

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

LOT 87 - OAKMONT ESTATES
03.10.2021

000112 - BROOKS 2020 - MASTER PLAN SET
1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET.
2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.
BROOKS 2020 - MASTER PLAN SET



ELEVATION - COASTAL



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

OWNER / CONTRACTOR NOTES:

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

BUILDING CODE NOTES

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

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

BUILDING DATA:

Construction Type: V-2B
Use Group: R-3
Number of Stories: 2

Building Ridge Height: (Classic-Elevation A) =
Building Ridge Height: (Coastal-Elevation B) = (4'-) 32'-3"
Building Ridge Height: (Traditional-Elevation C) = (N/A)
Building Ridge Height: (Craftsman-Elevation D) =
Building Ridge Height: (Euro-Elevation E) =

Mean Roof Height: (Classic-Elevation A) =
Mean Roof Height: (Coastal-Elevation B) = (4'-) 25'-8"
Mean Roof Height: (Traditional-Elevation C) = (N/A)
Mean Roof Height: (Craftsman-Elevation D) =
Mean Roof Height: (Euro-Elevation E) =

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

CONSTRUCTION NOTES:

- THE FOLLOWING IS A NON-EXHAUSTIVE LIST OF SOME COMMONLY MISSED CODE REQUIREMENTS AND ARE ENFORCEABLE IN THE CONSTRUCTION FROM THESE PLANS. SEE THE N.C. RESIDENTIAL CODE BOOK FOR MORE INFO.
- (R308.4) ALL GLAZING WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION, AND ON THE SAME WALL PLANE SHALL BE TEMPERED. ALL WINDOWS THAT MEET ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED: A) INDIVIDUAL PANES OF MIN. 9 SF, B) BOTTOM EDGE IS WITHIN 18" OF FLOOR, C) TOP EDGE IS AT LEAST 36" ABOVE FLOOR, AND D) GLAZING IS WITHIN 36" HORIZ. OF WALKING SURFACE. TEMPERED GLAZING IS ALSO REQUIRED WITHIN 60" OF HOT TUBS OR STAIR LEADING AND FINISH EDGES. TEMPERED WINDOWS ALSO REQUIRED PER REMAINDER OF THIS CODE SECTION.
 - (R310) ALL SLEEPING ROOMS AND BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE EGRESS WINDOW CONFORMING TO THE FOLLOWING: A) MIN. 4.0 SF CLEAR OPENING, B) MIN. TOTAL GLASS AREA OF 5.0 SQ (GROUND FLOOR WINDOW) AND 5.1 SF (UPPER STORY WINDOW). IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE PROPER CONFORMING WINDOW AND HAVE EGRESS WINDOWS PROPERLY DISTRIBUTED AND INSTALLED AS REQUIRED.
 - (R312) ALL INTERIOR EGRESS DOORS AND A MINIMUM OF ONE EXTERIOR EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
 - (R311.5) MAXIMUM STAIR RISER HEIGHT SHALL BE 8-1/4", AND MINIMUM TREAD SHALL BE 9".
 - (R314.3) SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED, WITH BATTERY BACK-UP IN THE FOLLOWING AREAS: EACH SLEEPING ROOM IN THE AREA (HALLWAY) RIGHT OUTSIDE THE SLEEPING ROOMS AND EACH STORY. THE ONE OUTSIDE THE SLEEPING ROOMS WILL SATISFY THAT STORY.
 - (R402.12) ALL LUMBER SHALL BE PRESSURE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AIA/PA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY.
 - (R406.1) BITUMINOUS DAMPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC.) SPACES.
 - (R408.12) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT ONE EACH SIDE OF EACH CORNER).
 - (R103.4) FLASH ALL VALLEYS AND WALL/ROOF INTERSECTIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELD ON ALL ROOFS LESS THAN 4:12 SLOPE. FLASHING TO BE NON-CORROSIVE.
 - (R801.1) BUILDER TO LOCATE 22"x30" ATTIC ACCESS IN ALL ATTICS WITHOUT STAIR ACCESS. LOCATE ACCESS TO PROVIDE A 30" CLEAR SPACE ABOVE ACCESS DOOR-TYP.
 - (R1009) MASONRY FIREPLACE WALLS TO BE MIN. 8" THICK AND MIN. 2" TO FRAMING. FOURED HEARTH TO HAVE MIN. 4#12 O.C. EACH WAY. HEARTH TO BE MIN. 20" FROM FIREBOX AND HAVE MIN. 12" WIDER THAN FIREBOX ON EACH SIDE.
 - (R403.16) ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 1" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 2' OF THE CORNER.
 - (R315) INSTALL APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AND IN IMMEDIATE VICINITY OF EACH SEPARATE SLEEPING AREA.
 - ALL WINDOWS SHALL BE LABELED TO CONFORM WITH AIA/ANALUIDA 1018.2 BUILDER TO VERIFY MIN. DP CLASSIFICATION FOR ALL WINDOWS BASED ON LOCATION. SINGLE HOMES ARE BUILT BASED ON REQUIREMENTS FOR THAT WIND ZONE AREA.
 - IF CRAWL SPACE FOUNDATION OPTION IS USED BUILDER TO LOCATE ACCESS PER CURRENT CODE REQ. WITH 36"x24" (MIN) CLEAR OPENING IF NO HVAC LOCATED IN CRAWL OR 36"x36" (MIN) WITH HVAC LOCATED IN CRAWL SPACE AREA.

CLIMATIC AND GEOGRAPHIC NOTES:

TABLE N10212 (R402.12)									
CLIMATE ZONE	FENESTRATION U-FACTOR	FENEST. SHGC	CEILING R-VALUE	FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL WALL R-VALUE	CRAWL WALL R-VALUE
3	0.35	0.30	38 OR 30 CONT.	15, 13-2.5	15	5/13	0	5/13	
4	0.35	0.30	38 OR 30 CONT.	15, 13-2.5	15	10/15	10	10/15	
5	0.35	NR	38 OR 30 CONT.	OR 13-5	30	10/15	10	10/15	

STRUCTURAL DESIGN FIRM DATA:

Structural Designer: Sumit Engineering Laboratory Testing 919-380-9991
 ENGINEER NAME: _____ LICENSE NUMBER: 09910

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

PROJECT SQUARE FOOTAGES

BROOKS - COASTAL	
Heated Square Footage	
First Floor	1324
Second Floor	1611
TOTAL	2935
Unheated Square Footage	
Covered Porch - Front	95
Garage (Front Load)	485
Rear Deck (10'0' Patio)	220
Rear-Patio	232
Unf. 3rd Floor (5'0' Clg.)	645
Optional Finished Attic Floor	
Heated Square Footage	
3rd Fl. Hld. (5'0' Clg.)	530
Unheated Square Footage	
3rd Floor (Unf. Mech)	115

OPT. CRAWL SPACE VENTILATION INFO.

Crawlspace Vent Calculations - Brooks - Coastal	
A. Crawlspace Area	1,324
B. Ventable Area Required by Code (without vapor barrier)	8.83
C. Ventable Area Required by Code (with vapor barrier)	0.9
D. Number of vents required (without vapor barrier)	19.0
E. Number of vents required (with vapor barrier). (See notes)	2.0

Formulas:
 B = A / 150
 C = A / 1500
 D = B / 0.47 (sqft of net venting area per vent)
 E = C / 0.47 (sqft of net venting area per vent)

Notes:
 1. Builder must adjust ventilation calculations if using vents with a net area that is different than 0.47 sqft per vent.
 2. One foundation vent must be placed within 3 feet of each major corner in the building.
 3. Foundation vents must be placed to allow for cross ventilation.

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

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

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

ROOF VENTILATION INFO.

Roof Ventilation - Brooks - Coastal	
Venting Required	
Gross Ceiling Area	1,964
Total Venting Required = Area / 150	13.1
Soffit Venting (50%)	6.5
Upper Venting (50%)	6.5
Venting Provided	
Ridge Vents (linear feet)	54
Soffit Vents (linear feet)	67
Ridge Venting SF (.125 SF/LF)	6.8
0 Additional Pan Shaped Roof Louvre (0.97 sq. ft per vent)	0
Total Upper Venting provided	6.8
Soffit Venting SF (.102 SF/LF)	6.8
TOTAL VENTING AREA PROVIDED	13.6

INDEX OF DRAWINGS:

SHEET	SHEET NAME - Brooks - Elev B - Coastal
CSB-1-0	Cover Sheet
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ABS-1-1	Architectural - Crawl Foundation Plan
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ABL-1-0	First Floor Lighting
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OB-1-1	Opt Sideload Garage - Floors & Lighting
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OB-3-1	Opt 3rd Car Garage w/ Sideload - Floors & Lighting
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O-1-0	Opt Sunroom - Elevations
O-1-1	Opt Sunroom - Floors & Lighting
O-1-2	Opt Sunroom - Arch - Foundations & Roof
O-2-0	Opt Covered Porch - Elevations
O-2-1	Opt Covered Porch - Floors & Lighting
O-2-2	Opt Covered Porch - Arch - Foundations & Roof
O-3-0	Opt Common Items - Architecturals
ADT-1	Standard Architectural Details
ADT-2	Standard Architectural Details

Structural Plans/Sheets
 SHEET See Structural Plans (Done by Others)

Mckee Homes, LLC
 Brooks 2020 - Base - Coastal
 Base Plan - Elevation B (Standard - LHG)
 Architectural Set - Master Plan (7-10-20)

PROGRESS DATE: -
 ISSUE DATE: 06/22/20
 DRAWN BY: A.S.H./B.B.
 CHECKED BY: A.S.H./B.B.

REVISIONS
 DATE BY: DESCRPT.
 7-10-20 BB Overlaid & Sunroom Tile/Floors
 7-10-20 BB Deviation Front Brick Steps

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

GENERAL NOTES:
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 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS OR OTHER VARIATIONS FROM DEPICTED INFORMATION.
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CONTRACTOR: MCKEE HOMES, 2020. ALL RIGHTS RESERVED.
 REPRODUCTION OF THIS SHEET, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.
 USE OF THIS PLAN FOR ANY OTHER PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MCKEE HOMES, LLC.

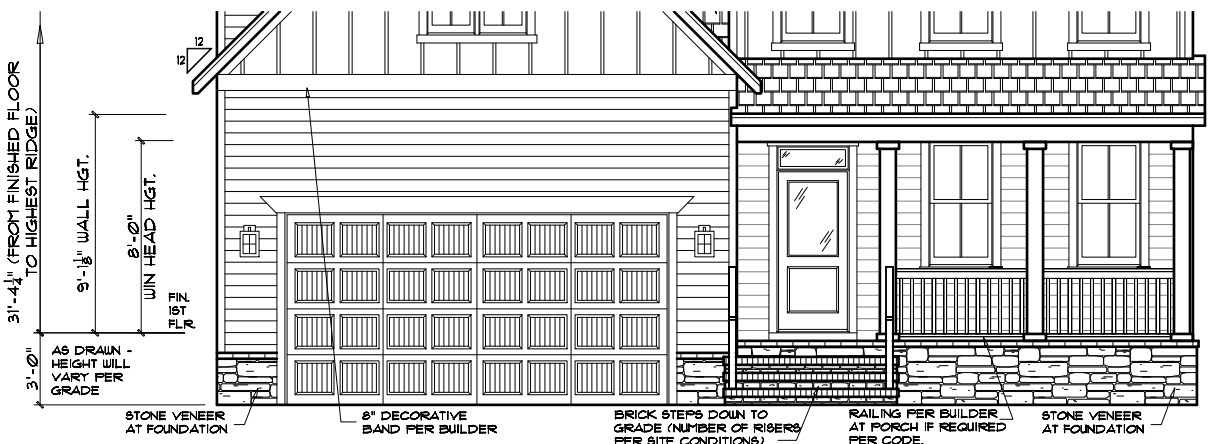
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FRONT ELEVATION - COASTAL

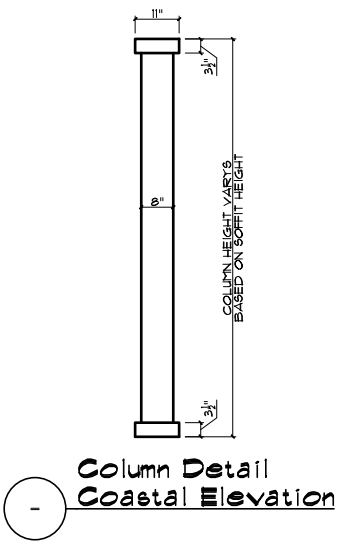
22x34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"

CRAWL FOUNDATION



FRONT ELEVATION w/ CRAWL FND.

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



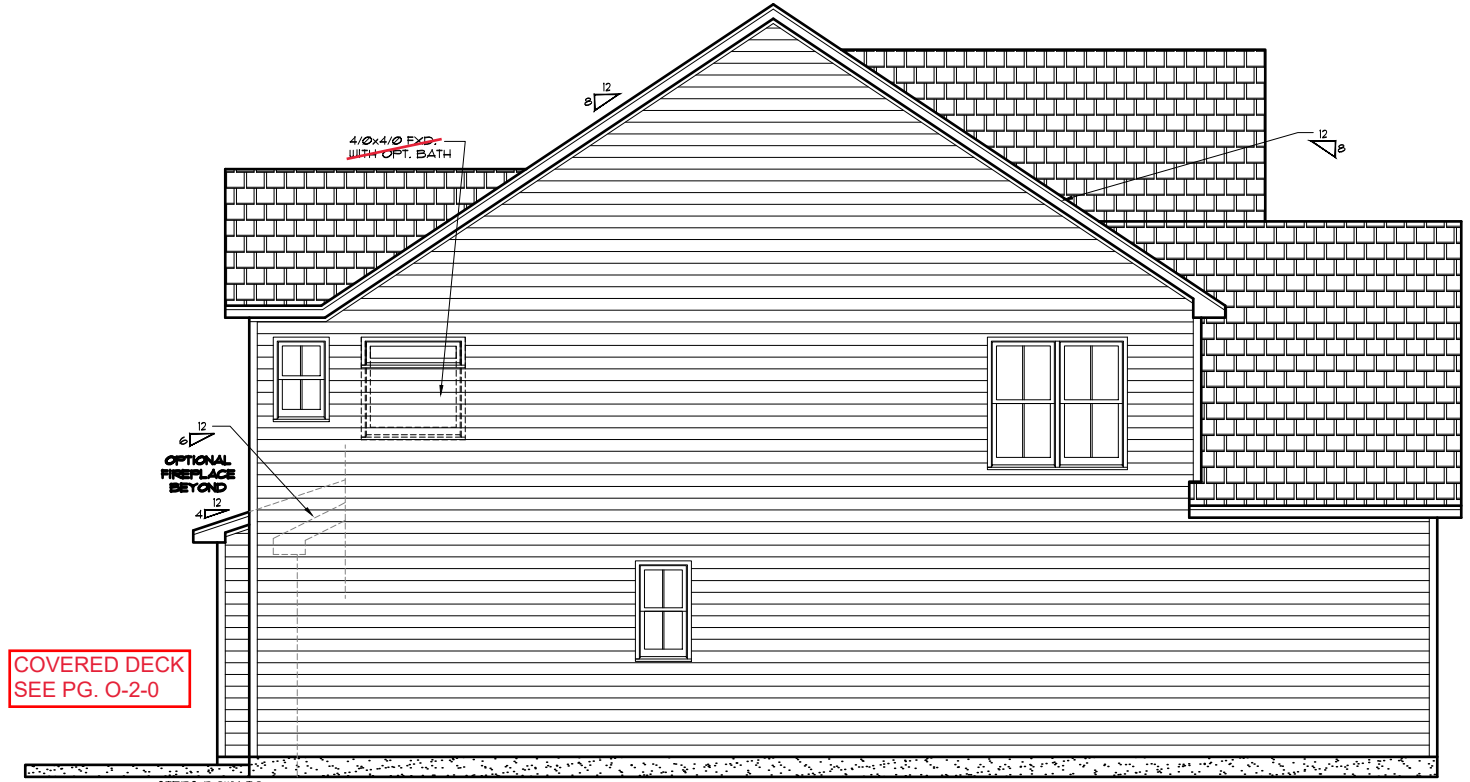
GENERAL NOTES
* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.
SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.
SEE SHEET D-2 FOR FLASHING DETAILS AND REQUIRED LOCATIONS.

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

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ARCHITECTURAL PLANS EXTERIOR MATERIALS

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



LEFT ELEVATION

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

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



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

McKee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-	
ISSUE DATE:	06/22/20	
DRAWN BY:	ASH/BB	
CHECKED BY:	ASH/BB	
REVISIONS		
DATE	BY	DESCRIP.
7-10-20	BB	OwnerBid & Sunroom Tile/Floors
7-10-20	BB	Elevation Front Brick Steps
-	-	-
-	-	-

Elevations - Front and Left
SHEET NO. **AB-1-0**
PLAN NO. **000112**

GENERAL NOTES: 1. THESE SHEETS SHALL BE COORDINATED WITH ALL PERMITS, ORDINANCES, AND CONTRACTOR AND SUPPLIER CODES. 2. CONTRACTOR IS TO VERIFY ARCHITECT PRESENTED CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. THESE WORKS IS RESPONSIBLE FOR COORDINATING VARIATIONS FROM THE INFORMATION SUPPLIED. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SCALE IS RESPONSIBLE FOR ESTIMATING, MANAGING, OR TRACKING CONSTRUCTION COSTS ASSOCIATED WITH THESE PLANS.

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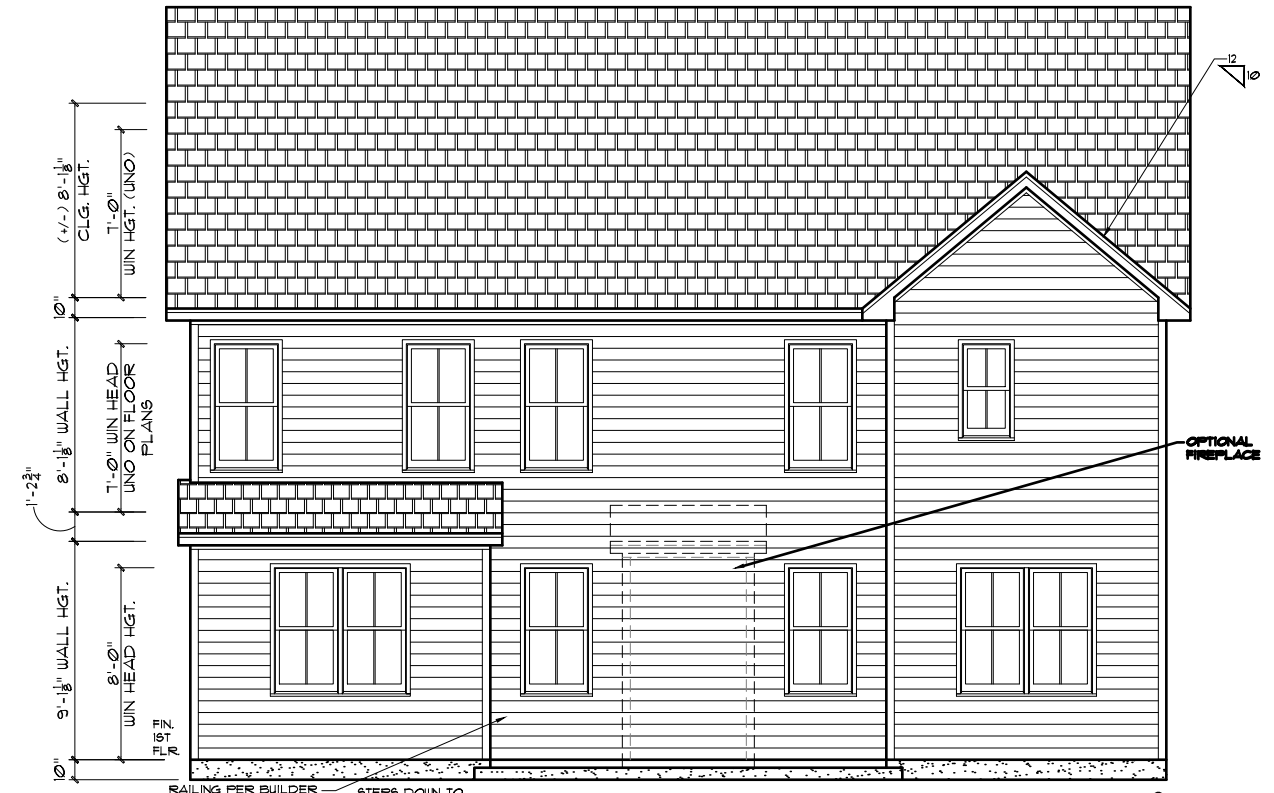
REQUIRED FLASHING LOCATIONS
1/ ALL MATERIAL CHANGE INTERSECTIONS.
2/ ALL WINDOW / DOOR OPENINGS.
3/ ALL ROOF VALLEYS.
BUILDER TO VERIFY ON SITE FLASHING IS INSTALLED TO MEET CODE REQUIREMENTS.

GENERAL NOTES
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SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.
SEE SHEET D-2 FOR FLASHING DETAILS AND REQUIRED LOCATIONS.

ARCHITECTURAL PLANS EXTERIOR MATERIALS

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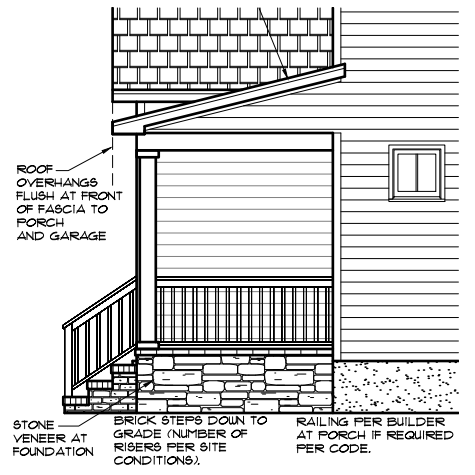
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BROOKS 2020 - MASTER PLAN SET



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

CRAWL FOUNDATION

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SIDE ELEVATION w/ CRAWL FND.
22x34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"



REAR ELEVATION w/ CRAWL FND. WOOD DECKING
22x34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"

COVERED DECK SEE PG. O-2-0

CRAWL FOUNDATION



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

COVERED DECK SEE PG. O-2-0

GENERAL NOTES: 1. THIS SET OF PLANS IS TO BE COORDINATED WITH ALL SITE INFORMATION BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ALL MATERIALS, FINISHES, AND CONDITIONS OF THE INFORMATION PROVIDED. 3. USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AUTHORITIES. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE PLANS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCKEE HOMES, LLC.

Mckee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-	
ISSUE DATE:	06/22/20	
DRAWN BY:	ASH/BB	
CHECKED BY:	ASH/BB	
REVISIONS		
DATE	BY	DESCRIP.
7-10-20	EB	OwnerBid & Sunroom Tile/Flpck
7-10-20	EB	Elevation Front Deck Steps
-	-	-
-	-	-

Elevations - Rear and Right
SHEET NO. **AB-2-0**
PLAN NO. **000112**

GENERAL NOTES

1) USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.

2) SEE FLOOR PLANS, ROOF PLAN, AND/OR ROOF FRAMING DETAIL SHEET FOR PLATE HEIGHTS AT RAFTER AND/OR TRUSS BEARING LOCATIONS.

3) SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.

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

REQUIRED FLASHING LOCATIONS

1) ALL MATERIAL CHANGE INTERSECTIONS.

2) ALL WINDOW / DOOR OPENINGS.

3) ALL ROOF VALLEYS.

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

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2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.

BROOKS 2020 - MASTER PLAN SET

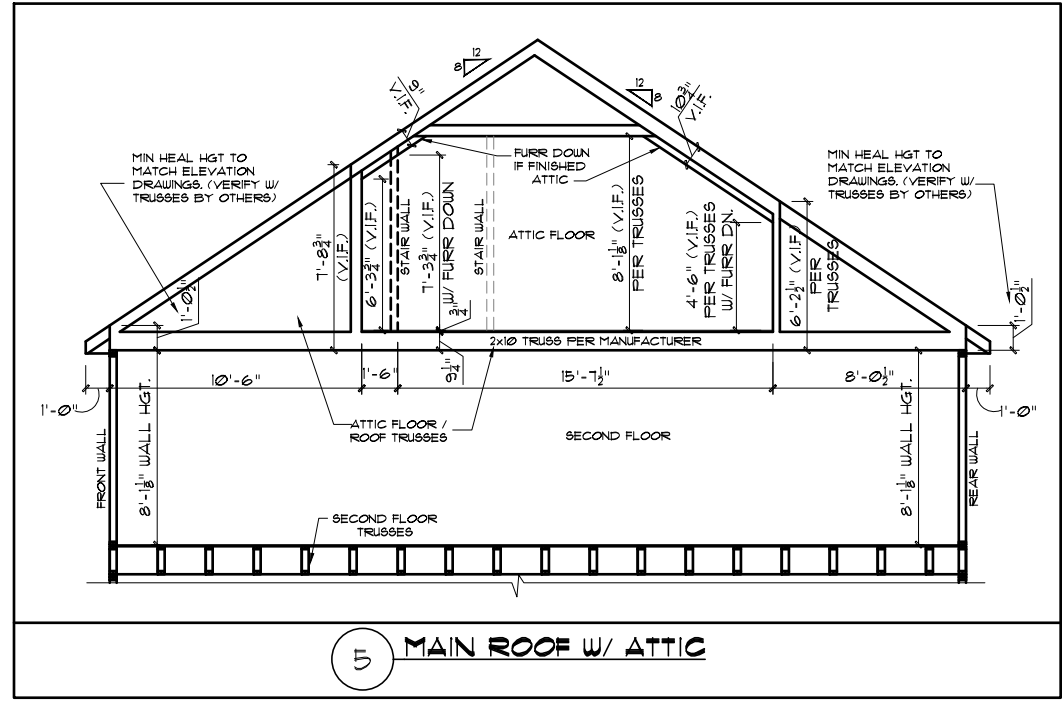
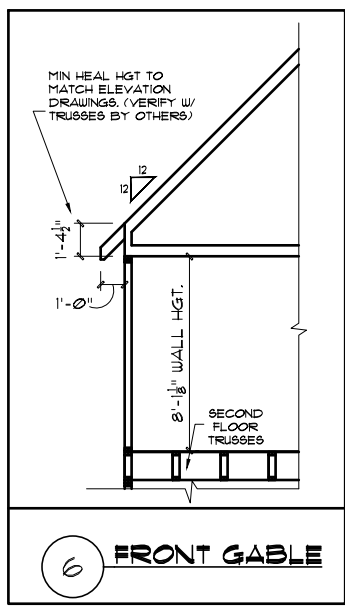
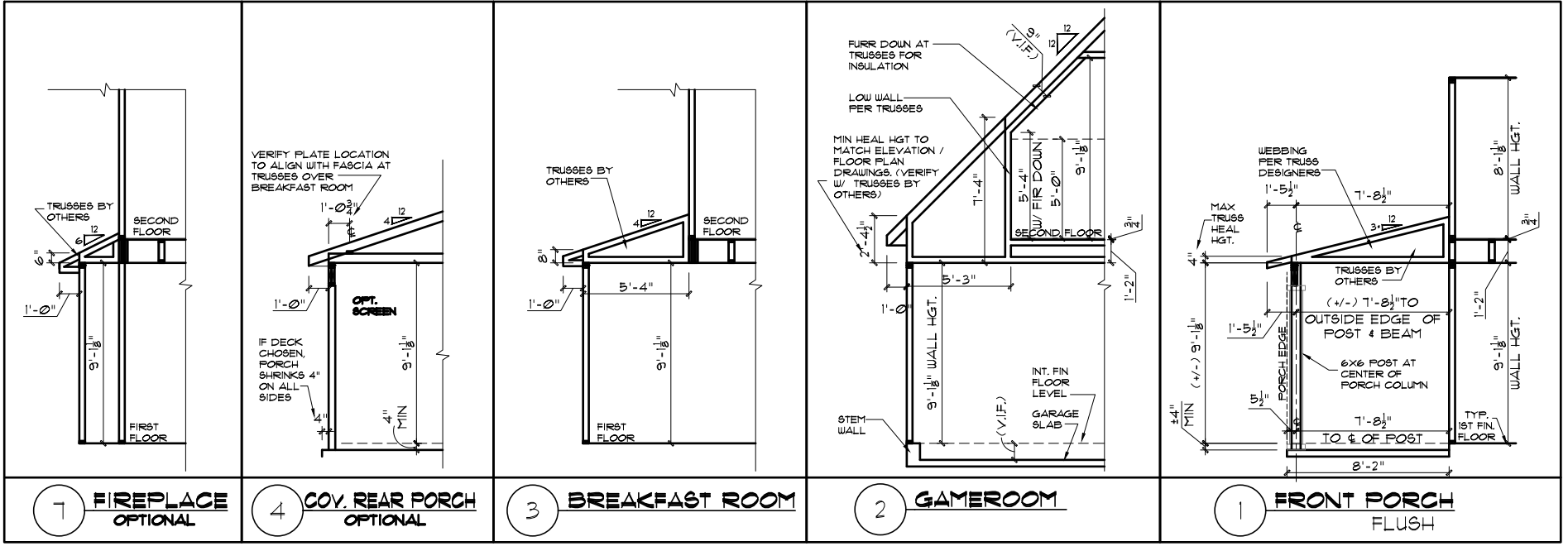
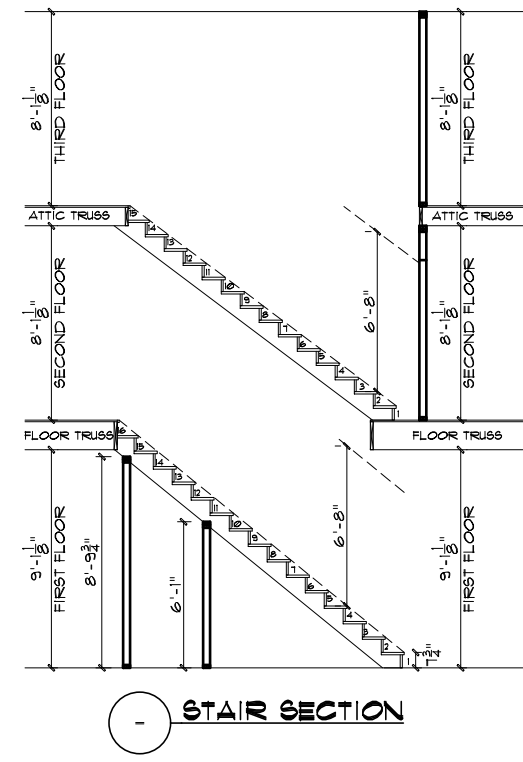
3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS, ETC.

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

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



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



4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
5. THESE NOTES IS NECESSARY FOR ESTIMATING, MANUFACTURING, OR INSTALLING CONTRACTOR COSTS ASSOCIATED WITH THESE TYPES.

GENERAL NOTES:
1. THESE NOTES SHALL BE COORDINATED WITH ALL SET MEMBERSHIP BY OWNER AND CONTRACTOR AND PER LOCAL CODES.
2. CONTRACTOR IS TO VERIFY AN ARCHITECT REPRESENTATIVE OF CONDITIONS OR ITEMS VARYING FROM SPECIFIED INFORMATION.
3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SPECIFIED.

Mckee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-
ISSUE DATE:	06/22/20
DRAWN BY:	ASH/BB
CHECKED BY:	ASH/BB
REVISIONS	
DATE:	BY: DESCRPT.
7-10-20	BB OwnerBid & Sunroom Tile/Finploc
7-10-20	BB Elevation Front Brick Steps
-	-
-	-

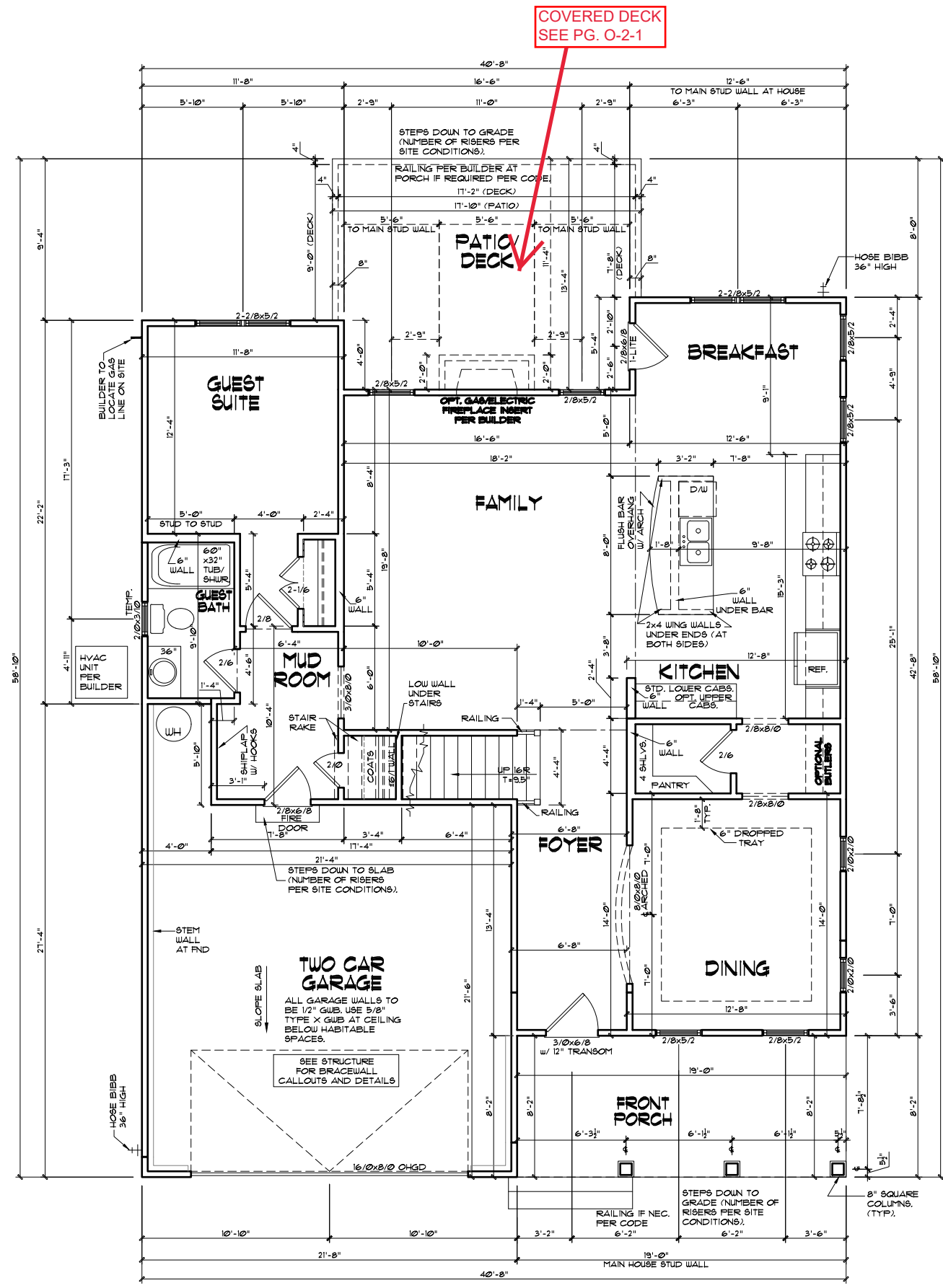
Roof Framing Details

SHEET NO.
AB-3-0

PLAN NO.
000112

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REPRODUCTION OF THIS SHEET, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.
USE OF THIS PLAN FOR ANY OTHER PROJECT IS STRICTLY PROHIBITED.

