

# ABBREVIATIONS

ABV ABOVE	L LENGTH
AC AIR CONDITIONING	LA LAUNDRY
AD AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MEG MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BA BATHROOM	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	N.T.S. NOT TO SCALE
BLK BLOCK (CMU)	O.S.D. OVERHEAD GARAGE DOOR
BLM BELOW	OH OVERHEAD
BM BEAM	OPT OPTIONAL
BP BI-PASS (DOOR)	PAR PARALLEL
BOT BOTTOM	P.B. PUSH BUTTON
BWN BETWEEN	PDR POWDER
CAB CABINET	PEF PEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTRA JOINT OR CONSTRUCTION JOINT	PR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	P.V. POLY-VINYL CHLORIDE PIPE
CLR CLEAR	P.V.M. PAVEMENT
CMU CONCRETE MASONRY UNIT	P.W. PRES-WIRE
COL COLUMN	PND PLYNWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HING OR SHELF
DN DOWN	SHL SHALR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHL SHELF AND POLE
DW DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TONEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.C. FLOOR CHANGE	T&G TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WIREDM
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	W THROUGH IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W NO WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WP WATERPROOFING
GL GLASS OR GLAZING	WWM WELDED WIRE MESH
GYP BD GYPSUM BOARD	IL PROPERTY LINE
HD HOSE BIB	Ø ROUND / DIAMETER
HD HEAD OR HARD	∠ AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# FOUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HHD HARDHOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

# INDEX

T-1	TITLE SHEET / COVER SHEET
1.1.1	FRONT ELEVATION
1.2.1	SIDE ELEVATIONS
1.3.1	REAR ELEVATION
1.4.1	ROOF PLAN
2.1.1	FIRST FLOOR PLAN
2.1.1.1	FIRST FLOOR PLAN OPTIONS
2.2.1	SECOND FLOOR PLAN
2.2.1.1	SECOND FLOOR PLAN OPTIONS
3.1.1	SLAB PLAN
4.1.1	CRAWL SPACE PLAN
5.1.1	OPT. SUNROOM
5.1.2	OPT. SUNROOM
5.1.3	OPT. SIDELOAD GARAGE
5.1.4	OPT. SIDELOAD GARAGE
5.1.5	OPT. 3RD CAR GARAGE
5.1.6	OPT. 3RD CAR GARAGE
6.1	SECTIONS
7.1	FIRST FLOOR UTILITY PLAN
7.1.2	FIRST FLOOR OPTION UTILITY PLAN
7.2	SECOND FLOOR UTILITY PLAN
21	TOTAL SHEETS

# THE WINSTON 2020

## 'CRAFTSMAN' - RH

'THE WINSTON' - CRAFTSMAN SF	
AREA	ELEV
1st FLOOR	1442 SF
2nd FLOOR	733 SF
TOTAL LIVING	2225 SF
GARAGE	436 SF
PORCH	150 SF
COVERED PATIO/DECK	120 SF
<del>OPT-3RD CAR GARAGE</del>	<del>244 SF</del>
<del>OPT-SUNROOM</del>	<del>122 SF</del>
<del>PORCH W/ OPT-SUNROOM</del>	<del>141 SF</del>

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

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

05/11/2021




# BUILDING CODE COMPLIANCE / PROJECT INFORMATION

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

APPLICABLE CODES:  
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.  
2018 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS

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

PRODUCT:  
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION  
RESIDENTIAL R-3

CONSTRUCTION TYPE:  
TYPE VB

# GENERAL NOTES:

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

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

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

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

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

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

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

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES.)

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

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

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

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

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

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

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

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

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

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

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENABLE AREA OF 4.0 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". GLAZING TOTAL AREA OF NOT LESS THAN 5.0 SQ FT IN THE CASE OF A GROUND WINDOW AND NOT LESS THAN 5.1 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER NCRC SECTION R301.1.)

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

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES.

# BUILDER SET:

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

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

SCALE IS NOTED ON INDIVIDUAL PLAN TITLES.  
NC65 83A-13(e) COMPLIANCE. CORPORATE OFFICER \_\_\_\_\_ ADDRESS \_\_\_\_\_ SIGNATURE \_\_\_\_\_



MCKEE HOMES LLC  
104 HAY STREET  
SUITE 301  
FAYETTEVILLE, NC 28301  
PHONE: (910) 475-1100  
xx-xx-xx

PROJECT TITLE:  
**The Winston 2020**

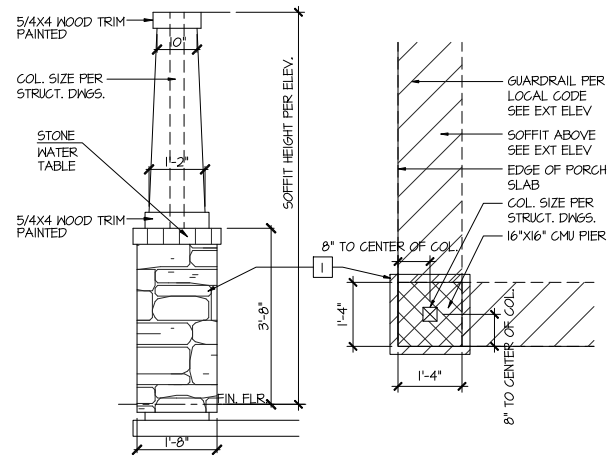
**LOT 88 - OAKMONT ESTATES 03.10.2021**

SHEET TITLE:  
**TITLE SHEET**

PRINT DATE:  
November 13, 2020

SHEET NO:  
**T-1**

FOR CONSTRUCTION



**1** Column Detail  
 SCALE: 1/2"=1'-0" AT 22"X34" LAYOUT 1/4"=1'-0" AT 11"X17" LAYOUT

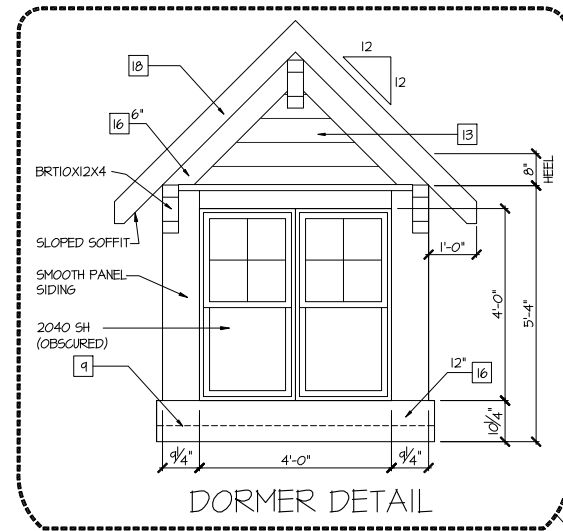
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**KEY NOTES:**

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  - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
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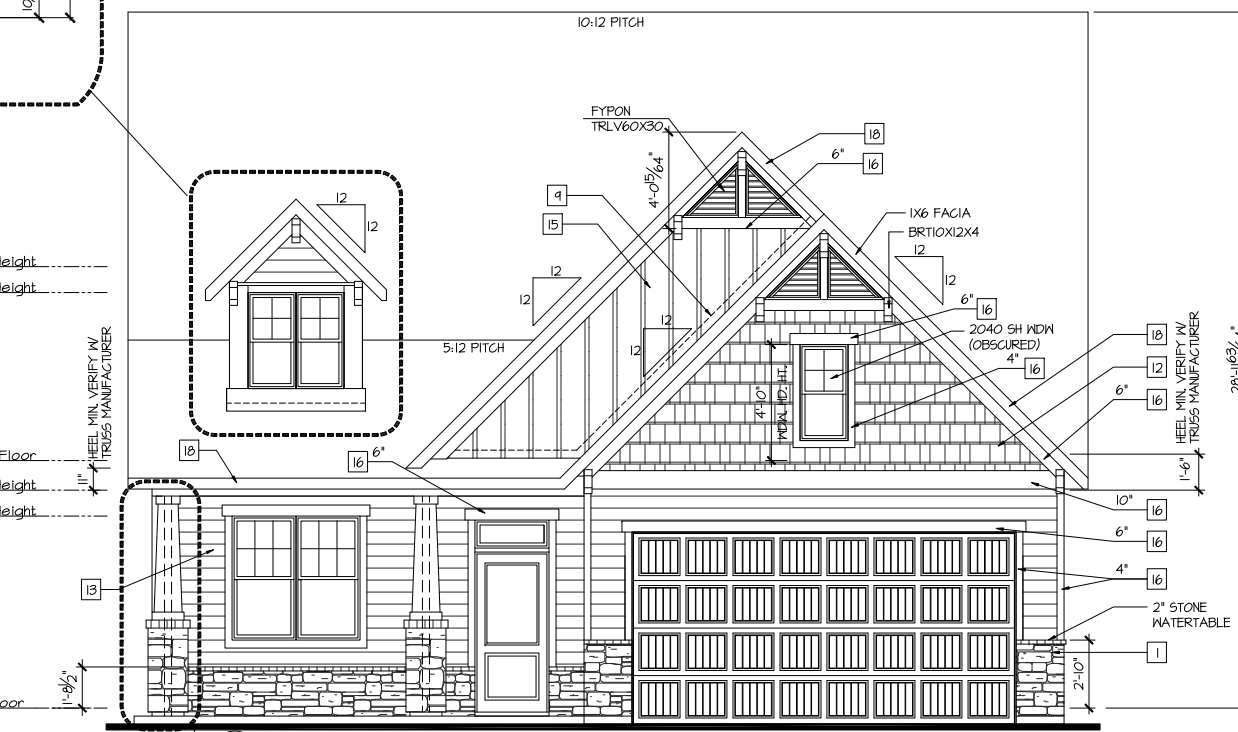
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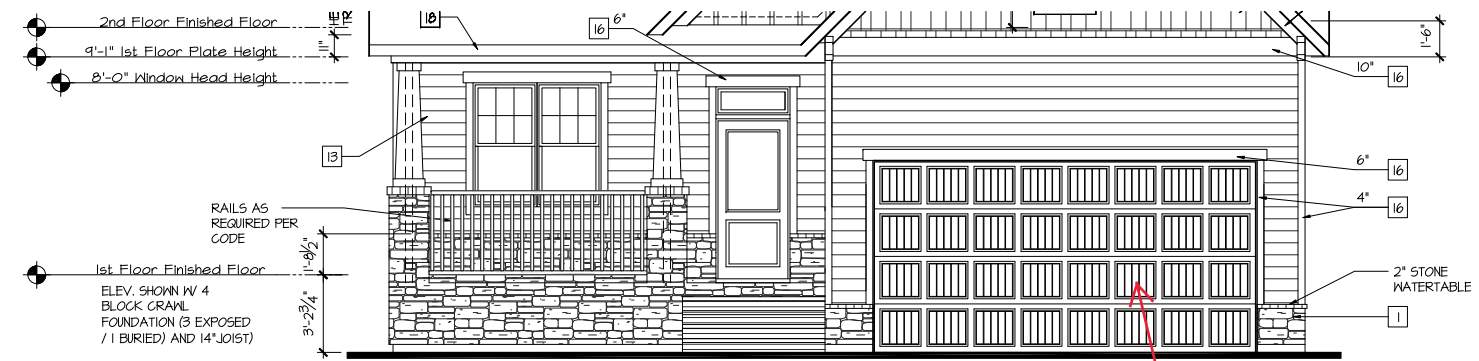
8'-1" 2nd Floor Plate Height  
 7'-0" Window Head Height

2nd Floor Finished Floor  
 9'-1" 1st Floor Plate Height  
 8'-0" Window Head Height

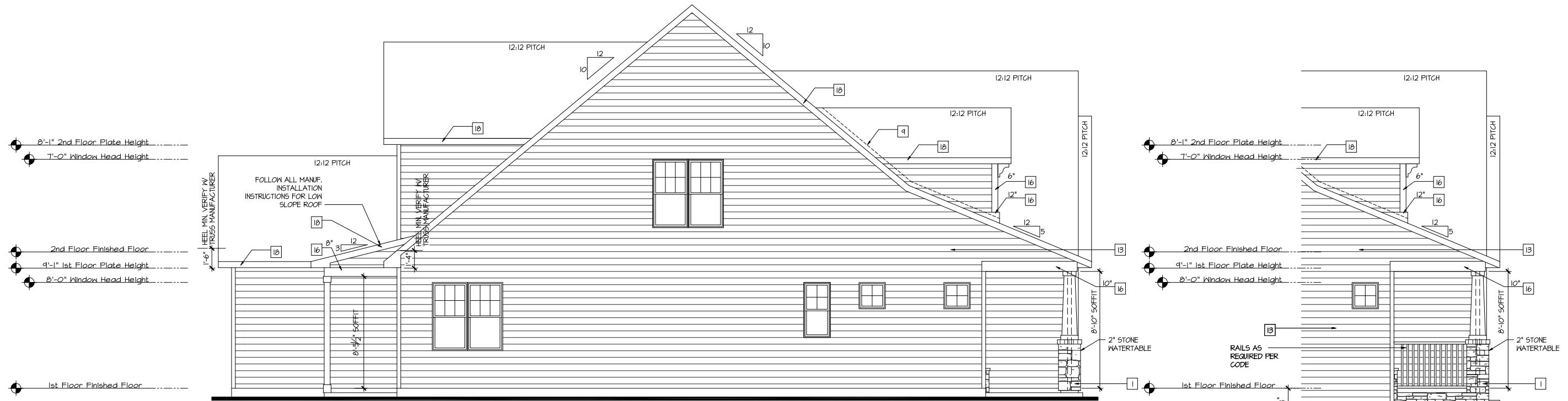
1st Floor Finished Floor



Front Elevation 'Craftsman'  
 SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT  
CRAWL FOUNDATION



Front Elevation 'Craftsman' w/  
 Crawlspace  
 SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT  
SIDELOAD GARAGE SEE PG. 5.1.4



Left Elevation 'Craftsman'

**CRAWL  
FOUNDATION**

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

Left Elevation 'Craftsman' w/  
Crawl @ Porch

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2020**

**FOR  
CONSTRUCTION**

**LOT 88 -  
OAKMONT  
ESTATES  
03.10.2021**

**SHEET TITLE:**

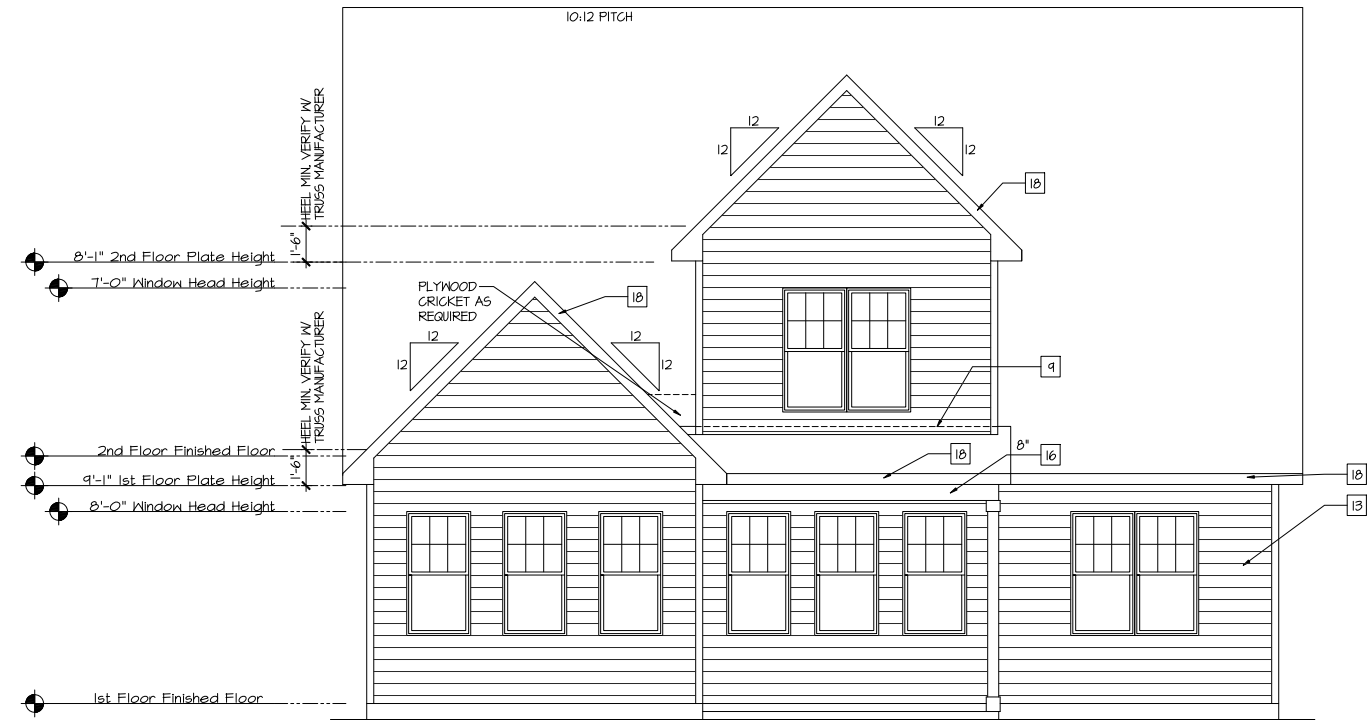
**CRAFTSMAN  
EXTERIOR  
ELEVATIONS**

**PRINT DATE:**

November 13, 2020

**SHEET NO.:**

**1.2.1**



Rear Elevation 'Craftsman'

