

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



FRONT ELEVATION - COASTAL

AS DRAIN - HEIGHT WILL VARY PER GRADE
 MONO SLAB FOUNDATION (SHOWN) IS STANDARD. CRAWL FOUNDATION IS OPTIONAL (NOT SHOWN). WALL HEIGHTS AND PORCH LOCATIONS WILL VARY WITH CRAWL/STEM FOUNDATION.
 STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).
 RAILING PER BUILDER AT PORCH IF REQUIRED PER CODE.

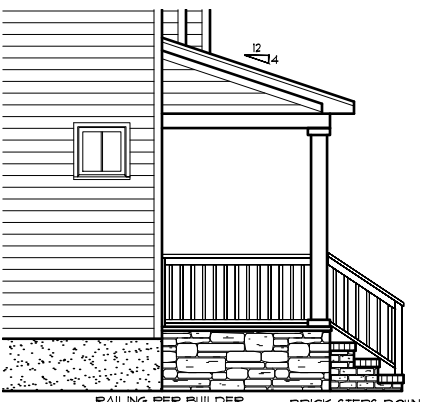
22x34 PRINTS SCALE: 1/4"=1'-0"
 11x17 PRINTS SCALE: 1/8"=1'-0"



FRONT ELEVATION w/ CRAWL FND.

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

CRAWL FOUNDATION



SIDE ELEVATION w/ CRAWL FND.

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

STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).
 RAILING PER BUILDER AT PORCH IF REQUIRED PER CODE.

COVERED DECK SEE PG. 0-2-0



LEFT ELEVATION

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

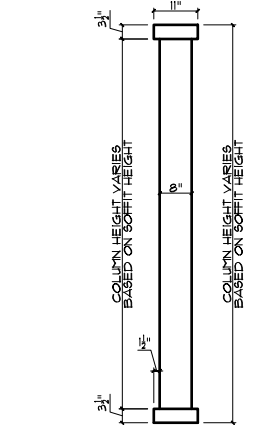
STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).
 RAILING PER BUILDER AT PORCH IF REQUIRED PER CODE.

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

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

ARCHITECTURAL PLANS EXTERIOR MATERIALS

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



Column Detail Coastal Elevation

020010 - BEAUFORT 2020 - MASTER PLAN SET
 1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET.
 2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
 3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.
 BEAUFORT 2020 - MASTER PLAN SET



Scales UNO:
 22X34: 1/4"=1'-0"
 11X17: 1/8"=1'-0"

McKee Homes, LLC
 Beaufort 2020 - Base - Coastal
 Base Plan - Elevation B (Reversed RHG)
 Architectural Set - Master Plan (7-9-20)

PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Bates
CHECKED BY:	J. Taylor / BB
REVISIONS	
DATE:	BY:
DESCRPT.	

Elevations - Front and Left
 SHEET NO. AB-1-0
 PLAN NO. 020010

GENERAL NOTES:
 1. THESE PLANS SHALL REMAIN THE PROPERTY OF MCKEE HOMES, LLC. ALL RIGHTS RESERVED.
 2. CONTRACTOR IS TO VERIFY ALL MATERIALS, DIMENSIONS, AND FINISHES.
 3. CONTRACTOR IS TO VERIFY ALL MATERIALS, DIMENSIONS, AND FINISHES.
 4. THESE PLANS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
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








GENERAL NOTES

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

REQUIRED FLASHING LOCATIONS

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

ARCHITECTURAL PLANS EXTERIOR MATERIALS

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

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CRAWL FOUNDATION



BRICK STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).
 RAILING PER BUILDER AT PORCH IF REQUIRED PER CODE.
 STONE AT RETURN WALL FOUNDATION

SIDE ELEVATION w/ CRAWL FND.

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



STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).
 RAILING PER BUILDER AT PORCH IF REQUIRED PER CODE.

RIGHT ELEVATION

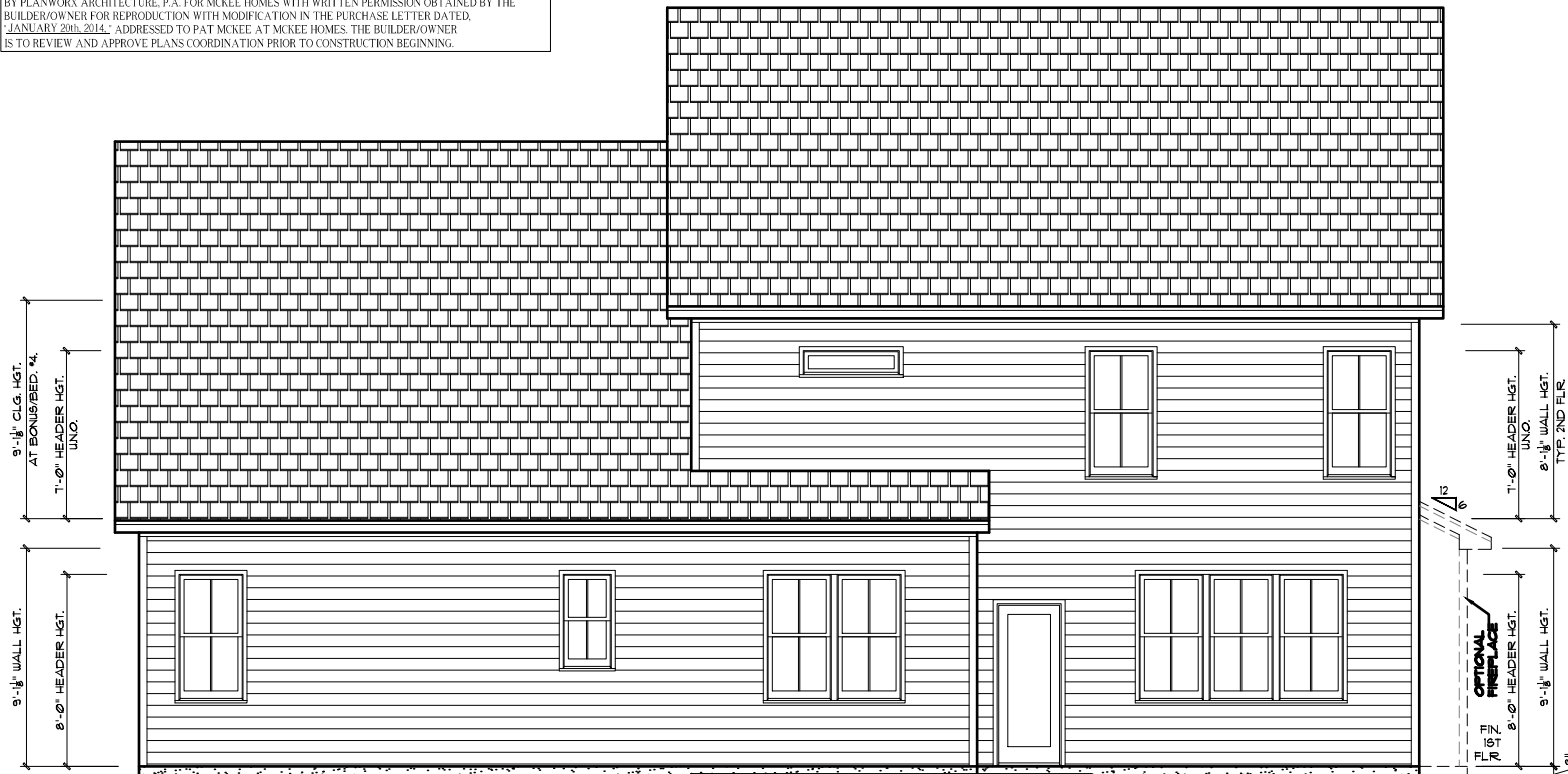
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 RAILING PER BUILDER AT PORCH IF REQUIRED PER CODE.
 STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).

COVERED DECK SEE PG. O-2-0

REAR ELEVATION - COASTAL

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



9 1/2" WALL HGT.
 8" HEADER HGT.
 9 1/2" CLG. HGT. AT BOUS/BED.
 1" HEADER HGT. UNO.
 8" WALL HGT. TYP. 2ND FLR.
 1" HEADER HGT. UNO.
 8" WALL HGT. TYP. 2ND FLR.
 FIN. 1ST FLR.
 8" WALL HGT.
 9 1/2" WALL HGT.
 RAILING PER BUILDER AT PORCH IF REQUIRED PER CODE.
 STEPS DOWN TO GRADE (NUMBER OF RISERS PER SITE CONDITIONS).
 MONO SLAB FOUNDATION (SHOWN) IS STANDARD. CRAWL FOUNDATION IS OPTIONAL (NOT SHOWN). WALL HEIGHTS AND PORCH LOCATIONS WILL VARY WITH CRAWL/STEM FOUNDATION.



REAR ELEVATION w/ CRAWL FND. WOOD DECKING

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

CRAWL FOUNDATION

COVERED DECK SEE PG. O-2-0

020010 - BEAUFORT 2020 - MASTER PLAN SET
 1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AS A BASE PLAN MASTER SET.
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 BEAUFORT 2020 - MASTER PLAN SET



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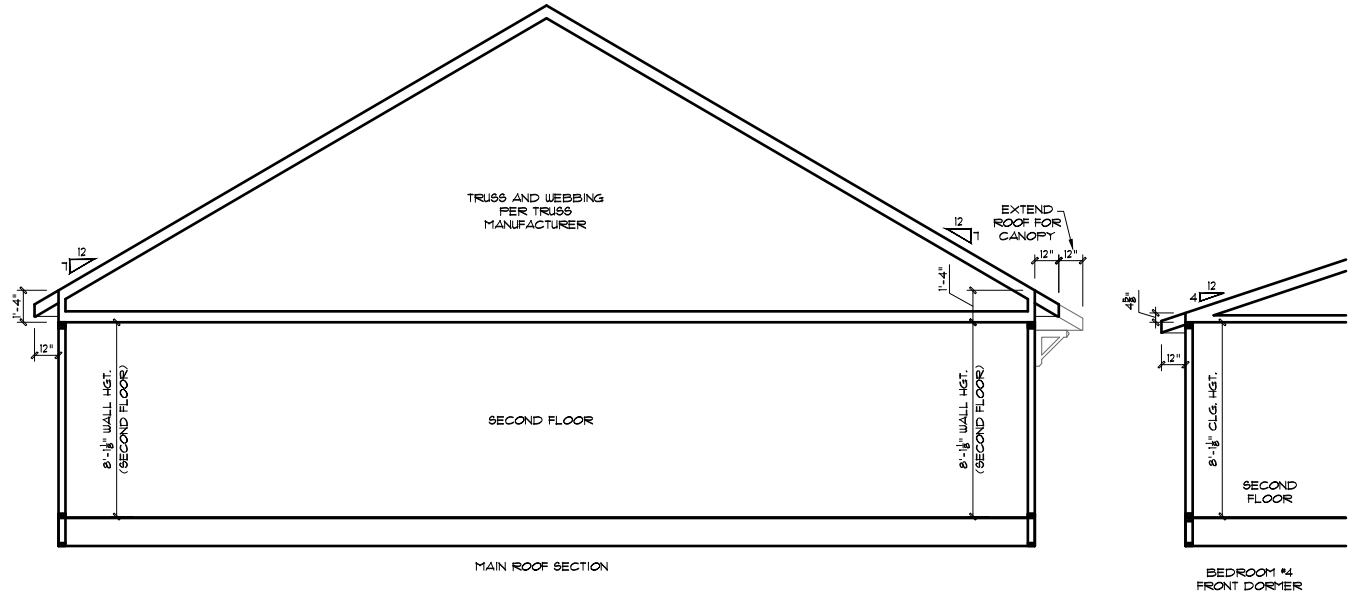
Mckee Homes, LLC
 Beaufort 2020 - Base - Coastal
 Base Plan - Elevation B (Reversed RHG)
 Architectural Set - Master Plan (7-9-20)

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ISSUE DATE:	07/09/20	
DRAWN BY:	B. Bates	
CHECKED BY:	J. Taylor / BO	
REVISIONS		
DATE	BY	DESCRPT.
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-	-	-
-	-	-
-	-	-

Elevations - Rear and Right
 SHEET NO. AB-2-0
 PLAN NO. 020010

GENERAL NOTES: 1. THESE SHEETS SHALL BE COORDINATED WITH ALL OTHER MEMBERSHIP OF OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ARCHITECT PREPARED INFORMATION OR OTHER VARIATIONS FROM DESIGNED INFORMATION. 3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SHOWN. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SHEETS ARE NOT TO BE USED FOR ESTIMATING, PERMITTING, OR OBTAINING CONTRACTS OR COSTS ASSOCIATED WITH THESE PLANS.

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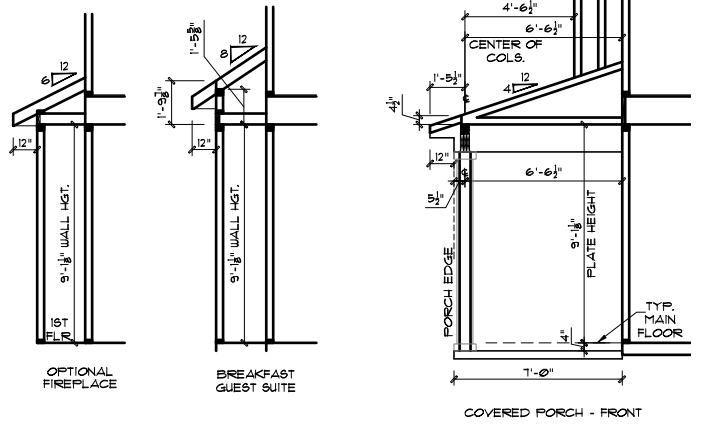
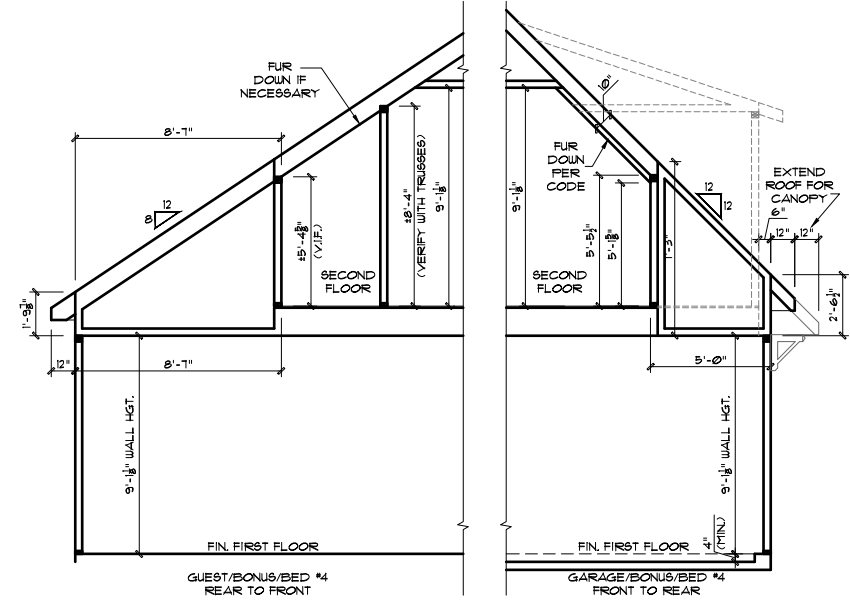
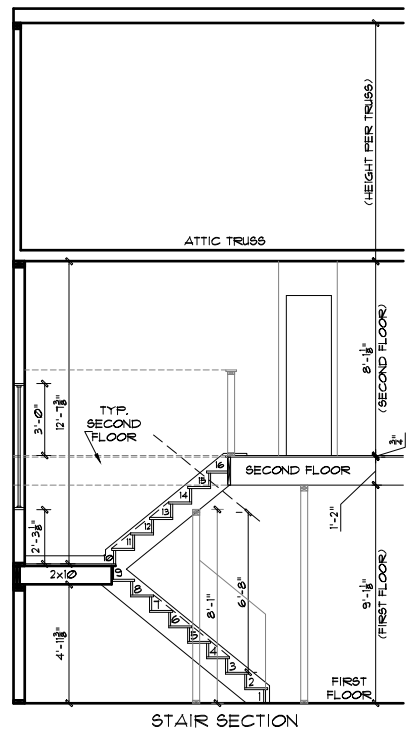


GENERAL NOTES
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 2) ALL WINDOW / DOOR OPENINGS.
 3) ALL ROOF VALLEYS.
 BUILDER TO VERIFY ON SITE FLASHING IS INSTALLED TO MEET CODE REQUIREMENTS.



Scales UNO:
 22X34: 1/4"=1'-0"
 11X17: 1/8"=1'-0"



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

020010 - BEAUFORT 2020 - MASTER PLAN SET
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 BEAUFORT 2020 - MASTER PLAN SET

GENERAL NOTES:
 1. THESE DETAILS ARE TO BE COORDINATED WITH ALL PERMITS, ORDINANCES, AND CONTRACTOR AND SUPPLIER CODES.
 2. CONTRACTOR IS TO VERIFY ALL MATERIALS, CONDITIONS OR ITEMS VARYING FROM SPECIFIED INFORMATION.
 3. MCKEE HOMES IS RESPONSIBLE FOR CONSTRUCTION VARIATIONS FROM THE INFORMATION SPECIFIED.
 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
 5. THESE NOTES IS RESPONSIBLE FOR ESTIMATING, MANUFACTURING, OR INSTALLING COMPONENTS OR COSTS ASSOCIATED WITH THESE TYPES.

McKee Homes, LLC
 Beaufort 2020 - Base - Coastal
 Base Plan - Elevation B (Reversed RHG)
 Architectural Set - Master Plan (7-9-20)

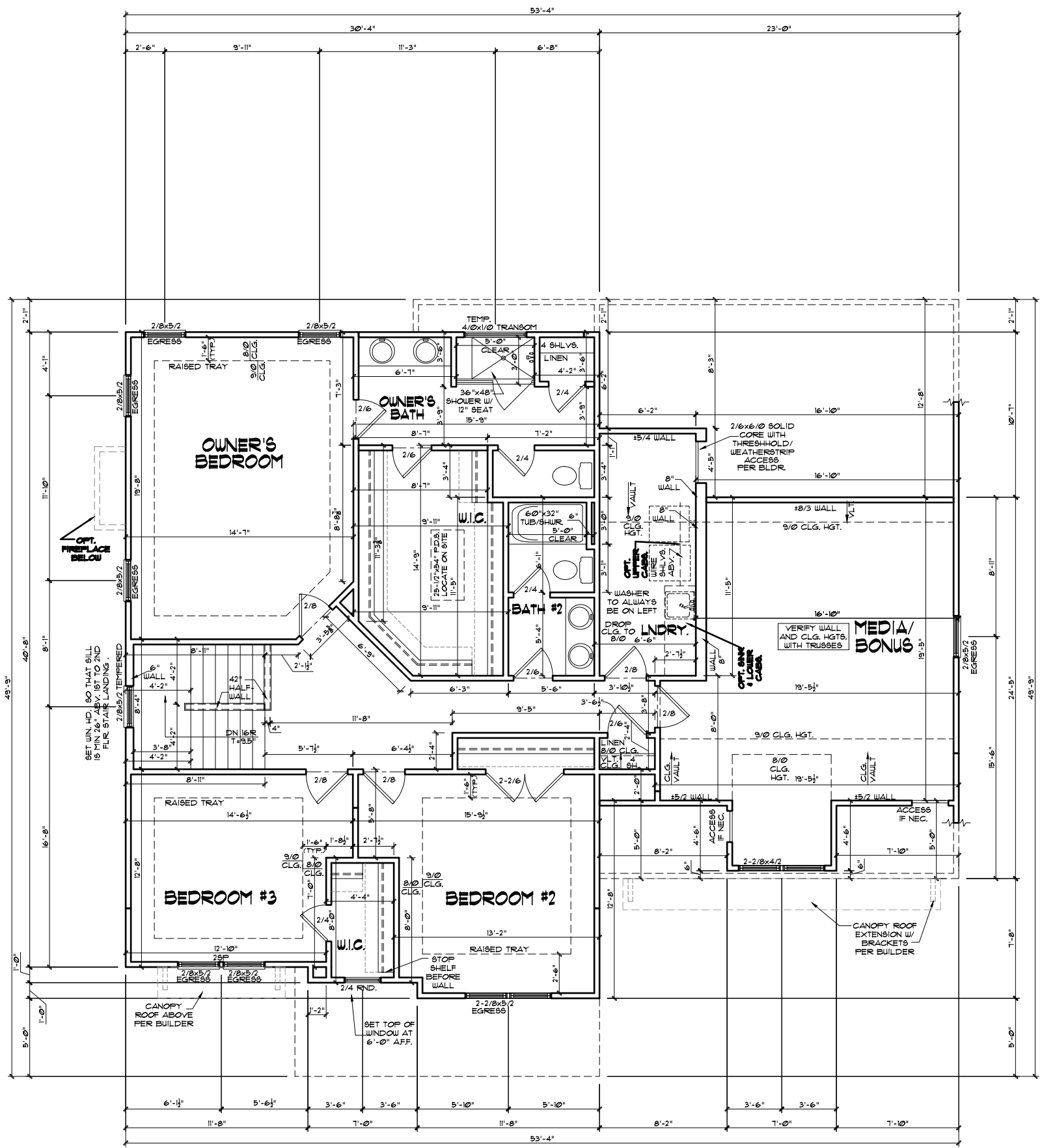
PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Botes
CHECKED BY:	J. Taylor / BB
REVISIONS	
DATE:	BY: DESCRPT.
-	-
-	-
-	-
-	-

Wall Section Details
 SHEET NO. AB-3-0
 PLAN NO. 020010

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Scales UNO:
22X34: 1/4"=1'-0"
11X17: 1/8"=1'-0"



GENERAL NOTES

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

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

WALL/CEILING HEIGHTS
WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (IE, A 9'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 9/0 ON THE PLANS).
ALL VAULTED OR SLOPED CEILINGS ARE TO BE FURRED DOWN TO ACCOMMODATE REQUIRED CEILING INSULATION AND 1" AIRSPACE. VERIFY CODES FOR INFORMATION ON INSULATION REQUIREMENTS.

