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

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

08/14/2023

Harnett COUNTY NORTH CAROLINA

Square Footage

Living Areas

First Floor	1146 SF
Second Floor	1333 SF
	2478 SF

Unfinished Areas

Covered Front Porch	149 SF
Garage	445 SF
Screened-in Outdoor Living	137 SF
	731 SF

Square Footage total may vary by +1 SF due to automated rounding of first and second floor area

Redraws

Plan Review: XX/XX/XX

Xxxx

Plan Review: XX/XX/XX

Xxxx

Division: Raleigh

Building Code: 2018 North Carolina Residential Building Code

Index to the Drawings

Space for Architect Seal

Architecture Plan Review: ☐ No Comments ☒ See Comments Items drawn on any drawings and not written in the contract selctions **WILL NOT** be included in the site specific drawings.

Customer Request:	Design Solution:	Reason For Modification:	Comments:
1. (2) 3060 s/h ilo slider at dining	1. Shown on plans as (2) 2660 s/h	1. Not enough space for (2) 3060 s/h	1. Please review
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 comformance 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: _____

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: the MEADOW II — Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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

Sheet Information

0C.1

Cover Sheet

Elevation "C"

GENERAL NOTES - RALEIGH

FOUNDATION NOTES

CRAWL SPACES:
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH 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 ¼".
- 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 SRENGTH 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 CEILINGS L/240
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 MORTER 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:
MOREIRA / VELASQUEZ
59 CONTENTMENT LANE
SERENITY

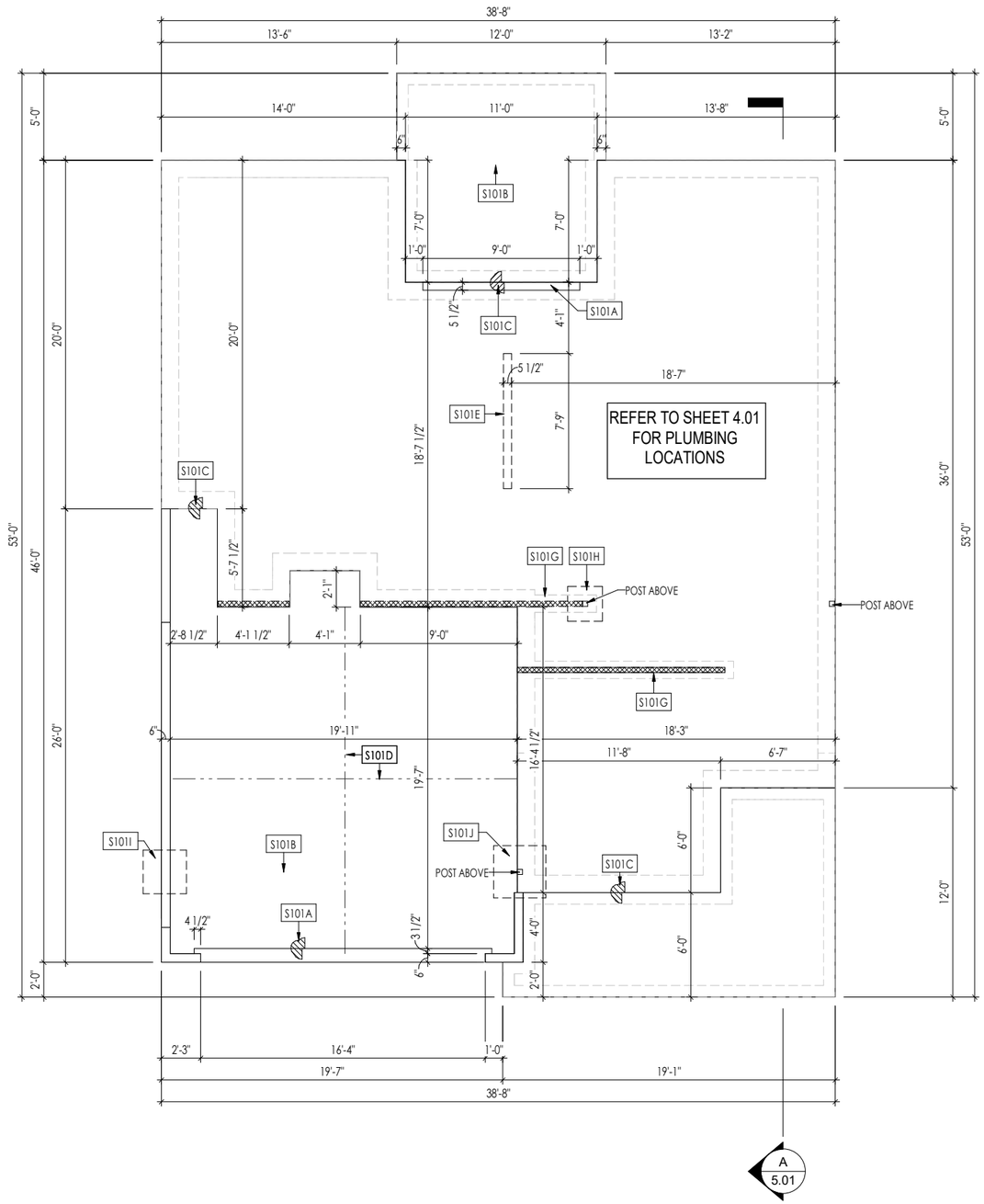
Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"
the MEADOW II

Contract Drawn By: DWW
Series: CLASSIC
Plan No.: PLAN_NM
Born on Date: 06/29/2021 CDs Drawn By: SSP

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

Sheet Information
0N.1
General Notes
Elevation "C"



General Notes:

1. REFER TO SHEET 0N.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
S101I	30"x30"x8" ENLARGED CONCRETE FOOTING UNDER POST ABOVE
S101J	36"x36"x12" PLAIN CONCRETE FOOTING UNDER POST ABOVE

Space for Architect Seal

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

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Drees HOMES SM

7701 Six Forks Road, Suite 132, Raleigh, NC 27615
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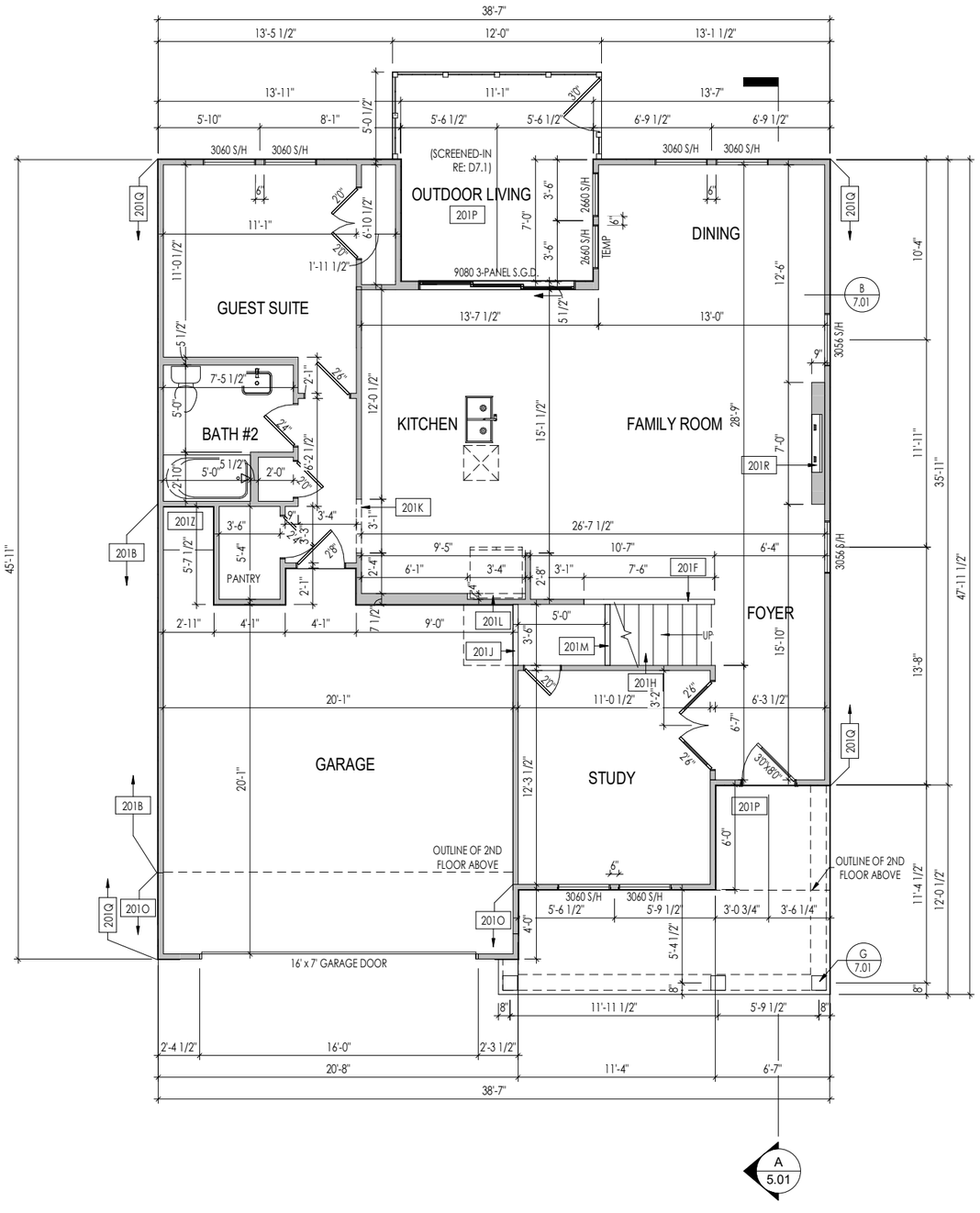
Sheet Information

1.01S

Foundation Plan (Slab)

Elevation "C"

PROVIDE 8' TALL DOORS THROUGHOUT FIRST FLOOR, U.N.O.



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:

201B	FRAME GARAGE WALLS AT 10'-1" HIGH FROM TOP OF FOUNDATION WALL
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	APPROX. LOCATION OF 36" HIGH WALL UNDER STAIRS (FIELD VERIFY)
201O	FRAME GARAGE WALLS AT 9'-1" HIGH FROM TOP OF FOUNDATION WAL
201P	CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
201Q	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS
201R	PRE-FABRICATED FIREPLACE INSERT
201Z	18" HIGH WATER HEATER PLATFORM

