

Square Footage

| Living Areas | |
|--------------|---------|
| First Floor | 906 SF |
| Second Floor | 1138 SF |
| | 2044 SF |

| Unfinished Areas | |
|---------------------|--------|
| Front Covered Porch | 115 SF |
| Garage | 458 SF |
| Outdoor Living | 144 SF |
| | 718 SF |

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

Division: RALEIGH

Building Code: 2018 North Carolina Residential Building Code

Index to the Drawings

| Sheet No. | Sheet Name |
|-----------|------------------------------|
| OC.1 | Cover Sheet |
| 0N.1 | General Notes |
| 0P.1 | Plot Plan |
| 1.01S | Foundation Plan (Slab) |
| 2.01F | First Floor Framing Plan |
| 2.01S | First Floor Structural Plan |
| 2.02F | Second Floor Framing Plan |
| 2.02S | Second Floor Structural Plan |
| 2.04 | Roof Plan |
| 3.02 | Second Floor Subfloor Plan |
| 4.01 | First Floor Mechanical Plan |
| 4.02 | Second Floor Mechanical Plan |
| 5.01 | Building Section |
| 6.01 | Front Elevation |
| 6.02 | Garage Side Elevation |
| 6.03 | Rear Elevation |
| 6.04 | Side Elevation |
| 7.01 | House Specific Details |
| SD-1.0 | Structural Notes |
| SD-2.0 | Structural Notes |

Redraws

Plan Review: 6/17/24

REDRAW TO DELETE GARAGE SERVICE DOOR

Plan Review: 7/2/24

REDRAW PER CUSTOMER CHANGE REQUEST TO FLIP HALL BATH TUB/LINEN CLOSET

Space for Architect Seal



Architecture Plan Review: No Comments See Comments

Items drawn on any drawings and not written in the contract sections **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: _____

RESIDENCE FOR:
FALLON
51 DAYBREAK WAY
SERENITY - 50'

Job Number: **STY5-0214-00** Drawing Date: **04/22/2024** Coord Name: **GREG P.** Coord Phone: **859.578.4355**

House Name: _____ Drawing Scale: 1/8" = 1'0" Contract Drawn By: **MSA**

Series: **CLASSIC**

Plan No.: _____



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

Sheet Information

0C.1

Cover Sheet
Elevation "B"

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.

SLAB ON GRADE:

- ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS AS INDICATED ON THE DETAILS OVER MINIMUM 6 MIL. POLYETHYLENE (VISQUEEN) VAPOR BARRIER. SLABS SHALL BE REINFORCED WITH 6x6 W1.4 WWF LAPPED 8" AT EDGES AND ENDS IN CONFORMANCE WITH ASTM-A 185. OR FIBERMESH REINFORCEMENT SHALL BE USED WITH A MINIMUM FIBER LENGTH OF 1/2" TO 2 1/4" COMPLYING WITH ASTM C 1116. THE DOSAGE AMOUNT SHALL BE 0.75 TO 3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SLABS ON GRADE SHALL BEAR ON STRUCTURAL FILL WHICH SHALL BE CLEAN SAND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. IF SOIL TREATMENT IS USED, THE TREATMENT SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETED.
- FOOTINGS MAY BEAR UPON UNDISTURBED SOIL OR UPON STRUCTURAL FILL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST TWO FEET (2'-0") BELOW THE BOTTOM OF THE FOOTING.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 - 2" CONCRETE EXPOSED TO EARTH AND WEATHER
 - 1 1/2" CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 4,500 PSI
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.
- 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

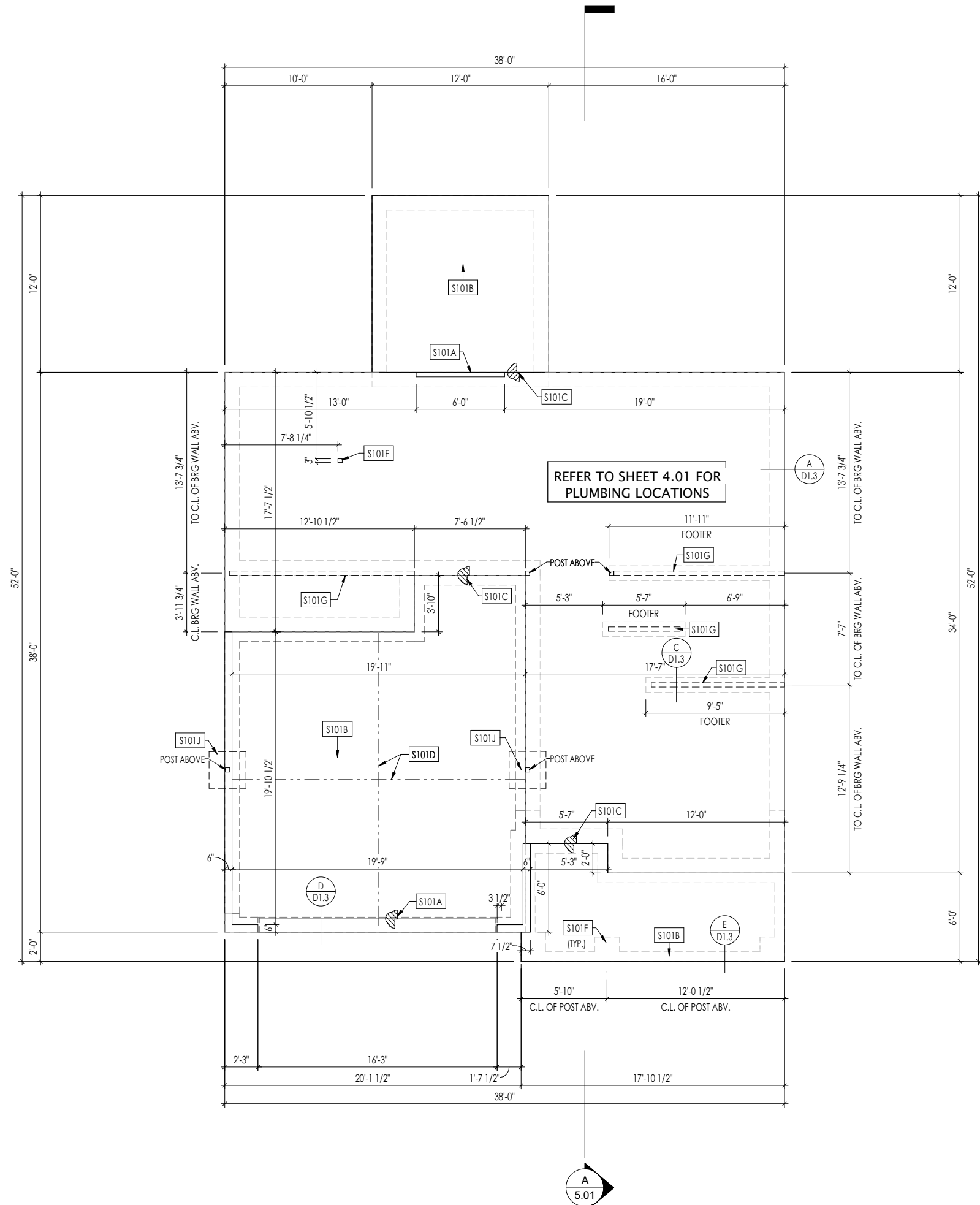
- ALL OVERHANGS TO HAVE (2) SOFFIT VENTS PER EACH 8' SOFFIT SECTION.
- PROVIDE BAFFLES AT EXTERIOR TRUSS BEARING FOR VENTILATION.
- PROVIDE 15# FELT PAPER UNDER SHINGLES.

Space for Architect Seal

RESIDENCE FOR:
FALLON
51 DAYBREAK WAY
SERENITY - 50'

| | | | |
|---------------------|----------------------------|--------------------|---------------------|
| Job Number: | Drawing Date: | Coord Name: | Coord Phone: |
| STY5-0214-00 | 04/22/2024 | GREG P. | 859.578.4355 |
| House Name: | Drawing Scale: 1/8" = 1'0" | Contract Drawn By: | |
| the GRACE | | MSA | |
| | | Series: | CLASSIC |
| | | Plan No.: | |
| Born on Date: | 11/11/22 | CDs Drawn By: | CLM |

| | | |
|--|-------------------|--------------------------------|
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| | | General Notes Elevation "B" |



General Notes:

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

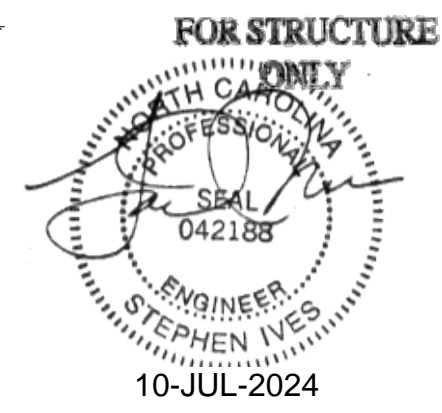
Key Notes:

| | |
|-------|--|
| 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 |
| S101F | PAD FOOTING UNDER PORCH COLUMN ABOVE - SEE DETAIL F/D1.3 |
| S101G | 8"x16" THICKENED PLAIN CONCRETE FOOTING UNDER BEARING WALL ABOVE |
| S101J | 30"x30"x12" ENLARGED CONCRETE FOOTING UNDER POST ABOVE |

Space for Architect Seal

RESIDENCE FOR:
FALLON
 51 DAYBREAK WAY
 SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | Drawing Scale: 1/8" = 1'0" | |
| Contract Drawn By: MSA | | Series: CLASSIC | |
| Born on Date: 11/11/22 | | CDs Drawn By: CLM | |



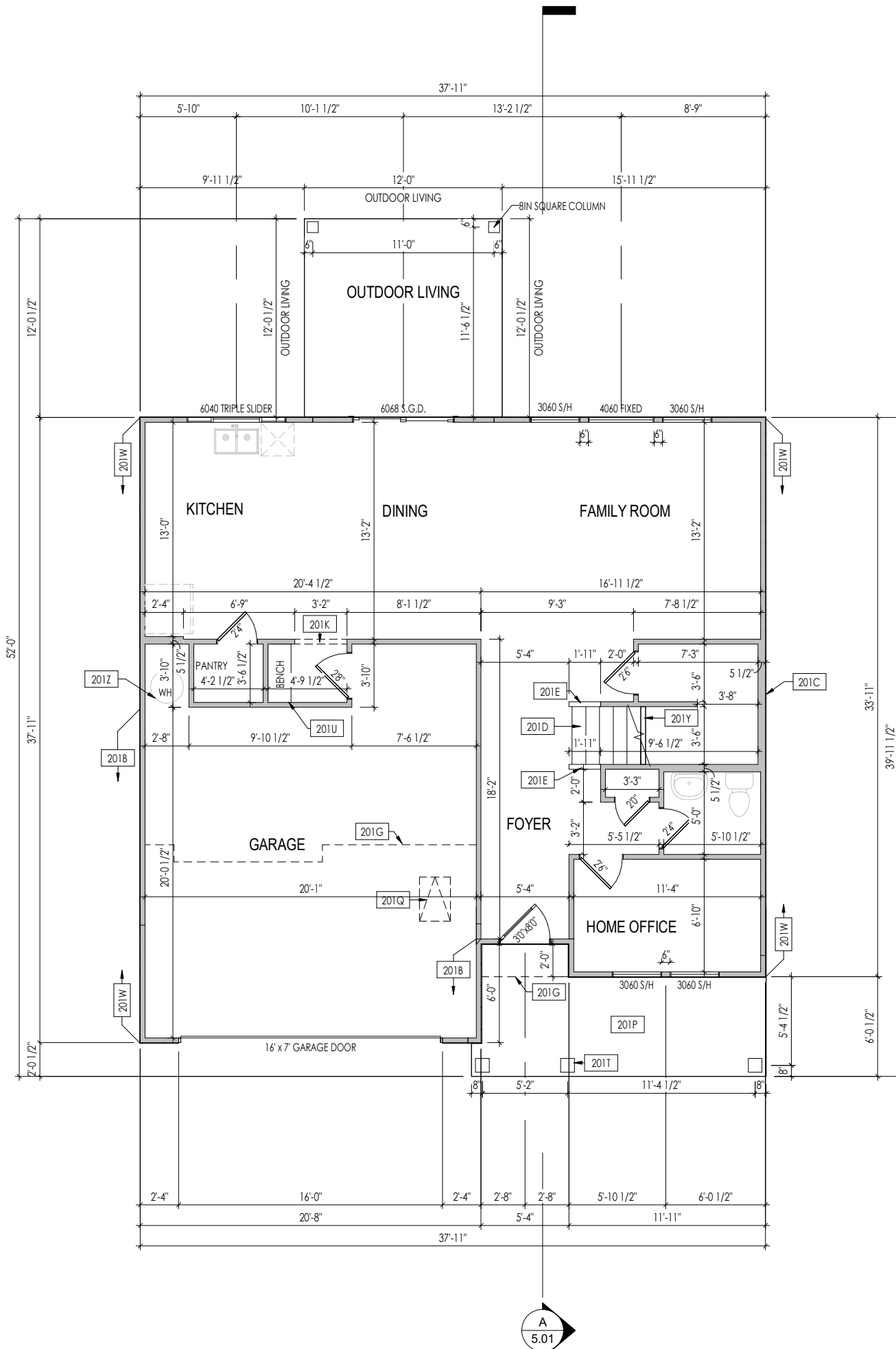
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 Phone: [919] 844-9288

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 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 2.01S FOR STRUCTURAL INFORMATION.