**CRAWL  
FOUNDATION**

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Rear Elevation 'Craftsman' w/  
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  - 17 W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
  - 18 FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
  - 19 5/4X FIBER CEMENT TRIM OR 5/4X WOOD TRIM W/ VINYL CAP OR COIL STOCK, SIZE AS NOTED (SIZES SHOWN ARE NOMINAL WIDTHS)
  - 20 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
  - 21 1X6 FIBER CEMENT BOARD FACIA OVER 2X4 SUB-FACIA OR 2X6 FACIA W/ VINYL CAP OR COIL STOCK.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2018 NCRG SECTION R312.2

**N.C ATTIC VENT CALC. FOR WINSTON 'CRAFTSMAN': 1:150 RATIO.**

<p>THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.</p> <p>EXCEPTIONS: 1. ENCLOSED ATTIC/RAFTER SPACES REQUIRING LESS THAN 1 SQ.FT. OF VENTILATION MAY BE VENTED WITH CONTINUOUS SOFFIT VENTILATION ONLY. 2. ENCLOSED ATTIC/RAFTER SPACES OVER UNCONDITIONED SPACE MAY BE VENTED WITH CONTINUOUS SOFFIT VENT ONLY.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>(PER 2018 NCRC SECTION R806.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING *144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH &amp; 50% AT LOW.</p> <p>ROOF AREA 1: = 2200 SF 2200 SQ. FT. X 144 = 316800 SQ. IN. 316800 SQ. IN. / 150 = 2112 SQ. IN. OF VENT REQ'D 2112 SQ. IN. / 2 = 1056 SQ. IN. 1056 SQ. IN. OF VENT AT HIGH &amp; 1056 SQ. IN. OF VENT AT LOW REQUIRED.</p> <p>ROOF AREA 2: = 249 SF 249 SQ. FT. X 144 = 35856 SQ. IN. 35856 SQ. IN. / 150 = 239.04 SQ. IN. OF VENT REQ'D 239.04 SQ. IN. / 2 = 119.52 SQ. IN. 119.52 SQ. IN. OF VENT AT HIGH &amp; 119.52 SQ. IN. OF VENT AT LOW REQUIRED.</p> <p>ROOF AREA 3: = 118 SF 118 SQ. FT. X 144 = 16992 SQ. IN. 16992 SQ. IN. / 150 = 113.28 SQ. IN. OF VENT REQ'D 113.28 SQ. IN. / 2 = 56.64 SQ. IN. 56.64 SQ. IN. OF VENT AT HIGH &amp; 56.64 SQ. IN. OF VENT AT LOW REQUIRED.</p>
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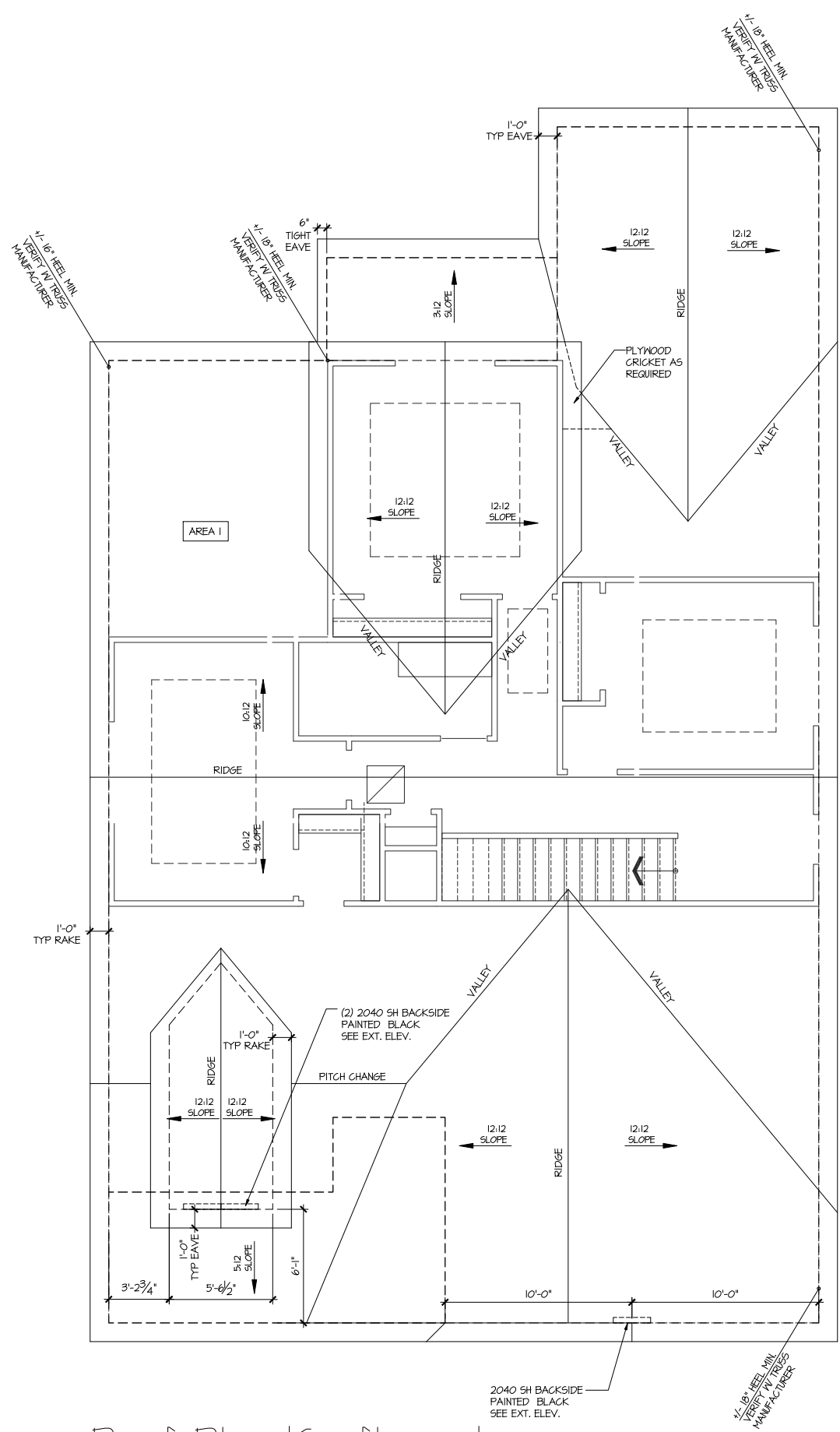
**NOTES:**

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

**N.C. ATTIC VENT CALC. FOR WINSTON 'CRAFTSMAN': 1:300 RATIO**

<p>AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM - IN - WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>(PER 2018 NCRC SECTION R806.2) 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING *144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH &amp; 50% AT LOW.</p> <p>ROOF AREA 1: = 2200 SF 2200 SQ. FT. X 144 = 316800 SQ. IN. 316800 SQ. IN. / 300 = 1056 SQ. IN. OF VENT REQ'D 1056 SQ. IN. / 2 = 528 SQ. IN. 528 SQ. IN. OF VENT AT HIGH &amp; 528 SQ. IN. OF VENT AT LOW REQUIRED.</p> <p>ROOF AREA 2: = 249 SF 249 SQ. FT. X 144 = 35856 SQ. IN. 35856 SQ. IN. / 300 = 119.52 SQ. IN. OF VENT REQ'D 119.52 SQ. IN. / 2 = 59.76 SQ. IN. 59.76 SQ. IN. OF VENT AT HIGH &amp; 59.76 SQ. IN. OF VENT AT LOW REQUIRED.</p> <p>ROOF AREA 3: = 118 SF 118 SQ. FT. X 144 = 16992 SQ. IN. 16992 SQ. IN. / 300 = 56.64 SQ. IN. OF VENT REQ'D 56.64 SQ. IN. / 2 = 28.32 SQ. IN. 28.32 SQ. IN. OF VENT AT HIGH &amp; 28.32 SQ. IN. OF VENT AT LOW REQUIRED.</p>
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AT SINGLE FAMILY DETACHED PLANS:  
PREFINISHED VENTED  
SOFFIT AT EAVE PER MANUFACTURER.  
(VERIFY FIRE SEPARATION DISTANCE FOR  
SOFFIT PROTECTION PER 2018 NCRC  
SECTION R703.11.3 AND TABLE R302.1)



**Roof Plan 'Craftsman'**

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

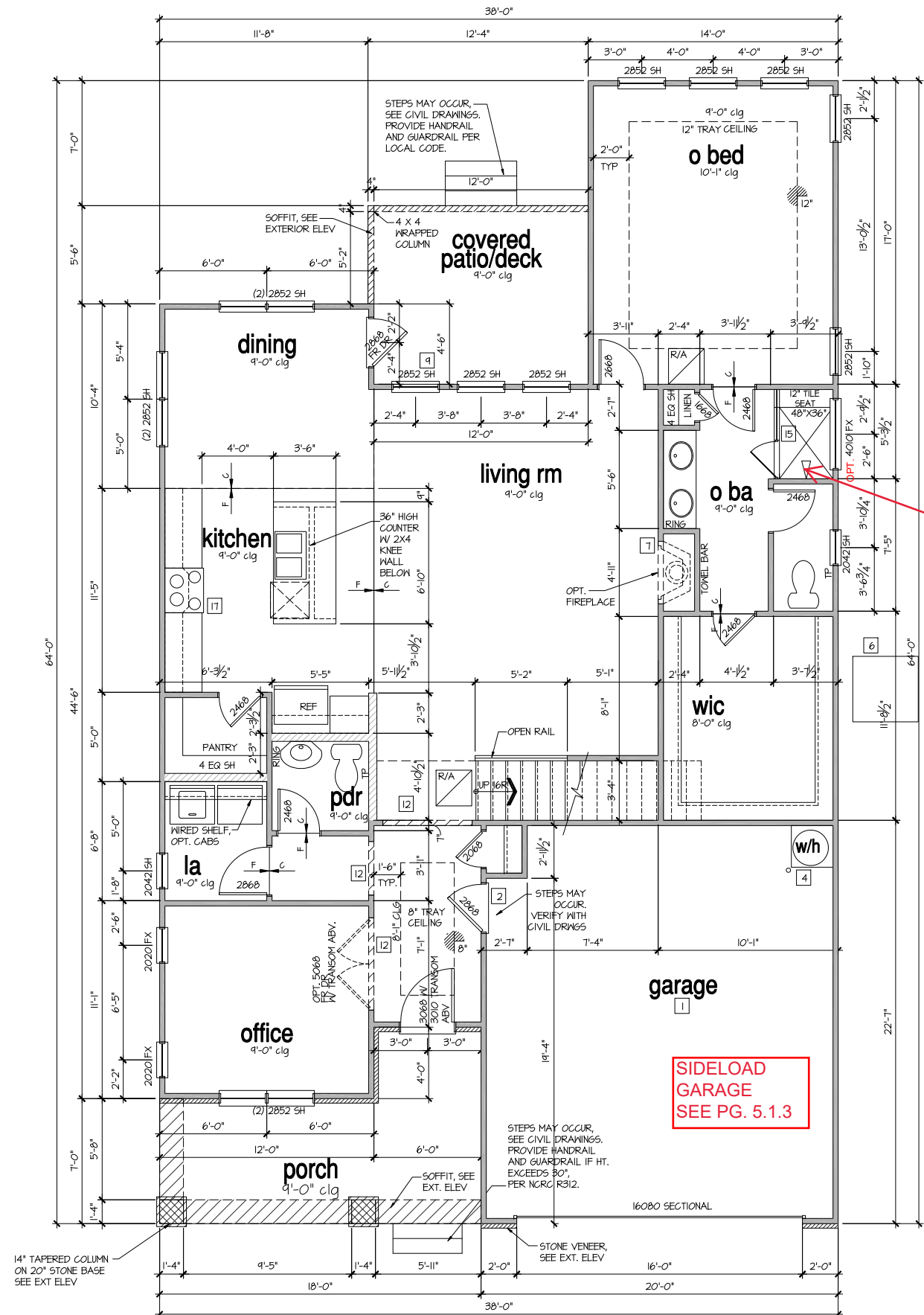
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 7'-8" U.N.O. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

**KEY NOTES: FLOOR PLAN**

- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCRG TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD.
  - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR.
  - BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING.
  - GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCRG-PLUMBING)
  - FAU 8'X12' PLATFORM. VERIFY WITH TRUSS MANUFACTURER.
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X20". FIRE RATED ACCESS AS NOTED. ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
- TYPICALS:**
- TEMPERED SAFETY GLASS.
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - HALF WALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
- BATHS:**
- SHOWER. TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - 42"x60" ACRYLIC TUB W/ CERAMIC PLATFORM
- KITCHEN:**
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVEN.



MCKEE HOMES LLC  
 104 HAY STREET  
 SUITE 301  
 FAYETTEVILLE, NC 28301  
 PHONE: (910) 475-1100  
 xx-xx-xx

PROJECT TITLE:  
**The Winston 2020**

LOT 88 -  
 OAKMONT  
 ESTATES  
 03.10.2021

SHEET TITLE:  
**CRAFTSMAN  
 1st FLOOR  
 PLAN**

PRINT DATE:  
 November 13, 2020

SHEET NO:  
**2.1.1**

**FOR CONSTRUCTION**

1st Floor Plan 'Craftsman'

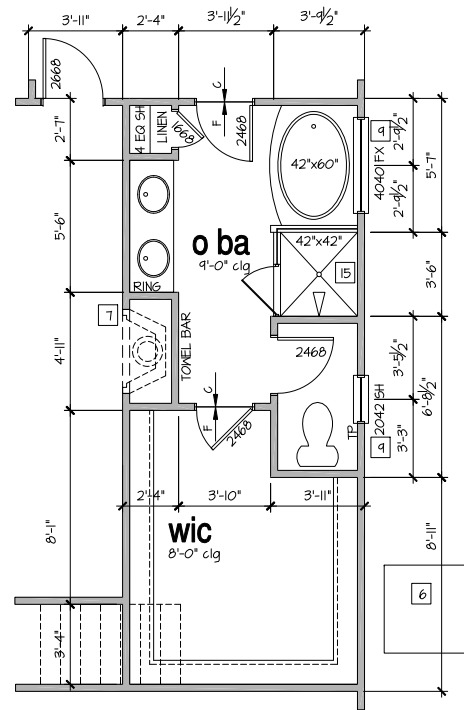
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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**WALL LEGEND:**


**KEY NOTES: FLOOR PLAN**

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  - ELECTRIC OVEN WITH MICROWAVE OVEN.