Space for Architect Seal

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

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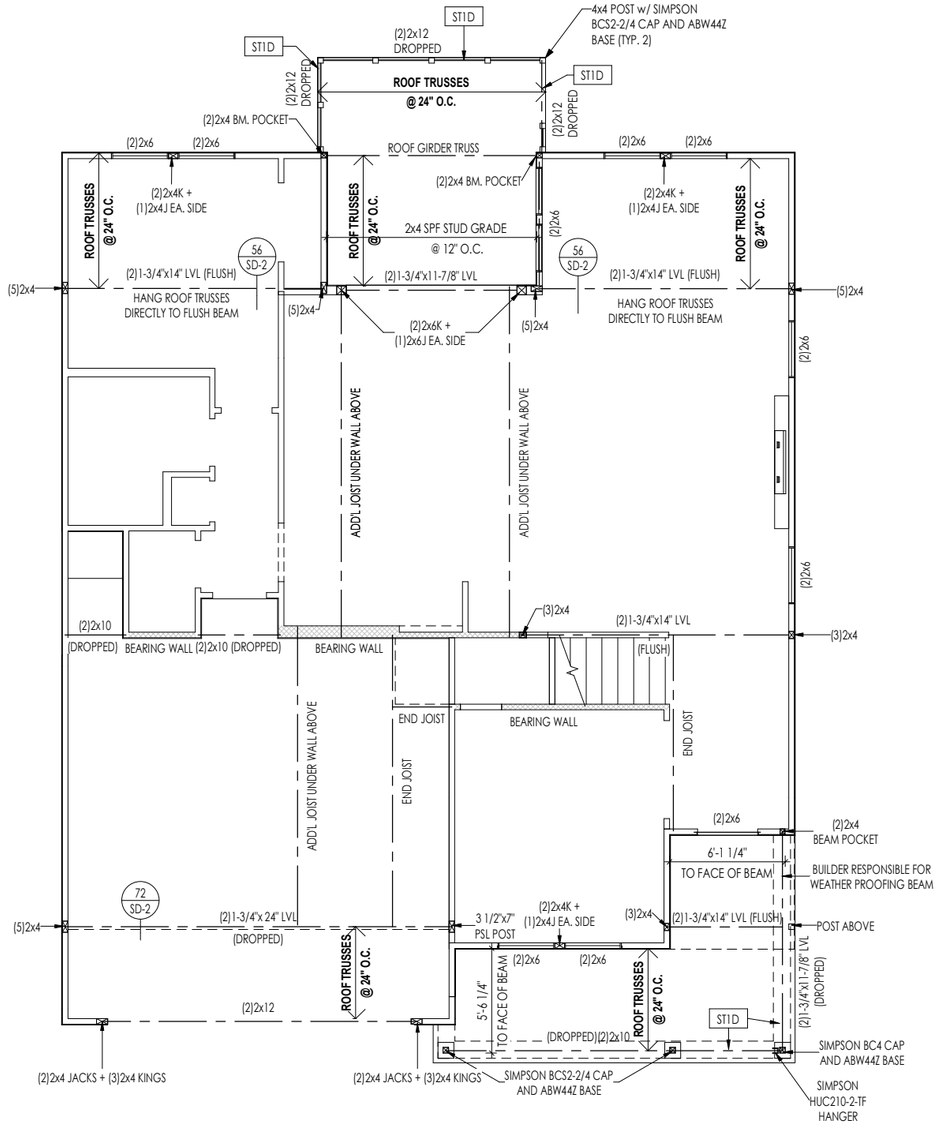
Sheet Information

2.01F

First Floor Framing Plan

Elevation "C"



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 ¾" 16 GA STAPLES (7/16" 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)

_____ INDICATES EXTENT OF INT. OSB SHEARWALL, AND/OR 3" O.C. EDGE NAILING

▶ INDICATES HOLDOWN

* INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

M&K STND. - SEPT. 2018

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.

Key Notes:

ST1D	FRAME TOP OF BEAM AT 10'-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 ¼" 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

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

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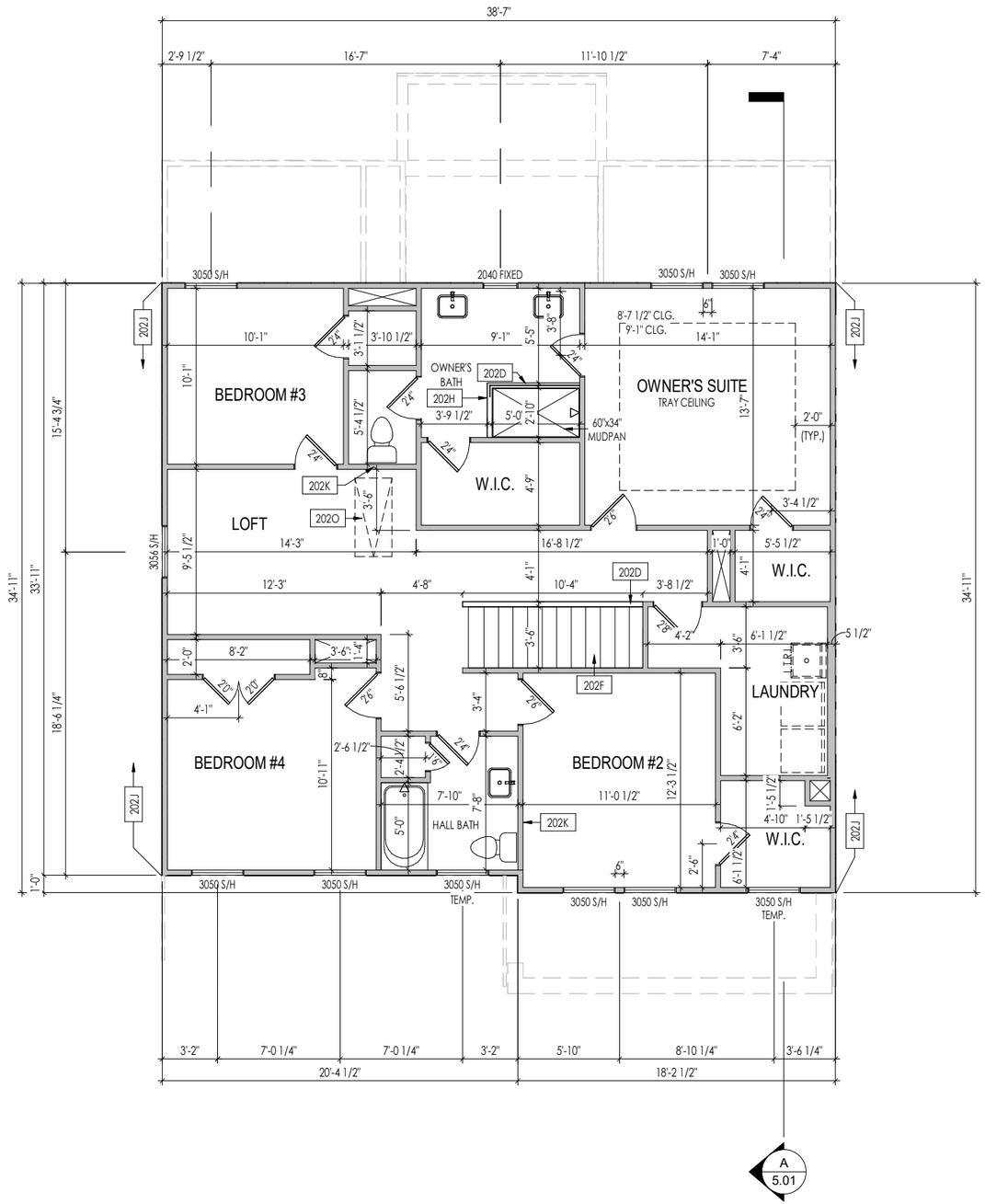
Sheet Information

2.01S

First Floor Structural Plan

Elevation "C"



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ALL SECOND FLOOR CEILINGS TO BE 9'-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 4-1/2" SHOWER CURB
202J	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS
202K	DO NOT LOCATE TRUSS ABOVE PLUMBING WALL
202O	PULL DOWN ATTIC ACCESS STAIRS (25-1/2" x 54") WITH LIGHT AND OUTLET

Space for Architect Seal

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

the MEADOW II

Contract Drawn By: DWW

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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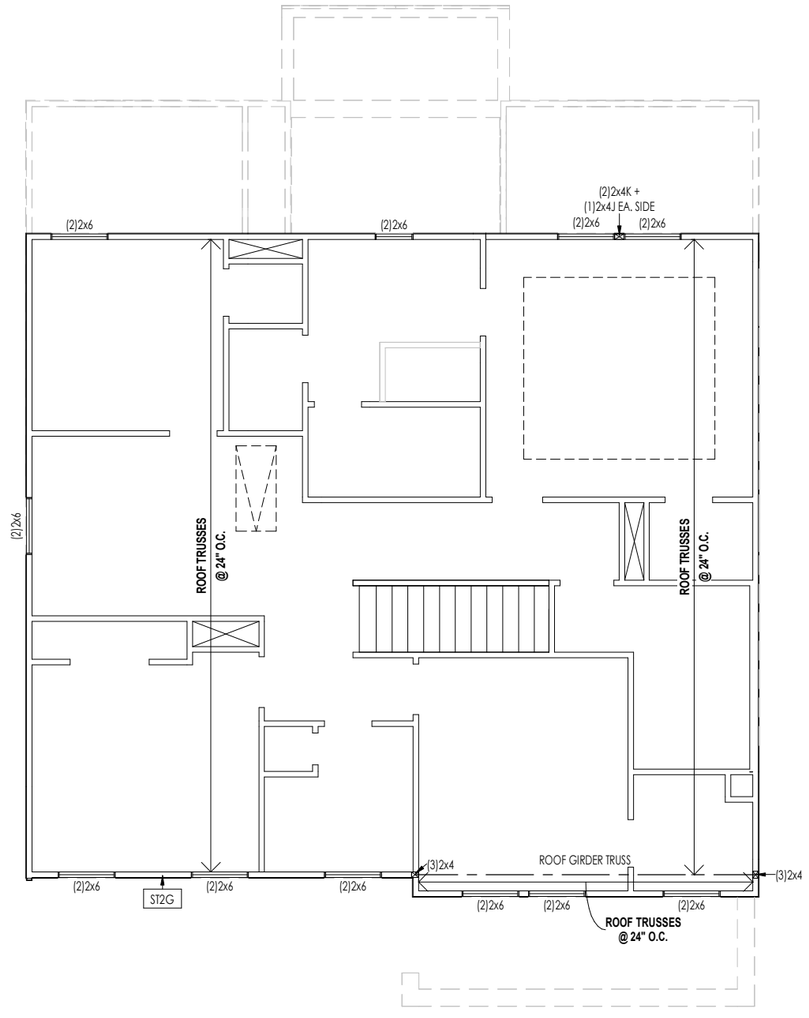
Phone: [919] 844-9288

Sheet Information

2.02F

Second Floor Framing Plan

Elevation "C"



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 ¾" 16 GA STAPLES (7/16" 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)

———— INDICATES EXTENT OF INT. OSB SHEARWALL, AND/OR 3" O.C. EDGE NAILING

▶ INDICATES HOLDOWN

* INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

M&K STND. - SEPT. 2018

General Notes:

1. REFER TO SHEET 0N.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 ¼" 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

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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

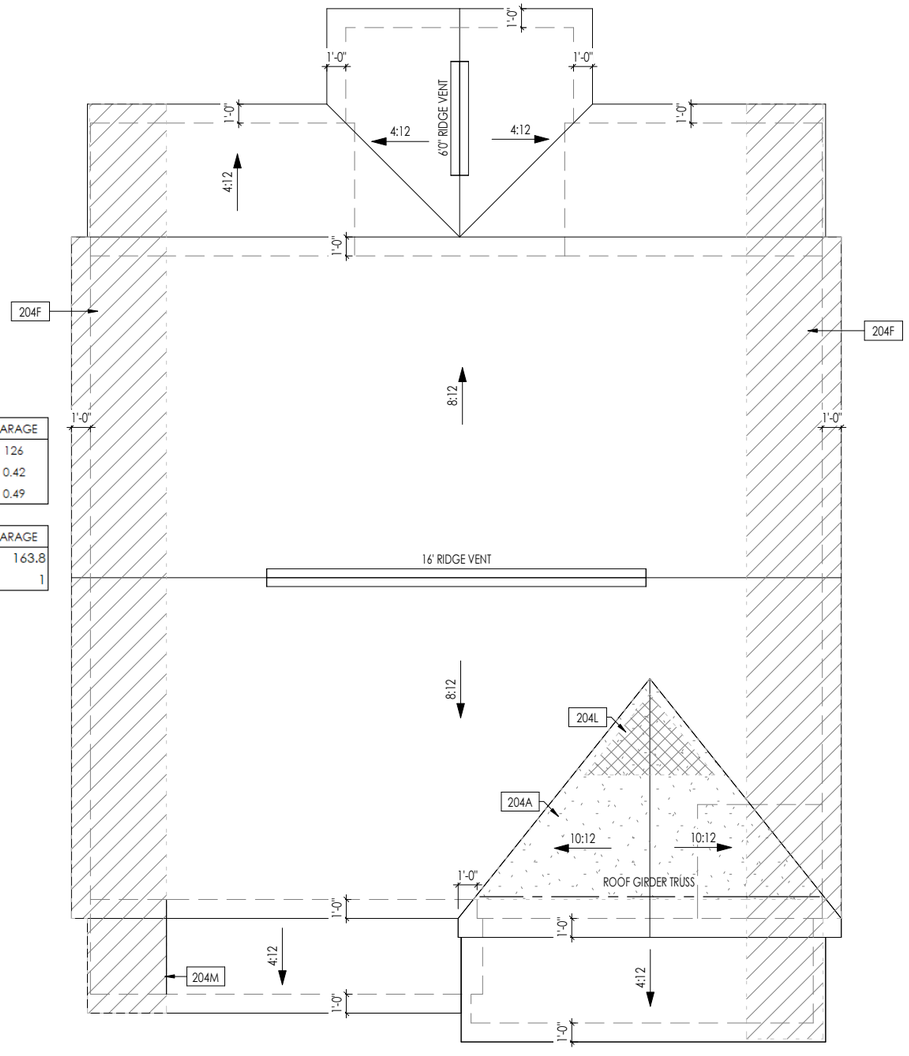
Sheet Information

2.02S

Second Floor Structural Plan

Elevation "C"

