

ABBREVIATIONS		INDEX	
<p>ABV ABOVE A/C AIR CONDITIONING A.D. AREA DRAIN ADJ. ADJUSTABLE ALT ALTERNATE ALUM ALUMINUM ARCH. ARCHITECTURAL BA BATHROOM BD BOARD BF BI-FOLD (DOOR) BLDS BUILDING BLK BLOCK (CMU) BLN BELOW BM BEAM BP BI-PASS (DOOR) BOT BOTTOM BTWN BETWEEN CAB CABINET CER CERAMIC C.J. CONTROL JOINT OR CONSTRUCTION JOINT CL CLOSET OR CENTER LINE CLS CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE C CARPET CR CORROSION RESISTANT CMT CASEMENT C.T. CERAMIC TILE D DRYER DBL DOUBLE DH DOUBLE HINGE DIM DIMENSION DISP DISPOSAL DN DOWN DR DOOR DS DOWNPOUT DW DISH WASHER DWS DRAINING E EAST EA EACR ELEV ELEVATION ELEC ELECTRICAL EG EQUAL EXT EXTERIOR FAU FORCED AIR UNIT F.C. FLOOR CHANGE F.D. FLOOR DRAIN FFL FINISH FLOOR LINE F.G. FINISHED GRADE FLR FLOORING FL FLUORESCENT (LIGHT) FND FOUNDATION F.O.S. FACE OF STUD FIS FINISH FX FIXED GLASS GALV GALVANIZED GAR GARAGE G.B. GYPSUM BOARD GG GRADE OR GRADING G.D./D. GARAGE DOOR OPENER GFI GROUND FAULT INTERRUPTER GL GLASS OR GLAZING GYP BD GYPSUM BOARD HD HOSE BIBB HD HEAD OR HARD HDR HEADER HET HEIGHT HVAC HEATING/VENTILATING/AIR COND. HWD HARDWOOD INT INTERIOR JST JOIST JT JOINT KIT KITCHEN</p>	<p>L LENGTH LA LAUNDRY LAV LAVATORY LVR LOUVER MAX MAXIMUM MECH MECHANICAL MFR. MANUFACTURER MIN MINIMUM MISC MISCELLANEOUS N NORTH N.T.S. NOT TO SCALE O.G.D. OVERHEAD GARAGE DOOR OH OVERHEAD OPT OPTIONAL PAR PARALLEL P.B. PUSH BUTTON POR POWDER PRES PRECAST PL PLATE FR PAIR PRES PRESSURE TREATED WOOD PVC POLYVINYL CHLORIDE PIPE PMT PAVEMENT P.R. PRE-WIRE PLY PLYWOOD R RISER RAG RETURN AIR GRILL REF REFERENCE REFR REFRIGERATOR REG REQUIRED S SOUTH SD SMOKE DETECTOR S.F. SQUARE FEET S.G.D. SLIDING GLASS DOOR SH SINGLE HINGE OR SHELF SM SIMILAR SL SLUFF / SLIDING SHP SHELF AND POLE SPEC SPECIFICATIONS STD STANDARD STR STRUCTURAL SQ SQUARE SYM SYMBOL S4S SMOOTH FOUR SIDES T TREAD (AT STAIRS) OR TILE TB TONEL BAR TEMP. TEMPERED (GLASS) T6 TONGUE &amp; GROOVE T.O.G. TOP OF CURB TV TELEVISION TYP TYPICAL UNCL. UNLESS NOTED OTHERWISE V.B. VAPOR BARRIER VERT VERTICAL V.T.R. VENT THRU ROOF WASHING MACHINE WD WOOD WDR WINDOOR WH WATER HEATER WI WROUGHT IRON WALK-IN CLOSET W/ W/O WITH OR WITHOUT WF WATERPROOFING WHW WELDED WIRE MESH R. PROPERTY LINE Ø ROUND / DIAMETER I AND L CENTERLINE # FOUND / NUMBER</p>	<p>MODEL 'HAYDEN'</p> <p>0 TITLE SHEET / COVER SHEET 1 K FRONT ELEVATION 'K' 0.1 QUICK VIEW 1.1 K ROOF PLAN 'K' 0.2 QUICK VIEW 2K SIDE AND REAR ELEVATIONS 'K' 1 A FRONT ELEVATION 'A' 2.1 K SIDE AND REAR ELEVATIONS 'K'- 1.1 A ROOF PLAN 'A' W/ CRAWL SPACE 2 A SIDE AND REAR ELEVATIONS 'A' 2.2 K SIDE AND REAR ELEVATIONS 'K'- 2.1 A SIDE AND REAR ELEVATIONS 'A'- W/ BASEMENT 2.2 A SIDE AND REAR ELEVATIONS 'A'- 3 MS K MONOLITHIC SLAB PLAN 'K' W/ BASEMENT 3 SW K STEM WALL PLAN 'K' 3 CS K CRAWL SPACE PLAN 'K' 3 BS A BASEMENT PLAN 'K' 3 MS A MONOLITHIC SLAB PLAN 'A' 3 BS K BASEMENT PLAN 'K' 3 SW A STEM WALL PLAN 'A' 4 K 1ST FLOOR PLAN 'K' 3 CS A CRAWL SPACE PLAN 'A' 5 K 2ND FLOOR PLAN 'K' 3 BS A BASEMENT PLAN 'A' 4 A 1ST FLOOR PLAN 'A' 1 P FRONT ELEVATION 'P' 5 A 2ND FLOOR PLAN 'A' 1.1 P ROOF PLAN 'P' 2P SIDE AND REAR ELEVATIONS 'P' 2.1 P SIDE AND REAR ELEVATIONS 'P'- W/ CRAWL SPACE 1 B FRONT ELEVATION 'B' 2.2 P SIDE AND REAR ELEVATIONS 'P'- 2 B ROOF PLAN 'B' W/ BASEMENT 2.1 B SIDE AND REAR ELEVATIONS 'B' W/ BASEMENT 2.2 B SIDE AND REAR ELEVATIONS 'B'- 3 MS P MONOLITHIC SLAB PLAN 'P' W/ BASEMENT 3 SW P STEM WALL PLAN 'P' 3 CS P CRAWL SPACE PLAN 'P' 3 BS P BASEMENT PLAN 'P' 3 MS B MONOLITHIC SLAB PLAN 'B' 4 P 1ST FLOOR PLAN 'P' 3 SW B STEM WALL PLAN 'B' 5 P 2ND FLOOR PLAN 'P' 3 CS B CRAWL SPACE PLAN 'B' 3 BS B BASEMENT PLAN 'B' 4 B 1ST FLOOR PLAN 'B' 1 R FRONT ELEVATION 'R' 5 B 2ND FLOOR PLAN 'B' 1.1 R ROOF PLAN 'R' 2R SIDE AND REAR ELEVATIONS 'R' 2.1 R SIDE AND REAR ELEVATIONS 'R'- W/ CRAWL SPACE 2 F SIDE AND REAR ELEVATIONS 'F' 2.2 R SIDE AND REAR ELEVATIONS 'R'- 2.1 F SIDE AND REAR ELEVATIONS 'F'- W/ BASEMENT W/ CRAWL SPACE 3 MS R MONOLITHIC SLAB PLAN 'R' 2.2 F SIDE AND REAR ELEVATIONS 'B'- 3 SW R STEM WALL PLAN 'R' W/ BASEMENT 3 CS R CRAWL SPACE PLAN 'R' 3 MS F MONOLITHIC SLAB PLAN 'F' 3 BS R BASEMENT PLAN 'R' 3 SW F STEM WALL PLAN 'F' 4 R 1ST FLOOR PLAN 'R' 3 CS F CRAWL SPACE PLAN 'F' 5 R 2ND FLOOR PLAN 'R' 3 BS F BASEMENT PLAN 'F' 4 F 1ST FLOOR PLAN 'F' 1 A S BUILDING SECTIONS 5 F 2ND FLOOR PLAN 'F' 1.1 A S BUILDING SECTIONS 1.2 A S BUILDING SECTIONS 1.3 A S BUILDING SECTIONS</p>	<p>6 BASEMENT UTILITY PLAN 7 1ST FLOOR UTILITY PLAN 8 2ND FLOOR UTILITY PLAN 76 ARCHITECTURAL SHEETS</p>
<p><b>BUILDING CODE COMPLIANCE / PROJECT INFORMATION</b></p> <p>ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.</p> <p>APPLICABLE CODES: FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. 2018 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS</p> <p>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.</p> <p>PRODUCT: SINGLE FAMILY RESIDENCE</p> <p>OCCUPANCY CLASSIFICATION RESIDENTIAL R-3</p> <p>CONSTRUCTION TYPE: TYPE VB</p>		<p>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.</p>	

**GENERAL NOTES DESIGNER NORTH CAROLINA:**

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

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

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

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

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

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

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

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES)

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

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

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE 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.

**BUILDER SET:**

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL 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 IBC609 SECTION R901.1)

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.

**AREA CALCULATIONS:**

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

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

# EXPRESS HOMES

## 40' SERIES

### MODEL - HAYEN 4 BR - LH

**McKay Place**  
**Lot 0012 TBD at Plat**  
**Lillington, NC 27546**

**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
12.03.21	CLIENT REVISIONS
01.26.22	CLIENT REVISIONS
04.25.22	ADDED LIGHT OVER TUB/SHOWER IN BATH 2
08.08.22	STUDY ILO BEDROOM 4 - REMOVE CLOSET

**CONSULTANTS:**

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NO.	DATE	REVISION
1	04.25.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series**

**FOR CONSTRUCTION**

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:  
**TITLE SHEET**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**0**



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



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



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

NO.	DATE	REVISION
1	04.28.22	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**

FOR CONSTRUCTION



CLIENTS NAME:

PROJECT NO: GMD1049

SHEET TITLE:  
**QUICK VIEW**

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**0.2**

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"

**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" 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  
CELLING WITH ATTIC ABOVE: R-30 BATTS MINIMUM. VERIFY  
FLOOR OVER GARAGE: R-19 BATTS MINIMUM. VERIFY  
ATTIC OVER WALL: 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

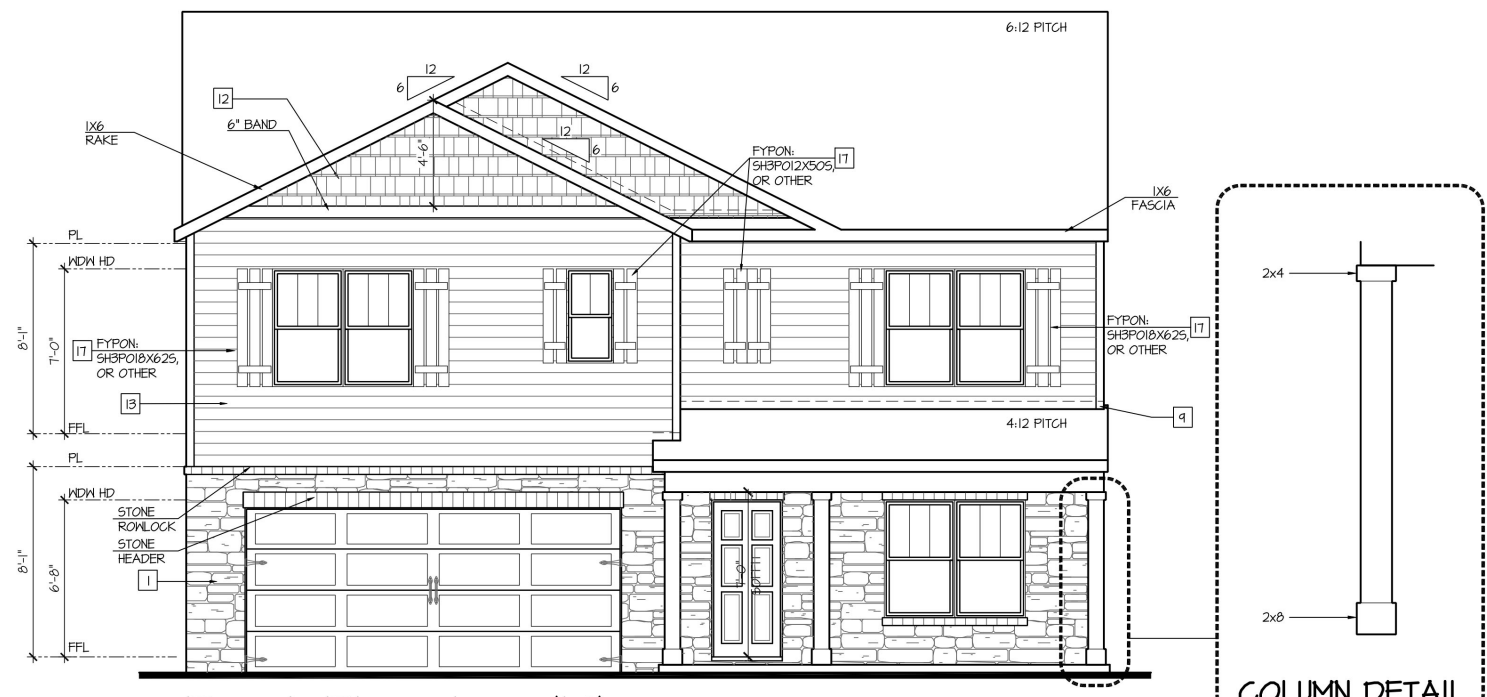
**TYPICALS:**

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NRC R405.2.8.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

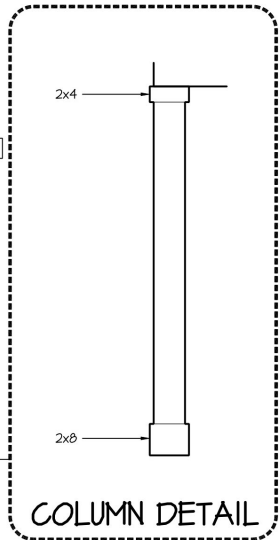
**SIDING:**

- 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)
- FYFON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
- (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

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



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



NO.	DATE	REVISION
1	04.28.22	

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:  
**1K**

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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 90 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

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

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

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

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

(PER SECTION R806.2)

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

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

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

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

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

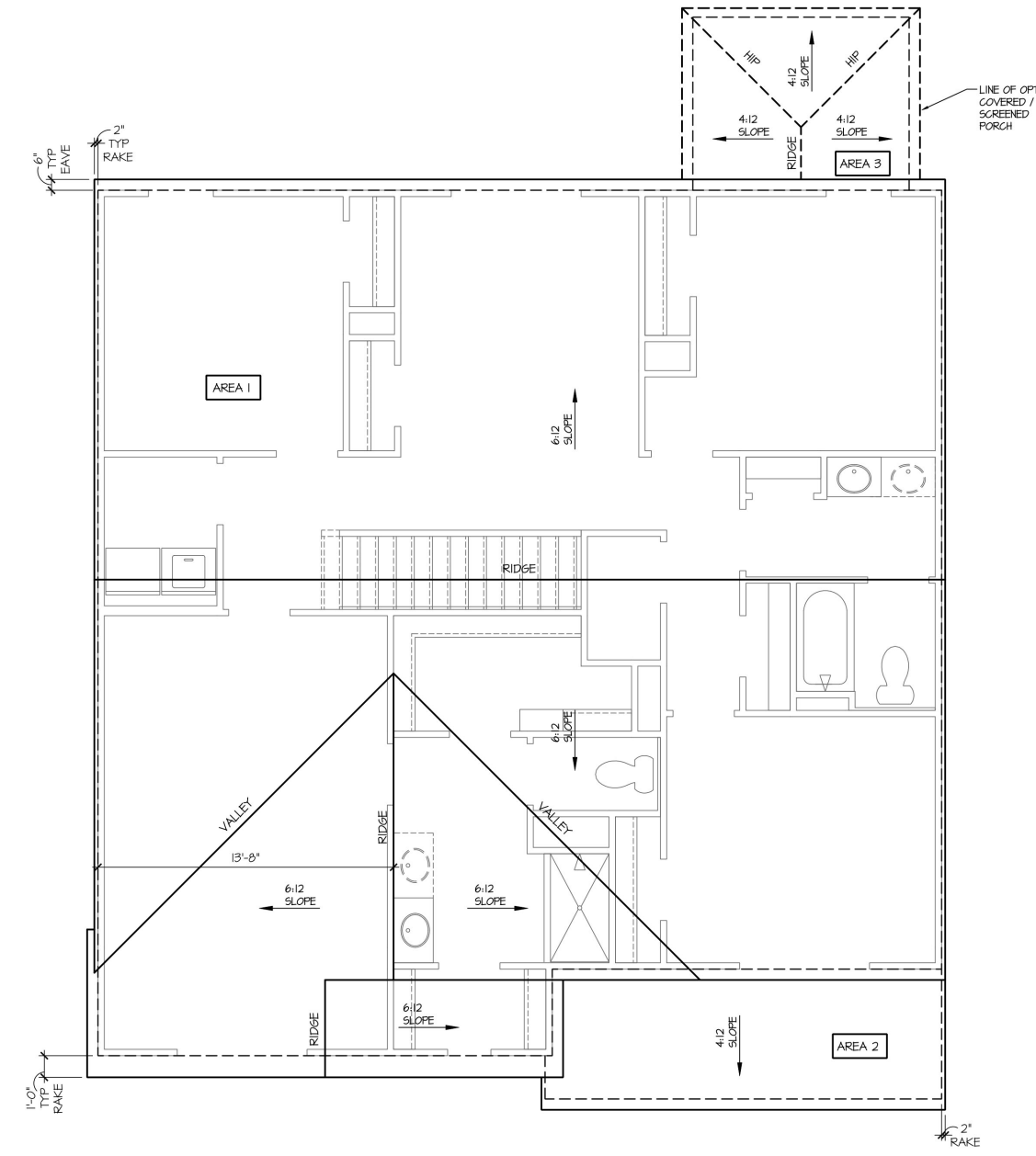
(PER SECTION R806.2)

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

<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. 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.	
<b>ROOF AREA 3 =</b>	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 'K'

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

NO.	DATE	REVISION
1	04.28.22	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**

CLIENTS NAME:



PROJECT NO: GMD1049

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" UN.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" UN.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-11 BATTS MINIMUM. VERIFY  
GRANL. SPACE FLOORING: R-14 BATTS MINIMUM. VERIFY

**KEY NOTES:**

**MASONRY:**

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

**TYPICALS:**

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R409.2.0.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

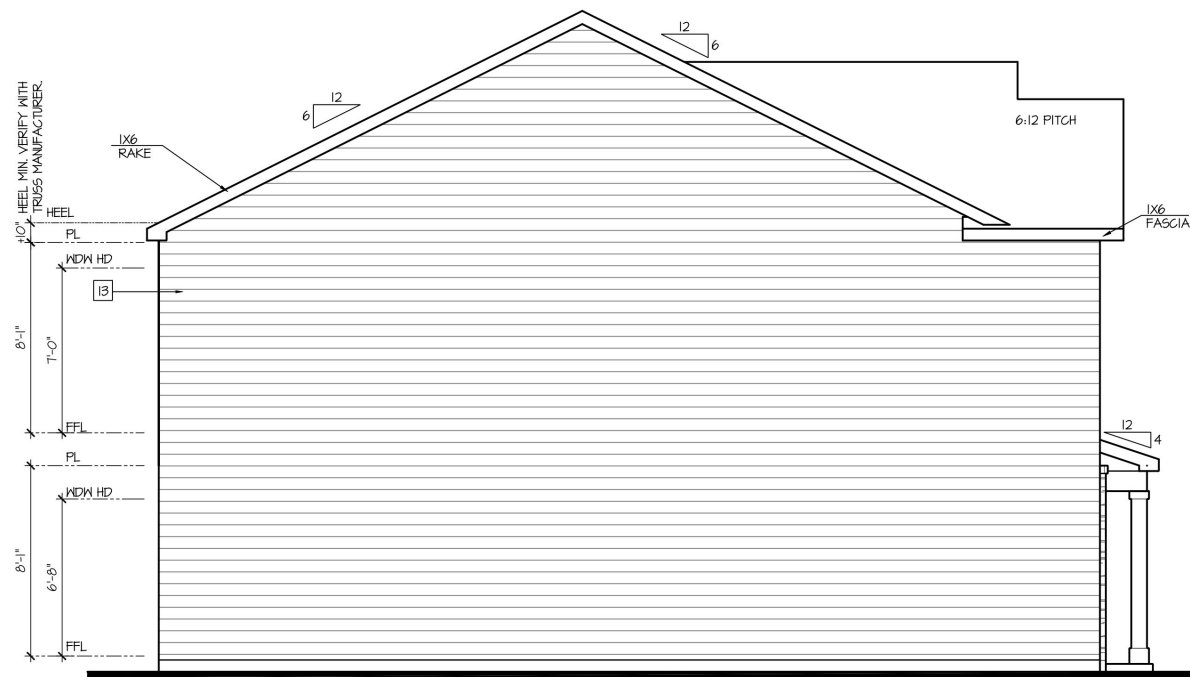
**SIDING:**

- 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)
- PYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.  
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

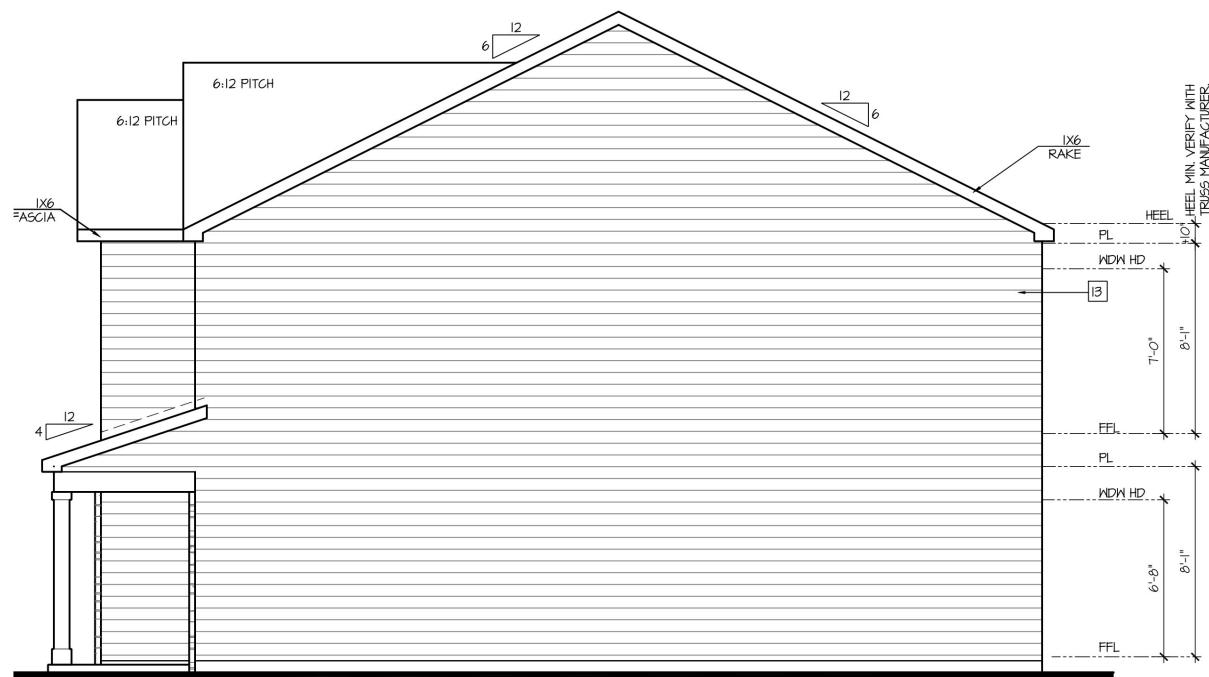
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

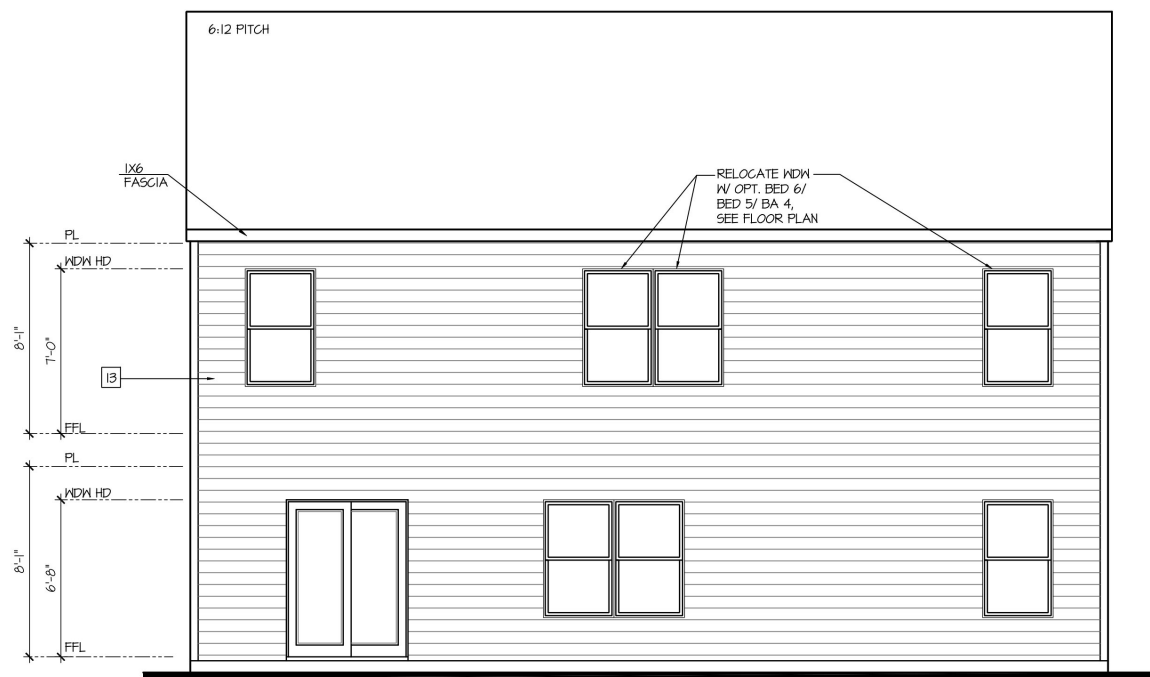
NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