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

ARCHITECTURAL PLANS WALL LEGEND

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

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

WINDOW FALL PREVENTION PROTECTION

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

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

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

EXTERIOR DOORS/WINDOWS (DP RATING)

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

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

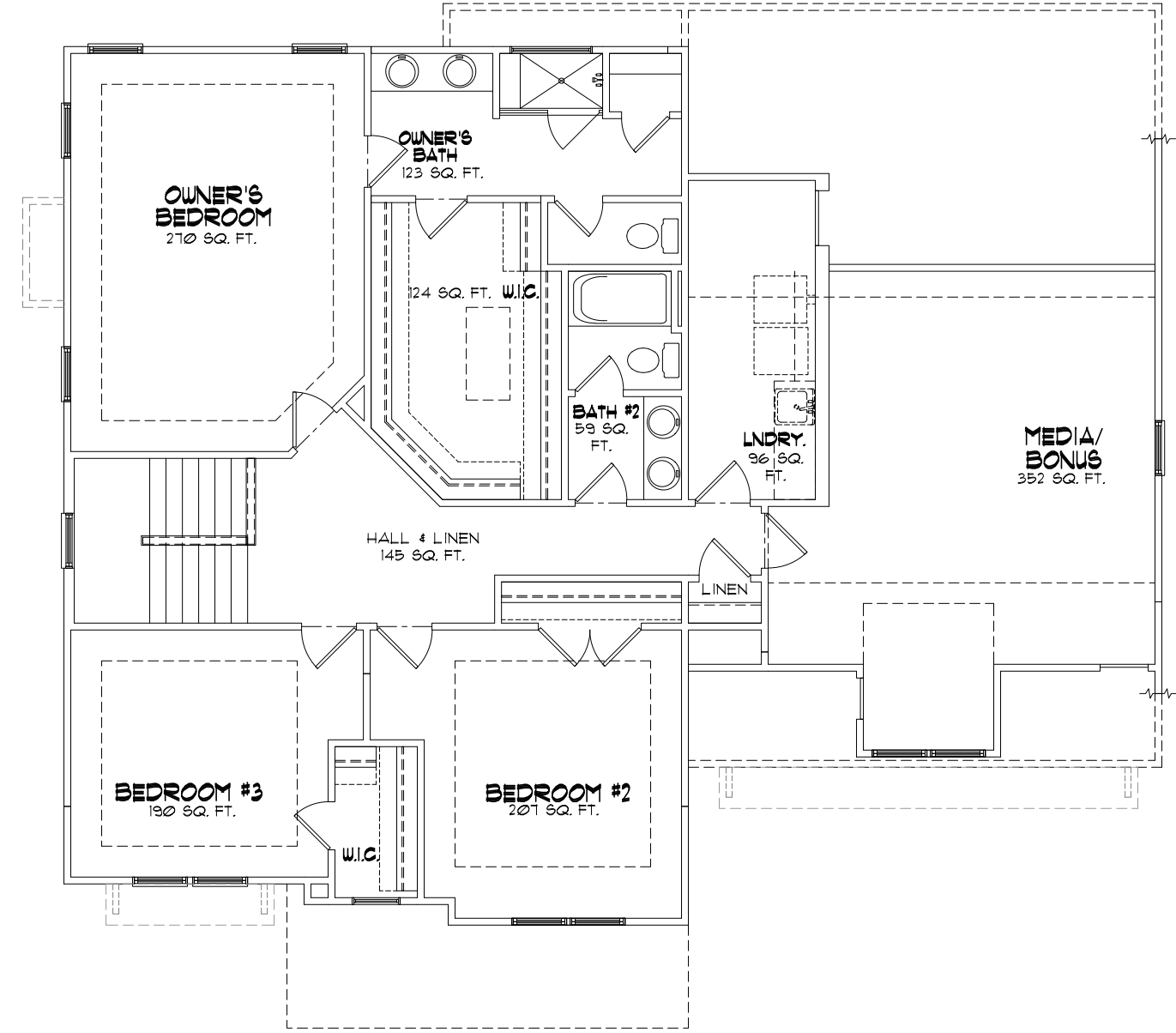
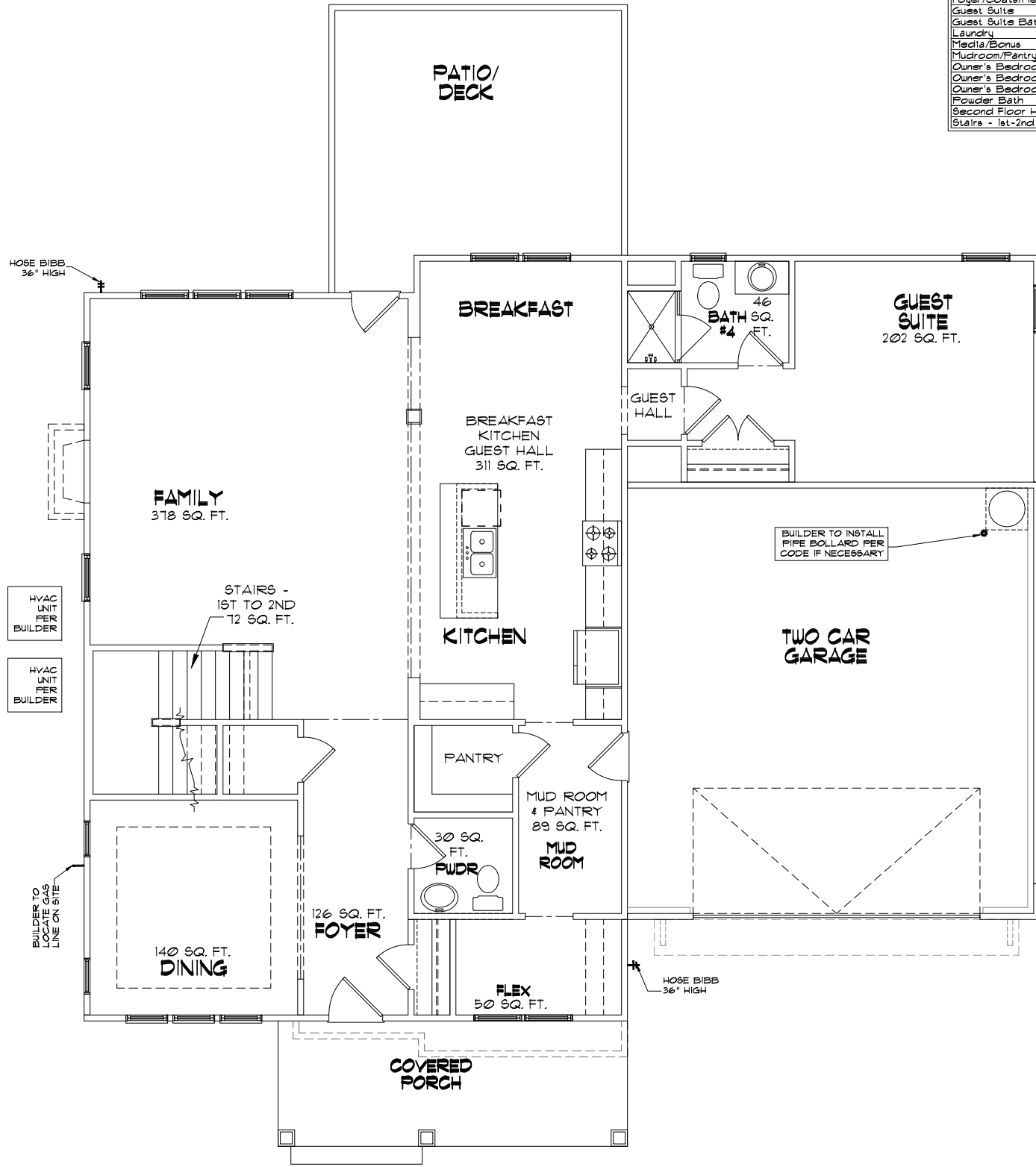
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 GENERAL NOTES: THESE PLANS ARE TO BE COORDINATED WITH ALL PER MEMORANDUMS BY OWNER AND CONTRACTOR AND PER CASE & CODES.
 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM SPECIFIED INFORMATION.
 3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SUPPLIED.

McKee Homes, LLC
Beaufort 2020 - Base - Coastal
Base Plan - Elevation B (Reversed RHG)
Architectural Set - Master Plan (7-9-20)

PROGRESS DATE:	-	
ISSUE DATE:	07/09/20	
DRAWN BY:	B. Bates	
CHECKED BY:	J. Taylor / BB	
DATE:	BY: DESCRPT.	
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Second Floor Plan
SHEET NO. AB-5-0
PLAN NO. 020010

BEAUFORT - COASTAL	
Room Flooring Square Footage	
Bath #2	59
Bedroom #2	201
Bedroom #3	190
Breakfast/Kitchen/Guest Hall	311
Dining	140
Family	318
Flex	50
Foyer/Coats/Mech. Stor.	126
Guest Suite	202
Guest Suite Bath #4	46
Laundry	36
Media/Bonus	352
Mudroom/Pantry	89
Owner's Bedroom	270
Owner's Bedroom Bath	123
Owner's Bedroom Closet	124
Powder Bath	30
Second Floor Hall	145
Stairs - 1st-2nd	72



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

SECOND FLOOR FLOORING - COASTAL
 22x34 PRINTS SCALE: 1/4"=1'-0"
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Scales UNO:
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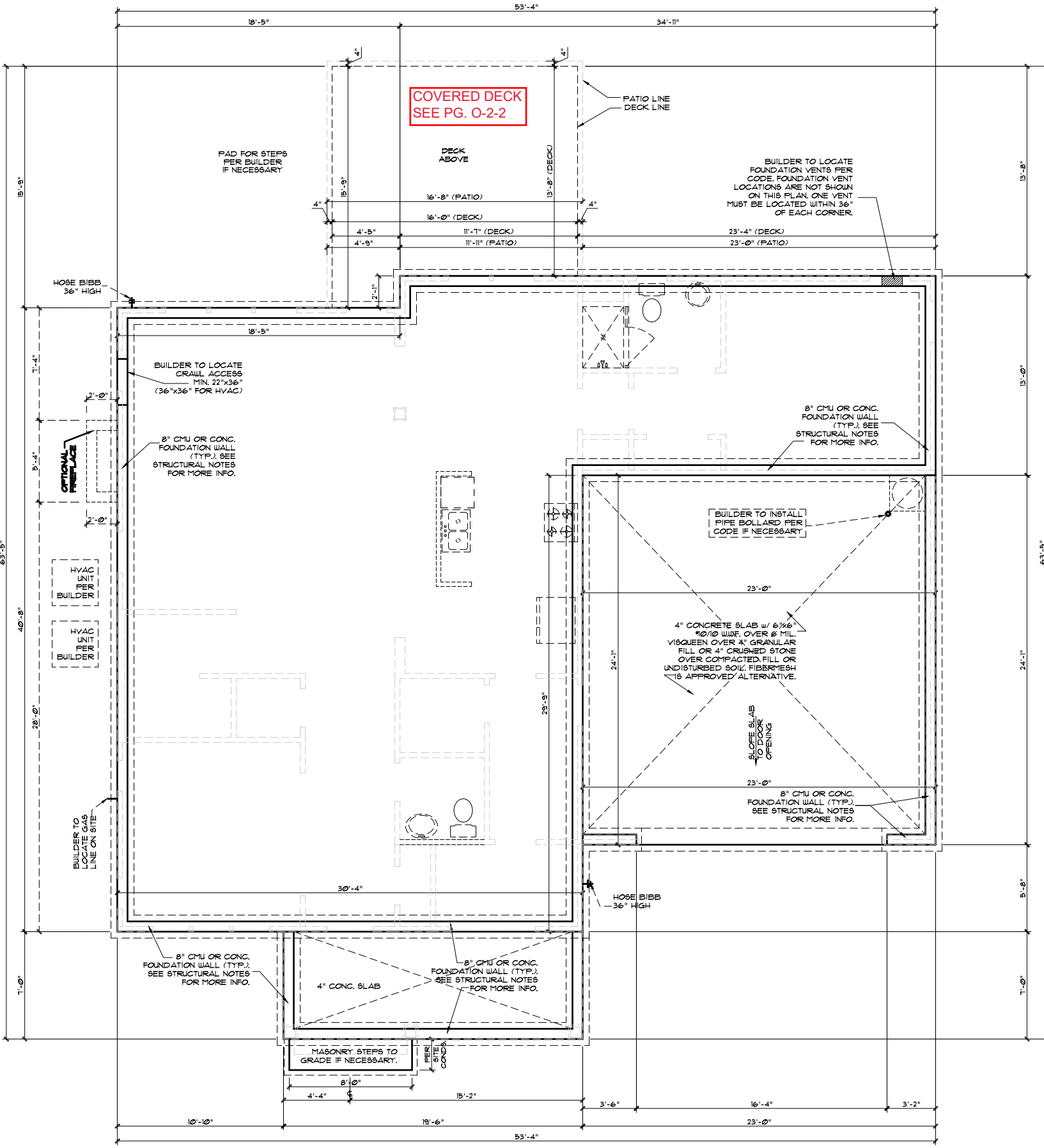
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Floor Plan Flooring
 -Square Footages
 SHEET NO.
ABF-1-0
 PLAN NO.
020010

GENERAL NOTES:
 1. THIS SET OF DRAWINGS IS TO BE CONSIDERED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCING WORK.
 3. THESE WORKS ARE TO BE CONSIDERED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
 4. THESE WORKS WILL ASSUME ANY AND ALL LIABILITY FOR DAMAGES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
 5. THESE WORKS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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

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



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

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

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

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

NOTES:
 1) SEE STRUCTURAL PLANS FOR FOUNDATION VENTILATION CALCULATIONS AND FOUNDATION VENTILATION LOCATIONS

020010 - BEAUFORT 2020 - MASTER PLAN SET
 1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AS A BASE PLAN MASTER SET. BEAUFORT 2020 - MASTER PLAN SET
 2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS. BEAUFORT 2020 - MASTER PLAN SET
 3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC. BEAUFORT 2020 - MASTER PLAN SET

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



Scales UNO:
 22X34: 1/4"=1'-0"
 11X17: 1/8"=1'-0"

McKee Homes, LLC
 Beaufort 2020 - Base - Coastal
 Base Plan - Elevation B (Reversed RHG)
 Architectural Set - Master Plan (7-9-20)

PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Bates
CHECKED BY:	J. Taylor / BB
REVISIONS	
DATE:	BY: DESCRPT.
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-	-
-	-
-	-

Arch - Crawl
 Foundation Plan
 SHEET NO.
ABS-1-1
 PLAN NO.
020010

GENERAL NOTES: 1. THESE SHEETS SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION DEPICTED. 4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SHEETS ARE NOT TO BE USED FOR ESTIMATING, PERMITTING, OR OBTAINING CONSTRUCTION COSTS ASSOCIATED WITH THESE TYPES.

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

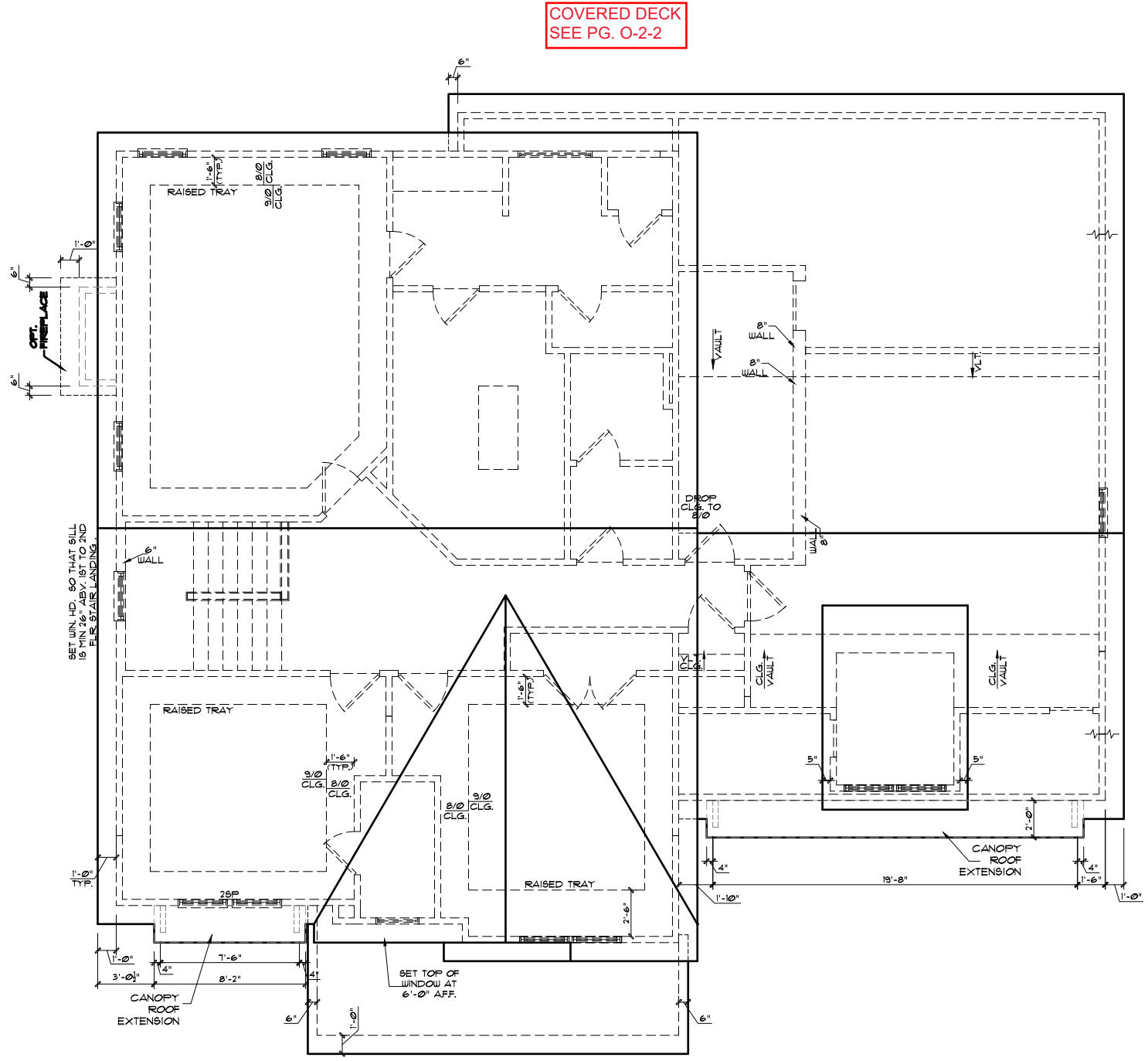
SEE STRUCTURAL PLANS FOR MORE INFORMATION. STRUCTURAL INFORMATION WILL OVERRIDE ARCHITECTURAL INFORMATION NOTED.