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BROOKS - COASTAL	
Heated Square Footage	
First Floor	1324
Second Floor	1611
TOTAL =	2935
Unheated Square Footage	
Covered Porch - Front	155
Garage (Front Load)	485
Rear-Deck ILO Patio	220
Rear-Patio	232
Unf. 3rd Floor (5/0 Clg.)	645
Optional Finished Attic Floor	
Heated Square Footage	
3rd Flr Htd. (5/0 Clg.)	530
Unheated Square Footage	
3rd Floor (Unf. Mech)	115

GENERAL NOTES

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

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

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

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

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

ARCHITECTURAL PLANS WALL LEGEND

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

000112 - BROOKS 2020 - MASTER PLAN SET

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

2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.

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

BROOKS 2020 - MASTER PLAN SET

WINDOW FALL PREVENTION PROTECTION

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

EXCEPTIONS:

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

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

EXTERIOR DOORS/WINDOWS (DP RATING)

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

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



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

Mckee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-	
ISSUE DATE:	05/22/20	
DRAWN BY:	ASH/BB	
CHECKED BY:	ASH/BB	
REVISIONS		
DATE:	BY:	DESCRPT.
7-10-20	BB	OwnerBld & Surron File/Track
7-10-20	BB	Elevation Front Brick Steps
-	-	-
-	-	-

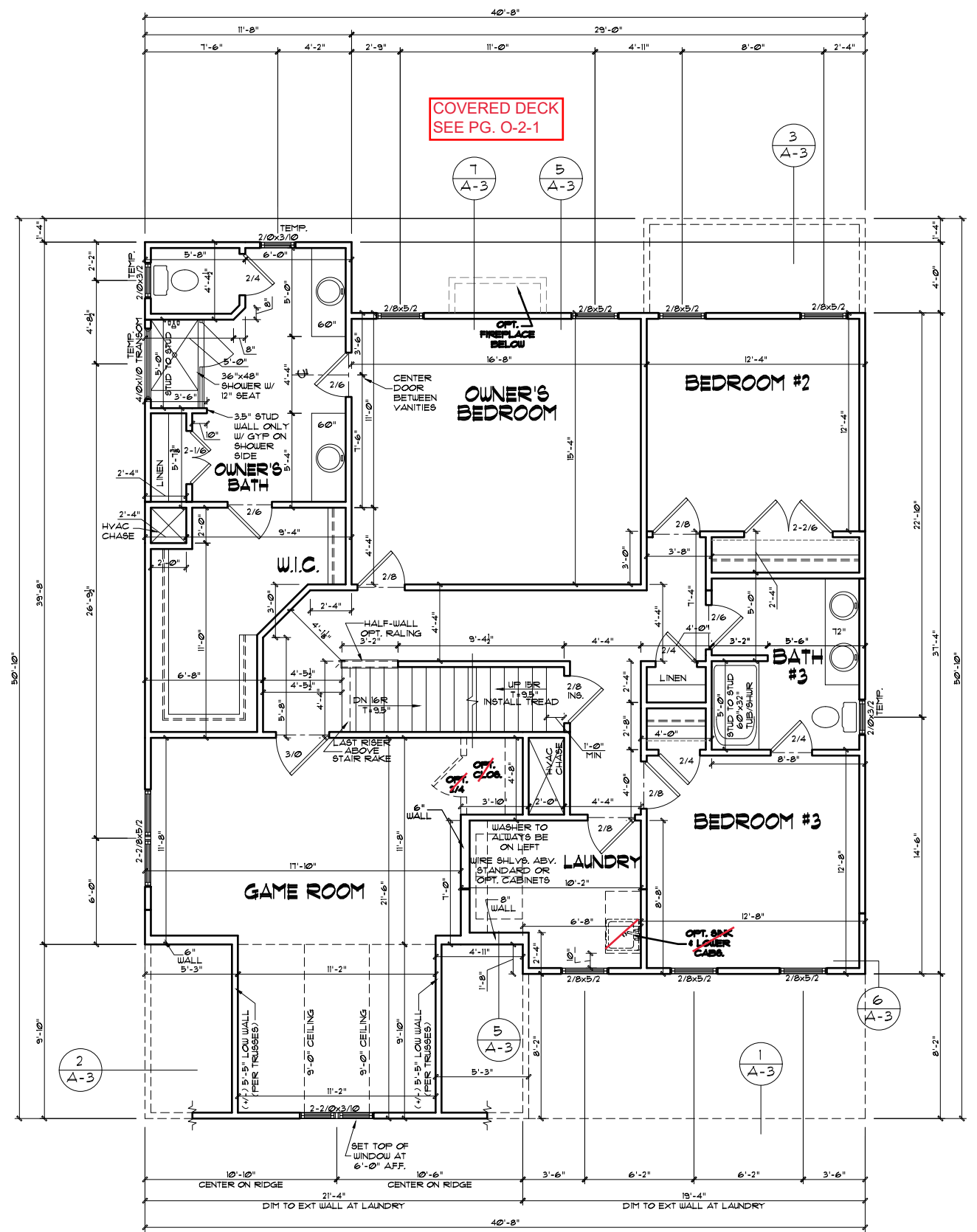
First Floor Plan
SHEET NO.
AB-4-0
PLAN NO.
000112

4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
 5. THESE PLANS ARE NOT TO BE USED FOR ESTIMATING, MATERIALS, OR FINISHING COSTS ASSOCIATED WITH THESE PLANS.
 GENERAL NOTES:
 1. THESE PLANS ARE TO BE COORDINATED WITH ALL SITE INFORMATION BY OWNER AND CONTRACTOR AND PER LOCAL CODES.
 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.
 3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SUPPLIED.

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



GENERAL NOTES

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

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

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

ARCHITECTURAL PLANS WALL LEGEND

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

000112 - BROOKS 2020 - MASTER PLAN SET

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

2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.

BROOKS 2020 - MASTER PLAN SET

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

WINDOW FALL PREVENTION PROTECTION

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EXCEPTIONS:

- THE WINDOW IS A FIXED UNIT
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- THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.
- THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.

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

EXTERIOR DOORS/WINDOWS (DP RATING)

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

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

4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
 5. THESE NOTES IS RESPONSIBLE FOR EXISTING UTILITIES, MATERIALS, OR INSTALLING CONTRACTOR'S COSTS ASSOCIATED WITH THESE ITEMS.
 GENERAL NOTES: THESE PLANS ARE TO BE COORDINATED WITH ALL SET WORKS BY OWNER AND CONTRACTOR AND ALL LOCAL CODES.
 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.
 3. MCKEE HOMES IS RESPONSIBLE FOR COORDINATED VARIATIONS FROM THE INFORMATION PROVIDED.

Mckee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-
ISSUE DATE:	06/22/20
DRAWN BY:	ASH/BB
CHECKED BY:	ASH/BB

REVISIONS	DATE	BY	DESCRPT.
7-10-20	BB	Owner/Ed & Surroom Tile/Floors	
7-10-20	BB	Elevation Front Brick Steps	
-	-	-	-
-	-	-	-

Second Floor Plan

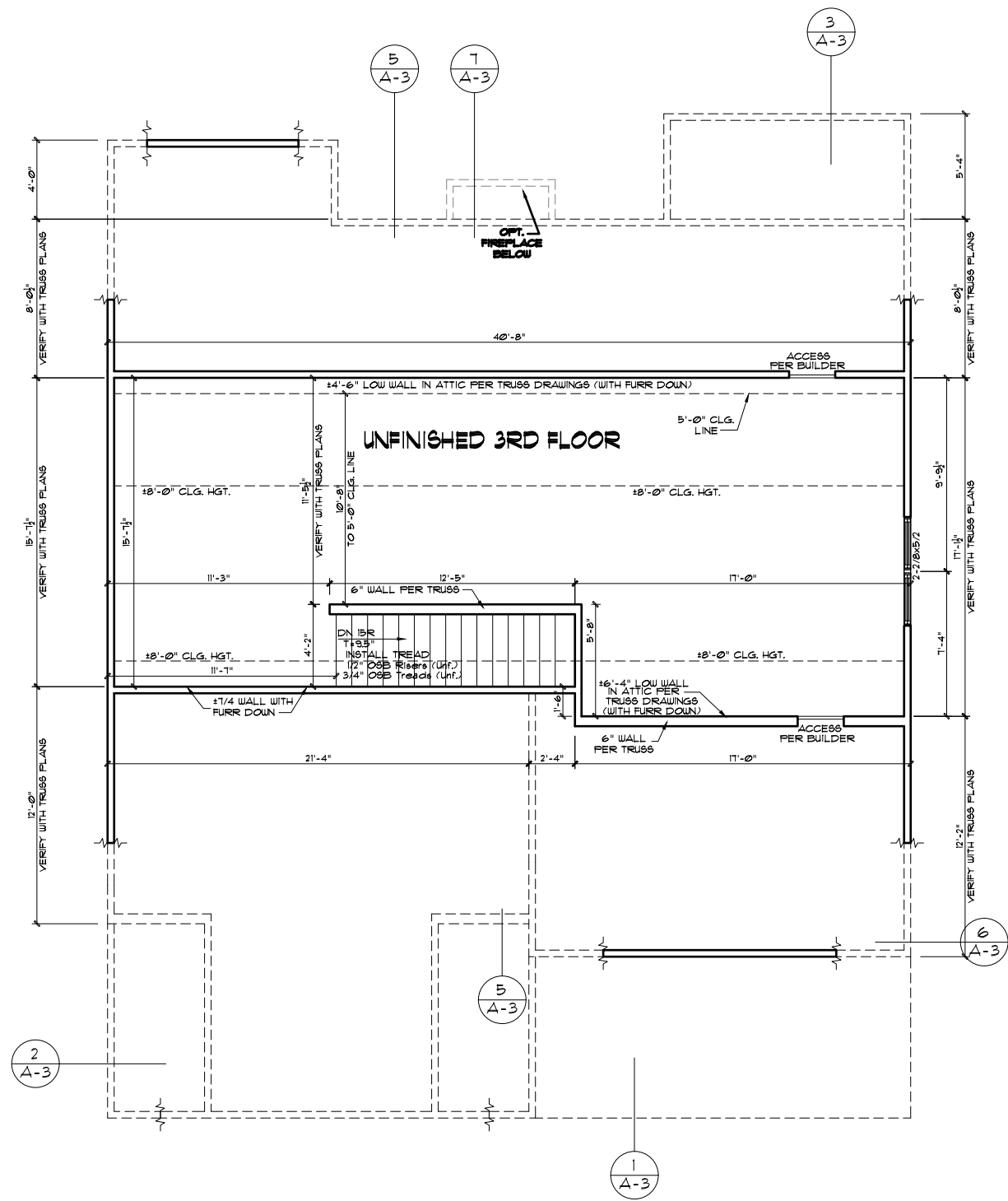
SHEET NO. **AB-5-0**

PLAN NO. **000112**

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



UNFINISHED 3RD FLOOR PLAN - COASTAL

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

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

000112 - BROOKS 2020 - MASTER PLAN SET
1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AS A BASE PLAN MASTER SET.
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3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

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

GENERAL NOTES
WALL THICKNESS / ANGLES
ALL EXTERIOR STUD WALLS ARE DRAWN 4" THICK UNO.
ALL INTERIOR STUD WALLS ARE DRAWN 4" THICK UNO.
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EGRESS
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS FOR CLEAR OPENING HEIGHT AND WIDTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING PER CODE BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.

WALL/CEILING HEIGHTS
WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (IE. A 9'-1/8" ACTUAL WALL HEIGHT IS LABELED 9'0" ON THE PLANS).
ALL VAULTED OR SLOPED CEILINGS ARE TO BE FURRED DOWN TO ACCOMMODATE REQUIRED CEILING INSULATION AND 1" AIRSPACE. VERIFY CODES FOR INFORMATION ON INSULATION REQUIREMENTS.
STAIRS
STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (NAN).
MAXIMUM STAIR RISE HEIGHT TO BE NO GREATER THAN 8-1/4"

WINDOW FALL PREVENTION PROTECTION
IF ANY PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 12" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.
EXCEPTIONS:
1. THE WINDOW IS A FIXED UNIT
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4- INCH DIAMETER SPHERE.
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.
4. THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.
NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW, OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.

ARCHITECTURAL PLANS WALL LEGEND

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

GENERAL NOTES: 1. THESE SHEETS SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 2. THESE SHEETS SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 3. THESE SHEETS SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 4. THESE SHEETS SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SHEETS SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.

McKee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

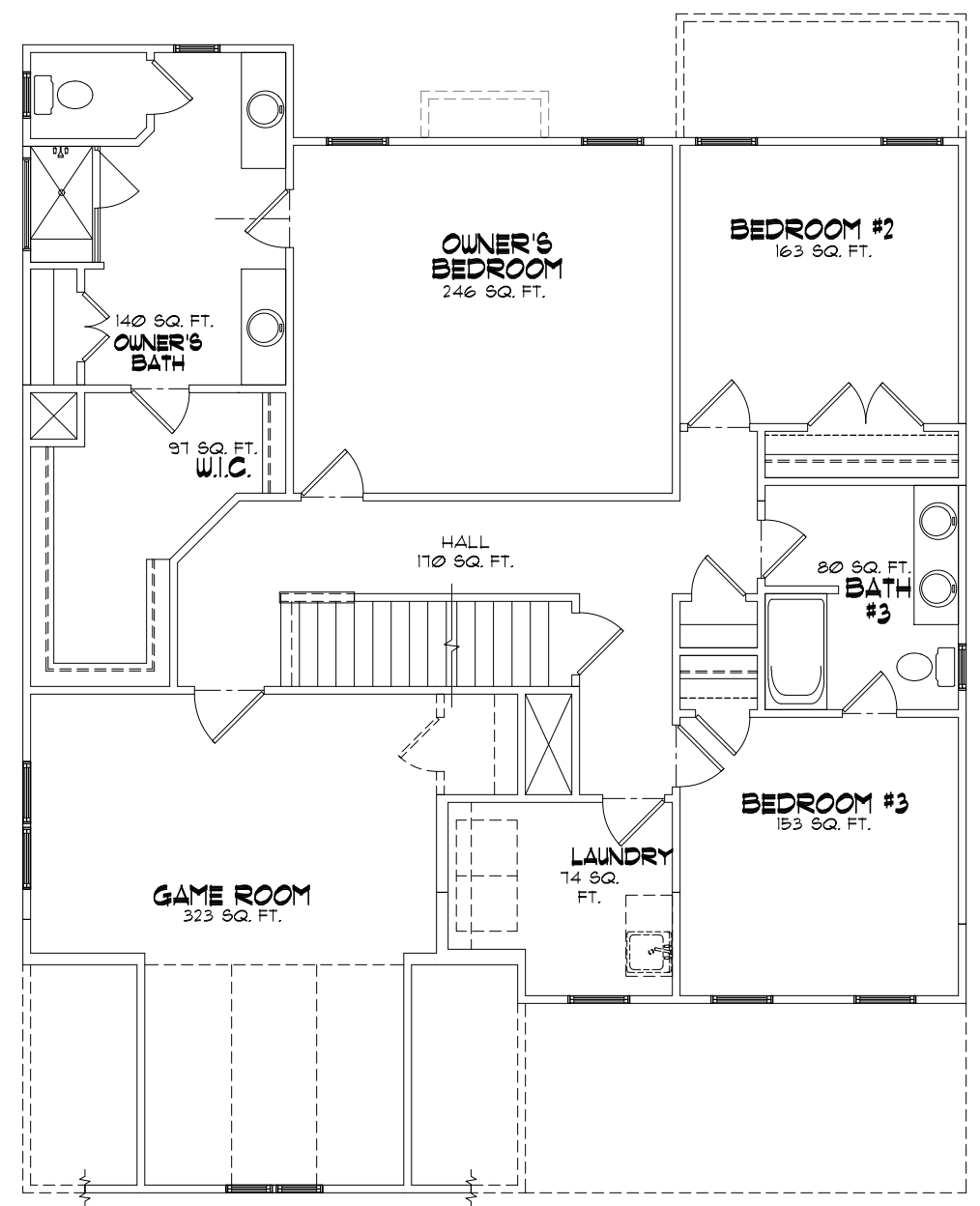
PROGRESS DATE:	-
ISSUE DATE:	06/22/20
DRAWN BY:	ASH/BB
CHECKED BY:	ASH/BB
REVISIONS	
DATE:	BY:
7-10-20	BB
7-10-20	BB
-	-
-	-
-	-

Third Floor Plan
SHEET NO. AB-6-0
PLAN NO. 000112

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



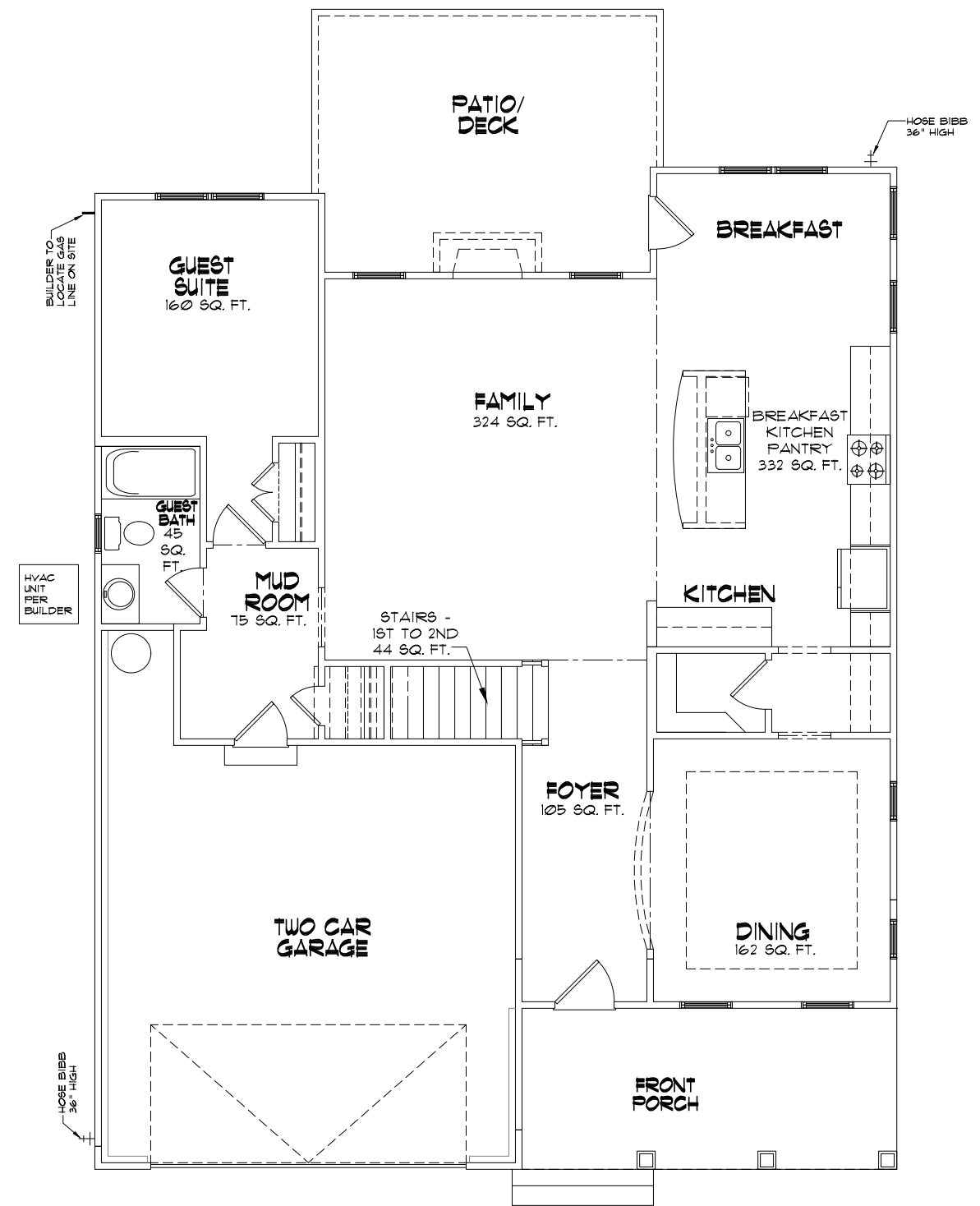
Scales UNO:
22x34: 1/4"=1'-0"
11x17: 1/8"=1'-0"



SECOND FLOOR FLOORING - COASTAL

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

BROOKS - COASTAL	
Room	Flooring Square Footage
3rd Floor Fin. - Bath	48
3rd Floor Fin. - Unf. Mech.	113
3rd Floor Finished	421
Bath #3	80
Bedroom #2	163
Bedroom #3	153
Dining	162
Family	324
Foyer	105
Game room	323
Guest Bath	45
Guest Suite	160
Kitchen/Breakfast/Pantry	332
Laundry	74
Mudroom	75
Owner's Bedroom	246
Owner's Bedroom Bath	140
Owner's Bedroom Closet	91
Second Floor Hall	170
Stairs - 1st-2nd	44
Stairs - 2nd-3rd	45



FIRST FLOOR FLOORING - COASTAL

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

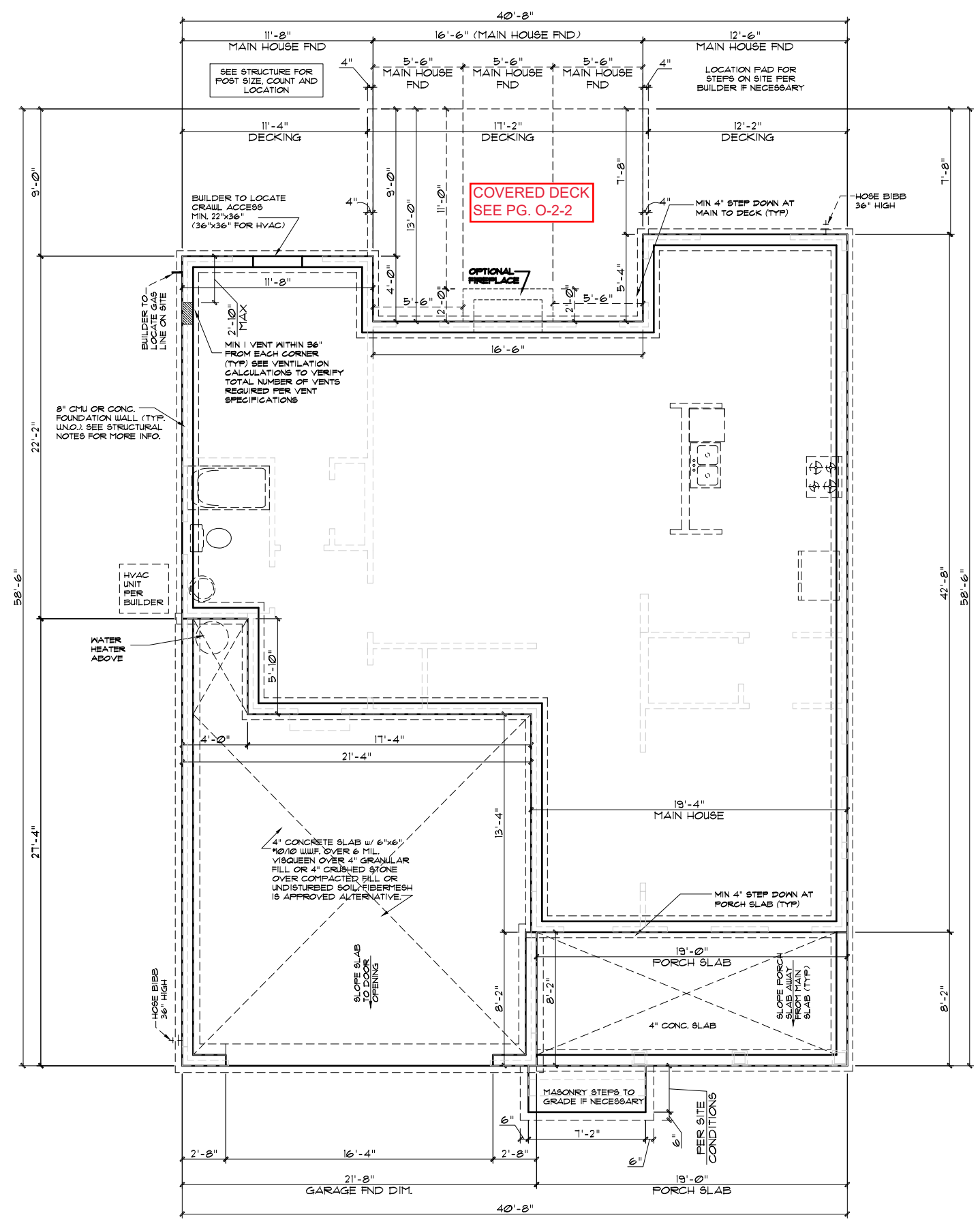
GENERAL NOTES:
1. THESE WORKS SHALL BE CONSIDERED AS ALL THE INFORMATION BY OWNER AND CONTRACTOR AND PER LOCAL CODES.
2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.
3. THESE WORKS IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SPECIFIED.
4. THESE WORKS SHALL ASSUME ANY AND ALL LIABILITY FOR EXPENSES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
5. THESE WORKS IS RESPONSIBLE FOR ESTIMATING, MANAGING, OR INCLUDING CONTRIBUTOR COSTS ASSOCIATED WITH THESE WORKS.

McKee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-	
ISSUE DATE:	06/22/20	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE:	BY:	DESCRIP.
7-10-20	BB	Owner's Bed & Sunroom Tile/Replac.
7-10-20	BB	Elevation Front Brick Steps
-	-	-
-	-	-

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REPRODUCTION OF THIS SHEET, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.
USE OF THIS INFORMATION IS LIMITED TO THE PROJECT AND SITE SPECIFIC INFORMATION.
SHEET NO. **ABF-1-0**
PLAN NO. **000112**

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



GENERAL CRAWL SPACE NOTES
 1. FOUNDATION VENTS: BUILDER TO SIZE AND LOCATE FOUNDATION VENTS PER N.C. BUILDING CODES. VENT LOCATION AND SPACING SHOWN ON THESE PLANS MAY NOT REFLECT THE FINAL LAYOUT. A VENT MUST BE LOCATED WITHIN 36" OF EACH CORNER.

GENERAL FOUNDATION NOTES
 1. FOUNDATION WALL SIZES & COMPOSITION MUST BE VERIFIED BY BUILDER AND/OR STRUCTURAL ENGINEER AND MUST COMPLY WITH N.C. BUILDING CODES.
 2. THE SIZE OF CONCRETE PADS AT STEPS TO GRADE FROM PORCHES, DECKS, STAIRS, ETC. IS TO BE DETERMINED BY BUILDER ON SITE.
 3. BUILDER TO VERIFY WITH STONE MANUFACTURERS INSTALLATION SPECIFICATIONS TO DETERMINE IF WEEP SCREEDS ARE REQUIRED FOR STONE VENEER AT STUD WALL FRAMING.

GENERAL FOUNDATION SLAB NOTES
 1. 4" CONCRETE SLAB w/ 6"x6" #4/10 WJWF OVER 6 MIL. VISQUEEN OVER 4" GRANULAR FILL OR 4" CRUSHED STONE OVER COMPACTED FILL OR UNDISTURBED SOIL. FIBERMESH IS APPROVED ALTERNATIVE.
 2. 4" GRANULAR FILL CANNOT BE USED IN AREAS WHERE RADON MITIGATION IS NEEDED, IT IS THE BUILDERS RESPONSIBILITY TO USE THE FILL METHOD BASED ON THE CURRENT CODES.

APPLIED STONE NOTE
 THIS FOUNDATION IS DESIGNED FOR "APPLIED" STONE VENEER. THE FOUNDATION WALLS DO NOT PROVIDE ANY BEARING SUPPORT FOR STONE. IF THE SPECIFICATIONS CHANGE TO "STACKED" STONE, THE FOUNDATION WALL TYPES AND DIMENSIONS WILL HAVE TO BE ADJUSTED AS NECESSARY. IN THIS CASE, THE BUILDER SHOULD CONTACT THE PLAN DESIGNER AND/OR STRUCTURAL ENGINEER.

SEE STRUCTURAL PLANS FOR MORE INFORMATION.
 STRUCTURAL INFORMATION WILL OVERRIDE ARCHITECTURAL INFORMATION NOTED.

Crawlspace Vent Calculations - Brooks - Coastal

A	Crawl Space Area	1,324
B	Ventable Area Required by Code (without vapor barrier)	8.83
C	Ventable Area Required by Code (with vapor barrier)	0.9
D	Number of vents required (without vapor barrier)	19.0
E	Number of vents required (with vapor barrier). (See notes)	2.0

Formulas:
 B = A / 150
 C = A / 1500
 D = B / 0.47 (sqft of net venting area per vent)
 E = C / 0.47 (sqft of net venting area per vent)

Notes:
 1. Builder must adjust ventilation calculations if using vents with a net area that is different than 0.47 sqft per vent.
 2. One foundation vent must be placed within 3 feet of each major corner in the building.
 3. Foundation vents must be placed to allow for cross ventilation.

00012 - BROOKS 2020 - MASTER PLAN SET
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 2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
 3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOULD MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

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



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

Mckee Homes, LLC
 Brooks 2020 - Base - Coastal
 Base Plan - Elevation B (Standard - LHG)
 Architectural Set - Master Plan (7-10-20)

PROGRESS DATE: -
ISSUE DATE: 06/22/20
DRAWN BY: A.S.H./B.B.
CHECKED BY: A.S.H./B.B.

REVISIONS

DATE	BY	DESCRPT.
7-10-20	BB	Overlaid & Surround Tile/Floors
7-10-20	BB	Elevation Front Brick Steps
-	-	-
-	-	-

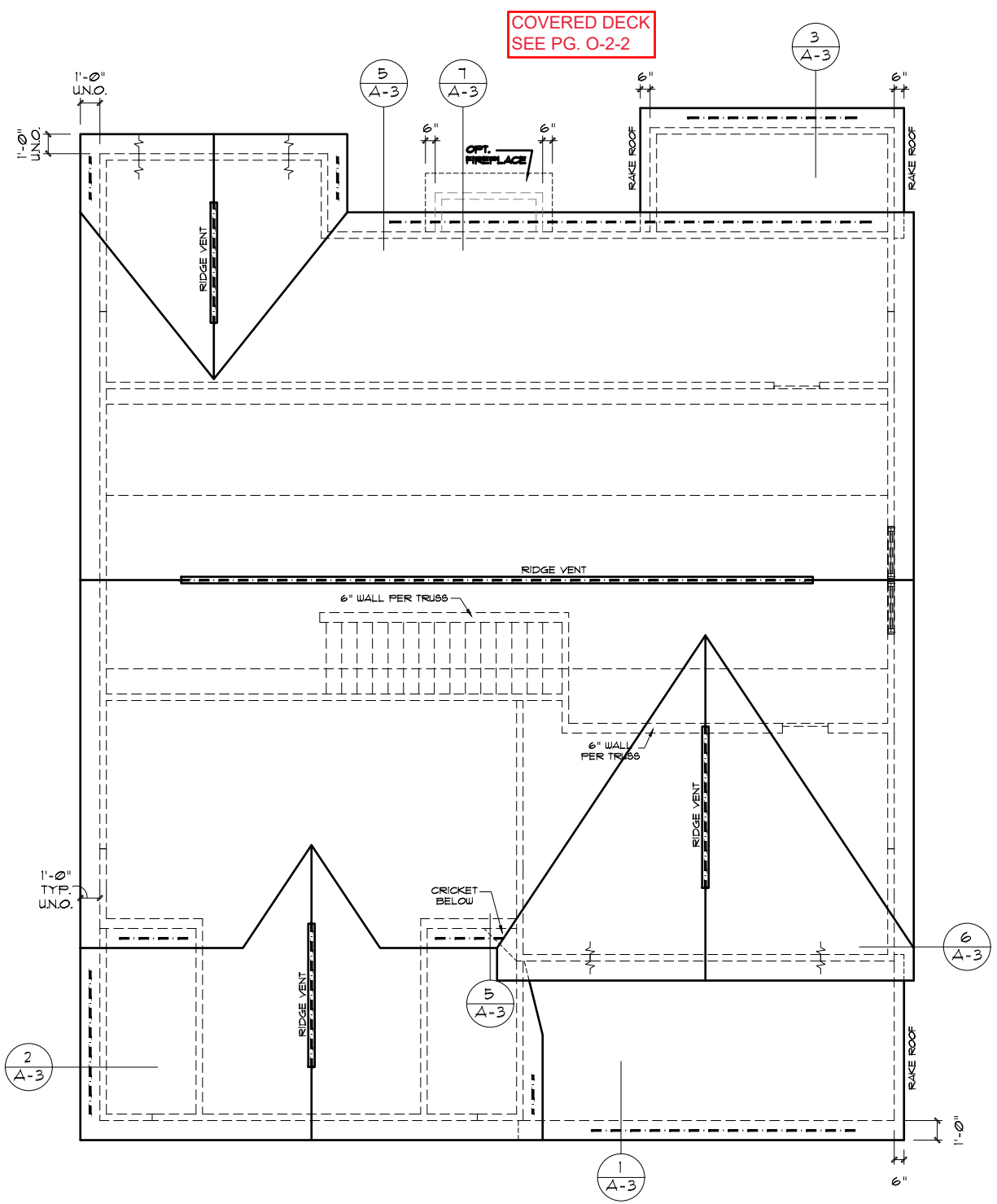
Architectural Crawl Foundation Plan
 SHEET NO. **ABS-1-1**
 PLAN NO. **000112**

GENERAL NOTES: 1. THESE SHEETS WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. THESE WORKS IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SHOWN.
 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SHEETS IS RESPONSIBLE FOR ESTIMATING, MANUFACTURING, OR INSTALLING CONCRETE OR OTHER COSTS ASSOCIATED WITH THESE ITEMS.

