

REVISION LOG

REVISION:001 DATE: 10/09/2020

1. ADD DELUXE KITCHEN OPTION
2. RELOCATE NICHE IN L-SHAPED SHOWER IN OWNER'S BATH.
3. CHANGE WAINSCOT TURNING CORNER AT PORCH TO OPTIONAL.
4. REMOVED TOWEL RING IN BATH 3
5. VERIFY OPT. WET BAR IS 8"
6. MOVE WET BAR UNDER COUNTER REFRIG. TO RIGHT SIDE OF SINK.
7. REMOVE DIMENSIONS FROM HVAC PLATFORM.



LOT 1009 - CARRIAGE GLEN
11.30.2020

Portico 2020 LH

'BUNGALOW'



PREVIOUS HEATED SQUARE FOOTAGE FOR LOT 1009 - CARRIAGE GLEN: 2657 SF (SEE BELOW)
NEW HEATED SQUARE FOOTAGE FOR LOT 1009 CARRIAGE GLEN: 2602 SF (SEE SF TO THE RIGHT)
NEW SF IS -55 SF.

ELEV. 'BUNGALOW' AREA		AREA OPTIONS	
Name	Area	Name	Area
FIRST FLOOR	1802 SF	OPT. SITTING ROOM	117 SF
SECOND FLOOR	738 SF	HEATED	117 SF
HEATED	2540 SF	OPT. LARGE PORCH 'CRAFTSMAN'	194 SF
COVERED PORCH	145 SF	UNHEATED	194 SF
GARAGE	488 SF		
PATIO	265 SF		
PORCH	195 SF		
UNHEATED	1092 SF		

ARCHITECTURAL DRAWINGS			
Sheet No.	Sheet Description	Sheet No.	Sheet Description
0.0	Cover Sheet		
2.1	First Floor Plan		
2.2	Second Floor Plan		
2.4	Sitting Room Plan & Elevations		
2.5	Screen Patio Plan & Elevations		
3.1	Front & Rear Elevations (Slab)		
3.2	Side Elevations (Slab)		
3.3	Roof Plan		
4.0	Building Sections (Slab)		
5.1	First Floor Electrical		
5.2	Second Floor Electrical		
8.1	First Floor Flooring Plan		
8.2	Second Floor Flooring Plan		

DESIGN CRITERIA:

THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE
2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

SQUARE FOOTAGE		
	'BUNGALOW'	
	UNHEATED	HEATED
FIRST FLOOR	0	1802
SECOND FLOOR	0	683
COVERED PORCH	145	0
PATIO	265	0
FRONT PORCH	195	0
2 CAR GARAGE	488	0
SUBTOTALS	1093	2485
TOTAL UNDER ROOF	3578	
OPTIONS		
	UNHEATED S.F.	HEATED S.F.
OPT SITTING ROOM	0	+117
OPT SCREEN PATIO	117	0

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Portico 2020 LH

Cover Sheet 'Bungalow'

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE 34x22 SHEETS - 11x17 SHEETS ARE 1/2 SCALE PLOTS

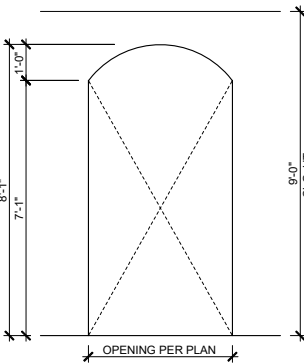
SHEET

0.0c

General Floor Plan Notes

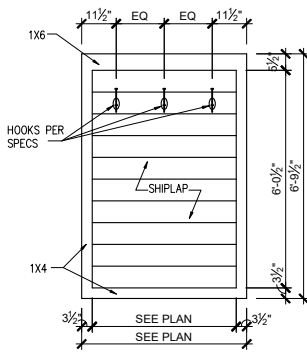
General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 9'-1 1/2" at first floor and second floor, and 9'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Typical header height shall be 7'-8" AFF at First Floor, and 7'-4" AFF at Second Floor U.N.O.
4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits, Coffered Ceilings, Tray Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens **do not** include soffits over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 4 1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf. Closets for linen shall have 4 open equal shelves. Closets for pantries shall have 4 equal wood shelves, painted.
9. Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code
10. Handrails and Guards at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



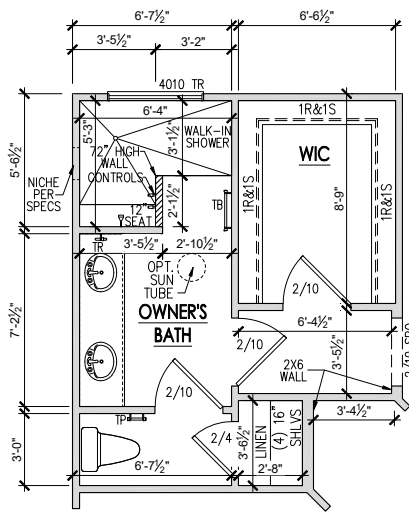
TYP. ARCHED OPENING

SCALE: 3/8"=1'-0" ON 11x17, 3/4"=1'-0" ON 22x34



SHIPLAP DETAIL

SCALE: 3/8"=1'-0" ON 11x17, 3/4"=1'-0" ON 22x34



OPT. L-SHAPED SHOWER

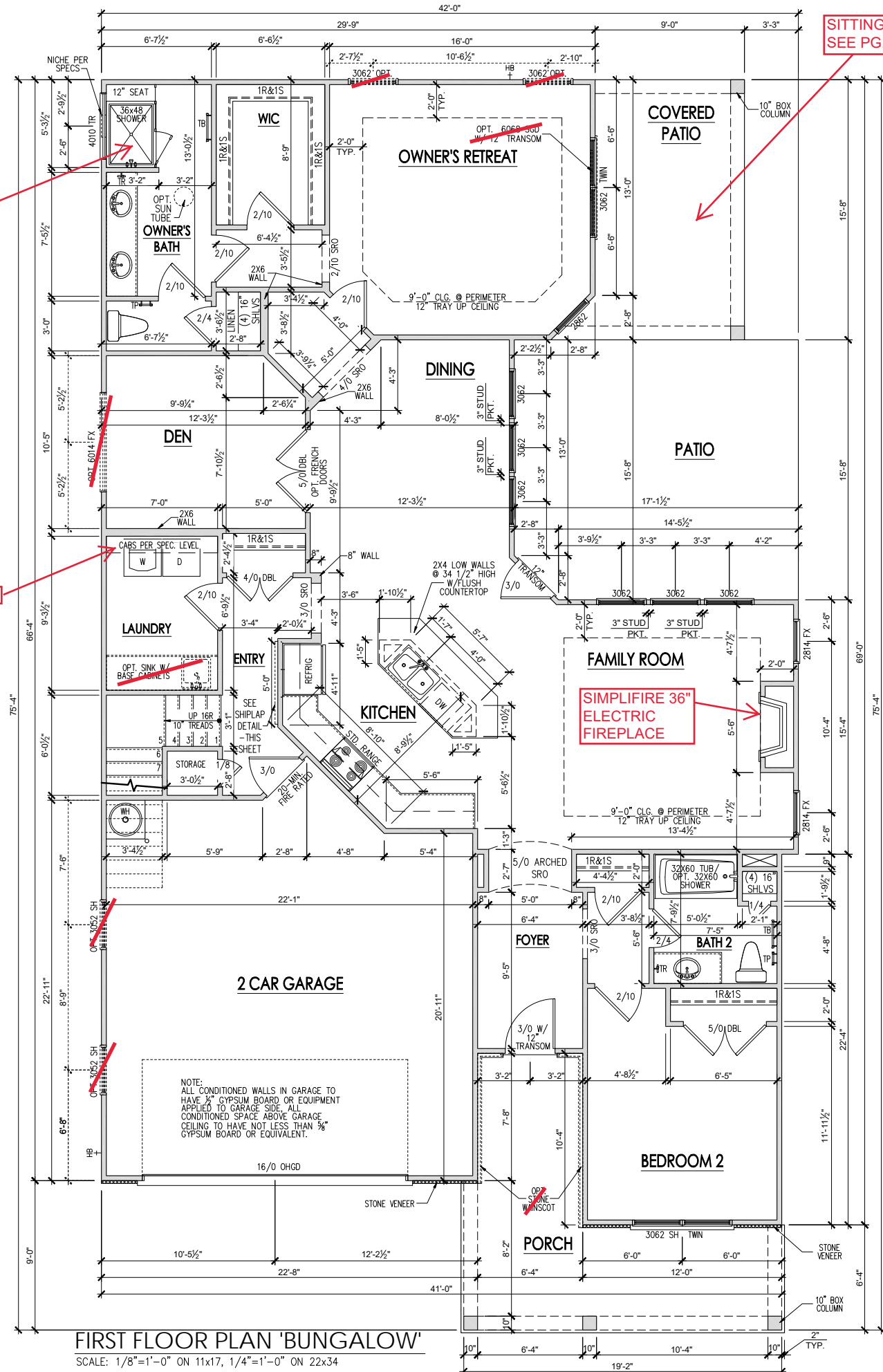
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

L-SHAPED SHOWER
SEE DETAIL BELOW

UPPER CABS

SITTING ROOM
SEE PG. 2.4C

SIMPLIFIRE 36"
ELECTRIC
FIREPLACE



FIRST FLOOR PLAN 'BUNGALOW'

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

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Portico 2020 LH
First Floor Plan 'Bungalow'

SHEET

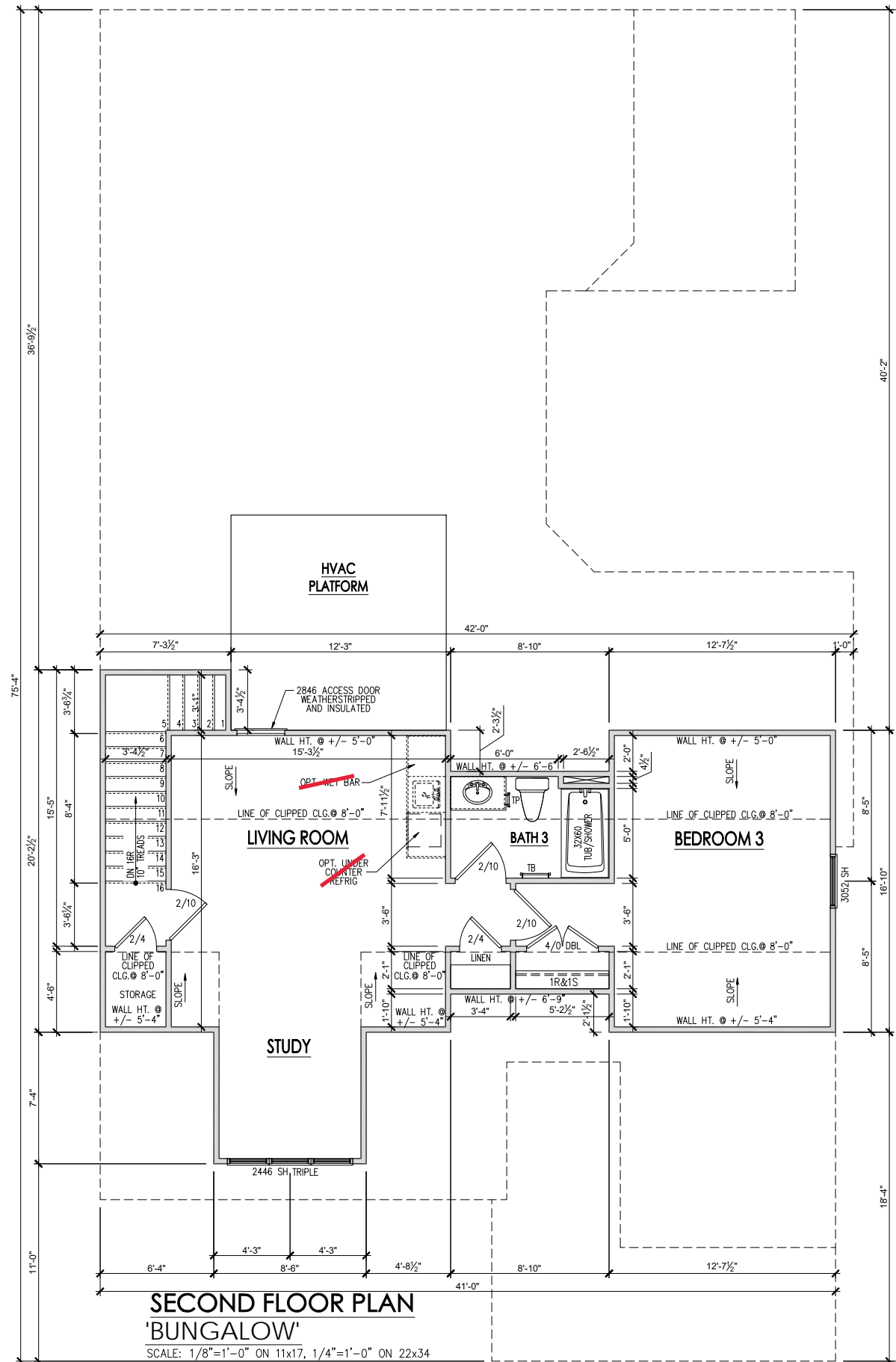
2.1c

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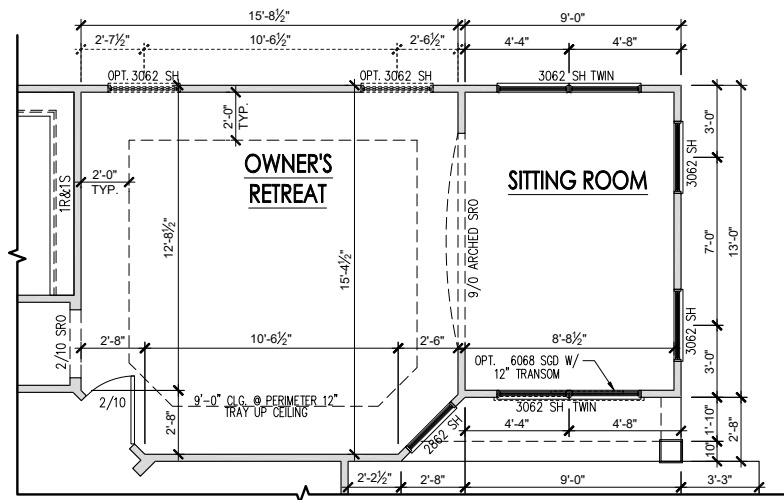
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Second Floor Plan 'Bungalow'

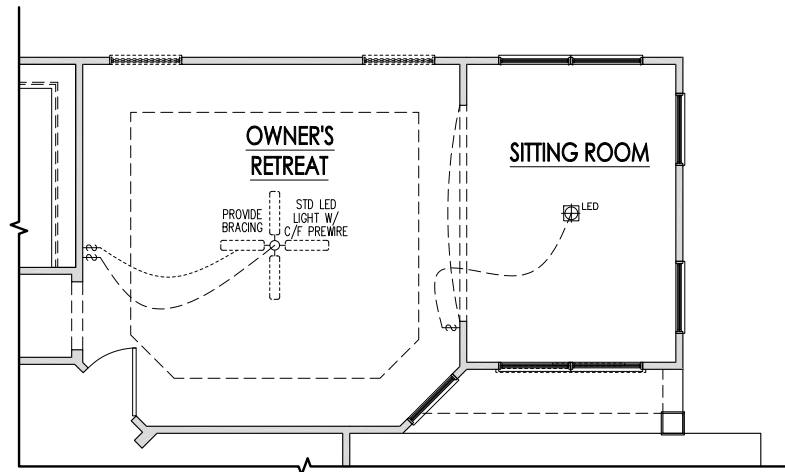
SHEET

2.2c



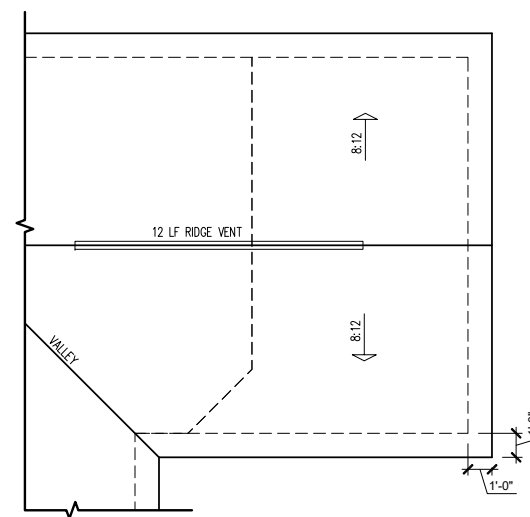
SITTING ROOM FLOOR PLAN

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



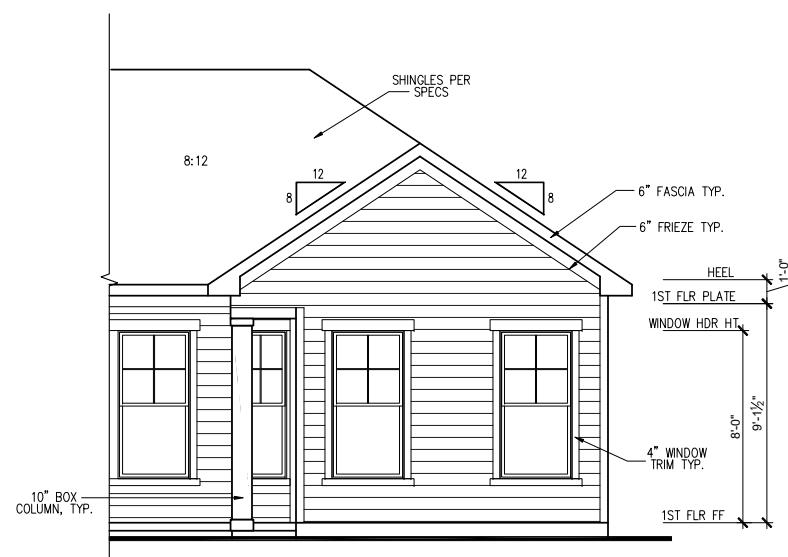
SITTING ROOM ELECTRICAL

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



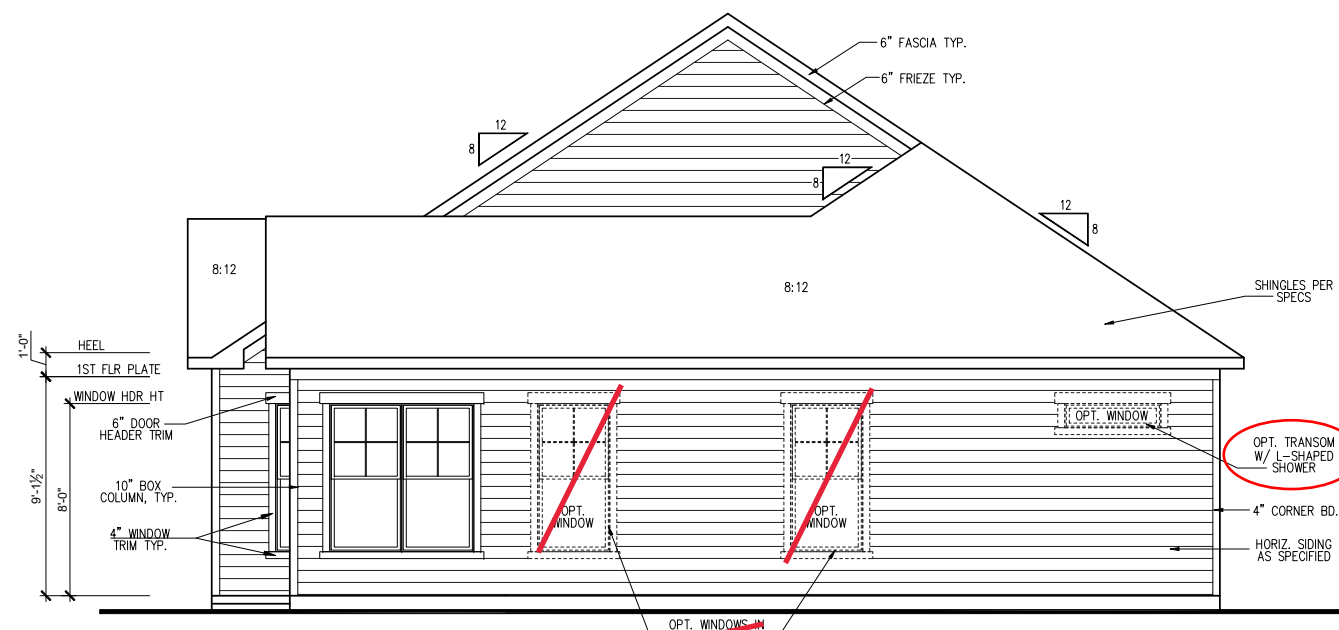
SITTING ROOM ROOF PLAN

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



PARTIAL RIGHT ELEVATION W/ SITTING ROOM (SLAB)

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



REAR ELEVATION W/ SITTING ROOM (SLAB)

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

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Portico 2020 LH
Sitting Room Plans & Elev 'Bungalow'

SHEET
2.4c

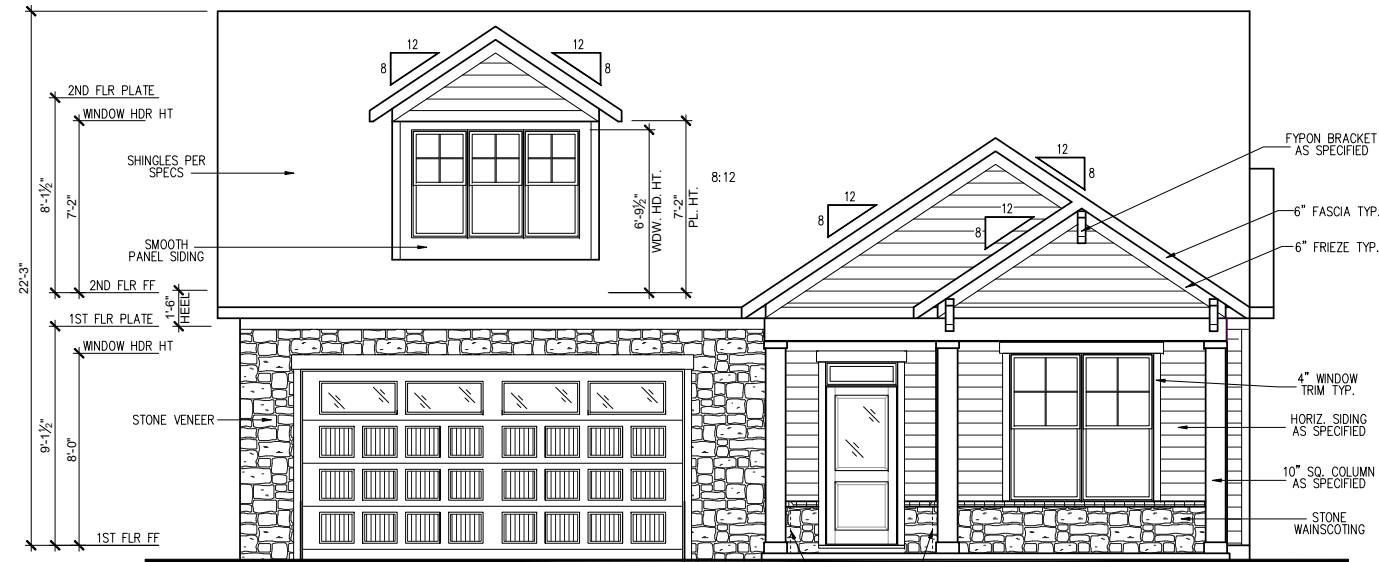
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

- Roof shall be finished with architectural composition shingles with slopes as noted on plan.
- Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
- Soffit Vent shall be continuous soffit vent
- House Wrap, "Tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.
- Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.
- Porch Railings shall be provided at all porch walking surfaces greater than 30" above adjacent finished grade. It shall be 36" high with guards spaced no more than 4" apart. Consult community specifications for material.
- Finish Wall Material shall be as noted on elevation drawings.
- Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum of 1". Flashing shall be provided behind brick above all wall openings and at base of brick wall. Flashing shall be a minimum of 6-mil poly or other corrosion resistant material and shall be installed so that it laps under the house wrap material a minimum of 2". Weepholes shall be provided at a rate of 48" oc and shall not be less than 3/16" in diameter and shall be located immediately above flashing.
- Brick Veneer Support Lintels shall be provided if brick veneer is included on elevation. Lintels shall be provided as listed in the following schedule and shall have a minimum bearing length of 6". Masonry Lintels shall be provided so that deflection is limited to L/600.

Masonry Opening Lintel Schedule

Opening Size	Angle
up to 4'-0"	3-1/2" x 3-1/2" x 5/16"
4'-1" to 5'-6"	4" x 3-1/2" x 5/16" LLV
5'-7" to 6'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV



FRONT ELEVATION 'BUNGALOW' (SLAB)

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

REAR ELEVATION
W/ SITTING ROOM
SEE PG. 2.4C

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Portico 2020 LH

Front & Rear Elevations 'Bungalow'

SHEET

3.1c

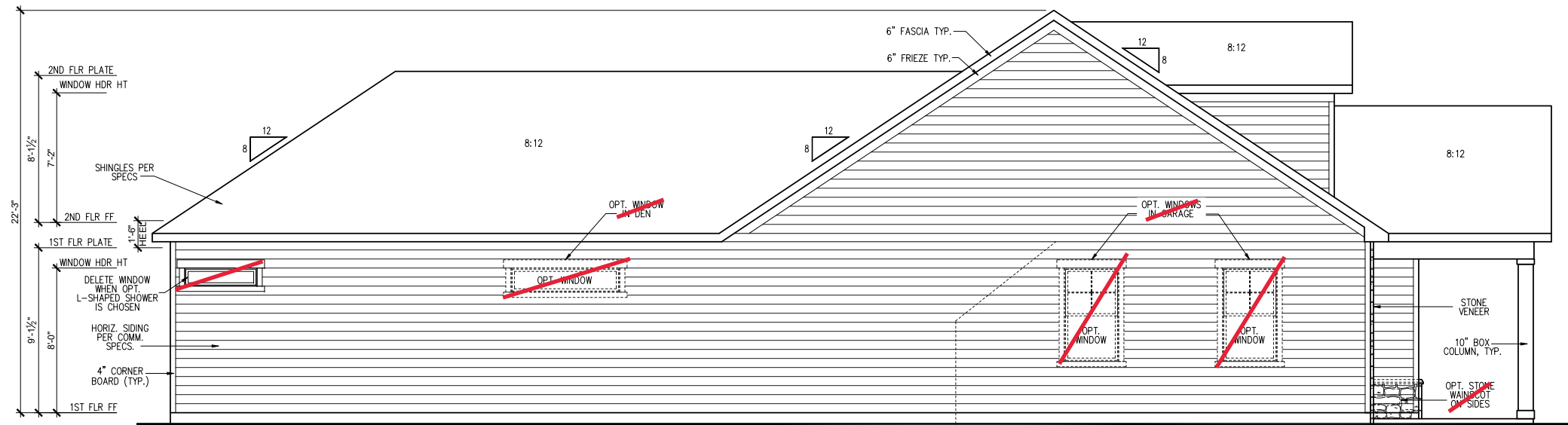
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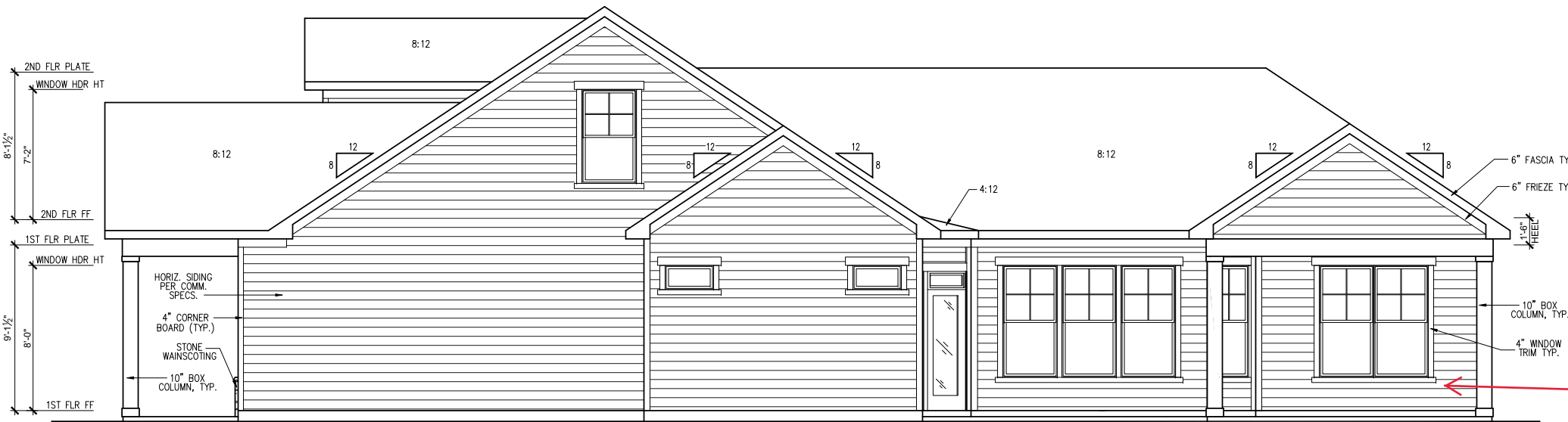
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4'-1" to 5'-6"	4" x 3-1/2" x 5/16" LLV
5'-7" to 6'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV



LEFT SIDE ELEVATION 'BUNGALOW' (SLAB)

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



RIGHT SIDE ELEVATION 'BUNGALOW' (SLAB)

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

**SITTING ROOM
SEE PG. 2.4C**

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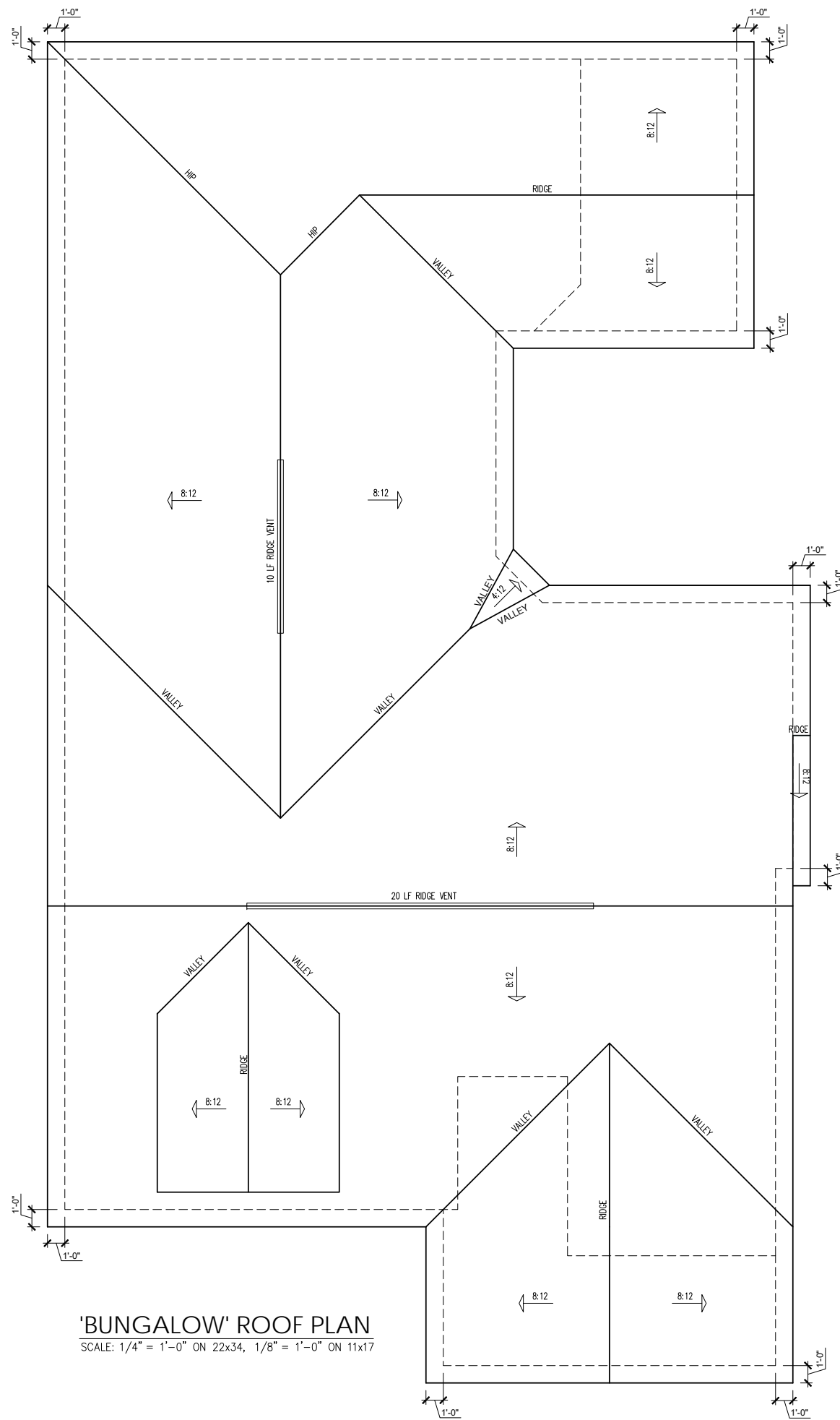
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Portico 2020 LH

Side Elevations 'Bungalow'

SHEET

3.2c



'BUNGALOW' ROOF PLAN
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

ATTIC VENT SCHEDULE								
'BUNGALOW'								
MAIN HOUSE		SQ. FTG.	2290	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE (SQ. FT. EACH)	POT. SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				0.4236	0.2778	0.125	0.1944	0.0625
RIDGE VENT	3.05	3.82	3.75	49.18	0	0	30.00	
SOFFIT VENTS	4.58	3.82	3.88	50.82			0	62.00
TOTAL (MIN)	7.63	7.63	7.63	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE			

* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

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REV #	DATE	DESCRIPTION
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Portico 2020 LH
 Roof Plan 'Bungalow'

SHEET
3.3c



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CLIENT:
 McKee Homes, Inc.

