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

11/24/2020

Harnett COUNTY NORTH CAROLINA

Revised to finish 3rd floor.

ELEVATION - EURO

003220 - LOT 1073 Anderson Creek Academy

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AND ARE DESIGNED FOR SINGLE LOT USE ONLY AS LISTED ON TITLE BLOCK. LOT 1073 Anderson Creek Academy

2) IF SEALED PLANS ARE REQUIRED BY MUNICIPALITY FOR STRUCTURE DESIGN INQUIRE TO DESIGNER FOR SEALED LETTER AS NEEDED. LOT 1073 Anderson Creek Academy

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. LOT 1073 Anderson Creek Academy

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 DESIGNERS' 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): 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: V-B
Use Group: R-3
Number of Stories: 2

Building Ridge Height:	(Elevation A) =
Building Ridge Height:	(Elevation B) =
Building Ridge Height:	(Elevation C) =
Building Ridge Height:	(Elevation D) =
Building Ridge Height:	(Elevation E) = (Euro) (+/-) 35'-5"
Mean Roof Height:	(Elevation A) =
Mean Roof Height:	(Elevation B) =
Mean Roof Height:	(Elevation C) =
Mean Roof Height:	(Elevation D) =
Mean Roof Height:	(Elevation E) = (Euro) (+/-) 28'-1"

NOTE: HEIGHTS LISTED ABOVE ARE BASED ON GRADE LINES PROVIDED ON EXTERIOR ELEVATIONS SHEETS.
BUILDER / INSPECTIONS 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 S.F., 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 S.F. CLEAR OPENING; B) MIN. TOTAL GLASS AREA OF 5.0 SQ (GROUND FLOOR WINDOW) AND 5.7 S.F. (UPPER STORY WINDOW). IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHOSE THE PROPER CONFORMING WINDOW, AND HAVE EGRESS WINDOWS PROPERLY DISTRIBUTED AND INSTALLED AS REQUIRED.

3. (R311.2) 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. (R311.7.5) 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. (R402.1.2) ALL LUMBER SHALL BE PRESSURE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY.

7. (R406.1) BITUMINOUS DAMPPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC) SPACES.

8. (R408.1.2) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT ONE EACH SIDE OF EACH CORNER).

9. (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.

10. (R807.1) 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. (R1001) MASONRY FIREPLACE WALLS TO BE MIN. 8" THICK, AND MIN. 2" TO FRAMING. POURED HEARTHS TO HAVE MIN #4@12" O.C. EACH WAY. HEARTHS 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. ½" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" 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 AAMA/NWWDA 101.I.S.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 N1102.1.2 (R402.1.2)

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
3	0.35	0.30	38 OR 30 CONT.	15, 13+2.5	19	5/13	0	5/13
4	0.35	0.30	38 OR 30 CONT.	15, 13+2.5	19	10/15	10	10/15
5	0.35	NR	38 OR 30 CONT.	19, 13+5, OR 15+3	30	10/15	10	10/19

STRUCTURAL DESIGN FIRM DATA:

	FIRM NAME	TELEPHONE NUMBER
Structural Designer	Summit Engineering Laboratory Testing	919-380-9991
	ENGINEER NAME	LICENSE NUMBER
	--	C-3870

NOTE: PLANS ARE TO BE COORDINATED WITH STRUCTURAL DESIGNS 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 PLANWORX PRIOR TO SUBMITTING PLANS FOR PERMIT OR BEFORE CONSTRUCTION BEGINS TO ADJUST PLANS AS NEEDED TO MEET NEEDS.

PROJECT SQUARE FOOTAGES

BEAUFORT - EURO	
Heated Square Footage	
First Floor Htd.	1,278
Second Floor Htd.	1,697
TOTAL =	2,975
Unheated Square Footage	
Covered Porch - Front	212
Covered Porch - Rear	228
Garage - Two Car	555
~~Unf. Attic Floor~~	~~399~~

+FINISHED ATTIC: 399

= 3374 TOTAL HEATED SF

OPT. CRAWL SPACE VENTLATION INFO.

Crawlspace Vent Calculations - Beaufort - Euro		
A	Crawl Space Area	1,278
B	Ventable Area Required by Code (without vapor barrier)	8.52
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 CRAWLSPACE

SEE STRUCTURAL FILES IF APPLICABLE

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

ROOF VENTLATION INFO.

Roof Ventilation - Beaufort - Euro		
A	Ceiling area (square footage)	2,273
B	Sqft. of ventilation required	15.2
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).		

REV: 02/01/19

INDEX OF DRAWINGS:

McKee Homes, LLC

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

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

GENERAL NOTES:
1. ALL DRAWINGS ARE TO BE COORDINATED WITH ALL SITE INFORMATION BY OWNER AND CONTRACTOR, AND APPLICABLE CODES.
2. CONTRACTOR IS TO ...
3. MCKEE HOMES IS RESPONSIBLE FOR CONSTRUCTED VARIATIONS FROM THE INFORMATION DEPICTED.

SEE STRUCTURAL PLANS FOR APPROPRIATE PROFESSIONAL SEALS.

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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Cover Sheet
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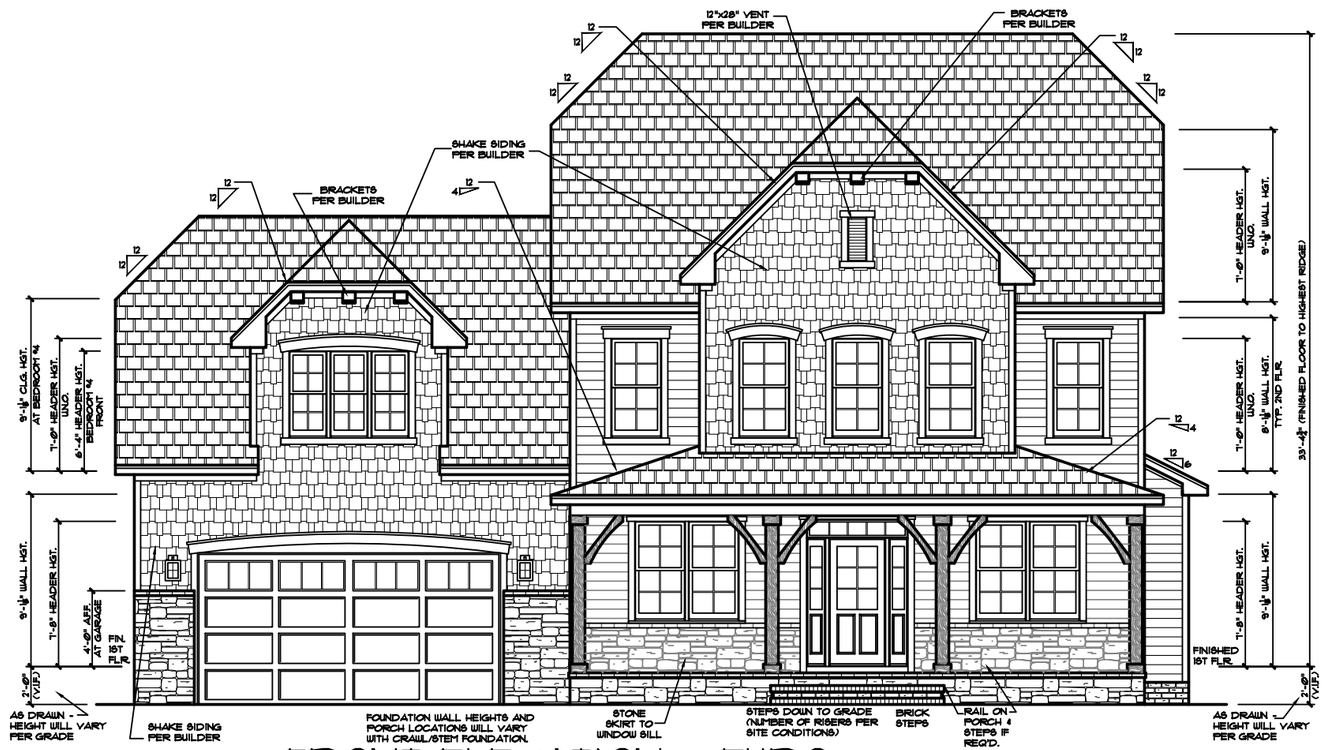
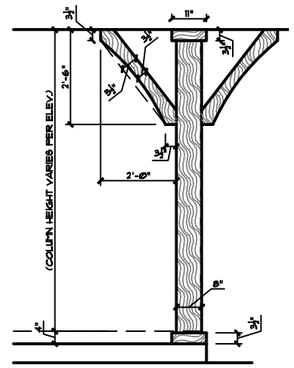
SHEET NO. CS-1

PLAN NO. 003220



FRONT ELEVATION - EURO

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



Column Detail
Euro Elevation

RIGHT ELEVATION

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

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.

003220 - LOT 1073 Anderson Creek Academy

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AND ARE DESIGNED FOR SINGLE LOT USE ONLY AS LISTED ON TITLE BLOCK. LOT 1073 Anderson Creek Academy

2) IF SEALED PLANS ARE REQUIRED BY MUNICIPALITY FOR STRUCTURE DESIGN NEEDS TO DESIGNER FOR SEALED LETTER AS NEEDED. LOT 1073 Anderson Creek Academy

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. LOT 1073 Anderson Creek Academy

4. HOKE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HERE.
5. HOKE HOMES IS RESPONSIBLE FOR CONSTRUCTED VARIATIONS FROM THE INFORMATION DEPICTED.

GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED AND TO BE CONSTRUCTED PER ALL SITE INFORMATION BY OWNER AND CONTRACTOR, AND APPLICABLE CODES.
2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DEPICTED INFORMATION.
3. HOKE HOMES IS RESPONSIBLE FOR CONSTRUCTED VARIATIONS FROM THE INFORMATION DEPICTED.

McKee Homes, LLC

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

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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Elevations - Front and Right

SHEET NO.
A-1-0

PLAN NO.
003220

NOTE: THIS PLAN ELEVATION PRODUCED BY GMD DESIGN GROUP, IS DERIVATIVE WORKS OF "THE BEAUFORT" BY PLANWORX ARCHITECTURE, P.A. 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.

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.

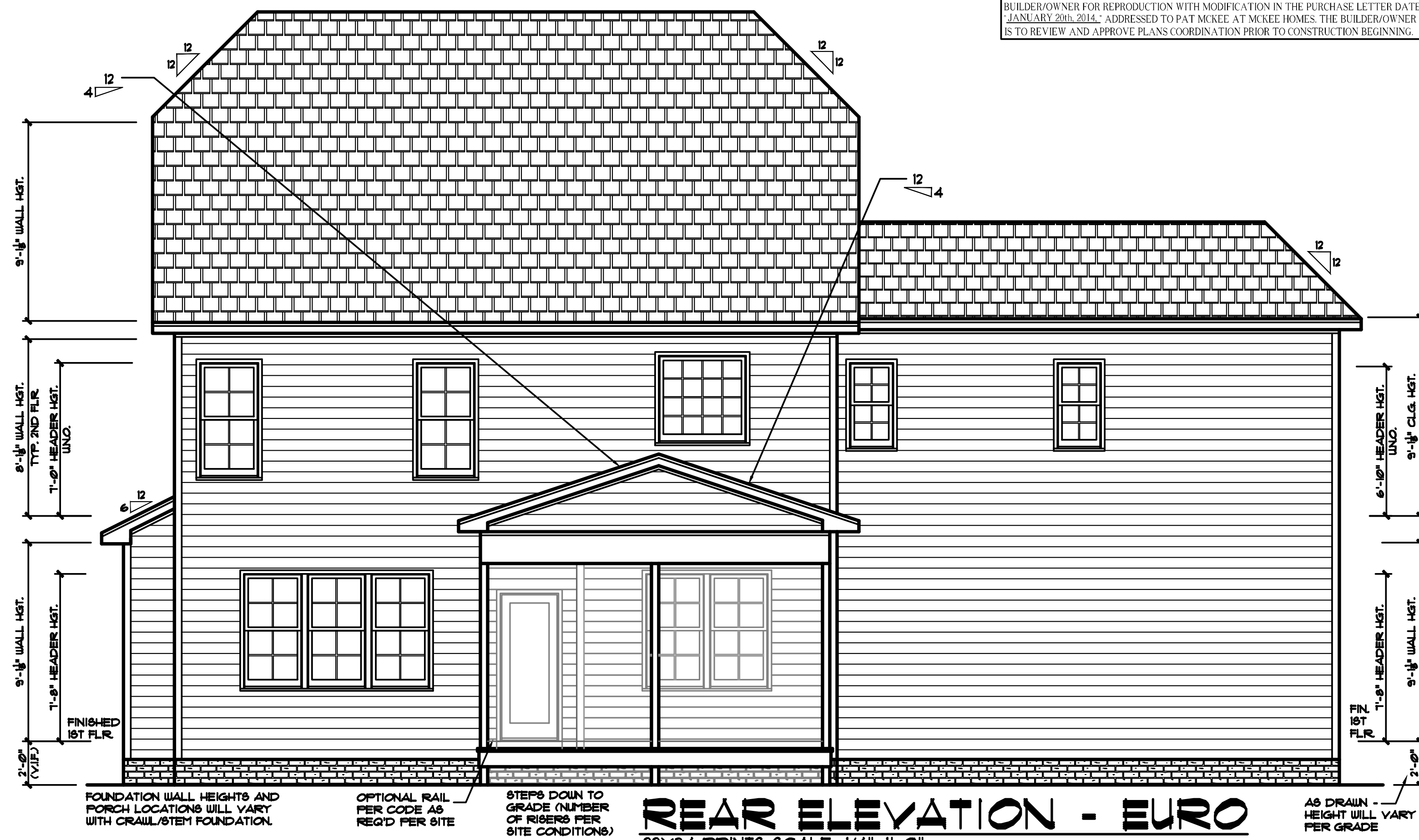
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.

SEE SHEET D-2 FOR FLASHING DETAILS AND REQUIRED LOCATIONS.

REQUIRED FLASHING LOCATIONS

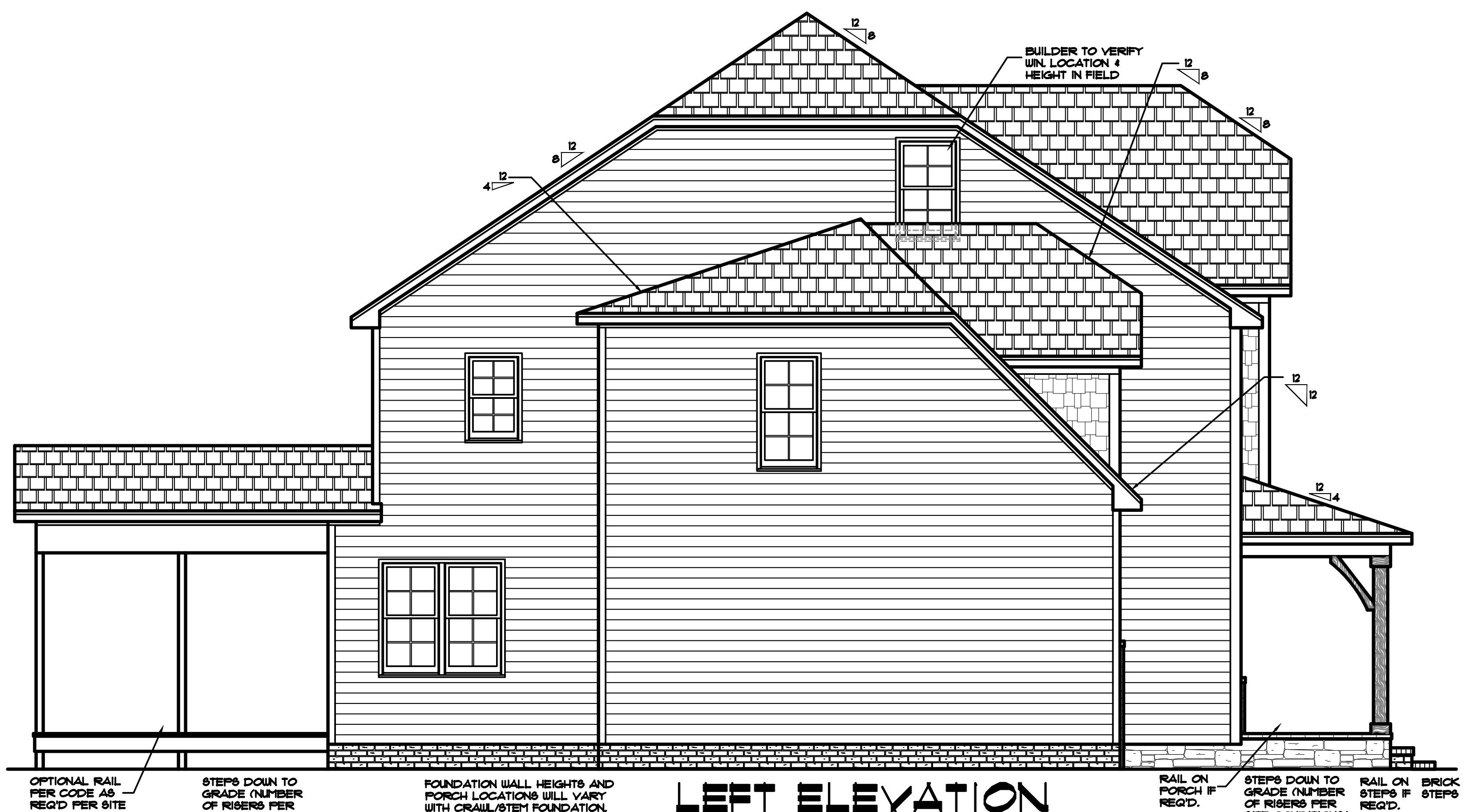
1) ALL MATERIAL CHANGE INTERSECTIONS.
2) ALL WINDOW / DOOR OPENINGS.
3) ALL ROOF VALLEYS.