HEEL CUT STANDARDS			
		OVERHANG	
		1'-0"	2'-0"
ROOF PITCH	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



ROOF VENTILATION			
CITY/SERIES:	**RALEIGH**		
	MAIN HOUSE	LOWER	GARAGE
TOTAL ATTIC AREA:	1,478	382	126
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	4.93	1.27	0.42
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	4.94	2.01	0.49
DOWNSPOUT CALCULATION			
	MAIN HOUSE	LOWER	GARAGE
TOTAL DRAINABLE ROOF AREA:	1921.4	496.6	163.8
MINIMUM # OF DOWNSPOUTS:	4	1	1

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.

Key Notes:

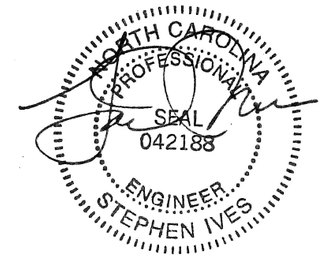
204A	VALLEY TRUSS OVER FRAMING @ 24" O.C.
204F	4'-0"(MIN.) OF FIRE RETARDENT TREATED ROOF SHEATHING. NO PENETRATION ALLOWED WITHEN 4' OF EXTERIOR WALL - SEE DETAIL A/7.03 FOR FIRE BLOCKING AT SOFFIT
204L	NO ROOF DECKING UNDER OVERFRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION
204M	PROVIDE DECK VENT ABOVE FIRE RATED SHEATHING AND MIN. 3'0" BELOW RIDGE

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:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

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

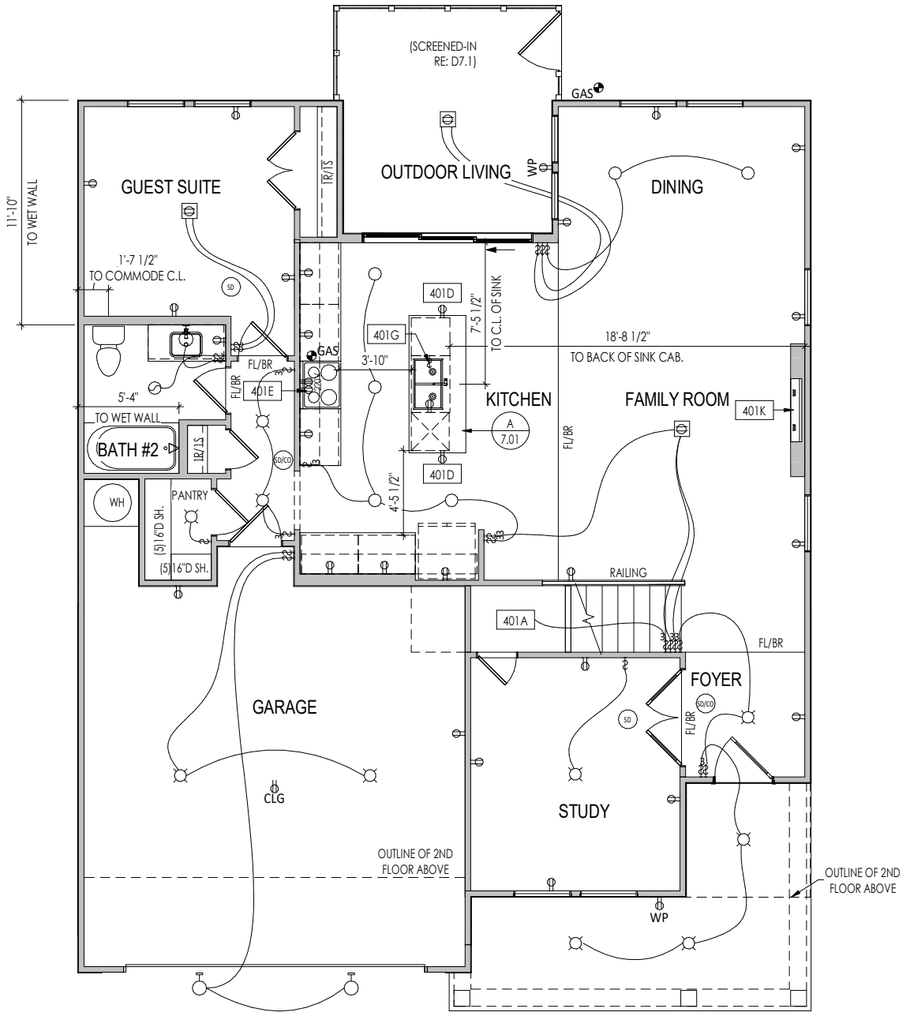
Sheet Information

2.04

Roof Plan

Elevation "C"

PROVIDE 8' TALL DOORS THROUGHOUT FIRST FLOOR, U.N.O.



General Notes:

1. REFER TO SHEET 0N.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, VENT TO EXTERIOR
401G	PUSH BUTTON FOR GARBAGE DISPOSAL OR SWITCH LOCATED IN SINK CABINET - REFER TO SELECTIONS
401K	PRE-FABRICATED FIREPLACE INSERT

MECHANICAL LEGEND

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

Space for Architect Seal

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

the MEADOW II

Contract Drawn By: DWW

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

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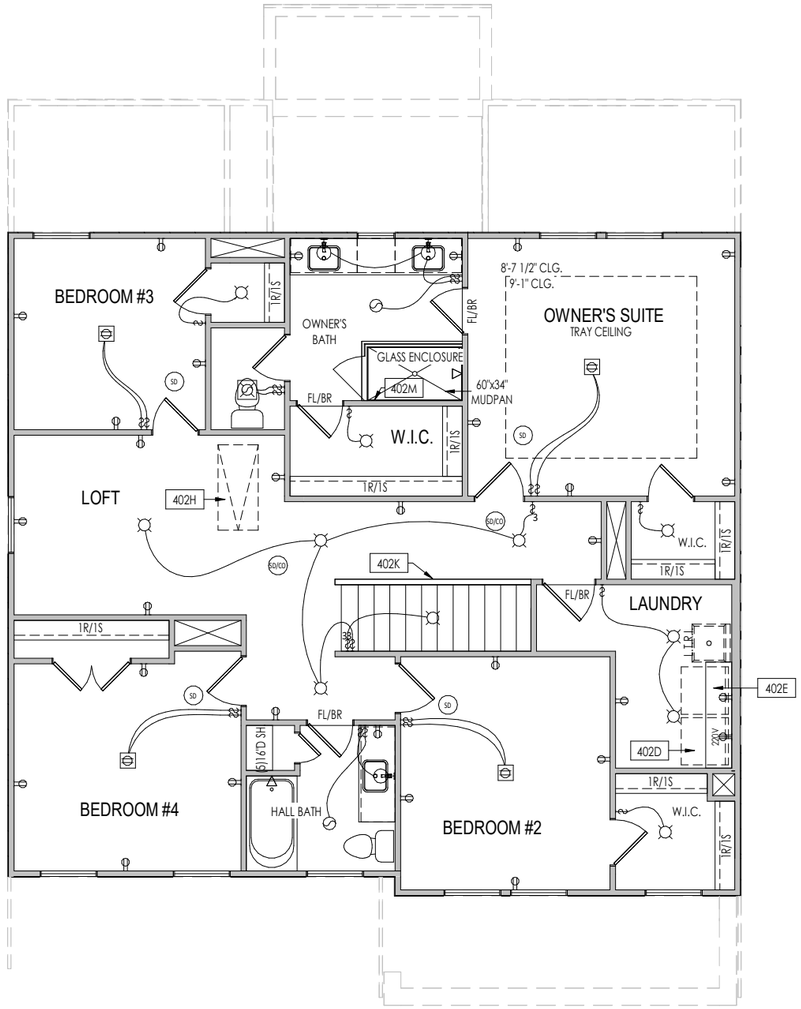
Phone: (919) 844-9288

Sheet Information

4.01

First Floor Mechanical Plan

Elevation "C"



General Notes:

1. REFER TO SHEET 0N.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
402M	LOCATE SHOWER CONTROLS HERE

MECHANICAL LEGEND

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

Space for Architect Seal

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

the MEADOW II

Contract Drawn By: DWW

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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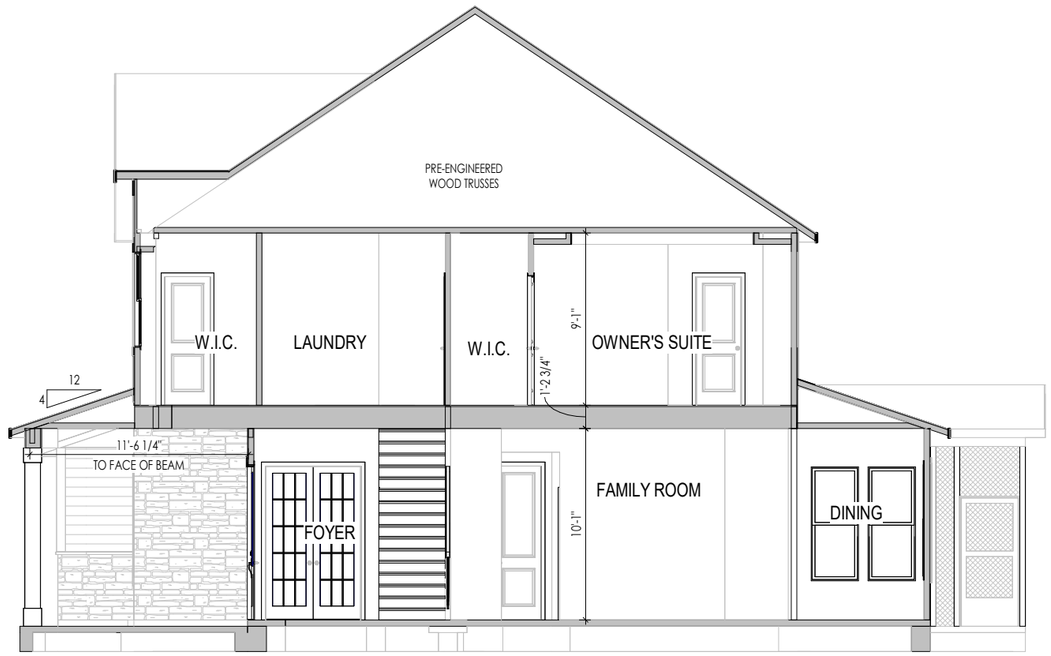
Sheet Information

4.02

Second Floor Mechanical Plan

Elevation "C"



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

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.

