

# ABBREVIATIONS

ABV ABOVE	L LENGTH
AC AIR CONDITIONING	LA LAUNDRY
AD AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BA BATHROOM	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	N.T.S. NOT TO SCALE
BLK BLOCK (CMU)	O.S.D. OVERHEAD GARAGE DOOR
BLM BELMONT	OH OVERHEAD
BM BEAM	OPT OPTIONAL
BP BI-PASS (DOOR)	PAR PARALLEL
BOT BOTTOM	P.B. PUSH BUTTON
BWN BETWEEN	PDR POWDER
CAB CABINET	PEF PEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	PR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESURE TREATED WOOD
CLS CEILING	P.V. POLYVINYL CHLORIDE PIPE
CLR CLEAR	P.V.M.T. PAVEMENT
CMU CONCRETE MASONRY UNIT	PX PRESSURE
COL COLUMN	PND PLUTOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DM DOUBLE HUNG	S.F. SQUARE FEET
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SHL SHOWER
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHL SHELF AND POLE
DM DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S45 SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.C. FLOOR CHANGE	T46 TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
F.F. FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WINDOW
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	WIR WIRROUGHT IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W.N.O. WITH OR WITHOUT
GFI GRAND FALLY INTERRUPTER	W.P. WATERPROOFING
GL GLASS OR GLAZING	WM HELDED WIRE MESH
GYP BD GYPSUM BOARD	PL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	± AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	■ FOUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

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3 SW F	STEM WALL PLAN 'F'
3 CS F	CRAWL SPACE PLAN 'F'
3 BS F	BASEMENT PLAN 'F'
4 F	1ST FLOOR PLAN 'F'
5 F	2ND FLOOR PLAN 'F'
6	BASEMENT UTILITY PLAN
7	1ST FLOOR UTILITY PLAN
8	2ND FLOOR UTILITY PLAN
76	ARCHITECTURAL SHEETS

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.

# 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

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



NO:	DATE:	REVISION:
△	04.15.21	

PROFESSIONAL SEAL:

# PLAN CHANGES:

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

# CONSULTANTS:

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PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION

# GENERAL NOTES DESIGNER NORTH CAROLINA:

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

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

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

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

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

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

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

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES.)

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

PROVIDE BLOCKING AND/OR BACKING AT ALL 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 SHEETING, 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 NCRC 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 PROCEEDINGS.

# AREA CALCULATIONS:

MODEL 'HAYDEN' SQUARE FOOTAGES				
AREA	ELEV 'A'	ELEV 'B'	ELEV 'F', 'R'	ELEV 'F', 'K'
1st FLOOR	1066 SF	1066 SF	1066 SF	1066 SF
2nd FLOOR	1445 SF	1445 SF	1445 SF	1445 SF
TOTAL LIVING	2511 SF	2511 SF	2511 SF	2511 SF
GARAGE	422 SF	422 SF	422 SF	422 SF
PORCH	34 SF	104 SF	34 SF	104 SF
OPT. COVERED PORCH	80 SF	80 SF	80 SF	80 SF
OPT. BASEMENT	1006 SF	1006 SF	1006 SF	1006 SF

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

CLIENTS NAME:  
**Express HOMES**

PROJECT NO: GMD17049

SHEET TITLE:  
**TITLE SHEET**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**0**



Front Elevation 'A'

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



Front Elevation 'B'

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



Front Elevation 'F'

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

NO.	DATE	REVISION
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

**FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**QUICK VIEW**

PRINT DATE:

January 22, 2021

SHEET NO:

**0.1**



Front Elevation 'K'

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



Front Elevation 'P'

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



Front Elevation 'R'

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

NO.	DATE	REVISION
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**QUICK VIEW**

PRINT DATE:

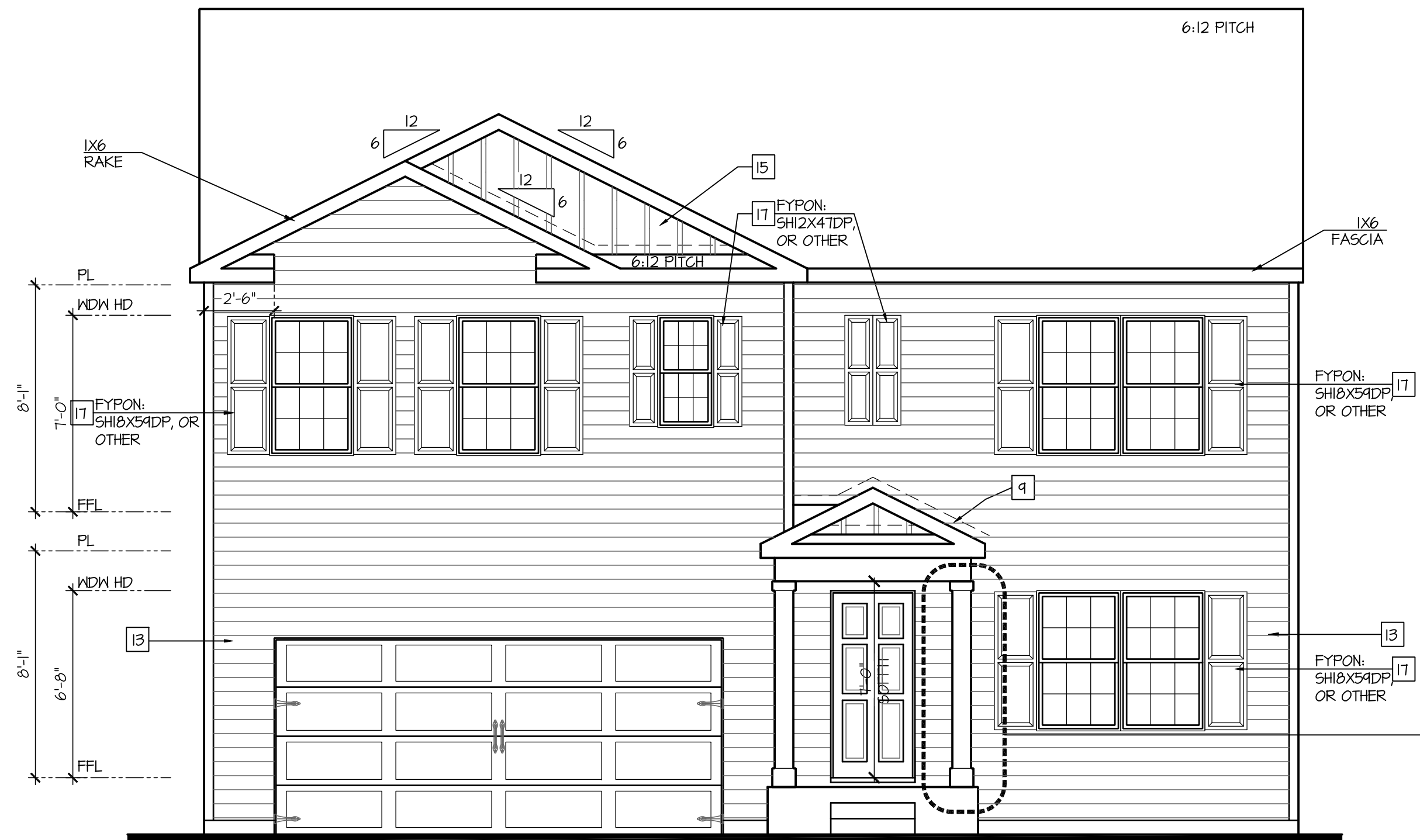
January 22, 2021

SHEET NO:

**0.2**

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLT.

NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



Front Elevation 'A'  
 w/ Opt Crawl Space/ Basement  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-0" UNO. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS 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:**

- 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

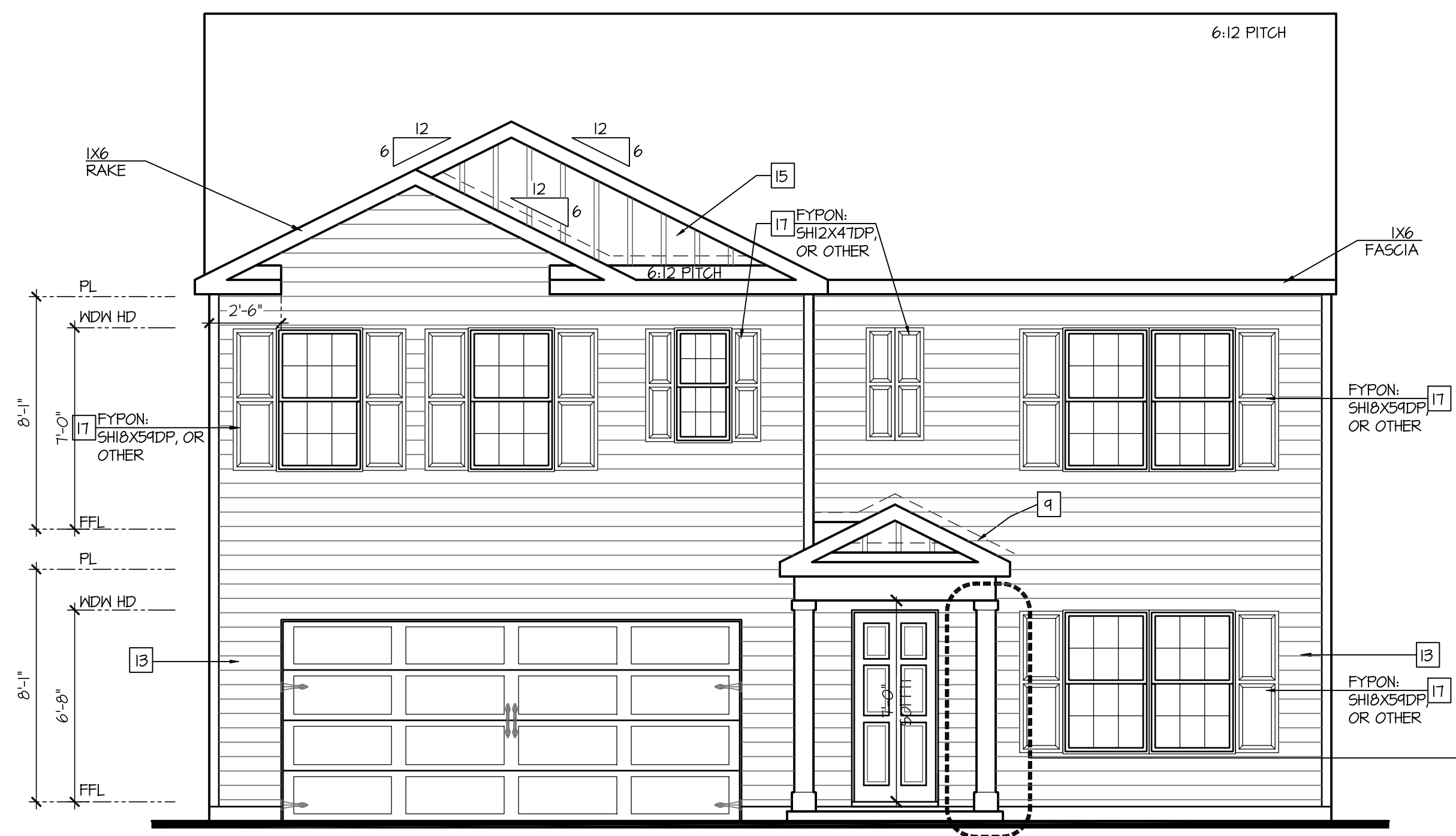
**TYPICALS:**

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NRC R905.2.9.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURERS 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 PANEL 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
- FYRON 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 R312.1 AND R312.2.2.



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

NO.	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
 'HAYDEN'  
 EXTERIOR  
 ELEVATIONS  
 '4EPF-A'

PRINT DATE:  
 January 22, 2021

SHEET NO:  
 1A

ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 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 R302.2)

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

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

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

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

NOTES:

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

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

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

AS AN ALTERNATE TO THE 1/150 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 R302.2)

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

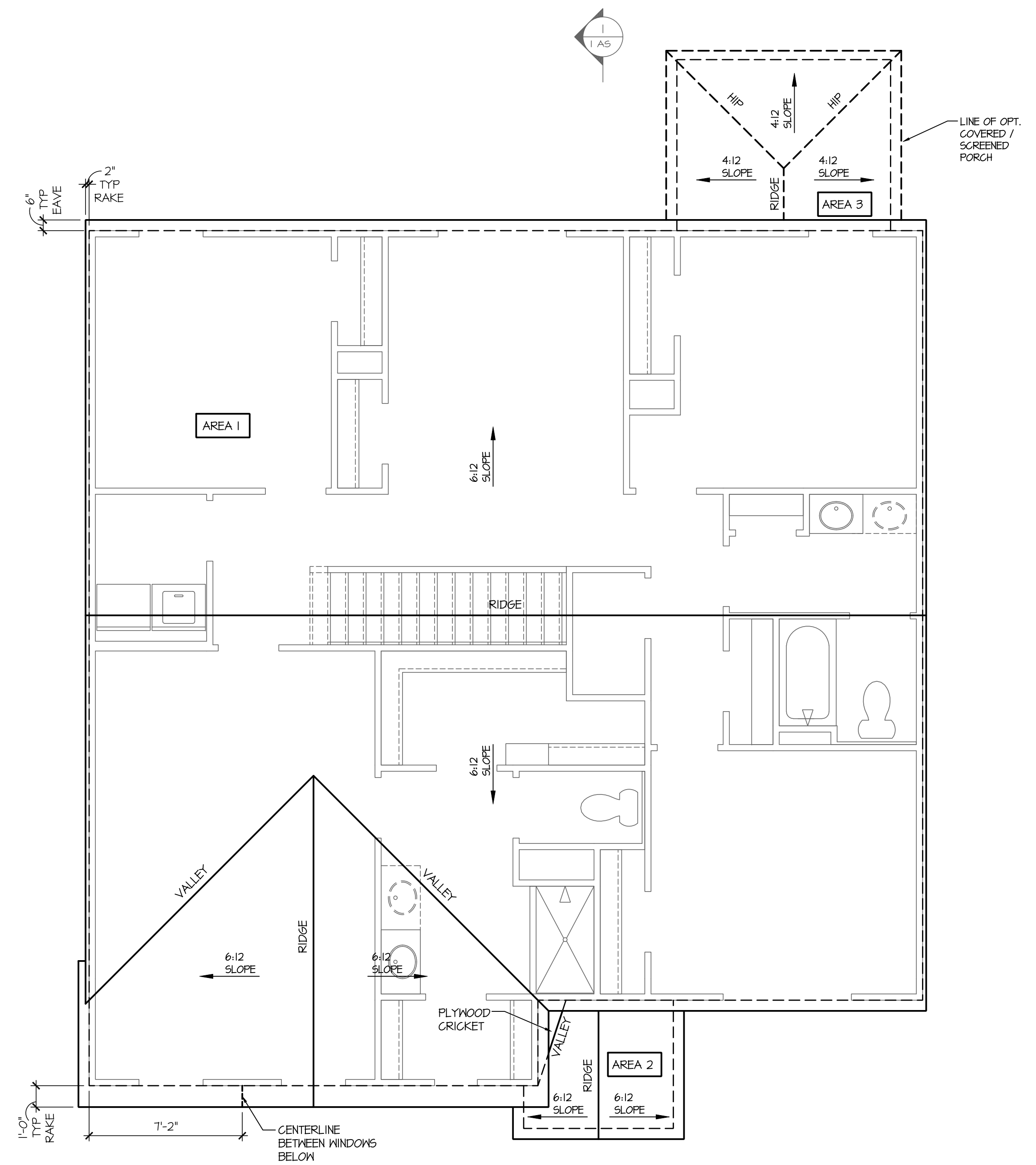
ROOF AREA 1: = 1488 SF  
 1488 SQ. FT. X 144 = 214272 SQ. IN.  
 214272 SQ. FT. / 300 = 714.24 SQ. IN. OF VENT REQ'D  
 714.24 SQ. IN. / 2 = 357.12 SQ. IN.  
 357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED.

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

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

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

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



Roof Plan 'A'

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

NO.	DATE	REVISION
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

'HAYDEN'  
 ROOF PLAN  
 '4EPF-A'

PRINT DATE:

January 22, 2021

SHEET NO:

1.1 A

FOR CONSTRUCTION

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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:**

- 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
- NA

**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 R305.2.8.3
- 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 PANEL 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, U.N.O. SIZE AS NOTED)
- FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

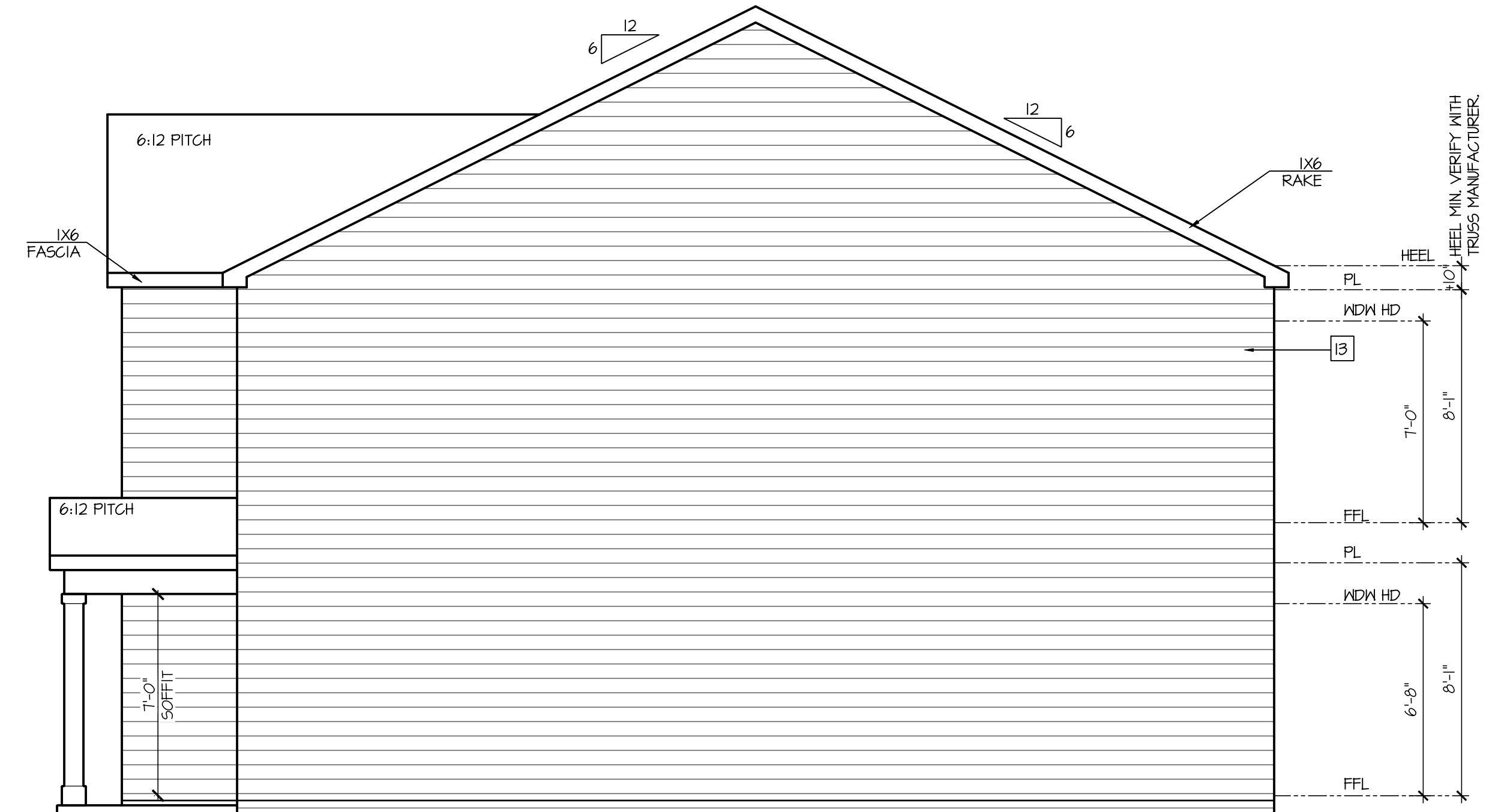
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

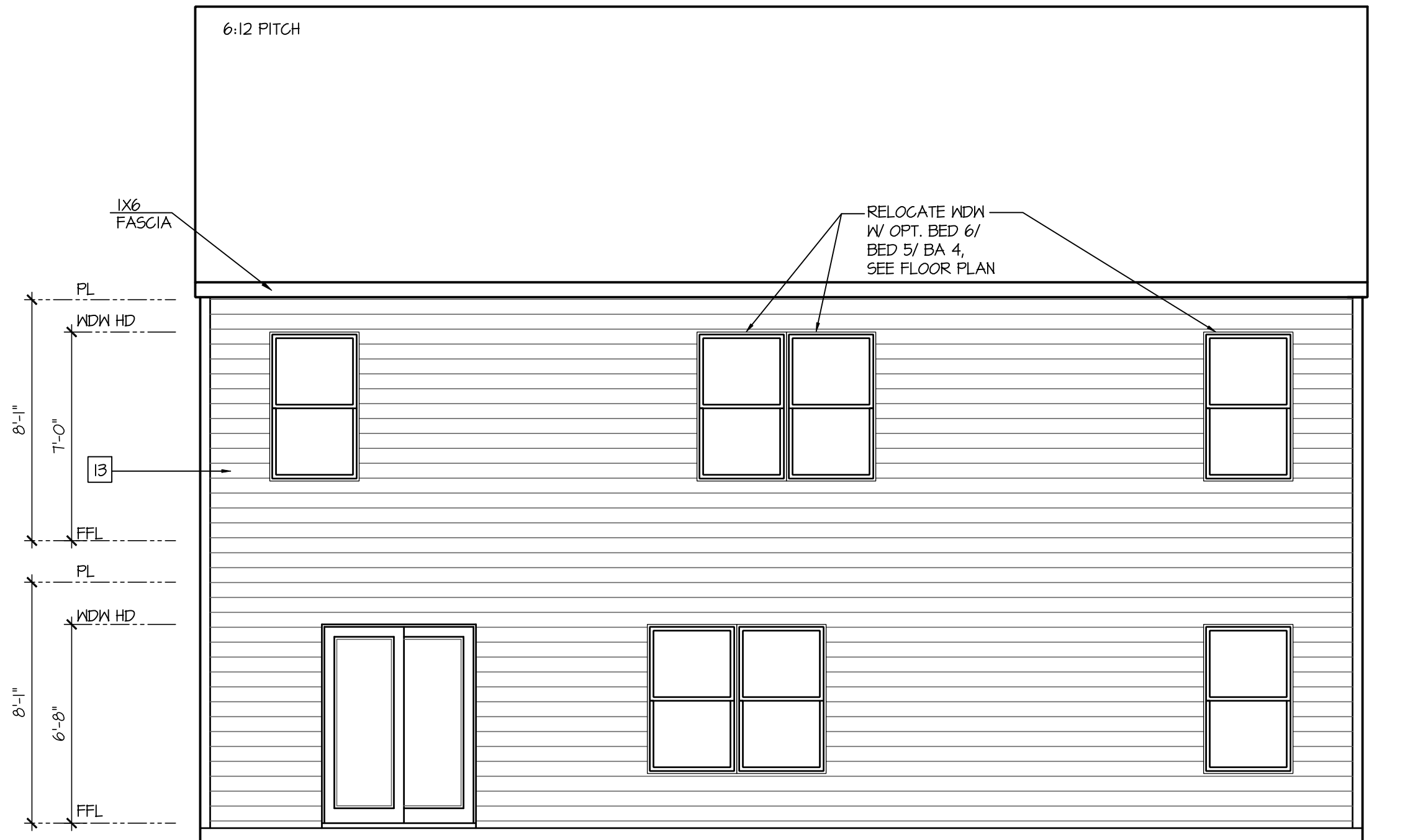
NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



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



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



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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

**FOR CONSTRUCTION**



PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2A**

**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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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 NCRG R305.2.9.3
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

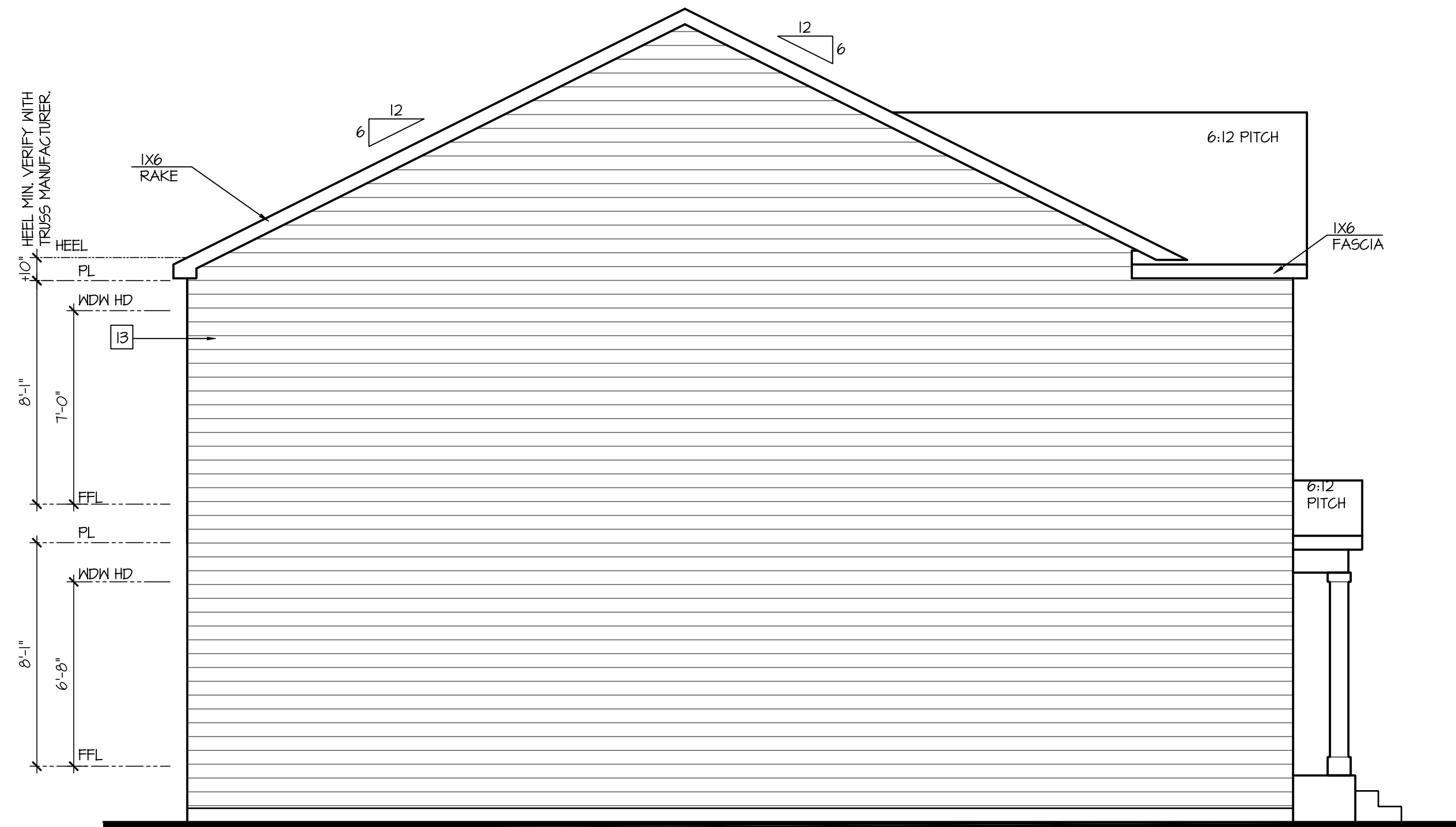
**SIDING:**

- 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, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

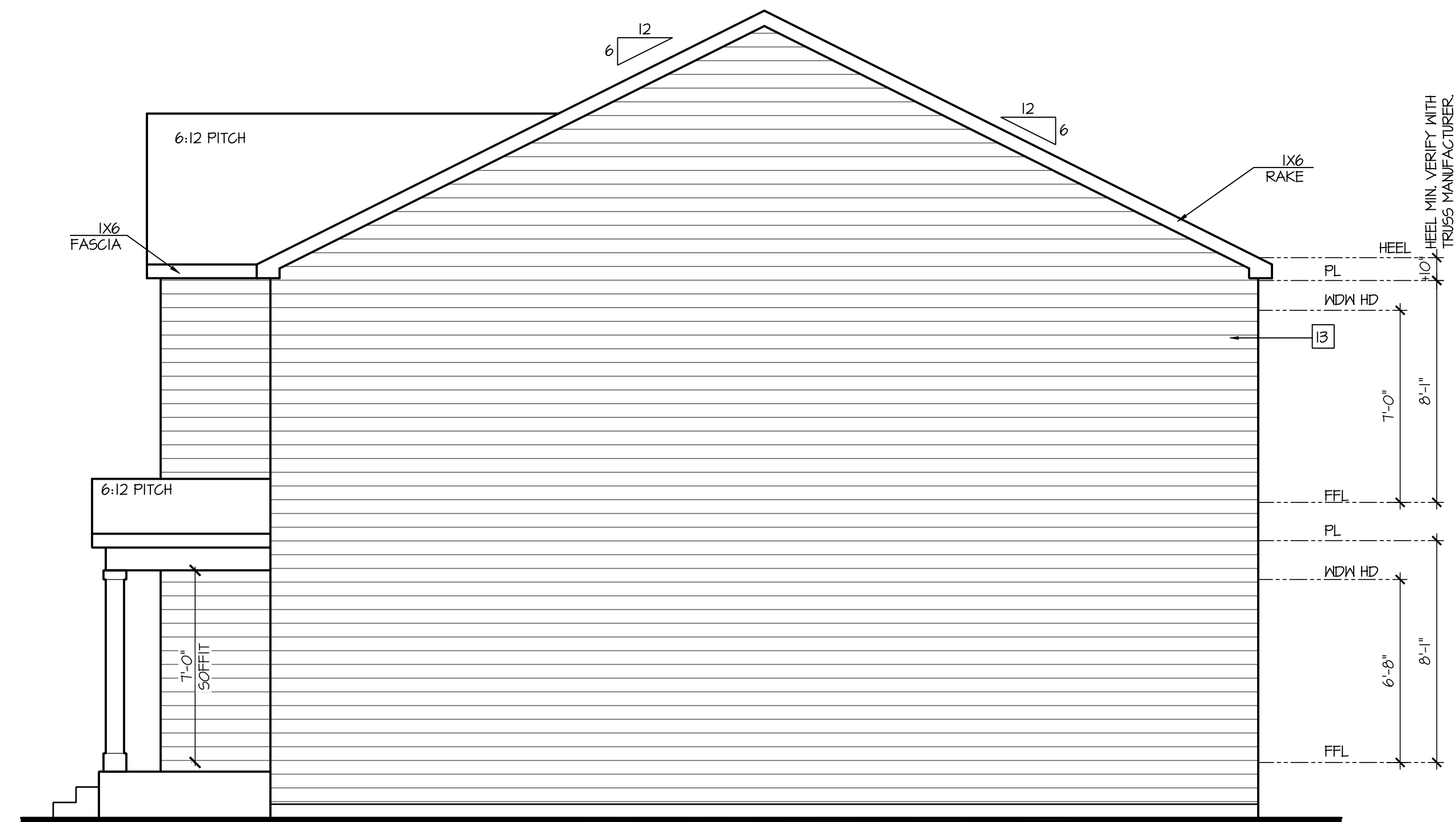
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

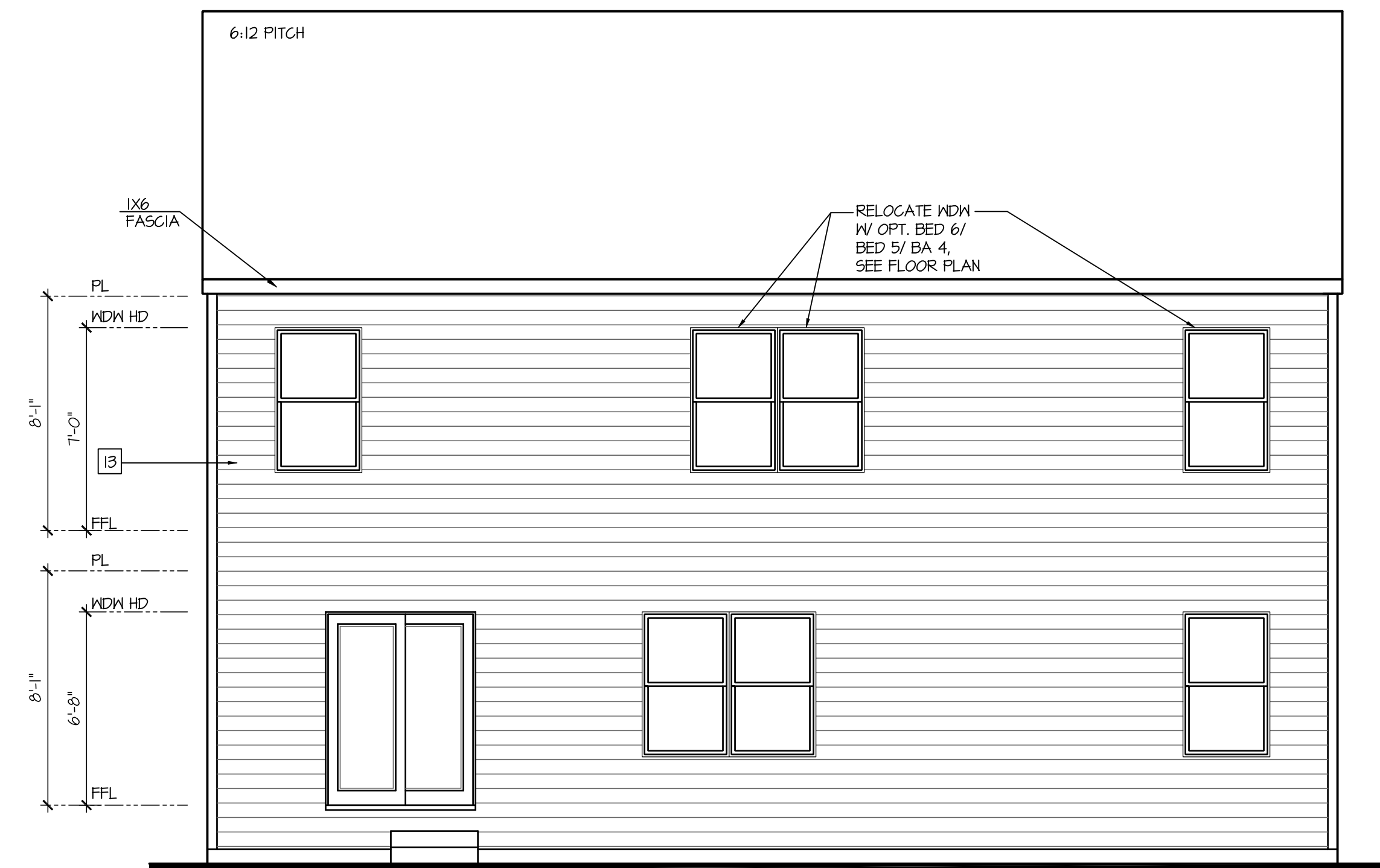
NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



Left Elevation 'A' w/ Opt Crawl Space  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

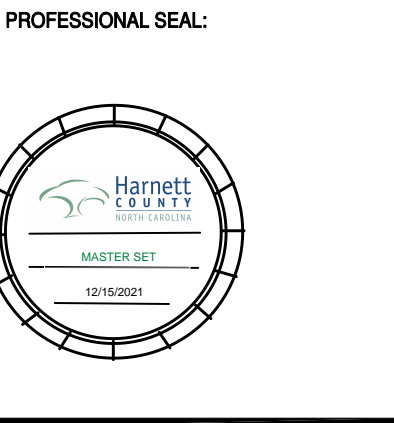


Right Elevation 'A' w/ Opt Crawl Space  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



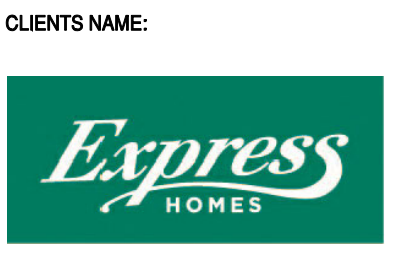
Rear Elevation 'A' w/ Opt Crawl Space  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION

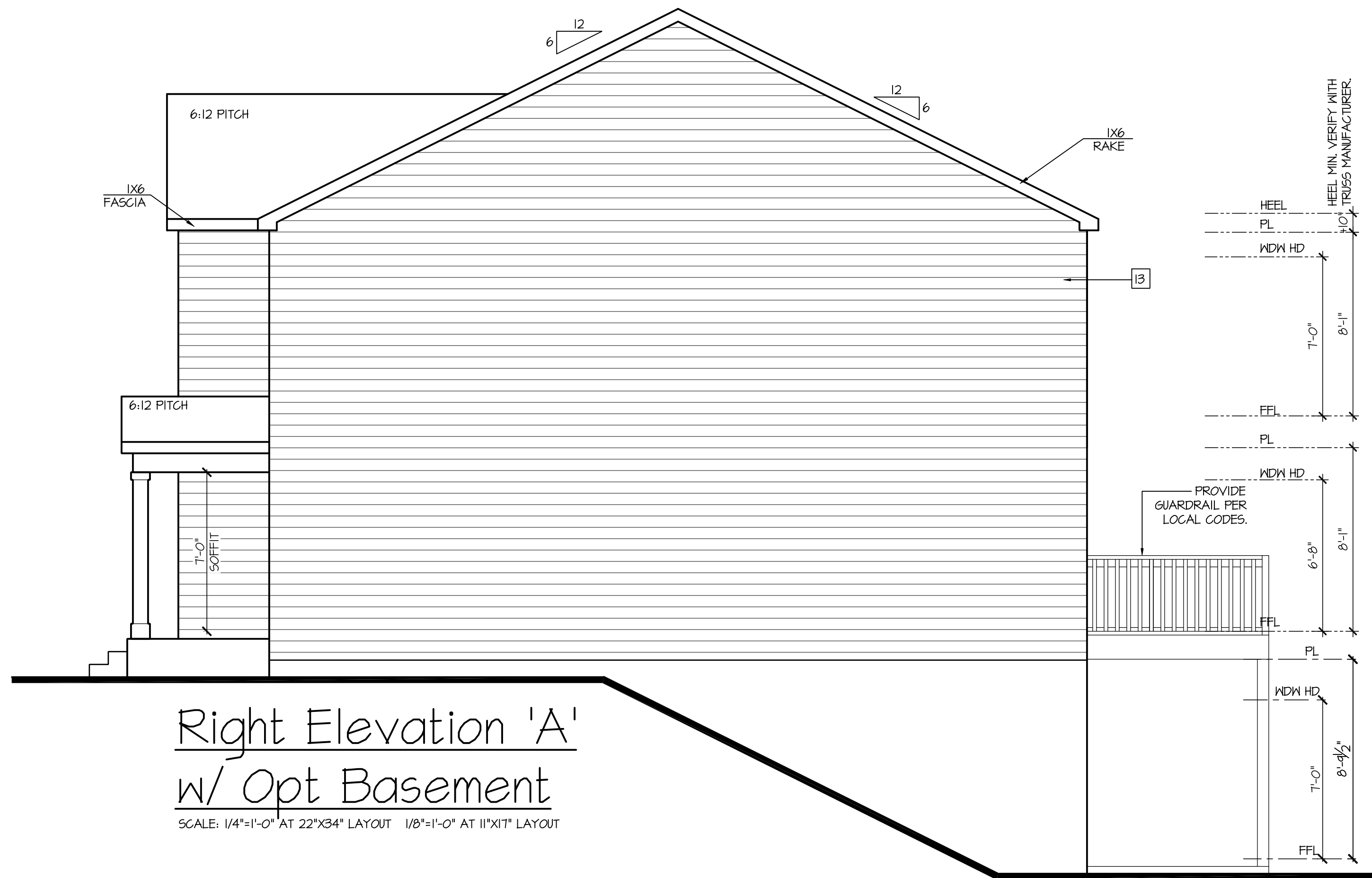


PROJECT NO: GMD17049

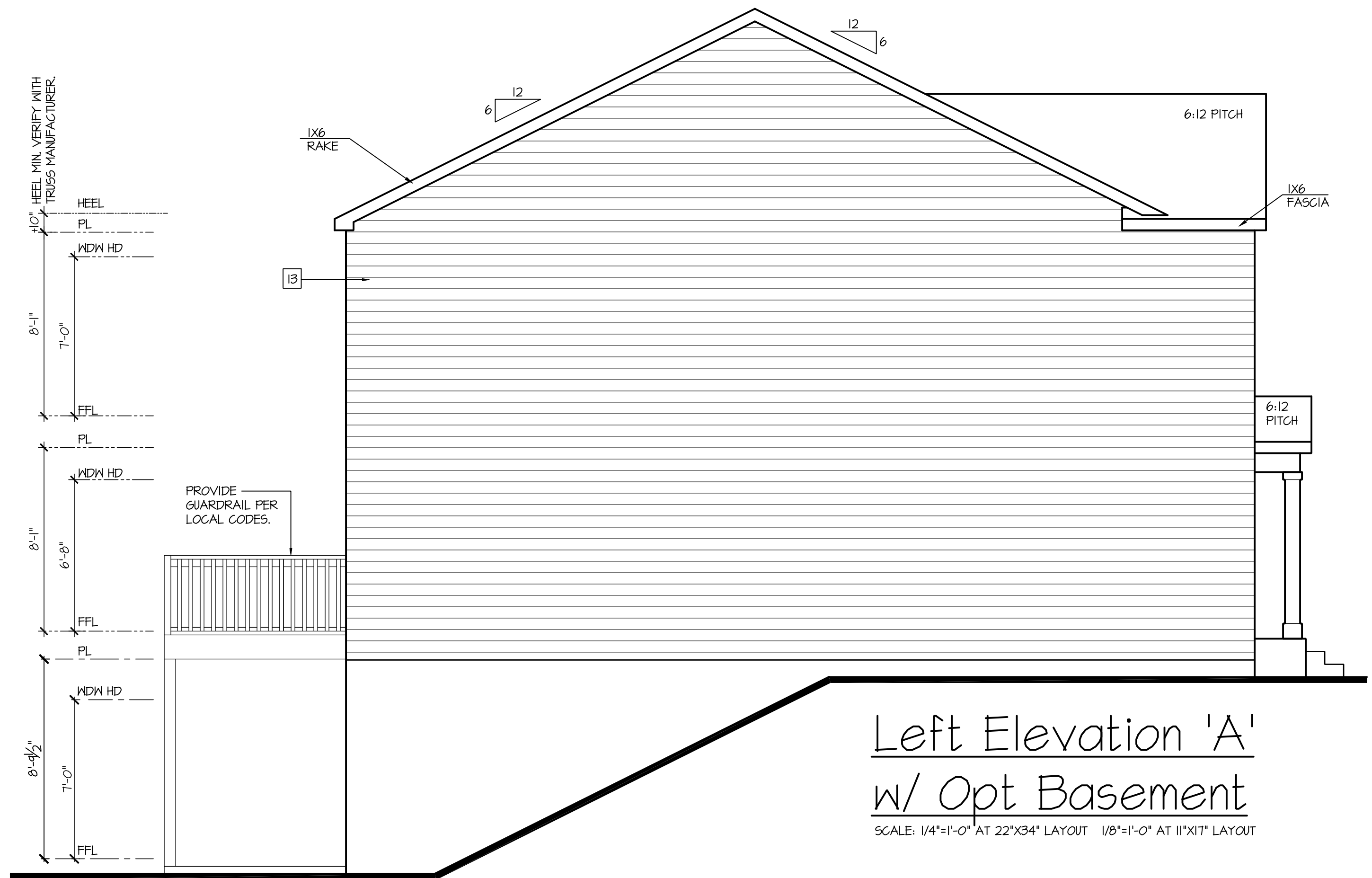
SHEET TITLE:  
**'HAYDEN'  
EXTERIOR  
ELEVATIONS  
'4EPF-A'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.1 A**



Right Elevation 'A'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Left Elevation 'A'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- 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.
  - RONLOCK 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 PANEL SIDING W/ 1X3 BATTS AT 12" O.G. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - VINYL TRIM SIZE AS NOTED (AT SPECIFIED LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
  - PYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIED 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.

- 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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

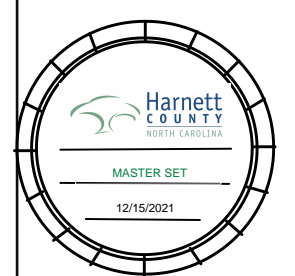
NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



Rear Elevation 'A'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



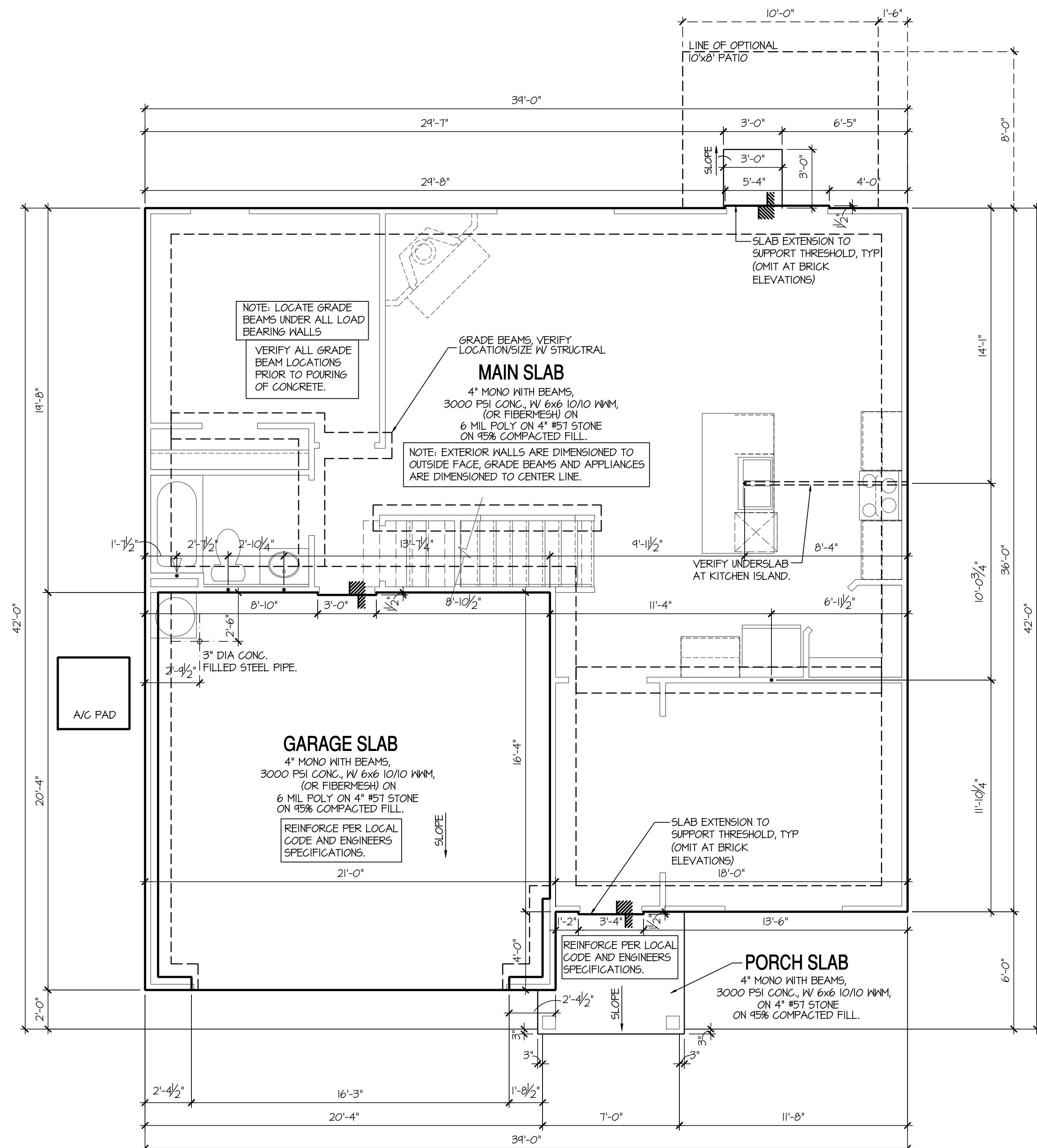
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.2 A**





- 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 NCR.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCR.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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.

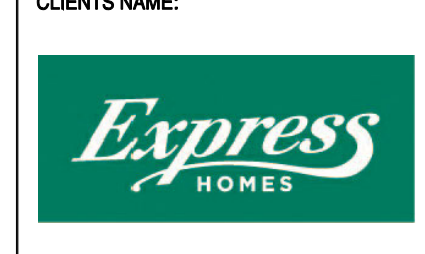
**Monolithic Slab Plan 'A'**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

**FOR CONSTRUCTION**

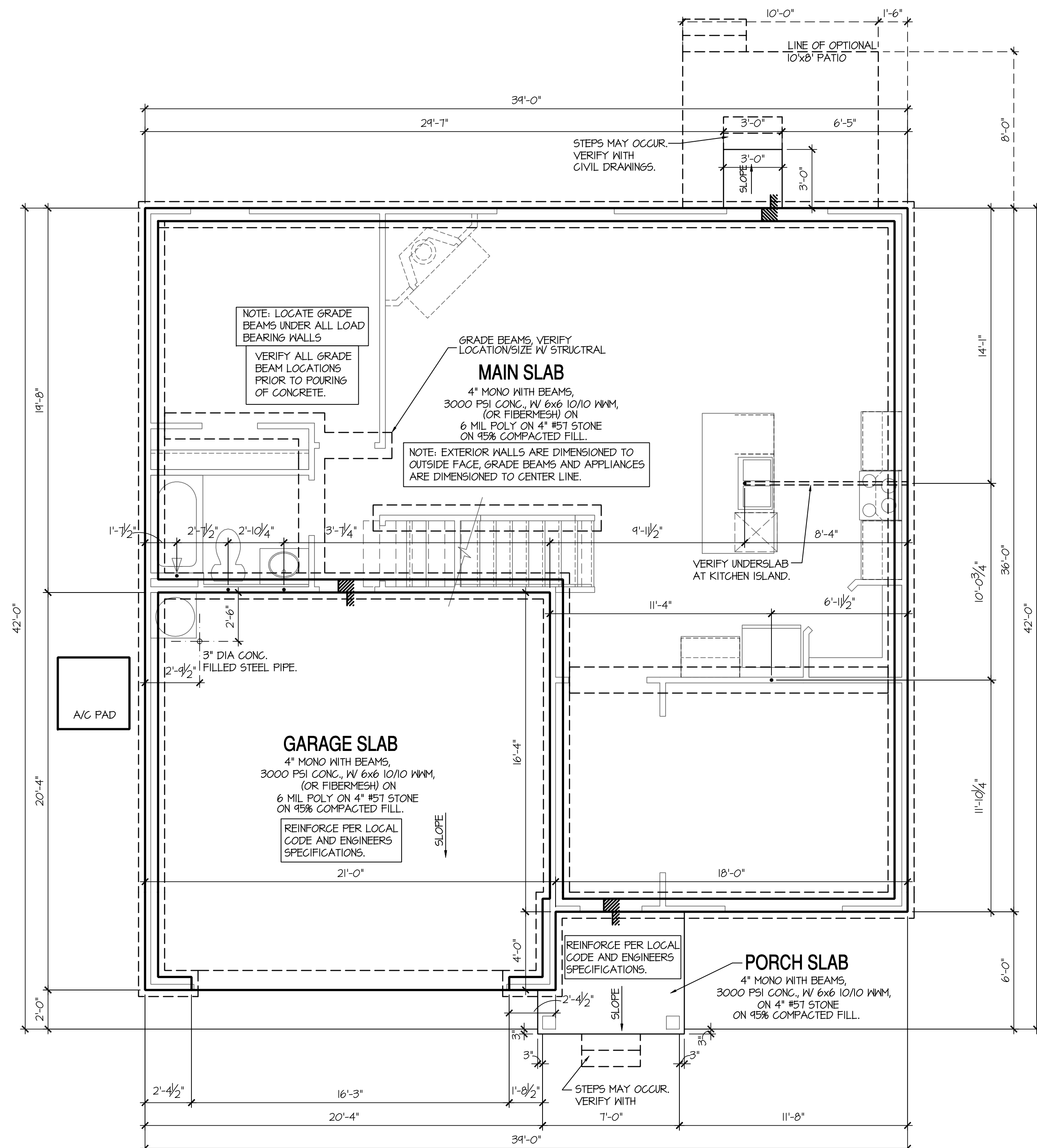


CLIENTS NAME:  
PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
MONOLITHIC  
SLAB  
PLAN '4EPF-A'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 MS A**



- 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 NCR.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCR.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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.

**Stem Wall Plan 'A'**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**'HAYDEN'  
STEM WELL  
PLAN '4EPF-A'**

PRINT DATE:

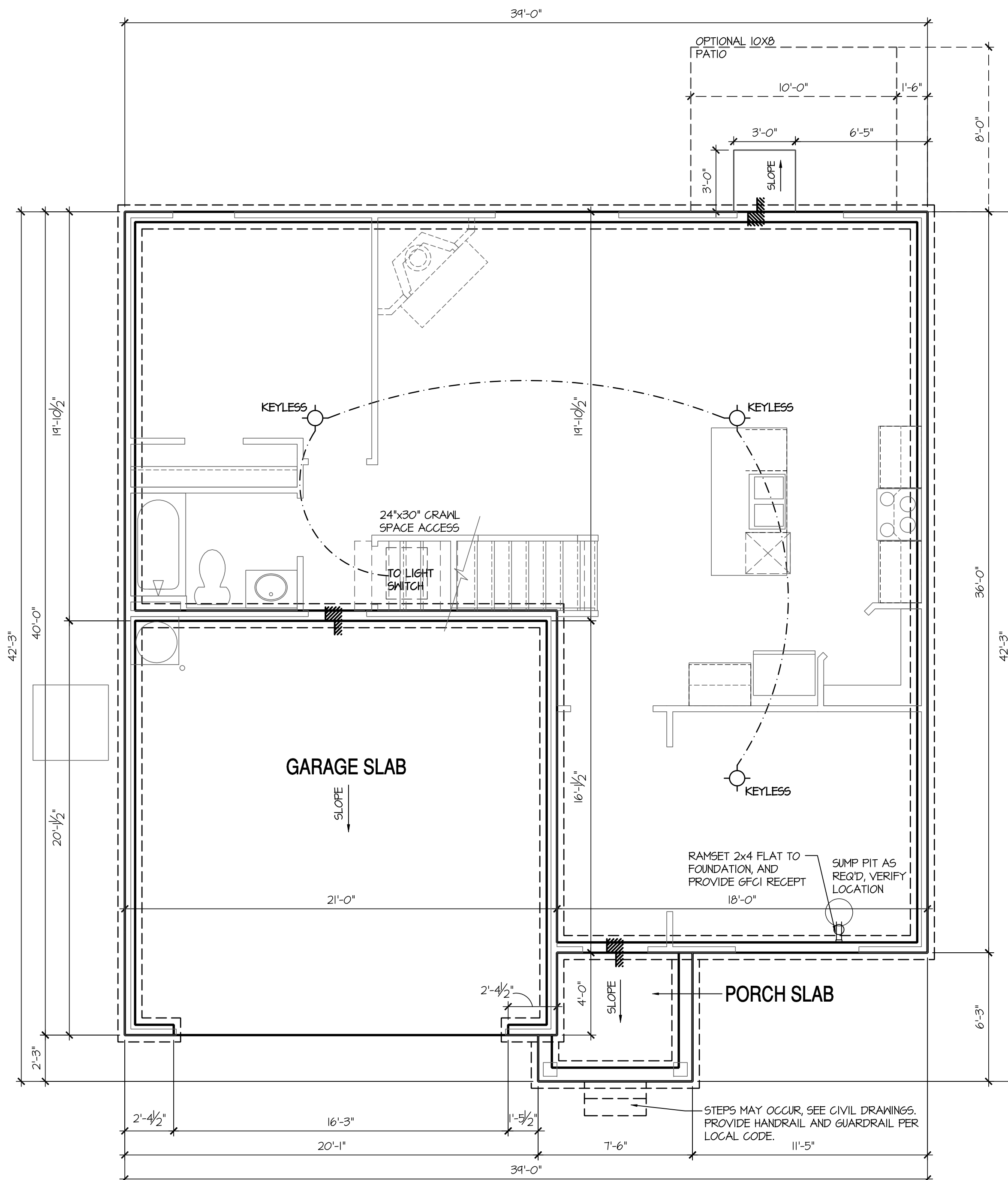
January 22, 2021

SHEET NO:

**3 SW A**

**FOR CONSTRUCTION**

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- PROVIDE FIREBLOCKING. (PER LOCAL CODES.)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSURING DOORS. (PER NCR SECTION R311.3.1.)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCR SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCR SECTION 408.2.</li> <li>- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA, ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NCR SECTION R408.1.1 EXCEPTION.)</li> <li>- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCR SECTION 408.8)</li> <li>- 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.</li> </ul>	<ol style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 16"x8" CRAWL SPACE VENT</li> <li>4 CRAWL SPACE ACCESS PANEL</li> <li>5 A/C CONDENSER PAD. (VERIFY)</li> <li>6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCR SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ol>

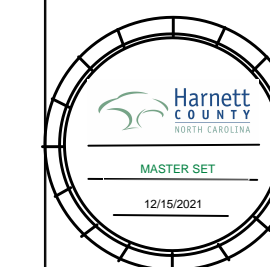


Crawl Space Plan 'A'

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

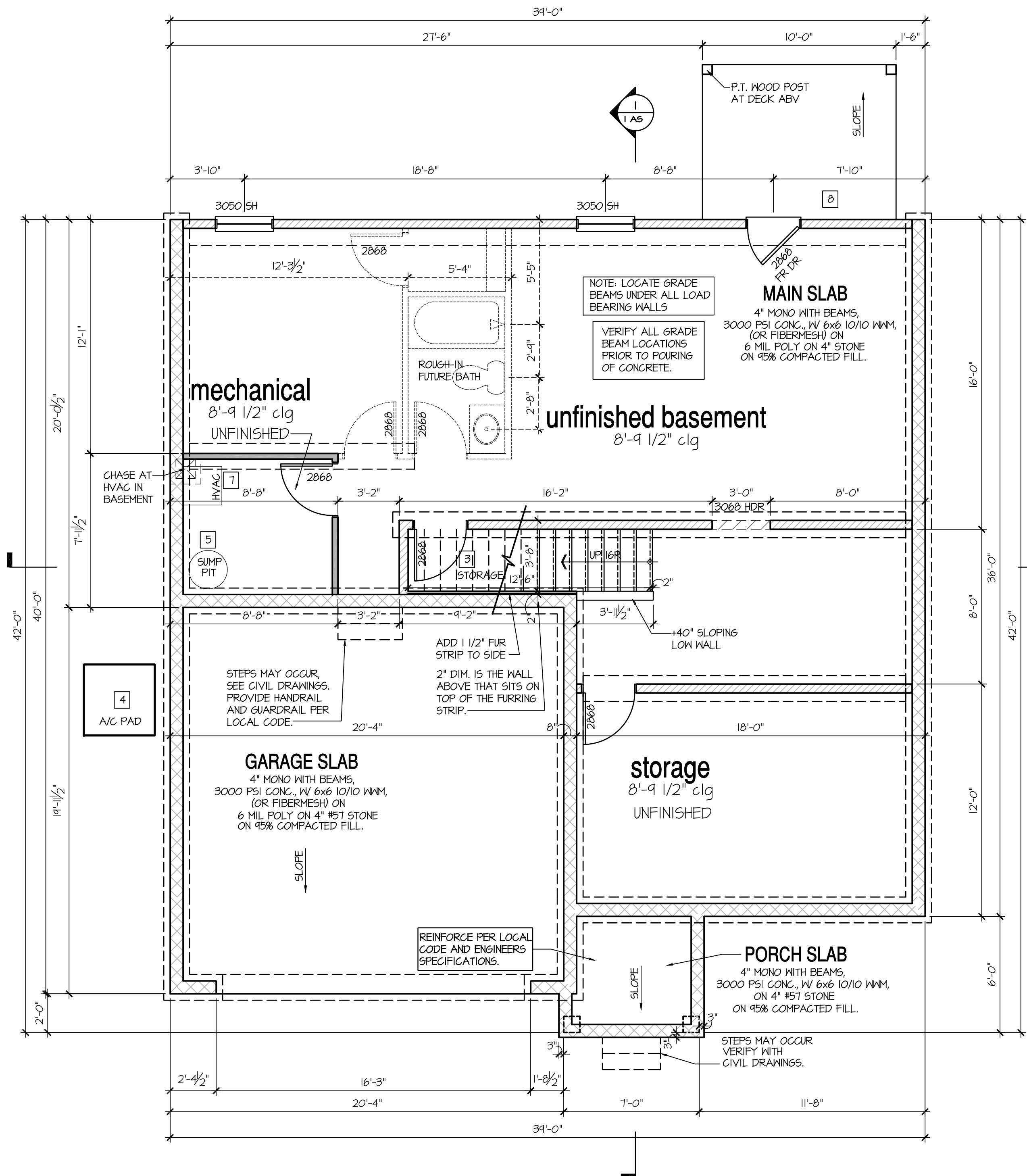
'HAYDEN'  
CRAWL SPACE  
PLAN '4EPF-A'

PRINT DATE:

January 22, 2021

SHEET NO:

3 CS A



**8'-9 1/2" STAIR NOTE:**  
 (USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR).  
 15 TREADS AT 10" EACH VERIFY  
 16 RISERS AT +/- 150" = 120 1/4" TOTAL RISE VERIFY

BASEMENT NOTES FOR NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS.</li> <li>- PROVIDE FIREBLOCKING. (PER NCRG SECTION R602.8)</li> <li>- 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 NCRG SECTION R310.1.1)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSILING DOORS. (PER NCRG SECTION R311.3.1)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSILING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCRG SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.7)</li> <li>4 A/C CONDENSER PAD. (VERIFY)</li> <li>5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY.</li> <li>6 WATER HEATER AND FLOOR DRAIN (PER CHAPTER 5 NCRG-PLUMBING)</li> <li>7 FAN IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS, VERIFY LOCATION W/ MECHANICAL DRAWINGS</li> <li>8 TEMPERED SAFETY GLASS. (PER NCRG SECTION R308.3)</li> <li>9 TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.</li> <li>10 FLOOR DRAINS. SEE PLUMBING AND CIVIL DRAWINGS FOR SIZE, CENTER IN ROOM. SLOPE FLOORING FROM WALLS TO DRAIN 1/8" PER FOOT CROSS SLOPE.</li> </ul>

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:

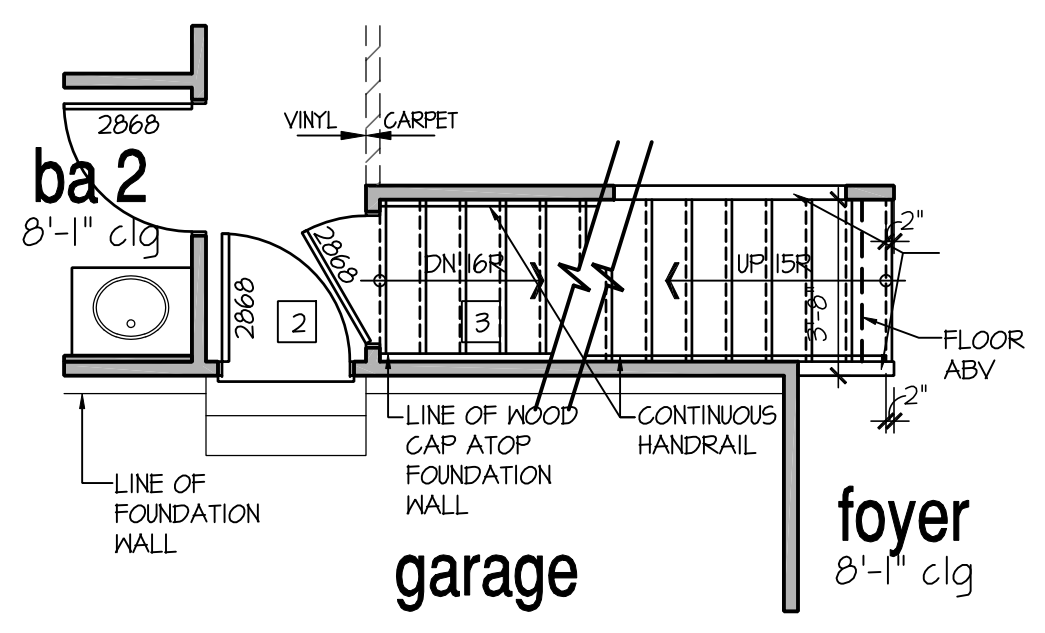
PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN' BASEMENT PLAN '4EHF-A'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**3 BS A**

FOR CONSTRUCTION



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

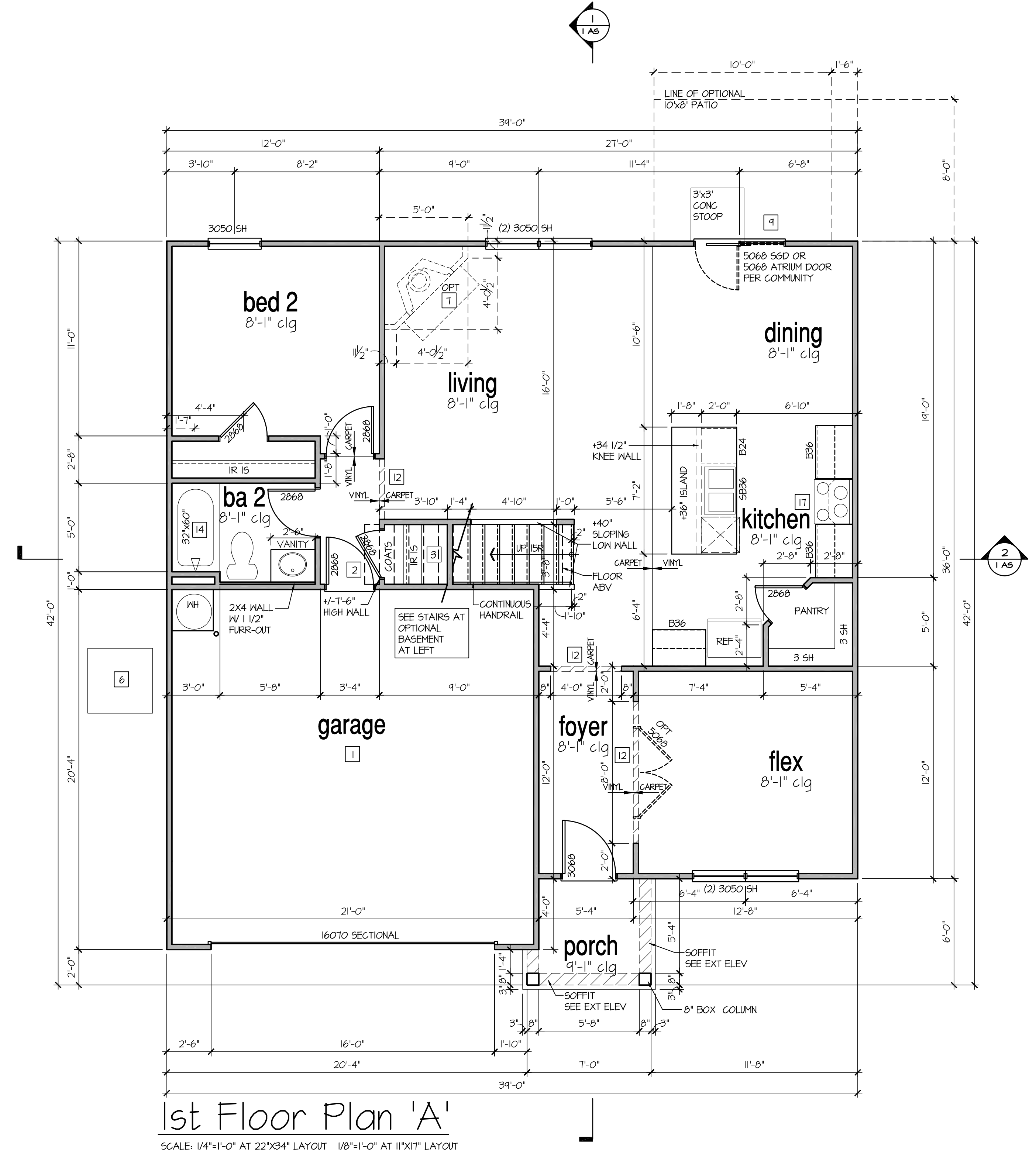
- 8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY
- 9'-1" STAIR NOTE:**  
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)  
16 TREADS AT 10" EACH VERIFY  
17 RISERS AT +/- 7.21" = 123 3/4" TOTAL RISE VERIFY
- 8'-1" STAIR NOTE:**  
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)  
14 TREADS AT 10" EACH VERIFY  
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL RISE VERIFY

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

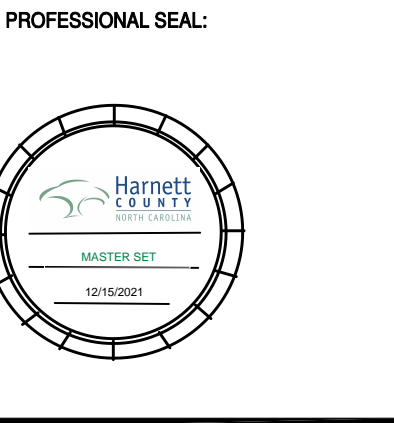
**WALL LEGEND:**

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

- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCR TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NCR TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCR SECTION R302.5.1.)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.1.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11
  - MEPS
  - GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCR-PLUMBING)
  - FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"X6" OVER 2"X4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER NCR 807.1.) ATTIC ACCESS LADDER VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCR 302.5.1 EXCEPTION.
  - TYPICALS:
    - TEMPERED SAFETY GLASS. (PER NCR SECTION 308.4)
    - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
    - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
  - BATHS:
    - SHOWER. TEMPERED GLASS ENCLOSURE.
    - TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
    - CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - KITCHEN:
    - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - ELECTRIC OVEN WITH MICROWAVE OVEN.



NO.	DATE	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:  
**Express HOMES**

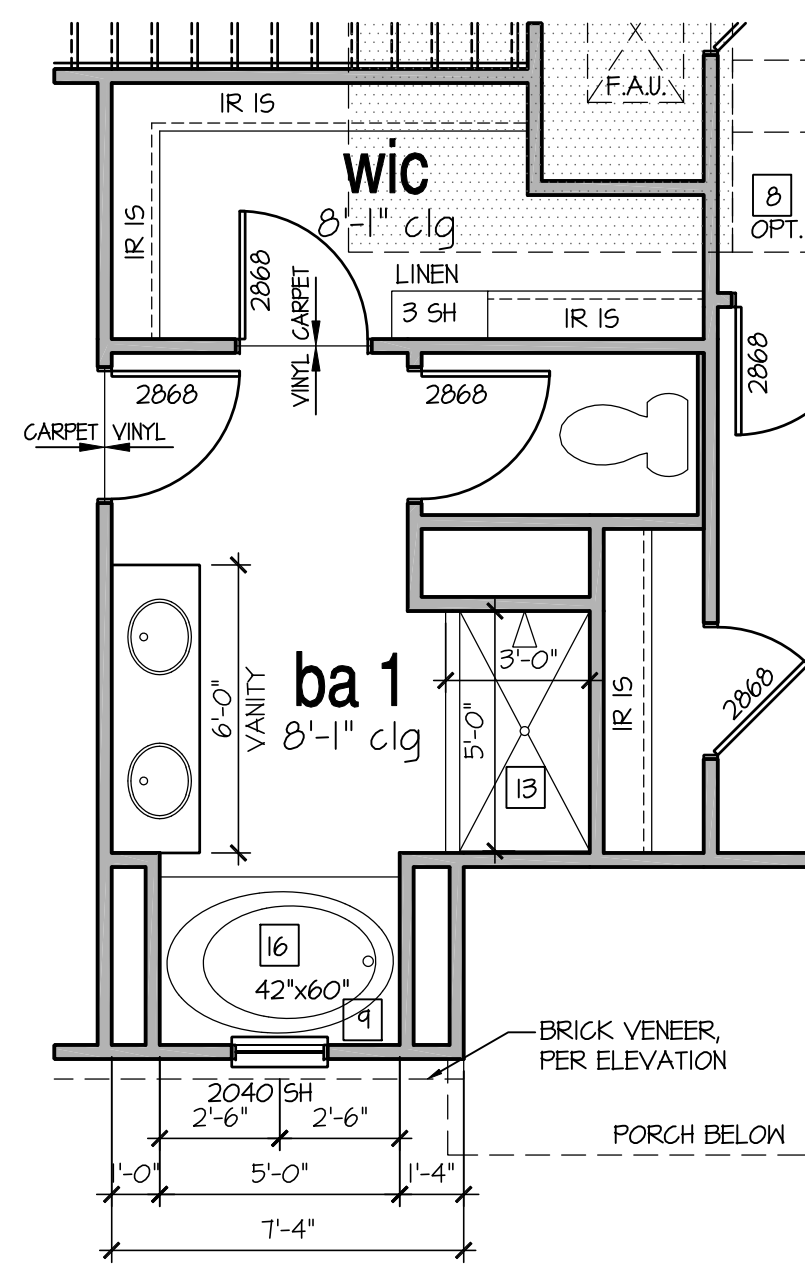
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**4 A**

FOR CONSTRUCTION



Opt Bath 1

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

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.2" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL  
 RISE VERIFY

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

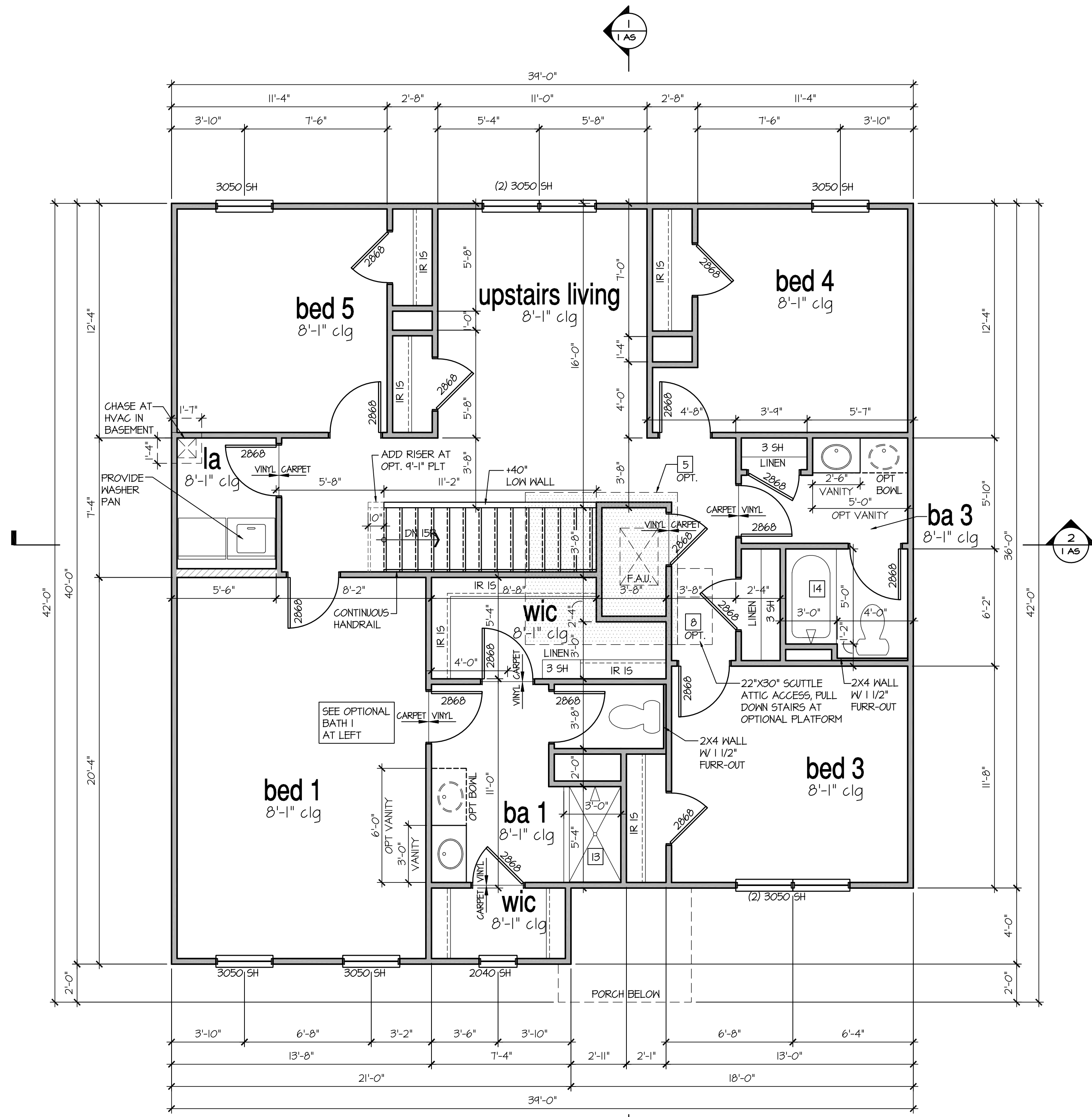
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

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

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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:

PROJECT NO: GMD17049

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

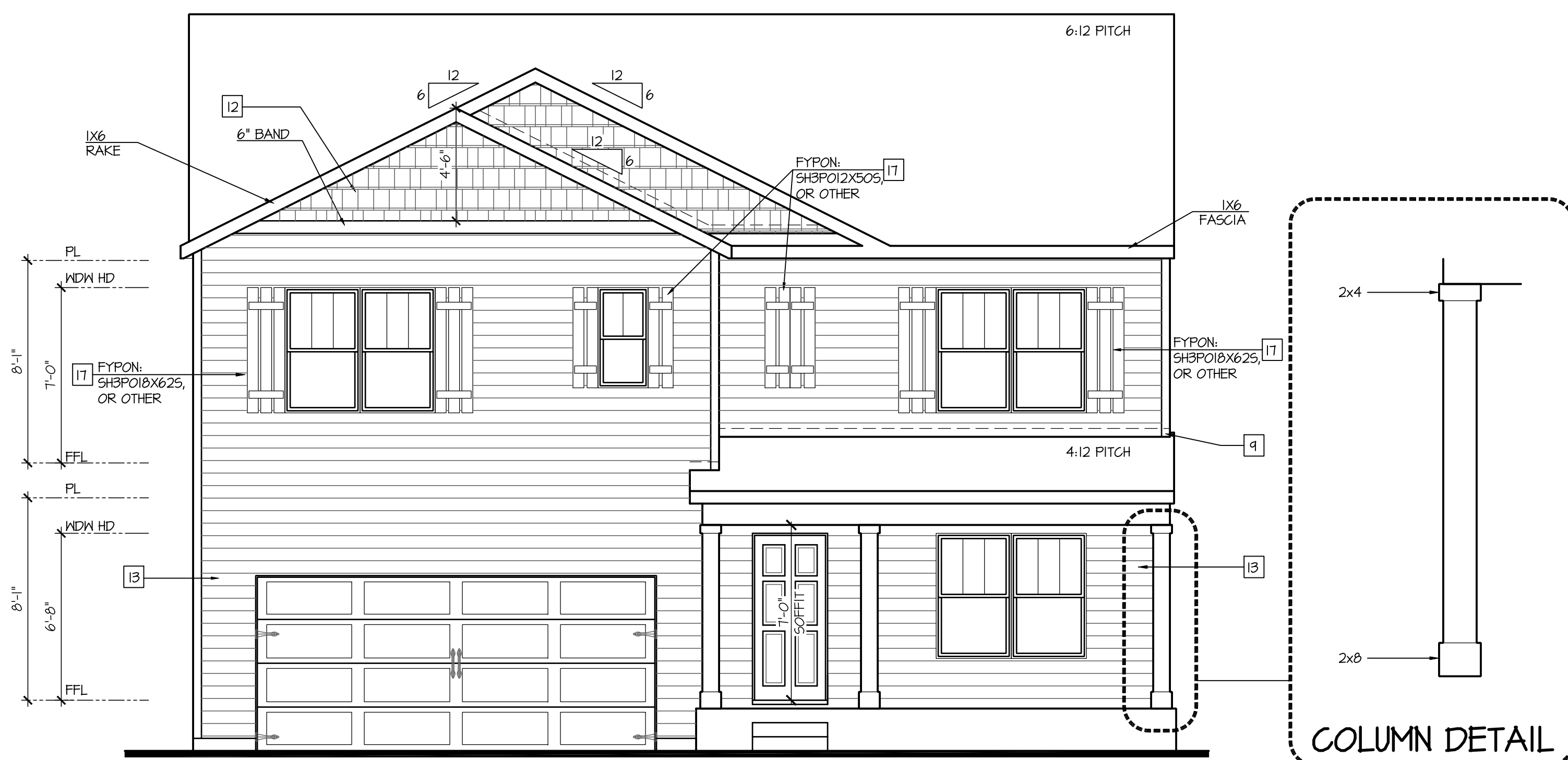
PRINT DATE:  
 January 22, 2021

SHEET NO:  
**5 A**

FOR CONSTRUCTION

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'  
 w/ Opt Crawl Space/ Basement  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-0" UNO. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS 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:

- 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.
- RONLOCK COURSE
- N/A

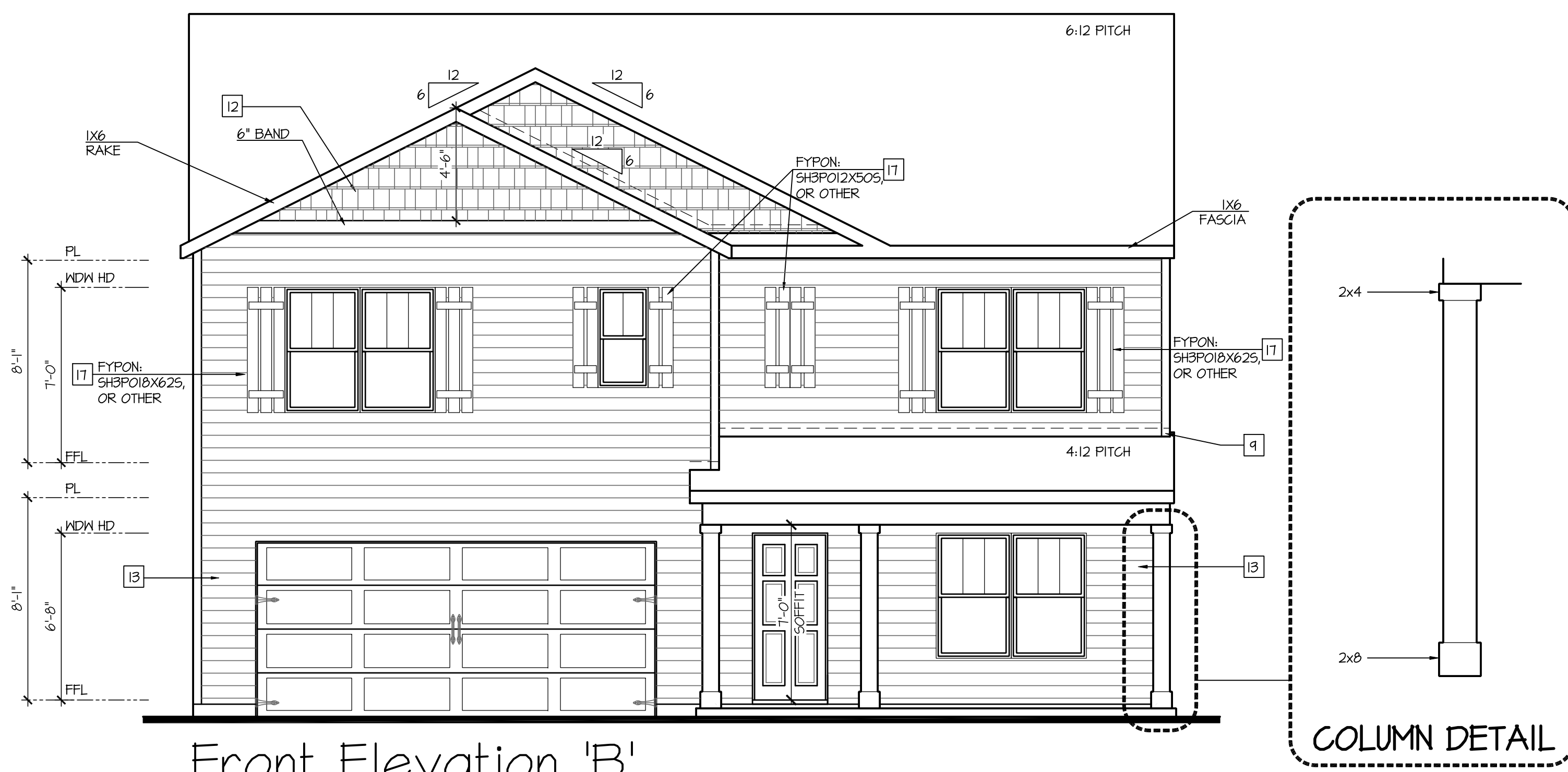
TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO HALL FLASHING. CODE COMPLIANT FLASHING PER NRC R905.2.9.3
- STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURERS 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 PANEL 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
- FYRON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
- (AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

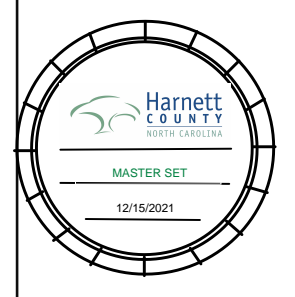
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NRC SECTION R312.1 AND R312.2.2.



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

NO.	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
 'HAYDEN'  
 EXTERIOR  
 ELEVATIONS  
 '4EPF-B'

PRINT DATE:  
 January 22, 2021

SHEET NO:  
 1B

ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 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:** = 1488 SF  
 1488 SQ. FT. X 144 = 214272 SQ. IN.  
 214272 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D

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

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

NOTES:

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

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

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

AS AN ALTERNATE TO THE 1/150 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.

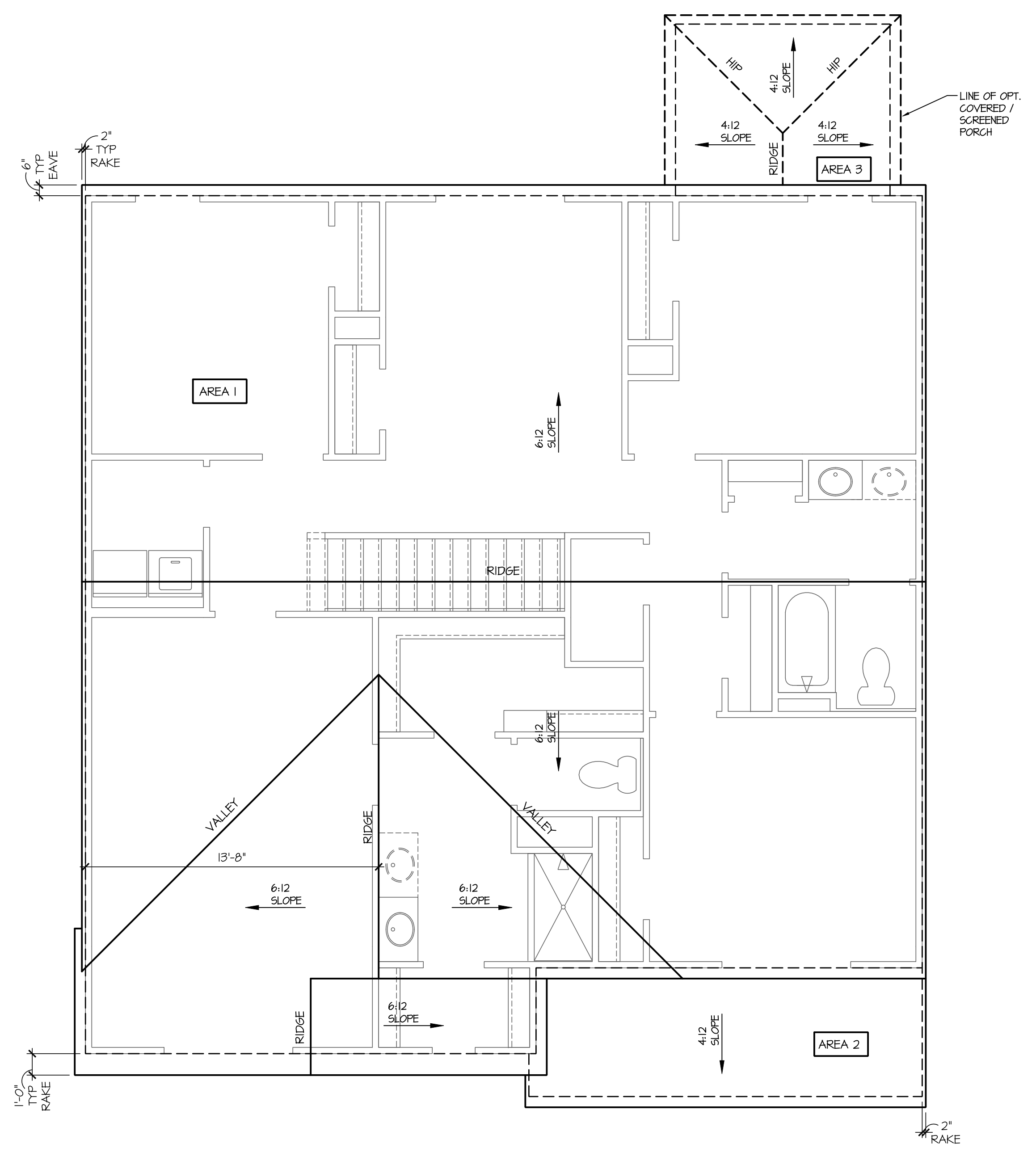
**ROOF AREA 1:** = 1488 SF  
 1488 SQ. FT. X 144 = 214272 SQ. IN.  
 214272 SQ. FT. / 300 = 714.24 SQ. IN. OF VENT REQ'D  
 714.24 SQ. IN. / 2 = 357.12 SQ. IN.  
 357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED.

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

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

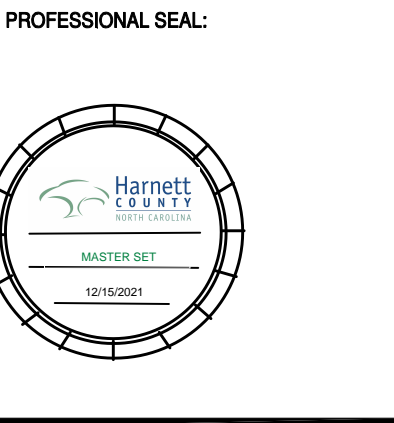
BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12

AT SINGLE FAMILY DETACHED PLANS:  
 PREFINISHED VENTED SOFFIT AT EAVE PER MANUFACTURER. (VERIFY FIRE SEPARATION DISTANCE FOR SOFFIT PROTECTION PER 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"x17" LAYOUT

NO.	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**



CLIENTS NAME:  
 PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
 ROOF PLAN  
 '4EPF-B'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**1.1 B**

FOR CONSTRUCTION



**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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-14 BATTS MINIMUM. VERIFY
- ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY
- CRANL. 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
- NA

**TYPICALS:**

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NRC R305.2.8.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

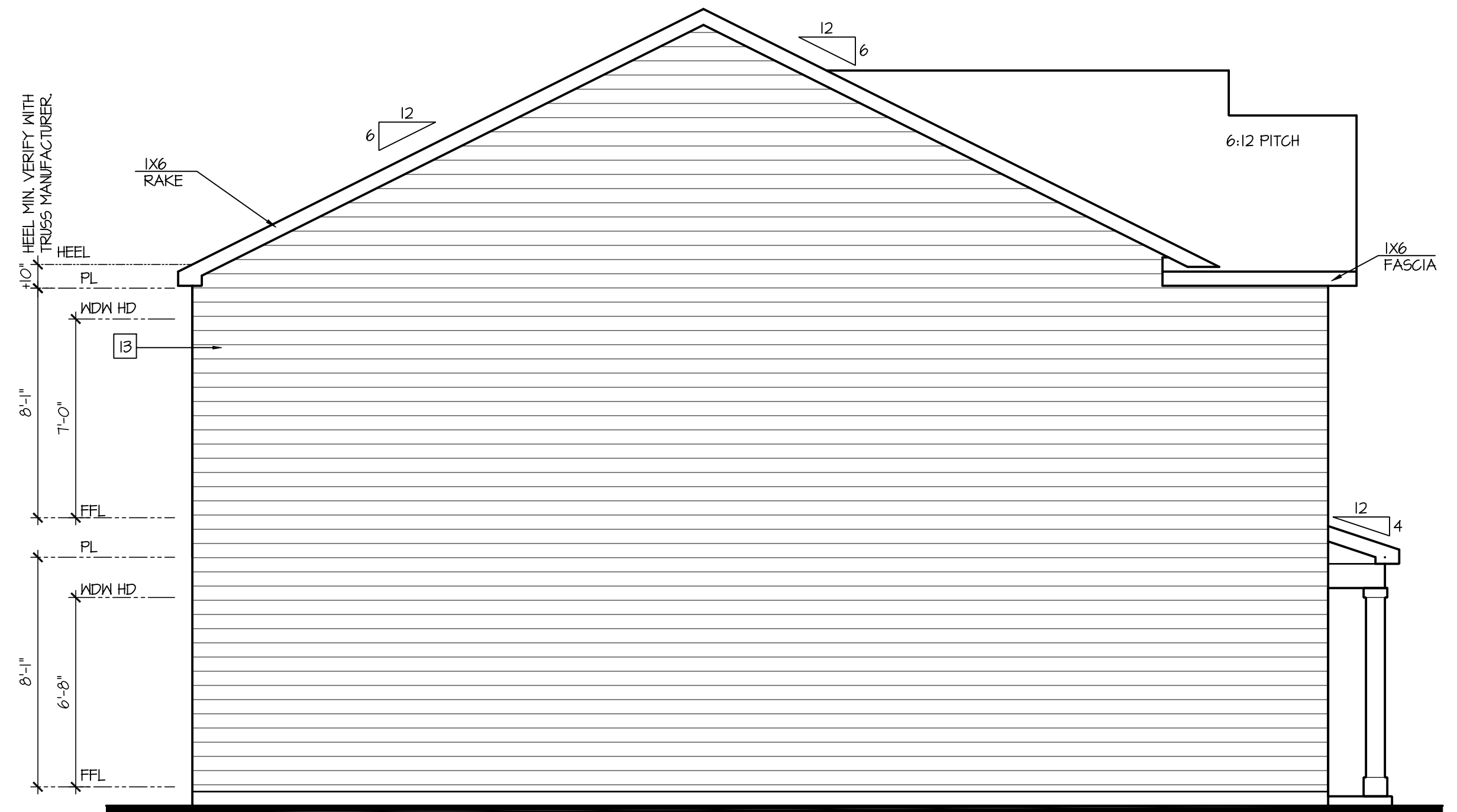
**SIDING:**

- 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 PANEL 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, U.N.O. SIZE AS NOTED)
- FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

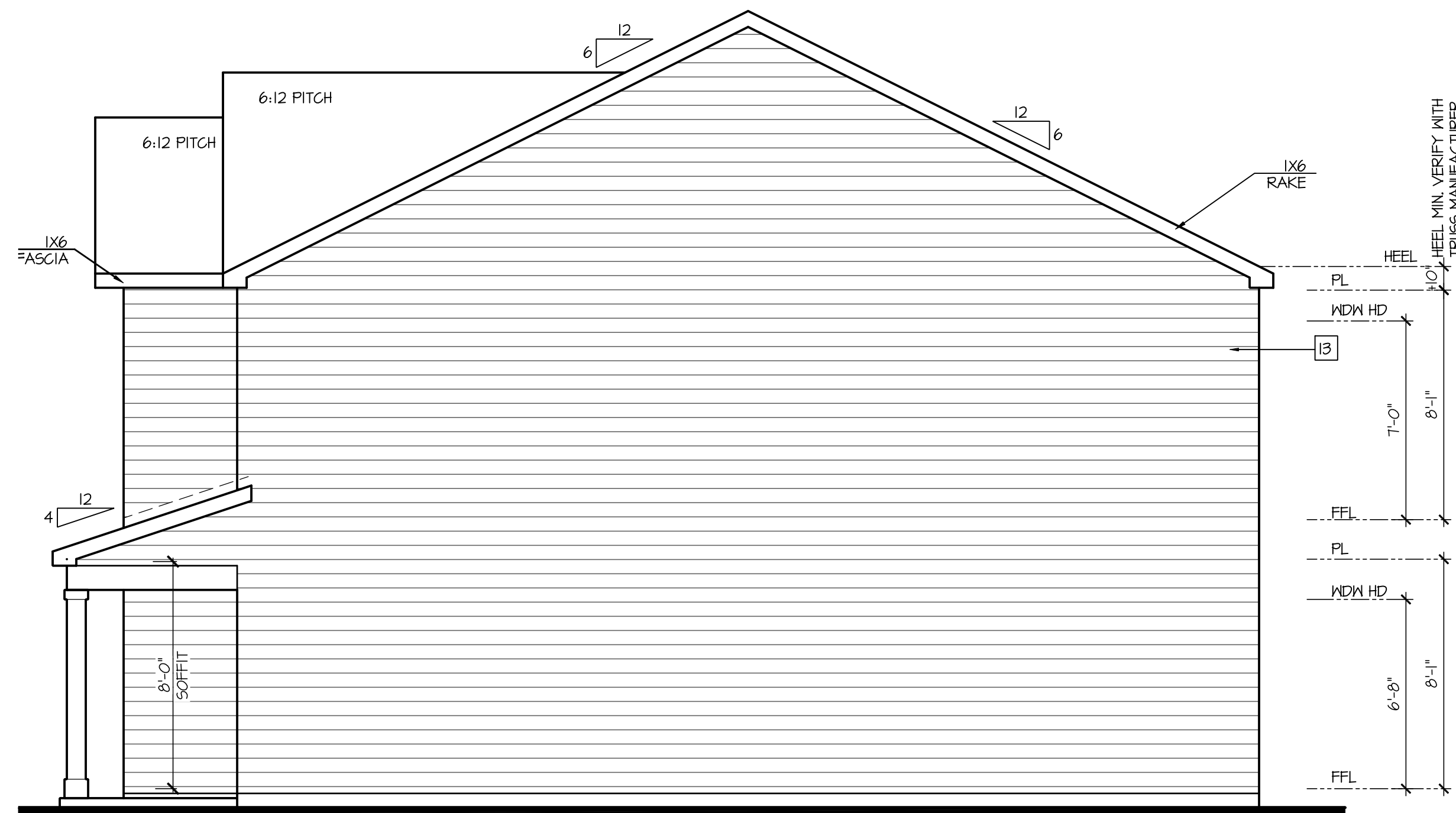
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NRC SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

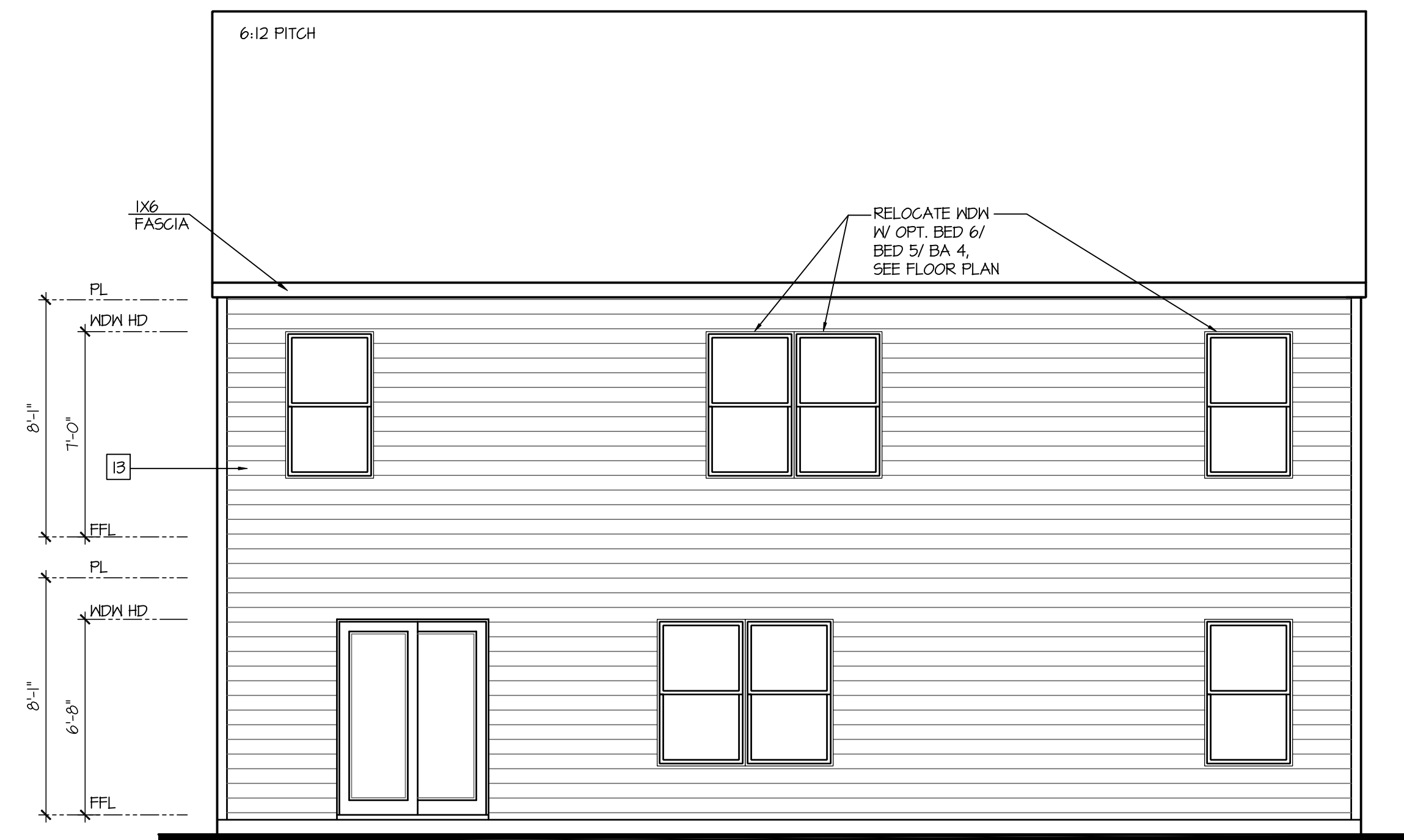
NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



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

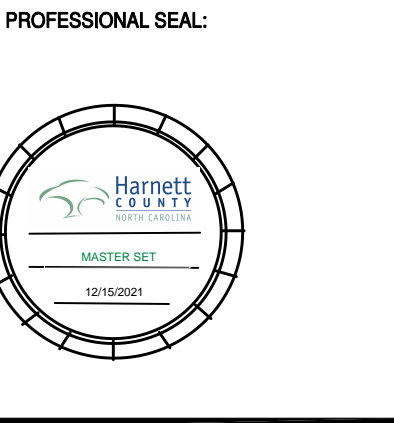


Right Elevation 'B'  
 SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION



PROJECT NO: GMD17049

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

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**2B**

**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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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 NCRG R305.2.8.3
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

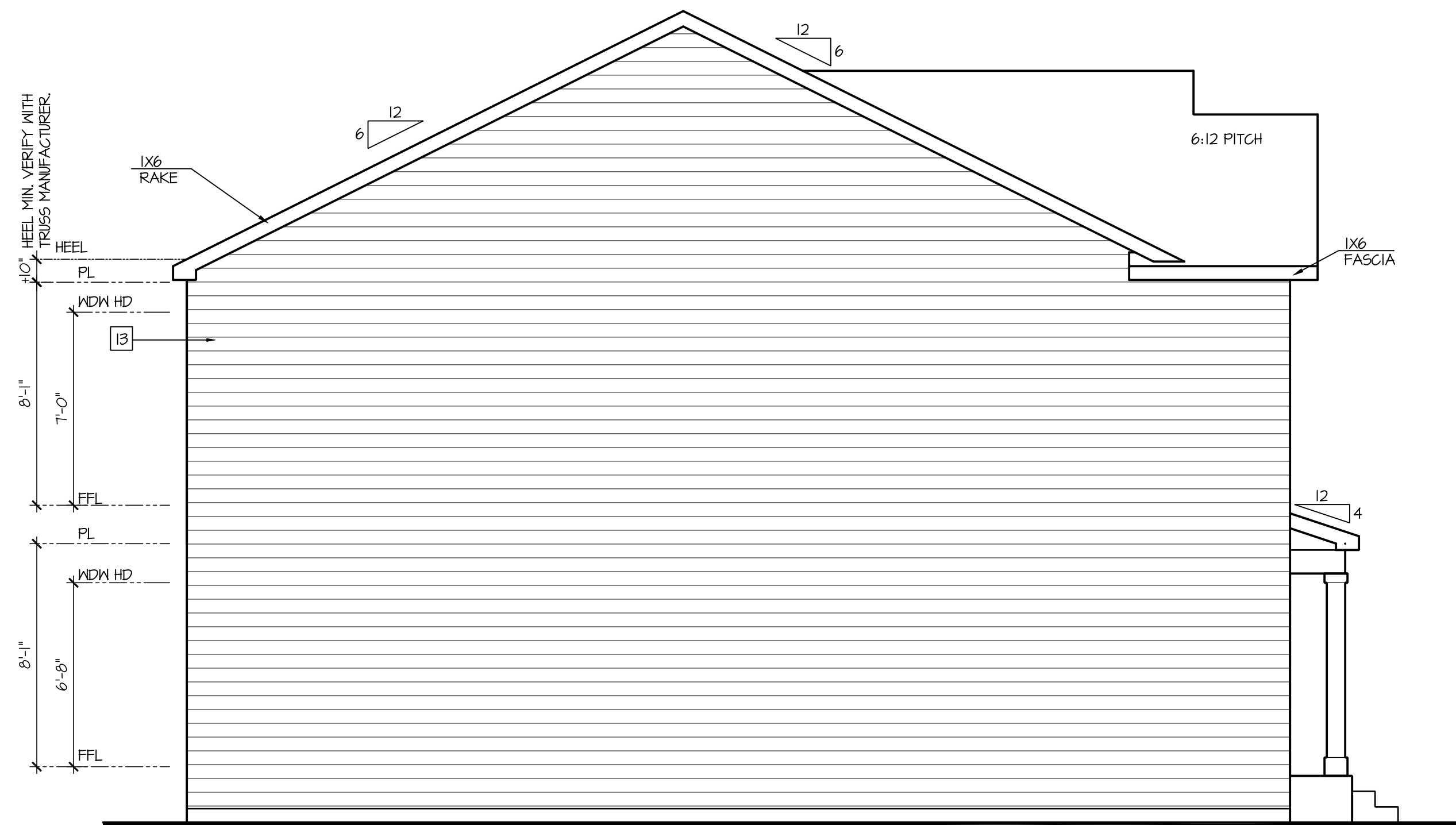
**SIDING:**

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 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, U.N.O. 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 NCRG SECTION R312.2.1 AND R312.2.2.