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



REAR ELEVATION - EURO

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



LEFT ELEVATION

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

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
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- BRICK ROWLOCK/SOLDIER PER BUILDER
- STONE ROWLOCK/SOLDIER PER BUILDER

003220 - LOT 1073 Anderson Creek Academy

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McKee Homes, llc

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McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	---
ISSUE DATE:	04/09/20
DRAWN BY:	B. Bates
CHECKED BY:	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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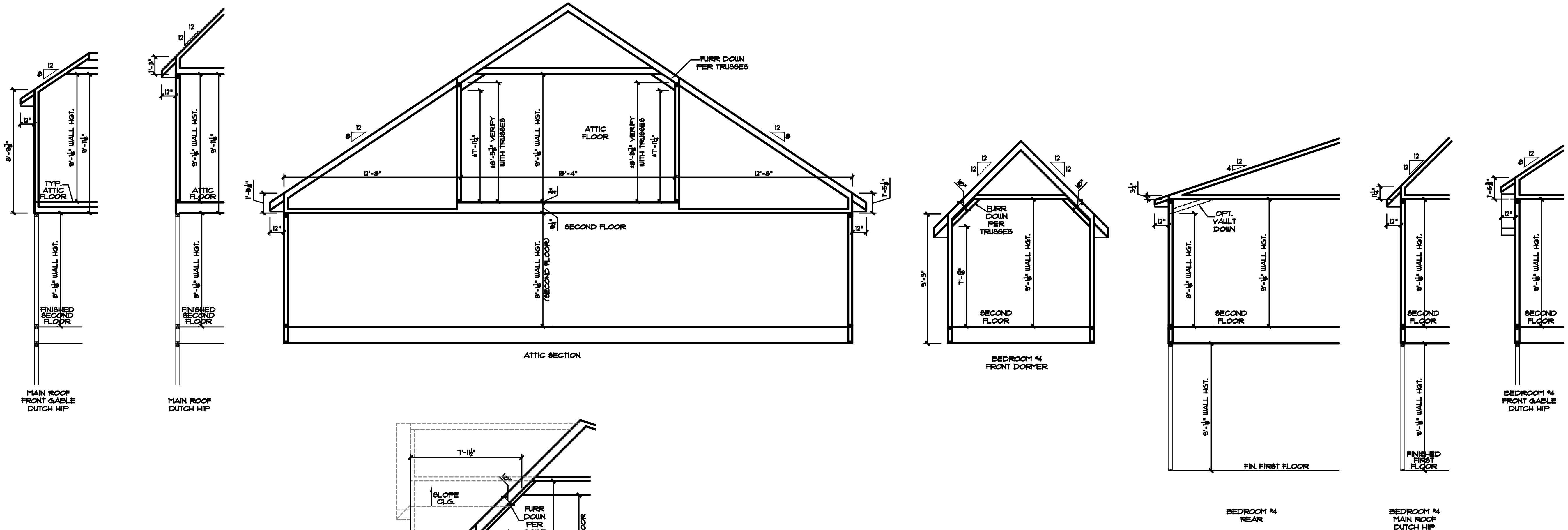
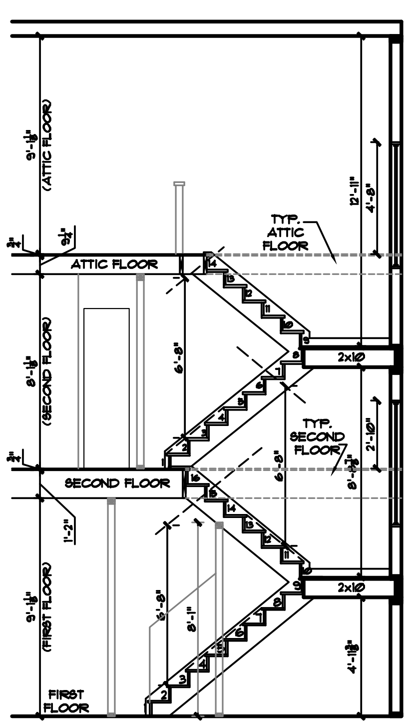
Elevations - Rear and Left

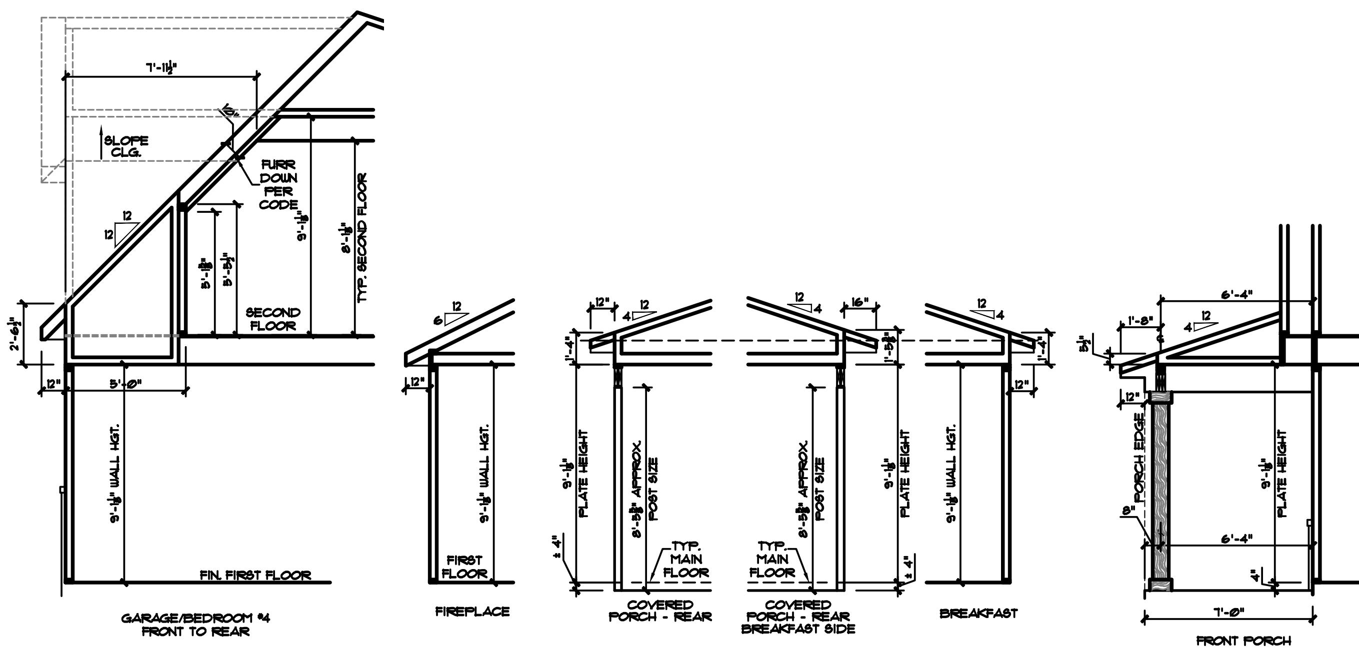
SHEET NO.
A-2-0

PLAN NO.
003220

NOTE: THIS PLAN ELEVATION PRODUCED BY GMD DESIGN GROUP, IS DERIVATIVE WORKS OF "THE BEAUFORT" BY PLANWORX ARCHITECTURE, P.A. 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.







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, TRUSS WEBBING AND ROOF OVERHANGS.

003220 - LOT 1073 Anderson Creek Academy

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McKee Homes, LLC

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

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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Wall Section Details
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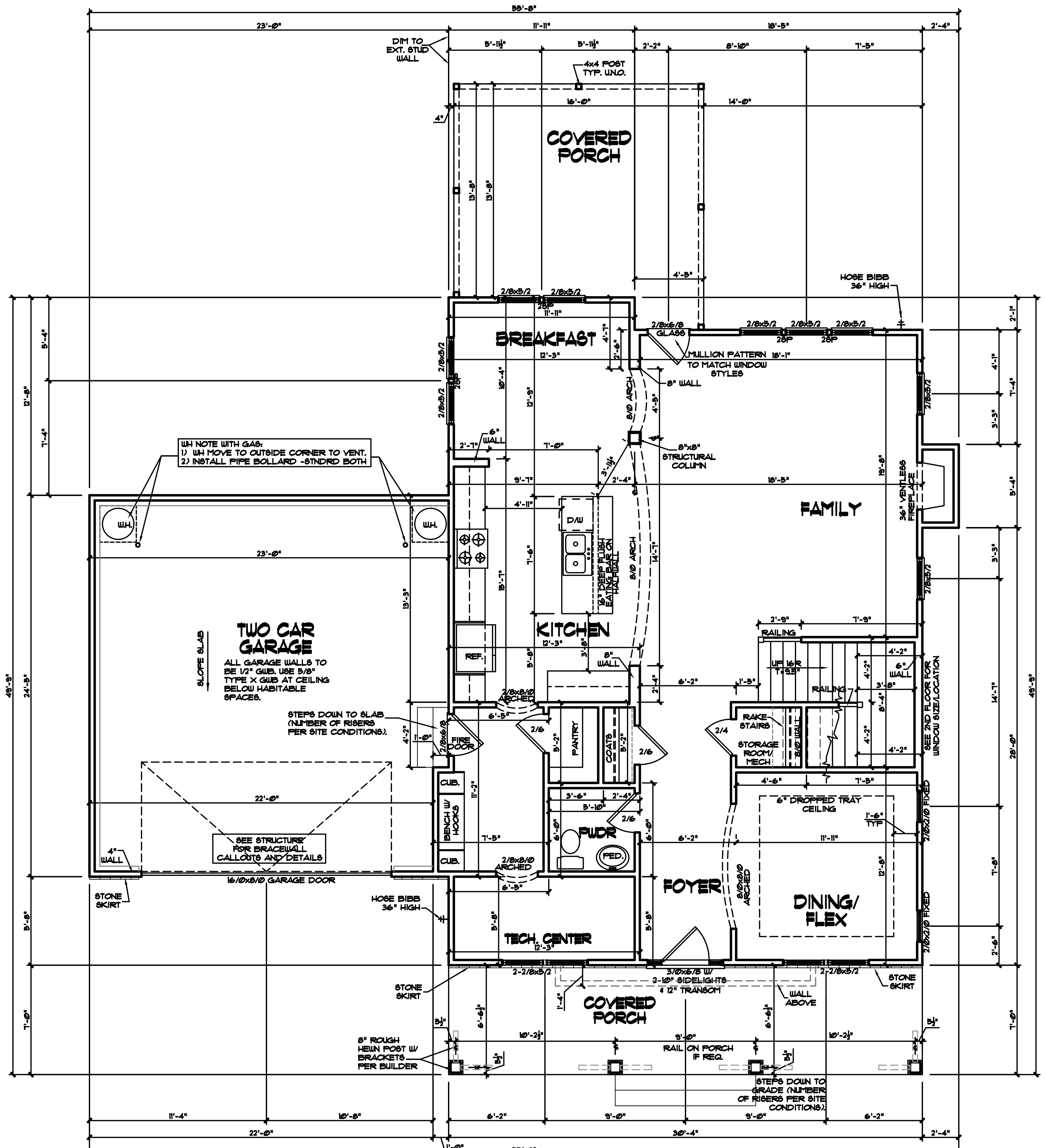
SHEET NO.
A-3-0

PLAN NO.
003220



FIRST FLOOR PLAN - EURO

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

+FINISHED ATTIC: 399

= 3374 TOTAL HEATED SF

BEAUFORT - EURO	
Heated Square Footage	
First Floor Htd.	1,278
Second Floor Htd.	1,697
TOTAL =	2,975
Unheated Square Footage	
Covered Porch - Front	212
Covered Porch - Rear	228
Garage - Two Car	555
~~Unf. Attic Floor~~	~~399~~

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

GENERAL NOTES

WALL THICKNESS / ANGLES

ALL EXTERIOR STUD WALLS ARE DRAWN 4" THICK U.N.O.

ALL INTERIOR STUD WALLS ARE DRAWN 4" THICK U.N.O.

ANGLED WALLS ARE DRAWN @ 45° U.N.O.

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 WAINSCOTING.
  SEE ELEVATIONS FOR HEIGHT & FINISH MATERIAL AT EXT STUD WALL ABOVE.
  STUD THICKNESS AS NOTED IN PLAN NOTES OR AT WALL LOCATIONS
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  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)

003220 - LOT 1073 Anderson Creek Academy

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AND ARE DESIGNED FOR SINGLE LOT USE ONLY AS LISTED ON TITLE BLOCK. LOT 1073 Anderson Creek Academy

2) IF SEALED PLANS ARE REQUIRED BY MUNICIPALITY FOR STRUCTURE DESIGN INQUIRE TO DESIGNER FOR SEALED LETTER AS NEEDED. LOT 1073 Anderson Creek Academy

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. LOT 1073 Anderson Creek Academy

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.

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.

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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First Floor Plan
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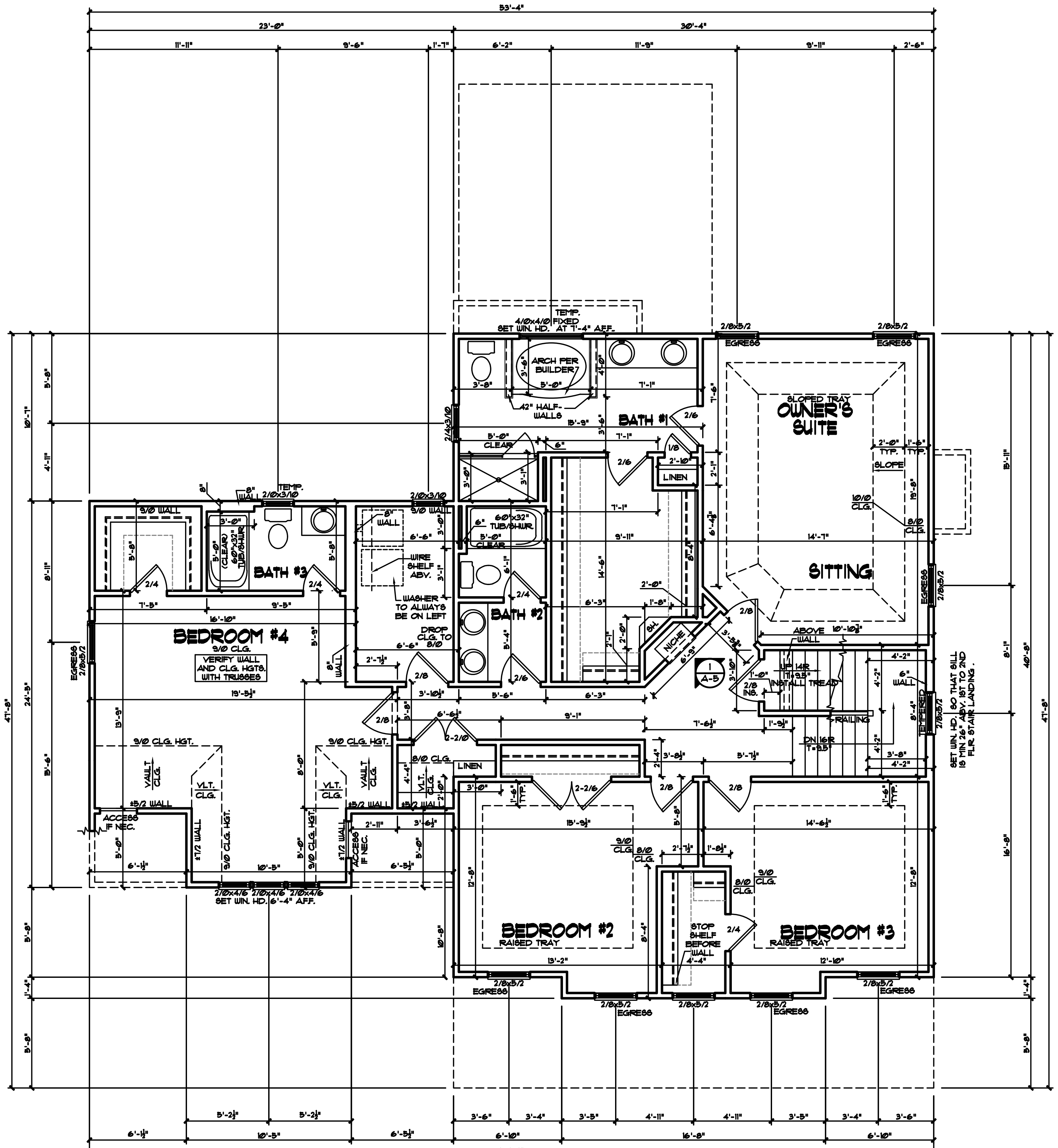
SHEET NO. A-4-0

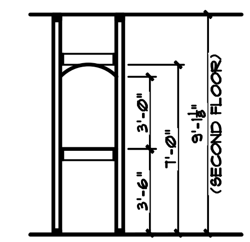
PLAN NO. 003220

NOTE: THIS PLAN ELEVATION PRODUCED BY GMD DESIGN GROUP, IS DERIVATIVE WORKS OF "THE BEAUFORT" BY PLANWORX ARCHITECTURE, P.A. 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.



