

ABBREVIATIONS

ABV ABOVE
 AC AIR CONDITIONING
 A.D. AREA DRAIN
 ADJ. ADJUSTABLE
 ALT. ALTERNATE
 ALUM ALUMINUM
 BA BATHROOM
 BO BOARD
 BF BI-FOLD (DOOR)
 BLDG BUILDING
 BLK BLOCK (CMUs)
 BLW BELOW
 BM BEAM
 BP BI-PASS (DOOR)
 BOT BOTTOM
 BTWN BETWEEN
 CAB CABINET
 CER CERAMIC
 C.J. CONTROL JOINT OR CONSTRUCTION JOINT
 CL CLOSET OR CENTER LINE
 CLG CEILING
 CMU CONCRETE MASONRY UNIT
 COL COLUMN
 CONC CONCRETE
 CR CARPET
 CR CORROSION RESISTANT
 CSMT CASEMENT
 C.T. CERAMIC TILE
 D DRYER
 DL DOUBLE
 DH DOUBLE HUNG
 DIM DIMENSION
 DISP DISPOSAL
 DN DOWN
 DR DOOR
 DS DOWNSPOUT
 DW DISH WASHER
 DWG DRAWING
 E EAST
 EA EACH
 ELEV ELEVATION
 ELEC ELECTRICAL
 EQ EQUAL
 EXT EXTERIOR
 FAU FORCED AIR UNIT
 F.C. FLOOR CHANGE
 F.D. FLOOR DRAIN
 FFL FINISH FLOOR LINE
 F.G. FINISHED GRADE
 FLR FLOORING
 FL FLOURESCENT (LIGHT)
 FND FOUNDATION
 F.O.S. FACE OF STUD
 FTG FOOTING
 FX FIXED GLASS
 GALV GALVANIZED
 GAR GARAGE
 G.B. GYPSUM BOARD
 GD GRADE OR GRADING
 G.D.O. GARAGE DOOR OPENER
 GFI GROUND FAULT INTERRUPTER
 GL GLASS OR GLAZING
 GYP BOARD
 HD HEAD OR HARD
 HDR HEADER
 HGT HEIGHT
 HVAC HEATING/VENTILATING/AIR COND.
 HWD HARDWOOD
 INT INTERIOR
 JST JOIST
 JT JOINT
 KIT KITCHEN

INDEX

L LENGTH
 LA LAUNDRY
 LAV LAVATORY
 LVR LOUVER
 MAX MAXIMUM
 MECH MECHANICAL
 MFR MANUFACTURER
 MIN MINIMUM
 MISC MISCELLANEOUS
 N NORTH
 N.T.S. NOT TO SCALE
 O.G.D. OVERHEAD GARAGE DOOR
 OH OVERHEAD
 OPT OPTIONAL
 PAR PARALLEL
 P.B. PUSH BUTTON
 PDR POWDER
 PED PEDestal
 PL PLATE
 PR PAR
 P.T. PRESSURE TREATED WOOD
 PVC POLYVINYL CHLORIDE PIPE
 P.V.M.T. PAYMENT
 P.W. PRE-WIRE
 PWD PLYWOOD
 R.B. RETURN AIR GRILL
 REF REFERENCE
 REFR REFRIGERATOR
 REQ REQUIRED
 S SOUTH
 SD SMOKE DETECTOR
 S.G.D. SLIDING GLASS DOOR
 SH SINGLE HUNG OR SHELF
 SIM SLOPE / SLIDING
 S.P. SINGLE PANEL
 SPEC SPECIFICATIONS
 STD STANDARD
 STR STRUCTURAL
 SQ SQUARE
 SYM SYMBOL
 S.S. SMOOTH FOUR SIDES
 T TREAD (AT STAIRS) OR TILE
 T.B. TOWEL BAR
 TEMP TEMPERED (GLASS)
 T&G TONGUE & GROOVE
 T.O.C. TOP OF CURB
 TV TELEVISION
 TYP TYPICAL
 U.N.O. UNLESS NOTED OTHERWISE
 V.B. VAPOR BARRIER
 VERT VERTICAL
 V.T.R. VENT THRU ROOF
 W WASHING MACHINE
 W WOOD
 WDW WINDOW
 WH WATER HEATER
 WI WROUGHT IRON
 WIC WALK-IN CLOSET
 W/WO WITH OR WITHOUT
 WP WATERPROOF(ING)
 WWM WELDED WIRE MESH
 R PROPERTY LINE
 O ROUND / DIAMETER
 & AND
 & CENTERLINE
 # POUND / NUMBER

BUILDING CODE COMPLIANCE / PROJECT INFORMATION

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

APPLICABLE CODES:
 FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.
 2018 NORTH CAROLINA STATE RESIDENTIAL CODE

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

PRODUCT:
 SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
 RESIDENTIAL R-3

CONSTRUCTION TYPE:
 TYPE VB

GENERAL NOTES:

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

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

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

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

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

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

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

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES.)

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

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

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

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

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

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

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

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

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

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

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENABLE AREA OF 4.0 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". GLAZING TOTAL AREA OF NOT LESS THAN 5.0 SQ FT IN THE CASE OF A GROUND WINDOW AND NOT LESS THAN 5.7 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER NCRC SECTION R310.1.1)

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

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES.

BUILDER SET:

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

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

NCGS 83A-1306 COMPLIANCE:
 CORPORATE OFFICER: DEAN GARDNER
 ADDRESS: 1005 RUSSELL DRIVE, UNIT 6,
 HIGHLAND BEACH, FL 33487
 SIGNATURE: *Dean Gardner*

THE FINLEY 2020 'EURO' - LH



FINLEY SF - 'EURO'	
Name	Area
1ST FLOOR	1063 SF
2ND FLOOR	1335 SF
Heated	2398 SF
FRONT PORCH	119 SF
GARAGE	407 SF
PATIO/COVERED PORCH	160 SF
UNFINISHED ATTIC/MECH	680 SF
Unheated	1366 SF



NO.	DATE	REVISION:

PROJECT TITLE:
**THE FINLEY
 2020 'EURO' -
 LH**

CONSTRUCTION SET

**LOT 1071 -
 ANDERSON
 CREEK
 ACADEMY
 02.04.2021**

PROJECT NO:
 GMD14038RAL

SHEET TITLE:
TITLE SHEET

PRINT DATE:
07.13.2020

SHEET NO:
T-1

NO.	DATE:	REVISION:

PROJECT TITLE:
**THE FINLEY
 2020 'EURO' -
 LH**

CONSTRUCTION SET

**LOT 1071 -
 ANDERSON
 CREEK
 ACADEMY
 02.04.2021**

PROJECT NO:
 GMD14038RAL

SHEET TITLE:
**FRONT
 ELEVATIONS
 'EURO'**

PRINT DATE:
 07.13.2020

SHEET NO:
1.1.1

KEY VALUE	KEYNOTE TEXT
E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E4	8" SOLDIER COURSE
E5	ROWLOCK COURSE
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATTEN SIDING)
E16	5/4X FIBER CEMENT TRIM OR 5/4X WOOD TRIM W/ VINYL CAP OR COIL STOCK, SIZE AS NOTED (SIZES SHOWN ARE NOMINAL WIDTHS)
E17	FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED
E18	1X6 FIBER CEMENT BOARD FASCIA OVER 2X4 SUB-FASCIA OR 2X6 FASCIA W/ VINYL CAP OR COIL STOCK

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRS SECTION R312.2

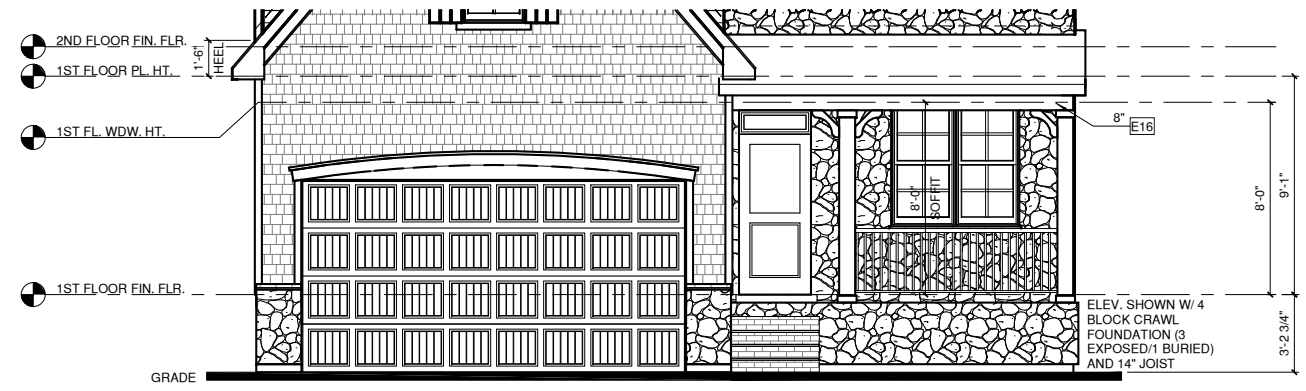
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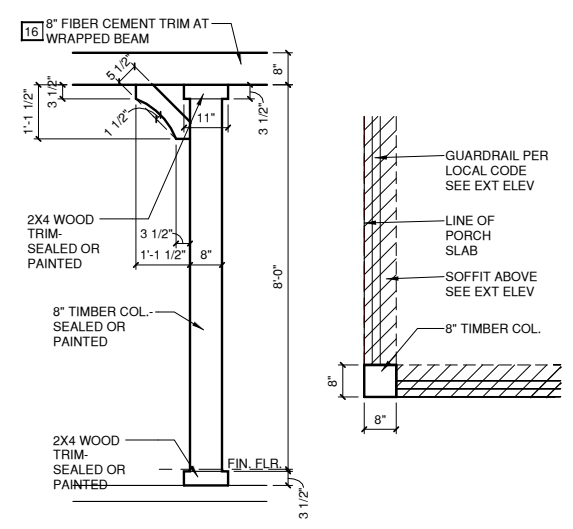


FRONT ELEVATION EURO
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

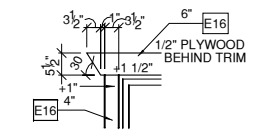
**CRAWL
 FOUNDATION
 SEE BELOW**



**FRONT ELEVATION EURO W/
 CRAWL SPACE**
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



COLUMN DETAIL
 1/2" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



WDW. HEAD TRIM
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

NO.	DATE	REVISION

PROJECT TITLE:
**THE FINLEY
2020 'EURO' -
LH**

CONSTRUCTION SET

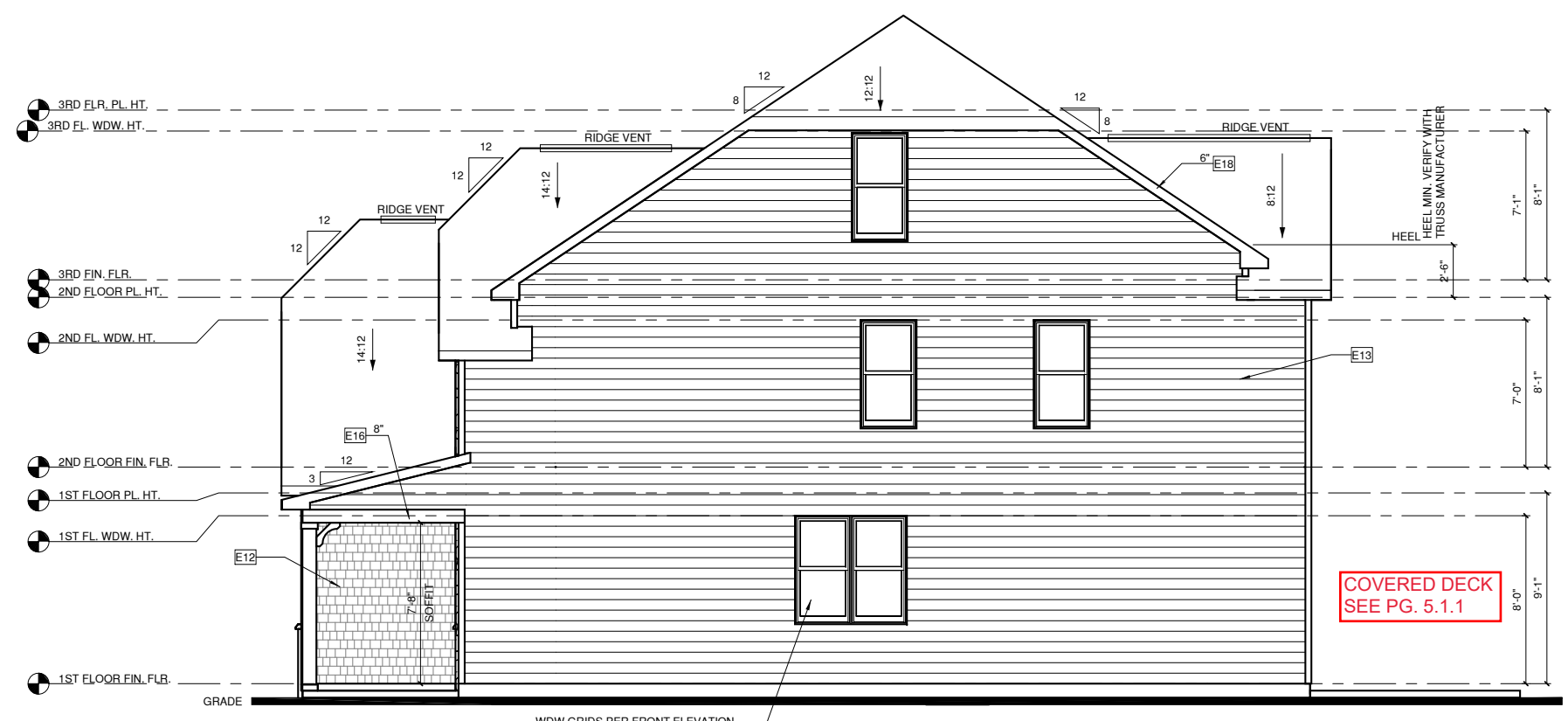
**LOT 1071 -
ANDERSON
CREEK
ACADEMY
02.04.2021**

PROJECT NO:
GMD14038RAL

SHEET TITLE:
**SIDE
ELEVATIONS
'EURO'**

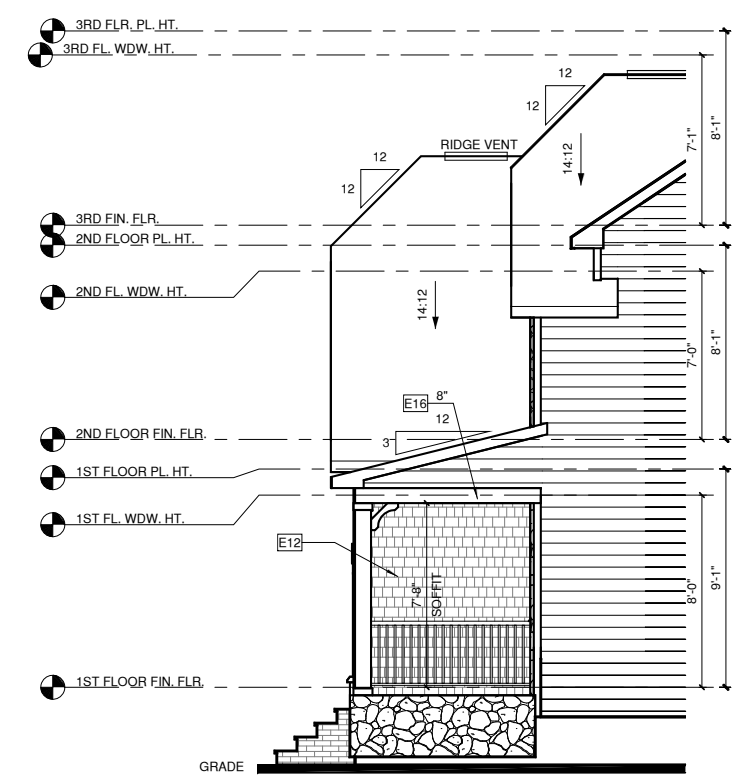
PRINT DATE:
07.13.2020

SHEET NO:
1.2.1



**CRAWL
FOUNDATION
SEE DETAIL
TO RIGHT**

RIGHT ELEVATION EURO
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT
**FOUNDATION BRICK
WRAP (3 SIDES)**



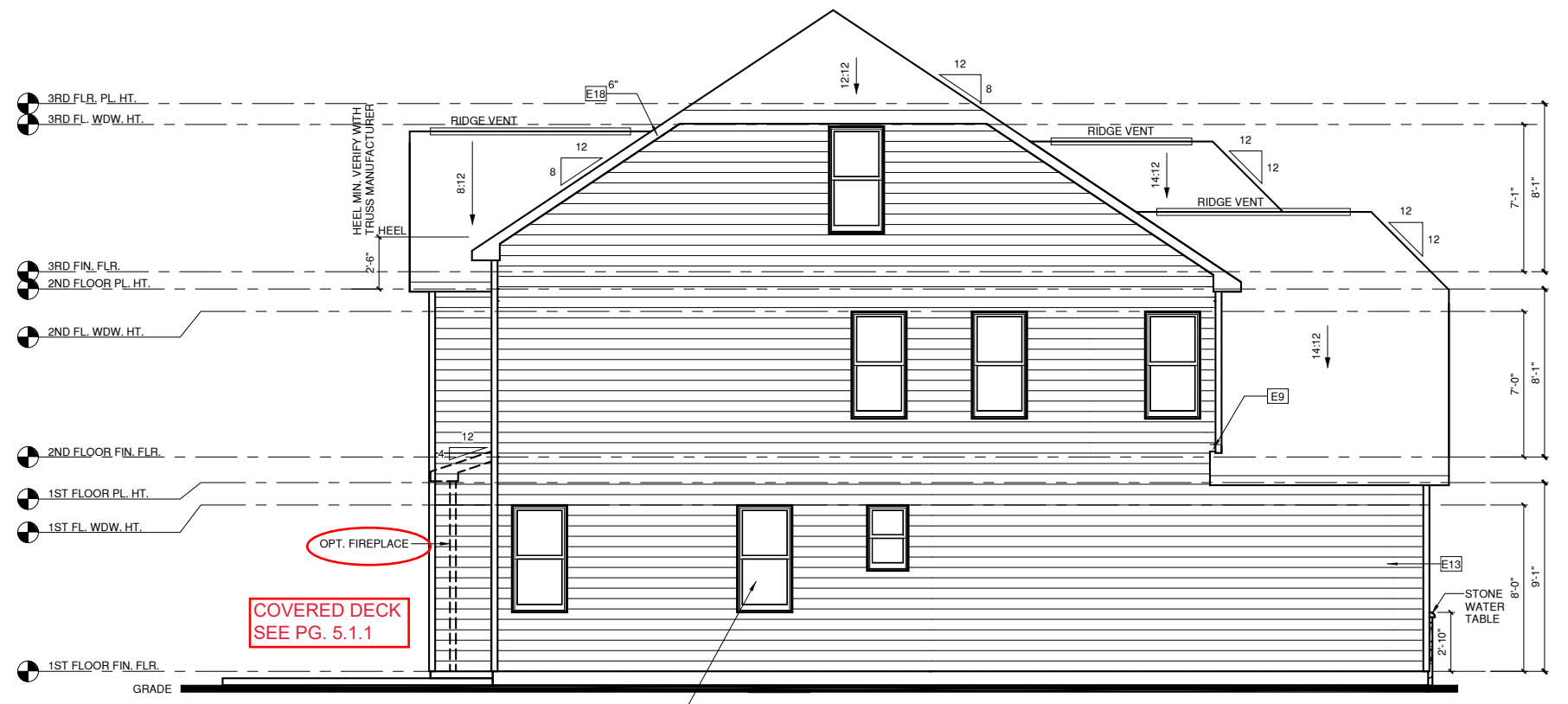
**RIGHT ELEVATION EURO W/
CRAWL @ PORCH**
3 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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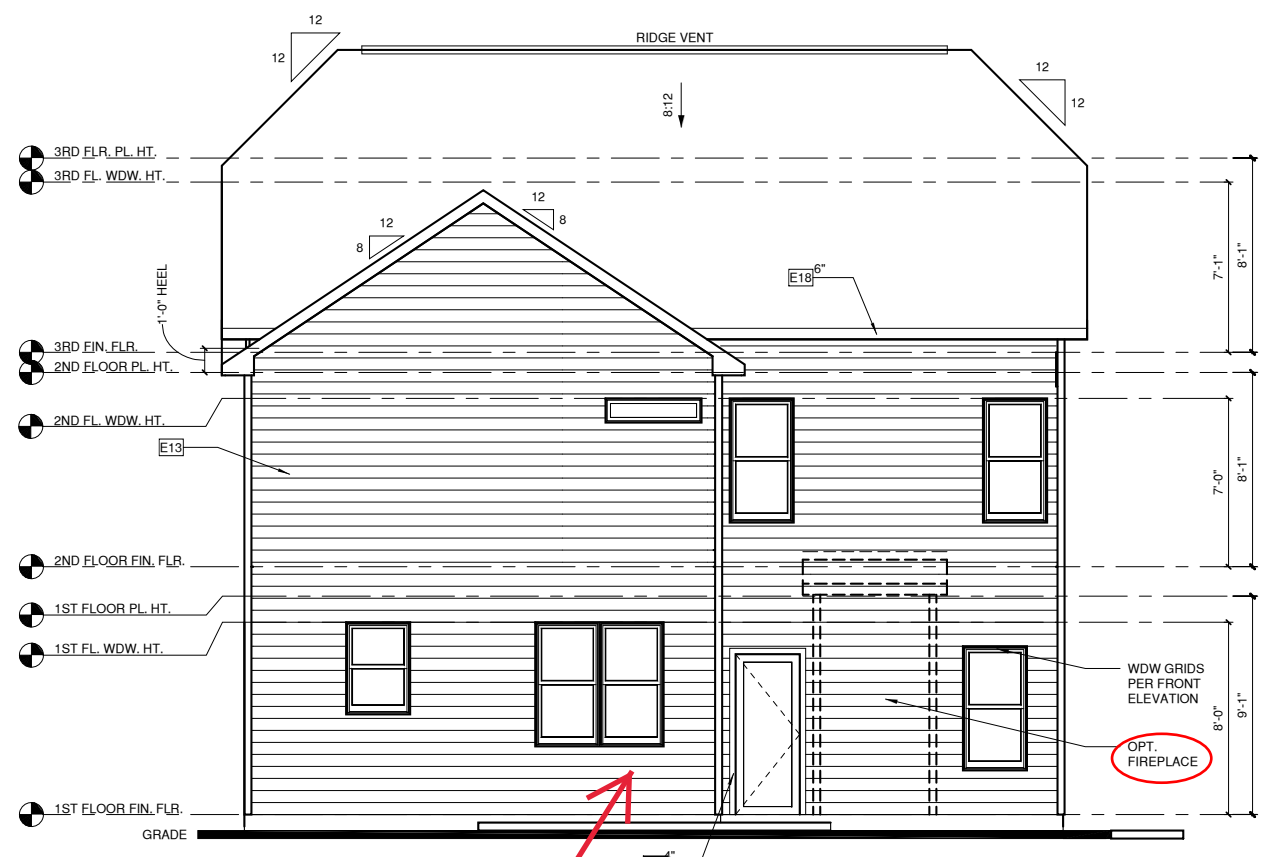
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**COVERED DECK
SEE PG. 5.1.1**

LEFT ELEVATION EURO
2 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT
**FOUNDATION BRICK
WRAP (3 SIDES)**

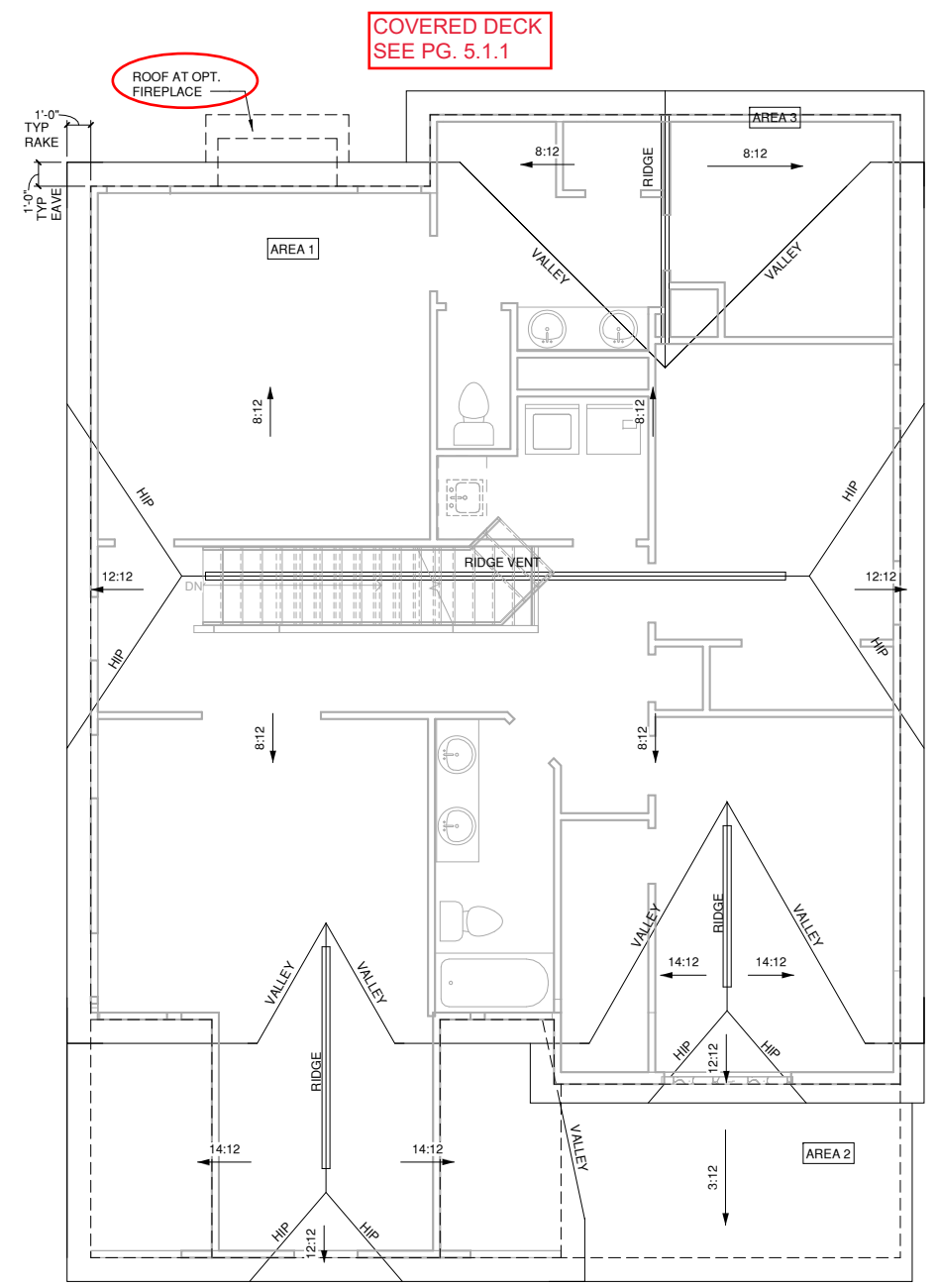


**COVERED DECK
SEE PG. 5.1.1**

REAR ELEVATION EURO

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**FOUNDATION BRICK
WRAP (3 SIDES)**



**COVERED DECK
SEE PG. 5.1.1**

**ROOF AT OPT.
FIREPLACE**

ROOF PLAN EURO

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1/150 RATIO:

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

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

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

1/300 RATIO:

AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

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

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

ROOF VENT CALC ELEV 'D'			
Name	Area	1/300 RATIO FOR HIGH & LOW	1/150 RATIO FOR HIGH & LOW
AREA 3	29 SF	7 in ²	14 in ²
AREA 1	1423 SF	342 in ²	683 in ²
AREA 2	64 SF	15 in ²	31 in ²
AREA 4	196 SF	47 in ²	94 in ²
AREA 5	247 SF	59 in ²	118 in ²

NO.	DATE:	REVISION:

PROJECT TITLE:
**THE FINLEY
2020 'EURO' -
LH**

CONSTRUCTION SET

**LOT 1071 -
ANDERSON
CREEK
ACADEMY
02.04.2021**

PROJECT NO:
GMD14038RAL

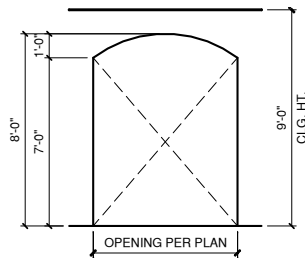
SHEET TITLE:
**REAR ELEV W/
ROOF PLAN
'EURO'**

PRINT DATE:
07.13.2020

SHEET NO:

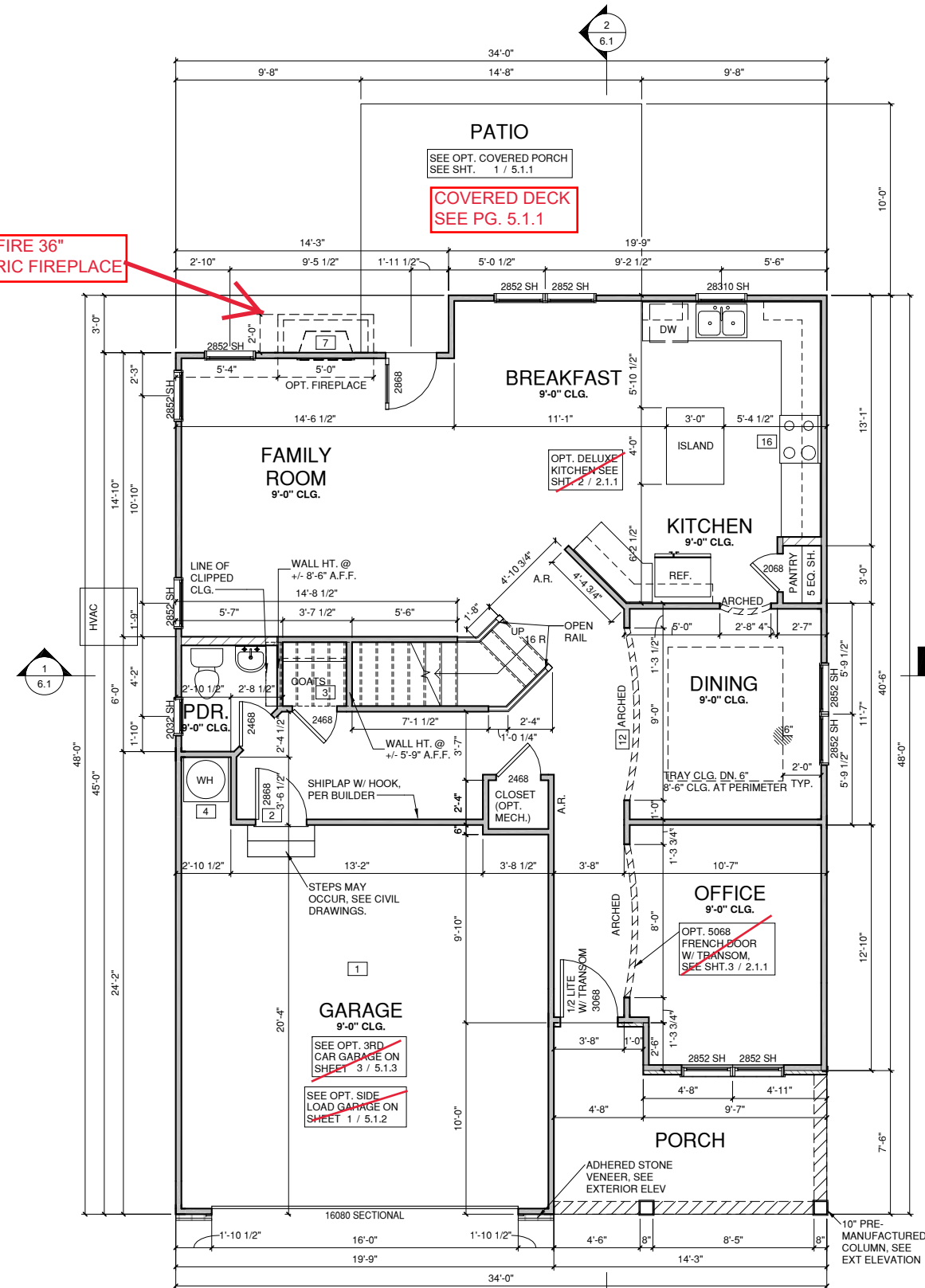
FLOOR PLAN KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
2	HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1 3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR
3	BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
4	GAS WATER HEATER ON 18" HIGH PLATFORM
7	PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER WRITTEN INSTRUCTIONS
8	ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED, ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES (25 1/2"X54" SIZE)
9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
12	INTERIOR SOFFITS, FFL = 8'-0" U.N.O, SFL = 7'-6" U.N.O.
13	SHOWER, TEMPERED GLASS ENCLOSURE
14	TUB-SHOWER COMBO
16	SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
17	GAS COOKTOP AND HOOD, VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS
18	ELECTRIC OVEN WITH MICROWAVE OVEN
19	ACCESS HATCH/DOOR, FULLY WEATHER STRIPPED AND INSULATED, (PER NCRC SECTION N1102.2.3)

WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	STONE VENEER
	BRICK VENEER
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED



TYP. ARCHED OPENING DETAIL

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



FIRST FLOOR PLAN EURO

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NO.	DATE	REVISION

PROJECT TITLE:
**THE FINLEY
2020 'EURO' -
LH**

CONSTRUCTION SET

LOT 1071 -
ANDERSON
CREEK
ACADEMY
02.04.2021

PROJECT NO:
GMD14038RAL

SHEET TITLE:
**FIRST FLOOR
PLAN 'EURO'**

PRINT DATE:
07.13.2020

SHEET NO:

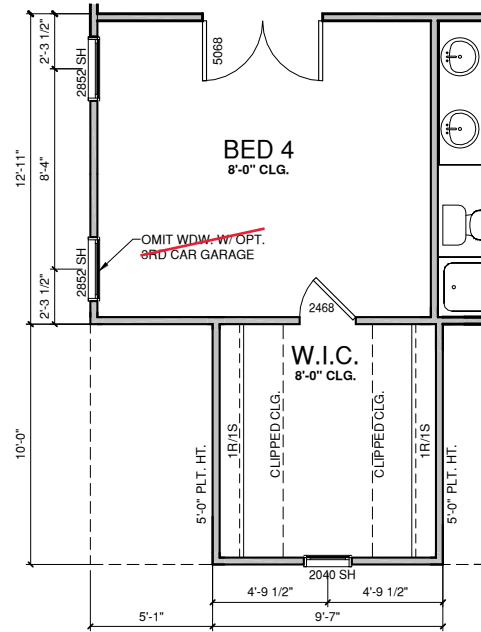
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FLOOR PLAN KEYNOTE LEGEND

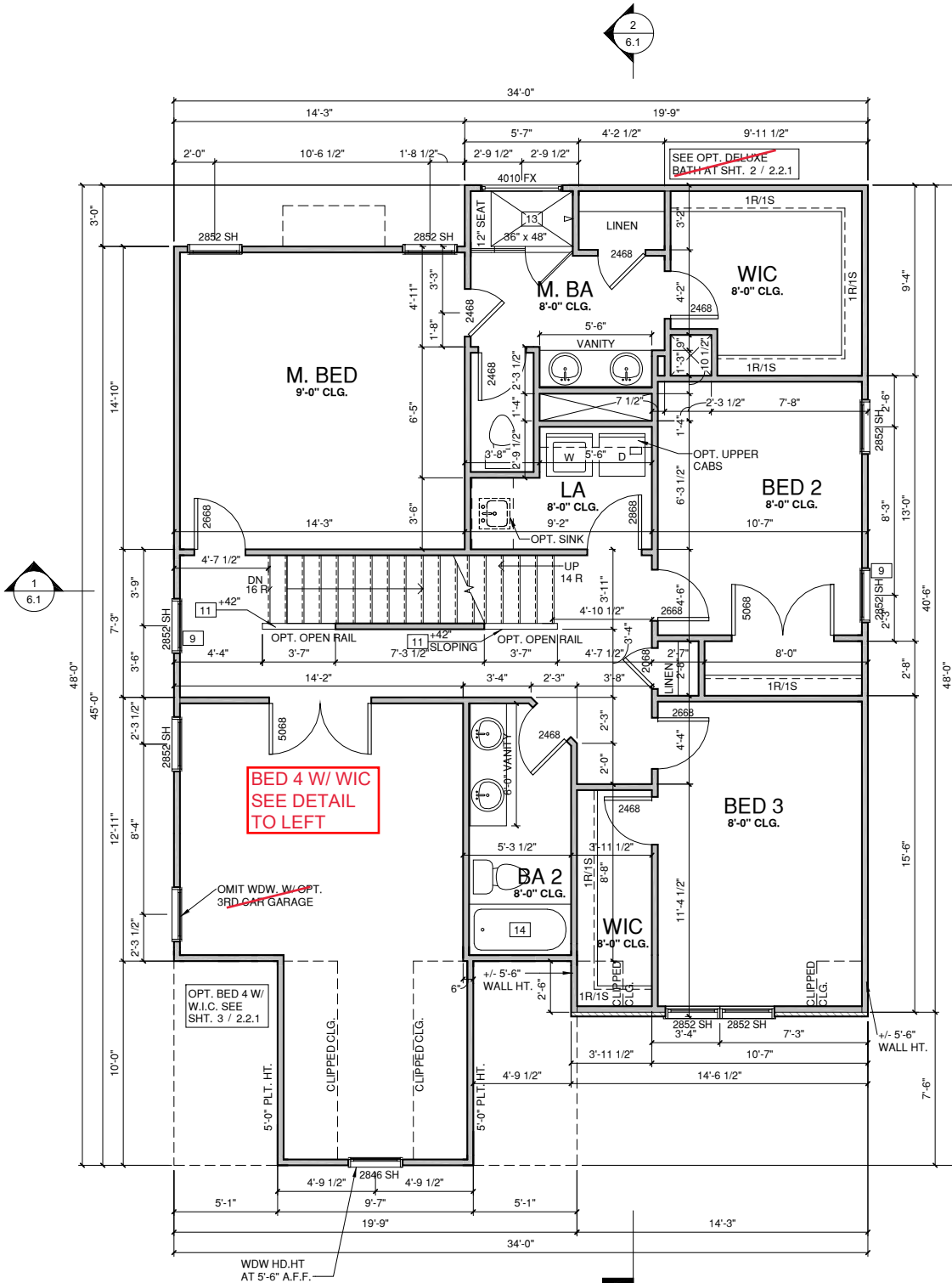
KEY VALUE	KEYNOTE TEXT
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18	ELECTRIC OVEN WITH MICROWAVE OVEN
19	ACCESS HATCH/DOOR, FULLY WEATHER STRIPPED AND INSULATED, (PER NCRC SECTION N1102.2.3)

WALL LEGEND

	FULL HEIGHT 2X4 WOOD STUD PARTITION		FULL HEIGHT 2X6 WOOD STUD PARTITION
	STONE VENEER		DRYWALL OPENING HEIGHT AS NOTED ON PLAN
	BRICK VENEER		STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED



OPT. BED 4 W/ W.I.C.
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



SECOND FLOOR PLAN EURO
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NO.	DATE:	REVISION:

PROJECT TITLE:
**THE FINLEY
 2020 'EURO' -
 LH**

CONSTRUCTION SET

**LOT 1071 -
 ANDERSON
 CREEK
 ACADEMY
 02.04.2021**







PROJECT NO:
 GMD14038RAL

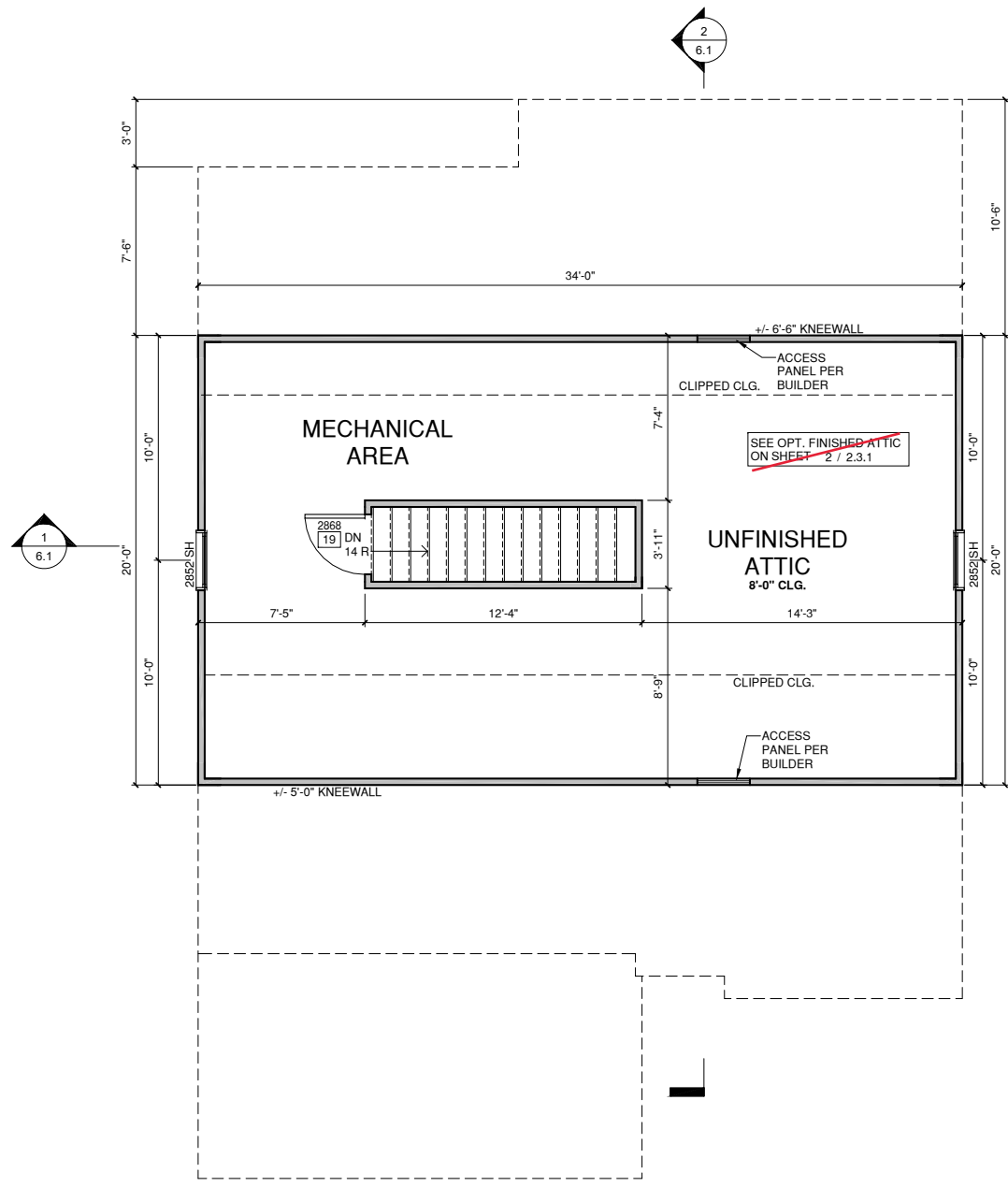
SHEET TITLE:
**SECOND
 FLOOR PLAN
 'EURO'**

PRINT DATE:
 07.13.2020

SHEET NO:
2.2.1

FLOOR PLAN KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
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19	ACCESS HATCH/DOOR, FULLY WEATHER STRIPPED AND INSULATED, (PER NCRC SECTION N1102.2.3)

WALL LEGEND	
 FULL HEIGHT 2X4 WOOD STUD PARTITION	 FULL HEIGHT 2X6 WOOD STUD PARTITION
 STONE VENEER	 DRYWALL, OPENING HEIGHT AS NOTED ON PLAN
 BRICK VENEER	
 STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED	



THIRD FLR. WALK-UP ATTIC
 1/4" = 1'-0" AT 22"x34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NO.	DATE	REVISION

PROJECT TITLE:
**THE FINLEY
 2020 'EURO' -
 LH**

CONSTRUCTION SET

LOT 1071 -
 ANDERSON
 CREEK
 ACADEMY
 02.04.2021

PROJECT NO:
 GMD14038RAL

SHEET TITLE:
**THIRD FLOOR
 PLAN 'EURO'**

PRINT DATE:
 07.13.2020

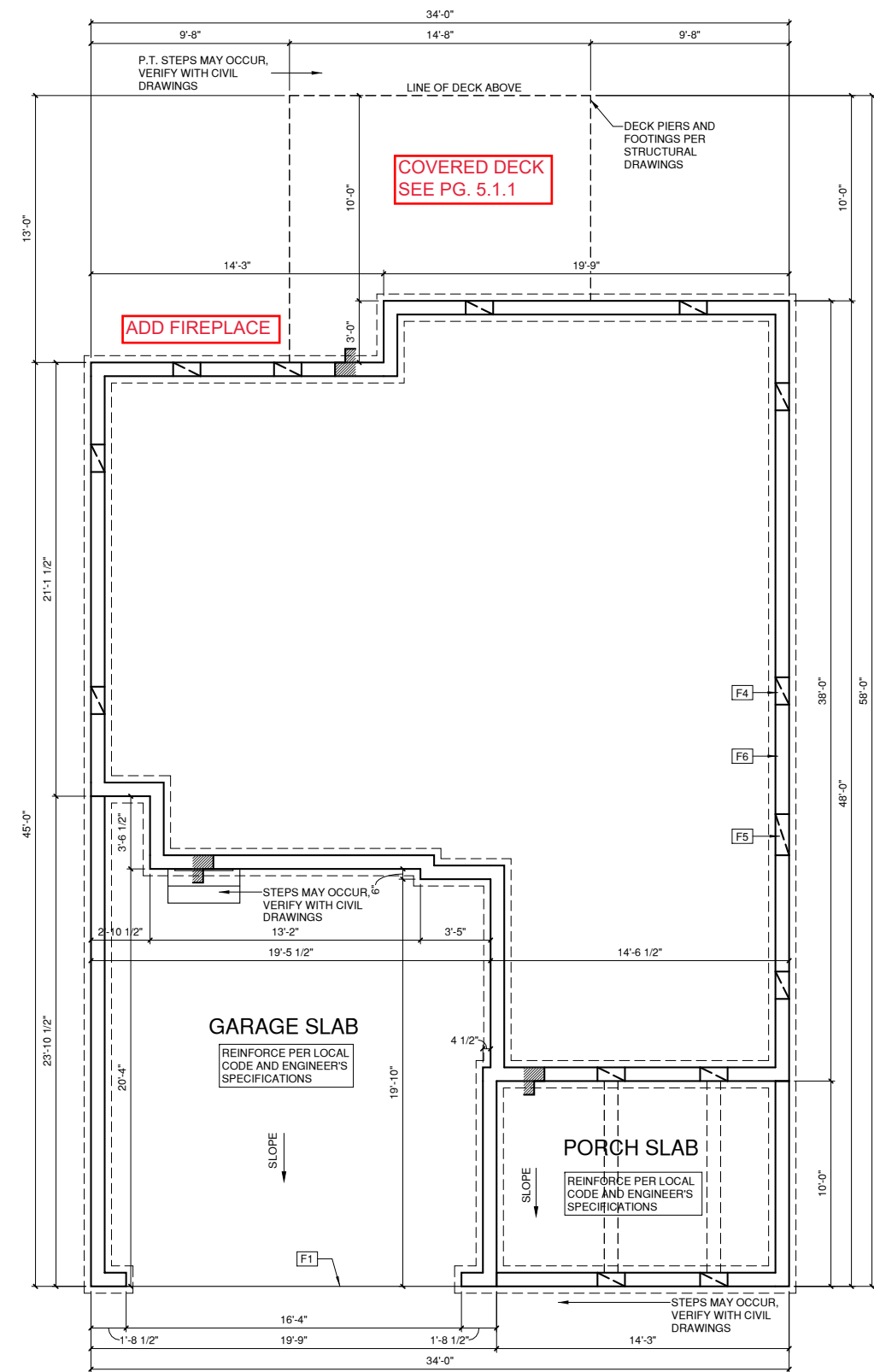
SHEET NO:
2.3.1

CRAWL SPACE NOTES FOR NORTH CAROLINA:

- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- PROVIDE FIREBLOCKING. (PER NCRC SECTION R602.8)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSWING DOORS. (PER NCRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP. STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED. MINIMUM (PER NCRC SECTIONS R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
100% GROUND COVERAGE OVER FINISHED GRADE/CRAWL SPACE. EITHER BAIT STATIONS OR CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO THE STANDARDS OF THE NC DEPT. OF AGRICULTURE.
- AT VENTED CRAWL SPACE:
APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCRC SECTION 408.2
- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NCRC SECTION R408.1.1 EXCEPTION.)
- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"X24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCRC SECTION 408.8)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS

FOUNDATION KEYNOTE LEGEND	
F1	LINE OF SLAB ABOVE
F2	LINE OF FRAMED WALL ABOVE
F3	A/C CONDENSER PAD (VERIFY)
F4	16" X 8" CRAWL SPACE VENT
F5	CRAWL SPACE ACCESS PANEL
F6	TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED WITH SOLID CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICKVENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCRC SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



1 CRAWL SPACE PLAN 'EURO'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NO.	DATE:	REVISION:

PROJECT TITLE:
**THE FINLEY
2020 'EURO' -
LH**

CONSTRUCTION SET

**LOT 1071 -
ANDERSON
CREEK
ACADEMY
02.04.2021**

PROJECT NO:
GMD14038RAL
SHEET TITLE:
**CRAWL SPACE
PLAN 'EURO'**

PRINT DATE:
07.13.2020

SHEET NO:
4.1.1

NO.	DATE:	REVISION:

PROJECT TITLE:
**THE FINLEY
2020 'EURO' -
LH**

CONSTRUCTION SET

LOT 1071 -
ANDERSON
CREEK
ACADEMY
02.04.2021

PROJECT NO:
GMD14038RAL

SHEET TITLE:
**OPT. COVERED
PORCH**

PRINT DATE:
07.13.2020

SHEET NO:
5.1.1

FLOOR PLAN KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
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19	ACCESS HATCH/DOOR, FULLY WEATHER STRIPPED AND INSULATED, (PER NCRS SECTION N1102.2.3)

WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	STONE VENEER
	BRICK VENEER
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

ELEVATION KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E4	8" SOLDIER COURSE
E5	ROWLOCK COURSE
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATTEN SIDING)
E16	5/4X FIBER CEMENT TRIM OR 5/4X WOOD TRIM W/ VINYL CAP OR COIL STOCK, SIZE AS NOTED (SIZES SHOWN ARE NOMINAL WIDTHS)
E17	FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED
E18	1X6 FIBER CEMENT BOARD FASCIA OVER 2X4 SUB-FASCIA OR 2X6 FASCIA W/ VINYL CAP OR COIL STOCK

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRS SECTION R312.2

NOTES:

GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN, BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

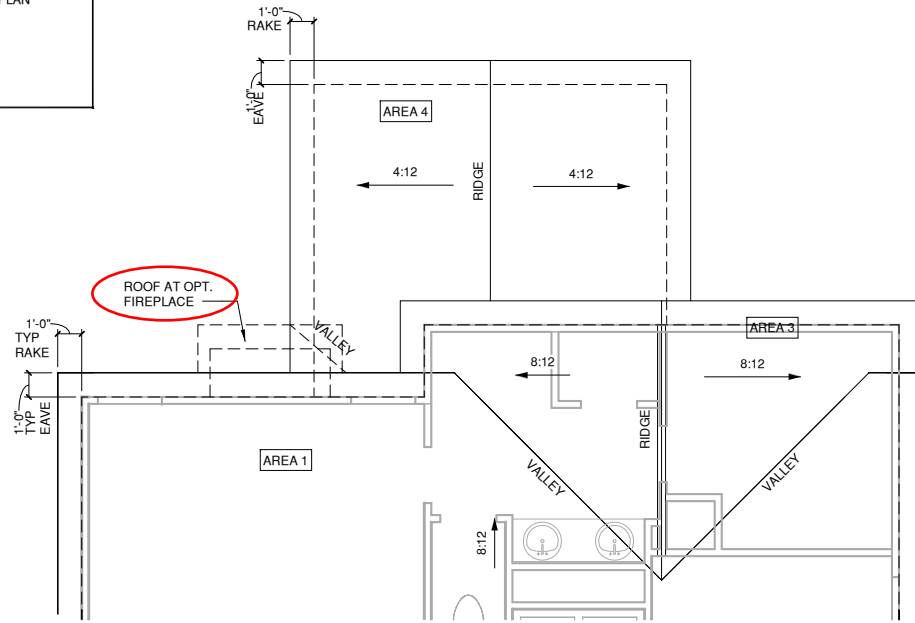
ROOFING: PITCHED SHINGLES PER BUILDER.

WINDOWS: MANUFACTURER PER BUILDER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

ENTRY DOOR: AS SELECTED BY BUILDER

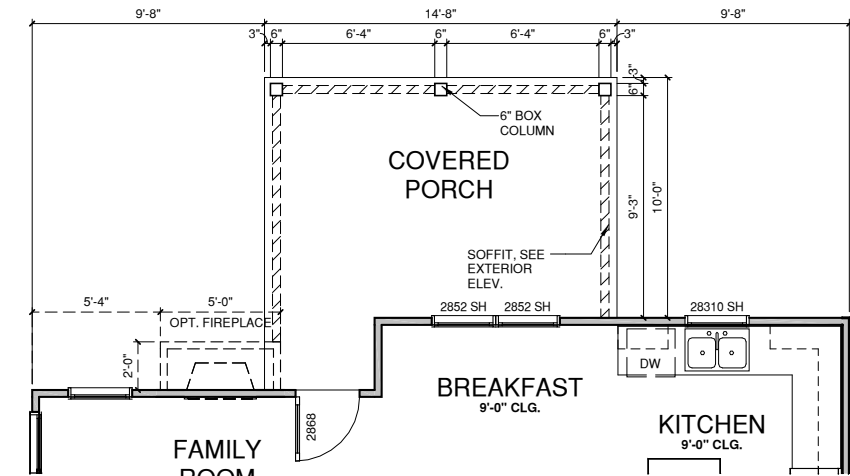
CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



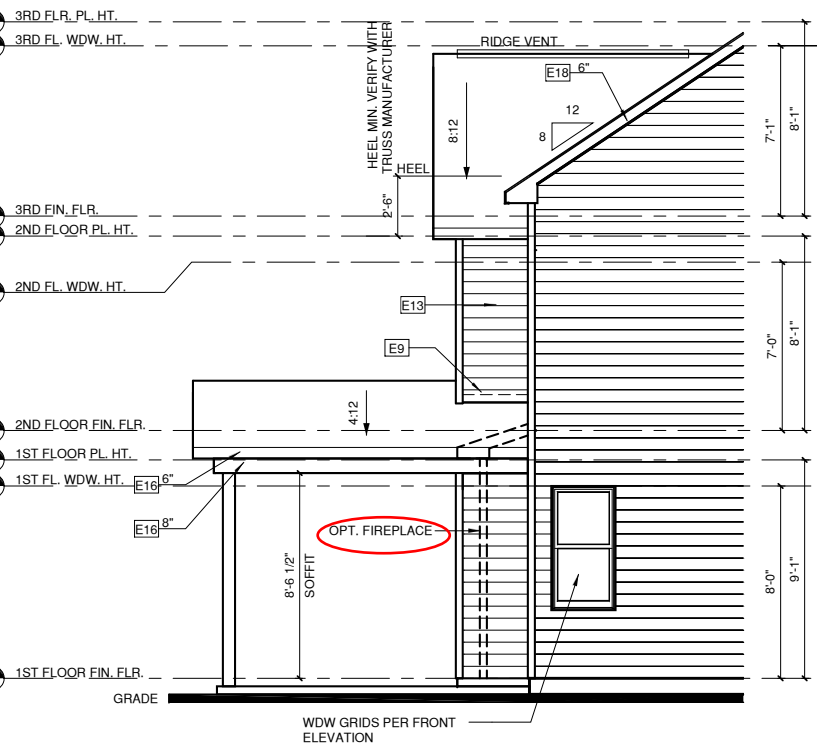
ROOF PLAN EURO W/ OPT. COVERED PORCH

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



OPT. COVERED PORCH

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



LEFT ELEVATION W/ OPT. COVERED PORCH EURO

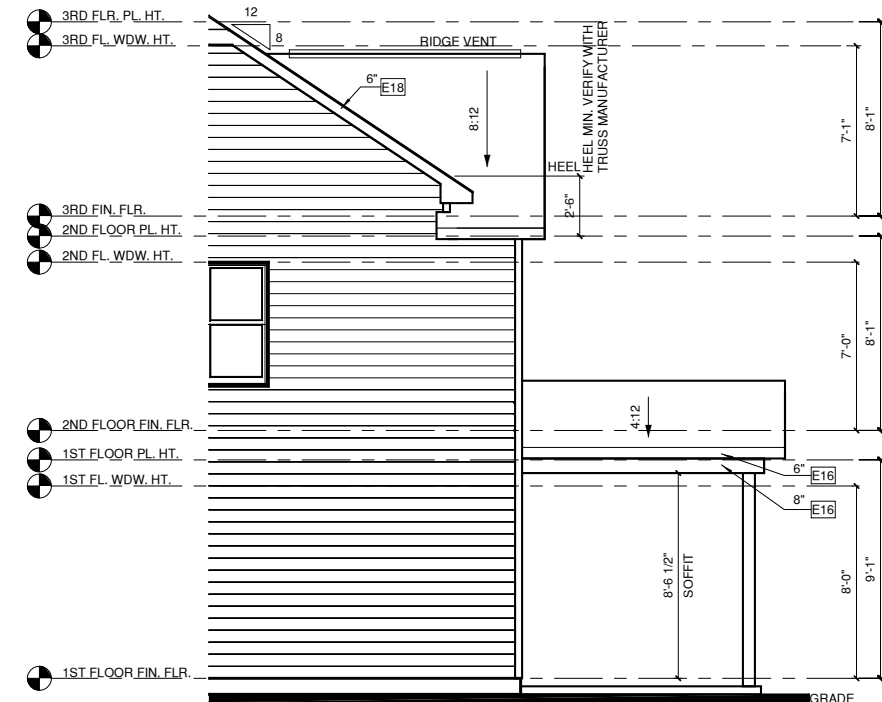
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



REAR ELEVATION W/ OPT. COVERED PORCH EURO

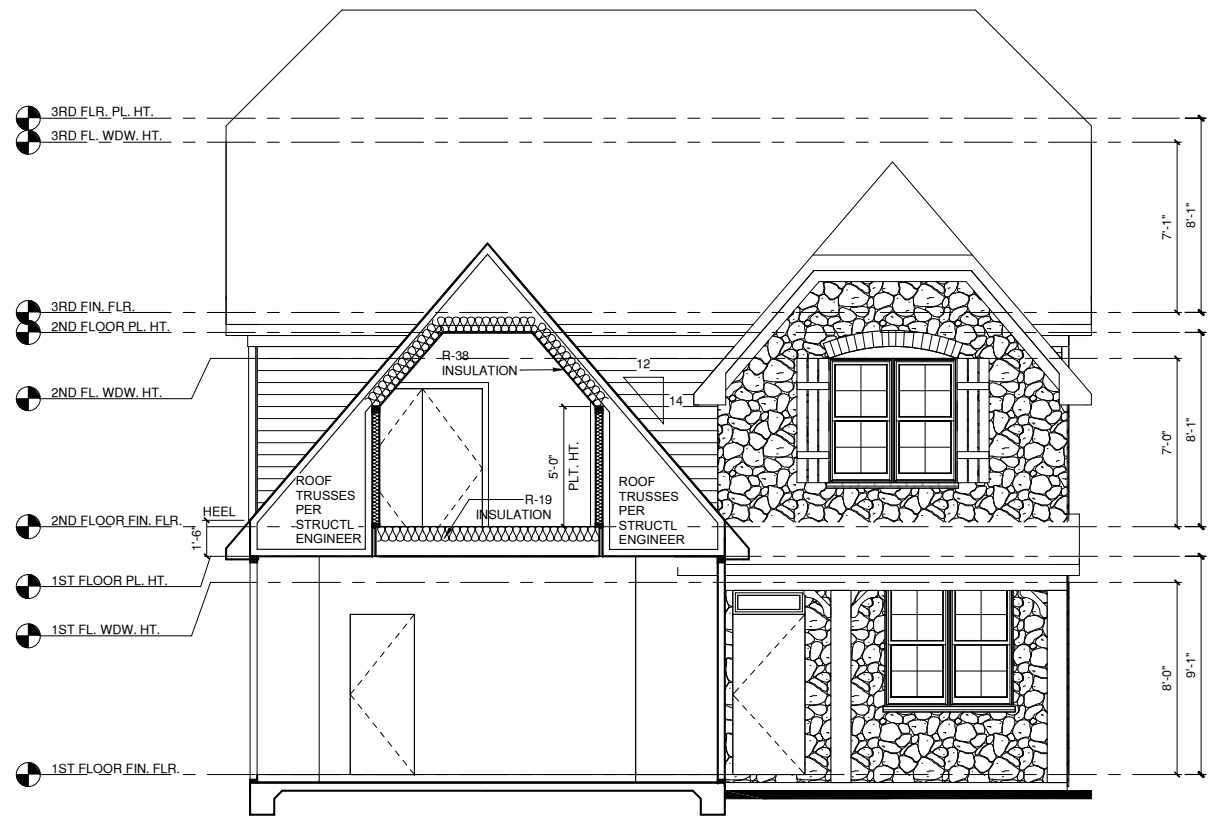
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

FOUNDATION BRICK WRAP (3 SIDES)