TRUSS NOTES

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

NOTES:

- 1) SEE STRUCTURAL PLANS FOR ROOF VENTILATION CALCULATIONS AND ROOF VENTILATION LOCATIONS



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

020010 - BEAUFORT 2020 - MASTER PLAN SET

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET. BEAUFORT 2020 - MASTER PLAN SET

2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS. BEAUFORT 2020 - MASTER PLAN SET

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

GENERAL NOTES: 1. THESE PLANS ARE TO BE COORDINATED WITH ALL THE INFORMATION BY OWNER AND CONTRACTOR AND PER LOCAL CODES. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. MCKEE HOMES IS RESPONSIBLE FOR COORDINATING VARIATIONS FROM THE INFORMATION SUPPLIED.

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

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Scales UNO:
 22X34: 1/4"=1'-0"
 11X17: 1/8"=1'-0"

McKee Homes, LLC
 Beaufort 2020 - Base - Coastal
 Base Plan - Elevation B (Reversed RHG)
 Architectural Set - Master Plan (7-9-20)

PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Bates
CHECKED BY:	J. Taylor / BB
REVISIONS	
DATE:	BY: DESCRPT.
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Arch - Roof Plan

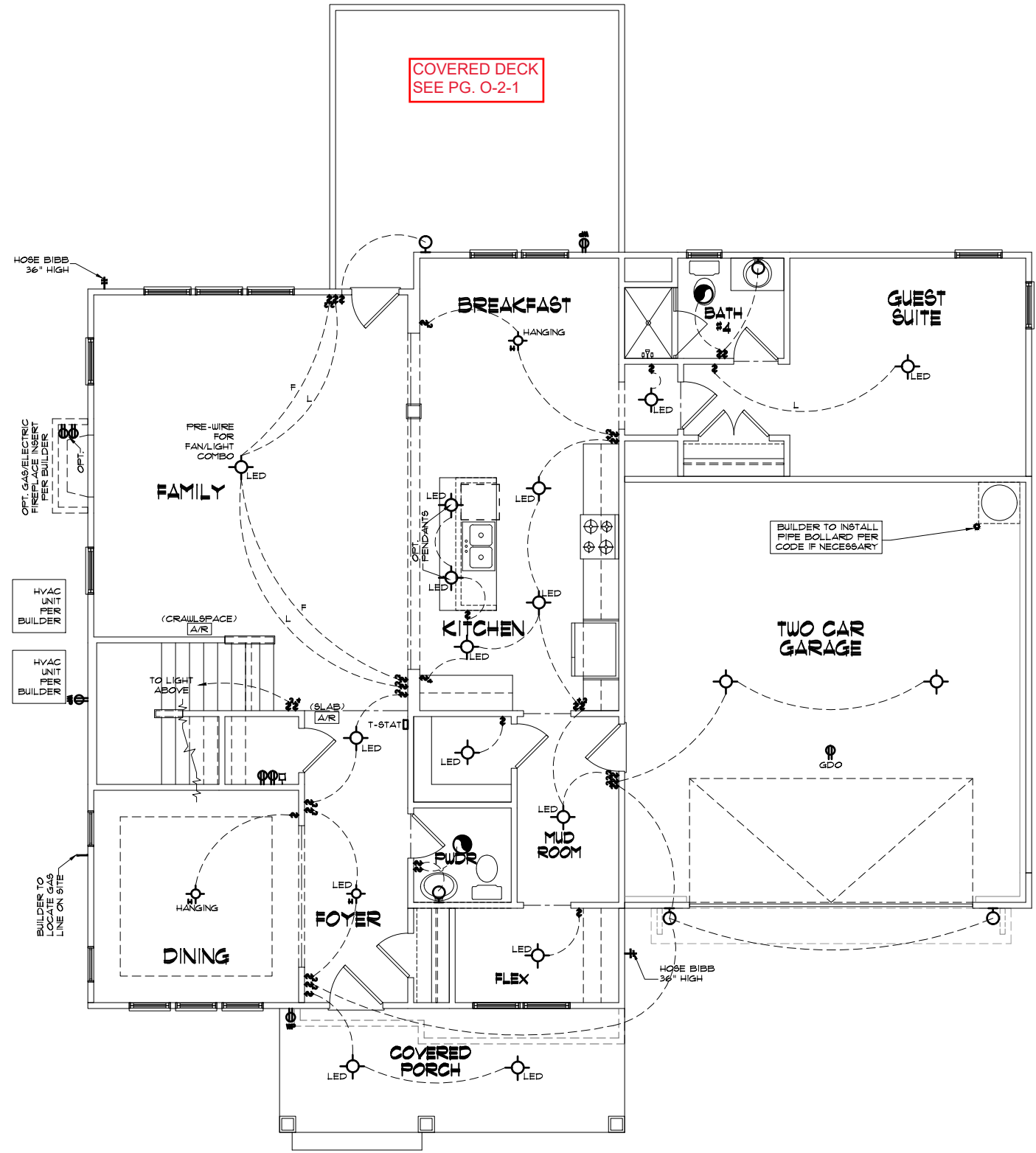
SHEET NO. **ABS-2-0**

PLAN NO. **020010**

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

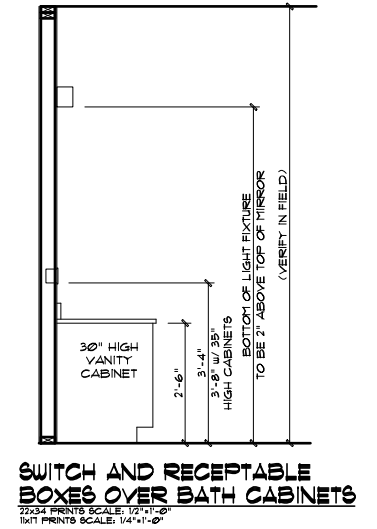
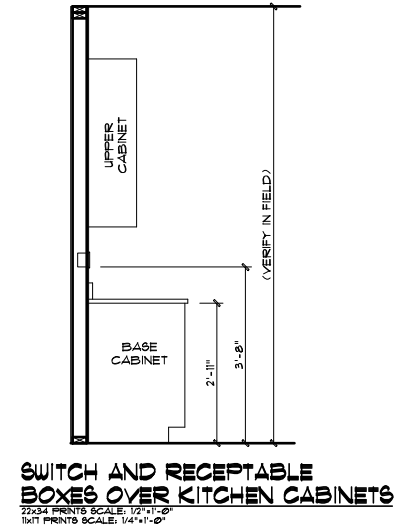
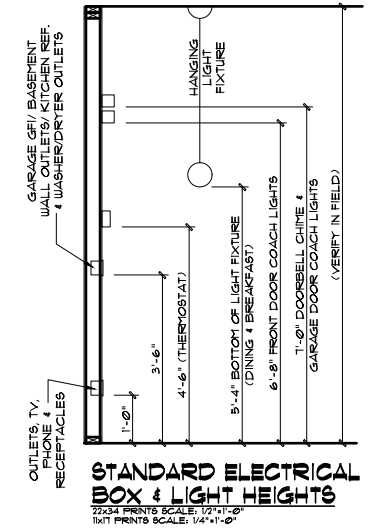


Scales UNO:
22X34: 1/4"=1'-0"
11X17: 1/8"=1'-0"



COASTAL FIRST FLOOR LIGHTING

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



020010 - BEAUFORT 2020 - MASTER PLAN SET

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET. BEAUFORT 2020 - MASTER PLAN SET

2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGN. BEAUFORT 2020 - MASTER PLAN SET

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

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR MUST CONFIRM ELECTRICAL LAYOUT WITH BUILDER AND/OR HOMEOWNER. BUILDER/OWNER SPECIFICATIONS WILL OVERRIDE THESE DOCUMENTS.

2. VERIFY LOCATION OF 240V. RECEPTABLES, AS GAS APPLIANCES MAY BE SUBSTITUTED FOR ELECTRICAL IN SOME CASES.

ELECTRICAL NOTES

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

ELECTRICAL:

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

ELECTRICAL SYMBOLS LEGEND

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

Mckee Homes, LLC
Beaufort 2020 - Base - Coastal
Base Plan - Elevation B (Reversed RHG)
Architectural Set - Master Plan (7-9-20)

GENERAL NOTES:
1. THIS DRAWING SHALL BE COORDINATED WITH ALL SET WORKSHEETS BY OWNER AND CONTRACTOR AND PER LOCAL CODES.
2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION.
3. MCKEE HOMES IS RESPONSIBLE FOR CONTRIBUTING VARIATIONS FROM THE INFORMATION SHOWN.

PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Bates
CHECKED BY:	J. Taylor / BB

REVISIONS	DATE	BY	DESCRPT.
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First Floor Lighting
Lighting

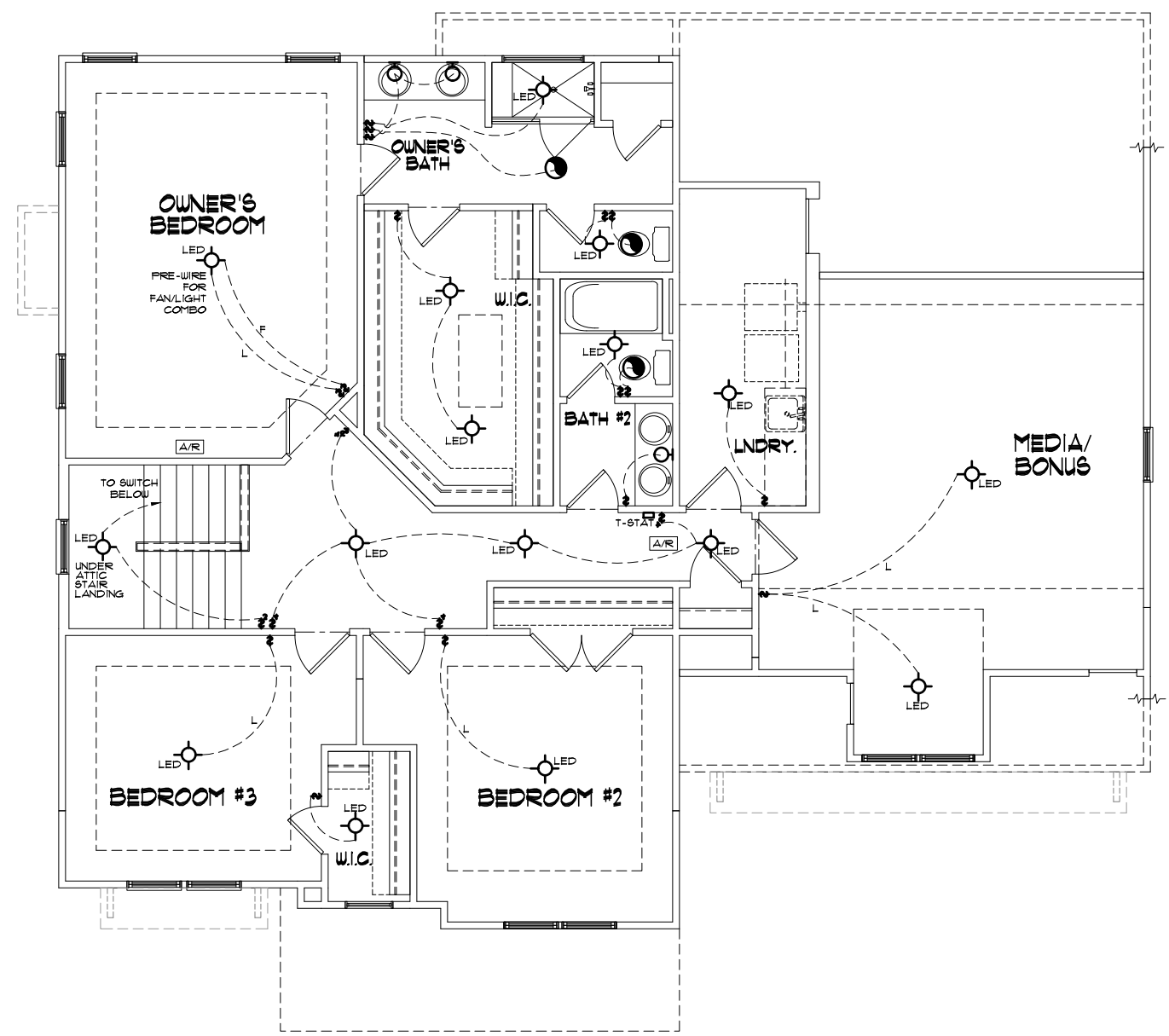
SHEET NO.
ABL-1-0

PLAN NO.
020010

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

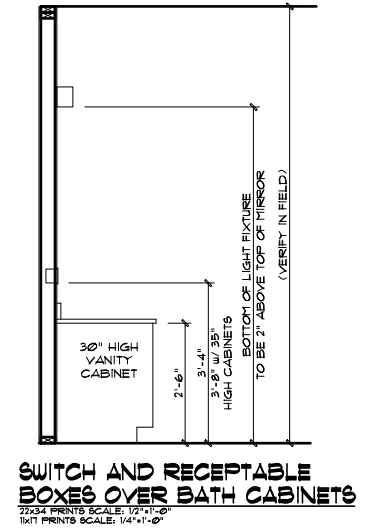
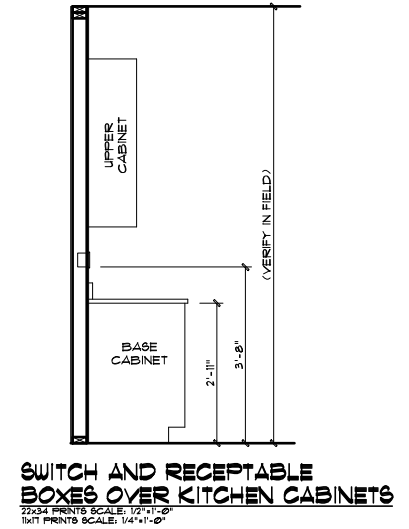
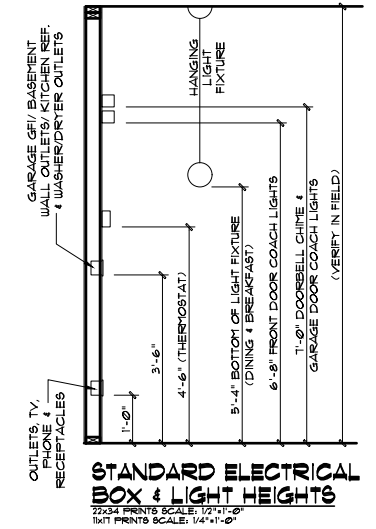


Scales UNO:
22X34: 1/4"=1'-0"
11X17: 1/8"=1'-0"



COASTAL SECOND FLOOR LIGHTING

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



020010 - BEAUFORT 2020 - MASTER PLAN SET

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET. BEAUFORT 2020 - MASTER PLAN SET

2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGN. BEAUFORT 2020 - MASTER PLAN SET

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

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR MUST CONFIRM ELECTRICAL LAYOUT WITH BUILDER AND/OR HOMEOWNER. BUILDER/OWNER SPECIFICATIONS WILL OVERRIDE THESE DOCUMENTS.

2. VERIFY LOCATION OF 240V, RECEPTABLES, AS GAS APPLIANCES MAY BE SUBSTITUTED FOR ELECTRICAL IN SOME CASES.

ELECTRICAL NOTES

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

ELECTRICAL:

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

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

McKee Homes, LLC
Beaufort 2020 - Base - Coastal
Base Plan - Elevation B (Reversed RHG)
Architectural Set - Master Plan (7-9-20)

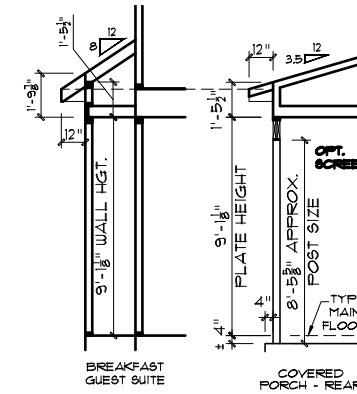
PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Bates
CHECKED BY:	J. Taylor / BB
REVISIONS	
DATE:	BY:
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Second Floor Lighting
Lighting

SHEET NO.
ABL-2-0

PLAN NO.
020010

GENERAL NOTES:
1. THESE SHEETS SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
2. CONTRACTOR IS TO VERIFY ALL INFORMATION ON ALL SITE INFORMATION BY OWNER AND CONTRACTOR, AND FOR ALL SCHEDULES.
3. CONTRACTOR IS TO VERIFY ALL INFORMATION ON ALL SITE INFORMATION BY OWNER AND CONTRACTOR, AND FOR ALL SCHEDULES.
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5. THESE SHEETS ARE NOT TO BE USED FOR REPRODUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF MCKEE HOMES, LLC.



THIS IS MEANT TO BE AN
OPTION SHEET. SEE BASE
PLAN FOR MORE INFORMATION

- 020010 - BEAUFORT 2020 - MASTER PLAN SET**
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 3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC. BEAUFORT 2020 - MASTER PLAN SET

GENERAL NOTES

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

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

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATIONS.

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

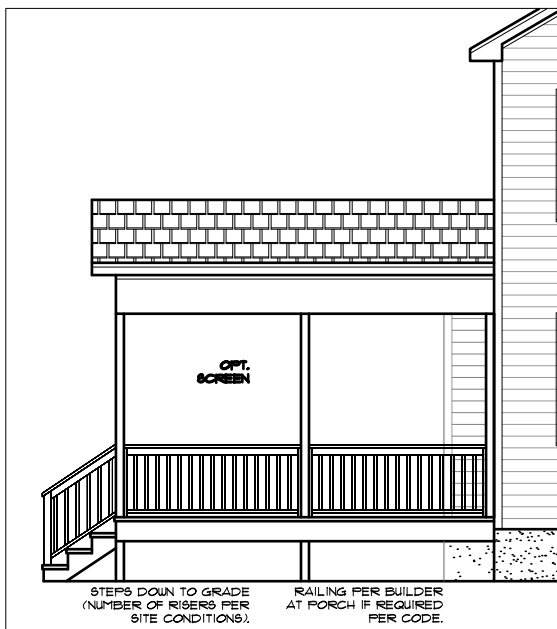
REQUIRED FLASHING LOCATIONS

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

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

ARCHITECTURAL PLANS EXTERIOR MATERIALS

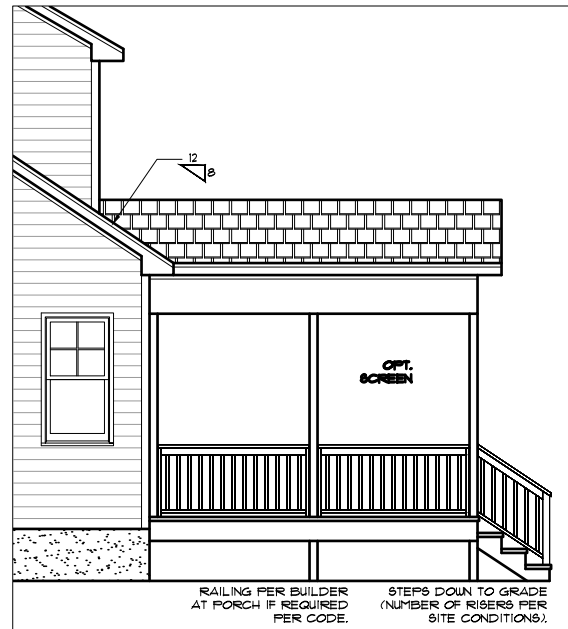
	= SHINGLE ROOF PER BUILDER
	= HORIZONTAL SIDING PER BUILDER
	= SHAKE SIDING PER BUILDER
	= BOARD-N-BATTEN PER BUILDER
	= BRICK PER BUILDER
	= STONE PER BUILDER
	= PARGE FOUNDATION PER BUILDER
	= SCREEN PER BUILDER
	= BRICK ROWLOCK/SOLDIER PER BUILDER
	= STONE ROWLOCK/SOLDIER PER BUILDER



OPT. COV. DECK LEFT ELEVATION
22X34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"



OPT. COV. DECK REAR ELEVATION
22X34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"



OPT. COV. DECK RIGHT ELEVATION
22X34 PRINTS SCALE: 1/4"=1'-0"
11x17 PRINTS SCALE: 1/8"=1'-0"

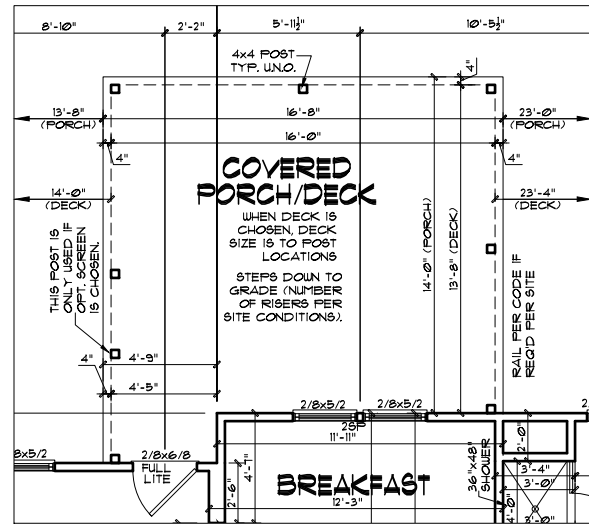
GENERAL NOTES: 1. THESE SHEETS SHALL BE COORDINATED WITH ALL PERMITS AND CONTRACTORS. 2. CONTRACTOR IS TO VERIFY ALL ARCHITECT PREPARED CONDITIONS OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. THESE SHEETS ARE FOR INFORMATION ONLY. 4. MCKEE HOMES SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE SHEETS ARE NOT TO BE USED FOR ESTIMATING, PERMITS, OR CONTRACTING PURPOSES UNLESS SPECIFICALLY NOTED OTHERWISE.

