



Approved

bsutton 07/31/2019



ELEVATION - CRAFTSMAN

BROOKS II - Craftsman	
Heated Square Footage	
First Floor	1,929
Second Floor	1,619
Total *	2,948
Unheated Square Footage	
Covered Porch - Front	133
Garage (Front Load)	491
Garage (Side Load Opt.)	507
Patio - Rear	221
Walk-up Attic (Unf. Mech)	115
Walk-up Attic (5/8" Clg.)	530
(Opt. Finished or Unfin.)	
* IF ATTIC STAIR DOOR IS AT TOP ADD ADDITIONAL 34 SQ. FT. SQUARE FEET	

- 1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AS A BASE PLAN MASTER SET.
- 2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.



OPT. SIDELOAD  
ELEVATION CLASSIC (SHOWN)

Lot 164 - Oakmont Estates



ELEVATION - CLASSIC



Scales UNO:  
22X34: 1/4"=1'-0"  
11X17: 1/8"=1'-0"

OWNER / CONTRACTOR NOTES:

1. THE SEALING OF THIS PLAN FOR A LOT SPECIFIC ISSUE, AUTHORIZES THE CONSTRUCTION FROM THESE PLANS FOR ONE HOUSE ON ONE LOT FOR THE LOT SPECIFIC REFERENCED IN TITLEBLOCK. UNSEALED PLANS MUST NOT BE USED FOR CONSTRUCTION. CONSTRUCTION FROM THESE PLANS MUST BE FROM THE LATEST APPROVED DATE PLANS, INCLUDING REVISIONS AND ADDENDA.
2. THE SEALING OF THIS PLAN FOR A MASTER PLAN SET ISSUE, AUTHORIZES THE CONSTRUCTION FROM THESE PLANS FOR MULTIPLE HOUSES ON MULTIPLE LOTS PER BUILDER WITH DESIGNER'S KNOWLEDGE OF CONSTRUCTION PER LOT. UNSEALED PLANS MUST NOT BE USED FOR CONSTRUCTION. CONSTRUCTION FROM THESE PLANS MUST BE FROM THE LATEST APPROVED DATE PLANS, INCLUDING REVISIONS AND ADDENDA.
3. CONSTRUCTION DEVIATING FROM THESE PLANS WILL INVALIDATE THEIR PLANS REVIEW PERMITTED USE. THE DESIGNER MUST BE NOTIFIED IMMEDIATELY OF CONSTRUCTION DEVIATING FROM DEPICTED OR IMPLIED INFORMATION HEREIN. LETTER FROM THE DESIGNER MAY BE OBTAINED FOR A FEE TO VERIFY THE FEASIBILITY AND COMPLIABILITY OF ANY CHANGES. HOWEVER, THE OWNER/CONTRACTOR ASSUMES ALL RISK FROM DEVIATING FROM THESE PLANS.
4. DO NOT SCALE DRAWINGS, BUT RATHER INQUIRE INFORMATION FROM DESIGNER. REPRODUCTION OF THESE DRAWINGS ARE PROHIBITED UNLESS GRANTED WRITTEN CONSENT FROM DESIGNER.
5. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE FOLLOWING INFORMATION (NON-EXHAUSTIVE LIST): PERMITS, SITE ENGINEERING INCLUDING SURVEYING, TOPOGRAPHIC STUDIES, GEOTECHNICAL REPORTS, AND SEPTIC PERMITS; INTERIOR CASEWORK DESIGN; PLUMBING, MECHANICAL, AND ELECTRICAL DESIGN.

BUILDING CODE NOTES

THIS PLAN HAS BEEN DESIGNED UNDER THE 2018 NORTH CAROLINA RESIDENTIAL CODE.

- APPLICABLE CODES:  
 N.C. FIRE CODE, 2018  
 N.C. MECHANICAL CODE, 2018  
 N.C. PLUMBING CODE, 2018  
 N.C. ENERGY CODE, 2018  
 N.C. ELECTRICAL CODE, 2017  
 N.C. GAS CODE 2018

BUILDING DATA:

Construction Type:	V-2B
Use Group:	R-3
Number of Stories:	[ 2 ]
Building Ridge Height: (Elevation A) +	(+/-) 32'-3"
Building Ridge Height: (Elevation B) +	(+/-) 32'-3"
Building Ridge Height: (Elevation C) +	(N/A)
Building Ridge Height: (Elevation D) +	(+/-) 32'-3"
Building Ridge Height: (Elevation E) +	(+/-) 32'-3"
Mean Roof Height: (Elevation A) +	(+/-) 25'-8"
Mean Roof Height: (Elevation B) +	(+/-) 25'-8"
Mean Roof Height: (Elevation C) +	(N/A)
Mean Roof Height: (Elevation D) +	(+/-) 25'-8"
Mean Roof Height: (Elevation E) +	(+/-) 25'-8"

NOTE: HEIGHTS LISTED ABOVE ARE BASED ON MONO SLAB GRADE LINES PROVIDED ON EXTERIOR ELEVATIONS SHEETS. BUILDER / INSPECTORS OFFICIAL TO VERIFY FINAL GRADE HEIGHT IN FIELD AS REQUIRED.

CONSTRUCTION NOTES:

- THE FOLLOWING IS A NON-EXHAUSTIVE LIST OF SOME COMMONLY MISSED CODE REQUIREMENTS AND ARE ENFORCEABLE IN THE CONSTRUCTION FROM THESE PLANS. SEE THE N.C. RESIDENTIAL CODE BOOK FOR MORE INFO.
1. (R308.4) ALL GLAZING WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION, AND ON THE SAME WALL PLANE SHALL BE TEMPERED. ALL WINDOWS THAT MEET ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED: A) INDIVIDUAL PANES OF MIN. 9 SF. B) BOTTOM EDGE IS WITHIN 18" OF FLOOR. C) TOP EDGE IS AT LEAST 36" ABOVE FLOOR. AND D) GLAZING IS WITHIN 36" HORIZ. OF WALKING SURFACE. TEMPERED GLAZING IS ALSO REQUIRED WITHIN 60" OF HOT TUBS OR STAIR LEADING AND FINISH EDGES. TEMPERED WINDOWS ALSO REQUIRED PER REMAINDER OF THIS CODE SECTION.
  2. (R310.1) ALL SLEEPING ROOMS AND BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE EGRESS WINDOW CONFORMING TO THE FOLLOWING: A) MIN. 4.0 SF. CLEAR OPENING; B) MIN. TOTAL GLASS AREA OF 5.0 SQ. (GROUND FLOOR WINDOW) AND 5.7 SF. (UPPER STORY WINDOW). IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE PROPER CONFORMING WINDOW AND HAVE EGRESS WINDOWS PROPERLY DISTRIBUTED AND INSTALLED AS REQUIRED.
  3. (R312) ALL INTERIOR EGRESS DOORS AND A MINIMUM OF ONE EXTERIOR EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
  4. (R311.5) MAXIMUM STAIR RISER HEIGHT SHALL BE 8-1/4", AND MINIMUM TREAD SHALL BE 9".
  5. (R314.3) SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED, WITH BATTERY BACK-UP IN THE FOLLOWING AREAS: EACH SLEEPING ROOM; IN THE AREA (HALLWAY) RIGHT OUTSIDE THE SLEEPING ROOMS; AND EACH STORY. THE ONE OUTSIDE THE SLEEPING ROOMS WILL SATISFY THAT STORY.
  6. (R402.12) ALL LUMBER SHALL BE PRESSURE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWWA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY.
  7. (R406.1) BITUMINOUS DAMPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC.) SPACES.
  8. (R408.12) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT ONE EACH SIDE OF EACH CORNER).
  9. (R109.4) FLASH ALL VALLEYS AND WALL/ROOF PENETRATIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELD ON ALL ROOFS LESS THAN 4:12 SLOPE. FLASHING TO BE NON-CORROSIVE.
  10. (R801.1) BUILDER TO LOCATE 22"x30" ATTIC ACCESS IN ALL ATTICS WITHOUT STAIR ACCESS. LOCATE ACCESS TO PROVIDE A 30" CLEAR SPACE ABOVE ACCESS DOOR-TYP.
  11. (R100.9) MASONRY FIREPLACE WALLS TO BE MIN. 8" THICK AND MIN. 2" TO FRAMING. FOURED HEARTH6 TO HAVE MIN. 4#12" O.C. EACH WAY. HEARTH6 TO BE MIN. 20" FROM FIREBOX AND HAVE MIN. 12" WIDER THAN FIREBOX ON EACH SIDE.
  12. (R403.1.6) ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 1" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 2' OF THE CORNER.
  13. (R315) INSTALL APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AND IN IMMEDIATE VICINITY OF EACH SEPARATE SLEEPING AREA.
  14. ALL WINDOWS SHALL BE LABELED TO CONFORM WITH AANHANWUDA 1018.2 BUILDER TO VERIFY MIN. DP CLASSIFICATION FOR ALL WINDOWS BASED ON LOCATION. SINGLE HOMES ARE BUILT BASED ON REQUIREMENTS FOR THAT WIND ZONE AREA.
  15. IF CRAWL SPACE FOUNDATION OPTION IS USED BUILDER TO LOCATE ACCESS PER CURRENT CODE REQ. WITH 36"x24" (MIN) CLEAR OPENING IF NO HVAC LOCATED IN CRAWL OR 36"x36" (MIN) WITH HVAC LOCATED IN CRAWL SPACE AREA.

CLIMATIC AND GEOGRAPHIC NOTES:

TABLE N10212 (R402.12)									
CLIMATE ZONE	FENESTRATION U-FACTOR	FENEST. SHGC	CEILING R-VALUE	FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL WALL R-VALUE	CRAWL WALL R-VALUE
3	0.35	0.30	30 OR 30 CONT.	15, 13-2.5	15	5/13	0	5/13	
4	0.35	0.30	30 OR 30 CONT.	15, 13-2.5	15	10/15	10	10/15	
5	0.35	NR	30 OR 30 CONT.	15, 13-3	30	10/15	10	10/15	

STRUCTURAL DESIGN FIRM DATA:

STRUCTURAL DESIGNER	FIRM NAME	TELEPHONE NUMBER
Engineering Tech Associates	Engineering Tech Associates	919-844-1661
ENGINEER NAME	ENGINEER NAME	LICENSE NUMBER
		C-3810

NOTE: PLANS ARE TO BE COORDINATED WITH STRUCTURAL DESIGNS AND TRUSS PLANS BY BUILDER. THE COORDINATION AND/OR VERIFICATION FROM OTHERS IS NOT THE RESPONSIBILITY OF PLAN DESIGNER. IF ANY DISCREPANCIES WITH FLOOR PLANS, ELEVATIONS OR DETAILS ARE DISCOVERED THE BUILDER SHALL NOTIFY PLANWORK PRIOR TO SUBMITTING PLANS FOR PERMIT OR BEFORE CONSTRUCTION BEGINS TO ADJUST PLANS AS NEEDED TO MEET NEEDS.

PROJECT SQUARE FOOTAGES

OPT. CRAWL SPACE VENTILATION INFO.

Crawlspace Vent Calculations - Brooks II - Classic		
A	Crawl Space Area	1,320
B	Ventable Area Required by Code (without vapor barrier)	8.56
C	Ventable Area Required by Code (with vapor barrier)	0.9
D	Number of vents required (without vapor barrier)	19.0
E	Number of vents required (with vapor barrier). (See notes)	2.0
Formulas:		
B = A / 150		
C = A / 1500		
D = B / 0.47 (sqft of net venting area per vent)		
E = C / 0.47 (sqft of net venting area per vent)		
Notes:		
1. Builder must adjust ventilation calculations if using vents with a net area that is different than 0.47 sqft per vent.		
2. One foundation vent must be placed within 3 feet of each major corner in the building.		
3. Foundation vents must be placed to allow for cross ventilation.		

NOTE: BUILDER TO SIZE AND LOCATE FOUNDATION VENTS IS USED PER THE 2018 N.C. RESIDENTIAL BUILDING CODE BASED ON SITE CONDITIONS. OR OPT. CLOSED CRAWL SPACE

NOT APPLICABLE ON THIS ARCHITECTURAL BASE MASTER PLAN SET - SEE STRUCTURAL FILES

NOTE: IF SEALED CRAWL SPACE SYSTEM IS USED AREA MUST BE CONSTRUCTED PER THE 2018 N.C. RESIDENTIAL BUILDING CODE.

ROOF VENTILATION INFO.

Roof Ventilation - Brooks II - Classic		
A	Ceiling area (square footage)	1,953
B	Sqft. of ventilation required	13.0
Formulas: B = A / 150		
Notes:		
Builder to calculate quantities and types of vents to make up the minimum requirement. Attic ventilation shall be approximately 50% soffit, and 50% high (gable end or ridge vents).		

INDEX OF DRAWINGS:

SHEET	SHEET NAME - Brooks II - Master Plan
CS-1-0	Cover Sheet
CS-1-1	Cover Sheet - High Wind Zone
A-1-0	Elevations - Front and Right - Classic
A-2-0	Elevations - Rear and Left - Classic
A-3-0	Wall Section Details
A-4-0	First Floor Plan
A-5-0	Second Floor Plan
A-6-0	Attic Floor Plan
AE-1-0	First & Second Floor Lighting
AE-2-0	Attic and Options Floor Lighting
O-1-0	Opt. Sunroom - Elevs-Floors-Elecs
O-2-0	Opt. Covered Patio - Elevs-Floors-Lights
OA-1-0	Opt. 3rd Car Garage - Elevs-Floors-Lights
OA-2-0	Opt. Flush Porch - Elevs-Floors-Lights
OA-3-0	Opt. 3rdCarGarage-SideLoad-Elevs-Firs-Lights
OB-1-0	Exterior Elevations - Coastal
OB-2-0	Exterior Elevations - Coastal
OB-3-0	Wall Section Details
OB-4-0	First Floor Plan & Options
OB-5-0	Second Floor Plan & Options
OB-6-0	Attic Floor Plan & Options
OB-7-0	First & Second Floor Lighting Plans
OB-8-0	Attic Floor & Optional Lighting Plans
OB-9-0	Opt. 3rd Car Garage - Elevs-Floors-Lights
OB-10-0	Opt. Flush Porch - Elevs-Floors-Lights
OB-11-0	Opt. 3rdCarGarage-SideLoad-Elevs-Firs-Lights
OD-1-0	Exterior Elevations - Craftsman
OD-2-0	Exterior Elevations - Craftsman
OD-3-0	Wall Section Details
OD-4-0	First Floor Plan & Options
OD-5-0	Second Floor Plan & Options
OD-6-0	Attic Floor Plan & Options
OD-7-0	First & Second Floor Lighting Plans
OD-8-0	Attic Floor & Optional Lighting Plans
OD-9-0	Opt. 3rd Car Garage - Elevs-Floors-Lights
OD-10-0	Opt. Flush Porch - Elevs-Floors-Lights
OD-11-0	Opt. 3rdCarGarage-SideLoad-Elevs-Firs-Lights
OD-12-0	Opt. Wrapped Porch - Elevs-Firs-Lights
OE-1-0	Exterior Elevations - Euro
OE-2-0	Exterior Elevations - Euro
OE-3-0	Wall Section Details
OE-4-0	First Floor Plan & Options
OE-5-0	Second Floor Plan & Options
OE-6-0	Attic Floor Plan & Options
OE-7-0	First & Second Floor Lighting Plans
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OE-11-0	Opt. 3rdCarGarage-SideLoad-Elevs-Firs-Lights
AD-1	Standard Details
AD-2	Standard Details
Structural Plans	
Sheet	See Structural Plans (Done by Others)

GENERAL NOTES: 1. THIS SET OF PLANS IS TO BE COORDINATED WITH ALL SET PERMITS BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ANCHOR BOLT PREPARATION OF FOUNDATION OR OTHER VENTING FROM DESIGNER INFORMATION. 3. THESE WORKS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE INFORMATION PROVIDED.

PROGRESS DATE:	--	
ISSUE DATE:	04/06/15	
DRAWN BY:	ASH/BB	
CHECKED BY:	ASH/BB	
REVISIONS		
DATE	BY	DESCRPT.
8-21-17	BB	Master Plan Set - Archs
5-25-18	BB	Master Plan Set - Archs
2-4-19	BB	2018 Codes - Plan mods
4-23-19	BB	Full Plans for Opt. Plan Types

Cover Sheet  
SHEET NO. CS-1-0  
PLAN NO. 000112

McKee Homes, LLC  
Brooks II - Base - Classic  
Base Plan - Elev. A (LHG)  
Architectural Set - Master Plan (4-23-19)

CONTRACTOR: (P) 919-844-1661. ALL RIGHTS RESERVED. REPRODUCTION OF THIS SHEET, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFIC INFORMATION.

4. THESE SHEETS WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
5. THESE SHEETS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

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Cover Sheet  
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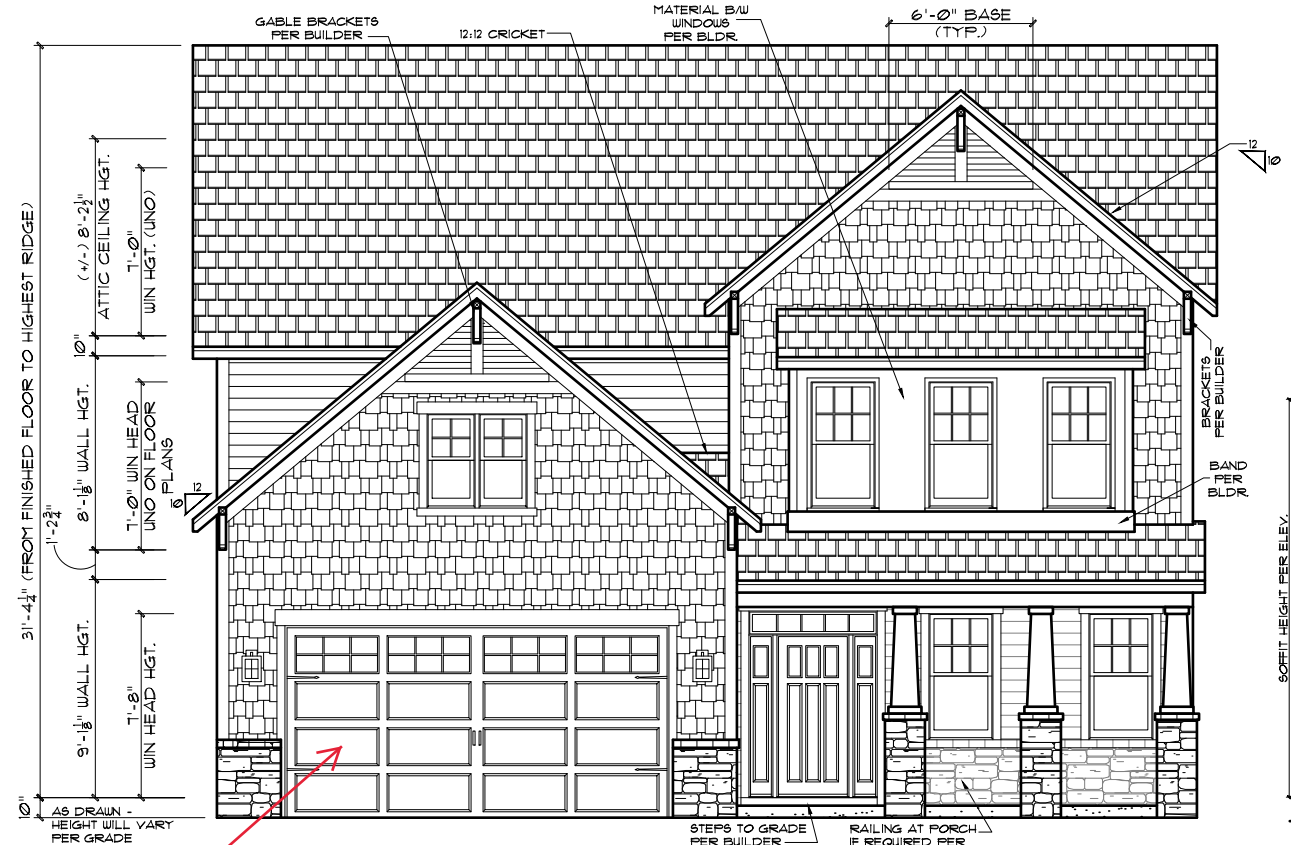
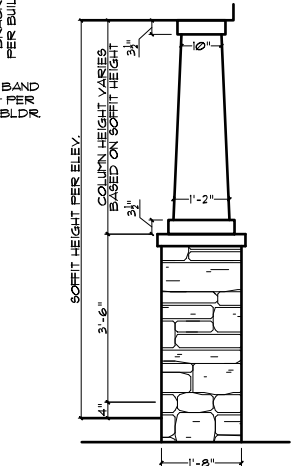
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NOTE: THIS PLAN ELEVATION PRODUCED BY CMD DESIGN GROUP IS DERIVATIVE WORKS OF THE BROOKS II BY PLANWORKS FOR MCKEE HOMES WITH WRITTEN PERMISSION OBTAINED BY THE BUILDER/OWNER FOR REPRODUCTION WITH MODIFICATION IN THE PURCHASE LETTER DATED, JANUARY 20th, 2014. ADDRESS TO PAT MCKEE AT MCKEE HOMES, THE BUILDER/OWNER IS TO REVIEW AND APPROVE PLANS COORDINATION PRIOR TO CONSTRUCTION BEGINNING.

**GENERAL NOTES**  
 \* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.  
 SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.  
 SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.  
 SEE SHEET D-2 FOR FLASHING DETAILS AND REQUIRED LOCATIONS.

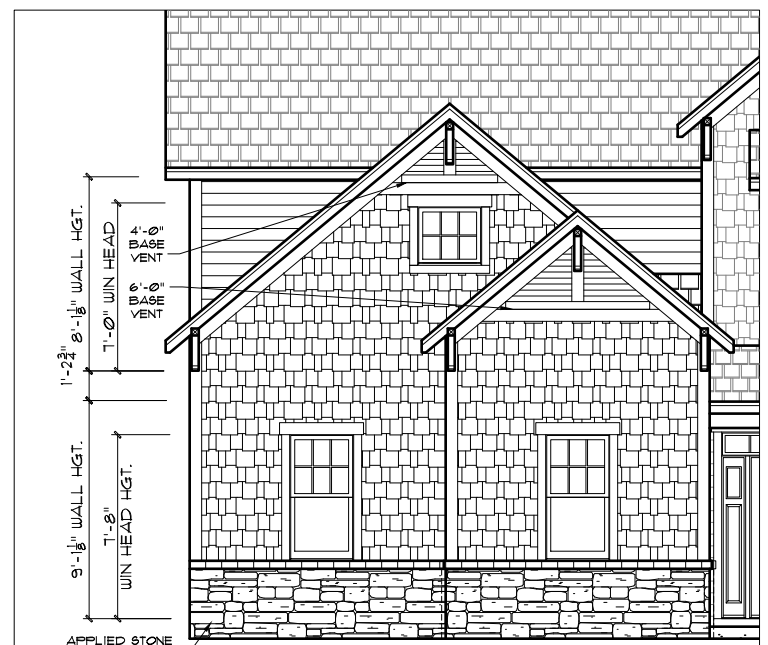
**REQUIRED FLASHING LOCATIONS**  
 1) ALL MATERIAL CHANGE INTERSECTIONS.  
 2) ALL WINDOW / DOOR OPENINGS.  
 3) ALL ROOF VALLEYS.  
 BUILDER TO VERIFY ON SITE FLASHING IS INSTALLED TO MEET CODE REQUIREMENTS.