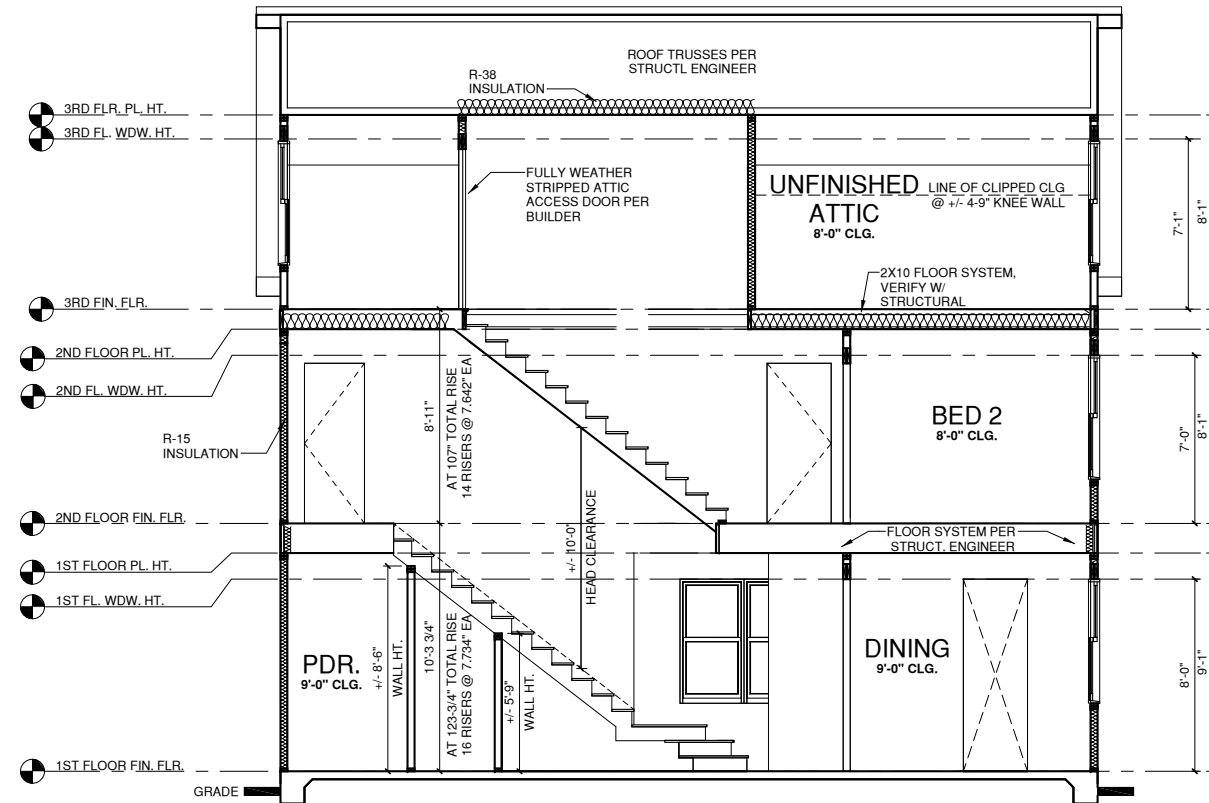


RIGHT ELEVATION W/ OPT. COVERED PORCH EURO

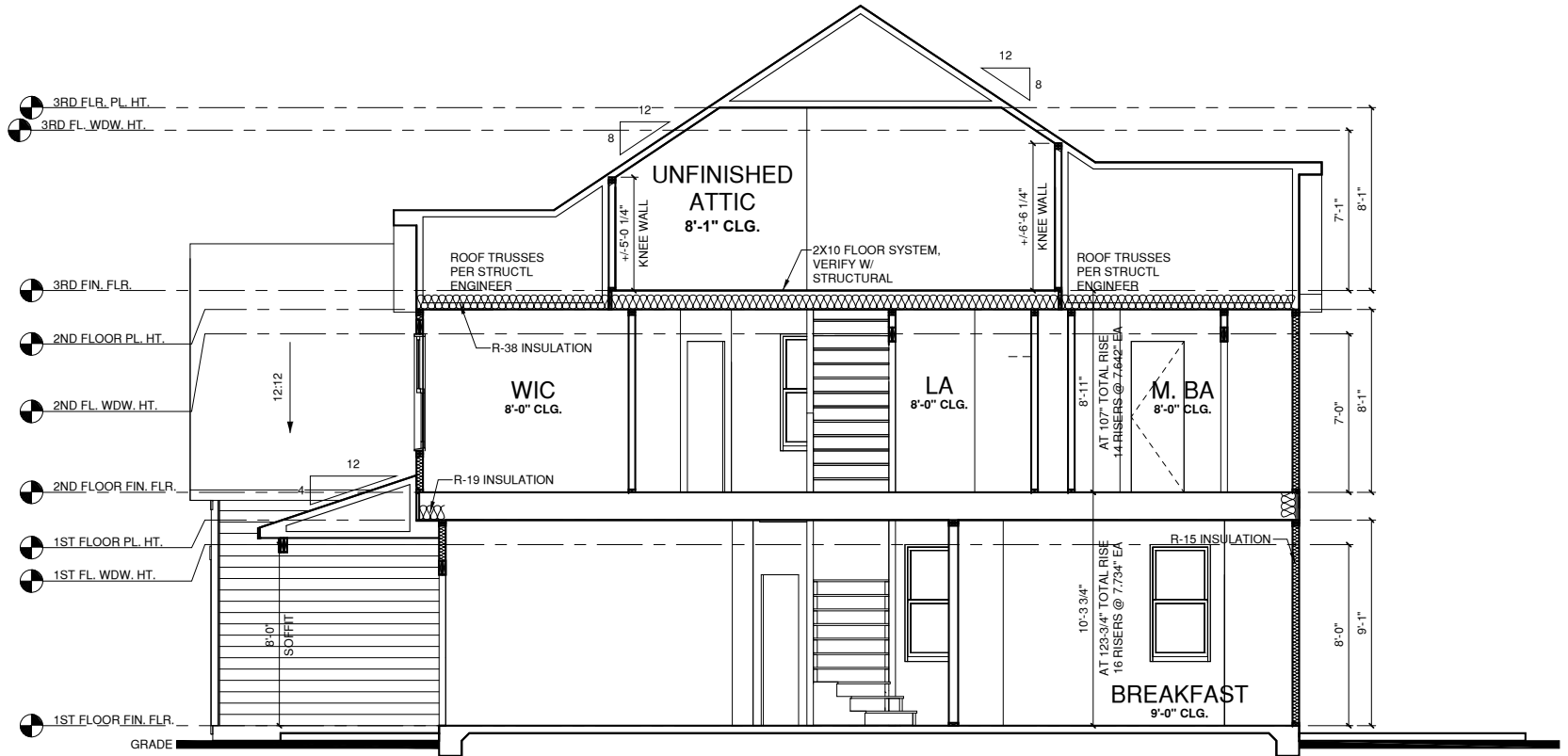
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



BUILDING SECTION 3 EURO
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



BUILDING SECTION 1
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



BUILDING SECTION 2
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT

NO.	DATE	REVISION

PROJECT TITLE:
**THE FINLEY
 2020 'EURO' -
 LH**

CONSTRUCTION SET

LOT 1071 -
 ANDERSON
 CREEK
 ACADEMY
 02.04.2021

PROJECT NO:
 GMD14038RAL
 SHEET TITLE:
**BUILDING
 SECTIONS**

PRINT DATE:
 07.13.2020
 SHEET NO:

NO.	DATE	REVISION

PROJECT TITLE:
**THE FINLEY
2020 'EURO' -
LH**

CONSTRUCTION SET

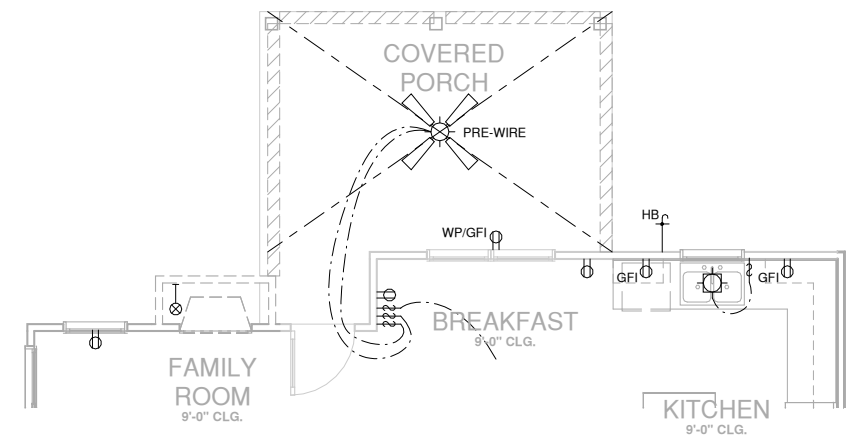
**LOT 1071 -
ANDERSON
CREEK
ACADEMY
02.04.2021**

PROJECT NO:
GMD14038RAL

SHEET TITLE:
**1ST FLOOR
UTILITY PLAN**

PRINT DATE:
07.13.2020

SHEET NO:

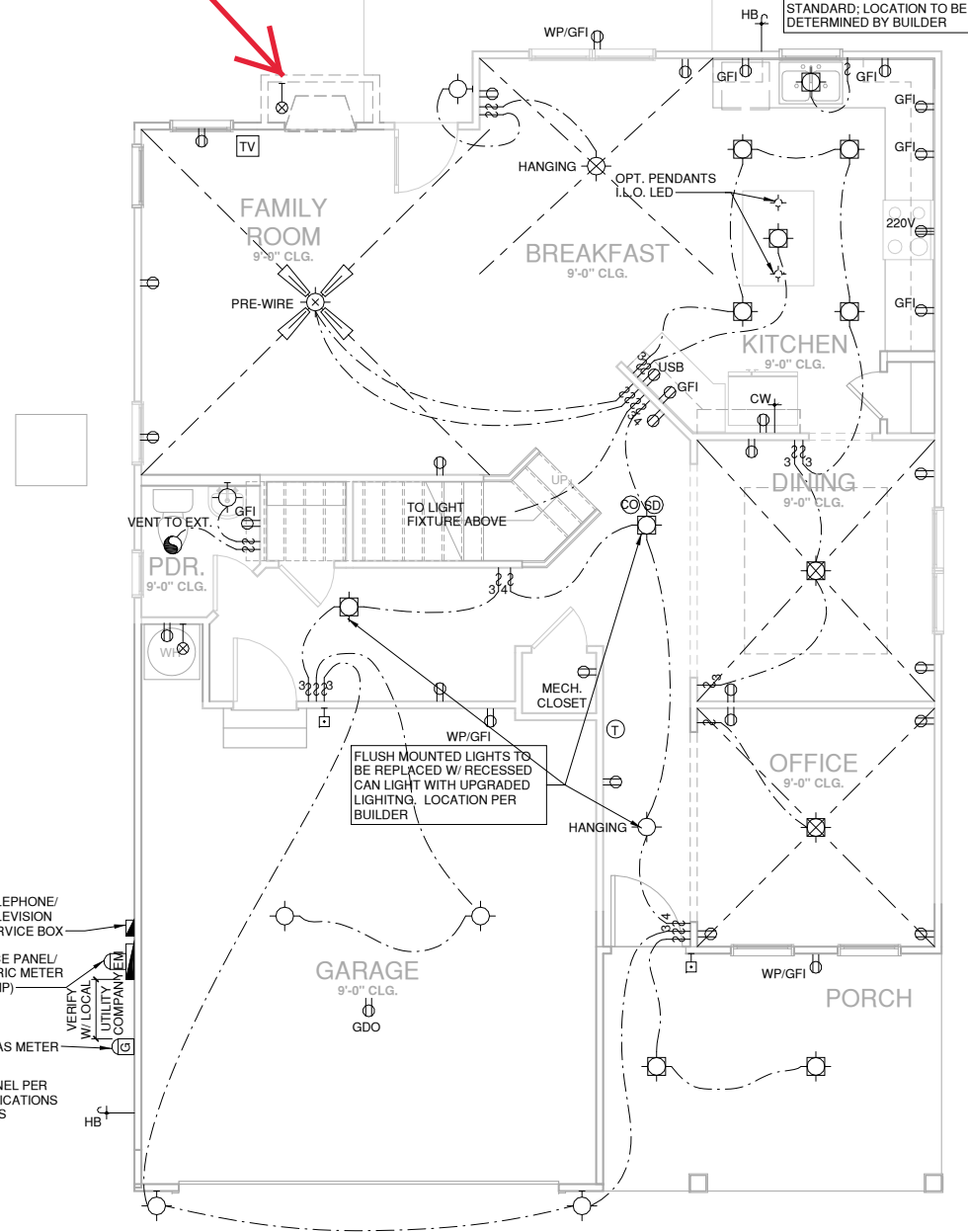


OPT. COVERED PORCH UTILITY PLAN

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

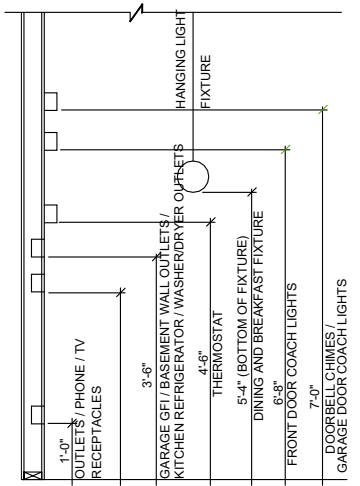
SIMPLIFIRE 36" ELECTRIC FIREPLACE

COVERED DECK SEE DETAIL TO LEFT

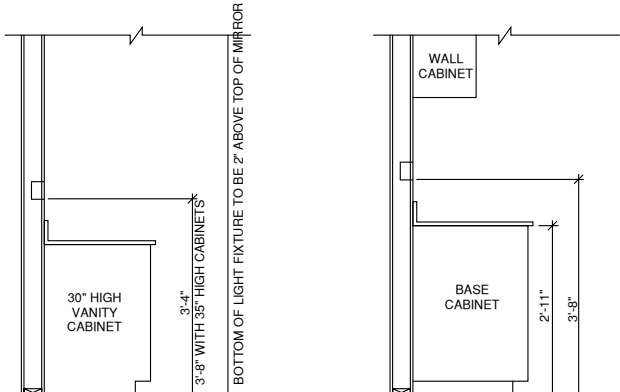


FIRST FLOOR UTILITY PLAN

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

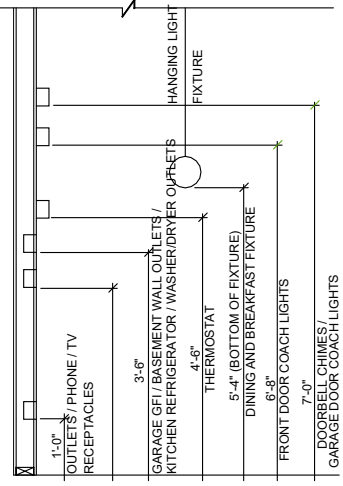
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

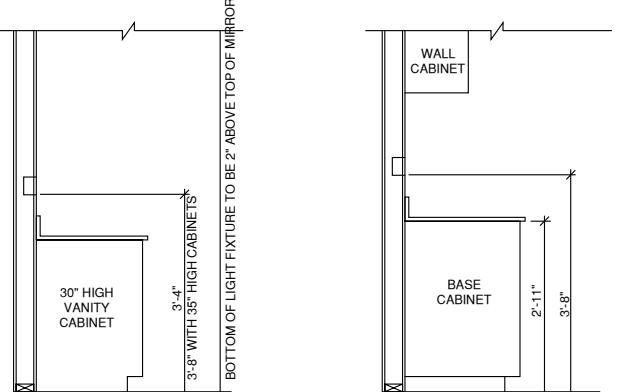
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS
- FAN LIGHTS IN WET/DAMP LOCATIONS SHALL BE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

LEGEND:

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



STANDARD ELECTRICAL BOX HEIGHTS

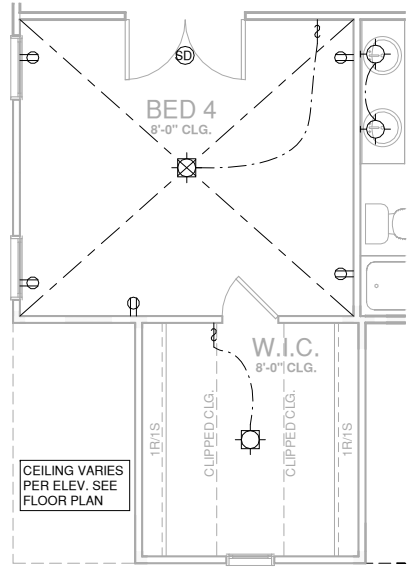


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS **SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS**

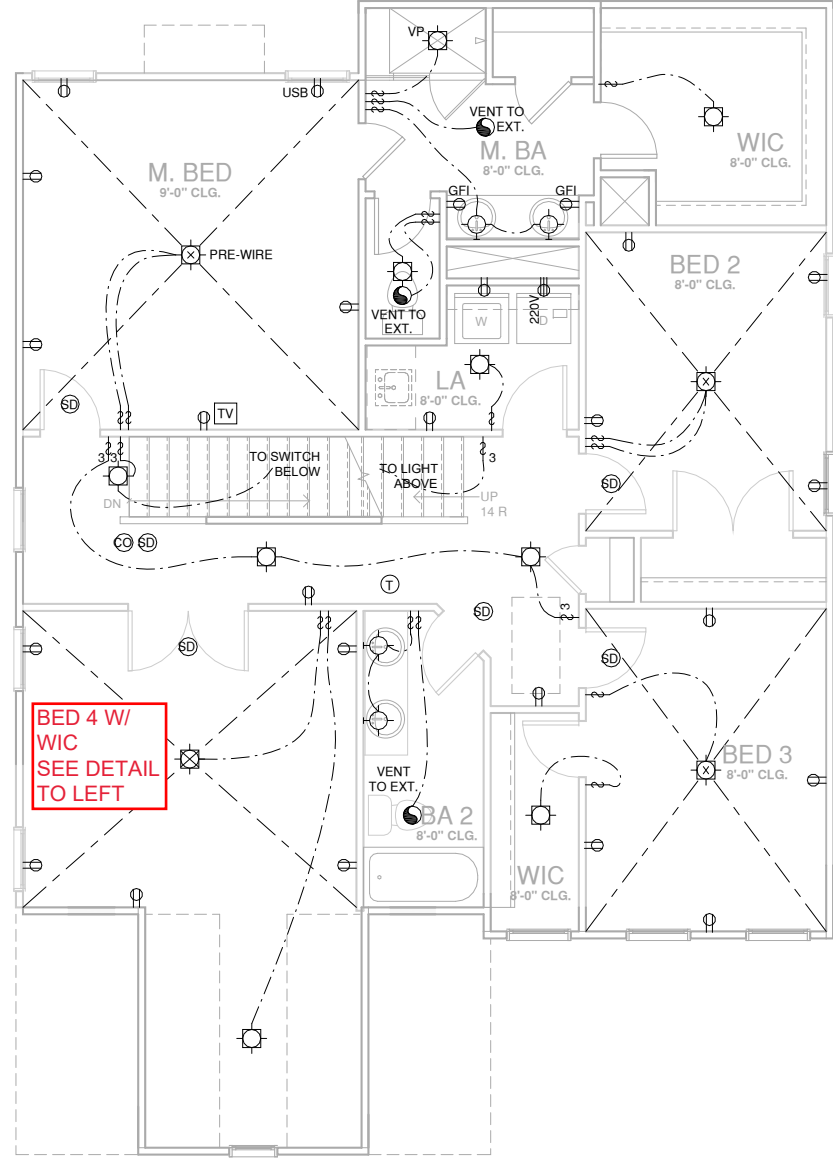
- NOTES:**
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LEGEND:

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	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
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	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



OPT. BED 4 W/ W.I.C. UTILITY PLAN
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



SECOND FLOOR UTILITY PLAN
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NO.	DATE	REVISION

PROJECT TITLE:
THE FINLEY 2020 'EURO' - LH

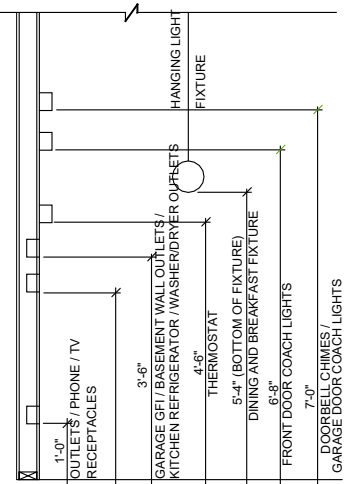
CONSTRUCTION SET

LOT 1071 - ANDERSON CREEK ACADEMY 02.04.2021

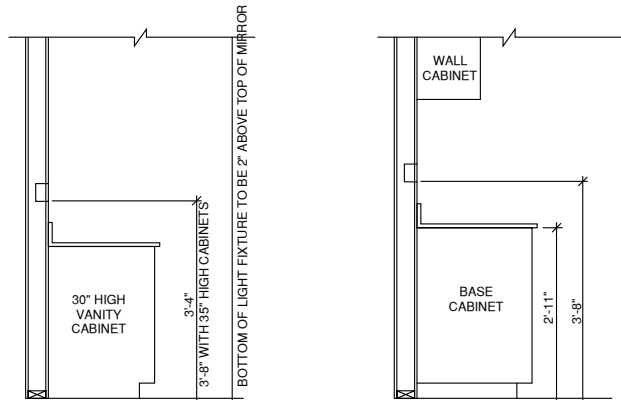
PROJECT NO:
 GMD14038RAL
 SHEET TITLE:
2ND FLOOR UTILITY PLAN

PRINT DATE:
 07.13.2020

SHEET NO:
7.2



STANDARD ELECTRICAL BOX HEIGHTS



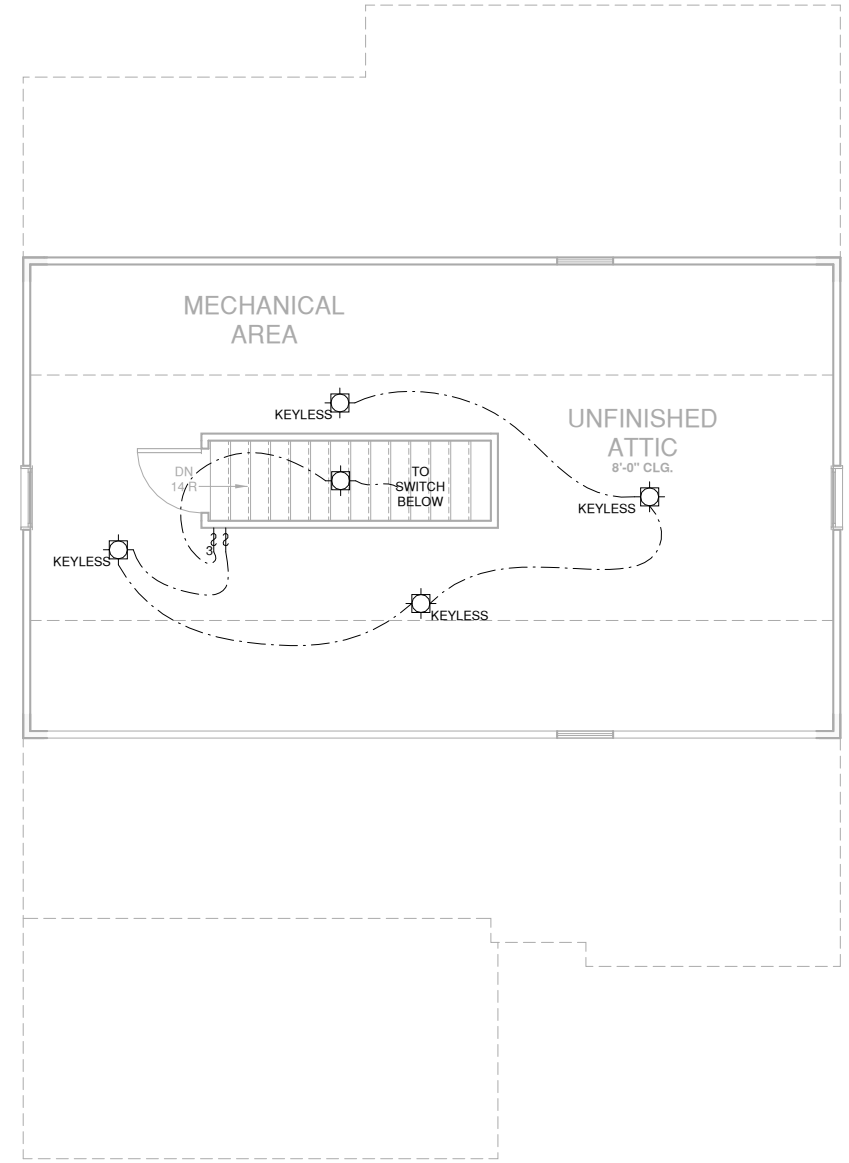
SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

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LEGEND:

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



THIRD FLOOR UTILITY PLAN
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NO.	DATE:	REVISION:

PROJECT TITLE:
**THE FINLEY
 2020 'EURO' -
 LH**

CONSTRUCTION SET

LOT 1071 -
 ANDERSON
 CREEK
 ACADEMY
 02.04.2021

PROJECT NO:
 GMD14038RAL

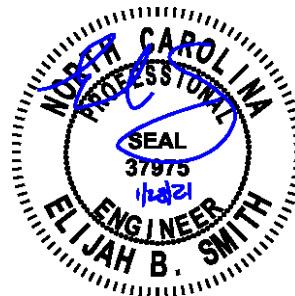
SHEET TITLE:
**3RD FLOOR
 UTILITY PLAN**

PRINT DATE:
 07.13.2020

SHEET NO:
7.3

STRUCTURAL PLANS FOR:

THE FINLEY 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

JDSfaulkner PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

INDEX OF SHEETS		REVISION LOG		
SHEET	TITLE	DATE	REVISED BY	REVISION
T	TITLE SHEET: PROJECT INFORMATION AND NOTES	01/08/2021	CDM	ADDED HIGH WINDS WALL BRACING SHEETS PER CLIENT
GN1.0	GENERAL NOTES	01/27/2021	AWC	ADDED SHEET S1.1 TO ALL ELEVATIONS
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	SECOND FLOOR WALL BRACING PLAN			
S5.0	ROOF FRAMING PLAN			
D1.0 - D9.0	DETAILS			

NOTES

- 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.
- DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
- PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
 - 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.
 - 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: 20902313

CLIENT: MCKEE HOMES
PROJECT: THE FINLEY 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.: 20902313

DATE: 01/27/2021 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

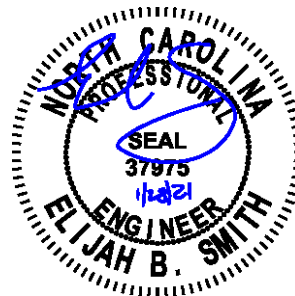
- INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):
Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #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 GIRDETS 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: **THE FINLEY 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.: **20902313**

DATE: **01/27/2021** 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.

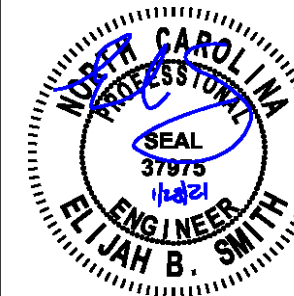
STICK-FRAMED ROOF - STRUCTURAL NOTES

- 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: **THE FINLEY 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

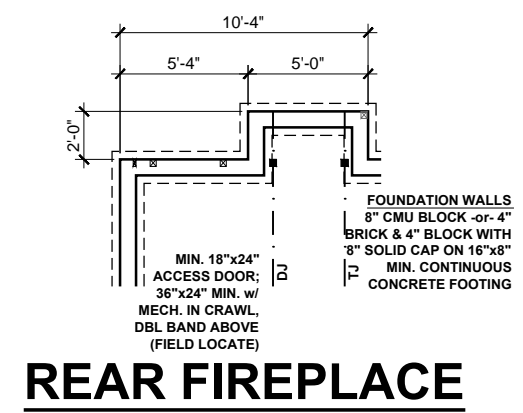
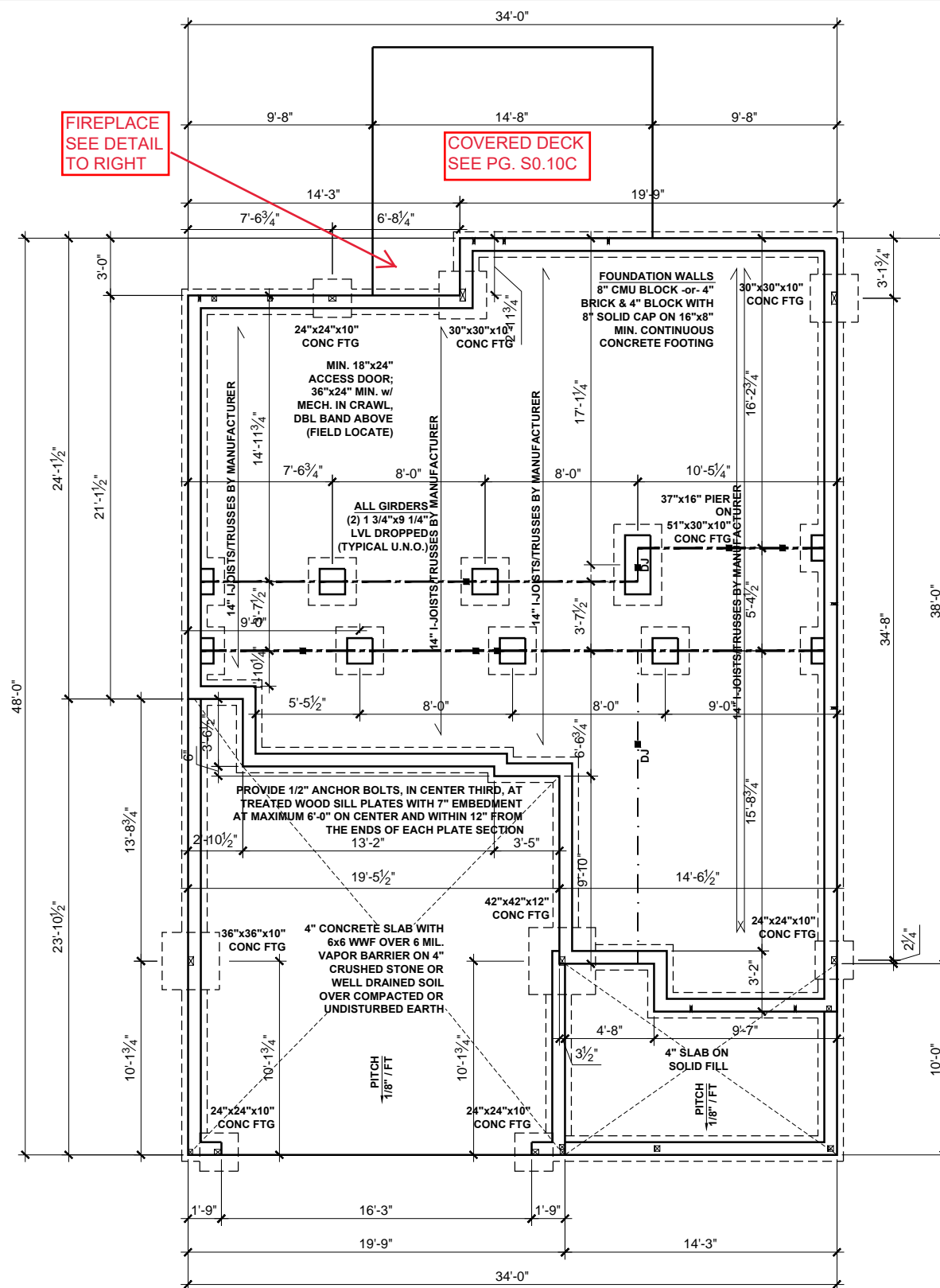
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GENERAL NOTES

GN1.1



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

CRAWL SPACE VENTILATION

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR SPACE AREA, AND ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

1.064	SQUARE FEET OF TOTAL CRAWL SPACE / 150 =
7.1	SQUARE FEET OF NET-FREE VENTILATION REQUIRED

I-JOIST SPACING NOT TO EXCEED 19.2" OC IN LOCATIONS WITH TILE FINISH FLOOR

**REFER TO I-JOIST EQUIVALENCES 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

FOUNDATION STRUCTURAL NOTES:

1. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW MASONRY	SOLID MASONRY
8 X16	UP TO 32" HIGH	UP TO 5'-0" HIGH
12X16	UP TO 48" HIGH	UP TO 9'-0" HIGH
16X16	UP TO 64" HIGH	UP TO 12'-0" HIGH
24X24	UP TO 96" HIGH	

WITH 30" X 30" X 10 CONCRETE FOOTING, UNO.

