"Attachment B"

# Evans Road PUD Assembly

PD PLAN

APEX, NORTH CAROLINA

Submitted: May 3, 2021

Resubmittal: July 9, 2021

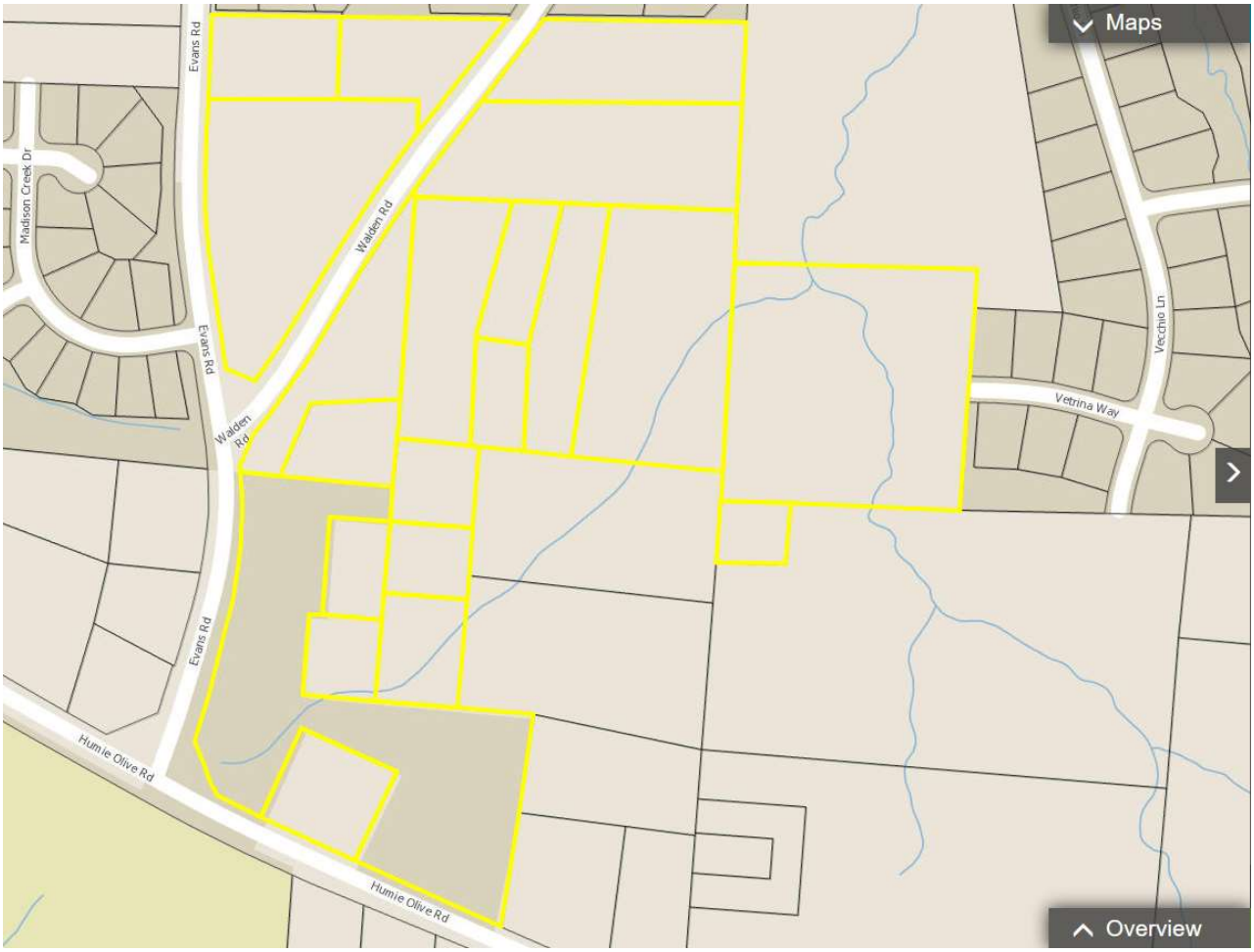
PREPARED BY:

MORNINGSTAR LAW GROUP

PEAK Engineering & Design

## Section 1: Table of Contents – PUD Text

## Section 2: Vicinity Map




The Evans Road PUD is located in the Town of Apex, northeast of the intersection of Evans Road and Humie Olive Road. The Assembly is surrounded on three sides by residential communities built in the last seven years. To the north is the Manors at Bella Casa, to the west is the Madison community, and the Verona at Bella Casa community is east of the project area. Directly south is Humie Olive Road, and across Humie Olive Road are the Apex Friendship schools. Walden Road runs through the subject property. Development of the proposed community will realign Walden Road and make a more sensible east-west connection from Evans Road to Vecchio Lane aligned with Madison Creek Drive.

## Section 3: Project Data

### A. Name of Project:

Evans Road PUD

### B. Property Owners:

**MCWILL, LLC**
15711 Verdura Ave
Paramount, CA 90723

**Horton, Dione & Robert**
P.O. Box 6
Apex, NC 27502

**Sam Walden Heirs**
36 Snowflower Lane
Willingboro, NJ 08046

**Shirley Lynn Heirs**
3317 Lorena Lynn Ct
Fuquay Varina, NC 27526

**Sam Walden Heirs**
1305 S. Paxon Street
Philadelphia, PA 19143

**Joseph Paul Page Heirs**
1994 Flint Hill Drive
Lawrenceville, GA 30044

**Joseph B. Shaw Heirs**
3747 Corbett Road
Mebane, NC 27302

**Joyner, Kenneth & Sharon**
2909 Walden Road
Apex, NC 27502

**Ivory Lee Harris Heirs**
655 Enterprise Dr Apt 137
Rohnert Park, C 94928

**Evans, Almie Linwood**
1609 N. Myrtle Ave
Clearwater, FL 33755

**Thorpe, Kevin T. & Powell, Lathan**
2308 Narrawood Street
Raleigh, NC 27614

**Williams, John & Robin**
2917 Walden Road
Apex, NC 27502

**Allison, Ronald & Margaret**
3305 Evans Road
Apex, NC 27502

**Harris, Willie Larry Sr.**
2929 Evans Road
Apex, NC 27502

**Harris, Jo Ella W.**
2909 Evans Road
Apex, NC 27502

**Prepared By:**
Nil Ghosh, Associate
Morningstar Law Group
421 Fayetteville St | Ste 530
Raleigh, NC 27601

### C. Current Zoning Designation:

Rural Residential (RR)

### D. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

### E. Current 2045 Land Use Map Designation:

Medium Density Residential (3-7 units/acre); and
Medium/High Density Residential (7-14 units/acre)

### F. Proposed Use

Up to 115 dwelling units and associated open space, recreational amenities, and infrastructure.

### G. Size of Project

34.573 Acres (including 1.623 acres of right-of-way)

## Section 4: Purpose Statement

The Evans Road PUD development will be a residential community with both single-family detached and townhome units. The maximum building height shall be forty feet (40') measured to the top of any pitched roof. For a site adjacent to existing single-family homes, across the street from public schools, and adjacent to a planned Neighborhood Mixed Use Center and Office corridor, the mixed housing type residential development is intended to provide a transition between the more intense and non-residential developments existing or planned south along Humie Olive and the existing single-family residential communities to the north.

A thirty-foot streetscape shall be established along the right-of-way for Humie Olive Road (a thoroughfare) and a thirty-foot streetscape shall be established along the right-of-way for Evans Road (a minor collector). A twenty-foot buffer shall be established around the remaining perimeter of the project.

This concept is consistent with the Town's stated PUD goals to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. More specifically, this plan will:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing environmentally sensitive areas.
- Provide for site specific and appropriate stormwater controls that exceed the requirements of the UDO.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Offer medium to medium-high density housing near a planned Neighborhood Mixed Use Center where there are not many options for the same.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability, and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas.

Site-specific standards and conditions of this PUD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in UDO Section 2.3.3, *Conditional Zoning Districts* and UDO Section 2.3.4.F.1, *Planned Unit Development (PUD-CZ) District*. The proposed PUD will provide a development density that is consistent with principles found throughout the Advance Apex 2045 Comprehensive Plan.

## Section 5: Permitted Uses

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply. The development will only include residential and supporting uses. Specifically, the permitted uses include:

- Single-family
- Townhouse
- Accessory Apartment
- Greenway
- Recreation facility, private
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall apply:

A. A maximum of 115 residential units shall be permitted upon the property. No more than 50 Townhouse units shall be allowed on the property.
B. All buildings constructed on the property shall provide solar conduit for the installation of rooftop solar panels.
C. Signage or informational brochures shall be provided by any homeowner's association regarding the need to eliminate fertilizer near SCMs.
D. Developer shall install pollinator-friendly flora within SCM Planting areas.
E. Plantings within perimeter buffers and along streetscapes shall be approved native species as listed in the Apex Design & Development Manual.
F. Sod used within perimeter buffers, SCMs, and along streets shall not be fescue grasses.
G. Developer shall apply for Energy Star or other energy efficiency rating for all newly constructed homes on the property.
H. Developer shall install at least three (3) pet waste stations within the community.
I. SCMs shall not be located within State dictated stream buffers without the approval of a Town of Apex No Practical Alternatives (NPA) finding.
J. Prior to final plat approval, developer shall make a one-time donation to the Apex Affordable Housing Fund in an amount equal to $215.00 per residential lot on the final plat.
K. A minimum of 25% of the single-family detached homes shall provide the primary bedroom on the main floor.
L. A minimum of 10% of the townhome units shall be 15% narrower than the average width of the other townhome units.
M. Each play lawn shall include an historical marker with information about the Friendship area. The developer will work with the Town of Apex and the historical owners of the property to determine the content of each historical marker.
N. To demonstrate the project's commitment to preserving and re-establishing tree canopy in our region, the developer seeks to replant and restore existing tree canopy that is removed from those portions of the property that are anticipate to contain single family and townhome lots. Prior to recording the first subdivision plat for the property, the developer will provide a donation of $7,350 to a local non-profit organization with a mission towards tree preservation and replacement.

## Section 6: Proposed Design Controls

**A. Maximum Non-Residential Densities (SF per non-residential use)** This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

**B. Residential Densities and Design Controls**

**Density** - The overall gross density shall not exceed 6.0 units per acre.
**Design Controls** – Dimensional standards below shall apply to all residential uses, and at a minimum, will comply with the following:

| | |
|---|---|
| Maximum Density: | 6.0 Units/Acre (includes RCA and rights-of-way) |
| Maximum Number of Units: | 115 |
| Maximum Built-Upon Area: | 60% |
| Minimum Lot Size: | n/a |
| Minimum Lot Width: | 50 feet for single-family detached<br>22 feet for townhouse |
| Maximum Building Height: | 40 feet, no more than 3 stories |

*Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.*

Minimum Building Setbacks:

| | Single Family (feet) | Townhouse (feet) |
|---|---|---|
| **Front** | 10 | 10 |
| **Front (garage)** | 20 | 20 |
| **Side** | 5 | 0 |
| **Rear** | 10 | 10 |
| **Building** | 10 | 10 |

Minimum Buffer/RCA Setbacks: 10 feet for Buildings
5 feet for Parking Areas

**C. Buffers**

Perimeter Buffers

| | |
|---|---|
| Northern boundary (Bella Casa): | 20-foot Type B |
| Southern boundary (Humie Olive Road): | 30-foot Type B |
| Western boundary (Evans Road): | 30-foot Type B |
| Eastern boundary (Bella Casa and residential uses) | 20-foot Type B |
| Adjacent to REID 0103305 (Stewarts Cemetery) | 10-foot Type B |

*Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.*

Thoroughfare and Collector Street Buffers

As depicted on the PD Plan, a 30’ Type B Buffer shall be established along Humie Olive Road and a 30’ Type B buffer shall be established along Evans Road.

## Section 7: Proposed Architectural Controls

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Master Subdivision submittal. The following conditions shall apply:

Townhomes:

A. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
B. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
C. Garage doors must have windows, decorative details, or carriage-style adornments on them.
D. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
E. The garage cannot protrude more than 1 foot out from the front façade or front porch.
F. Front facades shall have horizontal relief achieved using recesses and projections.
G. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
H. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
I. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Bay windows
    - Recessed windows
    - Decorative windows
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick or stone
    - Decorative trim
    - Decorative shakes
    - Decorative air vents on gables
    - Decorative cornice
    - Column on gable
    - Portico
    - Balcony
    - Dormer
    - Decorative gable

Single-Family

A. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
B. The garage shall not protrude more than 1 foot out from the front façade and front porch.
C. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
D. Eaves shall project at least 12 inches from the wall of the structure.
E. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
F. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
G. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
H. Front porches shall be a minimum of 6 feet deep.
I. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

- Bay windows
- Recessed windows
- Decorative windows
- Trim around the windows
- Wrap around porch or side porch
- Two or more building materials
- Decorative brick or stone
- Decorative trim
- Decorative shakes
- Decorative air vents on gables
- Decorative cornice
- Column on gable
- Portico
- Balcony
- Dormer
- Decorative gable

## Section 8: Parking and Loading

Parking for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.3, Off-Street Parking and Loading.

## Section 9: Signage

All signage for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.7, *Signs*.

## Section 10: Natural Resource and Environmental Data

### A. River Basins and Watershed Protection Overlay Districts

The project is located within the Jordan Lake Watershed, which is within the Cape Fear River Basin. While the site is within the Primary Watershed Protection Overlay District, it does not contain any FEMA designated 100-year floodplain.

**B. Resource Conservation Areas (RCA) – Required and Provided**
This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The Site is located on the west side of the 540 corridor and therefore is required to preserve a minimum of 30% Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided include stormwater management areas, perimeter buffers, play lawns, and greenway trails within the walkable community.

**C. Historic structures**
Based upon the information contained within the North Carolina State Historic Preservation Office website, there are no historic structures present within the project boundary.

## Section 11: Stormwater Management

The Evans Road PUD Assembly shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO, such that post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

## Section 12: Parks and Recreation

The Parks, Recreation and Cultural Resources Advisory Commission reviewed the project on June 30, 2021 and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation is based on the 2021-2022 rates and proposed maximum lot count provided:

| | |
|---|---|
| Single Family detached Units: | $3,495.24 x 65 = $227,190.60 |
| Single Family attached Units: | $2,354.05 x 50 = $117,702.50 |
| Total residential fee in lieu per current unit count: | $344,893.10 |

(final PRCR amount will be coordinated with staff during Master Subdivision Plan and Construction Document reviews)

Per Article 14, of the UDO credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction. The greenway shall be completed prior to 25% of the total units for the project receiving building permits.

## Section 13: Public Facilities

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

- **General Roadway Infrastructure**
  Developer shall provide minimum frontage widening based on ½ of the ultimate cross section as shown on the adopted Transportation Plan in effect at time of Master Subdivision Plan submittal. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site.
  Refer to the concept plan of the PUD plan for proposed access points, stub street extensions, and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Master Subdivision Plan review and approval.

- **Transportation Improvements**
  Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the TIA and staff review, the following traffic improvements are proposed for this development:

  <u>Evans Road</u>
  The Developer shall widen Evans Road along the project frontage as development occurs based upon a minimum 35-foot curb and gutter roadway section with a 5-foot sidewalk and dedication based upon a 60-foot right-of-way.

  <u>Humie Olive Road</u>
  The Developer shall widen Humie Olive Road along the project frontage as development occurs based upon a minimum 41-foot curb and gutter roadway section with 10-foot side path and dedication based upon an 80-foot right-of-way.

  <u>Evans Road and Madison Creek Drive at Site Drive 1</u>
  - The Developer shall construct one (1) full-access point to Evans Road aligned with the existing Madison Creek Drive.
  - Construct westbound approach with one (1) ingress lane and one (1) egress lane.
  - Provide stop control for the westbound approach.

Humie Olive Road at Site Drive 2

- The Developer shall construct one (1) right-in/right-out access point to Humie Olive Road located approximately 450-feet east of Evans Road.
- Construct southbound approach, striped as a right-in/right-out with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Construct a monolithic concrete median on Humie Olive Road to prohibit left-turn movements.

Humie Olive Road and Evans Road

- Provide pedestrian accommodations across the north and east legs of the intersection, with crosswalks and traffic signal modifications including push buttons and crosswalk indicators to accommodate new pedestrian phases.

- **Wayfinding Improvements**
  Wayfinding measures at the site shall be provided to facilitate the movement of vehicles and pedestrians to and within the development.

- **Water and Sanitary Sewer**
  All lots within the project will be served by the Town of Apex water and sanitary sewer facilities. The utility design will be finalized at the time of Master Subdivision Plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference.

- **Other Utilities**
  Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

## Section 14: Phasing Plan

This PUD may be completed in up to three (3) phases, with construction anticipated to begin in 2022. Project phasing will be planned to ensure the points of access, RCA, stormwater controls and other design standards are met in accordance with the UDO. A final phasing plan will be incorporated within the Master Subdivision Plans (MSP) for review and approval through the Technical Review Committee.

## Section 15: Consistency with the 2045 Land Use Map

Based upon discussions with Town staff through the Technical Review Committee pre-application and zoning review processes, the proposed land use is consistent with the Town's 2045 Land Use Map.

## Section 16: Compliance with the UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined within this document. The project includes two deviations:

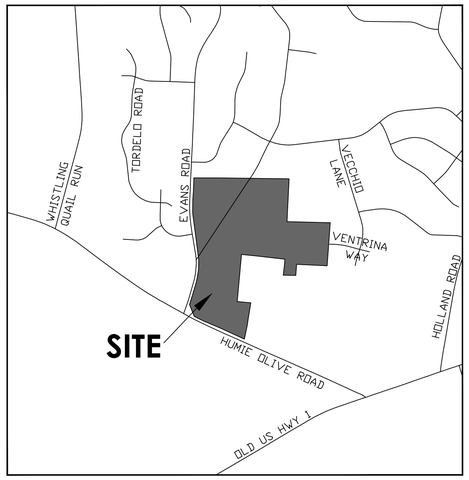
1. Deviation from the 5% RCA mass grading penalty as outlined in Section 7.2.5 of the Town of Apex UDO; and
2. Reduction in the buffer adjacent to Stewarts Cemetery (REID 0103305)

## Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan

Master Subdivision Plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time of the Master Subdivision Plan approval as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan.

# EVANS ROAD PUD ASSEMBLY

## PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING
## EVANS ROAD @ HUMIE OLIVE ROAD
## APEX, NORTH CAROLINA
## PROJECT NUMBER: 200304
## MAY 3, 2021




VICINITY MAP
NOT TO SCALE


AERIAL MAP
NOT TO SCALE

### SITE INFORMATION:

| Property Owner/Site Address | PIN | REID | Map Number | Deeded Acreage | Deed Book/Plat Book & Page |
|---|---|---|---|---|---|
| KEVIN T THORPE<br>7628 HUMIE OLIVE RD<br>APEX, NC 27502 | 0721-80-1110 | 70642 | 072104 | 0.999 | DB 7710, PG 949 |
| MCWILL LLC<br>3029 EVANS RD<br>APEX, NC 27502 | 0721-80-3174 | 43207 | 072104 | 6.243 | DB 15964, PG 879 |
| DIONE HORTON<br>3033 EVANS RD<br>APEX, NC 27502 | 0721-80-1336 | 82068 | 0721 04 | 0.503 | DB 17083, PG 18 |
| SAM WALDEN HEIRS<br>0 EVANS RD<br>APEX, NC 27502 | 0721-80-2377 | 183428 | 072104 | 0.764 | DB 94-E, PG 468 |
| SHIRLEY W LYNN HEIRS<br>3025 EVANS RD<br>APEX, NC 27502 | 0721-80-1553 | 43195 | 072104 | 0.501 | DEED NOT AVAILABLE |
| SHIRLEY W LYNN HEIRS<br>0 EVANS RD<br>APEX, NC 27502 | 0721-80-3505 | 43230 | 072104 | 0.502 | DEED NOT AVAILABLE |
| SAM WALDEN HEIRS<br>3027 EVANS RD<br>APEX, NC 27502 | 0721-80-3619 | 73331 | 072104 | 0.605 | DB 94-E, PG 468 |
| JOSEPH PAUL PAGE HEIRS<br>0 WALDEN RD<br>APEX, NC 27502 | 0721-81-3022 | 58177 | 072104 | 1.822 | DB 2184, PG 232 |
| JOSEPH B SHAW HEIRS<br>2921 EVANS RD<br>APEX, NC 27502 | 0721-80-4836 | 78415 | 072104 | 0.473 | DB 19-E, PG 791 |
| KENNETH T JOYNER &<br>SHARON ELAINE JOYNER<br>2909 WALDEN RD<br>APEX, NC 27502 | 0721-81-4170 | 62891 | 072104 | 0.635 | DB 11783, PG 680 |
| IVORY LEE HARRIS HEIRS<br>0 WALDEN RD<br>APEX, NC 27502 | 0721-81-5061 | 28597 | 072104 | 1.122 | DEED NOT AVAILABLE |
| ALMIE LINWOOD EVANS<br>2925 WALDEN RD<br>APEX, NC 27502 | 0721-80-7948 | 21169 | 072104 | 2.923 | DB 2477, PG 189 |
| KEVIN T THORPE & LATHAM POWELL<br>0 HUMIE OLIVE RD<br>APEX, NC 27502 | 0721-90-1910 | 56864 | 072104 | 4.951 | DEED NOT AVAILABLE |
| KEVIN T THORPE & LATHAM POWELL<br>7616 HUMIE OLIVE RD<br>APEX, NC 27502 | 0721-80-9611 | 56865 | 072104 | 0.371 | DEED NOT AVAILABLE |
| JOHN R & ROBIN WILLIAMS<br>2917 WALDEN RD<br>APEX, NC 27502 | 0721-80-1975 | 165103 | 072104 | 1.822 | DB 15183, PG 1934 |
| RONALD A ALLISON &<br>MARGARET L ALLISON<br>2912 WALDEN RD<br>APEX, NC 27502 | 0721-81-0212 | 165100 | 072104 | 4.082 | DB 10630, PG 1968 |
| WILLIE LARRY HARRIS<br>2828 WALDEN RD<br>APEX, NC 27502 | 0721-81-2581 | 173485 | 072104 | 0.987 | DB 14082, PG 2458 |
| WILLIE LARRY HARRIS SR<br>2905 WALDEN RD<br>APEX, NC 27502 | 0721-81-6313 | 89597 | 072104 | 2.666 | DB 14082, PG 2467 |
| JO ELLA W HARRIS<br>2825 WALDEN RD<br>APEX, NC 27502 | 0721-81-6591 | 82261 | 072104 | 1.732 | DB 14614, PG 894 |
| WILLIE LARRY HARRIS SR<br>2929 WALDEN RD<br>APEX, NC 27502 | 0721-71-9581 | 89594 | 072104 | 0.94 | DB 13597, PG 1236 |
| Total acreage: | | | | 34.642 acres | |

### SITE INFORMATION CONTINUED:

| | |
|---|---|
| Existing Zoning: | RR (Rural Residential) |
| Proposed Zoning: | PUD-CZ (Planned Unit Density - Conditional Zoning) |
| Current 2045 Land Use Map: | Medium Density Residential, Medium/High Density Residential |
| Existing Use: | Vacant, Single Family Residential |
| Township: | Buckhorn |
| Flood Zone Information: | Firm Panel 3720072100J does not show the presence of flood zones on the properties. |
| Watershed Information: | Primary Watershed Protection Overlay District, Beaver Creek Basin, Cape Fear River Basin |
| Historical: | No historical structures on site |
| Proposed Uses: | Single Family; Townhouse; Accessory Apartment; Greenway; Recreation facility, private; Park active; Park, passive; Utility, minor |
| Buildings: | 65 Single Family Detached, 50 Single Family Attached |
| Density: | 3.4 DU/acre (less than 6 DU/acre) |
| Building Height: | 40 feet / 3-stories |
| Built Upon Area (BUA): | 60% |

Building Setbacks:

| | Single Family | Townhomes |
|---|---|---|
| Front: | 10 feet | 10 feet |
| Front (garage): | 20 feet | 20 feet |
| Side: | 5 feet | 0 feet |
| Rear: | 10 feet | 10 feet |
| Building to Building: | 10 feet | 10 feet |
| From Buffer/RCA: | 10 feet for buildings<br>5 feet for parking areas | |

Parking: Parking to comply with UDO Section 8.3.2

Single Family Detached
Required Spaces: 2 spaces per dwelling unit
65 dwelling units x 2 spaces/unit
Proposed Spaces: 130 spaces
(parking is provided within garages and driveways)

Single Family Attached (Townhomes)
Required Spaces: 2 spaces per dwelling unit plus .25 per unit for guest parking
2 spaces x 50 dwelling units = 100 spaces
.25 x 50 dwelling units = 13 spaces
Total = 113 parking spaces


### OWNER/DEVELOPER
**BEAZER HOMES**
JASON VICKERS
5400 TRINITY ROAD SUITE 313
RALEIGH, NC 27607
PHONE: (919) 448-6167

### CIVIL ENGINEER
**PEAK ENGINEERING & DESIGN, PLLC**
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
PHONE: (919) 439-0100

### TRANSPORTATION ENGINEER
**RAMEY KEMP & ASSOCIATES**
NATE BOUQUIN
5808 FARINGDON PLACE SUITE 100
RALEIGH, NC 27609

### ENVIRONMENTAL CONSULTANT
**SOIL & ENVIRONMENTAL CONSULTANTS (S&EC)**
STEPHEN BALL
8412 FALLS OF NEUSE ROAD SUITE 104
RALEIGH, NC 27615


### DRAWING INDEX:




PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100
www.PeakEngineering.com

NC License #P-0673

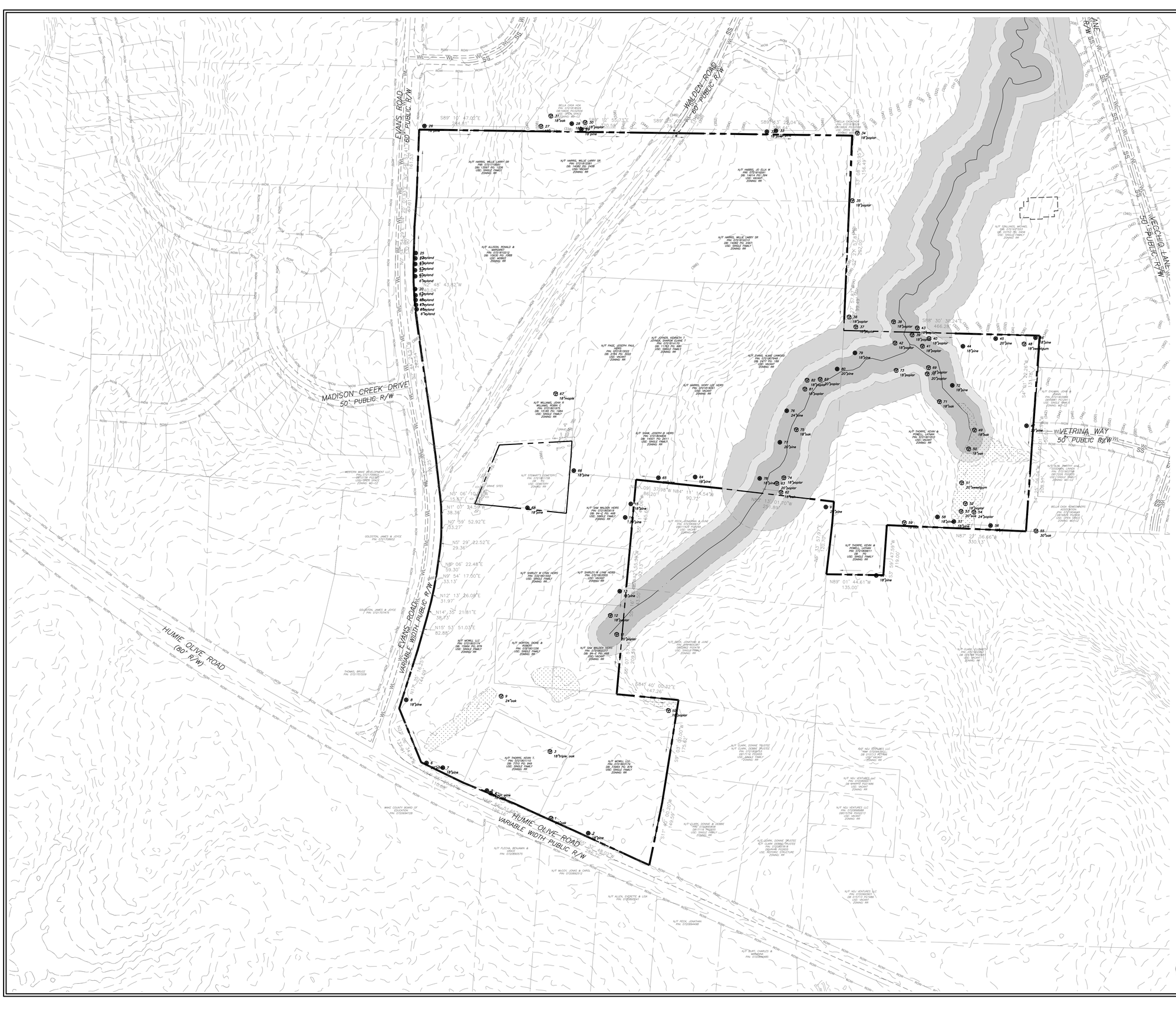

project:
*EVANS ROAD PUD ASSEMBLY*
*EVANS ROAD @ HUMIE OLIVE ROAD*
*BUCKHORN TOWNSHIP*
*APEX, NORTH CAROLINA 27502*

seal:

BY | REVISION | DATE | No.

title:
*COVER SHEET*

proj #: 180903
date: May 3, 2021
dwg by: JE chkd by: JR
scale: As Noted
sheet: C000
SKETCH PLAN




1 C001 EXISTING CONDITIONS
SCALE: 1"= 100'

PEAK
Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100
www.PeakEngineering.com

NC License #P-0673

project:
*EVANS ROAD PUD ASSEMBLY*
*EVANS ROAD @ HUMIE OLIVE ROAD*
*BUCKHORN TOWNSHIP*
*APEX, NORTH CAROLINA 27502*

seal:

| NO. | DATE | REVISION | BY |
|---|---|---|---|

title:
*EXISTING CONDITIONS*

proj #: 180903
date: May 3, 2021
dwg by: JE chkd by: JR
scale: As Noted
sheet: *C001*
SKETCH PLAN

LOCATION OF DOWNSTREAM SEWER CONNECTION

SINGLE FAMILY DETACHED

SINGLE FAMILY ATTACHED

SINGLE FAMILY DETACHED

RCA AREA

RCA AREA

RCA AREA

EX. STEWART'S CEMETERY (EXCLUDED FROM ASSEMBLY)
N/F STEWART'S CEMETERY
PIN: 0721807738
USE: CEMETERY
ZONING: RR

A CONNECTION TO THE PECK PROPERTY IS REQUIRED AT MSP UNLESS THE PRESENCE OF WETLANDS OR OTHER ENVIRONMENTAL FEATURES PROHIBITS THE CONNECTION.

EVANS ROAD
60' PUBLIC R/W

WALDEN ROAD
60' PUBLIC R/W

MADISON CREEK DRIVE
50' PUBLIC R/W

VECCHIO LANE
50' PUBLIC R/W

MANZONI DRIVE
50' PUBLIC R/W

VETRINA WAY
50' PUBLIC R/W

EVANS ROAD
VARIABLE WIDTH PUBLIC R/W

HUMIE OLIVE ROAD
(SR 1007 R/W)

HUMIE OLIVE ROAD
VARIABLE WIDTH PUBLIC R/W

20' TYPE 'B' BUFFER

30' TYPE 'B' BUFFER

10' TYPE 'B' BUFFER

20' LANDSCAPE BUFFER

BUFFERS/RCA/ SCMs

SINGLE FAMILY-ATTACHED (TOWNHOMES)

SINGLE FAMILY - DETACHED

PROJECT PERIMETER BOUNDARY

POTENTIAL ACCESS POINTS

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

N

0 50 100 200
SCALE: 1" =100'

1 C100 CONCEPTUAL SITE PLAN
SCALE: 1"= 100'

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0700
www.PeakEngineering.com

NC License #P-0673

project:
*EVANS ROAD PUD ASSEMBLY*
*EVANS ROAD @ HUMIE OLIVE ROAD*
*BUCKHORN TOWNSHIP*
*APEX, NORTH CAROLINA 27502*

seal:

BY
REVISION
DATE
No.

title:
*CONCEPTUAL SITE PLAN*

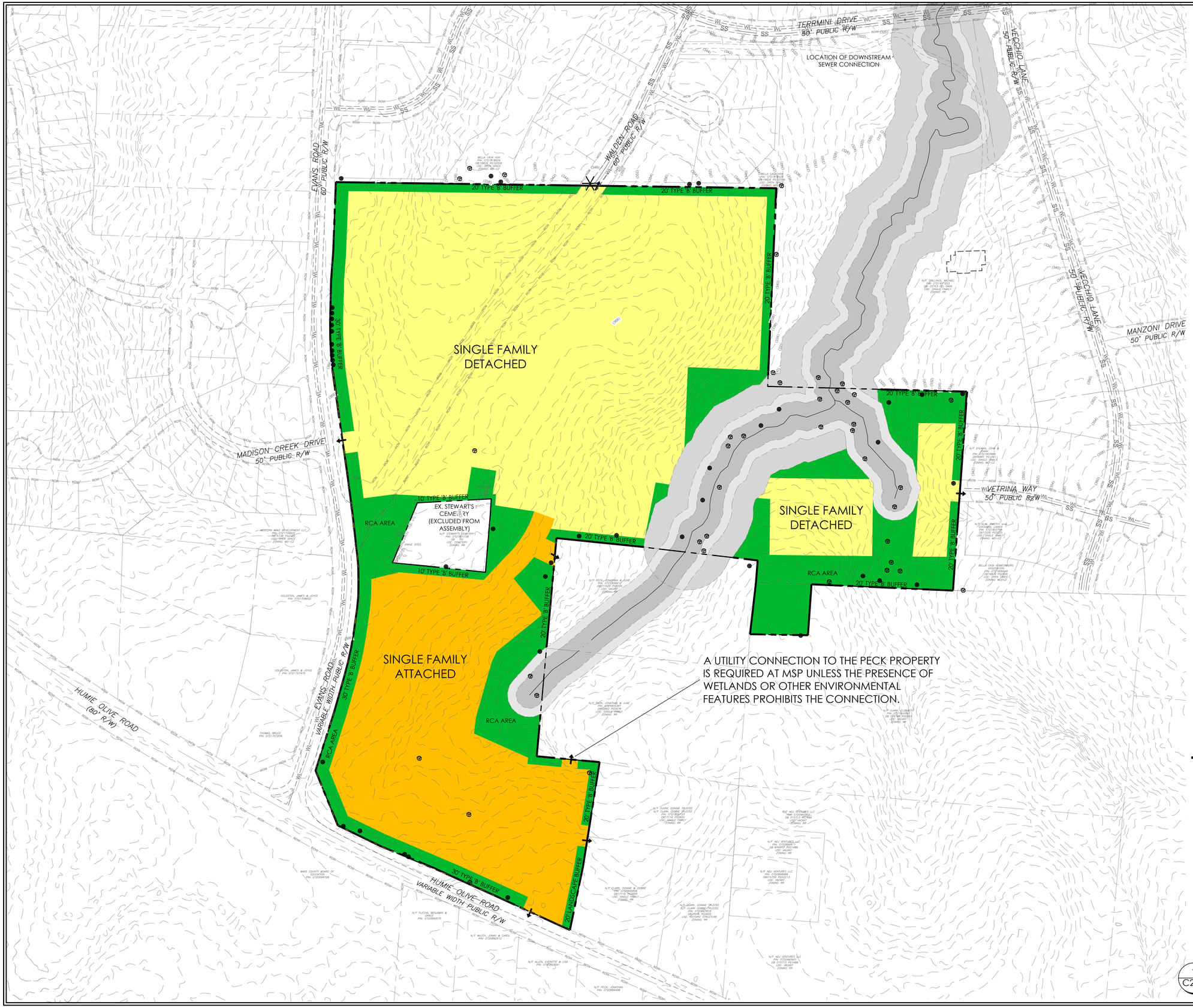
proj #:
180903

date:
May 3, 2021

dwg by: JE
chkd by: JR

scale:
As Noted

sheet:
*C100*
SKETCH PLAN




UTILITY NOTES:

1. THE SITE IS REQUESTING FULL TOWN SERVICES - WATER, SEWER AND ELECTRICITY
2. THIS SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.

PROPOSED WATER CONNECTIONS

PROPOSED SEWER CONNECTIONS

PROJECT PERIMETER BOUNDARY

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

N

0 50 100 200

SCALE: 1" = 100'

1 C200 CONCEPTUAL UTILITY PLAN

SCALE: 1"= 100'

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100
www.PeakEngineering.com

NC License #P-0673

project:
*EVANS ROAD PUD ASSEMBLY*
*EVANS ROAD @ HUMIE OLIVE ROAD*
*BUCKHORN TOWNSHIP*
*APEX, NORTH CAROLINA 27502*

seal:

BY | REVISION | DATE | No.

title:
*CONCEPTUAL UTILITY PLAN*

proj #:
180903

date:
May 3, 2021

dwg by: JE | chkd by: JR

scale:
As Noted

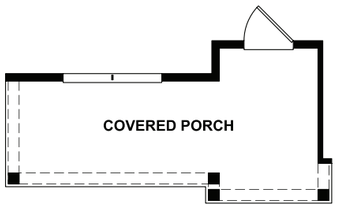
sheet:
*C200*
SKETCH PLAN

# Paid Options

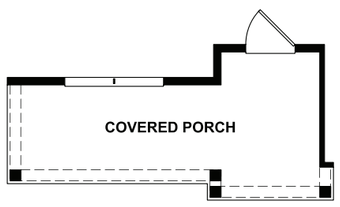
**Structural options that add square footage or other structure (s) to the home for a fee**

Optional Exterior FCL on Second Floor

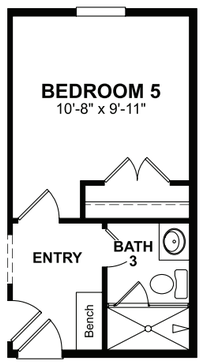
Optional Exterior FHL on Second Floor




Optional Exterior FCL
on First Floor




Optional Exterior FHL
on First Floor




Optional Bedroom 5/Bath 3
ILO Study/Powder

**Legend**

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
PDR - Powder Room
SGD - Sliding Glass Door
W - Washer
D - Dryer
WH - Water Heater
DW - Dishwasher
REF - Refrigerator
HVAC - Heating Ventilating and Air Conditioning
MECH - Mechanical Room
WO - Wall Oven
MO - Microwave Oven
LIN - Linen
PAN - Pantry
Dotted Lines Denote Optional Items
Dashed Lines Denote Elevated Features

BEAZER HOMES

# Beckett

3-5 beds / 2.5-3 baths
2,556 sq. ft.
2-car garage

French Country L Exterior

Farmhouse L Exterior

Traditional L Exterior

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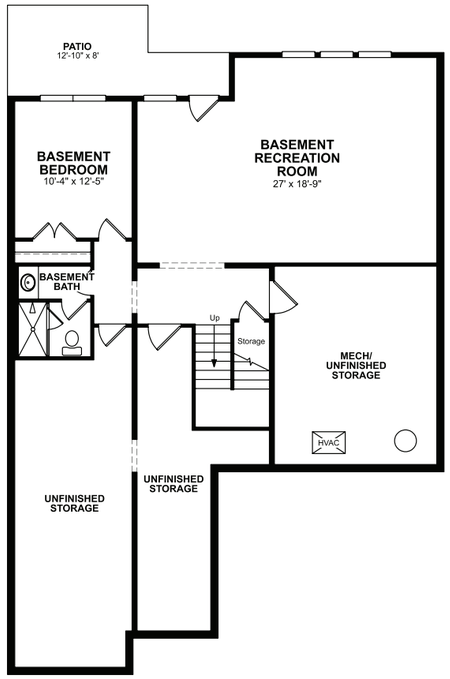
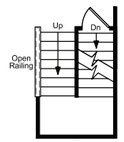
# Paid Options

**Structural options that add square footage or other structure (s) to the home for a fee**




Optional Basement




Stairs to
Optional Basement

## Legend

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
PDR - Powder Room
SGD - Sliding Glass Door
W - Washer
D - Dryer
WH - Water Heater
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REF - Refrigerator
HVAC - Heating Ventilating and Air Conditioning
MECH - Mechanical Room
WO - Wall Oven
MO - Microwave Oven
LIN - Linen
PAN - Pantry
Dotted Lines Denote Optional Items
Dashed Lines Denote Elevated Features

BEAZER HOMES

# Dianne

4-6 beds / 3.5-4.5 baths
3,501 sq. ft.
2-car garage


Arts & Crafts L Exterior


French Country L Exterior


Farmhouse L Exterior


Traditional A Exterior

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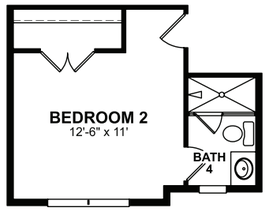
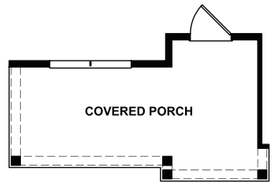
# Paid Options

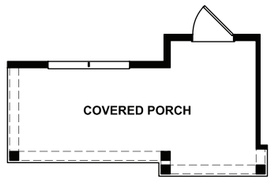
**Structural options that add square footage or other structure (s) to the home for a fee**



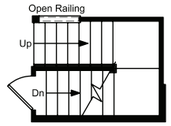

Optional Bath 4
ILO Walk-In Closet



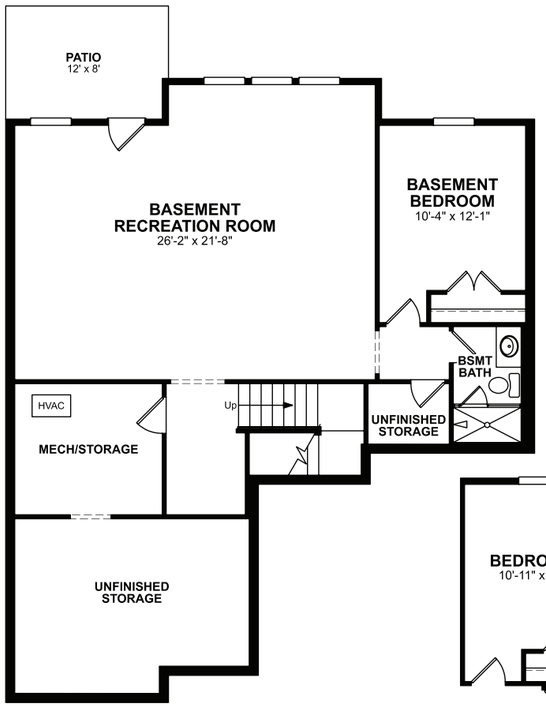

Elevation FCL




Elevation FHL




Stairs to Optional Basement




Optional Basement

Elevation FCL

Elevation FHL

Optional Bedroom 5/
Bath 3 ILO Study/Powder

| Legend | |
|---|---|
| OPT - Optional | HVAC - Heating Ventilating and Air Conditioning |
| ILO - In Lieu Of | MECH - Mechanical Room |
| UTIL - Utility | WO - Wall Oven |
| WIC - Walk In Closet | MO - Microwave Oven |
| WIP - Walk In Pantry | LIN - Linen |
| PDR - Powder Room | PAN - Pantry |
| SGD - Sliding Glass Door | ..... Dotted Lines Denote Optional Items |
| W - Washer | |
| D - Dryer | - - - - - Dashed Lines Denote Elevated Features |
| WH - Water Heater | |
| DW - Dishwasher | |
| REF - Refrigerator | |

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BEAZER HOMES

# Miller

4-6 beds / 2.5-5 baths
2,972 sq. ft.
2-car garage

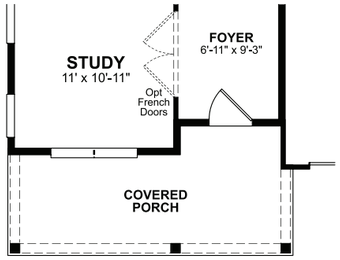
French Country L Exterior

Farmhouse L Exterior

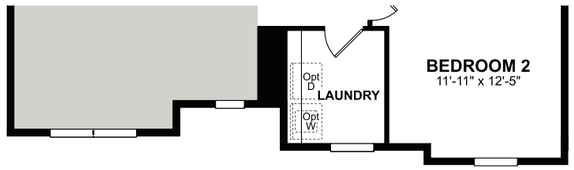
Traditional L Exterior

# Paid Options

**Structural options that add square footage or other structure (s) to the home for a fee**




Elevation FHL/ FHM/ FCL/ TRM




Elevation FHL/ FHM

## Legend

| | |
|---|---|
| OPT - Optional | HVAC - Heating Ventilating and Air Conditioning |
| ILO - In Lieu Of | MECH - Mechanical Room |
| UTIL - Utility | WO - Wall Oven |
| WIC - Walk In Closet | MO - Microwave Oven |
| WIP - Walk In Pantry | LIN - Linen |
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| SGD - Sliding Glass Door | ..... Dotted Lines Denote Optional Items |
| W - Washer | _ _ _ _ _ _ _ _ Dashed Lines Denote Elevated Features |
| D - Dryer | |
| WH - Water Heater | |
| DW - Dishwasher | |
| REF - Refrigerator | |

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BEAZER HOMES

# Douglas

5 beds / 4.5 baths
3,431 sq. ft.
2-car garage


French Country L Exterior


Farmhouse L Exterior


Farmhouse M Exterior


Traditional L Exterior


Traditional M Exterior

# BEAZER HOMES

# DIANNE
# RLH V567

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br><br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br><br>RALEIGH DIVISION<br>5400 TRINITY ROAD<br>SUITE 313<br>RALEIGH, NC 27607<br><br>PH: 919-881-9350 | **MULHERN & KULP ENGINEERING**<br><br>CONSULTANT<br>20 S. MAPLE ST, STE 150<br>AMBLER, PA. 19002<br><br>PH: 770-777-0074 |

| Sheet List | |
|---|---|
| Sheet # | Description |
| CS-1.0 | Cover Sheet |
| F-1.0 | Slab Plan Elev TRA/TRL |
| F-1.1 | Slab Plan Elev ACL |
| F-1.2 | Slab Plan Elev FHL |
| F-1.3 | Slab Plan Elev FCL |
| F-1.4 | Slab Plan Options |
| F-2.0 | Crawl Plan |
| F-2.1 | Crawl Plan Partials |
| F-3.0 | Basement Plan |
| F-3.1 | Basement Plan Partials |
| A-1.0 | First Floor Plan & Partial |
| A-1.1 | First Floor Plan Partials |
| A-2.0 | Second Floor Plan & Partial |
| A-2.1 | Second Floor Plan Partials |
| A-3.0 | Front Elevation TRA |
| A-3.1 | Side Elevations TRA |
| A-3.2 | Front Elevation ACL |
| A-3.3 | Side Elevations ACL |
| A-3.4 | Front Elevation FHL |
| A-3.5 | Side Elevations FHL |
| A-3.6 | Front Elevation FCL |
| A-3.7 | Side Elevations FCL |
| A-4.0 | Typical Sections |
| O-1.0 | Choice Options |
| O-2.0 | Optional Fireplace |
| O-3.0 | Optional Screened Porch |
| O-4.0 | Optional Basement Elevation |

| Sheet List | |
|---|---|
| Sheet # | Description |
| E-1.0 | First Floor Electrical Plan |
| E-2.0 | Second Floor Electrical Plan |
| E-3.0 | Option Electrical Plans |
| E-4.0 | Basement Electrical Plan |
| S-0.0 | Structural Notes |
| S-1.0 | 1st Floor Framing Plans |
| S-2.0 | 2nd Floor Framing Plans |
| S-3.0 | Roof Framing Plans |
| S-4.0 | Options Framing Plans |
| S-5.0 | Shear Transfer Details |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |

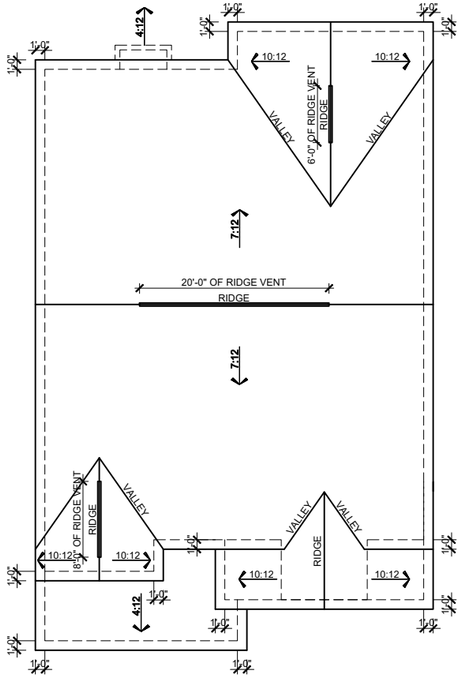


BEAZER HOMES

RLH V567 3.2
Cover Sheets
Cover Sheet

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: CS-1.0

Plot Date: 24-07-2020 21:15:02; By: Vijay Panchal




# ROOF PLAN TRA

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF TRA

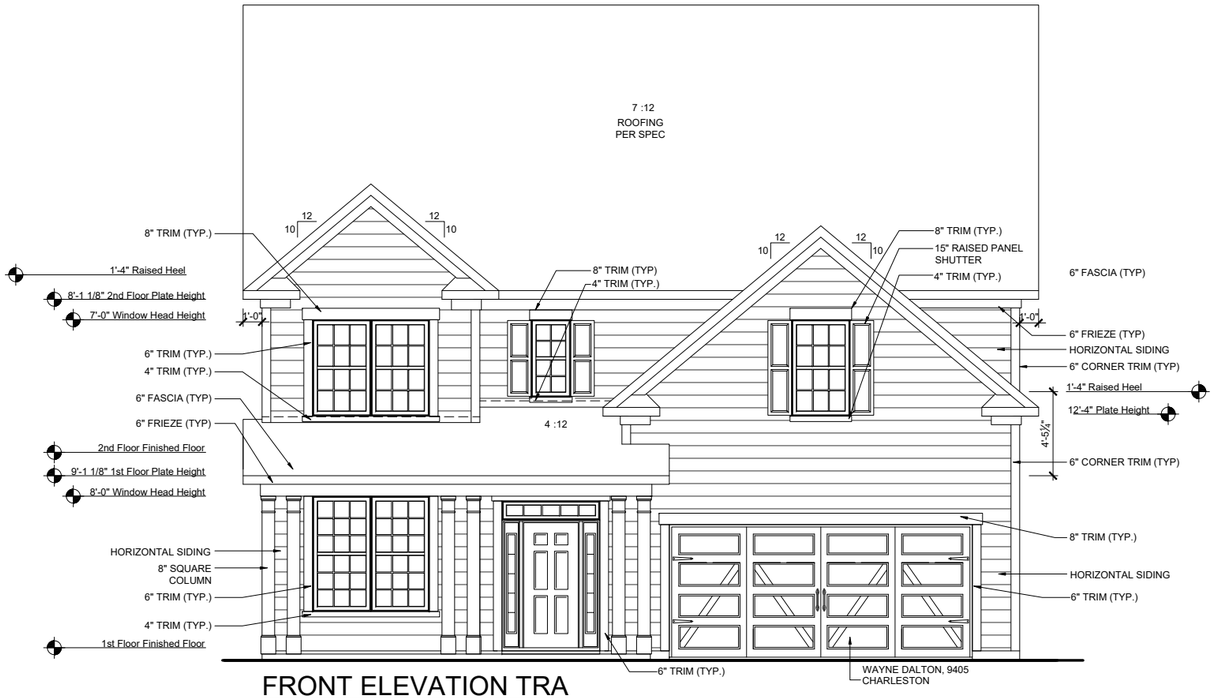
### ATTIC VENT CALCULATION

| | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 2161 SF |
| 2161 SF x 1/300 | | 7.13SF |
| 7.13 SF x 144 SQ. IN. | REQ TOTAL VENT: | 1026.9 IN. |
| HIGH VENTING | | |
| (34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 612 SQ. IN. |
| LOW VENTING | | |
| (50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 450 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 1062 SQ. IN. |

## PORCH/GARAGE ROOF TRA

### ATTIC VENT CALCULATION

| | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 246 SF |
| 246 SF x 1/300 | | .81 SF |
| .81 SF x 144 SQ. IN. | REQ TOTAL VENT: | 116.90 IN. |
| HIGH VENTING | | |
| (0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 0 SQ. IN. |
| LOW VENTING | | |
| (14') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 126 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 126 SQ. IN. |




# FRONT ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

# FRONT ELEVATION - TRA on CRAWLSPACE

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)


# REAR ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

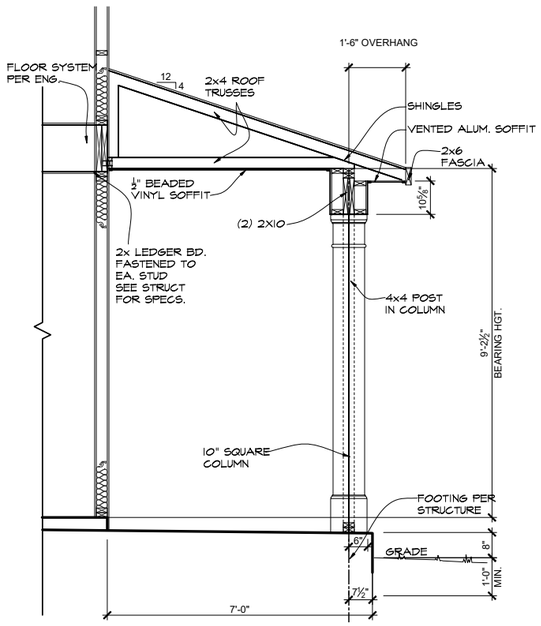
RLH V567 3.2

Elevation Plans

Front Elevation TRA

| | |
|---|---|
| drawn by: | BZH |
| checked by: | SDP |
| date: | 11.07.17 |
| sheet number: | A-3.0 |

Plot Date: 24-07-2020 21:24:43; By: Vijay Panchal

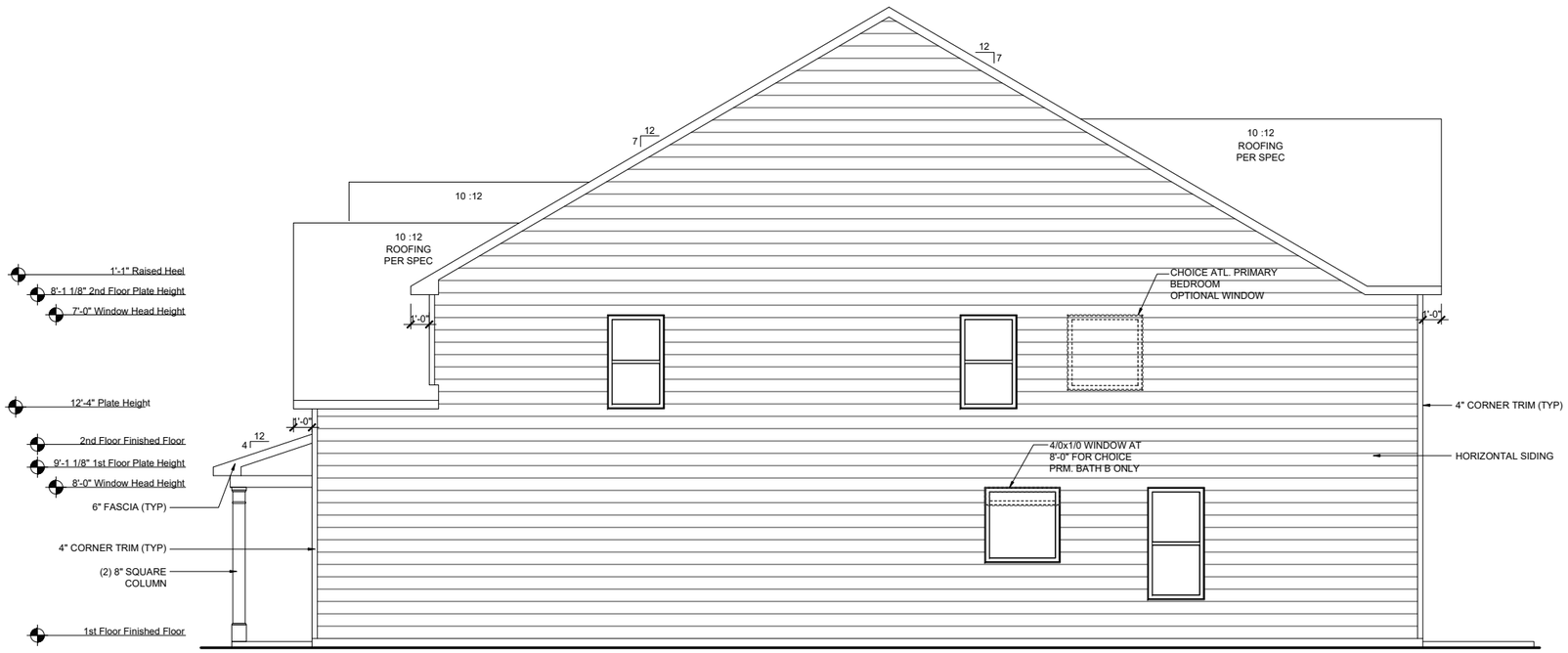



## FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)


## LEFT ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION TRA

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

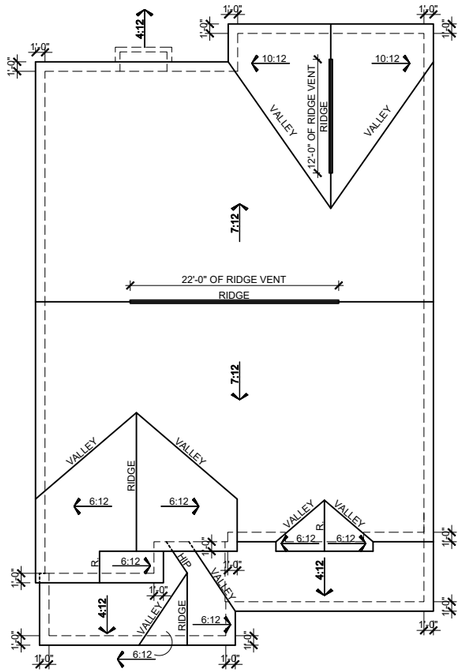
RLH V567 3.2

Elevation Plans

Side Elevations TRA

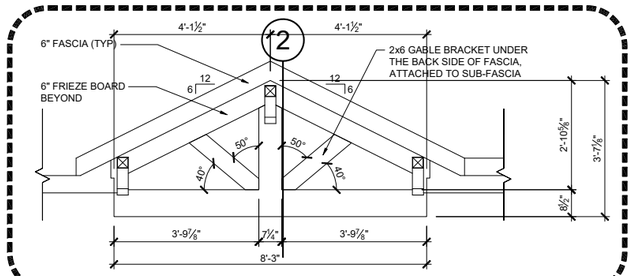
drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.1

Plot Date: 24-07-2020 21:24:45; By: Vijay Panchal



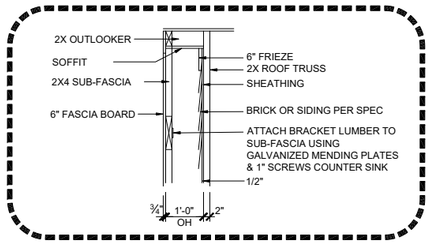

# ROOF PLAN ACL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



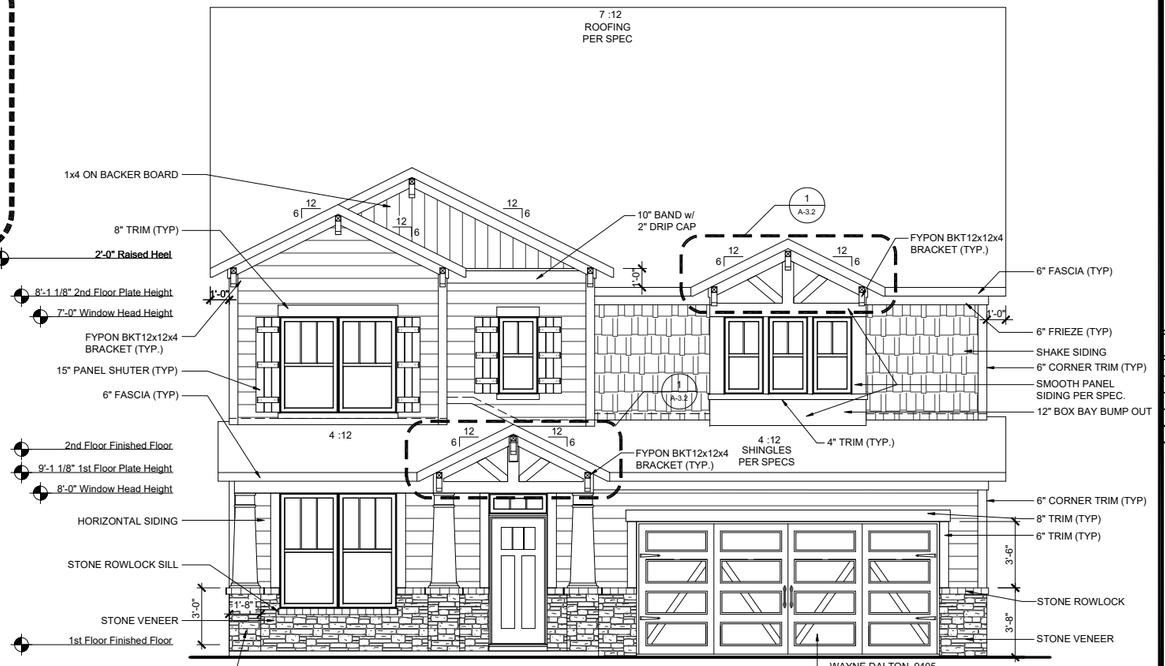

# 1 GABLE END DETAIL

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)




# 2 GABLE END SECTION DETAIL

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)




# FRONT ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


# FRONT ELEVATION - ACL on CRAWLSPACE

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF ACL

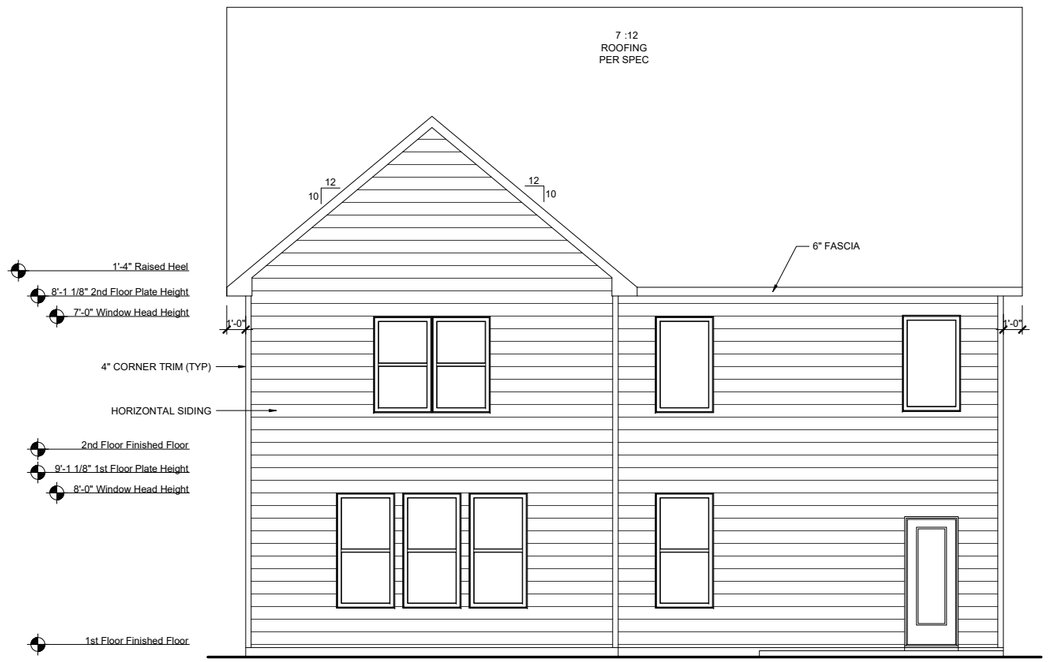
### ATTIC VENT CALCULATION

| | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 2091 SF |
| 2091 SF x 1/300 | | 6.97 SF |
| 6.97 SF x 144 SQ. IN. | REQ TOTAL VENT: | 1004 IN. |
| HIGH VENTING | | |
| (34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 612 SQ. IN. |
| LOW VENTING | | |
| (50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 450 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 1062 SQ. IN. |

## PORCH/GARAGE ROOF ACL

### ATTIC VENT CALCULATION

| | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 301 SF |
| 301 SF x 1/300 | | 1.00 SF |
| 1.00 SF x 144 SQ. IN. | REQ TOTAL VENT: | 144 IN. |
| HIGH VENTING | | |
| (0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 0 SQ. IN. |
| LOW VENTING | | |
| (20') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 180 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 180 SQ. IN. |




# REAR ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

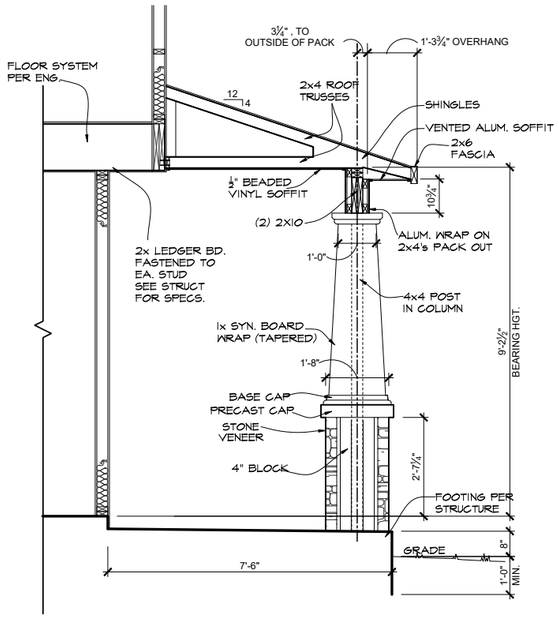
RLH V567 3.2

Elevation Plans

Front Elevation ACL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.2

Plot Date: 24-07-2020 21:24:48; By: Vijay Panchal

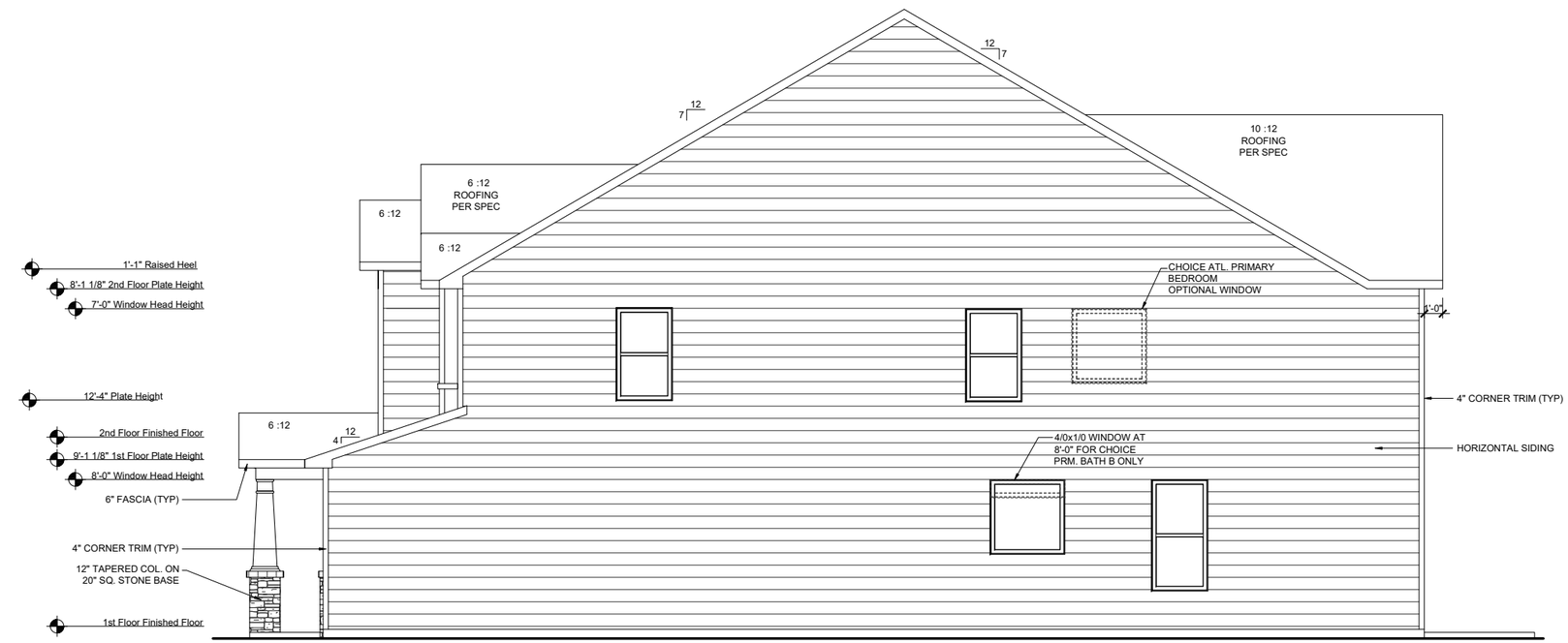



# FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)


# LEFT ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# RIGHT ELEVATION ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

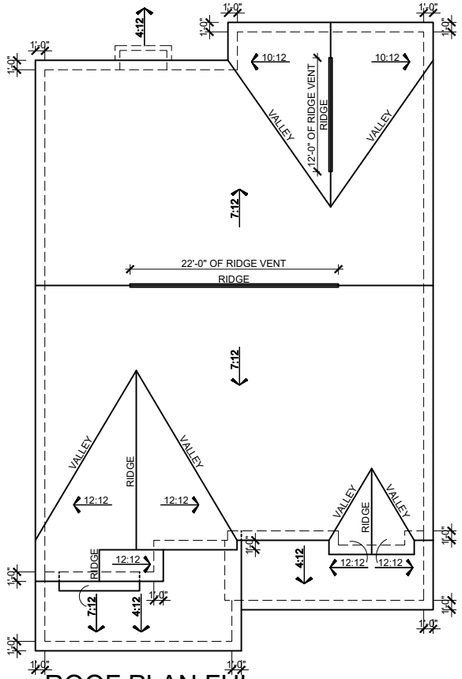
RLH V567 3.2

Elevation Plans

Side Elevations ACL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.3

Plot Date: 24-07-2020 21:24:50; By: Vijay Panchal




# ROOF PLAN FHL

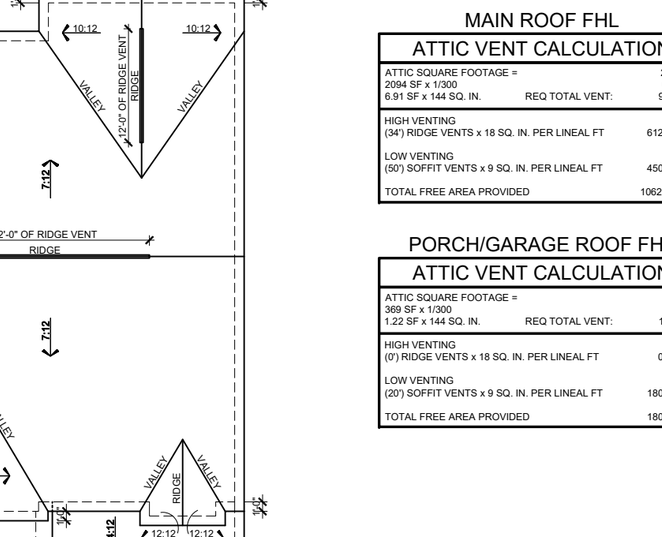
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF FHL

| ATTIC VENT CALCULATION | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 2094 SF |
| 2094 SF x 1/300 | | 6.91 SF |
| 6.91 SF x 144 SQ. IN. | REQ TOTAL VENT: | 995.1 IN. |
| HIGH VENTING | | |
| (34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 612 SQ. IN. |
| LOW VENTING | | |
| (50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 450 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 1062 SQ. IN. |

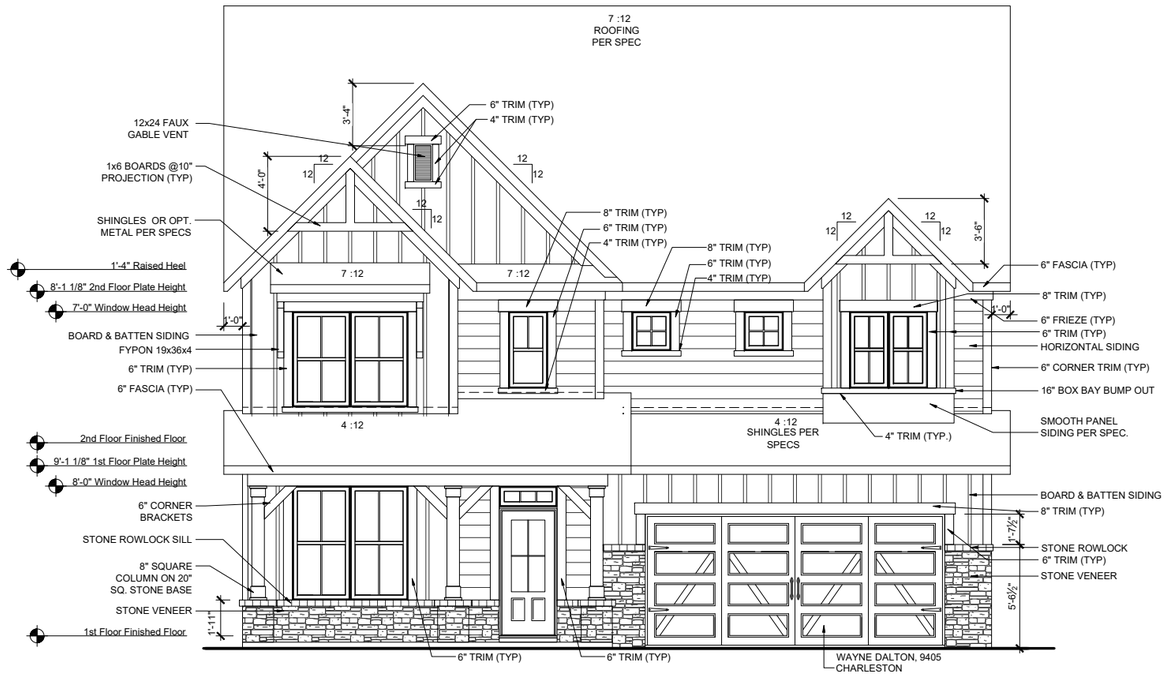
## PORCH/GARAGE ROOF FHL

| ATTIC VENT CALCULATION | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 369 SF |
| 369 SF x 1/300 | | 1.22 SF |
| 1.22 SF x 144 SQ. IN. | REQ TOTAL VENT: | 176.3 IN. |
| HIGH VENTING | | |
| (0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 0 SQ. IN. |
| LOW VENTING | | |
| (20') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 180 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 180 SQ. IN. |



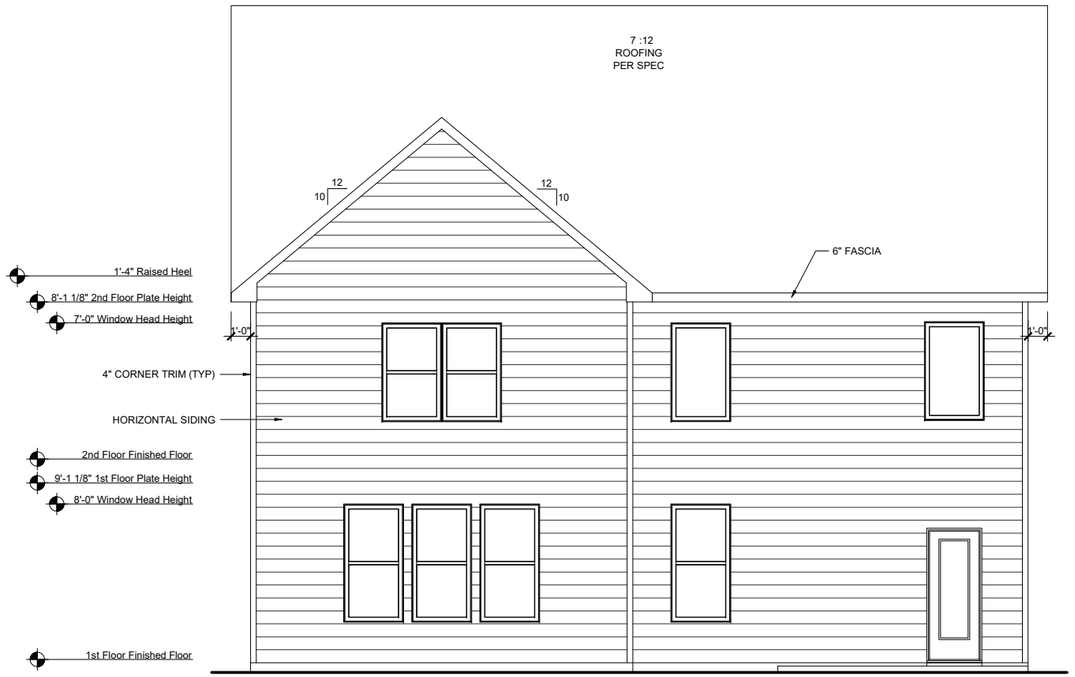

# FRONT ELEVATION - FHL on CRAWLSPACE

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)




# FRONT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

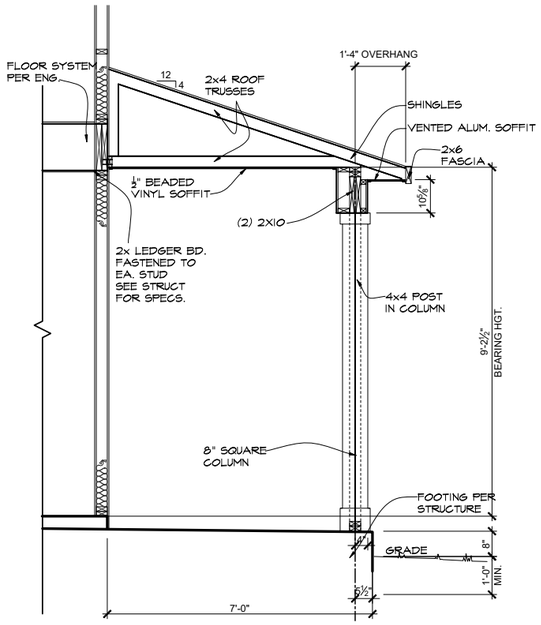
RLH V567 3.2

Elevation Plans

Front Elevation FHL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.4

Plot Date: 24-07-2020 21:24:53; By: Vijay Panchal

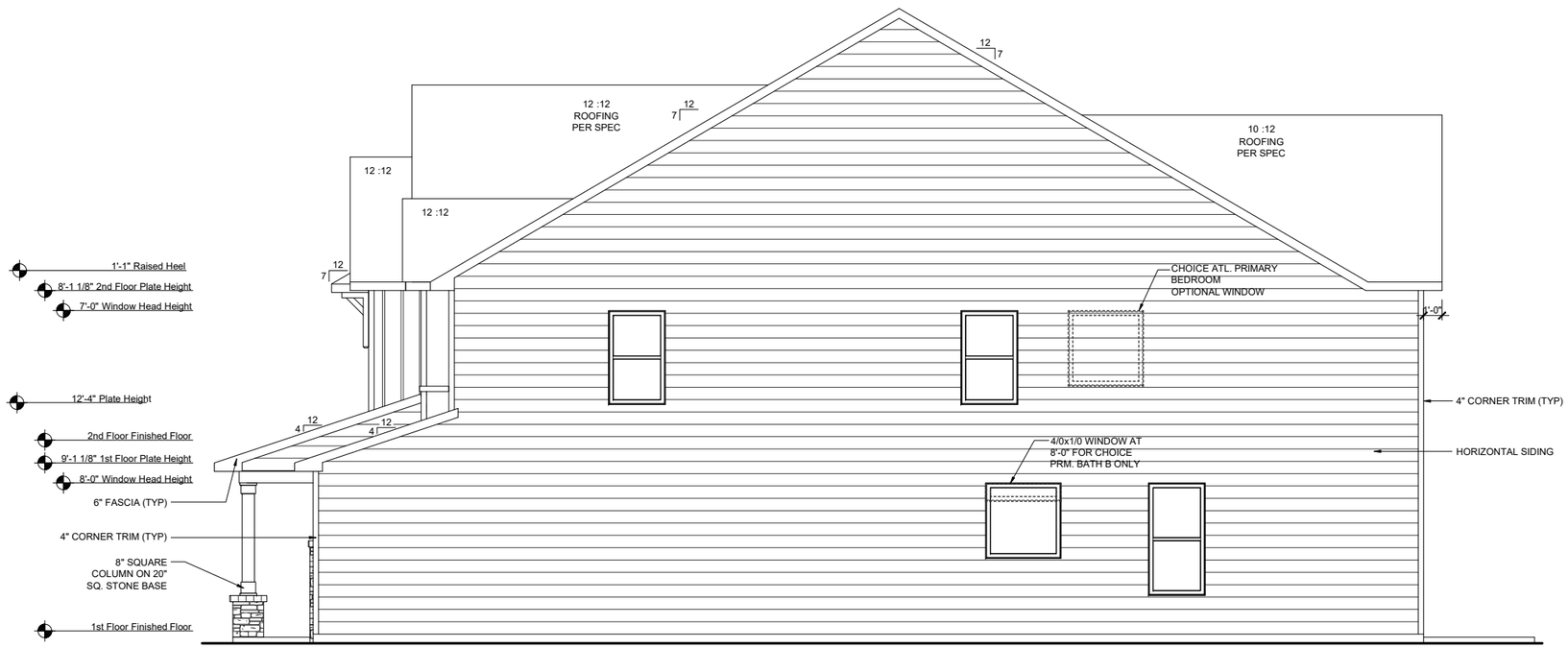



## FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)


## LEFT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

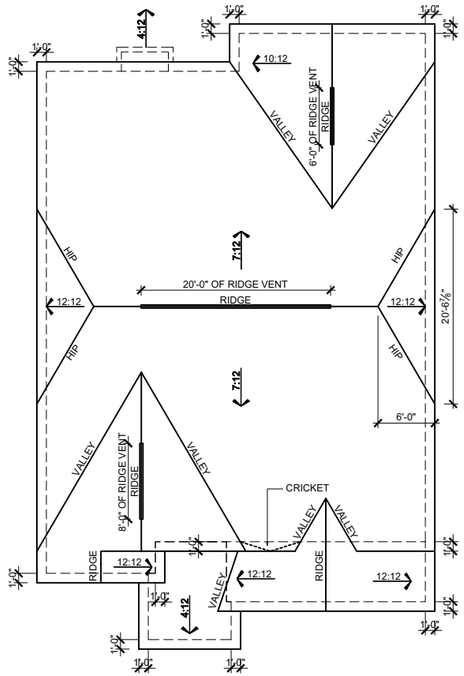
RLH V5673.2

Elevation Plans

Side Elevations FHL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.5

Plot Date: 24-07-2020 21:24:55; By: Vijay Panchal




## ROOF PLAN FCL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF FCL

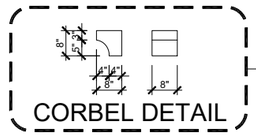
**ATTIC VENT CALCULATION**

| | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 2113 SF |
| 2113 SF x 1/300 | | 6.97 SF |
| 6.97 SF x 144 SQ. IN. | REQ TOTAL VENT: | 1004.1 IN. |
| HIGH VENTING | | |
| (34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 612 SQ. IN. |
| LOW VENTING | | |
| (50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 450 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 1062 SQ. IN. |

### PORCH/GARAGE ROOF FCL

**ATTIC VENT CALCULATION**

| | | |
|---|---|---|
| ATTIC SQUARE FOOTAGE = | | 208 SF |
| 208 SF x 1/300 | | .69 SF |
| .69 SF x 144 SQ. IN. | REQ TOTAL VENT: | 98.8 IN. |
| HIGH VENTING | | |
| (0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT | | 0 SQ. IN. |
| LOW VENTING | | |
| (12') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT | | 108 SQ. IN. |
| TOTAL FREE AREA PROVIDED | | 108 SQ. IN. |




## CORBEL DETAIL

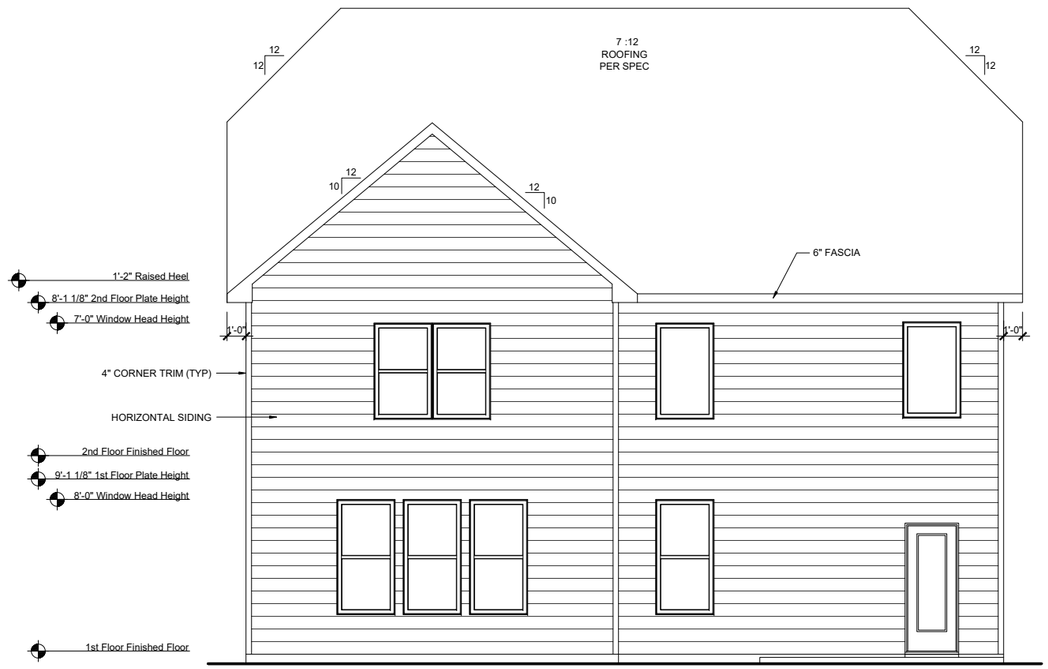



## FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


## FRONT ELEVATION - FCL on CRAWLSPACE

SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

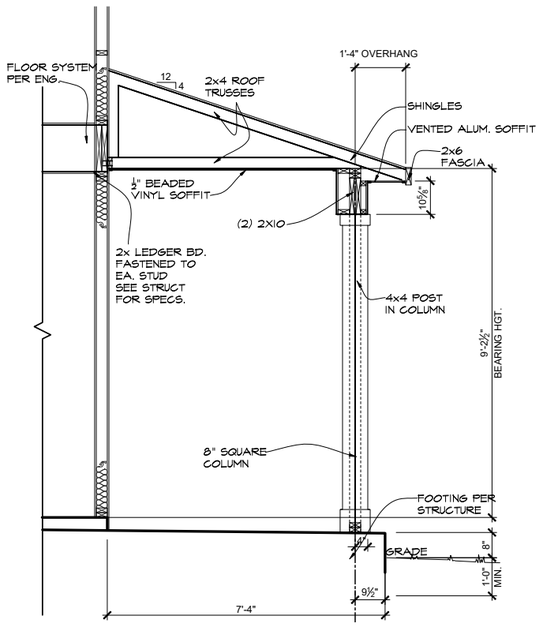
# RLH V567 3.2

## Elevation Plans

## Front Elevation FCL

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.6

Plot Date: 24-07-2020 21:24:59; By: Vijay Panchal

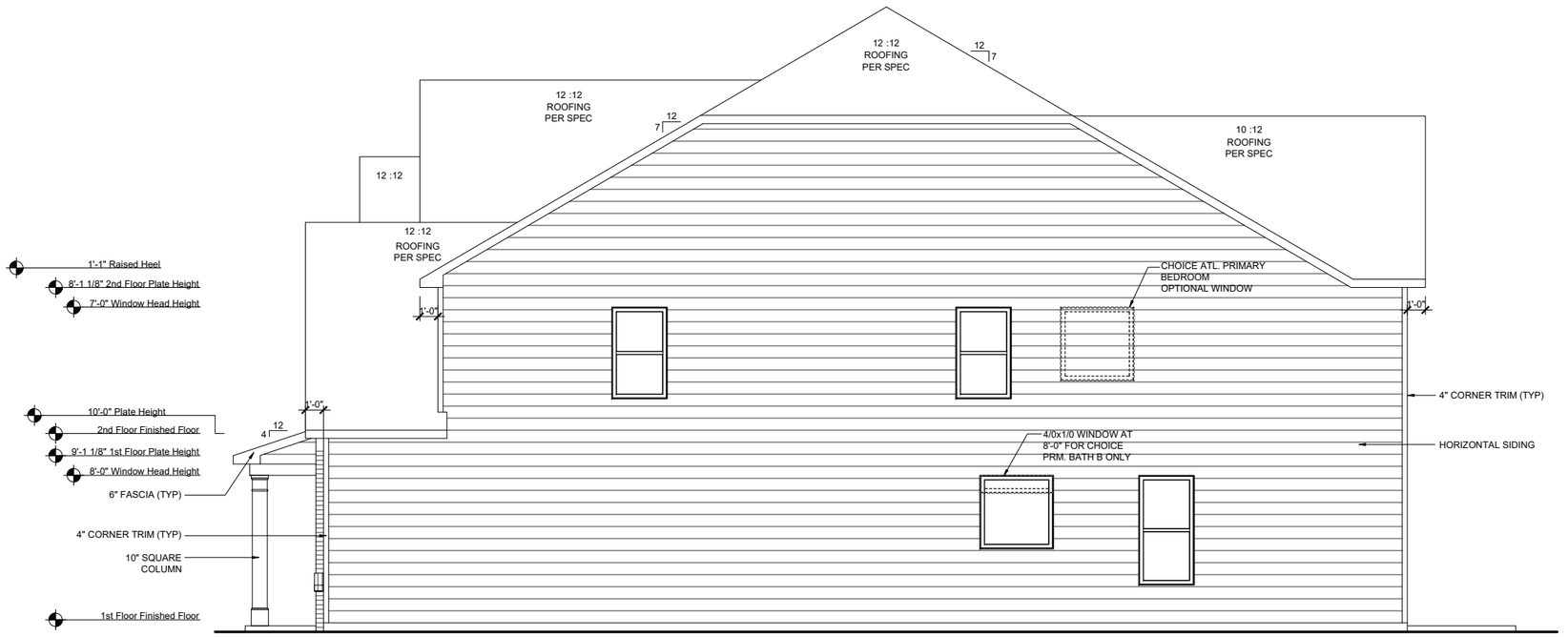



## FRONT PORCH SECTION

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)


## LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

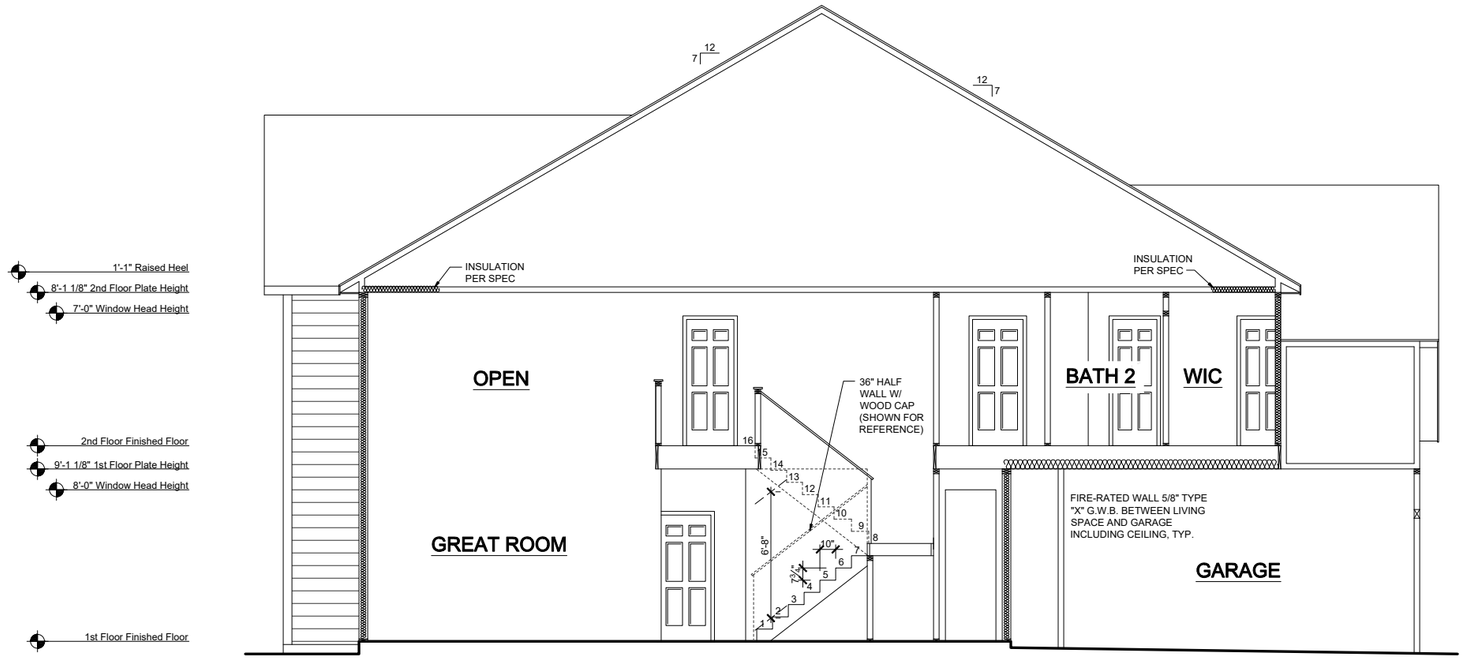
RLH V567 3.2

Elevation Plans

Side Elevations FCL

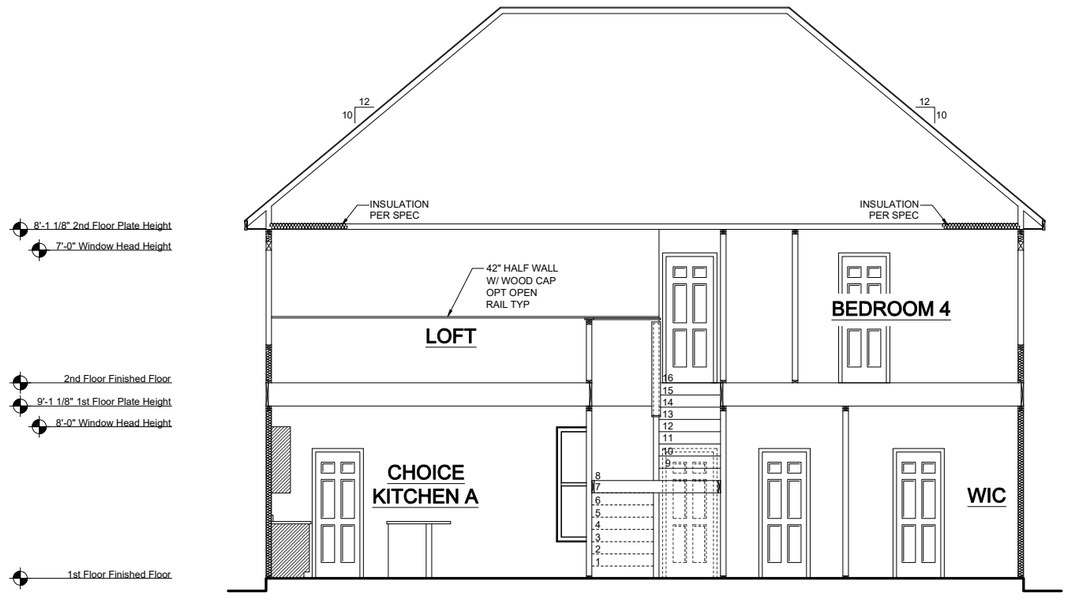
drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-3.7

Plot Date: 24-07-2020 21:25:01; By: Vijay Panchal




## SECTION 1

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## SECTION 2

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

RLH V5673.2

# Typical Sections

drawn by: BZH
checked by: SDP
date: 11.07.17
sheet number: A-4.0

Plot Date: 24-07-2020 21:25:02; By: Vijay Panchal


## REAR ELEVATION
## AT BASEMENT

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v3.0 | 08.16.19 |
| v3.1 | 10.14.19 |
| v3.2 | 07.22.19 |
| | |
| | |



BEAZER HOMES

RLH V567 3.2

Structural Options

Optional Basement Elevation

drawn by: BZH

checked by: SDP

date: 11.07.17

sheet number:

O-4.0

Plot Date: 24-07-2020 21:17:55; By: Vijay Panchal

# BEAZER HOMES

# BECKETT
# RLH V642

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br><br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br><br>RALEIGH DIVISION<br>5400 TRINITY ROAD<br>SUITE 313<br>RALEIGH, NC 27607<br><br>PH: 919-881-9350 | **MULHERN & KULP ENGINEERING**<br><br>CONSULTANT<br>20 S. MAPLE ST, STE 150<br>AMBLER, PA. 19002<br><br>PH: 770-777-0074 |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

## Sheet List

| Sheet # | Description |
|---|---|
| CS-1.0 | Cover Sheet |
| F-1.0 | Slab Plan TRL |
| F-1.1 | Slab Plan FHL |
| F-1.2 | Slab Plan FCL |
| F-1.3 | Slab Plan Options |
| F-2.0 | Crawl Plan TRL |
| F-2.1 | Crawl Plan Partials |
| A-1.0 | First Floor Plan & Partials |
| A-2.0 | Second Floor Plan & Partials |
| A-3.0 | Front Elevation TRL |
| A-3.1 | Side Elevation TRL |
| A-3.2 | Front Elevation FHL |
| A-3.3 | Side Elevation FHL |
| A-3.4 | Front Elevation FCL |
| A-3.5 | Side Elevation FCL |
| A-4.0 | Typical Sections |
| O-1.0 | Choice Options |
| O-2.0 | Floor Plan Options |
| O-2.1 | Optional Screened Porch |
| E-1.0 | First Floor Electrical Plan |
| E-2.0 | Second Floor Electrical Plan |
| E-3.0 | Option Electrical Plans |
| S-0.0 | Structural Notes |
| S-1.0 | 1st Floor Framing Plans |
| S-2.0 | 2nd Floor Framing Plans |
| S-3.0 | Roof Framing Plans |
| S-4.0 | Options Framing Plans |
| S-5.0 | Shear Transfer Details |
| S-5.1 | Shear Transfer Details |

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |

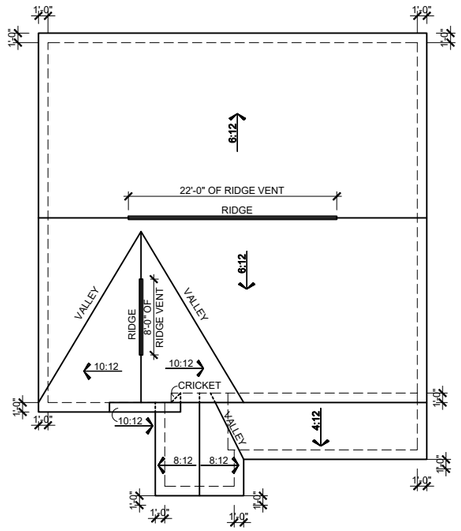


BEAZER HOMES

RLH V642 1.3
Cover Sheets
Cover Sheet

drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number: CS-1.0

Plot Date: 23-07-2020 09:23:53; By: Amar




## ROOF PLAN TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF TRL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1456 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1456 SQ FT x 1/300) x 144) /2 = 349 SQ. IN.

