

# Deltec Prebuild

Address TBD



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No.	Description	Date
0	Initial Plans	4.19.22

Deltec Prebuild

Ridgeline - B South

Job Number	68010
Drawing Number	22RI-095
Project Manager	Matt O.
Drafter	Julia C.

Cover

000

Scale

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**DESIGN CRITERIA**

APPLICABLE CODES	
2018 NORTH CAROLINA BUILDING CODE	
2018 NORTH CAROLINA RESIDENTIAL CODE	
1. DEAD LOADS	
A. ROOF	20 P.S.F.
B. FLOOR	15 P.S.F.
2. LIVE LOADS	
A. ROOF	30 P.S.F.
B. FLOOR	40 P.S.F.
3. SNOW LOADS	
A. GROUND SNOW LOAD (P <sub>g</sub> )	40 P.S.F.
B. FLAT ROOF SNOW LOAD (P <sub>f</sub> )	30 P.S.F.
4. WIND LOADS	
A. DESIGN WIND SPEED	115 MPH
a. V <sub>ULT</sub>	90 MPH
b. V <sub>ASD</sub>	C
B. EXPOSURE CATEGORY	C
C. WIND LOAD IMPORTANCE FACTOR	1.0
D. BUILDING CLASSIFICATION	II
5. SEISMIC LOADS	
A. SEISMIC DESIGN CATEGORY:	C

Structural Specifications	
Model	Ridgeline
Foundation	Slab
Number of Levels	1
Piling Type	None
Additional Struc. Requirements	No
Wall Height - Level 1	8ft
Wall Thickness	2X6 Advanced Framing
R-5 Thermal Shield	Yes
Air Block	Yes
Insulated Header	Yes
Wood Ceiling	No
Open to Below	None
Standard Stair Openings	None
Piling Plate	None
FrameGuard	No
Siding - Level 1	LP Smartside
Roof Finish	None
High Dead Load - Level 1	No
2nd Sill Plate - Level 1	No
Underskin	No
Delkote - Level 1	One Coat Standard Color

**A. General Structural Notes**

- Based on information furnished to Deltec, this structure is designed to the above minimum loads.
- The customer understands it is his responsibility to verify this information is correct for his building project. They agree not to hold Deltec Homes inc. or any of their employees responsible if it is later determined this information is not applicable for their project. Further, they understand that any correction to this information must be made before they enter into their production contract to avoid any redesign or re-engineering charges.
- The information contained in the structural drawings applies only to the structural design elements associated with the Deltec Homes, inc. furnished components. This includes the primary structural elements responsible for resisting the lateral and gravity loads as specified by the governing model building code.
- The general contractor must confirm that existing conditions are compatible with assumptions stated in the production of this design document. Deltec Homes, inc. must be contacted immediately in the event of any discrepancies.
- The general contractor is solely responsible for the installation and erection of temporary shoring and/or bracing during the construction process.
- The mechanical, electrical, and plumbing contractors shall coordinate required wall openings with the general contractor.
- All roof or floor penetrations shall be coordinated with the general contractor. Additional framing shall be furnished and installed by the general contractor.
- Deltec Homes, inc. is not responsible for inspection or quality control of the erected structure beyond the factory manufactured components.
- Any questions or comments relating to this document must be forwarded to Deltec Homes, inc.

**B. Geo-Technical and Foundation Notes**

- The foundation for this structure is to be designed by other qualified professionals.

**C. Factory Built Wall Panels**

- All wall studs are SPF no. 2 or better.
- R-5 thermal shield (optional): 1" XPS foam pre-applied to wall panels unless prohibited by local codes (shipped loose as required, see plans).
- Airblock (optional): self-expanding foam gasket installed at perimeter of all factory-installed plywood sheathing.
- Headers are double 2x SYP no. 1 or better.
- Bottom plates are P.T. SYP for slab-on-grades construction, SPF no. 2 or better for all other foundations (unless noted otherwise).
- Fasteners are 0.131" x 3.25" H.D.G. framing nails and 0.131" x 2.5" H.D.G. sheathing nails.
- Standard wall panels are sheathed with 5/8" CDX plywood unless otherwise specified. Interior load-bearing walls are not sheathed.
- Standard nailing pattern is 8d nails @ 3" O.C. @ edges, 6" O.C. @ field (unless otherwise specified). Nails shall not be placed closer than 3/8" to panel edges.
- Typar DW house wrap is used for weather resistant barrier on all standard panels unless noted otherwise.
- Siding is shipped loose to be installed on site by others.
- Windows installed in production will be trimmed out for homes that have siding package. When only CDX sheathing for walls is specified, or only rough openings for windows designated (with siding option), window trim is not a standard component. This trim may be purchased as an option. Extension jambs are not included, unless otherwise specified.

**D. Floor System (if required)**

- Trusses shall be temporarily braced as required during construction to prevent collapse. The builder is responsible for the design and installation of this bracing. Information regarding temporary truss bracing can be obtained from the "Wood Truss Council Of America Bcsi-B1 Guide For Handling, Installing, Restraining, And Bracing Of Wood Trusses".
- Truss members shall be permanently braced with "t-braces", continuous linear braces, and diagonals as indicated on the sealed truss designs and truss layout drawings, or as required by the "Wood Truss Council Of America Bcsi-B1 Guide For Handling, Installing, Restraining, And Bracing Of Trusses".
- Pre-manufactured wood truss top chords shall be fully sheathed and bottom chords shall have rigid ceilings or lateral bracing applied, unless otherwise indicated by the sealed truss designs.
- See "Floor Framing" layout page for special conditions.
- Trusses designed as required by site specific loading conditions.
- 3/4" Advantech sheathing underlayment provided by Deltec supported by web-tec open web floor trusses at 24" O.C. maximum.
- Trusses are SYP no. 1 or better.
- Simpson ties used for attachment of floor trusses to sill plates or girders.

**E. Roof System**

- Trusses shall be temporarily braced as required during construction to prevent collapse. The builder is responsible for the design and installation of this bracing. Information regarding temporary truss bracing can be obtained from the "Wood Truss Council Of America Bcsi-B1 Guide For Handling, Installing, Restraining, And Bracing Of Wood Trusses".
- Truss members shall be permanently braced with "t-braces", continuous linear braces, and diagonals as indicated on the sealed truss designs and truss layout drawings, or as required by the "Wood Truss Council Of America Bcsi-B1 Guide For Handling, Installing, Restraining, And Bracing Of Trusses".
- Pre-manufactured wood truss top chords shall be fully sheathed and bottom chords shall have rigid ceilings or lateral bracing applied, unless otherwise indicated by the sealed truss designs.
- Trusses designed as required by site specific loading conditions.
- See "Roof Framing" layout page for special conditions.
- 5/8" CDX plywood sheathing, provided by Deltec.
- Trusses are SYP no. 1 or better.
- Trusses spaced at 24" O.C. maximum.
- Simpson ties used for attachment to wall panels.
- Roofing underlayment and button cap nails provided by Deltec (unless classic metal roof option selected. Underlayment is included in classic metal roof package.)

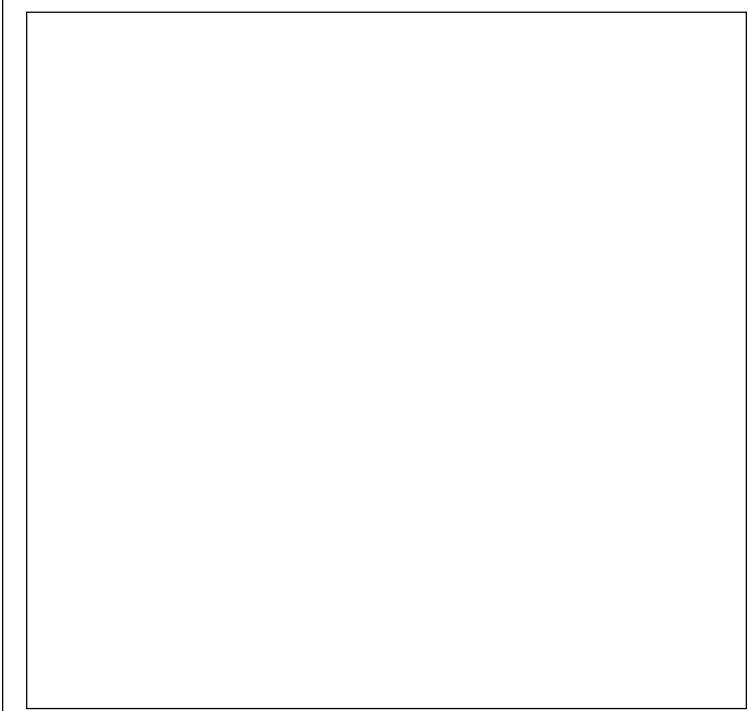
**F. Assembly Hardware**

- See plans & general details for required hardware.
- Nails for Advantech floor and CDX roof sheathing and general framing purposes are not included as part of the standard package due to wide regional variations in installation technique. Deltec recommends 0.131" x 2.5" (8d) ring shank nails for sheathing and 0.131" x 3.25" (16d) nails for general framing. Hot dipped galvanized fasteners are required for exterior deck applications or any application in contact with preservative treated lumber. Loose nails may be purchased from Deltec as an option.

Gross Building Area		
Level	Area Type	Area
First Floor	Gross Building Area	1586 SF
Grand total		1586 SF

Room Schedule	
Room	Area
Heated	
First Floor	
Bath #2	47 SF
Bathroom Ensuite	87 SF
Bedroom #2	140 SF
Bedroom #3	180 SF
Bedroom Suite	290 SF
Dining Area	160 SF
Entry	86 SF
Hallway	22 SF
Kitchen	236 SF
Living Area	232 SF
Mudroom	63 SF
Heated	1543 SF
Unheated	
First Floor	
Full Porch	129 SF
Half Porch	66 SF
Porch	32 SF
Unheated	227 SF
Total Square Footage	1770 SF

No.	Description	Date
0	Initial Plans	4.19.22



**Deltec Prebuild**

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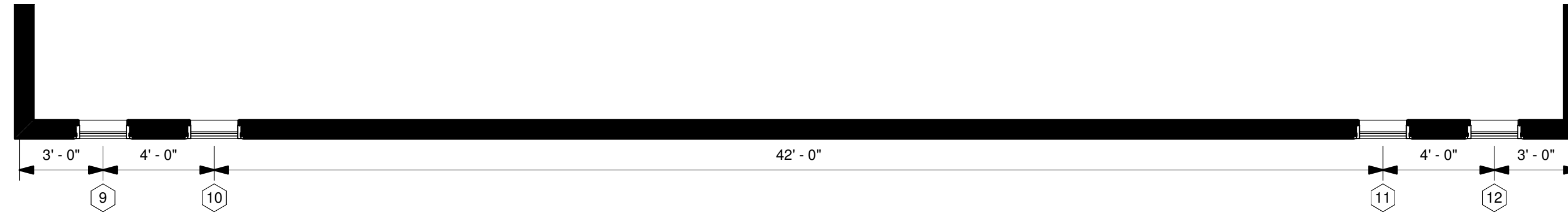
**Ridgeline - B South**

Job Number	68010
Drawing Number	22RI-095
Project Manager	Matt O.
Drafter	Julia C.

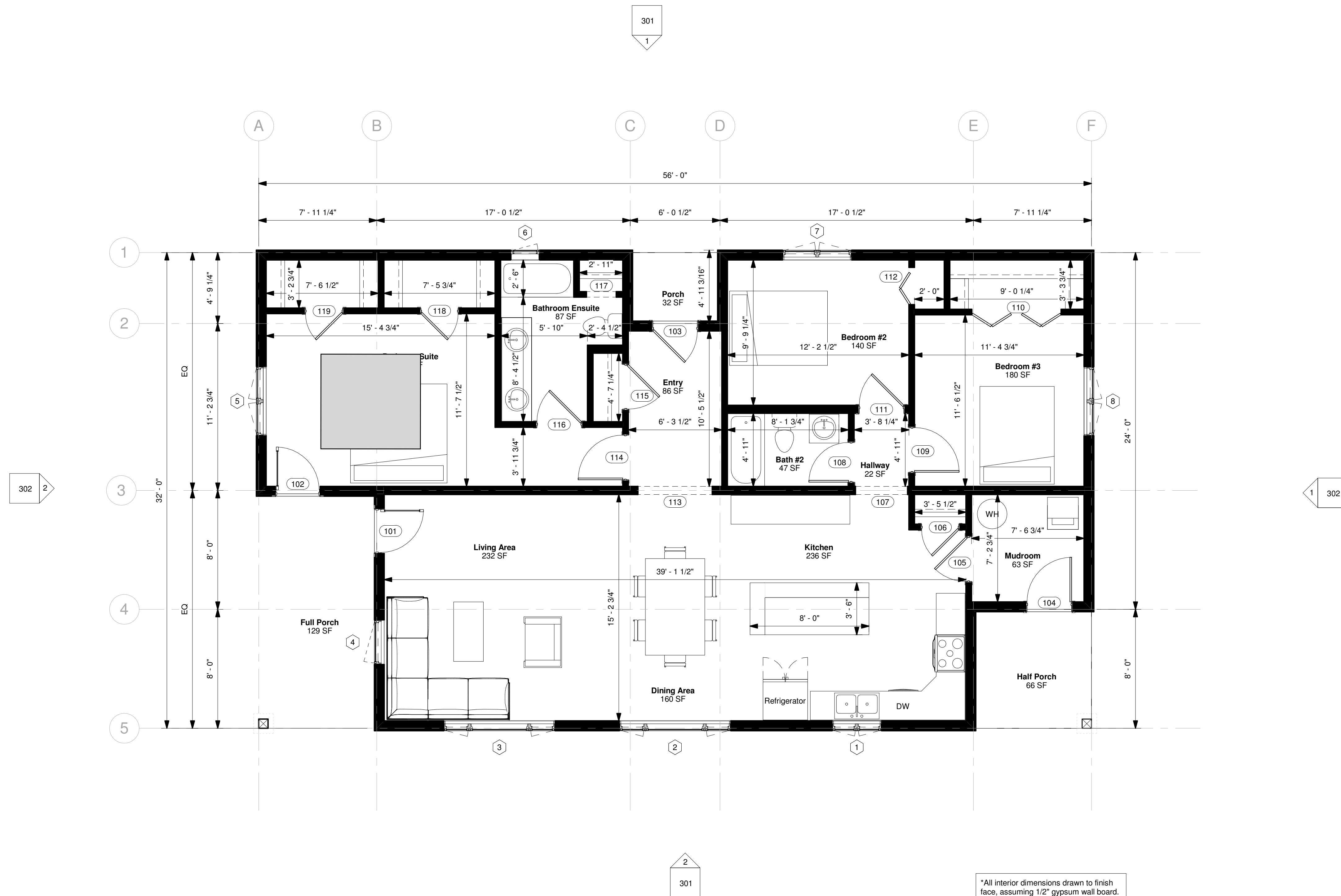
**Notes**

**001**

Scale



2 Clerestory - Layout  
1/4" = 1'-0"



1 First Floor - Architectural  
1/4" = 1'-0"

\*All interior dimensions drawn to finish face, assuming 1/2" gypsum wall board.