EPCON Communities

DRAWN BY: _____
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REV #	DATE / DESCRIPTION
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Portico 2020 LH
 Building Sections

SHEET
4.0c

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE 34x22 SHEETS - 11x17 SHEETS ARE 1/2 SCALE PLOTS

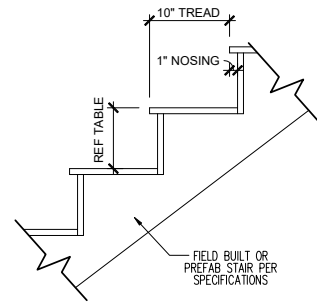
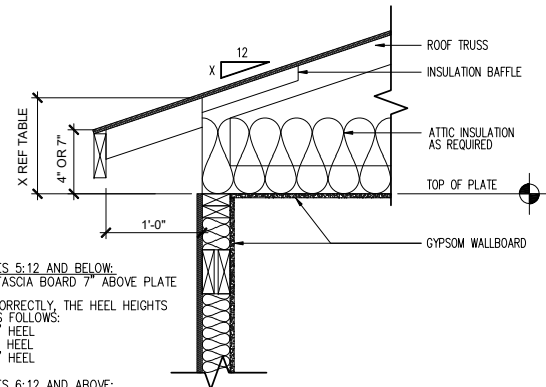


PLATE HEIGHT	10" FLOOR SYSTEM	14" FLOOR SYSTEM	16" FLOOR SYSTEM
8'-1 1/2"	14 RISERS @ 7 11/16"	15 RISERS @ 7 1/2"	15 RISERS @ 7 5/8"
9'-1 1/2"	16 RISERS @ 7 1/2"	16 RISERS @ 7 3/4"	17 RISERS @ 7 7/16"
10'-1 1/2"	17 RISERS @ 7 3/4"	18 RISERS @ 7 9/16"	18 RISERS @ 7 11/16"

TYPICAL STAIR DETAIL
 SCALE: 1" = 1'-0" ON 22x34, 1/2" = 1'-0" ON 11x17

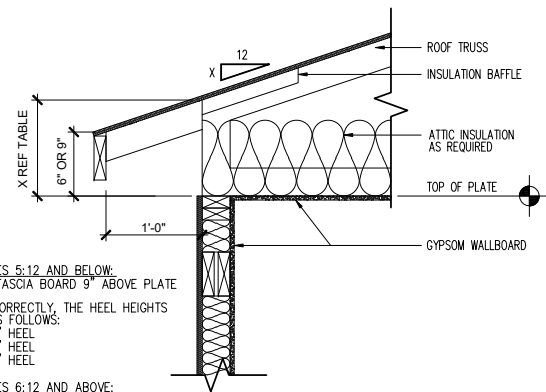


FOR ROOF PITCHES 5:12 AND BELOW:
 -SHOW TOP OF FASCIA BOARD 7" ABOVE PLATE HEIGHT.
 -WHEN DRAWN CORRECTLY, THE HEEL HEIGHTS WILL MEASURE AS FOLLOWS:
 3:12 = 10" HEEL
 4:12 = 11" HEEL
 5:12 = 12" HEEL

FOR ROOF PITCHES 6:12 AND ABOVE:
 -SHOW TOP OF FASCIA BOARD 4" ABOVE PLATE HEIGHT.
 -WHEN DRAWN CORRECTLY, THE HEEL HEIGHTS WILL MEASURE AS FOLLOWS:
 6:12 = 10" HEEL
 7:12 = 11" HEEL
 8:12 = 12" HEEL
 9:12 = 13" HEEL
 10:12 = 14" HEEL

IMPORTANT REMINDER: THE LOWEST PITCH ROOF ALWAYS MANDATES THE CONDITION. FOR EXAMPLE, A ROOF WITH A 4:12 PITCH AND A 6:12 PITCH, WOULD FOLLOW THE 7" ABOVE PLATE HEIGHT RULE. THE HEEL FOR THE 6:12 ROOF IN THIS CONDITION WILL DIFFER FROM WHAT IS LISTED HERE.

ENERGY HEEL DETAIL: CZ 2 & 3
 SCALE: 1" = 1'-0" ON 22x34, 1/2" = 1'-0" ON 11x17

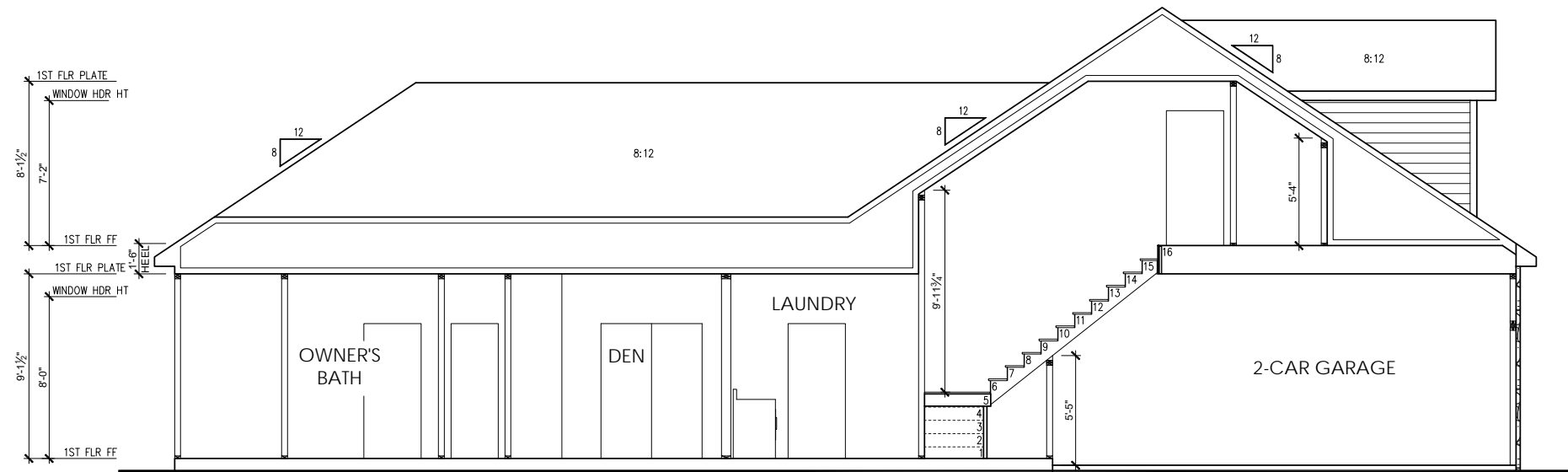


FOR ROOF PITCHES 5:12 AND BELOW:
 -SHOW TOP OF FASCIA BOARD 9" ABOVE PLATE HEIGHT.
 -WHEN DRAWN CORRECTLY, THE HEEL HEIGHTS WILL MEASURE AS FOLLOWS:
 3:12 = 12" HEEL
 4:12 = 13" HEEL
 5:12 = 14" HEEL

FOR ROOF PITCHES 6:12 AND ABOVE:
 -SHOW TOP OF FASCIA BOARD 6" ABOVE PLATE HEIGHT.
 -WHEN DRAWN CORRECTLY, THE HEEL HEIGHTS WILL MEASURE AS FOLLOWS:
 6:12 = 12" HEEL
 7:12 = 13" HEEL
 8:12 = 14" HEEL
 9:12 = 15" HEEL
 10:12 = 16" HEEL

IMPORTANT REMINDER: THE LOWEST PITCH ROOF ALWAYS MANDATES THE CONDITION. FOR EXAMPLE, A ROOF WITH A 4:12 PITCH AND A 6:12 PITCH, WOULD FOLLOW THE 9" ABOVE PLATE HEIGHT RULE. THE HEEL FOR THE 6:12 ROOF IN THIS CONDITION WILL DIFFER FROM WHAT IS LISTED HERE.

ENERGY HEEL DETAIL: CZ 4 & 5
 SCALE: 1" = 1'-0" ON 22x34, 1/2" = 1'-0" ON 11x17



BUILDING SECTION 1 - 'BUNGALOW' (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

ELECTRICAL SYMBOL KEY	
LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	LED PUCK LIGHT
	RECESSED CAN LIGHT WATERPROOF
	RECESSED CAN - EYEBALL
	PENDANT LIGHTING
	WALL SCONCE
	WALL MOUNT LIGHT
	FLOOD LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	WATERPROOF GFI OUTLET
	SWITCHED 1/2 HOT DUPLEX OUTLET
	220V OUTLET
	TELEPHONE OUTLET
	CATV (TELEVISION) OUTLET
	UNDER-COUNTER OR CONCEALED OUTLETS
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	EXHAUST FAN
	JUNCTION BOX
	JUNCTION BOX 220V
	CARBON MONOXIDE DETECTOR OR SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
	ELECTRIC METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON
	CEILING FAN PREWIRE
	FLUORESCENT LIGHT

General Power and Lighting:

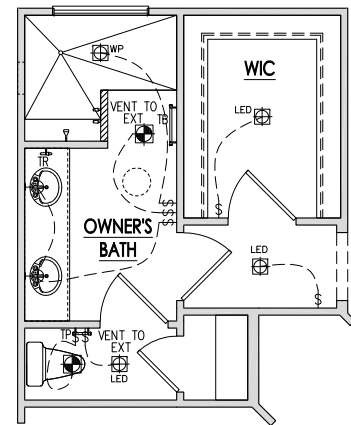
General Power and Lighting Notes shall apply unless noted otherwise on plans.

All work shall be installed per the current NC Residential Building Code, and the National Electric Code. Alarm devices shall meet NFPA 72.

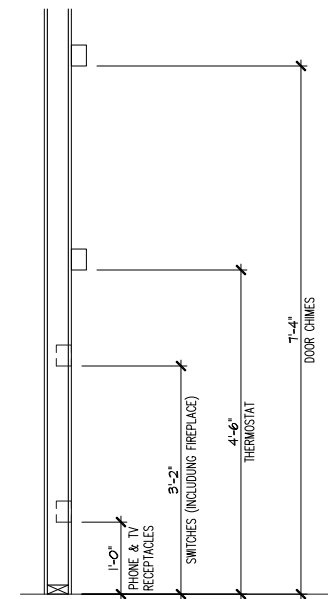
- Smoke Alarms - Shall be provided as a minimum of (1) per floor, including basements (if applicable), (1) in each sleep room, and (1) outside each sleeping area, within the immediate vicinity of sleeping rooms. When more than one alarm is required, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. Smoke alarms shall be hard wired to permanent power and shall have batter back-ups.
- Switches - For lighting, fans, etc. shall be installed at heights illustrated on this page and shall be located a minimum of 4 1/2" from door openings to allow for the proper installation of door casings. Switches, thermostats, security pads, and other similar devices shall be grouped together and installed thoughtfully for convenience of use and to avoid placement within centers of wall areas.

Note:
This plan is a diagram showing approximate locations of convenience outlets based on requirements found in the NC Residential Code and N.E.C. Actual positions may vary from what is shown on plan.

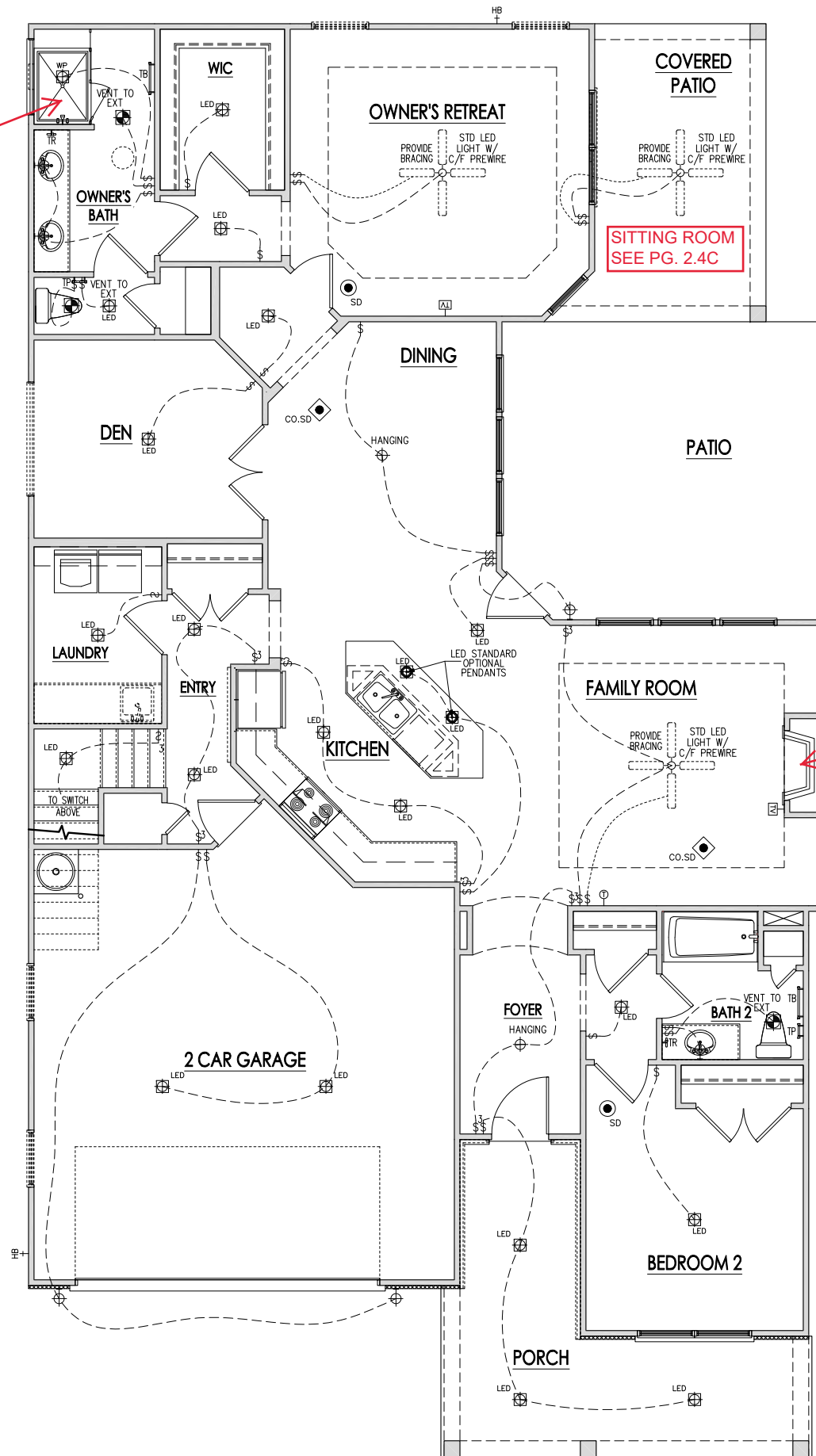
L-SHAPED SHOWER
SEE DETAIL BELOW



OPT. L-SHAPED SHOWER
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



ELECTRICAL BOX HEIGHTS



SITTING ROOM
SEE PG. 2.4C

SIMPLIFIRE 36"
ELECTRIC
FIREPLACE

FIRST FLOOR ELECTRICAL PLAN 'BUNGALOW'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE 34x22 SHEETS - 11x17 SHEETS ARE 1/2 SCALE PLOTS

Portico 2020 LH
First Floor Electrical 'Bungalow'

SHEET
5.1c

ELECTRICAL SYMBOL KEY	
LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	LED RECESSED CAN LIGHT
	RECESSED CAN LIGHT WATERPROOF
	RECESSED CAN - EYEBALL
	PENDANT LIGHTING
	WALL SCONCE
	WALL MOUNT LIGHT
	FLOOD LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	WATERPROOF GFI OUTLET
	SWITCHED 1/2 HOT DUPLEX OUTLET
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	TELEPHONE OUTLET
	CATV (TELEVISION) OUTLET
	UNDER-COUNTER OR CONCEALED OUTLETS
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	EXHAUST FAN
	JUNCTION BOX
	JUNCTION BOX 220V
	CARBON MONOXIDE DETECTOR OR SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
	ELECTRIC METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON
	CEILING FAN PREWIRE
	FLUORESCENT LIGHT

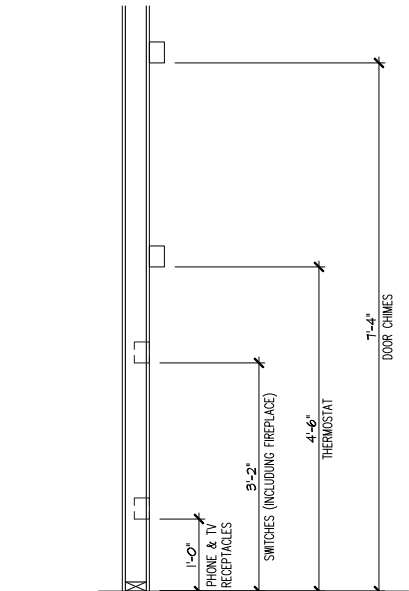
General Power and Lighting:

General Power and Lighting Notes shall apply unless noted otherwise on plans.

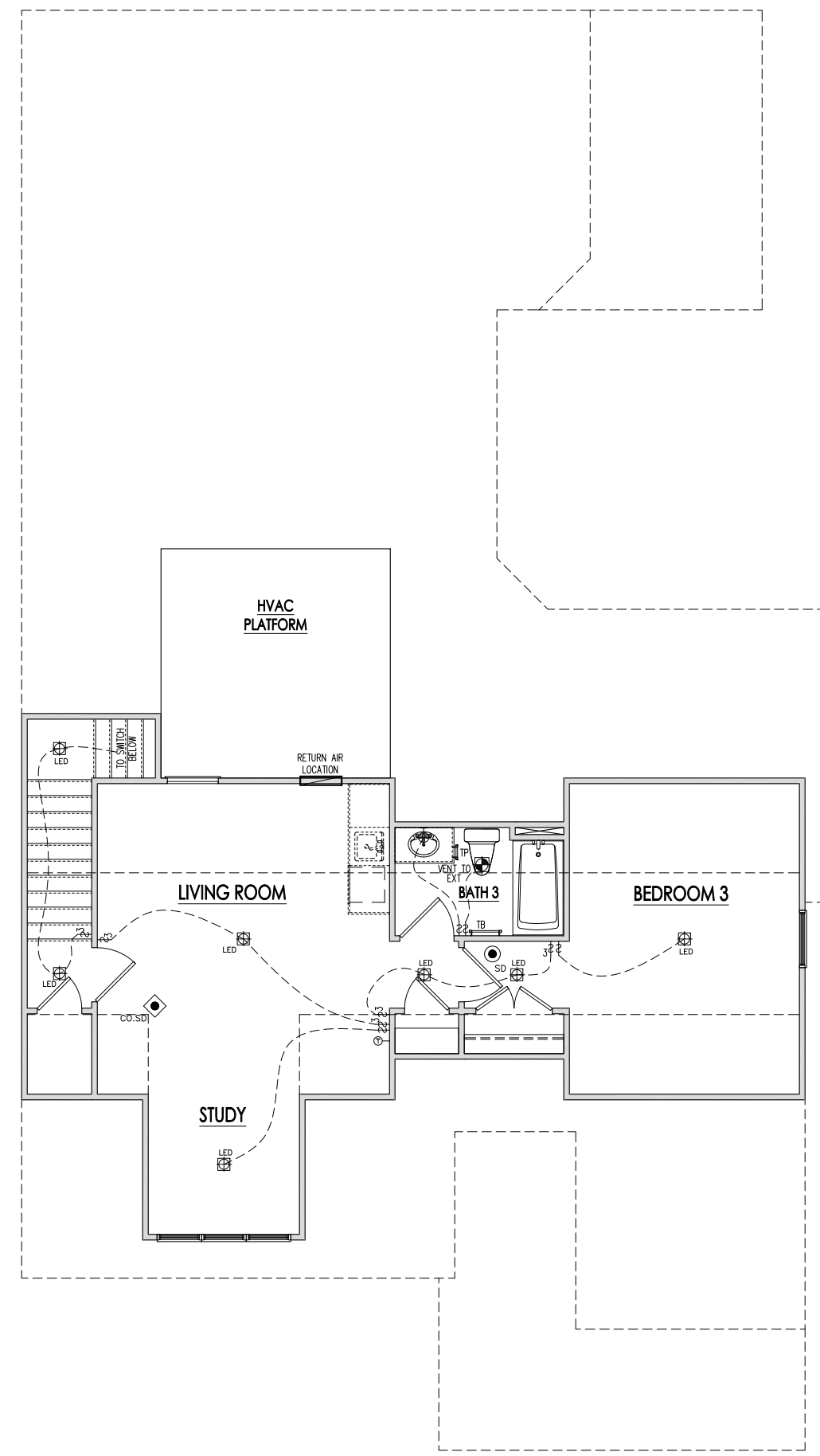
All work shall be installed per the current NC Residential Building Code, and the National Electric Code. Alarm devices shall meet NFPA 72.

- Smoke Alarms - Shall be provided as a minimum of (1) per floor, including basements (if applicable), (1) in each sleep room, and (1) outside each sleeping area, within the immediate vicinity of sleeping rooms. When more than one alarm is required, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. Smoke alarms shall be hard wired to permanent power and shall have batter back-ups.
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Note:
This plan is a diagram showing approximate locations of convenience outlets based on requirements found in the NC Residential Code and N.E.C. Actual positions may vary from what is shown on plan.



ELECTRICAL BOX HEIGHTS



SECOND FLOOR ELECTRICAL PLAN 'BUNGALOW'

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

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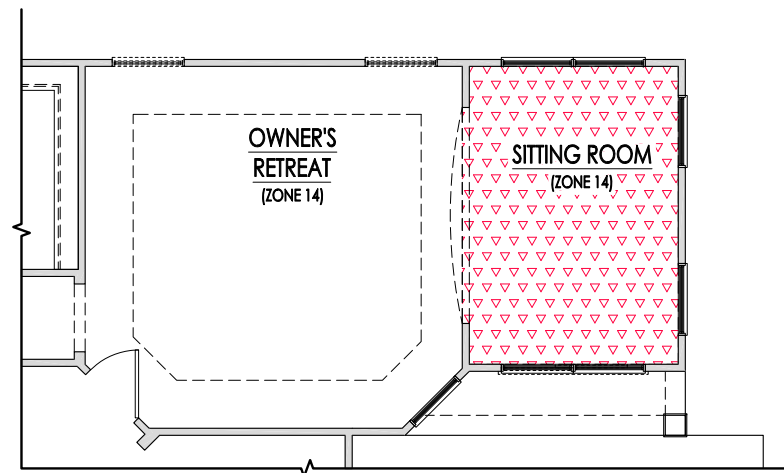
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Portico 2020 LH
Second Floor Electrical 'Bungalow'

5.2c

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE 34x22 SHEETS - 11x17 SHEETS ARE 1/2 SCALE PLOTS

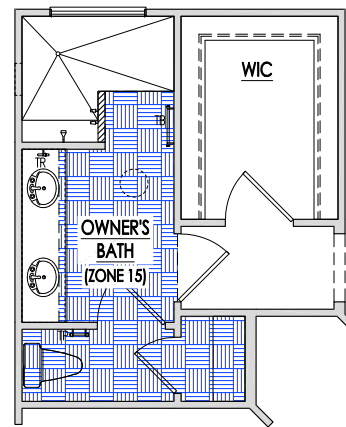
- Foyer ZONE 00
- KITCHEN / BUTLER PANTRY ZONE 01
- POWDER ROOM ZONE 02
- FAMILY ROOM ZONE 03
- DINING ZONE 04
- CAFE / BREAKFAST ZONE 05
- MORNING ROOM ZONE 06
- INFORMAL DINING ZONE 07
- LIVING ROOM ZONE 08
- FLEX ZONE 09
- OFFICE ZONE 10
- LAUNDRY ZONE 11
- ENTRY ZONE 12
- SUNROOM ZONE 13
- MASTER BEDROOM ZONE 14
- MASTER BATH ZONE 15
- SITTING ROOM ZONE 16
- MASTER BR WIC ZONE 17
- LOFT ZONE 18
- HALL ZONE 19
- STAIRS ZONE 20
- STORAGE ZONE 21
- BONUS ROOM ZONE 22
- GAME ROOM ZONE 23
- MEDIA ROOM ZONE 24
- BEDROOM 2 ZONE 25
- BEDROOM 3 ZONE 26
- BEDROOM 4 ZONE 27
- BEDROOM 5 ZONE 28
- BEDROOM 6 ZONE 29
- GUEST SUITE ZONE 30
- GUEST BATH ZONE 31
- BATHROOM 2 ZONE 32
- BATHROOM 3 ZONE 33
- BATHROOM 4 ZONE 34
- BATHROOM 5 ZONE 35
- JACK & JILL BATH ZONE 36
- FINISHED BASEMENT ZONE 37
- BASEMENT EXT @ SUNROOM ZONE 38
- EXERCISE ROOM ZONE 39



SITTING ROOM FLOORING PLAN

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

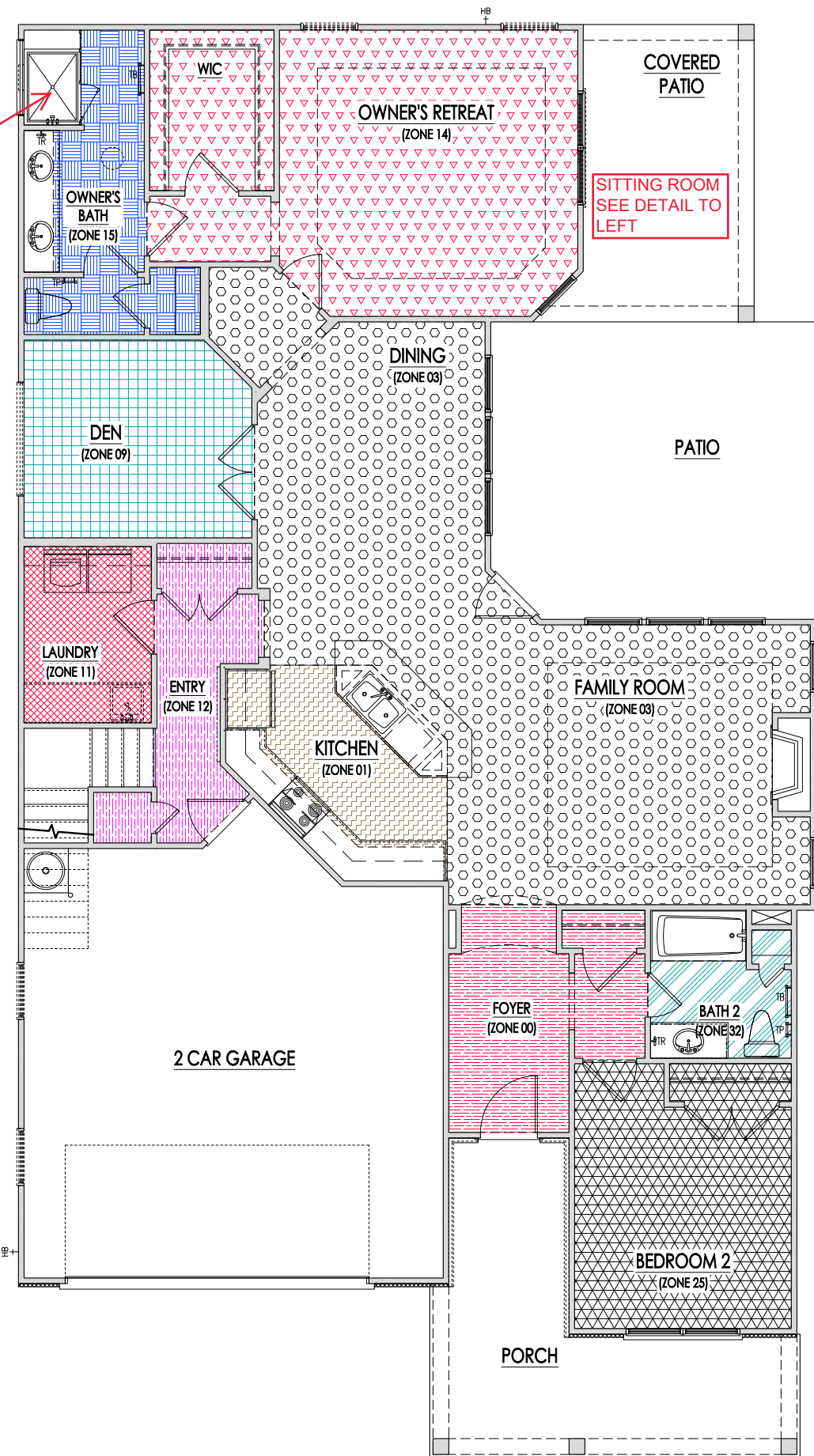
FLOORING AREAS	
ZONE	AREA
ZONE 14	110.75 SF



OPT. L-SHAPED SHOWER

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

FLOORING AREAS	
ZONE	AREA
ZONE 15	71.85 SF



FLOORING AREAS	
ZONE	AREA
ZONE 00	104.16 SF
ZONE 01	62.81 SF
ZONE 03	513.33 SF
ZONE 09	122.54 SF
ZONE 11	62.74 SF
ZONE 12	76.54 SF
ZONE 14	310.60 SF
ZONE 15	83.69 SF
ZONE 25	158.69 SF
ZONE 32	34.22 SF

FIRST FLOOR FLOORING PLAN 'BUNGALOW'

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

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CLIENT:
 McKee Homes, Inc.

