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

01/16/2025

Harnett COUNTY NORTH CAROLINA

Square Footage

Living Areas

First Floor	1146 SF
Second Floor	1422 SF
	2568 SF

Unfinished Areas

Front Porch	149 SF
Garage	445 SF
Outdoor Living	141 SF
	735 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

☐ Building Height: As Required

☐ Brick Calculations: Sheet X.XX

☐ Fenestration Calculations:
Total Wall Square Footage: _____
Total Window Square Footage: _____
Total Fenestration %: _____

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. 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 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:
NEWTON
41 DAYBREAK WAY
SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB

Series: CLASSIC

Plan No.:

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

Drees HOMES SM
8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: [919] 844-9288

Sheet Information

0C.1

Cover Sheet

Elevation "A"

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.

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 FIBERMESS REINFORCEMENT SHALL BE USED WITH A MINIMUM FIBER LENGTH OF 1½" TO 2 ¼" COMPLYING WITH ASTM C 1116. THE DOSAGE AMOUNT SHALL BE 0.75 TO 3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFA TURER'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 MAXIMUMN 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 MAXIMUMN 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 ½" CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH 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 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 4 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

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:
NEWTON
41 DAYBREAK WAY
SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB
Series: CLASSIC
Plan No.:

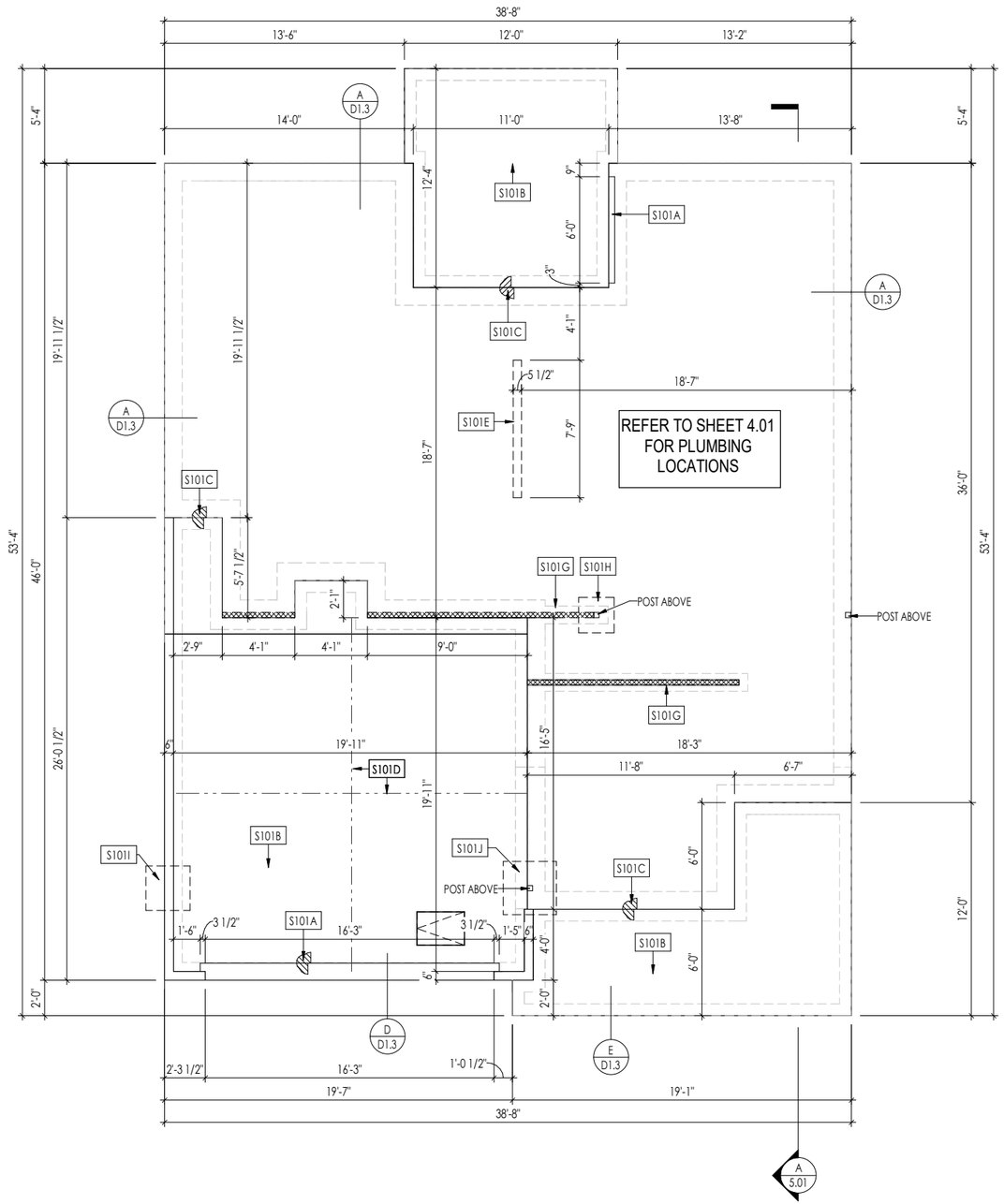
Born on Date: 06/29/2021 CDs Drawn By: SSP