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



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



COVERED DECK
SEE PG. O-2-2

TRUSS NOTES

1. REFER TO TRUSS MANUFACTURER PLANS FOR FLOOR AND ROOF TRUSS SIZES AND SPACING.
2. TRUSS DRAWINGS MUST CLOSELY MATCH STRUCTURAL DESIGN IN THESE DOCUMENTS OR NOTIFY PLANWORK ARCHITECTURE WITH APPROPRIATE SHOP DRAWINGS SET FOR REVIEW. BUILDER TAKES FULL RESPONSIBILITY FOR CHANGES FROM THESE PLANS WITHOUT PROPER NOTIFICATION AND PLANWORK APPROVAL.
3. SEE TRUSS DRAWINGS BY MANUFACTURER FOR MORE DETAIL INFORMATION. ALSO SOME BEAM SIZES MAY BE NOTED ONLY ON TRUSS LAYOUT DRAWINGS, NOT THESE FRAMING PLANS.

SEE STRUCTURAL PLANS FOR MORE INFORMATION.
STRUCTURAL INFORMATION WILL OVERRIDE ARCHITECTURAL INFORMATION NOTED.

Roof Ventilation - Brooks - Coastal

Venting Required	
Gross Ceiling Area	1,964
Total Venting Required = Area / 150	13.1
Soffit Venting (50%)	6.5
Upper Venting (50%)	6.5
Venting Provided	
Ridge Vents (linear feet)	54
Soffit Vents (linear feet)	67
Ridge Venting SF (.125 SF/LF)	6.8
0 Additional Pan Shaped Roof Louvre (0.97 sq. ft per vent)	0
Total Upper Venting provided	6.8
Soffit Venting SF (.102 SF/LF)	6.8
TOTAL VENTING AREA PROVIDED	13.6

☐ = LOCATIONS OF PAN TYPE ROOF LOUVERS FOR ADDITIONAL UPPER VENTILATION (SEE TABLE ABOVE TO VERIFY IF REQ.)

--- = LOCATIONS OF SOFFIT VENTING AND RIDGE VENTING TO MEET AREA NUMBERS REQUIRED IN CHART AS SHOWN ABOVE.

NOTES:

- 1) BUILDER TO VERIFY VENTING SPEC'S BASED ON MANUFACTURER'S PRODUCT THAT IS USED TO AT MIN MEET THE REQUIRED NUMBERS LISTED IN VENTILATION CHART.
- 2) ROOFS OVER UNCONDITIONED SPACE MAY BE VENTED WITH SOFFIT VENTS ONLY PER EXCEPTION IN CODE BOOK.

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

00012 - BROOKS 2020 - MASTER PLAN SET

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BROOKS 2020 - MASTER PLAN SET

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

GENERAL NOTES: 1. THIS SET OF PLANS IS TO BE COORDINATED WITH ALL PERMITS, ORDINANCES, AND CONTRACTORS. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. MCKEE HOMES IS RESPONSIBLE FOR COORDINATING VARIATIONS FROM THE INFORMATION PROVIDED.
 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE PLANS ARE NOT TO BE USED FOR ESTIMATING, PERMITTING, OR OBTAINING CONTRACTS WITHOUT THE ASSOCIATED WITH THESE PLANS.

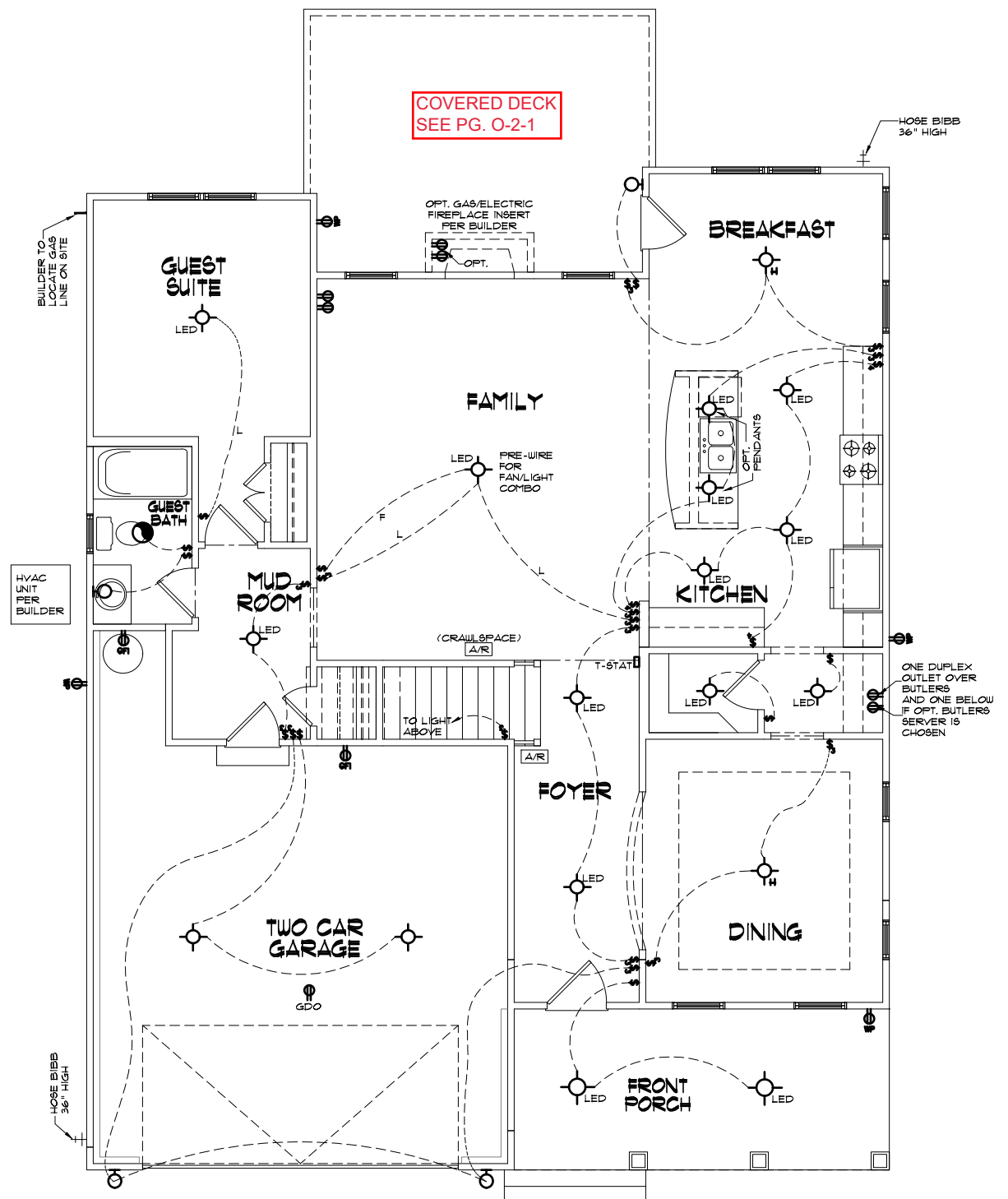
McKee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-	
ISSUE DATE:	06/22/20	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRIP.
7-10-20	EB	OwnerBid & Sunroom Tile/Repslcs
7-10-20	EB	Elevation Front Brick Steps
-	-	-
-	-	-
Architectural Roof Plan		
SHEET NO. ABS-2-0		
PLAN NO. 000112		

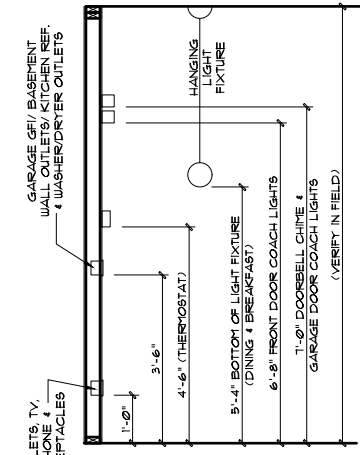
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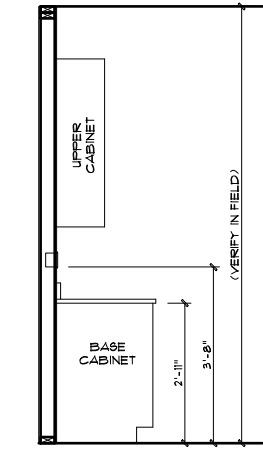
Scales UNO:
22x34: 1/4"=1'-0"
11x17: 1/8"=1'-0"



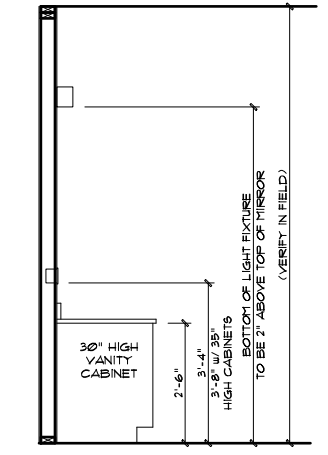
FIRST FLOOR LIGHTING - COASTAL
22x34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"



STANDARD ELECTRICAL BOX & LIGHT HEIGHTS
22x34 PRINTS SCALE: 1/2"=1'-0"
11x17 PRINTS SCALE: 1/4"=1'-0"



SWITCH AND RECEPTABLE BOXES OVER KITCHEN CABINETS
22x34 PRINTS SCALE: 1/2"=1'-0"
11x17 PRINTS SCALE: 1/4"=1'-0"



SWITCH AND RECEPTABLE BOXES OVER BATH CABINETS
22x34 PRINTS SCALE: 1/2"=1'-0"
11x17 PRINTS SCALE: 1/4"=1'-0"

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BROOKS 2020 - MASTER PLAN SET
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ELECTRICAL NOTES
1. ELECTRICAL CONTRACTOR MUST CONFIRM ELECTRICAL LAYOUT WITH CODE AND BUILDER AND/OR HOMEOWNER. CODE/BUILDER/HOMEOWNER SPECIFICATIONS WILL OVERRIDE THESE DOCUMENTS.
2. VERIFY LOCATION OF 240V, RECEPTACLES, AS GAS APPLIANCES MAY BE SUBSTITUTED FOR ELECTRICAL IN SOME CASES.

ELECTRICAL NOTES
- UNDER-CABINET LIGHTING IS OPTIONAL. RECEPTACLES ARE TO BE INSTALLED AS STANDARD PER LATEST CODE REQUIREMENTS.

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

ELECTRICAL SYMBOLS LEGEND

	WALL MOUNTED FIXTURE		DUPLEX OUTLET		SINGLE POLE SWITCH
	LED FLUSH MOUNT CEILING FIXTURE		SWITCHED OUTLET		3-WAY SWITCH
	CEILING FIXTURE		GROUND FAULT CIRCUIT-INTERRUPTER		4-WAY SWITCH
	HANGING FIXTURE		WATER PROOF OUTLET		DIMMER SWITCH
	FULL CHAIN FIXTURE		220 VOLT OUTLET		BATH FAN
	RECESSED LIGHT		GARAGE DOOR OPENER		CEILING FAN
	EYE BALL		PHONE		SMOKE DETECTOR
	FLOOD LIGHT		CABLE TV		CARBON MONOXIDE DETECTOR
	KEYLESS FIXTURE		GARBAGE DISPOSAL		FAN
	FLUORESCENT LIGHT FIXTURE (SIZE MAY VARY)		JUNCTION BOX		LIGHT / FAN COMBO
	FLUORESCENT LIGHT FIXTURE (SIZE MAY VARY)		COMPUTER DATA OUTLET		WATER SHUTOFF
	FLUORESCENT STRIP FIXTURE (SIZE MAY VARY)				

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Mckee Homes, LLC
Brooks 2020 - Base - Coastal
Base Plan - Elevation B (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE: -
ISSUE DATE: 06/22/20
DRAWN BY: A.S.H./B.B.
CHECKED BY: A.S.H./B.B.

REVISIONS

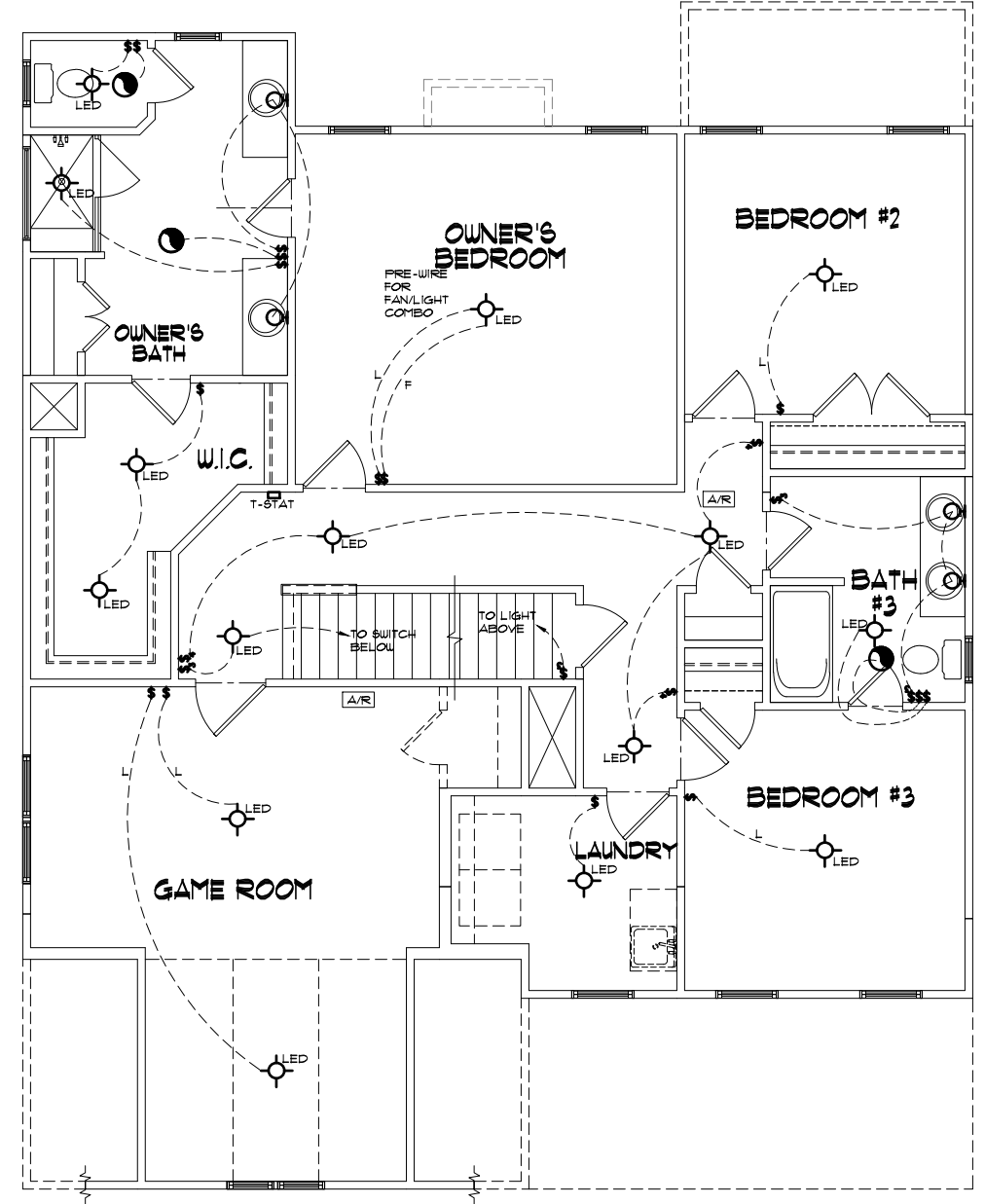
DATE	BY	DESCRPT.
7-10-20	BB	OwnerBid & Surroom Tile/Floors
7-10-20	BB	Deviation Front Brick Steps
-	-	-
-	-	-

First Floor Lighting Lighting Plans
SHEET NO. **ABL-1-0**
PLAN NO. **000112**

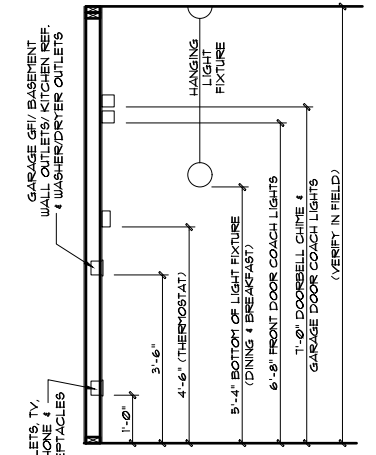
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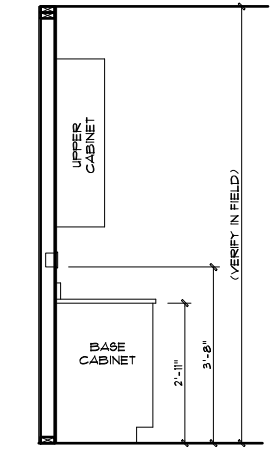
Scales UNO:
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11x17: 1/8"=1'-0"



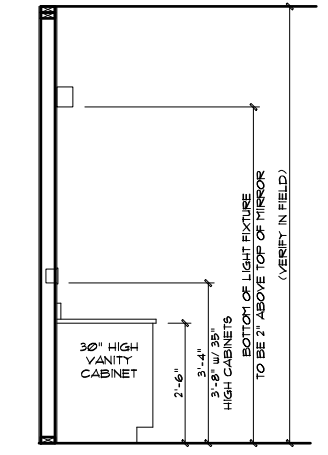
SECOND FLOOR LIGHTING - COASTAL
22x34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"



STANDARD ELECTRICAL BOX & LIGHT HEIGHTS
22x34 PRINTS SCALE: 1/2"=1'-0"
11x17 PRINTS SCALE: 1/4"=1'-0"



SWITCH AND RECEPTABLE BOXES OVER KITCHEN CABINETS
22x34 PRINTS SCALE: 1/2"=1'-0"
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000112 - BROOKS 2020 - MASTER PLAN SET
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BROOKS 2020 - MASTER PLAN SET
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2. VERIFY LOCATION OF 240V, RECEPTACLES, AS GAS APPLIANCES MAY BE SUBSTITUTED FOR ELECTRICAL IN SOME CASES.

ELECTRICAL NOTES
- UNDER-CABINET LIGHTING IS OPTIONAL
- RECEPTACLES ARE TO BE INSTALLED AS STANDARD PER LATEST CODE REQUIREMENTS

ELECTRICAL:
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ELECTRICAL SYMBOLS LEGEND

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	CEILING FIXTURE		GROUND FAULT CIRCUIT-INTERRUPTER		4-WAY SWITCH
	HANGING FIXTURE		WATER PROOF OUTLET		DIMMER SWITCH
	FULL CHAIN FIXTURE		220 VOLT OUTLET		BATH FAN
	RECESSED LIGHT		GARAGE DOOR OPENER		CEILING FAN
	EYE BALL		PHONE		SMOKE DETECTOR
	FLOOD LIGHT		GARBAGE DISPOSAL		CARBON MONOXIDE DETECTOR
	KEYLESS FIXTURE		JUNCTION BOX		FAN
	FLUORESCENT LIGHT FIXTURE (SIZE MAY VARY)		COMPUTER DATA OUTLET		LIGHT / FAN COMBO
	FLUORESCENT LIGHT FIXTURE (SIZE MAY VARY)				WATER SHUTOFF
	FLUORESCENT STRIP FIXTURE (SIZE MAY VARY)				

GENERAL NOTES: 1. USE TO BE COORDINATED WITH ALL SET WORKS BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM SPECIFIED INFORMATION. 3. MCKEE HOMES IS RESPONSIBLE FOR COORDINATING VARIATIONS FROM THE INFORMATION PROVIDED.
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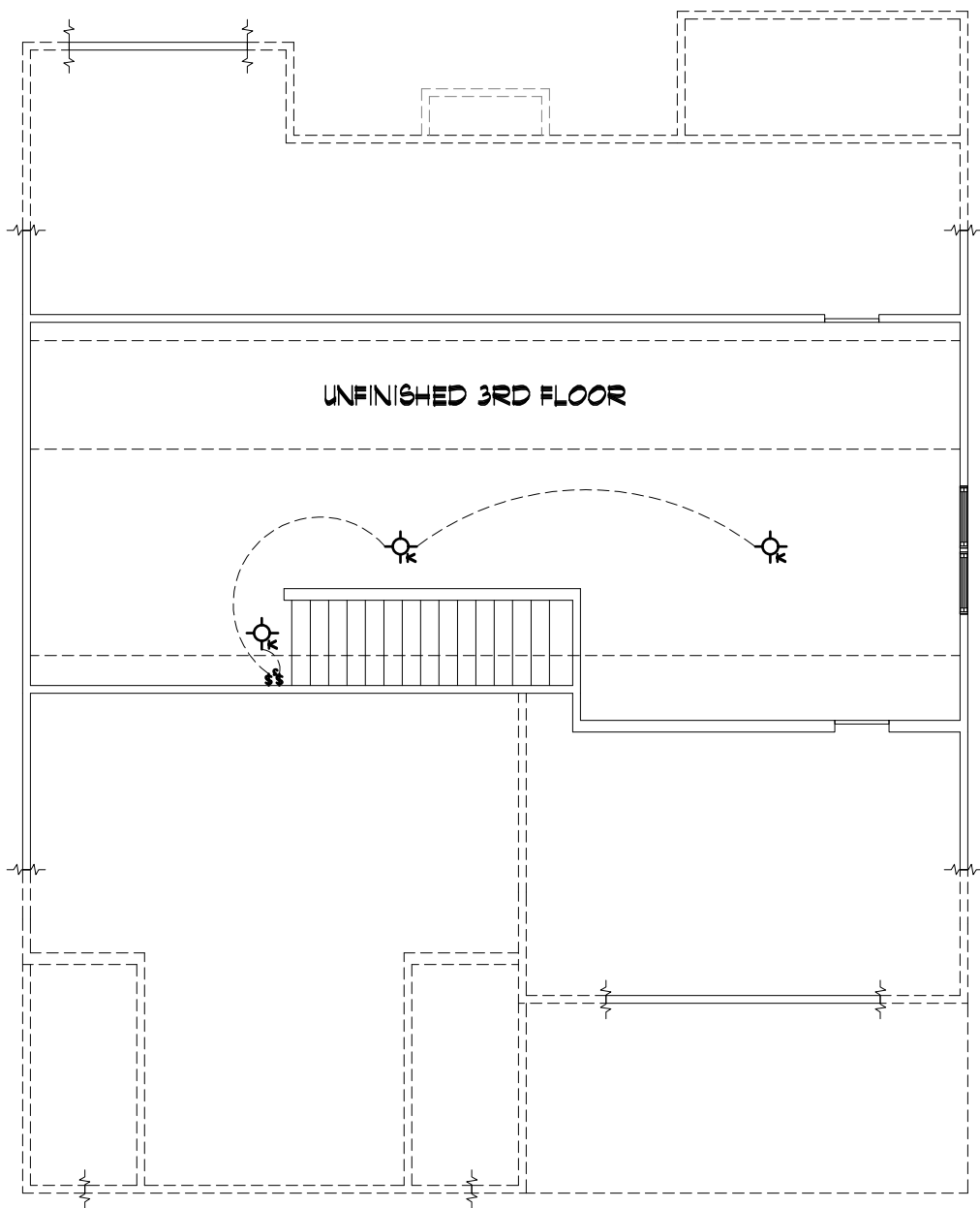
Mckee Homes, LLC
Brooks 2020 - Base - Coastal
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PROGRESS DATE:	-	
ISSUE DATE:	06/22/20	
DRAWN BY:	ASH/BB	
CHECKED BY:	ASH/BB	
REVISIONS		
DATE	BY	DESCRIP.
7-10-20	BB	Owner's Bed & Sunroom Tile/Finish
7-10-20	BB	Revision Front Brick Steps
-	-	-
-	-	-

Second Floor Lighting
Optional Lighting
SHEET NO.
ABL-2-0
PLAN NO.
000112

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

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UNF. 3RD FLOOR LIGHTING - COASTAL
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 11x17 PRINTS SCALE: 1/8"=1'-0"

ELECTRICAL NOTES
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ELECTRICAL NOTES
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 - RECEPTACLES ARE TO BE INSTALLED AS STANDARD PER LATEST CODE REQUIREMENTS

000112 - BROOKS 2020 - MASTER PLAN SET
 1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AS A BASE PLAN MASTER SET.
 2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
 3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

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

ELECTRICAL SYMBOLS LEGEND

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

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



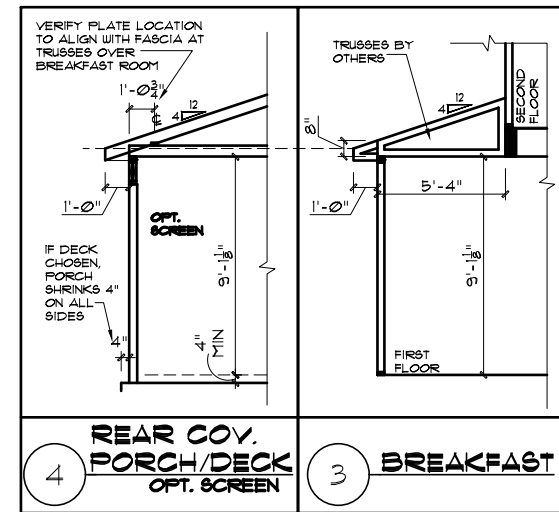
Scales UNO:
 22x34: 1/4"=1'-0"
 11x17: 1/8"=1'-0"

Mckee Homes, LLC
 Brooks 2020 - Base - Coastal
 Base Plan - Elevation B (Standard - LHG)
 Architectural Set - Master Plan (7-10-20)

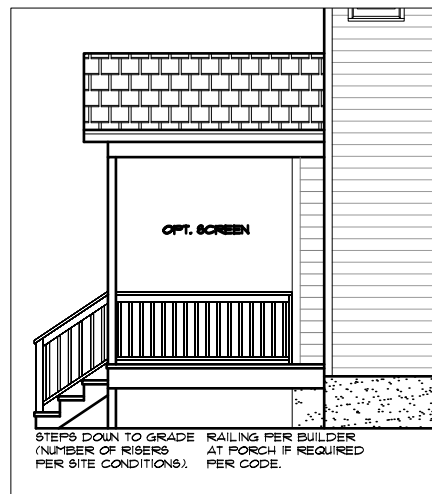
PROGRESS DATE: -
 ISSUE DATE: 06/22/20
 DRAWN BY: A.S.H./B.B.
 CHECKED BY: A.S.H./B.B.

DATE	BY	DESCRIP.
7-10-20	BB	OwnerBed & Sunroom Tile/Replac.
7-10-20	BB	Elevation Front Deck Steps
-	-	-
-	-	-

Third Floor Lighting
 Optional Lighting
 SHEET NO.
ABL-3-0
 PLAN NO.
000112

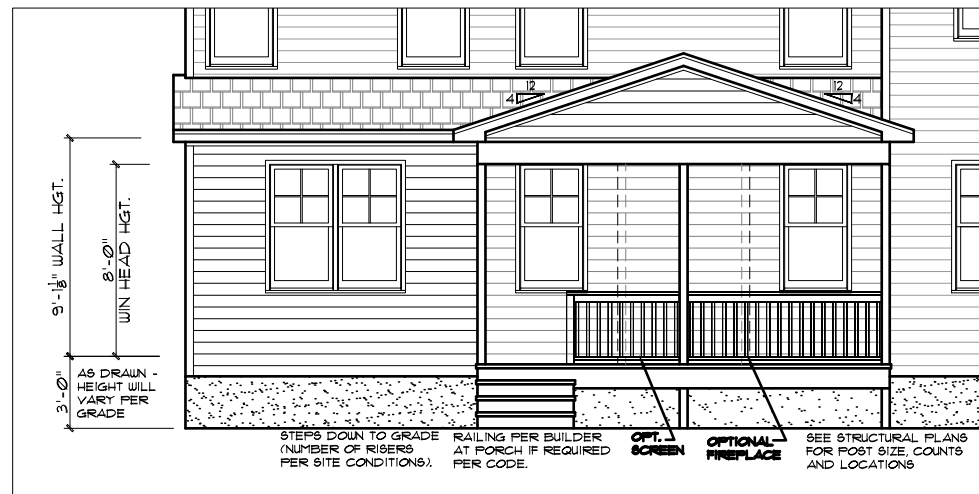


THIS IS MEANT TO BE AN OPTION SHEET, SEE ORIGINAL PLANS FOR MORE INFORMATION



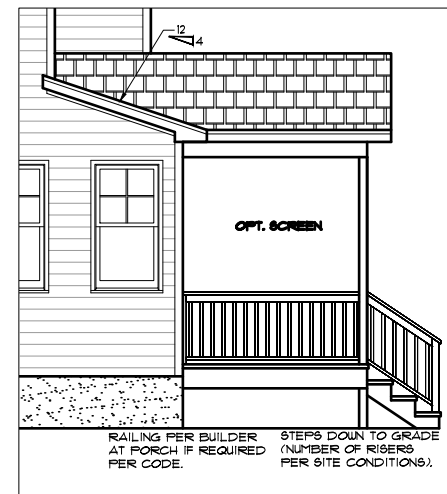
OPT. COV. DECK LEFT ELEVATION

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



OPT. COV. DECK REAR ELEVATION

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



OPT. COV. DECK RIGHT ELEVATION

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

000112 - BROOKS 2020 - MASTER PLAN SET
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3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOULD BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= SHINGLE ROOF PER BUILDER
	= HORIZONTAL SIDING PER BUILDER
	= SHAKE SIDING PER BUILDER
	= BOARD-N-BATTEN PER BUILDER
	= BRICK PER BUILDER
	= STONE PER BUILDER
	= FARGE FOUNDATION PER BUILDER
	= SCREEN PER BUILDER
	= BRICK ROWLOCK/SOLDIER PER BUILDER
	= STONE ROWLOCK/SOLDIER PER BUILDER

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

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

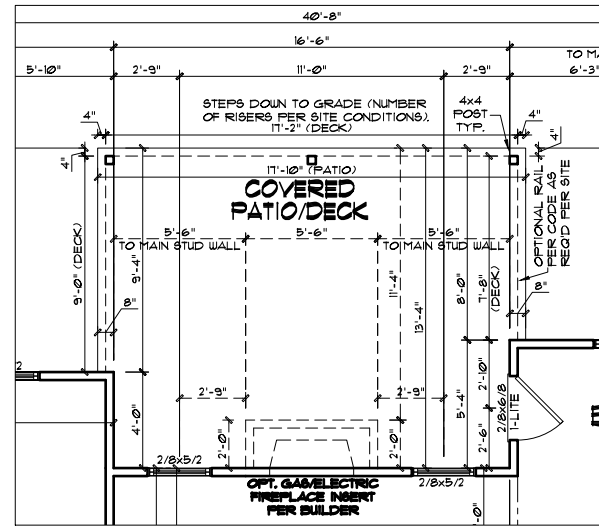
4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
5. THESE PLANS ARE NOT TO BE USED FOR ESTIMATING, PERMITTING, OR CONSTRUCTION WITHOUT THE CONSULTATION OF A PROFESSIONAL ENGINEER.

GENERAL NOTES:
1. THESE PLANS ARE TO BE CONSIDERED WITH ALL THE INFORMATION ON THE MASTER PLAN SET.
2. CONTRACTOR IS TO VERIFY ALL CONDITIONS OF CONTRACT OR OTHER VARIATIONS FROM THESE PLANS.
3. MCKEE HOMES IS NOT RESPONSIBLE FOR CONTRADICTIONS OR VARIATIONS FROM THE INFORMATION PROVIDED.

