITHIC FOOTING WIDTH

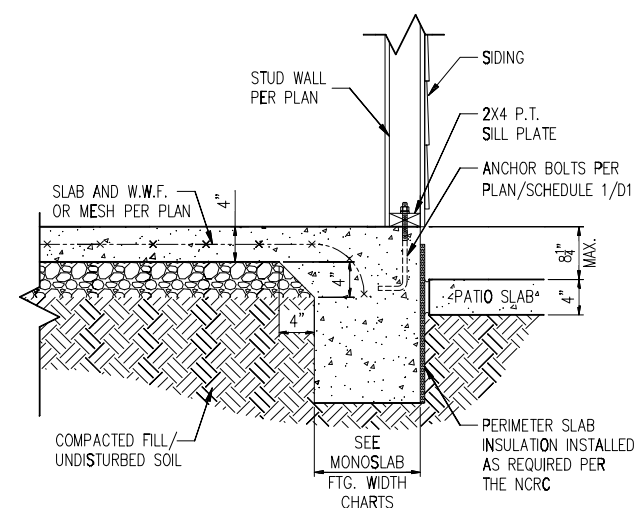
# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"	21"	21"
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"	21"	21"
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"	24"	24"

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

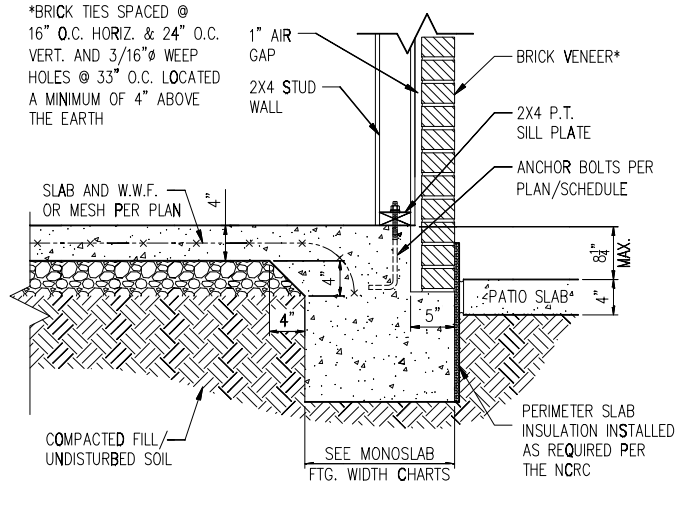
WALL ANCHOR SCHEDULE

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

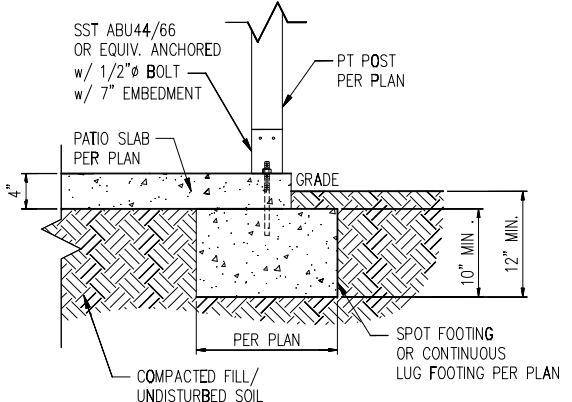
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.



STANDARD - SIDING



STANDARD - BRICK



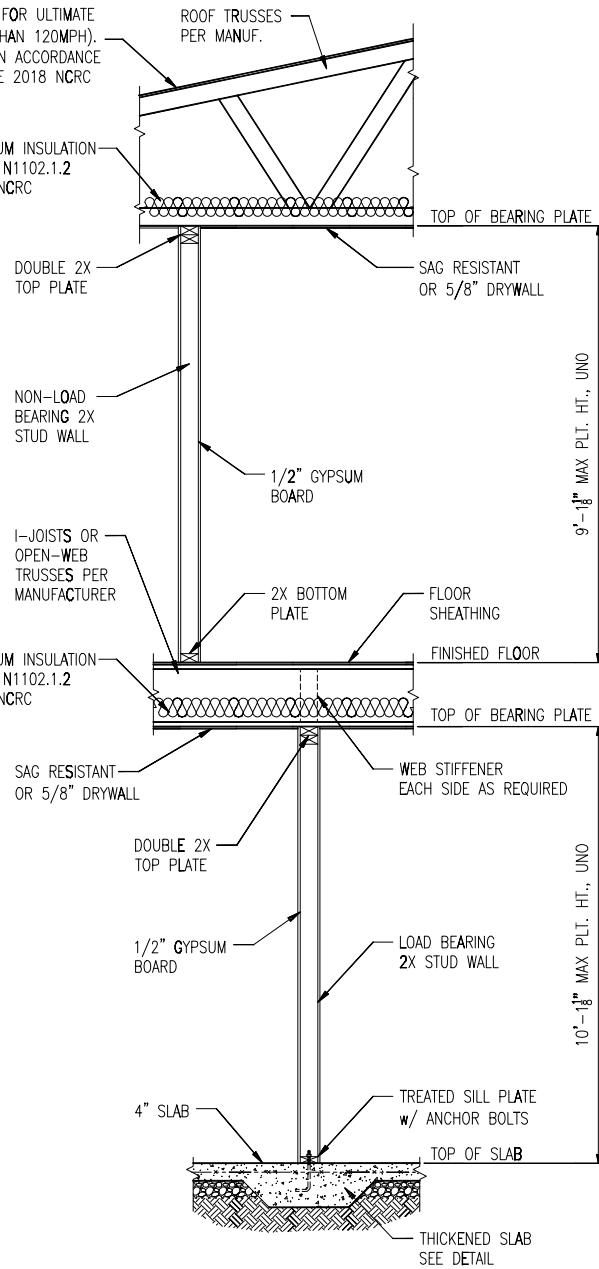
6A COVERED PATIO DETAIL  
D1m N.T.S.

