



REVISION



Square Footage

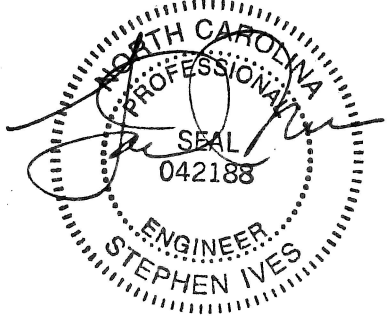
Living Areas	
1st Floor	1146 SF
2nd Floor	1326 SF
	2472 SF
Unfinished Areas	
Covered Front Porch	150 SF
Garage	445 SF
Outdoor Living	77 SF
	672 SF
Square Footage total may vary by +1 SF due to automated rounding of first and second floor area	

Redraws

Plan Review: 10/13/22  
 - Changed to Meadow II.

Plan Review: 10/19/22  
 Redraw to flip garage hand

Plan Review: 10/24/22  
 - Changed garage to side entry  
 - Removed fire rating on garage side.



<input checked="" type="checkbox"/> Fenestration Calculations:	
Total Wall Square Footage:	3319.89
Total Window Square Footage:	463.33
Total Fenestration %:	13.96%

Division: Raleigh

Building Code: 2018 North Carolina Residential Building Code

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Space for Architect Seal

RESIDENCE FOR:  
**MARKET**  
 52 COMFORT COURT  
 SERENITY

Job Number: STY5-0037-00	Drawing Date: 10/13/22	Coord Name: GREG PIEPER	Coord Phone: 859-578-4355
House Name: the MEADOW II		Drawing Scale: 1/8" = 1'0"	
Contract Drawn By: DWW		Series: CLASSIC	
Born on Date: 06/29/2021		CDs Drawn By: SSP	
Plan No.: PLAN_NM			



Sheet Information  
**0C.1**  
 Cover Sheet  
 Elevation "B"

Architecture Plan Review:  No Comments  See Comments

Items drawn on any drawings and not written in the contract selections **WILL NOT** be included in the site specific drawings.

Customer Request:	Design Solution:	Reason For Modification:	Comments:
1. XXX	1. XXX	1. XXX	1. XXX
2. XXX	2. XXX	2. XXX	2. XXX
3. XXX	3. XXX	3. XXX	3. XXX
4. XXX	4. XXX	4. XXX	4. XXX

Customer Plan Review Signature

I understand that my new Drees home will be built in general conformance to the plans, specifications, selections and the Purchase Agreement, all of which I have reviewed and approved. This set of plans may not reflect the elevations or options for my house. Drees draws the standard plans complete with the most common options. The subcontractor's sets will show only the options I selected in my selection sheets. I have reviewed the plot plan for my house and understand that there may be some field adjustments as to the exact location of the house on the lot. I further understand that my home will not be built exactly like any other Drees home or Model and that some minor variations from my plans and specifications may occur since every home that is built has it's own set of unique construction problems that must be dealt with as the home is being built.  
 Customer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Customer: \_\_\_\_\_ Date: \_\_\_\_\_

# GENERAL NOTES - RALEIGH

## FOUNDATION NOTES

### CRAWL SPACES:

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 4,500 PSI
- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.
- WALL TIES EMBEDDED IN THE HORIZONTAL MORTAR JOINT SHALL BE 16" ON CENTER. TIES IN ALTERNATE COURSES SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 16" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 16" ADDITIONAL TIES SHALL BE PROVIDED AT ALL OPENINGS, AND WITHIN 12" OF THE OPENING.
- CORE FILL ENTIRE BLOCK WALL WHEN THE WALL IS 4'-0" TALL OR HIGHER. INSTALL #4 REBAR IN EACH HOLLOW AREA OF EACH BLOCK FROM FOOTING TO TOP OF WALL, ON THE ENTIRE WALL PRIOR TO CORE FILLING IT.
- TOP COURSE OF BLOCK ON ALL WALLS WILL BE FILLED SOLID WITH MORTAR PLACING THE FOUNDATION STRAPS OR BOLTS IN THE MORTAR 6'-0" ON CENTER, AND 12" FROM EACH CORNER.
- 12"x16" PIERS: HOLLOW MASONRY UP TO 48" HIGH, SOLID MASONRY UP TO 9'0" HIGH
- 16"x16" PIERS: HOLLOW MASONRY UP TO 64" HIGH, SOLID MASONRY UP TO 12'0" HIGH
- BLOCK PIERS SHOULD BE PLACED DIRECTLY ON CONCRETE FOOTINGS PER PLAN. THEY SHOULD BE PLUMBED AND SQUARE WITHIN 1/4".
- SILL PLATES TO BE A MINIMUM OF 2x4 NOMINAL LUMBER.

### BASEMENTS:

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 4,500 PSI
- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED- ALL FOUNDATION WALLS TO BE CAST IN PLACE CONCRETE 3000 PSI MIN. UNLESS OTHERWISE NOTED.
- BASEMENT WINDOW LOCATIONS MAY VARY FROM DRAWING DUE TO LOT CONDITIONS.
- BACKFILL ADJACENT TO FOUNDATION WALLS SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.
- VERTICAL CONTROL JOINTS IN BASEMENT FOUNDATION WALLS - STANDARD LOCATION GUIDELINES:
  - 1) PLACE A CONTROL JOINT IN ALL UNBRACED WALLS OVER 30' IN LENGTH. (NOTE: "T" WALLS AND CORNERS COUNT AS A BRACE).
  - 2) WINDOWS THAT ARE LARGER THAN THE STANDARD BASEMENT WINDOW REQUIRE A CONTROL JOINT.
  - 3) CONTROL JOINTS ARE NOT REQUIRED AT EVERY WINDOW THAT IS STANDARD SIZE.
  - 4) IF THERE IS A STANDARD WINDOW LOCATED IN A WALL SEGMENT THAT REQUIRES A CONTROL JOINT, THEN THE CONTROL JOINT SHOULD BE PLACED ON THE SIDE OF THE WINDOW THAT IS ADJACENT TO THE LONG SIDE OF THE WALL. IF THERE IS MORE THAN ONE WINDOW IN A WALL THEN ONLY ONE WINDOW SHOULD HAVE A CONTROL JOINT.
  - 5) DOORS DO NOT GET CONTROL JOINTS.
  - 6) CONTROL JOINTS SHOULD NOT BE LOCATED WITHIN 3' OF A BEAM POCKET.
  - 7) CONTROL JOINTS ARE REQUIRED AT THE FIRST AND LAST STEP DOWN AT STEPPED BASEMENT FOUNDATION WALLS.
- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.
- ALL VERTICAL STEEL AND ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.

## FRAMING NOTES

### DESIGN LOADS:

FLOORS:	40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf	GARAGE FLOOR: 50 psf LIVE LOAD	SEISMIC: "A" & "B"
ROOF:	18 psf LIVE LOAD + 17psf DEAD LOAD = 35 psf	WIND SPEED: 120 MPH	
DESIGN DEFLECTION LIMITS (BASED ON LIVE LOAD, EXCEPT MASONRY):			
	RAFTERS GREATER THAN 3:12	L/180	CEILING
	MASONRY VENEER	L/600	
	NOMINAL LUMBER FLOORS:	L/360	
	MANUFACTURED WOOD FLOORS:	DESIGNED TO MINIMUM PRO RATING OF 35 (OR EQUIVALENT), NO MORE THAN 8 POINT DIFFERENCE BETWEEN ADJACENT SPANS.	
		L/480 FOR SPANS UP TO 16'-0" AND NO GREATER THAN 1/2" DEFLECTION	
		L/600 FOR SPANS OVER 16'-0" IF SIMPLE SPAN AND NO GREATER THAN 1/2" DEFLECTION	
		L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. AND NO GREATER THAN 1/2" DEFLECTION	

- JOIST SPACING: 19.2" o.c. MAXIMUM SPACING
- DOUBLE EVERY OTHER FLOOR JOIST UNDER KITCHEN ISLANDS
- INSTALL UNCOUPLING MEMBRANE IN TILE FLOOR AREAS IF 19.2" o.c. FLOOR JOIST SPACING
- GLUE AND MECHANICALLY FASTEN [SCREWS] WOOD FLOOR IF 19.2" o.c. FLOOR JOIST SPACING

- MANUFACTURED WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL WOOD BEAMS AND I-JOISTS) SHALL BE FABRICATED, HANDLED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
- ALL WOOD BEAMS/HEADERS: 2x6's TO BE SPF STUD GRADE OR BETTER/ 2x8 OR LARGER TO BE SYP #2 [ PER NDS 2012 ] OR BETTER, U.O.N.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD AND (1) 2x KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACKS REQUIRED, U.N.O. AT FLUSH OR DROPPED BEAMS, THE NUMBER OF STUDS SPECIFIED INDICATES THE TOTAL NUMBER OF STUDS REQUIRED TO SUPPORT THE BEAM.
- EXTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 16" o.c. UNLESS OTHERWISE NOTED (10'4-1/2" MAXIMUM WALL HEIGHT)
- ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, BATH, & GARAGE TO BE 2x4 SPF STUD GRADE @ 16" o.c.;
- ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SPF STUD GRADE @ 24" o.c. U.O.N.
- ALL WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
- PROVIDE SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS & GIRDER TRUSSES. PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED.
- SEE SELECTION SHEET FOR SIZE AND STYLE OF FIREPLACE. SEE FIREPLACE ELEVATION DETAIL FOR ADDITIONAL FRAMING REQUIREMENTS, IF ANY.
- CHECK SELECTION SHEETS FOR FLOOR COVERING AT TOP AND BOTTOM OF STAIR RISERS AND ADJUST RISERS AS REQ'D.
- PROVIDE BLOCKING AT ALL HANDRAIL TERMINATION AND BRACKET LOCATIONS.
- 20-MINUTE FIRE RATED DOOR BETWEEN GARAGE AND LIVING AREA.
- EXTERIOR WALL TO BE 2x4 SPF STUD G AT 16" o.c. UNLESS OTHERWISE NOTED (10'-0" MAXIMUM UNBRACED WALL HEIGHT).
- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STANDARD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.
- IN THE GARAGE, PROVIDE 1/2" GYP. BOARD AT ALL WALLS COMMON TO LIVING SPACE AND ALL STRUCTURAL MEMBERS SUPPORTING FLOOR/CEILING ASSEMBLY. GARAGE CEILING TO BE 1/2" SAG RESISTANT GYP. BOARD WHEN THERE ARE NO HABITABLE SPACES ABOVE, OR 5/8" TYPE X GYP. BOARD WHEN HABITABLE SPACES ARE ABOVE.
- ALL EMERGENCY ESCAPE & RESCUE OPENINGS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR AND HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, & HAVE A MINIMUM OPENING AREA OF 5.7 S.F.
- ALL DOORS TO BE 6'-8" TALL UNLESS OTHERWISE NOTED.
- ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS)
- ALL LUMBER CONTACTING CONCRETE TO BE PRESSURE TREATED.
- ALL FASTENERS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- AT STAIR HANDRAIL, ON ONE SIDE ONLY, SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE STAIRWAY, AND ENDS SHALL BE RETURNED TO A WALL OR POST. THE HANDRAIL MAY BE INTERRUPTED AT A NEWEL POST AT A TURN.
- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2-1/4" IN CROSS SECTIONAL DIMENSION.
- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 2 OR MORE RISERS, HANDRAIL HEIGHTS SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 38".
- ALL STAIRS TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH THE RISER.
- GUARDRAILS MUST BE A MINIMUM OF 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS MUST BE A MINIMUM OF 34" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.
- GUARDRAIL DESIGN TO RESIST A MINIMUM OF 200 LBS LATERAL FORCE

## MECHANICAL/ELECTRICAL NOTES

- ANY GAS APPLIANCES MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- HOLD THE CENTERLINE OF ALL EXTERIOR LIGHT FIXTURES AT 5'-8" OFF BOTTOM OF DOOR OPENING.
- ALL KITCHEN CABINET DIMENSIONS ARE CABINET TO CABINET.
- CABINET STYLES MAY VARY FROM INTERIOR ELEVATIONS DEPENDING ON STYLE, MANUFACTURER, ETC. FOR CABINET DETAILS SEE SHOP DRAWINGS.
- CABINET SIZES MAY VARY WITH FULL-OVERLAY CABINETS.
- GROUND FAULT INTERRUPTER (GFCI) OUTLETS TO BE INSTALLED PER NEC 2017, SECT. 210.8
- PROVIDE HOSE BIBS PER DIVISION SPEC. SHEET. EXACT LOCATION TO BE FIELD DETERMINED UNLESS OTHERWISE NOTED ON THE PLANS.
- MIN. 50 C.F.M. FOR ALL EXHAUST FANS IN BATHROOMS

### INSULATION DETAILS

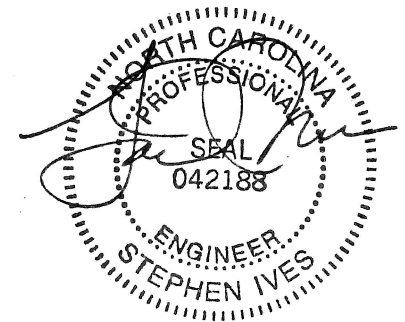
EXTERIOR STUD WALL CAVITY:	(2x4)	R-15
(2x6)	R-19	
FLOOR JOIST CAVITY AT STANDARD PERIMETER:	R-19	
FLOOR JOIST CAVITY AT CANTILEVER:		R-19
OVER GARAGE: (OVER HORIZONTAL SPACE)		R-38 BLOWN
(SLOPED AND VERTICAL SPACE)	R-38 BATT	

## ELEVATION NOTES

- WINDOW STYLE AND MULLIONS MAY VARY FROM ELEVATION DEPENDING UPON MANUFACTURER, STYLE, PATTERN, TYPE, ETC.
- USE SECONDARY HEAT BARRIER ON ALL DIRECT VENT FIREPLACES 7" OR LESS ABOVE A WALKWAY.
- GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.
- PROVIDE TYVEK OR EQUIVALENT HOUSE WRAP BEHIND BRICK AND STONE VENEER OVER WOOD SHEATHING.
- PROVIDE BRICK WEEP HOLES AT 24" O.C. WITH BRICK VENEER AND MORTAR NET BEHIND AND THROUGH WEEP HOLES.
- PROVIDE FLASHING AND WEEP HOLES ABOVE ALL BRICK ANGLE IRONS, BELOW ALL BRICK SILLS AND ABOVE SILL PLATE SEALERS.
- EXTERIOR STEPS TO HAVE A MAXIMUM 8" RISER. WHEN VERTICAL RISE EXCEEDS 30" OR FOUR OR MORE CONTINUOUS RISERS, A HANDRAIL IS REQUIRED.

## ROOF PLAN NOTES

- ALL OVERHANGS TO HAVE (2) SOFFIT VENTS PER EACH 8' SOFFIT SECTION.
- PROVIDE BAFFLES AT EXTERIOR TRUSS BEARING FOR VENTILATION.
- PROVIDE 15# FELT PAPER UNDER SHINGLES.



