

LOT 297 - OAKMONT ESTATES

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

04/07/2020




ELEVATION - CLASSIC



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

OWNER / CONTRACTOR NOTES:

- 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.
- 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.
- CONSTRUCTION DEVIATING FROM THESE PLANS WILL INVALIDATE THEIR PLANS REVIEW PERMITTED USE. THE DESIGNER WILL 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.
- DO NOT SCALE DRAWINGS, BUT RATHER INQUIRE INFORMATION FROM DESIGNER. REPRODUCTION OF THESE DRAWINGS ARE PROHIBITED UNLESS GRANTED WRITTEN CONSENT FROM DESIGNER.
- THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE FOLLOWING INFORMATION (NON-EXHAUSTIVE): BUILDING 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: VLB
Use Group: B-3
Number of Stories: 2

Building Ridge Height: (Elevation A) +	(4'-) 35'-0"
Building Ridge Height: (Elevation B) +	(4'-) 35'-0"
Building Ridge Height: (Elevation C) +	(N/A)
Building Ridge Height: (Elevation D) +	(4'-) 35'-0"
Building Ridge Height: (Elevation E) +	(4'-) 35'-0"
Mean Roof Height: (Elevation A) +	(4'-) 27'-1"
Mean Roof Height: (Elevation B) +	(4'-) 27'-1"
Mean Roof Height: (Elevation C) +	(N/A)
Mean Roof Height: (Elevation D) +	(4'-) 27'-1"
Mean Roof Height: (Elevation E) +	(4'-) 27'-1"

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.

- (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 PANE 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.
- (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 5.1 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.
- (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.
- (R311.5) MAXIMUM STAIR RISER HEIGHT SHALL BE 8-1/4", AND MINIMUM TREAD SHALL BE 9".
- (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.
- (R402.12) ALL LUMBER SHALL BE PRESSURE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AUPA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY.
- (R406.1) BITUMINOUS DAMPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC.) SPACES.
- (R408.12) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT ONE EACH SIDE OF EACH CORNER).
- (R103.4) FLASH ALL VALLEYS AND WALL/ROOF INTERSECTIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELD ON ALL ROOFS LESS THAN 4:12 SLOPE. FLASHING TO BE NON-CORROSIVE.
- (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.
- (R100.1) MASONRY FIREPLACE WALLS TO BE MIN. 8" THICK, AND MIN. 2" TO FRAMING. FURRED HEARTH TO HAVE MIN. 4"x2" O.C. EACH WAY. HEARTH TO BE MIN. 20" FROM FIREBOX AND HAVE MIN. 12" WIDER THAN FIREBOX ON EACH SIDE.
- (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.
- (R315) INSTALL APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AND IN IMMEDIATE VICINITY OF EACH SEPARATE SLEEPING AREA.
- ALL WINDOWS SHALL BE LABELED TO CONFORM WITH AAMA/NWDA 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.
- 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
3	0.35	0.30	38 OR 30 CONT.	15, 13-2.5	15	5/13
4	0.35	0.30	38 OR 30 CONT.	15, 13-2.5	15	10/15
5	0.35	NR	38 OR 30 CONT.	15, 13-2.5	30	10/15

STRUCTURAL DESIGN FIRM DATA:

Structural Designer	Engineering Tech Associates	TELEPHONE NUMBER	919-844-1661
	ENGINEER NAME	LICENSE NUMBER	C-3810

NOTE: PLANS ARE TO BE COORDINATED WITH STRUCTURAL DESIGN AND TRUSS PLANS BY BUILDER. THE COORDINATION AND/OR VERIFICATION OF ANY STRUCTURAL MEMBERS, TRUSS PLANS AND/OR INFORMATION FROM OTHERS IS NOT THE RESPONSIBILITY OF PLAN DESIGN FIRM. 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

CLARK II - CLASSIC	
Heated Square Footage	
First Floor Htd.	1716
Second Floor Htd.	1641
TOTAL HTD.	3357
Unheated Square Footage	
Covered Porch - Front	155
Garage - Two Car	501
Rear Patio	144
Unfin. Attic Storage	353

OPT. CRAWL SPACE VENTILATION INFO.

Crawlspace Vent Calculations - Clark II - Classic

A	Crawlspace Area	1,716
B	Ventilable Area Required by Code (without vapor barrier)	11.44
C	Ventilable Area Required by Code (with vapor barrier)	1.1
D	Number of vents required (without vapor barrier)	25.0
E	Number of vents required (with vapor barrier). (See notes)	3.0

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 - Clark II - Classic		
A	Ceiling area (square footage)	2,372
B	Soft. of ventilation required	15.8

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 - Clark II - Master Plan
CS-1	Cover Sheet
A-1-0	Elevations - Front and Left - Classic
A-2-0	Elevations - Rear and Right - Classic
A-3-0	Roof Plate Details
A-4-0	First Floor Plan
A-5-0	Second Floor Plan
A-6-0	Attic Floor Plan
AE-1-0	First Floor Lighting
AE-2-0	Second Floor Lighting
O-1-0	Optional Sunroom - Elevs-Floors-Lights
O-2-0	Optional Covered Patio - Archs
O-3-0	Optional Master Sitting - Archs
O-4-0	Optional Master Sitting Deluxe - Archs
OA-1-0	Optional 3 Car Garage - Elevs-Floors-Lights
OA-2-0	Optional Flush Porch - Elevs-Floors-Lights
OB-1-0	Exterior Elevations - Coastal
OB-2-0	Wall Section Details
OB-3-0	Floors and Lighting
OB-8-0	Opt. 3rd Bay Garage - Elevs-Floors-Lights
OB-9-0	Opt. Sideload Garage - Elevs-Floors-Lights
OB-10-0	Opt. Flush Porch - Elevs-Floors-Lights
OD-1-0	Exterior Elevations - Craftsman
OD-2-0	Wall Section Details
OD-3-0	Floors and Lighting
OD-8-0	Opt. 3rd Bay Garage - Elevs-Floors-Lights
OD-9-0	Opt. Sideload Garage - Elevs-Floors-Lights
OD-10-0	Opt. Flush Porch - Elevs-Floors-Lights
OD-11-0	Opt. Extended Porch - Elevs-Floors-Lights
OD-12-0	Opt. 2 Garage Doors - Elevs-Floors-Lights
OE-1-0	Exterior Elevations - Euro
OE-2-0	Wall Section Details
OE-3-0	Floors and Lighting
OE-8-0	Opt. 3rd Bay Garage - Elevs-Floors-Lights
OE-9-0	Opt. Sideload Garage - Elevs-Floors-Lights
OE-10-0	Opt. Flush Porch - Elevs-Floors-Lights
AD-1	Standard Details
AD-2	Standard Details
Structural Plans	
Sheet	See Structural Plans (Done by Others)

GENERAL NOTES: 1. THIS PLAN IS TO BE COORDINATED WITH ALL SITE INFORMATION BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ALL INFORMATION OF CONDITIONS OR ITEMS VARYING FROM DEPICTED INFORMATION. 3. THESE NOTES IS RESPONSIBLE FOR ESTABLISHING, MAINTAINING, OR RE-EVALUATING CONSTRUCTION COSTS ASSOCIATED WITH THESE PLANS. 4. THESE NOTES WILL ASSURE ANY AND ALL LIABILITY FOR EXPENSES 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.

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McKee Homes, LLC
Clark II - Base - Classic
Base Plan - Elev. A (RHG)
Architectural Master Plan Set (2-19-19)

PROGRESS DATE: --
ISSUE DATE: 7/10/13
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
7-23-18	BB	Master Plan Set - Archs (Logo)
2-14-19	BB	2018 Codes - Plan mods

Cover Sheet
SHEET NO.
CS-1-0
PLAN NO.
039211

**ARCHITECTURAL PLANS
EXTERIOR MATERIALS**

- SHINGLE ROOF PER BUILDER
- METAL ROOF PER BUILDER
- HORIZONTAL SIDING PER BUILDER
- SHAKE SIDING PER BUILDER
- BOARD-N-BATTEN PER BUILDER
- BRICK PER BUILDER
- STONE PER BUILDER
- STUCCO PER BUILDER
- SCREEN PER BUILDER
- BRICK ROWLOCK/SOLDIER PER BUILDER
- STONE ROWLOCK/SOLDIER 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.

- 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.



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

**COVERED DECK
SEE PG. O-2-0**



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

MONO SLAB FOUNDATION (SHOWN) IS STANDARD. CRAWL/STEM FOUNDATION IS OPTIONAL (NOT SHOWN). WALL HEIGHTS AND PORCH LOCATIONS WILL VARY WITH CRAWL/STEM FOUNDATION.

RAILING AT PORCH IF REQUIRED PER BUILDER

STEPS TO GRADE PER BUILDER

OFF STONE WALL COTTING

GENERAL NOTES:
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CHECKED BY: A.S.H./B.B.

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DATE	BY	DESCRPT.
8-21-17	BB	Master Plan Set - Archs
5-25-18	BB	Master Plan Set - Archs
7-23-18	BB	Master Plan Set - Archs (Logo)
2-19-19	BB	2018 Codes - Plan mods

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ARCHITECTURAL PLANS EXTERIOR MATERIALS

	SHINGLE ROOF PER BUILDER
	METAL ROOF PER BUILDER
	HORIZONTAL SIDING PER BUILDER
	SHAKE SIDING PER BUILDER
	BOARD-N-BATTEN PER BUILDER
	BRICK PER BUILDER
	STONE PER BUILDER
	STUCCO PER BUILDER
	SCREEN PER BUILDER
	BRICK ROWLOCK/SOLDIER PER BUILDER
	STONE ROWLOCK/SOLDIER 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

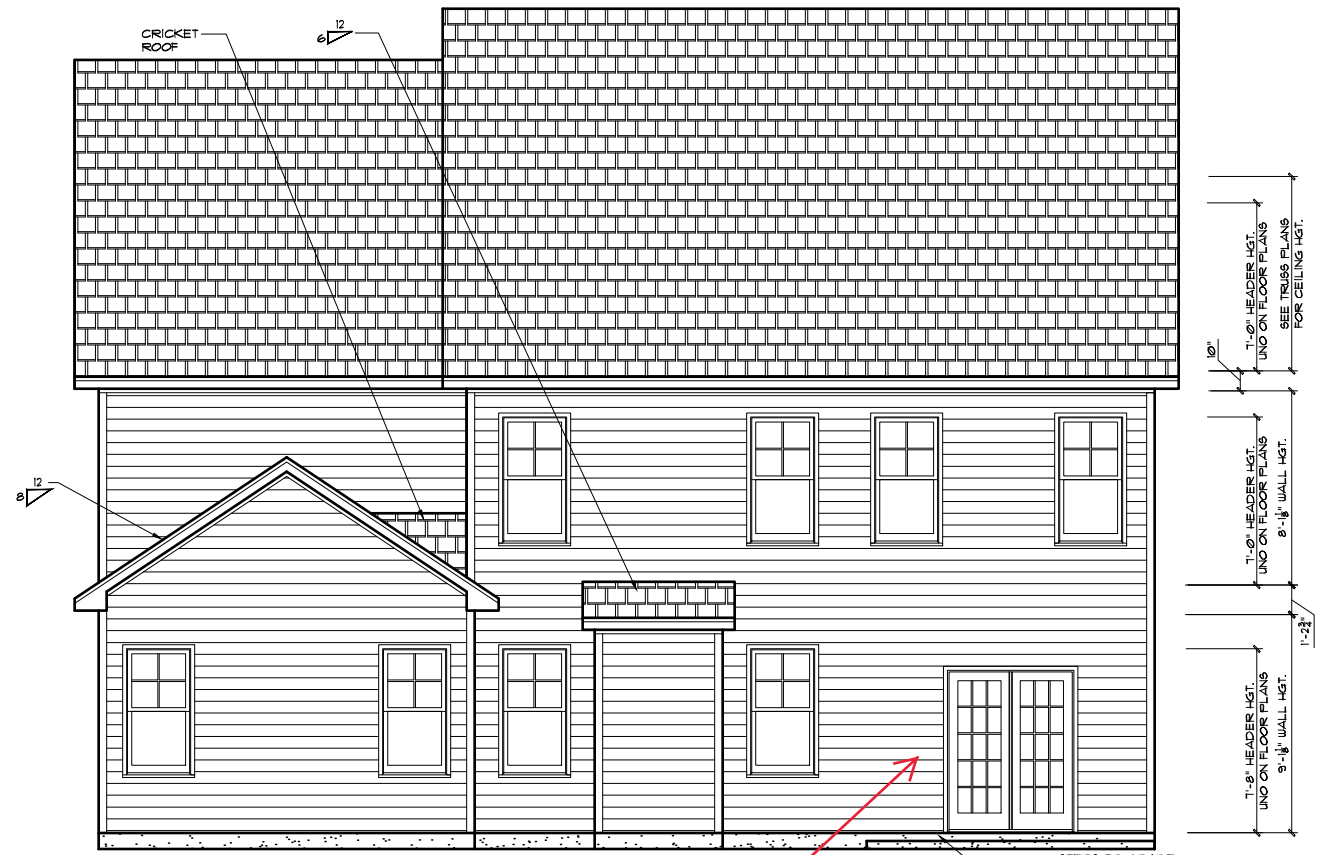
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2) ALL WINDOW / DOOR OPENINGS.
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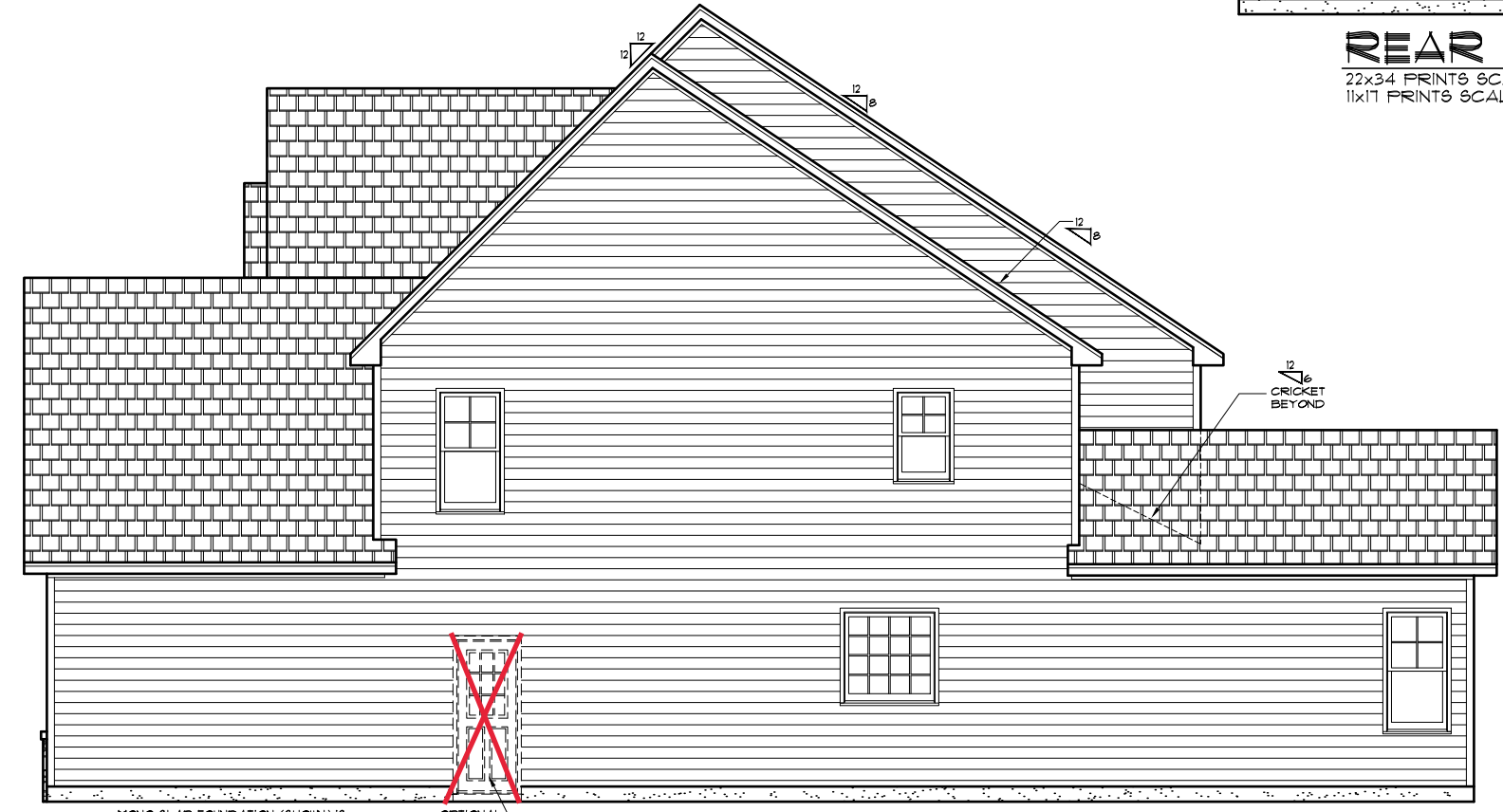
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REAR ELEVATION
22x34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"

**COVERED DECK
SEE PG. O-2-0**



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

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OPTIONAL DOOR

CRICKET BEYOND

RAILING AT PORCH IF REQUIRED PER BUILDER

STEPS TO GRADE PER BUILDER

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1'-8" HEADER HGT. UNO ON FLOOR PLANS SEE TRUSS PLANS FOR CEILING HGT.

1'-10" HEADER HGT. UNO ON FLOOR PLANS SEE TRUSS PLANS FOR CEILING HGT.