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McKee Homes, LLC
Beaufort 2020 - Base - Options
Base Plan - Options (Reversed RHG)
Architectural Set - Master Plan (7-9-20)

PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Botes
CHECKED BY:	B. Botes
REVISIONS:	
DATE:	BY:
	DESCRPT:

Opt Cov Patio-Porch - Arch - Elevations
SHEET NO. 0-2-0
PLAN NO. 020010



BEAUFORT - Opt Covered Porch - Rear	
Unheated Square Footage	
Cov. Deck I/O Porch - Rear	228
Covered Porch - Rear	244

OPT. COV. PORCH/DECK FIRST FLOOR PLAN

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

THIS IS MEANT TO BE AN
OPTION SHEET. SEE BASE
PLAN FOR MORE INFORMATION

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

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

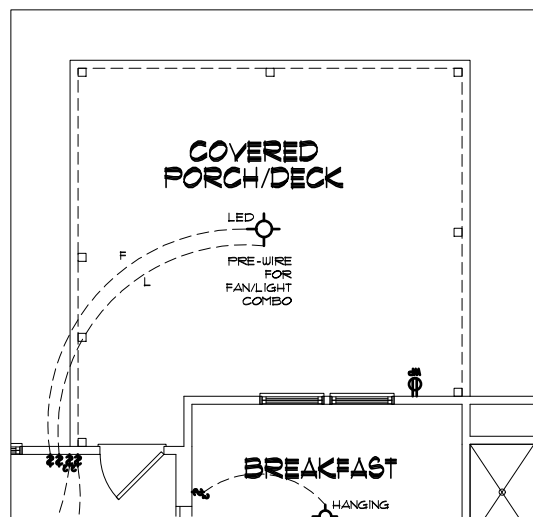
020010 - BEAUFORT 2020 - MASTER PLAN SET
1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC, AS A BASE PLAN MASTER SET.
2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS.
3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC.
BEAUFORT 2020 - MASTER PLAN SET

GENERAL NOTES
WALL THICKNESS / ANGLES
ALL EXTERIOR STUD WALLS ARE DRAWN 4" THICK UNO.
ALL INTERIOR STUD WALLS ARE DRAWN 4" THICK UNO.
ANGLED WALLS ARE DRAWN @ 45° UNO.
EGRESS
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS FOR CLEAR OPENING HEIGHT AND WIDTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZING PER CODE BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.
WALL/CEILING HEIGHTS
WALL AND CEILING HEIGHTS NOTES ARE BASED ON NOMINAL WALL SIZE (I.E. A 9'-1 1/8" ACTUAL WALL HEIGHT IS LABELED 9'0" ON THE PLANS).
ALL VAULTED OR SLOPED CEILINGS ARE TO BE FURRED DOWN TO ACCOMMODATE REQUIRED CEILING INSULATION AND 1" AIRSPACE. VERIFY CODES FOR INFORMATION ON INSULATION REQUIREMENTS.
STAIRS
STAIR TREADS ARE MEASURED FROM NOSING TO NOSING (N.N.).
MAXIMUM STAIR RISE HEIGHT TO BE NO GREATER THAN 8-1/4"

ARCHITECTURAL PLANS WALL LEGEND

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

WINDOW FALL PREVENTION PROTECTION
IF ANY PART OF THE CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS LOCATED MORE THAN 72" ABOVE THE EXTERIOR GRADE THEN THE LOWEST PART OF THE CLEAR OPENING MUST BE AT LEAST 24" ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS LOCATED.
EXCEPTIONS:
1. THE WINDOW IS A FIXED UNIT
2. THE OPENING DOES NOT ALLOW THE PASSAGE OF A 4- INCH DIAMETER SPHERE.
3. THE WINDOW IS EQUIPPED WITH A WINDOW FALL PREVENTION DEVICE MEETING ASTM F2090.
4. THE WINDOW IS EQUIPPED WITH AN APPROVED WINDOW OPENING LIMITING DEVICE.
NOTE: WHEN USED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW, OPENING LIMITING DEVICES AND FALL PREVENTION DEVICES MUST BE APPROVED FOR EMERGENCY ESCAPE AND RESCUE PROVISIONS.



FIRST FLOOR LIGHTING

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



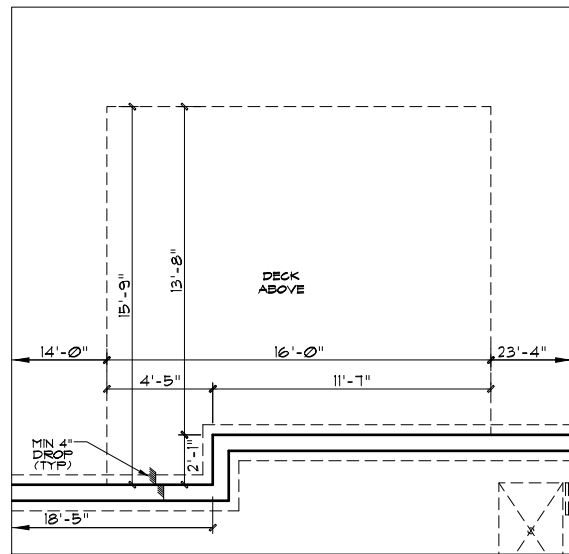
Scales UNO:
22X34: 1/4"=1'-0"
11X17: 1/8"=1'-0"

McKee Homes, LLC
Beaufort 2020 - Base - Options
Base Plan - Options (Reversed RHG)
Architectural Set - Master Plan (7-9-20)

PROGRESS DATE:	
ISSUE DATE:	07/09/20
DRAWN BY:	B. Botes
CHECKED BY:	B. Botes
REVISIONS	
DATE:	BY:

Opt Cov Patio-Porch - Arch-Floors-Lights
SHEET NO. 0-2-1
PLAN NO. 020010

GENERAL NOTES: THESE PLANS ARE TO BE COORDINATED WITH ALL SET MEMBERSHIP BY OWNER AND CONTRACTOR. ANY AND ALL CHANGES TO THESE DRAWINGS HEREIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL CODES AND REGULATIONS.



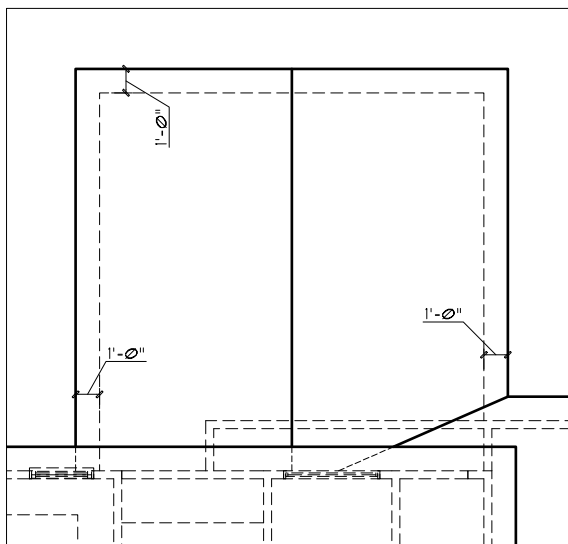
**OPT. COVERED DECK
CRAWL FOUNDATION**

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

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

THIS IS MEANT TO BE AN OPTION SHEET. SEE BASE PLAN FOR MORE INFORMATION

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



**OPT. COV. PATIO/PORCH
ROOF PLAN**

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

TRUSS NOTES

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

020010 - BEAUFORT 2020 - MASTER PLAN SET

1) PLANS HAVE BEEN ISSUED TO MCKEE HOMES LLC. AS A BASE PLAN MASTER SET. BEAUFORT 2020 - MASTER PLAN SET

2) PLANS AND OPTIONS ARE DESIGNED FOR SINGLE USE ONLY AND NOT IN COMBINATION WITH EACH OTHER. THE USE OF MULTIPLE OPTIONS TOGETHER MAY CAUSE ADDITIONAL CHANGES TO ORIGINAL STRUCTURE AND ARCHITECTURAL DESIGNS. BEAUFORT 2020 - MASTER PLAN SET

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

GENERAL NOTES: 1. THESE NOTES SHALL APPLY TO ALL USES UNLESS OTHERWISE SPECIFIED. 2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CHANGES OR ITEMS VARYING FROM DESIGNED INFORMATION. 3. MCKEE HOMES IS RESPONSIBLE FOR CONSTRUCTION VARIATIONS FROM THE INFORMATION PROVIDED. 4. MCKEE HOMES SHALL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. THESE NOTES IS RESPONSIBLE FOR ESTIMATING, MEASUREMENTS, OR INCLUDING CONSTRUCTION COSTS ASSOCIATED WITH THESE PLANS.

020010 - BEAUFORT 2020 - MASTER PLAN SET

PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Botes
CHECKED BY:	B. Botes
REVISIONS	
DATE	BY
-	-
-	-
-	-
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-	-

Opt Cov Patio-Porch - Arch-Fnd-Roof

SHEET NO. **0-2-2**

PLAN NO. **020010**

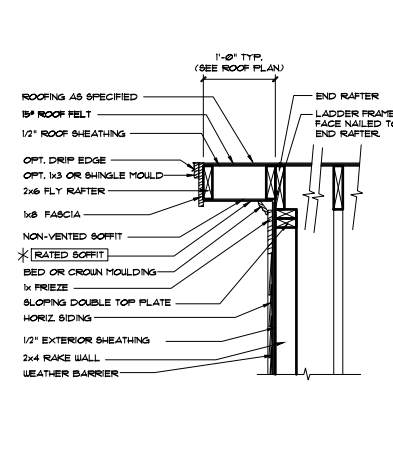


Scales UNO:
22X34: 1/4"=1'-0"
11x17: 1/8"=1'-0"

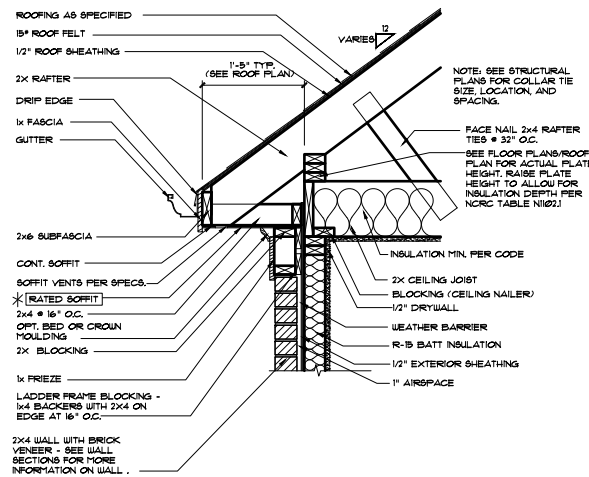
McKee Homes, LLC
Beaufort 2020 - Base - Options
Base Plan - Options (Reversed RHG)
Architectural Set - Master Plan (7-9-20)

020010 - BEAUFORT 2020 - MASTER PLAN SET

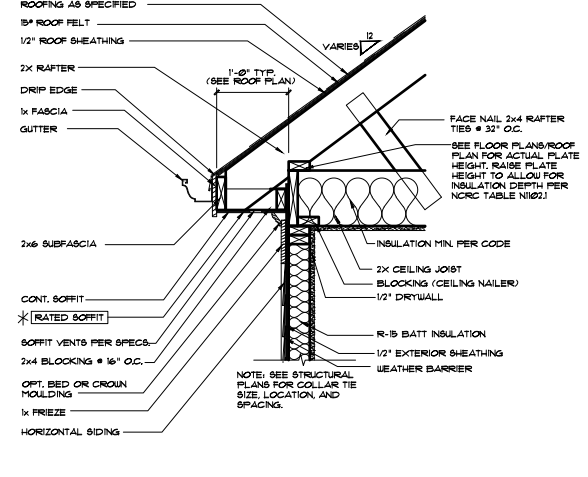
* 1 HOUR RATED (PRESCRIPTIVE 133 HR) W/ (2) LAYERS 5/8" TYPE X GYP BD. AT UNDERSIDE OF SOFFIT/RAKE AS REQUIRED. SEE PLANS FOR LOCATIONS. USE EXTERIOR GRADE (G-P FIREGUARD EXTERIOR OR EQUAL) UNDER FINISHED NON-VENTED SOFFIT.



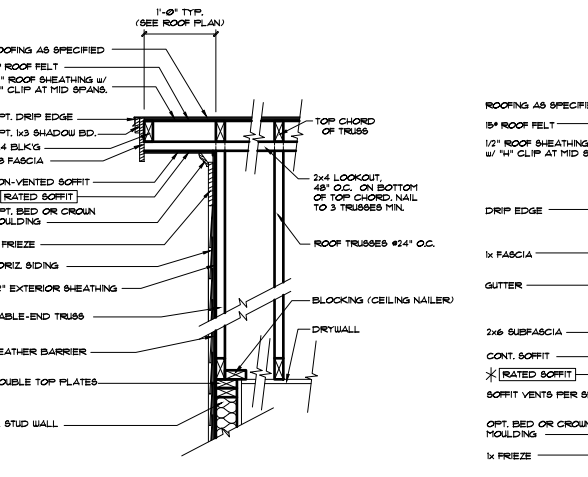
9 RAKE OVERHANG - STICK
1'-1'-0"
DT0039



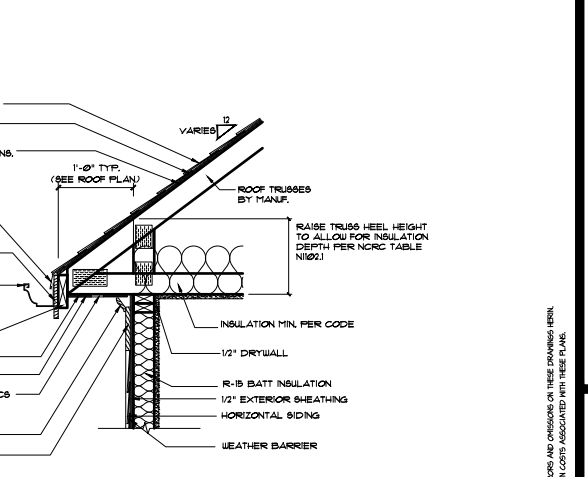
8 CORNICE AT BRICK STICK
1'-1'-0"
DT0051



7 CORNICE AT SIDING (STICK)
1'-1'-0"
DT0064



6 RAKE OVERHANG - (TRUSSES)
1'-1'-0"
DT0046



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

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

ACCEPTABLE MANUFACTURER: G-P DENSE GL455 GOLD FIREGUARD EXTERIOR GUARD OR EQUAL.

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS		
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs with 1 1/2" galvanized roofing nails, 0.120" shank, 7/16" or 1/2" heads, 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.		
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 1/4" long, 0.0915" shank, 1/2" heads, 7" o.c. (LOAD-BEARING)		
Thickness:	Varies	
Approx. Weight:	7 pcf	
Fire Test:	See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309), UL R1319-129, 7-22-70, UL Design U314)	

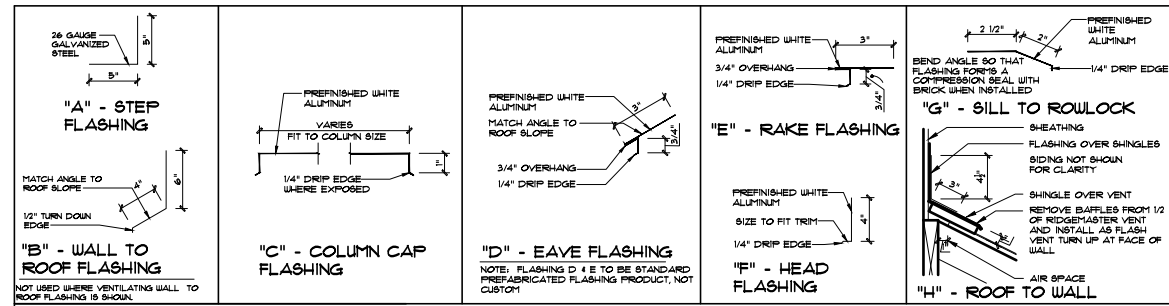
WALL SECTION DETAILS

MASTER DETAIL	DETAIL VARIATIONS		
<p>2x4 or 2x6 STUDS @ 12" OR 16" O.C. (SEE PLANS FOR SIZE AND SPACING.)</p> <p>WEATHER BARRIER</p> <p>1/16" EXTERIOR O.S.B.</p> <p>BATT INSULATION (R-15)</p> <p>1/2" GYP. WALLBOARD</p>	<p>A EXTERIOR WALL HORIZONTAL SIDING</p>	<p>B EXTERIOR WALL BRICK VENEER</p>	<p>C EXTERIOR WALL STONE VENEER (APPLIED)</p>
<p>3/4" STUCCO FINISH</p> <p>METAL LATH</p>	<p>D EXTERIOR WALL STUCCO FINISH</p>		

FLOOR SECTION DETAILS

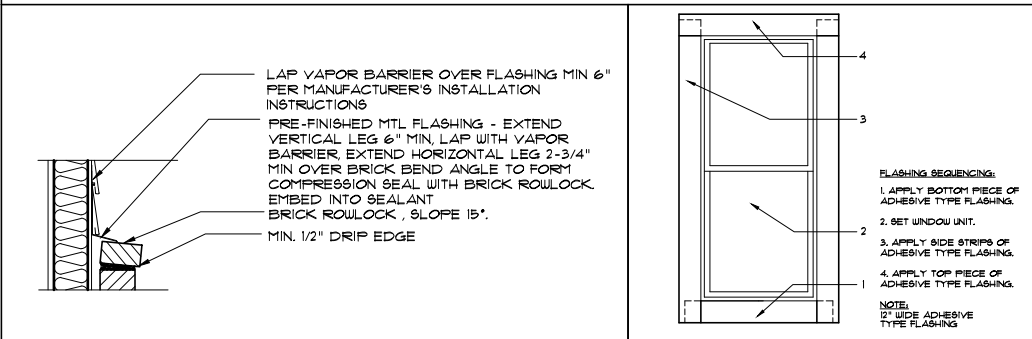
MASTER DETAIL	DETAIL VARIATIONS		
<p>SEE FLOOR PLANS AND ELEVATIONS FOR WALL FINISH MATERIALS. SEE WALL SECTIONS FOR MORE INFO.</p> <p>SEE FOUNDATION DETAILS FOR FOUNDATION WALL TYPE AND MORE INFO.</p> <p>3/4" TAG SUBFLOOR</p> <p>R-15 INSULATION AT CRAWL OR W/ UNFINISHED BASEMENT BELOW</p> <p>FINISH FLOOR (SEE SPECS)</p> <p>P.T. SILL PLATE. SEE FOUNDATION DETAILS FOR MORE INFO.</p> <p>JOISTS AT FOUNDATION</p> <p>SEE FLOOR PLANS AND ELEVATIONS FOR WALL FINISH MATERIALS. SEE WALL SECTIONS FOR MORE INFO.</p> <p>3/4" TAG SUBFLOOR</p> <p>DOUBLE TOP PLATE</p> <p>JOISTS AT STUD WALL</p>	<p>A FLOOR SYSTEM AT STUD WALL CONVENTIONAL LUMBER</p>	<p>B FLOOR SYSTEM AT STUD WALL I-JOISTS</p>	<p>C FLOOR SYSTEM AT STUD WALL FLOOR TRUSSES</p>
<p>D FLOOR SYSTEM AT STUD WALL I-JOISTS</p>	<p>E FLOOR SYSTEM AT STUD WALL I-JOISTS</p>	<p>F FLOOR SYSTEM AT STUD WALL FLOOR TRUSSES</p>	<p>G FLOOR SYSTEM AT STUD WALL FLOOR TRUSSES</p>

GENERAL NOTES: 1. THIS SET OF DRAWINGS IS TO BE COORDINATED WITH ALL SET DRAWINGS BY OWNER AND CONTRACTOR. 2. CONTRACTOR IS TO VERIFY ALL CONDITIONS OF EXISTING OR OTHER WORKING FROM EXISTING INFORMATION. 3. MAKE WORK RESPONSIBLE FOR CONTRIBUTED VARIATIONS FROM THE INFORMATION SHOWN. 4. MAKE WORK RESPONSIBLE FOR ANY AND ALL LIABILITY FOR DAMAGES ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN. 5. MAKE WORK RESPONSIBLE FOR ESTIMATING, MATERIALS, AND INSTALLATION COSTS ASSOCIATED WITH THESE PLANS.