Left Elevation '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	04.28.22	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**

**FOR CONSTRUCTION**



CLIENTS NAME:

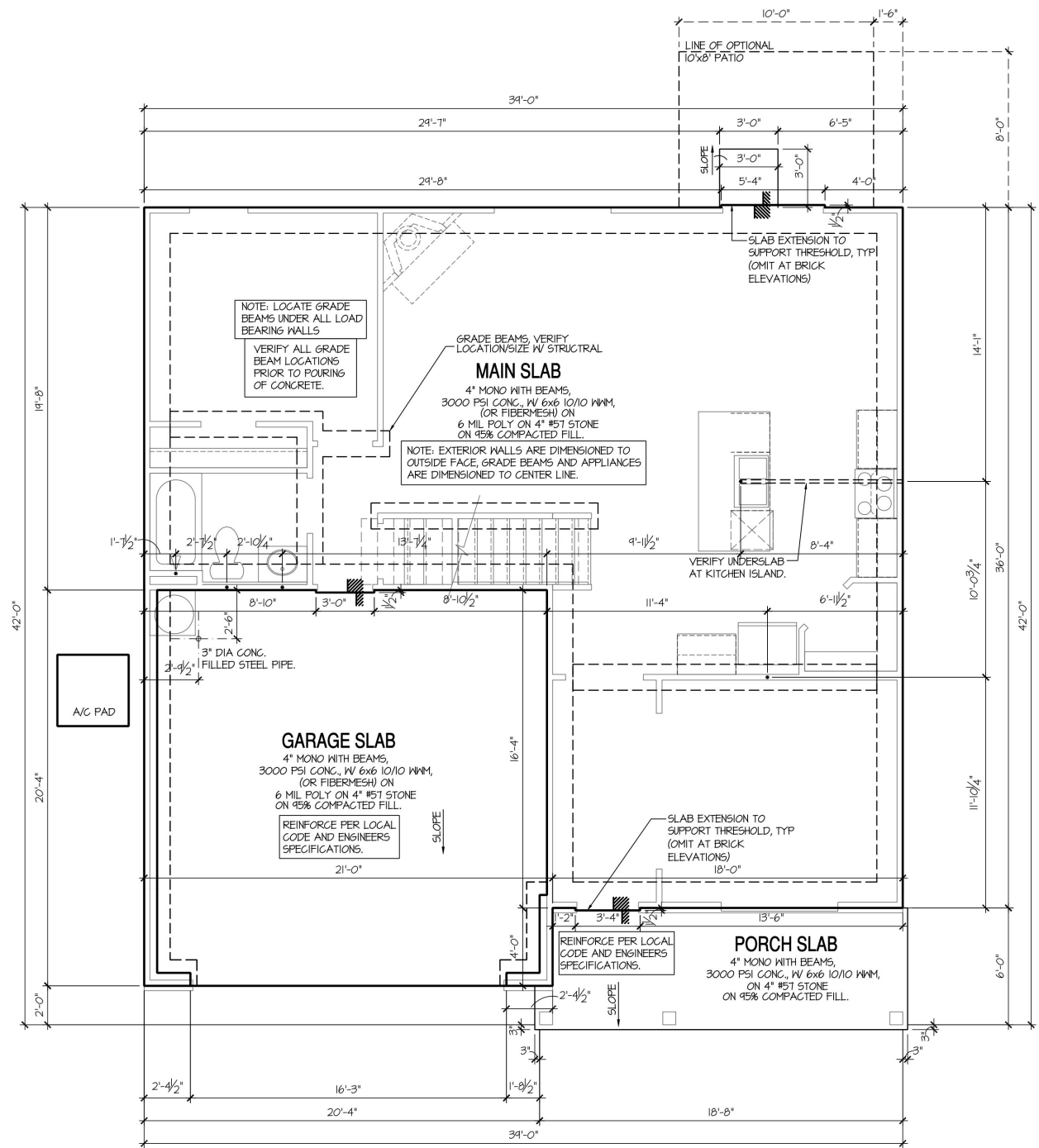
PROJECT NO: GMD1049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**2 K**

- 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.
  - TYP STOOP AT INSHING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCG SECTION R311.3.1) 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 TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO THE STANDARDS OF THE NC DEPT OF AGRICULTURE.)
  - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.



**Monolithic Slab Plan 'K'**

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

NO.	DATE	REVISION
1	04.28.22	

PROFESSIONAL SEAL:

PROJECT TITLE:  
**40' Series**



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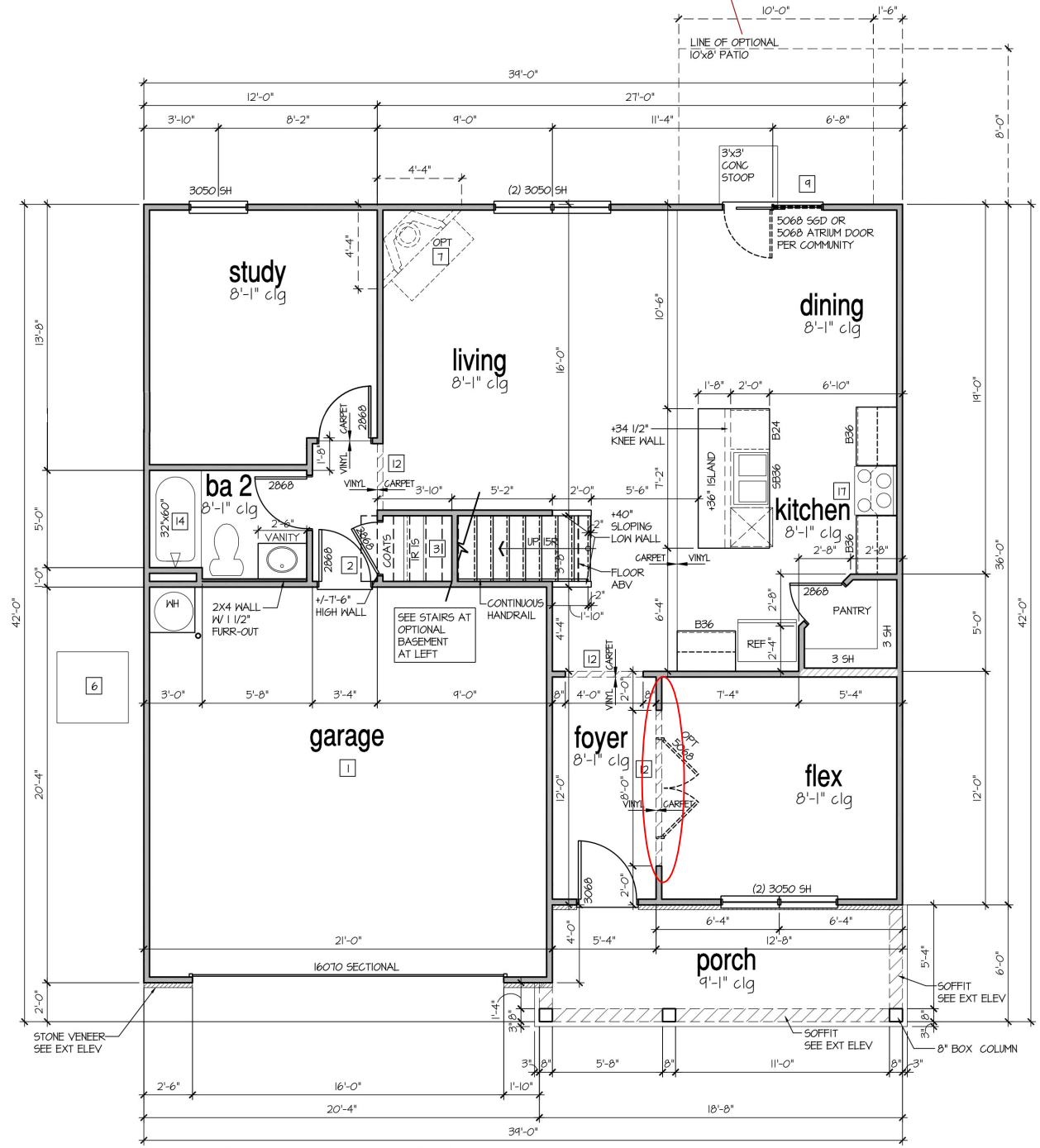
PROJECT NO: GMD1049  
SHEET TITLE:  
**'HAYDEN'  
MONOLITHIC  
SLAB  
PLAN '4EPF-K'**

PRINT DATE:  
January 22, 2021

SHEET NO:  
**3 MS K**

**FOR CONSTRUCTION**

10'x12' Concrete Patio



1st Floor Plan 'K'

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. WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- 7.50" = 120 1/4" TOTAL RISE VERIFY

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

**8'-1" STAIR NOTE:**  
(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
14 TREADS AT 10" EACH VERIFY  
15 RISERS AT +/- 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
	LOH 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 R302.7.) 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. (8'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6" OVER 2'X4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
  - 6 A/C CONDENSER PAD. (VERIFY)
  - 7 PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 8 ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. (PER NCRG 807.1) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCRG 302.5.1 EXCEPTION.
  - 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.
  - 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.

NO.	DATE	REVISION
1	04.28.22	

PROFESSIONAL SEAL:  
  
PROJECT TITLE:

**40' Series**

CLIENTS NAME:



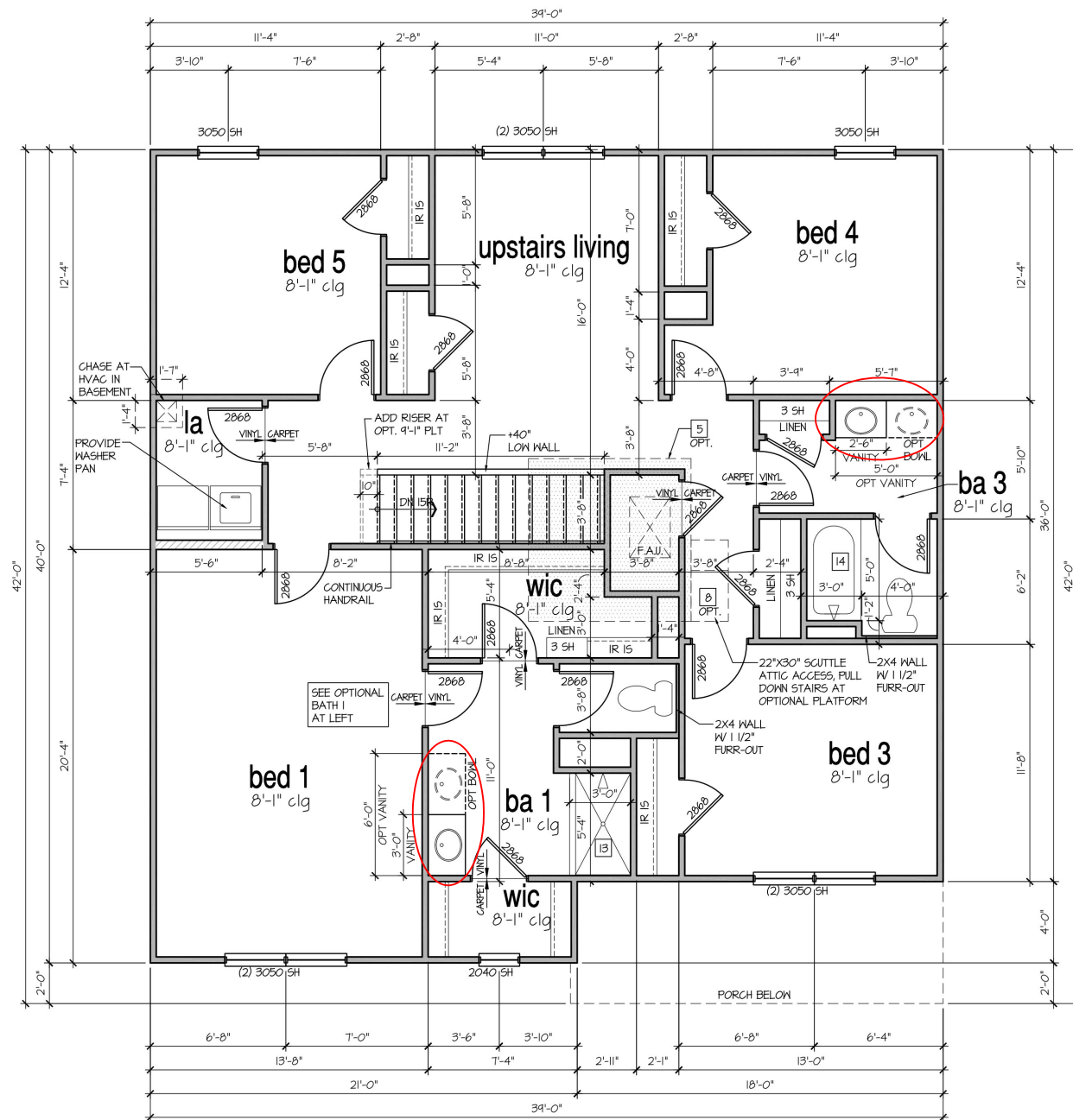
PROJECT NO: GMD1049

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

PRINT DATE:  
January 22, 2021

SHEET NO:  
**4 K**

FOR CONSTRUCTION



**2nd Floor Plan 'K'**

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

**9'-1" STAIR NOTE:**

(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.21" = 123 3/4" TOTAL  
 RISE VERIFY

**8'-1" STAIR NOTE:**

(USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 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
	LOH 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 NCRG TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NCRG TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCRG SECTION R302.5.1)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRG SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11
  - GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCRG-PLUMBING)
  - FAU 8'X8' PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (8'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6" OVER 2'X4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. (PER NCRG 807.1.) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) FOR GARAGE TO ATTIC SEPARATION PER NCRG 302.5.1 EXCEPTION.
  - TEMPERED SAFETY GLASS. (PER NCRG 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.
  - ACRYLIC TUB W/ CERAMIC PLATFORM KITCHEN:
  - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" GAS COOKTOP AND HOOD, VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVEN.

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1	04.28.22	

PROFESSIONAL SEAL:  
  
PROJECT TITLE:

**40' Series**

CLIENTS NAME:



PROJECT NO: GMD10749

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

PRINT DATE:  
 January 22, 2021

SHEET NO:  
**5 K**

**FOR CONSTRUCTION**



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

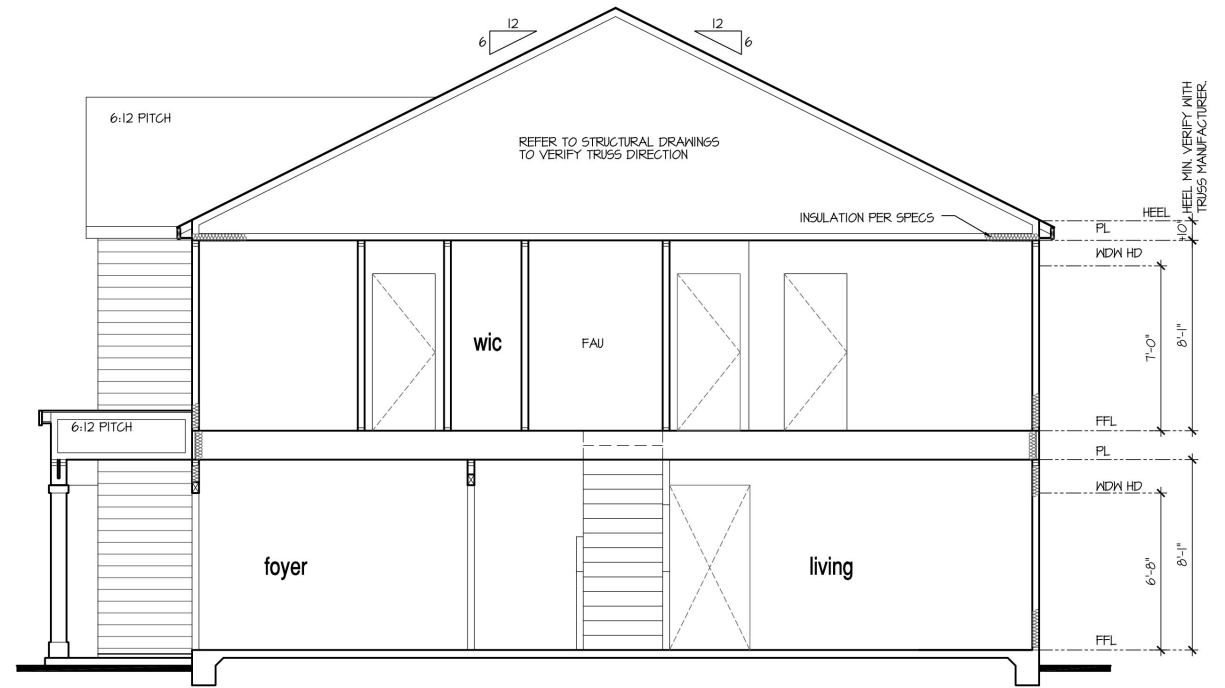
**8'-1" STAIR NOTE:**  
 (USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)  
 14 TREADS AT 10" EACH VERIFY  
 15 RISERS AT +/- 1.45" = 111 3/4" TOTAL  
 RISE VERIFY

**NOTES:**

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- MOOD 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-38 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 I at Monolithic Slab**

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

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**40' Series**

**FOR CONSTRUCTION**

CLIENTS NAME:



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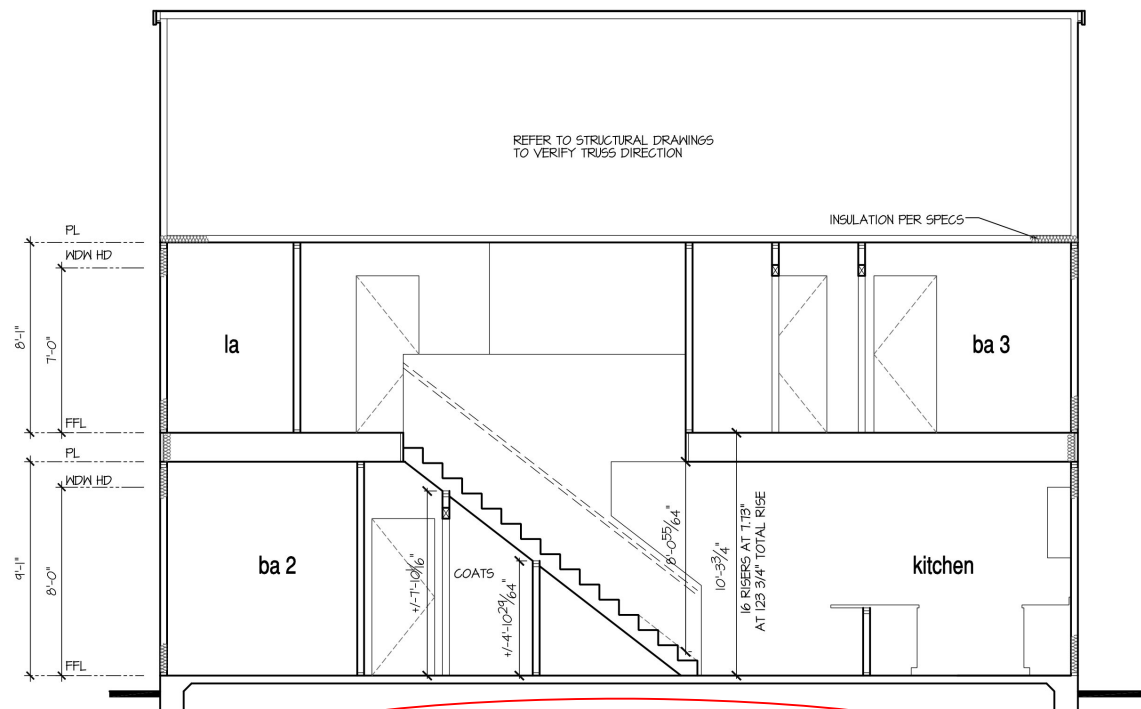
**'HAYDEN'  
BUILDING  
SECTIONS**

PRINT DATE:

January 22, 2021

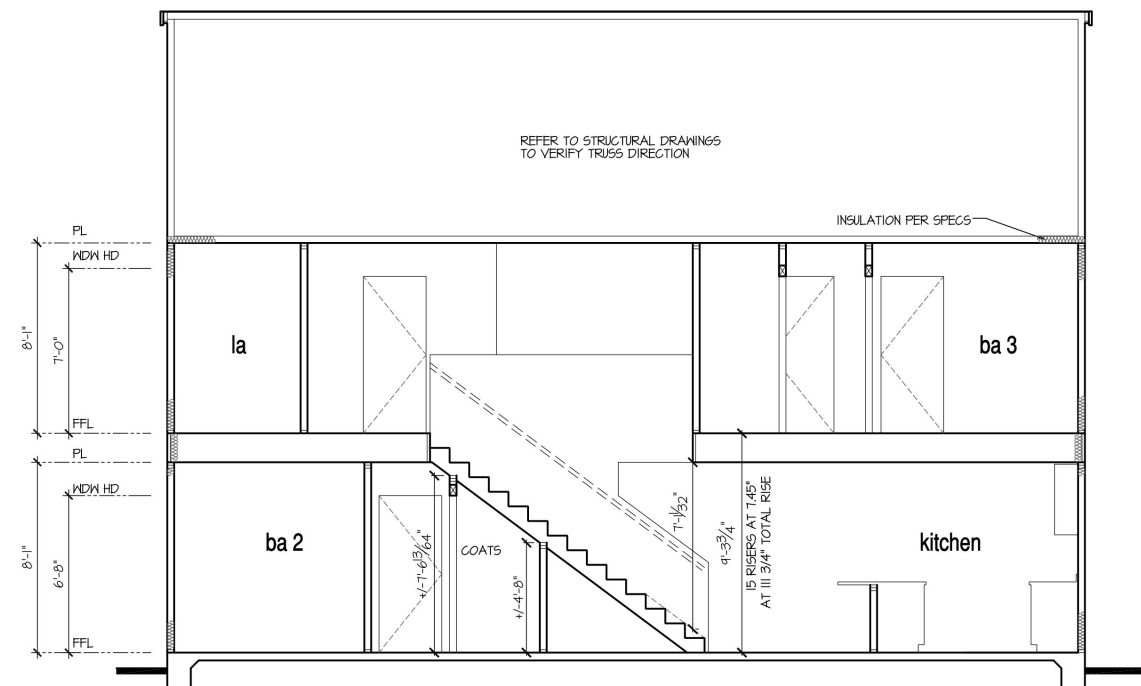
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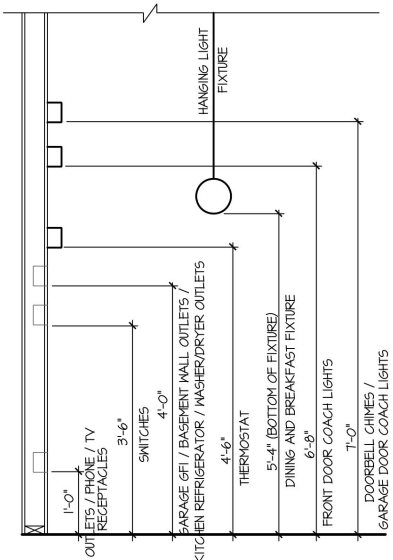
**Building Section 2 at Optional 9' Pit**

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



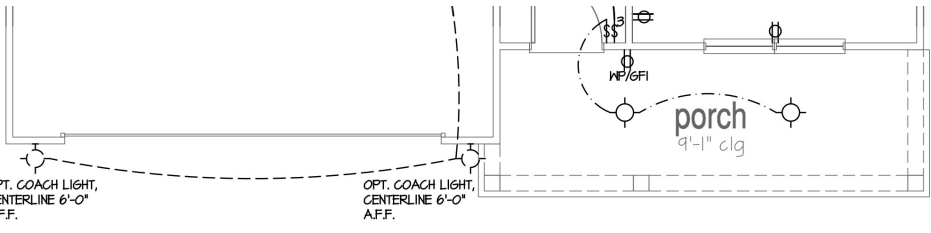
**Building Section 2 at Monolithic Slab**

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



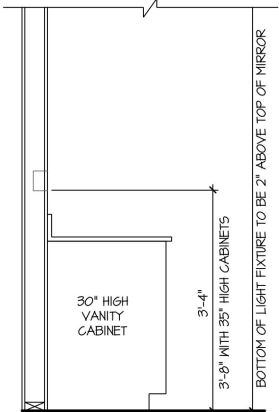
STANDARD ELECTRICAL BOX HEIGHTS

NOTE: SIZE SERVICE PANEL PER BUILDERS SPECIFICATIONS AND LOCAL CODES

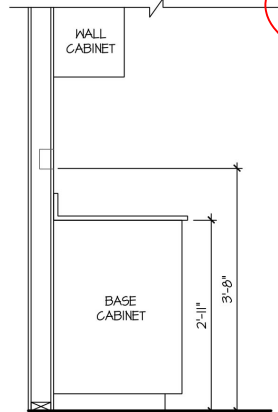


1st Floor Plan 'B'