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: [919] 844-9288

Sheet Information

0N.1
General Notes
Elevation "A"



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

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

the MEADOW II

Contract Drawn By: IDB

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

1.01S

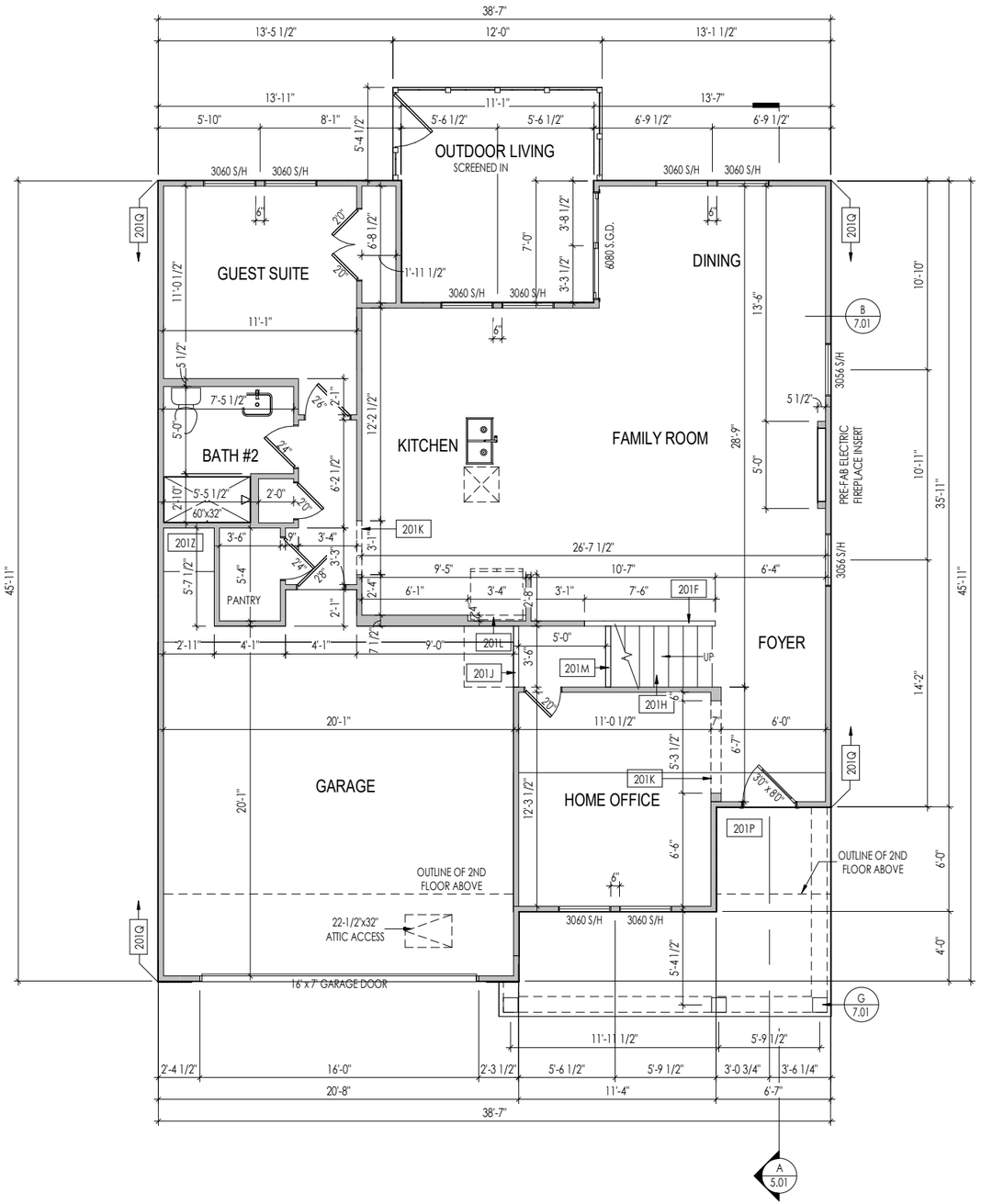
Foundation Plan (Slab)