McKee Homes, LLC
Brooks 2020 - Base - Options
Base Plan - Options (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

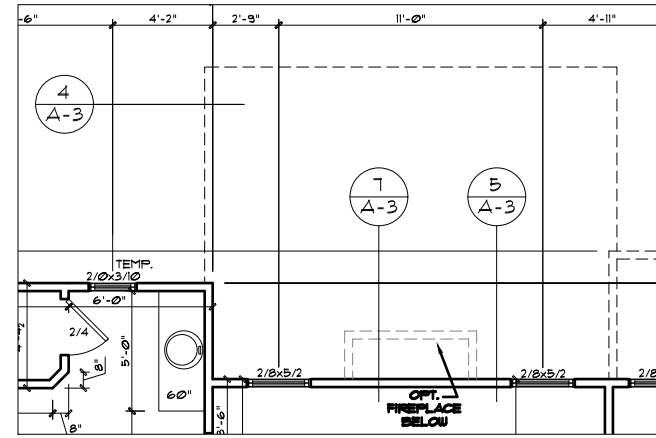
PROGRESS DATE:	-	
ISSUE DATE:	06/22/20	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRIP.
7-10-20	EB	Overlaid & Surround Tile/Replac.
7-10-20	EB	Elevation Front Brick Steps
-	-	-
-	-	-

Opt Covered Porch - Elevations
SHEET NO. **0-2-0**
PLAN NO. **000112**



OPT. COVERED PORCH FIRST FLOOR PLAN

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



OPT. COVERED PORCH SECOND FLOOR PLAN

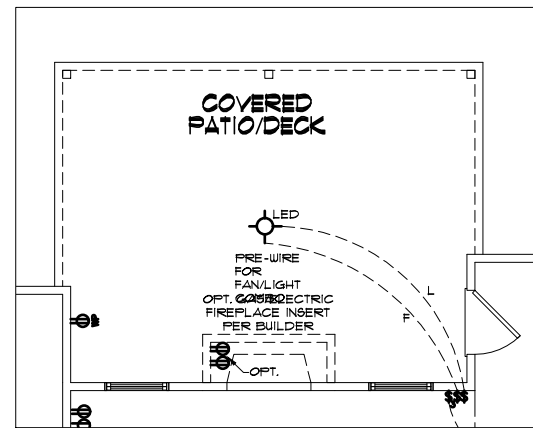
22x34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"

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

BROOKS - Optional Covered Porch/Deck	
Unheated Square Footage	
Cov. Deck ILO Porch - Rear	220
Covered Porch - Rear	232

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

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BROOKS 2020 - MASTER PLAN SET



OPT. COVERED PORCH FIRST FLOOR LIGHTING

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

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

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

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

ARCHITECTURAL PLANS WALL LEGEND

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

WINDOW FALL PREVENTION PROTECTION
IF ANY PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 12" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.
EXCEPTIONS:
1. THE WINDOW IS A FIXED UNIT
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4- INCH DIAMETER SPHERE.
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.
4. THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.
NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.



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

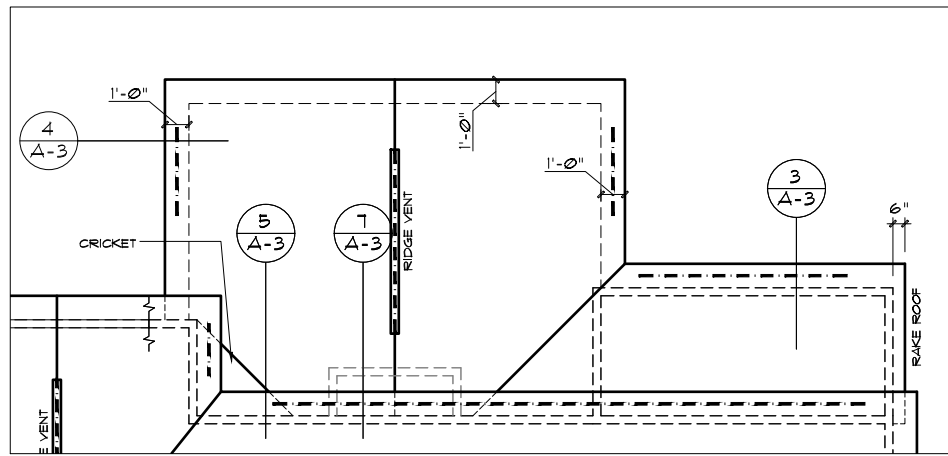
Mckee Homes, LLC
Brooks 2020 - Base - Options
Base Plan - Options (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	
ISSUE DATE:	06/22/20
DRAWN BY:	ASH/BB
CHECKED BY:	ASH/BB

REVISIONS	
DATE	DESCRIP.
7-10-20	BB Overlaid & Surround Tile/Flooring
7-10-20	BB Elevation Front Brick Steps
-	-
-	-

Opt Covered Porch -
Floors & Lights
SHEET NO.
0-2-1
PLAN NO.
000112

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COPYRIGHT © MCKEE HOMES, 2020. ALL RIGHTS RESERVED. REPRODUCTION OF THIS SHEET, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. SEE STRUCTURAL PLANS FOR APPROPRIATE PROFESSIONAL SEALS.



**OPT. COVERED PORCH
ROOF PLAN**

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

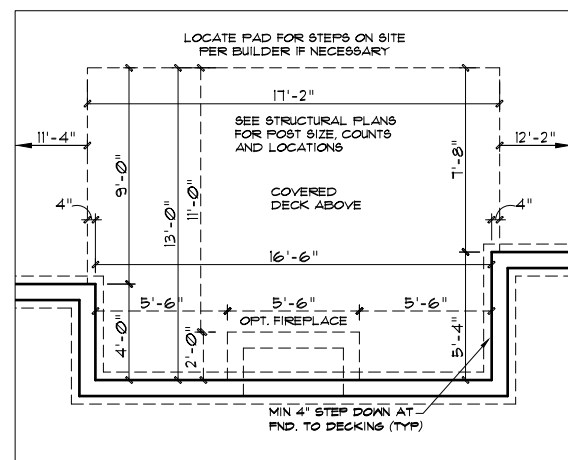
TRUSS NOTES

1. REFER TO TRUSS MANUFACTURER PLANS FOR FLOOR AND ROOF TRUSS SIZES AND SPACING.
2. TRUSS DRAWINGS MUST CLOSELY MATCH STRUCTURAL DESIGN IN THESE DOCUMENTS OR NOTIFY PLANWORK ARCHITECTURE WITH APPROPRIATE SHOP DRAWING SET FOR REVIEW. BUILDER TAKES FULL RESPONSIBILITY FOR CHANGES FROM THESE PLANS WITHOUT PROPER NOTIFICATION AND PLANWORK APPROVAL.
3. SEE TRUSS DRAWINGS BY MANUFACTURER FOR MORE DETAIL INFORMATION. ALSO SOME BEAMS SIZES MAY BE NOTED ONLY ON TRUSS LAYOUT DRAWINGS, NOT THESE FRAMING PLANS.

BUILDER TO VERIFY ALL CENTER POINTS OF FIXTURES WITH MANUFACTURER'S SPECIFICATIONS. CENTER POINT DIMENSIONS ARE FOR REFERENCE ONLY.

GENERAL FOUNDATION NOTES

1. FOUNDATION WALL, SIZES & COMPOSITION MUST BE VERIFIED BY BUILDER AND/OR STRUCTURAL ENGINEER AND MUST COMPLY WITH N.C. BUILDING CODES.
2. THE SIZE OF CONCRETE PADS AT STEPS TO GRADE FROM PORCHES, DECKS, STOOPS, ETC. IS TO BE DETERMINED BY BUILDER ON SITE.
3. BUILDER TO VERIFY WITH STONE MANUFACTURERS INSTALLATION SPECIFICATIONS TO DETERMINE IF WEEP SCREEDS ARE REQUIRED FOR STONE VENEER AT STUD WALL FRAMING.



**OPT. COVERED DECK
CRAWL FOUNDATION**

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

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BROOKS 2020 - MASTER PLAN SET

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Base Plan - Options (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

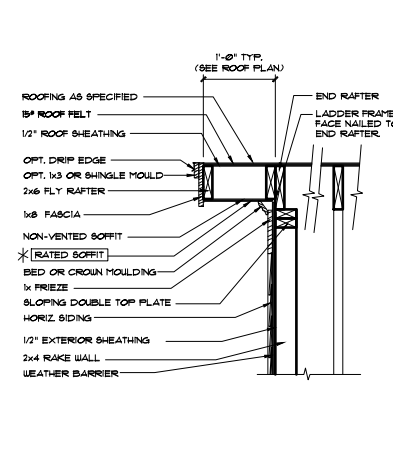
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ISSUE DATE:	06/22/20	
DRAWN BY:	A.S.H./B.B.	
CHECKED BY:	A.S.H./B.B.	
REVISIONS		
DATE	BY	DESCRPT.
7-10-20	BB	OwnerBid & Sunroom Tile/Replac.
7-10-20	BB	Elevation Front Brick Steps
-	-	-
-	-	-

Opt Covered Porch - Arch-Fnd-Roof

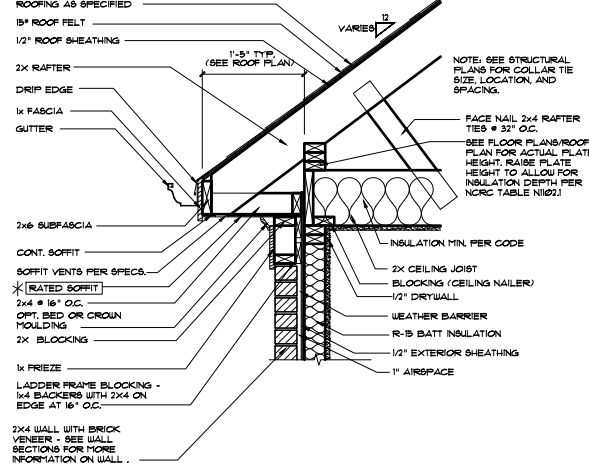
SHEET NO.
0-2-2

PLAN NO.
000112

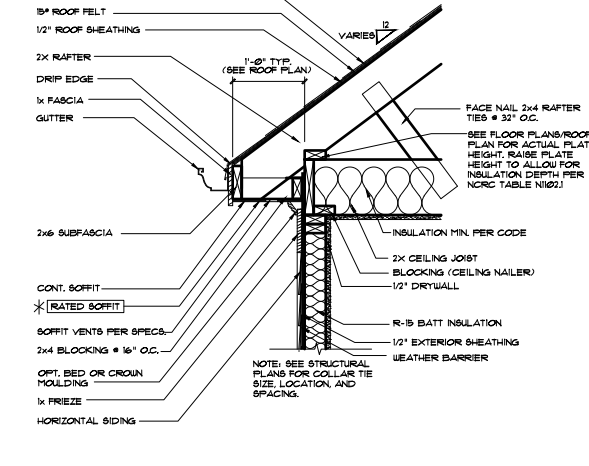
* 1 HOUR RATED (PRESCRIPTIVE 133 HR) W/ (2) LAYERS 5/8" TYPE X GYP BD. AT UNDERSIDE OF SOFFIT/RAKE AS REQUIRED. SEE PLANS FOR LOCATIONS. USE EXTERIOR GRADE (G-P FIREGUARD EXTERIOR OR EQUAL) UNDER FINISHED NON-VENTED SOFFIT.



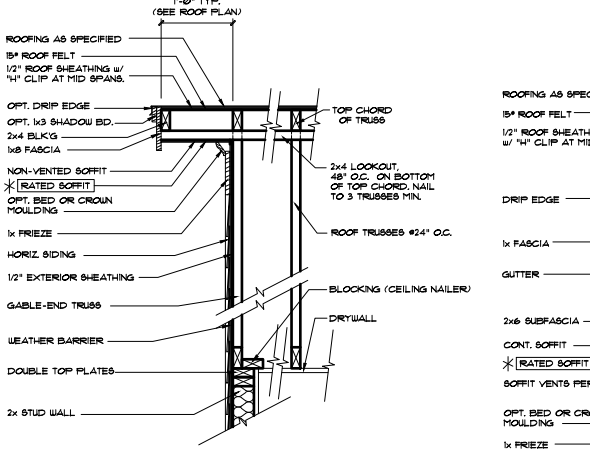
1 RAKE OVERHANG - STICK
1'-0" TYP.
DT0039



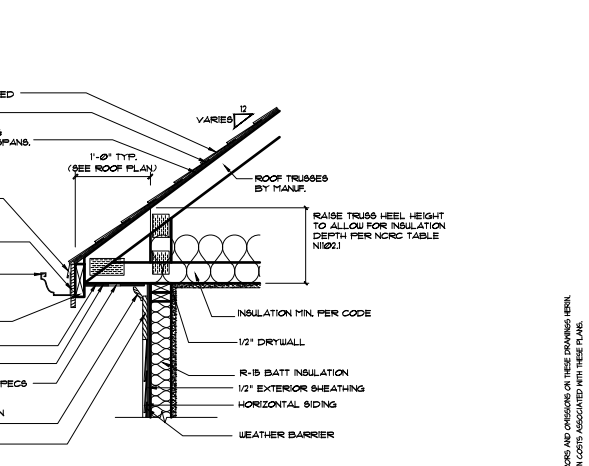
2 CORNICE AT BRICK STICK
1'-0" TYP.
DT0041



3 CORNICE AT SIDING (STICK)
1'-0" TYP.
DT0044



4 RAKE OVERHANG - (TRUSSES)
1'-0" TYP.
DT0046



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

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BROOKS 2020 - MASTER PLAN SET

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

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

GA FILE NO. WP 8105 GENERIC 1 HOUR FIRE

GYPHUM WALLBOARD, GYPHUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 1/2" type X gypsum sheathing applied parallel to 2 x 4 wood studs with 1 1/2" galvanized roofing nails, 0.120" shank, 7/16" or 1/2" heads, 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 1/2" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 1/4" long, 0.0915" shank, 1/2" heads, 7" o.c. (LOAD-BEARING)

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

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

FLOOR SECTION DETAILS			
MASTER DETAIL	DETAIL VARIATIONS		
<p>SEE FLOOR PLANS AND ELEVATIONS FOR WALL FINISH MATERIALS. SEE WALL SECTIONS FOR MORE INFO.</p> <p>SEE FOUNDATION DETAILS FOR FOUNDATION WALL TYPE AND MORE INFO.</p> <p>3/4" TAG SUBFLOOR</p> <p>R-15 INSULATION AT CRAWL OR W/ UNFINISHED BASEMENT BELOW</p> <p>FINISH FLOOR (SEE SPECS)</p> <p>P.T. GILL PLATE, SEE FOUNDATION DETAILS FOR MORE INFO.</p>	<p>A FLOOR SYSTEM AT STUD WALL CONVENTIONAL LUMBER</p>	<p>B FLOOR SYSTEM AT STUD WALL I-JOISTS</p>	<p>C FLOOR SYSTEM AT STUD WALL FLOOR TRUSSES</p>
	<p>D FLOOR SYSTEM AT STUD WALL I-JOISTS & DOUBLE TOP PLATE</p>	<p>2x LUMBER FLOOR SYSTEM. SEE FRAMING PLANS FOR SIZE.</p>	<p>I-JOIST FLOOR SYSTEM. SEE FRAMING PLANS FOR SIZE.</p> <p>MANUFACTURER SPECIFIED LSL RIM BOARD.</p>

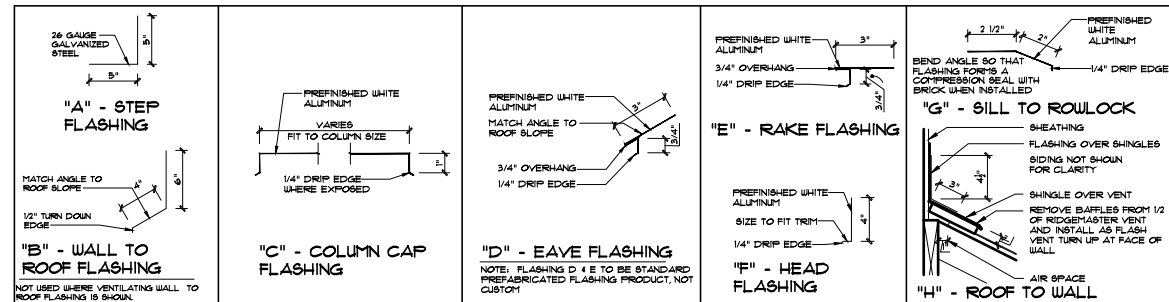
GENERAL NOTES: 1. THIS SET OF DRAWINGS IS TO BE COORDINATED WITH ALL SET WORKSHEETS BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND MATERIALS. 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR DAMAGES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE NOTES IS NECESSARY FOR ESTIMATING, FABRICATING, OR INSTALLING CONTRACTOR COSTS ASSOCIATED WITH THESE ITEMS.

PROGRESS DATE: -
ISSUE DATE: 06/22/20
DRAWN BY: A.S.H./B.B.
CHECKED BY: A.S.H./B.B.

REVISIONS:
DATE: BY: DESCRPT.

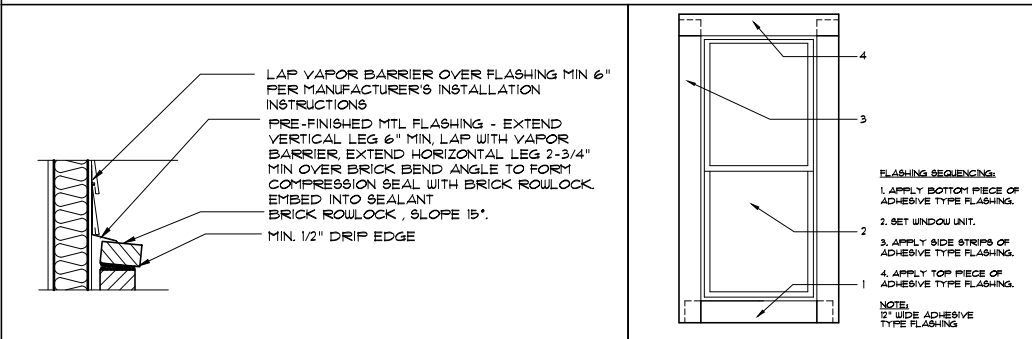
Standard Architectural Details
SHEET NO. ADT-1
PLAN NO. 000112

Mckee Homes, LLC
Brooks 2020 - Base - Details
Base Plan - Options (Standard - LHG)
Architectural Set - Master Plan (7-10-20)



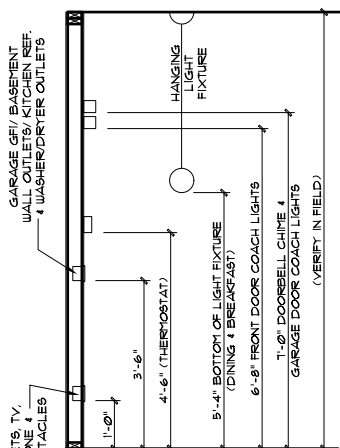
FLASHING DETAILS

NOT TO SCALE

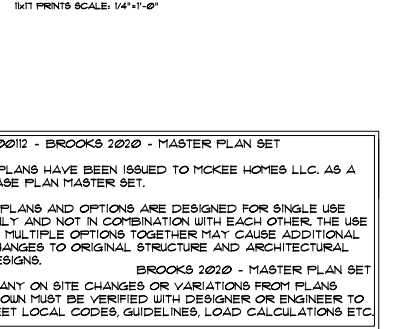


SIDING TO BRICK ROWLOCK FLASHING

NO SCALE



SWITCH AND RECEPTABLE BOXES OVER KITCHEN CABINETS
23X4 PRINTS SCALE: 1/2"=1'-0"
1X11 PRINTS SCALE: 1/4"=1'-0"



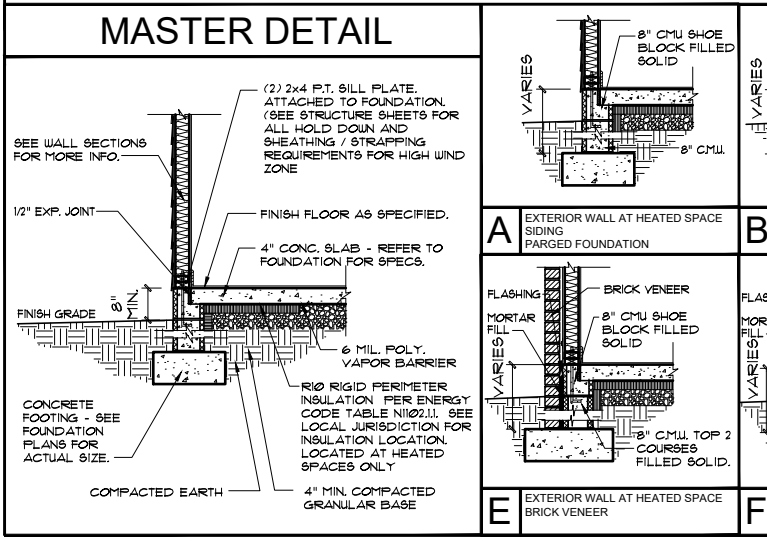
SWITCH AND RECEPTABLE BOXES OVER BATH CABINETS
23X4 PRINTS SCALE: 1/2"=1'-0"
1X11 PRINTS SCALE: 1/4"=1'-0"



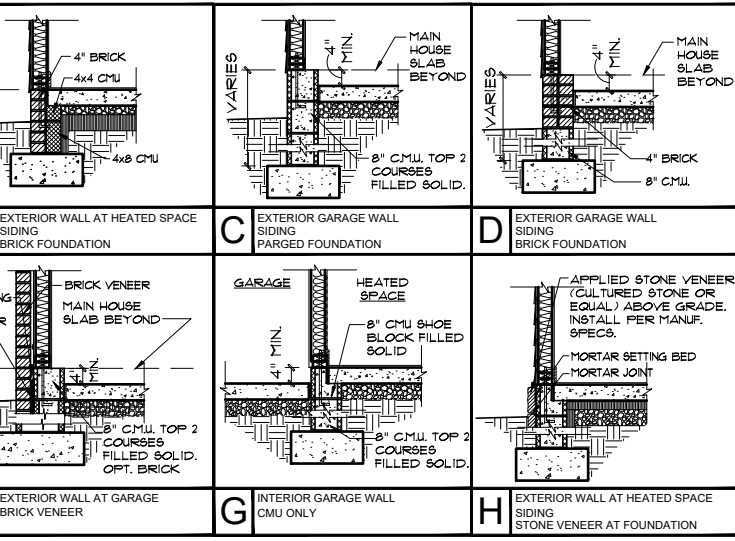
* SEE STRUCTURAL SHEETS, NOTES AND DETAILS FOR MORE INFORMATION. ALL STRUCTURAL INFORMATION OVER-RIDES THESE ARCHITECTURAL DETAILS

000112 - BROOKS 2020 - MASTER PLAN SET
1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET.
2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
BROOKS 2020 - MASTER PLAN SET
3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.

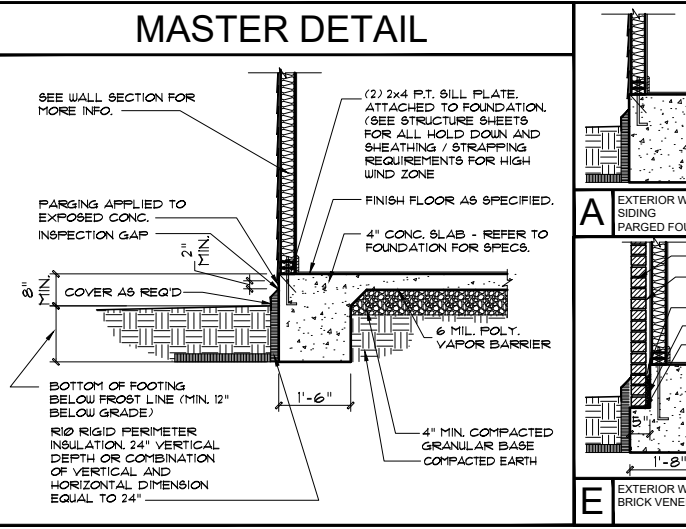
STEM WALL SLAB FOUNDATION DETAILS



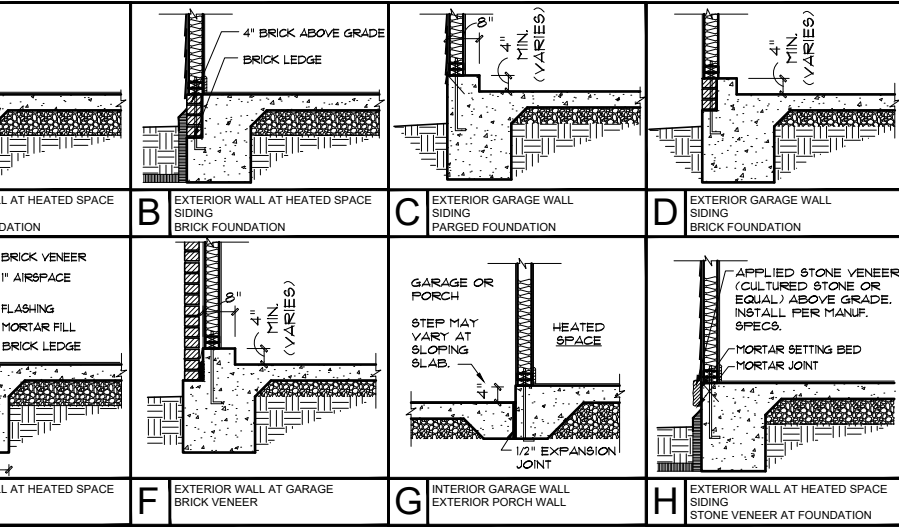
DETAIL VARIATIONS



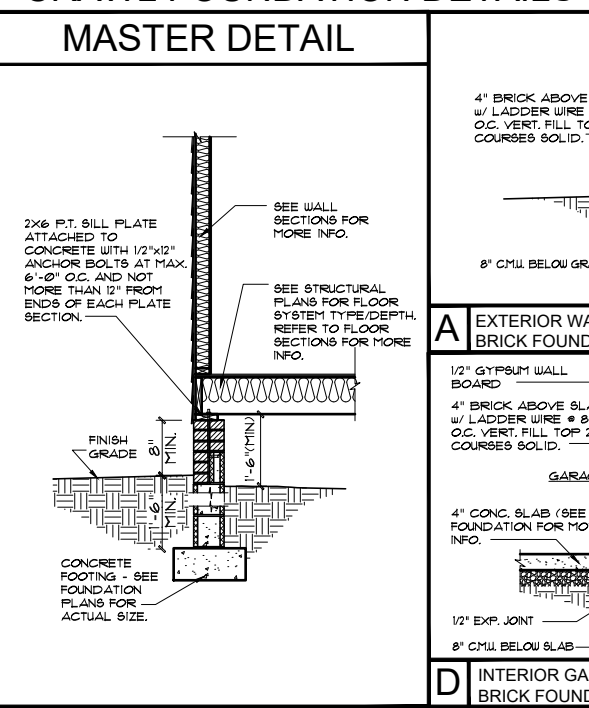
MONO SLAB FOUNDATION DETAILS



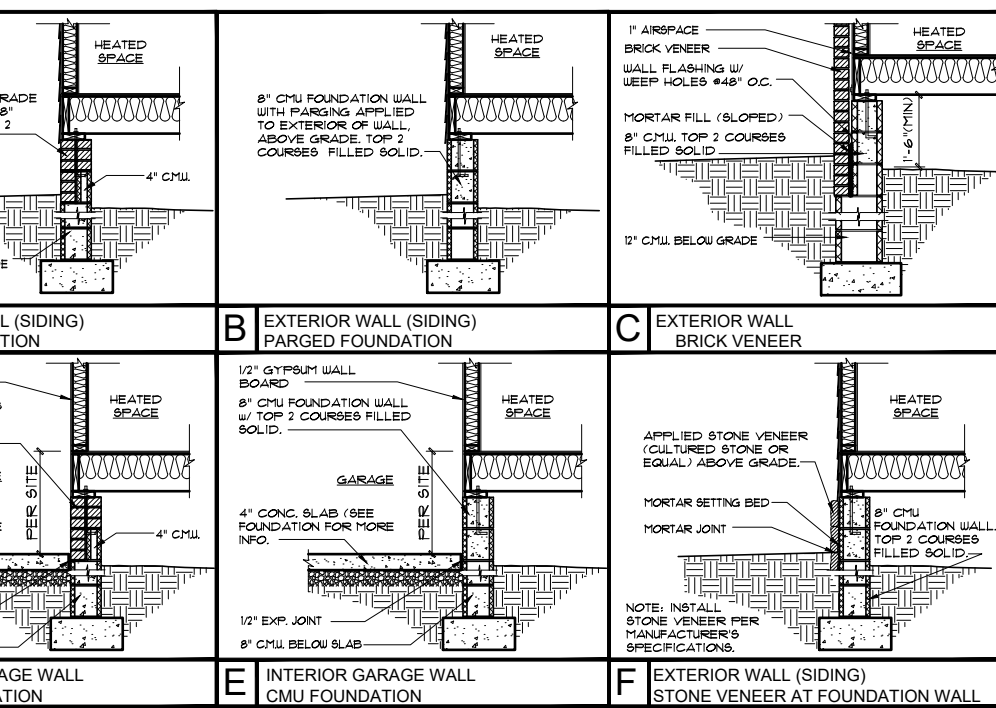
DETAIL VARIATIONS



CRAWL FOUNDATION DETAILS



DETAIL VARIATIONS



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

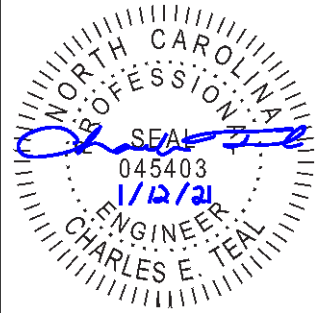
GENERAL NOTES: 1. USE TO BE COORDINATED WITH ALL SITE INFORMATION BY OWNER AND CONTRACTOR AND PER LOCAL CODES. 2. CONTRACTOR IS TO VERIFY ANTIKINETIC TREATMENT OF CONCRETE OR OTHER VARIATIONS FROM SPECIFICATIONS. 3. MAKE WORKS RESPONSIBLE FOR CORRECTED VARIATIONS FROM THE INFORMATION PROVIDED. 4. MAKE WORKS WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HERE. 5. MAKE WORKS IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, ENFORCEMENT, AND REGULATORY COMPLIANCE COSTS ASSOCIATED WITH THESE TYPE.

McKee Homes, LLC
Brooks 2020 - Base - Details
Base Plan - Options (Standard - LHG)
Architectural Set - Master Plan (7-10-20)

PROGRESS DATE:	-
ISSUE DATE:	06/22/20
DRAWN BY:	ASH/BB
CHECKED BY:	ASH/BB
REVISIONS	
DATE:	BY: DESCRPT.
-	-
-	-
-	-
-	-
-	-
Standard Architectural Details	
SHEET NO. ADT-2	
PLAN NO. 000112	

STRUCTURAL PLANS FOR:

BROOKS 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	12/16/2020	AWC	DESIGNED STICK FRAMED SOLUTION TO REPLACE GIRDER OVER GARAGE
GN1.0	GENERAL NOTES			
GN1.1	GENERAL NOTES	01/08/2021	BJO	ADDED HIGH WIND WALL BRACING OPTIONS
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: 20902315

CLIENT: **MCKEE HOMES**
PROJECT: **BROOKS 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.: **20902315**

DATE: **01/12/2021** 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:

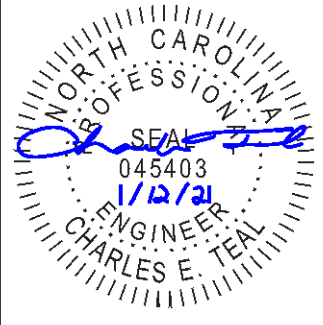
Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL 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.
 - TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - 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.
 - TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
 - FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDEES SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

FRAMING

- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
 - 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.
 - 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.
 - 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:
 - SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
 - TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
 - INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 - 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.



P-0961

JDSfaulkner
engineering + design + consulting
JDSfaulkner PLLC, 8600 TD JERSEY CT, RALEIGH, NC 27617 919.480.1075
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CLIENT: **MCKEE HOMES**
PROJECT: **BROOKS 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.: **20902315**
DATE: **01/12/2021** 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.

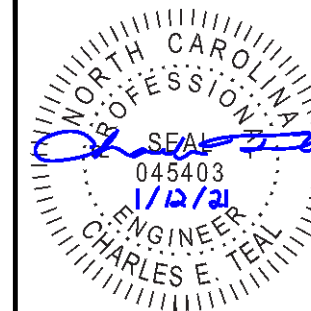
STICK-FRAMED ROOF - STRUCTURAL NOTES

- 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: **BROOKS 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

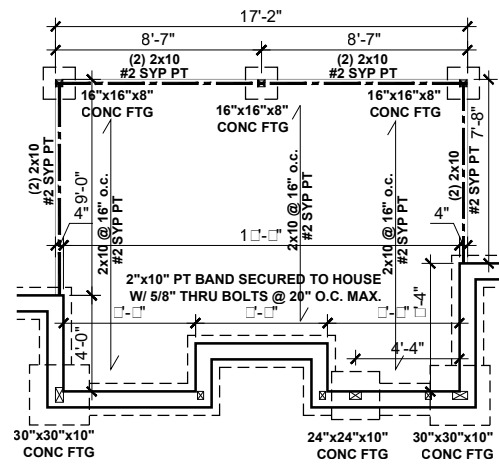
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

GENERAL NOTES

GN1.1



FIREPLACE OPT

CRAWL SPACE VENTILATION - FIREPLACE OPTION

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.