SECOND FLOOR PLAN - EURO

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



1 NICHE DETAIL ELEVATION

GENERAL NOTES

WALL THICKNESS / ANGLES

ALL EXTERIOR STUD WALLS ARE DRAWN 4" THICK U.N.O.
ALL INTERIOR STUD WALLS ARE DRAWN 4" THICK U.N.O.
ANGLED WALLS ARE DRAWN @ 45° U.N.O.

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

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  IF EXT SEE ELEVATIONS FOR SIDING STYLE THICKNESS OF WALL NOTED IN PLAN NOTES OR AT WALL LOCATIONS
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EXTERIOR DOORS/WINDOWS (DP RATING)

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McKee Homes, LLC

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22X34: 1/4"=1'-0"
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McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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Second Floor Plan
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SHEET NO.
A-5-0

PLAN NO.
003220

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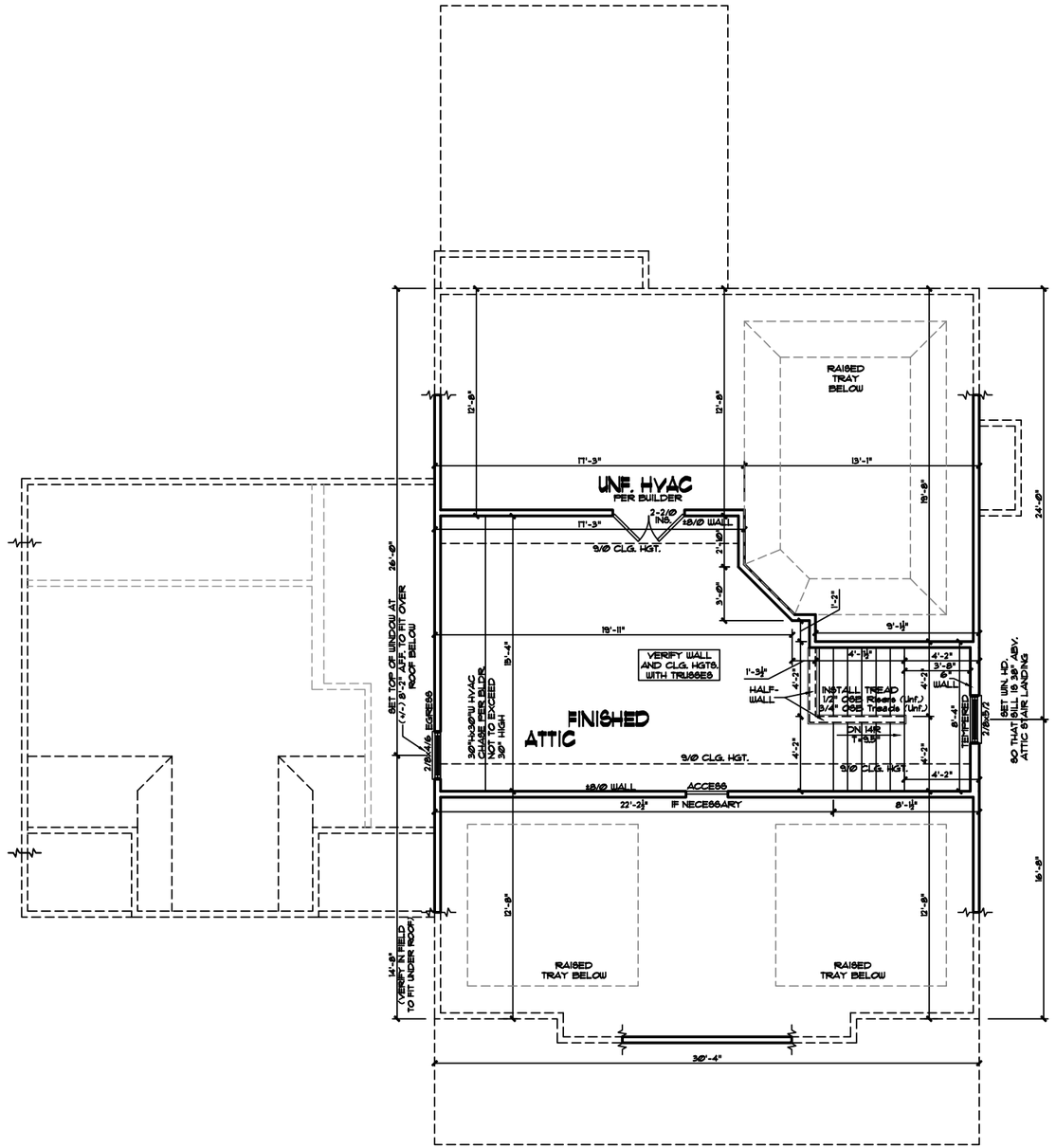

ATTIC FLOOR PLAN - EURO

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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

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IF EXT SEE ELEVATIONS FOR SIDING
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GENERAL NOTES:
1. ALL DRAWINGS ARE TO BE COORDINATED WITH ALL SITE INFORMATION BY OWNER AND CONTRACTOR, AND APPLICABLE CODES.
2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DEPICTED INFORMATION.
3. McKEE HOMES IS RESPONSIBLE FOR CONSTRUCTED VARIATIONS FROM THE INFORMATION DEPICTED.
4. McKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR EXPENSES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HERIN.
5. McKEE HOME IS RESPONSIBLE FOR ESTIMATING, MAINTAINING, OR REGULATING CONSTRICTION COSTS ASSOCIATED WITH THESE PLANS.

SEE STRUCTURAL PLANS FOR APPROPRIATE PROFESSIONAL SEALS.

McKee Homes,LLC

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

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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Attic Floor Plan
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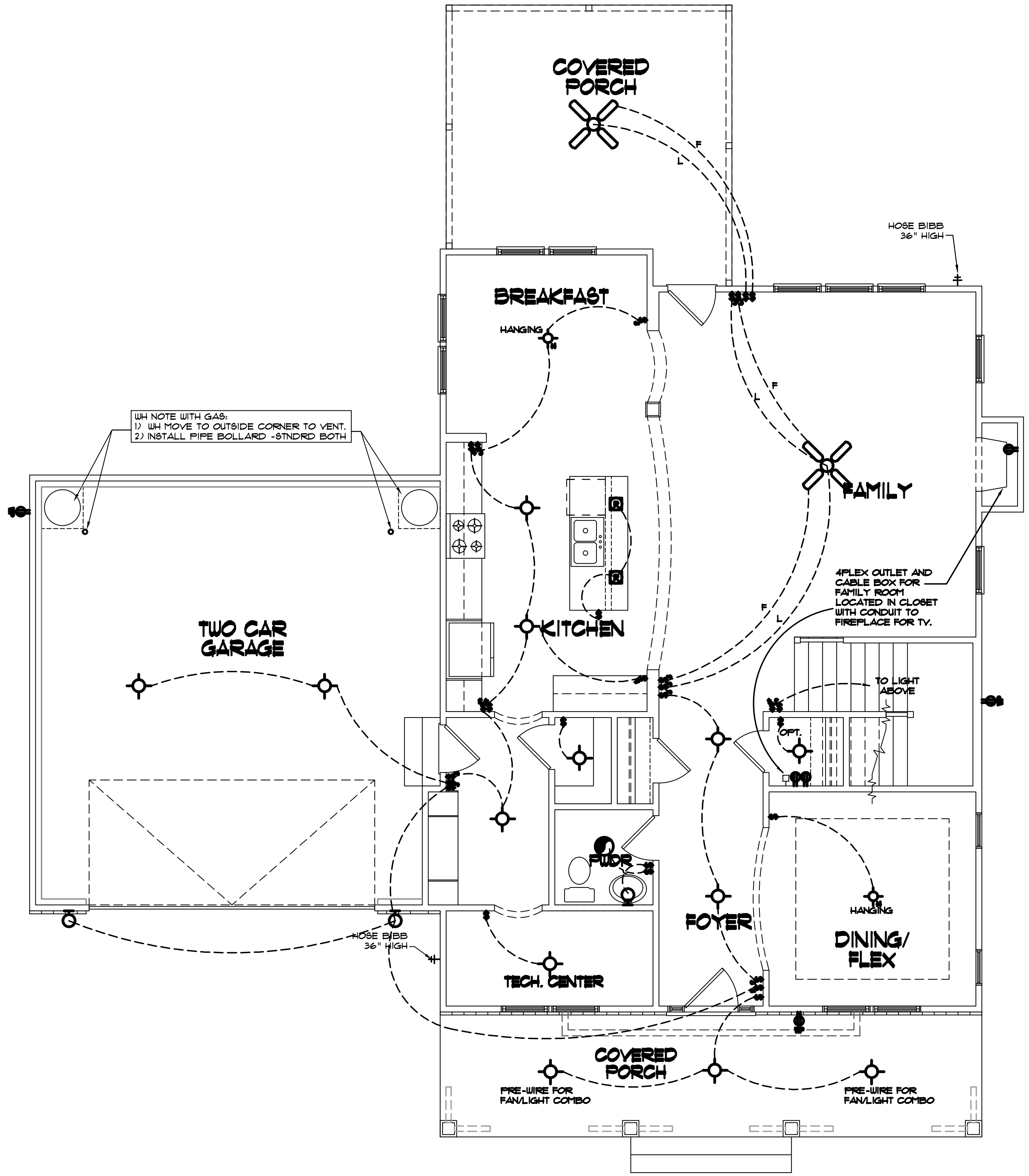
SHEET NO.
A-6-0

PLAN NO.
003220

NOTE: THIS PLAN ELEVATION PRODUCED BY GMD DESIGN GROUP, IS DERIVATIVE WORKS OF "THE BEAUFORT" BY PLANWORX ARCHITECTURE, P.A. 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.



EURO FIRST FLOOR LIGHTING

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

ELECTRICAL SYMBOLS LEGEND

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

ELECTRICAL:

1) ALL ELECTRICAL DESIGN AND INSTALLATION IS TO CONFORM TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION. ALL EQUIPMENT SHALL BE U.L. 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) 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 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
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- 2 OUTLETS INCLUDED IN KITCHEN FOR FUTURE UNDER CABINET LIGHTING
- UNDER-CABINET LIGHTING IS OPTIONAL
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003220 - LOT 1073 Anderson Creek Academy

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First Floor Lighting
Lighting

SHEET NO. AE-1-0

PLAN NO. 003220

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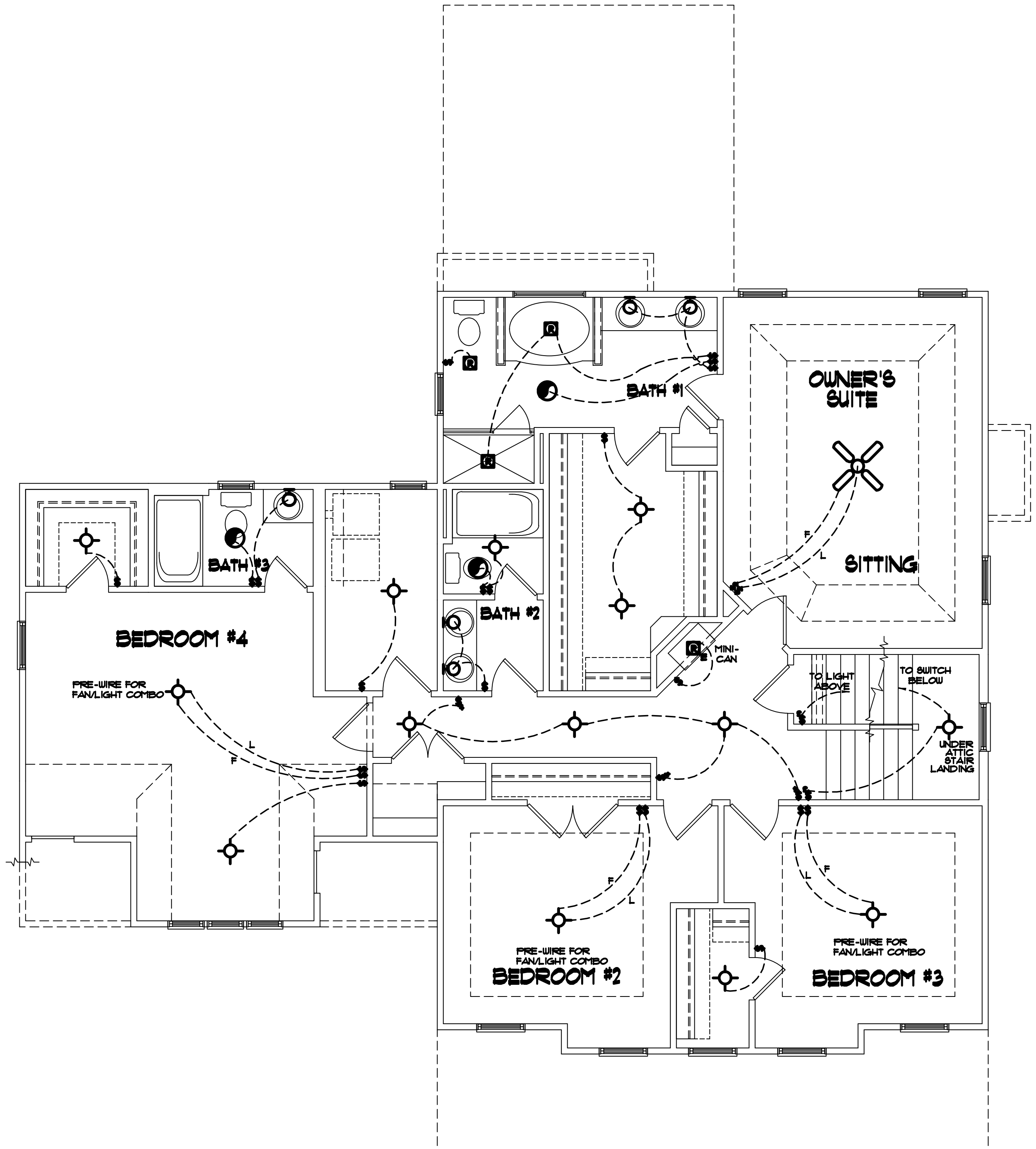

EURO
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3) ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC. LOT 1073 Anderson Creek Academy

McKee Homes, LLC

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

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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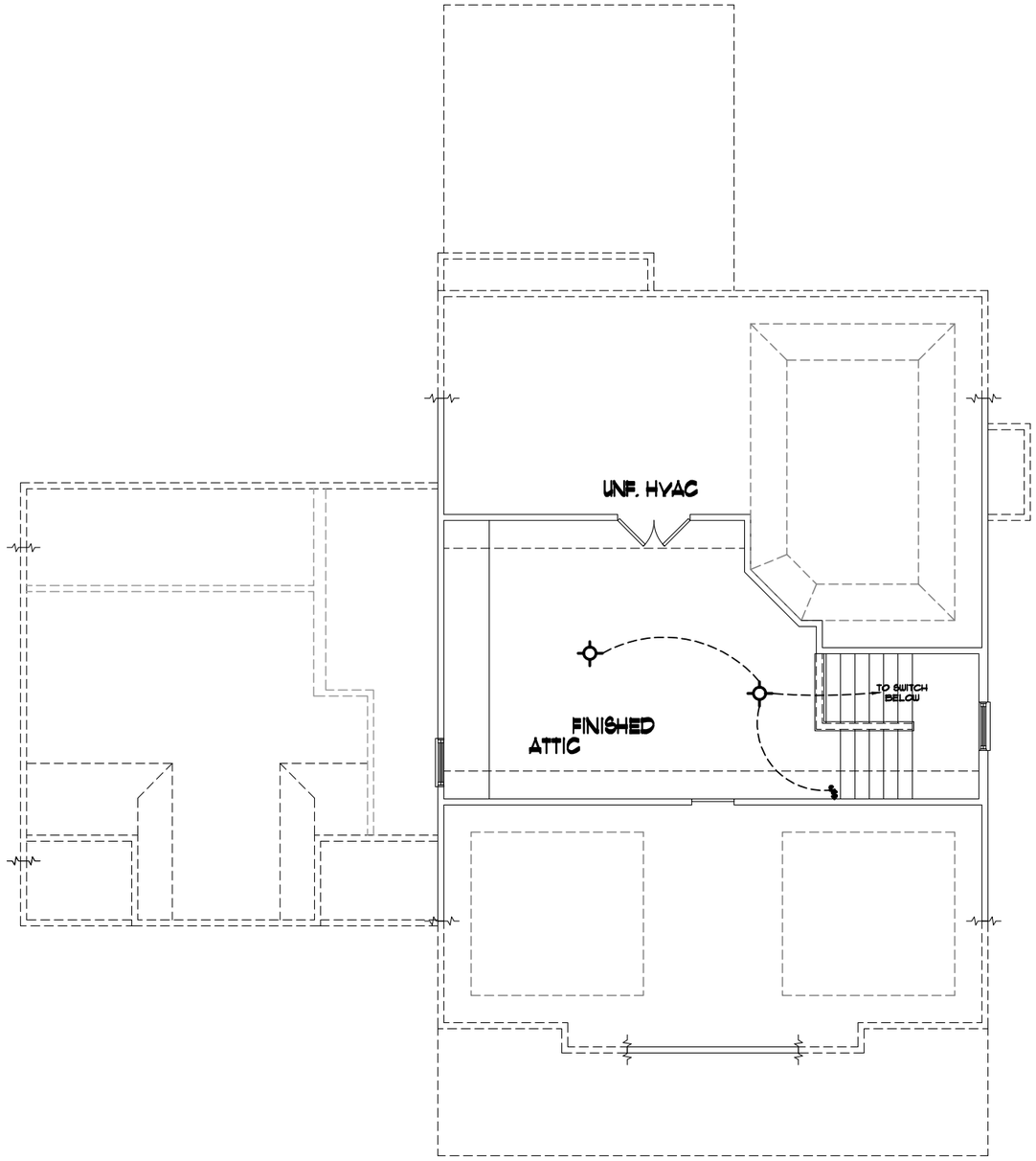
Second Floor Lighting
Lighting

SHEET NO.
AE-2-0

PLAN NO.
003220



EURO
UNF. ATTIC FLOOR LIGHTING

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

ELECTRICAL SYMBOLS LEGEND

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

ELECTRICAL:

1) ALL ELECTRICAL DESIGN AND INSTALLATION IS TO CONFORM TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION. ALL EQUIPMENT SHALL BE U.L. LABELED.
2) ALL SWITCHES TO BE MOUNTED 5'-0" 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 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
- 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

003220 - LOT 1073 Anderson Creek Academy

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GENERAL NOTES:
1. ALL DIMENSIONS ARE TO BE COORDINATED WITH ALL SITE DIMENSIONS BY OWNER AND CONTRACTOR, AND APPLICABLE CODES.
2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ADDITIONS OR ITEMS VARYING FROM EXPECTED INFORMATION.
3. MCKEE HOMES IS RESPONSIBLE FOR CORRECTED VARIATIONS FROM THE INFORMATION EXPECTED.
4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR EXPENSES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HERE.
5. MCKEE HOMES IS NOT RESPONSIBLE FOR EXPANSIVE, NON-EXPANSIVE, OR REGULATED SUBSTANCES ASSOCIATED WITH THESE PLANS.