6 PATIO SLAB DETAIL  
D1m 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

MIN. 3/8" ROOF SHEATHING SECURED IN ACCORDANCE WITH FIGURE TABLE R602.3(1) (SEE NOTE G FOR ULTIMATE WIND SPEEDS GREATER THAN 120MPH). PROVIDE UNDERLAYMENT IN ACCORDANCE WITH CHAPTER 9 OF THE 2018 NCRC

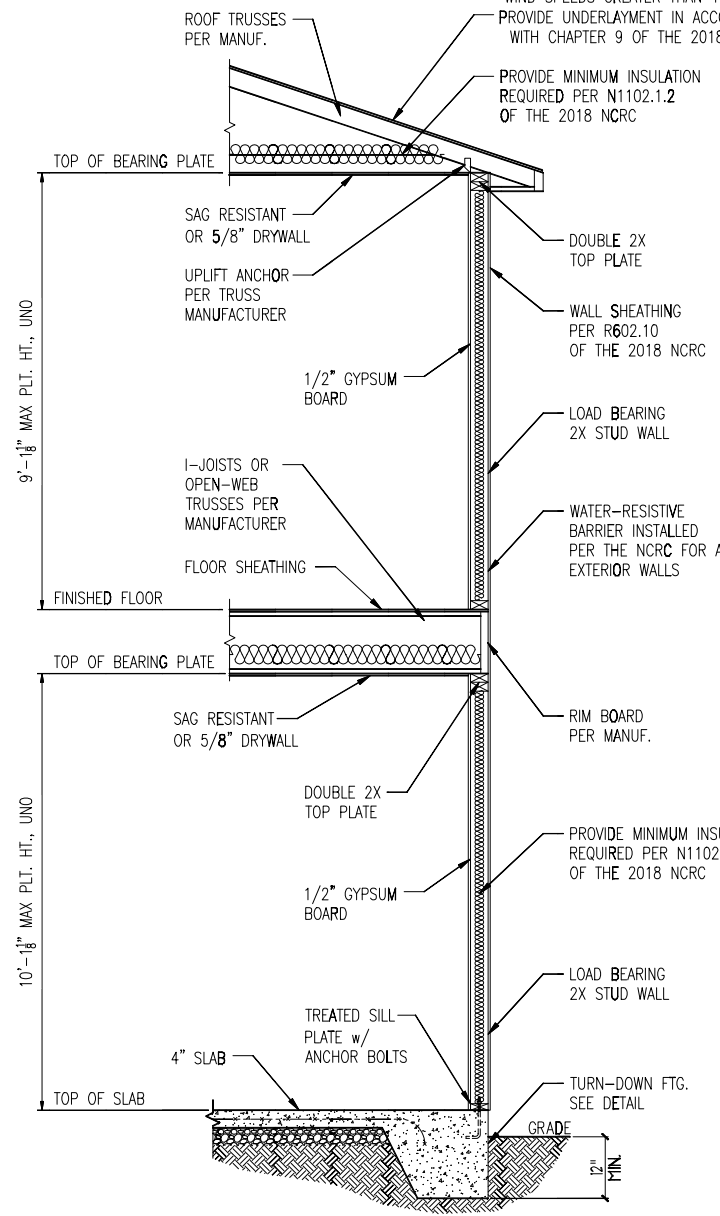
PROVIDE MINIMUM INSULATION REQUIRED PER N1102.1.2 OF THE 2018 NCRC



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

MIN. 3/8" ROOF SHEATHING SECURED IN ACCORDANCE WITH FIGURE TABLE R602.3(1) (SEE NOTE G FOR ULTIMATE WIND SPEEDS GREATER THAN 120MPH). PROVIDE UNDERLAYMENT IN ACCORDANCE WITH CHAPTER 9 OF THE 2018 NCRC

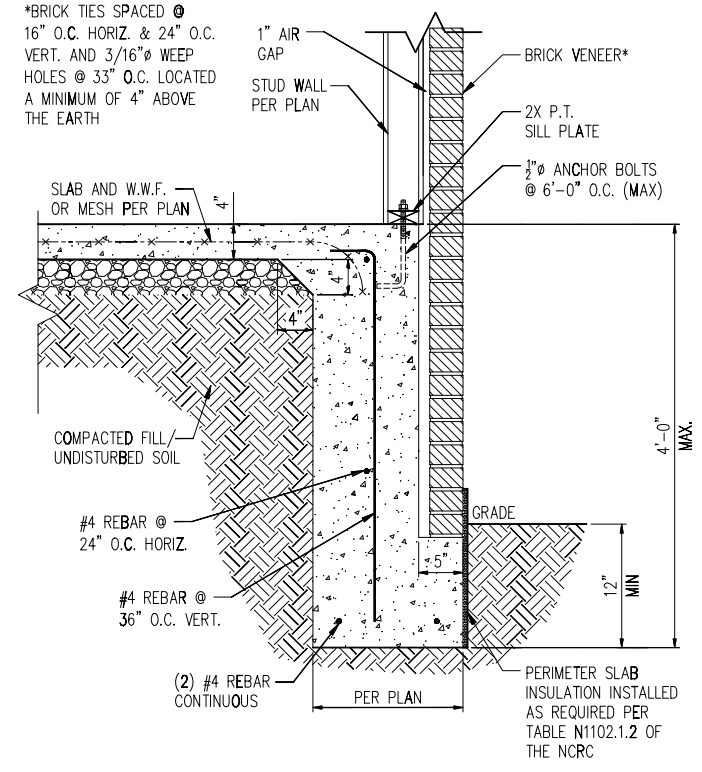
PROVIDE MINIMUM INSULATION REQUIRED PER N1102.1.2 OF THE 2018 NCRC



2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
D2m N.T.S.