- ARCHITECTURAL PLANS EXTERIOR MATERIALS**
- SHINGLE ROOF PER BUILDER
  - HORIZONTAL SIDING PER BUILDER
  - SHAKE SIDING PER BUILDER
  - STONE PER BUILDER
  - STUCCO PER BUILDER
  - SCREEN PER BUILDER
  - BRICK ROWLOCK/SOLDIER PER BUILDER
  - STONE ROWLOCK/SOLDIER PER BUILDER



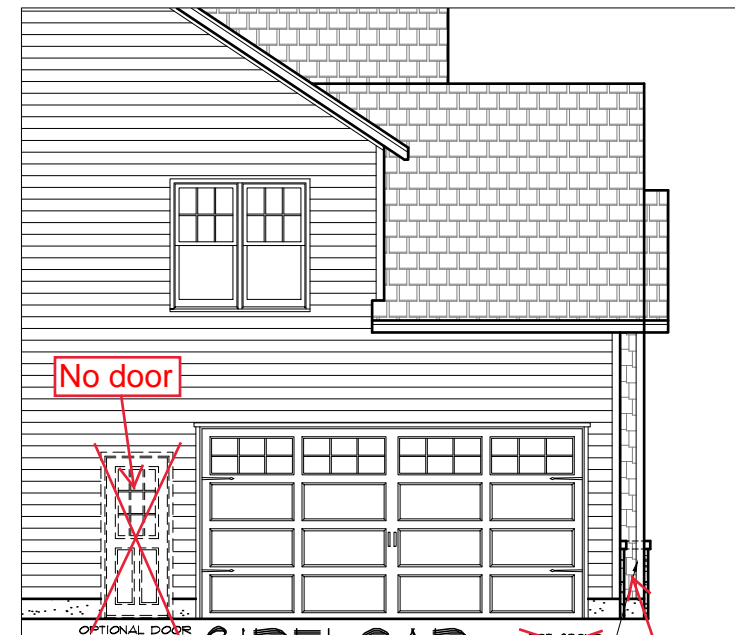
**FRONT ELEVATION - CRAFTSMAN**  
 22x34 PRINTS SCALE: 1/4"=1'-0"  
 11x17 PRINTS SCALE: 1/8"=1'-0"

Sideload Garage  
See Detail to Right



**FRONT - SIDELOAD**  
 22x34 PRINTS SCALE: 1/4"=1'-0"  
 11x17 PRINTS SCALE: 1/8"=1'-0"

DOOR AND WINDOW MULLION STYLES TO MATCH FRONT ELEVATIONS - PER BUILDER

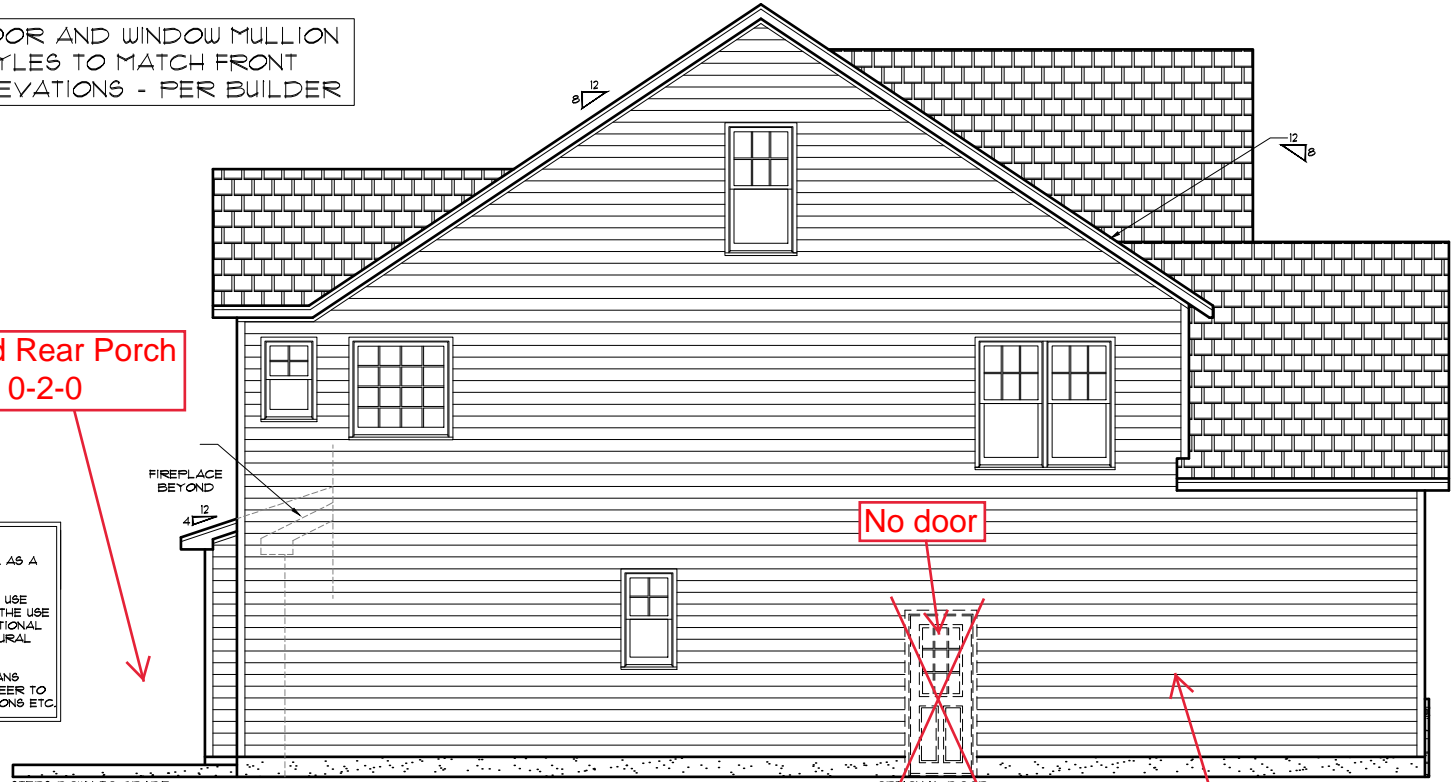


**SIDELOAD**  
 22x34 PRINTS SCALE: 1/4"=1'-0"  
 11x17 PRINTS SCALE: 1/8"=1'-0"

No stone return

Covered Rear Porch  
See Pg. 0-2-0

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**LEFT ELEVATION**  
 22x34 PRINTS SCALE: 1/4"=1'-0"  
 11x17 PRINTS SCALE: 1/8"=1'-0"

Sideload Garage  
See Detail to Left



Scales UNO:  
 22X34: 1/4"=1'-0"  
 11X17: 1/8"=1'-0"

GENERAL NOTES:  
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 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.  
 3. THESE WORKS IS RESPONSIBLE FOR CONSTRUCTION VARIATIONS FROM THE INFORMATION SHOWN.

McKee Homes, LLC  
 Brooks II - Option - Craftsman  
 Base Plan - Elev. D (LHG)  
 Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:	--
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5-25-18	BB Master Plan Set - Archs
2-4-19	BB 2018 Codes - Plan mods
4-23-19	BB Full Plans for Opt. Plan Types

Exterior Elevations  
 SHEET NO. OD-1-0  
 PLAN NO. 000112

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Scales UNO:  
22X34: 1/4"=1'-0"  
11X17: 1/8"=1'-0"



**REAR ELEVATION - CRAFTSMAN**  
22x34 PRINTS SCALE: 1/4"=1'-0"  
11x17 PRINTS SCALE: 1/8"=1'-0"  
STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).

Covered Rear Porch  
See Pg. 0-2-0

**ARCHITECTURAL PLANS EXTERIOR MATERIALS**

- SHINGLE ROOF PER BUILDER
- HORIZONTAL SIDING PER BUILDER
- SHAKE SIDING PER BUILDER
- STONE PER BUILDER
- STUCCO PER BUILDER
- SCREEN PER BUILDER
- BRICK ROULOCK/SOLDIER PER BUILDER
- STONE ROULOCK/SOLDIER PER BUILDER

DOOR AND WINDOW MULLION STYLES TO MATCH FRONT ELEVATIONS - PER BUILDER

**GENERAL NOTES**

- \* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.
- SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.
- SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.
- SEE SHEET D-2 FOR FLASHING DETAILS AND REQUIRED LOCATIONS.

**REQUIRED FLASHING LOCATIONS**

- 1) ALL MATERIAL CHANGE INTERSECTIONS.
- 2) ALL WINDOW / DOOR OPENINGS.
- 3) ALL ROOF VALLEYS.

BUILDER TO VERIFY ON SITE FLASHING IS INSTALLED TO MEET CODE REQUIREMENTS.

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**RIGHT ELEVATION**  
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11x17 PRINTS SCALE: 1/8"=1'-0"

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 5. THESE PLANS ARE NOT TO BE USED FOR ESTIMATING, PERMITTING, OR CONSTRUCTION WITHOUT THE CONSULTATION OF THE ARCHITECT.  
 6. MCKEE HOMES IS NOT RESPONSIBLE FOR ANY CHANGES TO THESE PLANS.  
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McKee Homes, LLC  
Brooks II - Option - Craftsman  
Base Plan - Elev. D (LHG)  
Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:	--	
ISSUE DATE:	04/06/15	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRPT.
8-21-17	EB	Master Plan Set - Archs
5-25-18	EB	Master Plan Set - Archs
2-4-19	EB	2018 Codes - Plan mods
4-23-19	EB	Full Elev. for Opt. Plan Types

Exterior Elevations  
SHEET NO. OD-2-0  
PLAN NO. 000112

NOTE: THIS PLAN ELEVATION PRODUCED BY GMD DESIGN GROUP IS DERIVATIVE WORKS OF THE BROOKS II BY PLANWORK FOR MCKEE HOMES WITH WRITTEN PERMISSION OBTAINED BY THE BUILDER/OWNER FOR REPRODUCTION WITH MODIFICATION IN THE PURCHASE LETTER DATED "JANUARY 20th, 2014," ADDRESSED TO PAT MCKEE AT MCKEE HOMES. THE BUILDER/OWNER IS TO REVIEW AND APPROVE PLANS COORDINATION PRIOR TO CONSTRUCTION BEGINNING.



Scales UNO:  
22X34: 1/4"=1'-0"  
11X17: 1/8"=1'-0"

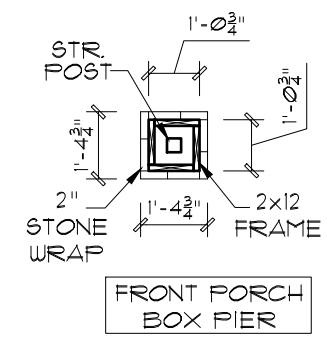
**GENERAL NOTES**

- \* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.
- SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.
- SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.
- SEE SHEET D-2 FOR FLASHING DETAILS AND REQUIRED LOCATIONS.

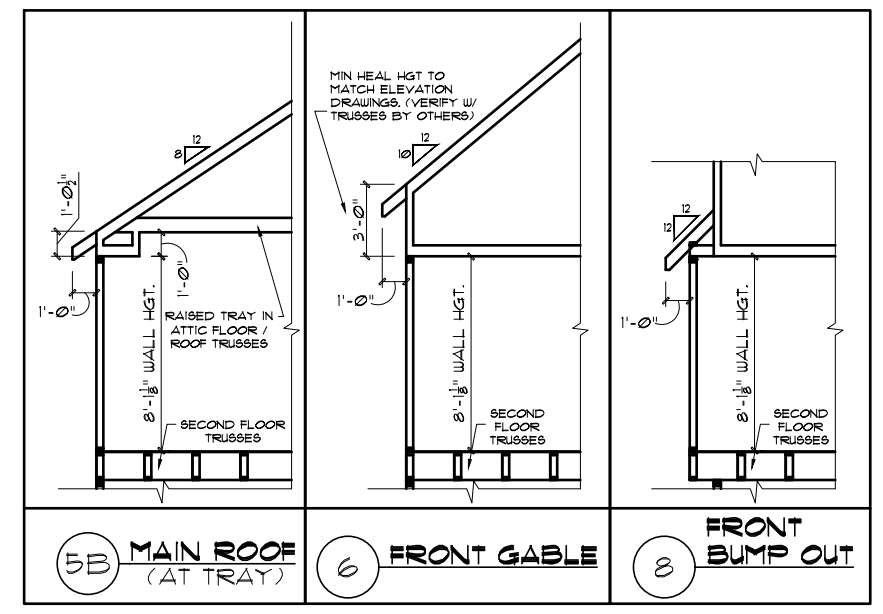
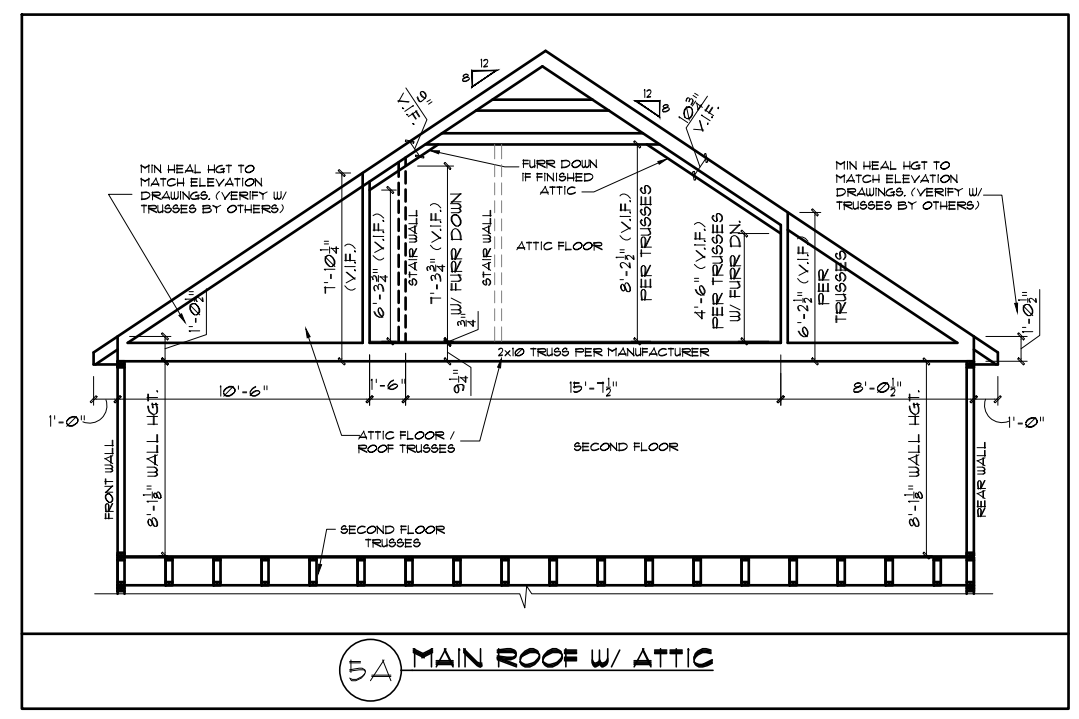
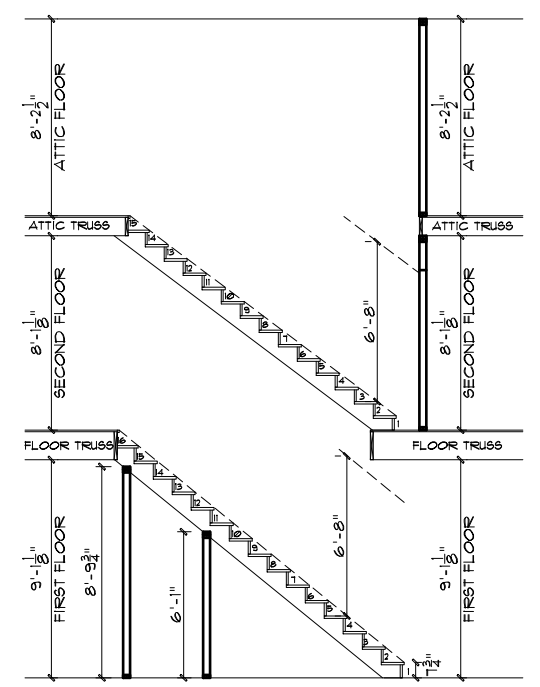
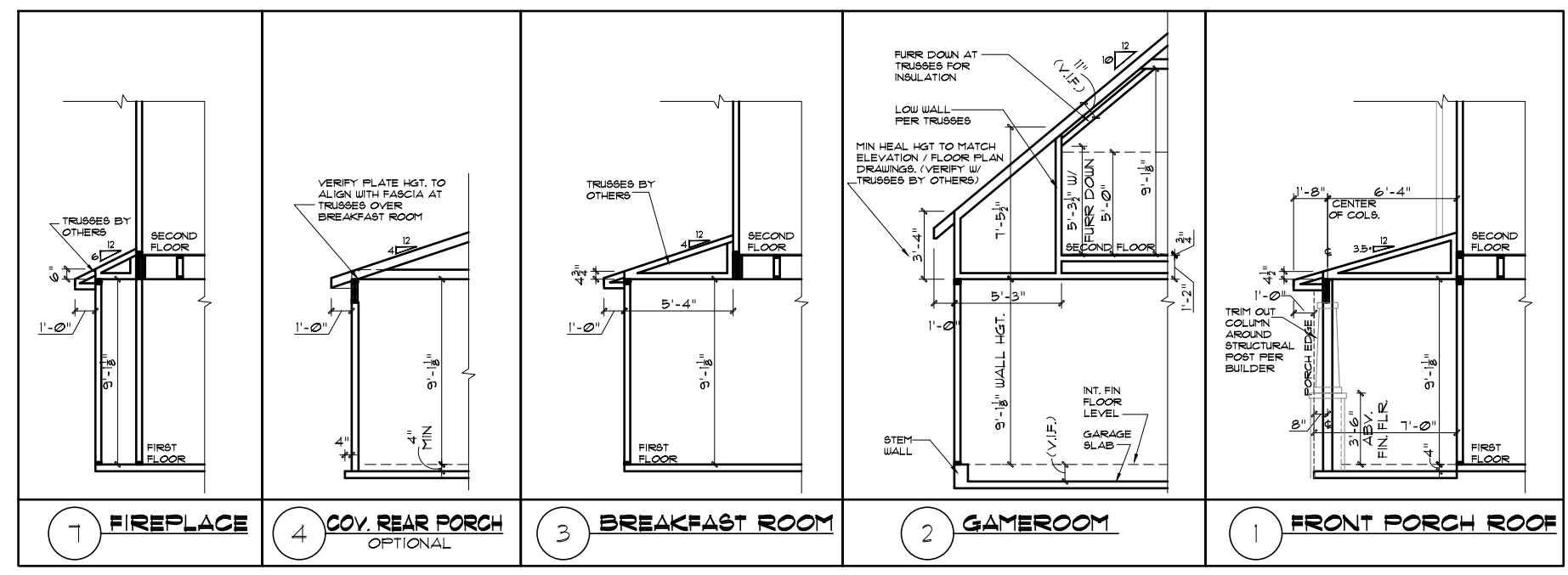
**REQUIRED FLASHING LOCATIONS**

- 1) ALL MATERIAL CHANGE INTERSECTIONS.
  - 2) ALL WINDOW / DOOR OPENINGS.
  - 3) ALL ROOF VALLEYS.
- BUILDER TO VERIFY ON SITE FLASHING IS INSTALLED TO MEET CODE REQUIREMENTS.

\*\*NOTE: DETAILS PROVIDED ARE FOR PLATE DETAILS ONLY. REFER TO STRUCTURAL SHEETS & TRUSS LAYOUT PLANS TO CONFIRM FLOOR MEMBER SIZE & DIRECTIONS, RAFTER / TRUSS SIZES & DIRECTIONS, AND ROOF OVERHANGS.



- 1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET.
- 2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
- 3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.



4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
5. THESE NOTES IS RESPONSIBLE FOR ESTABLISHING, MAINTAINING, OR RE-EVALUATING CONSTRUCTION COSTS ASSOCIATED WITH THESE PLANS.

GENERAL NOTES:  
1. THESE NOTES SHALL BE COORDINATED WITH ALL PERMITS AND CONTRACTORS AND ALL APPLICABLE CODES.  
2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.  
3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION EXPECTED.

McKee Homes, LLC  
Brooks II - Option - Craftsman  
Base Plan - Elev. D (LHG)  
Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:	
ISSUE DATE:	04/06/15
DRAWN BY:	ASH/BB
CHECKED BY:	ASH/BB
REVISIONS	
DATE:	DESCRPT.
8-21-17	BB Master Plan Set - Archs
5-25-18	BB Master Plan Set - Archs
2-4-19	BB 2018 Codes - Plan mods
4-23-19	BB Full Elev. for Opt. Plan Types

Wall Section Details  
SHEET NO. OD-3-0  
PLAN NO. 000112

NOTE: THIS PLAN ELEVATION PRODUCED BY CMD DESIGN GROUP IS DERIVATIVE WORKS OF THE BROOKS II BY PLANWORK FOR MCKEE HOMES WITH WRITTEN PERMISSION OBTAINED BY THE BUILDER/OWNER FOR REPRODUCTION WITH MODIFICATION IN THE PURCHASE LETTER DATED, JANUARY 20th, 2014. ADDRESS TO PAT MCKEE AT MCKEE HOMES, THE BUILDER/OWNER IS TO REVIEW AND APPROVE PLANS COORDINATION PRIOR TO CONSTRUCTION BEGINNING.



Scales UNO:  
22x34: 1/4"=1'-0"  
11x17: 1/8"=1'-0"

BROOKS II - Craftsman	
Heated Square Footage	
First Floor	1,329
Second Floor	1,619
Total =	2,948
Unheated Square Footage	
Covered Porch - Front	133
Garage (Front Load)	491
Garage (Side Load Opt.)	502
Patio - Rear	221
Walk-up Attic (Unf. Mech)	115
Walk-up Attic (5/0 Clg.) (Opt. Finished or Unfin.)	530
IF ATTIC STAIR DOOR IS AT TOP ADD ADDITIONAL 34 HTD. SQUARE FEET	

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3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

**GENERAL NOTES**

**WALL THICKNESS / ANGLES**  
ALL EXTERIOR STUD WALLS ARE DRAIN 4" THICK UNO. ALL INTERIOR STUD WALLS ARE DRAIN 4" THICK UNO. ANGLED WALLS ARE DRAIN @ 45° UNO.

**EGRESS**  
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS FOR CLEAR OPENING HEIGHT AND WIDTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING PER CODE BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

**WALL/CEILING HEIGHTS**  
WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (IE. A 9'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 9/0 ON THE PLANS).

ALL VAULTED OR SLOPED CEILING ARE TO BE FURRED DOWN TO ACCOMMODATE REQUIRED CEILING INSULATION AND 1" AIRSPACE. VERIFY CODES FOR INFORMATION ON INSULATION REQUIREMENTS.

**STAIRS**  
STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (N/N). MAXIMUM STAIR RISE HEIGHT TO BE NO GREATER THAN 8-1/4"

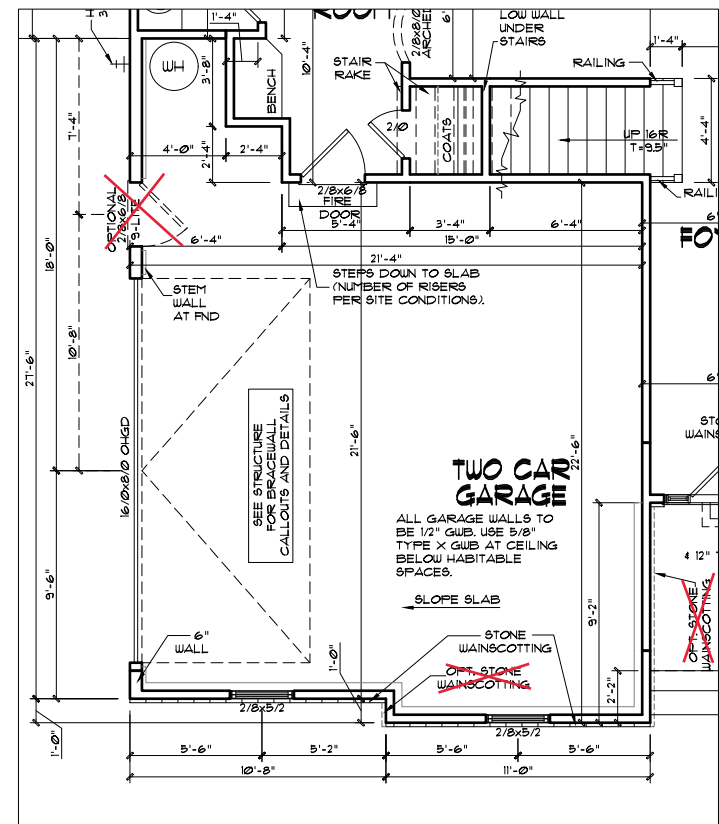
**ARCHITECTURAL PLANS WALL LEGEND**

- STANDARD STUD WALL INT OR EXT IF EXT SEE ELEVATIONS FOR SIDING STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH 5" BRICK VENEER FOUNDATION WALL LEDGE STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH STACKED STONE VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS (NOTE BUILDER TO VERIFY STONE THICKNESS 4 NOTIFY PLAN DESIGNER IF THICKNESS IS MORE THAN 5" BEFORE FOOTINGS ARE POURED)
- STANDARD STUD WALL WITH APPLIED STONE VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS (NOTE: NO FOUNDATION SUPPORT IS REPRESENTED ON STRUCTURAL PLANS) IF STACKED STONE IS TO BE USED BUILDER MUST NOTIFY PLAN DESIGNER BEFORE FOOTINGS ARE POURED
- STANDARD STUD WALL WITH LOW APPLIED STONE WAINSCOTING SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL AT EXT STUD WALL ABOVE. STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH 5" FOUNDATION LEDGE FOR LOW BRICK OR STACKED STONE WAINSCOTING. SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL AT EXT STUD WALL ABOVE. STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- HALF WALL WITH 1x CAP (42" HEIGHT UNLESS NOTED OTHERWISE ON PLANS)

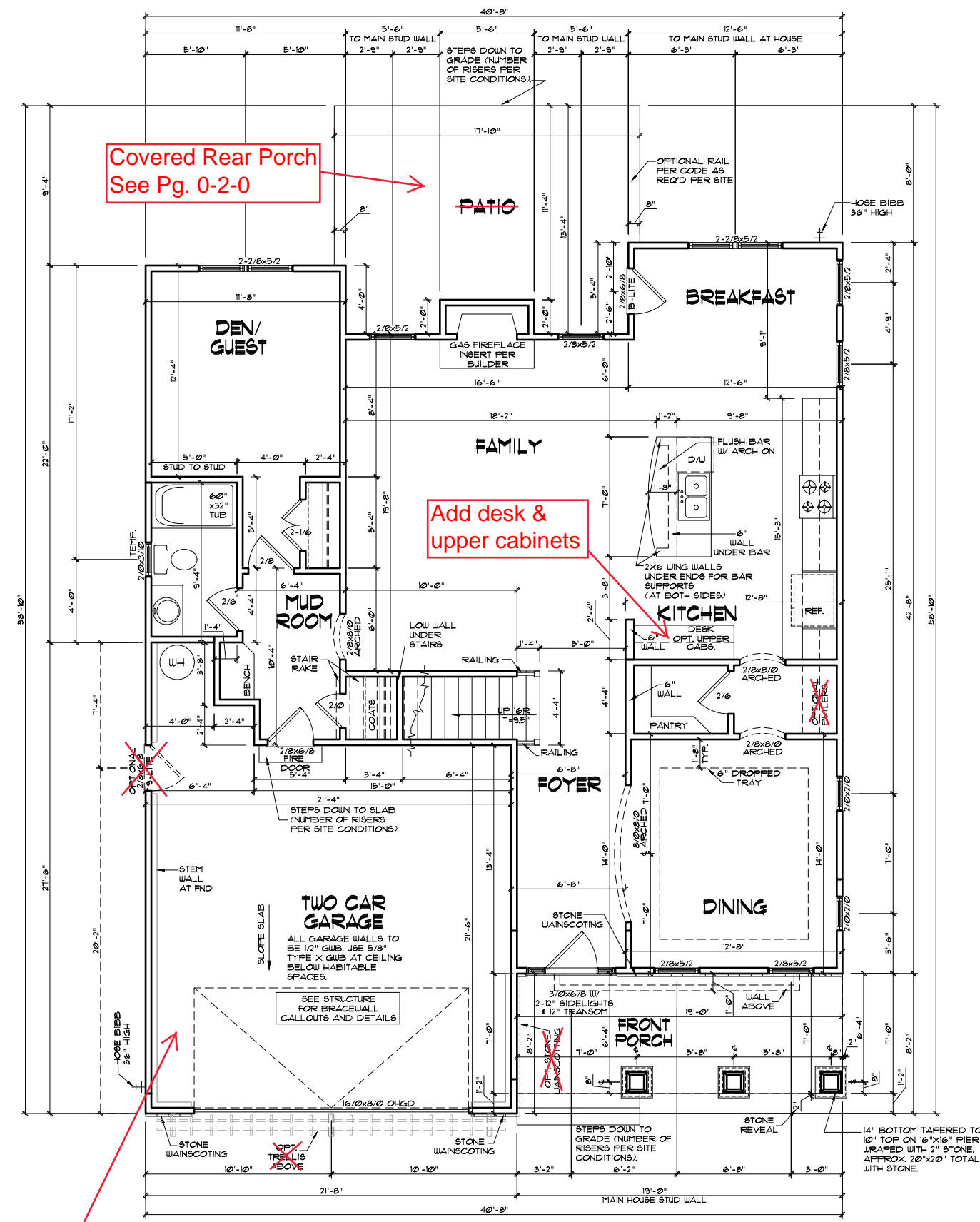
**WINDOW FALL PREVENTION PROTECTION**  
IF ANY PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 72" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.