349 / 18 NFA OF RIDGE VENT = 19 L.F.
349 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 30'
ACTUAL SOFFIT VENT PROVIDED: 60'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

### ATTIC VENT CALCULATION

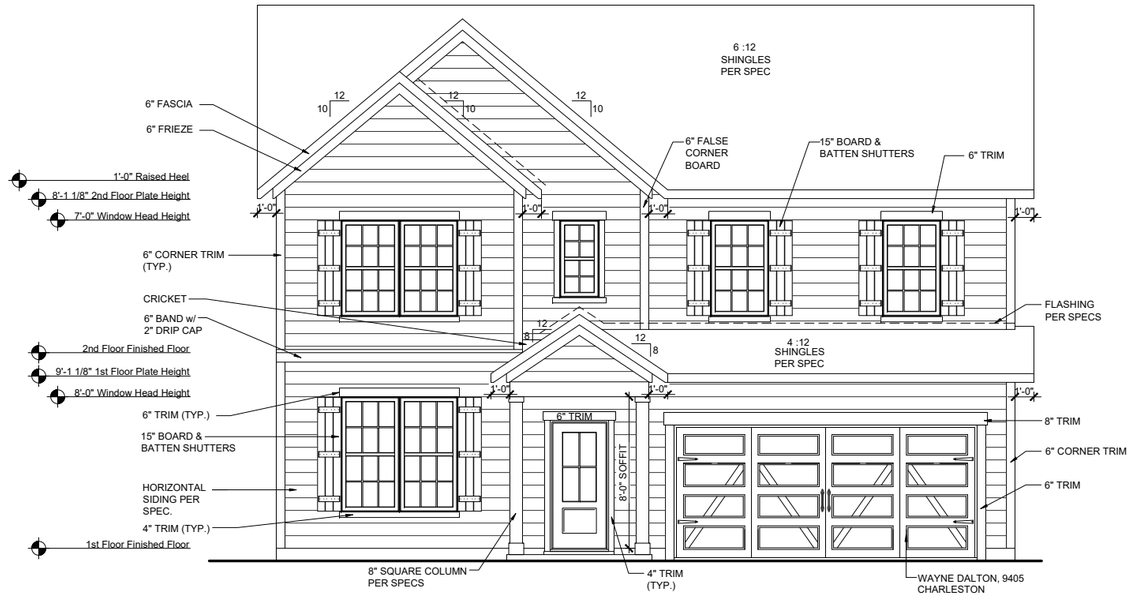
TOTAL SQ. FT. OF ROOF AREA: 187 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((187 SQ FT x 1/150) x 144) = 180 SQ. IN.

180 / 9 NFA OF SOFFIT VENT = 20 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 34'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

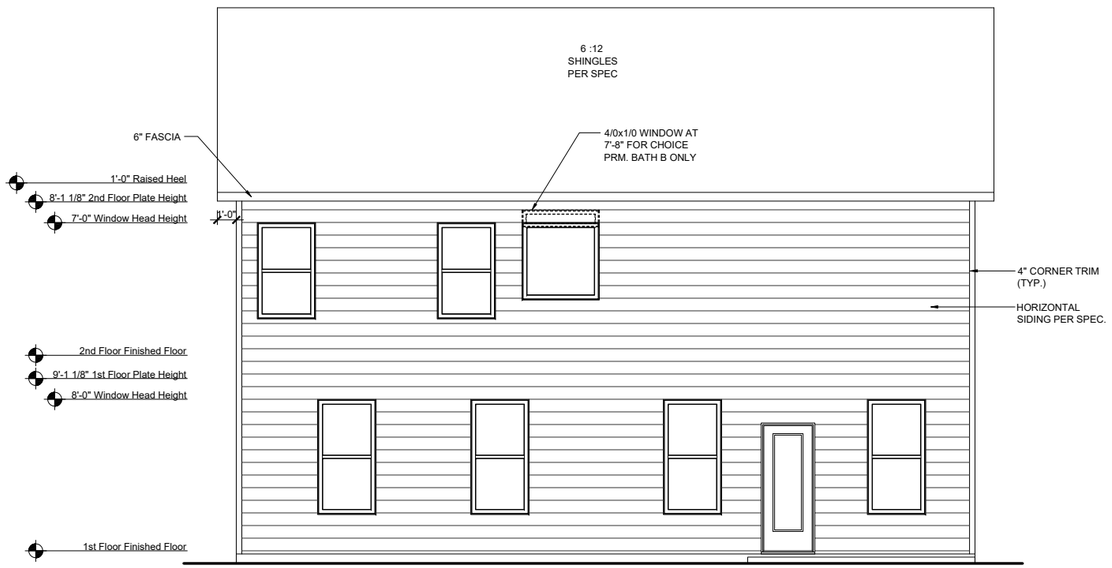



## FRONT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

## FRONT ELEVATION TRL on CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |

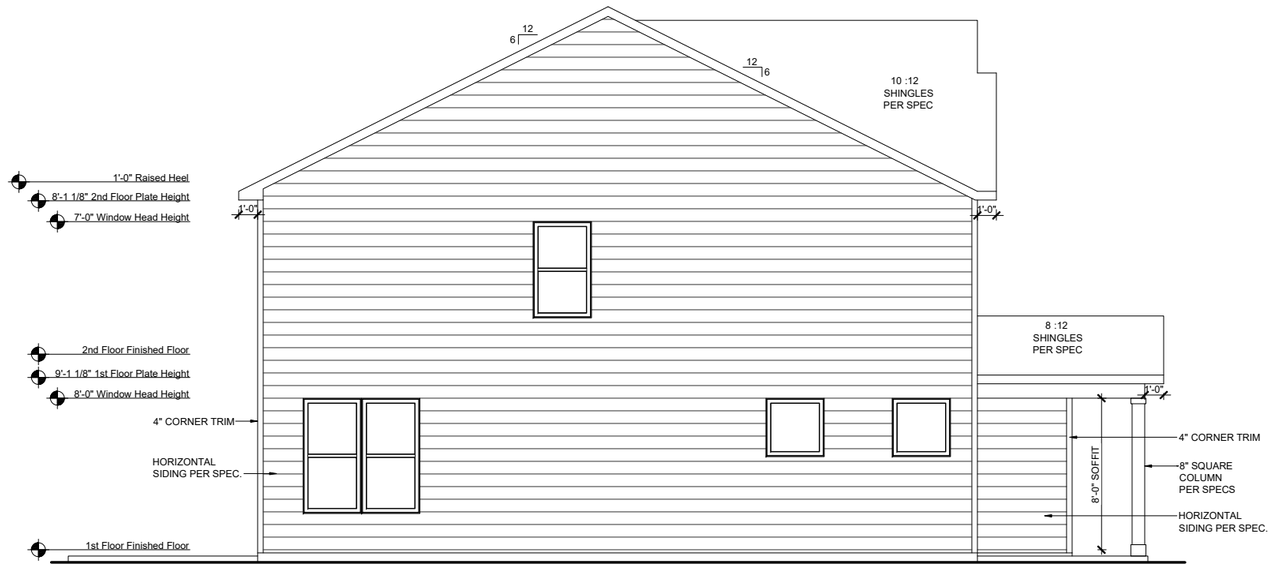


BEAZER HOMES

RLH V642 1.3
Elevation Plans
Front Elevation TRL

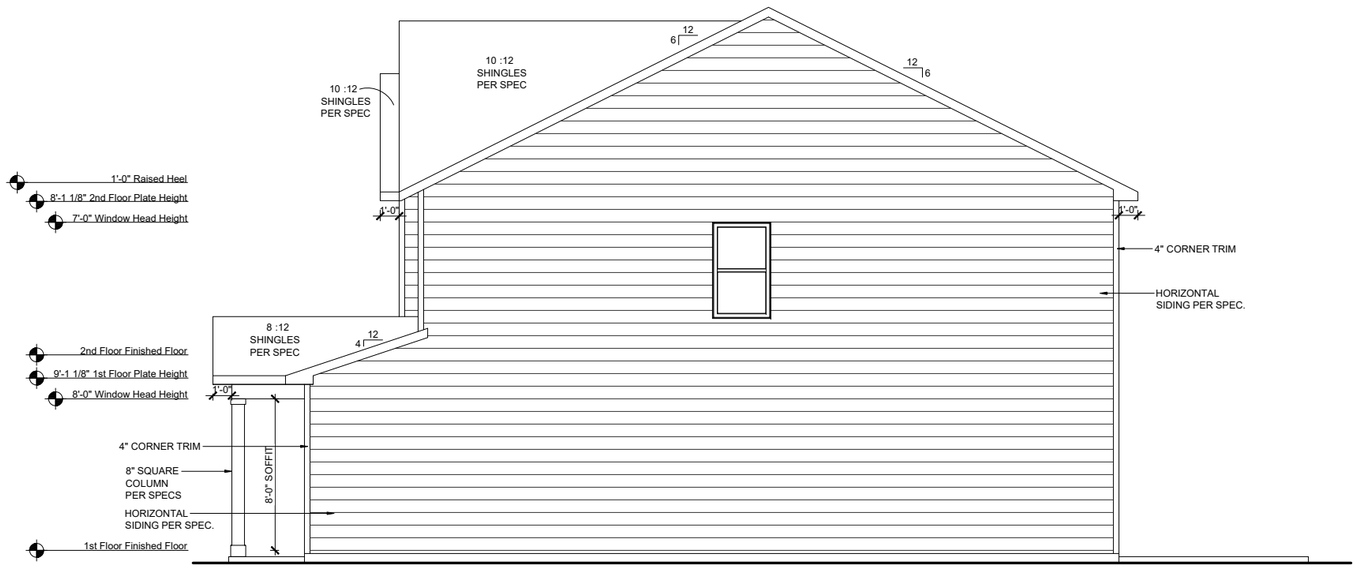
drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number: A-3.0

Plot Date: 23-07-2020 09:25:12; By: Amar




## LEFT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |



BEAZER HOMES

RLH V6421.3

Elevation Plans

Side Elevations TRL

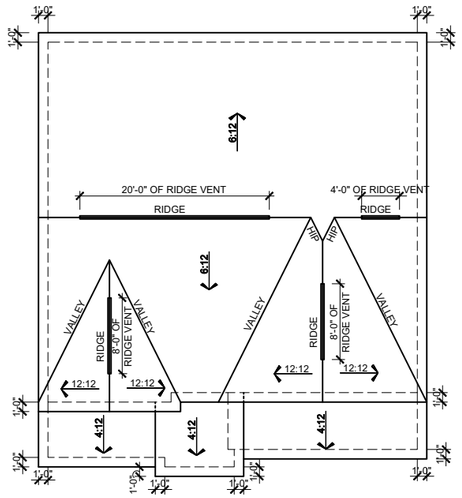
drawn by: XSI

checked by: BZH

date: 07/24/19

sheet number: A-3.1

Plot Date: 23-07-2020 09:25:24; By: Amar




# ROOF PLAN FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF FHL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1456 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1456 SQ FT x 1/300) x 144) /2 = 349 SQ. IN.

349 / 18 NFA OF RIDGE VENT = 19 L.F.
349 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 40'
ACTUAL SOFFIT VENT PROVIDED: 60'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN
50% AND 80% OF REQUIRED VENTING IS LOCATED
AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE & PORCH ROOF

### ATTIC VENT CALCULATION

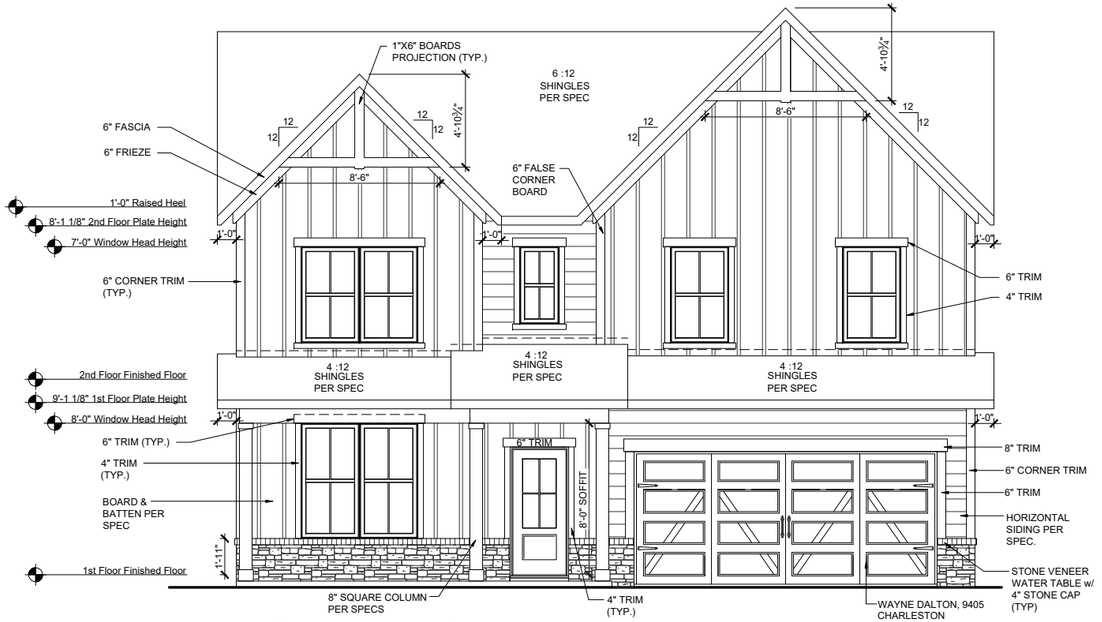
TOTAL SQ. FT. OF ROOF AREA: 245 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((245 SQ FT x 1/150) x 144) = 235 SQ. IN.

235 / 9 NFA OF SOFFIT VENT = 26 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 39'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN
50% AND 80% OF REQUIRED VENTING IS LOCATED
AT LEAST 3 FEET ABOVE THE EAVE.

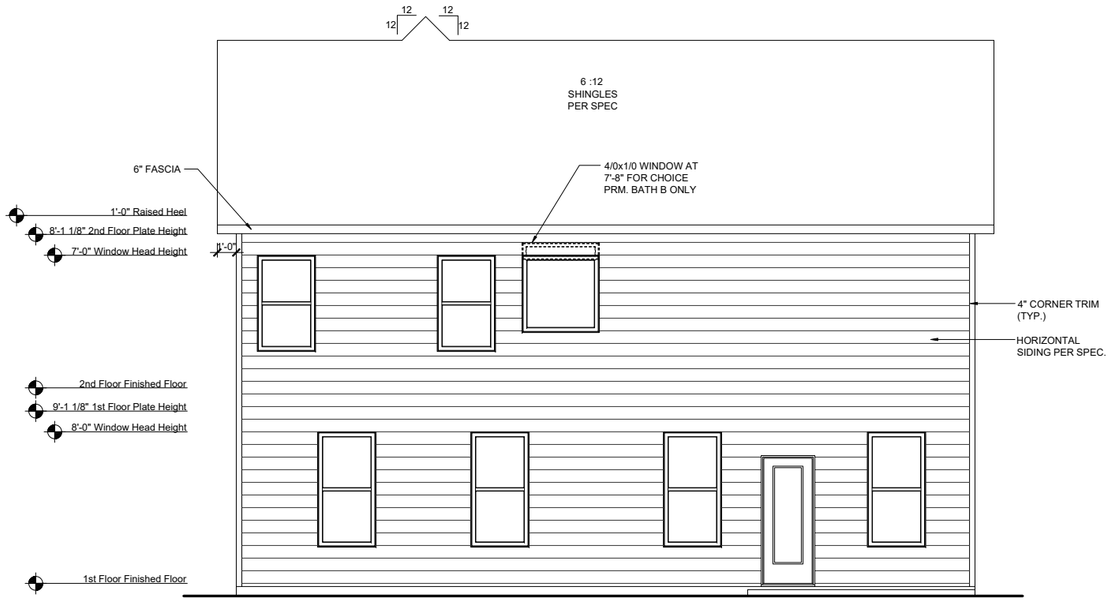



# FRONT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


# FRONT ELEVATION FHL on CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |



BEAZER HOMES

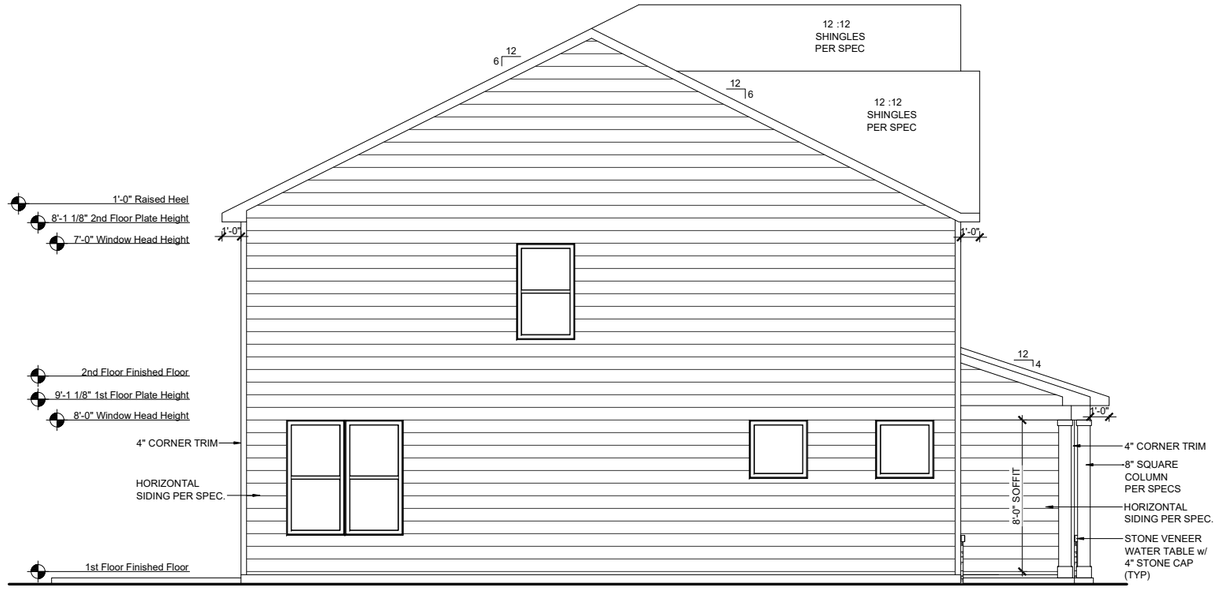
RLH V6421.3

Elevation Plans

Front Elevation FHL

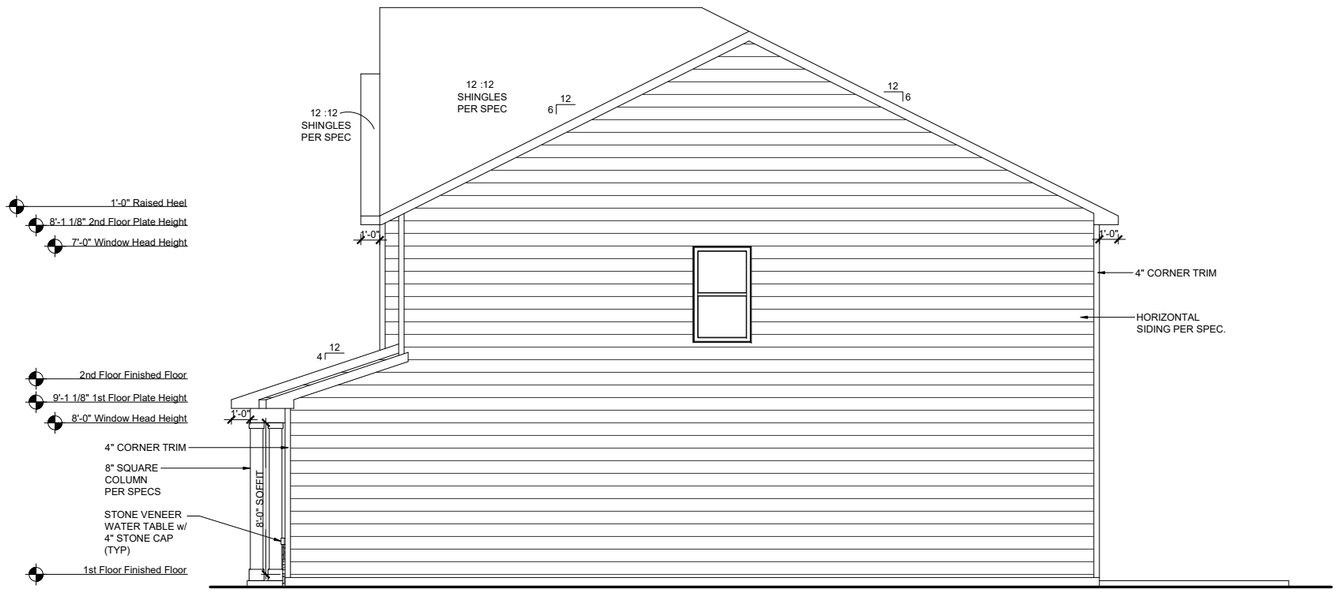
drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number: A-3.2

Plot Date: 23-07-2020 09:25:50; By: Amar




## LEFT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |



BEAZER HOMES

RLH V6421.3

Elevation Plans

Side Elevations FHL

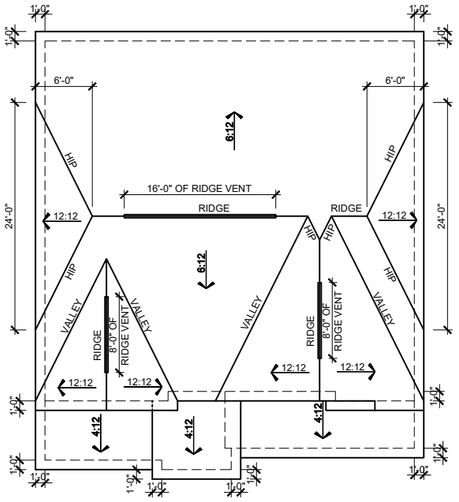
drawn by: XSI

checked by: BZH

date: 07/24/19

sheet number: A-3.3

Plot Date: 23-07-2020 09:26:02; By: Amar




# ROOF PLAN FCL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF FCL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1464 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1464 SQ FT x 1/300) x 144) /2 = 351 SQ. IN.

351 / 18 NFA OF RIDGE VENT = 20 L.F.
351 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 32'
ACTUAL SOFFIT VENT PROVIDED: 93'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE & PORCH ROOF

### ATTIC VENT CALCULATION

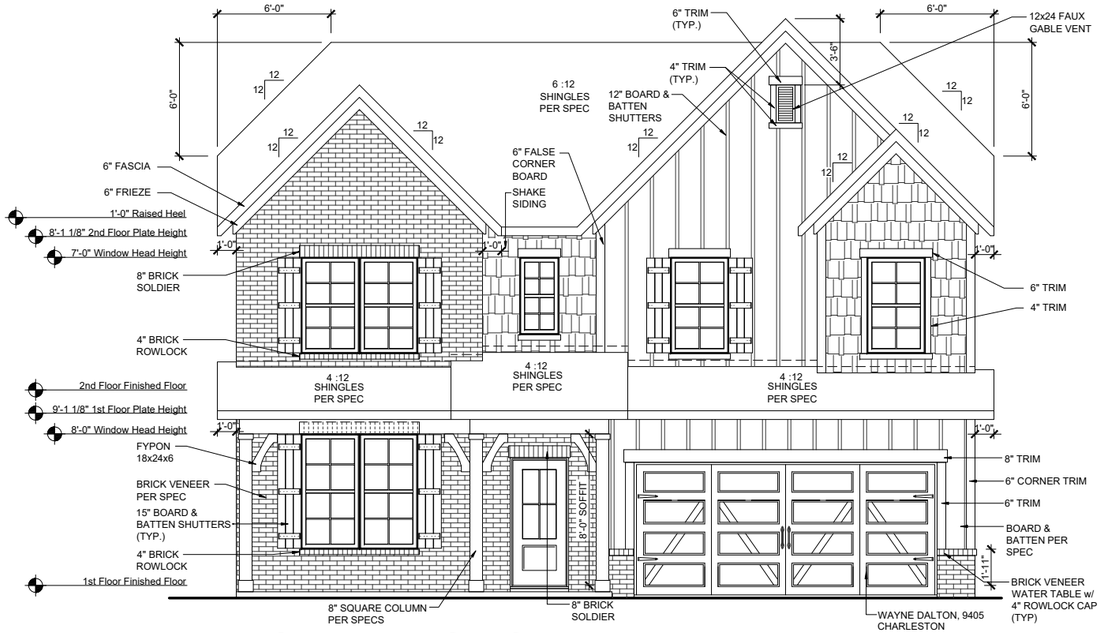
TOTAL SQ. FT. OF ROOF AREA: 245 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((245 SQ FT x 1/150) x 144) = 235 SQ. IN.

235 / 9 NFA OF SOFFIT VENT = 26 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 39'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

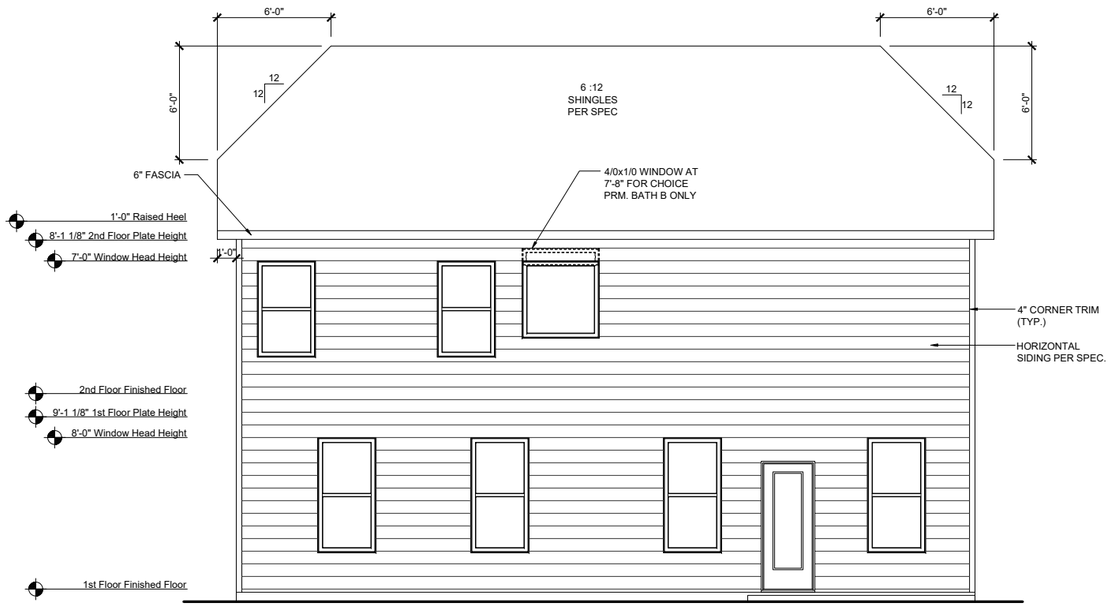



# FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

# FRONT ELEVATION FCL on CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |



BEAZER HOMES

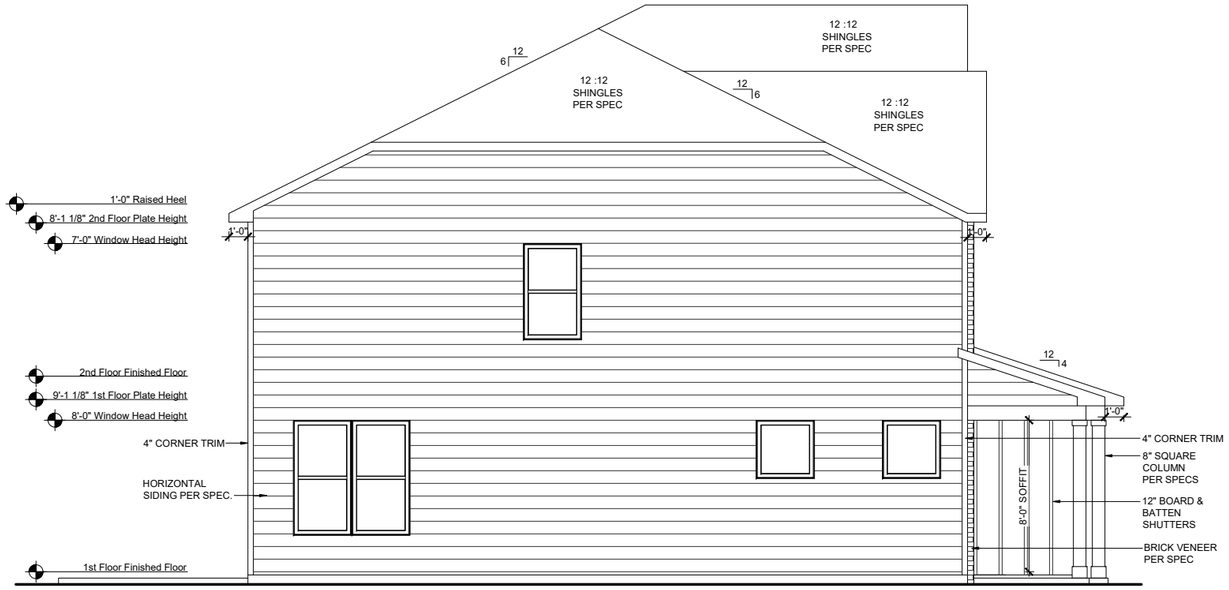
RLH V6421.3

Elevation Plans

Front Elevation FCL

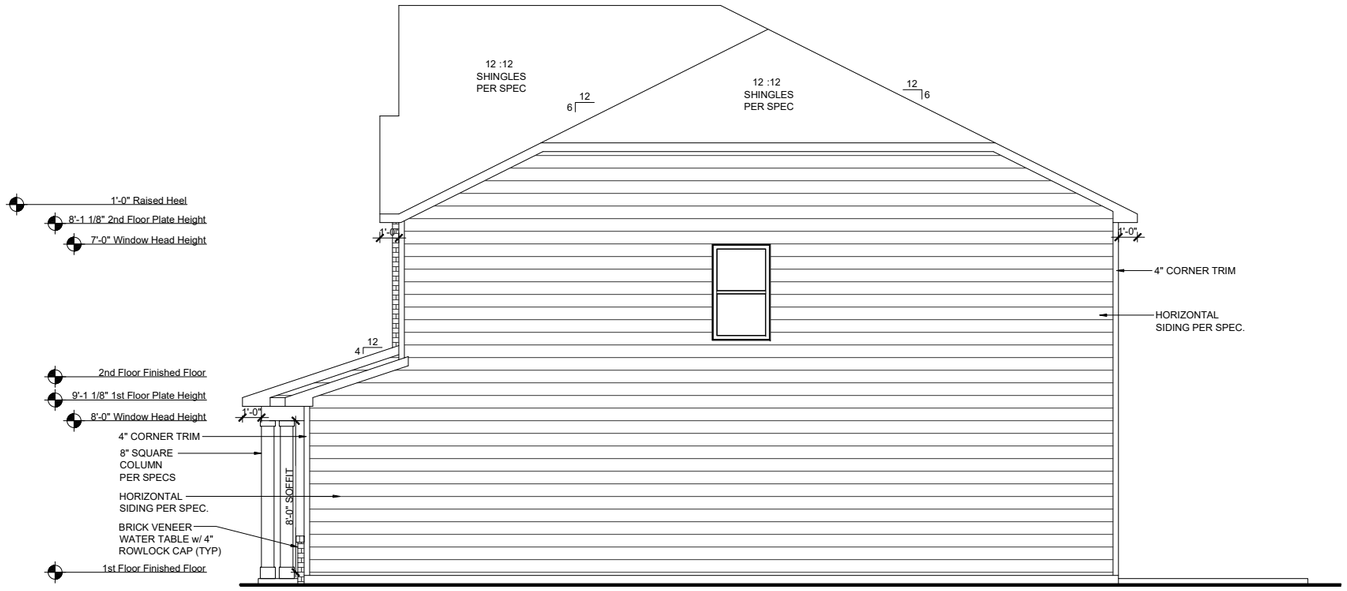
drawn by: XSI
checked by: BZH
date: 07/24/19
sheet number: A-3.4

Plot Date: 23-07-2020 09:26:29; By: Amar




## LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |



BEAZER HOMES

RLH V6421.3

Elevation Plans

Side Elevations FCL

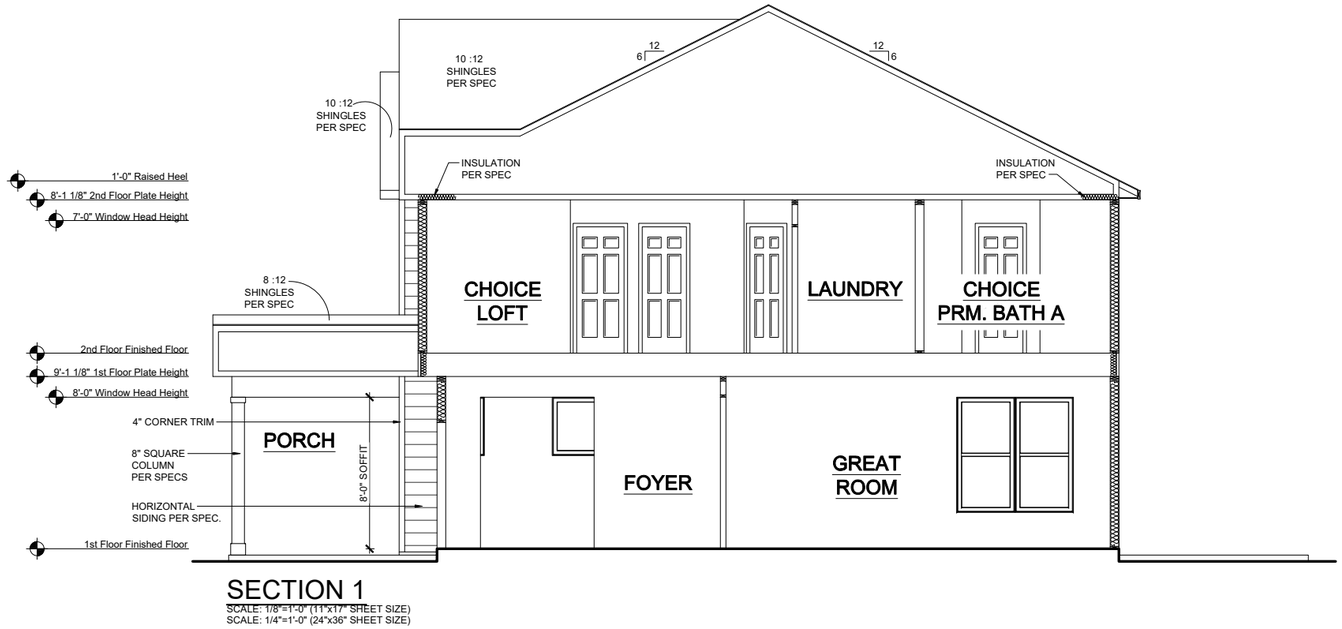
drawn by: XSI

checked by: BZH

date: 07/24/19

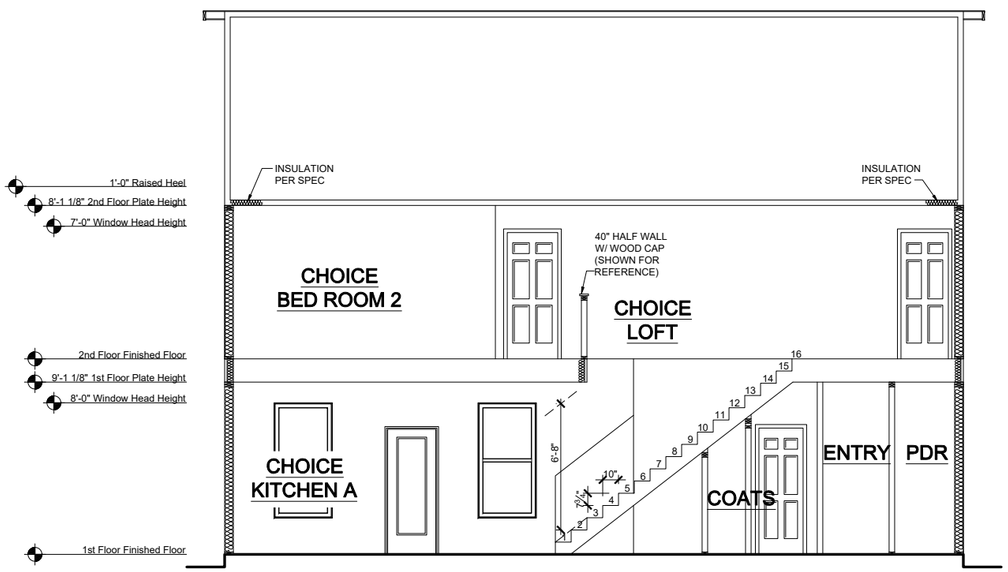
sheet number: A-3.5

Plot Date: 23-07-2020 09:26:40; By: Amar




SECTION 1

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




SECTION 2

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10/11/19 |
| 1.2 | 02/06/20 |
| 1.3 | 07/23/20 |



BEAZER HOMES

RLH V6421.3

Typical Sections

Sections

drawn by: XSI

checked by: BZH

date: 07/24/19

sheet number: A-4.0

Plot Date: 23-07-2020 09:26:52; By: Amar

BEAZER HOMES

# MILLER
# RLH V643

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br><br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br><br>RALEIGH DIVISION<br>5400 TRINITY ROAD<br>SUITE 313<br>RALEIGH, NC 27607<br><br>PH: 919-881-9350 | **MULHERN & KULP ENGINEERING**<br><br>CONSULTANT<br>20 S. MAPLE ST, STE 150<br>AMBLER, PA. 19002<br><br>PH: 770-777-0074 |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

## Sheet List



| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |

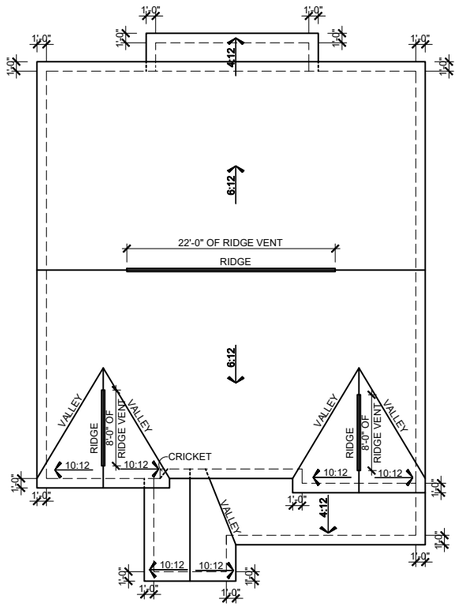


BEAZER HOMES

RLH V643 1.3
Cover Sheets
Cover Sheet

drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number:
CS-1.0

Plot Date: 7/22/2020 7:58:57 PM; By: Vinayak Dhangat




# ROOF PLAN TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF TRL

## ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1668 SQ FT x 1/300) x 144) /2 = 400 SQ. IN.

400 / 18 NFA OF RIDGE VENT = 22 L.F.
400 / 9 NFA OF SOFFIT VENT = 44 L.F.

ACTUAL RIDGE VENT PROVIDED: 38'
ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

GARAGE & PORCH ROOF

## ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 204 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((204 SQ FT x 1/150) x 144) = 196 SQ. IN.

196 / 9 NFA OF SOFFIT VENT = 22 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 33'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

3' EXT. GREAT ROOM

## ATTIC VENT CALCULATION

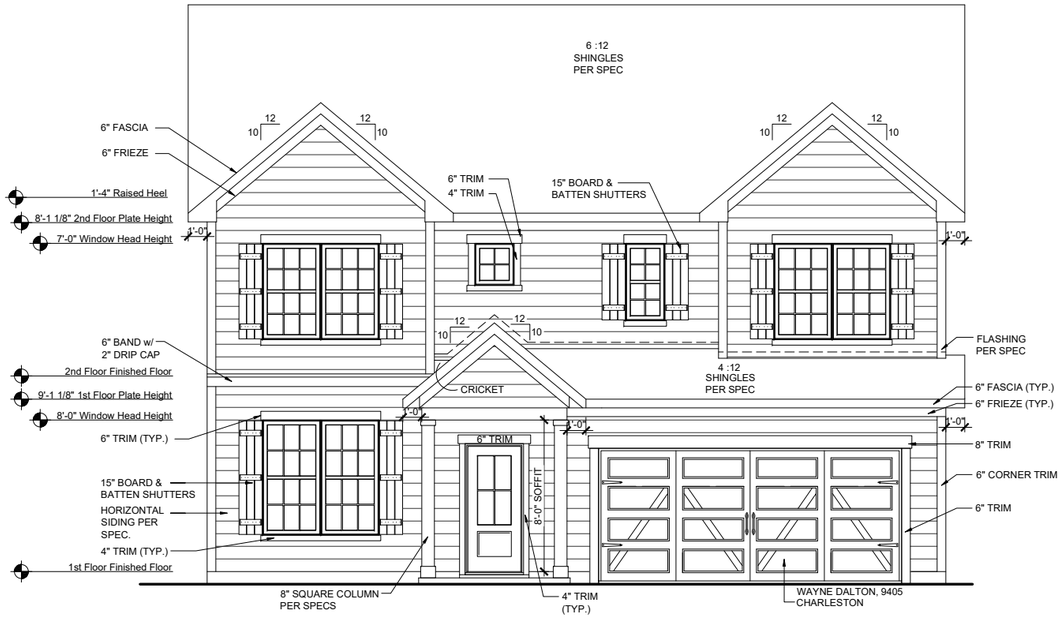
TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((49 SQ FT x 1/150) x 144) = 47 SQ. IN.

47 / 9 NFA OF SOFFIT VENT = 5 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

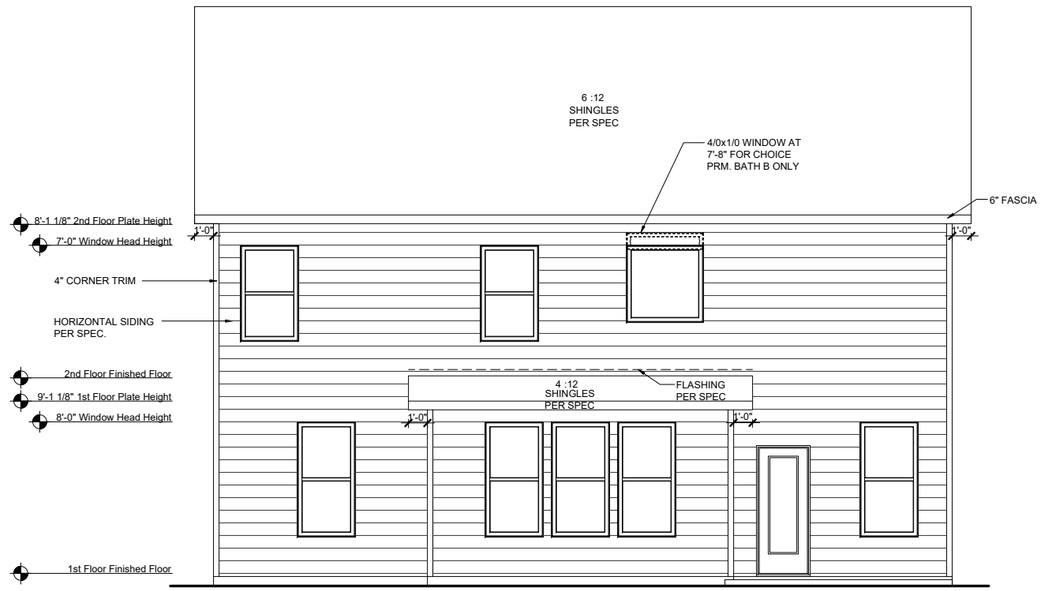



# FRONT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

# FRONT ELEVATION TRL ON CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

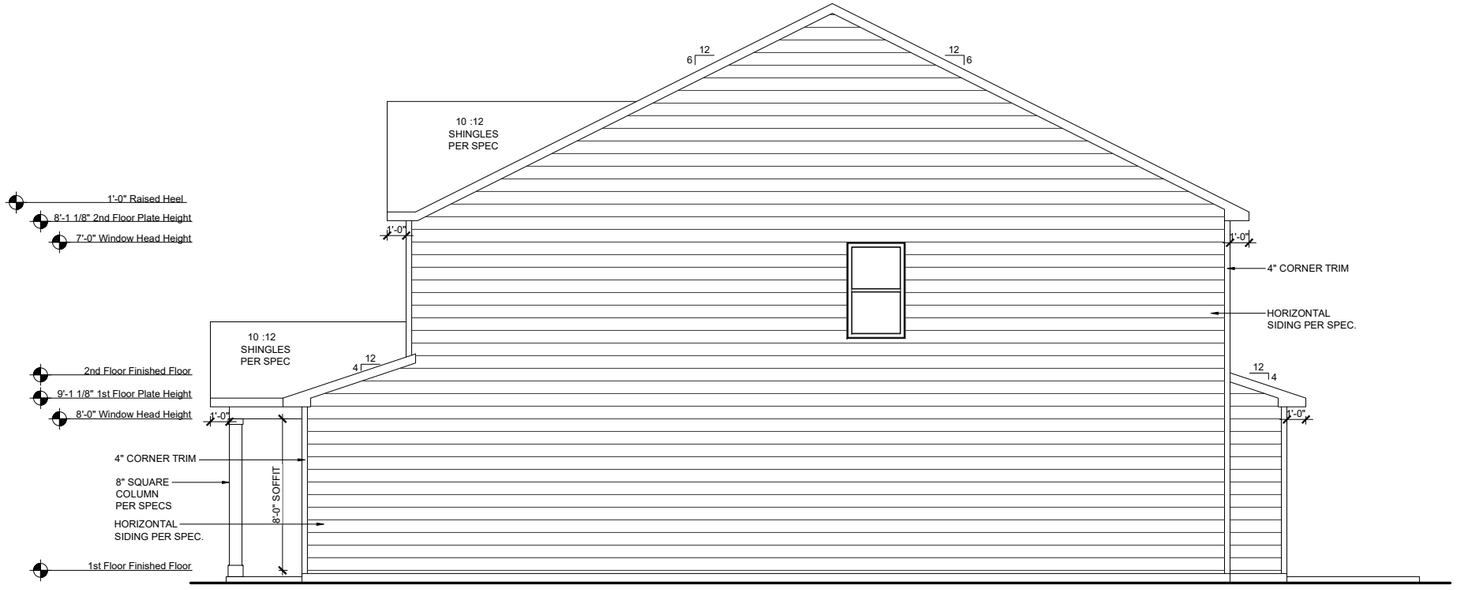
RLH V643 1.3
Elevation Plans
Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.0

Plot Date: 7/22/2020 8:00:45 PM; By: Vinayak Dhangat


## LEFT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

RLH V643 1.3

Elevation Plans

Side Elevations TRL

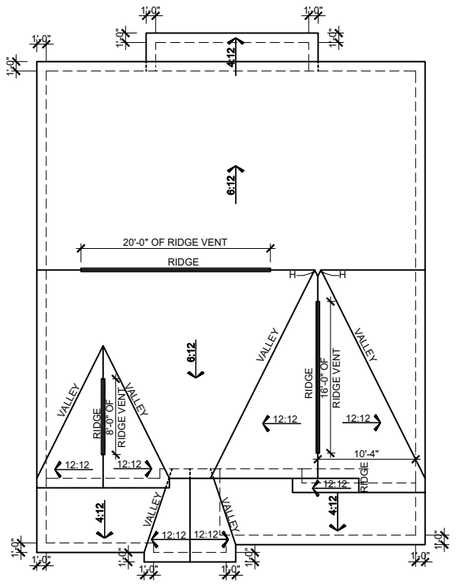
drawn by: XSI

checked by: BZH

date: 09/13/19

sheet number: A-3.1

Plot Date: 7/22/2020 8:00:47 PM; By: Vinayak Dhangat




# ROOF PLAN FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF FHL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1668 SQ FT x 1/300) x 144) /2 = 400 SQ. IN.