Space for Architect Seal

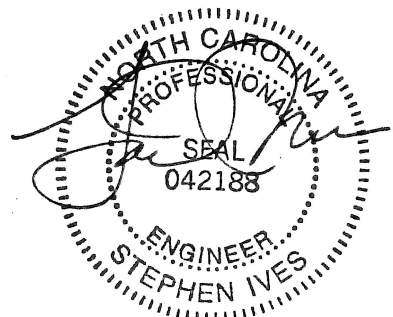
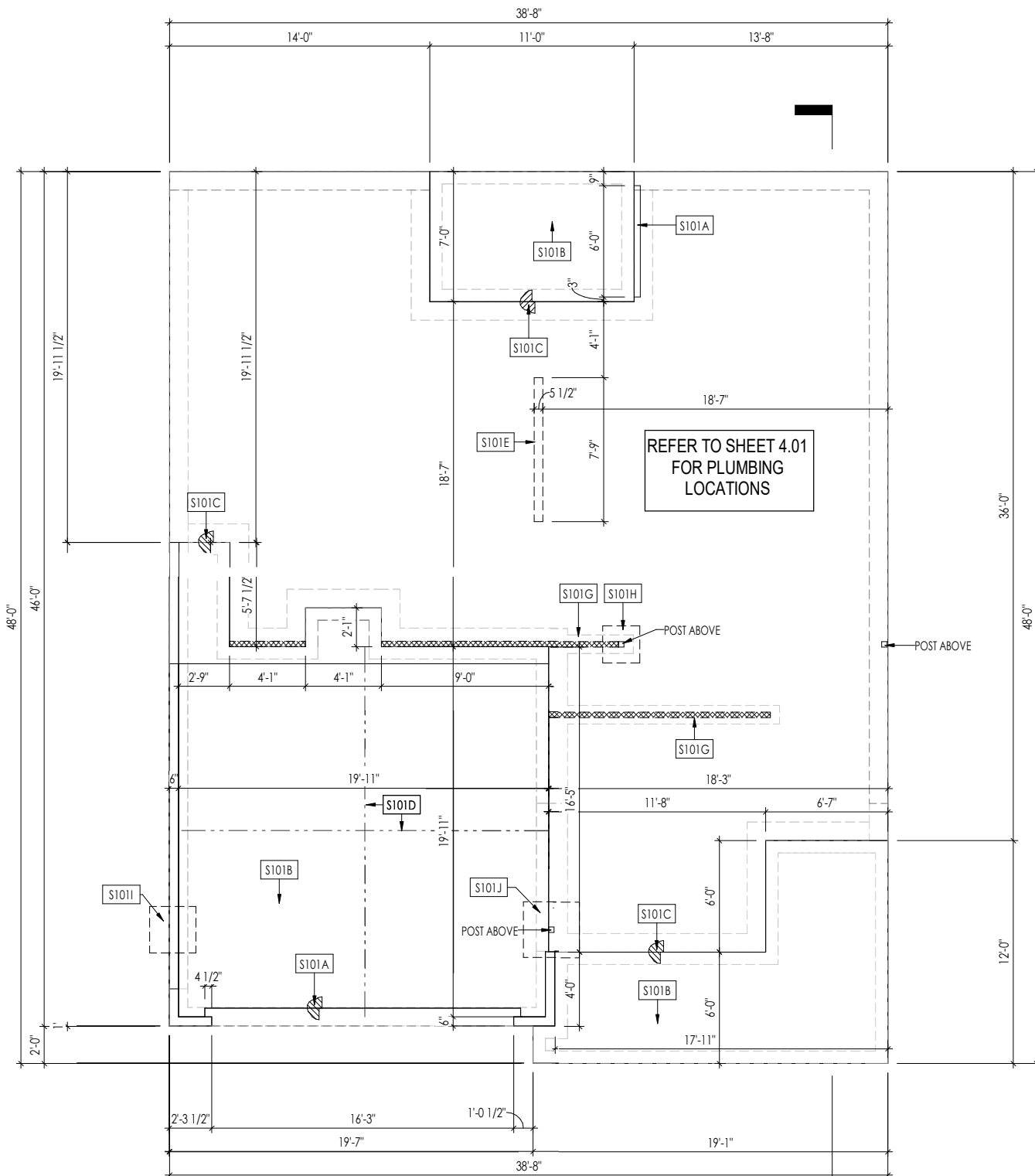
RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Drawing Scale: 1/8" = 1'0"			Series: <b>CLASSIC</b>
Born on Date: 06/29/2021	CDs Drawn By:	SSP	Plan No.: <b>PLAN_NM</b>



Sheet Information

**0N.1**  
General Notes  
Elevation "B"



**General Notes:**

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

**Key Notes:**

S101A	3/4" WEATHER LIP (1-1/2" @ SLIDING GLASS DOOR)
S101B	SLOPE SLAB 1/8" PER FOOT
S101C	DROP SLAB 3-1/2"
S101D	SLAB CONTROL JOINT
S101E	PROVIDE CONDUIT FOR ELECTRIC TO KITCHEN ISLAND
S101G	8"x16" THICKENED PLAIN CONCRETE FOOTING UNDER BEARING WALL ABOVE
S101H	24"x24"x8" ENLARGED CONCRETE FOOTING UNDER POST ABOVE
S101J	36"x36"x12" PLAIN CONCRETE FOOTING UNDER POST ABOVE

Space for Architect Seal

**RESIDENCE FOR:**  
**MARKET**  
 52 COMFORT COURT  
 SERENITY

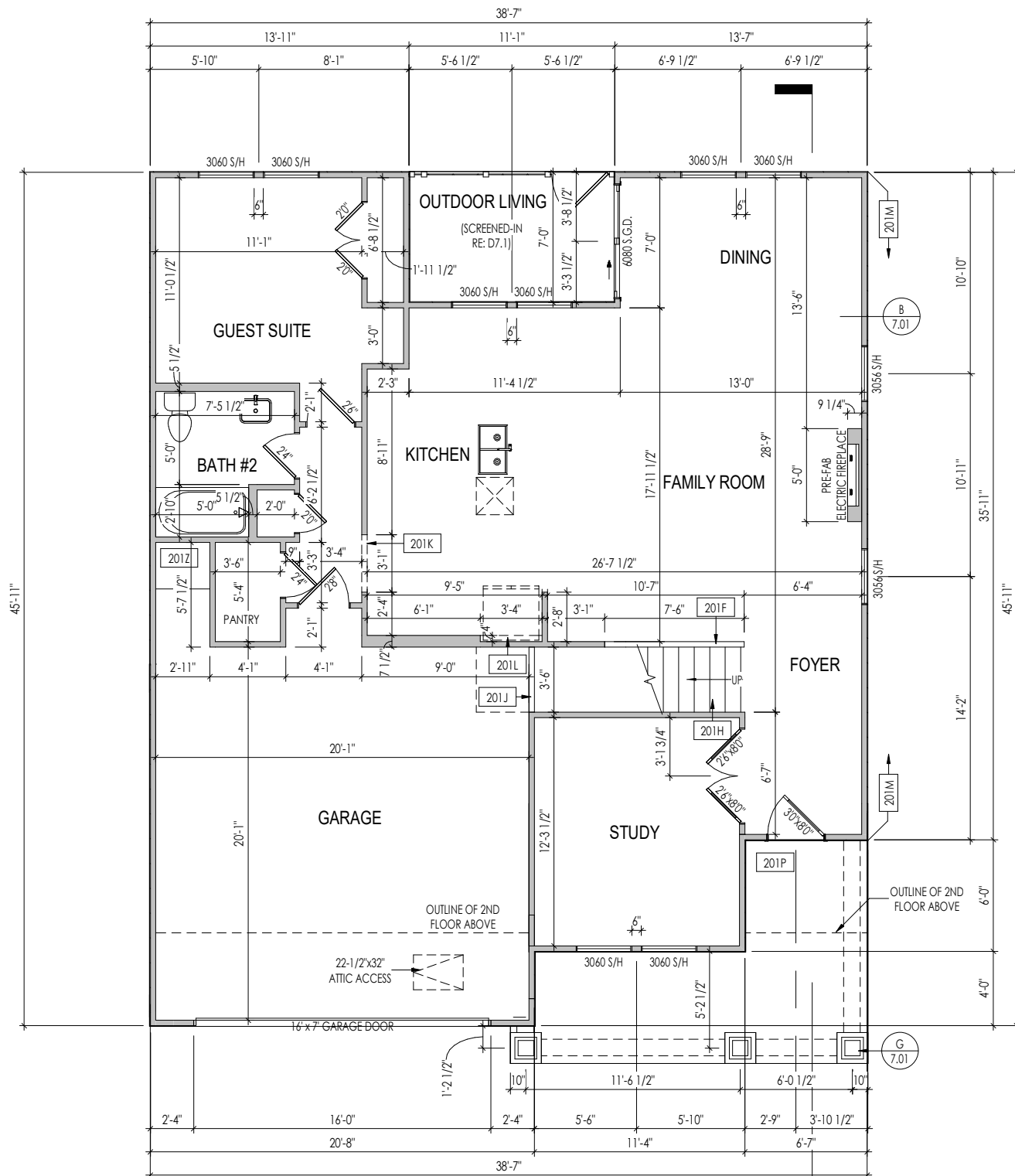
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Drawing Scale: 1/8" = 1'0"			Series: <b>CLASSIC</b>
Born on Date: 06/29/2021   CDs Drawn By: SSP			Plan No.: <b>PLAN_NM</b>

**the MEADOW II**

**Drees HOMES**  
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 7701 Six Forks Road, Suite 132, Raleigh, NC 27615  
 Phone: (919) 844-9288

Sheet Information

**1.01S**  
 Foundation Plan (Slab)  
 Elevation "B"



- General Notes:**
1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
  2. ALL FIRST FLOOR CEILINGS TO BE 10'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
  3. FRAME TOP OF ALL WINDOWS AT 1'-10" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
  4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-3" FROM CEILING.
  5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
  6. REFER TO SHEET 2.01S FOR STRUCTURAL INFORMATION.
- Key Notes:**
- |      |   |
|------|---|
| 201F | SLOPE WALL EVEN WITH TOP OF STAIR STRINGER, RAILING ABOVE               |
| 201H | SEE DETAIL F/7.01 FOR STAIR FRAMING DETAILS                             |
| 201J | +/-7'-1 1/2" HIGH WALL UNDER STAIRS ABOVE                               |
| 201K | FRAME TOP OF OPENING AT HEIGHT SPECIFIED IN GENERAL NOTES ON THIS SHEET |
| 201L | REFRIG. HEADER HELD TO 6'-6" A.F.F.                                     |
| 201M | PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS                      |
| 201P | CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS      |
| 201Z | 18" HIGH WATER HEATER PLATFORM  |

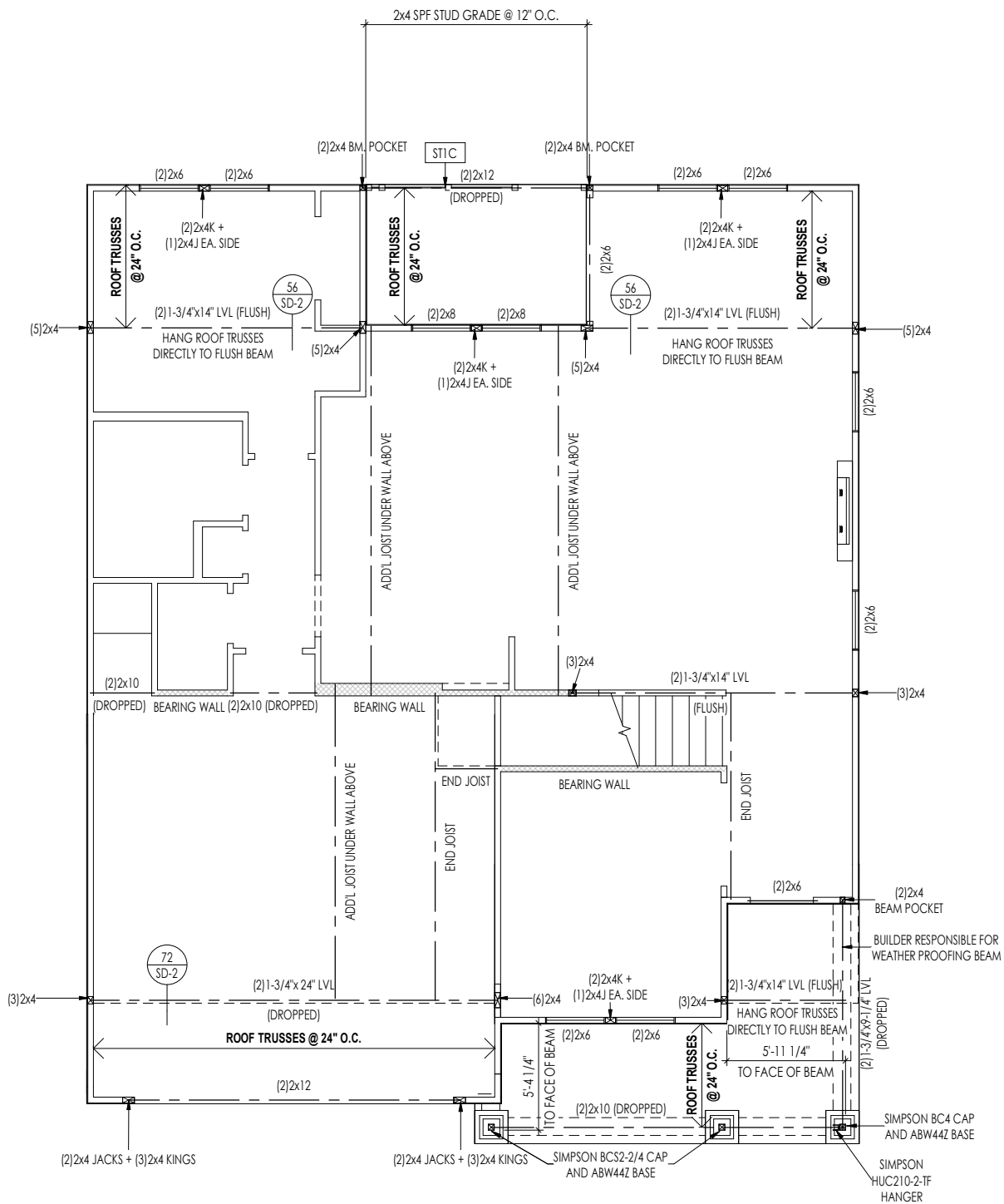
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Contract Drawn By: **DWW**  
Series: **CLASSIC**  
Plan No.: **PLAN\_NM**

<p><b>Drees HOMES</b> <small>SM</small></p> <p><small>Copyright © 2021 (2021) The Drees Company. All Rights Reserved. 7701 Six Forks Road, Suite 132, Raleigh, NC 27615 Phone: [919] 844-9288</small></p>	<p>Sheet Information</p> <p style="font-size: 2em; font-weight: bold;">2.01F</p> <p>First Floor Framing Plan Elevation "B"</p>
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**LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS**

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
**120 MPH WIND IN 2018 NCSBC MAP**  
 (120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1) EXP. B & SEISMIC CAT. A/B.