*Opt. Deluxe Bath*

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



MCKEE HOMES LLC  
 104 HAY STREET  
 SUITE 301  
 FAYETTEVILLE, NC 28301  
 PHONE: (910) 475-1100  
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PROJECT TITLE:

**The Winston  
 2020**

**FOR  
 CONSTRUCTION**

**LOT 88 -  
 OAKMONT  
 ESTATES  
 03.10.2021**

SHEET TITLE:

**CRAFTSMAN  
 1st FLOOR  
 PLAN**

PRINT DATE:







November 13, 2020

SHEET NO.:

**2.1.1.1**

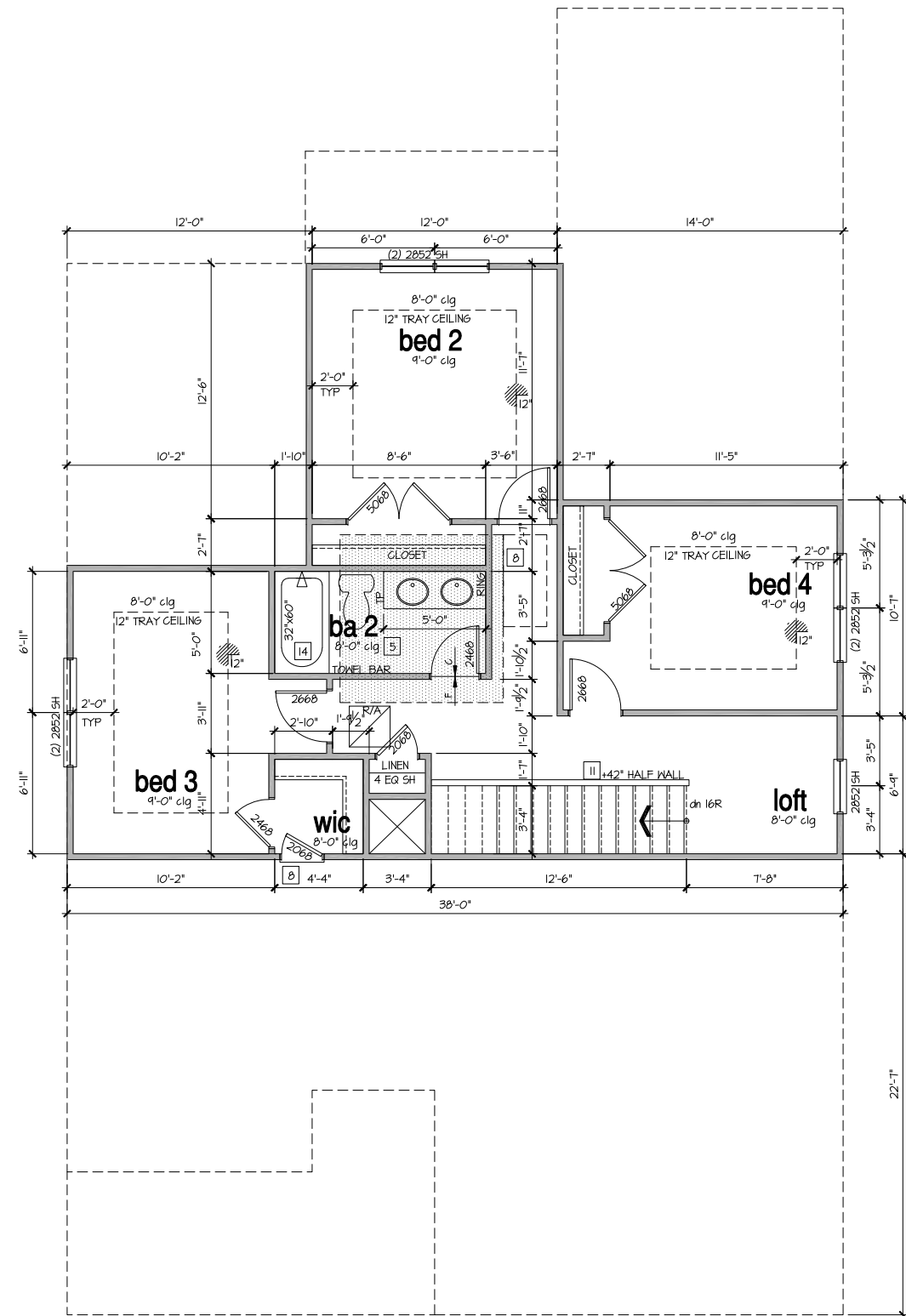
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 BRICK / STONE VENEER	 STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
 LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED	 DRYWALL OPENING HEIGHT AS NOTED ON PLAN

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  - FAU 8'X12' PLATFORM. VERIFY WITH TRUSS MANUFACTURER.
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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- KITCHEN:**
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  - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVEN.



2nd Floor Plan 'Craftsman'

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



MCKEE HOMES LLC  
 104 HAY STREET  
 SUITE 301  
 FAYETTEVILLE, NC 28301  
 PHONE: (910) 475-1100  
 xx-xx-xx

PROJECT TITLE:

**The Winston 2020**

**FOR CONSTRUCTION**

**LOT 88 - OAKMONT ESTATES 03.10.2021**

SHEET TITLE:

**CRAFTSMAN 2nd FLOOR PLAN**

PRINT DATE:

November 13, 2020

SHEET NO.:

**2.2.1**



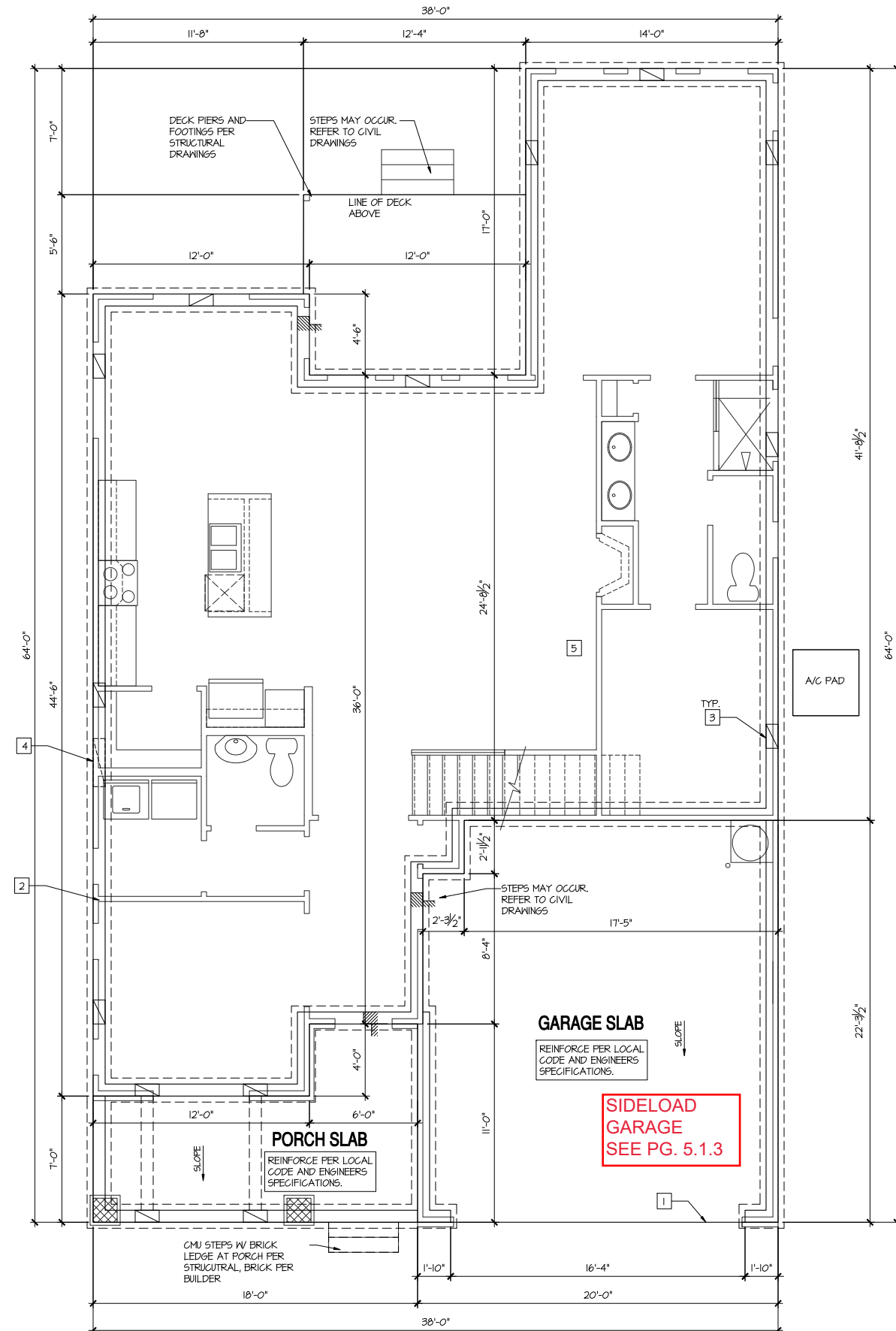
NOTES FOR NORTH CAROLINA:

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD/DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.  
Ø 1/4" MAX AT INSWING DOORS. (PER NCRS SECTION R311.3.1)
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCRS SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, PROTECT THE WATER HEATER WITH 3" DIA CONCRETE FILLED STEEL PIPE EMBEDDED INTO CONCRETE FOOTING.
- SOILS TREATMENT:  
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO THE STANDARDS OF THE NC DEPT OF AGRICULTURE.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES: FOUNDATION

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 5 A/C CONDENSER PAD. (VERIFY)

REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS



Crawl Space Plan 'Craftsman'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



MCKEE HOMES LLC  
104 HAY STREET  
SUITE 301  
FAYETTEVILLE, NC 28301  
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PROJECT TITLE:

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FOR CONSTRUCTION

LOT 88 - OAKMONT ESTATES  
03.10.2021

SHEET TITLE:

CRAFTSMAN CRAWL SPACE PLAN

PRINT DATE:

November 13, 2020

SHEET NO.:

4.1.1

**NOTES FOR NORTH CAROLINA:**

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- REFER TO STRUCTURAL DRAWINGS FOR HOLD/DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
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- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 5 A/C CONDENSER PAD. (VERIFY)

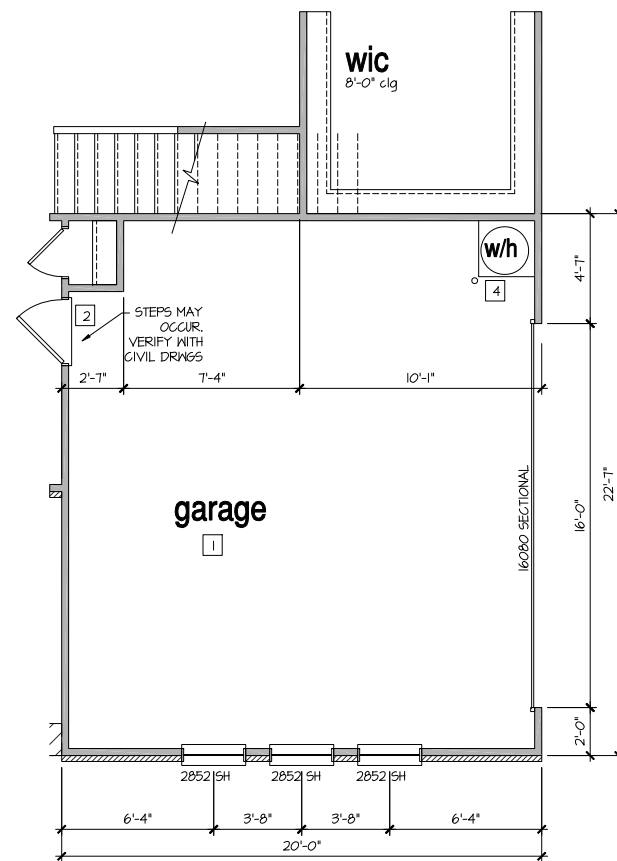
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

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

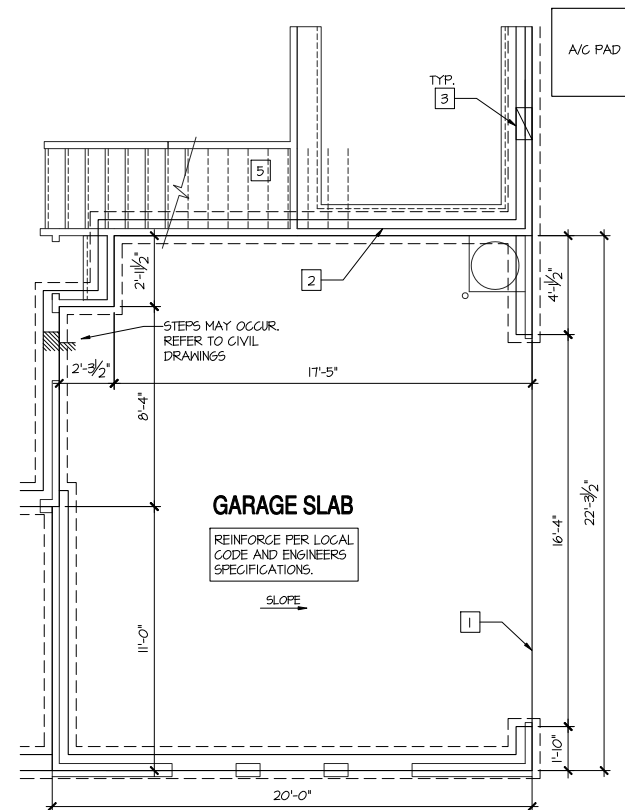
**KEY NOTES: FLOOR PLAN**

- FIRE PROTECTION:**
- 1 HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCRG TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD.
  - 2 HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR.
  - 3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING MEPS.
  - 4 GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NCRG-PLUMBING)
  - 5 FAU ØX12" PLATFORM. VERIFY WITH TRUSS MANUFACTURER.
  - 6 A/C CONDENSER PAD. (VERIFY)
  - 7 PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 8 ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x20". FIRE RATED ACCESS AS NOTED. ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
- TYPICALS:**
- 9 TEMPERED SAFETY GLASS.
  - 10 PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
  - 11 HALF WALL, HEIGHT AS NOTED.
  - 12 INTERIOR SOFFITS: FFL = Ø'-1" U.N.O. SFL = 7'-6" U.N.O.
- BATHS:**
- 13 SHOWER. TEMPERED GLASS ENCLOSURE.
  - 14 TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - 15 CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - 16 42"x60" ACRYLIC TUB W/ CERAMIC PLATFORM
- KITCHEN:**
- 17 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 18 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 19 ELECTRIC OVEN WITH MICROWAVE OVEN.