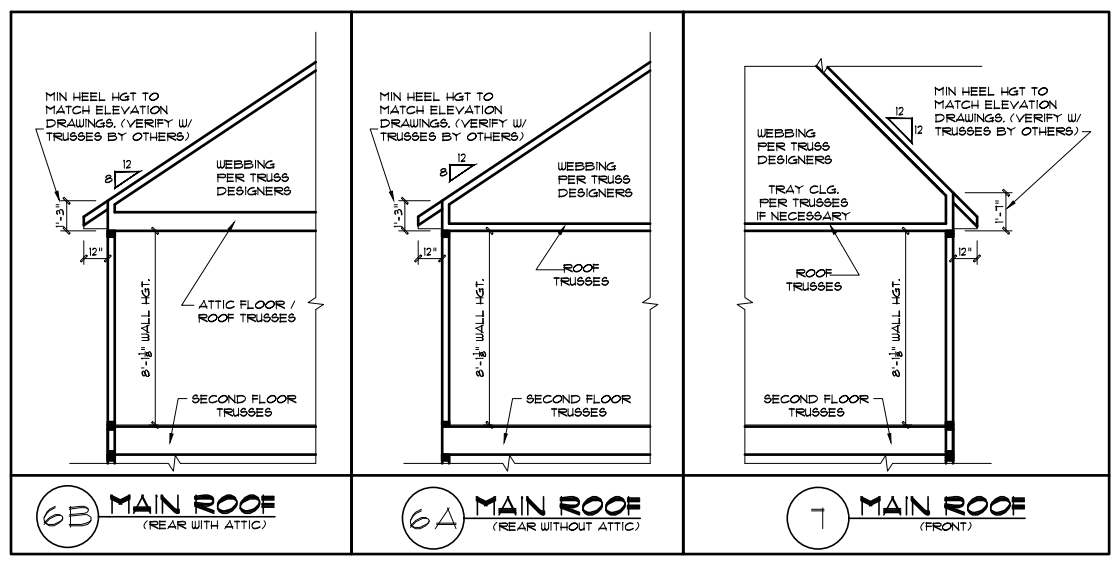
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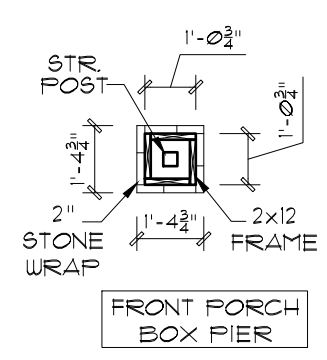
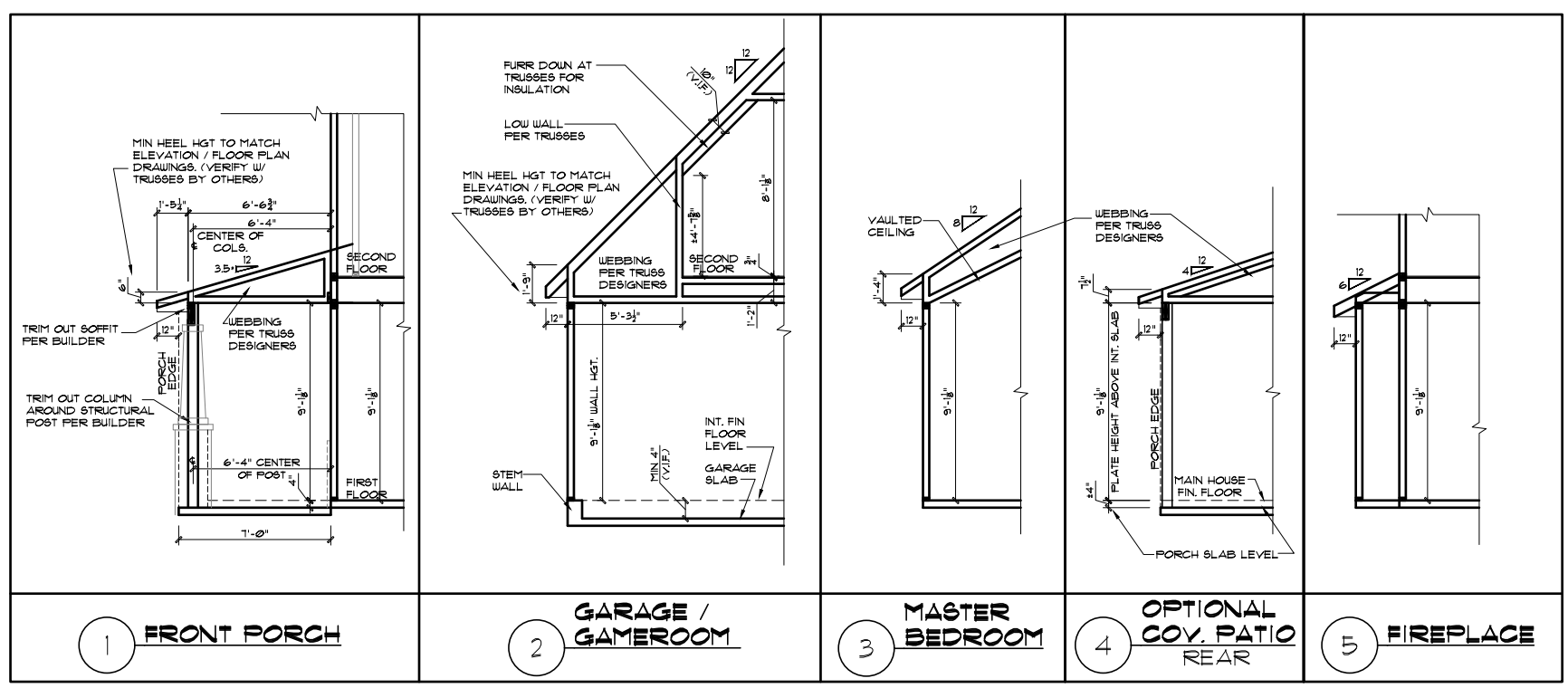
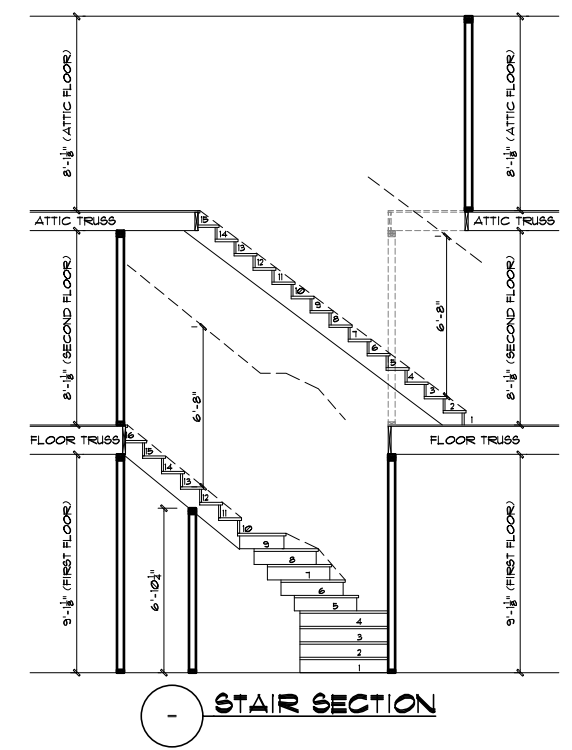
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REQUIRED FLASHING LOCATIONS
 1) ALL MATERIAL CHANGE INTERSECTIONS.
 2) ALL WINDOW / DOOR OPENINGS.
 3) ALL ROOF VALLEYS.
 BUILDER TO VERIFY ON SITE FLASHING IS INSTALLED TO MEET CODE REQUIREMENTS.

*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, TRUSS WEBBING AND ROOF OVERHANGS.



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4. MINER HEEL SHALL ASSURE ANY AND ALL LIABILITY FOR DAMAGES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
 5. THESE PLANS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE BEGINNING WORK.

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

McKee Homes, LLC
 Clark II - Base - Classic
 Base Plan - Elev. A (RHG)
 Architectural Master Plan Set (2-19-19)

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Roof Plate Details
 SHEET NO. **A-3-0**
 PLAN NO. **039211**

PROGRESS DATE:	7/10/13	
ISSUE DATE:	7/10/13	
DRAWN BY:	ASH/BB	
CHECKED BY:	ASH/BB	
REVISIONS:		
DATE:	BY:	DESCRPT.
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2-14-19	BB	2018 Codes - Plan mods

EXTERIOR DOORS/WINDOWS (DPF RATING)
- ALL EXTERIOR DOORS TO BE DPF41 WHEN BUILT IN HIGH WIND ZONE.
- ALL EXTERIOR WINDOWS TO BE DPF50 WHEN BUILT IN HIGH WIND ZONE.

CLARK II - CLASSIC

Heated Square Footage	
First Floor Htd.	1716
Second Floor Htd.	1641
TOTAL HTD.	3357
Unheated Square Footage	
Covered Porch - Front	155
Garage - Two Car	501
Rear Patio	144
Unfin. Attic Storage	353

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 (I.E. 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

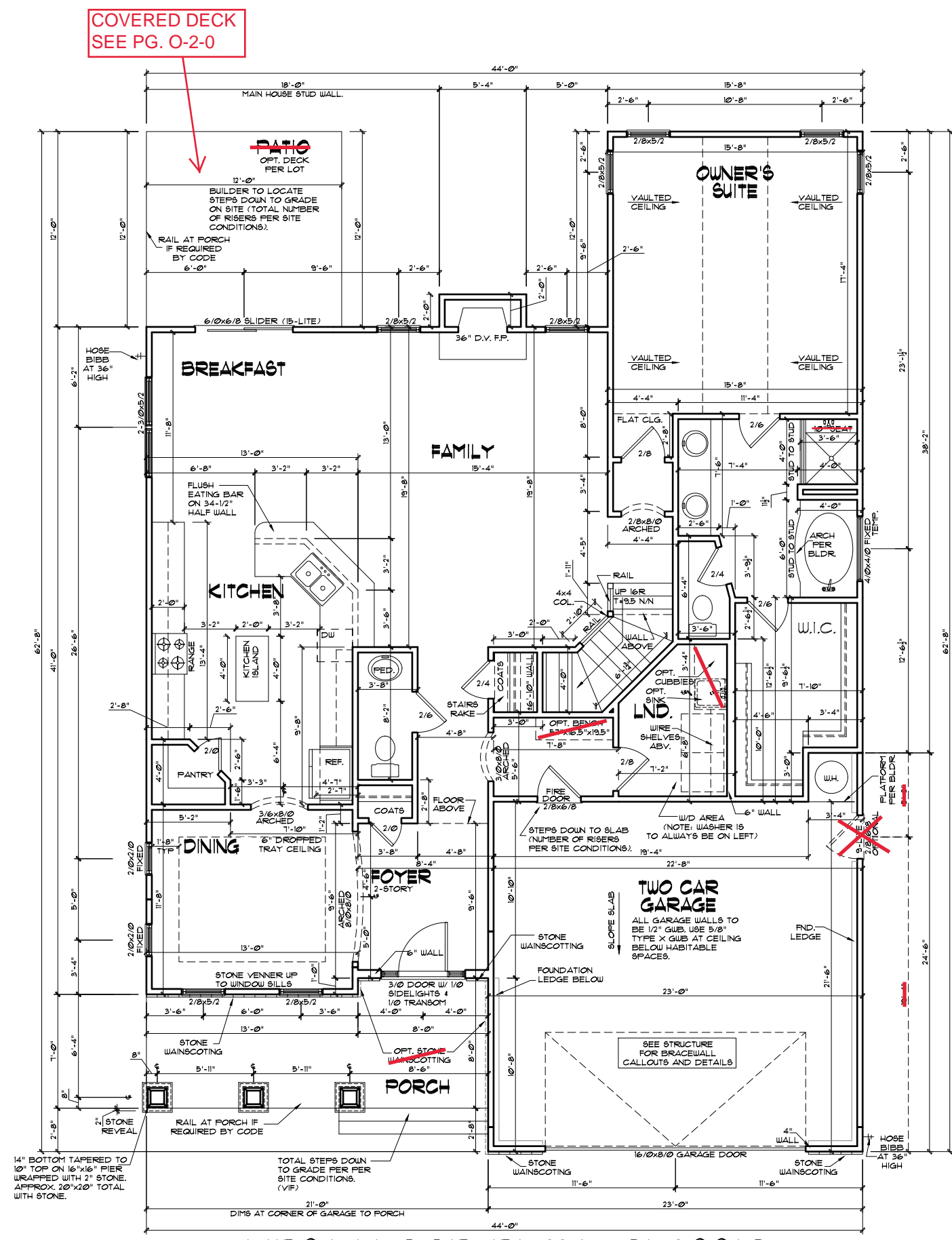
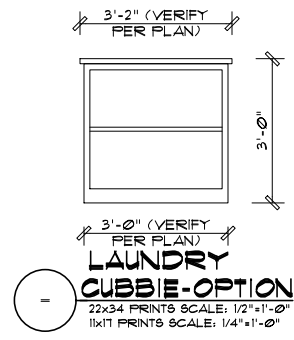
- STANDARD STUD WALL INT OR EXT
IF EXT SEE ELEVATIONS FOR SIDING STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH 5" BRICK VENEER
FOUNDATION WALL LEDGE
STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
- STANDARD STUD WALL WITH STACKED STONE VENEER
STUD 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
- STANDARD STUD WALL WITH LOW APPLIED STONE VENEERING
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 VENEERING
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.

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 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.

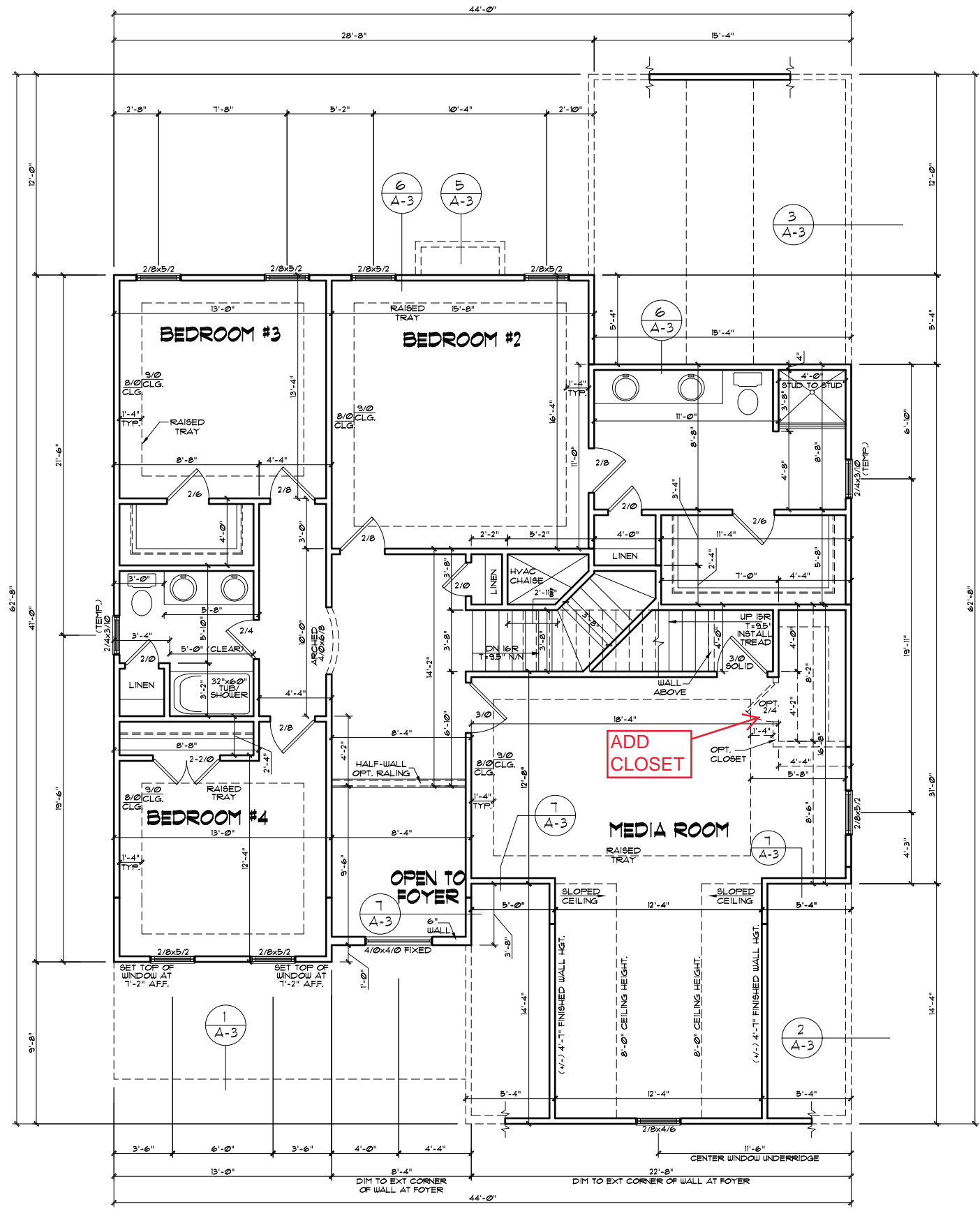
NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW, OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.



FIRST FLOOR PLAN - CLASSIC

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

GENERAL NOTES:
1. THESE PLANS SHALL BE COORDINATED WITH ALL PERMITS AND LOCAL CODES.
2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
3. THESE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. MCKEE HOMES SHALL ASSUME NO LIABILITY FOR ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
5. THESE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



SECOND FLOOR PLAN - CLASSIC
 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.

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 NOTED 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 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 4 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 4 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.

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.