**EXCEPTIONS:**  
1. THE WINDOW IS A FIXED UNIT  
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4- INCH DIAMETER SPHERE.  
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.  
4. THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.

NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW, OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.



**CRAFTSMAN OPT. SIDELOAD GARAGE FIRST FLOOR PLAN**  
22x34 PRINTS SCALE: 1/4"=1'-0"  
11x17 PRINTS SCALE: 1/8"=1'-0"



**FIRST FLOOR PLAN - CRAFTSMAN**  
22x34 PRINTS SCALE: 1/4"=1'-0"  
11x17 PRINTS SCALE: 1/8"=1'-0"

**EXTERIOR DOORS/WINDOWS (DP RATING)**  
- ALL EXTERIOR DOORS TO BE DP41 WHEN BUILT IN HIGH WIND ZONE.  
- ALL EXTERIOR WINDOWS TO BE DP50 WHEN BUILT IN HIGH WIND ZONE.

Covered Rear Porch See Pg. 0-2-0

Add desk & upper cabinets

SideLoad Garage See Detail to Right

GENERAL NOTES: 1. THIS SET OF PLANS IS TO BE COORDINATED WITH ALL PERMITS AND REGULATIONS BY THE LOCAL JURISDICTION. 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. 3. THESE NOTES ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE NOTES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 6. THESE NOTES ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT.

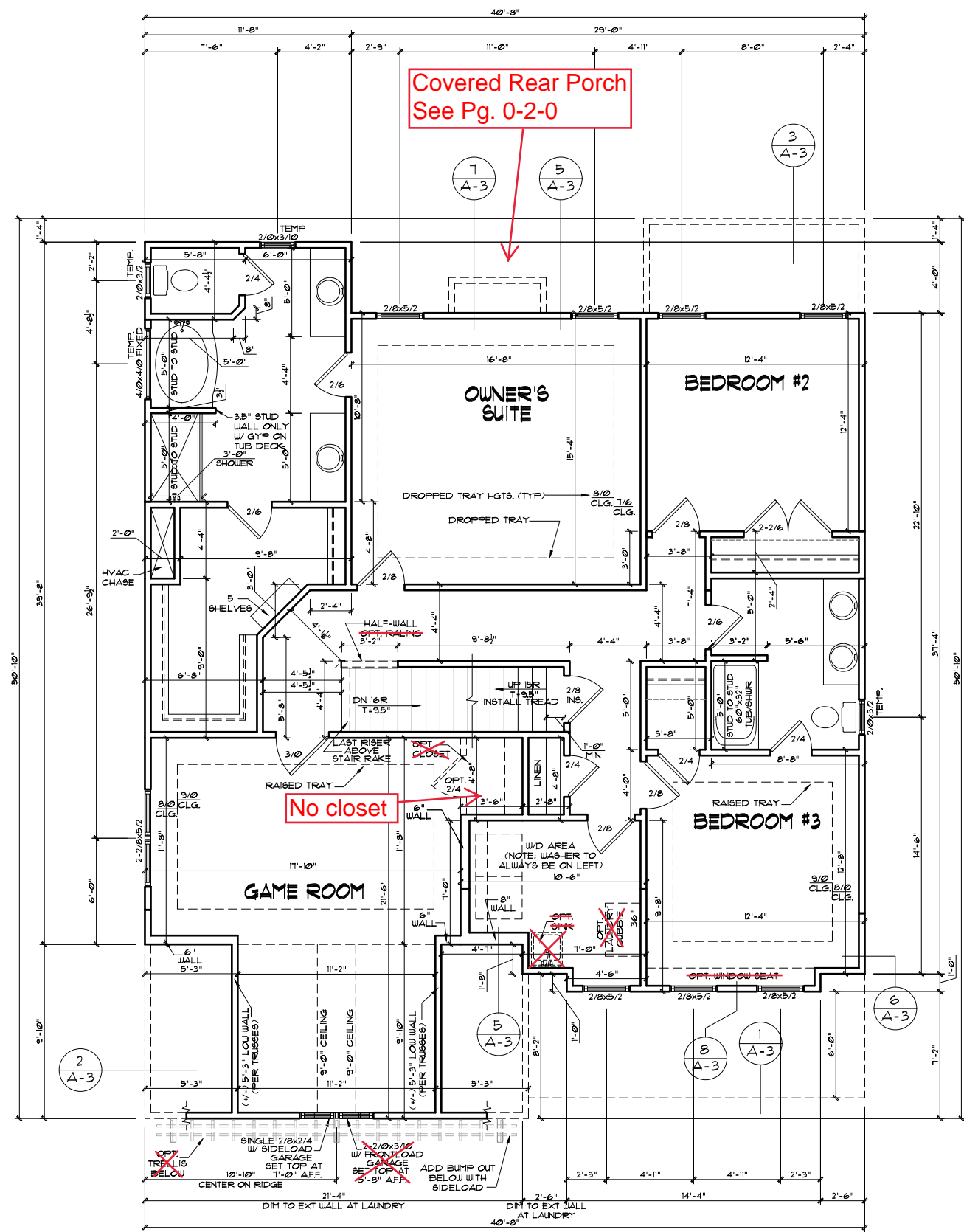
McKee Homes, LLC  
Brooks II - Option - Craftsman  
Base Plan - Elev. D (LHG)  
Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:		
ISSUE DATE	04/06/15	
DRAWN BY	A.S.H./B.B.	
CHECKED BY	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRPT.
8-21-17	BB	Master Plan Set - Archs
5-25-18	BB	Master Plan Set - Archs
2-4-19	BB	2018 Codes - Plan mods
4-23-19	BB	Full Plans for Opt. Plan Types

First Floor Plan and Options  
SHEET NO. OD-4-0  
PLAN NO. 000112

NOTE: THIS PLAN ELEVATION PRODUCED BY CMD DESIGN GROUP IS DERIVATIVE WORKS OF THE BROOKS II BY PLANWORK FOR MCKEE HOMES WITH WRITTEN PERMISSION OBTAINED BY THE BUILDER/OWNER FOR REPRODUCTION WITH MODIFICATION IN THE PURCHASE LETTER DATED, JANUARY 20th, 2014. ADDRESSED TO PAT MCKEE AT MCKEE HOMES, THE BUILDER/OWNER IS TO REVIEW AND APPROVE PLANS COORDINATION PRIOR TO CONSTRUCTION BEGINNING.

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## SECOND FLOOR PLAN - CRAFTSMAN

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

### GENERAL NOTES

**WALL THICKNESS / ANGLES**  
ALL EXTERIOR STUD WALLS ARE DRAIN 4" THICK UNO.  
ALL INTERIOR STUD WALLS ARE DRAIN 4" THICK UNO.  
ANGLED WALLS ARE DRAIN @ 45° UNO.

**EGRESS**  
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS FOR CLEAR OPENING HEIGHT AND WIDTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING PER CODE BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

**WALL/CEILING HEIGHTS**  
WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (IE. A 9'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 9'0" ON THE PLANS).

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**STAIRS**  
STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (N/N).  
MAXIMUM STAIR RISE HEIGHT TO BE NO GREATER THAN 8-1/4"

### ARCHITECTURAL PLANS WALL LEGEND

[Symbol]	STANDARD STUD WALL INT OR EXT IF EXT SEE ELEVATIONS FOR SIDING STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS
[Symbol]	STANDARD STUD WALL WITH 5" BRICK VENEER FOUNDATION WALL LEDGE STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
[Symbol]	STANDARD STUD WALL WITH STACKED STONE VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS (NOTE: BUILDER TO VERIFY STONE THICKNESS & NOTIFY PLAN DESIGNER IF THICKNESS IS MORE THAN 5" BEFORE FOOTINGS ARE POURED)
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[Symbol]	HALF WALL WITH 1x CAP (42" HEIGHT UNLESS NOTED OTHERWISE ON PLANS)

### EXTERIOR DOORS/WINDOWS (DP RATING)

- ALL EXTERIOR DOORS TO BE DP41 WHEN BUILT IN HIGH WIND ZONE.
- ALL EXTERIOR WINDOWS TO BE DP50 WHEN BUILT IN HIGH WIND ZONE.

### WINDOW FALL PREVENTION PROTECTION

IF ANY PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 12" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.

EXCEPTIONS:

1. THE WINDOW IS A FIXED UNIT
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4- INCH DIAMETER SPHERE.
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.
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Scales UNO:  
22X34: 1/4"=1'-0"  
11x17: 1/8"=1'-0"

Mckee Homes, LLC  
Brooks II - Option - Craftsman  
Base Plan - Elev. D (LHG)  
Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:	--	
ISSUE DATE:	04/06/15	
DRAWN BY:	A.S.H./B.B.	
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REVISIONS		
DATE:	BY:	DESCRPT.
8-21-17	BB	Master Plan Set - Archs
5-25-18	BB	Master Plan Set - Archs
2-4-19	BB	2018 Codes - Plan mods
4-23-19	BB	Full Plans for Opt. Plan Types

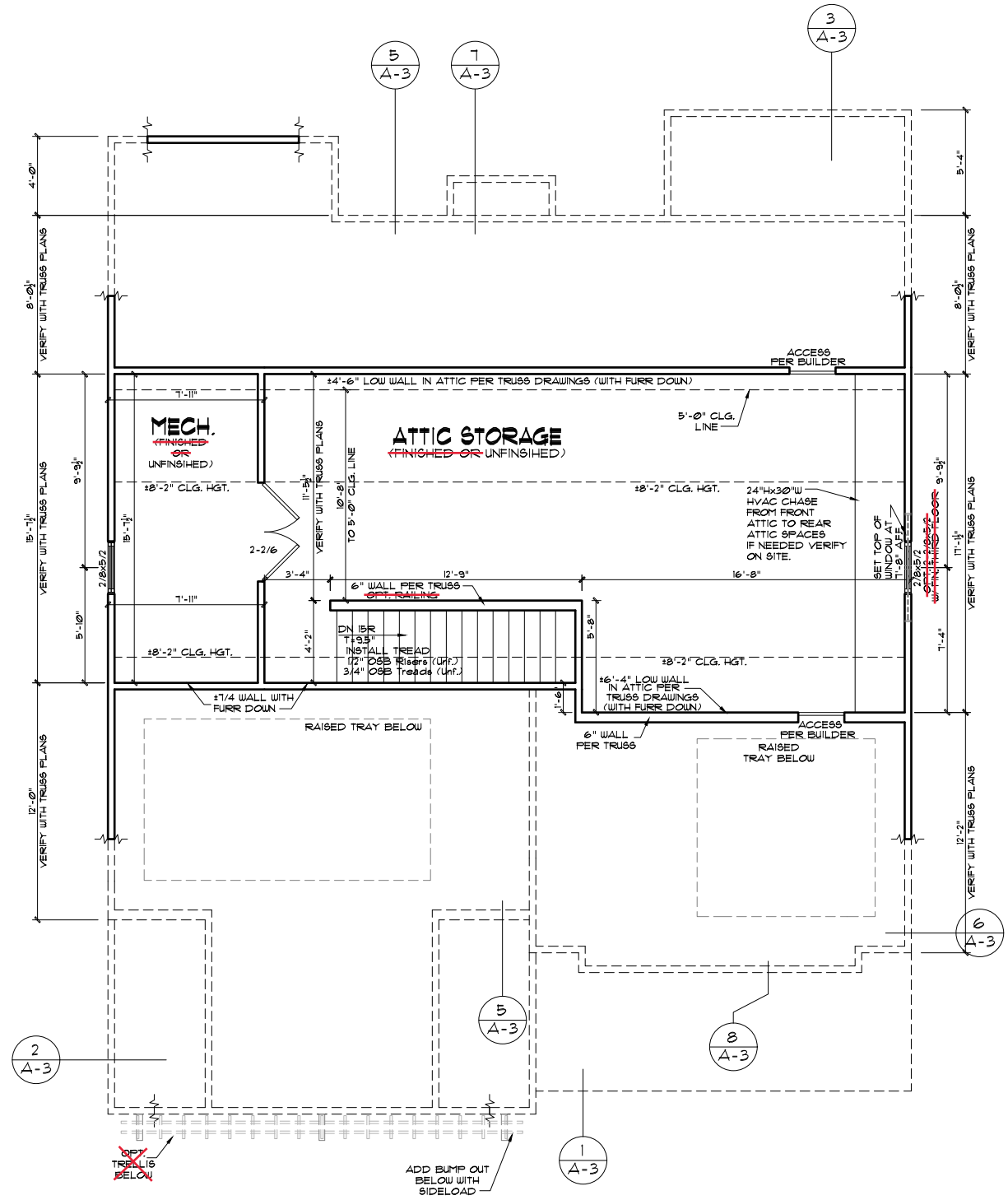
Second Floor Plan and Options  
SHEET NO. OD-5-0  
PLAN NO. 000112

GENERAL NOTES: 1. THESE SHEETS SHALL BE COORDINATED WITH ALL SET WORKSHEETS BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. MCKEE HOMES IS RESPONSIBLE FOR COORDINATING VARIATIONS FROM THE INFORMATION PROVIDED.  
 4. MCKEE HOMES SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
 5. THESE SCALE IS RESPONSIBLE FOR ESTIMATING, MANUFACTURING, OR INSTALLING CONTRACTOR COSTS ASSOCIATED WITH THESE TYPES.

NOTE: THIS PLAN ELEVATION PRODUCED BY CMD DESIGN GROUP IS DERIVATIVE WORKS OF THE BROOKS II BY PLANWORK FOR MCKEE HOMES WITH WRITTEN PERMISSION OBTAINED BY THE BUILDER/OWNER FOR REPRODUCTION WITH MODIFICATION IN THE PURCHASE LETTER DATED, JANUARY 20th, 2014. ADDRESSED TO PAT MCKEE AT MCKEE HOMES. THE BUILDER/OWNER IS TO REVIEW AND APPROVE PLANS COORDINATION PRIOR TO CONSTRUCTION BEGINNING.



Scales UNO:  
22X34: 1/4"=1'-0"  
11X17: 1/8"=1'-0"



**ATTIC NOTES**

1. KNEEWALLS IN UNFINISHED ATTIC ARE OPTIONAL UNLESS USED TO SUPPORT RAFTERS (SEE STRUCTURAL SHEETS). KNEEWALL LOCATION/HEIGHT MAY BE ADJUSTED IN THE FIELD IF THESE WALLS ARE NOT LOAD BEARING.
2. CEILING LINES SHOWN IN UNFINISHED ATTIC MAY BE JUST FOR REPRESENTATION OF FUTURE FLAT CEILINGS. IF A FLAT CEILING IS DESIRED, THIS WILL HAVE TO BE COORDINATED WITH THE STRUCTURAL PLANS.

**GENERAL NOTES**

**WALL THICKNESS / ANGLES**  
ALL EXTERIOR STUD WALLS ARE DRAWN 4" THICK UNO. ALL INTERIOR STUD WALLS ARE DRAWN 4" THICK UNO. ANGLED WALLS ARE DRAWN @ 45° UNO.

**EGRESS**  
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS FOR CLEAR OPENING HEIGHT AND WIDTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING PER CODE BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

**WALL/CEILING HEIGHTS**  
WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (IE. A 9'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 9'0" ON THE PLANS).

ALL VAULTED OR SLOPED CEILINGS ARE TO BE FURRED DOWN TO ACCOMMODATE REQUIRED CEILING INSULATION AND 1" AIRSPACE. VERIFY CODES FOR INFORMATION ON INSULATION REQUIREMENTS.

**STAIRS**  
STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (N/N). MAXIMUM STAIR RISE HEIGHT TO BE NO GREATER THAN 8-1/4"

**ARCHITECTURAL PLANS WALL LEGEND**

- STANDARD STUD WALL INT OR EXT IF EXT SEE ELEVATIONS FOR SIDING STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH 5" BRICK VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH STACKED STONE VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS (NOTE BUILDER TO VERIFY STONE THICKNESS & NOTIFY PLAN DESIGNER IF THICKNESS IS MORE THAN 5" BEFORE FOOTINGS ARE POURED)
- STANDARD STUD WALL WITH APPLIED STONE VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS (NOTE: NO FOUNDATION SUPPORT IS REPRESENTED ON STRUCTURAL PLANS) IF STACKED STONE IS TO BE USED BUILDER MUST NOTIFY PLAN DESIGNER BEFORE FOOTINGS ARE POURED
- STANDARD STUD WALL WITH LOW APPLIED STONE WAJNSCOTING. SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL AT EXT STUD WALL ABOVE. STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH 5" FOUNDATION LEDGE. SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL AT EXT STUD WALL ABOVE. STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- HALF WALL WITH 1x CAP (42" HEIGHT UNLESS NOTED OTHERWISE ON PLANS)

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET.  
2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.  
3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

**EXTERIOR DOORS/WINDOWS (DP RATING)**

- ALL EXTERIOR DOORS TO BE DP41 WHEN BUILT IN HIGH WIND ZONE.
- ALL EXTERIOR WINDOWS TO BE DP50 WHEN BUILT IN HIGH WIND ZONE.

**WINDOW FALL PREVENTION PROTECTION**

IF ANY PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 12" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.

EXCEPTIONS:  
1. THE WINDOW IS A FIXED UNIT  
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4- INCH DIAMETER SPHERE.  
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.  
4. THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.

NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW, OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.

**ATTIC FLOOR PLAN - CRAFTSMAN**  
22x34 PRINTS SCALE: 1/4"=1'-0"  
11x17 PRINTS SCALE: 1/8"=1'-0"

4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
 5. THESE PLANS ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.  
 6. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.  
 7. MCKEE HOMES IS RESPONSIBLE FOR COORDINATING VARIATIONS FROM THE INFORMATION SHOWN.

Mckee Homes, LLC  
Brooks II - Option - Craftsman  
Base Plan - Elev. D (LHG)  
Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:	--	
ISSUE DATE:	04/06/15	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRPT.
8-21-17	BB	Master Plan Set - Archs
5-25-18	BB	Master Plan Set - Archs
2-4-19	BB	2018 Codes - Plan mods
4-23-19	BB	Full Plans for Opt. Plan Types
<b>Attic Floor Plan and Options</b>		
SHEET NO.	<b>OD-6-0</b>	
PLAN NO.	<b>000112</b>	

**UPGRADED LIGHTING PACKAGE**  
 1. ALL CEILING MOUNTS TO BE REPLACED WITH RECESSED CAN LIGHTS IN MAIN LIVING AREAS INCLUDING:  
 - FAMILY  
 - KITCHEN  
 - HALLWAYS

**ELECTRICAL NOTES**  
 - ONLY ONE PHONE LINE IS INCLUDED IN BASE HOUSE  
 - ALL OTHER PHONE LINES ARE OPTIONAL  
 - 2 OUTLETS INCLUDED IN KITCHEN FOR FUTURE UNDER CABINET LIGHTING  
 - UNDER-CABINET LIGHTING IS OPTIONAL  
 - RECEPTACLES ARE TO BE INSTALLED AS STANDARD PER LATEST CODE REQUIREMENTS

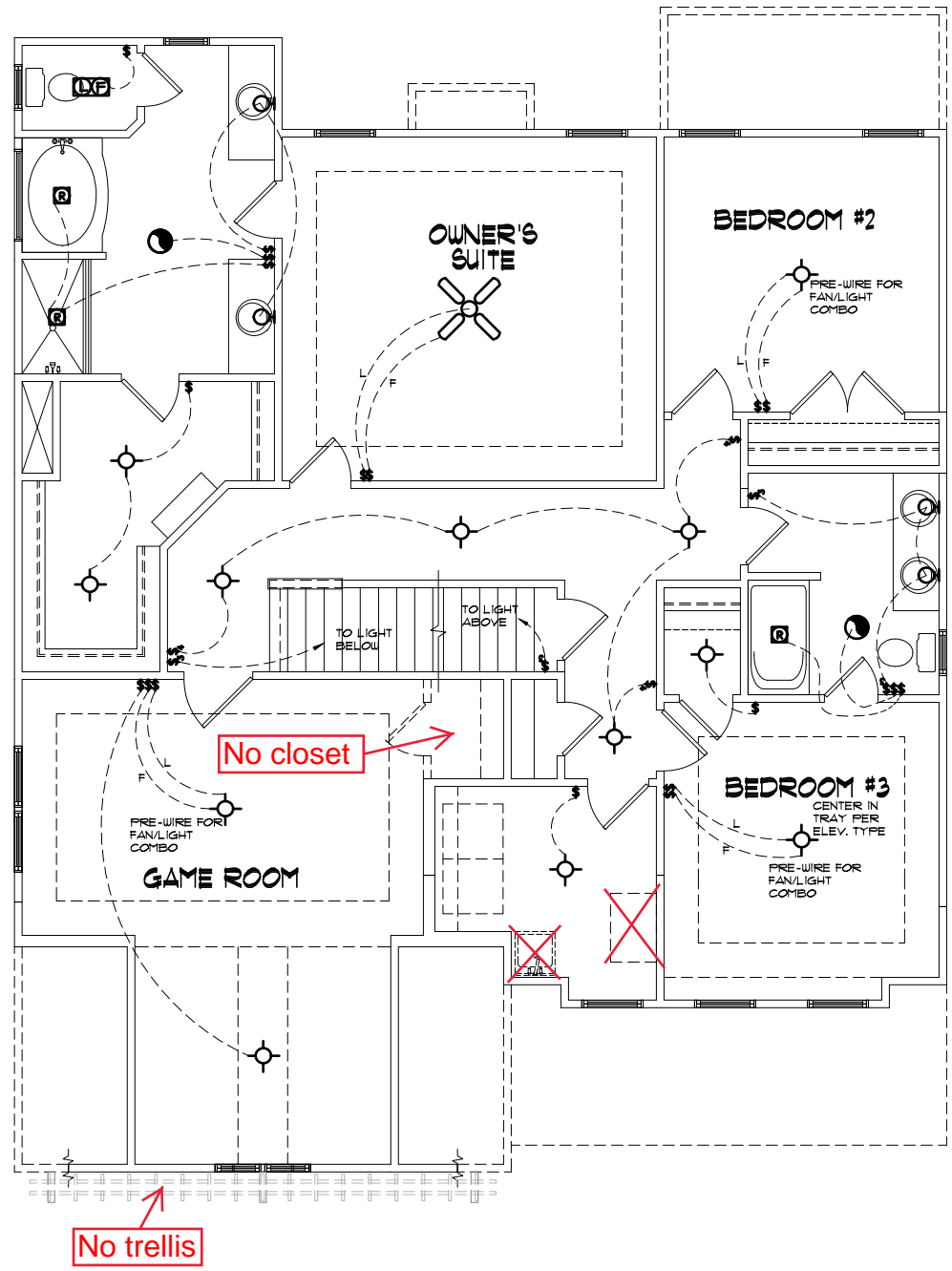
### ELECTRICAL SYMBOLS LEGEND

	WALL MOUNTED FIXTURE		DUPLEX OUTLET		SINGLE POLE SWITCH
	CEILING FIXTURE		SWITCHED OUTLET		3-WAY SWITCH
	HANGING FIXTURE		GROUND FAULT CIRCUIT-INTERRUPTER		4-WAY SWITCH
	FULL CHAIN FIXTURE		WATER PROOF OUTLET		DIMMER SWITCH
	RECESSED LIGHT		220 VOLT OUTLET		BATH FAN
	EYE BALL		FLOOR OUTLET		CEILING FAN
	FLOOD LIGHT		GARAGE DOOR OPENER		SMOKE DETECTOR
	KEYLESS FIXTURE		PHONE		FAN
	24x48 FLUORESCENT FIXTURE		CABLE TV		LIGHT / FAN COMBO
	12x48 FLUORESCENT FIXTURE		GARBAGE DISPOSAL		WATER SHUTOFF
	UNDER COUNTER LIGHTING		JUNCTION BOX		
			COMPUTER DATA OUTLET		

NOTE: THIS PLAN ELEVATION PRODUCED BY GMD DESIGN GROUP, IS DERIVATIVE WORKS OF THE BROOKS II BY PLANWORK FOR MCKEE HOMES WITH WRITTEN PERMISSION OBTAINED BY THE BUILDER/OWNER FOR REPRODUCTION WITH MODIFICATION IN THE PURCHASE LETTER DATED, "JANUARY 20th, 2014," ADDRESSED TO PAT MCKEE AT MCKEE HOMES. THE BUILDER/OWNER IS TO REVIEW AND APPROVE PLANS COORDINATION PRIOR TO CONSTRUCTION BEGINNING.