Opt. Side Load Garage  
'Craftsman'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Opt. Side Load Garage  
'Craftsman' w/ Crawlspace

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



MCKEE HOMES LLC  
104 HAY STREET  
SUITE 301  
FAYETTEVILLE, NC 28301  
PHONE: (910) 475-1100  
xx-xx-xx

PROJECT TITLE:

**The Winston  
2020**

FOR  
CONSTRUCTION

LOT 88 -  
OAKMONT  
ESTATES  
03.10.2021

SHEET TITLE:

**CRAFTSMAN  
OPT. SIDE LOAD  
GARAGE**

PRINT DATE:

November 13, 2020

SHEET NO.:

**5.1.3**



Front Elevation w/ Opt.  
Side Load Garage 'Craftsman'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Right Elevation w/ Opt.  
Side Load Garage 'Craftsman'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

DELUXE  
BATH (UPDATE WINDOW)  
SEE PG. 2.1.1.1

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
  - WINDOW HEAD HEIGHTS:  
1ST FLOOR = 1'-8" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 1'-0" U.N.O. ON ELEVATIONS.
  - ROOFING: PITCHED SHINGLES PER DEVELOPER.
  - WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
  - ENTRY DOOR: AS SELECTED BY DEVELOPER.
  - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
  - CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
  - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - PROTECTION AGAINST DECAY: PER NCRG R311J (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)

- KEY NOTES:**
- MASONRY:**
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 8" SOLDIER COURSE.
  - ROWLOCK COURSE
  - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
  - CODE APPROVED TERMINATION CHIMNEY CAP.
  - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. (SIDE WALL-STEP FLASHING IS REQUIRED IN NC R405.2.B.3)
  - STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- FIBER CEMENT SHAKE SIDING PER DEVELOPER
  - W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
  - FIBER CEMENT LAP SIDING PER DEVELOPER
  - W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
  - FIBER CEMENT WAVY SIDING PER DEVELOPER
  - W/ 5/4x4 CORNER TRIM BOARDS OR VINYL EQUIVALENT W/ VINYL CORNER TRIM.
  - FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
  - 5/4x FIBER CEMENT TRIM OR 5/4x WOOD TRIM W/ VINYL CAP OR COIL STOCK, SIZE AS NOTED (SIZES SHOWN ARE NOMINAL WIDTHS)
  - FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
  - 1X6 FIBER CEMENT BOARD FACIA OVER 2X4 SUB-FACIA OR 2X6 FACIA W/ VINYL CAP OR COIL STOCK.
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2018 NCRG SECTION R312.2

PROJECT TITLE:  
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OAKMONT  
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03.10.2021**

SHEET TITLE:  
**CRAFTSMAN  
OPT. SIDE LOAD  
GARAGE**

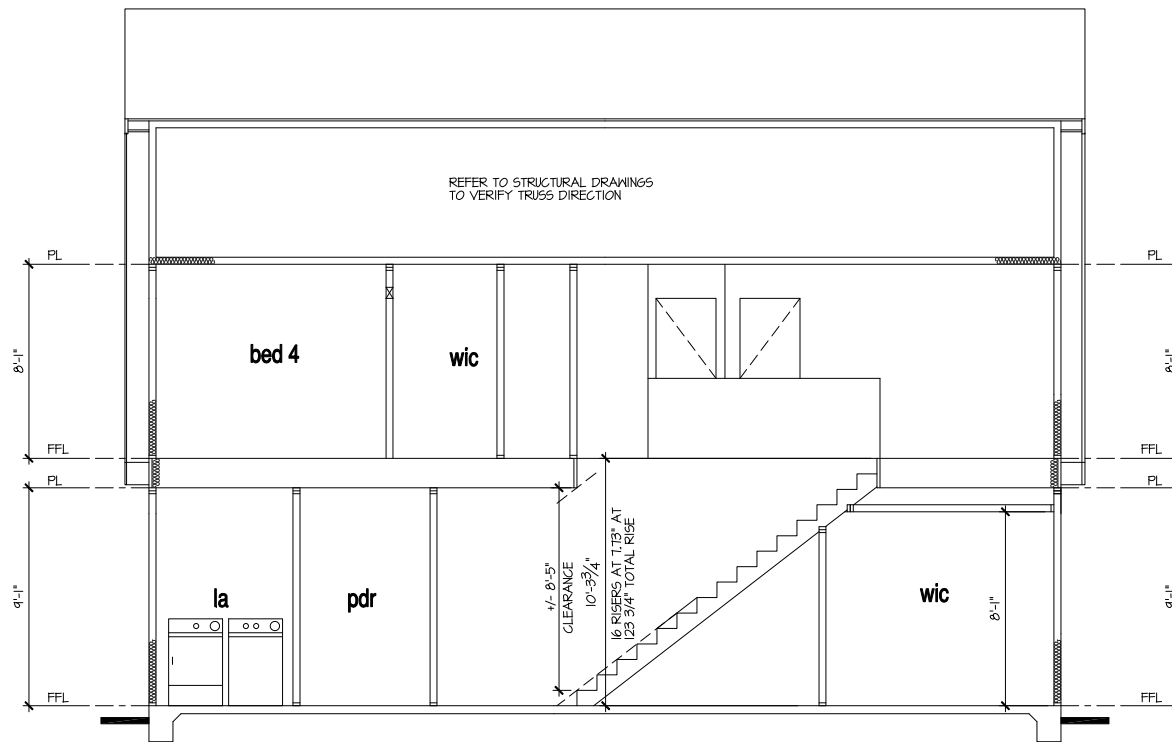
PRINT DATE:  
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SHEET NO.:  
**5.1.4**



Building Section 1

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



Building Section 2

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

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- FLOOR FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
  - EXTERIOR WALLS ZONE 3: R-13 BATTS MINIMUM. VERIFY
  - EXTERIOR WALLS ZONE 4: R-15 BATTS MINIMUM. VERIFY
  - CEILING WITH ATTIC ABOVE COMPRESSED INSULATION: R-38 BATTS MINIMUM. VERIFY
  - CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES): R-30 BATTS MINIMUM. VERIFY
  - FLOOR OVER GARAGE: R-14 BATTS MINIMUM. VERIFY
  - ATTIC KNEEWALL: R-14 BATTS MINIMUM. VERIFY

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

PROJECT TITLE:

**The Winston 2020**

**FOR CONSTRUCTION**

**LOT 88 - OAKMONT ESTATES 03.10.2021**

SHEET TITLE:

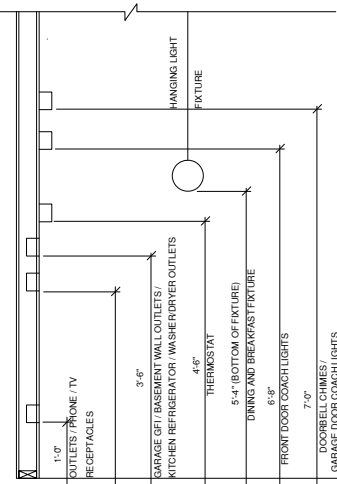
**CRAFTSMAN BUILDING SECTIONS**

PRINT DATE:

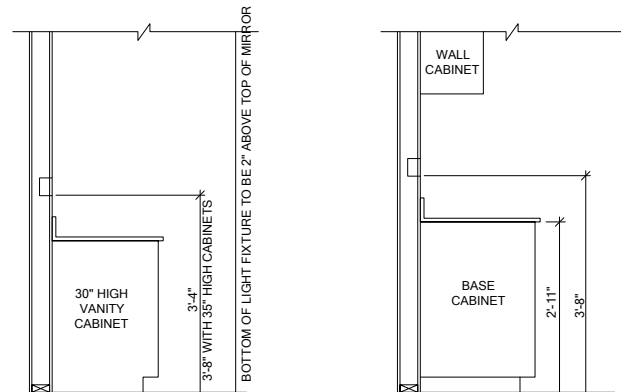
November 13, 2020

SHEET NO.:

**6.1**



**STANDARD ELECTRICAL BOX HEIGHTS**



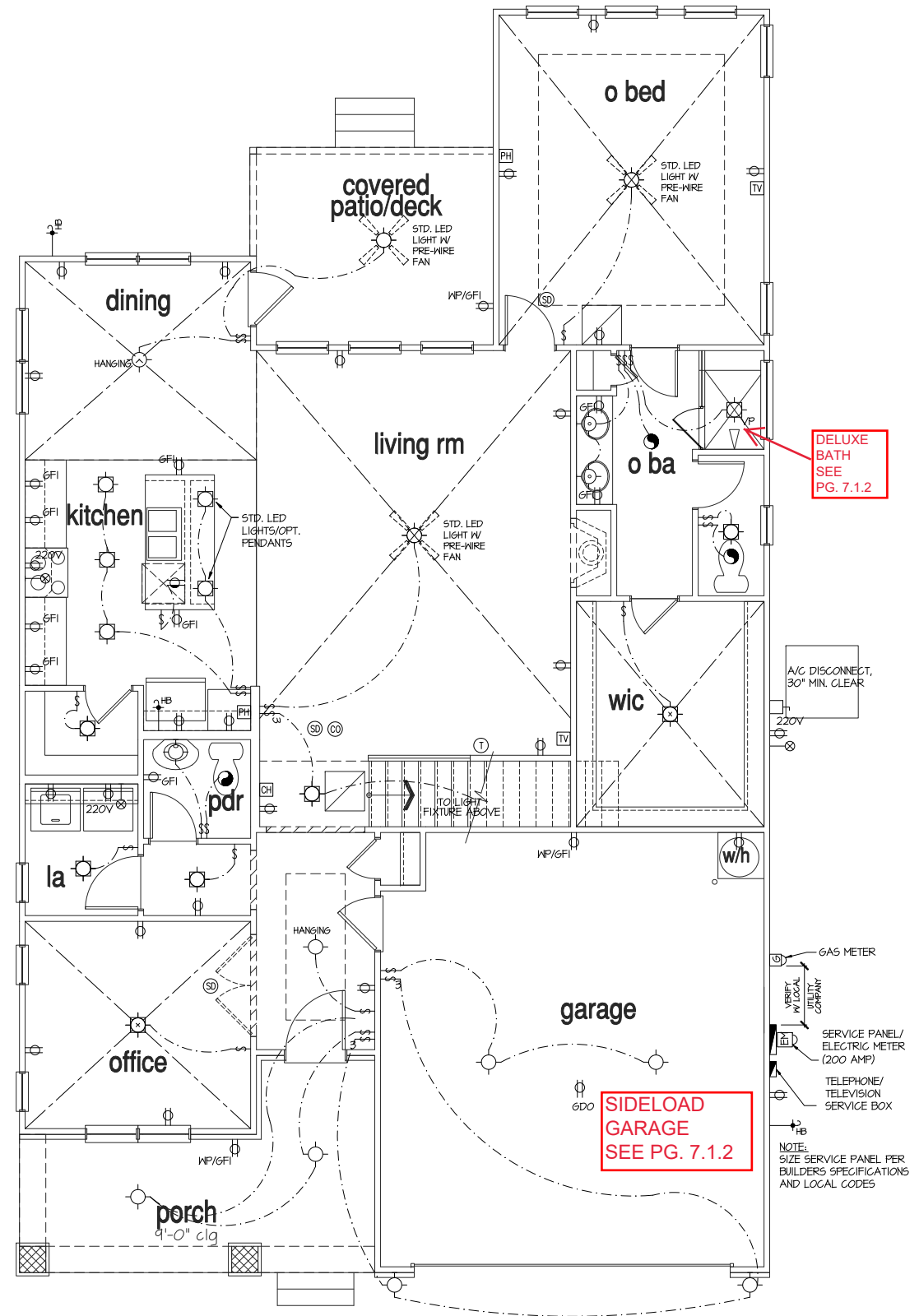
**SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS**      **SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS**

**NOTES:**

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

**LEGEND:**

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



**1st Floor Plan 'Craftsman'**

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



MCKEE HOMES LLC  
104 HAY STREET  
SUITE 301  
FAYETTEVILLE, NC 28301  
PHONE: (910) 475-1100  
xx-xx-xx

**PROJECT TITLE:**

**The Winston 2020**

**LOT 88 - OAKMONT ESTATES 03.10.2021**

**SHEET TITLE:**

**CRAFTSMAN 1st FLOOR UTILITY PLAN**

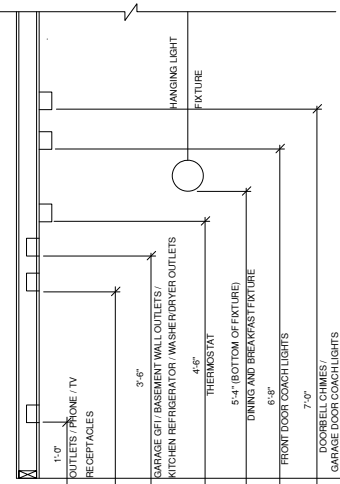
**PRINT DATE:**

November 13, 2020

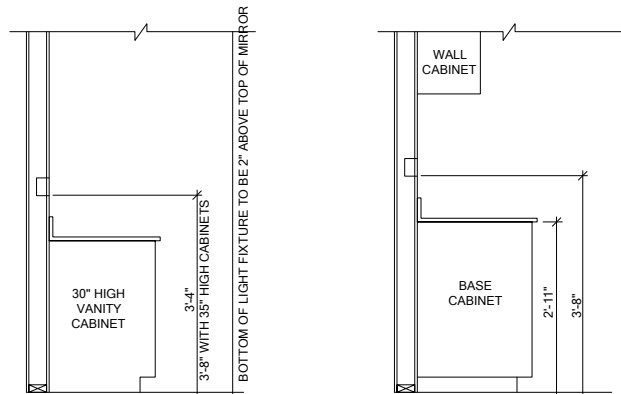
**SHEET NO.:**

**7.1**

**FOR CONSTRUCTION**



**STANDARD ELECTRICAL BOX HEIGHTS**



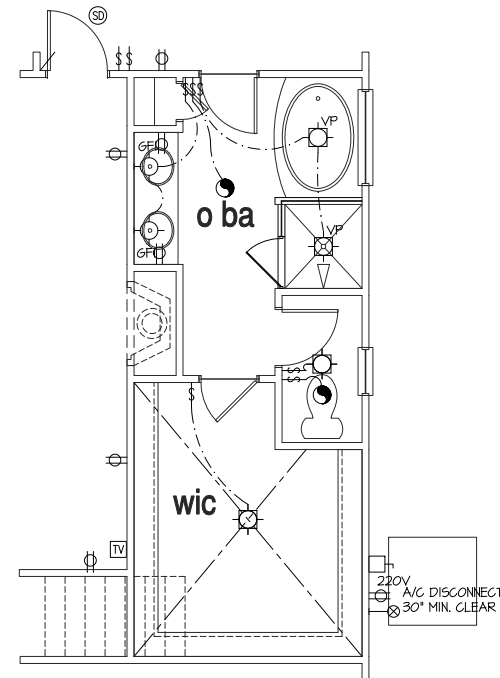
**SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS**

**SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS**

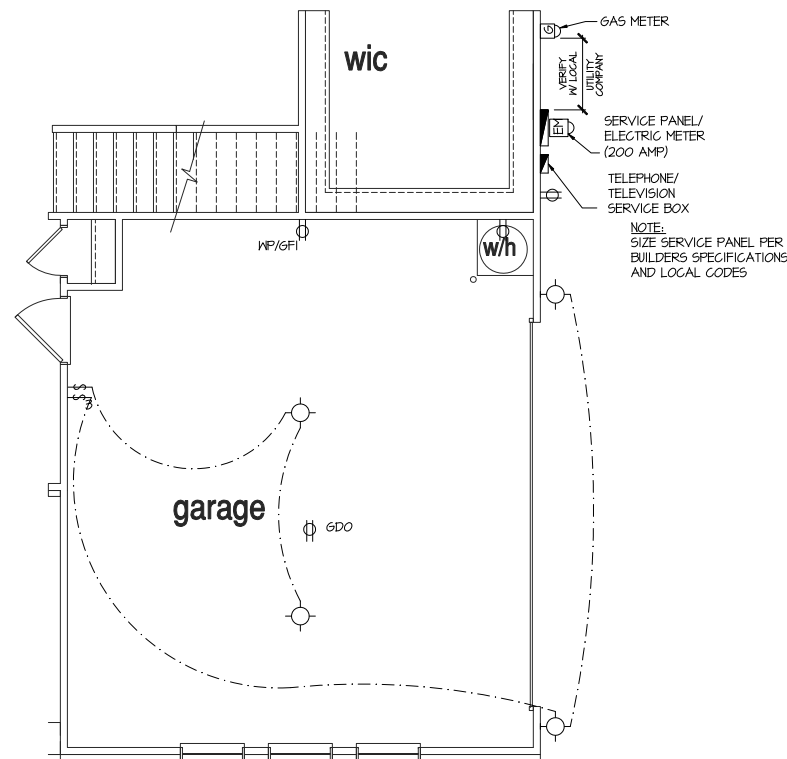
- NOTES:**
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
  - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS
  - FAN/LIGHTS IN WET/DAMP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

**LEGEND:**

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



*Opt. Deluxe Bath*  
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



*Opt. Side Load Garage*  
'Craftsman'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



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**LOT 88 - OAKMONT ESTATES 03.10.2021**

SHEET TITLE:

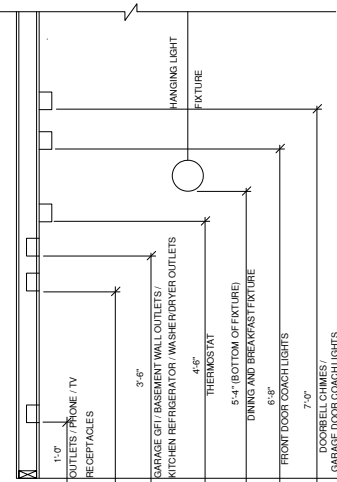
**CRAFTSMAN 1st FLOOR UTILITY PLAN**

PRINT DATE:

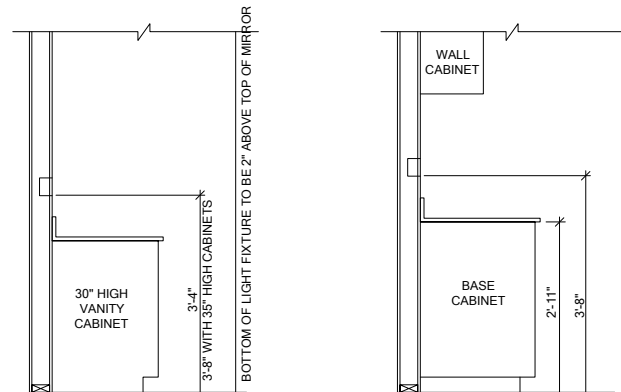
November 13, 2020

SHEET NO.:

**7.1.2**



**STANDARD ELECTRICAL BOX HEIGHTS**



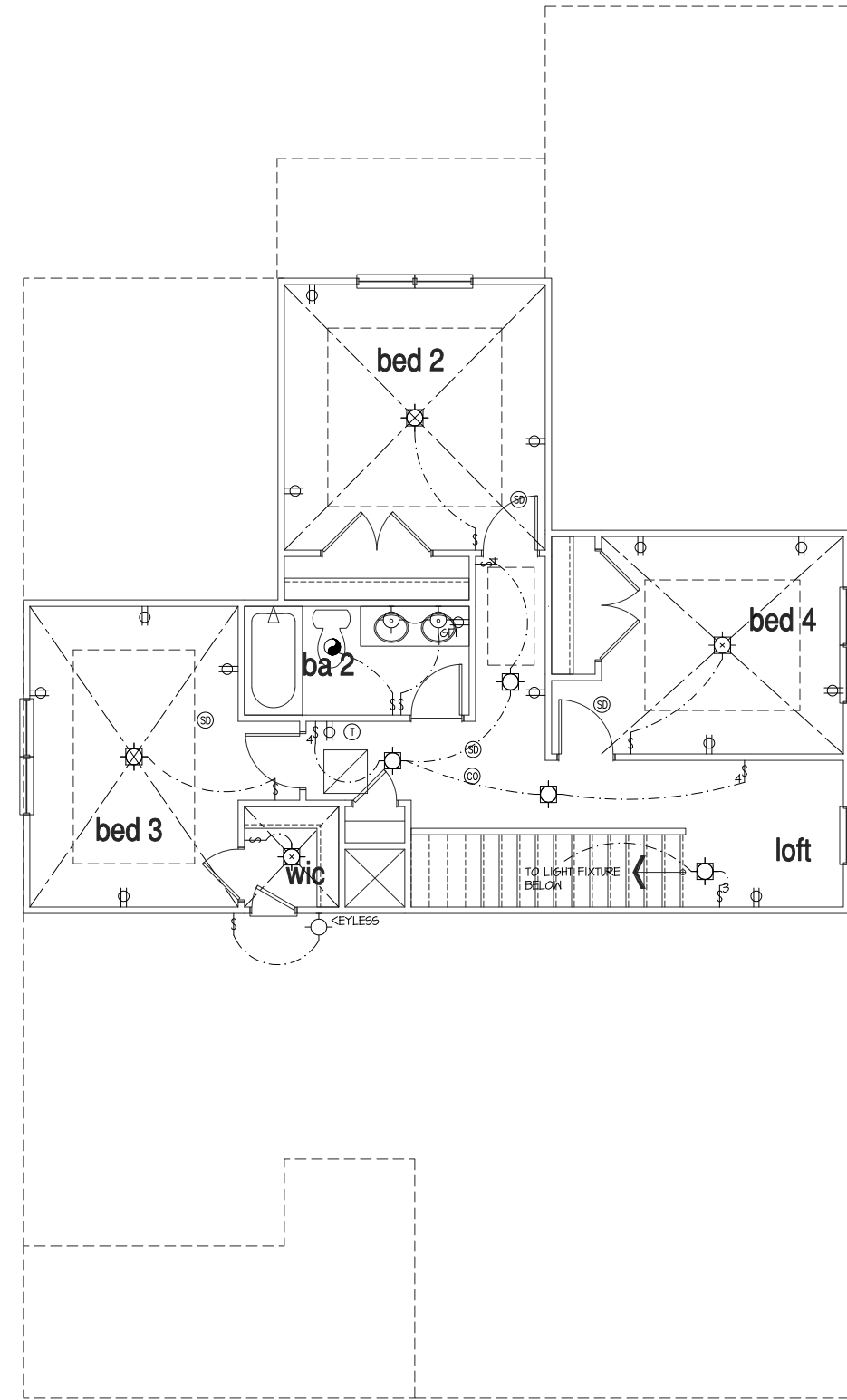
**SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS**

**SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS**

- NOTES:**
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
  - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS
  - FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
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  - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
  - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
  - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAINING TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATON DUE TO FIELD CONDITIONS.
  - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

**LEGEND:**

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



2nd Floor Plan 'Craftsman'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



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xx-xx-xx

PROJECT TITLE:

**The Winston 2020**

**FOR CONSTRUCTION**

**LOT 88 - OAKMONT ESTATES 03.10.2021**

SHEET TITLE:

**CRAFTSMAN 2nd FLOOR UTILITY PLAN**

PRINT DATE:

November 13, 2020

SHEET NO.:

**7.2**

**DESIGN SPECIFICATIONS:**

Construction Type: Commercial  Residential

**Applicable Building Codes:**

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

**Design Loads:**

- Roof Live Loads
  - Conventional 2x ..... 20 PSF
  - Truss ..... 20 PSF
    - Attic Truss ..... 60 PSF
- Roof Dead Loads
  - Conventional 2x ..... 10 PSF
  - Truss ..... 20 PSF
- Snow
  - Importance Factor ..... 10
- Floor Live Loads
  - Typ. Dwelling ..... 40 PSF
  - Sleeping Areas ..... 30 PSF
  - Decks ..... 40 PSF
  - Passenger Garage ..... 50 PSF
- Floor Dead Loads
  - Conventional 2x ..... 10 PSF
  - 1-Joist ..... 15 PSF
  - Floor Truss ..... 15 PSF
- Ultimate Design Wind Speed (3 sec. gust) ..... 130 MPH
  - Exposure ..... B
  - Importance Factor ..... 10
  - Wind Base Shear
    - Vx =
    - Vy =

**7. Component and Cladding (in PSF)**

MEAN ROOF HT.	UP TO 30'	30'-11"-35'	35'-11"-40'	40'-11"-45'
ZONE 1	16.7-18.0	17.5-18.9	18.2-19.6	18.7-20.2
ZONE 2	16.7-21.0	17.5-22.1	18.2-22.9	18.7-23.5
ZONE 3	16.7-21.0	17.5-22.1	18.2-22.9	18.7-23.5
ZONE 4	18.2-19.0	19.2-20.0	19.9-20.1	20.4-21.3
ZONE 5	18.2-24.0	19.2-25.2	19.9-26.1	20.4-26.9

**8. Seismic**

- Site Class ..... D
- Design Category ..... C
- Importance Factor ..... 10
- Seismic Use Group ..... I
- Spectral Response Acceleration
  - Ss = %g
  - S1 = %g
- Seismic Base Shear
  - Vx =
  - Vy =
- Basic Structural System (check one)
  - Bearing Wall
  - Building Frame
  - Moment Frame
  - Dual w/ Special Moment Frame
  - Dual w/ Intermediate R/C or Special Steel
  - Inverted Pendulum
- Arch/Mech Components Anchored ..... No
- Lateral Design Control: Seismic  Wind
- Assumed Soil Bearing Capacity ..... 2000psf



**STRUCTURAL PLANS PREPARED FOR:**

**WINSTON 2020**

**PROJECT ADDRESS:** TBD  
**OWNER:** McKee Homes  
 109 Hay St., Suite 301  
 Fayetteville, NC 28301

**DESIGNER:**  
 Planworx Architecture, P.A.  
 5111 Six Forks Rd. #100  
 Raleigh, NC 27609

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

**PLAN ABBREVIATIONS:**

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

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

**SHEET LIST:**

Sheet No.	Description
CSI	Cover Sheet, Specifications, Revisions
S10m	Monolithic Slab Foundation
S10s	Stem Wall Foundation
S10c	Crawl Space Foundation
S10b	Basement Foundation
S20	Basement Framing Plan
S30	First Floor Framing Plan
S40	Second Floor Framing Plan
S50	Roof Framing Plan
S60	Basement Bracing Plan
S70	First Floor Bracing Plan
S80	Second Floor Bracing Plan

**REVISION LIST:**

Revision No.	Date	Project No.	Description
1	6.17.20	28314R	Updated to floor joist/truss labels
2	6.24.20	28314R2	Updated foundation labels
3	12.21	31120	Updated optional sunroom window configuration

**GENERAL STRUCTURAL NOTES:**

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

**FOUNDATIONS:**

- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
- Any fill shall be placed under the direction or recommendation of a licensed professional engineer.
- The resulting soil shall be compacted to a minimum of 95% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

**STRUCTURAL STEEL:**

- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- Structural steel shall receive one coat of shop applied rust-inhibitive paint.
- All steel shall have a minimum yield stress (Fy) of 36 ksi unless otherwise noted.
- Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D11. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

**CONCRETE:**

- Concrete shall have a normal weight aggregate and a minimum compressive strength (f'c) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
  - Footings: 5%
  - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER.

- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" O.C. unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished.
- Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (WUF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WUF shall be securely supported during the concrete pour.

**CONCRETE REINFORCEMENT:**

- Fibrous concrete reinforcement, or fibermesh specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard).
- Fibermesh shall comply with ASTM C116, any local building code requirements, and shall meet or exceed the current industry standard.
- Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 318: "Manual of Standard Practice for Detailing Concrete Structures".
- Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
- Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.

- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
- Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

**WOOD FRAMING:**

- Solid saun wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern-Yellow-Pine (SYP) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
  - E = 1900000 psi
  - Fo = 2600 psi
  - Fv = 285 psi
  - Fc = 100 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPFA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPFA standard C-2.
- Nails shall be common wire nails unless otherwise noted.
- Lag screws shall conform to ANSI/ASME standard B18.21-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
- Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.

**WOOD TRUSSES:**

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

**EXTERIOR WOOD FRAMED DECKS:**

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

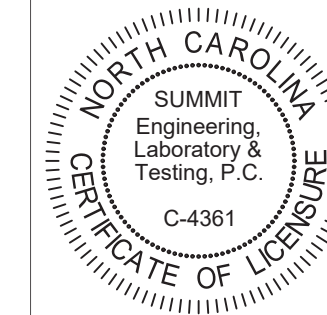
**WOOD STRUCTURAL PANELS:**

- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.

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

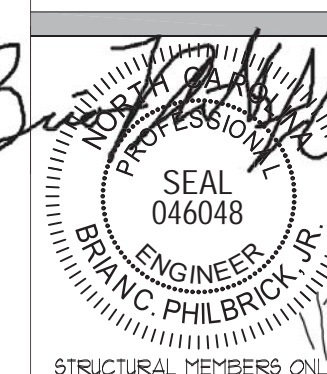
**STRUCTURAL FIBERBOARD PANELS:**

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



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

PROJECT:  
 Winston 2020 - RH  
 Coversheet



STRUCTURAL MEMBERS ONLY

**DRAWING INFORMATION**  
 PROJECT # 42403000 3100  
 DATE 06/22/2020  
 SCALE: 23/24 1/4" = 1'-0"  
 1/8" = 1'-0"  
 DRAWN BY: EPB  
 CHECKED BY: BCP

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
 CSI





GENERAL STRUCTURAL NOTES:

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION. PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:  
MICROLLAM (LVL):  $F_b = 2600$  PSI,  $F_v = 285$  PSI,  $E = 13 \times 10^6$  PSI  
PARALLAM (PSL):  $F_b = 2900$  PSI,  $F_v = 290$  PSI,  $E = 125 \times 10^6$  PSI
- ALL WOOD MEMBERS SHALL BE #2 SYP UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS 4-PLY LVL5 AND 3-PLY SIDE LOADED LVL5 SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1/D/31. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
- ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SYP #2, DROPPED. FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 SYP #2, DROPPED. (UNLESS NOTED OTHERWISE)
- ABBREVIATIONS:

DJ = DOUBLE JOIST  
GT = GIRDER TRUSS  
SC = STUD COLUMN  
TJ = TRIPLE JOIST  
CL = CENTER LINE

SJ = SINGLE JOIST  
FT = FLOOR TRUSS  
DR = DOUBLE RAFTER  
TR = TRIPLE RAFTER  
OC = ON CENTER  
PL = POINT LOAD

SHADED WALLS INDICATED LOAD BEARING WALLS

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

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

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

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY MCKEE HOMES COMPLETED/REVISED ON 02/20/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