FLASHING DETAILS

NOT TO SCALE

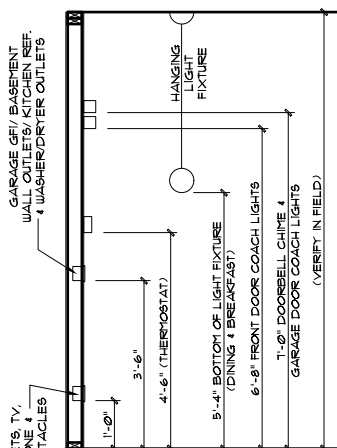


SIDING TO BRICK ROULOCK FLASHING

NO SCALE

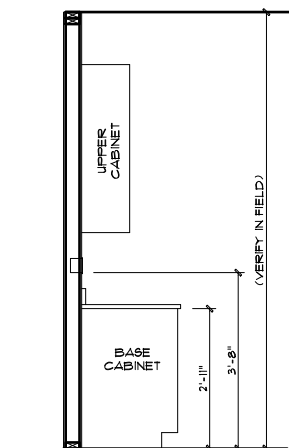
ADHESIVE FLASHING DTL.

NO SCALE



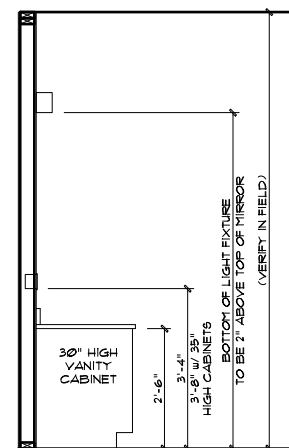
STANDARD ELECTRICAL BOX & LIGHT HEIGHTS

2024 PRINTS SCALE: 1/2"=1'-0"
18X1 PRINTS SCALE: 1/4"=1'-0"



SWITCH AND RECEPTABLE BOXES OVER KITCHEN CABINETS

2024 PRINTS SCALE: 1/2"=1'-0"
18X1 PRINTS SCALE: 1/4"=1'-0"



SWITCH AND RECEPTABLE BOXES OVER BATH CABINETS

2024 PRINTS SCALE: 1/2"=1'-0"
18X1 PRINTS SCALE: 1/4"=1'-0"

020010 - BEAUFORT 2020 - MASTER PLAN SET

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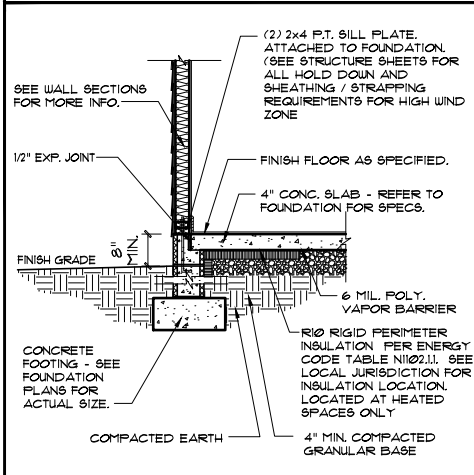
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3. ANY ON SITE CHANGES OR VARIATIONS FROM PLANS SHOWN MUST BE VERIFIED WITH DESIGNER OR ENGINEER TO MEET LOCAL CODES, GUIDELINES, LOAD CALCULATIONS ETC. BEAUFORT 2020 - MASTER PLAN SET

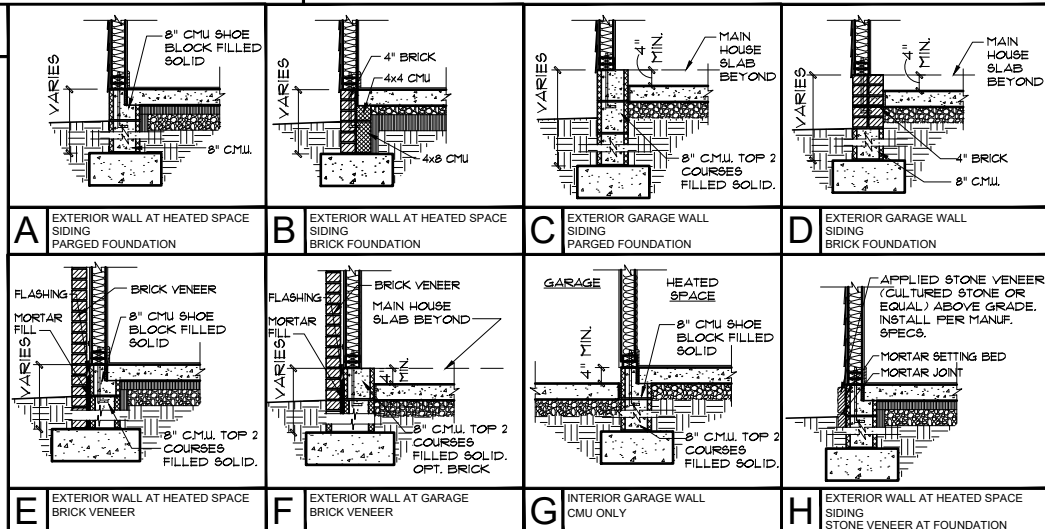
* SEE STRUCTURAL SHEETS, NOTES AND DETAILS FOR MORE INFORMATION. ALL STRUCTURAL INFORMATION OVER-RIDES THESE ARCHITECTURAL DETAILS

STEM WALL SLAB FOUNDATION DETAILS

MASTER DETAIL

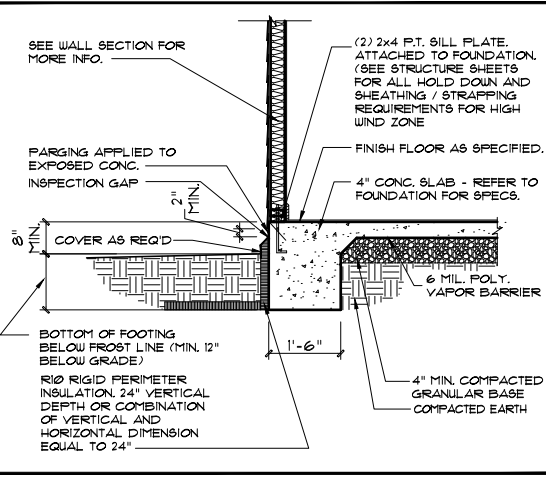


DETAIL VARIATIONS

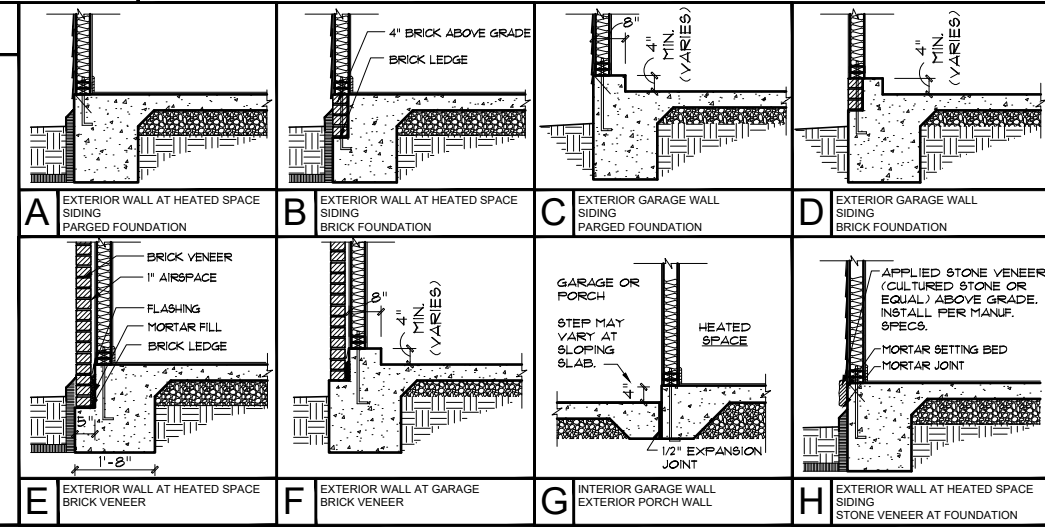


MONO SLAB FOUNDATION DETAILS

MASTER DETAIL

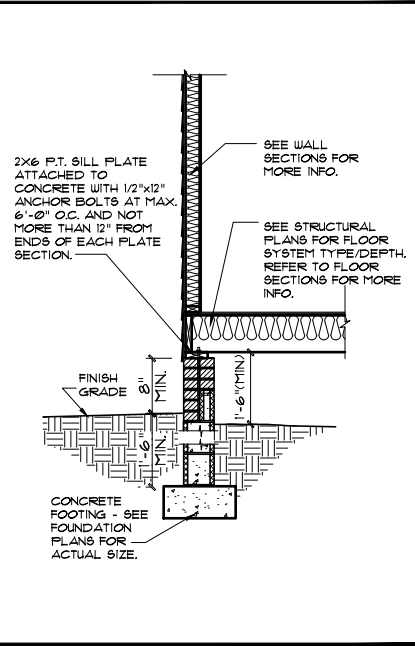


DETAIL VARIATIONS

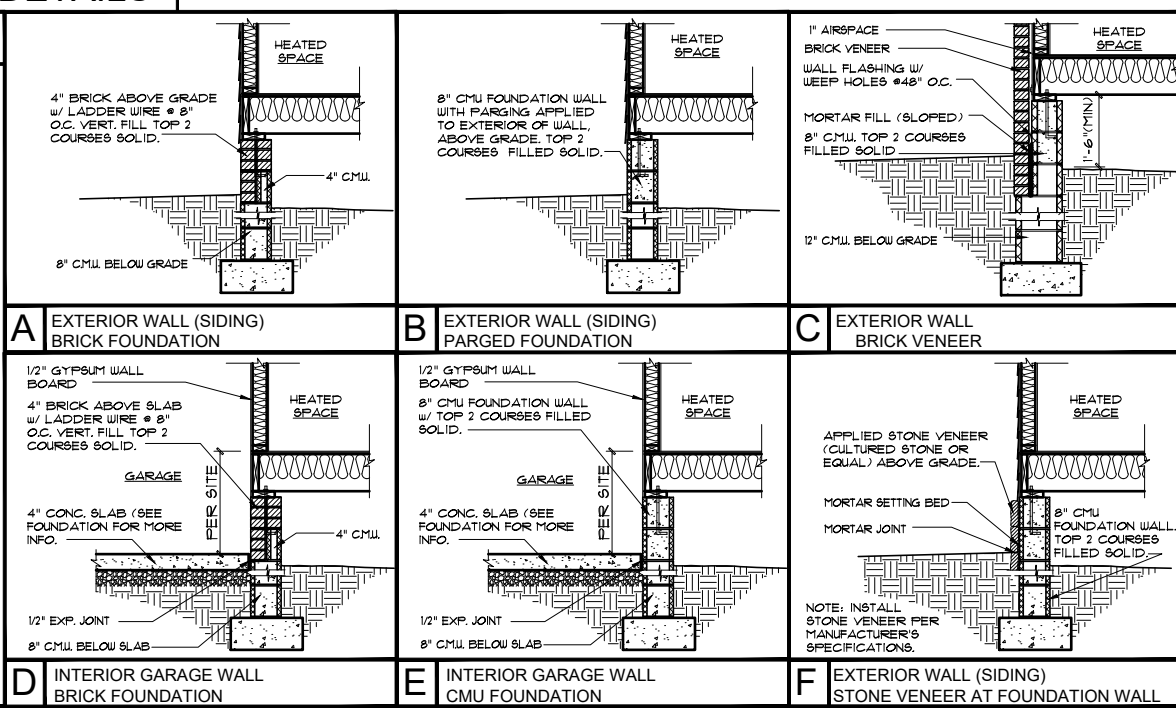


CRAWL FOUNDATION DETAILS

MASTER DETAIL



DETAIL VARIATIONS



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

4. MCKEE HOMES WILL ASSUME ANY AND ALL LIABILITY FOR ERRORS ASSOCIATED WITH ERRORS AND OMISSIONS ON THESE DRAWINGS HEREIN.
5. THESE SCALE IS RESPONSIBLE FOR ERRORS, OMISSIONS, AND/OR INCONSISTENCIES IN THESE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS AND ALL APPLICABLE CODES.
2. CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITIONS OR ITEMS VARYING FROM DRAWING INFORMATION.
3. MCKEE HOMES IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FROM THE INFORMATION PROVIDED.

PROGRESS DATE:	-
ISSUE DATE:	07/09/20
DRAWN BY:	B. Botes
CHECKED BY:	B. Botes
REVISIONS:	
DATE:	BY:
	DESCRPT.

Architectural Details
SHEET NO. **ADT-2**
PLAN NO. **020010**

McKee Homes, LLC
Beaufort 2020 - Base - Details
Base Plan - Base (Reversed RHG)
Architectural Set - Master Plan (7-9-20)

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:

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

7. Component and Cladding (in PSF)

Table with 5 columns: MEAN ROOF HT., UP TO 30', 30'-35', 35'-40', 40'-45'. Rows for ZONE 1 through ZONE 5.

8. Seismic

- 8.1. Site Class D
8.2. Design Category C
8.3. Importance Factor 1.0
8.4. Seismic Use Group I
8.5. Spectral Response Acceleration
8.5.1. Ss = %g
8.5.2. Sm = %g
8.6. Seismic Base Shear
8.6.1. Vx =
8.6.2. Vy =
8.7. Basic Structural System (check one)
[] Bearing Wall
[] Building Frame
[] Moment Frame
[] Dual w/ Special Moment Frame
[] Dual w/ Intermediate R/C or Special Steel
[] Inverted Pendulum
8.8. Arch/Mech Components Anchored No
8.9. Lateral Design Control: Seismic [] Wind [x]
9. Assumed Soil Bearing Capacity 20000psf



STRUCTURAL PLANS PREPARED FOR:

BEAUFORT 2020

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

DESIGNER: Planwork 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:

Table with 4 columns: AB, AFF, CJ, CLR, DJ, D&P, EE, EW, NTS, OC, P&F, P&I. Rows for ANCHOR BOLT, ABOVE FINISHED FLOOR, CEILING JOIST, CLEAR, DOUBLE JOIST, DOUBLE STUD POCKET, EACH END, EACH WAY, NOT TO SCALE, ON CENTER, POUNDS PER SQUARE FOOT, POUNDS PER SQUARE INCH, PT, PRESSURE TREATED, ROOF SUPPORT, STUD COLUMN, SINGLE JOIST, SPRUCE PINE FIR, SIMPSON STRONG-TIE, SOUTHERN YELLOW PINE, TRIPLE JOIST, TRIPLE STUD POCKET, TYPICAL, UNLESS NOTED OTHERWISE, 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:

Table with 2 columns: Sheet No., Description. Rows for CSI, S10m, S10s, S10c, S10b, S20, S30, S40, S50, S60, S70, S80.

REVISION LIST:

Table with 4 columns: Revision No., Date, Project No., Description.

GENERAL STRUCTURAL NOTES:

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

FOUNDATIONS:

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

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

STRUCTURAL STEEL:

- 1. Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
2. Structural steel shall receive one coat of shop applied rust-inhibitive paint.
3. All steel shall have a minimum yield stress (Fy) of 36 ksi unless otherwise noted.
4. 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:

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

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

CONCRETE REINFORCEMENT:

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

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

WOOD FRAMING:

- 1. Solid 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.
2. LVL or PSL engineered wood shall have the following minimum design values:
2.1. E = 1900000 psi
2.2. Fb = 2600 psi
2.3. Fv = 285 psi
2.4. Fc = 100 psi
3. 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.
4. Nails shall be common wire nails unless otherwise noted.
5. Lag screws shall conform to ANSI/ASME standard B18.21.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
6. All beams shall have full bearing on supporting framing members unless otherwise noted.
7. Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
8. Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
9. Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.
10. Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.

WOOD TRUSSES:

- 1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
2. The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures," (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
3. The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction" (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
4. The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-9). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
5. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

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

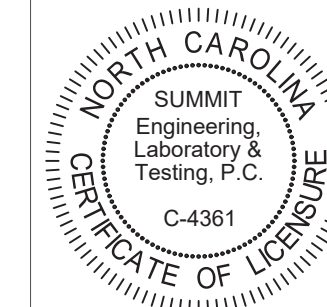
WOOD STRUCTURAL PANELS:

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

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

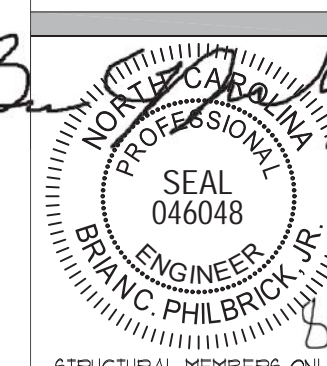
STRUCTURAL FIBERBOARD PANELS:

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



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

PROJECT: Beaufort 2020 - RH
Cover sheet



STRUCTURAL MEMBERS ONLY

DRAWING DATE: 07/19/2020
SCALE: 2/324 1/4"=1'-0"
PROJECT # 42403000 28660
DRAWN BY: EPB
CHECKED BY: EPB

ORIGINAL INFORMATION
PROJECT # 28660 DATE 07/19/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

CSI

FOUNDATION NOTES:

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- STRUCTURAL CONCRETE TO BE $F_c = 3000$ PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
- FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
- FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS, PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- FILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
- PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
- PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
- CRAWL SPACE TO BE GRADED LEVEL, AND CLEARED OF ALL DEBRIS.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.16. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION AND (1) LOCATED NOT MORE THAN 12" FROM THE CORNER. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:

DJ = DOUBLE JOIST	SJ = SINGLE JOIST
GT = GIRDER TRUSS	FT = FLOOR TRUSS
SC = STUD COLUMN	DR = DOUBLE RAFTER
EE = EACH END	TR = TRIPLE RAFTER
TJ = TRIPLE JOIST	OC = ON CENTER
CL = CENTER LINE	PL = POINT LOAD
- ALL PIERS TO BE 16"x16" MASONRY AND ALL FILASTERS TO BE 8"x16" MASONRY, TYPICAL (UNO).
- WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN.
- A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
- ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

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

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

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

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

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

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

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

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY MCKEE HOMES COMPLETED/REVISED ON 07/09/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

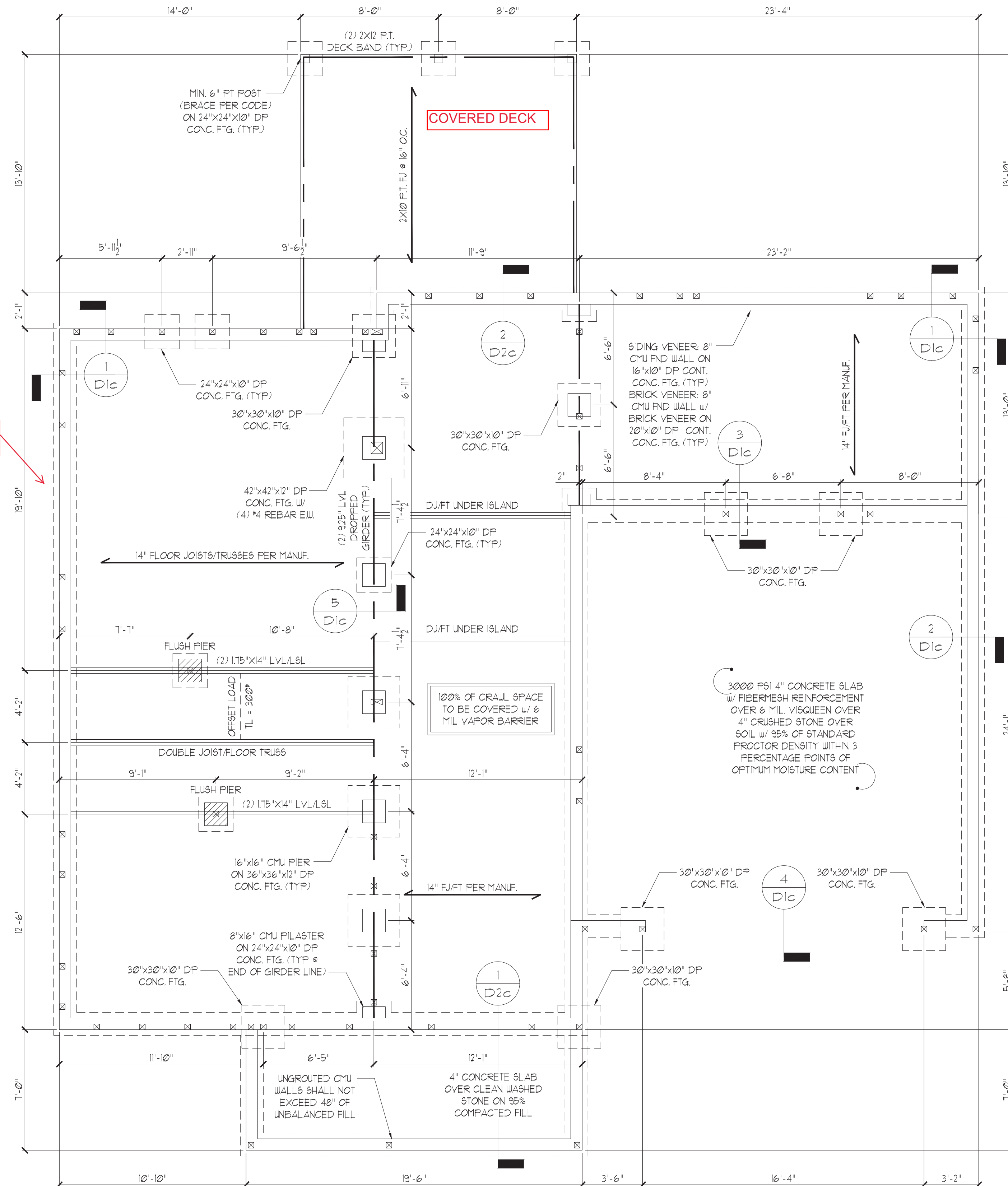
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY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

STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

CRAWL SPACE FOUNDATION PLAN

SCALE: 1/4"=1'-0" OR 2/8"=1'-0" OR 1/8"=1'-0" ON 11"x17"

FIREPLACE
SEE PG. S1.5C



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

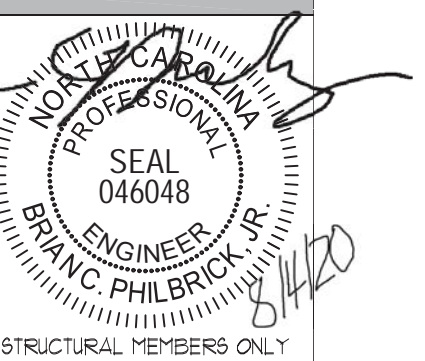
CRAWL SPACE VENTILATION:
1551 SQ. FT. / 150" ± 10.4 SQ. FT. REQ.
1024 SQ. FT. / 45 PER VENT - 24 VENTS REQ.