**EXT. WALL SHEATHING SPECIFICATION**  
 7/16" OSB OR 15/32" PLYWOOD:  
 FASTEN SHEATHING w/ 2-3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)  
 ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.  
 ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.  
 \* 16 GA STAPLES; ALT. STAPLE CONNECTION SPEC: 1" CROWN @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

**3" O.C. EDGE NAILING**  
 AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ NO STAPLE ALTERNATIVE NAILS @ 3" O.C. 2-3/8"x0.113. ALL SHEATHING PANELS SHALL AVAILABLE AT THIS SPEC BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

**NOTES**  
 SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.  
 DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.  
 ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.  
 PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 10d NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

INDICATES EXTENT OF INT. OSB SHEARWALL, AND/OR 3" O.C. EDGE NAILING  
 INDICATES HOLDDOWN  
 INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

**General Notes:**

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

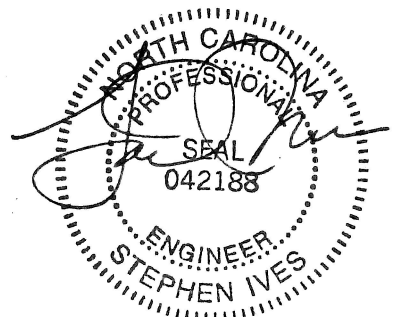
**Key Notes:**

ST1C FRAME TOP OF BEAM AT 9'-1" ABOVE FIRST FLOOR SUBFLOOR/SLAB

**CONNECTION SPECIFICATIONS (TYP. U.N.O.)**

NOTE: 10d NAIL = 3" x 0.131" GUN NAIL

JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3)10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/2" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
DOUBLE STUD	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE LAP SPLICE	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.



**RESIDENCE FOR:**  
**MARKET**  
 52 COMFORT COURT  
 SERENITY

Job Number: **STY5-0037-00** Drawing Date: **10/13/22** Coord Name: **GREG PIEPER** Coord Phone: **859-578-4355**

House Name: **the MEADOW II** Drawing Scale: 1/8" = 1'0" Contract Drawn By: **DWW**

Series: **CLASSIC**

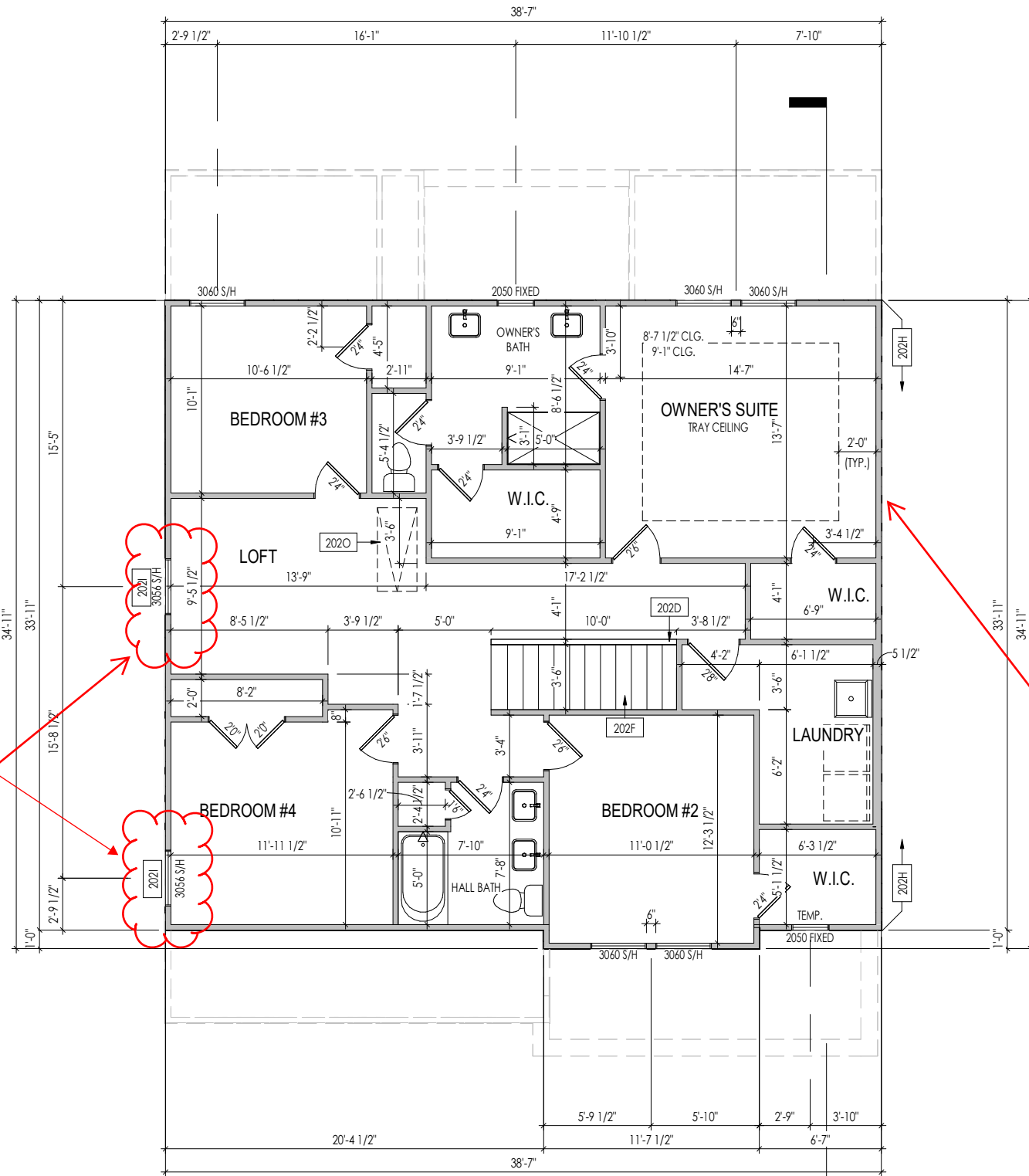
Born on Date: **06/29/2021** CDs Drawn By: **SSP** Plan No.: **PLAN\_NM**

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Sheet Information

**2.01S**  
 First Floor Structural Plan  
 Elevation "B"





Fire Rated windows.  
See last pages

No special wall  
required this side.  
Adjoins public way

**General Notes:**

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ALL SECOND FLOOR CEILINGS TO BE 8'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
3. FRAME TOP OF ALL WINDOWS AT 1'-0 1/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM CEILING.
5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
6. REFER TO SHEET 2.02S FOR STRUCTURAL INFORMATION.

**Key Notes:**

202D	36" HIGH WALL
202F	SEE DETAIL F/7.01 FOR STAIR FRAMING DETAILS
202H	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS
202I	FRAME TOP OF WINDOWS AT 0'-6 1/2" BELOW TOP OF PLATE
202O	PULL DOWN ATTIC ACCESS STAIRS (25-1/2' x 54') WITH LIGHT AND OUTLET

Space for Architect Seal

RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
**SERENITY**

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
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House Name: <b>the MEADOW II</b>	Drawing Scale: 1/8" = 1'-0"	Contract Drawn By: <b>DWW</b>
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Series: <b>CLASSIC</b>
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Born on Date: 06/29/2021	CDs Drawn By: SSP	Plan No.: <b>PLAN_NM</b>
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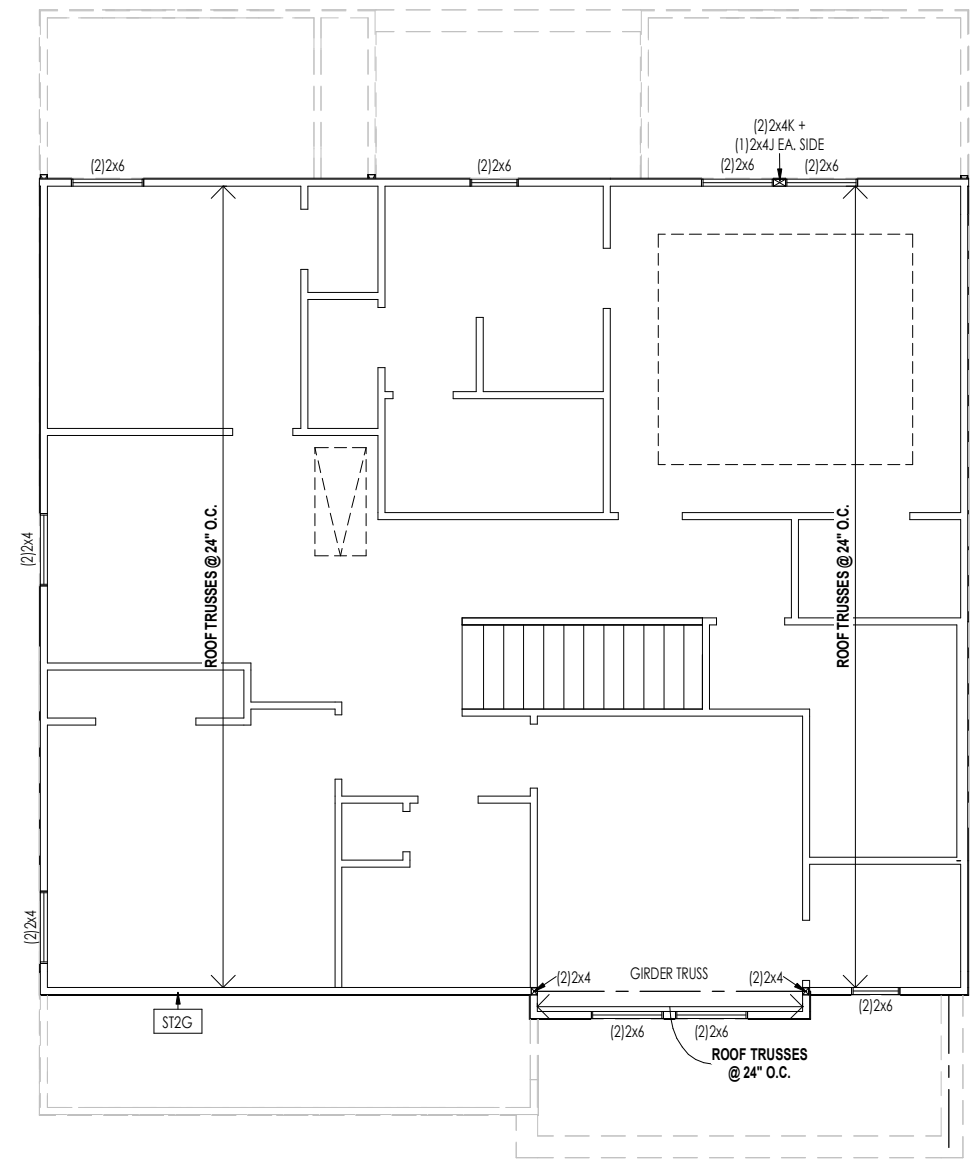
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Sheet Information

**2.02F**  
Second Floor Framing Plan  
Elevation "B"





**LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS**

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
**120 MPH WIND IN 2018 NCSBC MAP**  
 (120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1) EXP. B & SEISMIC CAT. A/B.

**EXT. WALL SHEATHING SPECIFICATION**

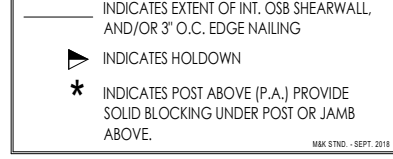
- 7/16" OSB OR 15/32" PLYWOOD:  
 FASTEN SHEATHING w/ 2-3/8"x 0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

**3" O.C. EDGE NAILING**

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2-3/8"x 0.113 NAILS @ 3" O.C. **NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC.** ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

**NOTES**

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 10d NAILS @ 4" O.C. (THRU ONE SIDE ONLY)



**General Notes:**

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

**Key Notes:**

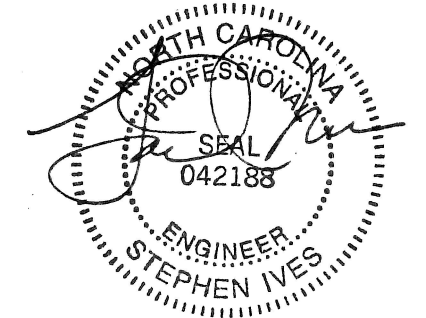
ST2G PROVIDE CONT. SHTG. BEHIND LOW ROOF TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP.)

**CONNECTION SPECIFICATIONS (TYP. U.N.O.)**

NOTE: 10d NAIL = 3" x 0.131" GUN NAIL

JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3)10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
DOUBLE STUD	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE LAP SPLICE	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

Space for Architect Seal



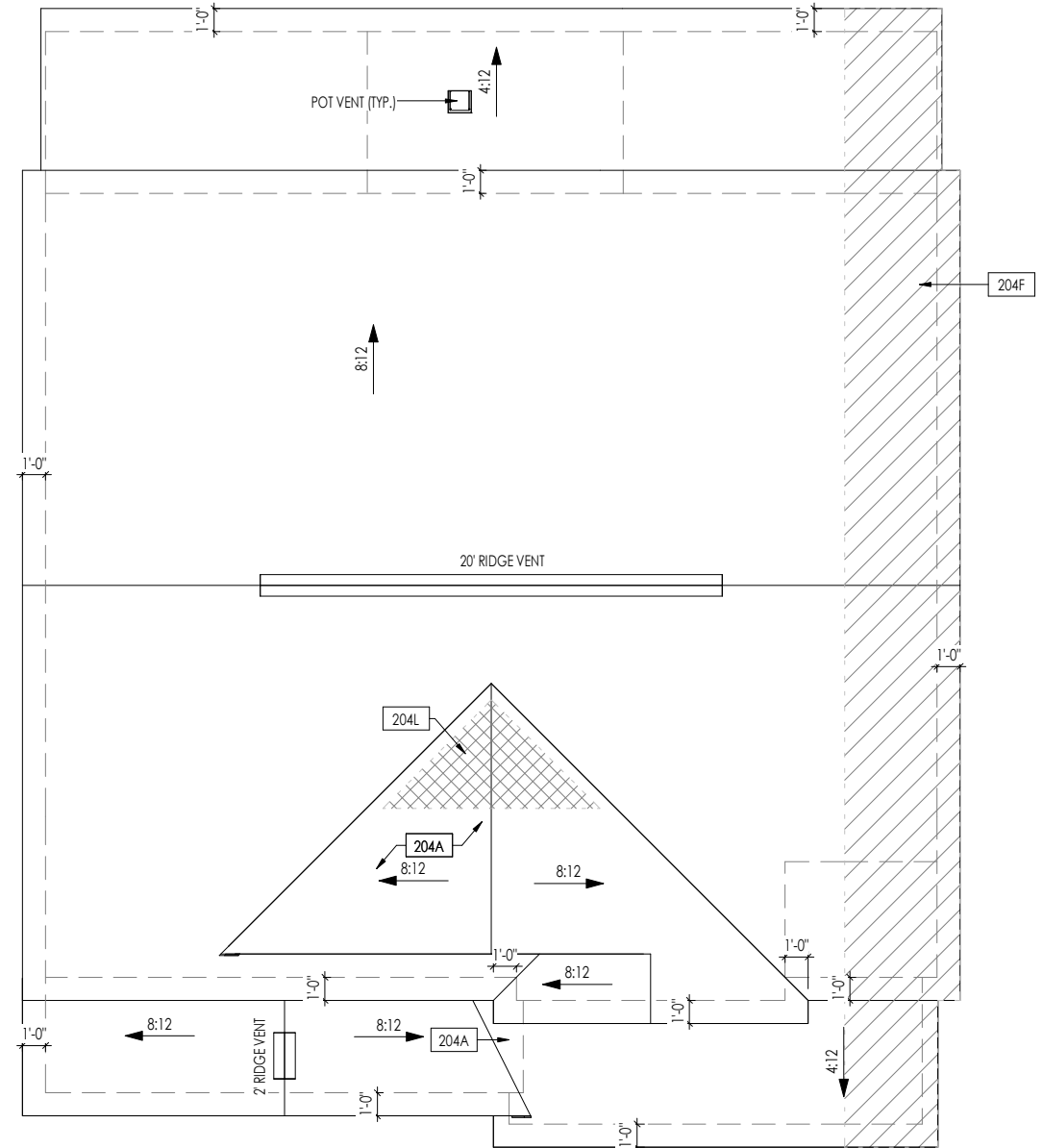
RESIDENCE FOR:  
**MARKET**  
 52 COMFORT COURT  
 SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: <b>06/29/2021</b>			CDs Drawn By: <b>SSP</b>
Series: <b>CLASSIC</b>			Plan No.: <b>PLAN_NM</b>