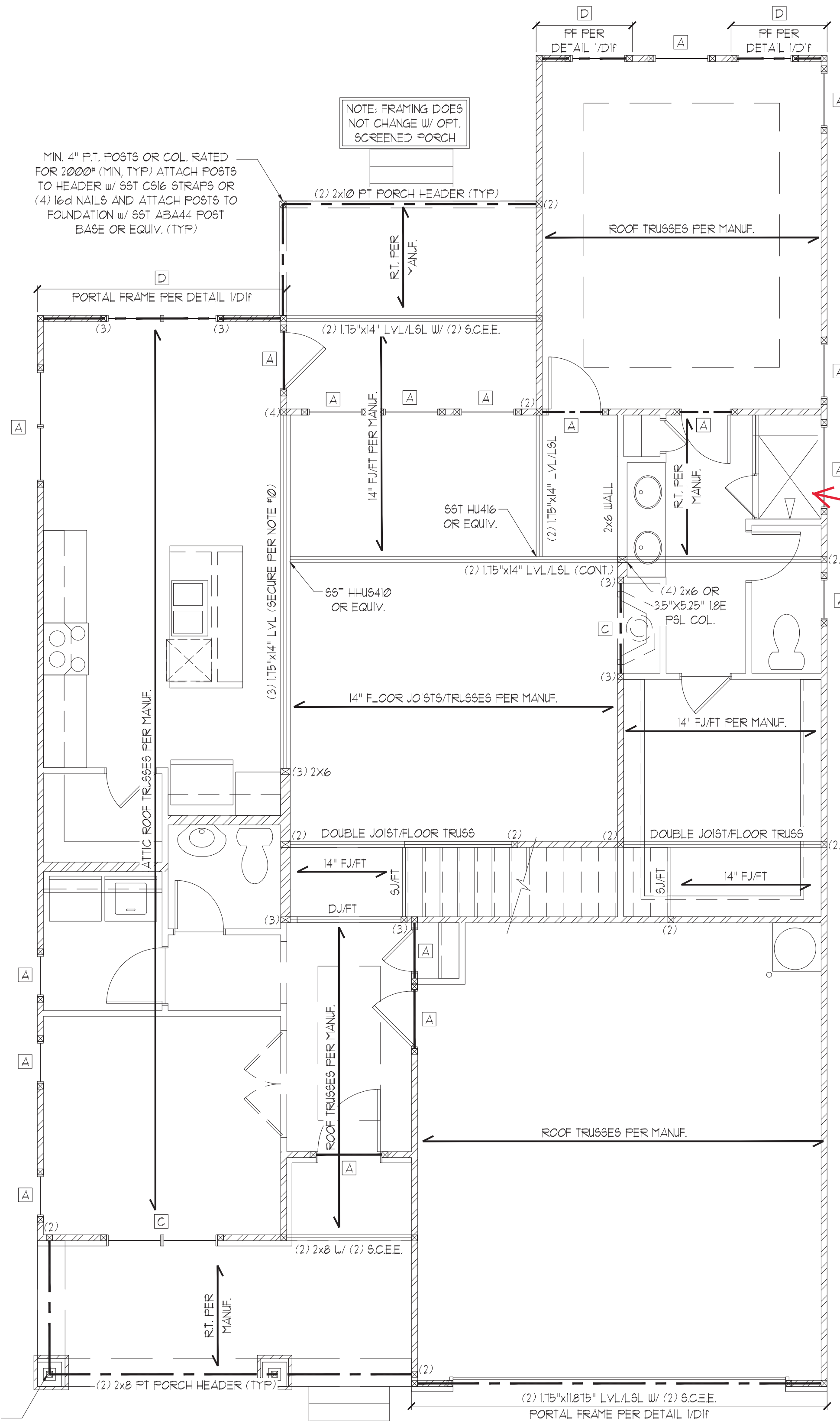
STRUCTURAL MEMBERS ONLY

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

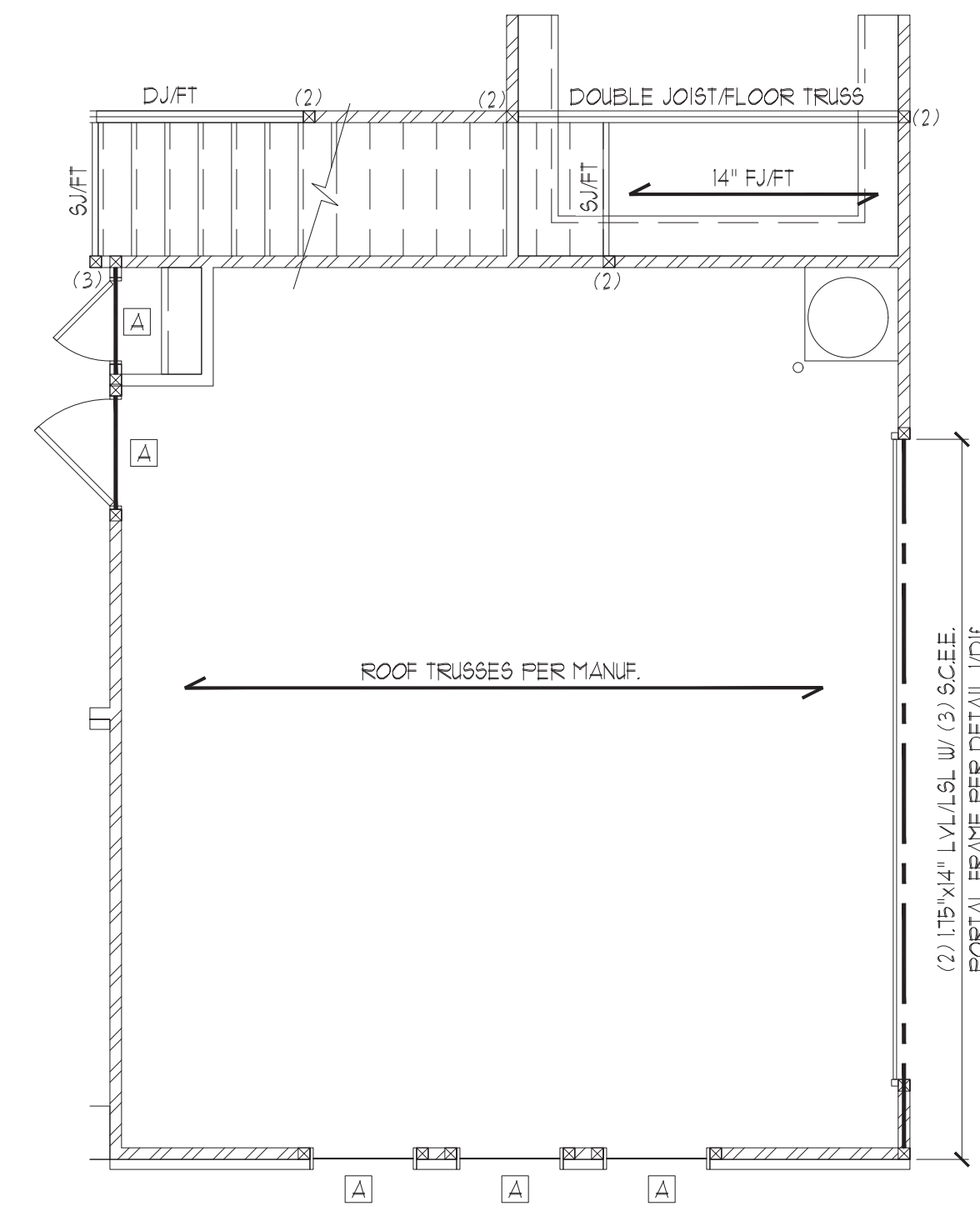
STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"



DELUXE BATH SEE PG. S3.4



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

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

ALL HEADERS WHERE BRICK IS USED, TO BE:

① LINTEL (UNO)

LINTEL SCHEDULE:

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

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

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

WALL STUD SCHEDULE (10 FT HEIGHT)

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

NOTES:

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



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

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

ALL HEADERS WHERE BRICK IS USED, TO BE:  
 ① LINTEL (UNO.)

**LINTEL SCHEDULE:**

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

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

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

WALL STUD SCHEDULE (10 FT HEIGHT)				
STUD SIZE	STUD SPACING (O.C.)			
	ROOF ONLY	ROOF & 1 FLOOR	ROOF & 2 FLOORS	NON-LOAD BEARING
2x4	24"	16"	12"	24"
2x6	24"	24"	16"	24"

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

SHADED WALLS INDICATED LOAD BEARING WALLS

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

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY MCKEE HOMES COMPLETED/REVISED ON 02/20/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

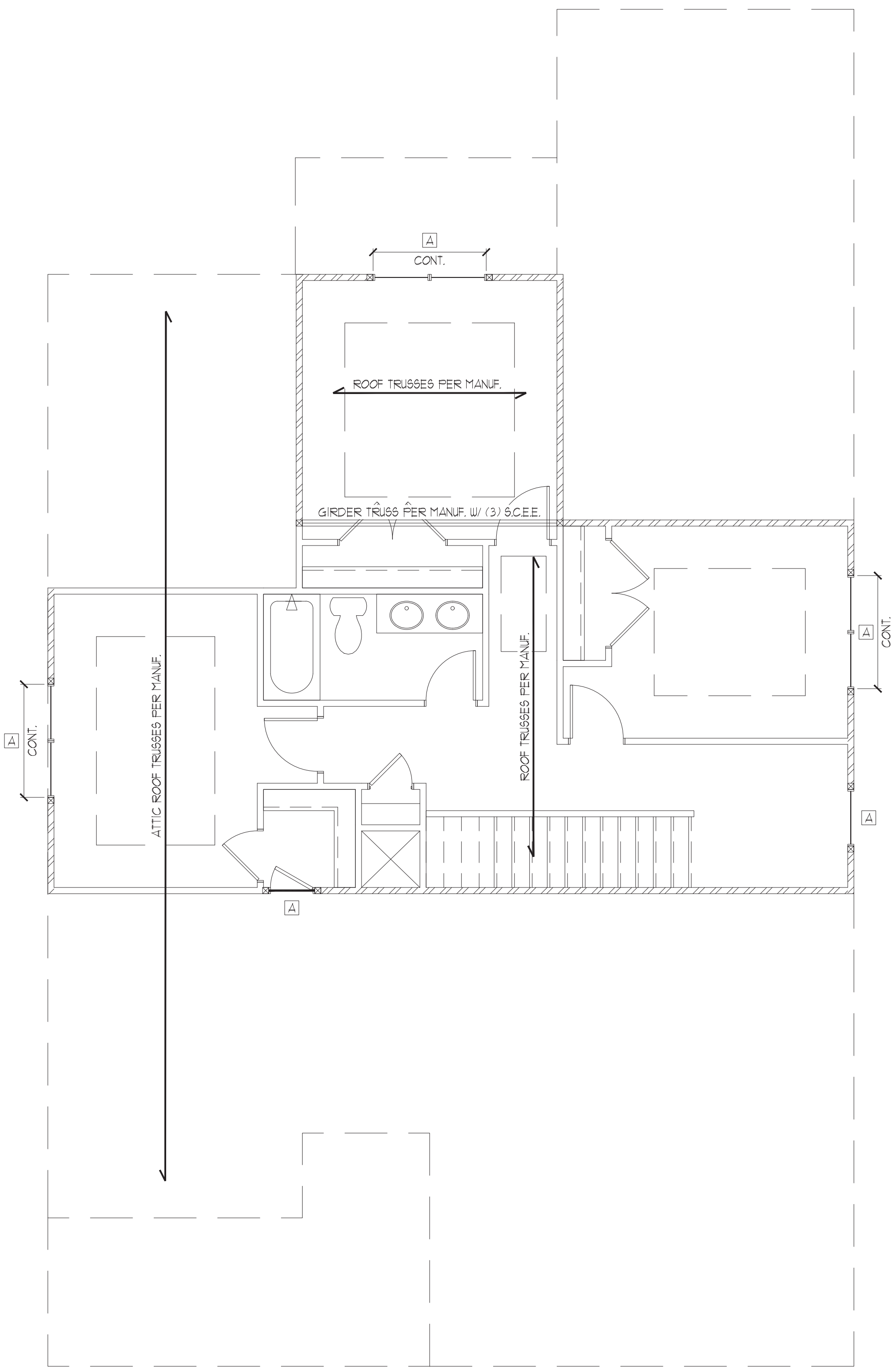
**STRUCTURAL MEMBERS ONLY**

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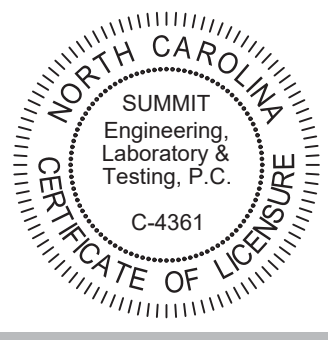
STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

**SECOND FLOOR FRAMING PLAN**

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"

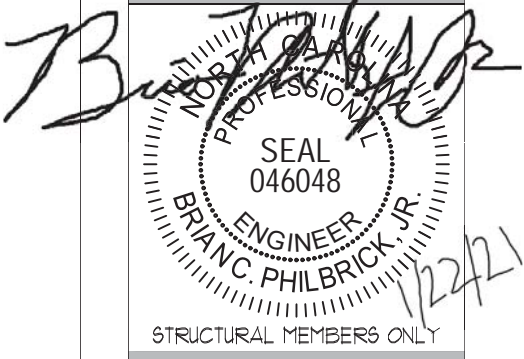


ALL ELEVATIONS



CLIENT:  
 McKee Homes  
 109 Hwy 51, Suite 301  
 Fayetteville, NC 28301

PROJECT:  
 Winston 2020 - RH  
 Second Floor Framing Plan



DRAWING  
 DATE: 06/22/2020  
 SCALE: 22x34 1/4"=1'-0"  
 11x11 1/8"=1'-0"  
 PROJECT # 42405000 3100  
 DRAWN BY: EPB  
 CHECKED BY: BCP

ORIGINAL INFORMATION  
 PROJECT # 2834 DATE 06/16/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
 54.0

TRUSS UPLIFT CONNECTOR SCHEDULE

MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
600 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H2.5A	C916 (END = 11")	DTT2Z
1450 LBS	HT520	C916 (END = 11")	DTT2Z
2000 LBS	(2) HT520	(2) C916 (END = 11")	DTT2Z
2300 LBS	(2) HT520	(2) C916 (END = 11")	HTT4
3600 LBS	LGT3-SD525	M5TC52	HTT4

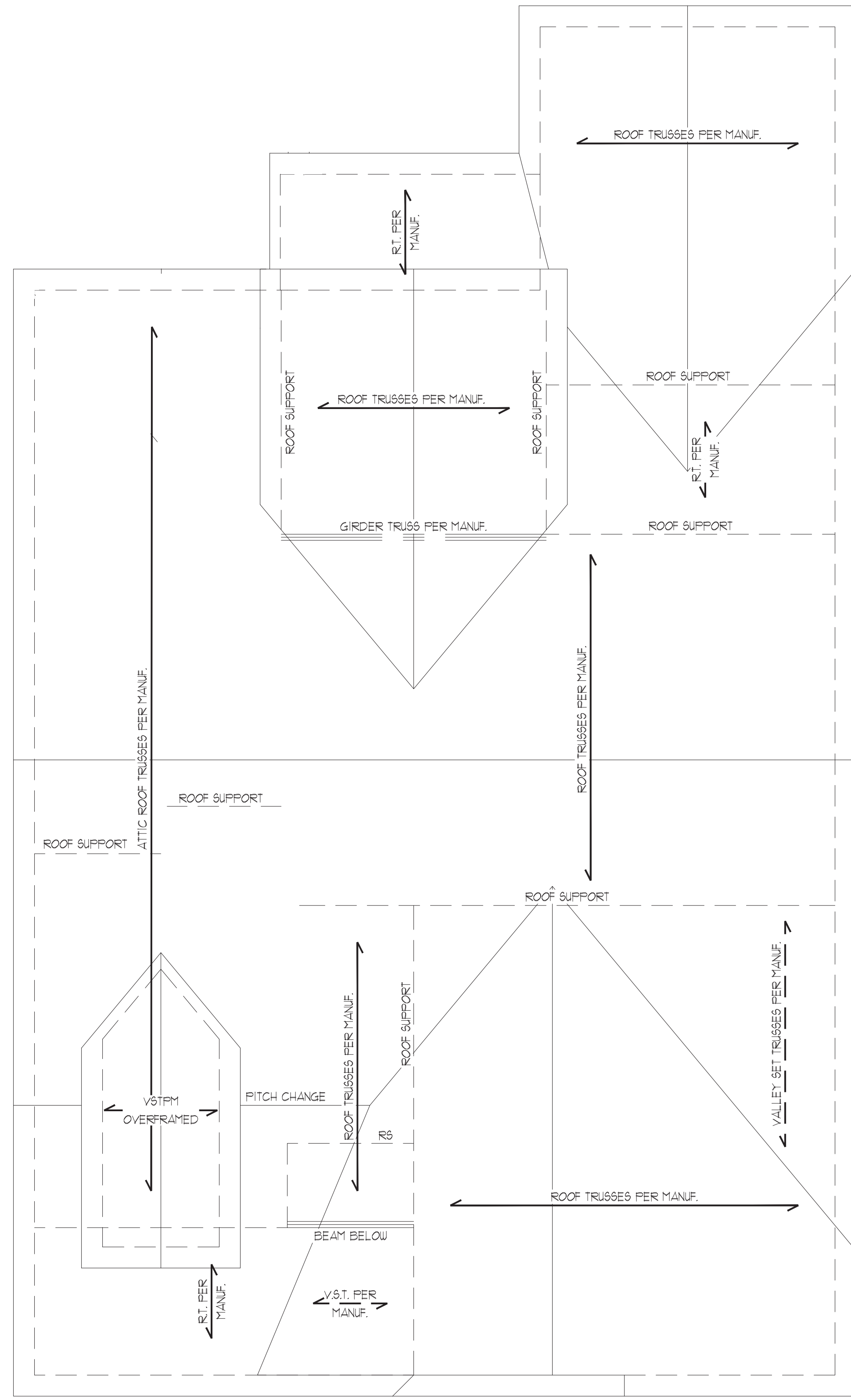
- ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
- UPLIFT VALUES LISTED ARE FOR SYP #2 GRADE MEMBERS.
- REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE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

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

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

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

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R602.10.1. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

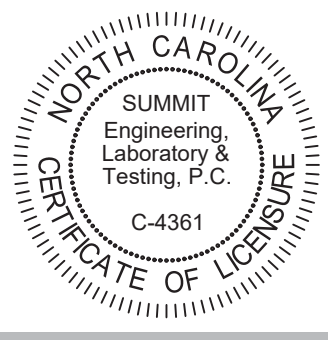


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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**ROOF FRAMING PLAN**  
 SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"



CLIENT:  
 McKee Homes  
 109 Hwy 61, Suite 301  
 Fayetteville, NC 28301

PROJECT:  
 Winston 2020 - RH  
 Roof Framing Plan

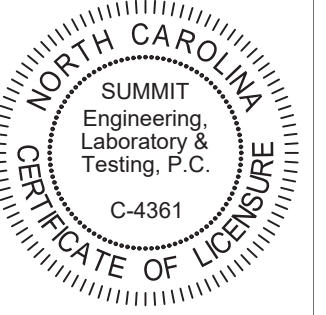
*Handwritten signature and initials*  
 SEAL  
 046048  
 ENGINEER  
 PHILBRICK, JR.  
 12271