Elevation "A"

K:\Current\SOUTHEASTRALEIGH\STY\STY5-0213-00\STY5-0213-00.rvt

12/9/2024 3:09:51 PM

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:

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)
201P	CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
201Q	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS
201Z	18" HIGH WATER HEATER PLATFORM

Space for Architect Seal

FOR STRUCTURE ONLY

SOUTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB

the MEADOW II

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

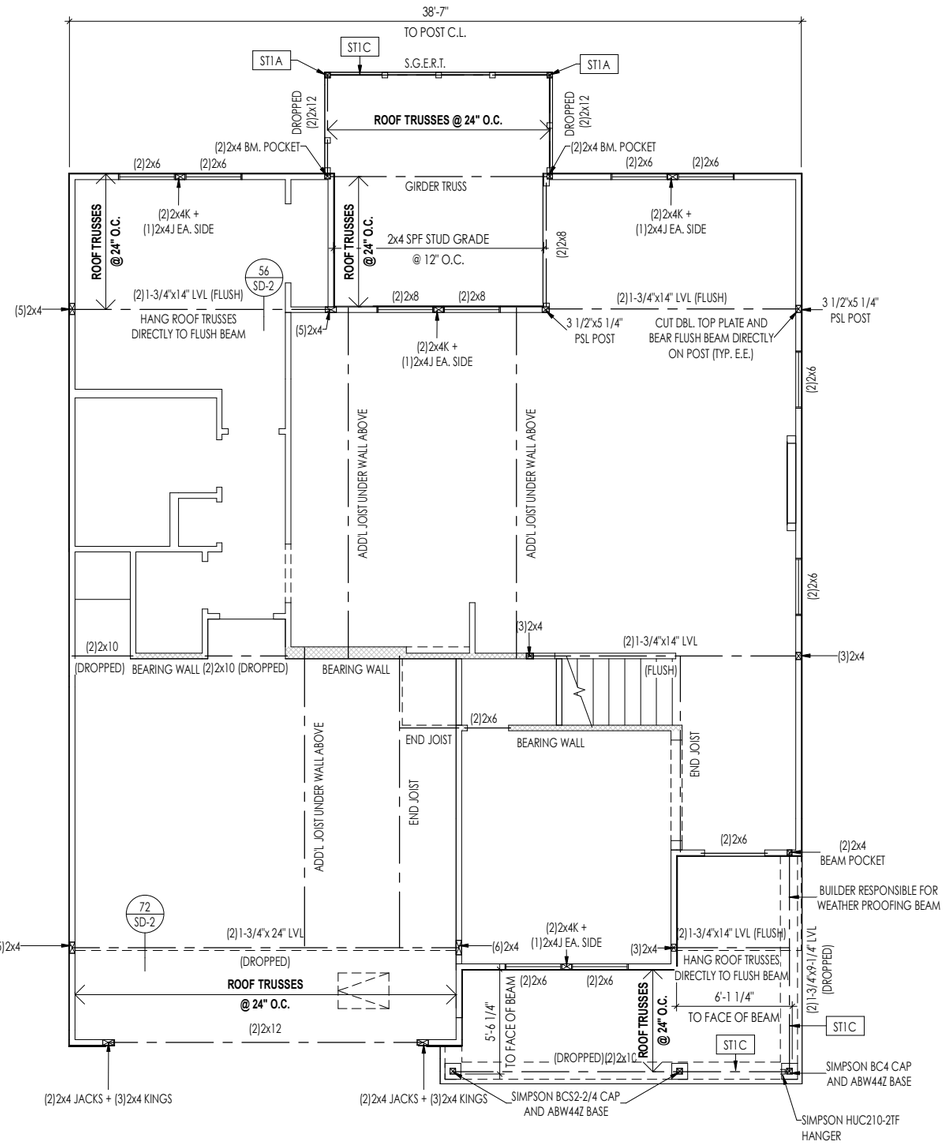
8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