EPCON Communities

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ORIGINAL RELEASE DATE: _____
CURRENT RELEASE DATE: _____

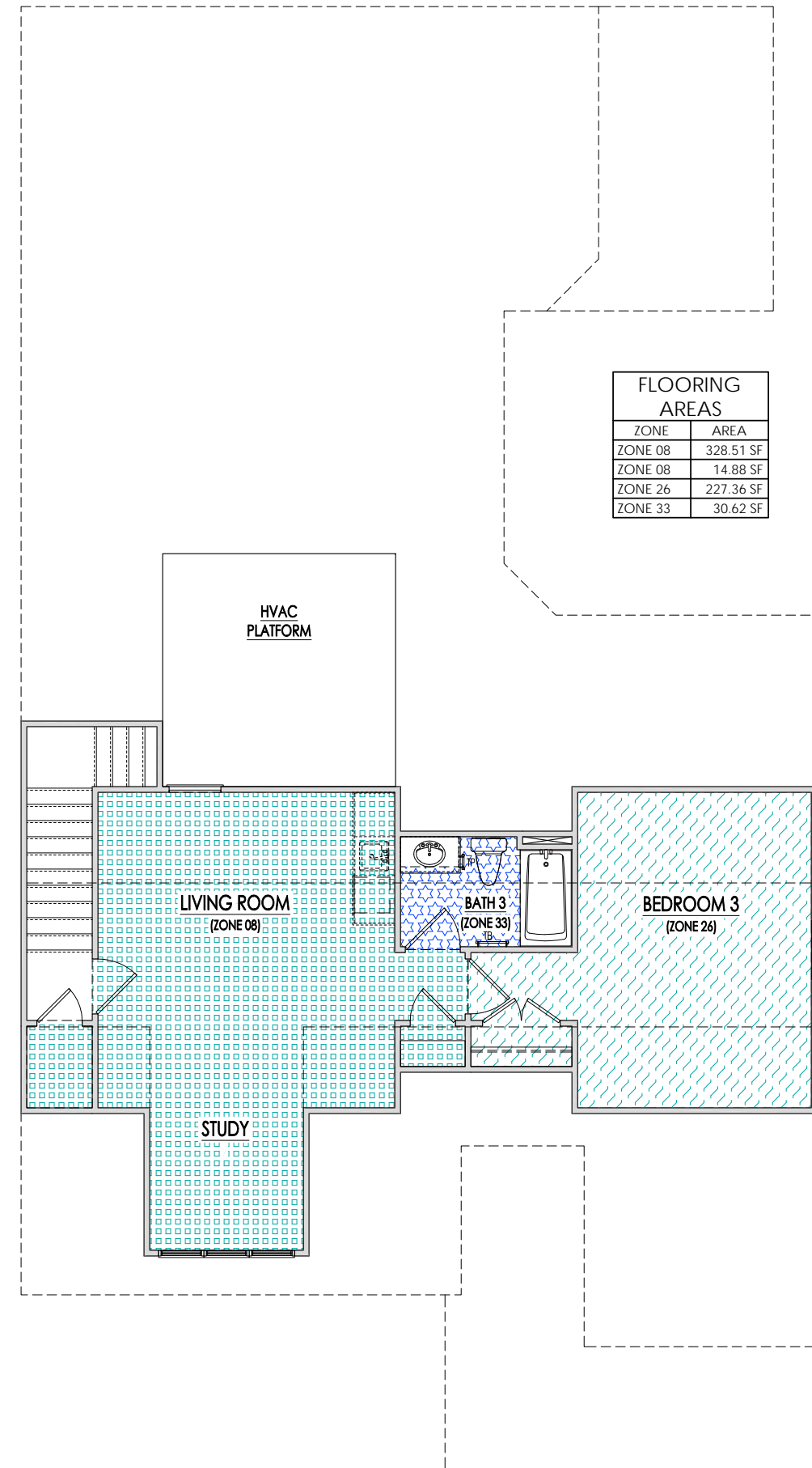
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE 34x22 SHEETS - 11x17 SHEETS ARE 1/2 SCALE PLOTS

Portico 2020 LH
First Floor Flooring Plan 'Bungalow'

SHEET
8.1.c

- | | | | | | |
|--|-------------------------|---------|--|------------------------|---------|
| | FOYER | ZONE 00 | | BATHROOM 2 | ZONE 32 |
| | KITCHEN / BUTLER PANTRY | ZONE 01 | | BATHROOM 3 | ZONE 33 |
| | POWDER ROOM | ZONE 02 | | BATHROOM 4 | ZONE 34 |
| | FAMILY ROOM | ZONE 03 | | BATHROOM 5 | ZONE 35 |
| | DINING | ZONE 04 | | JACK & JILL BATH | ZONE 36 |
| | CAFE / BREAKFAST | ZONE 05 | | FINISHED BASEMENT | ZONE 37 |
| | MORNING ROOM | ZONE 06 | | BASEMENT EXT @ SUNROOM | ZONE 38 |
| | INFORMAL DINING | ZONE 07 | | EXERCISE ROOM | ZONE 39 |
| | LIVING ROOM | ZONE 08 | | | |
| | FLEX | ZONE 09 | | | |
| | OFFICE | ZONE 10 | | | |
| | LAUNDRY | ZONE 11 | | | |
| | ENTRY | ZONE 12 | | | |
| | SUNROOM | ZONE 13 | | | |
| | MASTER BEDROOM | ZONE 14 | | | |
| | MASTER BATH | ZONE 15 | | | |
| | SITTING ROOM | ZONE 16 | | | |
| | MASTER BR WIC | ZONE 17 | | | |
| | LOFT | ZONE 18 | | | |
| | HALL | ZONE 19 | | | |
| | STAIRS | ZONE 20 | | | |
| | STORAGE | ZONE 21 | | | |
| | BONUS ROOM | ZONE 22 | | | |
| | GAME ROOM | ZONE 23 | | | |
| | MEDIA ROOM | ZONE 24 | | | |
| | BEDROOM 2 | ZONE 25 | | | |
| | BEDROOM 3 | ZONE 26 | | | |
| | BEDROOM 4 | ZONE 27 | | | |
| | BEDROOM 5 | ZONE 28 | | | |
| | BEDROOM 6 | ZONE 29 | | | |
| | GUEST SUITE | ZONE 30 | | | |
| | GUEST BATH | ZONE 31 | | | |



FLOORING AREAS	
ZONE	AREA
ZONE 08	328.51 SF
ZONE 08	14.88 SF
ZONE 26	227.36 SF
ZONE 33	30.62 SF

SECOND FLOOR FLOORING PLAN 'BUNGALOW'
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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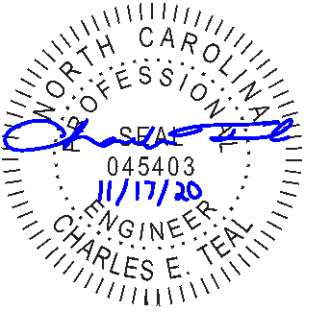
Portico 2020 LH
 Second Floor Flooring Plan 'Bungalow'

SHEET
8.2c

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE 34x22 SHEETS - 11x17 SHEETS ARE 1/2 SCALE PLOTS

STRUCTURAL PLANS FOR:

PORTICO 2020 - LEFT HAND



P-0961

JDSfaulkner
 engineering + design + consulting
 JDSfaulkner PLLC, 8600 'D' JERSEY CT, RALEIGH, NC 27617 919.480.1075
 INFO@JDSFAULKNER.COM; WWW.JDSFAULKNER.COM

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INDEX OF SHEETS		REVISION LOG		
SHEET	TITLE	DATE	REVISED BY	REVISION
T	TITLE SHEET: PROJECT INFORMATION AND NOTES	11/12/2020	AWC	REVISED ALL MASONRY EXTENDED FOOTINGS
GN1.0	GENERAL NOTES			
GN1.1	GENERAL NOTES			
S0.1	SLAB FOUNDATION PLAN			
S0.9	CRAWLSPACE FOUNDATION PLAN			
S1.0	FIRST FLOOR CEILING FRAMING PLAN			
S2.0	SECOND FLOOR CEILING FRAMING PLAN			
S3.0	FIRST FLOOR WALL BRACING PLAN			
S4.0	ROOF FRAMING PLAN			
D1.0 - D9.0	DETAILS			

NOTES

1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDSfaulkner, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.

2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:

A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.

B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

ALL CONSTRUCTION, WORKMANSHIP, AND MATERIAL QUALITY AND SELECTION SHALL BE PER:

**2018
 NORTH CAROLINA
 STATE BUILDING CODE:
 RESIDENTIAL CODE**

ENGINEER OF RECORD

JDSfaulkner, PLLC
 ENGINEERING, BUILDING DESIGN, & CONSTRUCTION
 CONSULTING SERVICES
 8600 'D' JERSEY COURT
 RALEIGH, NC 27617
 FIRM LIC. NO: P-0961
 PROJECT REFERENCE: 20902057

CLIENT: **MCKEE HOMES**
 PROJECT: **PORTICO 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902057**

DATE: **11/16/2020** DRAWN BY: **AWC**

TITLE SHEET
T

NOTE: ALL CHAPTERS, SECTIONS, TABLES, AND FIGURES CITED WITHOUT A PUBLICATION TITLE ARE FROM THE APPLICABLE RESIDENTIAL CODE (SEE TITLE SHEET).

GENERAL

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDSfaulkner, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- BRACED-WALL DESIGN IS BASED ON SECTION R602.10 - WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
- SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

COMPONENT AND CLADDING LOADS, INCLUDING THOSE FOR DOORS AND WINDOWS, SHALL BE DERIVED FROM TABLES R301.2(2) AND R301.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.

ABBREVIATIONS

ABV	ABOVE	KS	KING STUD COLUMN
AFF	ABOVE FINISHED FLOOR	LVL	LAMINATED VENEER LUMBER
ALT	ALTERNATE	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BSMT	BASEMENT	MFR	MANUFACTURER
CANT	CANTILEVER	MIN	MINIMUM
CJ	CEILING JOIST	NTS	NOT TO SCALE
CLG	CEILING	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO	CASED OPENING	PT	PRESSURE TREATED
COL	COLUMN	R	RISER
CONC	CONCRETE	REF	REFRIGERATOR
CONT	CONTINUOUS	RFG	ROOFING
D	CLOTHES DRYER	RO	ROUGH OPENING
DBL	DOUBLE	RS	ROOF SUPPORT
DIAM	DIAMETER	SC	STUD COLUMN
DJ	DOUBLE JOIST	SF	SQUARE FOOT (FEET)
DN	DOWN	SH	SHELF / SHELVES
DP	DEEP	SHTG	SHEATHING
DR	DOUBLE RAFTER	SHW	SHOWER
DSP	DOUBLE STUD POCKET	SIM	SIMILAR
EA	EACH	SJ	SINGLE JOIST
EE	EACH END	SP	STUD POCKET
EQ	EQUAL	SPEC'D	SPECIFIED
EX	EXTERIOR	SQ	SQUARE
FAU	FORCED-AIR UNIT	T	TREAD
FDN	FOUNDATION	TEMP	TEMPERED GLASS
FF	FINISHED FLOOR	THK	THICK(NESS)
FLR	FLOOR(ING)	TJ	TRIPLE JOIST
FP	FIREPLACE	TOC	TOP OF CURB / CONCRETE
FTG	FOOTING	TR	TRIPLE RAFTER
HB	HOSE BIBB	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HGR	HANGER	W	CLOTHES WASHER
JS	JACK STUD COLUMN	WH	WATER HEATER
		WWF	WELDED WIRE FABRIC
		XJ	EXTRA JOIST

MATERIALS

- INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):

Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:

Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
- REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

FOUNDATION

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - B. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
 - C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDEES SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

FRAMING

- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
 - A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
 - A. SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
 - B. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
 - C. INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 - D. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
- STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
- FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
- FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
- BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



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CLIENT: **MCKEE HOMES**
PROJECT: **PORTICO 2020 - LEFT HAND**
LOCATION: **NORTH CAROLINA**
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902057**

DATE: **11/16/2020** DRAWN BY: **AWC**

GENERAL NOTES
GN1.0

FASTENER SCHEDULE		
CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
SOLE PLATE TO JOIST / BLOCKING	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 6" OC	TOE NAILS @ 4" OC
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS

SEE TABLE R602.3(1) FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.

DETAILS AND NOTES ON DRAWINGS GOVERN.


BALLOON WALL FRAMING SCHEDULE
(USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)

FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 115 MPH ULTIMATE DESIGN WIND SPEED
2x4 @ 16" OC	10'-0"
2x4 @ 12" OC	12'-0"
2x6 @ 16" OC	15'-0"
2x6 @ 12" OC	17'-9"
2x8 @ 16" OC	19'-0"
2x8 @ 12" OC	22'-0"
(2) 2x4 @ 16" OC	14'-6"
(2) 2x4 @ 12" OC	17'-0"
(2) 2x6 @ 16" OC	21'-6"
(2) 2x6 @ 12" OC	25'-0"
(2) 2x8 @ 16" OC	27'-0"
(2) 2x8 @ 12" OC	31'-0"


- ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
- WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6' MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.
- FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
- FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

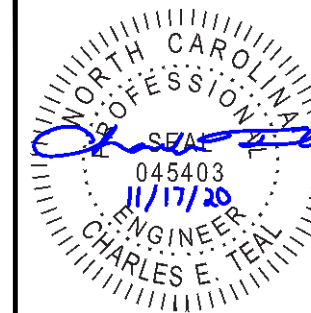
STICK-FRAMED ROOF - STRUCTURAL NOTES

- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
- FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

* FOR QUEEN BRICK: LINTELS AT THIS CONDITION MAY BE 5"x3-1/2"x5/16"

NOTE: BRICK LINTELS AT SLOPED AREAS TO BE 4"x3-1/2"x1/4" STEEL ANGLE WITH 16D NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" OC TO TRIPLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3"x3"x1/4" PLATES SHALL BE WELDED AT 24" OC ALONG THE STEEL ANGLE.



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CLIENT: **MCKEE HOMES**

PROJECT: **PORTICO 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

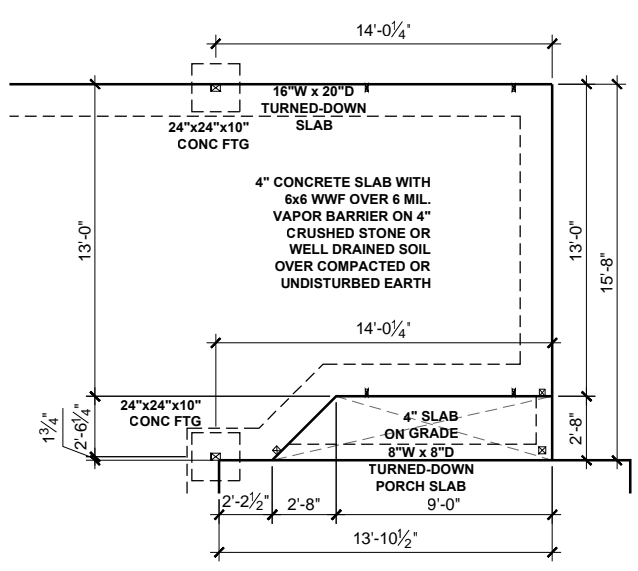
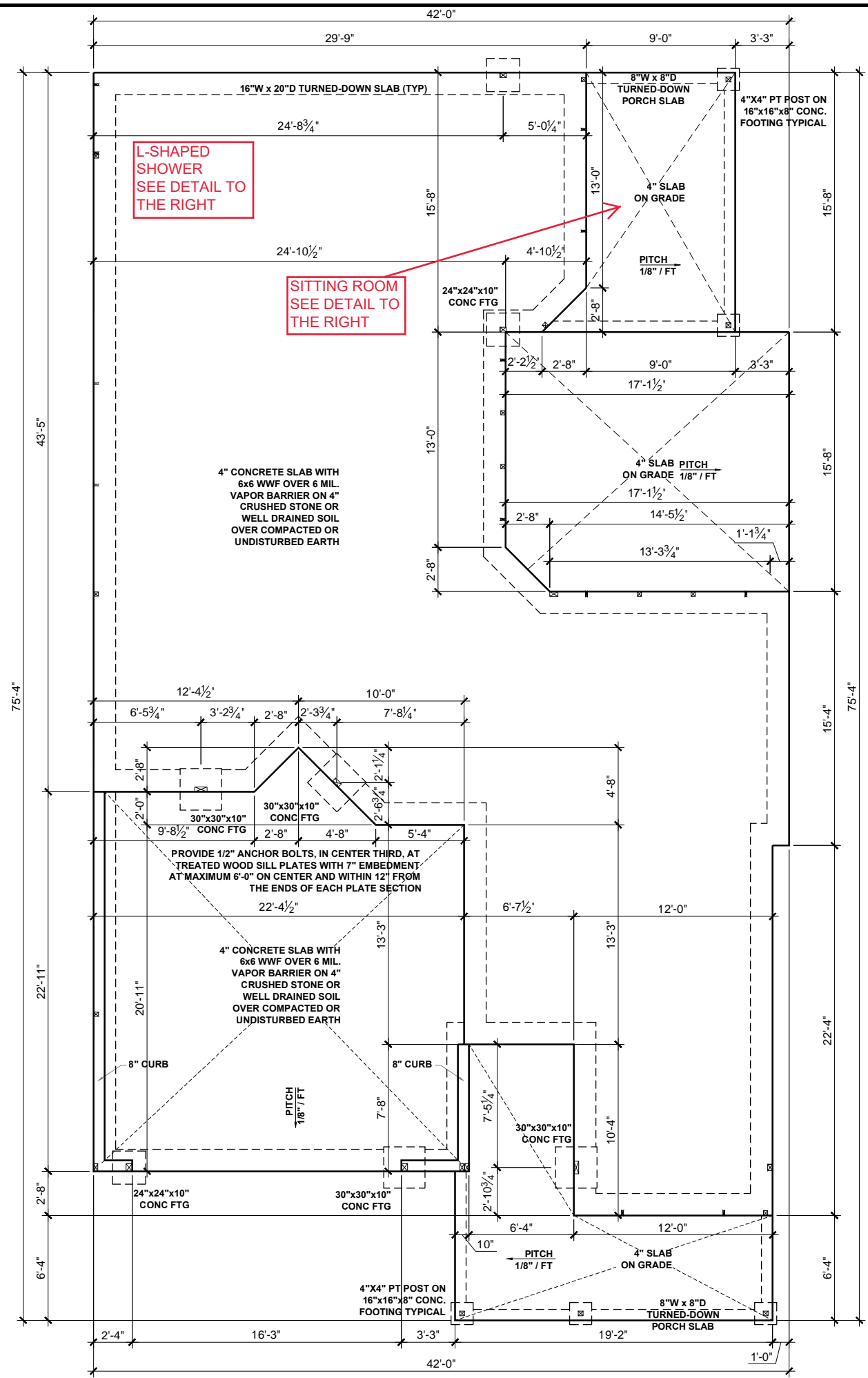
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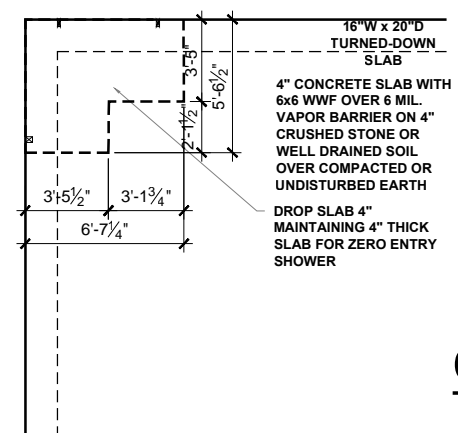
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GENERAL NOTES

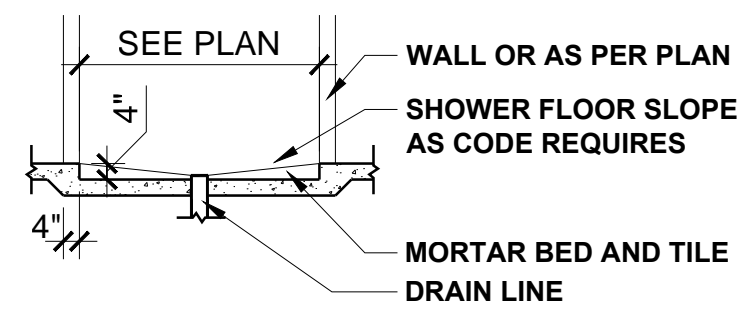
GN1.1



SITTING ROOM OPT



OPT L-SHAPED SHOWER



TYPICAL RECESSED SHOWER FLOOR IN SLAB FOUNDATION

REFER TO PLAN FOR ADDITIONAL INFORMATION

SLAB FOUNDATION PLAN - BUNGALOW

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

BEAM & POINT LOAD LEGEND

- INTERIOR LOAD BEARING WALL
- ROOF RAFTER / TRUSS SUPPORT
- - - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- ⊠ POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

FOR WIND ZONES OF 120 MPH AND 130 MPH

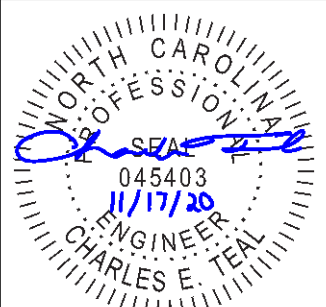
-USE-

(3) #4 OR (2) #5 REBAR @ 3" ABOVE THE BOTTOM OF THE FTG. THE BARS SHALL BE CONT. OR LAPPED 25" @ ALL SPLICES. (TYP)

FOR WIND ZONES OF 120 MPH or ABOVE

-USE-

1/2" ANCHOR BOLT AT 72" O.C. REFER TO R4504.2 FOR ADDITIONAL REQUIREMENTS AND SPACING



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CLIENT: **MCKEE HOMES**

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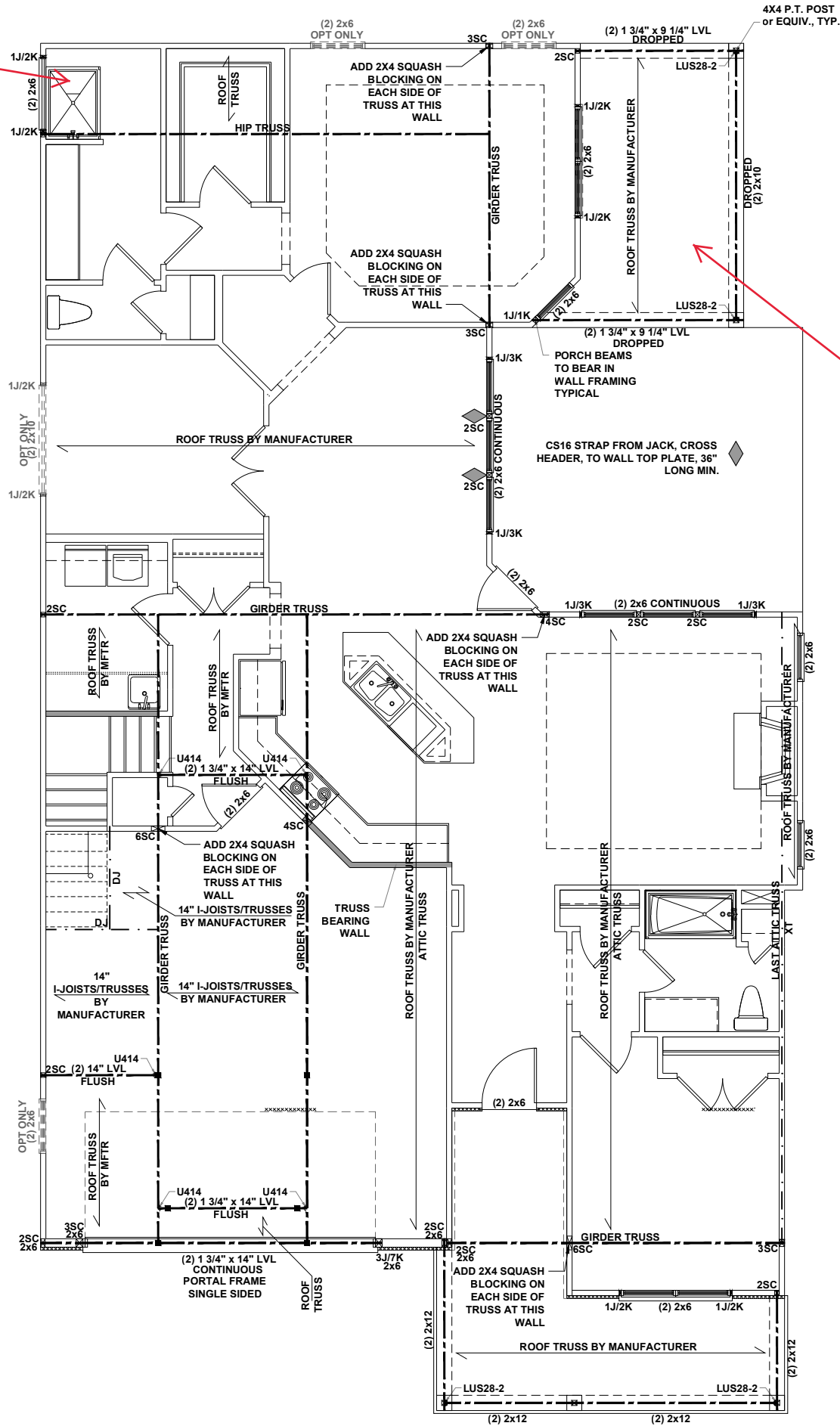
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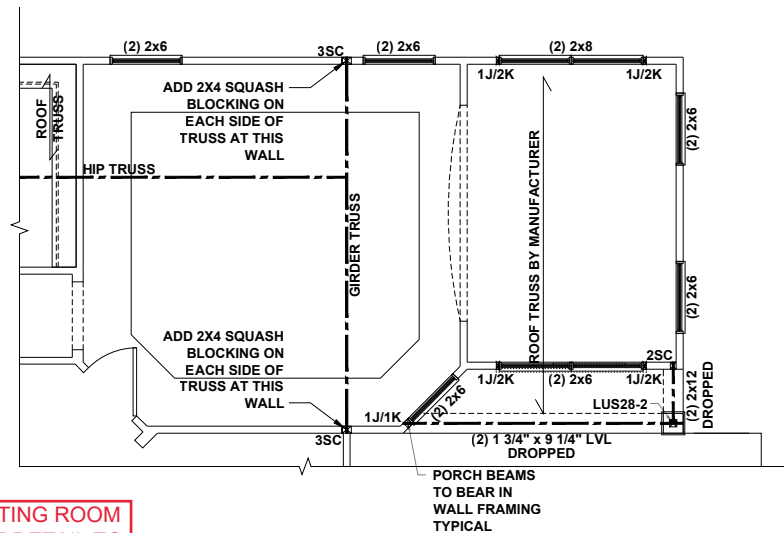
SLAB FOUNDATION PLAN