Key Notes:

- | | |
|------|--|
| 201B | FRAME GARAGE WALLS AT 8'-8 1/2" WITH 2x4 STUDS AT 16" O.C. FROM TOP OF FOUNDATION WALL |
| 201C | 2x6 BALLOON FRAMED WALL - SEE SHEET 2.01S FOR MORE INFO |
| 201D | SEE DETAIL D/7.01 FOR STAIR FRAMING DETAILS |
| 201E | 36" HIGH WALL SLOPED WITH STAIR STRINGER |
| 201G | OUTLINE OF SECOND FLOOR ABOVE |
| 201K | FRAME TOP OF OPENING AT HEIGHT SPECIFIED IN GENERAL NOTES ON THIS SHEET |
| 201P | CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS |
| 201Q | 22-1/2" x 32" ATTIC ACCESS |
| 201T | SEE DETAIL E/7.01 FOR FRONT PORCH COLUMN FRAMING INFO |
| 201U | BENCH - SEE DETAIL F/D2.2 |
| 201W | PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS |
| 201Y | APPROX. LOCATION OF 36" HIGH WALL UNDER STAIRS (FIELD VERIFY) |
| 201Z | 18" HIGH WATER HEATER PLATFORM |

Space for Architect Seal

RESIDENCE FOR:
FALLON
51 DAYBREAK WAY
SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | | Contract Drawn By: MSA |
| Drawing Scale: 1/8" = 1'-0" | | | Series: CLASSIC |
| Born on Date: 11/11/22 | CDs Drawn By: CLM | Plan No.: | |



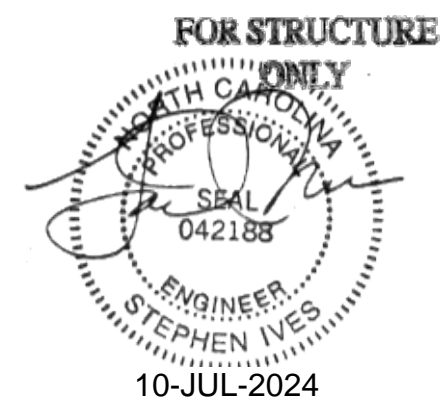
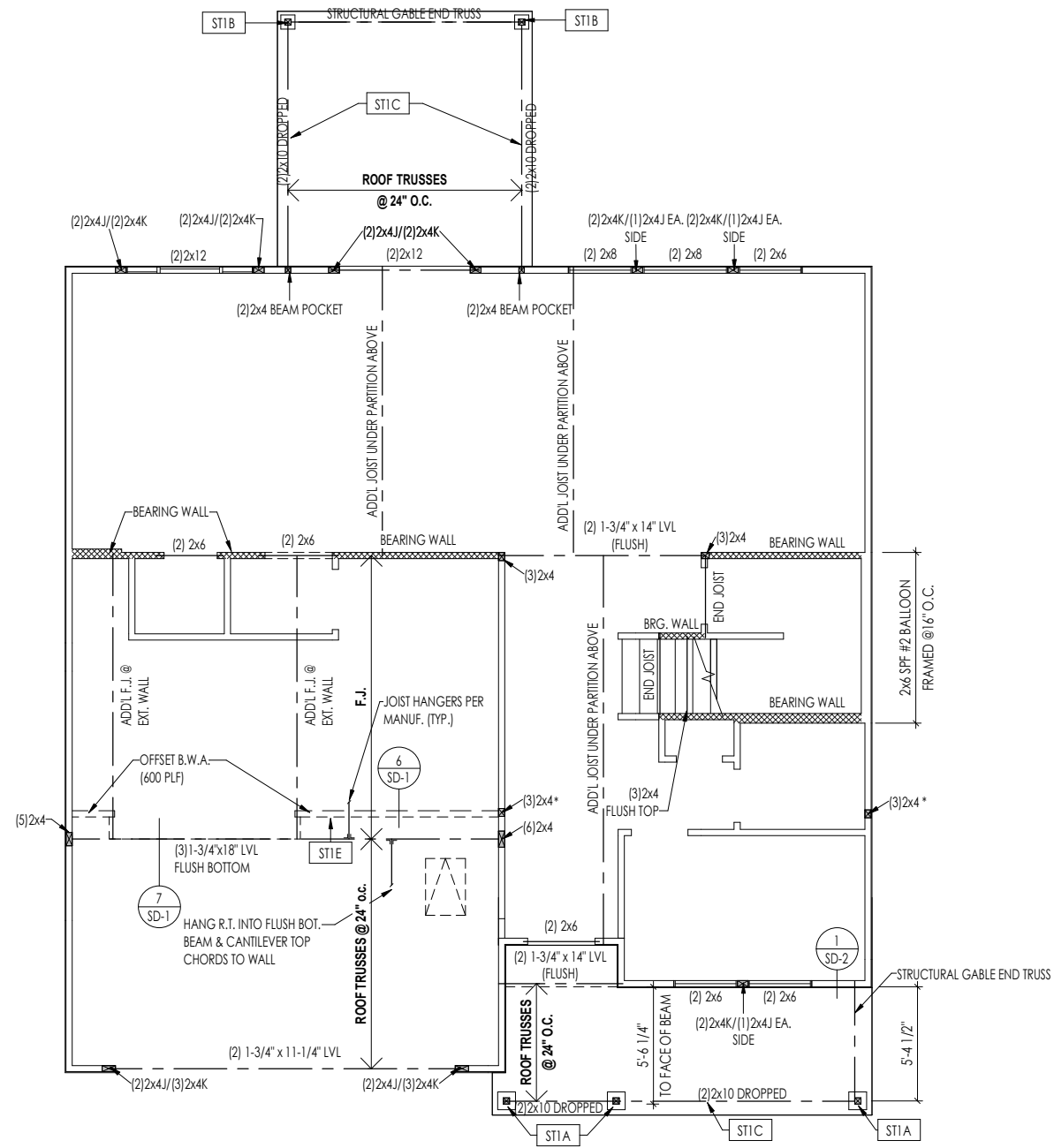
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Phone: [919] 844-9288

Sheet Information

2.01F

First Floor Framing Plan
Elevation "B"



General Notes:

- REFER TO SHEET ON.1 FOR GENERAL NOTES AND SD-1 FOR ENGINEERING NOTES.

Key Notes:

| | |
|------|--|
| ST1A | 4x4 P.T. WOOD POST WITH SIMPSON ABW44Z POST BASE AND SIMPSON BCS2-2/4 CAP |
| ST1B | 4x4 P.T. POST W/ SIMPSON BCS2-2/4 CAP & BASE (PROVIDE ABW44Z BASE @ OPT. SOG FOUNDATION) |
| ST1C | FRAME TOP OF BEAM AT 9'-1" ABOVE FIRST FLOOR SUBFLOOR/SLAB |
| ST1E | OUTLINE OF SECOND FLOOR ABOVE |

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:
FALLON
51 DAYBREAK WAY
SERENITY - 50'

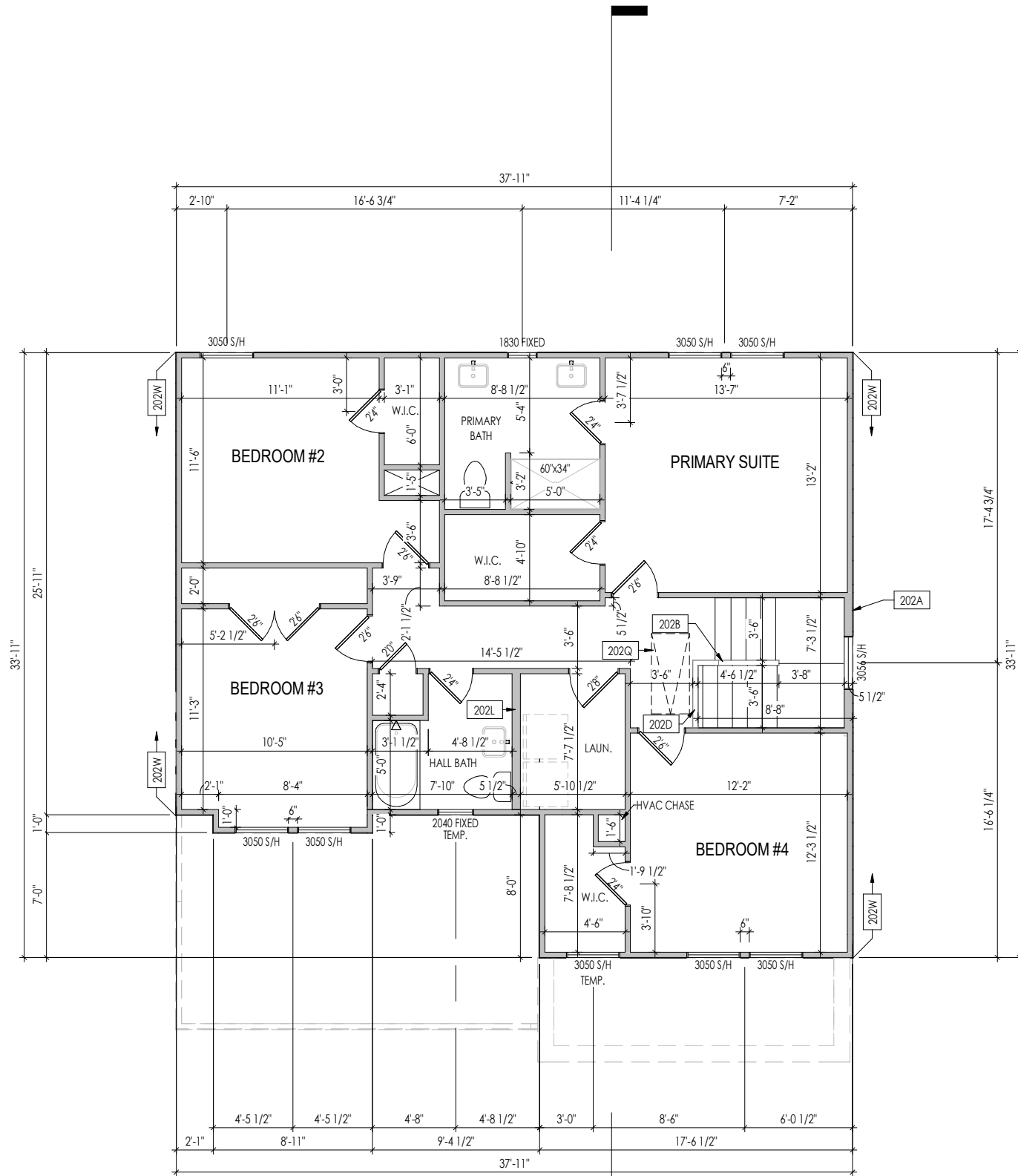
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| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | Drawing Scale: 1/8" = 1'0" | |
| Contract Drawn By: MSA | | Series: CLASSIC | |
| Born on Date: 11/11/22 | | CDs Drawn By: CLM | |

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Sheet Information

2.01S
First Floor Structural Plan
Elevation "B"



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:

| | |
|------|---|
| 202A | 2x6 BALLOON FRAMED WALL - SEE SHEET 2.02S FOR MORE INFO |
| 202B | 36" HIGH WALL SLOPED WITH STAIR STRINGER |
| 202D | 36" HIGH WALL |
| 202L | DO NOT LOCATE TRUSS ABOVE PLUMBING WALL |
| 202Q | PULL DOWN ATTIC ACCESS STAIRS (25-1/2" x 54") WITH LIGHT AND OUTLET |
| 202W | PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS |

Space for Architect Seal

**RESIDENCE FOR:
FALLON
51 DAYBREAK WAY
SERENITY - 50'**

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | Drawing Scale: 1/8" = 1'-0" | Contract Drawn By: MSA |
| Born on Date: 11/11/22 | | CDs Drawn By: CLM | Series: CLASSIC |
| Plan No.: | | Plan No.: | |