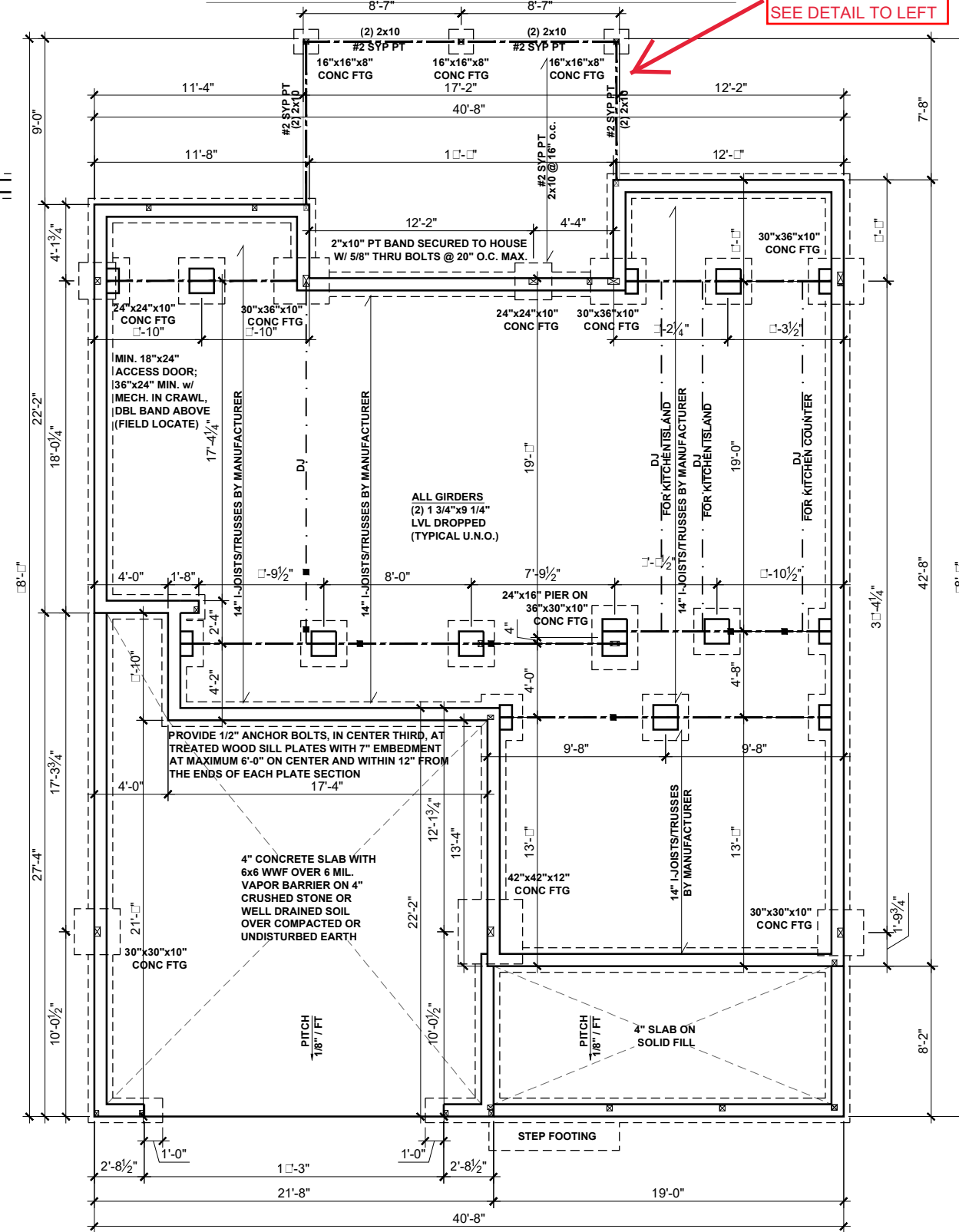
EXCEPTION: THE TOTAL AREA OF VENTILATION MAY BE REDUCED TO 1/1500 OF THE UNDERFLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

+15 SQUARE FEET OF TOTAL CRAWL SPACE / 150 =

+1 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

COVERED PATIO/DECK OPT

COVERED DECK W/
FIREPLACE
SEE DETAIL TO LEFT



CRAWLSPACE FOUNDATION PLAN - COASTAL

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

BEAM & POINT LOAD LEGEND

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

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.

1.324 SQUARE FEET OF TOTAL CRAWL SPACE / 150 =

8.8 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:

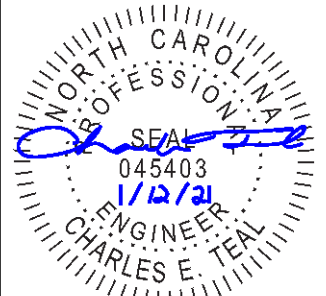
1. CONCRETE BLOCK PIER SIZE SHALL BE:

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



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CLIENT: **MCKEE HOMES**

PROJECT: **BROOKS 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

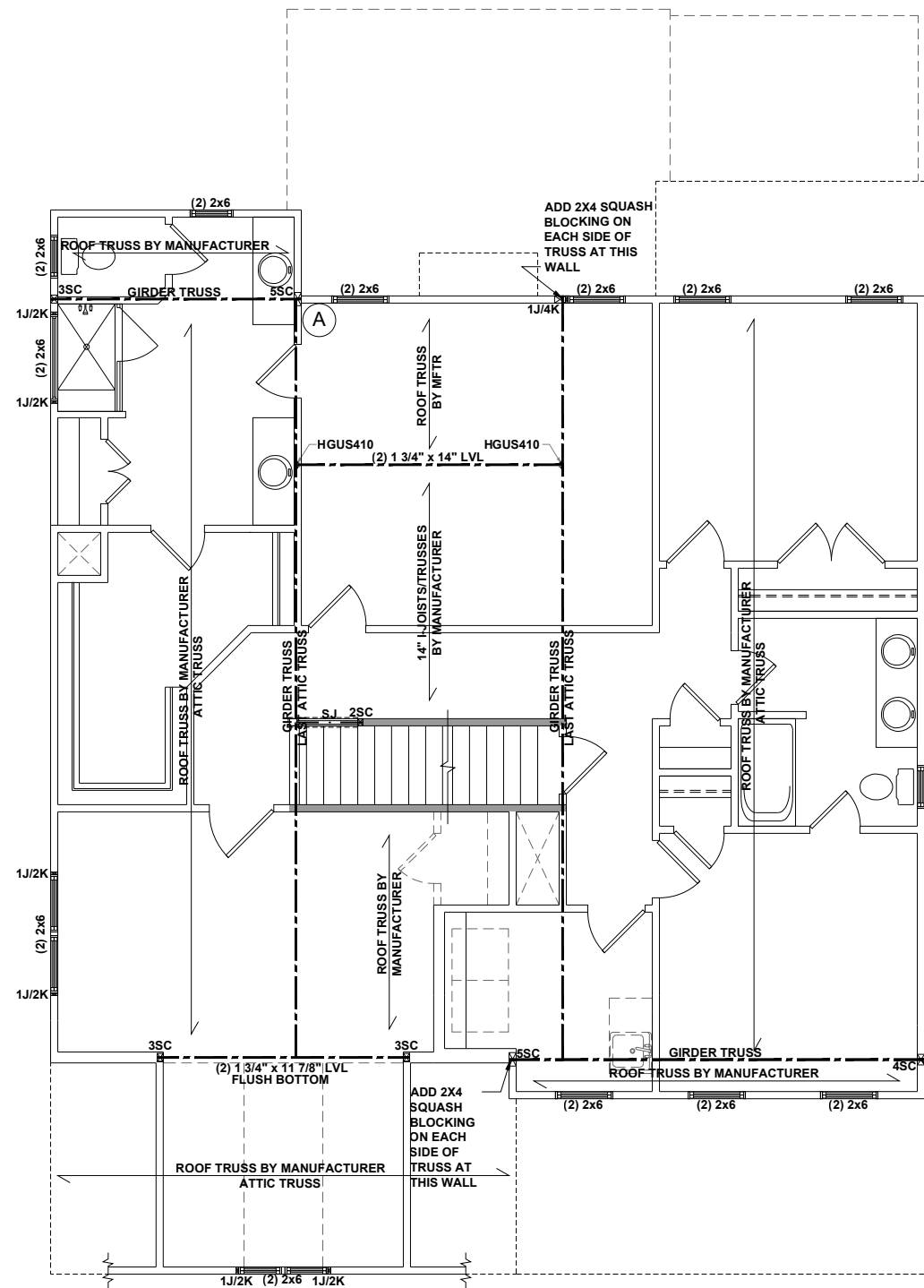
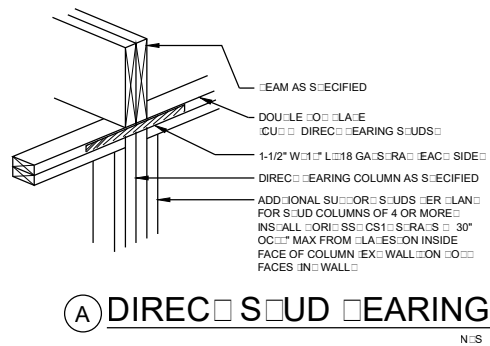
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

CRAWLSPACE FOUNDATION PLAN

S0.9B

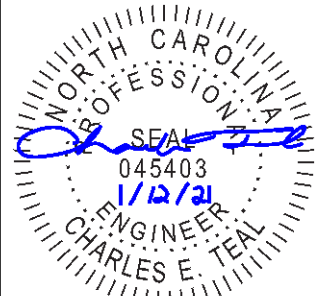


BEAM & POINT LOAD LEGEND

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

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

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



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CLIENT: **MCKEE HOMES**

PROJECT: **BROOKS 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

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

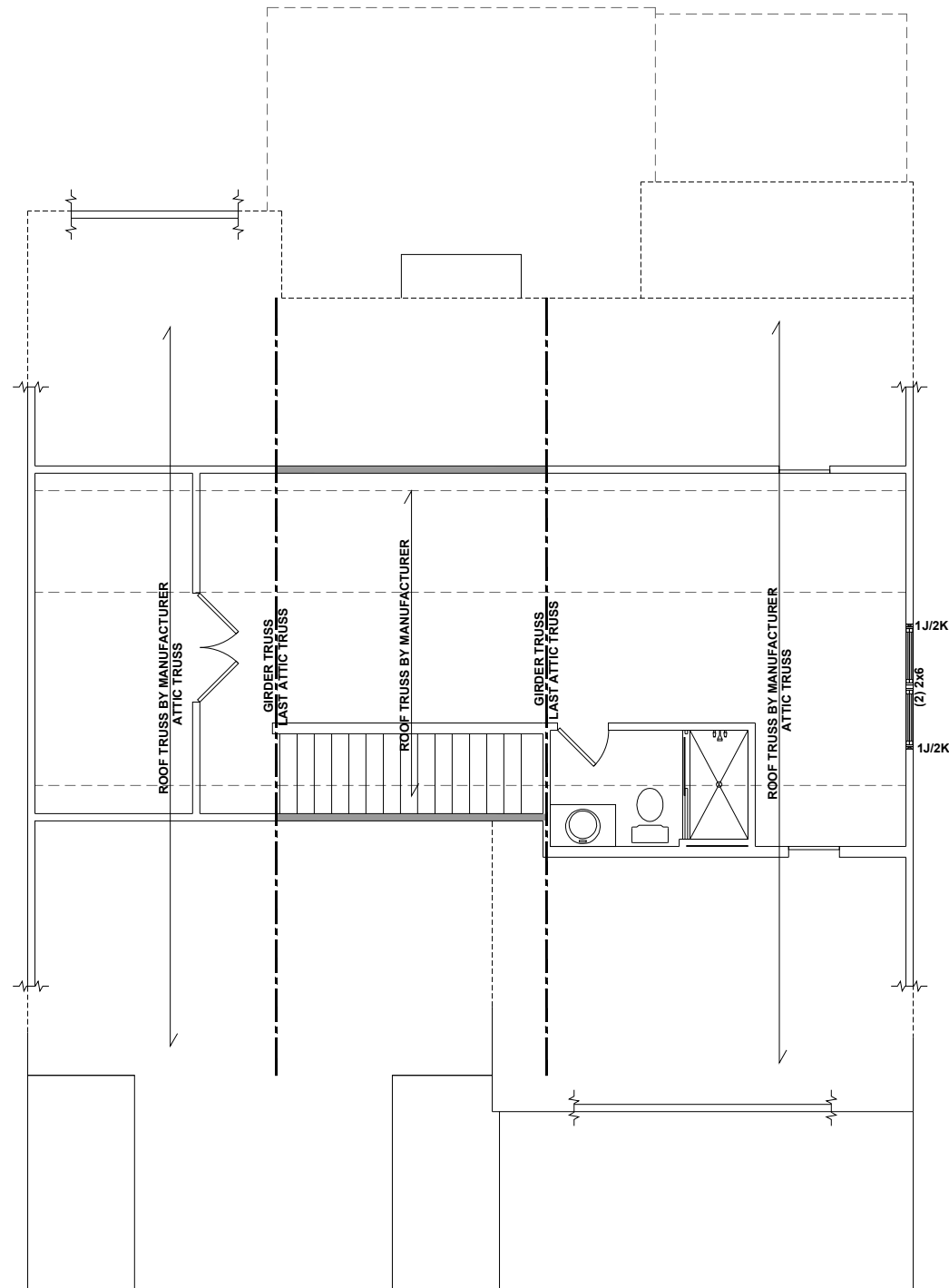
SECOND FLOOR CEILING FRAMING PLAN - COASTAL
 SCALE: 1/8" = 1'-0"

PROJECT NO.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

SECOND FLOOR CEILING FRAMING PLAN

S2.0B



FINISHED OPTION

THIRD FLOOR CEILING FRAMING PLAN - COASTAL

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

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

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

UNFINISHED OPTION DOES NOT AFFECT STRUCTURE



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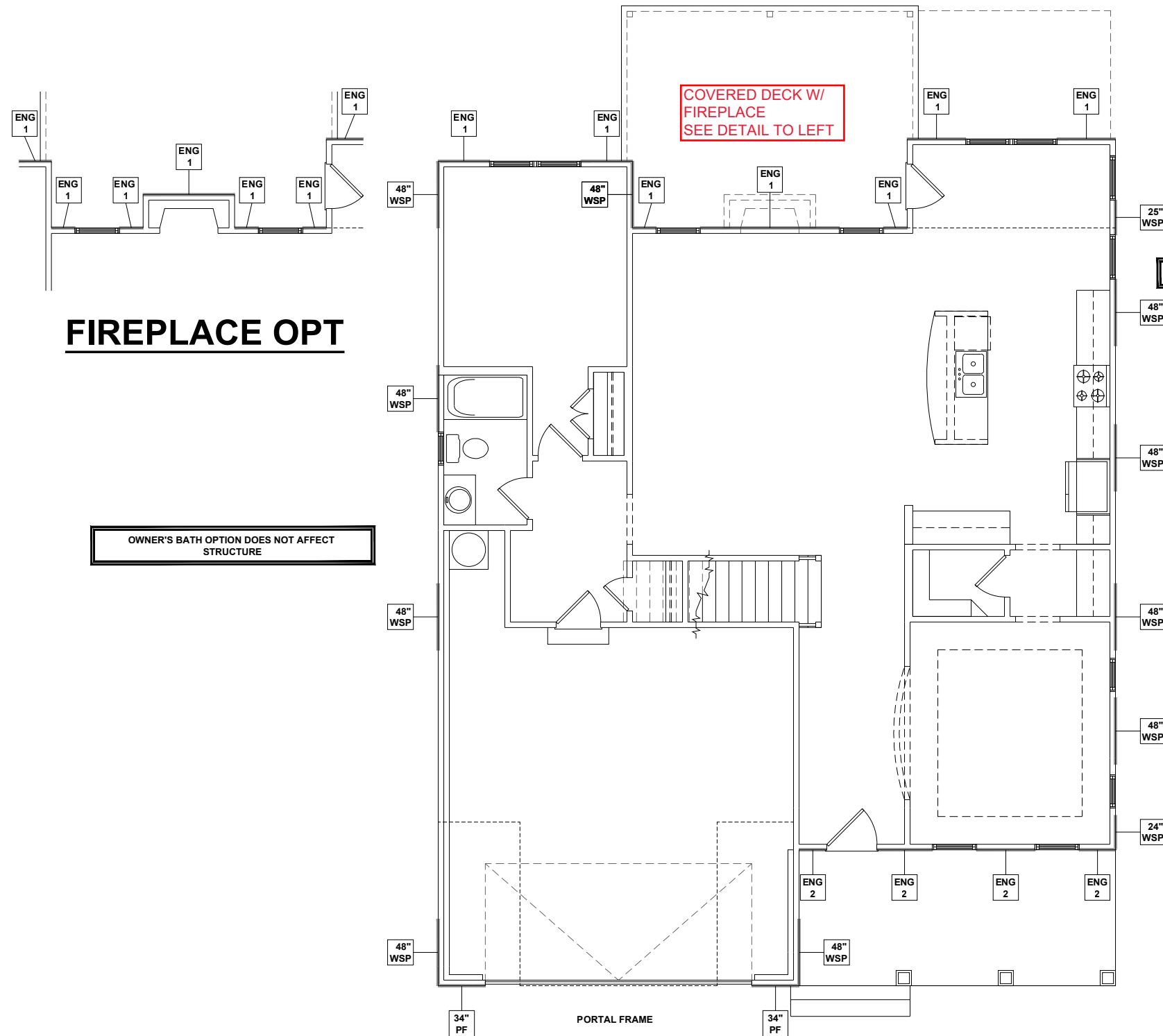
CLIENT:	MCKEE HOMES
PROJECT:	BROOKS 2020 - LEFT HAND
LOCATION:	NORTH CAROLINA
SCALE:	1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

THIRD FLOOR CEILING FRAMING PLANS

S3.0B



FIREPLACE OPT

OWNER'S BATH OPTION DOES NOT AFFECT STRUCTURE

COVERED DECK W/
FIREPLACE
SEE DETAIL TO LEFT

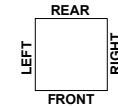
KITCHEN OPTIONS DOES NOT AFFECT STRUCTURE

FIRST FLOOR WALL BRACING PLAN - COASTAL

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

WALL BRACING REQUIREMENTS

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



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

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:

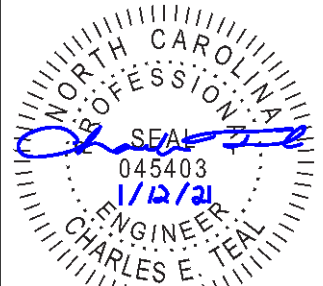
WALLS WITH REQUIRED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCR. THESE WALLS HAVE BEEN ENGINEERED BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	18.9 FT.	N/A
RIGHT	15.4 FT.	16.0 FT.
REAR	18.9 FT.	N/A FT.
LEFT	15.4 FT.	18.0 FT.

HIGH-SPEED WIND ZONES

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



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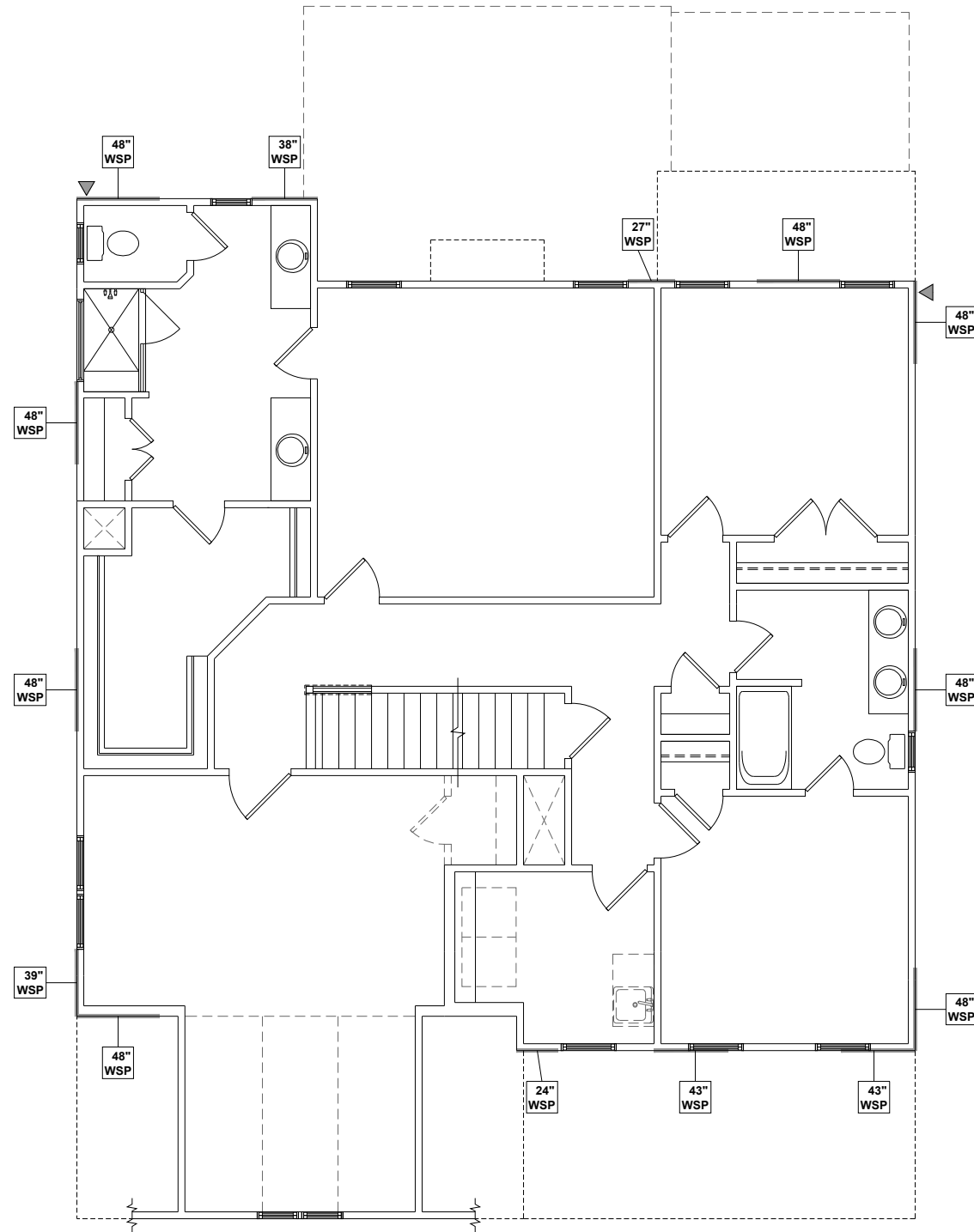
CLIENT: **MCKEE HOMES**
PROJECT: **BROOKS 2020 - LEFT HAND**
LOCATION: **NORTH CAROLINA**
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

FIRST FLOOR
WALL BRACING PLAN

S4.0B



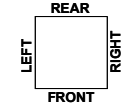
SECOND FLOOR WALL BRACING PLAN - COASTAL

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

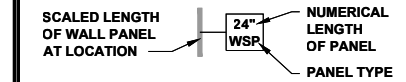
LAYOUTS AND SPECIFICATIONS FOR NON-HIGH WINDS LOCATIONS ONLY

WALL BRACING REQUIREMENTS

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



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



ENGINEERED WALL SCHEDULE

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

WALL BRACING NOTE:

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

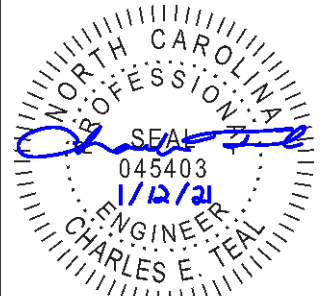
WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	10.0 FT.	13.2 FT.
RIGHT	8.2 FT.	11.3 FT.
REAR	10.0 FT.	13.4 FT.
LEFT	8.2 FT.	12.0 FT.

HIGH-SPEED WIND ZONES

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

DELUXE OWNER'S BATH OPTION DOES NOT AFFECT STRUCTURE



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CLIENT: **MCKEE HOMES**
 PROJECT: **BROOKS 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.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

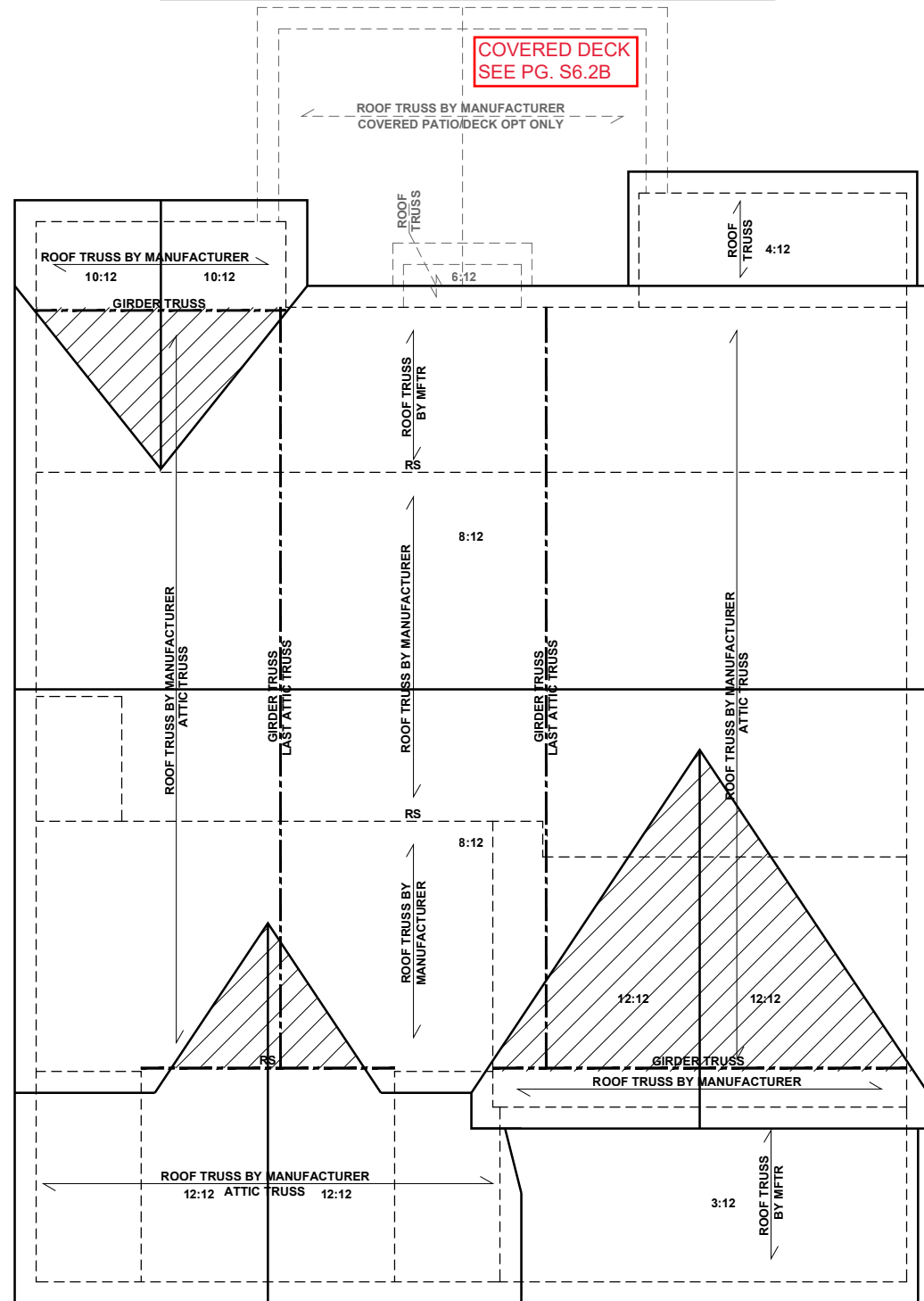
SECOND FLOOR
 WALL BRACING PLAN
S5.0B

COVERED PATIO/DECK OPT

ATTIC VENTILATION - COVERED PORCH

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.

+220 SQUARE FEET OF TOTAL ATTIC / 150 =
 +1.5 SQUARE FEET OF NET-FREE VENTILATION REQUIRED



ATTIC VENTILATION - FIREPLACE

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.

+11 SQUARE FEET OF TOTAL ATTIC / 150 =
 +.1 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 - SIDE LOAD

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

1964 SQUARE FEET OF TOTAL ATTIC / 150 =
 13.1 SQUARE FEET OF NET-FREE VENTILATION REQUIRED

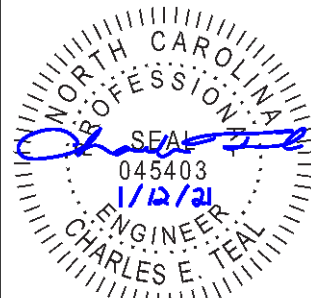
TRUSS UPLIFT CONNECTORS: EXPOSURE B, 115 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING

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: **BROOKS 2020 - LEFT HAND**

LOCATION: **NORTH CAROLINA**

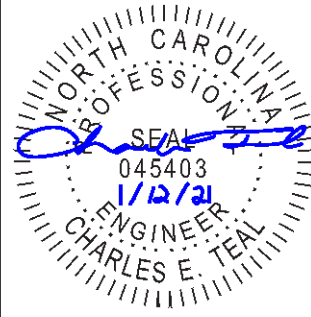
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 24x34 PAPER, OR AS NOTED

PROJECT NO.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

ROOF FRAMING PLAN
S6.0B

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



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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

- 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.

