THE WINSTON - LH

Lot 1070 - Anderson Creek Academy

ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ	ADJUSTABLE
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH.	ARCHITECTURAL
BA	BATHROOM
BD	BOARD
BF	BI-FOLD (DOOR)
BLDG	BUILDING
BLK	BLOCK (CMUs)
BLW	BELOW
BM	BEAM
BP	BI-PASS (DOOR)
BOT	BOTTOM
BTWN	BETWEEN
CAB	CABINET
CER	CERAMIC
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT
CL	CLOSET OR CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
C	CARPET
CR	CORROSION RESISTANT
CSMT	CASEMENT
C.T.	CERAMIC TILE
D	DRYER
DBL	DOUBLE
DH	DOUBLE HUNG
DIM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISH WASHER
DWG	DRAWING
E	EAST
EA	EACH
ELEV	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FAU	FORCED AIR UNIT
F.C.	FLOOR CHANGE
F.D.	FLOOR DRAIN
FFL	FINISH FLOOR LINE
F.G.	FINISHED GRADE
FLR	FLOORING
FL	FLOURESCENT (LIGHT)
FND	FOUNDATION
F.O.S.	FACE OF STUD
FTG	FOOTING
FX	FIXED GLASS
GALV	GALVANIZED
GAR	GARAGE
G.B.	GYPSUM BOARD
GD	GRADE OR GRADING
G.D.O.	GARAGE DOOR OPENER
GFI	GROUND FAULT INTERRUPTER
GL	GLASS OR GLAZING
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HD	HEAD OR HARD
HDR	HEADER
HGT	HEIGHT
HVAC	HEATING/VENTILATING/AIR COND.
HWD	HARDWOOD
INT	INTERIOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
L	LENGTH
LA	LAUNDRY
LAV	LAVATORY
LVR	LOUVER
MAX	MAXIMUM
MECH	MECHANICAL
MFR.	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N.T.S.	NOT TO SCALE
O.H.D.	OVERHEAD GARAGE DOOR
OH	OVERHEAD
OPT	OPTIONAL
PAR	PARALLEL
P.B.	PUSH BUTTON
PDR	POWDER
PED	PEDESTAL
PL	PLATE
PR	PAIR
P.T.	PRESSURE TREATED WOOD
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
P.W.	PRE-WIRE
PWD	PLYWOOD
R	RISER
RAG	RETURN AIR GRILL
REF	REFERENCE
REFR	REFRIGERATOR
REQ	REQUIRED
S	SOUTH
SD	SMOKE DETECTOR
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SH	SINGLE HUNG OR SHELF
SIM	SIMILAR
SL	SLOPE / SLIDING
S&P	SHELF AND POLE
SPEC	SPECIFICATIONS
STD	STANDARD
STR	STRUCTURAL
SQ	SQUARE
SYM	SYMBOL
S4S	SMOOTH FOUR SIDES
T	TREAD (AT STAIRS) OR TILE
T.B.	TOWEL BAR
TEMP.	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
T.O.C.	TOP OF CURB
TV	TELEVISION
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT	VERTICAL
V.T.R.	VENT THRU ROOF
W	WASHING MACHINE
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK-IN CLOSET
W/ W/O	WITH OR WITHOUT
WP	WATERPROOF(ING)
WWM	WELDED WIRE MESH
℄	PROPERTY LINE
Ø	ROUND / DIAMETER
&	AND
℄	CENTERLINE
#	POUND / NUMBER

BUILDING CODE COMPLIANCE / PROJECT INFORMATION

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

APPLICABLE CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.
2012 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS

CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.

PRODUCT:
SINGLE FAMILY RESIDENCE / 3 STORY TOWNHOMES

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE VB (2 HOUR DWELLING SEPARATION BETWEEN UNITS.)

INDEX

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE GMD DESIGN GROUP DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP, INC. GMD DESIGN GROUP INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THESE DRAWINGS.

CONSULTANTS:

LOCAL JURISDICTION:	BUILDER:	DESIGNER:
NAME STREET ADDRESS CITY, STATE ZIP CODE PHONE: (XXX)XXX-XXXX CONTACT: XXXX XXXXX EMAIL: XXXXXXX	MCKEE HOMES 120 NANDINA COURT FAYETTEVILLE, NC 28311	GMD DESIGN GROUP 108 S. SALEM ST. SUITE 203 APEX, NC 27502 PHONE: (919) 320-3022 CONTACT: SCOTT GARDENER EMAIL: SCOTT@GMDDESIGNGROUP.COM
MEP ENGINEERS:	**CIVIL ENGINEER:**	**STRUCTURAL ENGINEER:**
NAME STREET ADDRESS CITY, STATE ZIP CODE PHONE: (XXX)XXX-XXXX CONTACT: XXXX XXXXX EMAIL: XXXXXXX	NAME STREET ADDRESS CITY, STATE ZIP CODE PHONE: (XXX)XXX-XXXX CONTACT: XXXX XXXXX EMAIL: XXXXXXX	NAME STREET ADDRESS CITY, STATE ZIP CODE PHONE: (XXX)XXX-XXXX CONTACT: XXXX XXXXX EMAIL: XXXXXXX

GENERAL NOTES DESIGNER NORTH CAROLINA:

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

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

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

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

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

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

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

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES.)

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

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

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURE'S AND TRADE ASSOCIATIONS PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENABLE AREA OF 4.0 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". GLAZING TOTAL AREA OF NOT LESS THAN 5.0 SQ FT IN THE CASE OF A GROUND WINDOW AND NOT LESS THAN 5.7 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER NCRC SECTION R310.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER LOCAL CODES.)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES.

BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIALS, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT / CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

CONSTRUCTION REQUIREMENTS AND QUALITY: PROVIDE WORK OF THE SPECIFIC QUALITY; WHERE QUALITY LEVEL IS NOT INDICATED, PROVIDE WORK OF QUALITY CUSTOMARY IN SIMILAR TYPES OF WORK. WHERE THE PLANS AND SPECIFICATIONS, CODES, LAWS, REGULATIONS, MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS REQUIRE WORK OF HIGHER QUALITY OR PERFORMANCE, PROVIDE WORK COMPLYING WITH THOSE REQUIREMENTS AND QUALITY. WHERE TWO OR MORE QUALITY PROVISIONS OF THOSE REQUIREMENTS CONFLICT WITH THE MOST STRINGENT REQUIREMENT; WHERE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND WHERE IT IS UNCERTAIN WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

AREA CALCULATIONS:

gmd design group carolinas
www.gmddesigngroup.com

GMD DESIGN GROUP
CAROLINAS, INC.
102 FOUNTAIN BROOK CIRCLE
SUITE C
CARY, NC. 27511
PHONE: (919) 320-3022

NO:	DATE:	REVISION:
1	XX-XX-XX	

PROFESSIONAL SEAL:

PROJECT TITLE:
The Winston LH

FOR CONSTRUCTION

CLIENTS NAME:
McKee Homes, llc

PROJECT NO: 130368AL

SHEET TITLE:
TITLE SHEET

PRINT DATE:
November 28, 2016

SHEET NO:
T-1

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
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WALL LEGEND:

FULL HEIGHT
2X4 WOOD STUD PARTITION

FULL HEIGHT
2X6 WOOD STUD PARTITION

BRICK / STONE VENEER

STUD WALL BELOW
HEIGHT AND STUD SIZE AS NOTED

LOW GYPSUM BOARD WALL
HEIGHT AND STUD SIZE AS NOTED

DRYWALL OPENING. HEIGHT
AS NOTED ON PLAN.

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TYPICALS:

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10. PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
11. HALF WALL, HEIGHT AS NOTED.
12. INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

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14. TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
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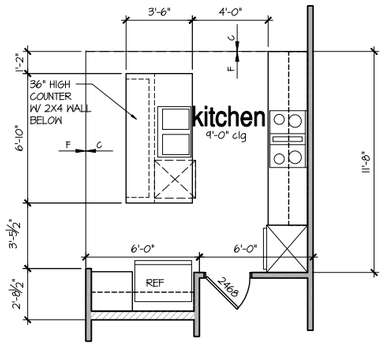
16. 42"x60" ACRYLIC TUB W/ CERAMIC PLATFORM

KITCHEN:

17. 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
18. 36" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
19. ELECTRIC OVEN WITH MICROWAVE OVEN.

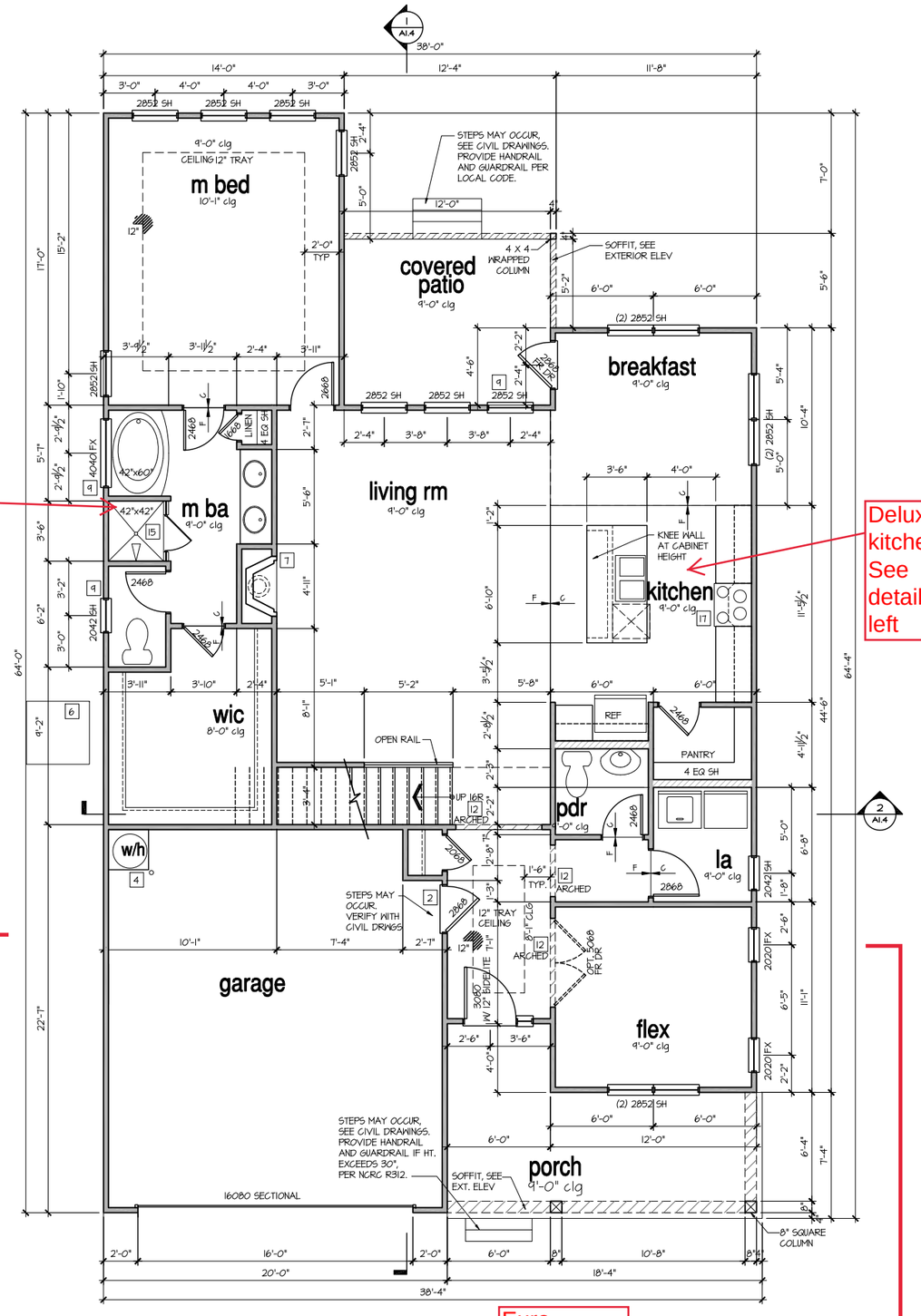
9'-1" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.28" = 123 3/4" TOTAL RISE VERIFY



Opt. Deluxe Kitchen

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

Tile shower - half wall w/ glass panel return



1st Floor Plan ~~'Coastal'~~

Euro
See next pg

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Deluxe kitchen See detail to left

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PROFESSIONAL SEAL:

PROJECT TITLE:

The Winston LH

FOR CONSTRUCTION

CLIENTS NAME:

McKee Homes, llc

PROJECT NO: 13036RAL

SHEET TITLE:

1st FLOOR PLAN

PRINT DATE: November 28, 2016

SHEET NO: **A1.1**

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
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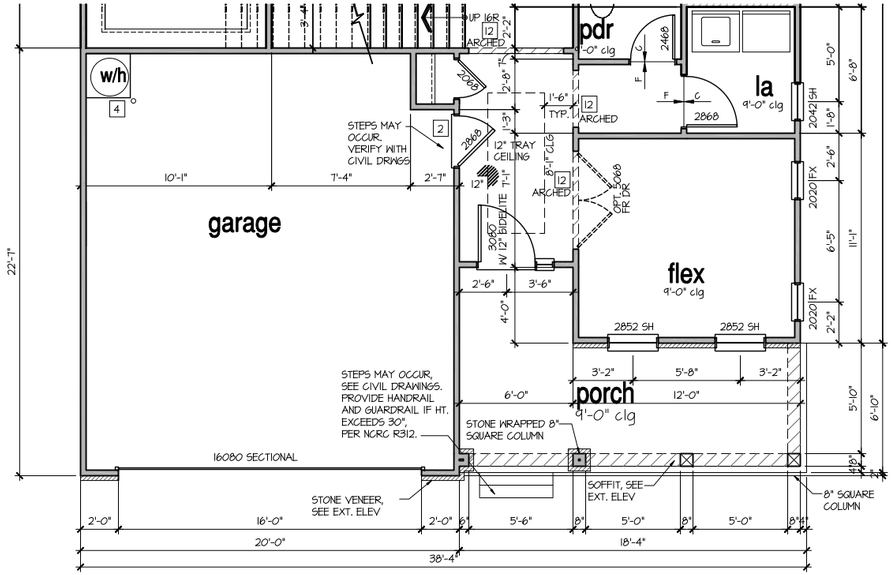
'THE WINSTON' - EURO SF	
AREA	ELEV
1st FLOOR	1442 SF
2nd FLOOR	733 SF
TOTAL LIVING	2225 SF
GARAGE	436 SF
PORCH	141 SF
COVERED PATIO	120 SF



1st Floor Plan 'Euro'

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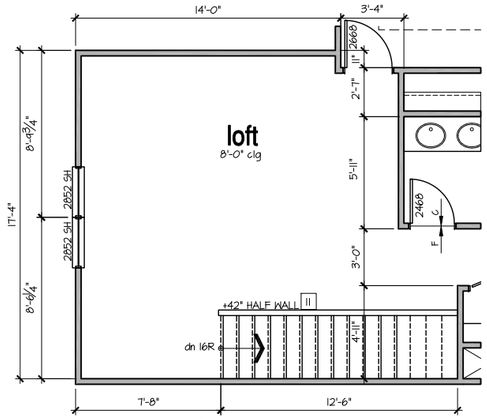
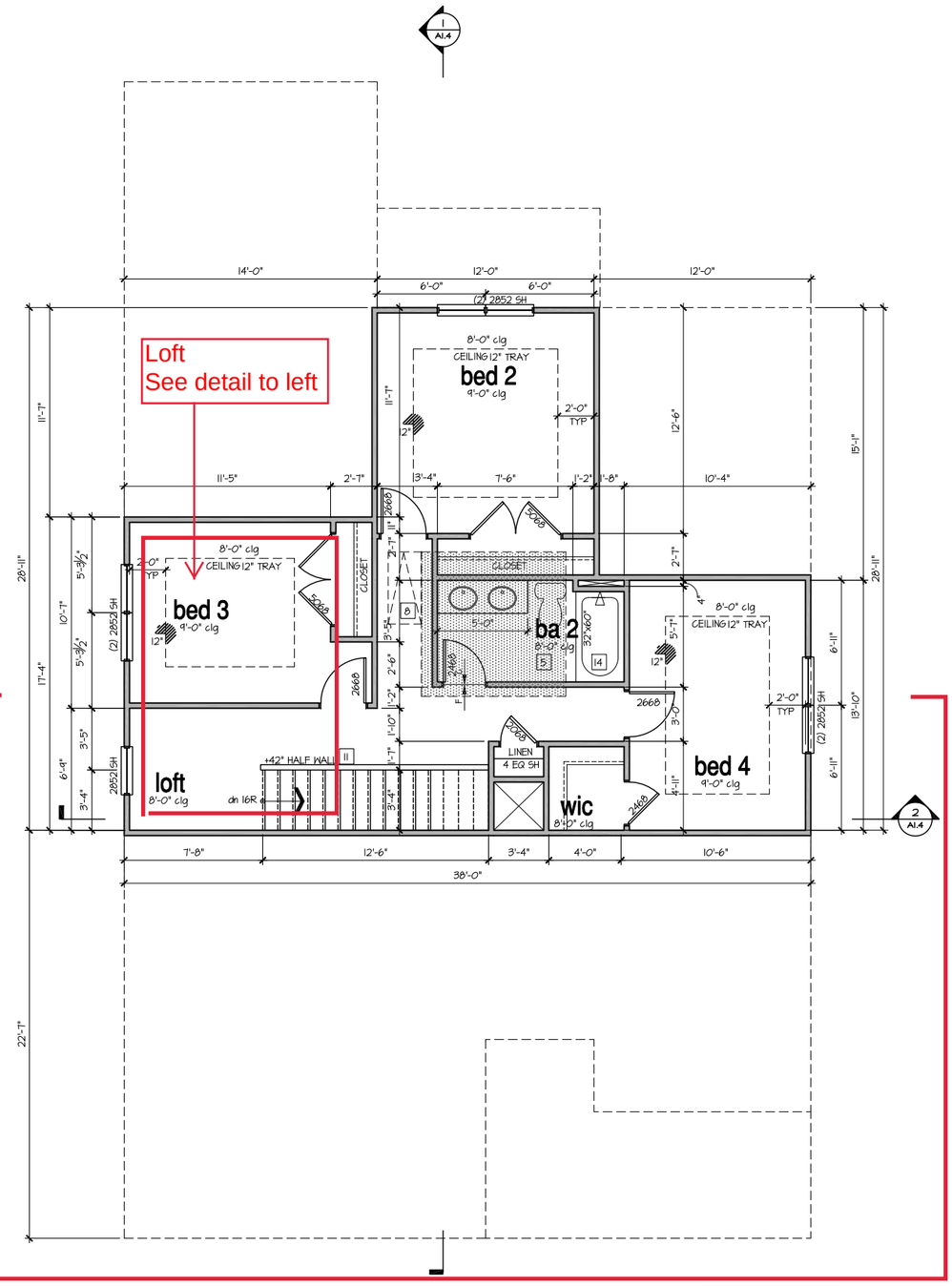
19 ELECTRIC OVEN WITH MICROWAVE OVEN.

9'-1" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.28" = 123 3/4" TOTAL RISE VERIFY



Opt Loft

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



2nd Floor Plan ~~'Coastal'~~

Euro
See next pg

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

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1	XX-XX-XX	

PROFESSIONAL SEAL:

PROJECT TITLE:

The Winston LH

FOR CONSTRUCTION

CLIENTS NAME:

McKee Homes, llc

PROJECT NO: 13036RAL

SHEET TITLE:

2nd FLOOR PLAN

PRINT DATE: November 28, 2016

SHEET NO: A1.2

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
  ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

FULL HEIGHT
2X4 WOOD STUD PARTITION

FULL HEIGHT
2X6 WOOD STUD PARTITION

BRICK / STONE VENEER

STUD WALL BELOW
HEIGHT AND STUD SIZE AS NOTED

LOW GYPSUM BOARD WALL
HEIGHT AND STUD SIZE AS NOTED

DRYWALL OPENING. HEIGHT
AS NOTED ON PLAN.

KEY NOTES FOR NORTH CAROLINA:

FIRE PROTECTION:

1. HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCRC TABLE R302.6.)
   GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NCRC TABLE R302.6.)
2. HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCRC SECTION R302.5.1.)
3. BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRC SECTION R302.7.)
   IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.1.

MEPS

4. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCRC-PLUMBING)
5. FAU 8'X12' PLATFORM. VERIFY WITH TRUSS MANUFACTURER.
6. A/C CONDENSER PAD. (VERIFY)
7. PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X20". FIRE RATED ACCESS AS NOTED. (PER NCRC SECTION R807.)
   ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)

TYPICALS:

9. TEMPERED SAFETY GLASS. (PER NCRC SECTION 308.4)
10. PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
11. HALF WALL, HEIGHT AS NOTED.
12. INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

BATHS:

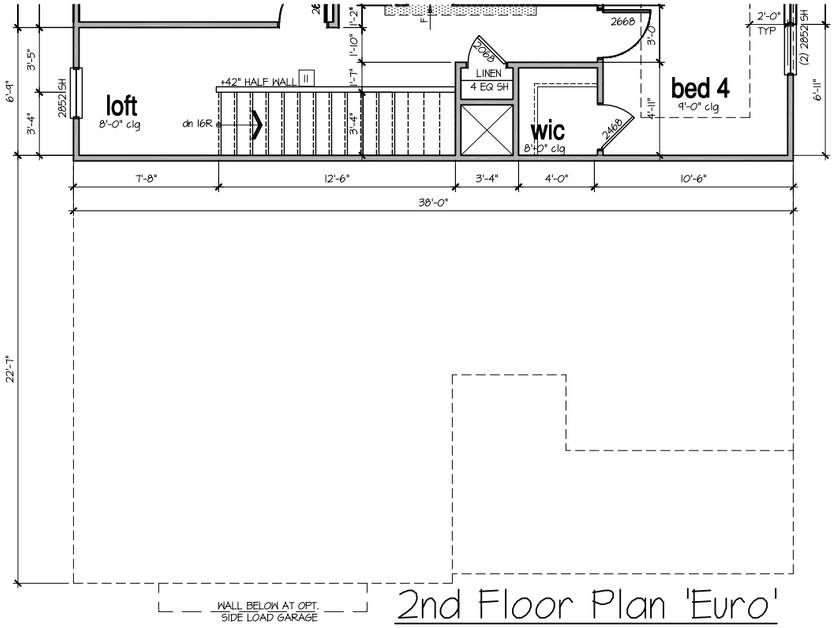
13. SHOWER. TEMPERED GLASS ENCLOSURE.
14. TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
15. CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
16. 42"x60" ACRYLIC TUB W/ CERAMIC PLATFORM

KITCHEN:

17. 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
18. 36" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
19. ELECTRIC OVEN WITH MICROWAVE OVEN.

9'-1" STAIR NOTE:

(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.28" = 123 3/4" TOTAL RISE VERIFY



2nd Floor Plan 'Euro'

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

'THE WINSTON' - EURO SF	
AREA	ELEV
1st FLOOR	1492 SF
2nd FLOOR	733 SF
TOTAL LIVING	2225 SF
GARAGE	436 SF
PORCH	141 SF
COVERED PATIO	120 SF

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2nd FLOOR PLAN

PRINT DATE: November 28, 2016

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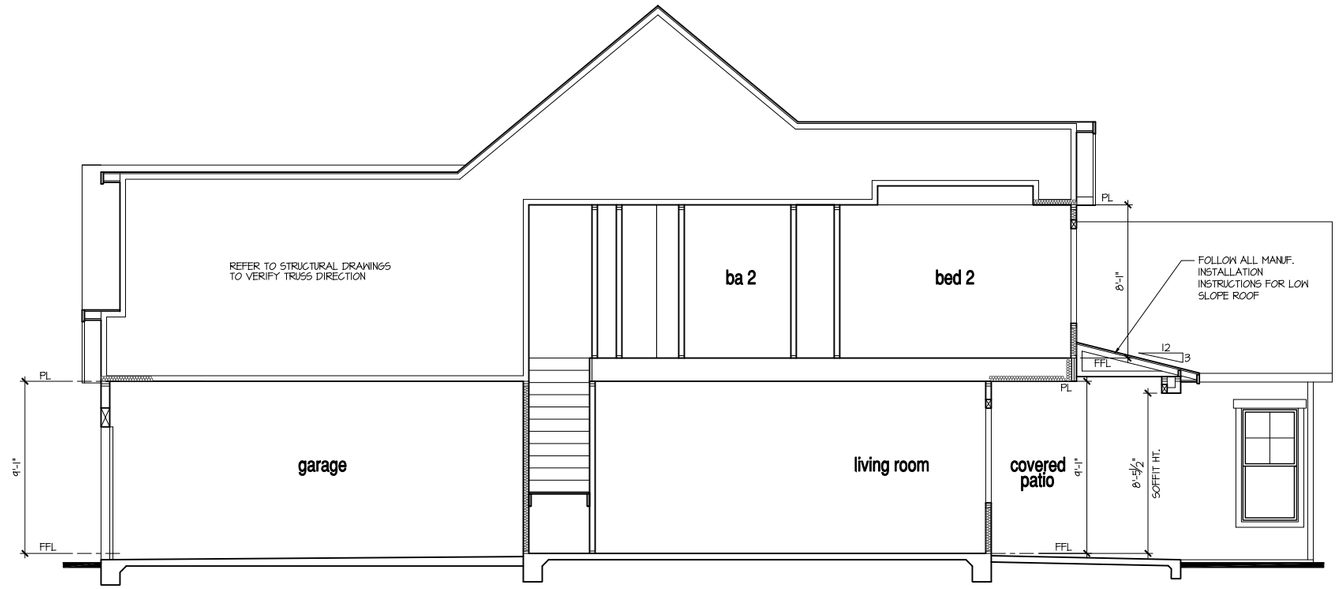
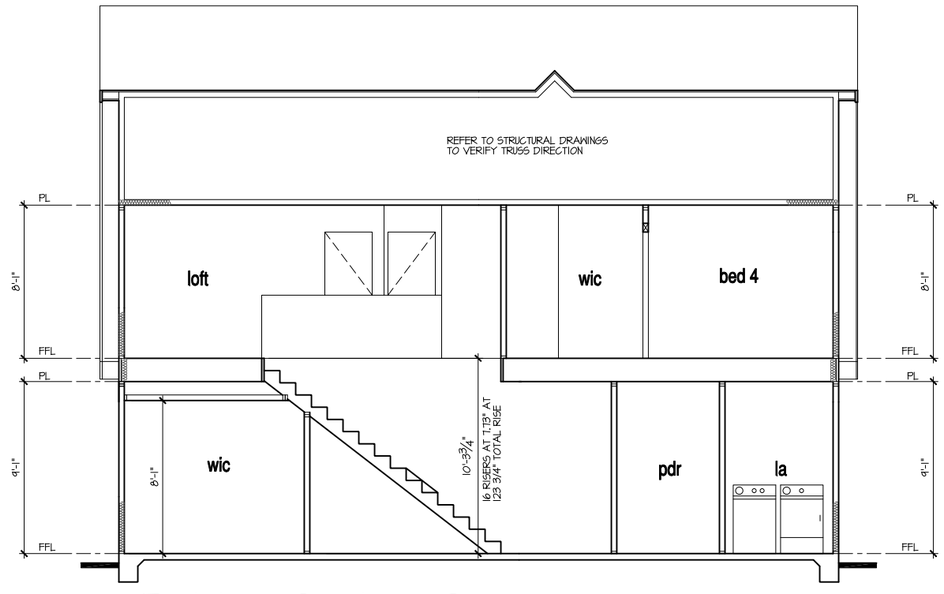