2.01F

First Floor Framing Plan

Elevation "A"



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.
- " 16 GA STAPLES ALT. STAPLE CONNECTION SPEC: 1 " CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING

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

NOTES

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

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

INDICATES 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:

ST1A	4x4 P.T. WOOD POST WITH SIMPSON ABW44Z POST BASE AND SIMPSON BCS2-2/4 CAP
ST1C	FRAME TOP OF BEAM AT 9'-1" ABOVE FIRST FLOOR SUBFLOOR/SLAB

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

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

JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3)10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" 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

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

the MEADOW II

Contract Drawn By: IDB

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

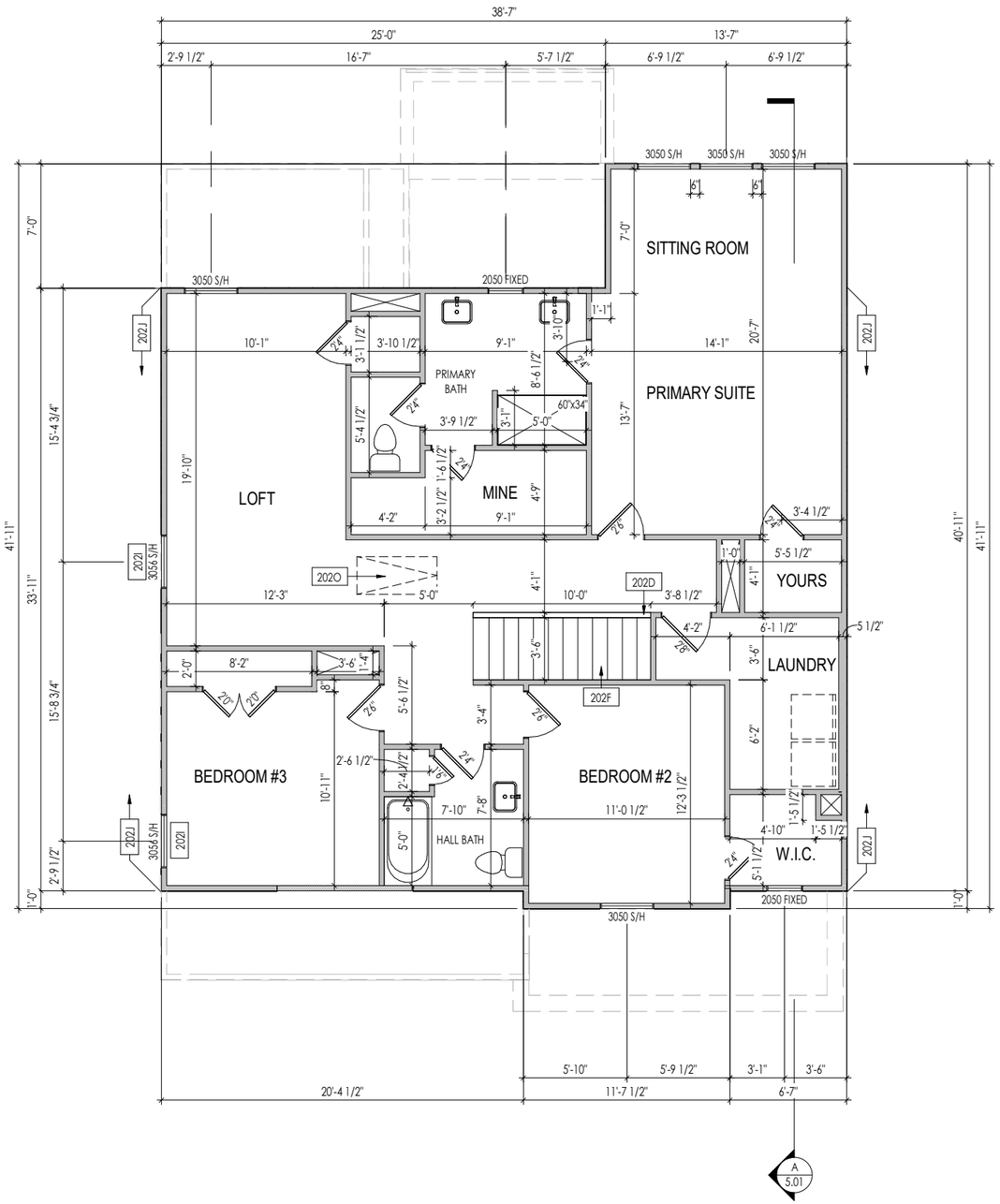
2.01S

First Floor Structural Plan

Elevation "A"