STRUCTURAL MEMBERS ONLY  
 DRAWING  
 DATE: 06/16/2020  
 SCALE: 22x34 1/4"=1'-0"  
 11x11 1/8"=1'-0"  
 PROJECT # 42405000 3100  
 DRAWN BY: EPB  
 CHECKED BY: BCP

ORIGINAL INFORMATION  
 PROJECT # 2834 DATE 06/16/2020  
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

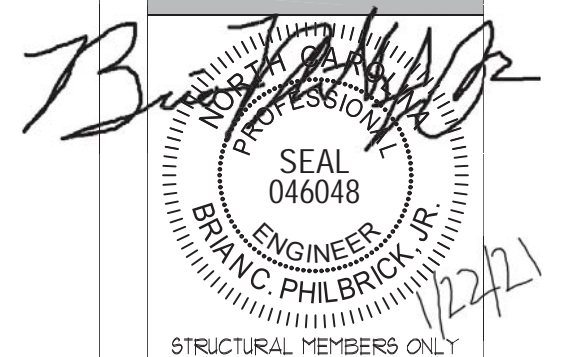
SHEET  
 55.2





CLIENT:  
 McKee Homes  
 109 Hwy 51, Suite 301  
 Fayetteville, NC 28301

PROJECT:  
 Winston 2020 - RH  
 First Floor Bracing Plan



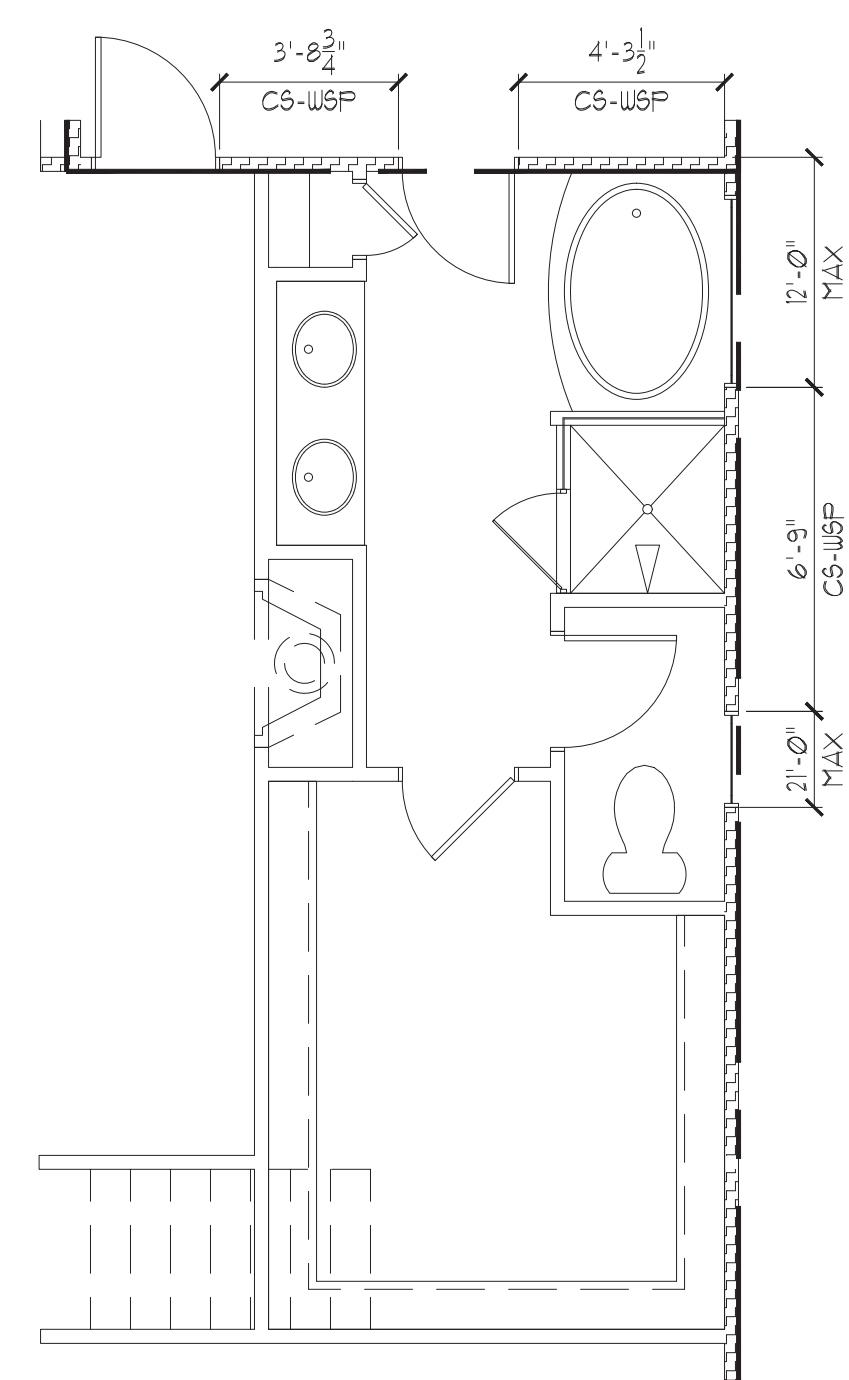
STRUCTURAL MEMBERS ONLY

DRAWING  
 DATE: 06/22/2020  
 SCALE: 20x4 1/4"=1'-0"  
 1/8"=1'-0"  
 PROJECT # 4240500-3100  
 DRAWN BY: EPB  
 CHECKED BY: BCP

ORIGINAL INFORMATION  
 PROJECT # 2834 DATE 06/16/2020

REFER TO COVER SHEET FOR A  
 COMPLETE LIST OF REVISIONS

SHEET  
 57.4



OPT. DELUXE BATH

FIRST FLOOR BRACING (FT)		
OPT DELUXE BATH - RECTANGLE 1		
	REQUIRED	PROVIDED
FRONT	15.8	PER ELEV.
LEFT	11.9	32.0
REAR	15.8	16.4
RIGHT	11.9	40.2

**STRUCTURAL MEMBERS ONLY**

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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

**FIRST FLOOR BRACING PLAN**

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x11"

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			• PANEL EDGES	• INTERMEDIATE SUPPORTS
CS-UWP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS • 6" O.C.	6d COMMON NAILS • 12" O.C.
GB	GYPSON BOARD	1/2"	5d COOLER NAILS** • 1" O.C.	5d COOLER NAILS** • 1" O.C.
UWP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS • 6" O.C.	6d COMMON NAILS • 12" O.C.
FF	WOOD STRUCTURAL PANEL	1/16"	PER FIGURE R602.10.1	PER FIGURE R602.10.1

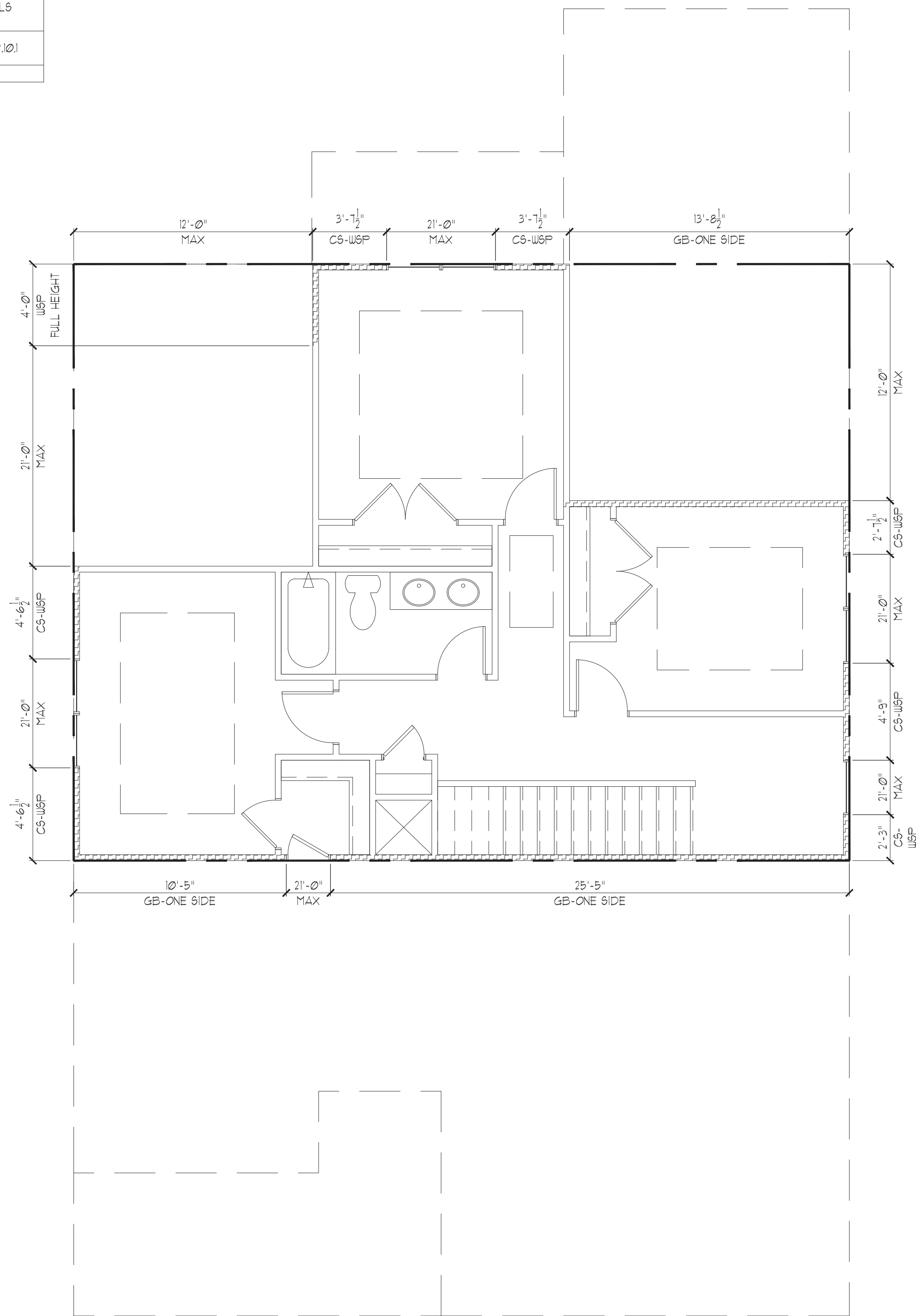
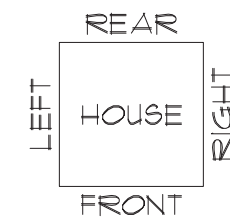
\*\*OR EQUIVALENT PER TABLE R102.3.5

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
- ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.1.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 IRC OR DETAIL 2/D21.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO).
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS. ABBREVIATIONS:

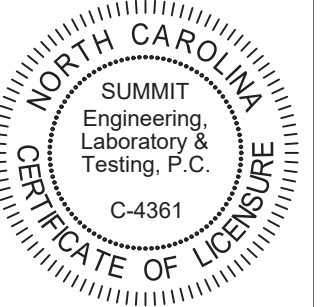
GB = GYPSUM BOARD  
 CS-XXX = CONT. SHEATHED  
 FF = PORTAL FRAME  
 UWP = WOOD STRUCTURAL PANEL  
 ENG = ENGINEERED SOLUTION  
 FF-ENG = ENG. PORTAL FRAME

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



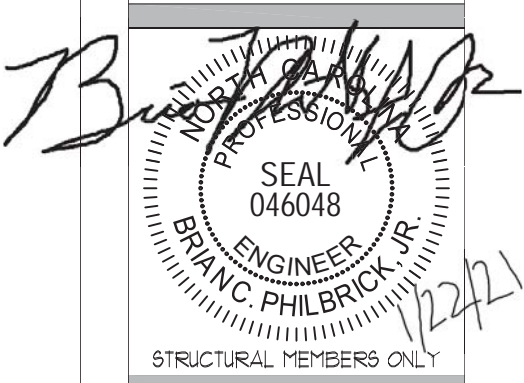
ALL ELEVATIONS

SECOND FLOOR BRACING (FT)		
	ALL ELEVATIONS	
	REQUIRED	PROVIDED
FRONT	4.0	8.9
LEFT	4.9	13.0
REAR	4.0	10.6
RIGHT	4.9	9.6



CLIENT:  
 McKee Homes  
 109 Hwy 61, Suite 301  
 Fayetteville, NC 28301

PROJECT:  
 Winston 2020 - RH  
 Second Floor Bracing Plan



DRIVING  
 DATE: 06/22/2020  
 SCALE: 22x4 1/4" x 18" x 1/4"  
 PROJECT # 42405000 3100  
 DRAWN BY: EPB  
 CHECKED BY: BCP

ORIGINAL INFORMATION  
 PROJECT # 2834 DATE 06/16/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
 58.0

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STRUCTURAL MEMBERS ONLY  
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STRUCTURAL ANALYSIS BASED ON 2018 NCR.  
 SECOND FLOOR BRACING PLAN  
 SCALE: 1/4"=1'-0" ON 22"x34" OR 1/8"=1'-0" ON 11"x17"



**DESIGN SPECIFICATIONS:**

Construction Type: Commercial  Residential

**Applicable Building Codes:**

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

**Design Loads:**

- Roof Live Loads
  - Conventional 2x \_\_\_\_\_ 20 PSF
  - Truss \_\_\_\_\_ 20 PSF
    - Attic Truss \_\_\_\_\_ 60 PSF
- Roof Dead Loads
  - Conventional 2x \_\_\_\_\_ 10 PSF
  - Truss \_\_\_\_\_ 20 PSF
- Snow \_\_\_\_\_ 15 PSF
  - Importance Factor \_\_\_\_\_ 1.0
- Floor Live Loads
  - Typ. Dwelling \_\_\_\_\_ 40 PSF
  - Sleeping Areas \_\_\_\_\_ 30 PSF
  - Decks \_\_\_\_\_ 40 PSF
  - Passenger Garage \_\_\_\_\_ 50 PSF
- Floor Dead Loads
  - Conventional 2x \_\_\_\_\_ 10 PSF
  - I-Joist \_\_\_\_\_ 15 PSF
  - Floor Truss \_\_\_\_\_ 15 PSF
- Ultimate Design Wind Speed (3 sec. gust) \_\_\_\_\_ 130 MPH
  - Exposure \_\_\_\_\_ B
  - Importance Factor \_\_\_\_\_ 1.0
  - Wind Base Shear
  - $V_x =$
  - $V_y =$

**7. Component and Cladding (In PSF)**

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

**8. Seismic**

- Site Class \_\_\_\_\_ D
- Design Category \_\_\_\_\_ C
- Importance Factor \_\_\_\_\_ 1.0
- Seismic Use Group \_\_\_\_\_ I
- Spectral Response Acceleration
  - $S_{SI} =$  %g
  - $S_{SI} =$  %g
- Seismic Base Shear
  - $V_x =$
  - $V_y =$
- Basic Structural System (check one)
  - Bearing Wall
  - Building Frame
  - Moment Frame
  - Dual w/ Special Moment Frame
  - Dual w/ Intermediate R/C or Special Steel
  - Inverted Pendulum
- Arch/Mech Components Anchored \_\_\_\_\_ No
- Lateral Design Control: Seismic  Wind
- Assumed Soil Bearing Capacity \_\_\_\_\_ 2000psf



STRUCTURAL PLANS PREPARED FOR:

**Standard Details**

PROJECT ADDRESS: TBD  
 OWNER: McKee Homes  
 109 Hay St, Suite 301  
 Fayetteville, NC 28301

DESIGNER:

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

**PLAN ABBREVIATIONS:**

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

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

**SHEET LIST:**

Sheet No.	Description
CSI	Cover Sheet, Specifications, Revisions
Dm	Monolithic Slab Foundation Details
Dls	Stem Wall Foundation Details
Dlc	Crawl Space Foundation Details
Dlb	Basement Foundation Details
Dlf	Framing Details

**REVISION LIST:**

Revision No.	Date	Project No.	Description
1	11/19	-	Updated to 2018 NCRC

**GENERAL STRUCTURAL NOTES:**

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

**FOUNDATIONS:**

- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
- Any fill shall be placed under the direction or recommendation of a licensed professional engineer.
- The resulting soil shall be compacted to a minimum of 95% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

**STRUCTURAL STEEL:**

- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- Structural steel shall receive one coat of shop applied rust-inhibitive paint.
- All steel shall have a minimum yield stress ( $F_y$ ) of 36 ksi unless otherwise noted.
- Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D11. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

**CONCRETE:**

- Concrete shall have a normal weight aggregate and a minimum compressive strength ( $f'_c$ ) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
  - Footings: 5%
  - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER.

- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of  $k=250$  pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.

- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished.
- Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (WUF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WUF shall be securely supported during the concrete pour.

**CONCRETE REINFORCEMENT:**

- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard).
- Fibermesh shall comply with ASTM C116, any local building code requirements, and shall meet or exceed the current industry standard.
- Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 318: "Manual of Standard Practice for Detailing Concrete Structures"
  - Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
  - Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.

- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
- Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

**WOOD FRAMING:**

- Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern-Yellow-Pine (SYP) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
  - $E = 1,900,000$  psi
  - $F_b = 2600$  psi
  - $F_v = 285$  psi
  - $F_c = 100$  psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPA standard C-2
- Nails shall be common wire nails unless otherwise noted.
- Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
- Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.

**WOOD TRUSSES:**

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

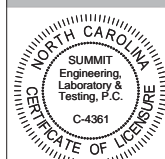
**EXTERIOR WOOD FRAMED DECKS:**

- Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.
- WOOD STRUCTURAL PANELS:**
- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
  - All structurally required wood sheathing shall bear the mark of the APA.

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

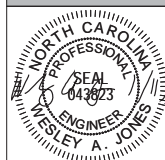
**STRUCTURAL FIBERBOARD PANELS:**

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



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

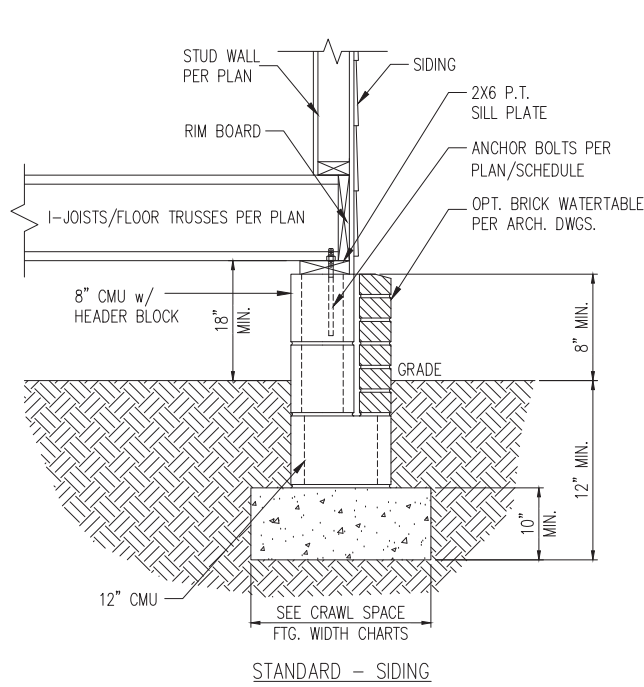
PROJECT: Standard Details  
 Coversheet



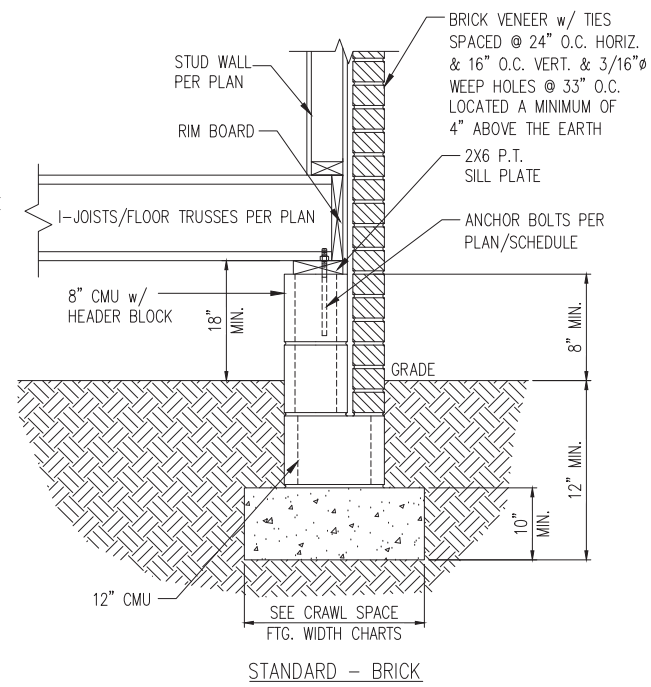
STRUCTURAL MEMBERS ONLY

DRAWING DATE: 06/20/19  
 SCALE: 2024 1/4"=1'-0"  
 PROJECT: 4-404900  
 DRAWN BY: EPB  
 CHECKED BY: JAU

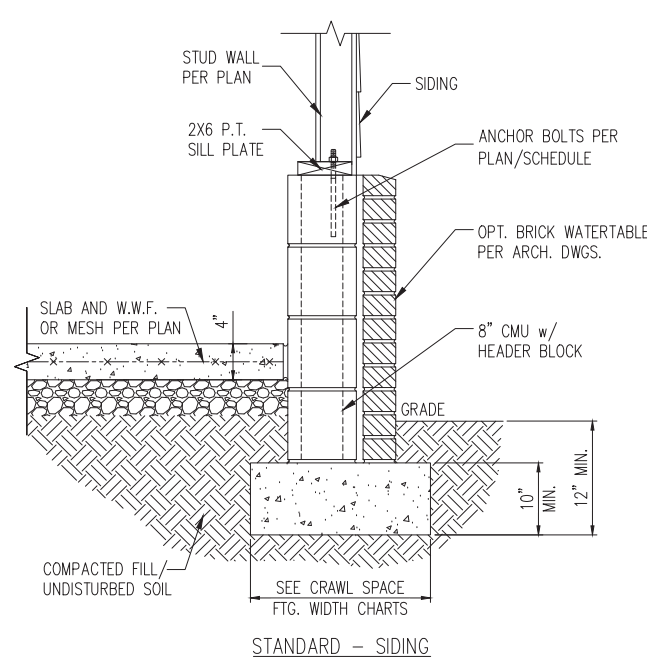
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



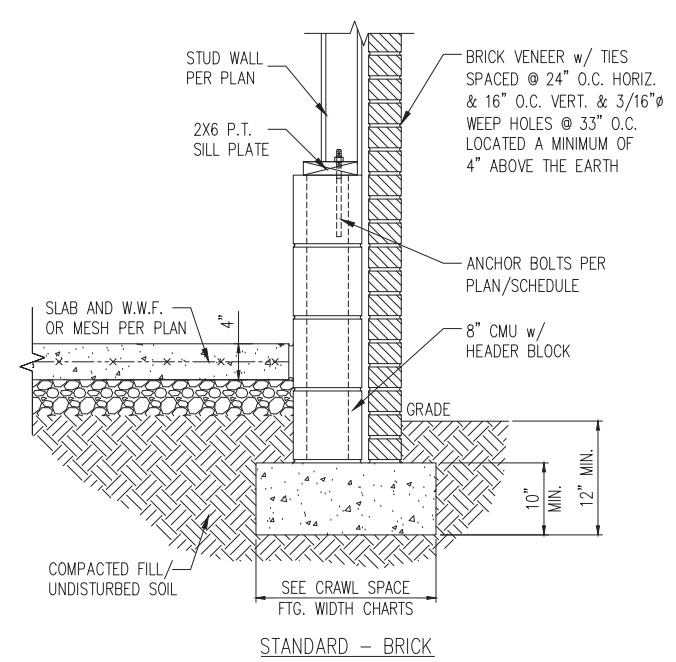
STANDARD - SIDING



STANDARD - BRICK



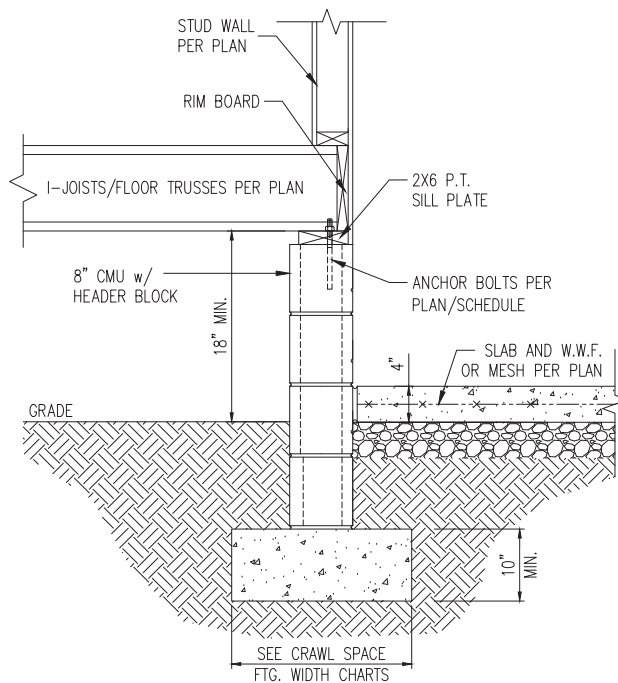
STANDARD - SIDING



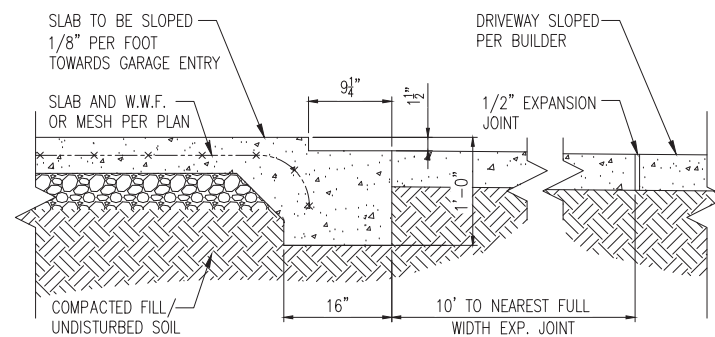
STANDARD - BRICK

1 TYP. FOUNDATION WALL DETAIL  
D1c N.T.S.

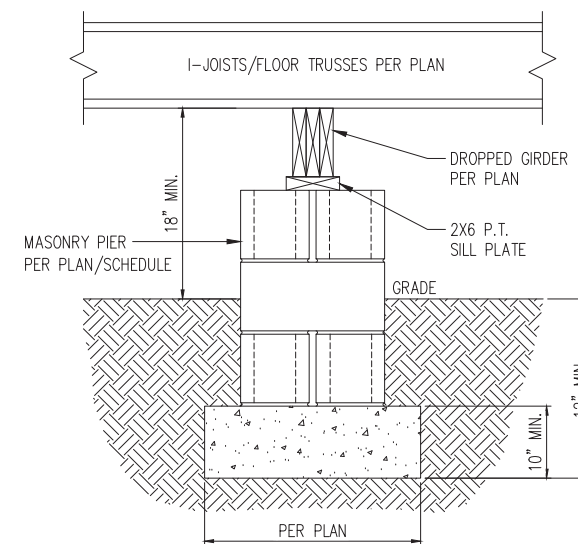
2 TYP. GARAGE CURB DETAIL  
D1c N.T.S.



3 HOUSE/GARAGE WALL DETAIL  
D1c N.T.S.



4 SLAB AT GARAGE DOOR  
D1c N.T.S.



5 TYP. PIER & GIRDER DETAIL  
D1c N.T.S.

PIER SIZE AND HEIGHT SCHEDULE

SIZE	HOLLOW	SOLID
8"x16"	UP TO 32" HEIGHT	UP TO 5'-0" HEIGHT
12"x16"	UP TO 48" HEIGHT	UP TO 9'-0" HEIGHT
16"x16"	UP TO 64" HEIGHT	UP TO 12'-0" HEIGHT*
24"x24"	UP TO 96" HEIGHT	UP TO 12'-0" HEIGHT*

\* (4) #4 CONT. REBAR w/ #3 STIRRUPS @ 16" O.C. AND 24" MIN. LAP JOINTS

CRAWL SPACE FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"*	21"*	21"*
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"*	21"*	21"*
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"*	24"*	24"*

\*5" BRICK LEDGE HAS BEEN ADDED TO THE CRAWL SPACE FOOTING WIDTH FOR BRICK SUPPORT

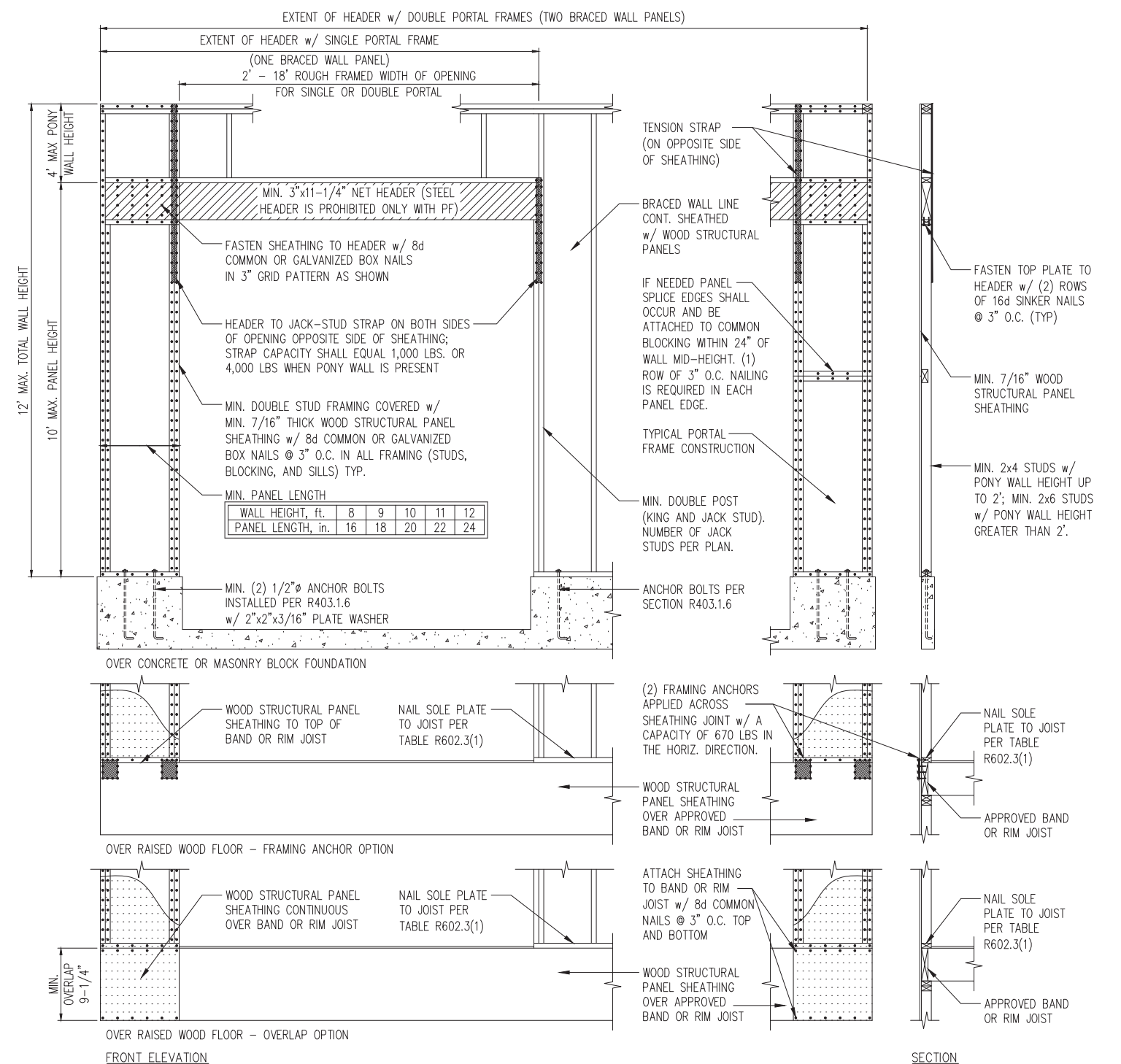
WALL ANCHOR SCHEDULE

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

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

NOTES:

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



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