Building Section 1

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



Building Section 2

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

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:

EXTERIOR WALLS ZONE 3:	R-13 BATTS MINIMUM. VERIFY
EXTERIOR WALLS ZONE 4:	R-15 BATTS MINIMUM. VERIFY
CEILING WITH ATTIC ABOVE COMPRESSED INSULATION:	R-38 BATTS MINIMUM. VERIFY
CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES):	R-30 BATTS MINIMUM. VERIFY
FLOOR OVER GARAGE:	R-19 BATTS MINIMUM. VERIFY
ATTIC KNEEWALL:	R-19 BATTS MINIMUM. VERIFY

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

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BUILDING SECTIONS

PRINT DATE:

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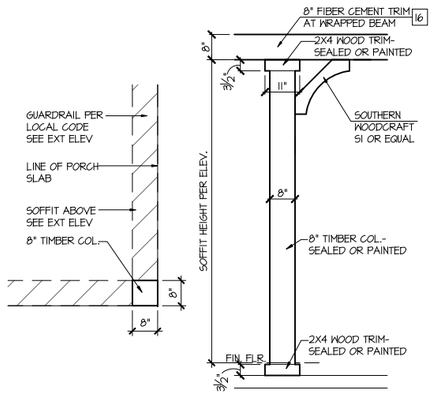
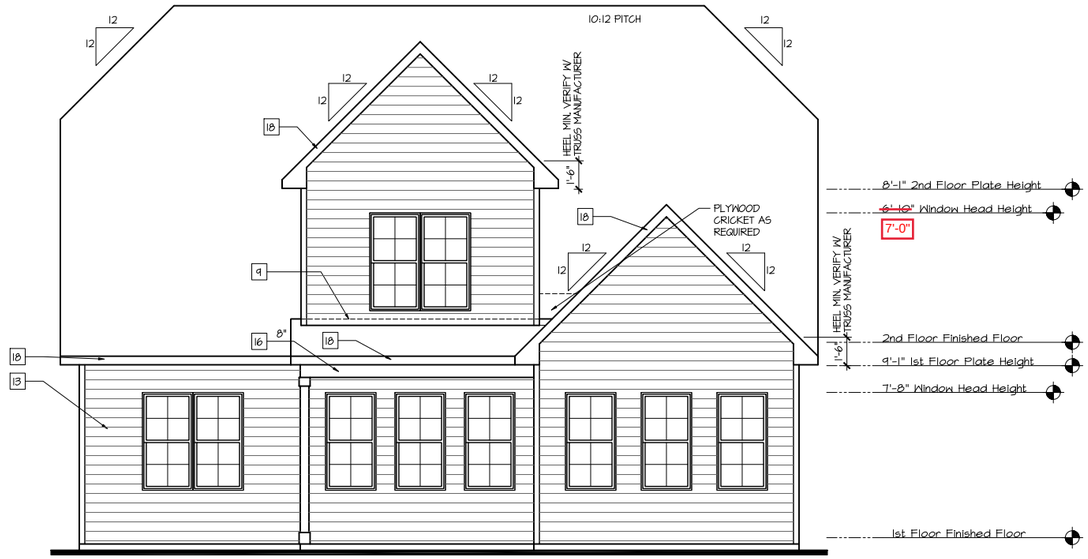


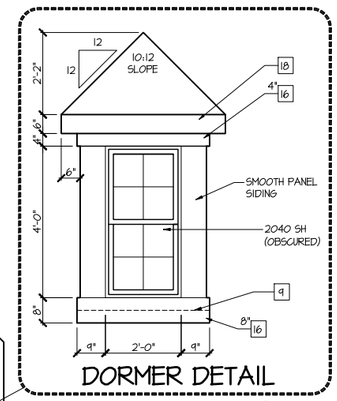
1 Column Detail

SCALE: 1/2"=1'-0" AT 22"X34" LAYOUT 1/4"=1'-0" AT 11"X17" LAYOUT

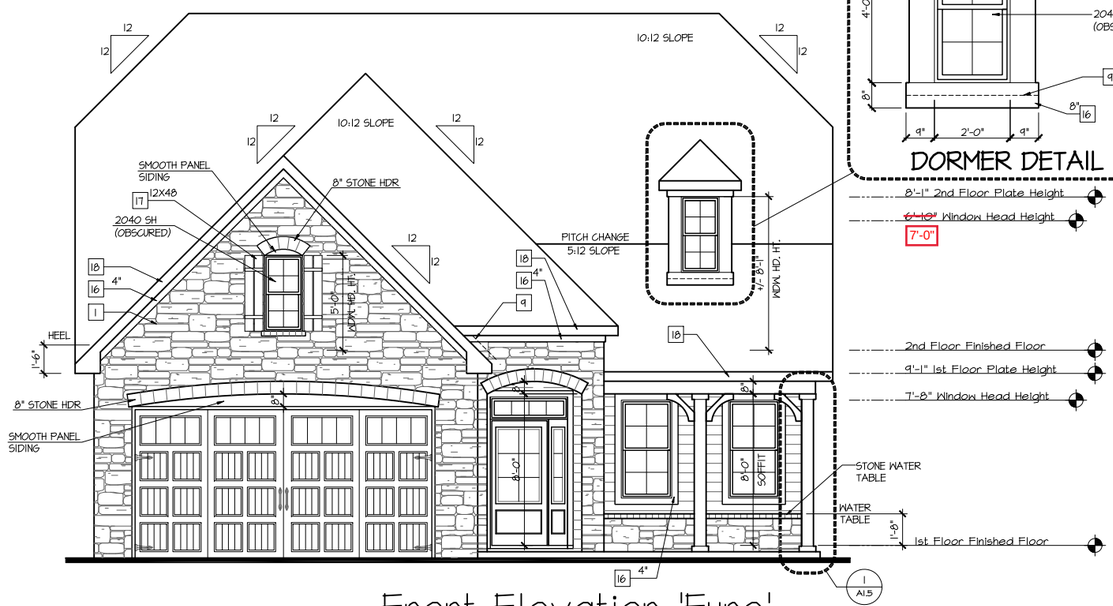


Rear Elevation 'Euro'

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



DORMER DETAIL



Front Elevation 'Euro'

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

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 7'-8" U.N.O. ON ELEVATIONS. 2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: PER NCRC R317.1 (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. (SIDE WALL-STEP FLASHING IS REQUIRED IN NC R905.2.8.3)
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
14 FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
16 5/4X FIBER CEMENT TRIM OR 5/4X WOOD TRIM W/ VINYL CAP OR COIL STOCK, SIZE AS NOTED (SIZES SHOWN ARE NOMINAL WIDTHS)
17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
18 1X6 FIBER CEMENT BOARD FACIA OVER 2X4 SUB-FACIA OR 2X6 FACIA W/ VINYL CAP OR COIL STOCK.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 NCRC SECTION R612.3 AND 612.4.

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PROFESSIONAL SEAL:

PROJECT TITLE:
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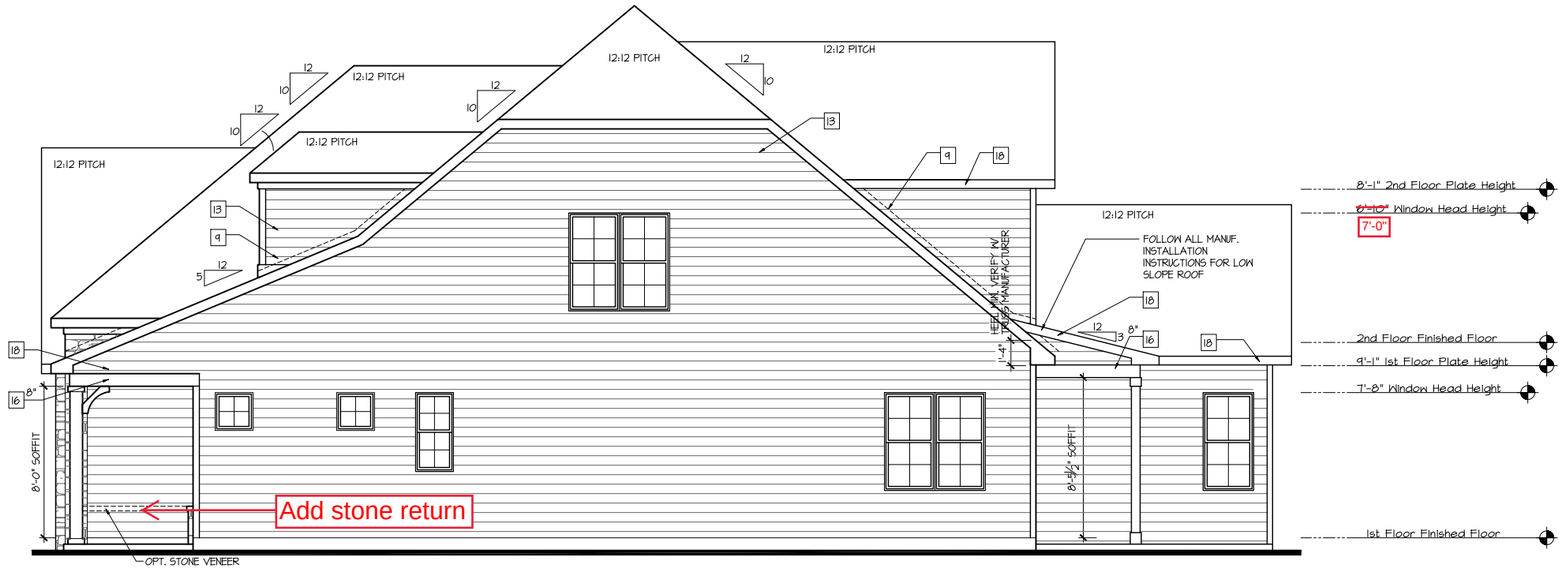

Right Elevation 'Euro'

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

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-8" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: PER NCRC R317.1 (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. (SIDE WALL-STEP FLASHING IS REQUIRED IN NC R905.2.8.3)
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFCATURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 FIBER CEMENT SHAKE SIDING PER DEVELOPER
13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
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ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 NCRC SECTION R612.3 AND 612.4.

Left Elevation 'Euro'

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

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PRINT DATE:
November 28, 2016

SHEET NO:
A1.8.1

N.C ATTIC VENT CALC. FOR WINSTON 'EURO': 1:150 RATIO.

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

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

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

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

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

(PER 2012 NCRC SECTION R806.2)

1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW.