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 22X34: 1/4"=1'-0"  
 11x17: 1/8"=1'-0"

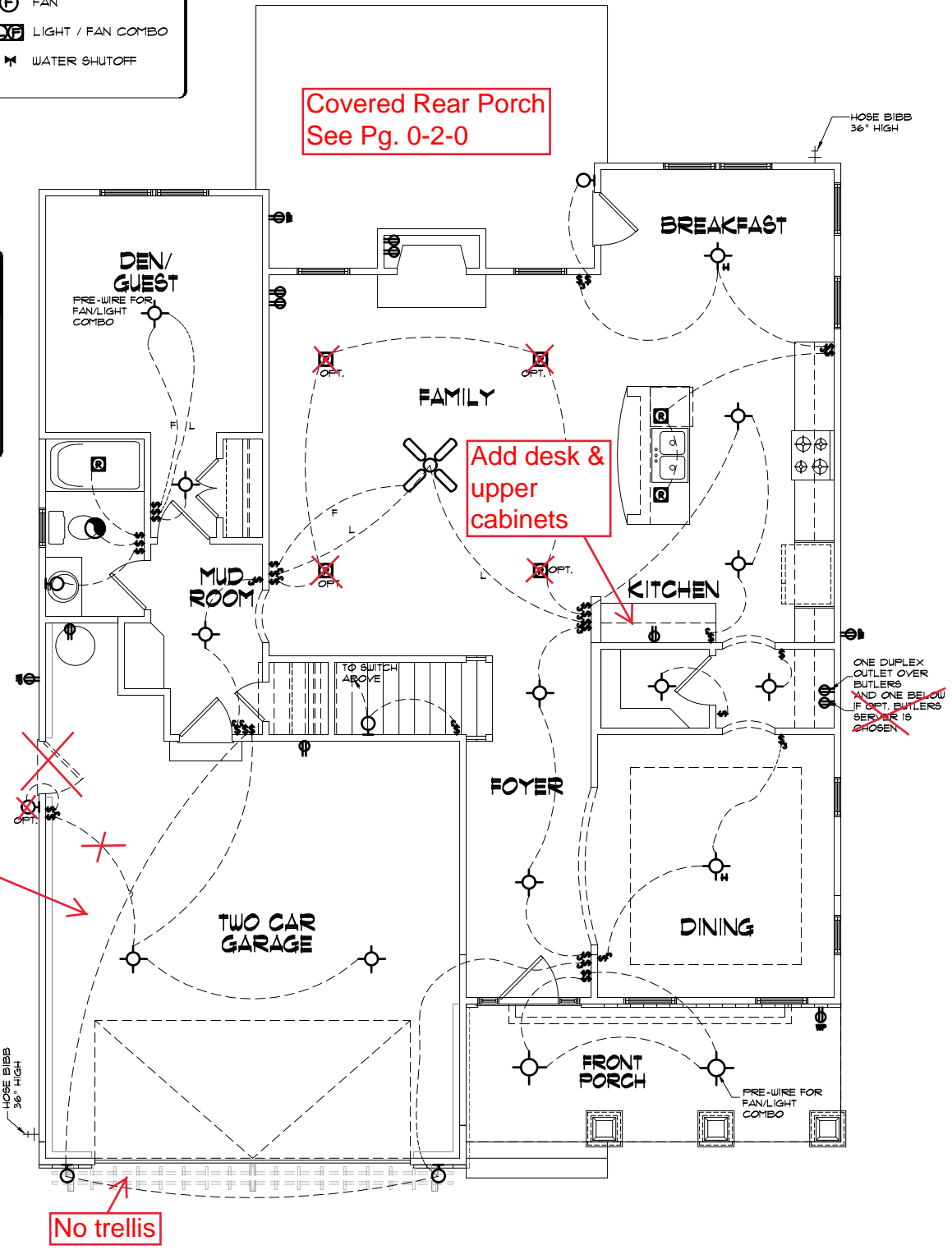


**ELECTRICAL NOTES**  
 1. ELECTRICAL CONTRACTOR MUST CONFIRM ELECTRICAL LAYOUT WITH BUILDER AND/OR HOMEOWNER. BUILDER/HOMEOWNER SPECIFICATIONS WILL OVERRIDE THESE DOCUMENTS.  
 2. VERIFY LOCATION OF 240V. RECEPTACLES, AS GAS APPLIANCES MAY BE SUBSTITUTED FOR ELECTRICAL IN SOME CASES.

**ELECTRICAL:**

- 1) ALL ELECTRICAL DESIGN AND INSTALLATION IS TO CONFORM TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION. ALL EQUIPMENT SHALL BE UL LABELED.
- 2) ALL SWITCHES TO BE MOUNTED 3'-10" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- 3) INSTALL CONVENIENCE OUTLETS AT 18" ABOVE FINISHED FLOOR. MAXIMUM SPACING 12'-0" O.C. INSTALL AT ALL WALLS OF 24" OR GREATER WIDTH.
- 4) UL SMOKE DETECTORS SHALL BE LOCATED IN ALL BEDROOMS, AND ONE EACH ADDITIONALLY AT EACH LEVEL. OTHER LOCATIONS SHOWN ON DRAWINGS. HARDWIRE ALL DETECTORS TOGETHER, AND PROVIDE BATTERY BACK-UP.
- 5) INSTALL GROUND FAULT RECEPTACLES IN BATHROOMS, KITCHENS, AND OTHER WET LOCATIONS AS REQUIRED BY N.E.C. 210-8.

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES, LLC, AS A BASE PLAN MASTER SET.  
 2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.  
 3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.



GENERAL NOTES:  
 1. THESE NOTES SHALL BE COORDINATED WITH ALL THE INFORMATION ON ALL SETS OF DRAWINGS.  
 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES.  
 3. THESE NOTES ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT.  
 4. MCKEE HOMES SHALL ASSUME ANY AND ALL LIABILITY FOR DAMAGES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
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McKee Homes, LLC  
 Brooks II - Option - Craftsman  
 Base Plan - Elev. D (LHG)  
 Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:		
ISSUE DATE:	04/06/15	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
<b>REVISIONS</b>		
DATE	BY	DESCRPT.
8-21-17	BB	Master Plan Set - Archs
5-25-18	BB	Master Plan Set - Archs
2-4-19	BB	2018 Codes - Plan mods
4-23-19	BB	Full Plans for Opt. Plan Types

First & Second Floor  
 Lighting Plans  
 SHEET NO.  
**OD-7-0**  
 PLAN NO.  
**000112**



# ELECTRICAL SYMBOLS LEGEND

	WALL MOUNTED FIXTURE		DUPLEX OUTLET		SINGLE POLE SWITCH
	CEILING FIXTURE		SWITCHED OUTLET		3-WAY SWITCH
	HANGING FIXTURE		GROUND FAULT CIRCUIT-INTERRUPTER		4-WAY SWITCH
	FULL CHAIN FIXTURE		WATER PROOF OUTLET		DIMMER SWITCH
	RECESSED LIGHT		220 VOLT OUTLET		BATH FAN
	EYE BALL		FLOOR OUTLET		CEILING FAN
	FLOOD LIGHT		GARAGE DOOR OPENER		SMOKE DETECTOR
	KEYLESS FIXTURE		PHONE		FAN
	24x48 FLUORESCENT FIXTURE		CABLE TV		LIGHT / FAN COMBO
	12x48 FLUORESCENT FIXTURE		GARBAGE DISPOSAL		WATER SHUTOFF
	UNDER COUNTER LIGHTING		JUNCTION BOX		
			COMPUTER DATA OUTLET		

## ELECTRICAL:

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- 2) ALL SWITCHES TO BE MOUNTED 3'-10" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- 3) INSTALL CONVENIENCE OUTLETS AT 18" ABOVE FINISHED FLOOR, MAXIMUM SPACING 12'-0" O.C. INSTALL AT ALL WALLS OF 24" OR GREATER WIDTH.
- 4) UL SMOKE DETECTORS SHALL BE LOCATED IN ALL BEDROOMS, AND ONE EACH ADDITIONALLY AT EACH LEVEL. OTHER LOCATIONS SHOWN ON DRAWINGS. HARDWIRE ALL DETECTORS TOGETHER, AND PROVIDE BATTERY BACK-UP.
- 5) INSTALL GROUND FAULT RECEPTACLES IN BATHROOMS, KITCHENS, AND OTHER NET LOCATIONS AS REQUIRED BY N.E.C. 210-8.

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## UPGRADED LIGHTING PACKAGE

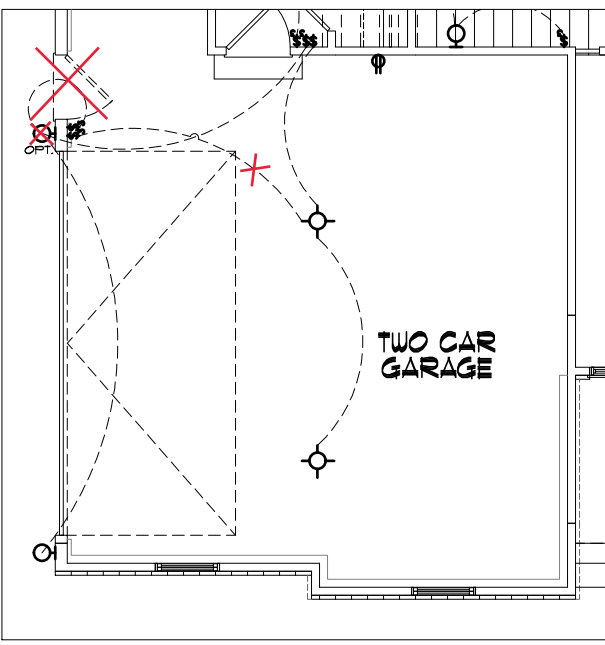
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  - FAMILY
  - KITCHEN
  - HALLWAYS

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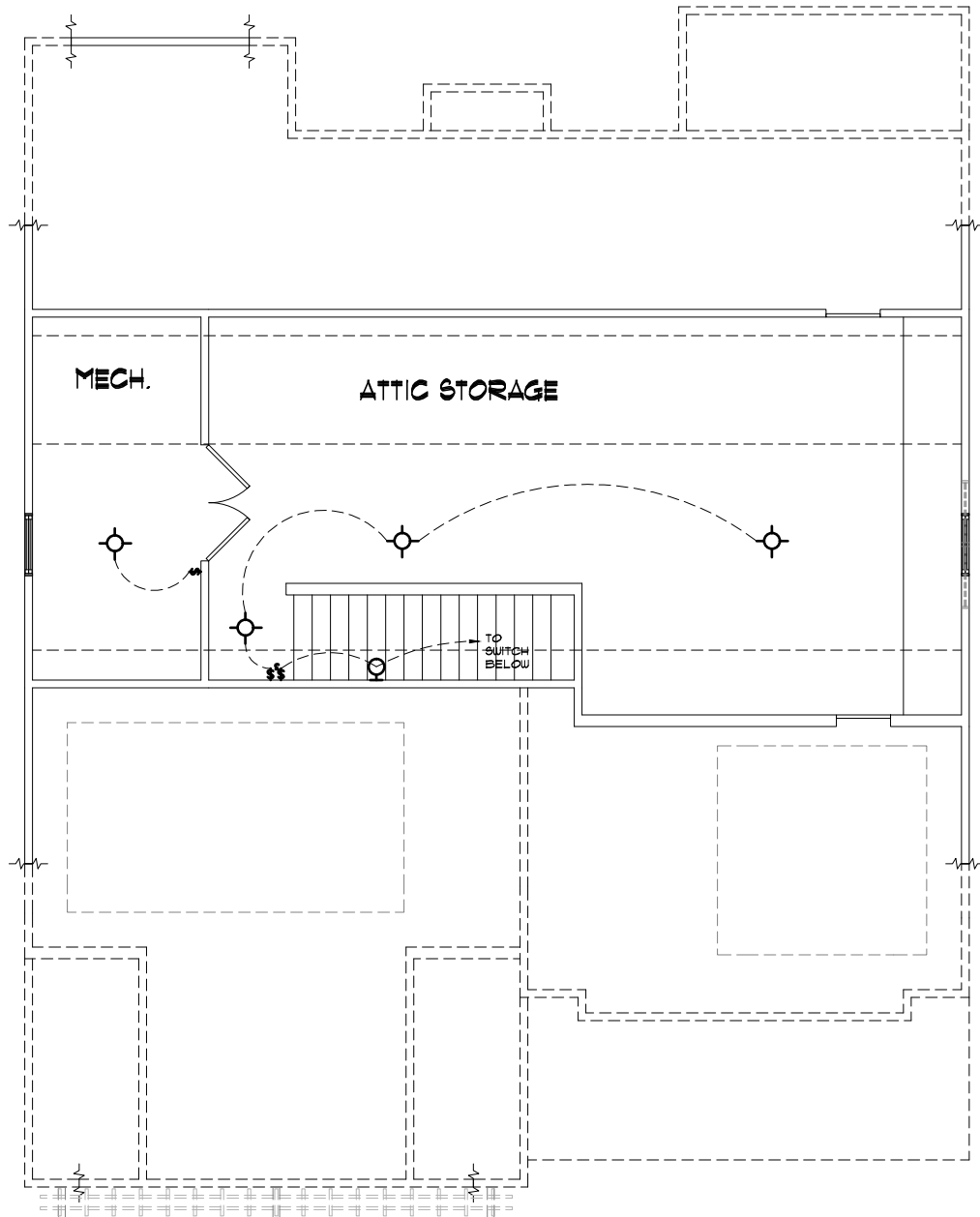


Scales UNO:  
22X34: 1/4"=1'-0"  
11x17: 1/8"=1'-0"

THIS IS MEANT TO BE AN OPTION SHEET, SEE ORIGINAL PLANS FOR MORE INFORMATION



**OPT. SIDE LOAD GARAGE LIGHTING**  
22x34 PRINTS SCALE: 1/4"=1'-0"  
11x17 PRINTS SCALE: 1/8"=1'-0"



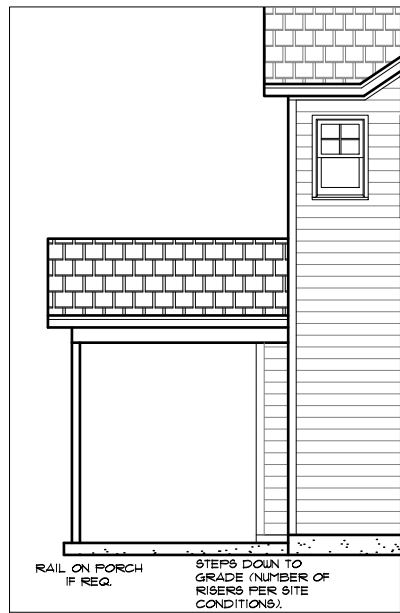
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GENERAL NOTES:  
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3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SUPPLIED.  
4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
5. THESE SHEETS ARE NOT TO BE USED FOR ESTIMATING, PERMITTING, OR OBTAINING CONTRACTOR COSTS ASSOCIATED WITH THESE PLANS.

Mckee Homes, LLC  
Brooks II - Option - Craftsman  
Base Plan - Elev. D (LHG)  
Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:	--	
ISSUE DATE:	04/06/15	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRIP.
8-21-17	BB	Master Plan Set - Arch
5-25-18	BB	Master Plan Set - Arch
2-4-19	BB	2018 Codes - Plan mods
4-23-19	BB	Full Elevs for Opt. Plan Types

Attic Floor & Optional Lighting  
SHEET NO. **OD-8-0**  
PLAN NO. **000112**



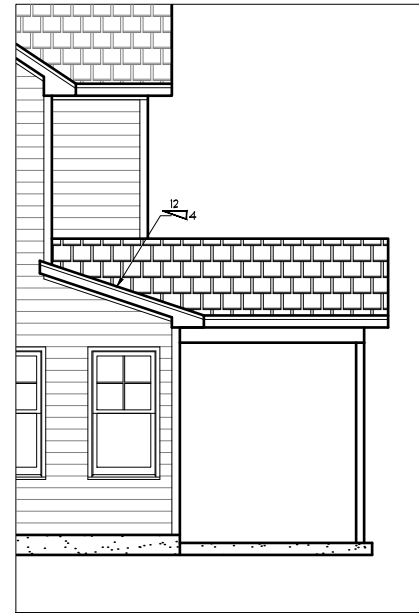
**LEFT ELEVATION**

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



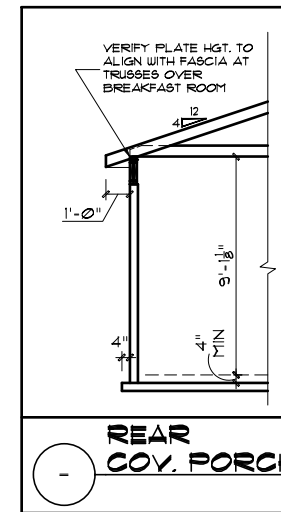
**REAR ELEVATION**

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



**RIGHT ELEVATION**

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



**REAR COY. PORCH**

**GENERAL NOTES**  
\* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.  
SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.  
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.  
SEE SHEET D-2 FOR FLASHING DETAILS AND REQUIRED LOCATIONS.

**REQUIRED FLASHING LOCATIONS**  
1) ALL MATERIAL CHANGE INTERSECTIONS.  
2) ALL WINDOW / DOOR OPENINGS.  
3) ALL ROOF VALLEYS.  
BUILDER TO VERIFY ON SITE FLASHING IS INSTALLED TO MEET CODE REQUIREMENTS.

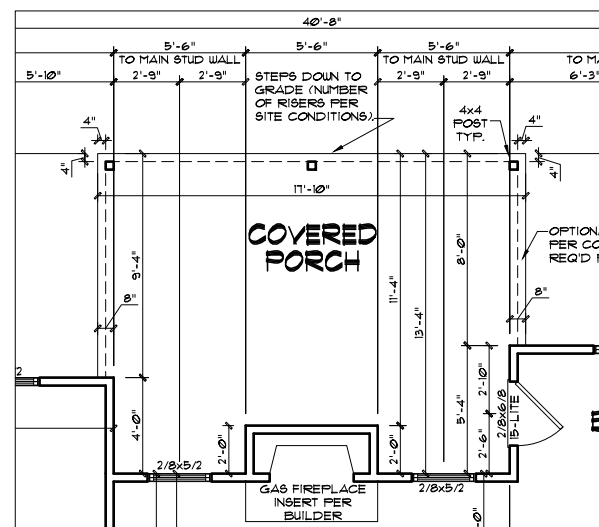
**GENERAL NOTES**  
**WALL THICKNESS / ANGLES**  
ALL EXTERIOR STUD WALLS ARE DRAWN 4" THICK UNO.  
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ANGLED WALLS ARE DRAWN @ 45° UNO.  
**EGRESS**  
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS FOR CLEAR OPENING HEIGHT AND WIDTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING PER CODE BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.  
**WALL/CEILING HEIGHTS**  
WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (IE A 9'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 9/0 ON THE PLANS).  
ALL VAULTED OR SLOPED CEILING ARE TO BE FURRED DOWN TO ACCOMMODATE REQUIRED CEILING INSULATION AND 1" AIRSPACE. VERIFY CODES FOR INFORMATION ON INSULATION REQUIREMENTS.  
**STAIRS**  
STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (N.N).  
MAXIMUM STAIR RISE HEIGHT TO BE NO GREATER THAN 8-1/4"

THIS IS MEANT TO BE AN OPTION SHEET, SEE ORIGINAL PLANS FOR MORE INFORMATION

**EXTERIOR DOORS/WINDOWS (DP RATING)**  
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- ALL EXTERIOR WINDOWS TO BE DP50 WHEN BUILT IN HIGH WIND ZONE.

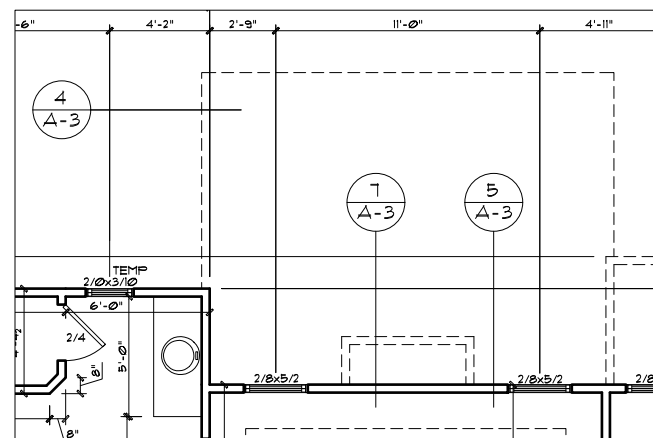
**BROOKS II - OPTIONAL COVERED PORCH**

Unheated Square Footage	
Covered Porch - Rear	221



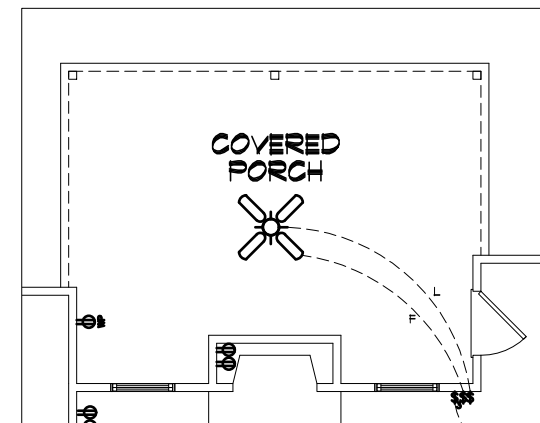
**OPT. COVERED PORCH FIRST FLOOR PLAN**

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



**OPT. COVERED PORCH SECOND FLOOR PLAN**

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



**OPT. COVERED PORCH FIRST FLOOR LIGHTING**

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

**ARCHITECTURAL PLANS WALL LEGEND**

- STANDARD STUD WALL INT OR EXT IF EXT SEE ELEVATIONS FOR SIDING STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH 5" BRICK VENEER FOUNDATION WALL LEDGE STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH STACKED STONE VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS (NOTE BUILDER TO VERIFY STONE THICKNESS & NOTIFY PLAN DESIGNER IF THICKNESS IS MORE THAN 5" BEFORE FOOTINGS ARE POURED)
- STANDARD STUD WALL WITH APPLIED STONE VENEER STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS (NOTE: NO FOUNDATION SUPPORT IS REPRESENTED ON STRUCTURAL PLANS) IF STACKED STONE IS TO BE USED BUILDER MUST NOTIFY PLAN DESIGNER BEFORE FOOTINGS ARE POURED
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- HALF WALL WITH 1x CAP (42" HEIGHT UNLESS NOTED OTHERWISE ON PLANS)

**WINDOW FALL PREVENTION PROTECTION**  
IF ANY PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 72" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.

**EXCEPTIONS:**  
1. THE WINDOW IS A FIXED UNIT  
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4- INCH DIAMETER SPHERE.  
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.  
4. THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.  
NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET.  
2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.  
3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOULD MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
5. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE CONSULTATION OF A LICENSED PROFESSIONAL ENGINEER.