Key Notes:

Space for Architect Seal

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

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Sheet Information

5.01

Building Section

Elevation "C"

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

ELEVATION "C"

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. 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

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

the MEADOW II

Contract Drawn By: DWW

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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Phone: (919) 844-9288

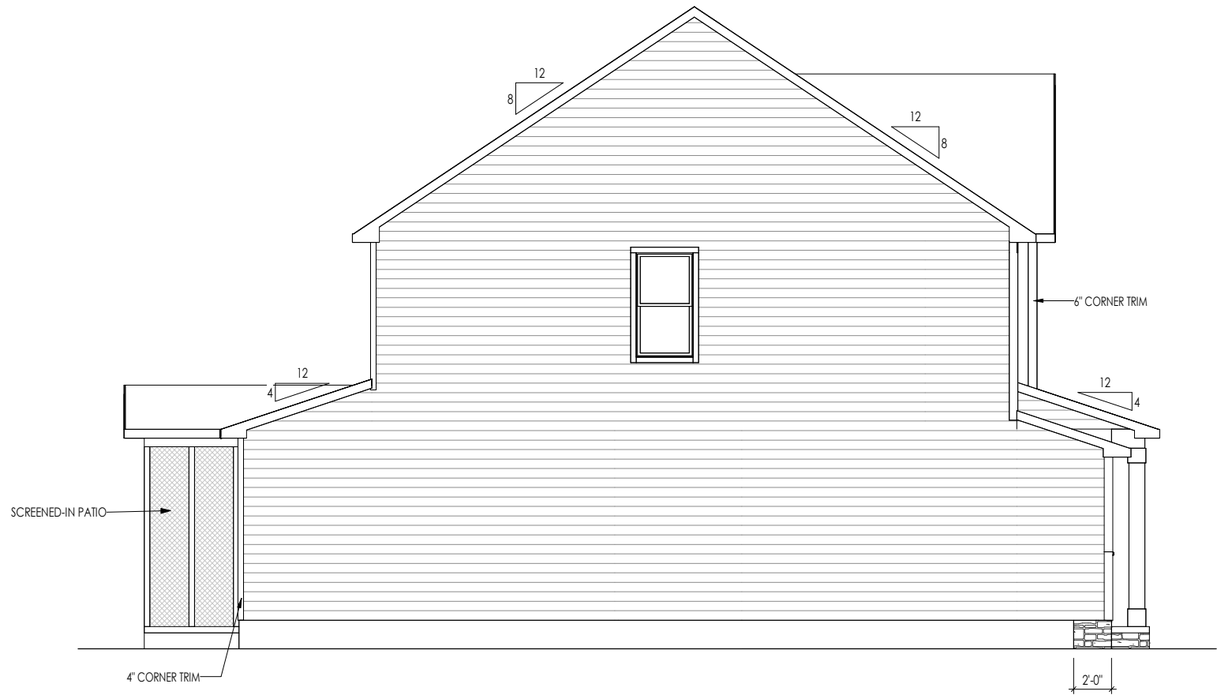
Sheet Information

6.01

Front Elevation

Elevation "C"

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



General Notes:

1. REFER TO SHEET 0N.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:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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

Sheet Information

6.02

Garage Side Elevation

Elevation "C"

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

General Notes:

1. REFER TO SHEET 0N.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:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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

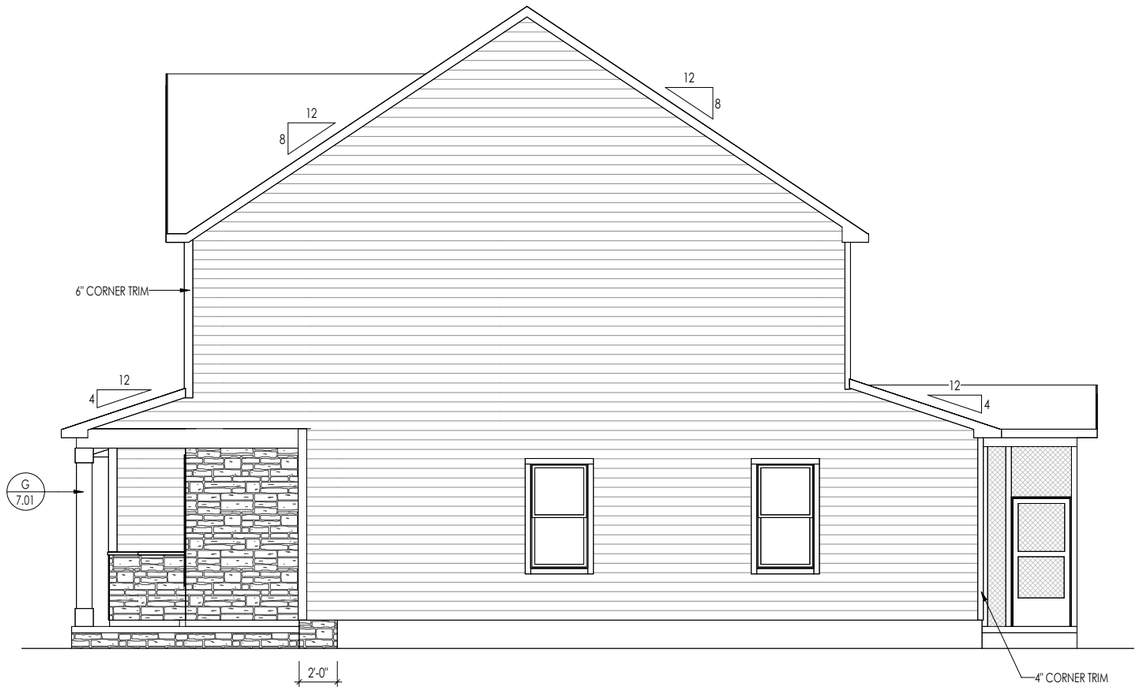
Sheet Information

6.03

Rear Elevation

Elevation "C"

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



General Notes:

1. REFER TO SHEET 0N.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:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

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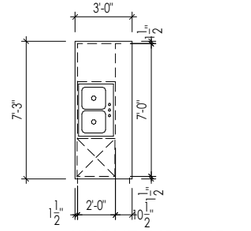
Sheet Information

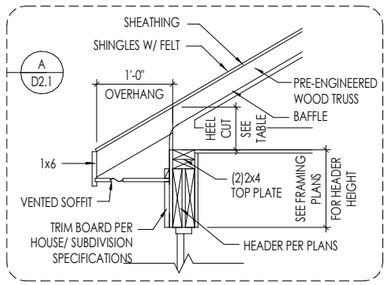
6.04

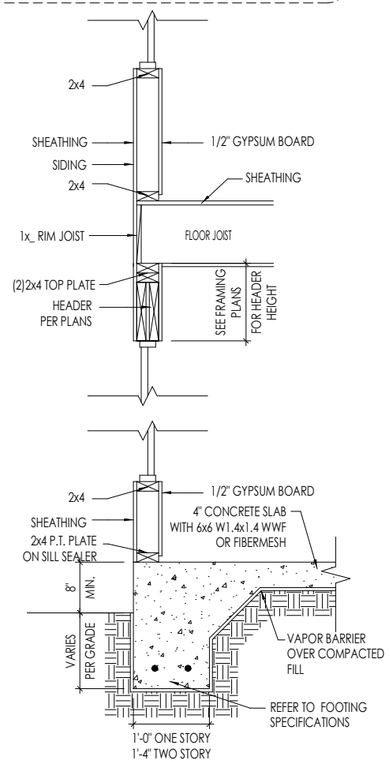
Side Elevation

Elevation "C"

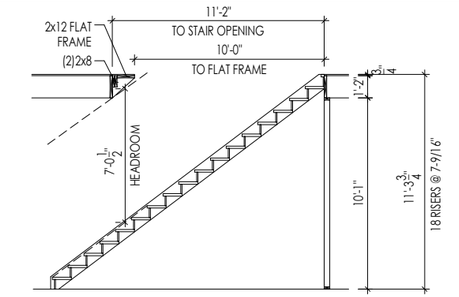


A 7.01 KITCHEN ISLAND
SCALE: 1/8" = 1'-0"

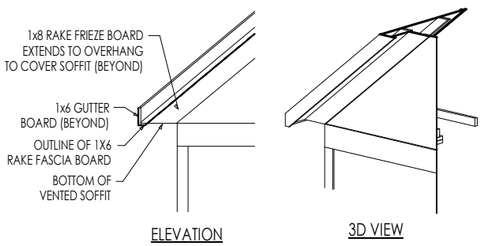




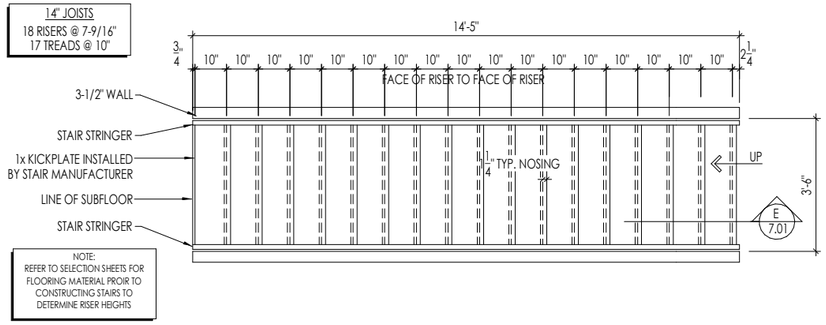
B 7.01 TYPICAL WALL SECTIONS
SCALE: 1/2" = 1'-0"



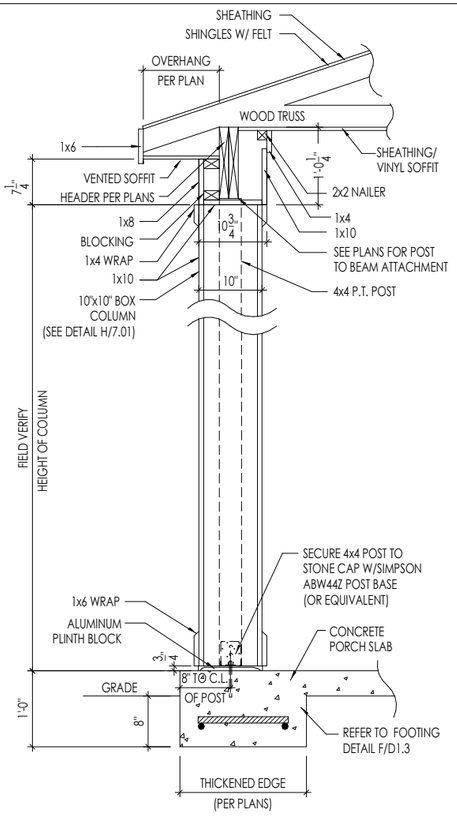
E 7.01 STAIR SECTION
SCALE: 1/8" = 1'-0"



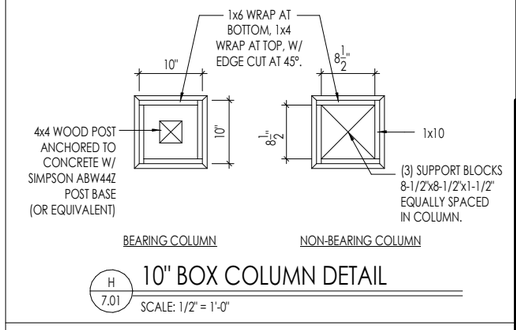
D 7.01 RAFTER TAIL DETAIL
SCALE: 1/4" = 1'-0"



F 7.01 STAIR FRAMING DETAILS
SCALE: 1/4" = 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"