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



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

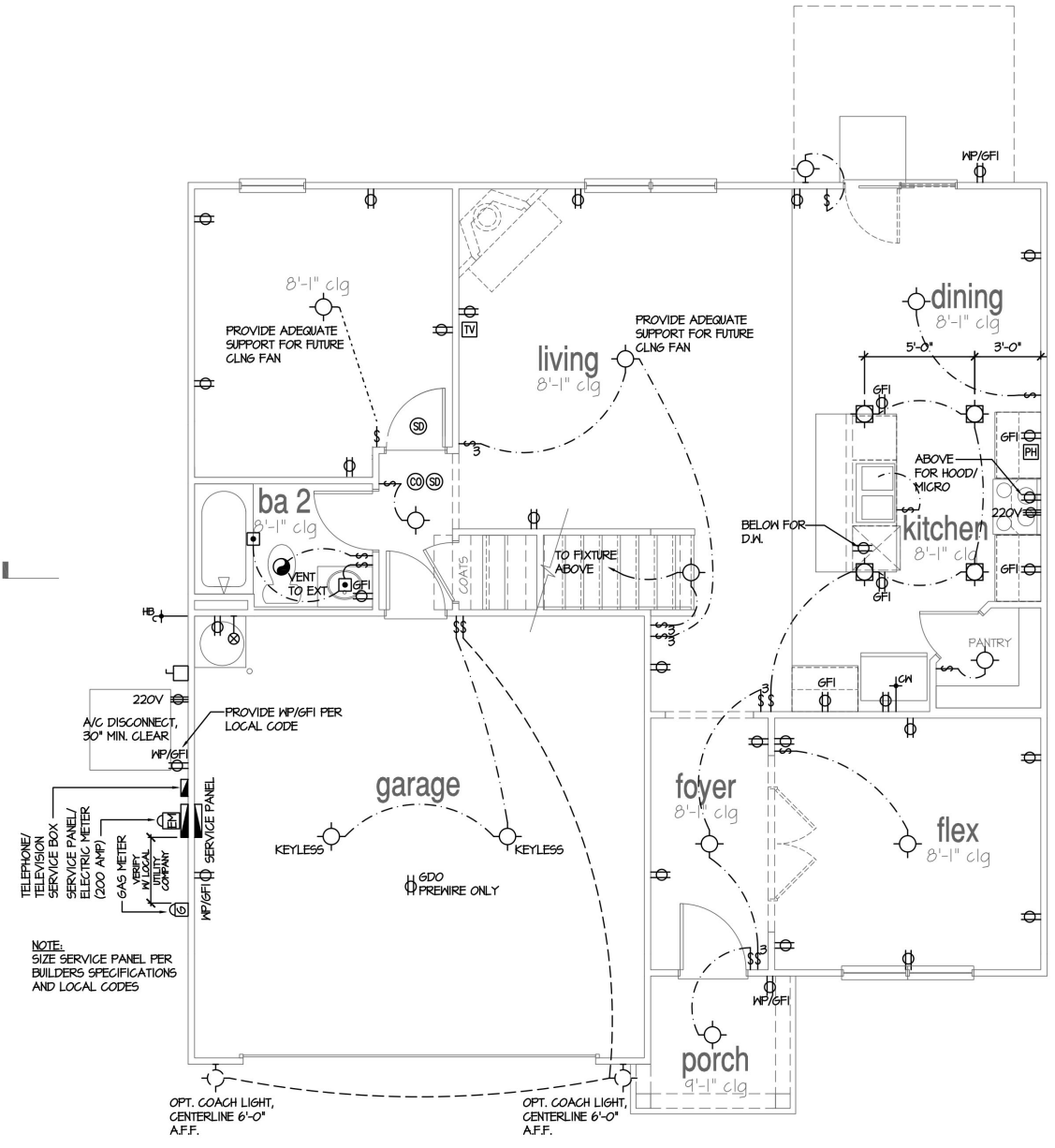


SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- 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
⊕ 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



1st Floor Plan 'A'

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

NO:	DATE:	REVISION:
1	04.28.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series

CLIENTS NAME:



PROJECT NO: GMD17049

SHEET TITLE:

'HAYDEN'  
1st FLOOR  
UTILITY PLAN

PRINT DATE:

January 22, 2021

SHEET NO:

7

FOR CONSTRUCTION



DESIGN SPECIFICATIONS:

Construction Type: Commercial  Residential

Applicable Building Codes:

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

Design Loads:

- Roof Live Loads
  - Conventional 2x ..... 20 PSF
  - Truss ..... 20 PSF
    - Attic Truss ..... 60 PSF
- Roof Dead Loads
  - Conventional 2x ..... 10 PSF
  - Truss ..... 20 PSF
- Snow ..... 5 PSF
  - Importance Factor ..... 1.0
- Floor Live Loads
  - Typ. Dwelling ..... 40 PSF
  - Sleeping Areas ..... 30 PSF
  - Decks ..... 40 PSF
  - Passenger Garage ..... 50 PSF
- Floor Dead Loads
  - Conventional 2x ..... 10 PSF
  - 1-Joist ..... 5 PSF
  - Floor Truss ..... 5 PSF
- Ultimate Design Wind Speed (3 sec. gust) ..... 130 MPH
  - Exposure ..... B
  - Importance Factor ..... 1.0
  - Wind Base Shear
    - 6.31.  $V_x =$
    - 6.32.  $V_y =$

7. Component and Cladding (in PSF)

MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'
ZONE 1	16.7-18.0	17.6-18.9	18.3-19.7	18.8-20.2
ZONE 2	16.7-21.0	17.6-22.1	18.3-22.9	18.8-23.6
ZONE 3	16.7-21.0	17.6-22.1	18.3-22.9	18.8-23.6
ZONE 4	18.2-19.0	19.2-20.0	19.9-20.8	20.4-21.3
ZONE 5	18.2-24.0	19.2-25.2	19.9-26.2	20.4-26.9

8. Seismic

- Site Class ..... D
- Design Category ..... C
- Importance Factor ..... 1.0
- Seismic Use Group ..... I
- Spectral Response Acceleration
  - 8.5.1.  $S_{ms} =$  %g
  - 8.5.2.  $S_{ml} =$  %g
- Seismic Base Shear
  - 8.6.1.  $V_x =$
  - 8.6.2.  $V_y =$
- Basic Structural System (check one)
  - Bearing Wall
  - Building Frame
  - Moment Frame
  - Dual w/ Special Moment Frame
  - Dual w/ Intermediate R/C or Special Steel
  - Inverted Pendulum
- Arch/Mech Components Anchored ..... No
- Lateral Design Control: Seismic  Wind
- Assumed Soil Bearing Capacity ..... 2000psf



HAYDEN LH

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 4 Testing, P.C. before construction begins.

PLAN ABBREVIATIONS:

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

Roof truss and floor joist layouts, and their corresponding loading details, were not provided to SUMMIT Engineering Laboratory 4 Testing, P.C. (SUMMIT) prior to the initial design. Therefore, truss and joist directions were assumed based on the information provided by DR Horton, Inc. Subsequent plan revisions based on roof truss and floor joist layouts shall be noted in the revision list, indicating the date the layouts were provided. Should any discrepancies become apparent, the contractor shall notify SUMMIT immediately.

SHEET LIST:

Sheet No.	Description
CS1	Cover Sheet, Specifications, Revisions
51.0m	Monolithic Slab Foundation
51.0s	Stem Wall Foundation
51.0c	Crawl Space Foundation
51.0b	Basement Foundation
52.0	Basement Framing Plan
53.0	First Floor Framing Plan
54.0	Second Floor Framing Plan
55.0	Roof Framing Plan
56.0	Basement Bracing Plan
57.0	First Floor Bracing Plan
58.0	Second Floor Bracing Plan

REVISION LIST:

Revision No.	Date	Project No.	Description
1	4/19/21	T0117	Updated elevation names
2	6/14/21	T0117	Added Stem Wall, Crawlspace, and Basement Foundations
3	11/23/21	T0117	Updated framing in the first floor

DR HORTON PROJECT SIGN-OFF:

Manager	Signature
Operations	
Operations System	
Operations Product Development	

GENERAL STRUCTURAL NOTES:

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering Laboratory 4 Testing, P.C. (SUMMIT) or the SER. For the purposes of these construction documents the SER and SUMMIT shall be considered the same entity.
- The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities occur.
- Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to SUMMIT for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions, is not the responsibility of the SER or SUMMIT.
- Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to SUMMIT before construction begins.
- The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- This structure and all construction shall conform to all applicable sections of the International Residential Code.
- This structure and all construction shall conform to all applicable sections of local building codes.
- All structural assemblies are to meet or exceed to requirements of the current local building code.

FOUNDATIONS:

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

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

STRUCTURAL STEEL:

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

CONCRETE:

- Concrete shall have a normal weight aggregate and a minimum compressive strength ( $f'_c$ ) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to 4% of target values as follows:
  - Footings: 5%
  - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER.

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

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

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

WOOD FRAMING:

- Solid saan wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern-Yellow-Pine (SYP) #2.
- LVL or FSL engineered wood shall have the following minimum design values:
  - E = 19000000 psi
  - Fv = 2600 psi
  - Fv = 285 psi
  - Fc = 100 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AIAFA standard C-15. All other moisture exposed wood shall be treated in accordance with AIAFA standard C-2.
- Nails shall be common wire nails unless otherwise noted.
- Lag screws shall conform to ANSI/ASME standard B18.21-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.

- Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
- Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.

WOOD TRUSSES:

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

EXTERIOR WOOD FRAMED DECKS:

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

WOOD STRUCTURAL PANELS:

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

- Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
- Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6'o/c at panel edges and at 12'o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6'o/c at panel edges and at 12'o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

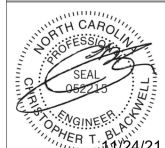
STRUCTURAL FIBERBOARD PANELS:

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



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

Hayden LH  
Coversheet



STRUCTURAL MEMBERS ONLY

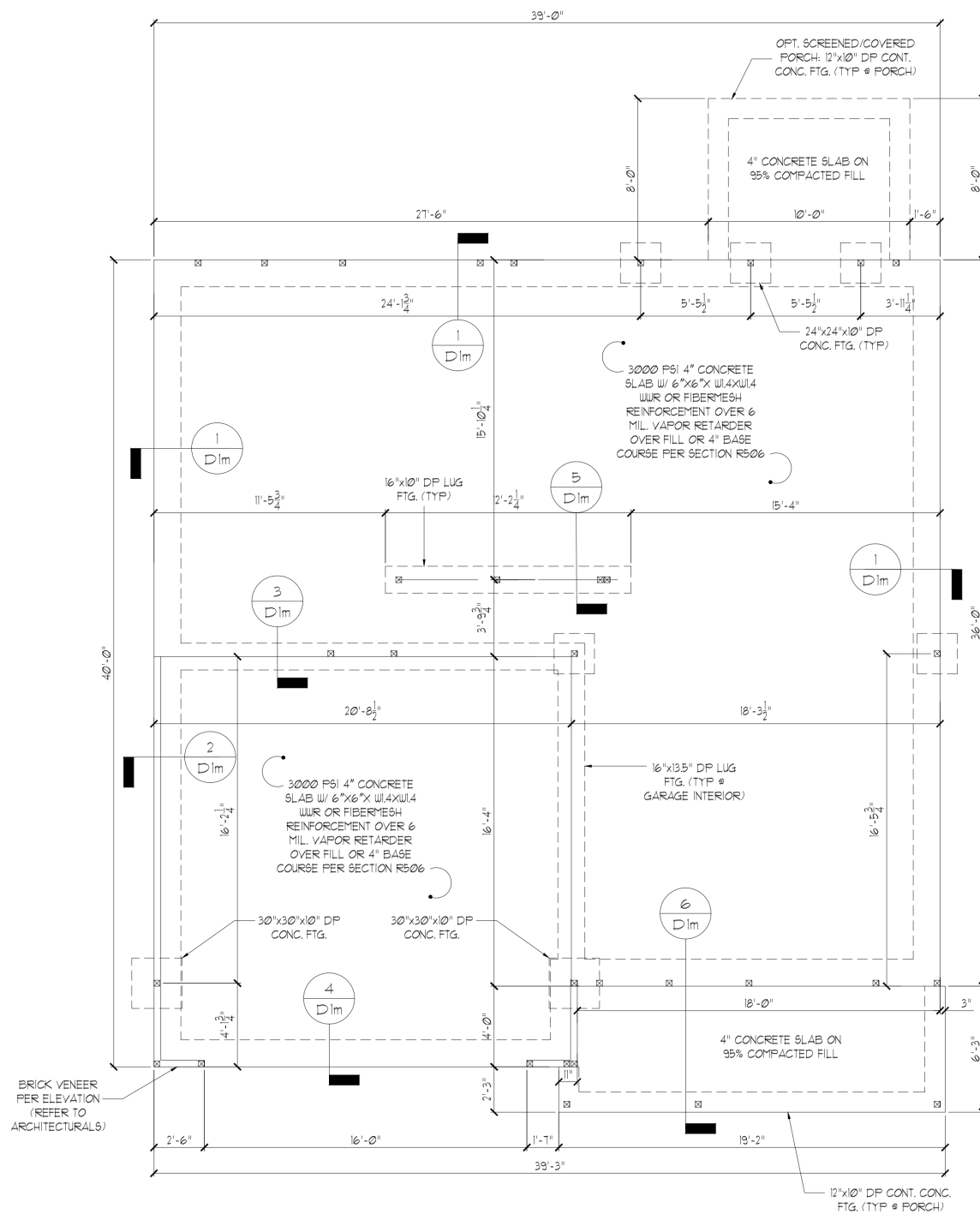
DATE: 10/26/21  
SCALE: 2x/4 1/4"-1'-0"  
1/4"=1'-0"  
PROJECT: 1508-10071  
DRAWN BY: JCF  
CHECKED BY: CTB

2269 5/6/19

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

CS1



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 NCRC.

MONOLITHIC SLAB FOUNDATION PLAN

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

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	7/16"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4

\*\*OR EQUIVALENT PER TABLE R702.3.5

**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.
- 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.
- 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 NCR. C.
- 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<sub>b</sub> = 2600 PSI, F<sub>v</sub> = 285 PSI, E = 1.9x10<sup>6</sup> PSI  
 PARALLAM (PSL): F<sub>b</sub> = 2300 PSI, F<sub>v</sub> = 290 PSI, E = 1.25x10<sup>6</sup> 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/D3f. 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 4/15/21. 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**

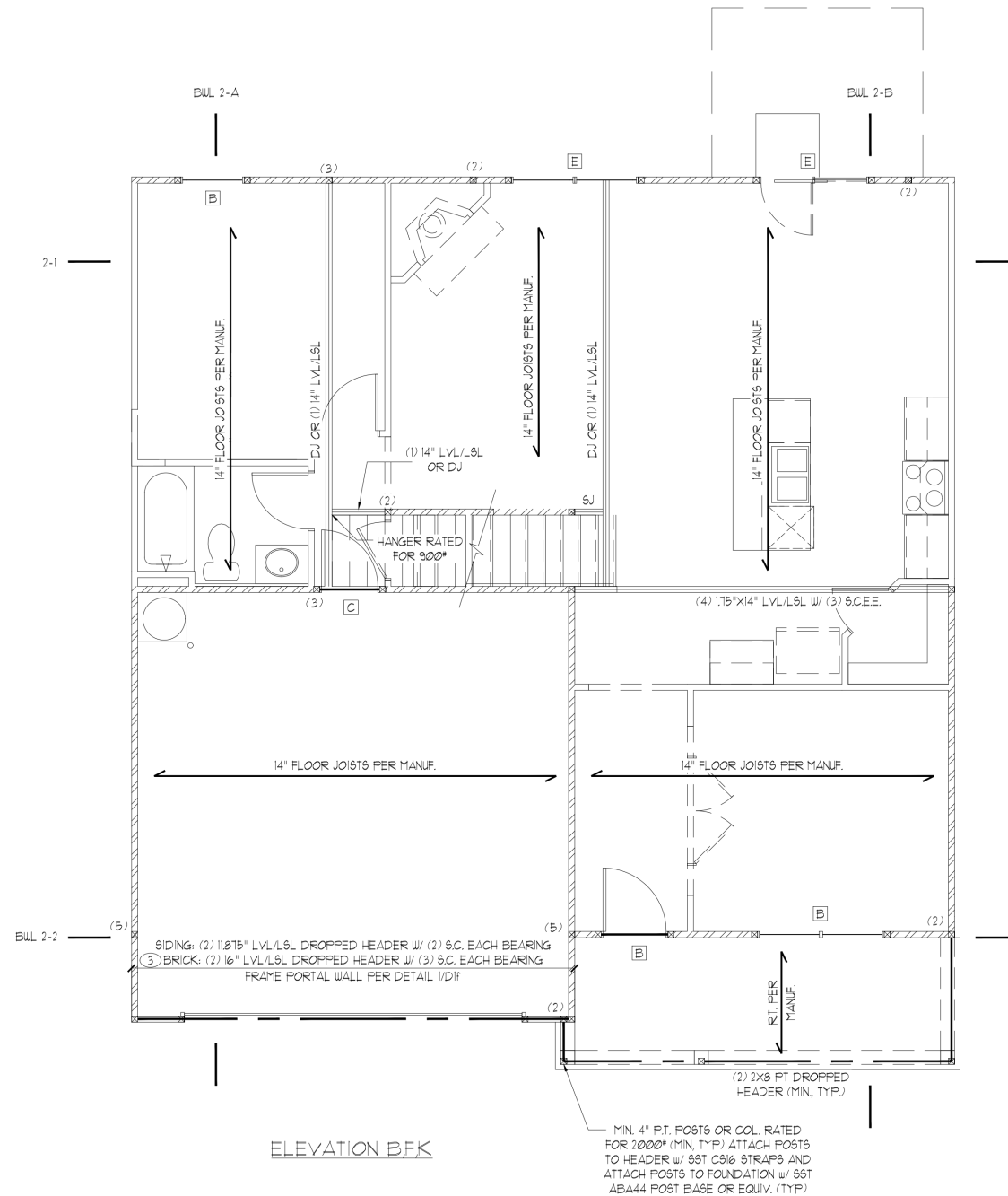
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY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

STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

**FIRST FLOOR FRAMING PLAN**

SCALE: 1/4"=1'-0" ON 22"x34" OR 18"x11'-0" ON 11"x17"

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



ELEVATION BFK

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) 2-1/4" LVL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(2)

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

KING STUD SCHEDULE	
MAXIMUM HEADER SPAN	MINIMUM KING STUDS EE
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:**
- BRACED WALLS STUDS SHALL BE A MAX. OF 16" O.C.
  - STUDS SUPPORTS OPTIONAL WALK-UP ATTIC SHALL BE SPACED A MAX. OF 16" O.C.
  - 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 )

ALL HEADERS WHERE BRICK IS USED, TO BE: (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. R602.10.7 OF THE 2018 NCR. C.

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 NCR. C.



DR Horton, Inc.  
 2601 Arrowridge Blvd.  
 Charlotte, NC 28219

Hydrex LH  
 First Floor Framing Plan



STRUCTURAL MEMBERS ONLY

DATE: 10/26/21  
 SCALE: 22x34 1/4"=1'-0"  
 18"x11'-0"  
 PROJECT: 1 508-1001  
 DRAWN BY: JCF  
 CHECKED BY: CTB

2269 5/5/18

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

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	GYPSON BOARD	1/2"	5d COOLER NAILS** @ 1" O.C.	5d COOLER NAILS** @ 1" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
FF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4

\*\*OR EQUIVALENT PER TABLE R702.3.5

**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 NCR.
- 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):  $F_b = 26000$  PSI,  $F_v = 285$  PSI,  $E = 1.9 \times 10^6$  PSI  
 PARALLAM (PSL):  $F_b = 23000$  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/D3f. 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 4/28/21. 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**

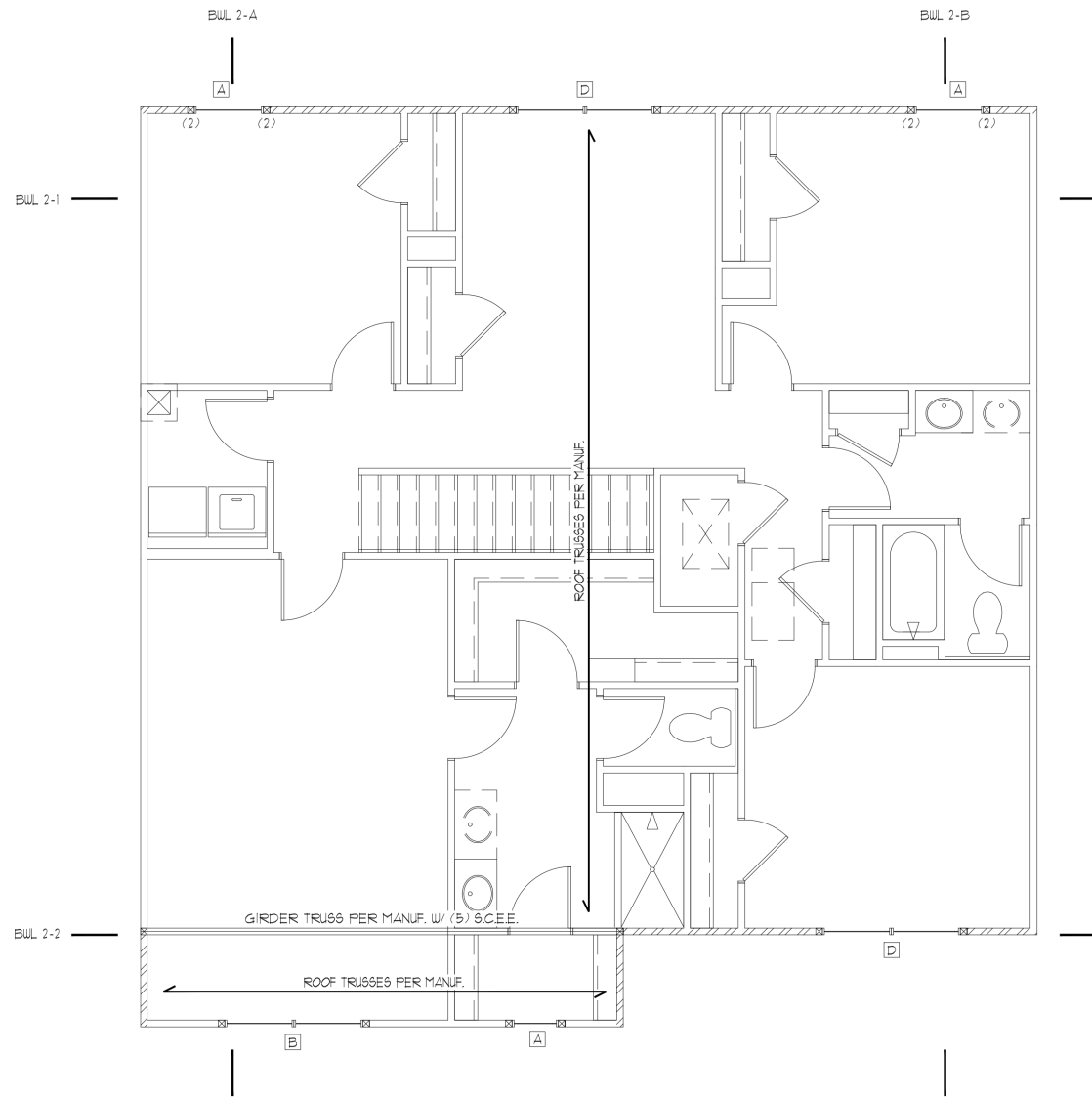
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY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

STRUCTURAL ANALYSIS BASED ON 2018 NCR.

**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
BULL 2-1	6.0	21.0
BULL 2-2	6.0	25.0
BULL 2-A	5.8	40.0
BULL 2-B	5.8	36.0



ELEVATION BFK

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) 2-1/4" 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 EE
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

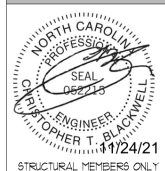
SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR ③)  
 ALL HEADERS WHERE BRICK IS USED, TO BE: (UNO)

- 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 NCR.
- 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 NCR.



DR. HORTON, INC.  
 2601 Arrowridge Blvd.  
 Charlotte, NC 28219

Hydgen LH  
 Second Floor Framing Plan



DATE: 10/26/21  
 SCALE: 22x34 1/4"=1'-0" 18"x17"=0"  
 PROJECT: 102-1011  
 DRAWN BY: JCF  
 CHECKED BY: CTB

2269 5/5/21  
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS  
 SHEET: S4.1

TRUSS UPLIFT CONNECTOR SCHEDULE			
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
600 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H2.5A	CS16 (END = 11")	DTT2Z
1450 LBS	HT520	CS16 (END = 11")	DTT2Z
2000 LBS	(2) HT520	(2) CS16 (END = 11")	DTT2Z
2900 LBS	(2) HT520	(2) CS16 (END = 11")	HTT4
3685 LBS	LGT3-SD515	MSTC52	HTT4

- ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
- UPLIFT VALUES LISTED ARE FOR 5/16" #7 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/D2F 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 R602.11.11. 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 NCR. 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 4/15/21. 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.