Scales UNO:
 22x34: 1/4"=1'-0"
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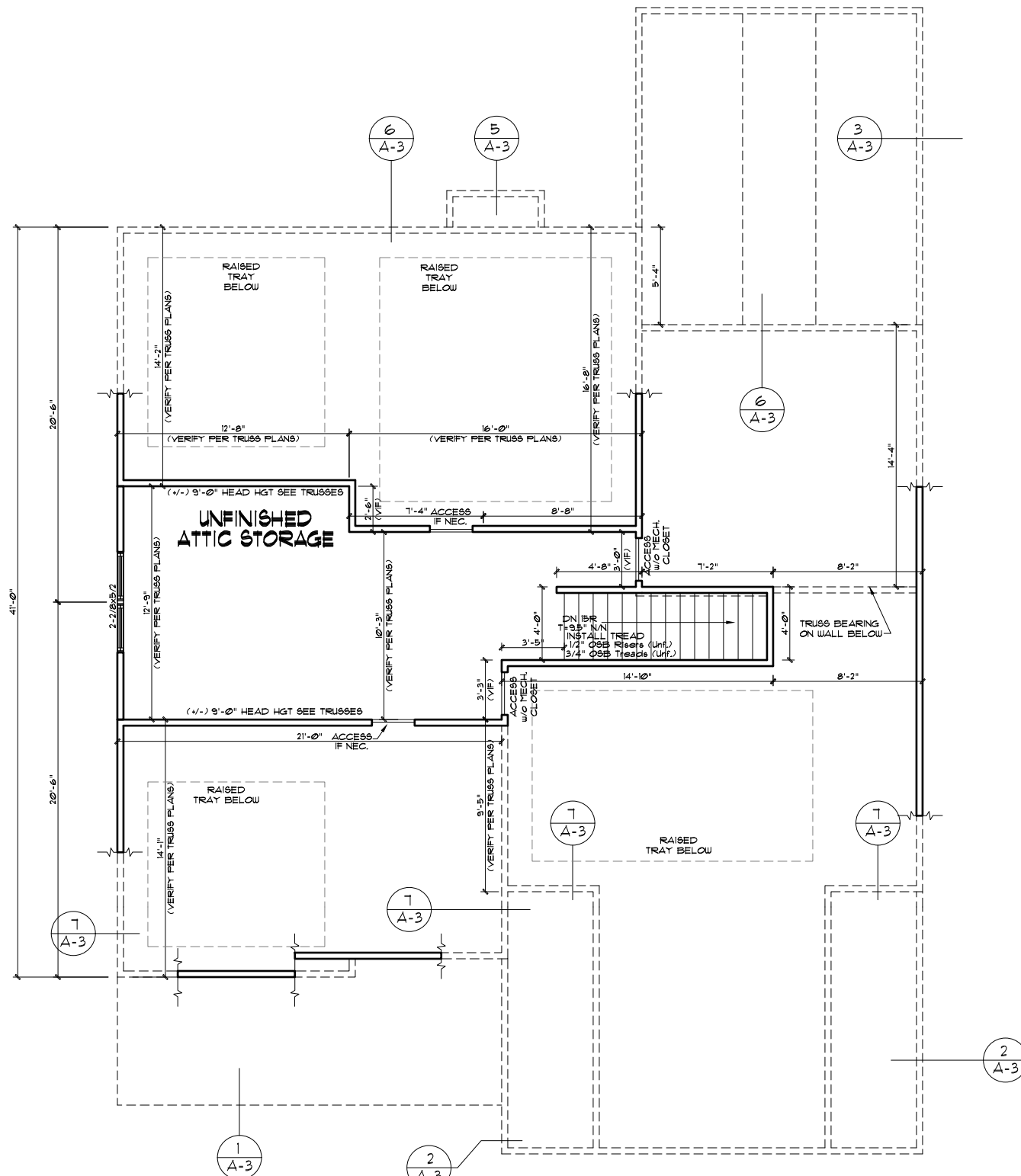
McKee Homes, LLC
 Clark II - Base - Classic
 Base Plan - Elev. A (RHG)
 Architectural Master Plan Set (2-19-19)

PROGRESS DATE:	---	
ISSUE DATE:	7/10/13	
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
7-23-18	BB	Master Plan Set - Archs (Logo)
2-14-19	BB	2018 Codes - Plan mods

Second Floor Plan
 SHEET NO.
A-5-0
 PLAN NO.
039211

GENERAL NOTES: 1. THESE PLANS SHALL BE CONSIDERED AS ALL USE INFORMATION BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES. 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 4. THESE PLANS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES. 6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES. 8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROGRESS DATE:	--	
ISSUE DATE:	7/10/13	
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
7-23-18	BB	Master Plan Set - Archs (Logo)
2-14-19	BB	2018 Codes - Plan mods



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 CEILING. 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.
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STAIRS
STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (N.N.).
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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
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STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
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- HALF WALL WITH 1/2 CAP
(42" HEIGHT UNLESS NOTED OTHERWISE ON PLANS)

WINDOW FALL PREVENTION PROTECTION

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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.

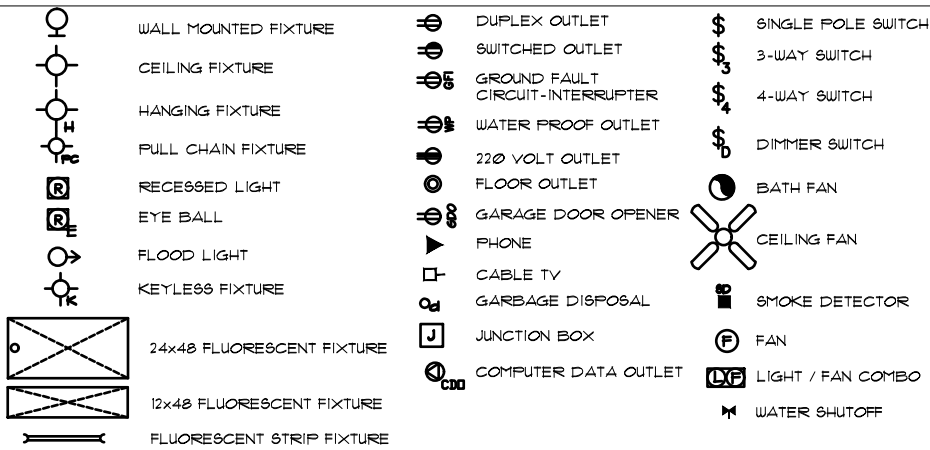
EXTERIOR DOORS/WINDOWS (DP RATING)

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

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

GENERAL NOTES: 1. THESE SHEETS SHALL BE COORDINATED WITH ALL OTHER WORKSHETS BY OWNER AND CONTRACTOR AND PER LOCAL CODES. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. THESE WORKS ARE RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION OFFERED. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SCALE IS RESPONSIBLE FOR ESTIMATING, MATERIALS, OR REALIZING COSTS ASSOCIATED WITH THESE PLANS.

ELECTRICAL SYMBOLS LEGEND



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 5'-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.

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.

UPGRADED LIGHTING PACKAGE

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

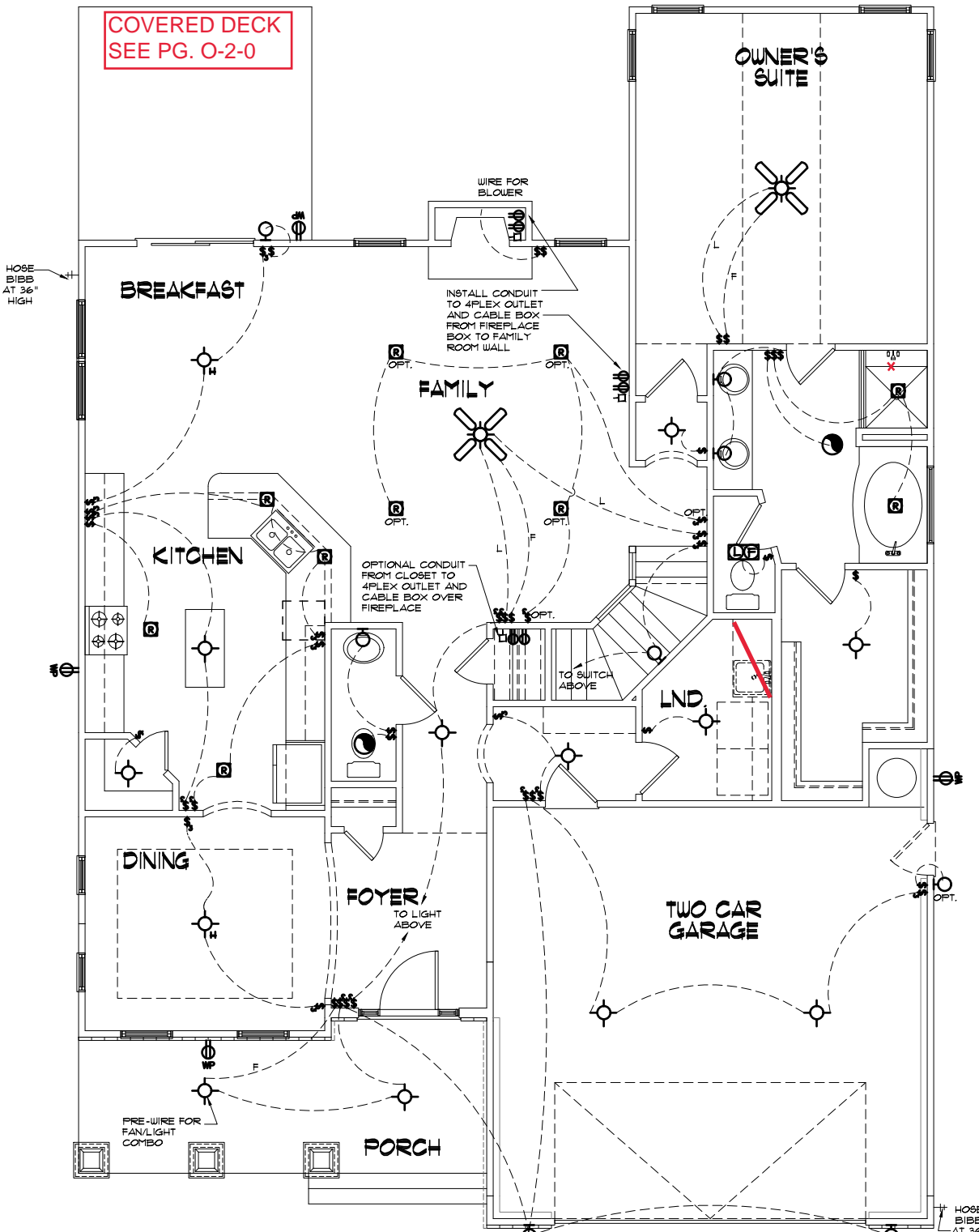
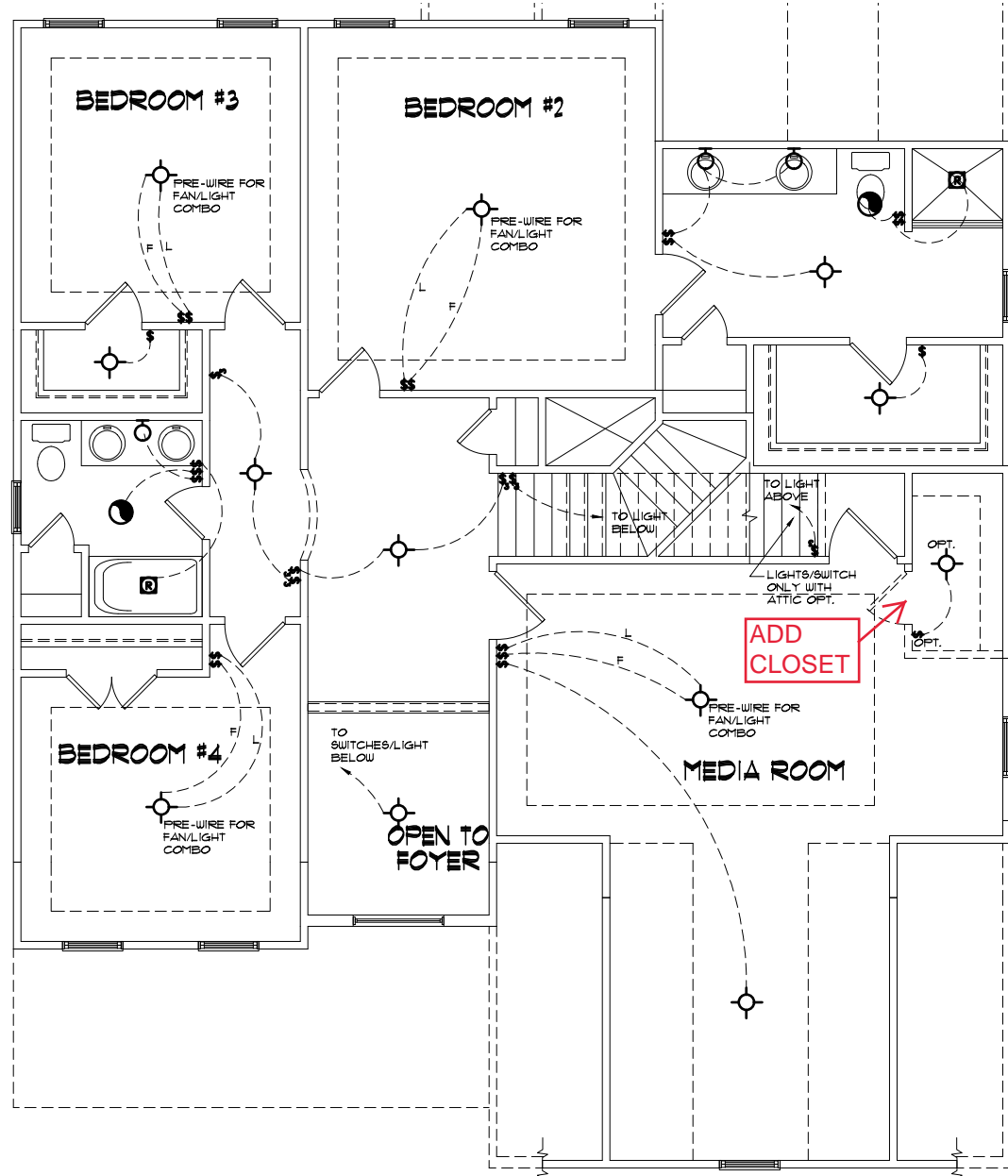
ELECTRICAL NOTES

- ONLY ONE PHONE LINE IS INCLUDED IN BASE HOUSE
- ALL OTHER PHONE LINES ARE OPTIONAL
- UNDER-CABINET LIGHTING IS OPTIONAL
- RECEPTACLES ARE TO BE INSTALLED AS STANDARD PER LATEST CODE REQUIREMENTS

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AS A BASE PLAN MASTER SET.

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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.



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

McKee Homes, LLC
Clark II - Base - Classic
Base Plan - Elev. A (RHG)
Architectural Master Plan Set (2-19-19)

PROGRESS DATE:	---	
ISSUE DATE:	7/10/13	
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
7-23-18	BB	Master Plan Set - Archs (Logo)
2-14-19	BB	2018 Codes - Plan mods

First & Second Floor
Lighting

SHEET NO.
AE-1-0

PLAN NO.
039211

GENERAL NOTES: 1. THESE DRAWINGS ARE TO BE COORDINATED WITH ALL OTHER INFORMATION BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ALL INFORMATION OF CONDITIONS OR ITEMS VARYING FROM DRAWING INFORMATION. 3. THESE WORKS IS RESPONSIBLE FOR CONTRIBUTING VARIATIONS FROM THE INFORMATION DEPICTED. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR DAMAGES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SCALE IS RESPONSIBLE FOR ESTIMATING, MANAGING, OR TRACKING CONTRACTOR COSTS ASSOCIATED WITH THESE ITEMS.

ELECTRICAL SYMBOLS LEGEND

	WALL MOUNTED FIXTURE		DUPLIX OUTLET		SINGLE POLE SWITCH
	CEILING FIXTURE		SWITCHED OUTLET		3-WAY SWITCH
	HANGING FIXTURE		GROUND FAULT CIRCUIT-INTERRUPTER		4-WAY SWITCH
	PULL 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
	FLUORESCENT STRIP FIXTURE		JUNCTION BOX		
			COMPUTER DATA OUTLET		

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 9'-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) U.L. 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.

ELECTRICAL NOTES

- ONLY ONE PHONE LINE IS INCLUDED IN BASE HOUSE
- ALL OTHER PHONE LINES ARE OPTIONAL
- UNDER-CABINET LIGHTING IS OPTIONAL
- RECEPTACLES ARE TO BE INSTALLED AS STANDARD PER LATEST CODE REQUIREMENTS

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.

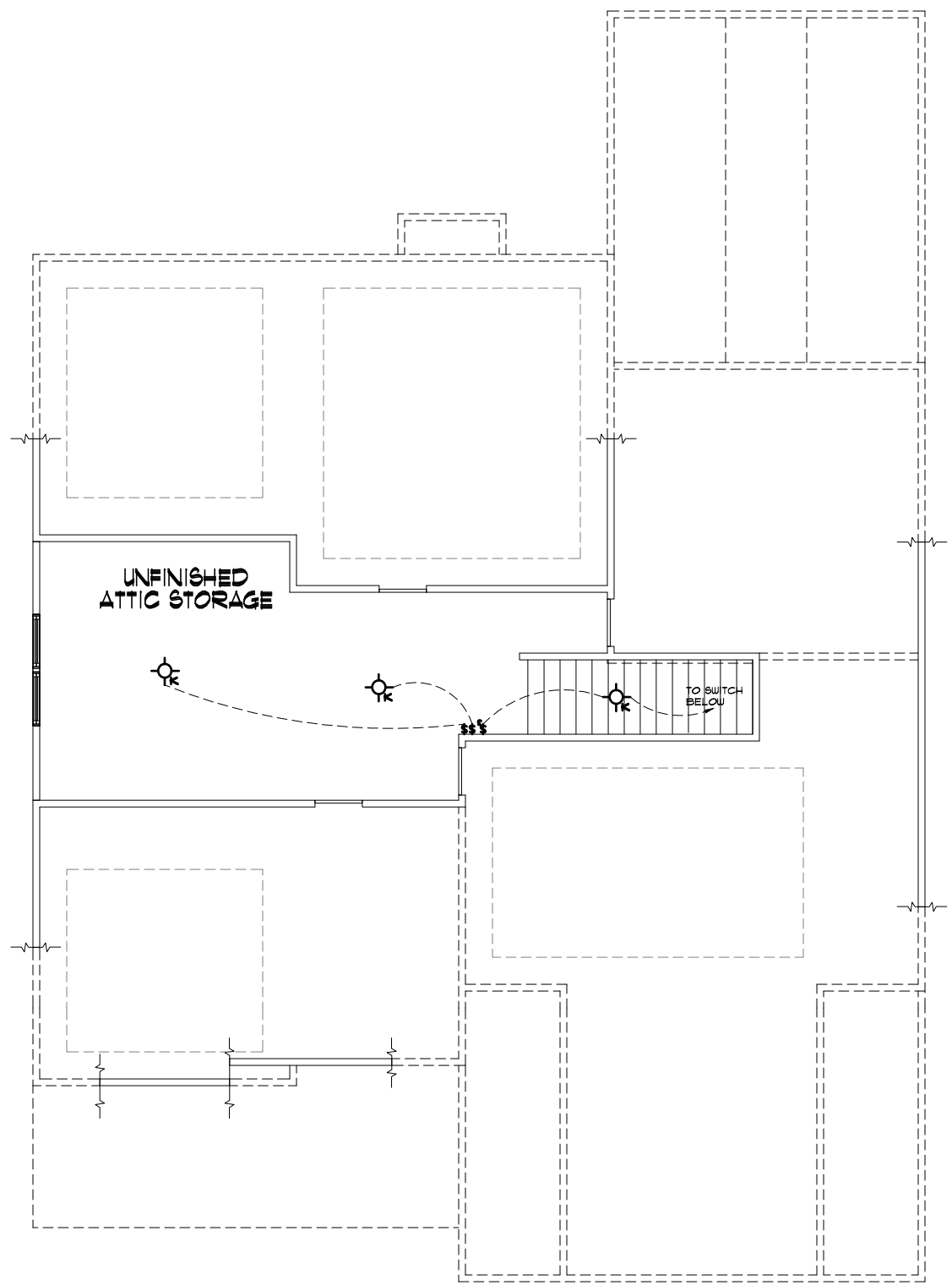
UPGRADED LIGHTING PACKAGE

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

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.