FOR WIND ZONES OF 120 MPH AND 130 MPH
-USE-
24"x8" MIN. CONT. CONC. FTG. w/ (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

CRAWLSPACE FOUNDATION PLAN - EURO
SCALE: 1/8" = 1'-0"



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CRAWLSPACE FOUNDATION PLAN

S0.9C

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

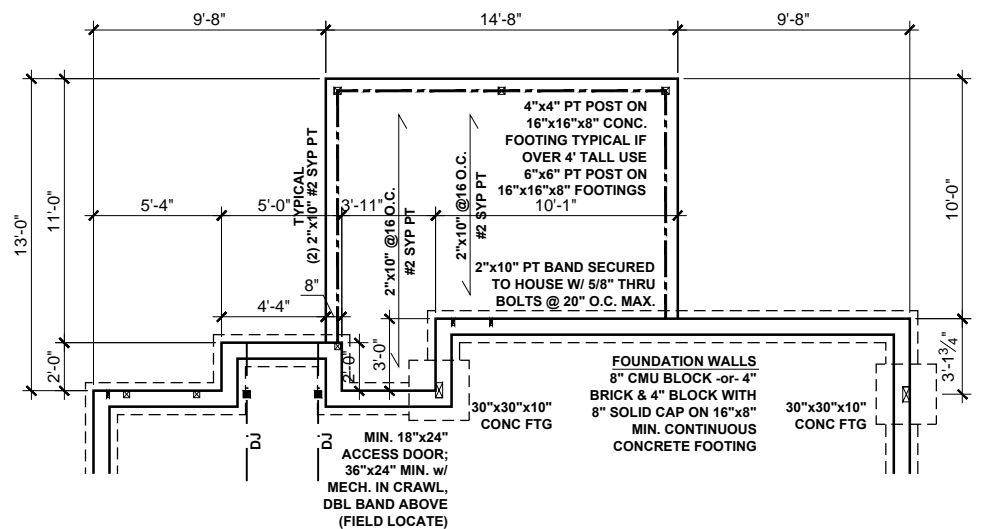
SEE FULL PLAN FOR ADDITIONAL INFORMATION



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**COVERED PORCH OPT
 w/ REAR FIREPLACE OPT**

CRAWL SPACE FOUNDATION PLAN OPTIONS - EURO

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

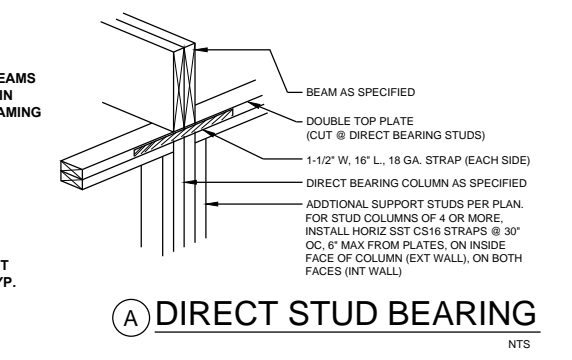
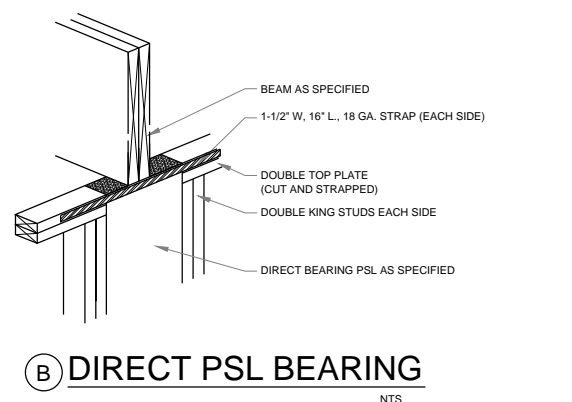
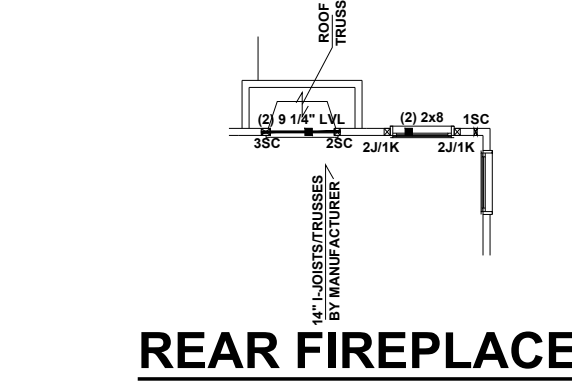
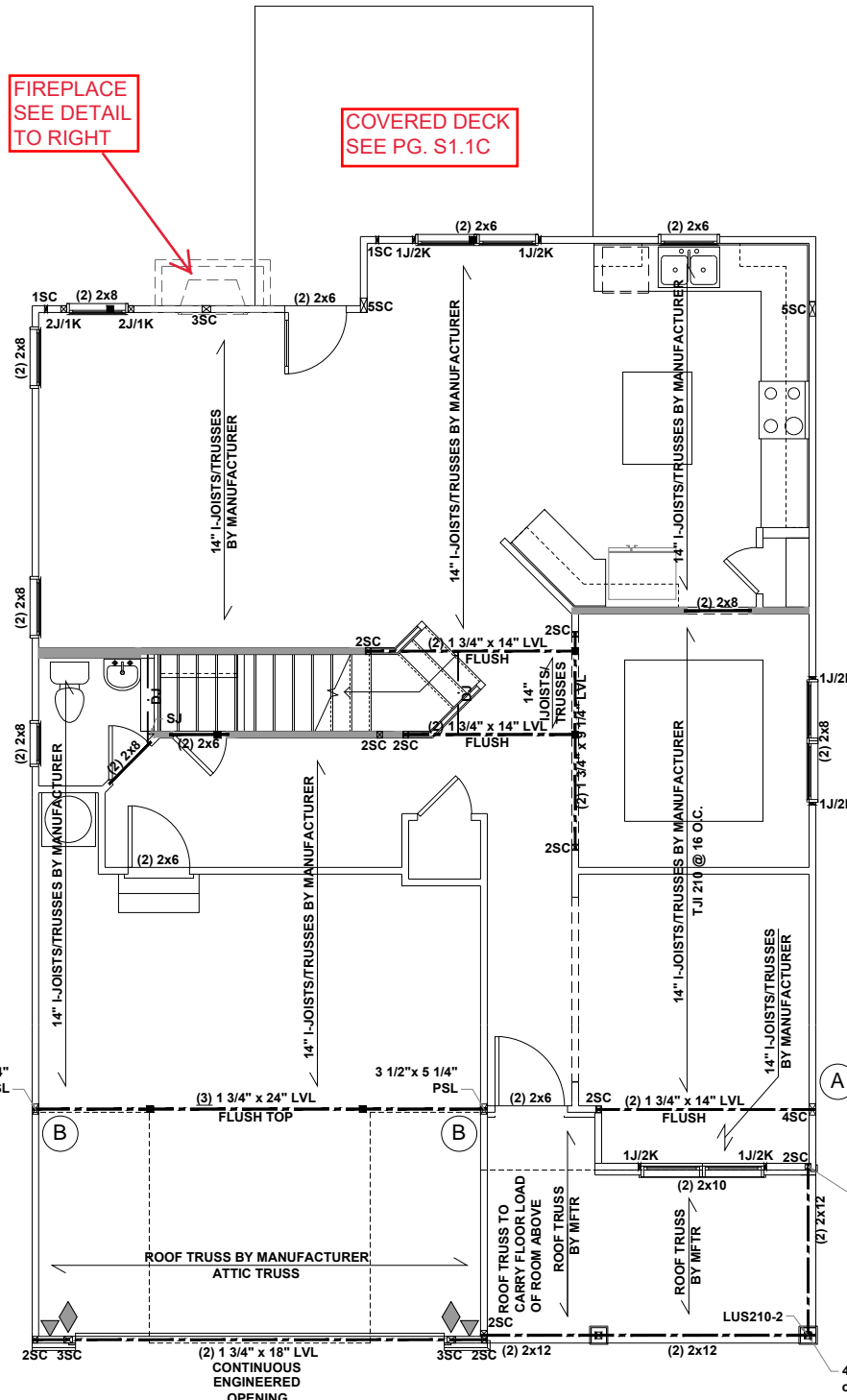
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LOCATION:	NORTH CAROLINA
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CRAWLSPACE FOUNDATION PLAN

S0.10C



LCE4 BRACING CON.

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

KBS1Z BRACING CON.

NTS

BEAM & POINT LOAD LEGEND

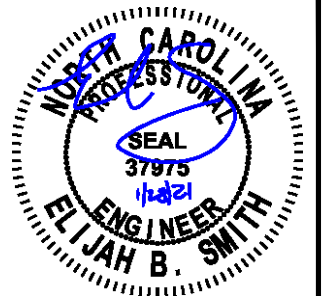
	INTERIOR LOAD BEARING WALL
	ROOF RAFTER / TRUSS SUPPORT
	DOUBLE RAFTER / DOUBLE JOIST
	STRUCTURAL BEAM / GIRDER
	WINDOW / DOOR HEADER
	POINT LOAD TRANSFER
	POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- 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\"/>
 - 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\"/>
 - WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2\"/>
 - FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30\"/>

- I-JOIST SPACING NOT TO EXCEED 19.2\"/>
- **REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES
- FLOOR FRAMING TO BE 14\"/>
- OR
- FLOOR FRAMING TO BE 14\"/>

FIRST FLOOR CEILING FRAMING PLAN - EURO

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



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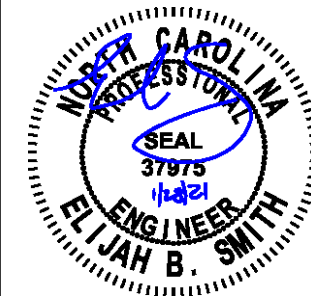
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FIRST FLOOR
 CEILING FRAMING PLAN

S1.0C



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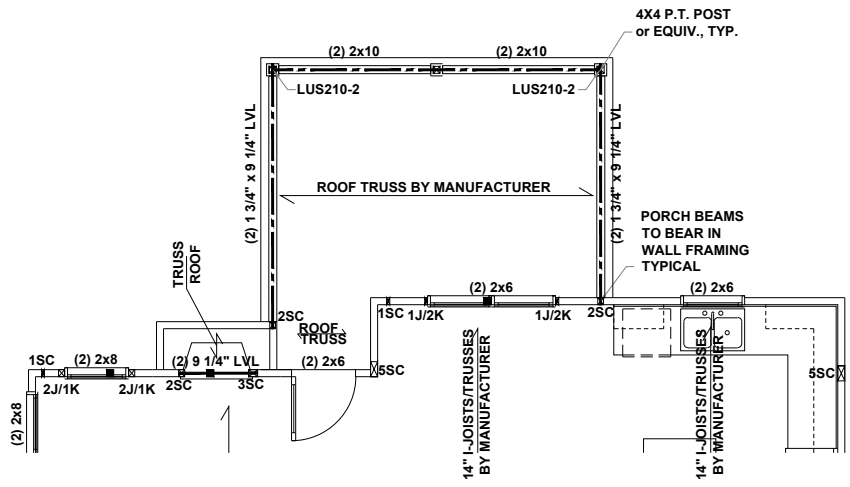
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BEAM & POINT LOAD LEGEND

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	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.)**
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 - 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
- SEE FULL PLAN FOR ADDITIONAL INFORMATION



**COVERED PORCH OPT
 w/ REAR FIREPLACE OPT**

FIRST FLOOR CEILING FRAMING PLAN OPTIONS - EURO
 SCALE: 1/8" = 1'-0"

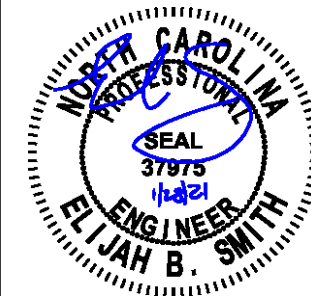
CLIENT: **MCKEE HOMES**
 PROJECT: **THE FINLEY 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902313**

DATE: **01/27/2021** DRAWN BY: **AWC**

FIRST FLOOR OPTIONS
 CEILING FRAMING PLANS

S1.1C



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BEAM & POINT LOAD LEGEND

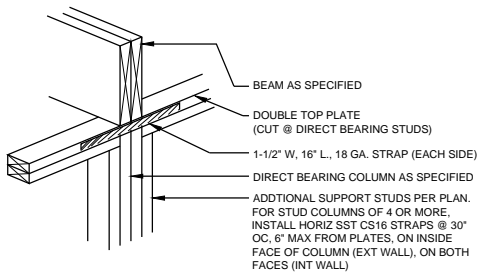
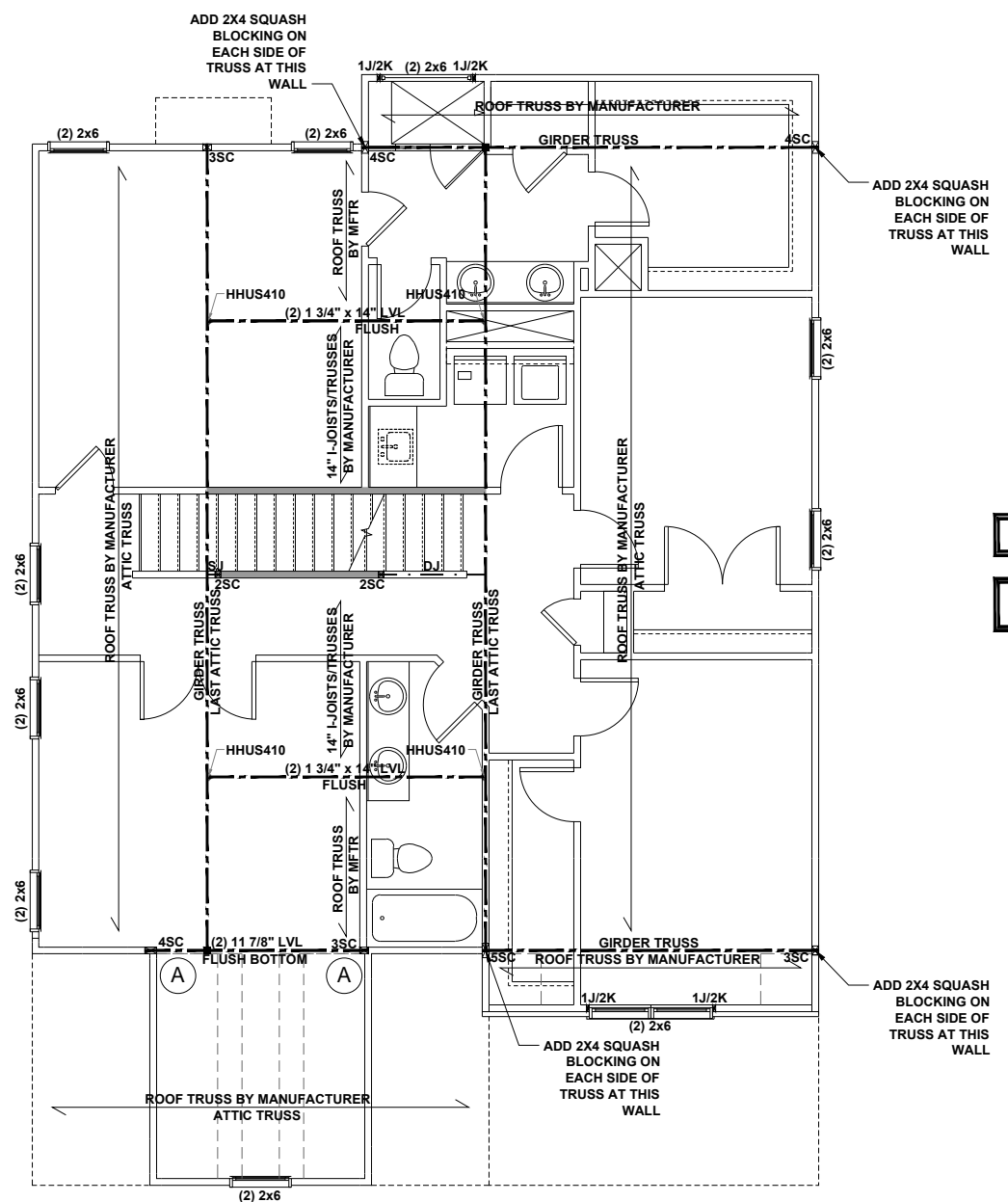
- INTERIOR LOAD BEARING WALL
- - - ROOF RAFTER / TRUSS SUPPORT
- · - · - DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

- 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



(A) DIRECT STUD BEARING
 NTS

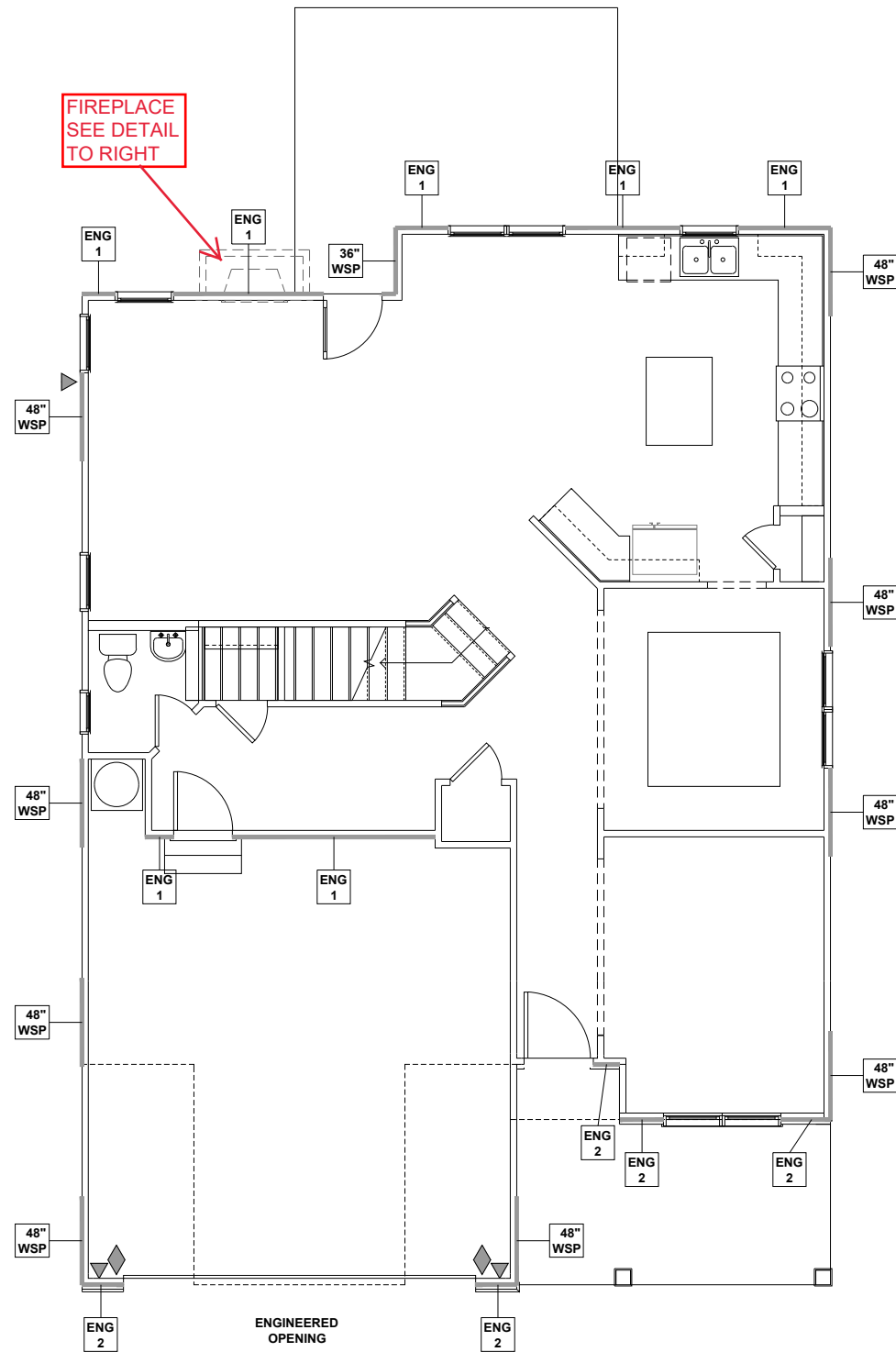
SECOND FLOOR CEILING FRAMING PLAN - EURO
 SCALE: 1/8" = 1'-0"

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

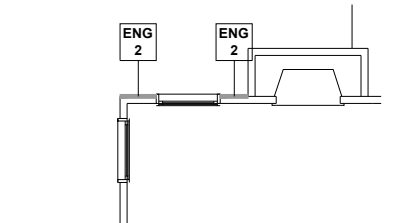
PROJECT NO.: **20902313**

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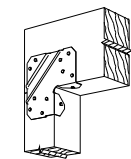
SECOND FLOOR
 CEILING FRAMING PLAN
S2.0C



FIREPLACE
SEE DETAIL
TO RIGHT

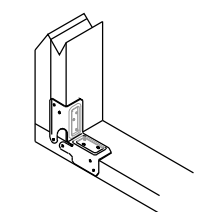


REAR FIREPLACE



LCE4 BRACING CON.

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

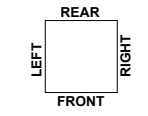


KBS1Z BRACING CON.

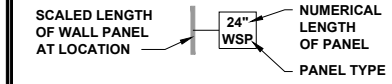
NTS

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:

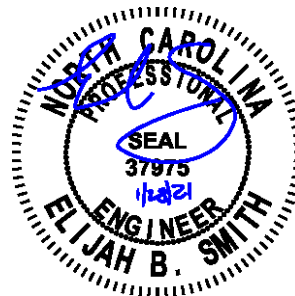
WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCR. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	17.9 FT.	N/A
RIGHT	14.4 FT.	16.0 FT.
REAR	17.9 FT.	N/A FT.
LEFT	14.4 FT.	16.0 FT.

FIRST FLOOR WALL BRACING PLAN - EURO

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



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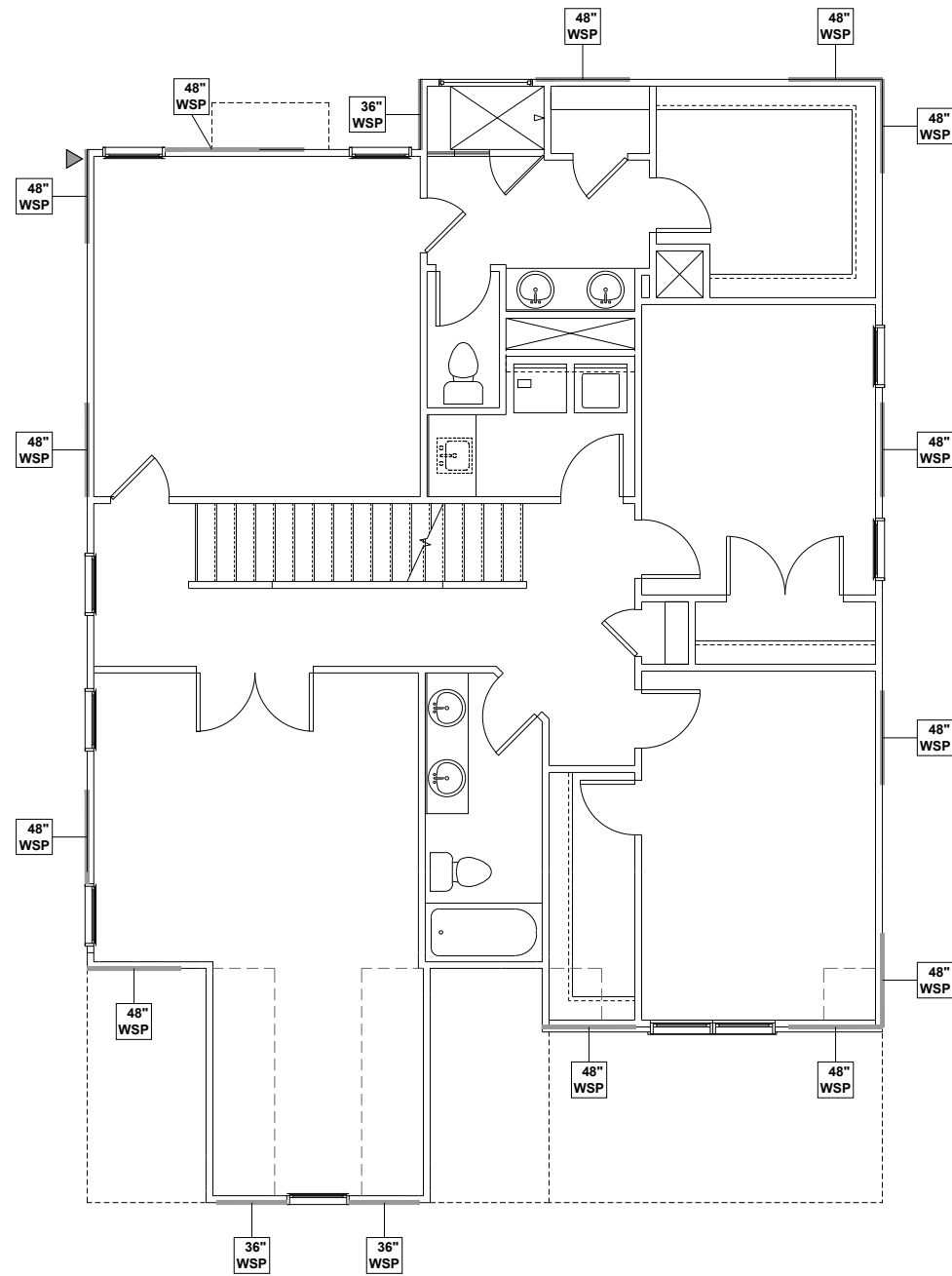
CLIENT: **MCKEE HOMES**
 PROJECT: **THE FINLEY 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

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FIRST FLOOR
 WALL BRACING PLAN

S3.0C

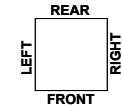


BEDROOM 4 OPTION DOES NOT AFFECT STRUCTURE

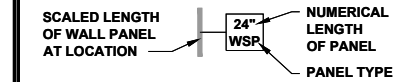
DELUXE MASTER BATH OPTION DOES NOT AFFECT STRUCTURE

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

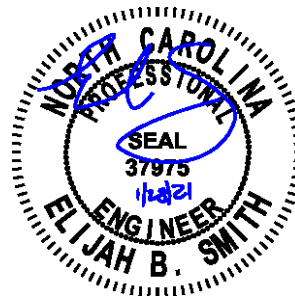
- ENG1: CONTINUOUSLY SHEATH WITH 7/16" OSB ATTACHED WITH 8d NAILS @ 6" OC EDGE AND 12" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG2: CONTINUOUSLY SHEATH WITH 7/16" OSB WITH 10d NAILS @ 3" OC EDGE AND 3" OC FIELD. FULLY BLOCKED AT ALL PANEL EDGES.
- ENG3: CONTINUOUSLY SHEATH 7/16" OSB ATTACHED BOTH 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	9.6 FT.	18.0 FT.
RIGHT	6.8 FT.	16.0 FT.
REAR	9.6 FT.	12.0 FT.
LEFT	6.8 FT.	12.0 FT.



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 PROJECT: **THE FINLEY 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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SECOND FLOOR WALL BRACING PLAN

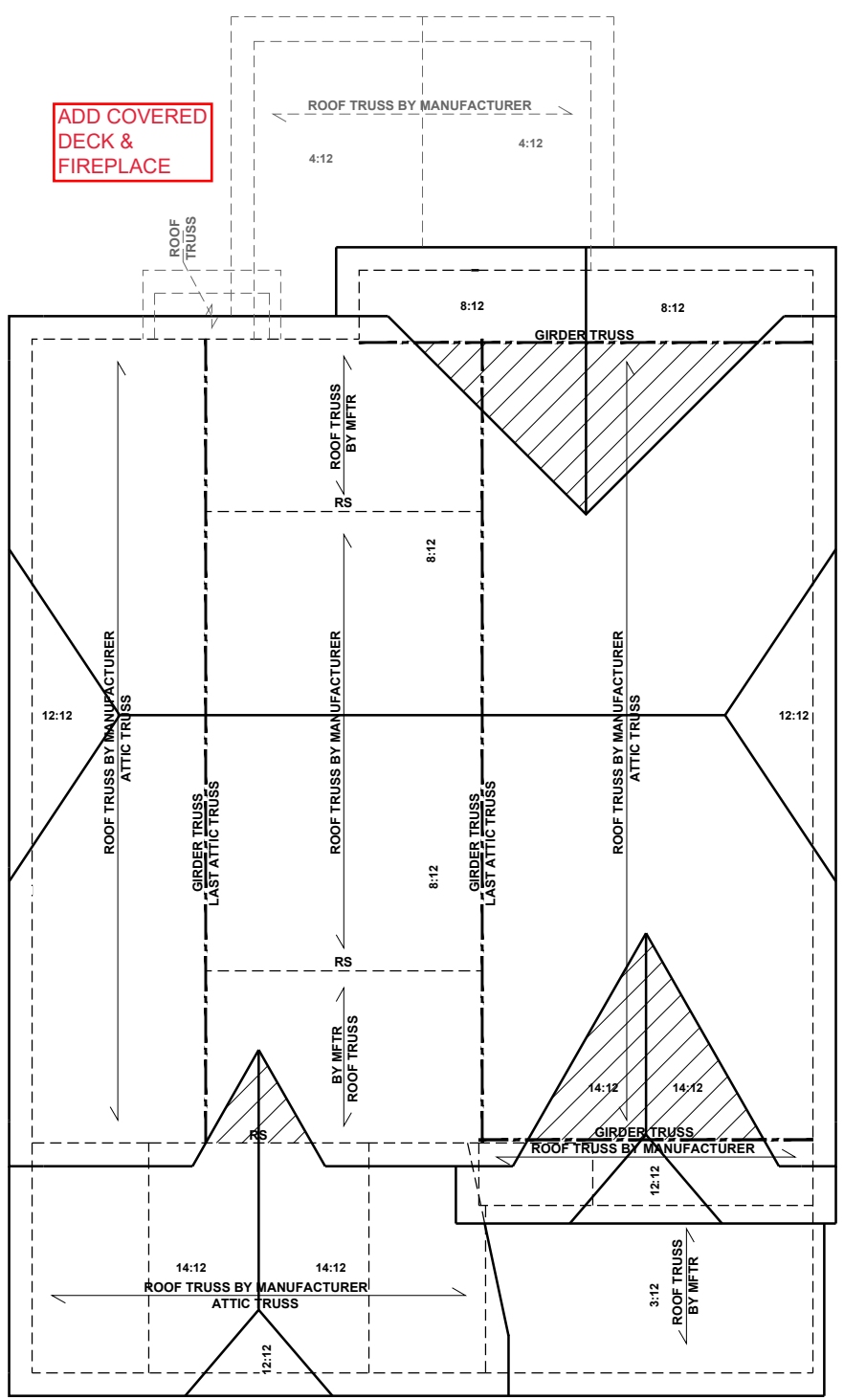
S4.0C

SECOND FLOOR WALL BRACING PLAN - EURO

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

ATTIC VENTILATION - COVERED PORCH OPT
 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.

SQUARE FEET OF TOTAL ATTIC / 150 =
 +160
 SQUARE FEET OF NET-FREE VENTILATION REQUIRED
 +1.1



ATTIC VENTILATION - REAR FIREPLACE OPTION
 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.

SQUARE FEET OF TOTAL ATTIC / 150 =
 +10
 SQUARE FEET OF NET-FREE VENTILATION REQUIRED
 +0.7

ATTIC VENTILATION - 3RD CAR GARAGE
 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.

+245 SQUARE FEET OF TOTAL ATTIC / 150 =
 +1.6 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

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
 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.