No.	Description	Date
0	Initial Plans	4.19.22

Deltec Prebuild

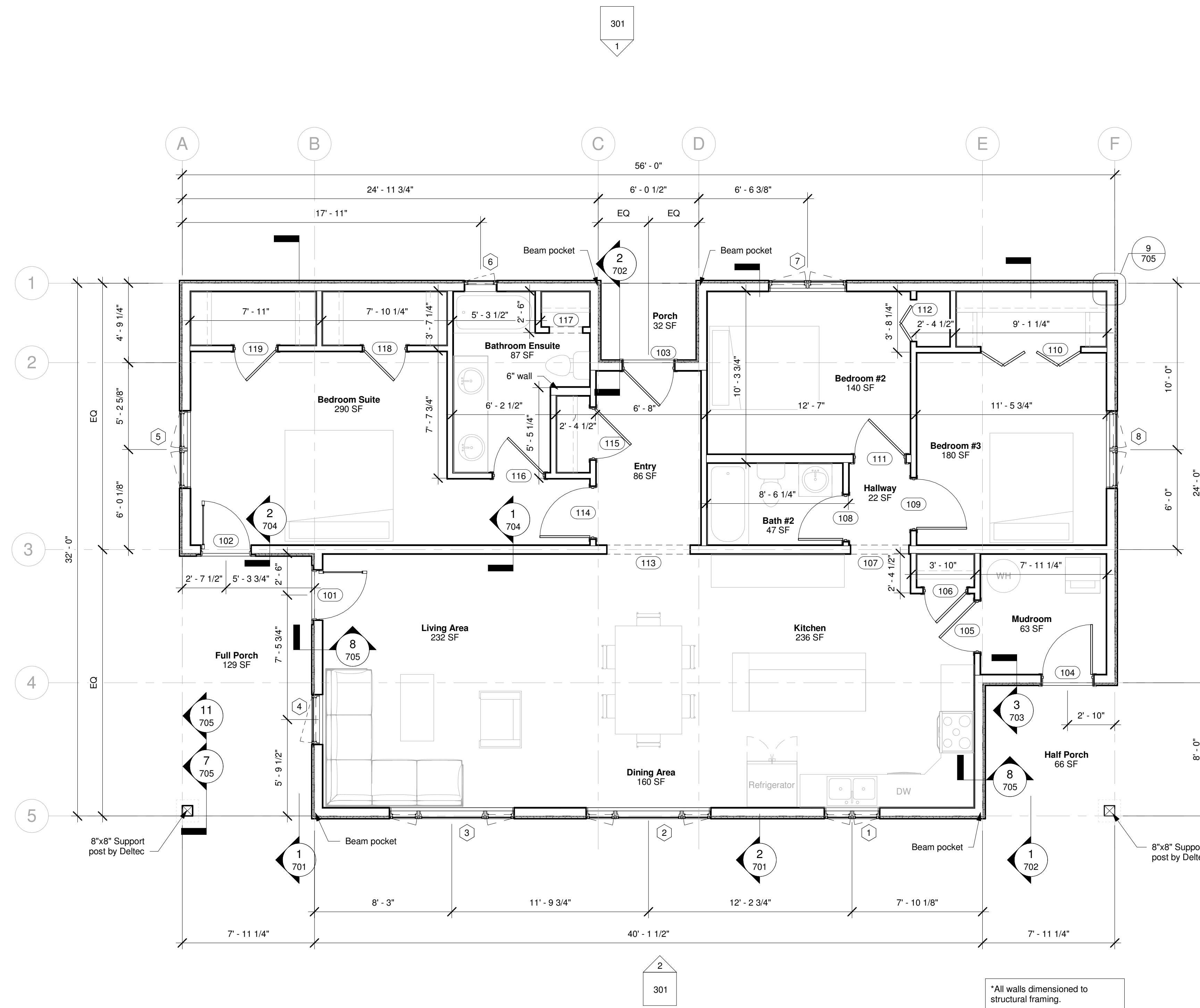
Ridgeline - B South

Job Number 68010  
Drawing Number 22RI-095  
Project Manager Matt O.  
Drafter Julia C.

First Level Arch. Plan

101-A

Scale 1/4" = 1'-0"



\*All walls dimensioned to structural framing.

1 First Floor - Structural  
1/4" = 1'-0"

No.	Description	Date
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Deltec Prebuild

Ridgeline - B South

Job Number	68010
Drawing Number	22RI-095
Project Manager	Matt O.
Drafter	Julia C.

First Level Struct. Plan

101-S

Scale 1/4" = 1'-0"

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Window Schedule																
Mark	Model Number	Window Type	Nominal Width	Nominal Height	Rough Opening	Head Height	Frame Color Exterior	Frame Color Interior	Low-E	Argon	Grilles Description	Operation	Hardware Color	Tempering	Egress	
1	ELCA2135	Elevate Casement - 2W	3' - 5"	3' - 0"	3' - 5" x 2' - 11 5/8"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	Almond Frost Hardware	No	No	
2	ELCA2155 ELCAP4955 ELCA2155	Elevate Casement - Picture - Casement	7' - 7"	4' - 8"	7' - 7" x 4' - 7 5/8"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	Side units: SDL grilles w/spacer bar, custom ratio - 41.5:60. Center unit: no grilles	XOX	Almond Frost Hardware	No	No	
3	ELCA2155 ELCAP4955 ELCA2155	Elevate Casement - Picture - Casement	7' - 7"	4' - 8"	7' - 7" x 4' - 7 5/8"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	Side units: SDL grilles w/spacer bar, custom ratio - 41.5:60. Center unit: no grilles	XOX	Almond Frost Hardware	No	No	
4	ELCA3755	Elevate Casement	3' - 1"	4' - 8"	3' - 1" x 4' - 7 5/8"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	LH	Almond Frost Hardware	No	No	
5	ELCA2955	Elevate Casement - 2W	4' - 9"	4' - 8"	4' - 9" x 4' - 7 5/8"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	Almond Frost Hardware	No	Yes	
6	ESCA2026	Essential Casement	2' - 0"	2' - 6"	2' - 0" x 2' - 6"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Ultrex-Marvin-Stonewhite	Low-E 366	Yes	--	RH	White Hardware	Yes	No	
7	ELCA2955	Elevate Casement - 2W	4' - 9"	4' - 8"	4' - 9" x 4' - 7 5/8"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	Almond Frost Hardware	No	Yes	
8	ELCA2955	Elevate Casement - 2W	4' - 9"	4' - 8"	4' - 9" x 4' - 7 5/8"	6' - 10 1/2"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	Almond Frost Hardware	No	Yes	
9	ELDGRECT	Elevate Direct Glaze Polygon	2' - 0"	2' - 0"	1' - 11 1/2" x 1' - 11 1/2"	15' - 7 11/16"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	--	No	No	
10	ELDGRECT	Elevate Direct Glaze Polygon	2' - 0"	2' - 0"	1' - 11 1/2" x 1' - 11 1/2"	15' - 7 11/16"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	--	No	No	
11	ELDGRECT	Elevate Direct Glaze Polygon	2' - 0"	2' - 0"	1' - 11 1/2" x 1' - 11 1/2"	15' - 7 11/16"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	--	No	No	
12	ELDGRECT	Elevate Direct Glaze Polygon	2' - 0"	2' - 0"	1' - 11 1/2" x 1' - 11 1/2"	15' - 7 11/16"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	--	--	--	No	No	

Grand total: 12

Exterior Door Schedule																
Mark	Model Number	Type	Nominal Width	Nominal Height	Rough Opening	Head Height	Frame Color Exterior	Frame Color Interior	Low-E	Argon	Grilles	Extended Jamb	Hardware Color	Keyed	Screens	
101	ELIFD3068	Elevate Inswing French Door	3' - 0"	6' - 8"	3' - 1 5/16" X 6' - 10 1/2"	6' - 10"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	No	No	Almond Frost Hardware, XL, no grilles	Yes	No	
102	ELIFD3068	Elevate Inswing French Door	3' - 0"	6' - 8"	3' - 1 5/16" X 6' - 10 1/2"	6' - 10"	Ultrex-Marvin-Stonewhite	Bare/Wood	Low-E 366	Yes	No	No	Almond Frost Hardware, XL, no grilles	Yes	No	

Grand total: 2

Exterior Door Schedule - By Others	
Mark	Size Shown on Plan
103	3' - 0" x 7' - 0"
104	3' - 0" x 7' - 0"

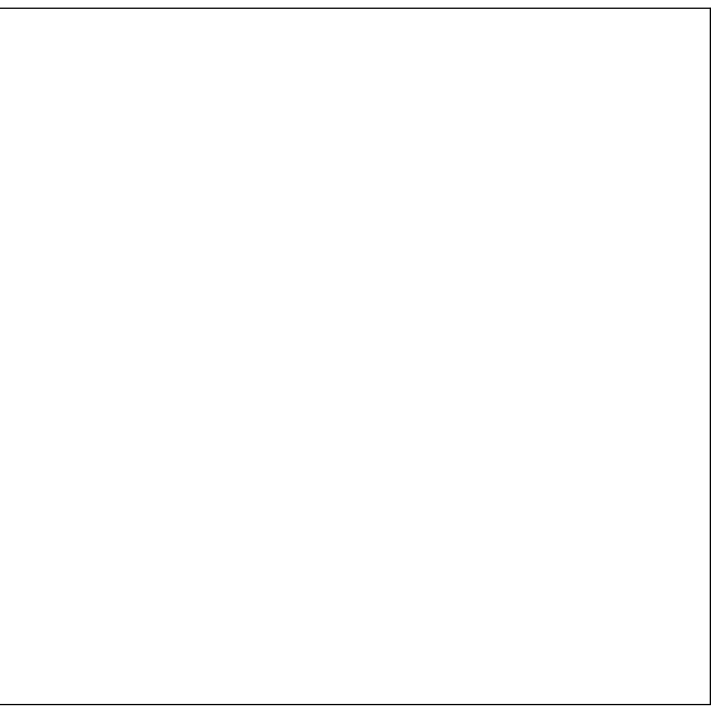
Grand total: 2

Rough opening cut on site by others

Interior Door Schedule			
Mark	Size Shown on Plan	From Room	To Room
105	3' - 0" x 6' - 10"	Mudroom	Kitchen
106	2' - 6" x 6' - 10"	Kitchen	Kitchen
107	3' - 6" x 6' - 10"	Hallway	Kitchen
108	2' - 8" x 6' - 10"	Hallway	Bath #2
109	3' - 0" x 6' - 10"	Hallway	Bedroom #3
110	6' - 0" x 6' - 10"	Bedroom #3	Bedroom #3
111	3' - 0" x 6' - 10"	Hallway	Bedroom #2
112	2' - 6" x 6' - 10"	Bedroom #2	Bedroom #2
113	5' - 0" x 6' - 10"	Dining Area	Entry
114	3' - 0" x 6' - 10"	Entry	Bedroom Suite
115	3' - 0" x 6' - 10"	Entry	Entry
116	3' - 0" x 6' - 10"	Bedroom Suite	Bathroom Ensuite
117	2' - 0" x 6' - 10"	Bathroom Ensuite	Bathroom Ensuite
118	2' - 6" x 6' - 10"	Bedroom Suite	Bedroom Suite
119	2' - 6" x 6' - 10"	Bedroom Suite	Bedroom Suite

Grand total: 15

No.	Description	Date
0	Initial Plans	4.19.22



Deltec Prebuild

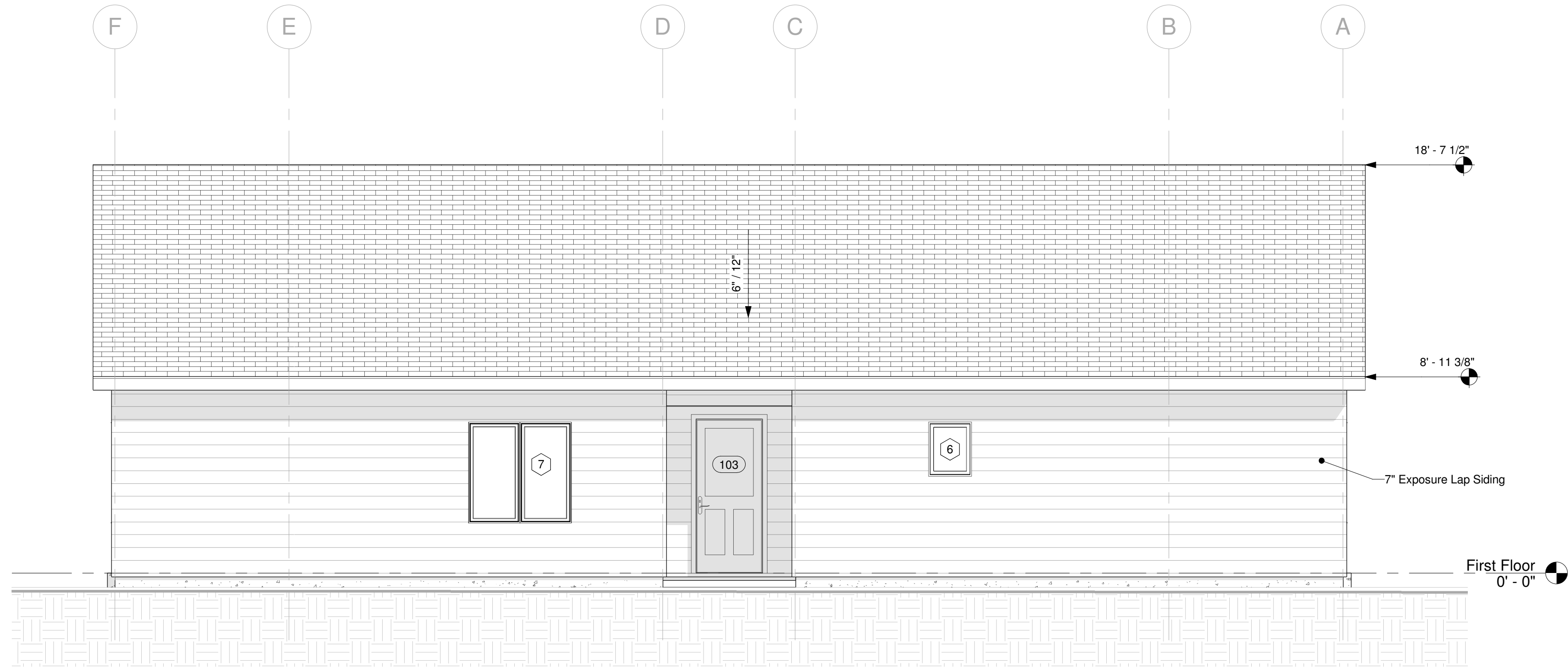
Ridgeline - B South

Job Number	68010
Drawing Number	22RI-095
Project Manager	Matt O.
Drafter	Julia C.

Schedules

201

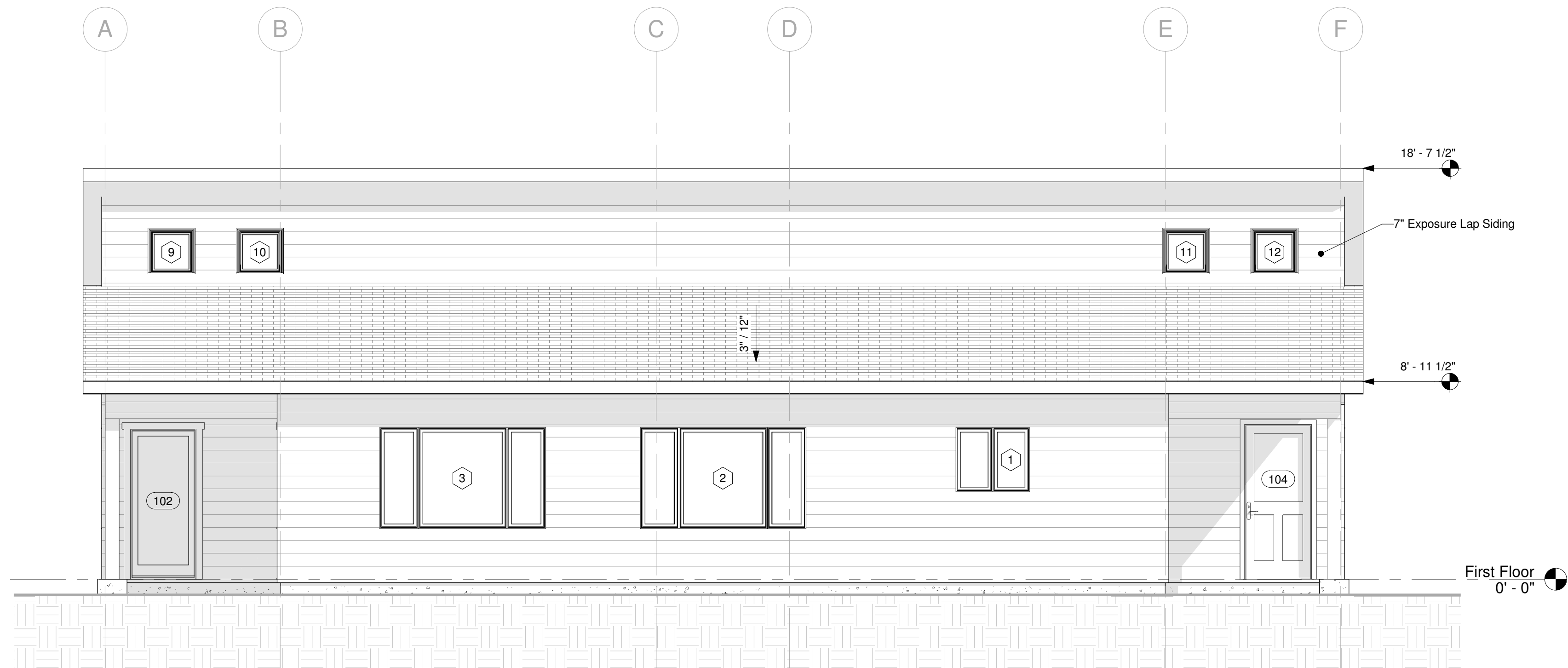
Scale



**Exterior Finish Schedule**

Location	Material	Finish	Color
Siding	Engineered Wood	Wood Grain	Casa Blanca
Corner Trim	Engineered Wood	Wood Grain	Casa Blanca
Window Trim	Engineered Wood	Wood Grain	Casa Blanca
Soffit	Engineered Wood	Wood Grain	Casa Blanca
Fascia	Engineered Wood	Wood Grain	Casa Blanca