400 / 18 NFA OF RIDGE VENT = 22 L.F.
400 / 9 NFA OF SOFFIT VENT = 44 L.F.

ACTUAL RIDGE VENT PROVIDED: 44'
ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE & PORCH ROOF

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 267 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((267 SQ FT x 1/150) x 144) = 256 SQ. IN.

256 / 9 NFA OF SOFFIT VENT = 28 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 31'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## 3' EXT. GREAT ROOM

### ATTIC VENT CALCULATION

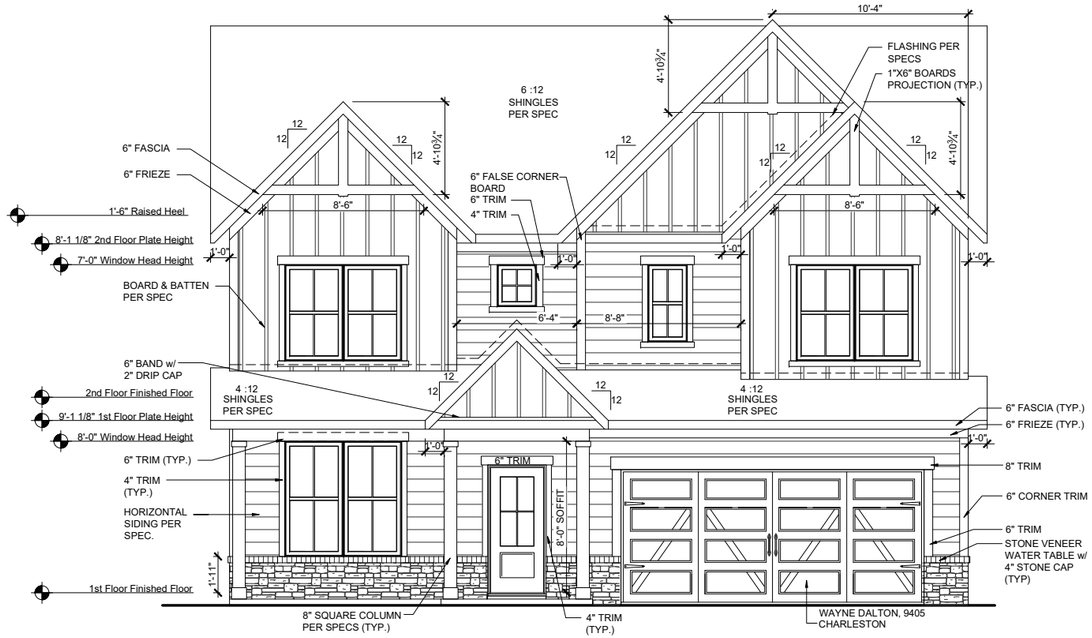
TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((49 SQ FT x 1/150) x 144) = 47 SQ. IN.

47 / 9 NFA OF SOFFIT VENT = 5 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

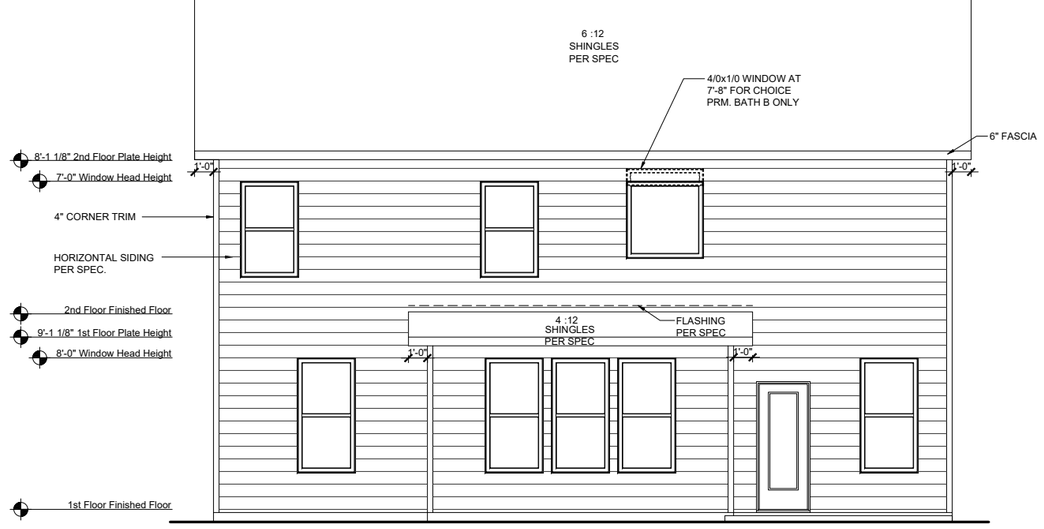



# FRONT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


# FRONT ELEVATION FHL ON CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

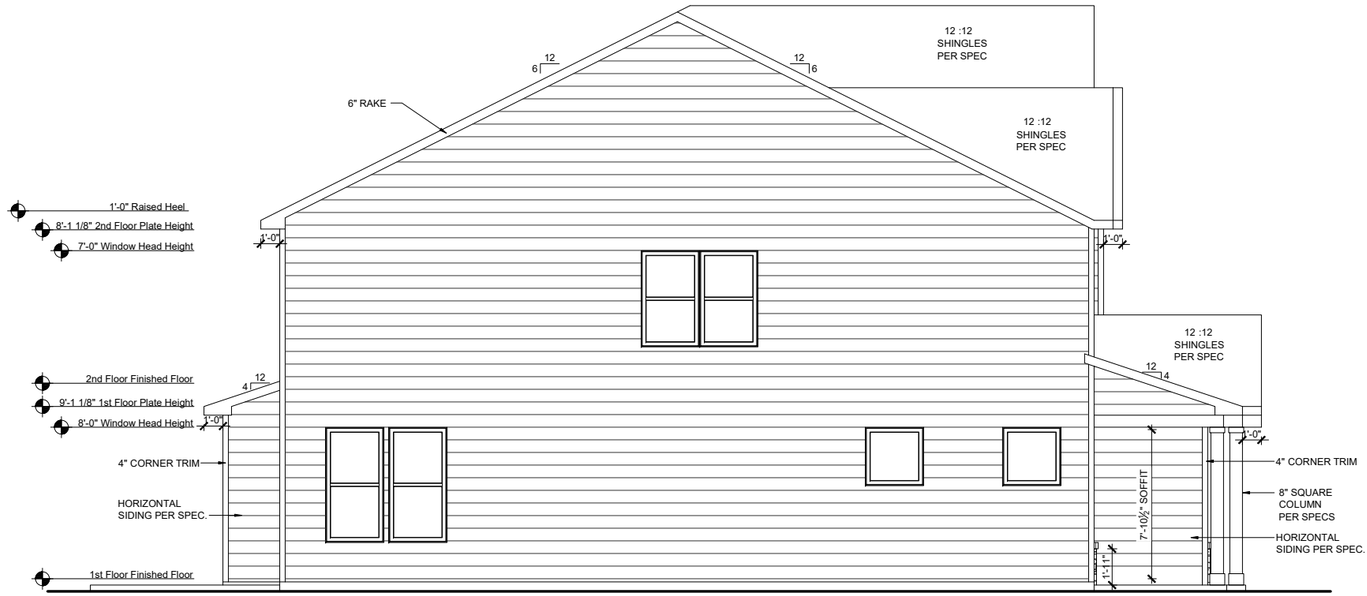
RLH V643 1.3

Elevation Plans

Front Elevation FHL

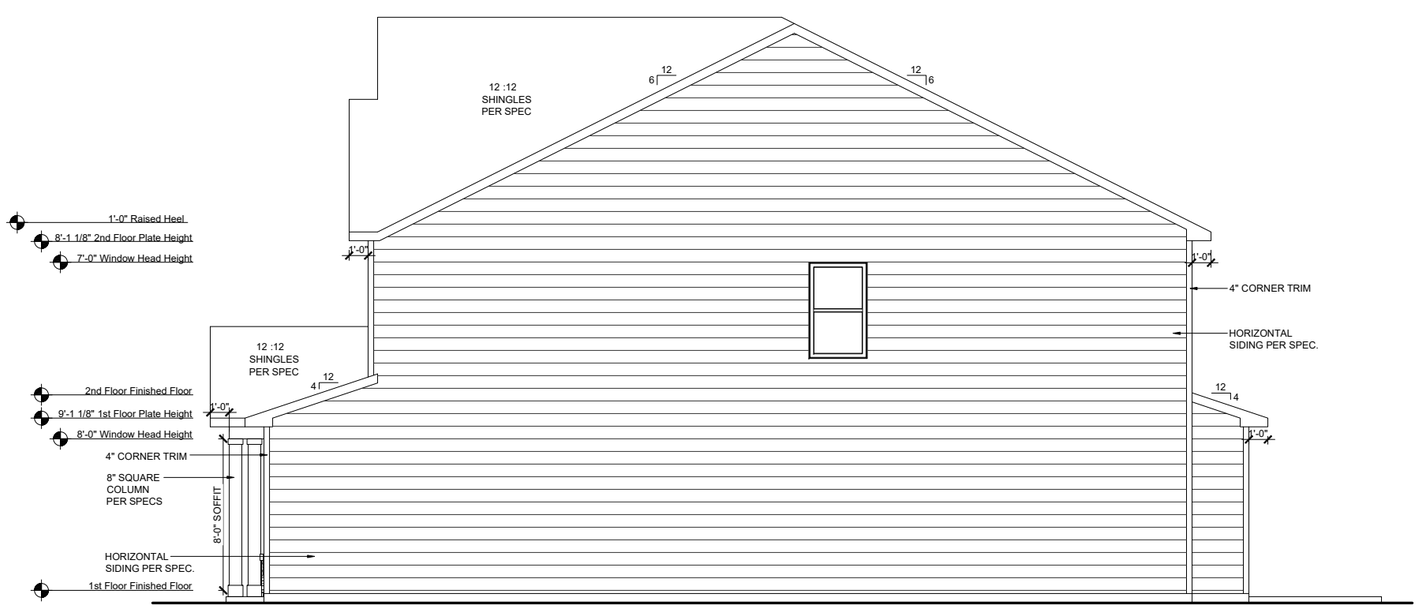
drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.2

Plot Date: 7/22/2020 8:00:53 PM; By: Vinayak Dhangat




## LEFT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

RLH V643 1.3

Elevation Plans

Side Elevations FHL

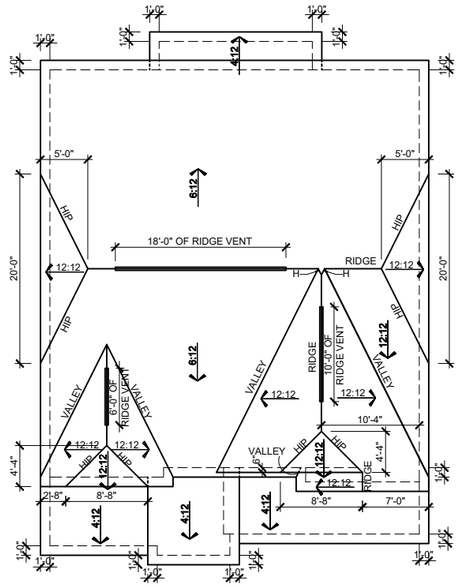
drawn by: XSI

checked by: BZH

date: 09/13/19

sheet number: A-3.3

Plot Date: 7/22/2020 8:00:55 PM; By: Vinayak Dhangat




# ROOF PLAN FCL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF FCL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1668 SQ FT x 1/300) x 144) /2 = 400 SQ. IN.

400 / 18 NFA OF RIDGE VENT = 22 L.F.
400 / 9 NFA OF SOFFIT VENT = 44 L.F.

ACTUAL RIDGE VENT PROVIDED: 34'
ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE & PORCH ROOF

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 274 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((274 SQ FT x 1/150) x 144) = 263 SQ. IN.

263 / 9 NFA OF SOFFIT VENT = 29 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 51'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## 3' EXT.GREAT ROOM

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((49 SQ FT x 1/150) x 144) = 47 SQ. IN.

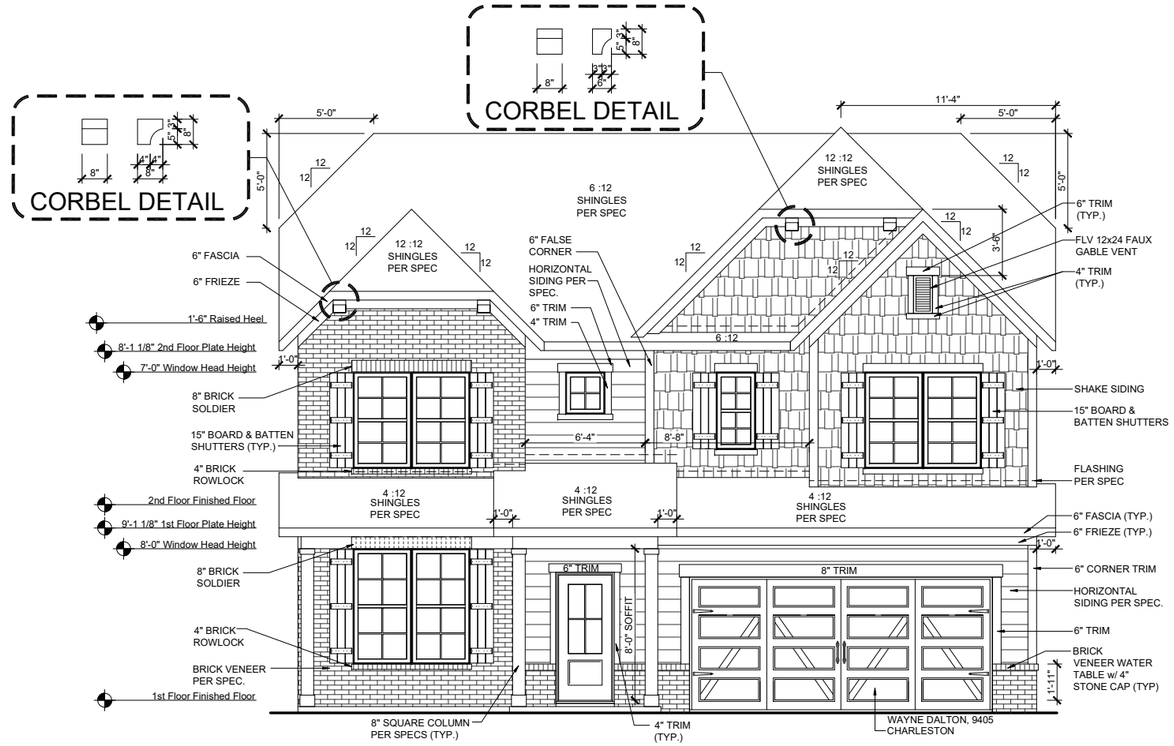
47 / 9 NFA OF SOFFIT VENT = 5 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

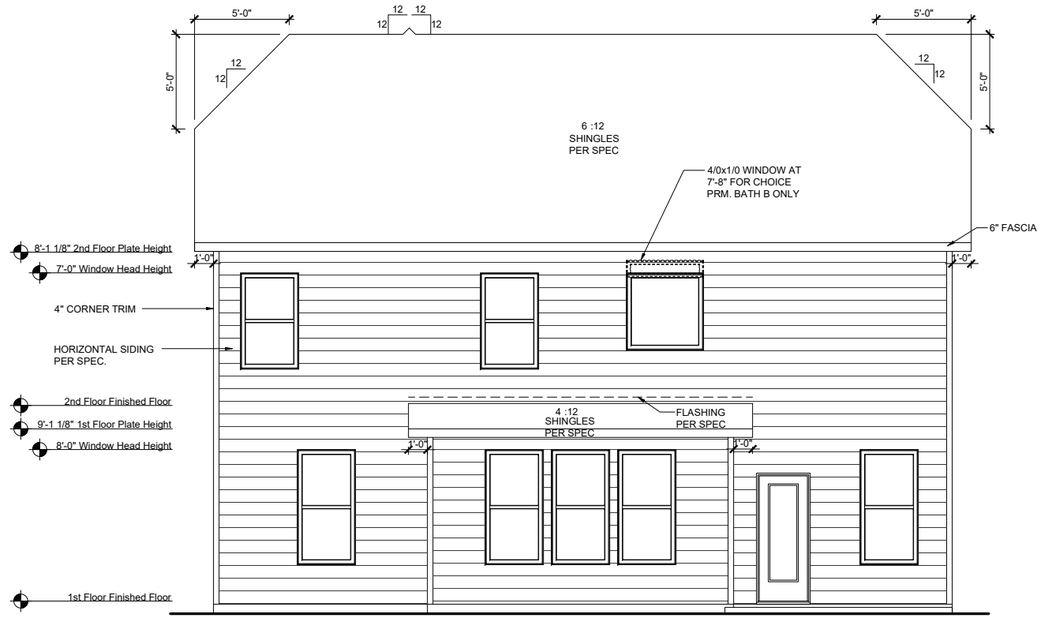

# FRONT ELEVATION FCL ON CRAWL SPACE

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

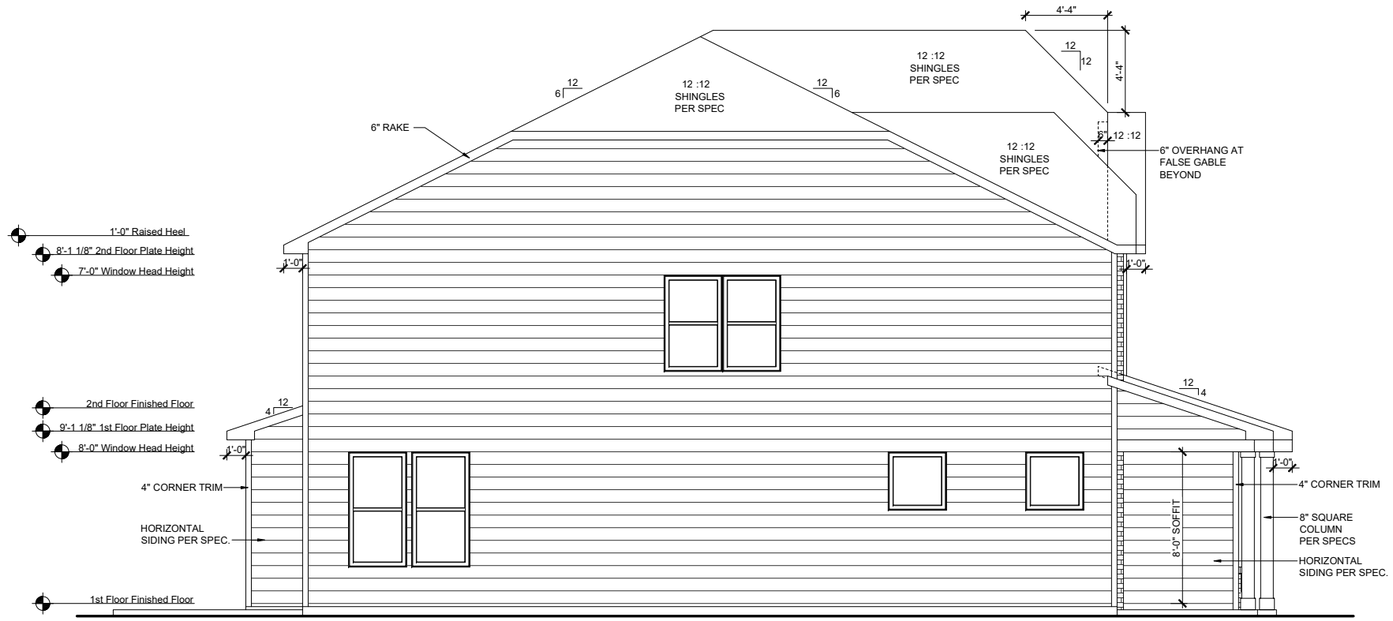
RLH V643 1.3

Elevation Plans

Front Elevation FCL

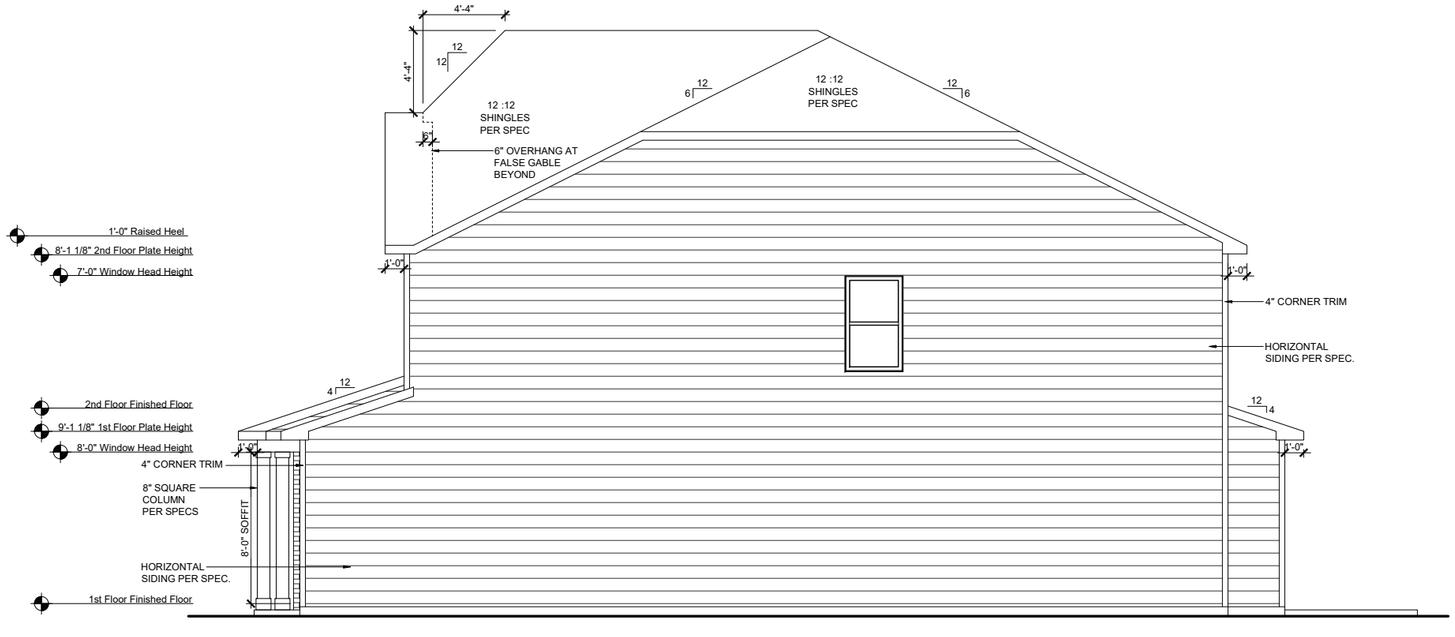
drawn by: XSI
checked by: BZH
date: 09/13/19
sheet number: A-3.4

Plot Date: 7/22/2020 8:01:01 PM; By: Vinayak Dhangat




## LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

RLH V643 1.3

Elevation Plans

Side Elevations FCL

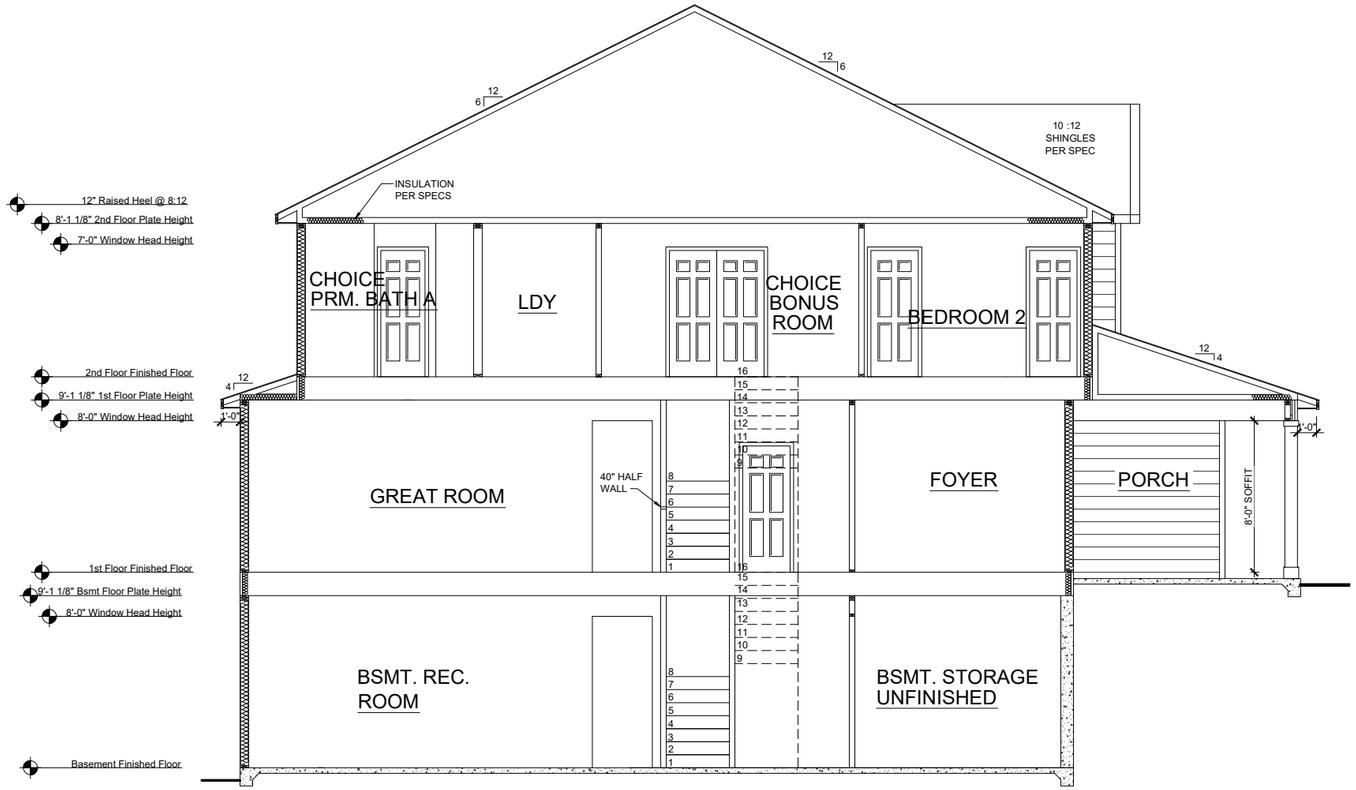
drawn by: XSI

checked by: BZH

date: 09/13/19

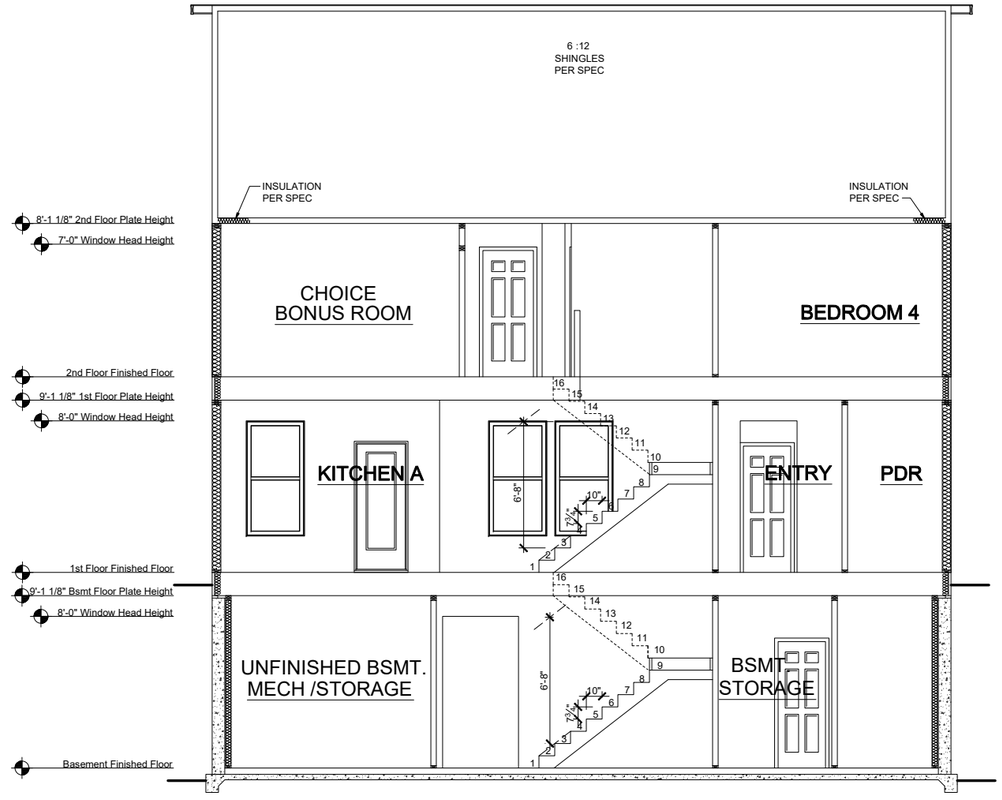
sheet number: A-3.5

Plot Date: 7/22/2020 8:01:04 PM; By: Vinayak Dhargat




## SECTION 1 w/ BASEMENT

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## SECTION 2 w/ BASEMENT

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

RLH V643 1.3

Typical Sections

Sections

drawn by: XSI

checked by: BZH

date: 09/13/19

sheet number: A-4.1

Plot Date: 7/22/2020 8:01:09 PM; By: Vinayak Dhangat

| Square Footage Options | |
|---|---|
| **Area** | **Square Footage** |
| Opt. Screened Porch | 119 SF |
| Opt.Finished Basement Area | 929 SF |
| Unfinished Basement Area | 344 SF |
| Extended Patio/Deck | 110 SF |


REAR ELEVATION
AT BASEMENT

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.1 | 10-11-19 |
| 1.2 | 03-24-20 |
| 1.3 | 07-22-20 |



BEAZER HOMES

RLH V643 1.3

Structural Options

Optional Basement Elevation

drawn by: XSI

checked by: BZH

date: 09/13/19

sheet number:

O-3.0

Plot Date: 7/22/2020 7:58:39 PM; By: Vinayak Dhargat

BEAZER HOMES

# DOUGLAS
# RLH V648
# THORNEBURY COMMUNITY

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br>RALEIGH DIVISION<br>5400 TRINITY ROAD<br>SUITE 313<br>RALEIGH, NC 27607<br><br>PH: 919-881-9350 | **MULHERN & KULP ENGINEERING**<br>CONSULTANT<br>20 S. MAPLE ST, STE 150<br>AMBLER, PA. 19002<br><br>PH: 770-777-0074 |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

## Sheet List

| Sheet # | Description |
|---|---|
| CS-1.0 | Cover Sheet |
| F-1.0 | Slab Plan TRL |
| F-1.1 | Slab Plan TRM |
| F-1.2 | Slab Plan FHL/FHM |
| F-1.3 | Slab Plan FCL |
| F-1.4 | Slab Plan Options |
| A-1.0 | First Floor Plan & Partials |
| A-2.0 | Second Floor Plan & Partials |
| A-3.0 | Front Elevation TRL |
| A-3.1 | Side Elevation TRL |
| A-3.2 | Front Elevation FHL |
| A-3.3 | Side Elevation FHL |
| A-3.4 | Front Elevation FCL |
| A-3.5 | Side Elevation FCL |
| A-4.0 | Typical Sections |
| O-1.0 | Choice Options |
| O-2.0 | Optional Screened Porch |
| E-1.0 | First Floor Electrical Plan |
| E-2.0 | Second Floor Electrical Plan |
| E-3.0 | Option Electrical Plans |

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

THORNEBURY COMMUNITY

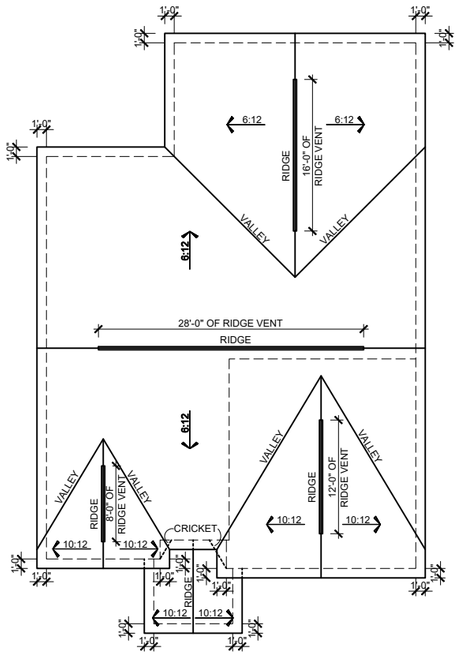
RLH V648 1.3

Cover Sheets

Cover Sheet

drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: CS-1.0

Plot Date: 2/24/2021 11:20:12 AM; By: AMD




# ROOF PLAN TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF TRL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1969 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1969 SQ FT x 1/300) x 144) /2 = 473 SQ. IN.

473 / 18 NFA OF RIDGE VENT = 26 L.F.
473 / 9 NFA OF SOFFIT VENT = 53 L.F.

ACTUAL RIDGE VENT PROVIDED: 64'
ACTUAL SOFFIT VENT PROVIDED: 48'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## PORCH ROOF

### ATTIC VENT CALCULATION

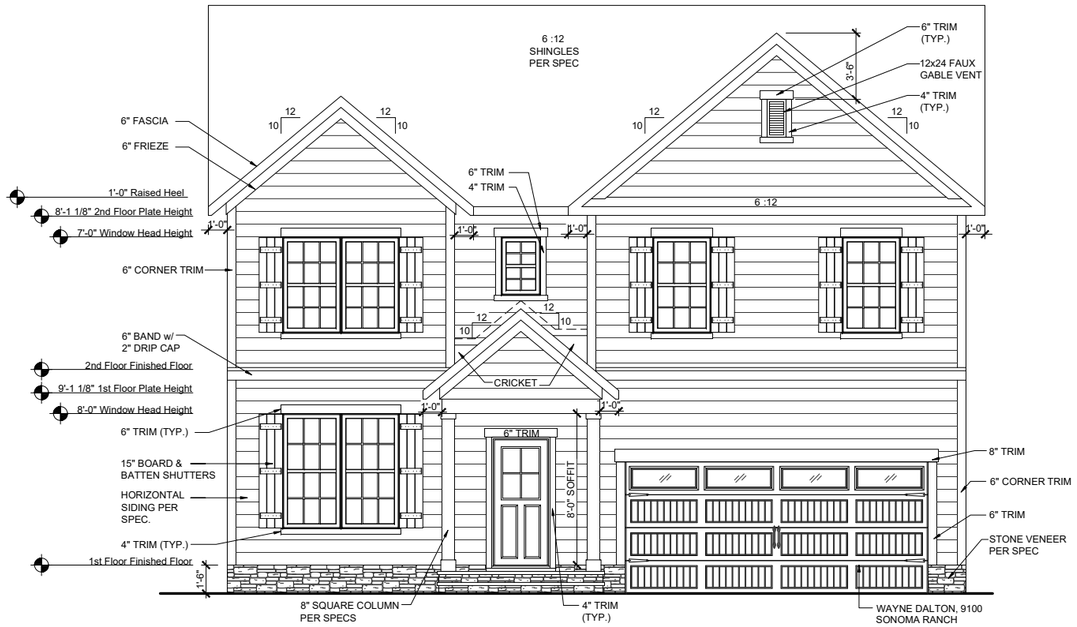
TOTAL SQ. FT. OF ROOF AREA: 70 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((70 SQ FT x 1/150) x 144) = 67 SQ. IN.

67 / 9 NFA OF SOFFIT VENT = 8 L.F.

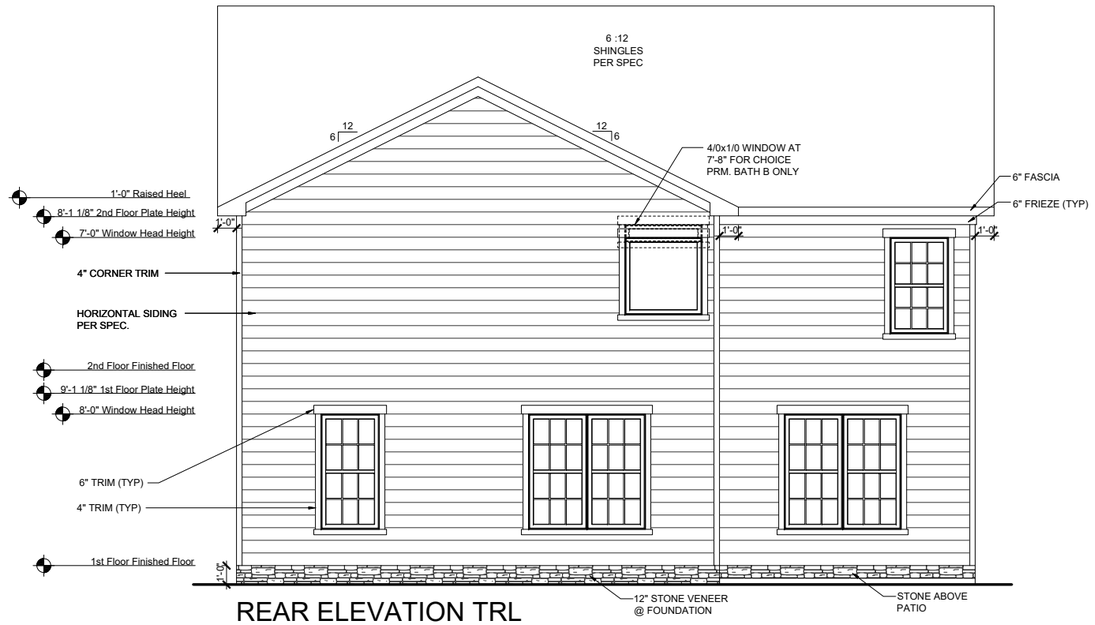
ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 15'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




# FRONT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

RLH V648 1.3

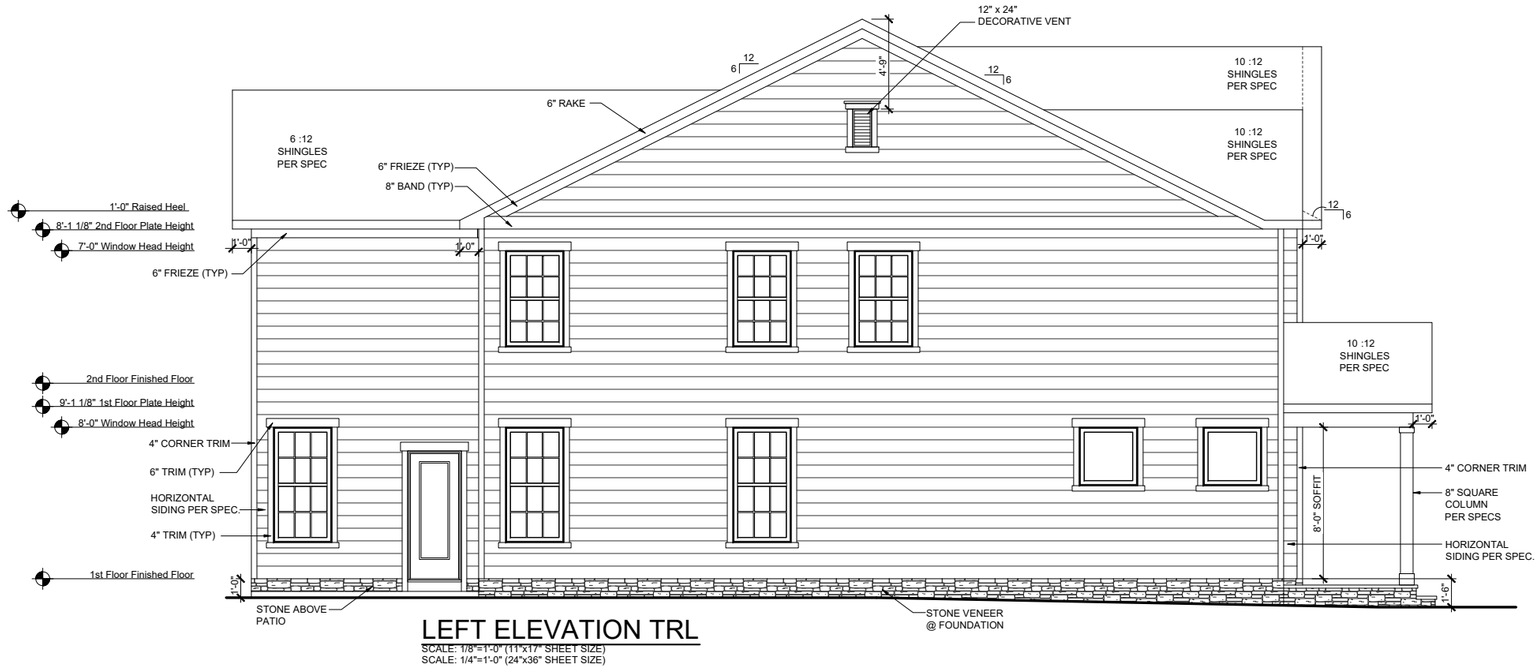
Elevation Plans

Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: A-3.0

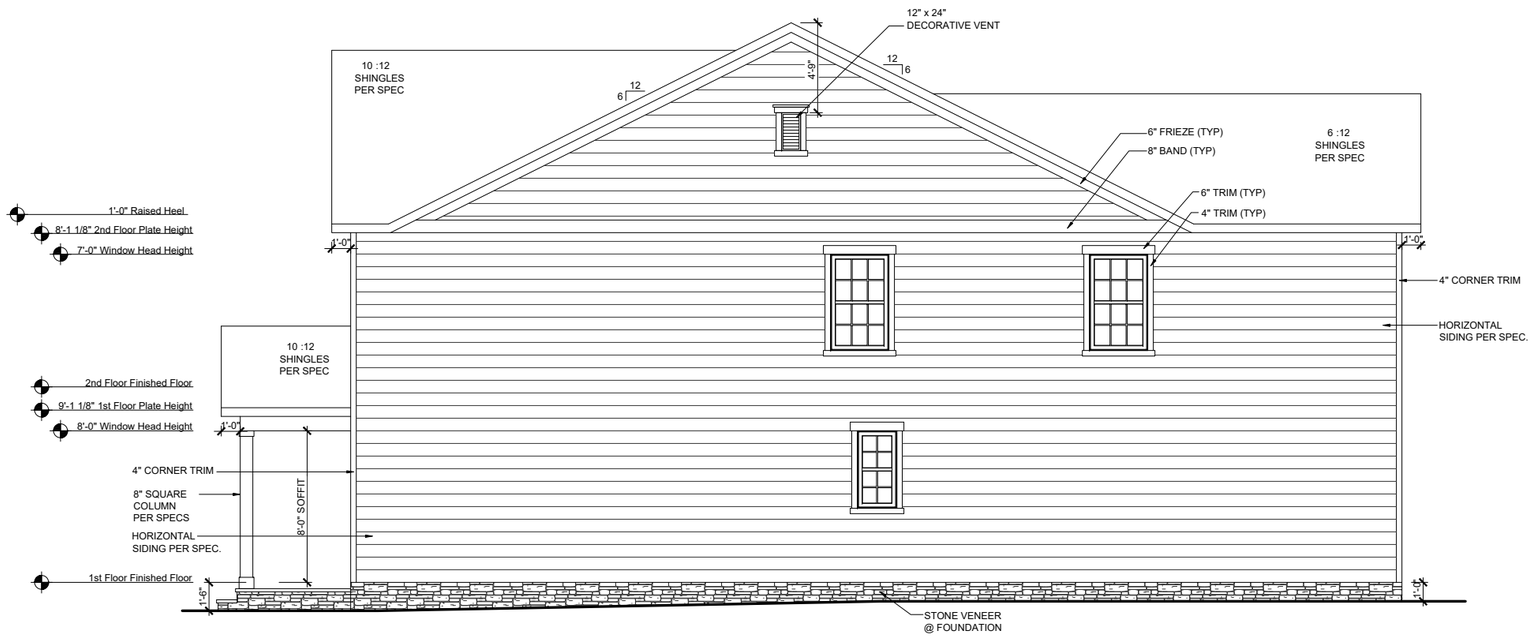
THORNEBURY COMMUNITY

Plot Date: 2/24/2021 11:21:24 AM; By: AMD




# LEFT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# RIGHT ELEVATION TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

RLH V6481.3

Elevation Plans

Side Elevations TRL

drawn by: XSI

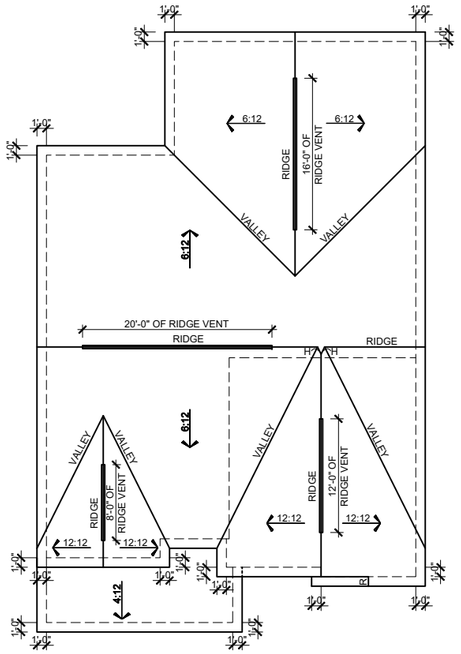
checked by: BZH

date: 10/05/19

sheet number: A-3.1

THORNEBURY COMMUNITY

Plot Date: 2/24/2021 11:21:29 AM; By: AMD




## ROOF PLAN FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF FHL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1979 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1979 SQ FT x 1/300) x 144) /2 = 475 SQ. IN.

475 / 18 NFA OF RIDGE VENT = 26 L.F.
475 / 9 NFA OF SOFFIT VENT = 53 L.F.