Scales UNO:  
22X34: 1/4"=1'-0"  
11X17: 1/8"=1'-0"

McKee Homes, LLC  
Brooks II - Base - Options  
Base Plan - Left Hand Garage  
Architectural Set - Master Plan (4-23-19)

**PROGRESS DATE:** --

**ISSUE DATE:** 04/06/15

**DRAWN BY:** A.S.H./R.B.

**CHECKED BY:** A.S.H./R.B.

**REVISIONS**

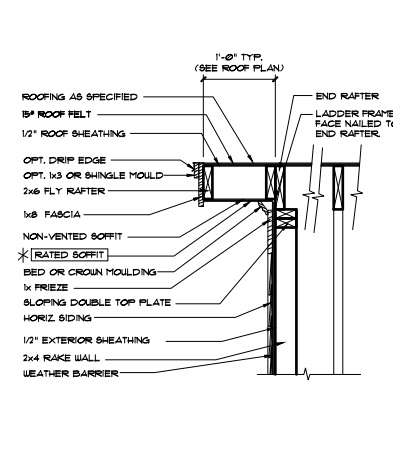
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8-21-17	EB	Master Plan Set - Archs
5-25-18	EB	Master Plan Set - Archs
2-4-19	EB	2018 Codes - Plan mods
4-23-19	EB	Full Plans for Opt. Plan Types

**Opt Covered Porch - Elevs-Floors-Lights**

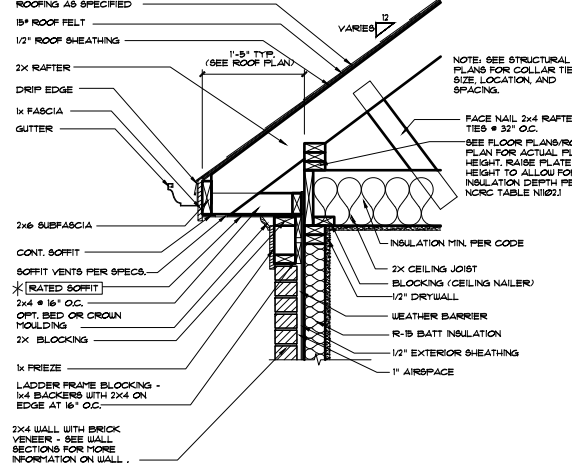
SHEET NO. **0-2-0**

PLAN NO. **000112**

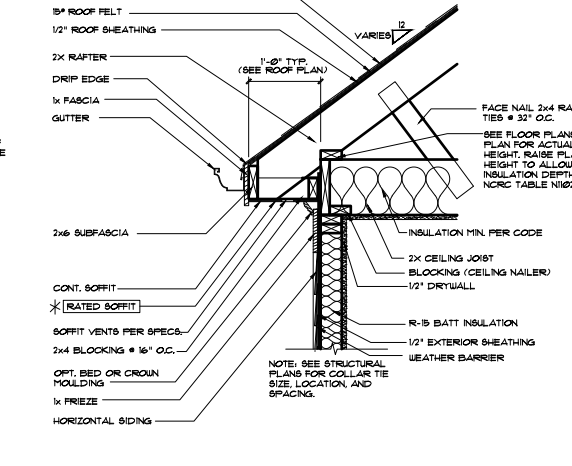
\* 1 HOUR RATED (PRESCRIPTIVE 133 HR) W/ (2) LAYERS 5/8" TYPE X GYP BD. AT UNDERSIDE OF SOFFIT/RAKE AS REQUIRED. SEE PLANS FOR LOCATIONS. USE EXTERIOR GRADE (G-P FIREGUARD EXTERIOR OR EQUAL) UNDER FINISHED NON-VENTED SOFFIT.



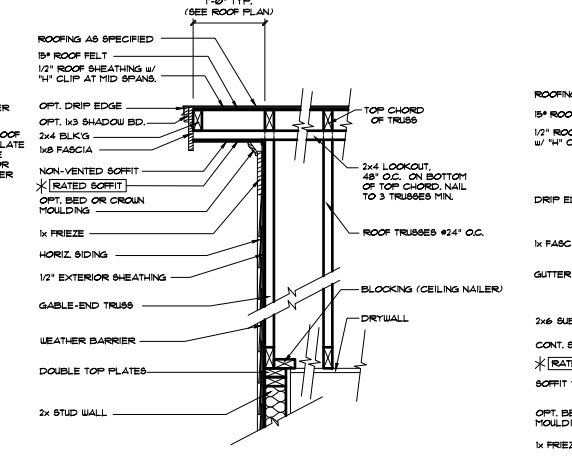
9 RAKE OVERHANG - STICK  
1/4\"/>



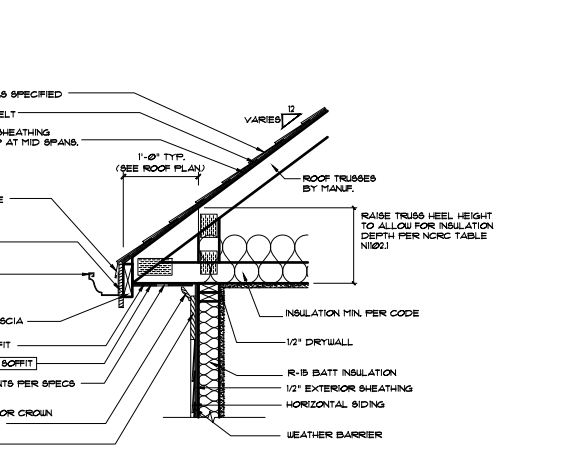
8 CORNICE AT BRICK STICK  
1/4\"/>



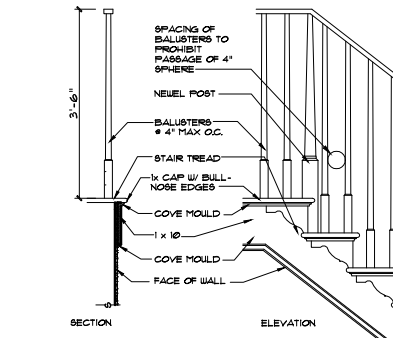
7 CORNICE AT SIDING (STICK)  
1/4\"/>



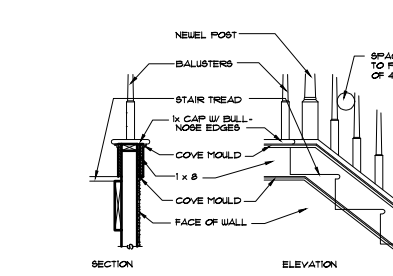
6 RAKE OVERHANG - (TRUSSES)  
1/4\"/>



5 CORNICE AT SIDING (TRUSSES)  
1/4\"/>

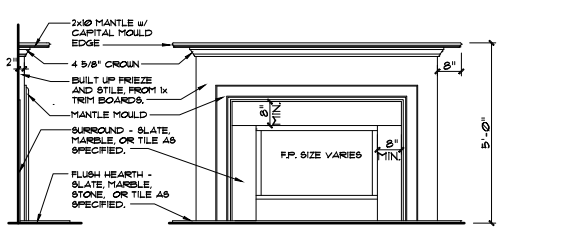


4 STAIR TRIM - OPEN RISERS  
3/4\"/>



3 STAIR TRIM - CLOSED RISERS  
3/4\"/>

\* SEE STRUCTURAL SHEETS, NOTES AND DETAILS FOR MORE INFORMATION. ALL STRUCTURAL INFORMATION OVER-RIDES THESE ARCHITECTURAL DETAILS



2 FIREPLACE TRIM  
1/2\"/>

ACCEPTABLE MANUFACTURER: G-P DENSE GL455 GOLD FIREGUARD EXTERIOR GUARD OR EQUAL.

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS		
EXTERIOR SIDE: One layer 48" wide 1/2" type X gypsum sheathing applied parallel to 2 x 4 wood studs with 1 1/2" galvanized roofing nails, 0.120" shank, 7/16" or 1/2" heads, 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.		
INTERIOR SIDE: One layer 1/2" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 1/4" long, 0.0915" shank, 1/2" heads, 7" o.c. (LOAD-BEARING)		
Thickness:	Varies	
Approx. Weight:	7 pcf	
Fire Test:	See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309, UL 1191B-129, 7-22-70, UL Design U314)	

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3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

WALL SECTION DETAILS			
MASTER DETAIL	DETAIL VARIATIONS		
	A EXTERIOR WALL HORIZONTAL SIDING	B EXTERIOR WALL BRICK VENEER	C EXTERIOR WALL STONE VENEER (APPLIED)
	D EXTERIOR WALL STUCCO FINISH		

FLOOR SECTION DETAILS			
MASTER DETAIL	DETAIL VARIATIONS		
	A FLOOR SYSTEM AT STUD WALL CONVENTIONAL LUMBER	B FLOOR SYSTEM AT STUD WALL I-JOISTS	C FLOOR SYSTEM AT STUD WALL FLOOR TRUSSES
	D FLOOR SYSTEM AT STUD WALL DOUBLE TOP PLATE		



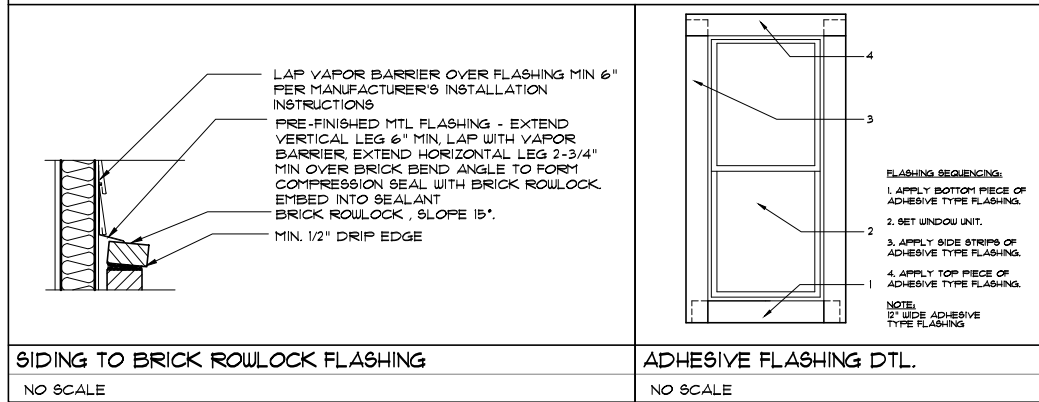
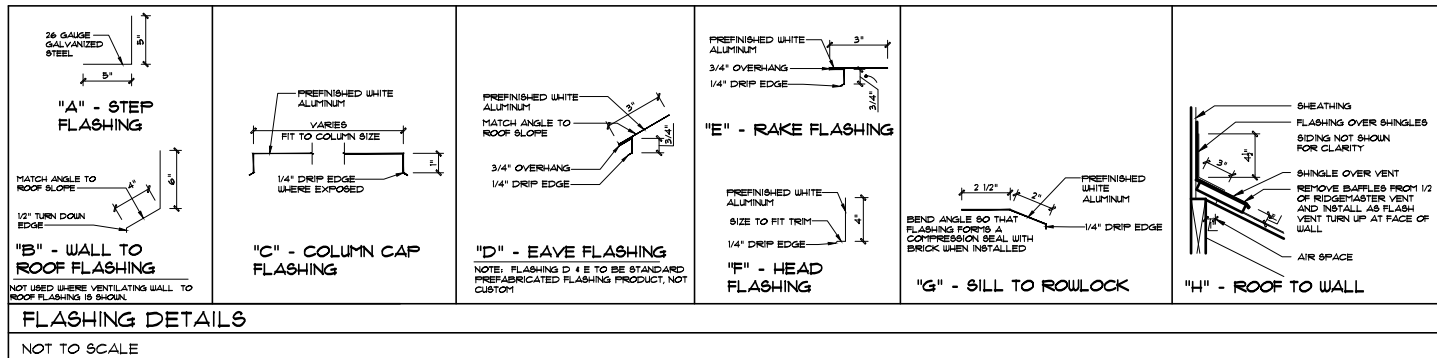
Scales UNO:  
22X34: 1/4"=1'-0"  
11x17: 1/8"=1'-0"

GENERAL NOTES: 1. THESE DETAILS WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES. 3. THESE DETAILS ARE FOR INFORMATION ONLY. 4. THESE DETAILS WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE DETAILS ARE FOR INFORMATION ONLY.

McKee Homes, LLC  
Brooks II - Base - Options  
Base Plan - Left Hand Garage  
Architectural Set - Master Plan (4-23-19)

PROGRESS DATE:		
ISSUE DATE:	04/06/15	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE:	BY:	DESCRPT.
8-21-17	BB	Master Plan Set - Archs
5-25-18	BB	Master Plan Set - Archs
2-4-19	BB	2018 Codes - Plan mods
4-23-19	BB	Full Plans for Opt. Plan Types

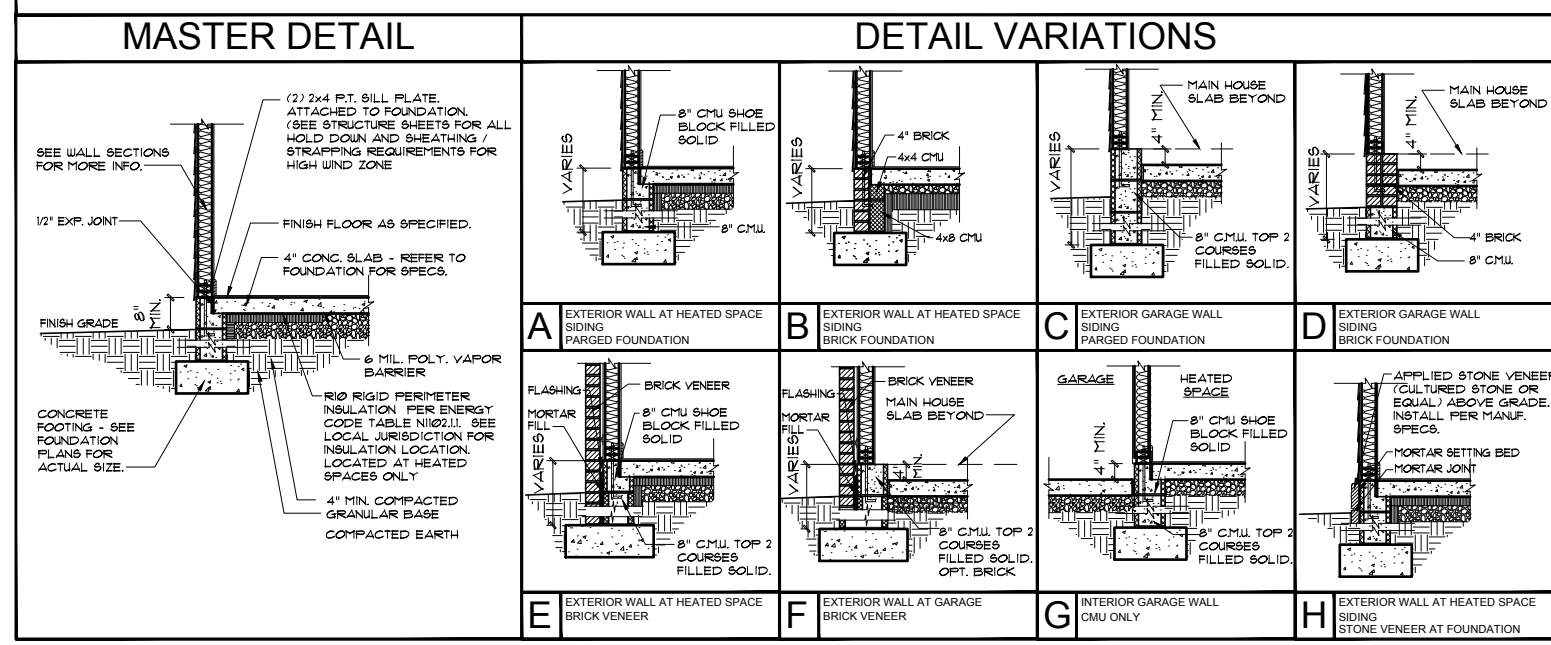
Architectural Details  
SHEET NO. AD-1  
PLAN NO. 000112



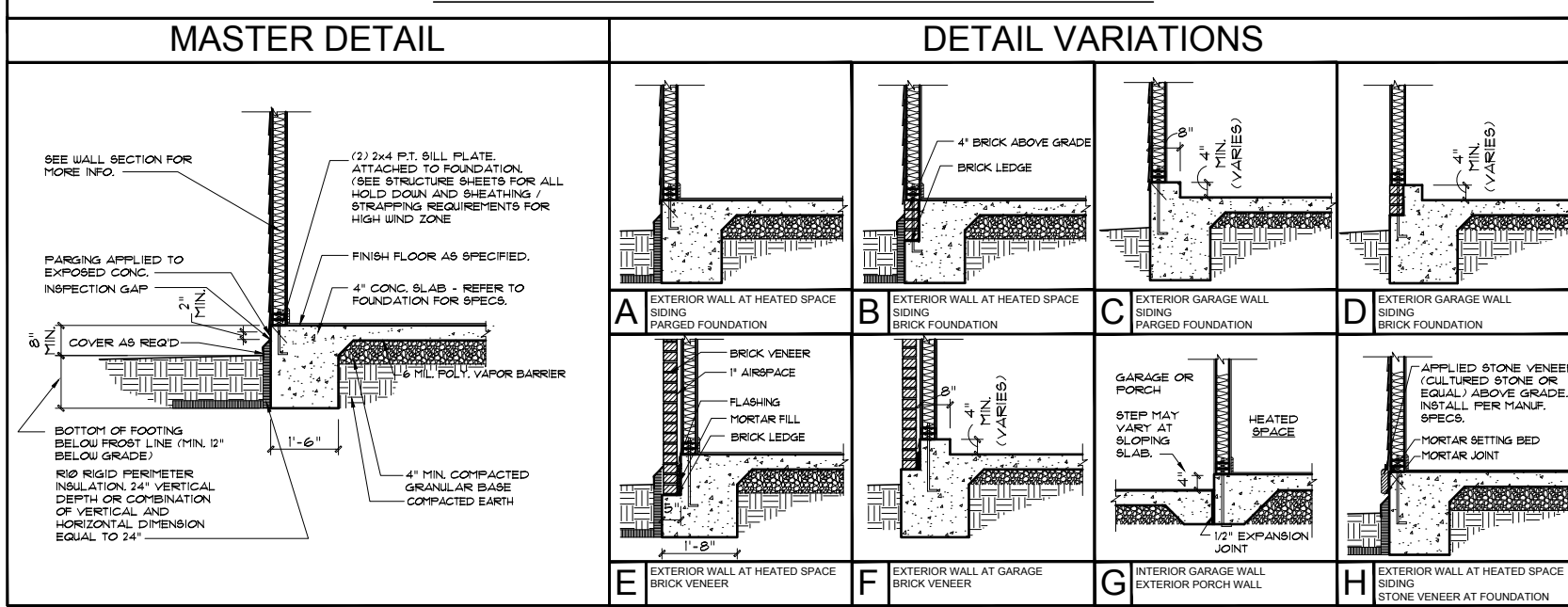
\* SEE STRUCTURAL SHEETS, NOTES AND DETAILS FOR MORE INFORMATION. ALL STRUCTURAL INFORMATION OVER-RIDES THESE ARCHITECTURAL DETAILS

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3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

**STEM WALL SLAB FOUNDATION DETAILS**



**MONO SLAB FOUNDATION DETAILS**



Scales UNO:  
22X34: 1/4"=1'-0"  
11x17: 1/8"=1'-0"

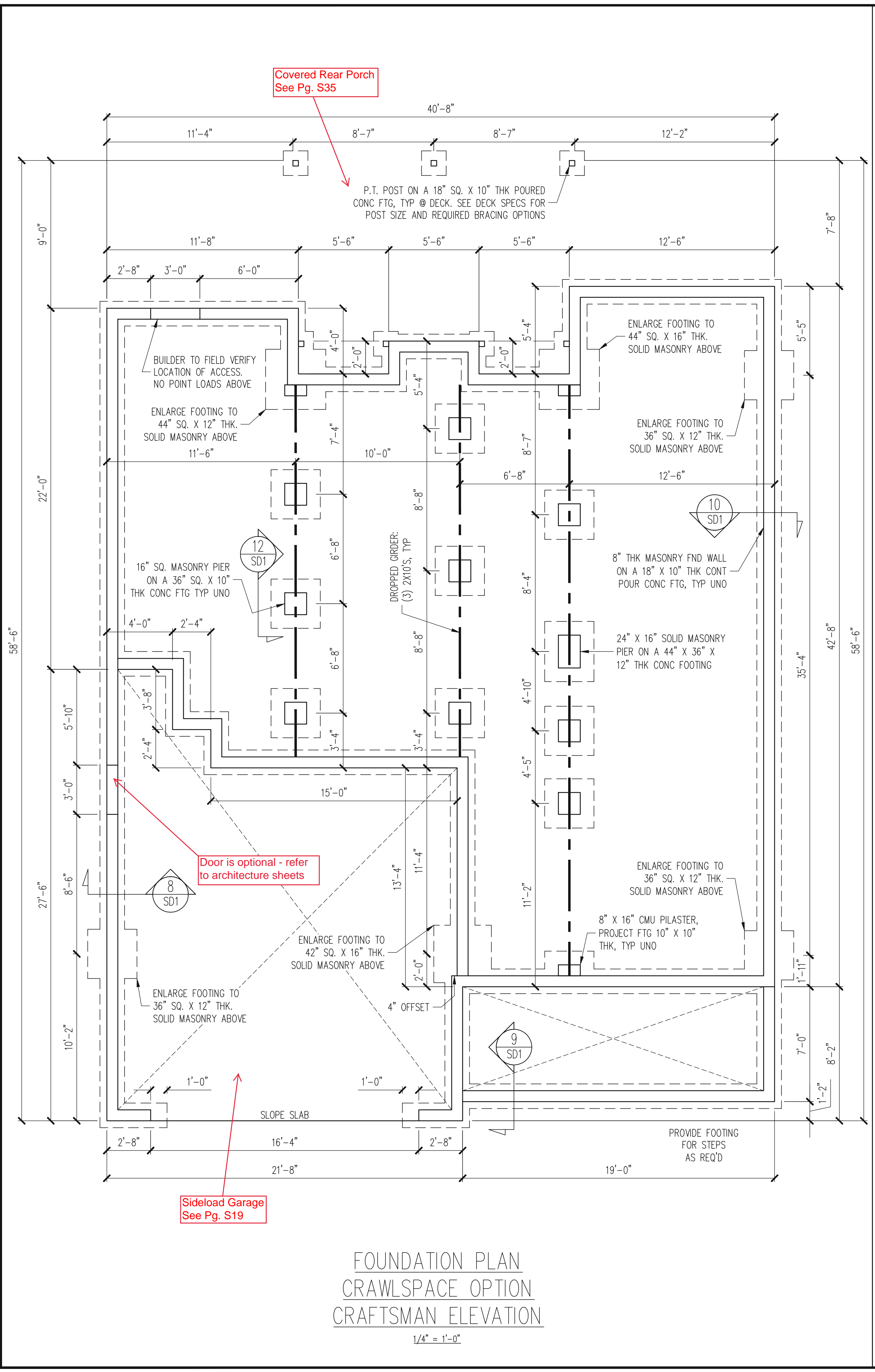
GENERAL NOTES:  
1. THESE DETAILS ARE TO BE COORDINATED WITH ALL OTHER INFORMATION BY OWNER AND CONTRACTOR AND PER LOCAL CODES.  
2. CONTRACTOR IS TO VERIFY ARCHITECT PREPARED OR CONDITIONS OR ITEMS VARYING FROM DEPICTED INFORMATION.  
3. USER SHALL BE RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION DEPICTED.  
4. USER SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.  
5. THESE SCALE IS APPLICABLE FOR EXISTING INFORMATION. EXISTING INFORMATION COSTS ASSOCIATED WITH THESE TYPE.

PROGRESS DATE: --  
ISSUE DATE: 04/06/15  
DRAWN BY: A.S.H./B.B.  
CHECKED BY: A.S.H./B.B.

REVISIONS	DATE	BY	DESCRPT.
8-21-17	BB	Master Plan Set - Archs	
5-25-18	BB	Master Plan Set - Archs	
2-4-19	BB	2018 Codes - Plan mods	
4-23-19	BB	Full Plans for Opt. Plan Types	

Architectural Details  
SHEET NO. **AD-2**  
PLAN NO. **000112**

McKee Homes, LLC  
Brooks II - Base - Options  
Base Plan - Left Hand Garage  
Architectural Set - Master Plan (4-23-19)

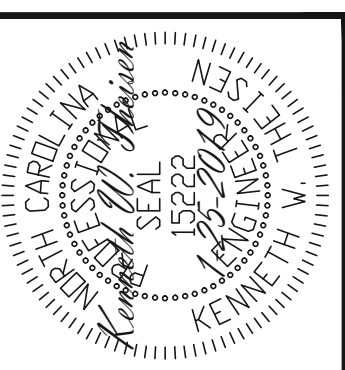


FOUNDATION PLAN  
 CRAWLSPACE OPTION  
 CRAFTSMAN ELEVATION  
 1/4" = 1'-0"

PLAN DESIGNED UNDER  
 2018 NORTH CAROLINA  
 RESIDENTIAL CODE

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.