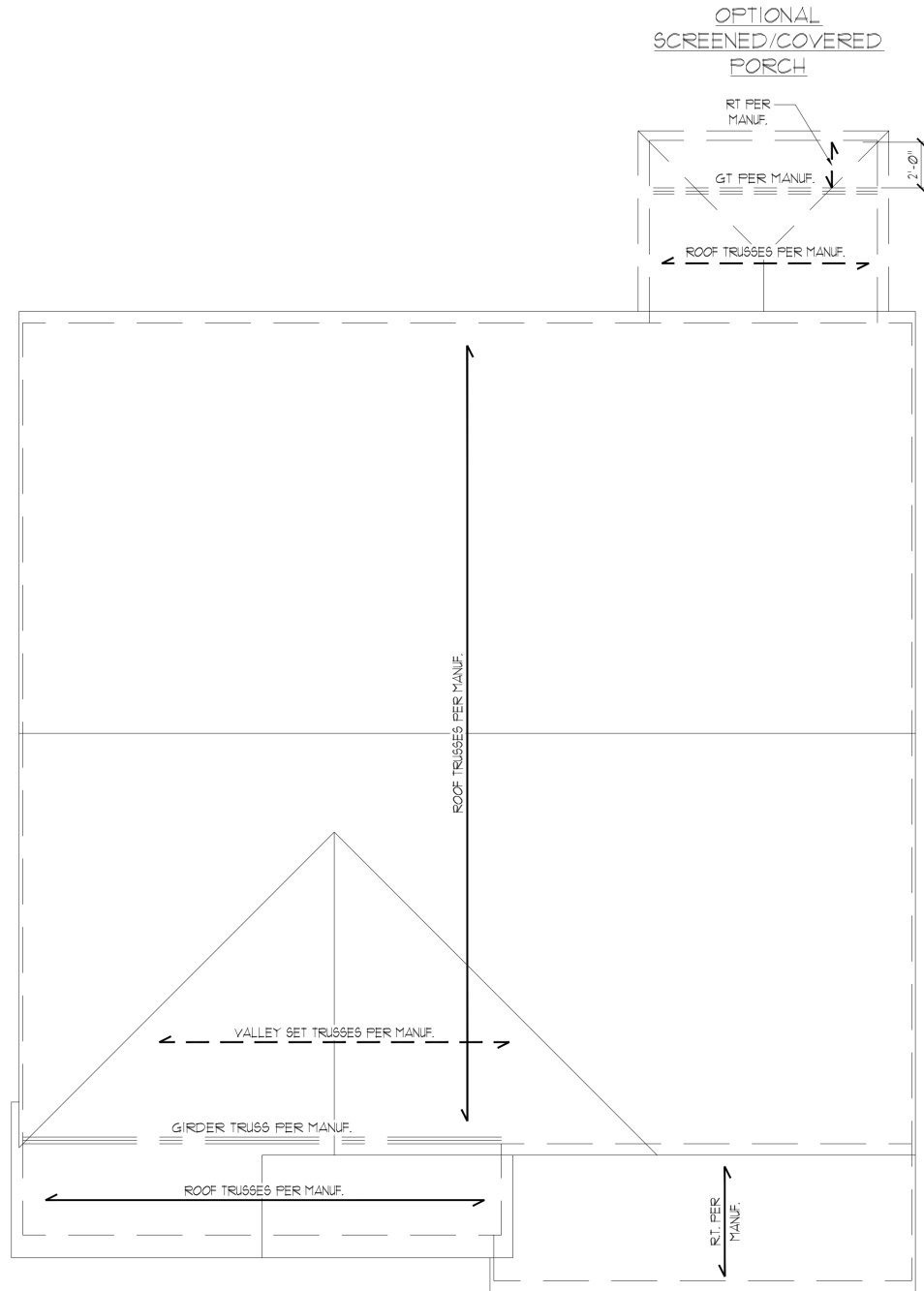
**STRUCTURAL MEMBERS ONLY**

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.

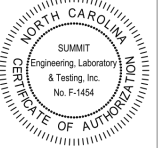
STRUCTURAL ANALYSIS BASED ON 2018 NCR.

**ROOF FRAMING PLAN**

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



ELEVATION BFK



DR. Horton, Inc.  
2601 Arrowridge Blvd.  
Charlotte, NC 28219

Hydrex LH  
Roof Framing Plan



STRUCTURAL MEMBERS ONLY

DATE: 10/26/21  
SCALE: 22x34 1/4"=1'-0"  
16x17 1/8"=1'-0"  
PROJECT # 108-1001  
DRAWN BY: JCF  
CHECKED BY: CTB

22609 5/5/21

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:

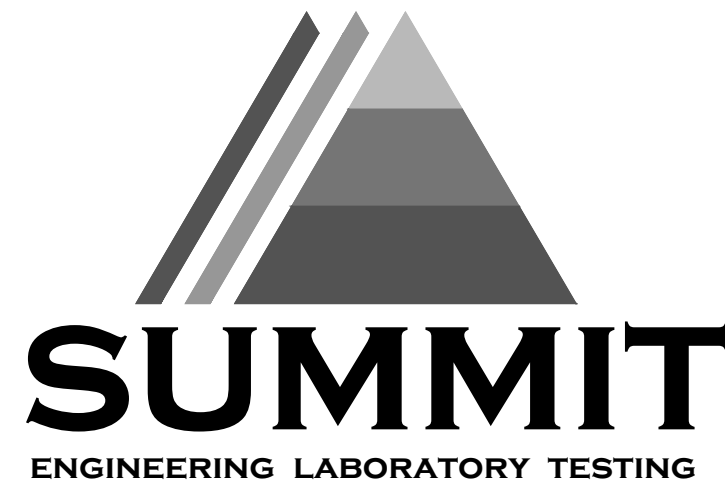
- 1. Roof Live Loads
11. Conventional 2x ..... 20 PSF
12. Truss ..... 20 PSF
12.1. Attic Truss ..... 60 PSF
2. Roof Dead Loads
2.1. Conventional 2x ..... 10 PSF
2.2. Truss ..... 20 PSF
3. Snow ..... 15 PSF
3.1. Importance Factor ..... 1.0
4. Floor Live Loads
4.1. Typ. Dwelling ..... 40 PSF
4.2. Sleeping Areas ..... 30 PSF
4.3. Decks ..... 40 PSF
4.4. Passenger Garage ..... 50 PSF
5. Floor Dead Loads
5.1. Conventional 2x ..... 10 PSF
5.2. I-Joist ..... 15 PSF
5.3. Floor Truss ..... 15 PSF
6. Ultimate Wind Speed (3 sec. gust) ..... PER 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'-35', 35'-40', 40'-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. Sm1 = %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. ArchMech 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: GMD Design Group
1845 Satellite Blvd.
Duluth, GA 30091

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 2 columns: Abbreviation and Description. Includes AB ANCHOR BOLT, 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:

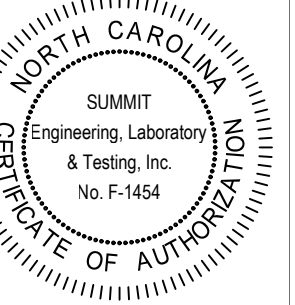
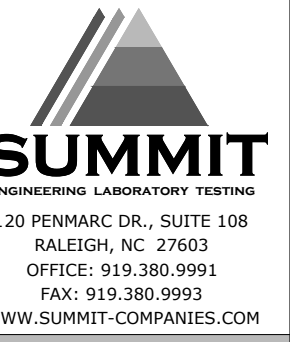
Table with 2 columns: Sheet No. and Description. Includes CS1 Cover Sheet, D1m Monolithic Slab Foundation Details, etc.

REVISION LIST:

Table with 4 columns: Revision No., Date, Project No., Description. Lists 14 revisions including added box bay detail, revised stem wall insulation, etc.

DR HORTON PROJECT SIGN-OFF:

Table with 2 columns: Manager and Signature. Includes Operations and Operations System Development.



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

PROJECT: Standard Details (OX-15)
Cover sheet



DRAWING DATE: 05/14/2023
SCALE: 2/24
PROJECT #: 158-048
DRAWN BY: JCF
CHECKED BY: BCP

ORIGINAL INFORMATION PROJECT # DATE 1/3/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET CSI

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 (F'c) 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 (WUWF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WUWF 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° 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 FSL engineered wood shall have the following minimum design values:
2.1. E = 1900000 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 AUPA standard C-15. All other moisture exposed wood shall be treated in accordance with AUPA 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. Filch 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."
4. 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-31). 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.

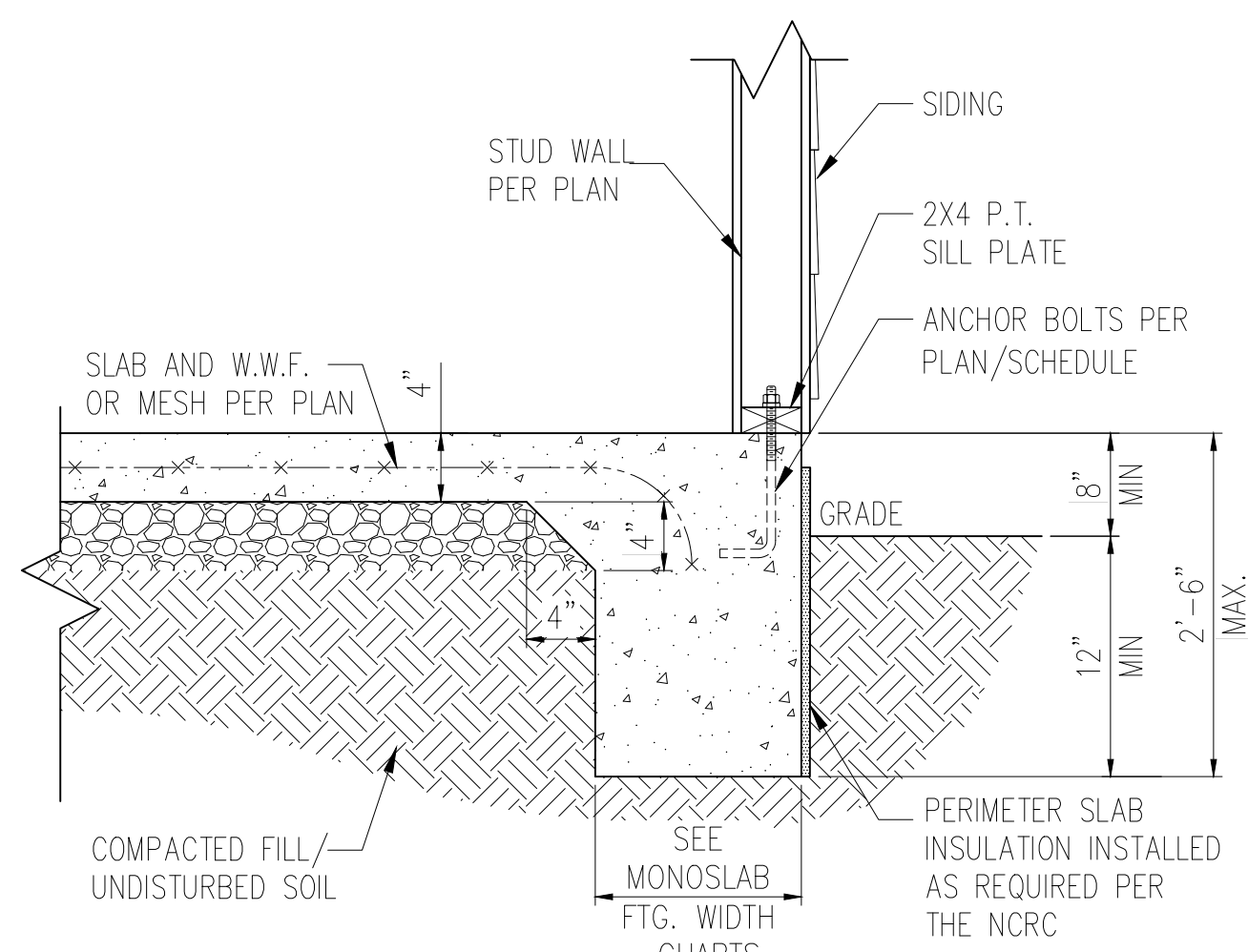
WOOD STRUCTURAL PANELS:

- 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.

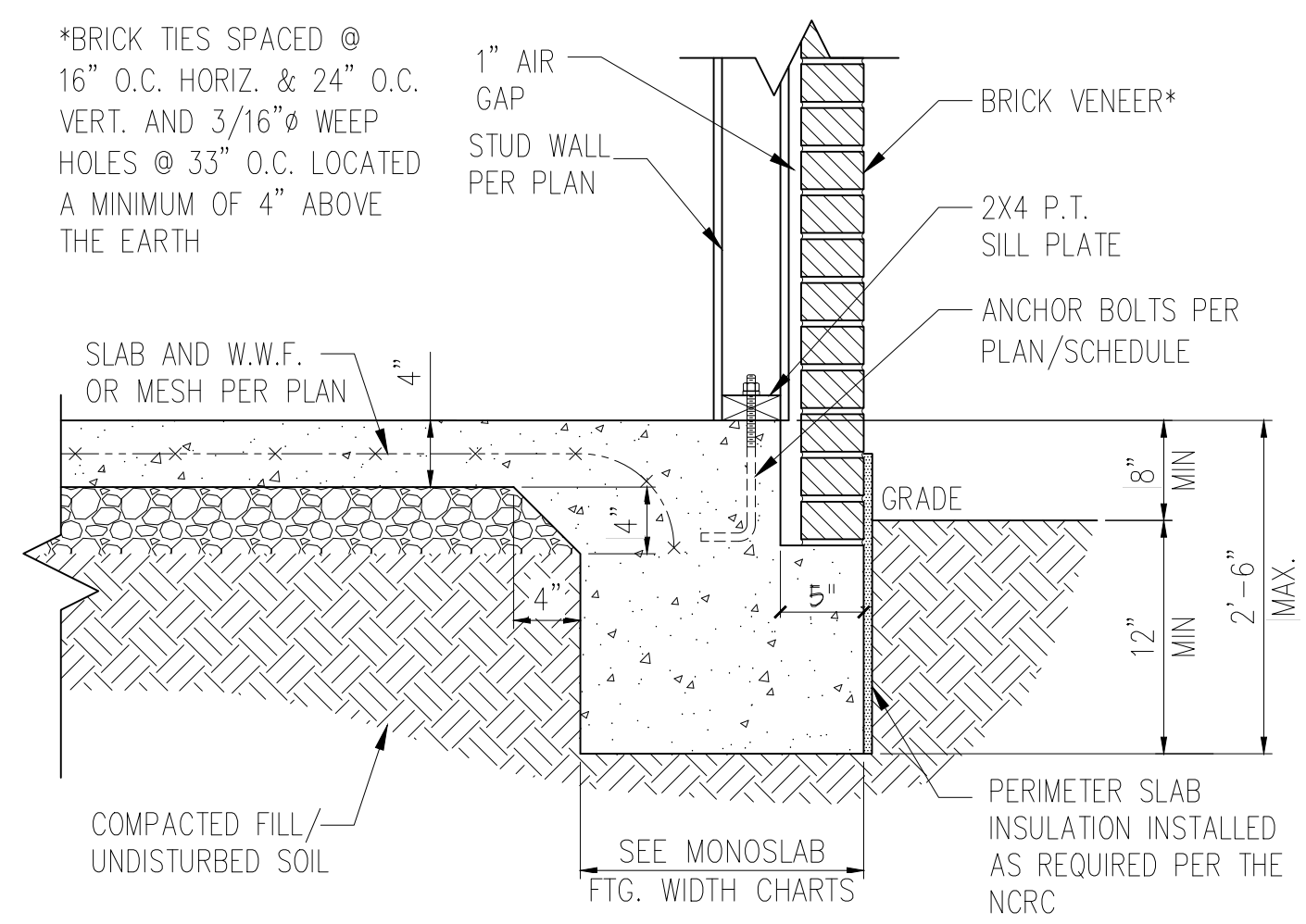
- 3. Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.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

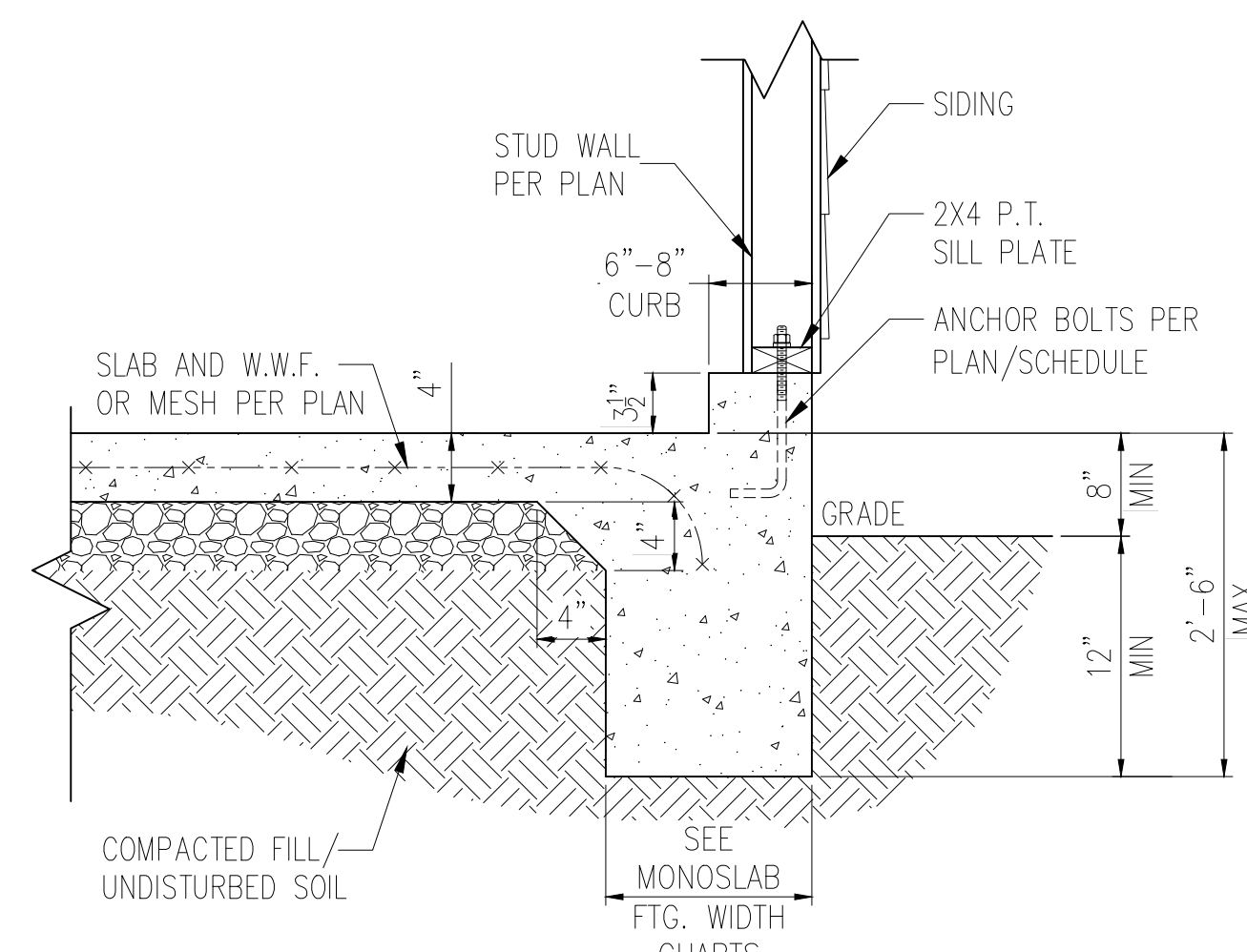
- 1. Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
2. All structurally required fiberboard sheathing shall bear the mark of the AFA.
3. Fiberboard wall sheathing shall comply with the requirements of local building codes for the 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.