ROOF AREA 1: = 2200 SF

2200 SQ. FT. X 144 = 316800 SQ. IN.
316800 SQ. IN. / 150 = 2112 SQ. IN. OF VENT REQ'D
2112 SQ. IN. / 2 = 1056 SQ. IN

1056 SQ. IN. OF VENT AT HIGH & 1056 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 249 SF

249 SQ. FT. X 144 = 35856 SQ. IN.
35856 SQ. IN. / 150 = 239.04 SQ. IN. OF VENT REQ'D
239.04 SQ. IN. / 2 = 119.52 SQ. IN

119.52 SQ. IN. OF VENT AT HIGH & 119.52 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 3: = 118 SF

118 SQ. FT. X 144 = 16992 SQ. IN.
16992 SQ. IN. / 150 = 113.28 SQ. IN. OF VENT REQ'D
113.28 SQ. IN. / 2 = 56.64 SQ. IN

56.64 SQ. IN. OF VENT AT HIGH & 56.64 SQ. IN. OF VENT AT LOW REQUIRED.

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.
- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.

N.C. ATTIC VENT CALC. FOR WINSTON 'EURO': 1:300 RATIO

AS AN ALTERNATE TO THE 1/150 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM - IN - WINTER SIDE OF THE CEILING.

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

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

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

(PER 2012 NCRC SECTION R806.2)

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

ROOF AREA 1: = 2200 SF

2200 SQ. FT. X 144 = 316800 SQ. IN.
316800 SQ. IN. / 300 = 1056 SQ. IN. OF VENT REQ'D
1056 SQ. IN. / 2 = 528 SQ. IN

528 SQ. IN. OF VENT AT HIGH & 528 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 249 SF

249 SQ. FT. X 144 = 35856 SQ. IN.
35856 SQ. IN. / 300 = 119.52 SQ. IN. OF VENT REQ'D
119.52 SQ. IN. / 2 = 59.76 SQ. IN

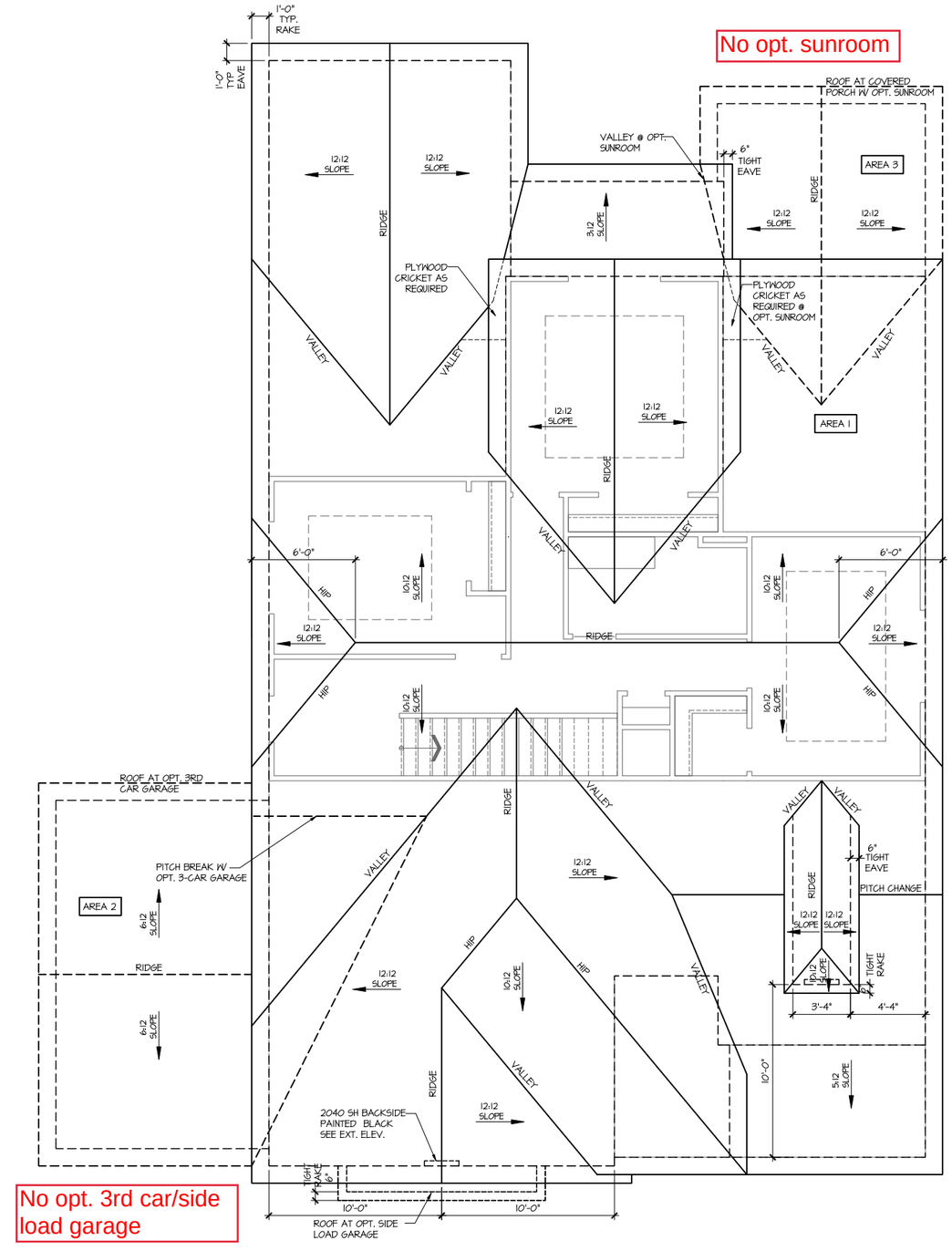
59.76 SQ. IN. OF VENT AT HIGH & 59.76 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 3: = 118 SF

118 SQ. FT. X 144 = 16992 SQ. IN.
16992 SQ. IN. / 300 = 56.64 SQ. IN. OF VENT REQ'D
56.64 SQ. IN. / 2 = 28.32 SQ. IN

28.32 SQ. IN. OF VENT AT HIGH & 28.32 SQ. IN. OF VENT AT LOW REQUIRED.

AT SINGLE FAMILY DETACHED PLANS:
PREFINISHED VENTED
SOFFIT AT EAVE PER MANUFACTURER.
(VERIFY FIRE SEPARATION DISTANCE FOR SOFFIT PROTECTION PER 2012 NCRC SECTION R703.11.3 AND TABLE R302.1)



Roof Plan 'Euro'

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

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NO:	DATE:	REVISION:
1	XX-XX-XX	

PROFESSIONAL SEAL:

PROJECT TITLE:

The Winston LH

FOR CONSTRUCTION

CLIENTS NAME:

McKee Homes, llc

PROJECT NO: 13036RAL

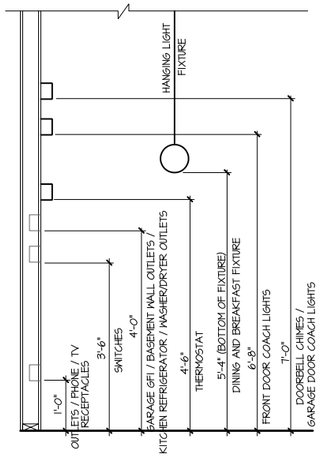
SHEET TITLE:

EURO ROOF PLAN

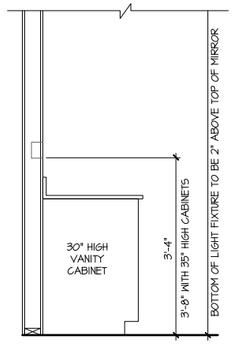
PRINT DATE: November 28, 2016

SHEET NO:

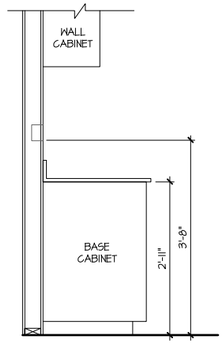
A1.8.5



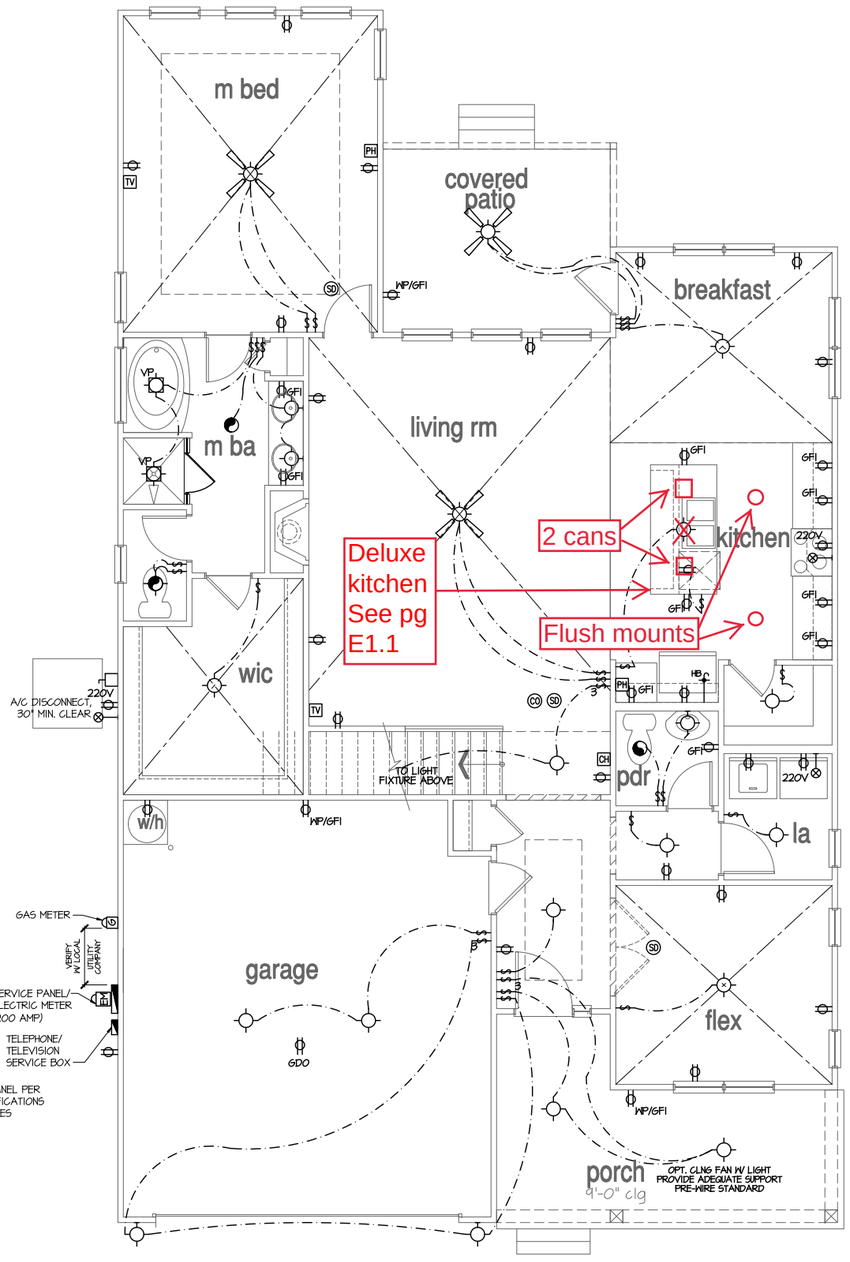
STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS



NOTE:
SIZE SERVICE PANEL PER BUILDERS SPECIFICATIONS AND LOCAL CODES

1st Floor Plan Utility Basic

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

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

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

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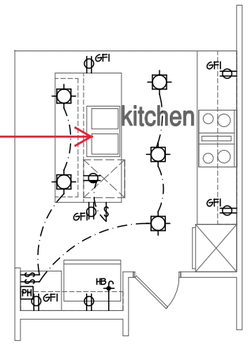
SHEET TITLE:

1st FLOOR UTILITY PLAN

PRINT DATE:
November 28, 2016

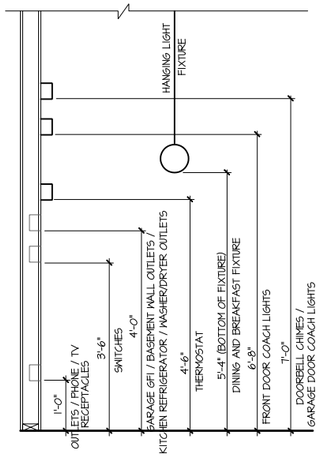
SHEET NO:
E1.0

Add coastal pendant centered over island

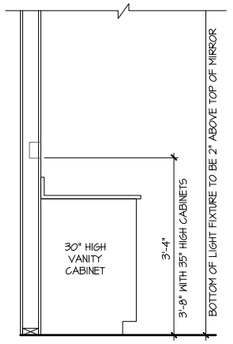


Opt. Deluxe Kitchen

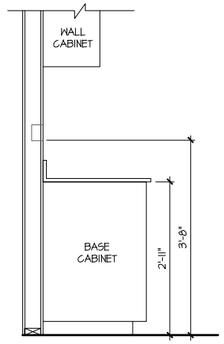
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

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

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PROJECT TITLE:

The Winston LH

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CLIENTS NAME:

McKee Homes, llc

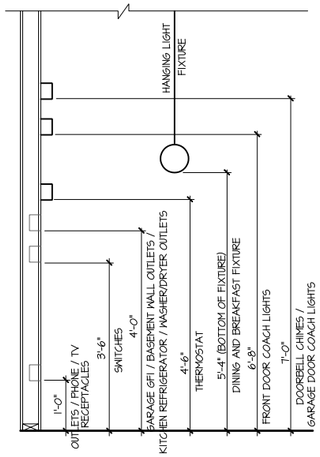
PROJECT NO: 13036RAL

SHEET TITLE:

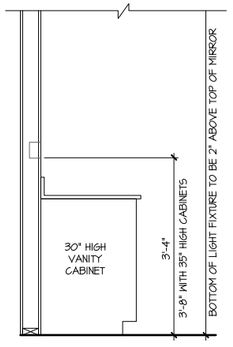
1st FLOOR UTILITY PLAN

PRINT DATE: November 28, 2016

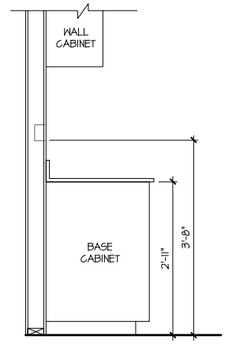
SHEET NO: **E1.1**



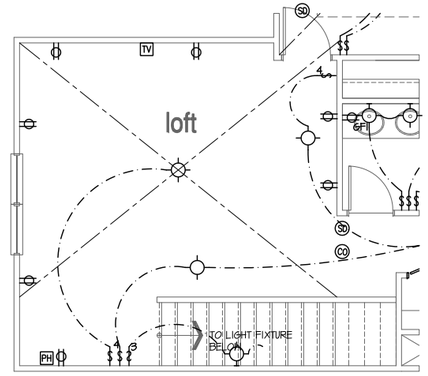
STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

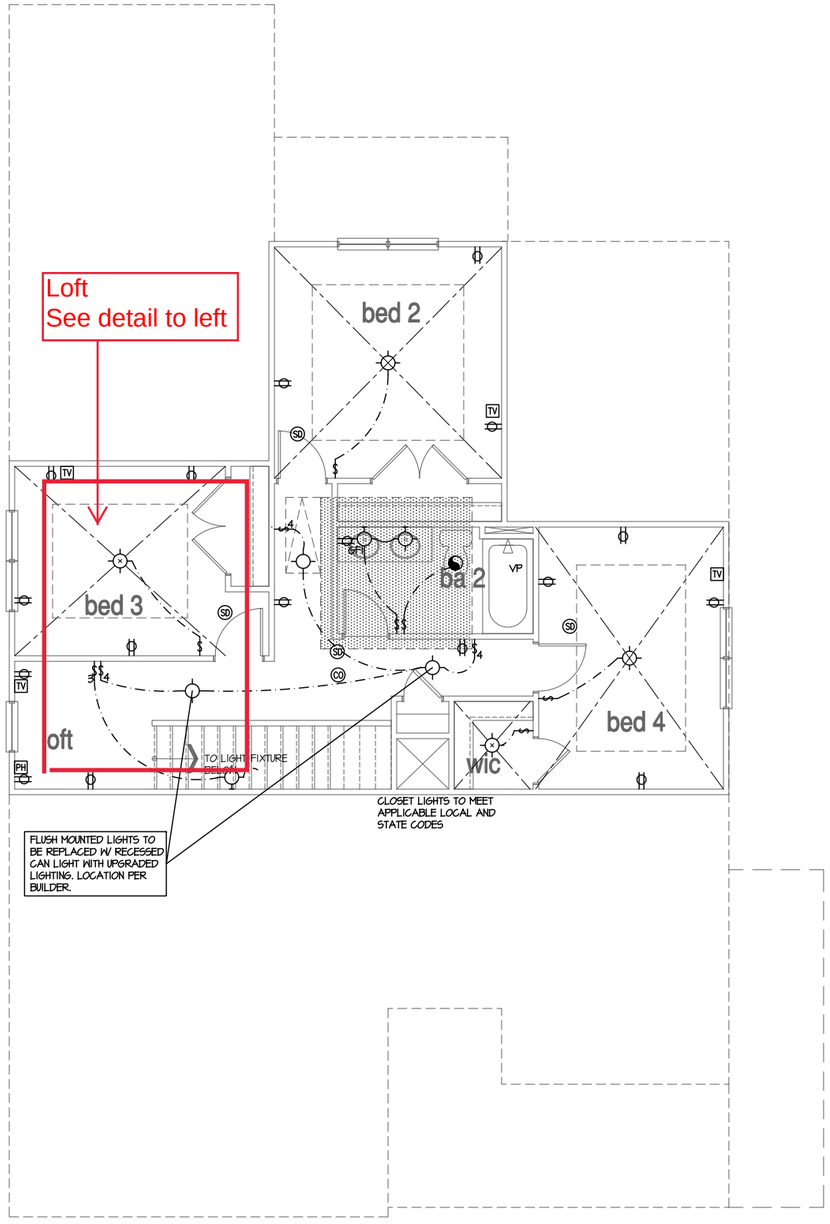


SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS



Opt Loft

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



2nd Floor Plan Utility Basic

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

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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LEGEND:

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

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NO:	DATE:	REVISION:
1	XX-XX-XX	

PROFESSIONAL SEAL:

PROJECT TITLE:

The Winston LH

FOR CONSTRUCTION

CLIENTS NAME:

McKee Homes, llc

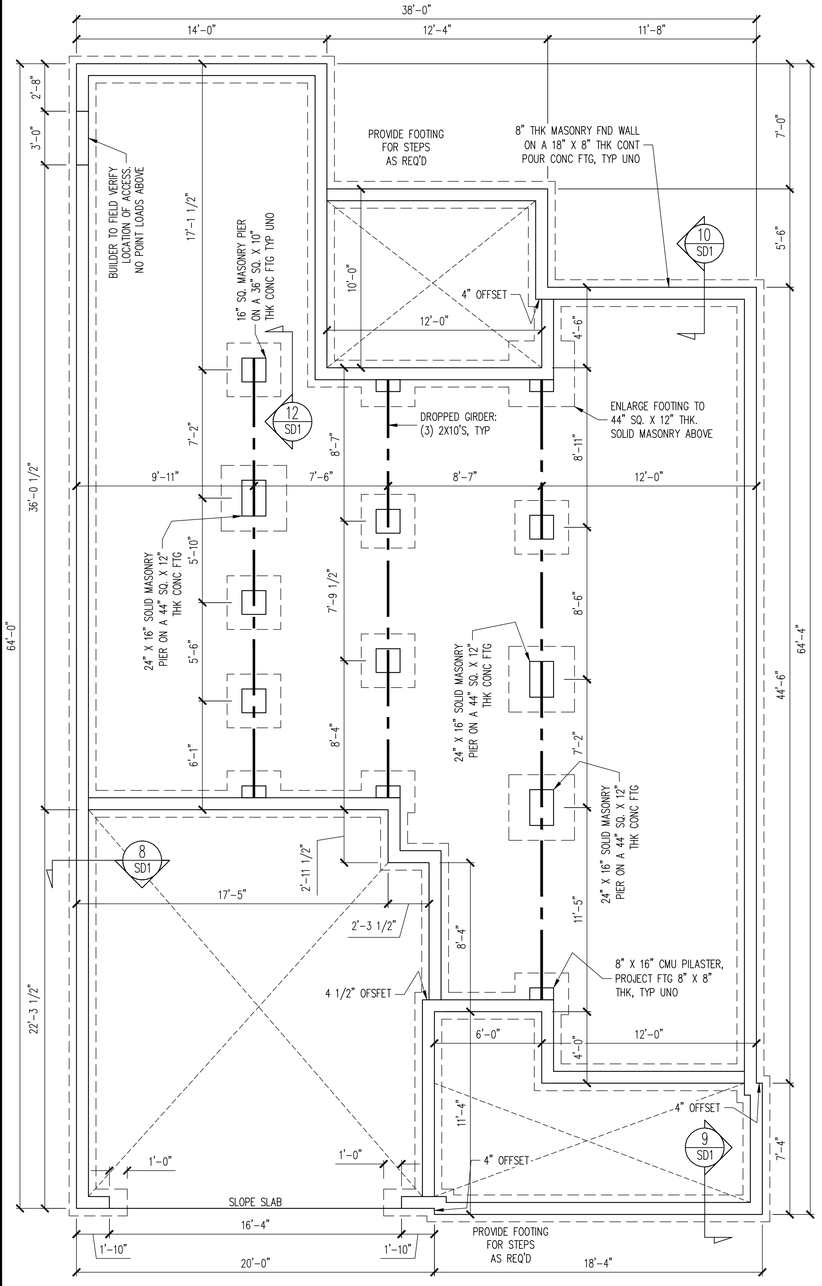
PROJECT NO: 13036RAL

SHEET TITLE:

2nd FLOOR UTILITY PLAN

PRINT DATE: November 28, 2016

SHEET NO: **E2.0**

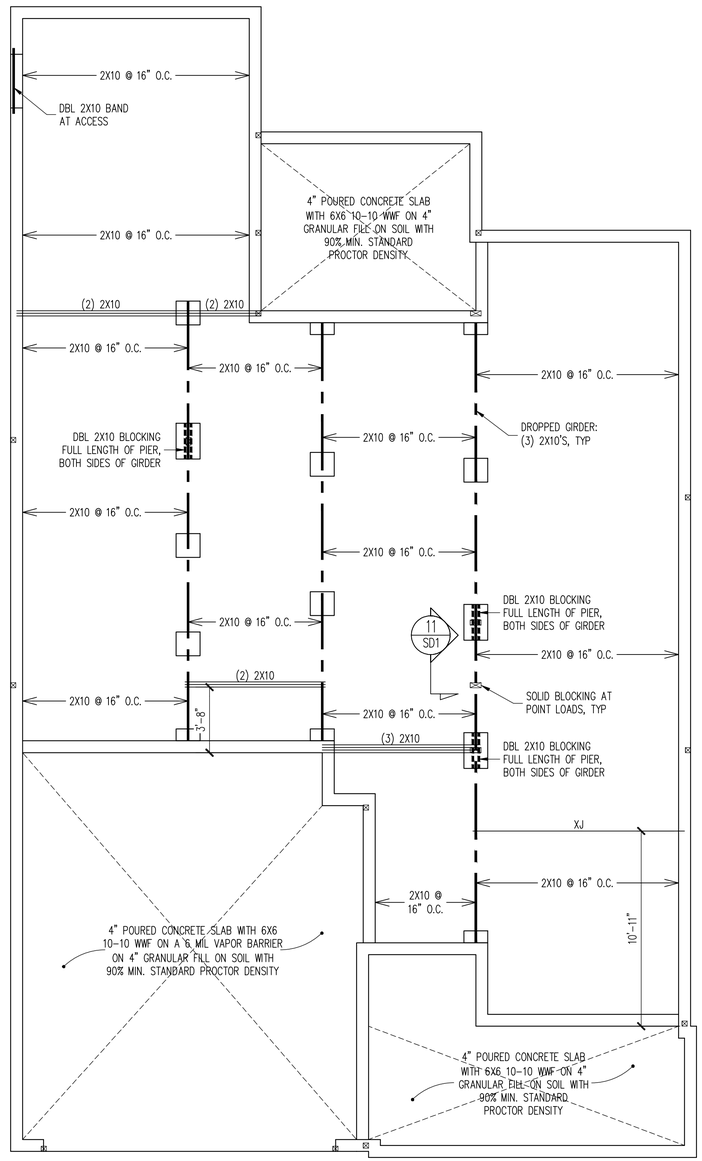


Euro
See pg S8

FOUNDATION PLAN
CRAWLSPACE OPTION
~~COASTAL~~ ELEVATION

1/4" = 1'-0"

NOTES:
- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
- FIBER MESH REINFORCED CONCRETE MAY BE USED IN LIEU OF WELDED WIRE FABRIC. SEE SECTION 6.01 OF THE CONSTRUCTION SPECIFICATIONS FOR ALLOWABLE SUBSTITUTION DETAILS.



Euro
See pg S8

CRAWL SPACE FRAMING PLAN
~~COASTAL~~ ELEVATION

1/4" = 1'-0"

STRUCTURAL ENGINEERS
License No. C-3870
183 Wind Chime Court, Suite 100
Raleigh, North Carolina 27615
(919) 844-1661 Fax: (919) 844-1665

Engineering Tech ASSOCIATES, P.A.