ACTUAL RIDGE VENT PROVIDED: 56'
ACTUAL SOFFIT VENT PROVIDED: 49'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## PORCH ROOF

### ATTIC VENT CALCULATION

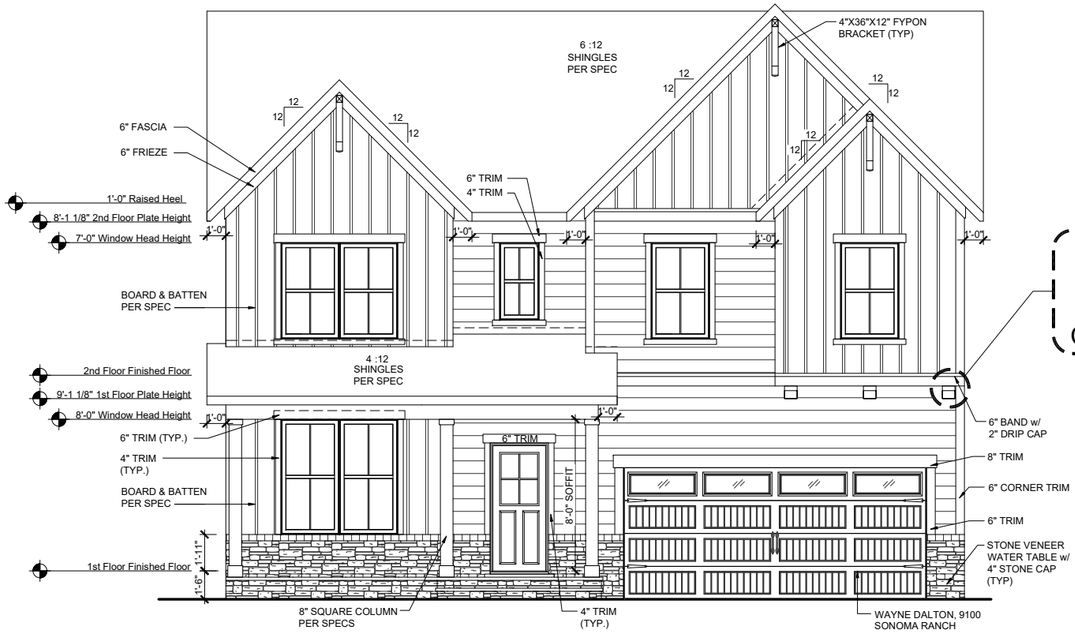
TOTAL SQ. FT. OF ROOF AREA: 148 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((148 SQ FT x 1/150) x 144) = 142 SQ. IN.

142 / 9 NFA OF SOFFIT VENT = 16 L.F.

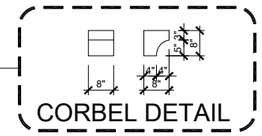
ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 22'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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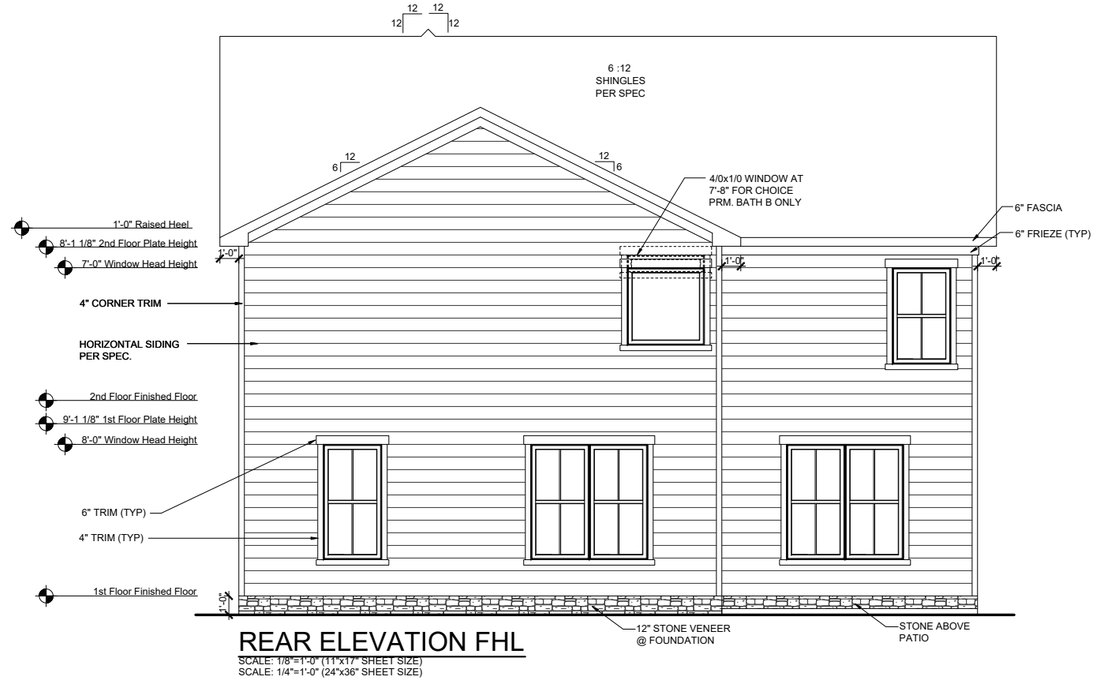



## REAR ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

THORNEBURY COMMUNITY

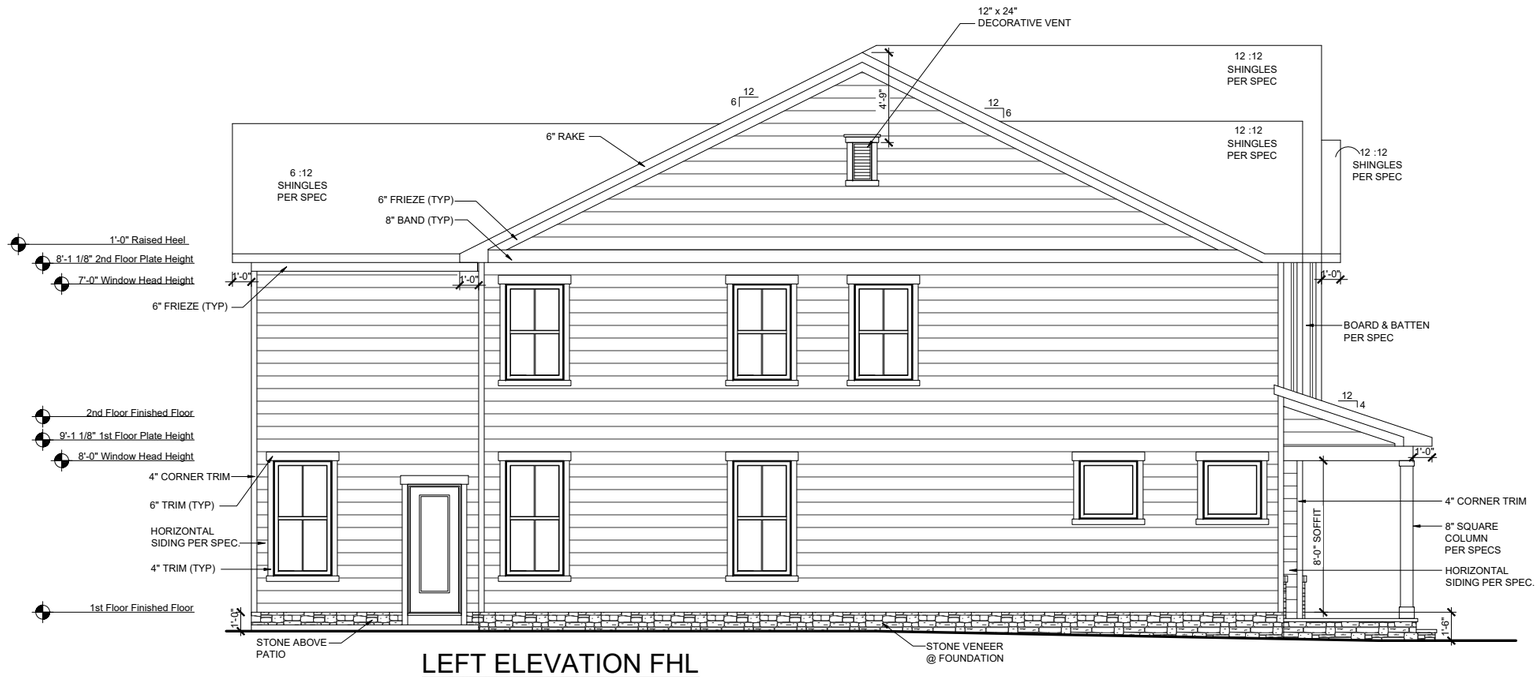
RLH V6481.3

Elevation Plans

Front Elevation FHL

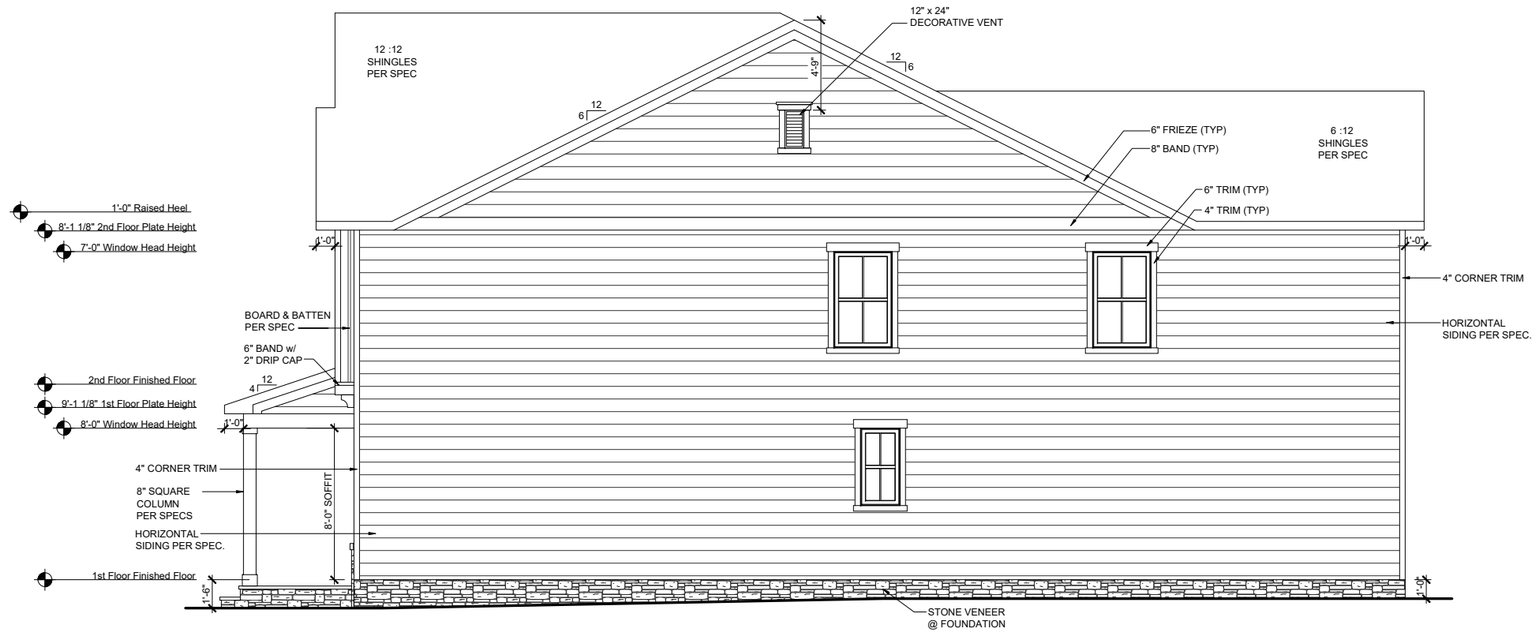
drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: A-3.2

Plot Date: 2/24/2021 11:21:38 AM; By: AMD




# LEFT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# RIGHT ELEVATION FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

RLH V6481.3

Elevation Plans

Side Elevations FHL

drawn by: XSI

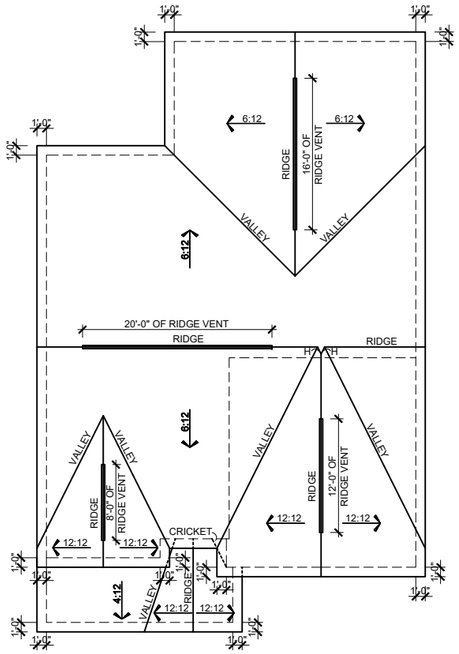
checked by: BZH

date: 10/05/19

sheet number: A-3.3

THORNEBURY COMMUNITY

Plot Date: 2/24/2021 11:21:43 AM; By: AMD




## ROOF PLAN FCL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF FCL

### ATTIC VENT CALCULATION

TOTAL SQ. FT. OF ROOF AREA: 1969 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((1969 SQ FT x 1/300) x 144) /2 = 473 SQ. IN.

473 / 18 NFA OF RIDGE VENT = 26 L.F.
473 / 9 NFA OF SOFFIT VENT = 53 L.F.

ACTUAL RIDGE VENT PROVIDED: 56'
ACTUAL SOFFIT VENT PROVIDED: 48'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

### PORCH ROOF

### ATTIC VENT CALCULATION

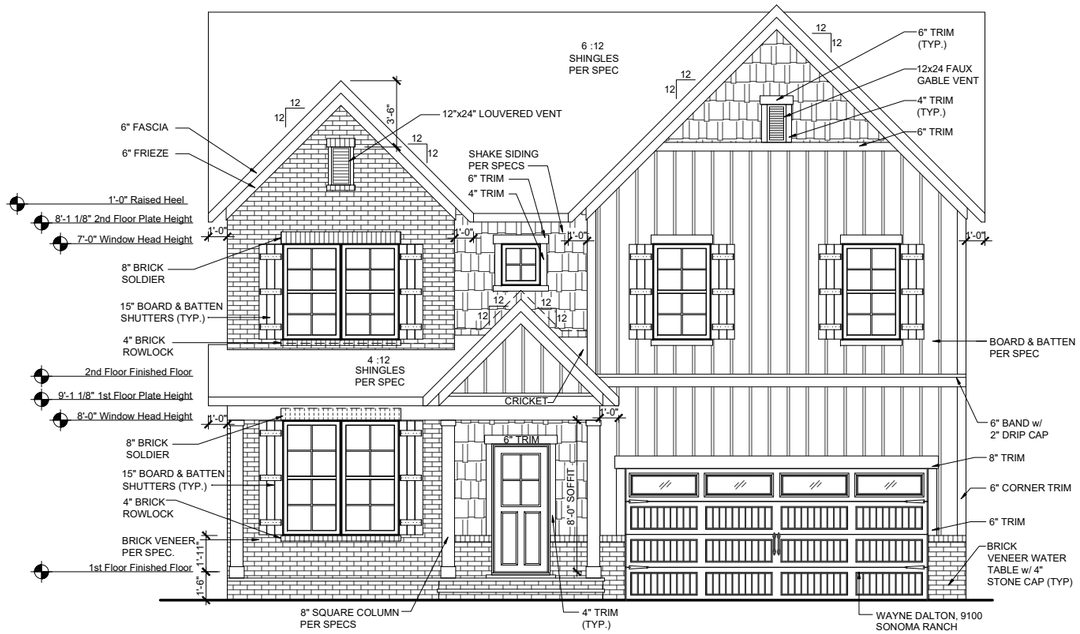
TOTAL SQ. FT. OF ROOF AREA: 148 SQ. FT.
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

((148 SQ FT x 1/150) x 144) = 142 SQ. IN.

142 / 9 NFA OF SOFFIT VENT = 16 L.F.

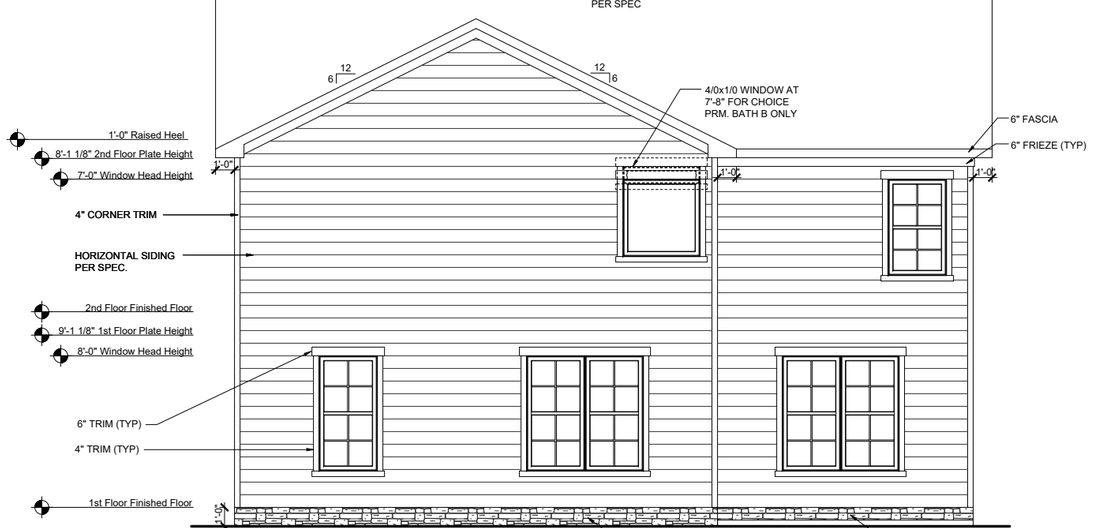
ACTUAL RIDGE VENT PROVIDED: 0'
ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

THORNEBURY COMMUNITY

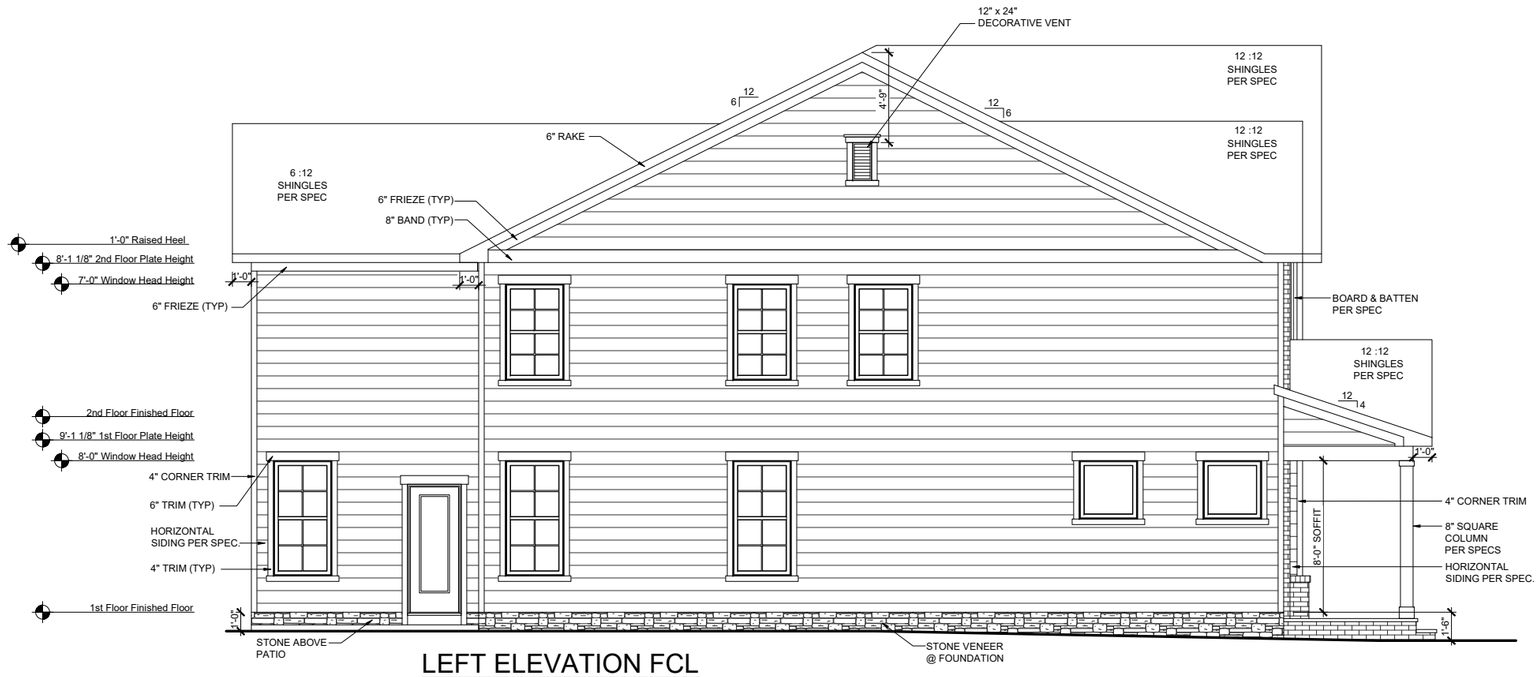
RLH V6481.3

Elevation Plans

Front Elevation FCL

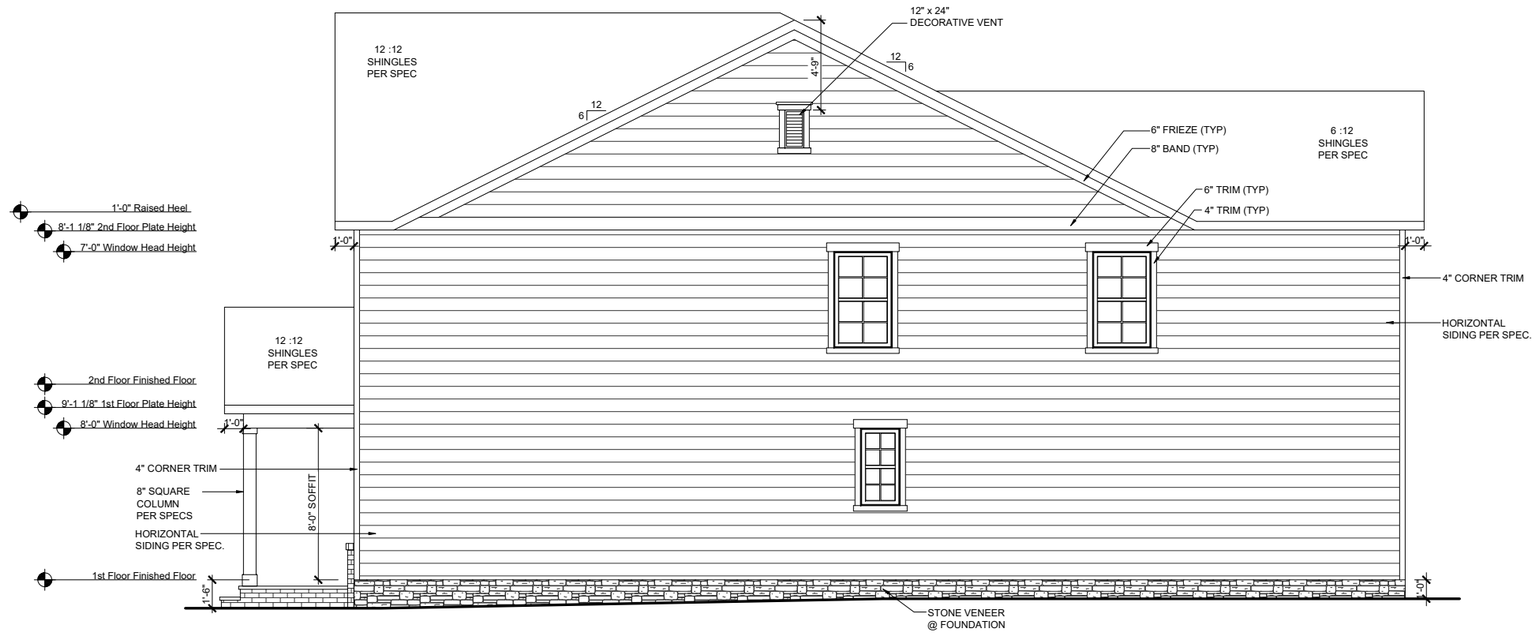
drawn by: XSI
checked by: BZH
date: 10/05/19
sheet number: A-3.4

Plot Date: 2/24/2021 11:21:52 AM; By: AMD




# LEFT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# RIGHT ELEVATION FCL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

THORNEBURY COMMUNITY

RLH V6481.3

Elevation Plans

Side Elevations FCL

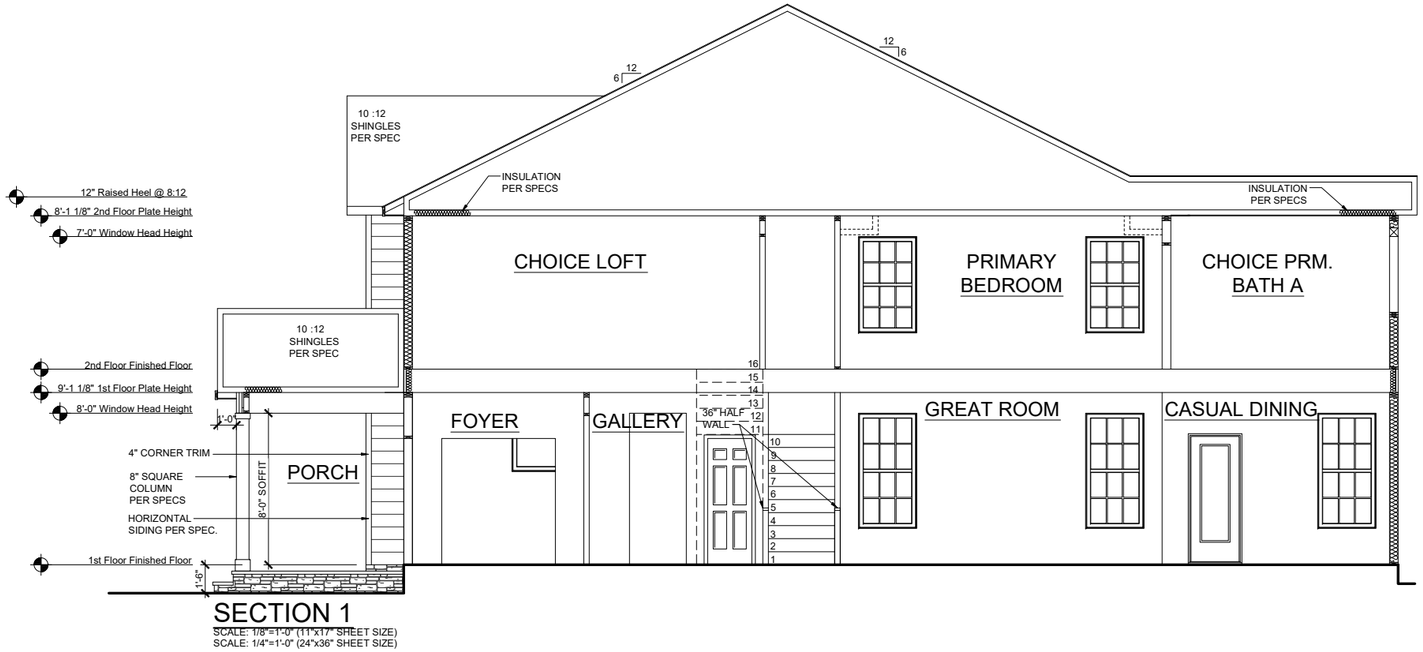
drawn by: XSI

checked by: BZH

date: 10/05/19

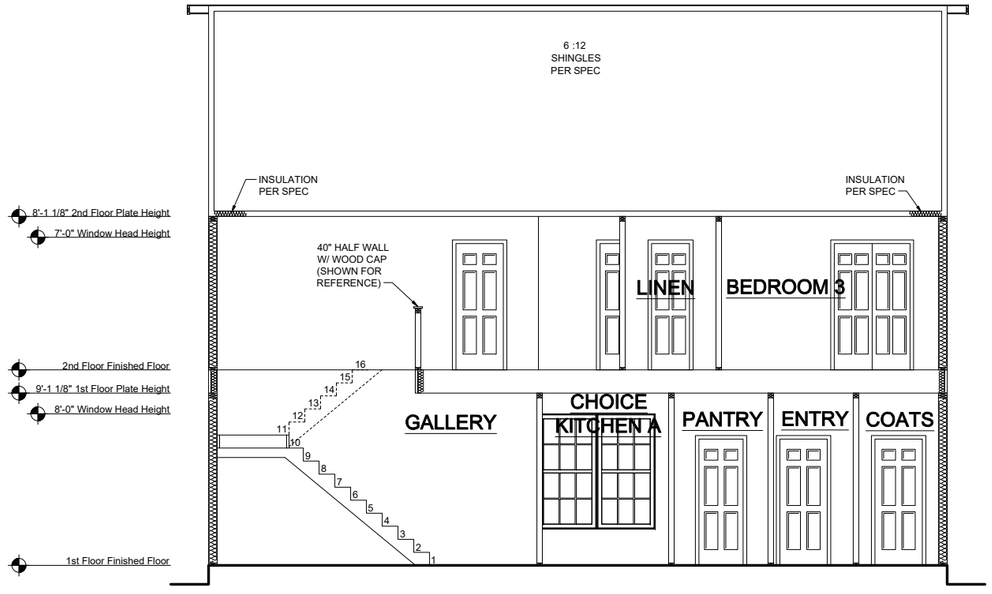
sheet number: A-3.5

Plot Date: 2/24/2021 11:21:57 AM; By: AMD




## SECTION 1

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## SECTION 2

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.2 | 07-01-2020 |
| 1.2 | 14-10-2020 |
| 1.3 | 02-24-2021 |



BEAZER HOMES

THORNEBURY COMMUNITY

RLH V6481.3

Typical Sections

Sections

drawn by: XSI

checked by: BZH

date: 10/05/19

sheet number: A-4.0

Plot Date: 2/24/2021 11:22:29 AM; By: AMD

# Building 1 elev DWN


## T477 PARKER
## FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

## T439 BRAXTON
## FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

## T433 ADDISON
## FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

## T437 MAXWELL
## FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

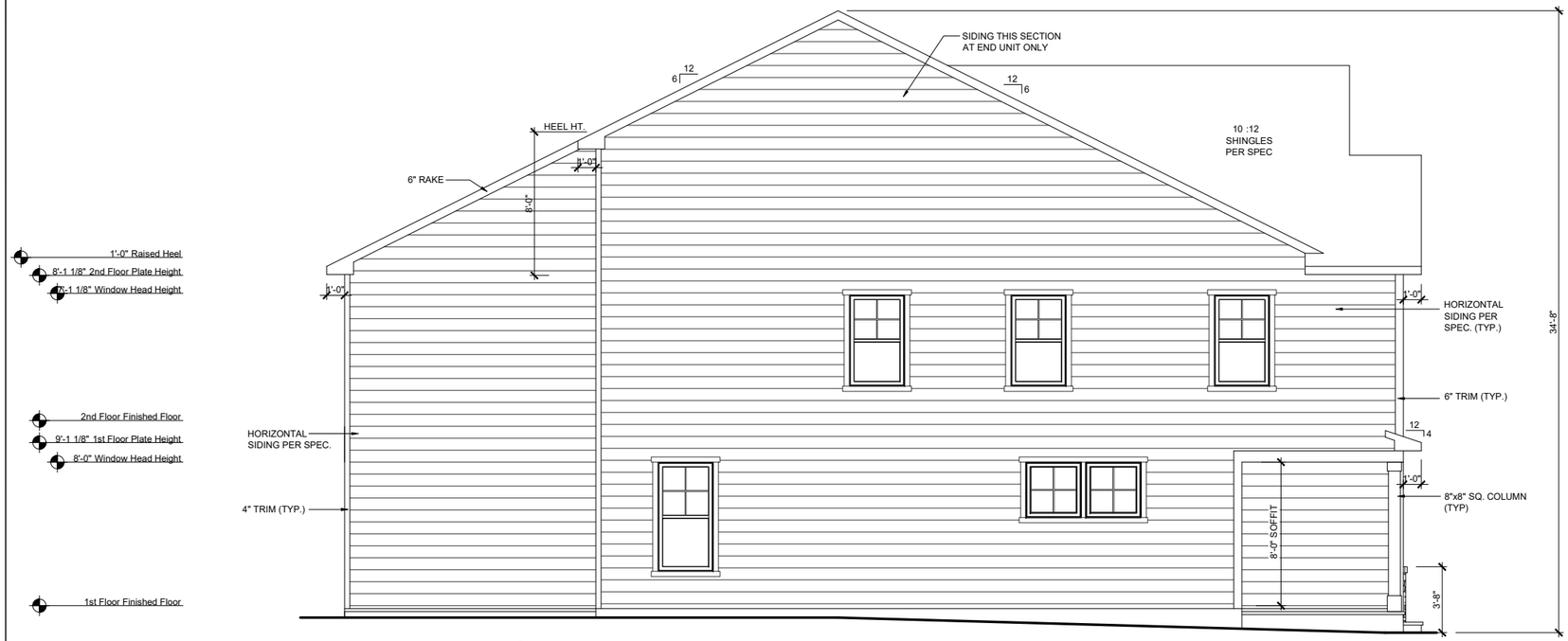
BEAZER HOMES

# 26' TH SERIES

SCALE: 1/8" = 1'-0"

# FRONT ELEVATION

DATE: 4-30-2021




## LEFT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


## RIGHT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

BEAZER HOMES

# 26' TH SERIES

SCALE: 1/8" = 1'-0"

# SIDE ELEVATIONS

DATE: 4-30-2021


## REAR ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

BEAZER HOMES

# 26' TH SERIES

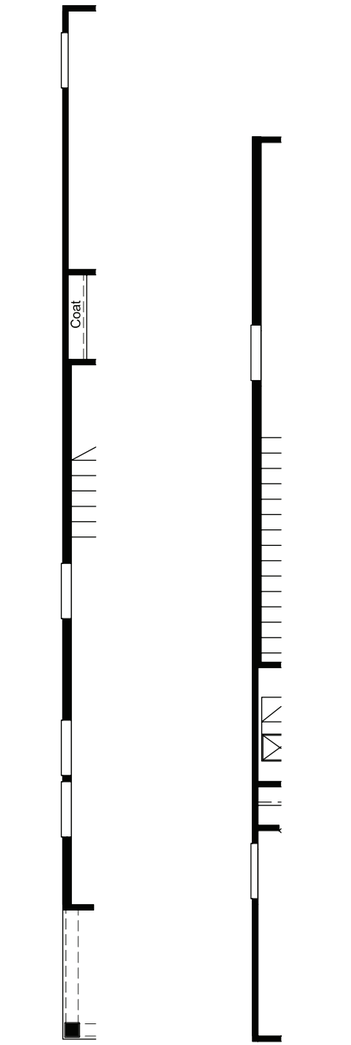
SCALE: 1/8" = 1'-0"

# REAR ELEVATION

DATE: 4-30-2021

# Paid Options

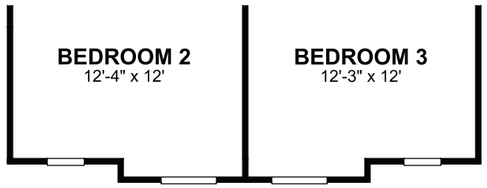
**Structural options that add square footage or other structure (s) to the home for a fee**



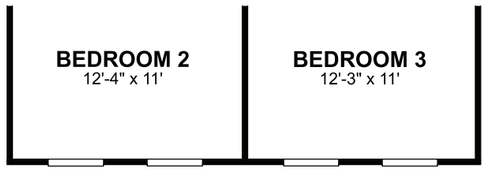

Opt End Unit
First Floor



Opt End Unit
Second Floor




Opt Elevation ACL




Opt Elevation FHL

| Legend | |
|---|---|
| OPT - Optional | HVAC - Heating Ventilating and Air Conditioning |
| ILO - In Lieu Of | MECH - Mechanical Room |
| UTIL - Utility | WO - Wall Oven |
| WIC - Walk In Closet | MO - Microwave Oven |
| WIP - Walk In Pantry | LIN - Linen |
| PDR - Powder Room | PAN - Pantry |
| SGD - Sliding Glass Door | ..... Dotted Lines Denote Optional Items |
| W - Washer | |
| D - Dryer | _ _ _ _ _ Dashed Lines Denote Elevated Features |
| WH - Water Heater | |
| DW - Dishwasher | |
| REF - Refrigerator | |

BEAZER HOMES

# Addison

4 beds / 3 baths
2,148 sq. ft.
2-car garage

Arts & Crafts L Exterior

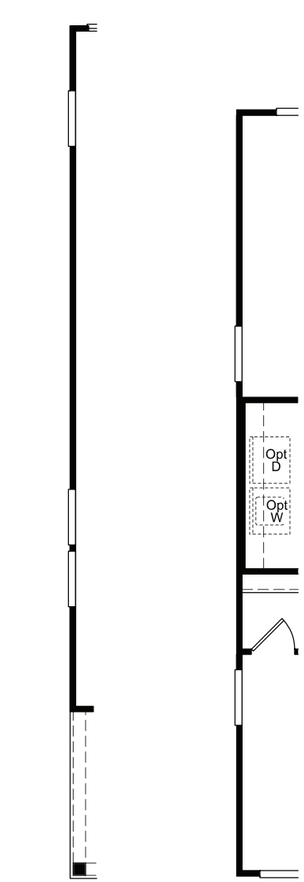
Farmhouse L Exterior

Traditional L Exterior

**GET MORE** IN A NEW HOME | BEAZER.COM

# Paid Options

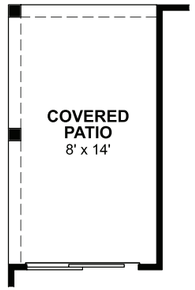
**Structural options that add square footage or other structure (s) to the home for a fee**



Opt End Unit
First Floor




Opt End Unit
Second Floor




Opt Covered Patio




Opt Elevation FHL

| Legend | |
|---|---|
| OPT - Optional | HVAC - Heating Ventilating and Air Conditioning |
| ILO - In Lieu Of | MECH - Mechanical Room |
| UTIL - Utility | WO - Wall Oven |
| WIC - Walk In Closet | MO - Microwave Oven |
| WIP - Walk In Pantry | LIN - Linen |
| PDR - Powder Room | PAN - Pantry |
| SGD - Sliding Glass Door | ..... Dotted Lines Denote Optional Items |
| W - Washer | |
| D - Dryer | _ _ _ _ _ Dashed Lines Denote Elevated Features |
| WH - Water Heater | |
| DW - Dishwasher | |
| REF - Refrigerator | |

BEAZER HOMES

## Braxton

3 beds / 2.5 baths
2,282 sq. ft.
2-car garage

Arts & Crafts L Exterior

Farmhouse L Exterior

Traditional L Exterior

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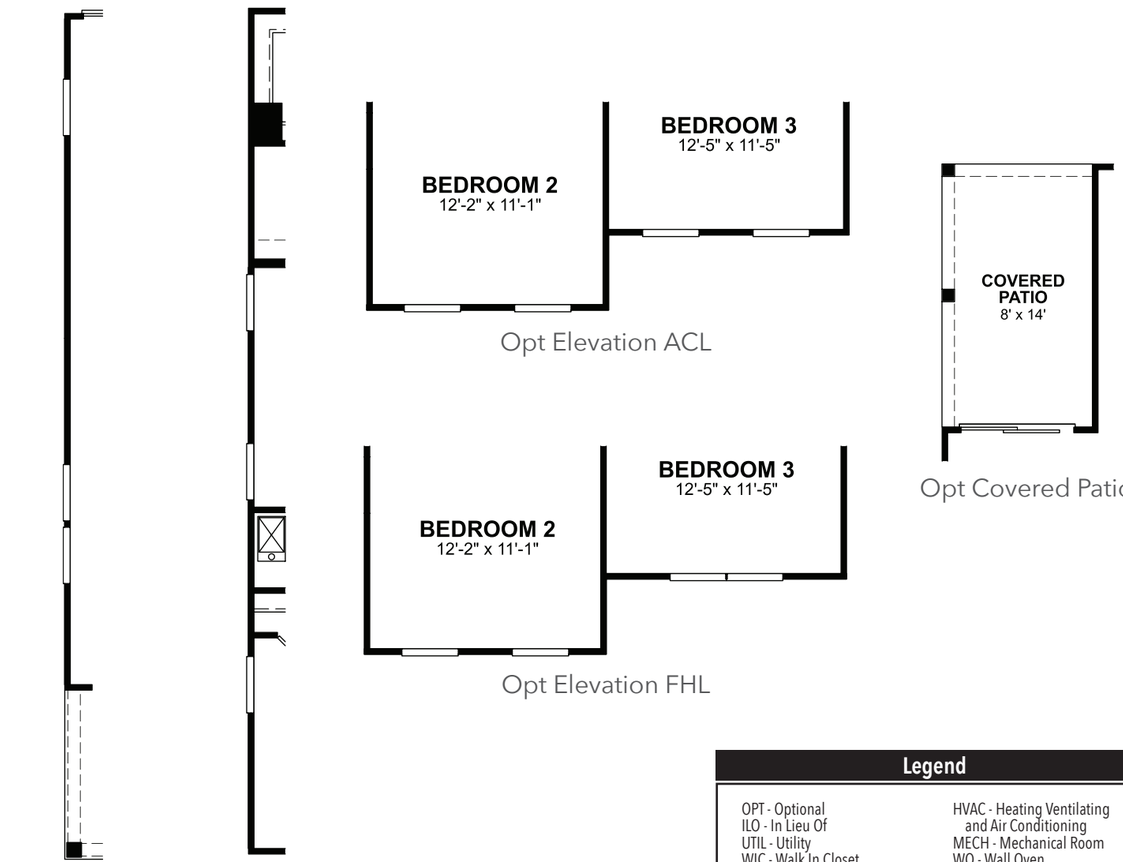
# Paid Options

**Structural options that add square footage or other structure (s) to the home for a fee**




**Legend**

| | |
|---|---|
| OPT - Optional | HVAC - Heating Ventilating and Air Conditioning |
| ILO - In Lieu Of | MECH - Mechanical Room |
| UTIL - Utility | WO - Wall Oven |
| WIC - Walk In Closet | MO - Microwave Oven |
| WIP - Walk In Pantry | LIN - Linen |
| PDR - Powder Room | PAN - Pantry |
| SGD - Sliding Glass Door | ..... Dotted Lines Denote Optional Items |
| W - Washer | |
| D - Dryer | - - - - - Dashed Lines Denote Elevated Features |
| WH - Water Heater | |
| DW - Dishwasher | |
| REF - Refrigerator | |

BEAZER HOMES

# Maxwell

3 beds / 2.5 baths
2,207 sq. ft.
2-car garage


Arts & Crafts L Exterior

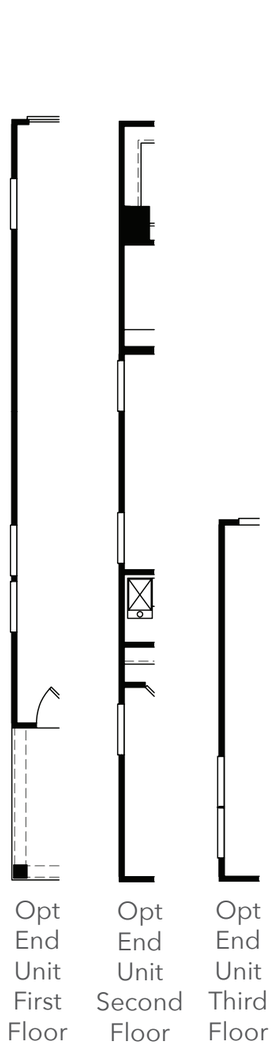

Farmhouse L Exterior


Traditional L Exterior

**GET MORE** IN A NEW HOME | BEAZER.COM

# Paid Options

**Structural options that add square footage or other structure (s) to the home for a fee**



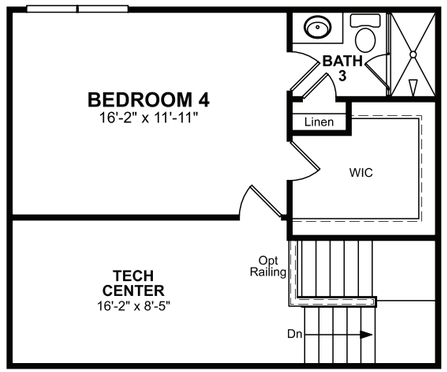
Opt End Unit First Floor



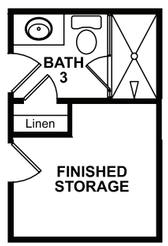
Opt End Unit Second Floor



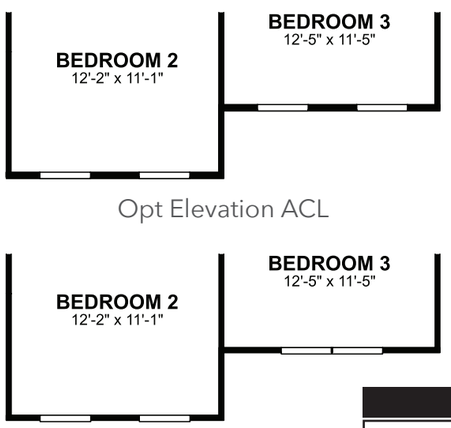
Opt End Unit Third Floor




Opt Bedroom 4/Bath 3 ILO Bonus Room/Unfinished Storage



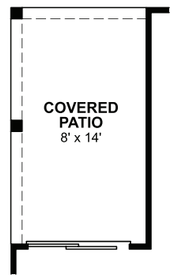

Opt Bath 3/Finished Storage ILO Unfinished Storage




Opt Elevation ACL




Opt Elevation FHL




Opt Covered Patio

## Legend

| | |
|---|---|
| OPT - Optional | HVAC - Heating Ventilating and Air Conditioning |
| ILO - In Lieu Of | MECH - Mechanical Room |
| UTIL - Utility | WO - Wall Oven |
| WIC - Walk In Closet | MO - Microwave Oven |
| WIP - Walk In Pantry | LIN - Linen |
| PDR - Powder Room | PAN - Pantry |
| SGD - Sliding Glass Door | ..... Dotted Lines Denote Optional Items |
| W - Washer | |
| D - Dryer | _ _ _ _ _ Dashed Lines Denote Elevated Features |
| WH - Water Heater | |
| DW - Dishwasher | |
| REF - Refrigerator | |

BEAZER HOMES

# Parker

3-4 beds / 2.5-3.5 baths
2,623 sq. ft.
2-car garage

Arts & Crafts L Exterior

Farmhouse L Exterior

Traditional L Exterior

**GET MORE** IN A NEW HOME | BEAZER.COM

BEAZER HOMES

# ADDISON
# RLH T433

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br><br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br><br>DIVISION<br>ADDRESS<br>ADDRESS<br>CITY, STATE ZIP<br><br>CONTACT:<br>PH: NUMBER<br>FAX: NUMBER | **CONSULTANT**<br><br>ADDRESS<br>ADDRESS<br>CITY, STATE ZIP<br><br>PH: NUMBER<br>FAX: NUMBER |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

| Sheet List | |
|---|---|
| Sheet # | Description |
| CS-1.0 | Cover Sheet |
| F-1.0 | Slab Plan - TRL |
| F-1.1 | Slab Plan - ACL |
| F-1.2 | Slab Plan - FHL |
| A-1.0 | First Floor Plan |
| A-1.1 | First Floor Partials |
| A-2.0 | Second Floor Plan |
| A-2.1 | Second Floor Partials |
| A-3.0 | Front Elevation TRL |
| A-3.1 | Side Elevations TRL |
| A-3.2 | Front Elevation ACL |
| A-3.3 | Side Elevations ACL |
| A-3.4 | Front Elevation FHL |
| A-3.5 | Side Elevations FHL |
| A-4.0 | Typical Section |
| E-1.0 | First Floor Electrical Plan |
| E-2.0 | Second Floor Electrical Plan |

| REV. | DATE |
|---|---|
| v2.0 | 09-18-20 |
| v2.1 | 02-23-21 |
| | |
| | |
| | |



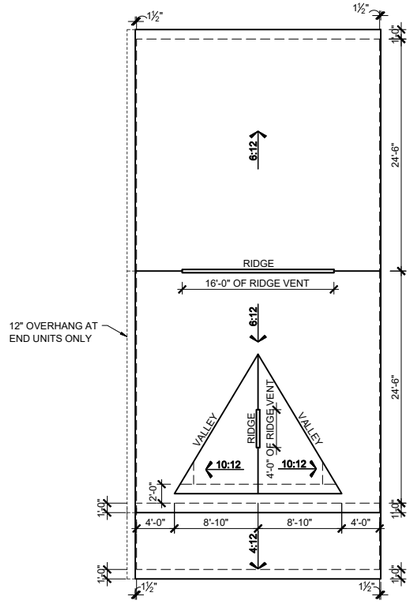
BEAZER HOMES

RLH T433 2.1
Cover Sheets
Cover Sheet

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: CS-1.0

ROBERT'S CROSSING

Plot Date: 2/23/2021 10:21:17 AM; By: AMD




# ROOF PLAN - TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1258 S.F.
VENTING =
1258 S.F. / 150 = 8.38 S.F. REQUIRED
1258 S.F. / 300 = 4.19 S.F. REQUIRED