CLASSIC ATTIC FLOOR LIGHTING

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

GENERAL NOTES: 1. THESE WORKSHELL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.
 3. THESE WORKSHELL 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 WORKSHELL IS RESPONSIBLE FOR ESTIMATING, MANAGING, OR RELOCATING CONTRACTOR COSTS ASSOCIATED WITH THESE ITEMS.

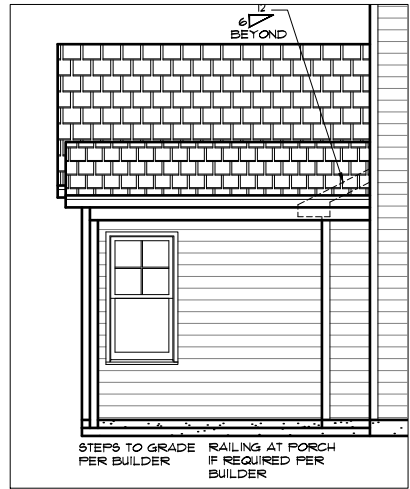


Scales UNO:
 22X34: 1/4"=1'-0"
 11X17: 1/8"=1'-0"

McKee Homes, LLC
 Clark II - Base - Classic
 Base Plan - Elev. A (RHG)
 Architectural Master Plan Set (2-19-19)

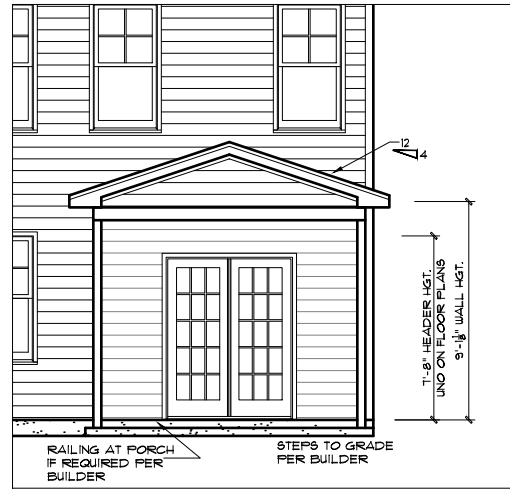
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ISSUE DATE:	7/10/13	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRPT.
8-21-17	BB	Master Plan Set - Arch
5-25-18	BB	Master Plan Set - Arch
7-23-18	BB	Master Plan Set - Arch (Logo)
2-14-19	BB	2018 Codes - Plan mods

Attic Floor Lighting
 SHEET NO. AE-2-0
 PLAN NO. 039211



SIDE ELEVATION

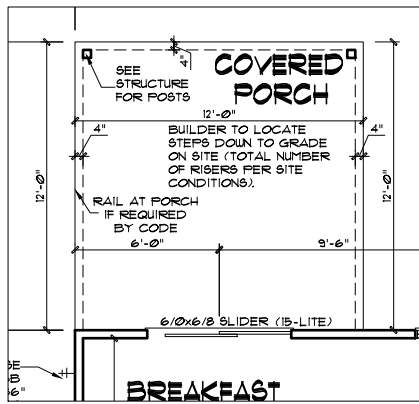
22X34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"



REAR ELEVATION

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

THIS IS MEANT TO BE AN OPTION SHEET. SEE BASE PLAN FOR MORE INFORMATION

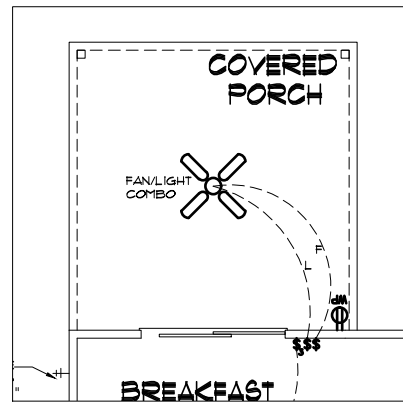


FLOOR PLAN

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.

Clark II - Covered Rear Porch	
Unheated Square Footage	
Covered Rear Porch	144



ELEC-LIGHTING

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

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 (I.E. 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. 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: 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 APPLIED STONE VENEER. STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS. (NOTE: NO FOUNDATION SUPPORT IS REPRESENTED ON STRUCTURAL PLANS)
- 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 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.

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 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.



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

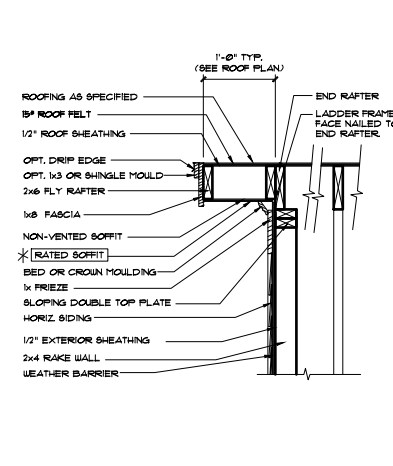
McKee Homes, LLC
Clark II - Base - Options
Base Plan - Right Hand Garage
Architectural Master Plan Set (2-19-19)

PROGRESS DATE:	--	
ISSUE DATE:	7/10/13	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRPT.
8-31-15	BB	(11) Plan Updates
9-30-16	BB	Master Plan Set - Arch
7-23-18	BB	Master Plan Set-Archs (Logo)
2-19-19	BB	2018 Codes - Plan mods

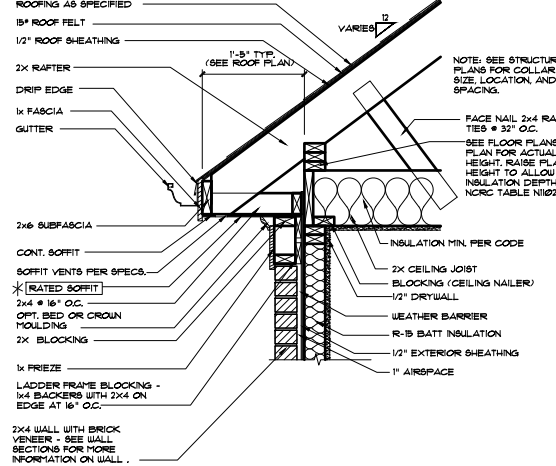
Opt Covered Patio -
Architecturals
SHEET NO.
0-2-0
PLAN NO.
039211

GENERAL NOTES: 1. THESE SHEETS WILL ASSUME ANY AND ALL LIABILITY FOR EXPENSES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. THESE WORKS IS RESPONSIBLE FOR COORDINATING VARIATIONS FROM THE INFORMATION SPECIFIED. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR EXPENSES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SHEETS ARE NOT TO BE REPRODUCED OR COPIED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF MCKEE HOMES, LLC.

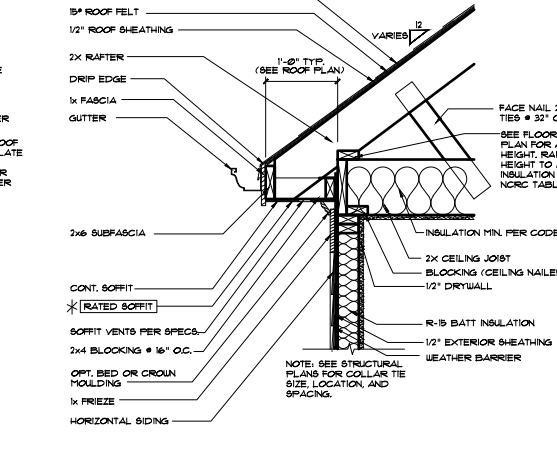
* 1 HOUR RATED (PRESCRIPTIVE 133 HR) W/ (2) LAYERS 5/8" TYPE X GYP BD. AT UNDERSIDE OF SOFFIT/RAKE AS REQUIRED. SEE PLANS FOR LOCATIONS. USE EXTERIOR GRADE (G-P FIREGUARD EXTERIOR OR EQUAL) UNDER FINISHED NON-VENTED SOFFIT.



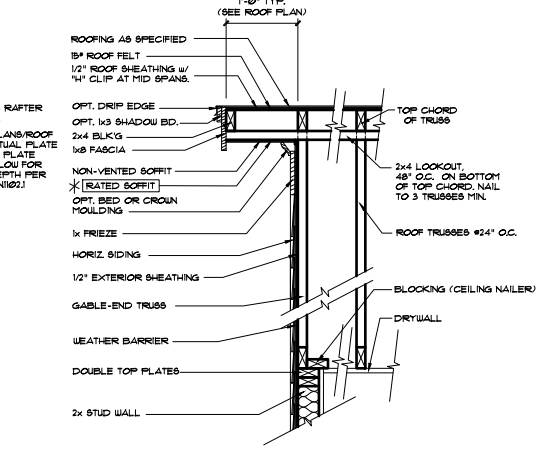
9 RAKE OVERHANG - STICK
1/4\"/>



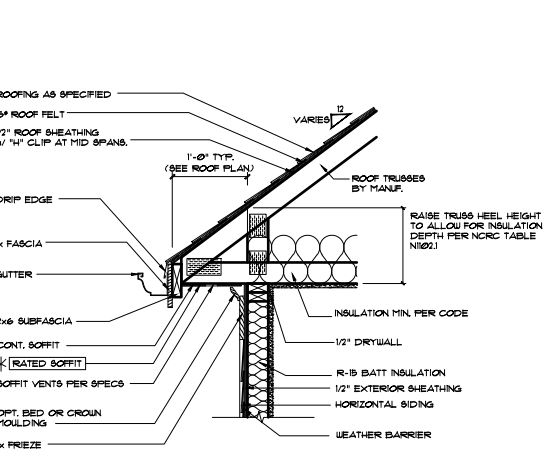
8 CORNICE AT BRICK STICK
1/4\"/>



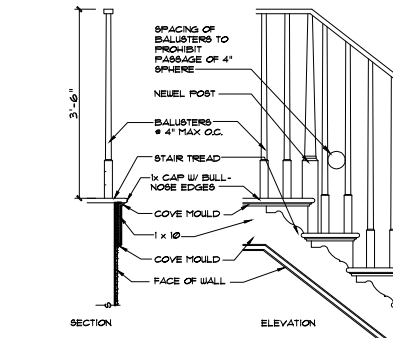
7 CORNICE AT SIDING (STICK)
1/4\"/>



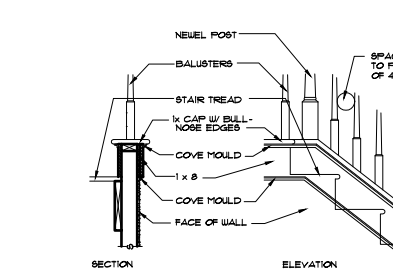
6 RAKE OVERHANG - (TRUSSES)
1/4\"/>



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

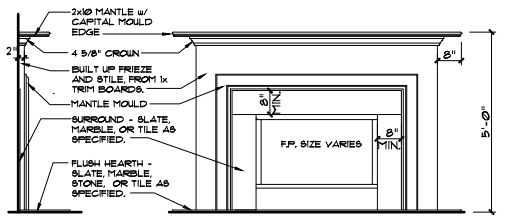


4 STAIR TRIM - OPEN RISERS
1/4\"/>



3 STAIR TRIM - CLOSED RISERS
1/4\"/>

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



2 FIREPLACE TRIM
1/2\"/>

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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.

ACCEPTABLE MANUFACTURER: G-P DENSE GLASS 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 5/8" 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 5/8" 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 11919-129, 7-22-70, UL Design U314)	

WALL SECTION DETAILS			
MASTER DETAIL	DETAIL VARIATIONS		
2x4 or 2x6 STUDS @ 12" OR 16" O.C. (SEE PLANS FOR SIZE AND SPACING.) WEATHER BARRIER 1/16" EXTERIOR O.S.B. BATT INSULATION (R-15) 1/2" GYP. WALLBOARD	HORIZONTAL OR VERTICAL SIDING PER SPECS	BRICK VENEER 1" AIRSPACE GALV. METAL WALL TIES @ 24" O.C. HORIZ. & 16" O.C. VERT.-STAGGERED.	APPLIED STONE VENEER (CULTURED STONE OR EQUAL) LATH MORTAR SETTING BED MORTAR JOINT NOTE: INSTALL STONE VENEER PER MANUFACTURER'S SPECIFICATIONS.
	A EXTERIOR WALL HORIZONTAL SIDING	B EXTERIOR WALL BRICK VENEER	C EXTERIOR WALL STONE VENEER (APPLIED)
	3/4" STUCCO FINISH METAL LATH		
	D EXTERIOR WALL STUCCO FINISH		

FLOOR SECTION DETAILS			
MASTER DETAIL	DETAIL VARIATIONS		
SEE FLOOR PLANS AND ELEVATIONS FOR WALL FINISH MATERIALS. SEE WALL SECTIONS FOR MORE INFO. SEE FOUNDATION DETAILS FOR FOUNDATION WALL TYPE AND MORE INFO. 3/4" TAG SUBFLOOR R-15 INSULATION AT CRAWL OR w/ UNFINISHED BASEMENT BELOW FINISH FLOOR (SEE SPECS) P.T. GILL PLATE, SEE FOUNDATION DETAILS FOR MORE INFO.	2x LUMBER FLOOR SYSTEM. SEE FRAMING PLANS FOR SIZE.	1-JOIST FLOOR SYSTEM. SEE FRAMING PLANS FOR SIZE.	WOOD FLOOR TRUSSES BY MANUF. SEE FRAMING PLANS FOR SIZE.
	A FLOOR SYSTEM AT STUD WALL CONVENTIONAL LUMBER	B FLOOR SYSTEM AT STUD WALL I-JOISTS	C FLOOR SYSTEM AT STUD WALL FLOOR TRUSSES
	SEE FLOOR PLANS AND ELEVATIONS FOR WALL FINISH MATERIALS. SEE WALL SECTIONS FOR MORE INFO.		
	JOISTS AT STUD WALL		



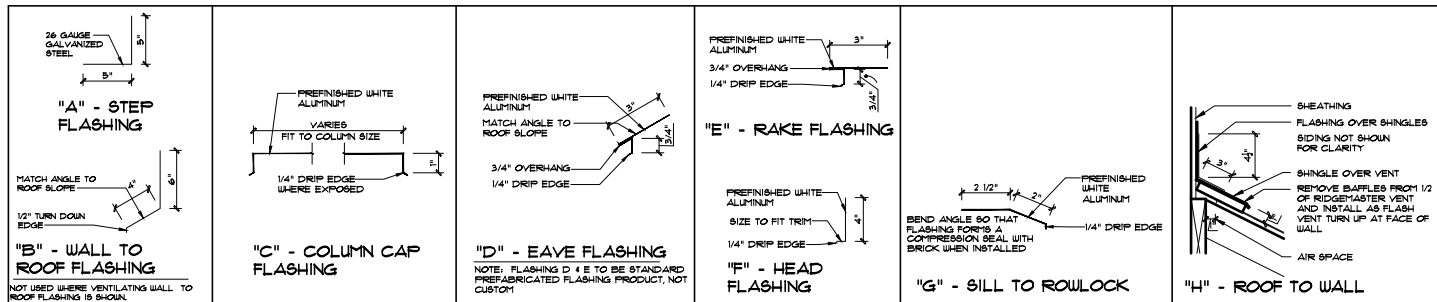
Scales UNO:
22X34: 1/4"=1'-0"
11X17: 1/8"=1'-0"

GENERAL NOTES: 1. THESE DETAILS ARE TO BE USED IN CONJUNCTION WITH ALL OTHER INFORMATION ON THESE DRAWINGS AND CHANGES TO THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING OR OTHER WORKING FROM SPECIFIED INFORMATION. 3. THESE NOTES ARE FOR INFORMATION ONLY. 4. THESE DETAILS ARE FOR GENERAL INFORMATION ONLY. 5. THESE NOTES ARE FOR INFORMATION ONLY.