① North  
1/4" = 1'-0"



② South  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plans	4.19.22

Deltec Prebuild

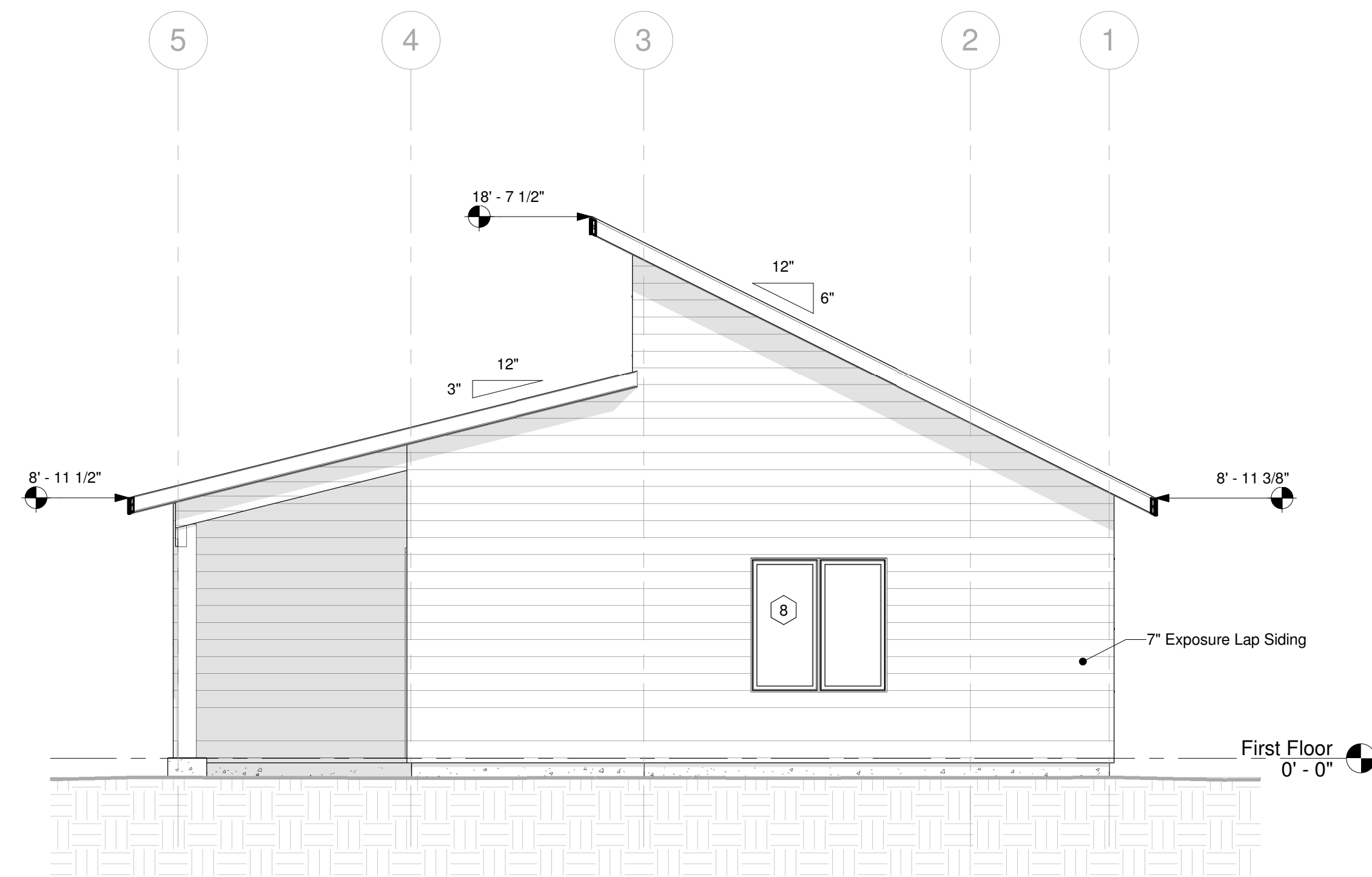
Ridgeline - B South

Job Number	68010
Drawing Number	22RI-095
Project Manager	Matt O.
Drafter	Julia C.

Elevations

301

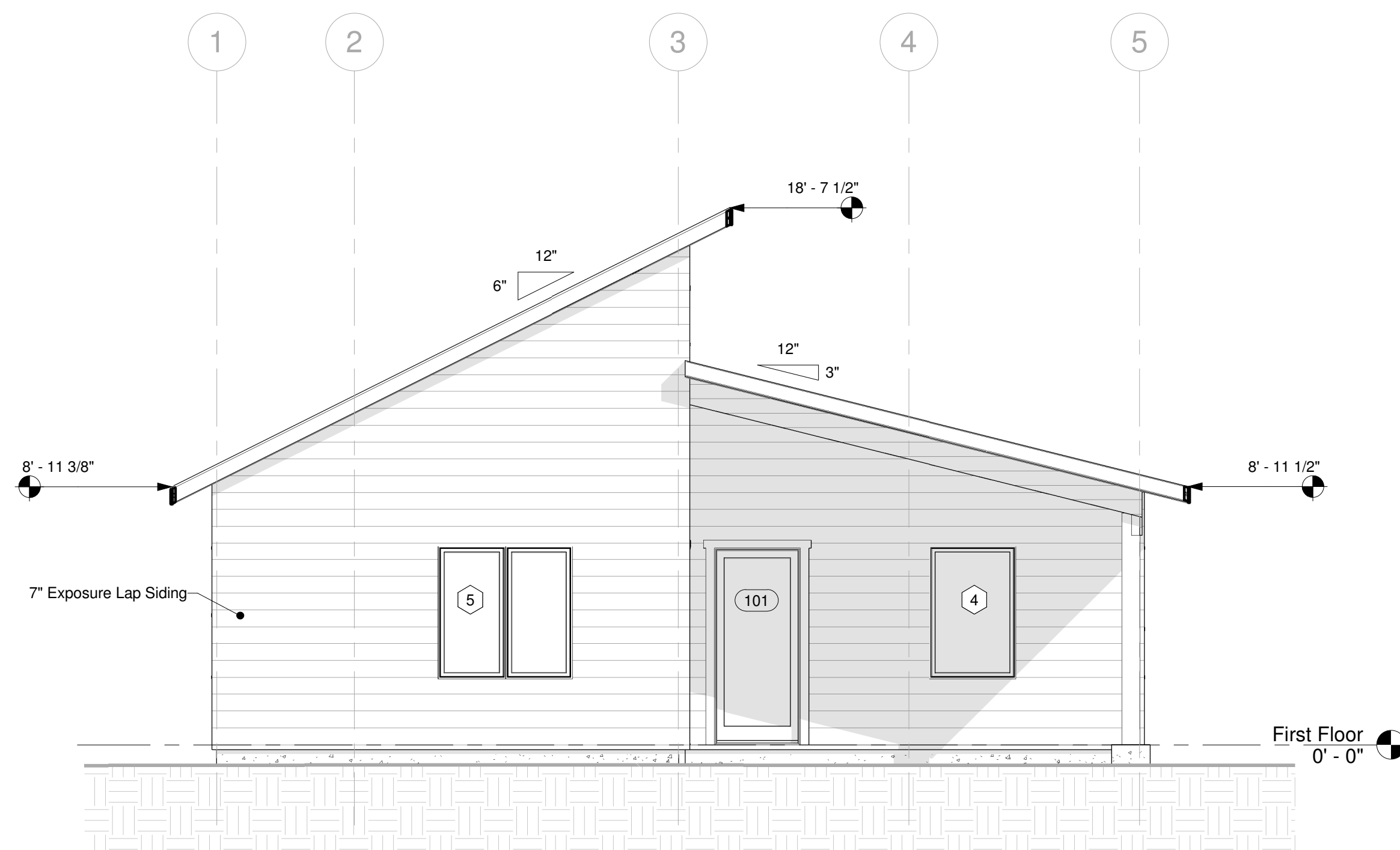
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① East  
1/4" = 1'-0"

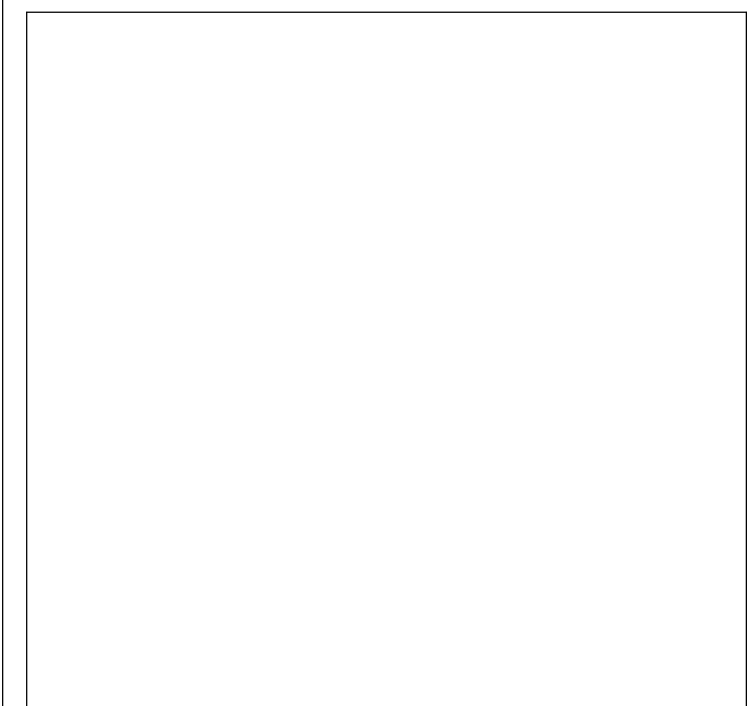
**Exterior Finish Schedule**

Location	Material	Finish	Color
Siding	Engineered Wood	Wood Grain	Casa Blanca
Corner Trim	Engineered Wood	Wood Grain	Casa Blanca
Window Trim	Engineered Wood	Wood Grain	Casa Blanca
Soffit	Engineered Wood	Wood Grain	Casa Blanca
Fascia	Engineered Wood	Wood Grain	Casa Blanca



② West  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plans	4.19.22



Deltec Prebuild

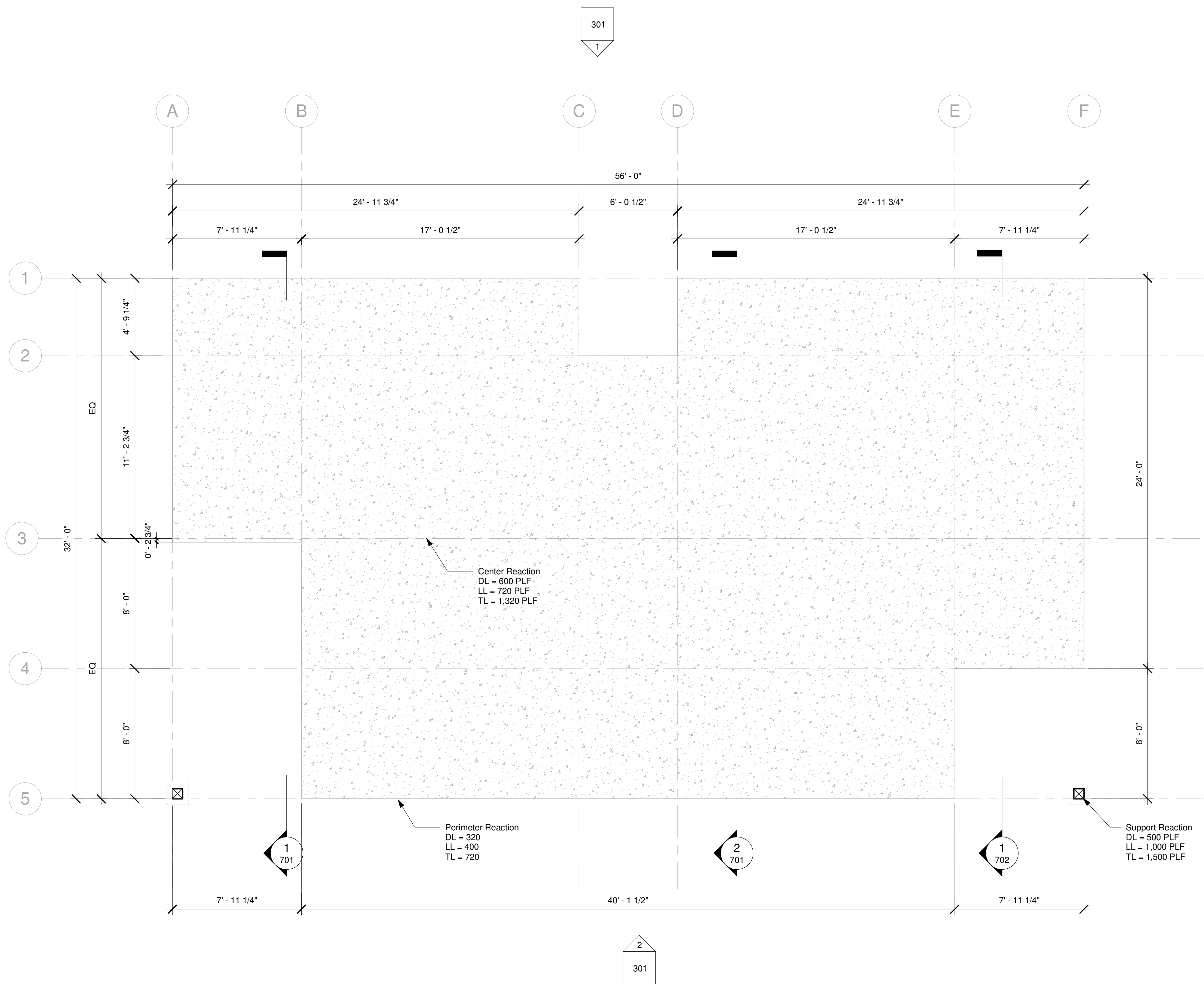
Ridgeline - B South

Job Number 68010  
 Drawing Number 22RI-095  
 Project Manager Matt O.  
 Drafter Julia C.