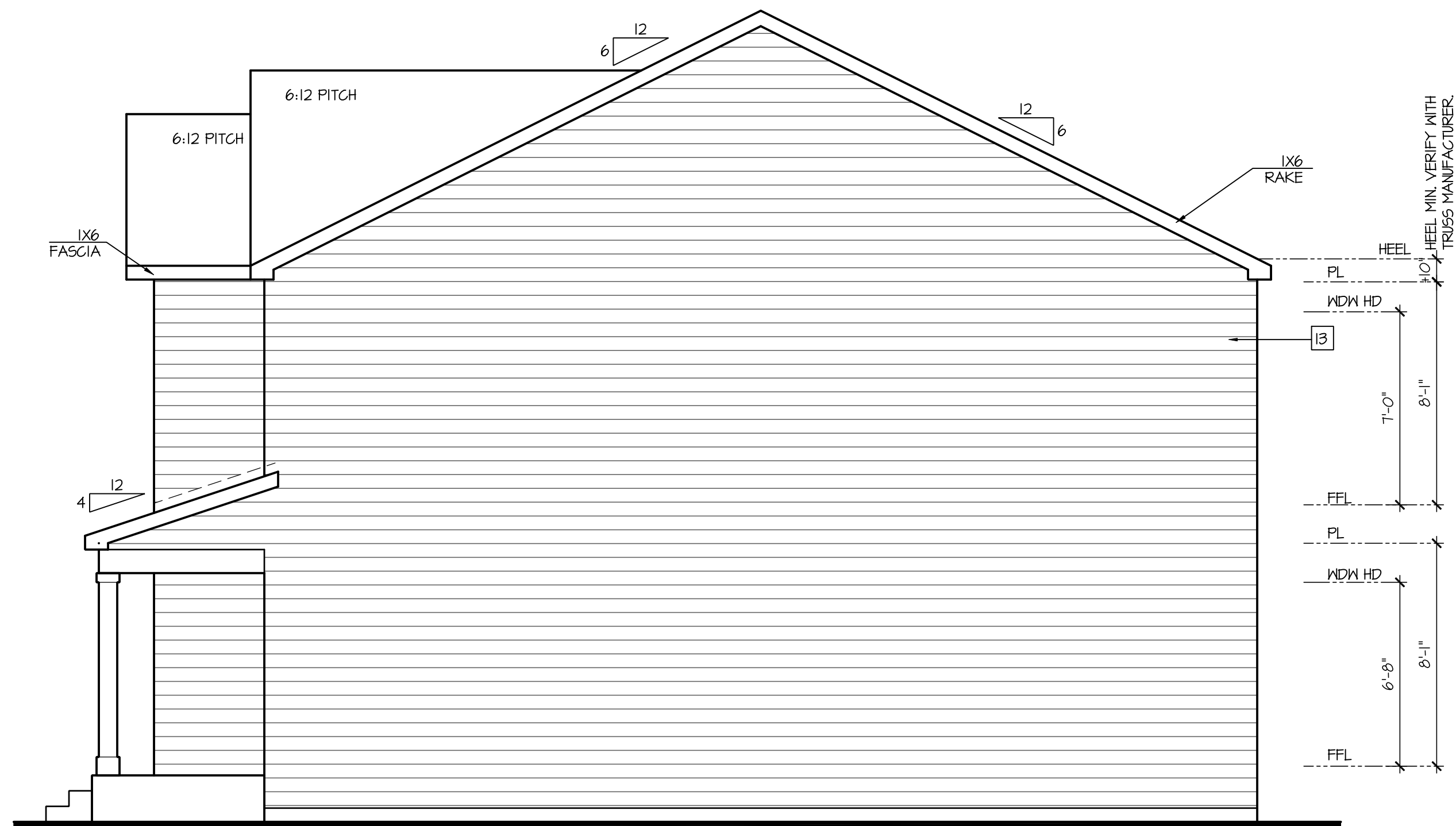
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



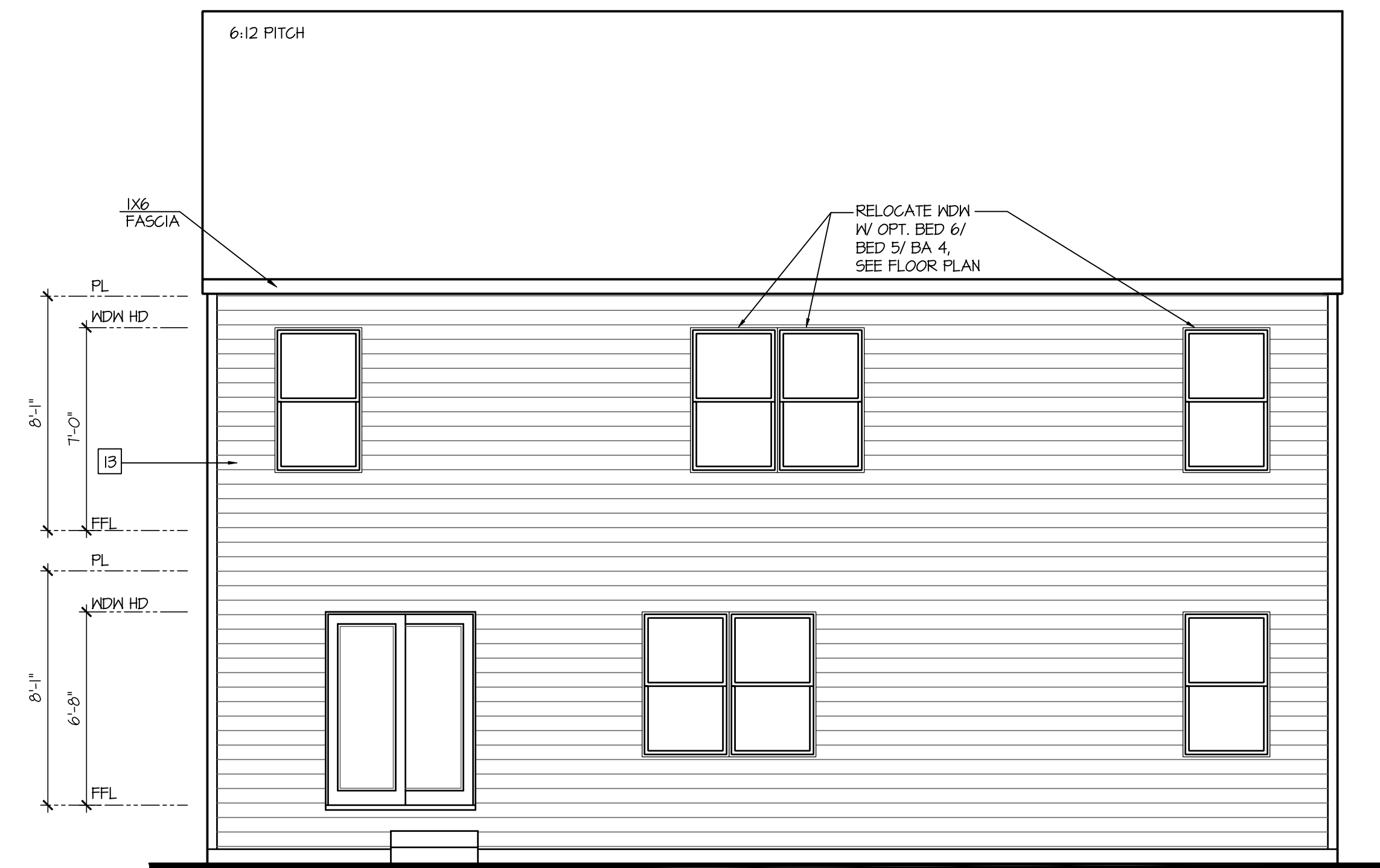
Left Elevation 'B' w/ Opt Crawl Space

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



Right Elevation 'B' w/ Opt Crawl Space

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



Rear Elevation 'B' w/ Opt Crawl Space

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:

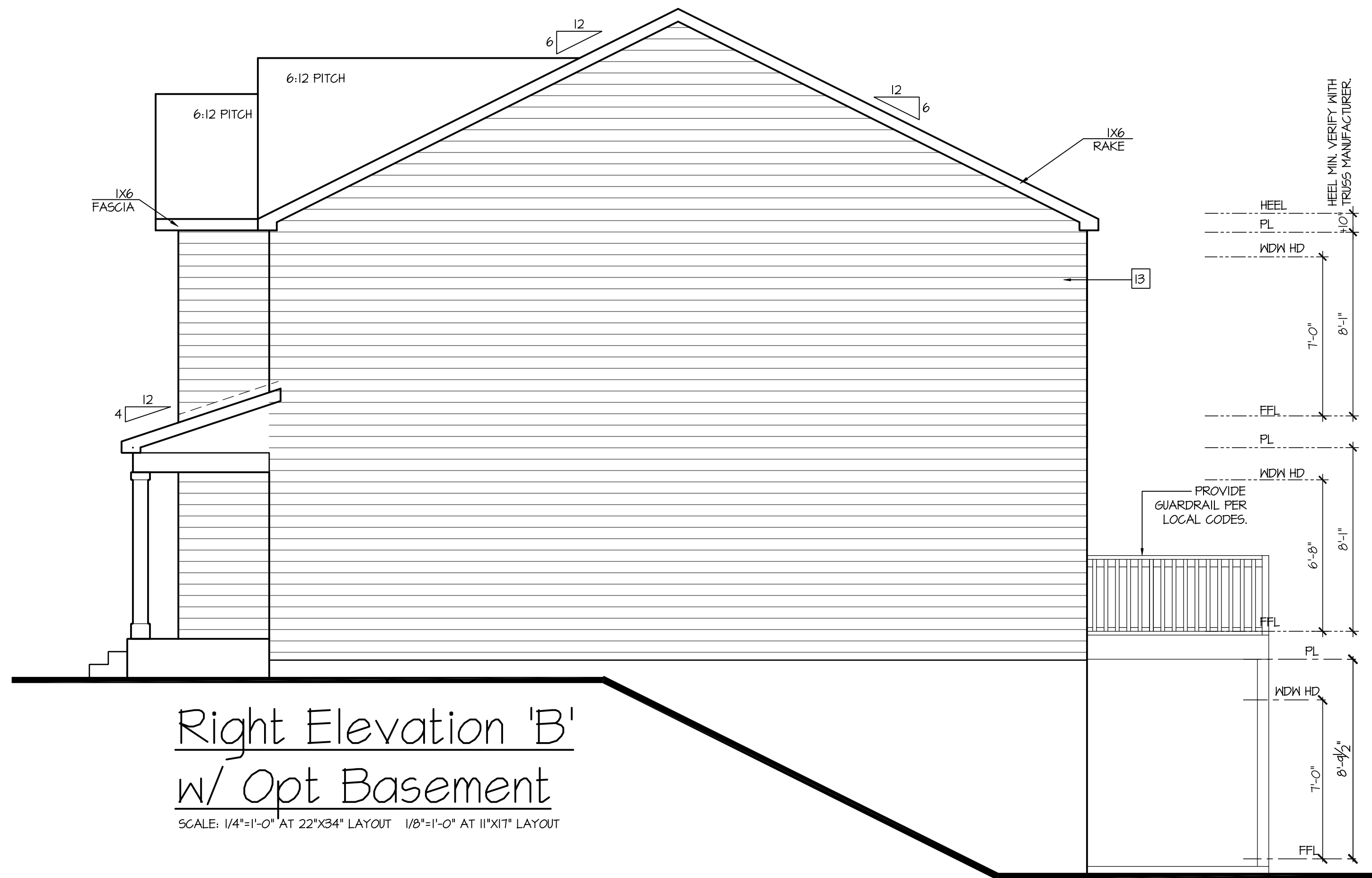


PROJECT NO: GMD17049

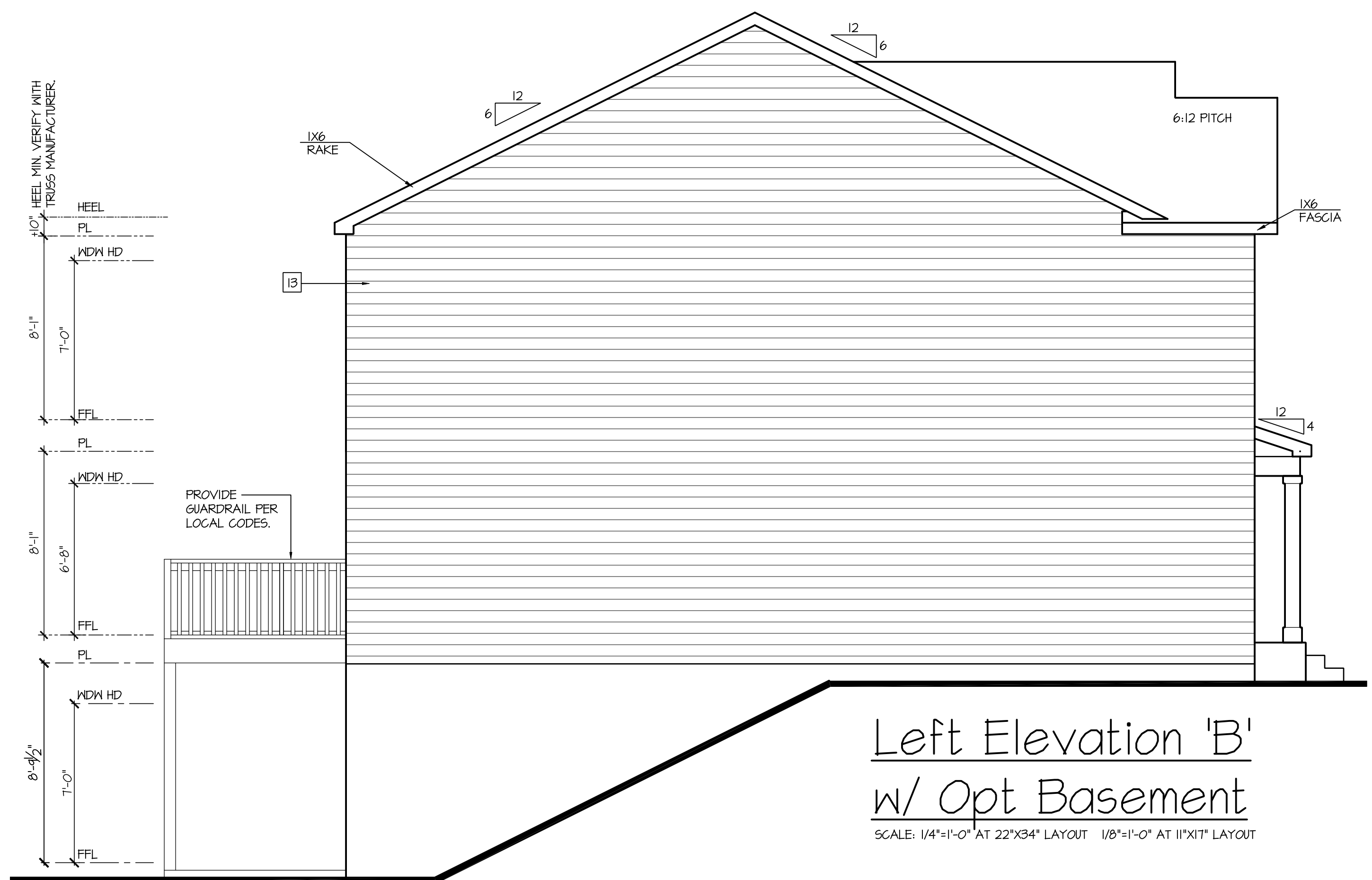
SHEET TITLE:  
 'HAYDEN'  
 EXTERIOR  
 ELEVATIONS  
 '4EPF-B'

PRINT DATE:  
 January 22, 2021

SHEET NO:  
 2.1 B



Right Elevation 'B'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Left Elevation 'B'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- 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.
  - RONLOCK 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 PANEL SIDING W/ 1X3 BATTS AT 12" O.G. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
  - PYPON 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.

- 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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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

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"

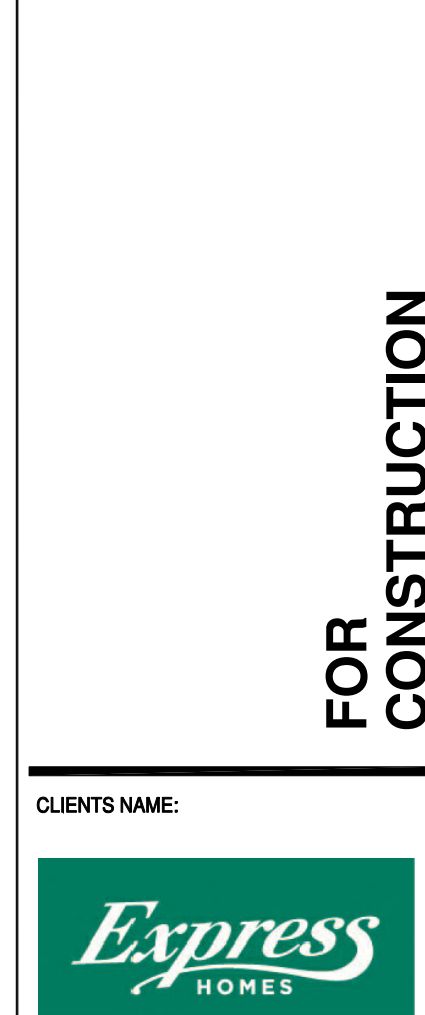


Rear Elevation 'B'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**



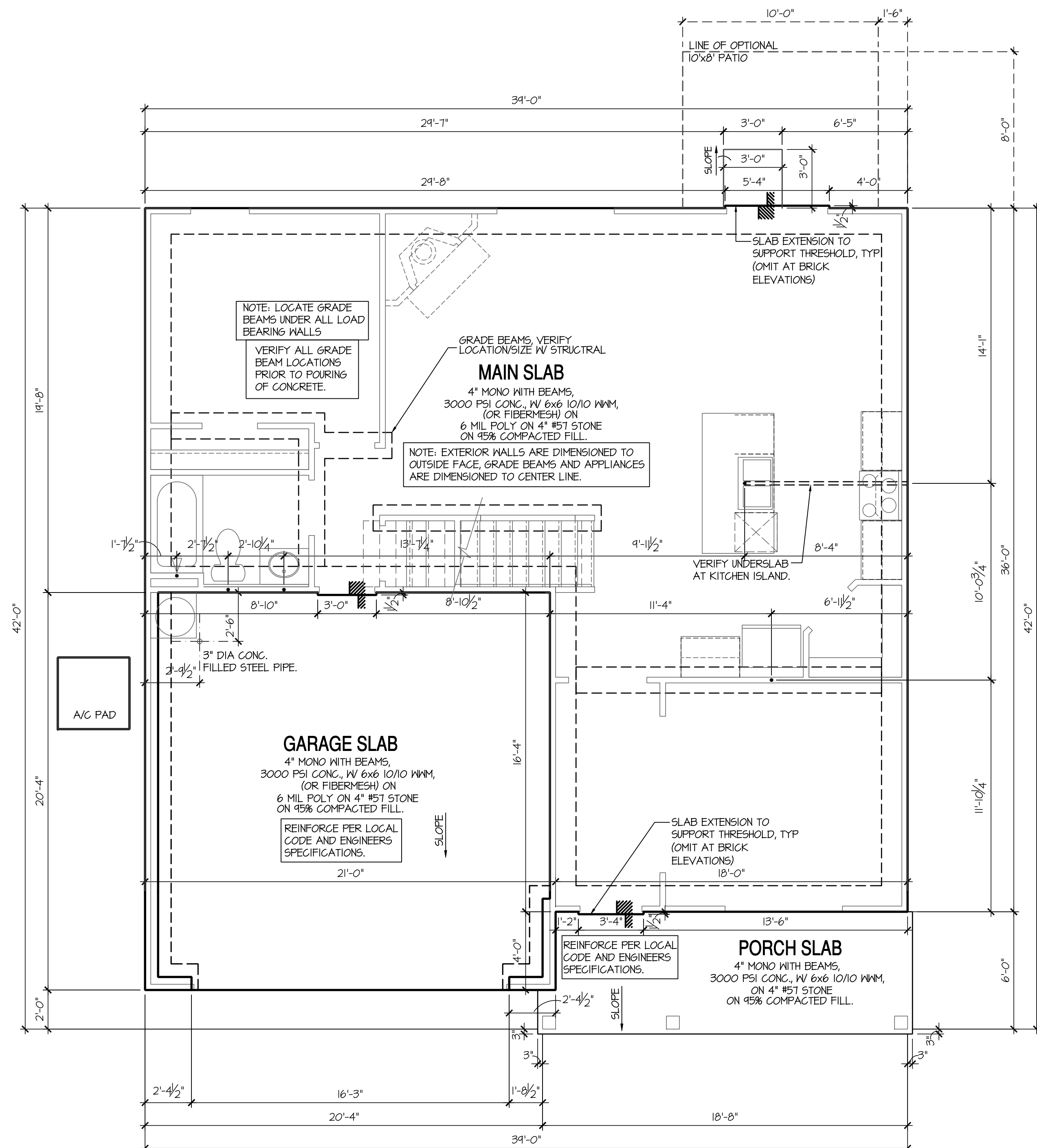
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.2 B**

FOR CONSTRUCTION



- 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 INSURING DOORS. (PER N.C.R.C. SECTION R311.3.1)
  - TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER N.C.R.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.  
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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'X11' LAYOUT

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

**FOR CONSTRUCTION**

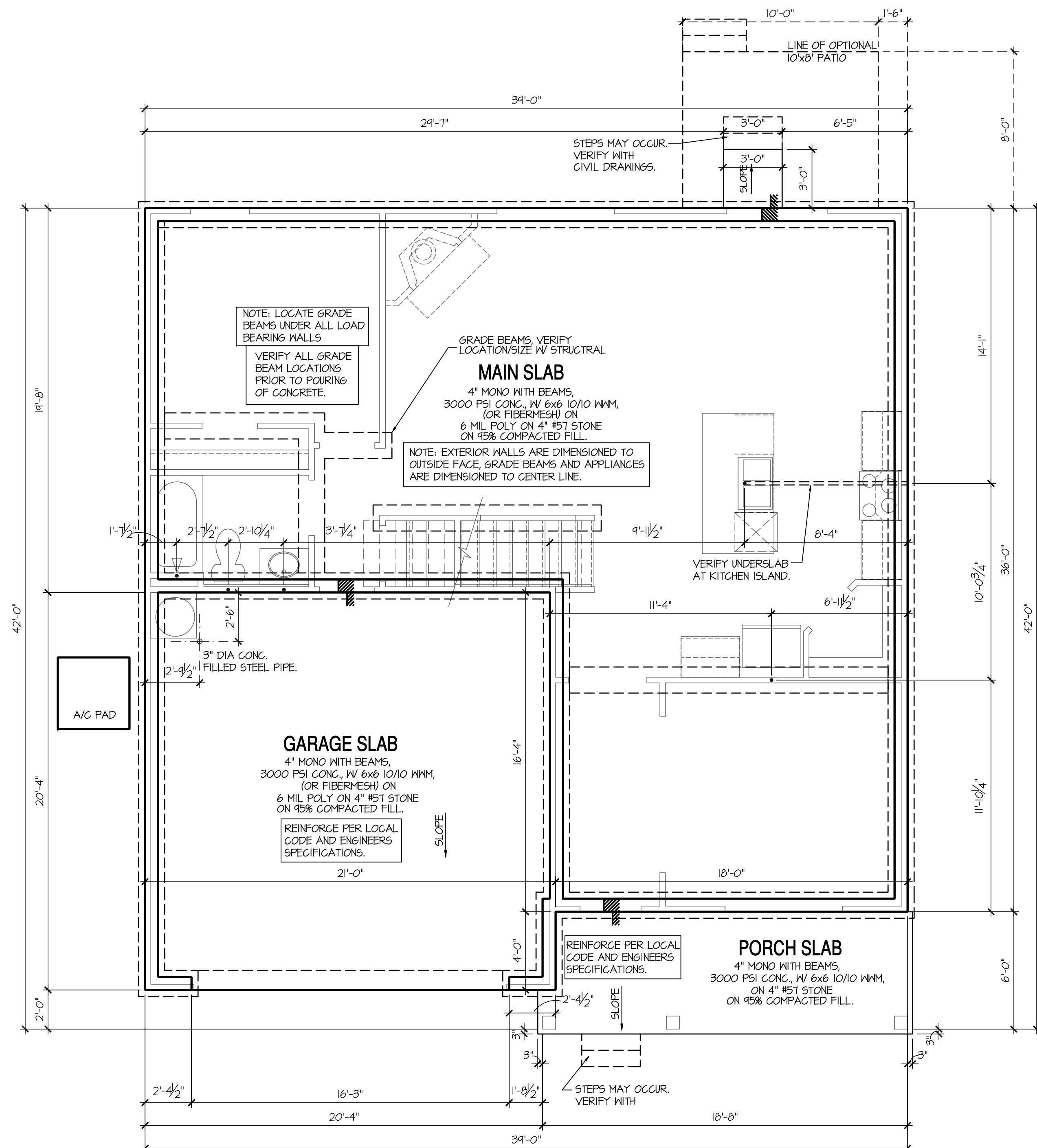


PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
MONOLITHIC  
SLAB  
PLAN '4EPF-B'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 MS B**

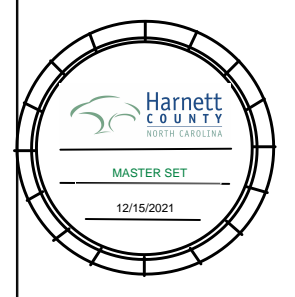


- NOTES FOR NORTH CAROLINA:**
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
  - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
  - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
  - SLOPE GARAGE FLOOR 1/8" PER 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 NCR.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCR.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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.

**Stem Wall Plan 'B'**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

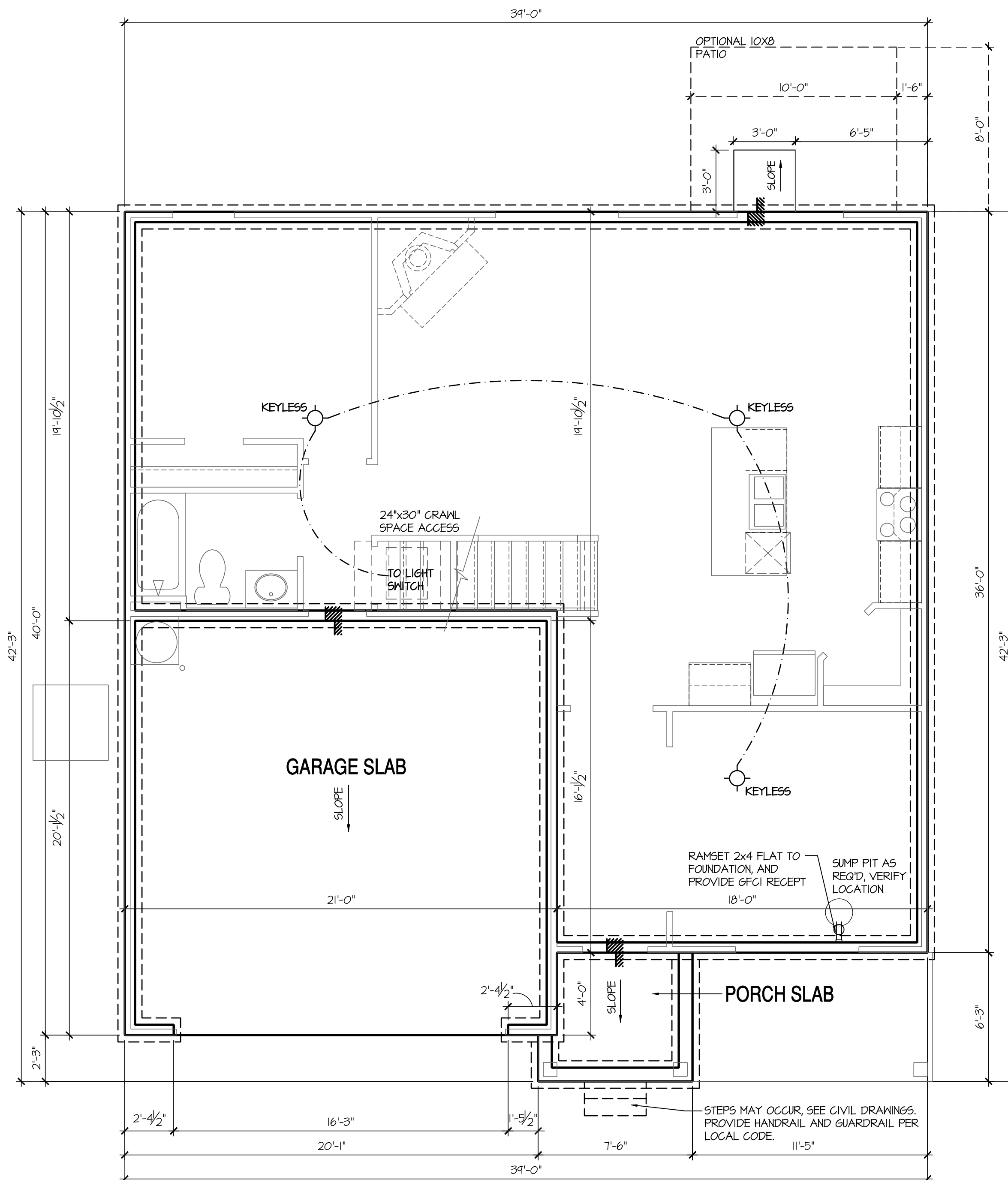
SHEET TITLE:  
**'HAYDEN'  
STEM WALL  
PLAN '4EPF-B'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 SW B**

**FOR CONSTRUCTION**

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- PROVIDE FIREBLOCKING. (PER LOCAL CODES.)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSILING DOORS. (PER NCR SECTION R311.3.1.)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSILING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCR SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCR SECTION 408.2.</li> <li>- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA, ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NCR SECTION R408.1.1) EXCEPTION.)</li> <li>- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCR SECTION 408.8)</li> <li>- 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.</li> </ul>	<ol style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 16"x8" CRAWL SPACE VENT</li> <li>4 CRAWL SPACE ACCESS PANEL</li> <li>5 A/C CONDENSER PAD. (VERIFY)</li> <li>6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCR SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ol>

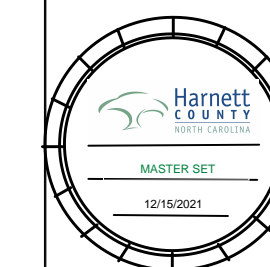


Crawl Space Plan 'B'

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

'HAYDEN'  
CRAWL SPACE  
PLAN '4EPF-B'

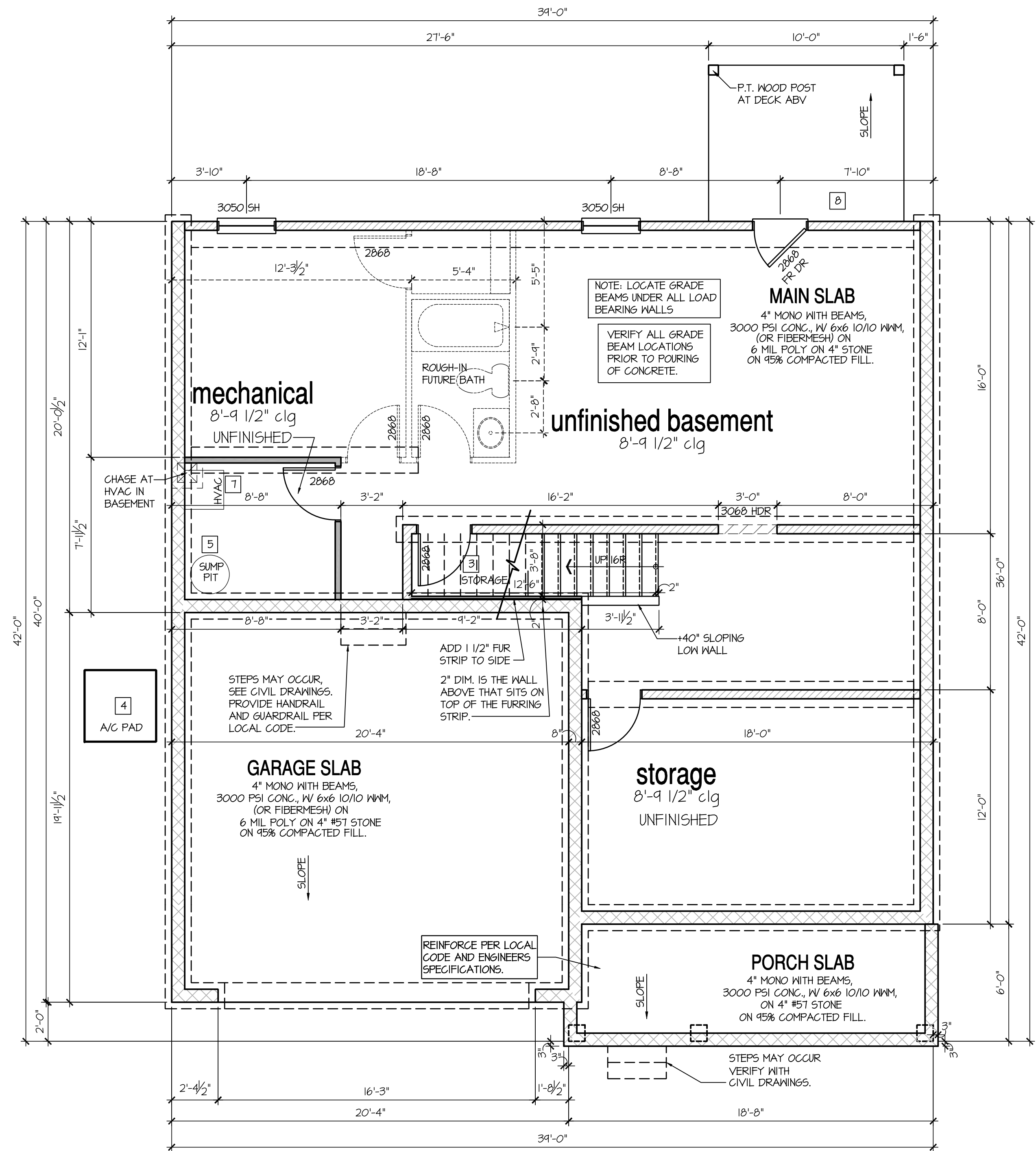
PRINT DATE:

January 22, 2021

SHEET NO:

3 CS B

FOR CONSTRUCTION

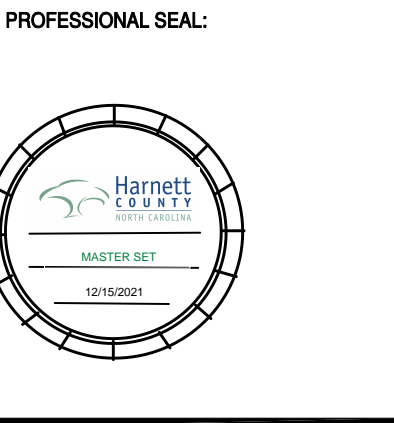


**8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR).  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 150" = 120 1/4" TOTAL  
RISE VERIFY

BASEMENT NOTES FOR NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS.</li> <li>- PROVIDE FIREBLOCKING. (PER NCRG SECTION R602.8)</li> <li>- 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 NCRG SECTION R310.1.1)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 3/4" MAX AT INSILING DOORS. (PER NCRG SECTION R311.3.1)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSILING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCRG SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.7)</li> <li>4 A/C CONDENSER PAD. (VERIFY)</li> <li>5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY.</li> <li>6 WATER HEATER AND FLOOR DRAIN (PER CHAPTER 5 NCRG-PLUMBING)</li> <li>7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS, VERIFY LOCATION W/ MECHANICAL DRAWINGS</li> <li>8 TEMPERED SAFETY GLASS. (PER NCRG SECTION R308.3)</li> <li>9 TUB-SHOOWER COMBO, TEMPERED GLASS ENCLOSURE.</li> <li>10 FLOOR DRAINS. SEE PLUMBING AND CIVIL DRAWINGS FOR SIZE, CENTER IN ROOM. SLOPE FLOORING FROM WALLS TO DRAIN 1/8" PER FOOT CROSS SLOPE.</li> </ul>

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:  
**Express HOMES**

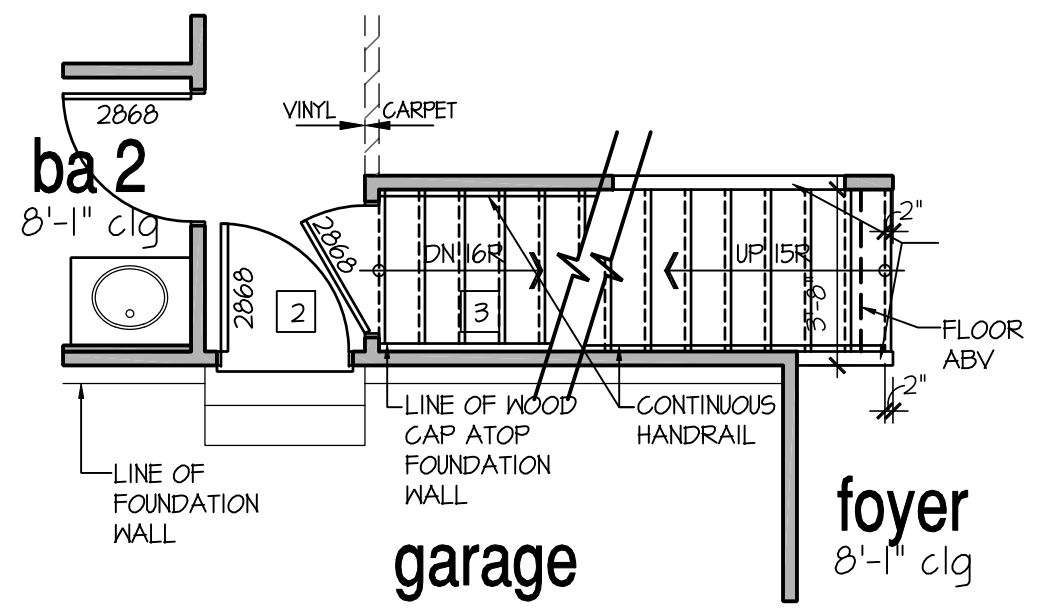
PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN' BASEMENT PLAN '4EHF-B'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 BS B**

**FOR CONSTRUCTION**



Stairs at Opt Basement

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

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

**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

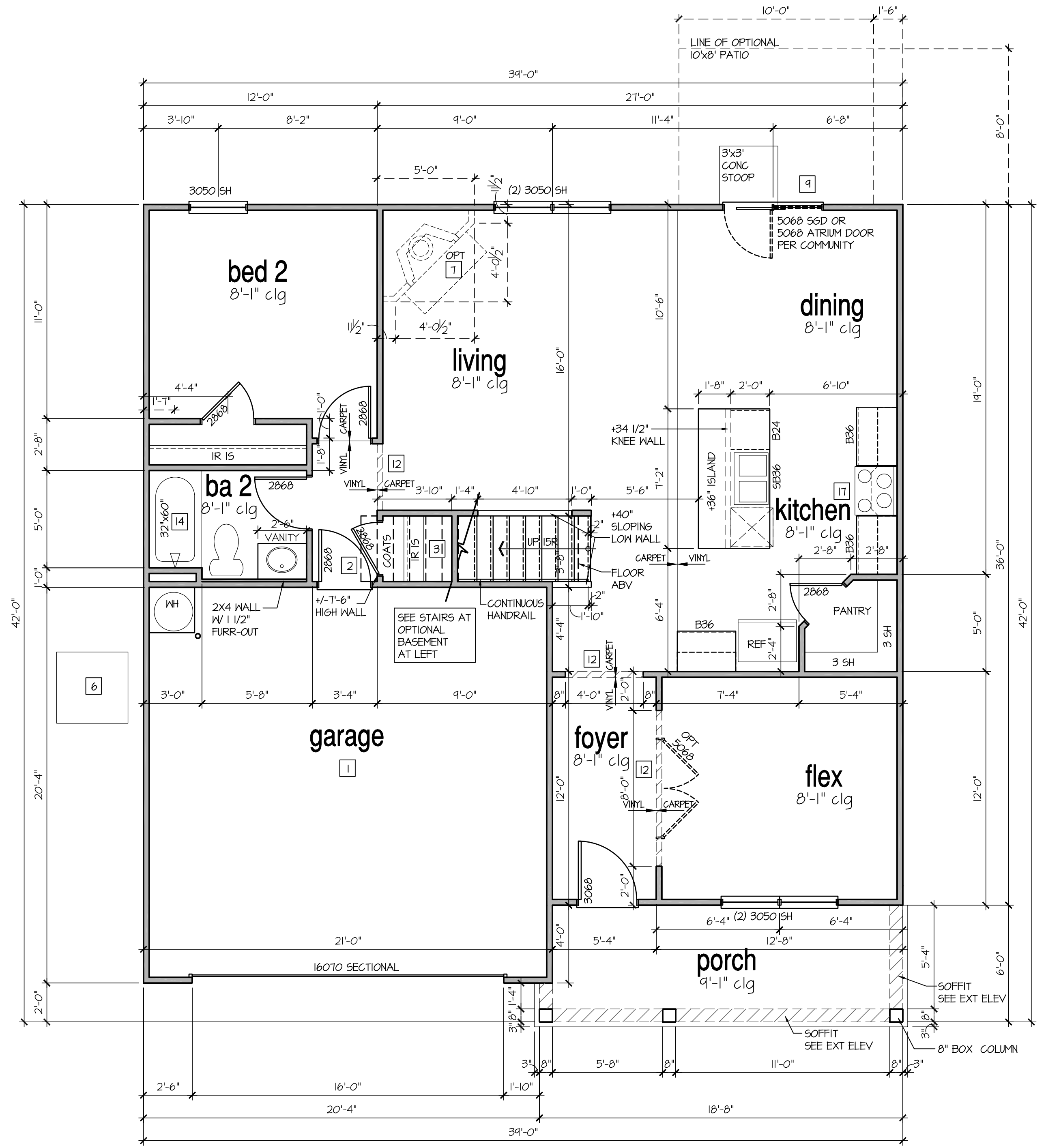
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
  
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

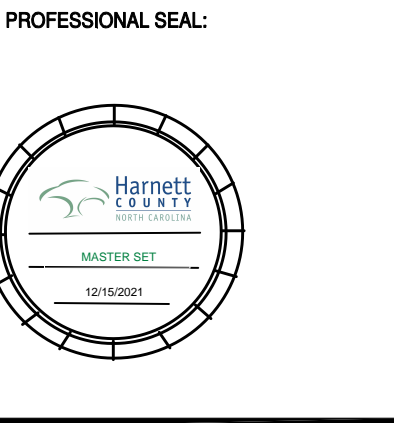
- FIRE PROTECTION:**
- [1] HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCR TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER 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 R302.5.1.)
  - [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.1.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11
  - [4] GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCR-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 NCR 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCR 302.5.1 EXCEPTION.
  - TYPICALS:**
  - [9] TEMPERED SAFETY GLASS. (PER NCR 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'-1" U.N.O. SFL = 7'-6" U.N.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 ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



1st Floor Plan 'B'

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**



CLIENTS NAME:  
PROJECT NO: GMD17049

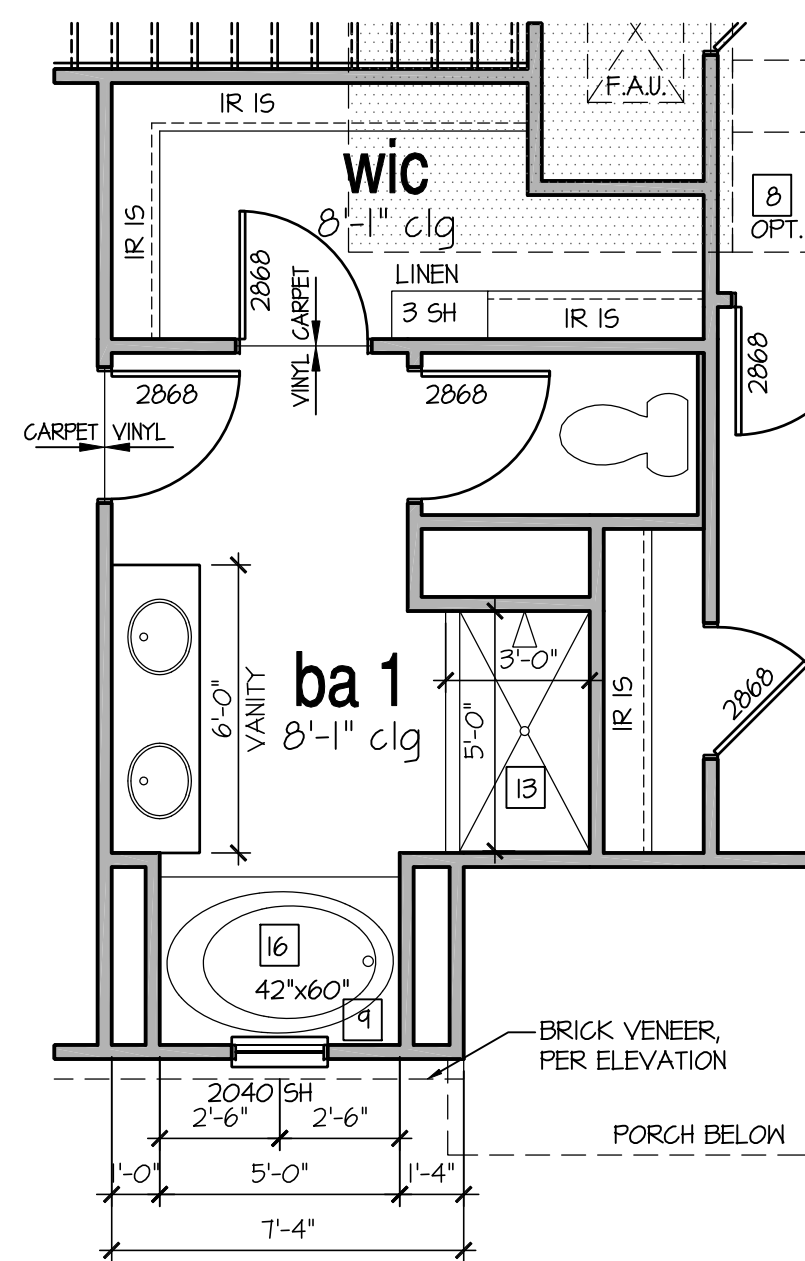
SHEET TITLE:  
**'HAYDEN'**  
**1st FLOOR PLAN '4EPF-B'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**4 B**

FOR CONSTRUCTION





**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.2" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL  
 RISE VERIFY

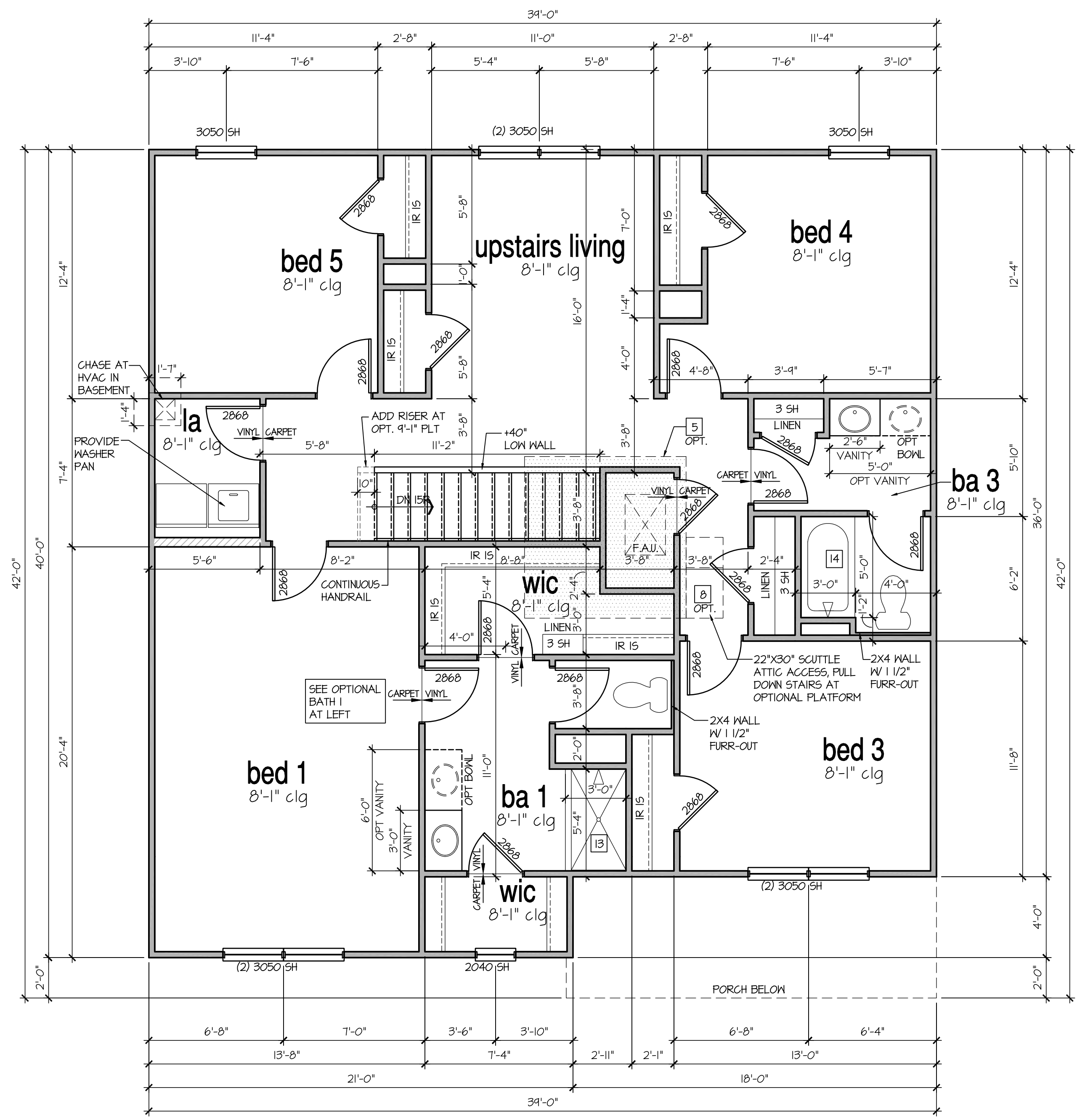
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

- KEY NOTES FOR NORTH CAROLINA:**
- 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 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCRG 302.5.1 EXCEPTION.
  - 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'-1" U.N.O. SFL = 7'-6" U.N.O.
  - BATHS:
    - [13] SHOWER. TEMPERED GLASS ENCLOSURE.
    - [14] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
    - [15] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - KITCHEN:
    - [16] ACRYLIC TUB W/ CERAMIC PLATFORM
    - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. 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	04.15.21	



PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

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

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**5 B**

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 'F'  
 w/ Opt Crawl Space/ Basement  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES:

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

- 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 NRC R905.2.9.3
- 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 PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS.)
- IX FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
- FYRON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
- (AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

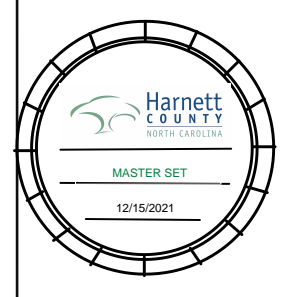
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NRC SECTION R312.1 AND R312.2.2.



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

NO.	DATE	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
 'HAYDEN'  
 EXTERIOR  
 ELEVATIONS  
 '4EPF-F'

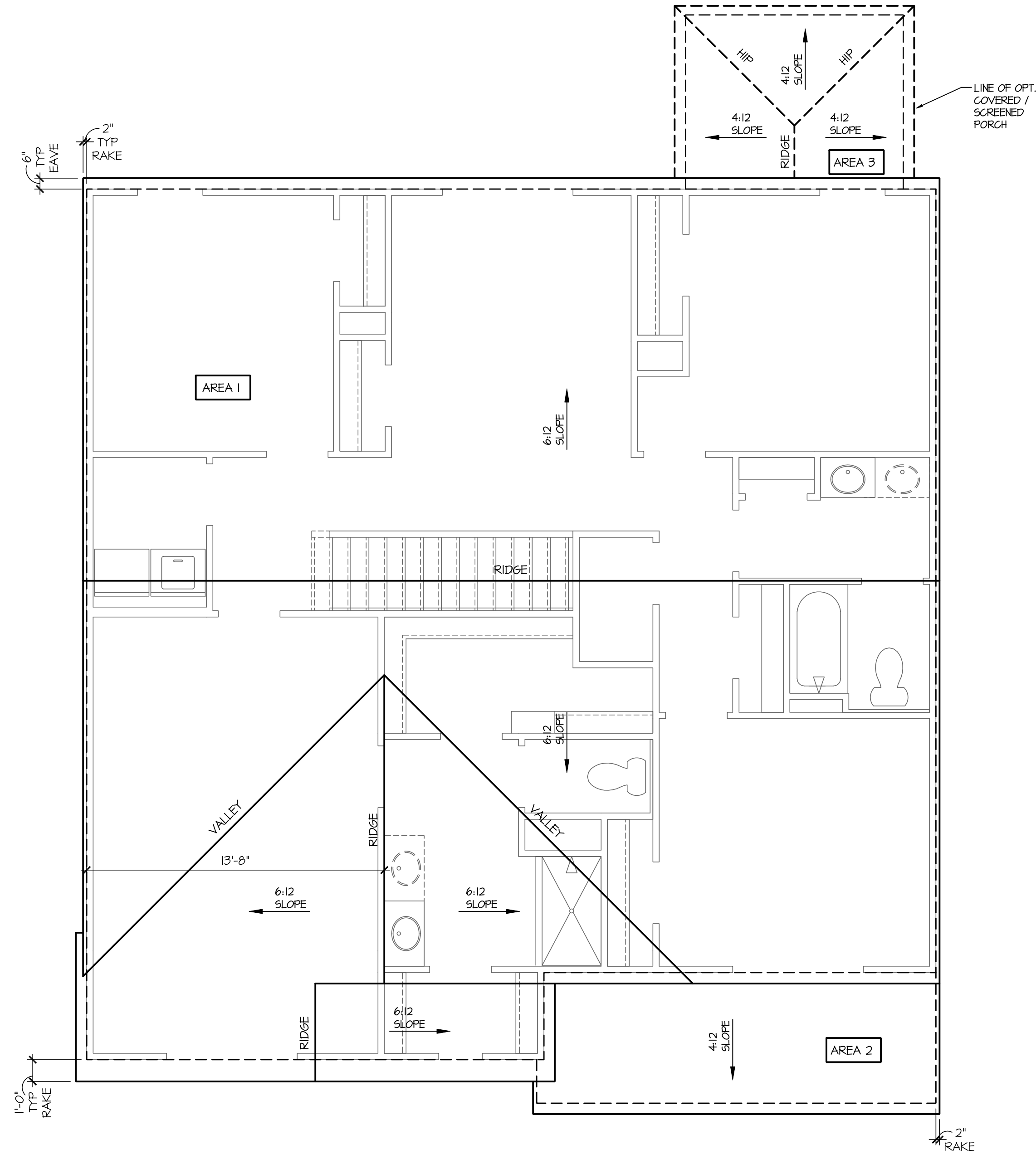
PRINT DATE:  
 January 22, 2021

SHEET NO:

1F

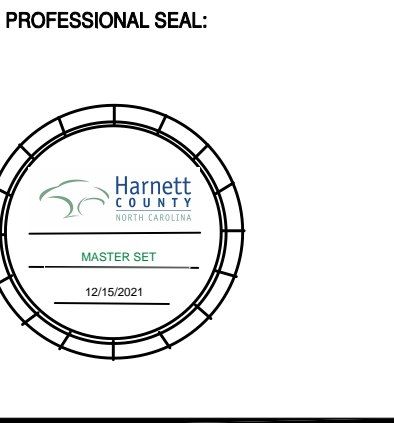
ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 1:150 RATIO.	
<p>THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 9 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>(PER SECTION R306.2)            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</p> <p><b>ROOF AREA 1:</b> = 1488 SF            1488 SQ. FT. X 144 = 214272 SQ. IN.            214272 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D</p> <p><b>ROOF AREA 2:</b> = 34 SF            34 SQ. FT. X 144 = 5616 SQ. IN.            5616 SQ. IN. / 150 = 37.44 SQ. IN. OF VENT REQ'D</p> <p><b>ROOF AREA 3:</b> = 180 SF            180 SQ. FT. X 144 = 25420 SQ. IN.            25420 SQ. IN. / 150 = 172.80 SQ. IN. OF VENT REQ'D</p>
<p>NOTES:</p> <ul style="list-style-type: none"> <li>- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.</li> <li>- DASHED LINES INDICATE WALL BELOW.</li> <li>- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.</li> <li>- PITCHED ROOFS AS NOTED.</li> <li>- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.</li> <li>- 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.</li> </ul>	
ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 1:300 RATIO.	
<p>AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM - IN - WINTER SIDE OF THE CEILING.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>(PER SECTION R306.2)            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 &amp; 50% AT LOW.</p> <p><b>ROOF AREA 1:</b> = 1488 SF            1488 SQ. FT. X 144 = 214272 SQ. IN.            214272 SQ. IN. / 300 = 714.24 SQ. IN. OF VENT REQ'D            714.24 SQ. IN. / 2 = 357.12 SQ. IN.            357.12 SQ. IN. OF VENT AT HIGH &amp; 357.12 SQ. IN. OF VENT AT LOW REQUIRED.</p> <p><b>ROOF AREA 2:</b> = 34 SF            34 SQ. FT. X 144 = 5616 SQ. IN.            5616 SQ. FT. / 300 = 18.72 SQ. IN. OF VENT REQ'D            18.72 SQ. IN. / 2 = 9.36 SQ. IN.            9.36 SQ. IN. OF VENT AT HIGH &amp; 9.36 SQ. IN. OF VENT AT LOW REQUIRED.</p> <p><b>ROOF AREA 3:</b> = 180 SF            180 SQ. FT. X 144 = 25420 SQ. IN.            25420 SQ. FT. / 300 = 86.40 SQ. IN. OF VENT REQ'D            86.40 SQ. IN. / 2 = 43.20 SQ. IN.            43.20 SQ. IN. OF VENT AT HIGH &amp; 43.20 SQ. IN. OF VENT AT LOW REQUIRED.</p>
<p>BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12</p>	

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



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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**



CLIENTS NAME:  
 PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
 ROOF PLAN  
 '4EPF-F'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**1.1 F**

FOR CONSTRUCTION

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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 NCRG R305.2.8.3
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

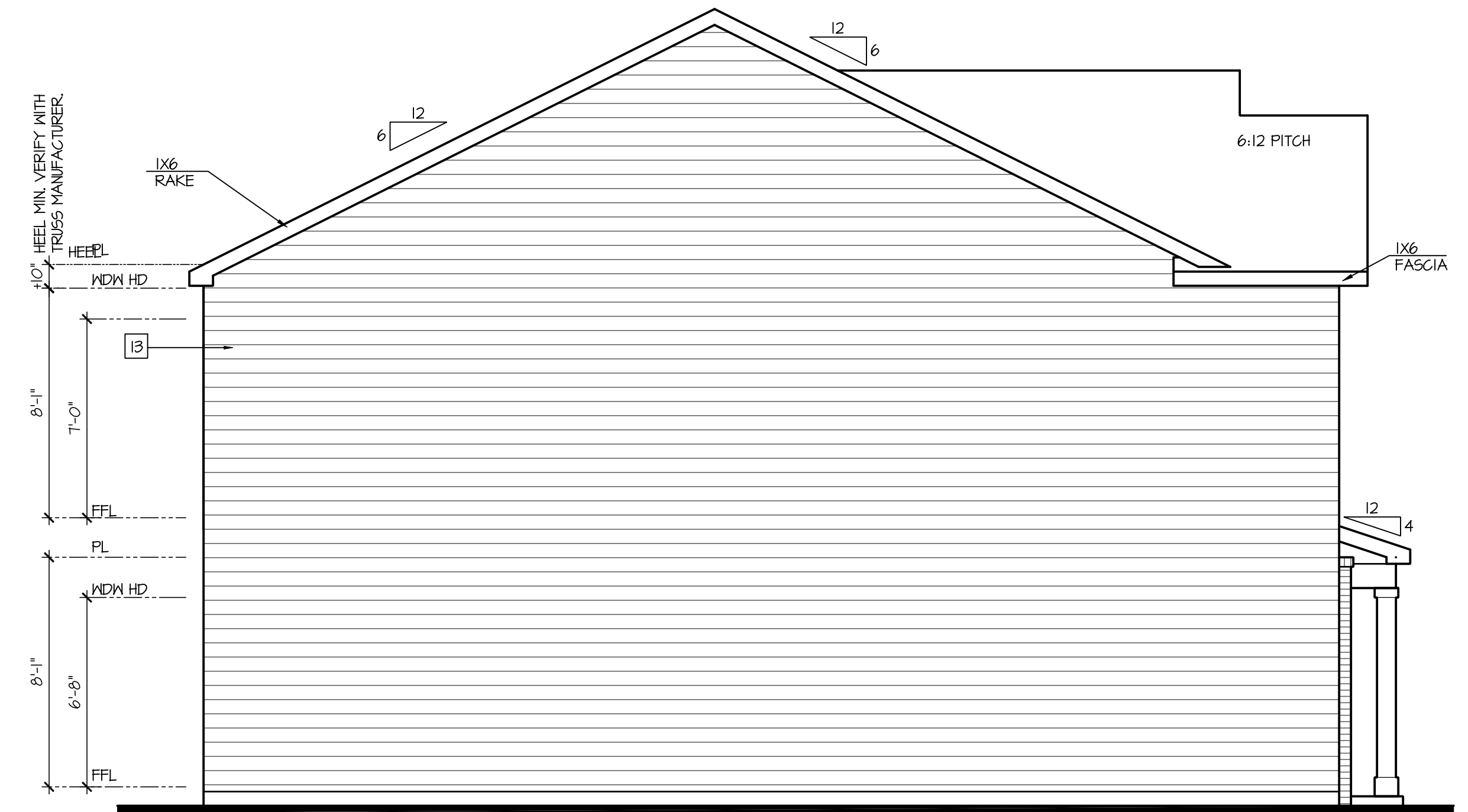
**SIDING:**

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 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, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

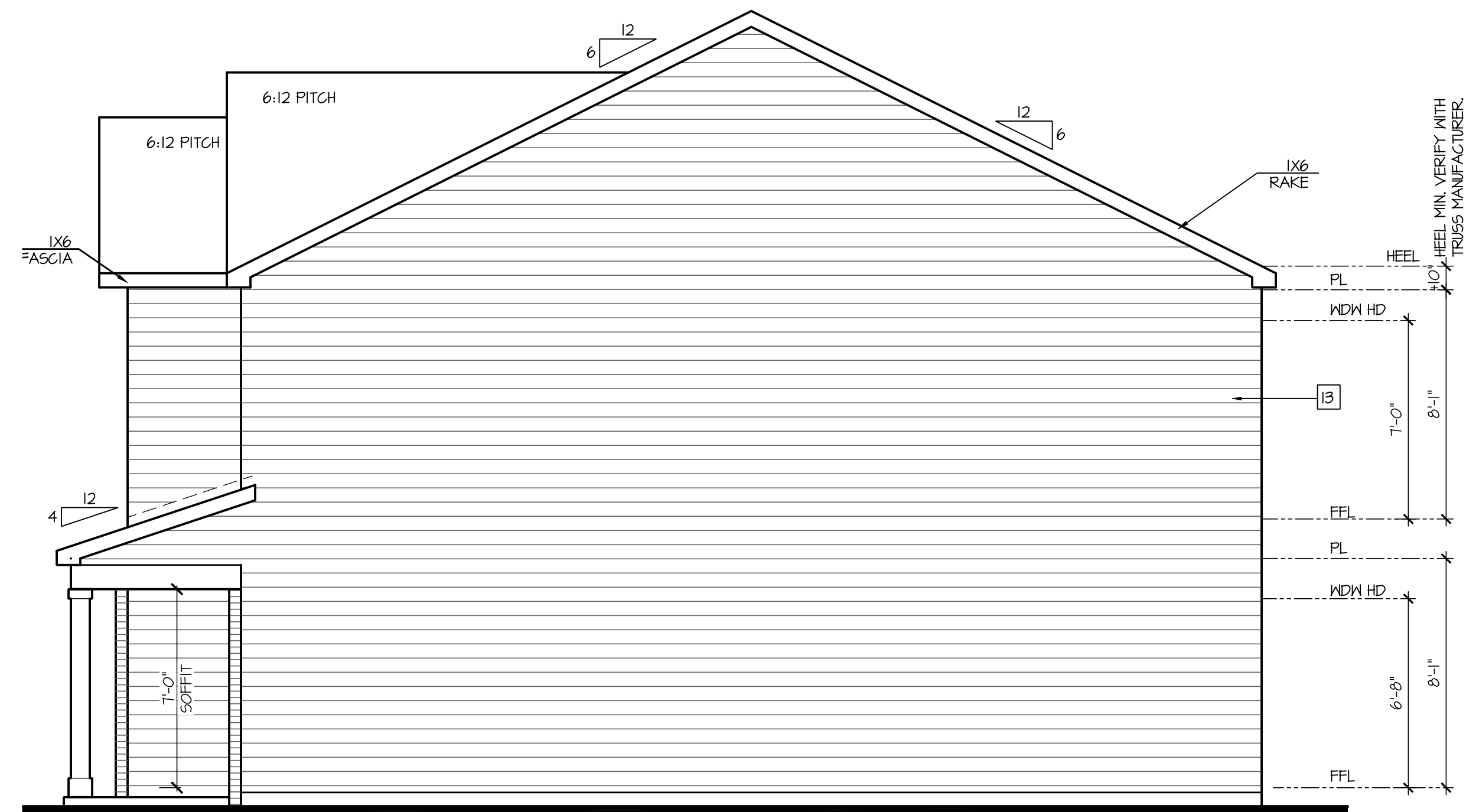
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

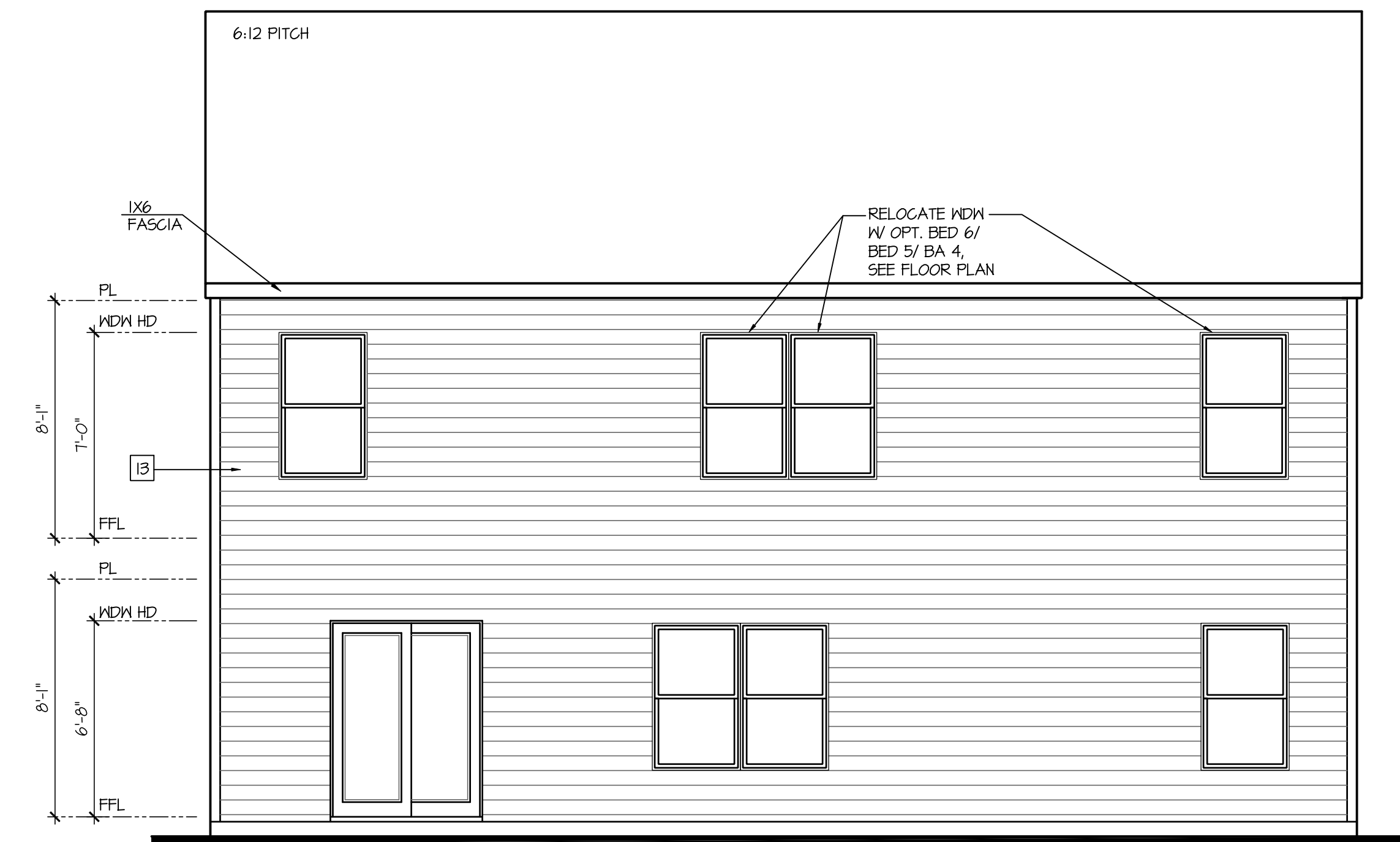
NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



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



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



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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:

**2 F**

**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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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-14 BATTS MINIMUM. VERIFY  
ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY  
CRAWL SPACE FLOORING: R-14 BATTS MINIMUM. VERIFY

**KEY NOTES:**

**MASONRY:**

- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 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 NCRG R305.2.9.3
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

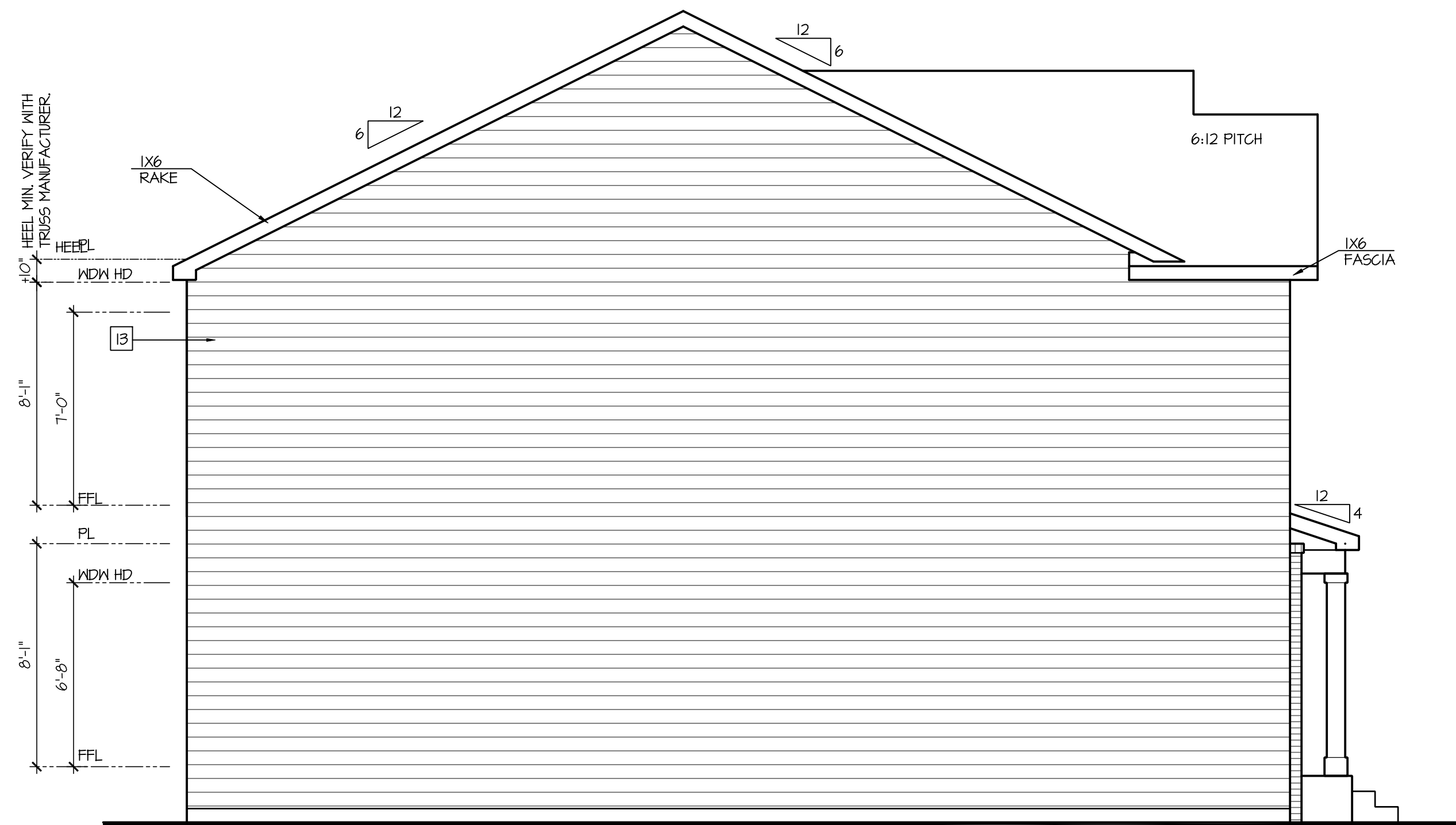
**SIDING:**

- 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, U.N.O. 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 NCRG SECTION R312.2.1 AND R312.2.2.

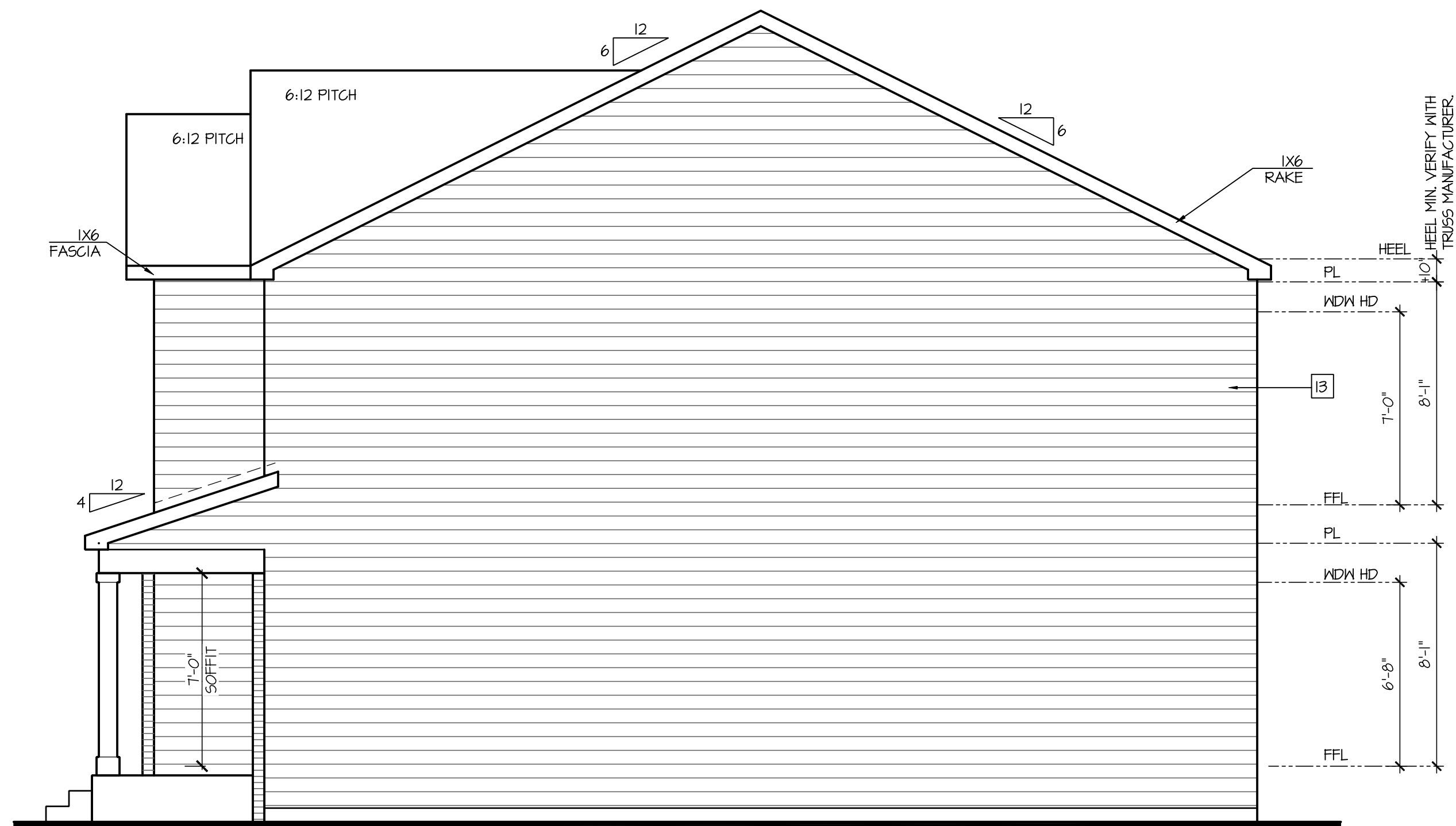
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



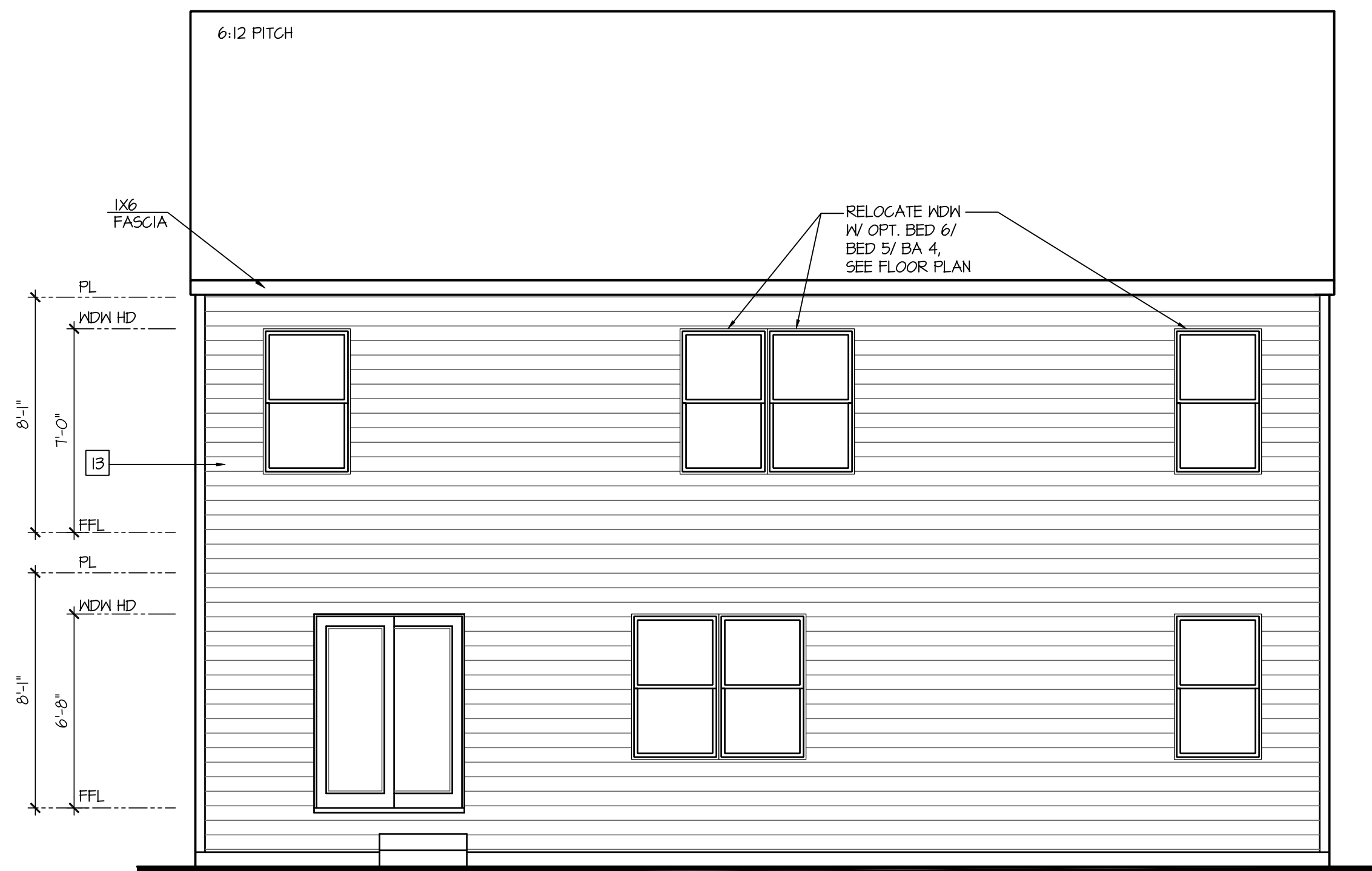
Left Elevation 'F' w/ Opt Crawl Space

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



Right Elevation 'F' w/ Opt Crawl Space

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



Rear Elevation 'F' w/ Opt Crawl Space

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:

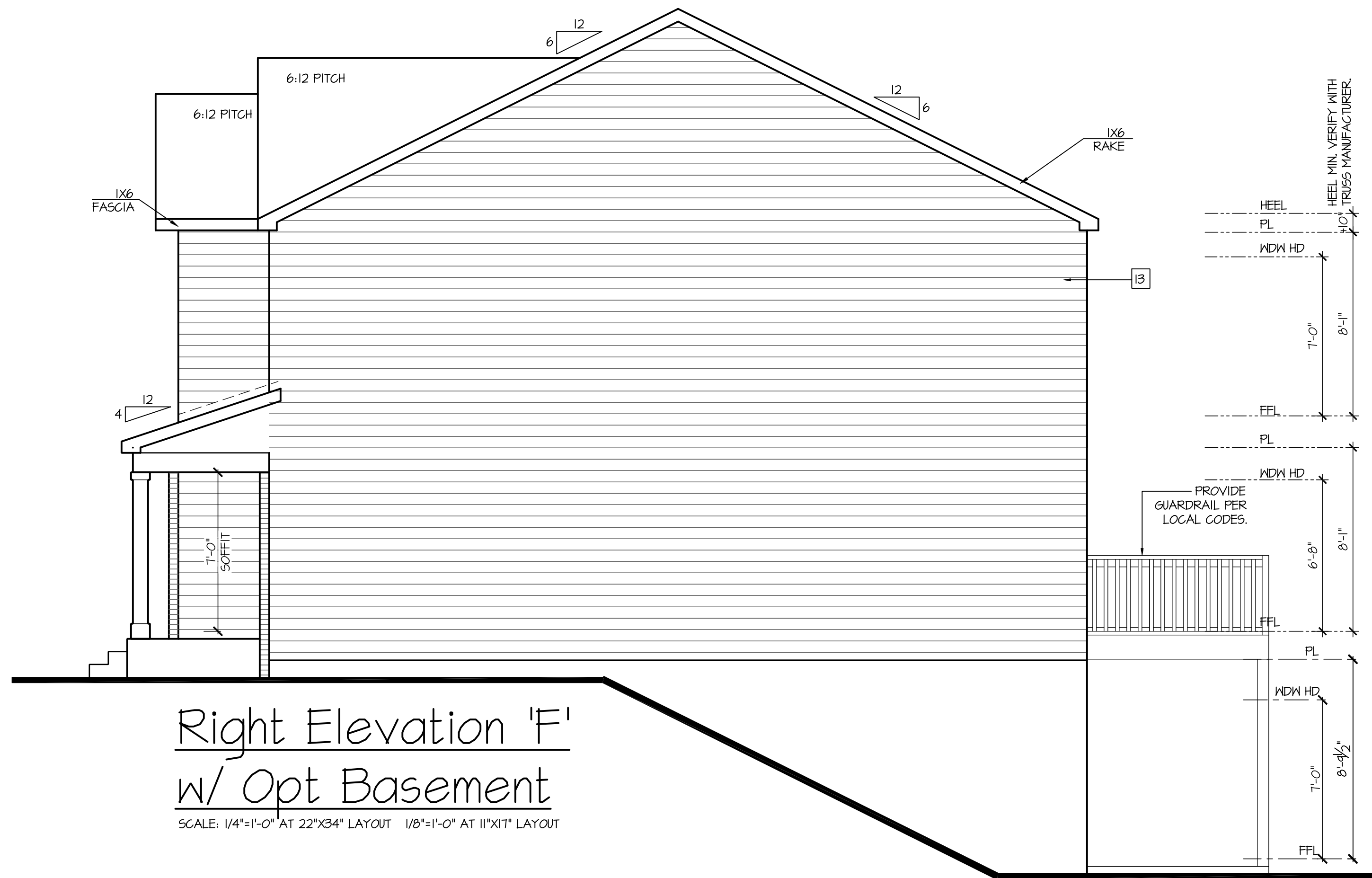


PROJECT NO: GMD17049

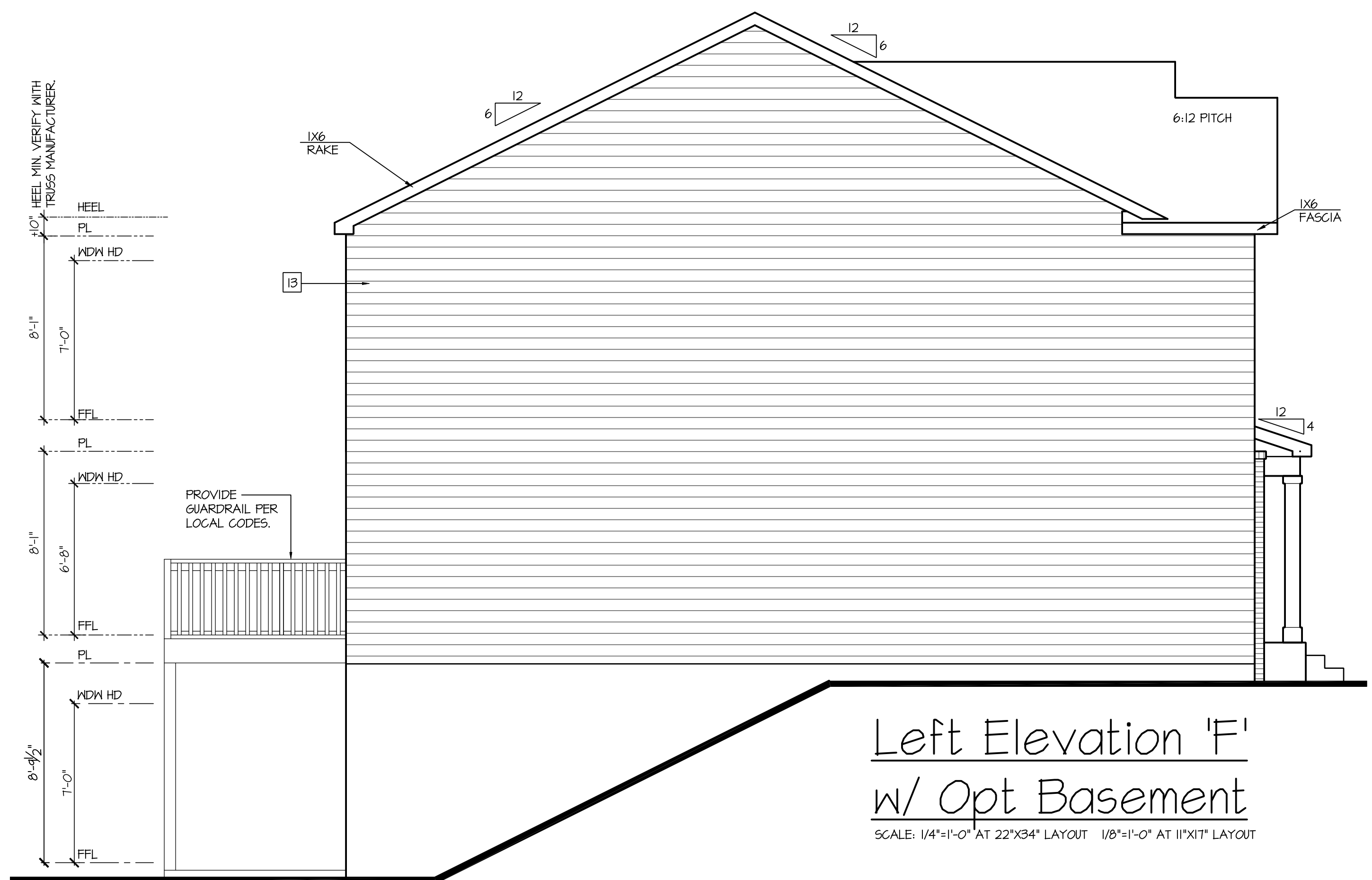
SHEET TITLE:  
**'HAYDEN'  
EXTERIOR  
ELEVATIONS  
'4EPF-F'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.1 F**



Right Elevation 'F'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



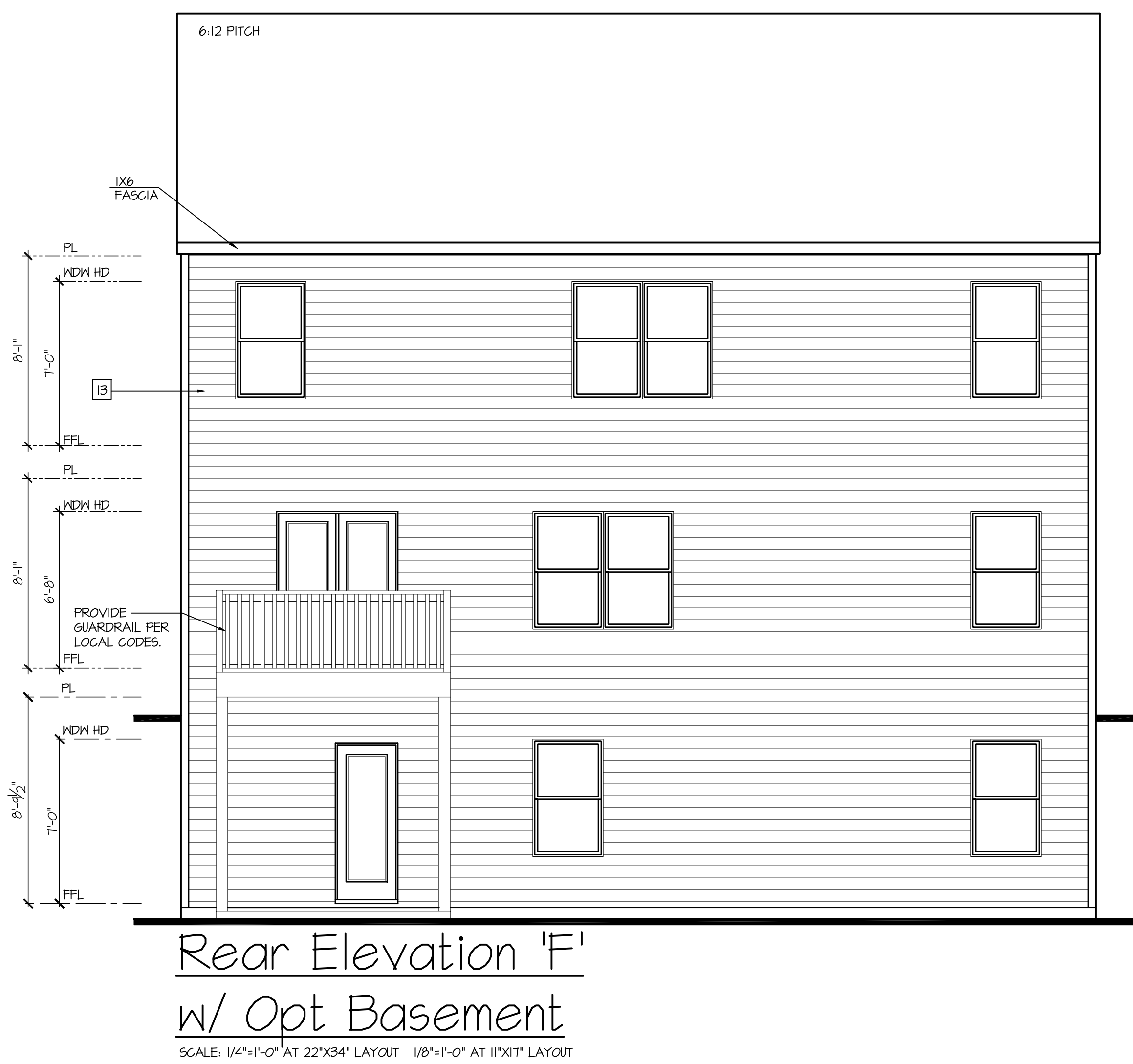
Left Elevation 'F'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- 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.
  - RONLOCK 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 PANEL SIDING W/ 1X3 BATT S/ 12" O.G. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
  - PYPON 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.

- 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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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

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"

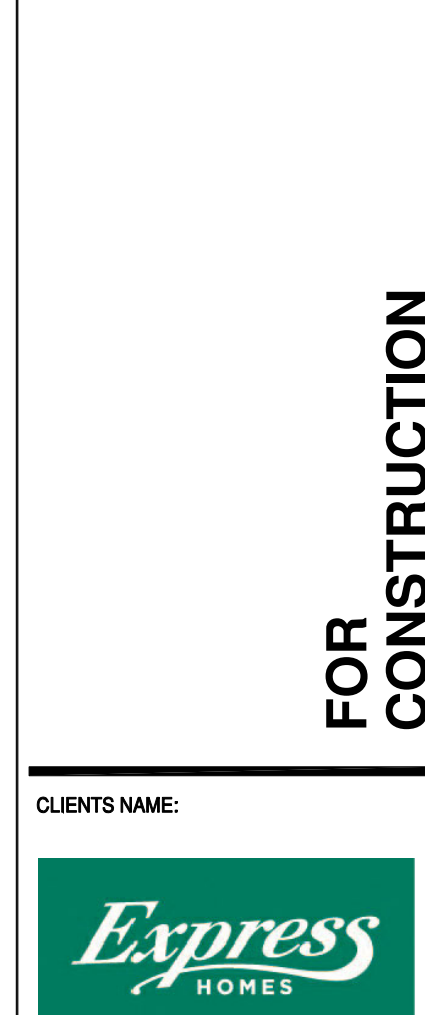


Rear Elevation 'F'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**



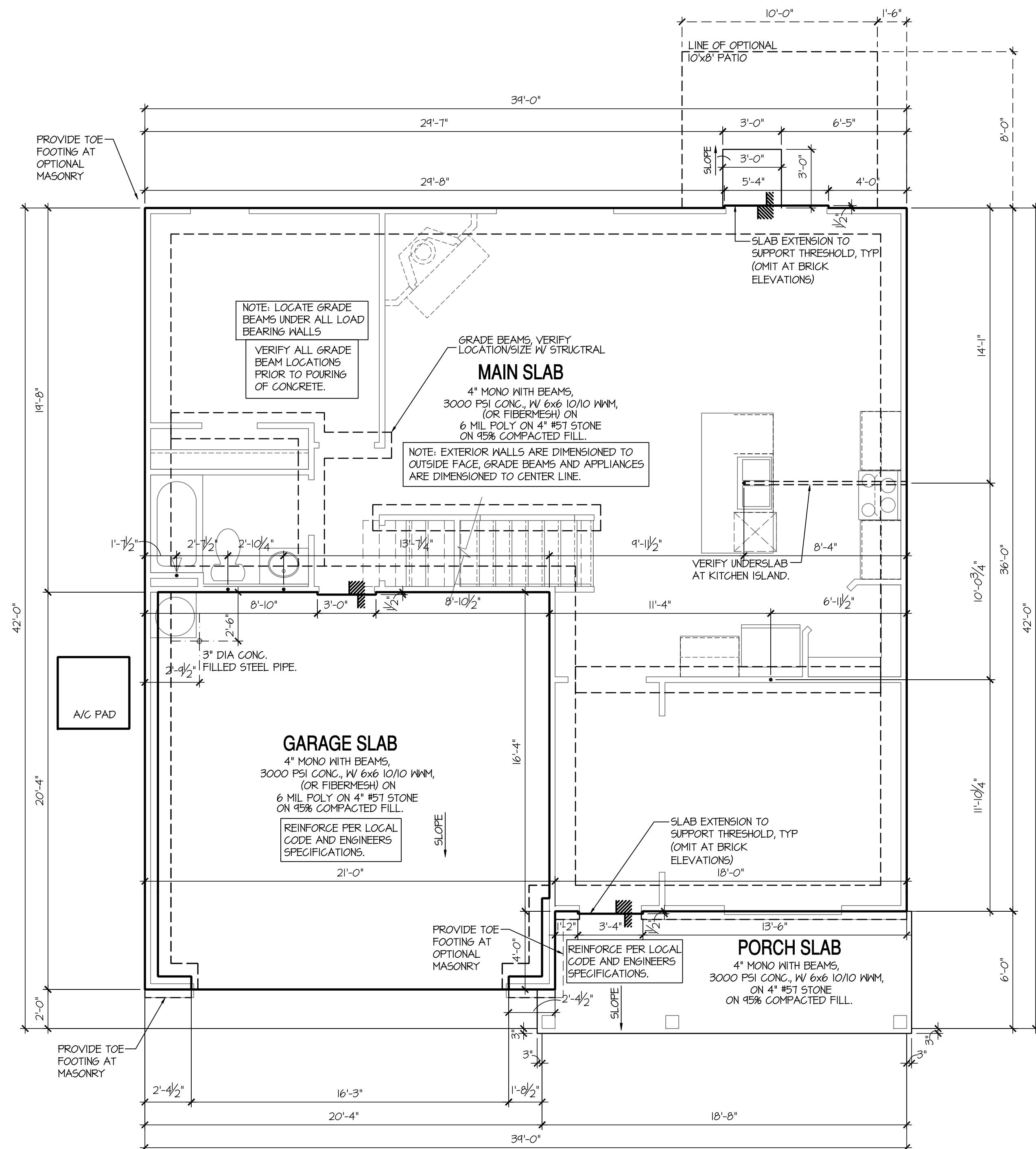
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.2 F**

FOR CONSTRUCTION

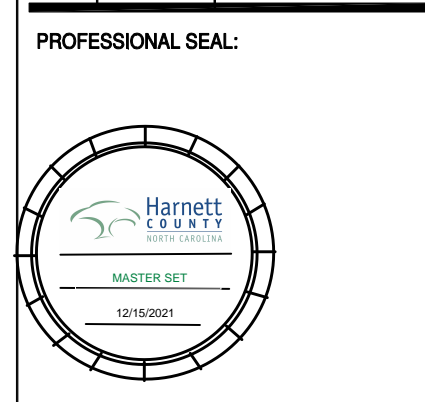


- NOTES FOR NORTH CAROLINA:**
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
  - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
  - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
  - SLOPE GARAGE FLOOR 1/8" PER 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 N.C.R.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER N.C.R.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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 'F'

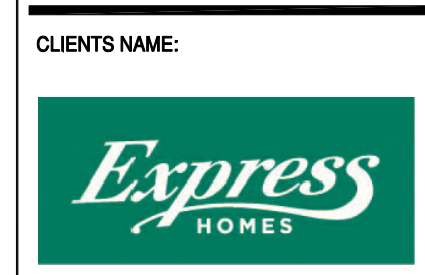
SCALE: 1/4"=1'-0" AT 22'x34" LAYOUT 1/8"=1'-0" AT 11'x11" LAYOUT

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

**FOR CONSTRUCTION**



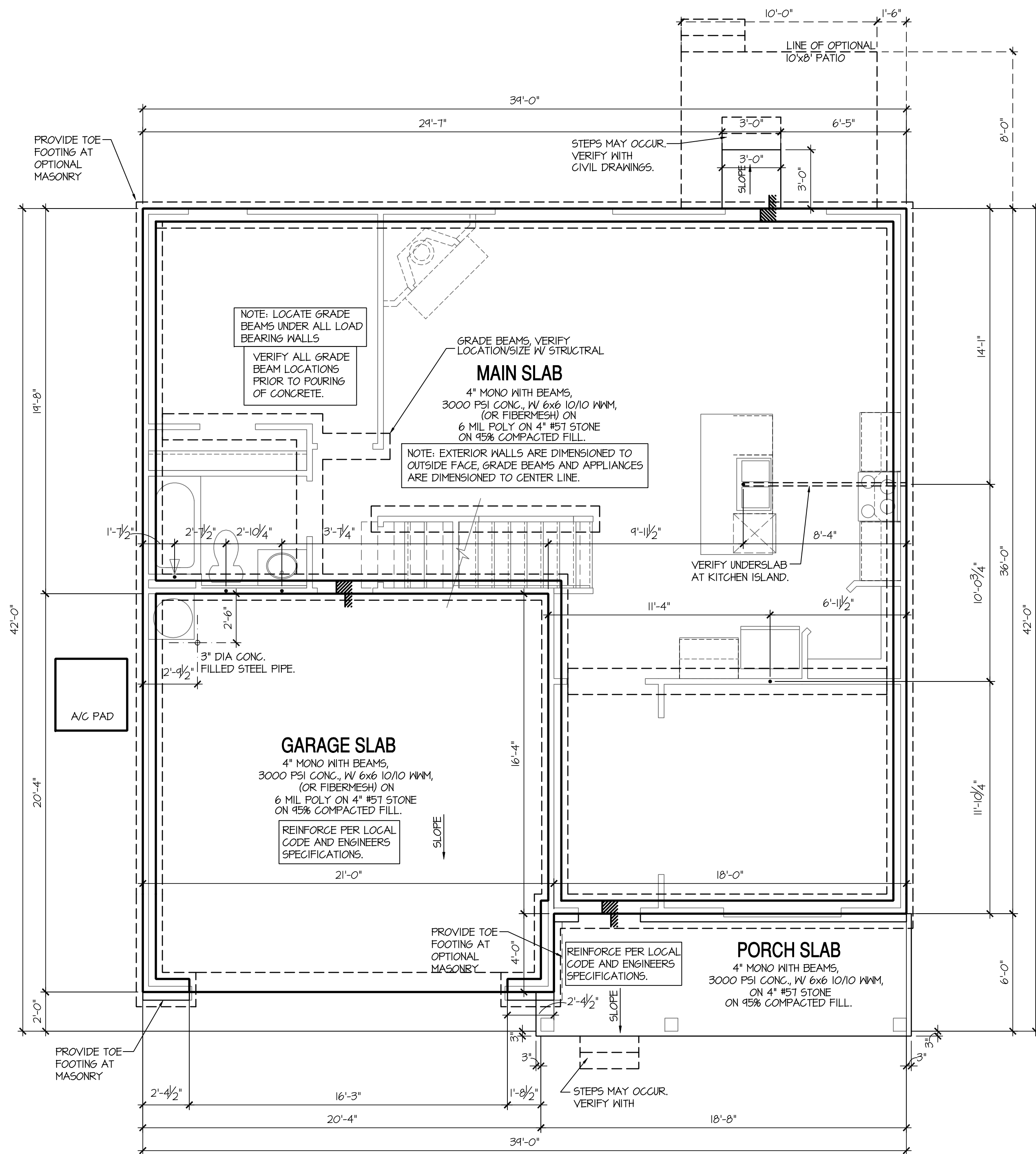
PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
MONOLITHIC  
SLAB  
PLAN '4EPF-F'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 MS F**

- 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 N.C.R.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER N.C.R.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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.



**Stem Wall Plan 'F'**

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

NO.	DATE	REVISION
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**'HAYDEN' STEM WALL PLAN '4EPF-F'**

PRINT DATE:

January 22, 2021

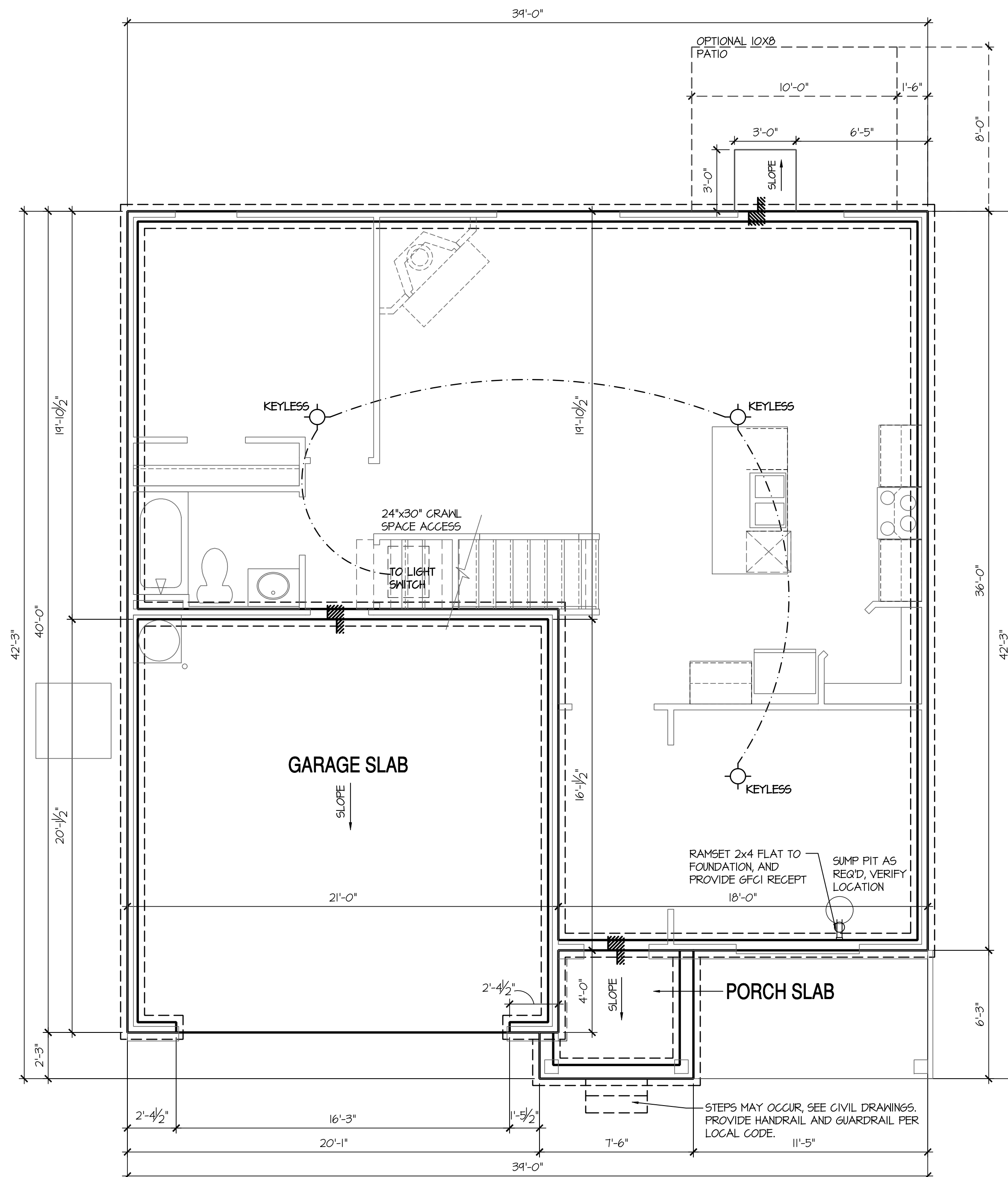
SHEET NO:

**3 SW F**

**FOR CONSTRUCTION**



CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- PROVIDE FIREBLOCKING. (PER LOCAL CODES.)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSURING DOORS. (PER NCR SECTION R311.3.1.)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCR SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCR SECTION 408.2.</li> <li>- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA, ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NCR SECTION R408.1.1) EXCEPTION.)</li> <li>- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCR SECTION 408.8)</li> <li>- 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.</li> </ul>	<ol style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 16"x8" CRAWL SPACE VENT</li> <li>4 CRAWL SPACE ACCESS PANEL</li> <li>5 A/C CONDENSER PAD. (VERIFY)</li> <li>6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCR SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ol>



## Crawl Space Plan 'F'

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

NO:	DATE:	REVISION:
△	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

**FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**'HAYDEN'  
CRAWL SPACE**

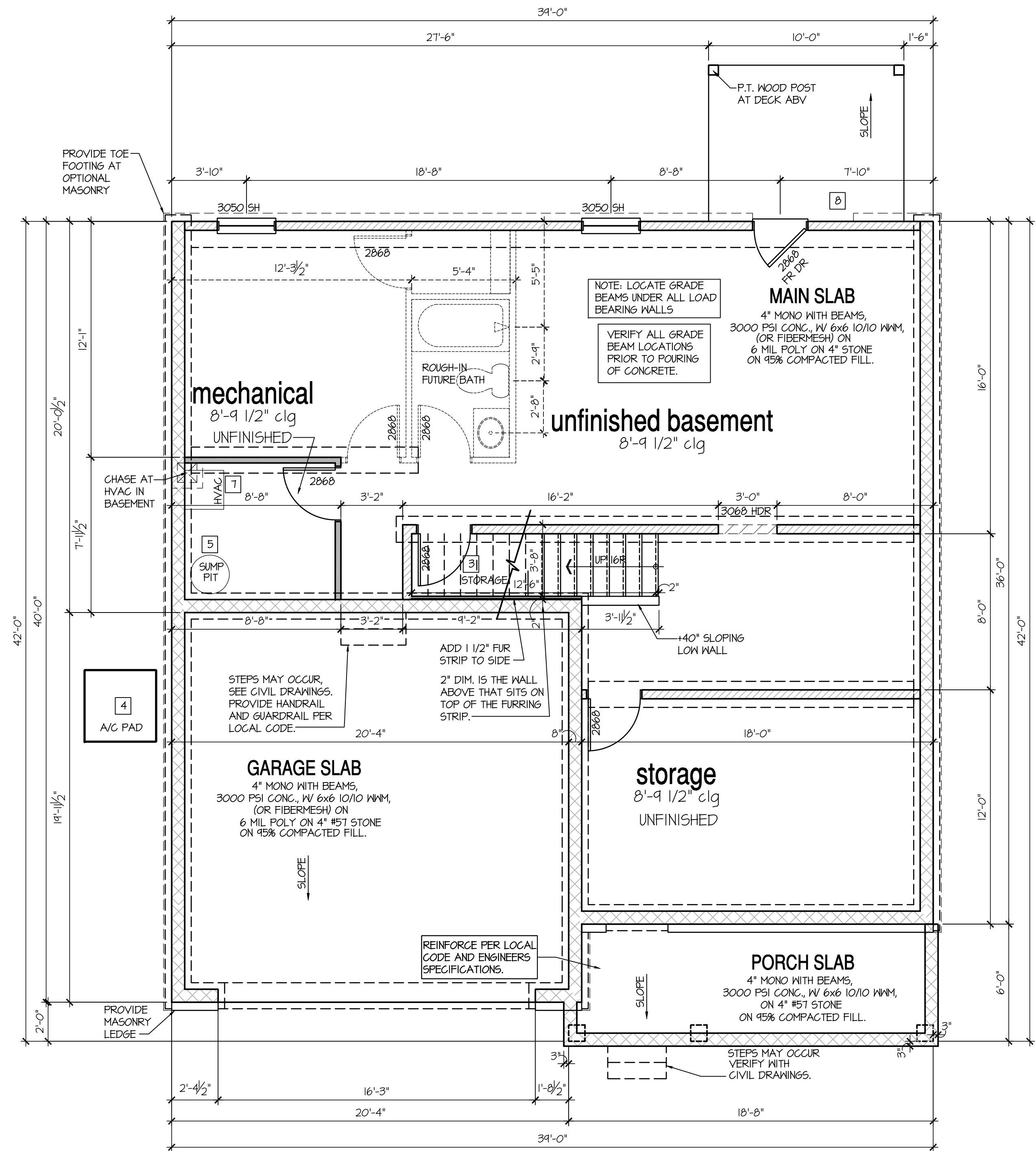
**PLAN '4EPF-F'**

PRINT DATE:

January 22, 2021

SHEET NO:

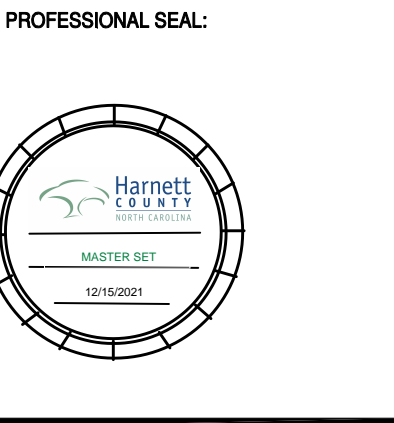
**3 CS F**



**8'-9 1/2" STAIR NOTE:**  
 (USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR).  
 15 TREADS AT 10" EACH VERIFY  
 16 RISERS AT +/- 150" = 120 1/4" TOTAL RISE VERIFY

BASEMENT NOTES FOR NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS.</li> <li>- PROVIDE FIREBLOCKING. (PER NCRG SECTION R602.8)</li> <li>- 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 NCRG SECTION R310.1.1)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSING DOORS. (PER NCRG SECTION R311.3.1)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCRG SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITICIDE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.7)</li> <li>4 A/C CONDENSER PAD. (VERIFY)</li> <li>5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY.</li> <li>6 WATER HEATER AND FLOOR DRAIN (PER CHAPTER 5 NCRG-PLUMBING)</li> <li>7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS, VERIFY LOCATION W/ MECHANICAL DRAWINGS</li> <li>8 TEMPERED SAFETY GLASS. (PER NCRG SECTION R308.3)</li> <li>9 TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.</li> <li>10 FLOOR DRAINS. SEE PLUMBING AND CIVIL DRAWINGS FOR SIZE, CENTER IN ROOM. SLOPE FLOORING FROM WALLS TO DRAIN 1/8" PER FOOT CROSS SLOPE.</li> </ul>

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:

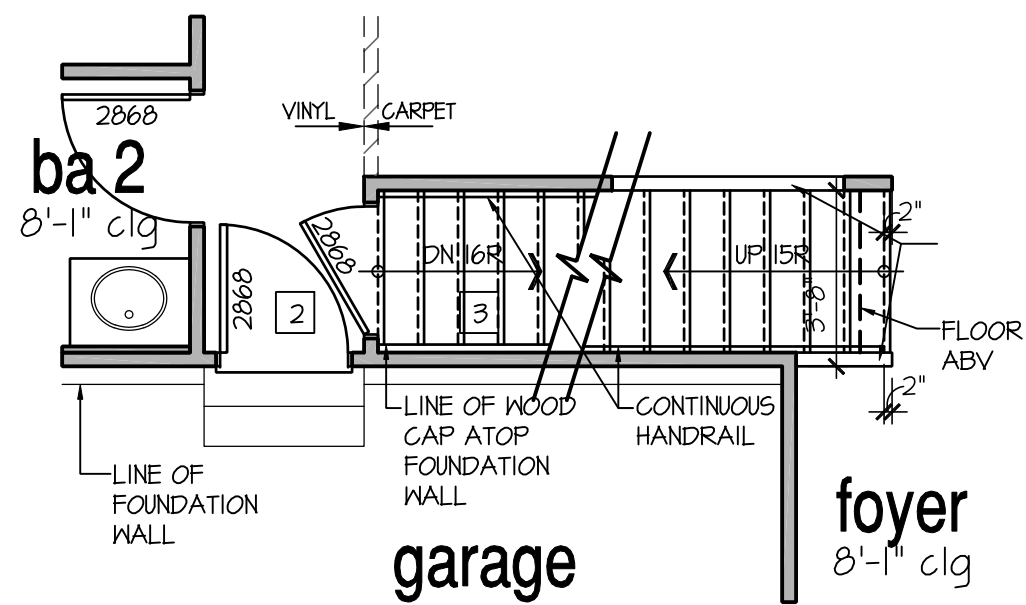
PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN' BASEMENT PLAN '4EHF-F'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**3 BS F**

FOR CONSTRUCTION



### Stairs at Opt Basement

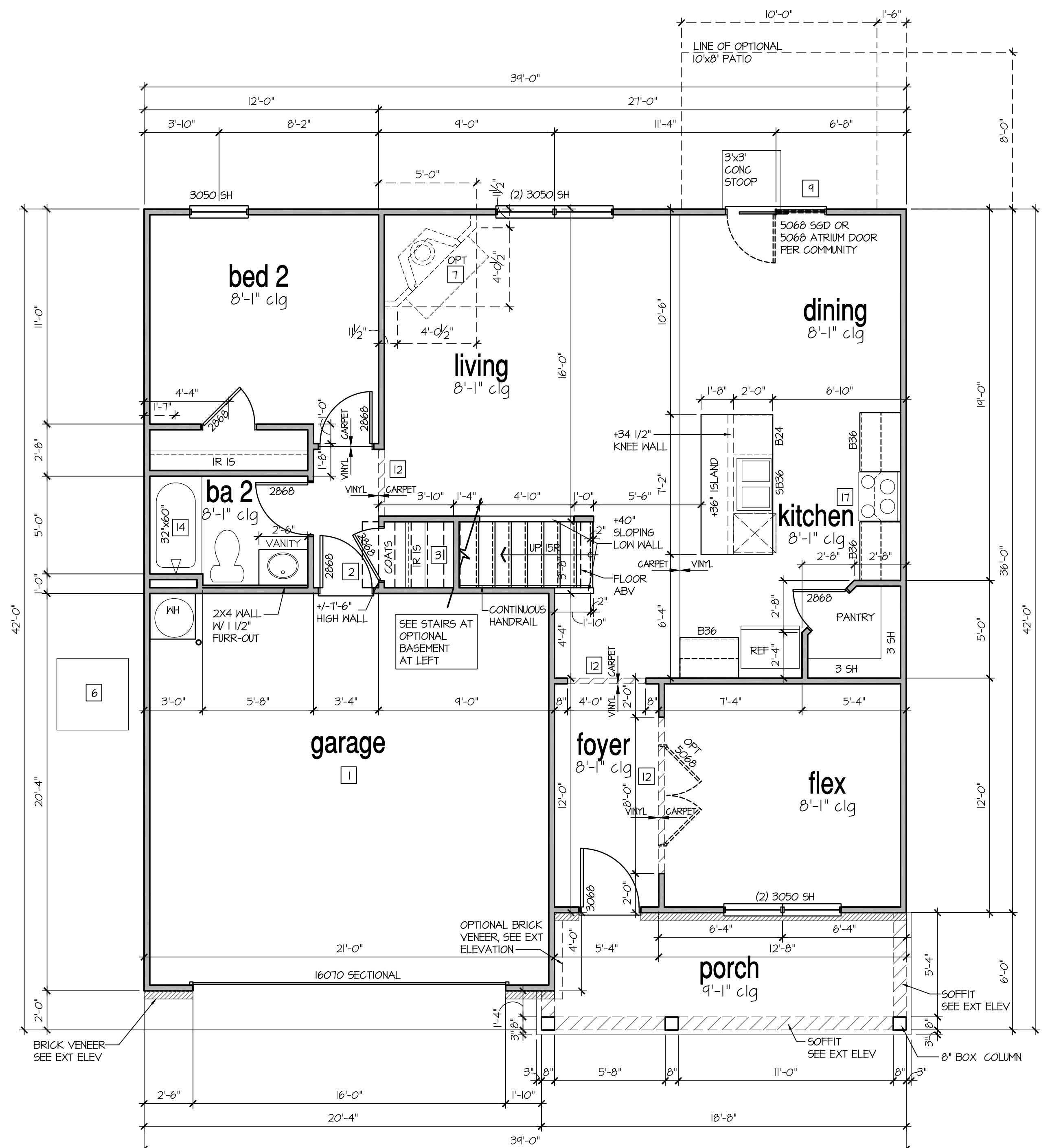
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

- 8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY
- 9'-1" STAIR NOTE:**  
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)  
16 TREADS AT 10" EACH VERIFY  
17 RISERS AT +/- 7.21" = 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 +/- 7.45" = 111 3/4" TOTAL RISE VERIFY

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

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

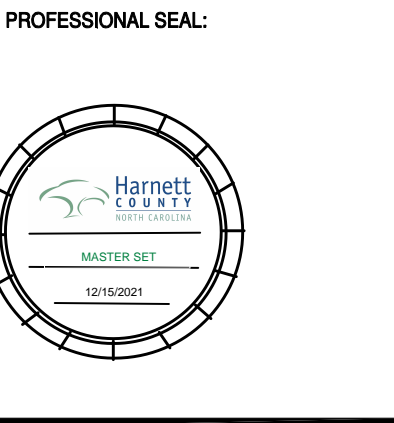
- #### KEY NOTES FOR NORTH CAROLINA:
- FIRE PROTECTION:**
- [1] HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCR TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) 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 R302.5.1)
  - [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.1.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11
  - [4] GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCR-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 NCR 801.1) ATTIC ACCESS LADDER VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCR 302.5.1 EXCEPTION.
  - TYPICALS:**
  - [9] TEMPERED SAFETY GLASS. (PER NCR 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'-1" U.N.O. SFL = 7'-6" U.N.O.
  - BATHS:**
  - [13] SHOWER. TEMPERED GLASS ENCLOSURE.
  - [14] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - [15] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - KITCHEN:**
  - [16] ACRYLIC TUB W CERAMIC PLATFORM
  - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



### 1st Floor Plan 'F'

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



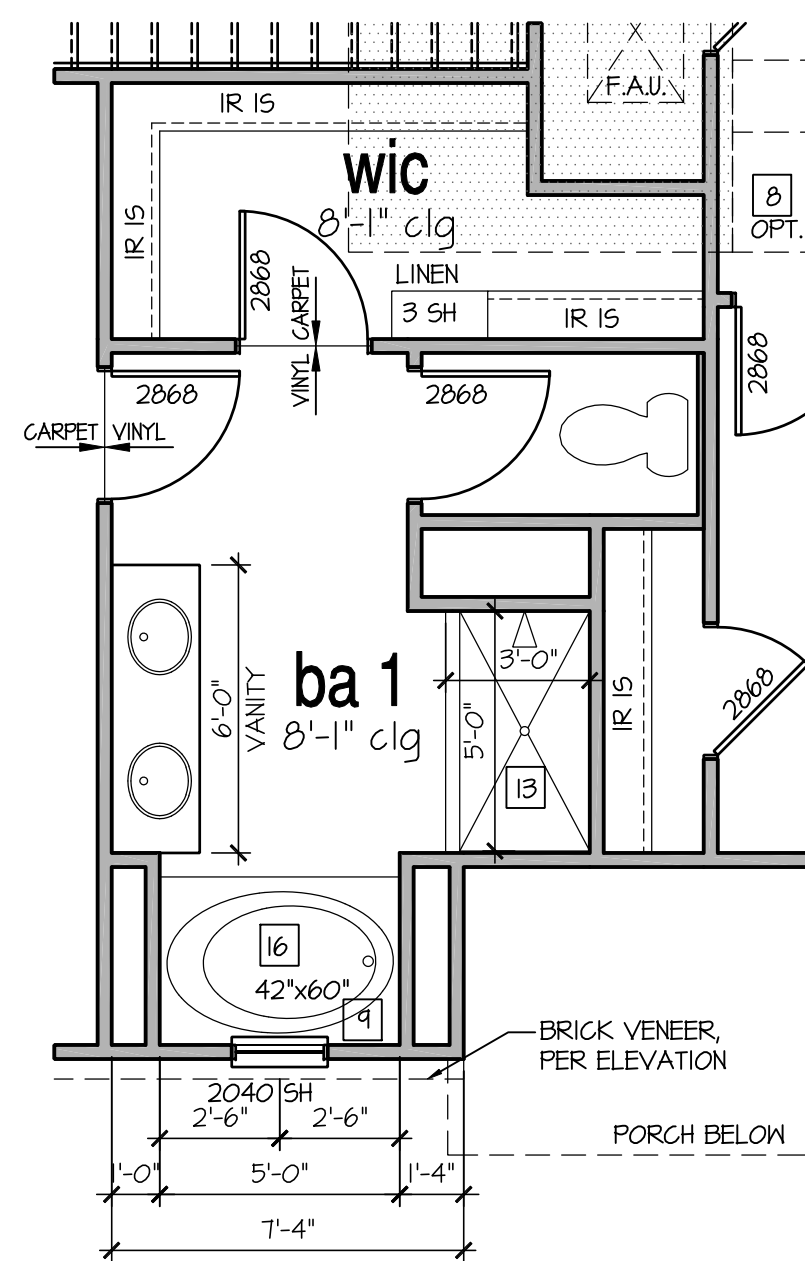
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**4 F**

FOR CONSTRUCTION



**Opt Bath 1**

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

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.2" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL  
 RISE VERIFY

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

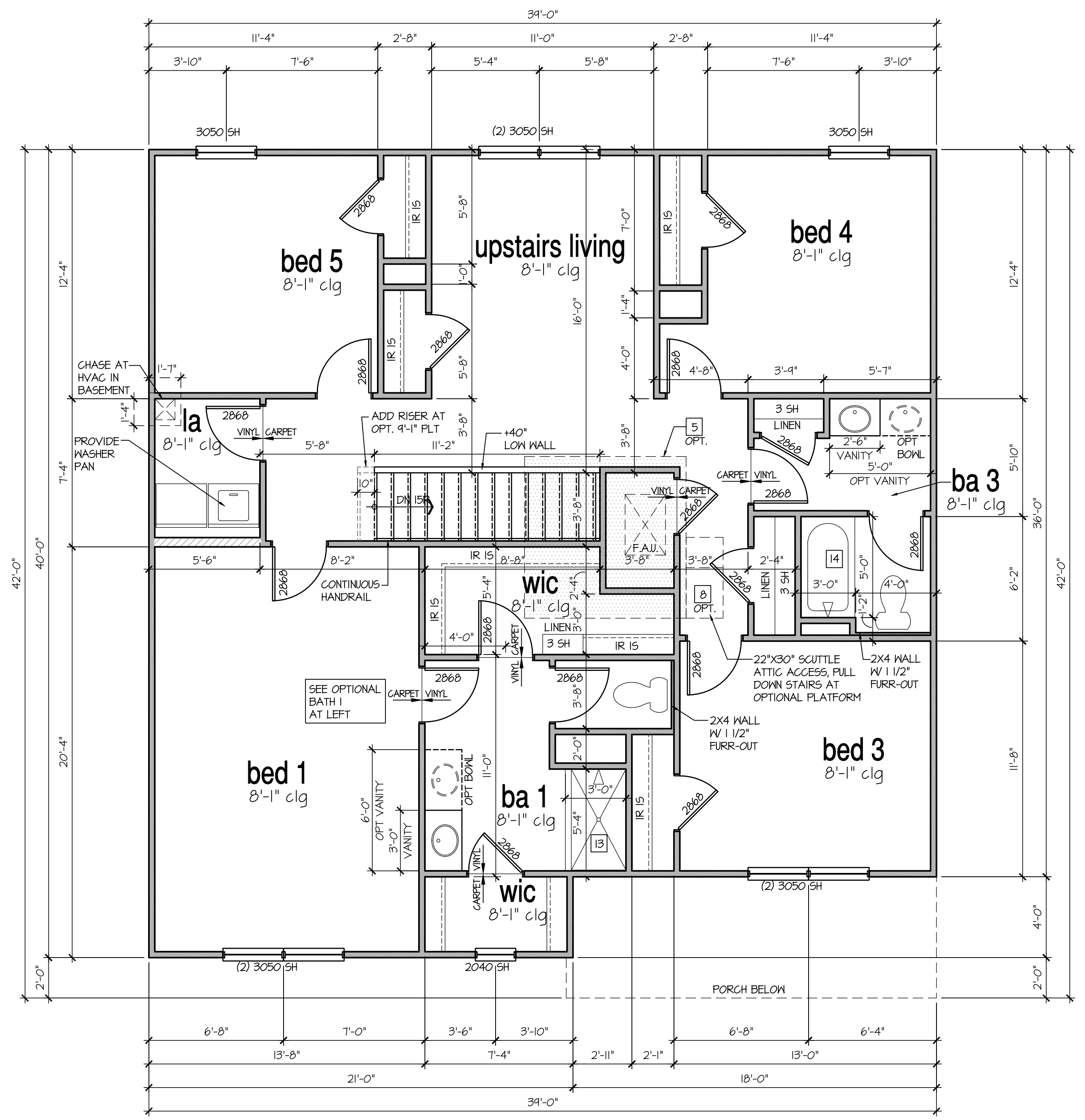
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

- 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 MEPS.
  - [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 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCRG 302.5.1 EXCEPTION.
  - 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'-1" U.N.O. SFL = 7'-6" U.N.O.
  - BATHS:
    - [13] SHOWER. TEMPERED GLASS ENCLOSURE.
    - [14] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
    - [15] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - KITCHEN:
    - [16] ACRYLIC TUB W/ CERAMIC PLATFORM
    - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



**2nd Floor Plan 'F'**

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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

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

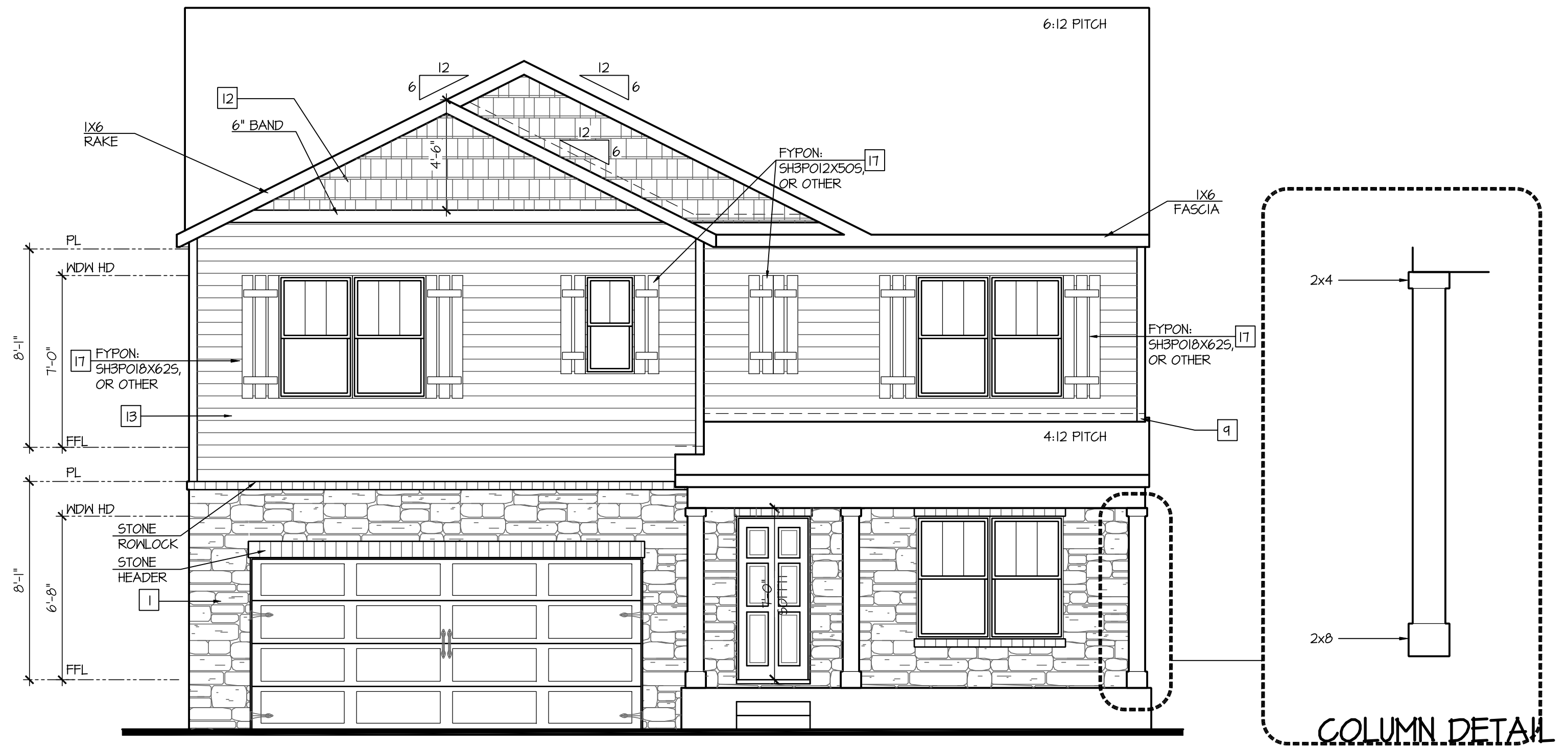
PRINT DATE:  
 January 22, 2021

SHEET NO:  
**5 F**

FOR CONSTRUCTION

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 'K'  
 w/ Opt Crawl Space/ Basement  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-0" UNO. ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS 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:**

- 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.
- RONLOCK 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 NRC R905.2.9.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

**SIDING:**

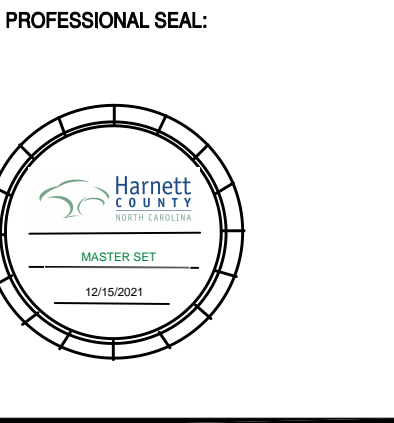
- VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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- 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.)
- VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS.)
- 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
- FYRON 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 R312.1 AND R312.2.2.