1589 SQUARE FEET OF TOTAL ATTIC / 150 =
 10.6 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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CLIENT: **MCKEE HOMES**

PROJECT: **THE FINLEY 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

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

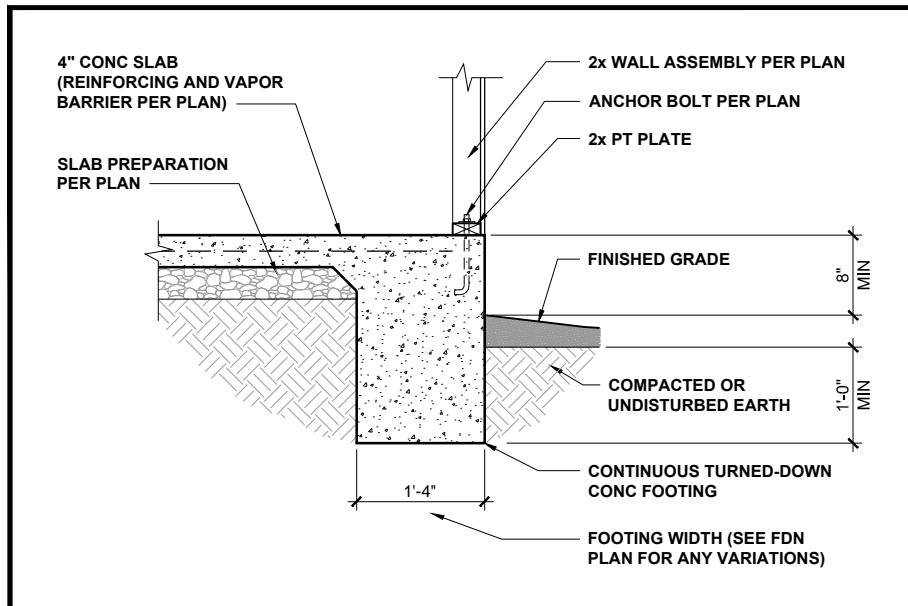
PROJECT NO.: **20902313**

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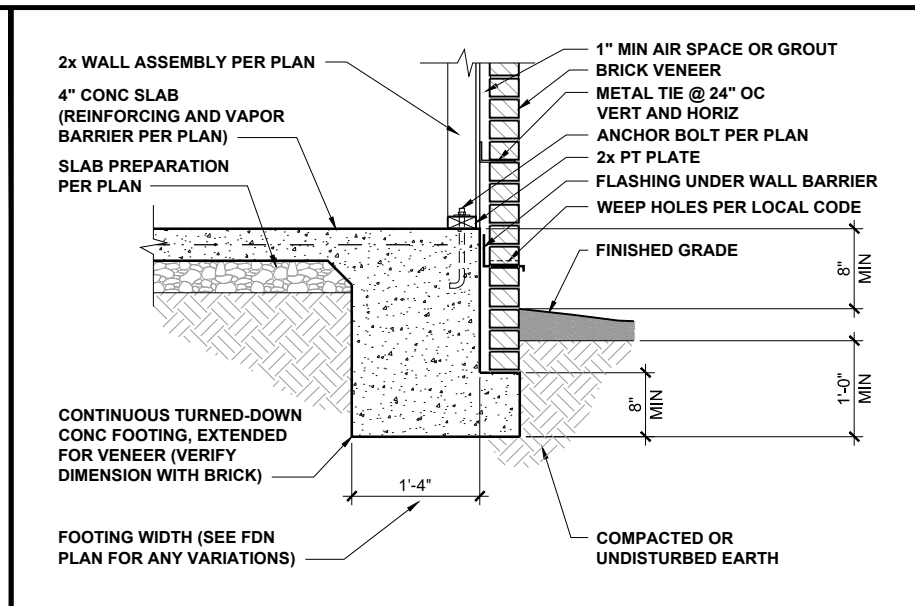
ROOF FRAMING PLAN

S5.0C

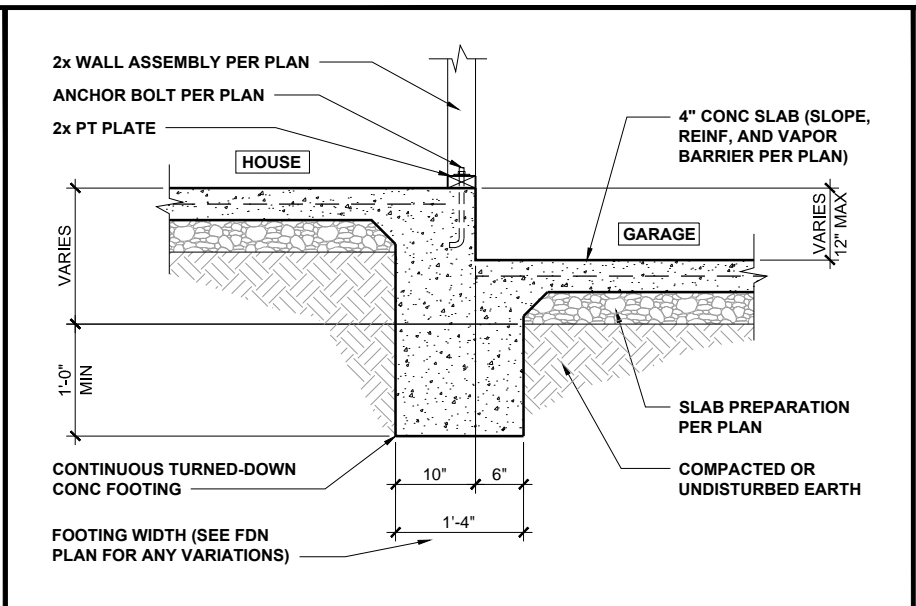
ROOF FRAMING PLAN - EURO
 SCALE: 1/8" = 1'-0"



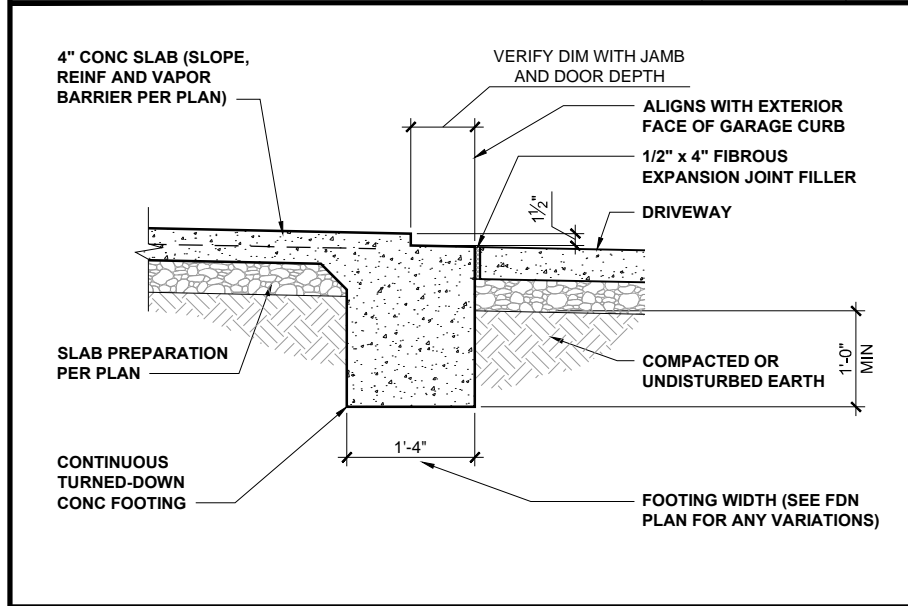
TURNED-DOWN CONC SLAB FOOTING 1/2" = 1'-0" **1**



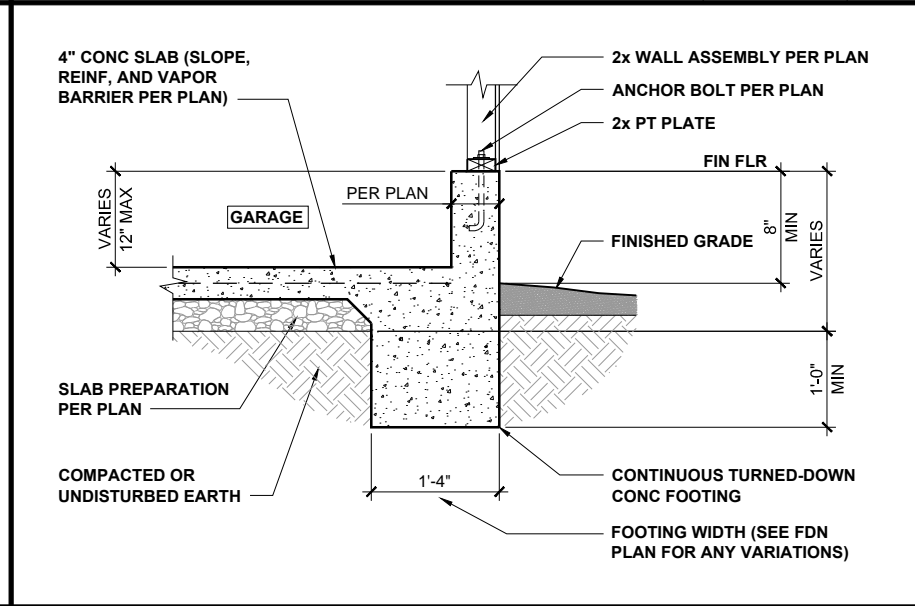
TURNED-DOWN FOOTING w/ BRICK 1/2" = 1'-0" **2**



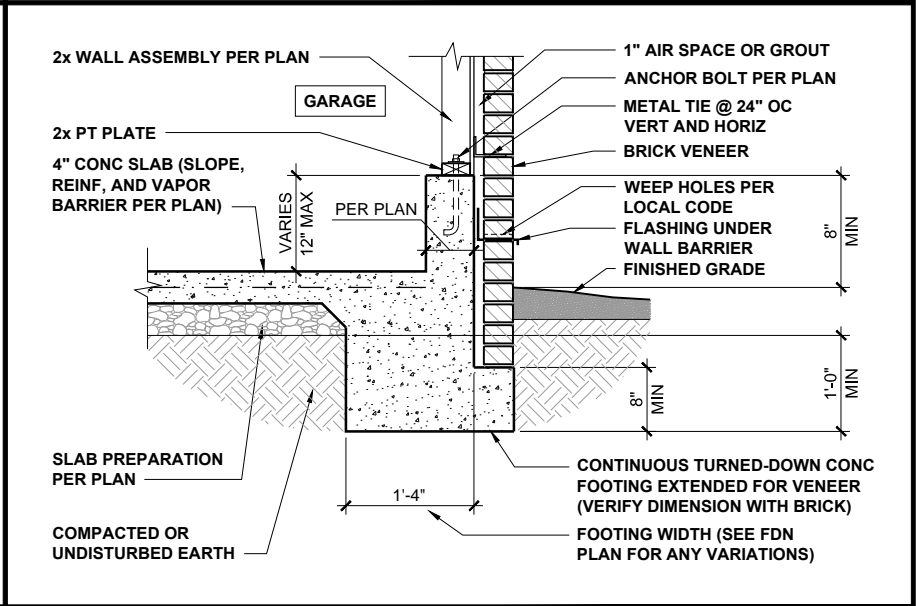
HOUSE / GARAGE FOOTING 1/2" = 1'-0" **3**



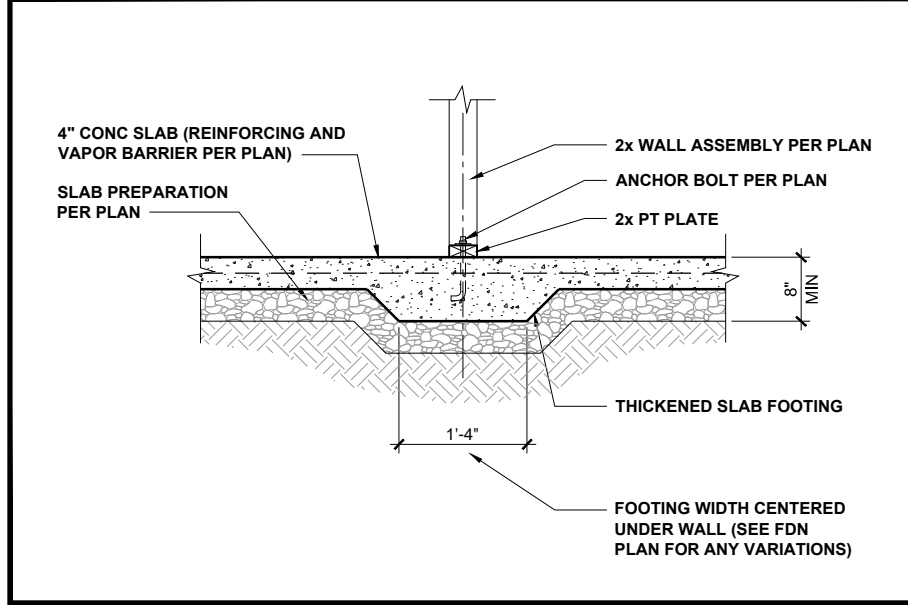
GARAGE DOORWAY FOOTING 1/2" = 1'-0" **4**



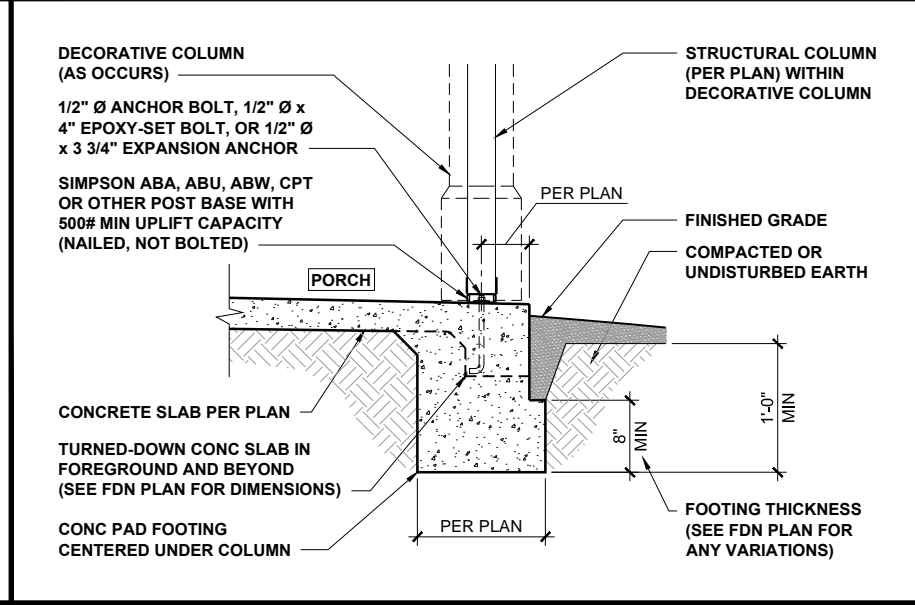
GARAGE FOUNDATION 1/2" = 1'-0" **5**



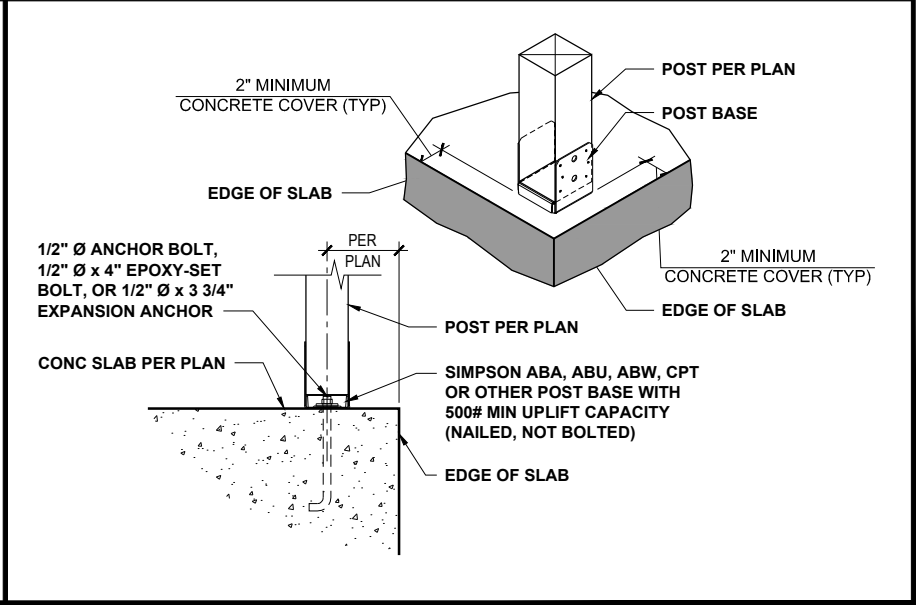
GARAGE FOUNDATION WITH BRICK 1/2" = 1'-0" **6**



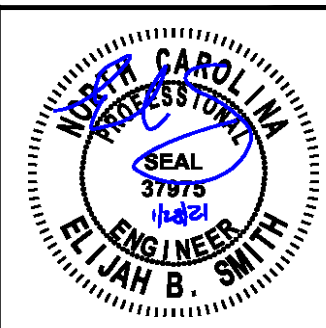
INTERIOR FOOTING 1/2" = 1'-0" **7**



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



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



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CLIENT: **MCKEE HOMES**

PROJECT: **THE FINLEY 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

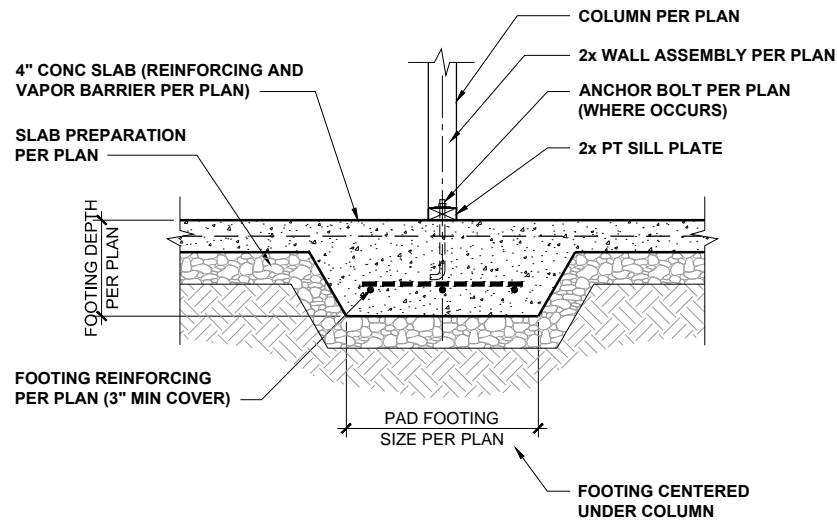
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902313**

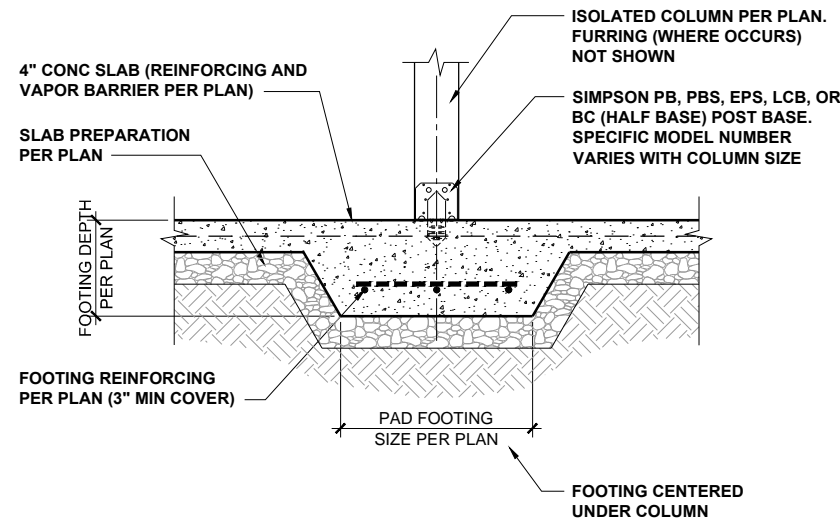
DATE: **01/27/2021** DRAWN BY: **AWC**

TURNED-DOWN SLAB FOUNDATION DETAILS

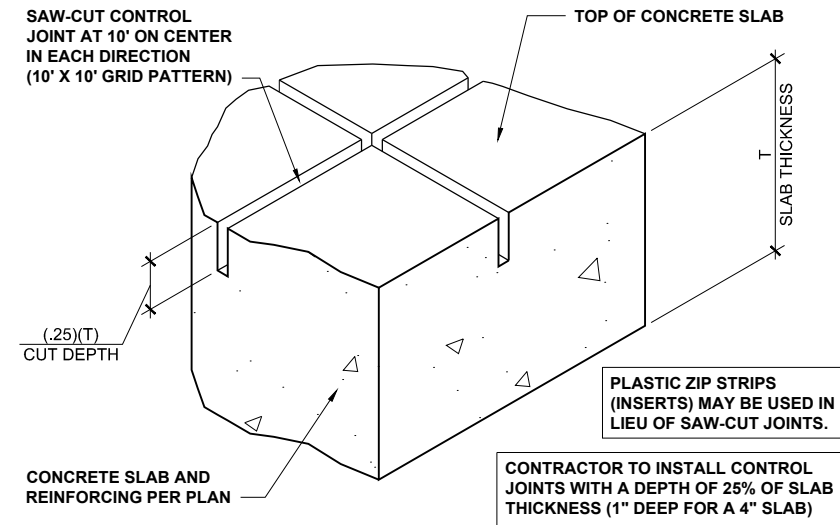
D1.0



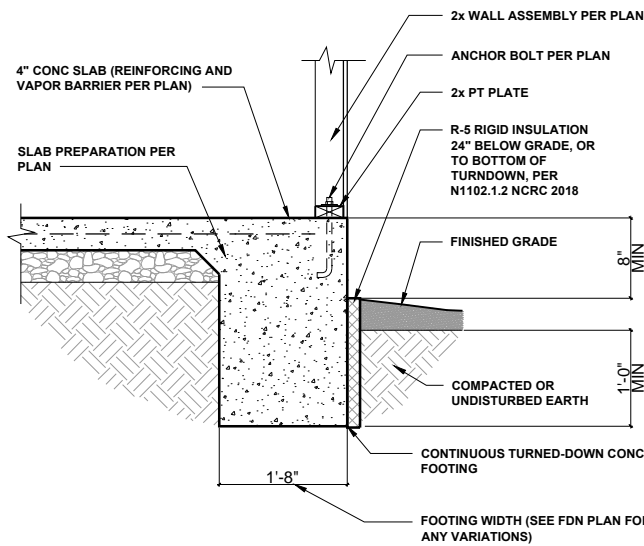
INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**



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



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



TURNDOWN SLAB DEATIL W/ INSULATION 1/4" = 1'-0" **4**



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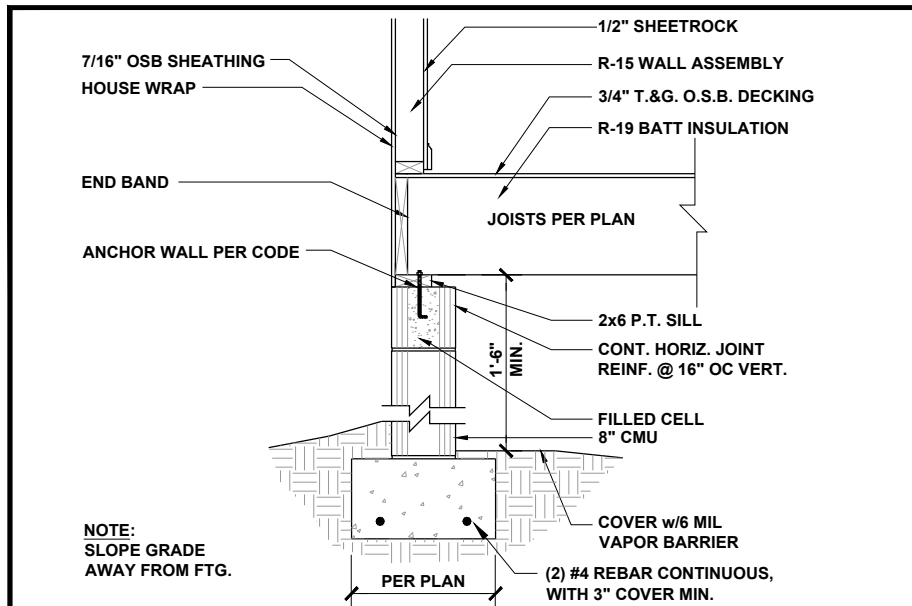
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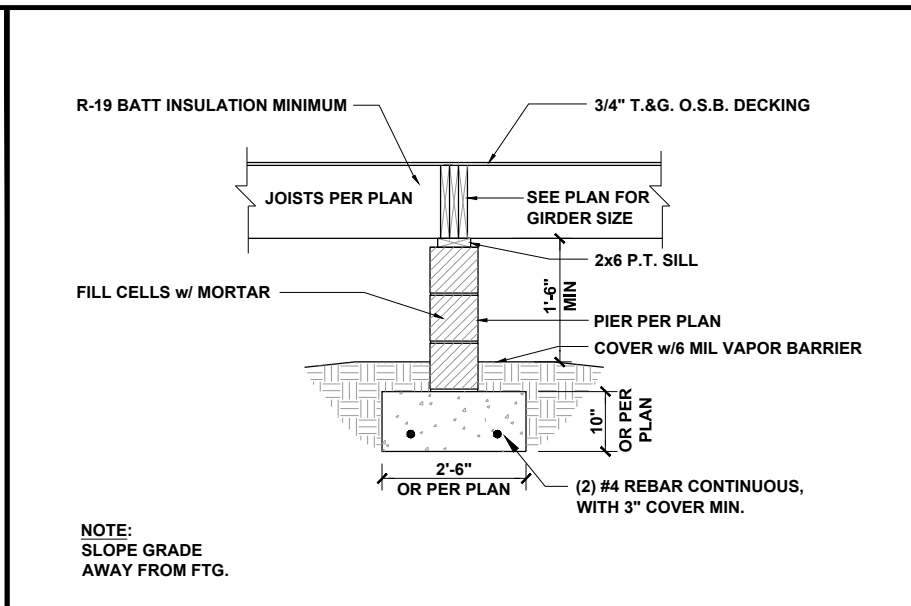
DATE: **01/27/2021** DRAWN BY: **AWC**

TURNED-DOWN SLAB FOUNDATION DETAILS

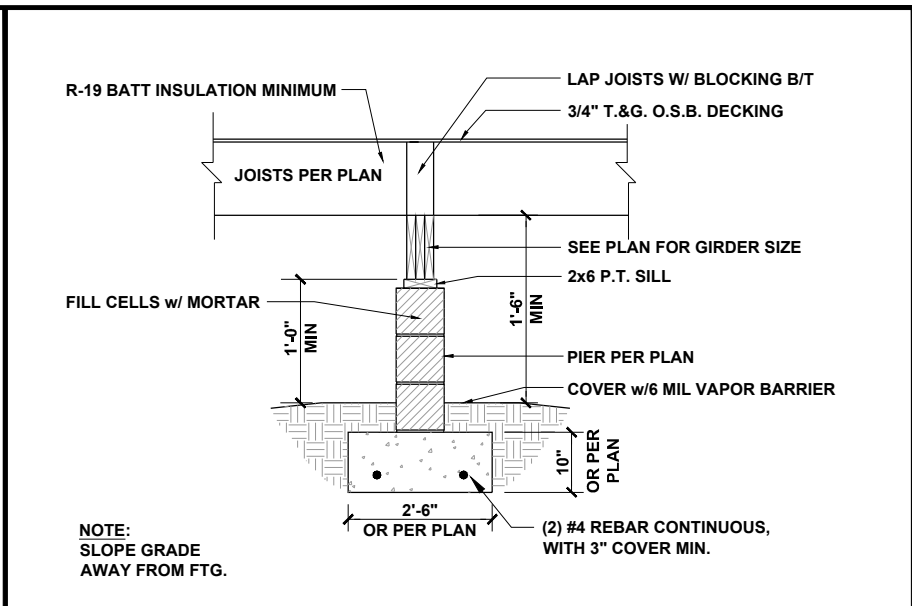
D2.0



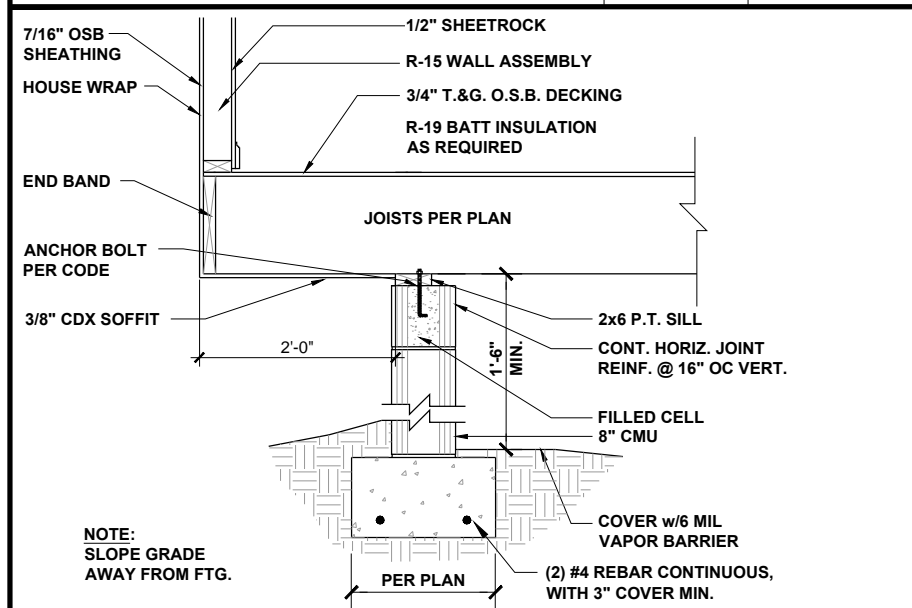
CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **1 or 2**



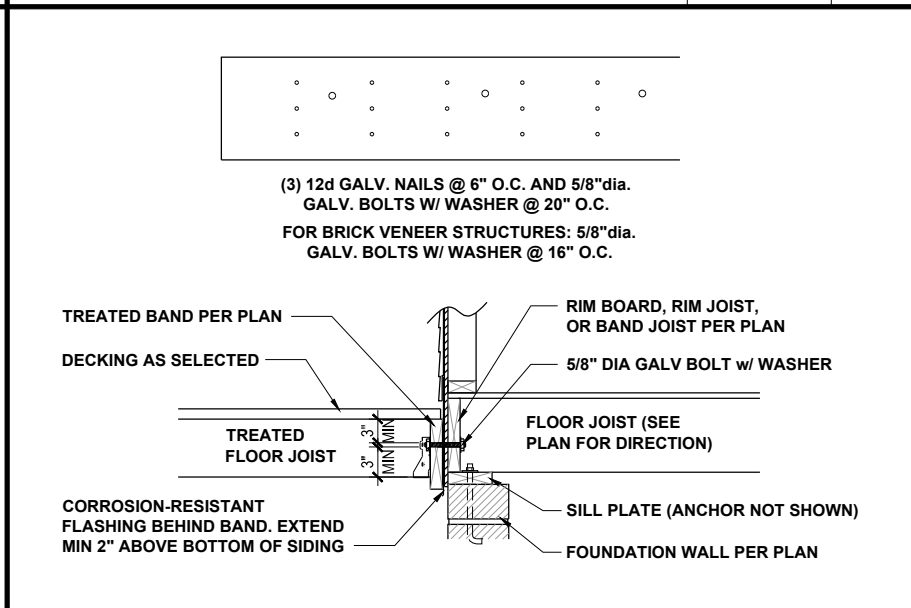
FLUSH PIER AND GIRDER 3/8" = 1'-0" **3.1**