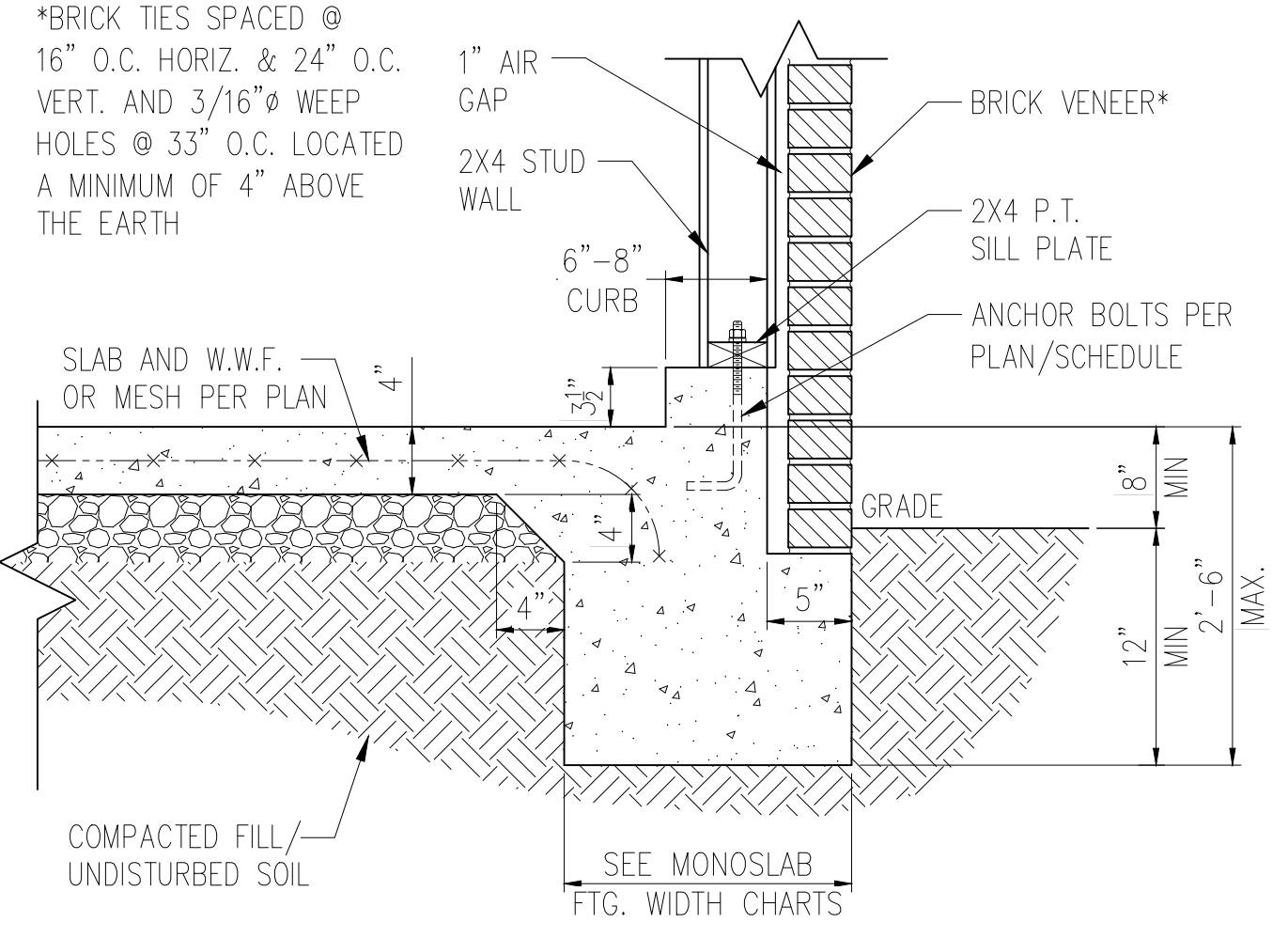
STANDARD - SIDING



STANDARD - BRICK



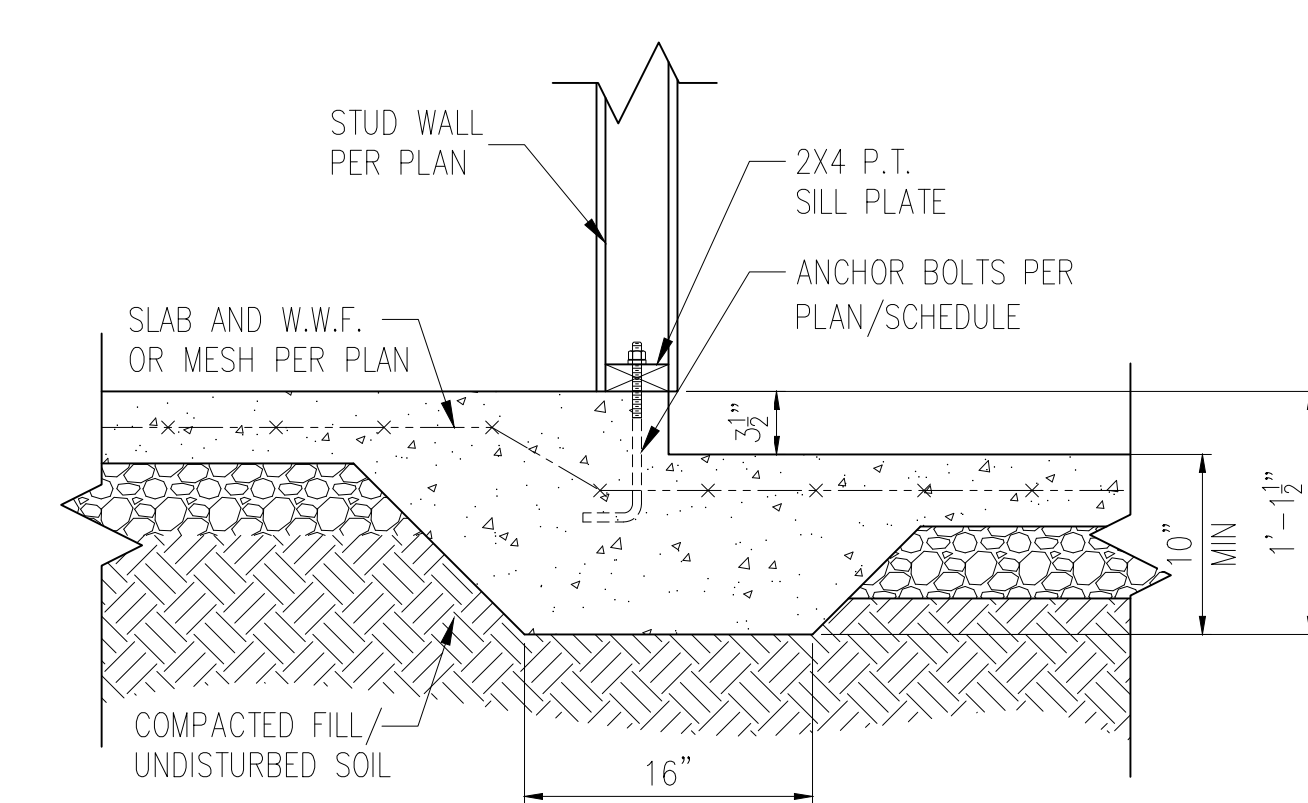
STANDARD - SIDING



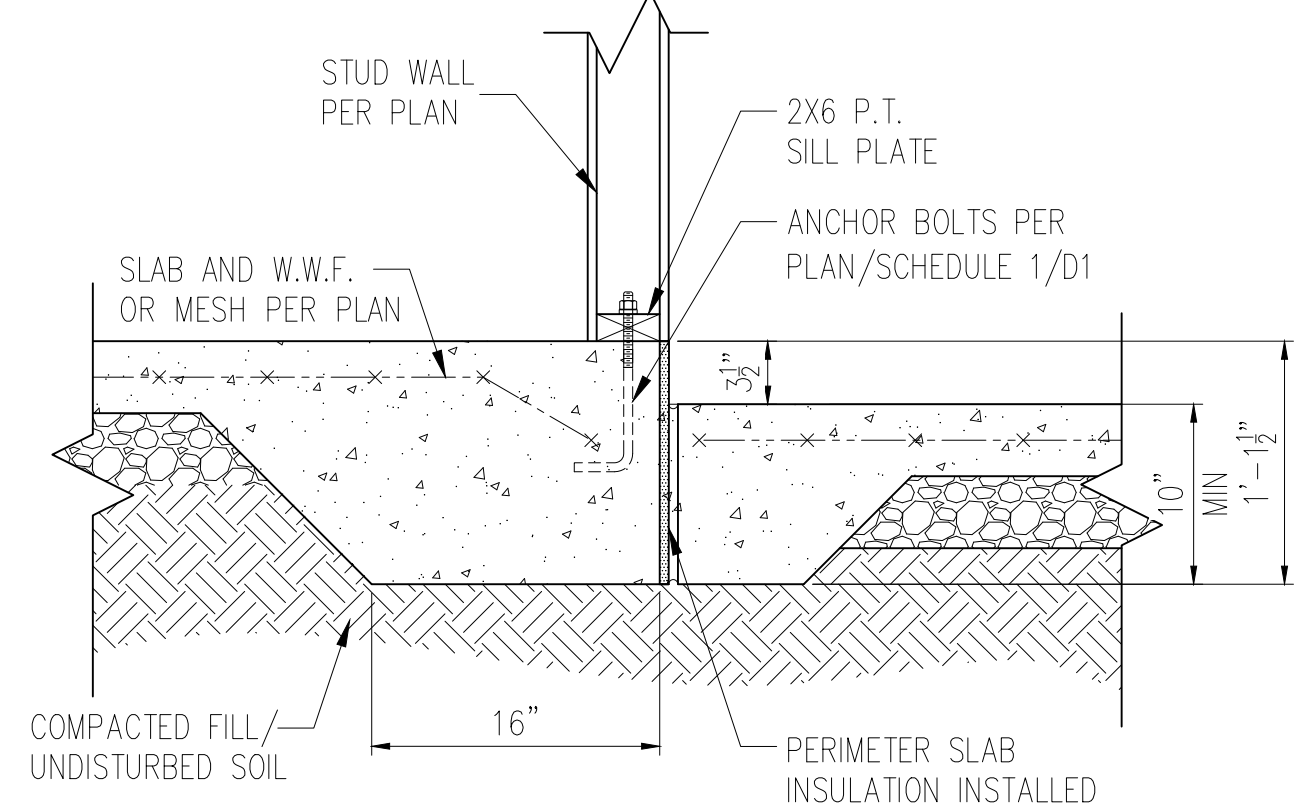
STANDARD - BRICK

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

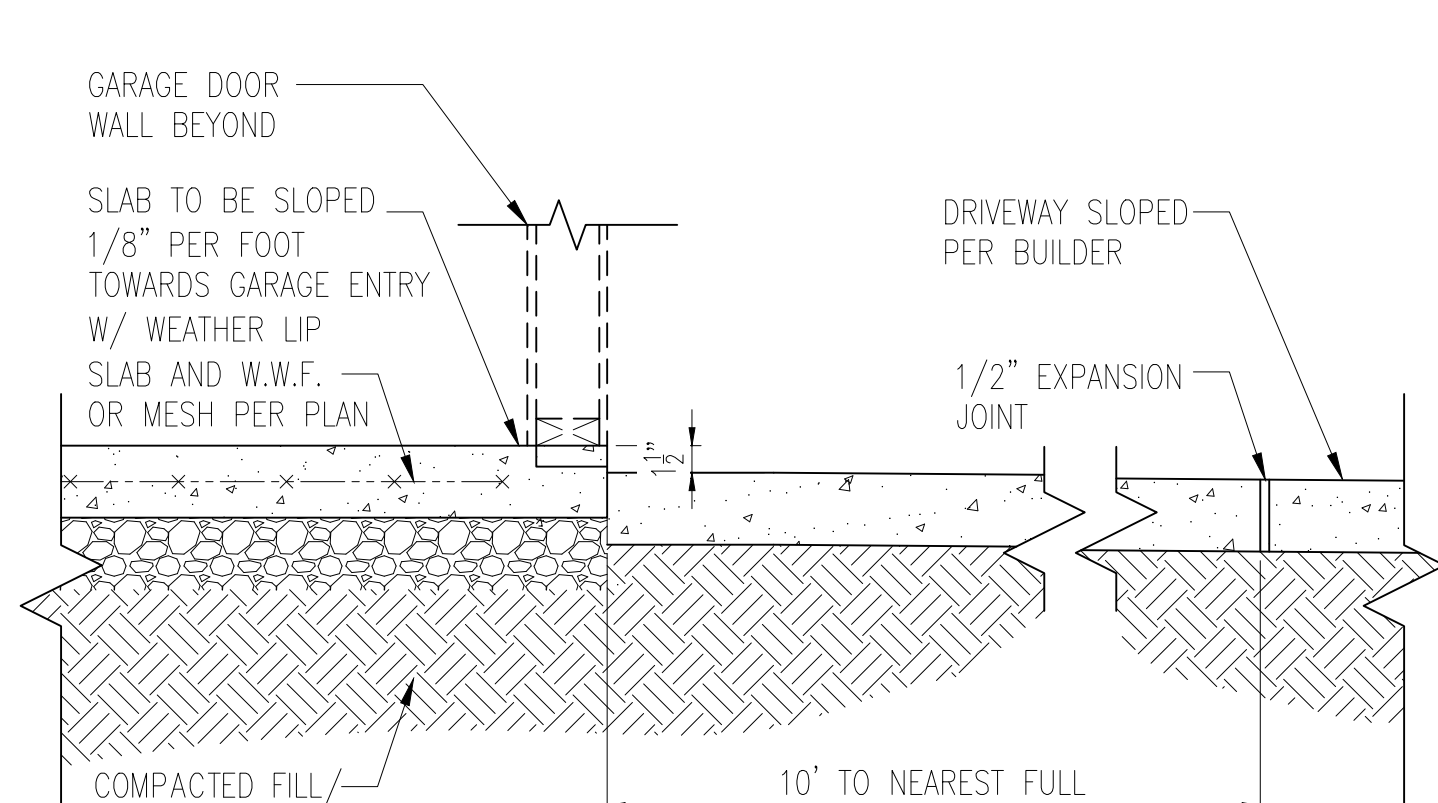
2 TYP. GARAGE CURB DETAIL  
D1m N.T.S.



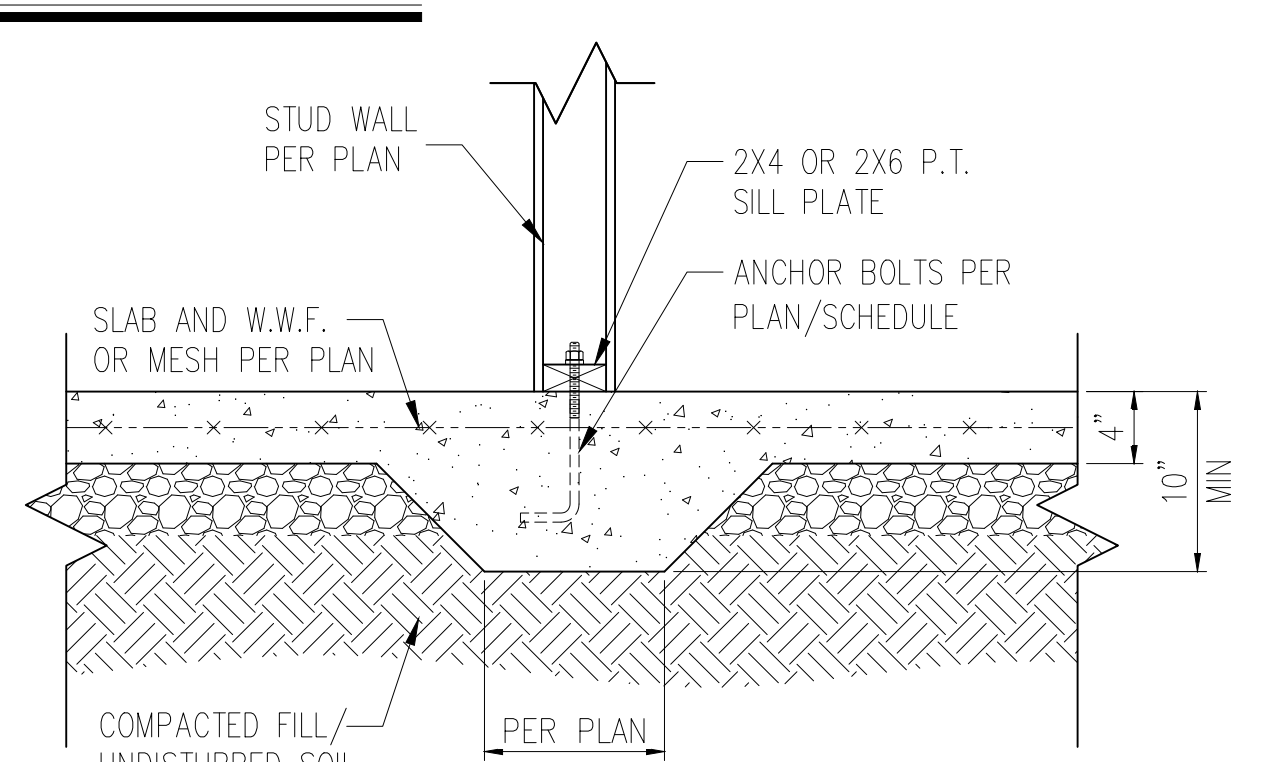
3 STEP IN GARAGE  
D1m N.T.S.



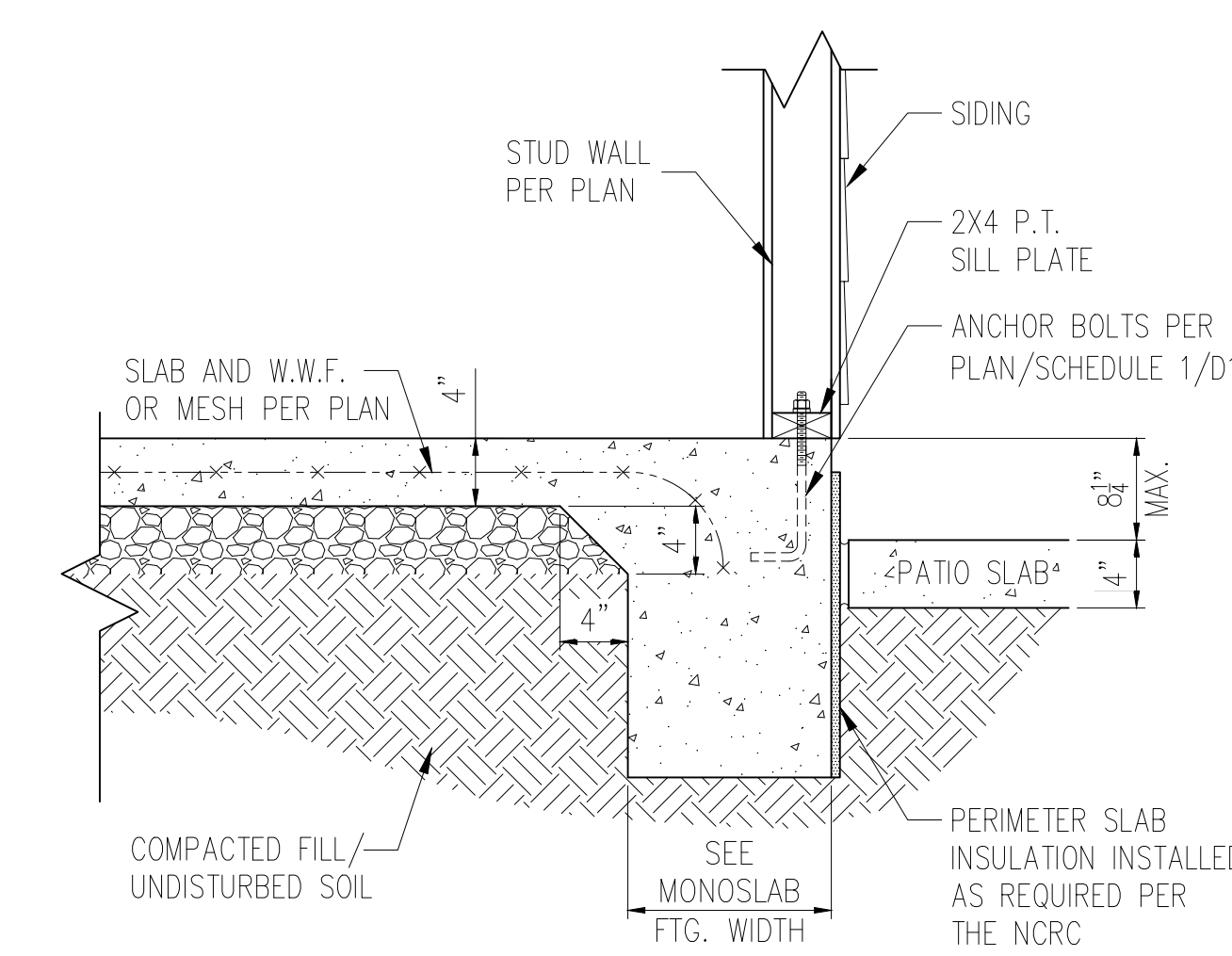
3A ALTERNATE TWO-POUR DETAIL  
D1m N.T.S.



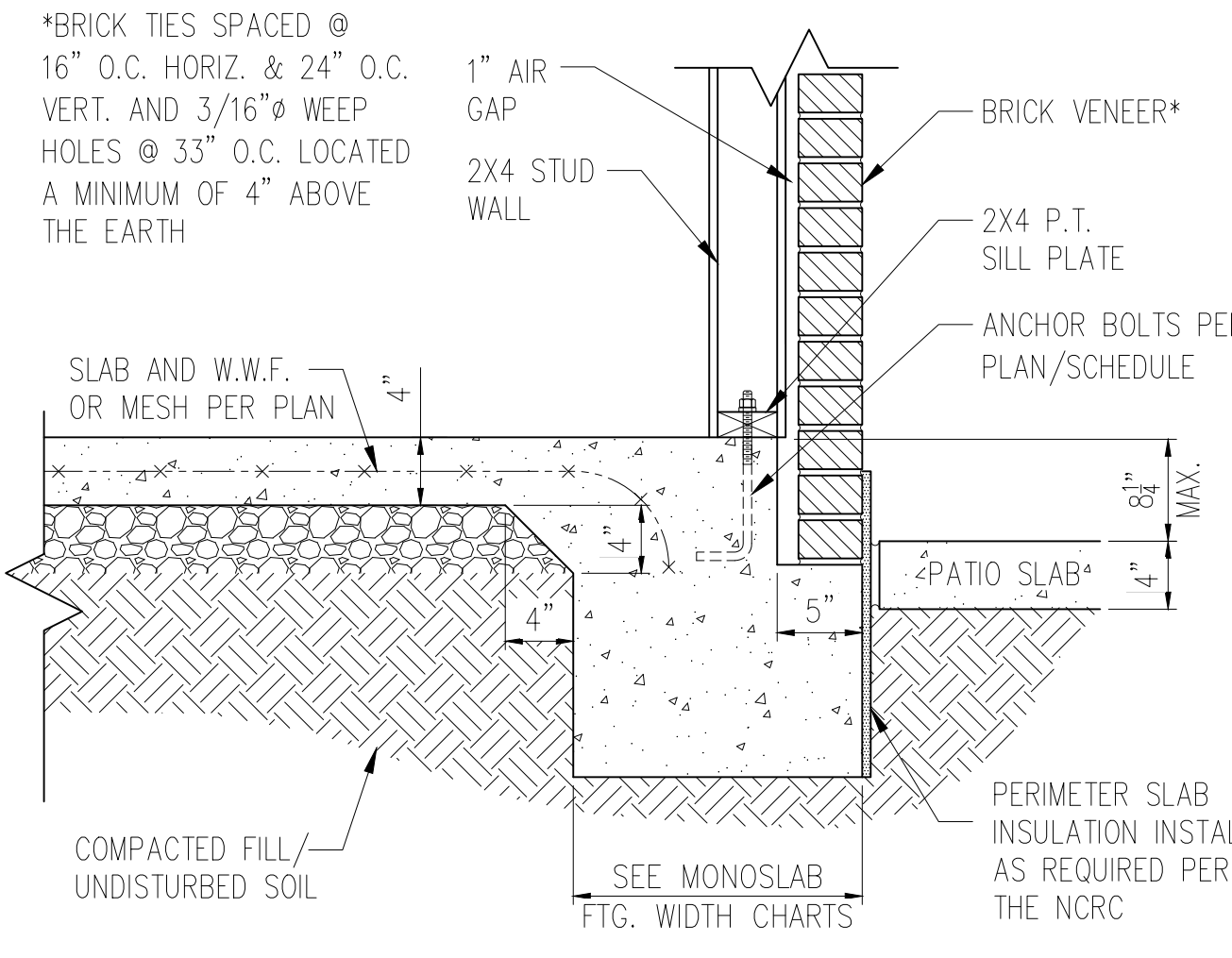
4 SLAB AT GARAGE DOOR  
D1m N.T.S.



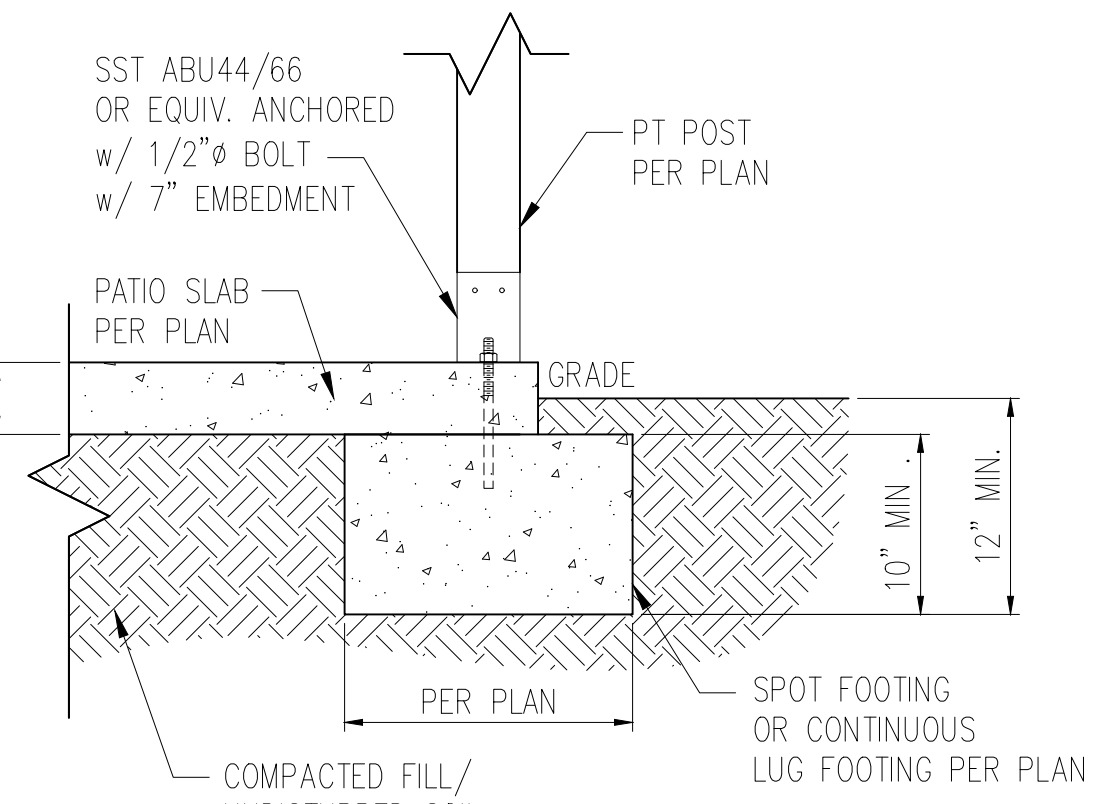
5 TYP. THICKENED SLAB DETAIL  
D1m N.T.S.



STANDARD - SIDING



STANDARD - BRICK



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

6 PATIO SLAB DETAIL  
D1m N.T.S.

MONOLITHIC FOOTING WIDTH

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

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

WALL ANCHOR SCHEDULE

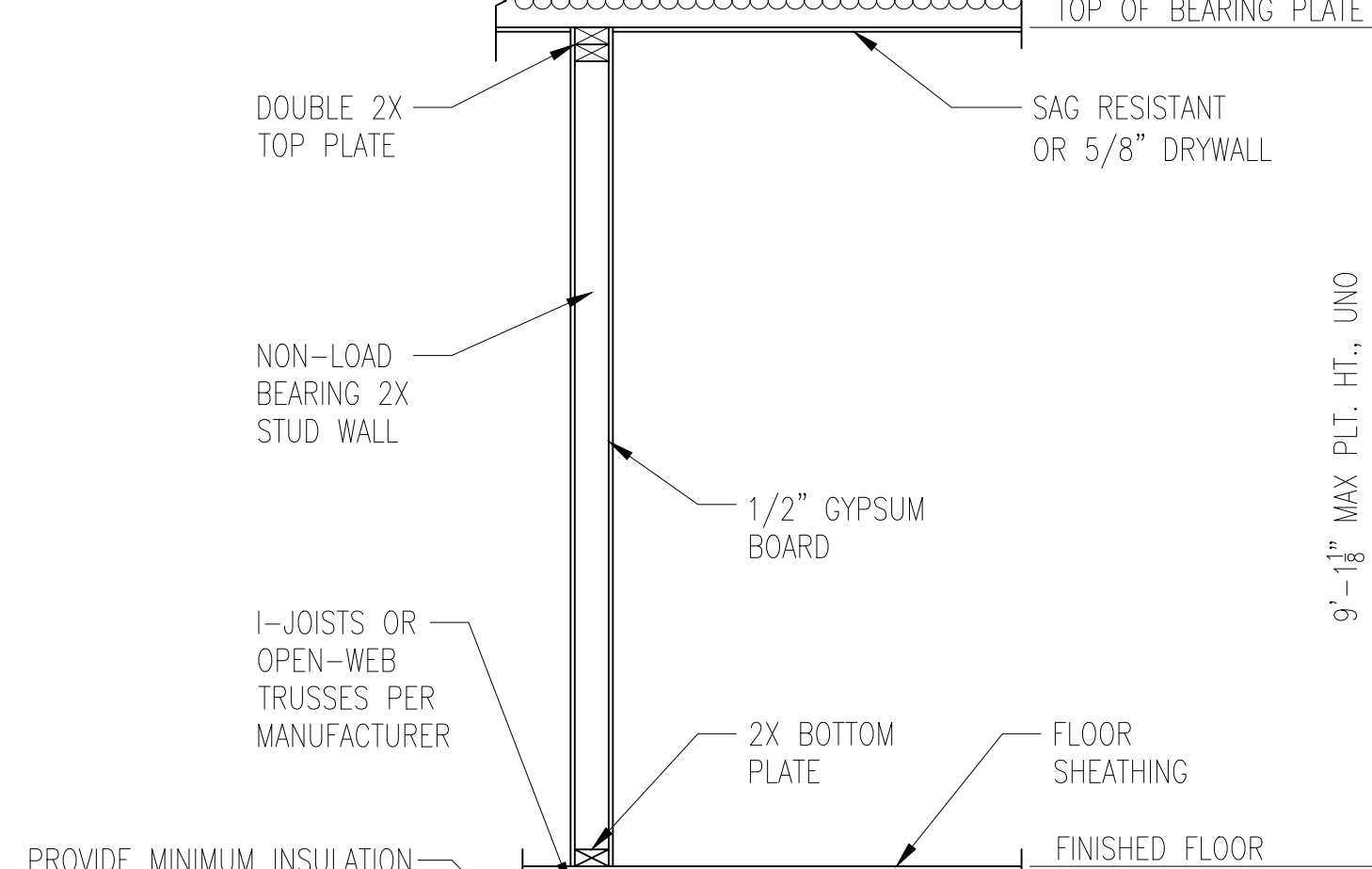
TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING	INTERIOR WALL	EXTERIOR WALL
1/2" $\phi$ A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" $\phi$ HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