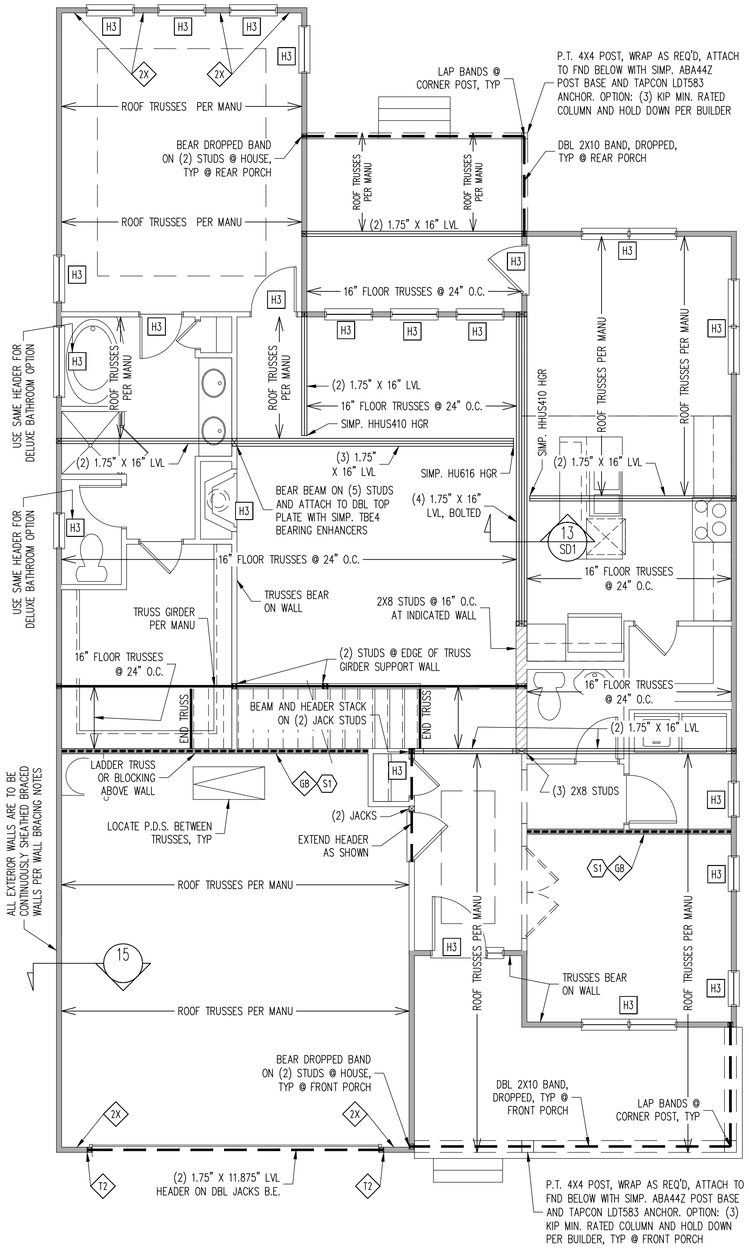
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 15228 KENNETH W. HUNTLEY

CLIENT: MCKEE HOMES, INC.
SCOPE: STRUCTURAL ADDENDUM
LOT #:
ENG: KWT/DTN
REV:
DATE: 11-16-2017

PLAN NO.
WINSTON LH

PROJECT NO.
17-29-113L

SHEET NO.
S2



Euro
See pg S8

1ST FLOOR FRAMING PLAN
~~COASTAL~~ ELEVATION

WALLS AND CEILING
1/4" = 1'-0"

WALL BRACING

1ST FLOOR ONLY

ALL EXTERIOR STUD WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO

SHADED WALLS:

GB – INTERIOR BRACED WALL WITH GYPSUM BOARD. 1/2" GB BOTH SIDES OF WALL ATTACHED TO PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, AT 7" O.C.

2X – SHEATH BOTH SIDES OF STUD WALL WITH 7/16 APA RATED OSB, NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

T2 – SIMPSON LTT19 HOLDOWN SECURED AS UPLIFT DEVICE TO CORNER STUDS OR KING/JACKS STUDS. ATTACH TO FOUNDATION OR SLAB THROUGH P.T. SILL PLATE WITH 1" DIA. ANCHOR BOLT.

BUILDER PERMITTED TO SUBSTITUTE INTERIOR OSB SHEATHING WITH THERMO-PLY BLUE PROTECTIVE SHEATHING. REFERENCE TECHNICAL EVALUATION REPORT COLA#P-1038 PROVIDED BY DRJ ENGINEERING, LLC AND SEALED BY RYAN DEXTER, P.E.

PROVIDED CONTINUOUS SHEATHING = 221' MIN.
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2012 NCRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2012 NCRC HAS BEEN MET AND EXCEEDED.

FRAMING SCHEDULE

1ST FLOOR ONLY

S1 TRUSS OR BLOCKING REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL SUBFLOOR ABOVE WALL TO TRUSS / BLOCKING WITH 8d NAILS @ 6" O.C.. TOE NAIL TRUSS / BLOCKING ABOVE WALL TO TOP PLATE WITH 16d TOE NAILS @ 6" O.C. ATTACH SOLE PLATE OF BRACED WALL TO FOUNDATION BELOW PER BRACED WALL DETAILS

REQUIRED STUDS FOR BEAM SUPPORT

REFER TO SECTIONS 5.02 – 5.06 OF THE CONSTRUCTION SPECIFICATIONS FOR REQUIRED NUMBER OF STUDS FOR BEAM SUPPORT, TYP UNO.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X10'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

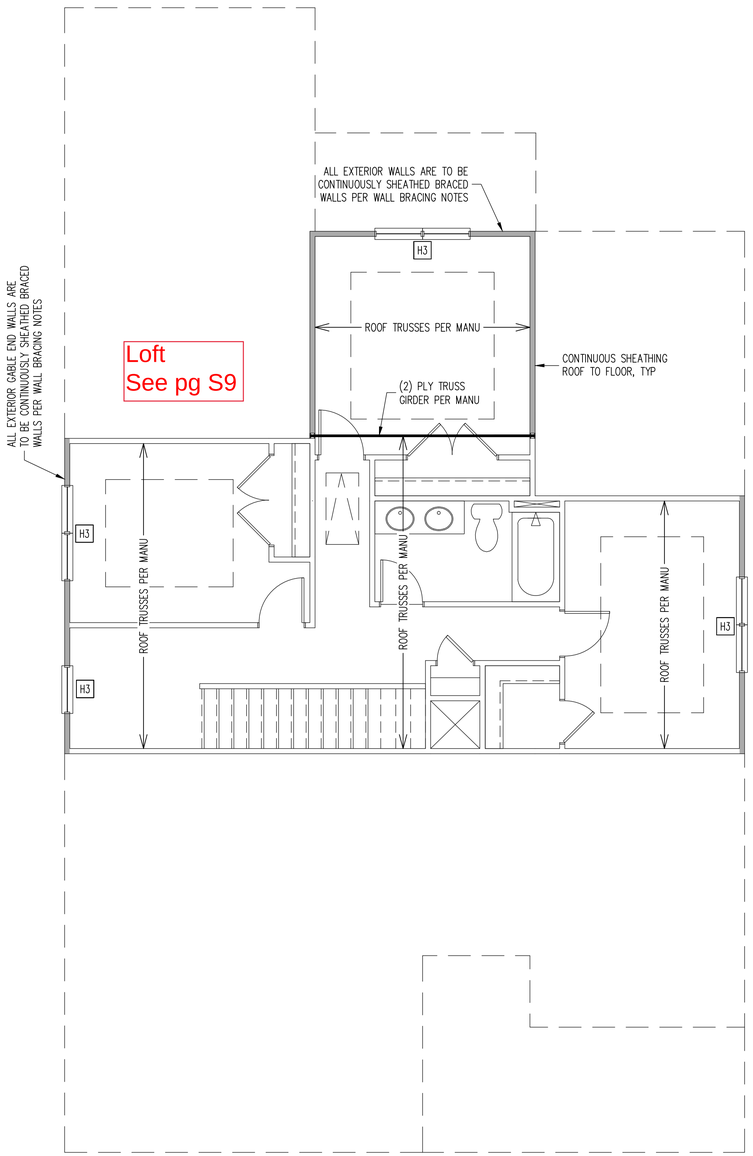
(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

*REQUIRED NUMBER OF KING STUDS FOR EXTERIOR HEADERS DETERMINED BY NCRBC TABLE 602.3(5) UNLESS NOTED OTHERWISE ON PLAN.



2ND FLOOR FRAMING PLAN
ALL ELEVATIONS

WALLS AND CEILING
1/4" = 1'-0"

WALL BRACING

2ND FLOOR ONLY

ALL EXTERIOR STUD WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

TRUSS OR BLOCKING REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL SUBFLOOR ABOVE WALL TO BLOCKING WITH 8d NAILS @ 6" O.C.. TOE NAIL TRUSS / BLOCKING ABOVE WALL TO TOP PLATE WITH 16d TOE NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO TRUSS / BLOCKING BELOW WALL WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO

SHADED WALLS:

-PROVIDED CONTINUOUS SHEATHING = 67" MIN.
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2012 NCRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2012 NCRC HAS BEEN MET AND EXCEEDED.

REQUIRED STUDS FOR BEAM SUPPORT

REFER TO SECTIONS 5.02 – 5.06 OF THE CONSTRUCTION SPECIFICATIONS FOR REQUIRED NUMBER OF STUDS FOR BEAM SUPPORT, TYP UNO.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X10'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

*REQUIRED NUMBER OF KING STUDS FOR EXTERIOR HEADERS DETERMINED BY NCRBC TABLE 602.3(5) UNLESS NOTED OTHERWISE ON PLAN.

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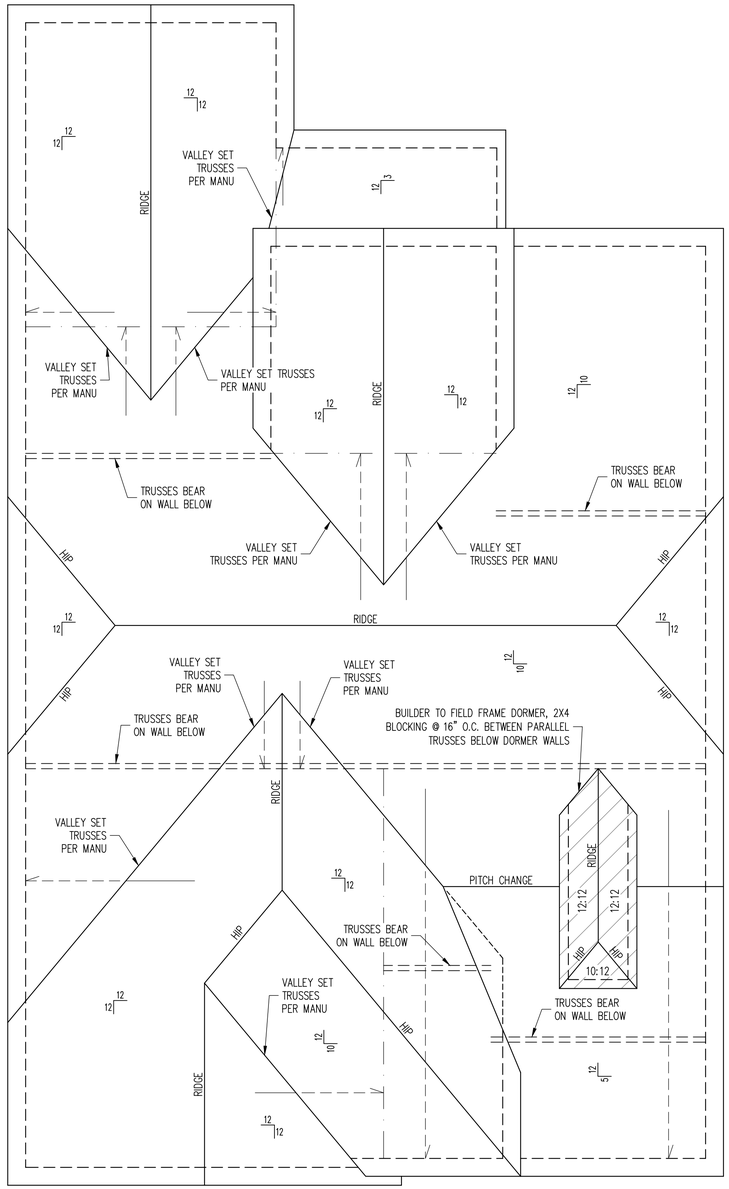
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 15228 KENNETH W. HUNT

CLIENT: MCKEE HOMES, INC.
SCOPE: STRUCTURAL ADDENDUM
LOT #:
ENG: KWT/DTN
REV:
DATE 11-16-2017

PLAN NO.
WINSTON LH

PROJECT NO.
17-29-113L

SHEET NO.
S3



ROOF FRAMING PLAN
EURO ELEVATION

1/4" = 1'-0"

FRAMING NOTES

ROOF ONLY

- ROOF TRUSSES PER MANU TYPICAL UNO
- VERIFY ALL ARCHITECTURAL OVERHANGS, ROOF PITCHES, AND KNEEWALL HEIGHTS PRIOR TO CONSTRUCTION