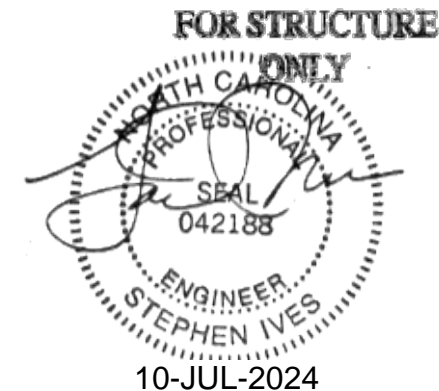
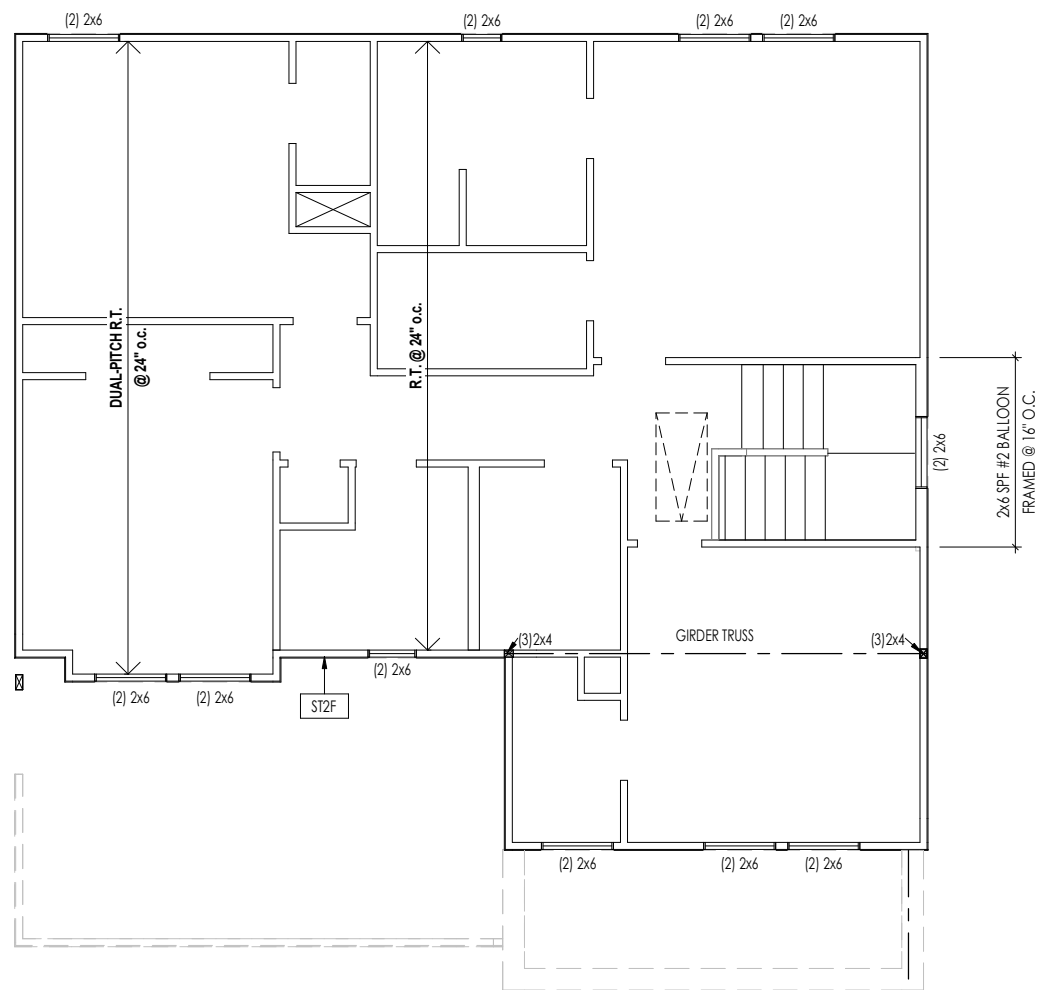
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2.02F

Second Floor Framing Plan
Elevation "B"

Sheet Information





General Notes:

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

Key Notes:

ST2F PROVIDE CONTINUOUS FULL HEIGHT SHEATHING BEHIND LOW ROOF TRUSSES TO SOLE PLATE

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:
FALLON**
51 DAYBREAK WAY
SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | Drawing Scale: 1/8" = 1'0" | Contract Drawn By: MSA |
| Born on Date: 11/11/22 | | CDs Drawn By: CLM | Series: CLASSIC |
| | | | Plan No.: 2.02S |

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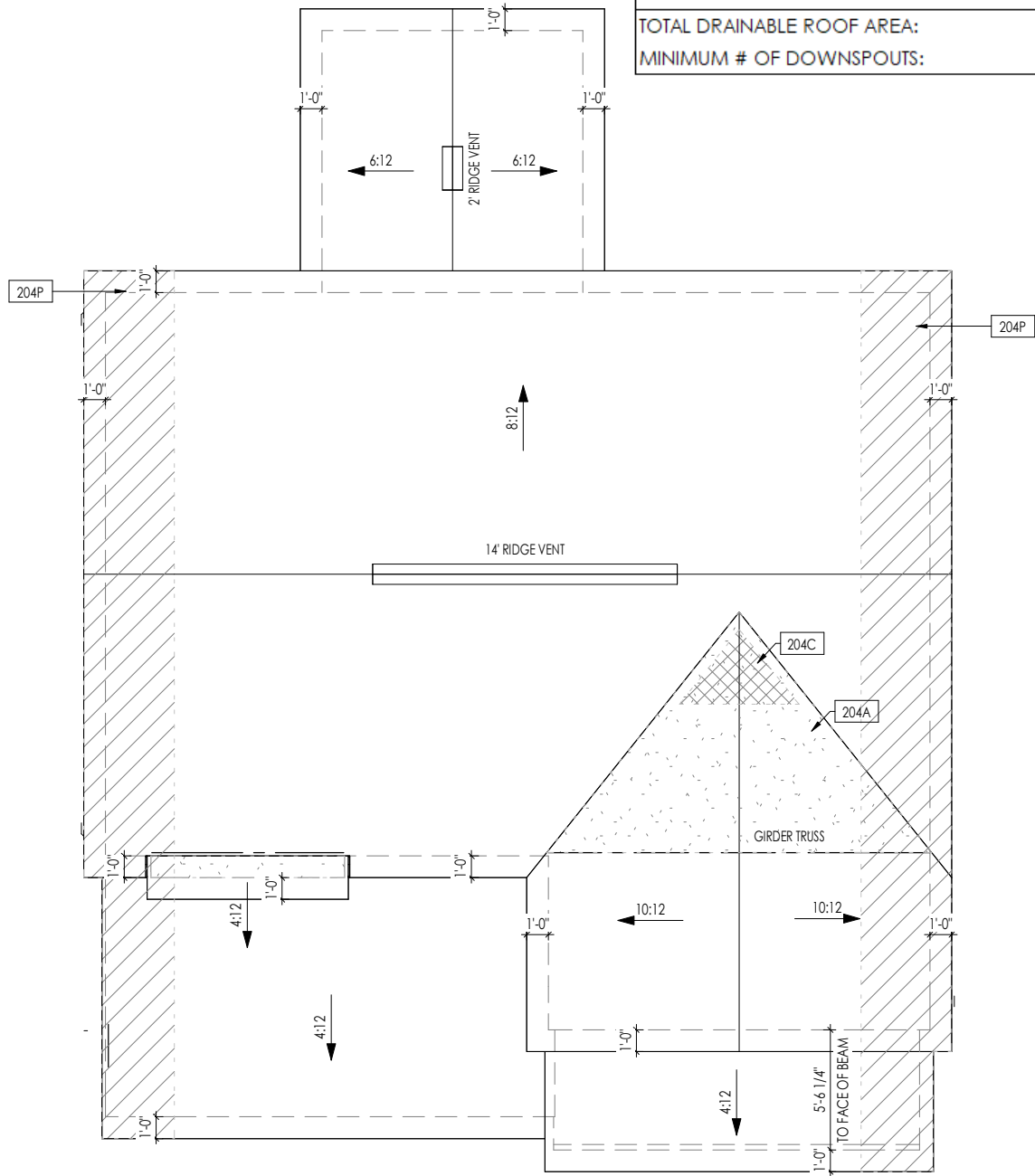
Sheet Information

2.02S

Second Floor Structural Plan
Elevation "B"

| ROOF VENTILATION | | |
|---|------------|----------------|
| CITY/SERIES: | RALEIGH | |
| | MAIN HOUSE | OUTDOOR LIVING |
| TOTAL ATTIC AREA: | 1,280 | 169 |
| REQUIRED NET FREE VENTILATION (ATTIC AREA/300): | 4.27 | 0.56 |
| ACTUAL NET FREE VENTILATION (UPPER + LOWER): | 5.49 | 1.42 |
| DOWNSPOUT CALCULATION | | |
| | MAIN HOUSE | OUTDOOR LIVING |
| TOTAL DRAINABLE ROOF AREA: | 1664 | 219.7 |
| MINIMUM # OF DOWNSPOUTS: | 3 | 1 |

| | 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.

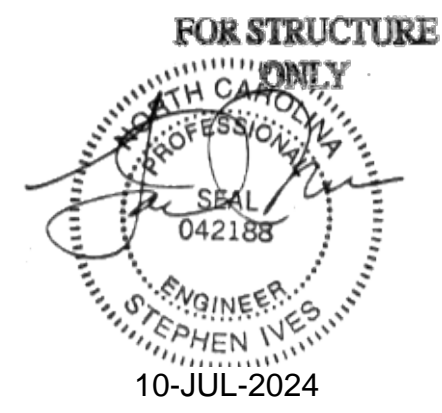
Key Notes:

204A VALLEY TRUSS OVER FRAMING @ 24" O.C.
 204C NO ROOF DECKING UNDER OVER-FRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION
 204P 4'-0" (MIN.) OF FIRE RETARDANT TREATED ROOF SHEATHING. NO PENETRATION ALLOWED WITHIN 4' OF EXTERIOR WALL - SEE DETAIL A/7.04 FOR FIRE BLOCKING AT SOFFIT

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. |



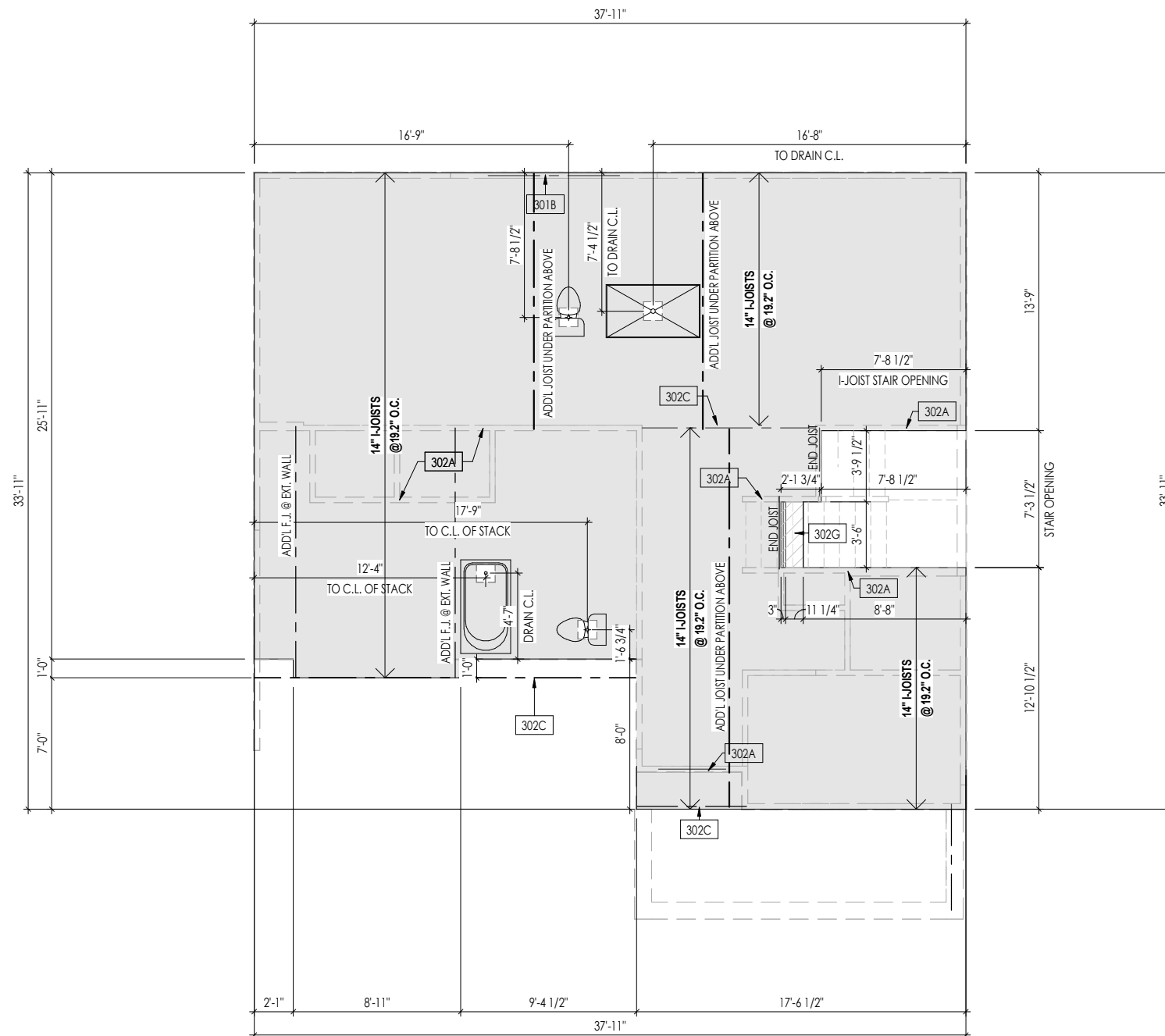
RESIDENCE FOR:
FALLON
 51 DAYBREAK WAY
 SERENITY - 50'

| | | | |
|-----------------------------|-----------------------------|-----------------------------|------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | Drawing Scale: 1/8" = 1'-0" | |
| Contract Drawn By: MSA | | Series: CLASSIC | |
| Born on Date: 11/11/22 | | CDs Drawn By: CLM | |