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



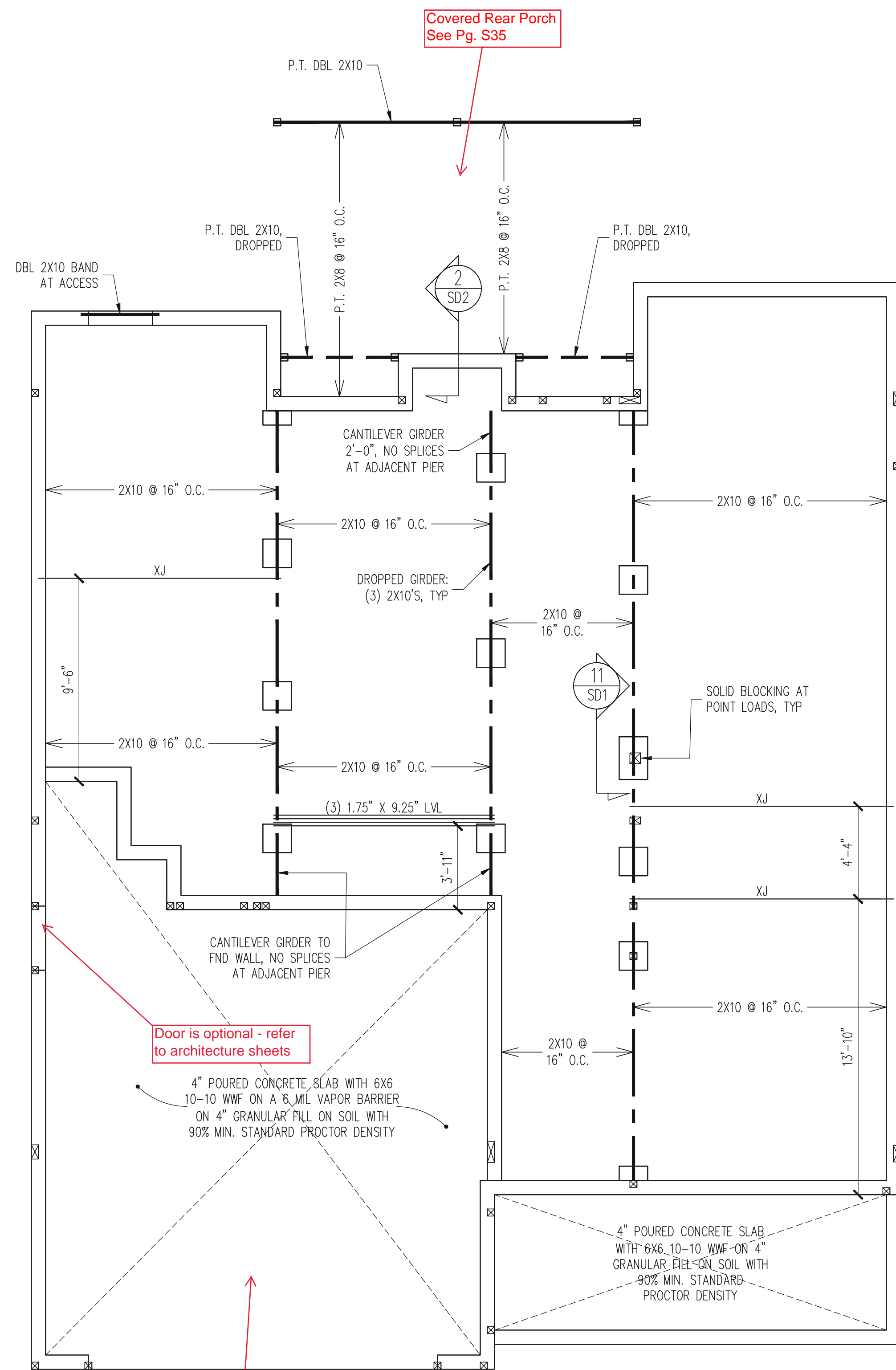
ENGINEERING SEAL VALID FOR 1-YEAR ONLY.  
 The structural design of this plan is the property of Engineering Tech Associates, P.A. These plans are for the client listed only. Engineering Tech Associates, P.A. assumes no liability for these plans if construction or permitting takes place more than 1 year after the seal date without written permission from Engineering Tech Associates, P.A.

CLIENT:	MCKEE HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	ENG: KWT/DIN
REV:	REV:
DATE:	1-25-2019

PLAN NO.  
 BROOKS LH

PROJECT NO.  
 19-29-003L

SHEET NO.  
 S6

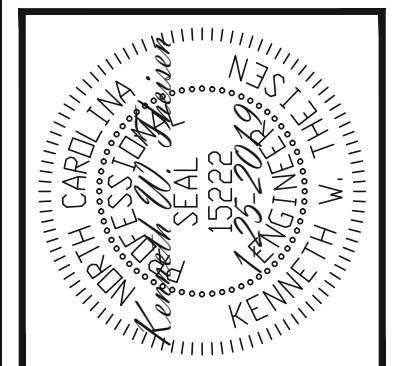


CRAWL SPACE FRAMING PLAN  
CRAFTSMAN ELEVATION

1/4" = 1'-0"

NOTES:  
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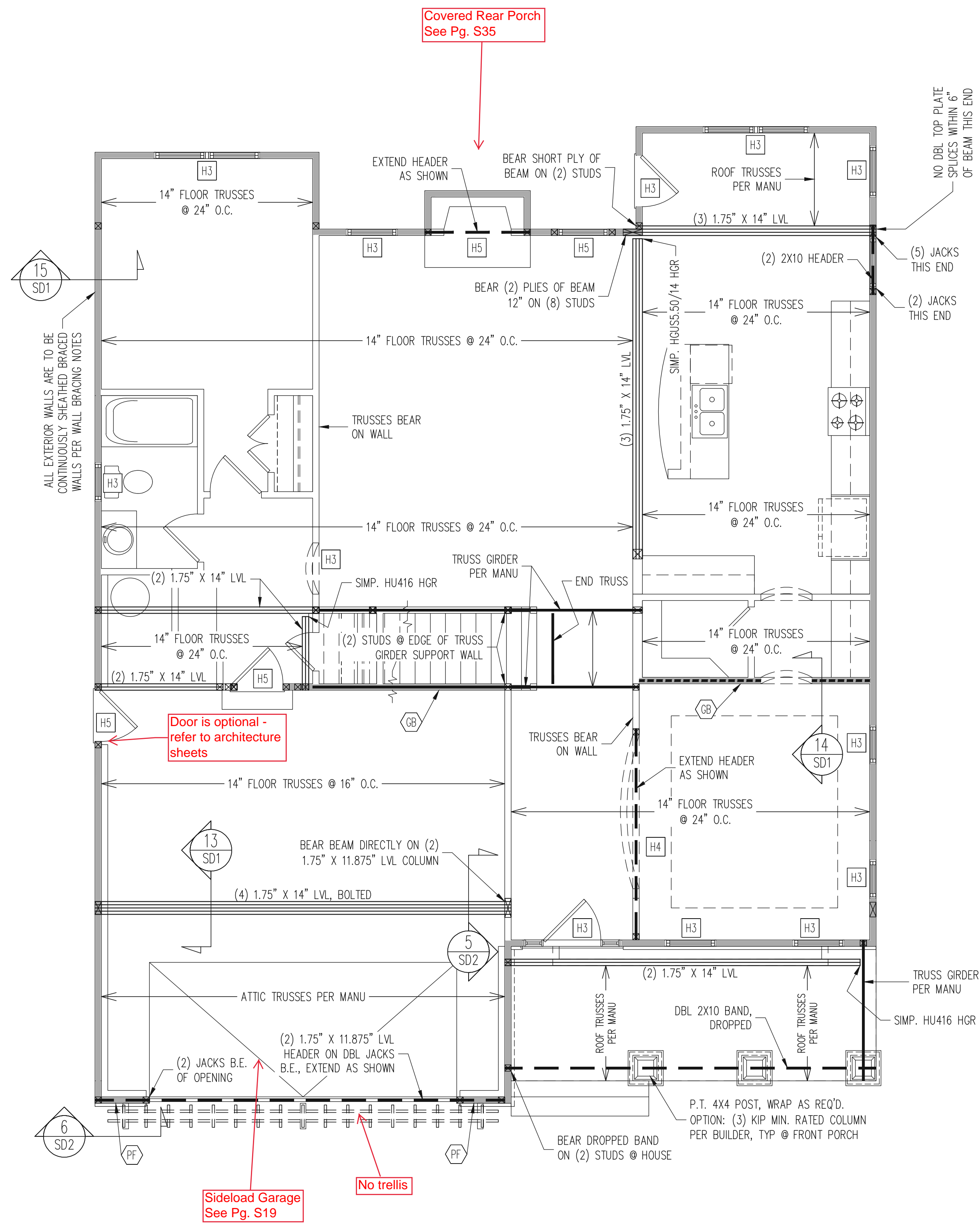
CLIENT:	MCKEE HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	ENG: KWT/DTN
REV:	REV:
DATE:	125-2019

PLAN NO.  
BROOKS LH

PROJECT NO.  
19-29-003L

SHEET NO.  
S8

8 of 41



1ST FLOOR FRAMING PLAN  
CRAFTSMAN ELEVATION

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

WALL BRACING

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 2X6 BLOCKING IS REQUIRED ABOVE ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO DBL TOP PLATE WITH 16d TOE NAILS @ 6" O.C. ATTACH SOLE PLATE TO FRAMING / FND BELOW PER TYPICAL BRACED WALL DETAILS. 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.. BUILDER PERMITTED TO USE WSP IN LIEU OF GB UNO.

WSP INTERIOR BRACED WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING, (1) SIDE. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD. BLOCK AT ALL PANEL EDGES.

2X SHEATH BOTH SIDES OF STUD WALL WITH 3/4" 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 1/2" DIA. ANCHOR BOLT.

PF PORTAL FRAME PER TYPICAL DETAIL.

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

PROVIDED CONTINUOUS SHEATHING = 195" MIN. -WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCR. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCR 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

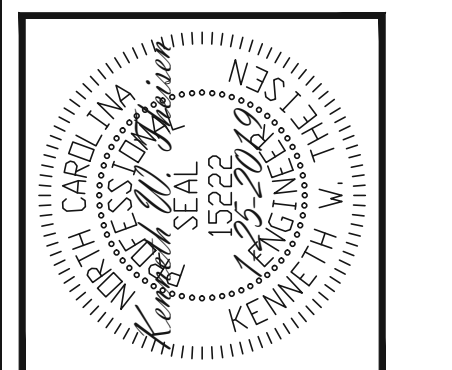
- H1 SINGLE 2X4 TURNED FLAT (A)
- H2 (2) 2X4'S ON SINGLE JACKS (B)
- H3 (2) 2X10'S ON SINGLE JACKS (C)
- H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
- H5 (2) 2X10'S ON DBL JACKS

- (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.  
-KING STUDS EXTERIOR WALLS:  
SINGLE KING STUDS FOR 6' MAX OPENINGS.  
DBL KING STUDS FOR 10' MAX OPENINGS.  
TRPL KING STUDS FOR 14' MAX OPENINGS.  
QUAD KING STUDS FOR 18' MAX OPENINGS.  
FOR 2X6 WALLS, ONE HALF THE AMOUNT OF KING STUDS REQUIRED (ROUND UP) UNO

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

Engineering Tech ASSOCIATES, P.A.



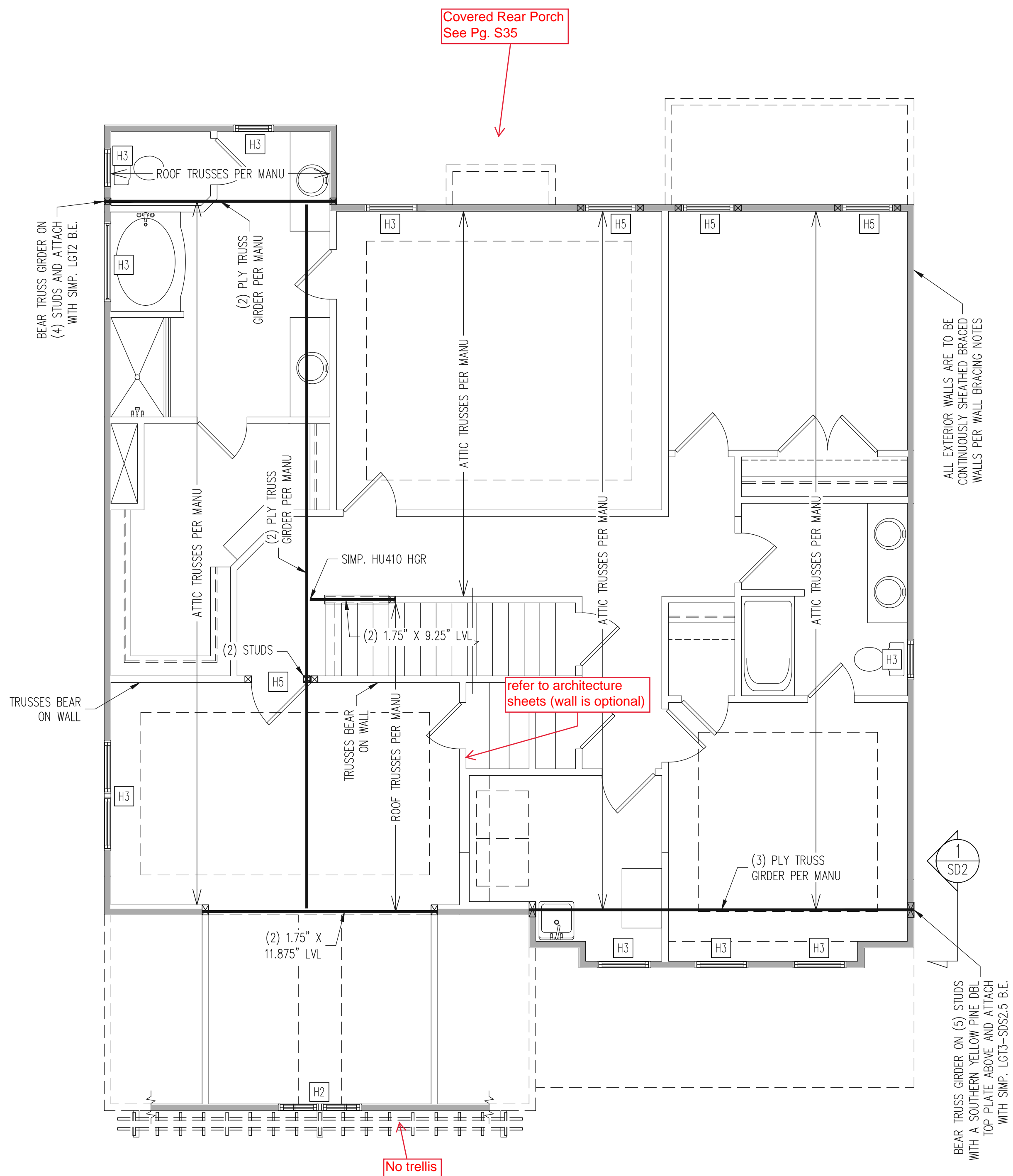
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CLIENT:	MCKEE HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	
ENG:	KWT/DTN
REV:	
DATE:	125-2019

PLAN NO.  
BROOKS LH

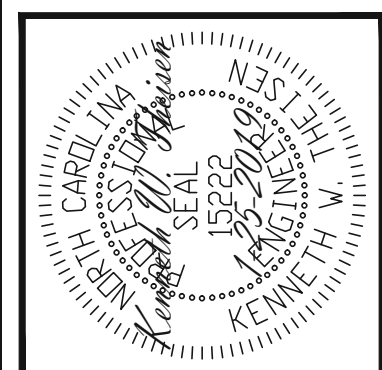
PROJECT NO.  
19-29-003L

SHEET NO.  
S10



2ND FLOOR FRAMING PLAN  
CRAFTSMAN ELEVATION

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



**WALL BRACING**

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 2X6 BLOCKING IS REQUIRED ABOVE ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO DBL TOP PLATE WITH 16d TOE NAILS @ 6" O.C. ATTACH SOLE PLATE TO FRAMING / FND BELOW PER TYPICAL BRACED WALL DETAILS. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

SHADED WALLS:

PROVIDED CONTINUOUS SHEATHING = 168' MIN.  
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCR. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCR 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
H5	(2) 2X10'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.  
-KING STUDS EXTERIOR WALLS:  
SINGLE KING STUDS FOR 6' MAX OPENINGS.  
DBL KING STUDS FOR 10' MAX OPENINGS.  
TRPL KING STUDS FOR 14' MAX OPENINGS.  
QUAD KING STUDS FOR 18' MAX OPENINGS.  
FOR 2X6 WALLS, ONE HALF THE AMOUNT OF KING STUDS REQUIRED (ROUND UP) UNO

ENGINEERING SEAL VALID FOR 1-YEAR ONLY.  
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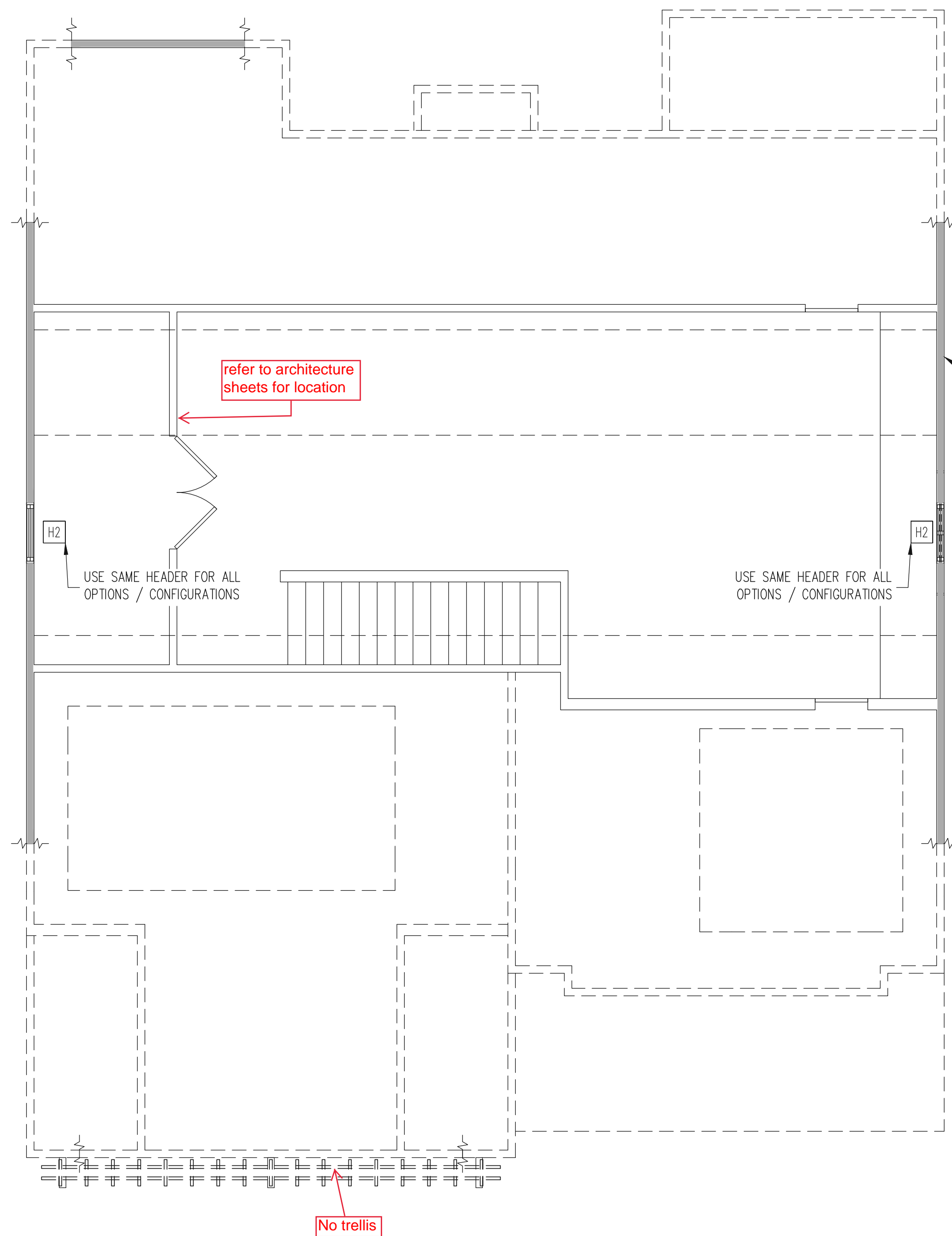
CLIENT:	MCKEE HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	ENG: KWT/DTN
REV:	REV:
DATE:	DATE: 125-2019

PLAN NO.  
BROOKS LH

PROJECT NO.  
19-29-003L

SHEET NO.  
S12





ATTIC FRAMING PLAN  
CRAFTSMAN ELEVATION

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

WALL BRACING

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 2X6 BLOCKING IS REQUIRED ABOVE ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO DBL TOP PLATE WITH 16d TOE NAILS @ 6" O.C. ATTACH SOLE PLATE TO FRAMING / FND BELOW PER TYPICAL BRACED WALL DETAILS. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

SHADED WALLS:

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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

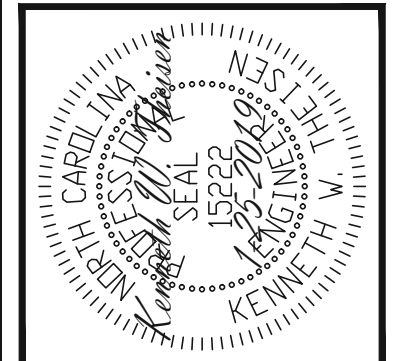
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  - H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
  - H5 (2) 2X10'S ON DBL JACKS
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
  - (B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
  - (C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:

- HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.
- KING STUDS EXTERIOR WALLS:
- SINGLE KING STUDS FOR 6' MAX OPENINGS.
- DBL KING STUDS FOR 10' MAX OPENINGS.
- TRPL KING STUDS FOR 14' MAX OPENINGS.
- QUAD KING STUDS FOR 18' MAX OPENINGS.
- FOR 2X6 WALLS, ONE HALF THE AMOUNT OF KING STUDS REQUIRED (ROUND UP) UNO

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Raleigh, North Carolina 27615  
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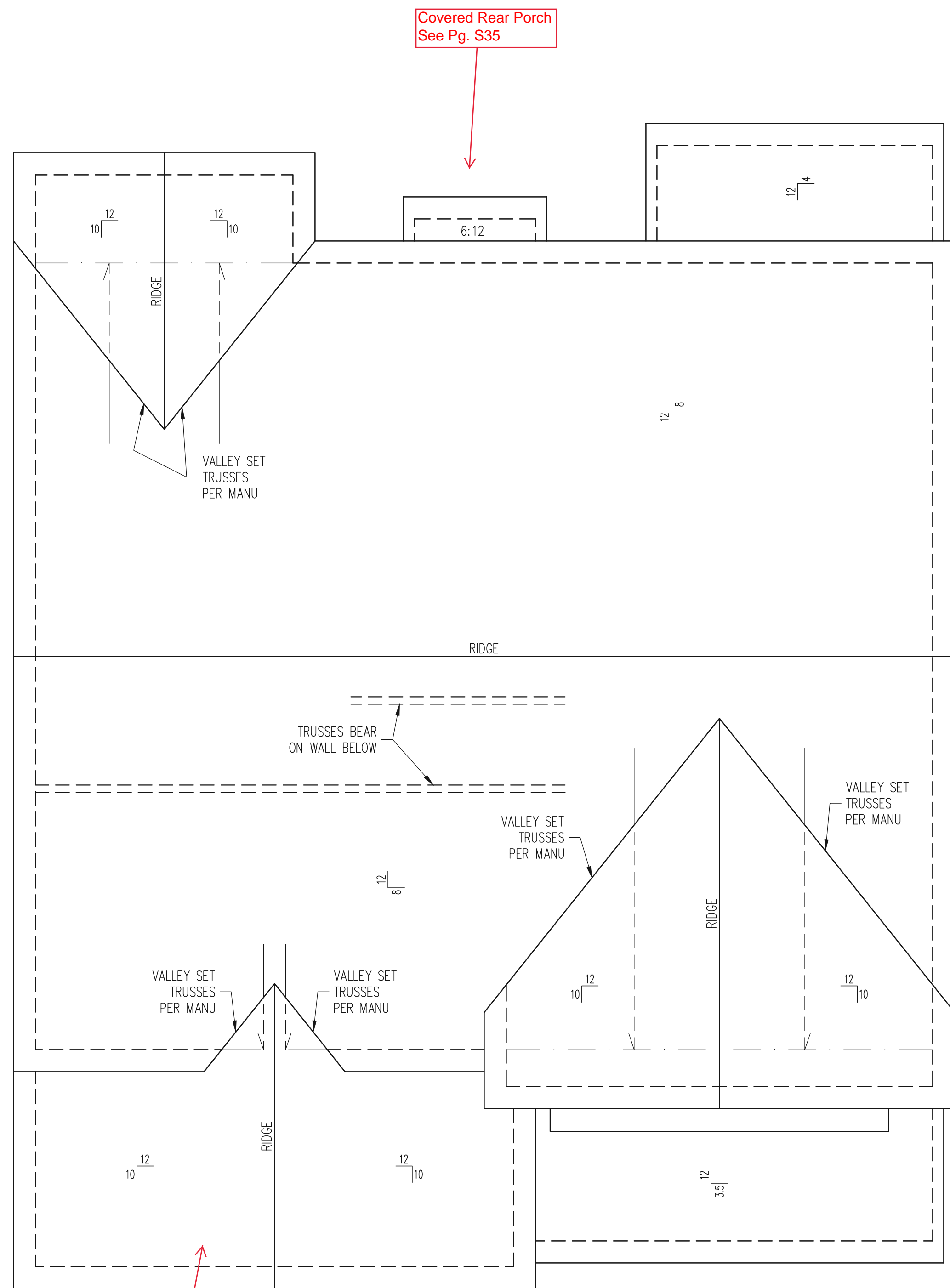
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SCOPE:	STRUCTURAL ADDENDUM
LOT #:	ENG: KWT/DTN
REV:	REV:
DATE:	DATE: 1-25-2019

PLAN NO.  
BROOKS LH

PROJECT NO.  
19-29-003L

SHEET NO.  
S14



Sideload Garage  
See Pg. S19

Covered Rear Porch  
See Pg. S35

ROOF FRAMING PLAN  
CRAFTSMAN ELEVATION

1/4" = 1'-0"

FRAMING NOTES  
ROOF ONLY  
-ROOF TRUSSES PER MANU TYPICAL UNO  
-ATTACH ROOF TRUSSES TO DBL TOP PLATE WITH  
SIMP. H10A HURRICANE TIES TYP UNO  
-VERIFY ALL ARCHITECTURAL OVERHANGS, ROOF  
PITCHES, AND KNEEWALL HEIGHTS PRIOR TO  
CONSTRUCTION