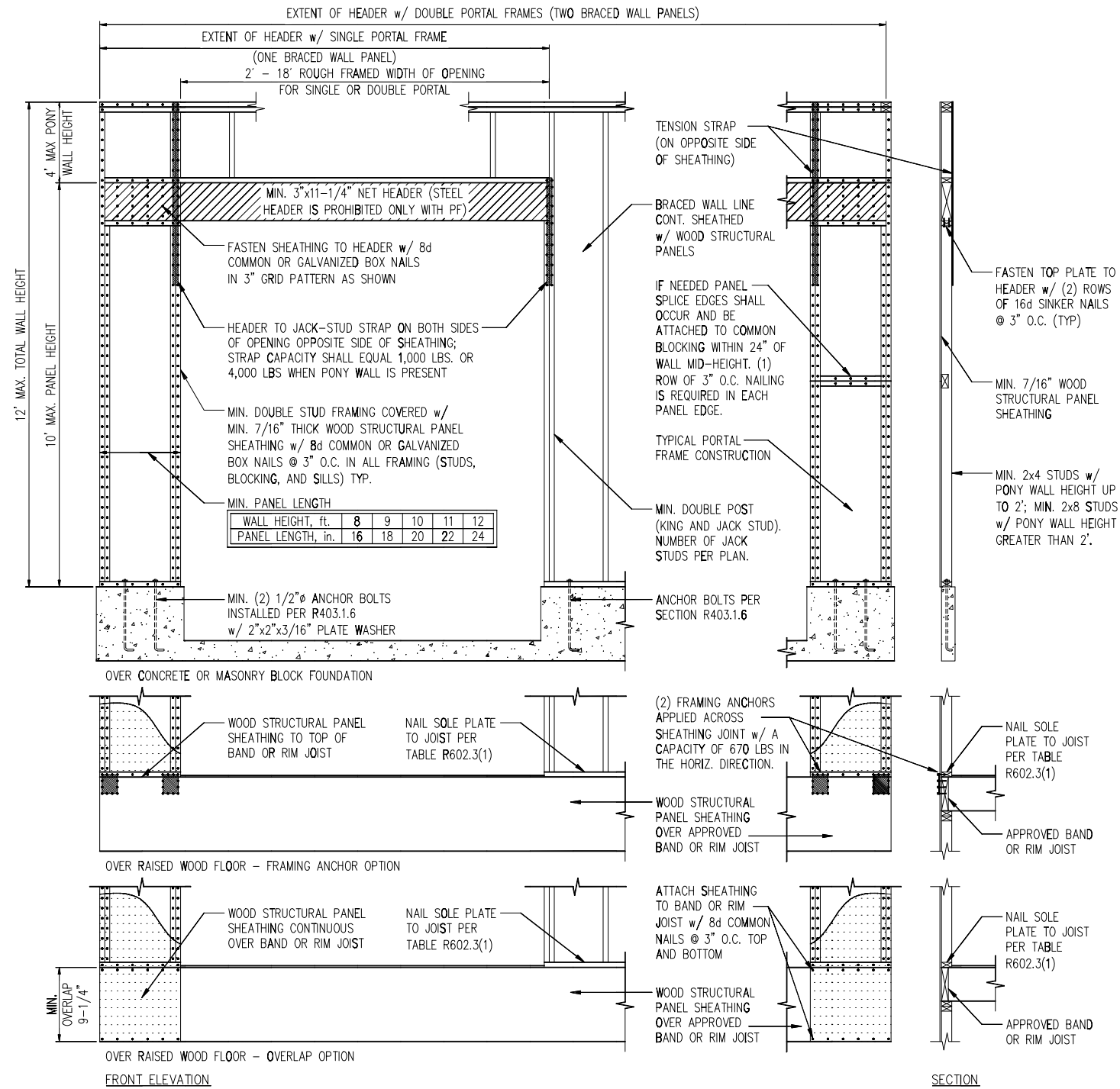
-SIMILAR w/ BRICK AND STONE  
-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
-MIN. 3/16" WEEP HOLES @ 33" O.C.