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

NO.	DATE	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

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

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**1K**

FOR CONSTRUCTION

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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 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 R306.2)  
 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING  
 \*144 SQ. IN. = 1 SQ. FT.  
 BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)  
 BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED

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

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

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

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

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

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

AS AN ALTERNATE TO THE 1/150 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 R306.2)  
 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING  
 \*144 SQ. IN. = 1 SQ. FT.  
 BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)  
 BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED  
 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW.

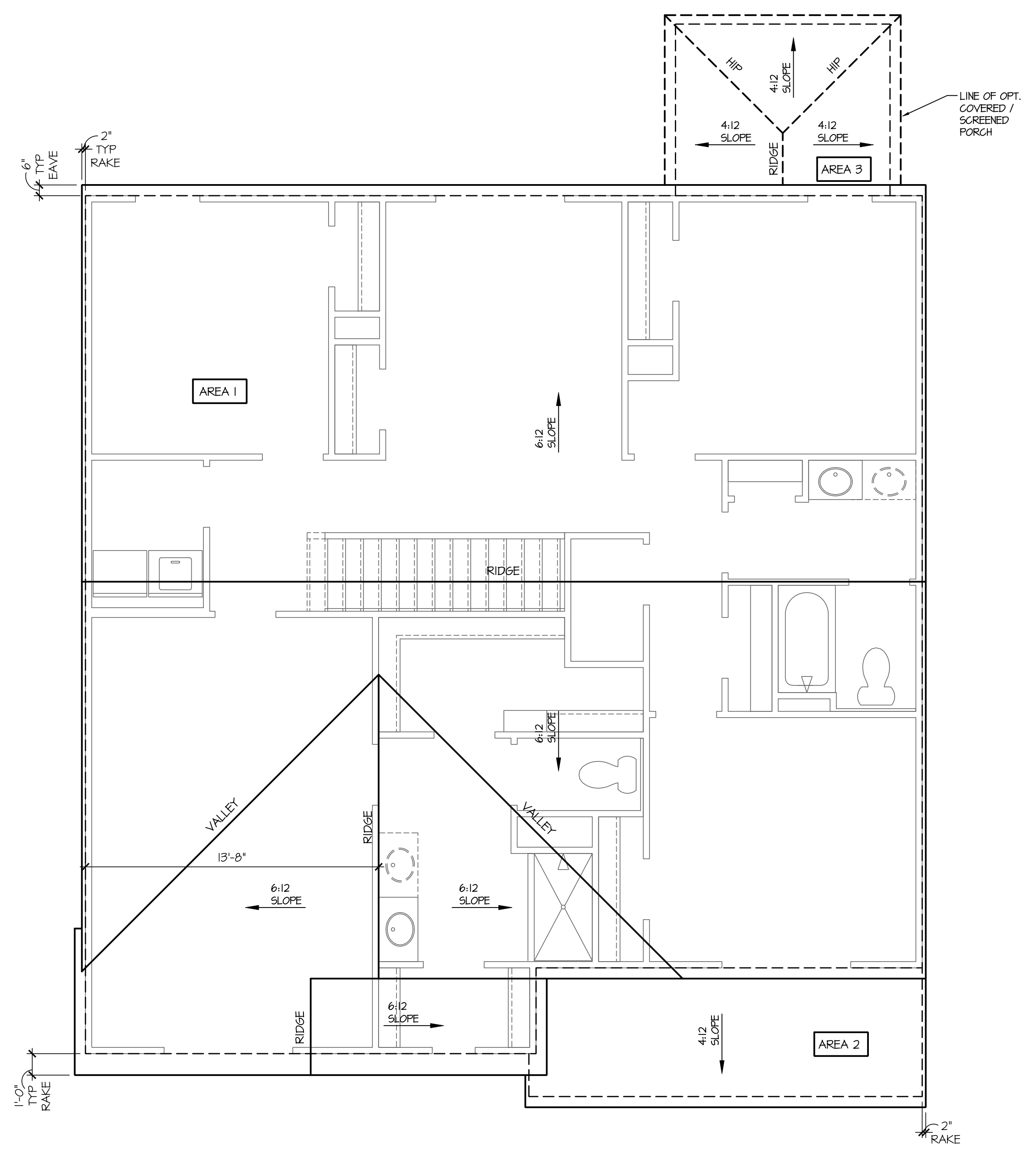
**ROOF AREA 1:** = 1488 SF  
 1488 SQ. FT. X 144 = 214272 SQ. IN.  
 214272 SQ. FT. / 300 = 714.24 SQ. IN. OF VENT REQ'D  
 714.24 SQ. IN. / 2 = 357.12 SQ. IN.  
 357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED.

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

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

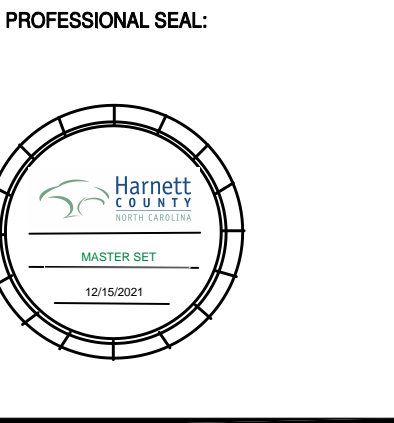
BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12

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



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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:

PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
 ROOF PLAN  
 '4EPF-K'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**1.1 K**

FOR CONSTRUCTION

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- 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-14 BATTS MINIMUM. VERIFY
- ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY
- CRANL 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
- NA

**TYPICALS:**

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NRC R305.2.8.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

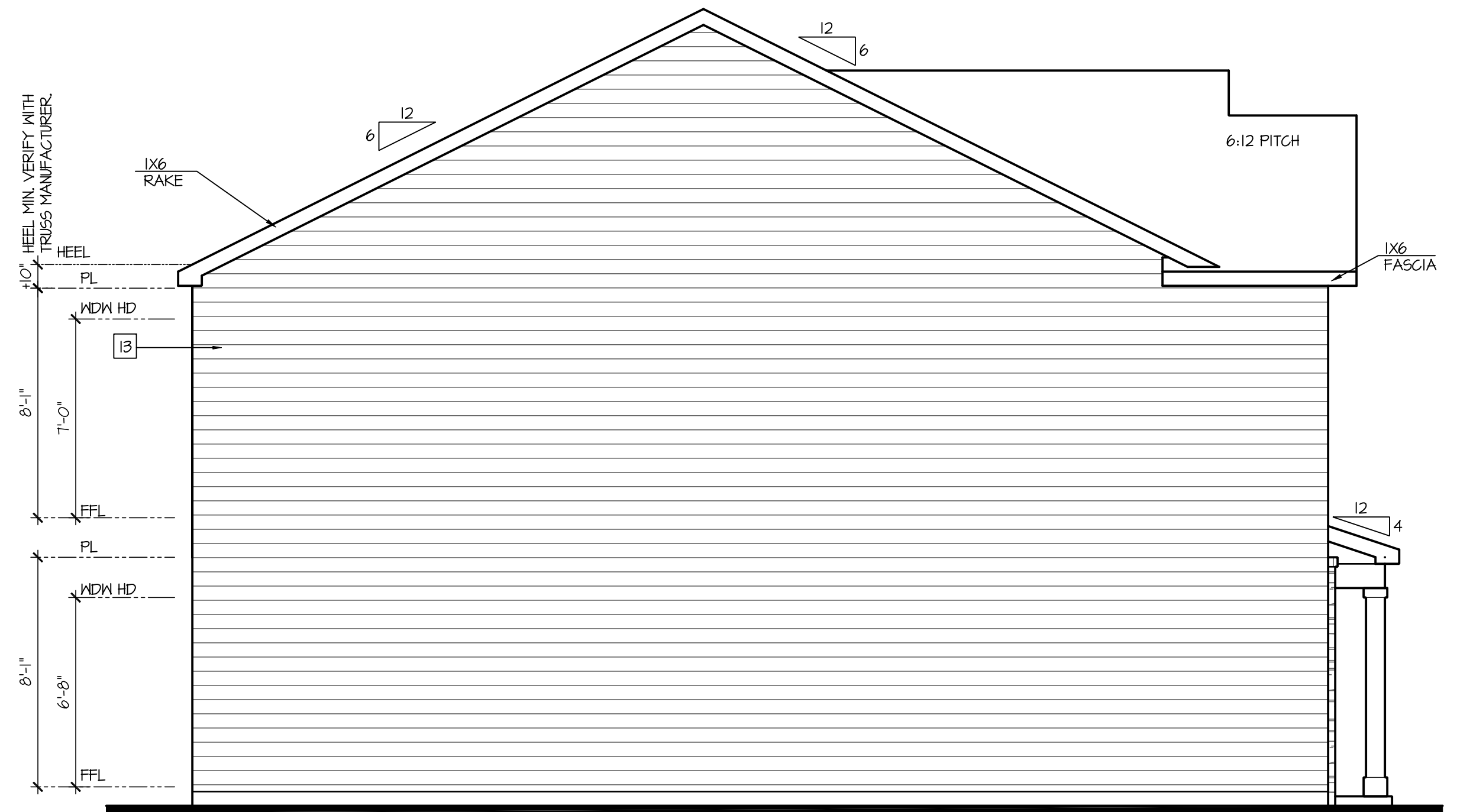
**SIDING:**

- 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 PANEL 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, U.N.O. SIZE AS NOTED)
- 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.

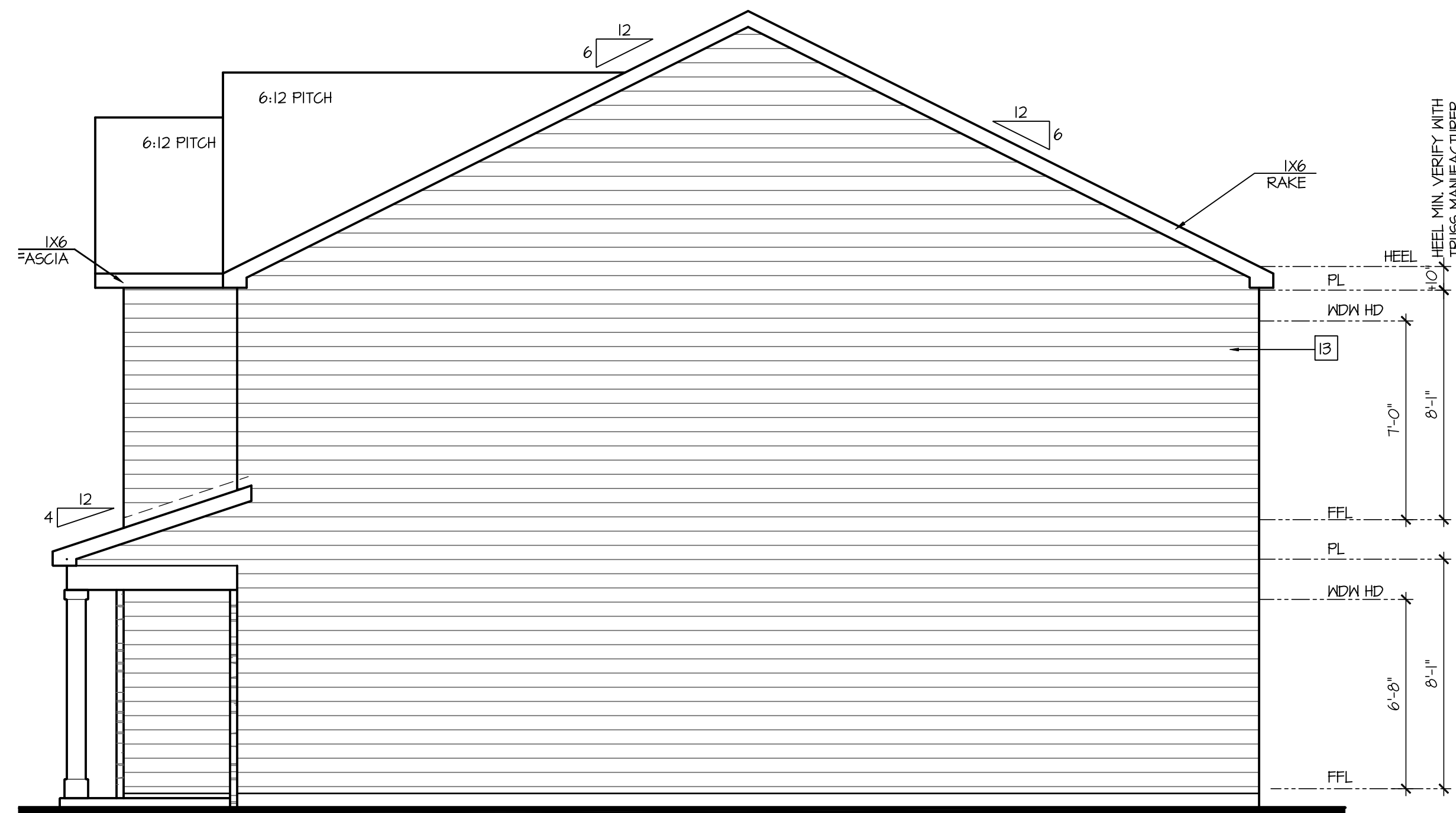
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



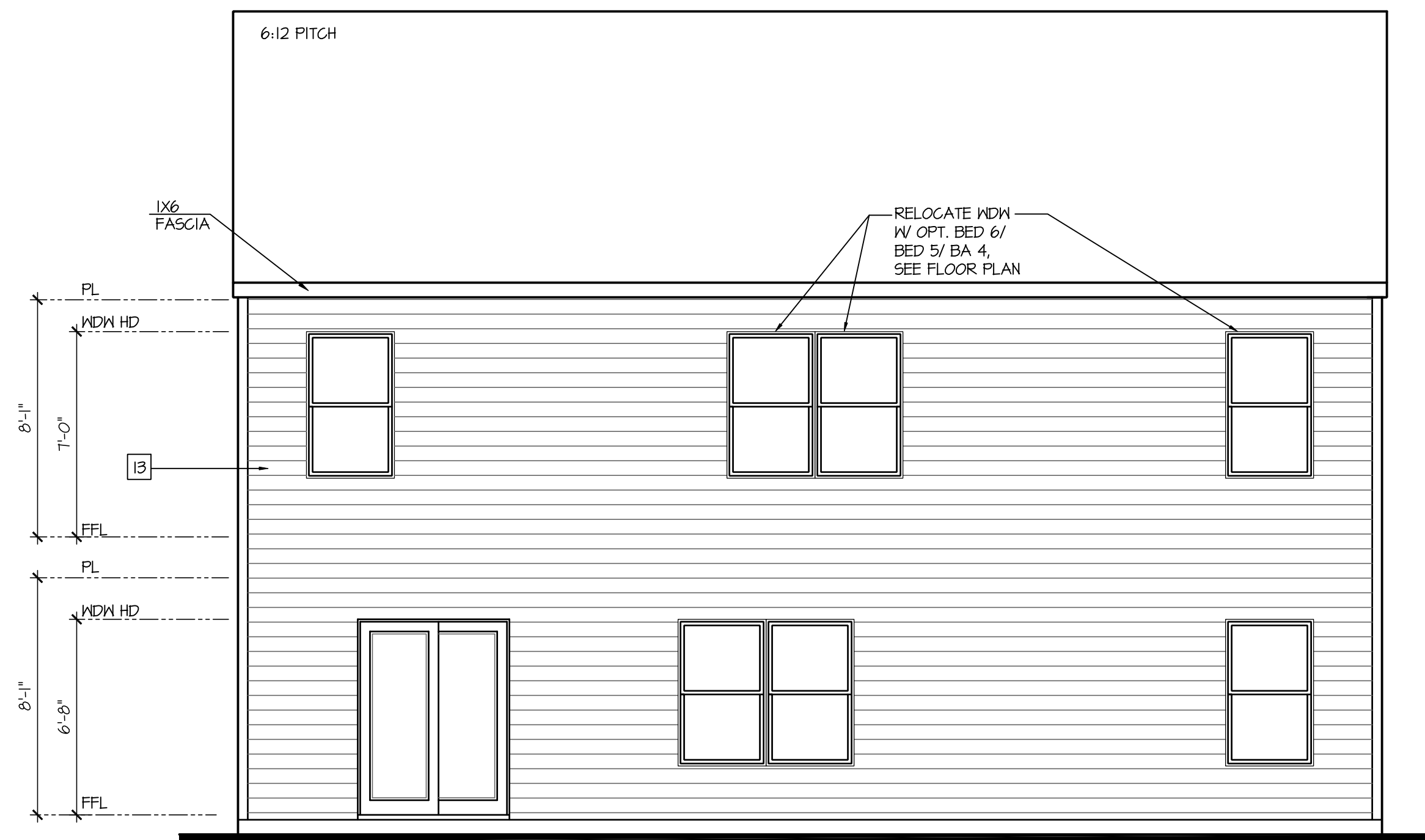
Left Elevation 'K'

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



Right Elevation 'K'

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



Rear Elevation 'K'

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

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

PRINT DATE:  
 January 22, 2021

SHEET NO:  
 2 K

**NOTES:**

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CRAWL SPACE FLOORING: R-19 BATTS MINIMUM. VERIFY

**KEY NOTES:**

**MASONRY:**

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- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
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- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R305.2.8.3
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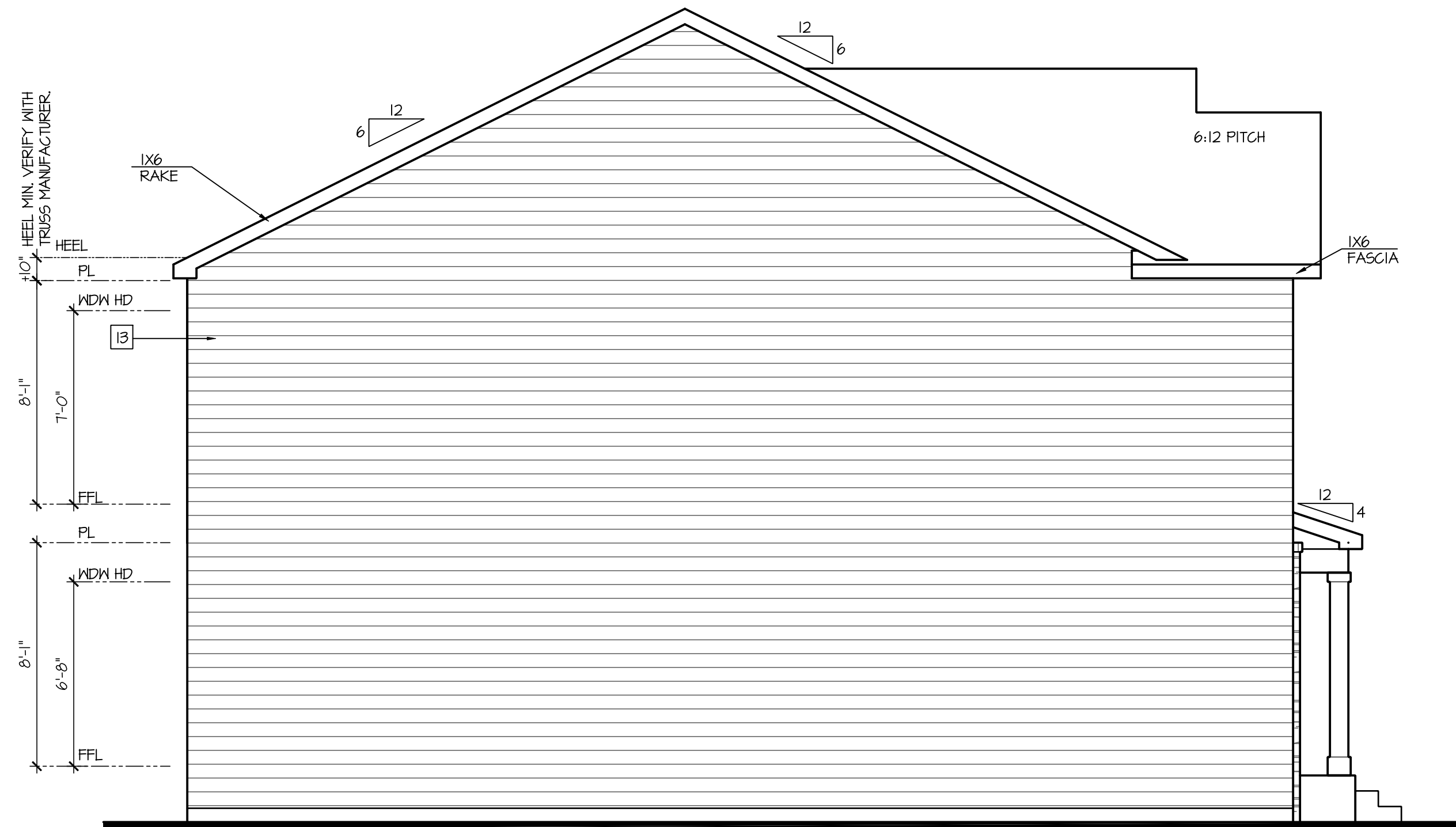
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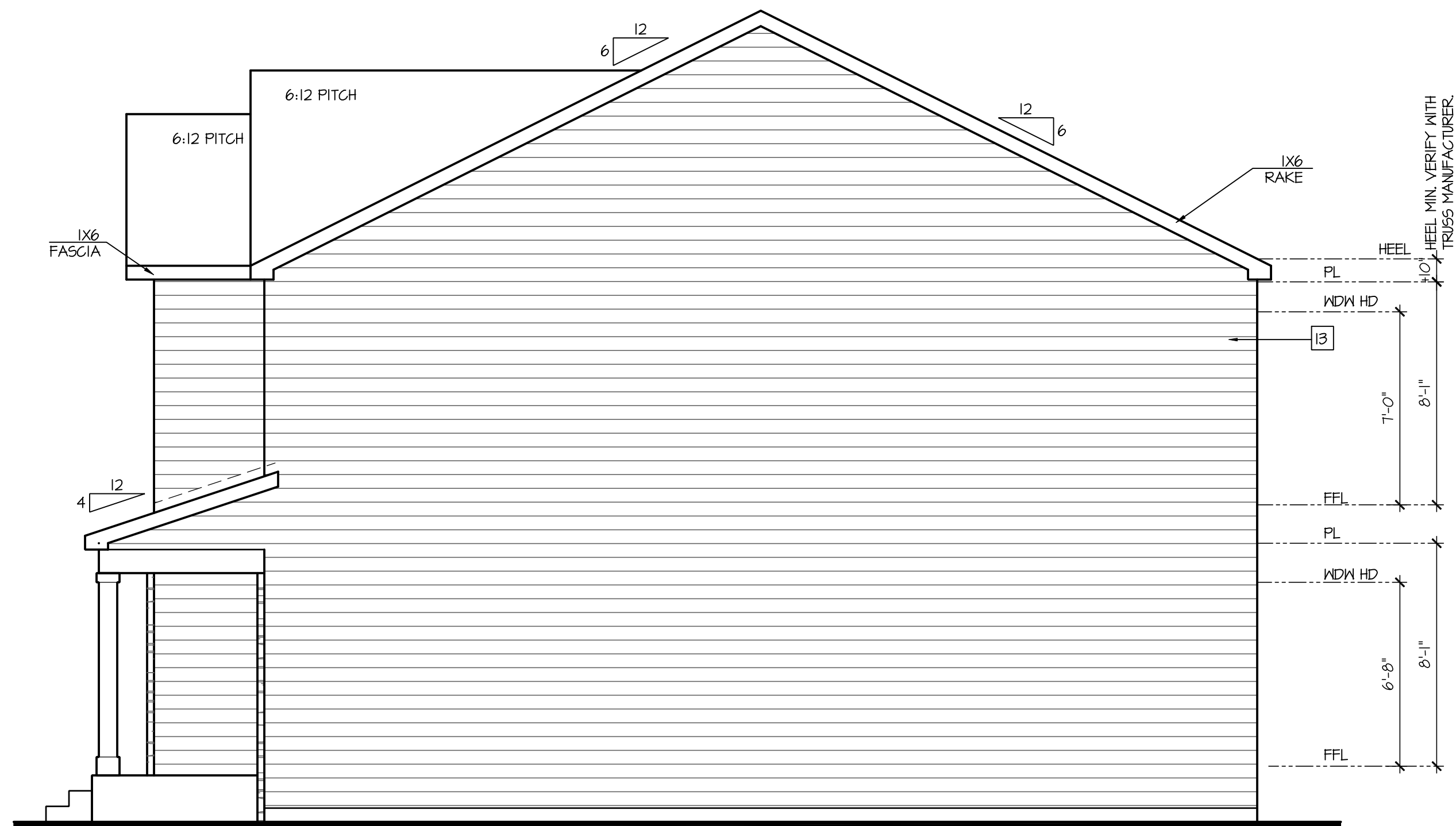
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



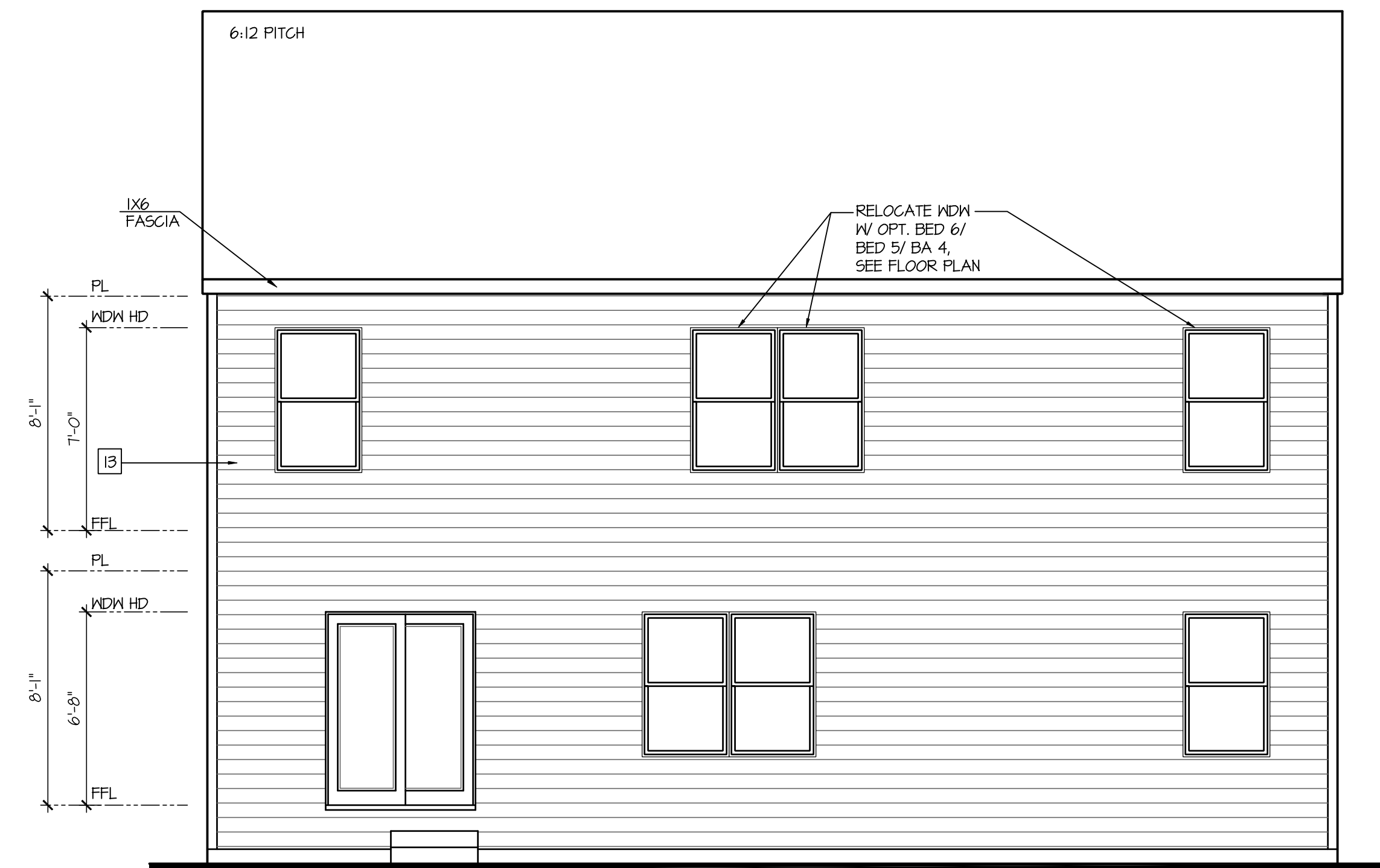
Left Elevation 'K' w/ Opt Crawl Space

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



Right Elevation 'K' w/ Opt Crawl Space

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



Rear Elevation 'K' w/ Opt Crawl Space

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

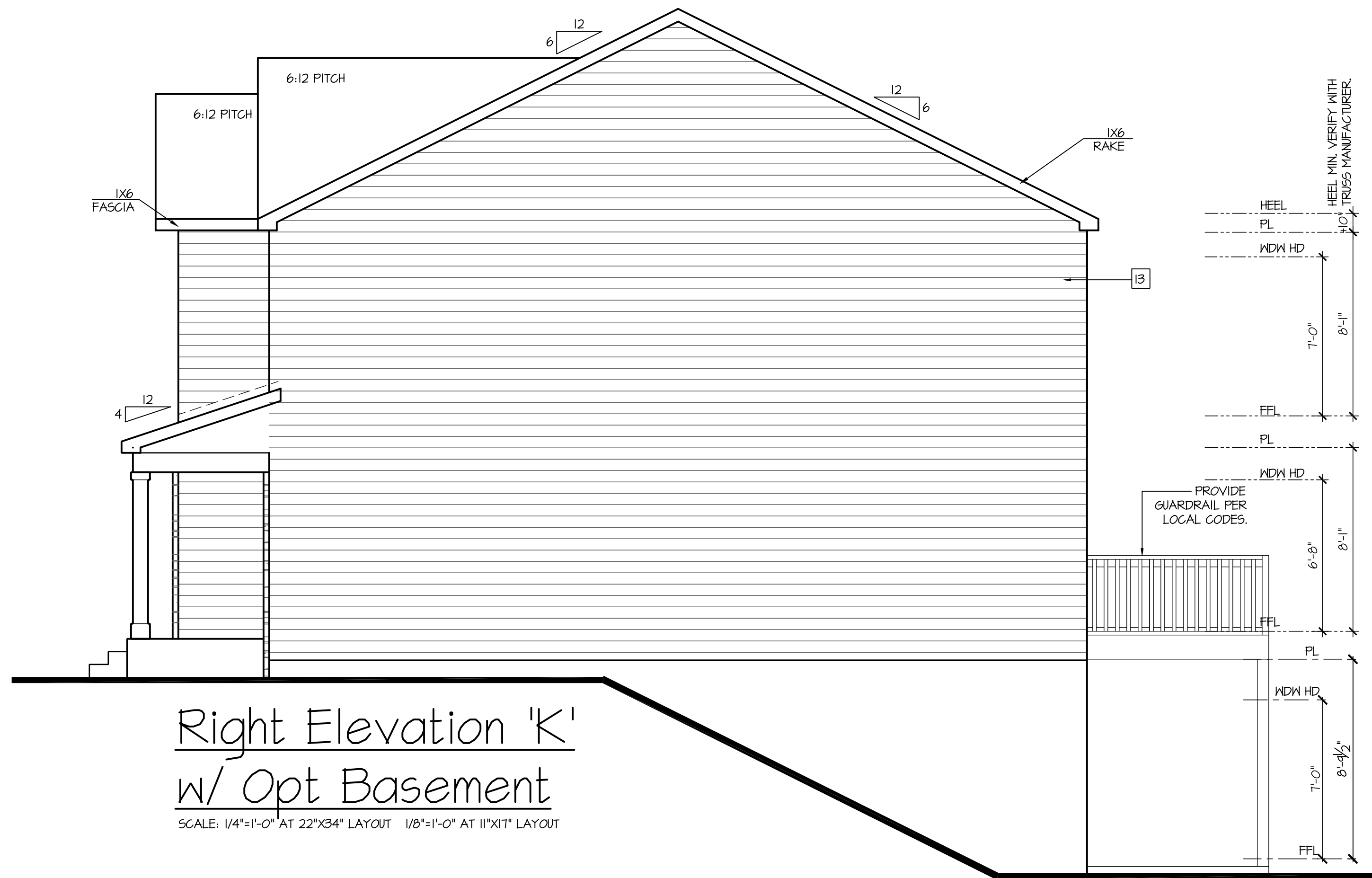
SHEET TITLE:  
**'HAYDEN'  
EXTERIOR  
ELEVATIONS  
'4EPF-K'**

PRINT DATE:  
January 22, 2021

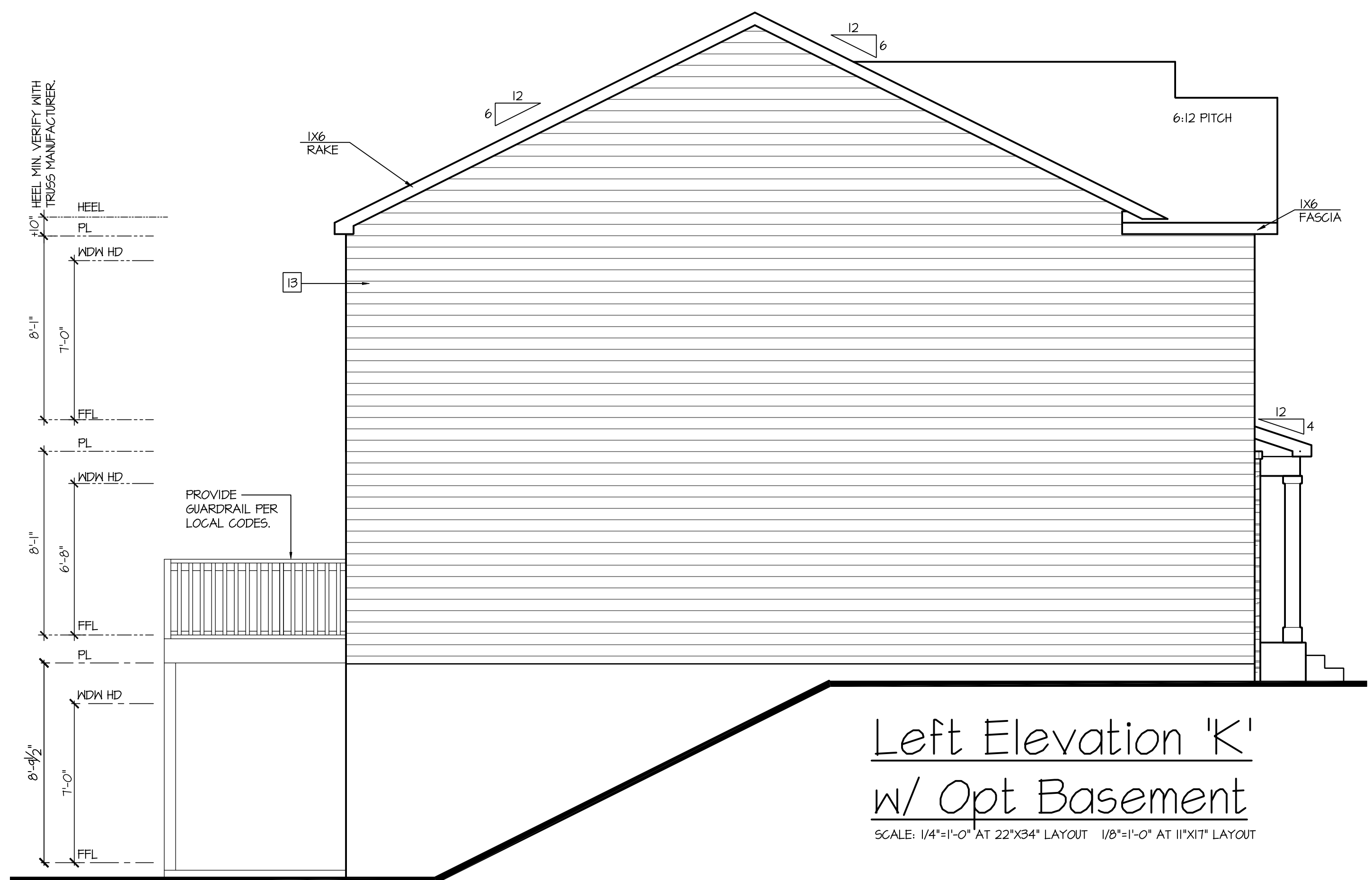
SHEET NO:  
**2.1 K**

FOR CONSTRUCTION





Right Elevation 'K'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Left Elevation 'K'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- 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.
  - RONLOCK 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 PANEL SIDING W/ 1X3 BATTS AT 12" O.G. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - VINYL TRIM SIZE AS NOTED (AT SPECIFIED LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
  - PYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIED 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.

- 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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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

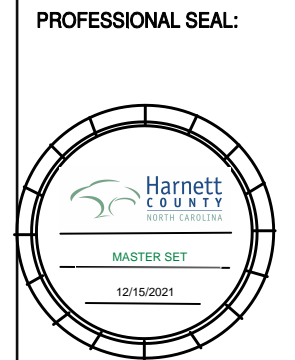
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"

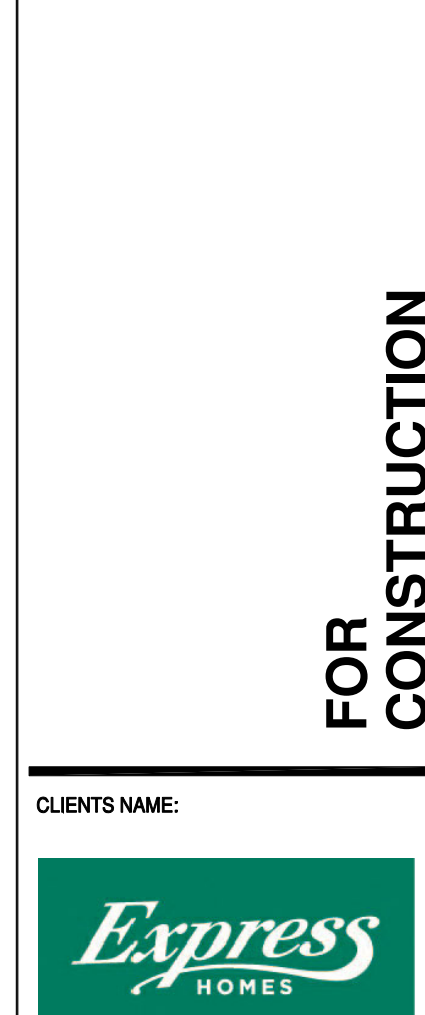


Rear Elevation 'K'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**



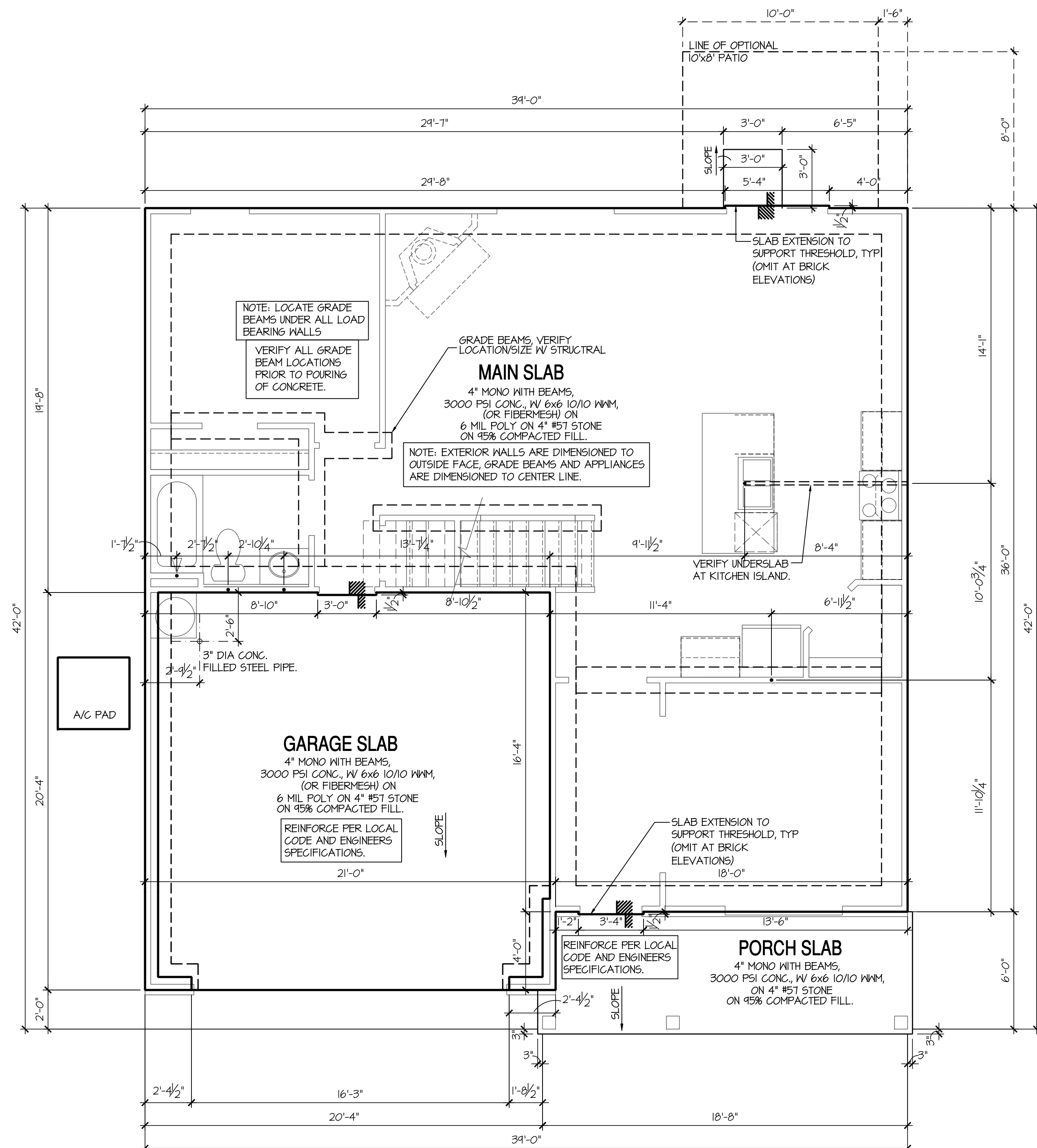
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.2 K**

FOR CONSTRUCTION



- 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 INSURING DOORS. (PER N.C.R.C. SECTION R311.3.1)
  - TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER N.C.R.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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.

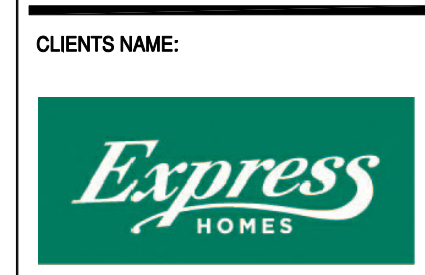
## Monolithic Slab Plan 'K'

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**



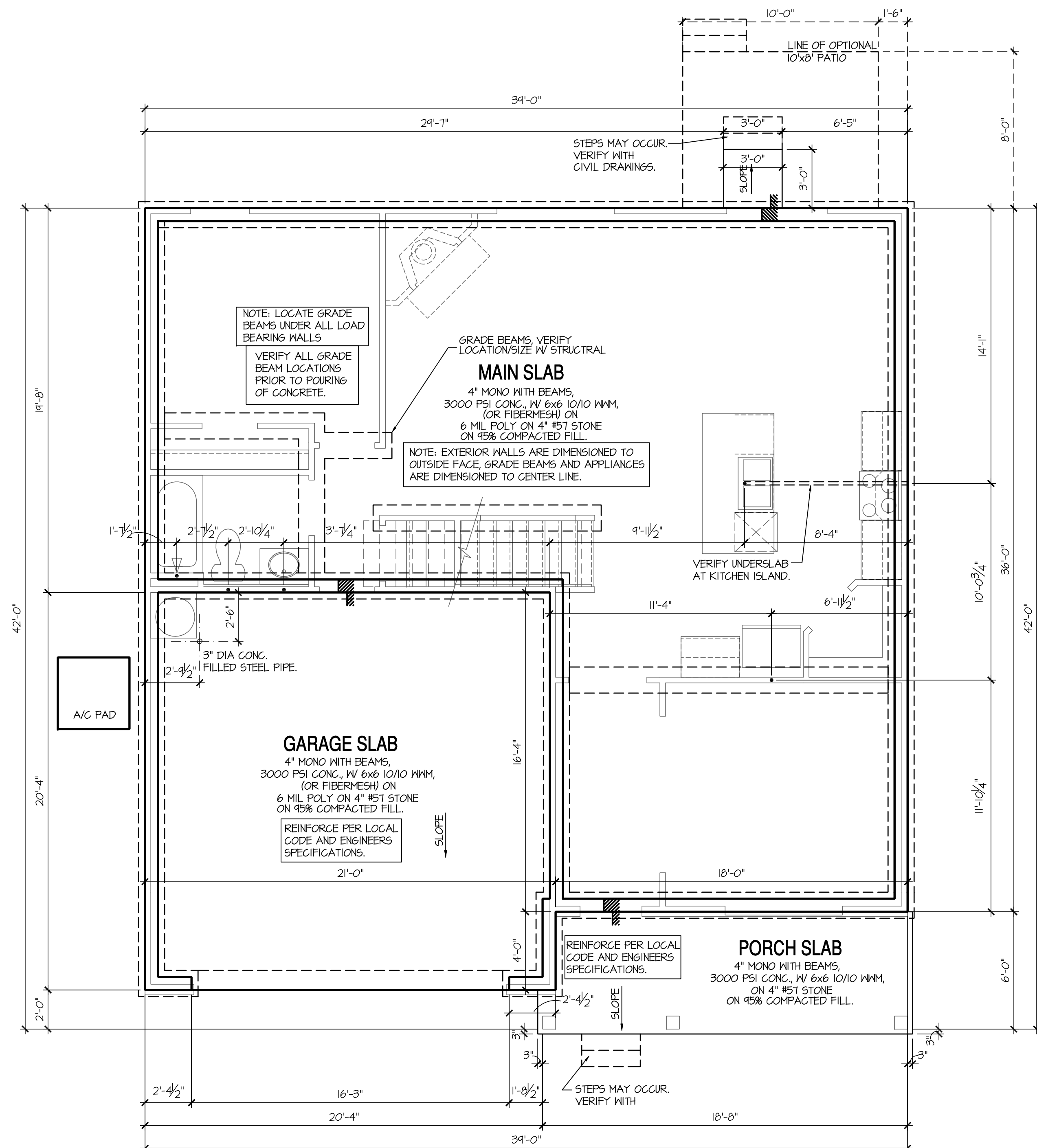
PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
MONOLITHIC  
SLAB  
PLAN '4EPF-K'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 MS K**

**FOR CONSTRUCTION**



- 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 N.C.R.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER N.C.R.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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.

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

NO:	DATE:	REVISION:
△	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**'HAYDEN'  
STEM WALL  
PLAN '4EPF-K'**

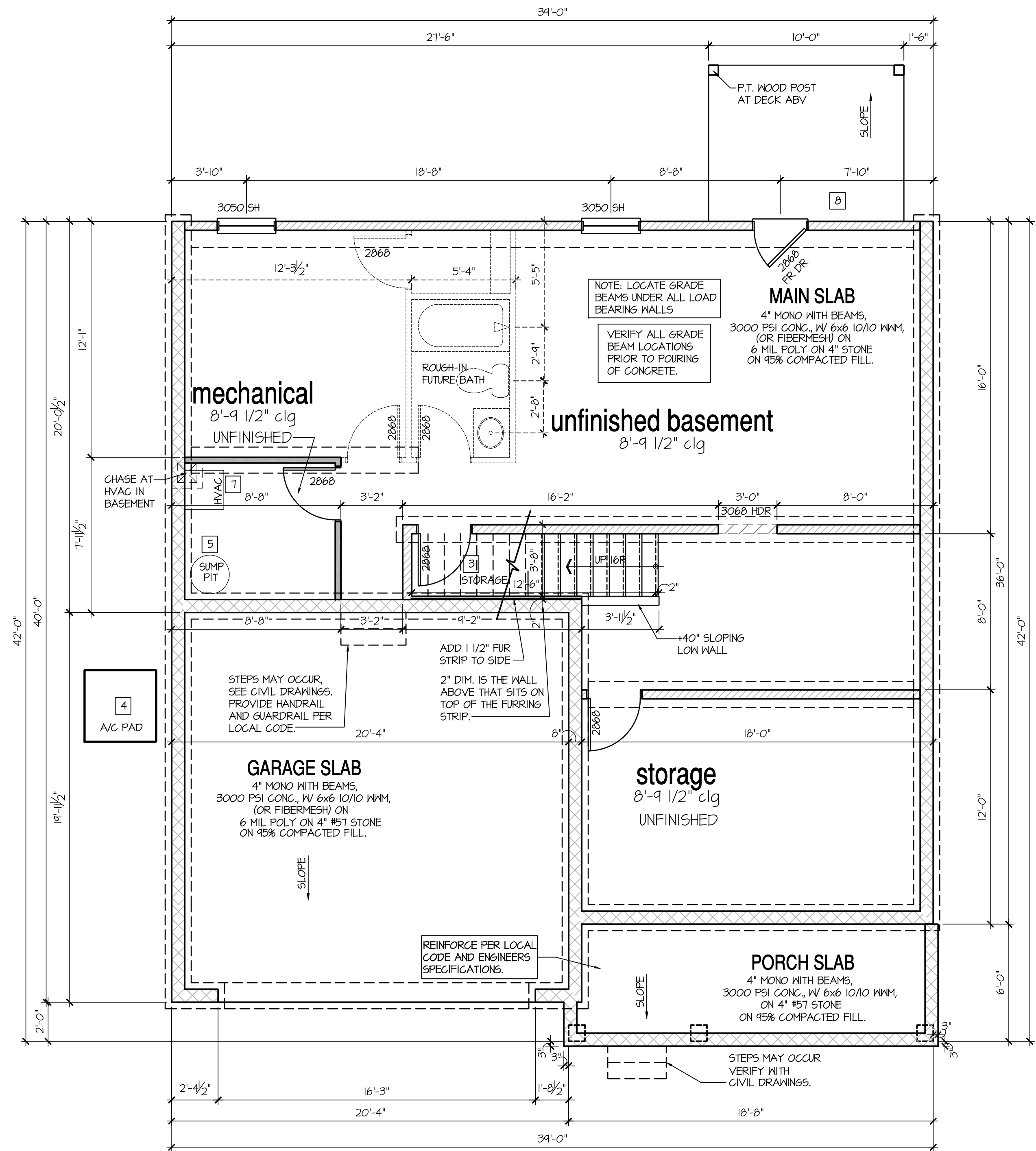
PRINT DATE:

January 22, 2021

SHEET NO:

**3 SW K**

**FOR CONSTRUCTION**

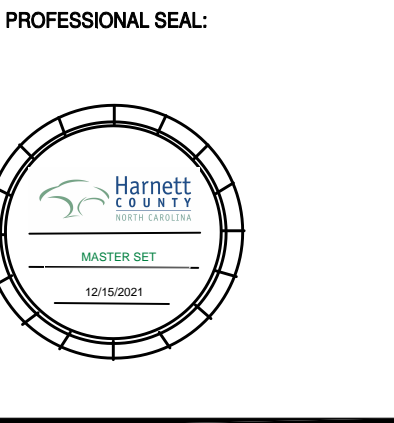


**8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR).  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 150" = 120 1/4" TOTAL  
RISE VERIFY

BASEMENT NOTES FOR NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS.</li> <li>- PROVIDE FIREBLOCKING. (PER NCRG SECTION R602.8)</li> <li>- 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 NCRG SECTION R310.1.1)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 3/4" MAX AT INSILING DOORS. (PER NCRG SECTION R311.3.1)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSILING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCRG SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES.)</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.7)</li> <li>4 A/C CONDENSER PAD. (VERIFY)</li> <li>5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY.</li> <li>6 WATER HEATER AND FLOOR DRAIN (PER CHAPTER 5 NCRG-PLUMBING)</li> <li>7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS, VERIFY LOCATION W/ MECHANICAL DRAWINGS</li> <li>8 TEMPERED SAFETY GLASS. (PER NCRG SECTION R308.3)</li> <li>9 TUB-SHOOWER COMBO, TEMPERED GLASS ENCLOSURE.</li> <li>10 FLOOR DRAINS. SEE PLUMBING AND CIVIL DRAWINGS FOR SIZE, CENTER IN ROOM. SLOPE FLOORING FROM WALLS TO DRAIN 1/8" PER FOOT CROSS SLOPE.</li> </ul>

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:  
**Express HOMES**

PROJECT NO: GMD17049

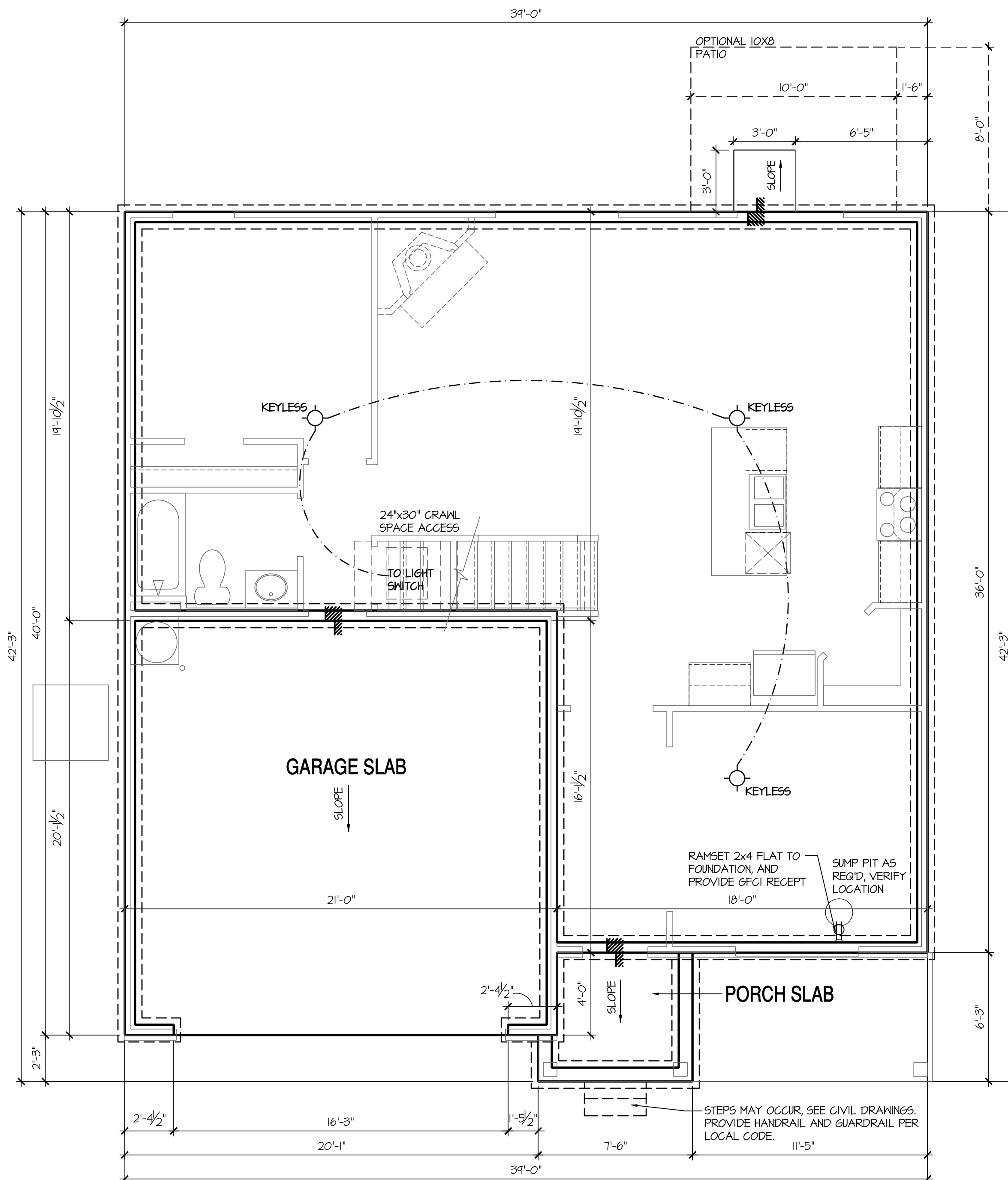
SHEET TITLE:  
**'HAYDEN' BASEMENT PLAN '4EHF-K'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 BS K**

**FOR CONSTRUCTION**

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- PROVIDE FIREBLOCKING. (PER LOCAL CODES.)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSURING DOORS. (PER NCR SECTION R311.3.1.)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCR SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCR SECTION 408.2.</li> <li>- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA, ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NCR SECTION R408.1.1) EXCEPTION.)</li> <li>- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCR SECTION 408.8)</li> <li>- 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.</li> </ul>	<ol style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 16"x8" CRAWL SPACE VENT</li> <li>4 CRAWL SPACE ACCESS PANEL</li> <li>5 A/C CONDENSER PAD. (VERIFY)</li> <li>6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCR SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ol>

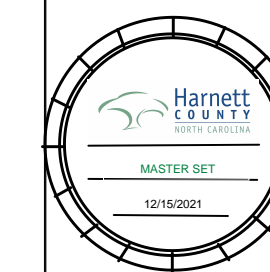


Crawl Space Plan 'K'

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

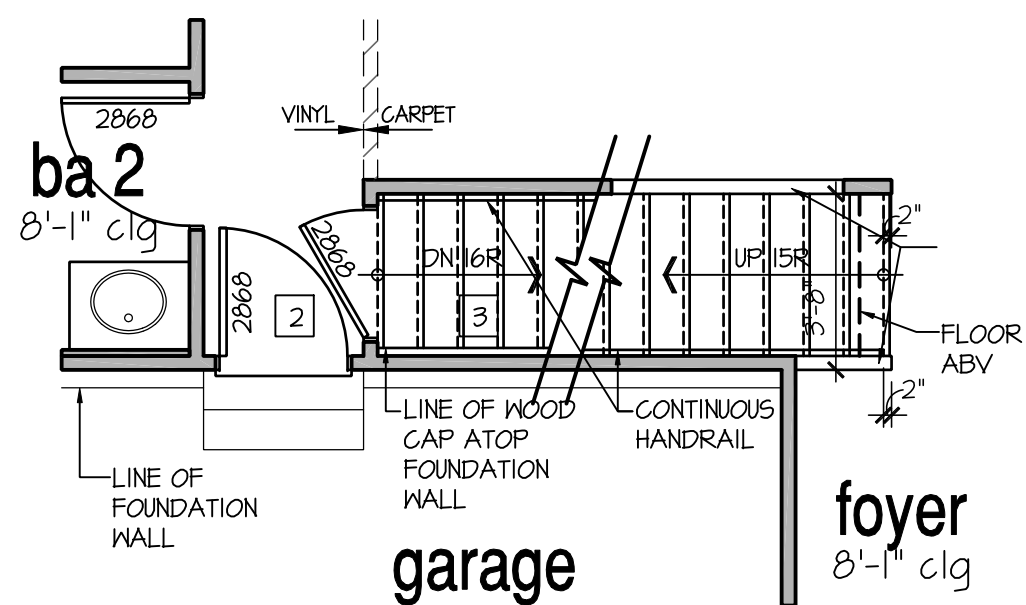
'HAYDEN'  
CRAWL SPACE  
PLAN '4EPF-K'

PRINT DATE:

January 22, 2021

SHEET NO:

3 CS K



Stairs at Opt Basement

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

- 8'-9 1/2" STAIR NOTE:**  
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY
- 9'-1" STAIR NOTE:**  
(USE 14" TJI 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" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
14 TREADS AT 10" EACH VERIFY  
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL RISE VERIFY

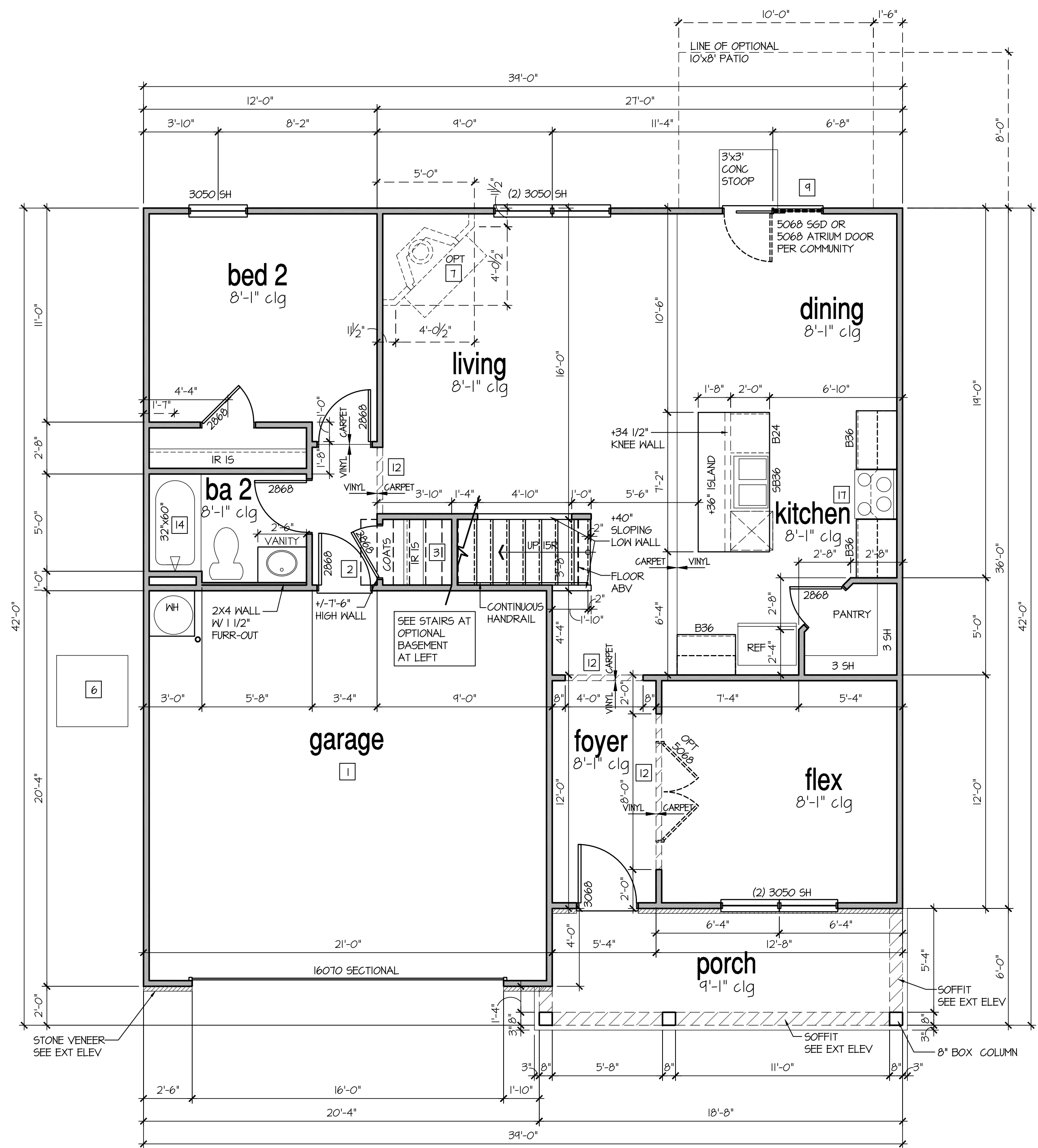
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

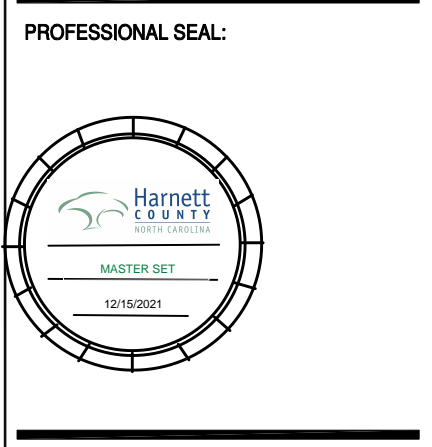
- FIRE PROTECTION:**
- [1] HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCR TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER 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 R302.5.1)
  - [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.1.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11
  - [4] GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCR-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 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 302.5.1 EXCEPTION.
  - TYPICALS:**
  - [9] TEMPERED SAFETY GLASS. (PER NCR 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'-1" U.N.O. SFL = 7'-6" U.N.O.
  - BATHS:**
  - [13] SHOWER. TEMPERED GLASS ENCLOSURE.
  - [14] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - [15] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - KITCHEN:**
  - [16] ACRYLIC TUB W/ CERAMIC PLATFORM
  - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



1st Floor Plan 'K'

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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



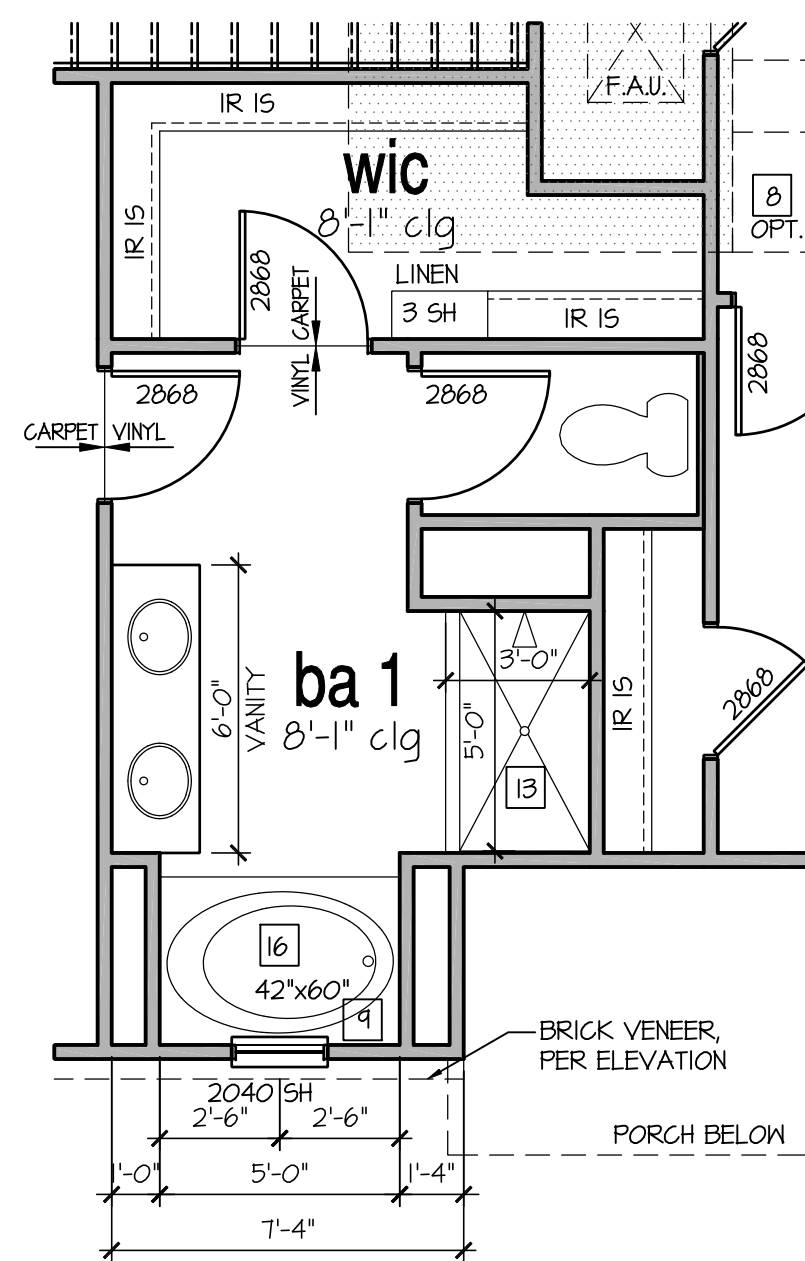
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**4 K**

**FOR CONSTRUCTION**



**Opt Bath 1**

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

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.2" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL  
 RISE VERIFY

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

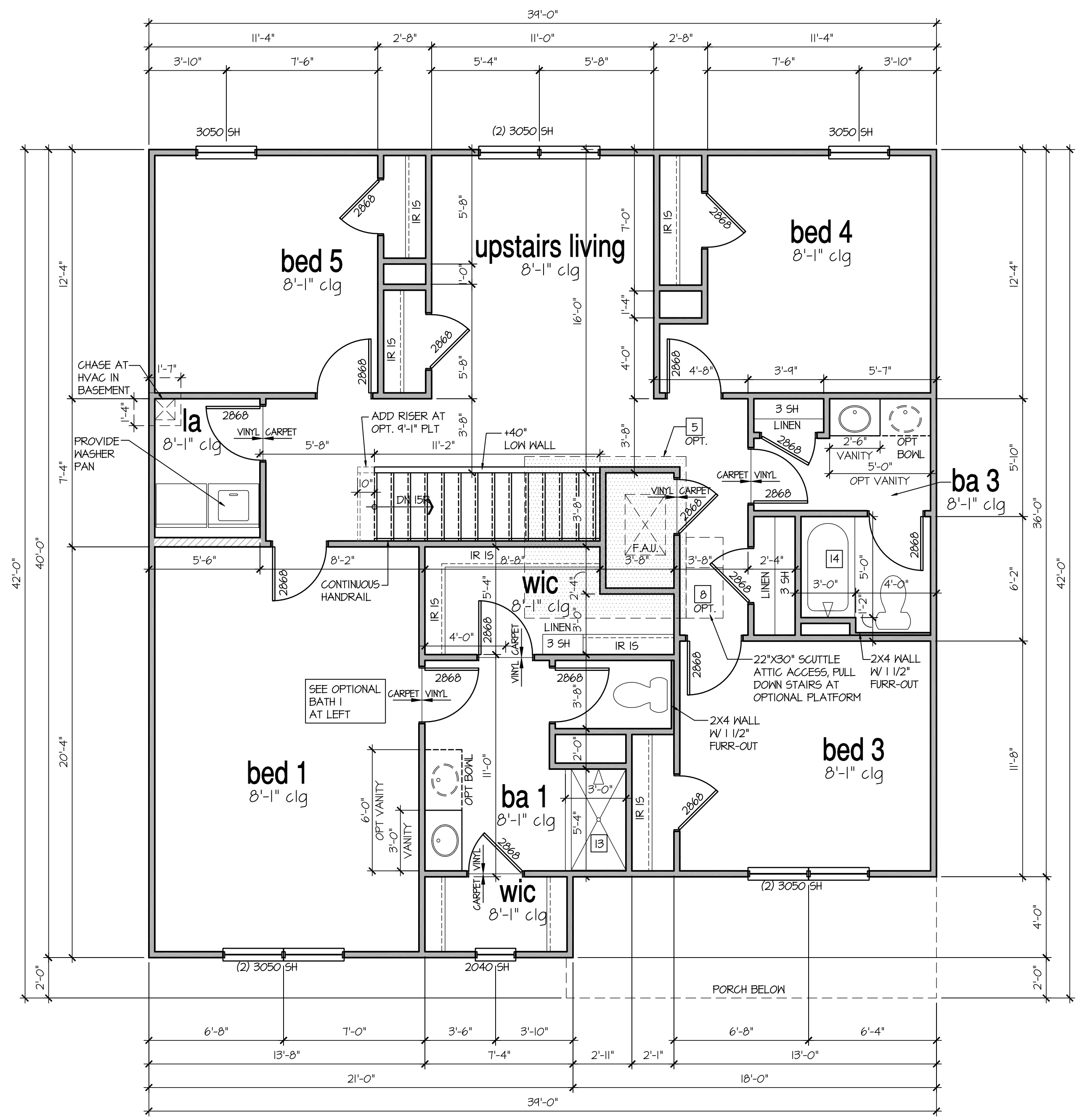
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

- 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 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCRG 302.5.1 EXCEPTION.
  - 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'-1" U.N.O. SFL = 7'-6" U.N.O.
  - BATHS:
    - [13] SHOWER. TEMPERED GLASS ENCLOSURE.
    - [14] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
    - [15] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - KITCHEN:
    - [16] ACRYLIC TUB W/ CERAMIC PLATFORM
    - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
    - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



**2nd Floor Plan 'K'**

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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

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

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**5 K**

**FOR CONSTRUCTION**

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLT:

NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



Front Elevation 'P'  
 w/ Opt Crawl Space/ Basement  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
  - WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-0" UNO. ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
  - ROOFING: PITCHED SHINGLES PER DEVELOPER.
  - WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
  - ENTRY DOOR: AS SELECTED BY DEVELOPER.
  - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
  - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS 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:
- 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.
  - RONLOCK 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 NRC R905.2.9.3
  - 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 PANEL 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
  - FYRON 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 R312.1 AND R312.2.2.



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

NO.	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

'HAYDEN'  
 EXTERIOR  
 ELEVATIONS  
 '4EPF-P'

PRINT DATE:

January 22, 2021

SHEET NO:

1P



ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 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 R302.2)

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

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

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

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

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

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

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

AS AN ALTERNATE TO THE 1/150 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 R302.2)

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

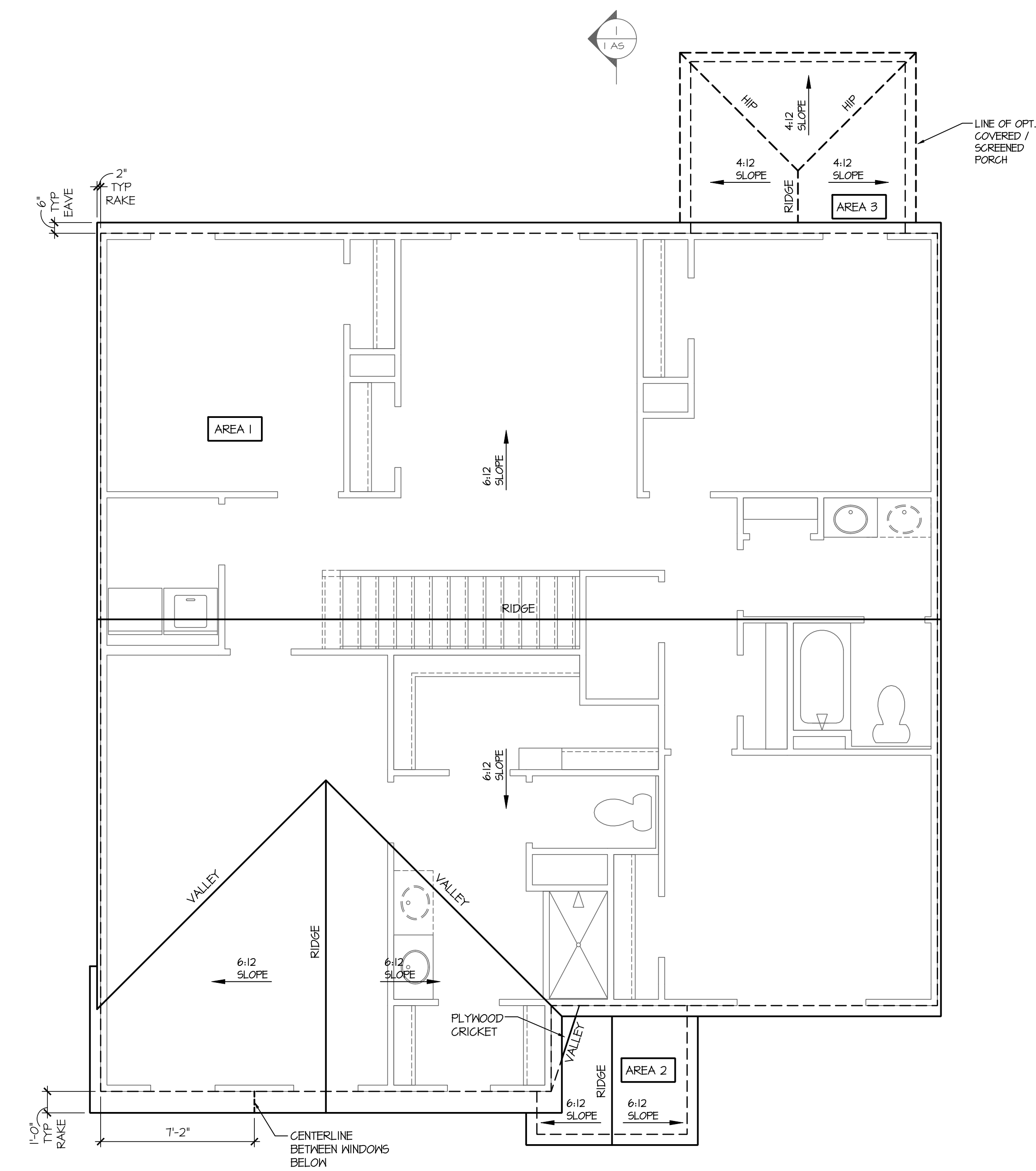
**ROOF AREA 1:** = 1488 SF  
 1488 SQ. FT. X 144 = 214272 SQ. IN.  
 214272 SQ. FT. / 300 = 714.24 SQ. IN. OF VENT REQ'D  
 714.24 SQ. IN. / 2 = 357.12 SQ. IN.  
 357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED.

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

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

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

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



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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**



CLIENTS NAME:  
 PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
 ROOF PLAN  
 '4EPF-P'**

PRINT DATE:  
 January 22, 2021

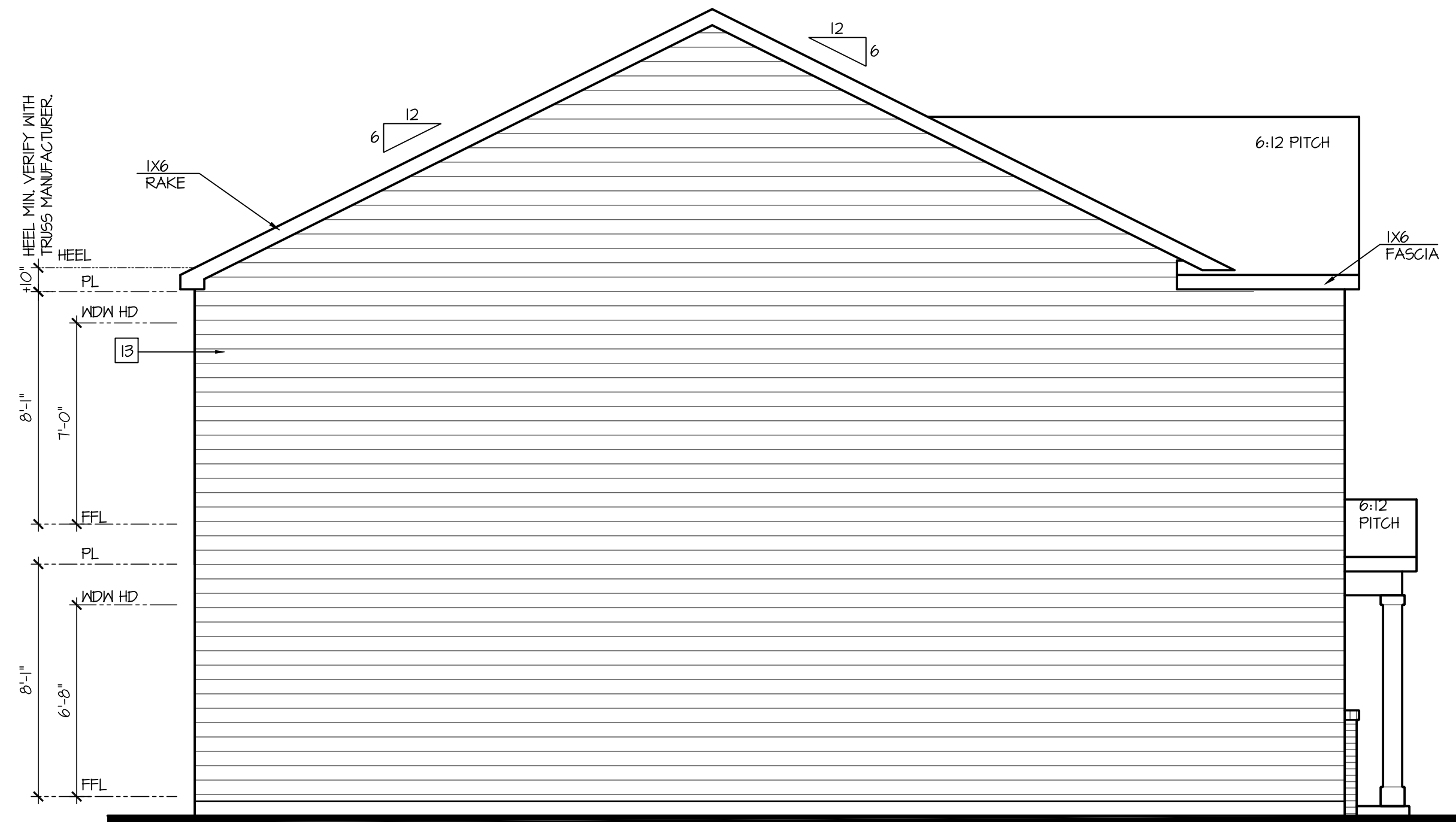
SHEET NO:  
**1.1 P**

FOR CONSTRUCTION

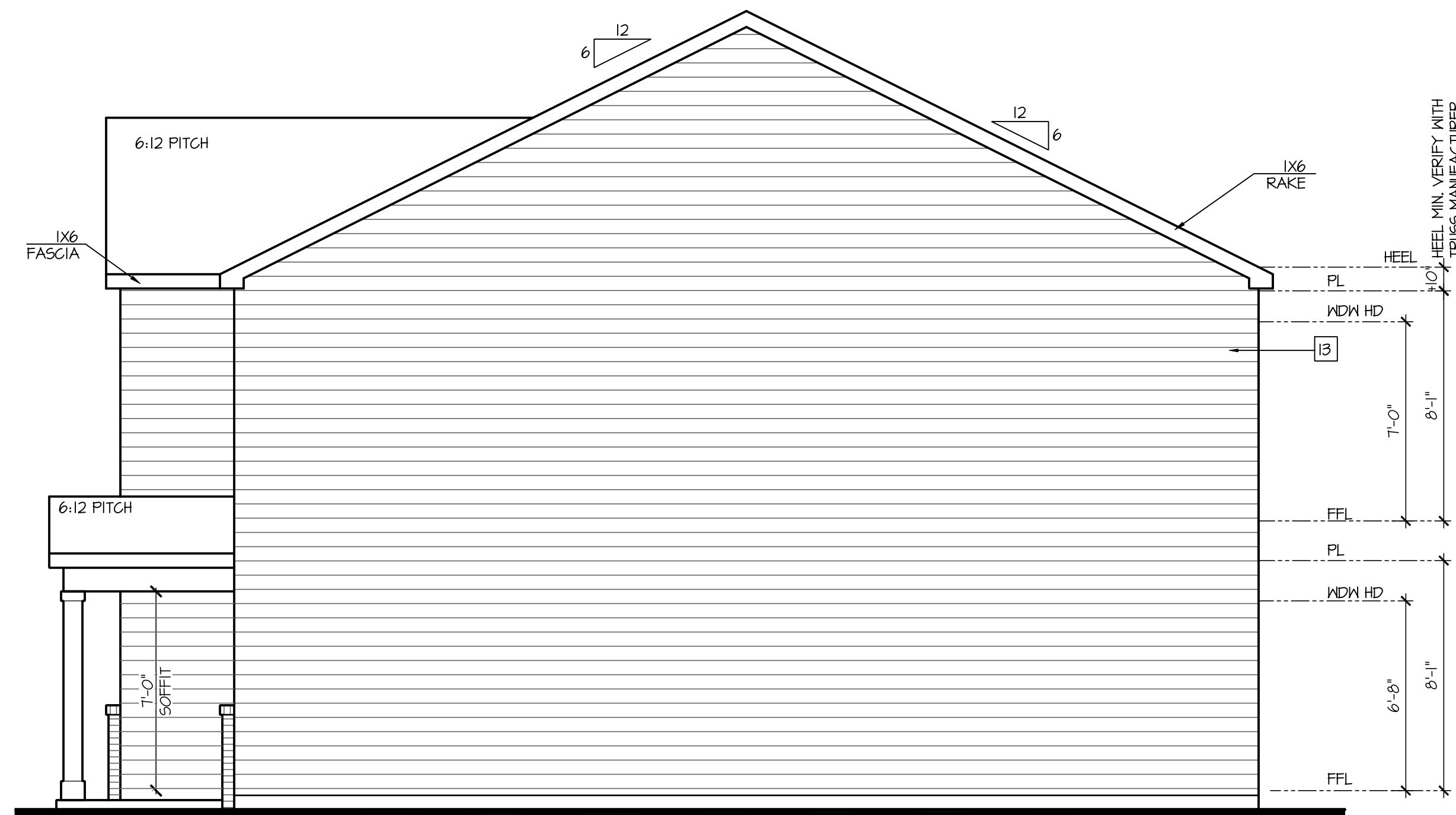
- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
  - WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  - ROOFING: PITCHED SHINGLES PER DEVELOPER.
  - WINDOWS: 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-14 BATTS MINIMUM. VERIFY
  - ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY
  - CRAWL 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
  - NA
- TYPICALS:**
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
  - CODE APPROVED TERMINATION CHIMNEY CAP.
  - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NRC R105.2.8.3
  - 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 PANEL 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, U.N.O. SIZE AS NOTED)
  - 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"



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



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



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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:

2 P

**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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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-14 BATTS MINIMUM. VERIFY  
ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY  
CRAWL SPACE FLOORING: R-14 BATTS MINIMUM. VERIFY

**KEY NOTES:**

**MASONRY:**

- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 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 NCRG R305.2.8.3
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

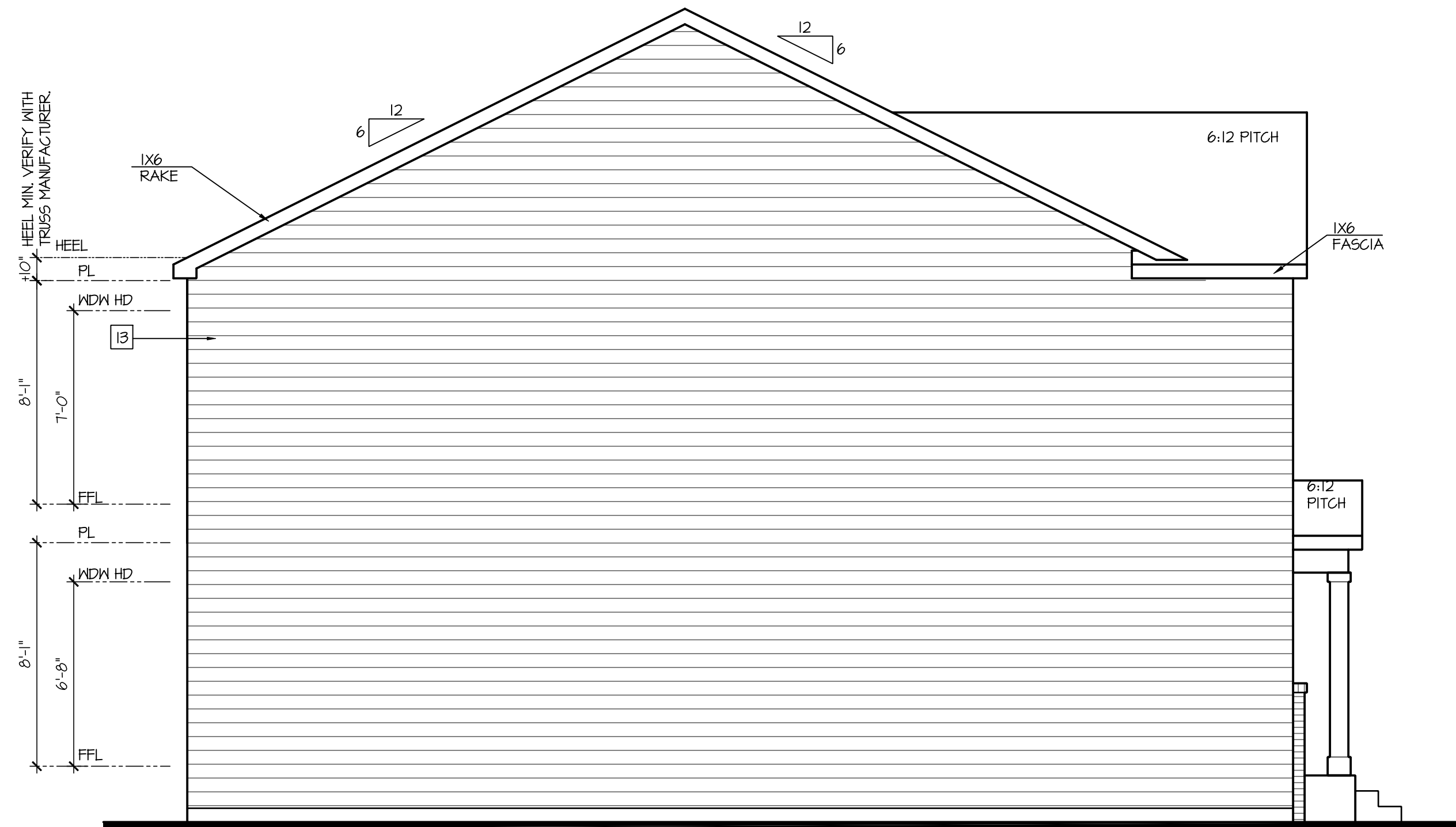
**SIDING:**

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 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, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

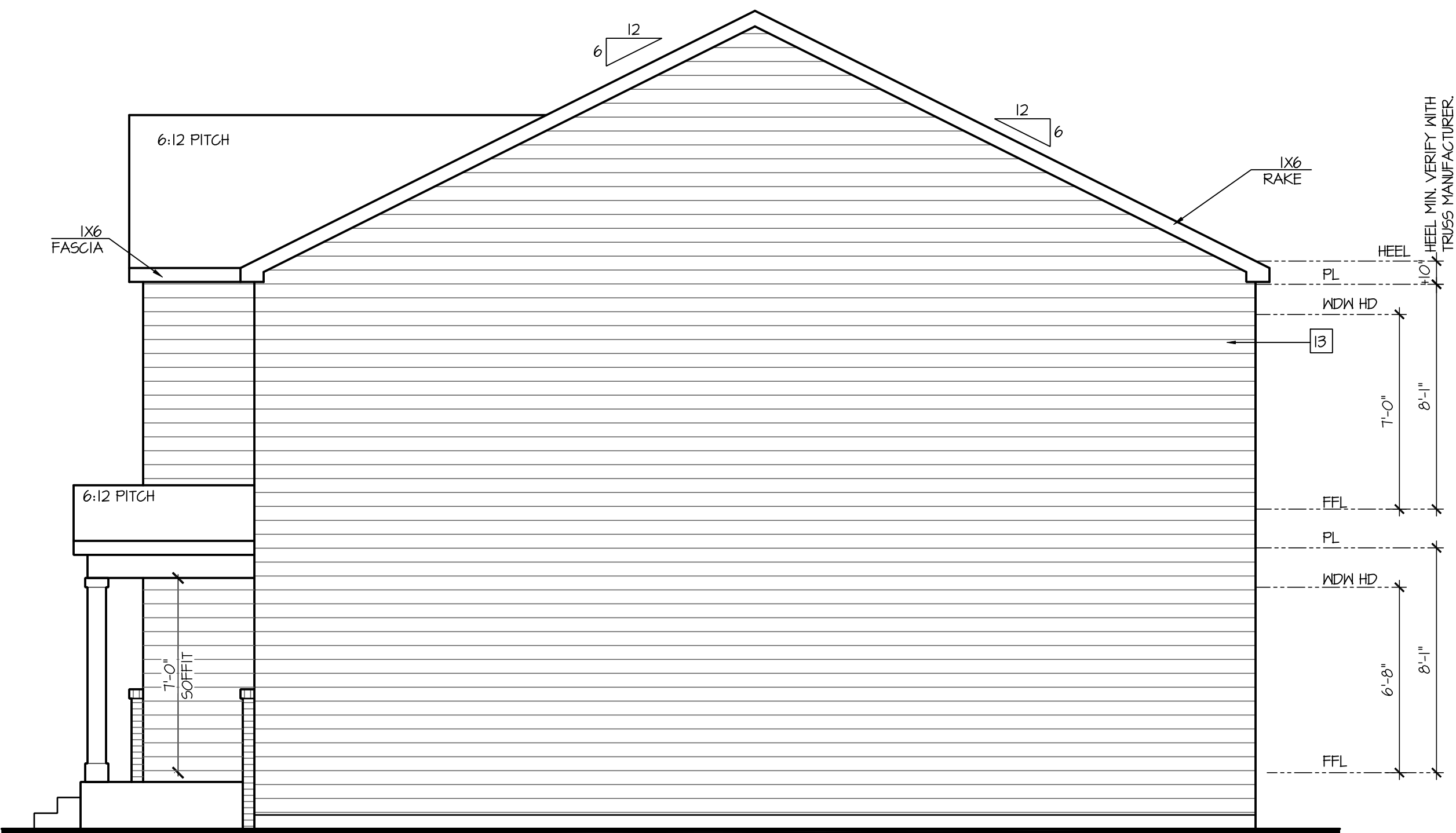
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

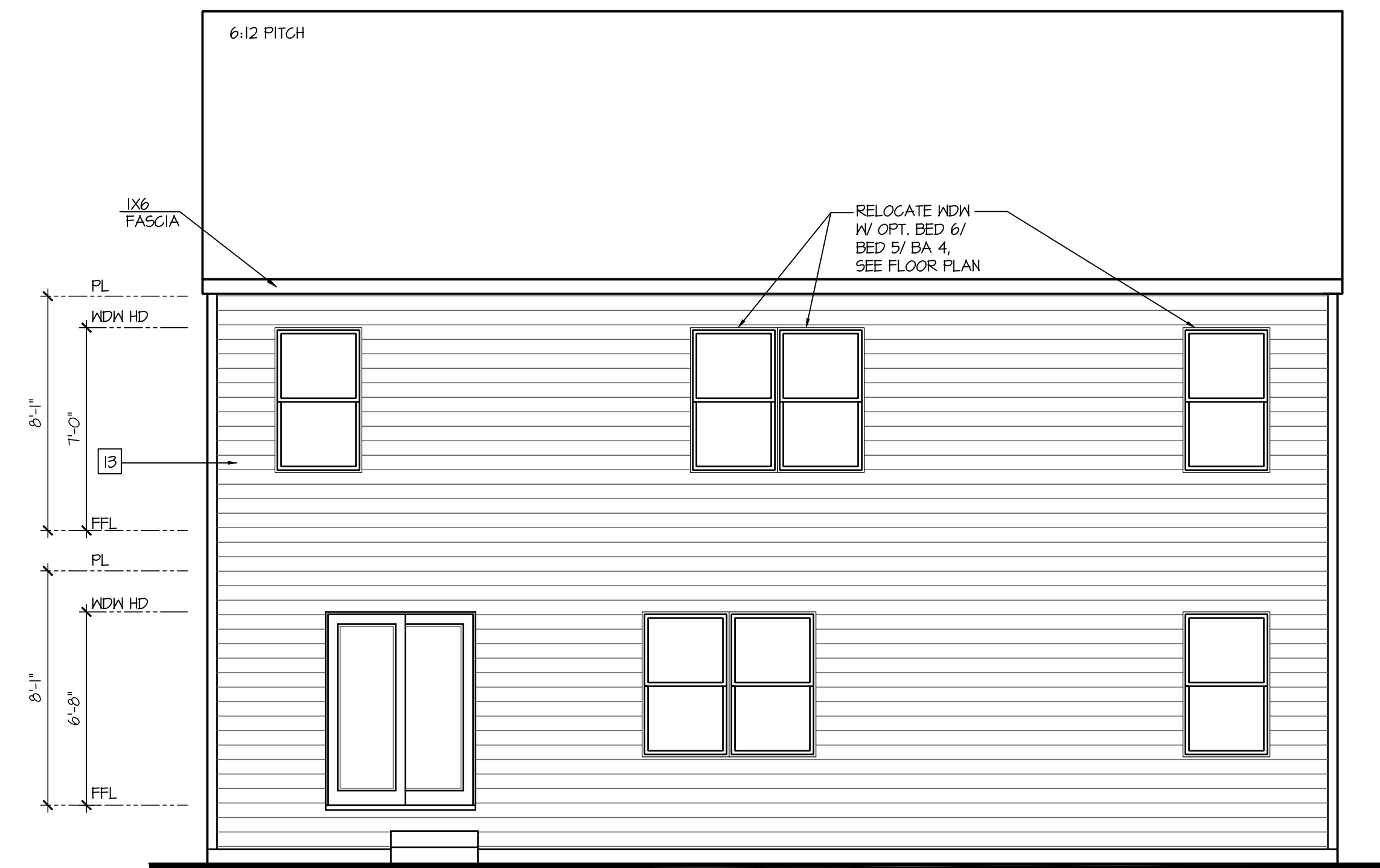
NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



Left Elevation 'P' w/ Opt Crawl Space  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Right Elevation 'P' w/ Opt Crawl Space  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



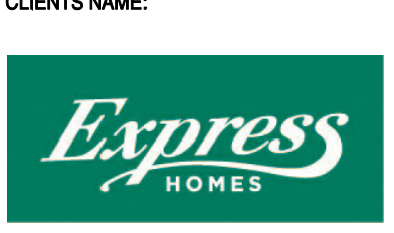
Rear Elevation 'P' w/ Opt Crawl Space  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION

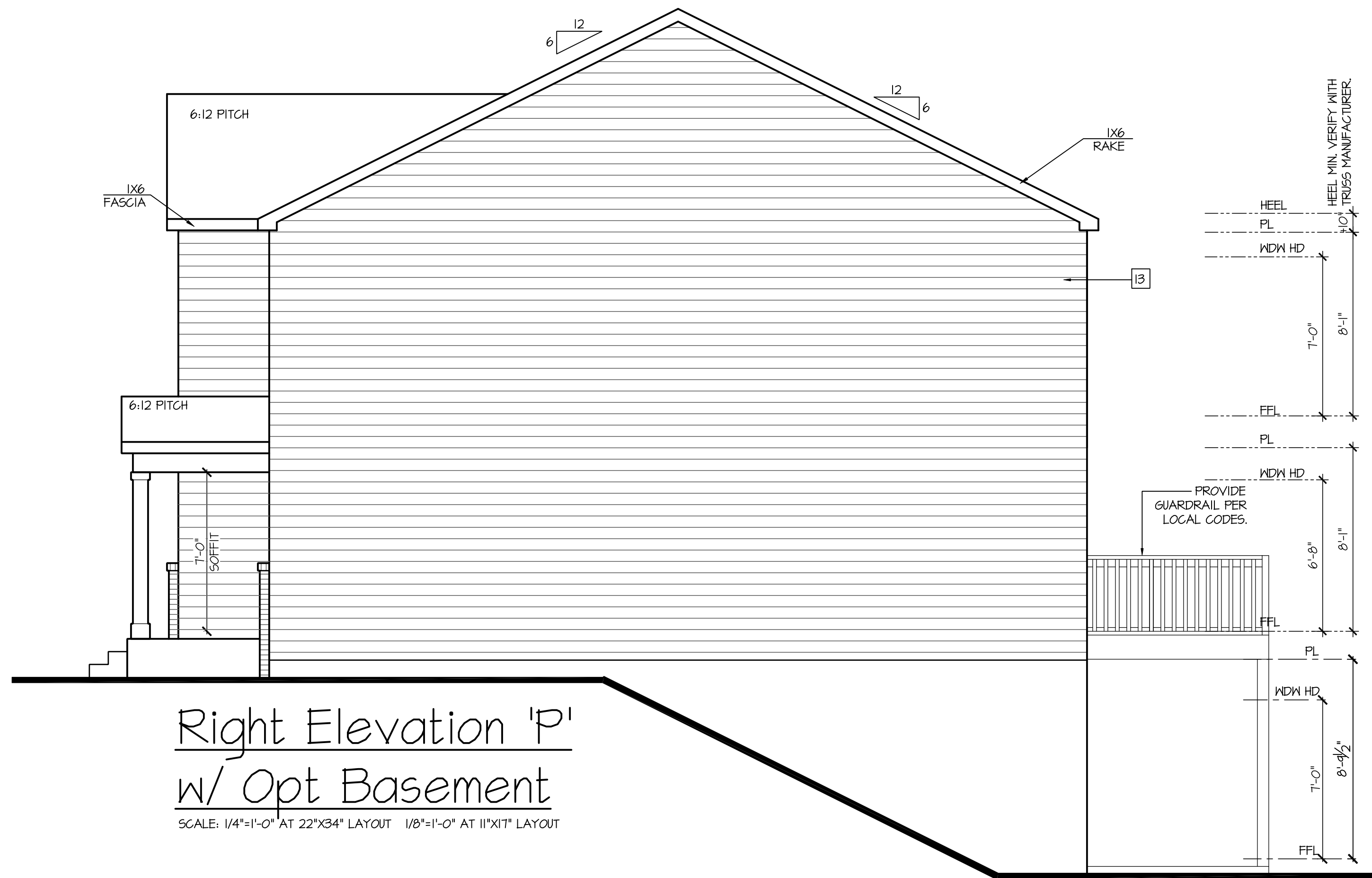


PROJECT NO: GMD17049

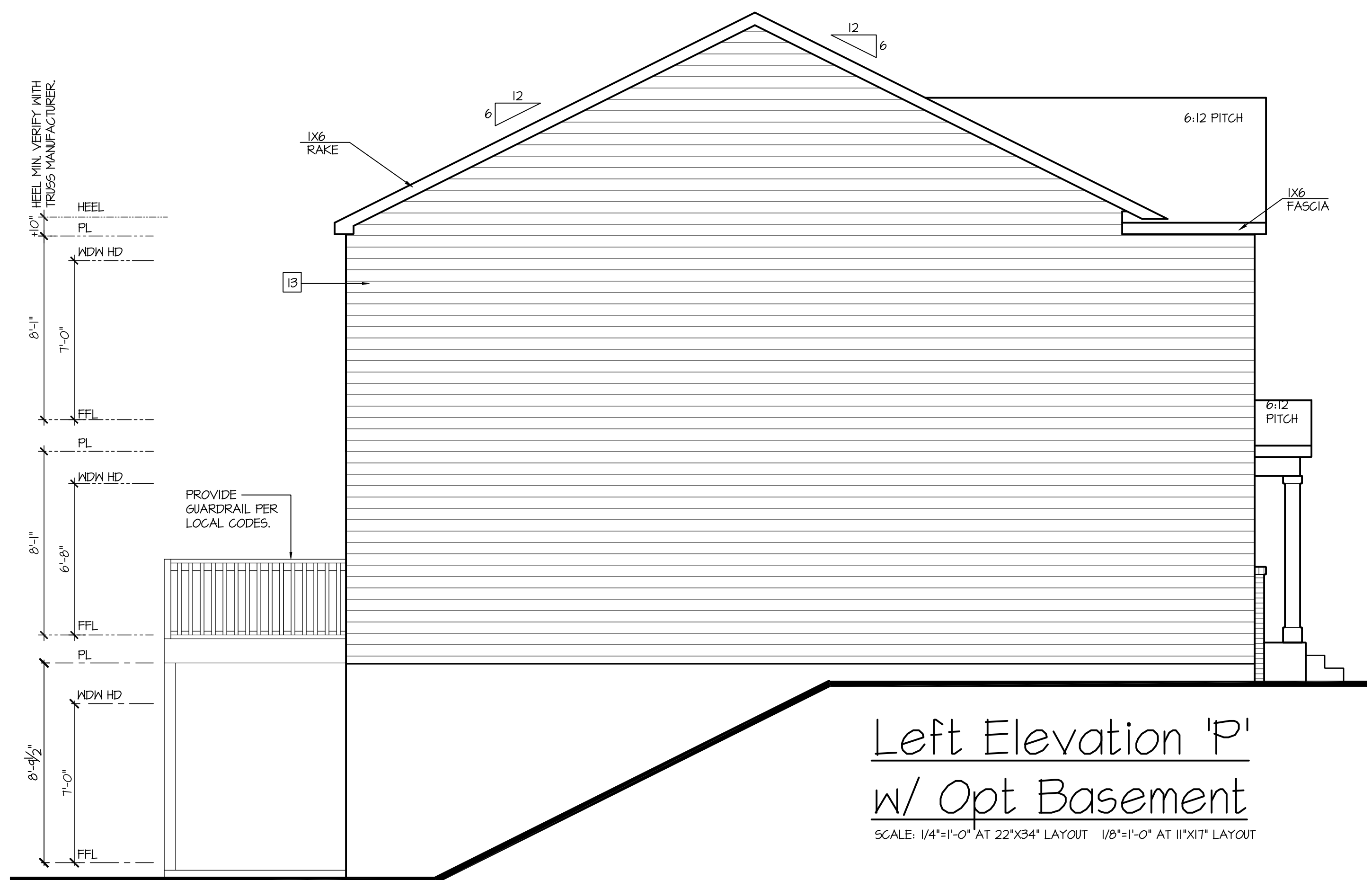
SHEET TITLE:  
**'HAYDEN'  
EXTERIOR  
ELEVATIONS  
'4EPF-P'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.1 P**



Right Elevation 'P'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Left Elevation 'P'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- 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.
  - RONLOCK 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 PANEL SIDING W/ 1X3 BATT S/ 12" O.G. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. 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.