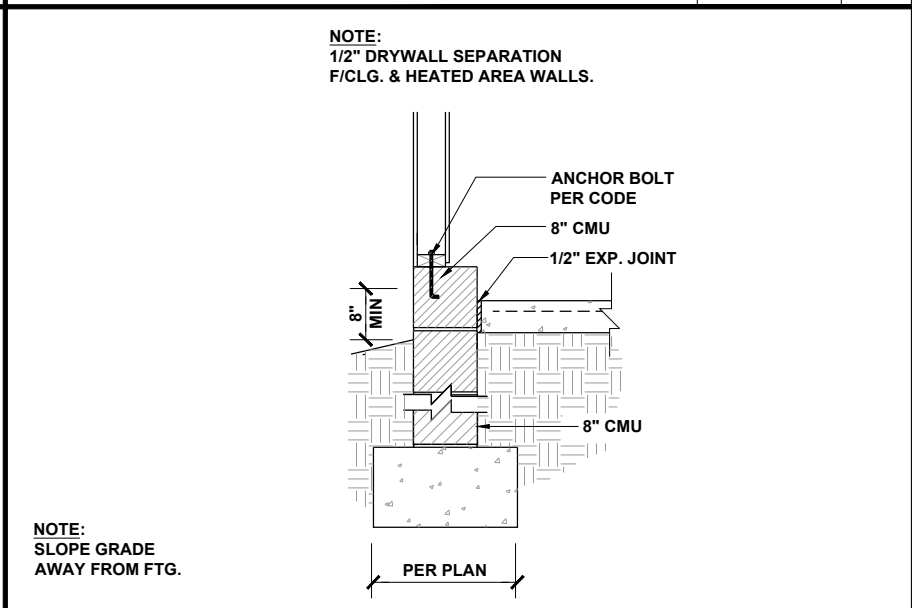
DROPPED PIER AND GIRDER 3/8" = 1'-0" **3**



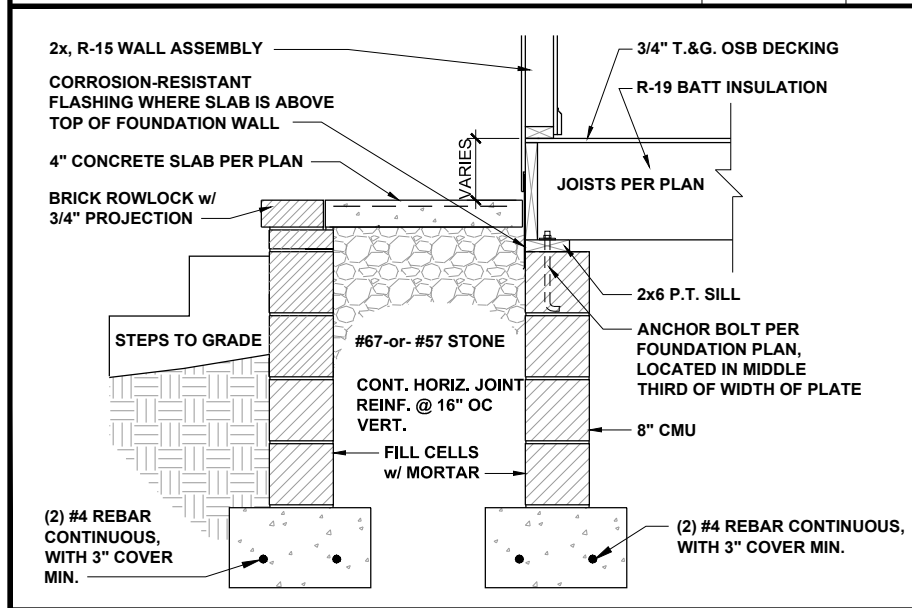
CANTILEVER SECTION AT CRAWL 1/2" = 1'-0" **4**



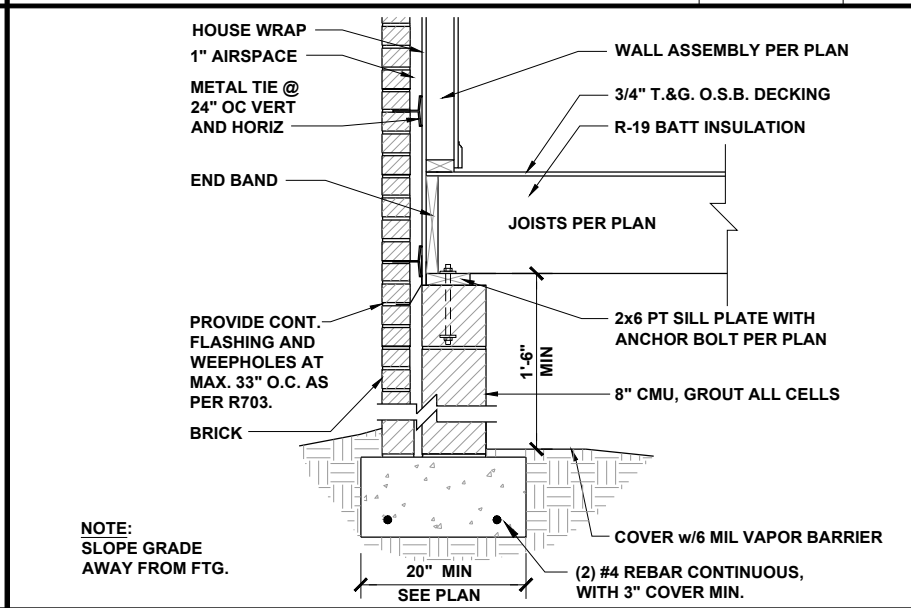
DECK ATTACHMENT 1/2" = 1'-0" **5**



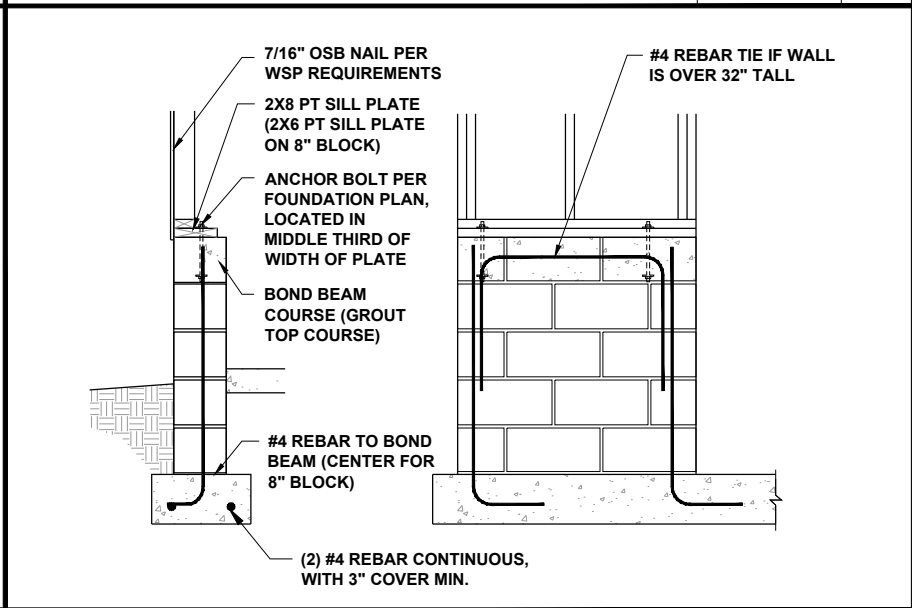
GARAGE FOUNDATION 1/2" = 1'-0" **6**



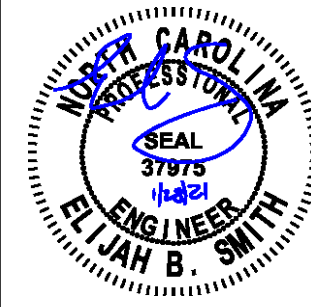
FRONT PORCH SECTION 1/2" = 1'-0" **7**



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



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



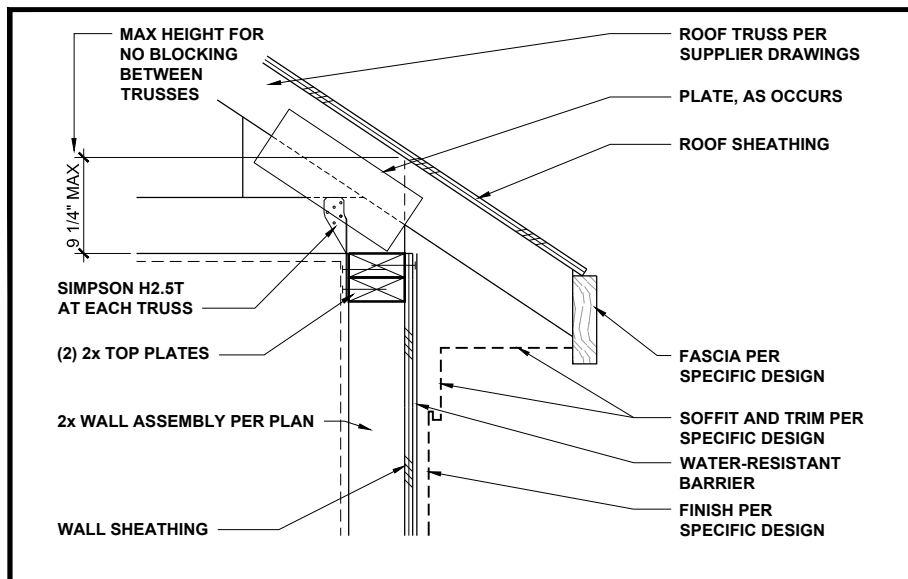
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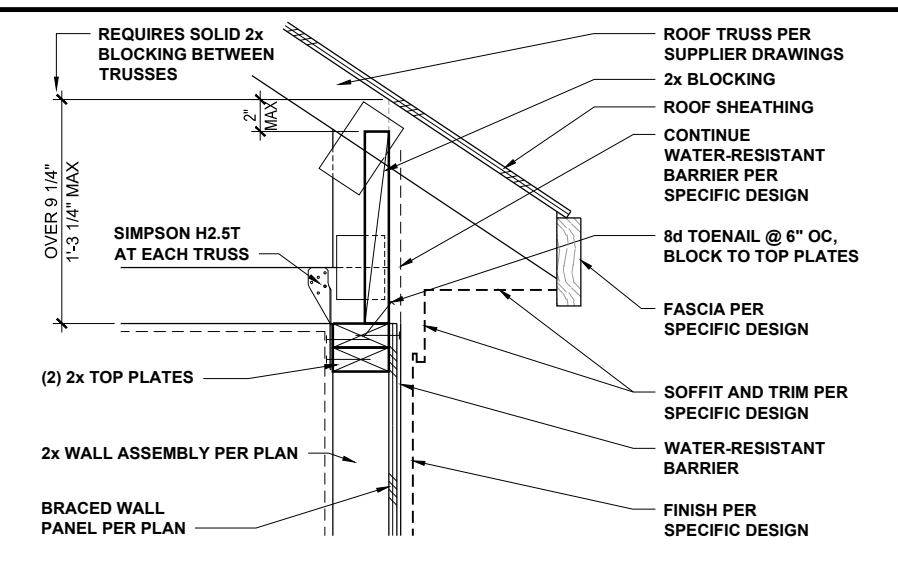
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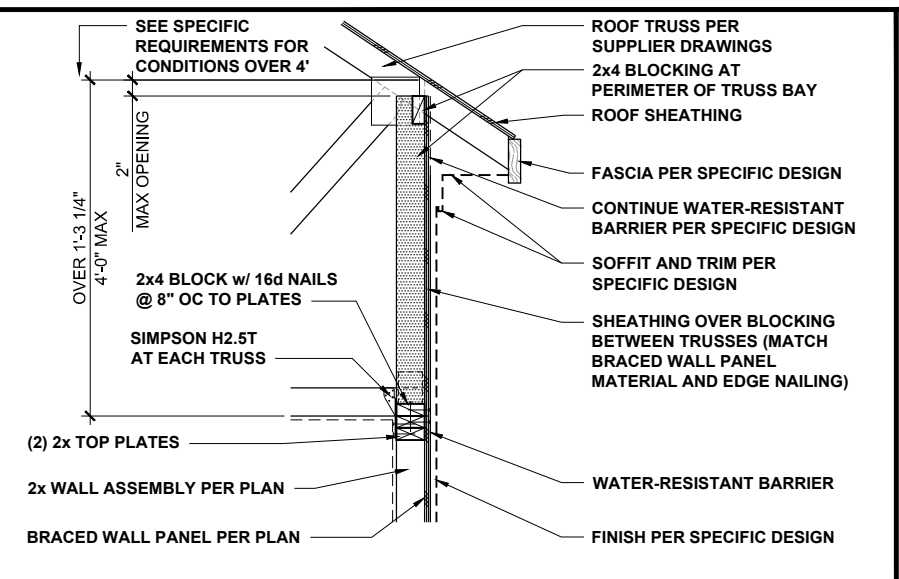
PROJECT NO.: **20902313**
 DATE: **01/27/2021** DRAWN BY: **AWC**
CRAWL SPACE FOUNDATION DETAILS
D3.0



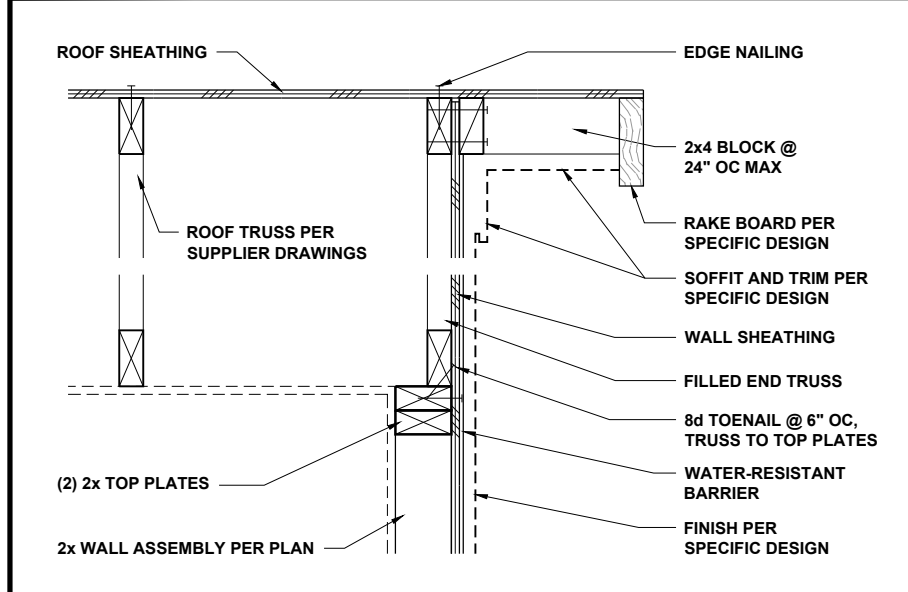
LOW-HEEL TRUSS AT WALL 1" = 1'-0" **1**



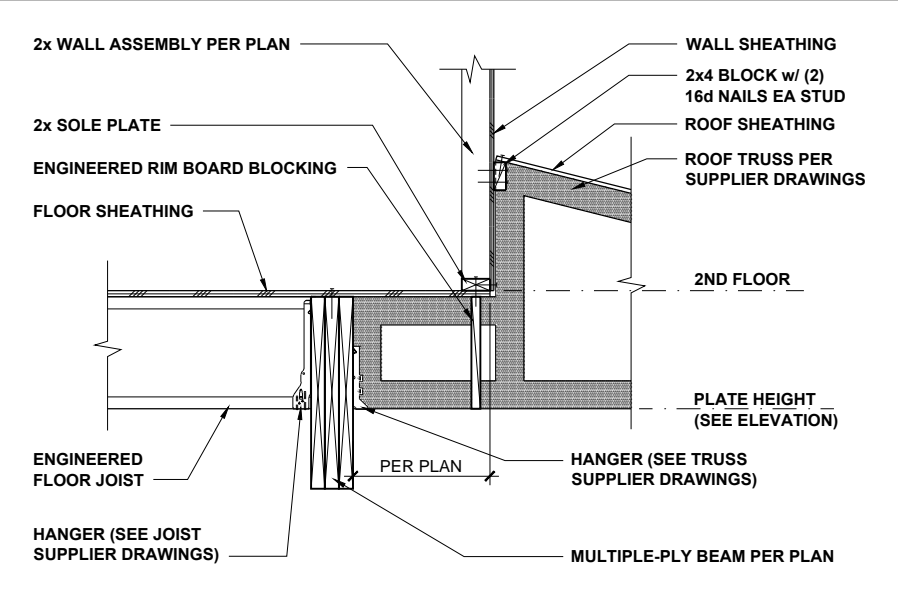
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" **2**



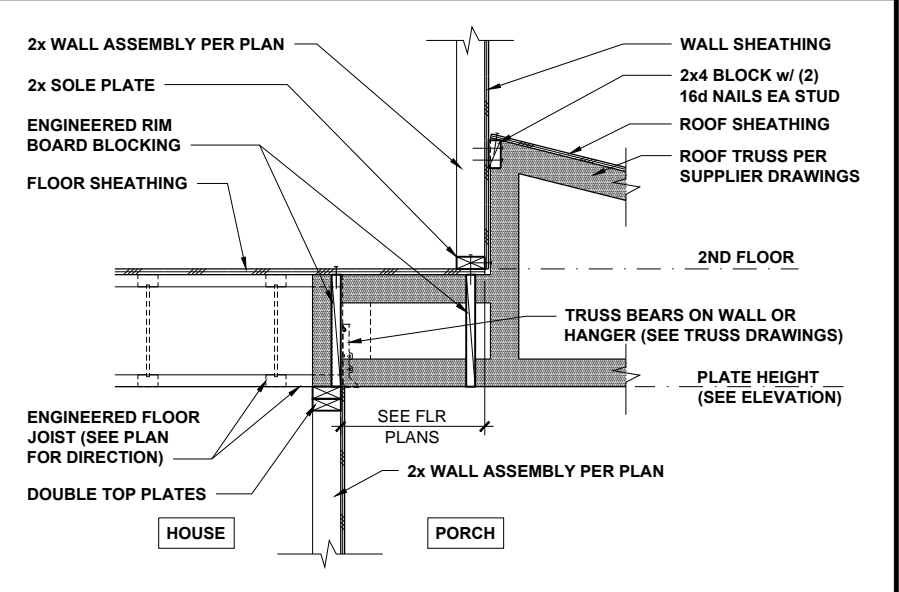
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" **3**



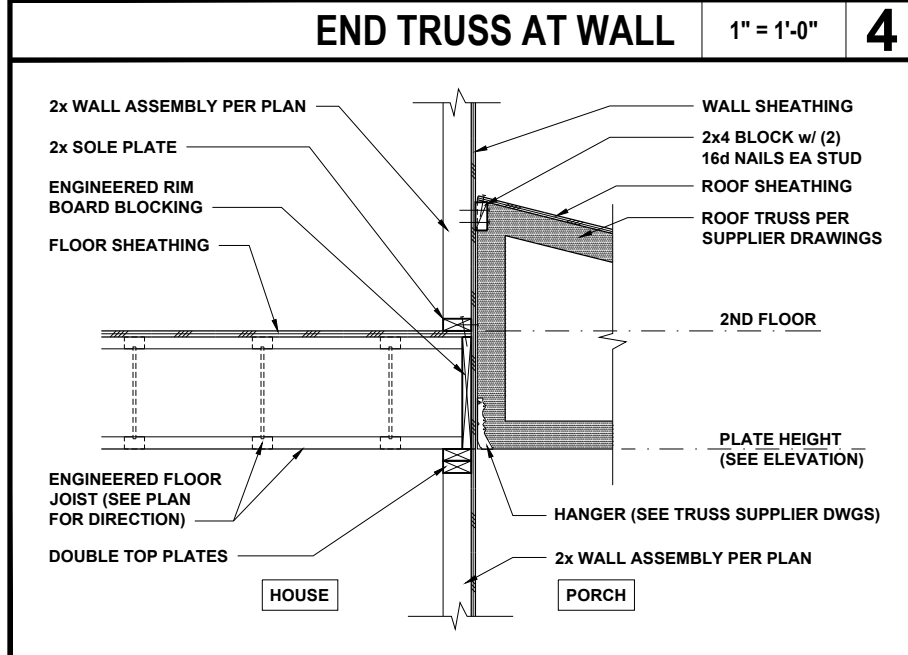
END TRUSS AT WALL 1" = 1'-0" **4**



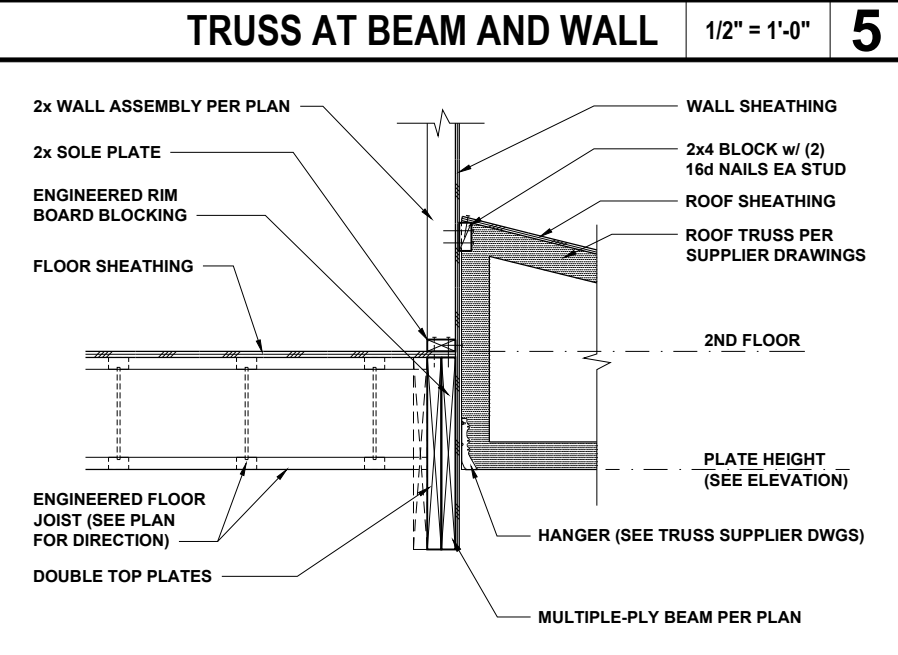
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **5**



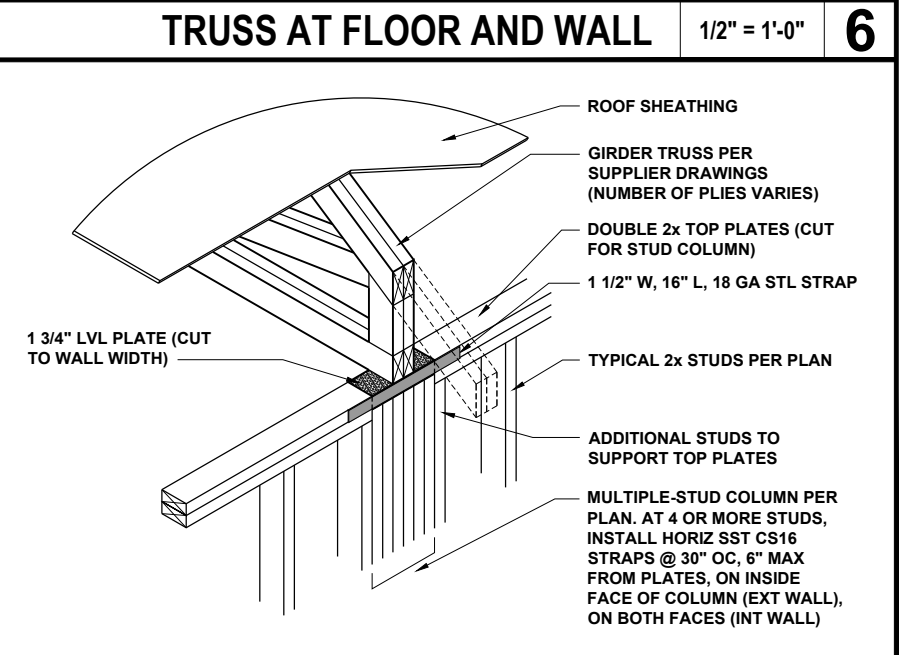
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **6**



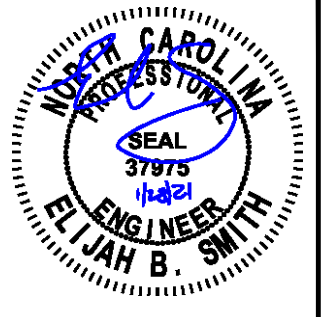
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **7**



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



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



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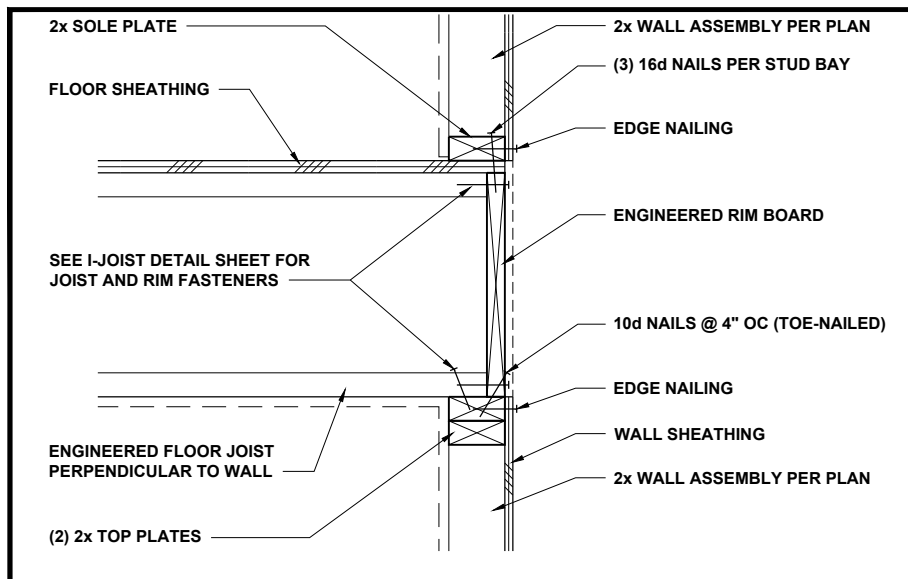
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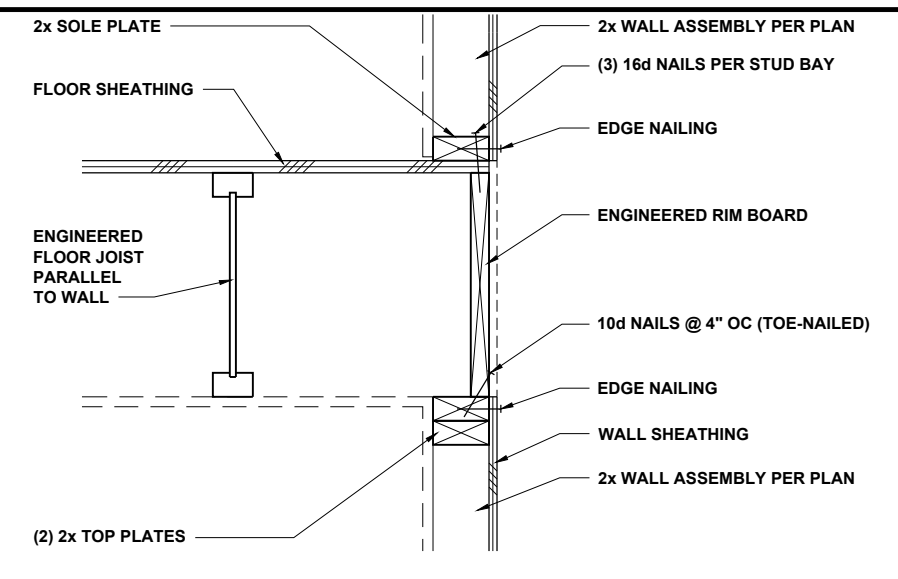
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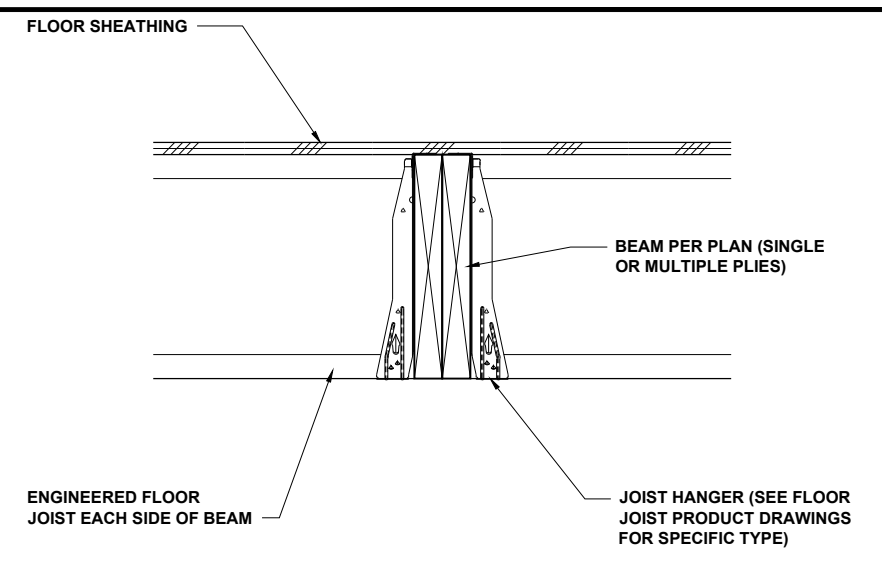
ROOF TRUSS
 FRAMING DETAILS
D4.0



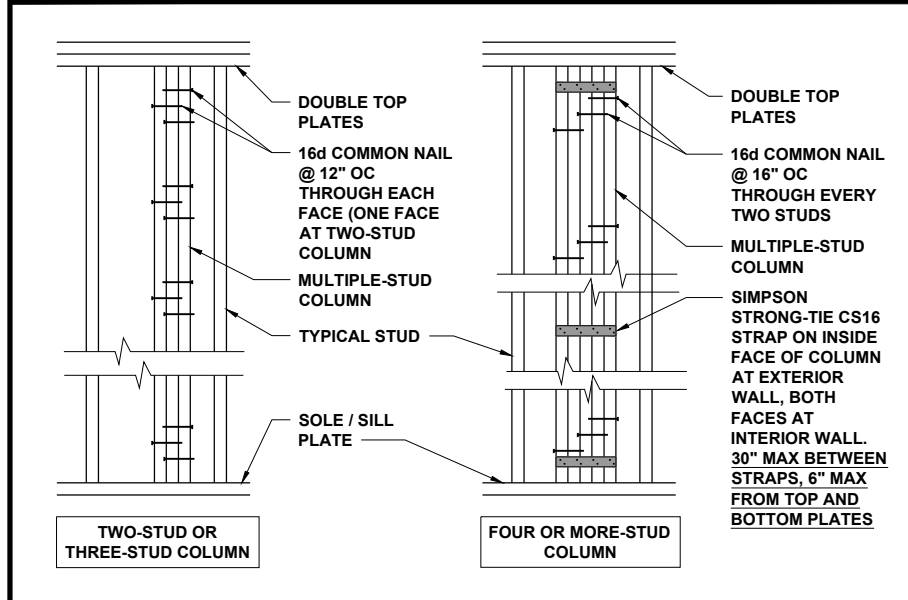
FLOOR JOISTS PERP TO WALL 1" = 1'-0" **1**