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

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

PROGRESS DATE:	---
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

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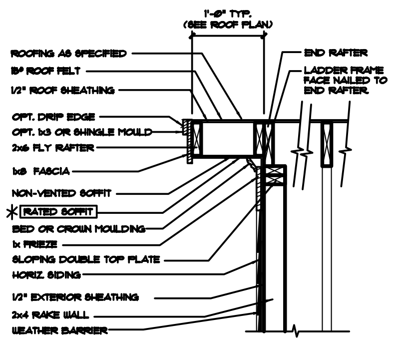
Attic Floor Lighting
-

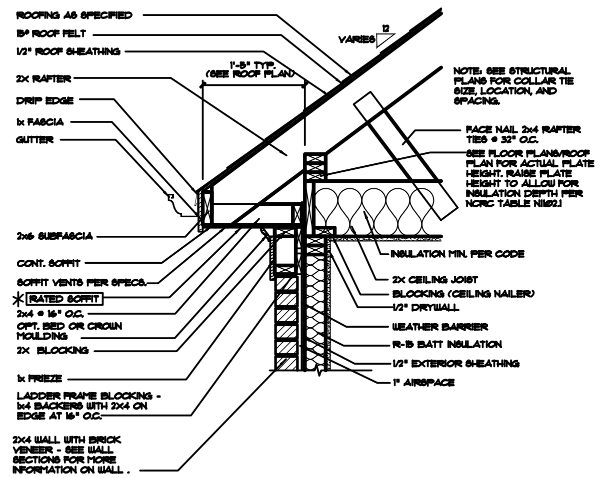
SHEET NO.
AE-3-0

PLAN NO.
003220

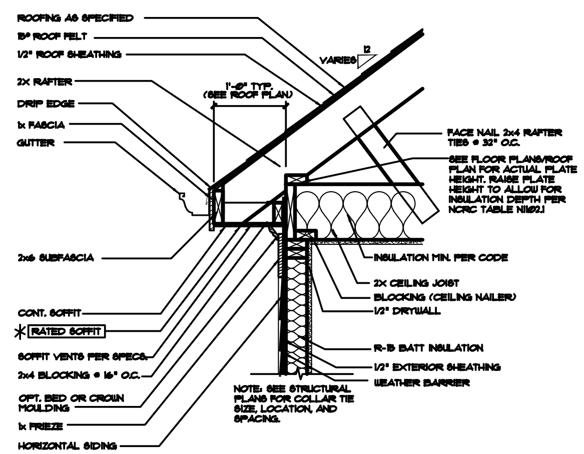
✱ 1 HOUR RATED (PRESCRIPTIVE 1.33 HR) W/ (2) LAYERS 5/8" TYPE X GYP BD. AT UNDERSIDE OF SOFFIT/RAKE AS REQUIRED. SEE PLANS FOR LOCATIONS. USE EXTERIOR GRADE (G-P FIREGUARD EXTERIOR OR EQUAL) UNDER FINISHED NON-VENTED SOFFIT.



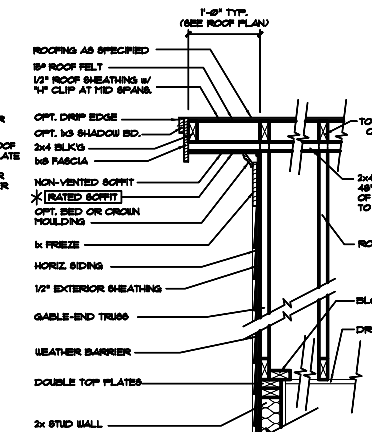
9 RAKE OVERHANG - STICK
1"=1'-0"
DT0039



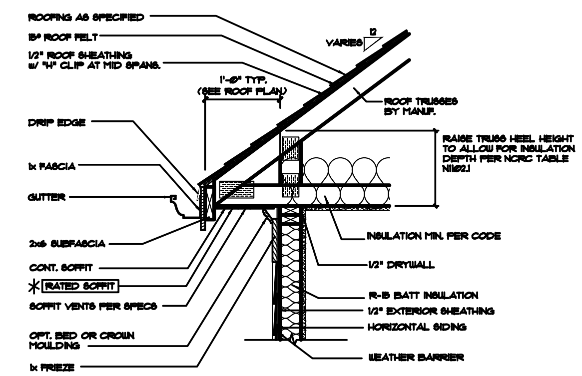
8 CORNICE AT BRICK STICK)
1"=1'-0"
DT0057



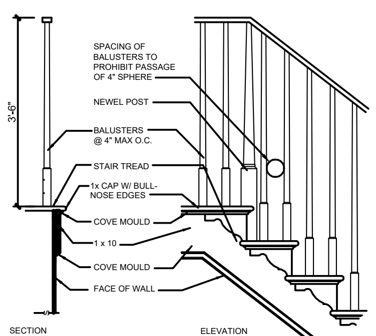
7 CORNICE AT SIDING (STICK)
1"=1'-0"
DT0014



6 RAKE OVERHANG - (TRUSSES)
1"=1'-0"
DT0040

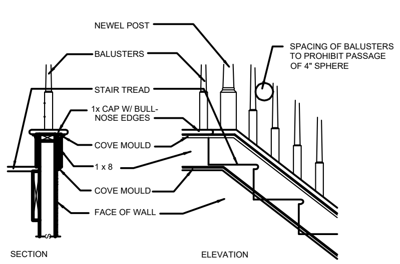


5 CORNICE AT SIDING (TRUSSES)
1"=1'-0"

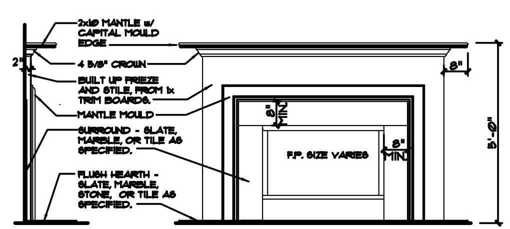


4 STAIR TRIM - OPEN RISERS
3/4"=1'-0"
DT0043

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



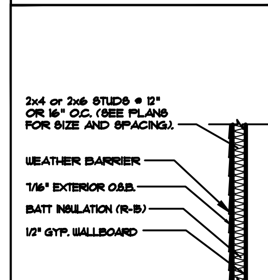
3 STAIR TRIM - CLOSED RISERS
3/4"=1'-0"
DT0042



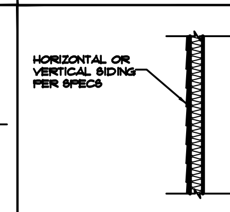
2 FIREPLACE TRIM
1/2"=1'-0"
DT0062

WALL SECTION DETAILS

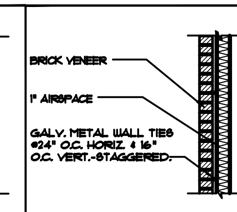
MASTER DETAIL



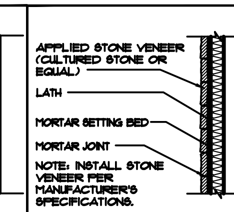
DETAIL VARIATIONS



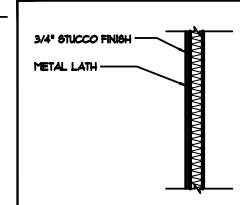
A EXTERIOR WALL HORIZONTAL SIDING



B EXTERIOR WALL BRICK VENEER



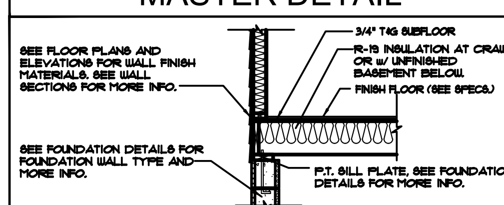
C EXTERIOR WALL STONE VENEER (APPLIED)



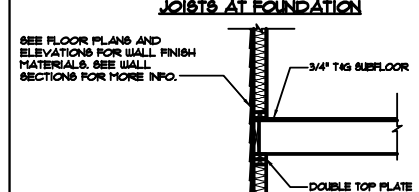
D EXTERIOR WALL STUCCO FINISH

FLOOR SECTION DETAILS

MASTER DETAIL

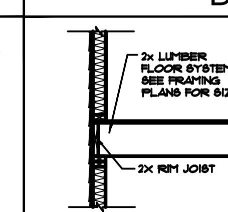


JOISTS AT FOUNDATION

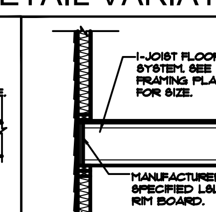


JOISTS AT STUD WALL

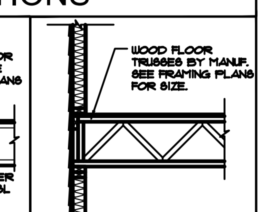
DETAIL VARIATIONS



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

E

F

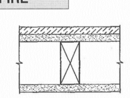
ACCEPTABLE MANUFACTURER: G-P DENSE GLASS GOLD FIREGUARD EXTERIOR GUARD OR EQUAL.

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 1¾" galvanized roofing nails, 0.120" shank, 7/16" or ½" 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, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c. **(LOAD-BEARING)**



Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

003220 - LOT 1073 Anderson Creek Academy

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3. McKEE HOMES IS RESPONSIBLE FOR CONSTRUCTED VARIATIONS FROM THE INFORMATION DEPICTED.
4. McKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR EXPENSES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
5. McKEE HOME IS RESPONSIBLE FOR ESTIMATING, MAINTAINING, OR REGULATING CONSTRUCTION COSTS ASSOCIATED WITH THESE PLANS.

McKee Homes, LLC
Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

PROGRESS DATE:	--
ISSUE DATE:	04/09/20
DRAWN BY	B. Bates
CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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Architectural Details
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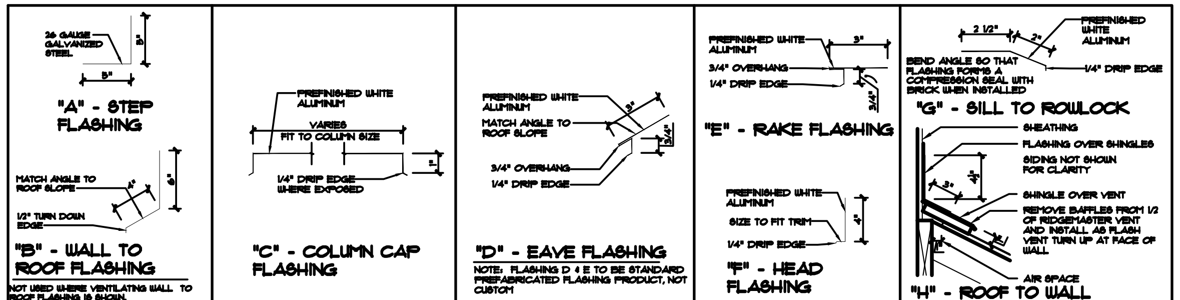
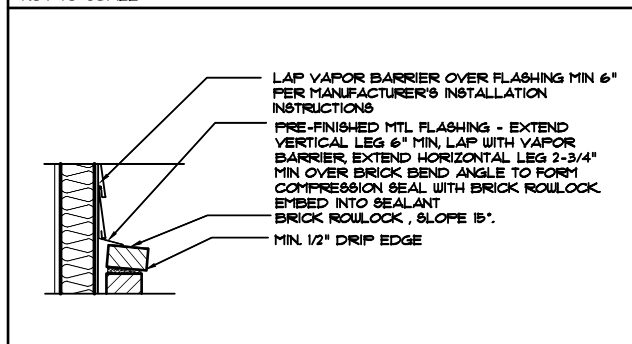
SHEET NO.
AD-1

PLAN NO.
003220



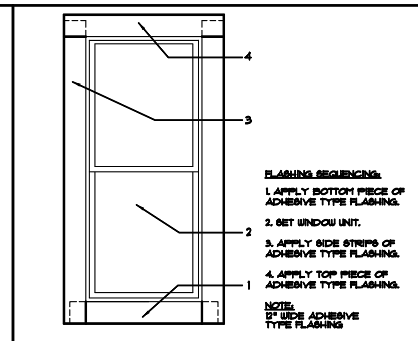
FLASHING DETAILS

NOT TO SCALE



SIDING TO BRICK ROWLOCK FLASHING

NO SCALE

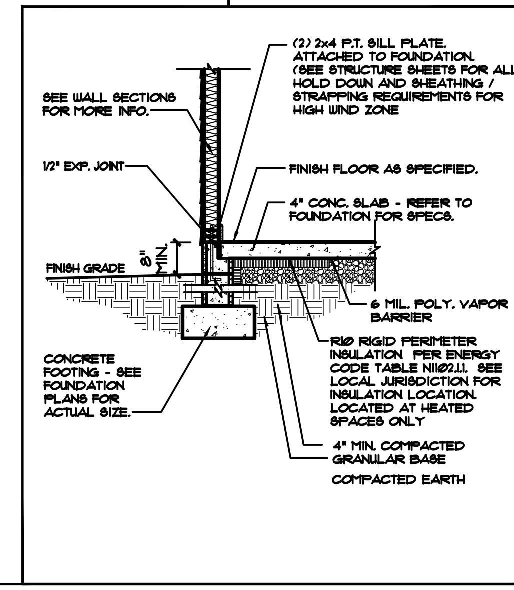


ADHESIVE FLASHING DTL.