K:\Current\SOUTHEASTRALEIGH\STY\STY5-0213-00\STY5-0213-00.rvt

1/8/2025 4:46:20 PM



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
202I	FRAME TOP OF WINDOWS AT 0'6-1/2" BELOW TOP OF PLATE
202J	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS
202O	PULL DOWN ATTIC ACCESS STAIRS (25-1/2" x 54") WITH LIGHT AND OUTLET

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB

the MEADOW II

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

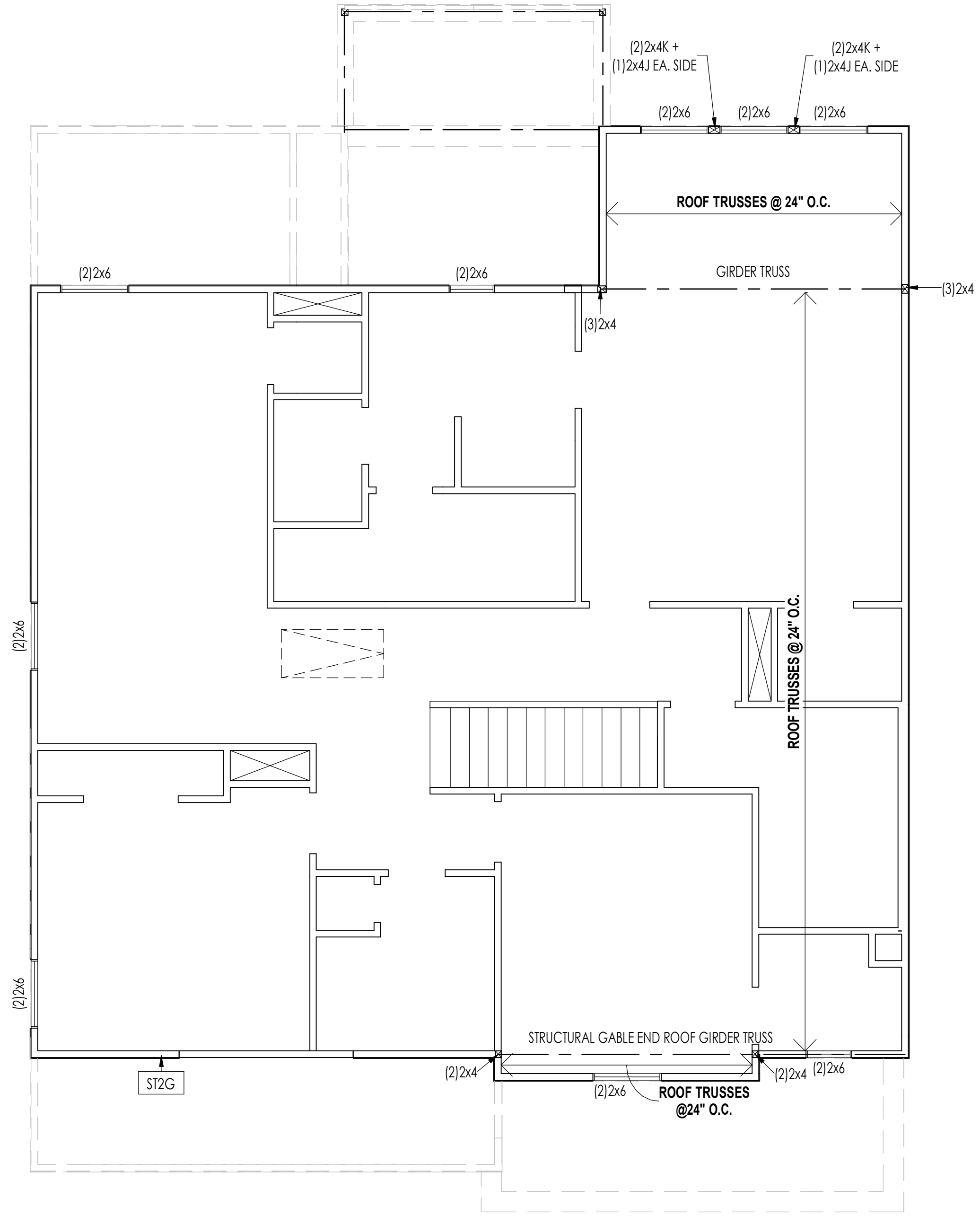
8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