McKee Homes, LLC
Clark II - Base - Options
Base Plan - Right Hand Garage
Architectural Master Plan Set (2-19-19)

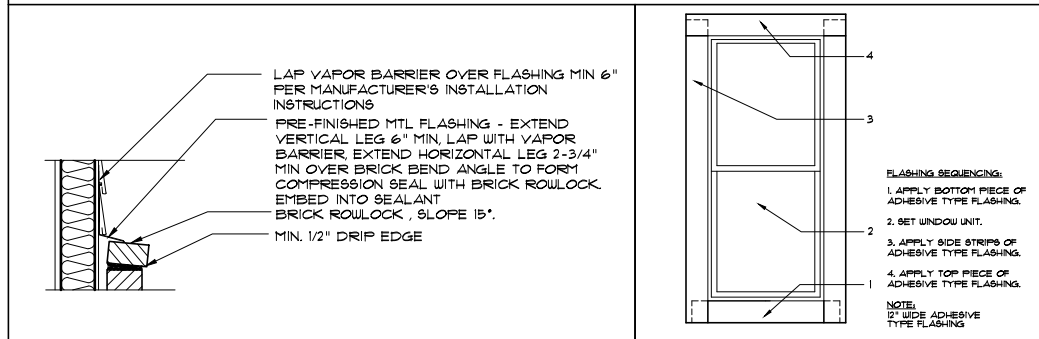
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ISSUE DATE:	7/10/13	
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CHECKED BY:	A.S.H./B.B.	
REVISIONS:		
DATE:	BY:	DESCRPT.
8-31-15	BB	(11) Plan Updates
4-30-18	BB	Master Plan Set - Arch
7-23-18	BB	Master Plan Set - Arch (Logo)
2-14-19	BB	2018 Codes - Plan mods

Architectural Details
SHEET NO. AD-1
PLAN NO. 039211



FLASHING DETAILS

NOT TO SCALE



SIDING TO BRICK ROWLOCK FLASHING

NO SCALE

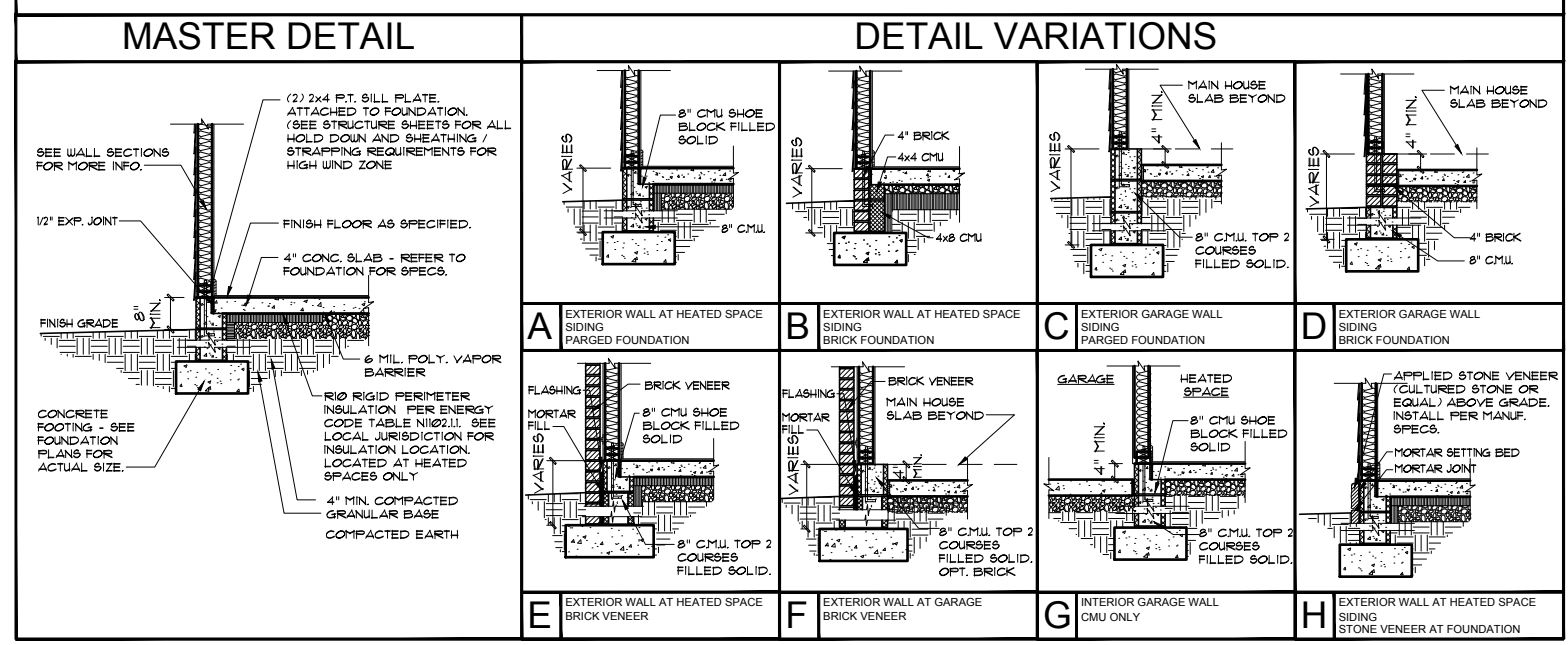
ADHESIVE FLASHING DTL.

NO SCALE

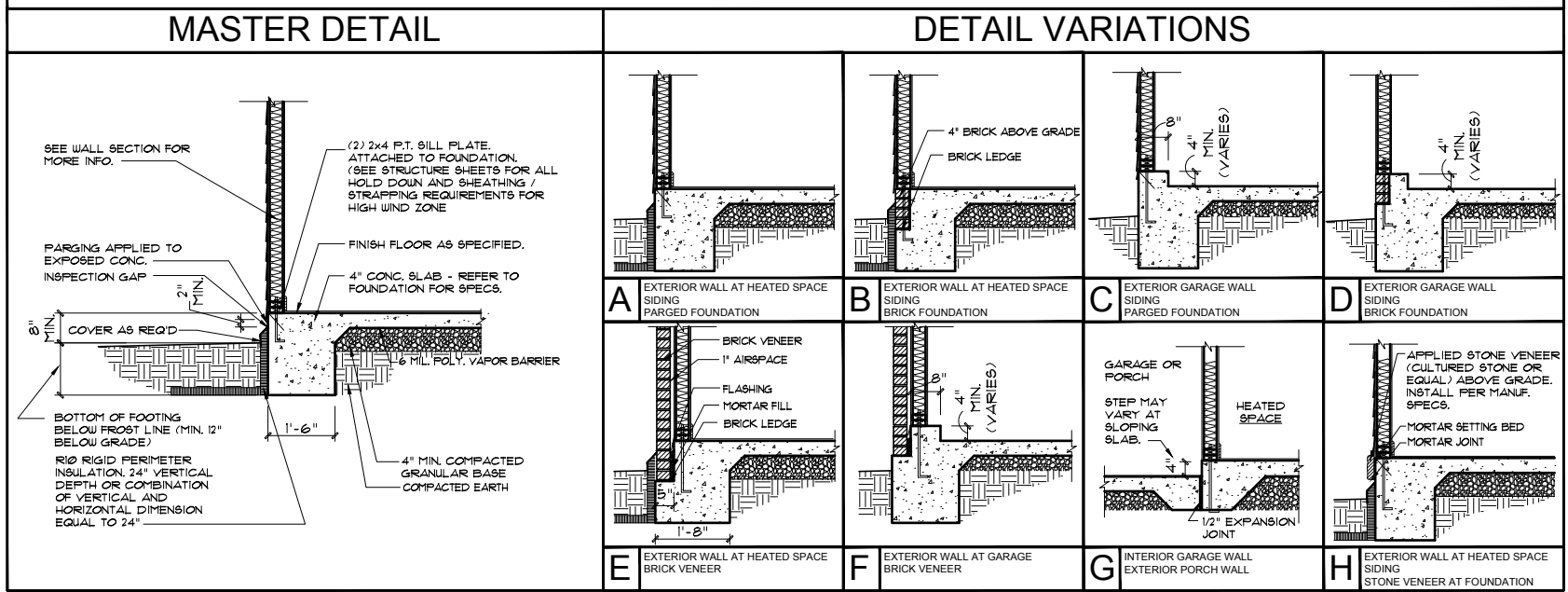
* SEE STRUCTURAL SHEETS, NOTES AND DETAILS FOR MORE INFORMATION. ALL STRUCTURAL INFORMATION OVER-RIDES THESE ARCHITECTURAL DETAILS

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.

STEM WALL SLAB FOUNDATION DETAILS



MONO SLAB FOUNDATION DETAILS



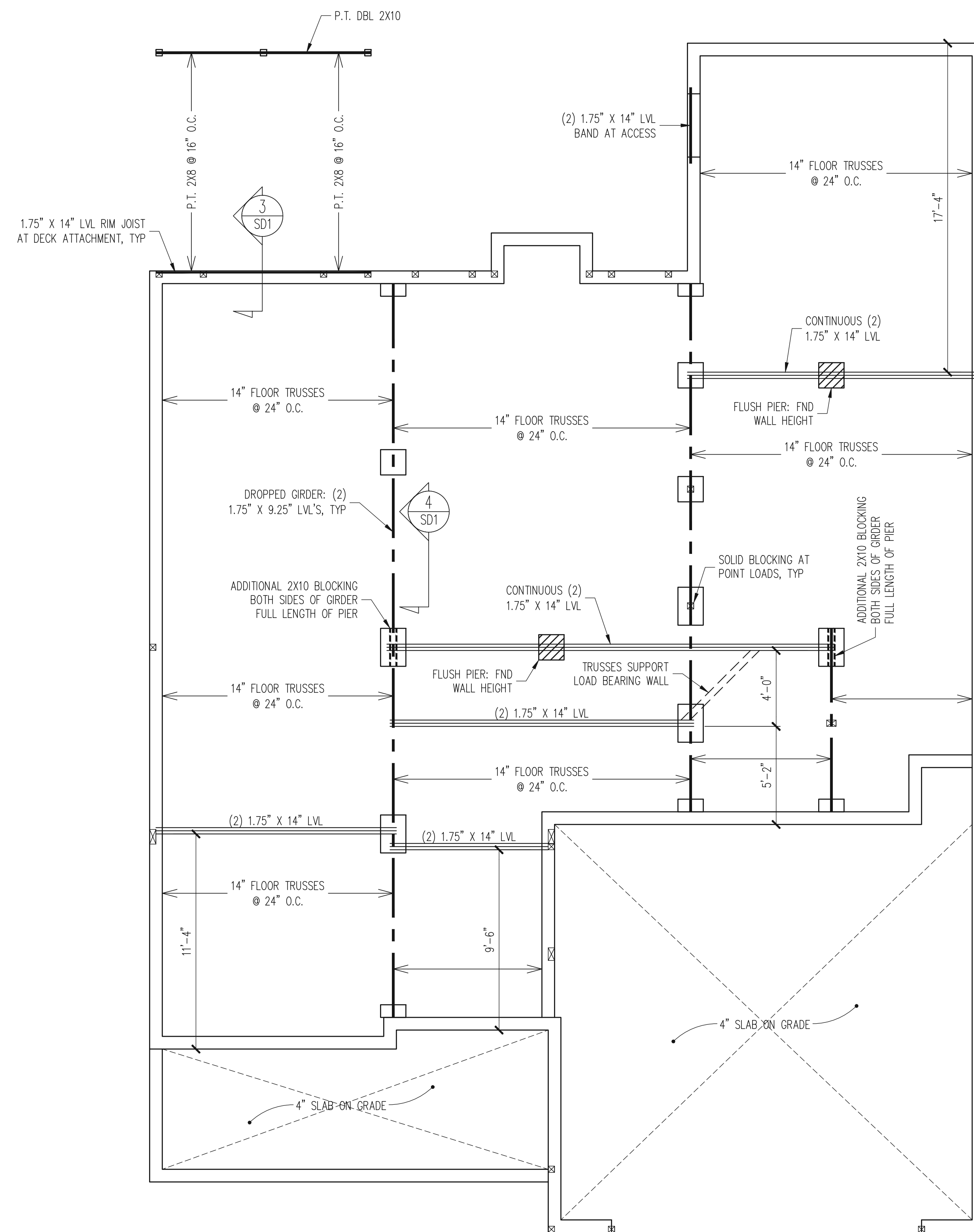
Scales UNO:
22X34: 1/4"=1'-0"
11X17: 1/8"=1'-0"

GENERAL NOTES: 1. THESE DETAILS ARE TO BE COORDINATED WITH ALL SITE INFORMATION BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE OR OTHER VARIATIONS FROM DESIGNED INFORMATION. 3. THESE DETAILS ARE FOR INFORMATION ONLY. 4. MCKEE HOMES, LLC ASSUMES NO LIABILITY FOR DAMAGES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE DETAILS ARE FOR INFORMATION ONLY. 6. THESE DETAILS ARE FOR INFORMATION ONLY.

McKee Homes, LLC
Clark II - Base - Options
Base Plan - Right Hand Garage
Architectural Master Plan Set (2-19-19)

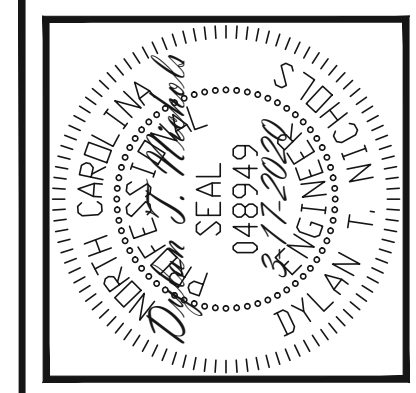
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ISSUE DATE:	7/10/13	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS:		
DATE:	BY:	DESCRIP.
8-31-15	BB	(11) Plan Updates
4-30-18	BB	Master Plan Set - Arch
7-23-18	BB	Master Plan Set - Arch (Logo)
2-14-19	BB	2018 Codes - Plan mods

Architectural Details
SHEET NO.
AD-2
PLAN NO.
039211



- NOTES:
- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCR, LATEST EDITION.
 - BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18" X 24". DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.
 - REFER TO PART 5 OF THE CONSTRUCTION SPECIFICATIONS FOR SLAB(S) ON GRADE

CRAWL SPACE FRAMING PLAN
1/4" = 1'-0"



STRUCTURAL ENGINEERS
License No. C-3870
183 Wind Chime Ct, Ste 100
Raleigh, North Carolina 27615
Phone (919) 844-1661

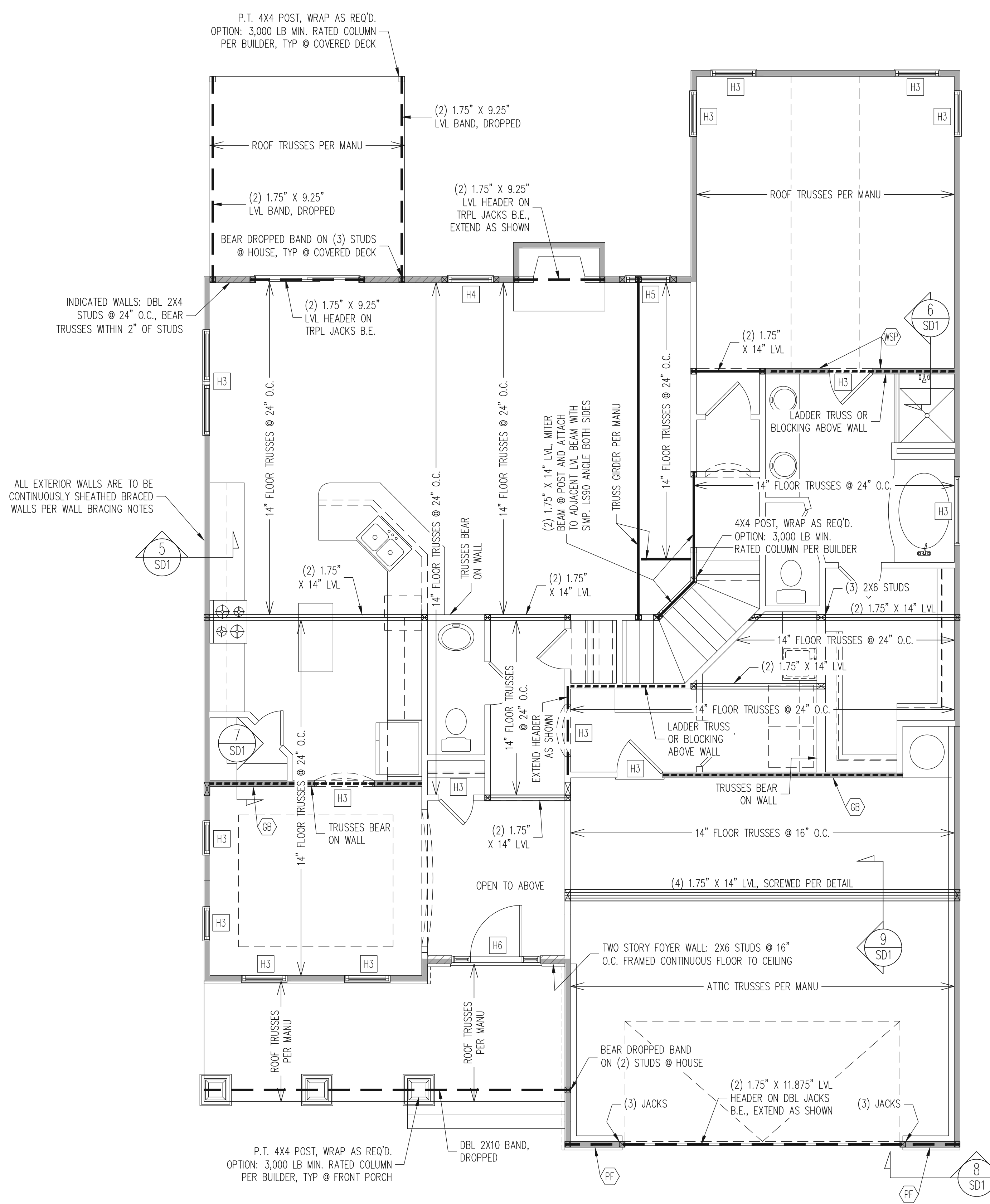
Engineering Lech
ASSOCIATES, P.A.

MCKEE HOMES
STRUCTURAL ADDENDUM
SCOPE: 297 OAKMONT ESTATES
LOC: CLARK CLASSIC

ENG: DTN
DATE: 3-17-2020

PROJECT NO.
20-29-011

SHEET NO.
S2
2 of 8



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 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 3/4" 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.

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 = 219' MIN.
 -WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NRC HAS BEEN MET AND EXCEEDED.

-BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NRC R602.3.5 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

REQUIRED STUDS FOR BEAM SUPPORT

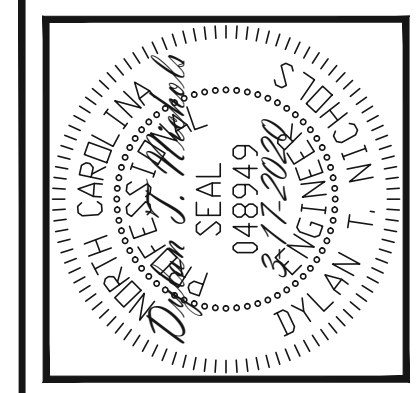
REFER TO PART 14 OF THE CONSTRUCTION SPECIFICATIONS FOR REQUIRED NUMBER OF STUDS FOR BEAM SUPPORT, TYP UNO.