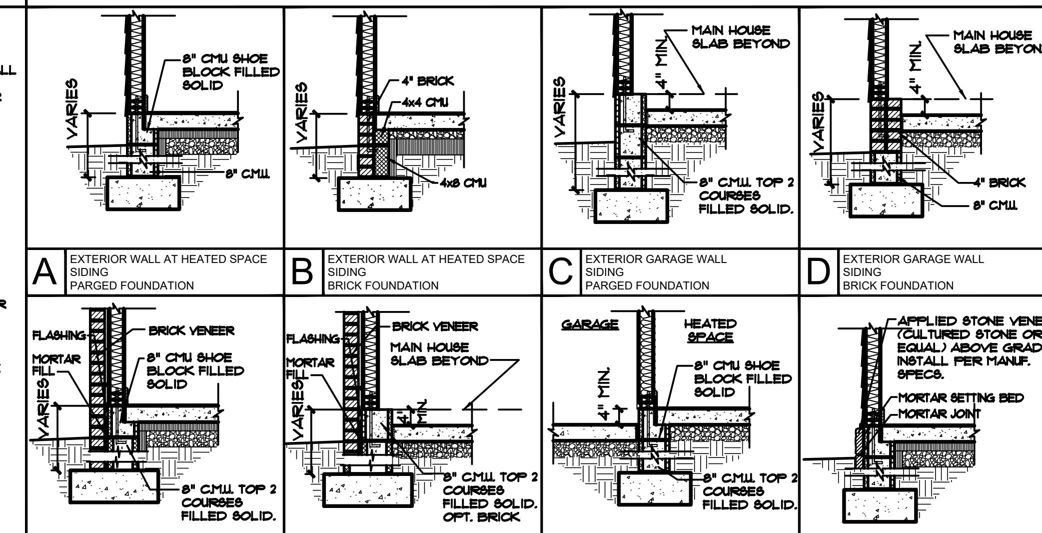
NO SCALE

STEM WALL SLAB FOUNDATION DETAILS

MASTER DETAIL



DETAIL VARIATIONS



A — EXTERIOR WALL AT HEATED SPACE, SIDING, PARGED FOUNDATION

B — EXTERIOR WALL AT HEATED SPACE, SIDING, BRICK FOUNDATION

C — EXTERIOR GARAGE WALL, SIDING, PARGED FOUNDATION

D — EXTERIOR GARAGE WALL, SIDING, BRICK FOUNDATION

E — EXTERIOR WALL AT HEATED SPACE, BRICK VENEER

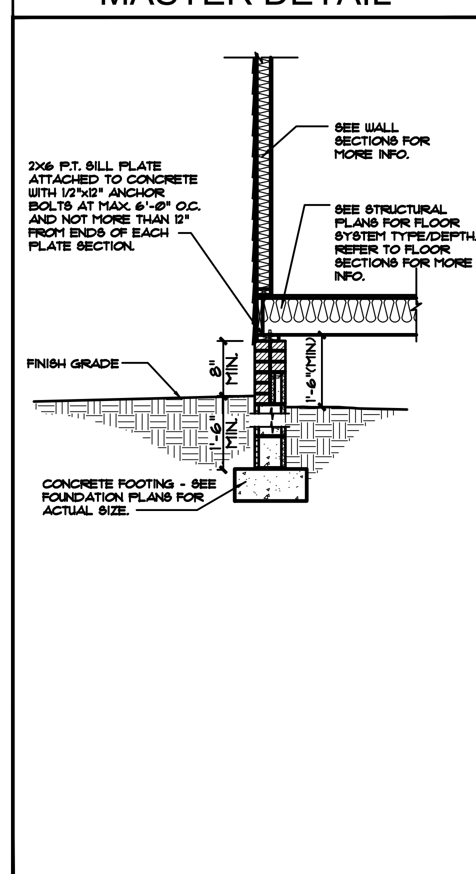
F — EXTERIOR WALL AT GARAGE, BRICK VENEER

G — INTERIOR GARAGE WALL, CMU ONLY

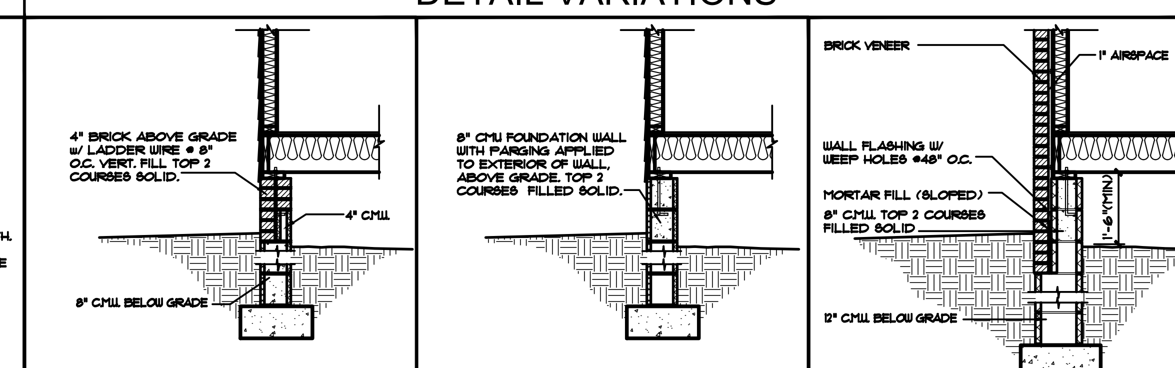
H — EXTERIOR WALL AT HEATED SPACE, SIDING, STONE VENEER AT FOUNDATION

CRAWL FOUNDATION DETAILS

MASTER DETAIL



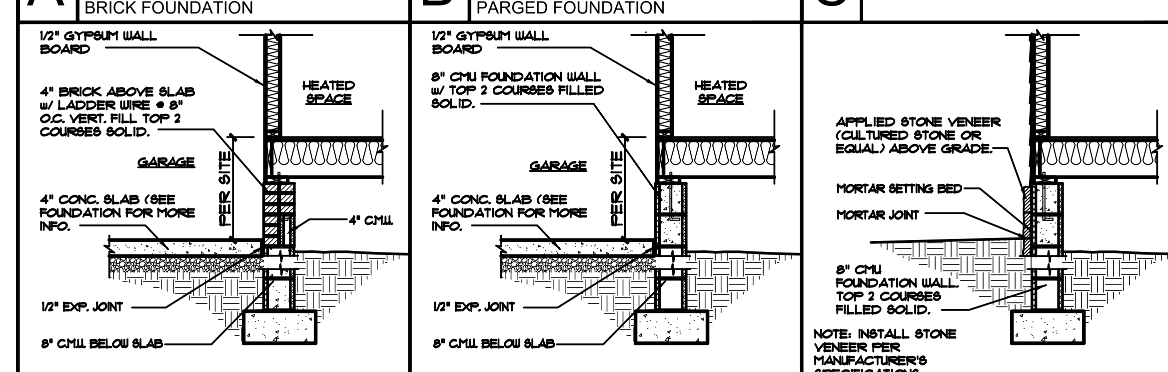
DETAIL VARIATIONS



A — EXTERIOR WALL, SIDING, BRICK FOUNDATION

B — EXTERIOR WALL, SIDING, PARGED FOUNDATION

C — EXTERIOR WALL, BRICK VENEER



D — INTERIOR GARAGE WALL, BRICK FOUNDATION

E — INTERIOR GARAGE WALL, CMU FOUNDATION

F — EXTERIOR WALL, SIDING, STONE VENEER AT FOUNDATION WALL

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

003220 - LOT 1073 Anderson Creek Academy

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Beaufort - Euro - (LHG)
Lot 1073 Anderson Creek Academy - Elev. E
Architectural Set (4-9-20)

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CHECKED BY	J. Taylor / BB

REVISIONS

DATE	BY:	DESCRIPT.
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Architectural Details
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SHEET NO. AD-2

PLAN NO. 003220

DESIGN SPECIFICATIONS:

Construction Type: Commerical ☐ Residential ☒

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

Design Loads:
1. Roof Live Loads
   - 1.1. Conventional 2x ____ 20 PSF
   - 1.2. Truss ____ 20 PSF
     - 1.2.1. Attic Truss ____ 60 PSF
2. Roof Dead Loads
   - 2.1. Conventional 2x ____ 10 PSF
   - 2.2. Truss ____ 20 PSF
3. Snow ____ 15 PSF
   - 3.1. Importance Factor ____ 1.0
4. Floor Live Loads
   - 4.1. Typ. Dwelling ____ 40 PSF
   - 4.2. Sleeping Areas ____ 30 PSF
   - 4.3. Decks ____ 40 PSF
   - 4.4. Passenger Garage ____ 50 PSF
5. Floor Dead Loads
   - 5.1. Conventional 2x ____ 10 PSF
   - 5.2. I-Joist ____ 15 PSF
   - 5.3. Floor Truss ____ 15 PSF
6. Ultimate Design Wind Speed (3 sec. gust) ____ 130 MPH
   - 6.1. Exposure ____ B
   - 6.2. Importance Factor ____ 1.0
   - 6.3. Wind Base Shear
     - 6.3.1. Vx =
     - 6.3.2. Vy =
7. Component and Cladding (in PSF)

MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'
ZONE 1	16.7,-18.0	17.5,-18.9	18.2,-19.6	18.7,-20.2
ZONE 2	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 3	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 4	18.2,-19.0	19.2,-20.0	19.9,-20.7	20.4,-21.3
ZONE 5	18.2,-24.0	19.2,-25.2	19.9,-26.1	20.4,-26.9

8. Seismic
   - 8.1. Site Class ____ D
   - 8.2. Design Category ____ C
   - 8.3. Importance Factor ____ 1.0
   - 8.4. Seismic Use Group ____ I
   - 8.5. Spectral Response Acceleration
     - 8.5.1. Sms = %g
     - 8.5.2. Sm1 = %g
   - 8.6. Seismic Base Shear
     - 8.6.1. Vx =
     - 8.6.2. Vy =
   - 8.7. Basic Structural System (check one)
     - ☒ Bearing Wall
     - ☐ Building Frame
     - ☐ Moment Frame
     - ☐ Dual w/ Special Moment Frame
     - ☐ Dual w/ Intermediate R/C or Special Steel
     - ☐ Inverted Pendulum
   - 8.8. Arch/Mech Components Anchored ____ No
   - 8.9. Lateral Design Control: Seismic ☐ Wind ☒
9. Assumed Soil Bearing Capacity ____ 2000psf

SUMMIT
ENGINEERING LABORATORY TESTING

STRUCTURAL PLANS PREPARED FOR:

LOT 1073 ANDERSON CREEK ACADEMY

PROJECT ADDRESS:
TBD

OWNER:
McKee Homes
109 Hay St., Suite 301
Fayetteville, NC 28301

DESIGNER:
Planworx Architecture, P.A.
5711 Six Forks Rd. #100
Raleigh, NC 27609

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify SUMMIT Engineering, Laboratory & Testing, P.C. before construction begins.

PLAN ABBREVIATIONS:

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

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

SHEET LIST:

REVISION LIST:

Revision No.	Date	Project No.	Description

SUMMIT
ENGINEERING LABORATORY TESTING
3070 HAMMOND BUSINESS PLACE, SUITE 171
RALEIGH, NC 27603
OFFICE: 919.380.9991
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM

NORTH CAROLINA CERTIFICATE OF LICENSURE
SUMMIT Engineering, Laboratory & Testing, P.C.
C-4361

CLIENT:
McKee Homes
109 Hay St, Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1073 Anderson Creek Academy (Beaufort E)
Coversheet

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
9/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 09/24/2020
SCALE: 22x34 1/4"=1'-0"
8x11 1/8"=1'-0"
PROJECT #: 42405300: 27851
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # 27851 DATE 09/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
CS1

GENERAL STRUCTURAL NOTES:

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

FOUNDATIONS:

1. The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.
2. The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
3. Any fill shall be placed under the direction or recommendation of a licensed professional engineer.
4. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
5. Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
6. No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

STRUCTURAL STEEL:

1. Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
2. Structural steel shall receive one coat of shop applied rust-inhibitive paint.
3. All steel shall have a minimum yield stress (F_y) of 36 ksi unless otherwise noted.
4. Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

CONCRETE:

1. Concrete shall have a normal weight aggregate and a minimum compressive strength (f'_c) at 28 days of 3000 psi, unless otherwise noted on the plan.
2. Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
3. Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
   - 3.1. Footings: 5%
   - 3.2. Exterior Slabs: 5%
4. No admixtures shall be added to any structural concrete without written permission of the SER.
5. Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
6. The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
7. Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
8. Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
9. Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
10. All welded wire fabric (WWF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WWF shall be securely supported during the concrete pour.

CONCRETE REINFORCEMENT:

1. Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
2. Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
4. Fibermesh shall comply with ASTM C1116, any local building code requirements, and shall meet or exceed the current industry standard.
5. Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
6. Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
7. Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
8. Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
9. Where reinforcing dowels are required , they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
10. Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

WOOD FRAMING:

1. Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern-Yellow-Pine (SYP) #2.
2. LVL or PSL engineered wood shall have the following minimum design values:
   - 2.1. E = 1,900,000 psi
   - 2.2. Fb = 2600 psi
   - 2.3. Fv = 285 psi
   - 2.4. Fc = 700 psi
3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPA standard C-2
4. Nails shall be common wire nails unless otherwise noted.
5. Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
6. All beams shall have full bearing on supporting framing members unless otherwise noted.
7. Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
8. Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
9. Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
10. Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.

WOOD TRUSSES:

1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
2. The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures," (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
3. The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction," (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
4. The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
5. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

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

WOOD STRUCTURAL PANELS:

1. Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
2. All structurally required wood sheathing shall bear the mark of the APA.
3. Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
4. Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
5. Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

STRUCTURAL FIBERBOARD PANELS:

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

FOUNDATION NOTES:

1. FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
2. STRUCTURAL CONCRETE TO BE F_c = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
3. FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
4. FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 1000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
5. FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
6. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
7. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
8. PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
9. PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
10. CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
11. CRAWL SPACE TO BE GRADED LEVEL, AND CLEARED OF ALL DEBRIS.
12. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
13. ABBREVIATIONS:

DJ = DOUBLE JOIST	SJ = SINGLE JOIST
GT = GIRDER TRUSS	FT = FLOOR TRUSS
SC = STUD COLUMN	DR = DOUBLE RAFTER
EE = EACH END	TR = TRIPLE RAFTER
TJ = TRIPLE JOIST	OC = ON CENTER
CL = CENTER LINE	PL = POINT LOAD

14. ALL PIERS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL. (UNO)
15. WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN.
16. A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
17. ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER, UNO

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP I PER TABLE R405.1

REINFORCE GARAGE PORTAL WALLS PER FIGURE R602.10.4.3 OF THE 2018 NCRC. (TYP.)

BEAM POCKETS MAY BE SUBSTITUTED FOR MASONRY PILASTERS AT GIRDER ENDS. BEAM POCKETS SHALL HAVE A MINIMUM 4" SOLID MASONRY BEARING.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

DECK JOISTS SHALL BE SPACED AT A MAX. 12" O.C. WHEN DECK BOARDS ARE INSTALLED DIAGONALLY.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY MCKEE HOMES COMPLETED/REVISED ON 04/09/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

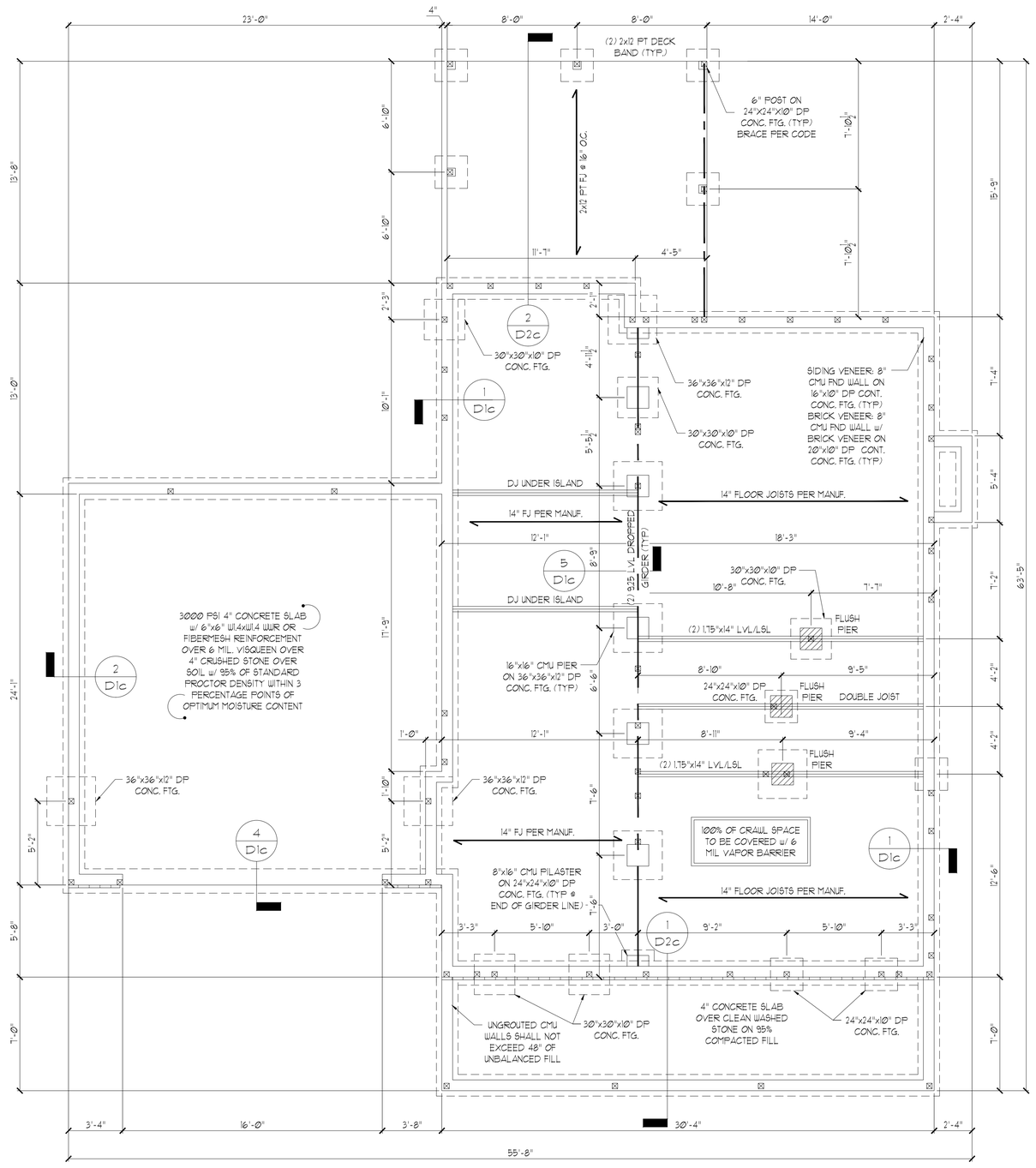
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY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

STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

CRAWL SPACE FOUNDATION PLAN

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

18"x24" MIN. CRAWL SPACE ACCESS DOOR TO BE LOCATED IN FIELD PER BUILDER. PROVIDE MIN. (2) 2x10 HEADER OVER DOOR w/ MIN. 4" BEARING EACH END. AVOID SHOWN POINT LOADS.