Elevations

302

Scale 1/4" = 1'-0"



302 2

1 302

1 Foundation Layout  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plans	4.19.22

Deltec Prebuild

Ridgeline - B South

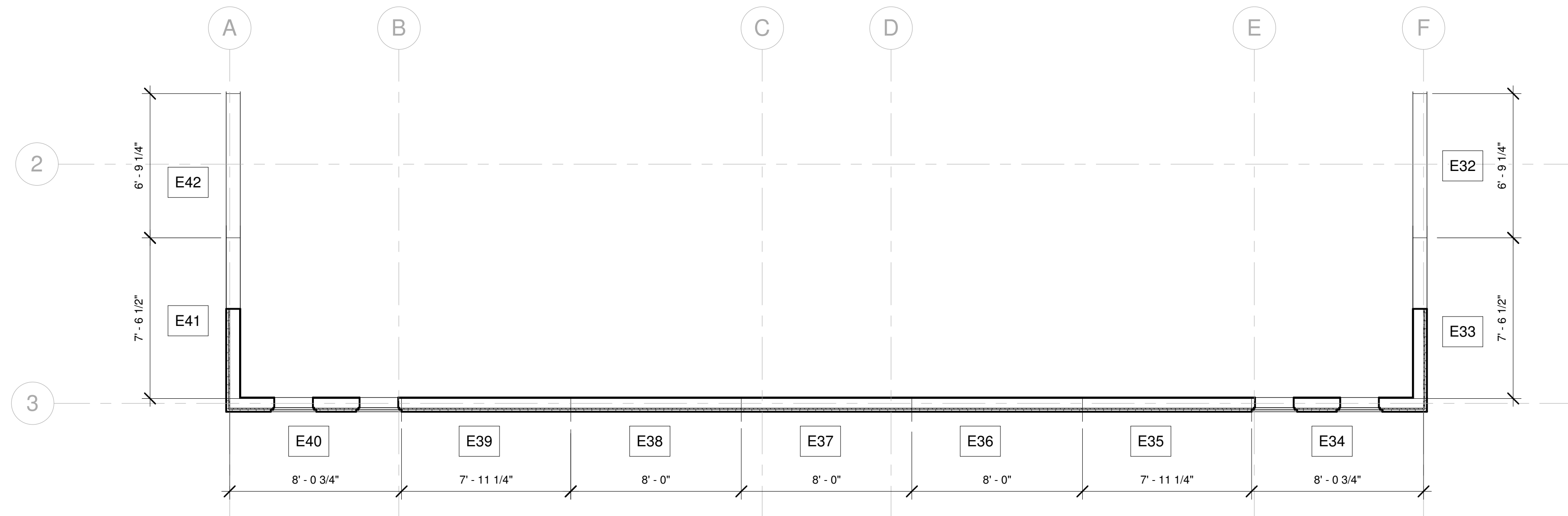
Job Number	68010
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Project Manager	Matt O.
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Foundation Layout

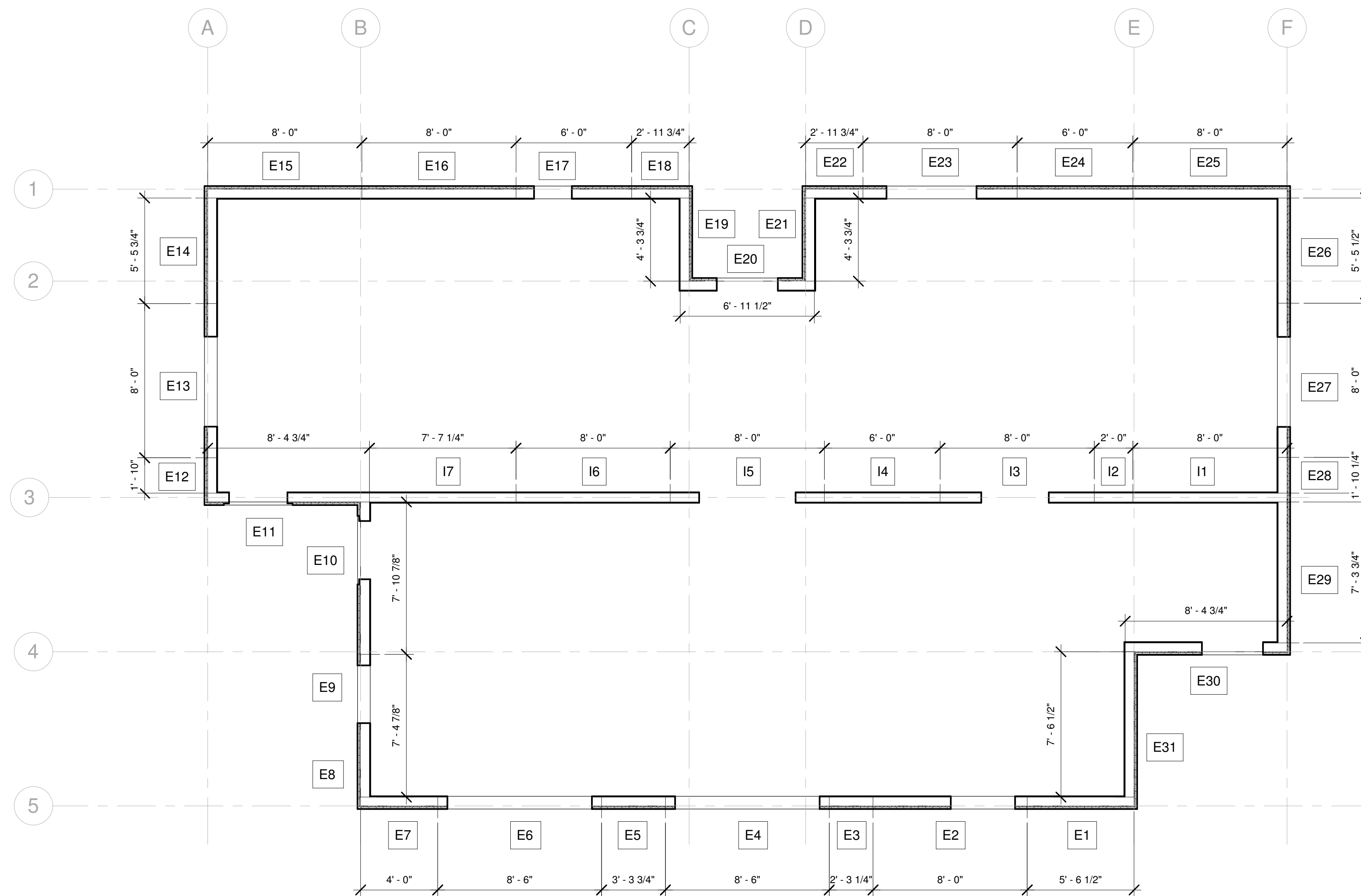
401

Scale 1/4" = 1'-0"





② Clerestory - Panel Layout  
1/4" = 1'-0"



① First Floor - Panel Layout  
1/4" = 1'-0"

No.	Description	Date
0	Initial Plans	4.19.22

Deltec Prebuild

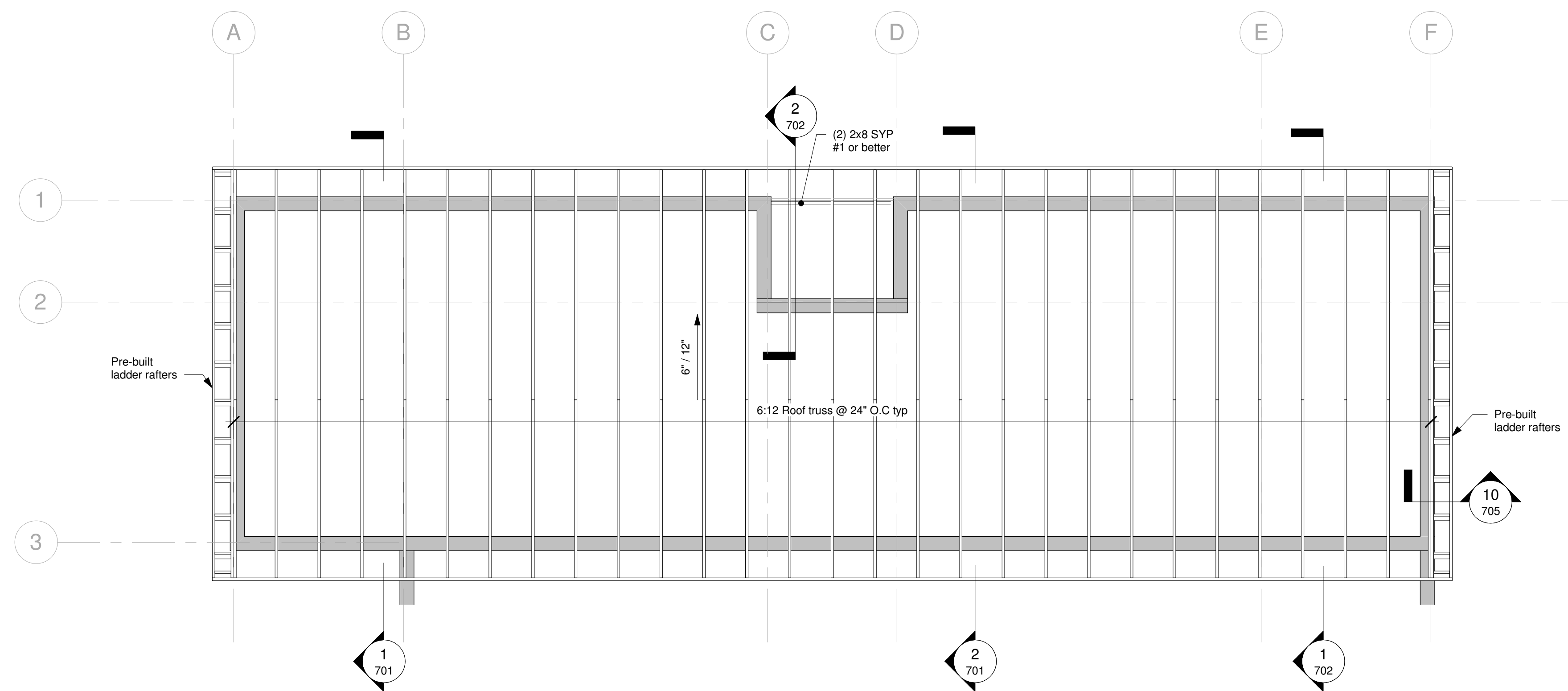
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Job Number 68010  
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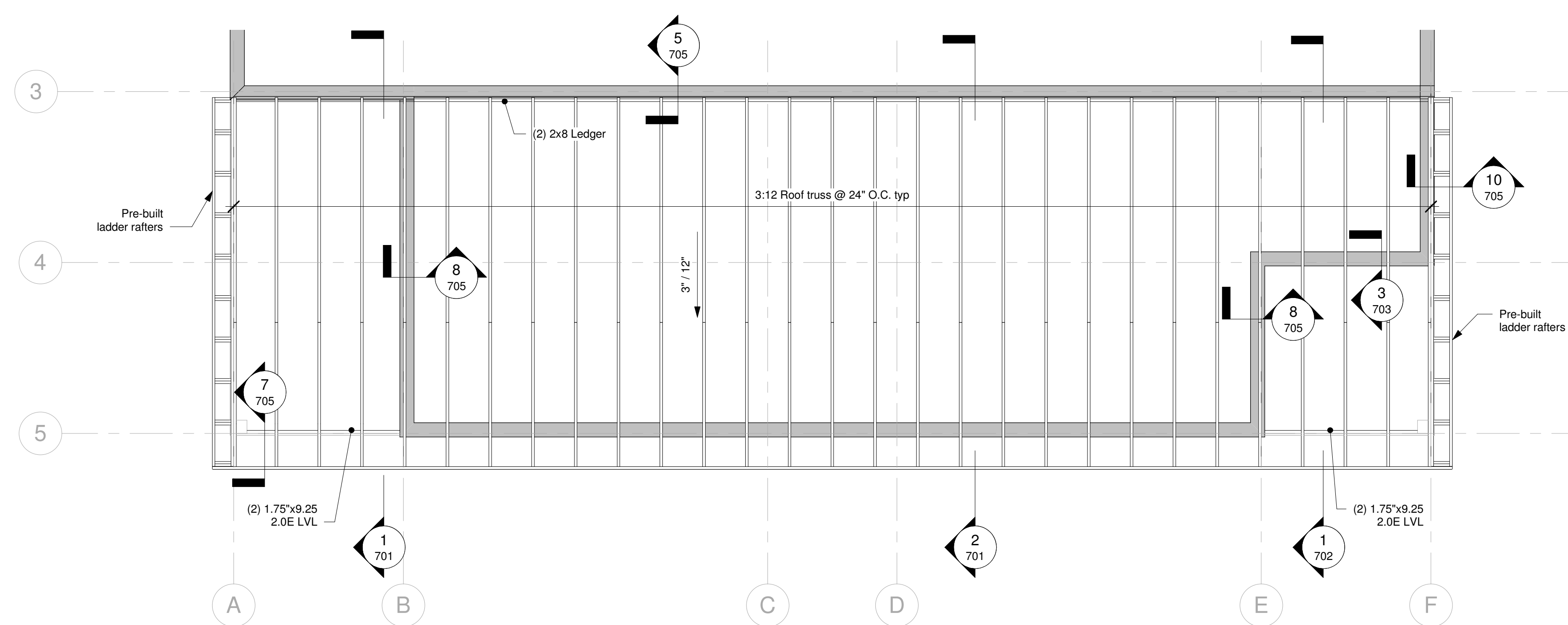
Panel Layout

501

Scale 1/4" = 1'-0"



1 Roof Framing Layout 6/12  
1/4" = 1'-0"



2 Roof Framing Layout 3/12  
1/4" = 1'-0"

No.	Description	Date
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Deltec Prebuild