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Sheet Information  
**2.02S**  
 Second Floor Structural Plan  
 Elevation "B"

HEEL CUT STANDARDS		
OVERHANG		
	1'-0"	2'-0"
4:12	3-3/4"	7-3/4"
5:12	4-3/4"	9-3/4"
6:12	5-3/4"	11-3/4"
7:12	6-3/4"	13-3/4"
8:12	7-3/4"	N/A
9:12	8-3/4"	N/A
10:12	9-3/4"	N/A
12:12	11-3/4"	N/A
14:12	13-3/4"	N/A



**General Notes:**  
 1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

**Key Notes:**  
 204A VALLEY TRUSS OVER FRAMING @ 24" O.C.  
 204F 4'-0" (MIN.) OF FIRE RETARDANT TREATED ROOF SHEATHING. NO PENETRATION ALLOWED WITHIN 4' OF EXTERIOR WALL - SEE DETAIL A/7.03 FOR FIRE BLOCKING AT SOFFIT  
 204L NO ROOF DECKING UNDER OVERFRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION

**CONNECTION SPECIFICATIONS (TYP. U.N.O.)**

NOTE: 10d NAIL = 3" x 0.131" GUN NAIL

JOIST TO SOLE PLATE	(3) 10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3) 10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3) 10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3) 10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3) 10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
DOUBLE STUD	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE LAP SPLICE	(10) 10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2) 10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

Space for Architect Seal

**RESIDENCE FOR:  
 MARKET  
 52 COMFORT COURT  
 SERENITY**

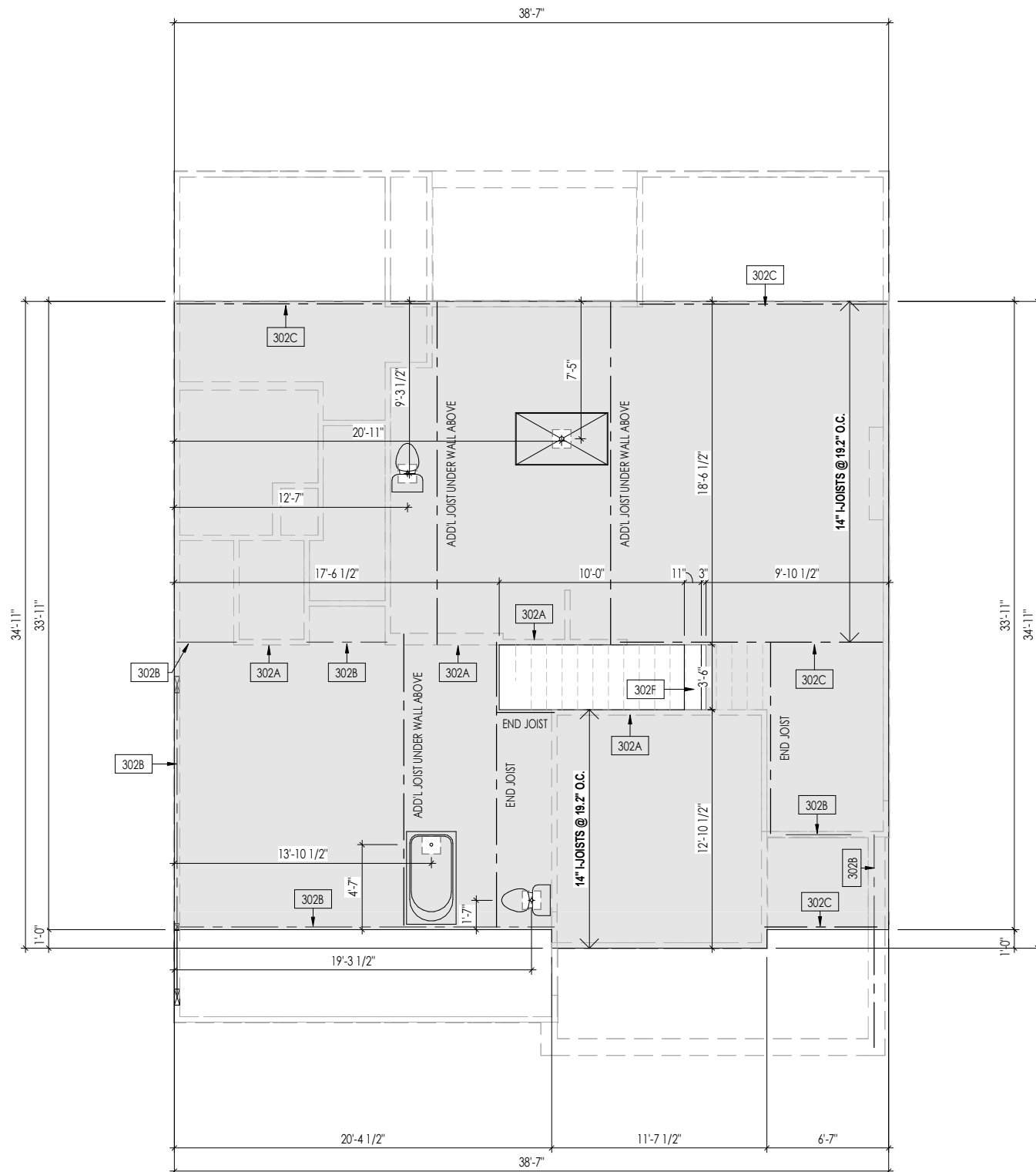
Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: <b>06/29/2021</b>			CDs Drawn By: <b>SSP</b>
Drawing Scale: <b>1/8" = 1'0"</b>			Series: <b>CLASSIC</b>
Plan No.: <b>PLAN_NM</b>			

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**2.04**  
 Roof Plan  
 Elevation "B"

ROOF VENTILATION			
RALEIGH			
CITY/SERIES:			
GAUGE	LOWER	MAIN HOUSE	
128	312	1,471	TOTAL ATTIC AREA:
0.43	1.04	4.90	REQUIRED NET FREE VENTILATION (ATTIC AREA)(300):
0.24	2.90	2.71	ACTUAL NET FREE VENTILATION (UPPER + LOWER):
DOWNSPOUT CALCULATION			
GAUGE	LOWER	MAIN HOUSE	
1.44	402.6	1912.3	TOTAL DRAINABLE ROOF AREA:
1	1	4	MINIMUM # OF DOWNSPOUTS:



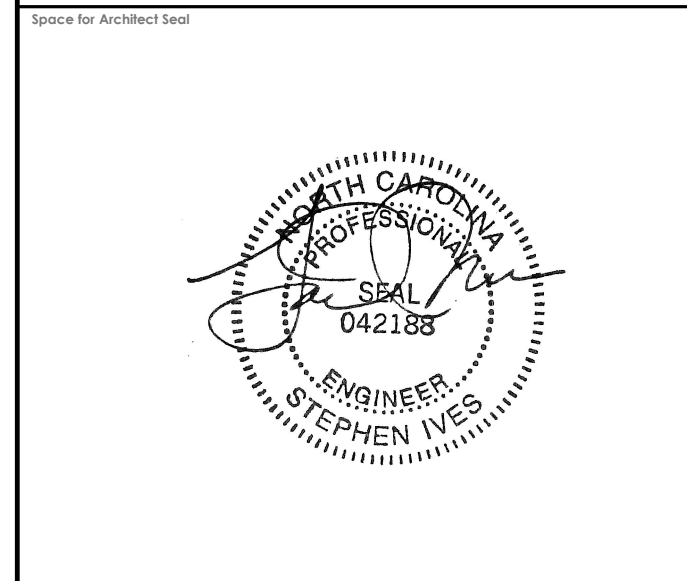


**General Notes:**

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. FLOOR JOISTS TO BE 14" TJI 5000 SERIES, OR EQUAL, @ 19.2" O.C. UNLESS OTHERWISE NOTED.
3. JOISTS ARE NOT TO BE PLACE DIRECTLY OVER INTERIOR PARALLEL WALL. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
4. ADD'L JOISTS MAY BE LOCATED UP TO 2" AWAY FROM THE PARTITION WALL ABOVE IN CASES WHERE MECHANICAL PENETRATIONS

**Key Notes:**

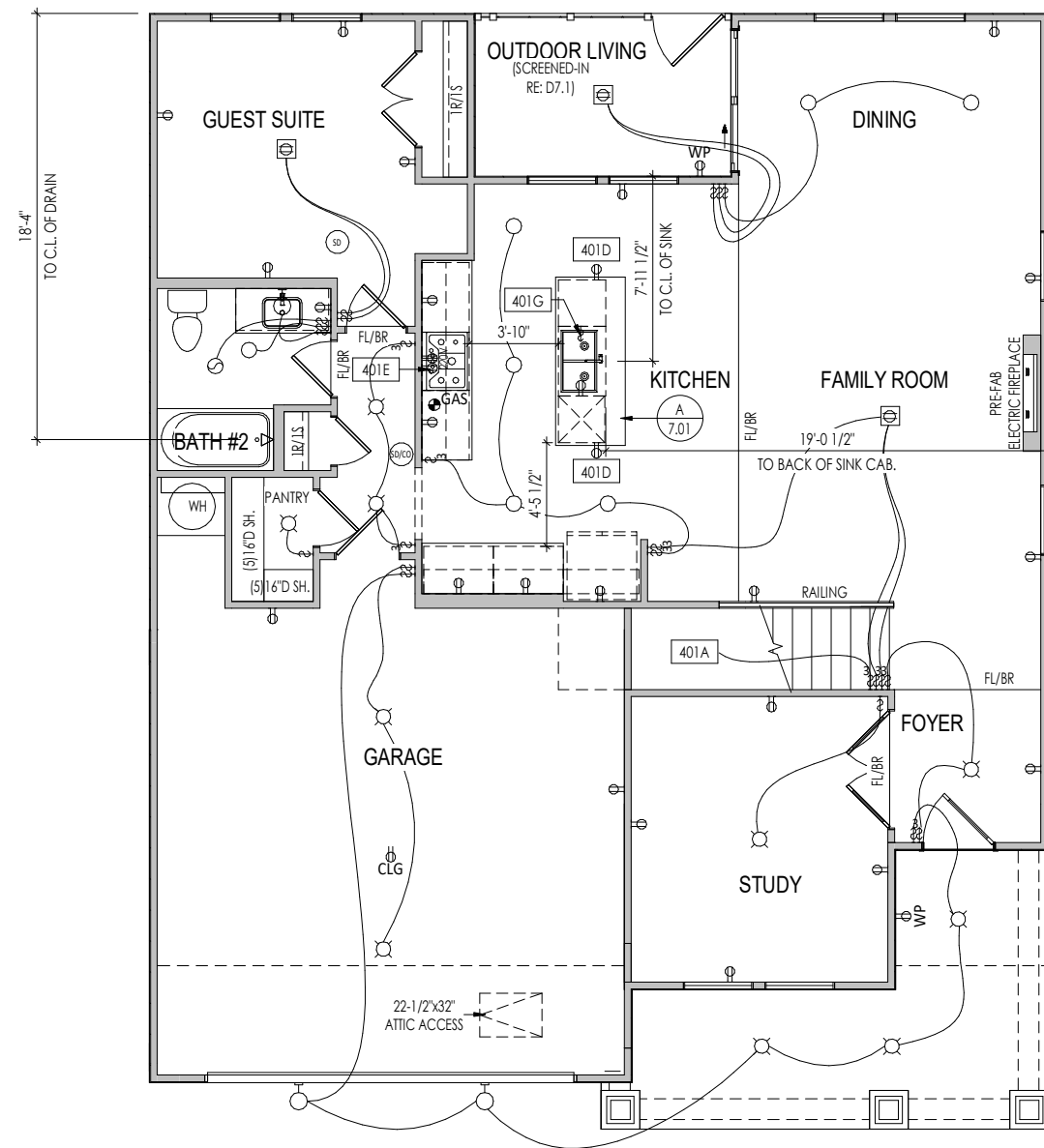
302A	BEARING WALL BELOW
302B	BEAM BELOW - SEE SHEET 2.01S FOR MORE INFO
302C	FLUSH BEAM - SEE SHEET 2.01S FOR MORE INFO
302F	(2)2x8 (TOP FLUSH) NEXT TO 2x12 FLAT FRAME FOR STAIR HEADROOM - SEE DETAIL E/7.01



**RESIDENCE FOR:**  
**MARKET**  
52 COMFORT COURT  
**SERENITY**

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: <b>06/29/2021</b>			CDs Drawn By: <b>SSP</b>
Drawing Scale: <b>1/8" = 1'0"</b>			Series: <b>CLASSIC</b>
Plan No.: <b>PLAN_NM</b>			

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		Second Floor Subfloor Plan Elevation "B"



**General Notes:**  
 1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

**Key Notes:**

401A	TO SWITCH OR LIGHT ABOVE
401D	HOLD OUTLET HIGH ON ISLAND
401E	OUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH
401G	PUSH BUTTON FOR GARBAGE DISPOSAL OR SWITCH LOCATED IN SINK CABINET - REFER TO SELECTIONS