SUMMIT
ENGINEERING LABORATORY TESTING
3070 HAMMOND BUSINESS PLACE, SUITE 171
RALEIGH, NC 27603
OFFICE: 919.380.9991
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM

NORTH CAROLINA CERTIFICATE OF LICENSURE
SUMMIT Engineering, Laboratory & Testing, P.C.
C-4361

CLIENT:
McKee Homes
109 Hay St. Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1013 Anderson Creek Academy (Beaufort E.)
Crawl Space Foundation

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR. 04/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 04/24/2020
SCALE: 22x34 1/4"=1'-0"
8½"x11" 1/8"=1'-0"
PROJECT #: 4240S020 21831
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # 21831
DATE 04/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S1.0c

GENERAL STRUCTURAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
4. PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:
   MICROLLAM (LVL): F_b = 2600 PSI, F_v = 285 PSI, E = 1.9×10^6 PSI
   PARALLAM (PSL): F_b = 2900 PSI, F_v = 290 PSI, E = 1.25×10^6 PSI
5. ALL WOOD MEMBERS SHALL BE #2 SYP UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP (UNO).
6. ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
7. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
8. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
9. CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
10. FLITCH BEAMS, 4-PLY LVLS AND 3-PLY SIDE LOADED LVLS SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1/D3f. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
11. ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SYP #2, DROPPED. FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 SYP #2, DROPPED. (UNLESS NOTED OTHERWISE)
12. ABBREVIATIONS:

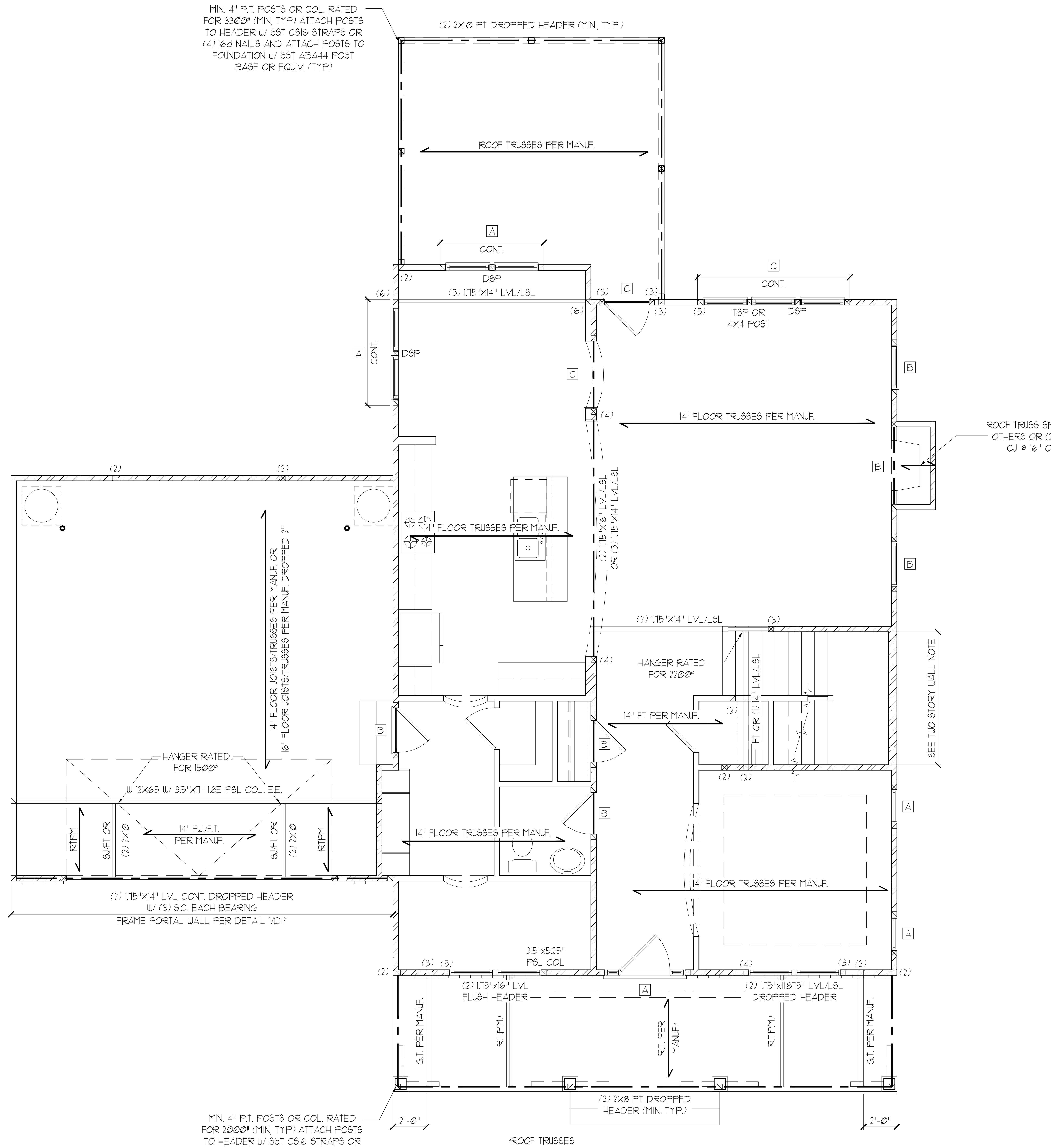
DJ = DOUBLE JOIST	SJ = SINGLE JOIST
GT = GIRDER TRUSS	FT = FLOOR TRUSS
SC = STUD COLUMN	DR = DOUBLE RAFTER
EE = EACH END	TR = TRIPLE RAFTER
TJ = TRIPLE JOIST	OC = ON CENTER
CL = CENTER LINE	PL = POINT LOAD

SHADED WALLS INDICATED LOAD BEARING WALLS

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

JOIST & BEAM SIZES SHOWN ARE MINIMUMS, BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

NOTE:
═ ═ ═ DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL.



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STRUCTURAL MEMBERS ONLY

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

STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR FRAMING PLAN

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

HEADER SCHEDULE

TAG	SIZE	JACKS (EACH END)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 9-1/4" LSL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(3)

NOTES:
1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.
2. ALL HEADERS TO BE DROPPED (U.N.O.).
3. STUD COLUMNS NOTED ON PLAN OVERRIDE STUD COLUMNS LISTED ABOVE (U.N.O.).
4. OPENINGS LESS THAN 3'-0" USE (1) KING STUD AT E.E.
OPENINGS 3'-1" TO 4'-0" USE (2) KING STUDS AT E.E.
OPENINGS 4'-1" TO 8'-0" USE (3) KING STUDS AT E.E.
OPENINGS 8'-1" TO 12'-0" USE (5) KING STUDS AT E.E.
OPENINGS 12'-1" TO 16'-0" USE (6) KING STUDS AT E.E.

ALL HEADERS WHERE BRICK IS USED, TO BE:
(1) LINTEL (U.N.O.)

LINTEL SCHEDULE:

STEEL ANGLES TO HAVE MINIMUM 4" BEARING ONTO BRICK AT EACH END.

(1) L3x3x1/4"
(2) L5x3"x1/4"
(3) L5x3-1/2x5/16"
(4) L5x3-1/2"x5/16" ROLLED OR EQUAL ARCHED COMPONENT.

SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR (3))

WALL STUD SCHEDULE (10 FT HEIGHT)

STUD SIZE	STUD SPACING (O.C.)			
	ROOF ONLY	ROOF & 1 FLOOR	ROOF & 2 FLOORS	NON-LOAD BEARING
2x4	24"	16"	12"	24"
2x6	24"	24"	16"	24"

NOTES:
1. BRACED WALLS STUDS SHALL BE A MAX. OF 16" O.C.
2. STUDS SUPPORTS OPTIONAL WALK-UP ATTIC SHALL BE SPACED A MAX. OF 16" O.C.
3. TWO STORY WALLS SHALL BE FRAMED w/ 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY.

SUMMIT
ENGINEERING LABORATORY TESTING
3070 HAMMOND BUSINESS PLACE, SUITE 171
RALEIGH, NC 27603
OFFICE: 919.380.9991
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM

NORTH CAROLINA CERTIFICATE OF LICENSURE
SUMMIT Engineering, Laboratory & Testing, P.C.
C-4361

CLIENT:
McKee Homes
109 Hay St., Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1073 Anderson Creek Academy (Beaufort E)
First Floor Framing Plan

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
4/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 04/24/2020
SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"
PROJECT #: 4240500: 27837
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # 27837
DATE 04/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S3.0

HEADER SCHEDULE

TAG	SIZE	JACKS (EACH END)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 9-1/4" LSL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(3)

NOTES:
1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.
2. ALL HEADERS TO BE DROPPED (U.N.O.).
3. STUD COLUMNS NOTED ON PLAN OVERRIDE STUD COLUMNS LISTED ABOVE (U.N.O.).
4. OPENINGS LESS THAN 3'-0" USE (1) KING STUD AT E.E.
OPENINGS 3'-1" TO 4'-0" USE (2) KING STUDS AT E.E.
OPENINGS 4'-1" TO 8'-0" USE (3) KING STUDS AT E.E.
OPENINGS 8'-1" TO 12'-0" USE (5) KING STUDS AT E.E.
OPENINGS 12'-1" TO 16'-0" USE (6) KING STUDS AT E.E.

ALL HEADERS WHERE BRICK IS USED, TO BE:

(1) LINTEL (U.N.O.)

LINTEL SCHEDULE:

STEEL ANGLES TO HAVE MINIMUM 4" BEARING ONTO BRICK AT EACH END.

(1) L3x3x1/4"
(2) L5x3"x1/4"
(3) L5x3-1/2x5/16"
(4) L5x3-1/2"x5/16" ROLLED OR EQUAL ARCHED COMPONENT.

SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR (3))

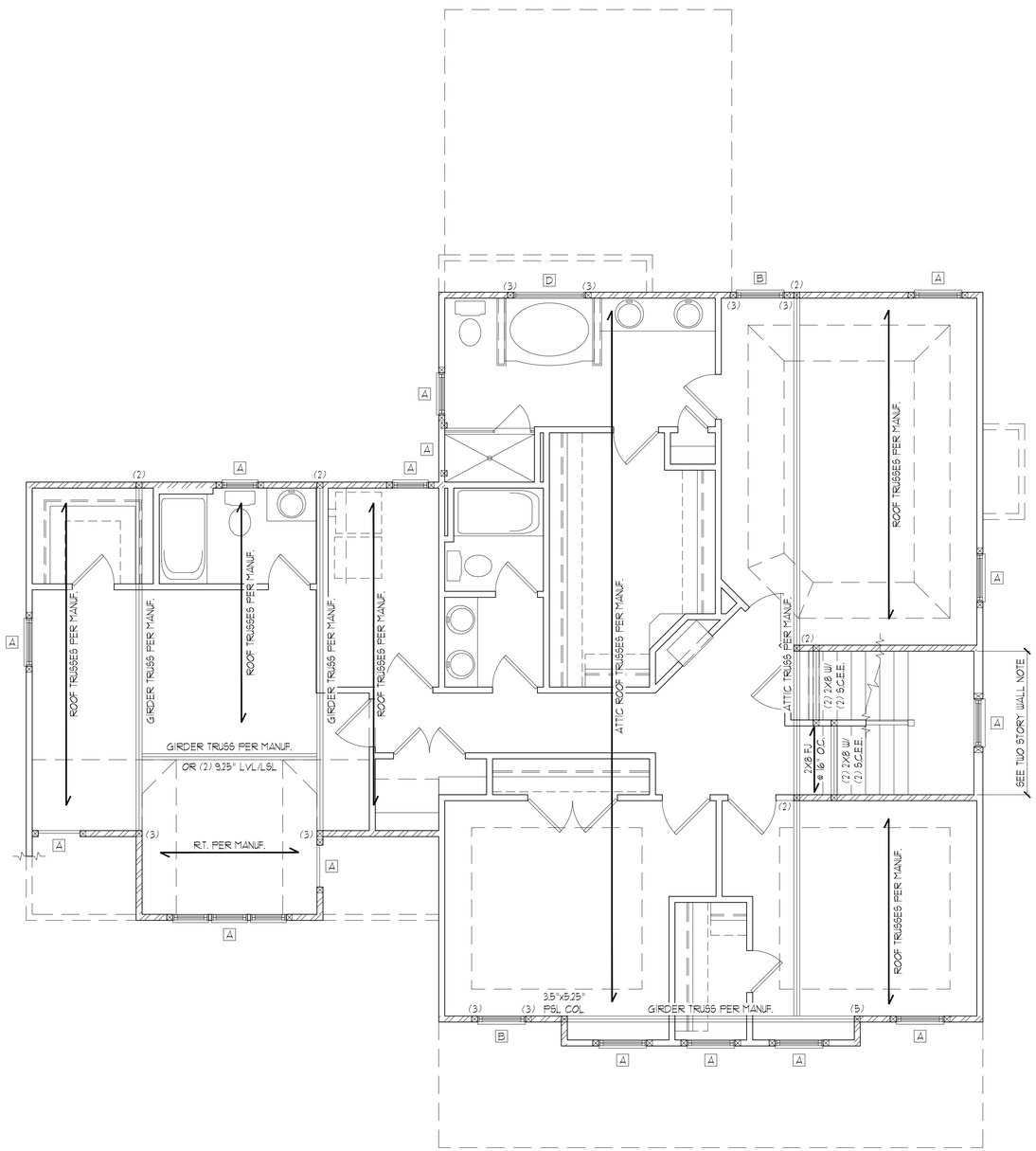
WALL STUD SCHEDULE (10 FT HEIGHT)

STUD SIZE	STUD SPACING (O.C.)			
	ROOF ONLY	ROOF & 1 FLOOR	ROOF & 2 FLOORS	NON-LOAD BEARING
2x4	24"	16"	12"	24"
2x6	24"	24"	16"	24"

NOTES:
1. BRACED WALLS STUDS SHALL BE A MAX. OF 16" O.C.
2. STUDS SUPPORTS OPTIONAL WALK-UP ATTIC SHALL BE SPACED A MAX. OF 16" O.C.
3. TWO STORY WALLS SHALL BE FRAMED w/ 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY.

SHADED WALLS INDICATED LOAD BEARING WALLS

JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.



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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

SECOND FLOOR FRAMING PLAN

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

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ENGINEERING LABORATORY TESTING
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RALEIGH, NC 27603
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C-4361

CLIENT:
McKee Homes
109 Hay St, Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1073 Anderson Creek Academy (Beaufort E)

Second Floor Framing Plan

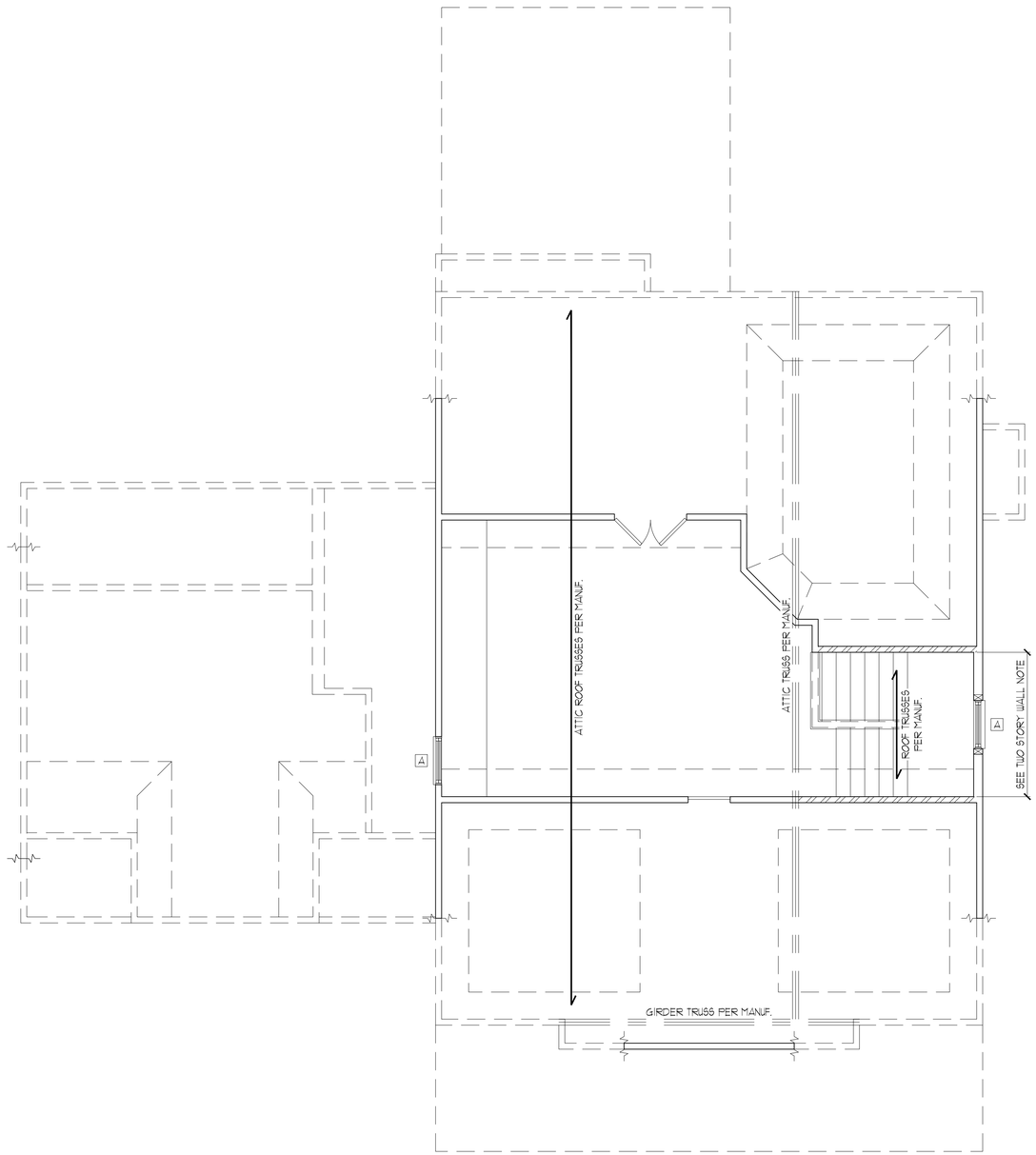
NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR. 4/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 04/24/2020
SCALE: 22x34 1/4"=1'-0"
8x11 1/8"=1'-0"
PROJECT #: 4240360: 27831
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # 27831
DATE 04/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S4.0