Ridge Vents: 20 lin ft
Soffit Vents: 52 lin ft

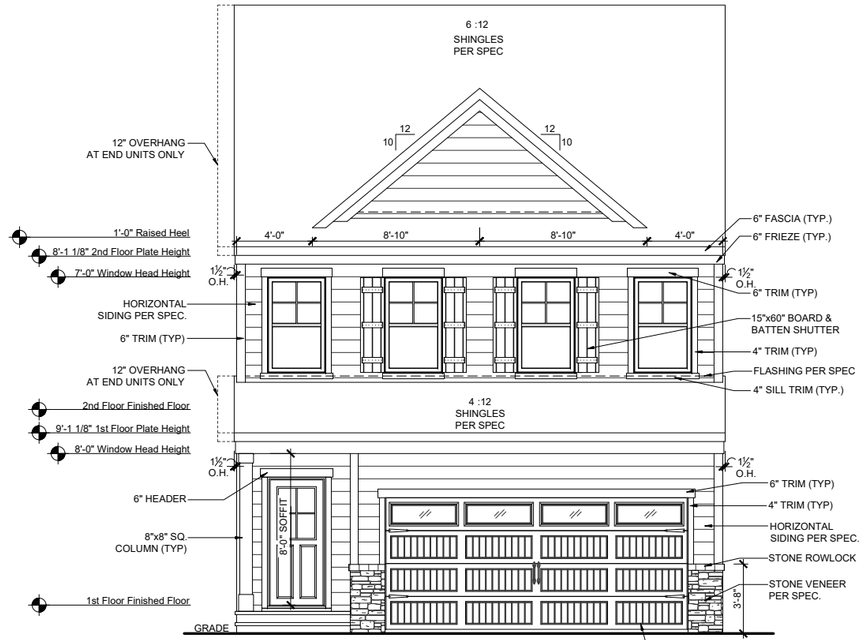
NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE/PORCH ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 180 S.F.
VENTING =
180 S.F. / 150 = 1.2 S.F. REQUIRED
180 S.F. / 300 = 0.6 S.F. REQUIRED

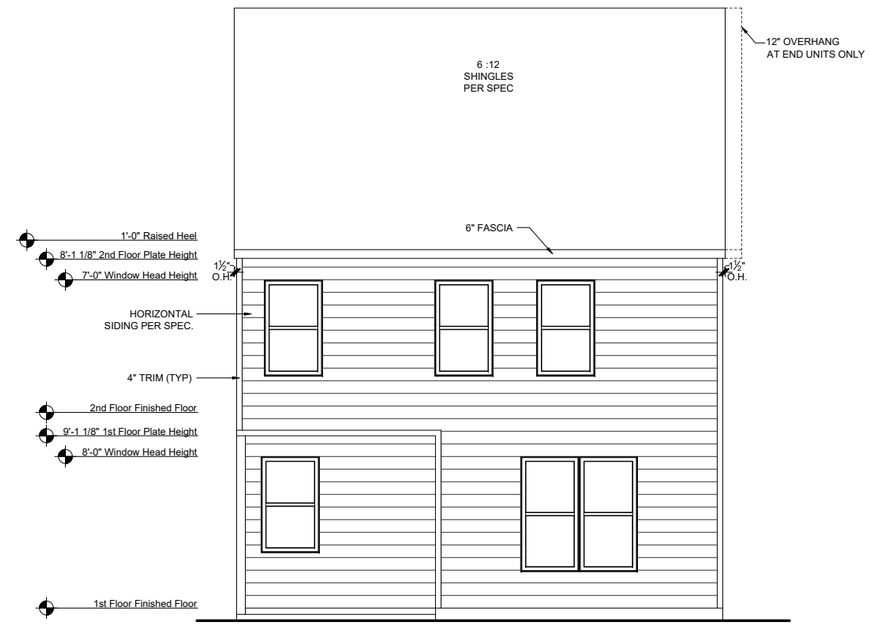
Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




# FRONT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v2.0 | 09-18-20 |
| v2.1 | 02-23-21 |
| | |
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BEAZER HOMES

ROBERT'S CROSSING

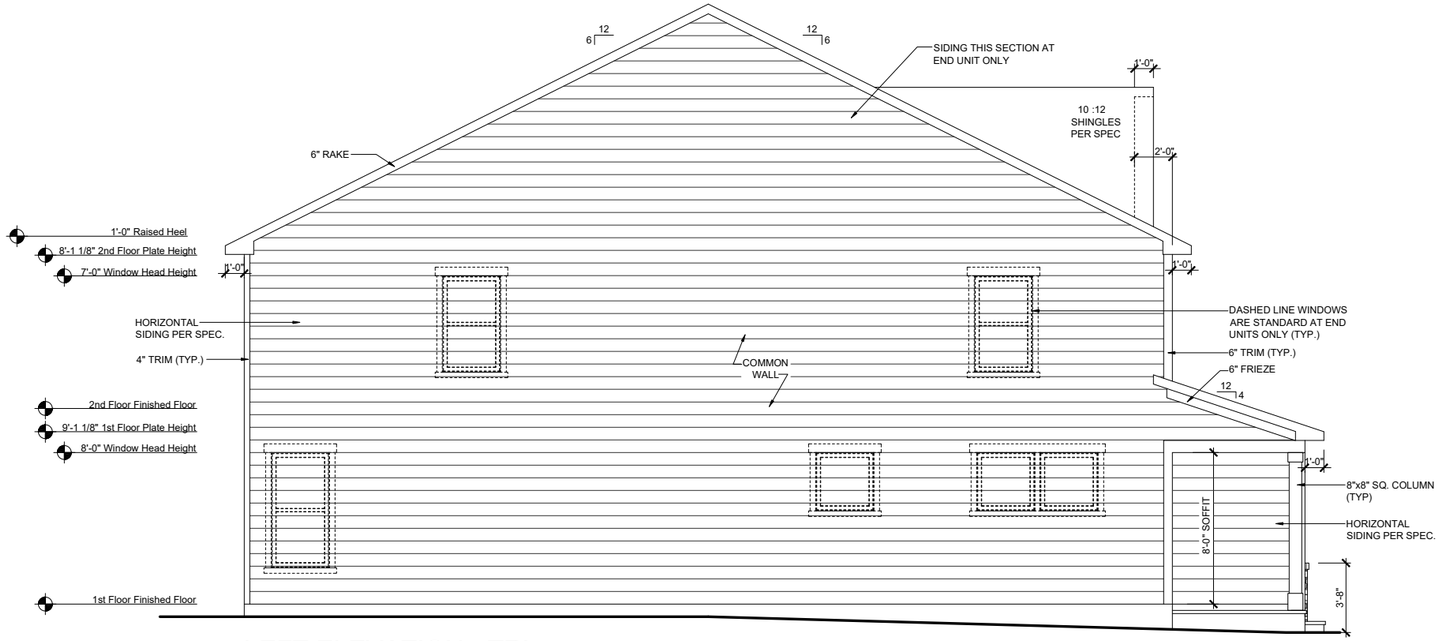
RLH T433 2.1

Elevation Plans

Front Elevation TRL

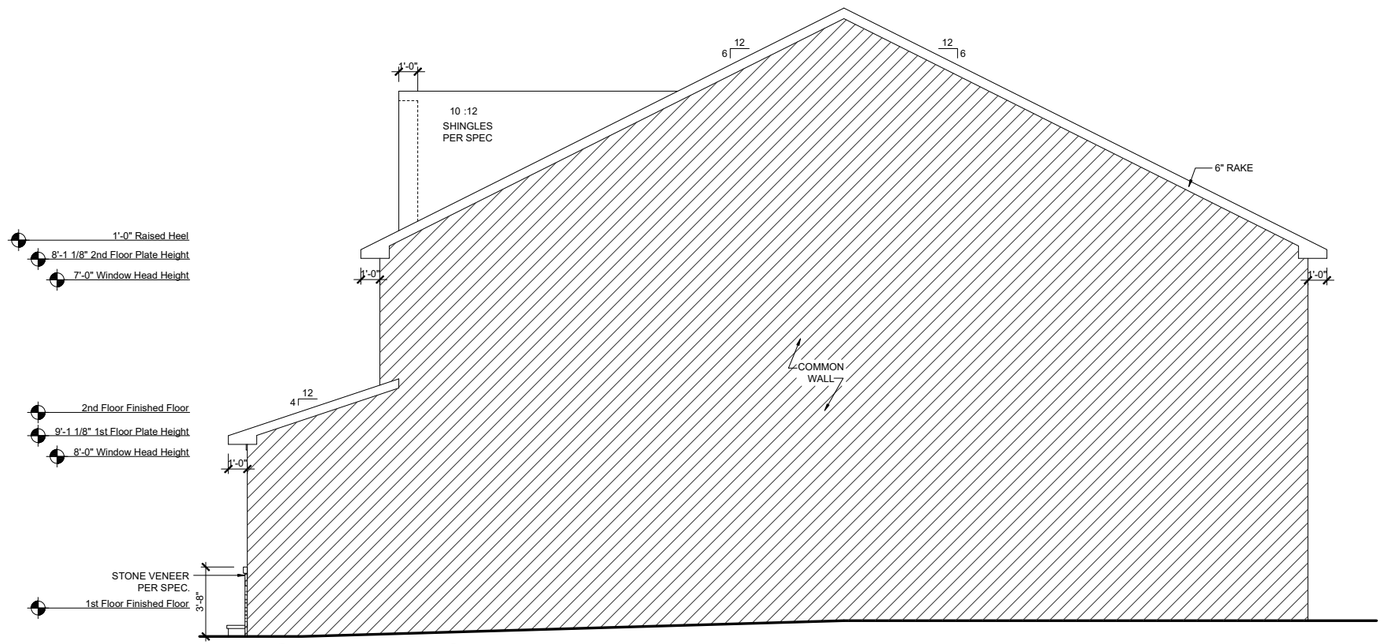
drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.0

Plot Date: 2/23/2021 10:22:44 AM; By: AMD




## LEFT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v2.0 | 09-18-20 |
| v2.1 | 02-23-21 |
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| | |



BEAZER HOMES

# RLH T433 2.1

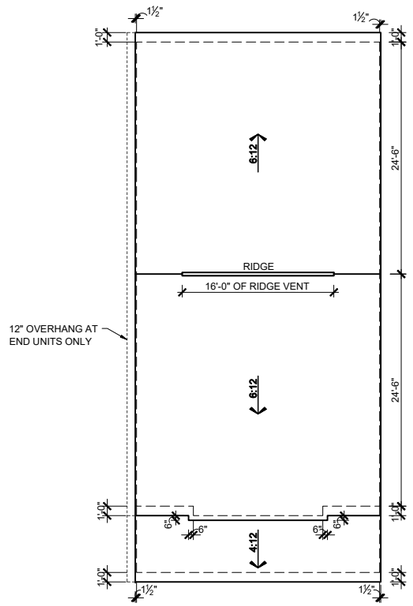
## Elevation Plans

## Side Elevations TRL

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.1

ROBERT'S CROSSING

Plot Date: 2/23/2021 10:22:51 AM; By: AMD




# ROOF PLAN - ACL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1271 S.F.
VENTING =
1271 S.F. / 150 = 8.47 S.F. REQUIRED
1271 S.F. / 300 = 4.23 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 53 lin ft

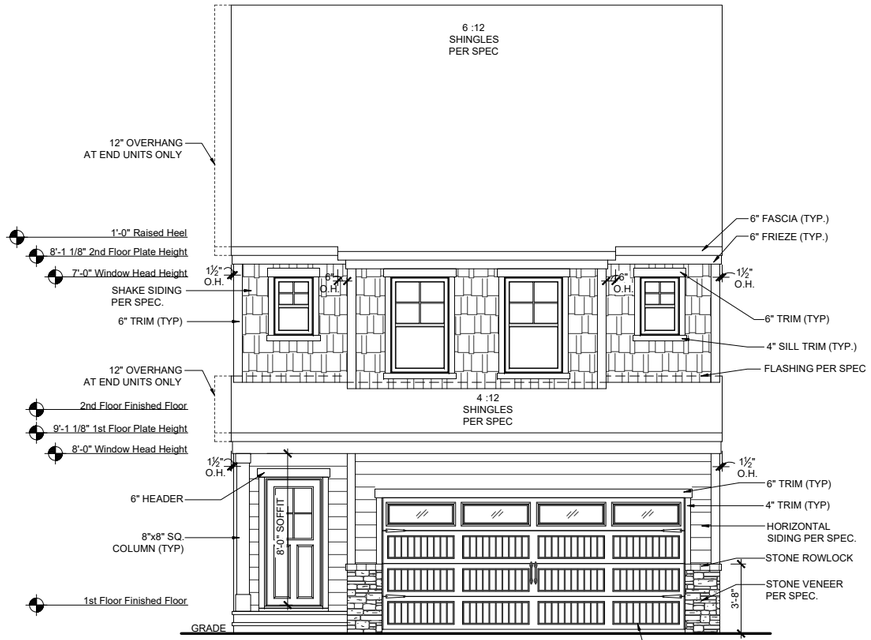
NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE/PORCH ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 166 S.F.
VENTING =
166 S.F. / 150 = 1.1 S.F. REQUIRED
166 S.F. / 300 = 0.55 S.F. REQUIRED

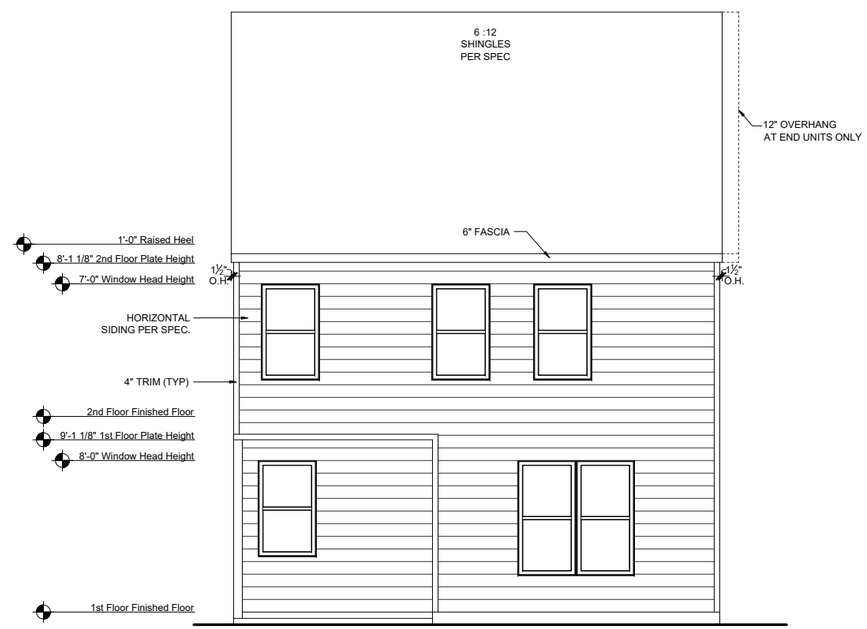
Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




# FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v2.0 | 09-18-20 |
| v2.1 | 02-23-21 |
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BEAZER HOMES

ROBERT'S CROSSING

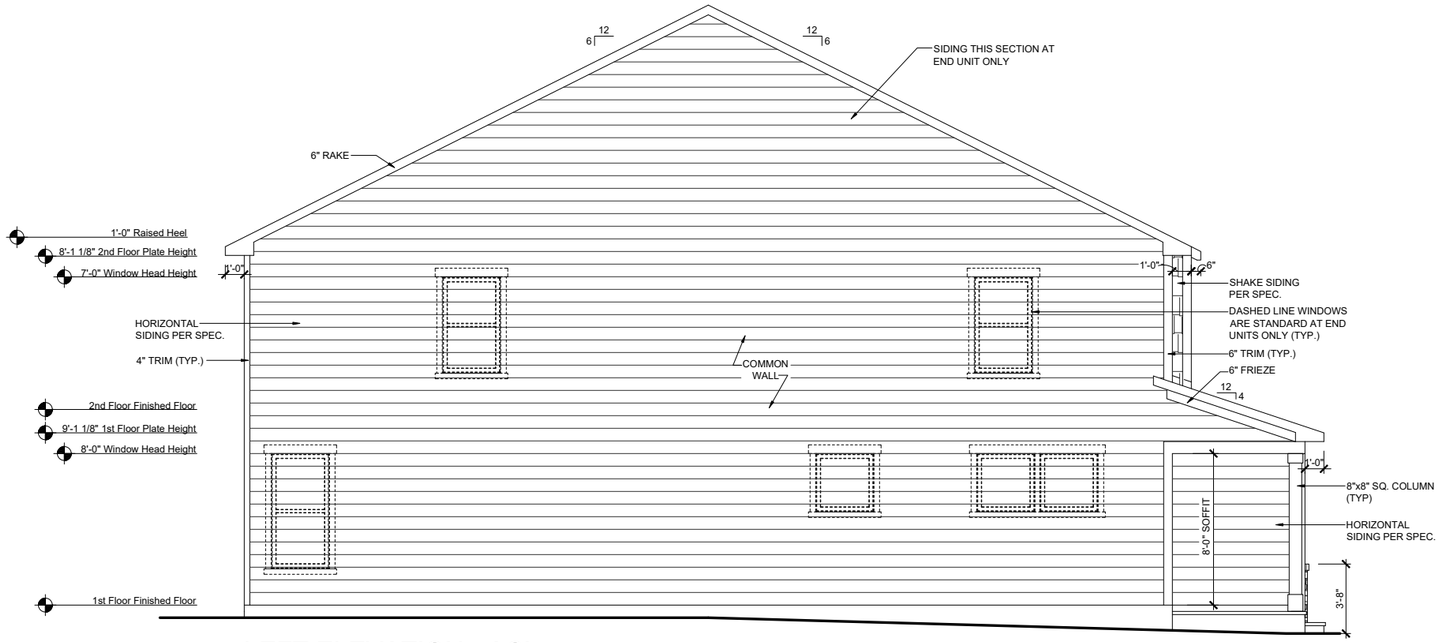
RLH T433 2.1

Elevation Plans

Front Elevation ACL

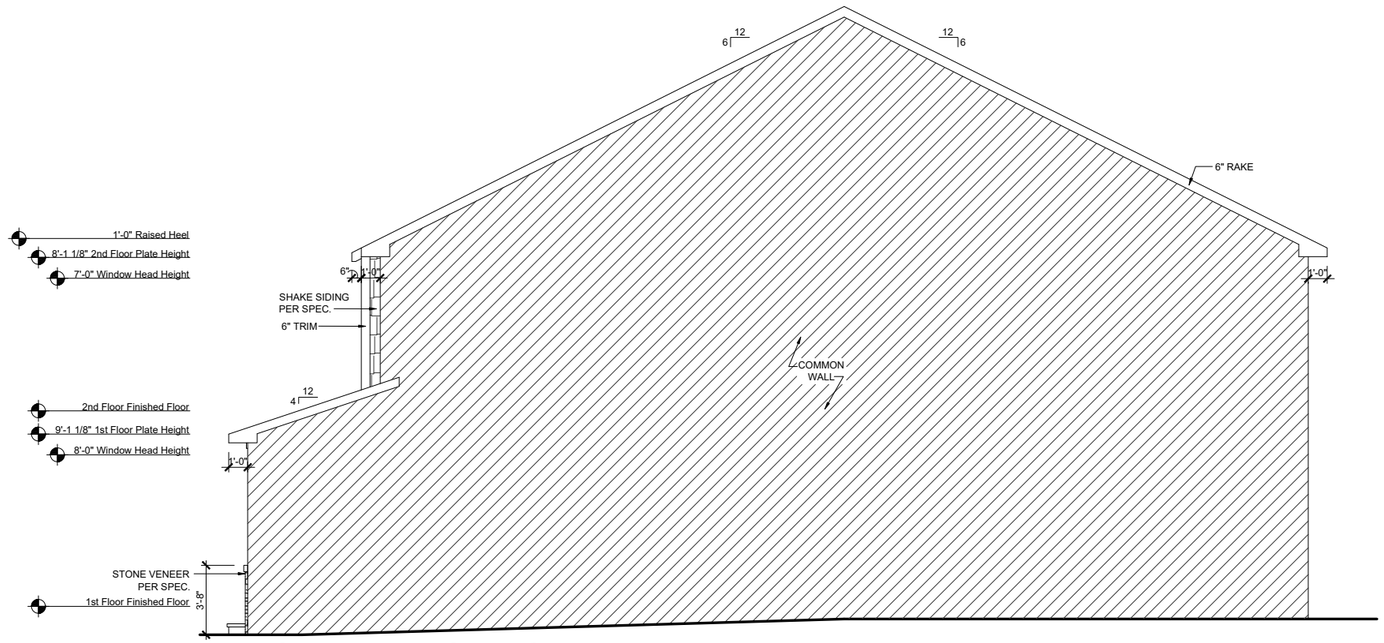
drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.2

Plot Date: 2/23/2021 10:22:59 AM; By: AMD




## LEFT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v2.0 | 09-18-20 |
| v2.1 | 02-23-21 |
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BEAZER HOMES

# RLH T433 2.1

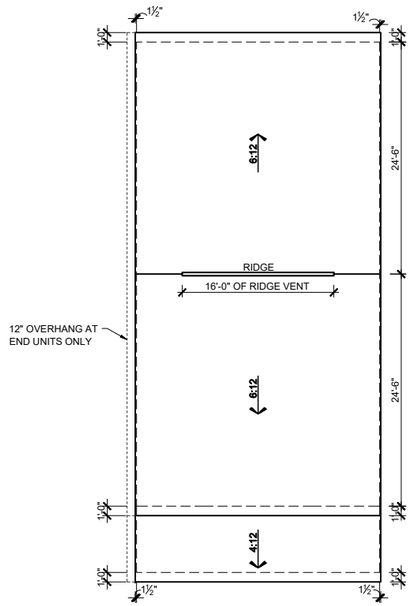
## Elevation Plans

## Side Elevations ACL

ROBERT'S CROSSING

drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.3

Plot Date: 2/23/2021 10:23:04 AM; By: AMD




## ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF
### ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1258 S.F.
VENTING =
1258 S.F. / 150 = 8.38 S.F. REQUIRED
1258 S.F. / 300 = 4.19 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 53 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

### GARAGE/PORCH ROOF
### ATTIC VENT CALCULATIONS

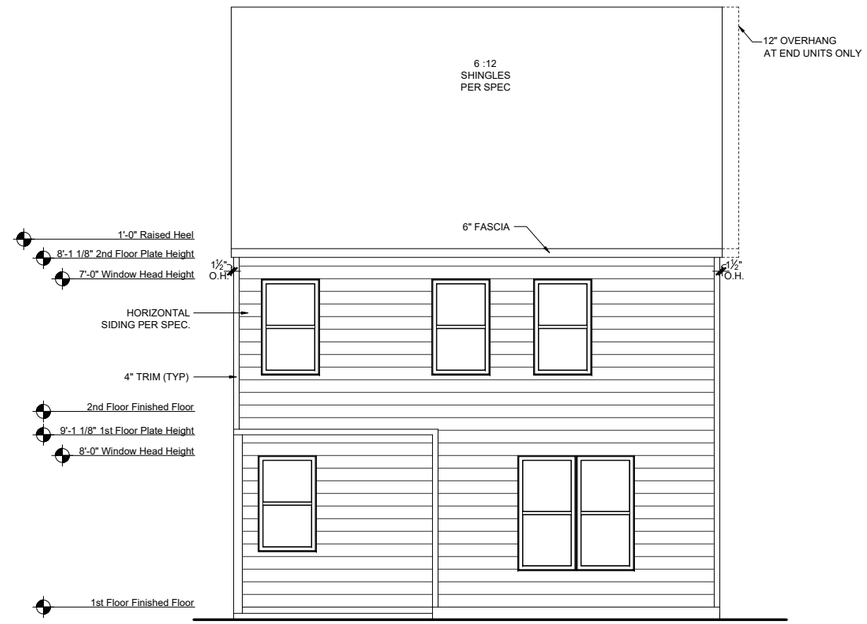
ROOF SQUARE FOOTAGE = 180 S.F.
VENTING =
180 S.F. / 150 = 1.2 S.F. REQUIRED
180 S.F. / 300 = 0.6 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.


## FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v2.0 | 09-18-20 |
| v2.1 | 02-23-21 |
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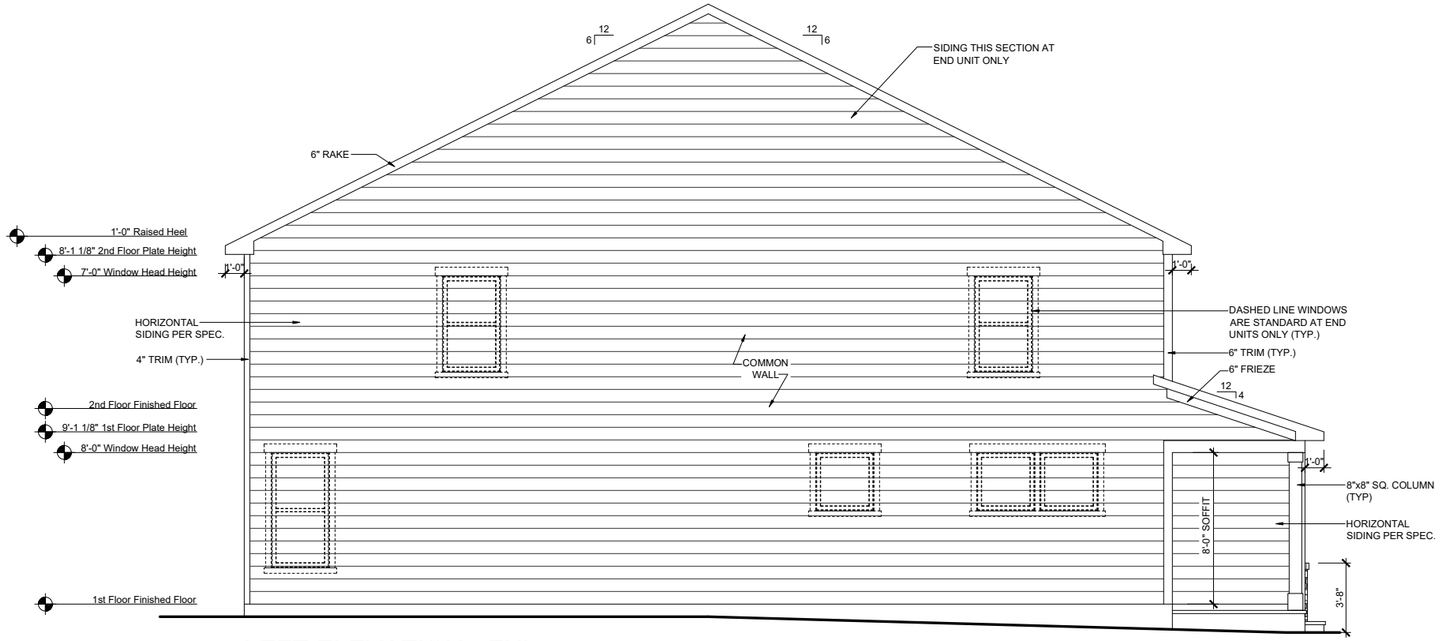
BEAZER HOMES

ROBERT'S CROSSING

# RLH T433 2.1
## Elevation Plans
## Front Elevation FHL

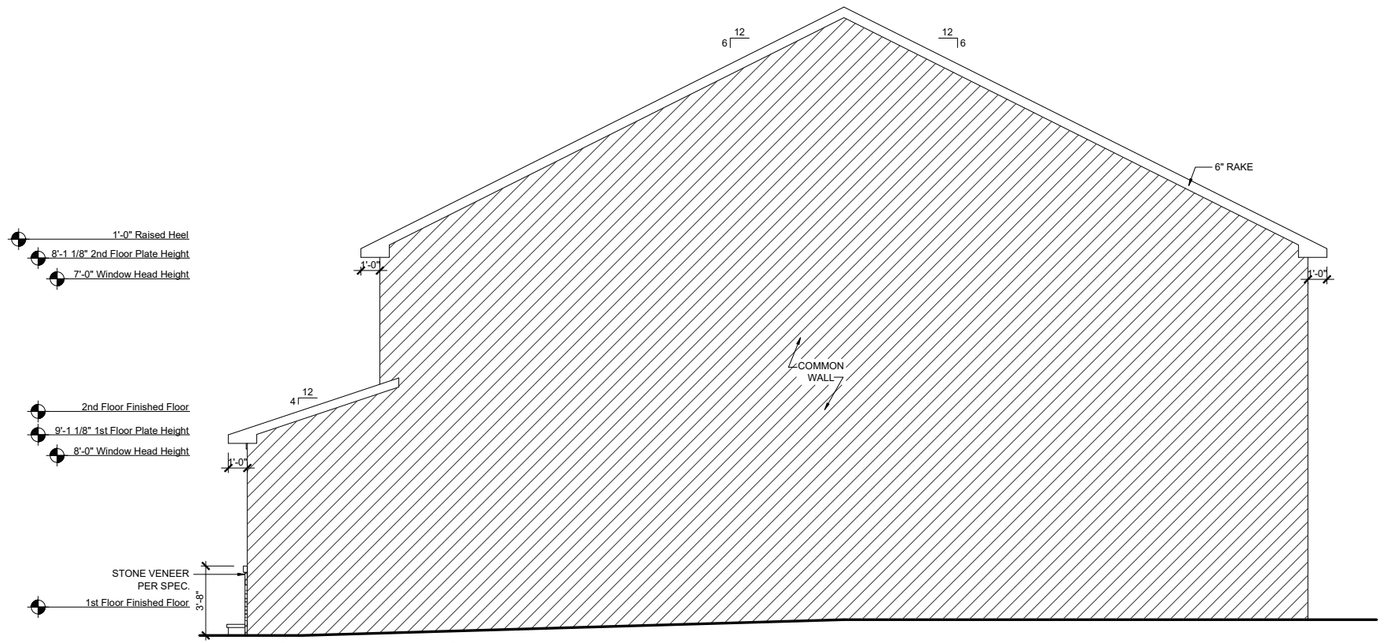
drawn by: XSI
checked by: BZH
date: 7/26/19
sheet number: A-3.4

Plot Date: 2/23/2021 10:23:13 AM; By: AMD




## LEFT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v2.0 | 09-18-20 |
| v2.1 | 02-23-21 |
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BEAZER HOMES

# RLH T433 2.1

## Elevation Plans

## Side Elevations FHL

ROBERT'S CROSSING

| | |
|---|---|
| drawn by: | XSI |
| checked by: | BZH |
| date: | 7/26/19 |
| sheet number: | A-3.5 |

Plot Date: 2/23/2021 10:23:18 AM; By: AMD

BEAZER HOMES

# MAXWELL

# RLH T437

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br>RALEIGH DIVISION<br>5400 TRINITY ROAD<br>SUITE 313<br>RALEIGH, NC 27607<br><br>PH: 919-881-9350 | **MULHERN & KULP ENGINEERING**<br>CONSULTANT<br>20 S. MAPLE ST, STE 150<br>AMBLER, PA. 19002 &<br><br>PH: 770-777-0074 |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

## Sheet List



| REV. | DATE |
|---|---|
| 1.3 | 06.30.2020 |
| v2.0 | 09.17.2020 |
| v2.1 | 02.23.2021 |
| | |
| | |



BEAZER HOMES

RLH T437 2.1

Cover Sheets

Cover Sheet

drawn by: XSI

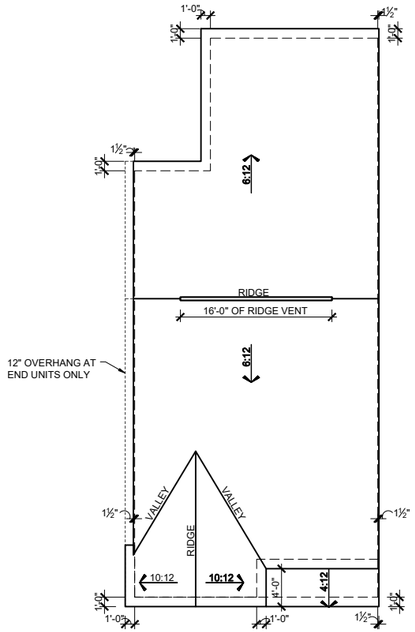
checked by: BZH

date: 09/20/19

sheet number: CS-1.0

ROBERT'S CROSSING

Plot Date: 2/23/2021 3:59:53 PM; By: AMD




## ROOF PLAN - TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF
### ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

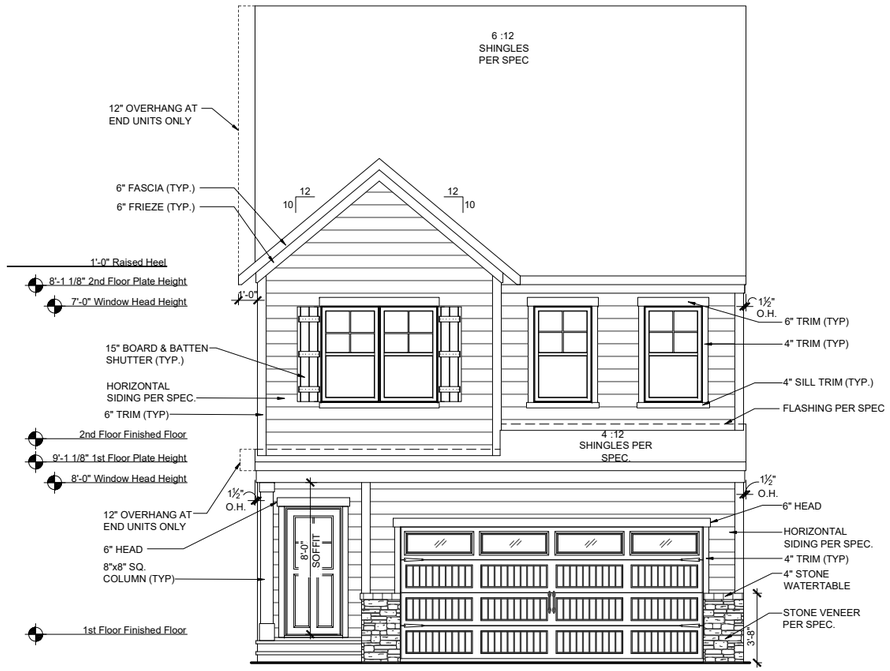
NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

### GARAGE/PORCH ROOF
### ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

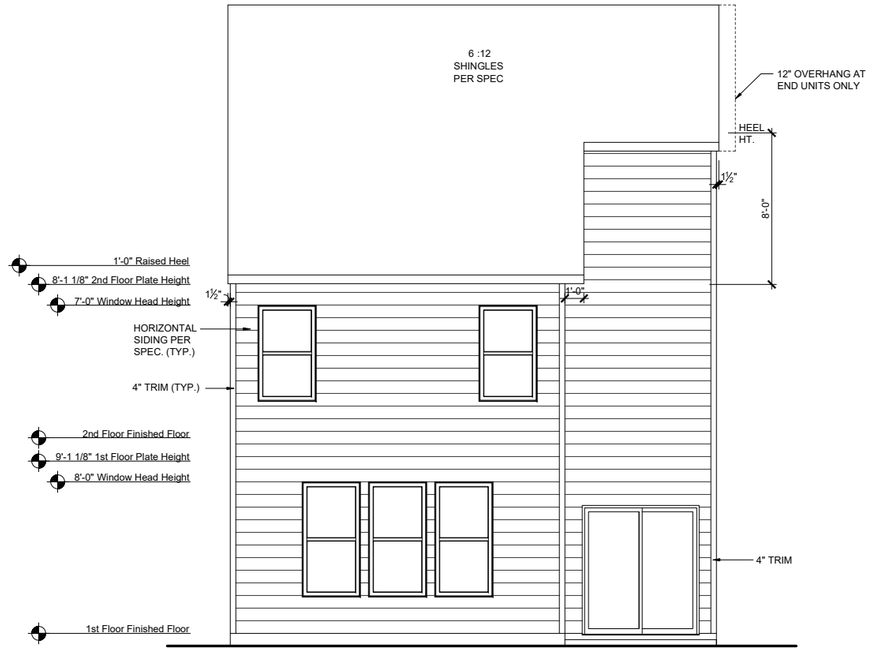
Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.3 | 06.30.2020 |
| v2.0 | 09.17.2020 |
| v2.1 | 02.23.2021 |
| | |
| | |



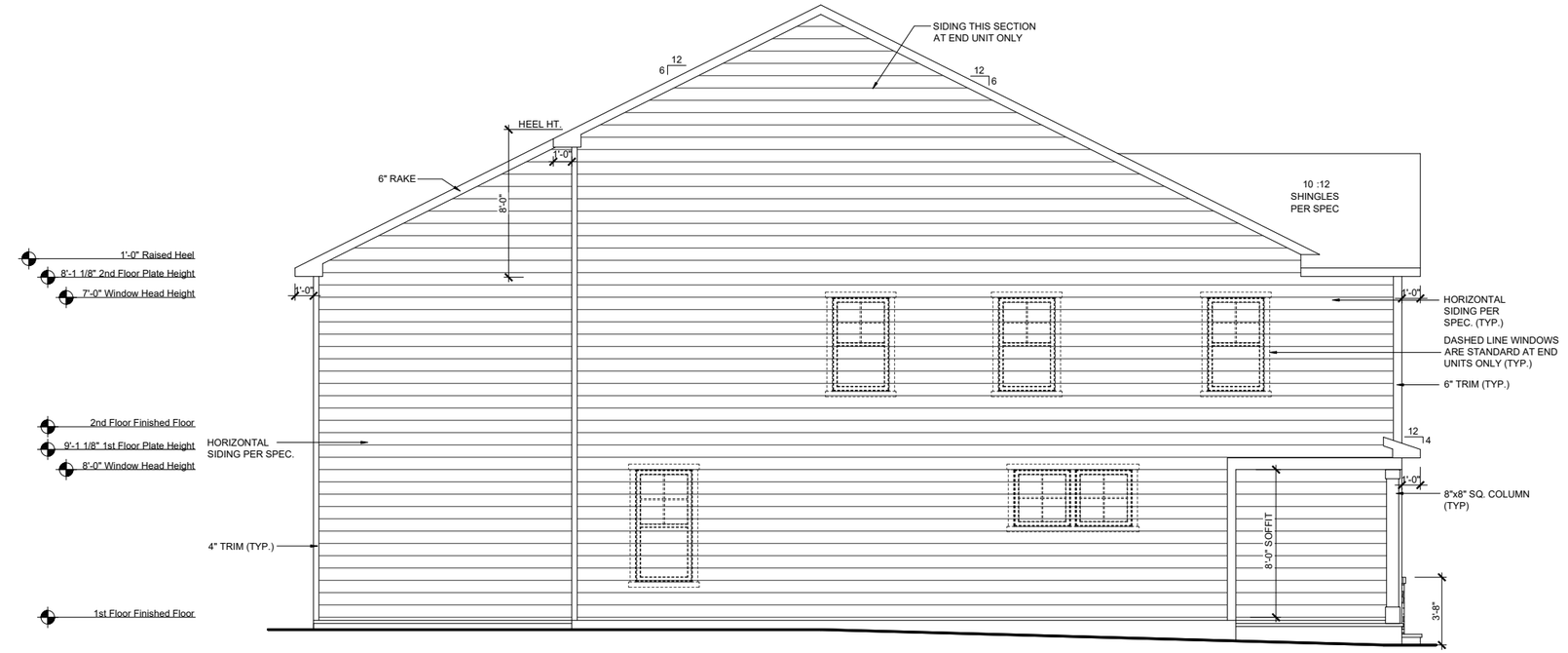
BEAZER HOMES

RLH T437 2.1
Elevation Plans
Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.0

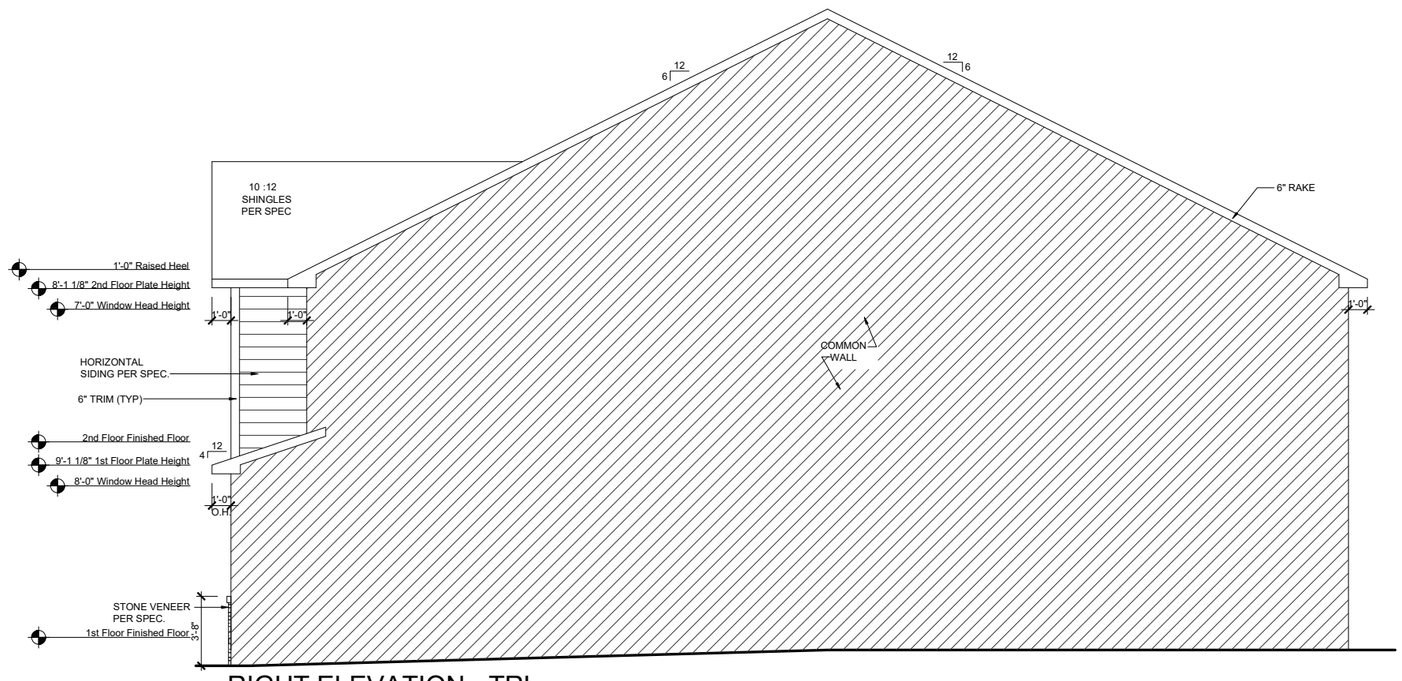
ROBERT'S CROSSING

Plot Date: 2/23/2021 4:00:59 PM; By: AMD




# LEFT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# RIGHT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.3 | 06.30.2020 |
| v2.0 | 09.17.2020 |
| v2.1 | 02.23.2021 |
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| | |



BEAZER HOMES

ROBERT'S CROSSING

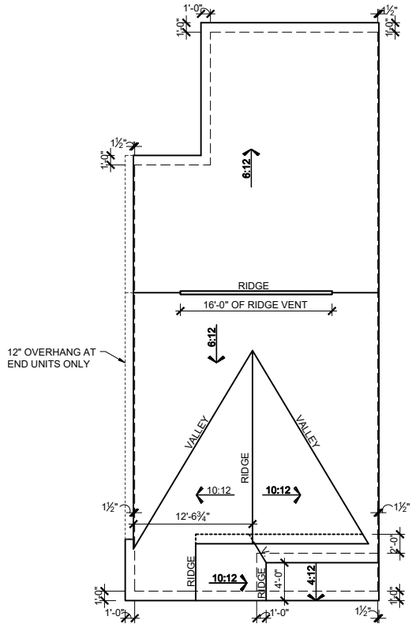
RLH T437 2.1

Elevation Plans

Side Elevations TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.1

Plot Date: 2/23/2021 4:01:03 PM; By: AMD




## ROOF PLAN - ACL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF
### ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

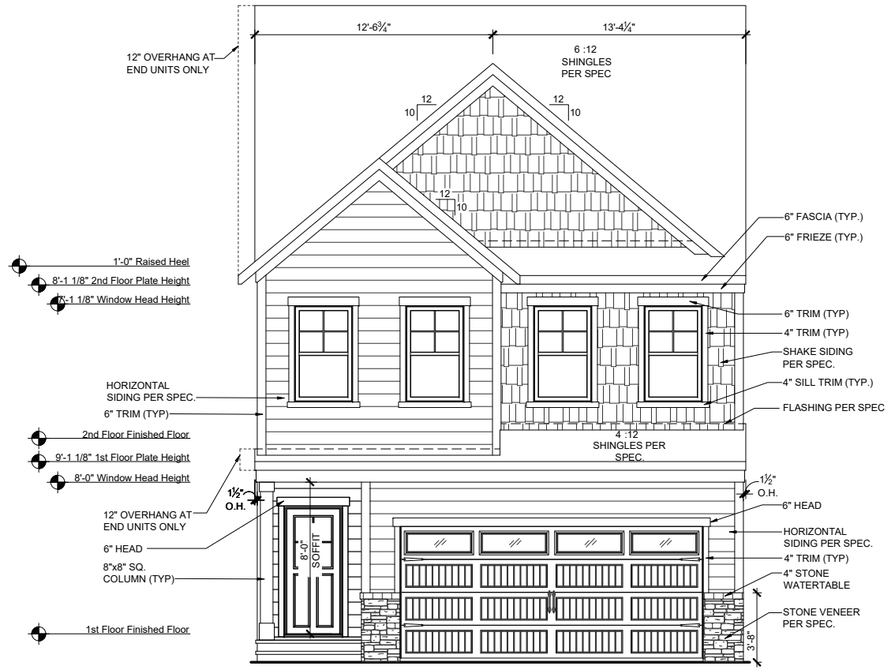
NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

### GARAGE/PORCH ROOF
### ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

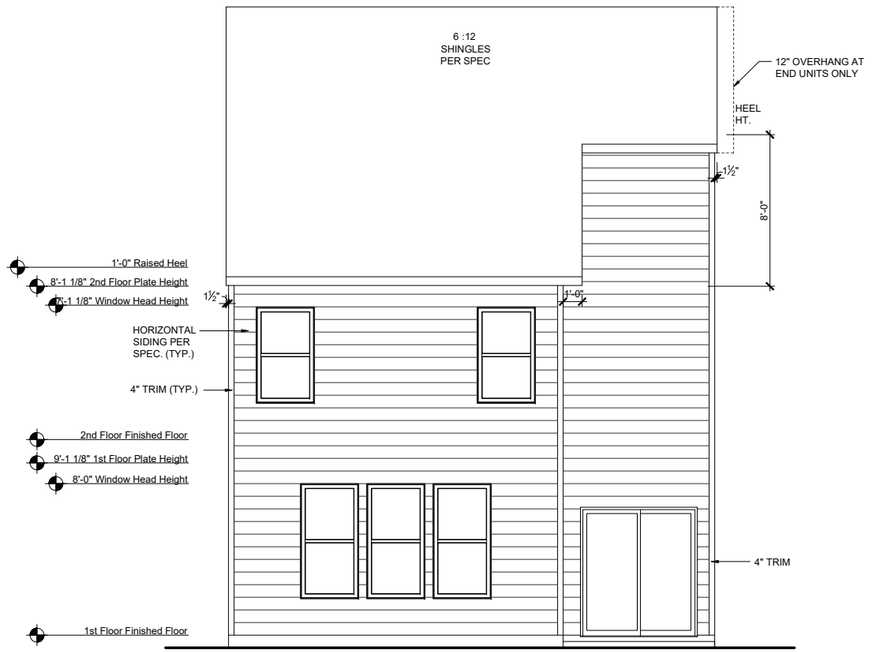
Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.3 | 06.30.2020 |
| v2.0 | 09.17.2020 |
| v2.1 | 02.23.2021 |
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BEAZER HOMES