S0.1C

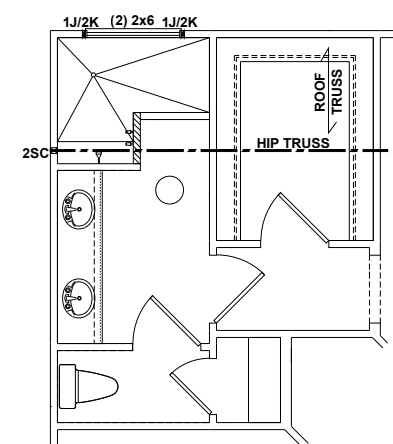
L-SHAPED SHOWER
SEE DETAIL TO THE RIGHT



SITTING ROOM
SEE DETAIL TO THE RIGHT



SITTING ROOM OPT



OPT L-SHAPED SHOWER

FIRST FLOOR CEILING FRAMING PLAN - BUNGALOW

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

BEAM & POINT LOAD LEGEND	
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)**
- ALL FRAMING TO BE #2 SPF MINIMUM.
 - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
 - EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
 - ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
 - PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
 - ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
 - ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
 - ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
 - FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
 - PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
 - WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" OC STAGGERED, TOP AND BOTTOM, 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
 - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

- I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR
- **REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES
- FLOOR FRAMING TO BE 14" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING OR FLOOR FRAMING TO BE 14" DEEP FLOOR TRUSSES, 19.2" OC MAXIMUM SPACING
- OPTIONAL BATH 2 SHOWER DOES NOT AFFECT STRUCTURE



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CLIENT: **MCKEE HOMES**

PROJECT: **PORTICO 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

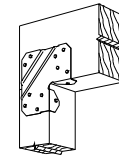
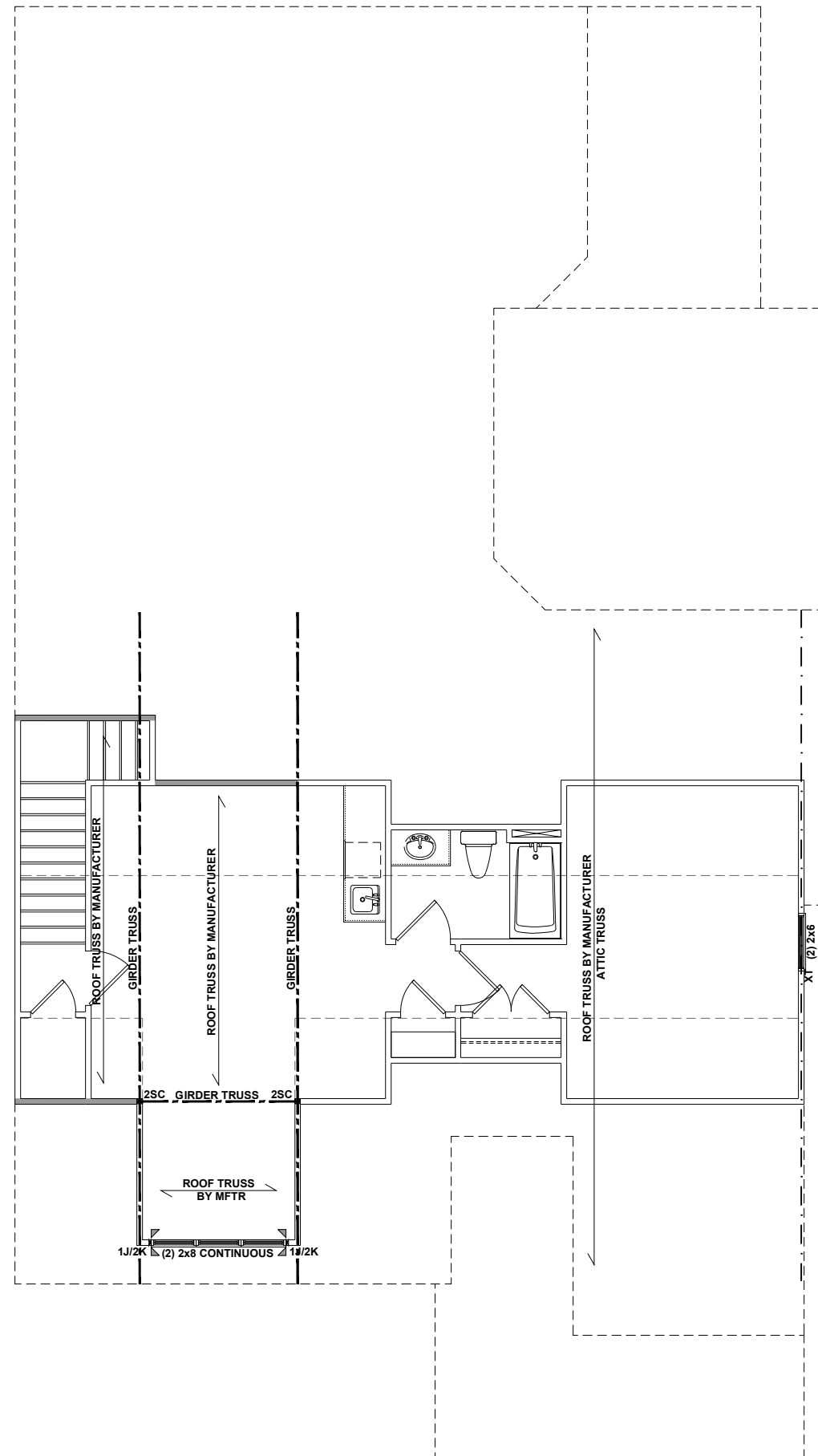
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902057**

DATE: **11/16/2020** DRAWN BY: **AWC**

FIRST FLOOR
CEILING FRAMING PLAN

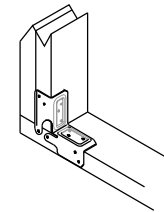
S1.0C



LCE4 BRACING CON.

NTS

- ▶ LCE4 CLIP TO HEADER JACK CONNECTION AND KBS1Z CLIP AT THE JACK BOTTOM PLATE CONNECTION
- ◆ CS16 STRAP FROM JACK, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MIN.
- ▶ SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.



KBS1Z BRACING CON.

NTS

BEAM & POINT LOAD LEGEND

	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)**
- ALL FRAMING TO BE #2 SPF MINIMUM.
 - ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
 - EXTERIOR WALL OPENINGS OVER 3' TO HAVE MULTIPLE KING STUDS AS NOTED ON PLAN.
 - ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
 - PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
 - ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
 - ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
 - ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
 - FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
 - PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
 - WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" OC STAGGERED, TOP AND BOTTOM, 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
 - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

- I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR
- **REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES
- FLOOR FRAMING TO BE 14" DEEP TJI 210 SERIES OR EQUAL, 19.2" OC MAXIMUM SPACING
OR
FLOOR FRAMING TO BE 14" DEEP FLOOR TRUSSES, 19.2" OC MAXIMUM SPACING
- DELUXE OWNER'S BATH OPTION DOES NOT AFFECT STRUCTURE



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CLIENT: **MCKEE HOMES**

PROJECT: **PORTICO 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902057**

DATE: **11/16/2020** DRAWN BY: **AWC**

SECOND FLOOR
CEILING FRAMING PLAN

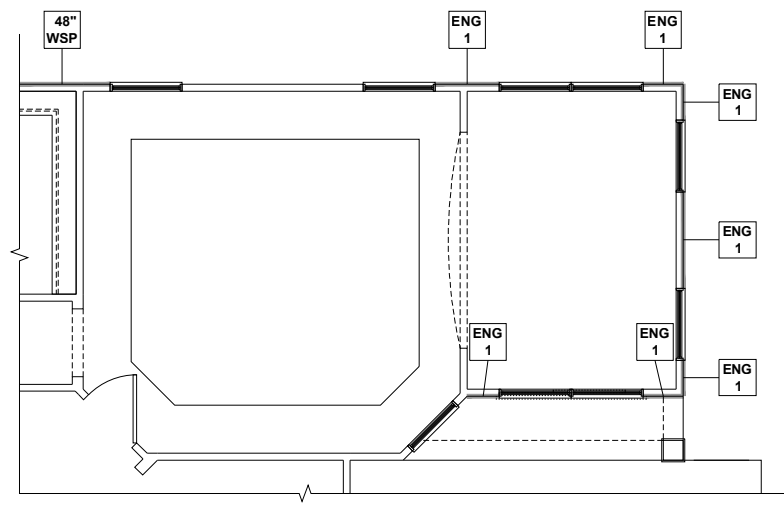
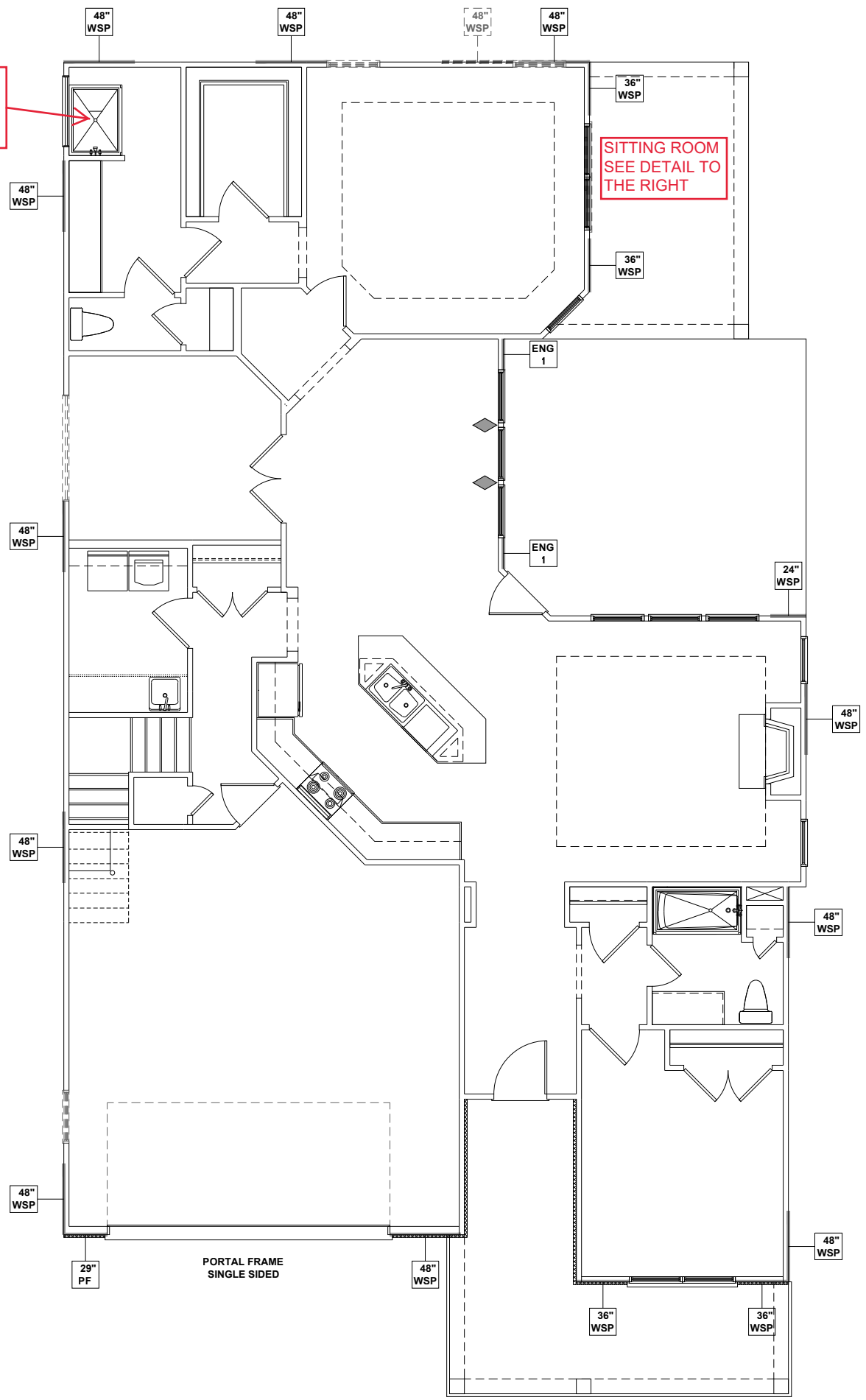
S2.0C

**SECOND FLOOR CEILING
FRAMING PLAN - BUNGALOW**

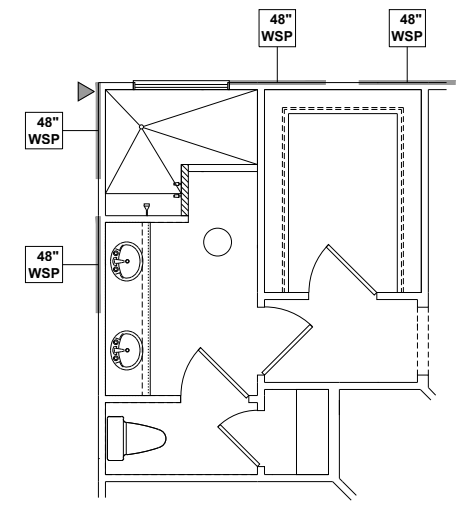
SCALE: 1/8" = 1'-0"

L-SHAPED SHOWER
SEE DETAIL TO THE RIGHT

SITTING ROOM
SEE DETAIL TO THE RIGHT



SITTING ROOM OPT



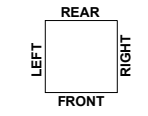
OPT L-SHAPED SHOWER

FIRST FLOOR WALL BRACING PLAN - BUNGALOW

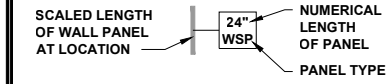
SCALE: 1/8" = 1'-0"
LAYOUTS AND SPECIFICATIONS FOR NON-HIGH WINDS LOCATIONS ONLY

WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



- ◆ CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- ▶ SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL. (CS16 STRAPPING MAY BE SUBSTITUTED w/ SIMILAR LENGTH AND NAILING PATTERN.) USE HTT4 FOR ATTACHMENT TO CONCRETE.



ENGINEERED WALL SCHEDULE

- ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH SIDES WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG4: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED WITH 8d NAILS @ 4" OC EDGE AND 8" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.

WALL BRACING NOTE:

WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCR. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	11.5 FT.	14.5 FT.
RIGHT	7.5 FT.	18.0 FT.
REAR	11.5 FT.	14.0 FT.
LEFT	7.5 FT.	16.0 FT.

HIGH-SPEED WIND ZONES

FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 OR STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC 600).



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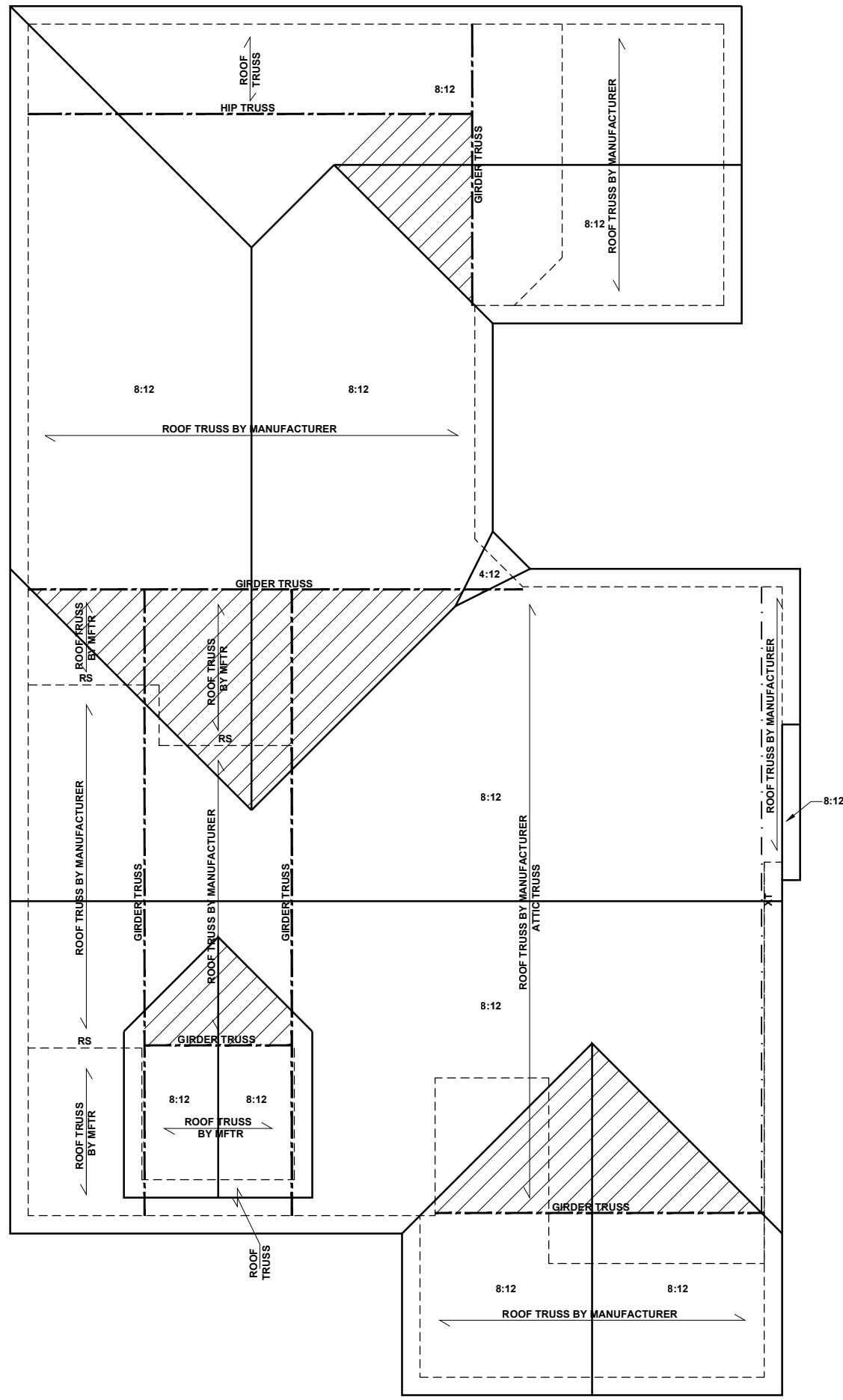
CLIENT: **MCKEE HOMES**
PROJECT: **PORTICO 2020 - LEFT HAND**
LOCATION: **NORTH CAROLINA**
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

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DATE: **11/16/2020** DRAWN BY: **AWC**

FIRST FLOOR WALL BRACING PLAN

S3.0C



BEAM & POINT LOAD LEGEND

	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- TRUSSED ROOF - STRUCTURAL NOTES**
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
 - DENOTES OVER-FRAMED AREA
 - MINIMUM 7/16" OSB ROOF SHEATHING
 - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
 - PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
 - UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

ATTIC VENTILATION - SIDE LOAD

THE TOTAL NET-FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

2819	SQUARE FEET OF TOTAL ATTIC / 150 =
18.8	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS, OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE:

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF PLAN UP TO 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM OR (1) SIMPSON H3 CLIP TO SINGLE 2x4 PLATE

SEE HIGH WINDS DETAILS FOR ADDITIONAL INFORMATION IF CONSTRUCTED IN HIGH WINDS AREA



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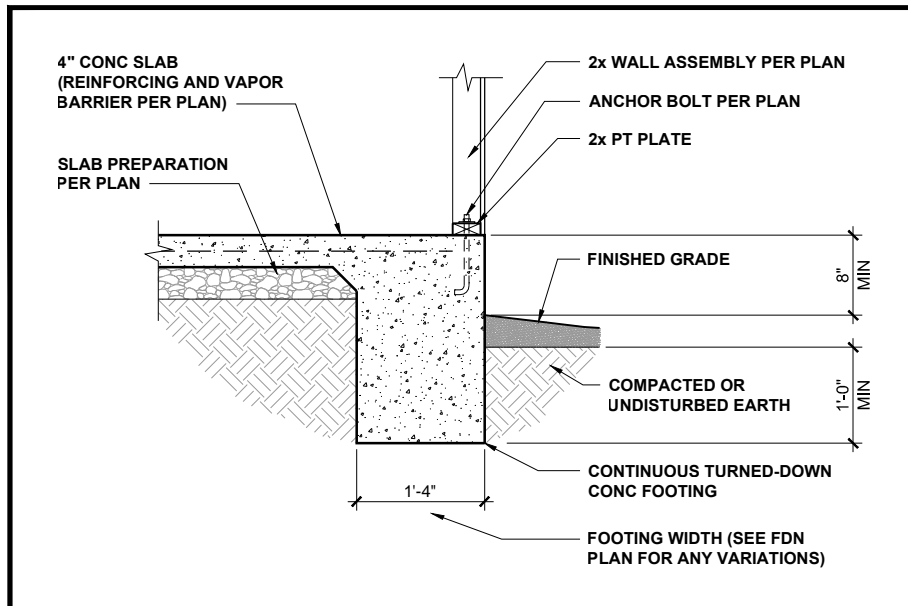
DATE: **11/16/2020** DRAWN BY: **AWC**

ROOF FRAMING PLAN

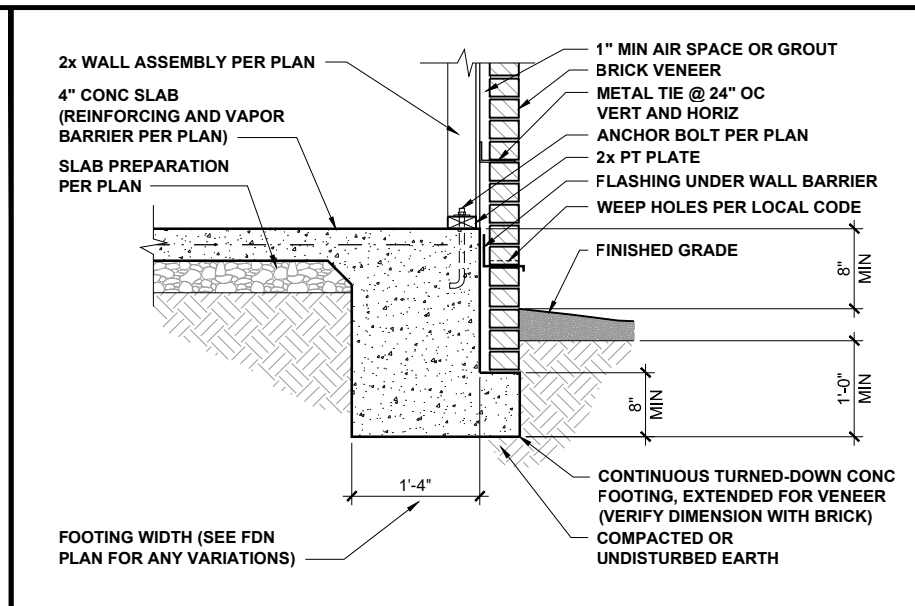
S4.0C

ROOF FRAMING PLAN - BUNGALOW

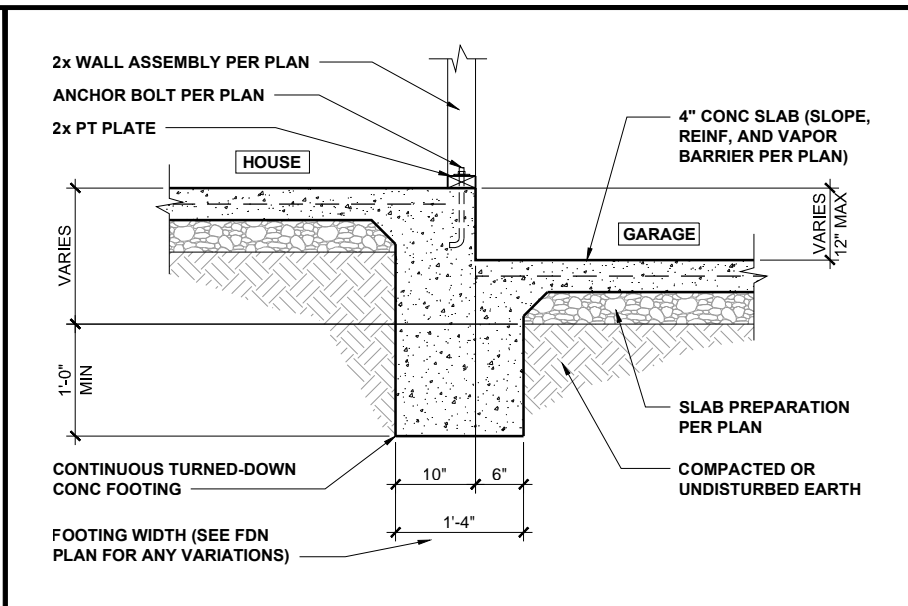
SCALE: 1/8" = 1'-0"



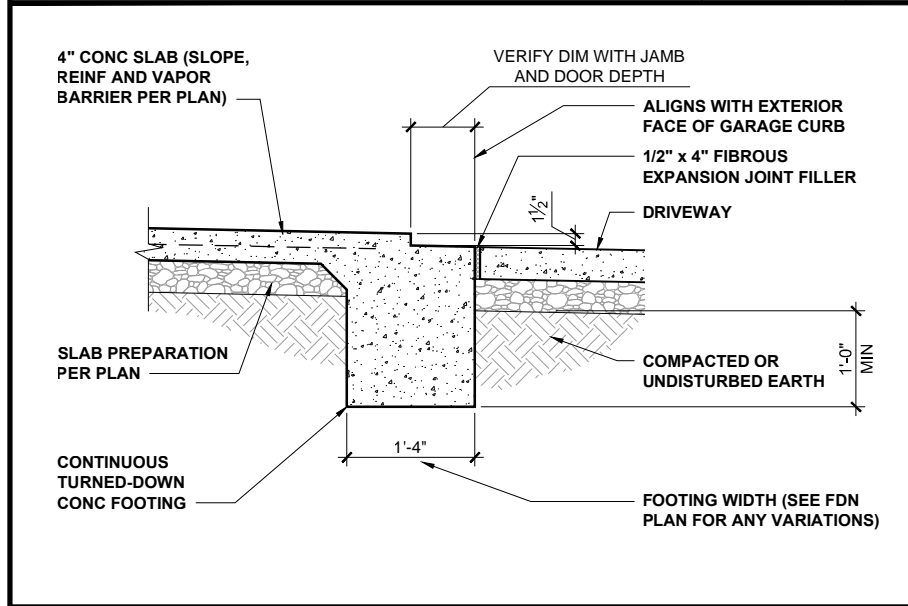
TURNED-DOWN CONC SLAB FOOTING 1/2" = 1'-0" **1**



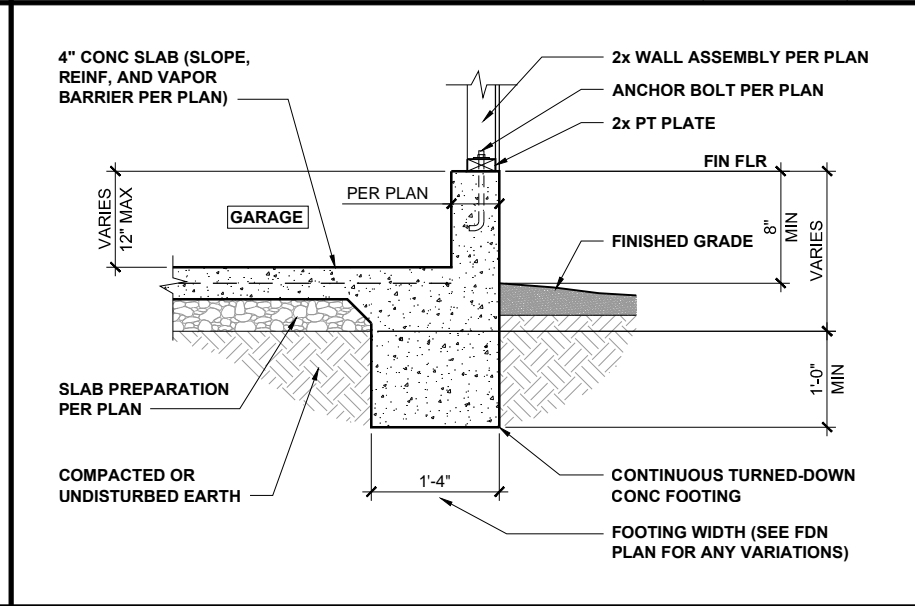
TURNED-DOWN FOOTING w/ BRICK 1/2" = 1'-0" **2**



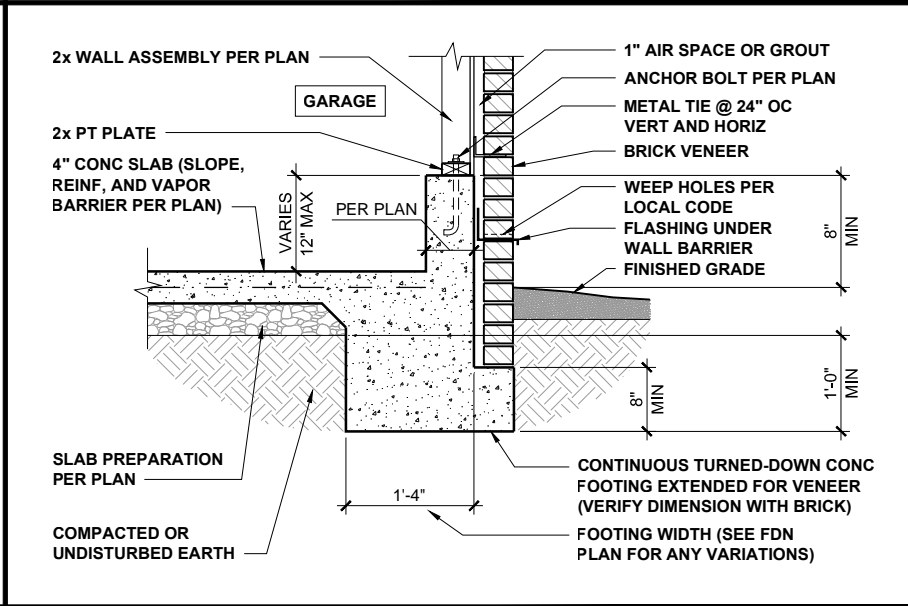
HOUSE / GARAGE FOOTING 1/2" = 1'-0" **3**