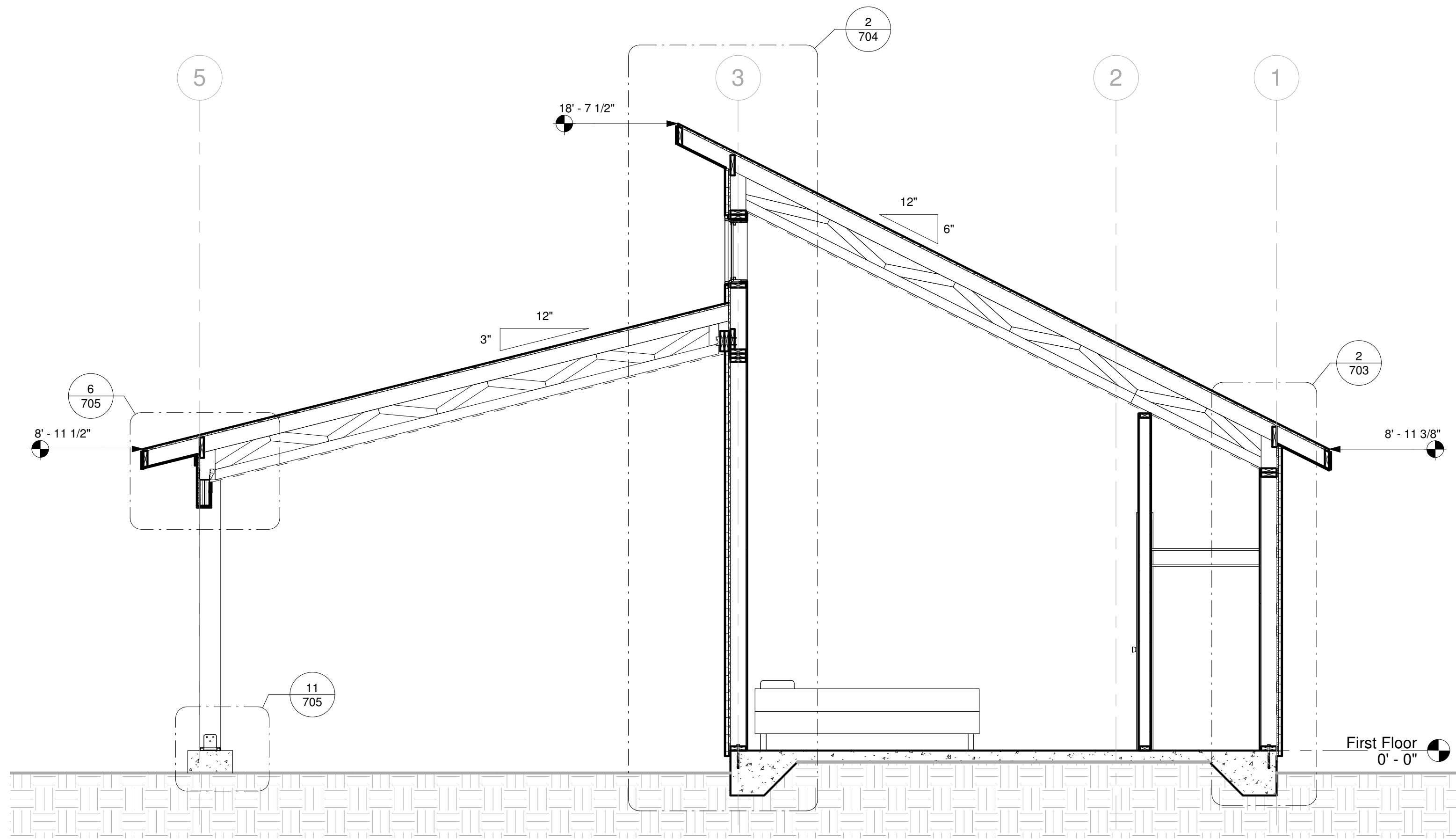
Ridgeline - B South

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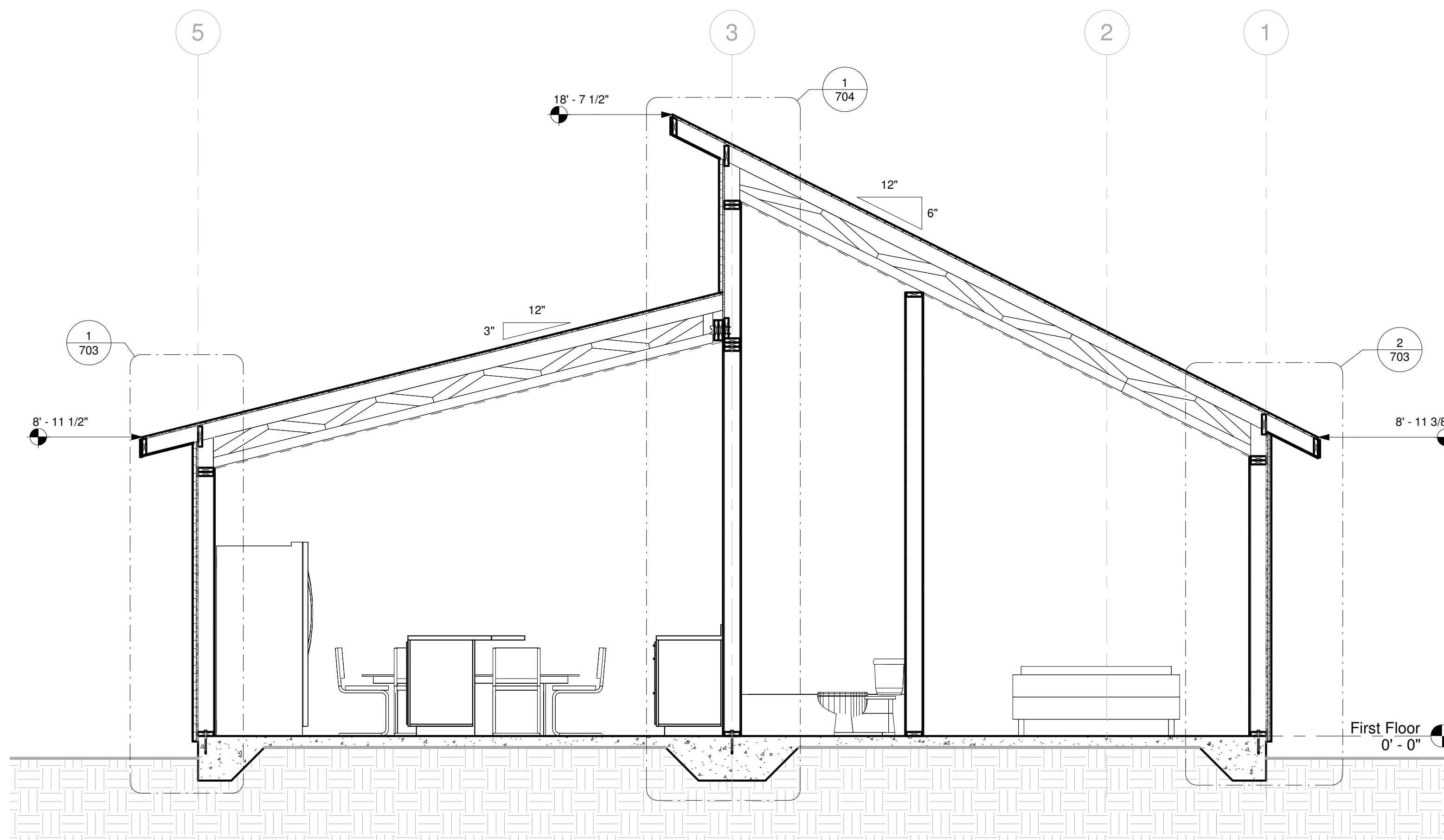
Roof Framing Layout

601

Scale 1/4" = 1'-0"

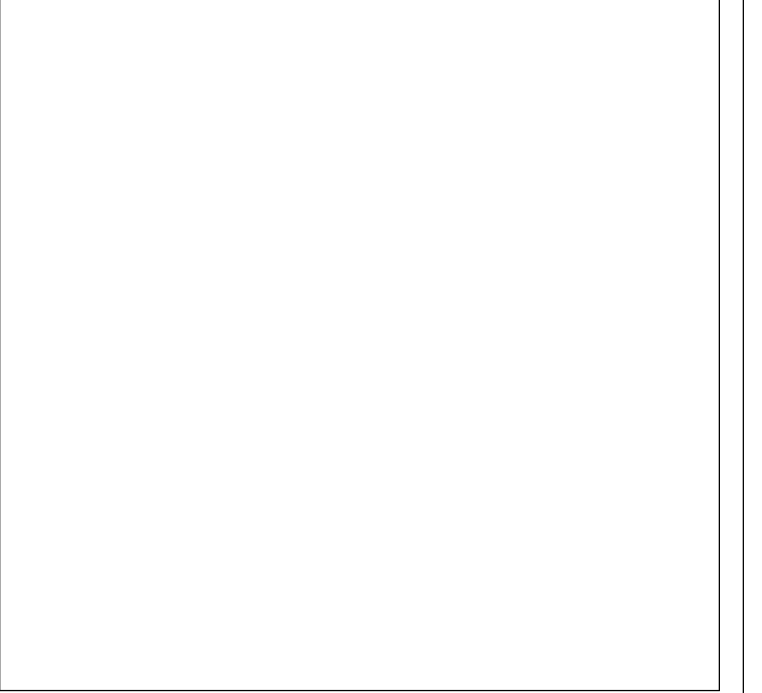


① Building Section - Full Porch  
3/8" = 1'-0"



② Building Section - No Porch  
3/8" = 1'-0"

No.	Description	Date
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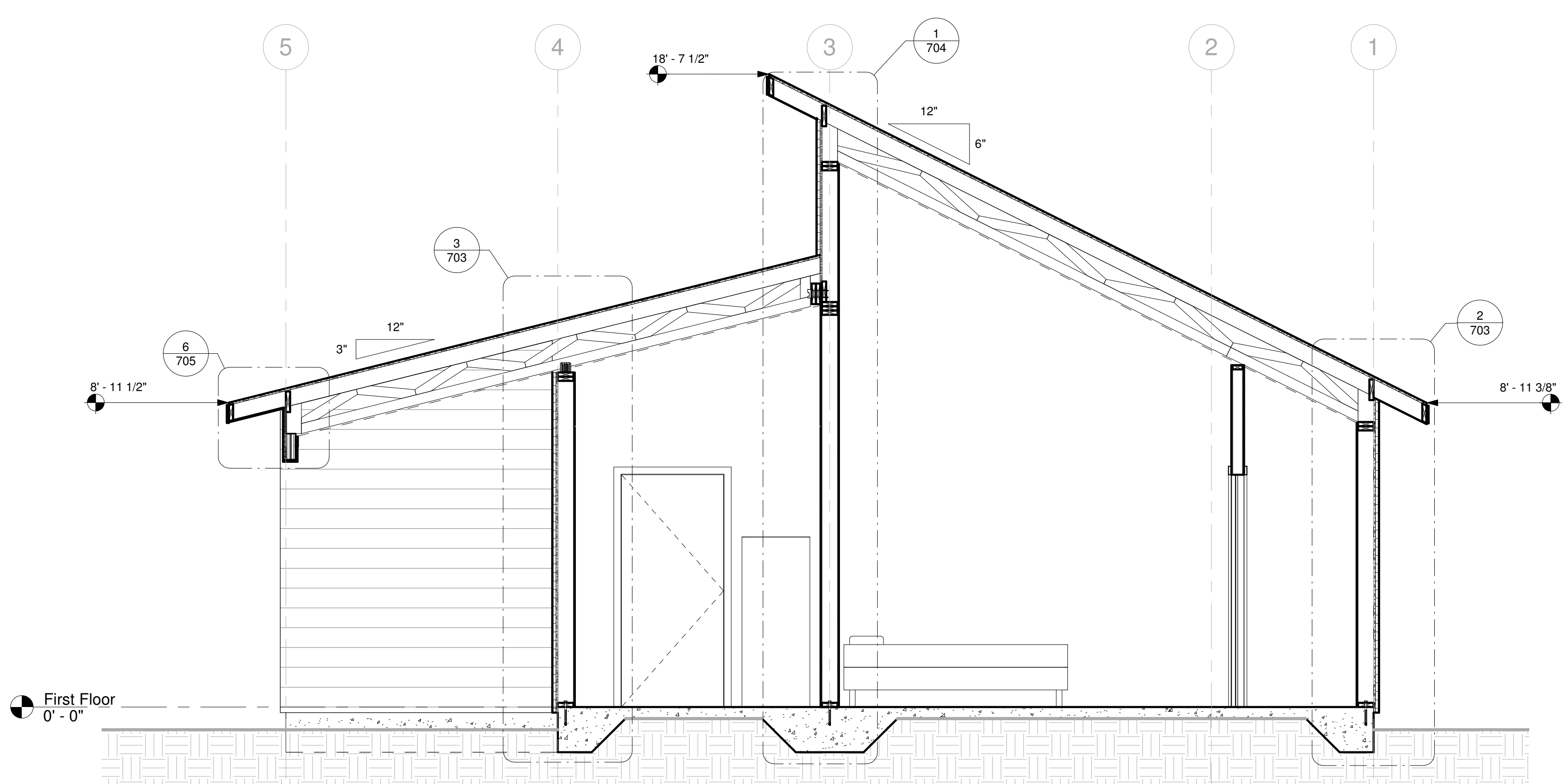
Building Sections

701

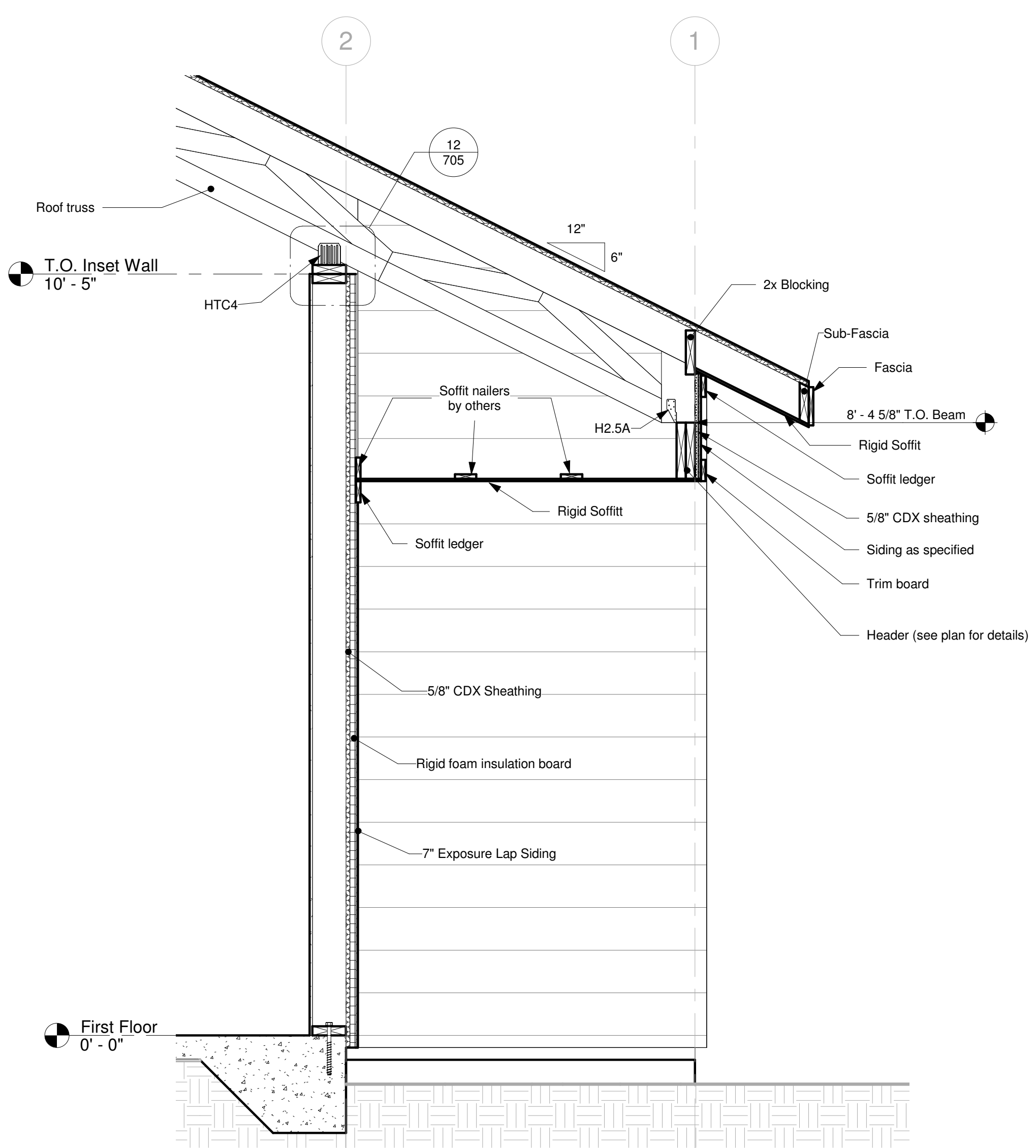
Scale 3/8" = 1'-0"