**MECHANICAL LEGEND**

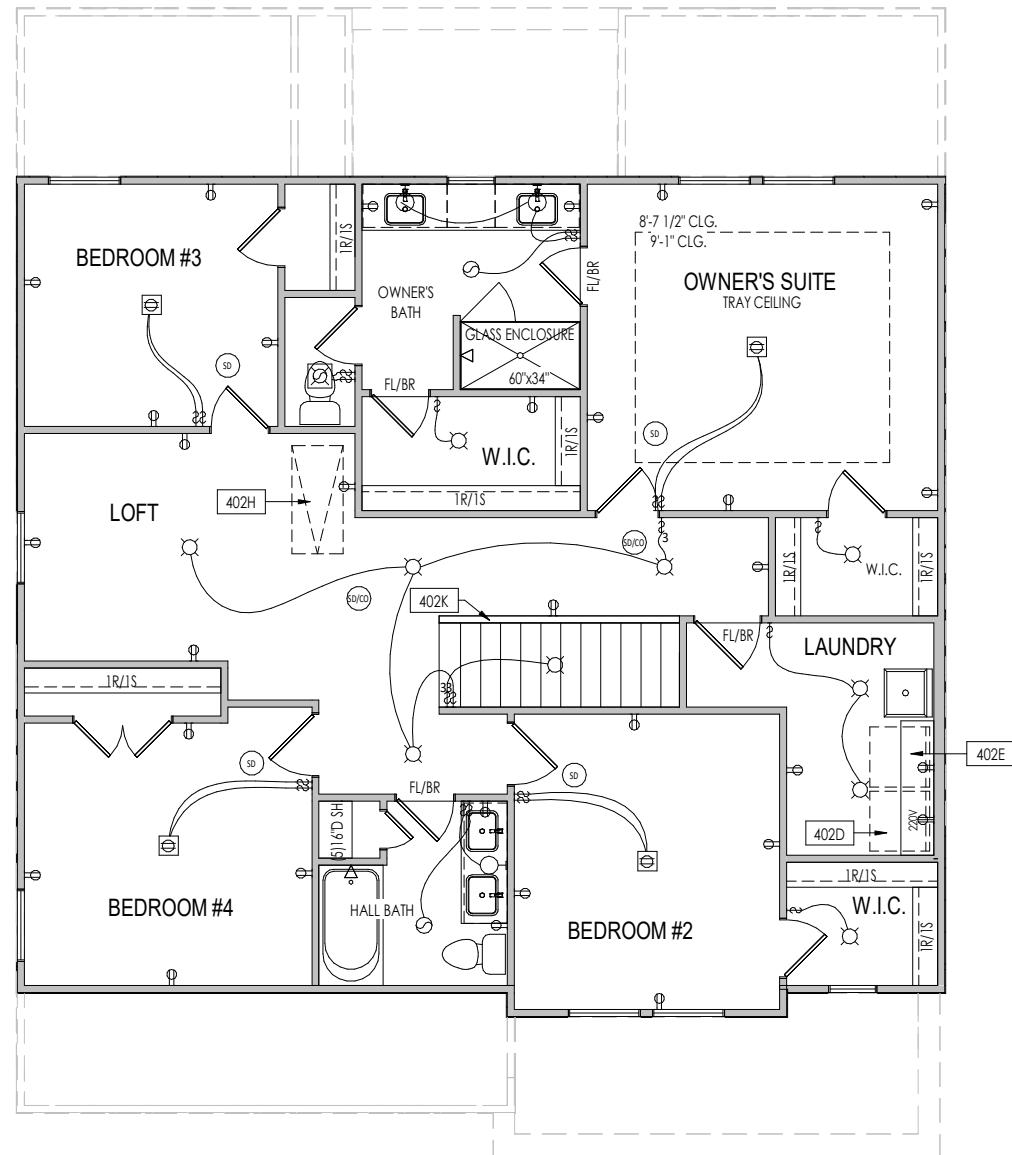
◀ PHONE JACK	○ CLG. MOUNTED LIGHT FIXT.	■ STAIR LIGHT
⊖ WALL OUTLET	○ SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS.	+ HOSE BIB
⊖ WEATHERPROOF GFCI OUTLET	○ WALL MOUNTED LIGHT FIXT.	△ SHOWER HEAD
⊖ 220 VOLT OUTLET	○ DOUBLE SPOTLIGHT FIXT.	⊖ GAS GAS HOOK UP
⊖ GFCI OUTLET	○ DIRECTIONAL CAN LIGHT	⊖ FLOOR DRAIN
⊖ FLOOR OUTLET	○ PIN LIGHT	⊖ SMOKE DETECTOR
⊖ CABLE TELEVISION JACK	○ WALL SCONCE @ 5'-6" A.F.F.	⊖ CO DETECTOR
⊖ SINGLE POLE SWITCH	○ FLUORESCENT LIGHT	⊖ SMOKE DETECTOR/CO DETECTOR COMBINATION
⊖ 3-WAY SWITCH	⊖ UNDER CABINET LIGHTING	⊖ EXHAUST FAN AND LIGHT COMBINATION
⊖ 4-WAY SWITCH		⊖ CLG. MTD. EXHAUST FAN
⊖ BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)		

Space for Architect Seal

**RESIDENCE FOR:  
 MARKET  
 52 COMFORT COURT  
 SERENITY**

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: 06/29/2021			CDs Drawn By: SSP
Series: <b>CLASSIC</b>			Plan No.: <b>PLAN_NM</b>

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		First Floor Mechanical Plan Elevation "B"



**General Notes:**

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

**Key Notes:**

- 402D LOCATE WASHER TO LEFT OF DRYER
- 402E 16" DEEP x 5'-6" LONG SHELF HELD AT 5'-7" A.F.F.
- 402H PULL DOWN ATTIC ACCESS STAIRS W/ LIGHT AND OUTLET
- 402K HALF WALL WITH WOOD CAP

**MECHANICAL LEGEND**

- |                            |  |  |
|----------------------------|--|--|
| ◀ PHONE JACK               | ○ CLG. MOUNTED LIGHT FIXT.   | ■ STAIR LIGHT                            |
| ⊖ WALL OUTLET              | ○ SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS.                           | + HOSE BIB                               |
| ⊖ WEATHERPROOF GFCI OUTLET | ○ WALL MOUNTED LIGHT FIXT.   | △ SHOWER HEAD                            |
| ⊖ 220 VOLT OUTLET          | ⊖ DOUBLE SPOTLIGHT FIXT.   | ⊖ GAS GAS HOOK UP                        |
| ⊖ GFCI OUTLET              | ⊖ DIRECTIONAL CAN LIGHT  | ⊖ FLOOR DRAIN                            |
| ⊖ FLOOR OUTLET             | ⊖ PIN LIGHT  | ⊖ SMOKE DETECTOR                         |
| ⊖ CABLE TELEVISION JACK    | ⊖ WALL SCONCE @ 5'-6" A.F.F.   | ⊖ CO DETECTOR                            |
| ⊖ SINGLE POLE SWITCH       | ⊖ FLUORESCENT LIGHT  | ⊖ SMOKE DETECTOR/CO DETECTOR COMBINATION |
| ⊖ 3-WAY SWITCH             | ⊖ UNDER CABINET LIGHTING   | ⊖ EXHAUST FAN AND LIGHT COMBINATION      |
| ⊖ 4-WAY SWITCH             | ⊖ BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED) | ⊖ CLG. MTD. EXHAUST FAN                  |

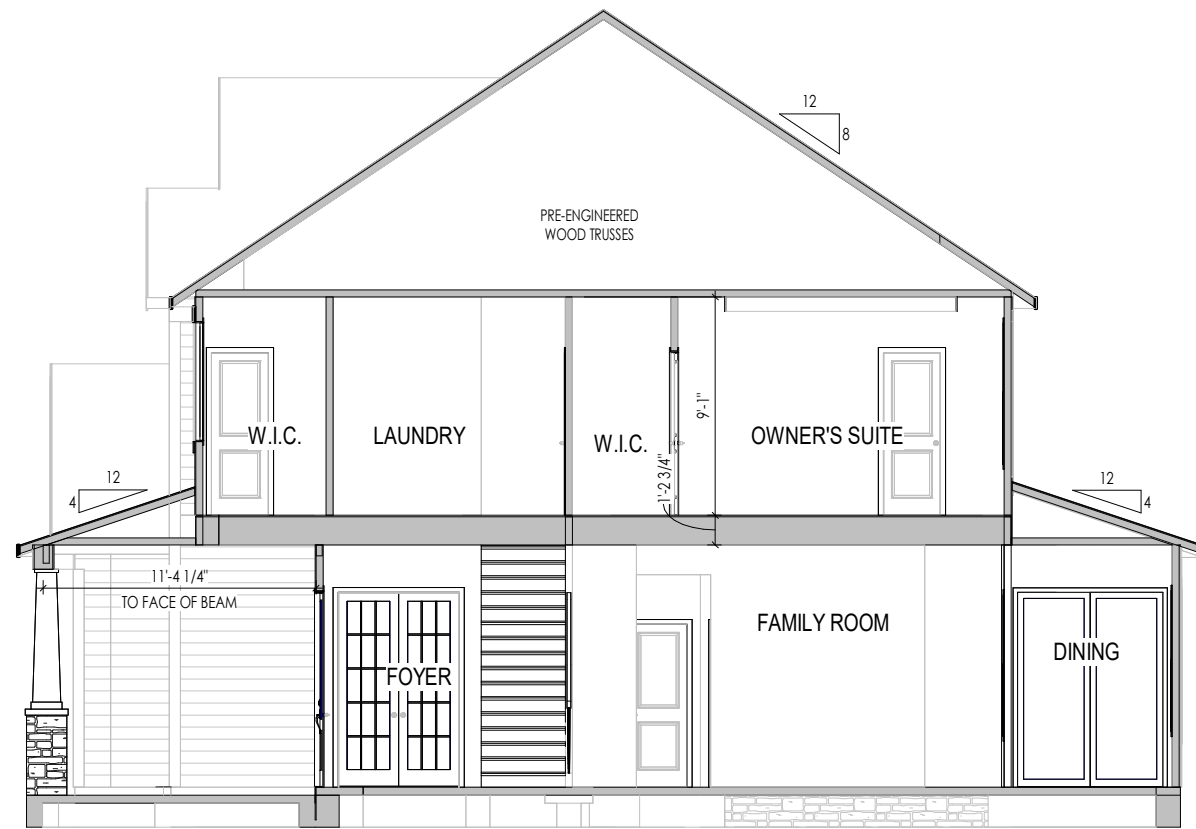
Space for Architect Seal

RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: 06/29/2021			Series: <b>CLASSIC</b>
CDs Drawn By: SSP			Plan No.: <b>PLAN_NM</b>

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Sheet Information  
**4.02**  
Second Floor Mechanical Plan  
Elevation "B"



**A**  
5.01 BUILDING SECTION THRU STAIRS  
1/8" = 1'-0"

**General Notes:**

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

**Key Notes:**

Space for Architect Seal

RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Drawing Scale: 1/8" = 1'-0"			Series: <b>CLASSIC</b>
Born on Date: 06/29/2021			CDs Drawn By: SSP
Plan No.: <b>PLAN_NM</b>			

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		Building Section Elevation "B"

<b>TYPICAL TRIM:</b>
<b>6" FASCIA</b> (ALL SIDES)
<b>8" FRIEZE</b> (FRONT ONLY, UNLESS OTHERWISE NOTED)

**General Notes:**

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ROOFING MATERIAL PER SELECTIONS.
- CONTACT M&K ENGINEERING FOR HEADER SIZE/BRICK SUPPORT IF GRADE DROPS AND THE AMOUNT OF BRICK OVER GARAGE DOOR SHOWN ON CURRENT ELEVATION IS NO LONGER ACCURATE

**Key Notes:**

BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	HEIGHT OF VENEER ABOVE LINTEL
Up to 3'-6"	L3-1/2 x3-1/2 x1/4	20 FT. MAX
Up to 6'-0"	L5x 3- 1/2x 5/16 (LLV)	20 FT. MAX
Up to 8'-0"	L6x 3- 1/2x 3/8 (LLV)	20 FT. MAX
9'-0"	L7x 4x 3/8 (LLV)	12 FT. MAX
*16'-0"	L7x 4x 3/8 (LLV)	3 FT. MAX
*16'-0"	L8x 4x 1/2 (LLV)	4-1/2 FT. MAX

ALL LINTELS <=6' SHALL HAVE 4" MINIMUM BEARING AT EACH END.  
 ALL LINTELS >=6' SHALL HAVE 8" MINIMUM BEARING AT EACH END.  
 \* FASTENED TO HDR @ 1/3 SPAN POINTS THRU 1-1/2" LONG VERTICALLY SLOTTED HOLES IN LINTEL w/ 1/2" DIA. x 3-1/2" LONG LAG SCREWS. LOCATE LAG SCREWS @ MIDDLE OF SLOTTED HOLE & TIGHTEN SCREWS ENOUGH TO ALLOW MOVEMENT OF LINTEL.  
 \*\*\*ANY LINTEL CONDITION NOT SPECIFIED ABOVE SHALL BE DESIGNED

Space for Architect Seal



**ELEVATION 'B'**

**RESIDENCE FOR:**  
**MARKET**  
 52 COMFORT COURT  
 SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: <b>06/29/2021</b>			CDs Drawn By: <b>SSP</b>
Series: <b>CLASSIC</b>			Plan No.: <b>PLAN_NM</b>

<p><b>Drees HOMES</b>  <small>SM</small></p> <p><small>Copyright © 2021 (2021) The Drees Company. All Rights Reserved.        7701 Six Forks Road, Suite 132, Raleigh, NC 27615        Phone: [919] 844-9288</small></p>	Sheet Information	6.01
		Front Elevation Elevation "B"

<b>TYPICAL TRIM:</b>
<b>6" FASCIA</b> (ALL SIDES)
<b>8" FRIEZE</b> (FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:

Space for Architect Seal



RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: <b>06/29/2021</b>			Series: <b>CLASSIC</b>
CDs Drawn By: <b>SSP</b>			Plan No.: <b>PLAN_NM</b>

<p><b>Drees HOMES</b> SM</p> <p><small>Copyright © 2021 (2021) The Drees Company. All Rights Reserved. 7701 Six Forks Road, Suite 132, Raleigh, NC 27615 Phone: [919] 844-9288</small></p>	Sheet Information	6.02
		Garage Side Elevation Elevation "B"



<b>TYPICAL TRIM:</b>
<b>6" FASCIA</b> (ALL SIDES)
<b>8" FRIEZE</b> (FRONT ONLY, UNLESS OTHERWISE NOTED)

**General Notes:**

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

**Key Notes:**

Space for Architect Seal



RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: <b>06/29/2021</b>			Series: <b>CLASSIC</b>
CDs Drawn By: <b>SSP</b>			Plan No.: <b>PLAN_NM</b>

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Sheet Information

**6.03**  
Rear Elevation  
Elevation "B"

<b>TYPICAL TRIM:</b>
<b>6" FASCIA</b> (ALL SIDES)
<b>8" FRIEZE</b> (FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ROOFING MATERIAL PER SELECTIONS.
- REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:



Space for Architect Seal

RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

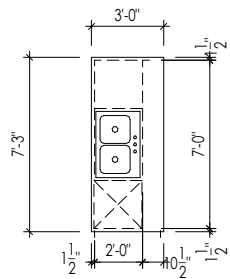
Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
			Series: <b>CLASSIC</b>
Born on Date: <b>06/29/2021</b>			CDs Drawn By: <b>SSP</b>
			Plan No.: <b>PLAN_NM</b>

**Drees**  
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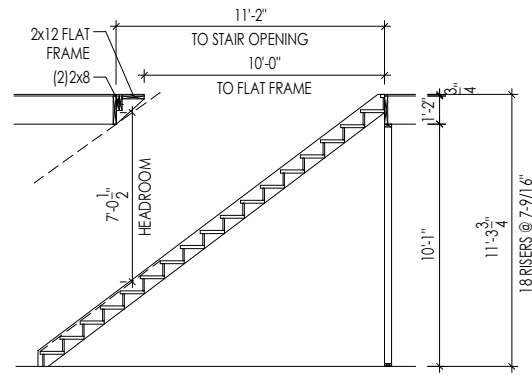
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Phone: (919) 844-9288

Sheet Information

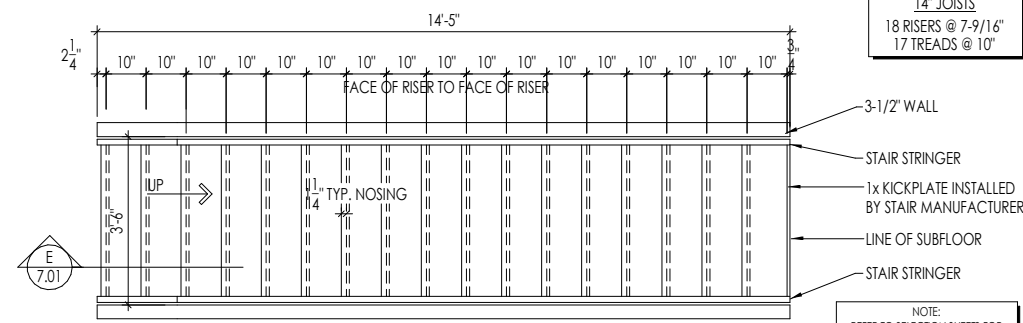
**6.04**  
Side Elevation  
Elevation "B"



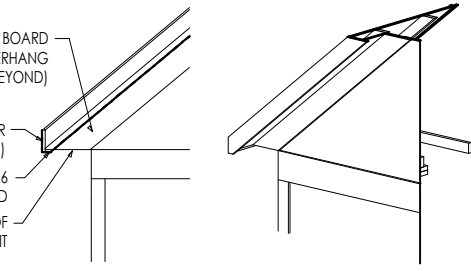
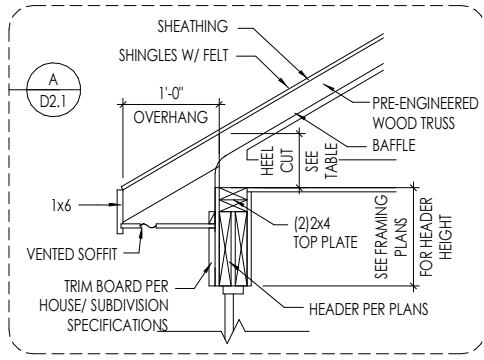
**A**  
7.01  
**KITCHEN ISLAND**  
SCALE: 1/8" = 1'-0"



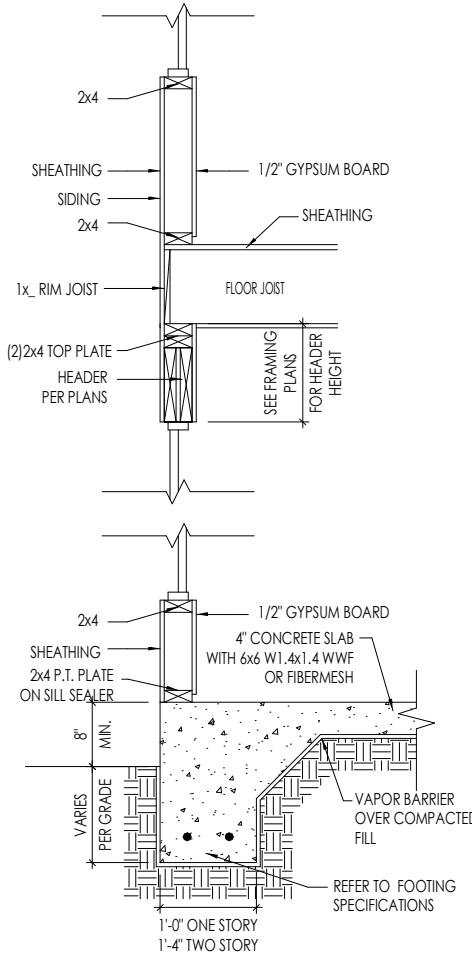
**E**  
7.01  
**STAIR SECTION**  
SCALE: 1/8" = 1'-0"



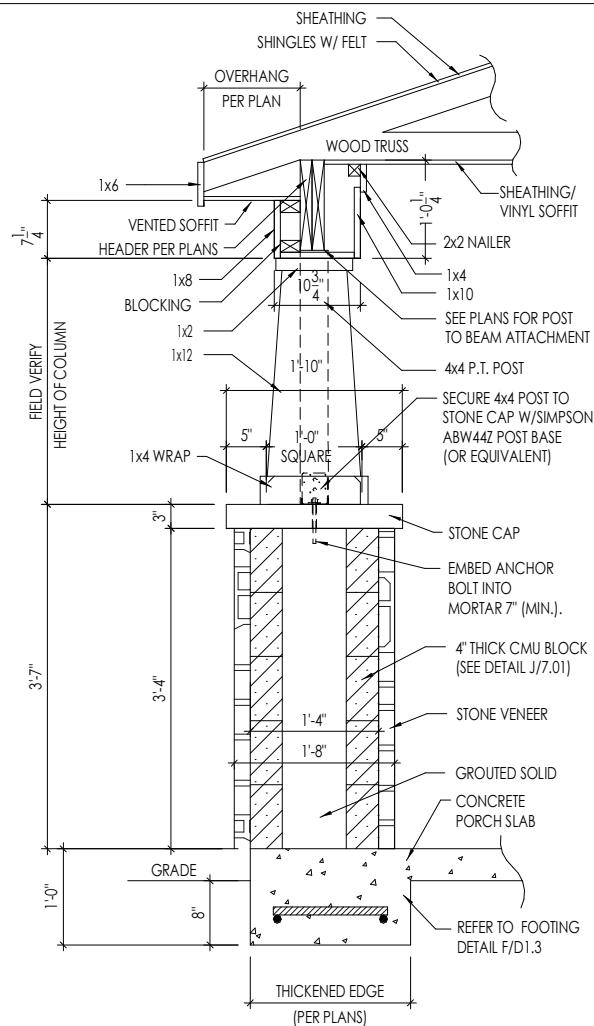
**F**  
7.01  
**STAIR FRAMING DETAILS**  
SCALE: 1/4" = 1'-0"



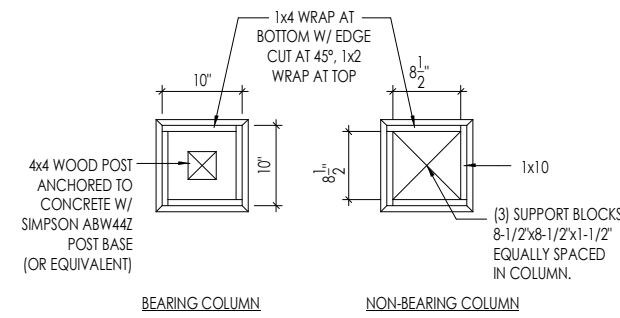
**D**  
7.01  
**RAFTER TAIL DETAIL**  
SCALE: 1/4" = 1'-0"



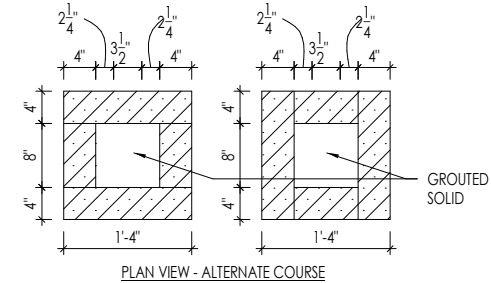
**B**  
7.01  
**TYPICAL WALL SECTIONS**  
SCALE: 1/2" = 1'-0"



**G**  
7.01  
**FRONT PORCH COLUMN**  
SCALE: 1/2" = 1'-0"



**H**  
7.01  
**10" BOX COLUMN DETAIL**  
SCALE: 1/2" = 1'-0"



**J**  
7.01  
**CMU COLUMN BASE DETAIL**  
SCALE: 1/2" = 1'-0"

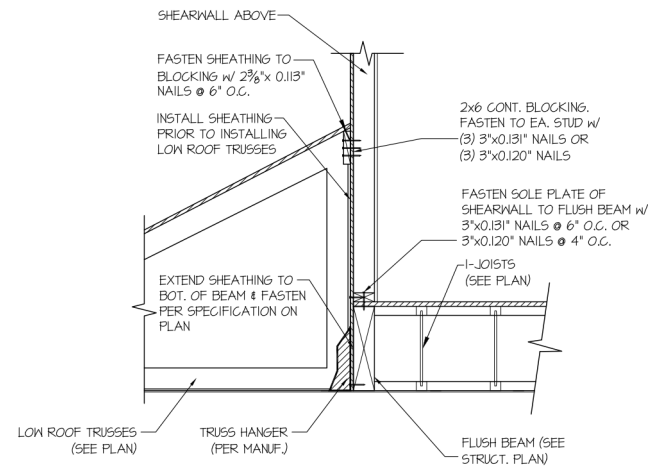
Space for Architect Seal

RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

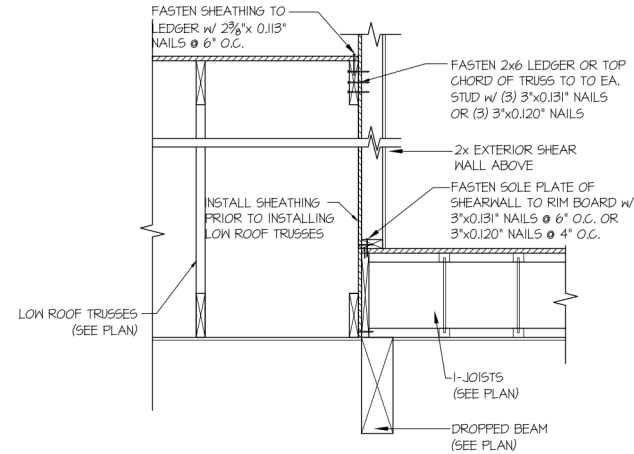
Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: <b>06/29/2021</b>			CDs Drawn By: <b>SSP</b>
Series: <b>CLASSIC</b>			Plan No.: <b>PLAN_NM</b>

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**7.01**  
House Specific Details  
Elevation "B"



**56** SHEAR TRANSFER DETAIL @  
EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



**72** TYPICAL SHEAR TRANSFER DETAIL  
BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"

seal:  
  
 © copyright: MULHERN & KULP  
 Structural Engineering, Inc.

DREES HOMES

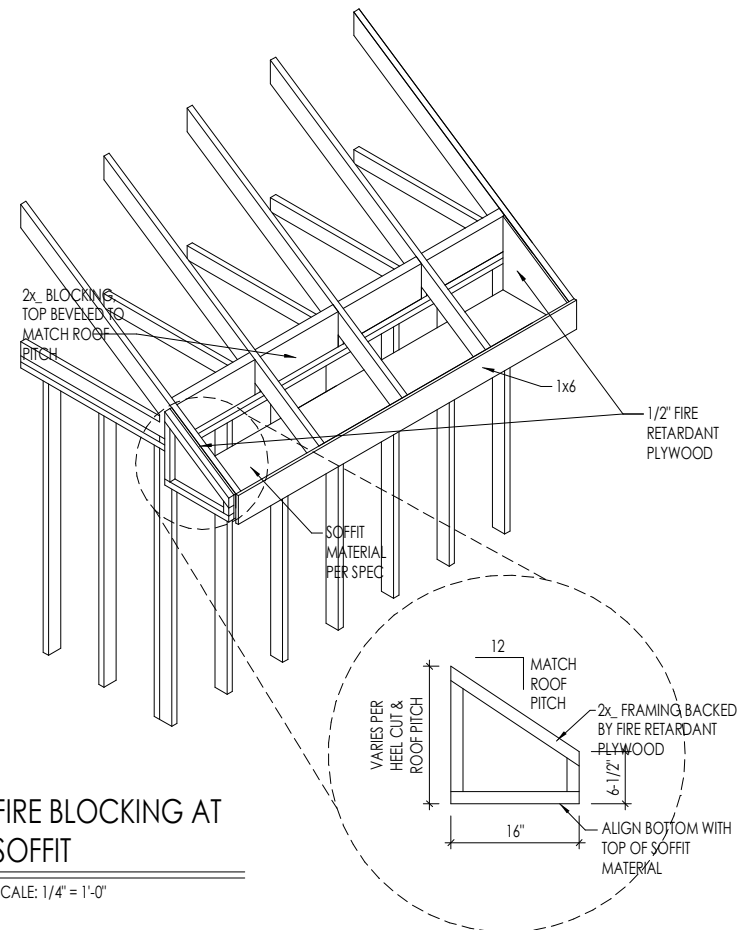
Mulhern+Kulp project number:  
 project mgr: BSM  
 drawn by: CNV  
 issue date: 08-12-22

REVISIONS:  
 date: initial:

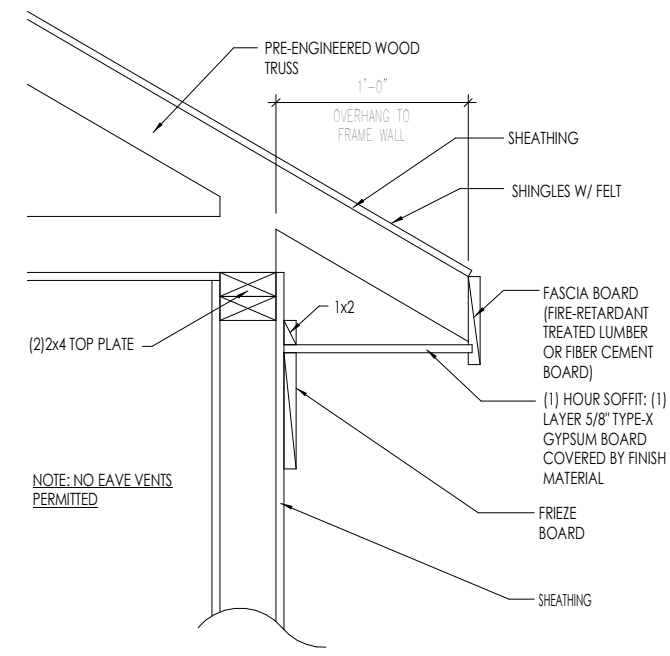
**MULHERN+KULP**  
 RESIDENTIAL STRUCTURAL ENGINEERING  
 3625 Sandstone Parkway, Suite 105 • Alpharetta, GA 30022  
 p 770-771-0014 • mulhernkulp.com