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.
 -REFER TO PART 17 OF THE CONSTRUCTION SPECIFICATIONS FOR REQUIRED NUMBER OF KING STUDS AT OPENINGS



STRUCTURAL ENGINEERS
 License No. C-3870
 183 Wind Chime Ct, Ste 100
 Raleigh, North Carolina 27615
 Phone (919) 844-1661

Engineering Lech Associates, P.A.

MCKEE HOMES
 STRUCTURAL ADDENDUM

SCOPE: 297 OAKMONT ESTATES
LOC: CLARK CLASSIC

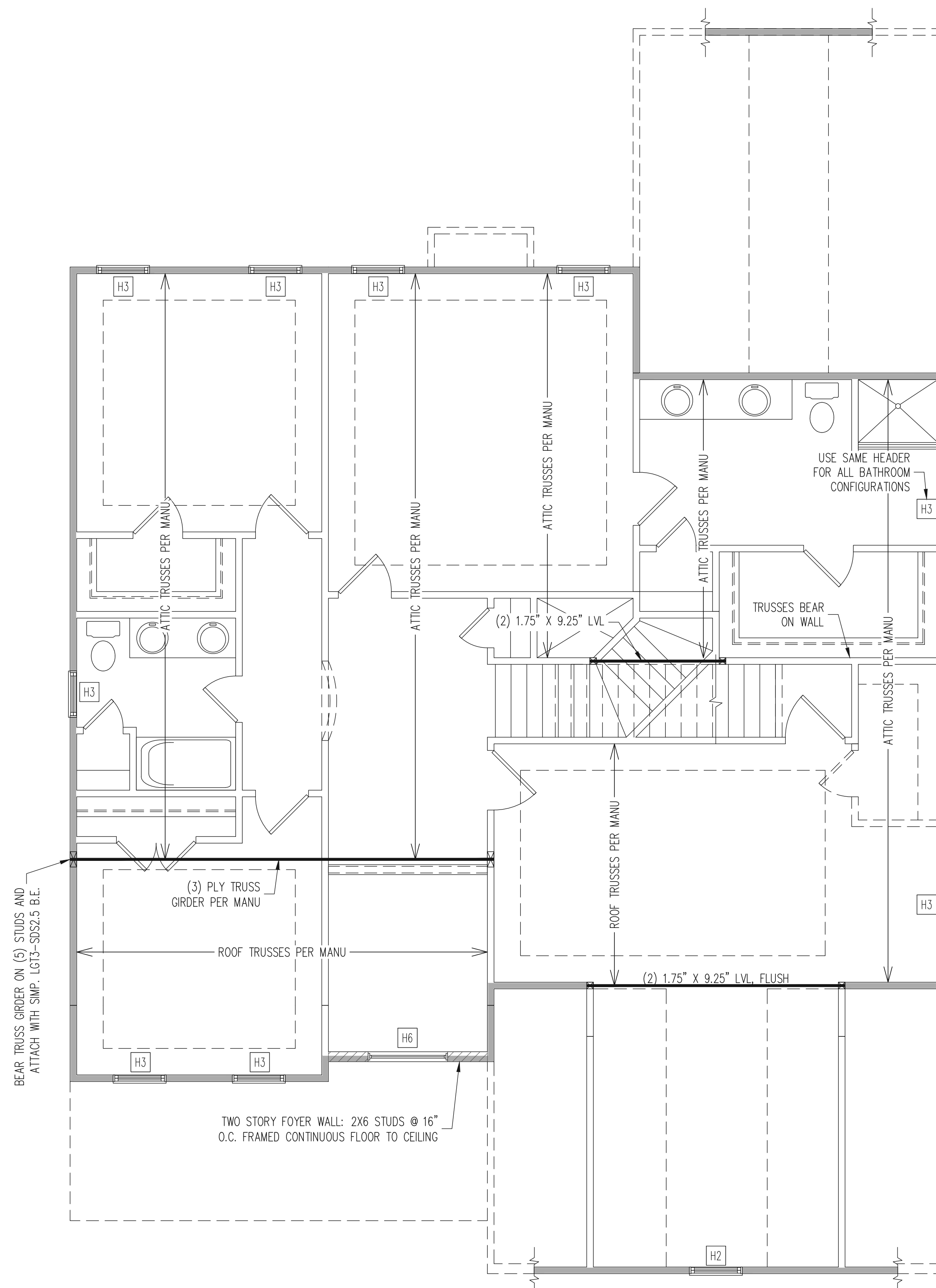
ENG: DTN
DATE: 3-17-2020

PROJECT NO.
 20-29-011

SHEET NO.
 S3
 3 of 8

1ST FLOOR FRAMING PLAN

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



2ND FLOOR FRAMING PLAN
 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 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 = 183" 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.

—BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCR R602.3.5 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

REQUIRED STUDS FOR BEAM SUPPORT

REFER TO PART 14 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.

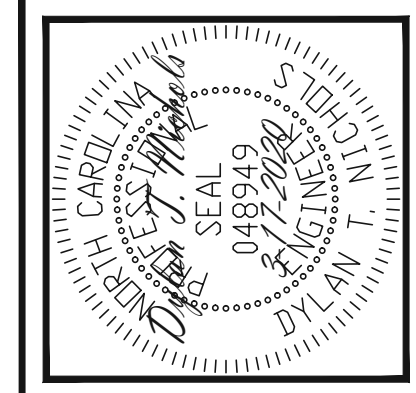
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

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

NOTES:

—HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

—REFER TO PART 17 OF THE CONSTRUCTION SPECIFICATIONS FOR REQUIRED NUMBER OF KING STUDS AT OPENINGS



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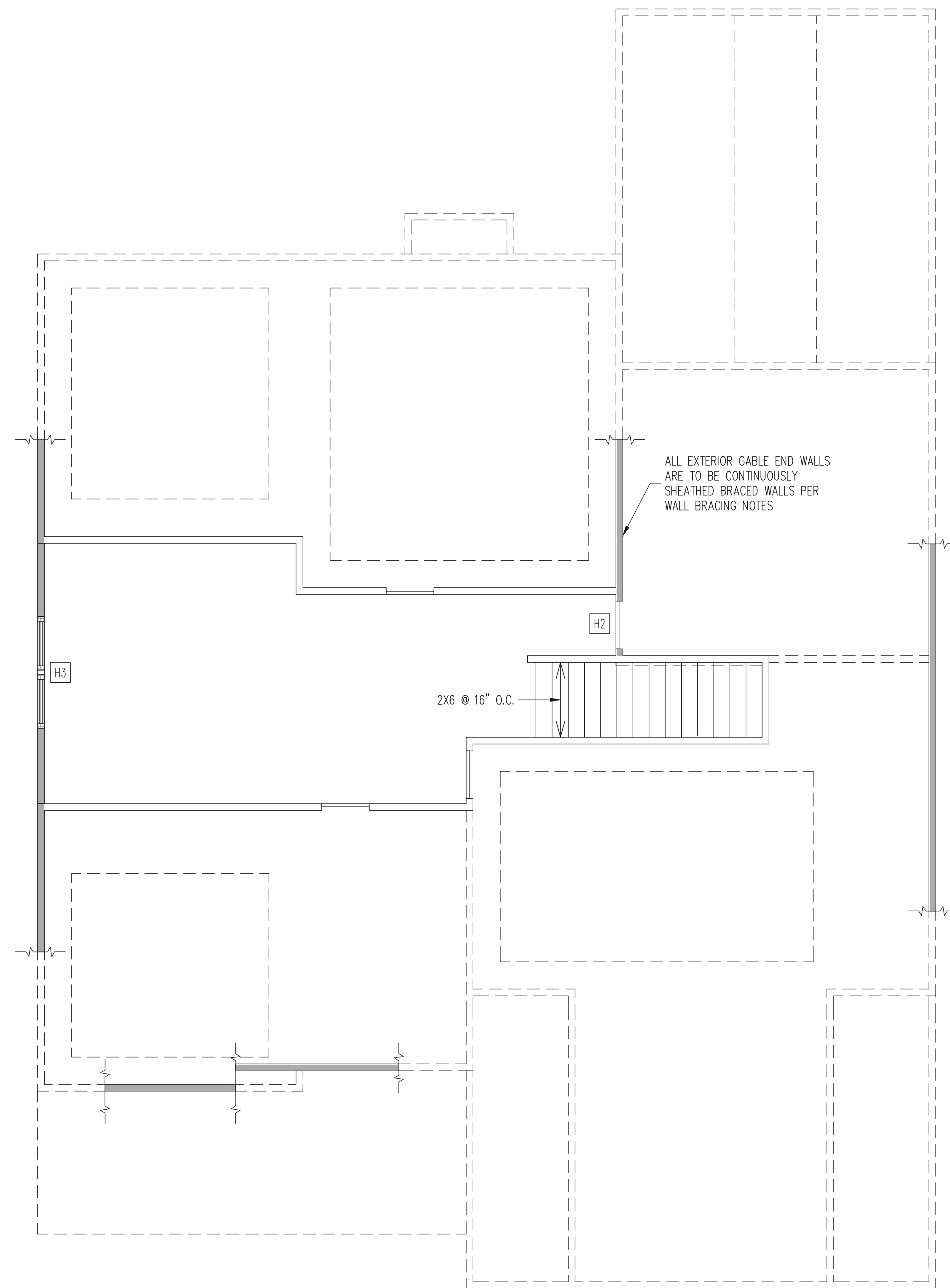
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MCKEE HOMES	STRUCTURAL ADDENDUM
SCOPE:	297 OAKMONT ESTATES
LOC:	CLARK CLASSIC

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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 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 = 65' 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.

 -BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCR R602.3.5 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

REQUIRED STUDS FOR BEAM SUPPORT

REFER TO PART 14 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

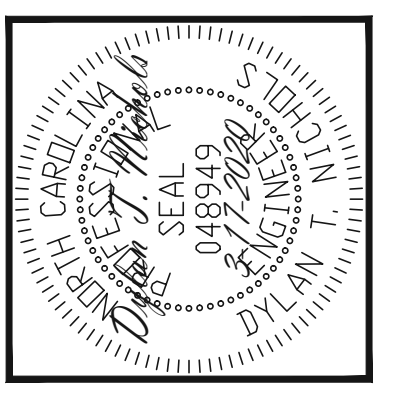
(A)	TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
(B)	TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
(C)	TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:

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

-REFER TO PART 17 OF THE CONSTRUCTION SPECIFICATIONS FOR REQUIRED NUMBER OF KING STUDS AT OPENINGS

ATTIC FRAMING PLAN
 WALLS AND CEILING
 1/4" = 1'-0"



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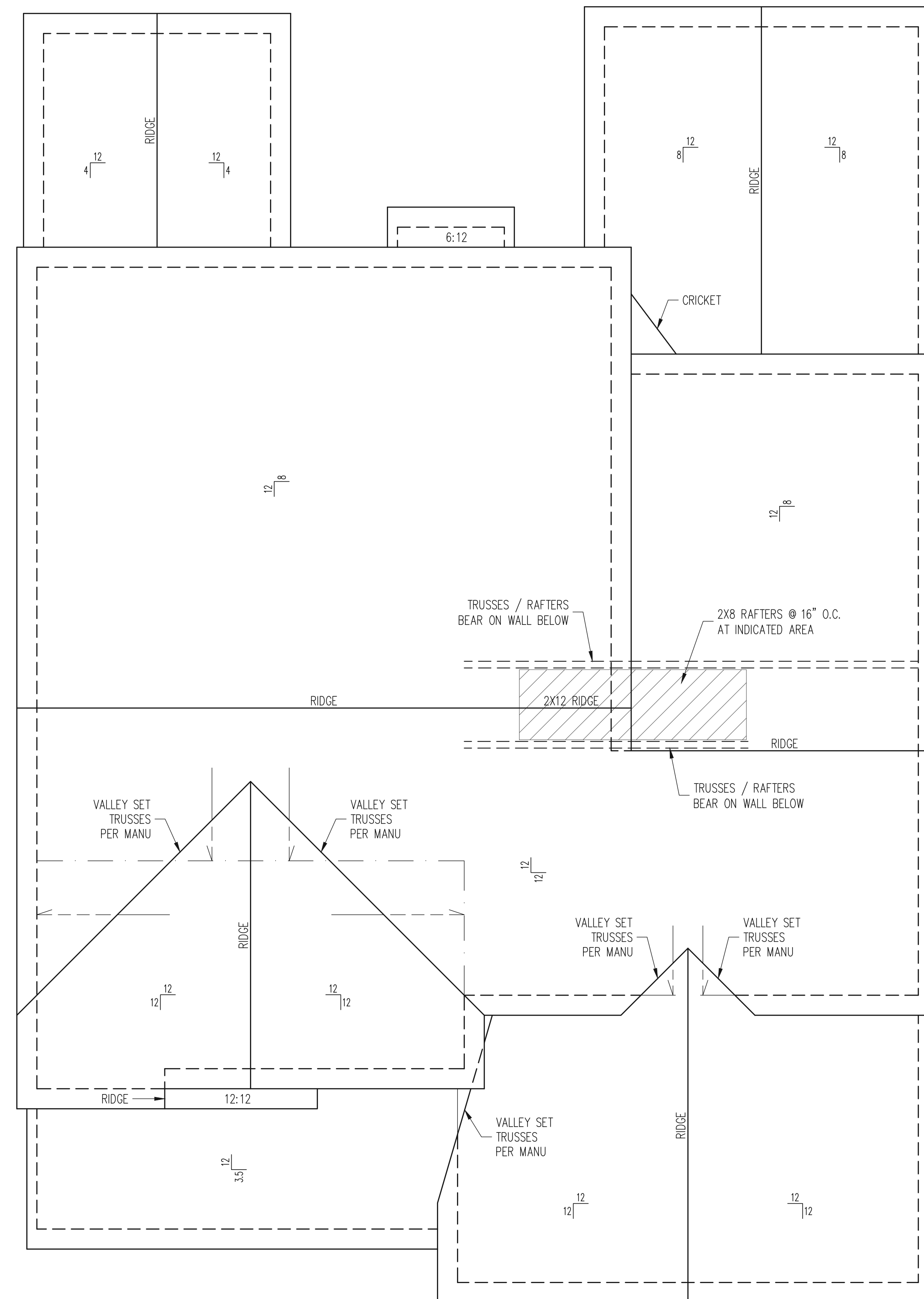
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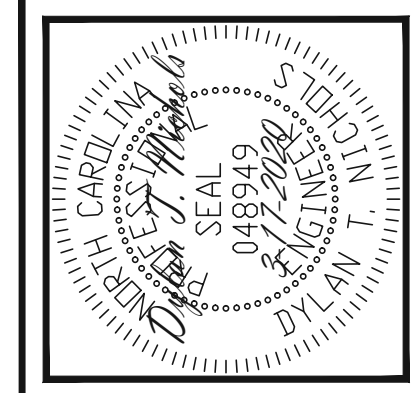
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FRAMING NOTES
 ROOF ONLY
 -ROOF TRUSSES PER MANU TYPICAL UNO
 -ATTACH ROOF TRUSSES TO DBL TOP PLATE
 WITH SIMP. H10A HURRICANE TIES TYP UNO
 -VERIFY ALL ARCHITECTURAL OVERHANGS, ROOF
 PITCHES, AND KNEEWALL HEIGHTS PRIOR TO
 CONSTRUCTION

ROOF FRAMING PLAN
 1/4" = 1'-0"