No.	Description	Date
0	Initial Plans	4.19.22



**1** Building Section - Half Porch  
3/8" = 1'-0"



**2** Inset Porch Section  
3/4" = 1'-0"

**Deltec Prebuild**

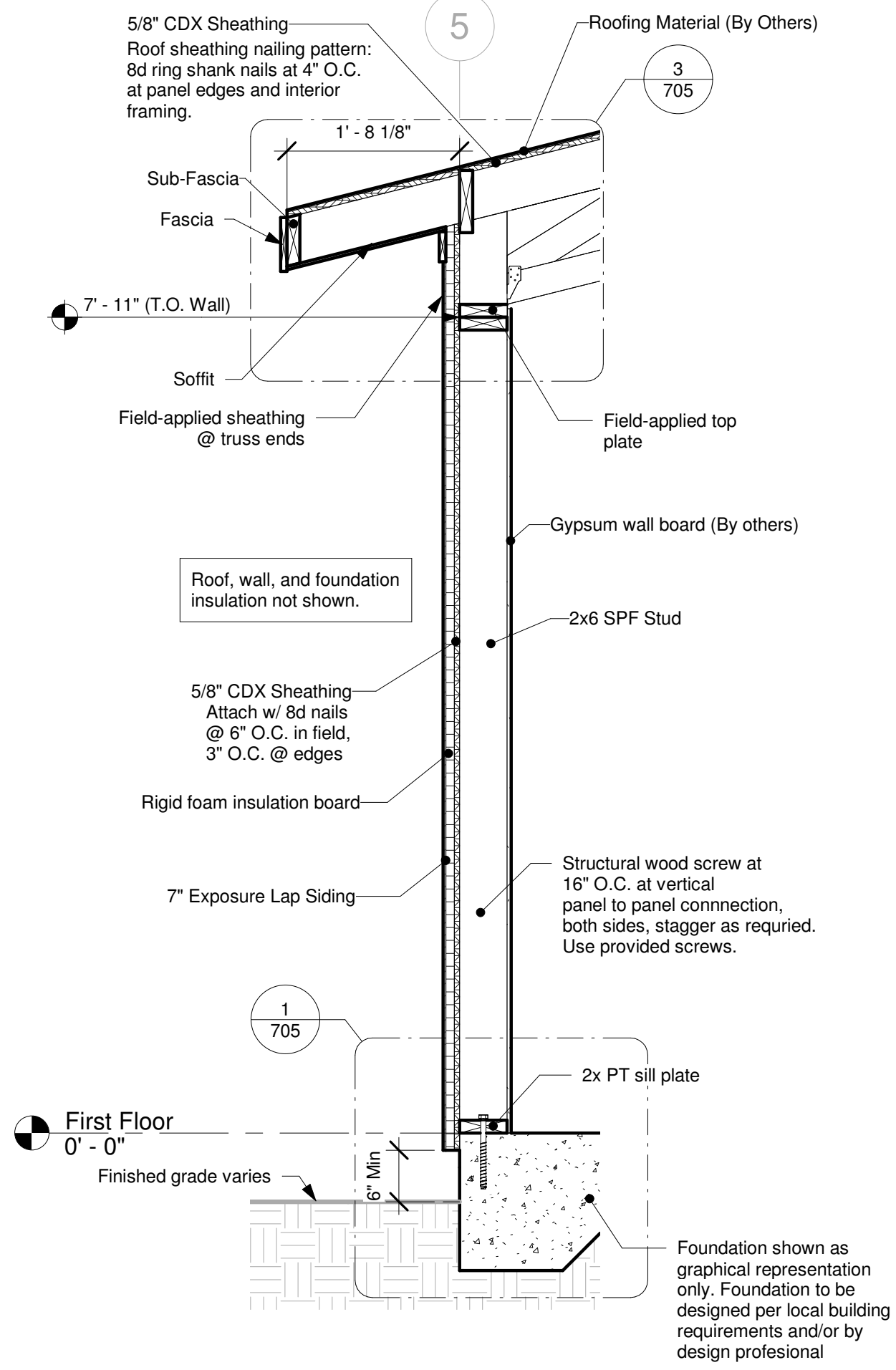
**Ridgeline - B South**

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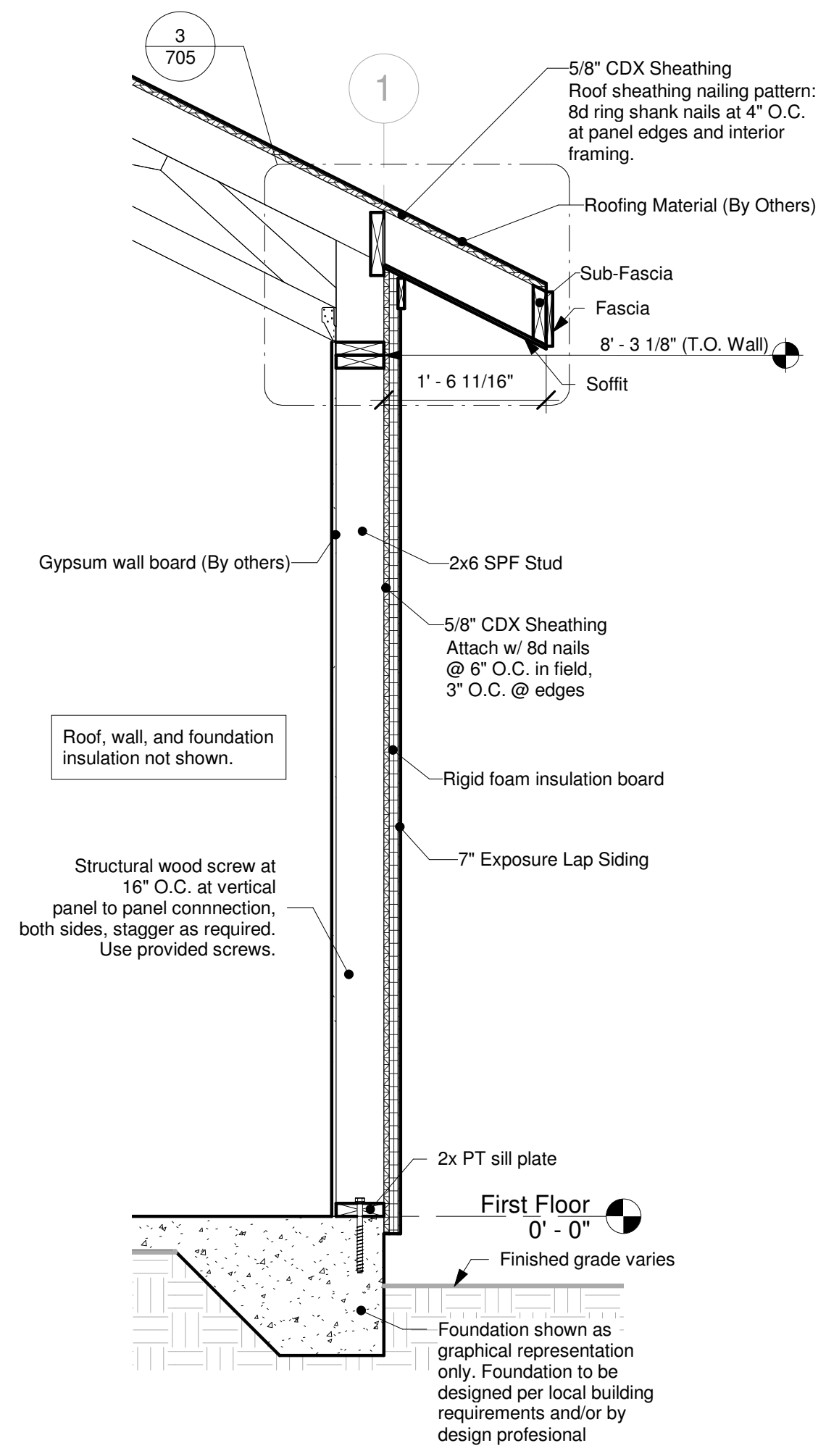
**Building Sections**

**702**

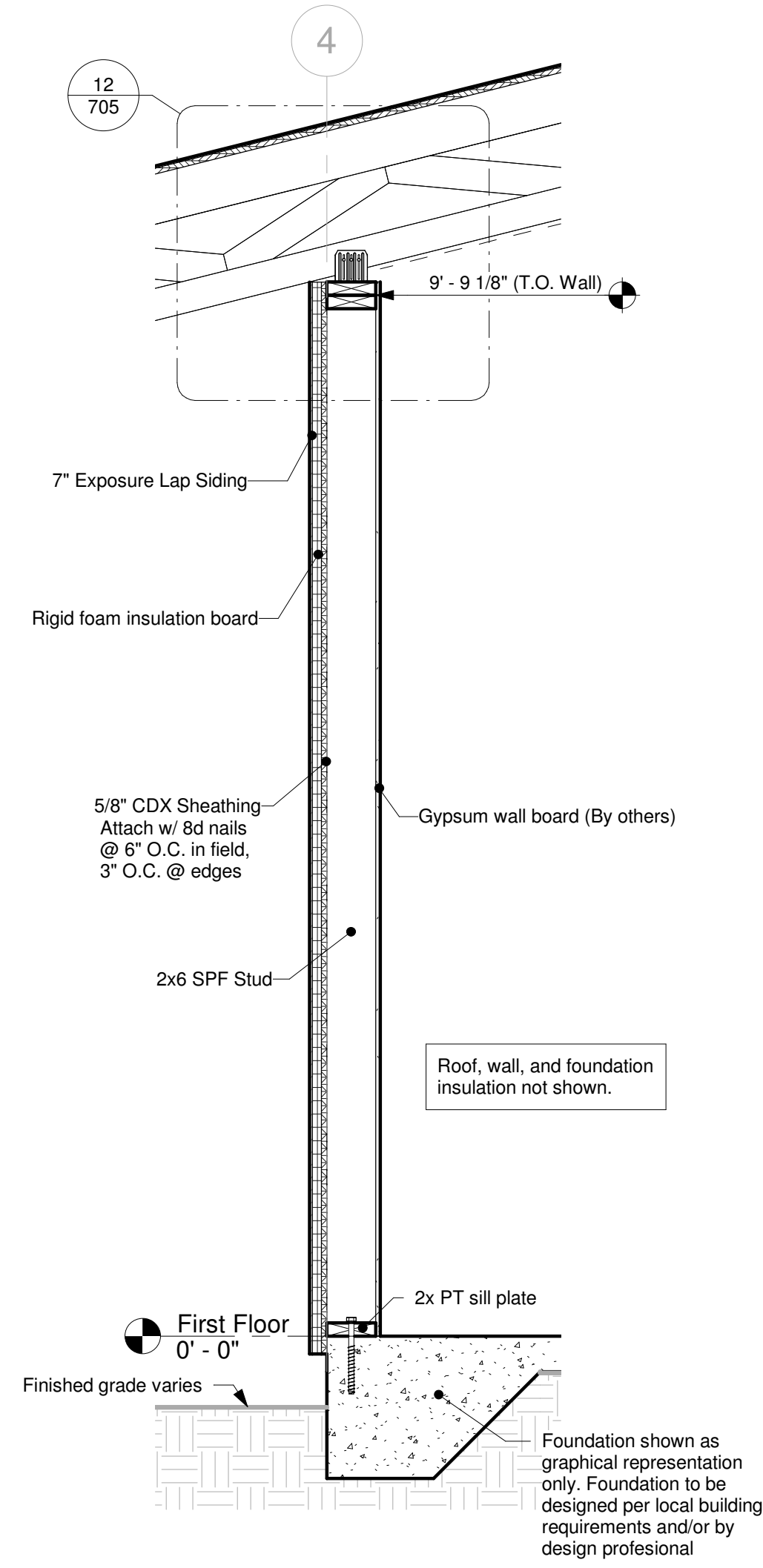
Scale As indicated



1 Wall Section 3/12  
3/4" = 1'-0"



2 Wall Section 6/12  
3/4" = 1'-0"



3 Inset Wall Section  
3/4" = 1'-0"

No.	Description	Date
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Deltec Prebuild

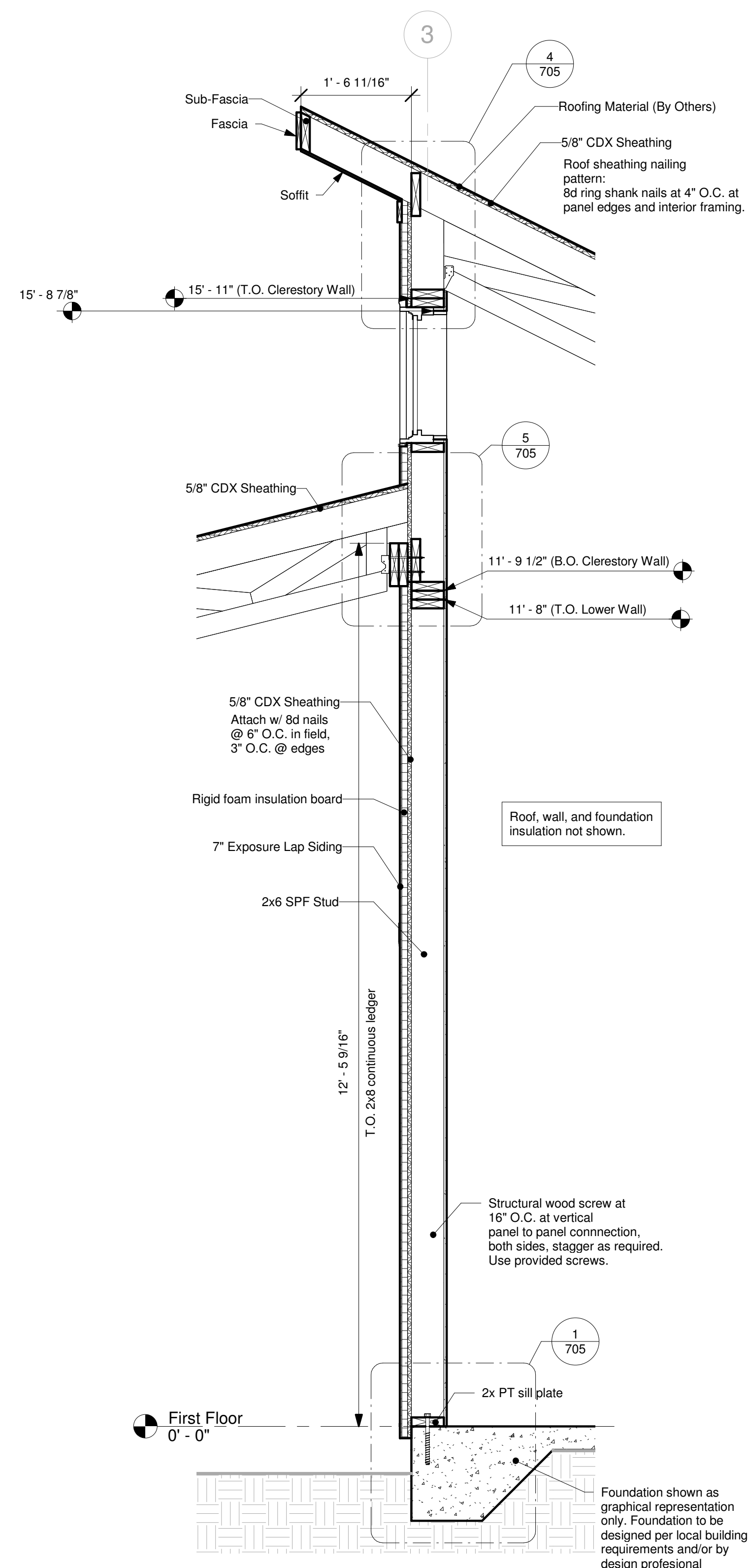
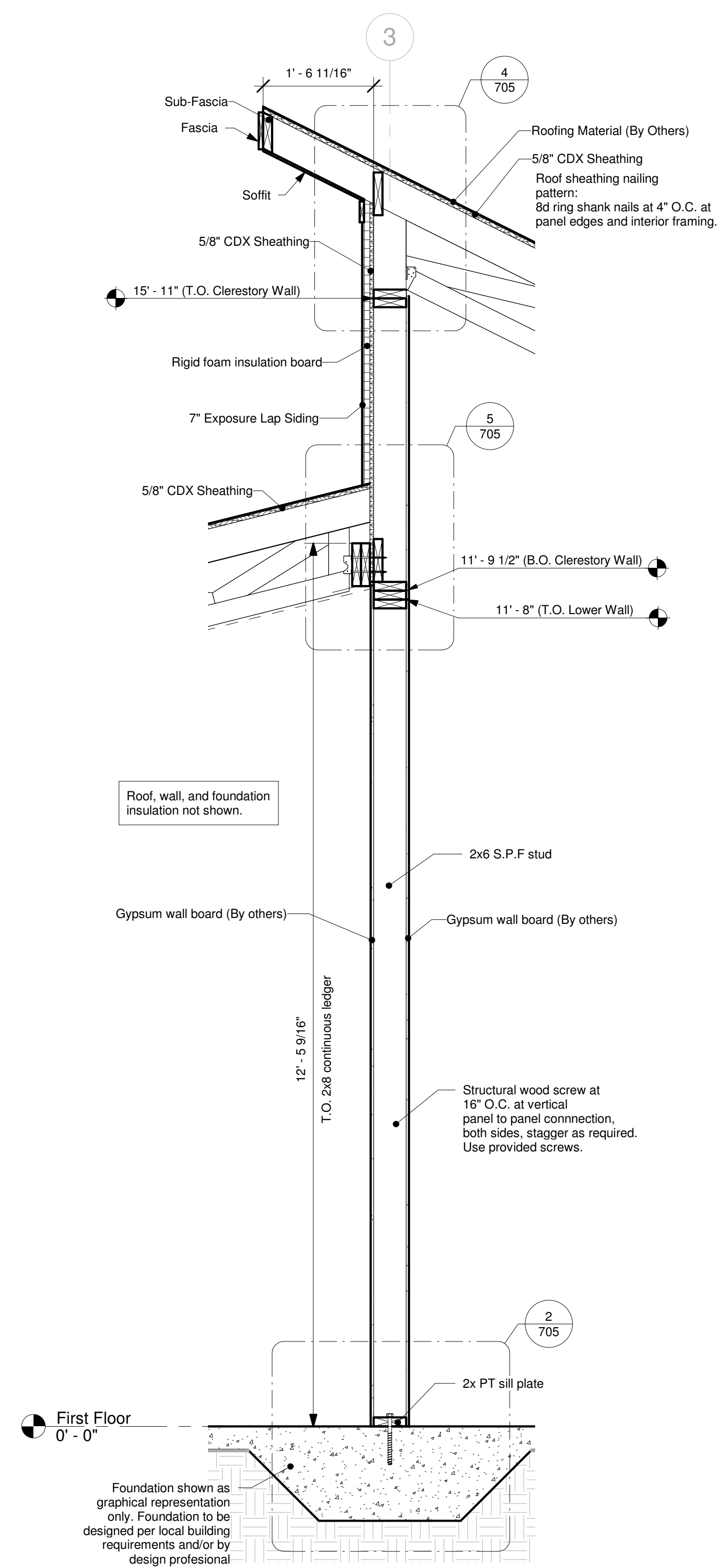
Ridgeline - B South

Job Number 68010  
 Drawing Number 22RI-095  
 Project Manager Matt O.  
 Drafter Julia C.