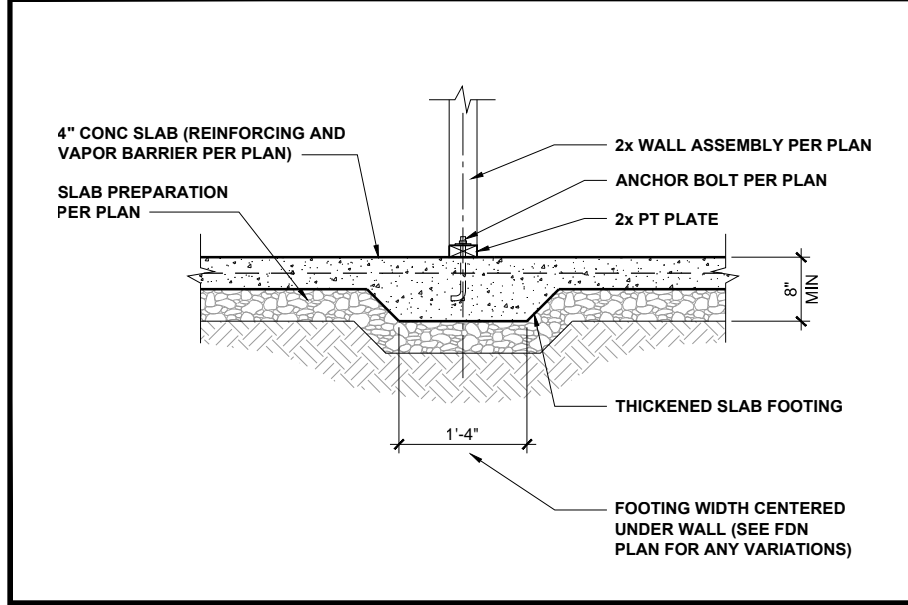
GARAGE DOORWAY FOOTING 1/2" = 1'-0" **4**



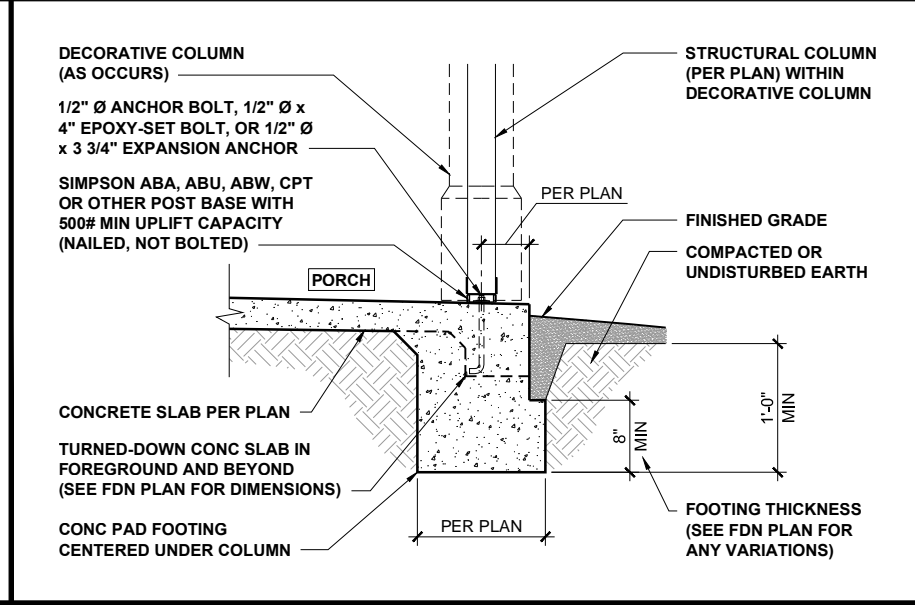
GARAGE FOUNDATION 1/2" = 1'-0" **5**



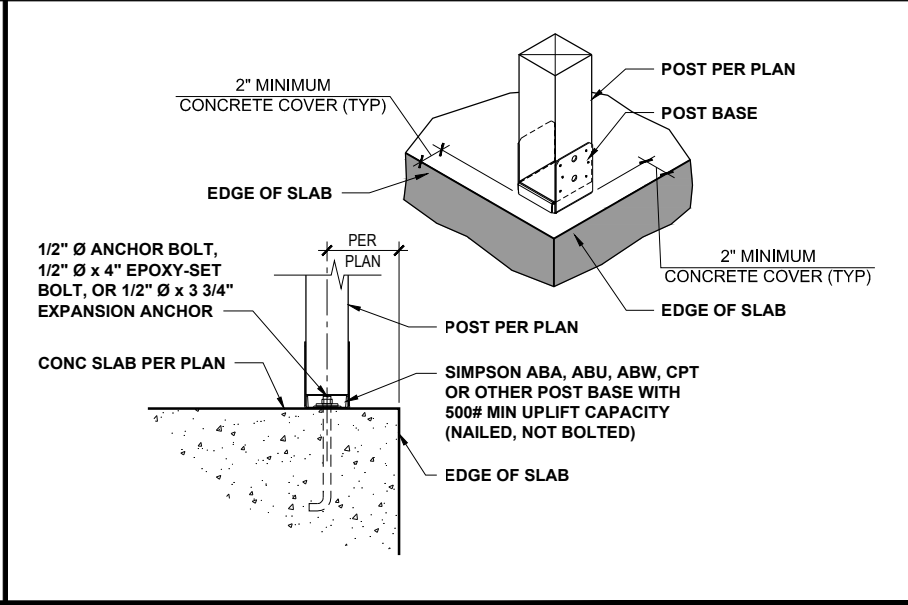
GARAGE FOUNDATION WITH BRICK 1/2" = 1'-0" **6**



INTERIOR FOOTING 1/2" = 1'-0" **7**



PORCH COLUMN FOUNDATION 1/2" = 1'-0" **8**



PORCH COLUMN 3/4" = 1'-0" **9**



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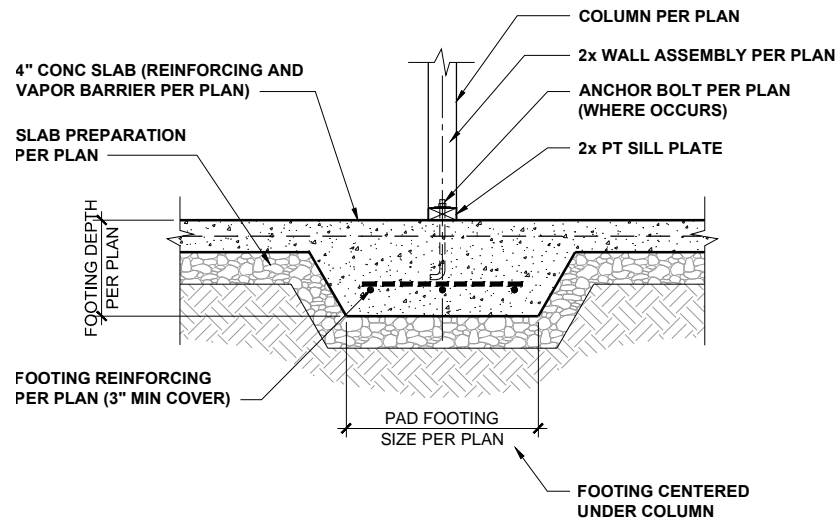
CLIENT: **MCKEE HOMES**
 PROJECT: **PORTICO 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
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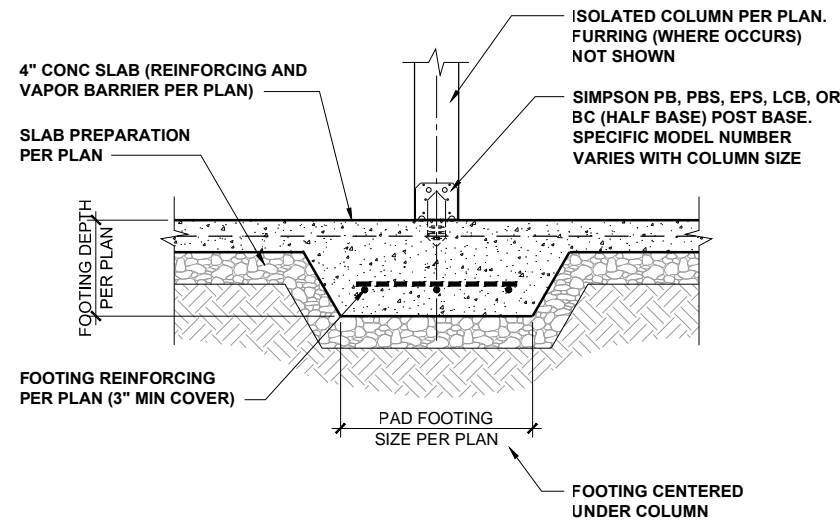
DATE: **11/16/2020** DRAWN BY: **AWC**

TURNED-DOWN SLAB FOUNDATION DETAILS

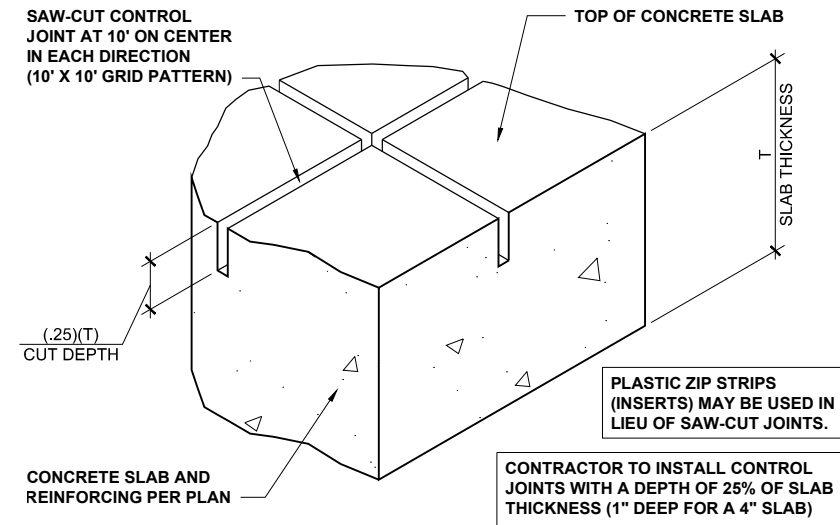
D1.0



INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**



ISOLATED COLUMN FOOTING 1/2" = 1'-0" **2**



CONCRETE SLAB CONTROL JOINTS 3" = 1'-0" **3**



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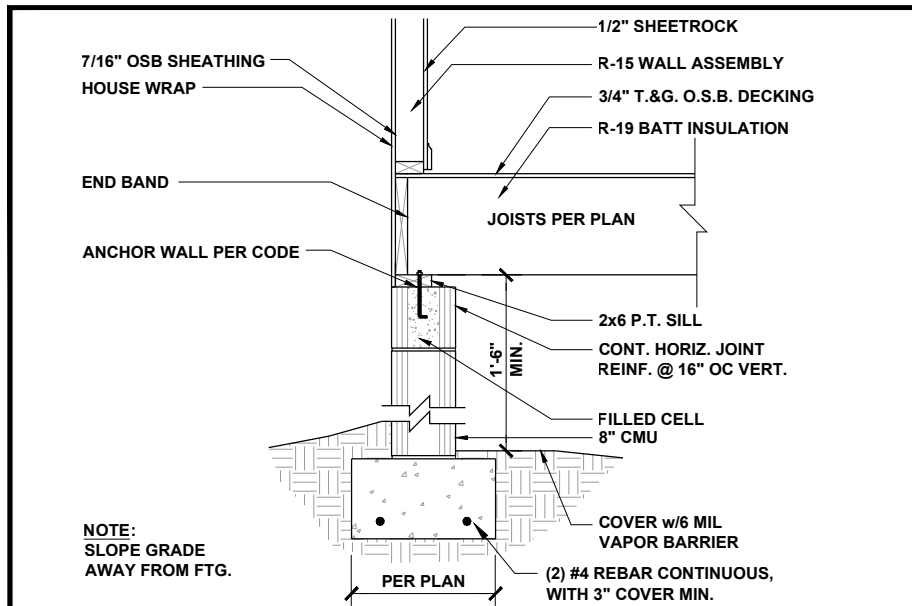
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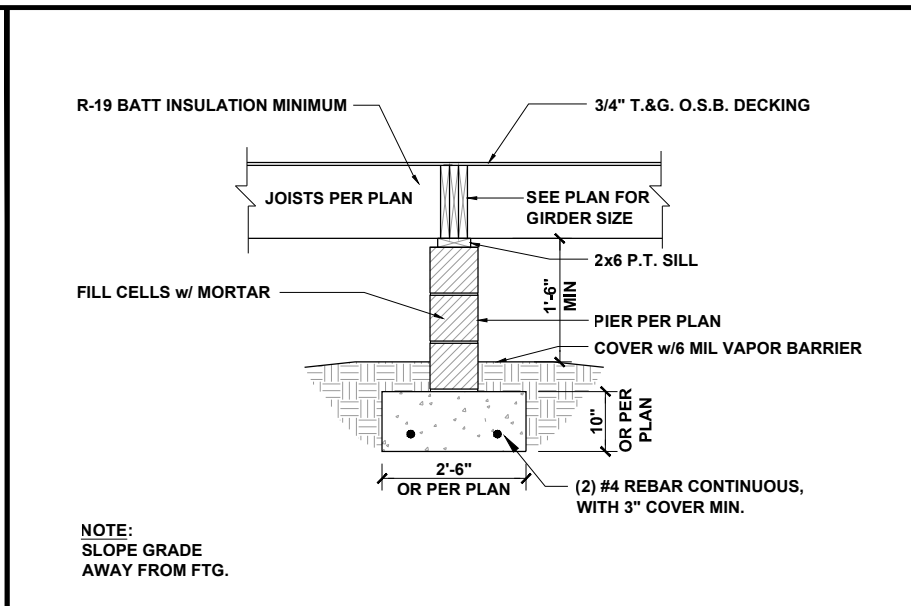
DATE: **11/16/2020** DRAWN BY: **AWC**

TURNED-DOWN SLAB
 FOUNDATION DETAILS

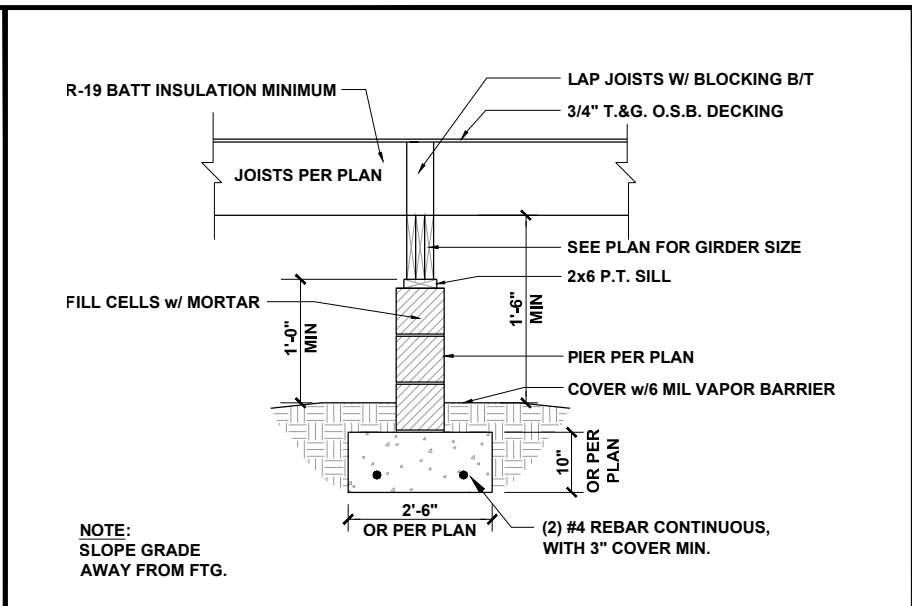
D2.0



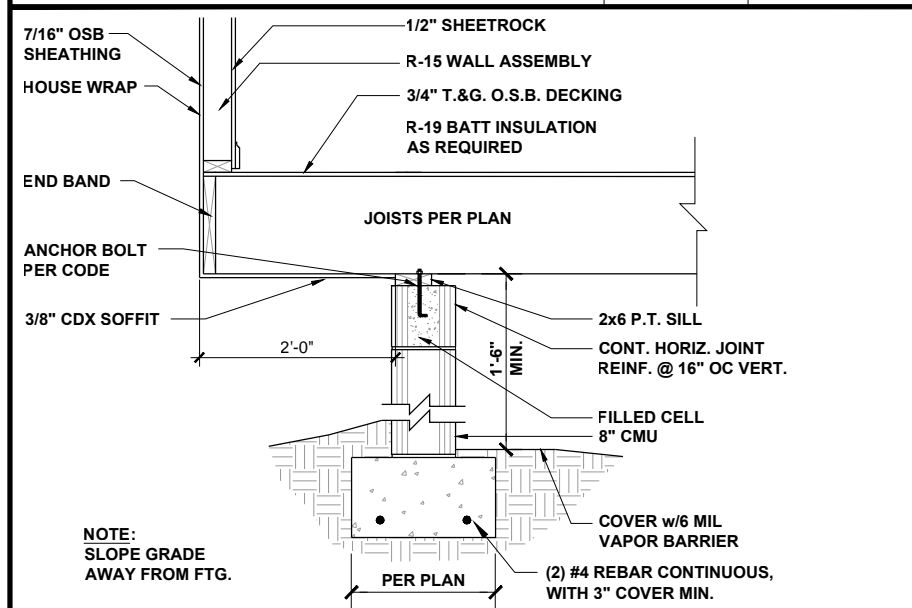
CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **1 or 2**



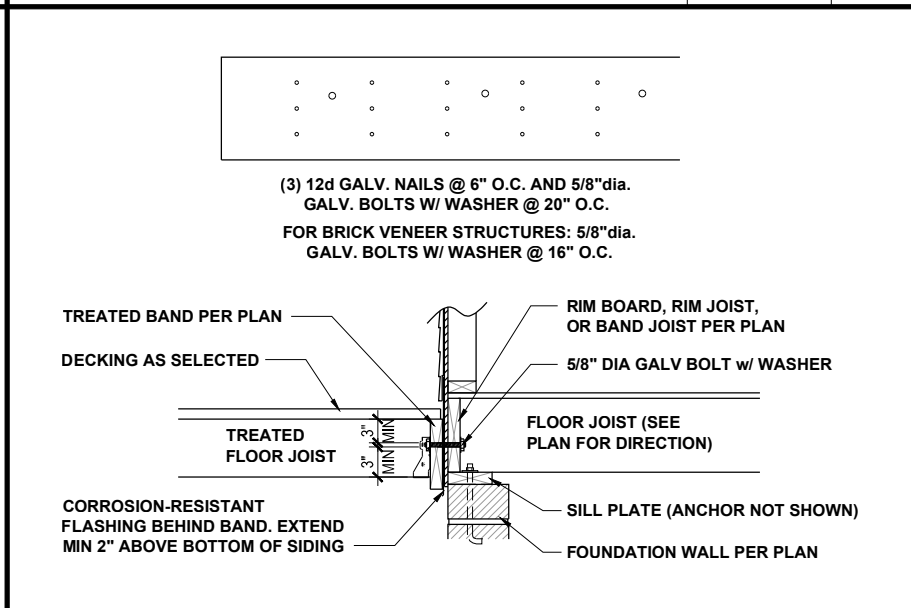
FLUSH PIER AND GIRDER 3/8" = 1'-0" **3.1**



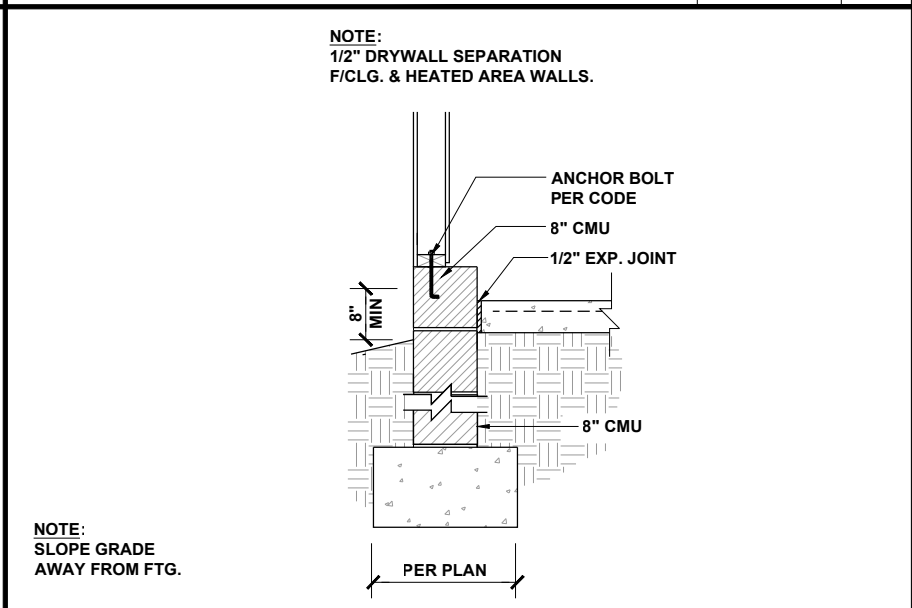
DROPPED PIER AND GIRDER 3/8" = 1'-0" **3**



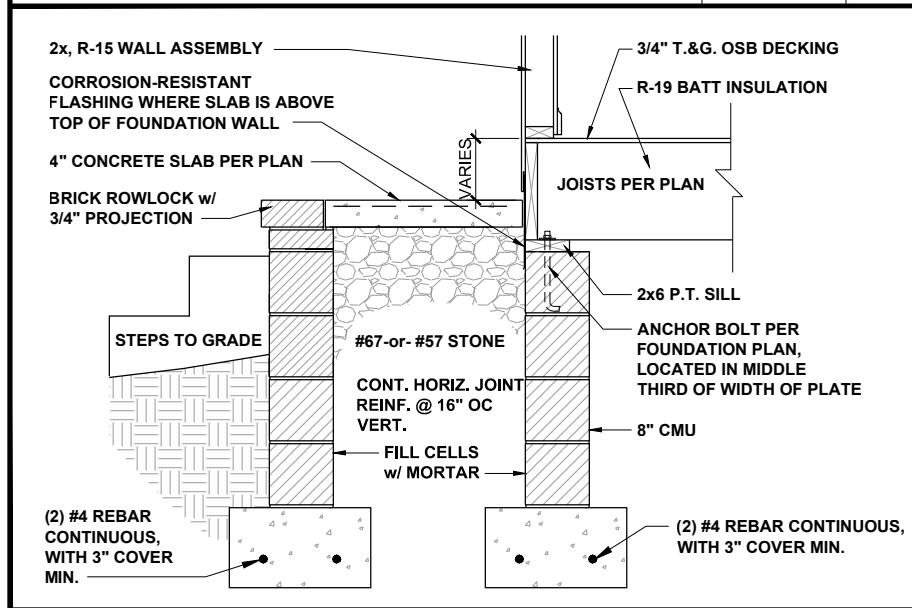
CANTILEVER SECTION AT CRAWL 1/2" = 1'-0" **4**



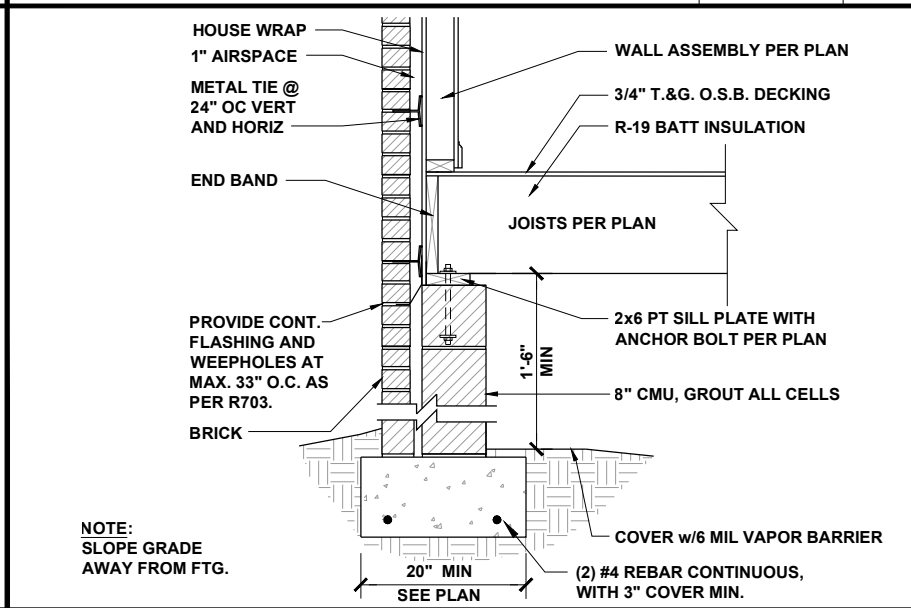
DECK ATTACHMENT 1/2" = 1'-0" **5**



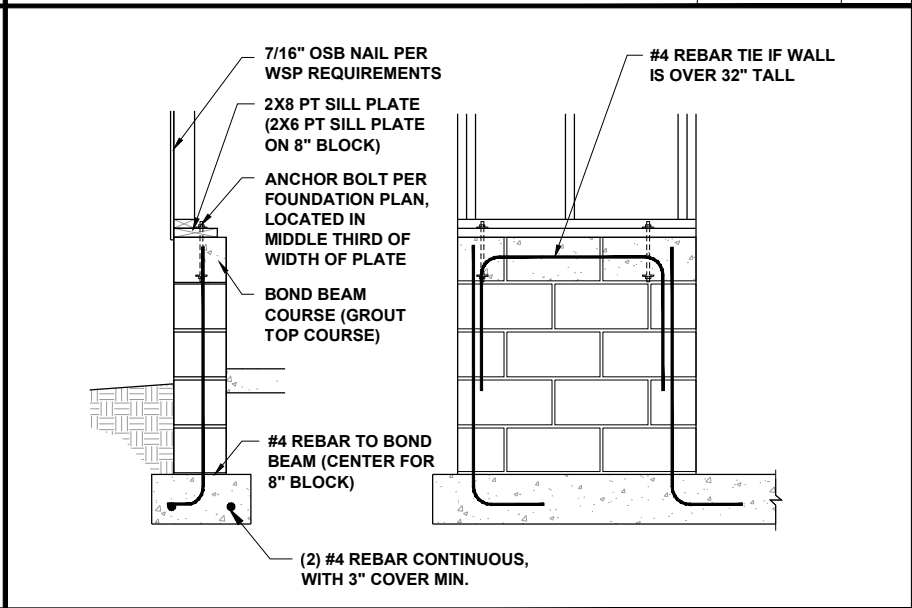
GARAGE FOUNDATION 1/2" = 1'-0" **6**



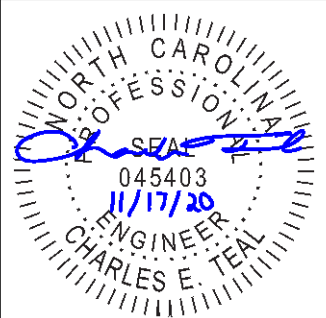
FRONT PORCH SECTION 1/2" = 1'-0" **7**



CRAWL AT EXT WALL W/ BRICK 1/2" = 1'-0" **8**



GARAGE WING WALL 3/8" = 1'-0" **9**



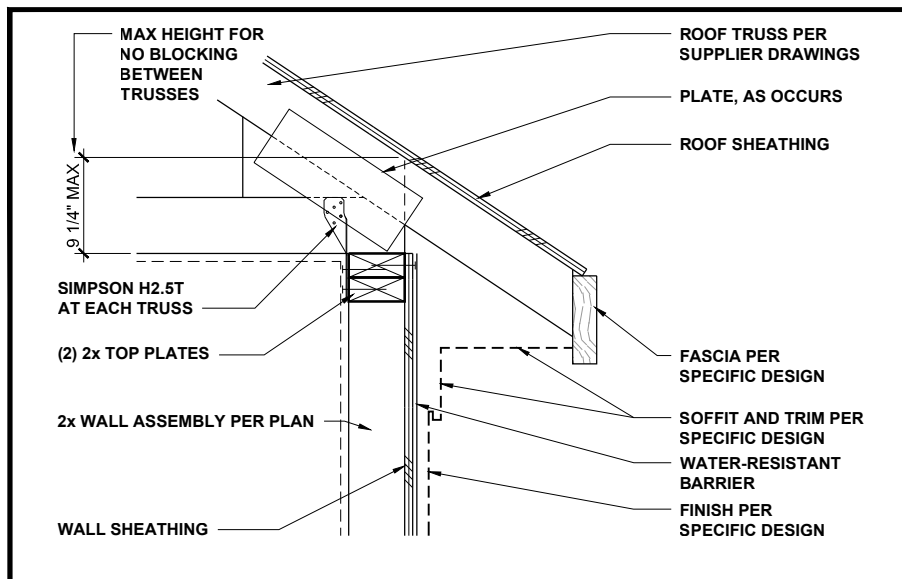
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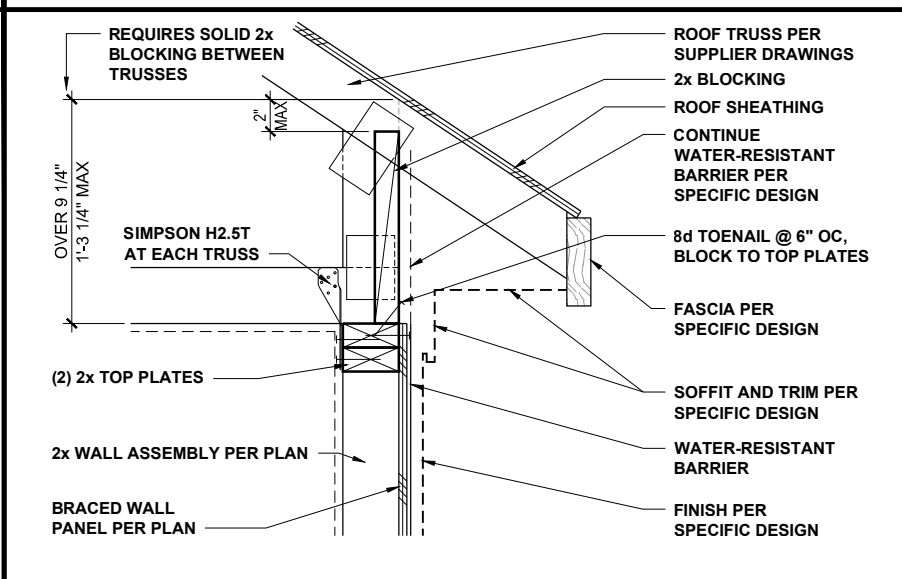
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 PROJECT: **PORTICO 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