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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

SECOND FLOOR FRAMING PLAN

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

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CERTIFICATE OF LICENSURE

CLIENT:
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109 Hay St. Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1013 Anderson Creek Academy (Beaufort E)

Second Floor Framing Plan

NORTH CAROLINA
PROFESSIONAL
SEAL
046048
ENGINEER
BRIAN C. PHILBRICK, JR.
4/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 04/24/2020
SCALE: 22x34 1/4"=1'-0"
8x11 1/8"=1'-0"
PROJECT #: 4240340: 27831
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # DATE
27831 04/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

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TRUSS UPLIFT CONNECTOR SCHEDULE			
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
600 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H2.5A	CS16 (END = 11")	DTT2Z
1450 LBS	HTS20	CS16 (END = 11")	DTT2Z
2000 LBS	(2) MTS20	(2) CS16 (END = 11")	DTT2Z
2900 LBS	(2) HTS20	(2) CS16 (END = 11")	HTT4
3685 LBS	LGT3-SDS2.5	MSTC52	HTT4

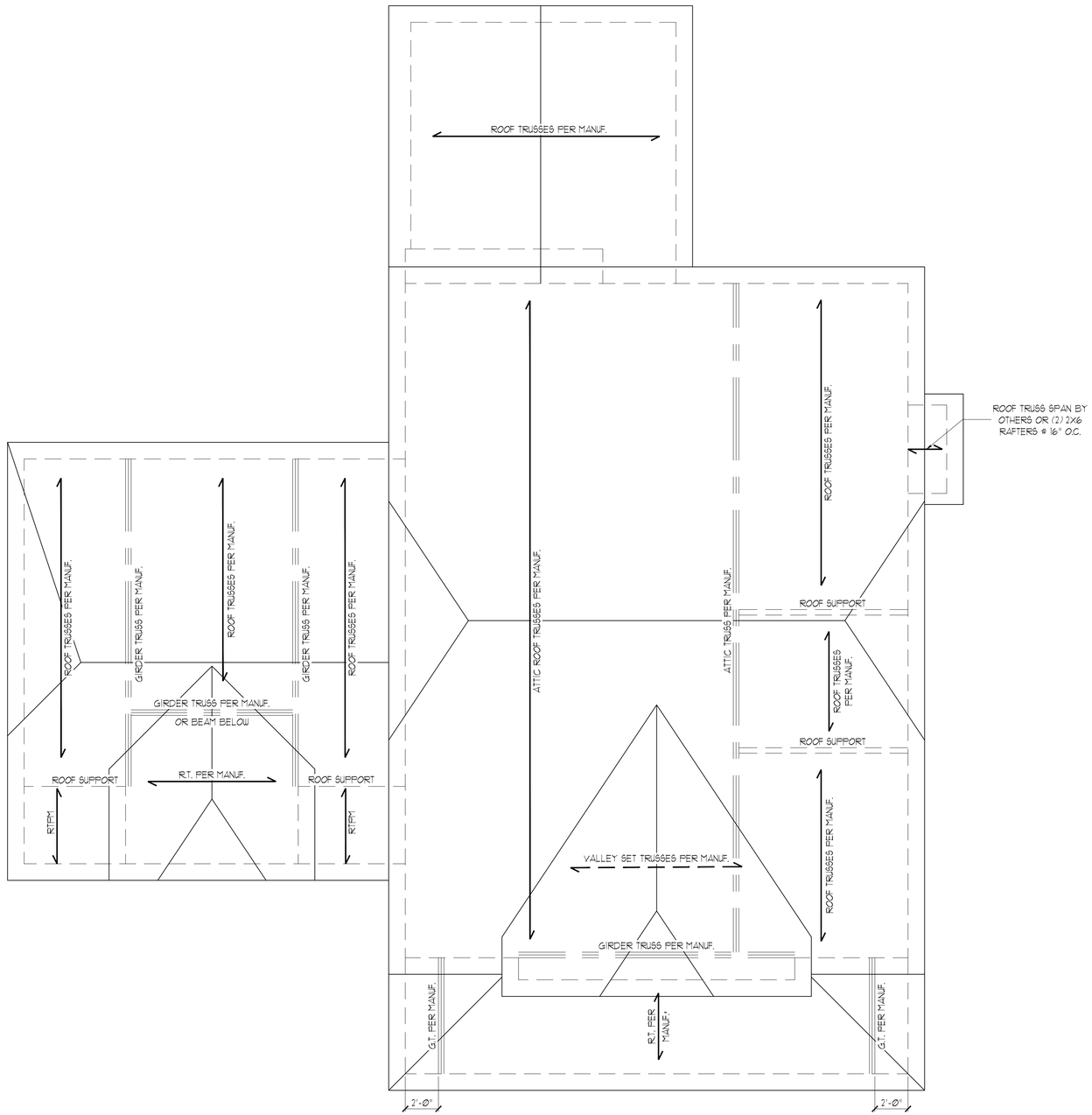
1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
2. UPLIFT VALUES LISTED ARE FOR SYP #2 GRADE MEMBERS.
3. REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE.
4. CONTACT SUMMIT FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

NOTE: 1ST PLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP. UNO)

NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP. UNO)

REFER TO DETAIL 5/D3F FOR EYEBROW RETURN OR SHED ROOF FRAMING REQUIREMENTS. (TYP FOR ROOFS PROTRUDING MAXIMUM 24" FROM STRUCTURE)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R802.11.1. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.



ELEVATION

*ROOF TRUSSES
COMPLETE FLOOR

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

ROOF FRAMING PLAN

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

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ENGINEERING LABORATORY TESTING
3070 HAMMOND BUSINESS PLACE, SUITE 171
RALEIGH, NC 27603
OFFICE: 919.380.9991
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM

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C-4361

CLIENT:
McKee Homes
109 Hay St. Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1013 Anderson Creek Academy (Beaufort E.)

Roof Framing Plan

JOSHUA CARL PHILBRICK JR. PROFESSIONAL SEAL 046048 ENGINEER
4/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 04/24/2020
SCALE: 22x34 1/4"=1'-0"
8x11 1/8"=1'-0"
PROJECT #: 4240500: 27851
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # 27851
DATE 04/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S5.0

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 7" O.C.	5d COOLER NAILS** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
FF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.1	PER FIGURE R602.10.1
**OR EQUIVALENT PER TABLE R703.3.5				

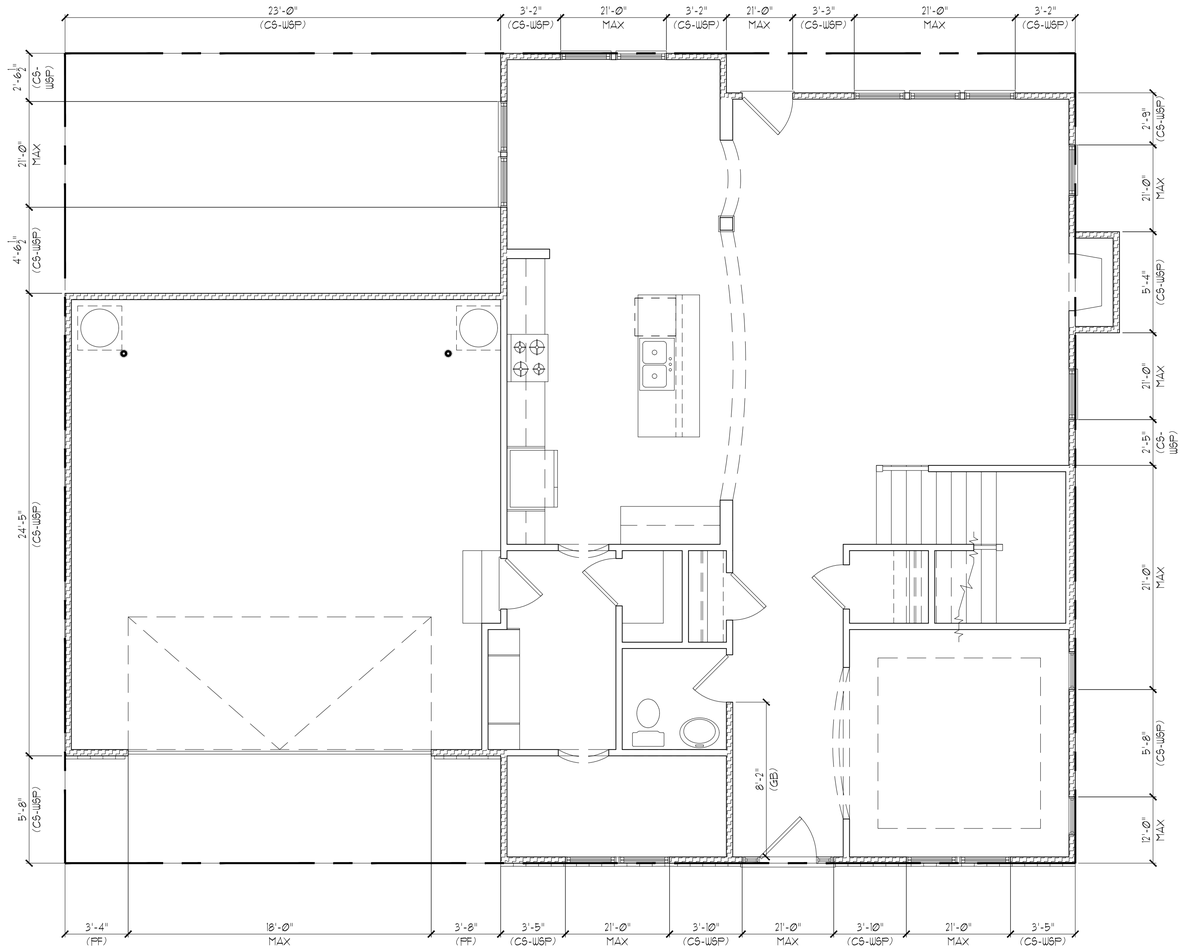
BRACED WALL NOTES:

1. WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS.
2. WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
3. REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
4. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1
5. ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
6. MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.1.
7. THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO.)
8. FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
9. FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
10. A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
11. THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
12. MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 IRC OR DETAIL 2/D2f.
13. BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4
14. BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5
15. CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6
16. PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO)
17. ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
18. ABBREVIATIONS:

GB = GYPSUM BOARD
CS-XXX = CONT. SHEATHED
FF = PORTAL FRAME
WSP = WOOD STRUCTURAL PANEL
ENG = ENGINEERED SOLUTION
FF-ENG = ENG. PORTAL FRAME

INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT	14.0	25.0
LEFT	17.3	20.2
REAR	14.0	35.7
RIGHT	17.3	37.1



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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR BRACING PLAN

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

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SUMMIT Engineering, Laboratory & Testing, P.C.
C-4361

CLIENT:
McKee Homes
109 Hay St. Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1013 Anderson Creek Academy (Beaufort Ln)

First Floor Bracing Plan

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
04/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 04/24/2020
SCALE: 22x34 1/4"=1'-0"
8x11 1/8"=1'-0"
PROJECT #: 4248500-27831
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # 27831
DATE 04/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S1.0

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 7" O.C.	5d COOLER NAILS** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
PF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.1	PER FIGURE R602.10.1
**OR EQUIVALENT PER TABLE R702.3.5				

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT	6.4	17.0
LEFT	4.5	24.2
REAR	6.4	19.8
RIGHT	4.5	24.4

BRACED WALL NOTES:

1. WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS.
2. WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
3. REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
4. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1
5. ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
6. MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.1.
7. THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO.)
8. FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
9. FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
10. A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
11. THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
12. MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 IRC OR DETAIL 2/D2f.
13. BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4
14. BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5
15. CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6
16. PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO.)
17. ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
18. ABBREVIATIONS:

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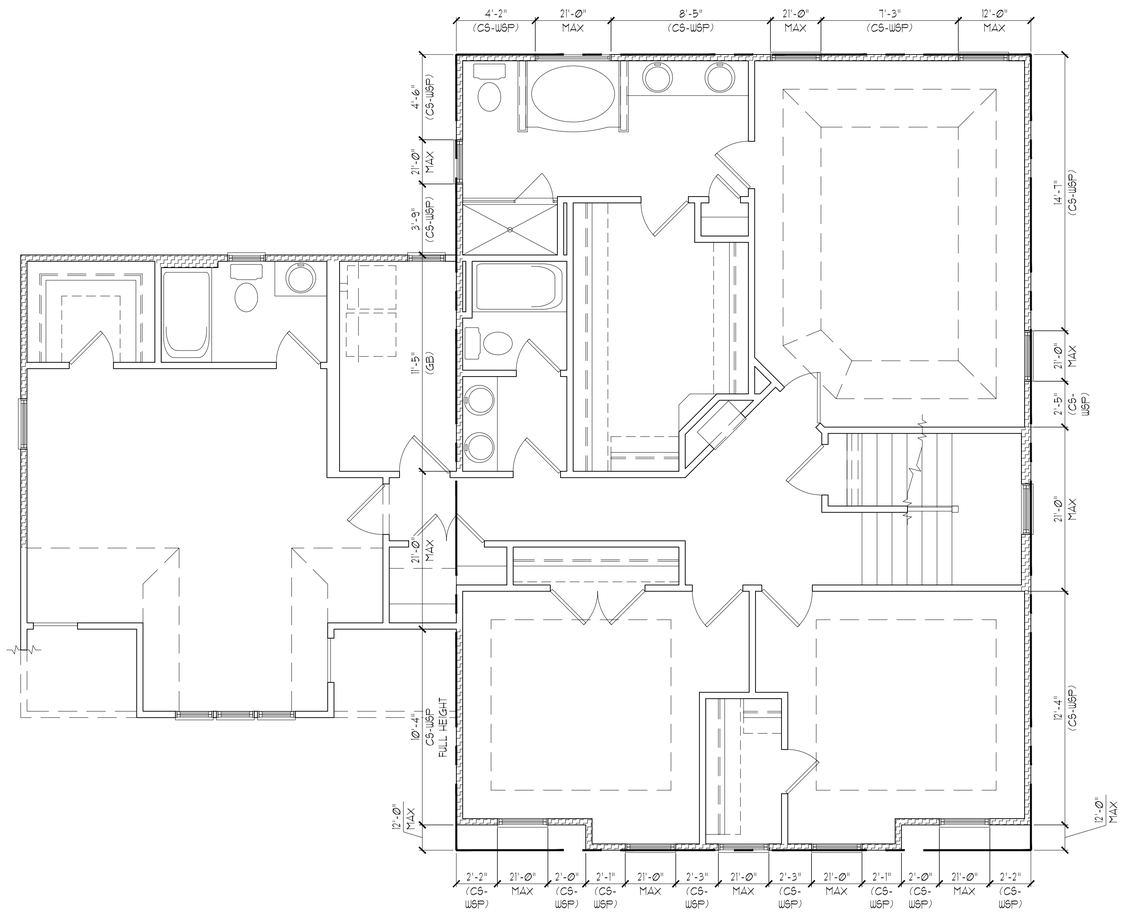
INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.



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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

SECOND FLOOR BRACING PLAN

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

SUMMIT
ENGINEERING LABORATORY TESTING
3070 HAMMOND BUSINESS PLACE, SUITE 171
RALEIGH, NC 27603
OFFICE: 919.380.9991
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM

NORTH CAROLINA CERTIFICATE OF LICENSURE
SUMMIT Engineering, Laboratory & Testing, P.C.
C-4361

CLIENT:
McKee Homes
109 Hay St. Suite 301
Fayetteville, NC 28301

PROJECT:
Lot 1013 Anderson Creek Academy (Beaufort E.)