LATERAL DETAILS  
 MEADOW MODEL  
 RHL

sheet:  
**SD-2**

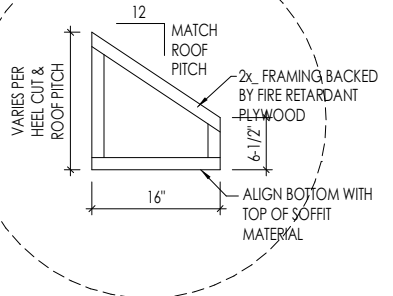


**FIRE BLOCKING AT SOFFIT**  
SCALE: 1/4" = 1'-0"



**(1) HOUR RATING ON UNDERSIDE OF SOFFIT OVERHANG (WHEN WITHIN 2'-0" TO 5'-0" OF PROPERTY LINE)**

SCALE: 1" = 1'-0"



**SOFFIT FIRE BLOCKING DETAILS**  
SCALE: 1/4" = 1'-0"

Space for Architect Seal

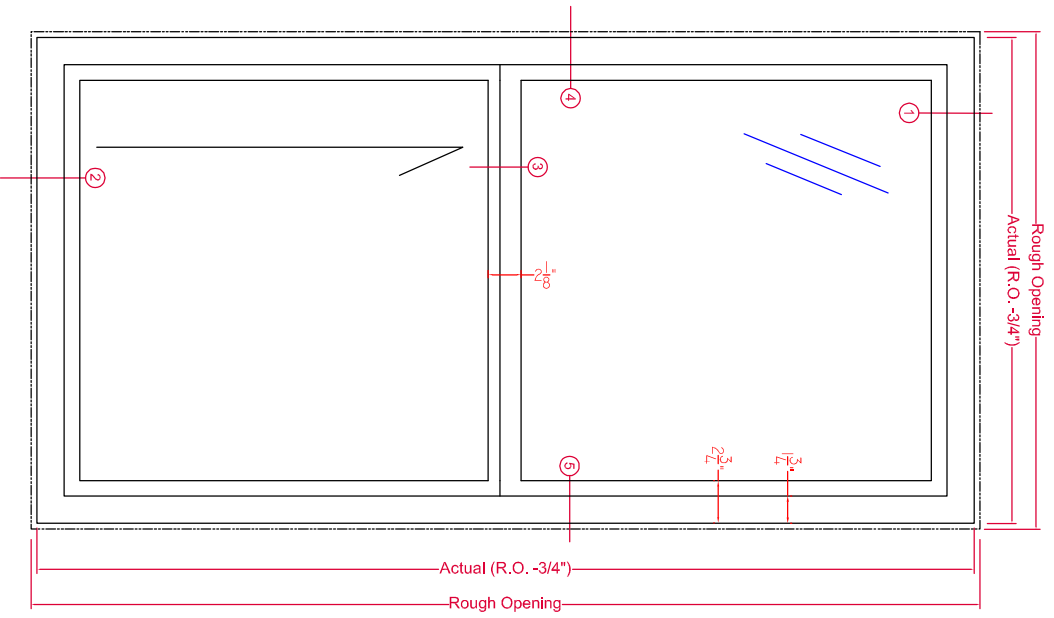
RESIDENCE FOR:  
**MARKET**  
52 COMFORT COURT  
SERENITY

Job Number: <b>STY5-0037-00</b>	Drawing Date: <b>10/13/22</b>	Coord Name: <b>GREG PIEPER</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the MEADOW II</b>			Contract Drawn By: <b>DWW</b>
Born on Date: 06/29/2021			CDs Drawn By: SSP
Drawing Scale: 1/8" = 1'-0"			Series: <b>CLASSIC</b>
Plan No.: <b>PLAN_NM</b>			

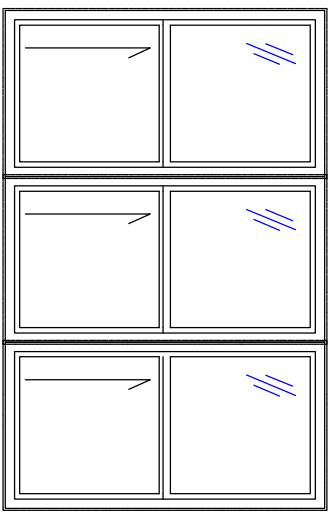
**Drees HOMES**  
SM  
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Sheet Information

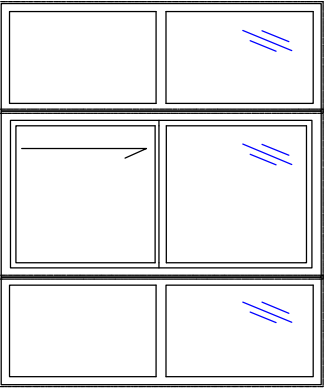
**7.03**  
House Specific Details (FIRE RATED LOTS ONLY)  
Elevation "B"



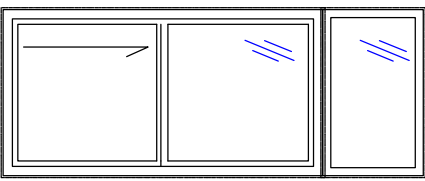
Typical Exterior Elevation  
**Fire-Tec Series 925 Single Hung Window**  
 45- or 60-Minute UL Rated



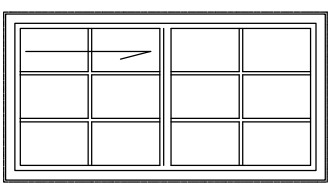
Mullions with Zero Vertical Mullions



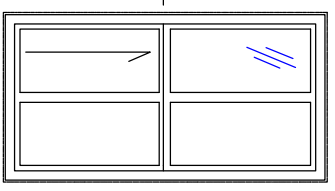
Mullions with Zero Vertical Mullions  
 and Series 950 Fixed Lites



Mullions with Series  
 950 Transom



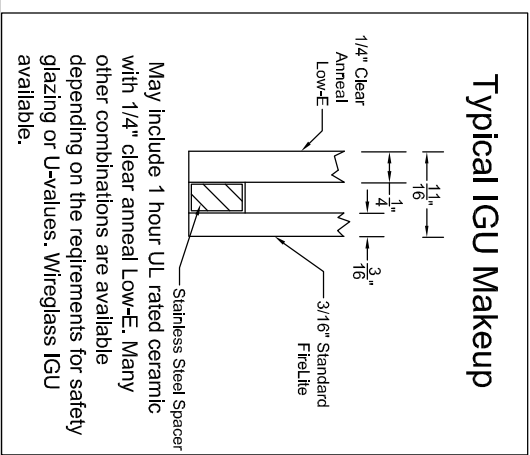
Internal 5/8" Grids  
 In IGU



True Mullions

**See Fire-Rated Glazing Section**

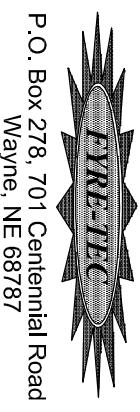
for various options and configurations for U.L. labeled glazing.



May include 1 hour UL rated ceramic with 1/4" clear anneal Low-E. Many other combinations are available depending on the requirements for safety glazing or U-values. Wireglass IGU available.

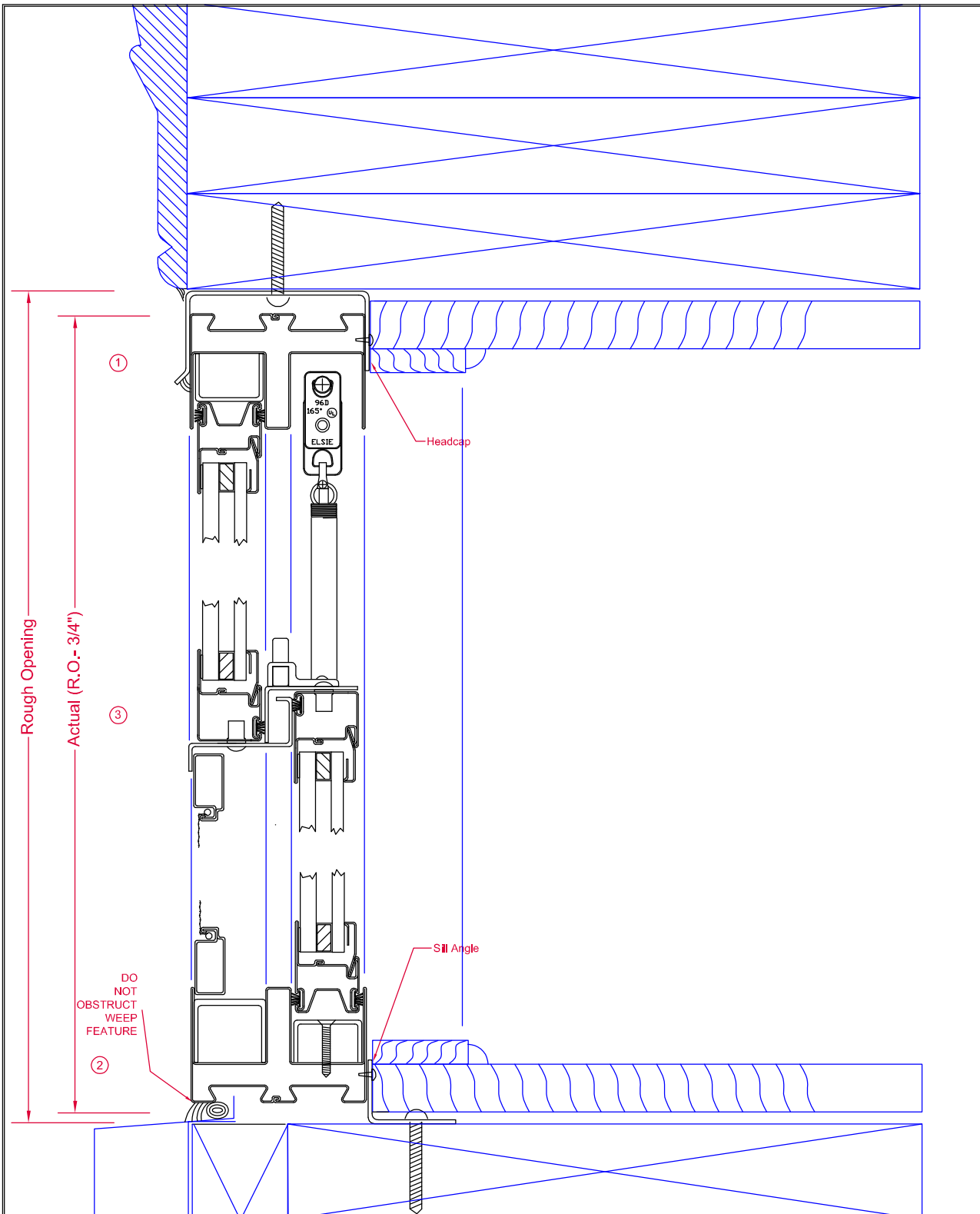
**925 SINGLE HUNG - SUBFRAME INSTALLATION**

TOLERANCE: 1. FRACTIONS +/- 1/16 2. DECIMALS +/- .0025 3. ANGLES +/- 1/2 DEGREE EXCEPT AS NOTED	DRAWN BY <b>JDD</b> C.K'D BY
DATE 11-30-2015	SCALE 1:8



P.O. Box 278, 701 Centennial Road  
 Wayne, NE 68787





Rough Opening

Actual (R.O.) - 3/4"

①

③

DO NOT  
OBSTRUCT  
WEEP  
FEATURE

②

Headcap

Sill Angle

### HEAD/SILL-SUBFRAME

DWN BY  
JDD  
CK'D BY

DATE  
11-30-2015

TOLERANCE:  
1. FRACTIONS ±1/16  
2. DECIMALS ±.0625  
3. ANGLES ± 1/2 DEGREE  
EXCEPT AS NOTED

MAT'L

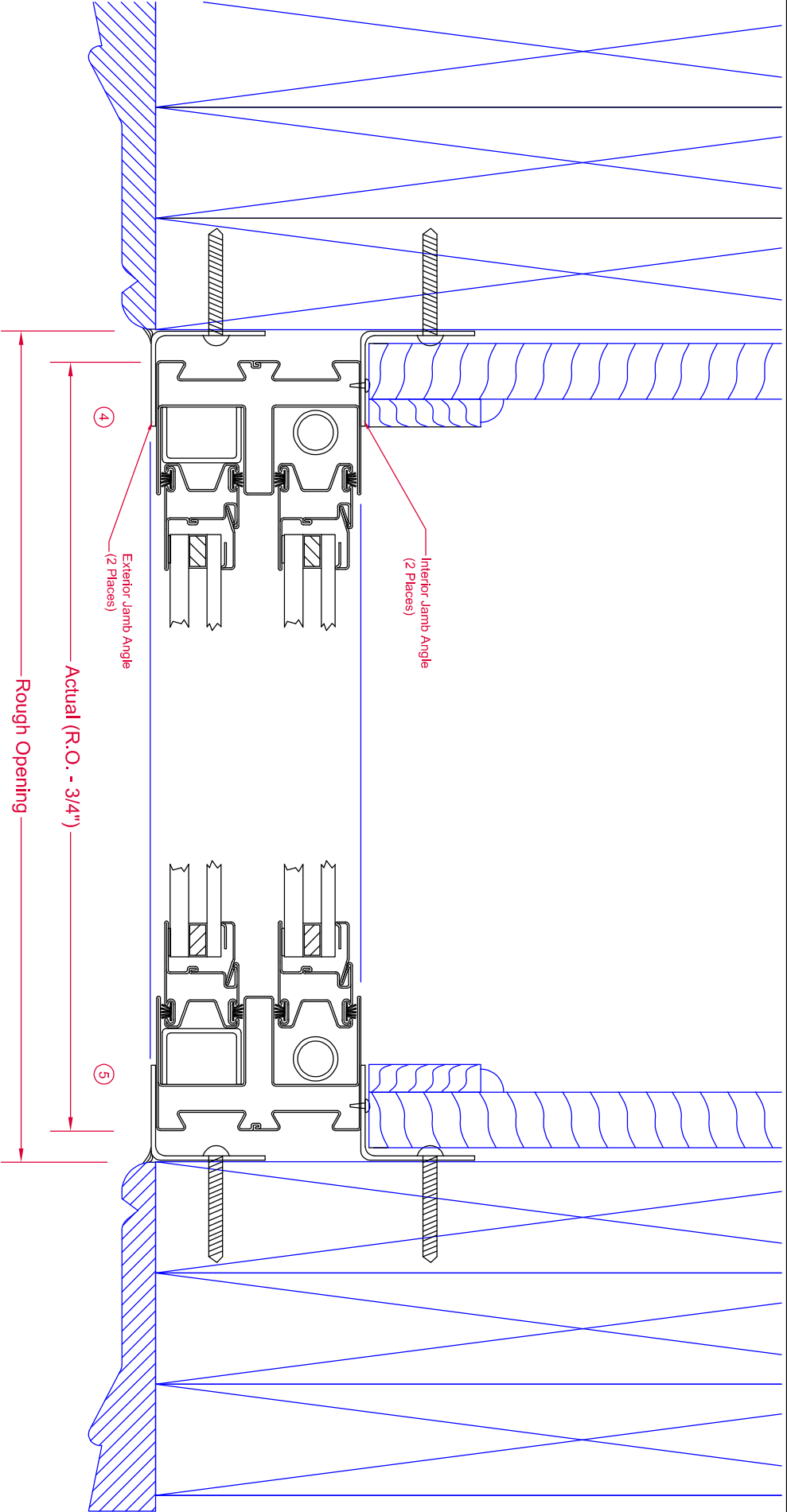
SCALE  
1:1.5

PAGE  
2/3

DWG No. MODEL 925



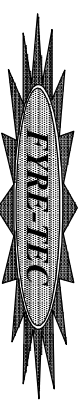
P.O. Box 278, 701 Centennial Road  
Wayne, NE 68787



**JAMB - SUBFRAME INSTALLATION KIT**

TOLERANCE:	
1. FRACTIONS ±1/16	DRAWN BY
2. DECIMALS ±.0625	JDD
3. ANGLES ± 1/2 DEGREE	CHK'D BY
EXCEPT AS NOTED	
MATERIAL	

DATE	11-30-2015
SCALE	1:1.5



**P.O. Box 278, 701 Centennial Road**  
**Wayne, NE 68787**

# Fin Mounting System Installation Procedure

The window and installation components should be inspected for any shipping damage. All local codes must be followed and supersede any of the following instructions. All finished surfaces of the window must be protected from damage to frame, paint, and glazing surfaces throughout the complete installation and wall finalization. This is to include stucco, drywall, brickwash or any other cleaning technique other than that recommended by Fyre-Tec. Failure to protect the window will VOID any applicable warranties. Protective coverings are recommended.