ROBERT'S CROSSING

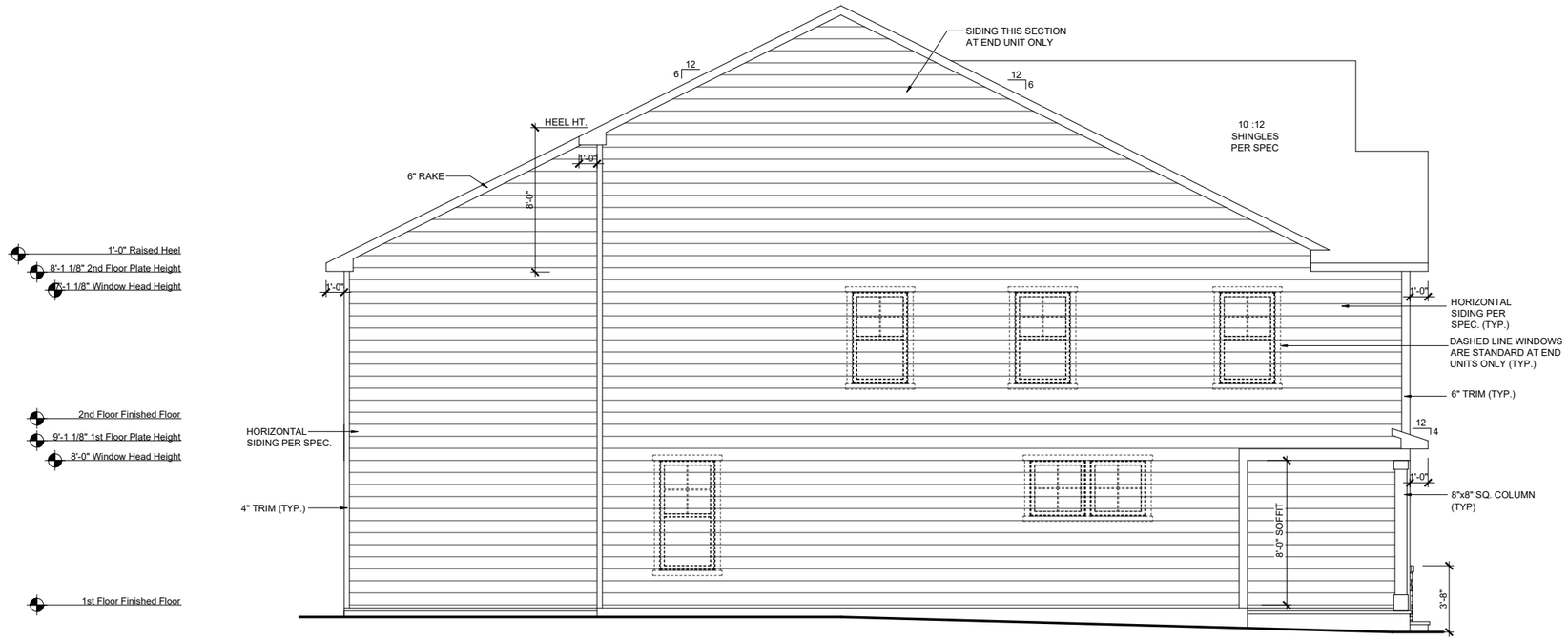
RLH T437 2.1

Elevation Plans

Front Elevation ACL

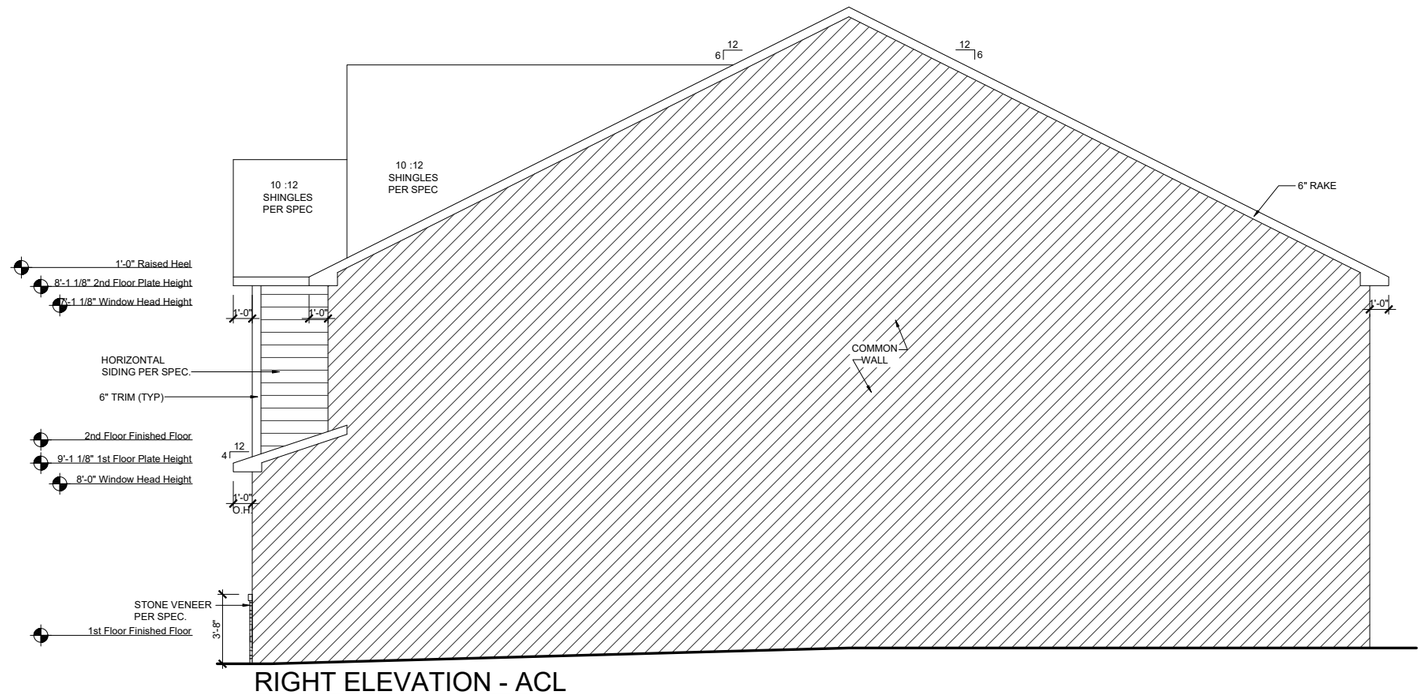
drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.2

Plot Date: 2/23/2021 4:01:10 PM; By: AMD




## LEFT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.3 | 06.30.2020 |
| v2.0 | 09.17.2020 |
| v2.1 | 02.23.2021 |
| | |
| | |



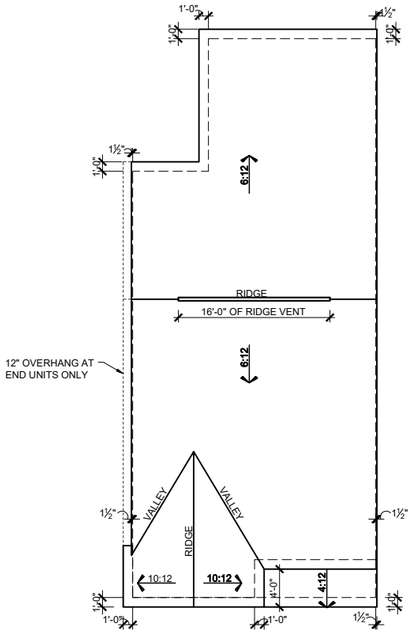
BEAZER HOMES

ROBERT'S CROSSING

# RLH T437 2.1
## Elevation Plans
## Side Elevations ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.3

Plot Date: 2/23/2021 4:01:14 PM; By: AMD




## ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

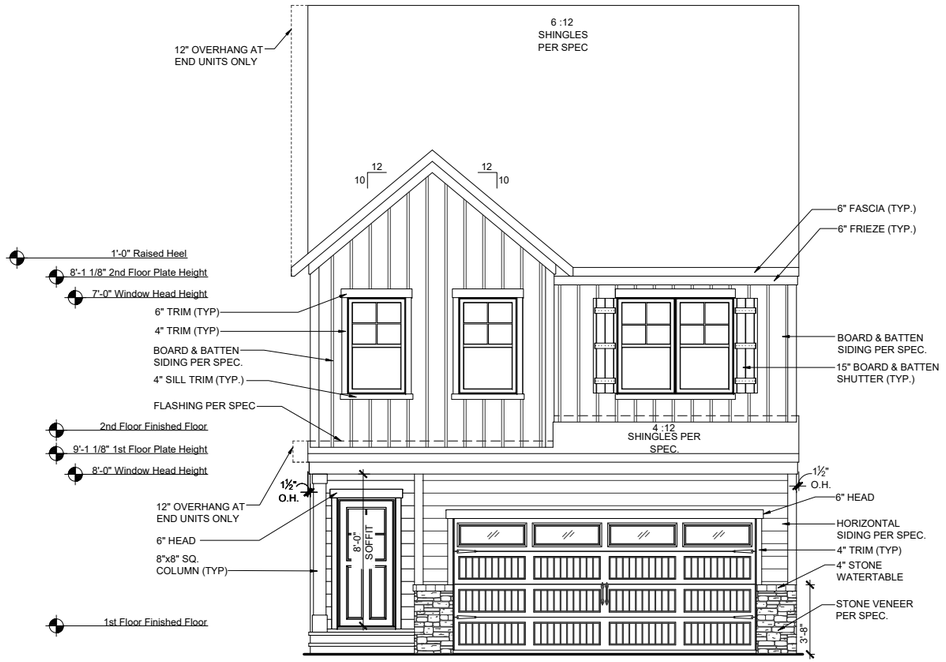
### GARAGE/PORCH ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


## REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.3 | 06.30.2020 |
| v2.0 | 09.17.2020 |
| v2.1 | 02.23.2021 |
| | |
| | |



BEAZER HOMES

ROBERT'S CROSSING

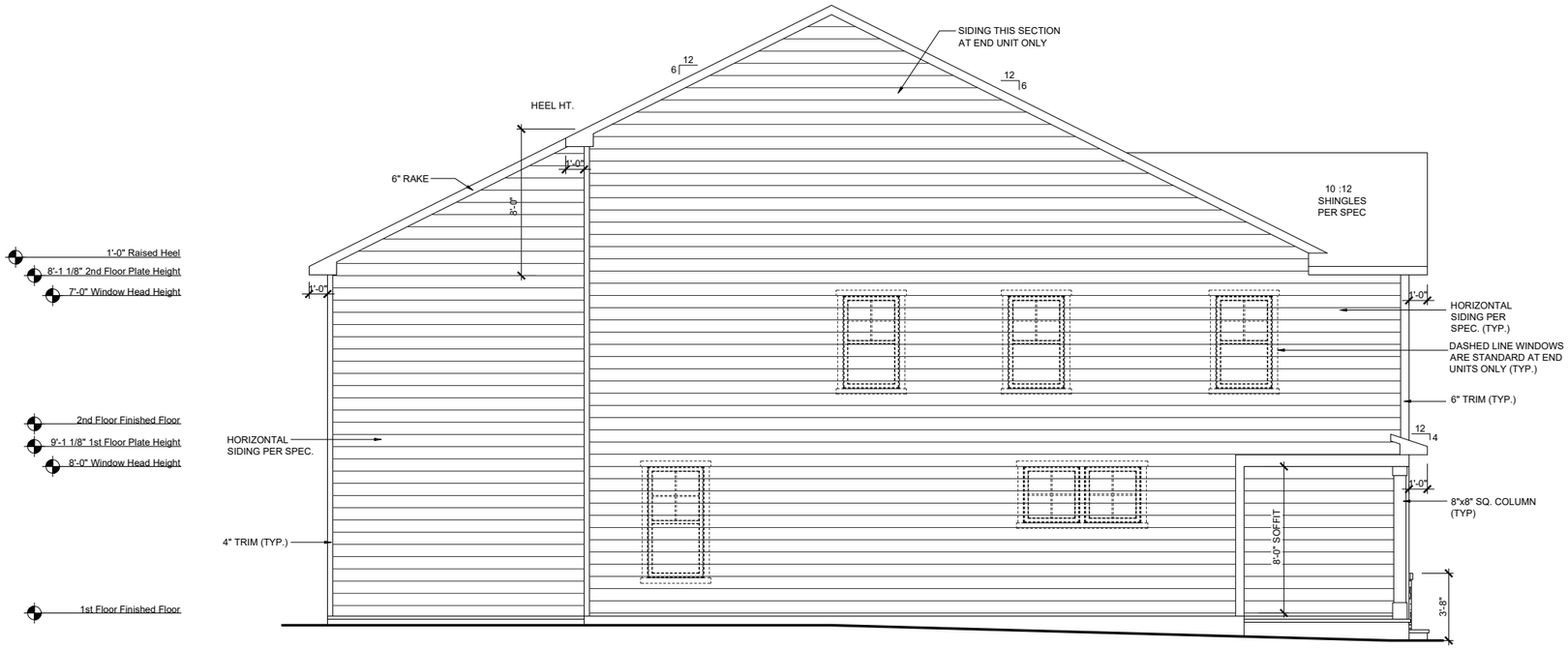
RLH T437 2.1

Elevation Plans

Front Elevation FHL

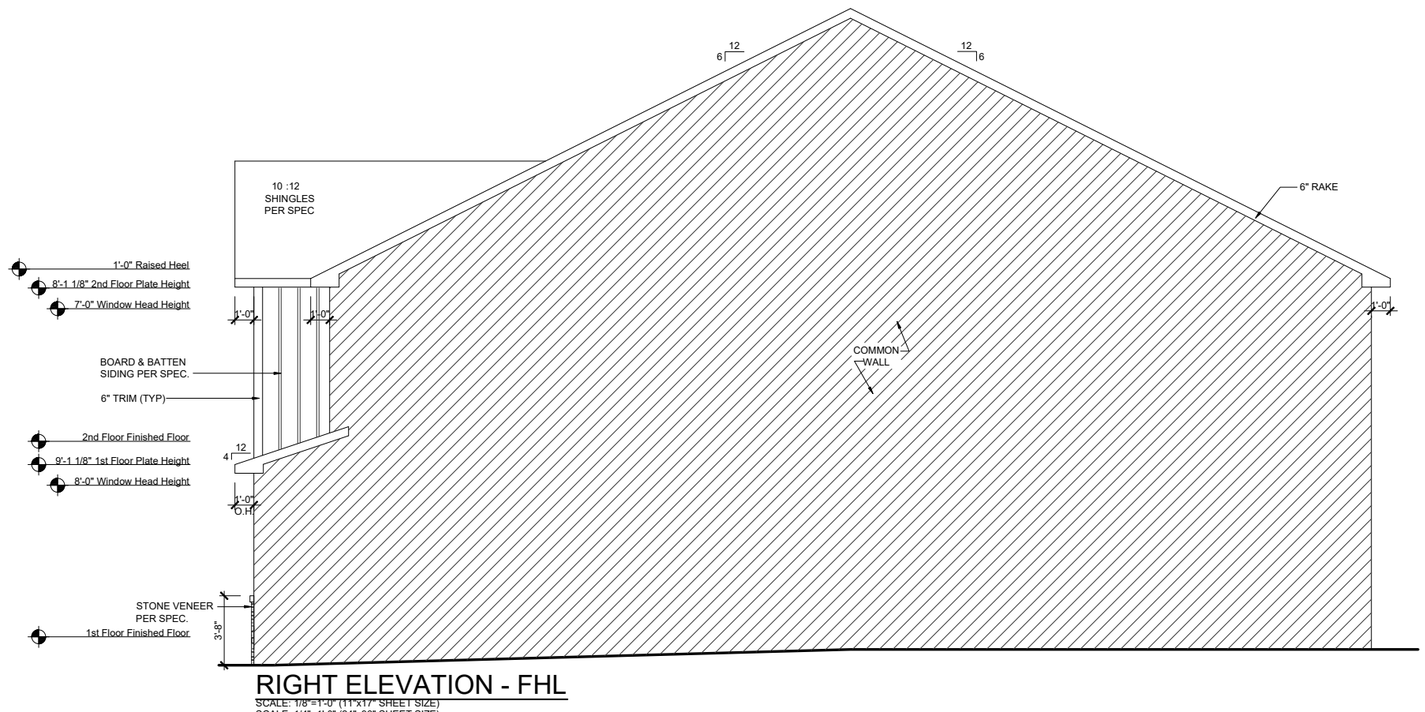
drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.4

Plot Date: 2/23/2021 4:01:20 PM; By: AMD




## LEFT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.3 | 06.30.2020 |
| v2.0 | 09.17.2020 |
| v2.1 | 02.23.2021 |
| | |
| | |



BEAZER HOMES

ROBERT'S CROSSING

# RLH T437 2.1

## Elevation Plans

## Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number:
A-3.5

Plot Date: 2/23/2021 4:01:24 PM; By: AMD

# BEAZER HOMES

# BRAXTON

# RLH T439

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br><br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br><br>RALEIGH DIVISION<br>5400 TRINITY ROAD<br>SUITE 313<br>RALEIGH, NC 27607<br><br>PH: 919-881-9350 | **MULHERN & KULP ENGINEERING**<br><br>CONSULTANT<br>20 S. MAPLE ST, STE 150<br>AMBLER, PA. 19002<br><br>PH: 770-777-0074 |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

## Sheet List

| Sheet # | Description |
|---|---|
| CS-1.0 | Cover Sheet |
| F-1.0 | Slab Plan Elev TRL |
| F-1.1 | Slab Plan Elev ACL |
| F-1.2 | Slab Plan Elev FHL |
| F-1.3 | Slab Options |
| A-1.0 | First Floor Plan |
| A-1.1 | First Floor Partials |
| A-1.2 | Opt. Covered Patio |
| A-2.0 | Second Floor Plan |
| A-2.1 | Second Floor Partials |
| A-3.0 | Front Elevations TRL |
| A-3.1 | Side Elevations TRL |
| A-3.2 | Front Elevations ACL |
| A-3.3 | Side Elevations ACL |
| A-3.4 | Front Elevations FHL |
| A-3.5 | Side Elevations FHL |
| A-4.0 | Typical Sections |
| E-1.0 | 1st Floor Electrical Plans |
| E-2.0 | 2nd Floor Electrical Plans |

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



BEAZER HOMES

RLH T439 2.1

Cover Sheets

Cover Sheet

ROBERT'S CROSSING

drawn by: XSI

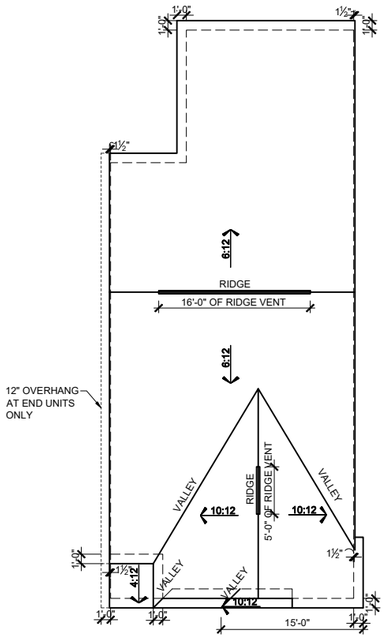
checked by: BZH

date: 09/20/19

sheet number:

CS-1.0

Plot Date: 2/23/2021 2:48:24 PM; By: AMD




## ROOF PLAN - TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1428 S.F.
VENTING =
1428 S.F. / 150 = 9.52 S.F. REQUIRED
1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft
Soffit Vents: 43 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

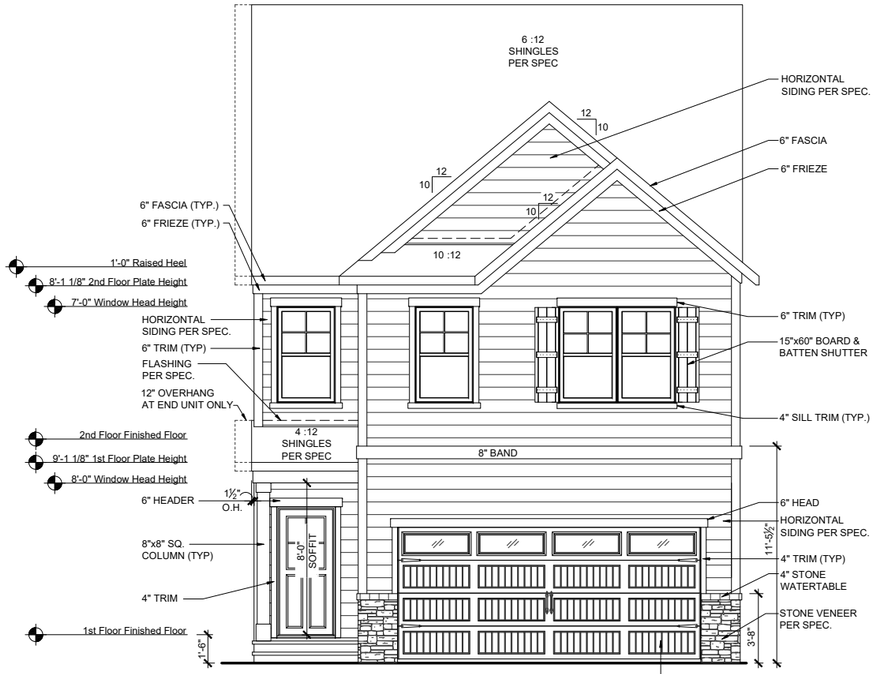
### GARAGE/PORCH ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 91 S.F.
VENTING =
91 S.F. / 150 = 0.60 S.F. REQUIRED
91 S.F. / 300 = 0.30 S.F. REQUIRED

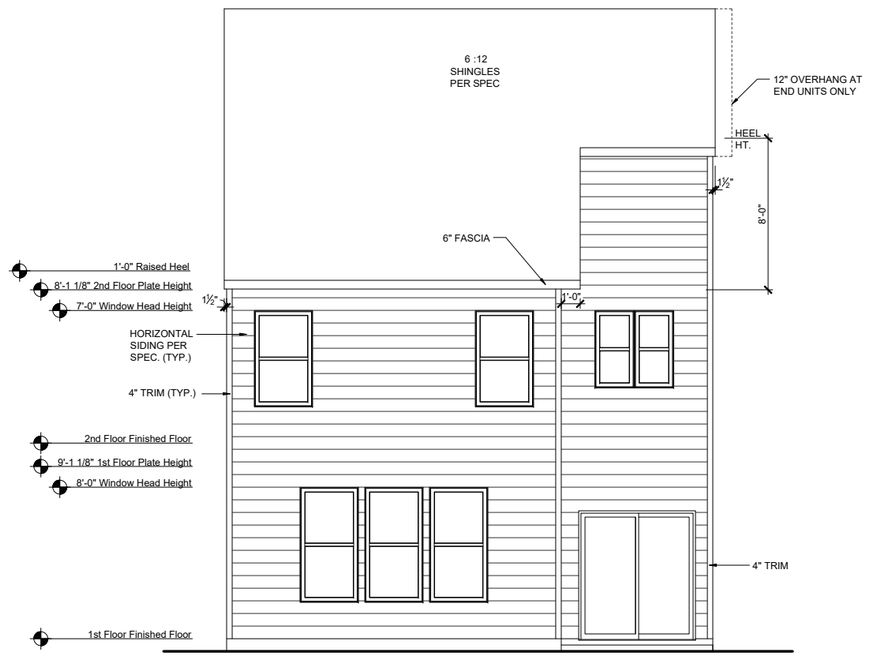
Ridge Vents: 0 lin ft
Soffit Vents: 28 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



BEAZER HOMES

# RLH T439 2.1

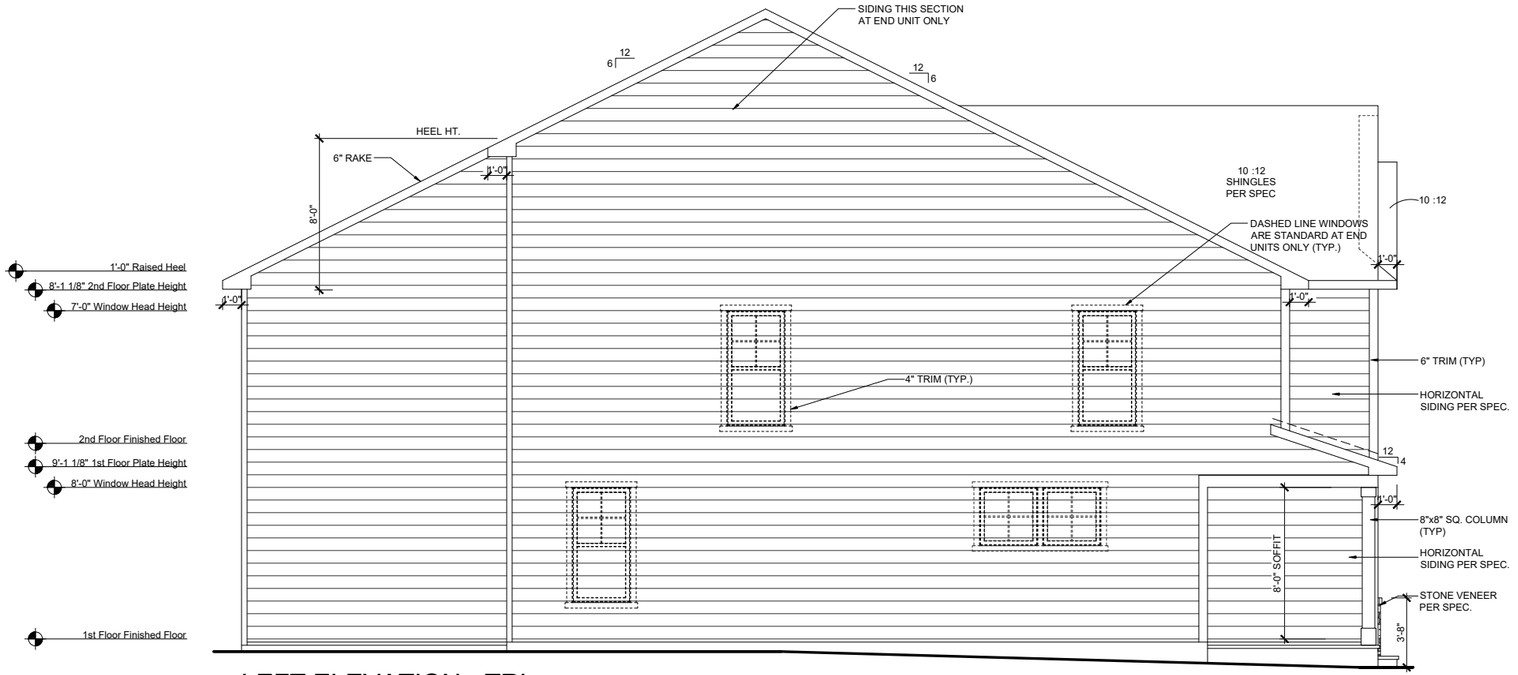
## Elevation Plans

## Front Elevation TRL

ROBERT'S CROSSING

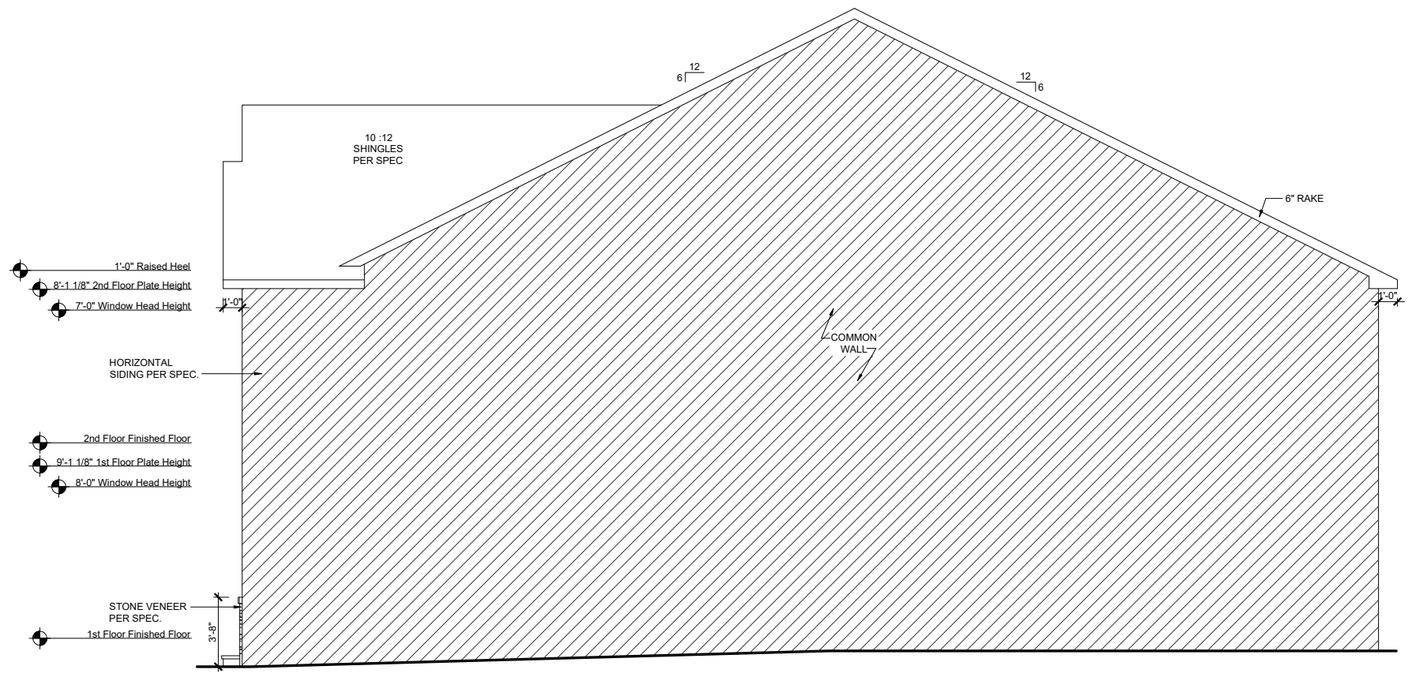
drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.0

Plot Date: 2/23/2021 2:50:26 PM; By: AMD




## LEFT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



BEAZER HOMES

ROBERT'S CROSSING

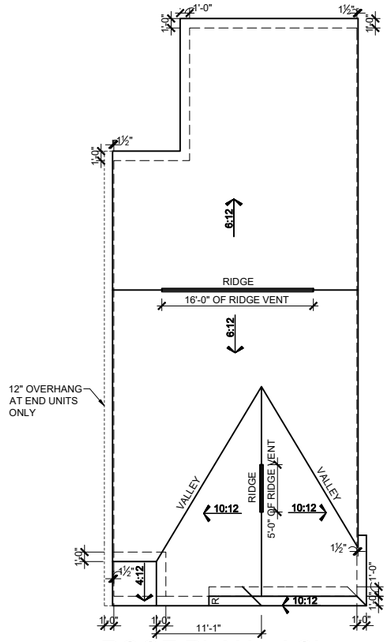
# RLH T439 2.1

## Elevation Plans

## Side Elevations TRL

| | |
|---|---|
| drawn by: | XSI |
| checked by: | BZH |
| date: | 09/20/19 |
| sheet number: | A-3.1 |

Plot Date: 2/23/2021 2:50:28 PM; By: AMD




# ROOF PLAN - ACL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1428 S.F.
VENTING =
1428 S.F. / 150 = 9.52 S.F. REQUIRED
1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft
Soffit Vents: 50 lin ft

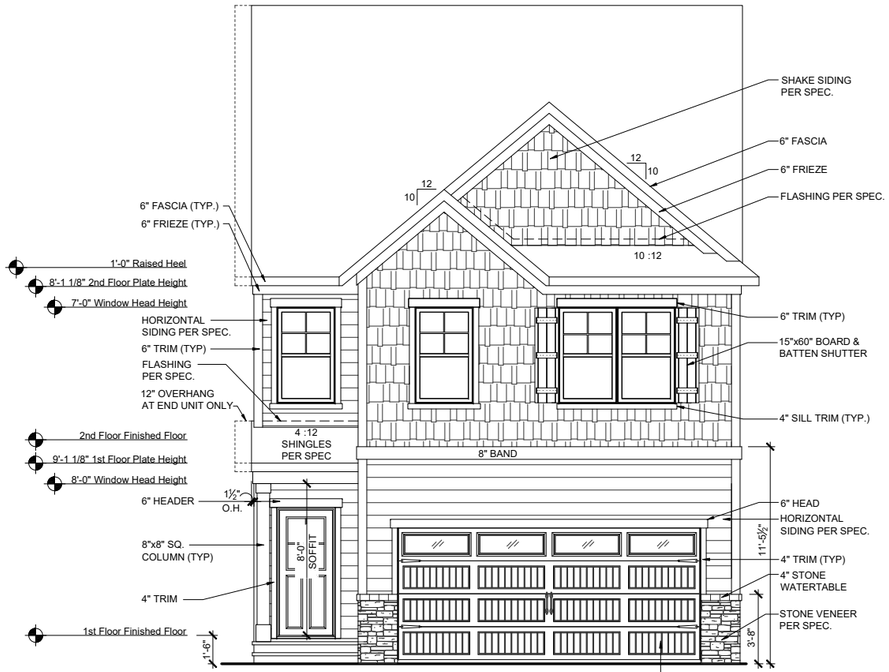
NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE/PORCH ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 91 S.F.
VENTING =
91 S.F. / 150 = 0.61 S.F. REQUIRED
91 S.F. / 300 = 0.31 S.F. REQUIRED

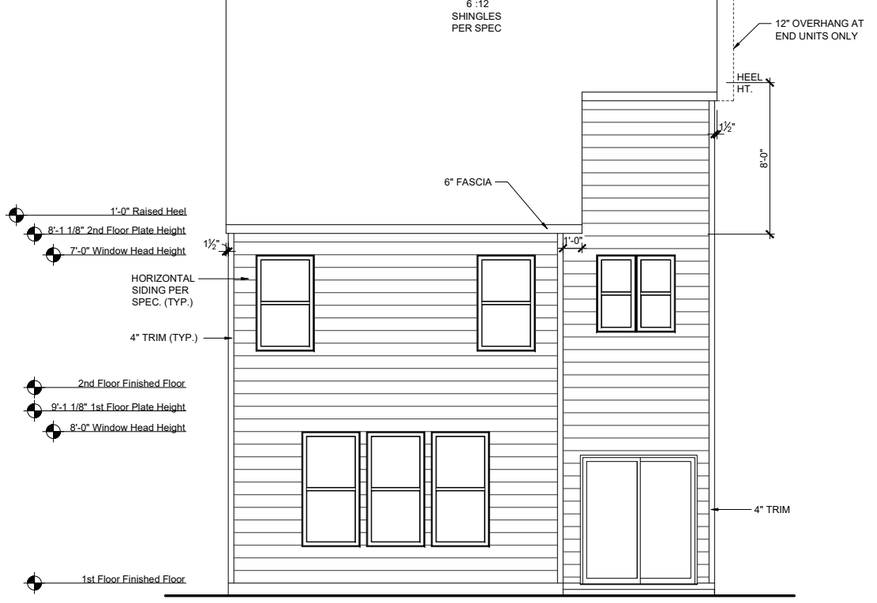
Ridge Vents: 0 lin ft
Soffit Vents: 28 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




# FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




# REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



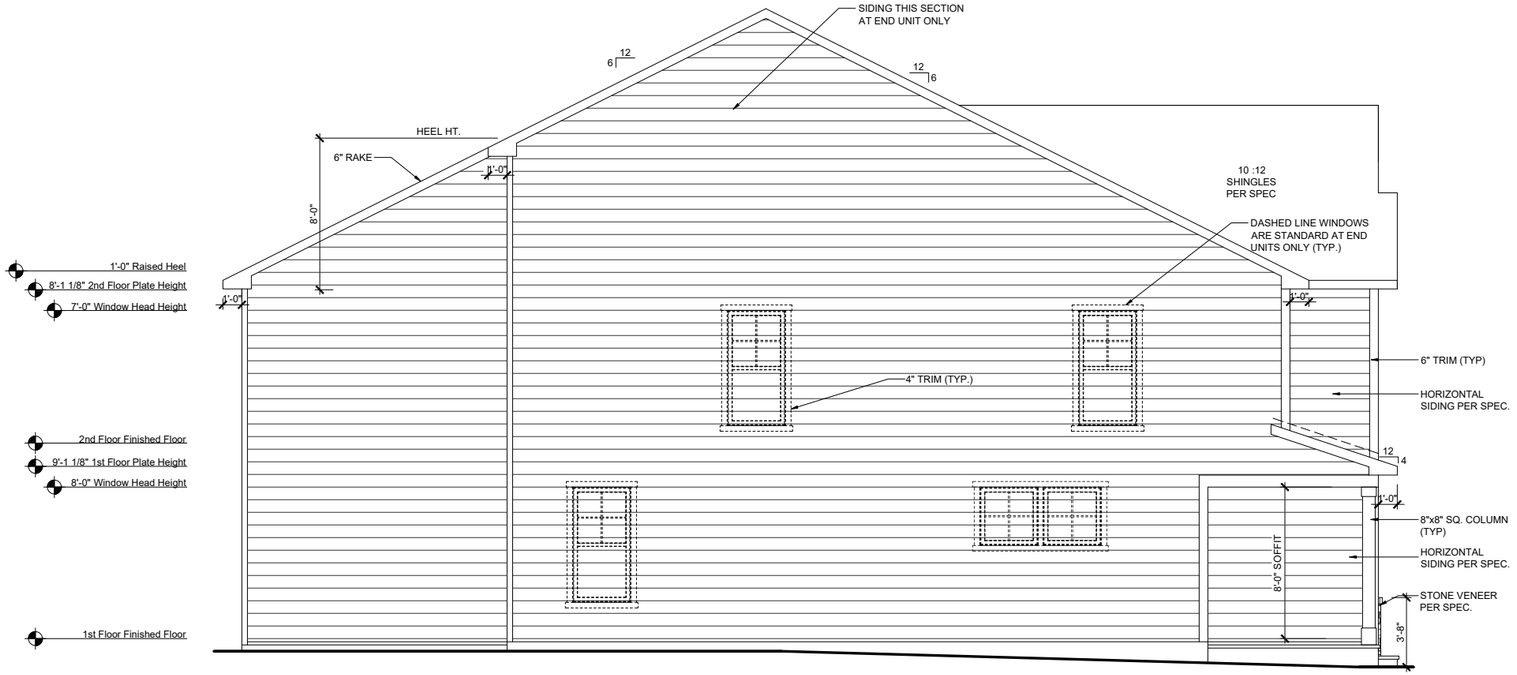
BEAZER HOMES

RLH T439 2.1
Elevation Plans
Front Elevation ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.2

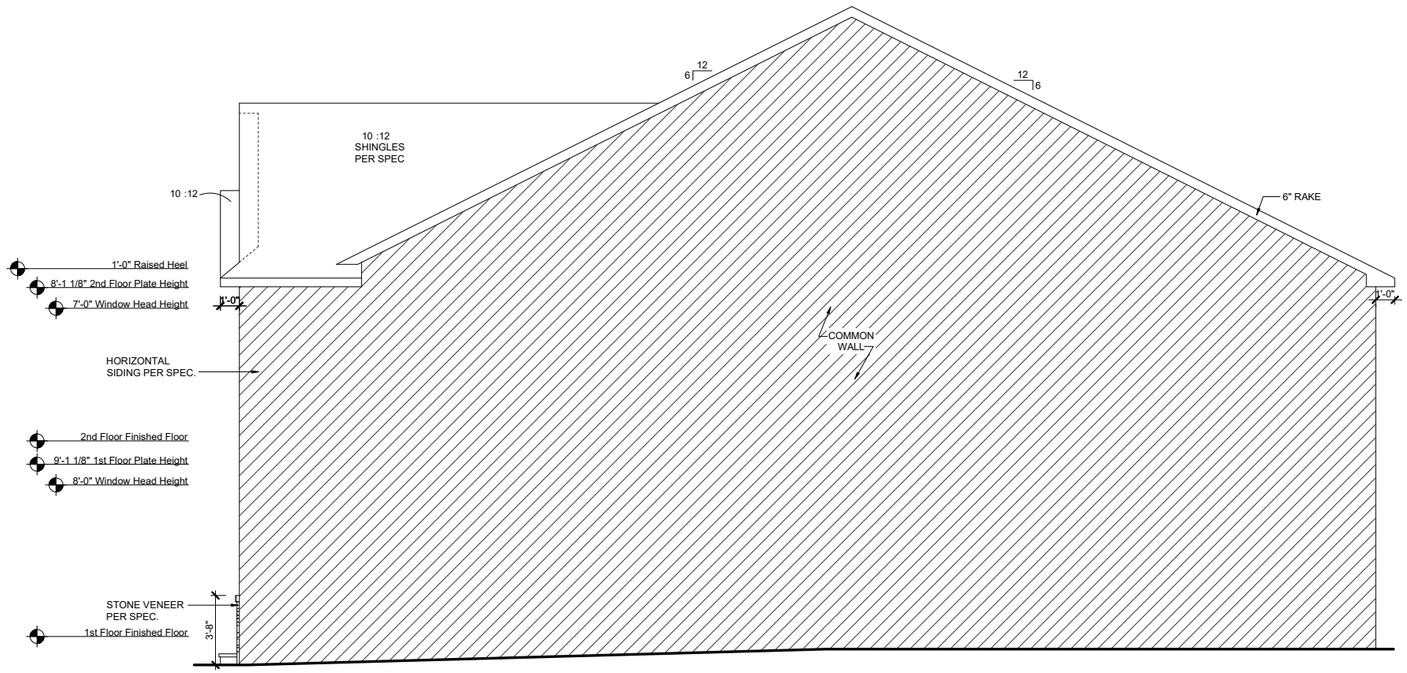
ROBERT'S CROSSING

Plot Date: 2/23/2021 2:50:33 PM; By: AMD




## LEFT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



BEAZER HOMES

ROBERT'S CROSSING

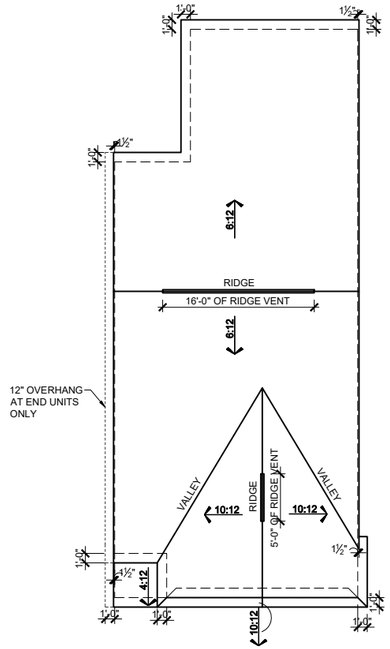
# RLH T439 2.1

## Elevation Plans

## Side Elevations ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.3

Plot Date: 2/23/2021 2:50:35 PM; By: AMD




## ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1428 S.F.
VENTING =
1428 S.F. / 150 = 9.52 S.F. REQUIRED
1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft
Soffit Vents: 50 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

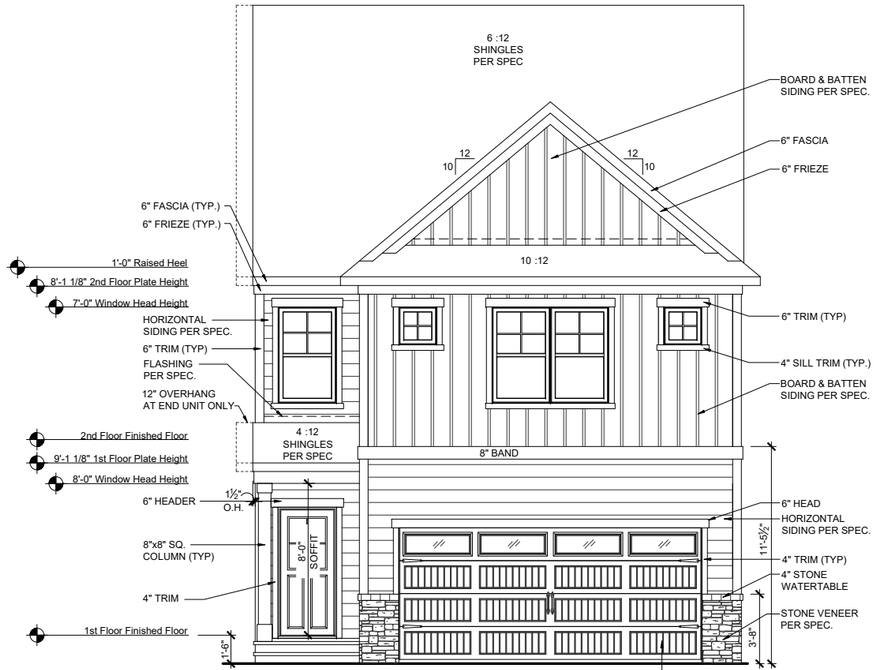
### GARAGE/PORCH ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 91 S.F.
VENTING =
91 S.F. / 150 = 0.61 S.F. REQUIRED
91 S.F. / 300 = 0.31 S.F. REQUIRED

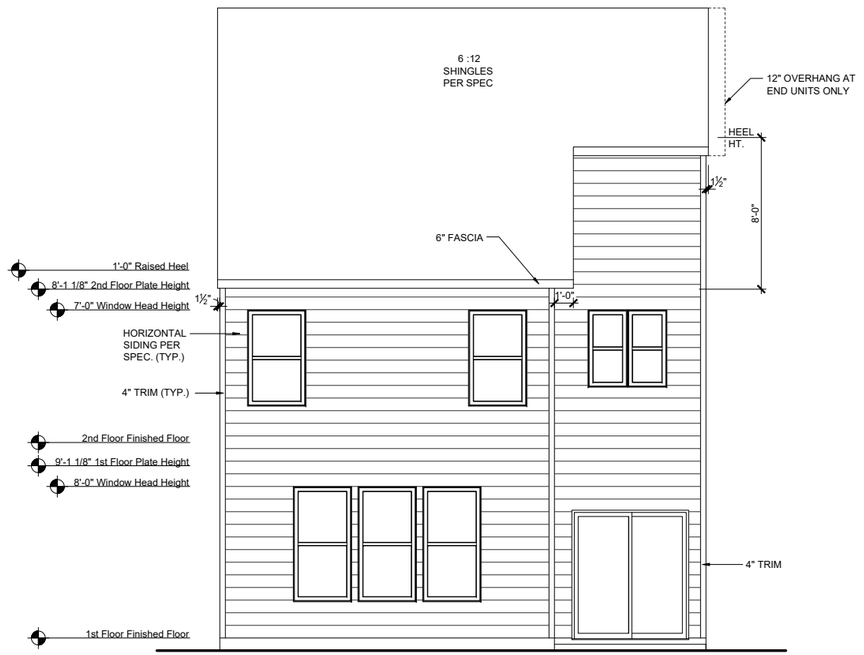
Ridge Vents: 0 lin ft
Soffit Vents: 28 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