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

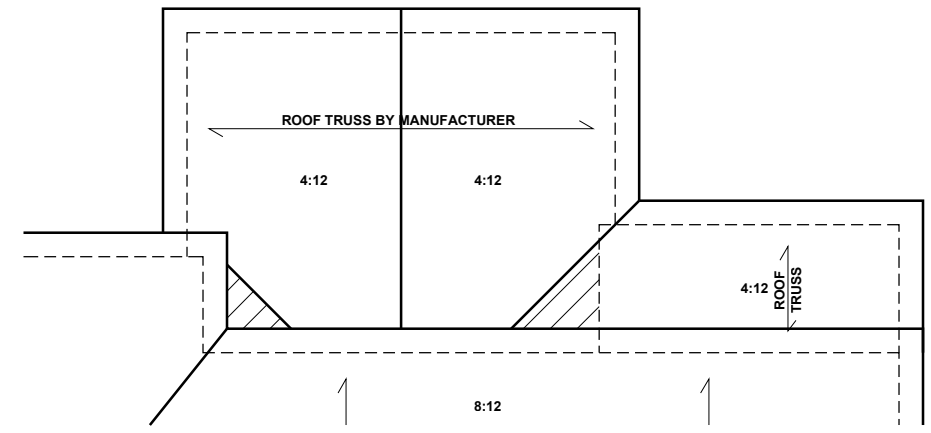
SEE HIGH WINDS DETAILS FOR ADDITIONAL INFORMATION IF CONSTRUCTED IN HIGH WINDS AREA

SEE FULL PLAN FOR ADDITIONAL INFORMATION

ATTIC VENTILATION - COVERED PATIO/DECK

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$\frac{+232}{+1.5}$ SQUARE FEET OF NET-FREE VENTILATION REQUIRED



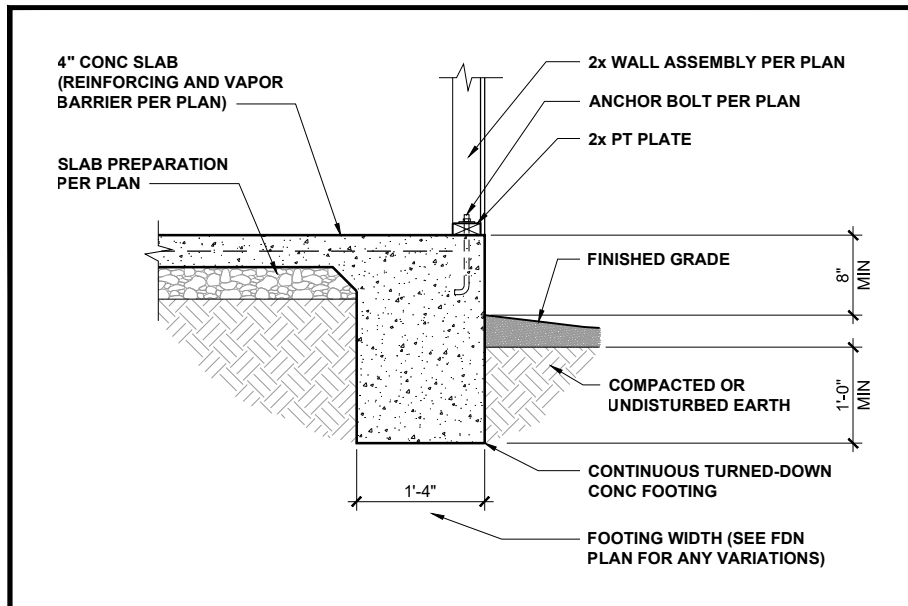
ROOF FRAMING PLAN OPTIONS - COASTAL
 SCALE: 1/8" = 1'-0"

COVERED PATIO/DECK

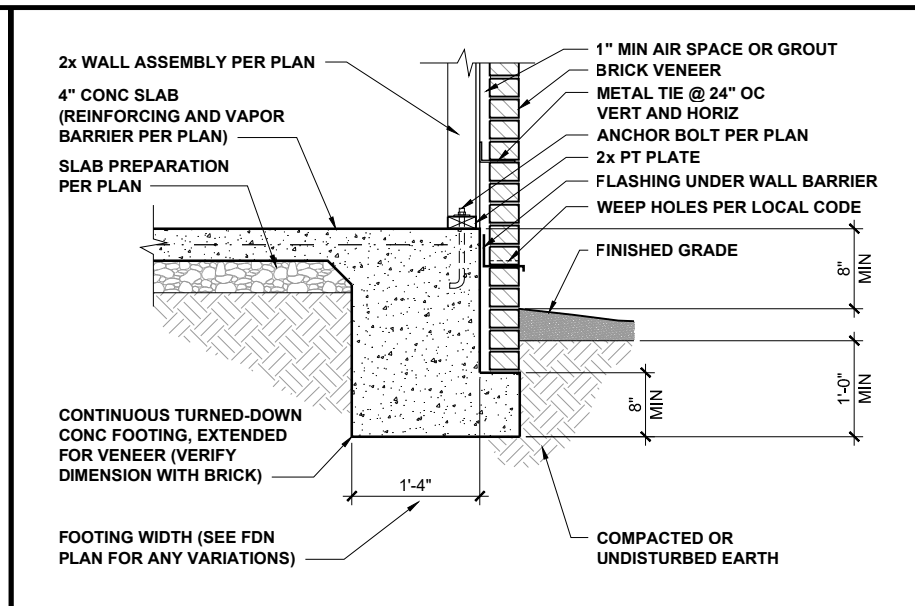
CLIENT: **MCKEE HOMES**
 PROJECT: **BROOKS 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902315**
 DATE: **01/12/2021** DRAWN BY: **AWC**

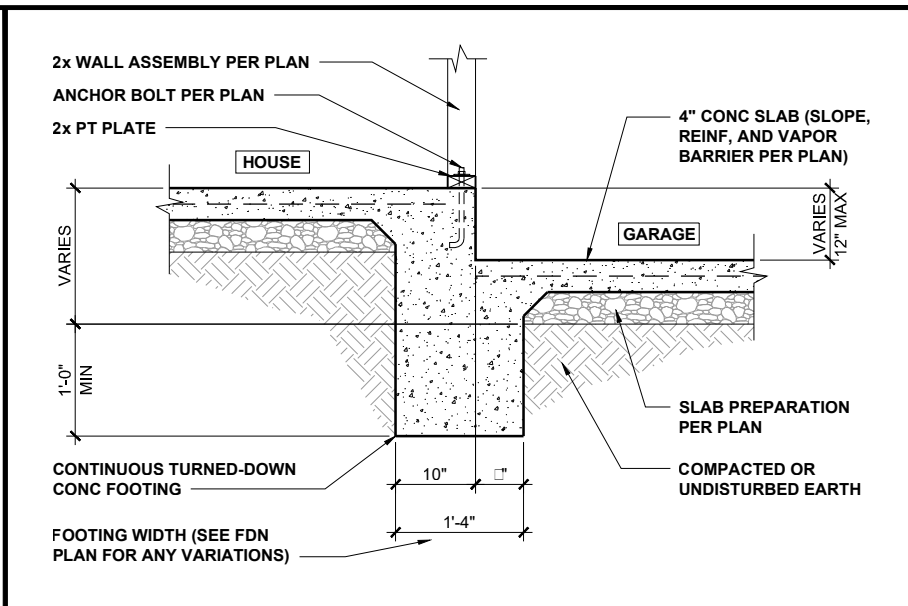
PLAN OPTIONS
 ROOF FRAMING PLANS
S6.2B



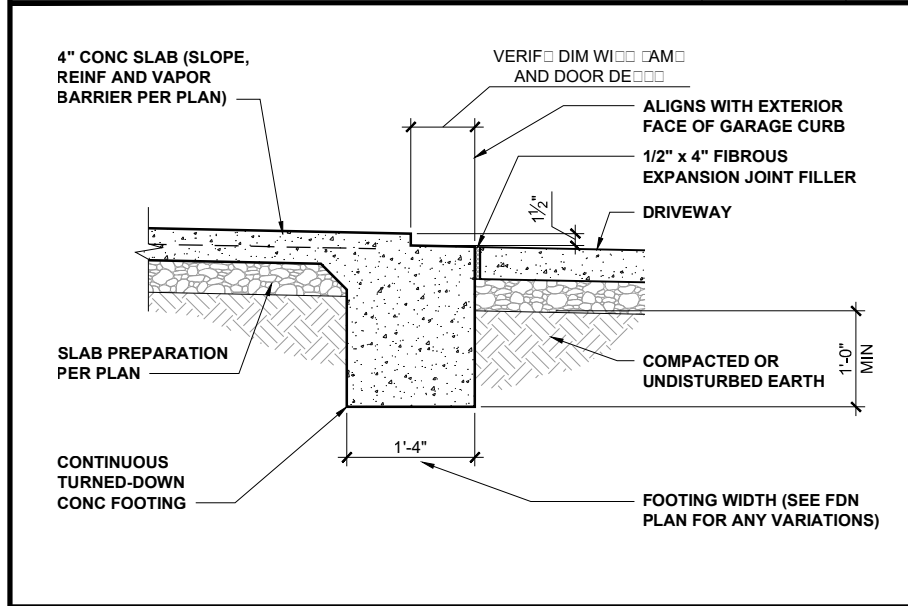
TURNED-DOWN CONC SLAB FOOTING 1/2" = 1'-0" **1**



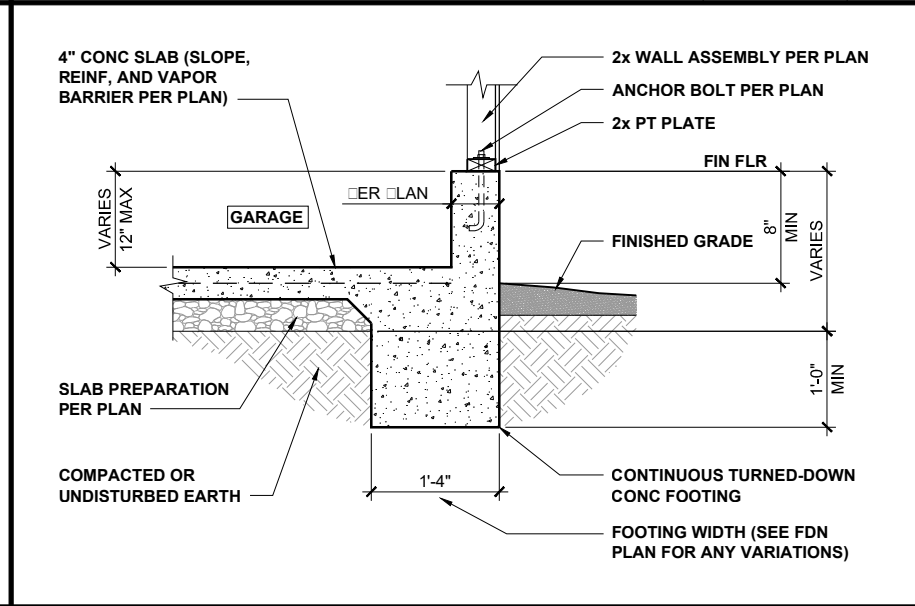
TURNED-DOWN FOOTING w/ BRICK 1/2" = 1'-0" **2**



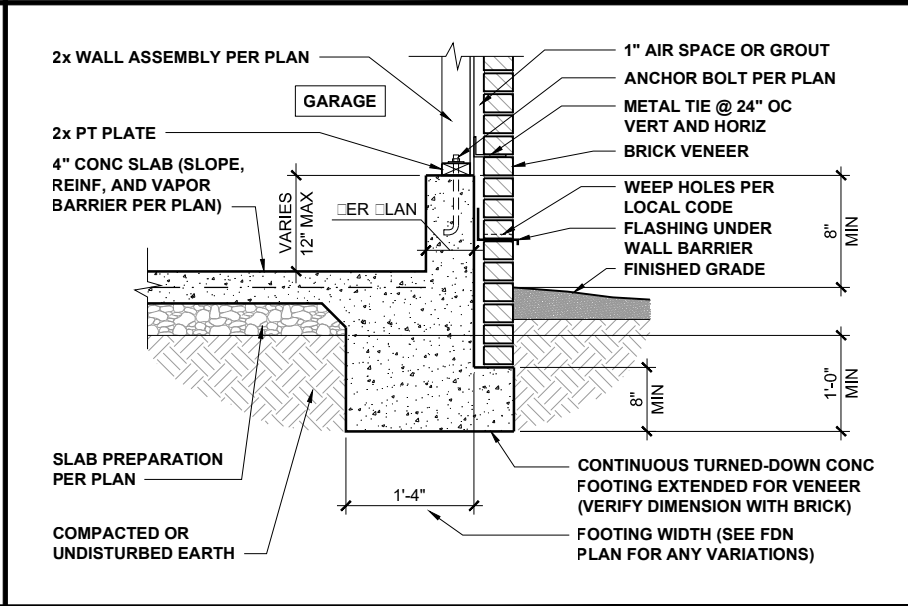
HOUSE / GARAGE FOOTING 1/2" = 1'-0" **3**



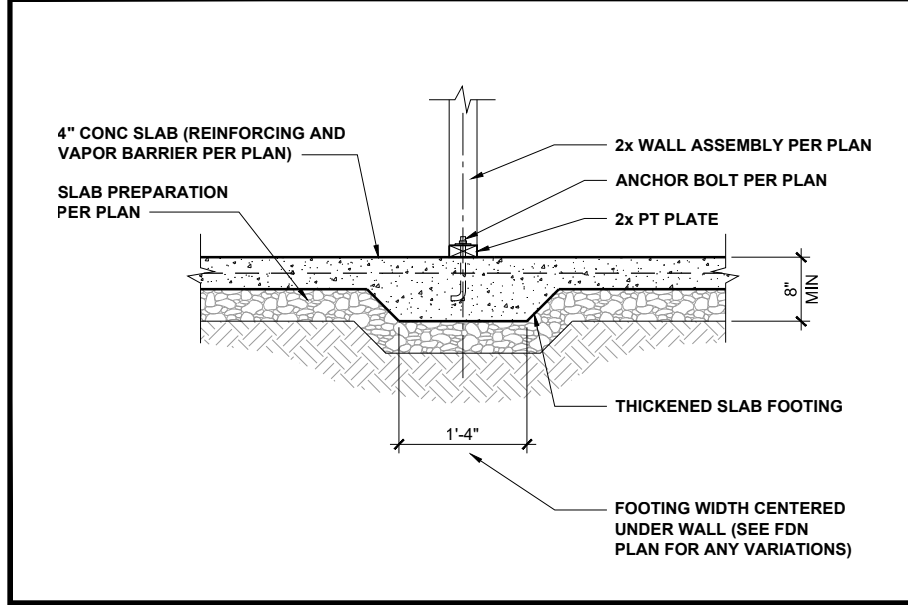
GARAGE DOORWAY FOOTING 1/2" = 1'-0" **4**



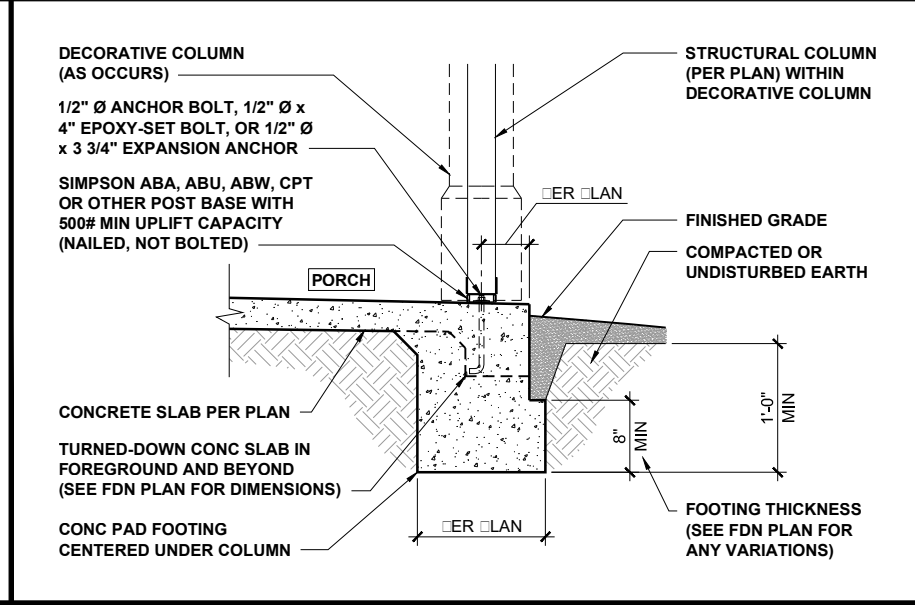
GARAGE FOUNDATION 1/2" = 1'-0" **5**



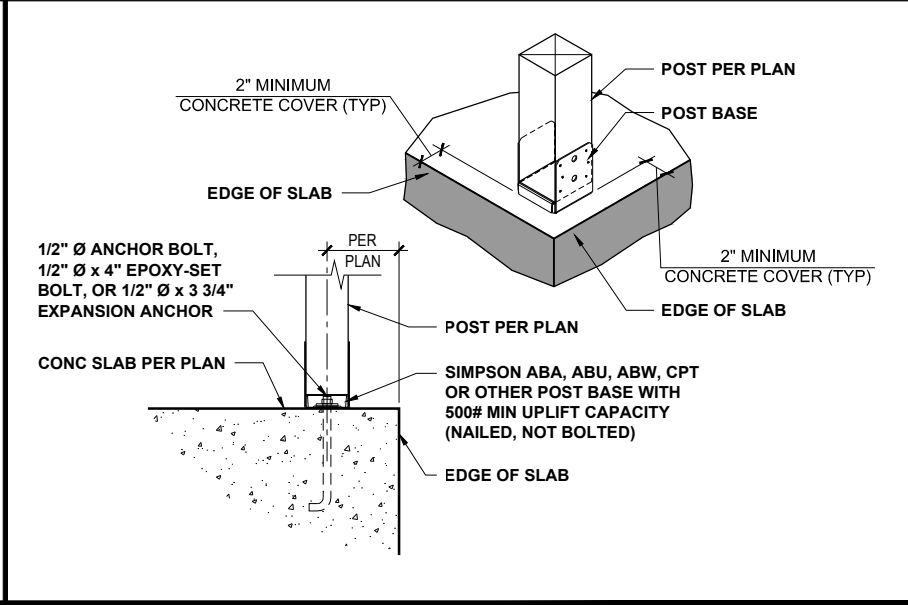
GARAGE FOUNDATION WITH BRICK 1/2" = 1'-0" **6**



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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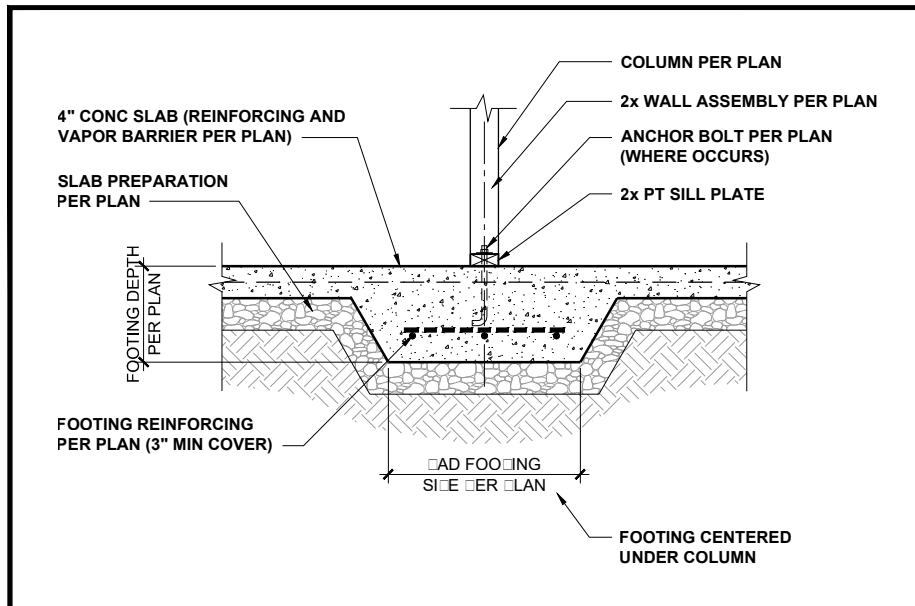
CLIENT: **MCKEE HOMES**
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PROJECT NO.: **20902315**

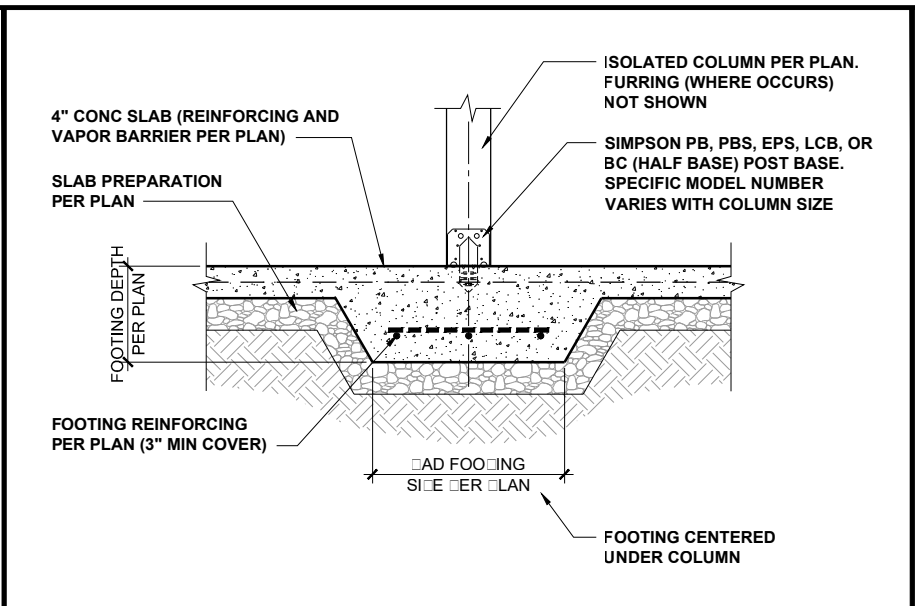
DATE: **01/12/2021** DRAWN BY: **AWC**

TURNED-DOWN SLAB FOUNDATION DETAILS

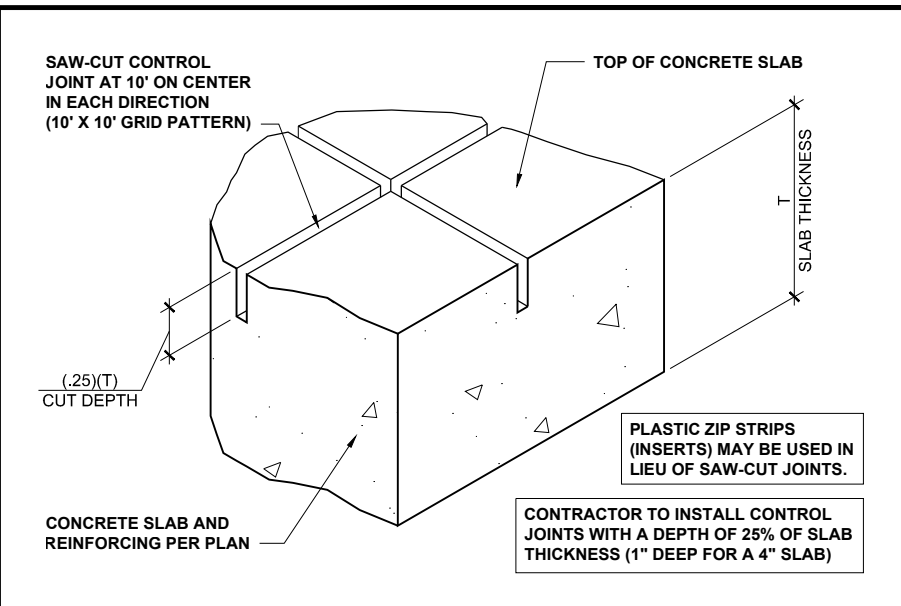
D1.0



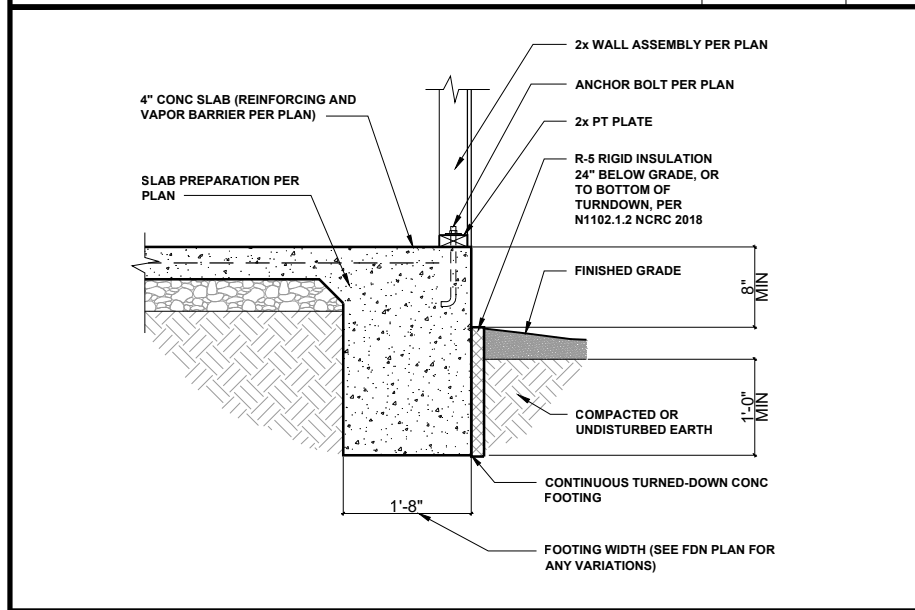
INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**



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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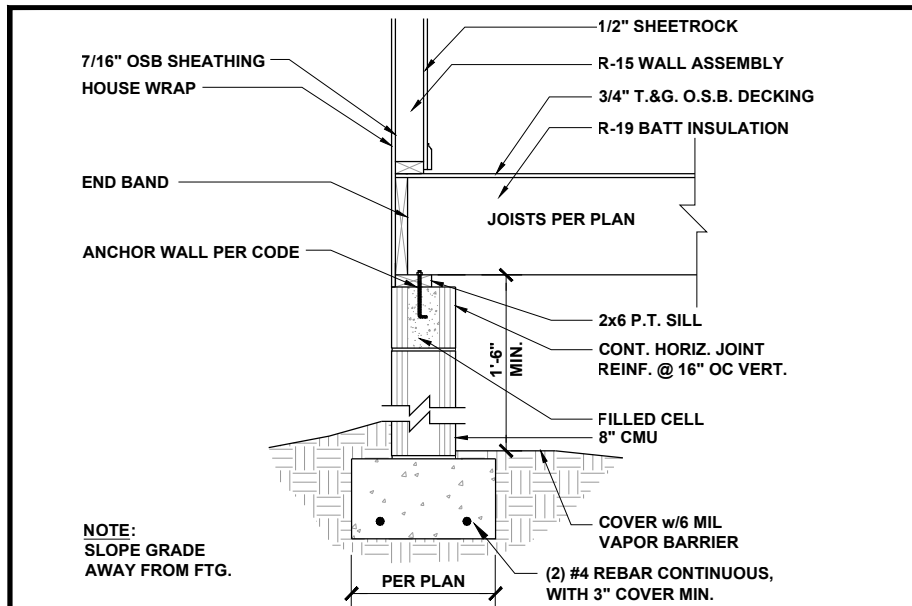
CLIENT: **MCKEE HOMES**
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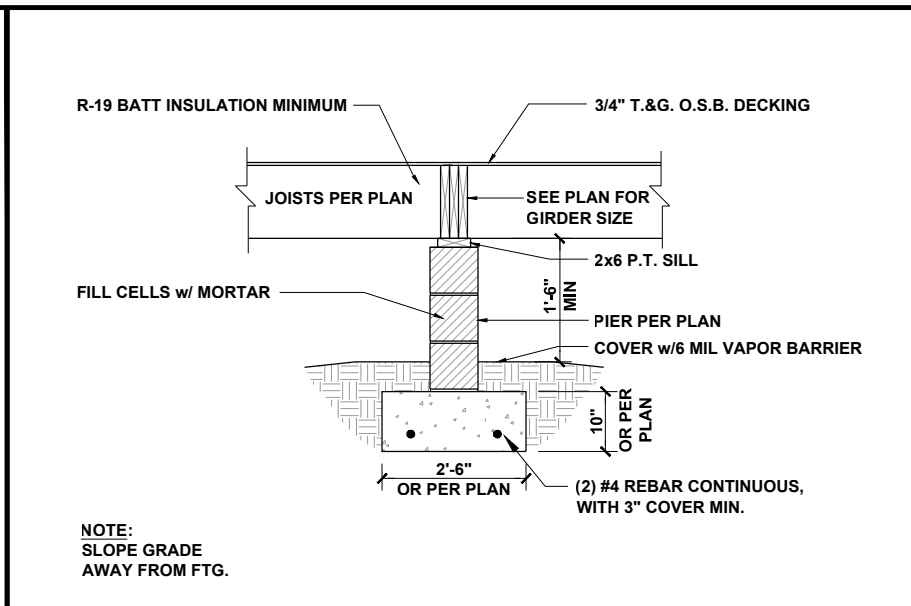
DATE: **01/12/2021** DRAWN BY: **AWC**

TURNED-DOWN SLAB FOUNDATION DETAILS

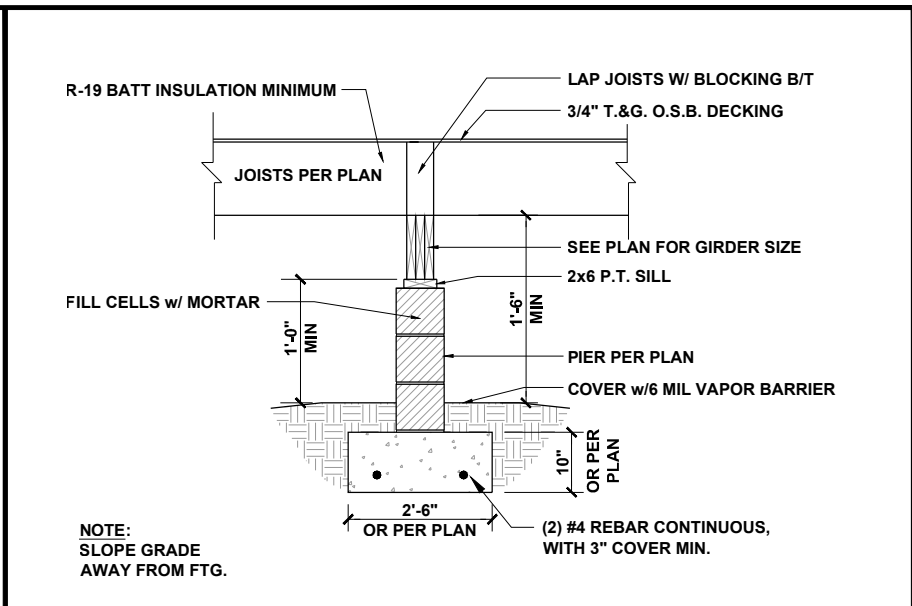
D2.0



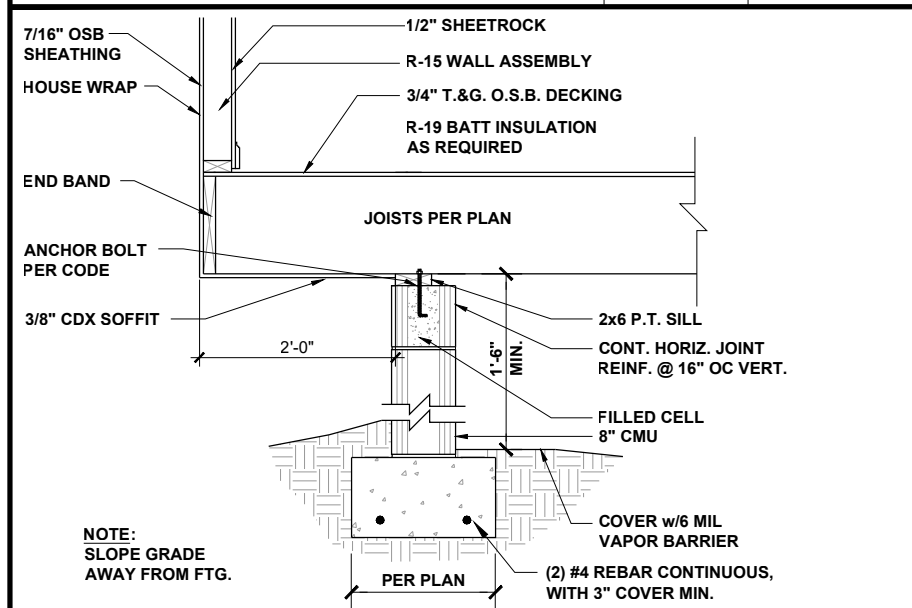
CRAWL AT EXTERIOR WALL 1/2" = 1'-0" **1 or 2**



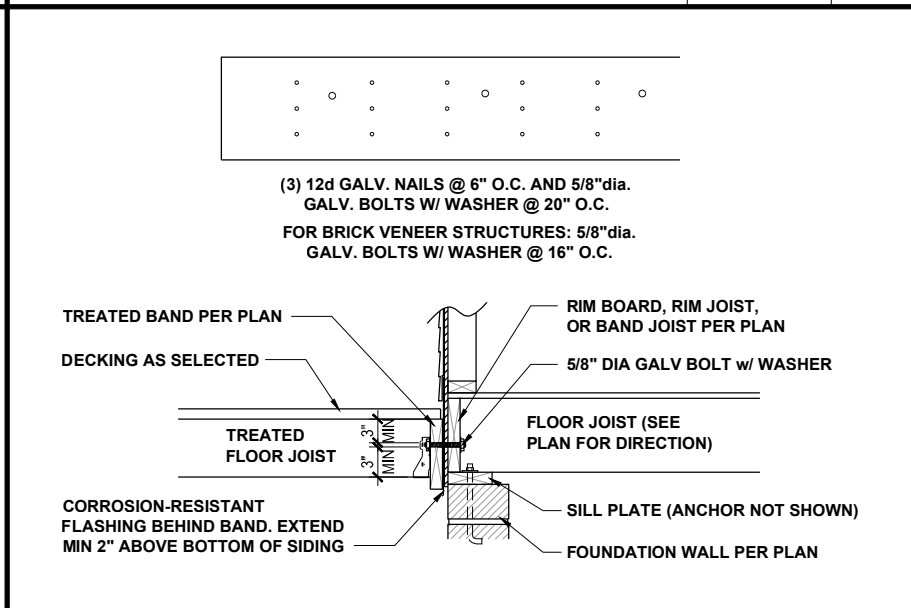
FLUSH PIER AND GIRDER 3/8" = 1'-0" **3.1**



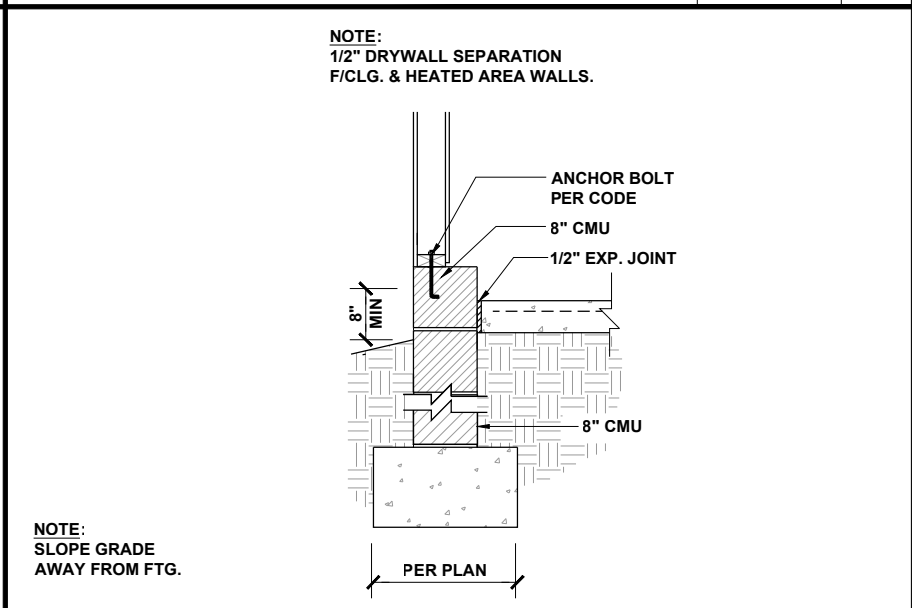
DROPPED PIER AND GIRDER 3/8" = 1'-0" **3**