NOTE: WHERE AN APPROVED VAPOR BARRIER IS INSTALLED OVER GROUND SURFACE, THE REQUIRED VENTILATION MAY BE REDUCED BY 50%.



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

PROJECT:
Beaufort 2020 - RH
Crawl Space Foundation



DRAWING
DATE: 07/09/2020
SCALE: 2/8"=1'-0" / 1/4"=1'-0" / 1/8"=1'-0"
PROJECT # 42405000 26660
DRAWN BY: EPB
CHECKED BY: EPB

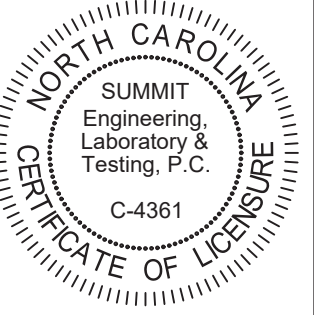
ORIGINAL INFORMATION
PROJECT # 26660
DATE 07/09/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

S1.1c

COASTAL



CLIENT:
 McKee Homes
 109 Hwy 61, Suite 201
 Fayetteville, NC 28301

PROJECT:
 Beautort 2020 - RH
 Crawl Space Foundation

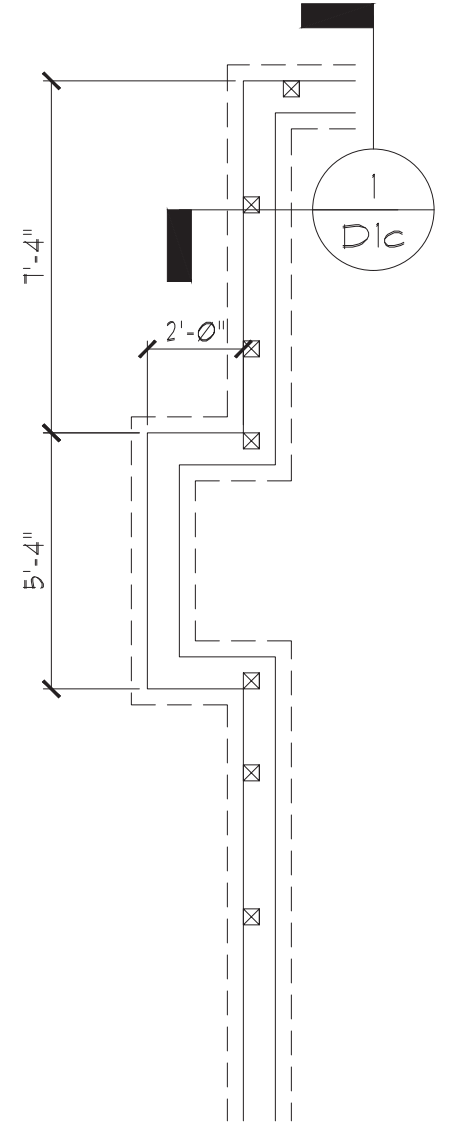
B. Philbrick
 SEAL
 046048
 ENGINEER
 BRUCE, PHILBRICK, JR.
 8/1/20

STRUCTURAL MEMBERS ONLY

DRAWING
 DATE: 07/31/2020
 SCALE: 22x4 1/4" x 18" x 18"
 PROJECT # 42405000 28660
 DRAWN BY: EPB
 CHECKED BY: ENP

ORIGINAL INFORMATION
 PROJECT # 28660 DATE 07/31/2020
 REFER TO COVER SHEET FOR A
 COMPLETE LIST OF REVISIONS

SHEET
 515c



OPT. FIREPLACE

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.

CRAWL SPACE FOUNDATION PLAN

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

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 (FSL): $F_b = 2900$ 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 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION AND (1) LOCATED NOT MORE THAN 12" FROM THE CORNER. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS 4-PLY LVL'S AND 3-PLY SIDE LOADED LVL'S SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1/D31. 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
EE = EACH END
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 07/03/2020. 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.

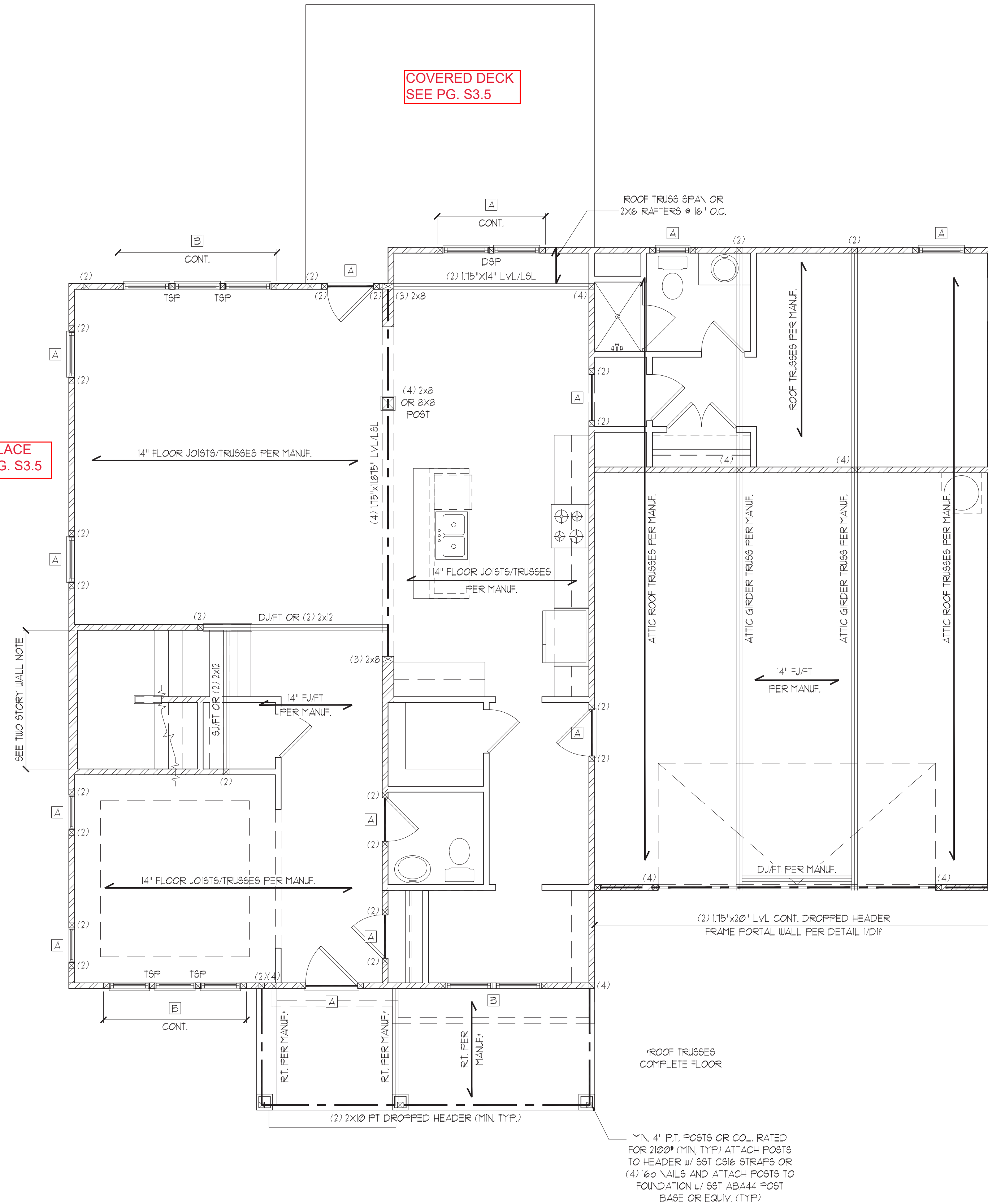
STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

FIRST FLOOR FRAMING PLAN

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

FIREPLACE
SEE PG. S3.5

COVERED DECK
SEE PG. S3.5



MIN. 4\"/>

COASTAL

HEADER SCHEDULE		
TAG	SIZE	JACKS (EACH END)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 9-1/4\"/>	

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\"/>

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

LINTEL SCHEDULE:

STEEL ANGLES TO HAVE MINIMUM 4\"/>

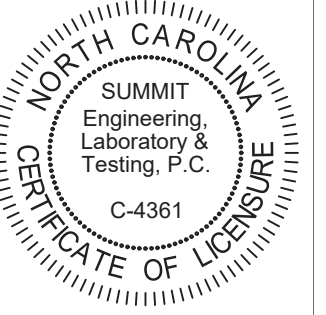
①	L3x3x1/4"
②	L5x3"x1/4"
③	L5x3-1/2x3/16"
④	L5x3-1/2"x5/16\"/>

SECURE LINTEL TO HEADER w/ (2) 1/2\"/>

WALL STUD SCHEDULE (10 FT HEIGHT)

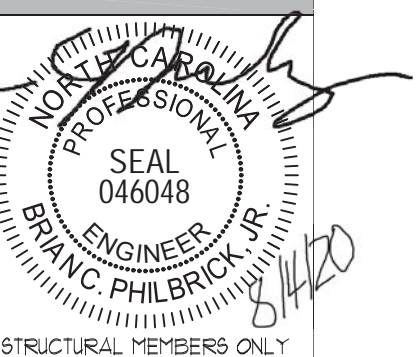
STUD SIZE	STUD SPACING (O.C.)			
	ROOF ONLY	ROOF & 1 FLOOR	ROOF & 2 FLOORS	NON-LOAD BEARING
2x4	24"	16"	12"	24"
2x6	24"	24"	16"	24"

NOTES:
1. BRACED WALLS STUDS SHALL BE A MAX. OF 16\"/>



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

PROJECT:
 Beaufort 2020 - RH
 First Floor Framing Plan



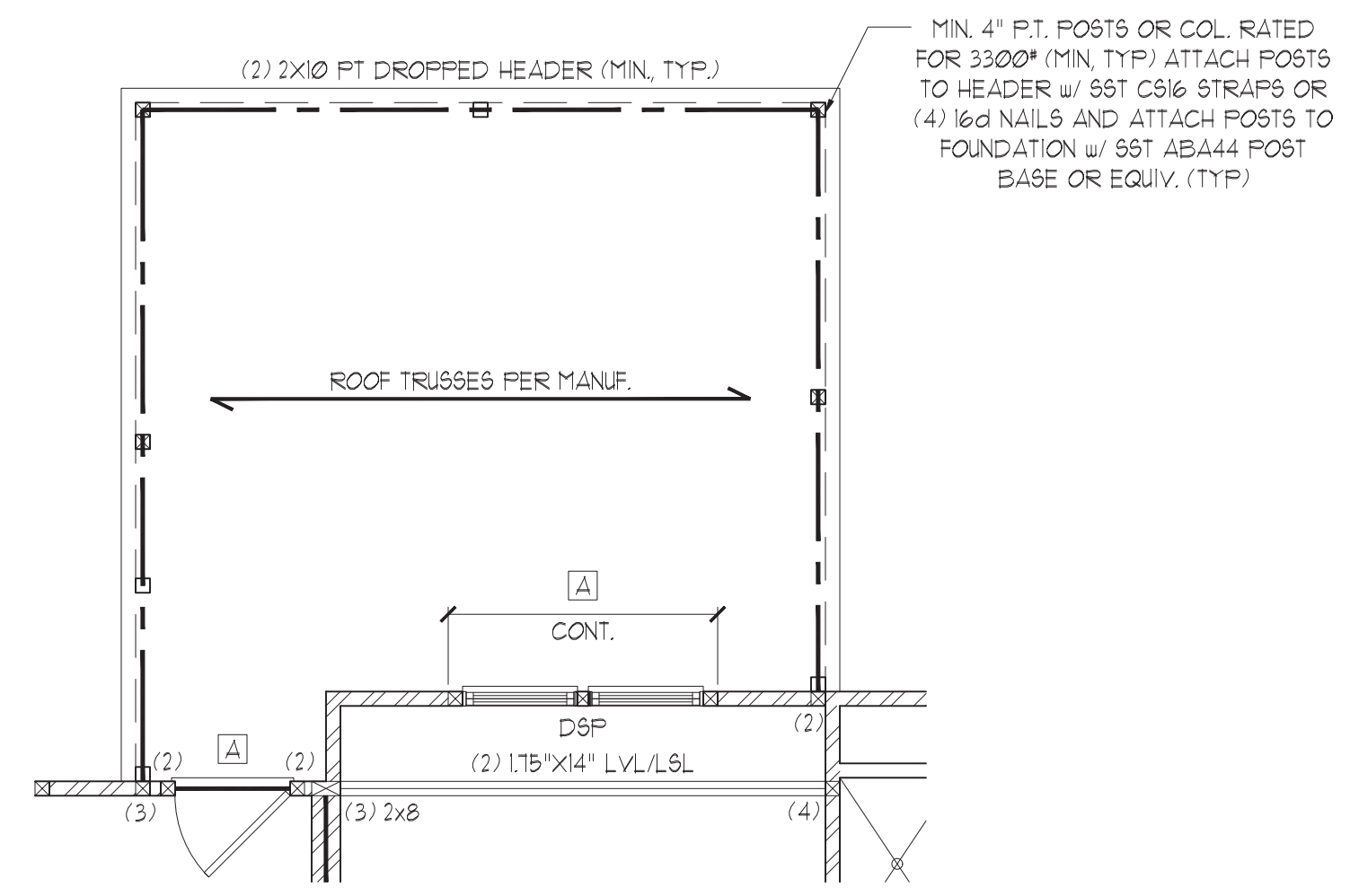
STRUCTURAL MEMBERS ONLY

DRAWING
 DATE: 07/31/2020
 SCALE: 22x4 1/4"=1'-0"
 16"=1'-0"
 PROJECT # 42405000 26660
 DRAWN BY: EPB
 CHECKED BY: ENP

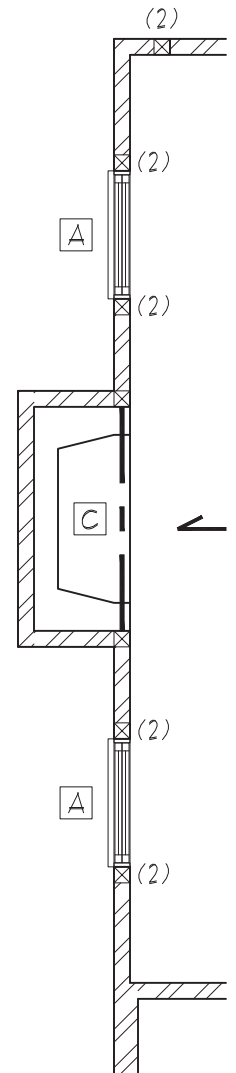
ORIGINAL INFORMATION
 PROJECT # 26660 DATE 07/31/2020

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
 335



OPT. COVERED PORCH



OPT. FIREPLACE

STRUCTURAL MEMBERS ONLY

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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'X17"

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

NOTES:
 1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.
 2. ALL HEADERS TO BE DROPPED (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) L5x3-1/2x5/16" ROLLED OR EQUAL ARCHED COMPONENT.