\*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" WEEP HOLES @ 33" O.C. LOCATED A MINIMUM OF 4" ABOVE THE EARTH

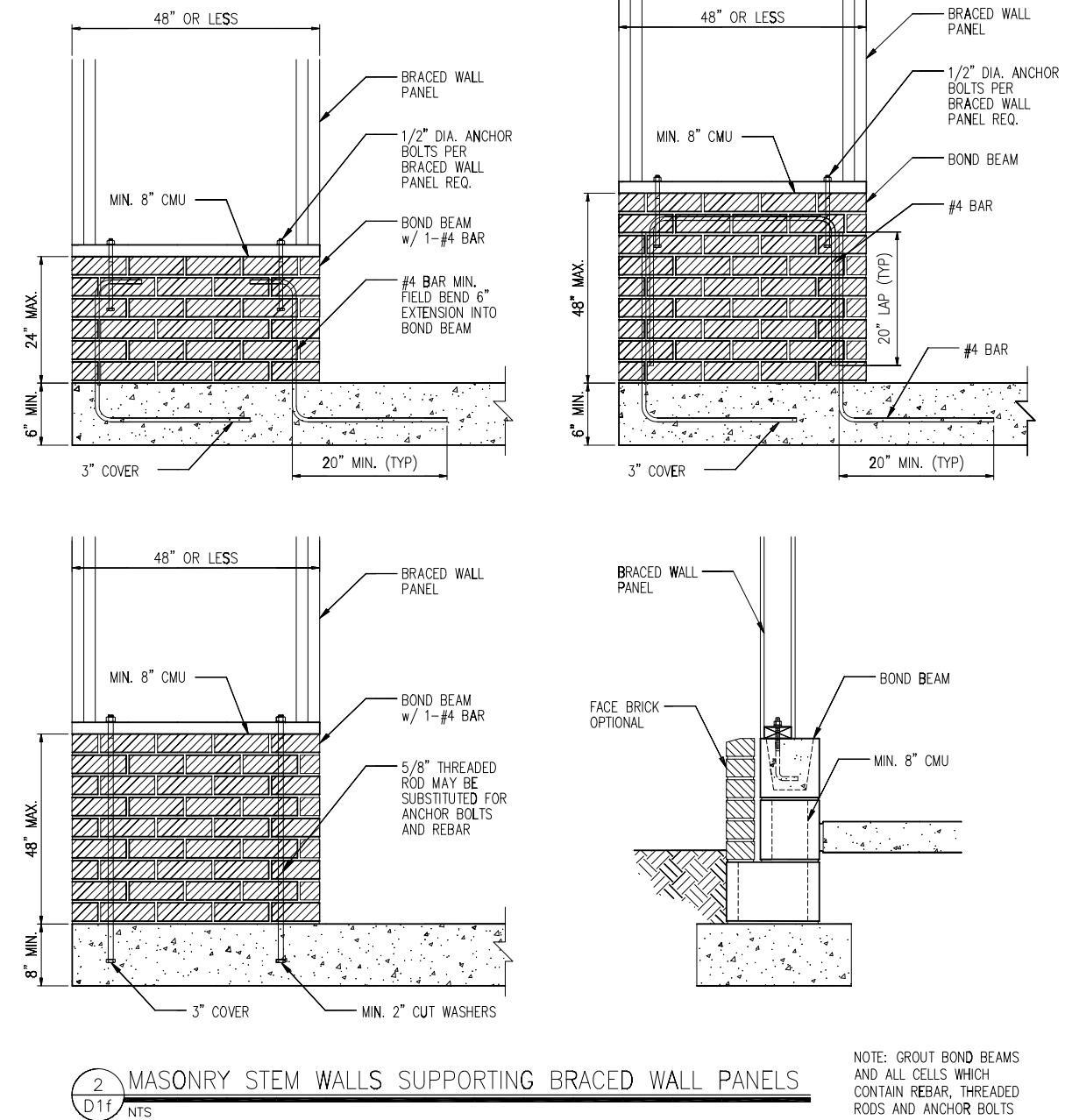


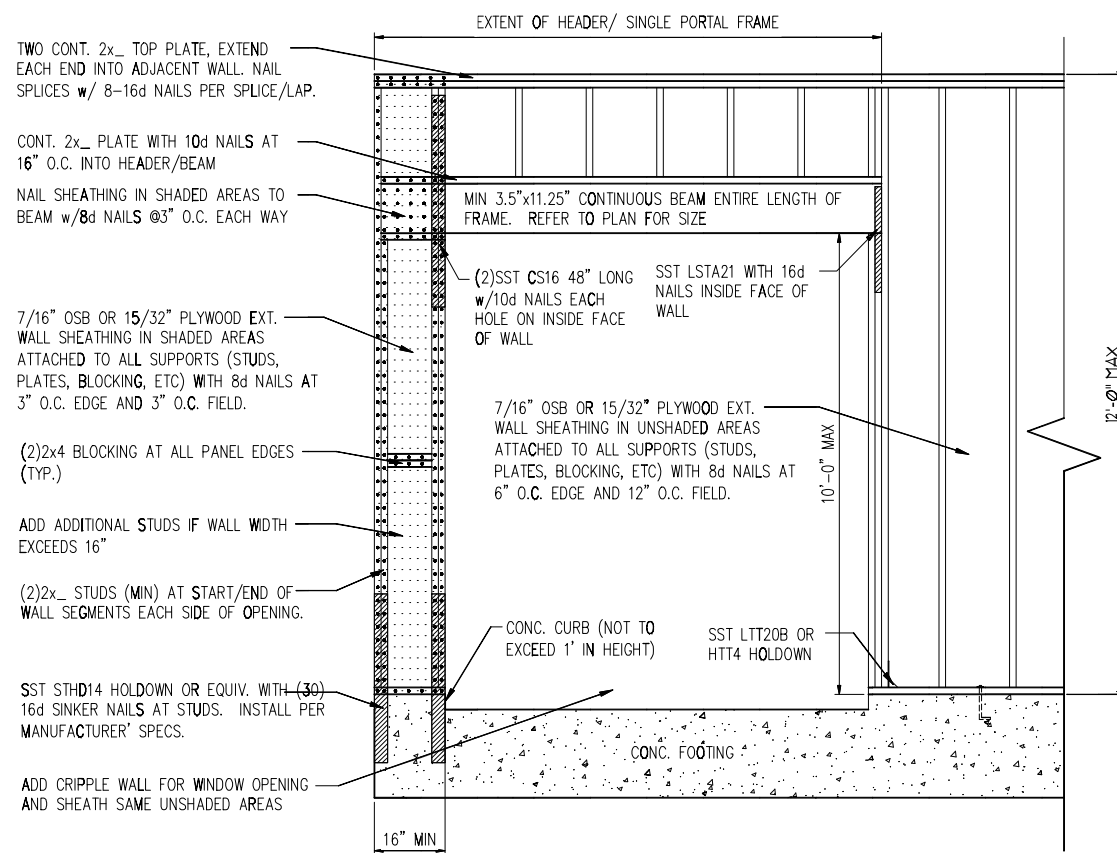
3 TALL SLAB DETAIL  
D2m N.T.S.

- 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

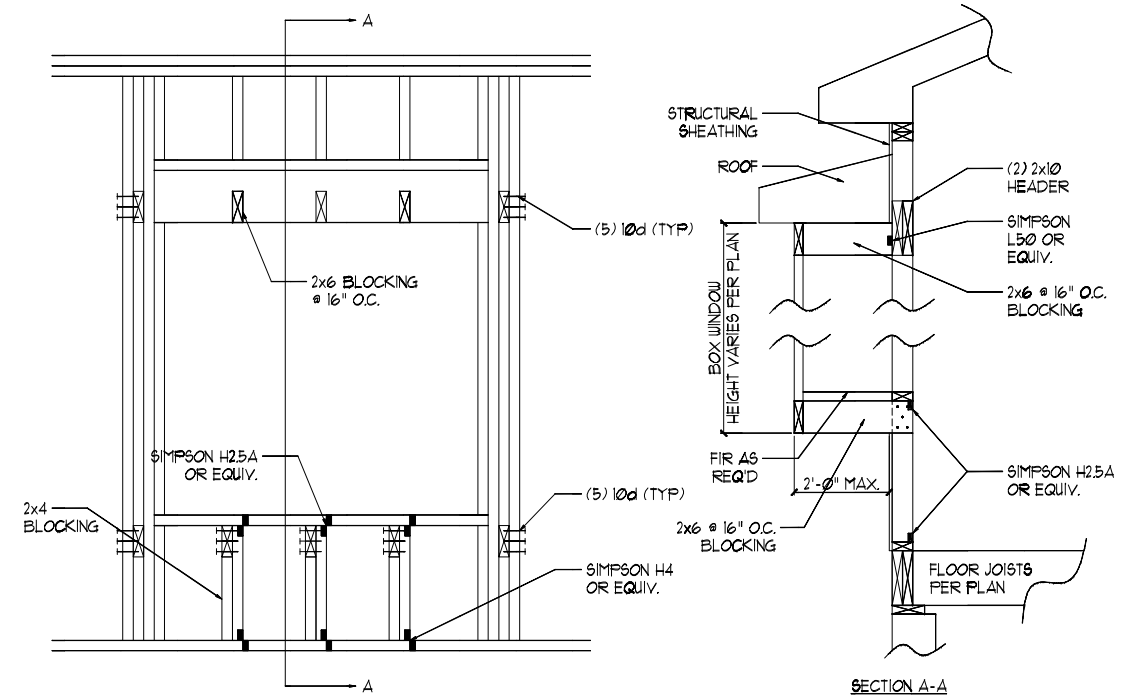
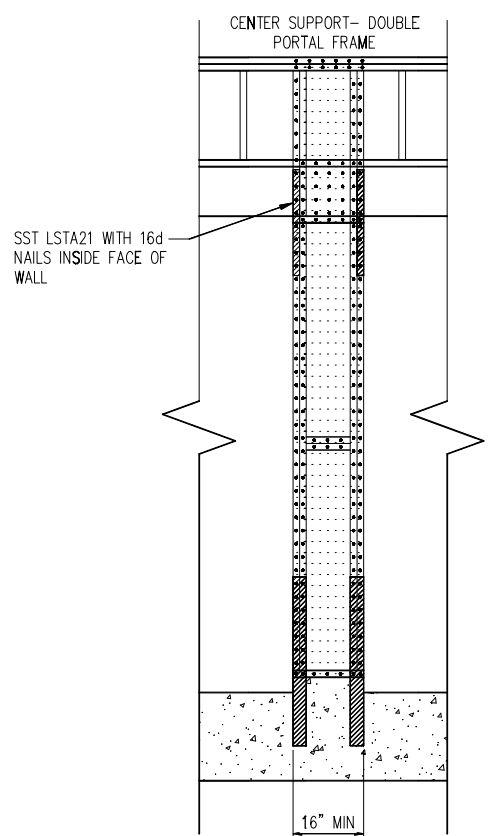