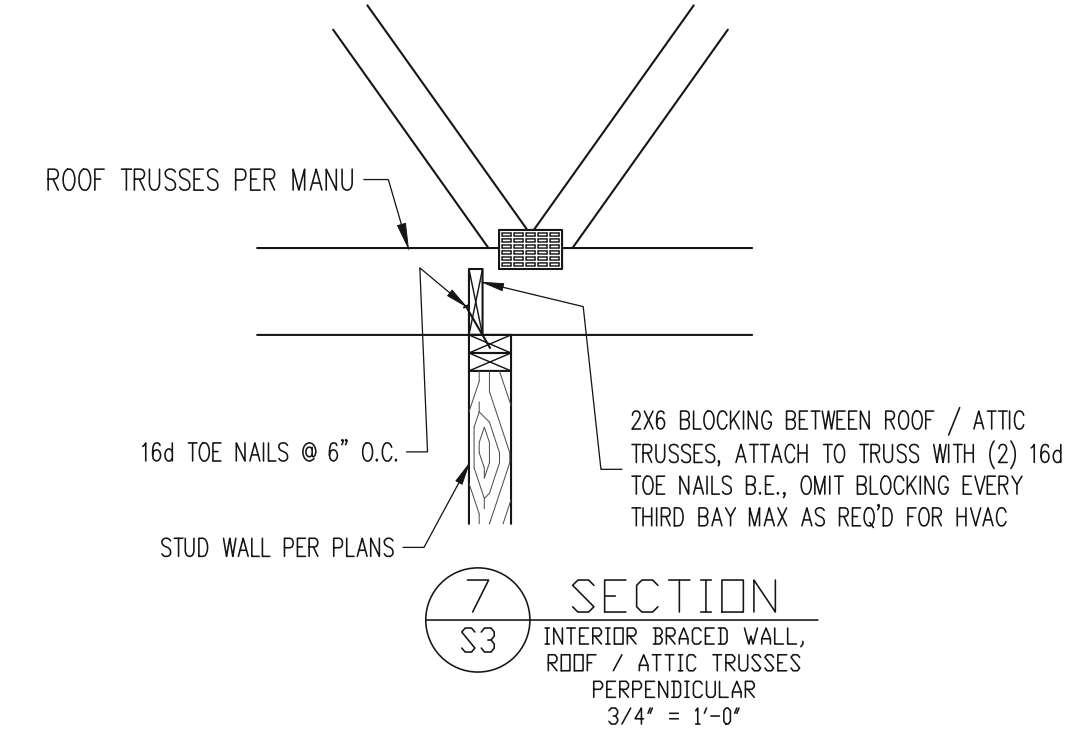
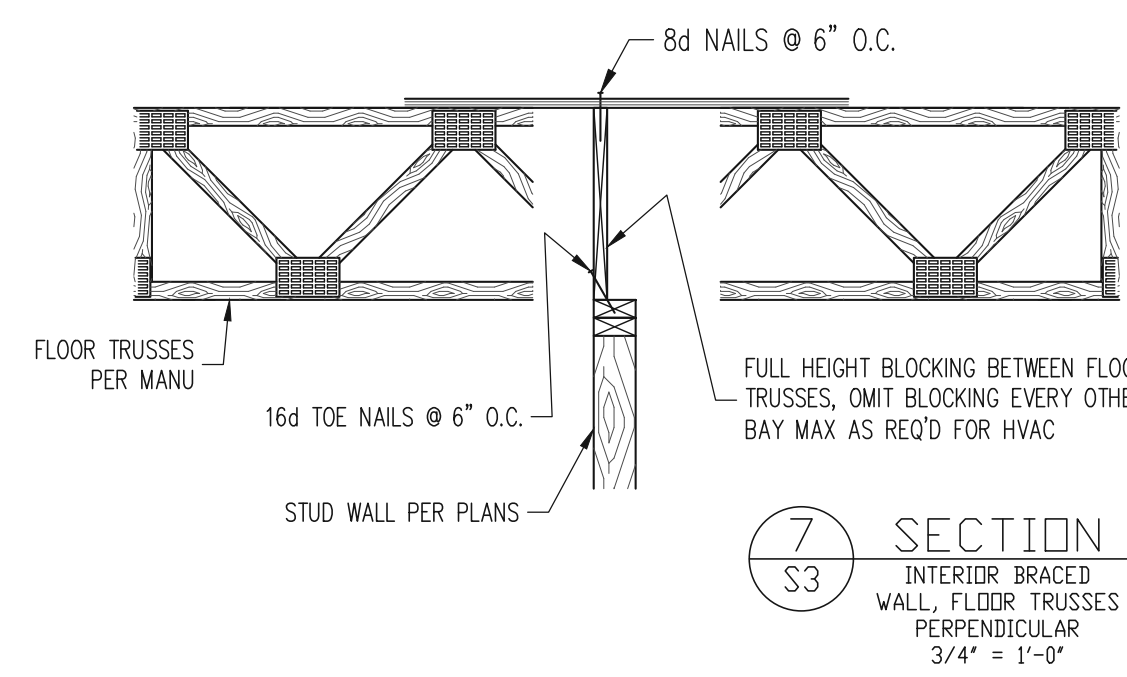
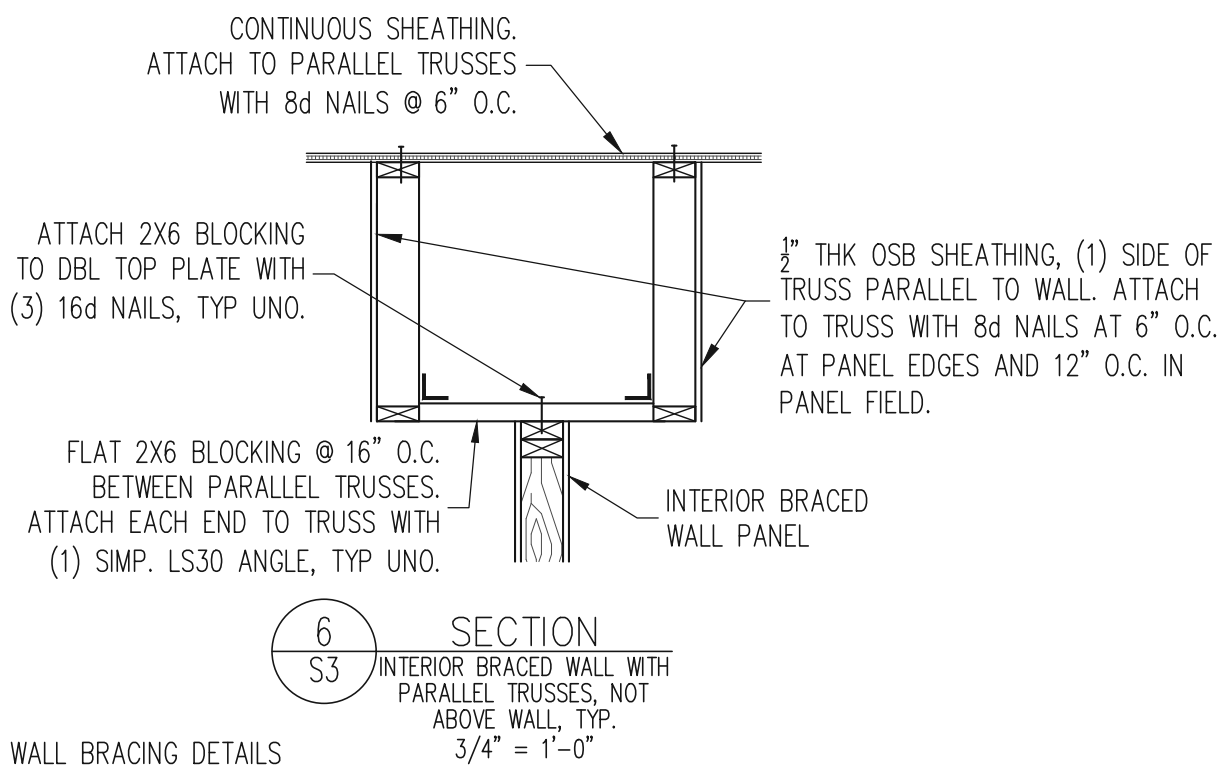
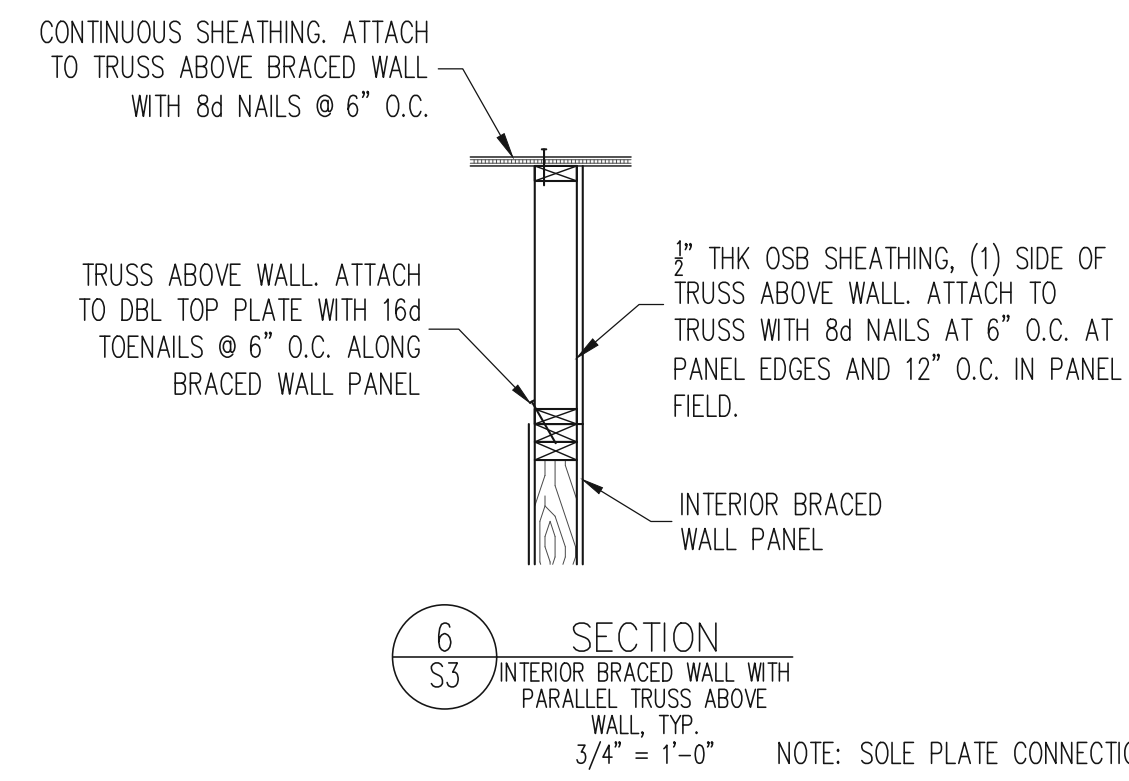
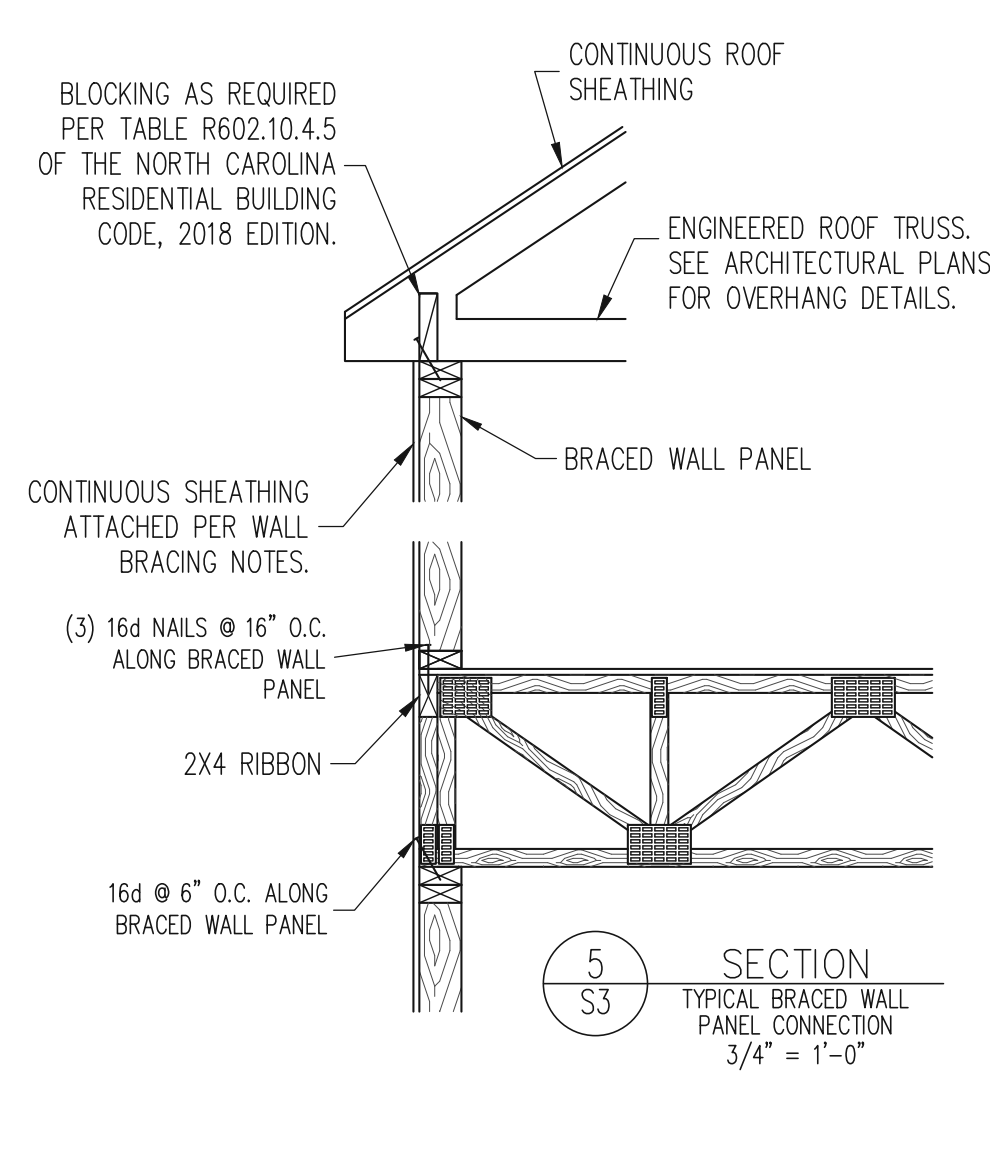
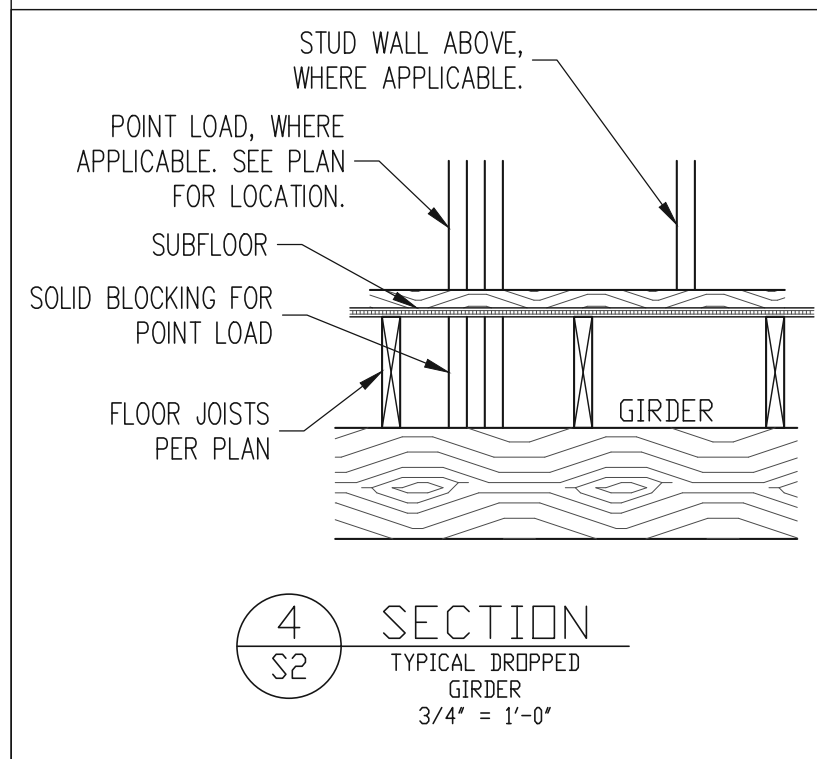
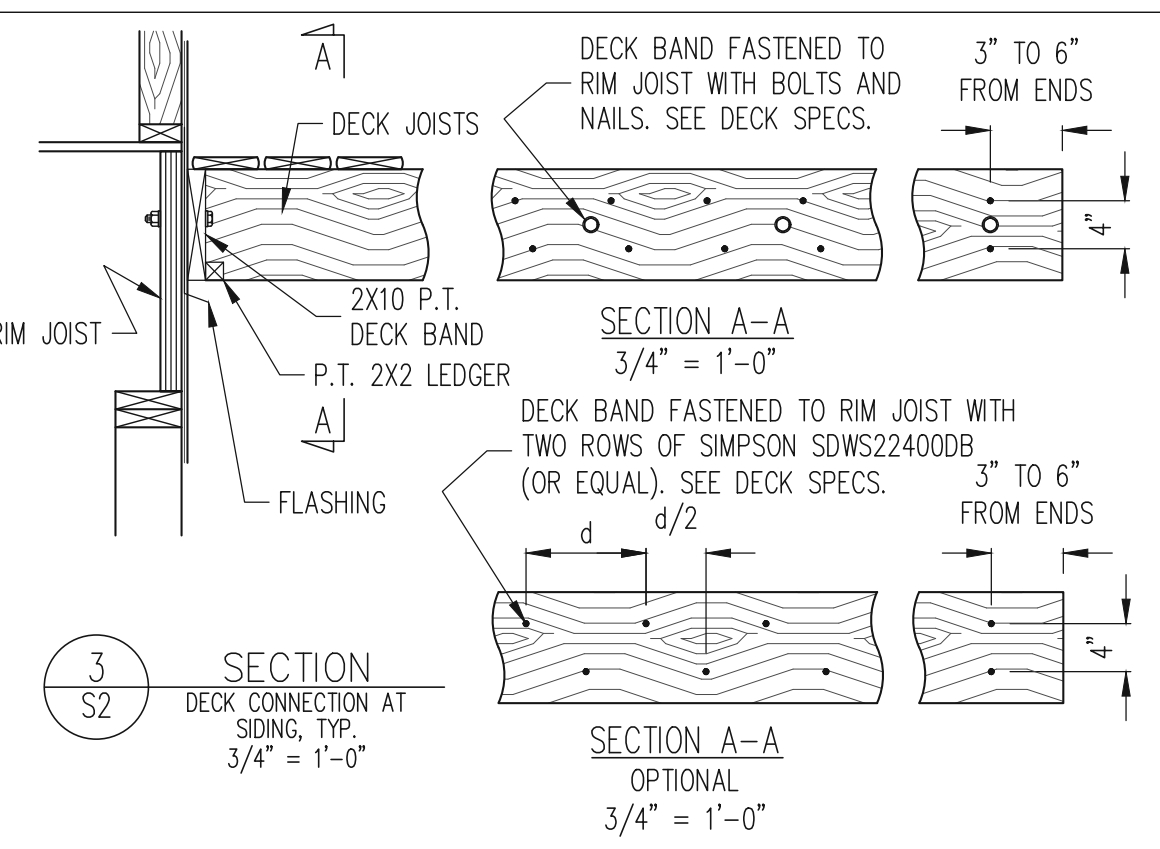
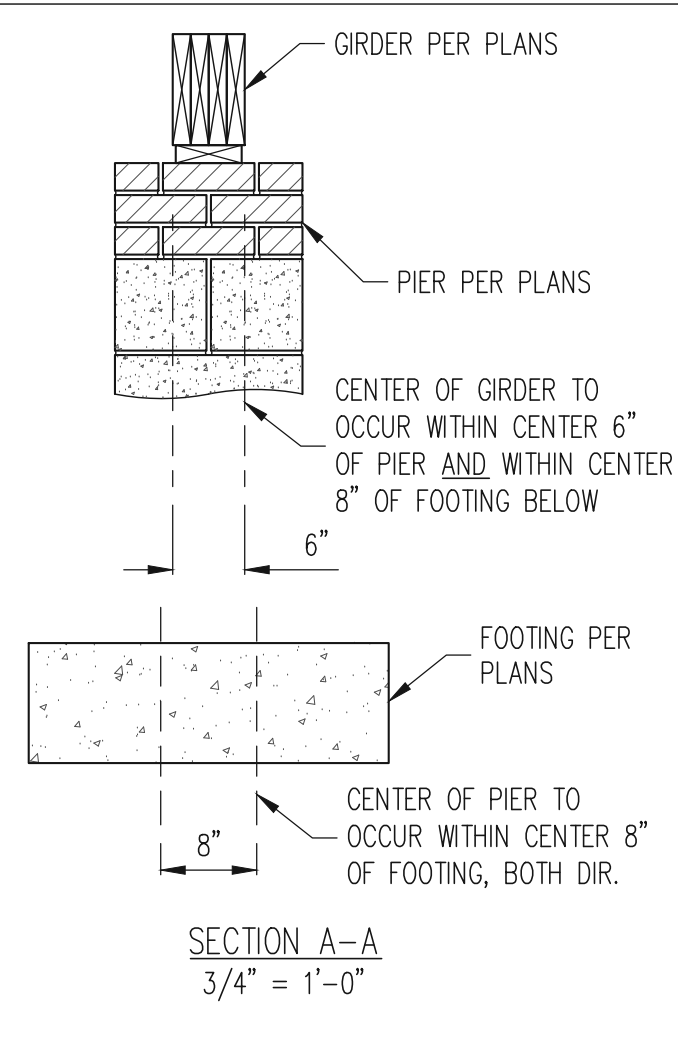
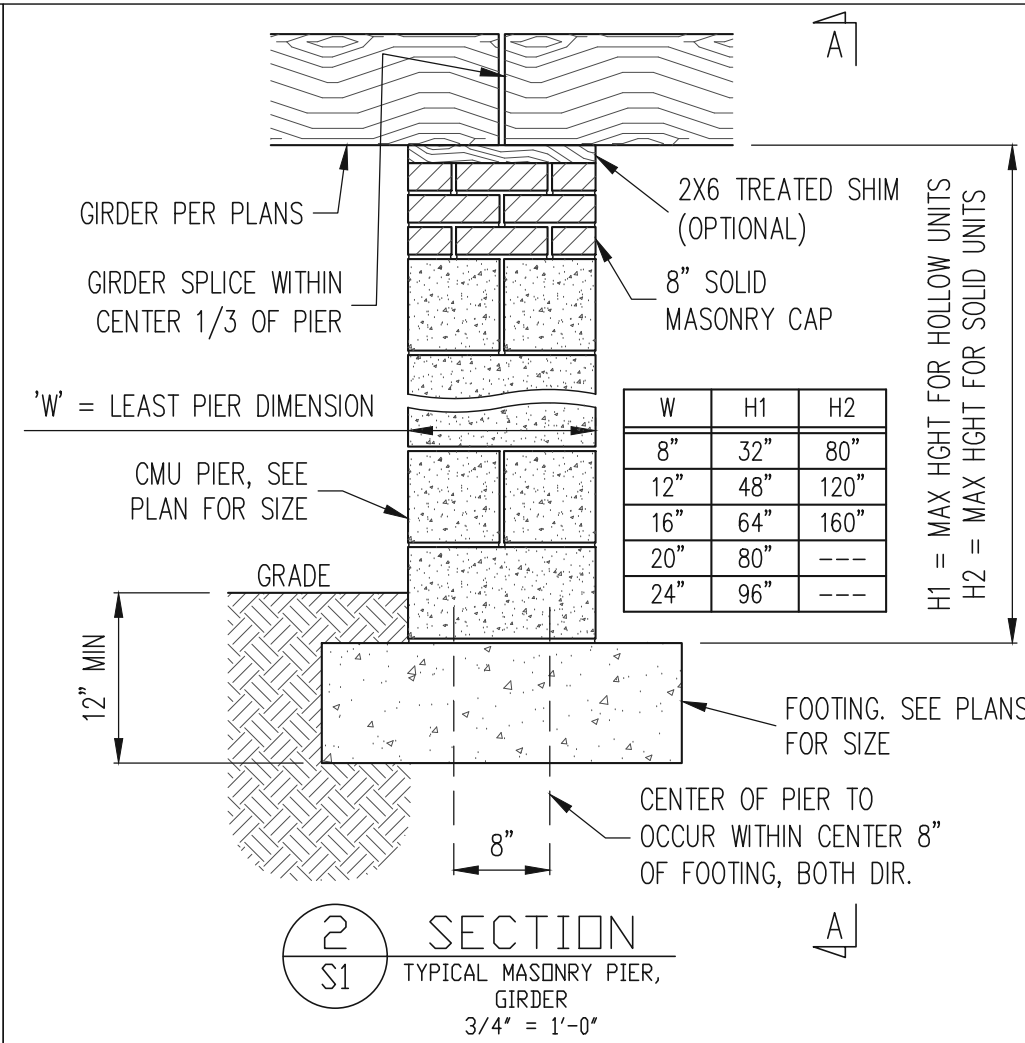
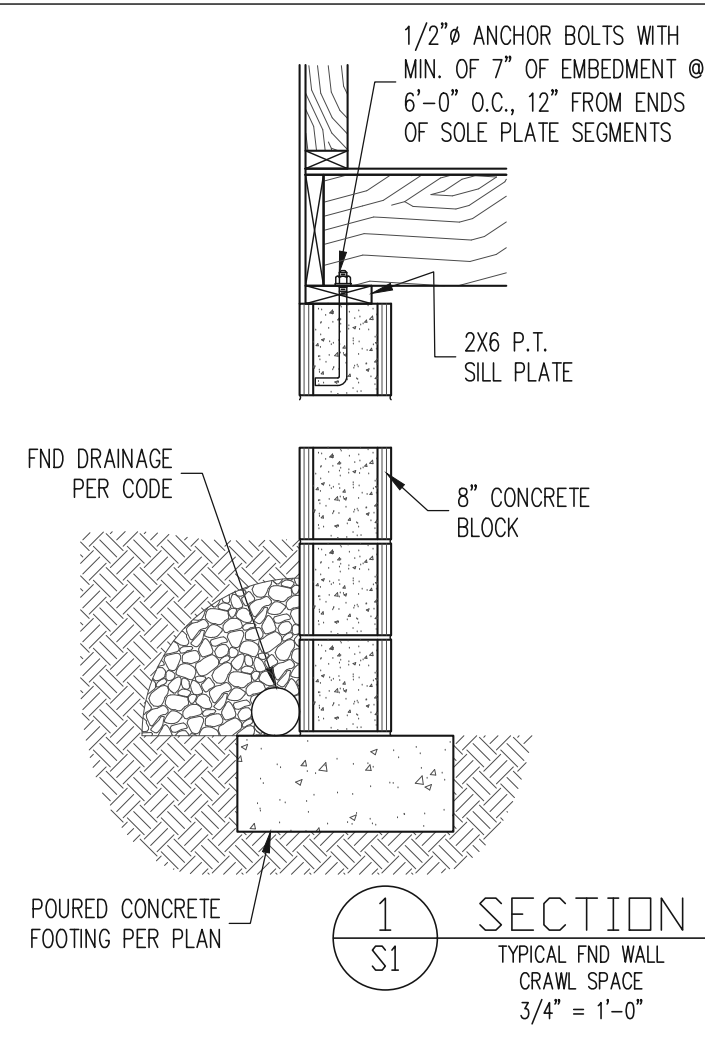
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SCOPE:	MCKEE HOMES STRUCTURAL ADDENDUM
LOC:	297 OAKMONT ESTATES CLARK CLASSIC