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Sheet Information

2.04
 Roof Plan
 Elevation "B"



General Notes:

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- FLOOR JOISTS TO BE 14" TJI 210 SERIES I-JOISTS, OR EQUAL, @ 19.2" O.C., UNLESS OTHERWISE NOTED.
- JOISTS ARE NOT TO BE PLACE DIRECTLY OVER INTERIOR PARALLEL WALL. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
- ADD'L JOISTS MAY BE LOCATED UP TO 2' AWAY FROM THE PARTITION WALL ABOVE IN CASES WHERE MECHANICAL PENETRATIONS

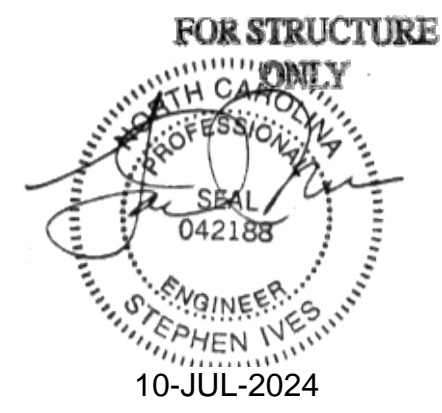
Key Notes:

302A BEARING WALL BELOW

302C FLUSH BEAM - SEE SHEET 2.01S FOR MORE INFO

302G [2]x8 (TOP FLUSH) NEXT TO 2x12 FLAT FRAME FOR STAIR HEADROOM - SEE DETAIL X/X.XX

Space for Architect Seal



RESIDENCE FOR:
FALLON
 51 DAYBREAK WAY
 SERENITY - 50'

| | | | |
|-----------------------------|-----------------------------|----------------------------|------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | Drawing Scale: 1/8" = 1'0" | |
| Born on Date: 11/11/22 | | CDs Drawn By: CLM | |

Contract Drawn By:
MSA

Series:
CLASSIC

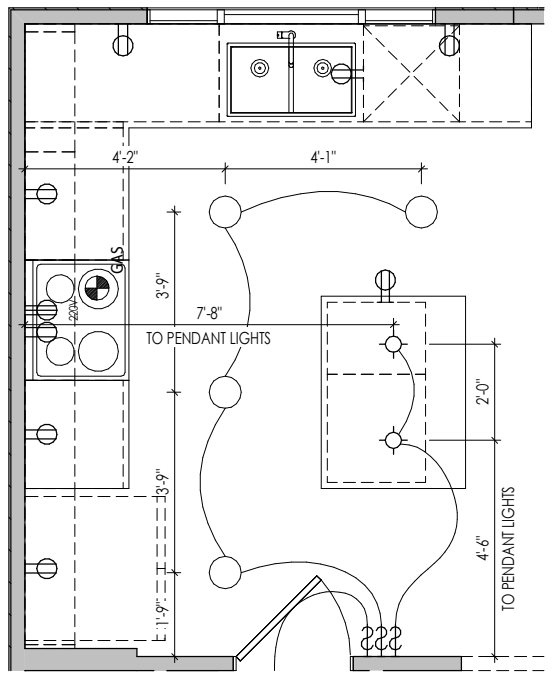
Plan No.:

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Sheet Information

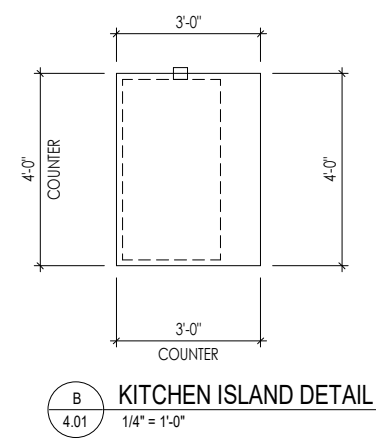
3.02

Second Floor Subfloor Plan
Elevation "B"



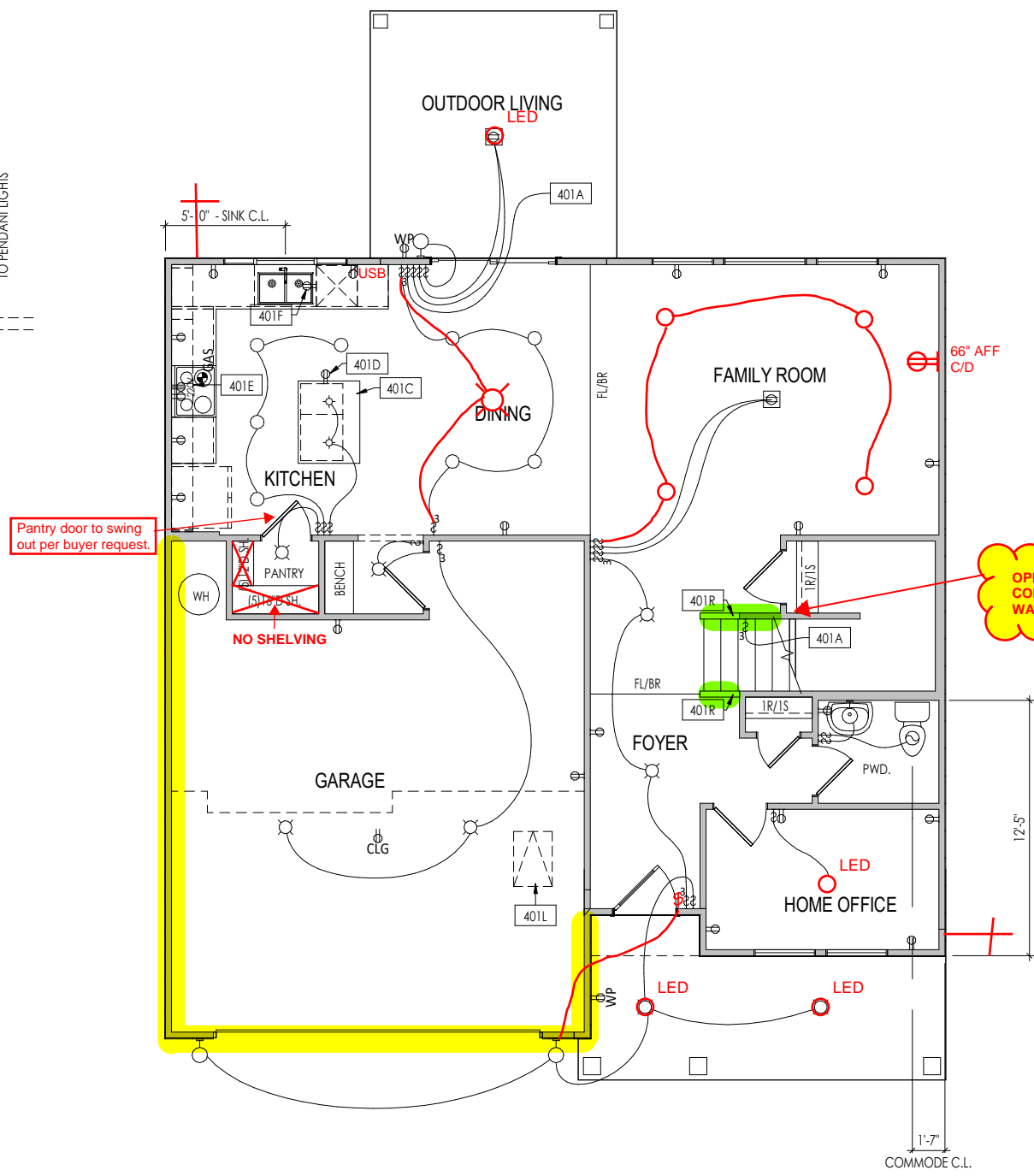
A
4.01
1/4" = 1'-0"

KITCHEN LIGHTING DETAIL



B
4.01
1/4" = 1'-0"

KITCHEN ISLAND DETAIL



Pantry door to swing out per buyer request.

NO SHELVING

OPEN STAIR RAILING TO CONTINUE TO CLOSET WALL I/O OF FULL WALL

DRYWALL (DOES NOT INCLUDE ADDITIONAL INSULATION)

STAIR RAILING

General Notes:

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes:

| | |
|------|--|
| 401A | TO SWITCH OR LIGHT ABOVE |
| 401C | SEE DETAIL A/4.01 FOR KITCHEN ISLAND COUNTERTOP DIMENSIONS |
| 401D | HOLD OUTLET HIGH ON ISLAND |
| 401E | OUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH - VENT TO EXTERIOR |
| 401F | OUTLET FOR DISHWASHER LOCATED IN SINK CABINET |
| 401L | 22-1/2" x 32" ATTIC ACCESS PANEL IN CEILING |
| 401R | HALF WALL W/ WOOD CAP |

MECHANICAL LEGEND

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

NOTE: Receptacles will be placed per code by the electrician and will not necessarily be located as depicted on this plan.

RESIDENCE FOR:

FALLON
51 DAYBREAK WAY
SERENITY - 50'

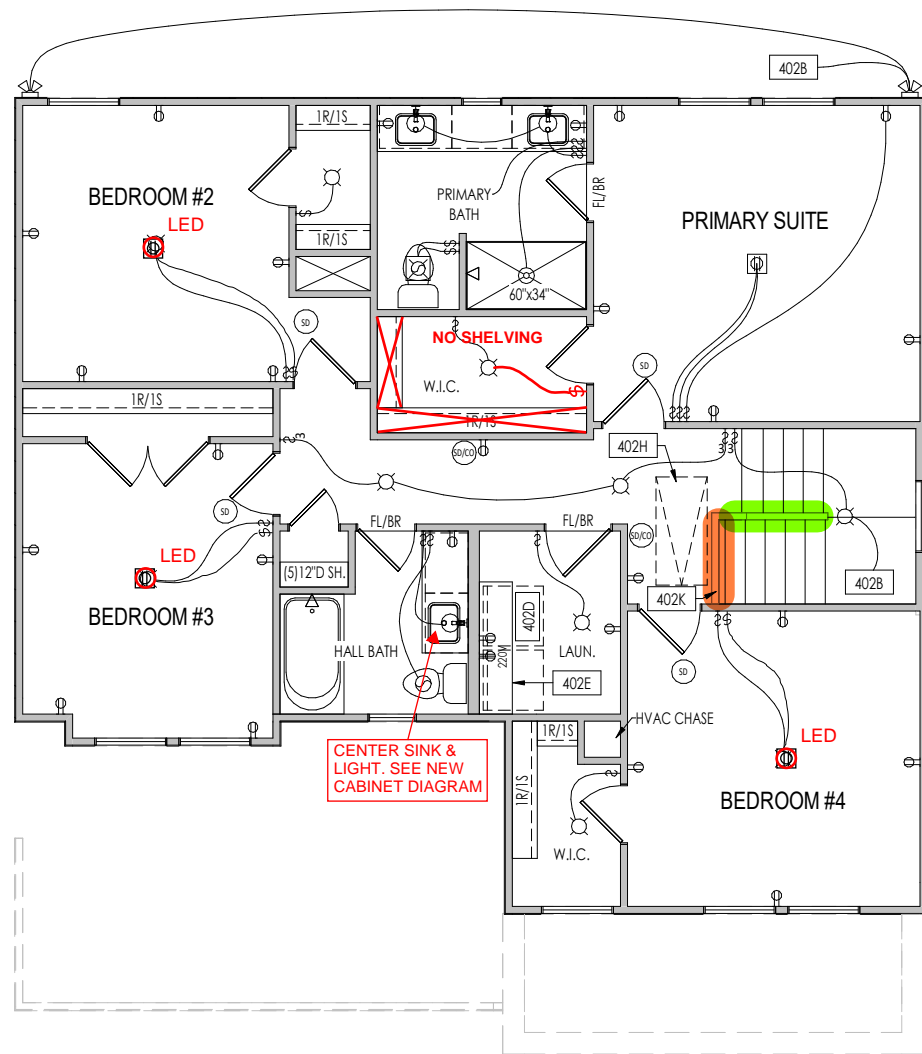
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| Job Number: | Drawing Date: | Coord Name: | Coord Phone: |
| STY5-0214-00 | 04/22/2024 | GREG P. | 859.578.4355 |
| House Name: | Drawing Scale: | Contract Drawn By: | |
| the GRACE | 1/8" = 1'0" | MSA | |
| Born on Date: | CDs Drawn By: | Series: | |
| 11/11/22 | CLM | CLASSIC | |
| | | Plan No.: | |
| | | 4.01 | |

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Sheet Information

4.01
First Floor Mechanical Plan
Elevation "B"



STAIR RAILING
HALF WALL W/ WOOD CAP

General Notes:

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

Key Notes:

402B TO SWITCH OR LIGHT BELOW
 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

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

Space for Architect Seal

NOTE: Receptacles will be placed per code by the electrician and will not necessarily be located as depicted on this plan.