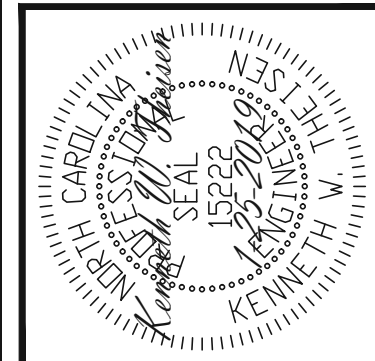
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SCOPE:	STRUCTURAL ADDENDUM
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	DATE: 12-5-2019

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BROOKS LH

PROJECT NO.  
19-29-003L

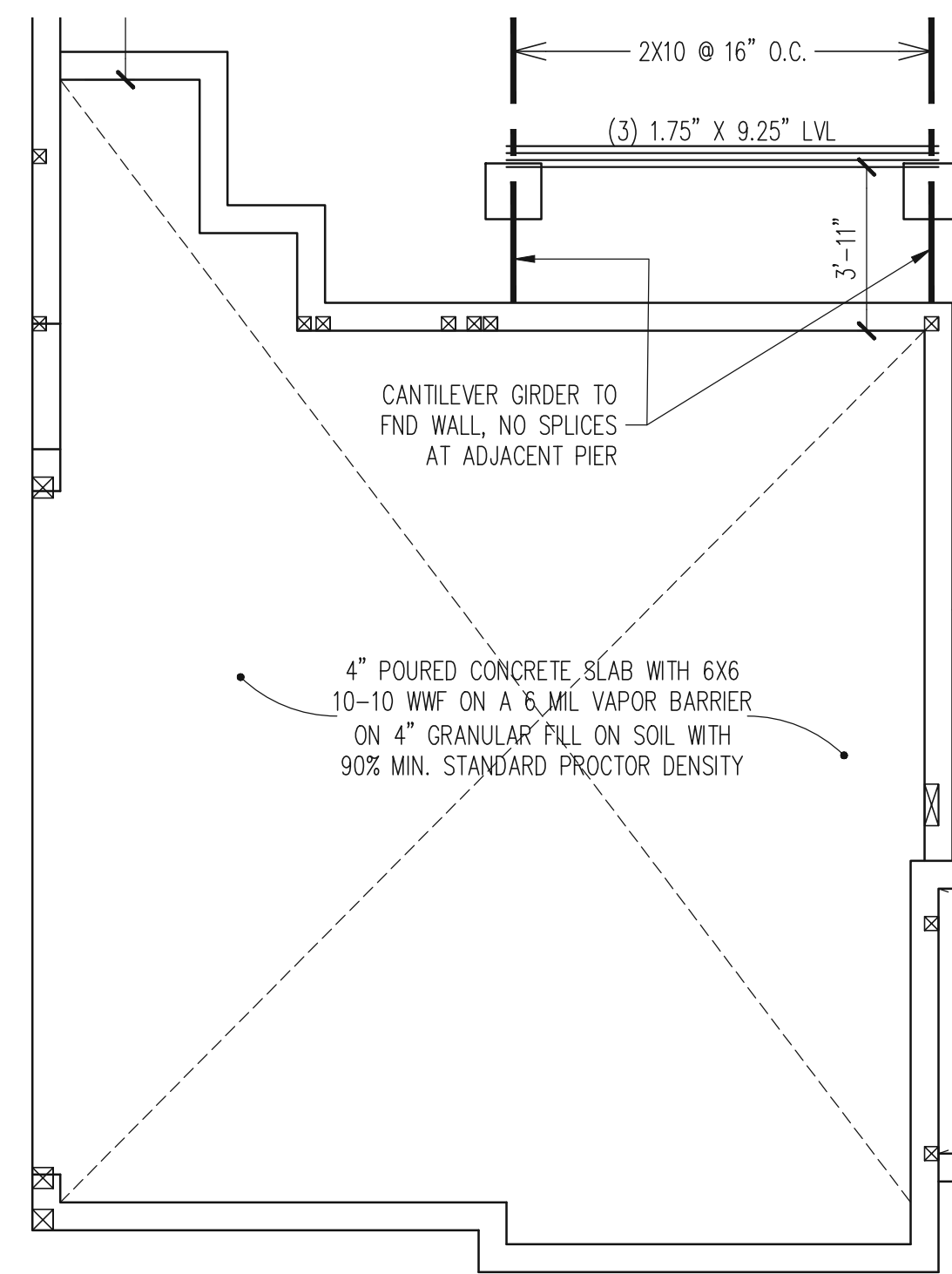
SHEET NO.  
S16

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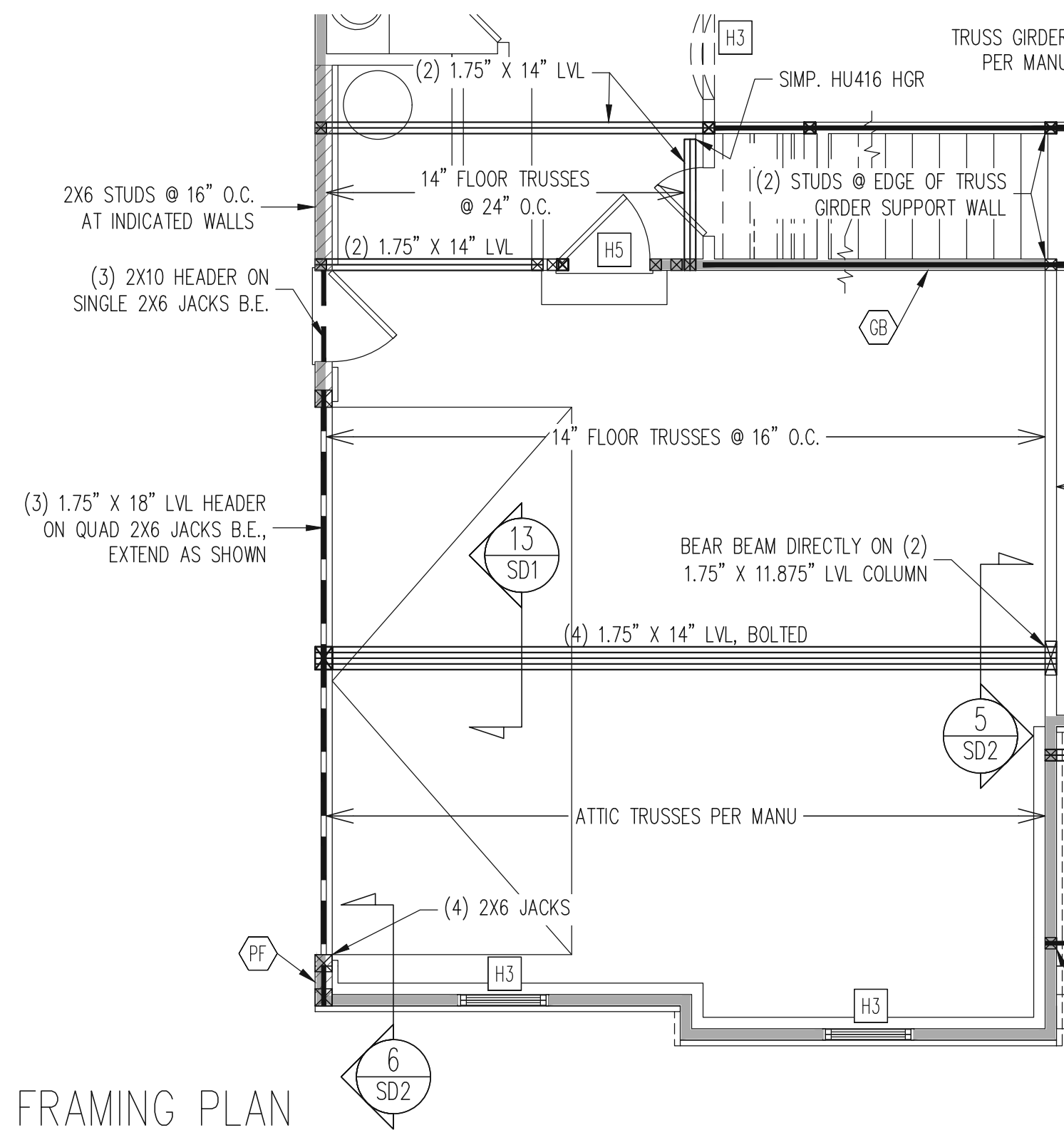
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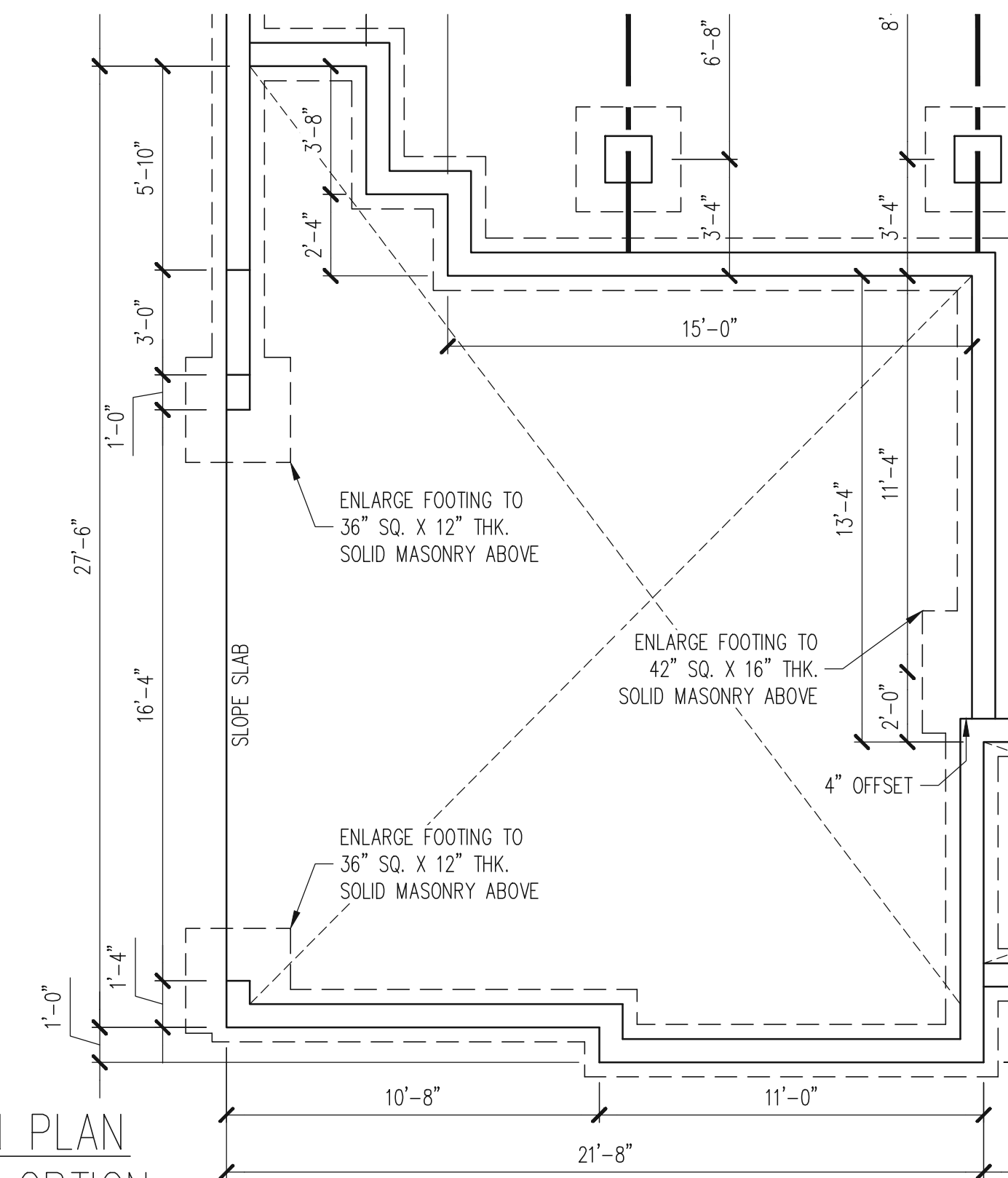
CRAWL SPACE FRAMING PLAN  
SIDE LOAD GARAGE OPTION  
CRAFTSMAN ELEVATION  
1/4" = 1'-0"

REFER TO SHEETS S1-S16  
FOR ALL STRUCTURAL  
NOTES AND SCHEDULES



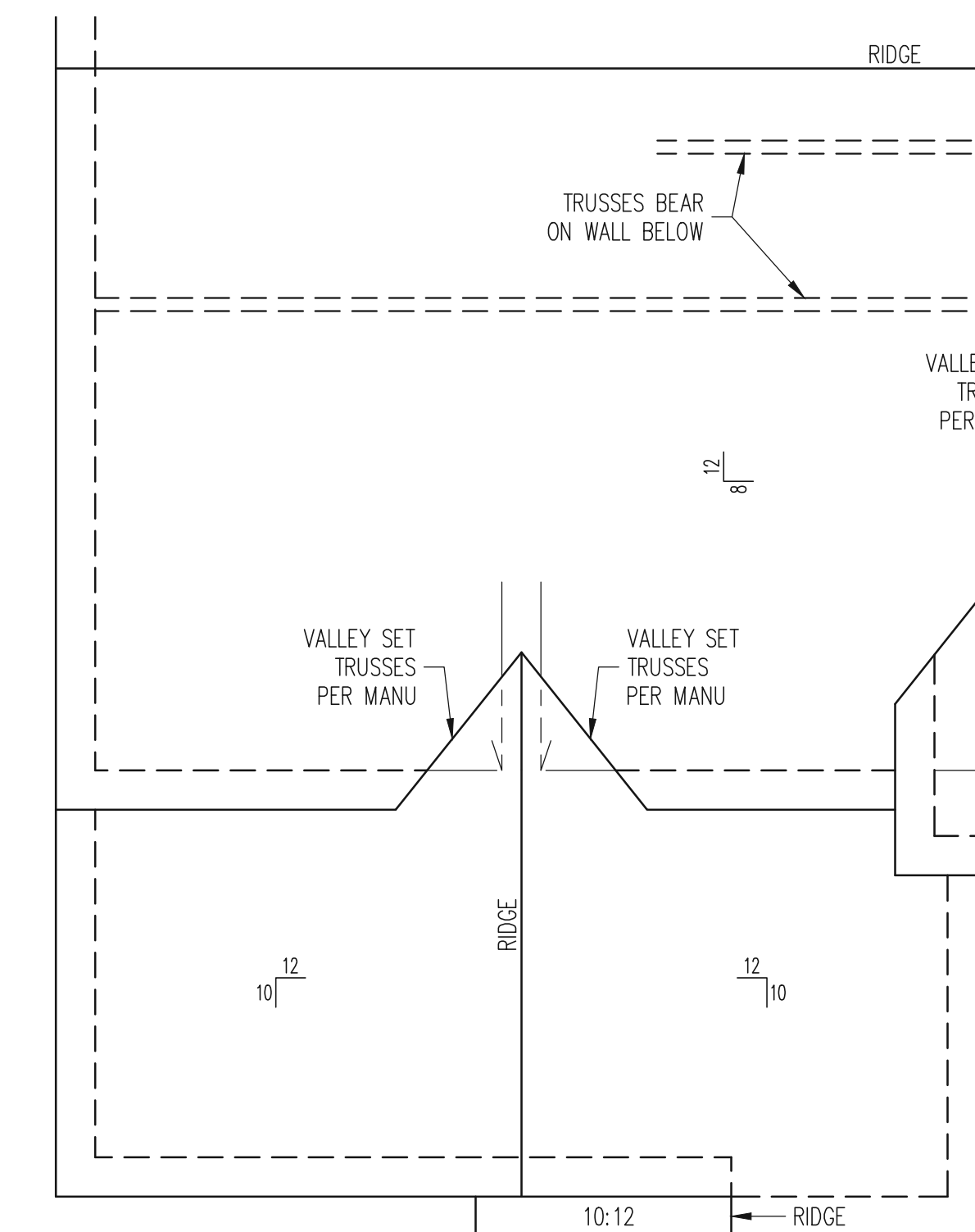
1ST FLOOR FRAMING PLAN  
SIDE LOAD GARAGE OPTION  
CRAFTSMAN ELEVATION  
WALLS AND CEILING  
1/4" = 1'-0"

REFER TO SHEETS S1-S16  
FOR ALL STRUCTURAL  
NOTES AND SCHEDULES



FOUNDATION PLAN  
CRAWLSPACE OPTION  
SIDE LOAD GARAGE OPTION  
CRAFTSMAN ELEVATION  
1/4" = 1'-0"

REFER TO SHEETS S1-S16  
FOR ALL STRUCTURAL  
NOTES AND SCHEDULES

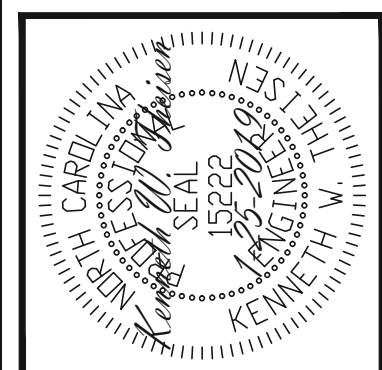


ROOF FRAMING PLAN  
SIDE LOAD GARAGE OPTION  
CRAFTSMAN ELEVATION  
1/4" = 1'-0"

REFER TO SHEETS S1-S16  
FOR ALL STRUCTURAL  
NOTES AND SCHEDULES

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Raleigh, North Carolina 27615  
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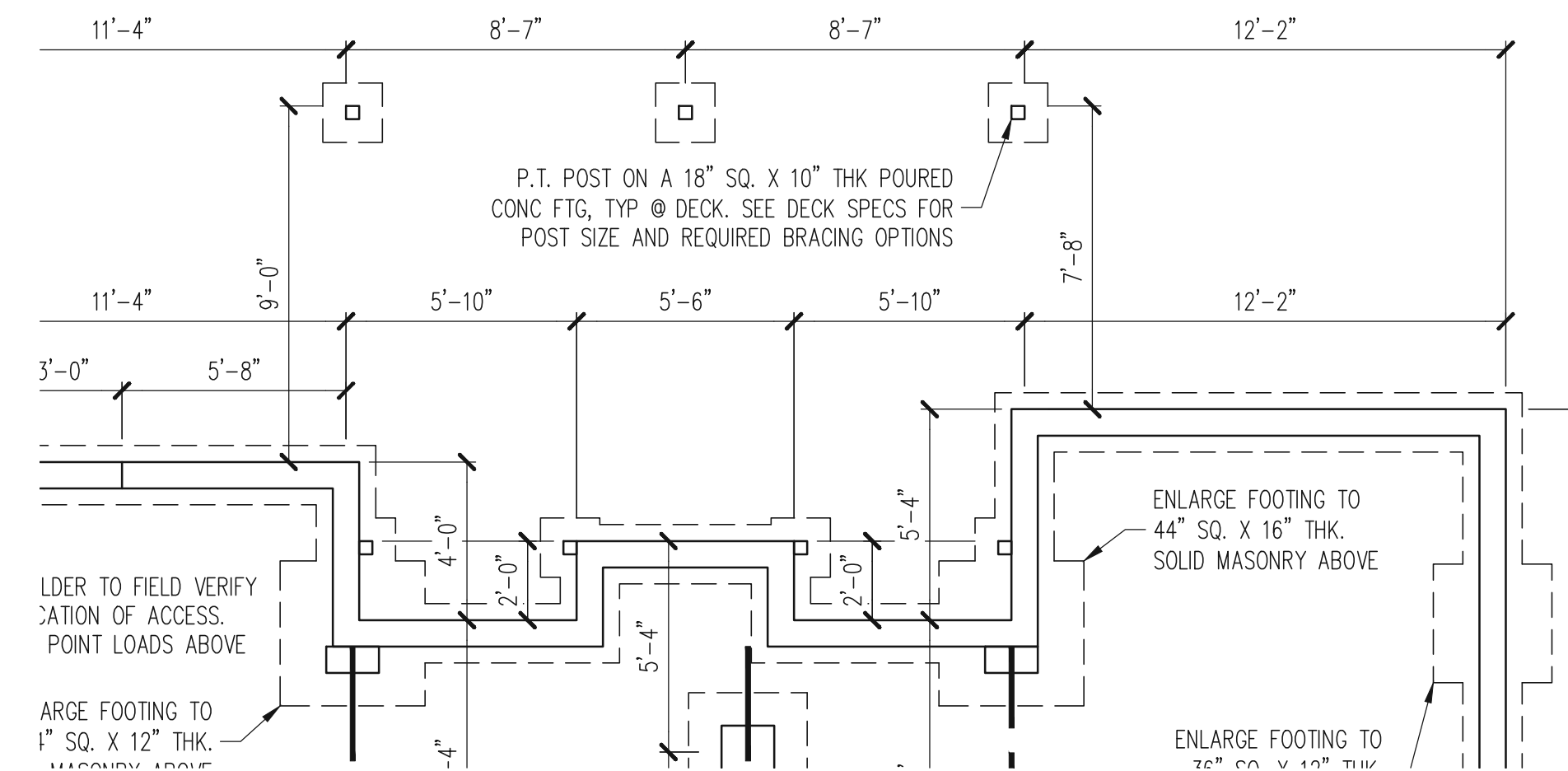
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SHEET NO.  
S19

FOUNDATION PLAN  
CRAWLSPACE OPTION  
COVERED DECK OPTION  
ALL ELEVATIONS

1/4" = 1'-0"

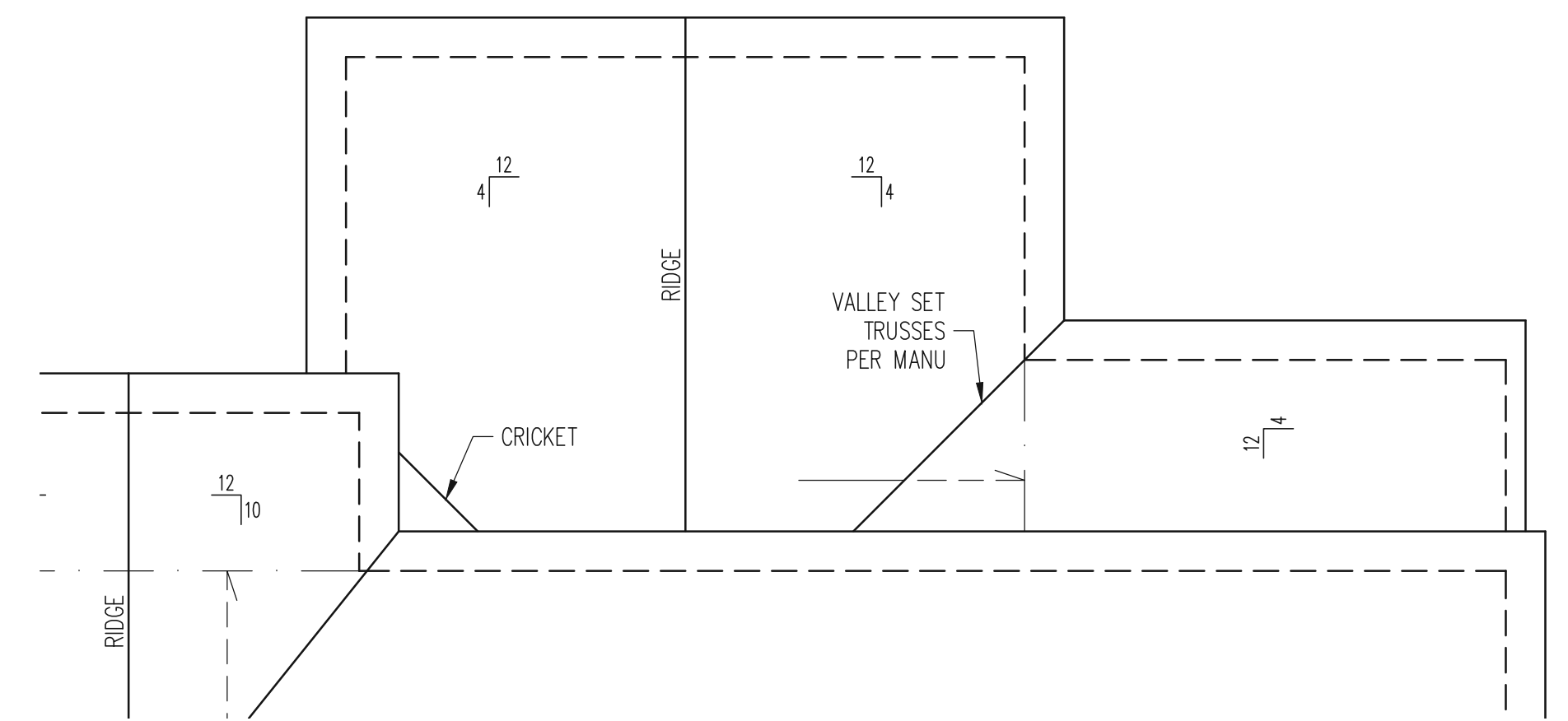
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FOR ALL STRUCTURAL  
NOTES AND SCHEDULES



ROOF FRAMING PLAN  
COVERED REAR PORCH OPTION  
COVERED DECK OPTION  
ALL ELEVATIONS

1/4" = 1'-0"