2.02F

Second Floor Framing Plan

Elevation "A"



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.
- " 16 GA STAPLES $\frac{3}{4}$ ALT. STAPLE CONNECTION SPEC: 1 " CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD. $\frac{7}{16}$ (

3" O.C. EDGE NAILING

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

NOTES

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

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

INDICATES 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:

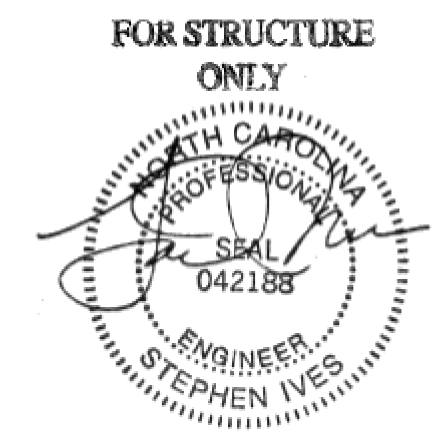
ST2G	PROVIDE CONT. SHTG. BEHIND LOW ROOF TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP.)

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



2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB

the MEADOW II

Series: CLASSIC

Plan No.:

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

Drees HOMES

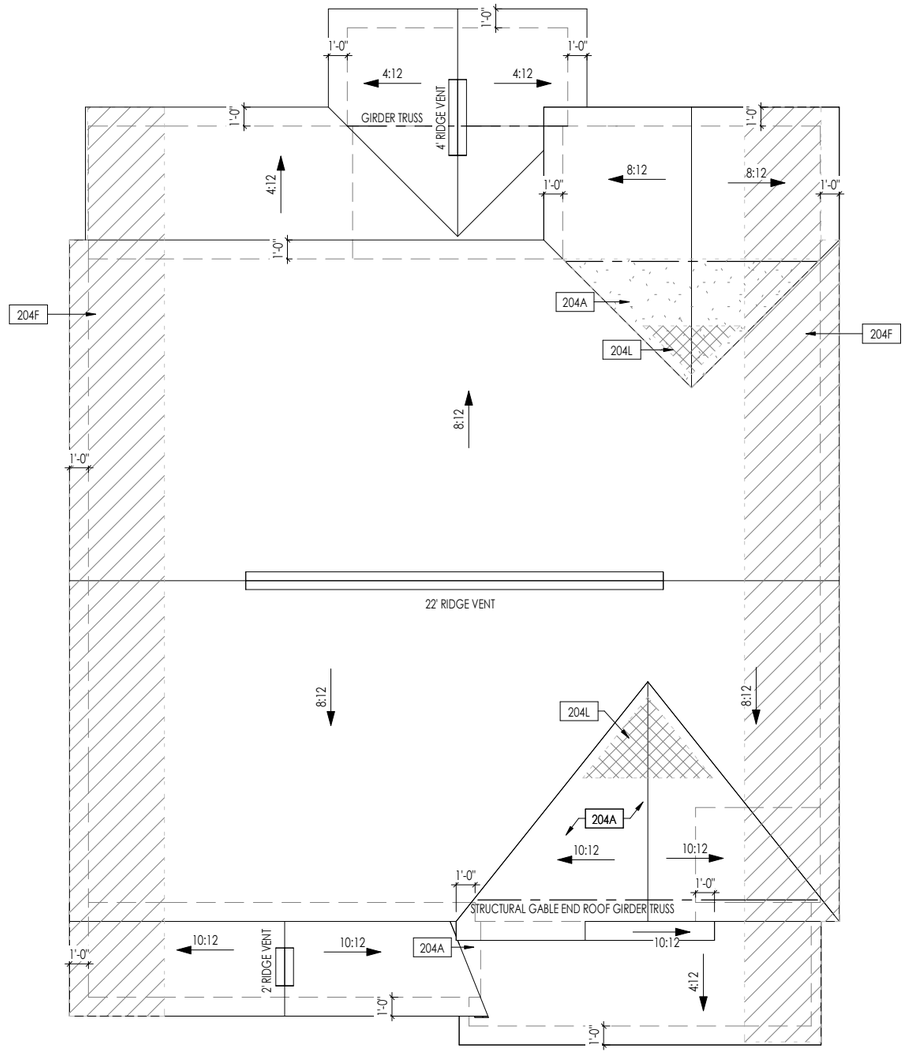
8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

2.02S

Second Floor Structural Plan

Elevation "A"



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

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

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.