- 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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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

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"

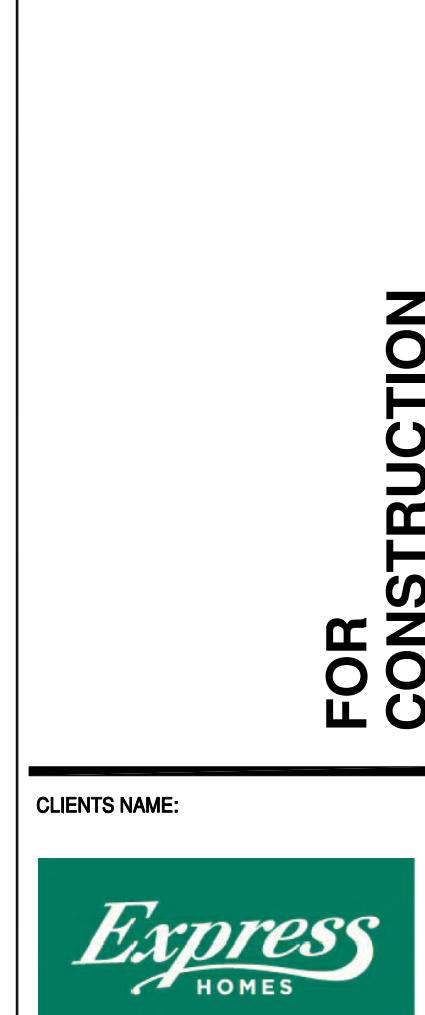


Rear Elevation 'P'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**



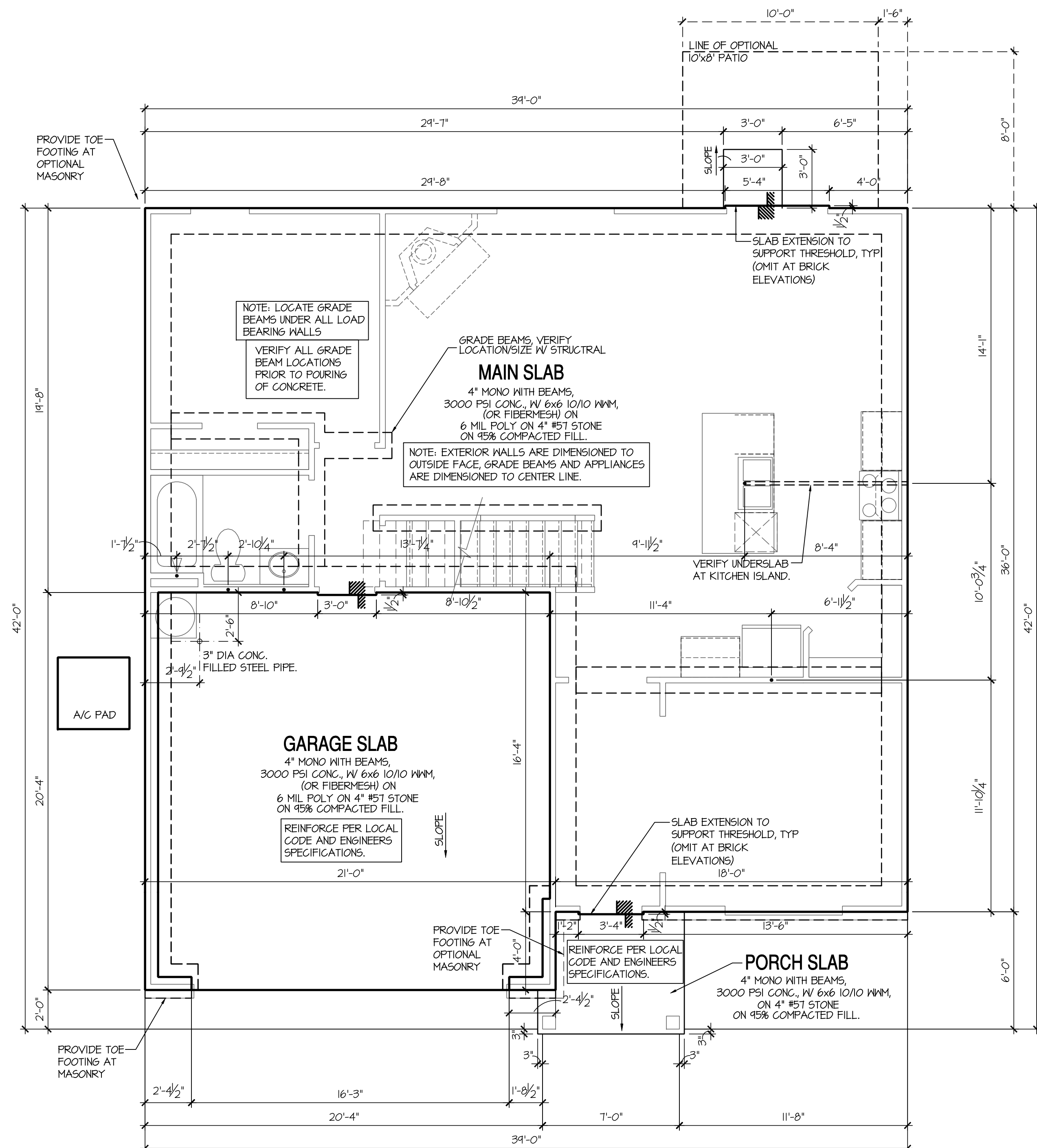
CLIENTS NAME:  
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.2 P**

FOR CONSTRUCTION



**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 INSURING DOORS. (PER N.C.R.C. SECTION R311.3.1)
- TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER N.C.R.C. 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 TERMITIC INVESTIGATION 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 'P'**

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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

**FOR CONSTRUCTION**

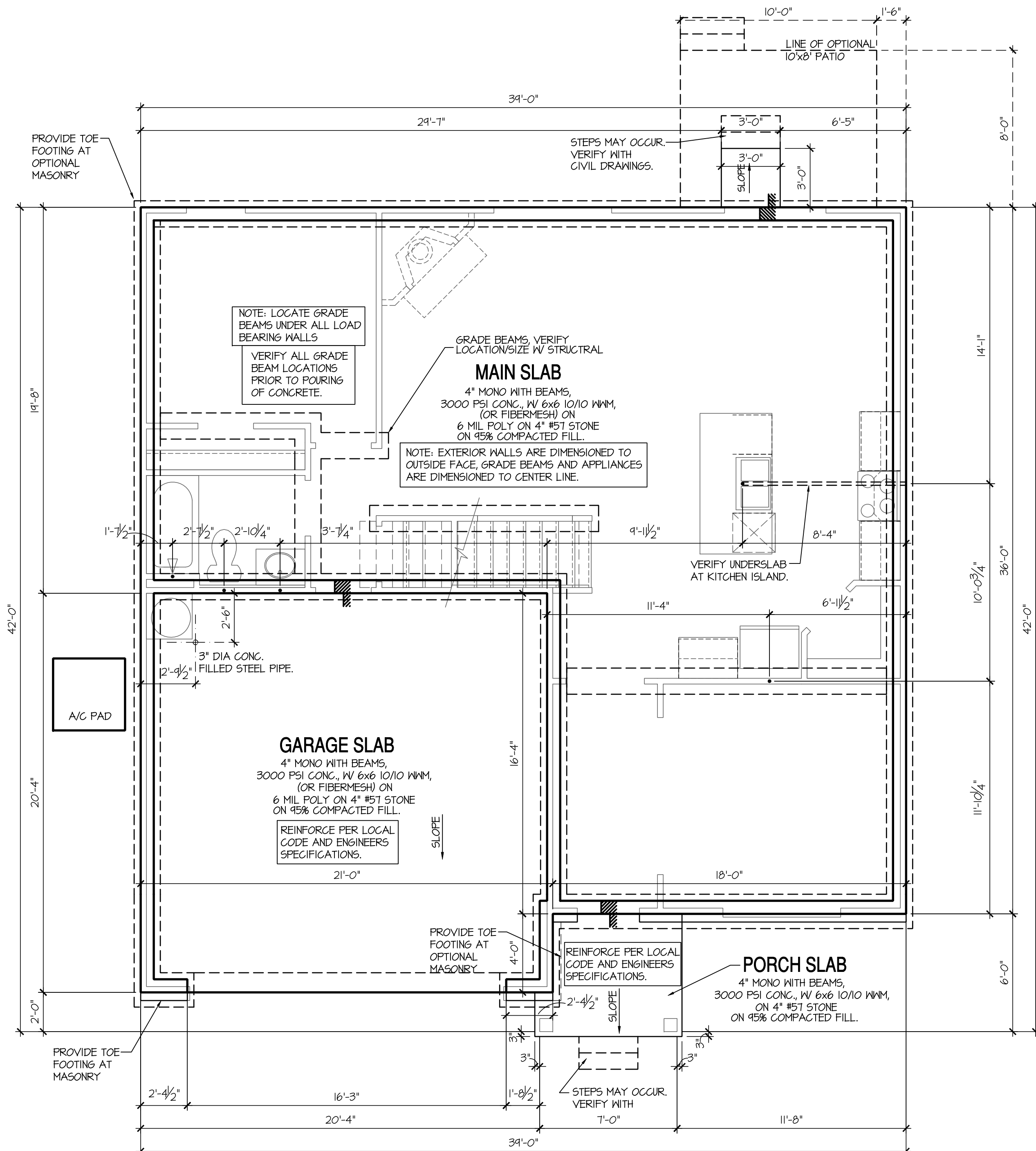


PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
MONOLITHIC  
SLAB  
PLAN '4EPF-P'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 MS P**



- 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 N.C.R.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER N.C.R.C. 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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.

## Stem Wall Plan 'P'

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

**FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**'HAYDEN'  
STEM WALL**

**PLAN '4EPF-P'**

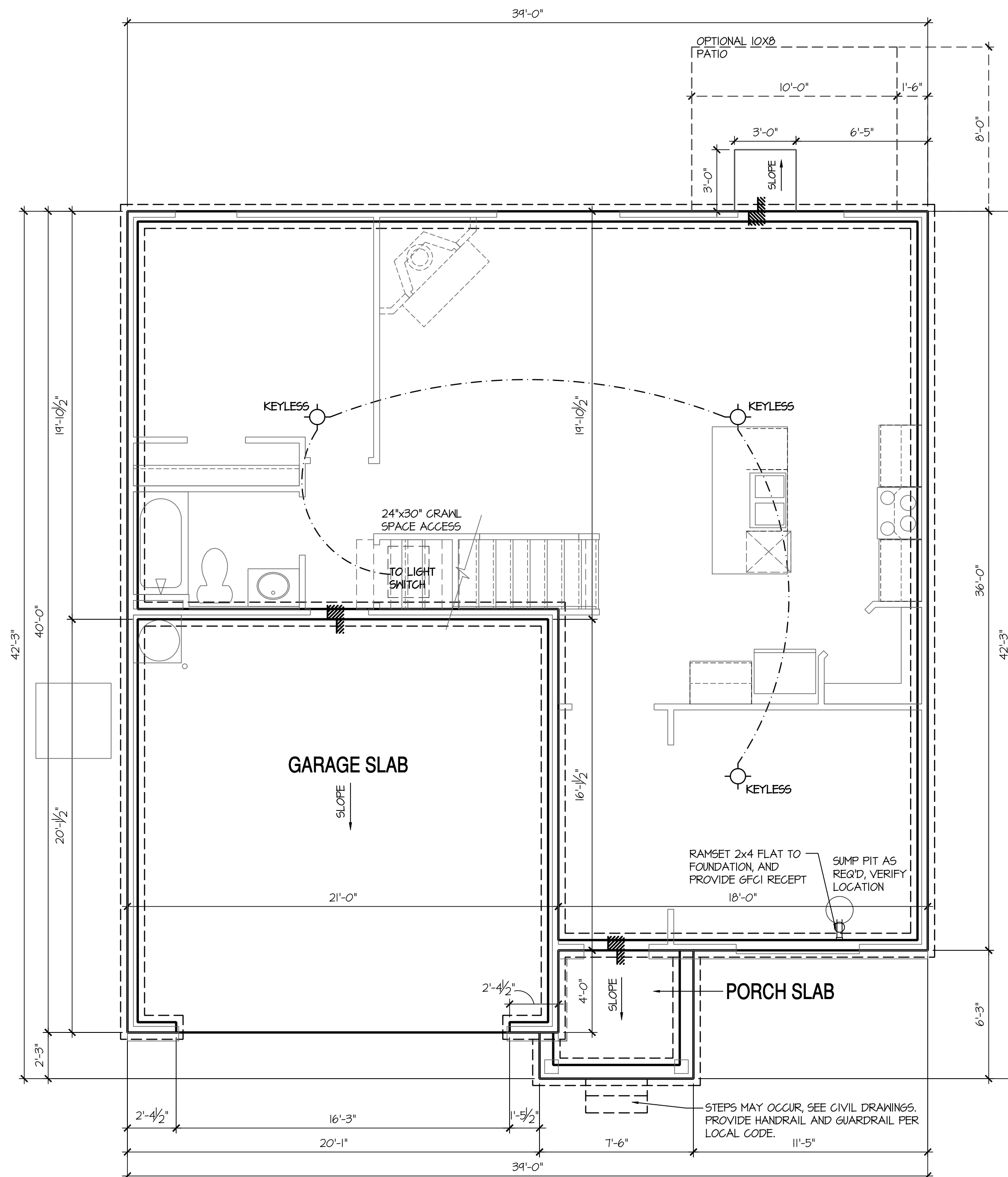
PRINT DATE:

January 22, 2021

SHEET NO:

**3 SW P**

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- PROVIDE FIREBLOCKING. (PER LOCAL CODES.)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSURING DOORS. (PER NCR SECTION R311.3.1.)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCR SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCR SECTION 408.2.</li> <li>- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA, ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NCR SECTION R408.1.1) EXCEPTION.)</li> <li>- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCR SECTION 408.8)</li> <li>- 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.</li> </ul>	<ol style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 16"x8" CRAWL SPACE VENT</li> <li>4 CRAWL SPACE ACCESS PANEL</li> <li>5 A/C CONDENSER PAD. (VERIFY)</li> <li>6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCR SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ol>

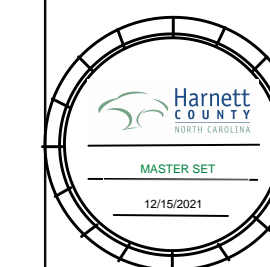


Crawl Space Plan 'P'

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

NO:	DATE:	REVISION:
△	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

'HAYDEN'  
CRAWL SPACE  
PLAN '4EPF-P'

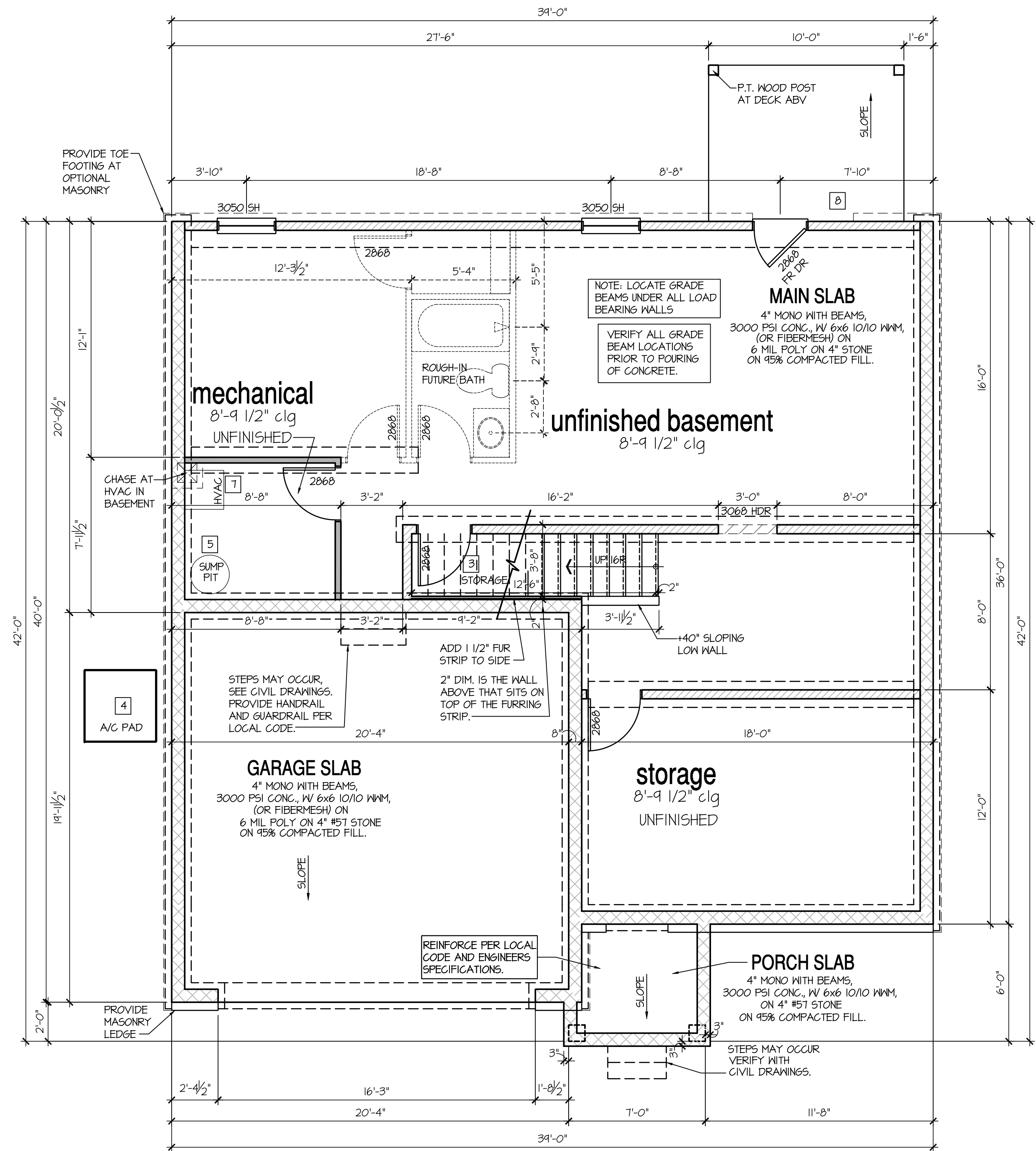
PRINT DATE:

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SHEET NO:

3 CS P

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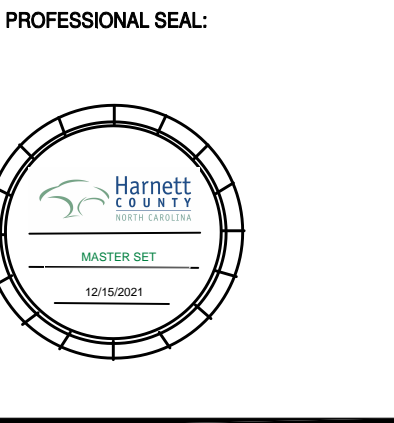


**8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR).  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 150" = 120 1/4" TOTAL  
RISE VERIFY

BASEMENT NOTES FOR NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS.</li> <li>- PROVIDE FIREBLOCKING. (PER NCRG SECTION R602.8)</li> <li>- 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 NCRG SECTION R310.1.1)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSURING DOORS. (PER NCRG SECTION R311.3.1)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSURING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCRG SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITICIDE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.7)</li> <li>4 A/C CONDENSER PAD. (VERIFY)</li> <li>5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY.</li> <li>6 WATER HEATER AND FLOOR DRAIN. (PER CHAPTER 5 NCRG-PLUMBING)</li> <li>7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS, VERIFY LOCATION W/ MECHANICAL DRAWINGS</li> <li>8 TEMPERED SAFETY GLASS. (PER NCRG SECTION R308.3)</li> <li>9 TUB-SHOOWER COMBO. TEMPERED GLASS ENCLOSURE.</li> <li>10 FLOOR DRAINS. SEE PLUMBING AND CIVIL DRAWINGS FOR SIZE, CENTER IN ROOM. SLOPE FLOORING FROM WALLS TO DRAIN 1/8" PER FOOT CROSS SLOPE.</li> </ul>

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:  
**Express HOMES**

PROJECT NO: **GMD17049**

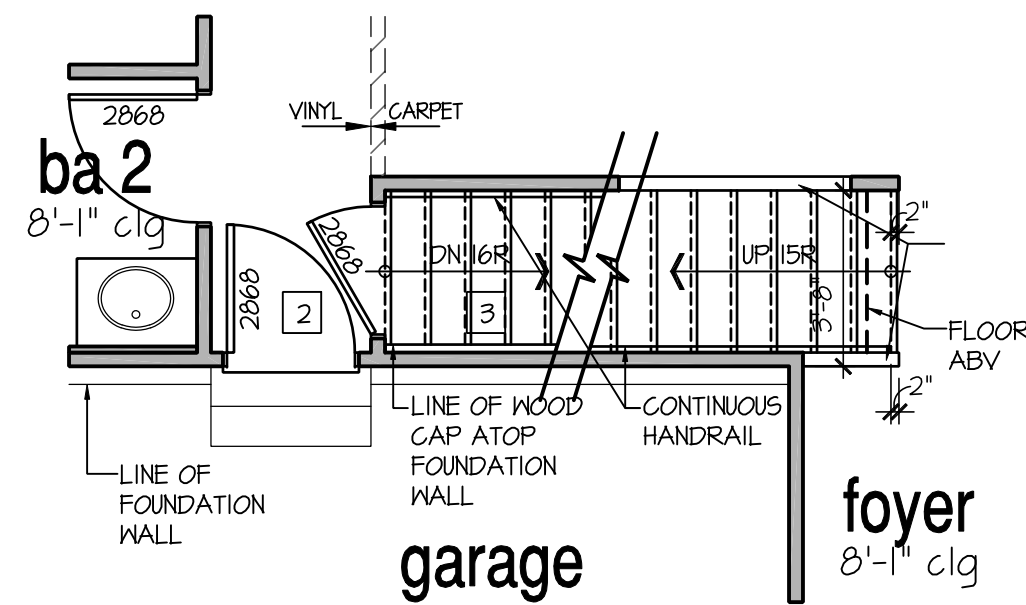
SHEET TITLE:  
**'HAYDEN' BASEMENT PLAN '4EHF-P'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 BS P**

**FOR CONSTRUCTION**





### Stairs at Opt Basement

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

- 8'-9 1/2" STAIR NOTE:**  
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY
- 9'-1" STAIR NOTE:**  
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
16 TREADS AT 10" EACH VERIFY  
17 RISERS AT +/- 7.21" = 123 3/4" TOTAL RISE VERIFY
- 8'-1" STAIR NOTE:**  
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
14 TREADS AT 10" EACH VERIFY  
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL RISE VERIFY

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

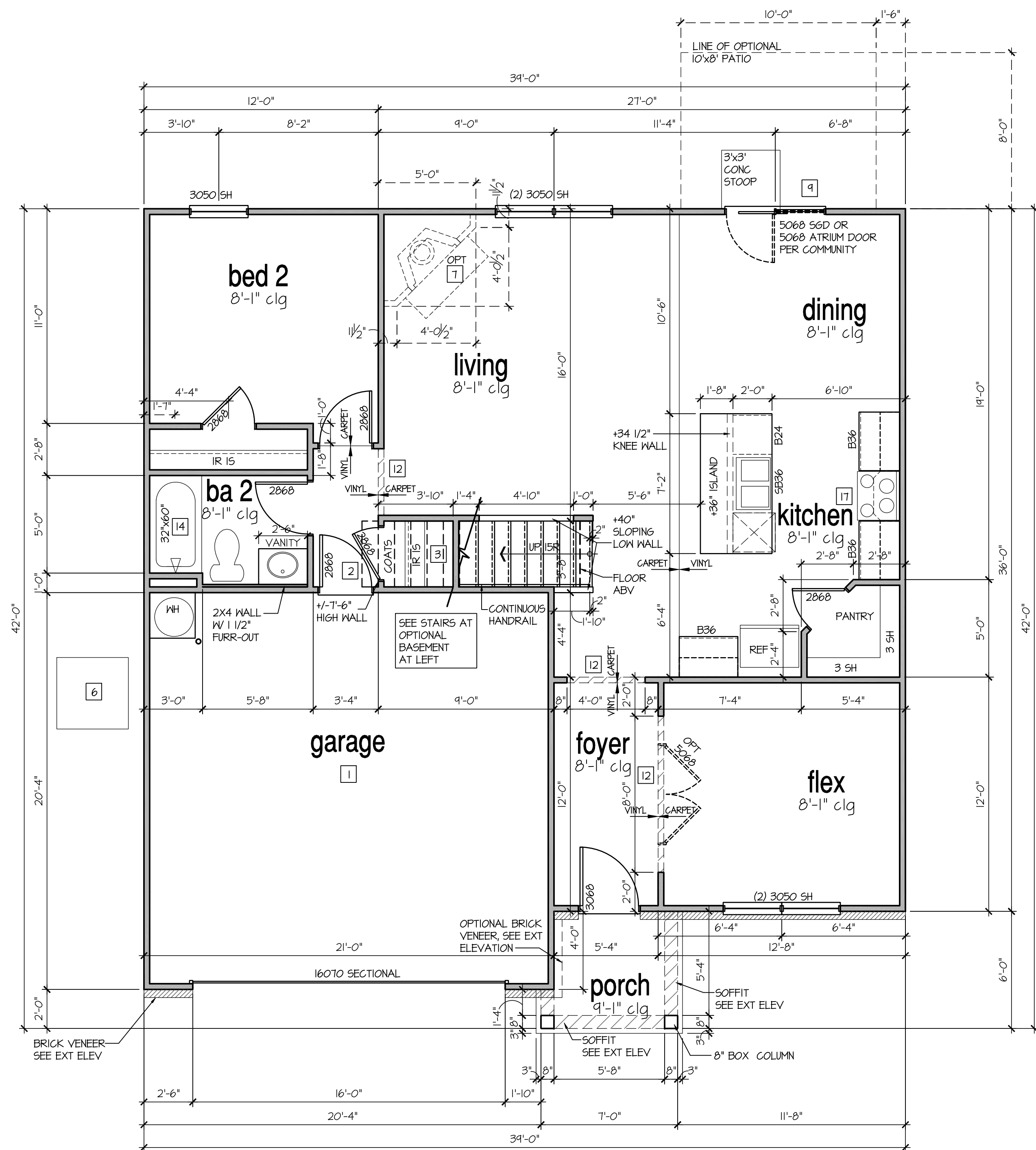
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

#### WALL LEGEND:

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

#### KEY NOTES FOR NORTH CAROLINA:

- 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 R302.5.1.)
  - [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.1.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11 MEPS.
  - [4] GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCR-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 NCR 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCR 302.5.1 EXCEPTION. TYPICALS:
  - [9] TEMPERED SAFETY GLASS. (PER NCR 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'-1" U.N.O. SFL = 7'-6" U.N.O.
  - BATHS:**
  - [13] SHOWER. TEMPERED GLASS ENCLOSURE.
  - [14] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - [15] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - KITCHEN:**
  - [16] ACRYLIC TUB W/ CERAMIC PLATFORM
  - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.

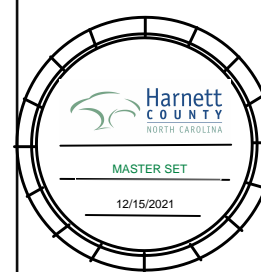


### 1st Floor Plan 'P'

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

NO.	DATE	REVISION
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



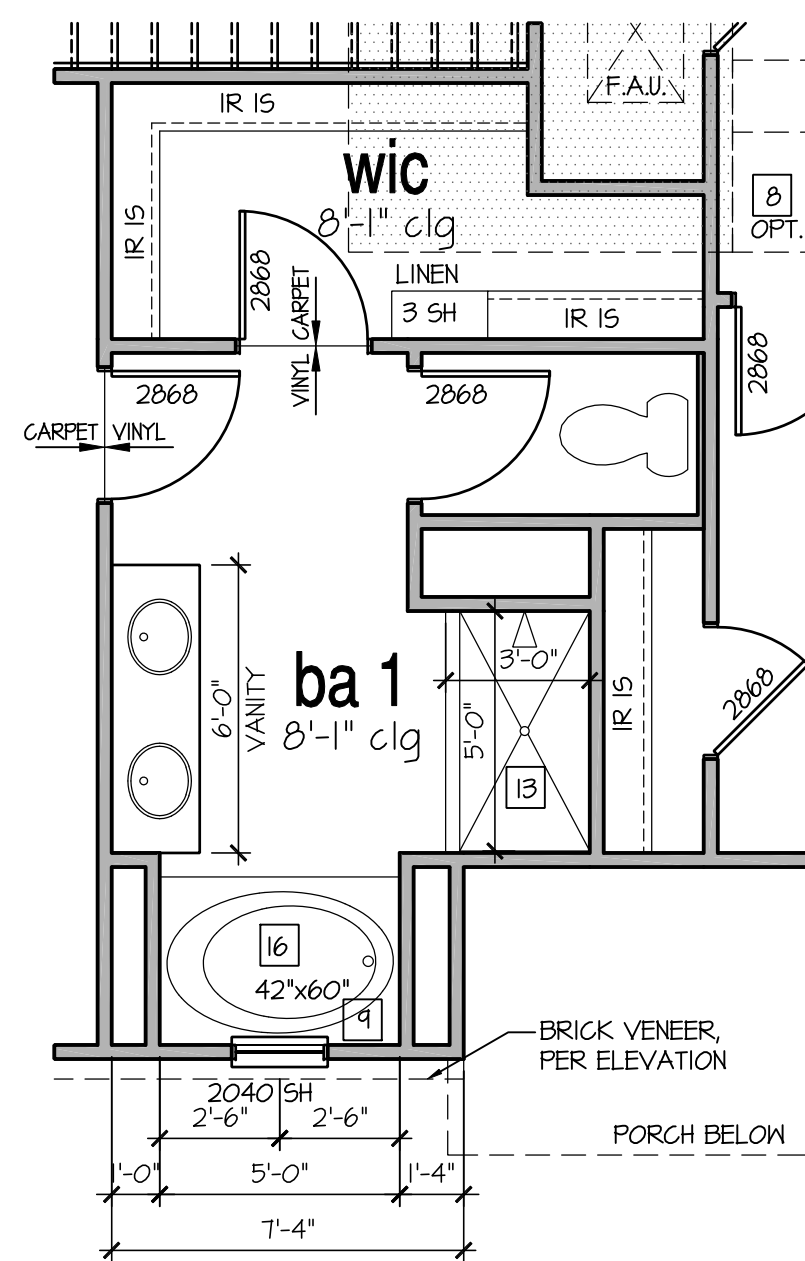
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**4 P**

**FOR CONSTRUCTION**



**Opt Bath 1**

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

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.2" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL  
 RISE VERIFY

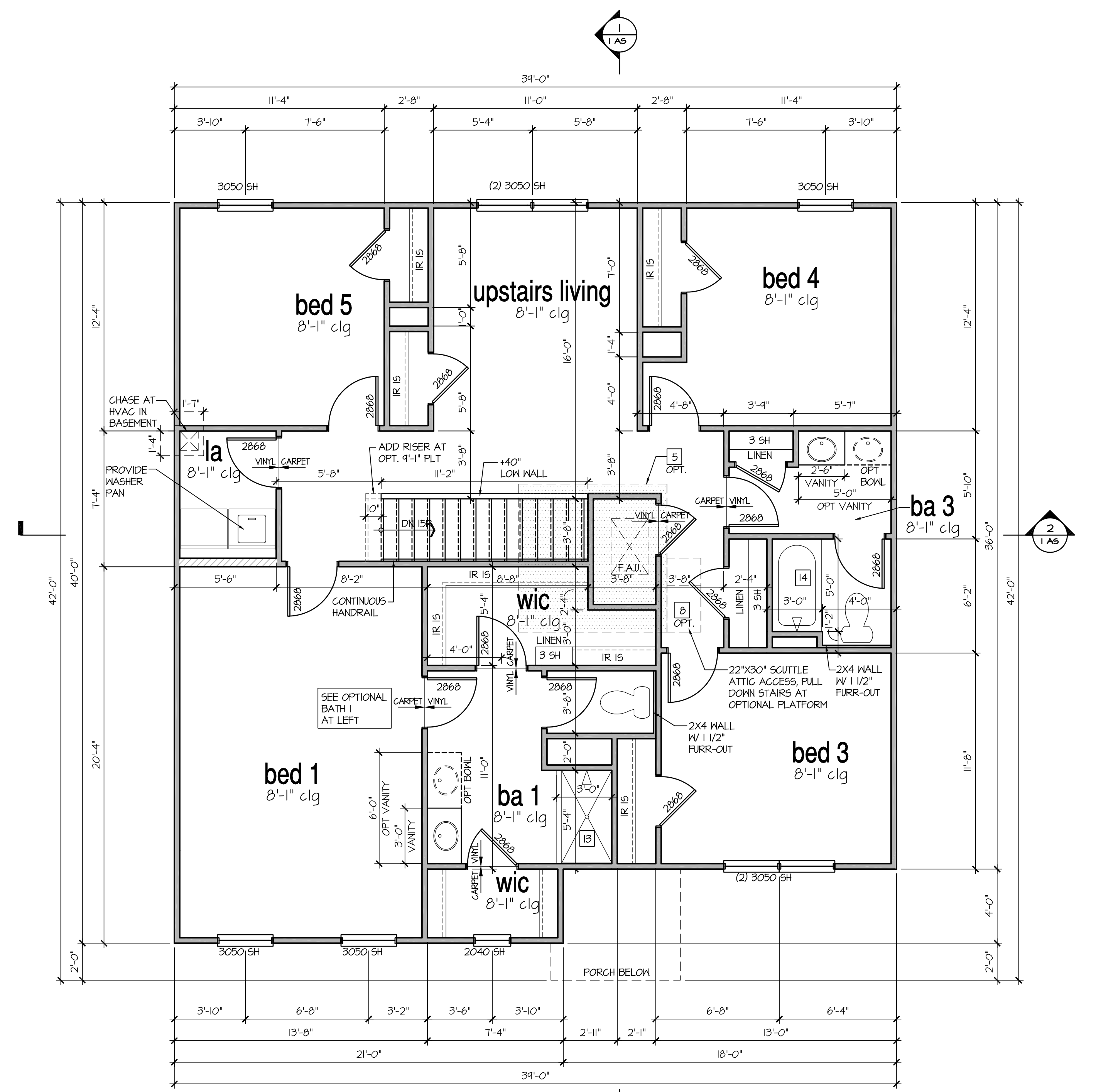
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

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

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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:

PROJECT NO: GMD17049

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

PRINT DATE:  
 January 22, 2021

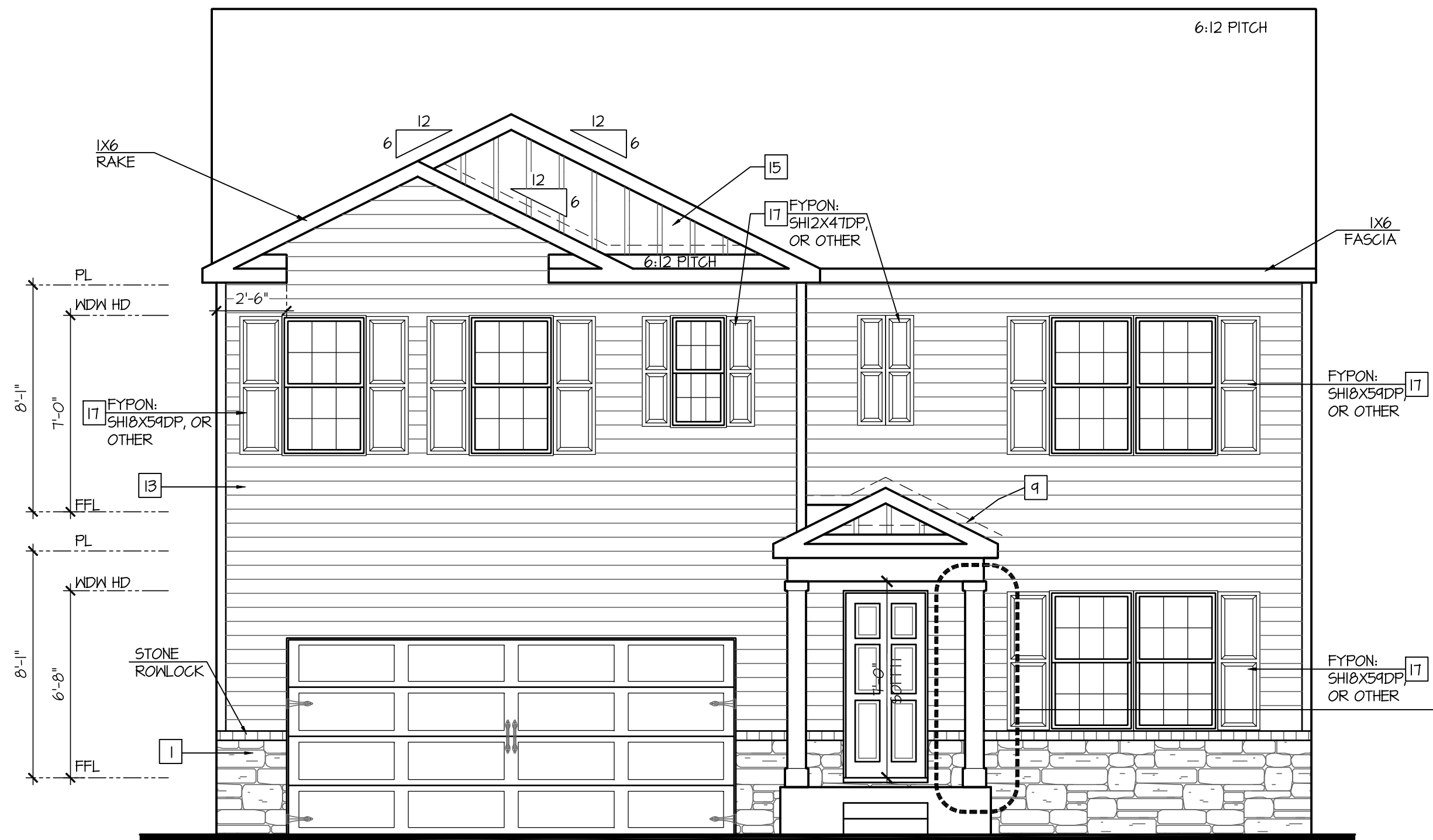
SHEET NO:  
**5 P**

FOR CONSTRUCTION

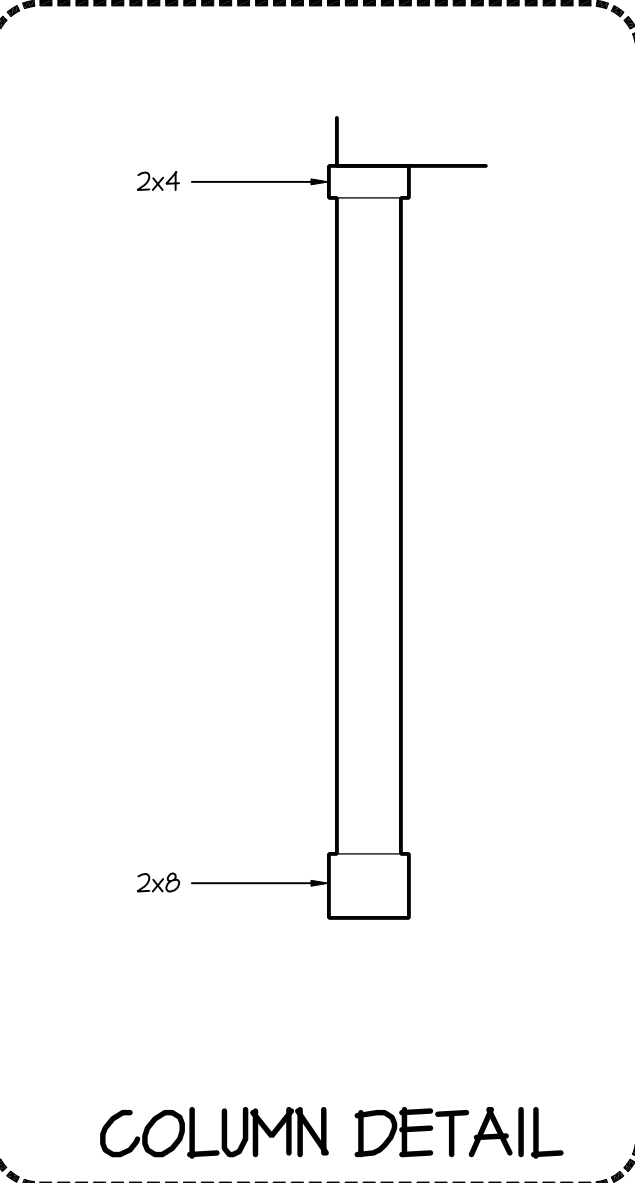
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLT:

NOTES AT OPT 9'-1" PLT:

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



Front Elevation 'R'  
w/ Opt Crawl Space/ Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-0" UNO. ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS 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:

- 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

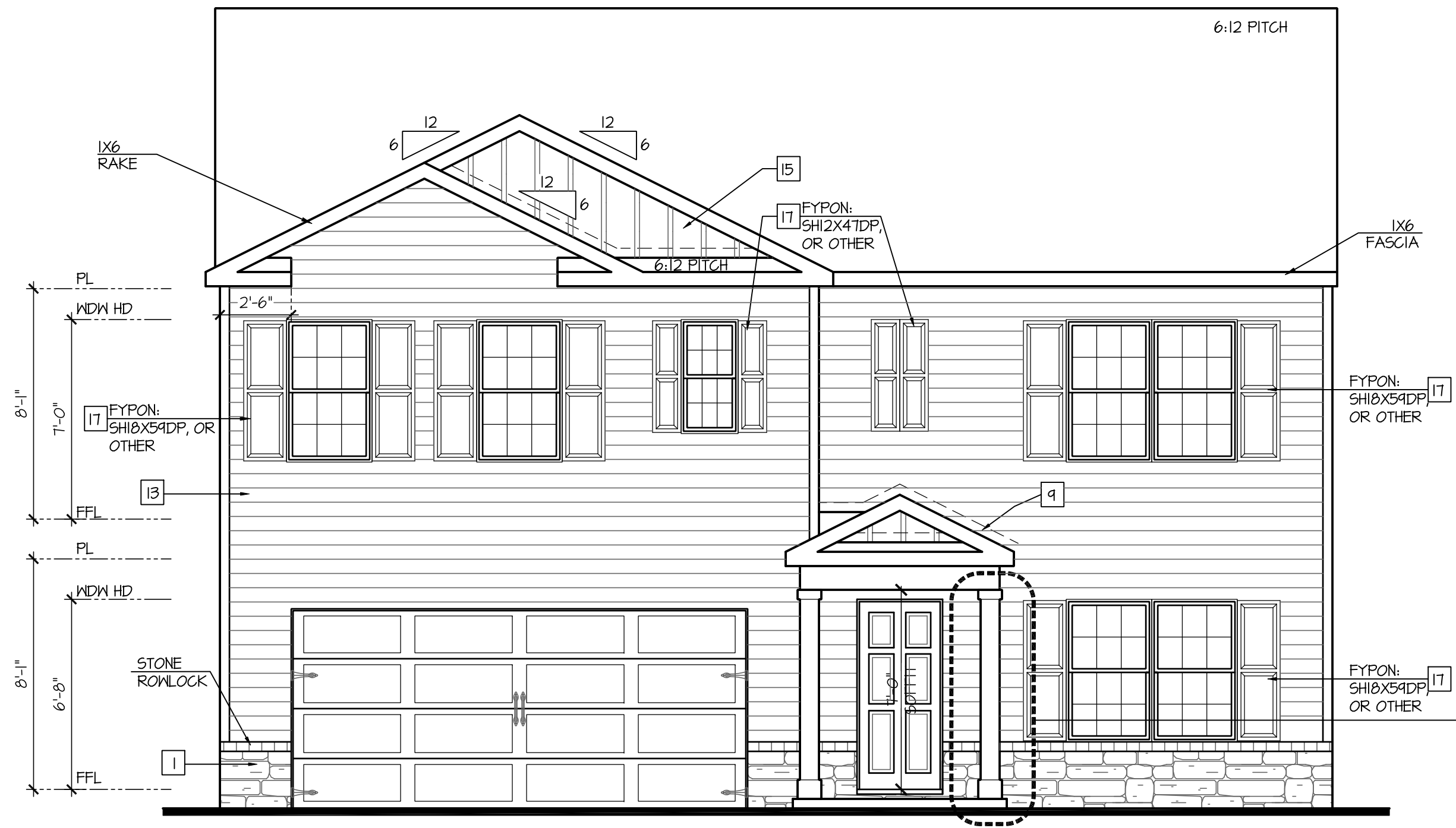
TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO HALL FLASHING. CODE COMPLIANT FLASHING PER NRC R905.2.9.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

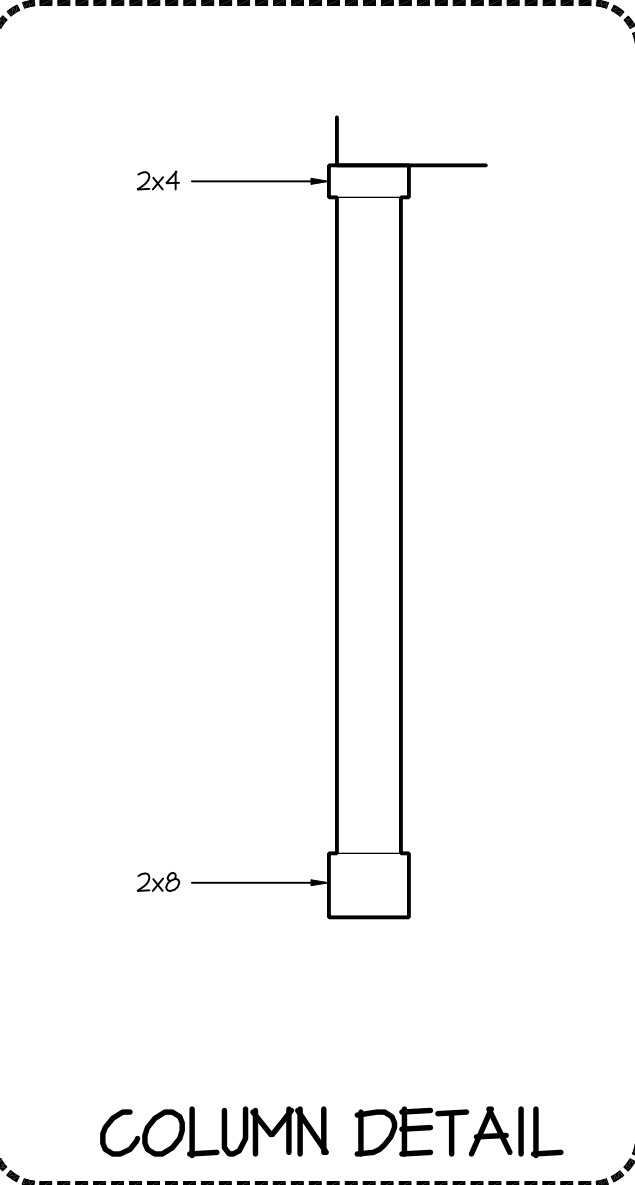
SIDING:

- 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 PANEL 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
- FYRON 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 R312.1 AND R312.2.2.



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



NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**



PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**1R**

FOR CONSTRUCTION

ATTIC VENT CALCULATION FOR PLAN 'HAYDEN': 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

<b>ROOF AREA 1:</b>	1488 SF	1488 SQ. FT. X 144 = 214212 SQ. IN.	214212 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D
<b>ROOF AREA 2:</b>	34 SF	34 SQ. FT. X 144 = 5616 SQ. IN.	5616 SQ. IN. / 150 = 37.44 SQ. IN. OF VENT REQ'D
<b>ROOF AREA 3:</b>	180 SF	180 SQ. FT. X 144 = 25920 SQ. IN.	25920 SQ. IN. / 150 = 172.80 SQ. IN. OF VENT REQ'D

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

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

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

AS AN ALTERNATE TO THE 1/150 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.

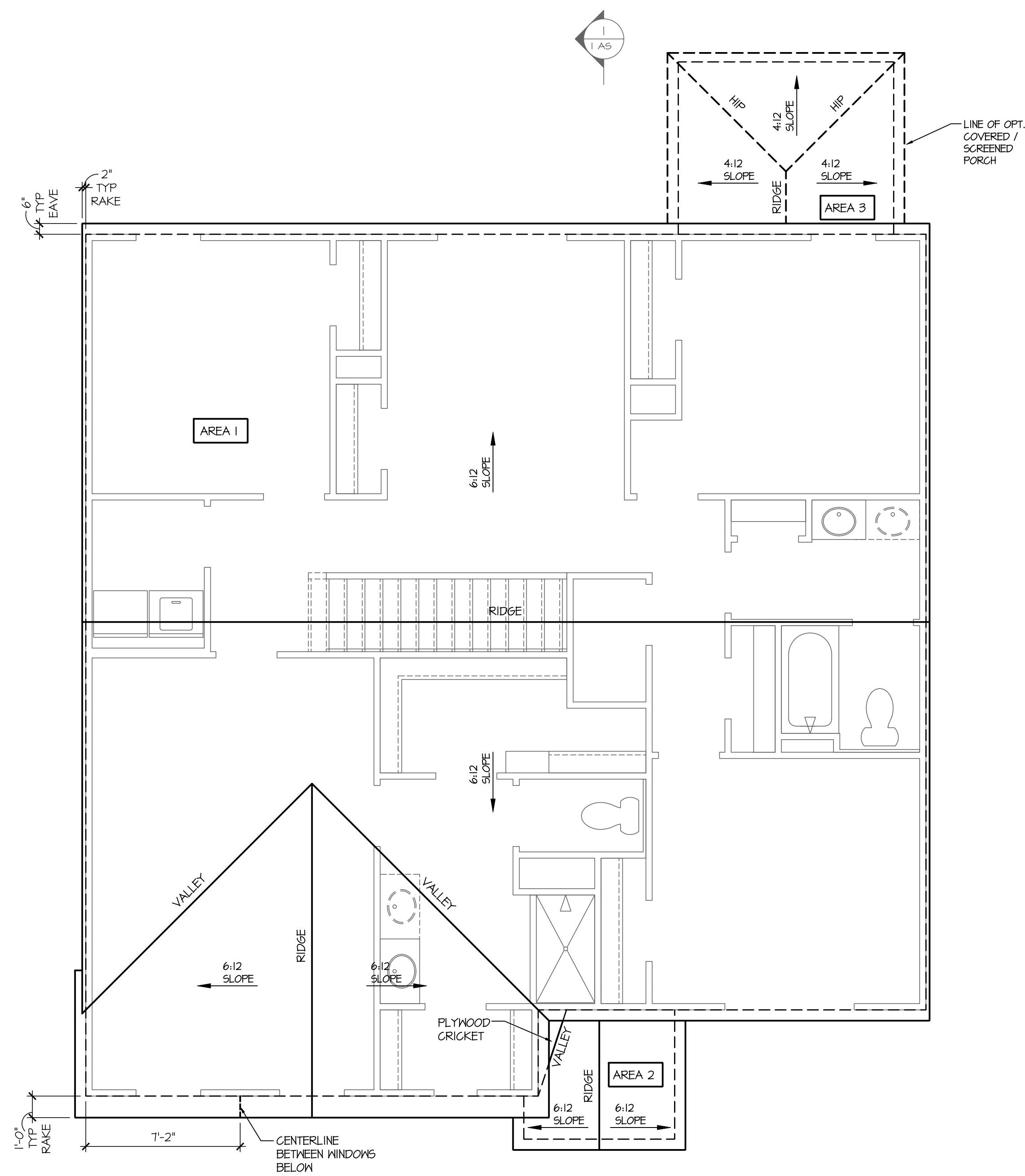
(PER SECTION R206.2)

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.

<b>ROOF AREA 1:</b>	1488 SF	1488 SQ. FT. X 144 = 214212 SQ. IN.	214212 SQ. FT. / 300 = 714.24 SQ. IN. OF VENT REQ'D	714.24 SQ. IN. / 2 = 357.12 SQ. IN.
			357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED.	
<b>ROOF AREA 2:</b>	34 SF	34 SQ. FT. X 144 = 5616 SQ. IN.	5616 SQ. FT. / 300 = 18.72 SQ. IN.	18.72 SQ. IN. / 2 = 9.36 SQ. IN.
			9.36 SQ. IN. OF VENT AT HIGH & 9.36 SQ. IN. OF VENT AT LOW REQUIRED.	
<b>ROOF AREA 3:</b>	180 SF	180 SQ. FT. X 144 = 25920 SQ. IN.	25920 SQ. FT. / 300 = 86.40 SQ. IN.	86.40 SQ. IN. / 2 = 43.20 SQ. IN.
			43.20 SQ. IN. OF VENT AT HIGH & 43.20 SQ. IN. OF VENT AT LOW REQUIRED.	

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

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

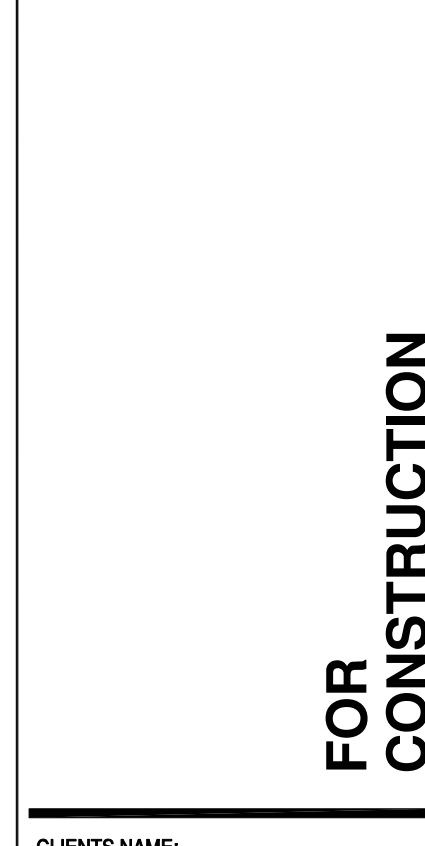


Roof Plan 'R'  
 SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**



CLIENTS NAME:  
 PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'  
 ROOF PLAN  
 '4EPF-R'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**1.1 R**

FOR CONSTRUCTION

**NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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-14 BATTS MINIMUM. VERIFY
- ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY
- CRAWL 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
- NA

**TYPICALS:**

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NRC R105.2.8.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

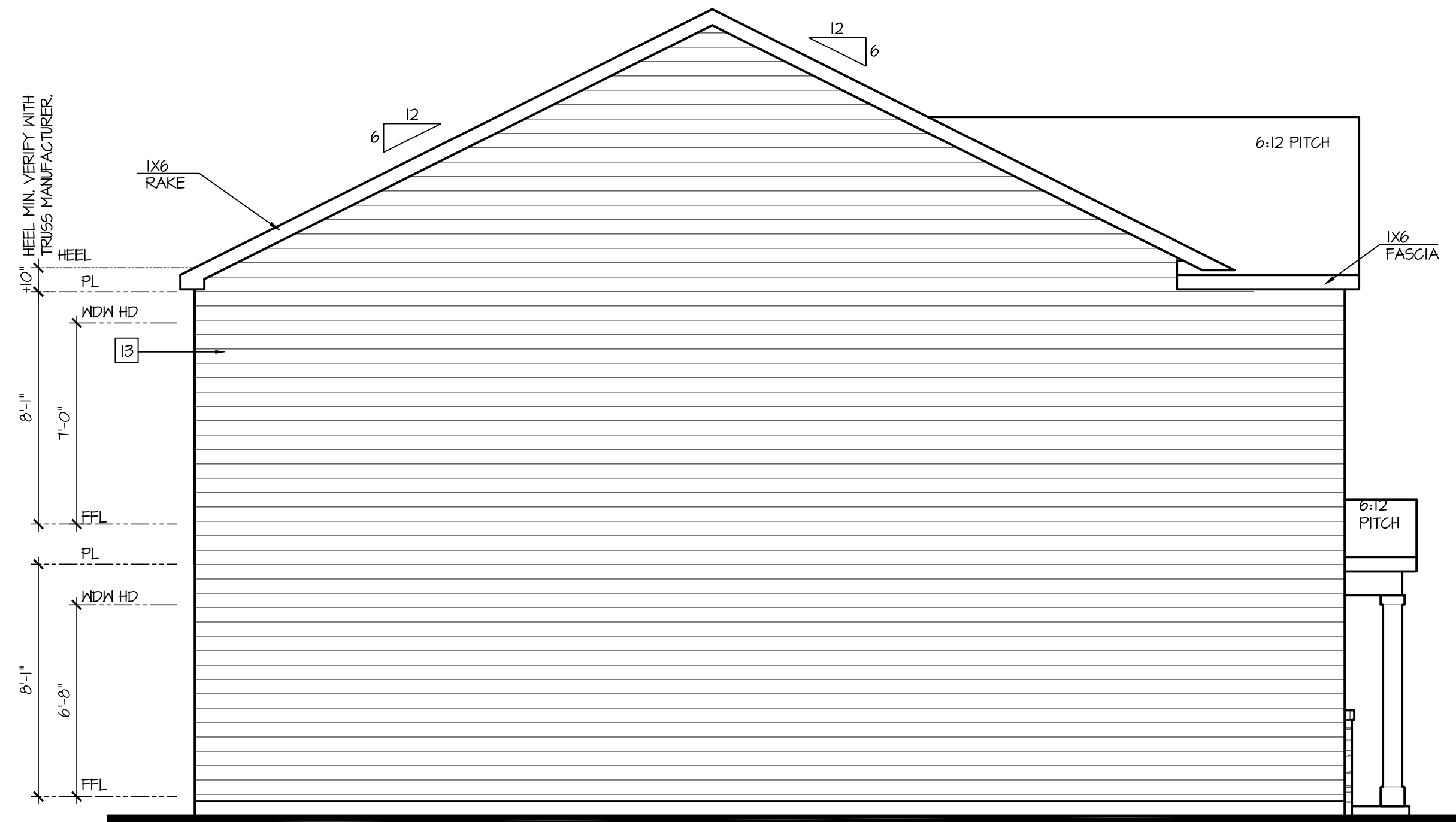
**SIDING:**

- 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 PANEL 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, U.N.O. SIZE AS NOTED
- 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.

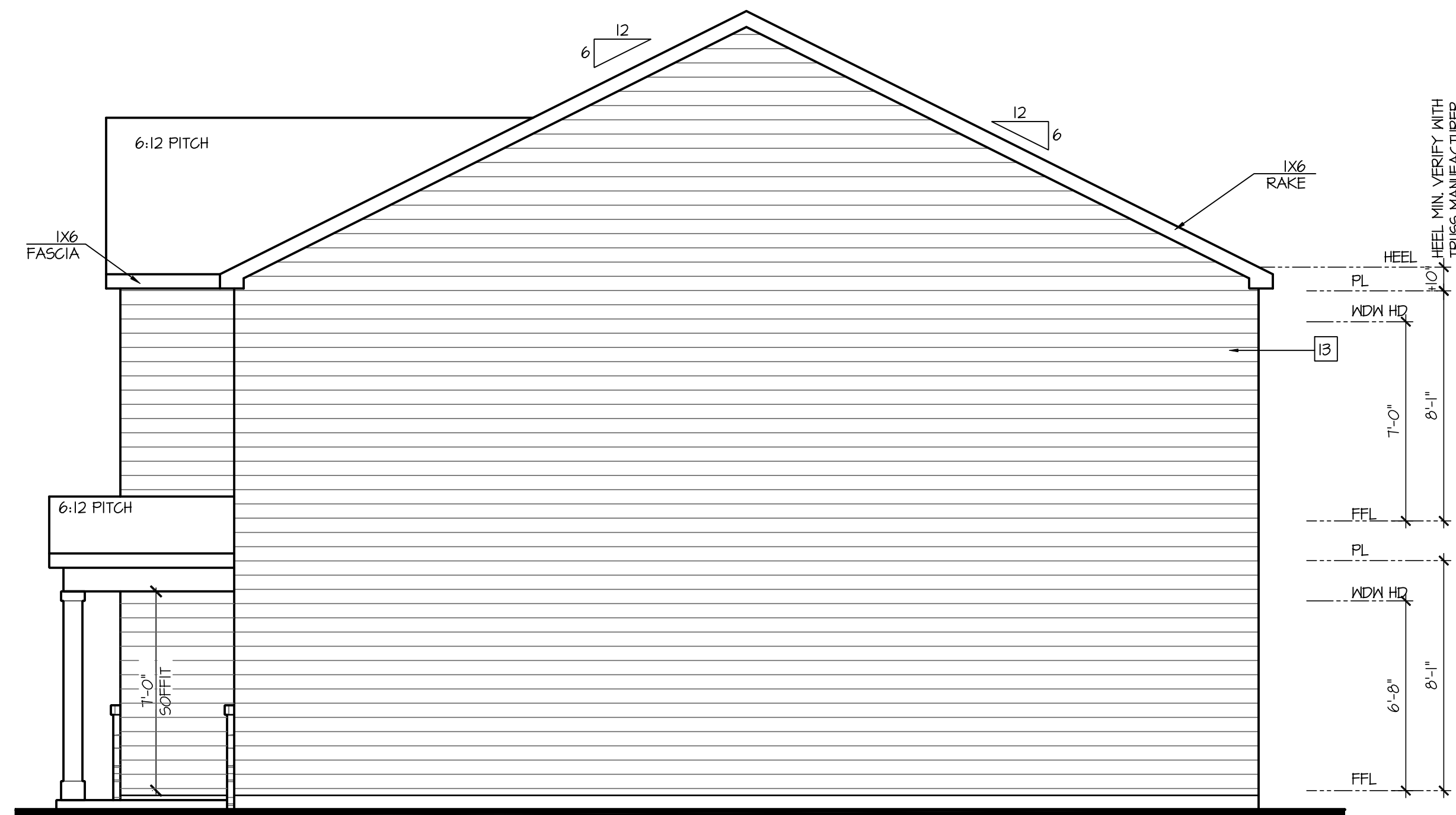
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"



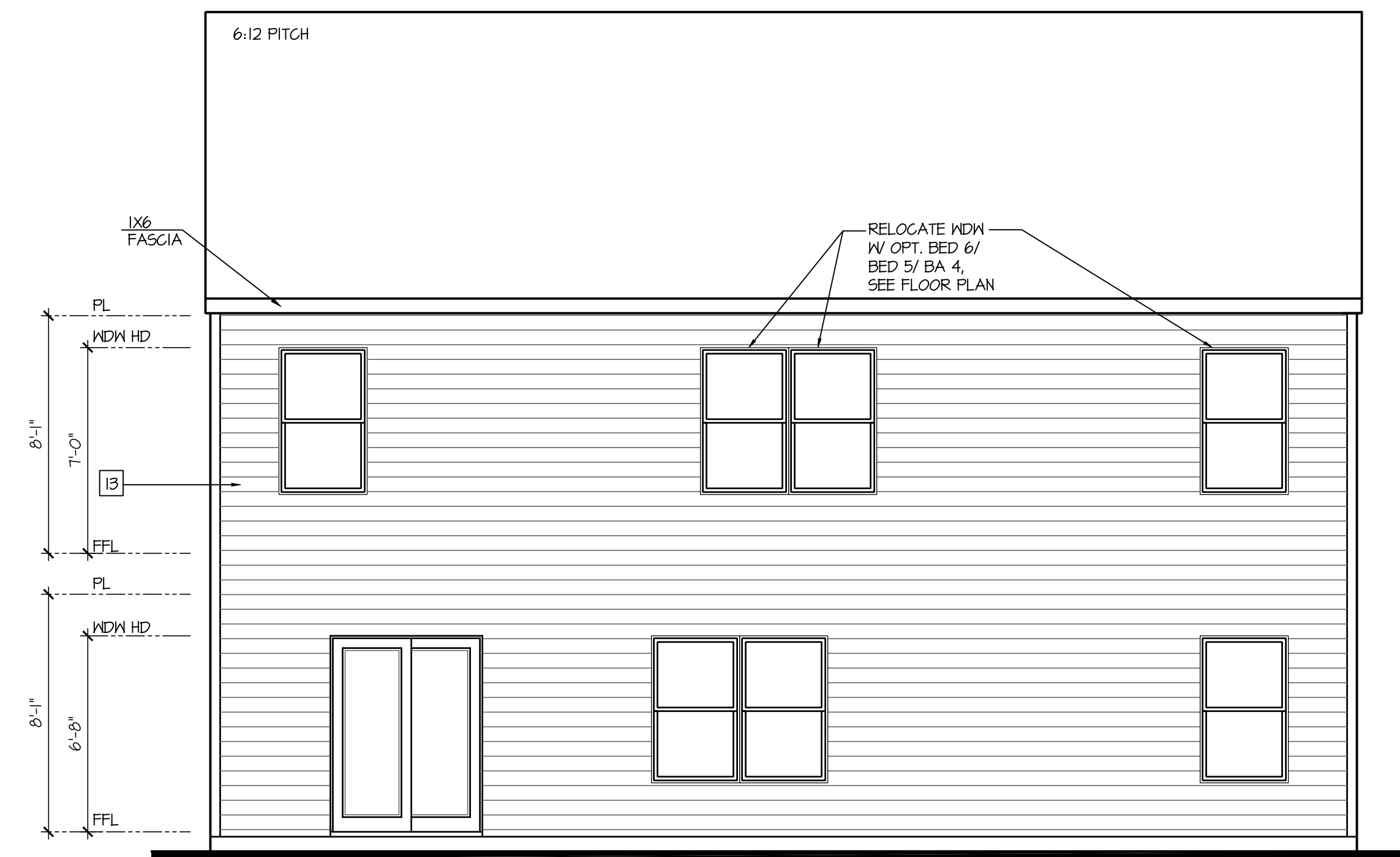
Left Elevation 'R'

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



Right Elevation 'R'

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



Rear Elevation 'R'

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
 'HAYDEN'  
 EXTERIOR  
 ELEVATIONS  
 '4EPF-R'

PRINT DATE:  
 January 22, 2021

SHEET NO:  
 2 R

**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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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:**

- 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
- NA

**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 R305.2.8.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

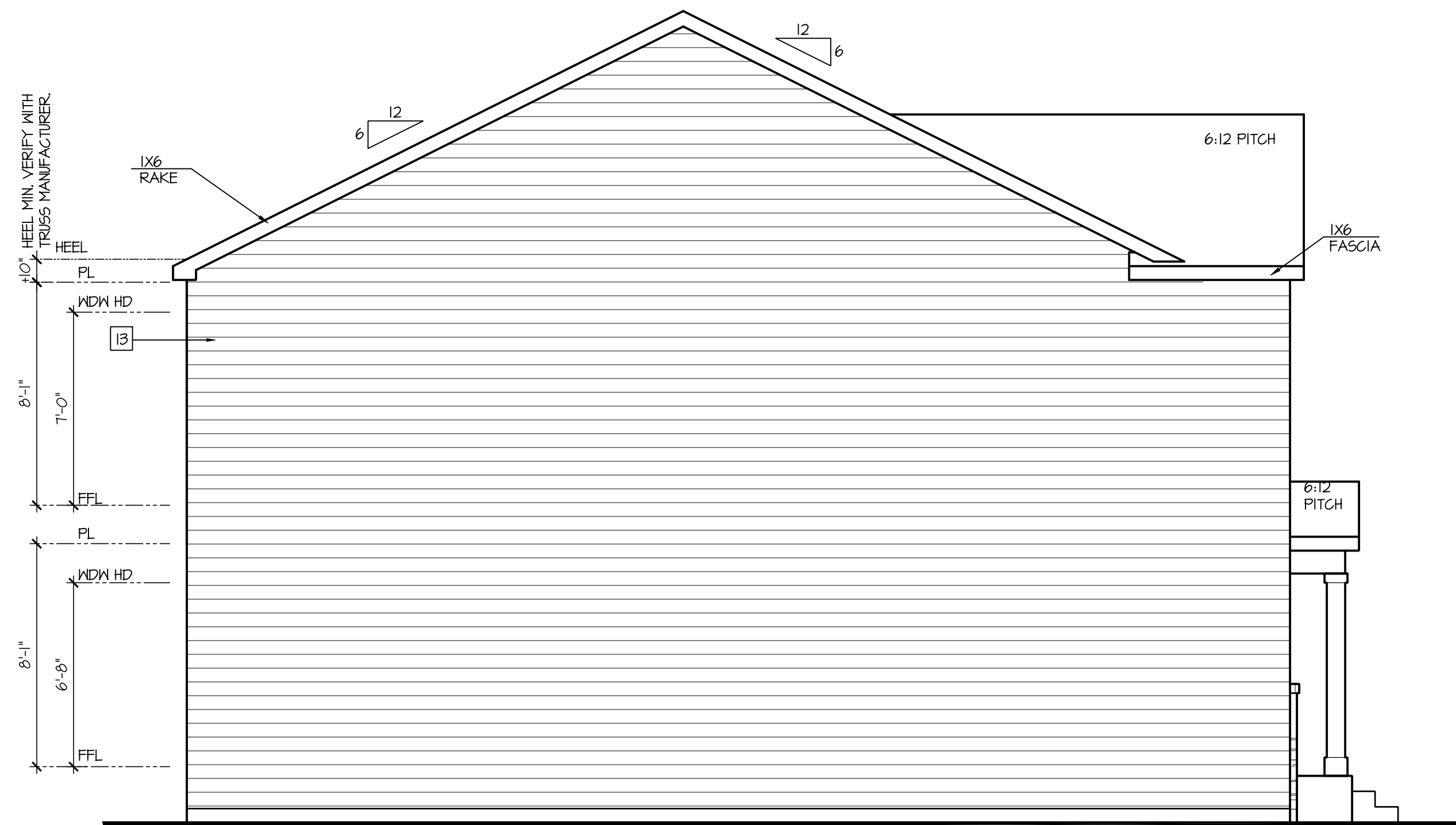
**SIDING:**

- 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 PANEL 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, U.N.O. SIZE AS NOTED)
- 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 NCRG SECTION R312.2.1 AND R312.2.2.

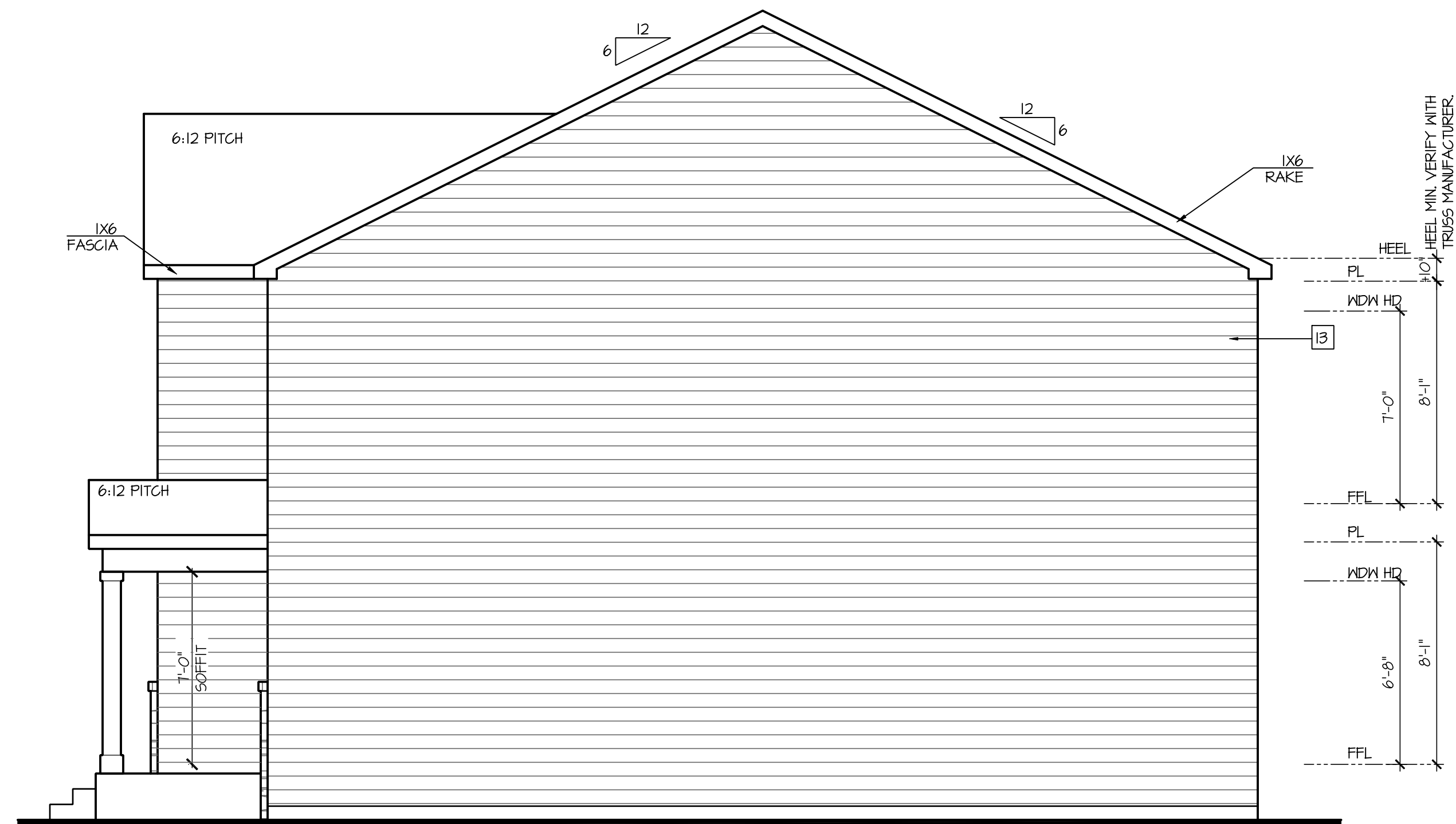
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



Left Elevation 'R' w/ Opt Crawl Space

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



Right Elevation 'R' w/ Opt Crawl Space

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



Rear Elevation 'R' w/ Opt Crawl Space

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:

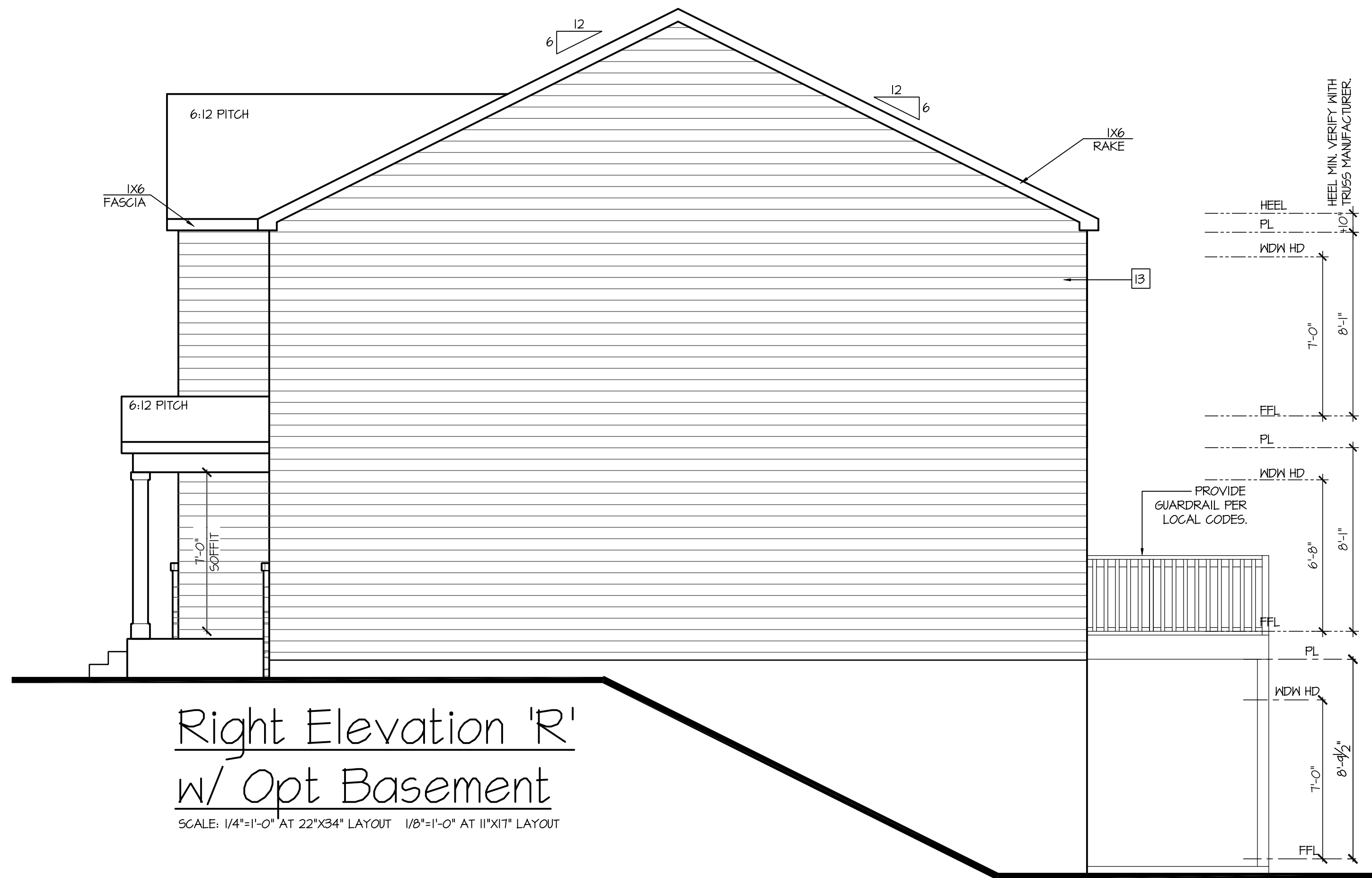


PROJECT NO: GMD17049

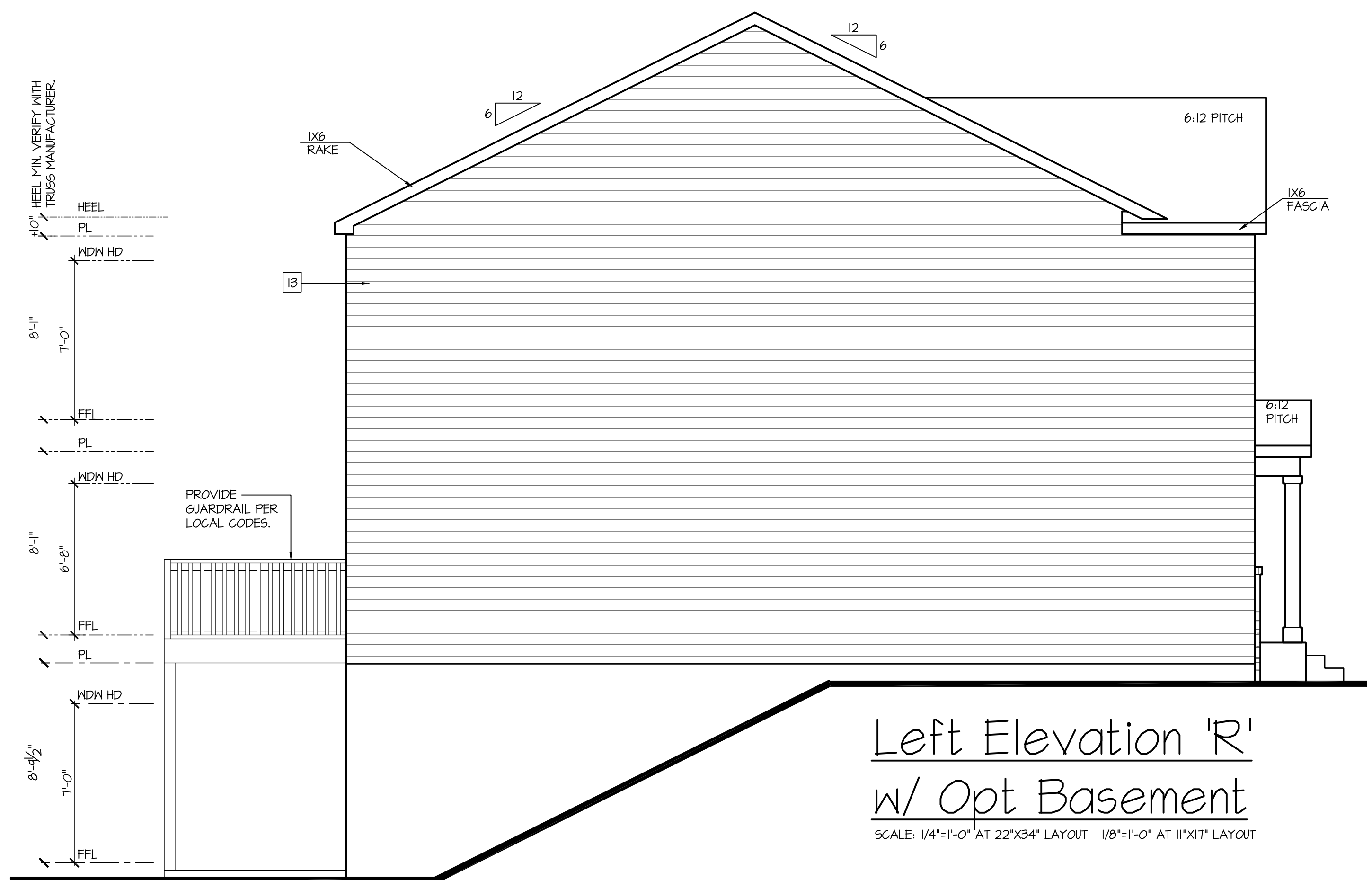
SHEET TITLE:  
**'HAYDEN'  
EXTERIOR  
ELEVATIONS  
'4EPF-R'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.1 R**



Right Elevation 'R'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Left Elevation 'R'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

- 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.
  - RONLOCK 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 PANEL SIDING W/ 1X3 BATT S/ 12" O.G. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
  - VINYL TRIM SIZE AS NOTED (AT SPECIFIED LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. 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.

- 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" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. 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

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"



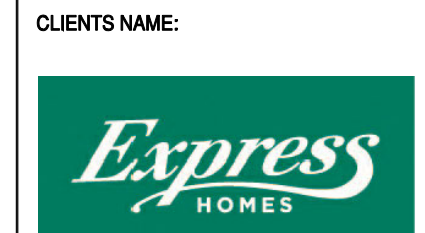
Rear Elevation 'R'  
w/ Opt Basement  
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

**FOR CONSTRUCTION**



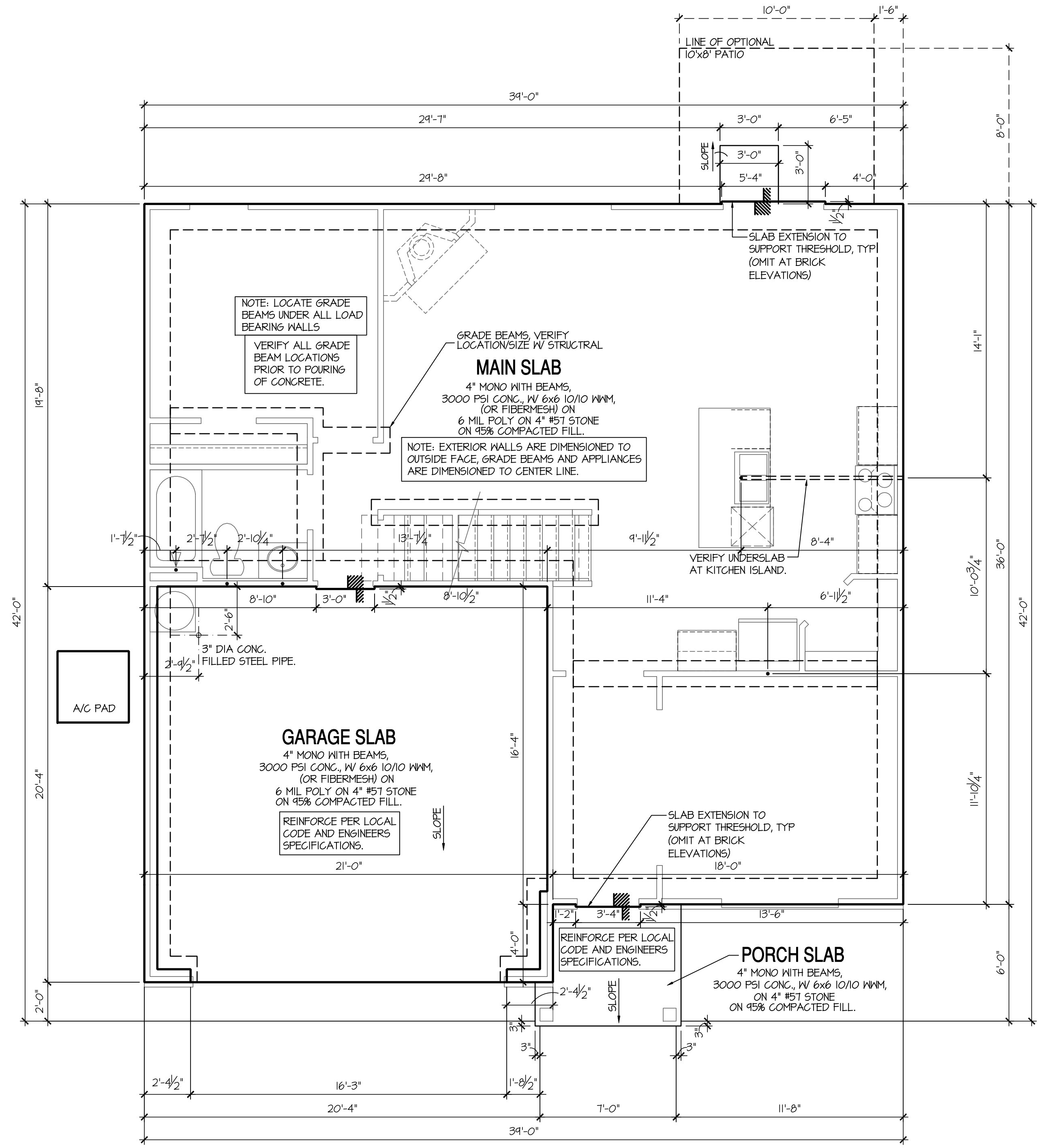
CLIENTS NAME:  
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2.2 R**

- 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 INSURING DOORS. (PER NCR.C. SECTION R311.3.1)
  - TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCR.C. SECTION R311.3.3) 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 TERMITO TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.  
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION 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 'R'  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

NO:	DATE:	REVISION:
Δ 1	04.15.21	



PROJECT TITLE:  
**40' Series**



CLIENTS NAME:  
PROJECT NO: GMD17049

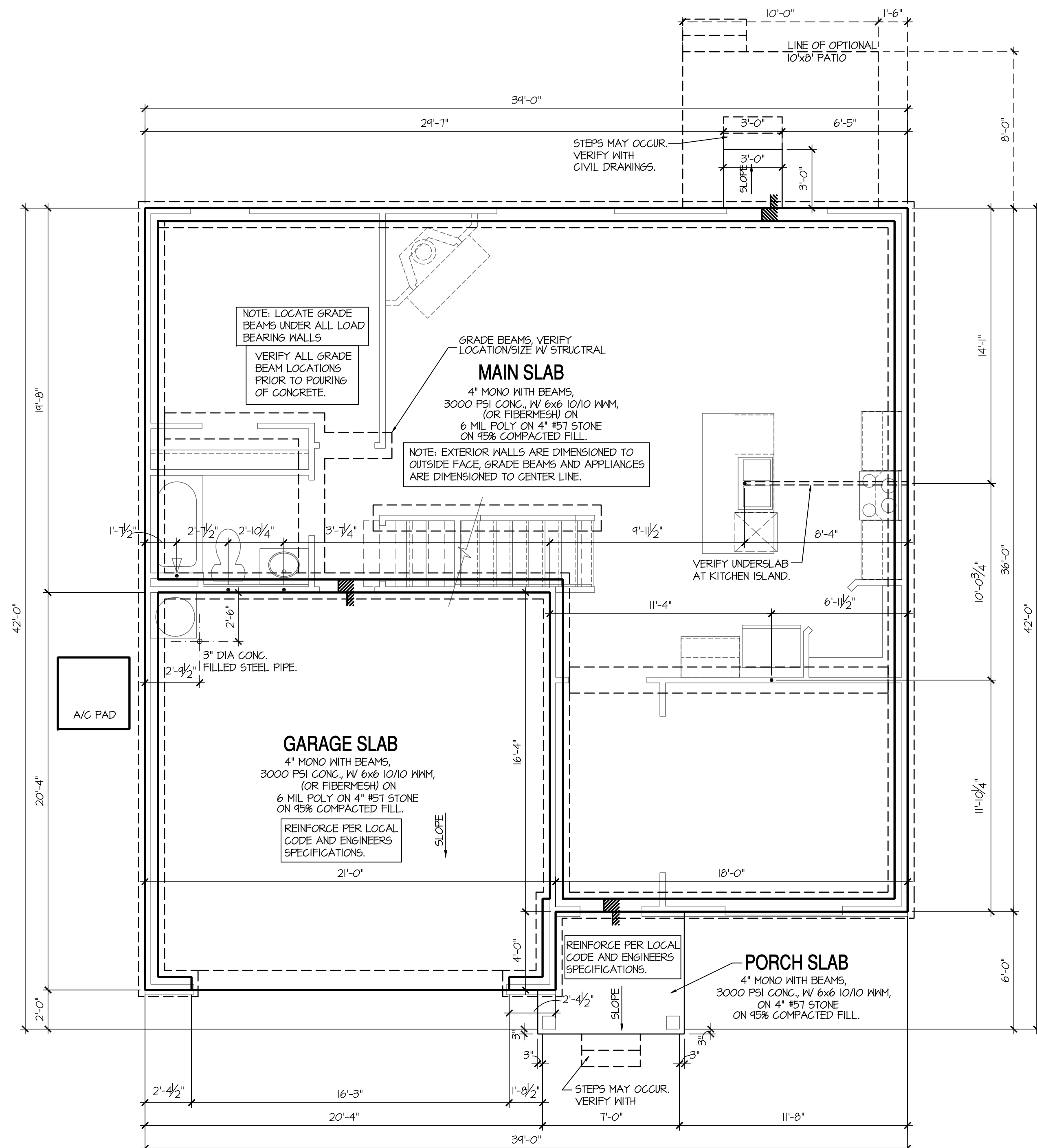
SHEET TITLE:  
**'HAYDEN' MONOLITHIC SLAB PLAN '4EPF-R'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 MS R**

FOR CONSTRUCTION





- 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 NCR.C. SECTION R311.3.1)
  - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCR.C. 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 INVESTIGATION 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.

**Stem Wall Plan 'R'**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

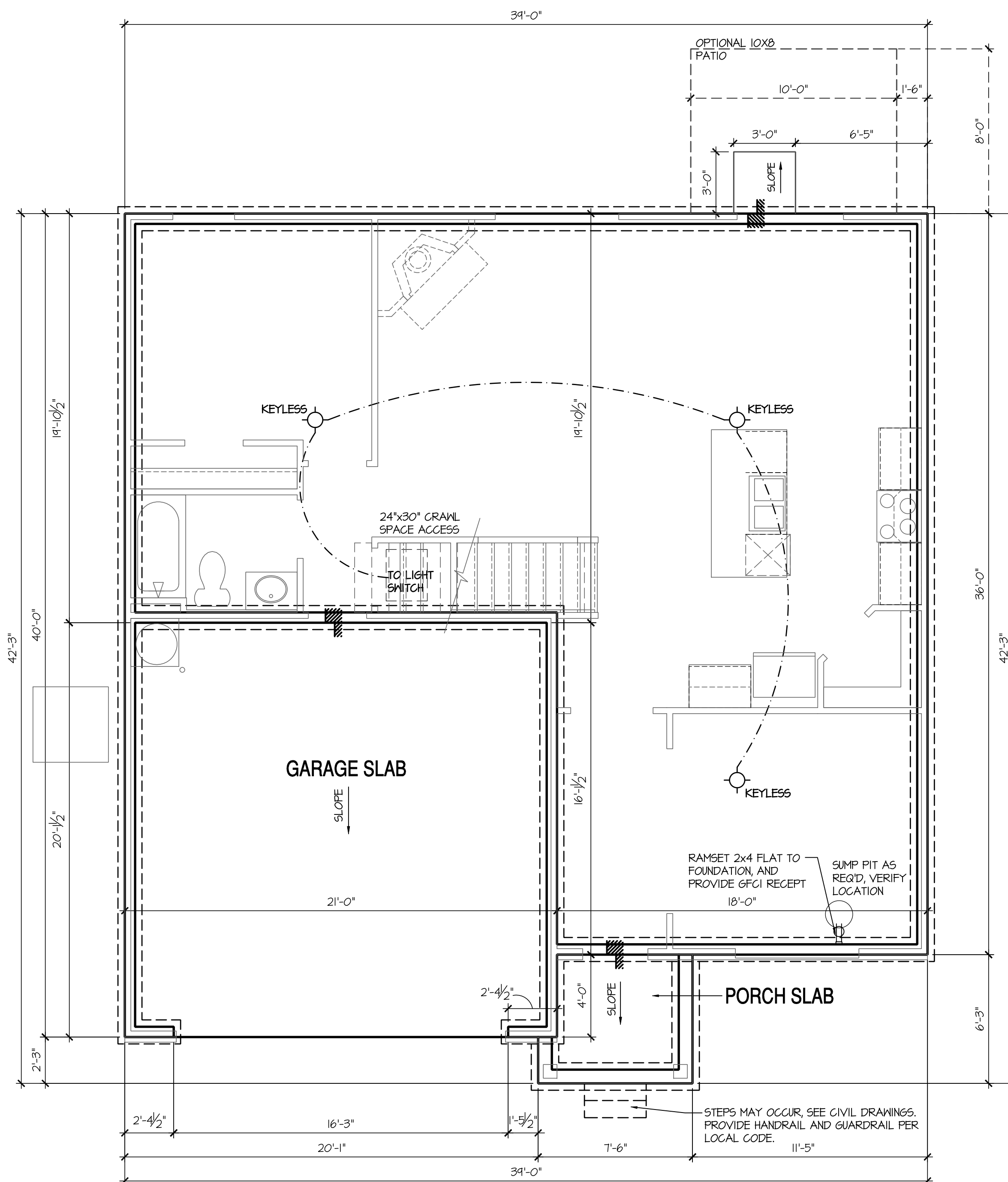
SHEET TITLE:  
**'HAYDEN'  
 STEM WALL  
 PLAN '4EPF-R'**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**3 SW R**

**FOR CONSTRUCTION**

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- PROVIDE FIREBLOCKING. (PER LOCAL CODES.)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSURING DOORS. (PER NCR SECTION R311.3.1.)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCR SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCR SECTION 408.2.</li> <li>- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA, ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NCR SECTION R408.1.1) EXCEPTION.)</li> <li>- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCR SECTION 408.8)</li> <li>- 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.</li> </ul>	<ol style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 16"x8" CRAWL SPACE VENT</li> <li>4 CRAWL SPACE ACCESS PANEL</li> <li>5 A/C CONDENSER PAD. (VERIFY)</li> <li>6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCR SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ol>

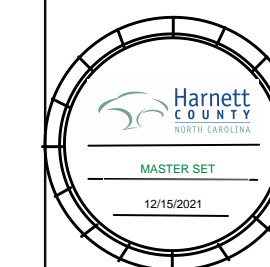


Crawl Space Plan 'R'

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

NO:	DATE:	REVISION:
△	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

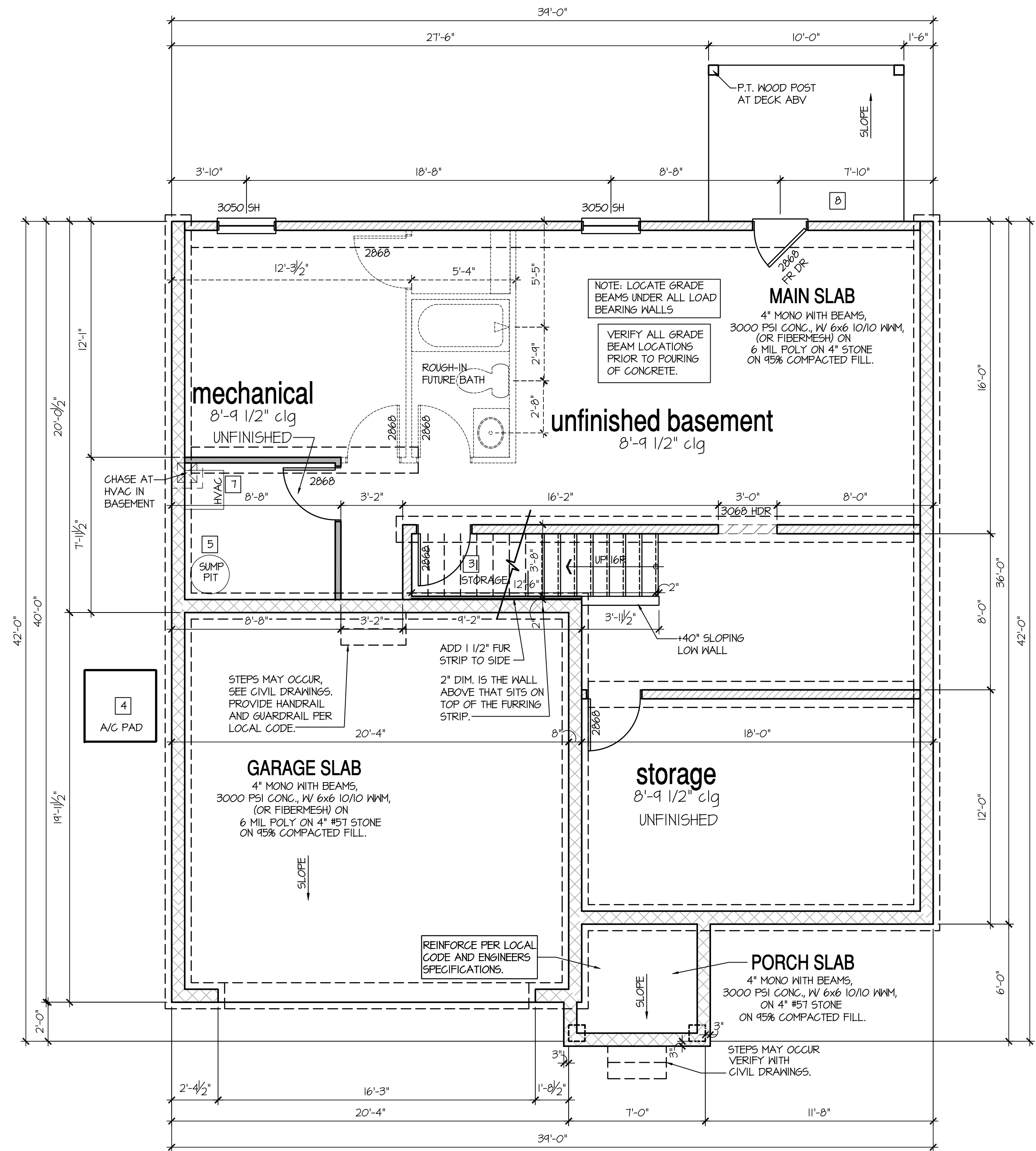
'HAYDEN'  
CRAWL SPACE  
PLAN '4EPF-R'

PRINT DATE:

January 22, 2021

SHEET NO:

3 CS R



**8'-9 1/2" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 150" = 120 1/4" TOTAL RISE VERIFY

BASEMENT NOTES FOR NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS.</li> <li>- PROVIDE FIREBLOCKING. (PER NCRG SECTION R602.8)</li> <li>- 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 NCRG SECTION R310.1.1)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 3/4" MAX AT INSURING DOORS. (PER NCRG SECTION R311.3.1)</li> <li>- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TYP STOOP AT INSURING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCRG SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>1 LINE OF SLAB ABOVE</li> <li>2 LINE OF FRAMED WALL ABOVE</li> <li>3 BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.7)</li> <li>4 A/C CONDENSER PAD. (VERIFY)</li> <li>5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY.</li> <li>6 WATER HEATER AND FLOOR DRAIN (PER CHAPTER 5 NCRG-PLUMBING)</li> <li>7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS, VERIFY LOCATION W/ MECHANICAL DRAWINGS</li> <li>8 TEMPERED SAFETY GLASS. (PER NCRG SECTION R308.3)</li> <li>9 TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.</li> <li>10 FLOOR DRAINS. SEE PLUMBING AND CIVIL DRAWINGS FOR SIZE, CENTER IN ROOM. SLOPE FLOORING FROM WALLS TO DRAIN 1/8" PER FOOT CROSS SLOPE.</li> </ul>

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**



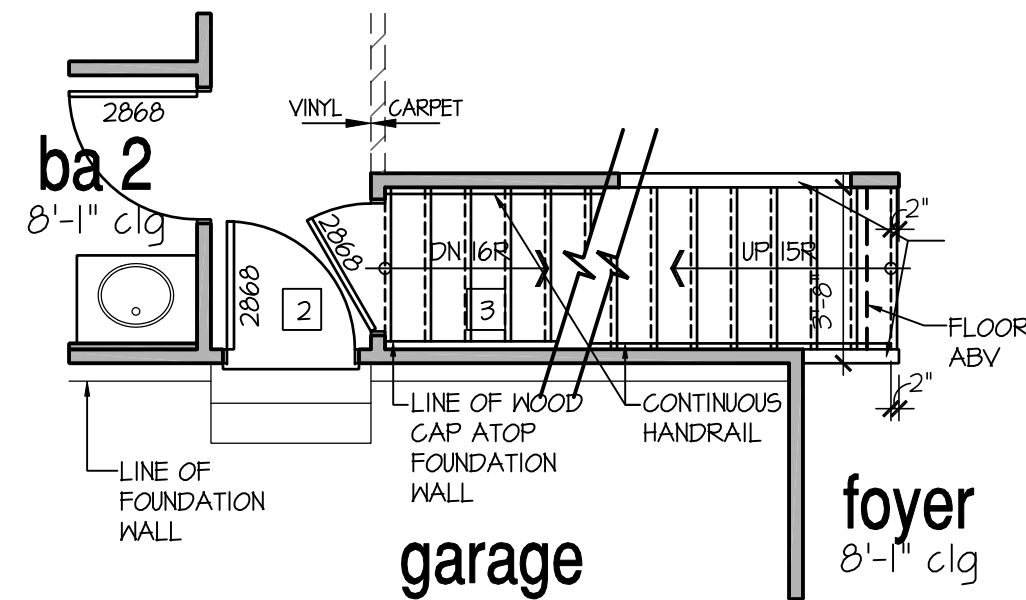
PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN' BASEMENT PLAN '4EHF-R'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 BS R**

**FOR CONSTRUCTION**



Stairs at Opt Basement

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

<p><b>8'-9 1/2" STAIR NOTE:</b> (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR) 15 TREADS AT 10" EACH VERIFY 16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY</p>
<p><b>9'-1" STAIR NOTE:</b> (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR) 16 TREADS AT 10" EACH VERIFY 17 RISERS AT +/- 7.27" = 123 3/4" TOTAL RISE VERIFY</p>
<p><b>8'-1" STAIR NOTE:</b> (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR) 14 TREADS AT 10" EACH VERIFY 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL RISE VERIFY</p>

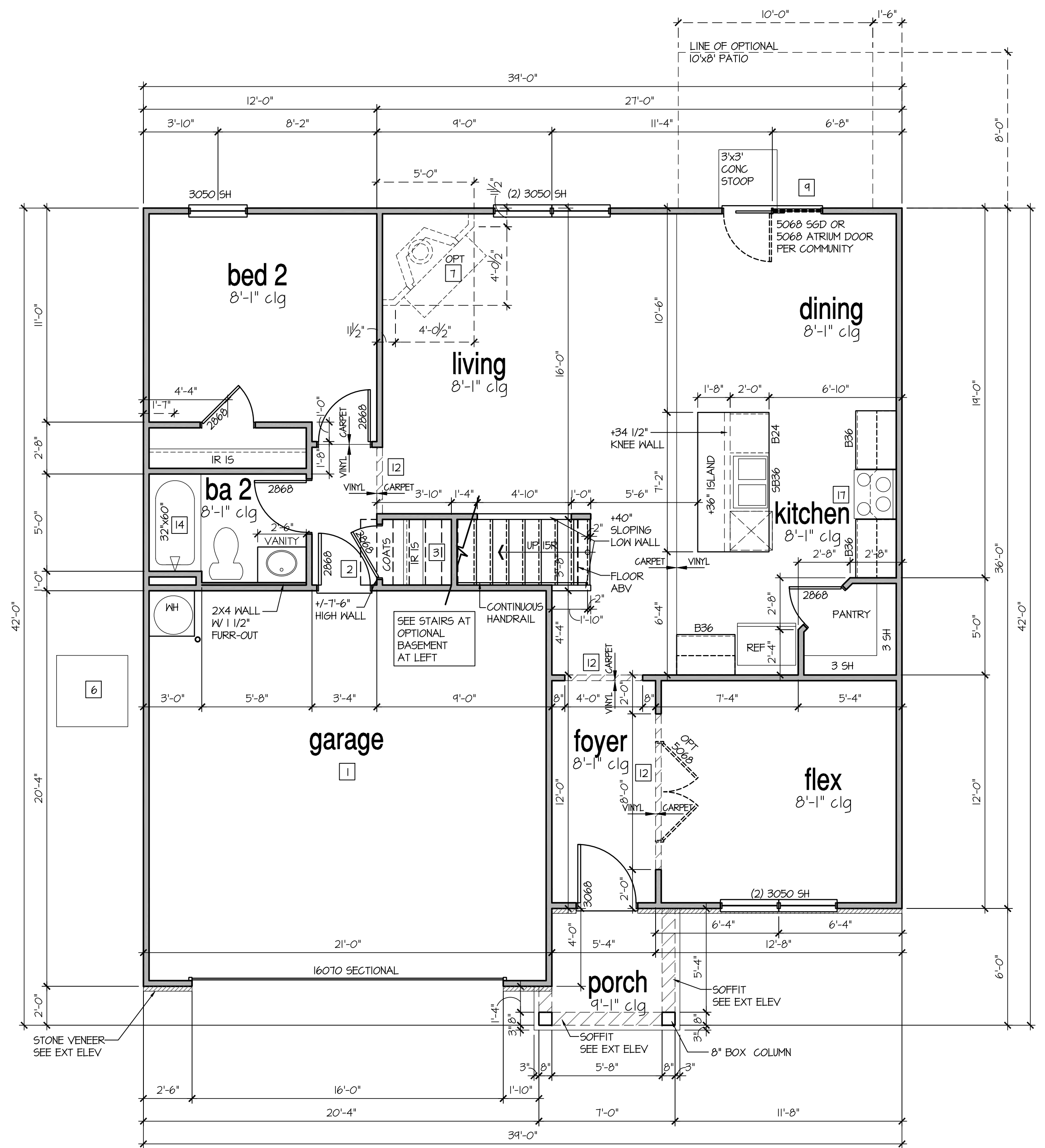
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

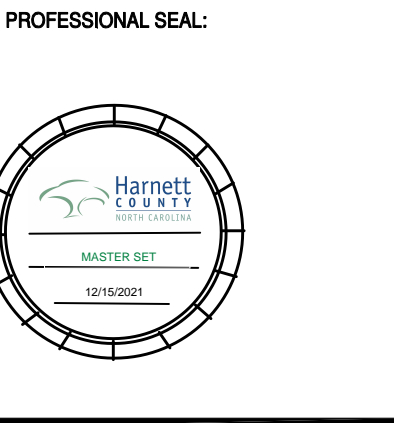
- FIRE PROTECTION:**
- 1 HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCRG TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER 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 801.1) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCRG 302.5.1 EXCEPTION.
  - 9 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'-1" U.N.O. SFL = 7'-6" U.N.O.
  - 13 BATHS:  
13 SHOWER. TEMPERED GLASS ENCLOSURE.  
14 TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.  
15 CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - 16 KITCHEN:  
17 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.  
18 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.  
19 ELECTRIC OVEN WITH MICROWAVE OVEN.