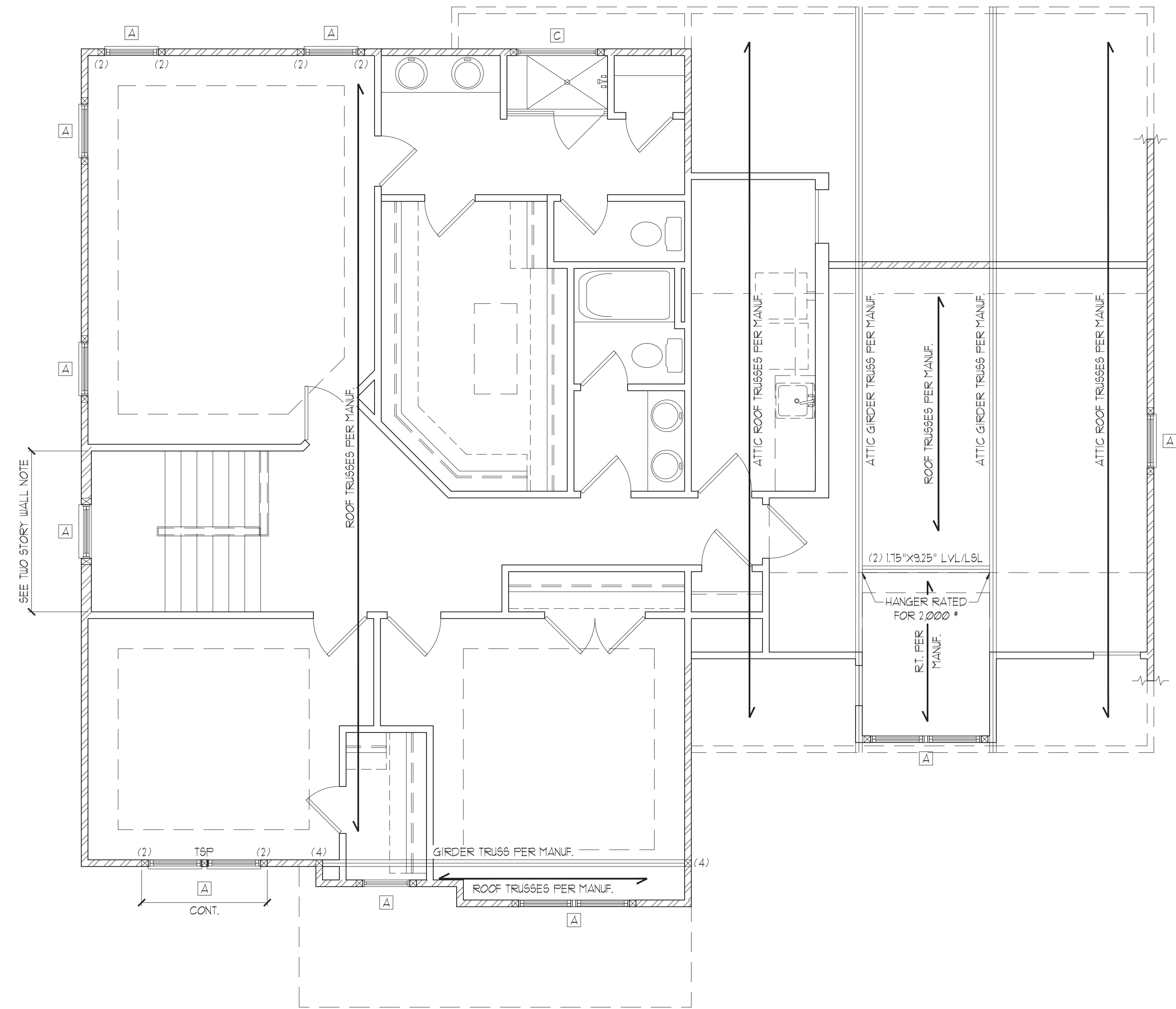
SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR (3))

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

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

SHADED WALLS INDICATED LOAD BEARING WALLS

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



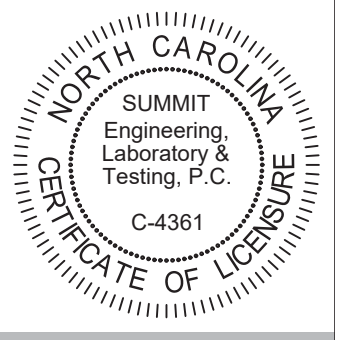
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STRUCTURAL MEMBERS ONLY

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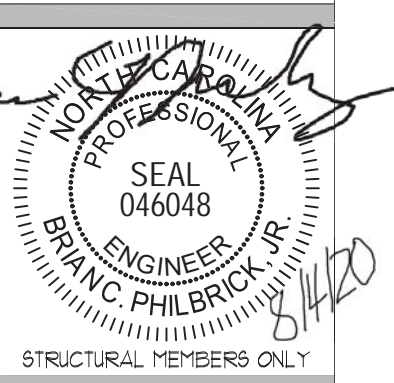
STRUCTURAL ANALYSIS BASED ON 2018 NCR. COASTAL

SECOND FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0" OR 3/32"=1'-0" OR 1/8"=1'-0" ON 11"x17"



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

PROJECT:
 Beaufort 2020 - RH
 Second Floor Framing Plan



DRAWING
 DATE: 07/01/2020
 SCALE: 22x4 1/4"=1'-0"
 1x1 1/8"=1'-0"
 PROJECT # 42405000 26660
 DRAWN BY: EPB
 CHECKED BY: ENP

ORIGINAL INFORMATION
 PROJECT # 26660 DATE 07/01/2020
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
 S4.1

TRUSS UPLIFT CONNECTOR SCHEDULE

MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
600 LBS	H25A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H25A	C916 (END = 11")	DTT2Z
1450 LBS	HT520	C916 (END = 11")	DTT2Z
2000 LBS	(2) HT520	(2) C916 (END = 11")	DTT2Z
2900 LBS	(2) HT520	(2) C916 (END = 11")	HTT4
3685 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)

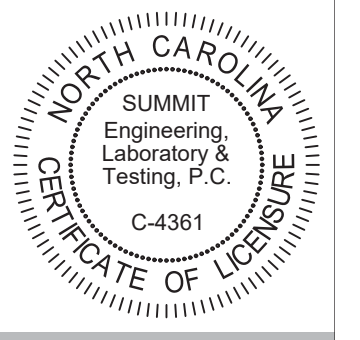
NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP, UNO)

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 R002.III.II. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R002.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

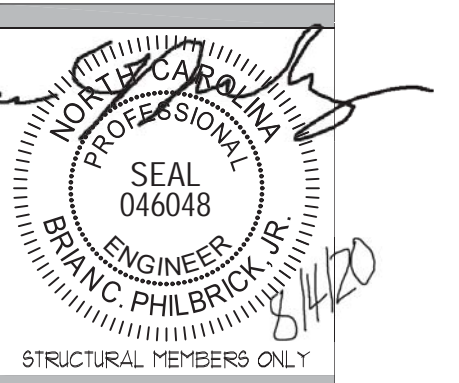
MAIN ROOF VENTILATION:
1264 SQ. FT. / 300 = 421 SQ. FT. REQUIRED OF INLET AND OUTLET
RIDGE VENT = 0.025 SQ. FT. PER FOOT
45.0 FT. OF RIDGE VENT X 0.025 = 1.125 SQ. FT.
SOFFET VENT = 0.03125 SQ. FT. PER FOOT
42.0 FT. OF SOFFET VENT X 0.03125 = 1.3125 SQ. FT.
TOTAL VENTILATION = 6.34 SQ. FT. PROVIDED
NOTE: VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS

GARAGE ROOF VENTILATION:
878 SQ. FT. / 300 = 293 SQ. FT. REQUIRED OF INLET AND OUTLET
RIDGE VENT = 0.025 SQ. FT. PER FOOT
20.0 FT. OF RIDGE VENT X 0.025 = 0.625 SQ. FT.
SOFFET VENT = 0.03125 SQ. FT. PER FOOT
64.0 FT. OF SOFFET VENT X 0.03125 = 2.00 SQ. FT.
TOTAL VENTILATION = 4.53 SQ. FT. PROVIDED
NOTE: VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS



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

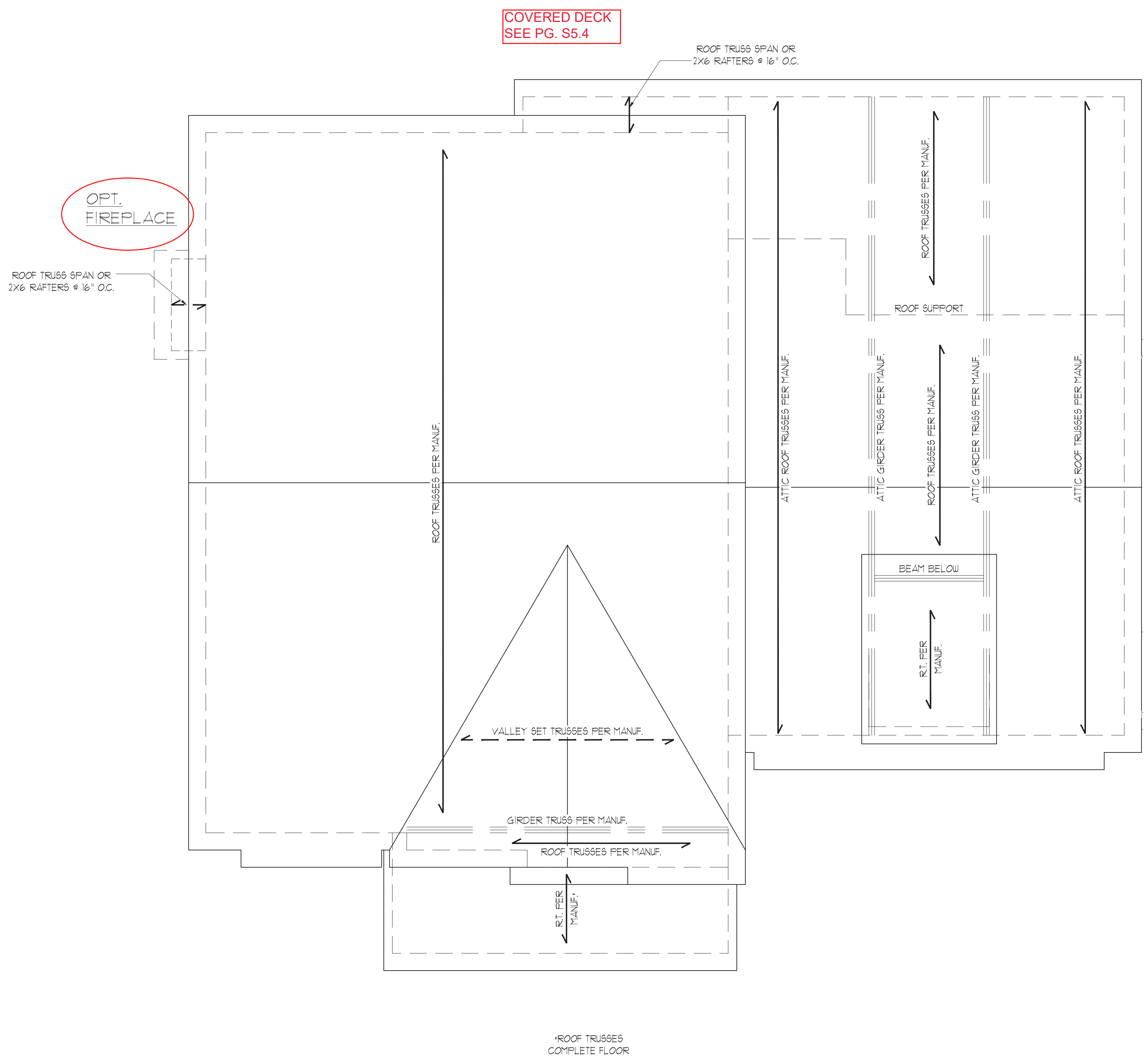
PROJECT:
Beaufort 2020 - RH
Roof Framing Plan



DRAWING
DATE: 07/31/2020
SCALE: 22x4 1/4" x 11" = 1/8" = 1/8"
PROJECT # 42405000 26660
DRAWN BY: EPB
CHECKED BY: EPB

ORIGINAL INFORMATION
PROJECT # 26660 DATE 07/31/2020
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S5.1



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STRUCTURAL MEMBERS ONLY
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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"

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) MTS20	(2) C916 (END = 11")	DTT2Z
2900 LBS	(2) HT520	(2) C916 (END = 11")	HTT4
3685 LBS	LGT3-SD525	M9TC52	HTT4

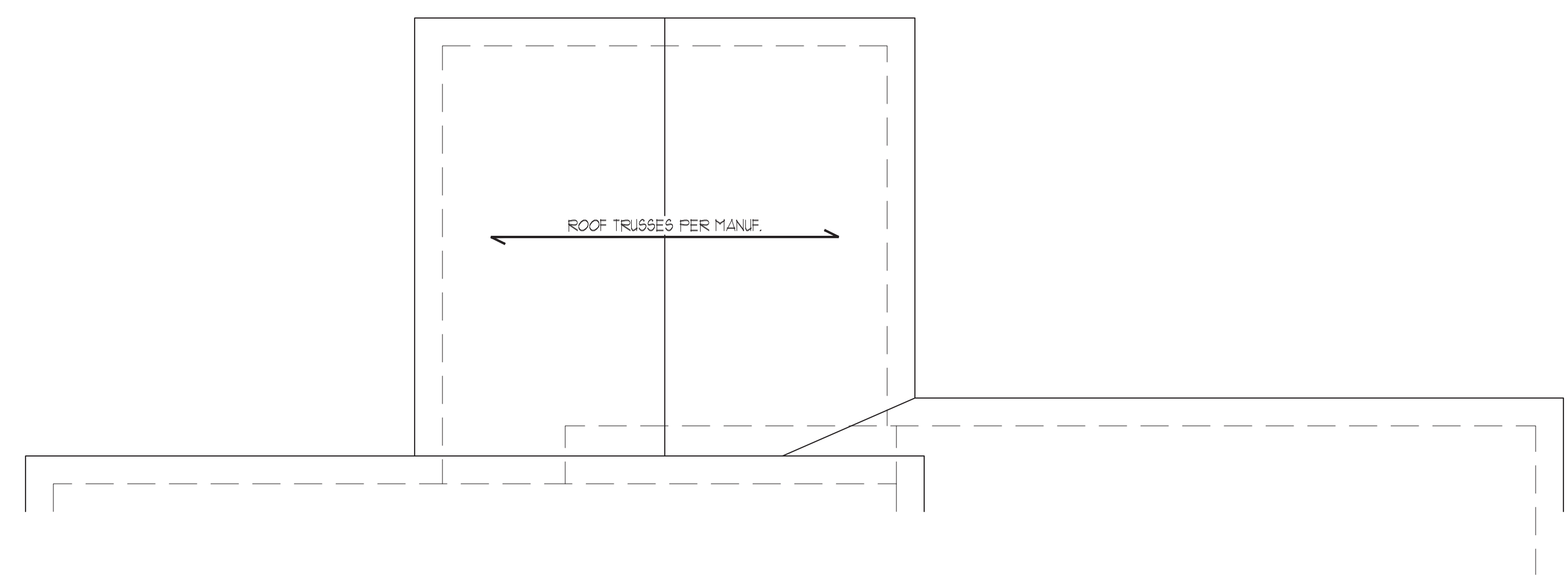
- ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
- UPLIFT VALUES LISTED ARE FOR SYP #2 GRADE MEMBERS.
- REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE 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 R002.III.II. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R002.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.



OPT. COVERED PORCH

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY MCKEE HOMES COMPLETED/REVISED ON 07/09/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ON 22'x24" OR 1/8"=1'-0" ON 11'x11"

SUNROOM ROOF VENTILATION:
 300 SQ. FT. / 300 = 100 SQ. FT. REQUIRED OF INLET AND OUTLET
 RIDGE VENT = 0.125 SQ. FT. PER FOOT
 12.5 FT. OF RIDGE VENT X 0.125 = 1.56 SQ. FT.
 SOFFET VENT = 0.03125 SQ. FT. PER FOOT
 10.1 FT. OF SOFFET VENT X 0.03125 = 0.32 SQ. FT.
 TOTAL VENTILATION = 2.08 SQ. FT. PROVIDED
 NOTE: VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS

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

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

PROJECT:
 Beaufort 2020 - RH
 Roof Framing Plan

SEAL
 046048
 ENGINEER
 BRIAN C. PHILBRICK, JR.
 STRUCTURAL MEMBERS ONLY

DRAWING
 DATE: 07/31/2020
 SCALE: 22x4 1/4"=1'-0"
 11x11 1/8"=1'-0"
 PROJECT # 42405000 26660
 DRAWN BY: EPB
 CHECKED BY: EPB

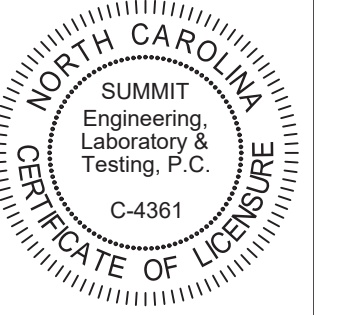
ORIGINAL INFORMATION
 PROJECT # 26660 DATE 07/31/2020
 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
 55.4

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			• PANEL EDGES	• INTERMEDIATE SUPPORTS
CS-U&SP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 1" O.C.	5d COOLER NAILS** @ 1" O.C.
U&SP	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

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT	13.1	24.1
LEFT	16.9	22.1
REAR	13.1	23.4
RIGHT	16.9	38.4

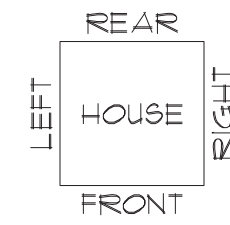


BRACED WALL NOTES:

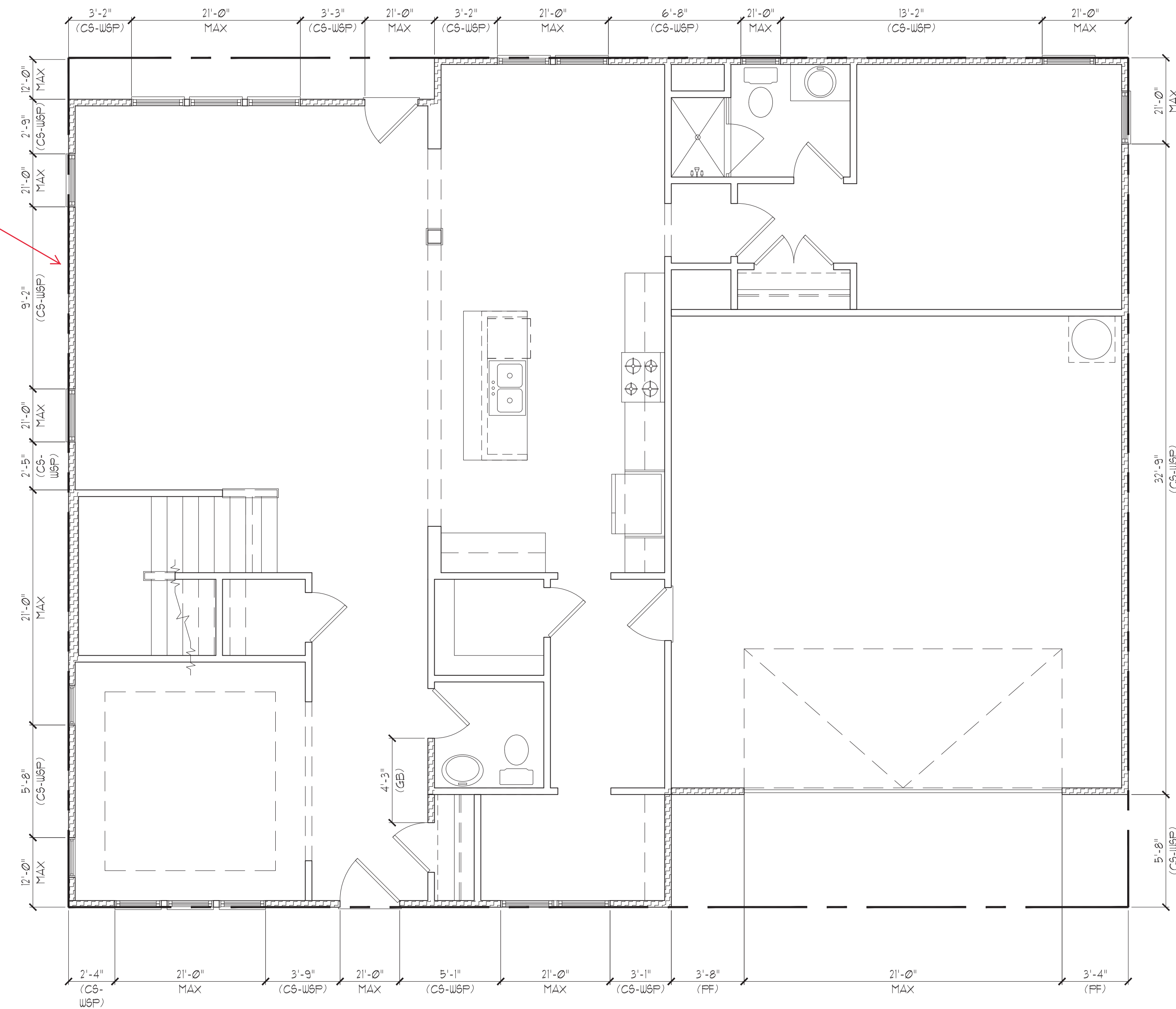
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.
- 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 40' 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
 U&SP = 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.