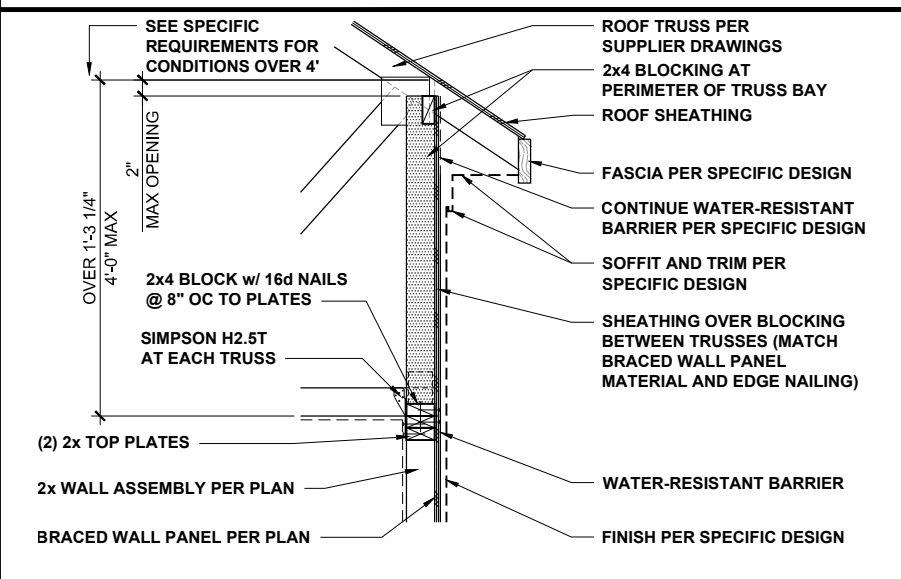
PROJECT NO.: **20902057**
 DATE: **11/16/2020** DRAWN BY: **AWC**
CRAWL SPACE FOUNDATION DETAILS
D3.0



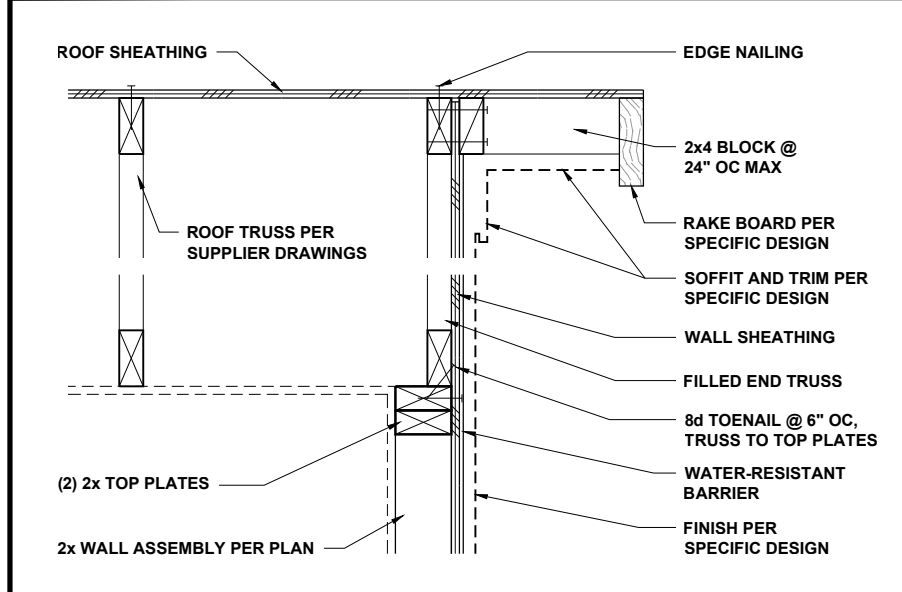
LOW-HEEL TRUSS AT WALL 1" = 1'-0" **1**



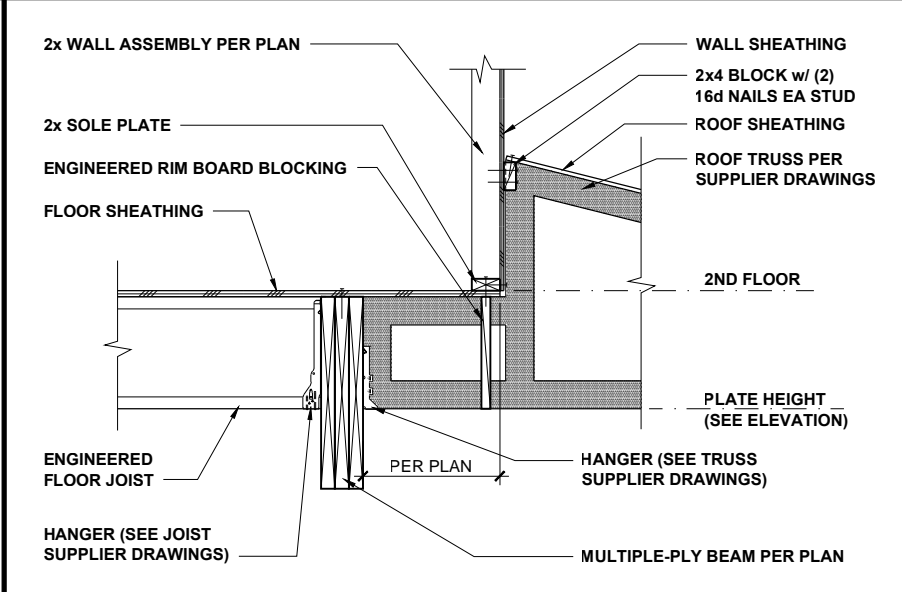
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" **2**



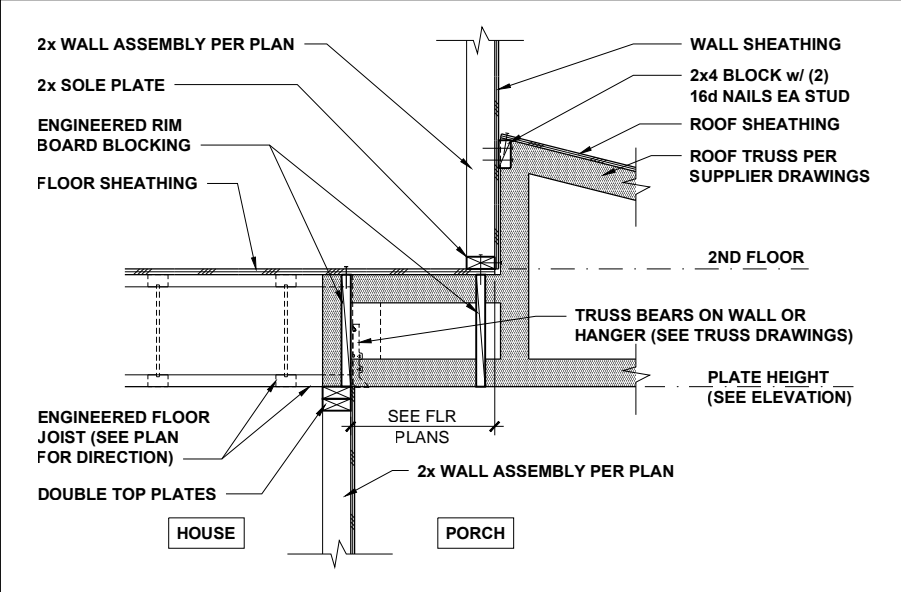
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" **3**



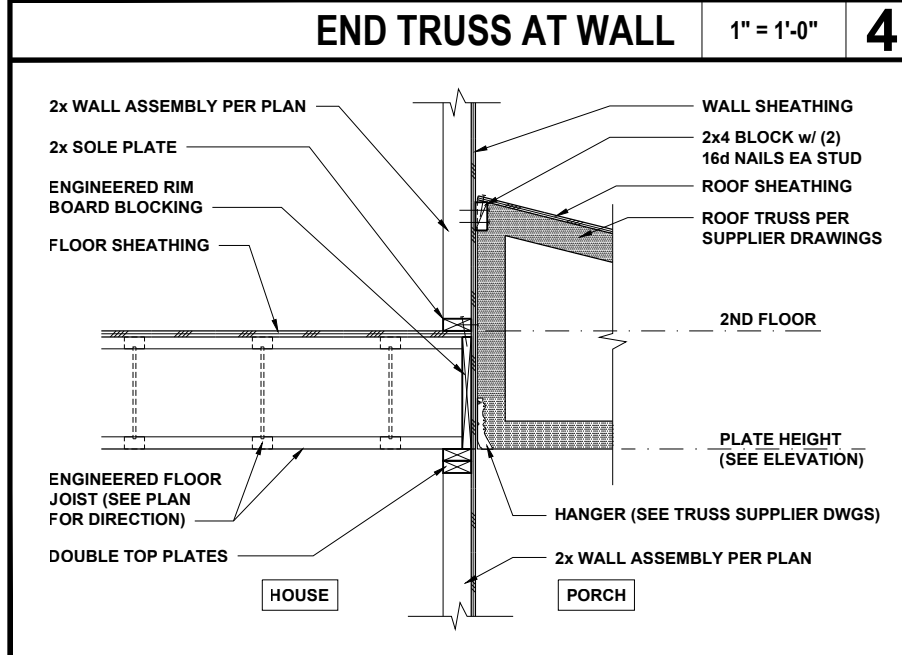
END TRUSS AT WALL 1" = 1'-0" **4**



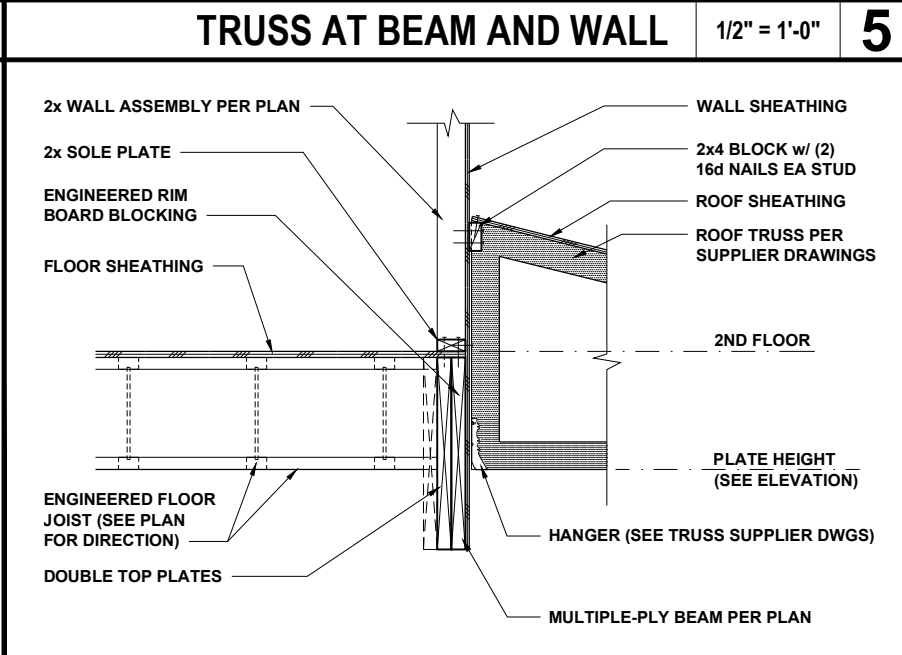
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **5**



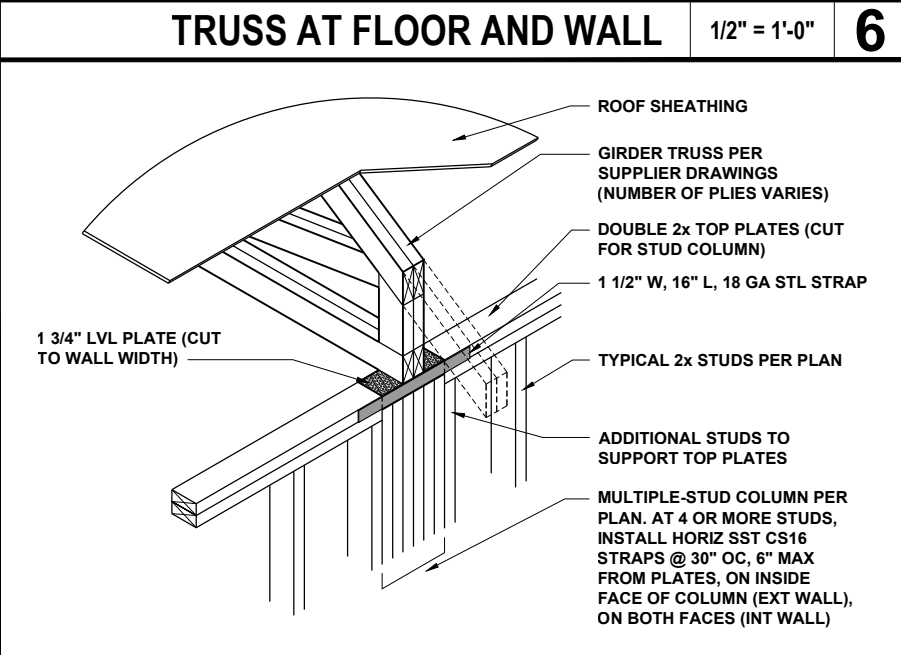
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **6**



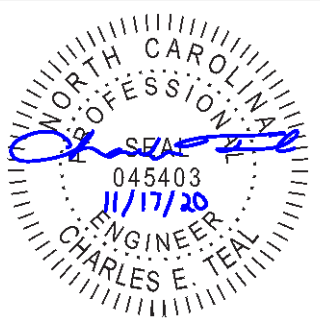
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **7**



TRUSS AT BEAM AND WALL 1/2" = 1'-0" **8**



GIRDER TRUSS AT WALL 1/2" = 1'-0" **9**



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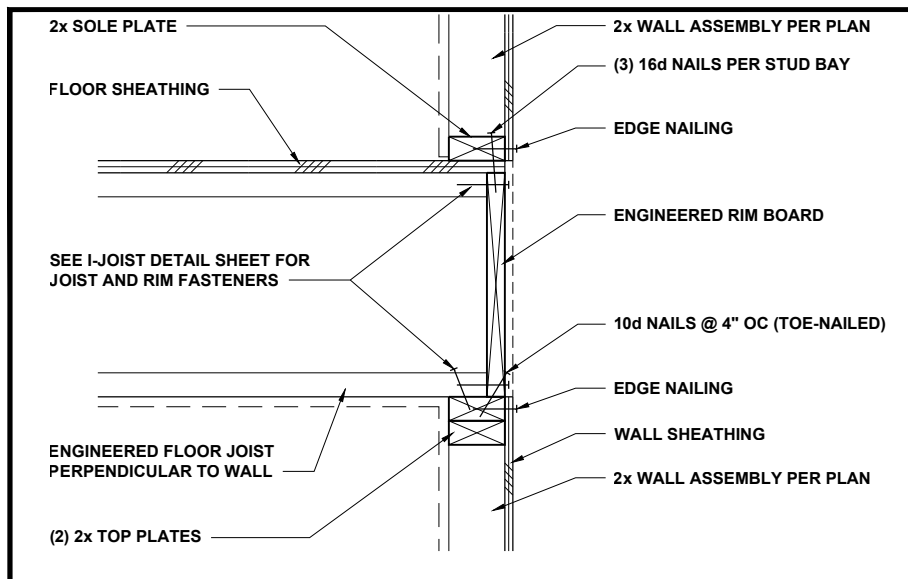
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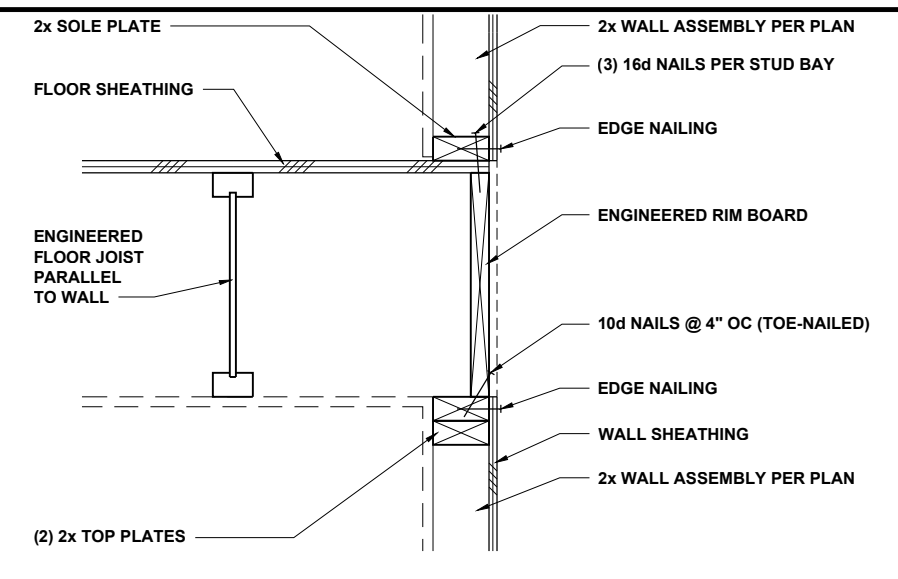
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 ROOF TRUSS
FRAMING DETAILS

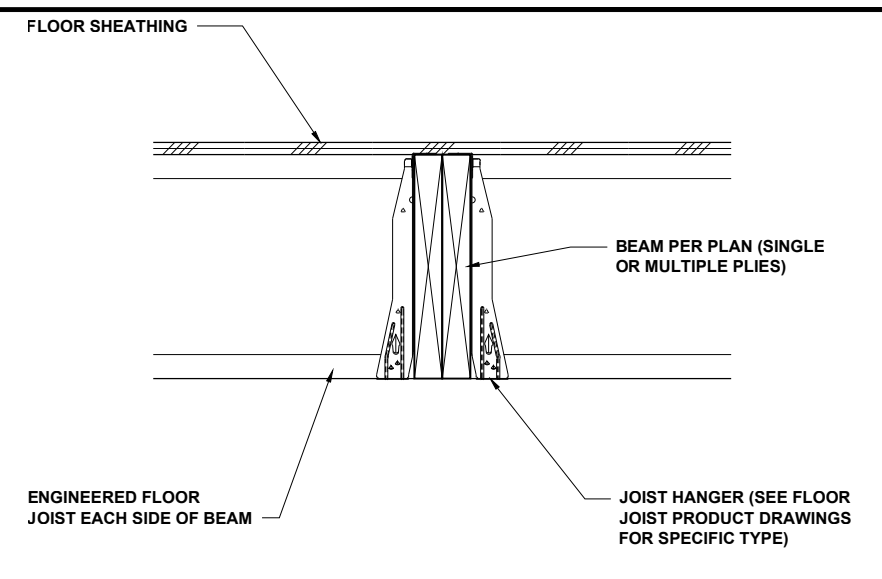
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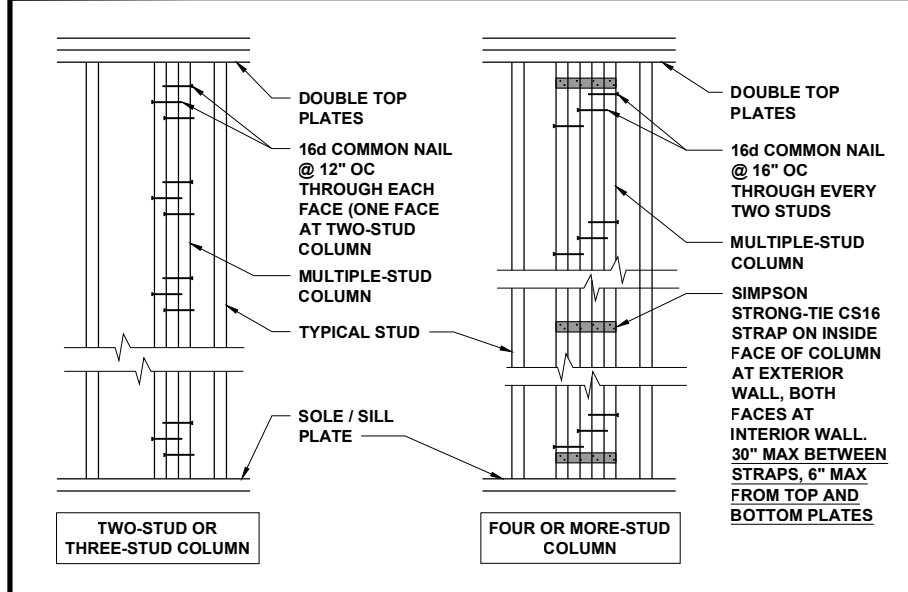
FLOOR JOISTS PERP TO WALL 1" = 1'-0" **1**



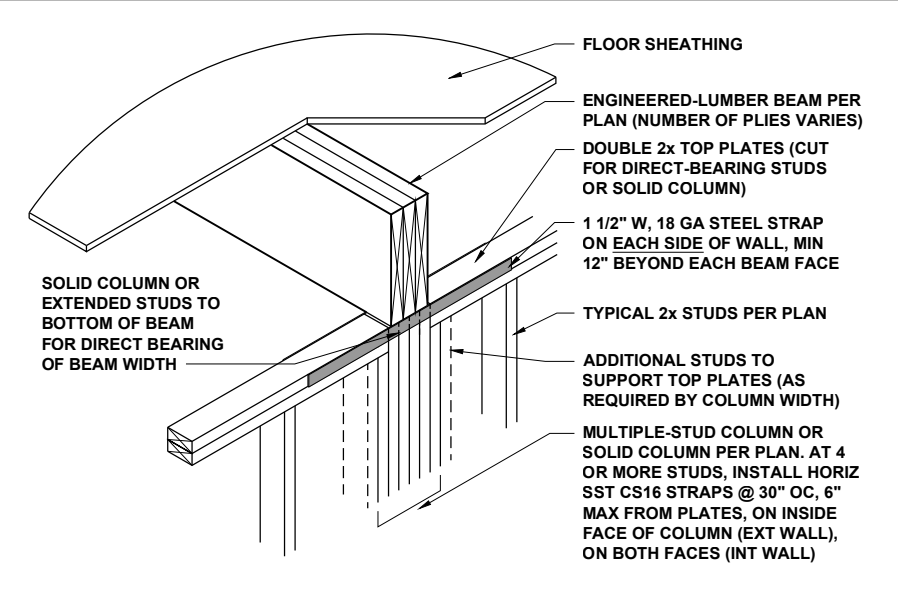
FLOOR JOISTS PARALLEL TO WALL 1" = 1'-0" **2**



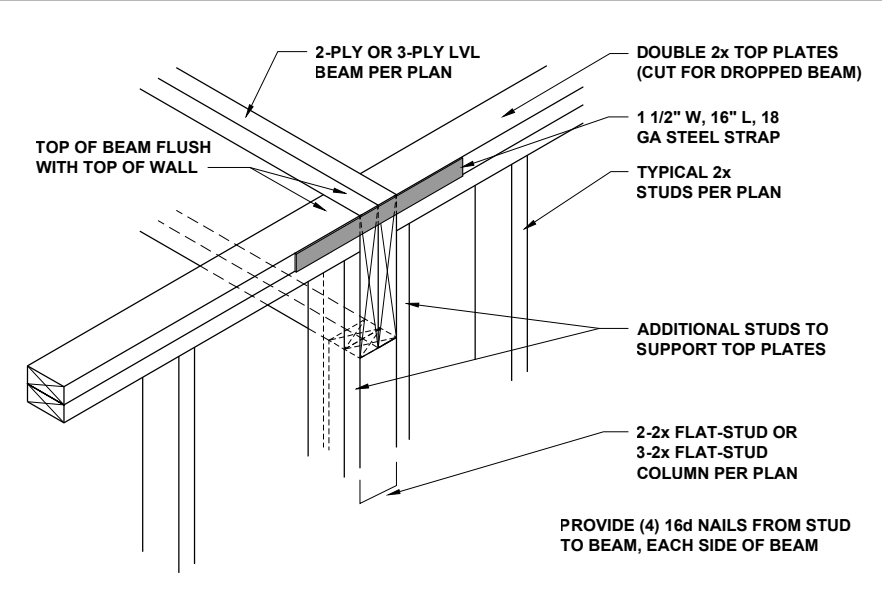
FLOOR JOISTS AT FLUSH BEAM 3/4" = 1'-0" **3**



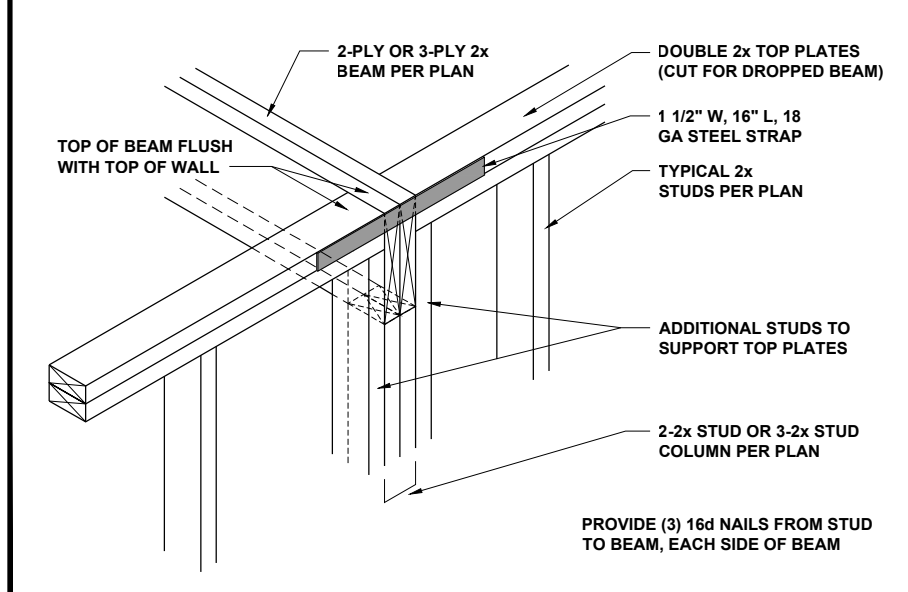
MULTIPLE-STUD COLUMN FASTENING 1/2" = 1'-0" **4**



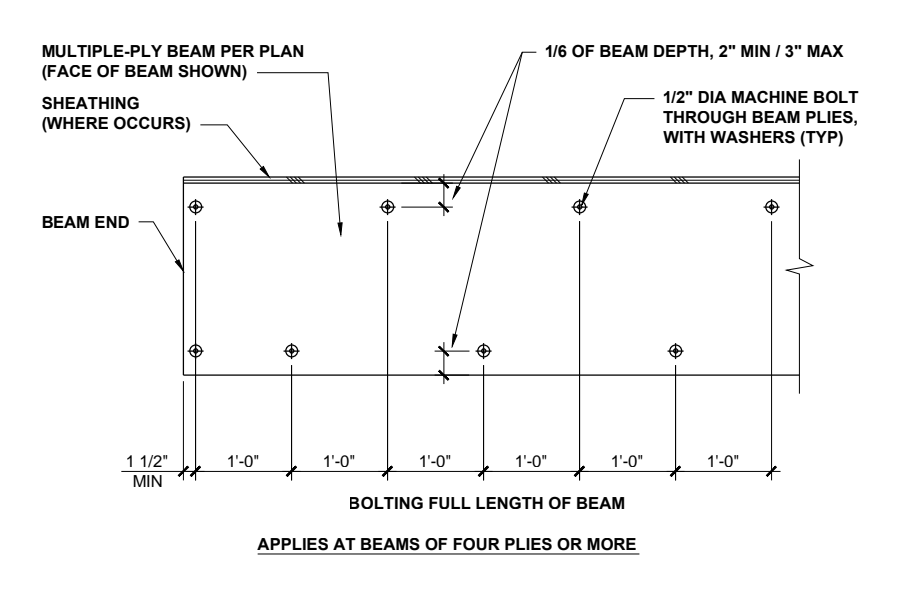
FLUSH BEAM AT WALL 1/2" = 1'-0" **5**



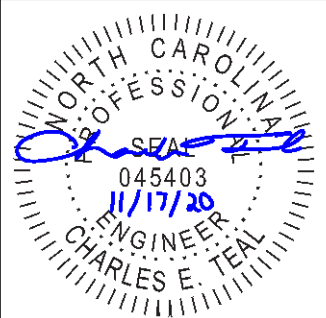
DROPPED LVL BEAM AT WALL 3/4" = 1'-0" **6**