1st Floor Plan 'R'

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

NO:	DATE:	REVISION:
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



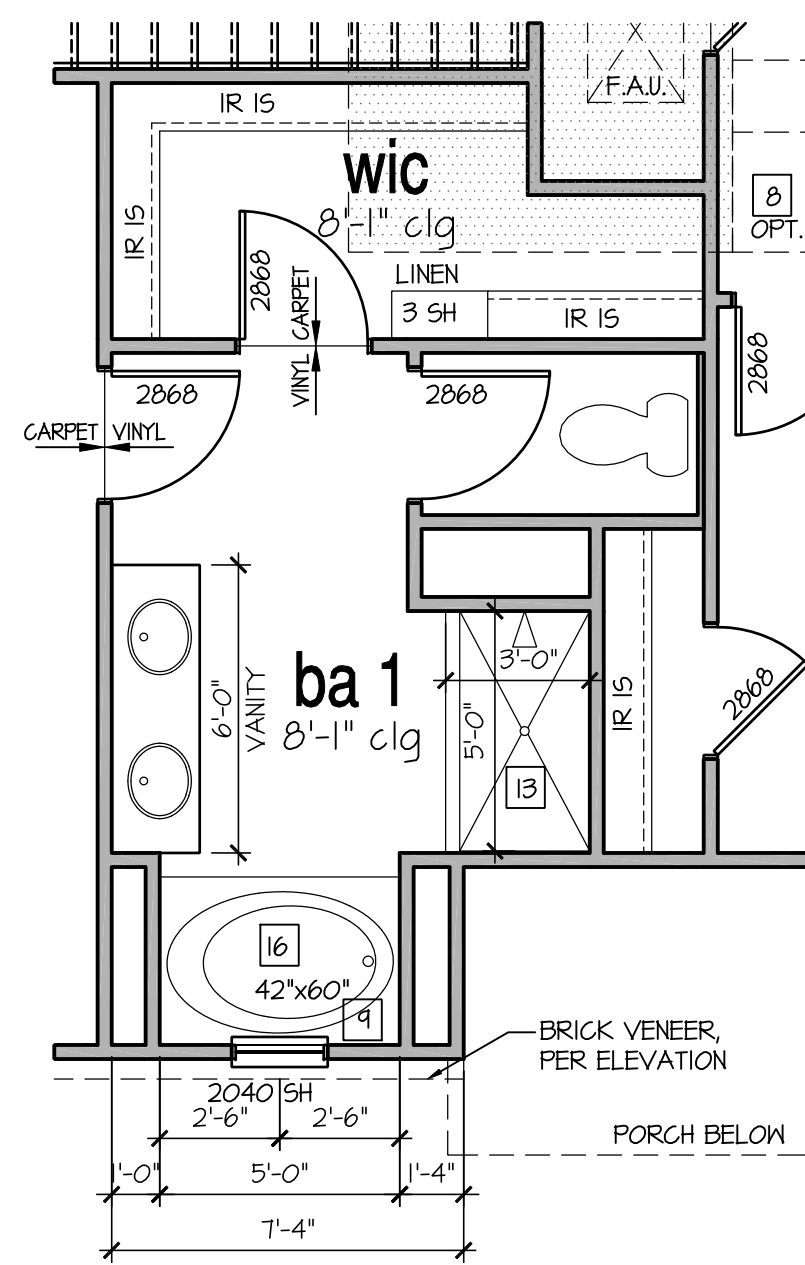
PROJECT NO: GMD17049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**4 R**

FOR CONSTRUCTION



Opt Bath 1

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

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.2" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL  
 RISE VERIFY

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

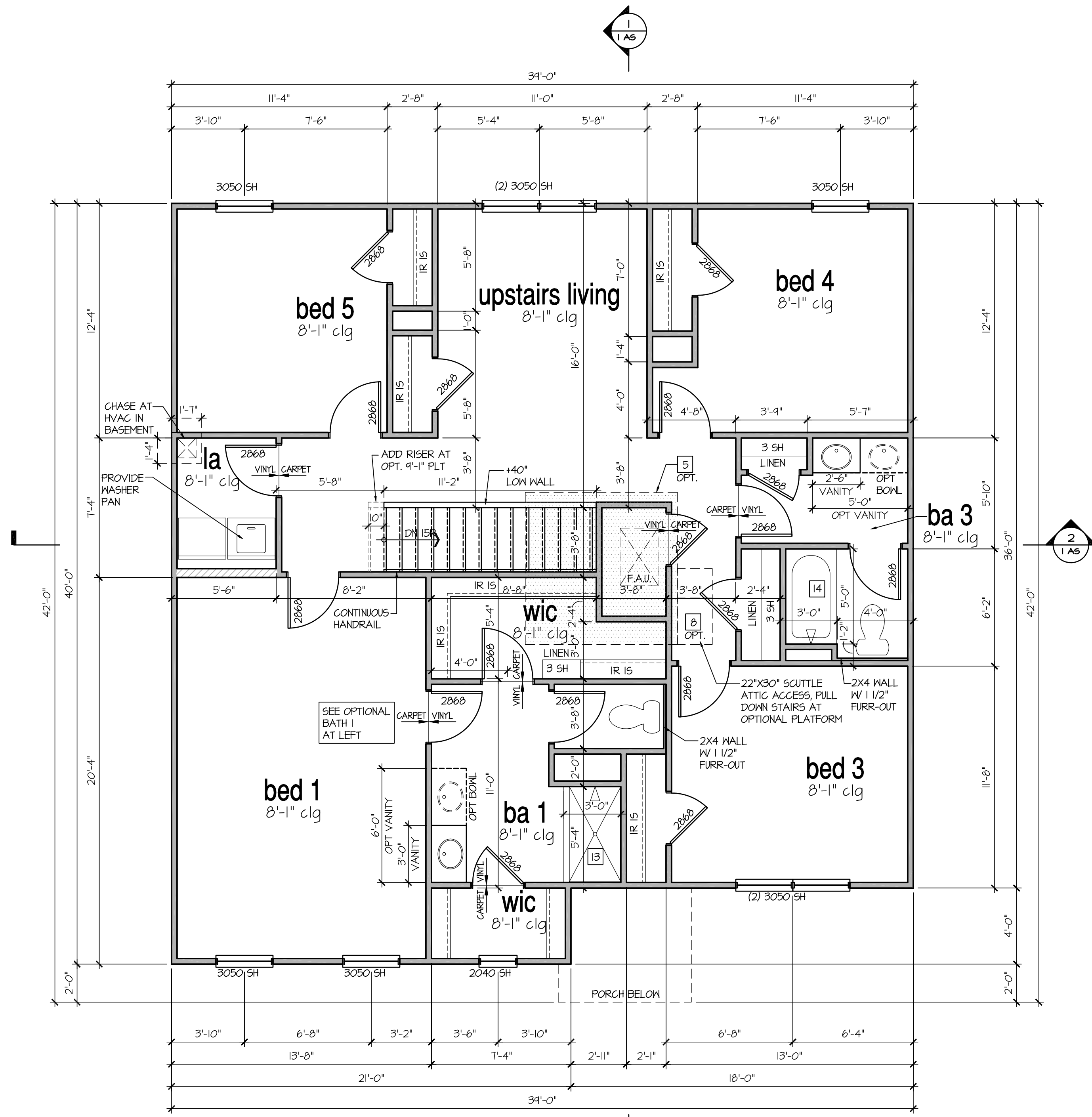
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES FOR NORTH CAROLINA:**

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

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

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

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

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**5 R**

FOR CONSTRUCTION

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 1.21" = 129 3/4" TOTAL  
 RISE VERIFY

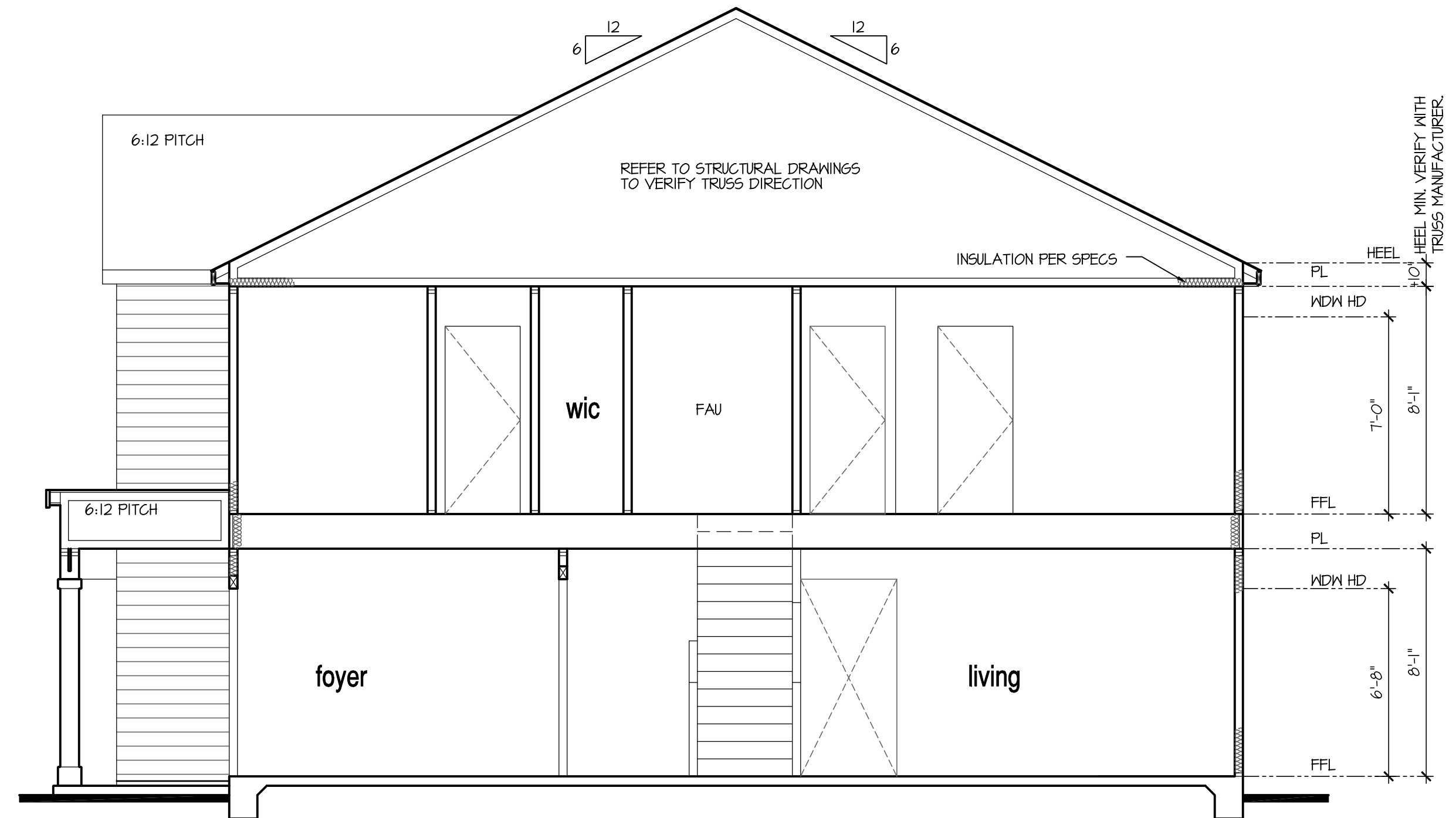
**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 1.45" = 111 3/4" TOTAL  
 RISE VERIFY

**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 VOLUMN 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.
- WOOD 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 BATT'S MINIMUM. VERIFY  
 EXTERIOR WALLS ZONE 4: R-15 BATT'S MINIMUM. VERIFY  
 CEILING WITH ATTIC ABOVE COMPRESSED INSULATION: R-38 BATT'S MINIMUM. VERIFY  
 CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES): R-30 BATT'S MINIMUM. VERIFY  
 FLOOR OVER GARAGE: R-19 BATT'S MINIMUM. VERIFY  
 ATTIC KNEEWALL: R-19 BATT'S MINIMUM. VERIFY  
 CRAWL SPACE FLOORING: R-19 BATT'S MINIMUM. VERIFY

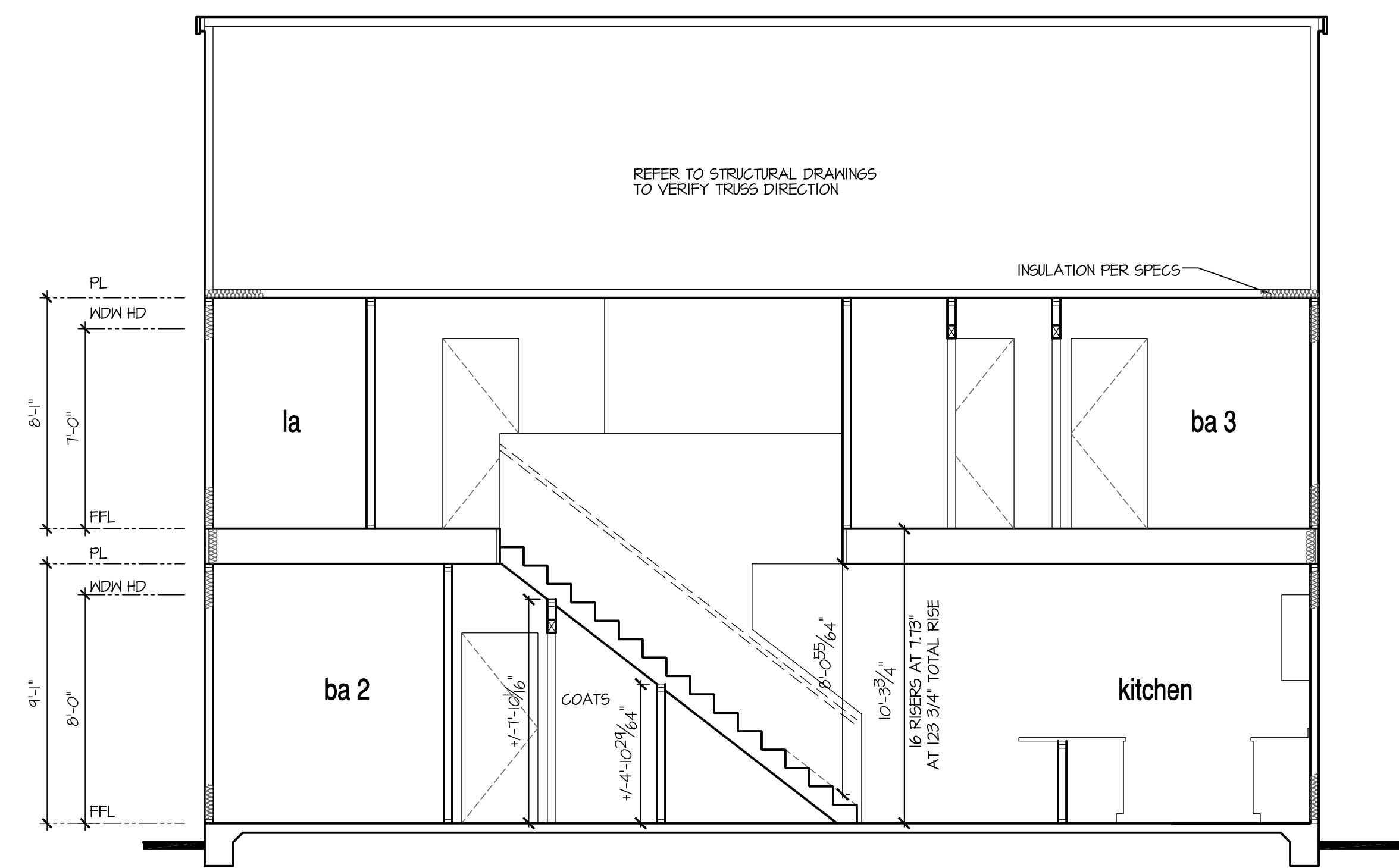
PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

WINDOW GLAZING "U" FACTOR: 0.35



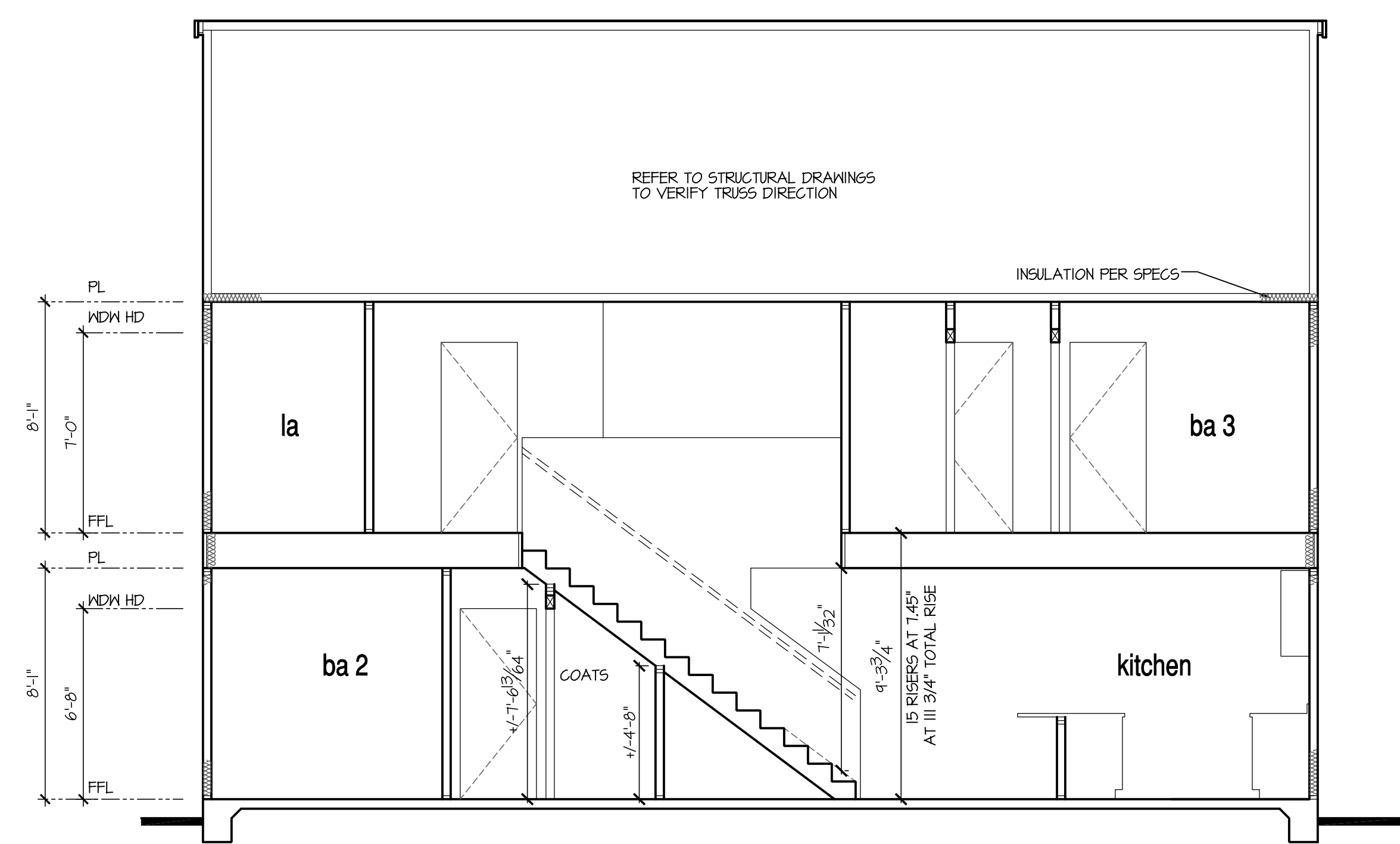
**Building Section I at Monolithic Slab**

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



**Building Section 2 at Optional 9' Plt**

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

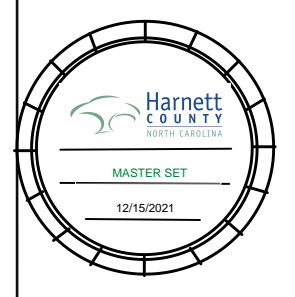


**Building Section 2 at Monolithic Slab**

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**'HAYDEN'  
 BUILDING  
 SECTIONS**

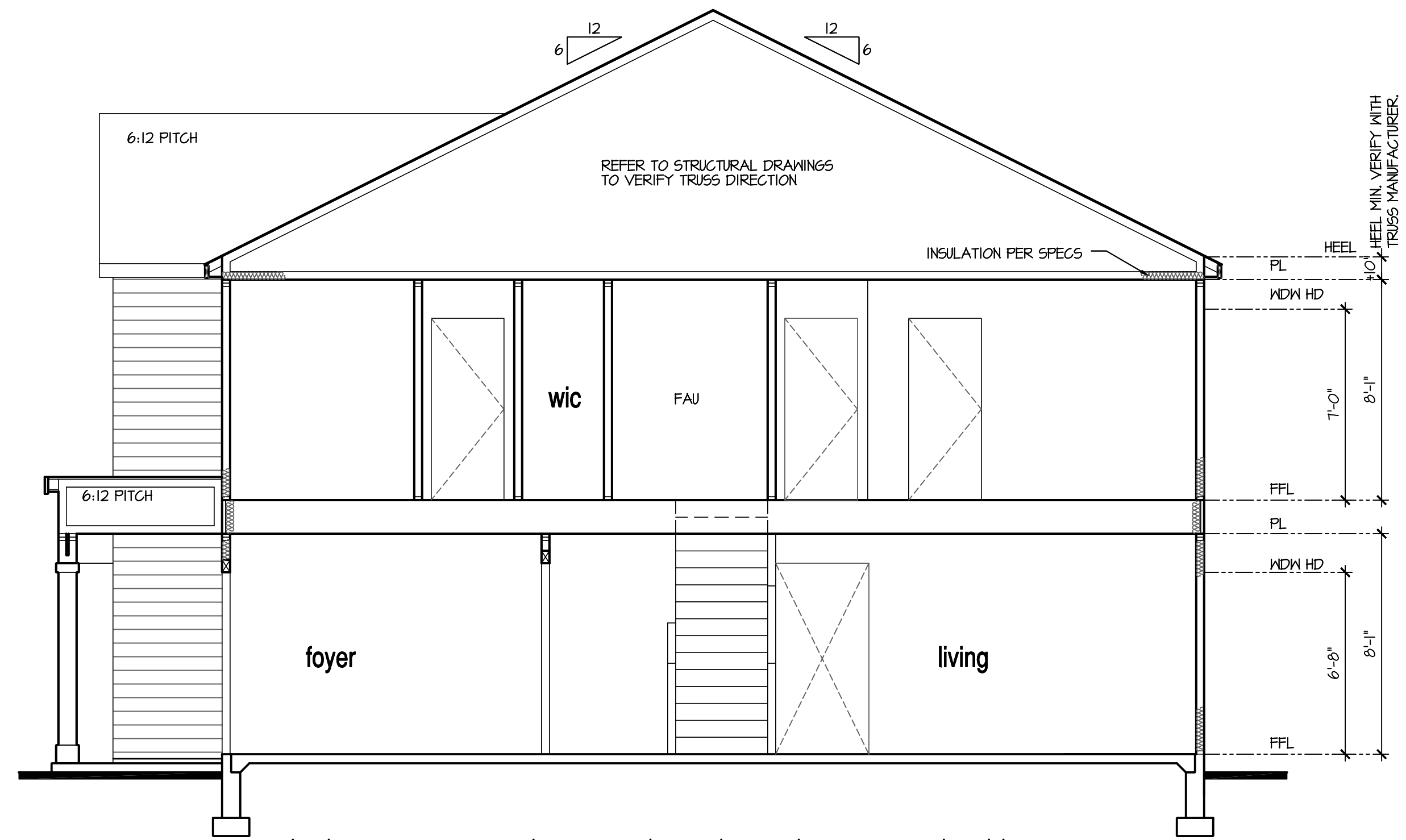
PRINT DATE:

January 22, 2021

SHEET NO:

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**FOR CONSTRUCTION**



Building Section 1 at Stem Wall

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

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.21" = 123 3/4" TOTAL RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 111 3/4" TOTAL RISE VERIFY

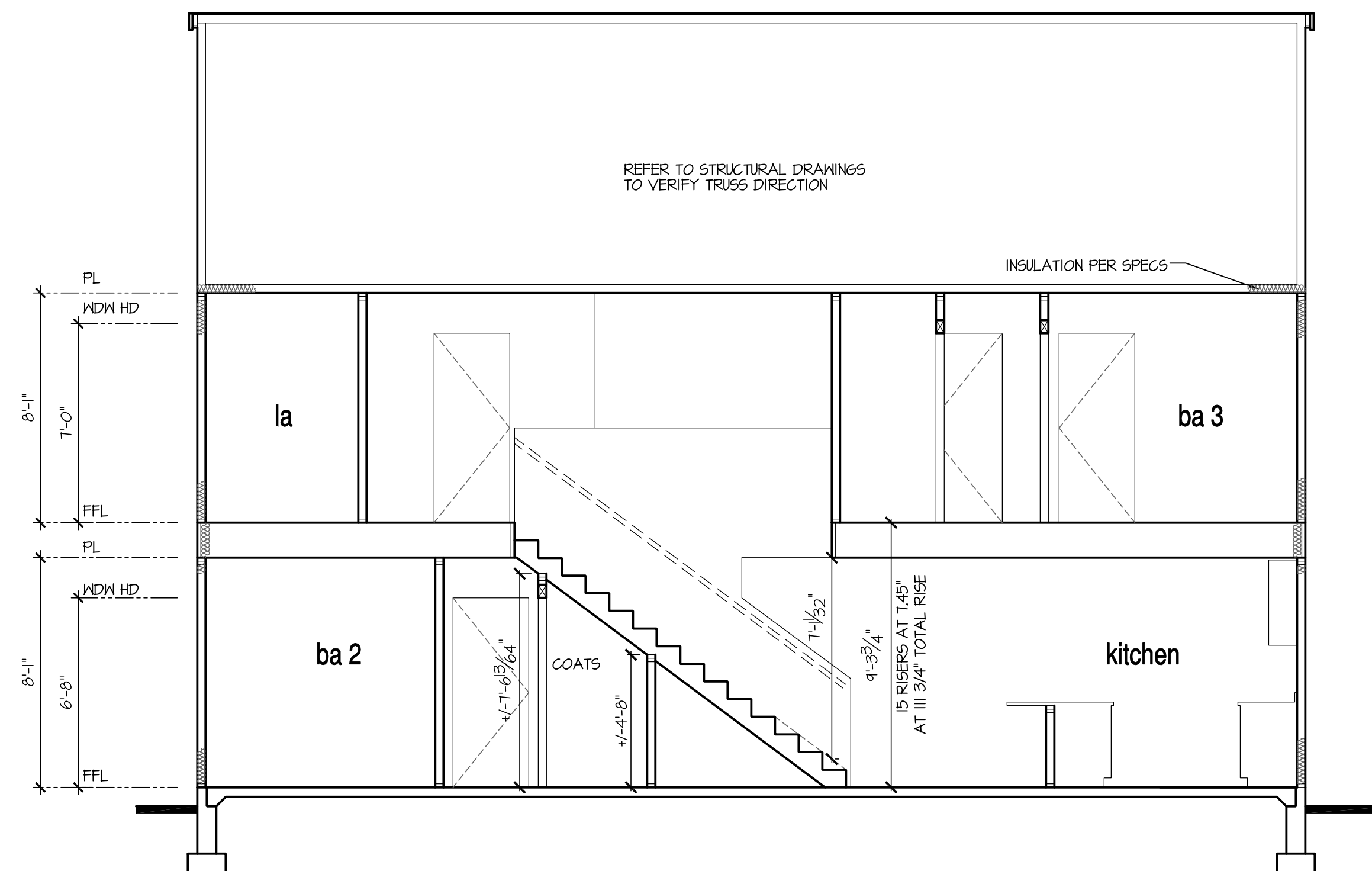
**NOTES:**

- 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 VOLUMN 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.
- WOOD 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-14 BATTS MINIMUM. VERIFY
- ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY
- CRAWL SPACE FLOORING: R-14 BATTS MINIMUM. VERIFY

WINDOW GLAZING "U" FACTOR: 0.35

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



Building Section 2 at Stem Wall

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

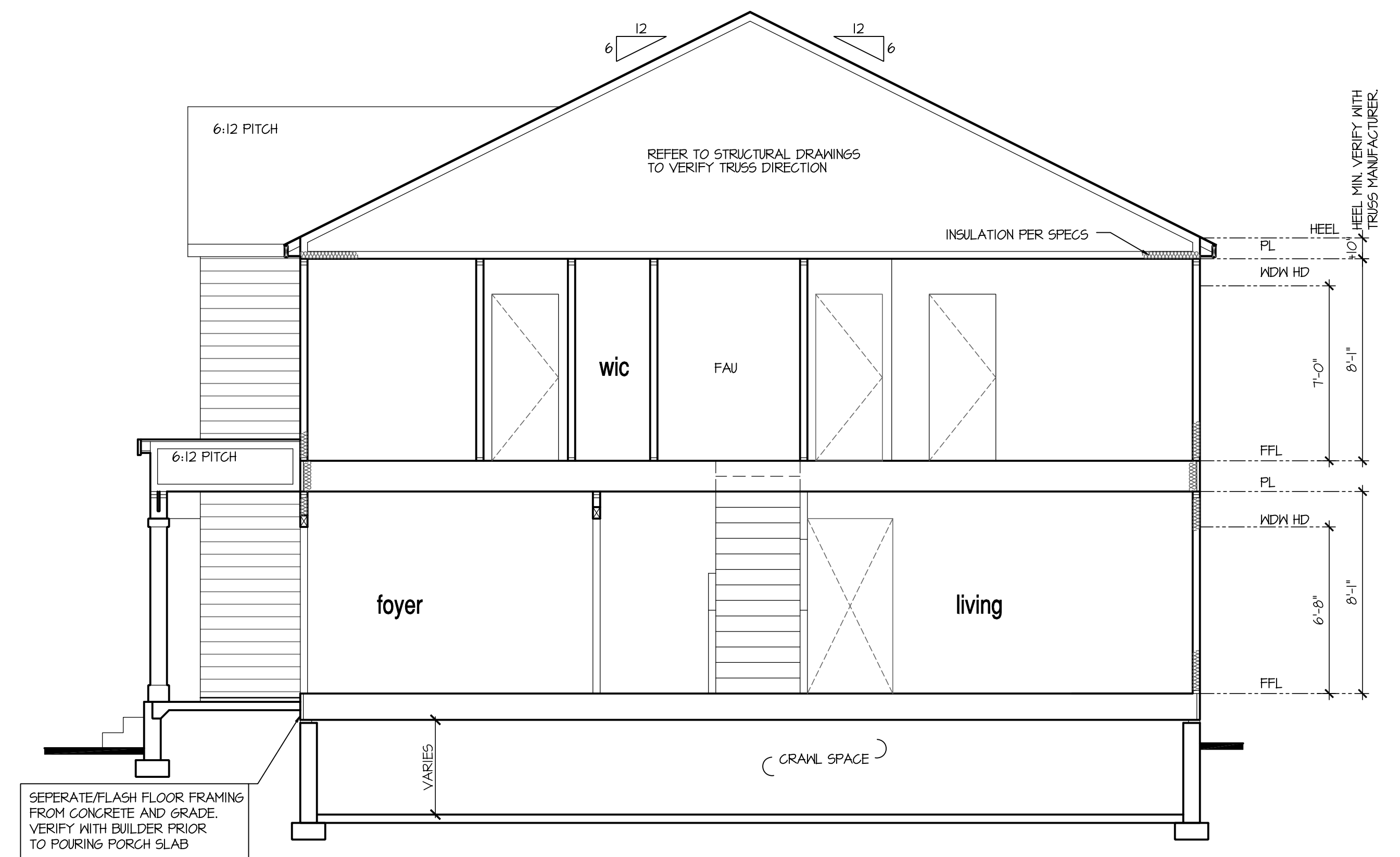
'HAYDEN'  
BUILDING  
SECTIONS

PRINT DATE:

January 22, 2021

SHEET NO:

1.1A S



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

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.21" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 7.45" = 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 VOLUMN SPACES WITHIN THE STRUCITURE. 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.
- WOOD 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:
 

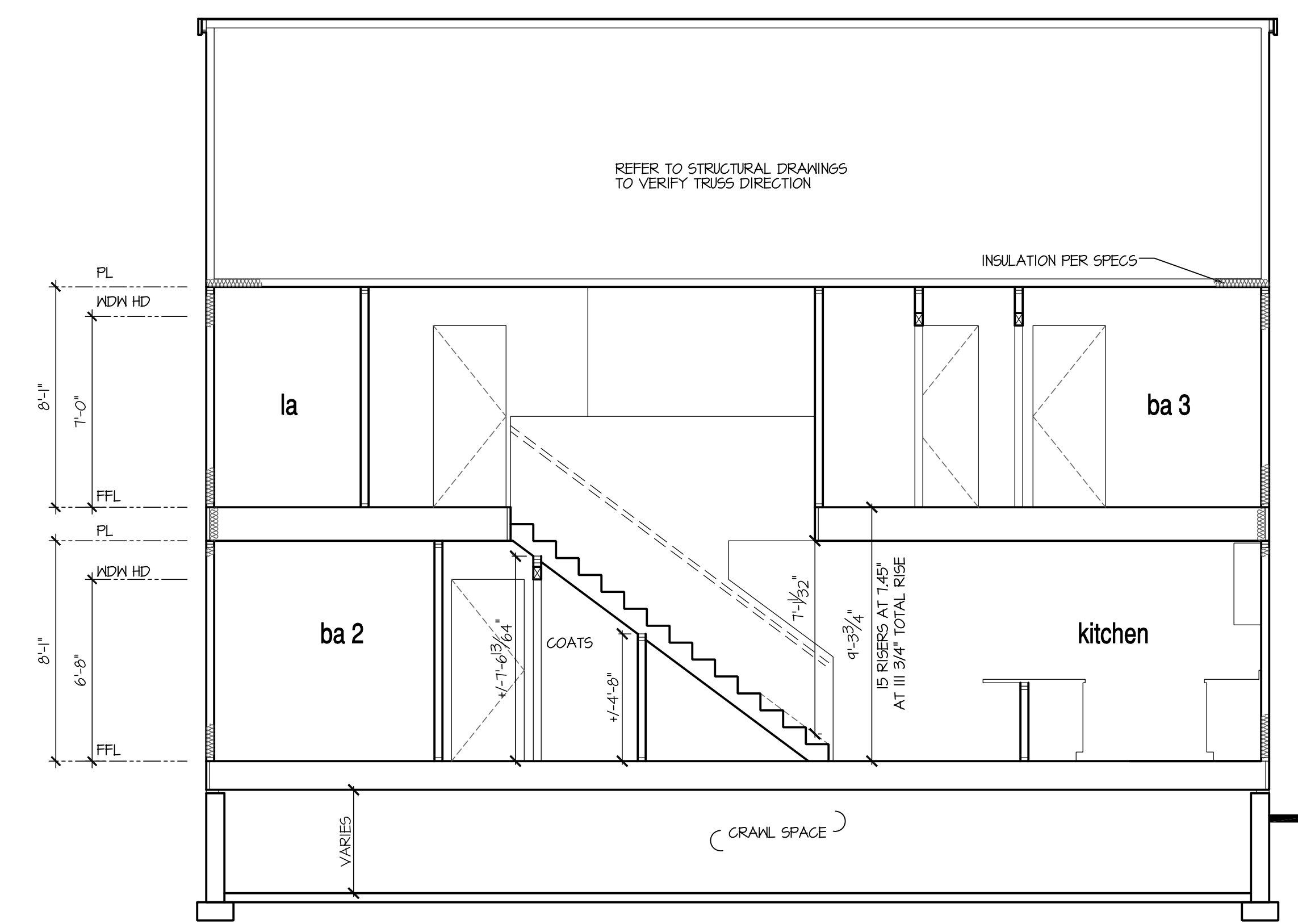
R-14 BATTS MINIMUM. VERIFY
----------------------------
- ATTIC KNEEWALL:
 

R-14 BATTS MINIMUM. VERIFY
----------------------------
- CRAWL SPACE FLOORING:
 

R-14 BATTS MINIMUM. VERIFY
----------------------------

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

WINDOW GLAZING "U" FACTOR: 0.35



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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

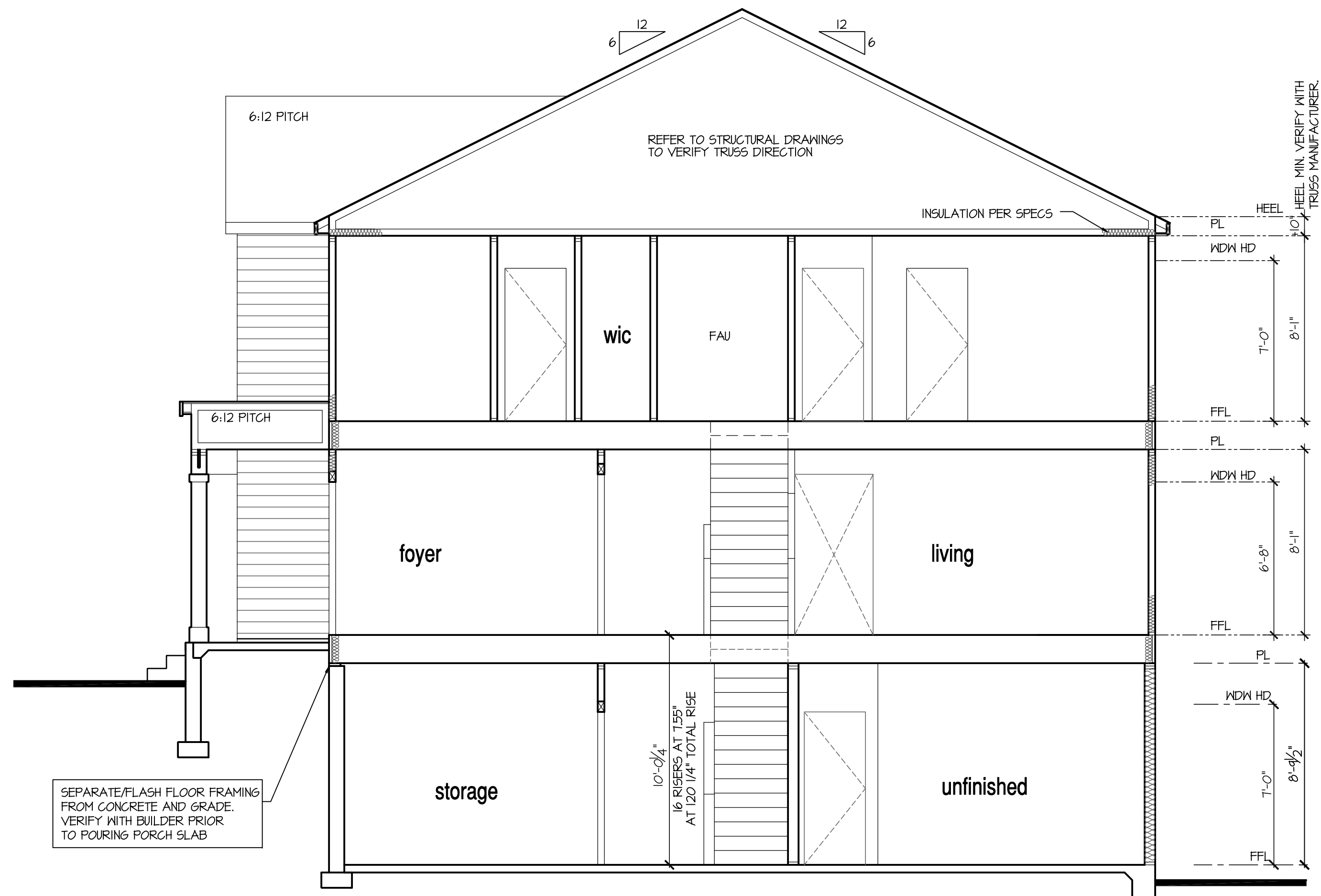
SHEET TITLE:  
**'HAYDEN'  
 BUILDING  
 SECTIONS**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**1.1.2A S**

**FOR CONSTRUCTION**





## Building Section I at Basement

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

**9'-1" STAIR NOTE:**  
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
16 TREADS AT 10" EACH VERIFY  
17 RISERS AT +/- 7.21" = 123 3/4" TOTAL RISE VERIFY

**8'-1" STAIR NOTE:**  
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
14 TREADS AT 10" EACH VERIFY  
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL RISE VERIFY

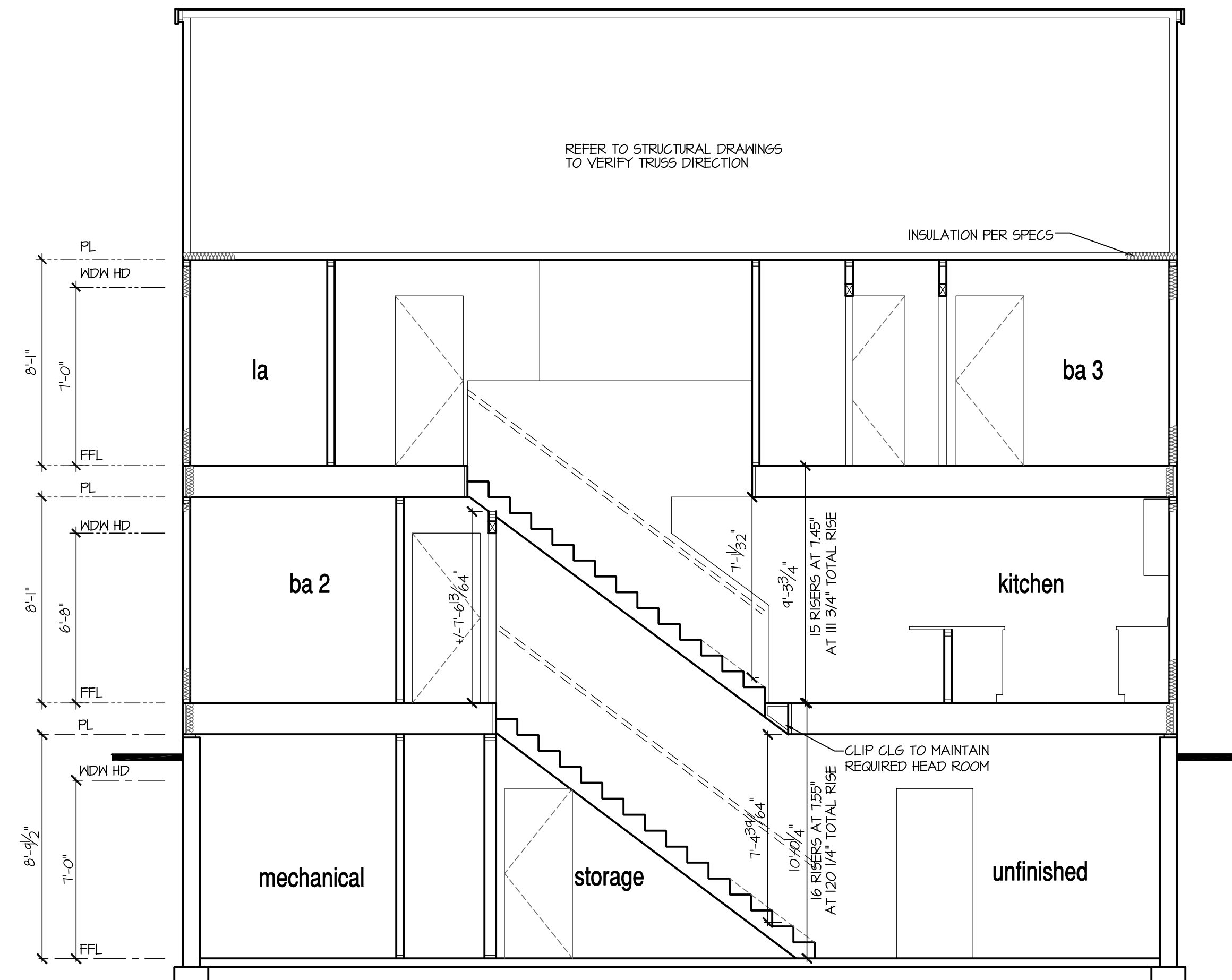
**8'-9 1/2" STAIR NOTE:**  
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY

### 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 VOLUMN 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.
- WOOD 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-14 BATTS MINIMUM. VERIFY
- ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY
- CRANL SPACE FLOORING: R-14 BATTS MINIMUM. VERIFY

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

WINDOW GLAZING "U" FACTOR: 0.35



## Building Section 2 at Basement

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

**'HAYDEN'  
BUILDING  
SECTIONS**

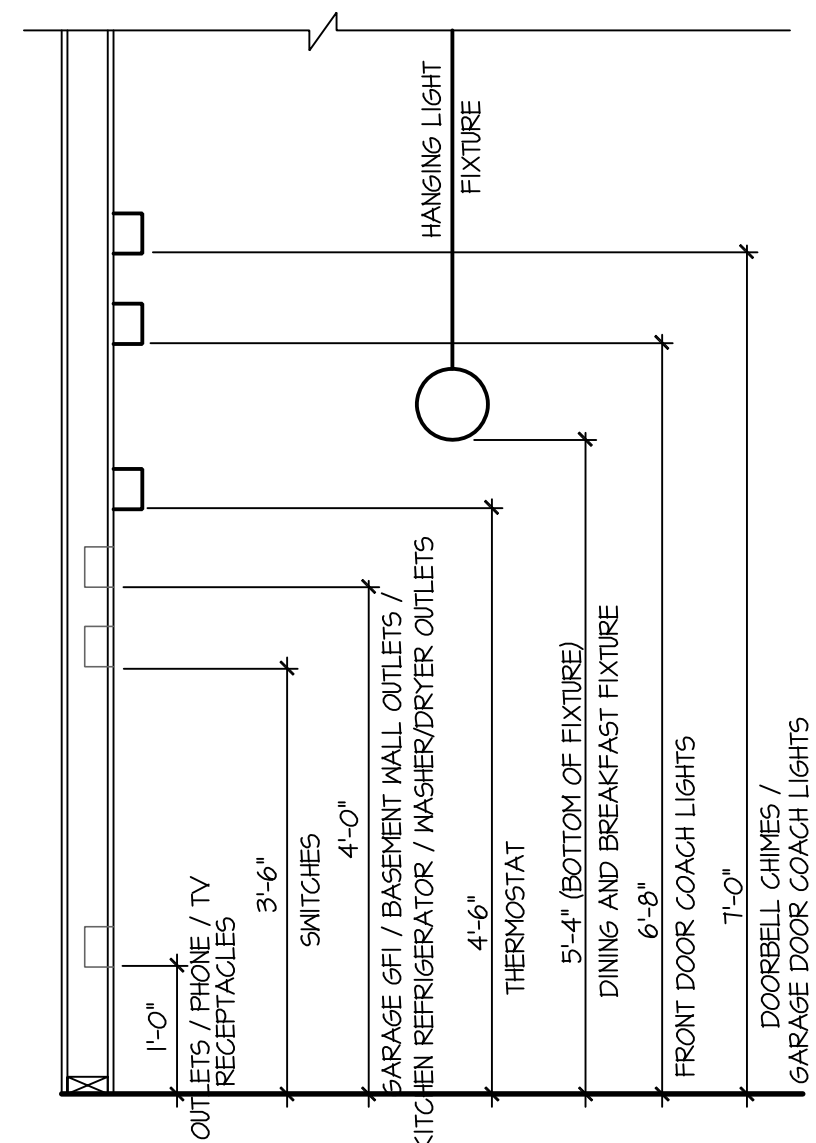
PRINT DATE:

January 22, 2021

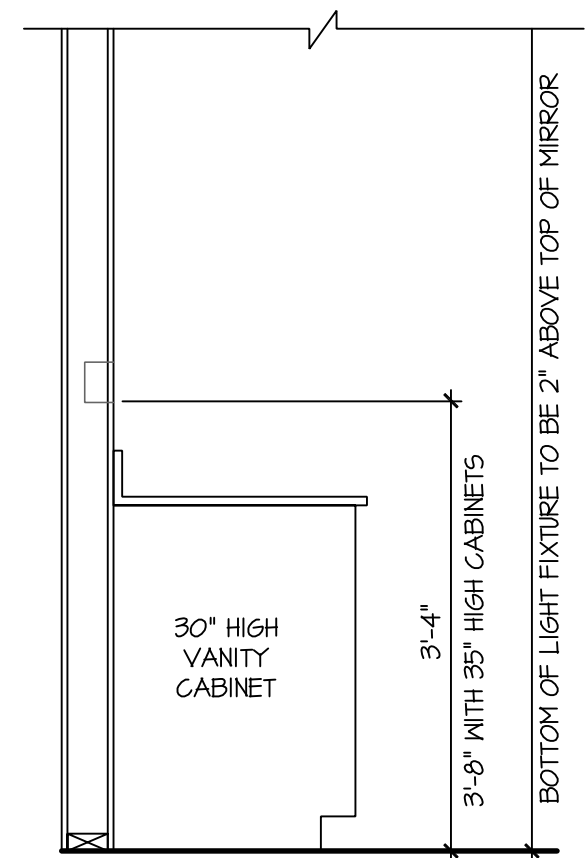
SHEET NO:

**1.1.3A S**

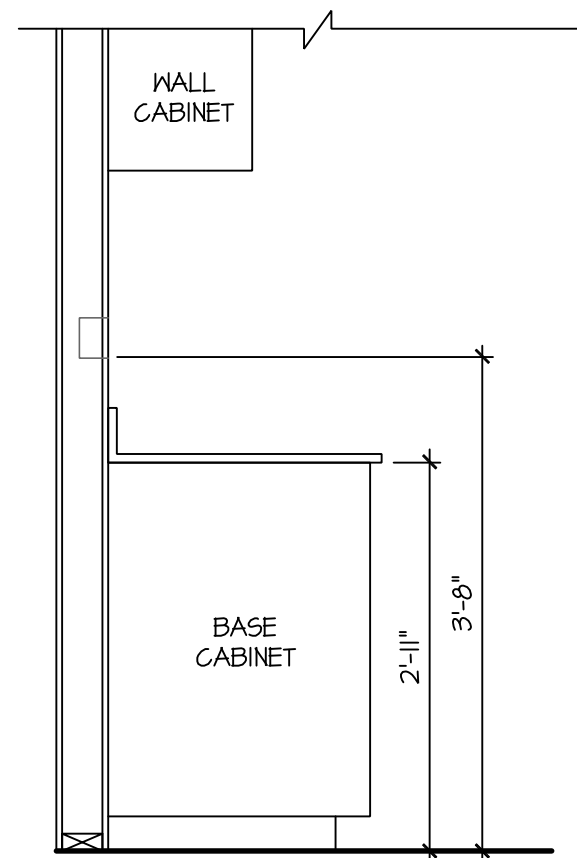
FOR CONSTRUCTION



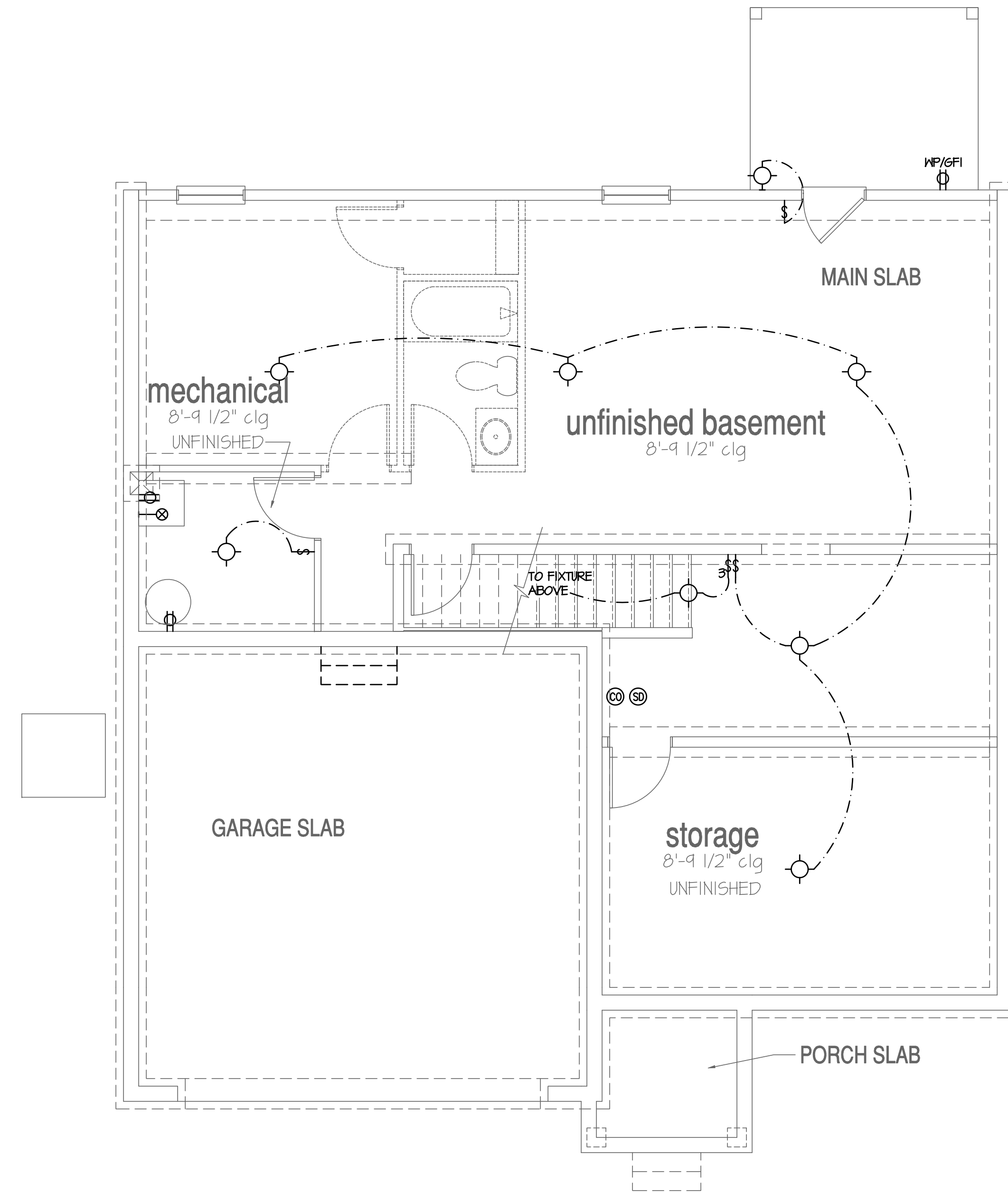
STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS



Basement Plan 'A'

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	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE	⊞	CHIMES	⊗	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE	⊞	PUSHBUTTON SWITCH	⊗	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF	⊞	110V SMOKE ALARM W/ BATTERY BACKUP	⊗	GAS SUPPLY WITH VALVE
⊕	HALF-SWITCHED DUPLEX OUTLET	⊙	CEILING MOUNTED LED LIGHT FIXTURE	⊞	110V SMOKE ALARM CO2 DETECTOR COMBO	⊗	HOSE BIBB
⊕220v	220 VOLT OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)	⊞	THERMOSTAT	⊗	1/4" WATER STUB OUT
⊙	REINFORCED JUNCTION BOX	⊙	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)	⊞	TELEPHONE	⊗	WALL SCONCE
⊕	WALL SWITCH	⊙	FLUORESCENT LIGHT FIXTURE	⊞	TELEVISION		
⊕3	THREE-WAY SWITCH	⊙	TECH HUB SYSTEM	⊞	ELECTRIC METER		
⊕4	FOUR-WAY SWITCH	⊙		⊞	ELECTRIC PANEL		
		⊙		⊞	DISCONNECT SWITCH		

NO:	DATE:	REVISION:
Δ	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

CLIENTS NAME:



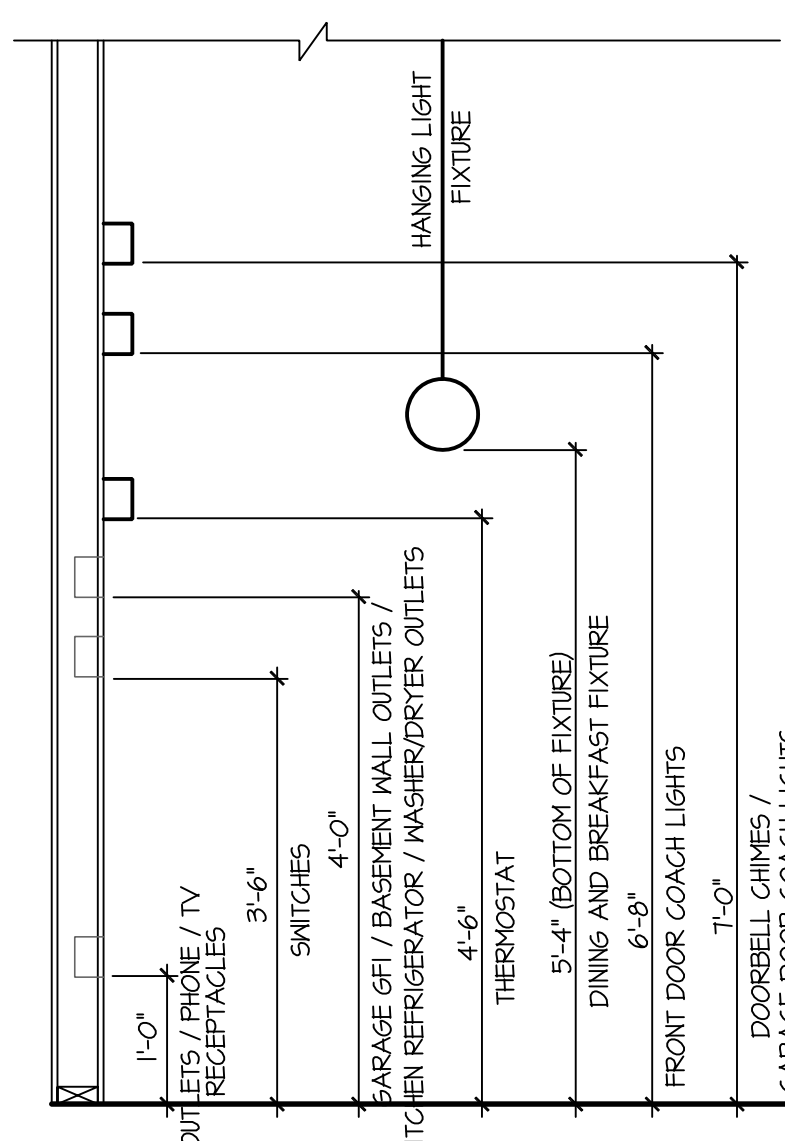
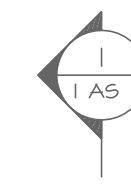
PROJECT NO: GMD17049

SHEET TITLE:  
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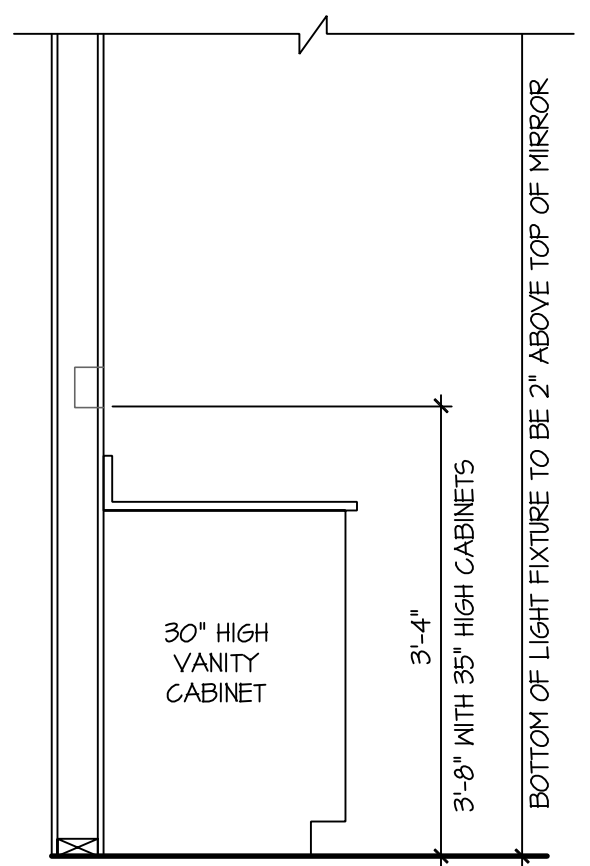
PRINT DATE:  
 January 22, 2021

SHEET NO:  
**6**

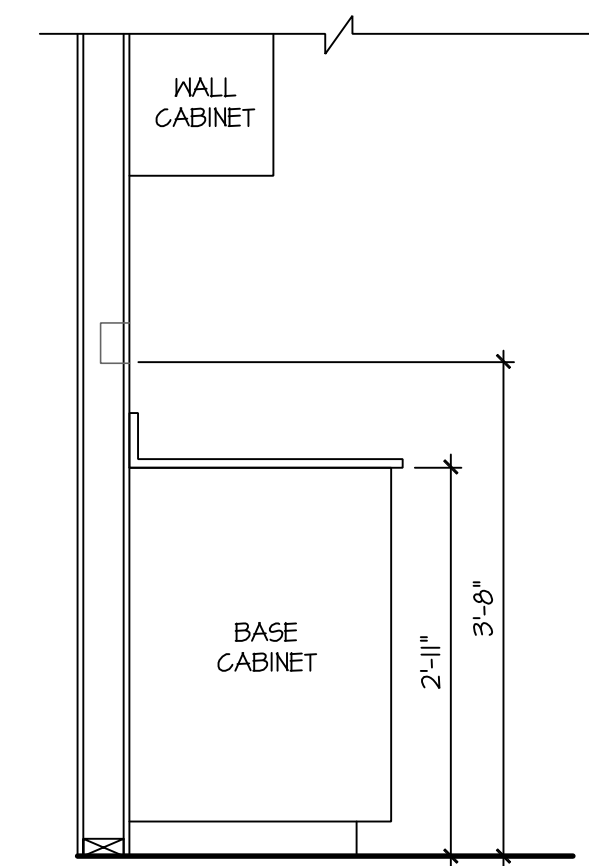
FOR CONSTRUCTION



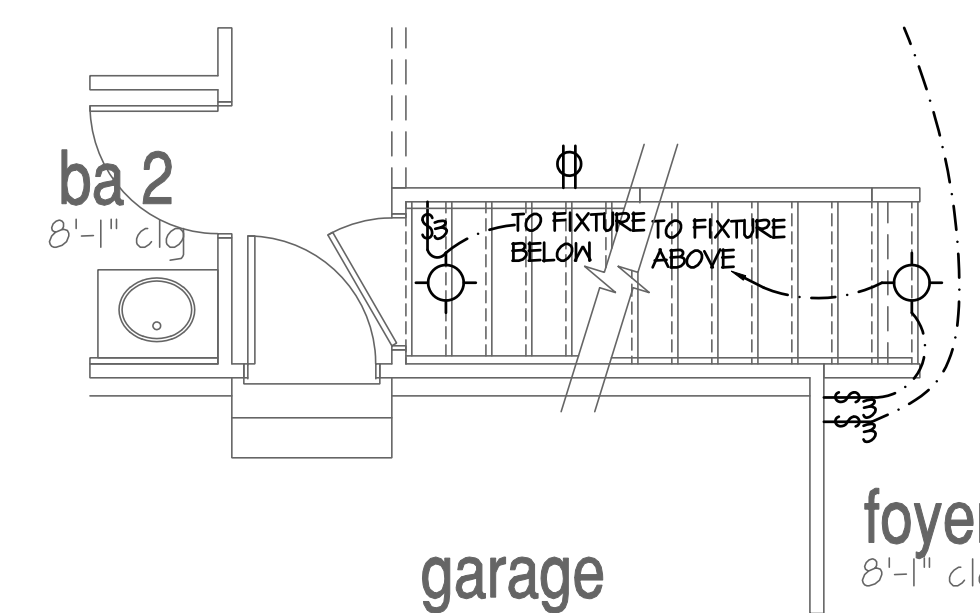
STANDARD ELECTRICAL BOX HEIGHTS



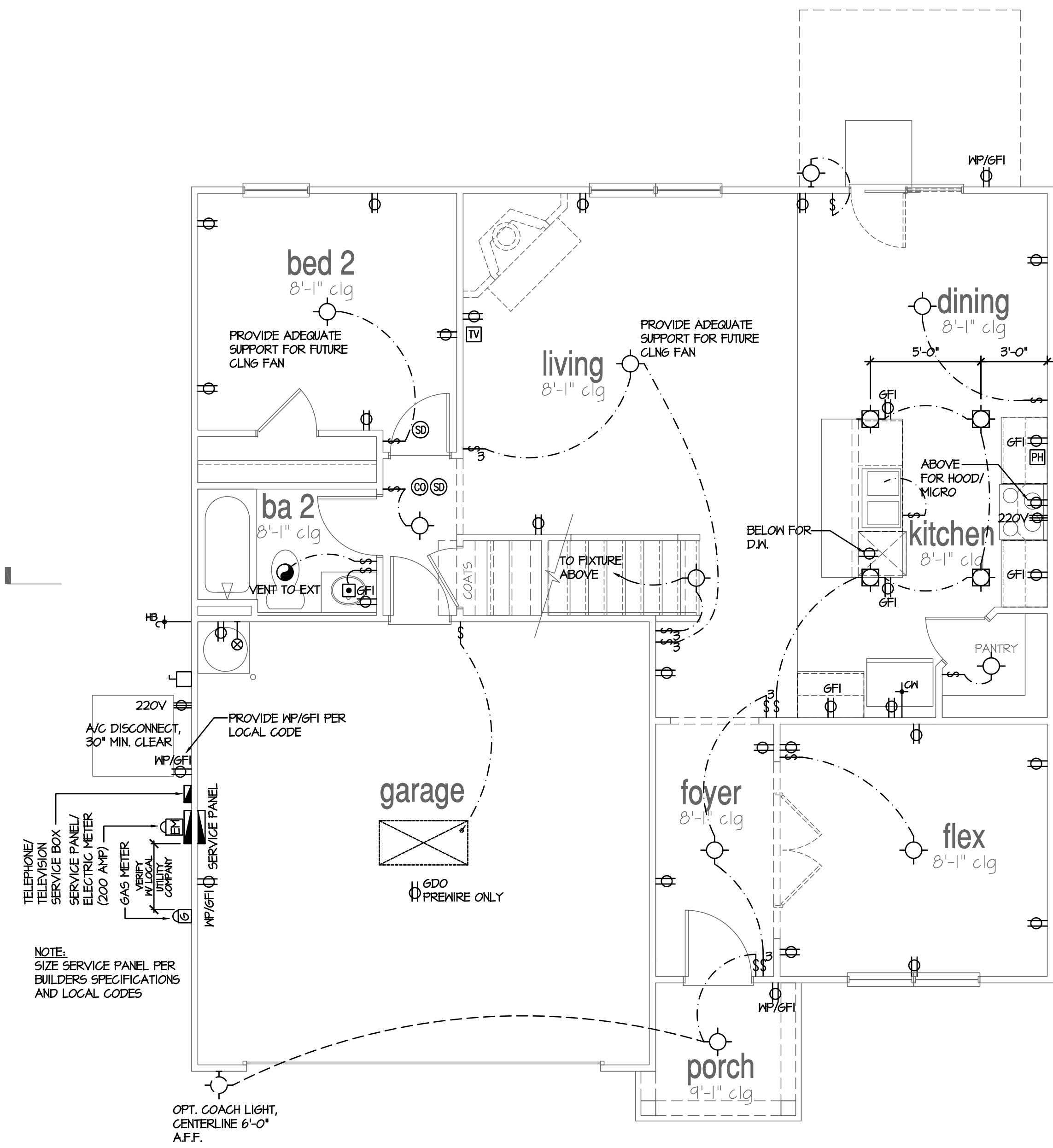
SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS



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



1st Floor Plan 'A'  
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.
  - FAN/LIGHTS 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
⊕ WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET
⊕ GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
⊕	HALF-SWITCHED DUPLEX OUTLET
⊕ 220V	220 VOLT OUTLET
⊕	REINFORCED JUNCTION BOX
⊕ 3	THREE-WAY SWITCH
⊕ 4	FOUR-WAY SWITCH
⊕	FLUSH-MOUNT LED CEILING FIXTURE
⊕	HANGING FIXTURE
⊕ CFP	FLUSH-MOUNT LED CEILING FIXTURE (PROVIDE CEILING FAN SUPPORT)
⊕	2-LIGHT VANITY FIXTURE
⊕	3-LIGHT VANITY FIXTURE
⊕	4-LIGHT VANITY FIXTURE
⊕	WALL MOUNT FIXTURE
⊕	EXHAUST FAN (VENT TO EXTERIOR)
⊕	CHIMES
⊕	PUSHBUTTON SWITCH
⊕	110V SMOKE DETECTOR W/ BATTERY BACKUP
⊕	CO2 DETECTOR
⊕	THERMOSTAT
⊕	TELEPHONE
⊕	TELEVISION
⊕	ELECTRIC METER
⊕	ELECTRIC PANEL
⊕	DISCONNECT SWITCH
⊕	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕	GAS SUPPLY WITH VALVE
⊕	HOSE BIBB
⊕	1/4" WATER STUB OUT
⊕	WALL SCORCE

NO.	DATE	REVISION
1	04.15.21	



PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION

CLIENTS NAME:

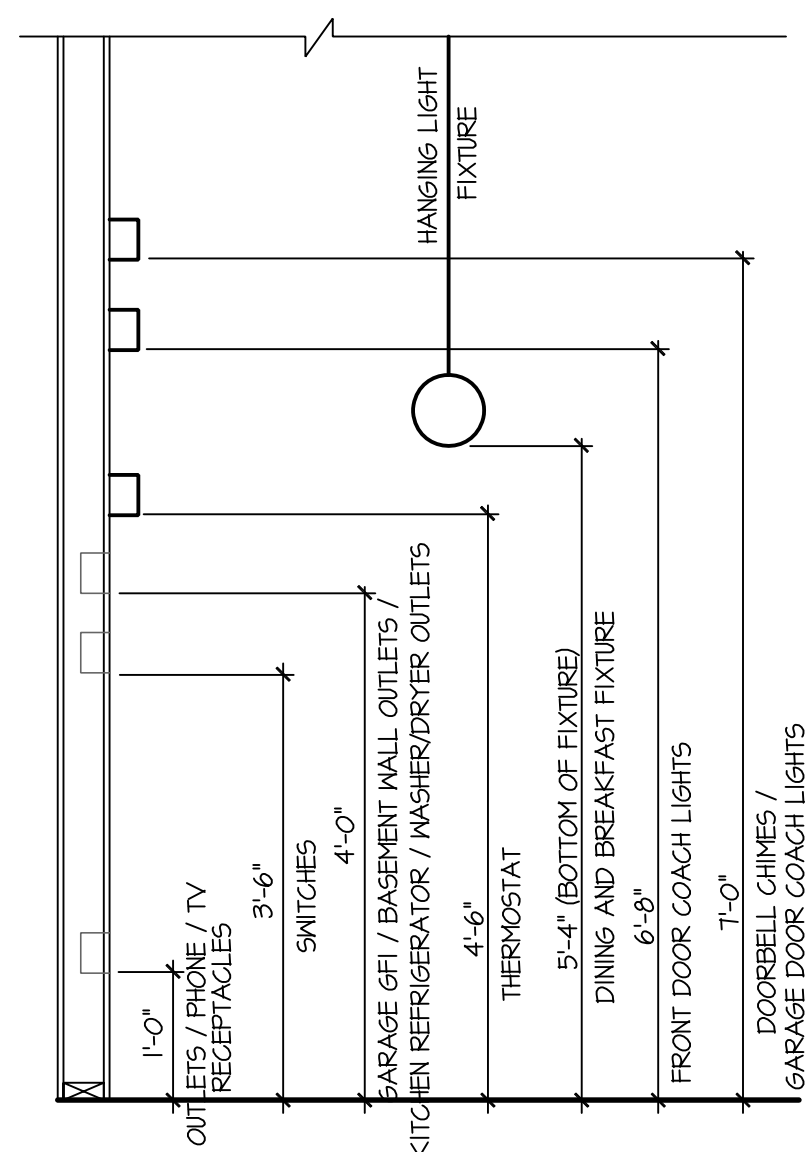


PROJECT NO: GMD17049

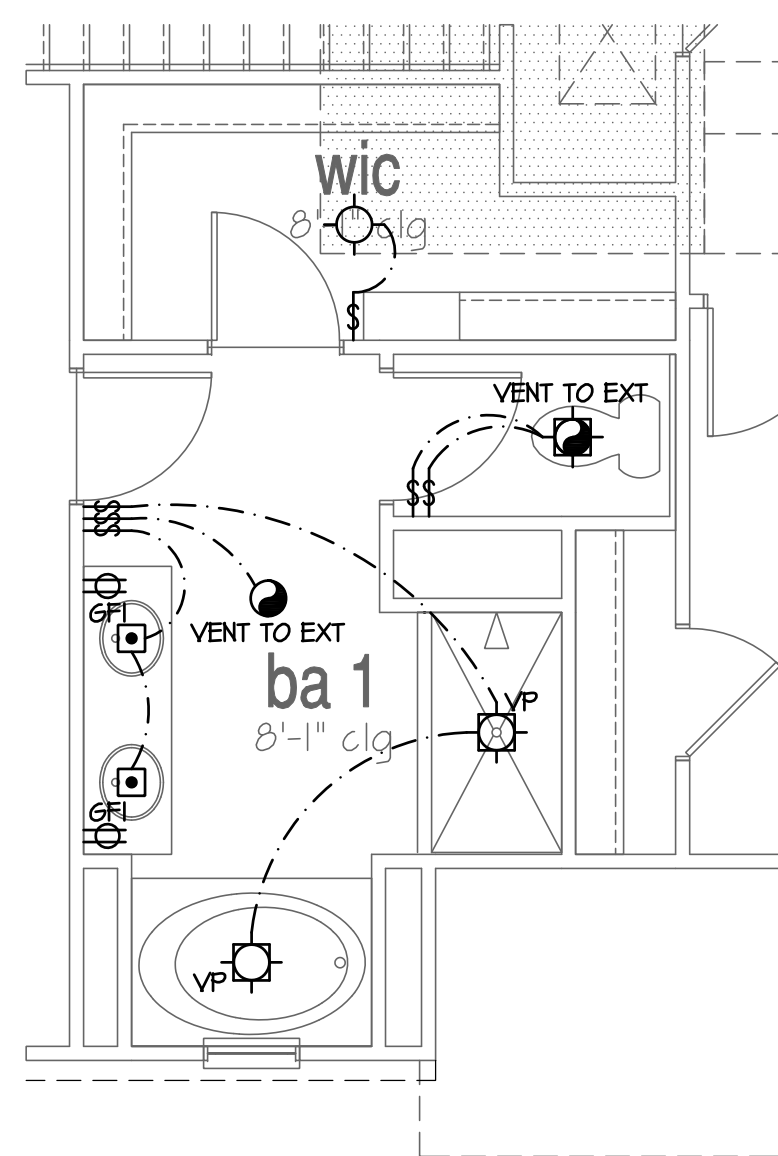
SHEET TITLE:  
**'HAYDEN'**  
**1st FLOOR**  
**UTILITY PLAN**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**7**

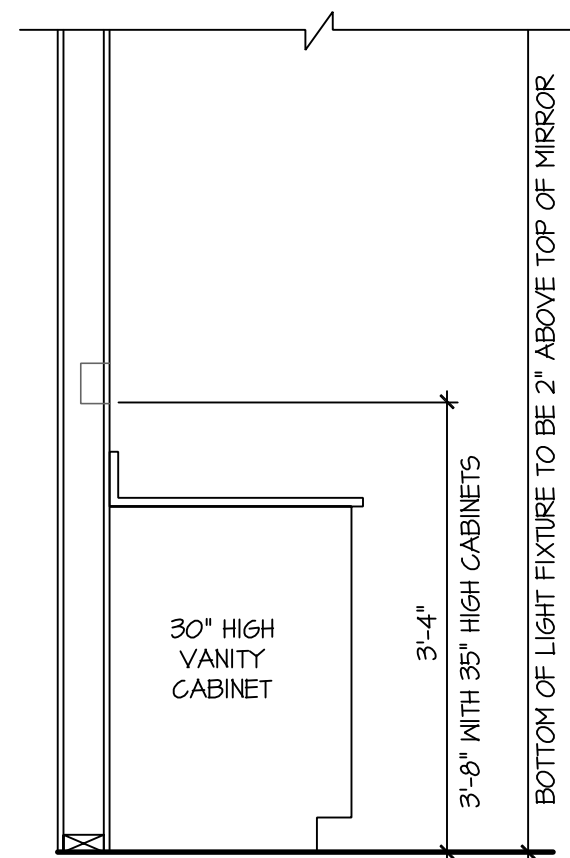


STANDARD ELECTRICAL BOX HEIGHTS

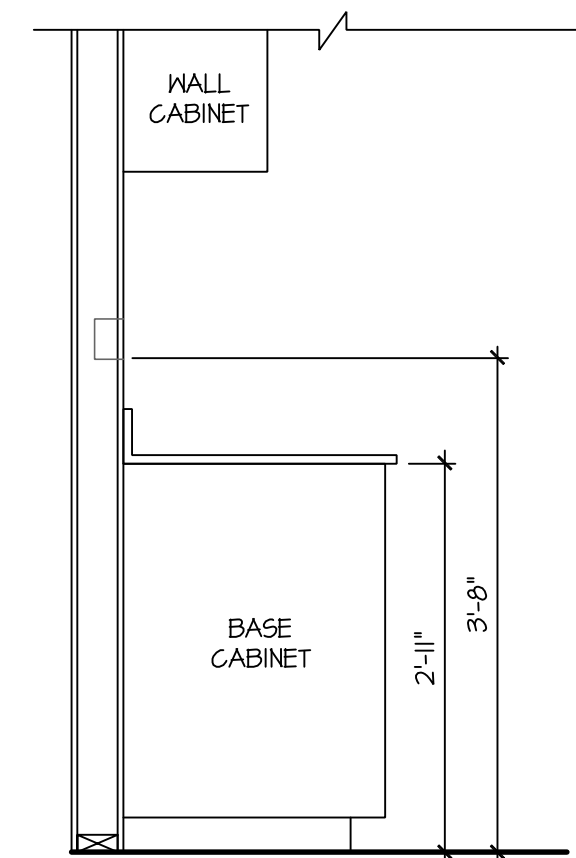


Opt Bath 1

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



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



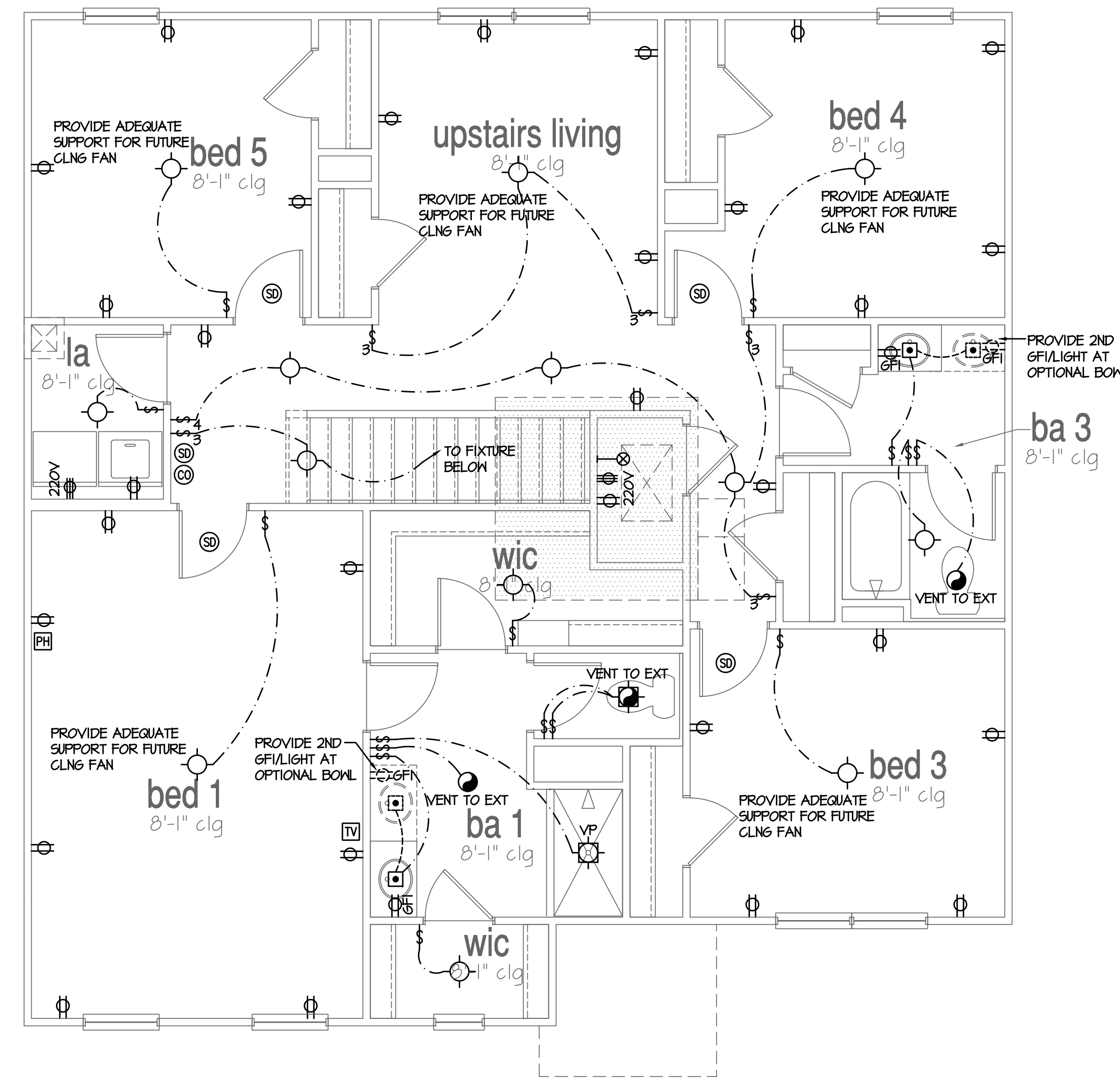
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

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	⊗	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕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	⊙	WALL MOUNT FIXTURE	⊠	TELEVISION	⊗	
⊕3	THREE-WAY SWITCH	⊙	EXHAUST FAN (VENT TO EXTERIOR)	⊠	ELECTRIC METER	⊗	
⊕4	FOUR-WAY SWITCH	⊙		⊠	ELECTRIC PANEL	⊗	
		⊙		⊠	DISCONNECT SWITCH	⊗	
		⊙		⊠		⊗	

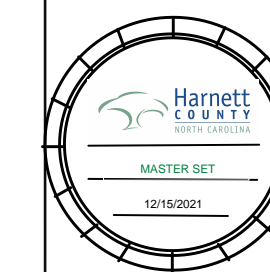


2nd Floor Plan 'A'

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

NO:	DATE:	REVISION:
1	04.15.21	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
**'HAYDEN'**  
2nd FLOOR  
UTILITY PLAN

PRINT DATE:  
January 22, 2021

SHEET NO:

DESIGN SPECIFICATIONS:

Construction Type: Commercial  Residential

Applicable Building Codes:

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

Design Loads:

- 1. Roof Live Loads
11. Conventional 2x ..... 20 PSF
12. Truss ..... 20 PSF
12.1. Attic Truss ..... 60 PSF
2. Roof Dead Loads
2.1. Conventional 2x ..... 10 PSF
2.2. Truss ..... 20 PSF
3. Snow
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. I-Joist ..... 15 PSF
5.3. Floor Truss ..... 15 PSF
6. Ultimate Design Wind Speed (3 sec. gust) ..... 130 MPH
6.1. Exposure ..... B
6.2. Importance Factor ..... 1.0
6.3. Wind Base Shear
6.3.1. Vx =
6.3.2. Vy =

7. Component and Cladding (in PSF)

Table with columns: MEAN ROOF HT., UP TO 30', 30'-35', 35'-40', 40'-45'. Rows: ZONE 1, ZONE 2, ZONE 3, ZONE 4, ZONE 5.

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. Sml = %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/Tech Components Anchored ..... No
8.9. Lateral Design Control: Seismic [ ] Wind [x]
9. Assumed Soil Bearing Capacity ..... 2000psf



HAYDEN

PROJECT ADDRESS: TBD OWNER: DR Horton, Inc. 8001 Arrowridge Blvd. Charlotte, NC 28213

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

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

PLAN ABBREVIATIONS:

Table with columns: AB, AFF, CJ, CLR, DJ, D&P, EE, EW, NTS, OC, PSF, PSI. Rows: ANCHOR BOLT, ABOVE FINISHED FLOOR, CEILING JOIST, CLEAR, DOUBLE JOIST, DOUBLE STUD POCKET, EACH END, EACH WAY, NOT TO SCALE, ON CENTER, POUNDS PER SQUARE FOOT, POUNDS PER SQUARE INCH, PT, PRESSURE TREATED, ROOF SUPPORT, STUD COLUMN, SINGLE JOIST, SPRUCE PINE FIR, SIMPSON STRONG-TIE, SOUTHERN YELLOW PINE, TRIPLE JOIST, TRIPLE STUD POCKET, TYPICAL, UNLESS NOTED OTHERWISE, 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:

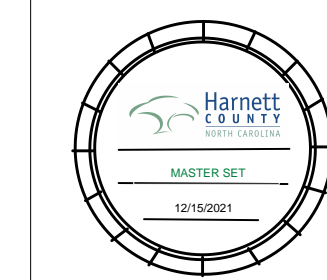
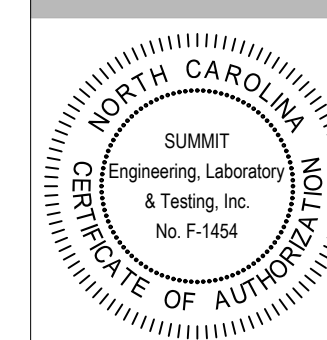
Table with columns: Sheet No., Description. Rows: CSI (Cover Sheet, Specifications, Revisions), S10m (Monolithic Slab Foundation), S10s (Stem Wall Foundation), S10c (Crawl Space Foundation), S10b (Basement Foundation), S20 (Basement Framing Plan), S30 (First Floor Framing Plan), S40 (Second Floor Framing Plan), S50 (Roof Framing Plan), S60 (Basement Bracing Plan), S70 (First Floor Bracing Plan), S80 (Second Floor Bracing Plan).

REVISION LIST:

Table with columns: Revision No., Date, Project No., Description. Row 1: 1, 4/19/21, 10111, Updated elevation names. Row 2: Added Stem Wall, Crawlspace, and Basement Foundations.

DR HORTON PROJECT SIGN-OFF:

Table with columns: Manager, Signature. Rows: Operations, Operations System, Operations Product Development.



DR Horton, Inc. 8001 Arrowridge Blvd. Charlotte, NC 28213

GENERAL STRUCTURAL NOTES:

- 1. 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.
2. The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
3. 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.
4. 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.
5. 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.
6. The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
7. This structure and all construction shall conform to all applicable sections of the International Residential code.
8. This structure and all construction shall conform to all applicable sections of local building codes.
9. All structural assemblies are to meet or exceed to requirements of the current local building code.

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. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- 2. The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
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 if placement of concrete does not occur within 24 hours of excavation.
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 "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
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 unless otherwise noted.
4. 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:

- 1. Concrete shall have a normal weight aggregate and a minimum compressive strength (fc) at 28 days of 3000 psi, unless otherwise noted on the plan.
2. Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
3. 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%
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: "Guide for Concrete Slab and Slab Construction".
6. The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
7. Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
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. Reinforcing steel may extend through a saw cut joint.
10. All welded wire fabric (WWF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WWF shall be securely supported during the concrete pour.

CONCRETE REINFORCEMENT:

- 1. 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.
2. Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard).
4. Fibermesh shall comply with ASTM C116, any local building code requirements, and shall meet or exceed the current industry standard.
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 318: "Manual of Standard Practice for Detailing Concrete Structures".
7. Horizontal footing and wall reinforcement shall be continuous and shall have 90 degree bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
8. 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.

- 9. 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.
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" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern-Yellow-Pine (SYP) #2.
2. LVL or PSL engineered wood shall have the following minimum design values:
2.1. E = 1900000 psi
2.2. Fb = 2600 psi
2.3. Fv = 285 psi
2.4. Fc = 100 psi
3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPFA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPFA standard C-2.
4. Nails shall be common wire nails unless otherwise noted.
5. Lag screws shall conform to ANSI/ASME standard B18.21-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
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 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.
8. 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.
9. Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
10. 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:

- 1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
2. 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.
3. 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." (ASCE 7-10), and the loading requirements shown on these specifications. The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
5. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

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

WOOD STRUCTURAL PANELS:

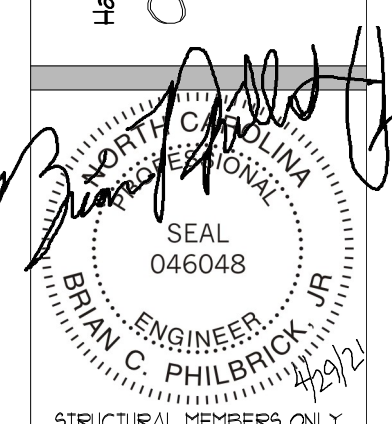
- 1. Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
2. All structurally required wood sheathing shall bear the mark of the APA.

- 3. Wood wall sheathing shall comply with the requirements of local building codes 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.
4. Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6" o/c at panel edges and at 12" o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
5. Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6" o/c at panel edges and at 12" o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
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 AFA standards.
2. All structurally required fiberboard sheathing shall bear the mark of the AFA.
3. 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.
4. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the AFA.

Hayden LH Coversheet



DATE: 4/20/21 SCALE: 23/34 1/4" = 1'-0" 1/8" = 1'-0" PROJECT: A 508-046: 22865 DRAWN BY: JCF CHECKED BY: BCP

22865 5/5/19 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET CSI

FOUNDATION NOTES:

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AND STATE 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.
- FILASTERS 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 CODE SECTION R403.16, MINIMUM 1/2" DIA BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION AND (1) LOCATED NOT MORE THAN 12" FROM THE CORNER. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:

DJ = DOUBLE JOIST	SJ = SINGLE JOIST
FT = FLOOR TRUSS	SC = STUD COLUMN
EE = EACH END	TJ = TRIPLE JOIST
OC = ON CENTER	CL = CENTER LINE
EW = EACH WAY	PL = POINT LOAD

- ALL PIERS TO BE 16"x16" MASONRY AND ALL FILASTERS 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 HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R602.10.8 AND FIGURE R602.10.1 OF THE 2018 NCRC.

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.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC.

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

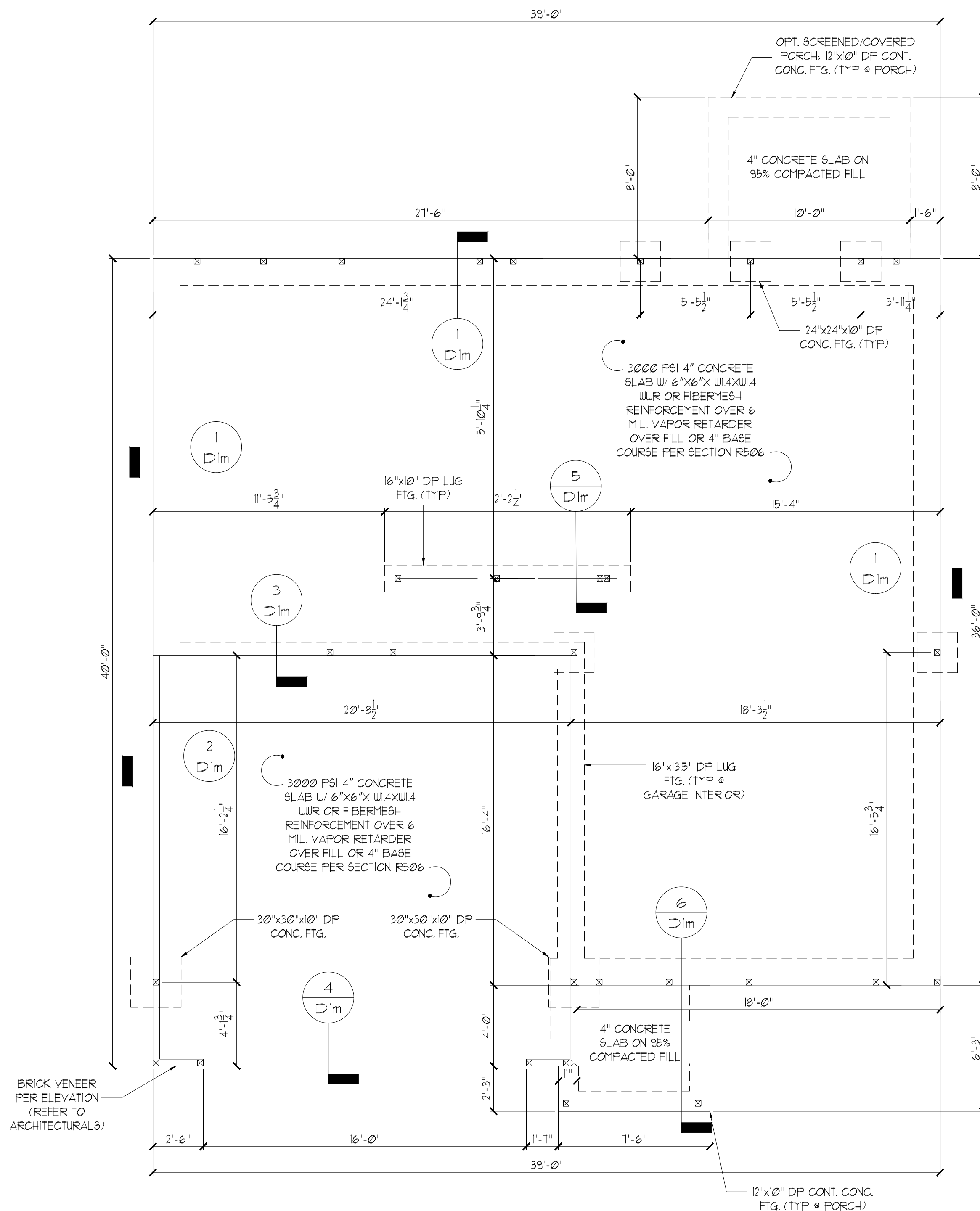
STRUCTURAL MEMBERS ONLY

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.

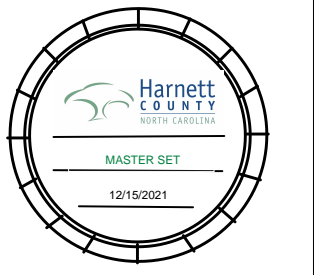
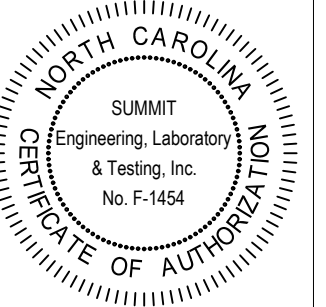
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

MONOLITHIC SLAB FOUNDATION PLAN

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11"x11"

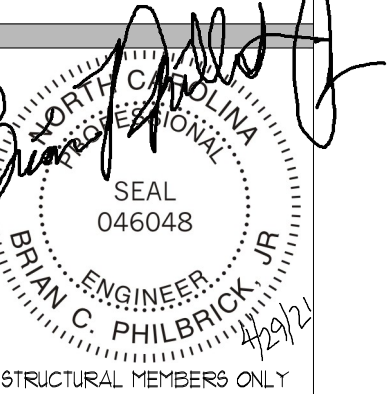


ELEVATION A.P.R



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

Hayden LH  
Monolithic Slab Foundation



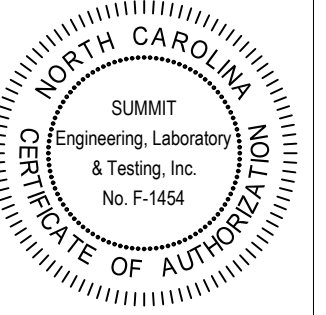
DATE: 4/20/21  
SCALE: 22x34 1/4"=1'-0"  
11x11 1/8"=1'-0"  
PROJECT # 528-066-22865  
DRAWN BY: JCF  
CHECKED BY: BCP

22865 5/5/19

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

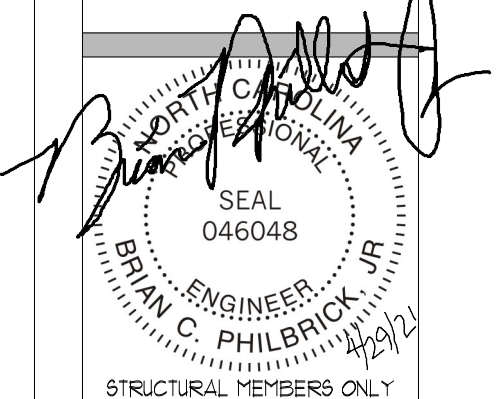
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SL0M



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

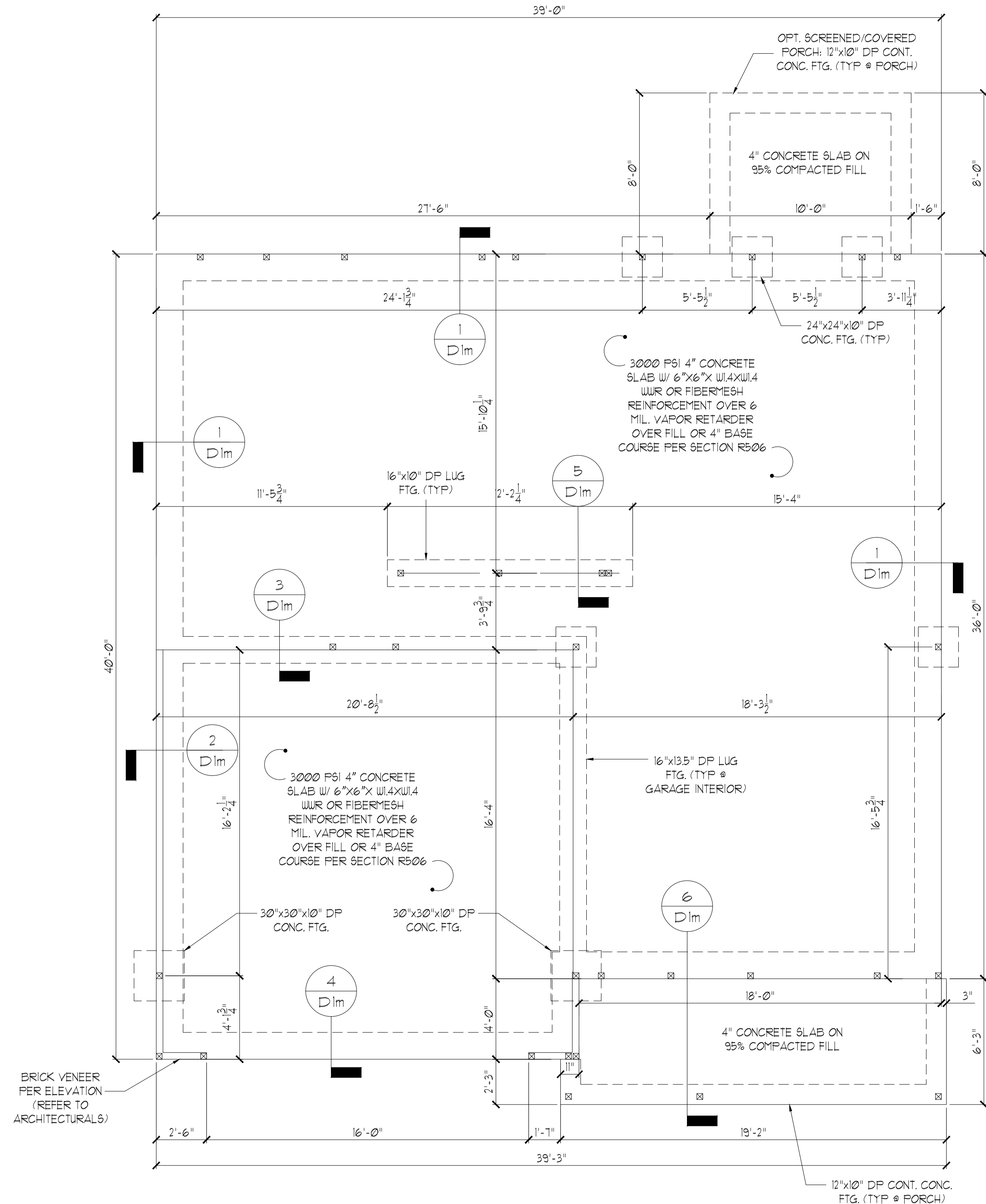
Hayden LH  
Monolithic Slab Foundation



DATE: 4/20/21  
SCALE: 22x4 1/4" = 1'-0"  
1/8" = 1'-0"  
PROJECT # 520-066-22065  
DRAWN BY: JCF  
CHECKED BY: BCP

22065 5/5/19  
REFER TO COVER SHEET FOR A  
COMPLETE LIST OF REVISIONS

SHEET  
Sl.m



ELEVATION B.F.K

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.

MONOLITHIC SLAB FOUNDATION PLAN

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

FOUNDATION NOTES:

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AND STATE 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.
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- 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 CODE SECTION R403.16. MINIMUM 1/2" DIA BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION AND (1) LOCATED NOT MORE THAN 12" FROM THE CORNER. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:  

DJ = DOUBLE JOIST	SJ = SINGLE JOIST
FT = FLOOR TRUSS	SC = STUD COLUMN
EE = EACH END	TJ = TRIPLE JOIST
OC = ON CENTER	CL = CENTER LINE
EW = EACH WAY	PL = POINT LOAD
- ALL PIERS TO BE 16"x16" MASONRY AND ALL FILASTERS TO BE 8"x16" MASONRY, TYPICAL (UNO).
- WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN.
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- 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 HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R602.10.8 AND FIGURE R602.10.1 OF THE 2018 NCRC.

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.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC.

REINFORCE GARAGE PORTAL WALLS PER FIGURE R602.10.4.3 OF THE 2018 NCRC. (TYP)

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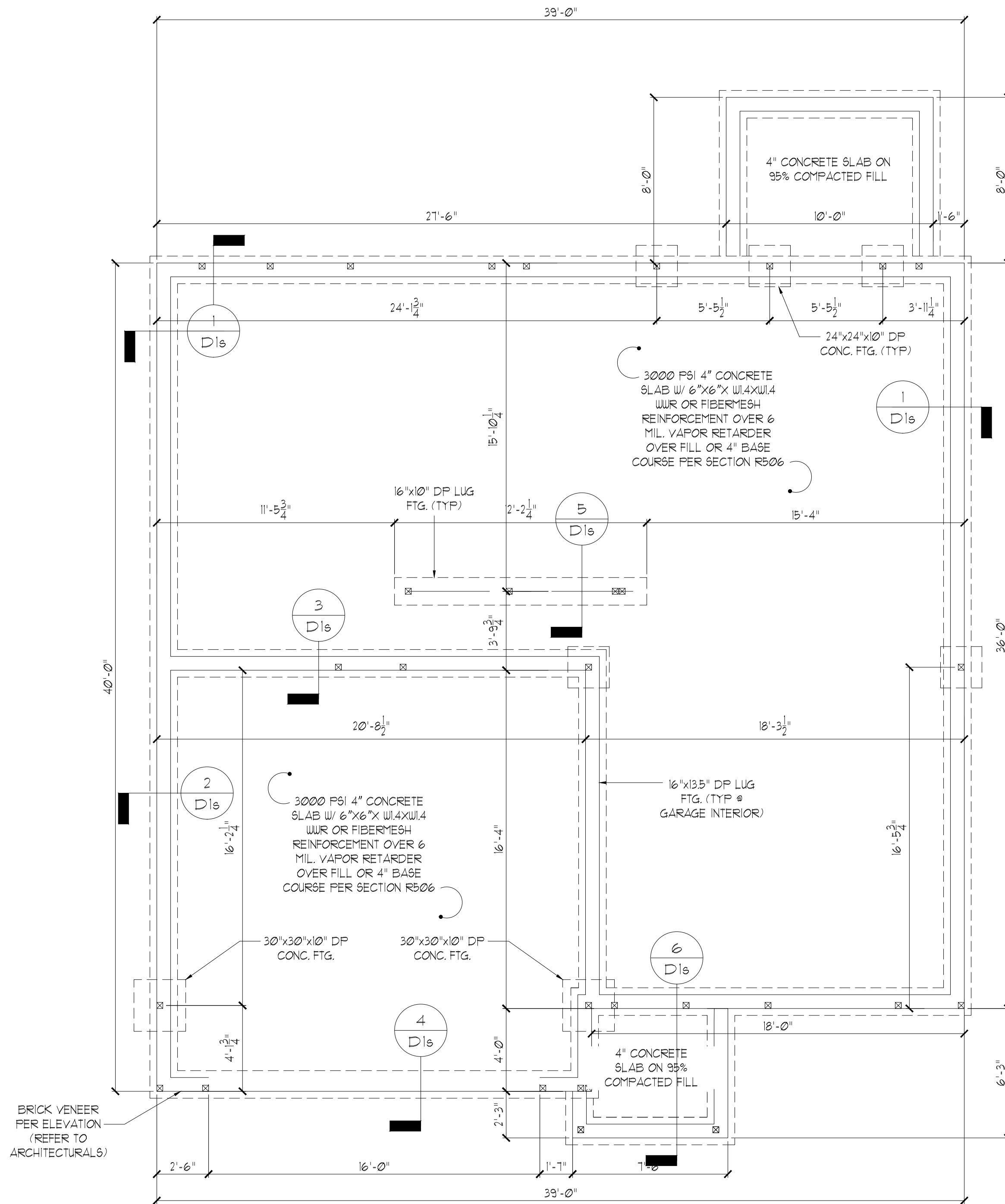
STRUCTURAL MEMBERS ONLY

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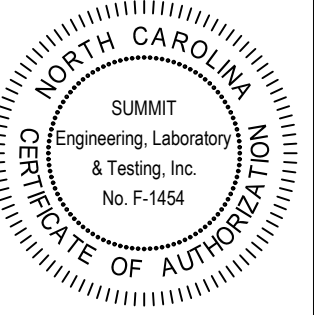
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

STEM WALL FOUNDATION PLAN

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

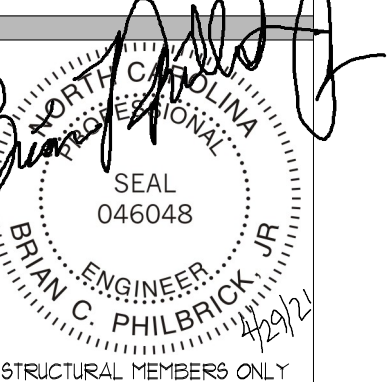


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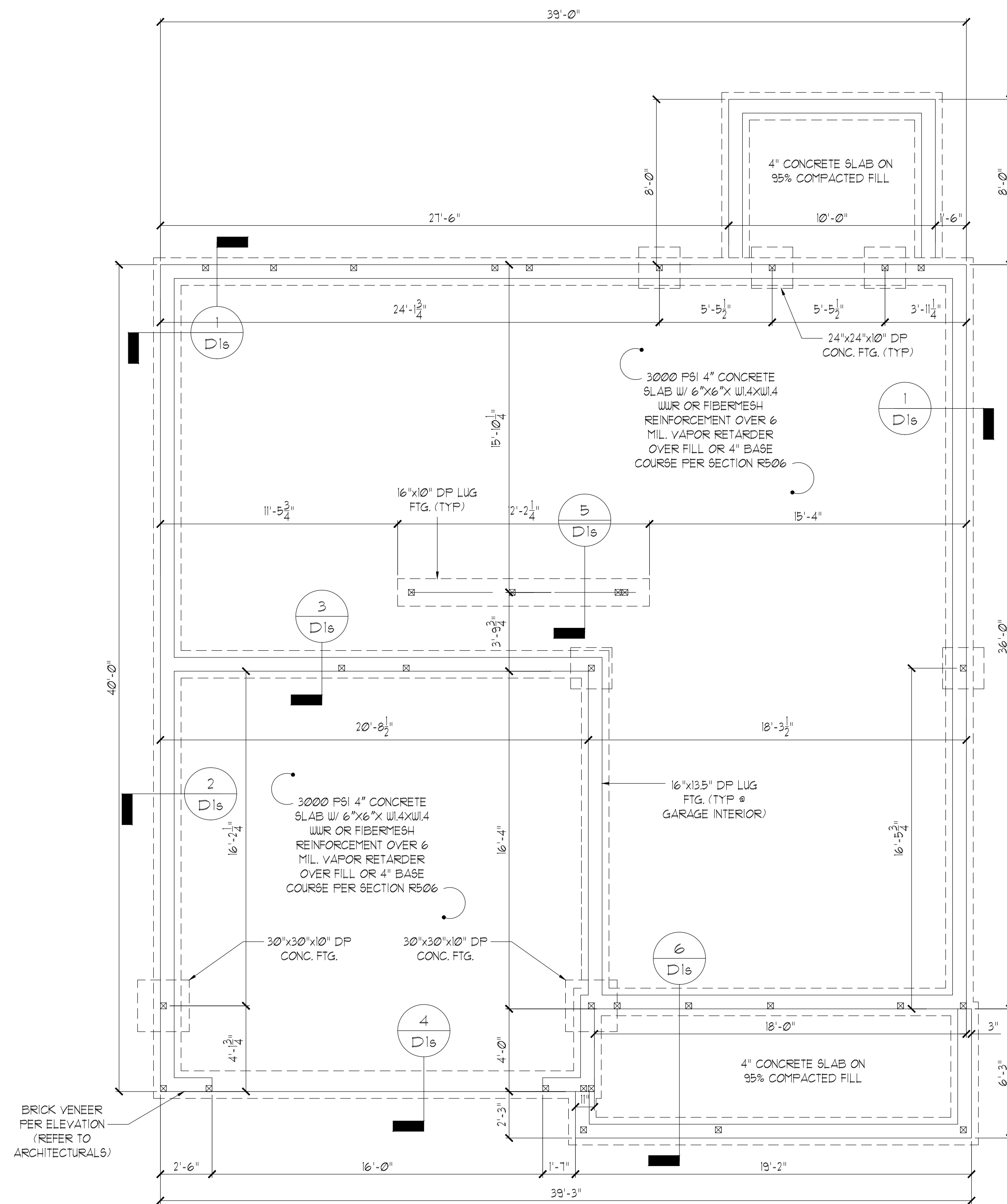
Hayden LH  
 Stem Wall Foundation



DATE: 4/20/21  
 SCALE: 22x34 1/4"=1'-0"  
 11x17 1/8"=1'-0"  
 PROJECT # 528-046-22869  
 DRAWN BY: JCF  
 CHECKED BY: BCP

22869 5/5/19  
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS





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STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

**STEM WALL FOUNDATION PLAN**

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

FOUNDATION NOTES:

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AND STATE 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.
- FILASTERS 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 CODE SECTION R403.16. MINIMUM 1/2" DIA BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION AND (1) LOCATED NOT MORE THAN 12" FROM THE CORNER. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:  

DJ = DOUBLE JOIST	SJ = SINGLE JOIST
FT = FLOOR TRUSS	SC = STUD COLUMN
EE = EACH END	TJ = TRIPLE JOIST
OC = ON CENTER	CL = CENTER LINE
EW = EACH WAY	PL = POINT LOAD
- ALL PIERS TO BE 16"x16" MASONRY AND ALL FILASTERS 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 HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R602.10.8 AND FIGURE R602.10.1 OF THE 2018 NCRC.

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 I PER TABLE R405.

REINFORCE GARAGE PORTAL WALLS PER FIGURE R602.10.4.3 OF THE 2018 NCRC. (TYP)

BEAM POCKETS MAY BE SUBSTITUTED FOR MASONRY FILASTERS AT GIRDER ENDS. BEAM POCKETS SHALL HAVE A MINIMUM 4" SOLID MASONRY BEARING.

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

DECK JOISTS SHALL BE SPACED AT A MAX. 12" O.C. WHEN DECK BOARDS ARE INSTALLED DIAGONALLY.