Wall Sections

703

Scale 3/4" = 1'-0"



1 Wall Section-Center Interior  
3/4" = 1'-0"

2 Wall Section-Center Exterior  
3/4" = 1'-0"

No.	Description	Date
0	Initial Plans	4.19.22

Deltec Prebuild

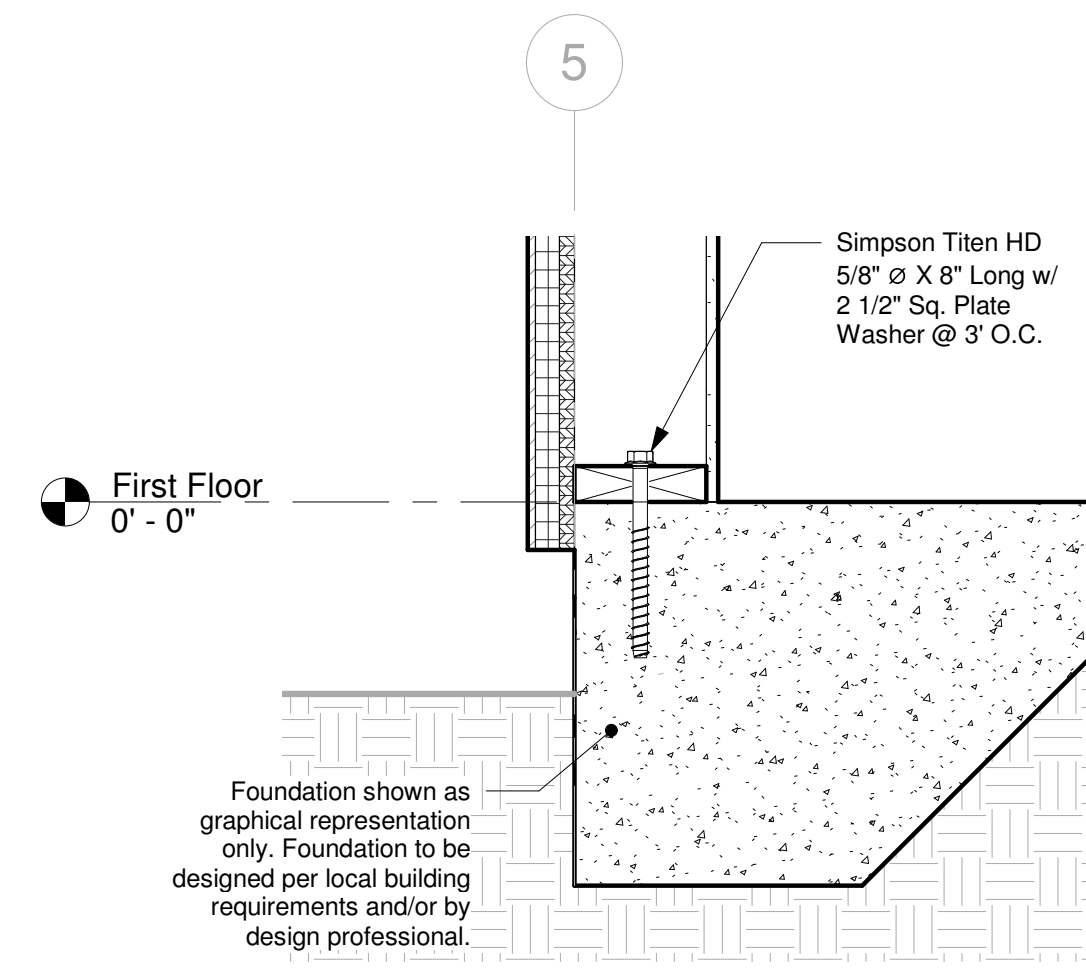
Ridgeline - B South

Job Number	68010
Drawing Number	22RI-095
Project Manager	Matt O.
Drafter	Julia C.

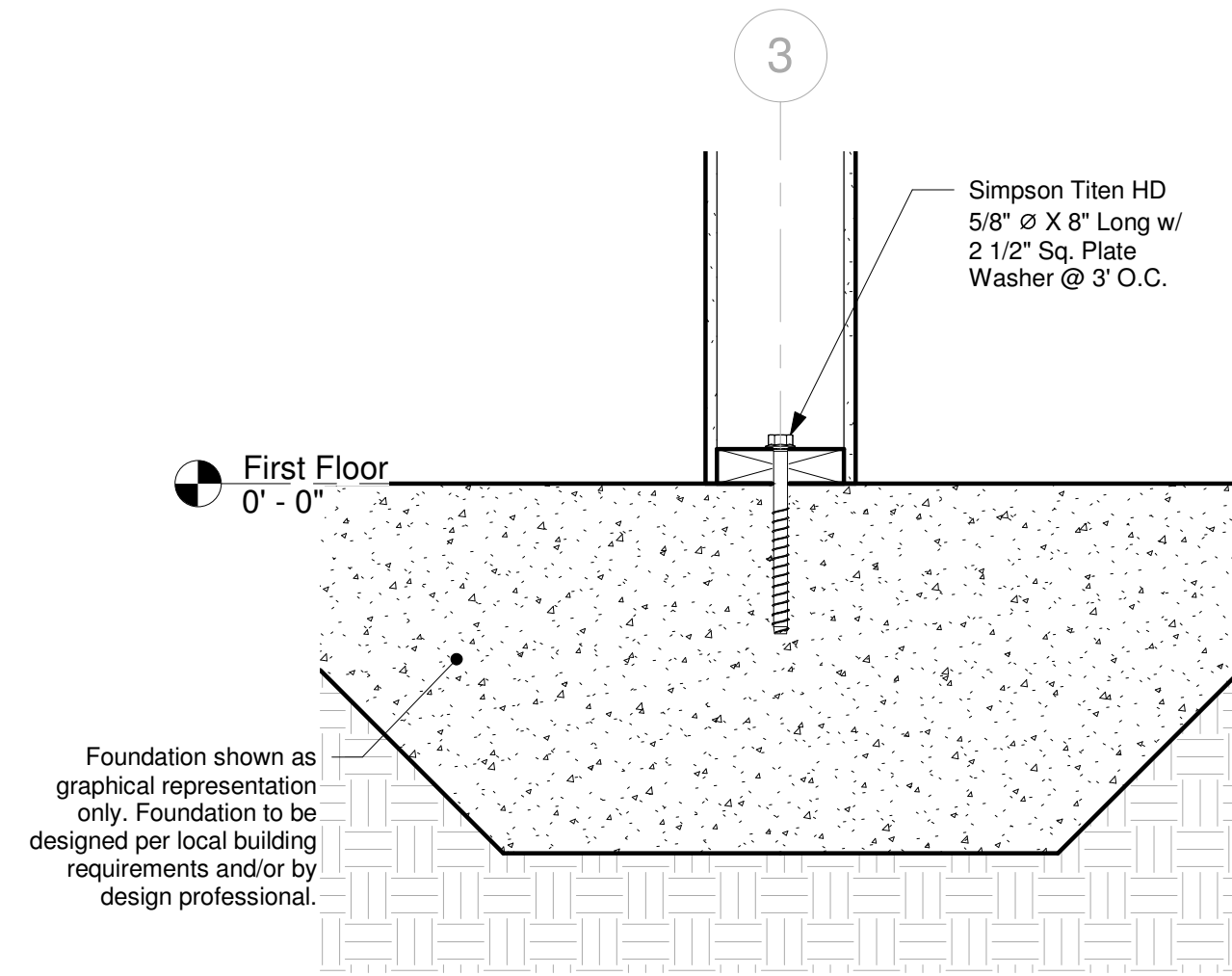
Wall Sections

704

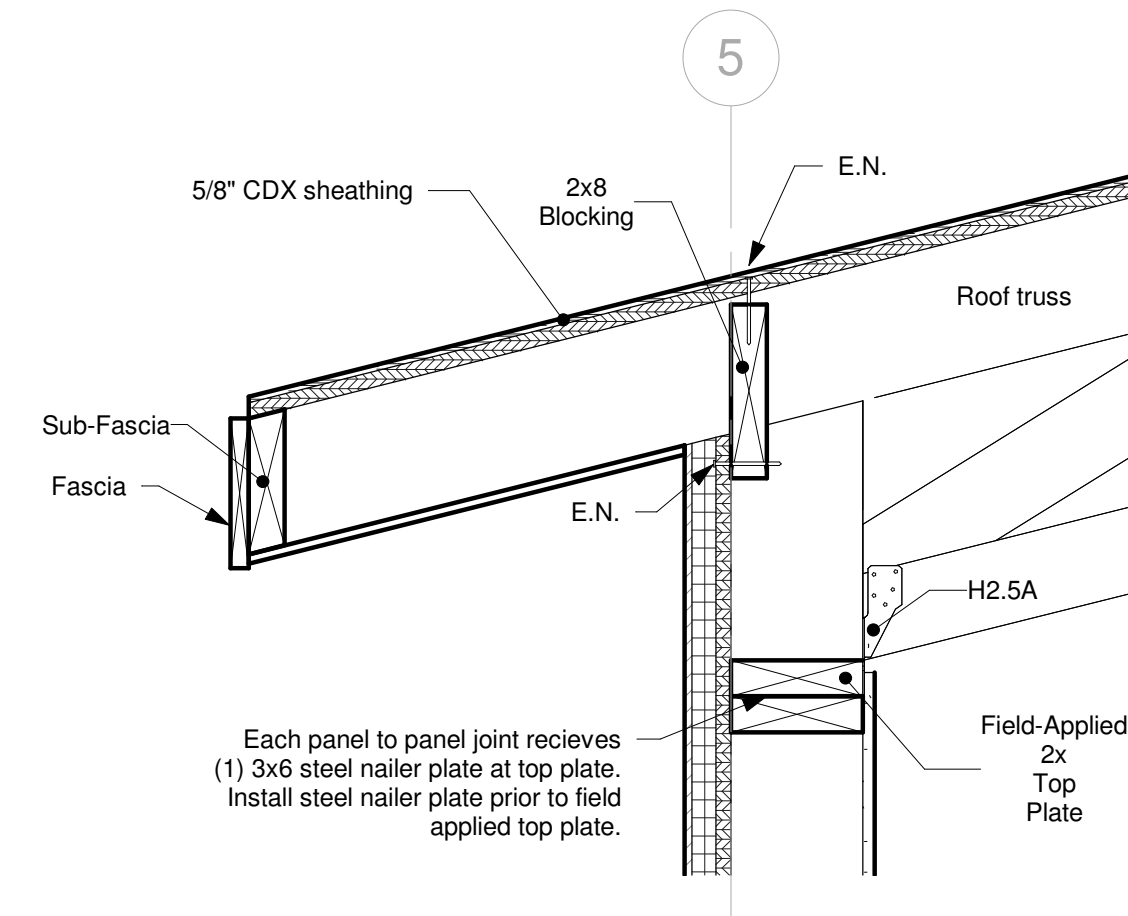
Scale 3/4" = 1'-0"



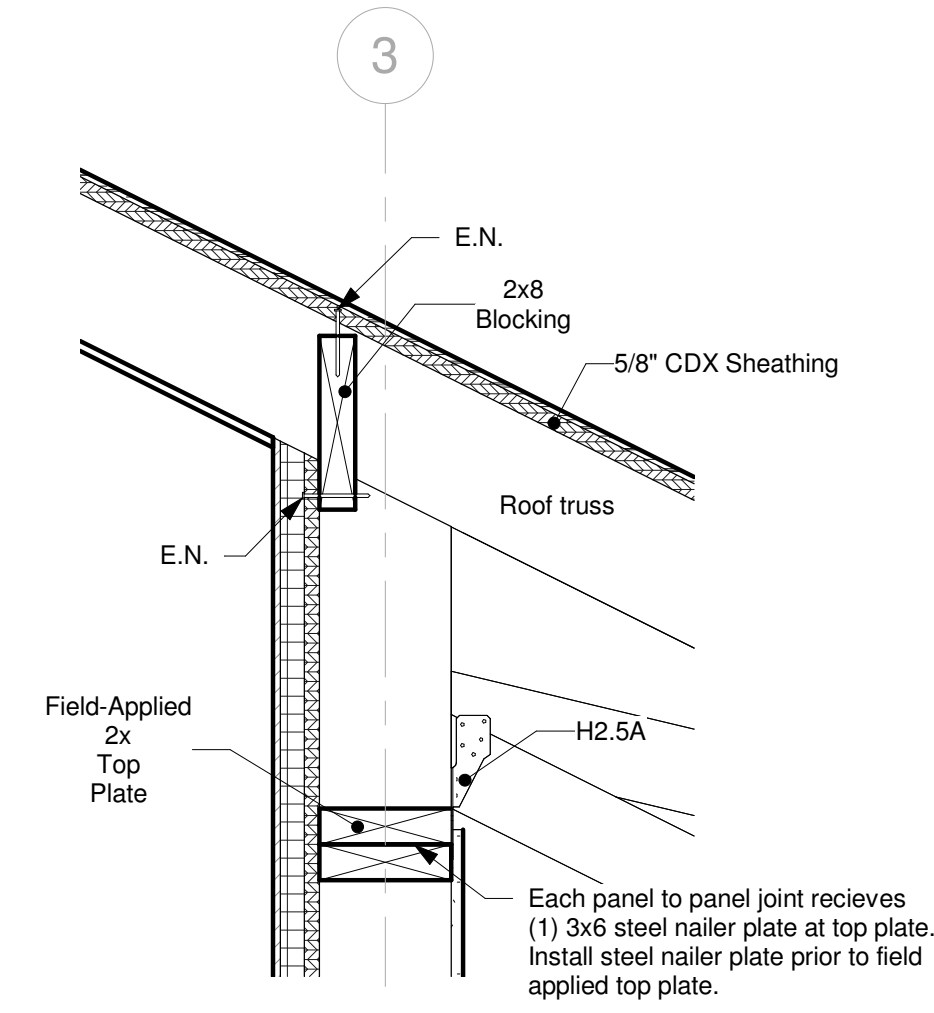
1 Sill Plate Connection  
1 1/2" = 1'-0"



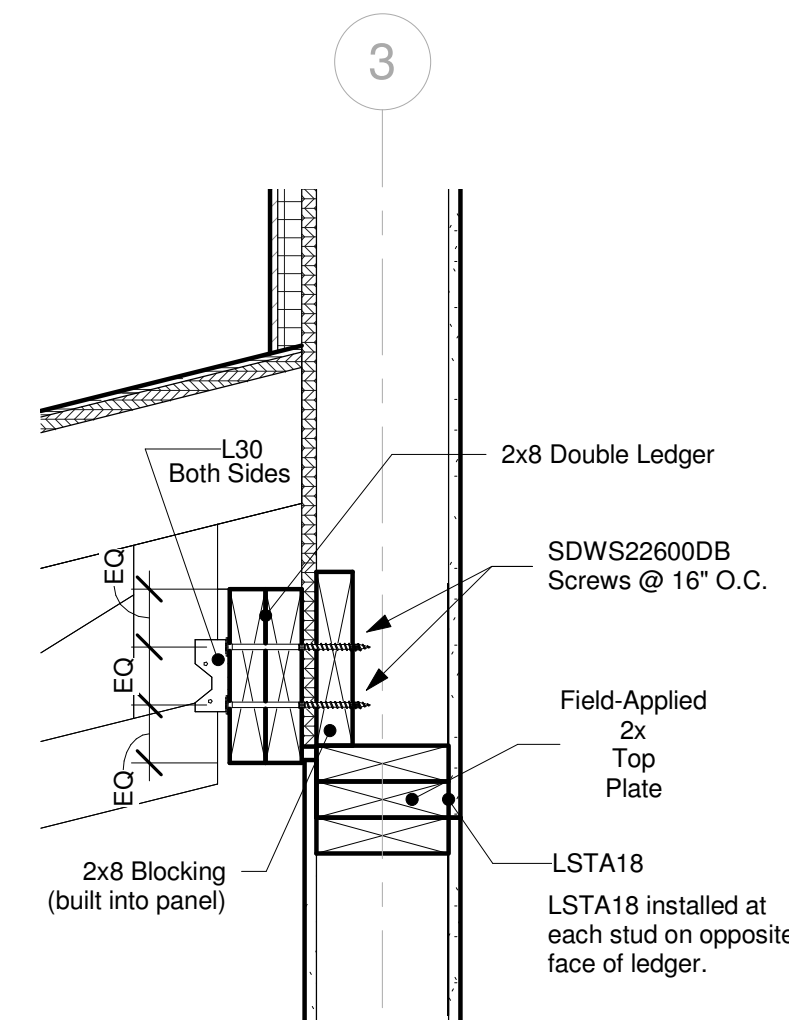
2 Sill Plate Connection-Interior Wall  
1 1/2" = 1'-0"