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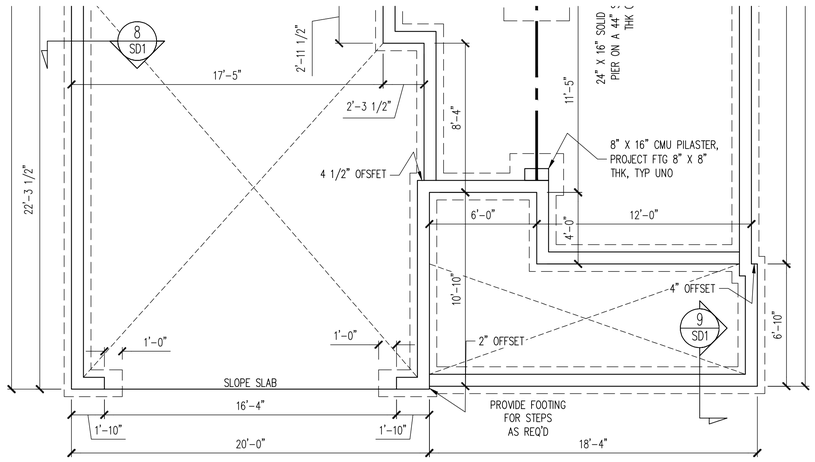
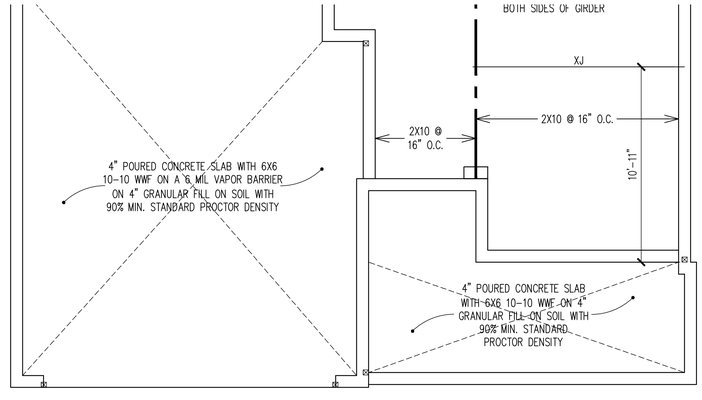
SHEET NO.
S5



FOUNDATION PLAN
CRAWLSPACE OPTION
EURO ELEVATION

1/4" = 1'-0"

REFER TO SHEET NO. S2
FOR ALL STRUCTURAL
NOTES AND SCHEDULES



CRAWL SPACE FRAMING PLAN
EURO ELEVATION

1/4" = 1'-0"

REFER TO SHEET NO. S2
FOR ALL STRUCTURAL
NOTES AND SCHEDULES

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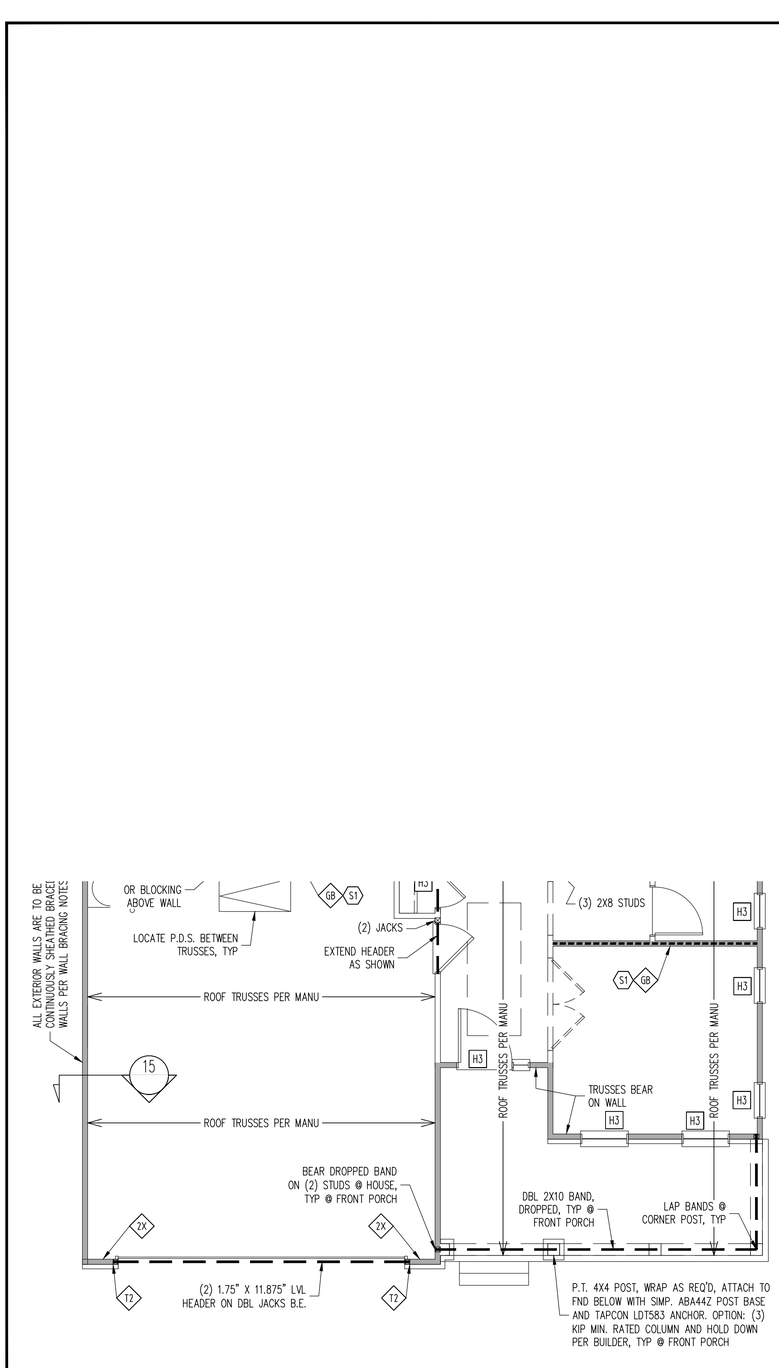
SHEET NO.
S8



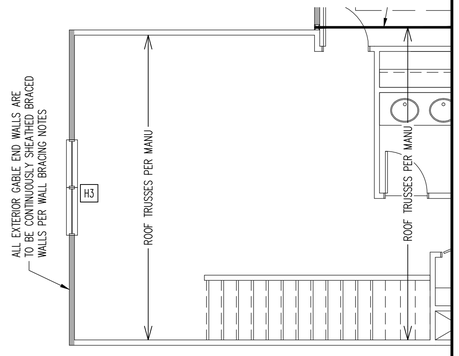
1ST FLOOR FRAMING PLAN
EURO ELEVATION

WALLS AND CEILING

1/4" = 1'-0"

REFER TO SHEET NO. S3 FOR ALL STRUCTURAL NOTES AND SCHEDULES

REFER TO SHEET NO. S3 FOR ALL STRUCTURAL NOTES AND SCHEDULES



2ND FLOOR FRAMING PLAN
LOFT OPTION
ALL ELEVATIONS

WALLS AND CEILING

1/4" = 1'-0"

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ENG: KWT/DTN
REV:
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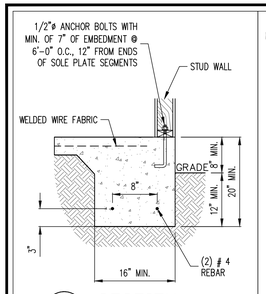
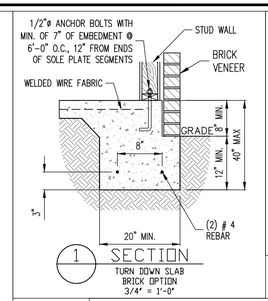
PLAN NO.
WINSTON LH

PROJECT NO.
17-29-113L

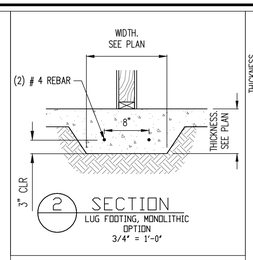
SHEET NO.
S9



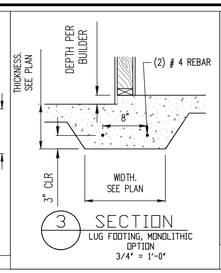
1 SECTION
TURN DOWN SLAB
3/4" = 1'-0"



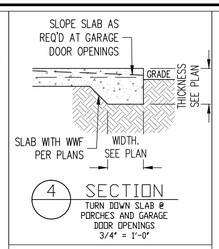
1 SECTION
TURN DOWN SLAB
BRICK OPTION
3/4" = 1'-0"



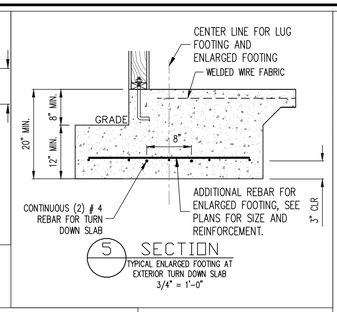
2 SECTION
LUG FOOTING, MONOLITHIC OPTION
3/4" = 1'-0"



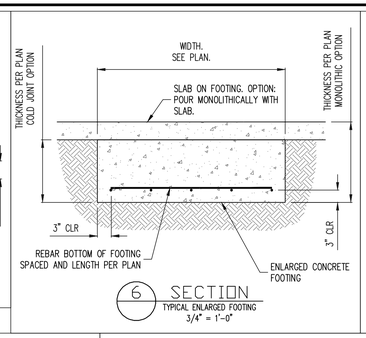
3 SECTION
LUG FOOTING, MONOLITHIC OPTION
3/4" = 1'-0"



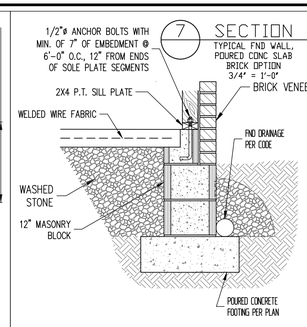
4 SECTION
TURN DOWN SLAB @ PORCHES AND GARAGE DOOR OPENINGS
3/4" = 1'-0"



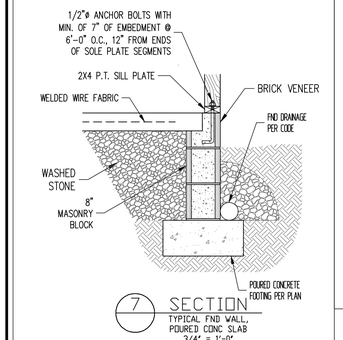
5 SECTION
TYPICAL ENLARGED FOOTING AT EXTERIOR TURN DOWN SLAB
3/4" = 1'-0"



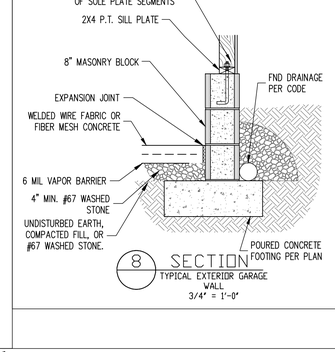
6 SECTION
TYPICAL ENLARGED FOOTING
3/4" = 1'-0"



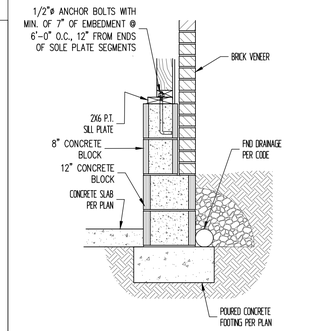
7 SECTION
TYPICAL FND WALL, POURED CONC SLAB BRICK OPTION
3/4" = 1'-0"



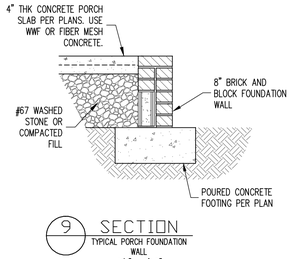
7 SECTION
TYPICAL FND WALL, POURED CONC SLAB
3/4" = 1'-0"



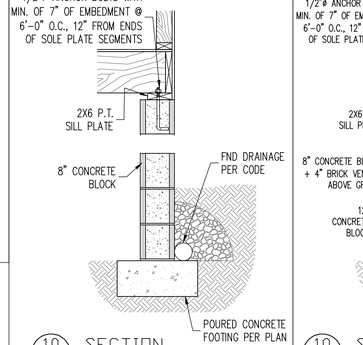
8 SECTION
TYPICAL EXTERIOR GARAGE WALL
3/4" = 1'-0"



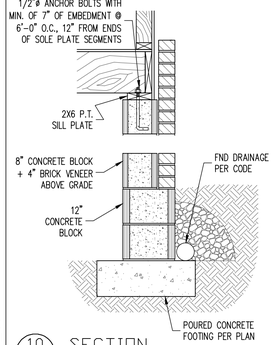
8 SECTION
GARAGE FND WALL BRICK VENEER
3/4" = 1'-0"