1 METHOD PF: PORTAL FRAME DETAIL  
D1f 3/8" = 1'-0"

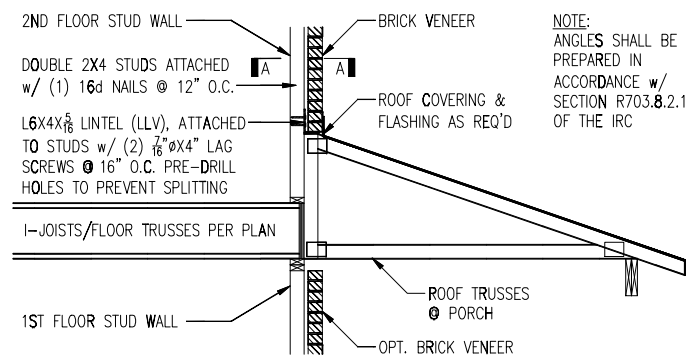




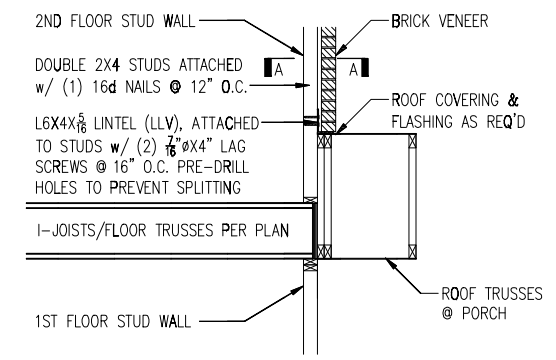
**1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS**  
 D2f 3/4" = 1'-0"



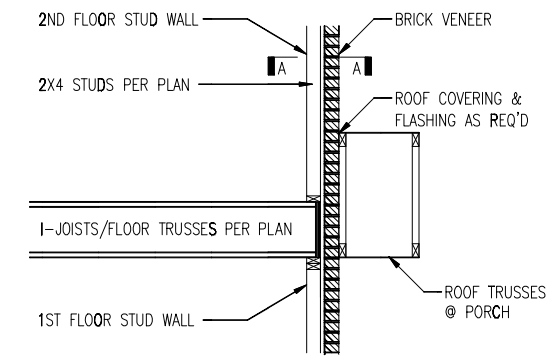
**2 BOX WINDOW DETAIL**  
 D2f N.T.S.



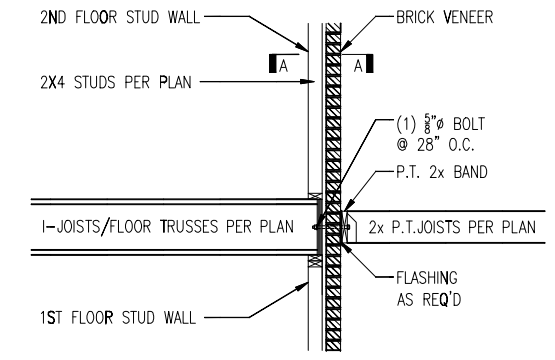
TRUSSES PERPENDICULAR TO STUD WALL



TRUSSES PARALLEL TO STUD WALL

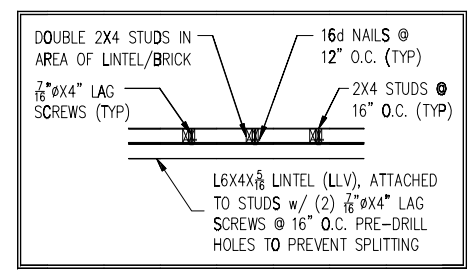


TRUSSES PARALLEL TO STUD WALL  
 w/ CONTINUOUS BRICK VENEER



**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.

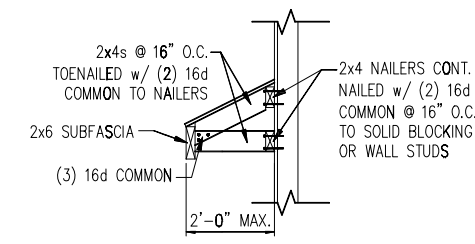


1 MULTI-PLY BEAM CONNECTION DETAIL  
D3f N.T.S.

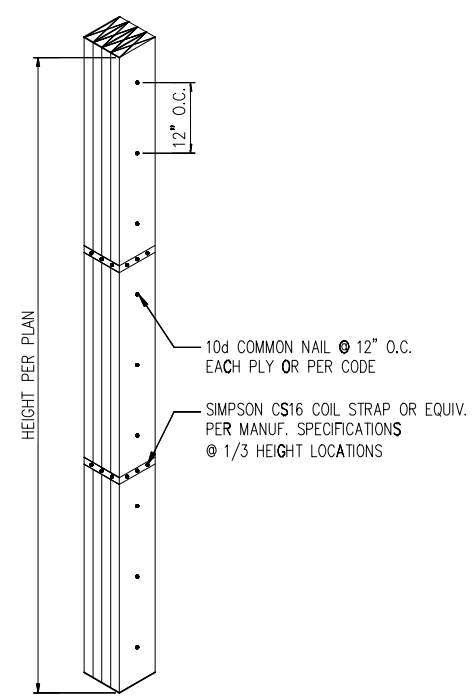
MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3 1/2" WIDE		5 1/2" WIDE		7" WIDE	
		2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7 1/4" ≤ d < 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	d ≥ 14"	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 1/4" ≤ d < 14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	d ≥ 14"	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		2 rows @ 24" o.c.	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	d ≥ 7 1/4"	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.	-