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

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

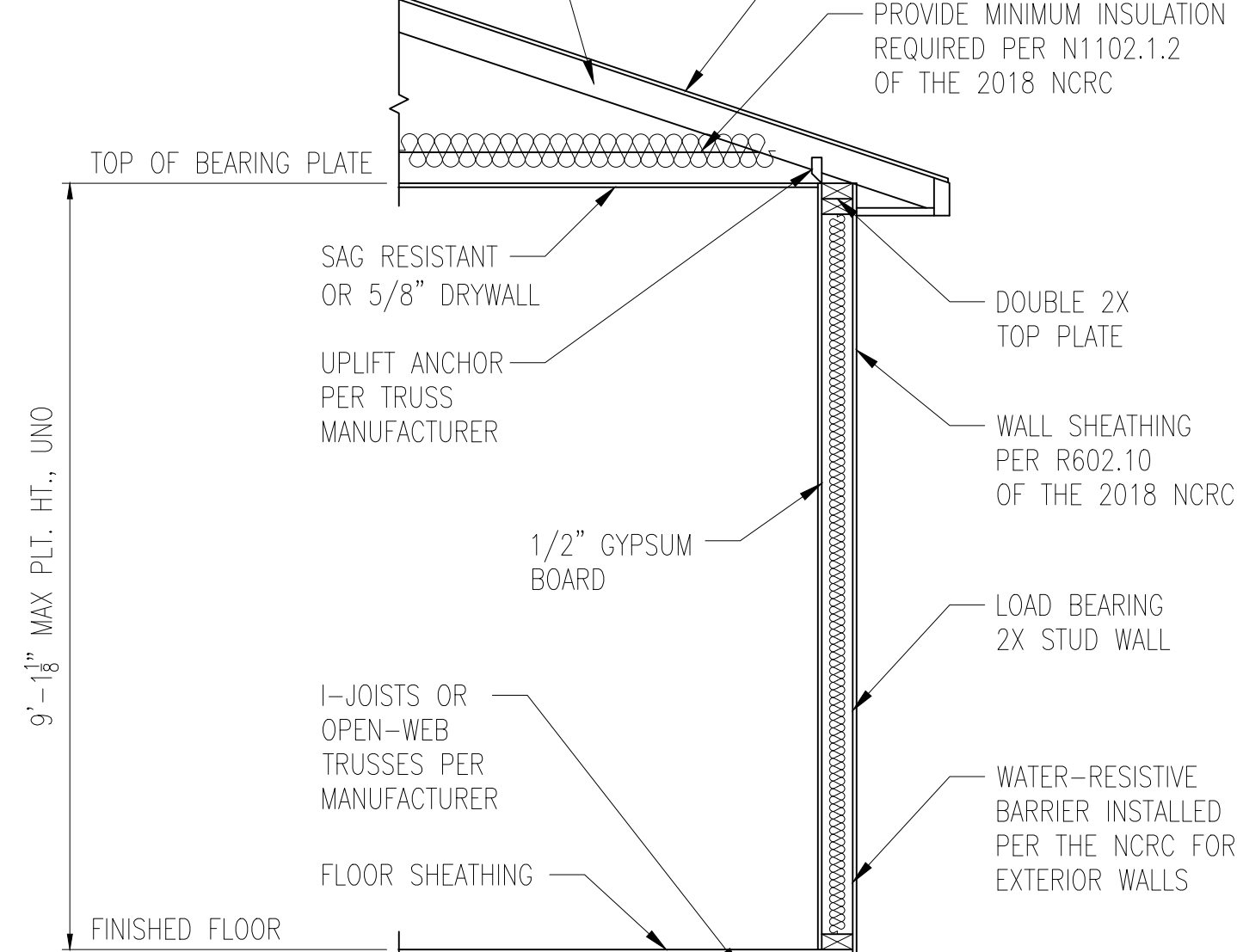
MIN. 3/8" ROOF SHEATHING SECURED IN ACCORDANCE WITH FIGURE TABLE R602.3(1) (SEE NOTE G FOR ULTIMATE WIND SPEEDS GREATER THAN 120MPH). PROVIDE UNDERLAYMENT IN ACCORDANCE WITH CHAPTER 9 OF THE 2018 NCRC

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



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

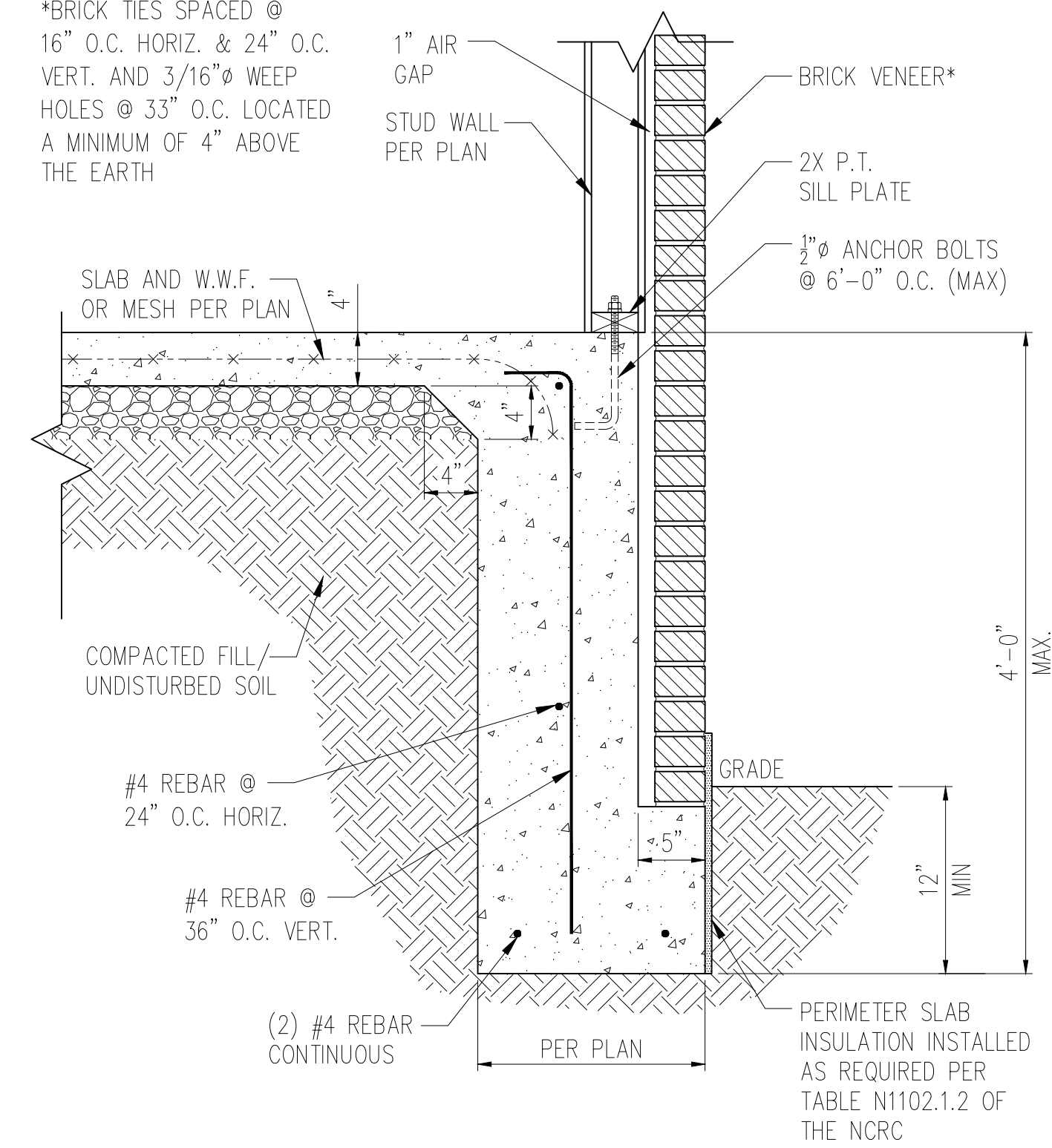
MIN. 3/8" ROOF SHEATHING SECURED IN ACCORDANCE WITH FIGURE TABLE R602.3(1) (SEE NOTE G FOR ULTIMATE WIND SPEEDS GREATER THAN 120MPH). PROVIDE UNDERLAYMENT IN ACCORDANCE WITH CHAPTER 9 OF THE 2018 NCRC



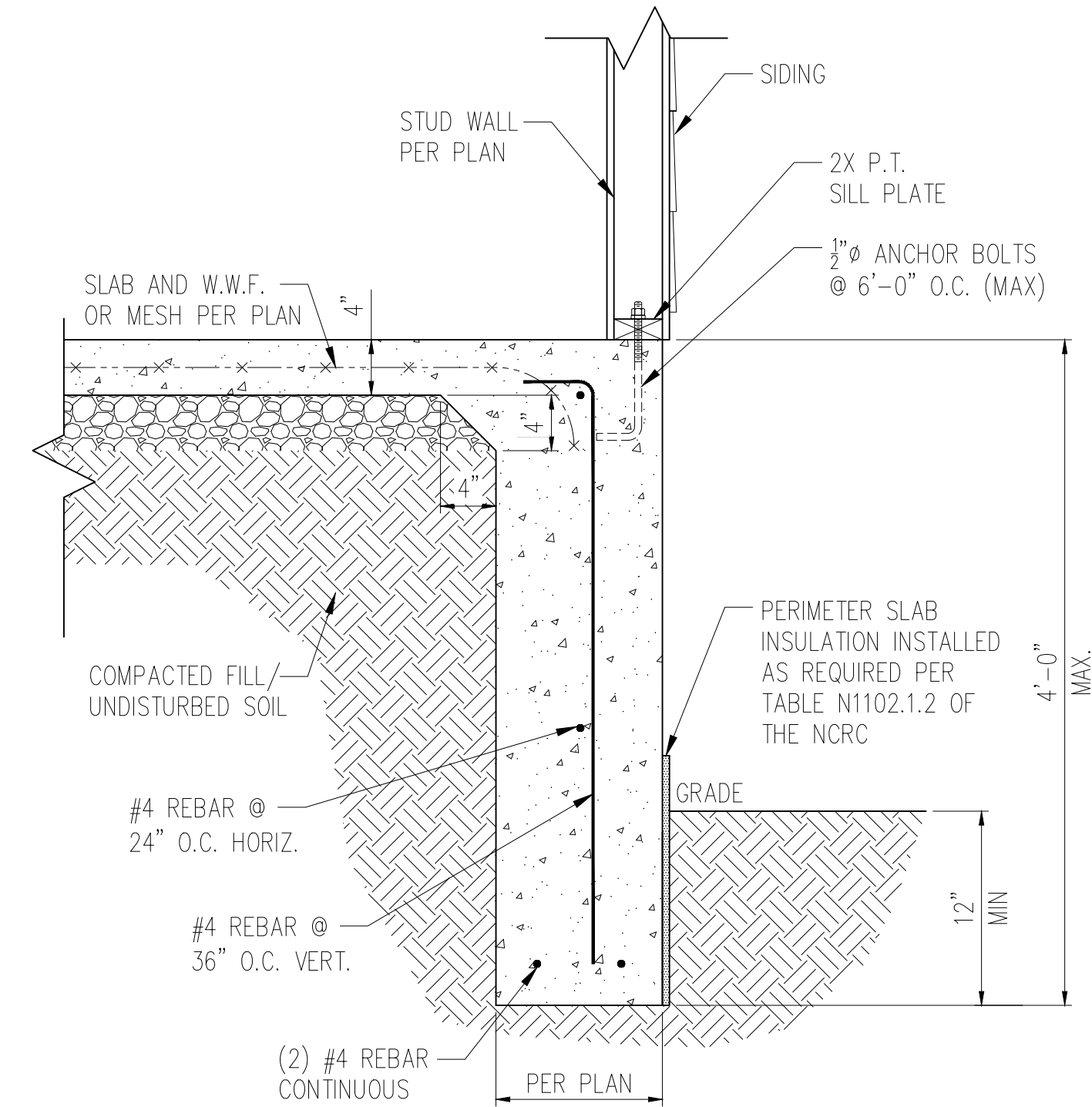
2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
D2m N.T.S.

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

\*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



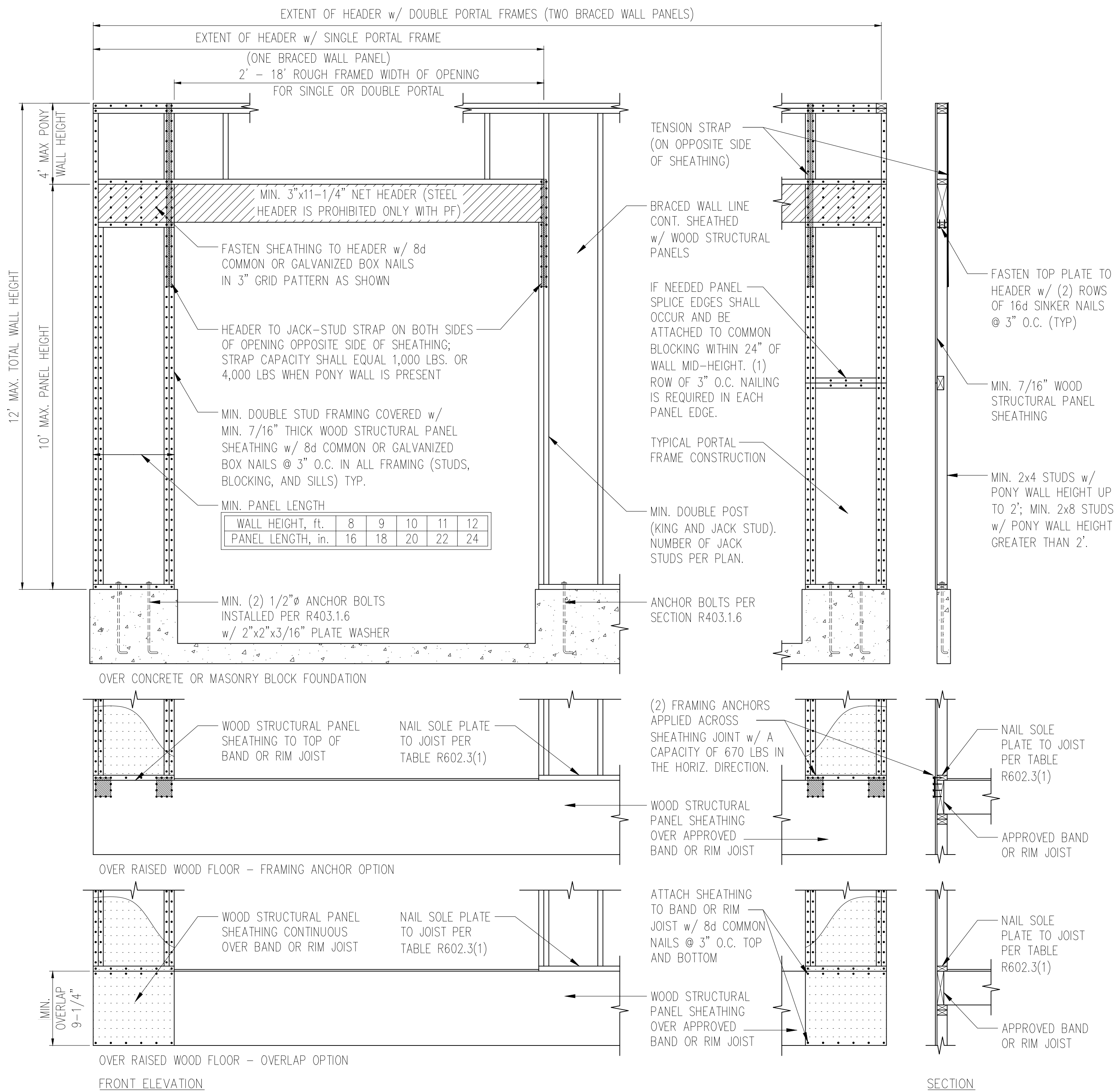
3 TALL SLAB DETAIL w/ BRICK VENEER  
D2m N.T.S.



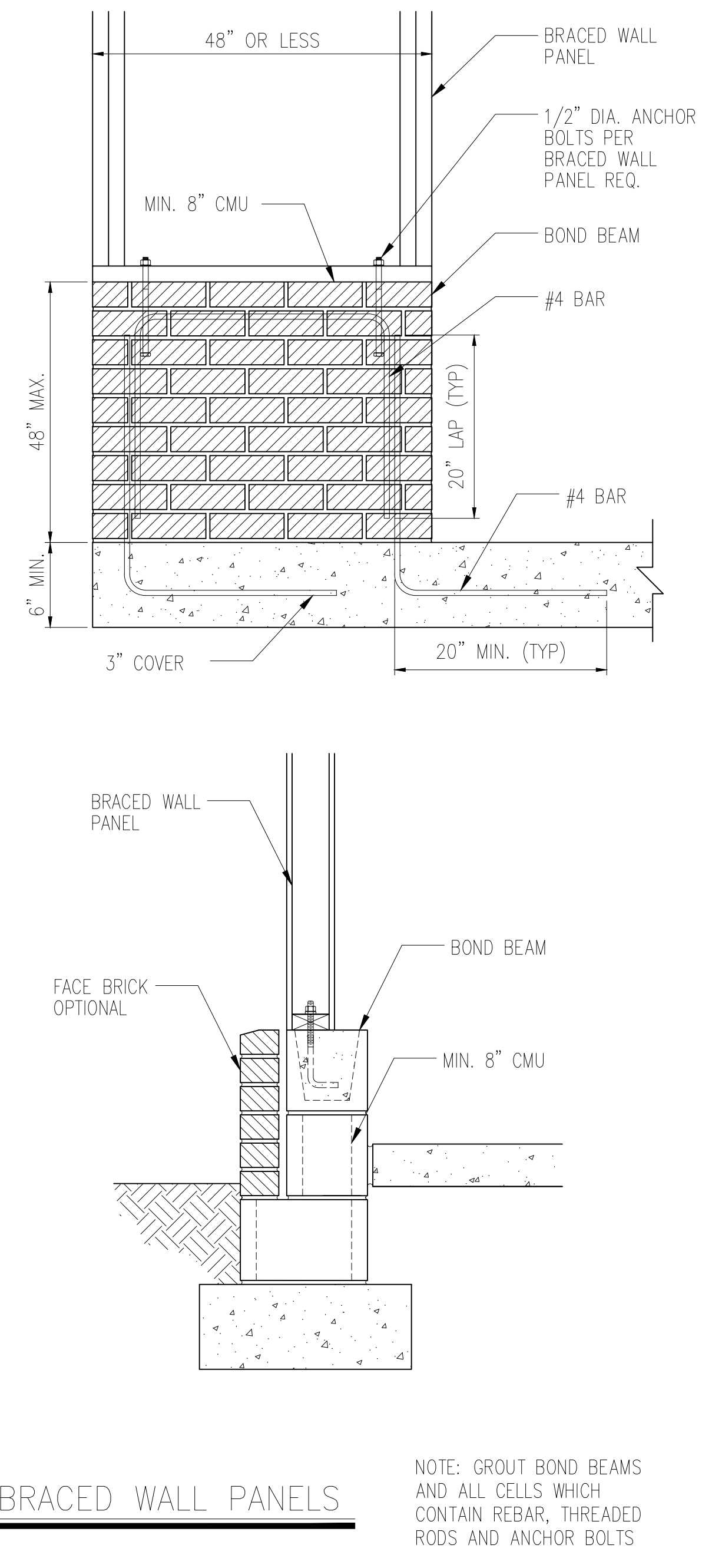
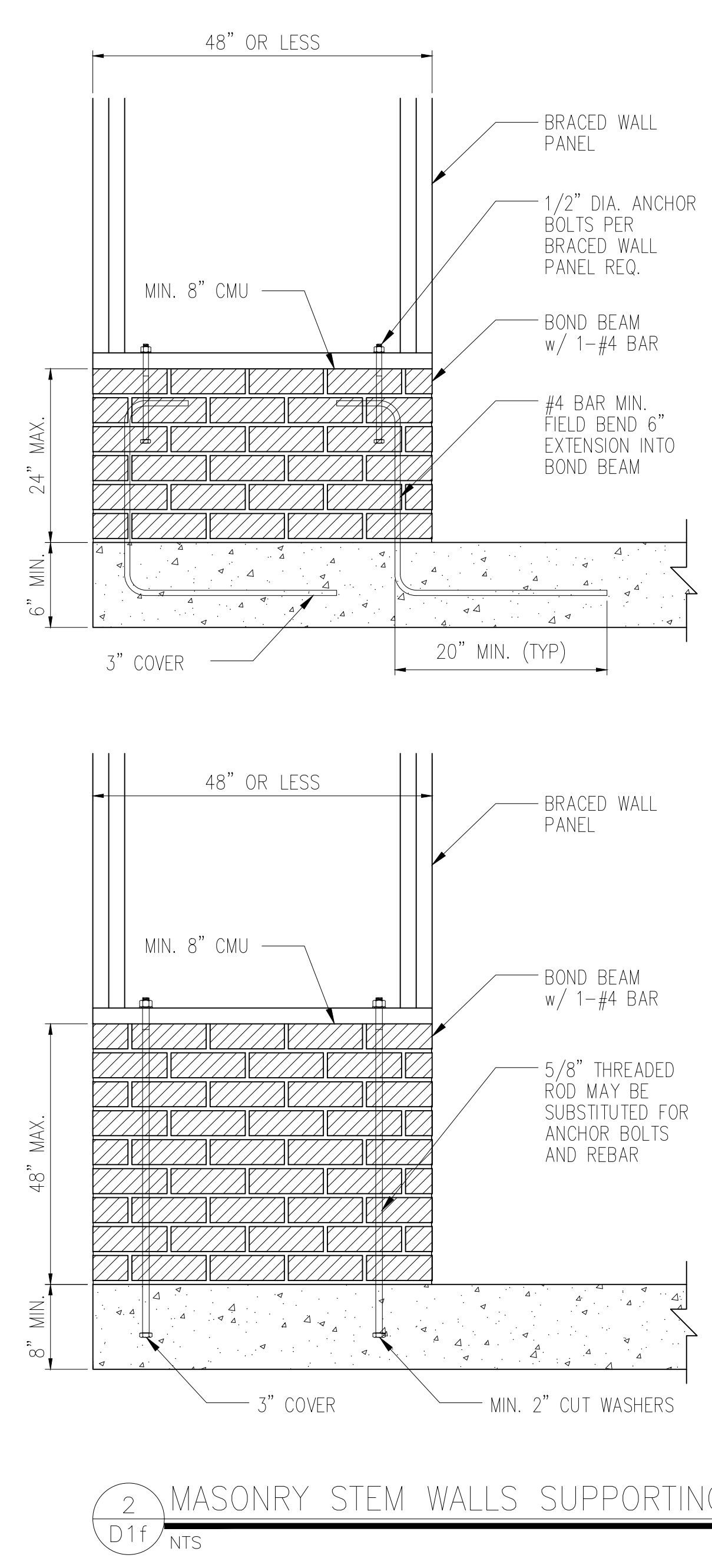
4 TALL SLAB DETAIL w/ SIDING  
D2m N.T.S.

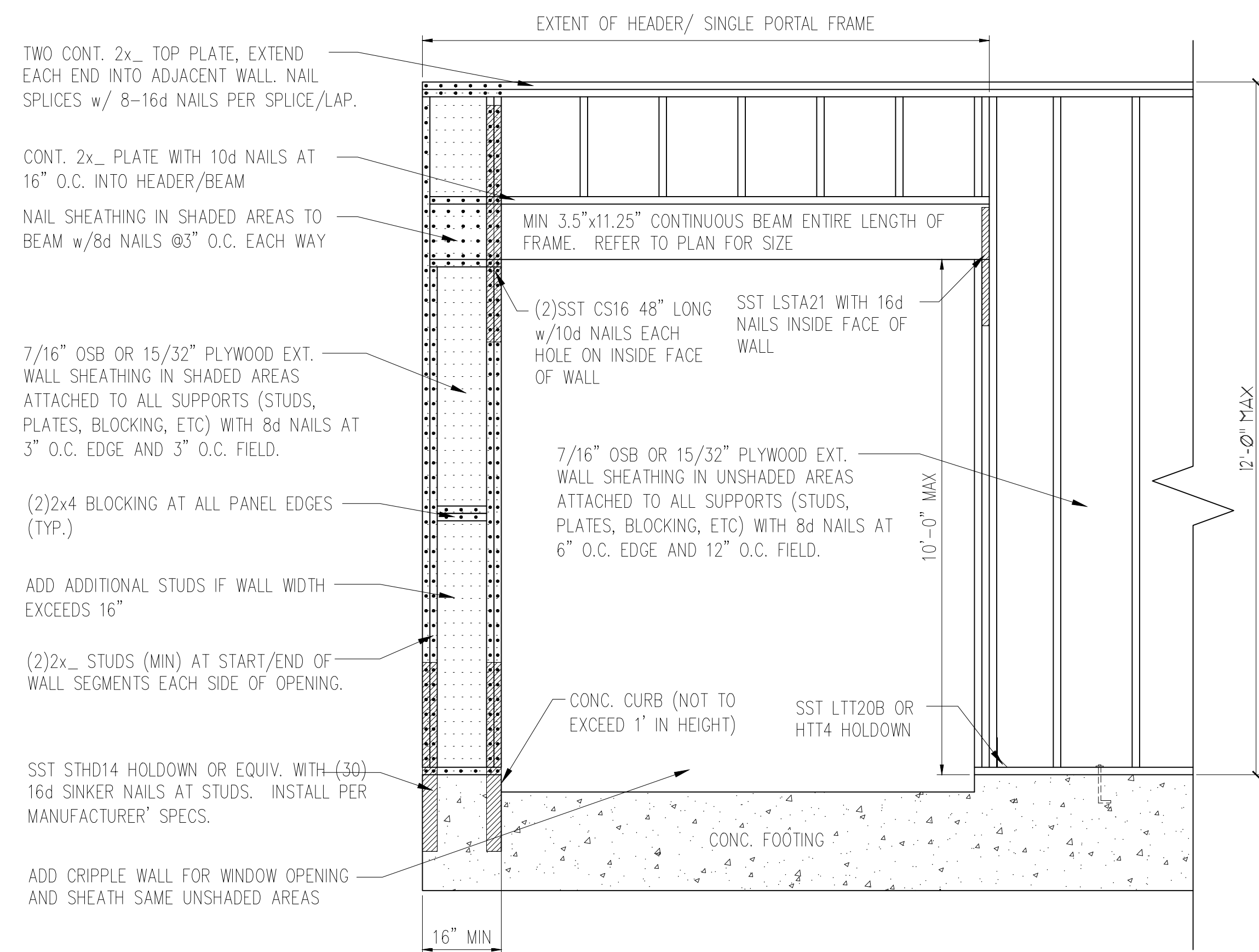
NOTES:

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

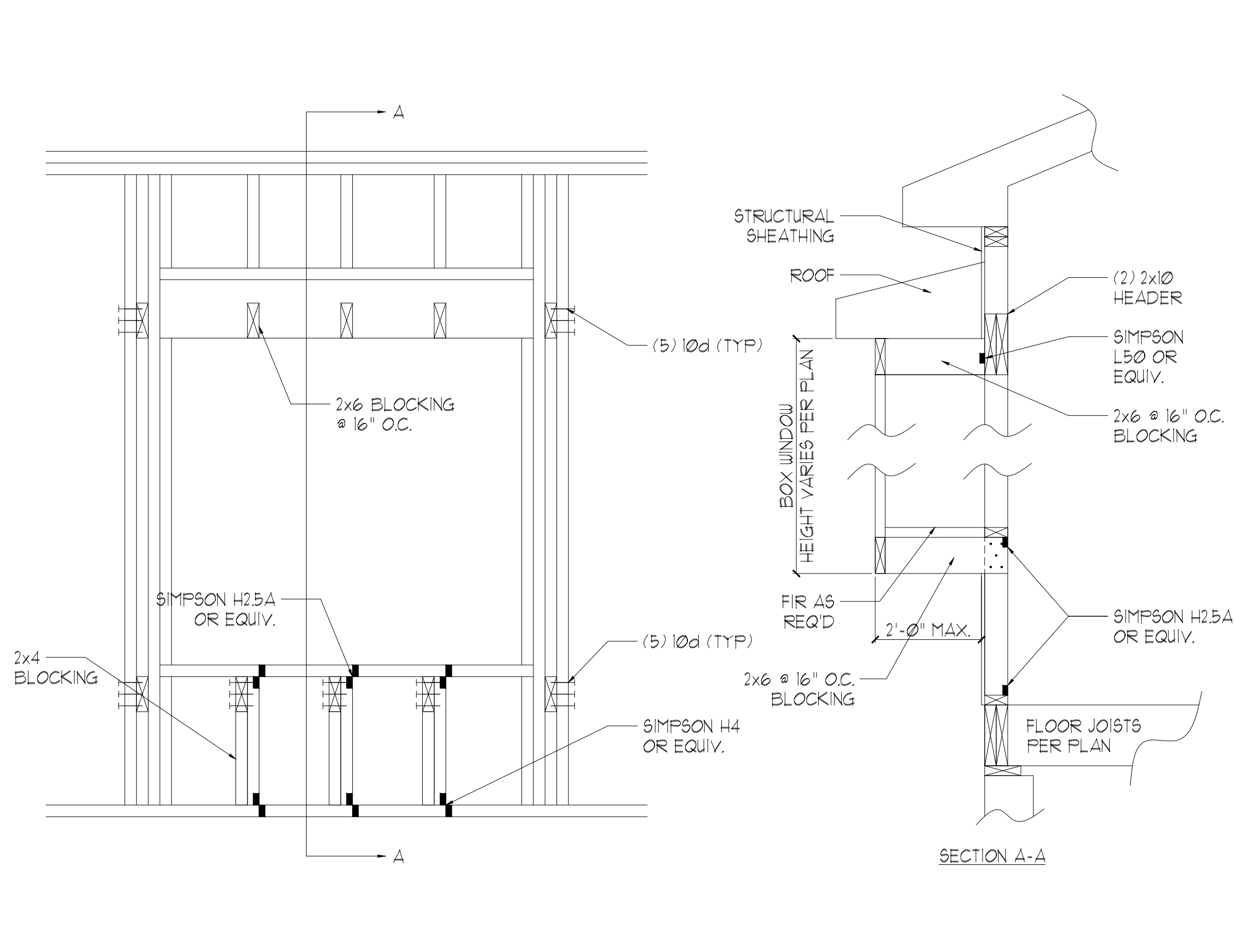
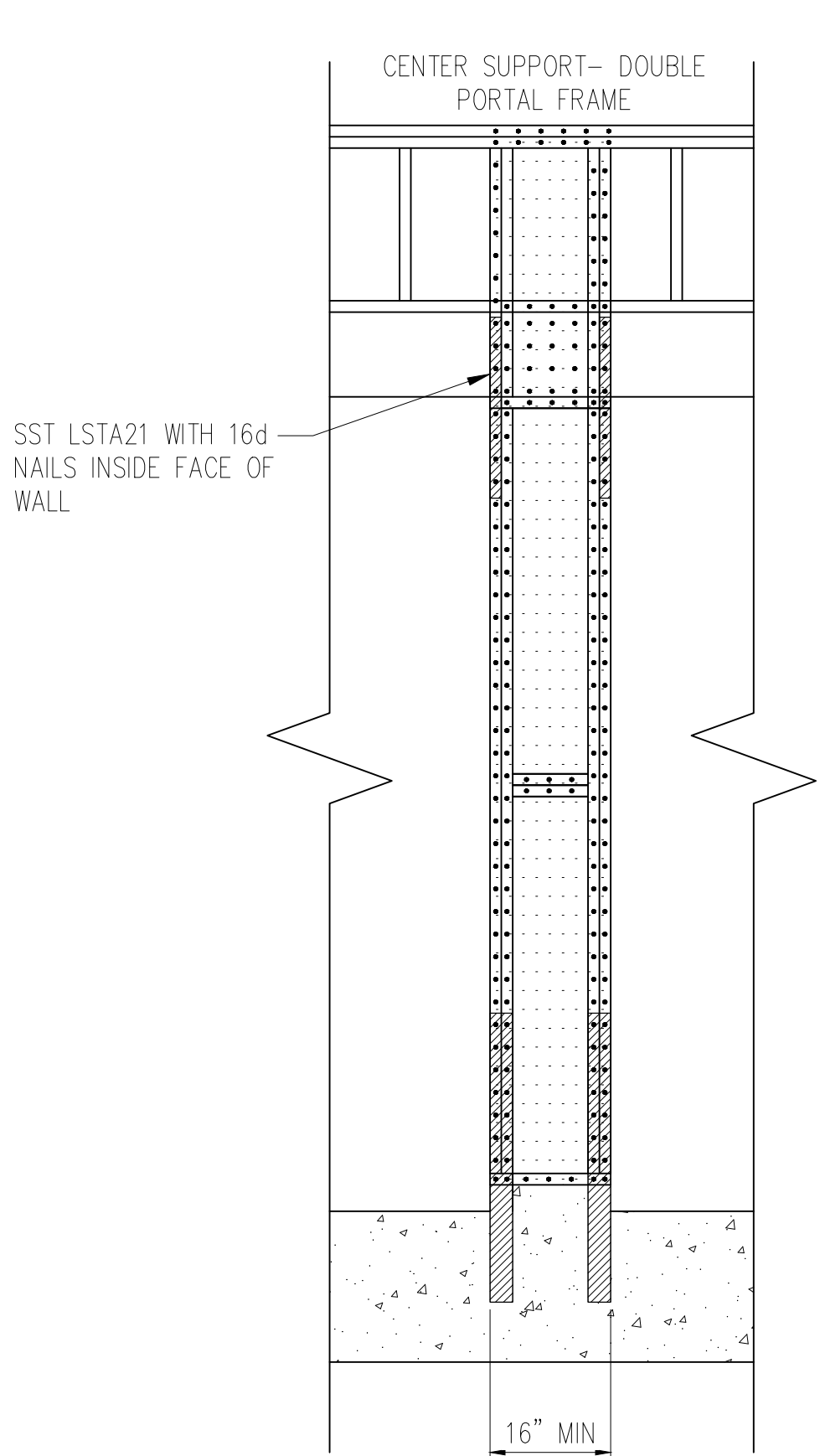


1 METHOD PF: PORTAL FRAME DETAIL  
D1f 3/8" = 1'-0"

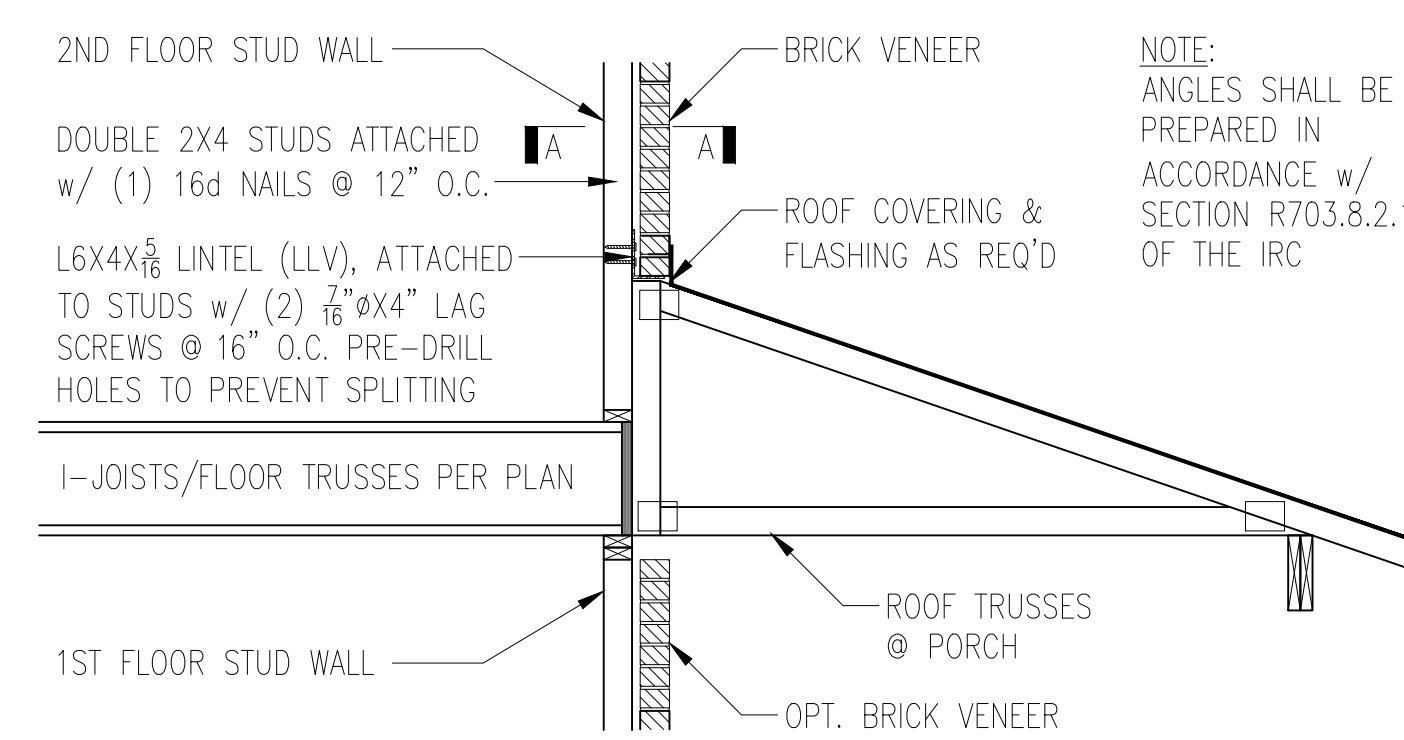




1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS  
D2f 3/4" = 1'-0"