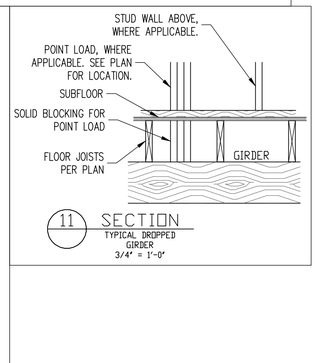
9 SECTION
TYPICAL PORCH FOUNDATION WALL
3/4" = 1'-0"



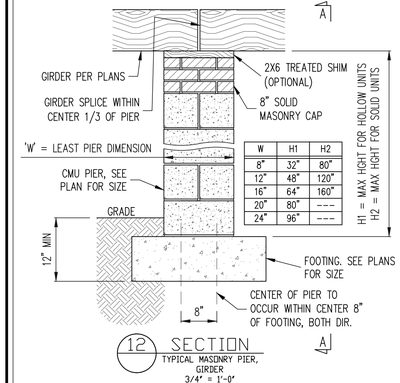
10 SECTION
TYPICAL FND WALL CRAWL SPACE
3/4" = 1'-0"



10 SECTION
TYPICAL FND WALL: CRAWL SPACE WITH BRICK VENEER
3/4" = 1'-0"

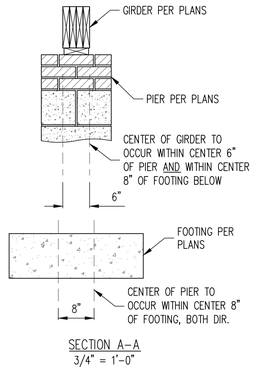


11 SECTION
TYPICAL DROPPED GIRDER
3/4" = 1'-0"

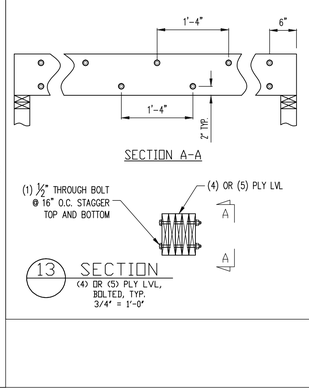


W	H1	H2
8"	32"	80"
12"	48"	120"
16"	64"	160"
20"	80"	---
24"	96"	---

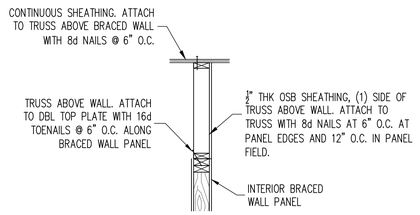
12 SECTION
TYPICAL MASONRY PIER, GIRDER
3/4" = 1'-0"



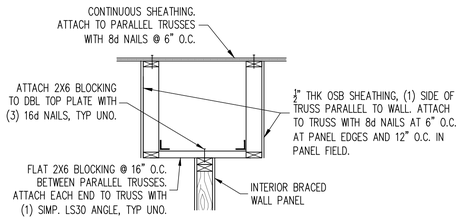
SECTION A-A
3/4" = 1'-0"



13 SECTION
(4) OR (5) PLY LVL, BOLTED, TYP.
3/4" = 1'-0"

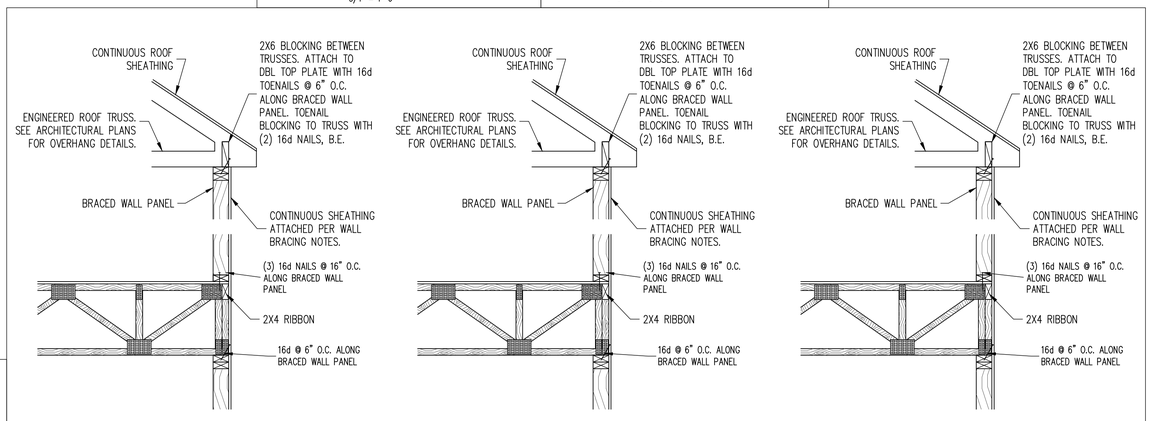


14 SECTION
INTERIOR BRACED WALL WITH PARALLEL TRUSS ABOVE WALL, TYP.
3/4" = 1'-0"



14 SECTION
INTERIOR BRACED WALL WITH PARALLEL TRUSSES, NOT ABOVE WALL, TYP.
3/4" = 1'-0"

NOTE: SOLE PLATE CONNECTION PER TYPICAL WALL BRACING DETAILS



15 SECTION
TYPICAL BRACED WALL PANEL CONNECTION CRAWLSPACE FOUNDATION
3/4" = 1'-0"

15 SECTION
TYPICAL BRACED WALL PANEL CONNECTION SLAB FOUNDATION
3/4" = 1'-0"

15 SECTION
TYPICAL BRACED WALL PANEL CONNECTION STEM WALL FOUNDATION
3/4" = 1'-0"

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	KWT/DTN	11-16-2017

PLAN NO.
WINSTON LH

PROJECT NO.
17-29-113L

SHEET NO.
SD1
22 of 23

CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.

1.02 STRUCTURAL STEEL SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

1.03 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.

1.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530-95, LATEST EDITION.

1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

PART 2: DIMENSIONS

2.01 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

PART 3: DESIGN LOADS

3.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS (INCLUDING SLEEPING ROOMS), ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	--
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES: – INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. IN., WHICHEVER PRODUCES THE GREATER STRESS.
– GUARD RAILS AND HAND RAILS ARE TO BE DESIGNED FOR A SINGLE CONCENTRATED LOAD OF 200 LB. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP
– BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED

3.02 INTERIOR WALLS: 5 PSF LATERAL.

3.03 BASIC WIND DESIGN VELOCITY OF 100 MPH.

3.04 LOAD DURATION FACTOR FOR ROOF STRUCTURAL MEMBERS IS 1.15.

3.05 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 4: MATERIALS

4.01 STRUCTURAL STEEL SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE. ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 MINIMUM GRADE TYP UNO.

4.02 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO

4.03 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR FOR JOISTS, RAFTERS, WOOD GIRDERS/BEAMS, STUDS, ETC. ALLOWANCE HAS BEEN MADE FOR SYP #2 SUBSTITUTION TYP UNO.

4.04 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.9 X 10E6 PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI

4.05 LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 680 PSI

4.06 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO

4.07 WELDING ELECTRODES SHALL BE E70XX

4.08 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL DECAY RESISTANT WOOD PER SECTION 19-6(A)

4.09 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO.

4.10 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 OR ASTM C 55.

4.11 MORTAR SHALL BE TYPE S CONFORMING TO ASTM C 476.

4.12 NAILS SHALL BE COMMON WIRE NAILS TYP UNO.

4.13 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981.

PART 5: CONSTRUCTION

5.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" ø BOLTS SPACED AT 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" FROM EACH END OF THE BEAM.

5.02 STEEL, LVL AND FLITCH PLATE BEAMS BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO.

5.03 STEEL, LVL AND FLITCH PLATE BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO.

5.04 SOLID SAWN LUMBER GANGED BEAMS BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO.

5.05 SOLID SAWN LUMBER GANGED BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.

5.06 EXTRA JOISTS OR SINGLE LVL MEMBERS OF 1.75" OR LESS WIDTH, BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR ON THE WALL A MINIMUM OF 2" AND SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.

5.07 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C.

5.08 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO

5.09 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.

5.10 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS.

5.11 PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS.

5.12 ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER

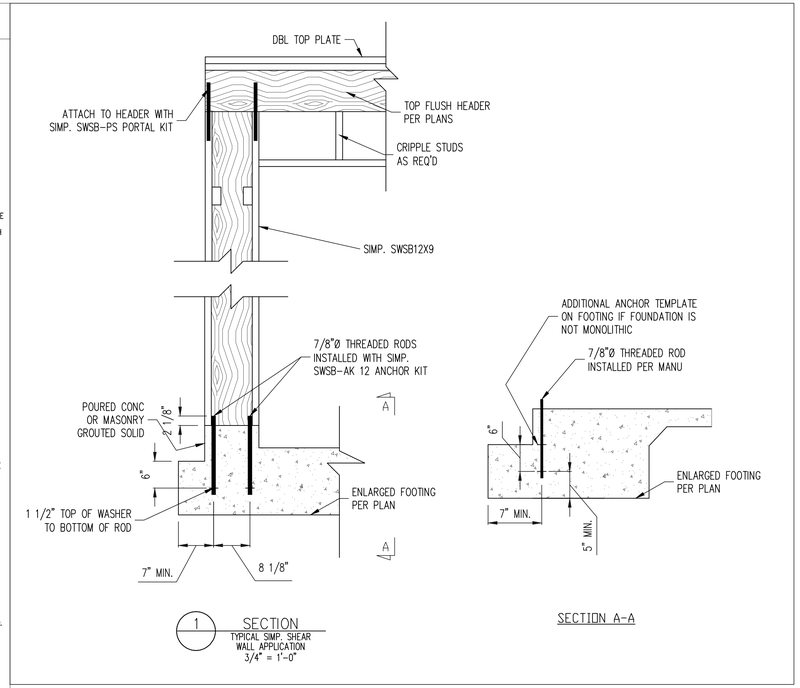
5.13 ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP UNO.

5.14 BOLTS AND LAG SCREWS USED FOR BOLTING WOOD MEMBERS SHALL HAVE STANDARD WASHERS INSTALLED FOR THE NUTS AND BOLT / SCREW HEADS

PART 6: SUBSTITUTIONS

6.01 IN LIEU OF WELDED WIRE FABRIC IN SLABS: SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD.

6.02 OTHER MATERIAL OR MEMBER SIZE SUBSTITUTIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



NOTES

ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. IF ENGINEERING SERVICES HAS BEEN PROVIDED THE BUILDER SHALL VERIFY THAT THE FOUNDATION AND STRUCTURAL PLANS HAVE BEEN SEALED BY AN ENGINEER REGISTERED BY THE STATE. IF THE PLANS HAVE NOT BEEN SIGNED AND SEALED, THE BUILDER SHALL IMMEDIATELY CONTACT ENGINEERING TECH BEFORE PROCEEDING FURTHER. ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF ENGINEERING TECH. ALL FINAL SETS OF THE SAME PLAN ISSUED TO A BUILDER SHOULD BE REVIEWED FOR UNIFORMITY, ESPECIALLY IF PRIOR SETS OF PLANS HAVE BEEN ISSUED AS STUDY COPIES.

ENGINEERING TECH DOES NOT PERFORM FENESTRATION, ROOF VENT, OR ATTIC CALCULATIONS OR ANY OTHER AREA CALCULATIONS THAT ARE NOT RELATED TO STRUCTURAL ENGINEERING.

TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED IN NORTH CAROLINA. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO ENGINEERING TECH ASSOCIATES, PA FOR REVIEW

ABBREVIATIONS

ABV	ABOVE	FND	FOUNDATION	TJ	TRIPLE JOIST
B.	BOTH	FTG	FOOTING	TYP	TYPICAL
B.E.	BOTH ENDS	HDG	HOT DIPPED GALVANIZED	TRPL	TRIPLE
BTWN	BETWEEN	HGR	HANGER	TSP	TRIPLE STUD POCKET
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
CS	CONTINUOUS SHEATHING	NTS	NOT TO SCALE	XJ	EXTRA JOIST
DIA	DIAMETER	O.C.	ON CENTER		
DBL	DOUBLE	PSL	PARALLEL STRAND LUMBER		
DJ	DOUBLE JOIST	PT	PRESSURE TREATED		
DSP	DBL. STUD POCKET	QJ	QUAD JOIST		
EQ	EQUAL	SP	STUD POCKET		
EA	EACH	SQ	SQUARE		
FLG	FLANGE				
FL PL	FLITCH PLATE				
FLR	FLOOR				

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REV:	DATE
ENG: KWT/DTN	11-16-2017

CLIENT: MCKEE HOMES, INC.
SCOPE: STRUCTURAL ADDENDUM
LOT #:

PLAN NO.
WINSTON LH

PROJECT NO.
17-29-113L

SHEET NO.
SD2
23 of 23