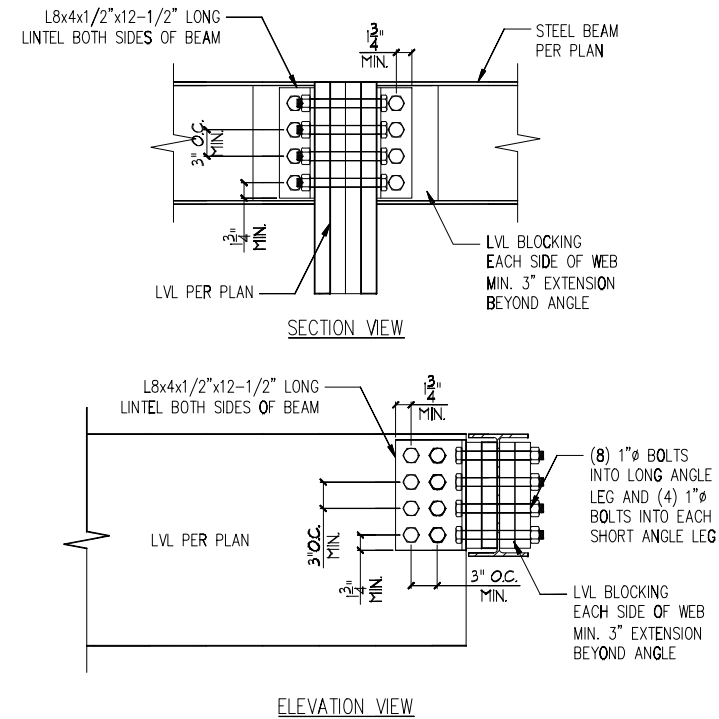
NOTES:  
 1. All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.  
 2. Minimum fastening requirements for depths less than 7 1/4" require special consideration. Please 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).



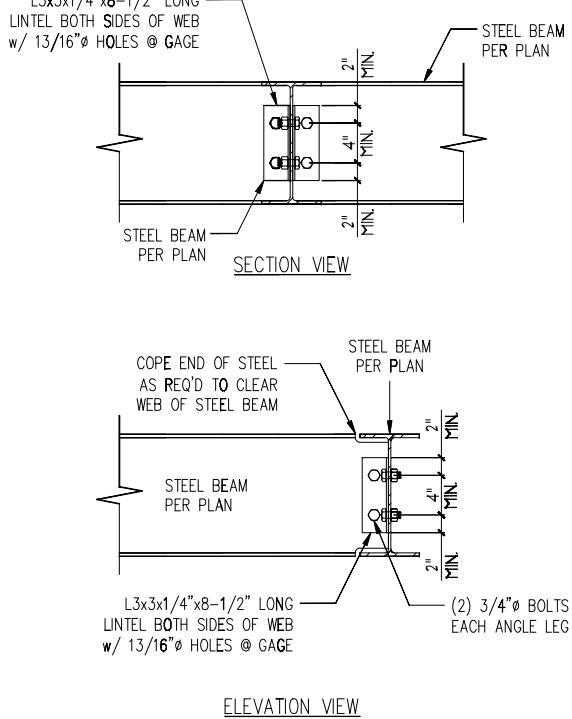
5 GABLE ROOF RETURN  
D3f N.T.S.