Space for Architect Seal

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

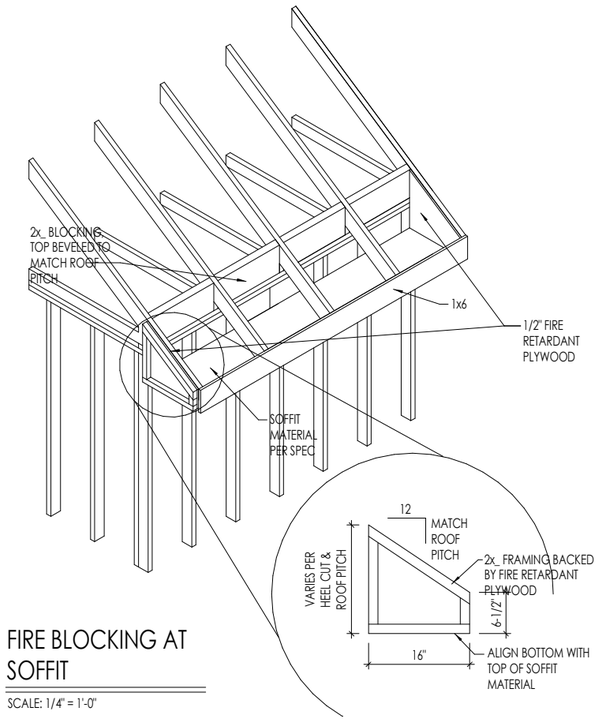
7701 Six Forks Road, Suite 132, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

7.01

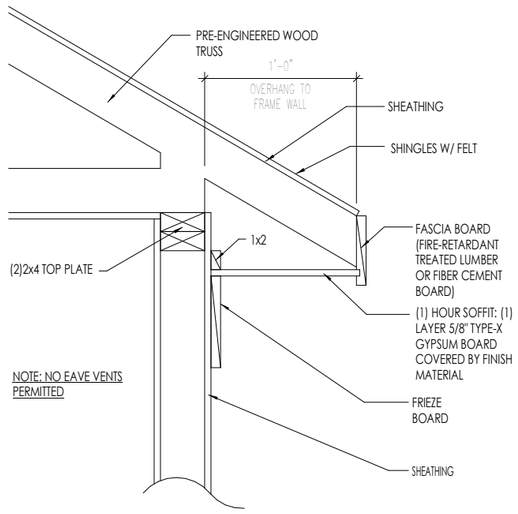
House Specific Details

Elevation "C"



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"

A 7.03 SOFFIT FIRE BLOCKING DETAILS

SCALE: 1/4" = 1'-0"

Space for Architect Seal

RESIDENCE FOR:

MOREIRA / VELASQUEZ

59 CONTENTMENT LANE

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0067-00	7/14/23	GREG PIEPER	859-578-4355

House Name: Drawing Scale: 1/8" = 1'0"

Contract Drawn By: DWW

the MEADOW II

Series: CLASSIC

Plan No.: PLAN_NM

Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

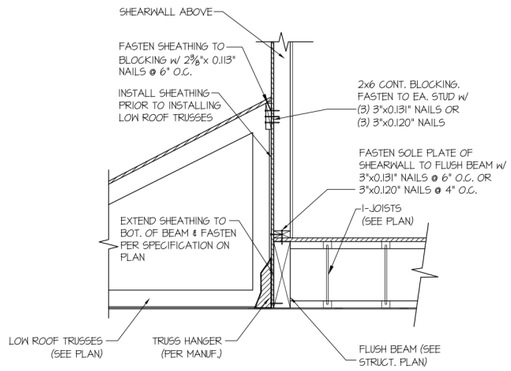
7701 Six Forks Road, Suite 132, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

7.03

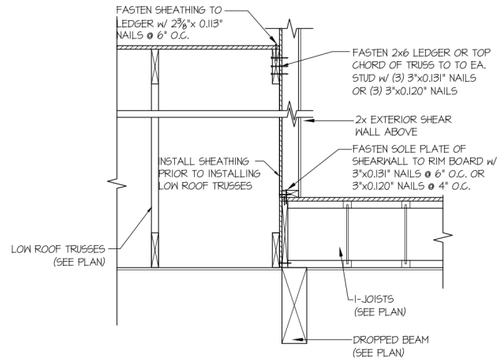
House Specific Details

Elevation "C"



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

56 SCALE: 3/4"=1'-0"



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

72 SCALE: 3/4"=1'-0"

seal:

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 Brookside Parkway, Suite 185 • Alpharetta, GA 30022
p 770.777.4581 • mulhernkulp.com

LATERAL DETAILS

MEADOW MODEL

RHL

sheet:

SD-2

LAST REVISED 3/18/13

RALEIGH WINDOW SCHEDULE

* MEETS EMERGENCY ESCAPE & RESCUE OPENING REQUIREMENTS

Drees General Callout	Window Type	MI Windows and Doors Capitol Series			
		Call No.	Rough Opening	Call No.	Rough Opening
1660	SINGLE/DOUBLE HUNG	CW3500 1/8 x 6/0	20" x 60-1/4"		
1670	SINGLE/DOUBLE HUNG	CW3500 1/8 x 7/0	20" x 84"		
1860	SINGLE/DOUBLE HUNG	CW3500 1/8 x 6/0	20" x 60-1/4"		
2030	SINGLE/DOUBLE HUNG	CW3500 2/0 x 3/0	24" x 36"		
2040	SINGLE/DOUBLE HUNG	CW3500 2/0 x 4/0	24" x 48"		
2050	SINGLE/DOUBLE HUNG	CW3500 2/0 x 5/0	24" x 60-1/4"		
2060	SINGLE/DOUBLE HUNG	CW3500 2/0 x 6/0	24" x 72"		
2070	SINGLE/DOUBLE HUNG	CW3500 2/0 x 7/0	24" x 84"		
2430	SINGLE/DOUBLE HUNG	CW3500 2/4 x 3/0	28" x 36"		
2440	SINGLE/DOUBLE HUNG	CW3500 2/4 x 4/0	28" x 48"		
2450	SINGLE/DOUBLE HUNG	CW3500 2/4 x 5/0	28" x 60-1/4"		
2460	SINGLE/DOUBLE HUNG	CW3500 2/4 x 6/0	28" x 72"		
2830	SINGLE/DOUBLE HUNG	CW3500 2/8 x 3/0	32" x 36"		
2840	SINGLE/DOUBLE HUNG	CW3500 2/8 x 4/0	32" x 48"		
2850	SINGLE/DOUBLE HUNG	CW3500 2/8 x 5/0	32" x 60-1/4"		
* 2860	SINGLE/DOUBLE HUNG	CW3500 2/8 x 6/0	32" x 72"		
3030	SINGLE/DOUBLE HUNG	CW3500 3/0 x 3/0	36-1/4" x 36"		
3040	SINGLE/DOUBLE HUNG	CW3500 3/0 x 4/0	36-1/4" x 48"		
* 3050	SINGLE/DOUBLE HUNG	CW3500 3/0 x 5/0	36-1/4" x 60-1/4"		
* 3060	SINGLE/DOUBLE HUNG	CW3500 3/0 x 6/0	36-1/4" x 72"		
* 3070	SINGLE/DOUBLE HUNG	CW3500 3/0 x 7/0	36-1/4" x 84"		
* 3470	SINGLE/DOUBLE HUNG	CW3500 3/4 x 7/0	40" x 84"		
1050 FIXED		910T 5/0 x 1/0	59-5/8" x 11-1/2"		
1640 FIXED		910T 4/0 x 1/8	47-1/4" x 19-1/2"		
2020 FIXED		CW3500 2/0 x 2/0	24" x 24"		
2030 FIXED		CW3500SL 2/0 x 3/0	24" x 36"		
2040 FIXED		CW3500SL 2/0 x 4/0	24" x 48"		
2050 FIXED		CW3500SL 2/0 x 5/0	24" x 60-1/4"		
2816 FIXED		910TSL 2/6 x 1/8	29-1/4" x 19-1/2"		
2860 FIXED		CW3500 3/0 x 6/0	36" x 72"		
3016 FIXED		910TSL 3/0 x 1/8	35-1/4" x 19-1/2"		
3020 FIXED		910TSL 3/0 x 2/0	35-1/4" x 23-1/2"		
3030 FIXED		CW3500P 3/0 x 3/0	36-1/4" x 36"		
3040 FIXED		CW3500P 3/0 x 4/0	36-1/4" x 48"		
3050 FIXED		CW3500P 3/0 x 5/0	36-1/4" x 60-1/4"		
3060 FIXED		CW3500P 3/0 x 6/0	36-1/4" x 72"		
3070 FIXED		CW3500P 3/0 x 7/0	36-1/4" x 84"		
4010 FIXED		910T 4/0 x 1/0	47-1/4" x 11-1/2"		
4020 FIXED		910T 4/0 x 2/0	47-1/4" x 23-1/2"		
4030 FIXED		CW3500P 4/0 x 3/0	48" x 36"		
4040 FIXED		CW3500P 4/0 x 4/0	48" x 48"		
4044 FIXED		CW3500P 4/0 x 4/4	48" x 52"		
4050 FIXED		CW3500P 4/0 x 5/0	48" x 60-1/4"		
4060 FIXED		CW3500P 4/0 x 6/0	48" x 72"		
4070 FIXED		CW3500P 4/0 x 7/0	48" x 84"		
5030 FIXED		CW3500P 5/0 x 3/0	60" x 36"		
5040 FIXED		CW3500P 5/0 x 4/0	60" x 48"		
5060 FIXED		CW3500P 5/0 x 6/0	60" x 72"		
5070 FIXED		CW3500P 5/0 x 7/0	60" x 84"		
6020 FIXED		910T 6/0 x 2/0	71-5/8" x 23-1/2"		
6050 FIXED		CW3500P 6/0 x 5/0	72" x 60-1/4"		
6060 FIXED		CW3500P 6/0 x 6/0	72" x 72"		
3'-0" HALF ROUND		CW3500 3/0 HC	36-1/4"		
4'-0" HALF ROUND		CW3500 3/0 HC	48"		
5'-0" HALF ROUND		CW3500 3/0 HC	60"		
2020 OCTAGON		CW3500 2/0 OCT	24"		
2'-4" QUARTER ROUND		CW3500 2/4 QC	28"		
3'-0" QUARTER ROUND		CW3500 3/0 QC	36-1/4"		

Drees General Callout				
	Call No.	Rough Opening	Call No.	Rough Opening

Drees HOMES SM

Drees Homes
7701 Six Forks Road, Suite 132, Raleigh, NC 27615 PH:(919) 844-9288

Sheet Description:
WINDOW SCHEDULE
.