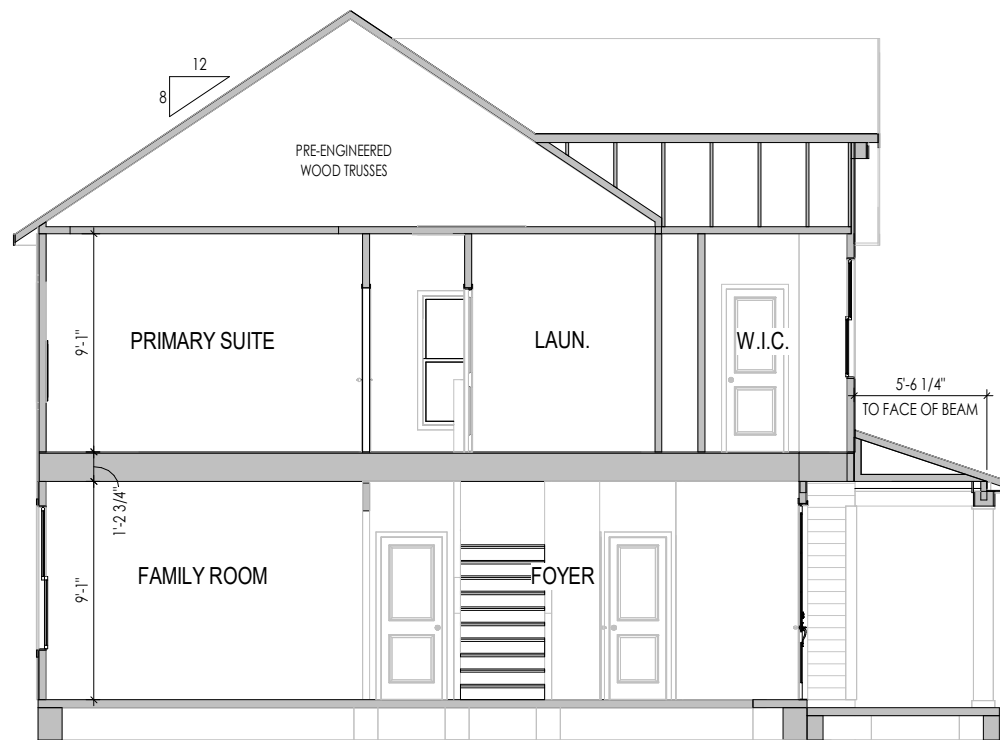
RESIDENCE FOR:
FALLON
 51 DAYBREAK WAY
 SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|----------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | Drawing Scale: 1/8" = 1'0" | |
| | | Contract Drawn By: MSA | |
| | | Series: CLASSIC | |
| Born on Date: 11/11/22 | | CDs Drawn By: CLM | |

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Sheet Information

4.02
 Second Floor Mechanical Plan
 Elevation "B"



A Building Section Thru Foyer
5.01 1/8" = 1'-0"

General Notes:

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

Key Notes:

Space for Architect Seal

RESIDENCE FOR:
FALLON
 51 DAYBREAK WAY
 SERENITY - 50'

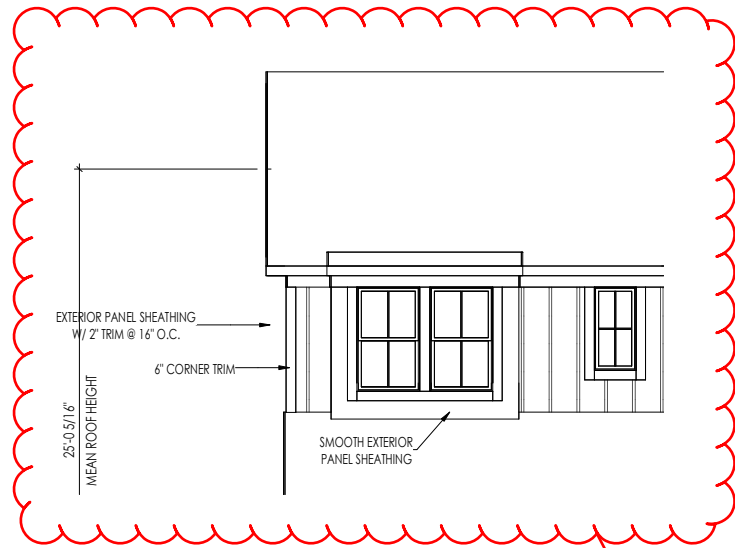
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|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | | Contract Drawn By: MSA |
| Born on Date: 11/11/22 | | | CDs Drawn By: CLM |
| Drawing Scale: 1/8" = 1'0" | | | Series: CLASSIC |
| Plan No.: | | | |


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Sheet Information

5.01
 Building Section
 Elevation "B"

ADD TRIM AROUND WINDOWS



ELEVATION 'B'

TYPICAL TRIM:

6\"/>

8\"/>

**BRICK and STONE
LINTEL SCHEDULE**

| | SPAN | LINTEL SIZE |
|--------|--------------|----------------------|
| *BRICK | Up to 6'-0" | L3 1/2 x 3 1/2 x 1/4 |
| | Up to 8'-3" | L5 x 3 1/2 x 5/16 |
| | Up to 9'-3" | **PER DESIGN |
| | Up to 16'-3" | **PER DESIGN |
| *STONE | Up to 6'-0" | L4 x 3 1/2 x 1/4 |
| | Up to 8'-3" | L5 x 3 1/2 x 5/16 |
| | Up to 9'-3" | **PER DESIGN |
| | Up to 16'-3" | **PER DESIGN |

All Lintels: 4" Minimum bearing required each end
 * Brick is based on 40psf and Stone is based on 60psf
 ** Any lintels not described by the above parameters shall be specifically designed.

General Notes:

1. REFER TO SHEET ON.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:

Space for Architect Seal

RESIDENCE FOR:
FALLON
 51 DAYBREAK WAY
 SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | | Contract Drawn By: MSA |
| Born on Date: 11/11/22 | | | CDs Drawn By: CLM |
| Drawing Scale: 1/8" = 1'0" | | | Series: CLASSIC |
| Plan No.: | | | |

Sheet Information

6.01
 Front Elevation
 Elevation "B"

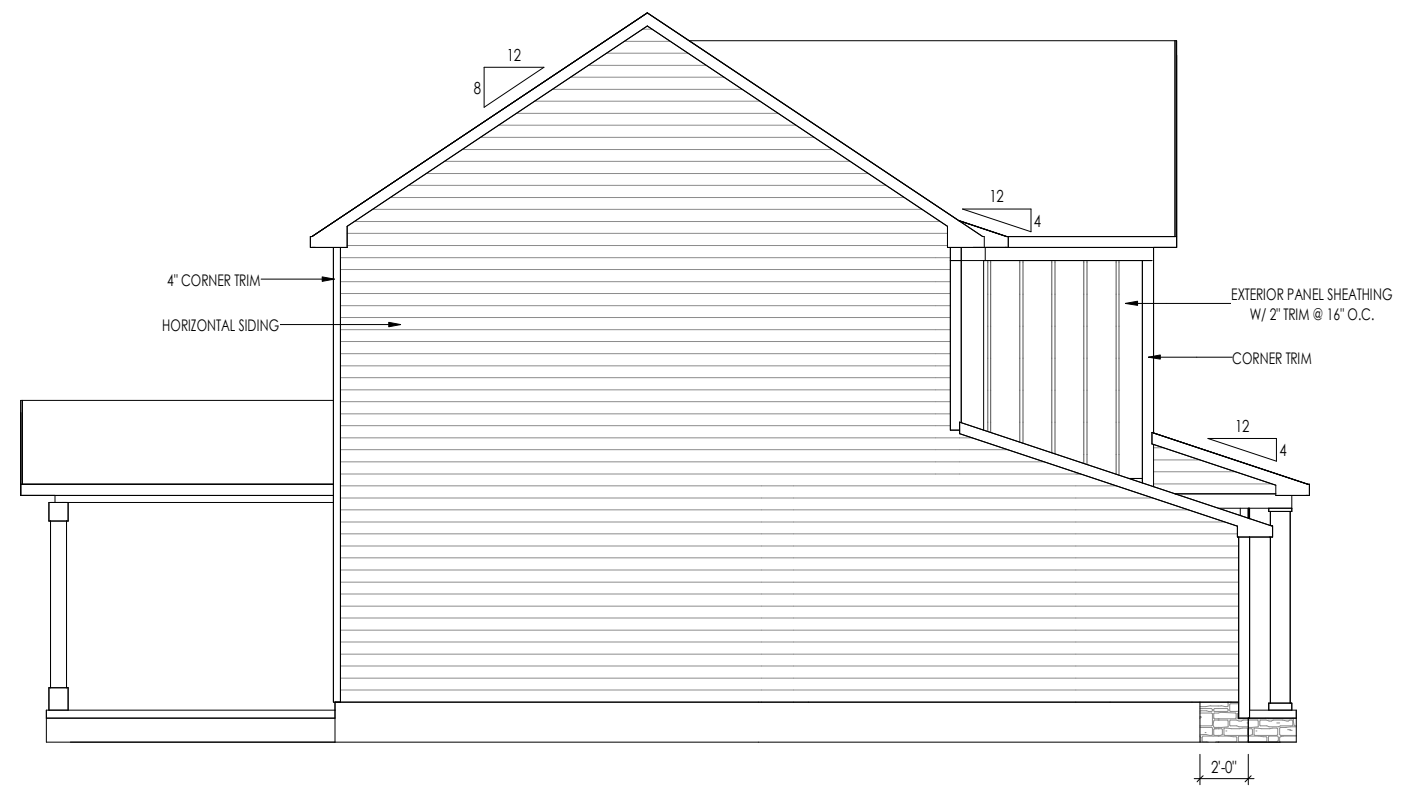
| |
|--|
| TYPICAL TRIM: |
| 6" FASCIA (ALL SIDES) |
| 8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED) |

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:
FALLON
51 DAYBREAK WAY
SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | | Contract Drawn By: MSA |
| Born on Date: 11/11/22 | | | CDs Drawn By: CLM |
| Series: CLASSIC | | | Plan No.: |

| | | |
|--|-------------------|--|
| <p>Drees HOMES SM</p> <p><small>Copyright © 2022 (2022) 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" |

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

General Notes:

1. REFER TO SHEET 04.1 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:
FALLON
51 DAYBREAK WAY
SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | | Contract Drawn By: MSA |
| Drawing Scale: 1/8" = 1'0" | | | Series: CLASSIC |
| Born on Date: 11/11/22 | CDs Drawn By: CLM | Plan No.: | |