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



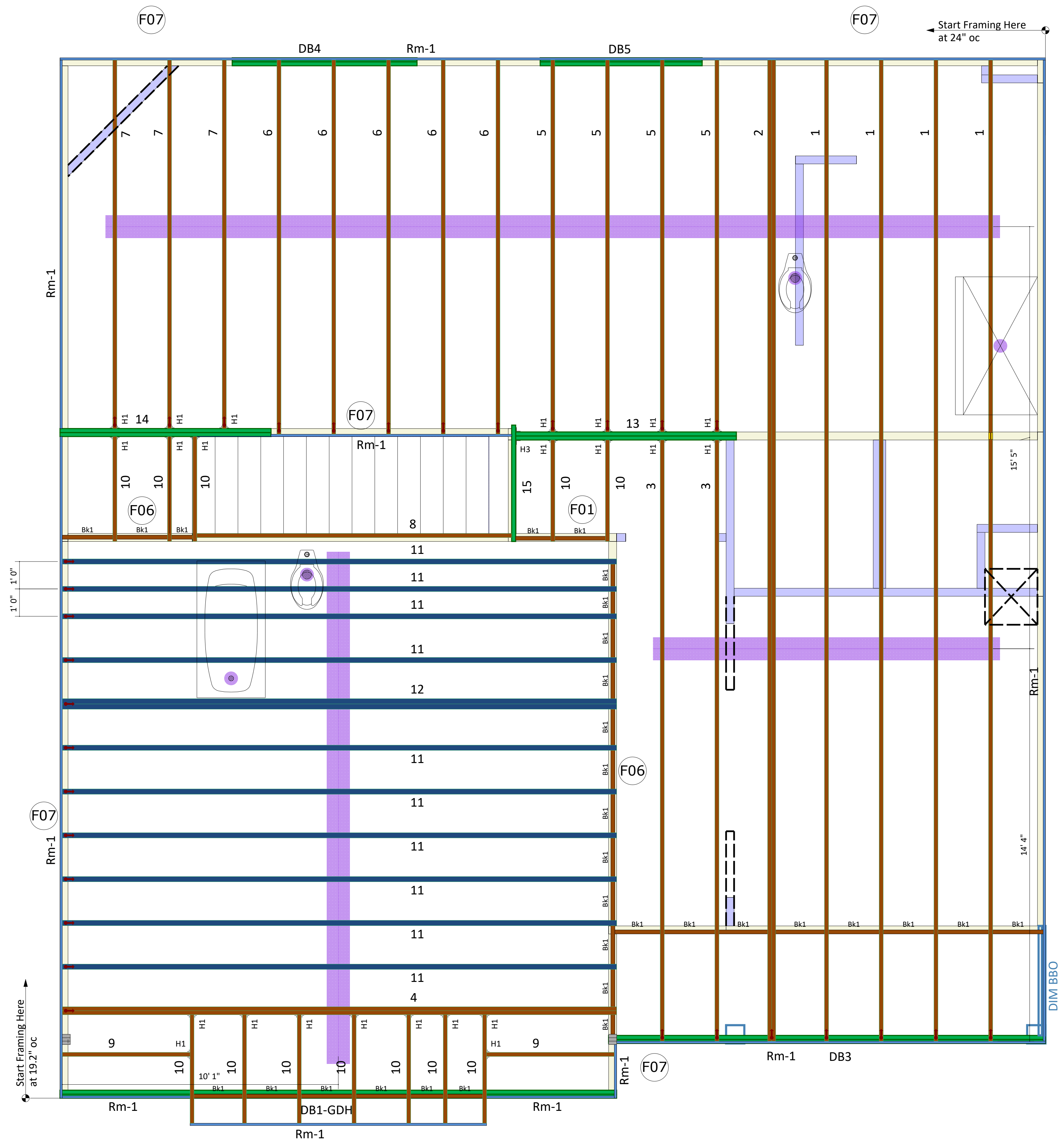
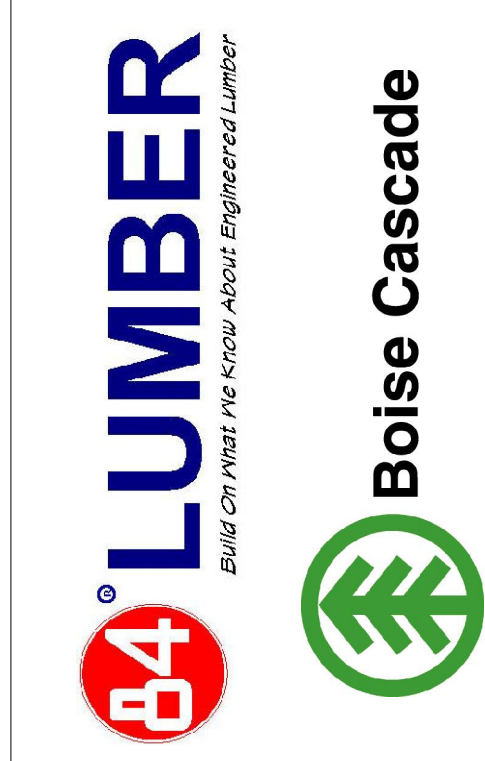
3 LVL TO STEEL DETAIL  
D3f N.T.S.



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

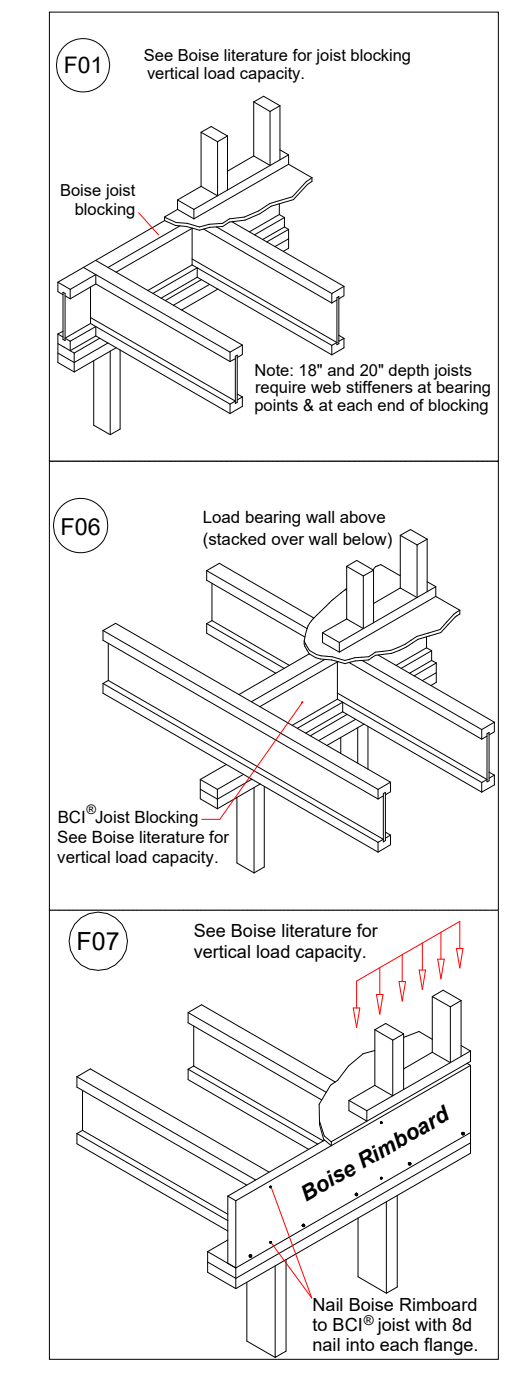
D R Horton  
Penwell Elev.B  
36 Morgan North

Revisions:	BY:



PlotID	Length	Product	Plies	Net Qty	Fab Type
1	36' 0"	14" BCI® 4500s-1.8	1	4	MFD
2	36' 0"	14" BCI® 4500s-1.8	2	2	MFD
3	22' 0"	14" BCI® 4500s-1.8	1	2	MFD
4	21' 0"	14" BCI® 4500s-1.8	2	2	MFD
5	14' 0"	14" BCI® 4500s-1.8	1	4	MFD
6	14' 0"	14" BCI® 4500s-1.8	1	5	MFD
7	14' 0"	14" BCI® 4500s-1.8	1	3	MFD
8	12' 0"	14" BCI® 4500s-1.8	1	1	MFD
9	5' 0"	14" BCI® 4500s-1.8	1	2	MFD
10	4' 0"	14" BCI® 4500s-1.8	1	12	MFD
11	21' 0"	14" BCI® 6000s-1.8	1	10	MFD
12	21' 0"	14" BCI® 6000s-1.8	2	2	MFD
DB4	8' 0"	1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP	2	2	MFD
DB5	6' 0"	1-3/4" x 9-1/4" VERSA-LAM® LVL 2.1E 3100 SP	2	2	MFD
DB1-GDH	22' 0"	1-3/4" x 11-7/8" VERSA-LAM® LVL 2.1E 3100 SP	2	2	MFD
DB3	16' 0"	1-3/4" x 11-7/8" VERSA-LAM® LVL 2.1E 3100 SP	2	2	MFD
13	10' 0"	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	2	2	MFD
14	8' 0"	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	2	2	MFD
15	6' 0"	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	1	1	MFD
Rm-1	12' 0"	1" x 14" BC RIM BOARD OSB	1	14	MFD
Bk1	2' 0"	14" BCI® 4500s-1.8	1	24	MFD