Sheet No.
SC-01

MOULDED MILLWORK SCHEDULE

LAST REVISED 11/22/17

HEADERS

Drees General Callout	Nuwood	Fypon
ARCHED HEADER D1	H8xxEFR	N/A
ARCHED HEADER D1K	H8xxEFKR	N/A
ARCHED HEADER D2	H8xxEFTR	N/A
ARCHED HEADER D2K	H8xxEFTKR	N/A
ARCHED HEADER D3	AH10xx	WCHSEGxxX10
ARCHED HEADER D3K	N/A	WCHSEGxxX10K
ARCHED HEADER D4	AR5xx	ARxxX6M
ARCHED HEADER D4K	AR5xxK	ARxxX6MK
ARCHED HEADER D5	AR10xxEC	ARxxX6METAR6C
ARCHED HEADER D5K	AR10xxECK	ARxxX6METAR6CK
ARCHED HEADER D6	AR10xxC	ARxxX10MC
ARCHED HEADER D6K	AR10xxCK	ARxxX10MCK
ARCHED HEADER D7K	H7xxEF-4K	N/A
ARCHED HEADER D8	AR14xxC	ARxxX14MC
ARCHED HEADER D8K	AR14xxCK	ARxxX14MCK
ARCHED HEADER D9	H9xxE	WCHARSxx13
CROSSHEAD A1	H9xx	WCHxxX9N
CROSSHEAD A1K	H9xxK	WCHxxX9NK
CROSSHEAD B1	H14xxBT	WCHxxX14BT
CROSSHEAD B1K	H14xxBTK	WCHxxX14BTK
CROSSHEAD B2	H12xx	WCHxxX12
CROSSHEAD B2K	H12xxK	WCHxxX12K
CROSSHEAD C1	H18xxBT	WCHxxX14BT
CROSSHEAD C1K	H18xxBTK	WCHxxX14BTK
CROSSHEAD C2	H18xxBT-PA	LDCHxxX18
CROSSHEAD C2K	H18xxBTK-PA	LDCHxxX18K
CROSSHEAD Z-E1-HDR	Z-E1-HDR	Z-E1-HDR
CROSSHEAD Z-E2-HDR	Z-E2-HDR	Z-E2-HDR
CROSSHEAD Z-E3-HDR	Z-E3-HDR	Z-E3-HDR
CROSSHEAD Z-E3-ARCHHDR	Z-E3-ARCHHDR	Z-E3-ARCHHDR
CROSSHEAD Z-E3-CLHDR	Z-E3-CLHDR	Z-E3-CLHDR
CROSSHEAD Z-E5-HDR	Z-E5-HDR	Z-E5-HDR
WINDOW HEADER A1	H6xx	WCHxxX6
WINDOW HEADER A1K	H6xxK	WCHxxX6K
WINDOW HEADER B1	H9xx-2	WCHxxX9N
WINDOW HEADER B1K	H9xx-2K	WCHxxX9NK
WINDOW HEADER B2	H9xxBT	WCHxxX10NBT
WINDOW HEADER B2K	H9xxBTK	WCHxxX10NBTK
WINDOW HEADER C1	H9xx	CCAxxX10
WINDOW HEADER C1K	H9xxK	CCAxxX10K
WINDOW HEADER C2	H9xxT	WCHxxX9T
WINDOW HEADER C2K	H9xxTK	WCHxxX9TK
WINDOW HEADER C3	H12xxBT	WCHxxX10BT
WINDOW HEADER C3K	H12xxBTK	WCHxxX10BTK
WINDOW HEADER C4	H14xxBT	WCHxxX14BT
WINDOW HEADER D1	H7xxF-4	N/A
WINDOW HEADER D1K	H7xxF-4K	N/A
WINDOW HEADER D2K	H9xxK-1	N/A
WINDOW HEADER Z-W1	Z-W1	Z-W1
WINDOW HEADER Z-W3	Z-W3	Z-W3
WINDOW HEADER Z-W3K	Z-W3K	Z-W3K
WINDOW HEADER Z-W3D	Z-W3D	Z-W3D
WINDOW HEADER Z-W4	Z-W4	Z-W4
WINDOW HEADER Z-W4K	Z-W4K	Z-W4K

PILASTERS

Drees General Callout	Nuwood	Fypon
FLUTED PILASTER A1	PL7xxF	PIL7Xxx
FLUTED PILASTER B1	PL9xxF	PIL9Xxx
FLUTED PILASTER C1	PL11xxFM	PIL11Xxx
PANEL PILASTER A2	PL7xxP	PIL7XxxDP
PANEL PILASTER B2	PL9xxP	PIL9XxxDP
PANEL PILASTER C2	PL11xxPM	PIL11XxxDP
PILASTER D1	M311-9	PIL10XxxA
PILASTER D2	M323-9	N/A
PILASTER Z-E1-PIL	Z-E1-PIL	Z-E1-PIL
PILASTER Z-E2-PIL	Z-E2-PIL	Z-E2-PIL
PILASTER Z-E3-PIL	Z-E3-PIL	Z-E3-PIL
PILASTER Z-PIL-EXT	Z-PIL-EXT	Z-PIL-EXT
PLAIN PILASTER A3	PL7xxS	PIL7XxxP
PLAIN PILASTER B3	PL9xxS	PIL9XxxP
PLAIN PILASTER C3	PL11xxS	PIL11XxxP
PLINTH D1	PF10	ADD "P" TO END OF PILASTER
PLINTH D2	P14.5	N/A

LOUVERS

Drees General Callout	Nuwood	Fypon	Mid-America
CATHEDRAL LOUVER D1	CLV1224	CLV12X24	--
CATHEDRAL LOUVER D1T	CLV1224TRIM4	CLV12X24X4F	--
CATHEDRAL LOUVER D2	CLV1432	CLV14X32	--
CATHEDRAL LOUVER D2T	CLV1432TRIM4	CLV14X32X4F	00 44 1422
CATHEDRAL LOUVER D3	CLV2232	CLV22X32	--
CATHEDRAL LOUVER D3T	CLV2232TRIM4	CLV22X32X4F	--
HALF CIRCLE LOUVER D1	HRLV32	HRLV32X16	--
HALF CIRCLE LOUVER D1T	HRLV32TRIM4	HRLV32X4F	--
HALF CIRCLE LOUVER D2	HRLV36	HRLV36X18	--
HALF CIRCLE LOUVER D2T	HRLV36TRIM4	HRLV36X4F	00 43 2234
OCTAGONAL LOUVER D1	OLV24	OLV24	--
OCTAGONAL LOUVER D12	OLV24TRIM4	OLV24X4F	--
OVAL LOUVER D1	OLV2537	OLV37X25	--
OVAL LOUVER D1T	OLV2537TRIM4	OLV37X25X4F	--
RECTANGUAR LOUVER D1	LV1224V	LV12X24	00 45 1218
RECTANGUAR LOUVER D1T	LV1224VTRIM4	LV12X24-4F	00 45 1218
RECTANGUAR LOUVER D2	LV1636V	LV16X36	--
RECTANGUAR LOUVER D2T	LV1636VTRIM4	LV16X36-4F	--
RECTANGUAR LOUVER D3	LV2436V	LV24X36	--
RECTANGUAR LOUVER D3T	LV2436VTRIM4	LV24X36-4F	--
RECTANGUAR LOUVER D4	LV2424V	LV24X24	--
RECTANGUAR LOUVER D4T	LV2424VTRIM4	LV24X24-4F	--
ROUND LOUVER D1	RLV18	RLV18	--
ROUND LOUVER D1T	RLV18TRIM4	RLV18X4F	--
ROUND LOUVER D2	RLV22	RLV22	--
ROUND LOUVER D2T	RLV22TRIM4	RLV22X4F	--
TRIANGULAR LOUVER D1	--	TRLVxxX36	00 47 0x0x

BRACKETS

Drees General Callout	Nuwood	Fypon
EXTERIOR BRACKET D1	BR437	N/A
EXTERIOR BRACKET D2	DB102	DTLB6X4X6
EXTERIOR BRACKET D3	BR304 (7" WIDE)	BKT24X24X7
EXTERIOR BRACKET D4	BR455	N/A
EXTERIOR BRACKET D5	BR300-1	BKT12X12X6
EXTERIOR BRACKET D6	BR300	BKT12X12
EXTERIOR BRACKET D7	BR409	BKT16X18X3
EXTERIOR BRACKET D8	BR413	DTLB5X5X3
EXTERIOR BRACKET D9	TBD	BKT11X20
EXTERIOR BRACKET D10	TBD	BKT12X24X3
EXTERIOR BRACKET D11	BR435	BKT25X27
EXTERIOR BRACKET D12	BR404	BKT16X30X4
EXTERIOR BRACKET D13	BR23.13x10.13x5.5	N/A
GABLE BRACKET D1	TBD	DTLB6X4X6R(OR L)PITCH
GABLE BRACKET D2	BR423-x:12	BKT5X20
GABLE BRACKET D3	BR424-x:12	BKT5X20 (CUT 2" PROJECTION)

MOULDINGS

Drees General Callout	Nuwood	Fypon
BAND MOULD D1	M210-16	MLD612-12
BAND MOULD D2	M301-16	MLD220-16
BARGE MOULD D1	WM210	WM210
CASE MOULD D1	M320-16	MLD226-16
CASE MOULD D2	N/A	MLD244-12
CROWN MOULD D1	M404-16	MLD572-16
DENTIL MOULD D1	M105-16	MLD310-16
DENTIL MOULD D2	M108-8	MLD353-8
HALF ROUND MOULD D1	N/A	MLD605-12
PANEL MOULD D1	M310-8 OR 16	MLD612-12

PEDIMENTS / COMBO HEADERS

Drees General Callout	Nuwood	Fypon
BROW COMBO D1	BCxx	CSAPxx
PEAK PEDIMENT D1	Pxx-4 (6:12)	PCPxx
PEAK PEDIMENT Z-E1-PED	Z-E1-PED	Z-E1-PED
PEAKED COMBO D1	PCxx-4	CPCPxx
RAMS HEAD PEDIMENT D1	Rxx	RHPxx00
ROUND PEDIMENT D1	Bxx-4	PSPxx
SUNRISE COMBO D1	SCxx-4	CSPxx
VICTORIAN PEDIMENT D1	VPxx	DVPxx w/ SWDHxxXxx

WINDOW DECORATION

Drees General Callout	Nuwood	Fypon
HALF CIRCLE SUNBURST D1	SPxxxx	SWDHxxXxx
PALLADIAN WINDOW D1	H9AR10-xx xx" FL/FR	ARxxX10MFLxxx
PALLADIAN WINDOW D1K	H9AR10-xxK xx" FL/FR	ARxxX10MFLxxx with K10TM
PALLADIAN WINDOW D2	H9AR10SPxxxx	ARxxX10MFLxxx with SWDHxxXxx
PALLADIAN WINDOW D2K	H9AR10SPxxxxK	ARxxX10MFLxxx with SWDHxxXxx and K10TM
PEAKED CAP HEADER D1	N/A	CHPCxxX15
PLAIN SEGMENT D1	SPxxxxP	PSPxx
SEGMENT SUNBURST D1	SPxxxx	SWDHxxXxx

ACCESSORIES

Drees General Callout	Nuwood	Fypon
GABLE D1	PGDx12	GPA (width X height)
KEYSTONE D1	KY14F-3	KY14
KEYSTONE D2	KYHM9F	K9M
WREATH D1	N/A	WAB34

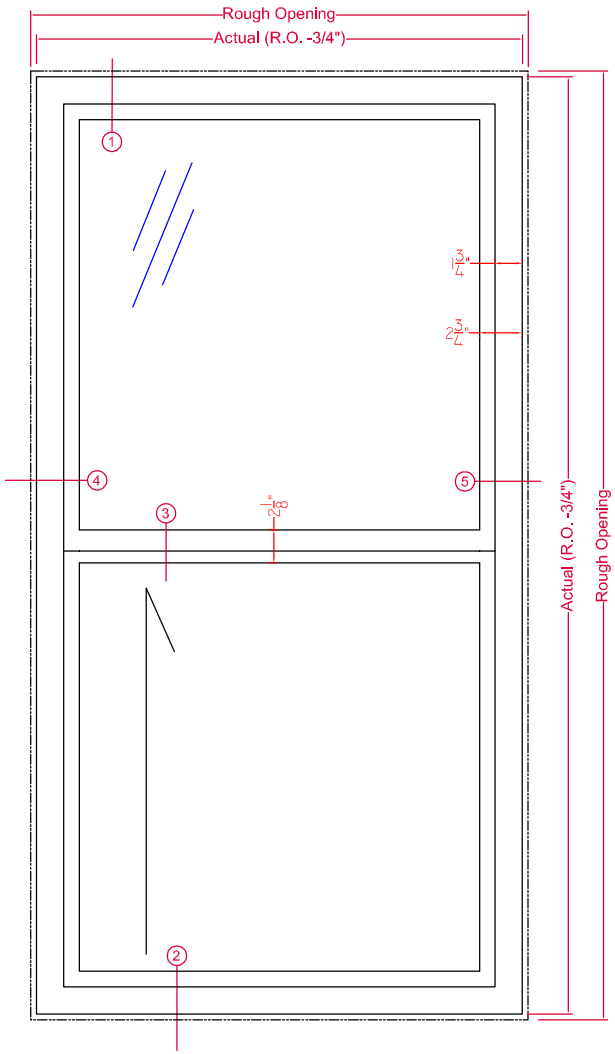
Drees HOMES

Sheet Description:

MOULDED MILLWORK SCHEDULE

Sheet No.