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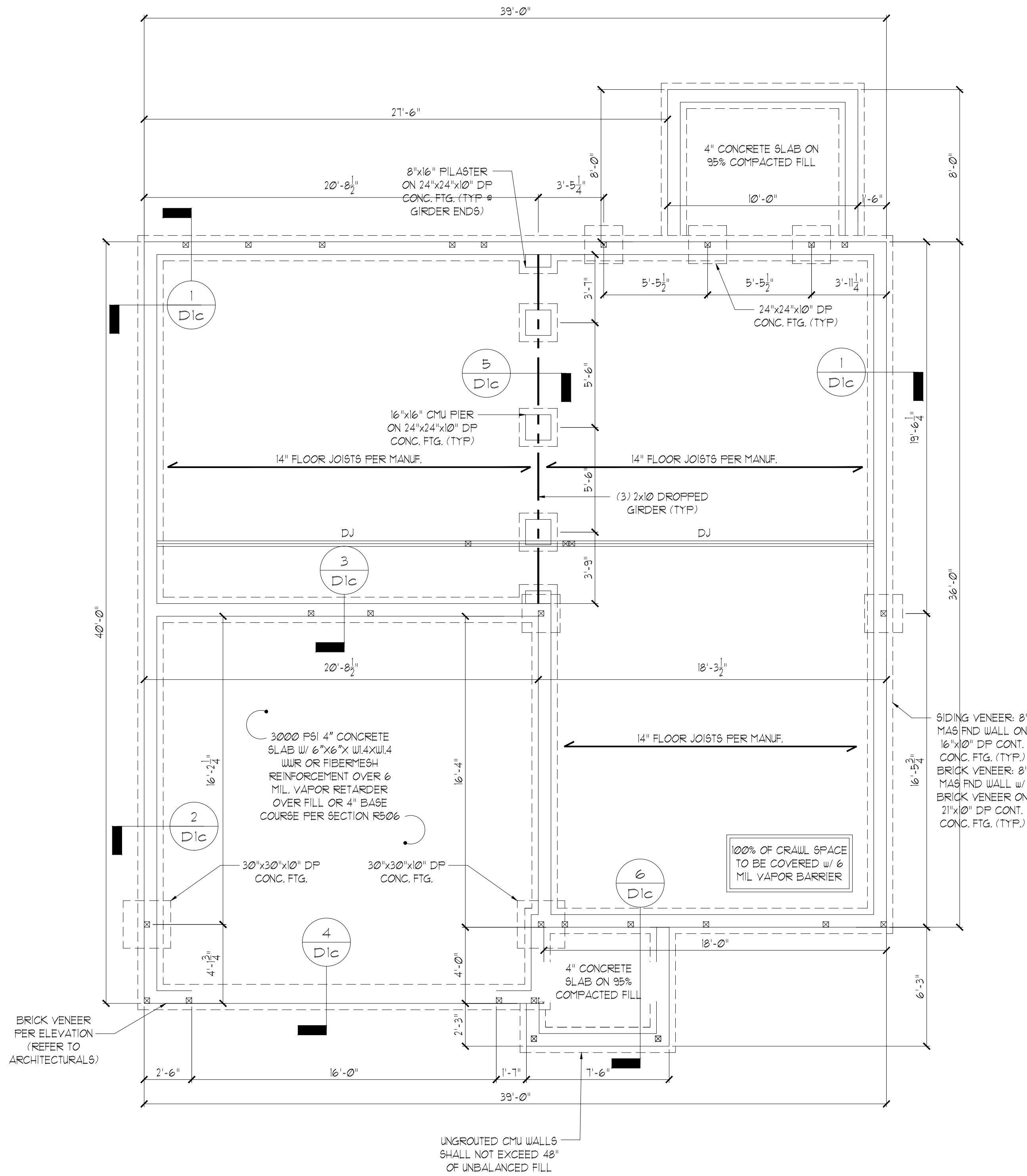
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

CRAWL SPACE FOUNDATION PLAN

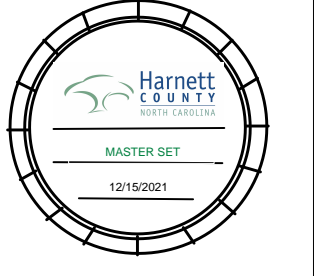
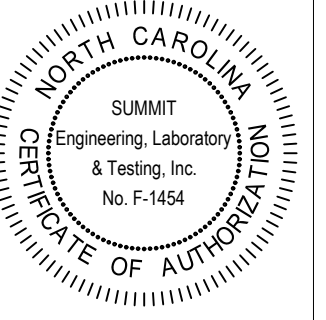
SCALE: 1/4"=1'-0" ON 22'x24' OR 1/8"=1'-0" ON 11'x11'

18"x24" MIN. CRAWL SPACE ACCESS DOOR TO BE LOCATED IN FIELD PER BUILDER. PROVIDE MIN. (2) 2x10 HEADER OVER DOOR w/ MIN. 4" BEARING EACH END. AVOID SHOWN POINT LOADS.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC.

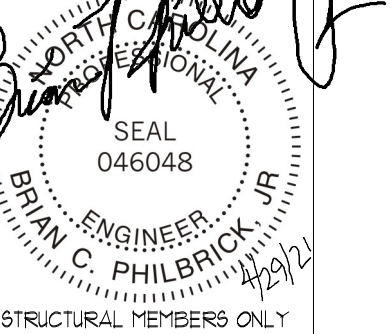


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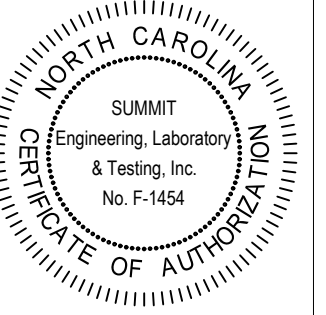


DATE: 4/20/21  
SCALE: 22x34 1/4"=1'-0"  
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PROJECT # 538-066-22865  
DRAWN BY: JCF  
CHECKED BY: BCP

22865 5/5/19

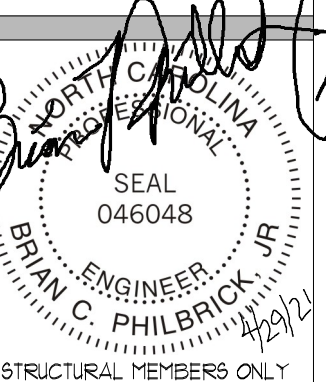
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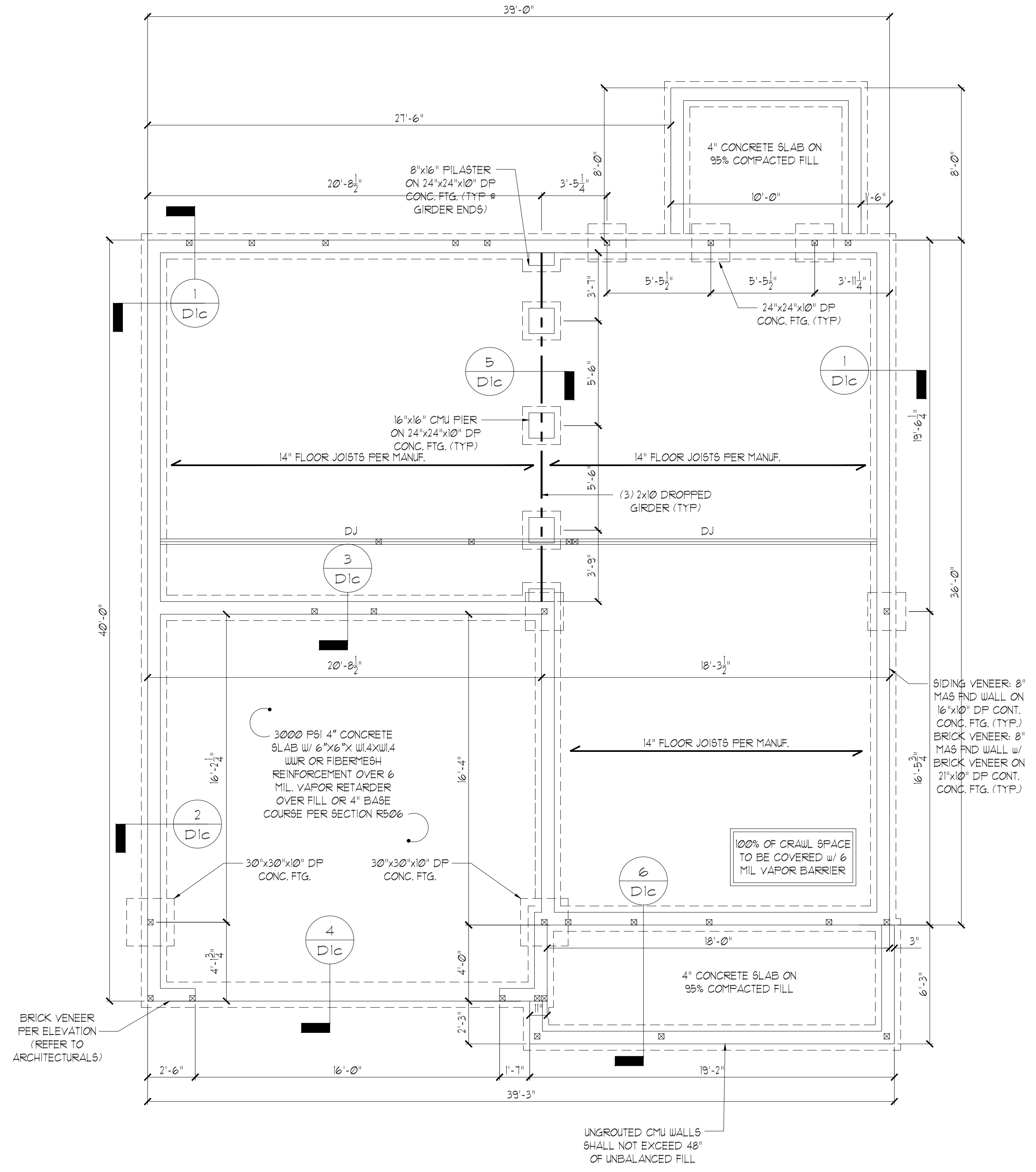
Hayden LH  
Crawl Space Foundation



DATE: 4/20/11  
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DRAWN BY: JCF  
CHECKED BY: BCP

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**CRAWL SPACE FOUNDATION PLAN**

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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

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REINFORCE GARAGE PORTAL WALLS PER FIGURE R602.10.4.3 OF THE 2018 NCRC. (TYP)

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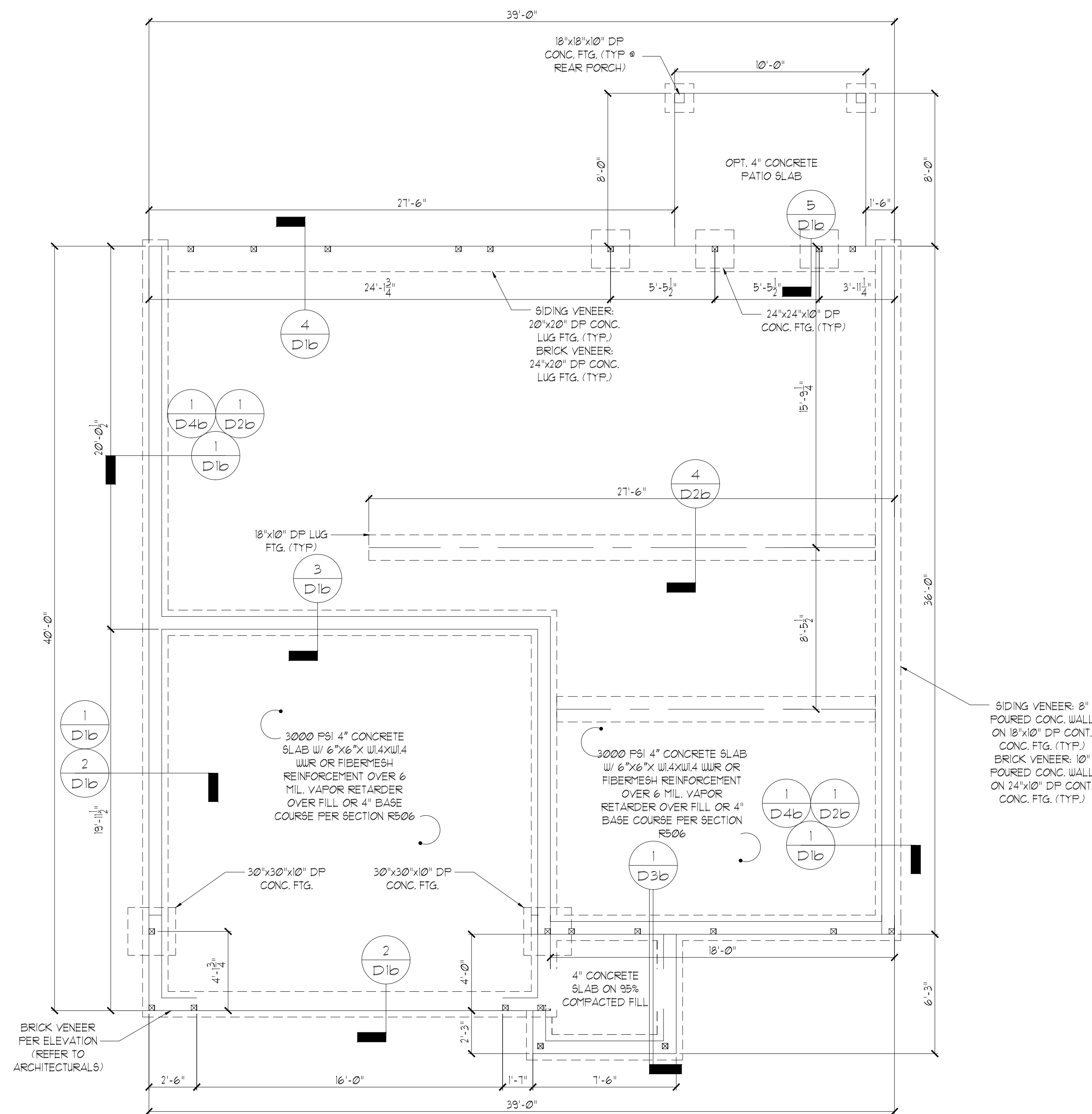
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

BASEMENT SLAB FOUNDATION PLAN

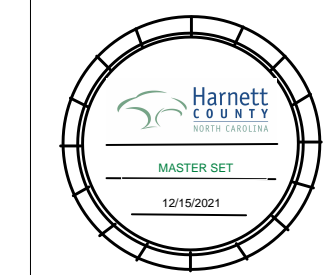
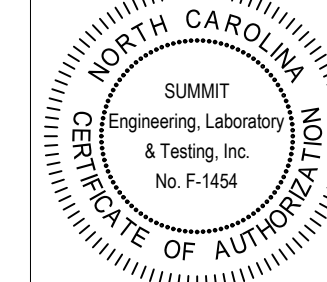
SCALE: 1/4"=1'-0" OR 22"x34" OR 1/8"=1'-0" ON 11"x17"

GRADE BEAM SCHEDULE		
TAG	SIZE	REBAR
1	12"x16"	(3) #5 TOP AND BOTTOM w/ #3 TIES @ 8" O.C.
2	20"x20"	(4) #5 TOP AND BOTTOM w/ #3 TIES @ 8" O.C.
3	24"x24"	(5) #1 TOP AND BOTTOM w/ #3 TIES @ 8" O.C.

4" CRUSHED STONE OVER SOIL w/ 95% OF STD PROCTOR DENSITY WITHIN 3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT MAY BE USED I.L.O. GARAGE GRADE BEAM SUPPORTS FOR 3000 PSI 4" CONC. SLAB w/ 6"x6" W4xW4 WJR OR FIBERMESH REINFORCEMENT OVER 6 MIL. VISQUEEN.

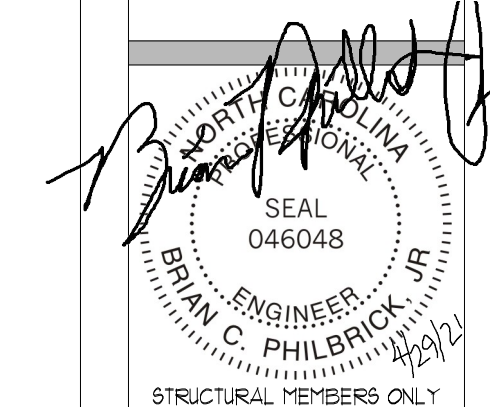


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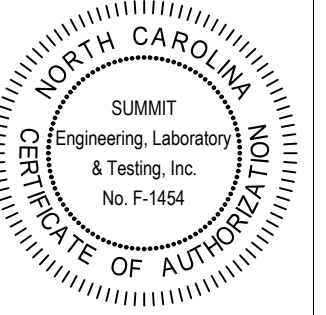
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 PROJECT # 528-066-22865  
 DRAWN BY: JCF  
 CHECKED BY: BCP

22865 5/5/19

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

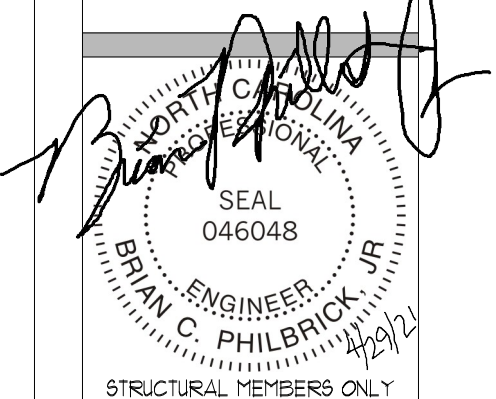
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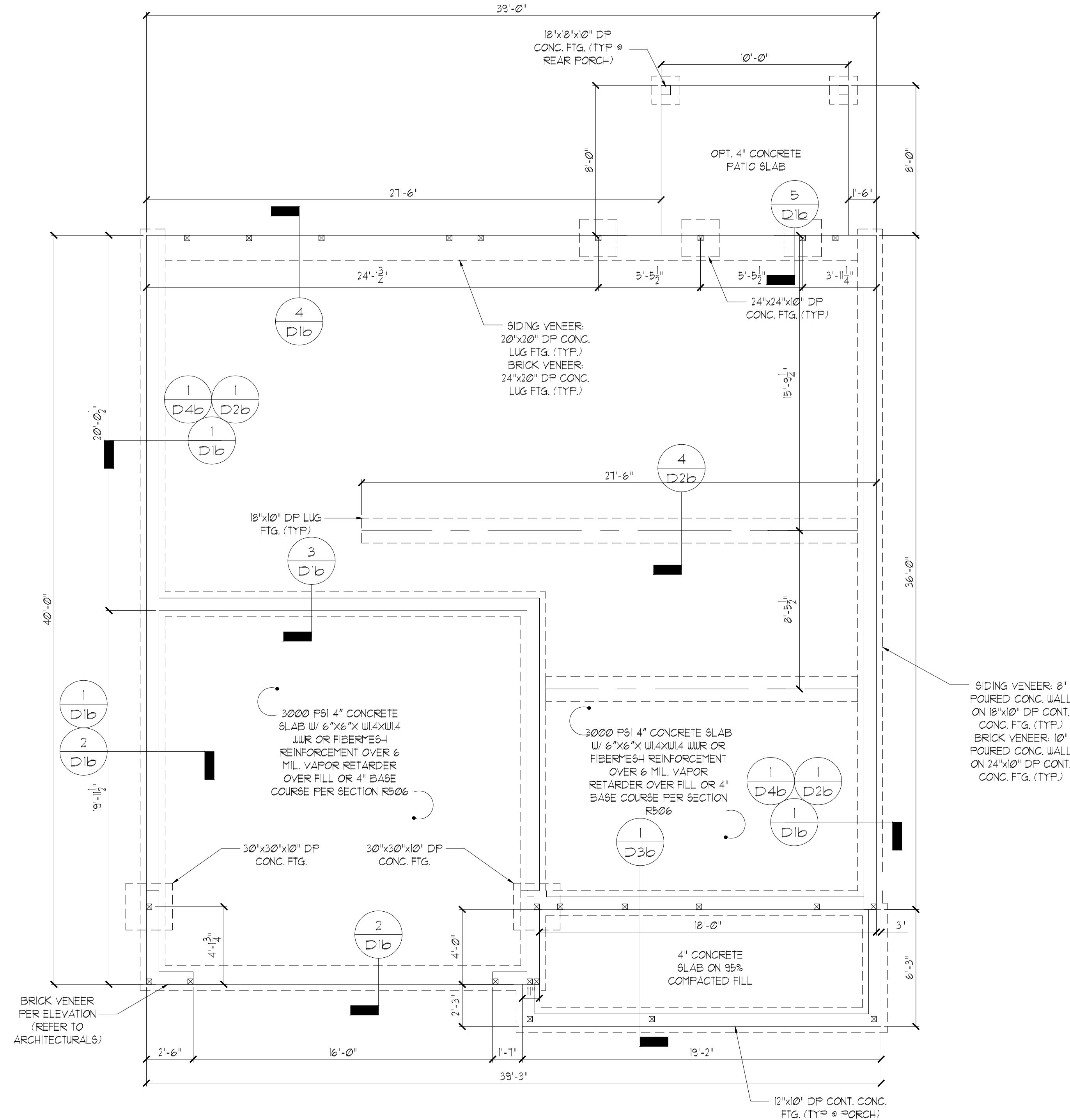
Hayden LH  
 Basement Foundation



DATE: 4/20/21  
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 PROJECT # 528-066-22865  
 DRAWN BY: JCF  
 CHECKED BY: BCP

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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

BASEMENT SLAB FOUNDATION PLAN

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"

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	GYPSTUM 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

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS. WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND MAXIMUM 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 TABLE R602.10.1.
- 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 R602.10.1.
- 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 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEM WALLS w/ A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 NCRC.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO)
- ABBREVIATIONS:

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

**GENERAL STRUCTURAL NOTES:**

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AND STATE 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):  $F_c = 2900$  PSI,  $F_v = 290$  PSI,  $E = 1.25 \times 10^6$  PSI
- ALL WOOD MEMBERS SHALL BE #2 SYP UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP 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".
- CONTRACTOR TO PROVIDED 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 1/D31. 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, 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, DROPPED. (UNLESS NOTED OTHERWISE)

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

**STRUCTURAL MEMBERS ONLY**

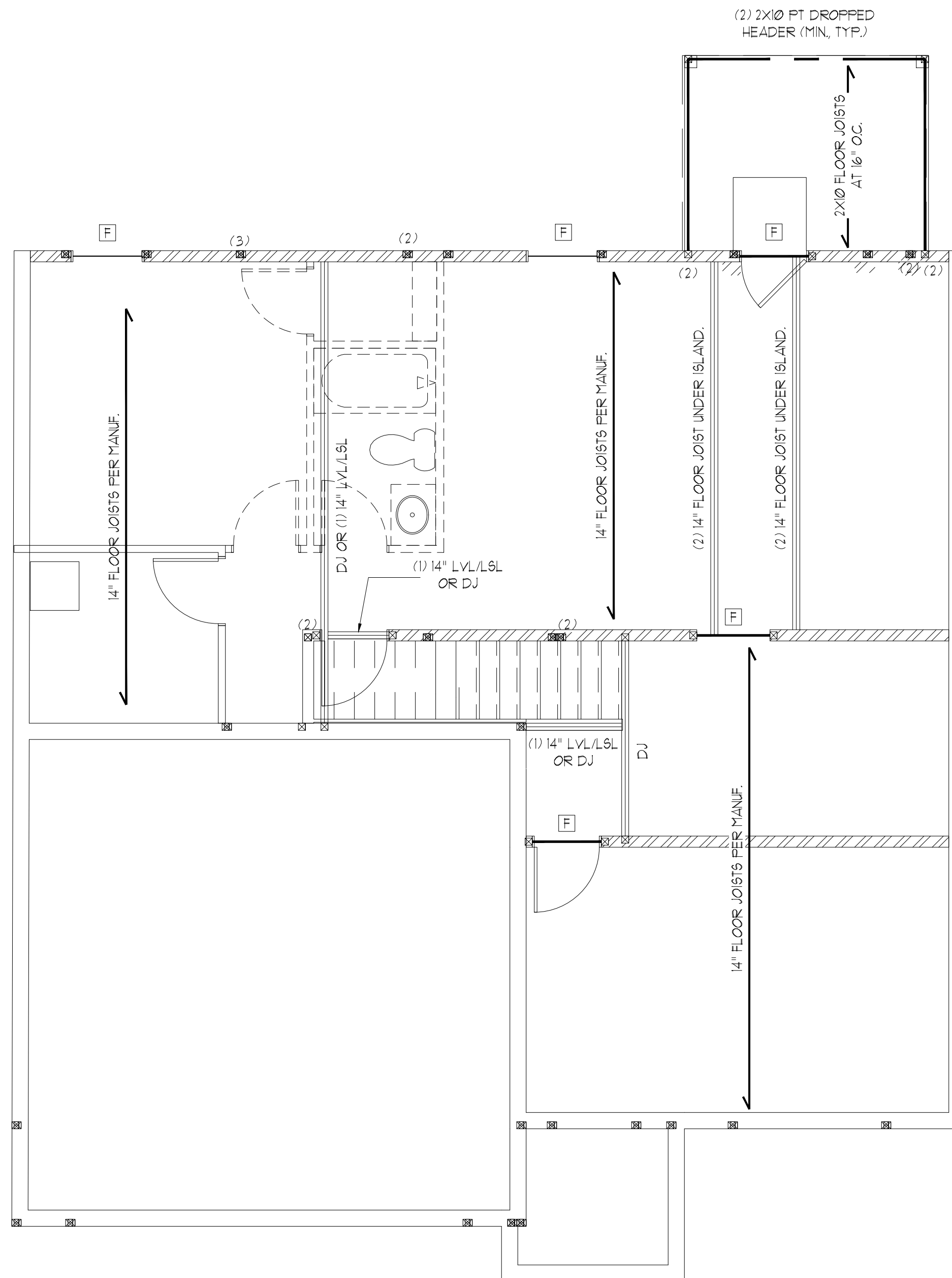
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**BASEMENT FRAMING PLAN**

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BWL 1-1	19.0	30.1



ELEVATION A-P-R

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)

NOTES:  
 1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.  
 2. ALL HEADERS TO BE DROPPED (UNO).  
 3. STUD COLUMNS NOTED ON PLAN OVERRIDE STUD COLUMNS LISTED ABOVE (UNO).

KING STUD SCHEDULE	
MAXIMUM HEADER SPAN	MINIMUM KING STUDS E.E.
4'-0"	(1)
6'-0"	(2)
8'-0"	(2)
10'-0"	(3)
12'-0"	(3)
14'-0"	(3)
16'-0"	(4)
18'-0"	(4)

WALL STUD SCHEDULE (10 FT HEIGHT)				
STUD SIZE	STUD SPACING (O.C.)			
	ROOF ONLY	ROOF & 1 FLOOR	ROOF & 2 FLOORS	NON-LOAD BEARING
2x4	24"	16"	12"	24"
2x6	24"	24"	16"	24"

NOTES:  
 1. BRACED WALLS STUDS SHALL BE A MAX. OF 16" O.C.  
 2. STUDS SUPPORTS OPTIONAL WALK-UP ATTIC SHALL BE SPACED A MAX. OF 16" O.C.  
 3. TWO STORY WALLS SHALL BE FRAMED w/ 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED w/ HORIZ. BLOCKING @ 6'-0" O.C. VERTICALLY.

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

SHADED WALLS INDICATED LOAD BEARING WALLS

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

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

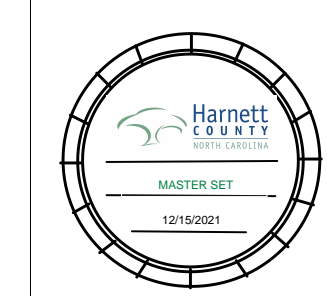
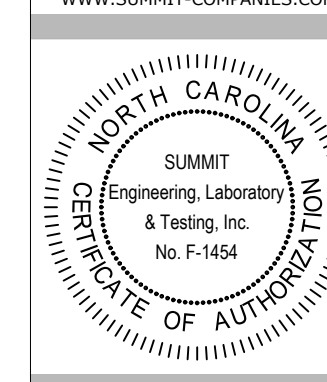
NOTE:  
 --- DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL.

DECK JOISTS SHALL BE SPACED AT A MAX. 12" O.C. WHEN DECK BOARDS ARE INSTALLED DIAGONALLY.

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

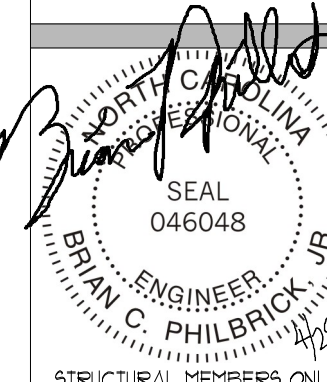
INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.10.8 & FIG. R602.10.1 OF THE 2018 NCRC.

NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC.



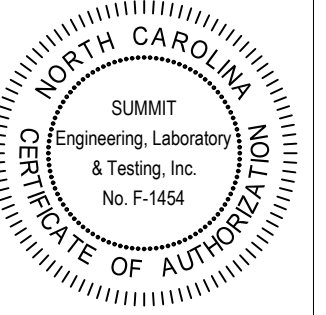
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 800 Arrowridge Blvd.  
 Charlotte, NC 28273

Hygen LH  
 Basement Framing Plan



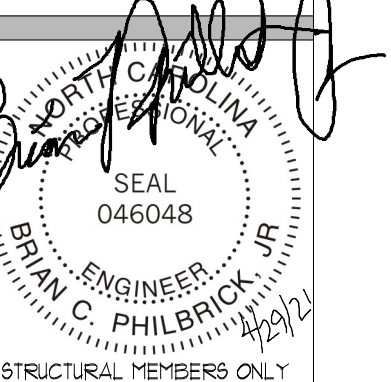
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 11x1 1/8"=1'-0"  
 PROJECT # 2265-266-2265  
 DRAWN BY: JCF  
 CHECKED BY: BCP

2265 5/5/19  
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



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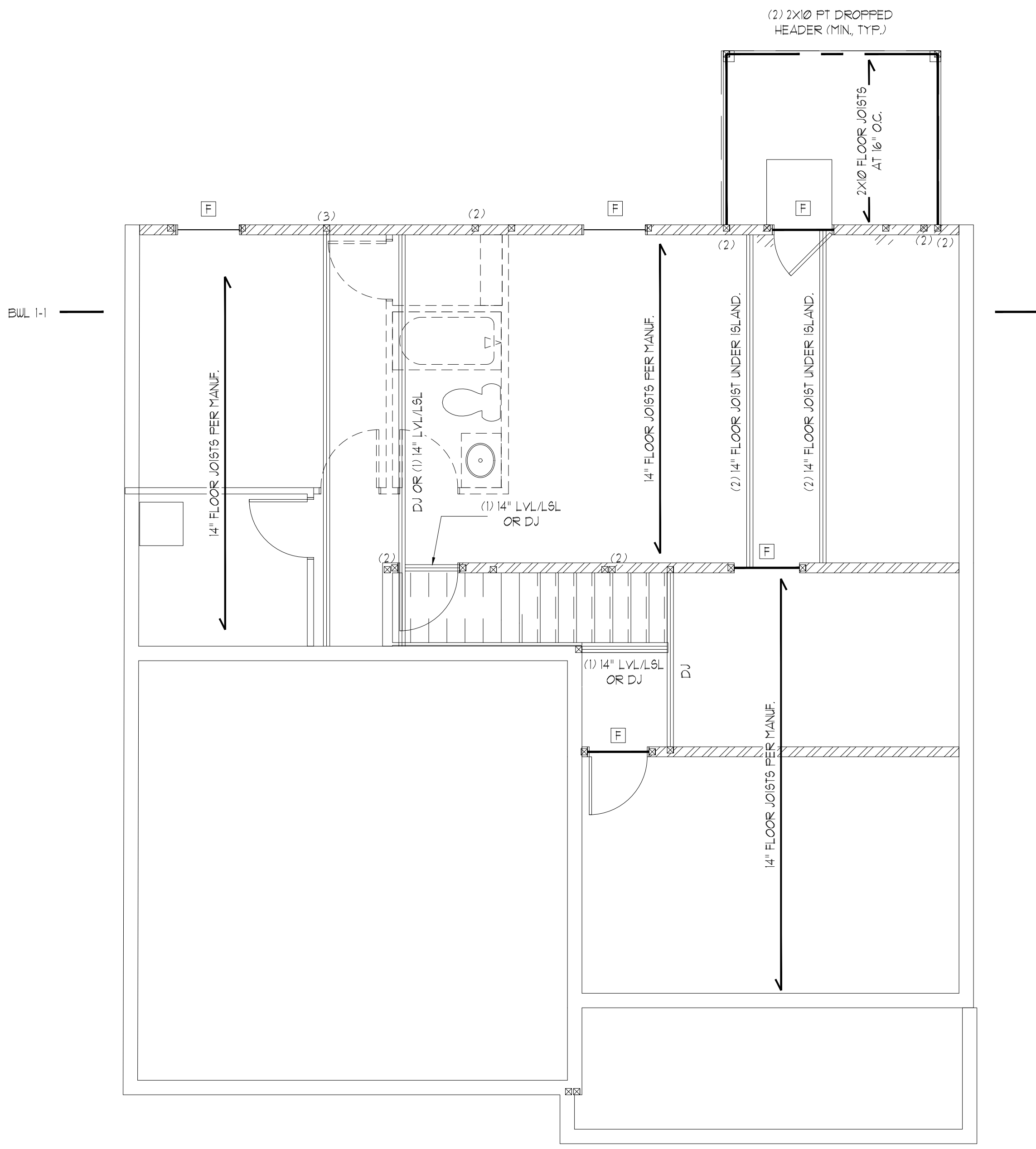
Hayden LH  
Basement Framing Plan



DATE: 4/20/21  
SCALE: 22x4 1/4" x 11"  
1/8" = 1'-0"  
PROJECT # 520-048-22869  
DRAWN BY: JCF  
CHECKED BY: BCP

22869 5/5/19  
REFER TO COVER SHEET FOR A  
COMPLETE LIST OF REVISIONS

SHEET  
S2.1



ELEVATION BFK

**STRUCTURAL MEMBERS ONLY**

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
EVL 1-1	13.0	30.1

**BASEMENT FRAMING PLAN**

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

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	GYPSTUM 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

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND MAXIMUM 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 TABLE R602.10.1
- 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 R602.10.1.
- 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 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEM WALLS w/ A LENGTH OF 40" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 NCRC.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO)
- ABBREVIATIONS:

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

**GENERAL STRUCTURAL NOTES:**

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AND STATE 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):  $F_b = 2600$  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 UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP 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".
- CONTRACTOR TO PROVIDED 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 1/D/31. 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, 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, DROPPED. (UNLESS NOTED OTHERWISE)

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

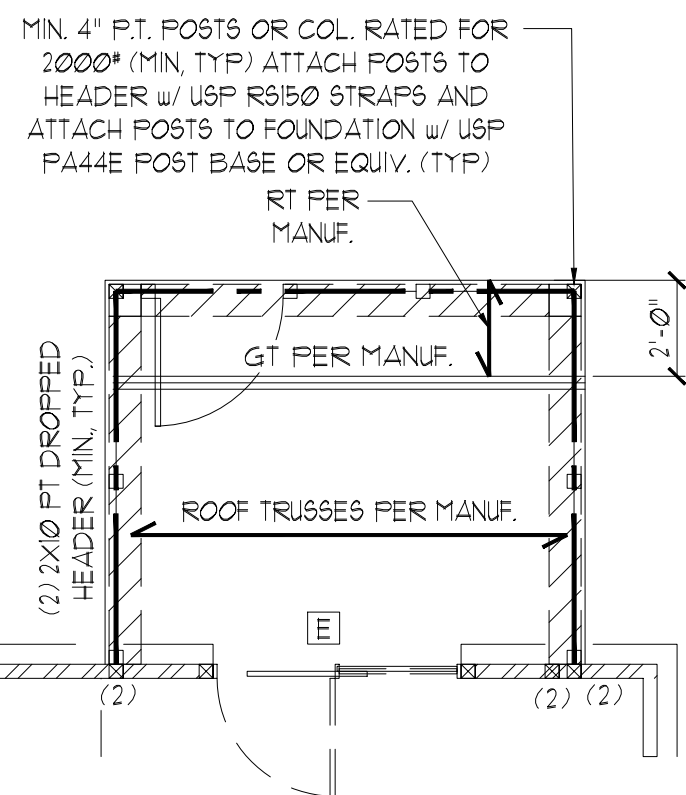
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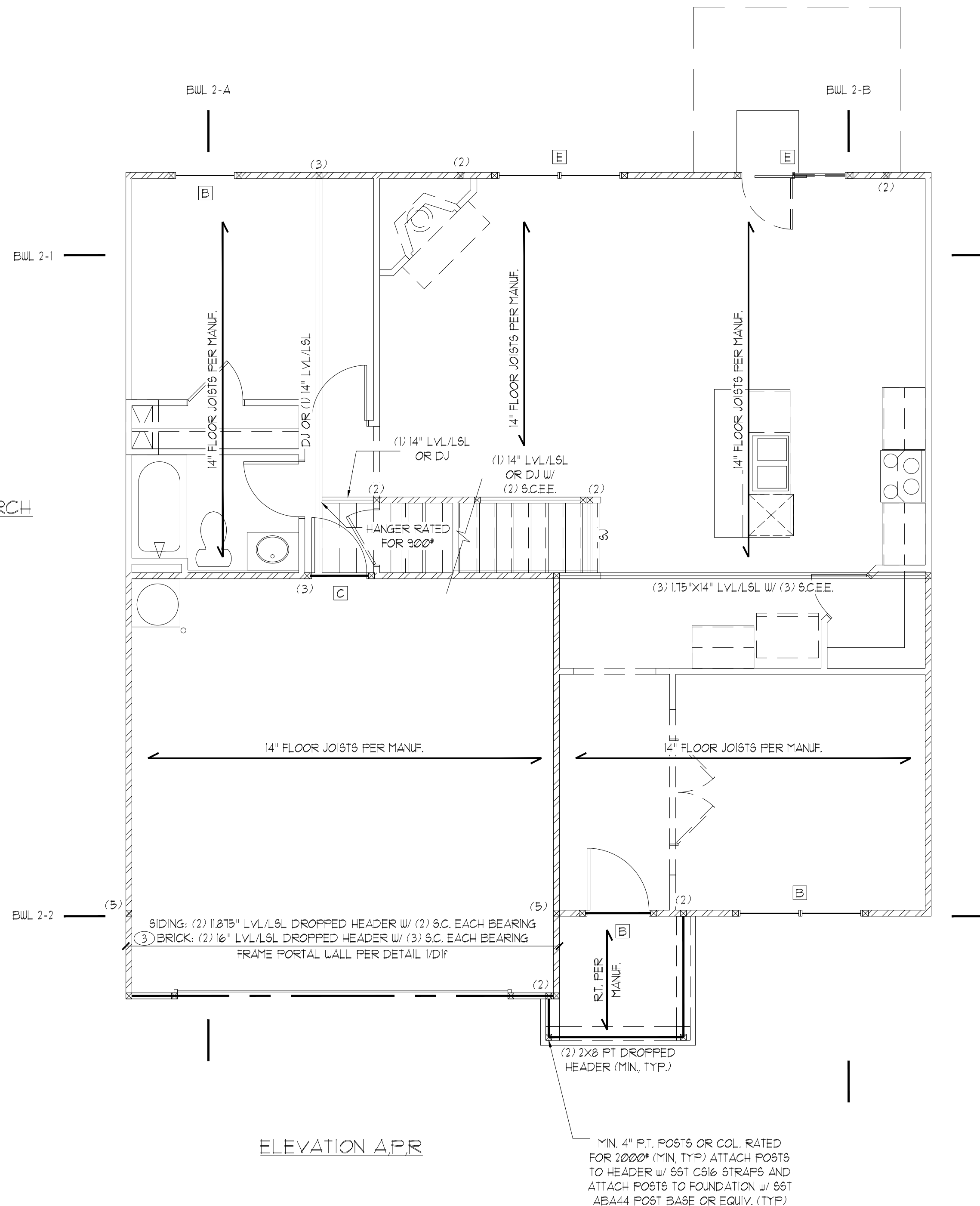
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**FIRST FLOOR FRAMING PLAN**

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



OPTIONAL SCREENED/COVERED PORCH



ELEVATION A.P.R

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

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" LVL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(2)

NOTES:  
 1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.  
 2. ALL HEADERS TO BE DROPPED (UNO).  
 3. STUD COLUMNS NOTED ON PLAN OVERRIDE STUD COLUMNS LISTED ABOVE (UNO).

KING STUD SCHEDULE	
MAXIMUM HEADER SPAN	MINIMUM KING STUDS E.E.
4'-0"	(1)
6'-0"	(2)
8'-0"	(2)
10'-0"	(3)
12'-0"	(3)
14'-0"	(3)
16'-0"	(4)
18'-0"	(4)

WALL STUD SCHEDULE (10 FT HEIGHT)				
STUD SIZE	STUD SPACING (O.C.)			
	ROOF ONLY	ROOF & 1 FLOOR	ROOF & 2 FLOORS	NON-LOAD BEARING
2x4	24"	16"	12"	24"
2x6	24"	24"	16"	24"

NOTES:  
 1. BRACED WALLS STUDS SHALL BE A MAX. OF 16" O.C.  
 2. STUDS SUPPORTS OPTIONAL WALK-UP ATTIC SHALL BE SPACED A MAX. OF 16" O.C.  
 3. TWO STORY WALLS SHALL BE FRAMED w/ 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLROOM FRAMED w/ HORIZ. BLOCKING @ 6'-0" O.C. VERTICALLY.

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

SHADED WALLS INDICATED LOAD BEARING WALLS

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

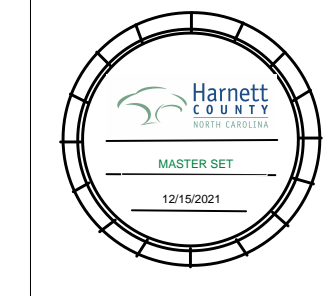
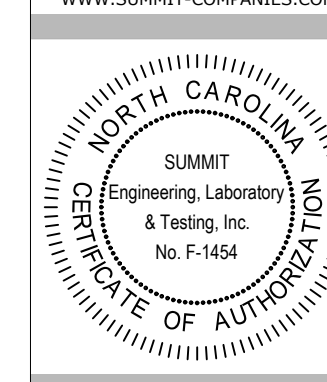
JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

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

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

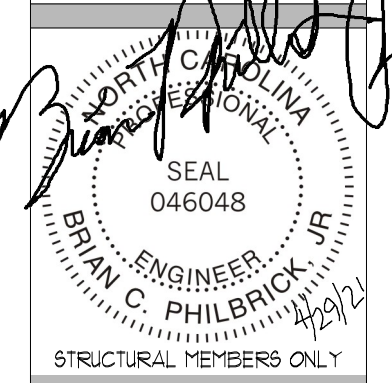
INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.10.3 & FIG. R602.10.1 OF THE 2018 NCRC.

NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC.



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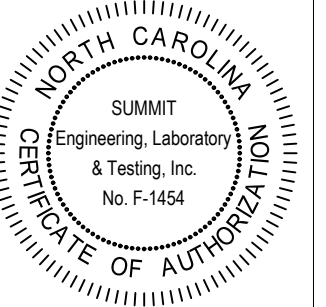
Hygen, LH  
 First Floor Framing Plan



DATE: 4/20/21  
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 PROJECT # 528-068-22865  
 DRAWN BY: JCF  
 CHECKED BY: BCP

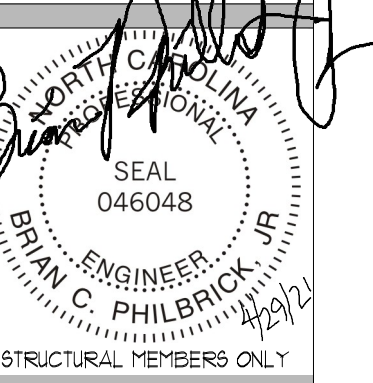
22865 5/5/19  
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS  
 SHEET 53.0





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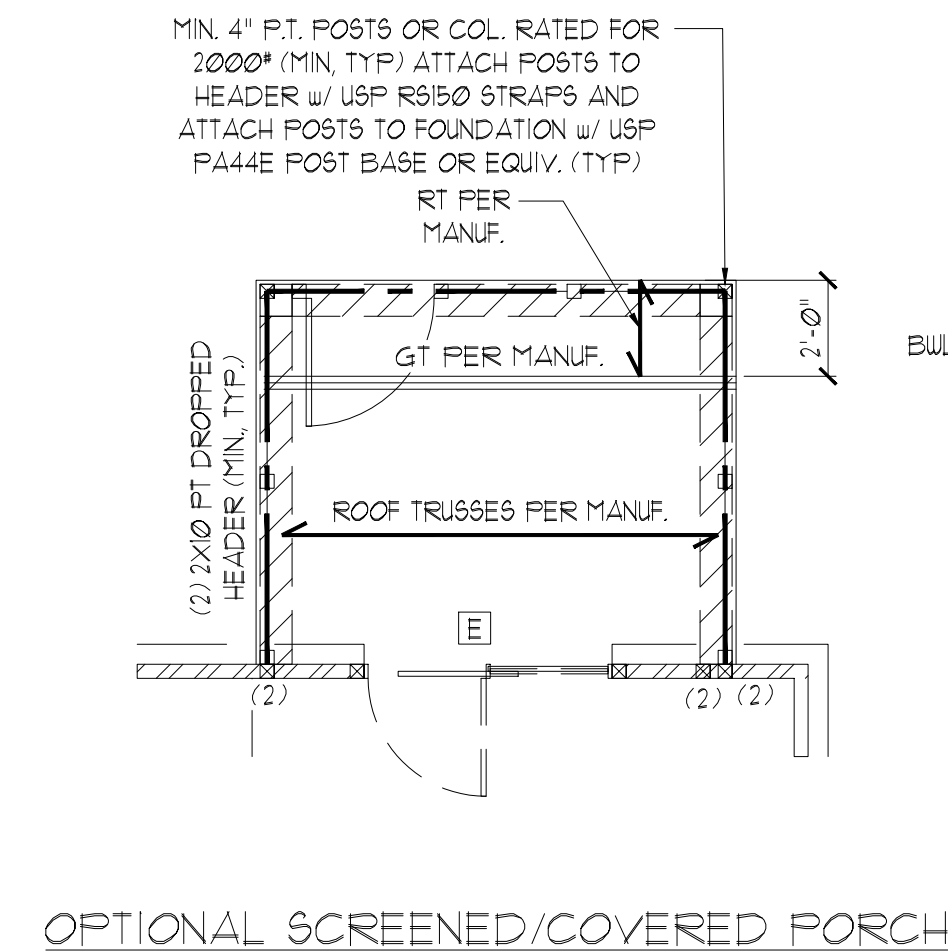
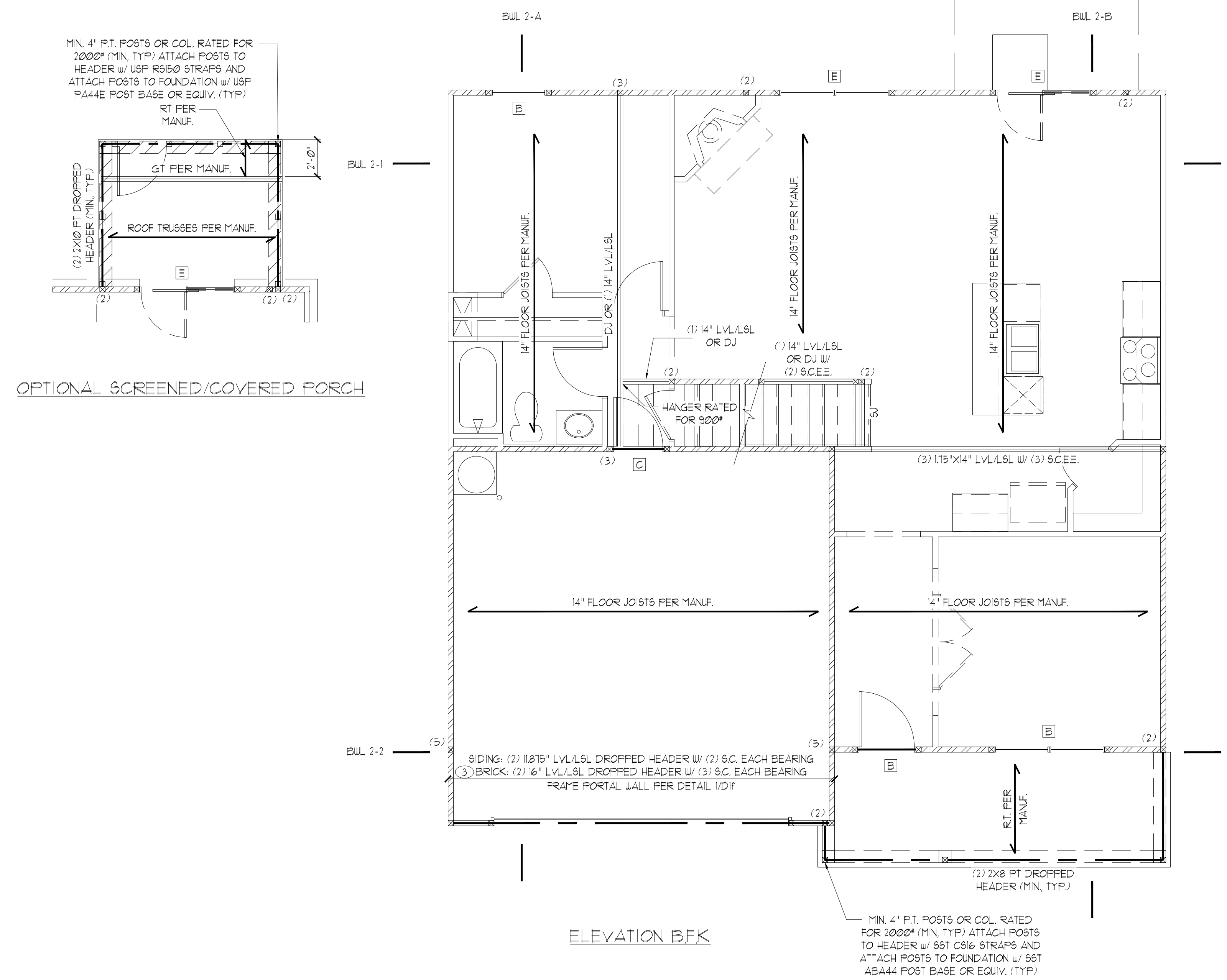
Hayden LH  
 First Floor Framing Plan



DATE: 4/20/21  
 SCALE: 22x4 1/4"=1'-0"  
 1x1 1/8"=1'-0"  
 PROJECT # 530-048-22065  
 DRAWN BY: JCF  
 CHECKED BY: BCP

22065 5/5/19  
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
 S3.1



ELEVATION BFK

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STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

**FIRST FLOOR FRAMING PLAN**

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUL 1-1	116	248
BUL 1-2	116	150
BUL 1-A	113	400
BUL 1-B	113	360

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	GYPSTUM 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

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS. WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND MAXIMUM 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 TABLE R602.10.1.
- 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 R602.10.1.
- 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 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEM WALLS w/ A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 NCRC.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO) ABBREVIATIONS:

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

**GENERAL STRUCTURAL NOTES:**

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AND STATE 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):  $F_c = 2900$  PSI,  $F_v = 290$  PSI,  $E = 1.25 \times 10^6$  PSI
- ALL WOOD MEMBERS SHALL BE #2 SYP UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP 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".
- CONTRACTOR TO PROVIDED 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 1/D31. 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, 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, DROPPED. (UNLESS NOTED OTHERWISE)

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

**STRUCTURAL MEMBERS ONLY**

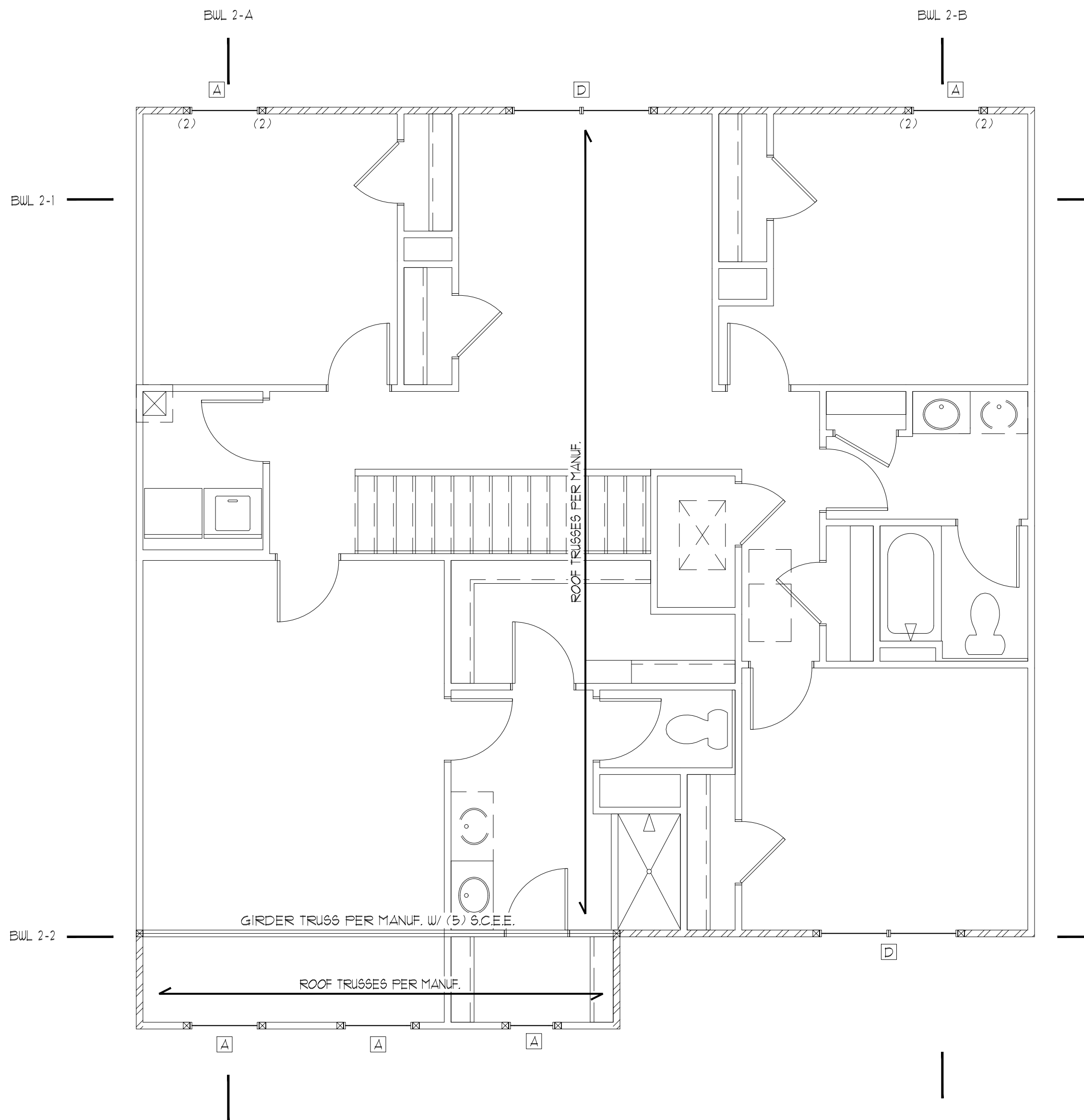
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY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

STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**SECOND FLOOR FRAMING PLAN**

SCALE: 1/4"=1'-0" OR 22"x34" OR 18"x1'-0" ON 11"x17"

SECOND FLOOR BRACING (FT)		
	CONTINUOUS SHEATHING METHOD	
	REQUIRED	PROVIDED
BUILD 2-1	6.0	21.0
BUILD 2-2	6.0	25.0
BUILD 2-A	5.8	40.0
BUILD 2-B	5.8	36.0



ELEVATION A-P-R

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)

NOTES:  
 1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.  
 2. ALL HEADERS TO BE DROPPED (UNO).  
 3. STUD COLUMNS NOTED ON PLAN OVERRIDE STUD COLUMNS LISTED ABOVE (UNO).

KING STUD SCHEDULE	
MAXIMUM HEADER SPAN	MINIMUM KING STUDS E.E.
4'-0"	(1)
6'-0"	(2)
8'-0"	(2)
10'-0"	(3)
12'-0"	(3)
14'-0"	(3)
16'-0"	(4)
18'-0"	(4)

WALL STUD SCHEDULE (10 FT HEIGHT)				
STUD SIZE	STUD SPACING (O.C.)			
	ROOF ONLY	ROOF & 1 FLOOR	ROOF & 2 FLOORS	NON-LOAD BEARING
2x4	24"	16"	12"	24"
2x6	24"	24"	16"	24"

NOTES:  
 1. BRACED WALLS STUDS SHALL BE A MAX. OF 16" O.C.  
 2. STUDS SUPPORTS OPTIONAL WALK-UP ATTIC SHALL BE SPACED A MAX. OF 16" O.C.  
 3. TWO STORY WALLS SHALL BE FRAMED w/ 2x4 STUDS • 12" O.C. OR 2x6 STUDS • 16" O.C. BALLOON FRAMED w/ HORIZ. BLOCKING • 6'-0" O.C. VERTICALLY.

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

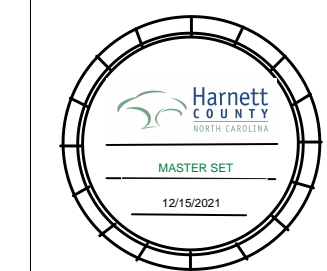
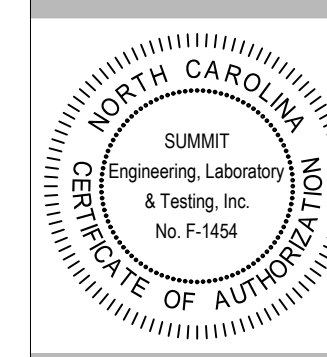
SHADED WALLS INDICATED LOAD BEARING WALLS

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

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

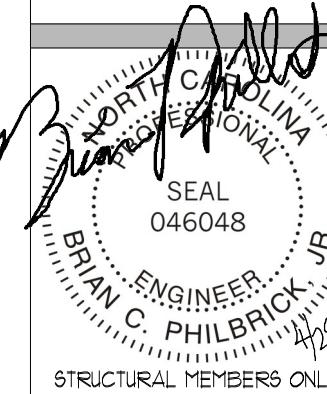
INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.10.8 & FIG. R602.10.1 OF THE 2018 NCRC.

NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC.



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 800 Arrowridge Blvd.  
 Charlotte, NC 28273

Hayden LH  
 Second Floor Framing Plan



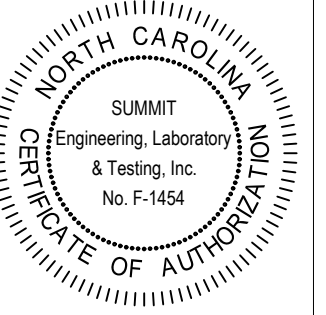
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 SCALE: 22x4 1/4"=1'-0"  
 18"x1'-0"  
 PROJECT # 528-066-2265  
 DRAWN BY: JCF  
 CHECKED BY: BCP

2265 5/5/19

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

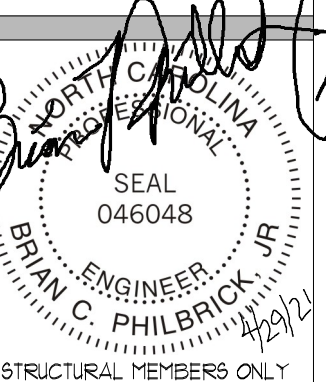
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 Charlotte, NC 28273

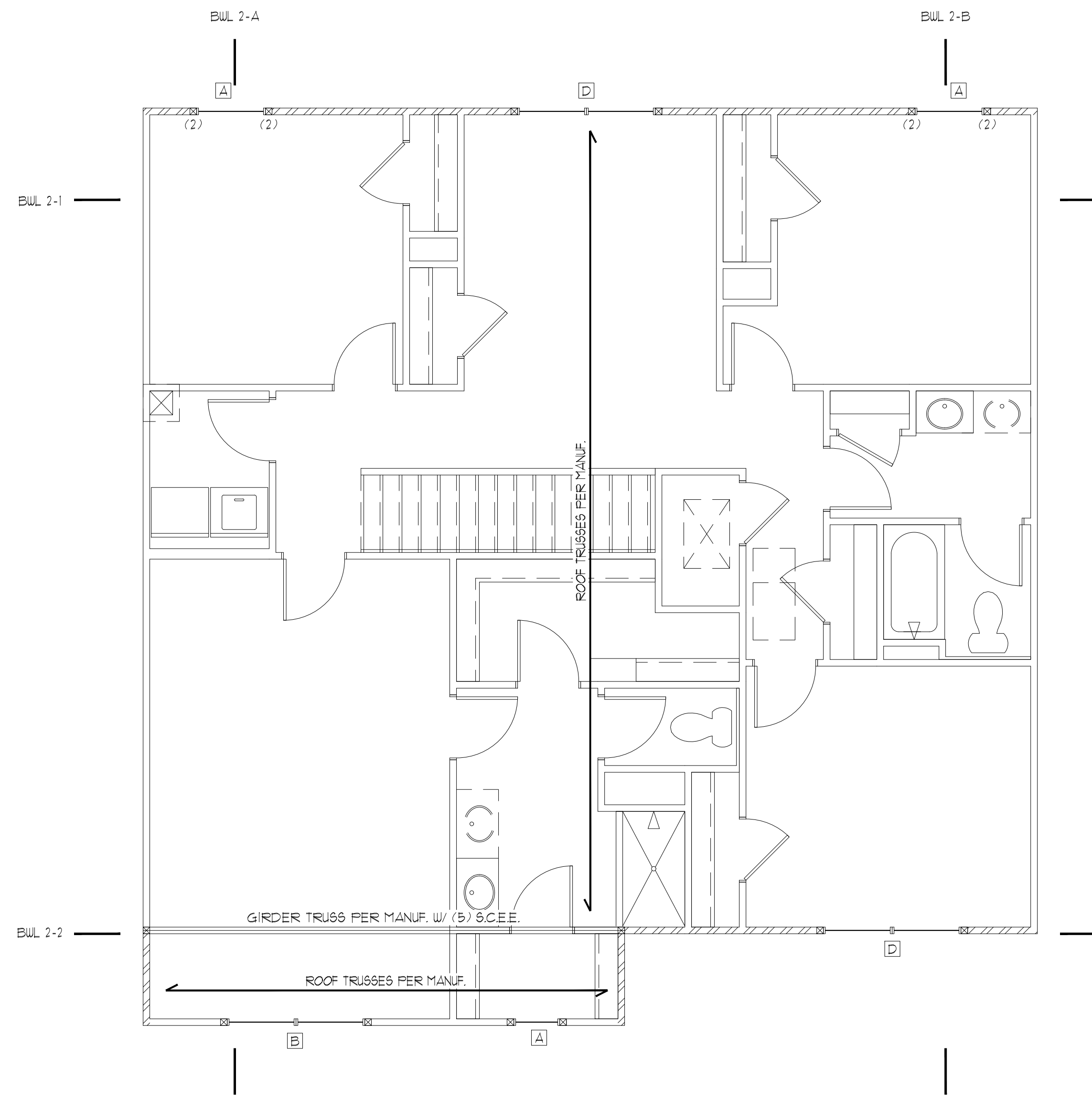
Hayden LH  
 Second Floor Framing Plan



DATE: 4/20/11  
 SCALE: 22x4 1/4" x 11" = 1'-0"  
 PROJECT # 520-066-22865  
 DRAWN BY: JCF  
 CHECKED BY: BCP

22865 5/5/19  
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
 S4.1



ELEVATION BFK

STRUCTURAL MEMBERS ONLY

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

STRUCTURAL ANALYSIS BASED ON 2018 NCR.

SECOND FLOOR FRAMING PLAN

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

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUIL 2-1	6.0	21.0
BUIL 2-2	6.0	25.0
BUIL 2-A	5.8	40.0
BUIL 2-B	5.8	36.0

TRUSS UPLIFT CONNECTOR SCHEDULE			
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
600 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H2.5A	C916 (END = 11")	DTT2Z
1450 LBS	HT520	C916 (END = 11")	DTT2Z
2000 LBS	(2) MTS20	(2) C916 (END = 11")	DTT2Z
2300 LBS	(2) HT520	(2) C916 (END = 11")	HTT4
3685 LBS	LGT3-SD525	M5TC52	HTT4

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

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

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

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

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R602.10.1. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

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

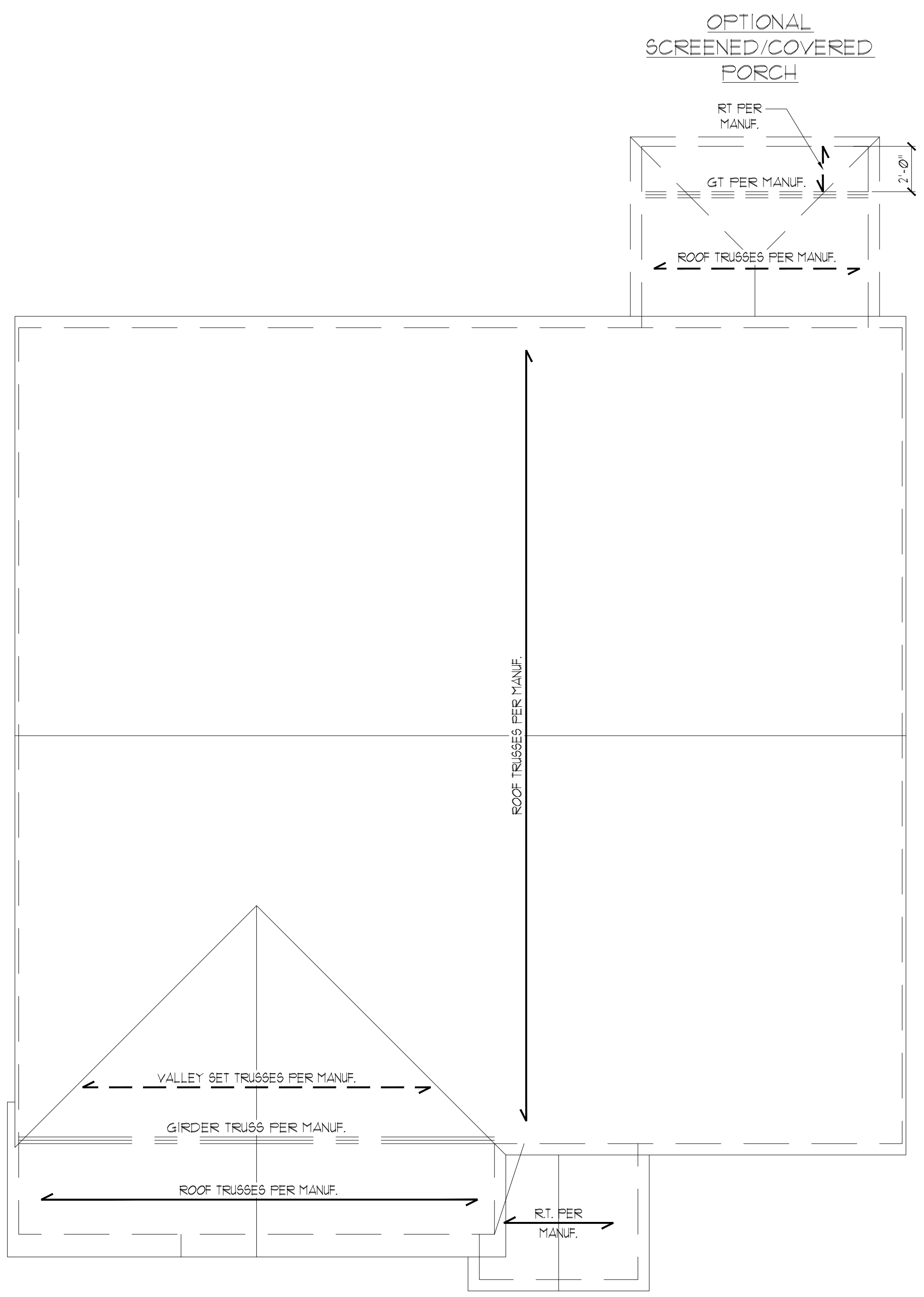
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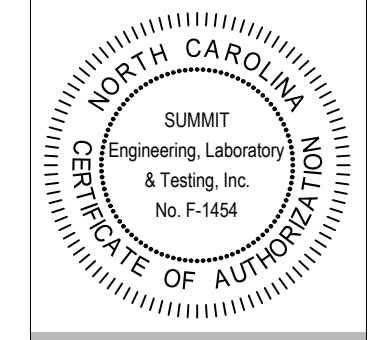
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**ROOF FRAMING PLAN**

SCALE: 1/4"=1'-0" ON 22'x34' OR 1/8"=1'-0" ON 11'x11'

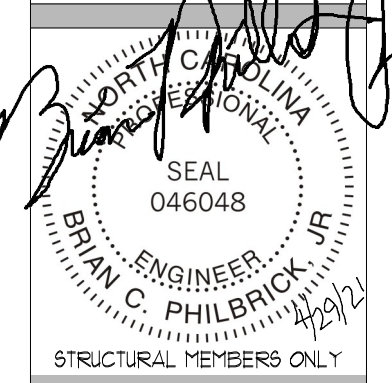


ELEVATION A.P.R



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

Hayden LH  
Roof Framing Plan



DATE: 4/20/21  
SCALE: 22x34 1/4"=1'-0"  
11x11 1/8"=1'-0"  
PROJECT # 528-066-22865  
DRAWN BY: JCF  
CHECKED BY: BCP

22865 5/5/19  
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
55.0

TRUSS UPLIFT CONNECTOR SCHEDULE

MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
600 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H2.5A	C916 (END = 11")	DTT2Z
1450 LBS	HT520	C916 (END = 11")	DTT2Z
2000 LBS	(2) MTS20	(2) C916 (END = 11")	DTT2Z
2300 LBS	(2) HT520	(2) C916 (END = 11")	HTT4
3685 LBS	LGT3-SD525	M5TC52	HTT4

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

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

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

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

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R602.10.11. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

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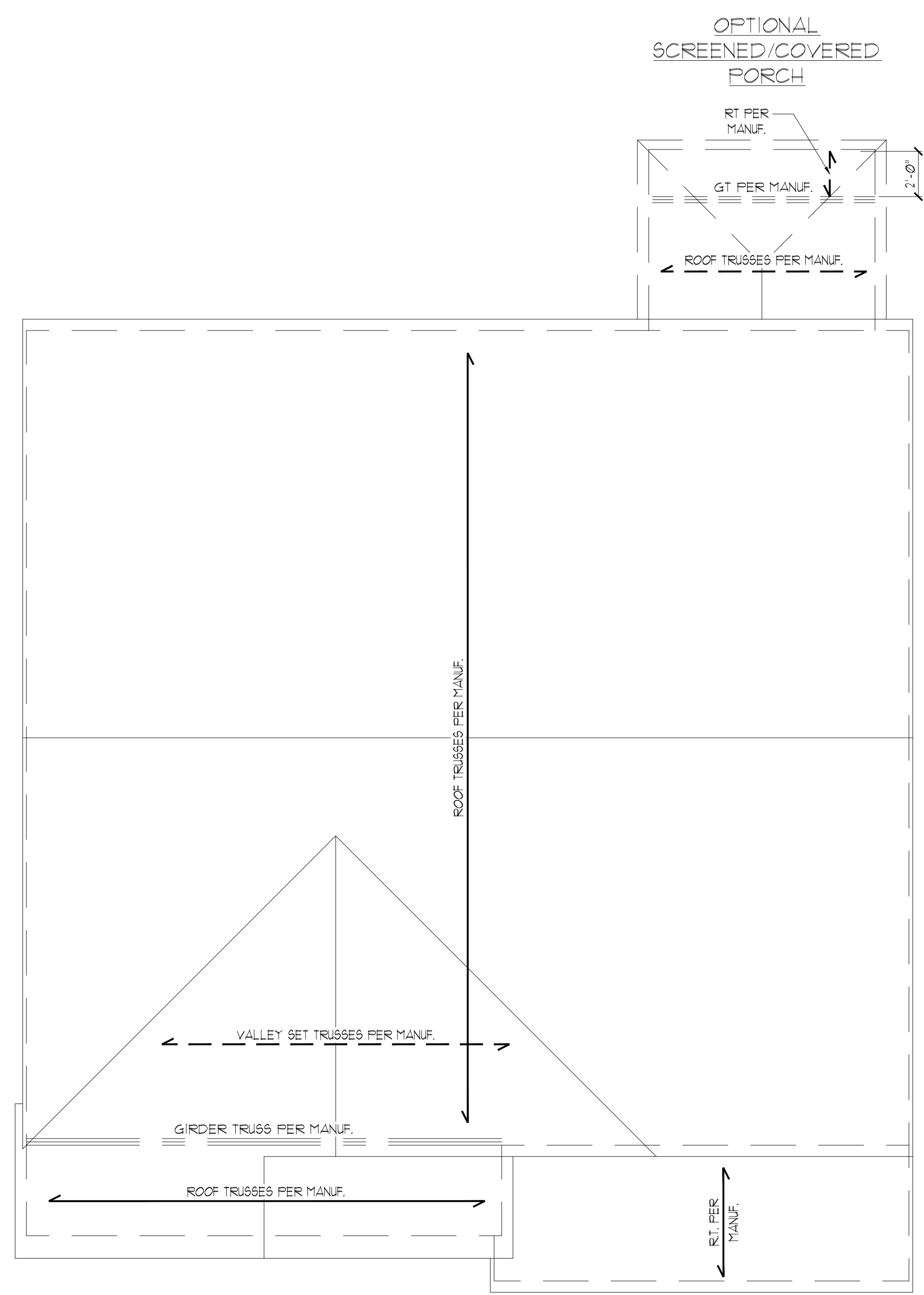
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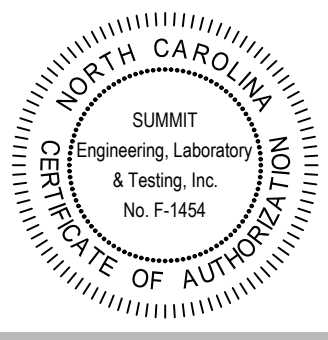
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"

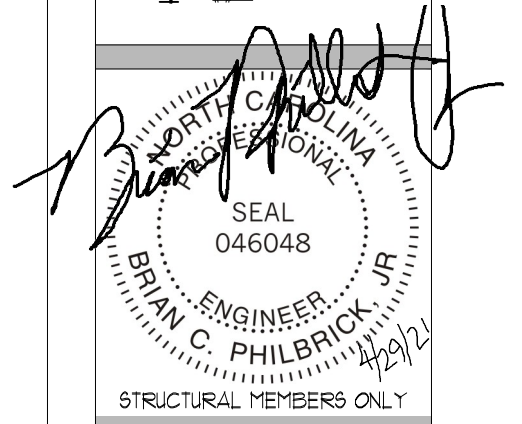


ELEVATION BFK



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

Hayden LH  
Roof Framing Plan



DATE: 4/20/21  
SCALE: 22x34 1/4"=1'-0"  
11x11 1/8"=1'-0"  
PROJECT # 528-048-22865  
DRAWN BY: JCF  
CHECKED BY: BCP

22865 5/5/19  
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET 55.1

DESIGN SPECIFICATIONS:

Construction Type: Commercial  Residential

Applicable Building Codes:

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

Design Loads:

- 1. Roof Live Loads
11. Conventional 2x \_\_\_\_\_ 20 PSF
12. Truss \_\_\_\_\_ 20 PSF
12.1 Attic Truss \_\_\_\_\_ 60 PSF
2. Roof Dead Loads
21. Conventional 2x \_\_\_\_\_ 10 PSF
22. Truss \_\_\_\_\_ 20 PSF
3. Snow \_\_\_\_\_ 15 PSF
3.1. Importance Factor \_\_\_\_\_ 1.0
4. Floor Live Loads
41. Typ. Dwelling \_\_\_\_\_ 40 PSF
42. Sleeping Areas \_\_\_\_\_ 30 PSF
43. Decks \_\_\_\_\_ 40 PSF
44. Passenger Garage \_\_\_\_\_ 50 PSF
5. Floor Dead Loads
51. Conventional 2x \_\_\_\_\_ 10 PSF
52. 1-Joist \_\_\_\_\_ 15 PSF
53. 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 =
6.3.2. Vy =
7. Component and Cladding (in PSF)

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

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)
[X] Bearing Wall
[ ] Building Frame
[ ] Moment Frame
[ ] Dual w/ Special Moment Frame
[ ] Dual w/ Intermediate R/C or Special Steel
[ ] Inverted Pendulum
8.8. Arch/Mech Components Anchored \_\_\_\_\_ No
8.9. Lateral Design Control: Seismic  Wind 
9. Assumed Soil Bearing Capacity \_\_\_\_\_ 2000psf



STRUCTURAL PLANS PREPARED FOR:

STANDARD DETAILS

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

ARCHITECT/DESIGNER:

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

PLAN ABBREVIATIONS:

Table with 3 columns: ABBREVIATION, DESCRIPTION, MATERIAL. Includes entries like AFF ABOVE FINISHED FLOOR, CJ CEILING JOIST, etc.

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:

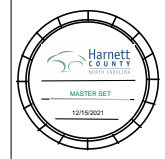
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REVISION LIST:

Table with 4 columns: Revision No., Date, Project No., Description. Lists revisions 1 through 9.

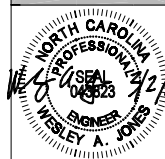
DR HORTON PROJECT SIGN-OFF:

Table with 2 columns: Manager, Signature. Rows for Operations, Operations System, Operations Product Development.



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

PROJECT: Standard Details
Cover Sheet



STRUCTURAL MEMBERS ONLY

DRAWN: DATE: 12/24/21
SCALE: 1/8" = 1'-0"
PROJECT: P-2021-008
CHECKED BY: JAU

ORIGINAL INFORMATION: PROJECT #, DATE 12/20/21

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

CS1

GENERAL STRUCTURAL NOTES:

- 1. 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.
2. The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
3. 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.
4. 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.
5. 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.
6. The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
7. This structure and all construction shall conform to all applicable sections of the International Residential Code.
8. This structure and all construction shall conform to all applicable sections of local building codes.
9. All structural assemblies are to meet, or exceed to requirements of the current local building code.

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. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- 2. The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
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 if placement of concrete does not occur within 24 hours of excavation.
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 "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
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 unless otherwise noted.
4. 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:

- 1. Concrete shall have a normal weight aggregate and a minimum compressive strength (fc) at 28 days of 3000 psi, unless otherwise noted on the plan.
2. Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
3. 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%
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: "Guide for Concrete Slab and Slab Construction".
6. The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
7. Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
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. Reinforcing steel may extend through a saw cut joint.
10. All welded wire fabric (WUF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WUF shall be securely supported during the concrete pour.

CONCRETE REINFORCEMENT:

- 1. Fibrous concrete reinforcement, or fibersh mesh, 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.
2. Fibersh mesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
3. Application of fibersh mesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard).
4. Fibersh mesh shall comply with ASTM C116, any local building code requirements, and shall meet or exceed the current industry standard.
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 318: "Manual of Standard Practice for Detailing Concrete Structures".
7. 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.
8. 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.

- 9. 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.
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" (NDS). Unless otherwise noted, all wood framing members are designed to be Spruce-Yellow-Pine (SYP) #2.
2. LVL or PSL engineered wood shall have the following minimum design values:
2.1. E = 1,900,000 psi
2.2. Fv = 2600 psi
2.3. Fv = 285 psi
2.4. Fc = 100 psi
3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AIAA standard C-15. All other moisture exposed wood shall be treated in accordance with AIAA standard C-2.
4. Nails shall be common wire nails unless otherwise noted.
5. Lag screws shall conform to ANSI/ASME standard B82.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
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 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.
8. Individual studs forming a column shall be attached with one 1/2" 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.
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. unless noted otherwise. Min edge distance shall be 2" and (2) bolts shall be located a min. 6" from each end of the beam.

WOOD TRUSSES:

- 1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
2. The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures" (ASCE 7-05), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
3. 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.
4. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

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

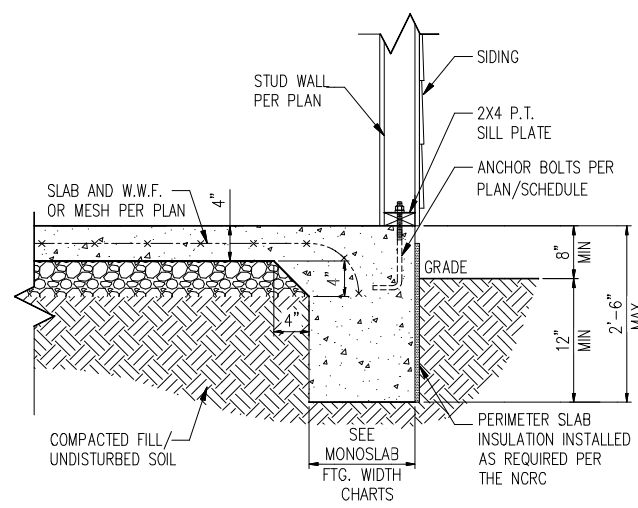
WOOD STRUCTURAL PANELS:

- 1. 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.
2. All structurally required wood sheathing shall bear the mark of the APA.

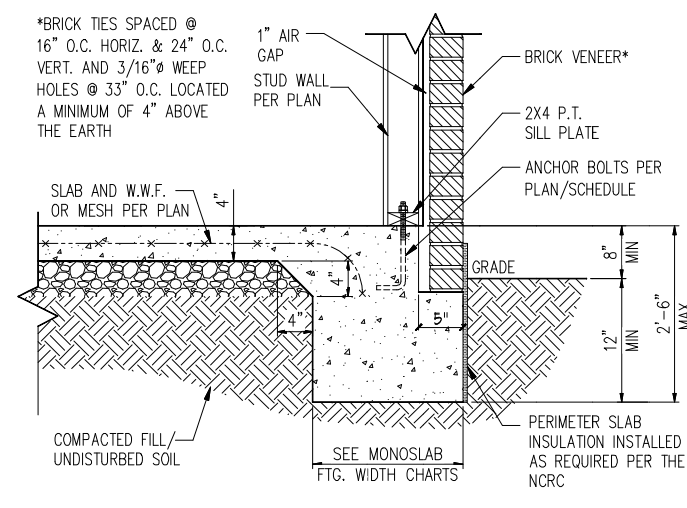
- 3. Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.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

STRUCTURAL FIBERBOARD PANELS:

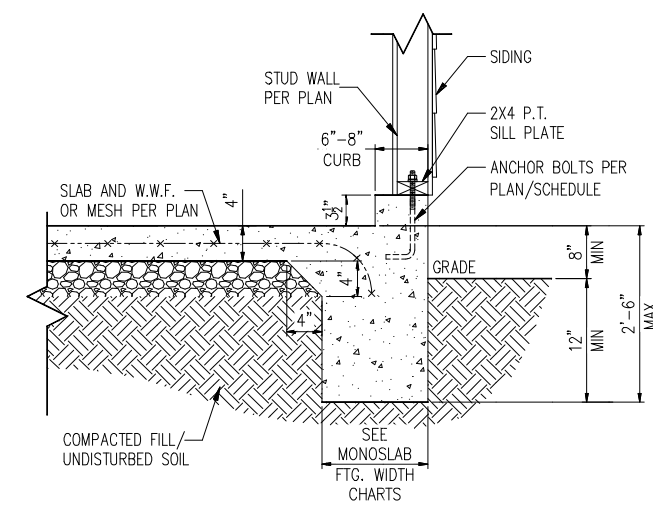
- 1. Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
2. All structurally required fiberboard sheathing shall bear the mark of the AFA.
3. Fiberboard wall sheathing shall comply with the requirements of local building codes for the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



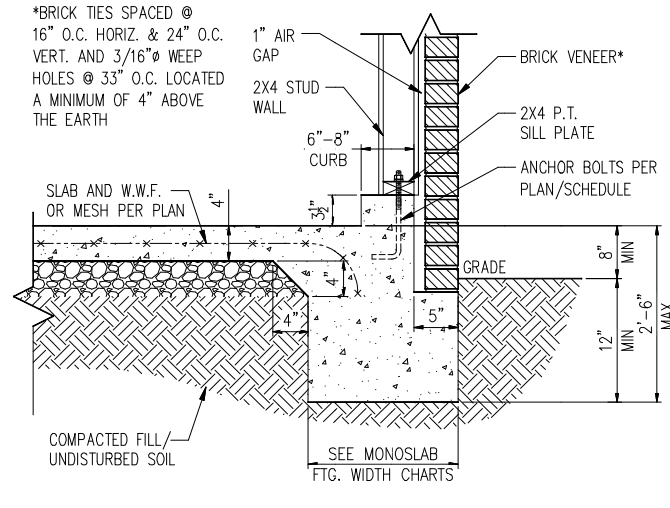
STANDARD - SIDING



STANDARD - BRICK



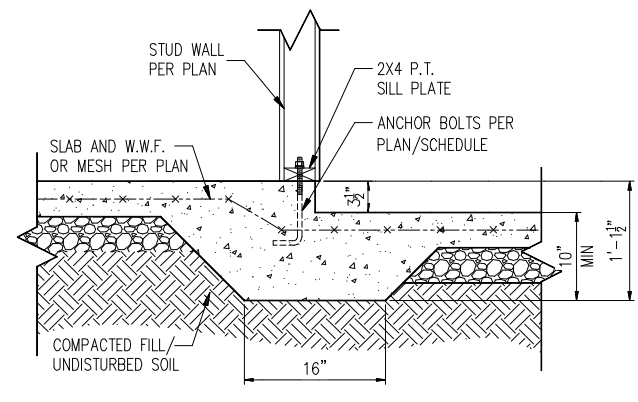
STANDARD - SIDING



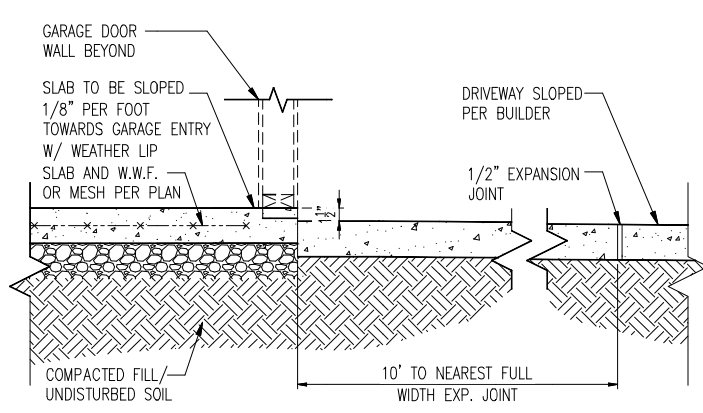
STANDARD - BRICK

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

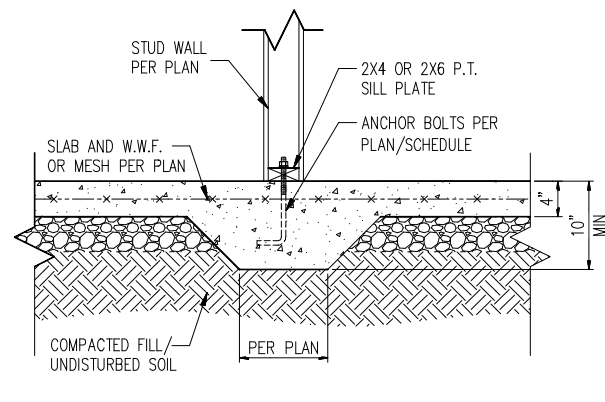
2 TYP. GARAGE CURB DETAIL  
D1m N.T.S.



3 STEP IN GARAGE  
D1m N.T.S.



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

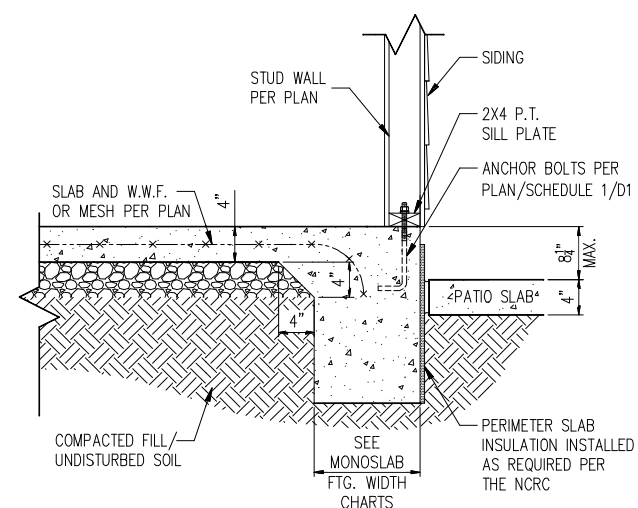


5 TYP. THICKENED SLAB DETAIL  
D1m N.T.S.

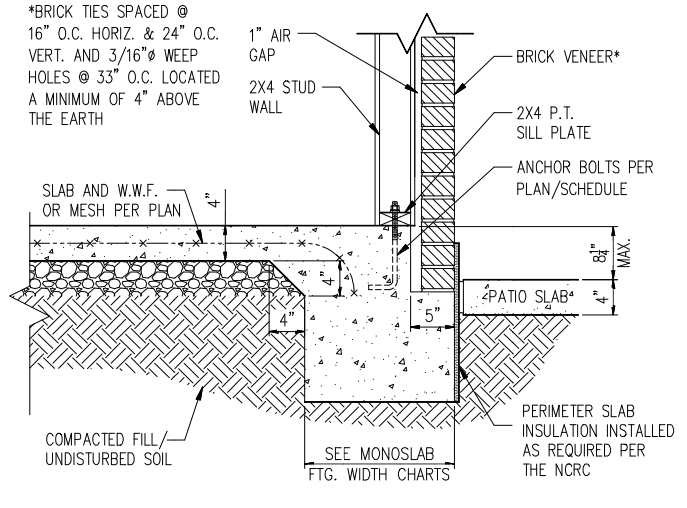
MONOLITHIC FOOTING WIDTH

# 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"

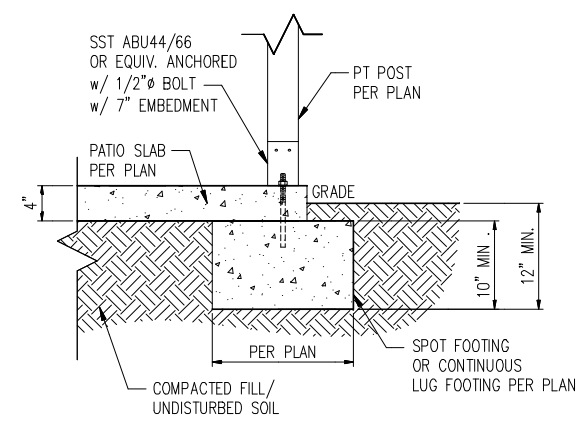
\*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT



STANDARD - SIDING



STANDARD - BRICK



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

6 PATIO SLAB DETAIL  
D1m N.T.S.

WALL ANCHOR SCHEDULE

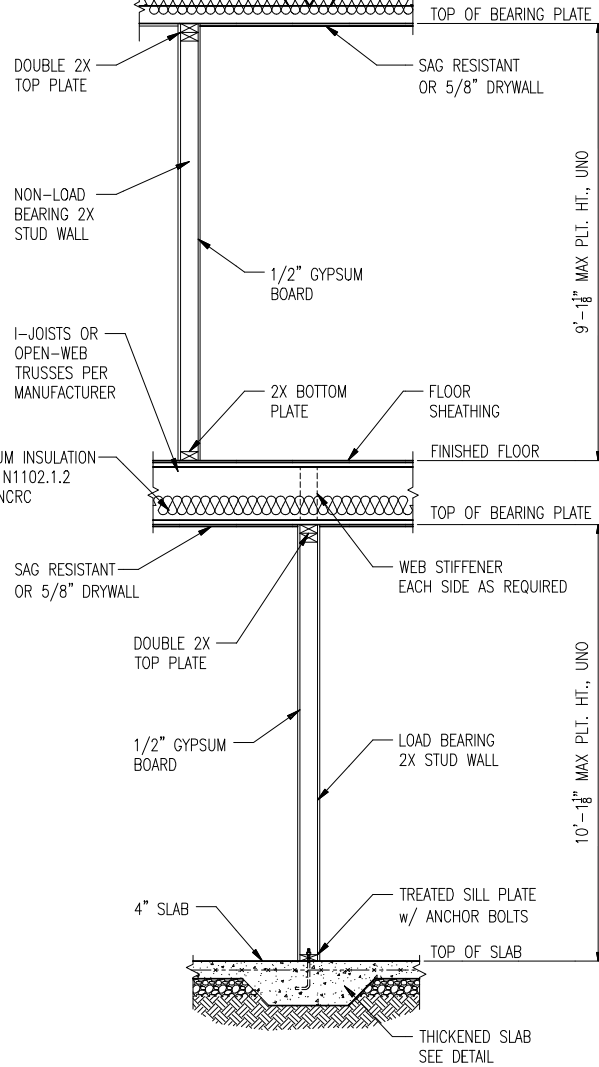
TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

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

- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
  - REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
  - PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N102.1.2 OF THE 2018 NCR

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

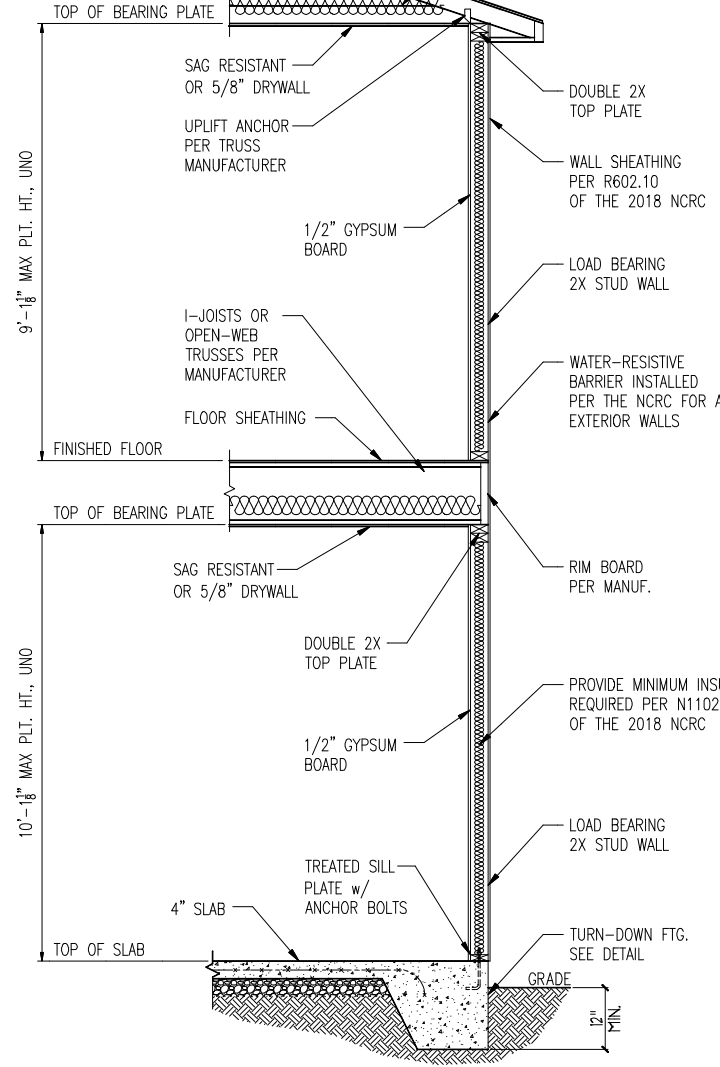
PROVIDE MINIMUM INSULATION REQUIRED PER N1102.1.2 OF THE 2018 NCRC



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

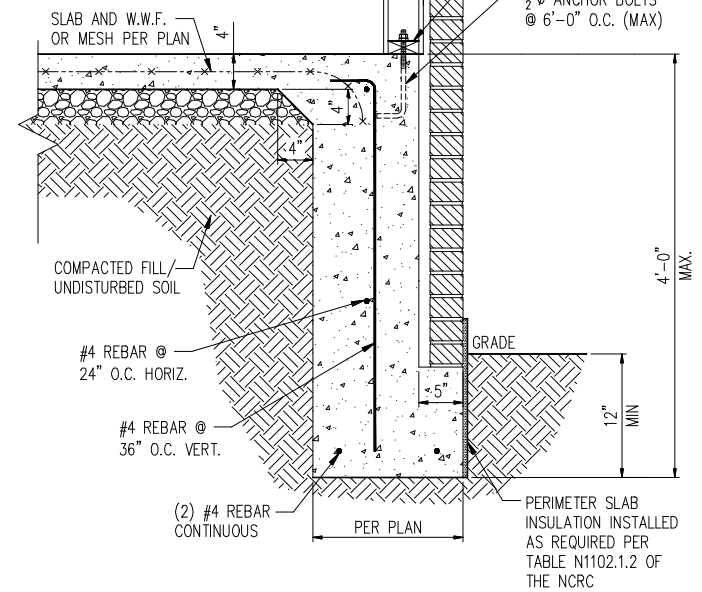
PROVIDE MINIMUM INSULATION REQUIRED PER N1102.1.2 OF THE 2018 NCRC



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.

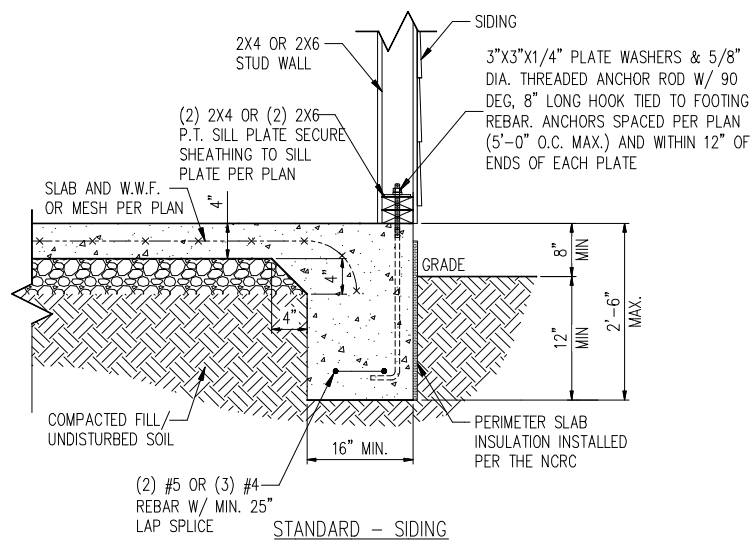
\*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" WEEP HOLES @ 33" O.C. LOCATED A MINIMUM OF 4" ABOVE THE EARTH



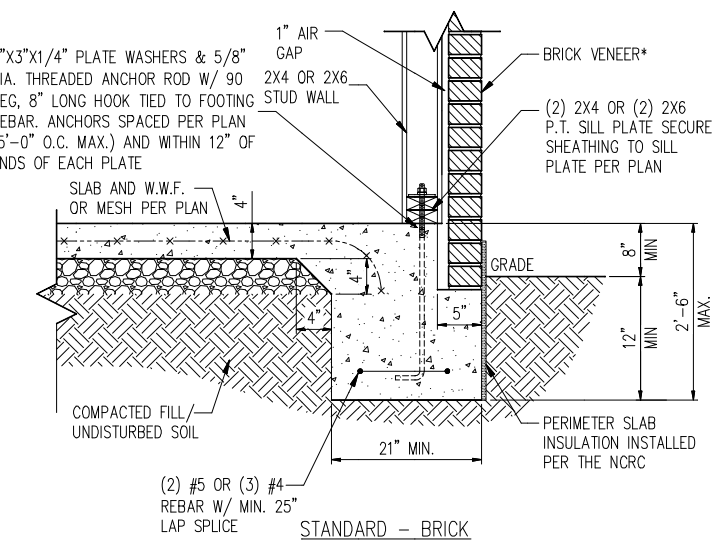
3 TALL SLAB DETAIL  
D2m N.T.S.

- 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

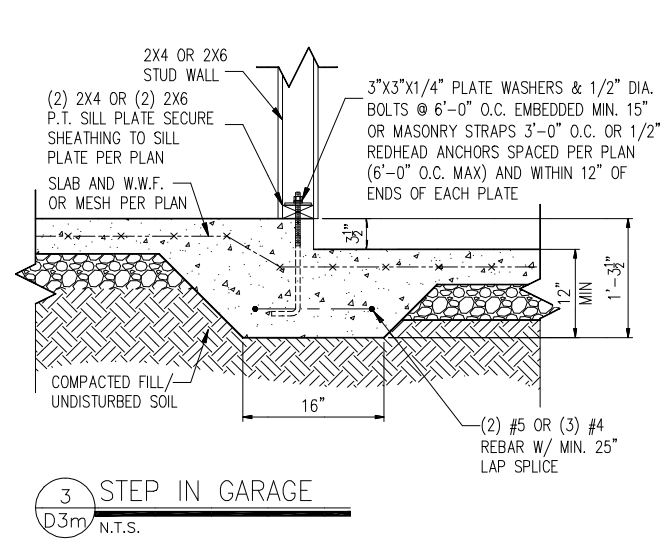




1 TYP. SLAB DETAIL  
D3m N.T.S.

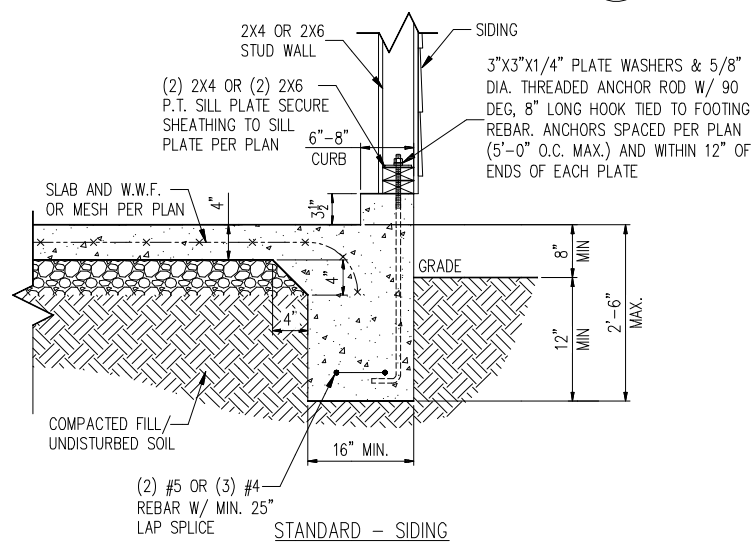


STANDARD - BRICK

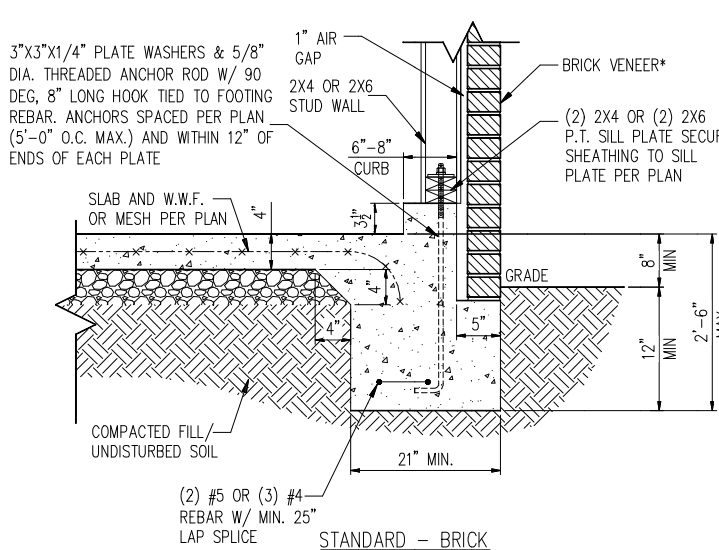


3 STEP IN GARAGE  
D3m N.T.S.

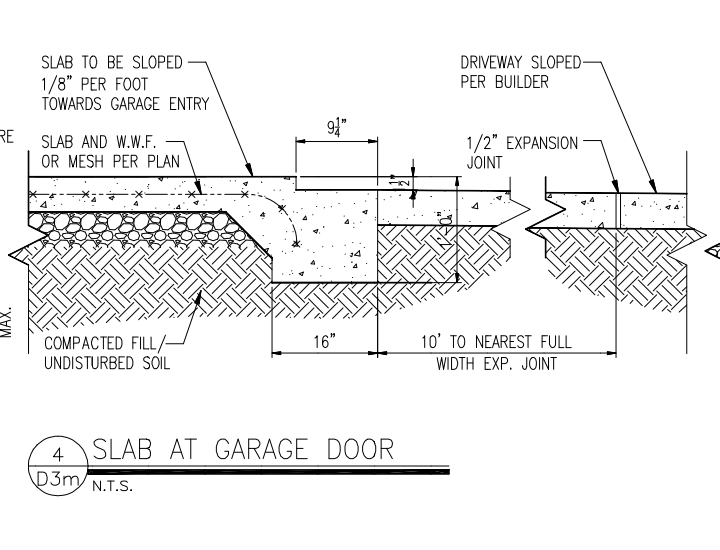
\*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" Ø WEEP HOLES @ 33" O.C. LOCATED A MINIMUM OF 4" ABOVE THE EARTH



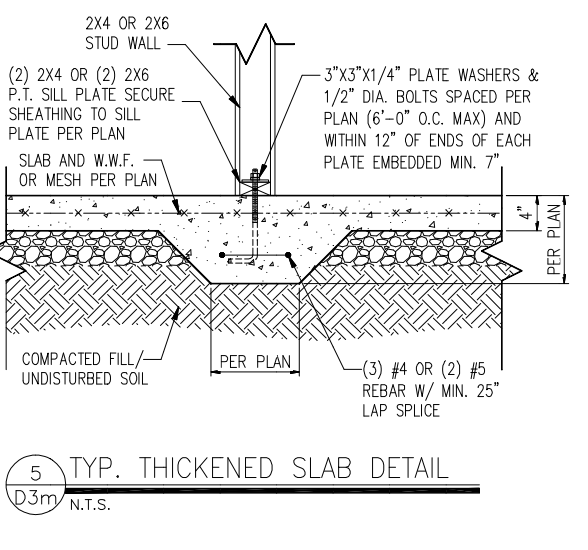
2 TYP. GARAGE CURB DETAIL  
D3m N.T.S.



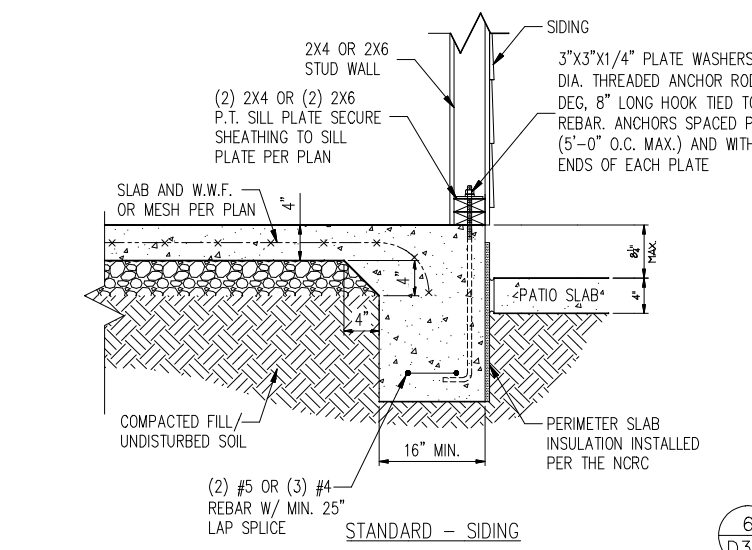
STANDARD - BRICK



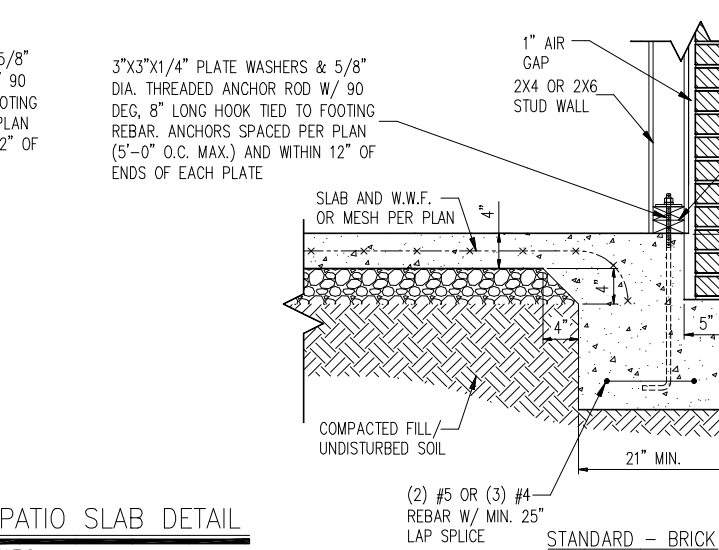
4 SLAB AT GARAGE DOOR  
D3m N.T.S.



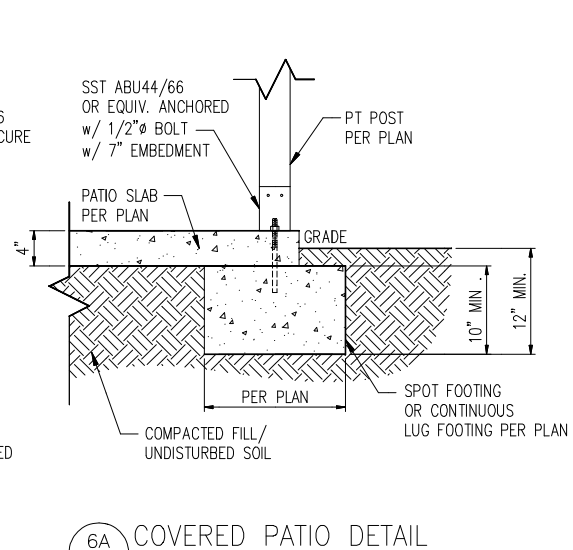
5 TYP. THICKENED SLAB DETAIL  
D3m N.T.S.



6 PATIO SLAB DETAIL  
D3m N.T.S.

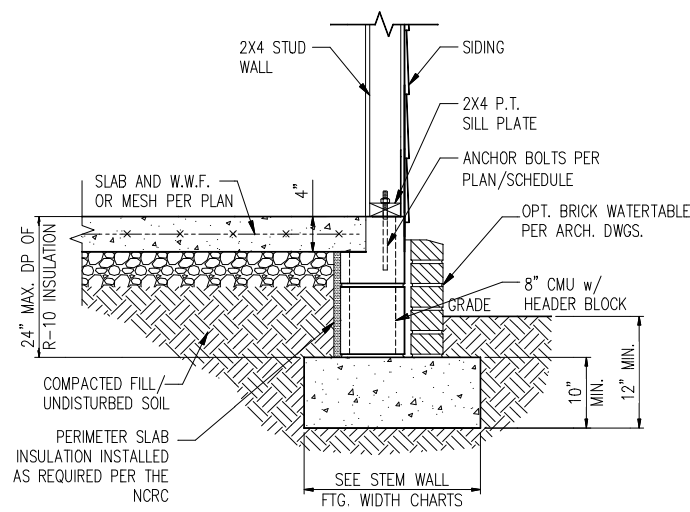


STANDARD - BRICK

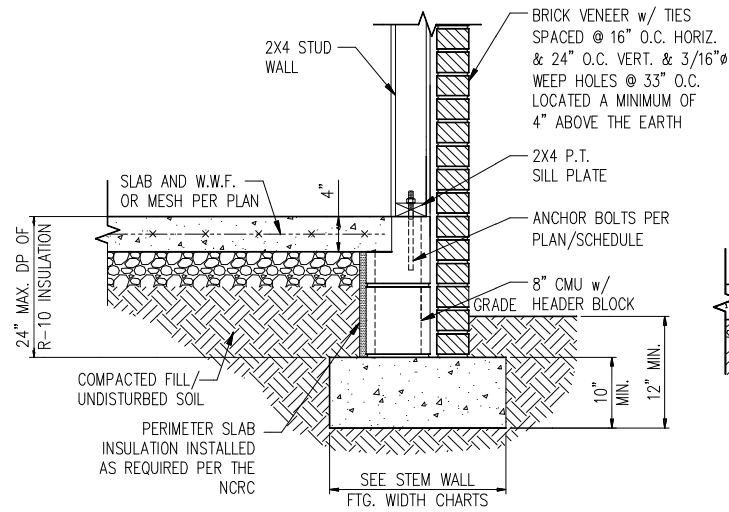


6A COVERED PATIO DETAIL  
D3m N.T.S.