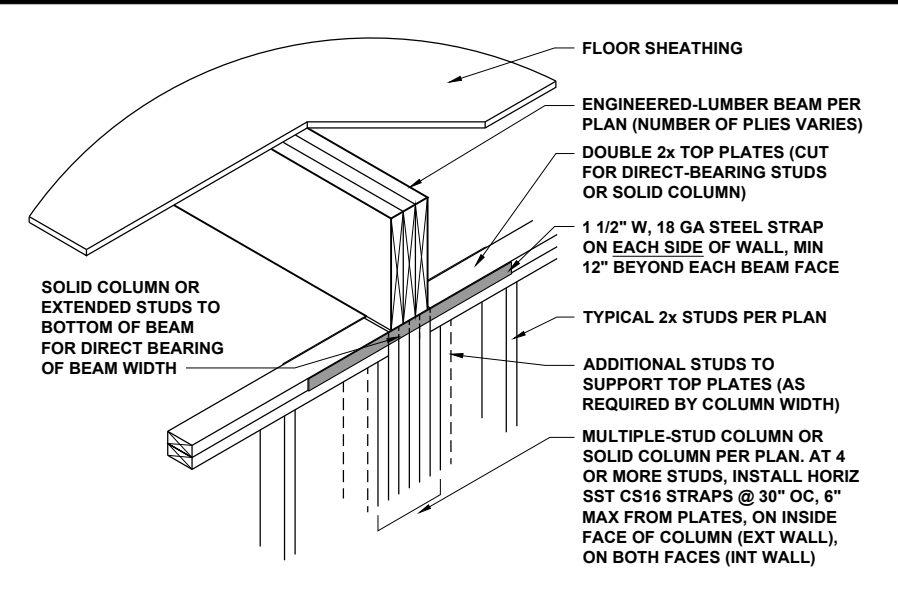
FLOOR JOISTS PARALLEL TO WALL 1" = 1'-0" **2**



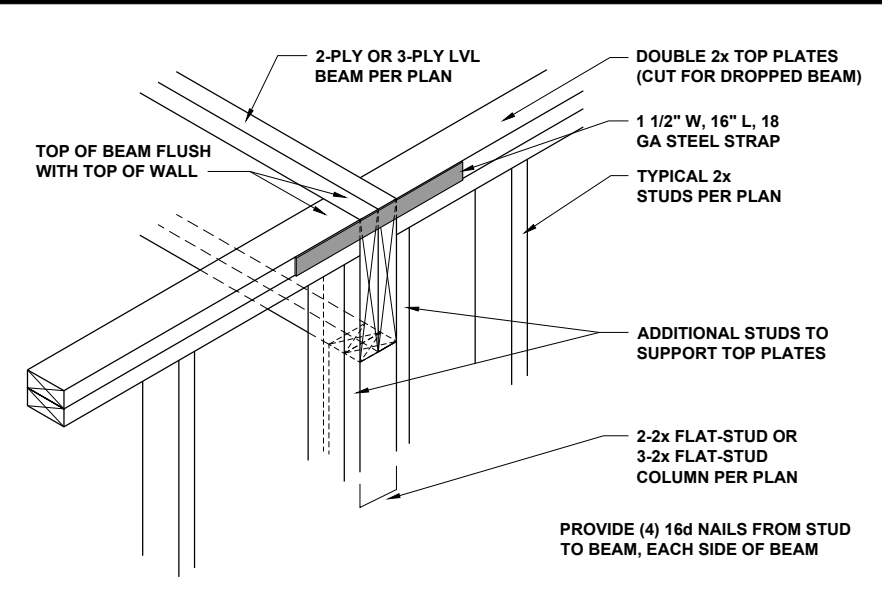
FLOOR JOISTS AT FLUSH BEAM 3/4" = 1'-0" **3**



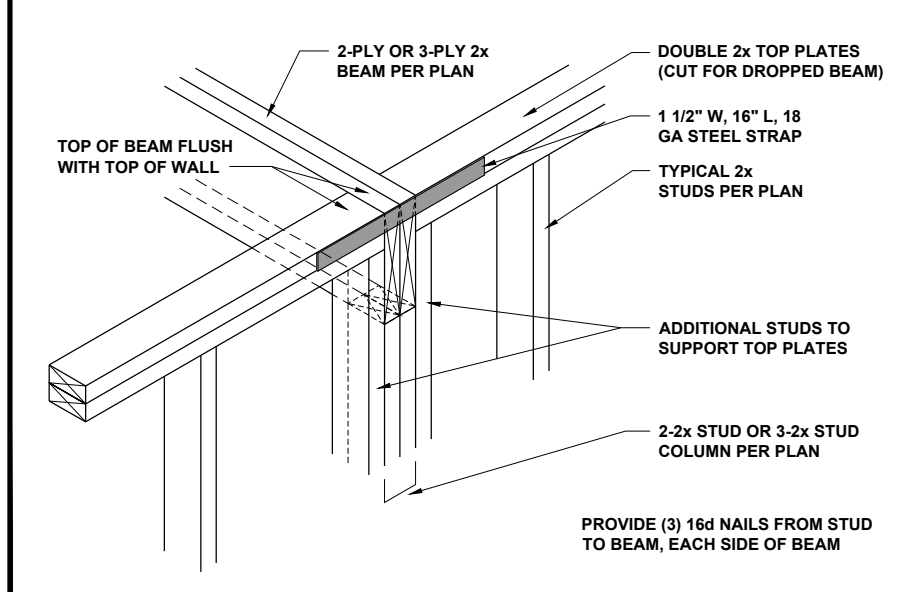
MULTIPLE-STUD COLUMN FASTENING 1/2" = 1'-0" **4**



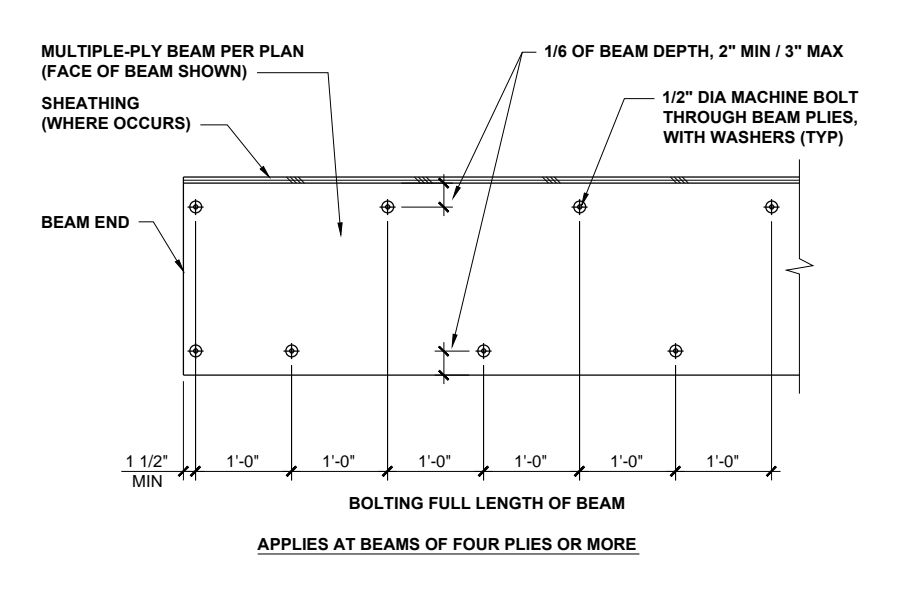
FLUSH BEAM AT WALL 1/2" = 1'-0" **5**



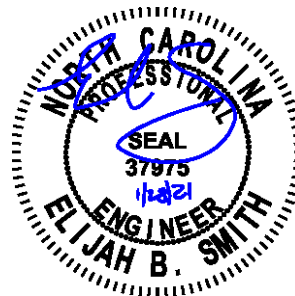
DROPPED LVL BEAM AT WALL 3/4" = 1'-0" **6**



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



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



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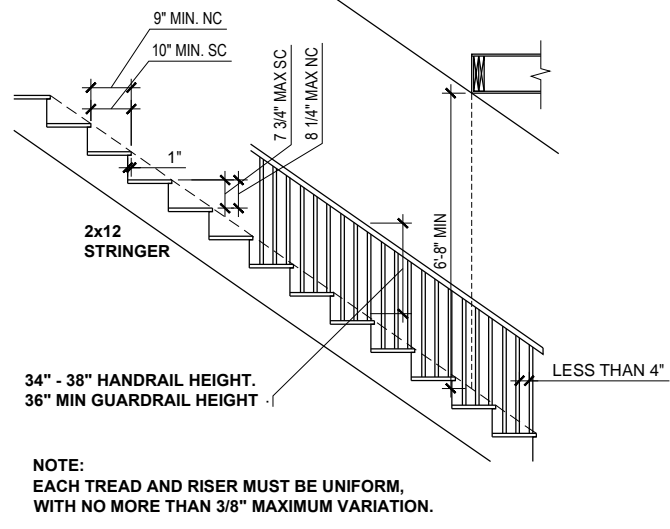
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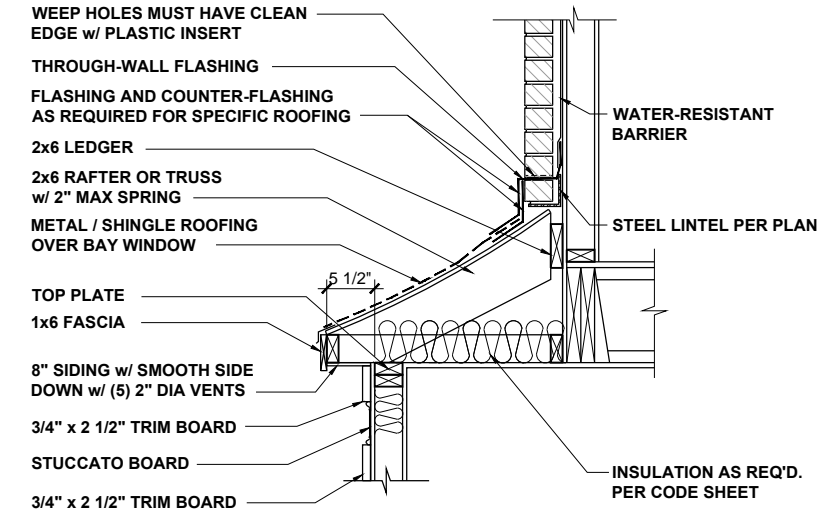
DATE: **01/27/2021** DRAWN BY: **AWC**

MISCELLANEOUS FRAMING DETAILS

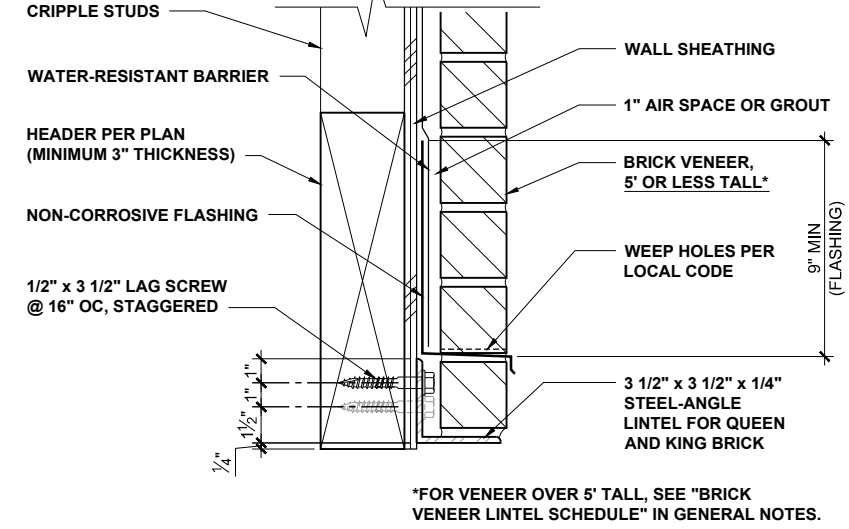
D5.0



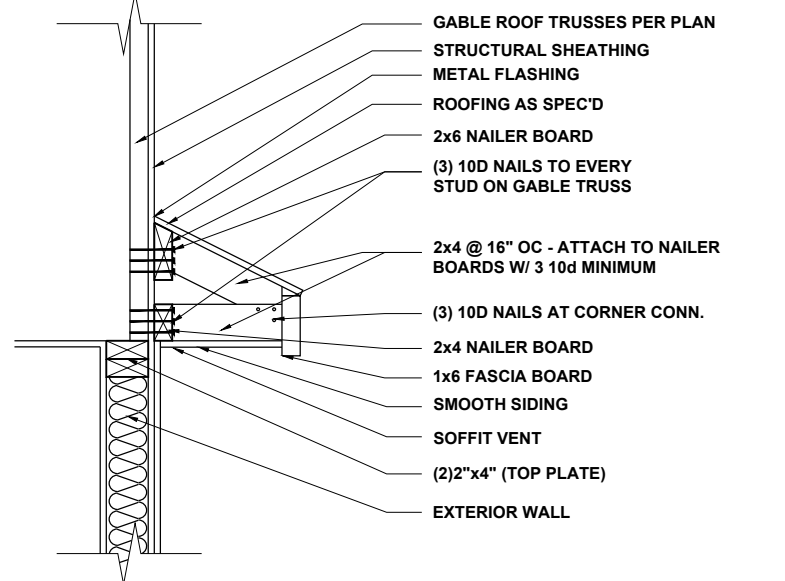
TYPICAL STAIR REQUIREMENTS 1/4" = 1'-0" **1**



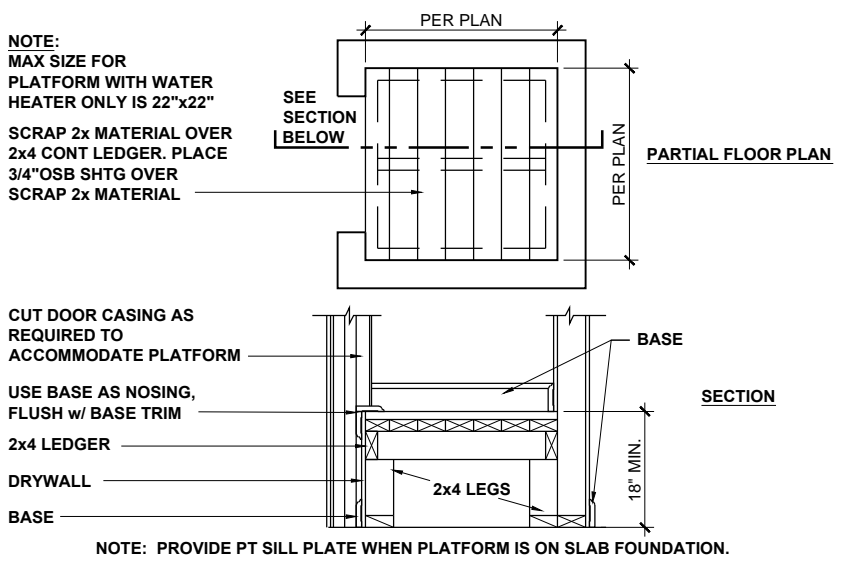
BAY ROOF 1/2" = 1'-0" **2**



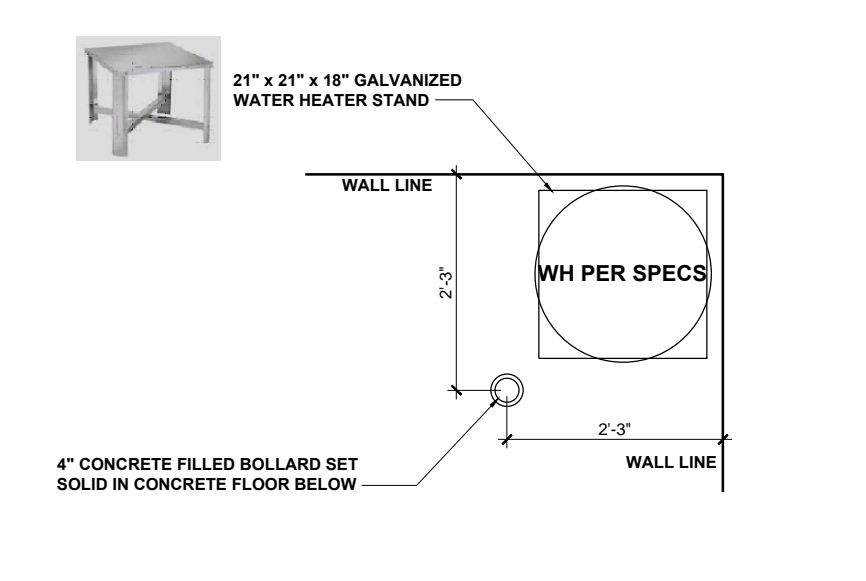
ALTERNATE LINTEL AT WIDE OPENING 1 1/2" = 1'-0" **3**



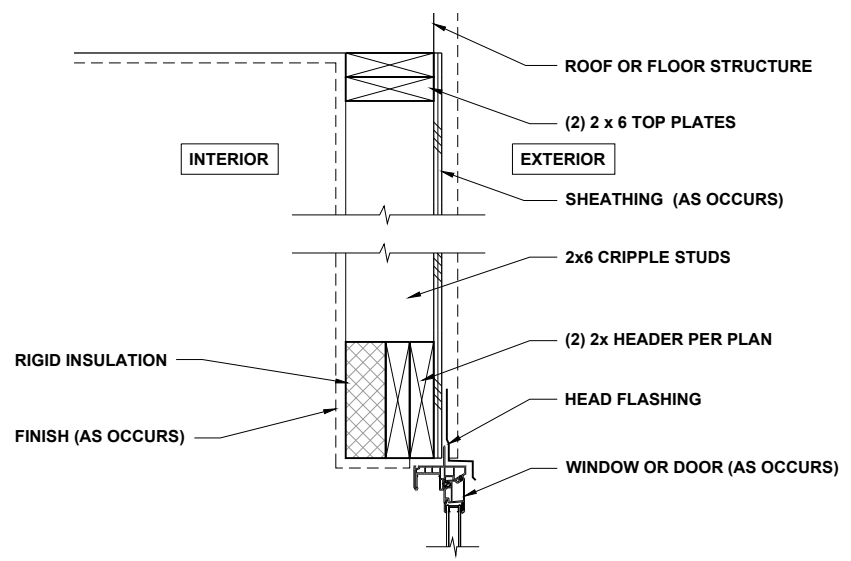
GABLE ROOF RETURN 3/4" = 1'-0" **4**



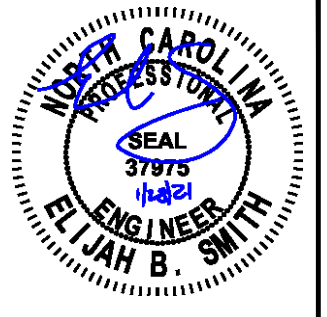
HVAC / WATER HEATER CLOSET 1/2" = 1'-0" **5**



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



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



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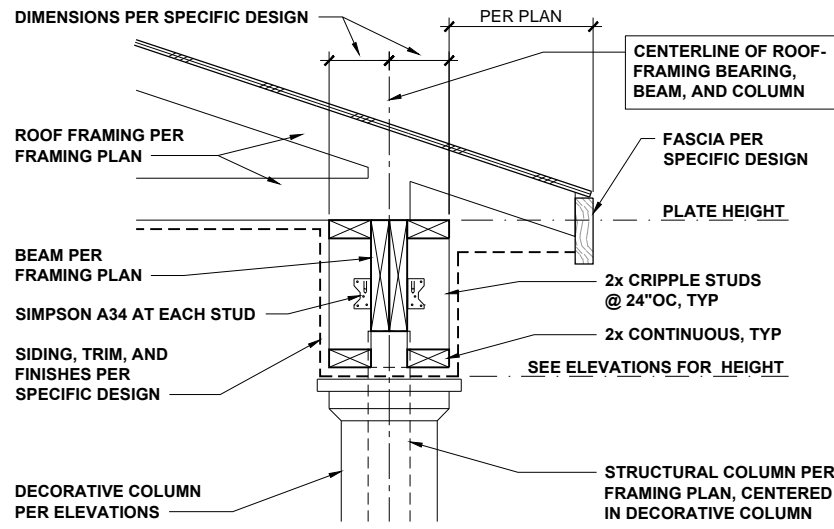
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MISCELLANEOUS FRAMING DETAILS

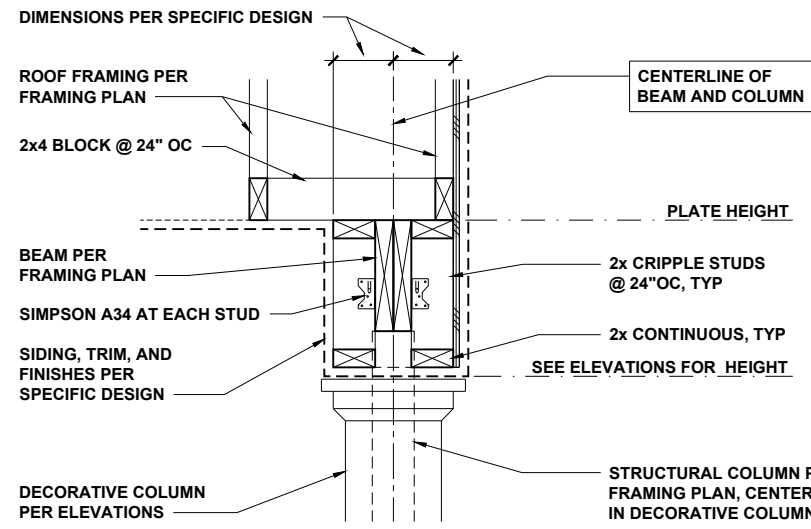
D6.0



COVERED PORCH EAVES

3/4" = 1'-0"

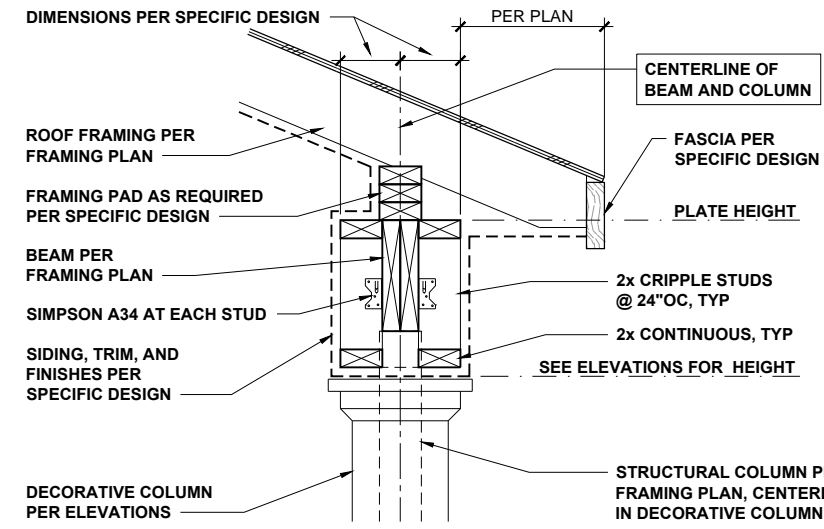
1



COVERED PORCH RAKE

3/4" = 1'-0"

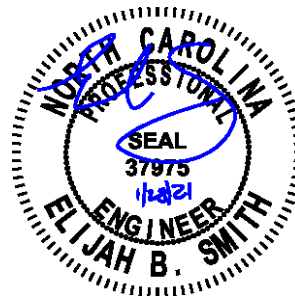
2



COVERED PORCH WITH SLOPING CLG

3/4" = 1'-0"

3



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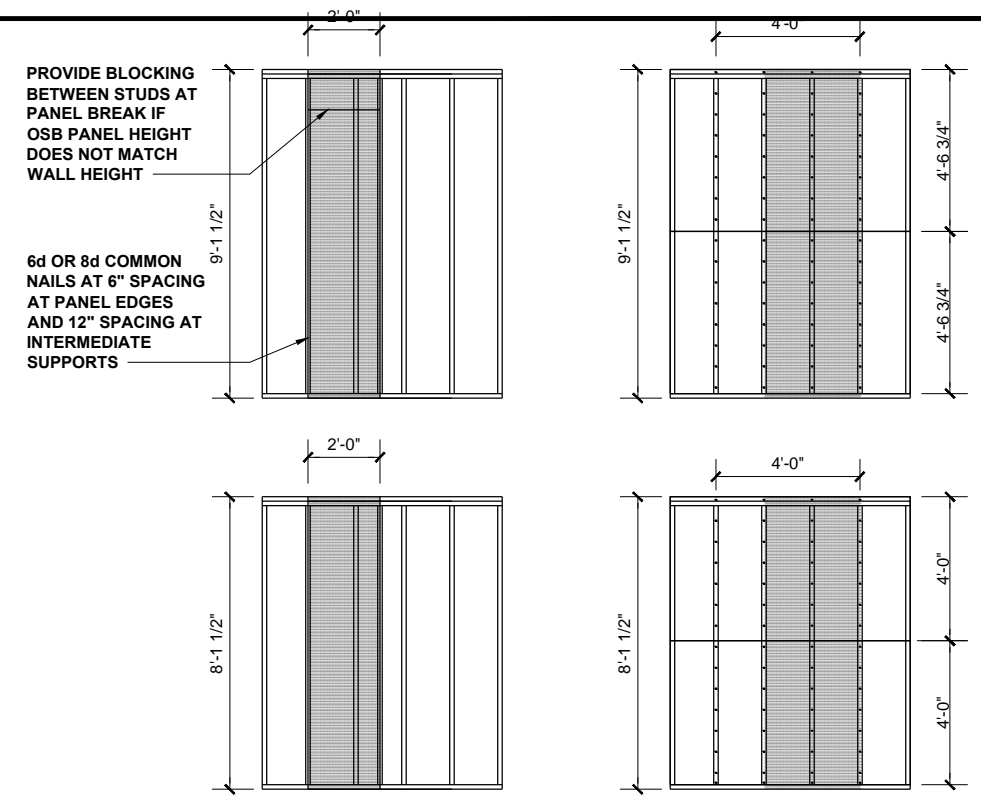
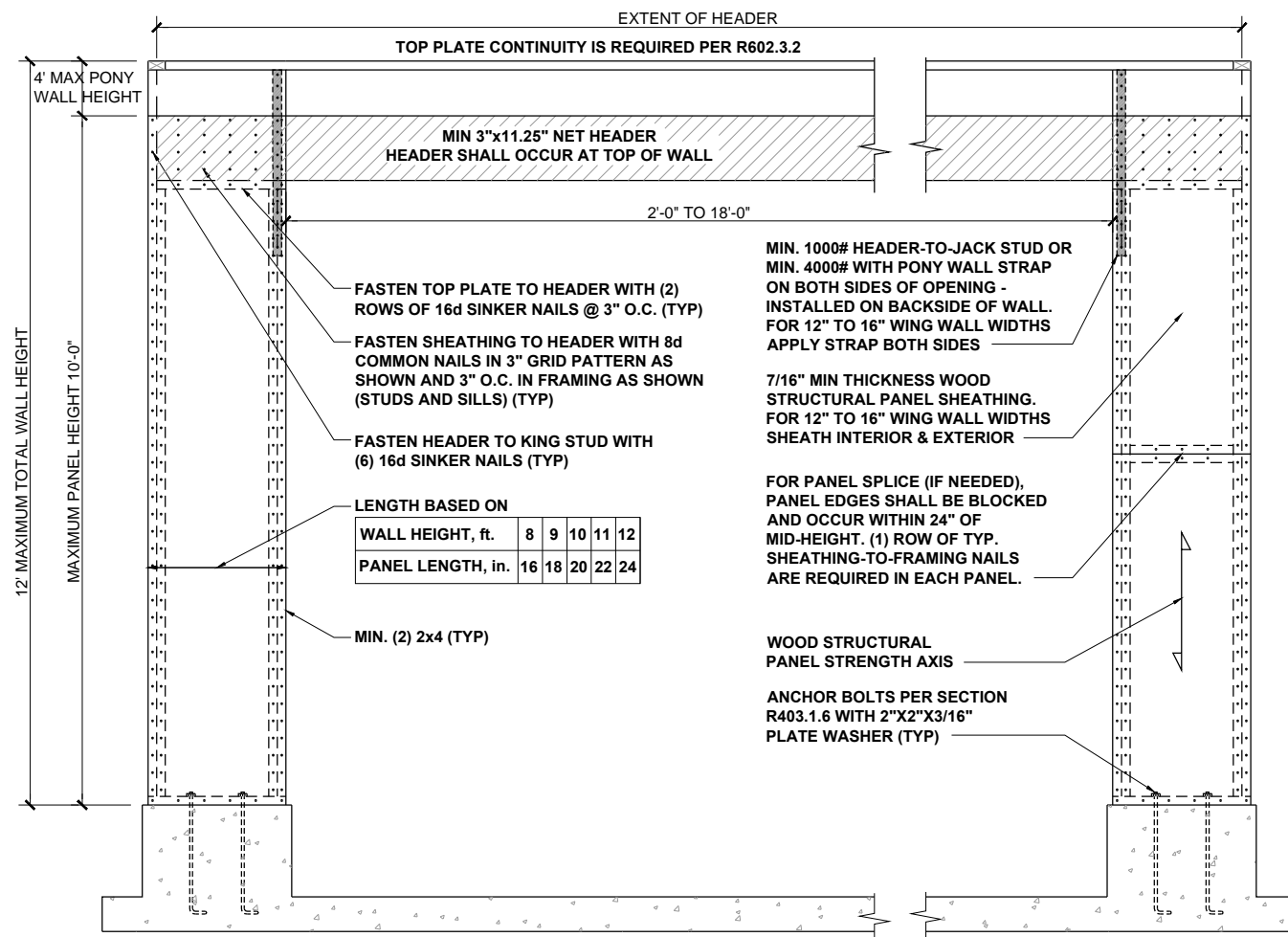
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MISCELLANEOUS FRAMING DETAILS

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

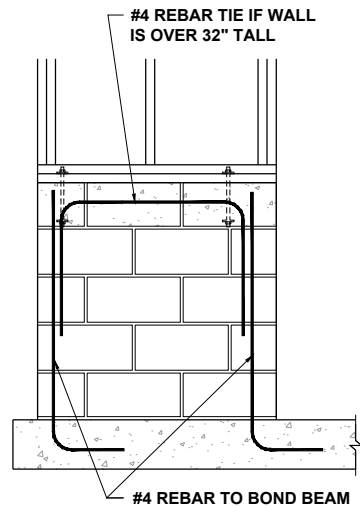
BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.



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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 MSTA15 HOLD DOWN
RIM BOARD

SIMPSON MSTA15 HOLD DOWN CAPACITY OF 970 POUNDS PER ANCHOR WITH (12) 10d NAILS. STRAP TO BE LOCATED AT EDGE OF BRACED WALL PANEL.