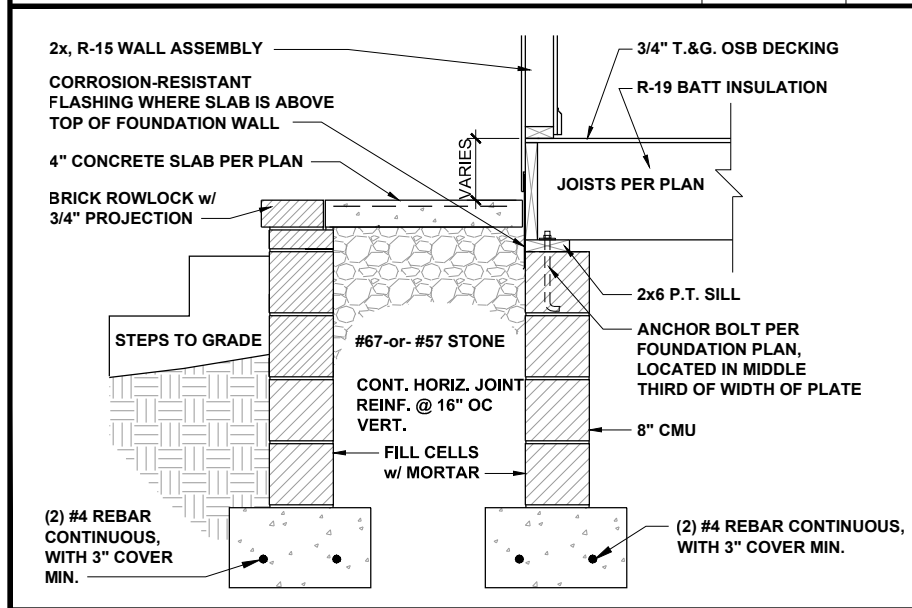
CANTILEVER SECTION AT CRAWL 1/2" = 1'-0" **4**



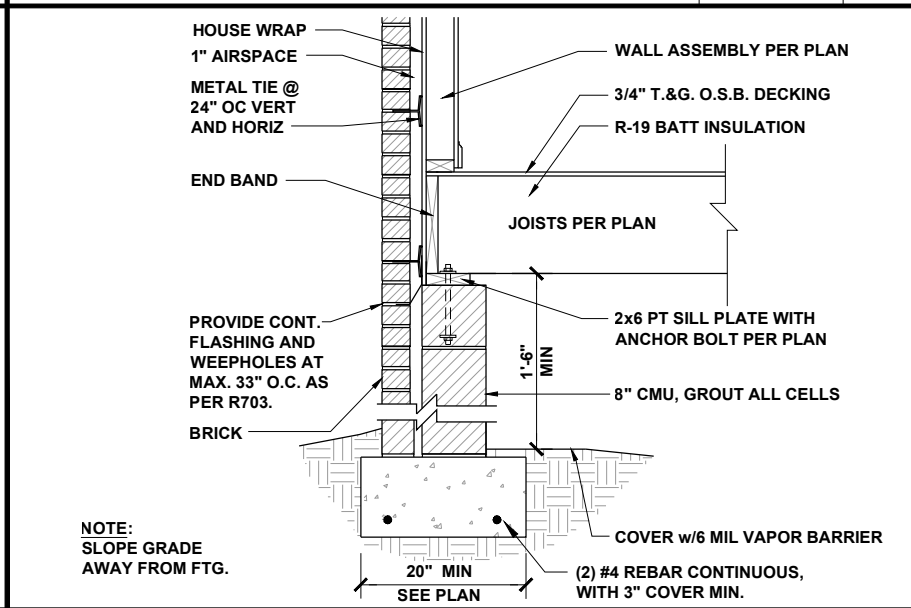
DECK ATTACHMENT 1/2" = 1'-0" **5**



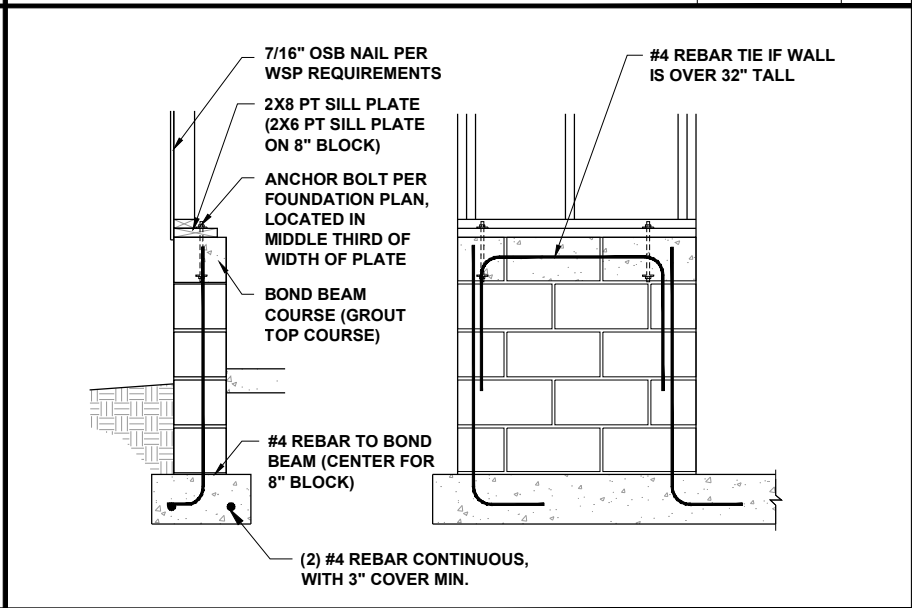
GARAGE FOUNDATION 1/2" = 1'-0" **6**



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**



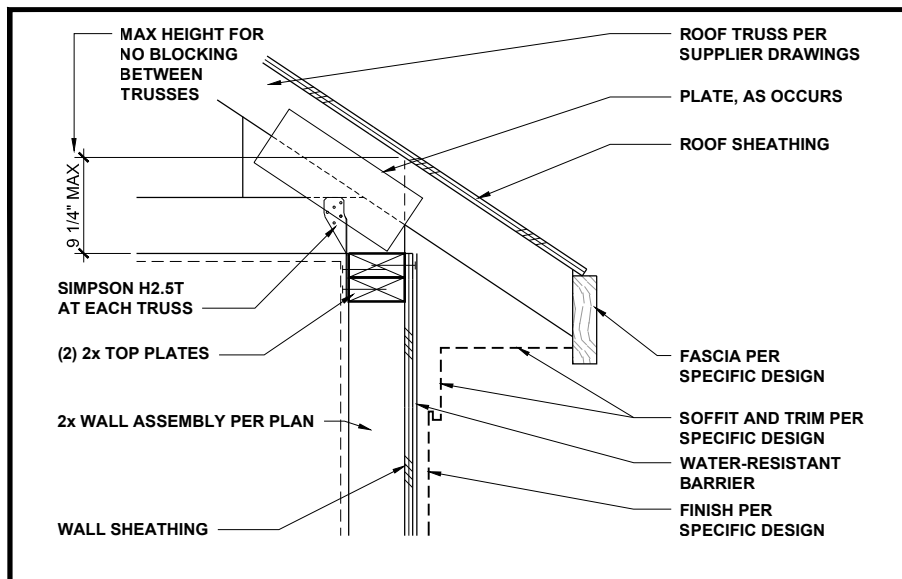
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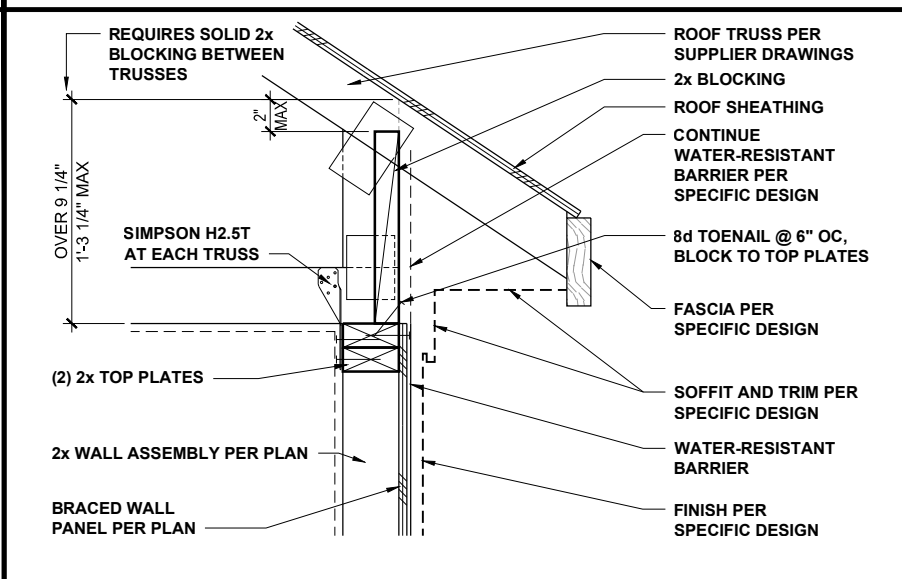
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 PROJECT: **BROOKS 2020 - LEFT HAND**
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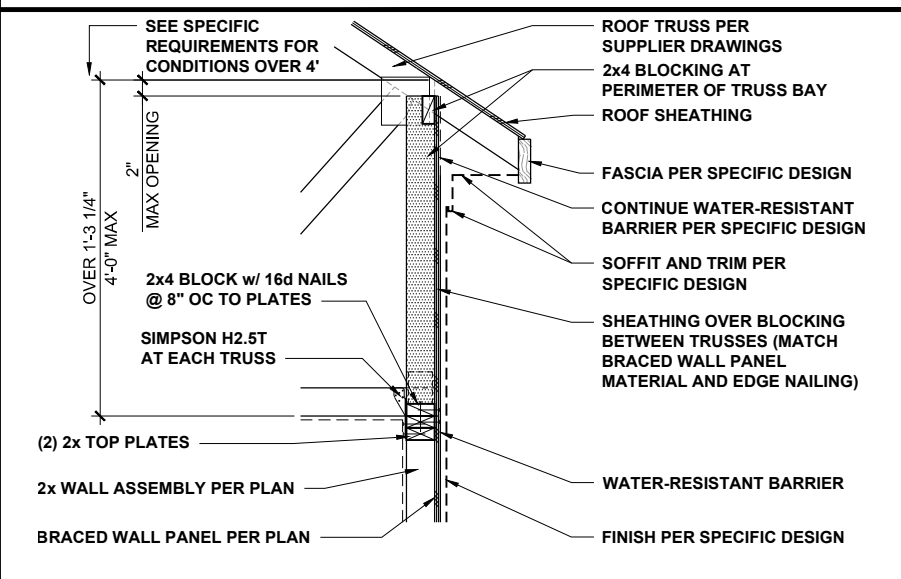
PROJECT NO.: **20902315**
 DATE: **01/12/2021** DRAWN BY: **AWC**
CRAWL SPACE FOUNDATION DETAILS
D3.0



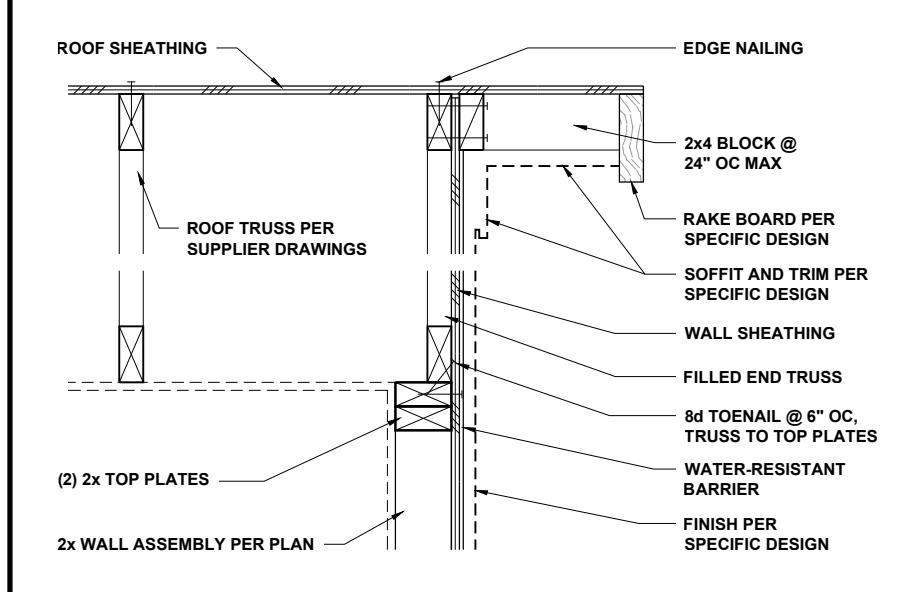
LOW-HEEL TRUSS AT WALL 1" = 1'-0" **1**



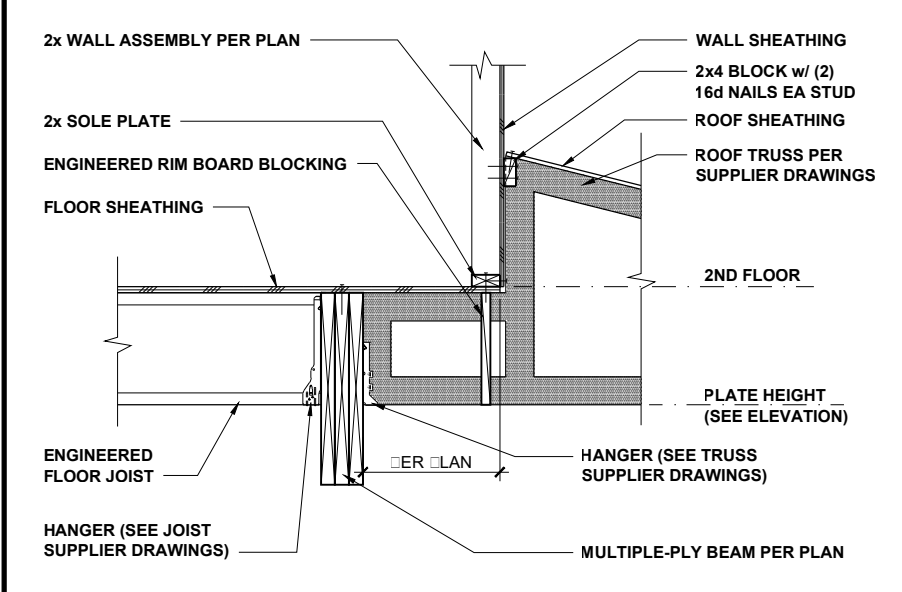
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" **2**



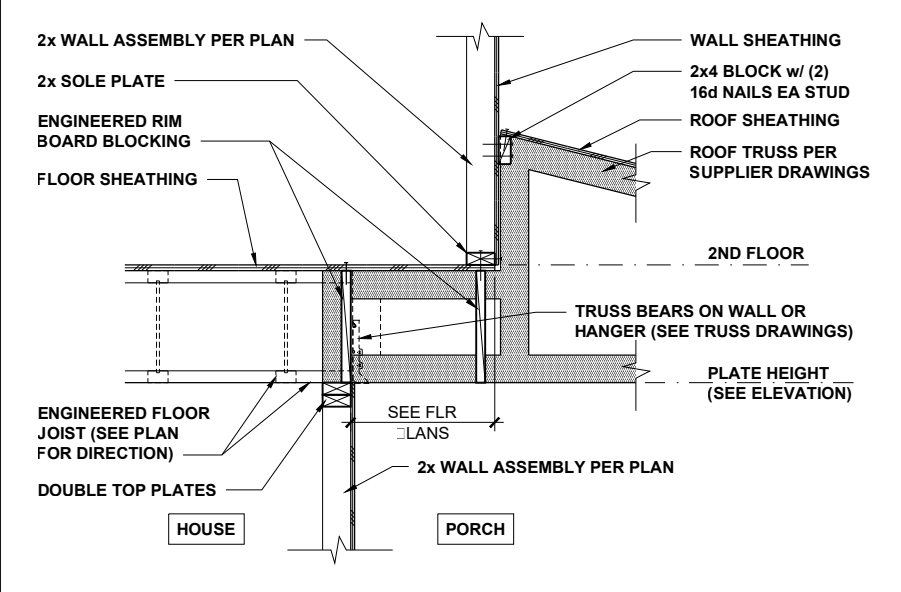
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" **3**



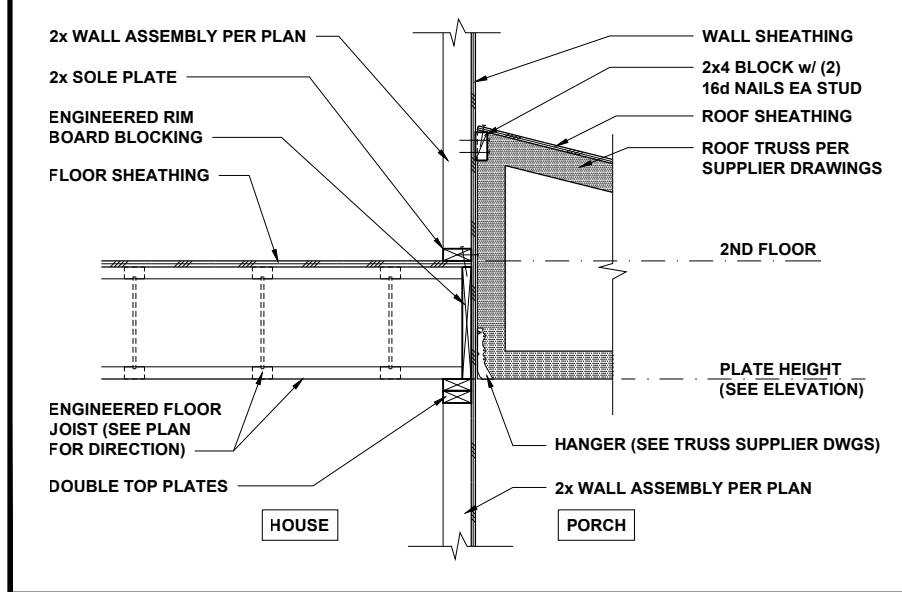
END TRUSS AT WALL 1" = 1'-0" **4**



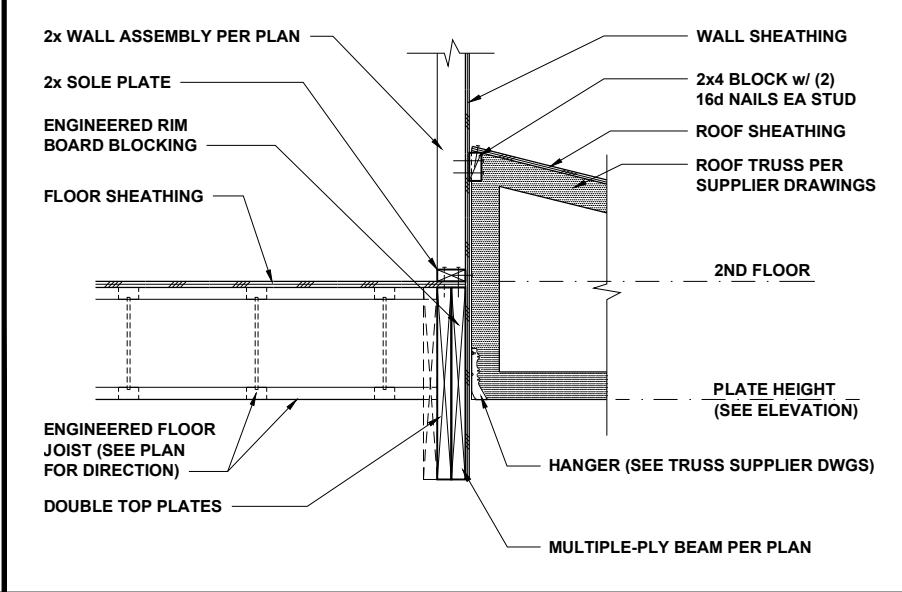
TRUSS AT BEAM AND WALL 1/2" = 1'-0" **5**



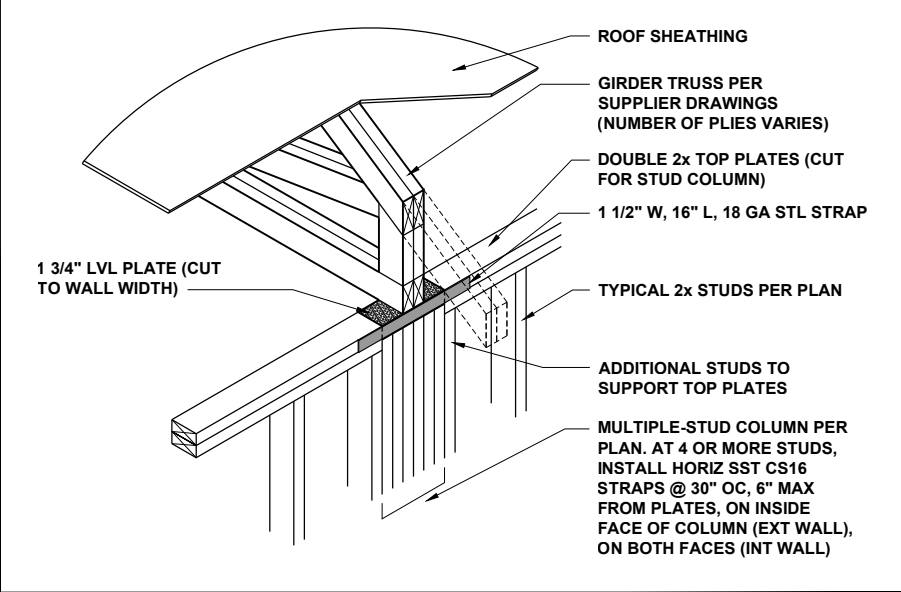
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" **6**



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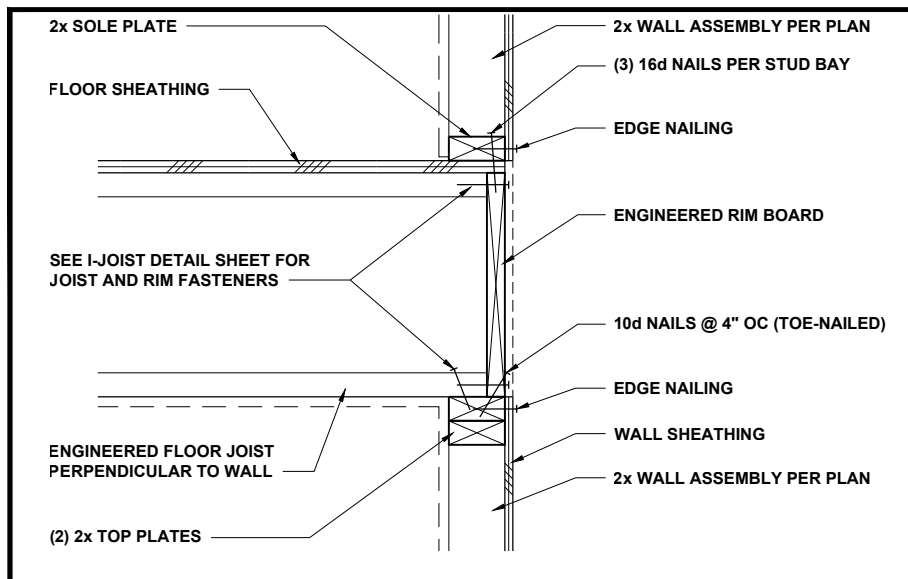
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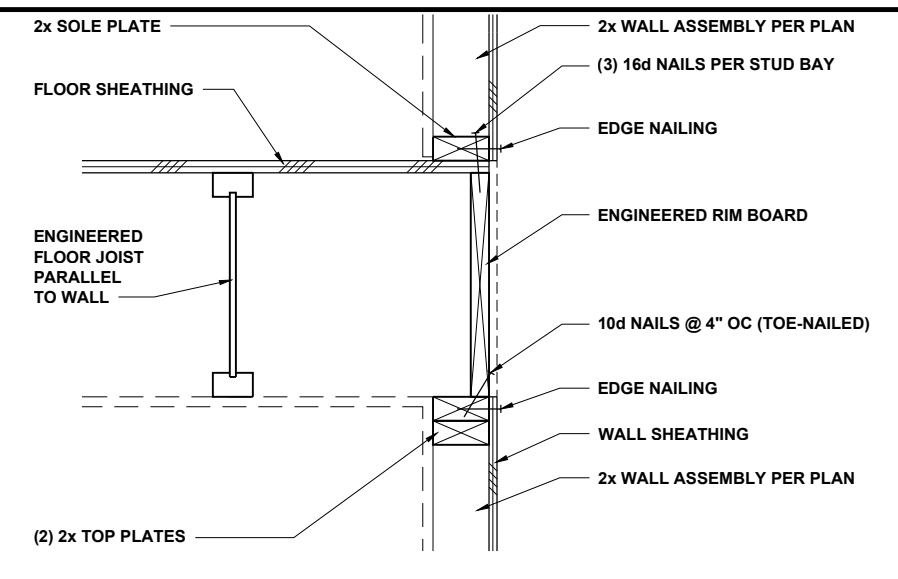
CLIENT: **MCKEE HOMES**
 PROJECT: **BROOKS 2020 - LEFT HAND**
 LOCATION: **NORTH CAROLINA**
 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO.: **20902315**
 DATE: **01/12/2021** DRAWN BY: **AWC**

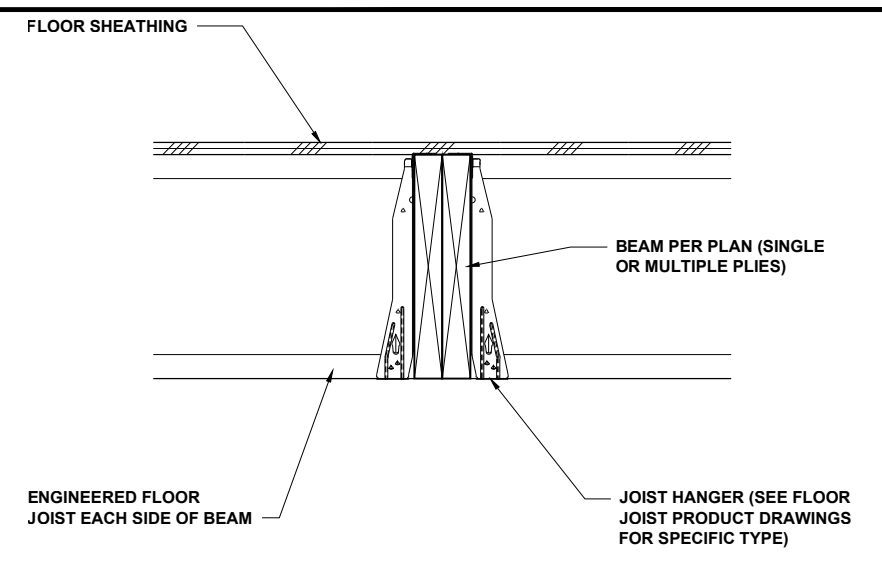
ROOF TRUSS FRAMING DETAILS
D4.0



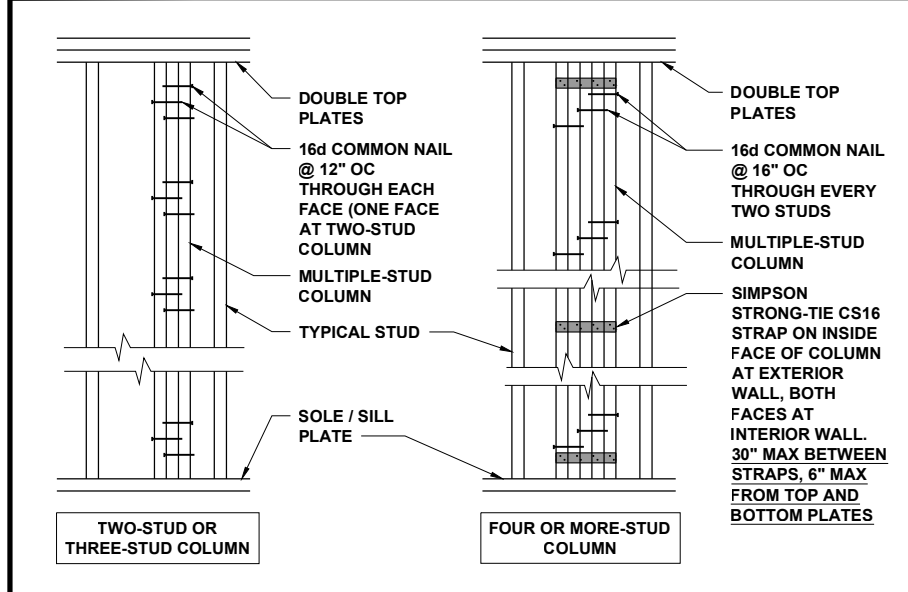
FLOOR JOISTS PERP TO WALL 1" = 1'-0" **1**



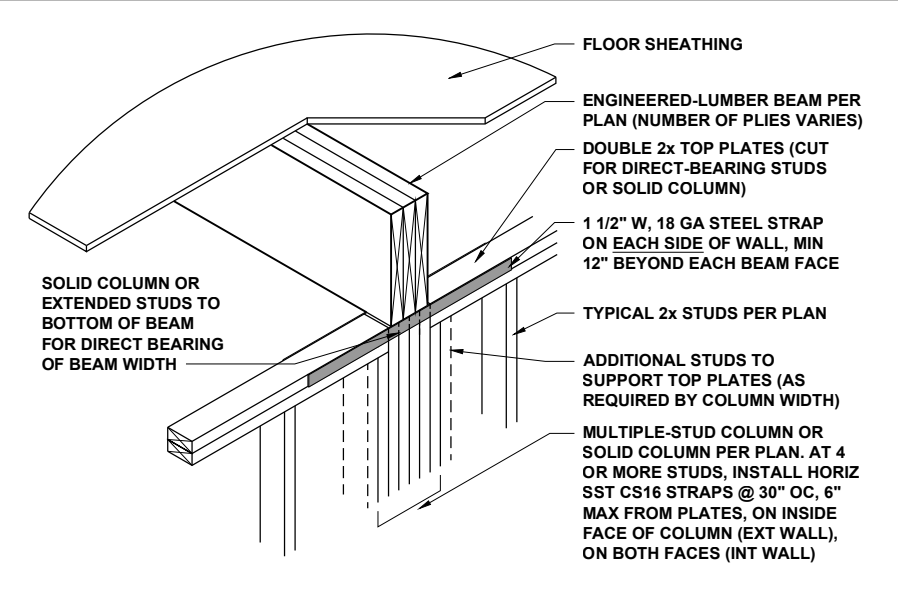
FLOOR JOISTS PARALLEL TO WALL 1" = 1'-0" **2**



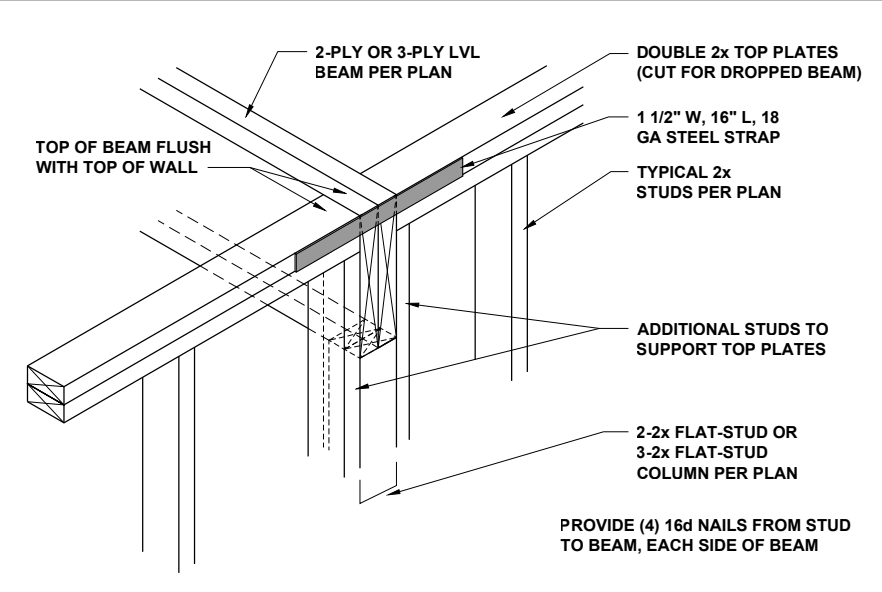
FLOOR JOISTS AT FLUSH BEAM 3/4" = 1'-0" **3**



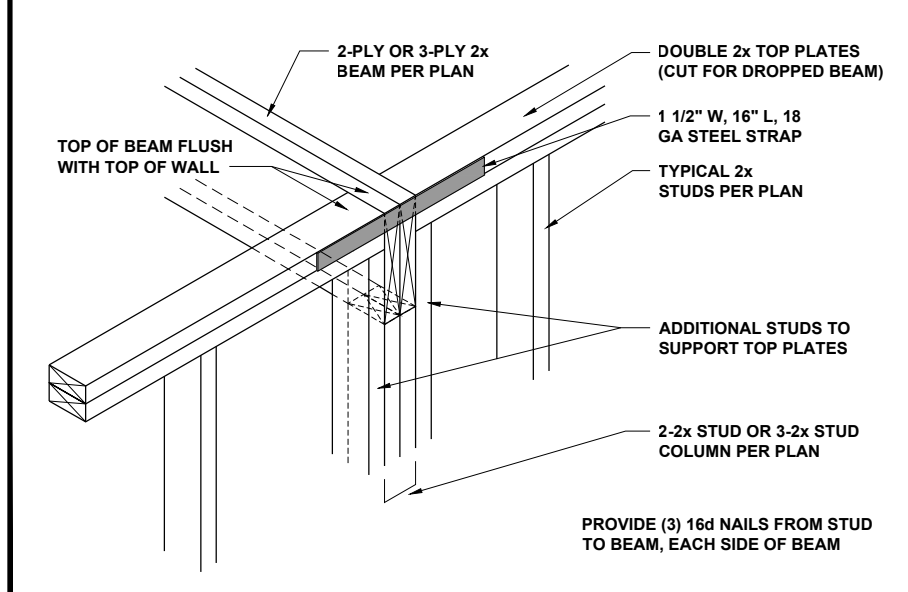
MULTIPLE-STUD COLUMN FASTENING 1/2" = 1'-0" **4**