ROOF VENTILATION			
CITY/SERIES:	RALEIGH		
	MAIN HOUSE	ODR LVG	GARAGE
TOTAL ATTIC AREA:	1,587	240	105
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	5.29	0.80	0.35
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	5.76	1.08	0.54
DOWNSPOUT CALCULATION			
	MAIN HOUSE	ODR LVG	GARAGE
TOTAL DRAINABLE ROOF AREA:	2063.1	312	136.5
MINIMUM # OF DOWNSPOUTS:	4	1	1

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

House Name: Drawing Scale: 1/8" = 1'0" | Contract Drawn By: IDB

the MEADOW II

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

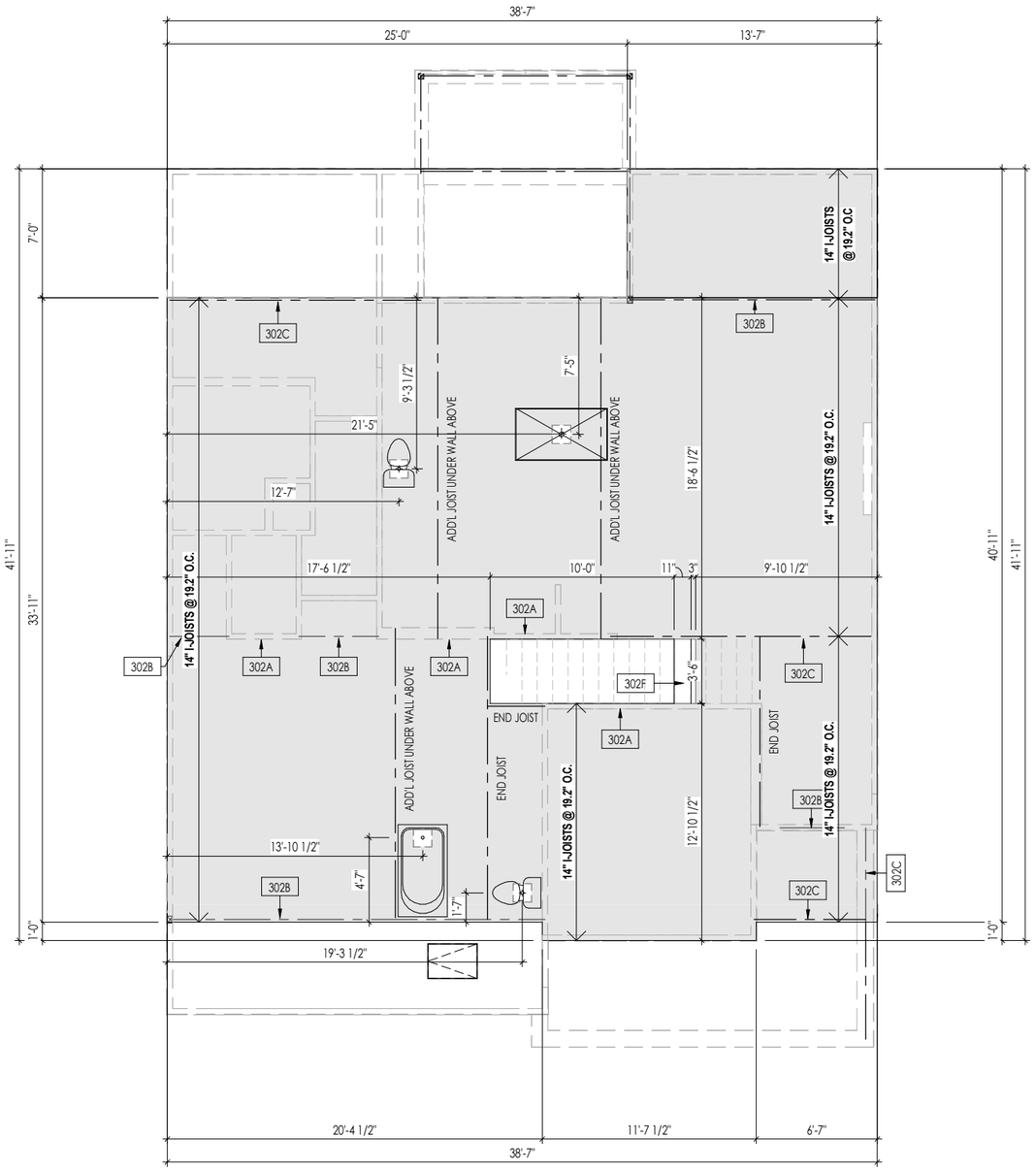
8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