FIREPLACE
SEE PG. S7.4



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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

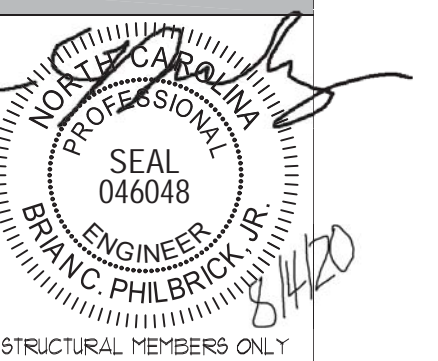
FIRST FLOOR BRACING PLAN

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

COASTAL

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

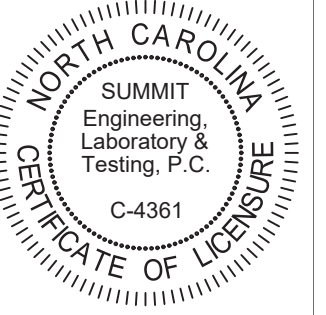
PROJECT:
Beaufort 2020 - RH
First Floor Bracing Plan



DRAWING
DATE: 07/19/2020
SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"
PROJECT # 42405000 28660
DRAWN BY: EPB
CHECKED BY: ENP

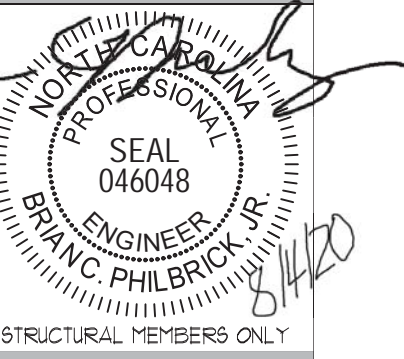
ORIGINAL INFORMATION
PROJECT # 28660 DATE 07/19/2020
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S7.1



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

PROJECT:
Beaufort 2020 - RH
First Floor Bracing Plan

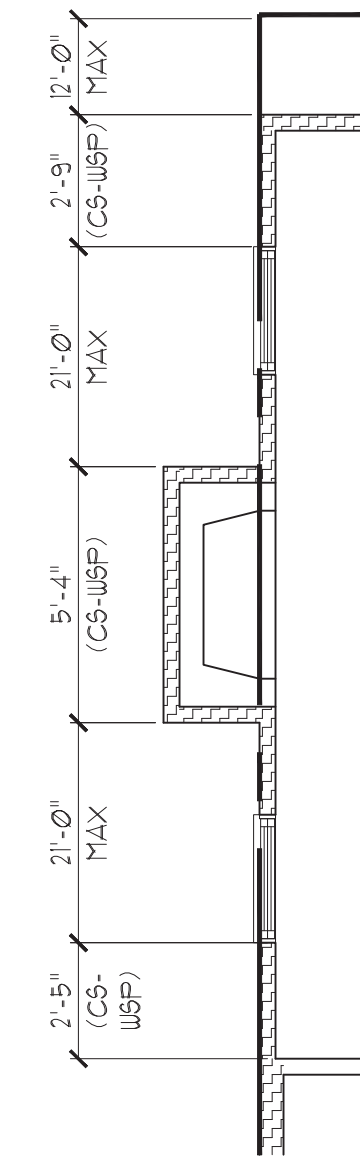


STRUCTURAL MEMBERS ONLY

DRAWING
DATE: 07/31/2020
SCALE: 2/32" ON 1/4"=1'-0"
1/8" ON 1/8"=1'-0"
PROJECT # 42405000-28660
DRAWN BY: EPB
CHECKED BY: BNP

ORIGINAL INFORMATION
PROJECT # 28660 DATE 07/31/2020
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
57.4



OPT. FIREPLACE

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT	13.1	*PER ELEV.*
LEFT	11.5	10.2
REAR	13.1	29.4
RIGHT	11.5	30.4

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 ELT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

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-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 1" O.C.	5d COOLER NAILS** @ 1" O.C.
WSP	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

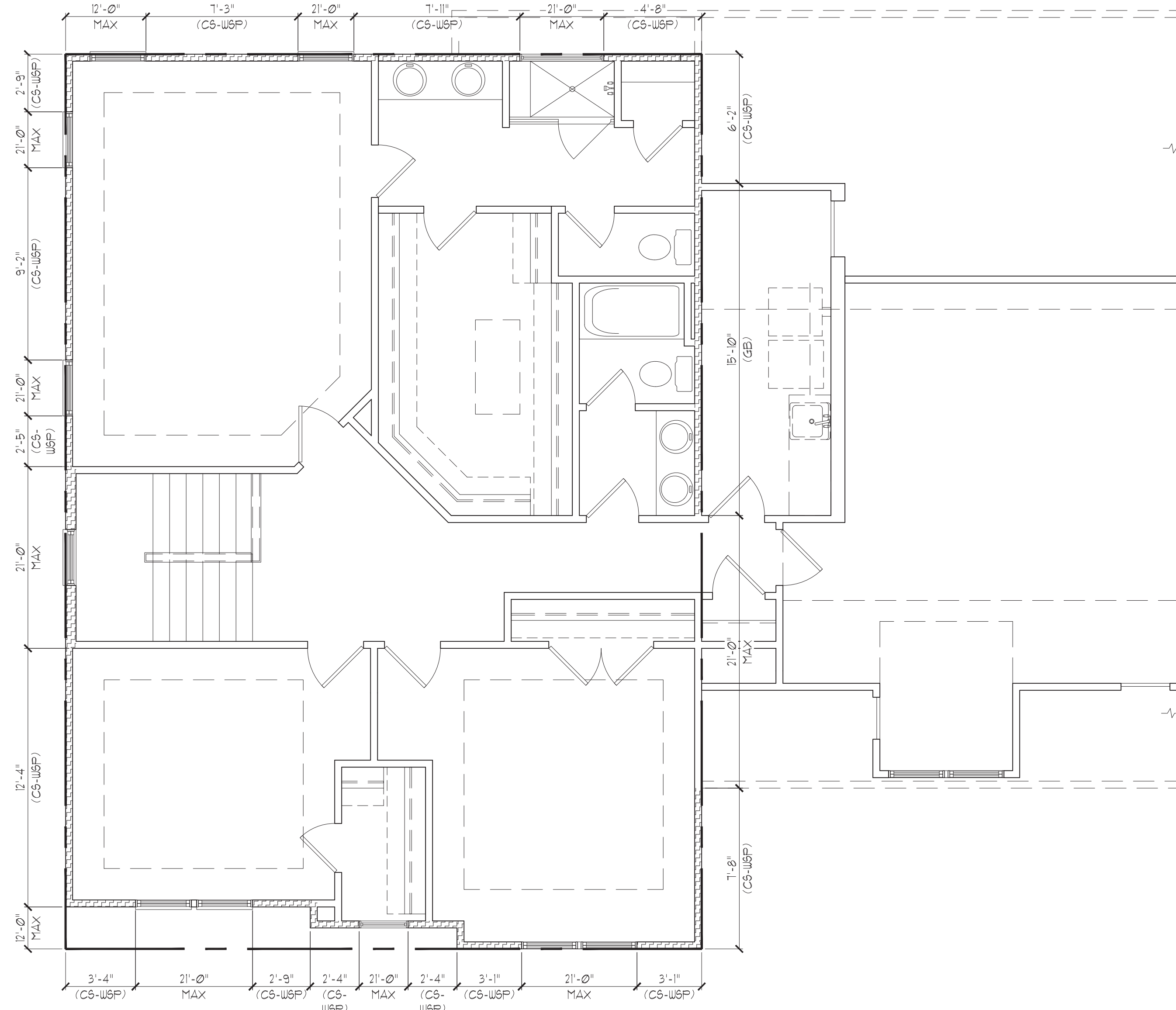
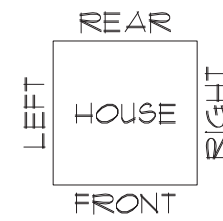
**OR EQUIVALENT PER TABLE R102.3.5

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



COASTAL

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT	6.1	16.9
LEFT	4.4	26.6
REAR	6.1	19.8
RIGHT	4.4	21.1

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY MCKEE HOMES COMPLETED/REVISED ON 07/09/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

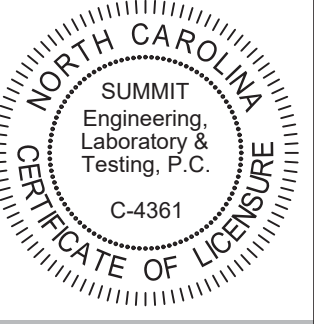
STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

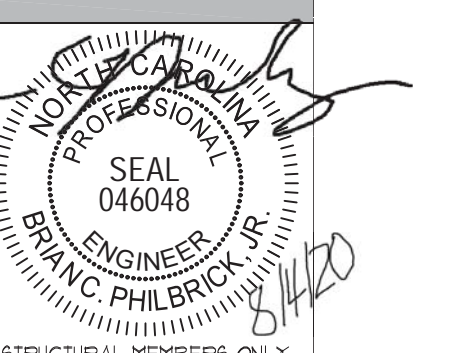
SECOND FLOOR BRACING PLAN

SCALE: 1/4"=1'-0" OR 21/32"=1'-0" OR 1/8"=1'-0" ON 11x11"



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

PROJECT:
 Beaufort 2020 - RH
 Second Floor Bracing Plan



STRUCTURAL MEMBERS ONLY

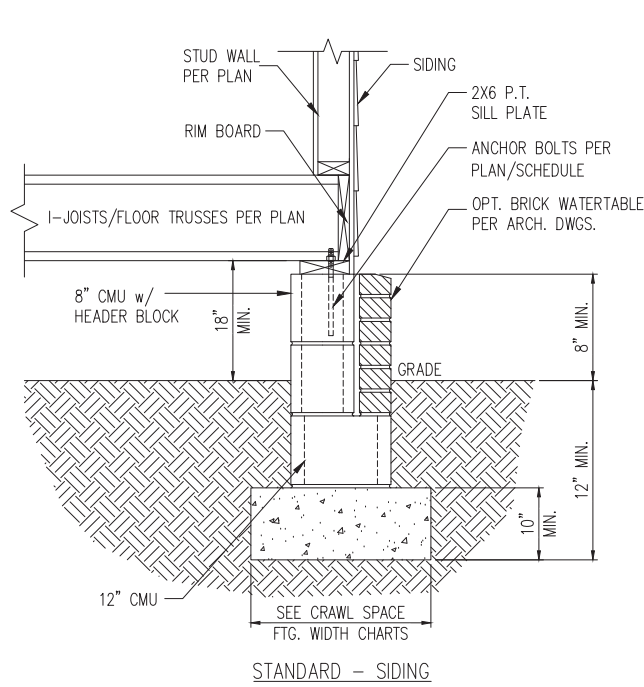
DRAWING
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 SCALE: 22x4 1/4"=1'-0"
 1x1 1/8"=1'-0"
 PROJECT # 42405000 26660
 DRAWN BY: EPB
 CHECKED BY: EPB

ORIGINAL INFORMATION
 PROJECT # 26660 DATE 07/09/2020

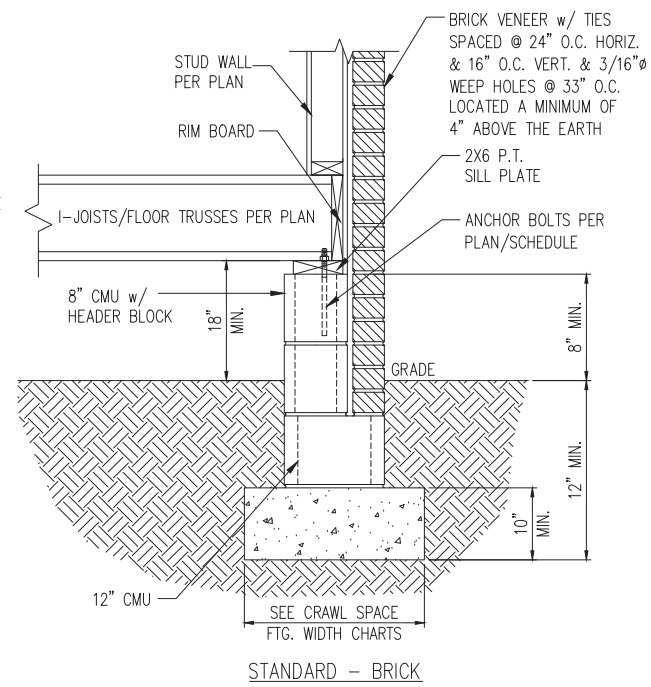
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

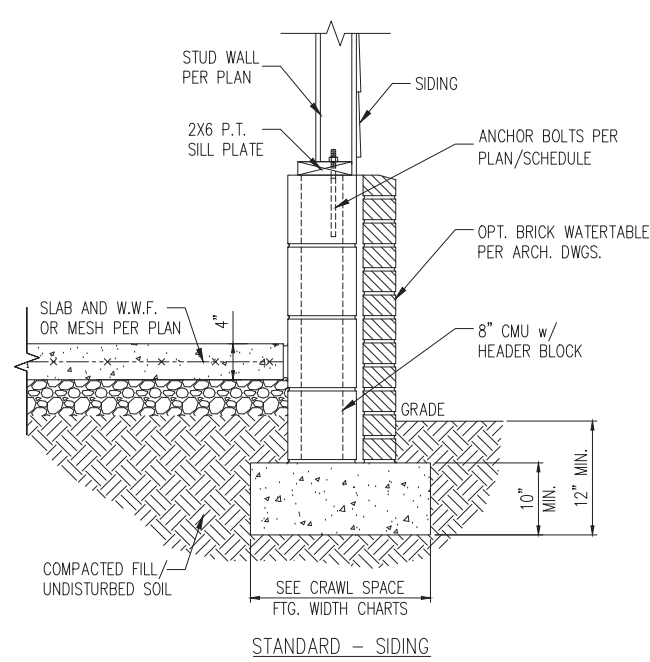
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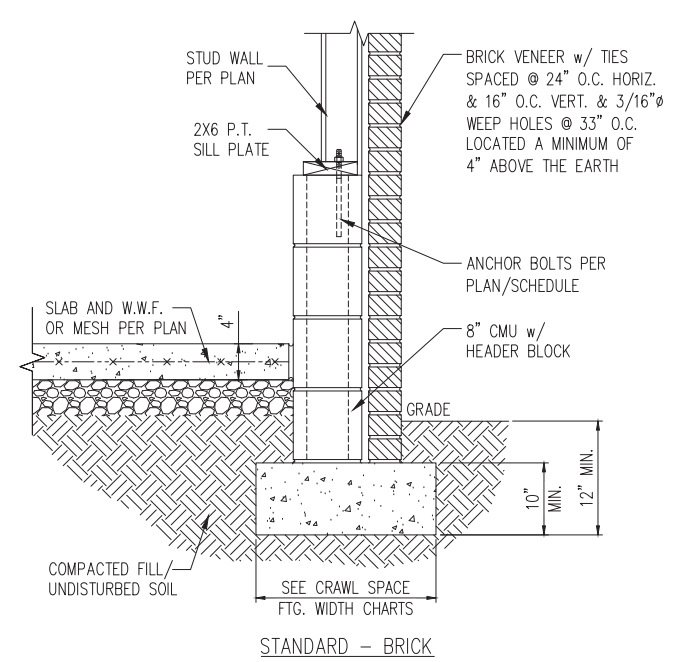
STANDARD - SIDING



STANDARD - BRICK



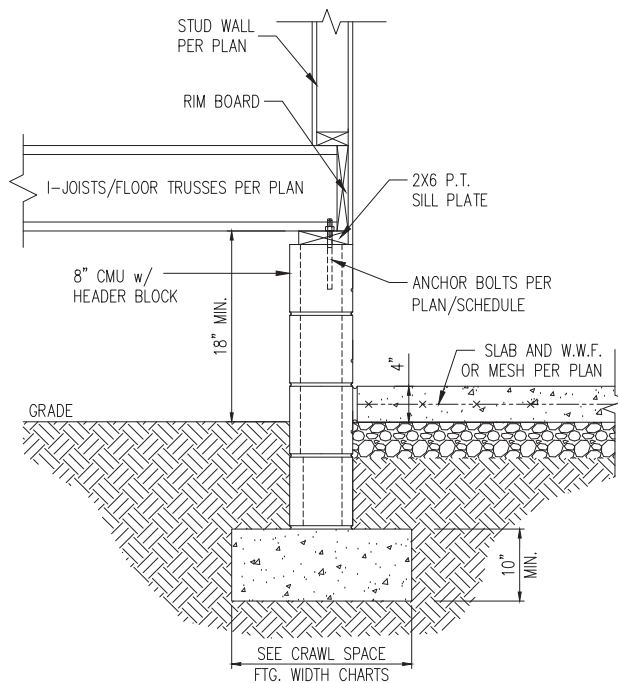
STANDARD - SIDING



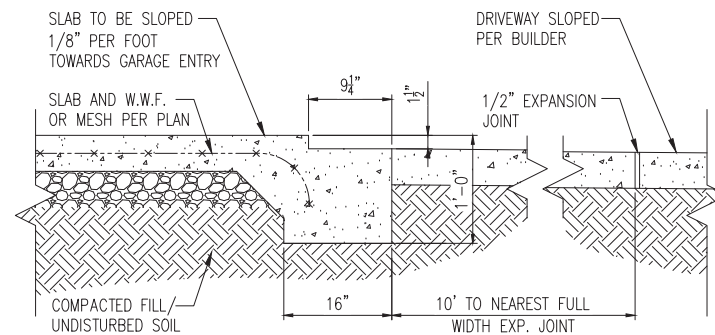
STANDARD - BRICK

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

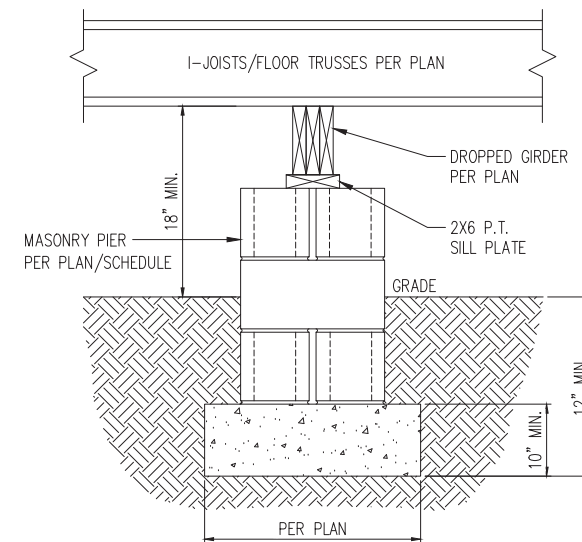
2 TYP. GARAGE CURB DETAIL
D1c N.T.S.



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

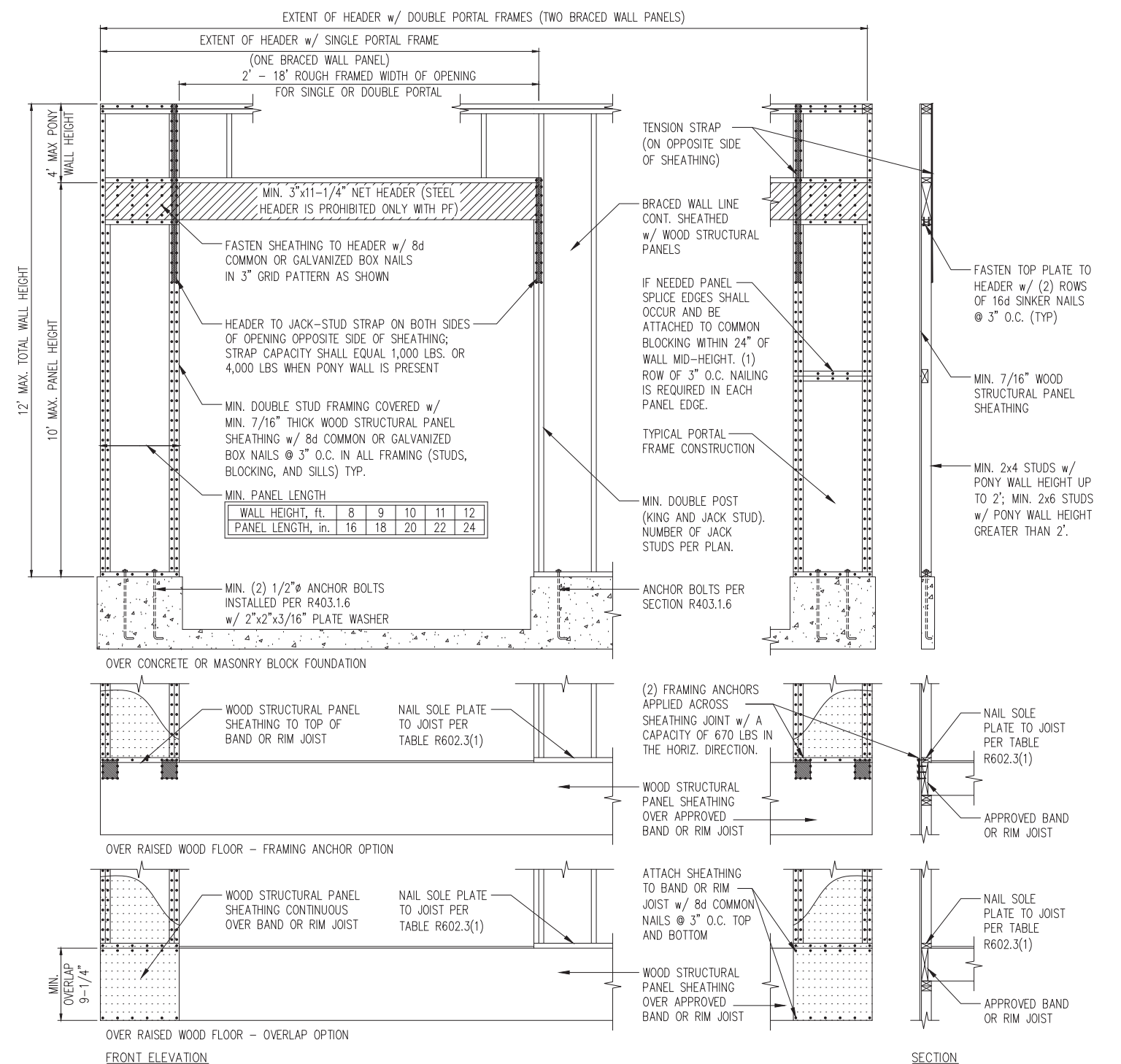
WALL ANCHOR SCHEDULE

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"