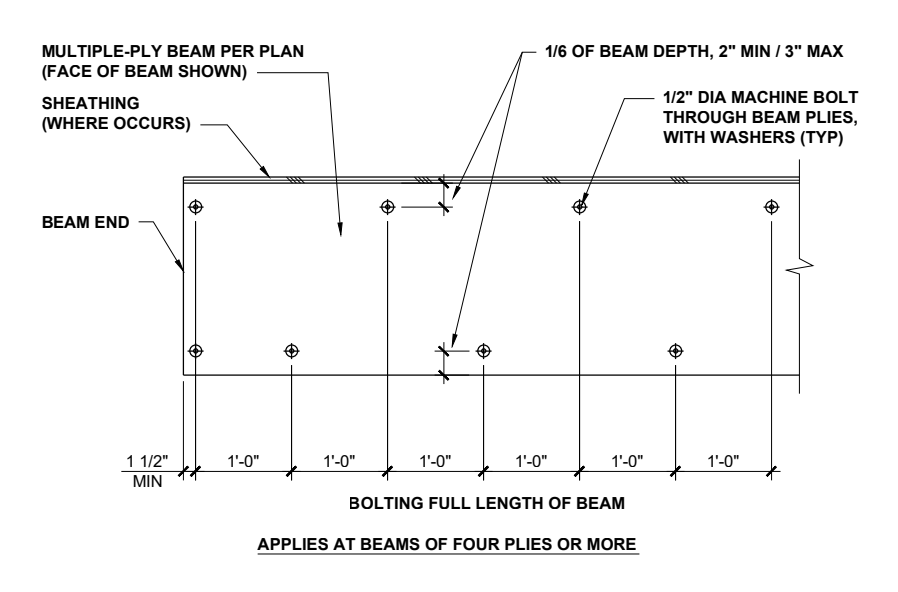
FLUSH BEAM AT WALL 1/2" = 1'-0" **5**



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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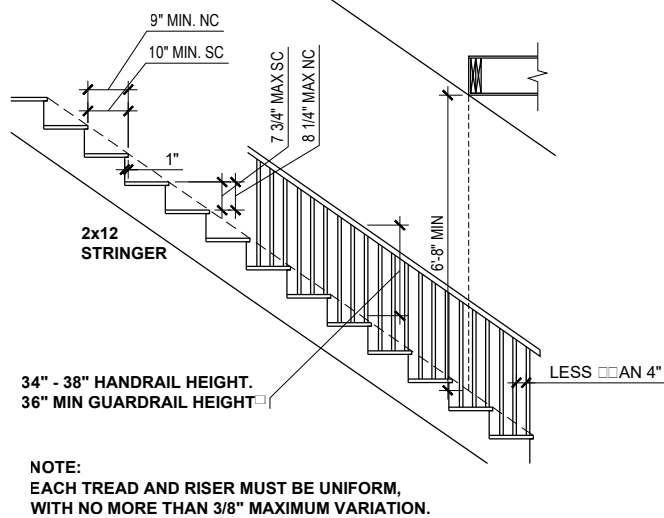
CLIENT: **MCKEE HOMES**
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PROJECT NO.: **20902315**

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MISCELLANEOUS FRAMING DETAILS

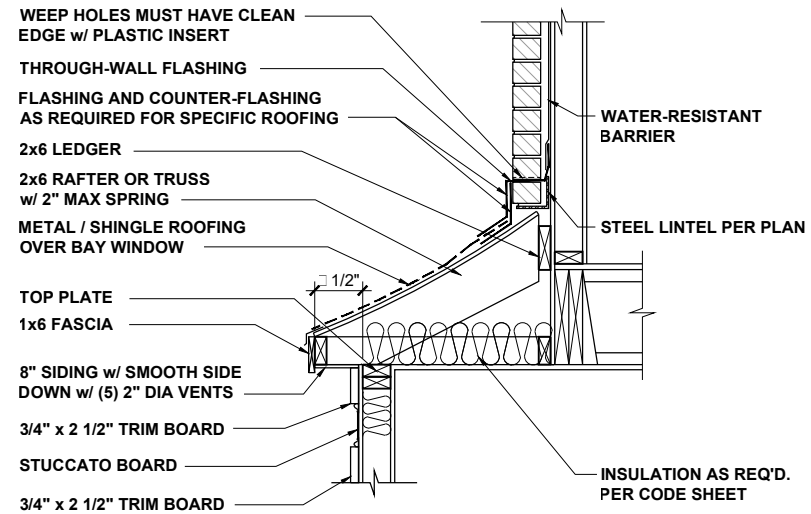
D5.0



TYPICAL STAIR REQUIREMENTS

1/4" = 1'-0"

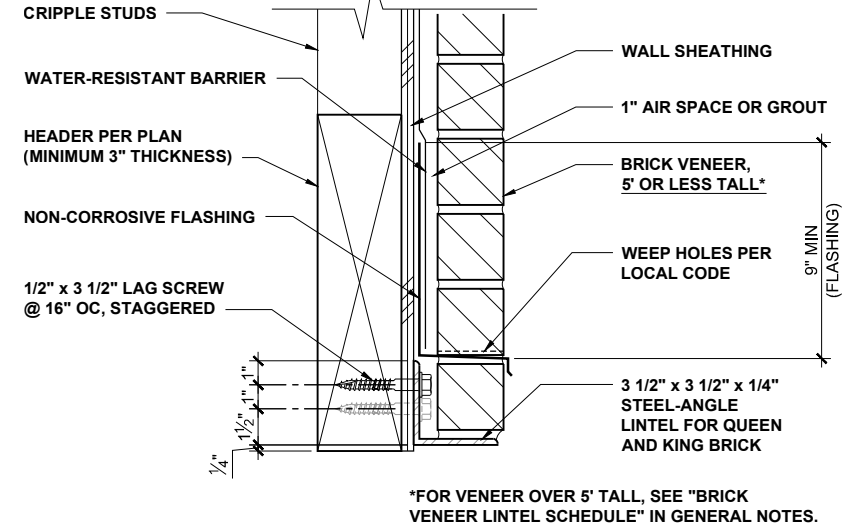
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BAY ROOF

1/2" = 1'-0"

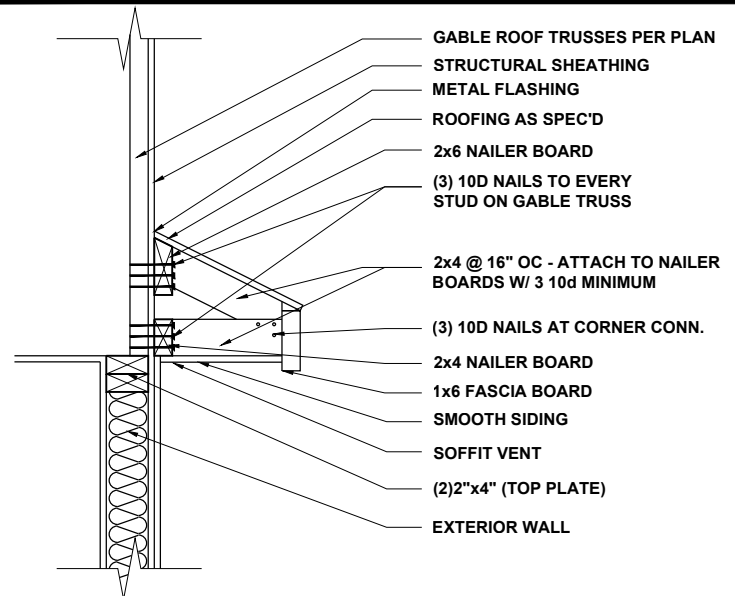
2



ALTERNATE LINTEL AT WIDE OPENING

1 1/2" = 1'-0"

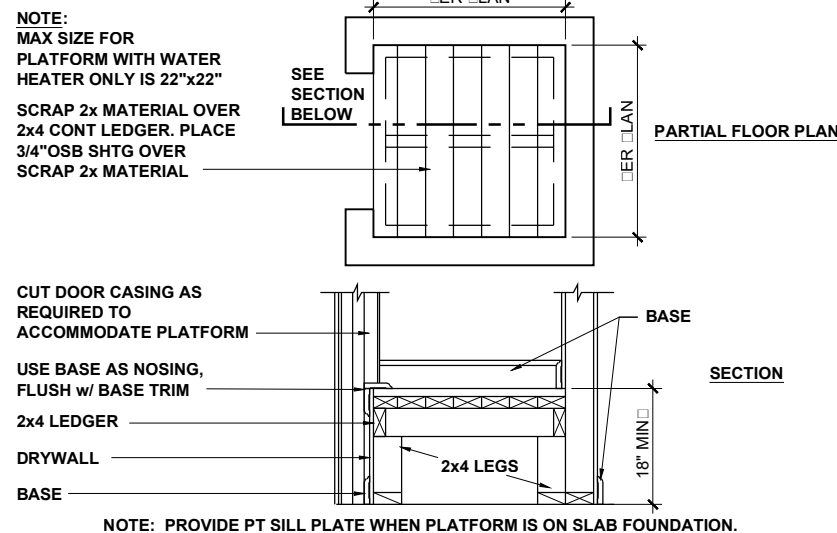
3



GABLE ROOF RETURN

3/4" = 1'-0"

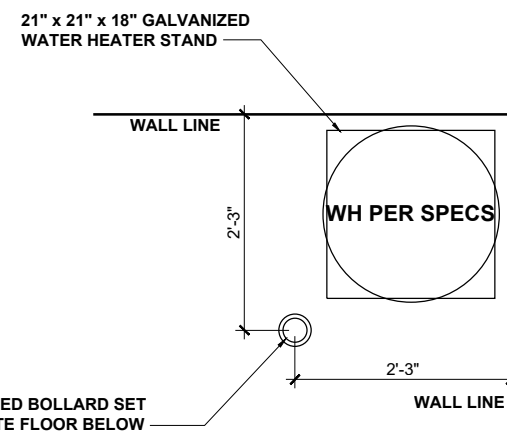
4



HVAC / WATER HEATER CLOSET

1/2" = 1'-0"

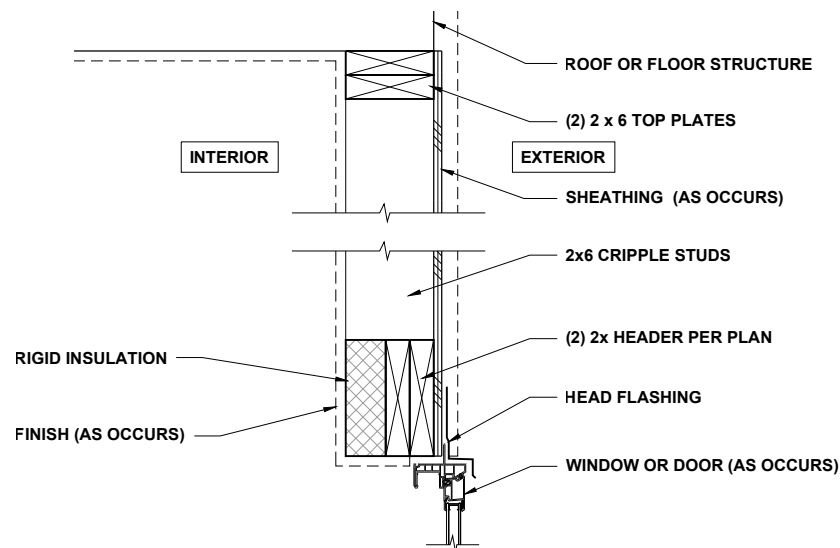
5



WATER HTR PLATFORM IN GARAGE

1/2" = 1'-0"

6



HEADER WITH INSULATION

1" = 1'-0"

7



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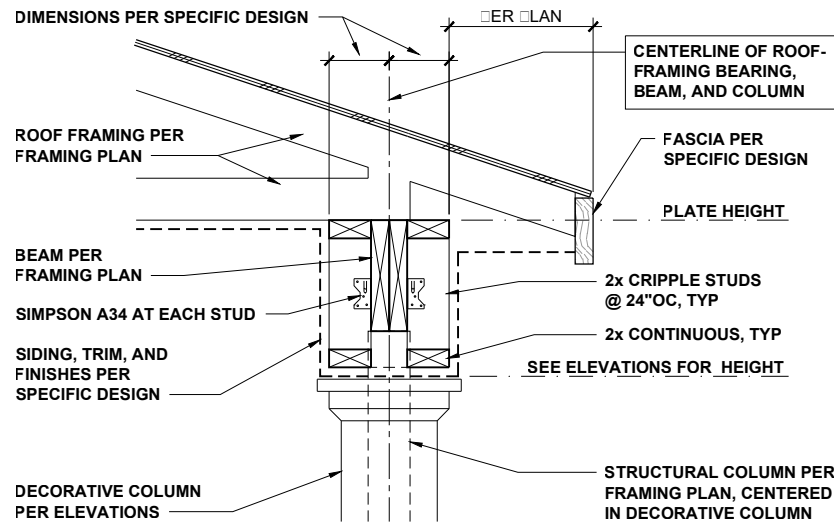
CLIENT: **MCKEE HOMES**
 PROJECT: **BROOKS 2020 - LEFT HAND**
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 SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 24x34 PAPER, OR AS NOTED

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MISCELLANEOUS FRAMING DETAILS

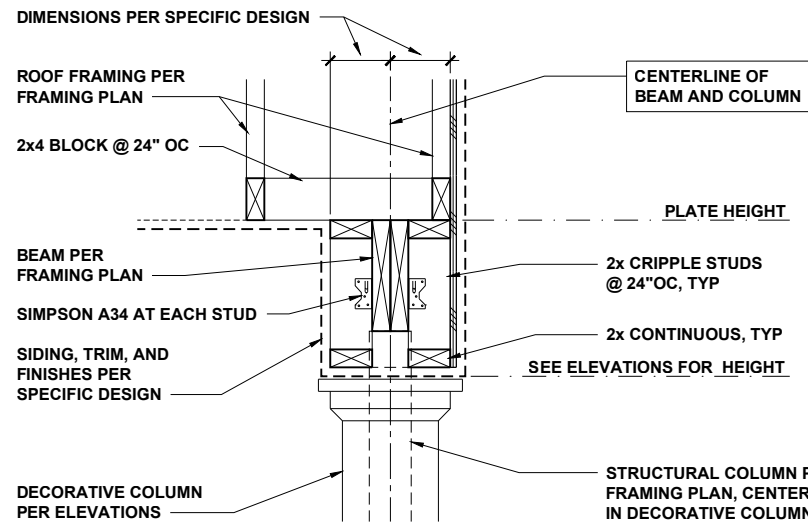
D6.0



COVERED PORCH EAVES

3/4" = 1'-0"

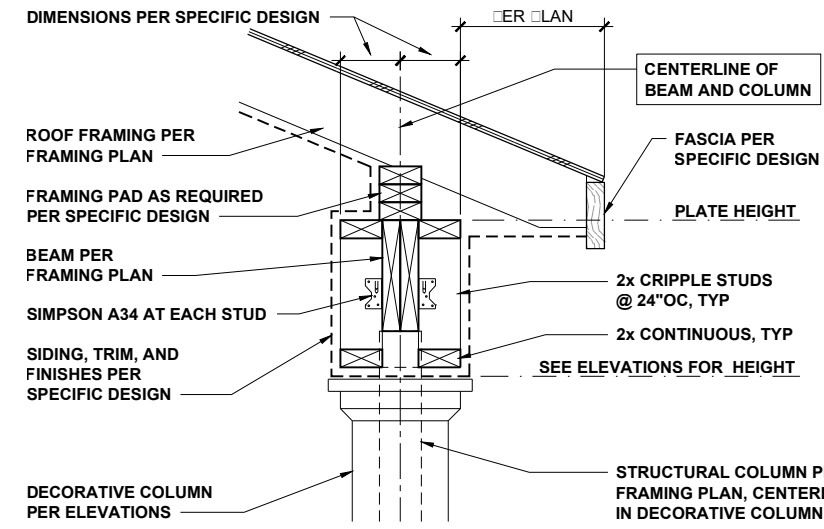
1



COVERED PORCH RAKE

3/4" = 1'-0"

2



COVERED PORCH WITH SLOPING CLG

3/4" = 1'-0"

3



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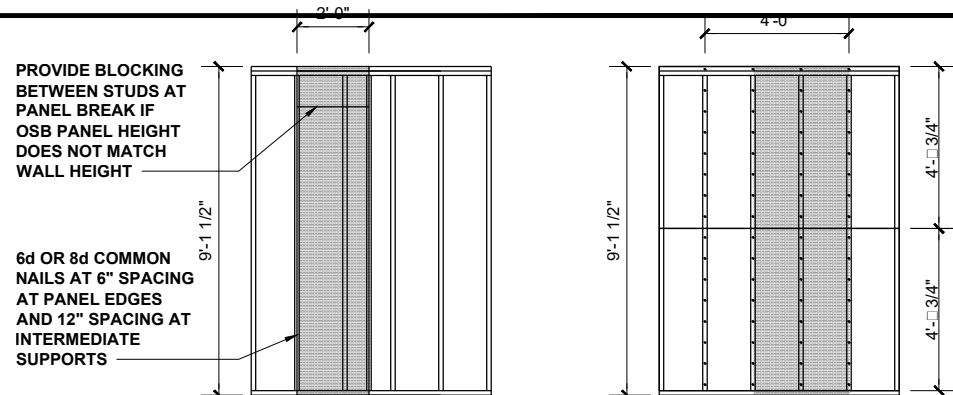
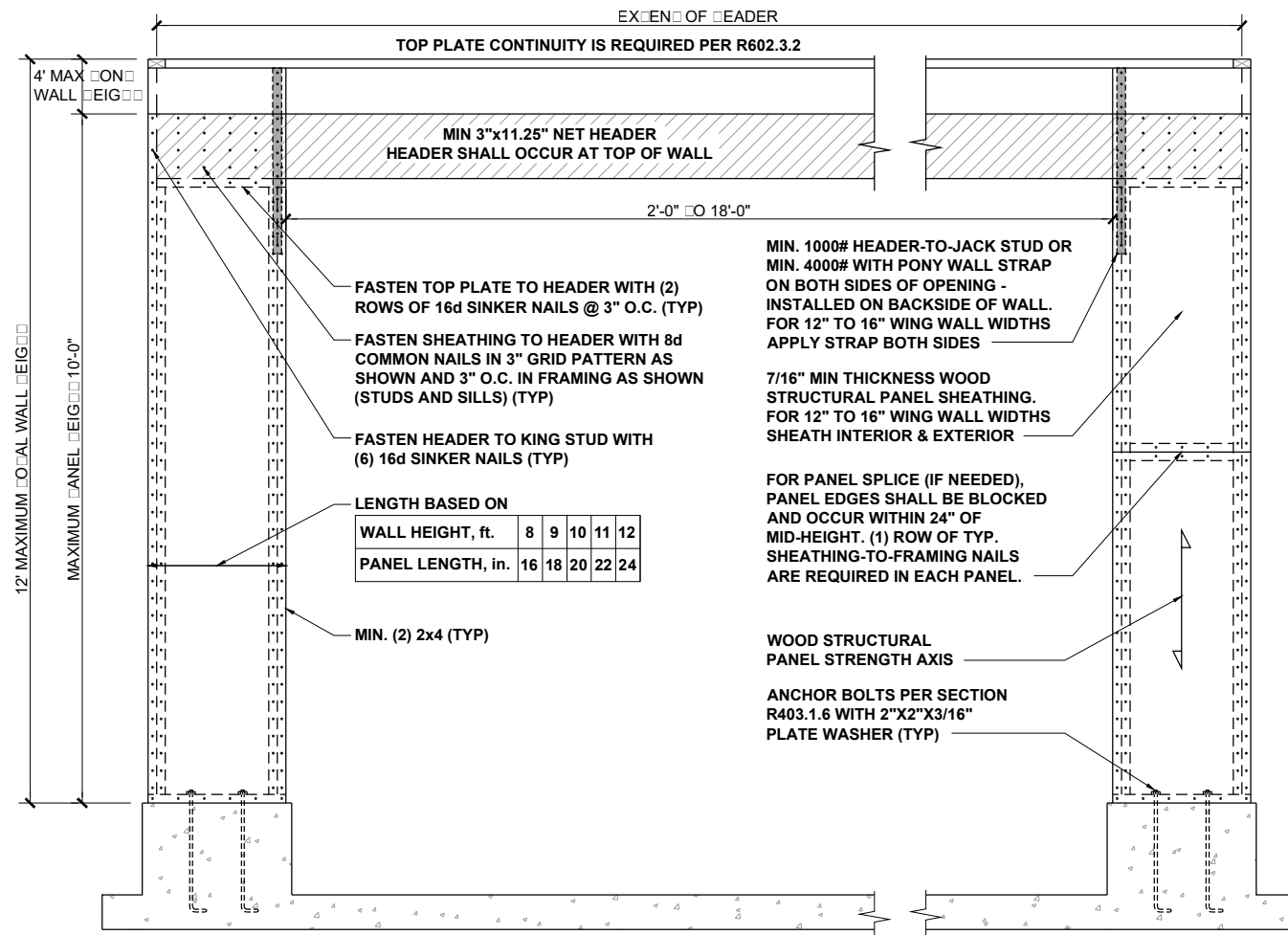
CLIENT: **MCKEE HOMES**
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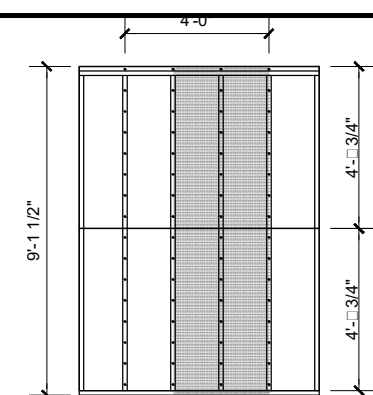
MISCELLANEOUS FRAMING DETAILS

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.

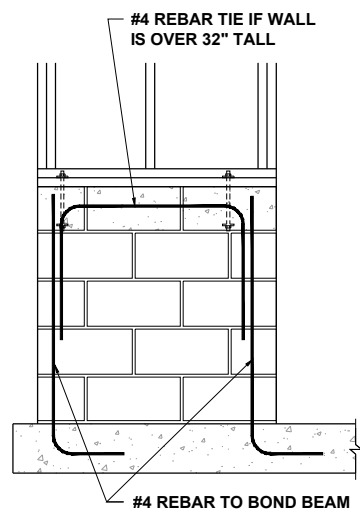


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GARAGE WING WALL AT CRAWL

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.

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)

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

12" MIN

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

ANCHOR BOLTS

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

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

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

GYPSUM WALLBOARD (IN ACCORDANCE w/ CHAPTER 7)

NOTCH 7/16" OSB FOR ANCHOR INSPECTION

ANCHOR BOLTS

CONTINUOUS WOOD STRUCTURAL PANEL

12" MIN

MIN. 24" WOOD STRUCTURAL PANEL**

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

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

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)

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

** 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.

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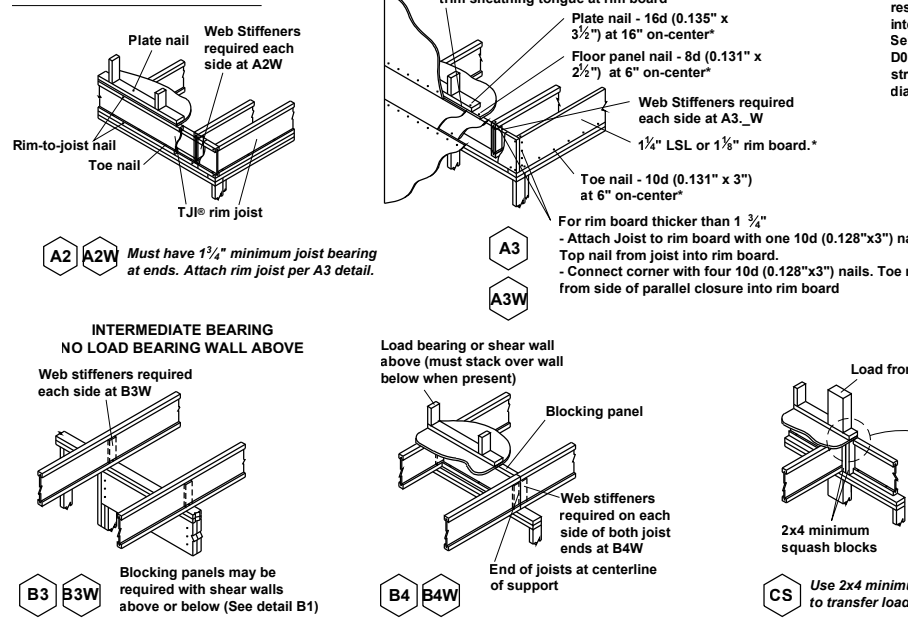
PROJECT NO.: **20902315**

DATE: **01/12/2021** DRAWN BY: **AWC**

WALL BRACING DETAILS

D8.0

JOIST DETAILS



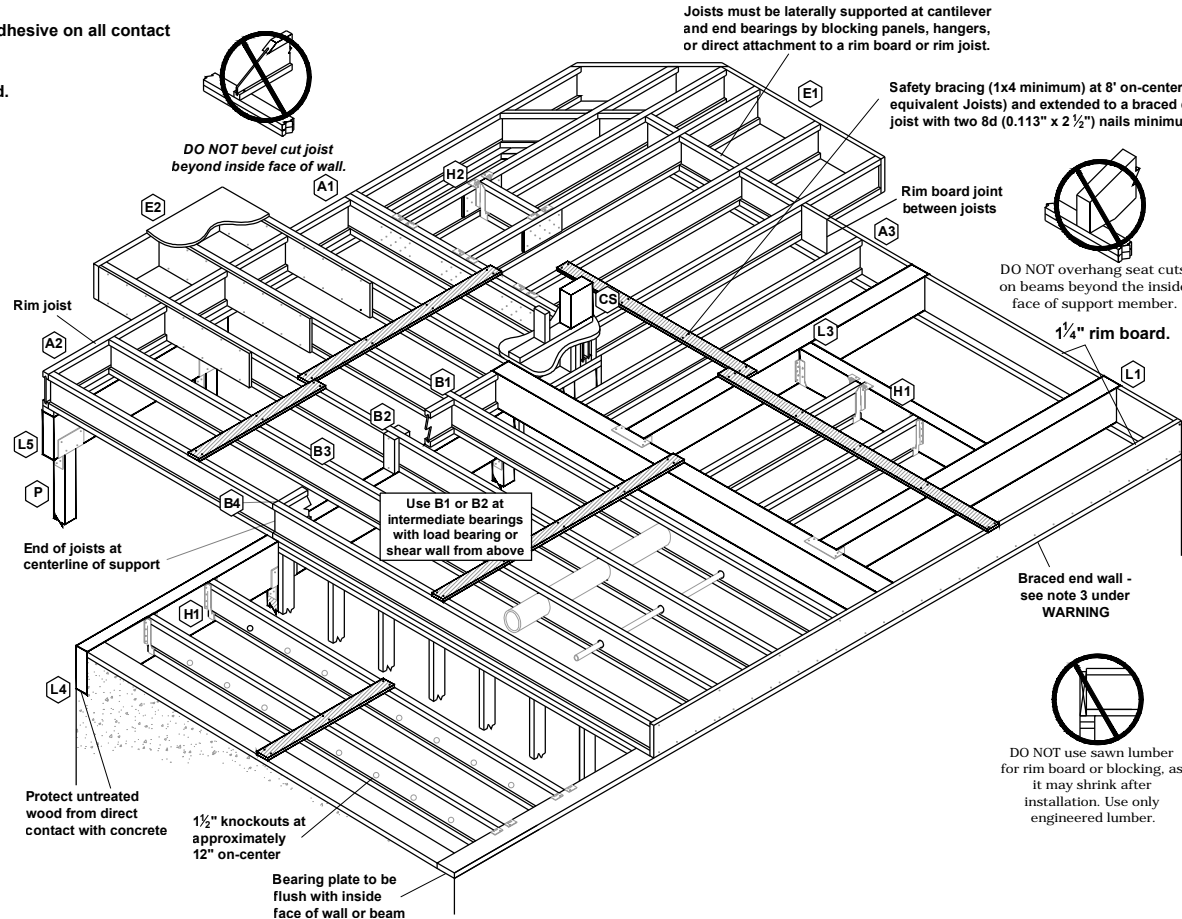
FASTENING OF FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

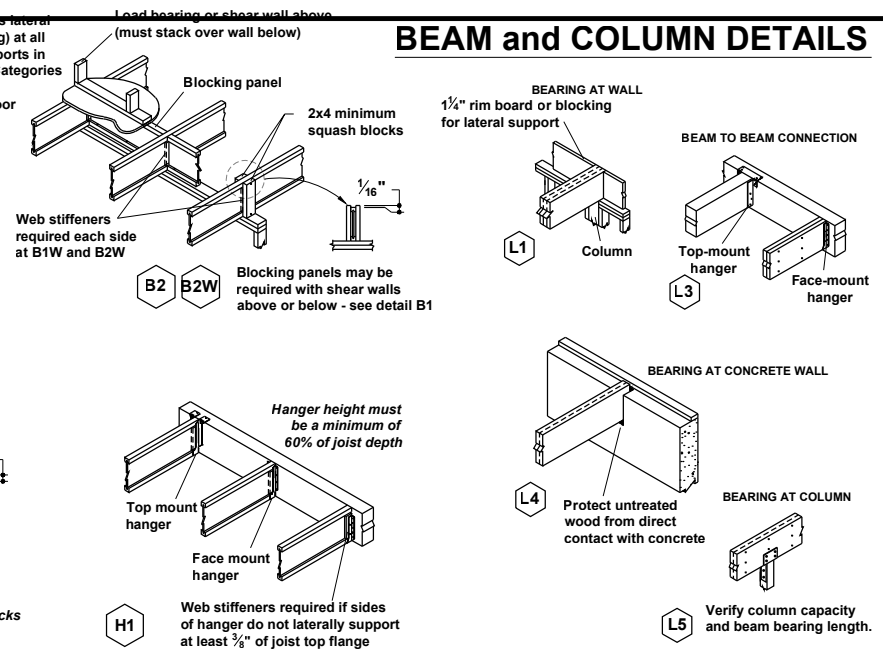
Nail Size	I-JOIST*		Rim Board	1 1/2" LSL or wider	LVL	PSL
	110, 210, and 230 EQ.	360 and 560 EQ.	1 1/4" LSL			
8d (0.131" x 2 1/2")	4"	3"	4"	3"	3"	3"
10d (0.148" x 3"), 12d (0.148" x 3 1/4")	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	6"(2)	6"(2)	8"	6"

- (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



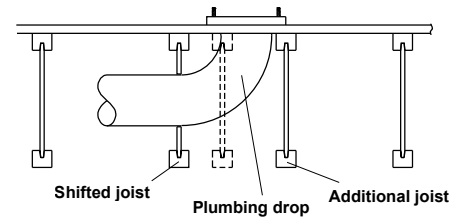
FILLER and BACKER BLOCK SIZES * SEE I-JOIST EQUIVALENCY CHART

I-Joists	110 EQ. *		210 EQ. *		230 or 360 EQ. *			560 EQ. *			
	Depth	9 1/2" or 11 1/8"	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 (1)	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	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 (1)	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

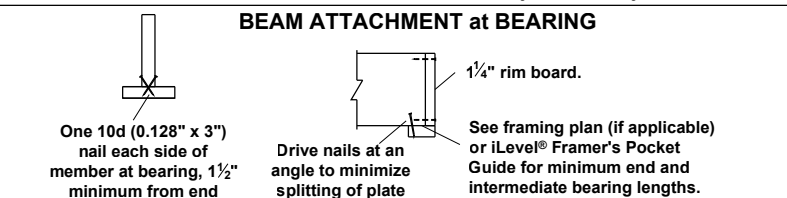
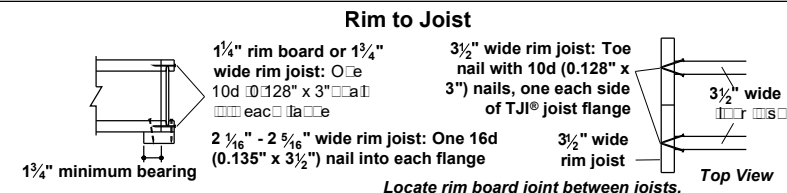
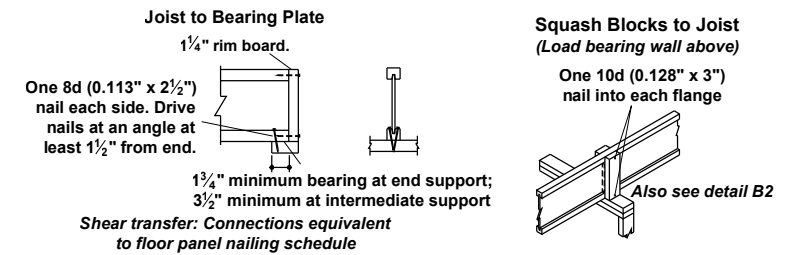
- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at 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 - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
16"	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
	TJI - 360	BCI 60'S	EverEdge 30
16"	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
16"	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
16"	TJI - 210	BCI 5000	
	TJI - 230	BCI 6000	EverEdge 20
	TJI - 360	BCI 60'S	EverEdge 30
16"	TJI - 560	BCI 90'S	EverEdge 50/60
	TJI - 110	BCI 4500	
	TJI - 210	BCI 5000	
16"	TJI - 230	BCI 6000	EverEdge 20
	TJI - 360	BCI 60'S	EverEdge 30
	TJI - 560	BCI 90'S	EverEdge 50/60

JOIST NAILING REQUIREMENTS at BEARING



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ENGINEERED JOIST DETAILS
D9.0