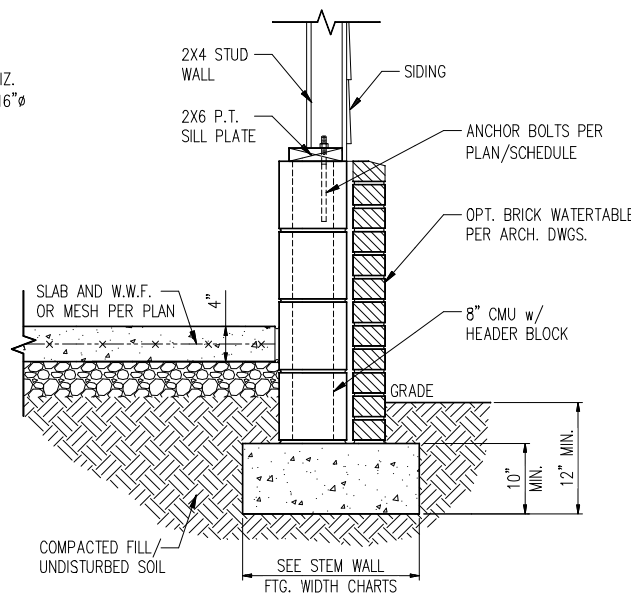
- NOTES:
1. APPLICABLE FOR WIND ZONES UP TO 150 MPH
  2. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  3. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  4. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  5. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
  6. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
  7. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE NCRC



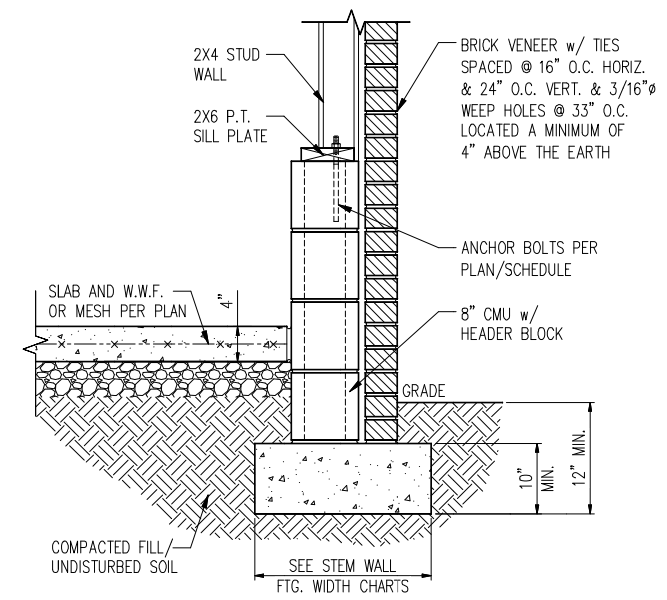
STANDARD - SIDING



STANDARD - BRICK



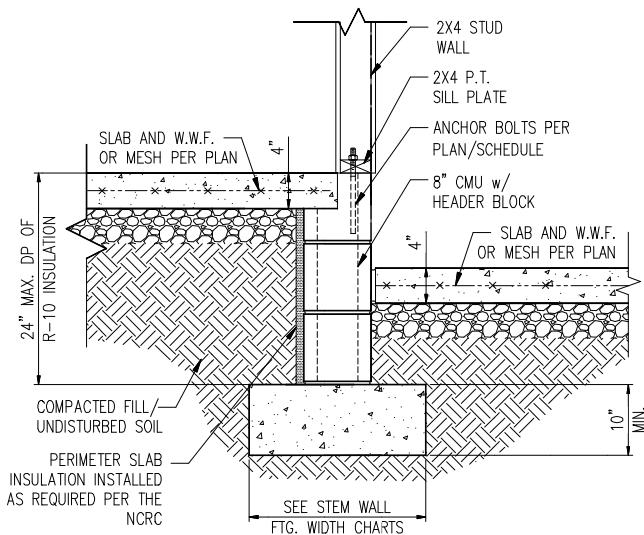
STANDARD - SIDING



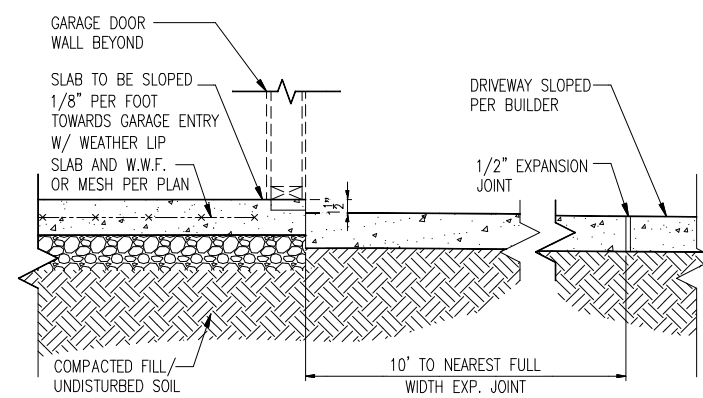
STANDARD - BRICK

1 TYP. STEM WALL DETAIL  
D1s N.T.S.

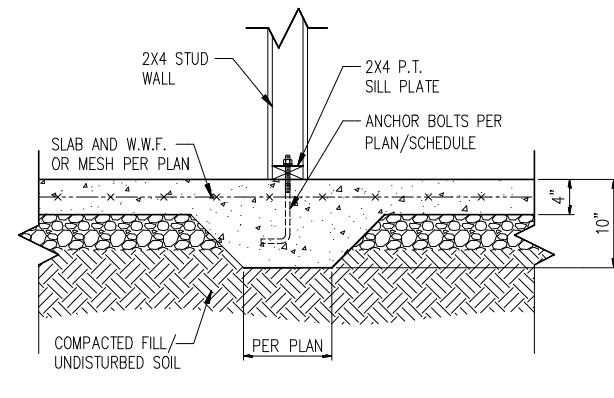
2 TYP. GARAGE CURB DETAIL  
D1s N.T.S.



3 HOUSE/GARAGE WALL DETAIL  
D1s N.T.S.

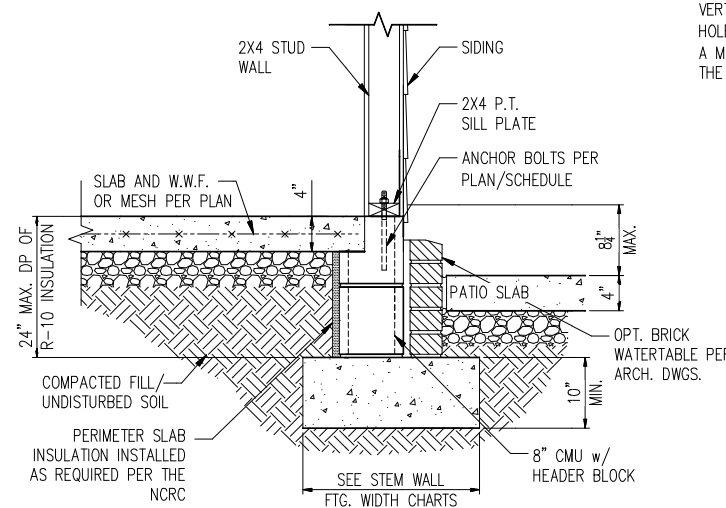


4 SLAB AT GARAGE DOOR  
D1s N.T.S.

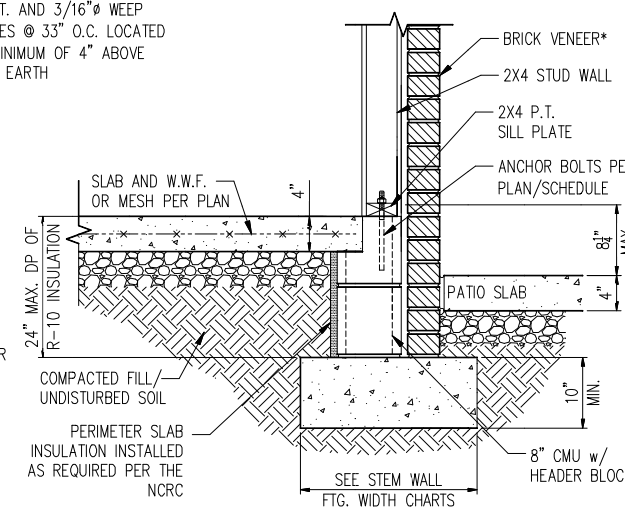


5 TYP. THICKENED SLAB DETAIL  
D1s N.T.S.

\*BRICK TIES SPACED @ 16\"/>



STANDARD - SIDING



STANDARD - BRICK

6 PORCH SLAB DETAIL  
D1s N.T.S.

STEM WALL FOOTING WIDTH

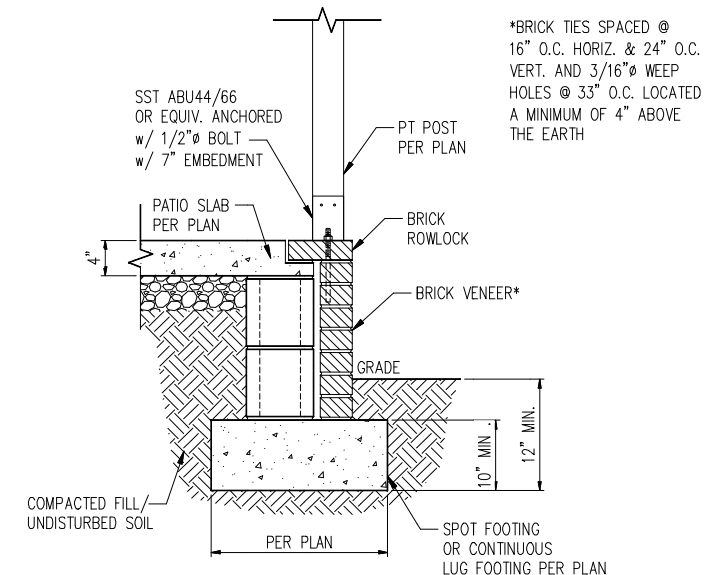
# OF STORIES	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"	21"	21"
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"	21"	21"
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"	24"	24"

\*5" BRICK LEDGE HAS BEEN ADDED TO THE STEM WALL 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.

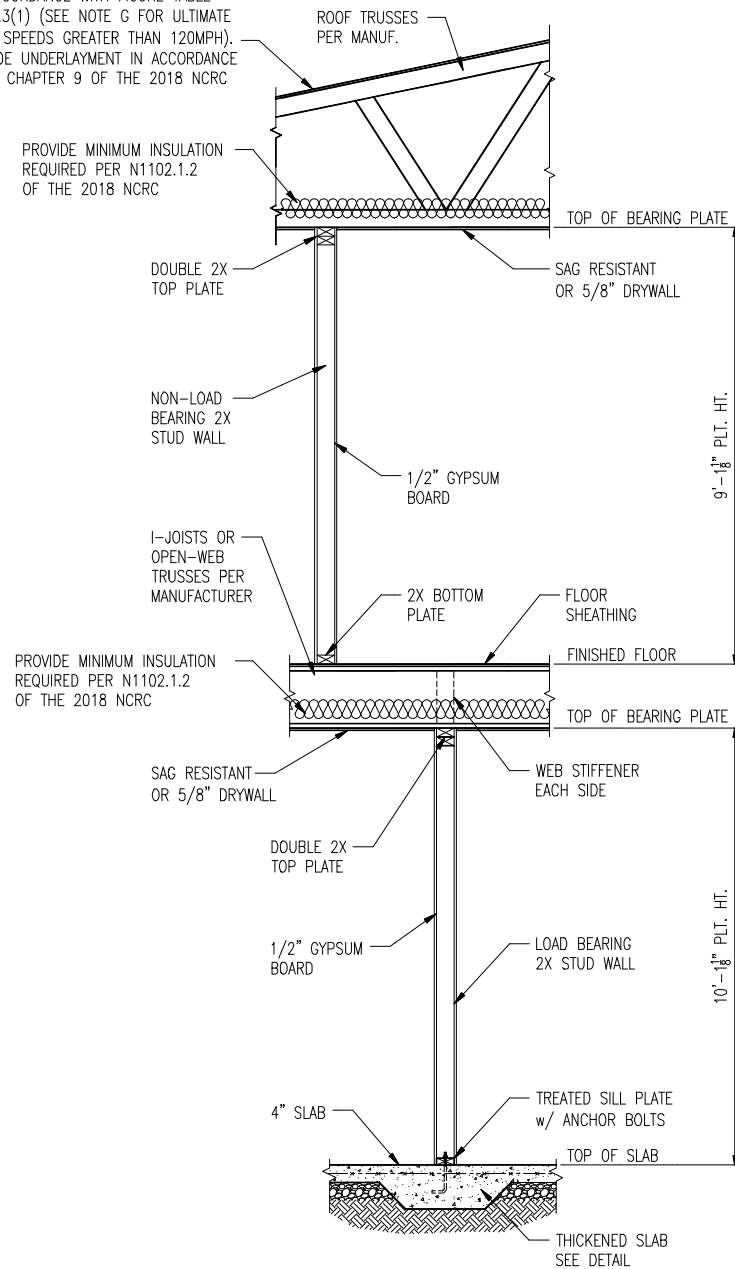


6A COVERED PORCH DETAIL  
D1s N.T.S.

- 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

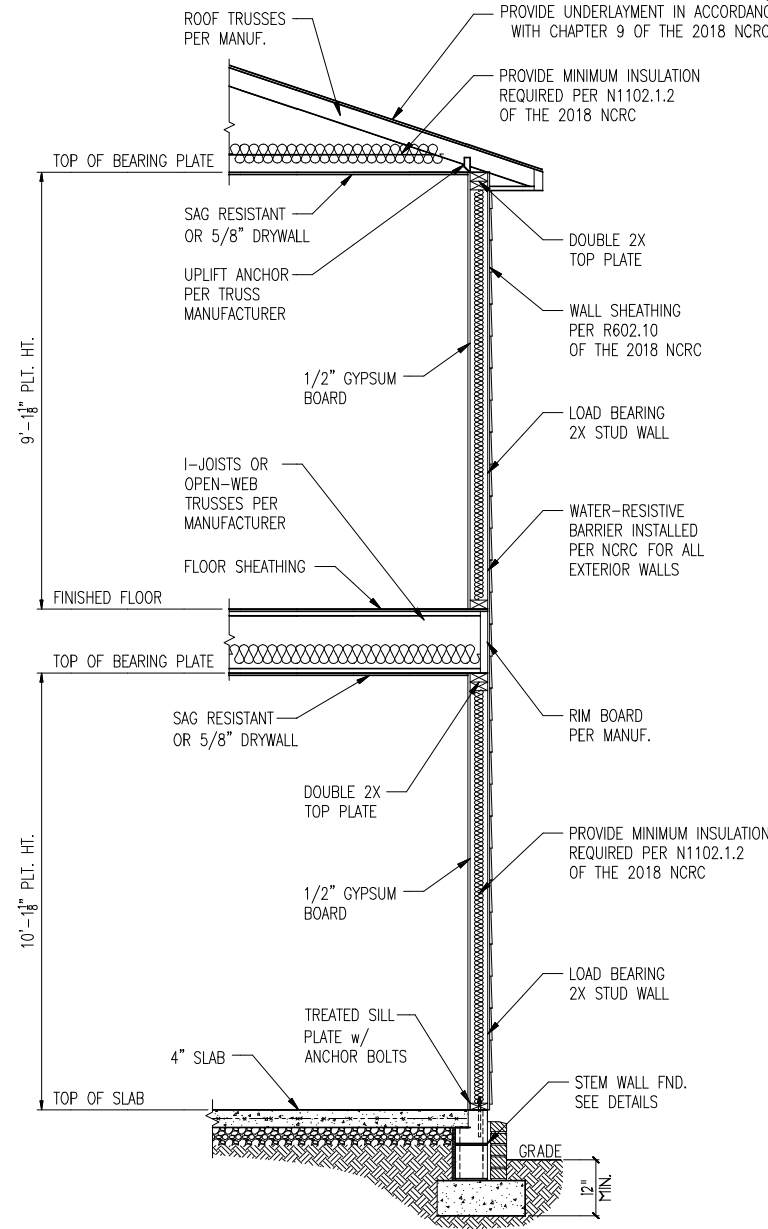
PROVIDE MINIMUM INSULATION REQUIRED PER N1102.1.2 OF THE 2018 NCRC



1 TYP. INTERIOR LOAD BEARING WALL SECTION  
D2s N.T.S.

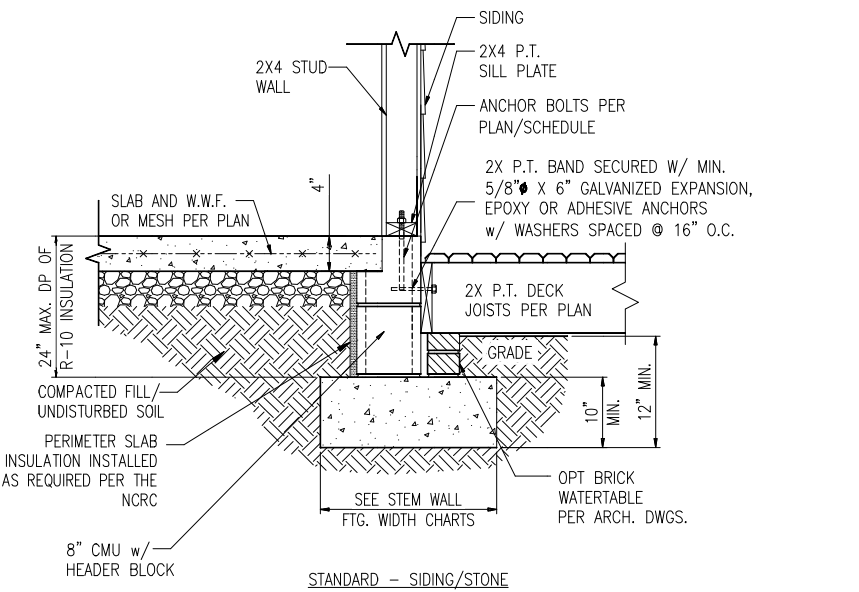
MIN. 3/8" ROOF SHEATHING SECURED IN ACCORDANCE WITH FIGURE TABLE R602.3(1) (SEE NOTE G FOR ULTIMATE WIND SPEEDS GREATER THAN 120MPH). PROVIDE UNDERLAYMENT IN ACCORDANCE WITH CHAPTER 9 OF THE 2018 NCRC

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



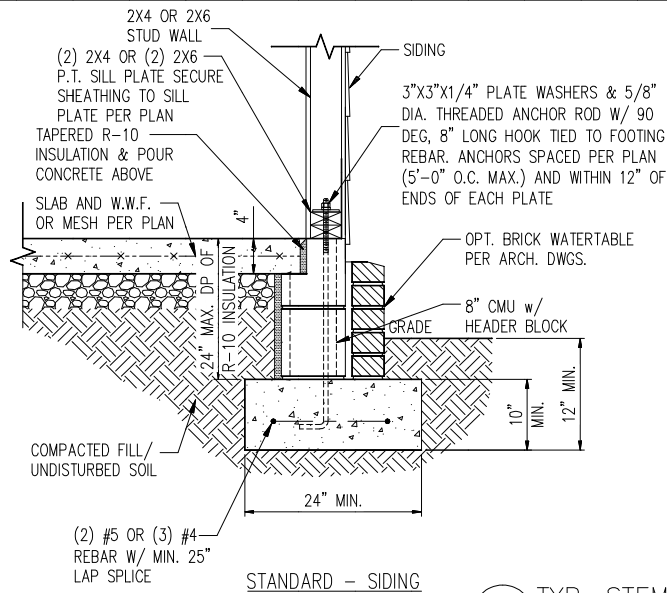
2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
D2s N.T.S.

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

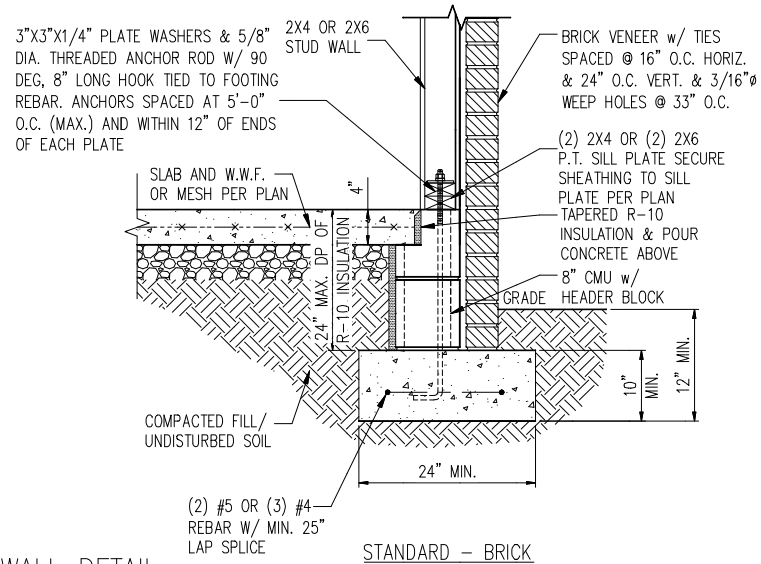


3 DECK ATTACHMENT DETAIL - STEM WALL  
D2s N.T.S.

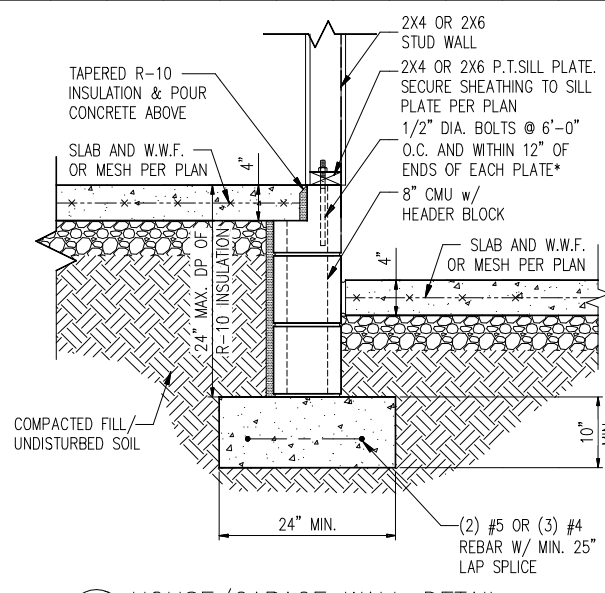
- NOTES:
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  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT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



1 TYP. STEM WALL DETAIL  
D3s N.T.S.

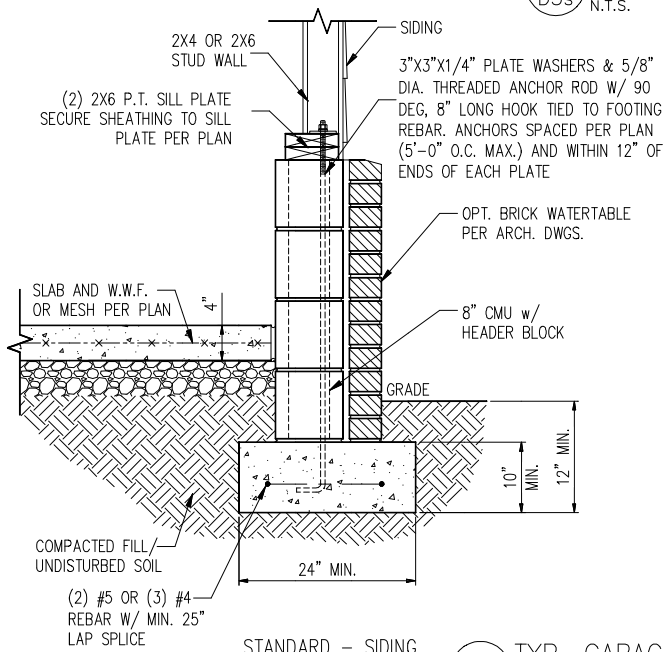


2 TYP. STEM WALL DETAIL  
D3s N.T.S.

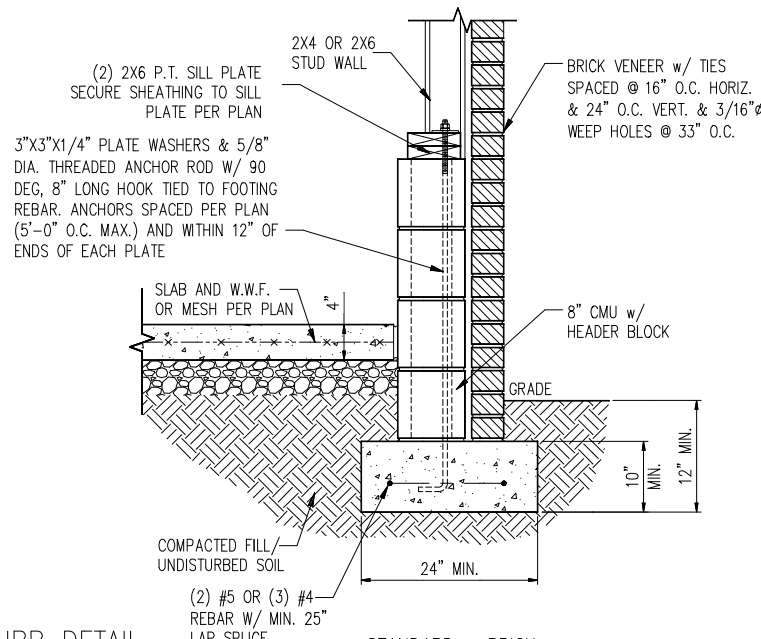


3 HOUSE/GARAGE WALL DETAIL  
D3s N.T.S.

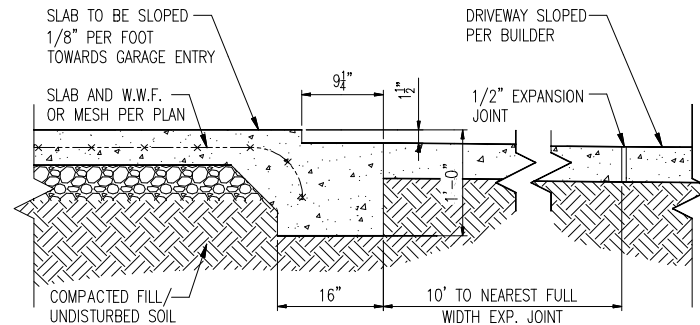
\*IF INTERIOR GARAGE WALL IS BEING USED AS A BRACED WALL PANEL/BEARING WALL - DOUBLE 2X6 P.T. SILL PLATE W/ 5/8" DIA. THREADED ANCHOR ROD W/ 90 DGD., 8" LONG HOOK TIED TO FOOTING REBAR. ANCHORS SPACED PER PLAN (8'-0" O.C. MAX.) AND WITHIN 12" OF ENDS OF EACH PLATE SECTION. FILL CELLS SOLID W/ 3000 PSI CONCRETE



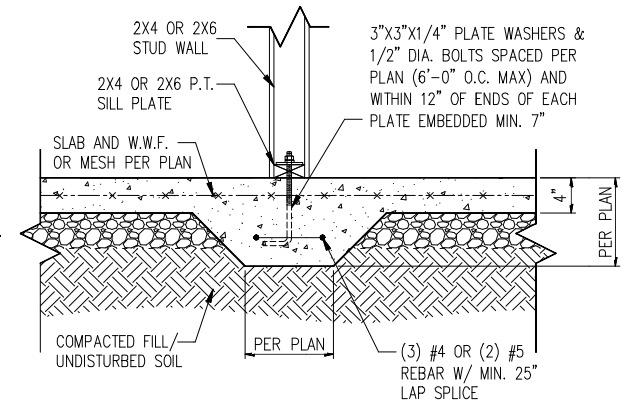
4 TYP. GARAGE CURB DETAIL  
D3s N.T.S.



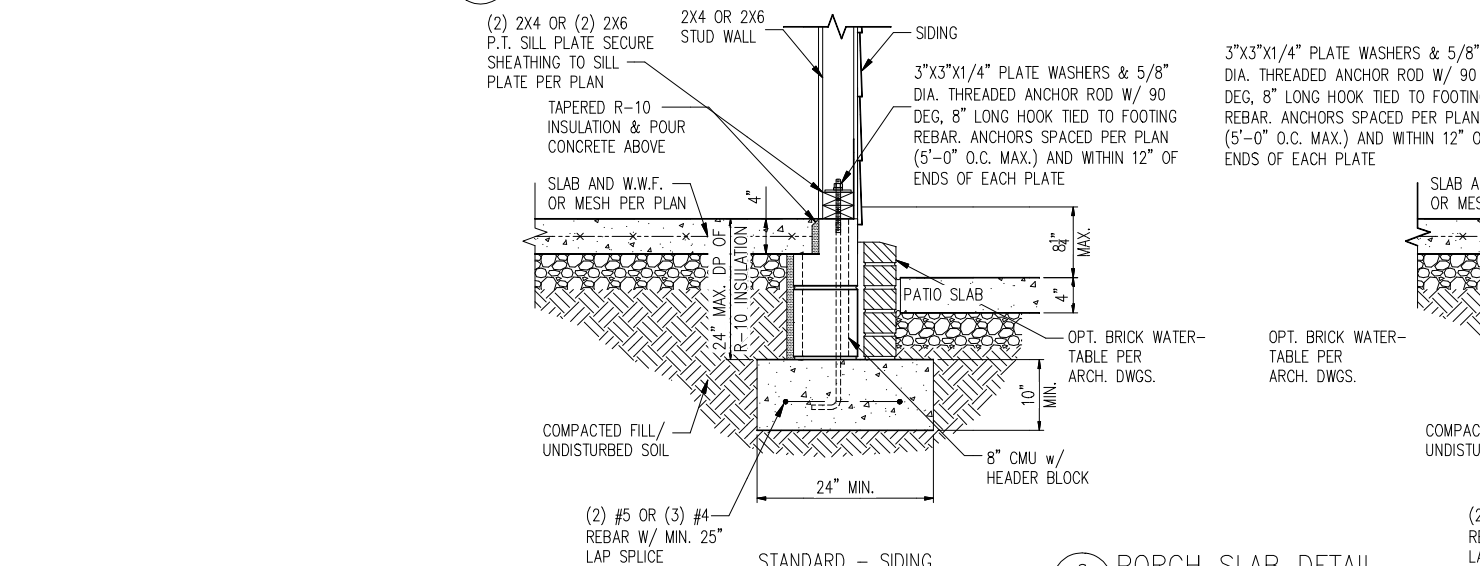
5 TYP. GARAGE CURB DETAIL  
D3s N.T.S.



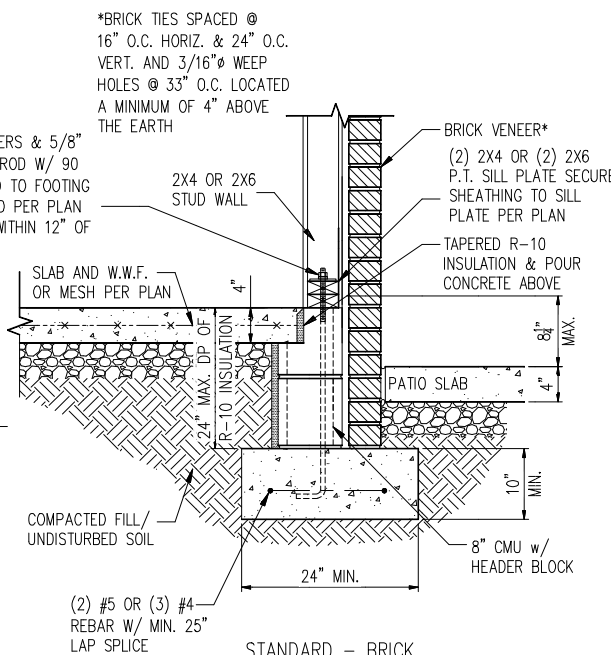
6 SLAB AT GARAGE DOOR  
D3s N.T.S.



7 TYP. THICKENED SLAB DETAIL  
D3s N.T.S.



8 TYP. PORCH SLAB DETAIL  
D3s N.T.S.



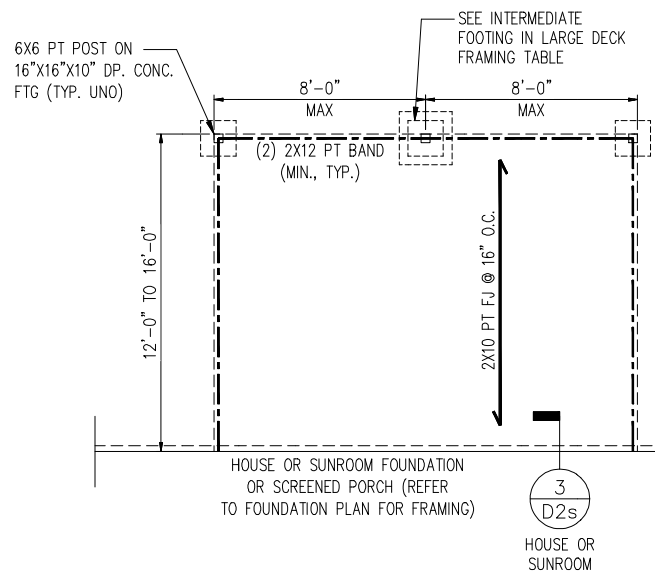
9 TYP. PORCH SLAB DETAIL  
D3s N.T.S.

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

NOTES:

1. APPLICABLE FOR WIND ZONES UP TO 150 MPH
2. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
3. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
4. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
5. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
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7. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE NCRC

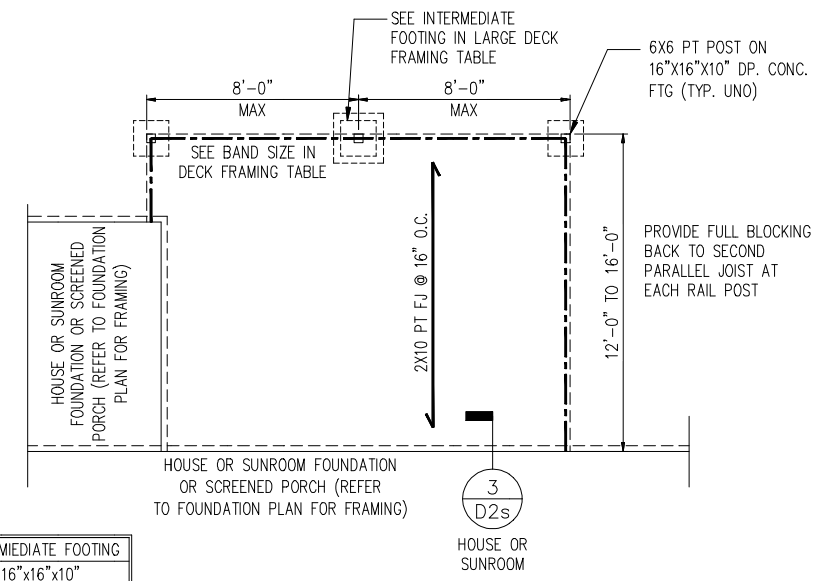
NOTE: BRACE POSTS PER CODE



PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

LARGE DECK FRAMING

	INTERMEDIATE FOOTING
STANDARD	16"x16"x10"
W/ 8'x8' GRILL DECK	24"x24"x10"



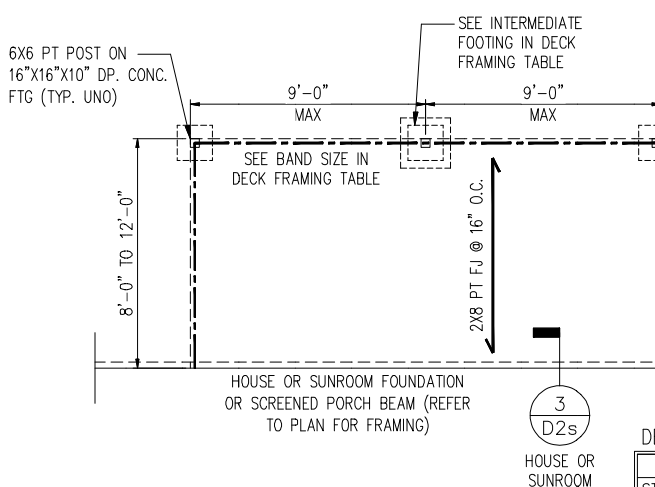
PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

TYP. LARGE SIDE DECK PLAN

TYP. LARGE REAR DECK PLAN

N.T.S.

N.T.S.

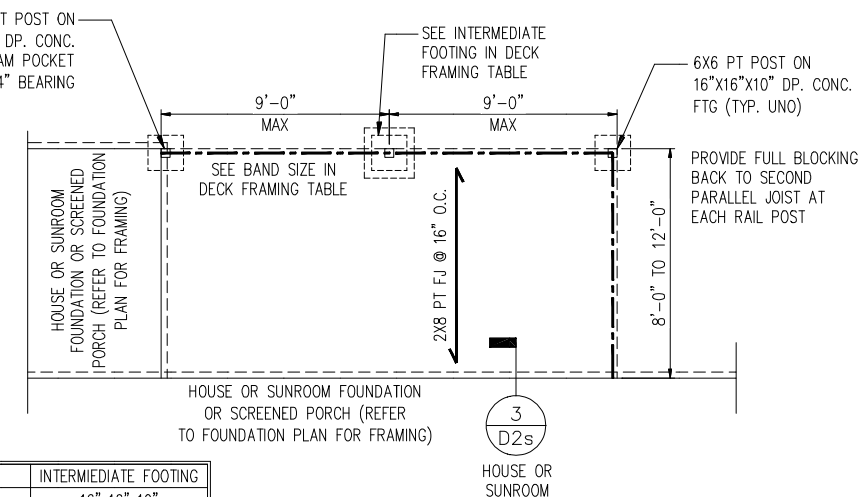


PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

DECK FRAMING

	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X10	16"x16"x10"
W/ 8'x8' GRILL DECK	(3) 2X10	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER



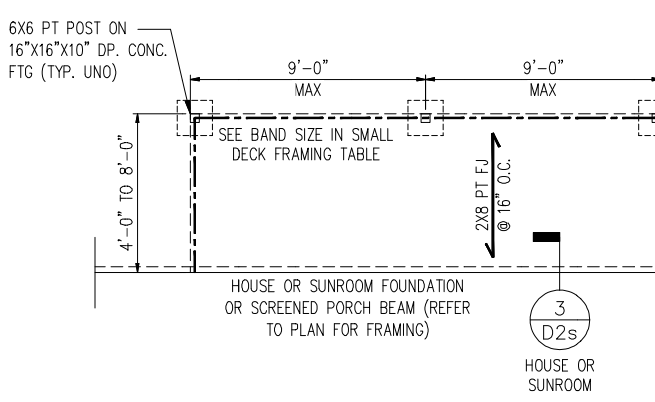
PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

TYP. SIDE DECK PLAN

TYP. REAR DECK PLAN

N.T.S.

N.T.S.

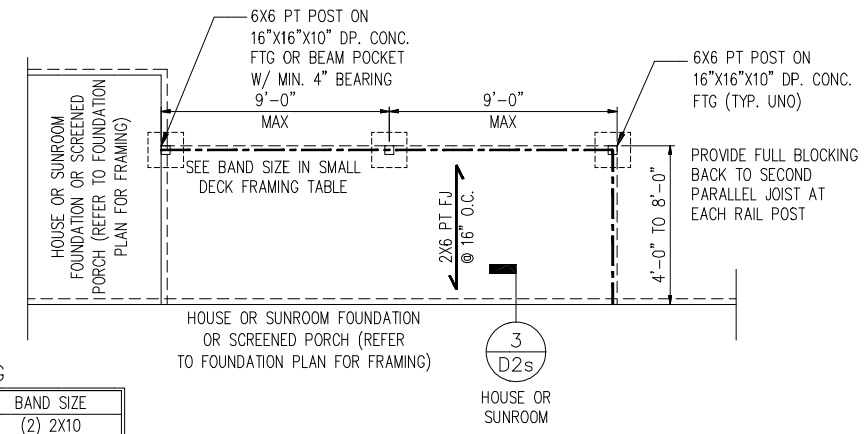


PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

SMALL DECK FRAMING

	BAND SIZE
STANDARD	(2) 2X10
W/ 8'x8' GRILL DECK	(3) 2X10

\* SOUTHERN PINE #2 PT LUMBER



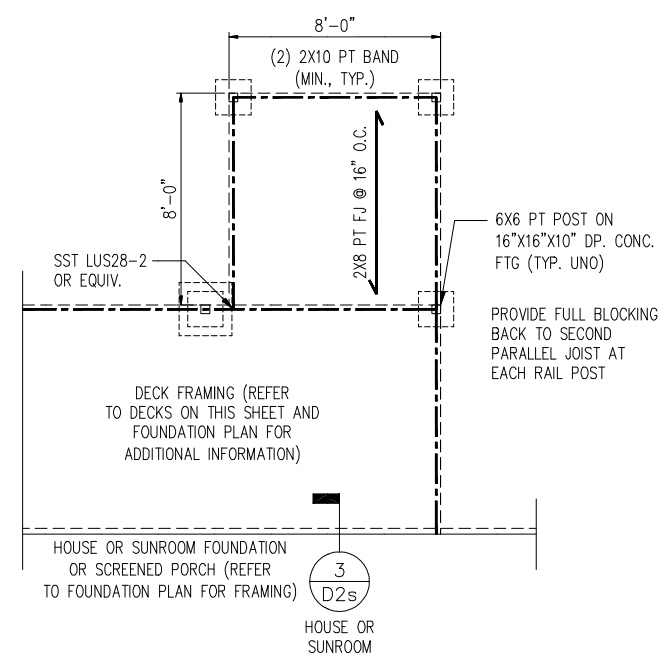
PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

TYP. SMALL SIDE DECK PLAN

TYP. SMALL REAR DECK PLAN

N.T.S.

N.T.S.

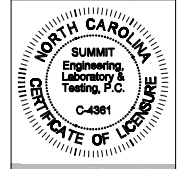


PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

TYP. DECK PLAN W/ 8'x8' GRILL DECK

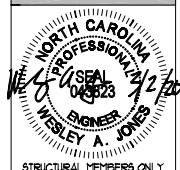
N.T.S.

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CLIENT: DR Horton Carolina Division 2801 Arroyo Drive, Charlotte, NC 28219

PROJECT: Standard Details Stem Wall Foundation Details

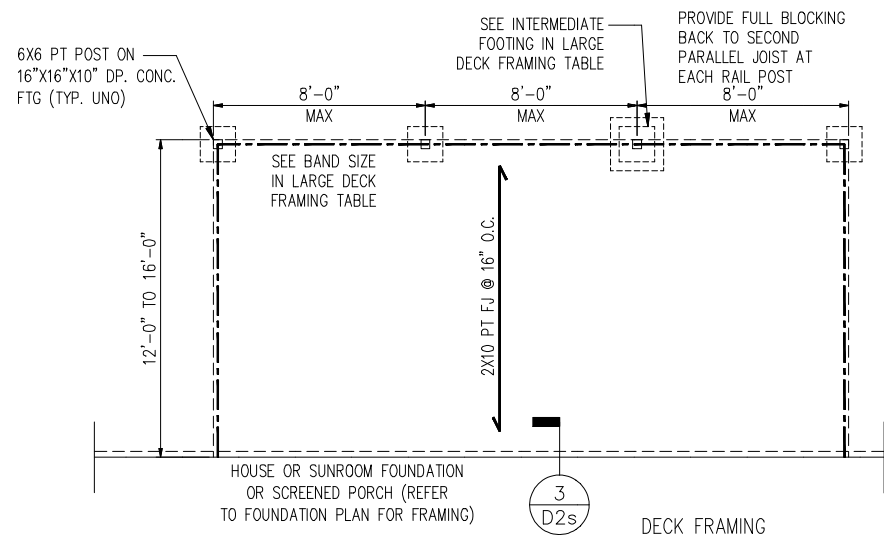


STRUCTURAL MEMBERS ONLY

DRAWING DATE: 07/28 SCALE: 1/8"=1'-0" PROJECT: P-2021-108 DRAIN BY: LAG CHECKED BY: LAJ

ORIGINAL INFORMATION PROJECT # DATE 1/3/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

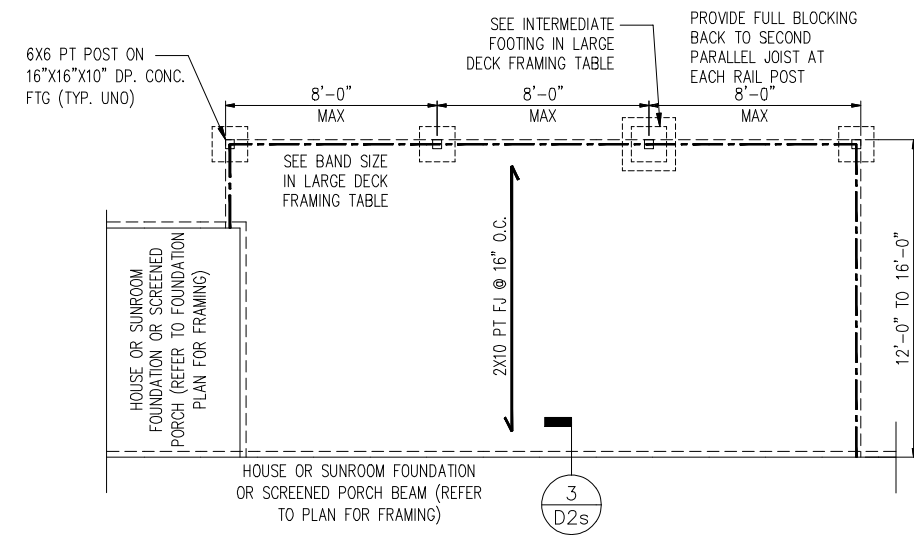


TYP. LARGE REAR DECK PLAN

N.T.S.

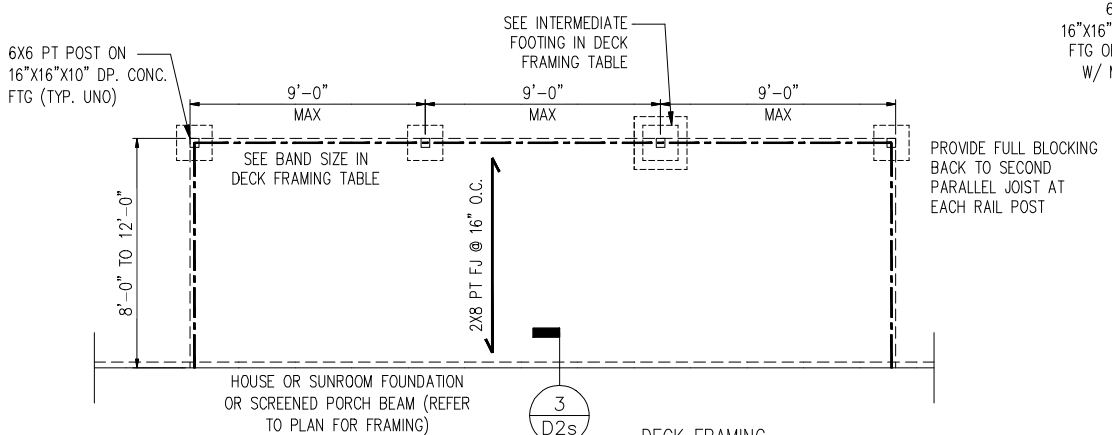
	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X12	16"x16"x10"
W/ 8'X8' GRILL DECK	(3) 2X12	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER



TYP. LARGE SIDE DECK PLAN

N.T.S.

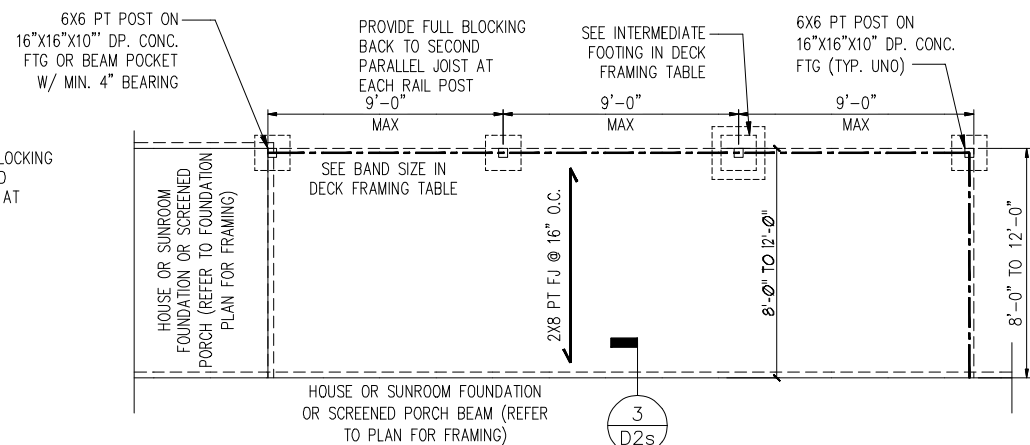


TYP. REAR DECK PLAN

N.T.S.

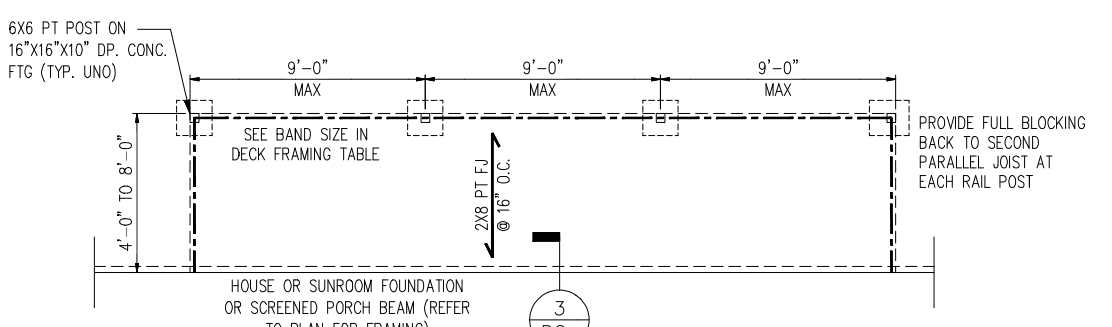
	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X10	18"x18"x10"
W/ 8'X8' GRILL DECK	(3) 2X10	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER



TYP. REAR DECK PLAN

N.T.S.

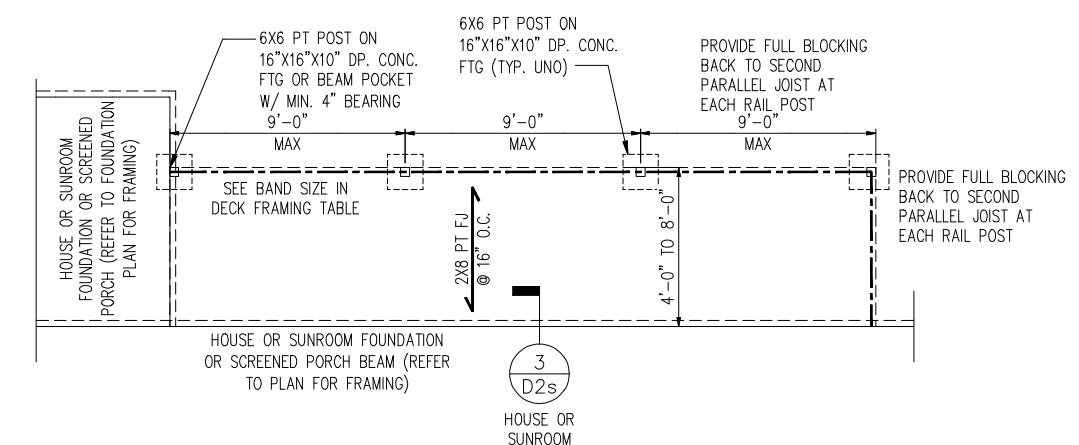


TYP. SMALL REAR DECK PLAN

N.T.S.

	BAND SIZE
STANDARD	(2) 2X10
W/ 8'X8' GRILL DECK	(3) 2X10

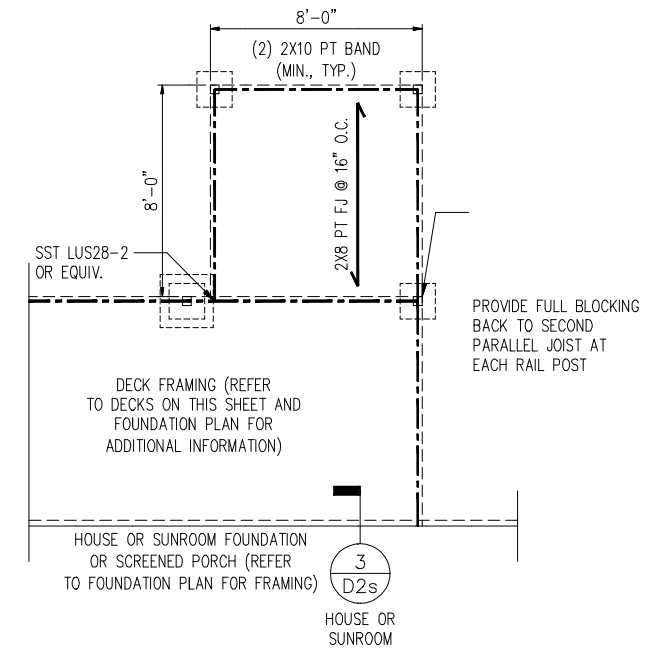
\* SOUTHERN PINE #2 PT LUMBER



TYP. SMALL REAR DECK PLAN

N.T.S.

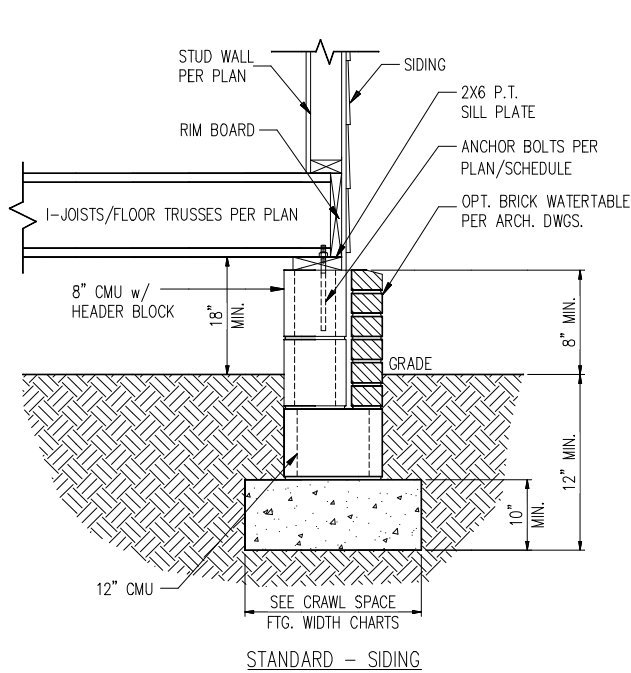
NOTE: BRACE POSTS PER CODE



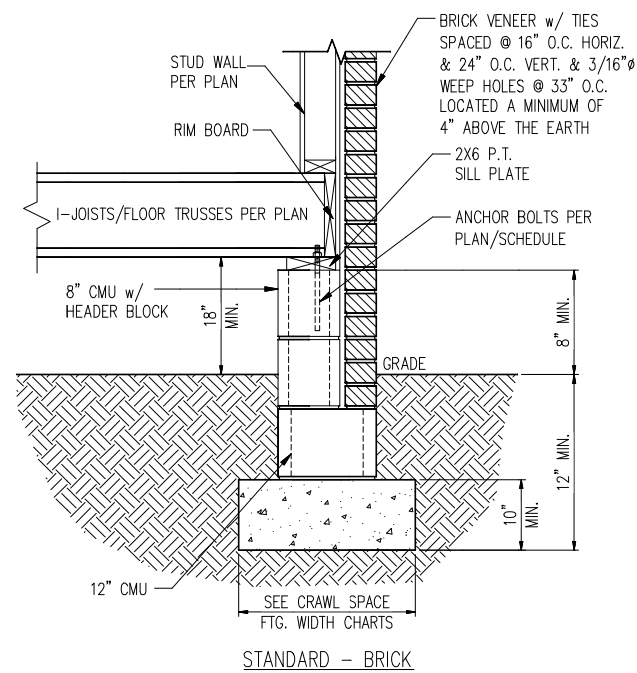
TYP. DECK PLAN W/ 8'X8' GRILL DECK

N.T.S.

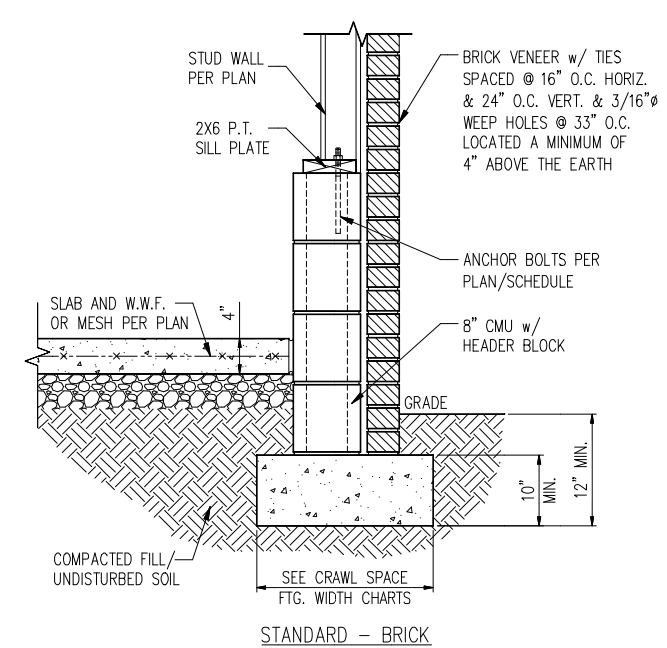
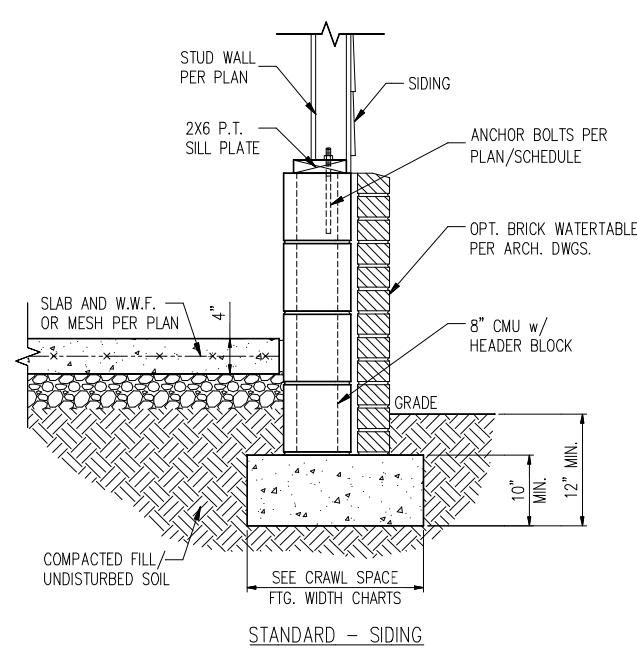
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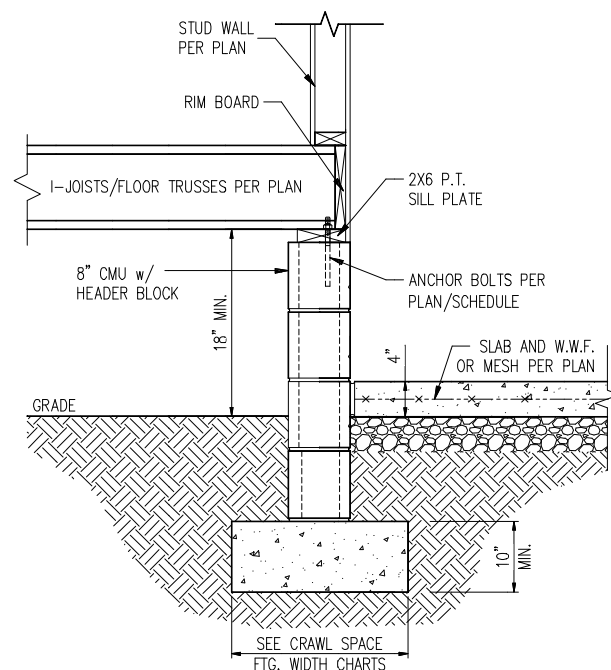
1 TYP. FOUNDATION WALL DETAIL  
D1c N.T.S.



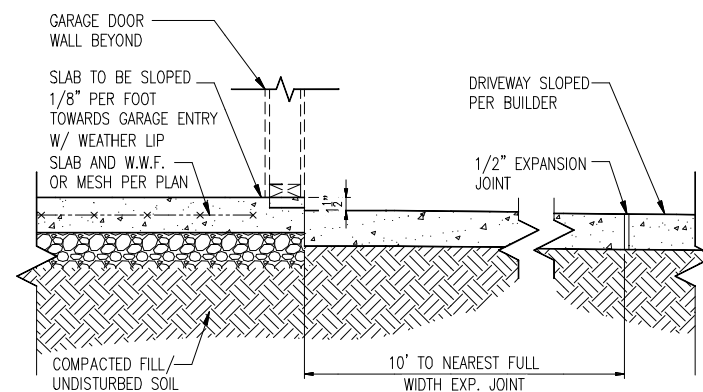
2 TYP. GARAGE CURB DETAIL  
D1c N.T.S.



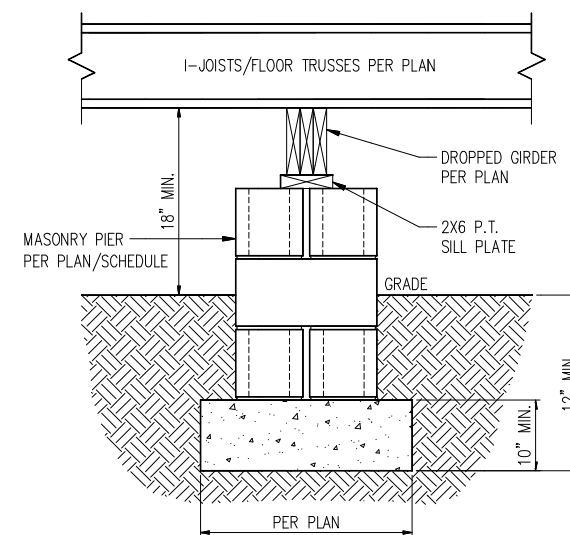
2 TYP. GARAGE CURB DETAIL  
D1c N.T.S.



3 HOUSE/GARAGE WALL DETAIL  
D1c N.T.S.



4 SLAB AT GARAGE DOOR  
D1c N.T.S.



5 TYP. PIER & GIRDER DETAIL  
D1c N.T.S.

PIER SIZE AND HEIGHT SCHEDULE

SIZE	HOLLOW	SOLID
8"x16"	UP TO 32" HEIGHT	UP TO 5'-0" HEIGHT
12"x16"	UP TO 48" HEIGHT	UP TO 9'-0" HEIGHT
16"x16"	UP TO 64" HEIGHT	UP TO 12'-0" HEIGHT*
24"x24"	UP TO 96" HEIGHT	UP TO 12'-0" HEIGHT*

\*(4) #4 CONT. REBAR w/ #3 STIRRUPS @ 16" O.C. AND 24" MIN. LAP JOINTS

CRAWL SPACE 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 CRAWL SPACE FOOTING WIDTH FOR BRICK SUPPORT

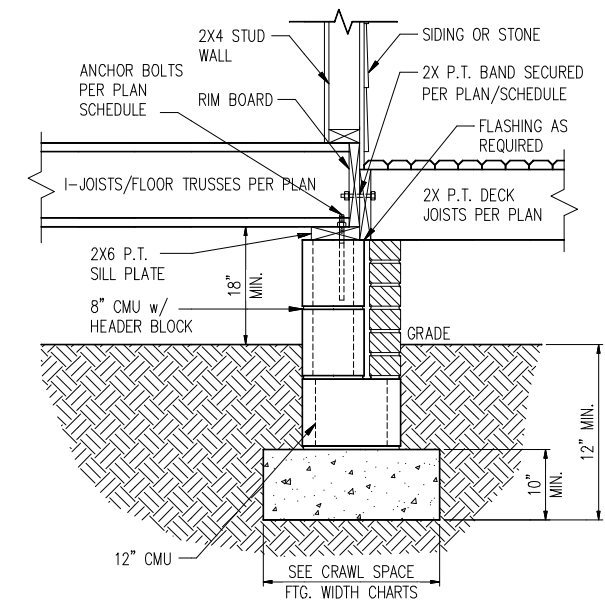
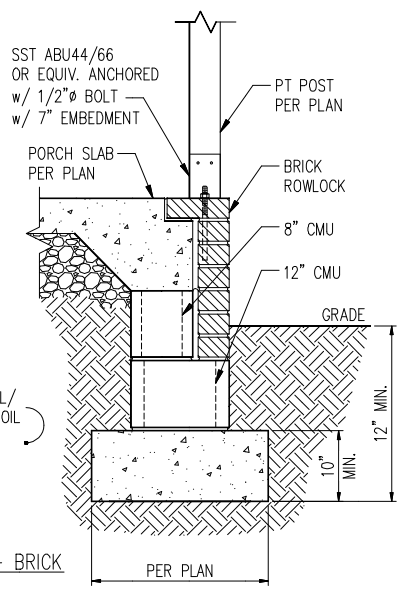
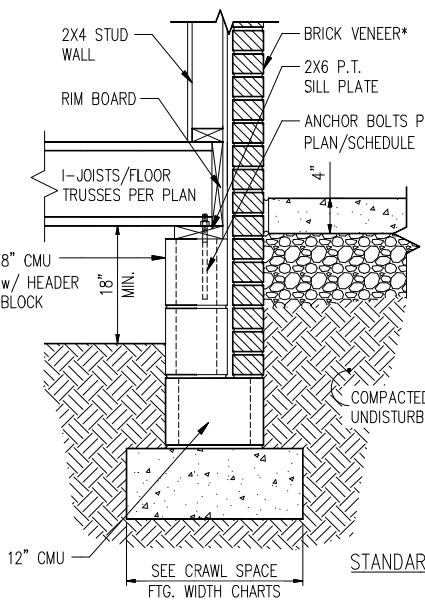
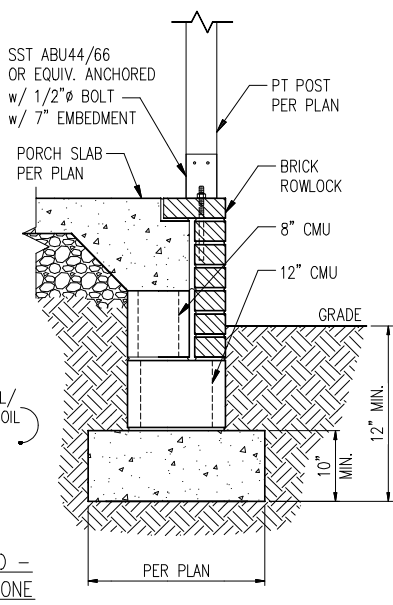
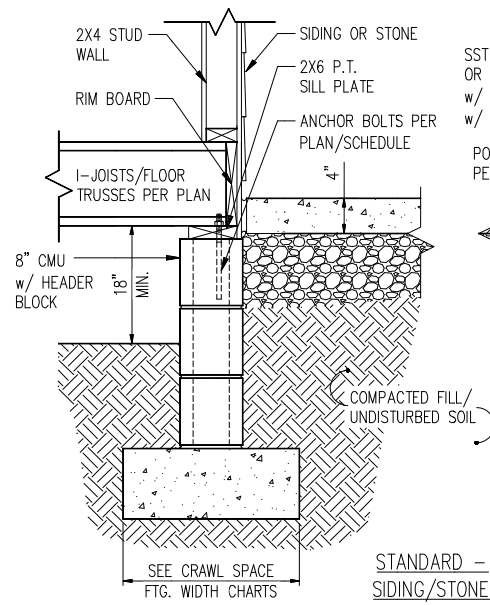
WALL ANCHOR SCHEDULE

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

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

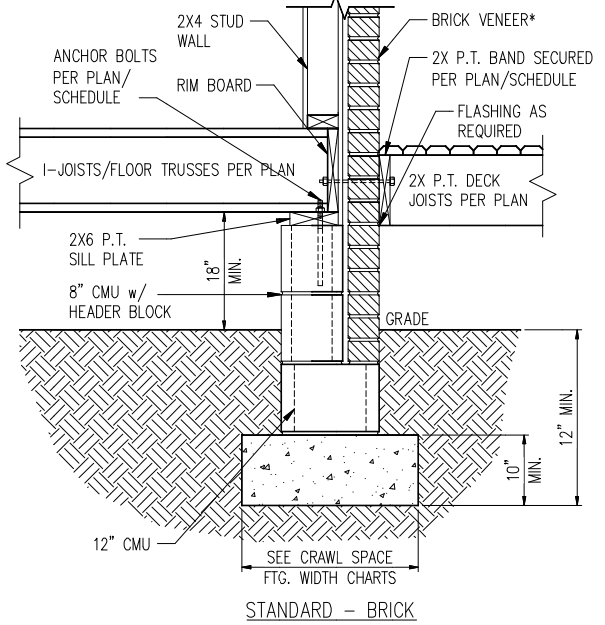
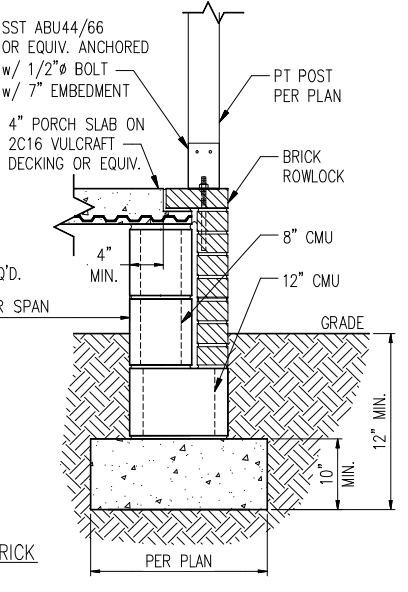
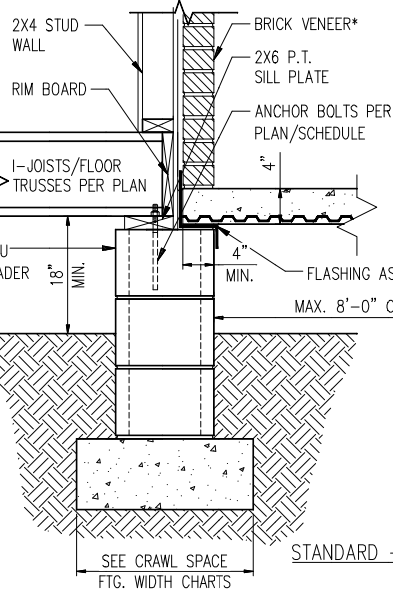
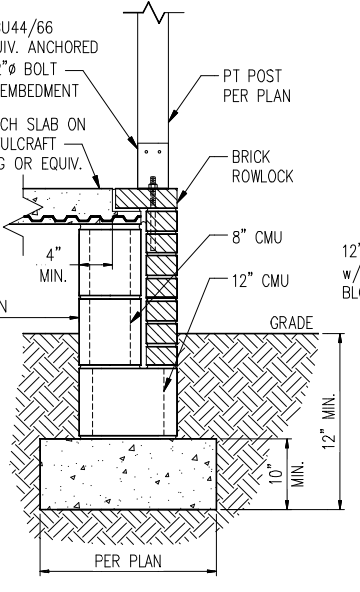
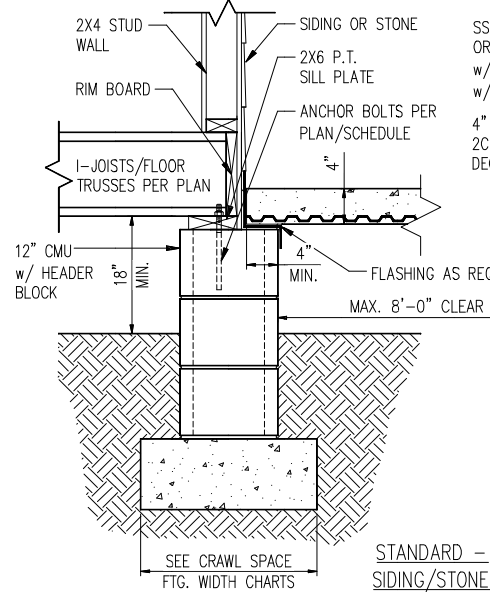
NOTES:

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1 TYP. FRONT PORCH DETAIL  
D2c N.T.S.

2 DECK ATTACHMENT DETAIL  
D2c N.T.S.



1a FRONT PORCH DETAIL w/ SUSPENDED SLAB  
D2c N.T.S.

3 DECK ATTACHMENT DETAIL W/ BRICK  
D2c N.T.S.

DECK ATTACHMENT SCHEDULE (ALL STRUCTURES EXCEPT BRICK)

FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
5/8" GALV. BOLTS w/ NUT & WASHER <sup>b</sup>	(1) @ 3'-6" O.C.	(1) @ 1'-8" O.C.
AND	AND	AND
12d COMMON GALV. NAILS <sup>c</sup>	(2) @ 8" O.C.	(3) @ 6" O.C.

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS 2".
- c. NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2"

DECK ATTACHMENT SCHEDULE (BRICK STRUCTURES)

FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
5/8" GALV. BOLTS w/ NUT & WASHER <sup>b</sup>	(1) @ 2'-4" O.C.	(1) @ 1'-4" O.C.

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS 2".

CRAWL SPACE FOOTING WIDTH

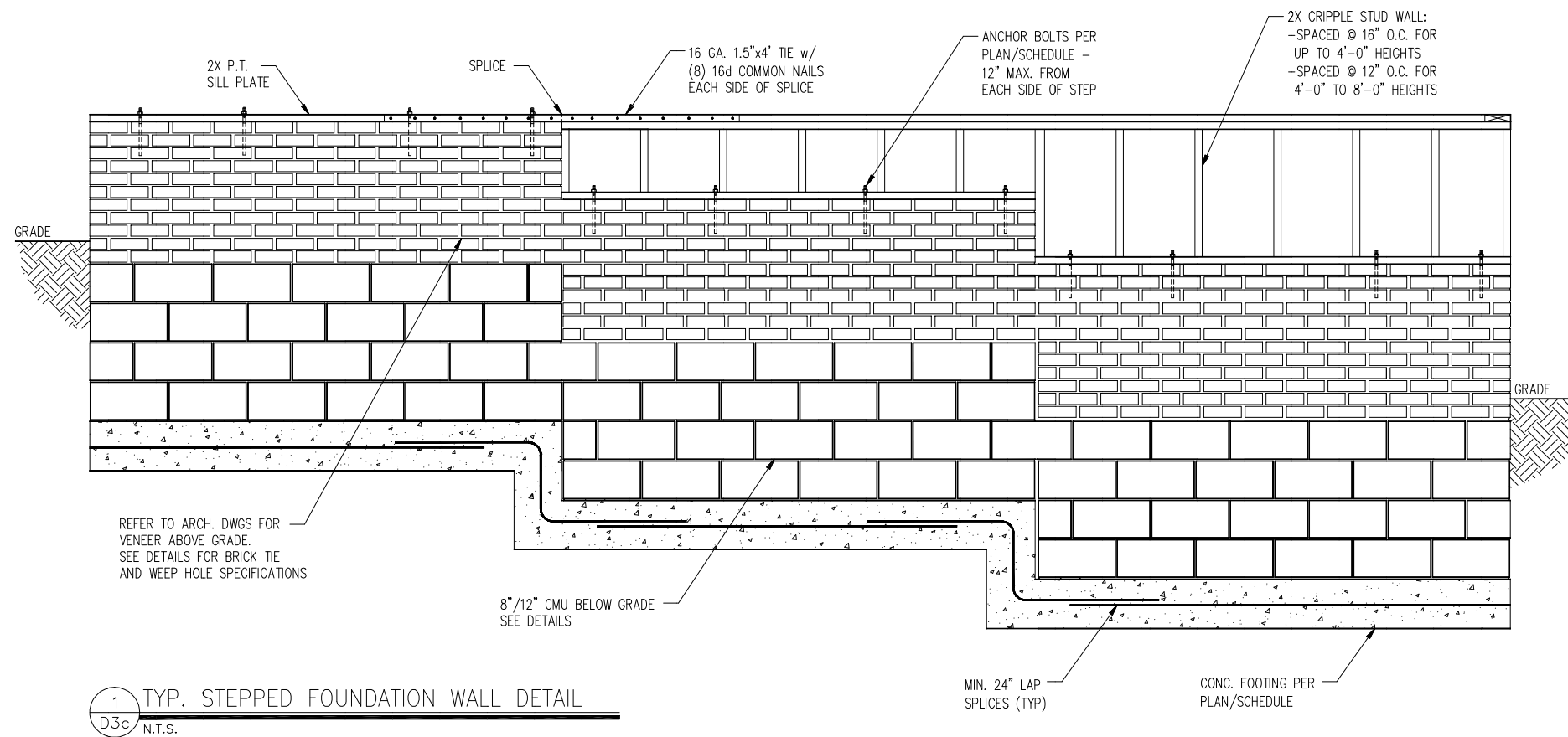
# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"*	21"*	21"*
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"*	21"*	21"*
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"*	24"*	24"*

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

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

- 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 N102.1.2 OF THE 2018 NCR





1 TYP. STEPPED FOUNDATION WALL DETAIL  
 D3c N.T.S.

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

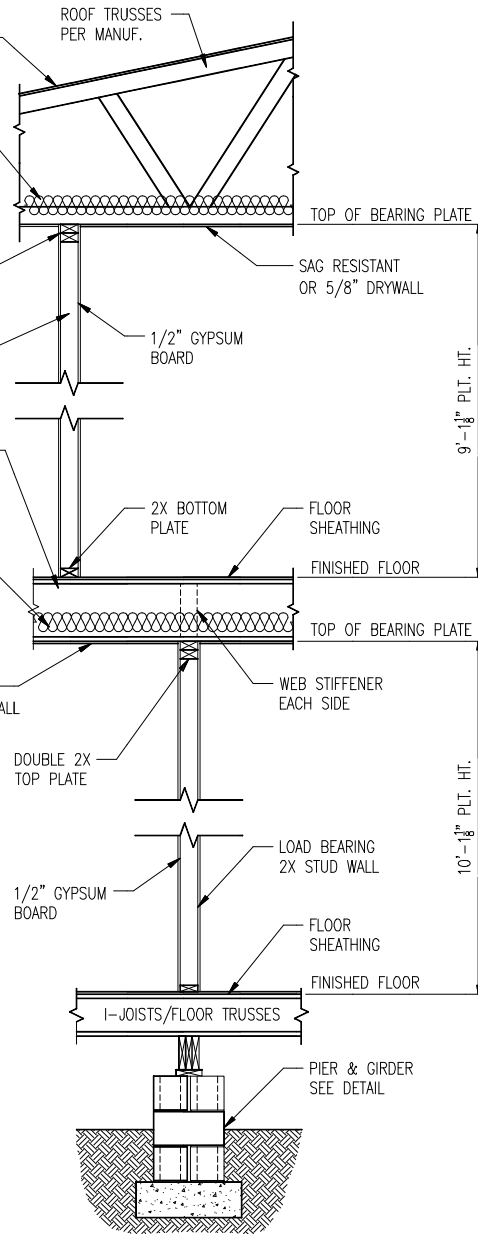
MIN. 3/8" ROOF SHEATHING SECURED IN ACCORDANCE WITH FIGURE TABLE R602.3(1) (SEE NOTE G FOR ULTIMATE WIND SPEEDS GREATER THAN 120MPH). PROVIDE UNDERLAYMENT IN ACCORDANCE WITH CHAPTER 9 OF THE 2018 NCRC

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

DOUBLE 2X TOP PLATE  
NON-LOAD BEARING 2X STUD WALL

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

SAG RESISTANT OR 5/8" DRYWALL  
DOUBLE 2X TOP PLATE  
1/2" GYPSUM BOARD



1 TYP. INTERIOR LOAD BEARING WALL SECTION  
D4c 3/4" = 1'-0"

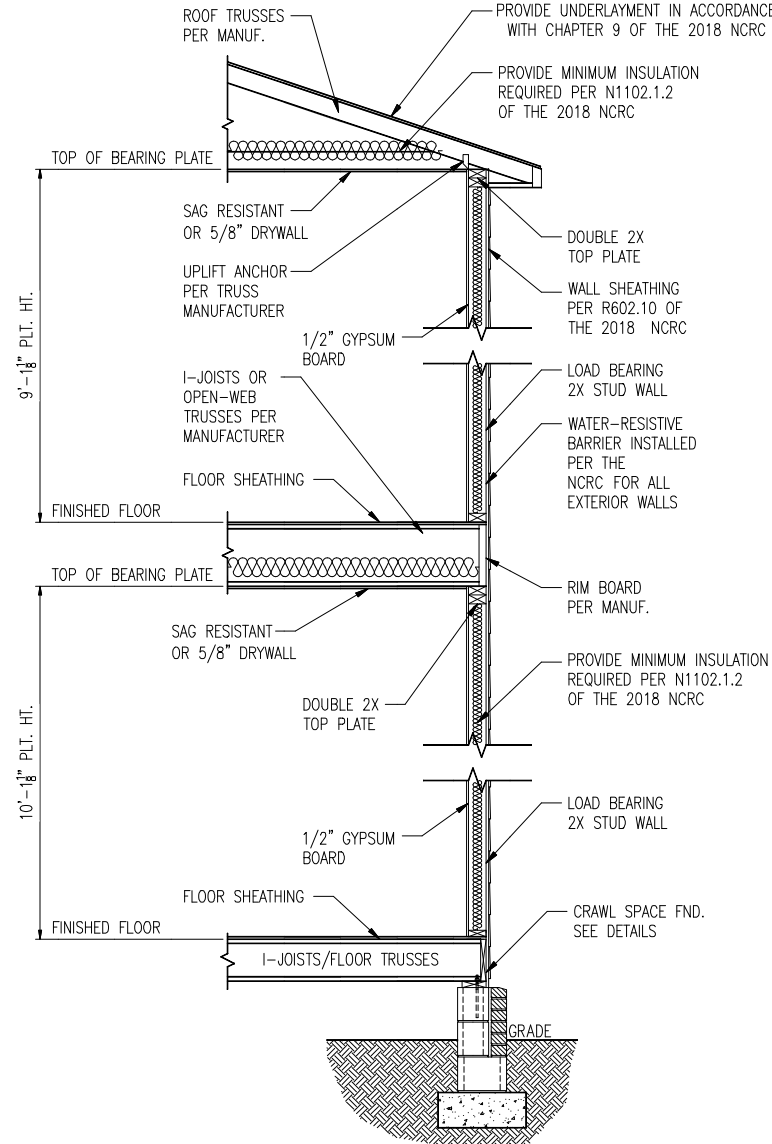
MIN. 3/8" ROOF SHEATHING SECURED IN ACCORDANCE WITH FIGURE TABLE R602.3(1) (SEE NOTE G FOR ULTIMATE WIND SPEEDS GREATER THAN 120MPH). PROVIDE UNDERLAYMENT IN ACCORDANCE WITH CHAPTER 9 OF THE 2018 NCRC

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

ROOF TRUSSES PER MANUF.  
SAG RESISTANT OR 5/8" DRYWALL  
UPLIFT ANCHOR PER TRUSS MANUFACTURER  
1/2" GYPSUM BOARD  
I-JOISTS OR OPEN-WEB TRUSSES PER MANUFACTURER  
FLOOR SHEATHING

DOUBLE 2X TOP PLATE  
WALL SHEATHING PER R602.10 OF THE 2018 NCRC  
LOAD BEARING 2X STUD WALL  
WATER-RESISTIVE BARRIER INSTALLED PER THE NCRC FOR ALL EXTERIOR WALLS

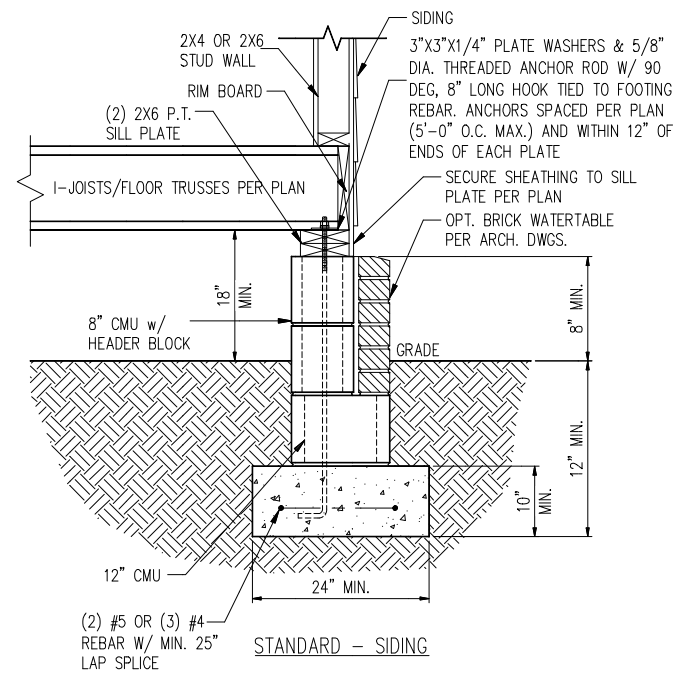
SAG RESISTANT OR 5/8" DRYWALL  
DOUBLE 2X TOP PLATE  
1/2" GYPSUM BOARD  
LOAD BEARING 2X STUD WALL  
FLOOR SHEATHING



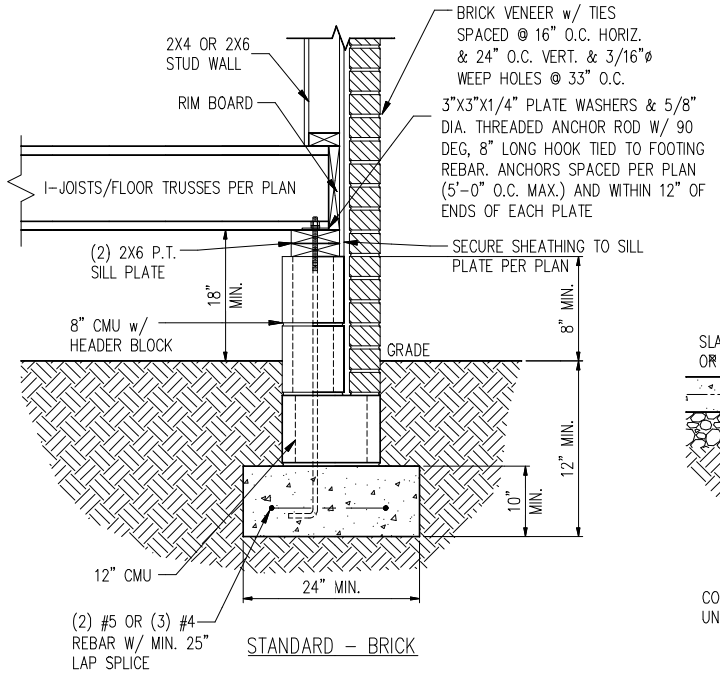
2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
D4c 3/4" = 1'-0"  
-SIMILAR w/ BRICK AND STONE  
-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
-MIN. 3/16" WEEP HOLES @ 33" O.C.

NOTES:

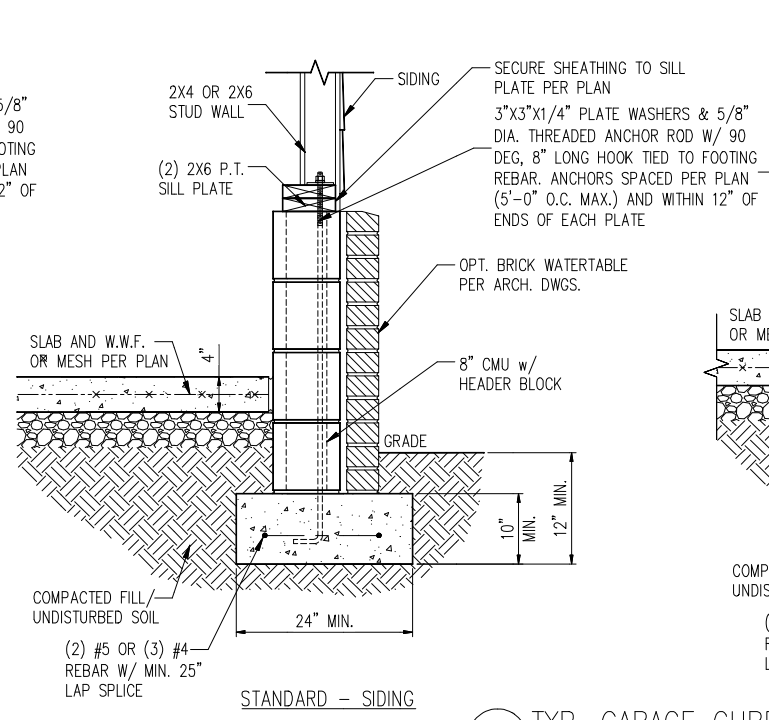
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
- PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
- SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
- REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS,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



1 TYP. FOUNDATION WALL DETAIL  
D5c N.T.S.

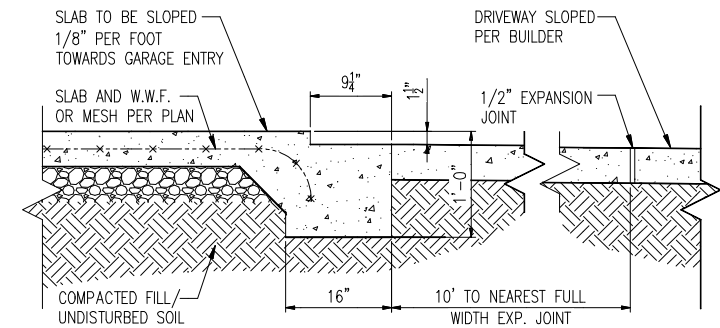


2 TYP. GARAGE CURB DETAIL  
D5c N.T.S.

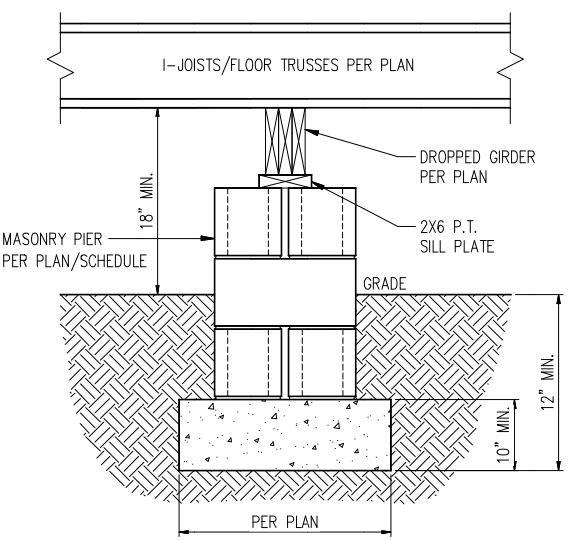


3 HOUSE/GARAGE WALL DETAIL  
D5c N.T.S.

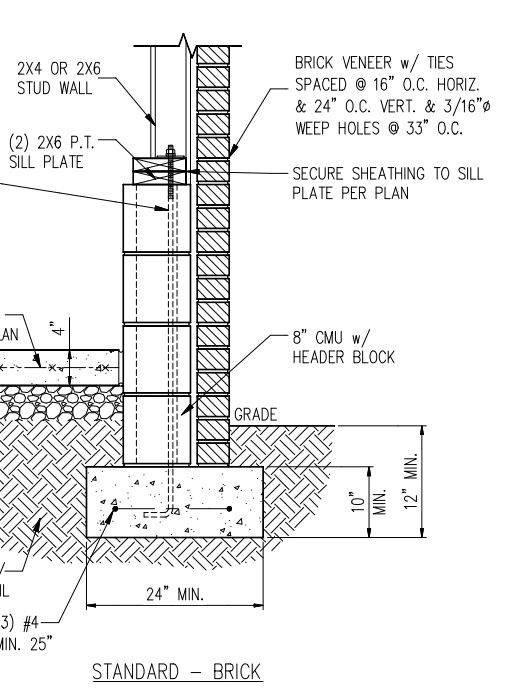
\*IF INTERIOR GARAGE WALL IS BEING USED AS A BRACED WALL PANEL/BEARING WALL - DOUBLE 2X6 P.T. SILL PLATE W/ 5/8" DIA. THREADED ANCHOR ROD W/ 90 DEG., 8" LONG HOOK TIED TO FOOTING REBAR. ANCHORS SPACED AT 8'-0" O.C. (MAX.) AND WITHIN 12" OF ENDS OF EACH PLATE SECTION. FILL CELLS SOLID W/ 3000 PSI CONCRETE



4 SLAB AT GARAGE DOOR  
D5c N.T.S.

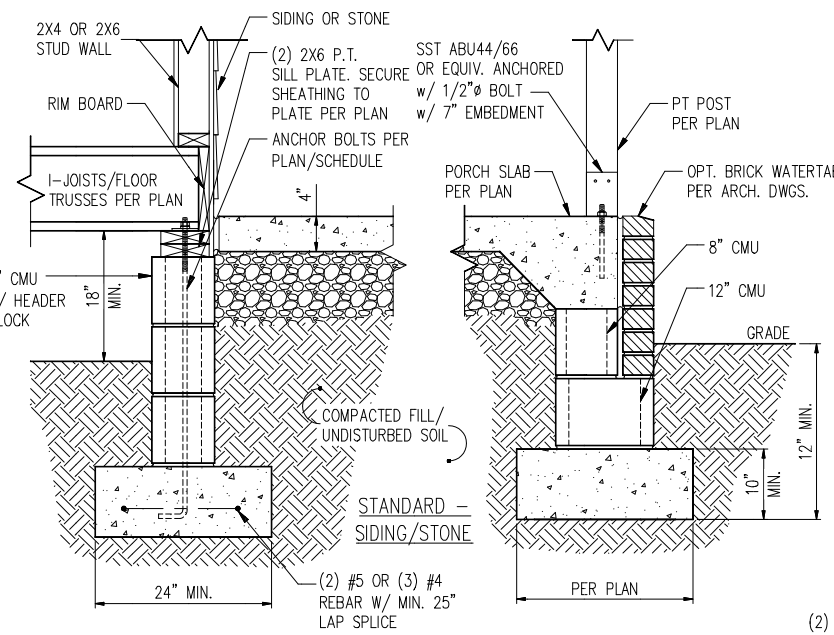


6 TYP. PIER & GIRDER DETAIL  
D5c N.T.S.

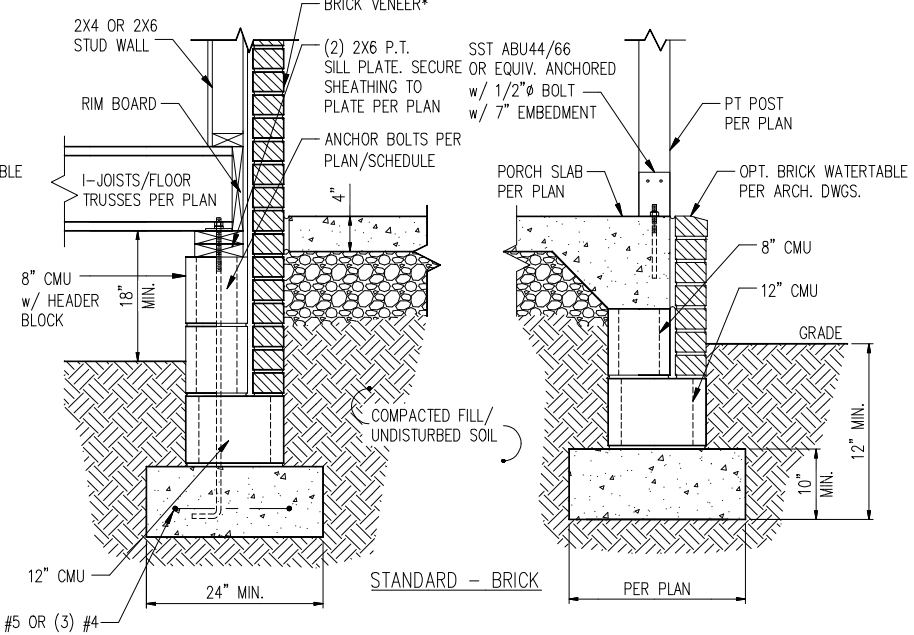


STANDARD - BRICK

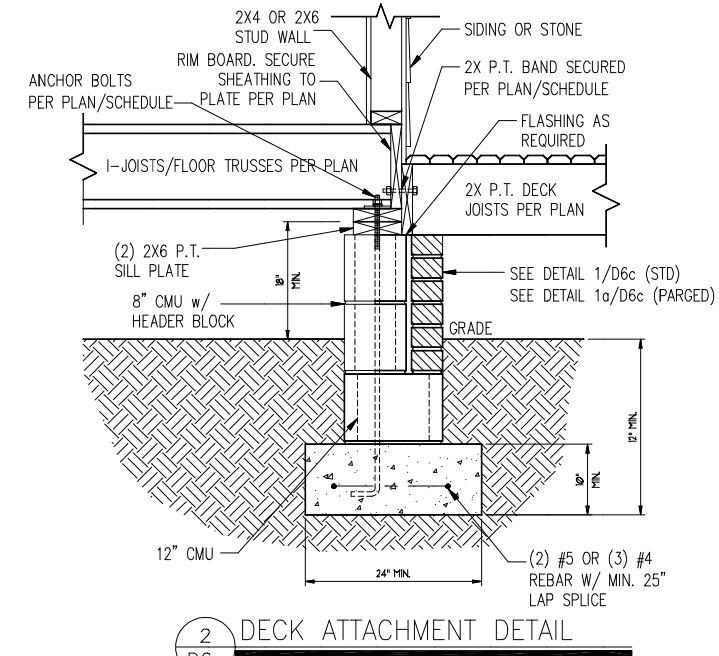
- NOTES:
1. APPLICABLE FOR WIND ZONES UP TO 150 MPH
  2. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  3. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  4. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  5. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
  6. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
  7. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE NCRC



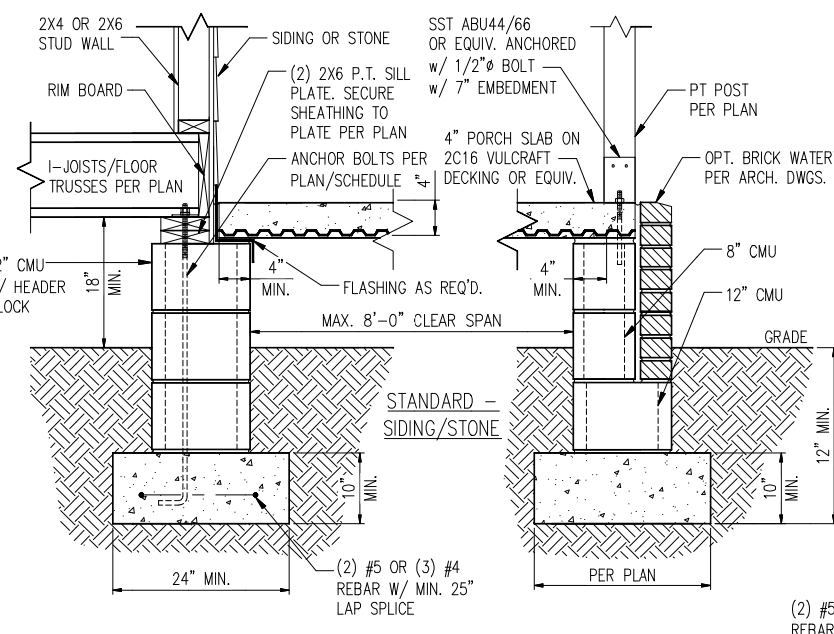
1 TYP. FRONT PORCH DETAIL  
 D6c N.T.S.



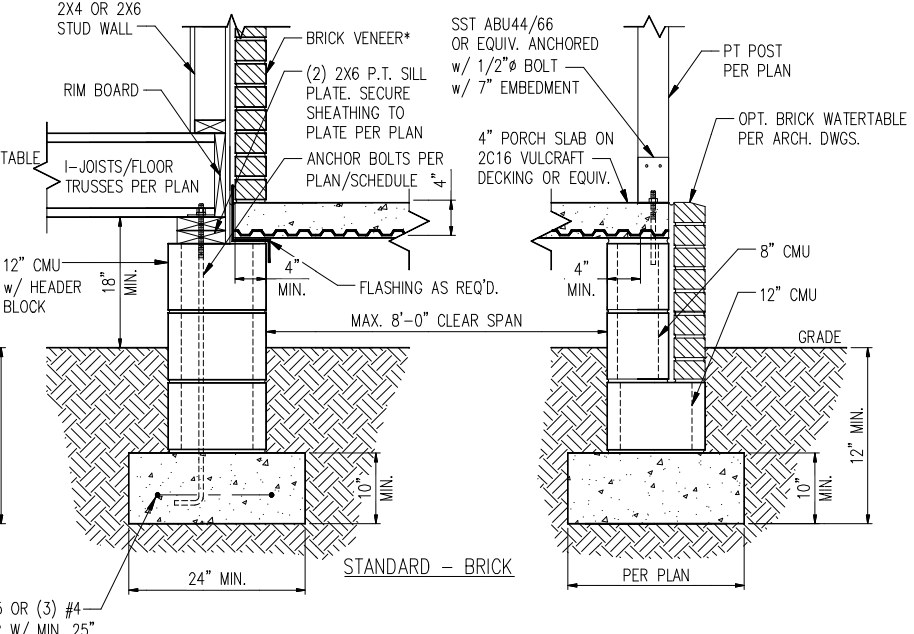
STANDARD - BRICK  
 (2) #5 OR (3) #4 REBAR W/ MIN. 25" LAP SPLICE



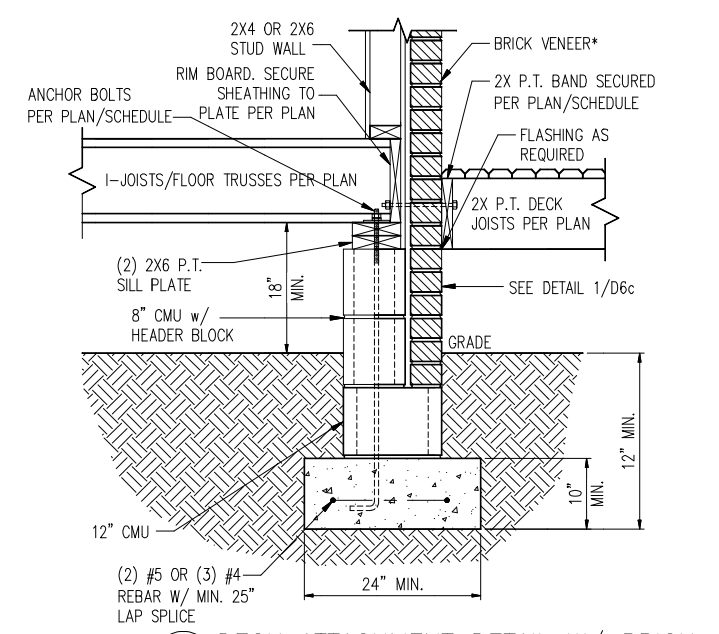
2 DECK ATTACHMENT DETAIL  
 D6c N.T.S.



1a FRONT PORCH DETAIL w/ SUSPENDED SLAB  
 D6c N.T.S.



STANDARD - BRICK  
 (2) #5 OR (3) #4 REBAR W/ MIN. 25" LAP SPLICE



3 DECK ATTACHMENT DETAIL W/ BRICK  
 D6c N.T.S.

DECK ATTACHMENT SCHEDULE (ALL STRUCTURES EXCEPT BRICK)

FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
5/8" GALV. BOLTS w/ NUT & WASHER <sup>b</sup>	(1) @ 3'-6" O.C.	(1) @ 1'-8" O.C.
AND	AND	AND
12d COMMON GALV. NAILS <sup>c</sup>	(2) @ 8" O.C.	(3) @ 6" O.C.

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".
- c. NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2"

DECK ATTACHMENT SCHEDULE (BRICK STRUCTURES)

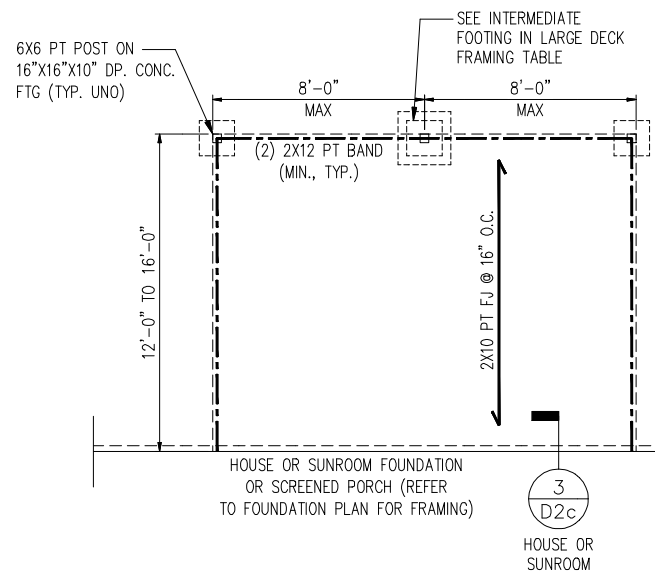
FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
5/8" GALV. BOLTS w/ NUT & WASHER <sup>b</sup>	(1) @ 2'-4" O.C.	(1) @ 1'-4" O.C.

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".

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

- NOTES:
1. APPLICABLE FOR WIND ZONES UP TO 150 MPH
  2. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  3. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  4. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  5. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
  6. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
  7. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE NCRC

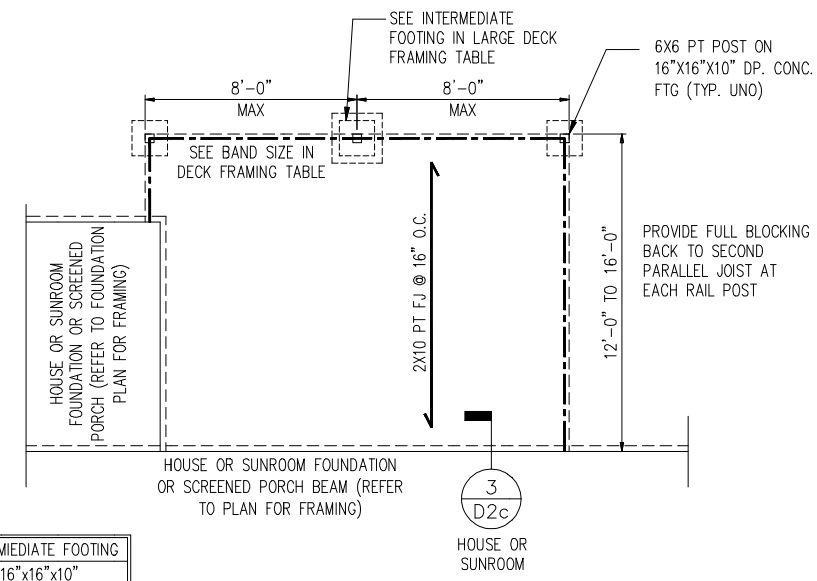
NOTE: BRACE POSTS PER CODE



PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

LARGE DECK FRAMING

	INTERMEDIATE FOOTING
STANDARD	16"x16"x10"
W/ 8'X8' GRILL DECK	24"x24"x10"



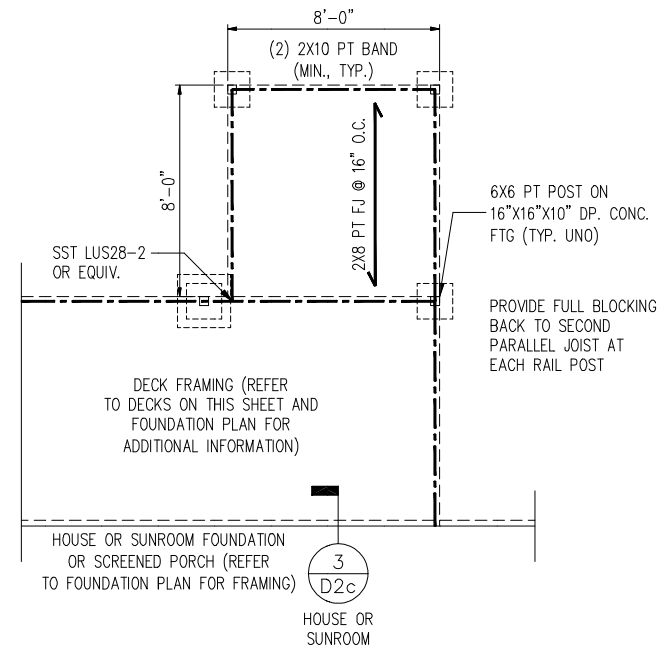
PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

TYP. LARGE SIDE DECK PLAN

N.T.S.

TYP. LARGE REAR DECK PLAN

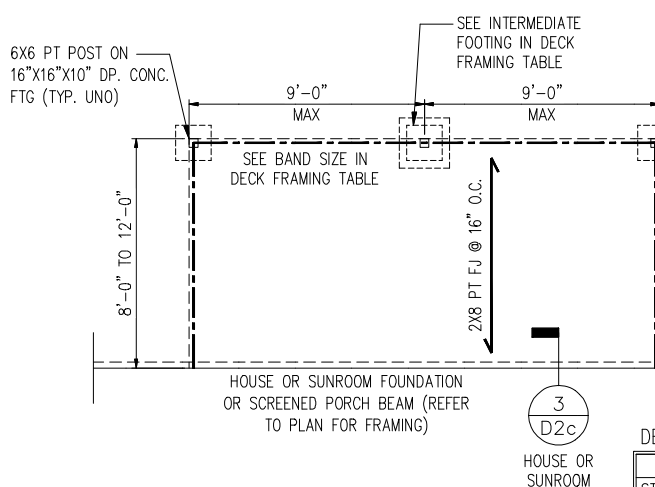
N.T.S.



PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

TYP. DECK PLAN W/ 8'X8' GRILL DECK

N.T.S.

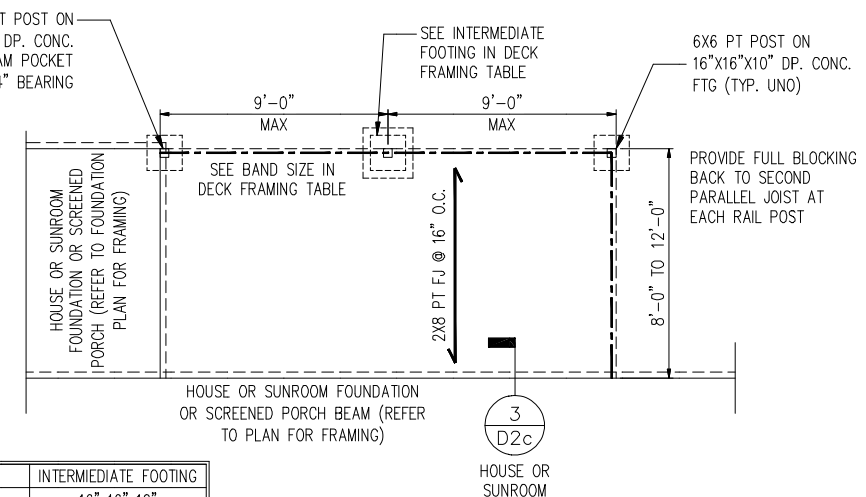


PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

DECK FRAMING

	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X10	16"x16"x10"
W/ 8'X8' GRILL DECK	(3) 2X10	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER



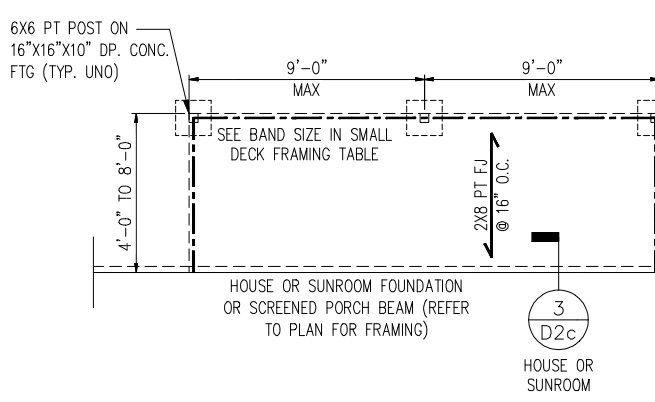
PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

TYP. SIDE DECK PLAN

N.T.S.

TYP. REAR DECK PLAN

N.T.S.