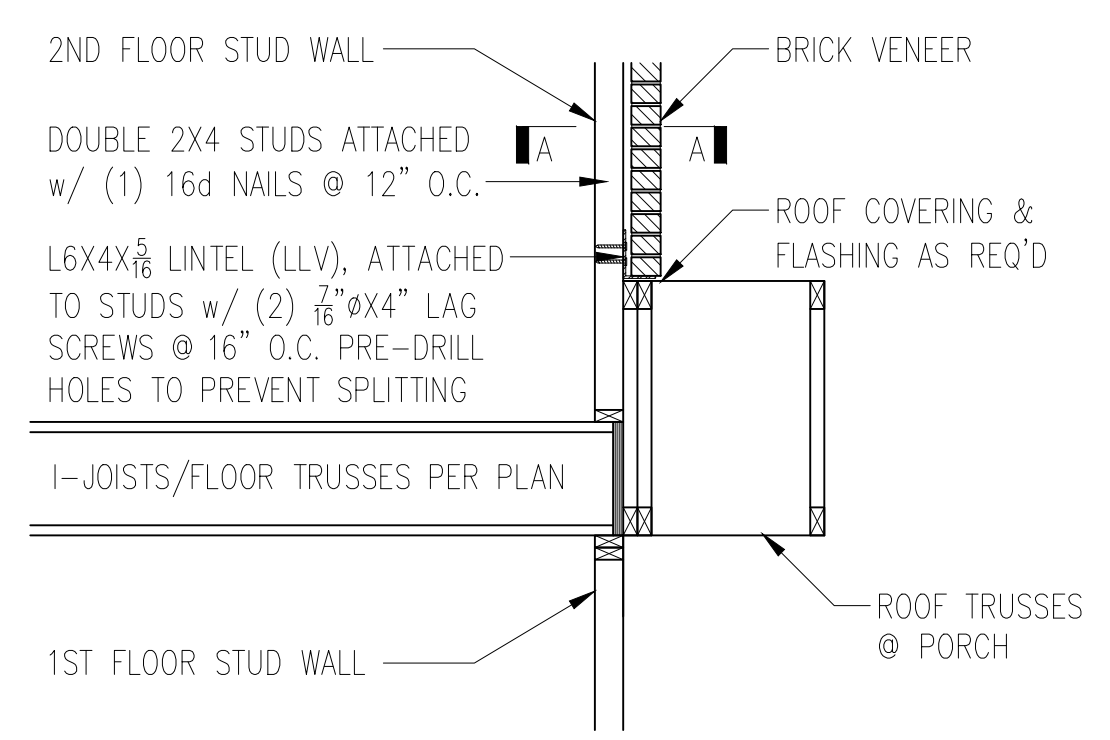


2 BOX WINDOW DETAIL  
D2f N.T.S.

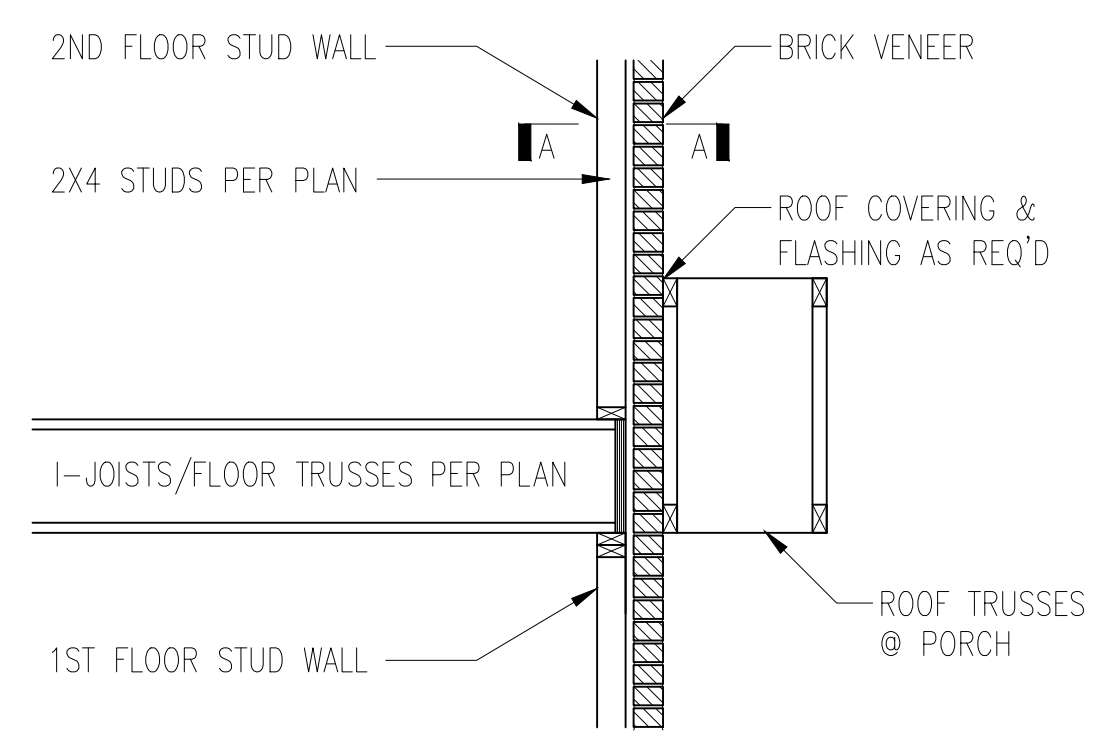


NOTE:  
ANGLES SHALL BE  
PREPARED IN  
ACCORDANCE w/  
SECTION R703.8.2.1  
OF THE IRC

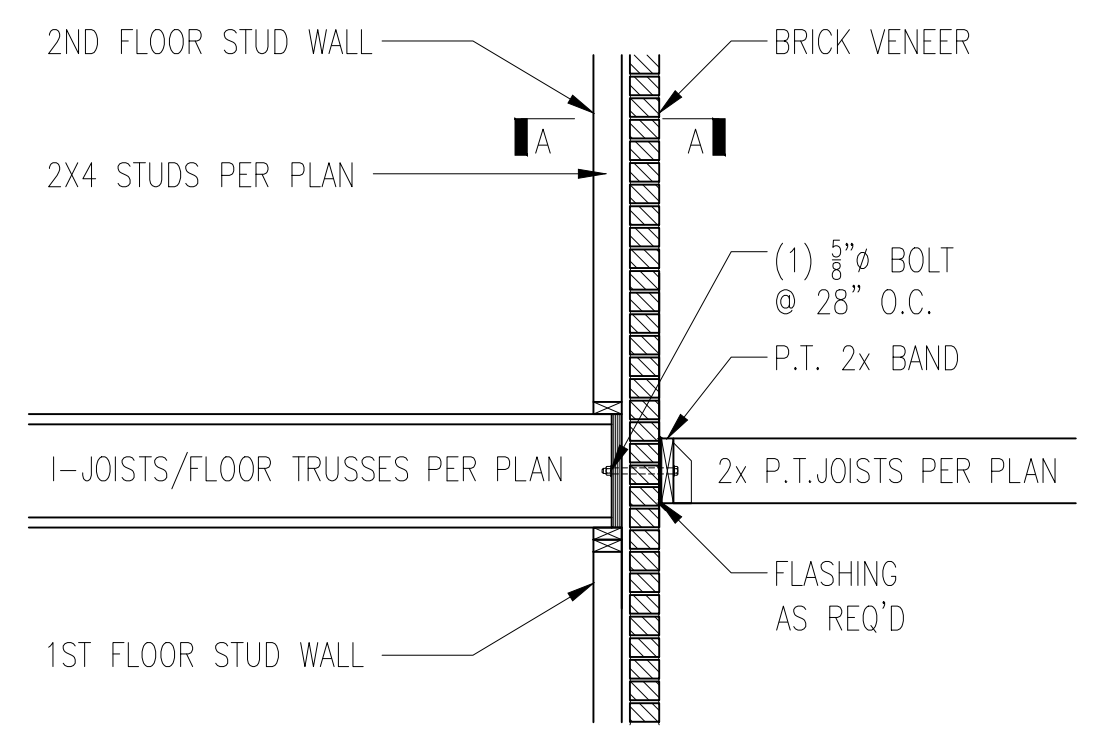
TRUSSES PERPENDICULAR TO STUD WALL



TRUSSES PARALLEL TO STUD WALL

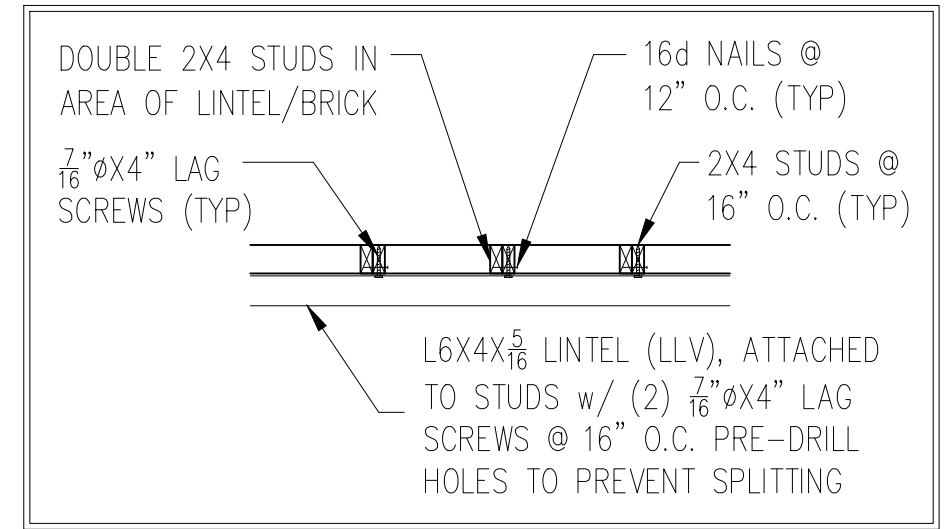


TRUSSES PARALLEL TO STUD WALL  
w/ CONTINUOUS BRICK VENEER



4 BALCONY JOIST ATTACHMENT  
D2f N.T.S.

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

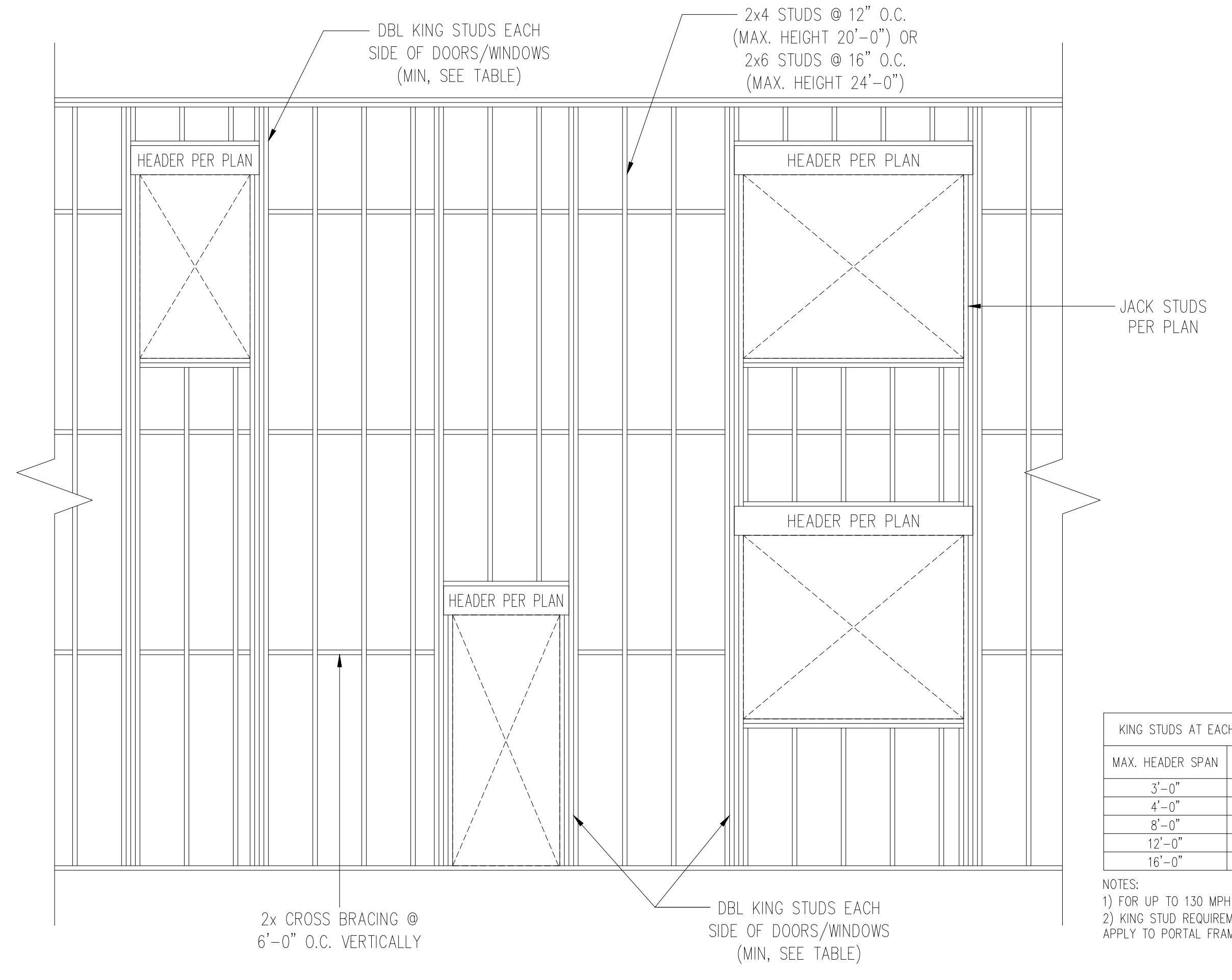
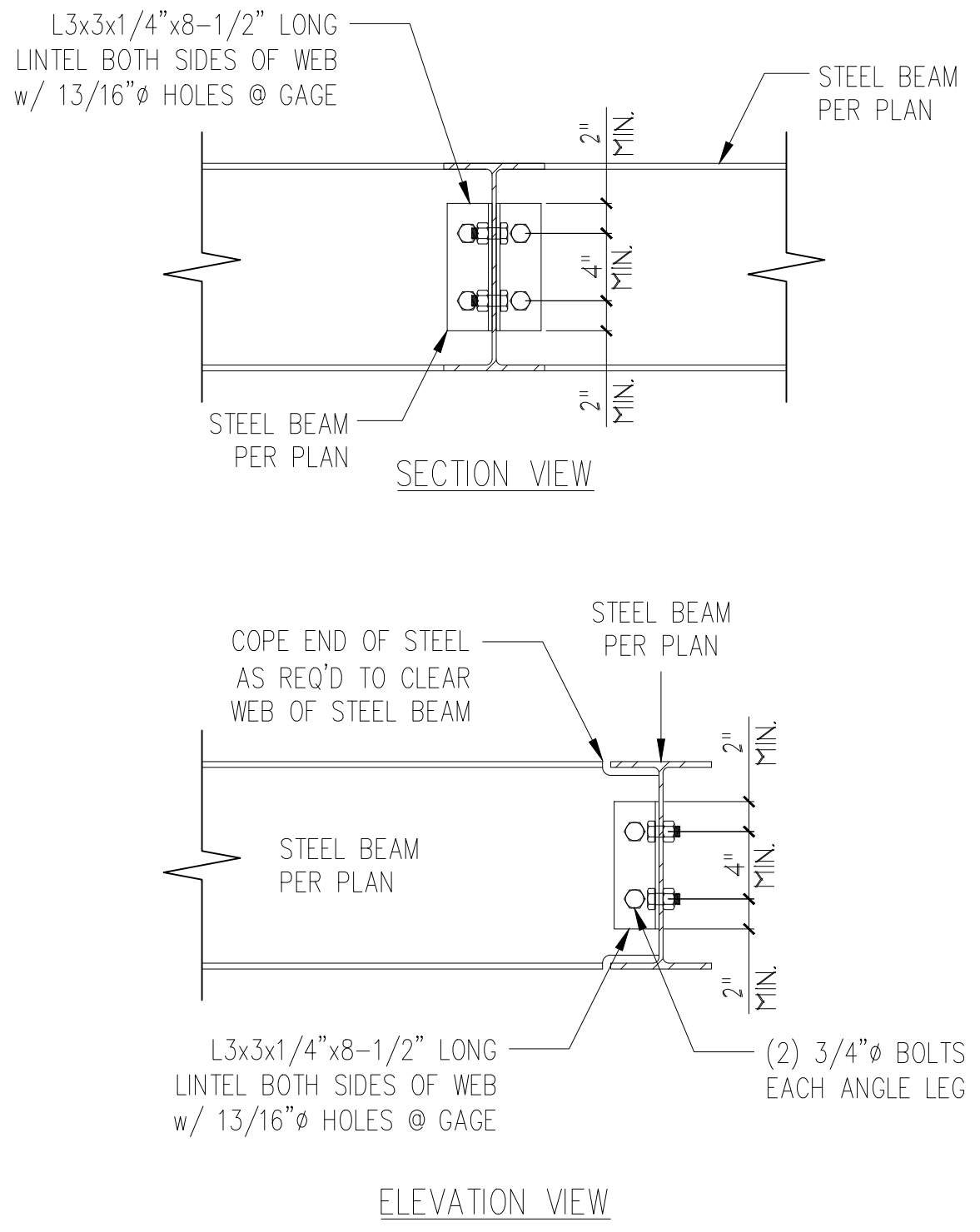
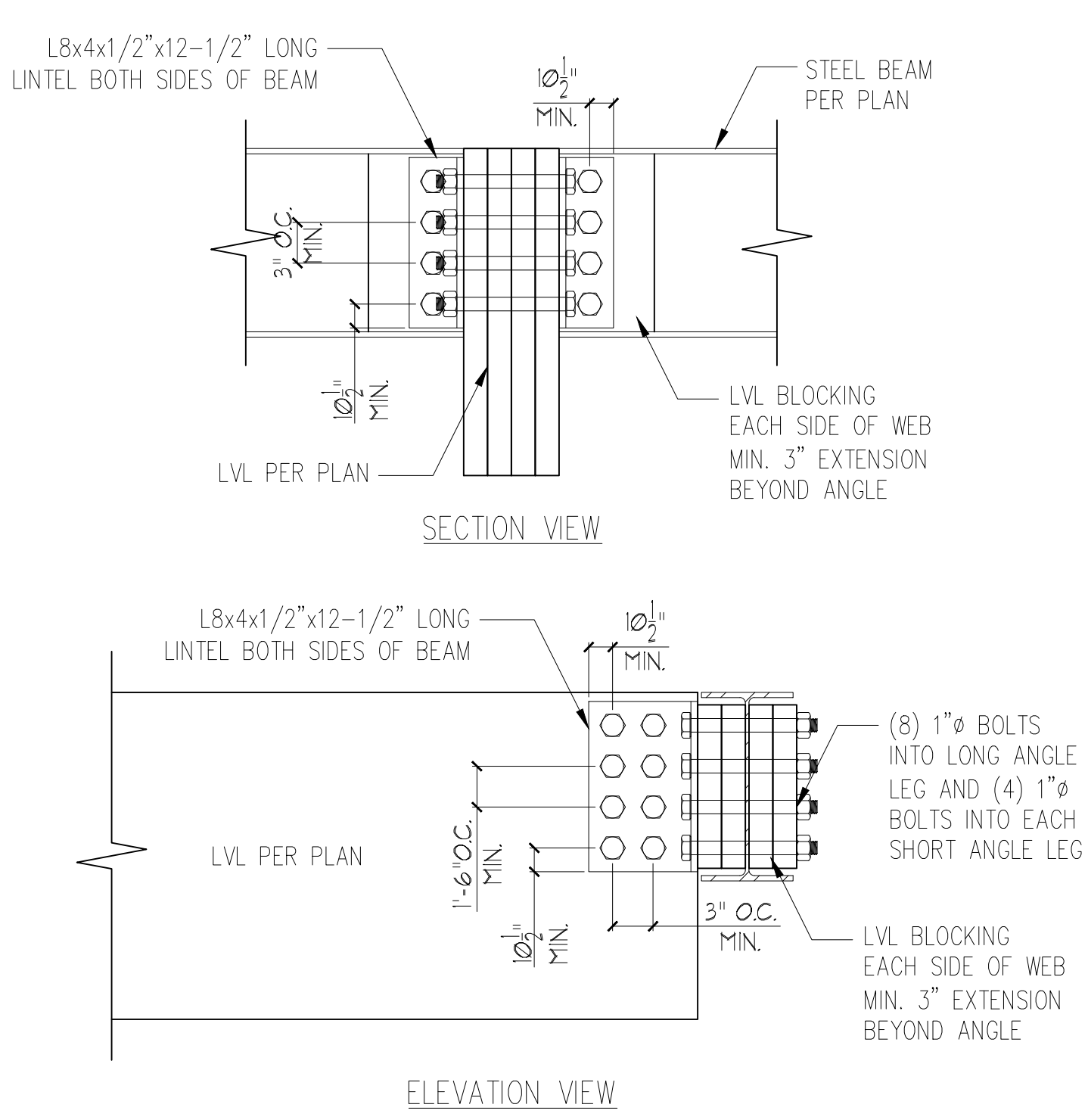
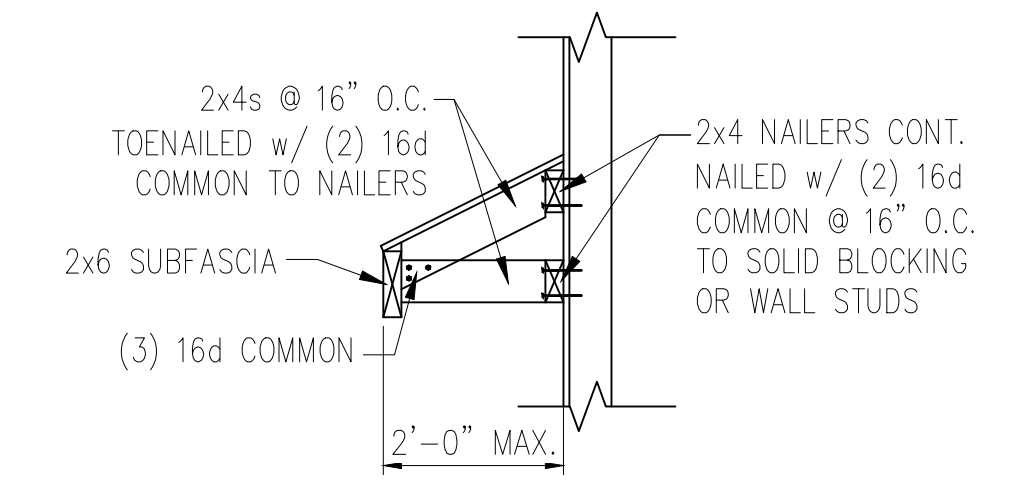
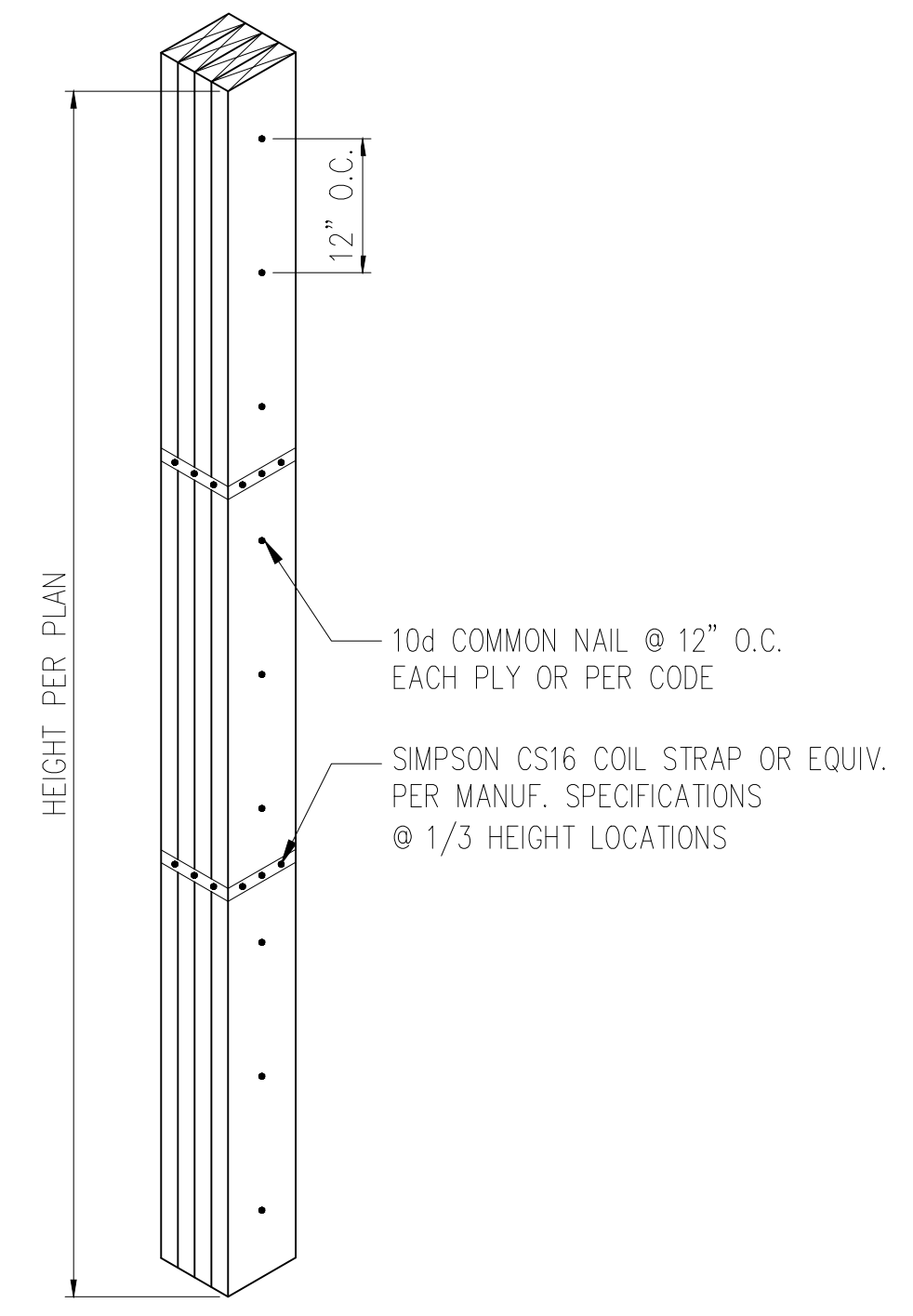
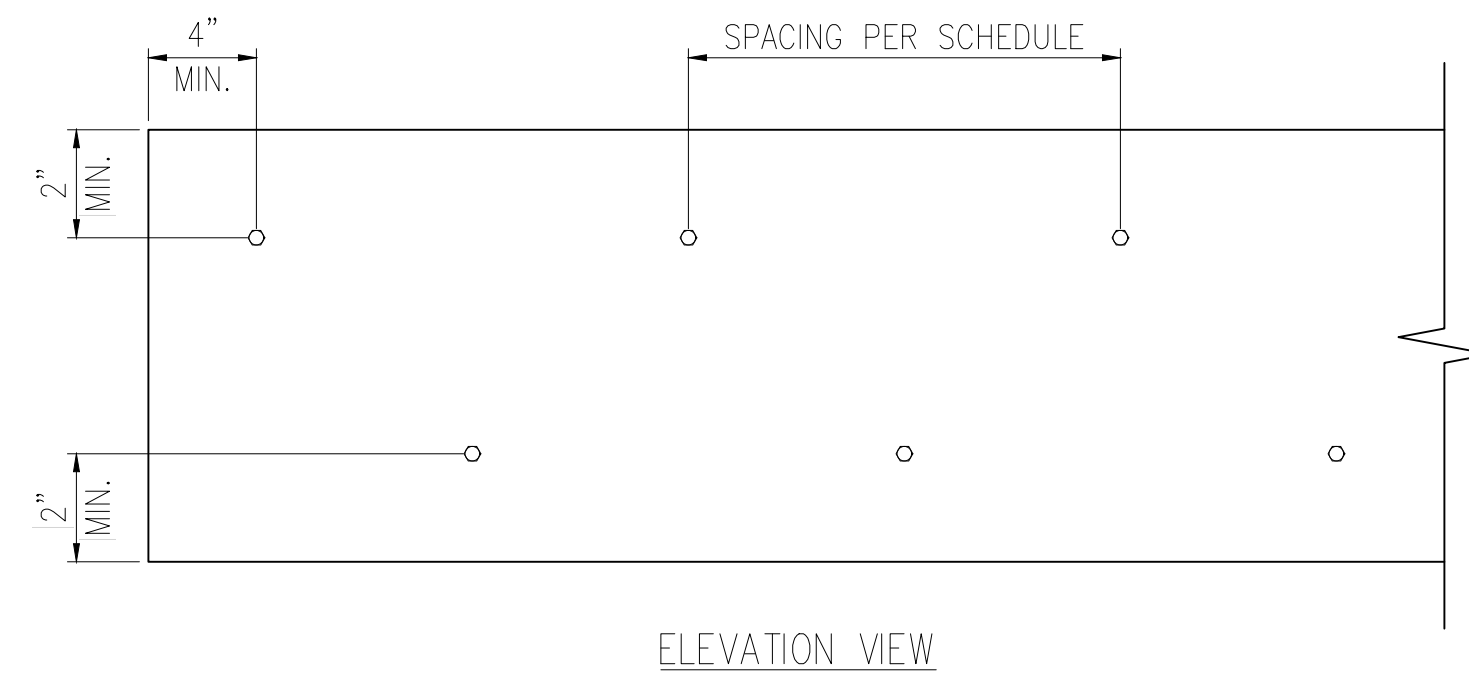


SECTION A-A  
N.T.S.

**MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS**

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

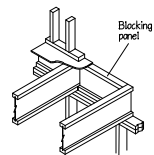
- NOTES:**
- All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
  - Minimum fastening requirements for depths less than 7 1/4" require special consideration. Please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



KING STUDS AT EACH END OF HEADERS

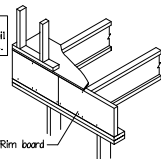
MAX. HEADER SPAN	STUDS (MIN.)
3'-0"	1
4'-0"	2
8'-0"	3
12'-0"	5
16'-0"	6

- NOTES:**
- FOR UP TO 130 MPH, EXPOSURE B
  - KING STUD REQUIREMENTS DO NOT APPLY TO PORTAL FRAMED OPENINGS



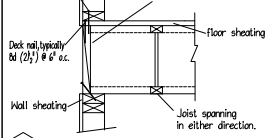
A1

Attach rim board to joist w/1-10d box nail top & bottom of joist.



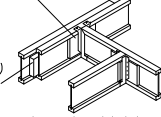
A3

Must have 1 3/4" minimum joist bearing at ends. For information on lateral load capacities refer to literature or load designer.



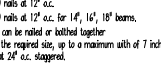
A7

Backer block: Install tight to top flange (tight to bottom flange with face mount hangers), both sides of web with single joists. Attach with 10-10d (2") box nails, clinched when possible.



H2

Filler block: Nail with 10-10d (2") box nails, clinched when possible.



L6

CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS

- LVL & PSL (1 3/4" Width Pieces)
  - Minimum of 2 rows 16d (3 1/2") nails @ 12" o.c.
  - Minimum of 3 rows 16d (3 1/2") nails @ 12" o.c. for 14", 11", 10", 8" beams.
  - Multiple pieces of LVL & PSL can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7 inches. Minimum of 2 rows 1/2" bolts @ 24" o.c. staggered.



For side-loaded multiple member beams, additional nailing or bolting may be required. See current joist literature.

ENGINEERED WOOD MATERIAL LIST

DR HORTON  
HAYDEN  
2ND FLOOR I-JOIST PLACEMENT PLAN

BASE - ALL ELEVATIONS

MARK	QTY	CUT LENGTH	DESCRIPTION
2	2	2'-0"	2" x 14" BCI 5000
3	2	3'-0"	2" x 14" BCI 5000
16	8	16'-0"	2" x 14" BCI 5000
20	20	20'-0"	2" x 14" BCI 5000
21	6	21'-0"	2" x 14" BCI 5000
39	11	39'-0"	2" x 14" BCI 5000 (Total 1098')

BEAMS AND HEADERS

LVL1	4	20'-0"	1 3/4" x 14" LVL 2.0E (Flush)
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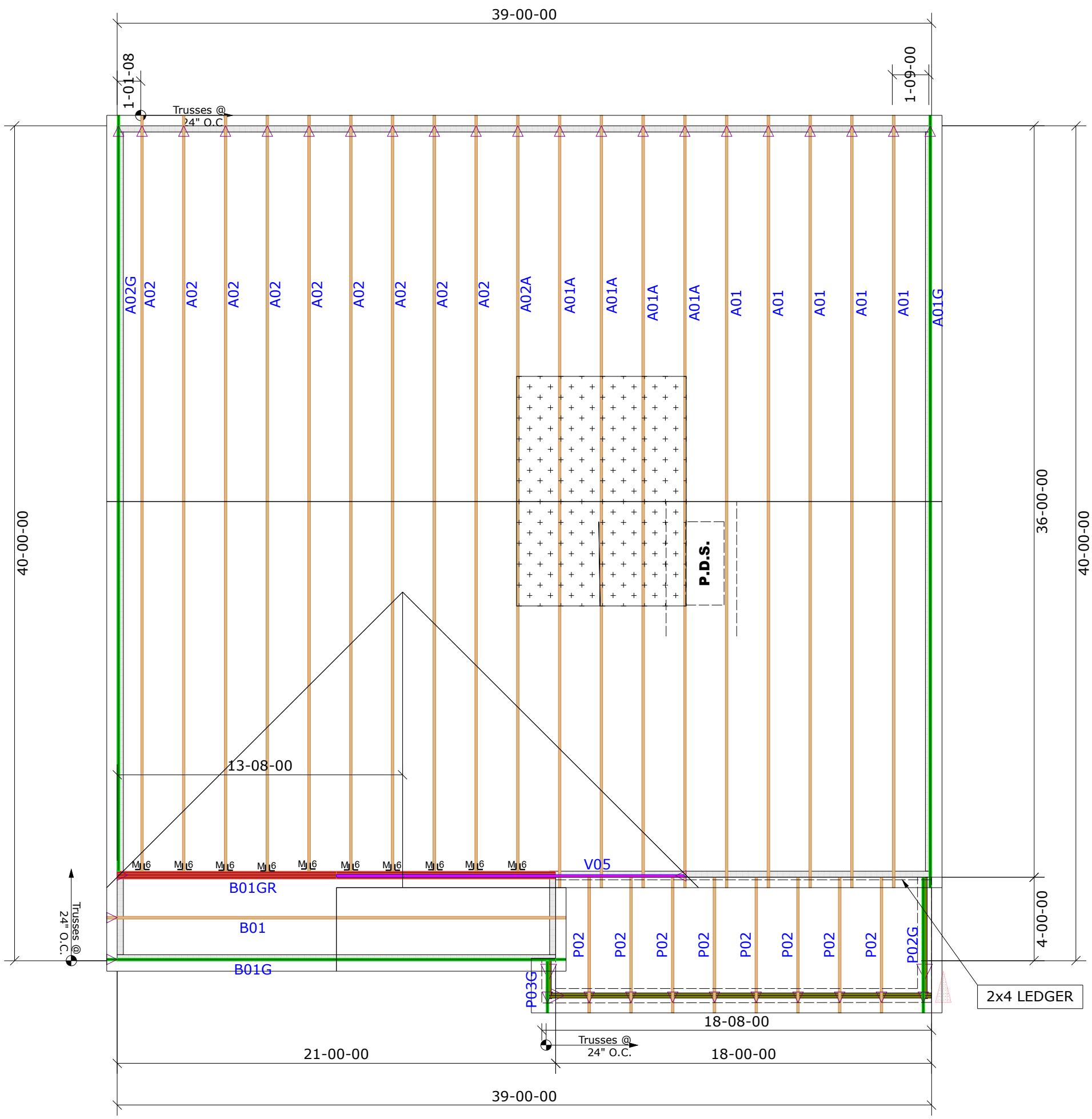
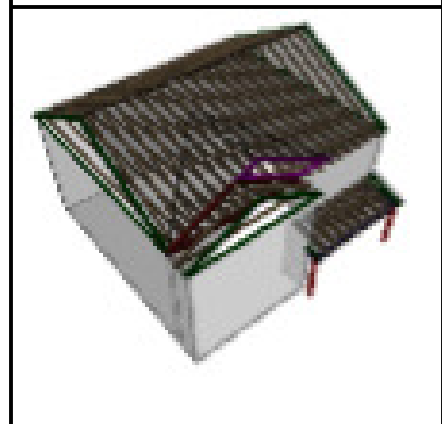
ACCESSORIES & OTHER MATERIALS (Simpson Hangers)

ITEM	QTY	UNIT	DESCRIPTION
14" Rim	177	LF	1 1/2" x 14" Rim 15 pcs@12' or 12 pcs@16'
BP	6	1'-5 1/8"	14" Blocking Panel (Total 12')
H4c	3	PCS	M1U4.28/14 Double Face Mint Hanger
H3c	12	PCS	IUS2.06/14 Single Face Mint Hanger
BCLAYOUT	1	PCS	BCI Placement Layout
BCGUIDE	1	PCS	BCI Installation Guide

SEE MATERIAL LIST FOR DEPTH, SERIES & LENGTH  
 INDICATED I-JOIST  
 INDICATED TIMBERSTRAND HGR. LVL  
 INDICATED FLOOR-LVL LVL  
 INDICATED PARALLEL PCL  
 INDICATED BCI LVL  
 INDICATED BCI LVL  
 INDICATED A SECTION FROM THE INSTALLATION GUIDE SHEET IS ALSO SHOWN ON THIS SHEET  
 LVL & PSL: LOAD BEARING WALL ABOVE  
 BCI: BEAM BY CHAINS  
 EXTRA JOIST: ADDED EXTRA JOIST (1) UNDER WALL DOUBLE JOIST (2)  
 FLOOR ABOVE (2)  
 LVL: LVL BEARING WALL  
 1" OR 1 1/2" OR 1 3/4" OR 2" OR 2 1/2" OR 3" OR 4" OR 6" OR 8" OR 10" OR 12" OR 14" OR 16" OR 18" OR 20" OR 22" OR 24" OR 26" OR 28" OR 30" OR 32" OR 34" OR 36" OR 38" OR 40" OR 42" OR 44" OR 46" OR 48" OR 50" OR 52" OR 54" OR 56" OR 58" OR 60" OR 62" OR 64" OR 66" OR 68" OR 70" OR 72" OR 74" OR 76" OR 78" OR 80" OR 82" OR 84" OR 86" OR 88" OR 90" OR 92" OR 94" OR 96" OR 98" OR 100" OR 102" OR 104" OR 106" OR 108" OR 110" OR 112" OR 114" OR 116" OR 118" OR 120" OR 122" OR 124" OR 126" OR 128" OR 130" OR 132" OR 134" OR 136" OR 138" OR 140" OR 142" OR 144" OR 146" OR 148" OR 150" OR 152" OR 154" OR 156" OR 158" OR 160" OR 162" OR 164" OR 166" OR 168" OR 170" OR 172" OR 174" OR 176" OR 178" OR 180" OR 182" OR 184" OR 186" OR 188" OR 190" OR 192" OR 194" OR 196" OR 198" OR 200" OR 202" OR 204" OR 206" OR 208" OR 210" OR 212" OR 214" OR 216" OR 218" OR 220" OR 222" OR 224" OR 226" OR 228" OR 230" OR 232" OR 234" OR 236" OR 238" OR 240" OR 242" OR 244" OR 246" OR 248" OR 250" OR 252" OR 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**General Notes:**  
 - Per ANSI/TPI 1-2002 all " Truss to Wall" connections are the responsibility of the Building Designer, not the Truss Manufacturer.  
 - Dimensions are Feet-Inches- Sixteenths.  
 - Trusses are to be 24" o.c. unless noted otherwise (U.N.O.)  
 - Trusses are not designed to support brick U.N.O.  
 - Do not cut or modify trusses without first contacting Builders FirstSource.  
 - Immediately contact Builders FirstSource if trusses are damaged.  
**Connection Notes:**  
 - All hangers are to be Simpson or equivalent U.N.O.  
 - Use Manufacturer's specifications for all hanger connections U.N.O.  
 - Use 10d x 1 1/2" Nails in hanger connections to single ply roof girder trusses.  
**Floor notes:**  
 - Shift truss as required to avoid plumbing traps.  
 - Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation  
**Dimension Notes:**  
 - Drawing not to scale. Do not scale dimensions

◁ ▷ ▽ ▷ LEFT END OF TRUSS AS SHOWN ON TRUSS DETAIL DRAWINGS ARE INDICATED BY TRIANGLE ICONS.



HANGER LIST		ALL TIE DOWNS H10A UNLESS NOTED	
10	HTU26	M <sub>16</sub>	<b>SPECIAL ITEMS LIST</b>
<b>MISC MATERIAL</b>			
DR HORTON			
HAYDEN		ELEV:	K
TIM CURRIN ROAD			
HARNETT		NC	LOT: 12
<b>APPWRIGHT #</b>			
<ul style="list-style-type: none"> <li>[OPTION 1]</li> <li>[OPTION 2]</li> <li>[OPTION 3]</li> </ul>		CODE:	IRC 2015
<b>LOADING:</b>			
		T.C.L.L.	40 PSF
DESIGNED BY:	HYS	T.C.D.L.	10 PSF
LAYOUT:	---	B.C.L.L.	0 PSF
L/O DATE:	6/6/2023	B.C.D.L.	5 PSF
<b>REVISION HISTORY</b>			
REV1:	XX/XX/XX	M.P.H.	120 MPH
REV2:	XX/XX/XX	EXPOSURE CATEGORY	
REV3:	XX/XX/XX	B (WOODED AREAS/OTHERS)	
PICK TICKET:	---	JOB NO:	---
SALES NO:	---	ACCT NO:	---

HATCH LEGEND	
	ATTIC ROOM
	VOLUME CEILING
	STICK FRAMING