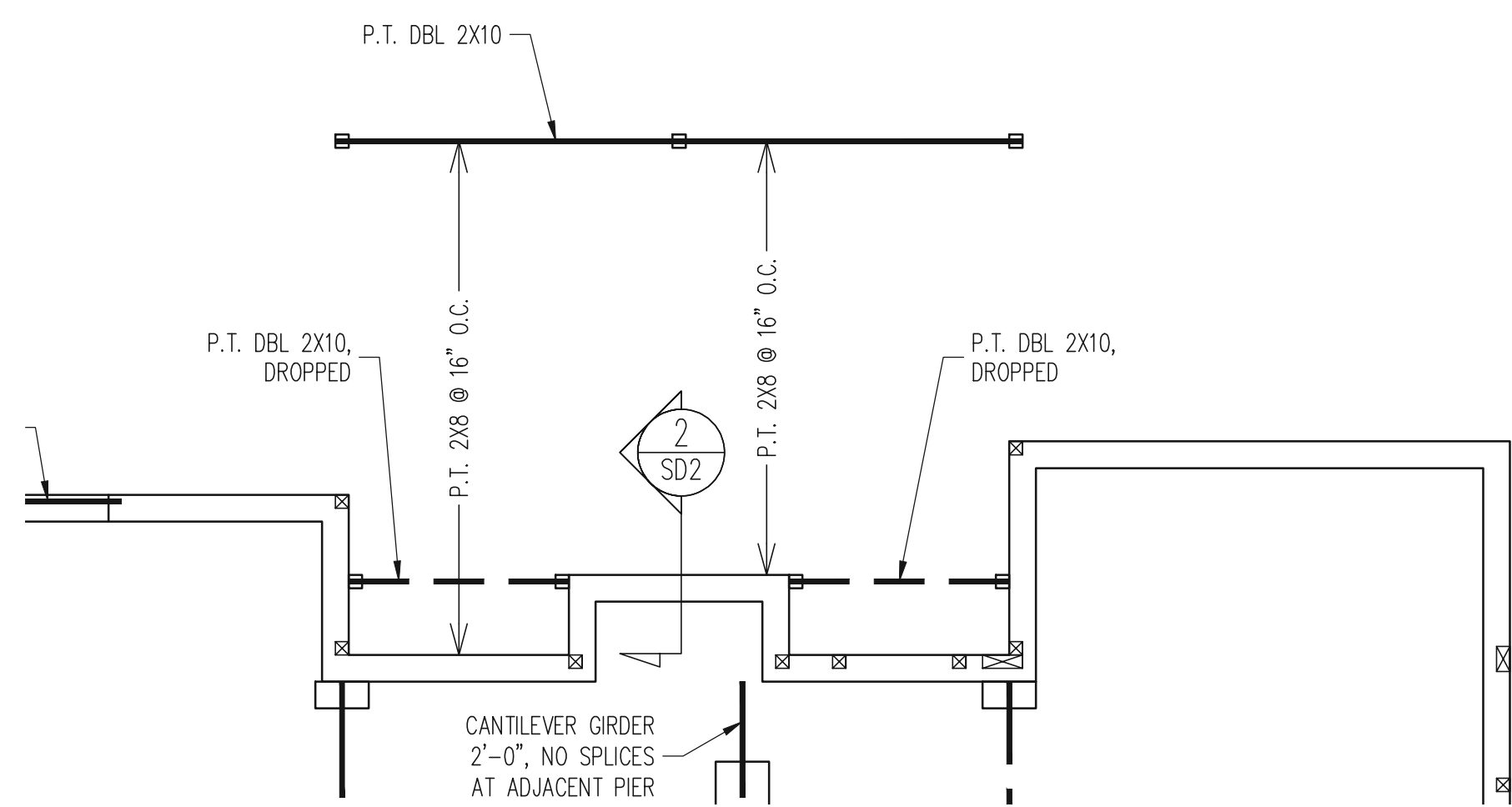
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NOTES AND SCHEDULES



CRAWL SPACE FRAMING PLAN  
COVERED DECK OPTION  
ALL ELEVATIONS

1/4" = 1'-0"

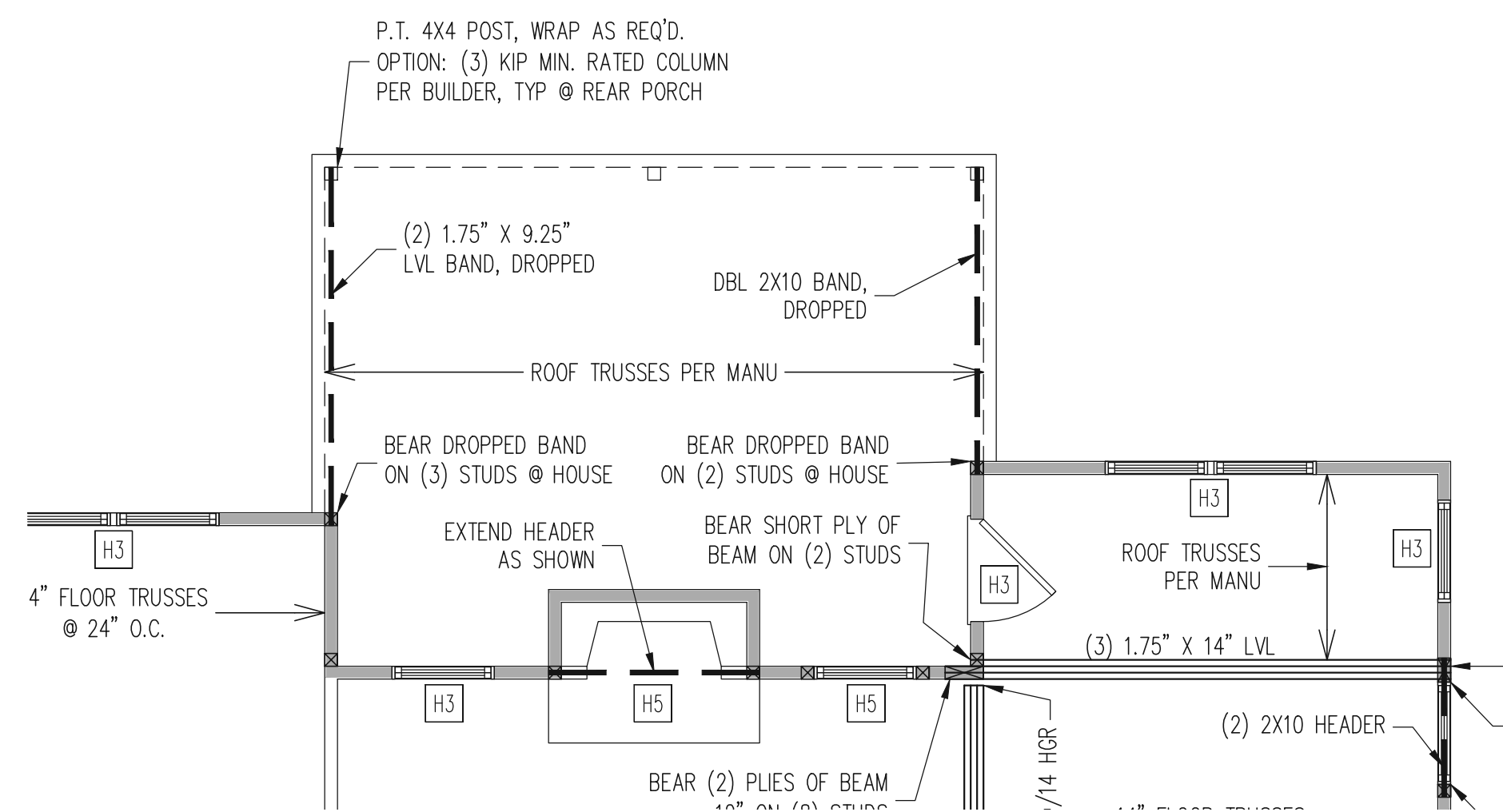
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NOTES AND SCHEDULES



1ST FLOOR FRAMING PLAN  
COVERED REAR PORCH OPTION  
COVERED DECK OPTION  
ALL ELEVATIONS

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

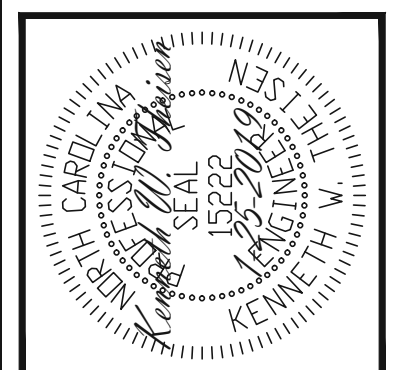
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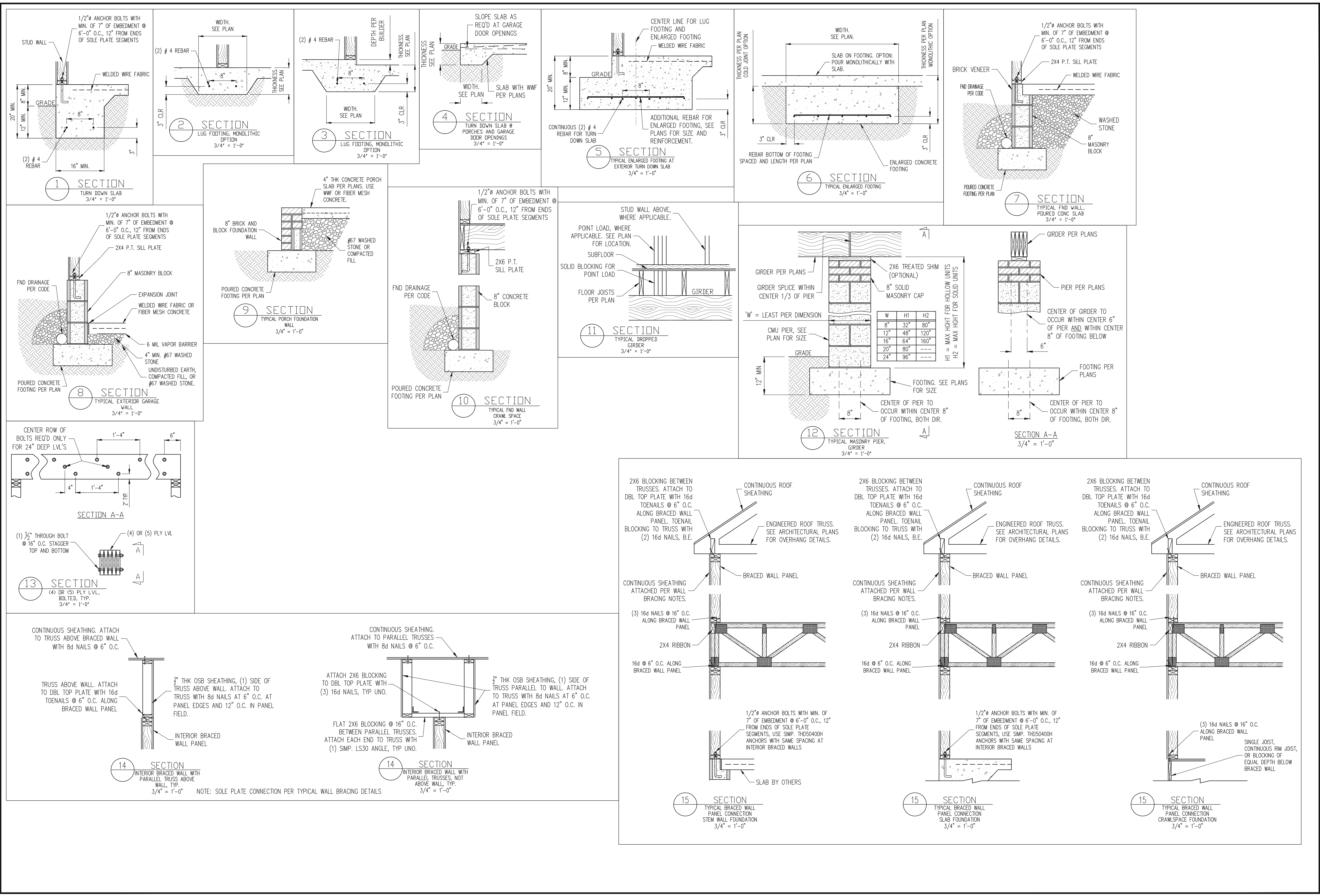
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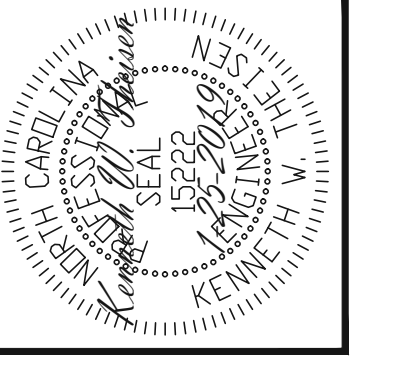
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19-29-003L

SHEET NO.  
S35



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SCOPE:	STRUCTURAL ADDENDUM
LOT #:	ENG. KWT/DTN
REV:	REV.
DATE:	125-2019

PLAN NO.  
BROOKS LH

PROJECT NO.  
19-29-003L

SHEET NO.  
SD1

## CONSTRUCTION SPECIFICATIONS

### PART 1: GENERAL

- 1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 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 AC 318, LATEST EDITION.
- 1.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF AC 308-95, 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

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. FT., 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.

### 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 = 1.3 x 10<sup>6</sup> PSI, F<sub>b</sub> = 2600 PSI, F<sub>v</sub> = 285 PSI, F<sub>c</sub> = 750 PSI
- 4.05 LVL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:  
E = 1.3 x 10<sup>6</sup> PSI, F<sub>b</sub> = 1700 PSI, F<sub>v</sub> = 400 PSI, F<sub>c</sub> = 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 AFWA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AFWA 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).

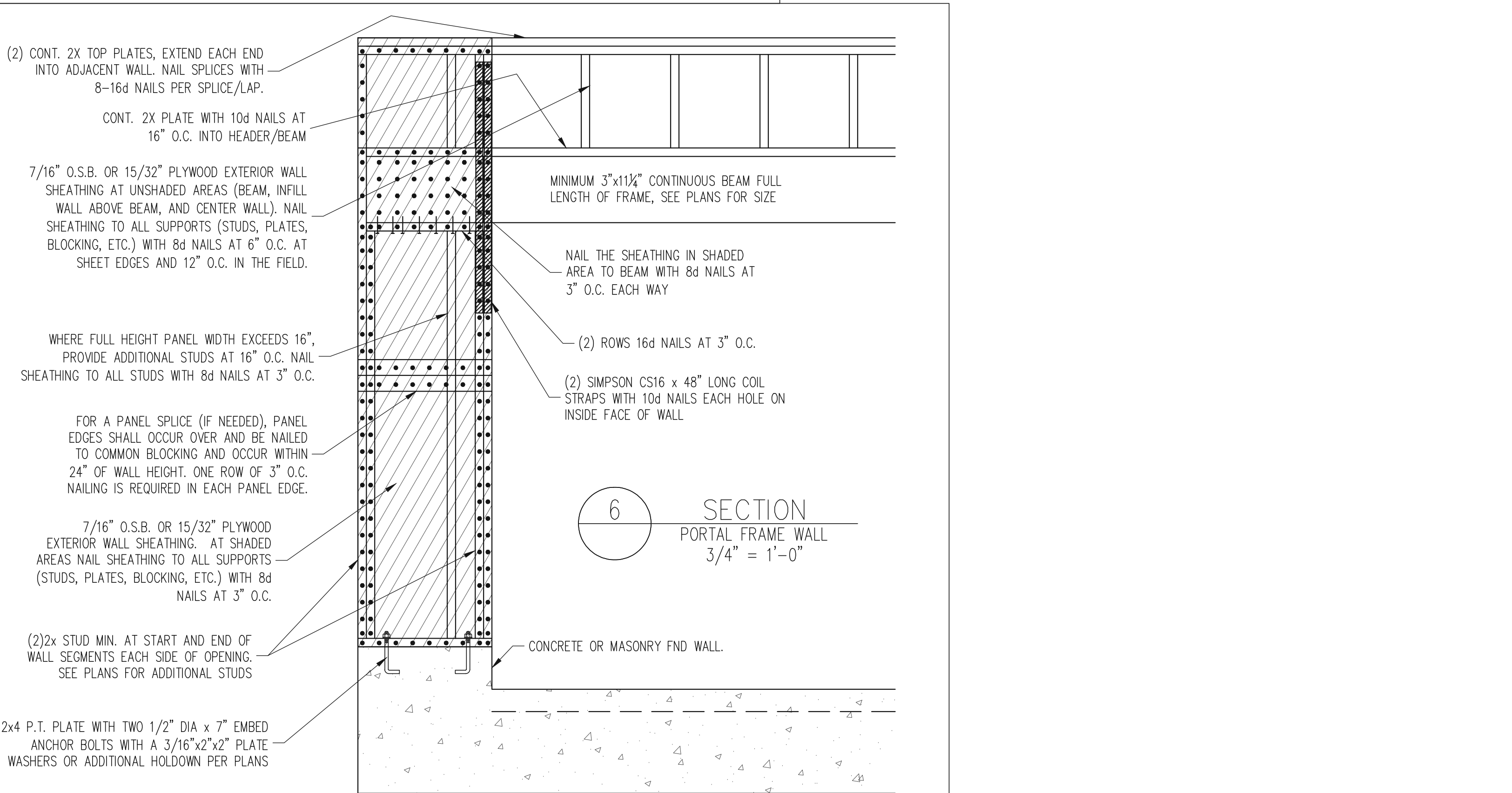
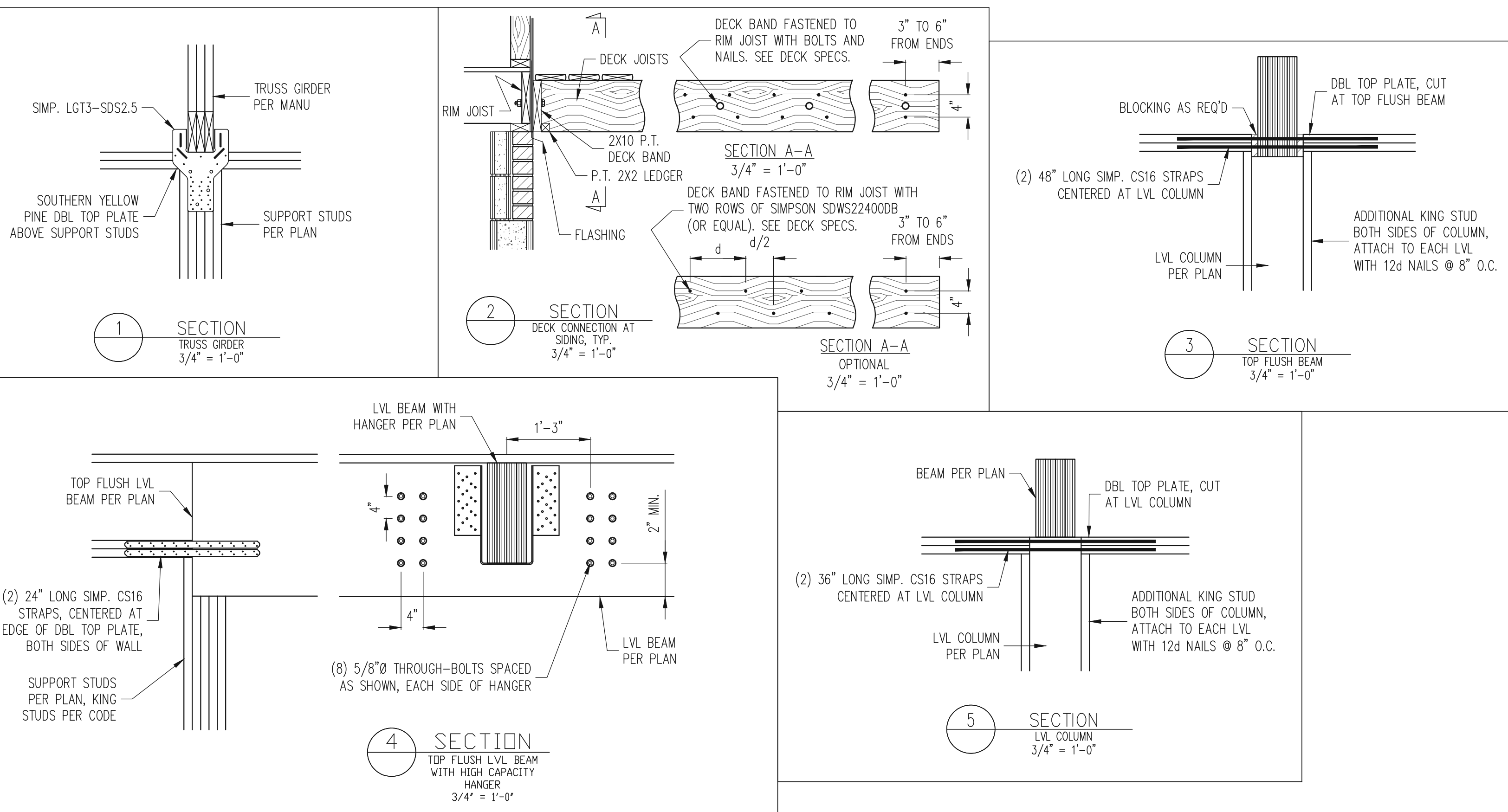
- 4.09 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO.
- 4.10 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 OR ASTM C 55.
- 4.11 MORTAR SHALL BE TYPE S CONFORMING TO ASTM C 476.
- 4.12 NAILS SHALL BE COMMON WIRE NAILS TYP UNO.
- 4.13 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.21-1981.

### PART 5: CONSTRUCTION

- 5.01 FLUTCH 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" # BOLTS SPACED AT 24" O.C. STRIPPED 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 FLUTCH 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 FLUTCH 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 TRIP STUD GANGED COLUMN TYP UNO.
- 5.04 SOLID SAWN LUMBER GANGED BEAMS BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RM 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 TRIP STUD GANGED COLUMN TYP UNO.
- 5.06 EXTRA JOISTS OR SINGLE LVL MEMBERS OF 1 1/2" 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 SOLID BLOKED 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 1.2 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.



## DECK SPECIFICATIONS

1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO A STRUCTURE OR BE FREE STANDING. ROOFED PORCHES, OPEN OR SCREENED IN MAY BE CONSTRUCTED USING THESE PROVISIONS.
2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
3. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A TREATED WOOD BAND FOR THE LENGTH OF THE DECK, OR CORROSION RESISTANT FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AND THE STRUCTURE BAND SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT AT BRICK VENEER AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY FLASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AND THE DECK BAND. IF ATTACHED TO A BRICK VENEER STRUCTURE, NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK VENEER.
4. WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHING THE DECK TO THE STRUCTURE, THE FOLLOWING ATTACHMENT SCHEDULES SHALL APPLY FOR ATTACHING THE DECK BAND TO THE STRUCTURE.

JOIST SPAN	DECKING
12" O.C.	1" S4S
16" O.C.	1" T&G
24" O.C.	1 1/4" S4S
32" O.C.	2" S4S

POST SIZE	MAX POST HEIGHT
4x4	8'
6x6	20'
ENGINEERED	20' +

- NOTES: 1) THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS.  
2) THIS TABLE IS BASED ON A MAXIMUM TRIBUTARY AREA OF 128 SQ. FT.  
3) POST HEIGHT IS FROM TOP OF FOOTING TO BOTTOM OF ORDER.

10. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:
  - A. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION 4, LATERAL BRACING IS NOT REQUIRED.
  - B. 4x4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS OF THE ORDER AND THE POST WITH ONE - 5/8" BOLT.
  - C. FOR FREE STANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN CONCRETE IN ACCORDANCE WITH THE FOLLOWING:
 

POST SIZE	TRIBUT. AREA	POST HEIGHT	EMB. DEPTH	CONC. DIAM.
4x4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6x6	120 SQ. FT.	6'-0"	3'-6"	1'-0"
  - D. 2x6 DIAGONAL VERTICAL CROSS BRACING SHALL BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR FREE STANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE BRACES SHALL BE ATTACHED TO THE POSTS WITH ONE - 5/8" BOLT AT EACH END OF THE BRACE.

- NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED.  
2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".  
3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE A MINIMUM OF 1 1/2".

A. BRICK VENEER STRUCTURES

REQUIRED FASTENERS	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
ONE - 5/8" # BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS2400DB @ d = 32" O.C. STAGGERED	ONE - 5/8" # BOLT @ 20" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS2400DB @ d = 16" O.C. STAGGERED	

5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" # BOLTS SPACED @ 48" O.C. MAY BE USED FOR SUPPORT.
6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND.
7. ORDERS SHALL BEAR DIRECTLY ON POSTS OR BE CONNECTED TO THE SIDES OF POSTS WITH 2 - 5/8" # BOLTS.
8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

## ABBREVIATIONS

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.

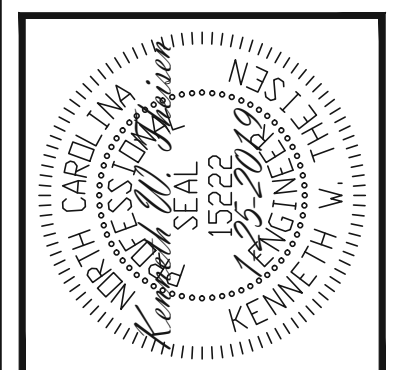
ENGINEERING TECH DOES NOT PERFORM FENESTRATION, ROOF VENT, OR ATTIC CALCULATIONS OR ANY OTHER AREA CALCULATIONS THAT ARE NOT RELATED TO STRUCTURAL ENGINEERING.

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

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

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

**Engineering Tech ASSOCIATES, P.A.**



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CLIENT:	MCKEE HOMES	ENG:	KWT/DTN	REV:	DATE:	125-2019
	SCOPE:		STRUCTURAL ADDENDUM			
	LOT #:					

PLAN NO.  
BROOKS LH

PROJECT NO.  
19-29-003L

SHEET NO.  
SD2  
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