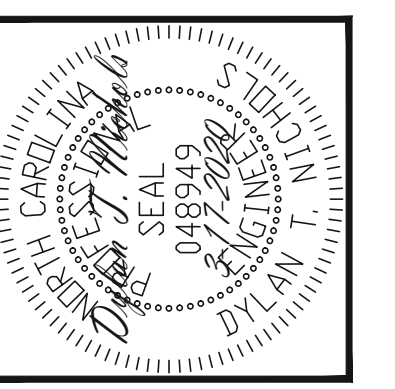
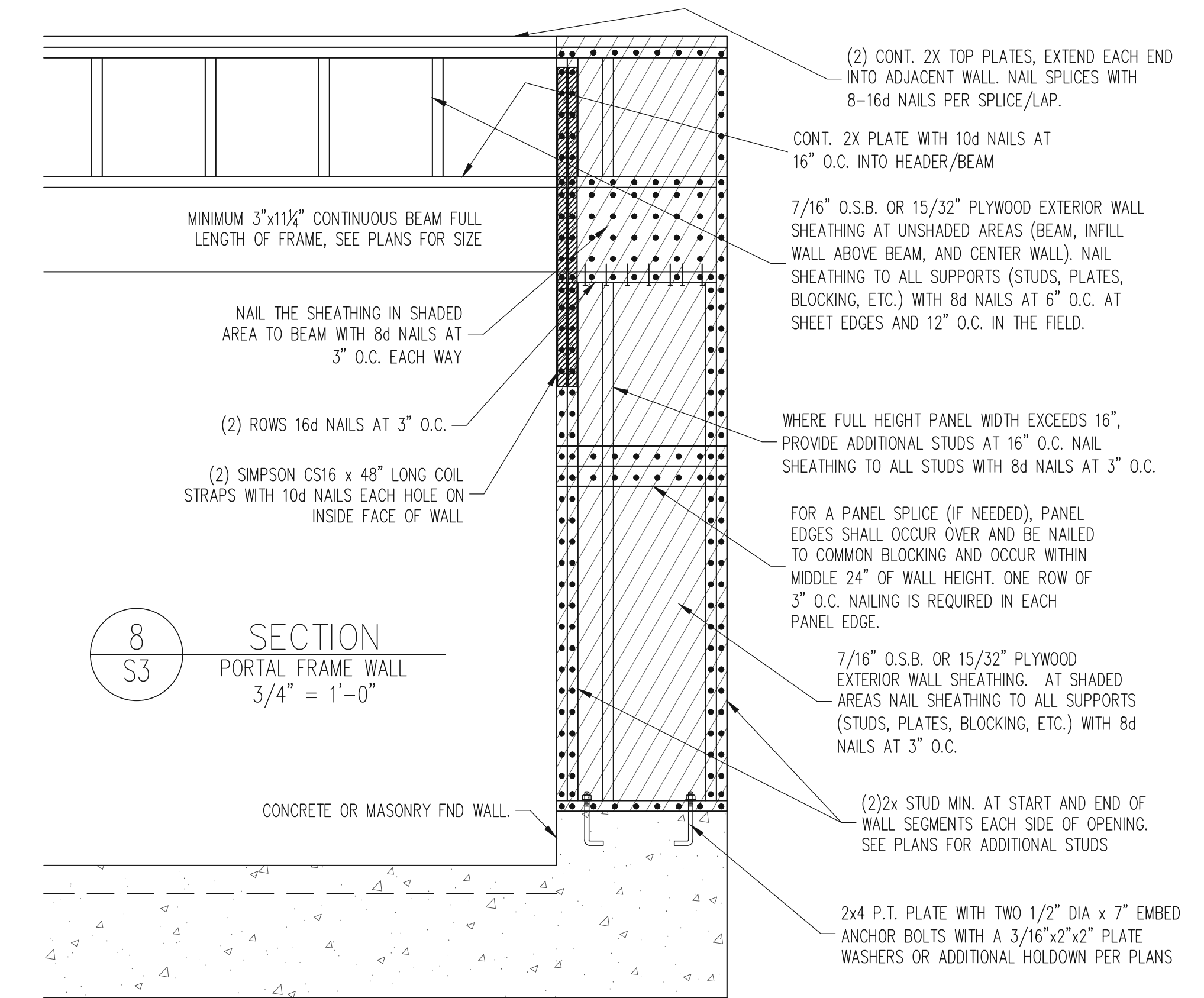
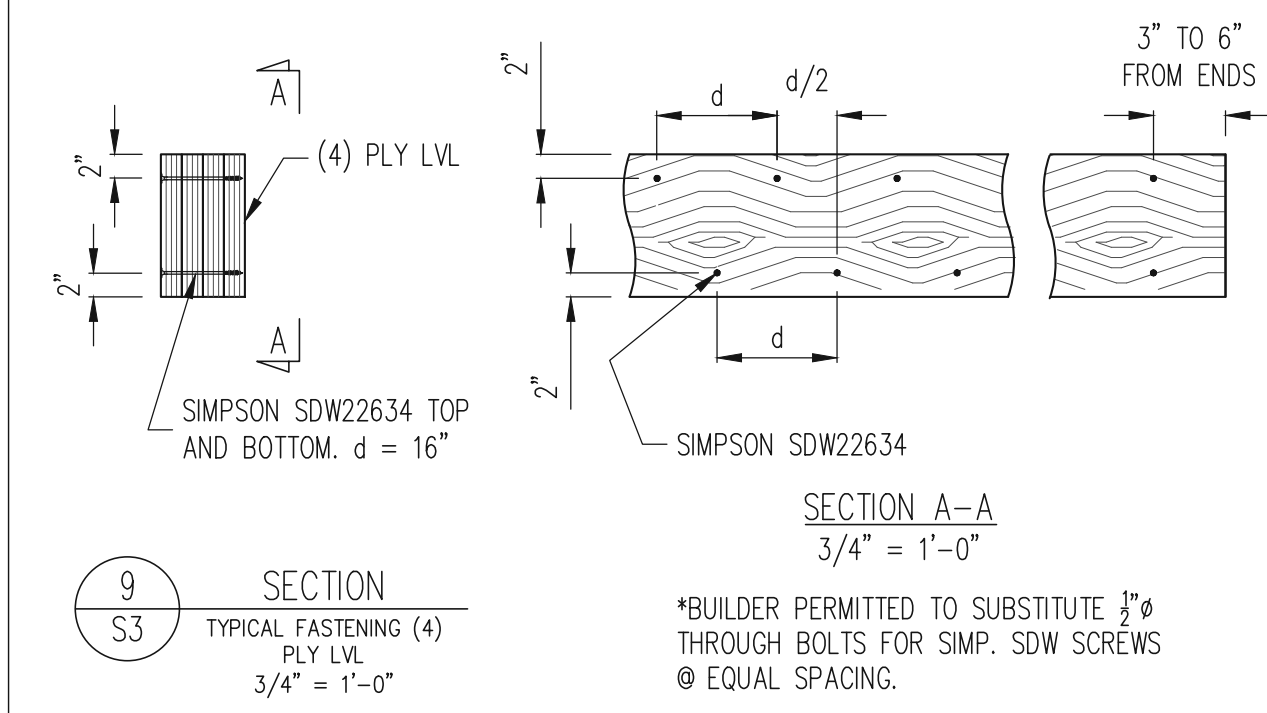
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NOTE: SOLE PLATE CONNECTION PER TYP WALL BRACING DETAILS



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MCKEE HOMES
STRUCTURAL ADDENDUM

SCOPE: 297 OAKMONT ESTATES
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CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

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

PART 2: DESIGN LOADS

2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DRESSING UNITS INCLUDING 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 OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS.
- BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS.

2.02 INTERIOR WALLS: 5 PSF LATERAL.

2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.

2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 5: CONCRETE AND SLABS ON GRADE

5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP UNO.

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

5.03 SLABS ON GRADE, IF ANY, SHALL CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 2" MIN GRANULAR FILL ON SOIL WITH 80% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS.

PART 6: REBAR AND WIRE REINFORCEMENT

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

6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO.

6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, FM = 1,500 PSI MIN.

7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW.

7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.

7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530.

7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951, 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS.

PART 8: BOLTS AND LAG SCREWS

8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F344-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS.

8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.21-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F344-07a) FOR SCREW HEAD.

PART 9: DRIVEN FASTENERS

9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667-05. NAILS ARE TO BE COMMON WIRE OR BOX.

PART 10: DIMENSIONAL LUMBER

10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC.

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10⁶ PSI, F_b = 2800 PSI, F_v = 285 PSI, F_c = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10⁶ PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c = 680 PSI

PART 12: PRESSURE TREATED LUMBER

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH ANPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH ANPA 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).

PART 14: STUD SUPPORTS FOR BEAMS

14.01 STEEL ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, 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 FULL WIDTH OF THE BEAM BEING SUPPORTED. WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM.
2-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.

14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:
1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM.
2-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 USE STUD GANGED COLUMN TYP UNO.

14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.

14.04 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.

PART 15: NAILING OF MULTI PLY WOOD BEAMS

15.01 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. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.

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

PART 16: WALL FRAMING

16.01 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, TYP UNO.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

MAX. OPENING WIDTH	NUMBER OF KING STUDS				
	5'-0"	6'-0"	12'-0"	17'-0"	21'-0"
2X4	1	2	3	4	5
2X6	1	1	2	2	2
2X8	1	1	1	1	2

PART 18: SUBSTITUTIONS

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

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA.

NOTES

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:

- 1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR.
- 2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION.

ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS.

THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW.

ABBREVIATIONS

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

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 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.

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:

A. ALL STRUCTURES EXCEPT BRICK STRUCTURES

JOIST LENGTH	
UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS ONE- 5/8" # BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS24000B @ d = 32" O.C. STAGGERED	ONE- 5/8" # BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS24000B @ d = 16" O.C. STAGGERED

B. BRICK VENEER STRUCTURES

JOIST LENGTH	
UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS ONE- 5/8" # BOLT @ 28" O.C.	ONE- 5/8" # BOLT @ 16" O.C.

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. GIRDERS 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:

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

9. MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:

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.

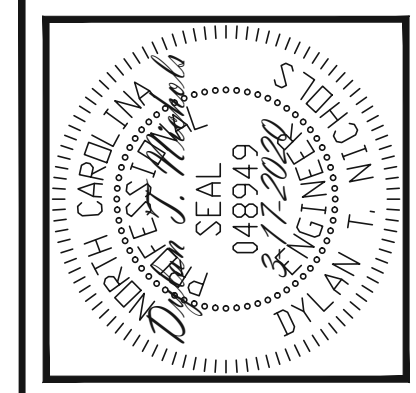
B. 4X4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS TO 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'-8"

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 BAND A MINIMUM OF 1 1/2".



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MCKEE HOMES

STRUCTURAL ADDENDUM

SCOPE: 297 OAKMONT ESTATES
LOC: CLARK CLASSIC

ENG: DTN
DATE: 3-17-2020

PROJECT NO.
20-29-011

SHEET NO.
SPEC
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