## Opening Requirements

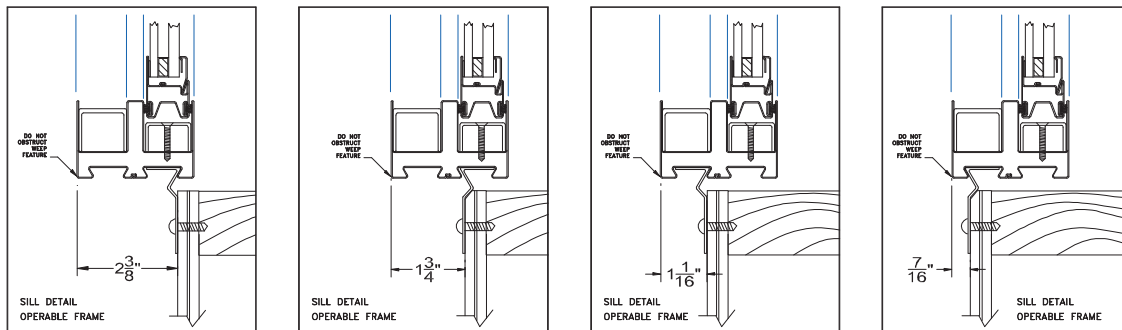
The opening should be built square and plumb and large enough to accept the window(s) provided. Windows are provided  $\frac{3}{4}$ " less in both width and height from the rough or nominal opening size. This allows for a  $\frac{3}{8}$ " gap around the entire perimeter of the window to be properly squared and shimmed in the opening. It is recommended that the sill of the window be shimmed no less than  $\frac{1}{4}$ " above the construction sill to accommodate the weep feature of the window.

## Opening Preparation

The window opening is to be prepared in conformance with local code and approved construction drawings. On openings other than masonry it is recommended that the perimeter be prepped with an air-barrier type window wrap and flashing system. Sill panning is recommended for optimal protection against water penetration. Panning and air barriers are not provided by Fyre-tec.

## Fin Mounting to Window

The mounting fins are supplied loose and are to be mounted to the window with the self-tapping screws supplied. Window frame depth in relationship to the finished wall may be adjusted in four increments by selecting the mounting position on the perimeter of the frame as shown in the following layout.



## Attachment Procedure

1. \*Pre-drill holes using a  $\frac{3}{16}$ " bit in the fin to be mounted to the window (short leg). The screws are to be positioned 1" from each end of the individual fins and then placed 24" on center thereafter. The hole should be centered on the leg.  
\*Pre-drill holes using a bit large enough to accept fasteners being used in fin for mounting to wall (Long Leg). Hole locations should be no more than 3" from each end of the individual fins and then placed 16" on center thereafter. The holes should be placed in a known location as to allow fastener to penetrate a structural member of the wall.
2. Caulk bedding is to be applied around the perimeter of the frame in the frame recess that the fin is intended to be mounted. As shown (A). Any other holes or voids in the perimeter of the frame must be sealed as well to prevent water penetration into the wall cavity.
3. Screw the fin to the window as shown in (B) & (C)

(A)

(B)

(C)



**Note:** The sill of **operable windows** have additional factory applied butyl tape to further assist in preventing water leaking into wall cavity.

## Window Installation in Opening

Installation will require a minimum of two people.

One individual should remain on the exterior to hold the window in place and the other on the interior to center the window in the opening using a flat pry-bar or shim. All sides on the interior should have approximately 3/8" gap from wall opening to window edge. Shim using an approved material. Check window for level in the opening and complete shim application. Once the window is shimmed properly, attach the fin on the exterior to a structural member per an approved method as laid out by an architect or authority having jurisdiction. Special attention should be made with the weep feature of the window in the exterior sill. A minimum 1/4" gap should be maintained between the sill of the window and the construction sill of the wall to allow for proper weeping and drainage from the window.



**INTERIOR**



**EXTERIOR**



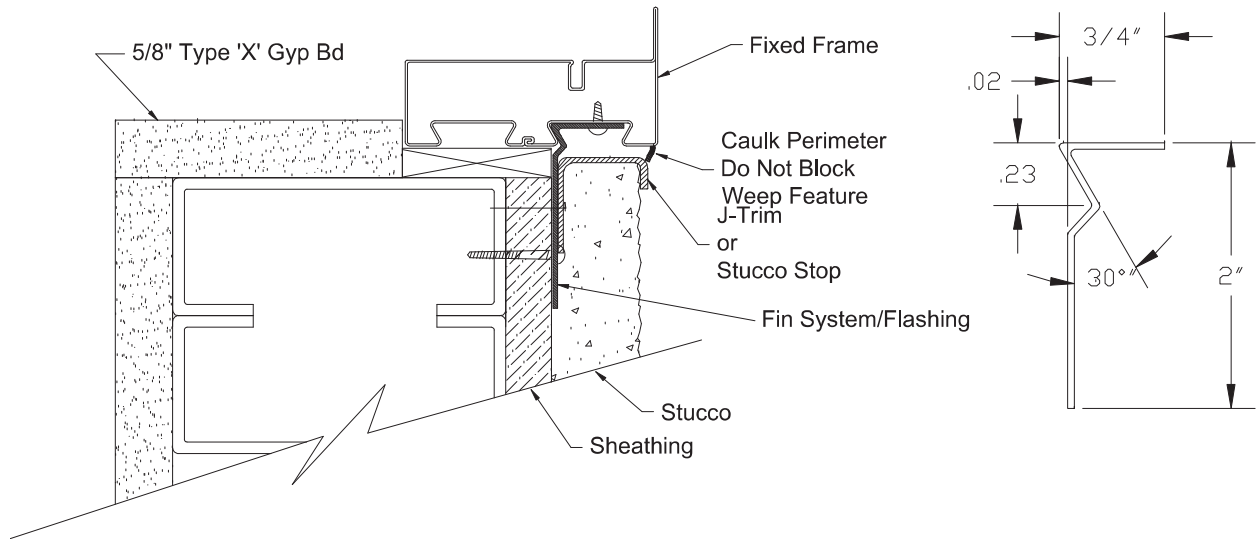
When attaching the Fin to the wall section keep the corners loose to apply the Fin corner pieces. Caulk corner of wall where Fin will be placed as seen in picture to (left). Pull fin away from wall slightly and slide fin underneath as shown in picture (lower left). Once all Fin corners are installed caulk all exposed seams using an approved sealant shown (lower right). The window is now ready to be flashed.



## Flashing the Installation

Flashing the exterior gives added protection against water penetration. The recommended procedure for flashing the opening is to use a flexible adhesive backed window wrap. Each application of the window wrap should be cut extra long as to allow over lapping in each of the corners, at least the width of the wrap itself. The wrap should contact the window frame and be applied per manufacture specification.

If stucco is the desired finished wall exterior a J-channel trim must be used to keep the stucco from contacting the perimeter of the window frame. Protection against stucco from getting on the window and glazing surfaces is important.



### **Finalizing the Installation & Weep Feature**

Once the wall construction is complete and stucco, siding, masonry or other application is complete, a perimeter beading of approved sealant is needed. Use caution when sealing around the weep feature.

The weep feature is a very important part in the longevity of the window's life span. On exterior applications special attention should be made to the exterior sill and the windows weep feature. The weep located 2" in from both corners of the sill and should be inspected or verified that the weep is open to a gap of 1/8" by approximately 7/8" long. Verification ensures that the weep has not been pinched down or crimped shut during shipping, handling, and installation. Failure to inspect the weep feature prior to finalizing the project can lead to water leakage as well as premature rusting with the window. If the slot needs additional adjustment carefully use a flat screwdriver or small pry-bar to make the gap more. Do not use excessive force, which can cause the frame to tear or crack the protective paint.



#### **Tools Recommended:**

- Safety glasses
- Pencil
- Power tool with drilling and screwing capabilities
- Measuring tape
- Hammer
- Saw or power saw with metal cutting capabilities
- Caulking Gun
- Level
- Pry-bar for shimming and squaring

#### **Supplies Needed:**

**\*Notice\*** All supplies must be approved and meet local code requirements. Contact your local inspector for a list of their approved products.

- Sealant
- Fasteners
- Shims

#### **Parts Shipped**

Contained within each individual crate supplied are:

- 1-Window
- \*1-Trim kit containing:
  - Instructions
  - 1-Head Fin
  - 1-Sill Fin
  - 2-Jamb Fins
  - 4-Fin Corners
  - \*\*Touchup paint



\*\*Screws for applying fin

(Not shown)

Mullions if applicable

Notes:

The window and parts should be inspected for shipping damage prior to installation

\*If trim kit exceeds the length of the window it will be provided in separate box.

\*\*Note: Depending upon the quantity of windows, touchup paint and screws may be provided in larger bags with enough quantity to cover the whole order. These bags will be attached to only one or several trim kits depending on order quantity. Location of these items will be identified on the shipped crate being marked as "SCREWS"

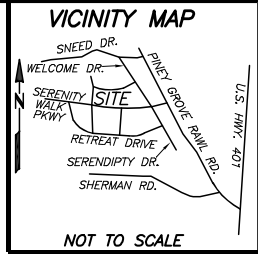


CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	84°21'36"	25.00'	36.81'	33.57'	22.65'	N 54°41'45" W
C2	6°07'58"	255.00'	27.29'	27.28'	13.66'	N 15°34'55" W

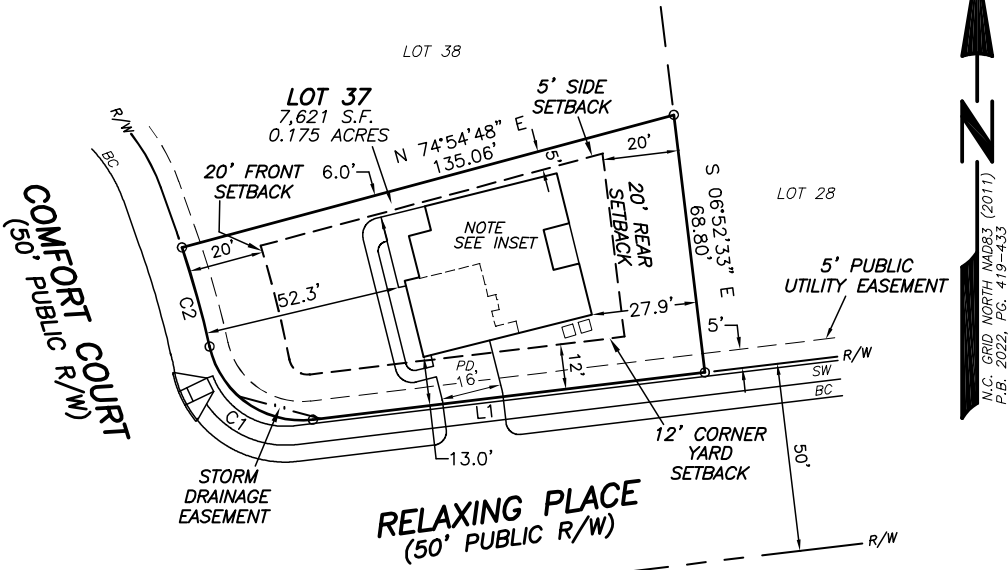
  

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 83°07'27" W	104.67'
L2	S 06°52'33" E	68.80'

PROPOSED IMPERVIOUS SURFACES:  
 TOTAL LOT AREA=7,621 S.F.  
 HOUSE/PORCHES=1,816 S.F.  
 DRIVEWAYS/ETC.=429 S.F.  
 TOTAL IMPERVIOUS AREA=2,245 S.F.  
 MAX. IMPERVIOUS AREA=2,600 S.F.



- REFERENCES:  
 1. D.B. 4165, PG. 419  
 PIN 0655-23-1910.000  
 PID 08065501 0032 07  
 RESTRICTIVE COVENANTS:  
 2. D.B. 4109, PG. 612



**SETBACKS**  
 >43' LOT WIDTHS  
 FRONT YARD-20'  
 SIDE YARD-5'  
 REAR YARD-20'  
 CORNER SIDE-12'

**LEGEND**  
 (BC)-BACK OF CURB  
 (SW)-SIDEWALK  
 (PD)-PROPOSED DRIVEWAY

- NOTES:  
 1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2022, PG 419-433 UNLESS OTHERWISE NOTED.  
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.

**PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE**

LOT 37 SERENITY SUBDIVISION  
 PHASE 1  
 52 COMFORT COURT  
 HARNETT COUNTY  
 FUQUAY-VARINA, N.C. 27526

SURVEY FOR  
**DREES HOMES**



REFERENCE: PLAT BOOK 2022 PAGE 419-433.

FILE: STYLOT37PPR2

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN ; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN \_\_\_\_\_; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000). THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PROFESSIONAL LAND SURVEYOR L-4433

MEADOW II  
 ELEV B  
 SLAB ON GRADE  
 SCREENED IN OUTDOOR LIVING  
 GARAGE RIGHT SIDE

**ROBINSON & PLANTE PC**  
 LAND SURVEYING  
 C-2687  
 970 TRINITY ROAD  
 RALEIGH, N.C. 27607  
 PHONE (919) 859-6030  
 FAX (919) 859-6032

DATE: 10-26-22 SCALE: 1"=40'