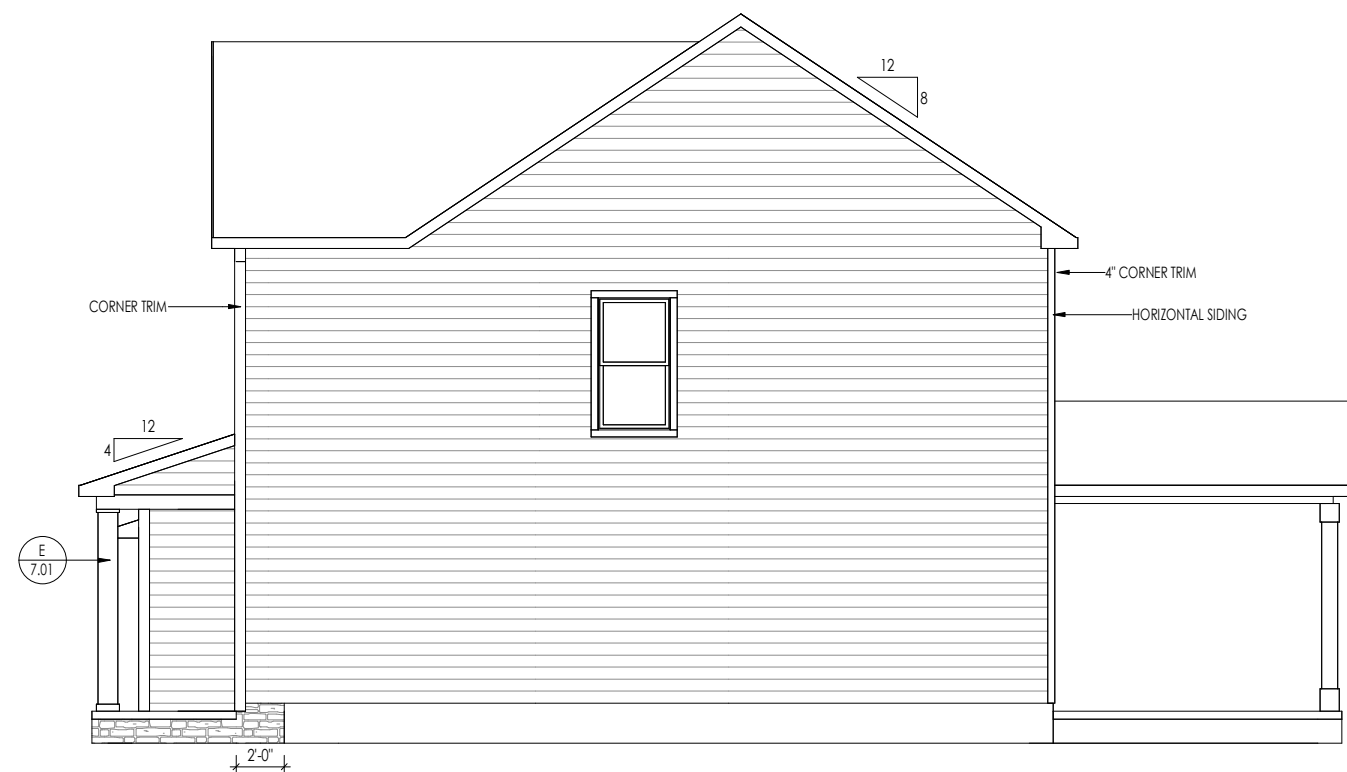
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|---|-------------------|---------------------------------|
|  <small>Copyright © 2022 2022 The Drees Company. All Rights Reserved. 7701 Six Forks Road, Suite 132, Raleigh, NC 27615 Phone: (919) 844-9288</small> | Sheet Information | 6.03 |
| | | Rear Elevation Elevation "B" |

| |
|--|
| TYPICAL TRIM: |
| 6" FASCIA (ALL SIDES) |
| 8" FRIEZE (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:
FALLON
51 DAYBREAK WAY
SERENITY - 50'

| | | | |
|------------------------------------|------------------------------------|-------------------------------|-------------------------------------|
| Job Number: STY5-0214-00 | Drawing Date: 04/22/2024 | Coord Name: GREG P. | Coord Phone: 859.578.4355 |
| House Name: the GRACE | | | Contract Drawn By: MSA |
| Born on Date: 11/11/22 | | | CDs Drawn By: CLM |
| Drawing Scale: 1/8" = 1'0" | | | Series: CLASSIC |
| Plan No.: | | | |

| | | |
|--|-------------------|---------------------------------|
| <p>Drees HOMES SM</p> <p><small>Copyright © 2022 2022 The Drees Company. All Rights Reserved. 7701 Six Forks Road, Suite 132, Raleigh, NC 27615 Phone: (919) 844-9288</small></p> | Sheet Information | 6.04 |
| | | Side Elevation Elevation "B" |

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. 4 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. |

- GARAGE SLAB**
4" CONC. SLAB w/ 6x6-WI.4xWI.4
W/IF ON 6 MIL VAPOR BARRIER
ON 4" MIN. GRANULAR FILL ON 95%
COMPACTED FILL/VIRGIN SOIL
- PORCH SLAB**
4" CONC. SLAB w/ 6x6-WI.4xWI.4 W/IF ON
95% COMPACTED FILL/VIRGIN SOIL
- BASEMENT SLAB**
4" CONC. SLAB ON 6 MIL VAPOR BARRIER
ON 4" MIN. GRANULAR FILL ON
95% COMPACTED FILL/VIRGIN SOIL
- SLAB ON GRADE**
4" CONC. SLAB w/ 6x6-WI.4xWI.4 W/IF ON 6
MIL VAPOR BARRIER ON 4" MIN. GRANULAR
FILL ON 95% COMPACTED FILL/VIRGIN SOIL

VEENER LINTEL SCHEDULE

| SPAN (MAX) | HEIGHT OF VEENER ABOVE LINTEL | STEEL ANGLE SIZE |
|------------|-------------------------------|------------------|
| 3'-0" | 20 FT. MAX | L4x3x3/4" |
| 6'-0" | 3 FT. MAX | L4x3x3/4" |
| 8'-0" | 16 FT. MAX | L5x3x3/4" |
| 8'-0" | 6 FT. MAX | L5x3x3/4" |
| 9'-6" | 3 FT. MAX | L5x3x3/4" |
| 12'-0" | 2 FT. MAX | L5x3x3/4" |

ALL LINTELS:
 - SHALL SUPPORT 2 3/4" - 3 1/2" VEENER w/ 40 psf MAXIMUM HEIGHT.
 - 1/2" SHALL HAVE 4" MIN. BEARING
 - 1/2" SHALL HAVE 8" MIN. BEARING
 - 1/2" SHALL NOT BE FASTENED BACK TO HEADER.
 - 1/2" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 40" O.C. w/ 3/4" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
 - MAX. VEENER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
 - ALL LINTELS SHALL BE MADE OF 36 KS STEEL.
 - WHEN SUPPORTING VEENER > 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR VERTICAL JOINT FINISHING.
 - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
 MKS STD. - MAY 2016

LEGEND

- ▬ INTERIOR BEARING WALL
- ▬ BEARING WALL ABOVE
- ▬ BEAM / HEADER
- ▬ EXTENT OF OVERFRAMING
- JL METAL HANGER
- ▬ INDICATES EXTENT OF INT. OSB SHEARWALL, BLOCKED PANEL EDGES, AND/OR 3" O.C. EDGE NAILING
- ▶ INDICATES HOLDDOWN
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:
1/4" DEAD LOAD

B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
1/8" DEAD LOAD

ABSOLUTE DEAD LOAD DEFLECTION OF FLOOR TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
- FOOTING DESIGN - 1500 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT
 - SIMPSON MAB STRAPS @ 32" O.C.
 - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
 - f'c = 4000 psi: FOUNDATION WALLS
 - 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - f'y = 60,000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
 - 8' OR 9' HEIGHT (AS NOTED ON PLANS)
 - TALLER WALLS MUST BE ENGINEERED.
 - NOMINAL WIDTH (8' FOR 8' WALL, 10' FOR 10' WALL).
- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL TYPE CLASSIFICATIONS:
 - 30 PCF TYPE (GM, GP, SM, SP)
 - 45 PCF TYPE (GM, GC, SM, SM-SC, ML)
 - IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.
 - FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 w/2x2x6 JACK STUDS, U.N.O.
 - LARGER OPENINGS SHALL BE PER PLAN.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. INTERSECT 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS PROTECT.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
120 MPH WIND IN 2018 NC SBC
 (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 VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) 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" GROWN) @ 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. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) 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, BLOCKED PANEL EDGES, AND/OR 3" O.C. EDGE NAILING
- ▶ INDICATES HOLDDOWN
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

GENERAL STRUCTURAL NOTES

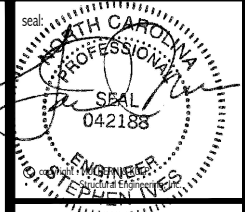
FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER 'DESIGN LOADS').
- AT I-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND:
 - 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
 - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
 - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS:
 - w/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
 - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
 - w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ SIMPSON H2.5A CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5A CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5A CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BC611 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO FRAMING w/ (2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 7' SPAN).

MULHERN+KULP
 RESIDENTIAL STRUCTURAL ENGINEERING
 300 Brookside Ave, Building 4 - Ambler, PA 19002
 p 215-848-9001 - mulhernkulp.com



GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
 - ROOF: LIVE = 20 PSF (18 PSF REDUCED)
DEAD = 1 PSF T.C., 10 PSF B.C.
LOAD DURATION FACTOR = 1.15
 - FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
DEAD = 10 PSF (I-JOISTS & SOLID SAWN)
ADDL. 10 PSF @ CERAMIC TILE IN KITCHEN, BATHS, SUNROOM, & LAUND.
 - SOIL: 1,500 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.1) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF "STUD" GRADE LUMBER, OR BETTER, U.N.O.
 - WALLS OVER 10' TALL SHALL BE PER PLAN.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BC611 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT ALL HEADERS/ BEAMS w/ (1)2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=2325 psi; Fv=310 psi; E=1.55x10⁶ psi
 - LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=2400 psi; Fc11=2500 psi; E=1.2x10⁶ psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O.C. OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/4" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY OR GREATER. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH P.A.F.'s (HILTI XU PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- STEEL PIPE COLUMN "ASD CAPACITIES" SHALL MEET OR EXCEED THE LOADS PROVIDED AT EACH STEEL PIPE COLUMN LOCATION ON PLAN. COLUMNS ARE TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENT THAT ACHIEVES THE RATED CAPACITY USED, INCLUDING BUT NOT LIMITED TO POSITIVE CONNECTIONS AT THE TOP AND BOTTOM OF THE COLUMN. TWO COLUMNS MAY BE USED UNDER CONTINUOUS BEAMS TO ACHIEVE THE FULL PLAN SPECIFIED REQUIRED CAPACITY IF INSTALLED CENTERED ON THE EXISTING FOOTING/ PLAN SPECIFIED SINGLE COLUMN LOCATION.

DREES HOMES

Mulhern+Kulp project number:

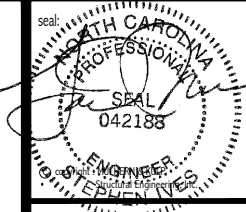
| | |
|--------------|----------|
| project mgr: | BSM |
| drawn by: | SMM |
| issue date: | 12-16-22 |
| REVISIONS: | |
| date: | initial: |
| 04/25/2024 | DML |
| 0022 2115-67 | |

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STRUCTURAL NOTES

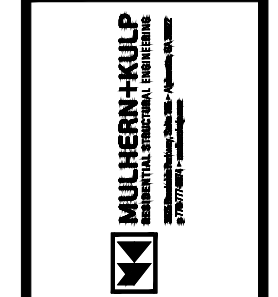
GRACE MODEL

RAL



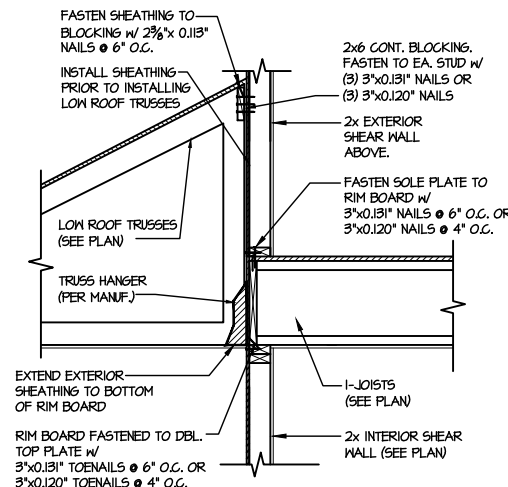
DREES HOMES

Mulhern+Kulp project number:
 project mgr: BSM
 drawn by: SMM
 issue date: 12-16-22
 REVISIONS:
 date: 04/25/2024 initial: DML
 added: DLS, K-T