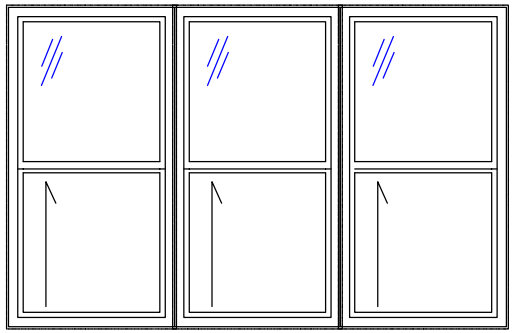
SC-02



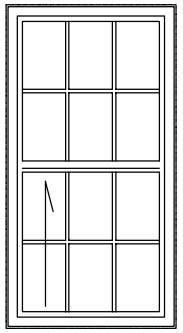
Typical Exterior Elevation

Fyre-Tec Series 925 Single Hung Window

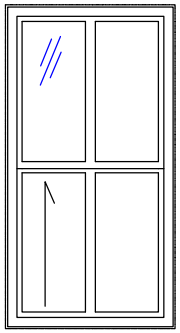
45- or 60-Minute UL Rated



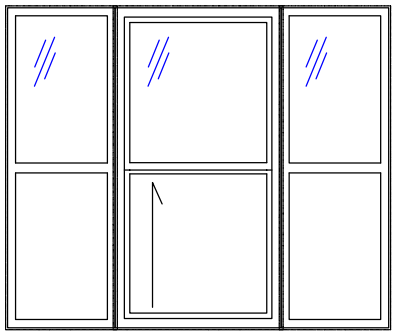
Mulled with Zero Vertical Mullions



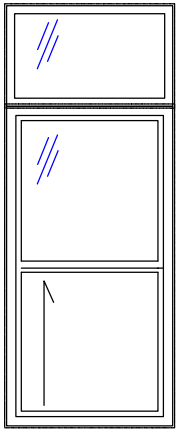
Internal 5/8" Grids In IGU



True Muntins

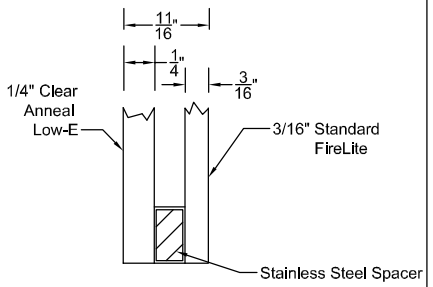


Mulled with Zero Vertical Mullions and Series 950 Fixed Lites



Mulled with Series 950 Transom

Typical IGU Makeup

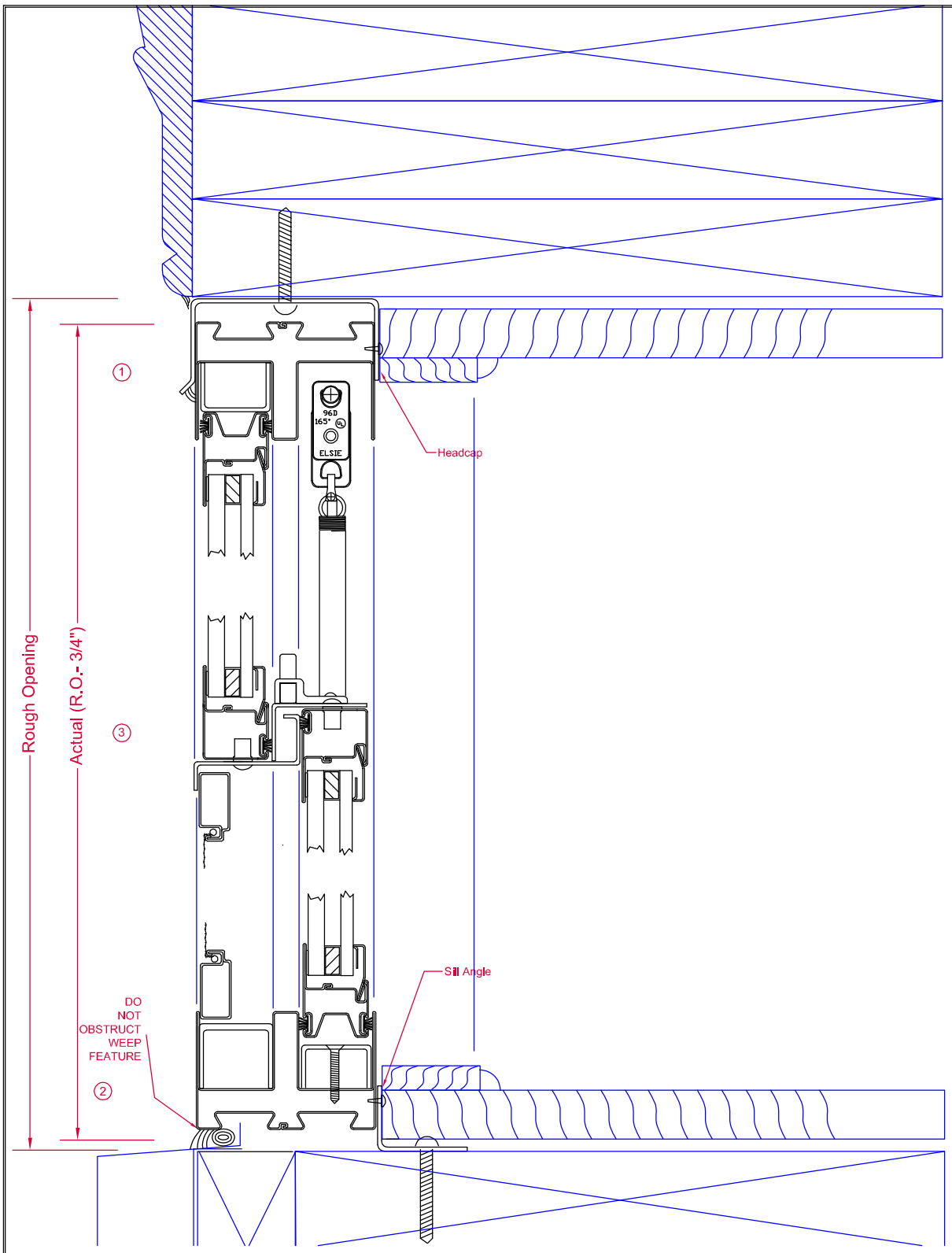


May include 1 hour UL rated ceramic with 1/4" clear anneal Low-E. Many other combinations are available depending on the reqirements for safety glazing or U-values. Wireglass IGU available.

See Fire-Rated Glazing Section for various options and configurations for U.L. labeled glazing.

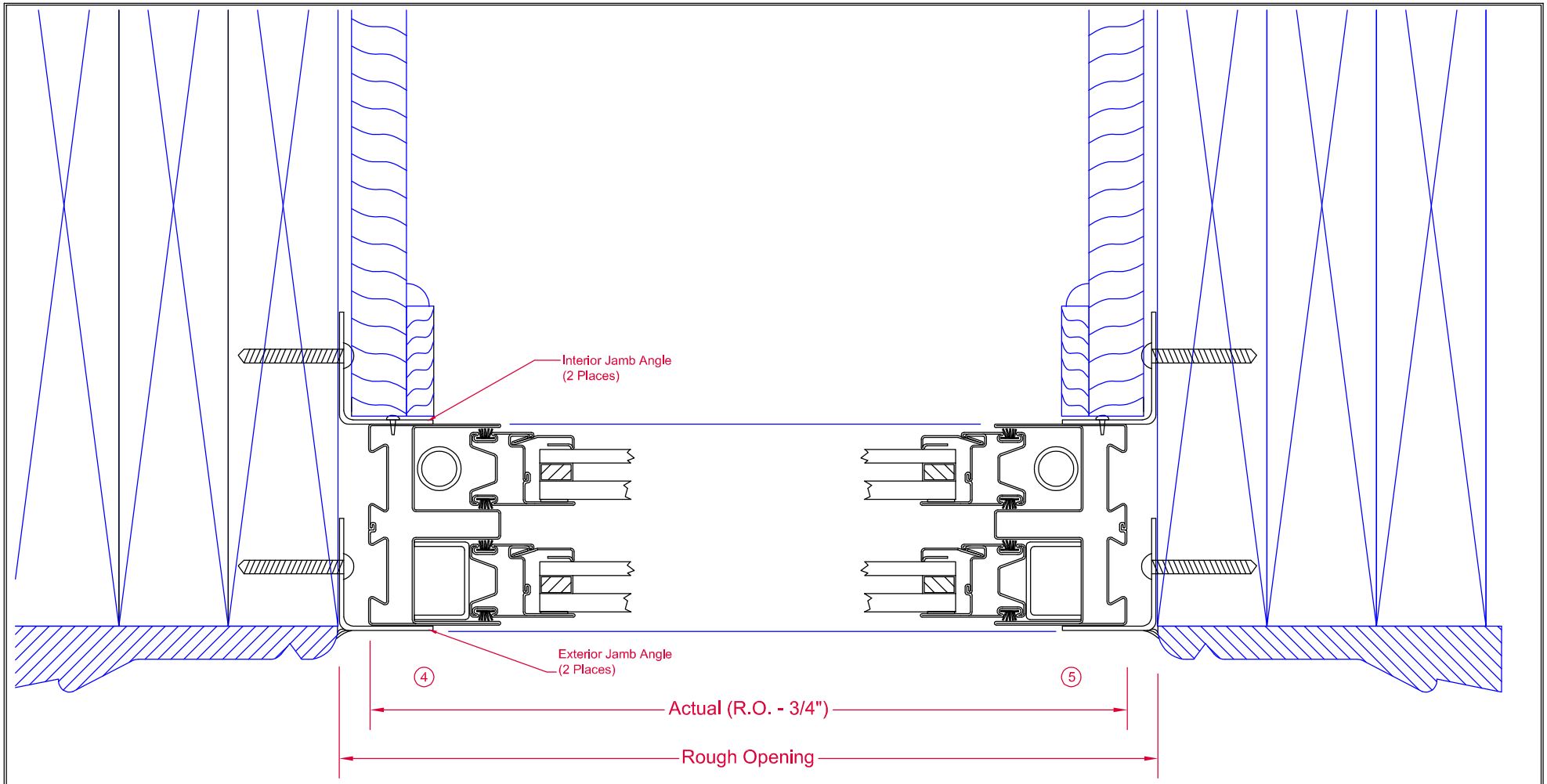
925 SINGLE HUNG - SUBFRAME INSTALLATION

DWN BY: JDD	FYRE-TEC
CK'D BY:	P.O. Box 278, 701 Centennial Road Wayne, NE 68787
DATE: 11-30-2015	
TOLERANCE: 1. FRACTIONS ±1/16 2. DECIMALS +- .0625 3. ANGLES +- 1/2 DEGREE EXCEPT AS NOTED	
MAT'L	SCALE: 1:8
PAGE: 1/3	DWG NO. MODEL 925