Connector Summary			
PlotID	Qty	Manuf	Product
H1	23	USP	THF17140
H3	1	USP	THD414



**SALES PRESENTATION DRAWING**  
No structural or dimensional check has been made of this design drawings of the building, therefore, the user is to check all applicable dimensions, quantities, loads, and details carefully. This drawing has not been checked by Boise Engineering.

D R Horton  
Penwell Elev.B  
36 Morgan North  
84 Lumber EWP

All I-Joist and Versa-Lam Beams  
Must be Installed per The  
Boise Cascade Installation Guide!

Squash Blocks Required  
Under The Ends Of All LVL  
And Point Loads For Load  
Transfer - See Details

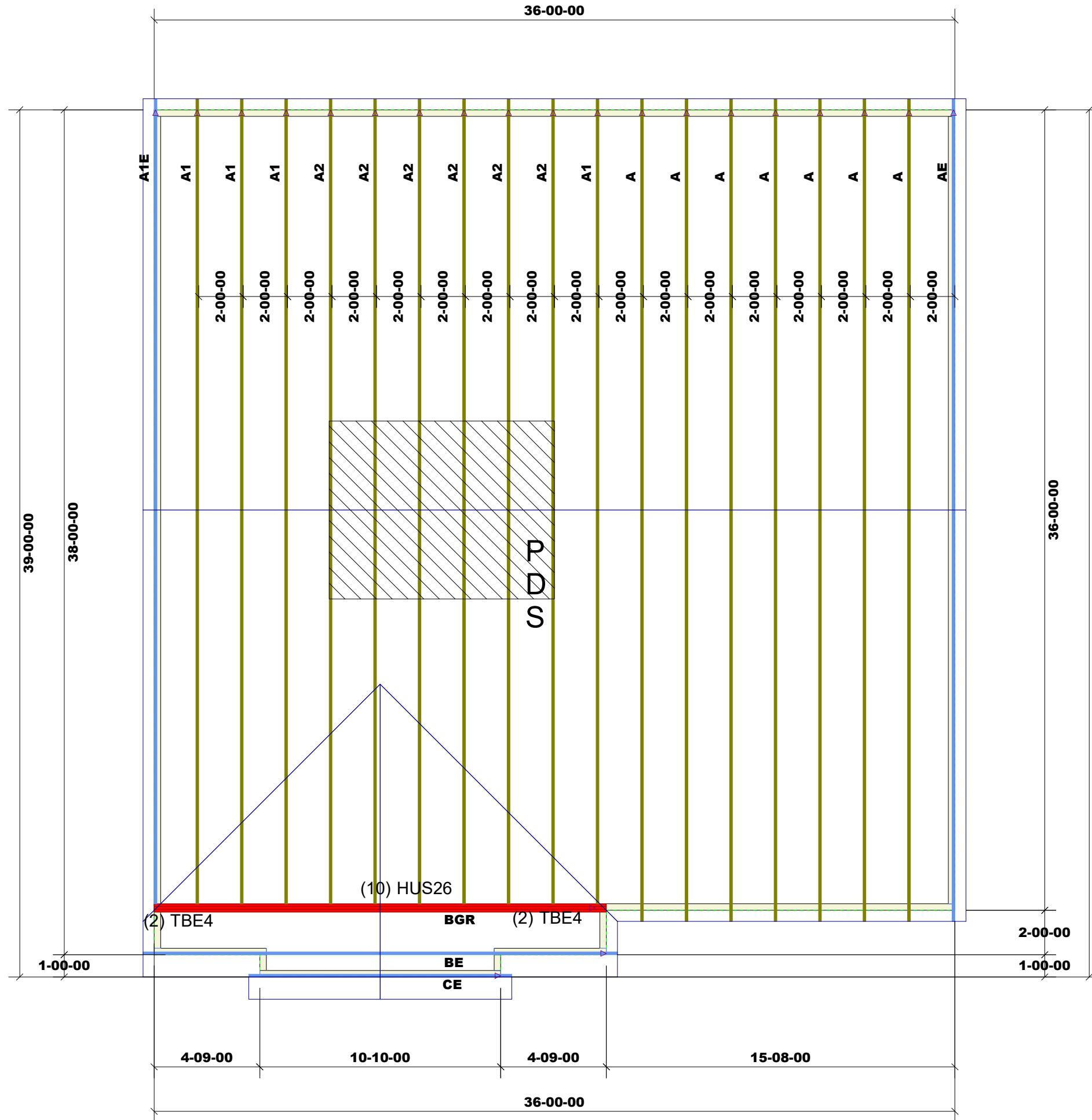
Second Floor Layout

BC FRAMER II
Plan Date: 10/18/2019
Structural Date: 05/28/2021
By: GAT
Sheet: 2/3

THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE  
 200 EMMETT ROAD  
 DUNN, NORTH CAROLINA 28334  
 PHONE: 910-892-8400



PROJECT: Penwell B	
CUSTOMER: D.R.Horton- Raleigh	
MODEL: PENWELL B	
QUOTE #: 23473	PRINT DATE: 2/25/2020
DRAWN BY: N.T.S	
SCALE: N.T.S	

TOP LIVE LOAD: 20.0 lb/ft²
TOP DEAD LOAD: 10.0 lb/ft²
BOTTOM DEAD LOAD: 10.0 lb/ft²
WIND SPEED: 120 MPH

GENERAL NOTES:  
 - DO NOT CUT OR MODIFY TRUSSES  
 - TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED  
 - REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.  
 - PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

1st Level Roof Area	2nd Level Roof Area
0	0