DROPPED 2x BEAM AT WALL 3/4" = 1'-0" **7**



MULTIPLE-PLY BEAM BOLTING 1/2" = 1'-0" **8**



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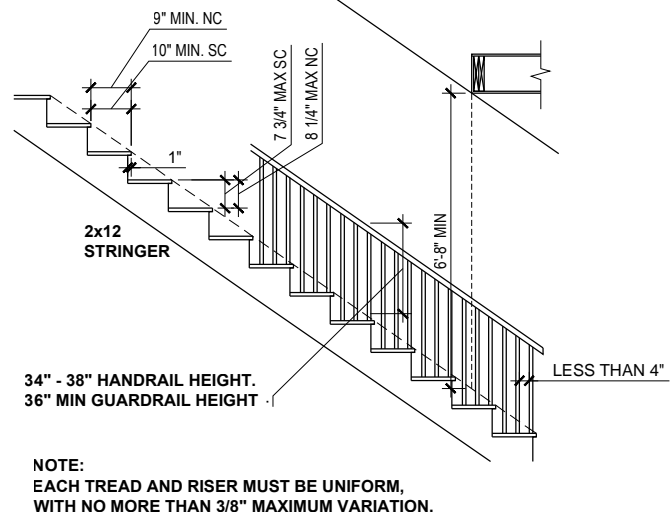
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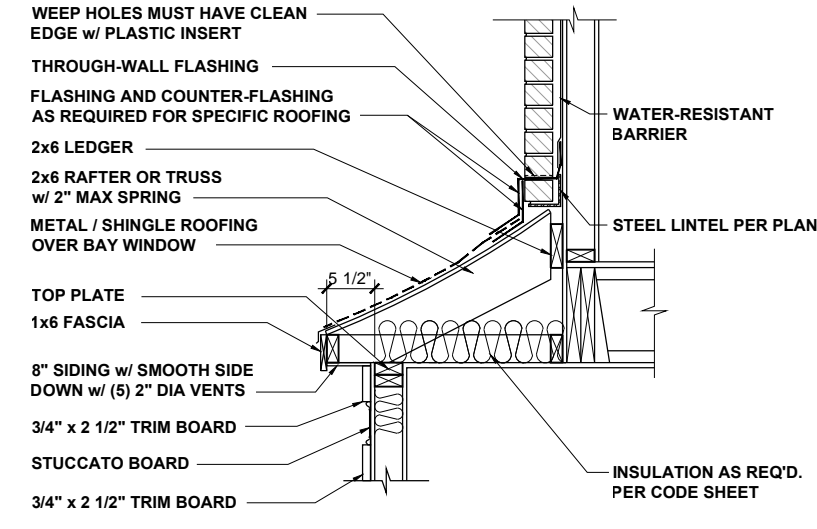
DATE: **11/16/2020** DRAWN BY: **AWC**

FRAMING DETAILS

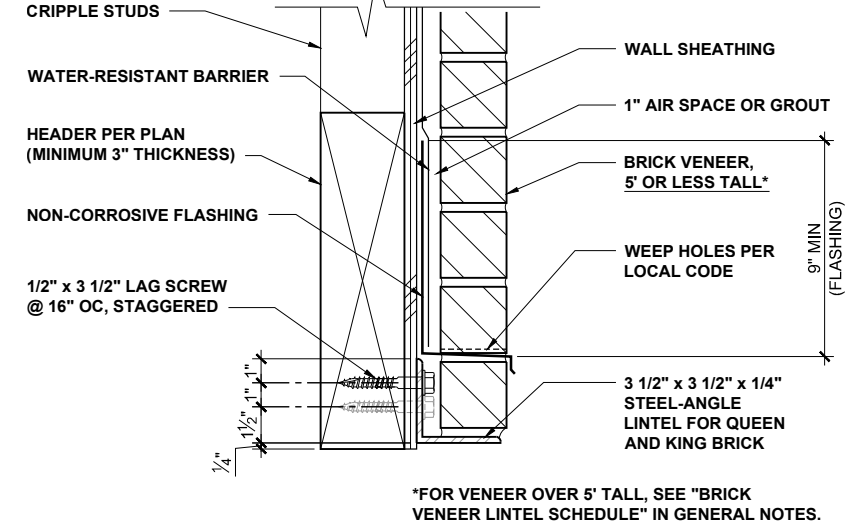
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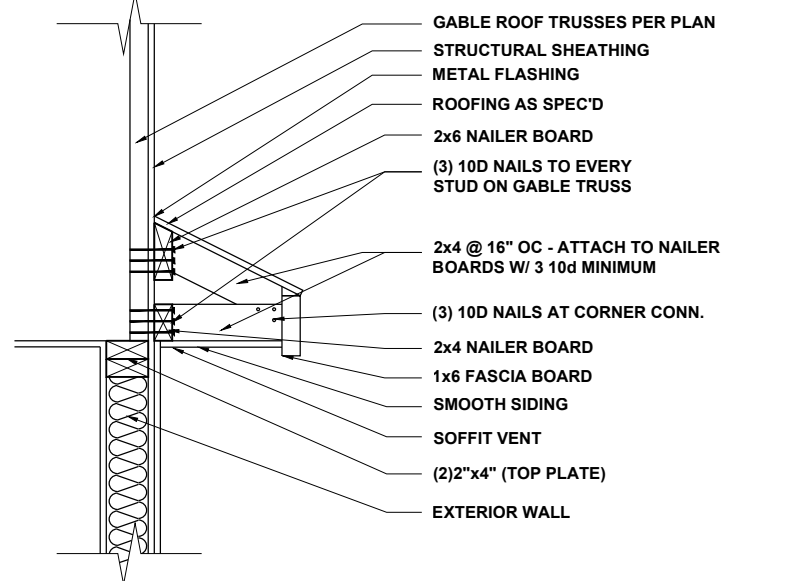
TYPICAL STAIR REQUIREMENTS 1/4" = 1'-0" **1**



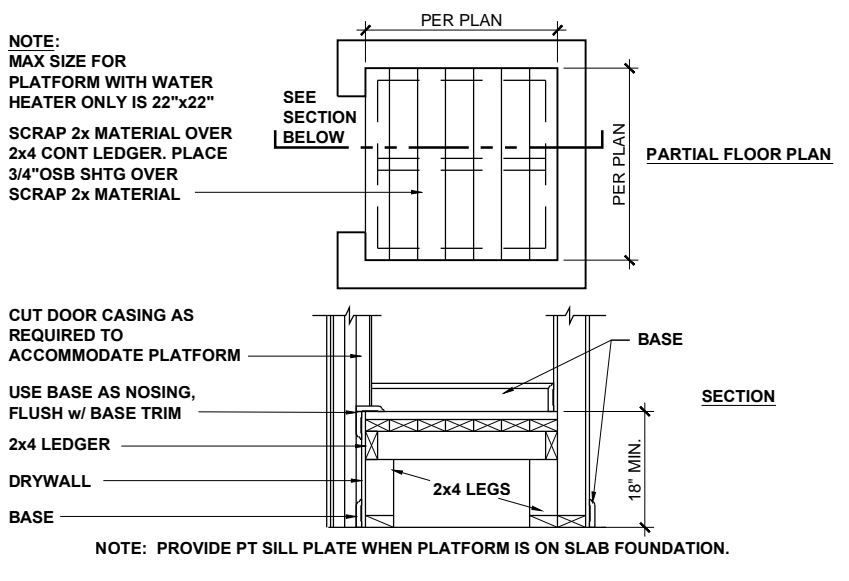
BAY ROOF 1/2" = 1'-0" **2**



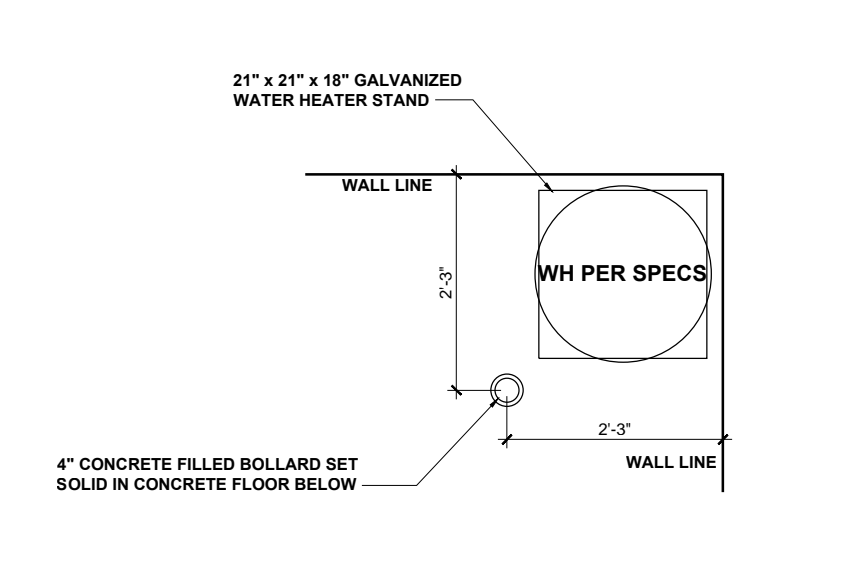
ALTERNATE LINTEL AT WIDE OPENING 1 1/2" = 1'-0" **3**



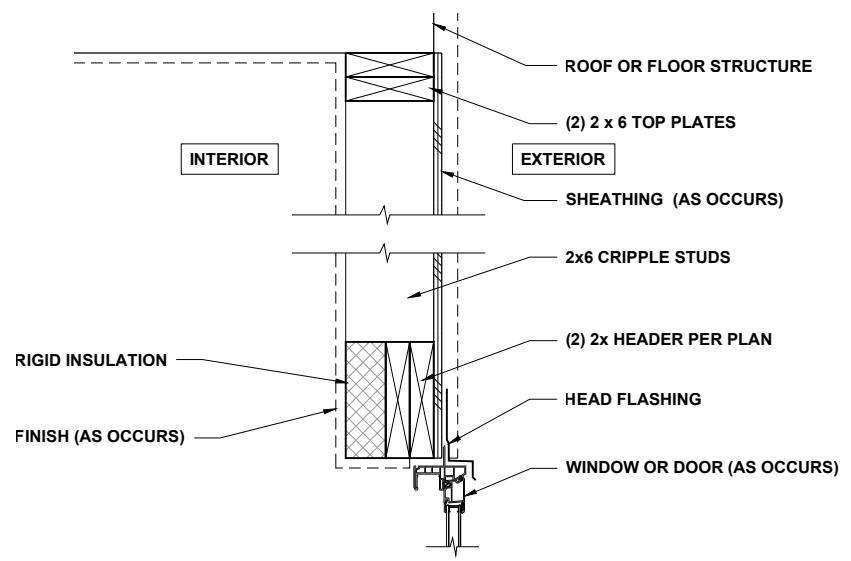
GABLE ROOF RETURN 3/4" = 1'-0" **4**



HVAC / WATER HEATER CLOSET 1/2" = 1'-0" **5**



WATER HTR PLATFORM IN GARAGE 1/2" = 1'-0" **6**



HEADER WITH INSULATION 1" = 1'-0" **7**



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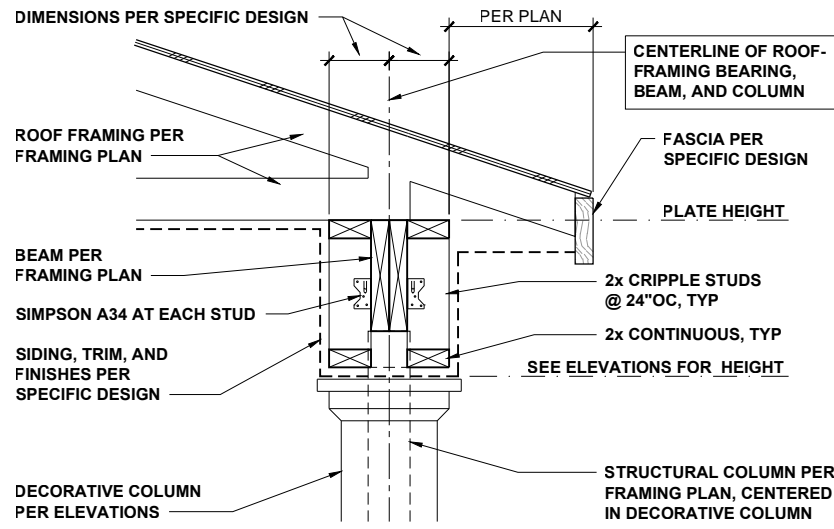
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FRAMING DETAILS

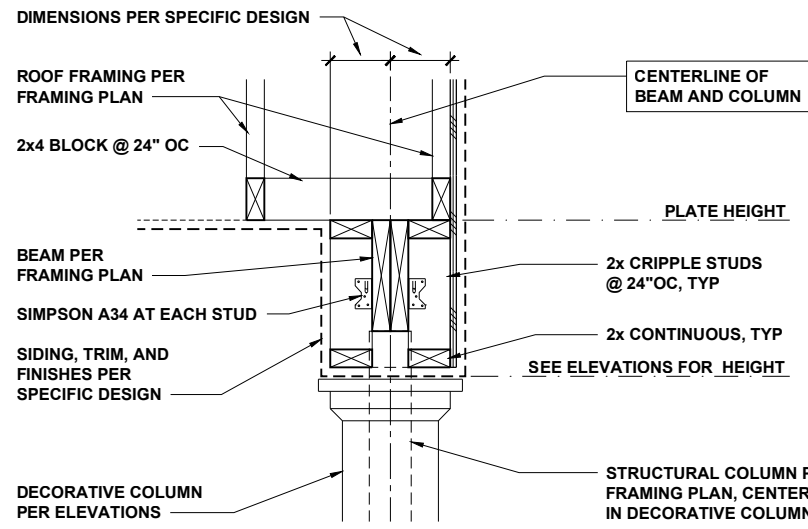
D6.0



COVERED PORCH EAVES

3/4" = 1'-0"

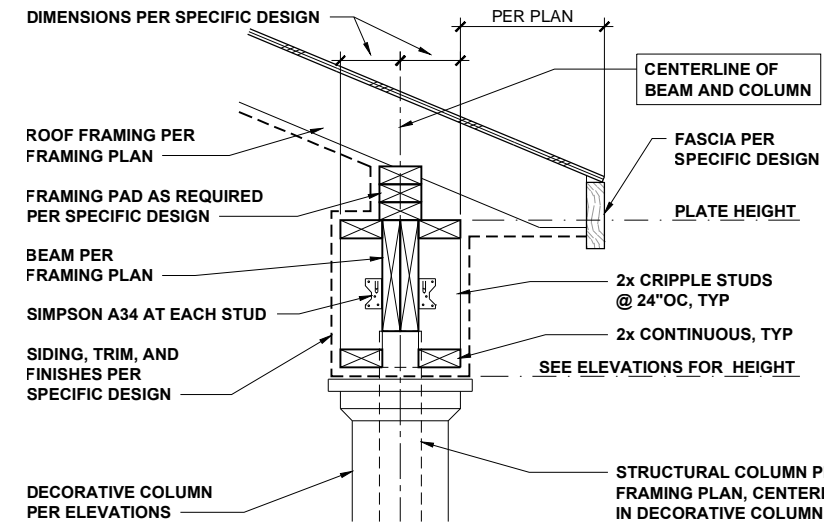
1



COVERED PORCH RAKE

3/4" = 1'-0"

2



COVERED PORCH WITH SLOPING CLG

3/4" = 1'-0"

3



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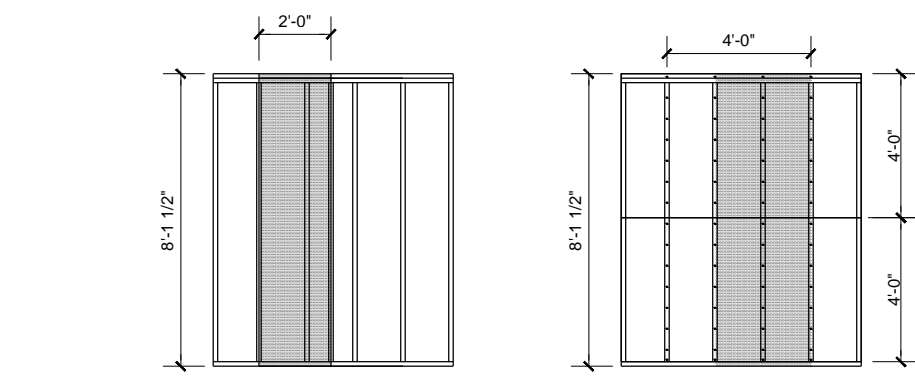
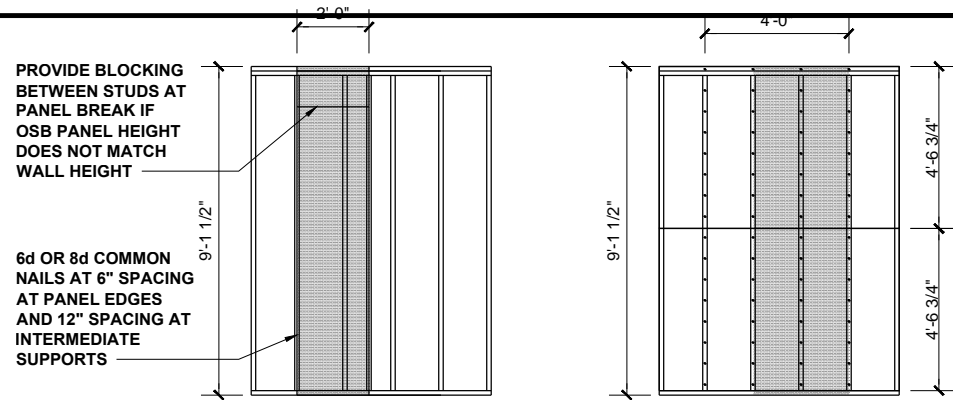
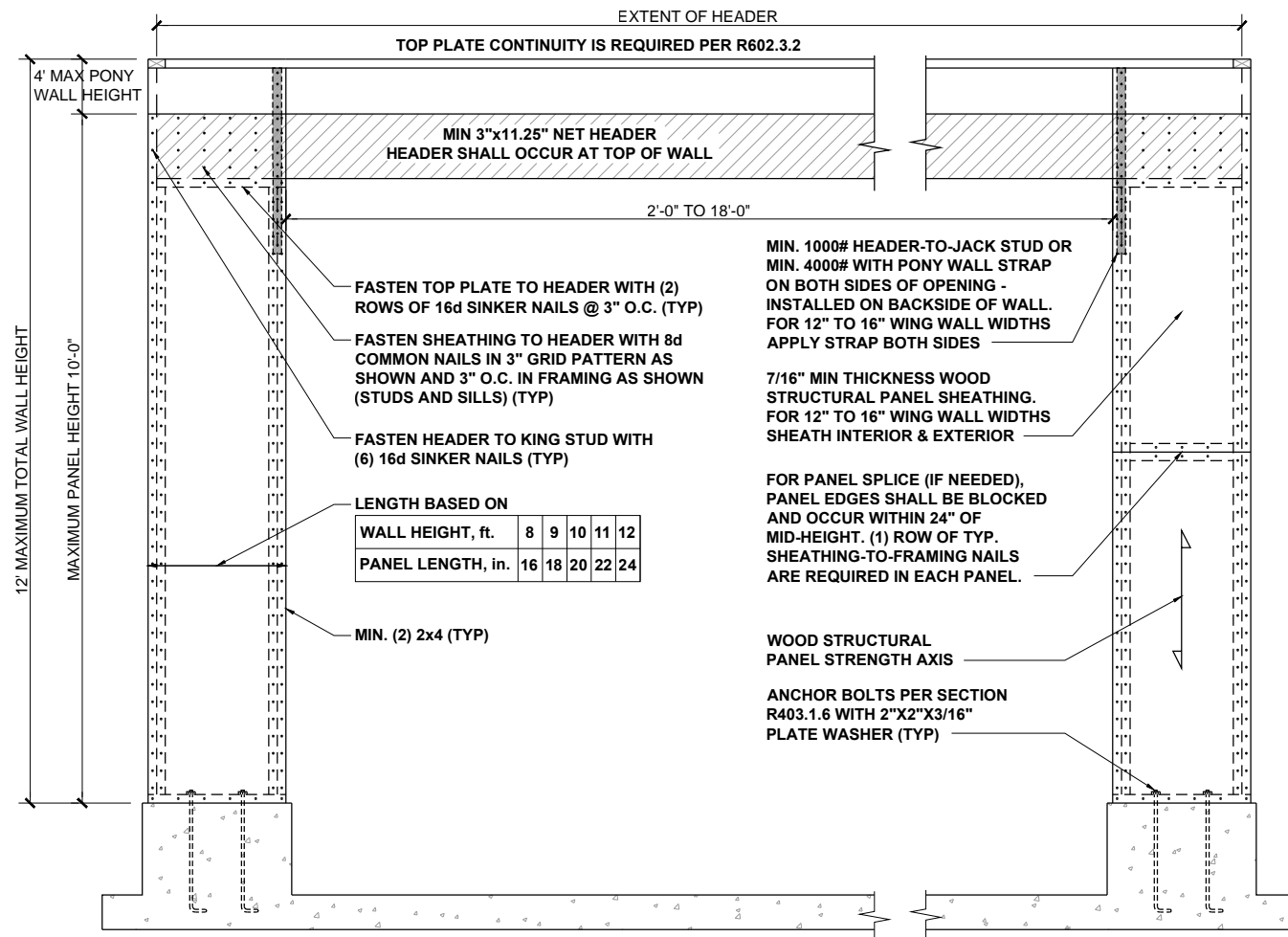
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MISCET LANE/STUS
 FRAMING DETAILS

D7.0



CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)

BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

GB - GYPSUM BOARD

BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

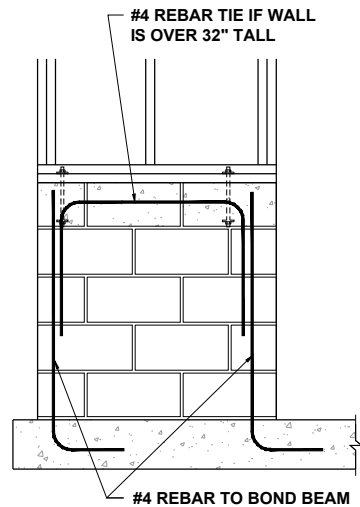


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GARAGE WING WALL AT CRAWL

SEE R602.10 - MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURES

METHOD PF: PORTAL FRAME PANEL CONSTRUCTION 3/8" = 1'-0" **1**

WALL SHEATHING

(2) STUDS @ CORNER

BOTTOM PLATE

FLOOR SHEATHING

SIMPSON MST A15 HOLD DOWN

RIM BOARD

SIMPSON MST A15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.

8d NAILS @ 12" O.C. (INTERMEDIATE SUPPORTS)

GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)

OPT. BLOCKING FOR GYPSUM WALLBOARD

CONTINUOUS WOOD STRUCTURAL PANEL

MIN. 24" WOOD STRUCTURAL PANEL**

16d NAILS (2) ROWS @ 24" O.C.

OPT. NON-STRUCTURAL FILLER PANEL

8d NAILS @ 6" O.C. (PANEL EDGES)

A) GARAGE DOOR CORNER

8d NAILS @ 6" OC (PANEL EDGES)

16d NAILS @ 12" OC

8d NAILS @ 12" OC (INTERMEDIATE SUPPORTS)

GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)

CONTINUOUS WOOD STRUCTURAL PANEL

MIN. 24" WOOD STRUCTURAL PANEL**

D) ALT. INSIDE CORNER DETAIL

GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)

OPT. BLOCKING FOR GYPSUM WALLBOARD

CONTINUOUS WOOD STRUCTURAL PANEL

MIN. 24" WOOD STRUCTURAL PANEL**

8d NAILS @ 12" OC (INTERMEDIATE SUPPORTS)

16d NAILS (2) ROWS @ 24" OC

OPT. NON-STRUCTURAL FILLER PANEL

8d NAILS @ 6" OC (PANEL EDGES)

E) ALT. OUTSIDE CORNER DETAIL

BRACED WALL HOLD-DOWN NTS **3**

BRACING METHODS 3/16" = 1'-0" **2**

GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)

NOTCH 7/16" OSB FOR ANCHOR INSPECTION

ANCHOR BOLTS

CONTINUOUS WOOD STRUCTURAL PANEL

12" MIN

16d NAILS (2) ROWS @ 24" OC

ANCHOR BOLTS

8d NAILS @ 6" O.C. (PANEL EDGES)

B) GARAGE T-WALL PORTAL FRAMING 16"-12"

8d NAILS @ 12" O.C. (INTERMEDIATE SUPPORTS)

GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)

NOTCH 7/16" OSB FOR ANCHOR INSPECTION

ANCHOR BOLTS

CONTINUOUS WOOD STRUCTURAL PANEL

12" MIN

16d NAILS (2) ROWS @ 24" O.C.

ANCHOR BOLTS

8d NAILS @ 6" O.C. (PANEL EDGES)

C) GARAGE DOOR CORNER PORTAL FRAMING 16"-12"

8d NAILS @ 12" OC (INTERMEDIATE SUPPORTS)

MIN. 24" WOOD STRUCTURAL PANEL**

16d NAILS (2) ROWS @ 24" OC

OPT. NON-STRUCTURAL FILLER PANEL

8d NAILS @ 6" OC (PANEL EDGES)

E) ALT. OUTSIDE CORNER DETAIL

** IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

CORNER FRAMING FOR CONTINUOUS SHEATHING 1/4" = 1'-0" **4**

CLIENT: **MCKEE HOMES**

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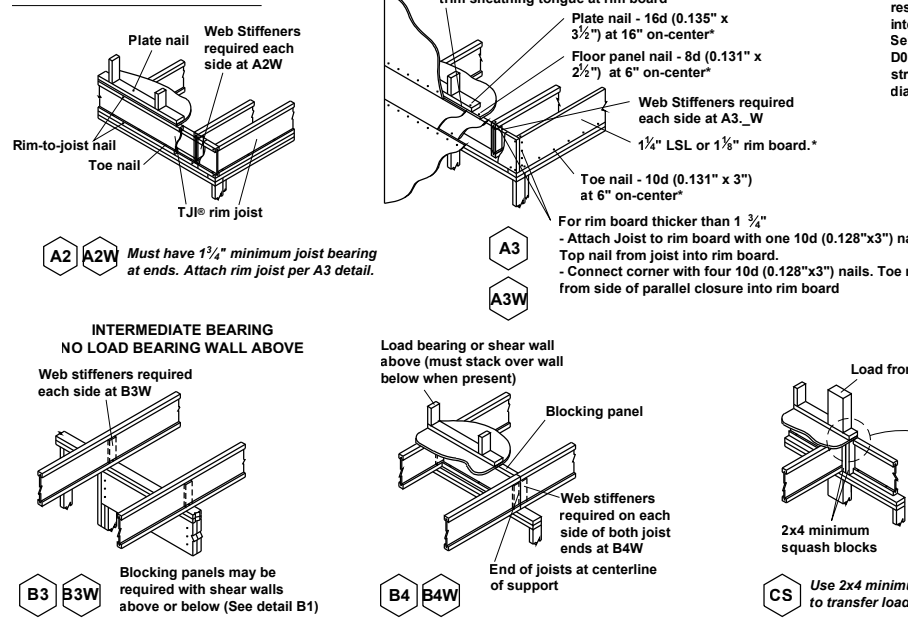
PROJECT NO.: **20902057**

DATE: **11/16/2020** DRAWN BY: **AWC**

WALL BRACING DETAILS

D8.0

JOIST DETAILS



FASTENING of FLOOR PANELS

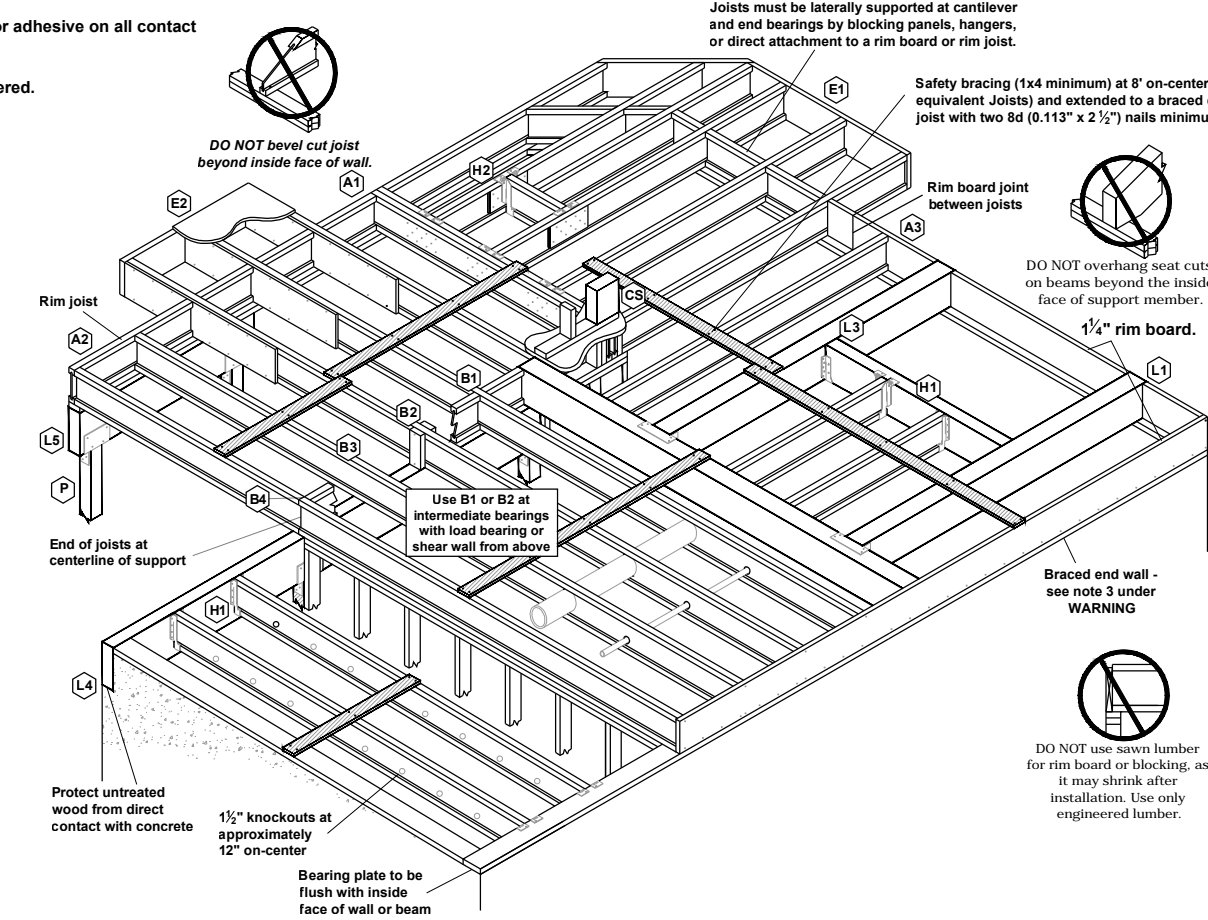
Guidelines for Closest On-Center Spacing per Row

Nail Size	I-JOIST *		Rim Board	1 1/2" LSL or wider	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1 1/4" LSL			
8d (0.131" x 2 1/2")	4"	3"	4"	3"	3"	3"
10d (0.148" x 3")	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	6"(2)	6"(2)	8"	6"

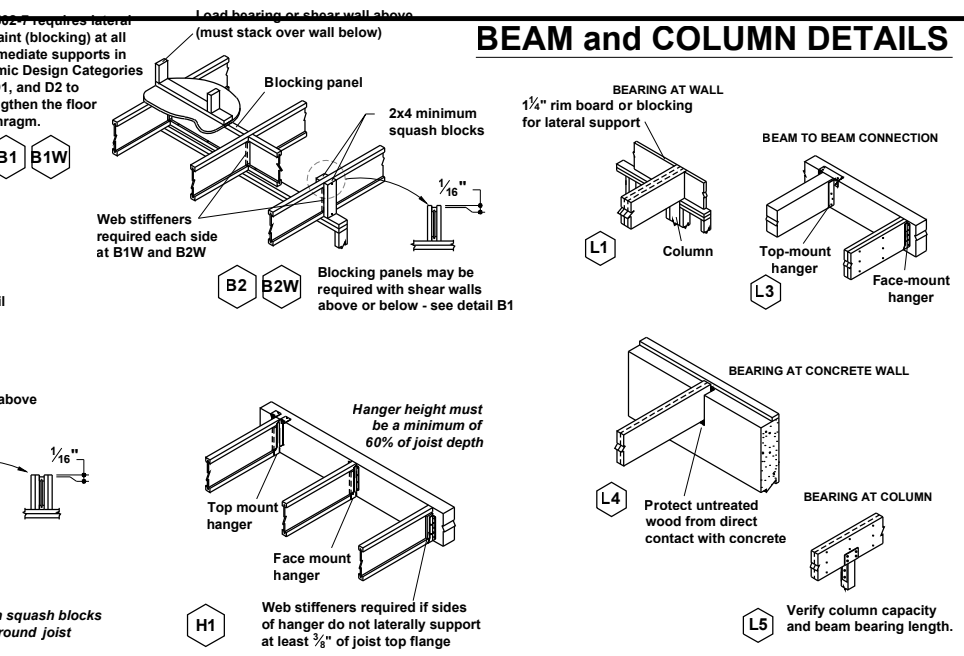
- (1) One row of fasteners permitted (two at abutting panel edges) for diaphragms. Stagger nails when using 4" on-center spacing and maintain 3/8" joist and panel edge distance. For other applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.
- (2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1 3/8" (to avoid splitting).

- Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.

- Recommended use of a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.
- Nailing rows must be offset at least 1/2" and staggered.
- 14 ga. staples may be substituted for 8d (0.113" x 2 1/2") nails if minimum penetration of 1" into the joist or rim board is achieved.
- Maximum spacing of nails is 18" on-center for joists.



BEAM and COLUMN DETAILS



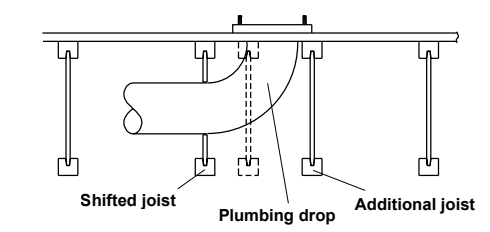
FILLER and BACKER BLOCK SIZES * SEE I-JOIST EQUIVALENCY CHART

I-Joists	110 EQ. *	210 EQ. *	230 or 360 EQ. *	560 EQ. *
Depth	9 1/2" or 11 1/8"	14"	9 1/2" or 11 1/8"	14" or 16"
Filler Block (1)	2x6 2x8	2x6 + 3/8" sheathing 2x8 + 3/8" sheathing	2x6 + 1/2" sheathing 2x8 + 1/2" sheathing	2x12 + 1/2" sheathing
Cantilever Filler (Detail E4)	2x6 2x10 long	2x6 + 3/8" sheathing 2x10 + 3/8" sheathing	2x6 + 1/2" sheathing 2x10 + 1/2" sheathing	Not applicable
Backer Block (1)	5/8" or 3/4"	3/4" or 7/8"	1" Net	2x6 2x8 2x12

(1) If necessary, increase filler and backer block height for face mount hangers and maintain 1/8" gap at top of joist; see detail W. Filler and backer block lengths should accommodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).

INSTALLATION TIPS

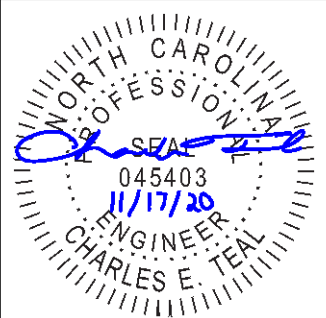
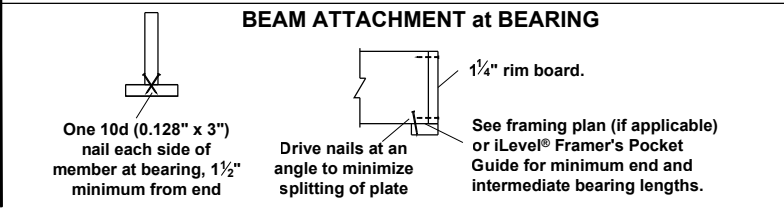
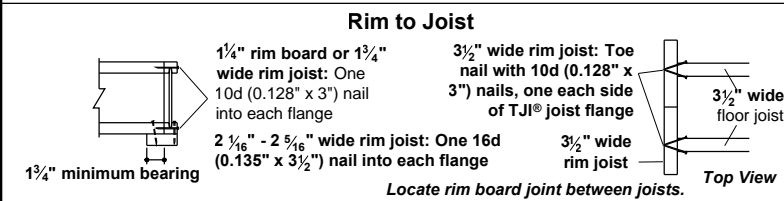
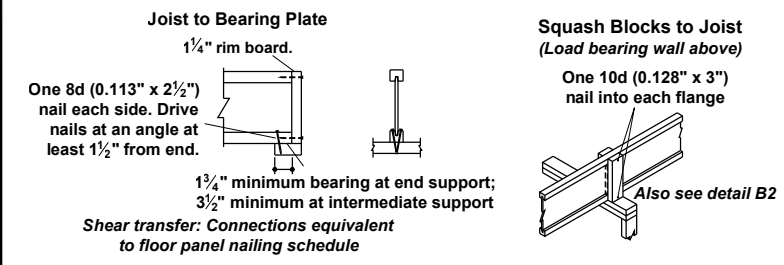
- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).



* I-JOIST EQUIVALENCY CHART

Depth	EQUIVALENT IN SPAN AND SPACING		
	Mftr & Series	Mftr & Series	Mftr & Series
9 1/4"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
11 1/8"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
14"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
16"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20

JOIST NAILING REQUIREMENTS at BEARING



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CLIENT: **MCKEE HOMES**

PROJECT: **PORTICO 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

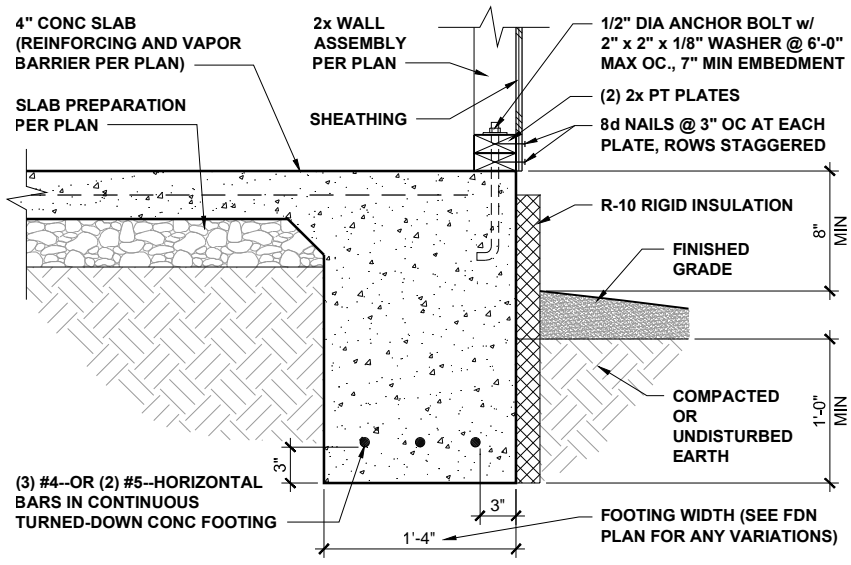
PROJECT NO.: **20902057**

DATE: **11/16/2020** DRAWN BY: **AWC**

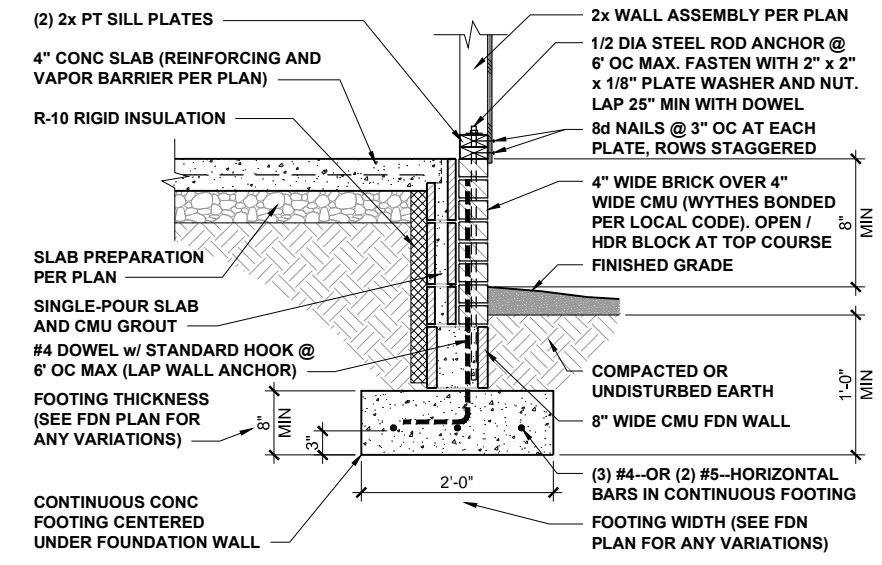
ENGINEERED JOIST

DETAILS

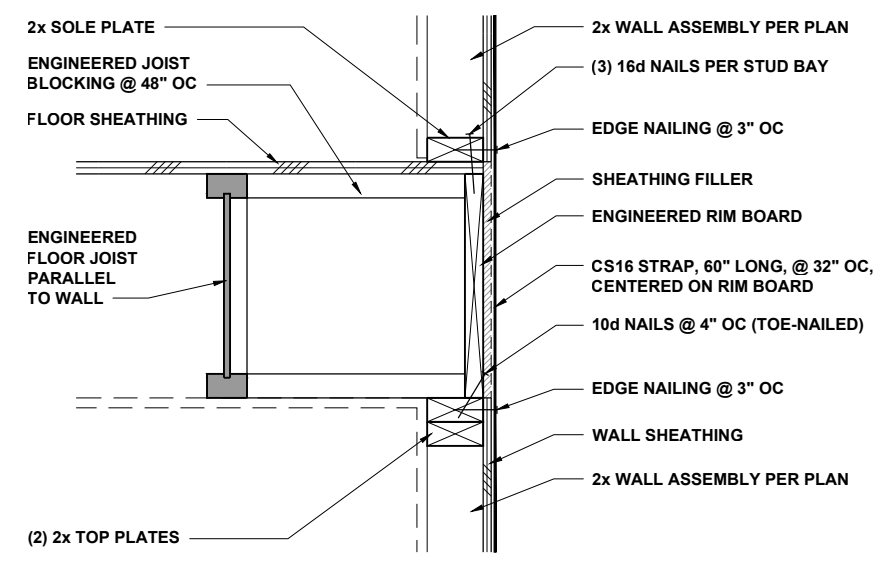
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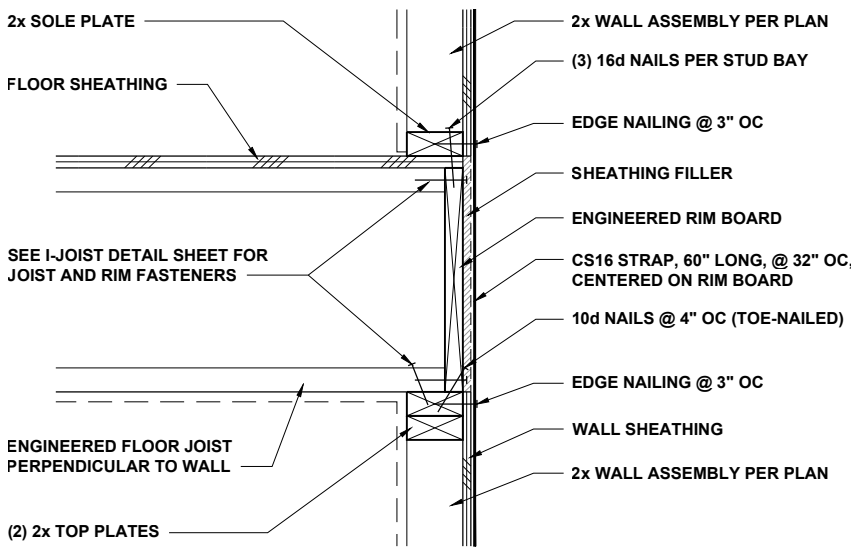
TURNED-DOWN CONC SLAB FOOTING 3/4" = 1'-0" **1**



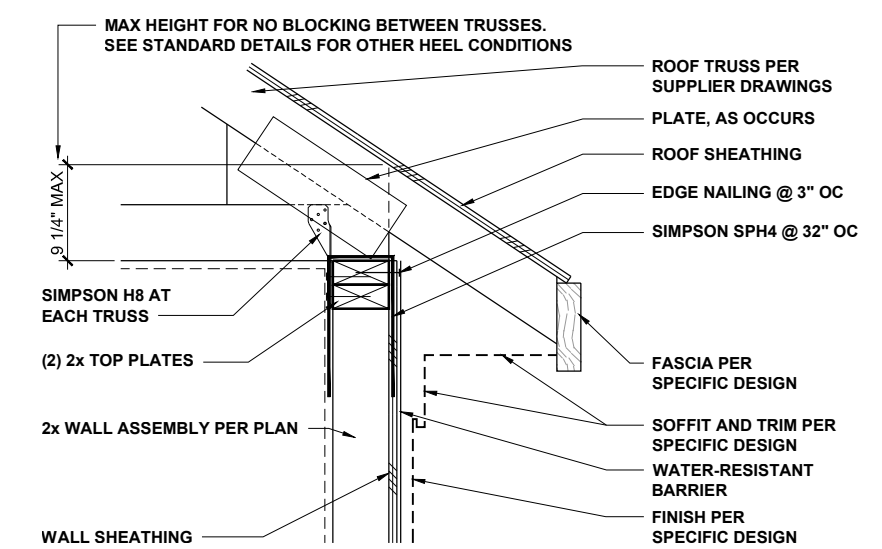
MASONRY STEM WALL FOUNDATION 1/2" = 1'-0" **2**



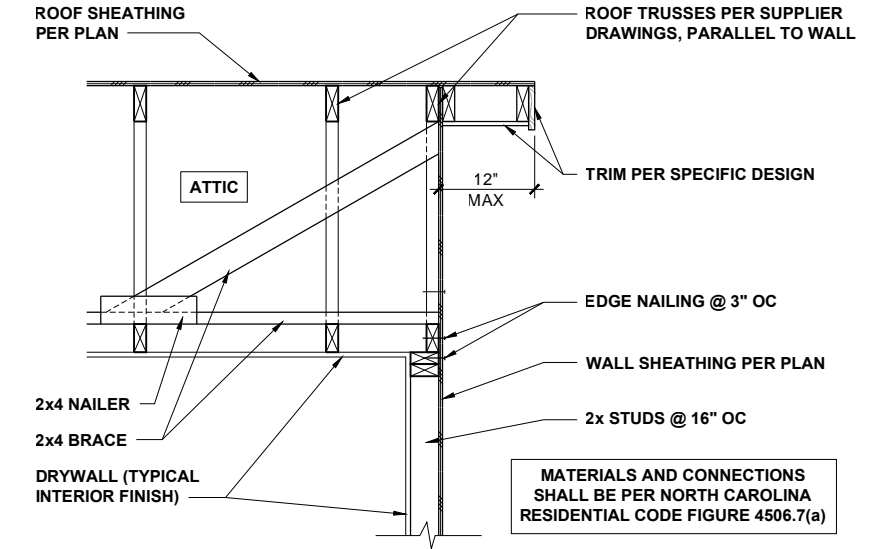
FLOOR JOISTS PARALLEL TO WALL 1" = 1'-0" **3**



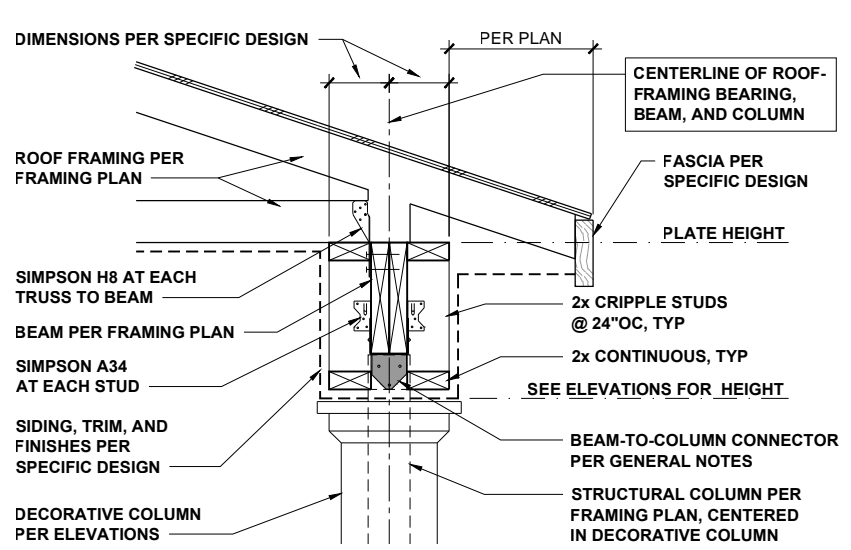
FLOOR JOISTS PERP TO WALL 1" = 1'-0" **4**



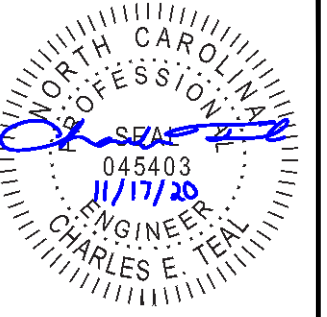
TYPICAL ROOF AT WALL 1" = 1'-0" **5**



WALL BRACING AT RAKE CONDITION 1/2" = 1'-0" **6**



PORCH ROOF AT BEAM 3/4" = 1'-0" **7**



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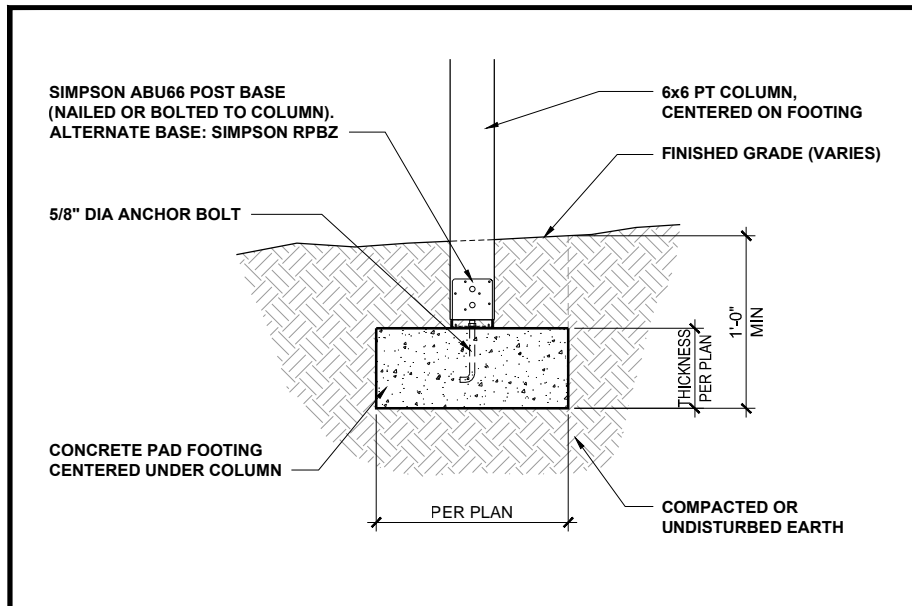
CLIENT: **MCKEE HOMES**
 PROJECT: **PORTICO 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902057**

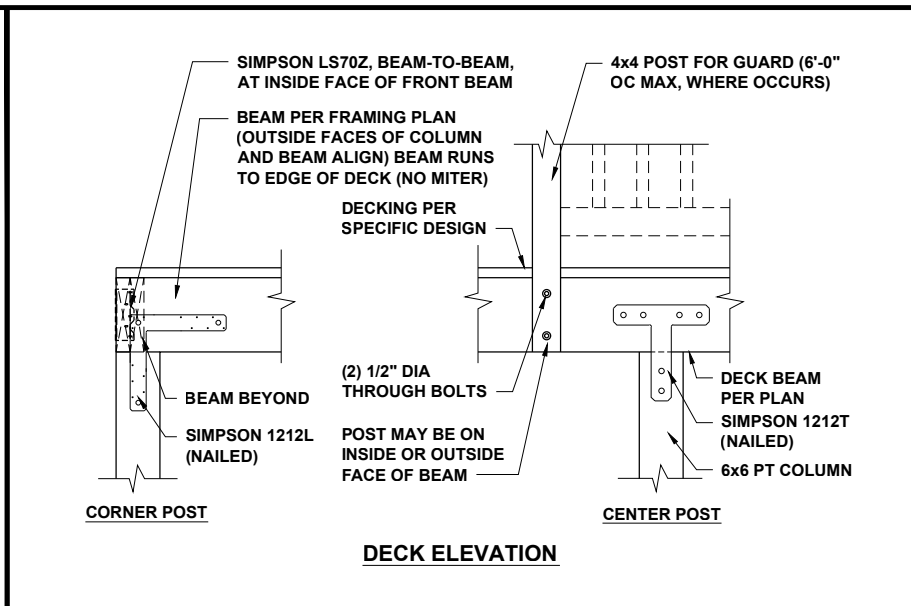
DATE: **11/16/2020** DRAWN BY: **AWC**

HIGH-WIND ZONE
 DETAILS

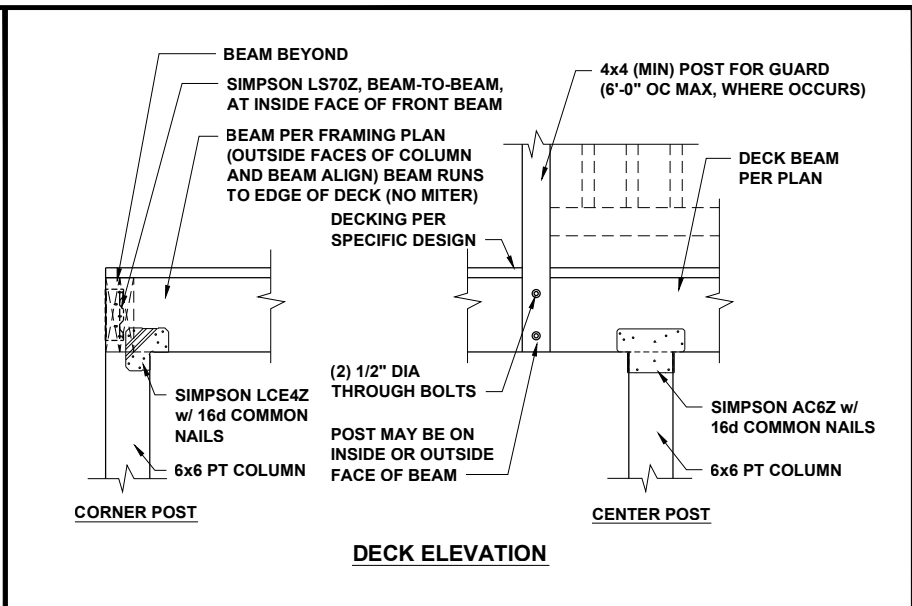
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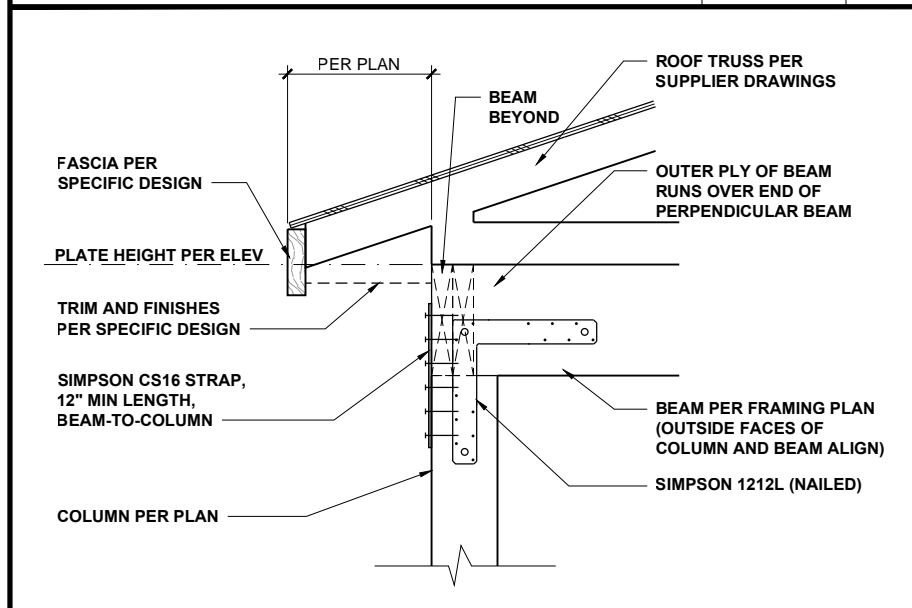
DECK COLUMN AND FOOTING 1/2" = 1'-0" **1**



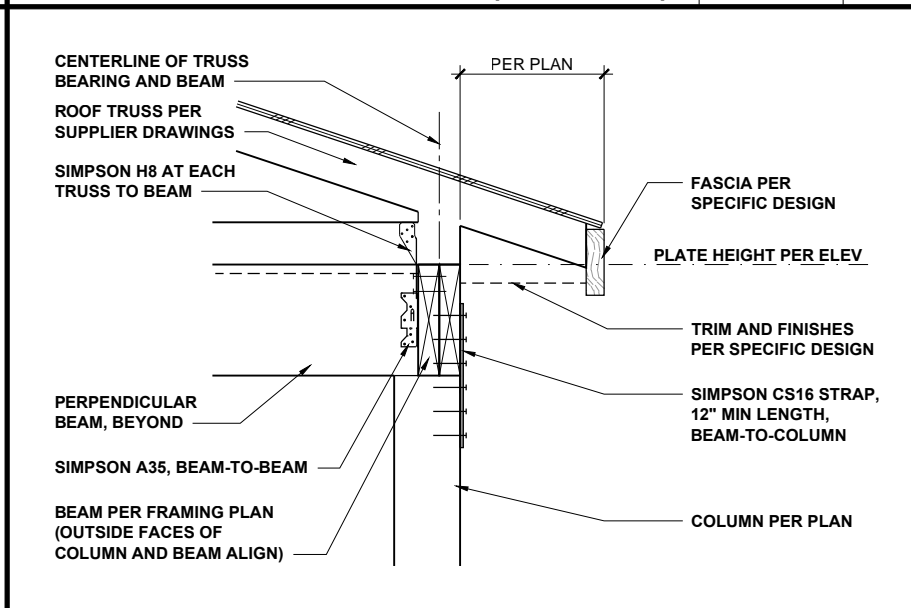
DECK CONNECTIONS (OPTION 1) 1/2" = 1'-0" **2**



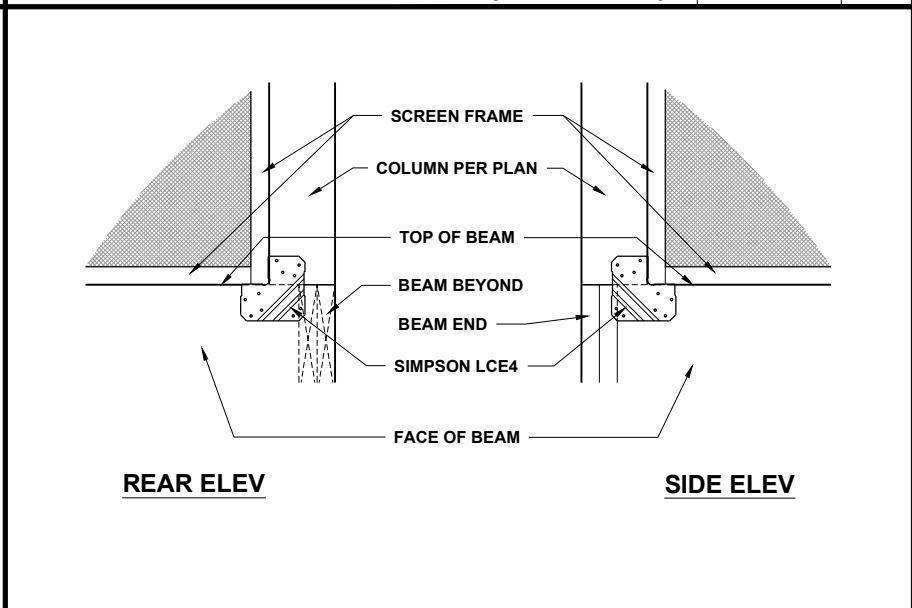
DECK CONNECTIONS (OPTION 2) 1/2" = 1'-0" **3**



PORCH ROOF AND COLUMN 3/4" = 1'-0" **4**



PORCH ROOF BEAM SECTION 3/4" = 1'-0" **5**



SCREENED PORCH CONNECTIONS 3/4" = 1'-0" **6**



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CLIENT: **MCKEE HOMES**
 PROJECT: **PORTICO 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 24x36 PAPER, OR AS NOTED

PROJECT NO.: **20902057**

DATE: **11/16/2020** DRAWN BY: **AWC**

HIGH-WIND ZONE DETAILS
 DECK AND COVERED PORCH

D11.0