A) GARAGE DOOR CORNER
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)

B) GARAGE T-WALL PORTAL FRAMING 16"-12"
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
NOTCH 7/16" OSB FOR ANCHOR INSPECTION
ANCHOR BOLTS
CONTINUOUS WOOD STRUCTURAL PANEL
16d NAILS (2) ROWS @ 24" O.C.
ANCHOR BOLTS
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

C) GARAGE DOOR CORNER 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
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" O.C.
ANCHOR BOLTS
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

D) ALT. INSIDE CORNER DETAIL
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**

E) ALT. OUTSIDE CORNER DETAIL
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
OPT. BLOCKING FOR GYPSUM WALLBOARD
CONTINUOUS WOOD STRUCTURAL PANEL
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)

BRACED WALL HOLD-DOWN NTS **3**

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

A) GARAGE DOOR CORNER
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
16d NAILS (2) ROWS @ 24" O.C.
ANCHOR BOLTS
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

B) GARAGE T-WALL PORTAL FRAMING 16"-12"
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
NOTCH 7/16" OSB FOR ANCHOR INSPECTION
ANCHOR BOLTS
CONTINUOUS WOOD STRUCTURAL PANEL
16d NAILS (2) ROWS @ 24" O.C.
ANCHOR BOLTS
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

C) GARAGE DOOR CORNER 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
MIN. 24" WOOD STRUCTURAL PANEL**
16d NAILS (2) ROWS @ 24" O.C.
ANCHOR BOLTS
8d NAILS @ 6" O.C. (PANEL EDGES)
12" MIN

D) ALT. INSIDE CORNER DETAIL
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**

E) ALT. OUTSIDE CORNER DETAIL
GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)
OPT. BLOCKING FOR GYPSUM WALLBOARD
CONTINUOUS WOOD STRUCTURAL PANEL
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)

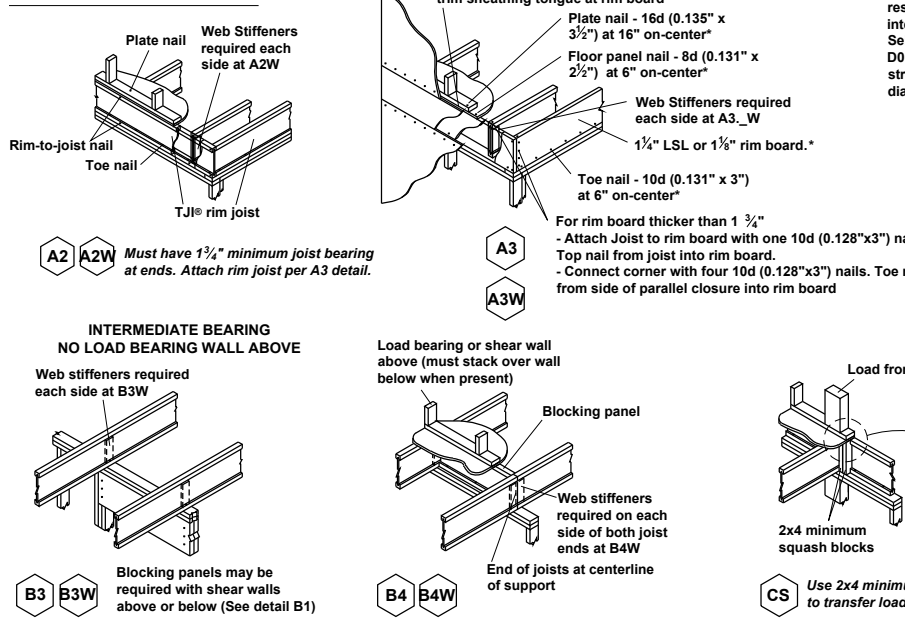
** IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

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

CLIENT: **MCKEE HOMES**
PROJECT: **THE FINLEY 2020 - LEFT HAND**
LOCATION: **NORTH CAROLINA**
PROJECT NO.: **20902313**
DATE: **01/27/2021** DRAWN BY: **AWC**
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

WALL BRACING DETAILS
D8.0

JOIST DETAILS



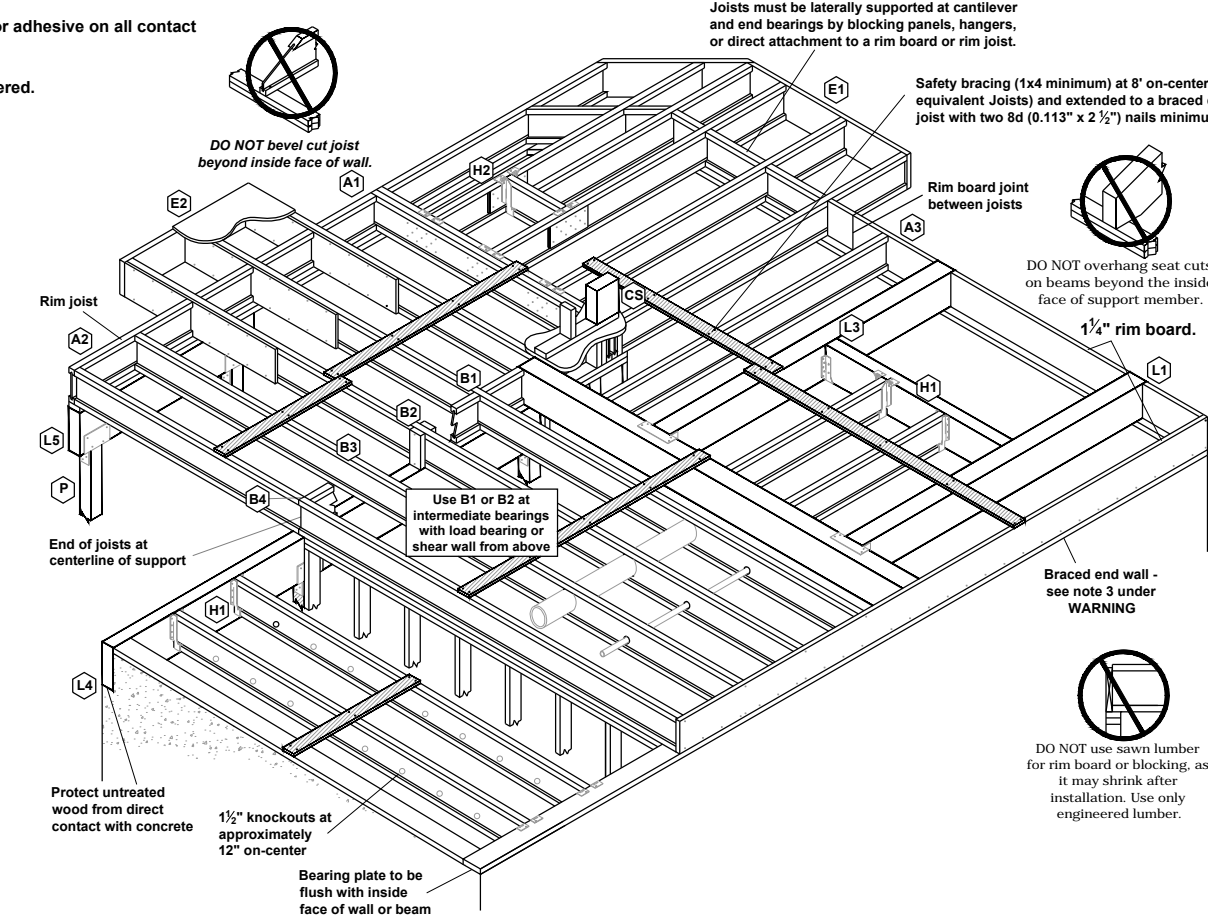
FASTENING OF FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

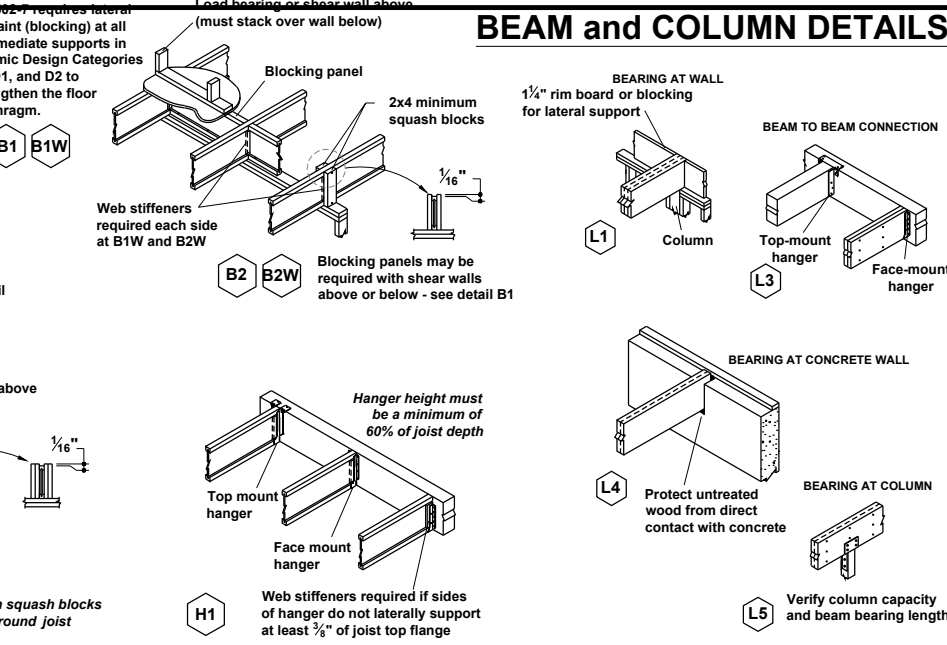
Nail Size	I-JOIST*		Rim Board	1 1/2" LSL or wider	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1 1/4" LSL			
8d (0.131" x 2 1/2")	4"	3"	4"	3"	3"	3"
10d (0.148" x 3"), 12d (0.148" x 3 1/4")	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	6"(2)	6"(2)	8"	6"

- (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



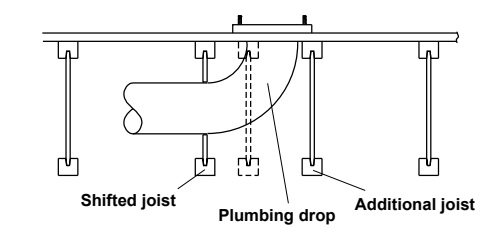
FILLER and BACKER BLOCK SIZES

I-Joists	110 EQ.*		210 EQ.*		230 or 360 EQ.*			560 EQ.*			
	Depth	9 1/2" or 11 1/8"	9 1/2" or 11 1/8"	14" or 16"	9 1/2" or 11 1/8"	14" or 16"	18" or 20"	11 7/8", 14" or 18" or 20"	Two 2x6	Two 2x8	Two 2x12
Filler Block (Detail H2)	2x6	2x8	2x6 + 3/8" sheathing	2x8 + 3/8" sheathing	2x6 + 1/2" sheathing	2x8 + 1/2" sheathing	2x12 + 1/2" sheathing	Not applicable	Not applicable	Not applicable	Not applicable
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	Not applicable	Not applicable	Not applicable	Not applicable
Backer Block (Detail F1 or H2)	5/8" or 3/4"	3/4" or 7/8"	3/4" or 7/8"	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

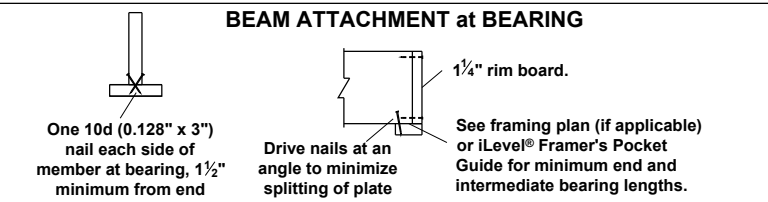
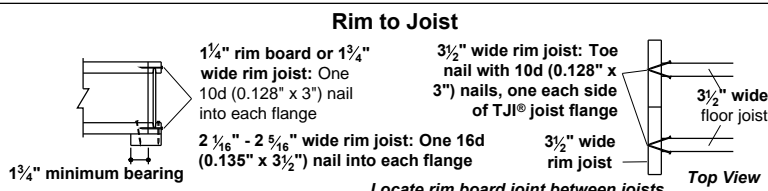
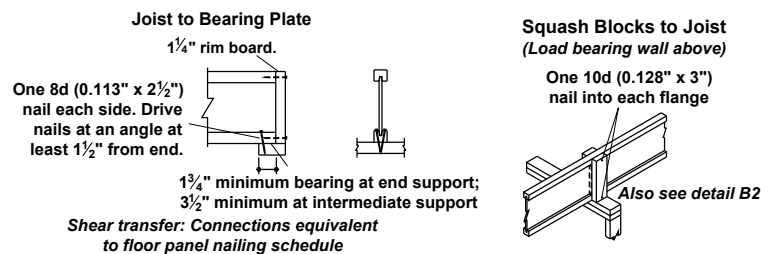
- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at 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		
	Mfrt & Series	Mfrt & Series	Mfrt & Series
9 1/4"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
11 7/8"	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: **THE FINLEY 2020 - LEFT HAND**

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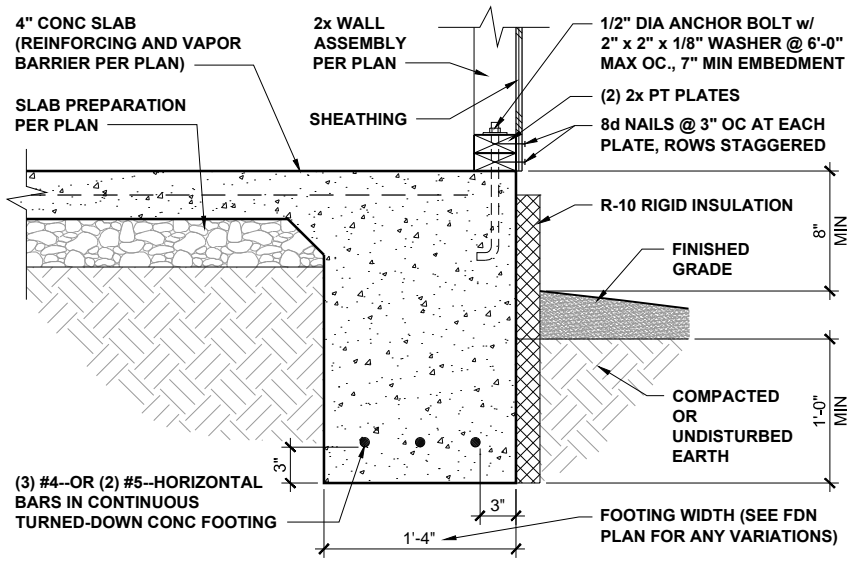
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PROJECT NO.: **20902313**

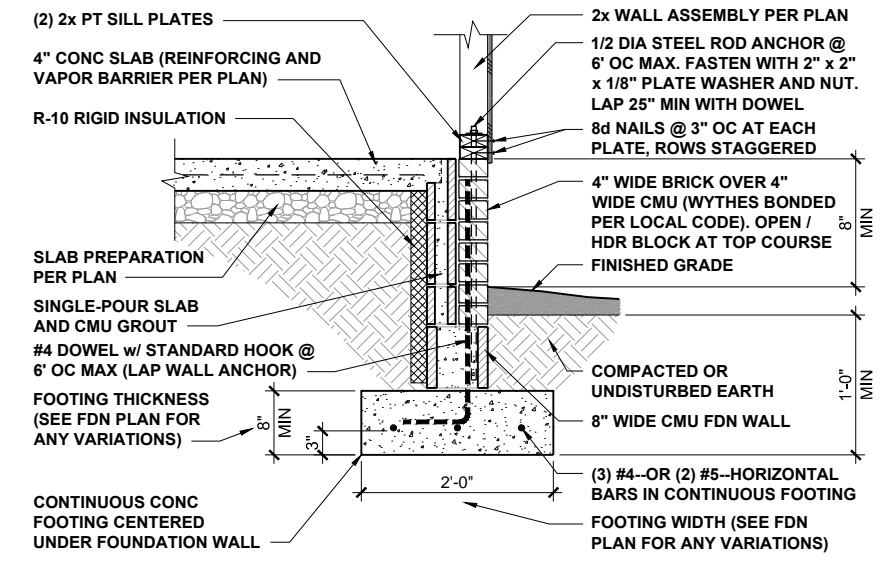
DATE: **01/27/2021** DRAWN BY: **AWC**

ENGINEERED JOIST DETAILS

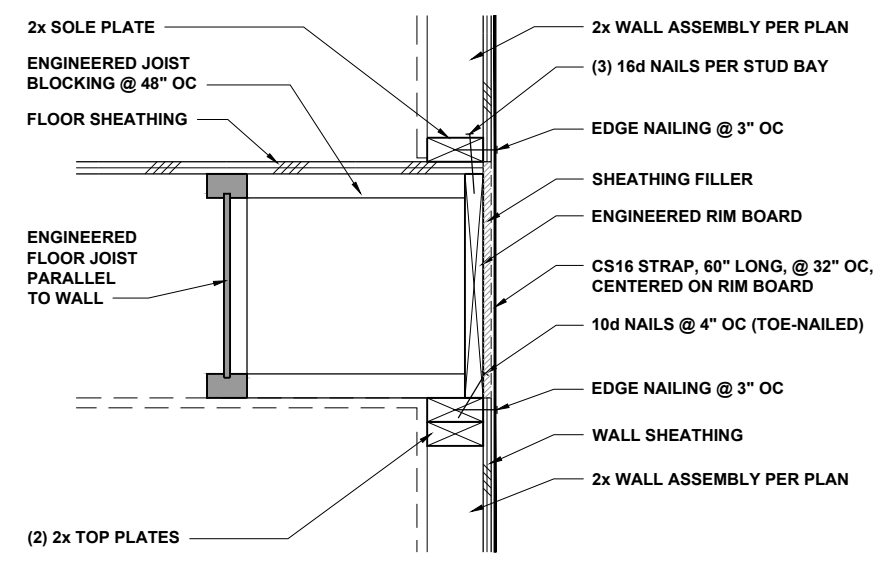
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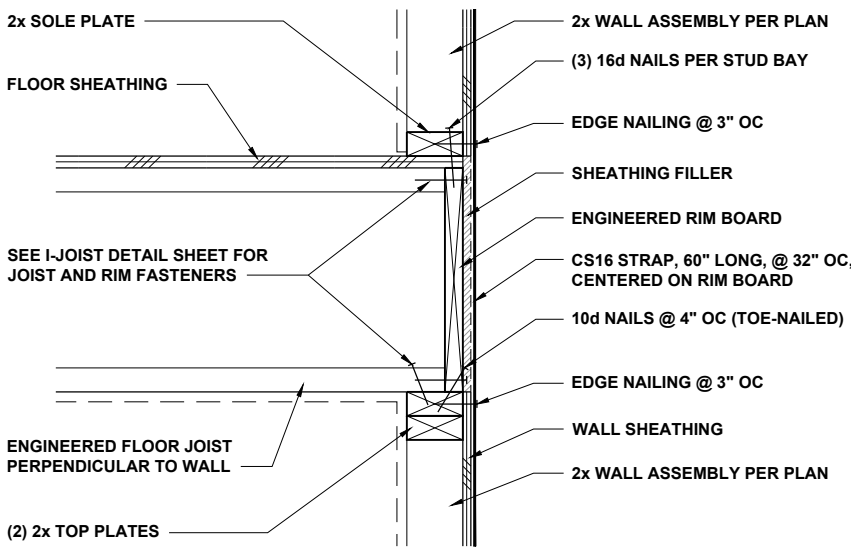
TURNED-DOWN CONC SLAB FOOTING 3/4" = 1'-0" **1**



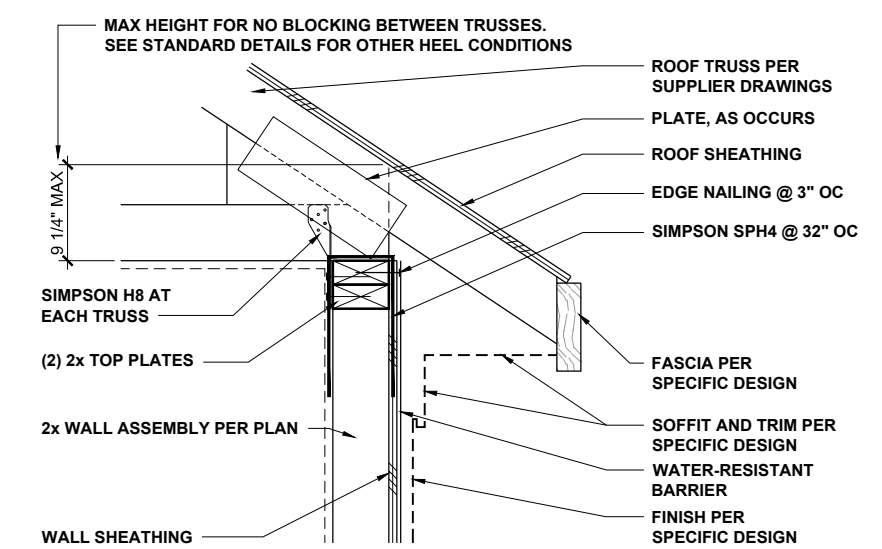
MASONRY STEM WALL FOUNDATION 1/2" = 1'-0" **2**



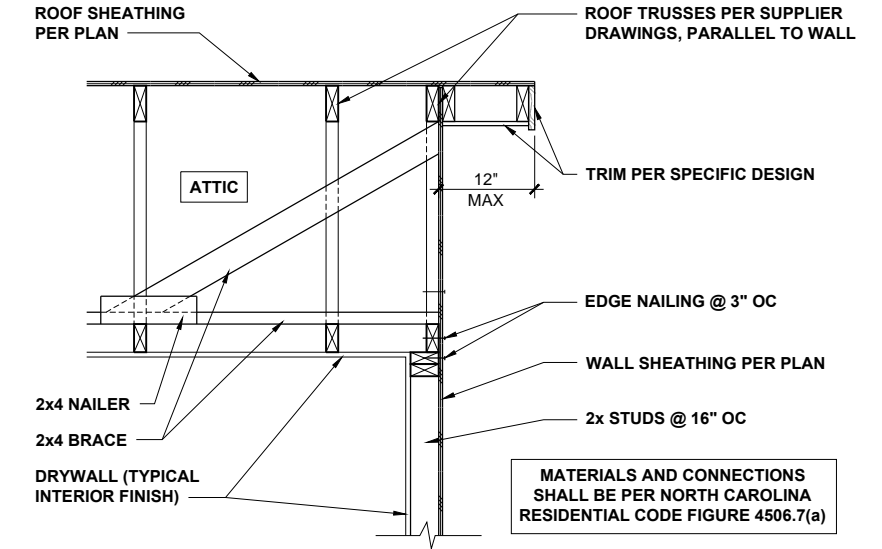
FLOOR JOISTS PARALLEL TO WALL 1" = 1'-0" **3**



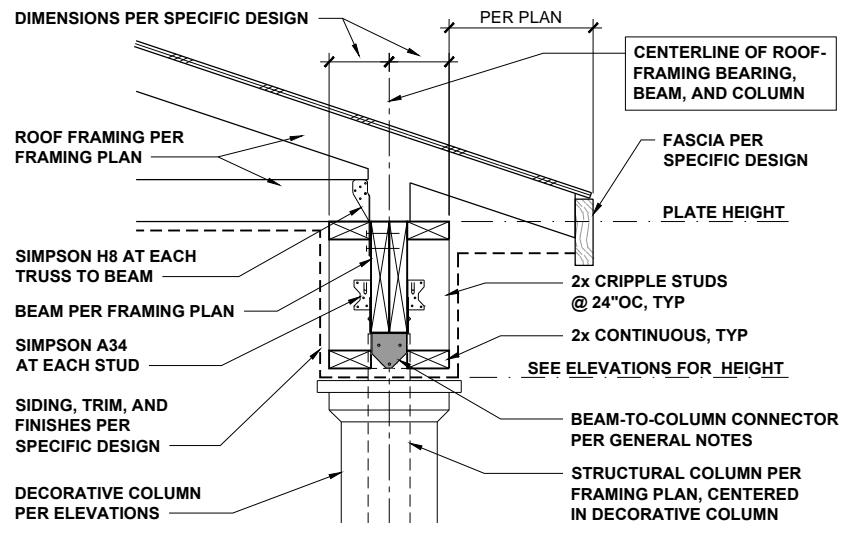
FLOOR JOISTS PERP TO WALL 1" = 1'-0" **4**



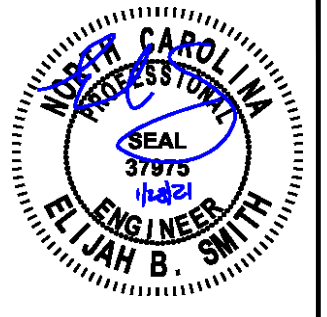
TYPICAL ROOF AT WALL 1" = 1'-0" **5**



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



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



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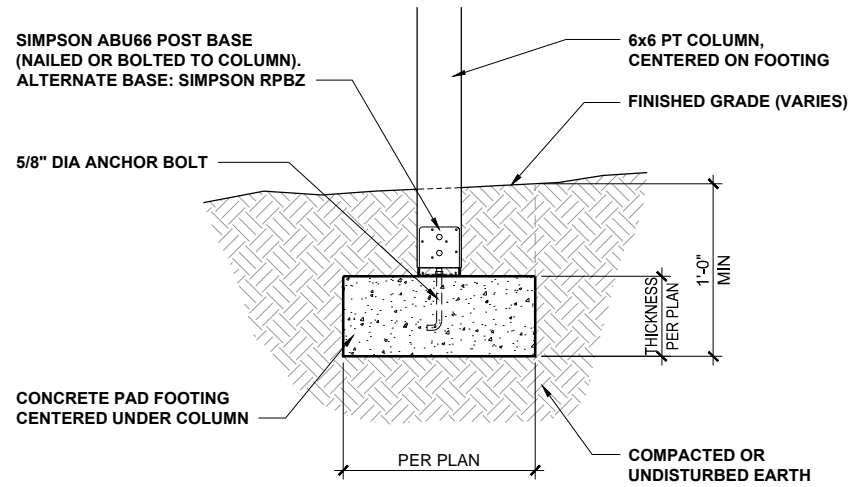
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

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HIGH-WIND ZONE DETAILS

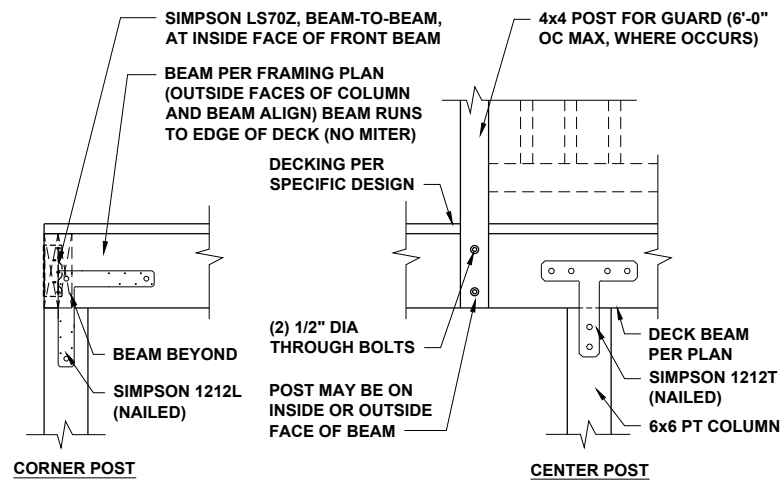
D10.0



DECK COLUMN AND FOOTING

1/2" = 1'-0"

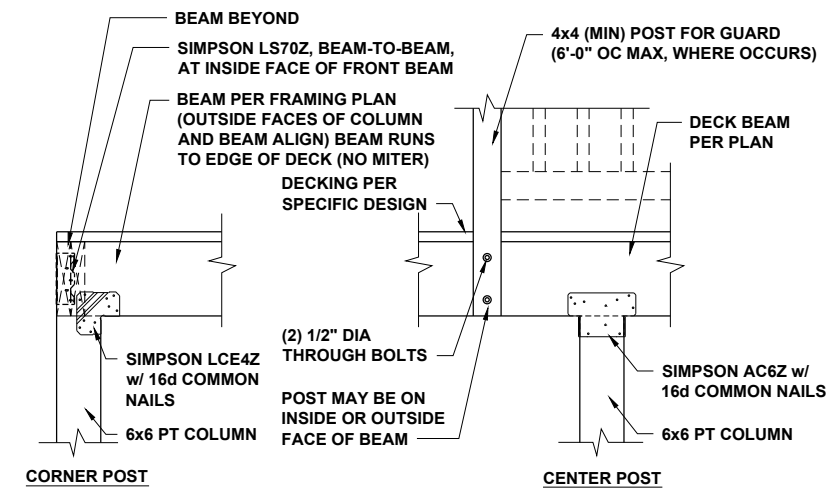
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DECK CONNECTIONS (OPTION 1)

1/2" = 1'-0"

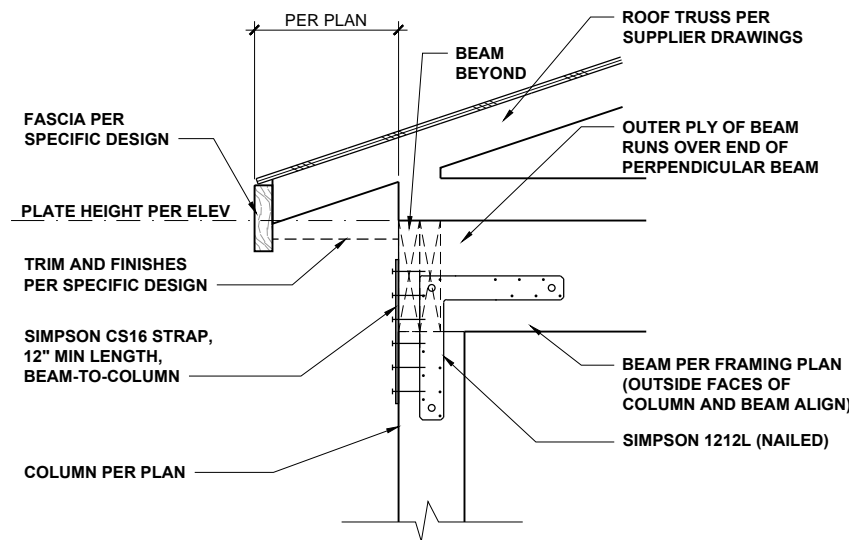
2



DECK CONNECTIONS (OPTION 2)

1/2" = 1'-0"

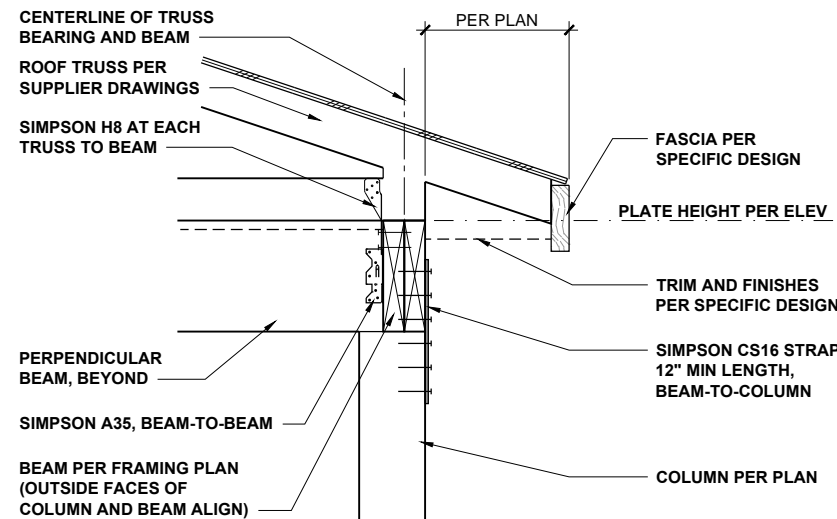
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PORCH ROOF AND COLUMN

3/4" = 1'-0"

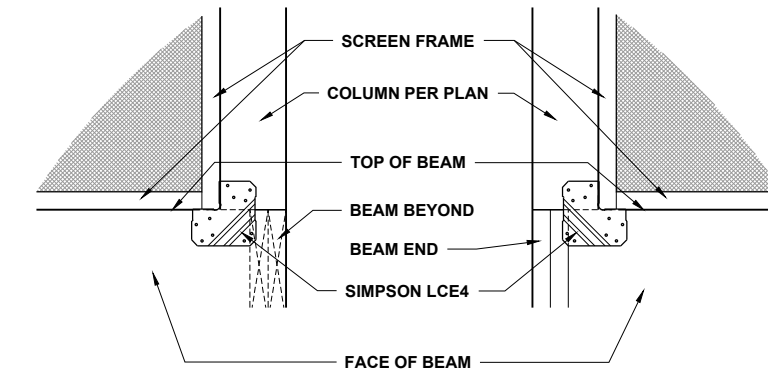
4



PORCH ROOF BEAM SECTION

3/4" = 1'-0"

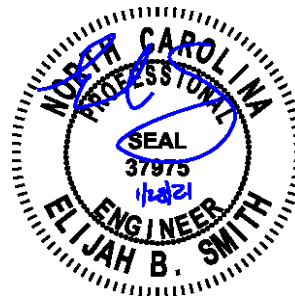
5



SCREENED PORCH CONNECTIONS

3/4" = 1'-0"

6



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DATE: **01/27/2021** DRAWN BY: **AWC**

HIGH-WIND ZONE DETAILS
DECK AND COVERED PORCH

D11.0