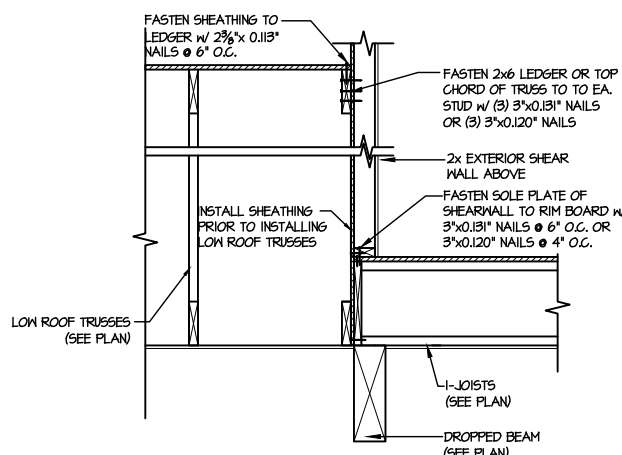


LATERAL DETAILS
 GRACE MODEL
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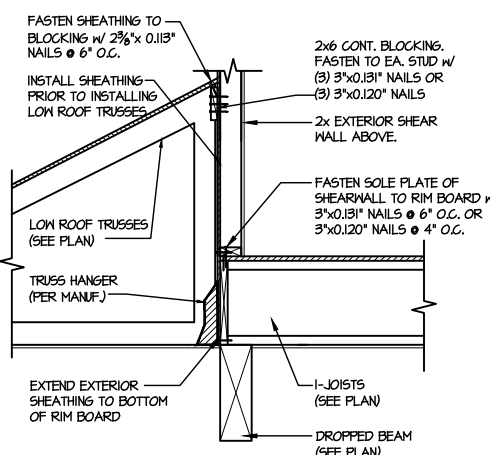
sheet:
SD-1



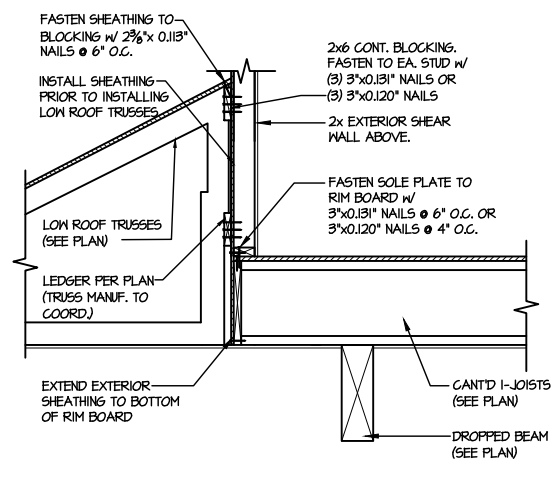
1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
 SCALE: 3/4"=1'-0"



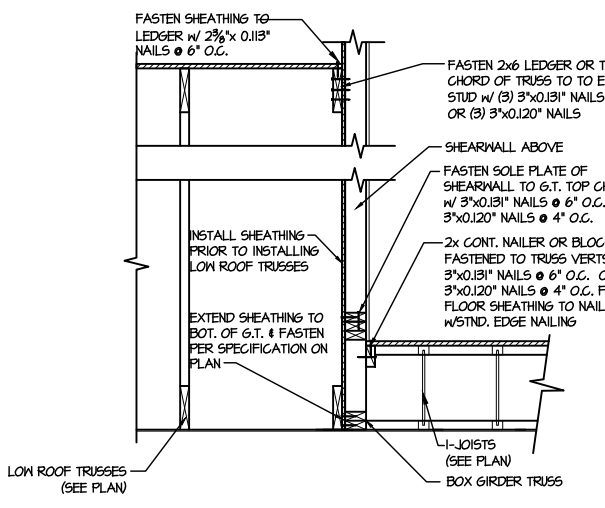
2 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
 SCALE: 3/4"=1'-0"



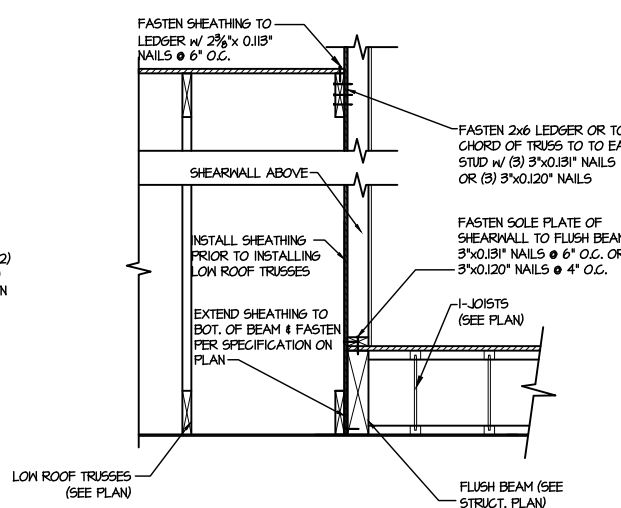
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
 SCALE: 3/4"=1'-0"



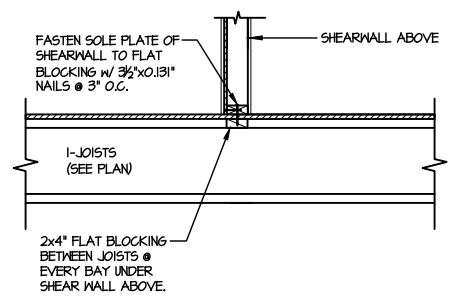
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
 SCALE: 3/4"=1'-0"



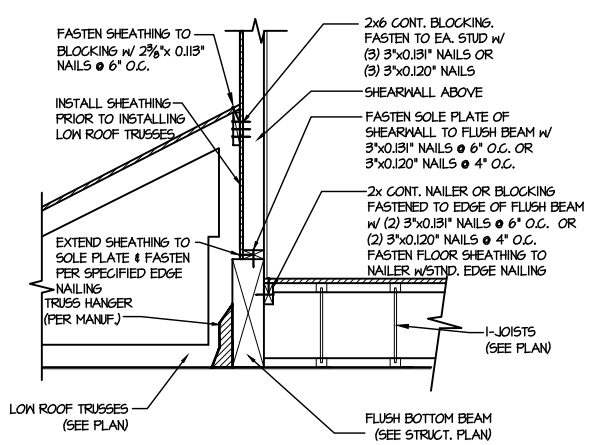
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
 SCALE: 3/4"=1'-0"



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



6 SHEAR TRANSFER DETAIL @ SHEARWALL ABOVE
 SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



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

RALEIGH WINDOW SCHEDULE

* MEETS EMERGENCY ESCAPE & RESCUE
OPENING REQUIREMENTS

| Drees General Callout | Window Type | MI Windows and Doors Capitol Series | | Call No. | Rough Opening | Drees General Callout | Call No. | Rough Opening | 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 Homes
 7701 Six Forks Road, Suite 132, Raleigh, NC 27615 PH:(919) 844-9288
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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 | WCHAR5xx13 |
| 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 | CCAxX10 |
| WINDOW HEADER C1K | H9xxK | CCAxX10K |
| 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 | -- |
| RECTANGULAR LOUVER D1 | LV1224V | LV12X24 | 00 45 1218 |
| RECTANGULAR LOUVER D1T | LV1224VTRIM4 | LV12X24-4F | 00 45 1218 |
| RECTANGULAR LOUVER D2 | LV1636V | LV16X36 | -- |
| RECTANGULAR LOUVER D2T | LV1636VTRIM4 | LV16X36-4F | -- |
| RECTANGULAR LOUVER D3 | LV2436V | LV24X36 | -- |
| RECTANGULAR LOUVER D3T | LV2436VTRIM4 | LV24X36-4F | -- |
| RECTANGULAR LOUVER D4 | LV2424V | LV24X24 | -- |
| RECTANGULAR 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 |



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Sheet Description:

MOULDED MILLWORK SCHEDULE

Sheet No.

SC-02

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

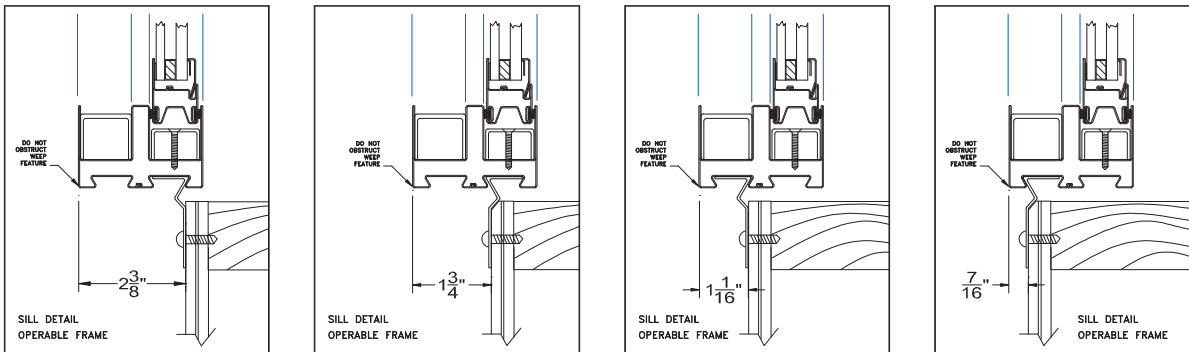
The opening should be built square and plumb and large enough to accept the window(s) provided. Windows are provided $\frac{3}{4}$ " less in both width and height from the rough or nominal opening size. This allows for a $\frac{3}{8}$ " gap around the entire perimeter of the window to be properly squared 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



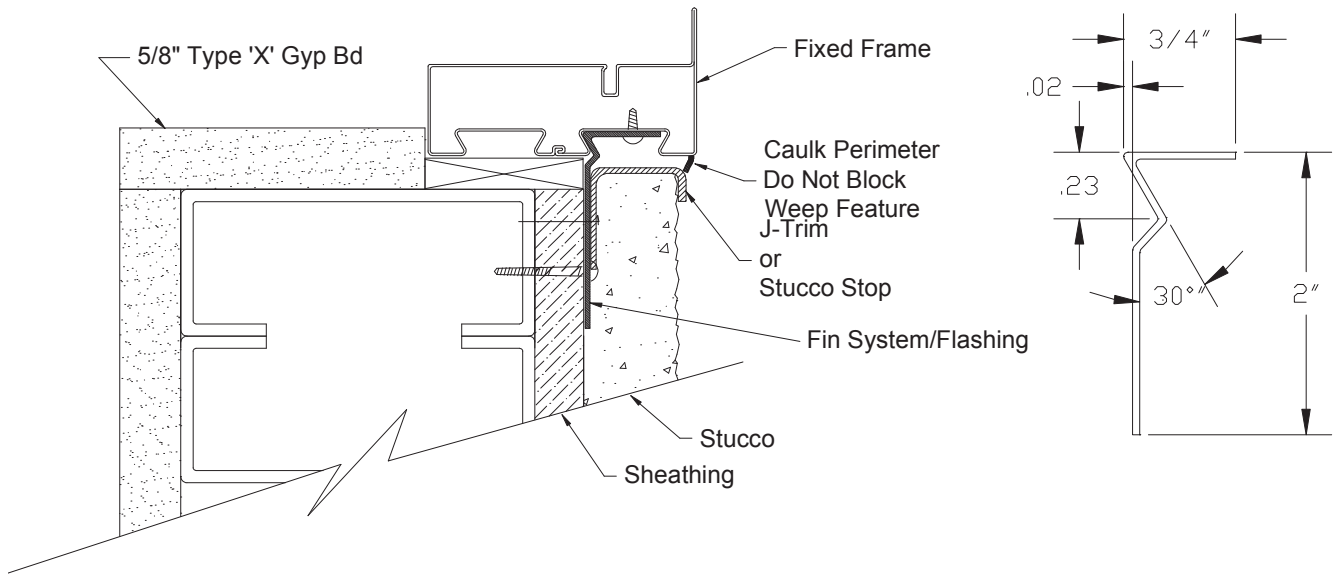
When attaching the Fin to the wall section keep the corners loose to apply the Fin corner pieces. Caulk corner of wall where Fin will be placed as seen in picture to (left). Pull fin away from wall slightly and slide fin underneath as shown in picture (lower left). Once all Fin corners are installed 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)