BEAZER HOMES

RLH T439 2.1

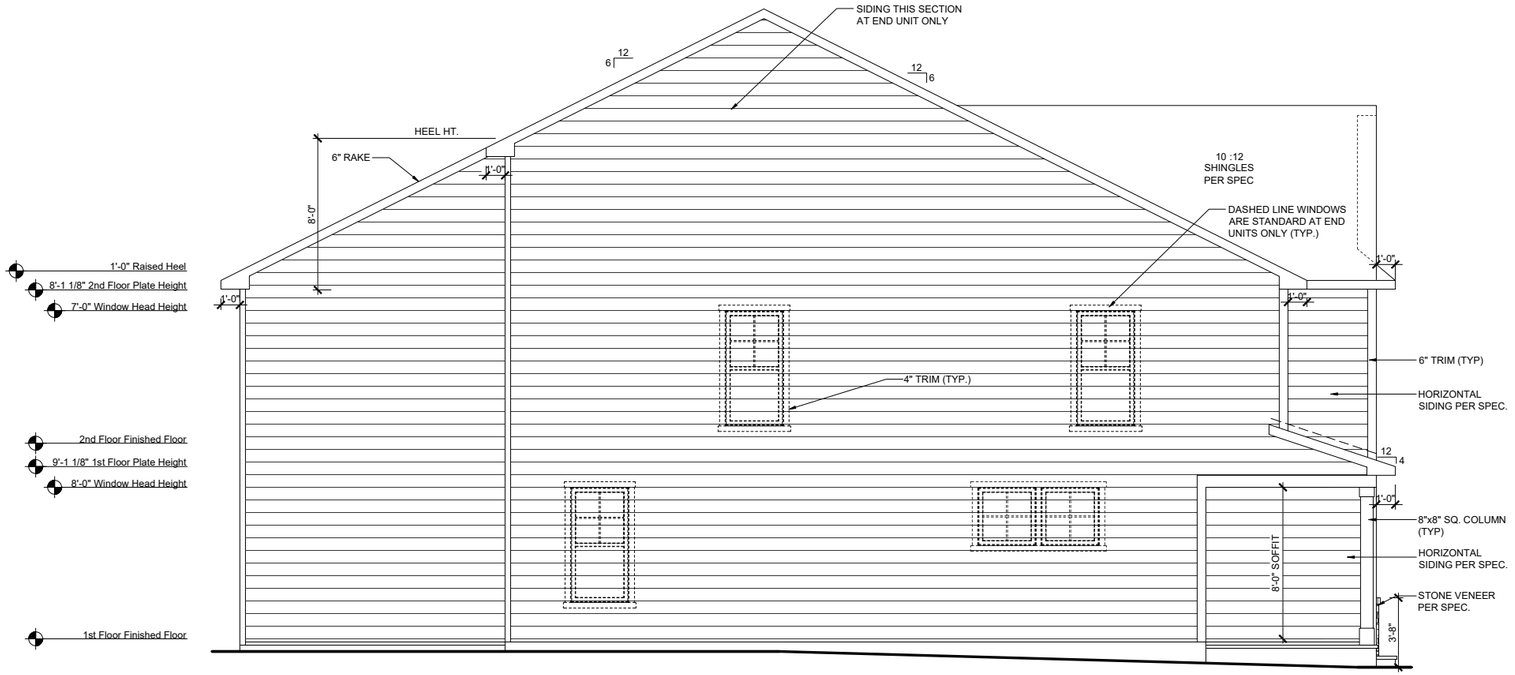
Elevation Plans

Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.4

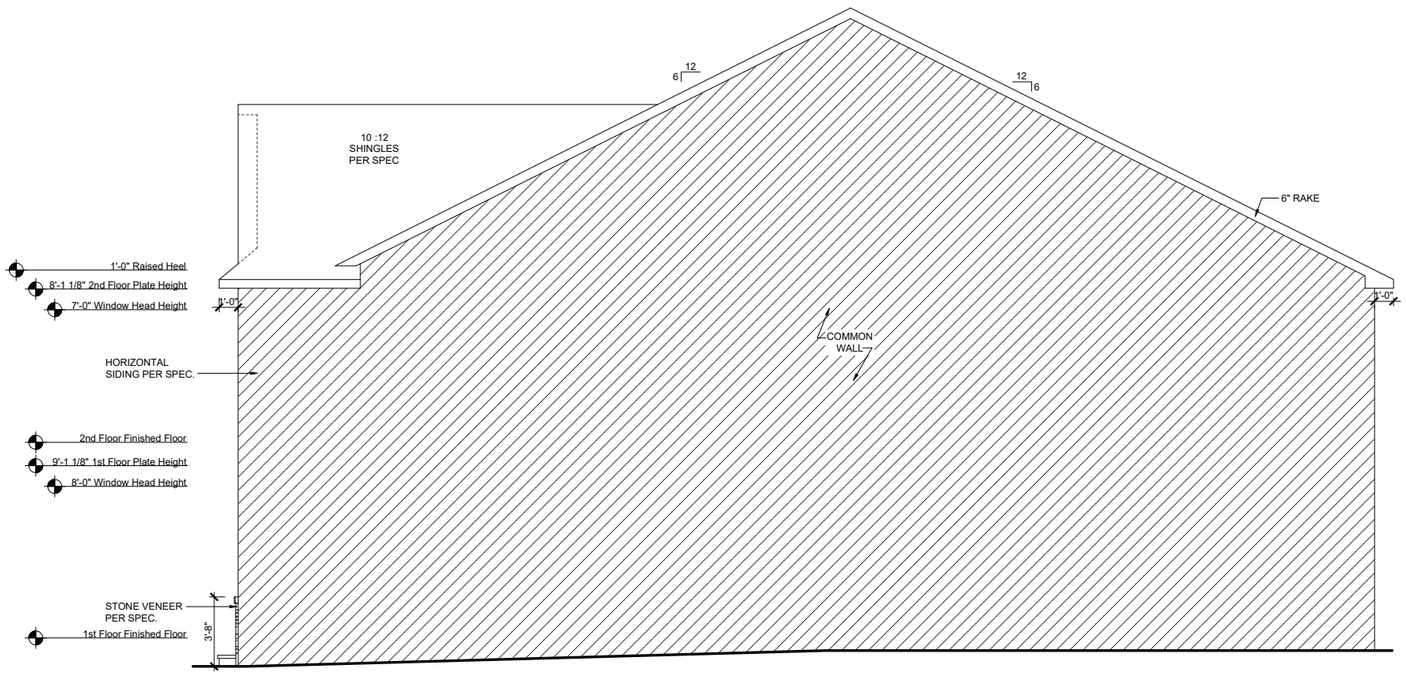
ROBERT'S CROSSING

Plot Date: 2/23/2021 2:50:40 PM; By: AMD




## LEFT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



BEAZER HOMES

ROBERT'S CROSSING

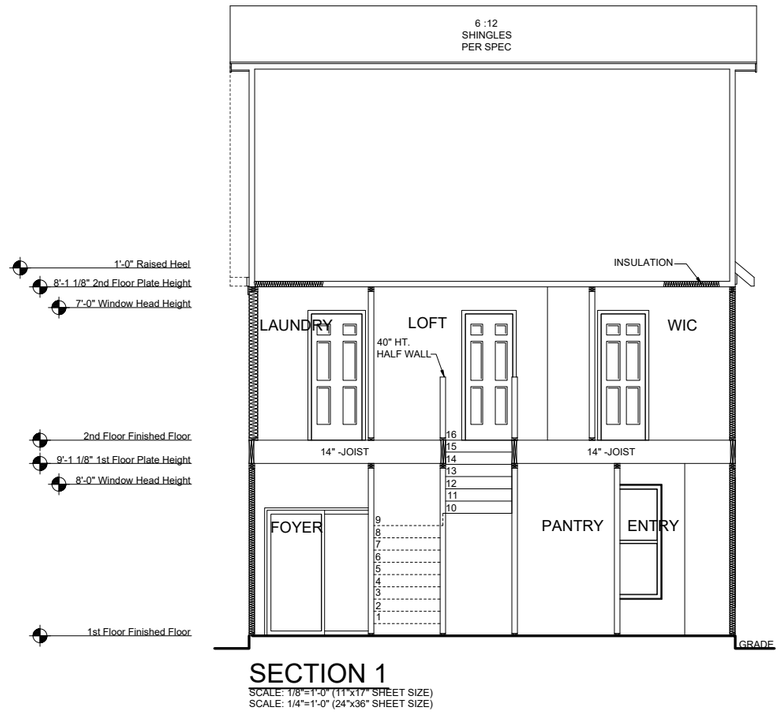
# RLH T439 2.1

## Elevation Plans

## Side Elevations FHL

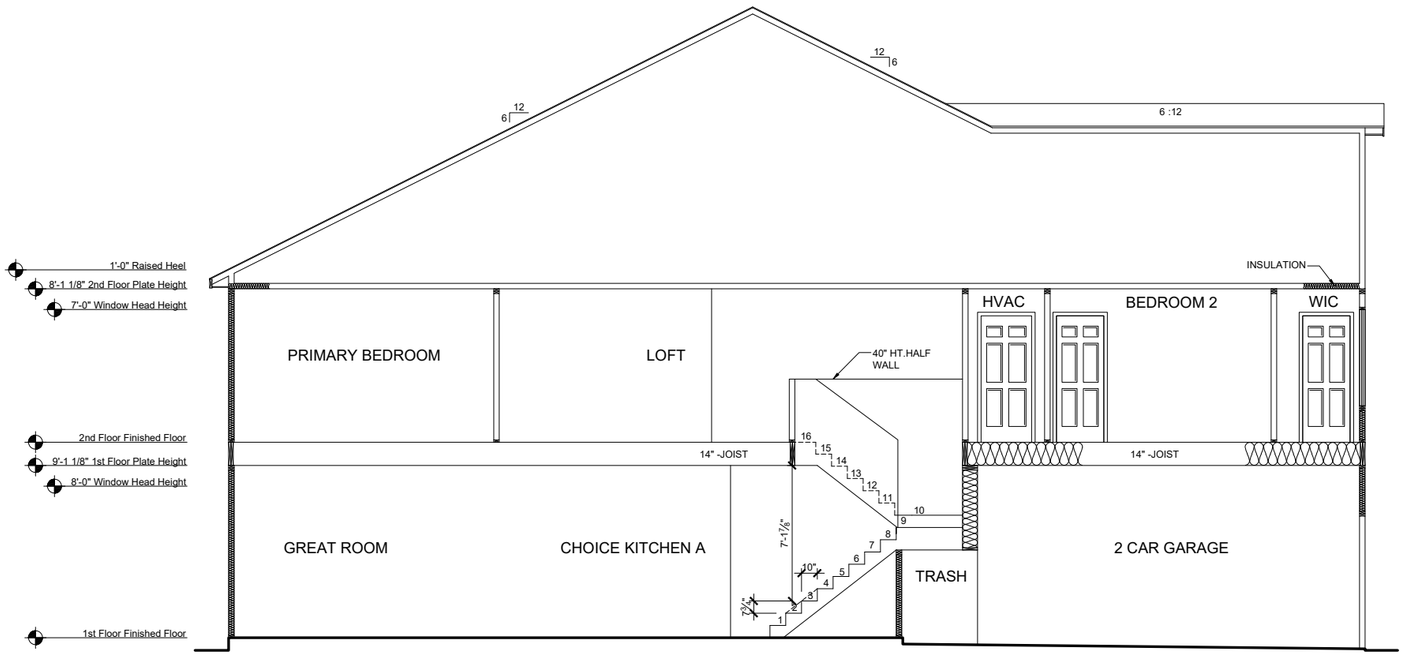
| | |
|---|---|
| drawn by: | XSI |
| checked by: | BZH |
| date: | 09/20/19 |
| sheet number: | A-3.5 |

Plot Date: 2/23/2021 2:50:43 PM; By: AMD




## SECTION 1

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## SECTION 2

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| v1.2 | 04-21-2020 |
| v1.3 | 06-30-2020 |
| v2.0 | 10-27-2020 |
| v2.1 | 02-23-2021 |
| | |



BEAZER HOMES

ROBERT'S CROSSING

# RLH T439 2.1

## Typical Sections

## Sections

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number:
A-4.0

Plot Date: 2/23/2021 2:50:45 PM; By: AMD

# BEAZER HOMES

# PARKER

# RLH T477

| CORPORATE CONTACTS | DIVISION CONTACTS | CONSULTANT CONTACTS |
|---|---|---|
| **BEAZER HOMES**<br>PLANNING AND DESIGN<br>1000 ABERNATHY ROAD<br>SUITE 260<br>ATLANTA, GA 30328<br><br>PH: 770-392-2100 | **BEAZER HOMES**<br>RALEIGH DIVISION<br>5400 TRINITY ROAD<br>SUITE 313<br>RALEIGH, NC 27607<br><br>PH: 919-881-9350 | **MULHERN & KULP ENGINEERING**<br>CONSULTANT<br>20 S. MAPLE ST, STE 150<br>AMBLER, PA. 19002 &<br><br>PH: 770-777-0074 |

NOTE:
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

## ABBREVIATION LEGEND

| | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ABV. | ABOVE FINISH FLOOR |
| CLG | CEILING |
| DH | DOUBLE HUNG |
| DN | DOWN |
| DW | DISH WASHER |
| F.A.U. | FORCED AIR UNIT |
| H.B. | HOSE BIBB |
| MC | MEDICINE CABINET |
| OPT. | OPTION |
| PDR | POWDER |
| P.E. | PER ELEVATION |
| R | RADIUS |
| R & S | ROD & SHELF |
| REF. | REFRIGERATOR |
| SH | SINGLE HUNG |
| SHF | SHELF |
| SHWR | SHOWER |
| STD. | STANDARD |
| SWL | SOFT WATER LOOP |
| WH | WATER HEATER |

## Sheet List



| REV. | DATE |
|---|---|
| 1.0 | 10.30.2020 |
| 1.1 | 02.23.2021 |
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BEAZER HOMES

RLH T477 1.1

Cover Sheets

Cover Sheet

drawn by: XSI

checked by: BZH

date: 09/20/19

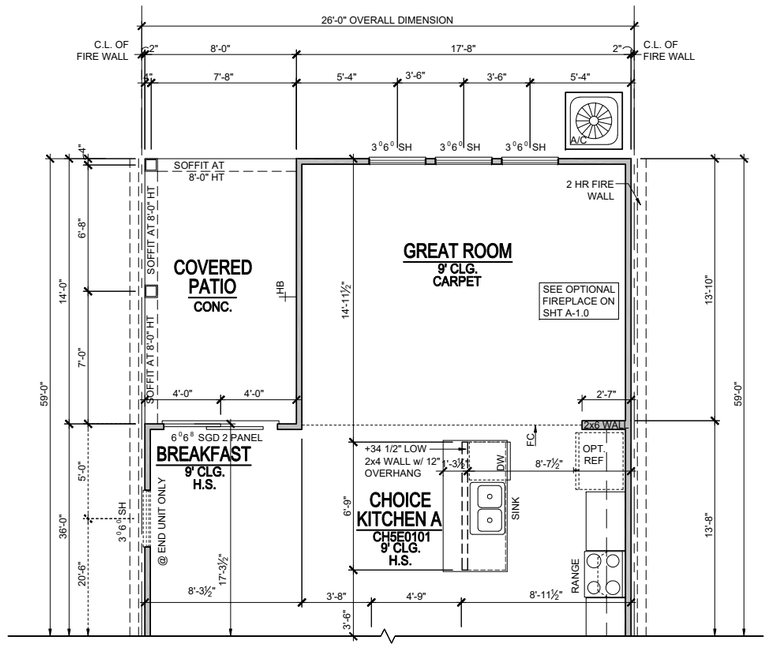
sheet number: CS-1.0

ROBERT'S CROSSING

Plot Date: 2/23/2021 4:56:17 PM; By: AMD

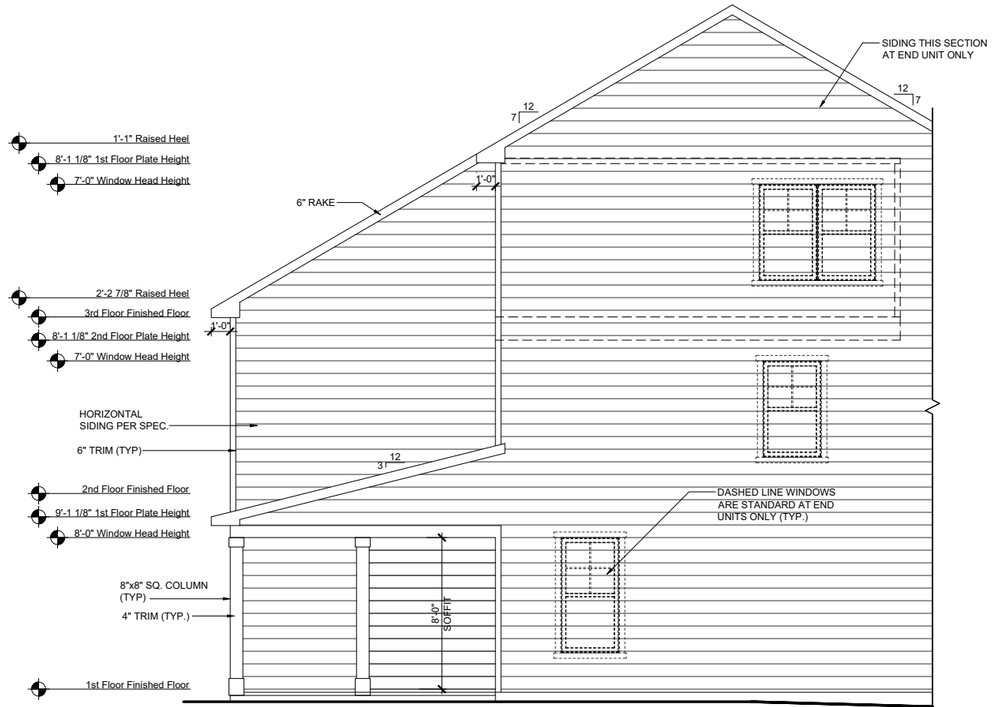
| Square Footage Options | |
|---|---|
| **Area** | **Square Footage** |
| Opt. Covered Patio | 112 SF |
| Opt. Bath 3/W.I.C./Finished Storage | 125 SF |

NOTE:
U 305 1 HOUR FIREWALL AT UNIT OFFSETS
U373 2 HOUR FIREWALL AS DESIGNATED



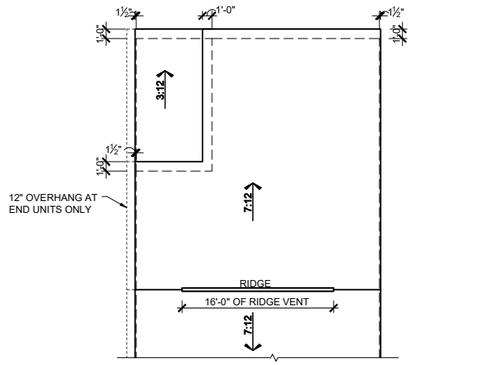

## Optional Covered Patio

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



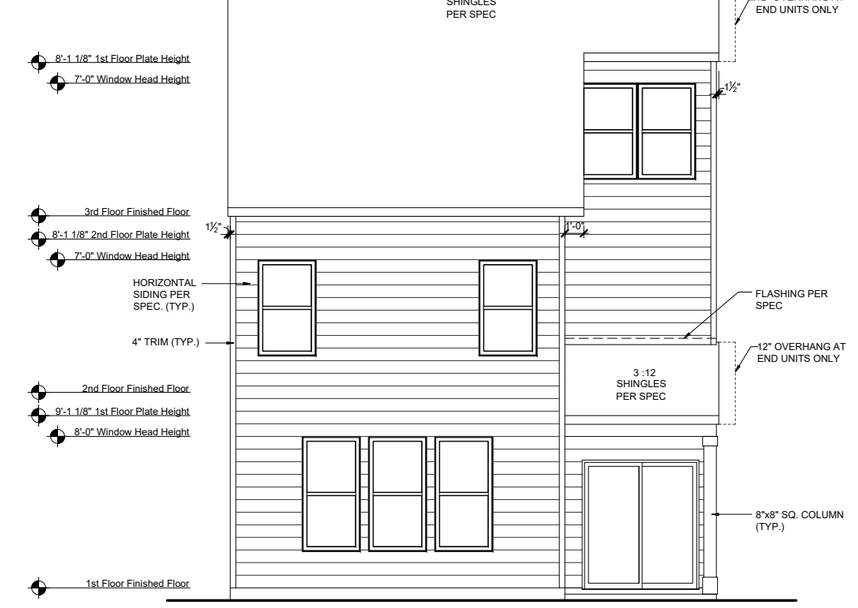

## LEFT ELEVATION w/OPT. COVERED PATIO

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## ROOF PLAN w/OPT. COVERED PATIO

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)




## REAR ELEVATION w/OPT. COVERED PATIO

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.0 | 10.30.2020 |
| 1.1 | 02.23.2021 |
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BEAZER HOMES

RLH T477 1.1

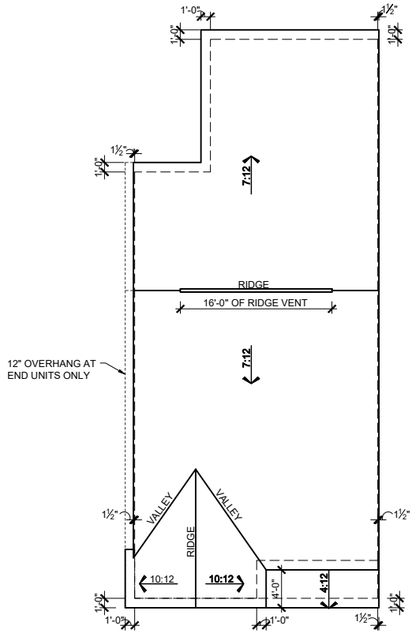
Structural Options

Opt. Covered Patio

| | |
|---|---|
| drawn by: | XSI |
| checked by: | BZH |
| date: | 09/20/19 |
| sheet number: | A-1.2 |

ROBERT'S CROSSING

Plot Date: 2/23/2021 4:57:10 PM; By: AMD




# ROOF PLAN - TRL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF

### ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

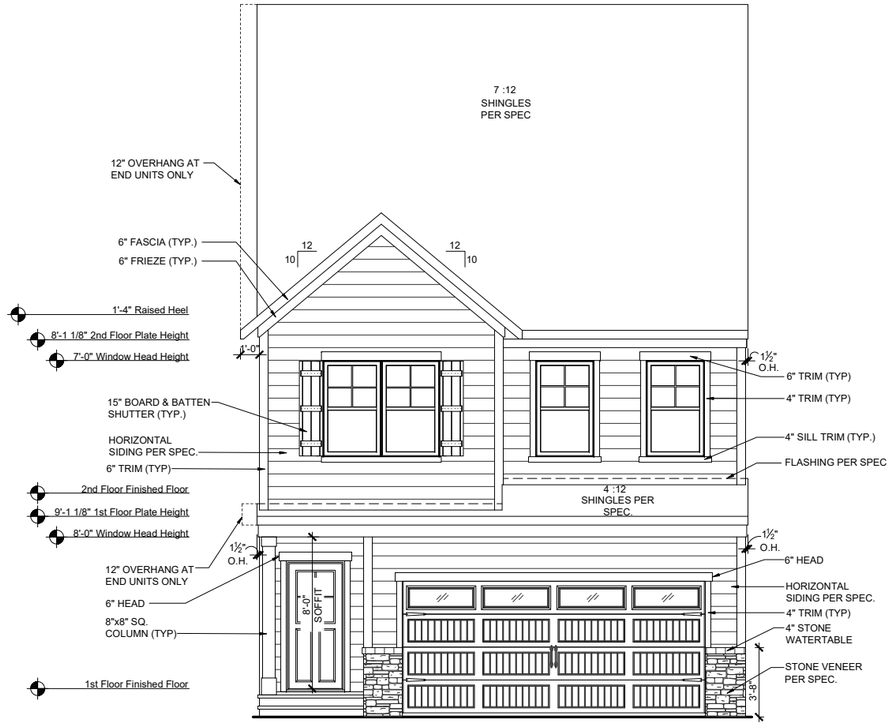
## GARAGE/PORCH ROOF

### ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




# FRONT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


# REAR ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
|---|---|
| 1.0 | 10.30.2020 |
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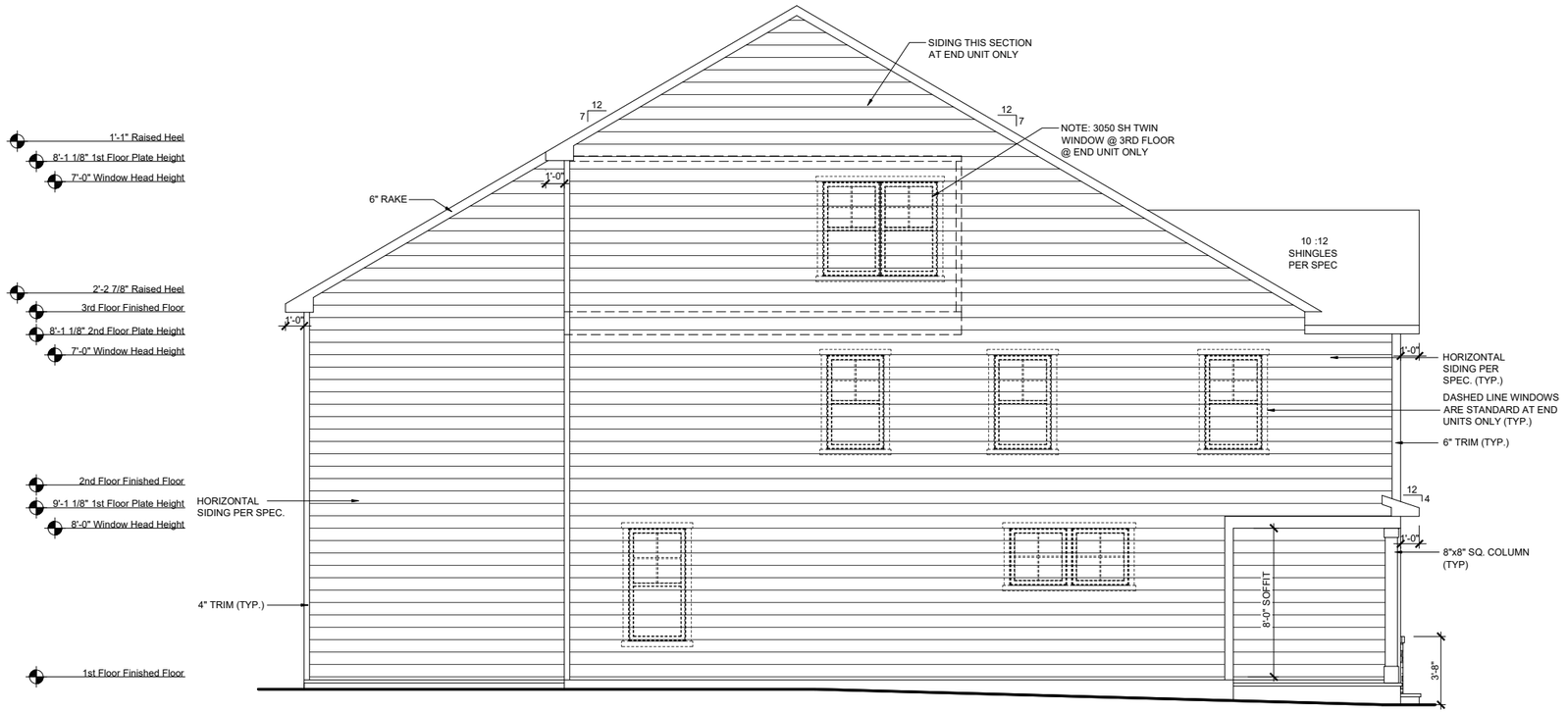
BEAZER HOMES

RLH T477 1.1
Elevation Plans
Front Elevation TRL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.0

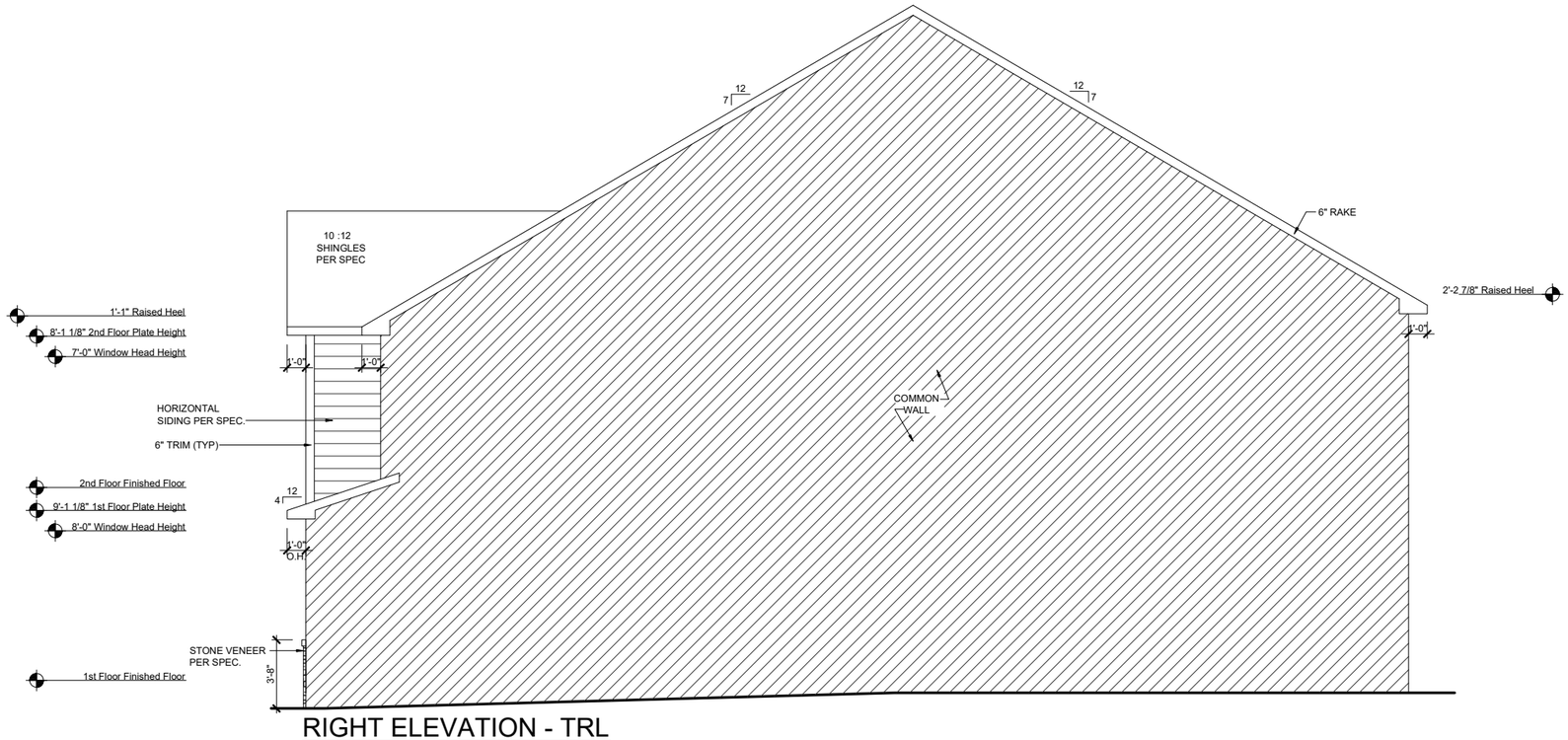
ROBERT'S CROSSING

Plot Date: 2/23/2021 4:57:49 PM; By: AMD




LEFT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




RIGHT ELEVATION - TRL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
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BEAZER HOMES

RLH T477 1.1

Elevation Plans

Side Elevations TRL

ROBERT'S CROSSING

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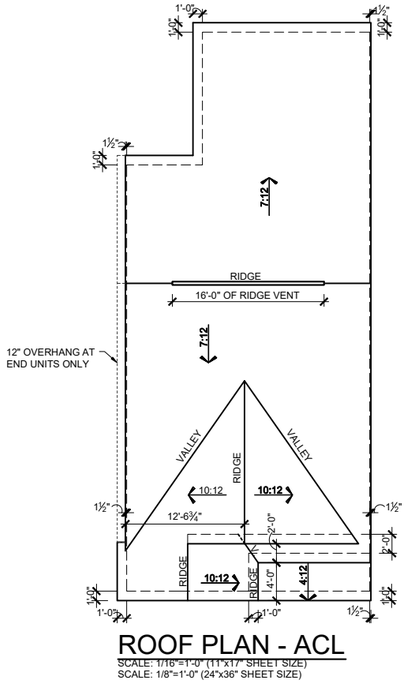
|---|---|
| drawn by: | XSI |
| checked by: | BZH |
| date: | 09/20/19 |
| sheet number: | A-3.1 |

Plot Date: 2/23/2021 4:57:53 PM; By: AMD




# ROOF PLAN - ACL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

## MAIN ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft
Soffit Vents: 45 lin ft

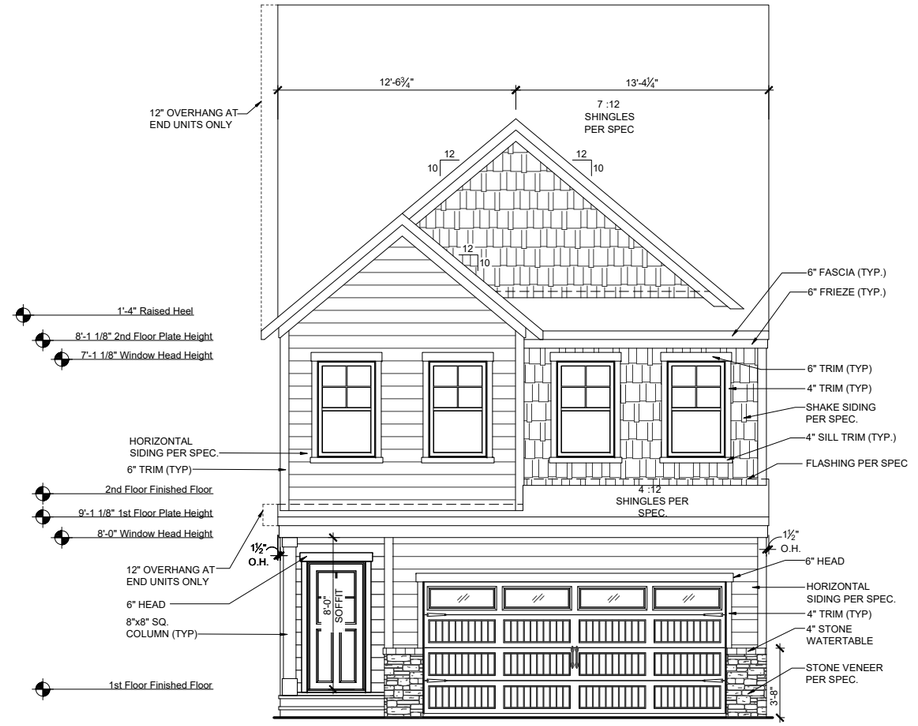
NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

## GARAGE/PORCH ROOF
## ATTIC VENT CALCULATIONS

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




# FRONT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


# REAR ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
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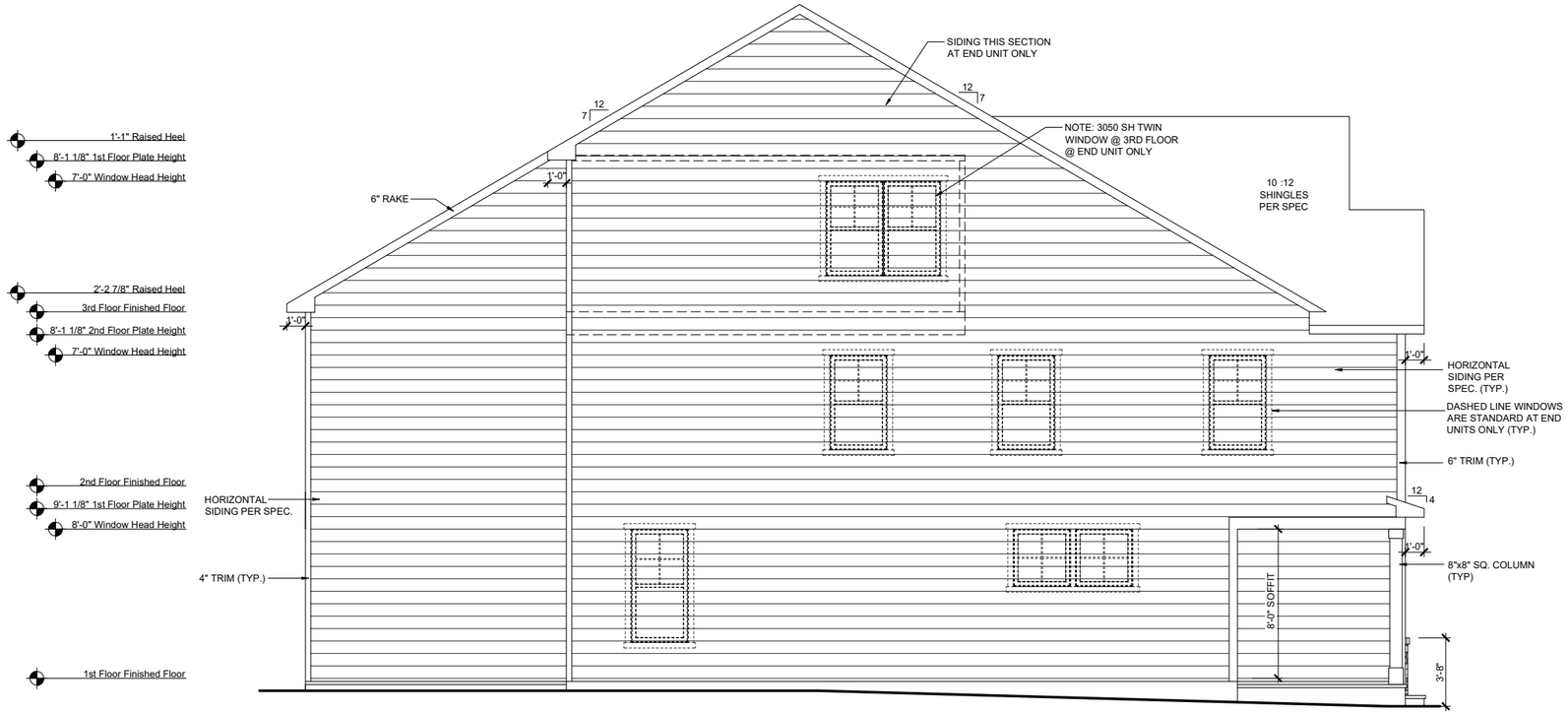
BEAZER HOMES

RLH T477 1.1
Elevation Plans
Front Elevation ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.2

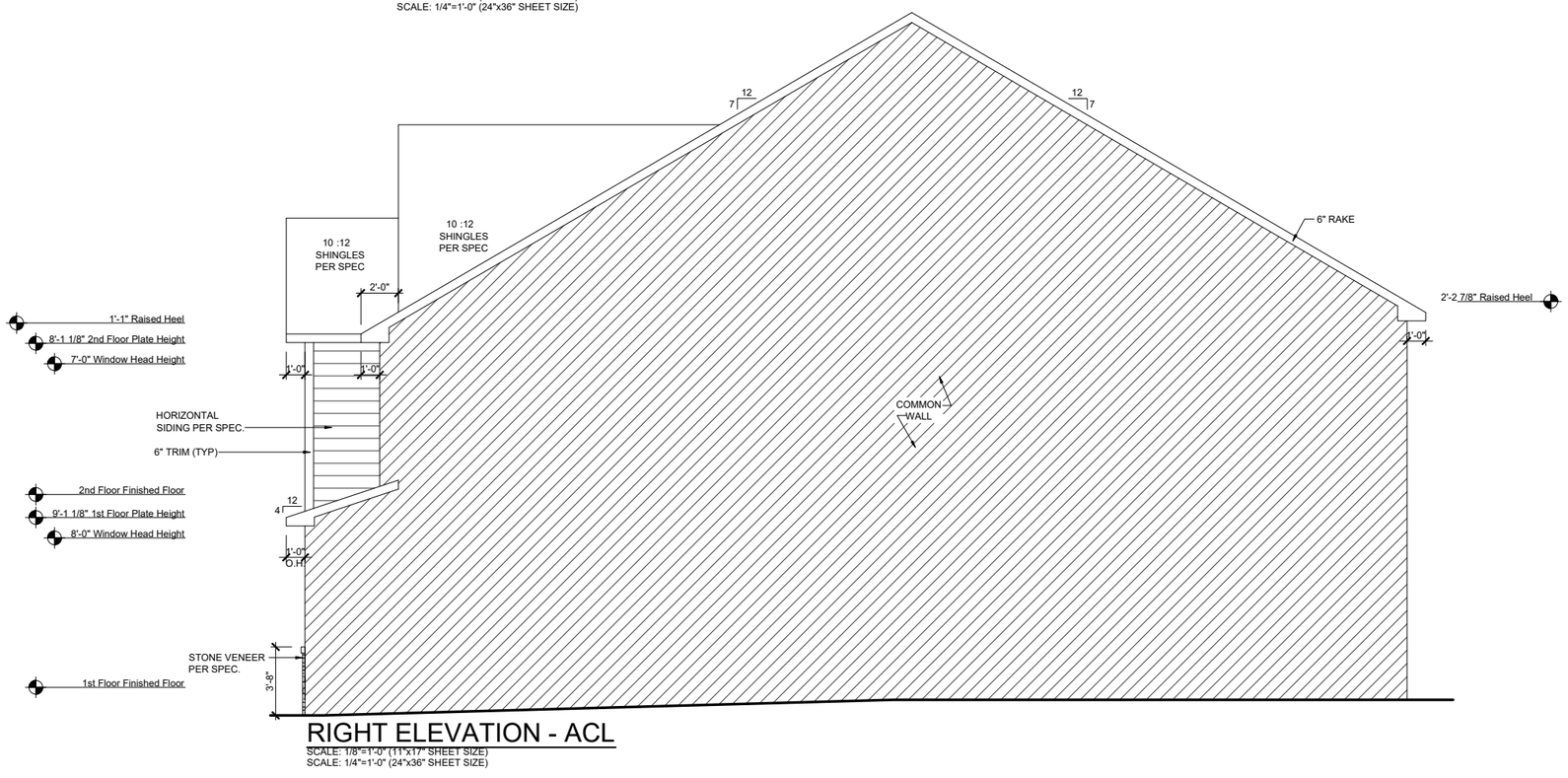
ROBERT'S CROSSING

Plot Date: 2/23/2021 4:58:01 PM; By: AMD




## LEFT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - ACL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
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| 1.0 | 10.30.2020 |
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BEAZER HOMES

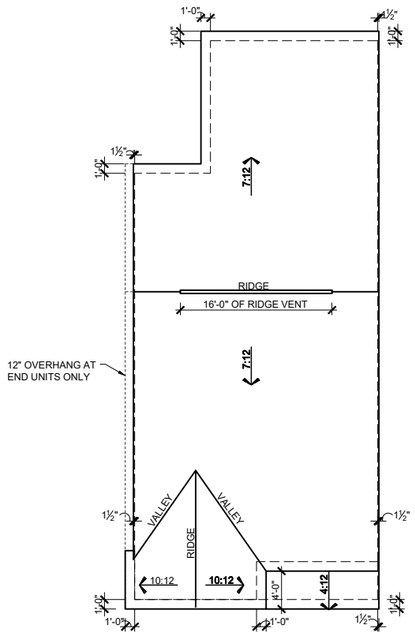
# RLH T477 1.1

## Elevation Plans
## Side Elevations ACL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number: A-3.3

ROBERT'S CROSSING

Plot Date: 2/23/2021 4:58:05 PM; By: AMD




## ROOF PLAN - FHL

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

### MAIN ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1351 S.F.
VENTING =
1351 S.F. / 150 = 9.00 S.F. REQUIRED
1351 S.F. / 300 = 4.50 S.F. REQUIRED

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Soffit Vents: 45 lin ft

NOTE:
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### GARAGE/PORCH ROOF

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 51 S.F.
VENTING =
51 S.F. / 150 = 0.34 S.F. REQUIRED
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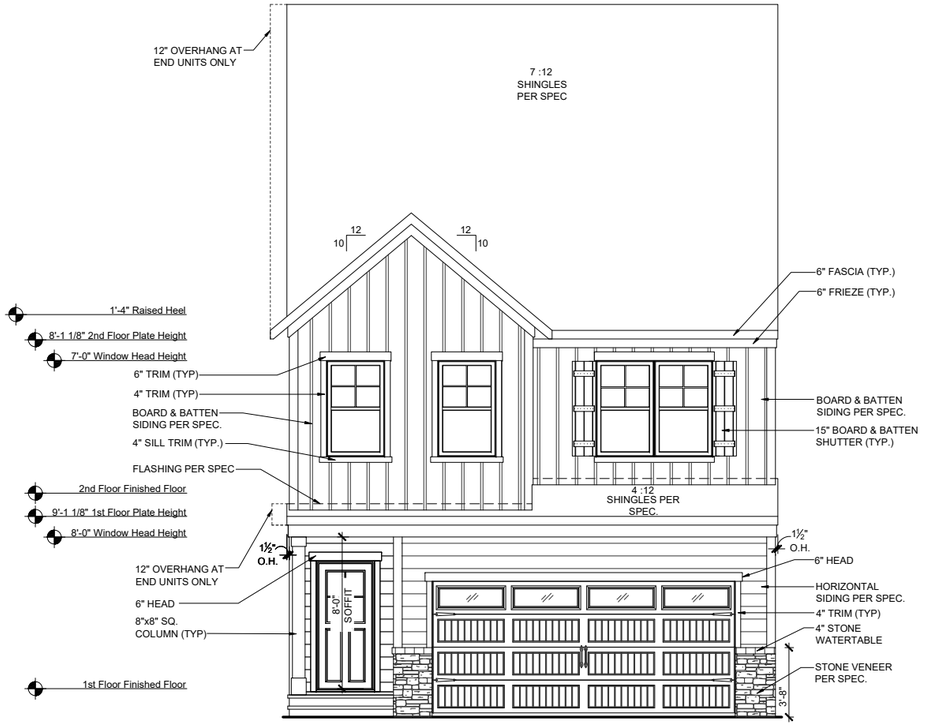
Ridge Vents: 0 lin ft
Soffit Vents: 26 lin ft

NOTE:
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.




## FRONT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)


## REAR ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
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| 1.0 | 10.30.2020 |
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BEAZER HOMES

ROBERT'S CROSSING

# RLH T4771.1

Elevation Plans

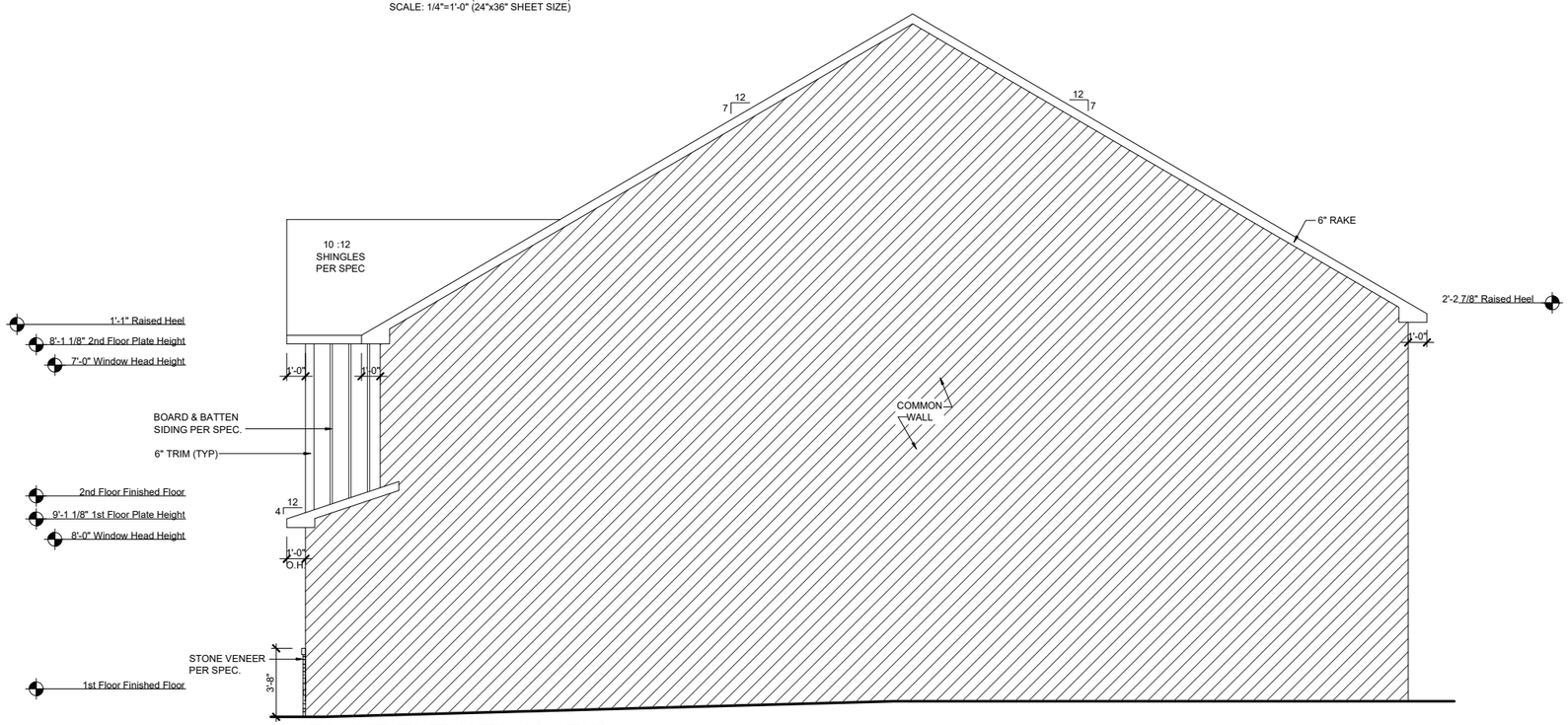
Front Elevation FHL

drawn by: XSI
checked by: BZH
date: 09/20/19
sheet number:
A-3.4

Plot Date: 2/23/2021 4:58:12 PM; By: AMD


## LEFT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)




## RIGHT ELEVATION - FHL

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

| REV. | DATE |
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| 1.0 | 10.30.2020 |
| 1.1 | 02.23.2021 |
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BEAZER HOMES

ROBERT'S CROSSING

# RLH T477 1.1

## Elevation Plans

## Front Elevation FHL

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|---|---|
| drawn by: | XSI |
| checked by: | BZH |
| date: | 09/20/19 |
| sheet number: | A-3.5 |

Plot Date: 2/23/2021 4:58:16 PM; By: AMD