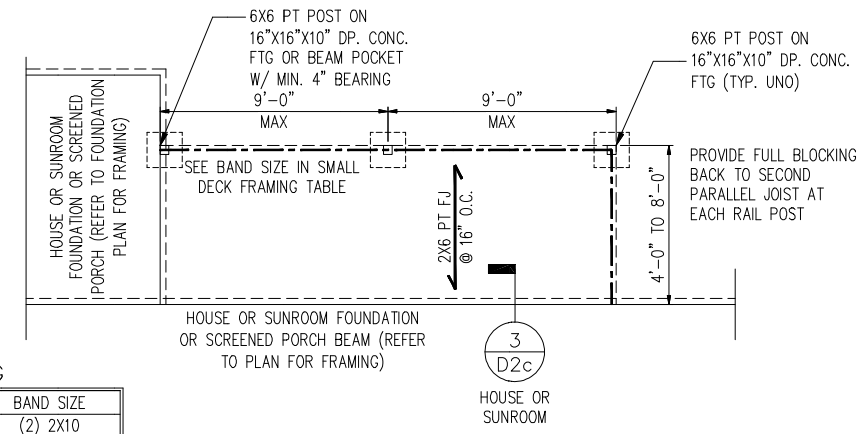


PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

SMALL DECK FRAMING

	BAND SIZE
STANDARD	(2) 2X10
W/ 8'X8' GRILL DECK	(3) 2X10

\* SOUTHERN PINE #2 PT LUMBER



PROVIDE FULL BLOCKING BACK TO SECOND PARALLEL JOIST AT EACH RAIL POST

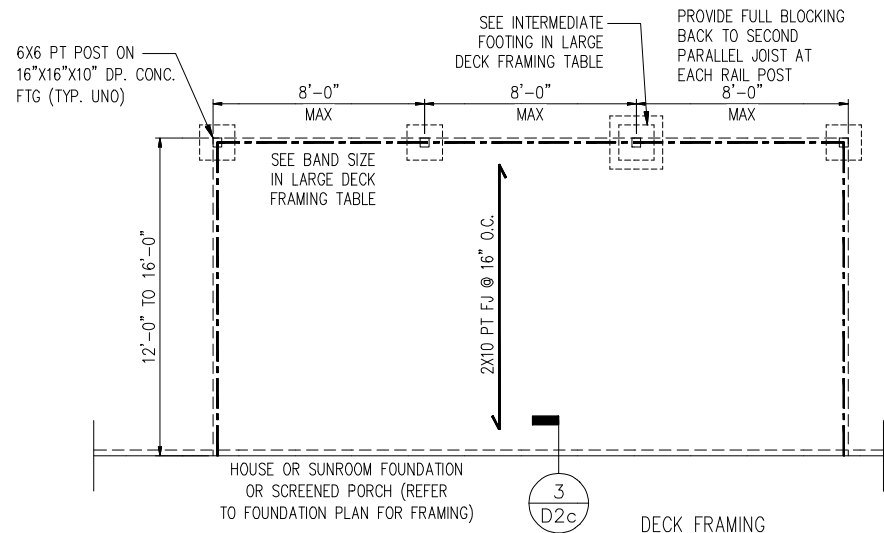
TYP. SMALL SIDE DECK PLAN

N.T.S.

TYP. SMALL REAR DECK PLAN

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
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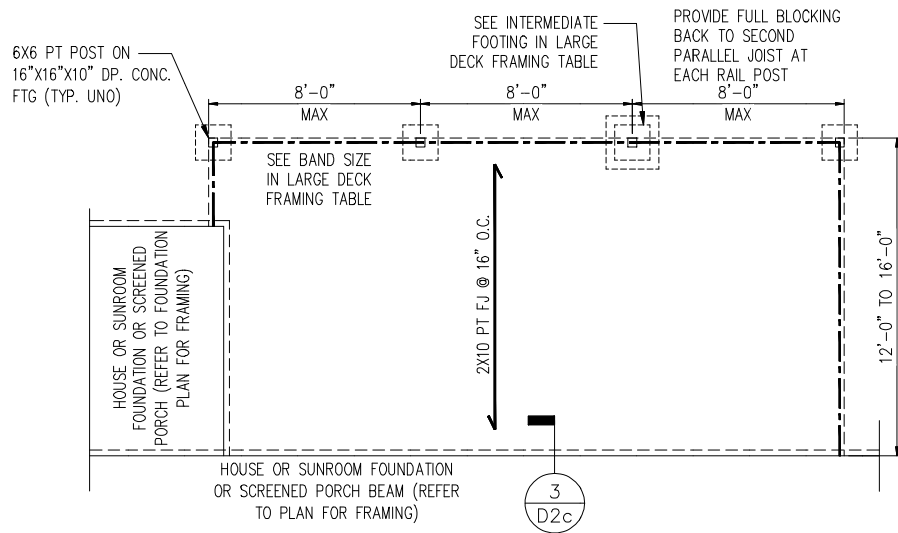


TYP. LARGE REAR DECK PLAN

N.T.S.

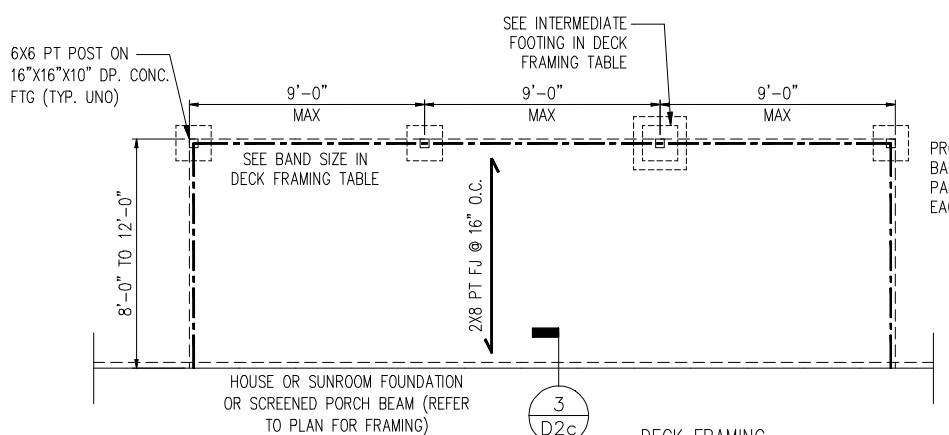
	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X12	16"x16"x10"
W/ 8'X8' GRILL DECK	(3) 2X12	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER



TYP. LARGE SIDE DECK PLAN

N.T.S.

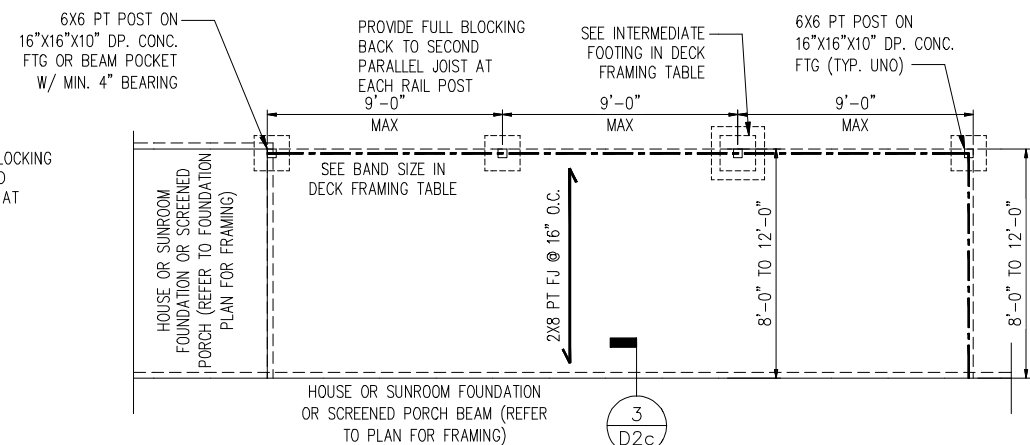


TYP. REAR DECK PLAN

N.T.S.

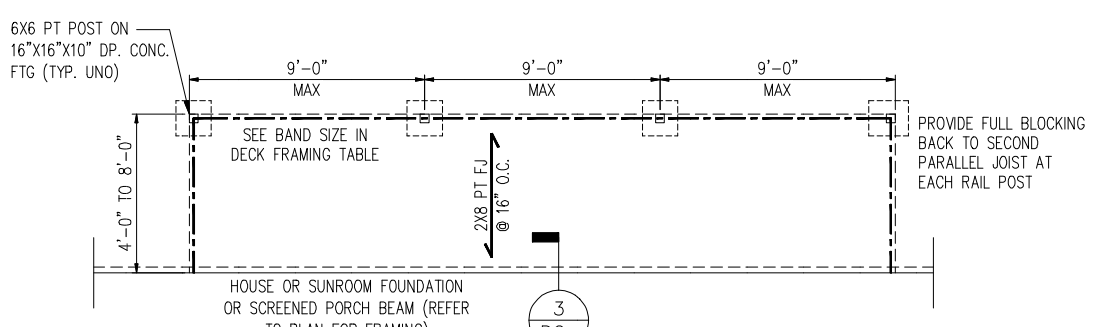
	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X10	16"x16"x10"
W/ 8'X8' GRILL DECK	(3) 2X10	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER



TYP. REAR DECK PLAN

N.T.S.

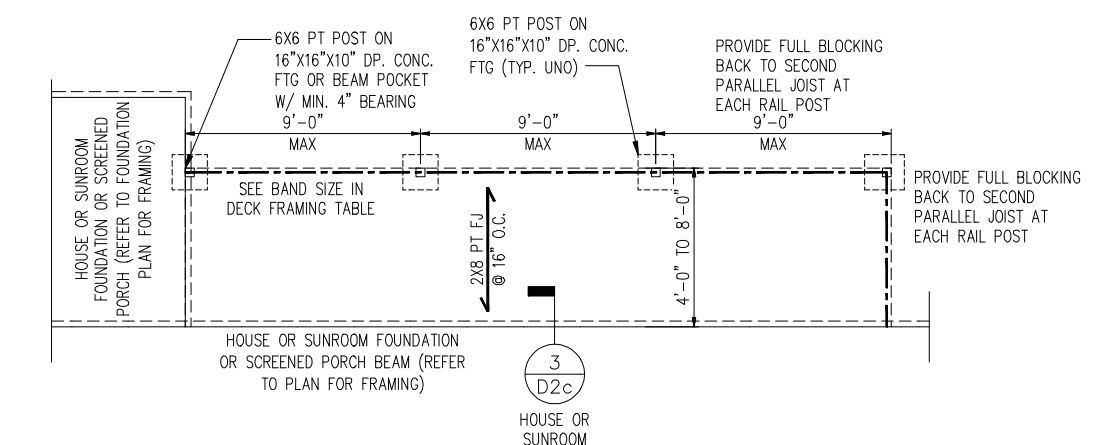


TYP. SMALL REAR DECK PLAN

N.T.S.

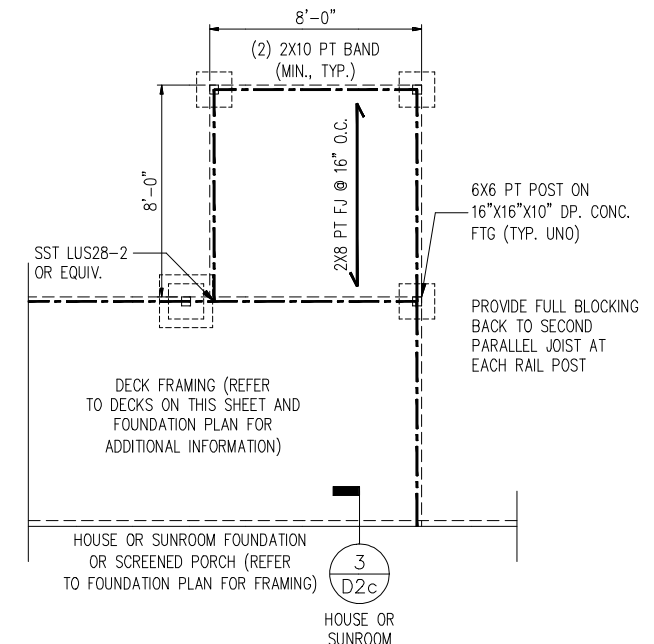
	BAND SIZE
STANDARD	(2) 2X10
W/ 8'X8' GRILL DECK	(3) 2X10

\* SOUTHERN PINE #2 PT LUMBER



TYP. SMALL REAR DECK PLAN

N.T.S.

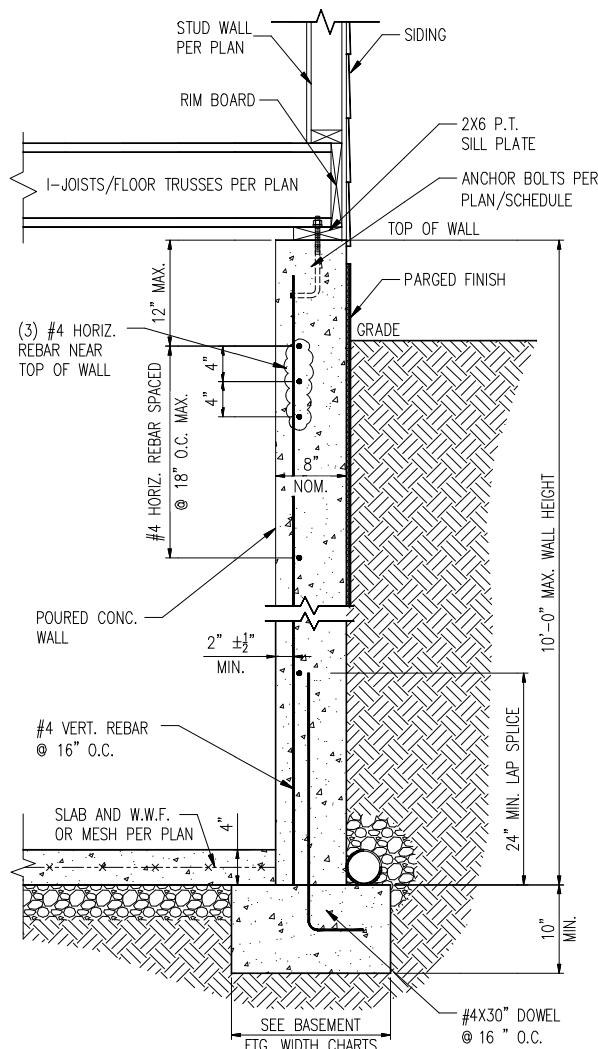


TYP. DECK PLAN W/ 8'X8' GRILL DECK

N.T.S.

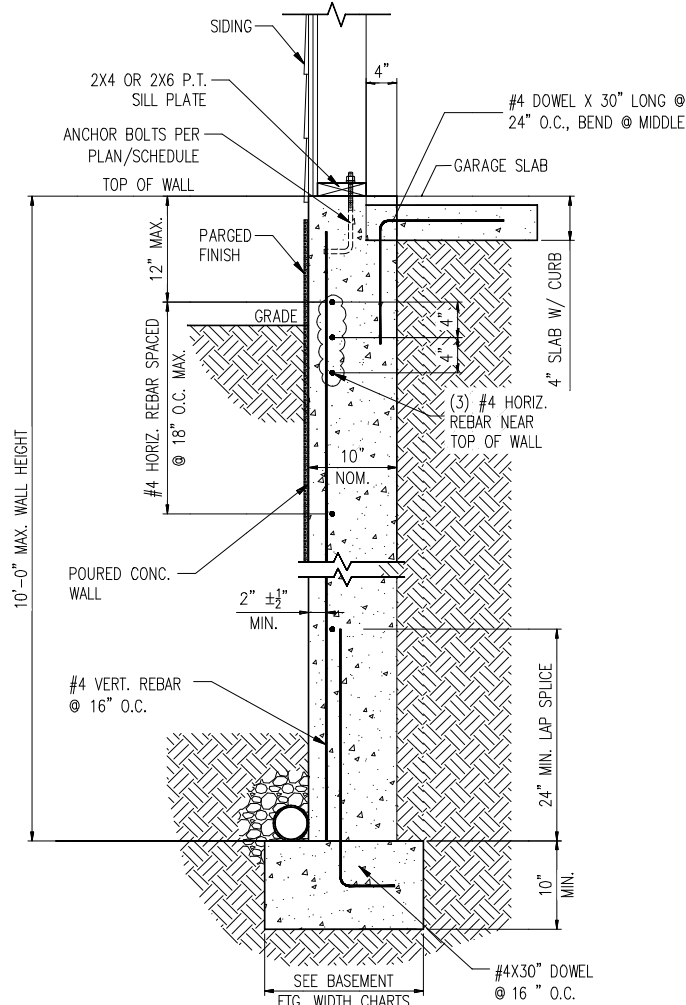
NOTE: BRACE POSTS PER CODE

- 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
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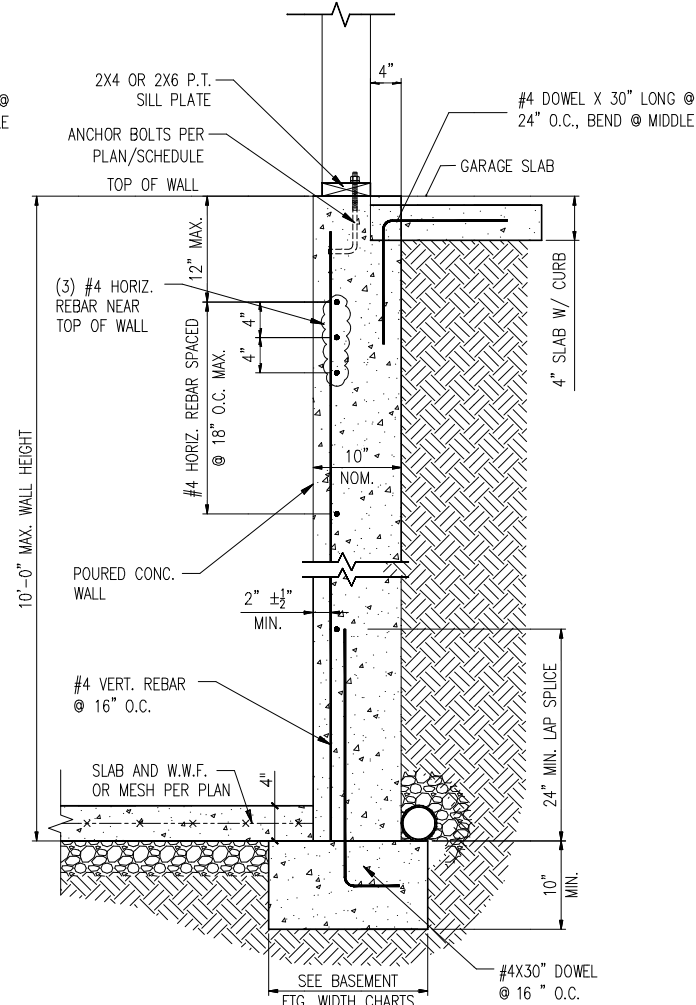
STANDARD - SIDING

1 TYP. BASEMENT FOUNDATION WALL DETAIL  
D1b N.T.S.



TYP. BASEMENT FOUNDATION WALL DETAIL AT GARAGE EXTERIOR

2 D1b N.T.S.



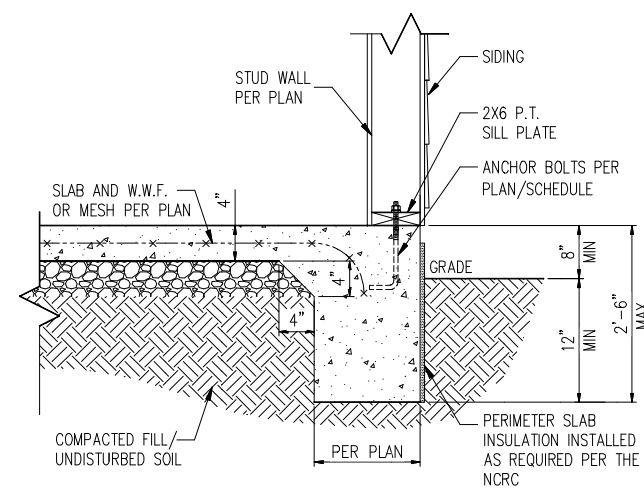
TYP. BASEMENT FOUNDATION WALL DETAIL AT GARAGE INTERIOR

3 D1b N.T.S.

WALL ANCHOR SCHEDULE

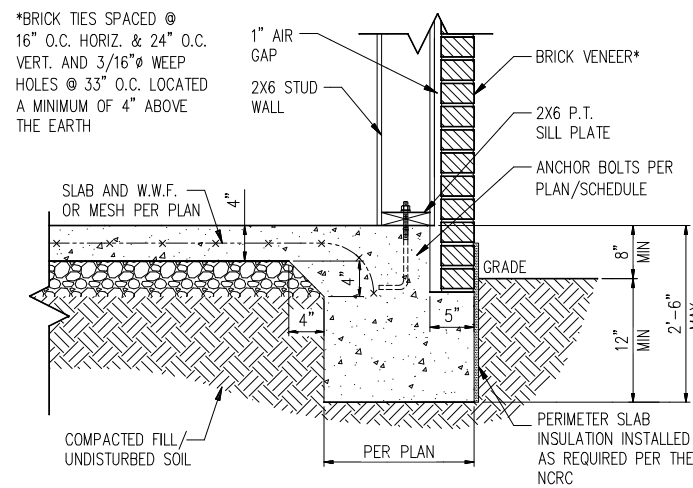
TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

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



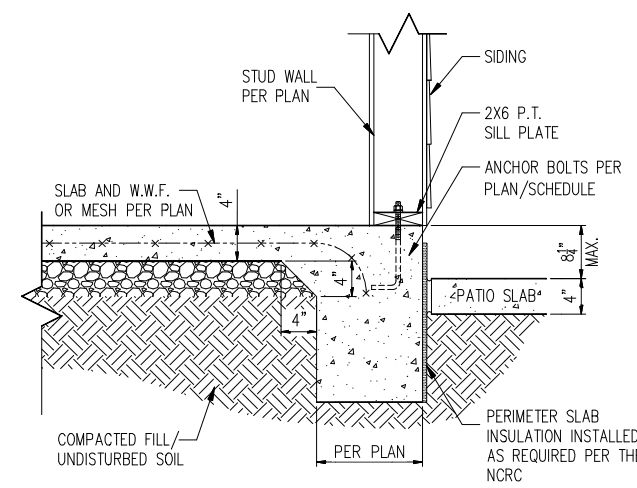
STANDARD - SIDING

4 TYP. SLAB DETAIL @ WALK-OUT  
D1b N.T.S.



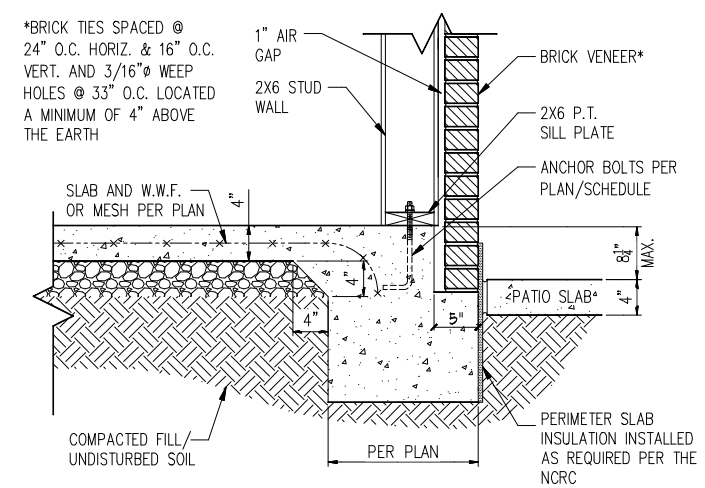
STANDARD - BRICK

4A TYP. SLAB DETAIL @ WALK-OUT W/ BRICK VENEER  
D1b N.T.S.



STANDARD - SIDING

5 PATIO SLAB DETAIL @ WALK-OUT  
D1b N.T.S.

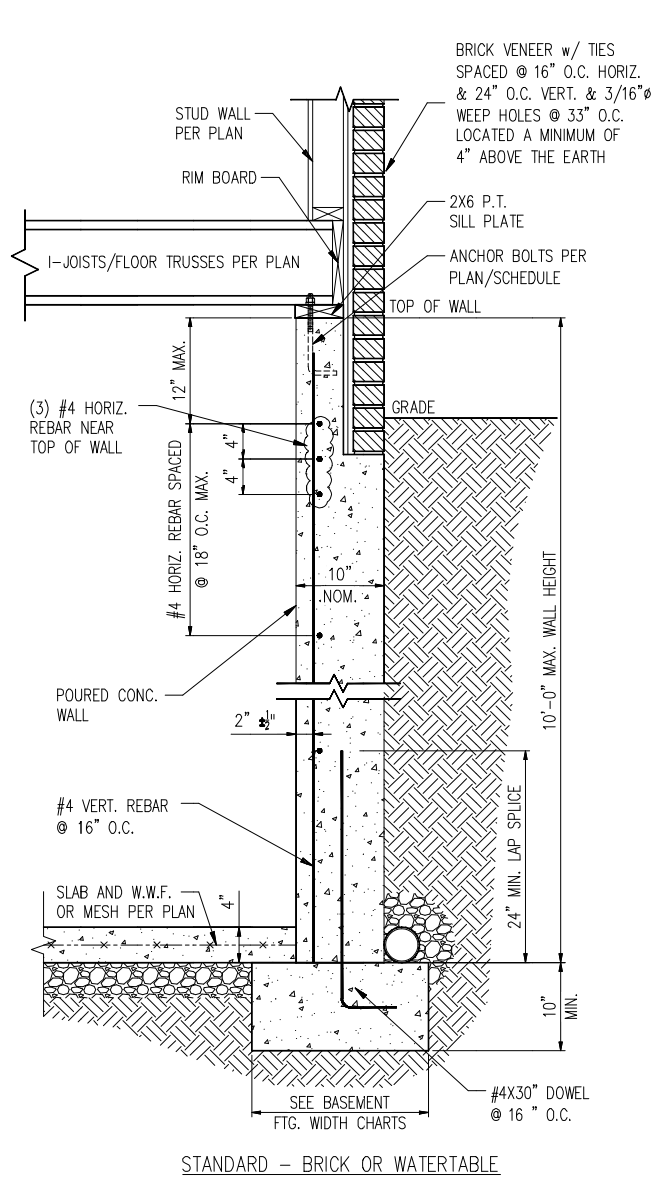


STANDARD - BRICK

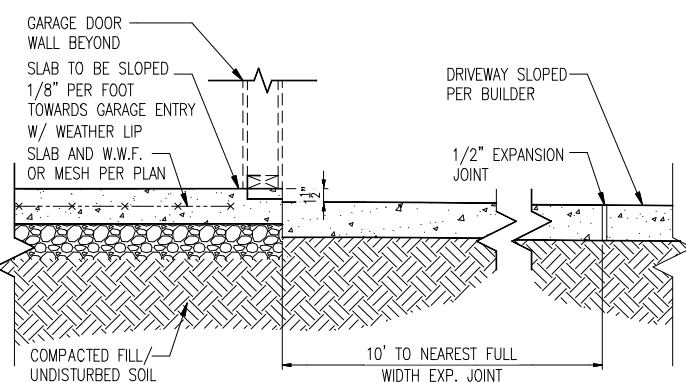
5A PATIO SLAB DETAIL @ WALK-OUT W/ BRICK VENEER  
D1b N.T.S.

NOTES:

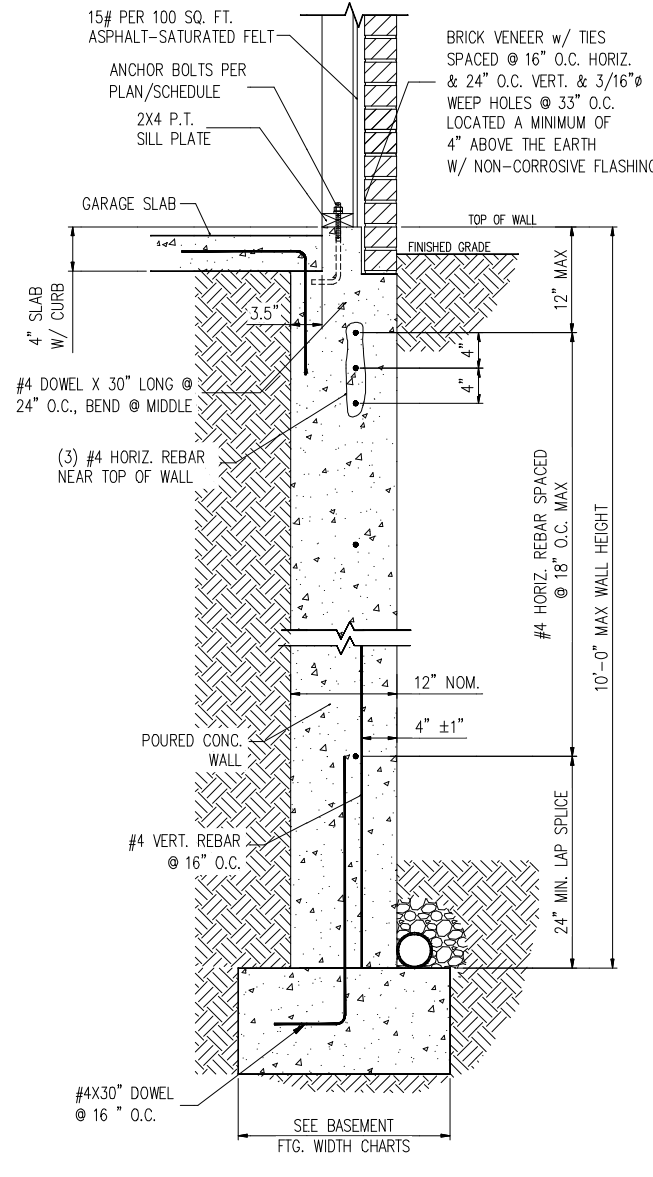
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
6. ASSUMED EQUIVALENT FLUID PRESSURE (EFP) OF 45 PCF. WHEN HIGHER VALUES ARE PRESENT, ADDITIONAL DESIGN REQUIRED.
7. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCR
8. SEE LATEST VERSION OF SUPERIOR WALL BUILDER GUIDELINE BOOKLET FOR ALL SITE PREPARATION, WALL INSTALLATION AND CONNECTION REQUIREMENTS WHEN SUPERIOR WALL BASEMENT FOUNDATION IS USED



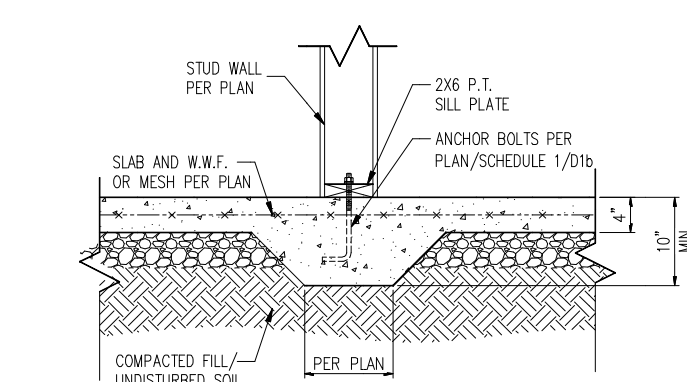
1  
 D2b N.T.S.  
 TYP. BASEMENT FOUNDATION WALL DETAIL  
 W/ BRICK VENEER



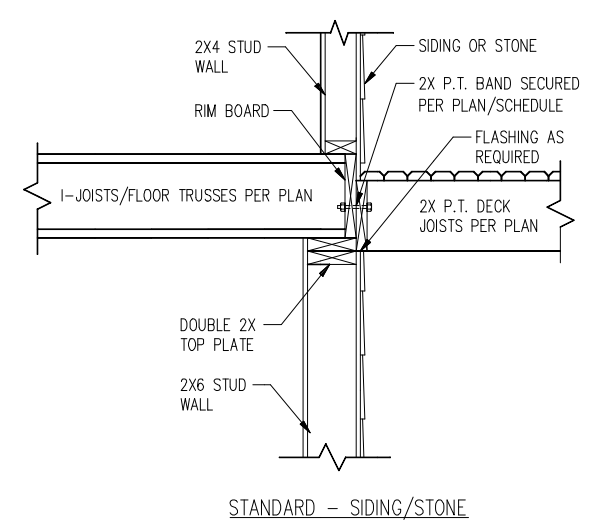
3  
 D2b N.T.S.  
 SLAB AT GARAGE DOOR



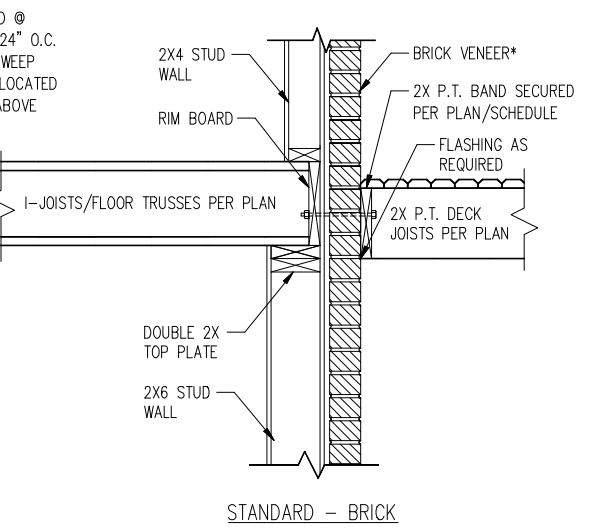
2  
 D2b N.T.S.  
 TYP. BASEMENT FOUNDATION WALL DETAIL  
 W/ BRICK VENEER AT GARAGE EXTERIOR



4  
 D2b N.T.S.  
 TYP. THICKENED SLAB DETAIL



5  
 D2b N.T.S.  
 DECK ATTACHMENT DETAIL



6  
 D2b N.T.S.  
 DECK ATTACHMENT DETAIL W/ BRICK

BASEMENT FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	18"	18"	18"
1 STORY - BRICK VENEER	24"*	24"*	24"*
2 STORY - STD.	22"	18"	18"
2 STORY - BRICK VENEER	28"*	24"*	24"*

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

DECK ATTACHMENT SCHEDULE (ALL STRUCTURES EXCEPT BRICK)

FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
	5/8" GALV. BOLTS w/ NUT & WASHER <sup>b</sup> AND 12d COMMON GALV. NAILS <sup>c</sup>	(1) @ 3'-6" O.C. AND (2) @ 8" O.C.

DECK ATTACHMENT SCHEDULE (BRICK STRUCTURES)

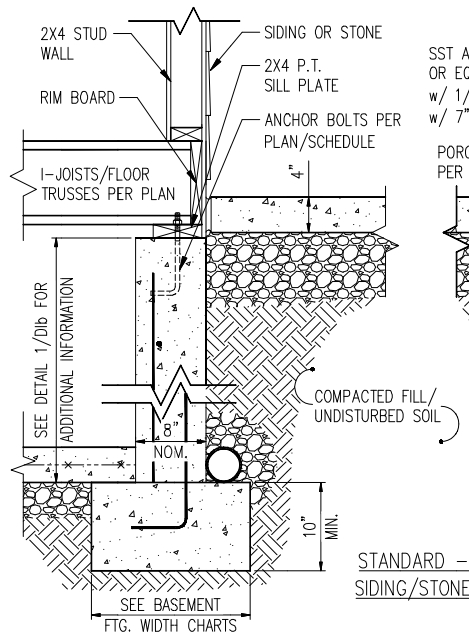
FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
	5/8" GALV. BOLTS w/ NUT & WASHER <sup>b</sup>	(1) @ 2'-4" O.C.

a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.  
 b. MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".  
 c. NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2"

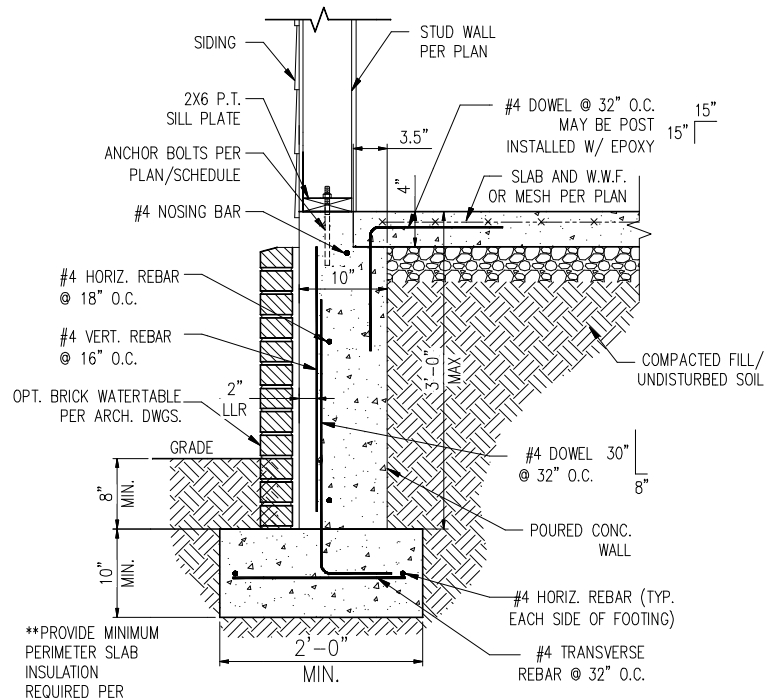
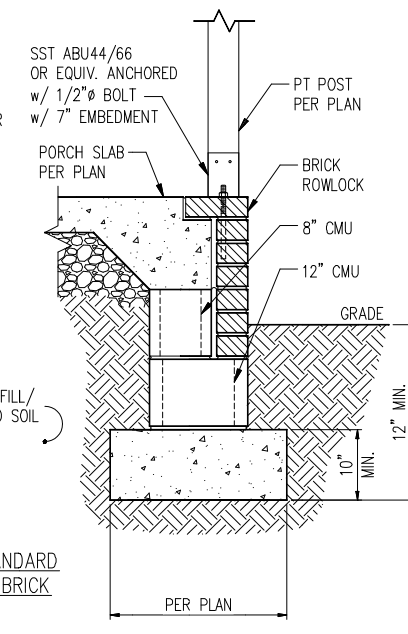
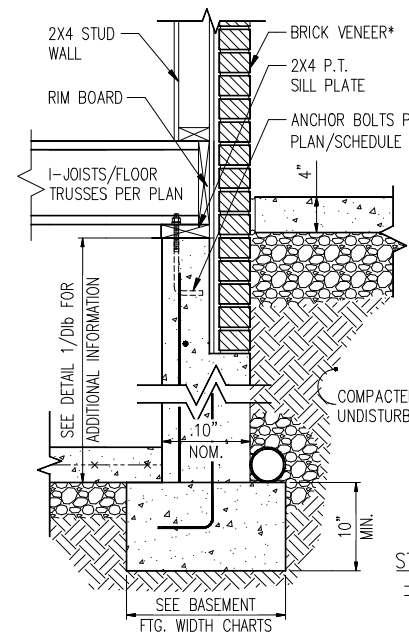
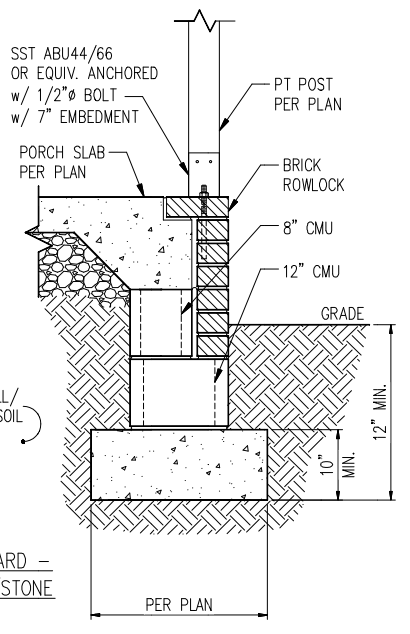
- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
  - REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
  - ASSUMED EQUIVALENT FLUID PRESSURE (EFP) OF 45 PCF. WHEN HIGHER VALUES ARE PRESENT, ADDITIONAL DESIGN REQUIRED.
  - PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRS
  - SEE LATEST VERSION OF SUPERIOR WALL BUILDER GUIDELINE BOOKLET FOR ALL SITE PREPARATION, WALL INSTALLATION AND CONNECTION REQUIREMENTS WHEN SUPERIOR WALL BASEMENT FOUNDATION IS USED



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

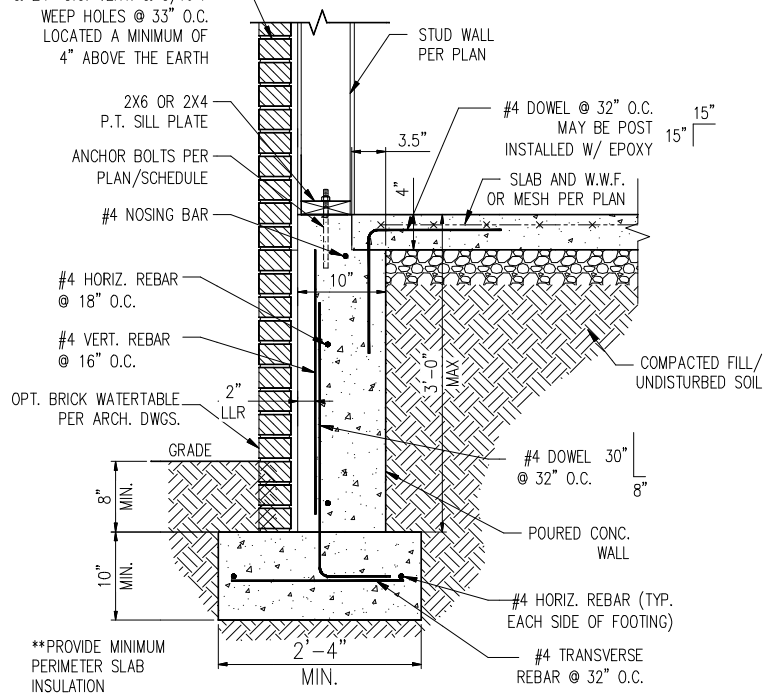


**1 TYP. FRONT PORCH DETAIL**  
 D3b N.T.S.



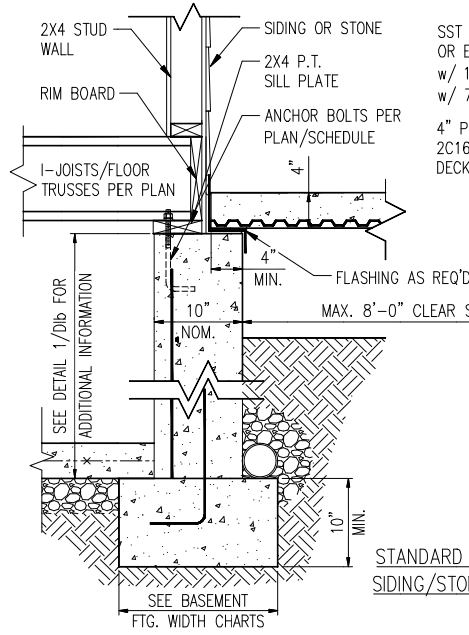
**2 TALL WALKOUT FOOTING**  
 D3b N.T.S.

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

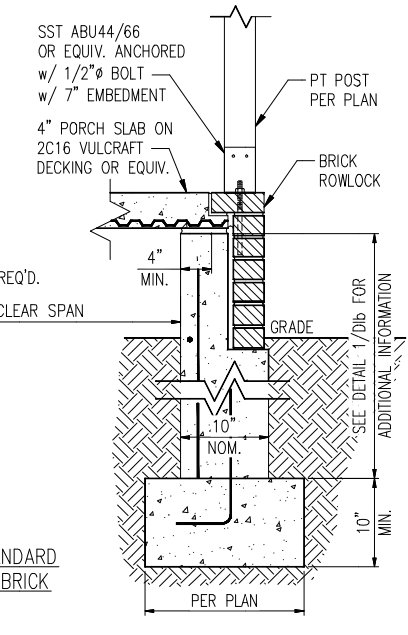
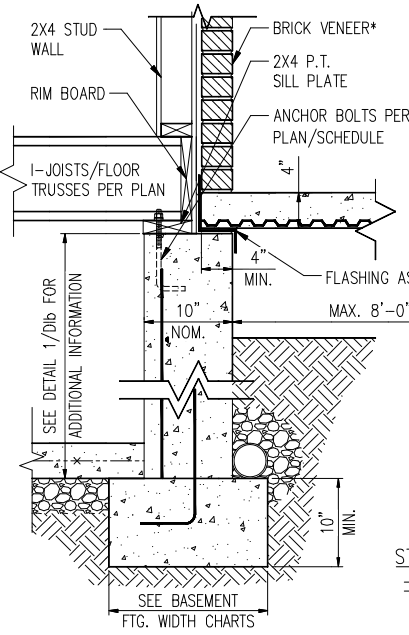
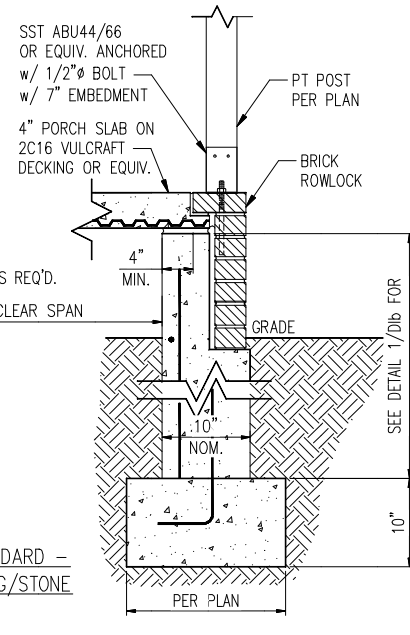


\*\*PROVIDE MINIMUM  
 PERIMETER SLAB  
 INSULATION  
 REQUIRED PER  
 N1102.1.2  
 OF THE 2018 NCR

**TALL WALKOUT FOOTING  
 WITH BRICK**  
 2A D3b N.T.S.



**1a FRONT PORCH DETAIL w/ SUSPENDED SLAB**  
 D3b N.T.S.



**WALL ANCHOR SCHEDULE**

TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" Ø 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" Ø HILTI THREADED ROD w/ HIT HY200 ADHESIVE	7"	6'-0"	YES	YES

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

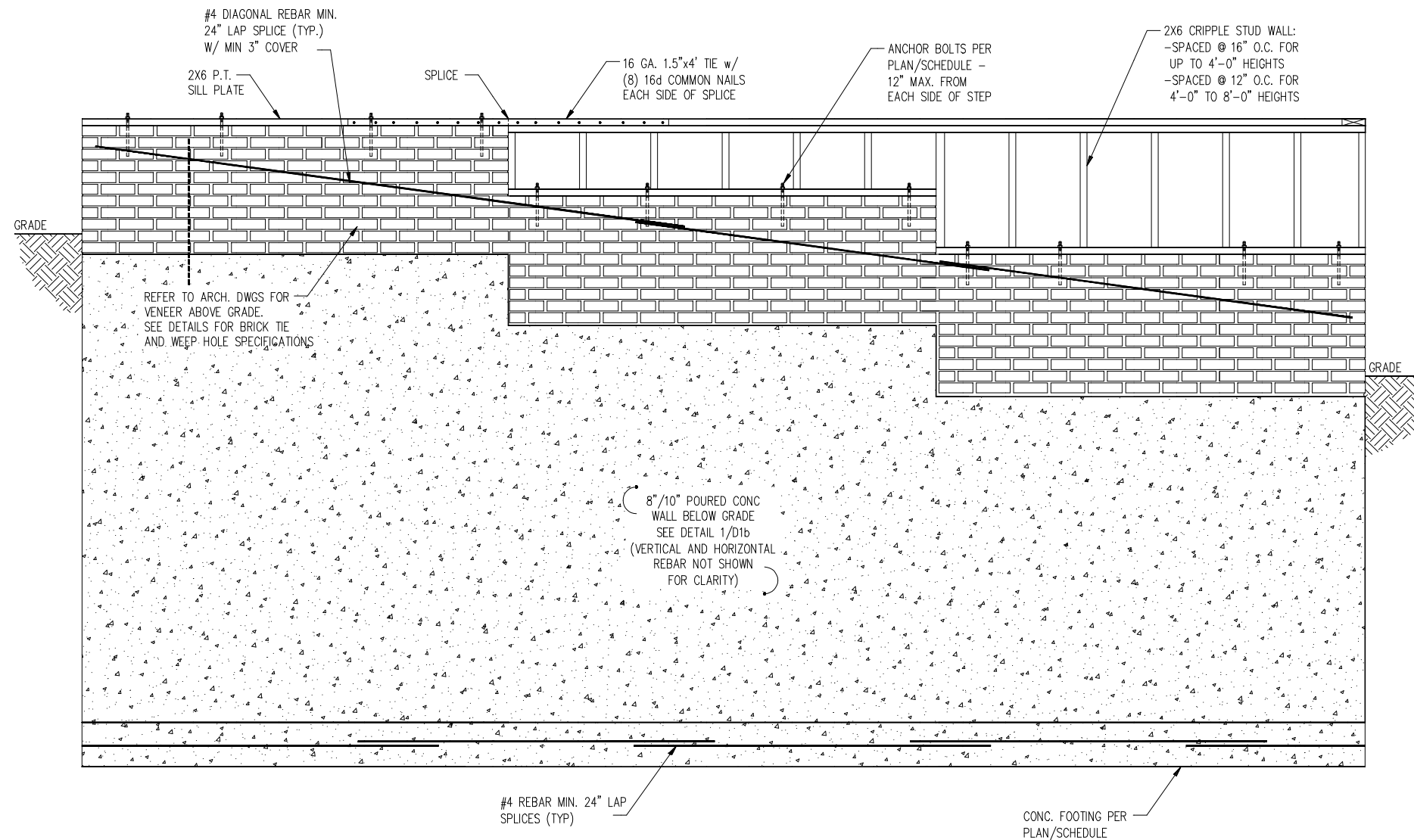
**BASEMENT FOOTING WIDTH**

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	18"	18"	18"
1 STORY - BRICK VENEER	24"	24"	24"
2 STORY - STD.	22"	18"	18"
2 STORY - BRICK VENEER	28"	24"	24"

\*5" BRICK LEDGE HAS BEEN ADDED TO THE BASEMENT FOOTING  
 THIS CHART DOES NOT APPLY TO TALL WALKOUT, REFER TO DETAILS

**NOTES:**

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- 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
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- SEE LATEST VERSION OF SUPERIOR WALL BUILDER GUIDELINE BOOKLET FOR ALL SITE PREPARATION, WALL INSTALLATION AND CONNECTION REQUIREMENTS WHEN SUPERIOR WALL BASEMENT FOUNDATION IS USED

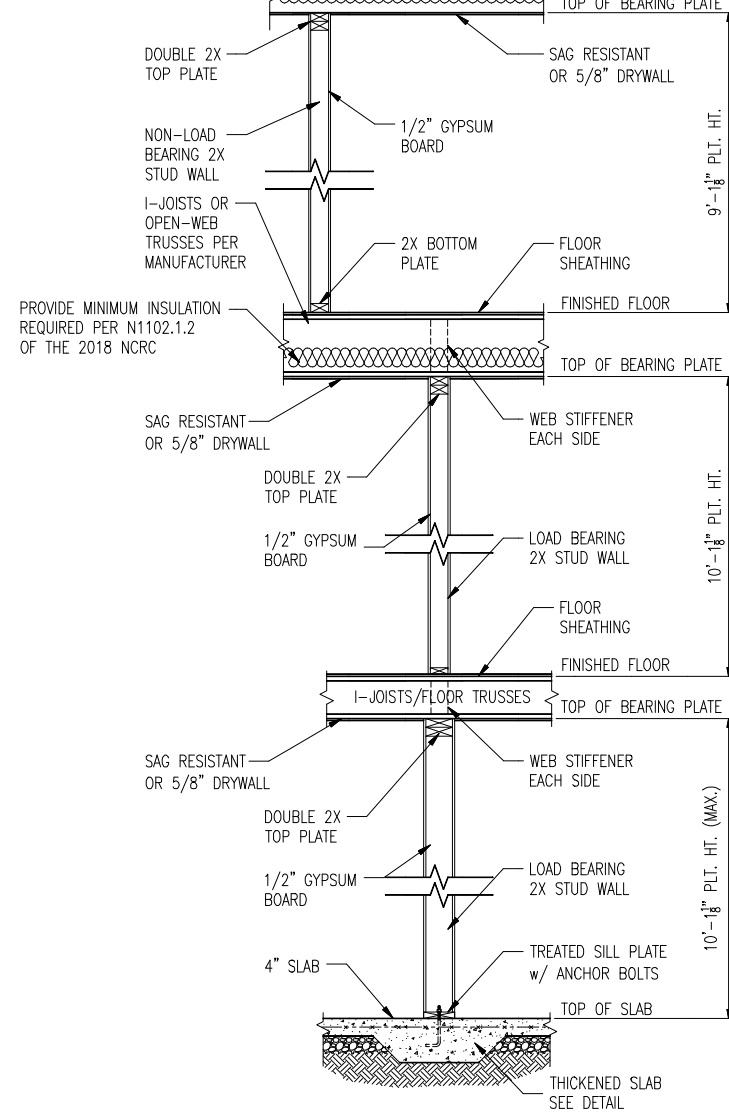


1 TYP. STEPPED FOUNDATION WALL DETAIL  
 D4b N.T.S.

- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
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  - SEE LATEST VERSION OF SUPERIOR WALL BUILDER GUIDELINE BOOKLET FOR ALL SITE PREPARATION, WALL INSTALLATION AND CONNECTION REQUIREMENTS WHEN SUPERIOR WALL BASEMENT FOUNDATION IS USED

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

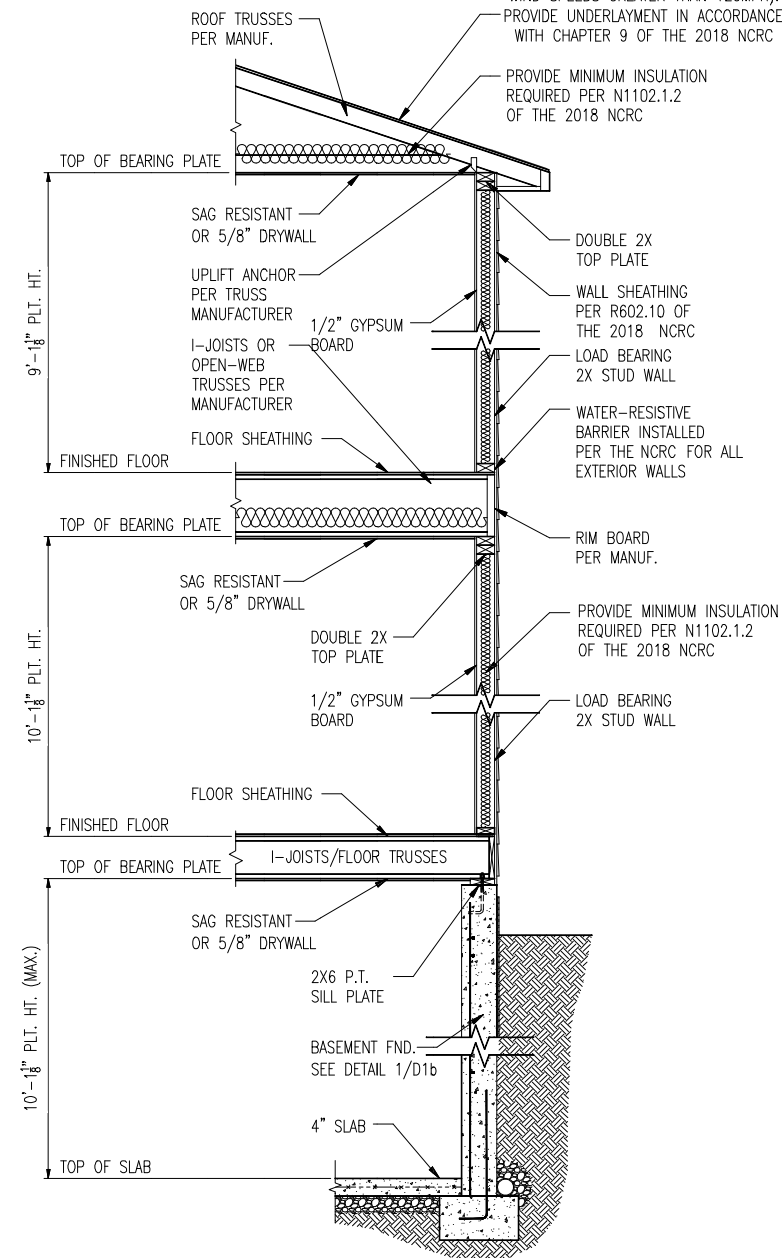
PROVIDE MINIMUM INSULATION REQUIRED PER N1102.1.2 OF THE 2018 NCRC



1 TYP. INTERIOR LOAD BEARING WALL SECTION  
D5b 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

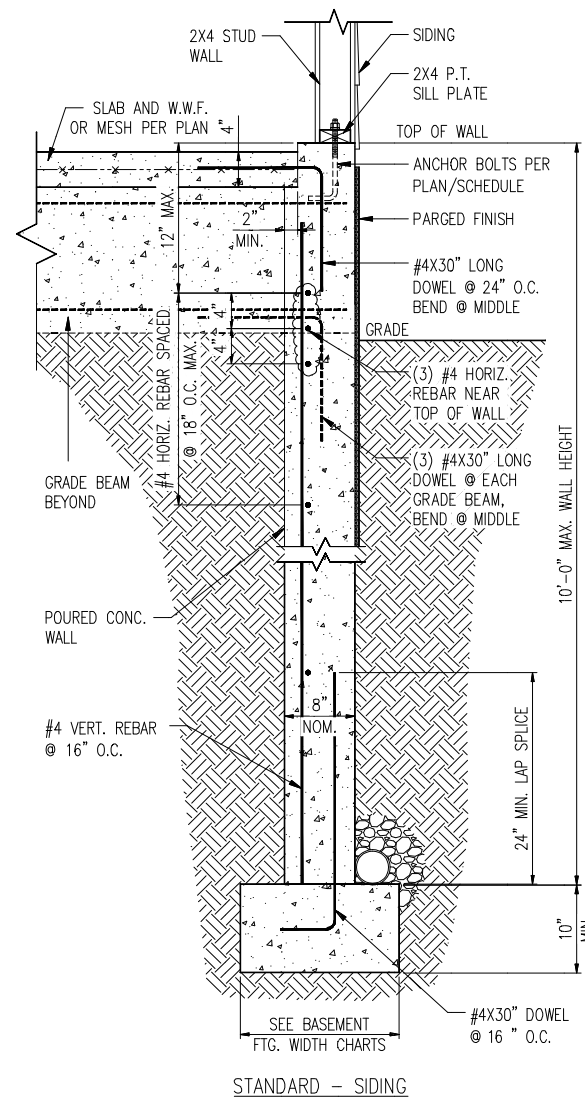


2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
D5b N.T.S

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

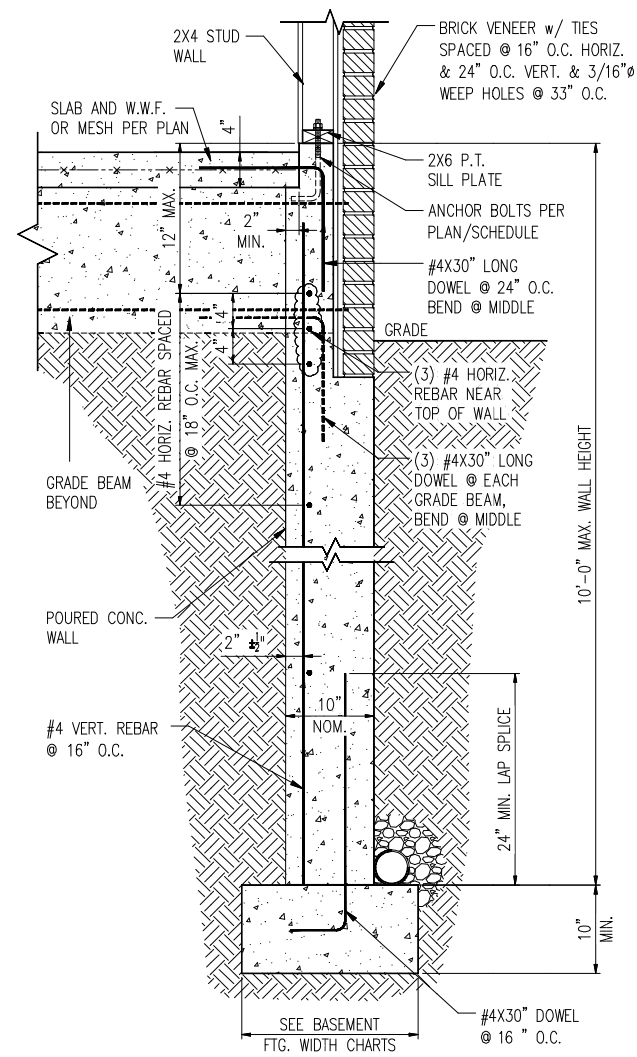
NOTES:

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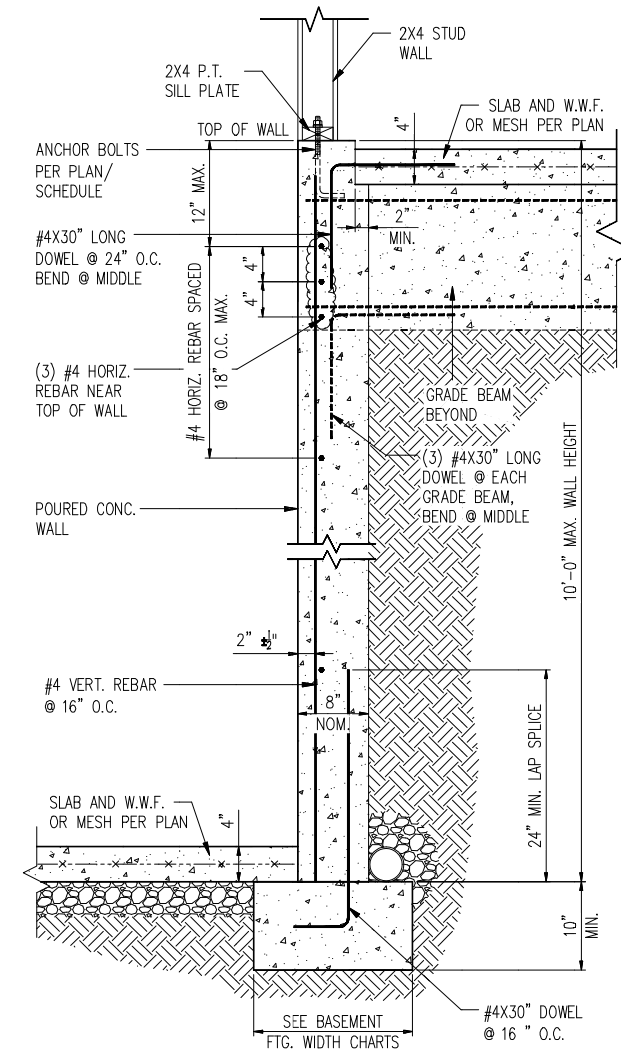


STANDARD - SIDING

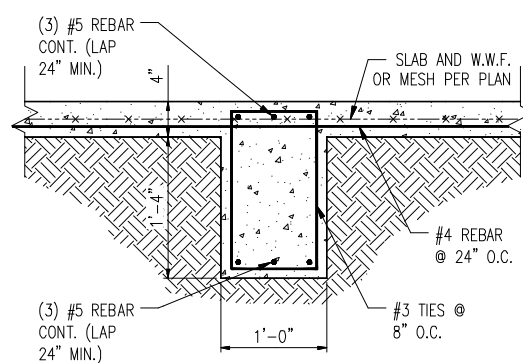
1  
D6b  
3/4" = 1'-0"



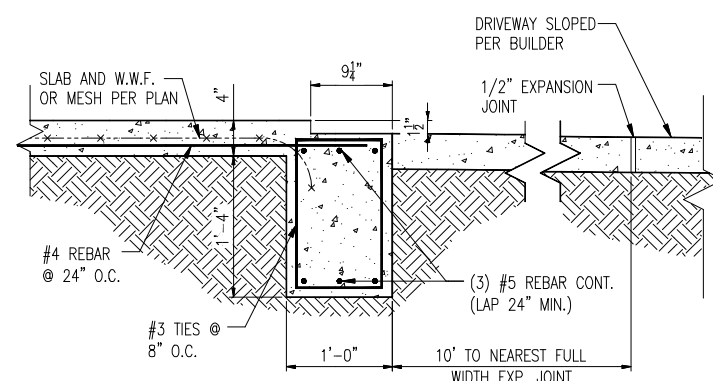
2  
D6b  
3/4" = 1'-0"



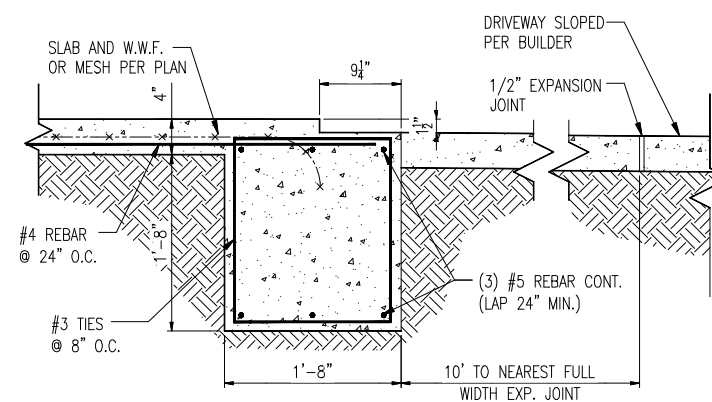
3  
D6b  
3/4" = 1'-0"



4  
D6b  
3/4" = 1'-0"



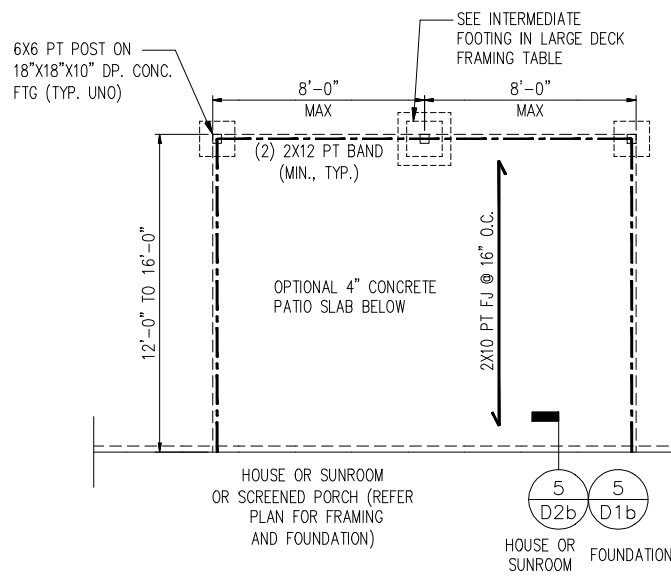
5  
D6b  
3/4" = 1'-0"



6  
D6b  
3/4" = 1'-0"

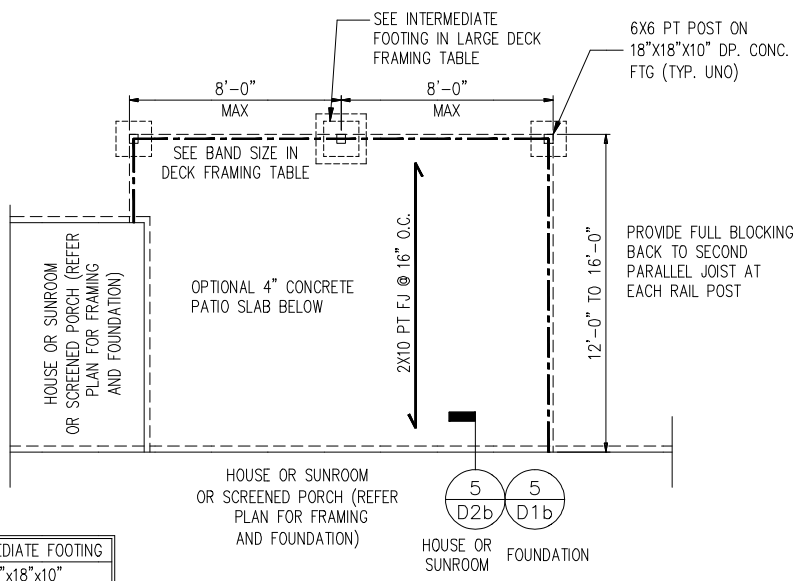
- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
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  8. SEE LATEST VERSION OF SUPERIOR WALL BUILDER GUIDELINE BOOKLET FOR ALL SITE PREPARATION, WALL INSTALLATION AND CONNECTION REQUIREMENTS WHEN SUPERIOR WALL BASEMENT FOUNDATION IS USED

NOTE: BRACE POSTS PER CODE



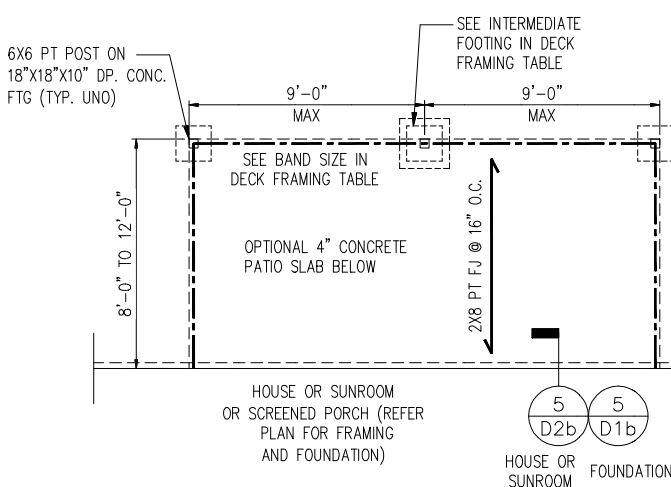
LARGE DECK FRAMING

	INTERMEDIATE FOOTING
STANDARD	18"x18"x10"
W/ 8'x8' GRILL DECK	24"x24"x10"



**TYP. LARGE REAR DECK PLAN**  
N.T.S.

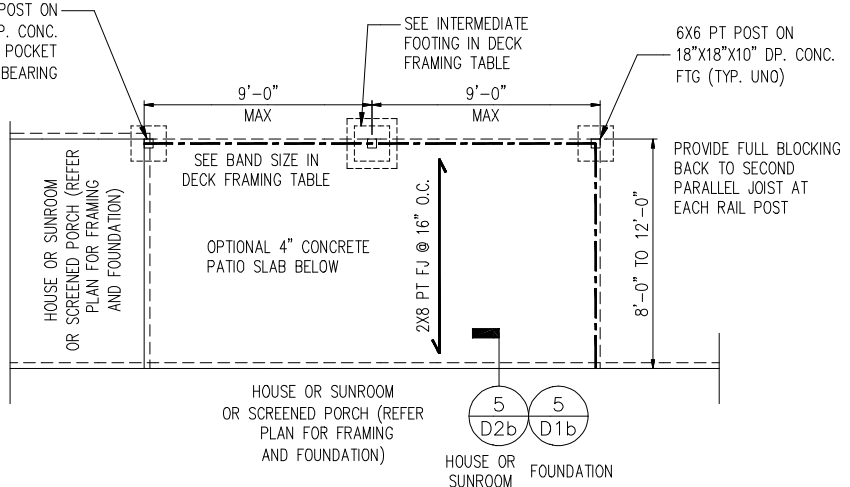
**TYP. LARGE SIDE DECK PLAN**  
N.T.S.



DECK FRAMING

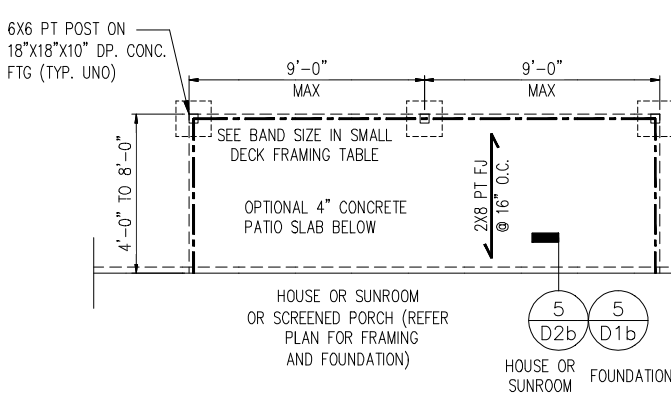
	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X10	18"x18"x10"
W/ 8'x8' GRILL DECK	(3) 2X10	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER



**TYP. REAR DECK PLAN**  
N.T.S.

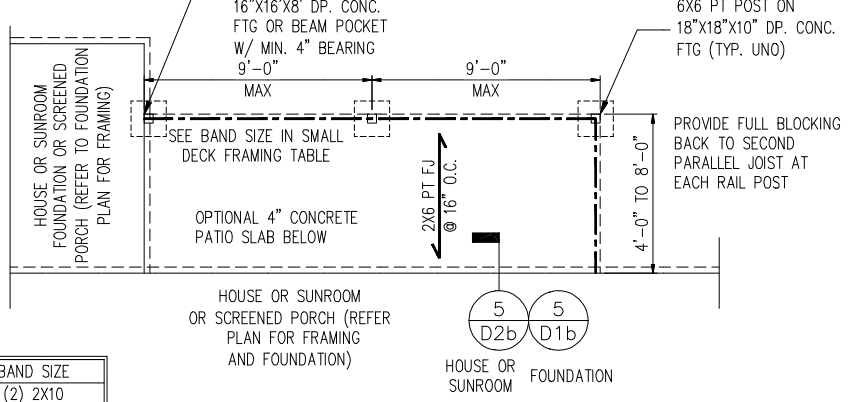
**TYP. SIDE DECK PLAN**  
N.T.S.



SMALL DECK FRAMING

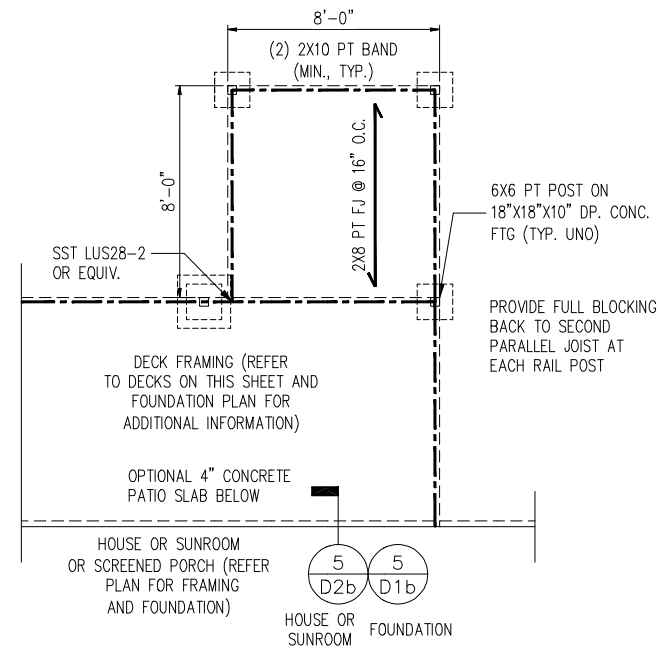
	BAND SIZE
STANDARD	(2) 2X10
W/ 8'x8' GRILL DECK	(3) 2X10

\* SOUTHERN PINE #2 PT LUMBER



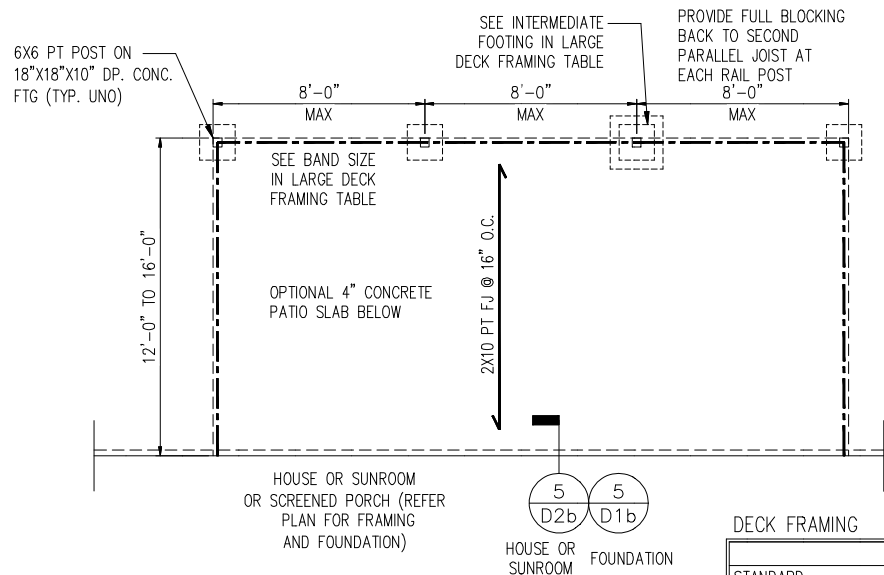
**TYP. SMALL REAR DECK PLAN**  
N.T.S.

**TYP. SMALL SIDE DECK PLAN**  
N.T.S.



**TYP. DECK PLAN W/ 8'x8' GRILL DECK**  
N.T.S.

- NOTES:
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  - 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 N102.1.2 OF THE 2018 NCR



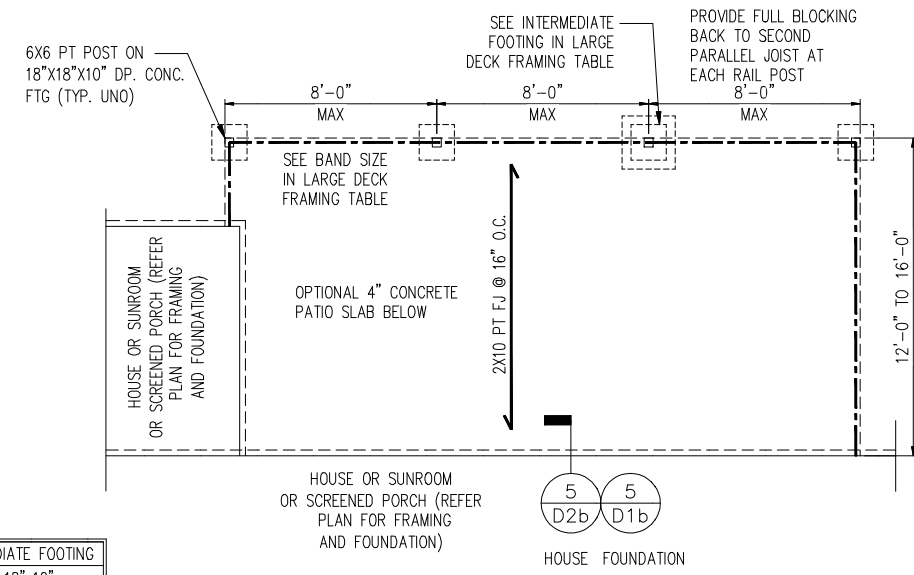
DECK FRAMING

	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X12	18"x18"x10"
W/ 8'X8' GRILL DECK	(3) 2X12	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER

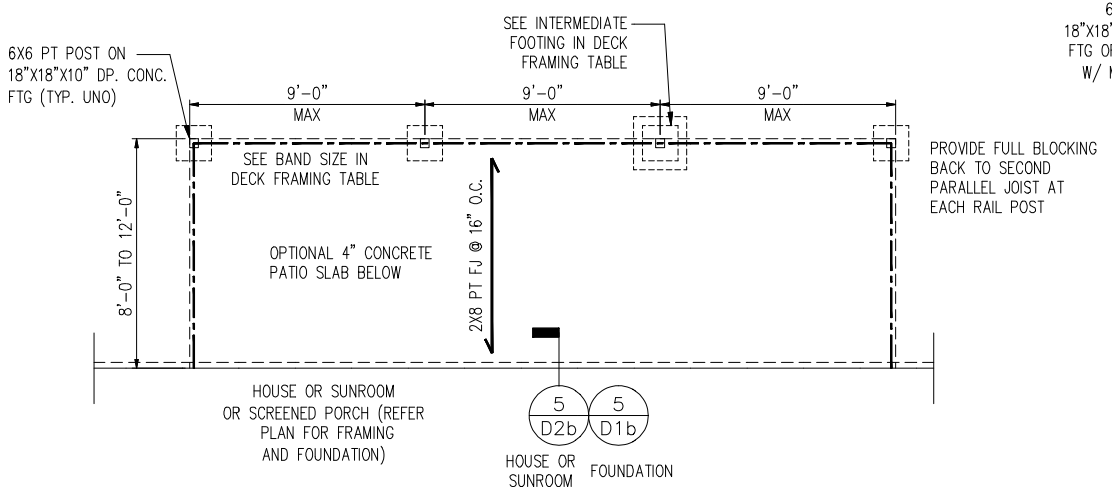
TYP. LARGE REAR DECK PLAN

N.T.S.



TYP. LARGE SIDE DECK PLAN

N.T.S.



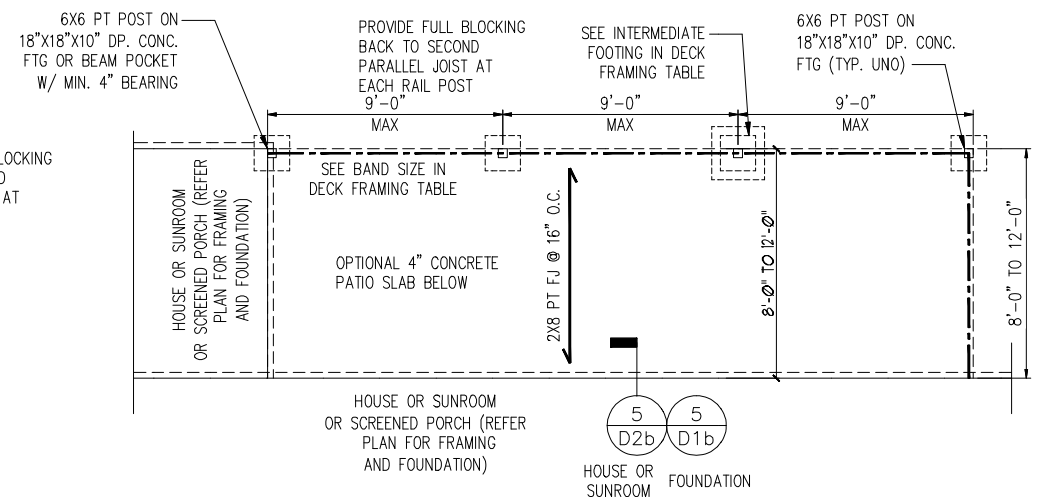
DECK FRAMING

	BAND SIZE*	INTERMEDIATE FOOTING
STANDARD	(2) 2X10	18"x18"x10"
W/ 8'X8' GRILL DECK	(3) 2X10	24"x24"x10"

\* SOUTHERN PINE #2 PT LUMBER

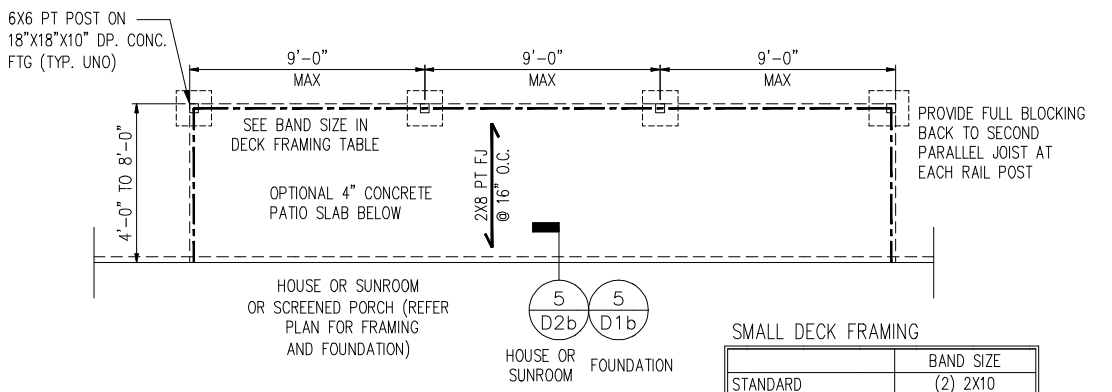
TYP. REAR DECK PLAN

N.T.S.



TYP. REAR DECK PLAN

N.T.S.



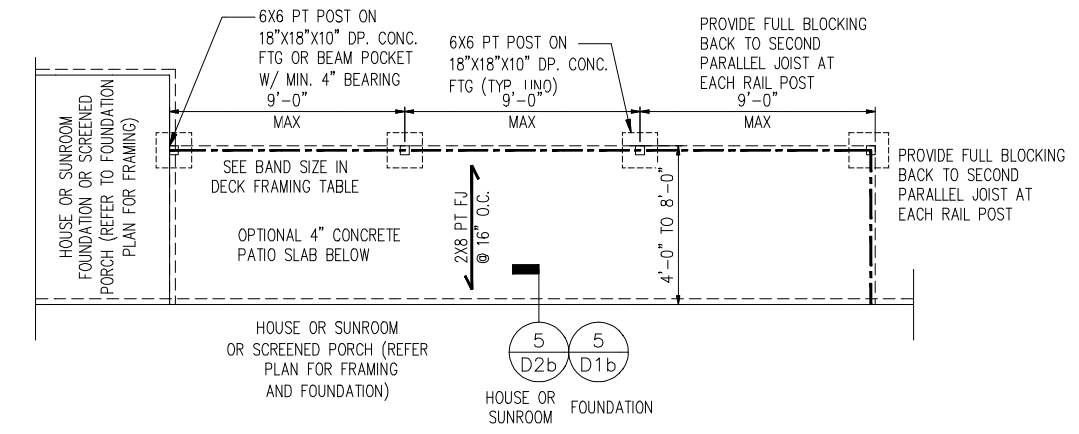
SMALL DECK FRAMING

	BAND SIZE
STANDARD	(2) 2X10
W/ 8'X8' GRILL DECK	(3) 2X10

\* SOUTHERN PINE #2 PT LUMBER

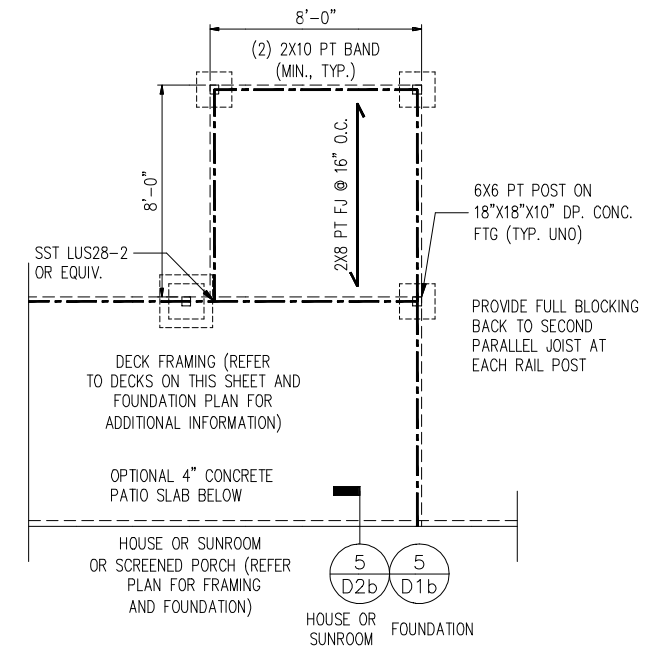
TYP. SMALL REAR DECK PLAN

N.T.S.



TYP. SMALL REAR DECK PLAN

N.T.S.

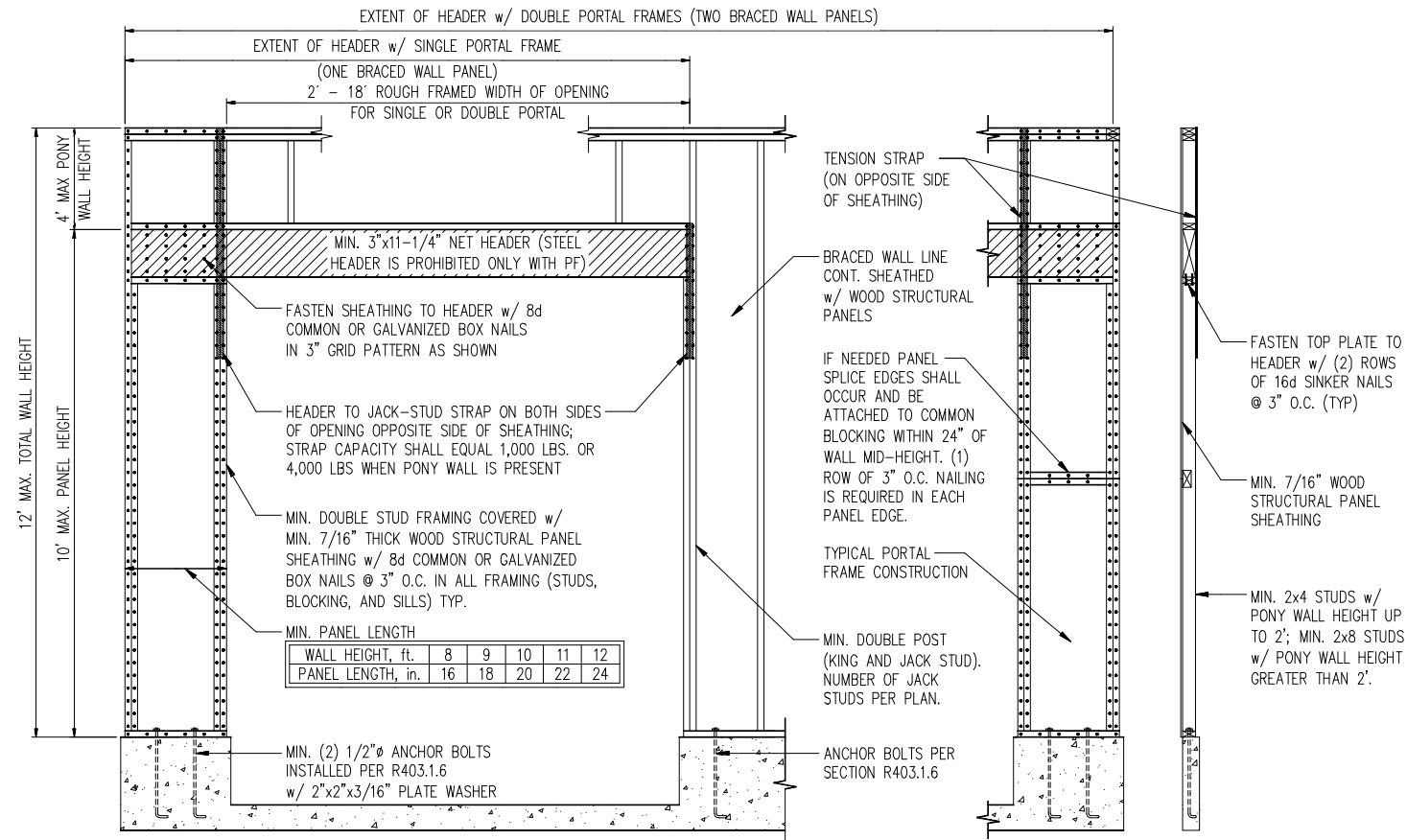


TYP. DECK PLAN W/ 8'X8' GRILL DECK

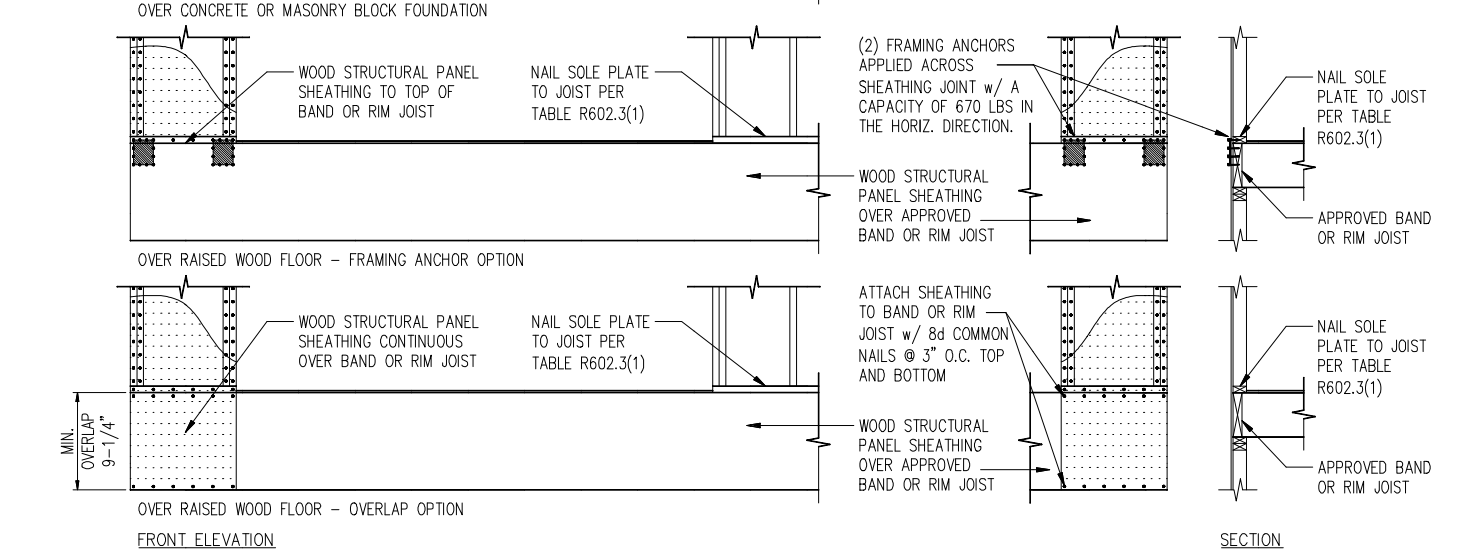
N.T.S.

NOTE: BRACE POSTS PER CODE

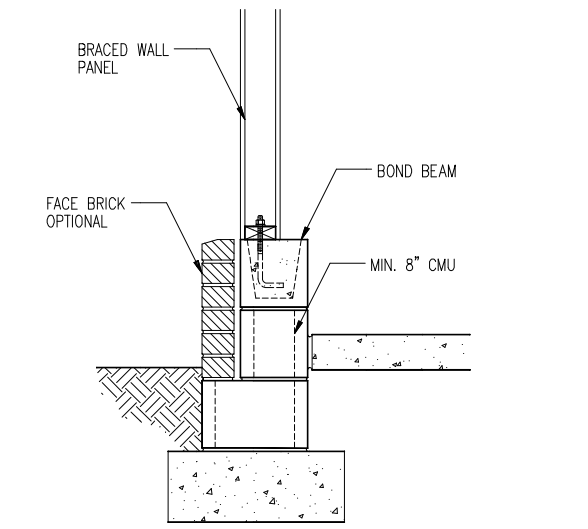
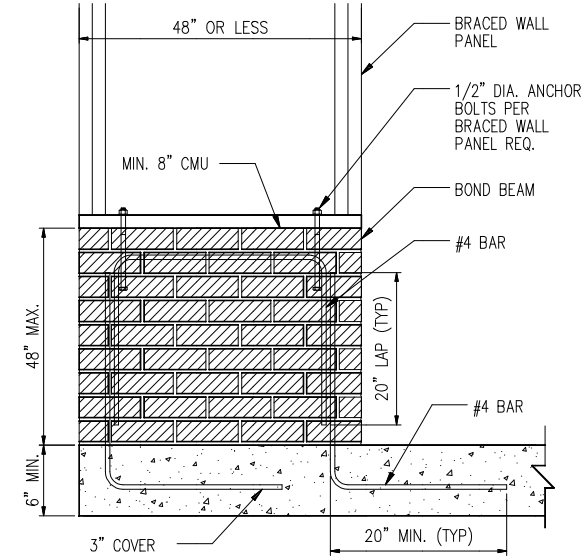
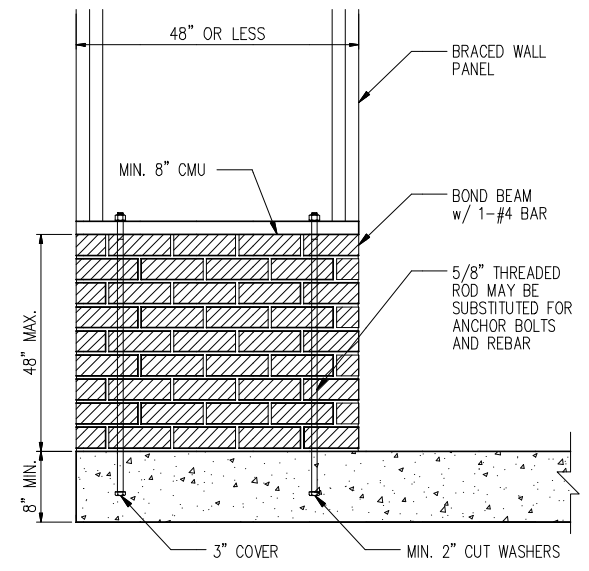
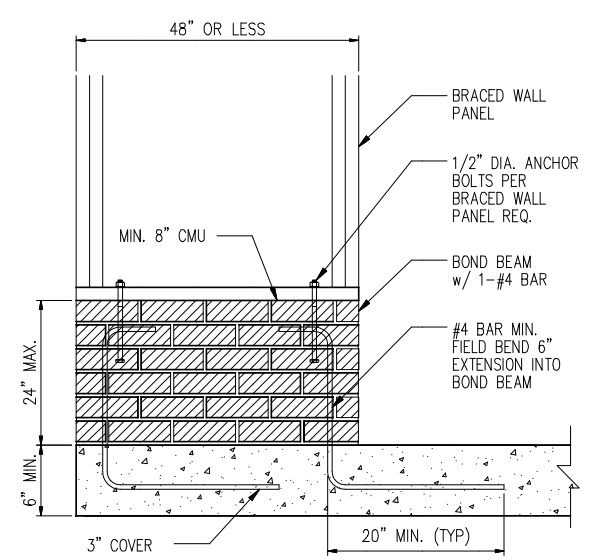
- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
  - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL 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 N102.1.2 OF THE 2018 NCR



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

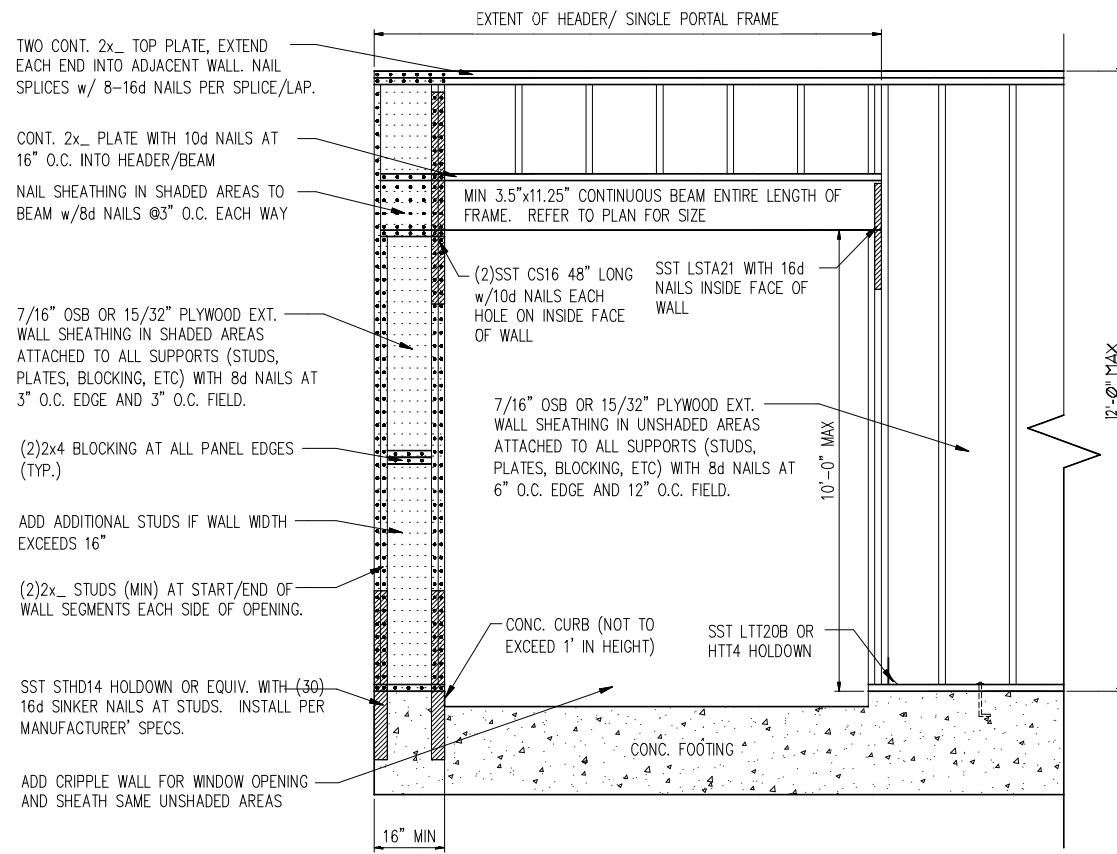


1 METHOD PF: PORTAL FRAME DETAIL  
D1f 3/8" = 1'-0"

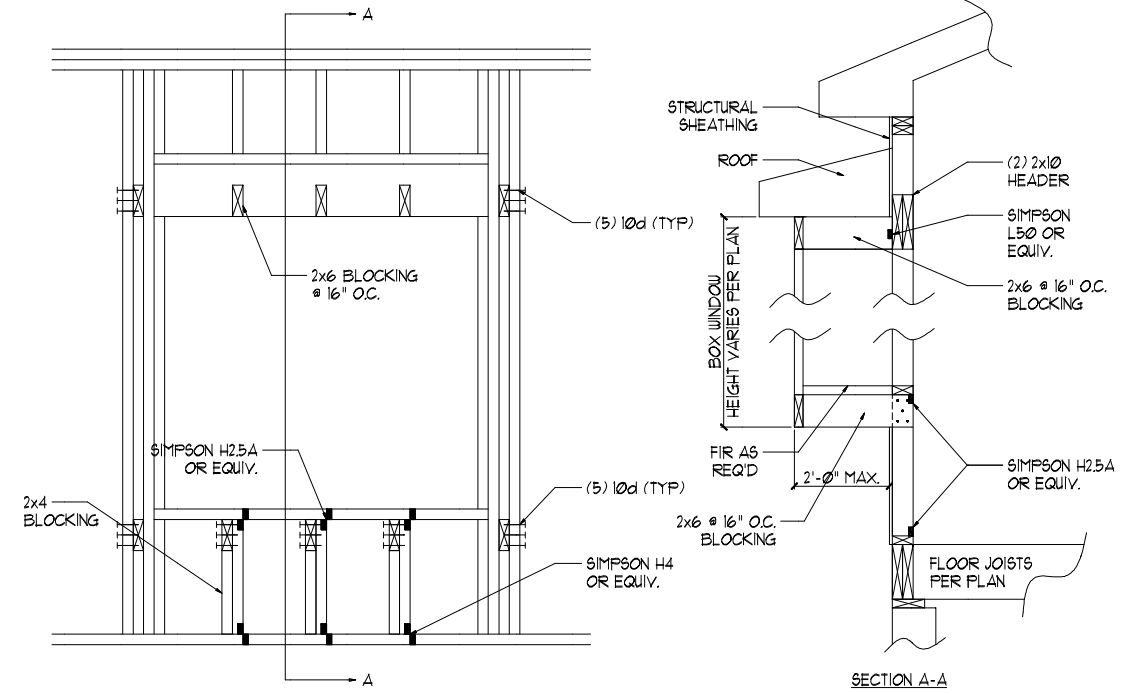
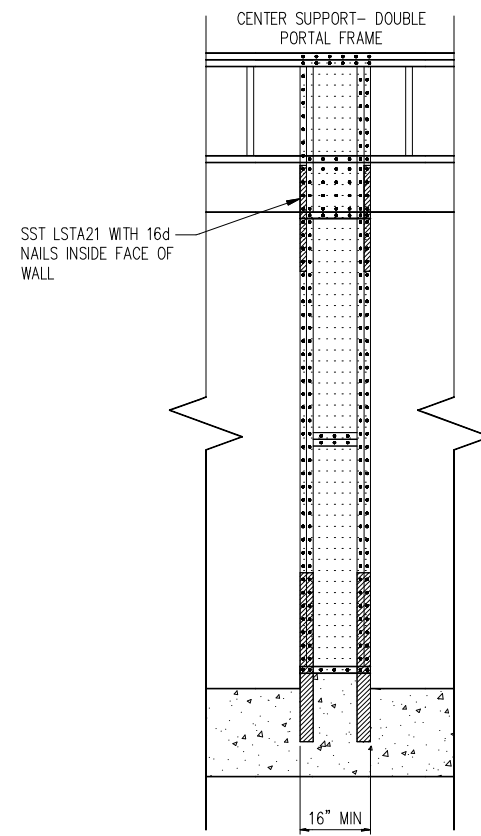


2 MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS  
D1f NTS

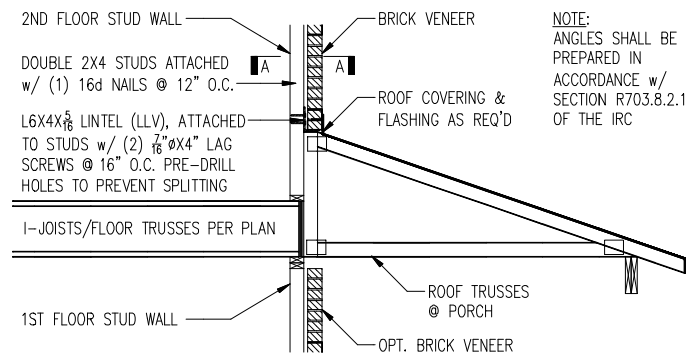
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



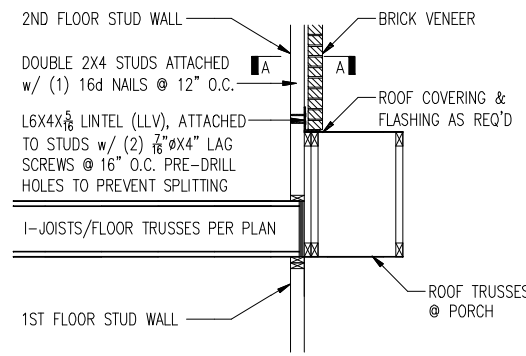
1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS  
 D2f 3/4" = 1'-0"



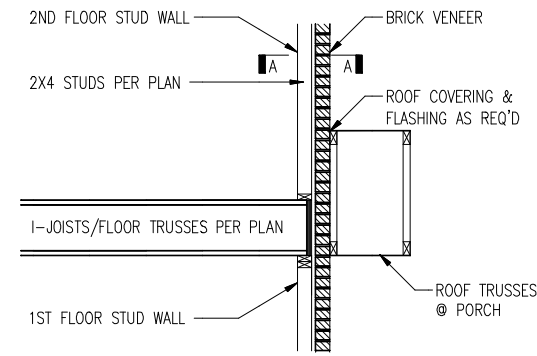
2 BOX WINDOW DETAIL  
 D2f N.T.S.



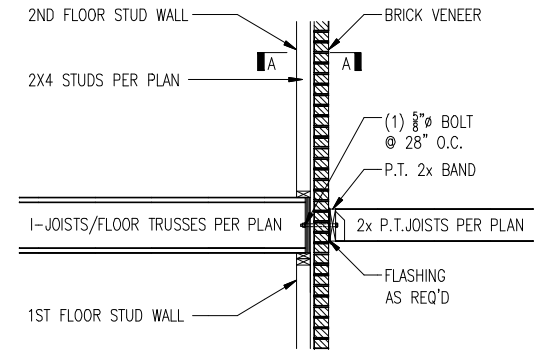
TRUSSES PERPENDICULAR TO STUD WALL



TRUSSES PARALLEL TO STUD WALL

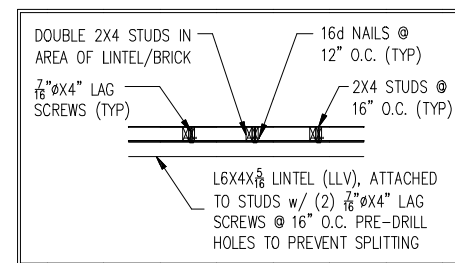


TRUSSES PARALLEL TO STUD WALL  
 w/ CONTINUOUS BRICK VENEER



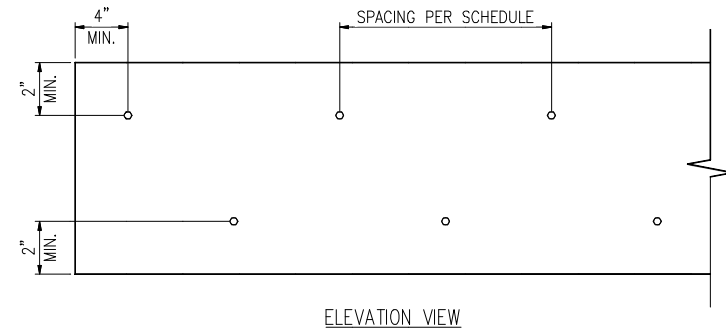
4 BALCONY JOIST ATTACHMENT  
 D2f N.T.S.

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



SECTION A-A  
 N.T.S.





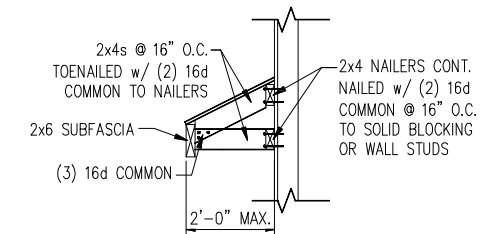
1 MULTI-PLY BEAM CONNECTION DETAIL  
D3f N.T.S.

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

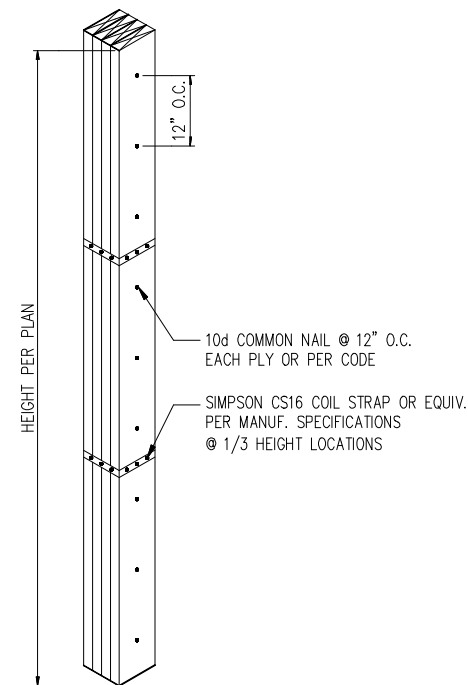
FASTENER TYPE	LVL DEPTH	3 1/2" WIDE		5 1/2" WIDE		7" WIDE	
		2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7/4" ≤ d < 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	c ≥ 14"	4 rows @ 12" o.c.	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	7/4" ≤ d < 14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	c ≥ 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 1/4", WS35, 3 5/8" 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:

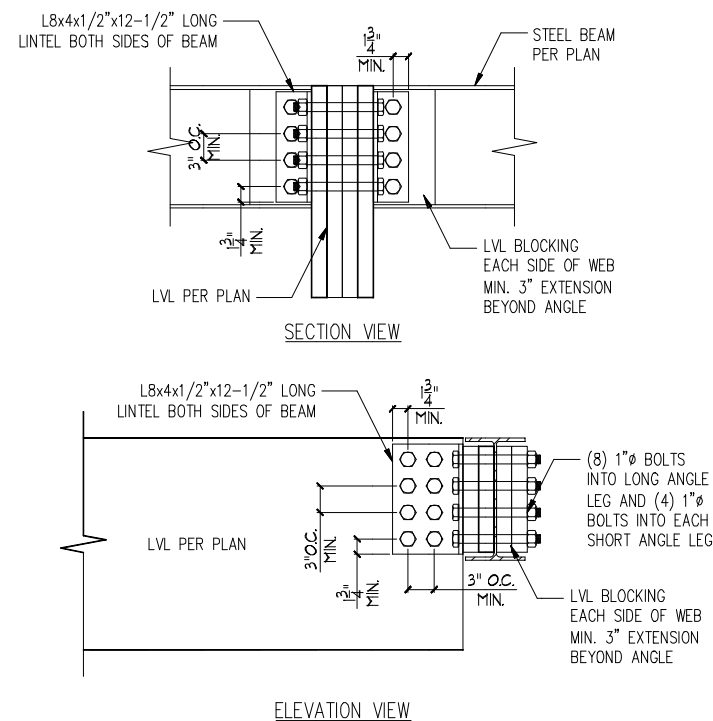
- All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
- Minimum fastening requirements for depths less than 7 1/4" require special consideration. Please contact your technical representative.
- Three general rules for staggering or offsetting for a certain fastener schedule:
  - If staggering or offsetting is not referenced, then none is required;
  - 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
  - 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).



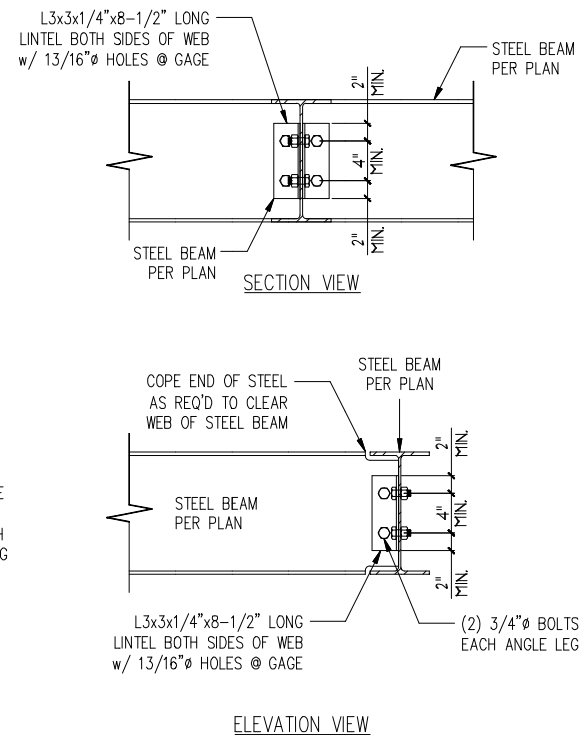
5 GABLE ROOF RETURN  
D3f N.T.S.



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.