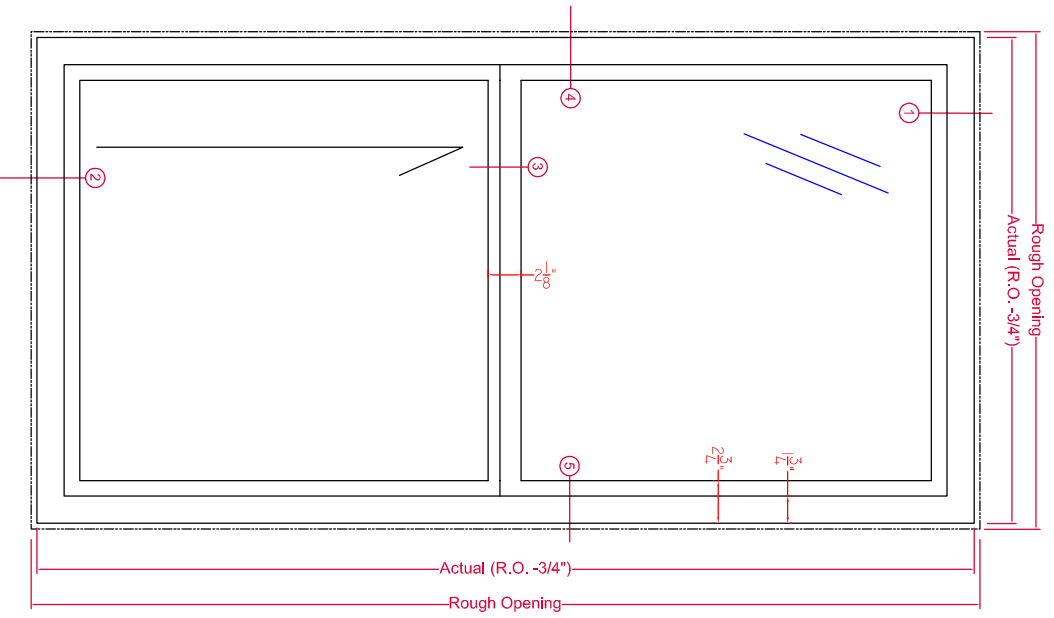
Mullions if applicable

Notes:

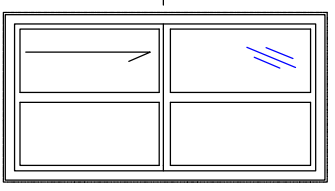
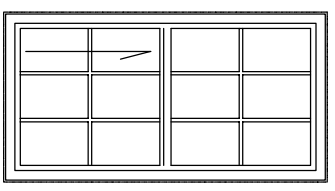
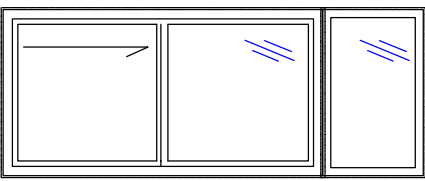
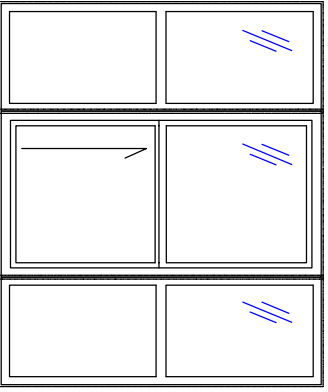
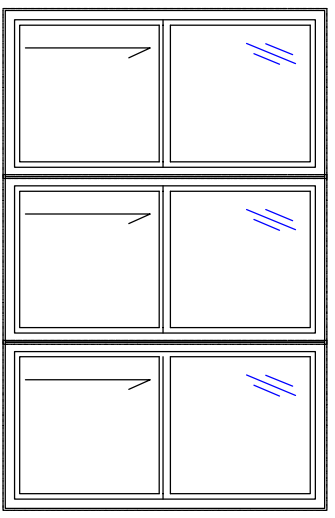
The window and parts should be inspected for shipping damage prior to installation

*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"

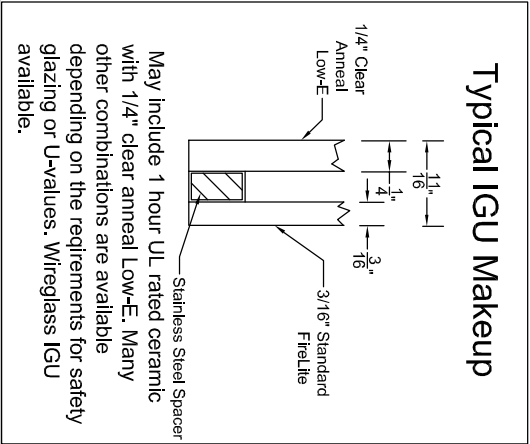


Typical Exterior Elevation
Fyre-Tec Series 925 Single Hung Window
 45- or 60-Minute UL Rated



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

925 SINGLE HUNG - SUBFRAME INSTALLATION



TOLERANCE:
 1. FRACTIONS +/- 1/16
 2. DECIMALS +/- .0025
 3. ANGLES +/- 1/2 DEGREE
 EXCEPT AS NOTED

DRAWN BY
JDD
 C.K'D BY

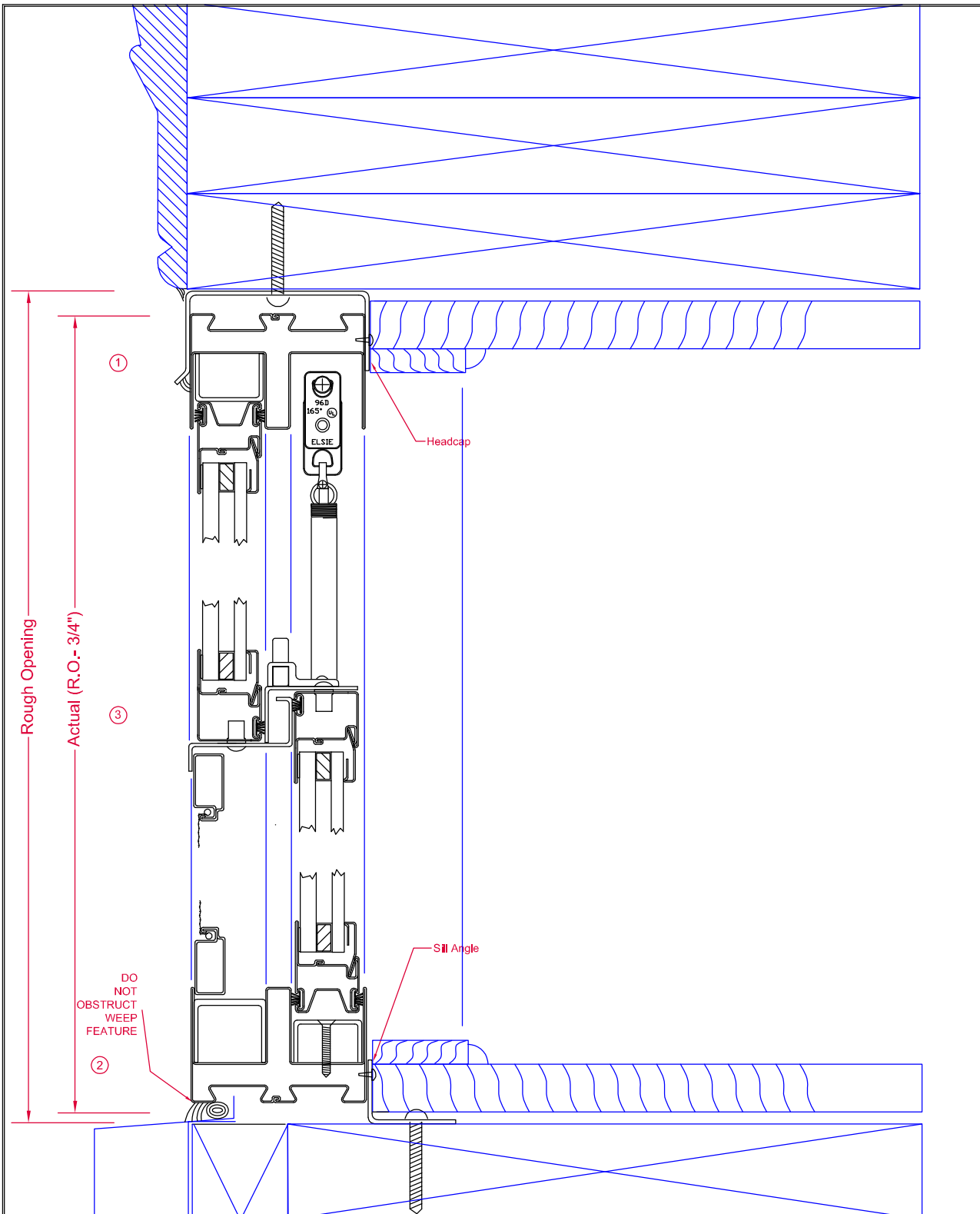
DATE
 11-30-2015

SCALE
 1:8

FYRE-TEC

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PAGE 3
 DWG No. MODEL 925



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

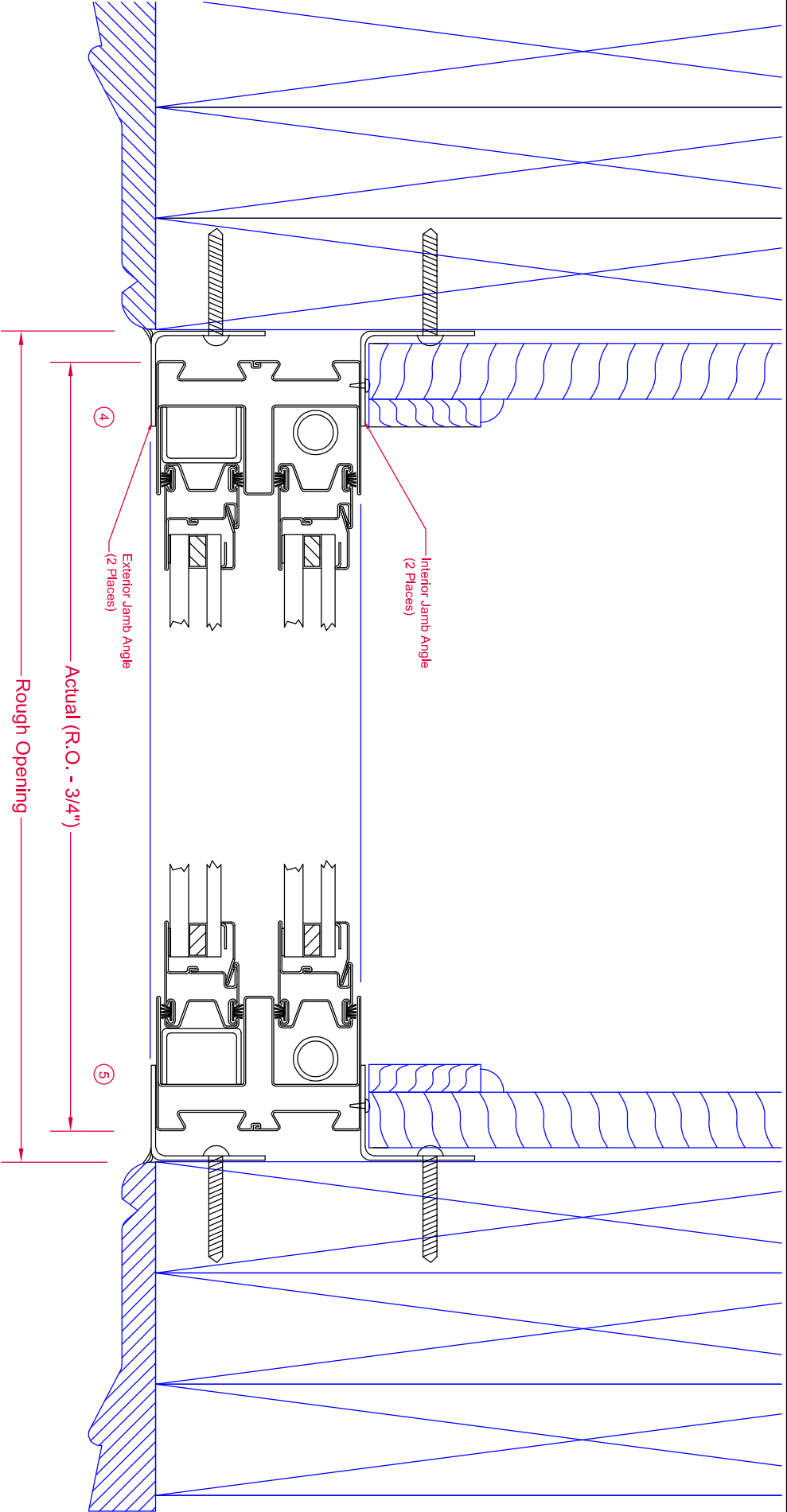
MAT'L

SCALE
1:1.5



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Wayne, NE 68787**

| | |
|-------------|-------------------|
| PAGE 2/3 | DWG No. MODEL 925 |
|-------------|-------------------|



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 |



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