HEAD/SILL-SUBFRAME

DWN BY: JDD	FYRE-TEC
CK'D BY:	P.O. Box 278, 701 Centennial Road Wayne, NE 68787
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



JAMB - SUBFRAME INSTALLATION KIT

DWN BY	JDD
CK'D BY	
DATE	11-30-2015
SCALE	1:1.5
PAGE	3/3
DWG NO.	MODEL 925
MATL	

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

FYRE-TEC
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

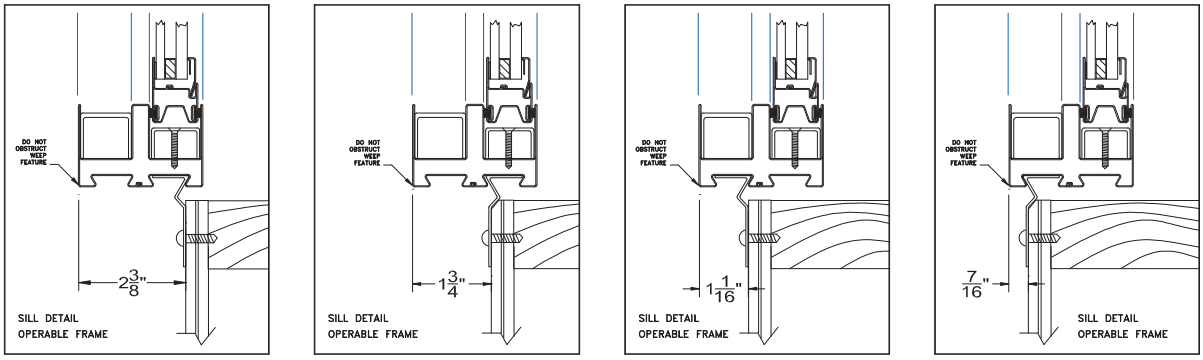
The opening should be built square and plumb and large enough to accept the window(s) provided. Windows are provided ¾" less in both width and height from the rough or nominal opening size. This allows for a 3/8" gap around the entire perimeter of the window to be properly squared and shimmed in the opening. It is recommended that the sill of the window be shimmed no less than ¼" 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

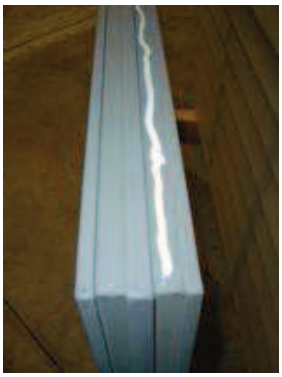
The mounting fins are supplied loose and are to be mounted to the window with the self-tapping screws supplied. Window frame depth in relationship to the finished wall may be adjusted in four increments by selecting the mounting position on the perimeter of the frame as shown in the following layout.

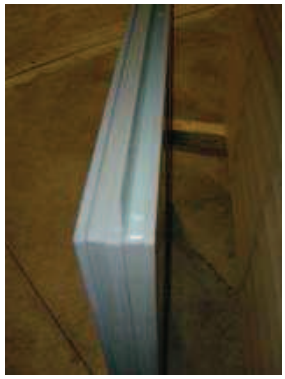


Attachment Procedure

1. *Pre-drill holes using a 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 place 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

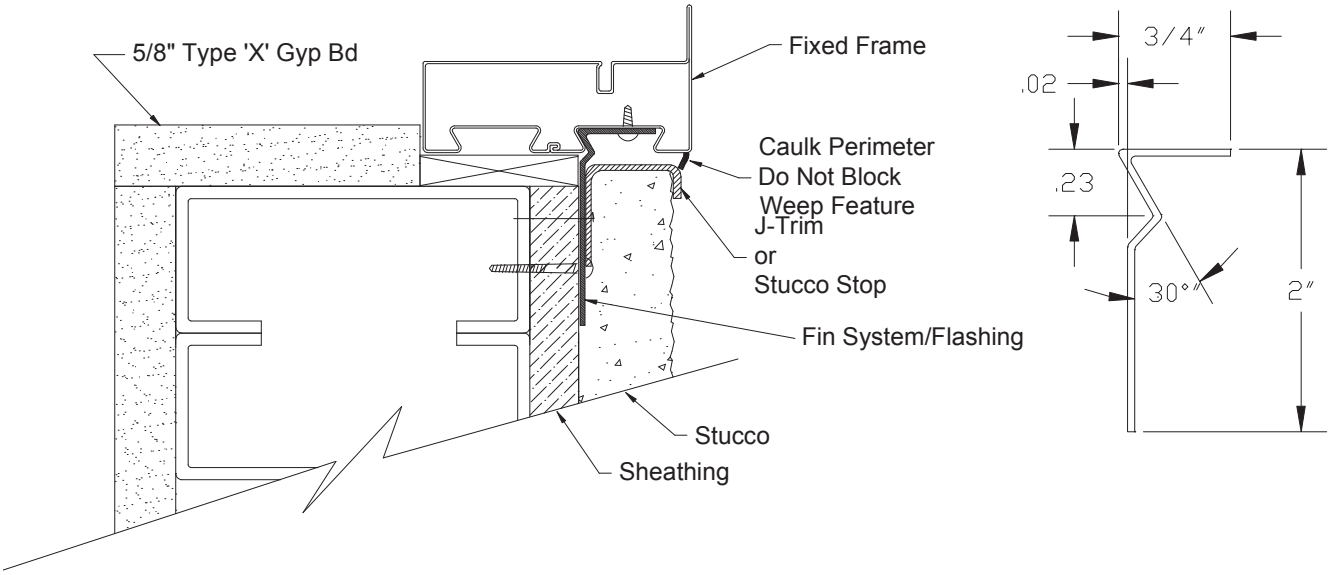
EXTERIOR

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.

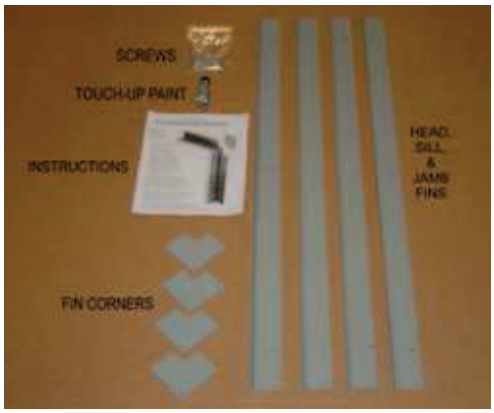
Tools Recommended:

-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:

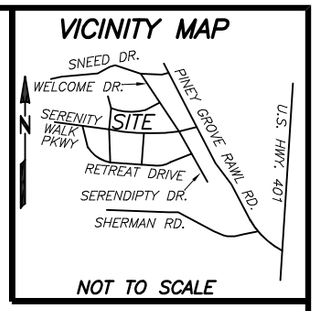
- Instructions
- 1-Head Fin
- 1-Sill Fin
- 2-Jamb Fins
- 4-Fin Corners
- **Touchup paint

**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”

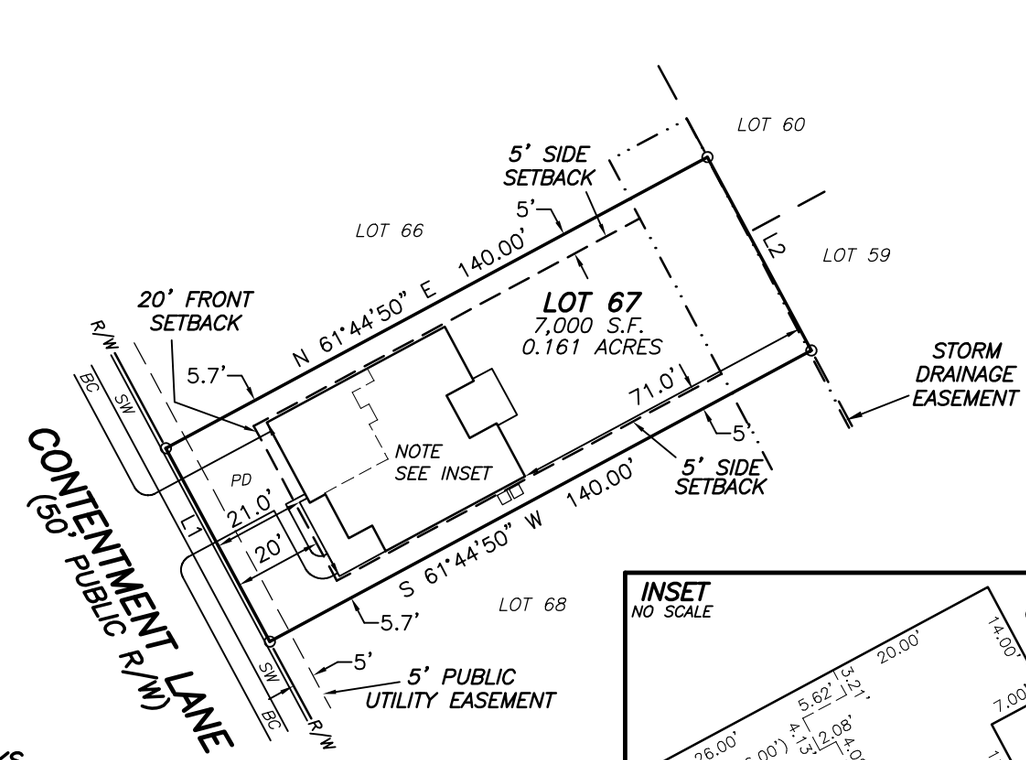
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°15'10" W	50.00'
L2	S 28°15'10" E	50.00'

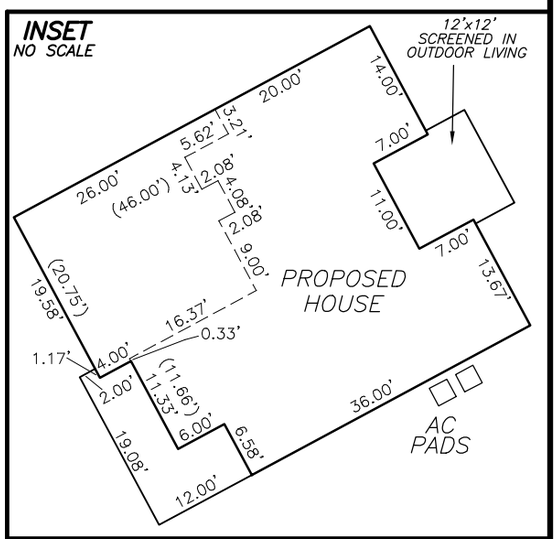
PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=7,000 S.F.
HOUSE/PORCHES=1,816 S.F.
DRIVEWAYS/ETC.=474 S.F.
TOTAL IMPERVIOUS AREA=2,290 S.F.
MAX. IMPERVIOUS AREA=2,600 S.F.



REFERENCES:
1. D.B. 4164, PG. 506
PIN 0655-23-6402.000
PID 08065501 0032 16

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
(AC)-AIR CONDITIONER

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

SURVEY FOR
DREES HOMES

LOT 67 SERENITY SUBDIVISION
PHASE 1A
59 CONTENTMENT LANE
HARNETT COUNTY
FUQUAY-VARINA, N.C. 27526

0 40' 80' 120'
GRAPHIC SCALE

REFERENCE: PLAT BOOK 2022 PAGE 419-433.

FILE: STYLOT67PP

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 _____, 2023.

_____
PROFESSIONAL LAND SURVEYOR L-4433

MEADOW II
ELEV C
SLAB ON GRADE
SCREENED IN
OUTDOOR LIVING
GARAGE LEFT FRONT

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

DATE: 8-4-23 | SCALE: 1"=40'