Second Floor Bracing Plan

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
4/24/2020
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 04/24/2020
SCALE: 22x34 1/4"=1'-0"
8x11 1/8"=1'-0"
PROJECT #: 4240360: 21831
DRAWN BY: EMB
CHECKED BY: LAG

ORIGINAL INFORMATION
PROJECT # 21831
DATE 04/24/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S8.0

DESIGN SPECIFICATIONS:

Construction Type: Commerical ☐ Residential ☒

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

Design Loads:

1. Roof Live Loads
   - 1.1. Conventional 2x ____ 20 PSF
   - 1.2. Truss ____ 20 PSF
     - 1.2.1. Attic Truss ____ 60 PSF
2. Roof Dead Loads
   - 2.1. Conventional 2x ____ 10 PSF
   - 2.2. Truss ____ 20 PSF
3. Snow ____ 15 PSF
   - 3.1. Importance Factor ____ 1.0
4. Floor Live Loads
   - 4.1. Typ. Dwelling ____ 40 PSF
   - 4.2. Sleeping Areas ____ 30 PSF
   - 4.3. Decks ____ 40 PSF
   - 4.4. Passenger Garage ____ 50 PSF
5. Floor Dead Loads
   - 5.1. Conventional 2x ____ 10 PSF
   - 5.2. I-Joist ____ 15 PSF
   - 5.3. Floor Truss ____ 15 PSF
6. Ultimate Design Wind Speed (3 sec. gust) ____ 130 MPH
   - 6.1. Exposure ____ B
   - 6.2. Importance Factor ____ 1.0
   - 6.3. Wind Base Shear
     - 6.3.1. Vx =
     - 6.3.2. Vy =
7. Component and Cladding (in PSF)

MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'
ZONE 1	16.7,-18.0	17.5,-18.9	18.2,-19.6	18.7,-20.2
ZONE 2	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 3	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 4	18.2,-19.0	19.2,-20.0	19.9,-20.7	20.4,-21.3
ZONE 5	18.2,-24.0	19.2,-25.2	19.9,-26.1	20.4,-26.9

8. Seismic
   - 8.1. Site Class ____ D
   - 8.2. Design Category ____ C
   - 8.3. Importance Factor ____ 1.0
   - 8.4. Seismic Use Group ____ I
   - 8.5. Spectral Response Acceleration
     - 8.5.1. Sms = %g
     - 8.5.2. Sm1 = %g
   - 8.6. Seismic Base Shear
     - 8.6.1. Vx =
     - 8.6.2. Vy =
   - 8.7. Basic Structural System (check one)
     - ☒ Bearing Wall
     - ☐ Building Frame
     - ☐ Moment Frame
     - ☐ Dual w/ Special Moment Frame
     - ☐ Dual w/ Intermediate R/C or Special Steel
     - ☐ Inverted Pendulum
   - 8.8. Arch/Mech Components Anchored ____ No
   - 8.9. Lateral Design Control: Seismic ☐ Wind ☒
9. Assumed Soil Bearing Capacity ____ 2000psf

SUMMIT
ENGINEERING LABORATORY TESTING

STRUCTURAL PLANS PREPARED FOR:

Standard Details

PROJECT ADDRESS:
TBD

OWNER:
McKee Homes
109 Hay St., Suite 301
Fayetteville, NC 28301

DESIGNER:

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify SUMMIT Engineering, Laboratory & Testing, P.C. before construction begins.

PLAN ABBREVIATIONS:

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

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

SHEET LIST:

REVISION LIST:

Revision No.	Date	Project No.	Description
1	01.19	-	Updated to 2018 NCRC

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

FOUNDATIONS:
1. The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.
2. The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
3. Any fill shall be placed under the direction or recommendation of a licensed professional engineer.
4. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
5. Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
6. No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

STRUCTURAL STEEL:
1. Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
2. Structural steel shall receive one coat of shop applied rust-inhibitive paint.
3. All steel shall have a minimum yield stress (F_y) of 36 ksi unless otherwise noted.
4. Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

CONCRETE:
1. Concrete shall have a normal weight aggregate and a minimum compressive strength (f'_c) at 28 days of 3000 psi, unless otherwise noted on the plan.
2. Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
3. Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
   - 3.1. Footings: 5%
   - 3.2. Exterior Slabs: 5%
4. No admixtures shall be added to any structural concrete without written permission of the SER.
5. Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
6. The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
7. Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
8. Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
9. Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
10. All welded wire fabric (WWF.) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WWF. shall be securely supported during the concrete pour.

CONCRETE REINFORCEMENT:
1. Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
2. Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
4. Fibermesh shall comply with ASTM C116, any local building code requirements, and shall meet or exceed the current industry standard.
5. Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
6. Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
7. Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
8. Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
9. Where reinforcing dowels are required , they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
10. Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

WOOD FRAMING:
1. Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern-Yellow-Pine (SYP) #2.
2. LVL or PSL engineered wood shall have the following minimum design values:
   - 2.1. E = 1900,000 psi
   - 2.2. Fb = 2600 psi
   - 2.3. Fv = 285 psi
   - 2.4. Fc = 700 psi
3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPA standard C-2
4. Nails shall be common wire nails unless otherwise noted.
5. Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
6. All beams shall have full bearing on supporting framing members unless otherwise noted.
7. Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
8. Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
9. Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
10. Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.

WOOD TRUSSES:
1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
2. The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures," (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
3. The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction," (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
4. The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
5. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:
1. Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

WOOD STRUCTURAL PANELS:
1. Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
2. All structurally required wood sheathing shall bear the mark of the APA.
3. Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
4. Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
5. Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

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

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SUMMIT Engineering, Laboratory & Testing, P.C.
C-4361

CLIENT:
McKee Homes LLC
109 Hay Street, Suite 301
Fayetteville, NC 28301

PROJECT:
Standard Details
Coversheet

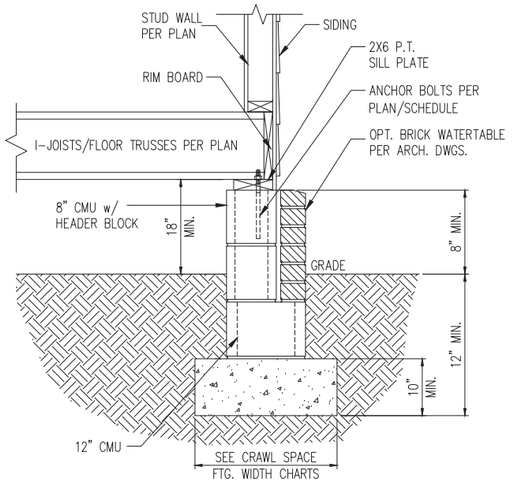
NORTH CAROLINA PROFESSIONAL SEAL 043823 ENGINEER WESLEY A. JONES 1/11/19
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 01/11/2019
SCALE: 12x34 1/4"=1'-0"
1x11 1/8"=1'-0"
PROJECT #: 42483000
DRAWN BY: EMB
CHECKED BY: WAJ

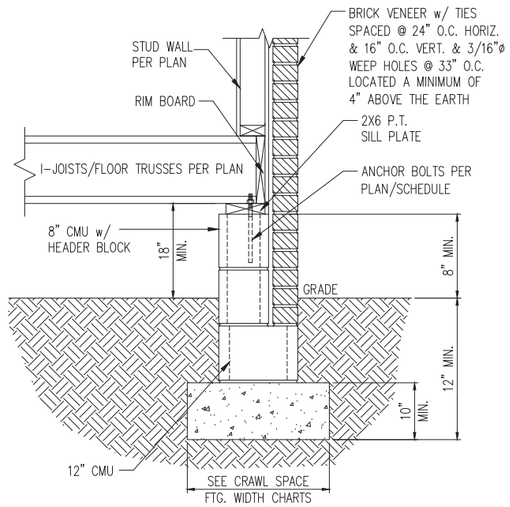
ORIGINAL INFORMATION
PROJECT # DATE

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
CS1



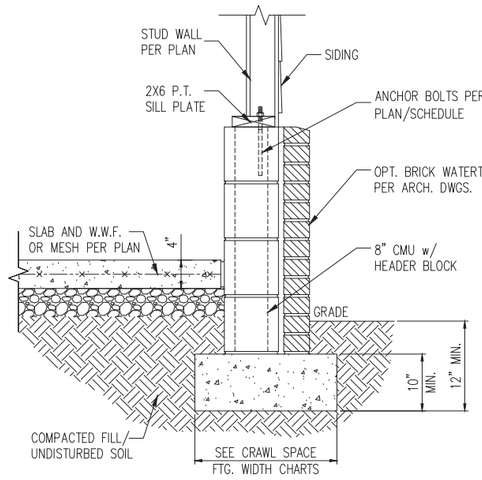
STANDARD – SIDING



STANDARD – BRICK

1 D1c TYP. FOUNDATION WALL DETAIL

N.T.S.



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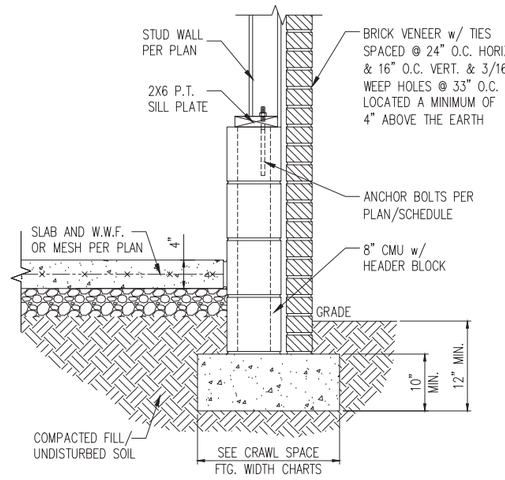
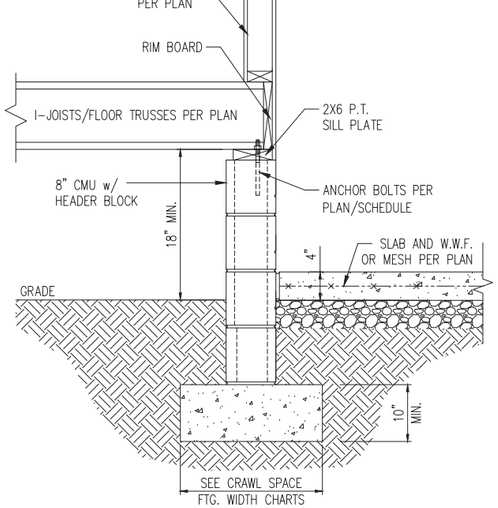


STANDARD – BRICK

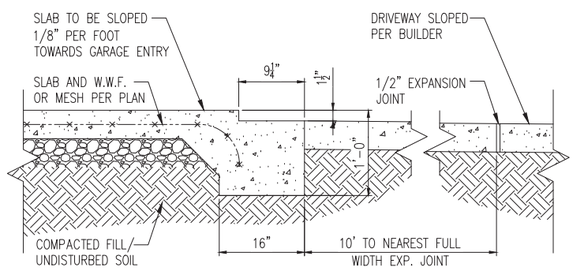
2 D1c TYP. GARAGE CURB DETAIL

N.T.S.



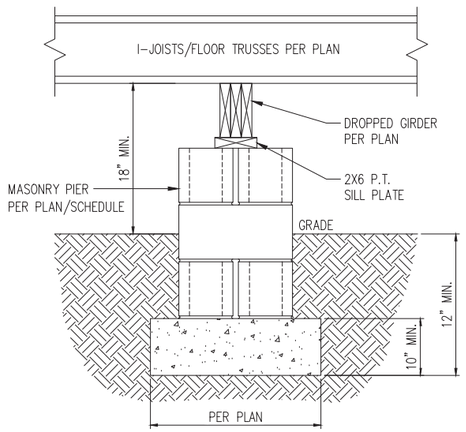
3 D1c HOUSE/GARAGE WALL DETAIL

N.T.S.



4 D1c SLAB AT GARAGE DOOR

N.T.S.



5 D1c TYP. PIER & GIRDER DETAIL

N.T.S.

PIER SIZE AND HEIGHT SCHEDULE

SIZE	HOLLOW	SOLID
8"X16"	UP TO 32" HEIGHT	UP TO 5'-0" HEIGHT
12"X16"	UP TO 48" HEIGHT	UP TO 9'-0" HEIGHT
16"X16"	UP TO 64" HEIGHT	UP TO 12'-0" HEIGHT*
24"X24"	UP TO 96" HEIGHT	UP TO 12'-0" HEIGHT*
*(4) #4 CONT. REBAR w/ #3 STIRRUPS @ 16" O.C. AND 24" MIN. LAP JOINTS		

CRAWL SPACE FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY – STD.	16"	16"	16"
1 STORY – BRICK VENEER	21"*	21"*	21"*
2 STORY – STD.	16"	16"	16"
2 STORY – BRICK VENEER	21"*	21"*	21"*
3 STORY – STD.	23"	18"	18"
3 STORY – BRICK VENEER	32"*	24"*	24"*
*5" BRICK LEDGE HAS BEEN ADDED TO THE CRAWL SPACE FOOTING WIDTH FOR BRICK SUPPORT			

WALL ANCHOR SCHEDULE

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

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

NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.2.10 OF THE 2018 NCRC

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C-4361

CLIENT:
McKee Homes LLC
109 Hay Street, Suite 301
Fayetteville, NC 28301

PROJECT:
Standard Details

Crawl Space Foundation Details

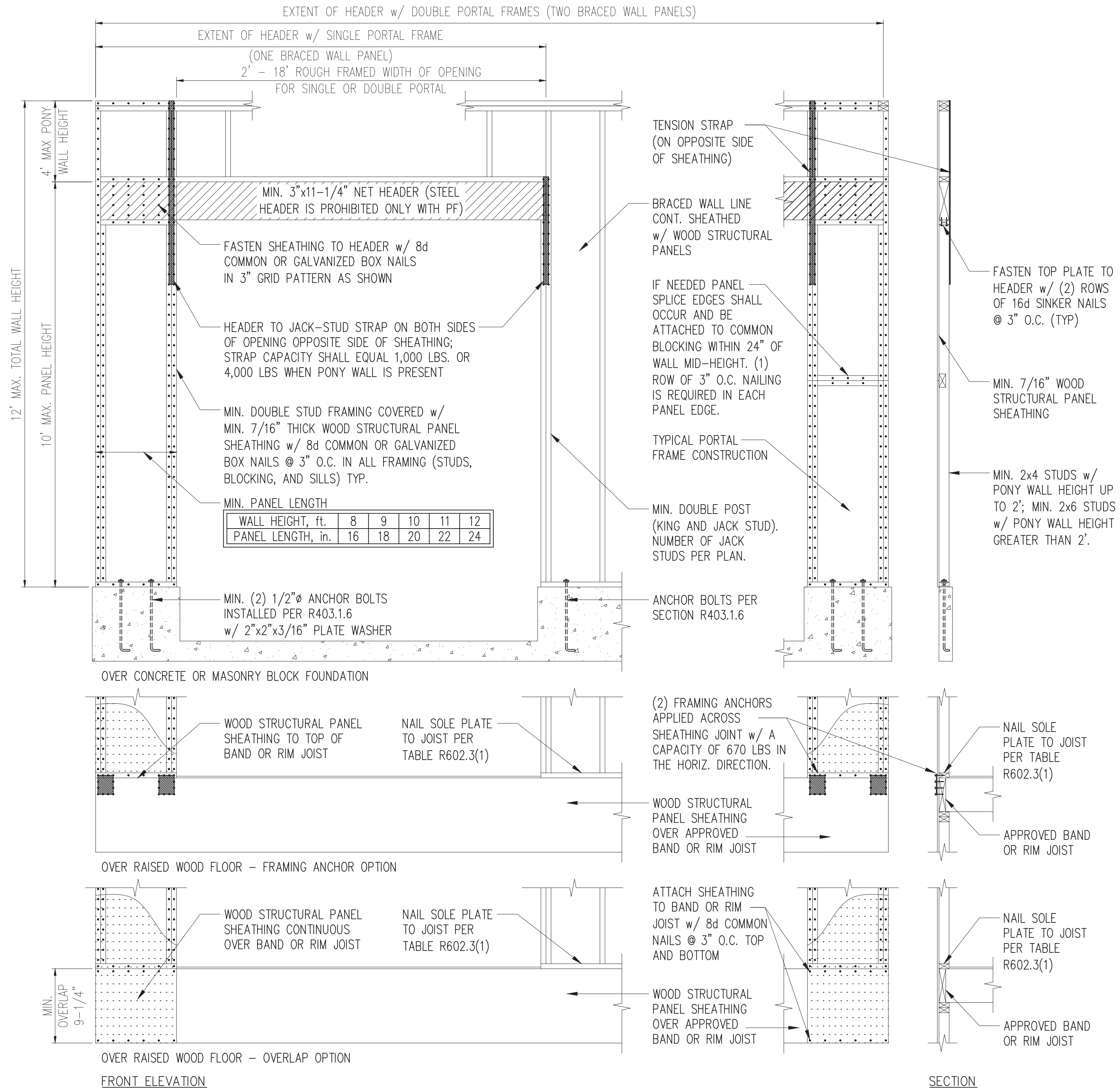
NORTH CAROLINA PROFESSIONAL SEAL 043623 ENGINEER WESLEY A. JONES
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 09/11/2019
SCALE: 22x34 1/4"=1'-0" 8x11 1/8"=1'-0"
PROJECT #: 4240300
DRAWN BY: EMB
CHECKED BY: WAJ

ORIGINAL INFORMATION
PROJECT # DATE

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D1c



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

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CLIENT:
McKee Homes LLC
109 Hay Street, Suite 301
Fayetteville, NC 28301

PROJECT:
Standard Details
Framing Details

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043823 WESLEY A. JONES
STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 01/11/2019
SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"
PROJECT #: 4240500
DRAWN BY: EMB
CHECKED BY: WAJ

ORIGINAL INFORMATION
PROJECT # DATE

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SHEET
D1f