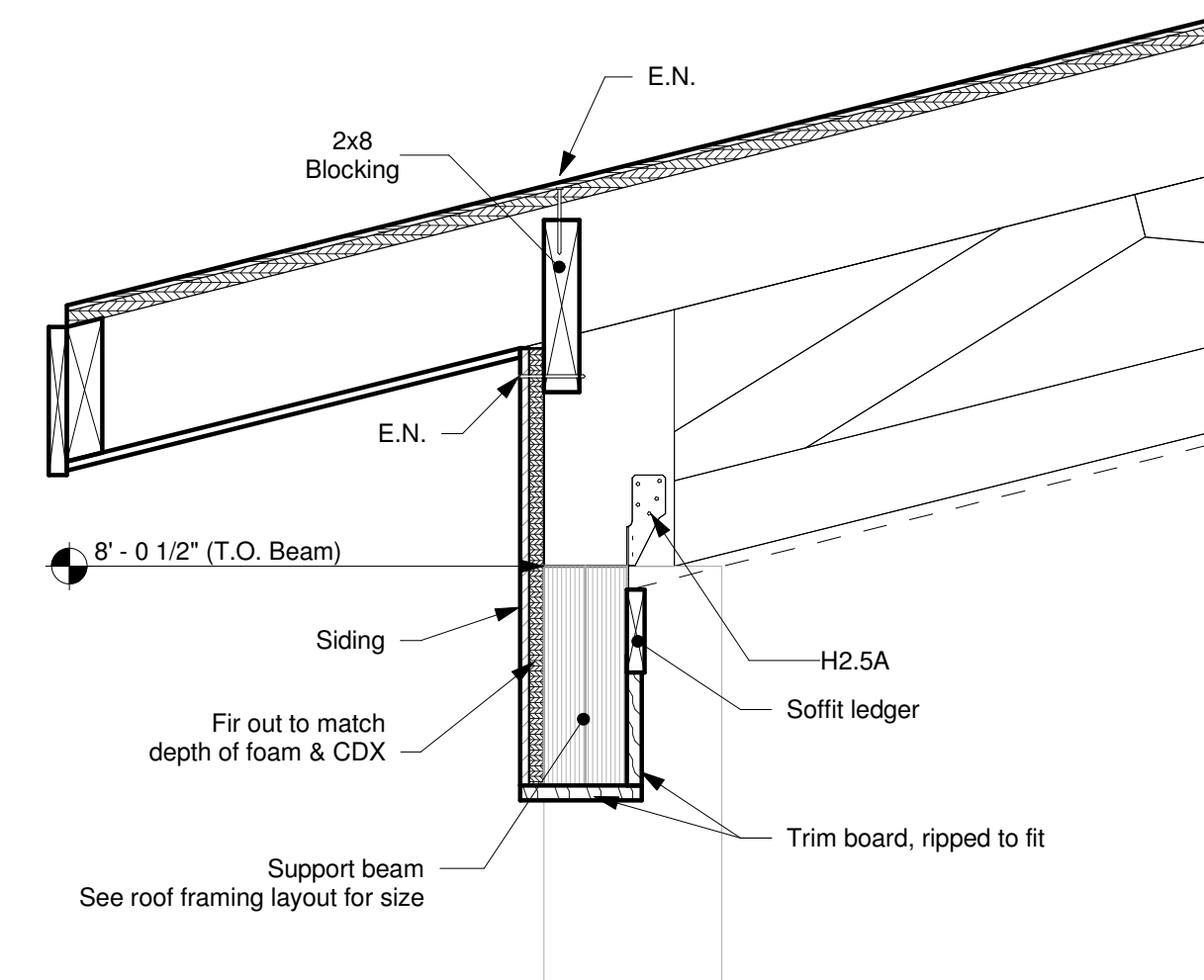
3 Top Plate Connection  
1 1/2" = 1'-0"



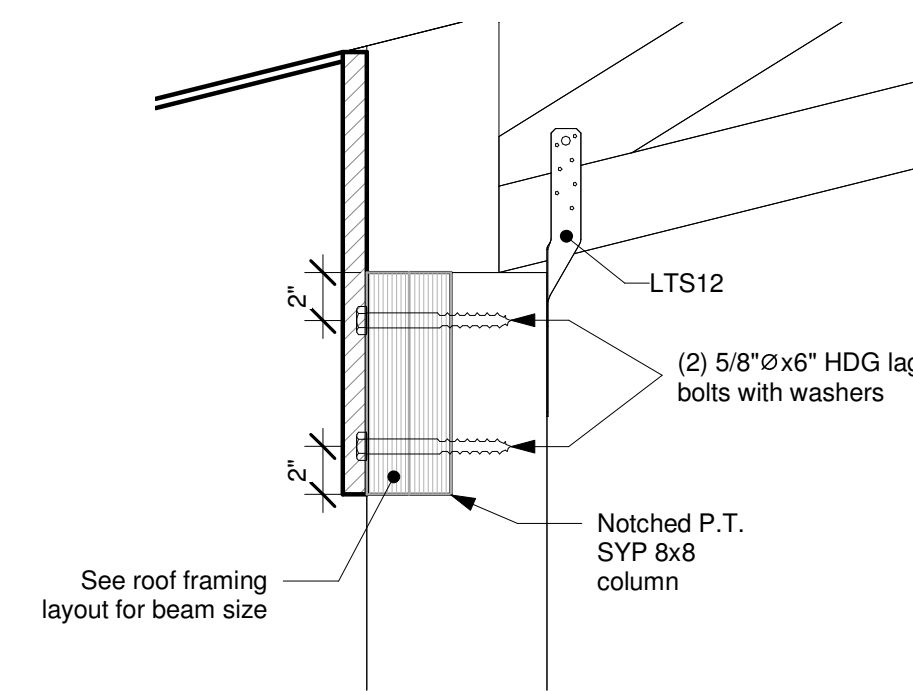
4 Top Plate Connection- Interior Wall  
1 1/2" = 1'-0"



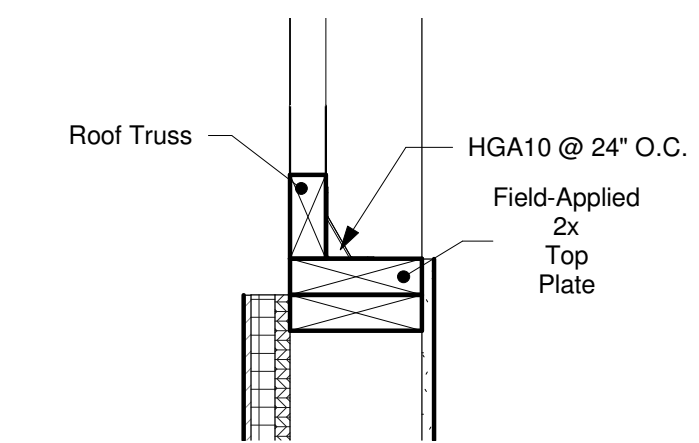
5 Ledger Connection  
1 1/2" = 1'-0"



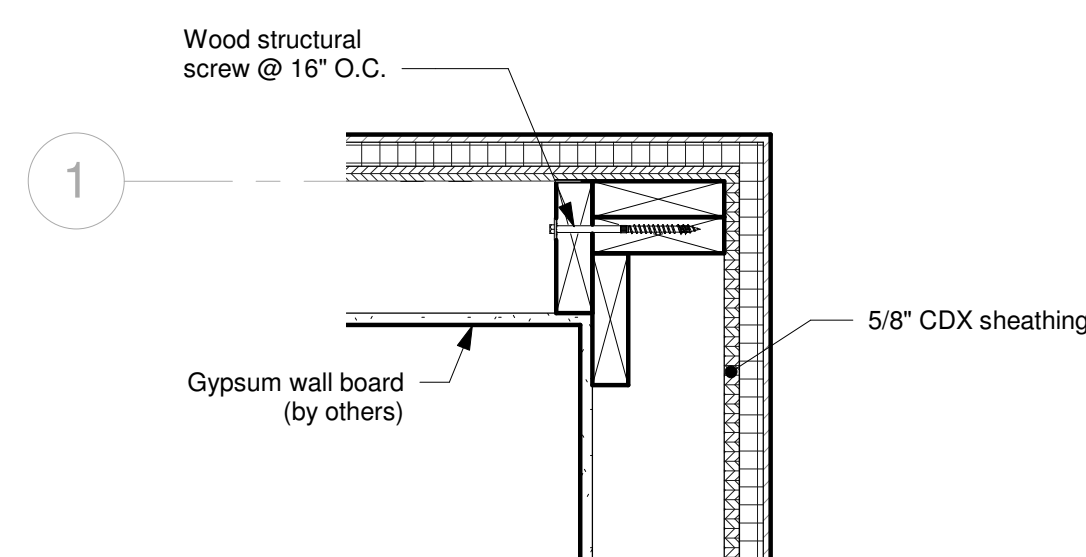
6 Porch Header & Truss Connection  
1 1/2" = 1'-0"



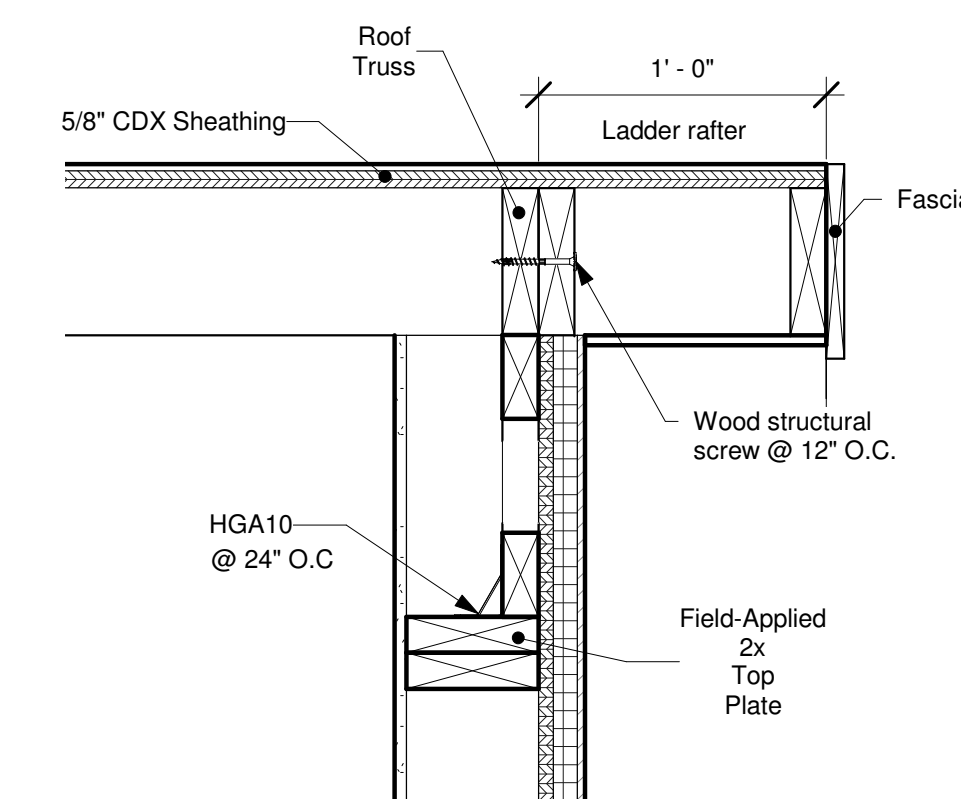
7 Porch Header & Column Connection  
1 1/2" = 1'-0"



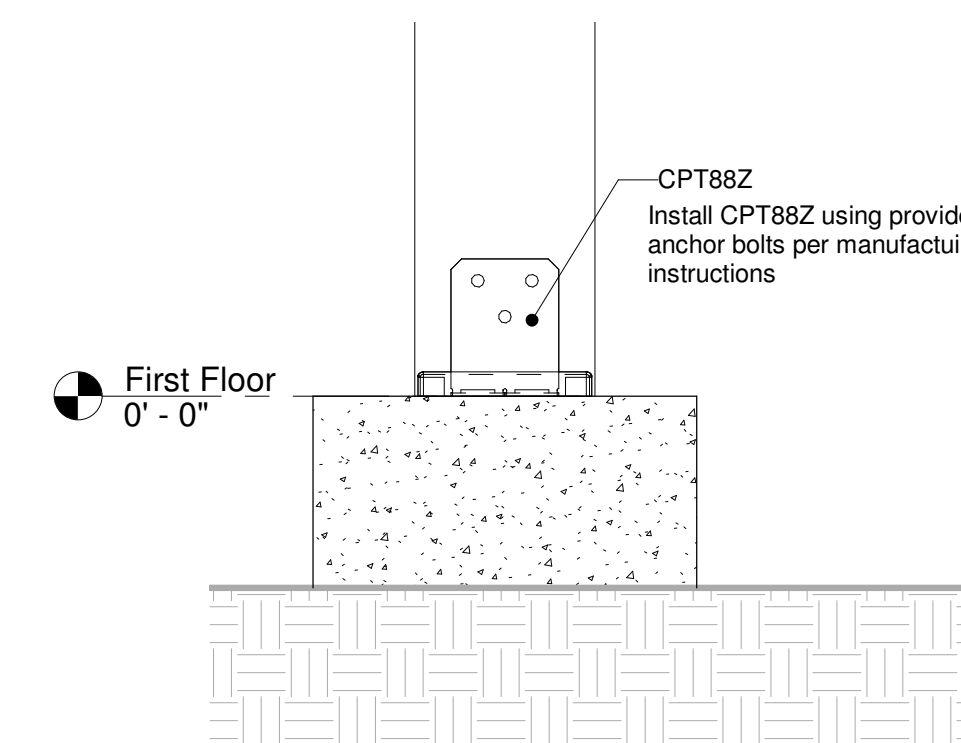
8 Inset Wall & Roof Truss Connection  
1 1/2" = 1'-0"



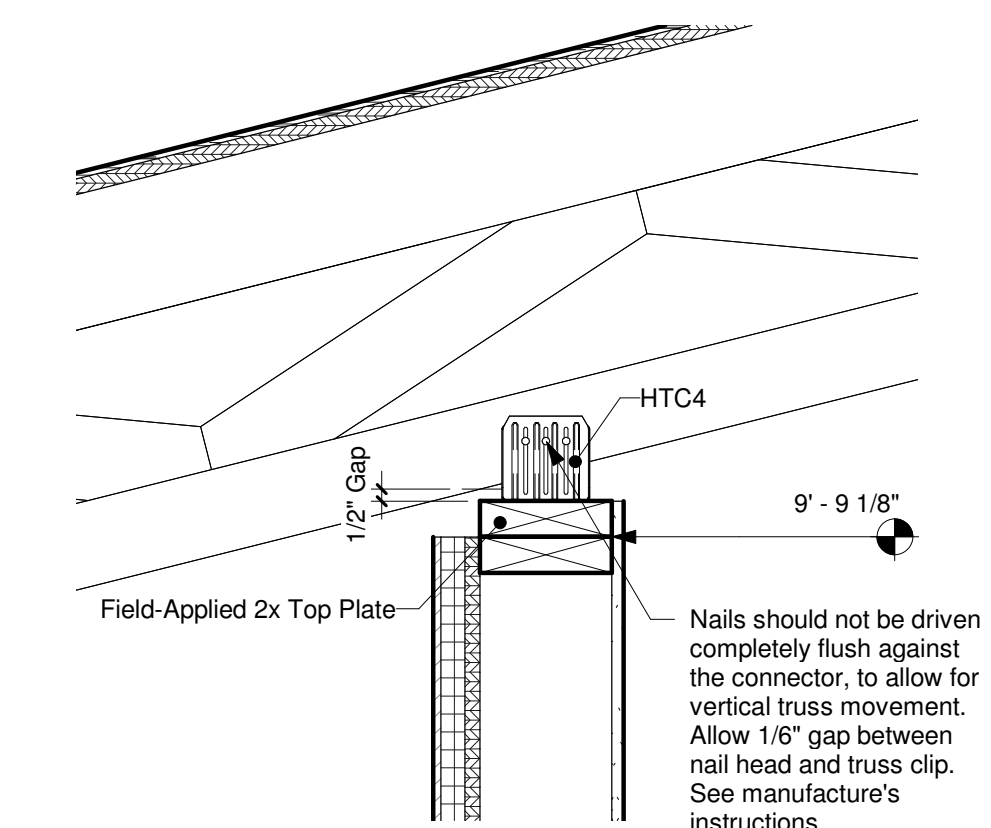
9 Outside Corner Detail  
1 1/2" = 1'-0"



10 Gable End Connection  
1 1/2" = 1'-0"



11 Porch Post Attachment  
1 1/2" = 1'-0"



12 Inset Wall Top Plate Connection @ Ea. Truss  
1 1/2" = 1'-0"

No.	Description	Date
0	Initial Plans	4.19.22

Deltec Prebuild

Ridgeline - B South

Job Number	68010
Drawing Number	22RI-095
Project Manager	Matt O.
Drafter	Julia C.

Details

705

Scale 1 1/2" = 1'-0"