2.04

Roof Plan

Elevation "A"



General Notes:

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

Key Notes:

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

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB

the MEADOW II

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

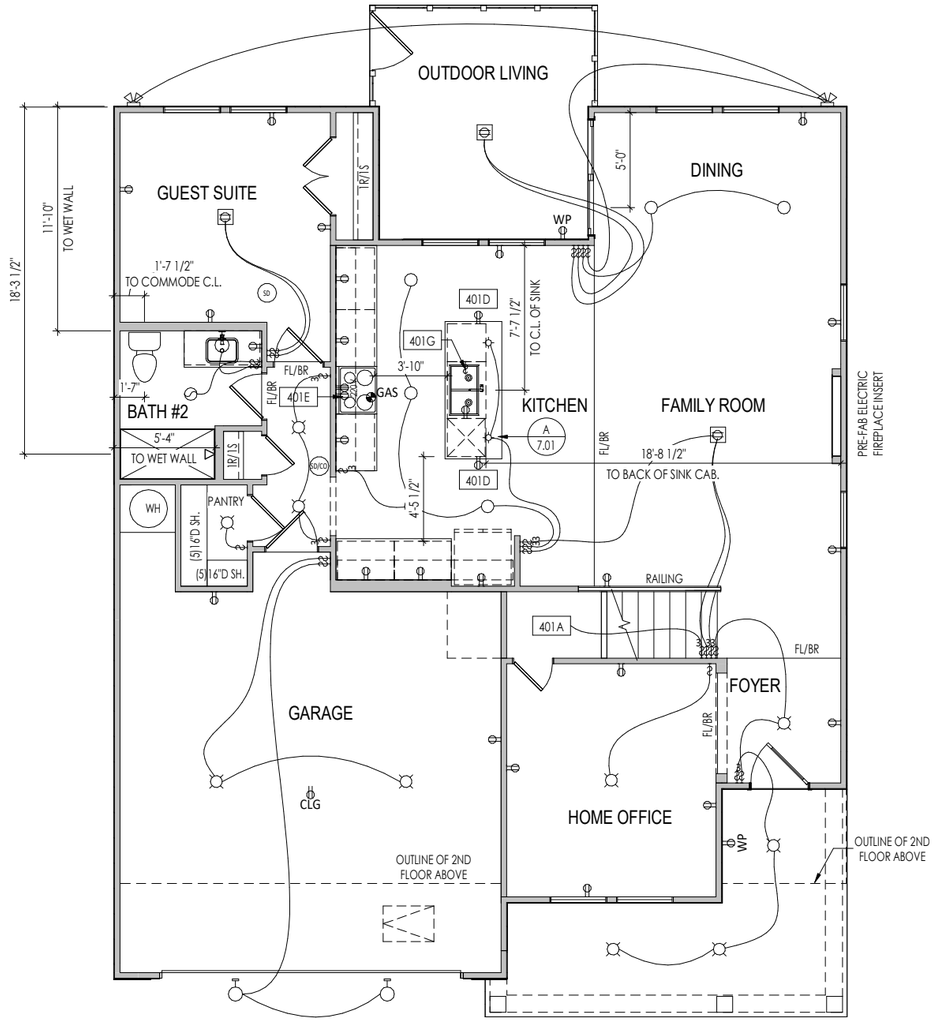
8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

3.02

Second Floor Subfloor Plan

Elevation "A"



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
401G	PUSH BUTTON FOR GARBAGE DISPOSAL OR SWITCH LOCATED IN SINK CABINET - REFER TO SELECTIONS

MECHANICAL LEGEND

- WALL OUTLET
- WEATHERPROOF GFCI OUTLET
- 220 VOLT OUTLET
- GFCI OUTLET
- FLOOR OUTLET
- COUNTER POP-UP OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- STAIR LIGHT
- 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
- 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
- DATA JACK
- CABLE TELEVISION JACK

Space for Architect Seal

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

the MEADOW II

Contract Drawn By:	Series:	Plan No.:
IDB	CLASSIC	

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

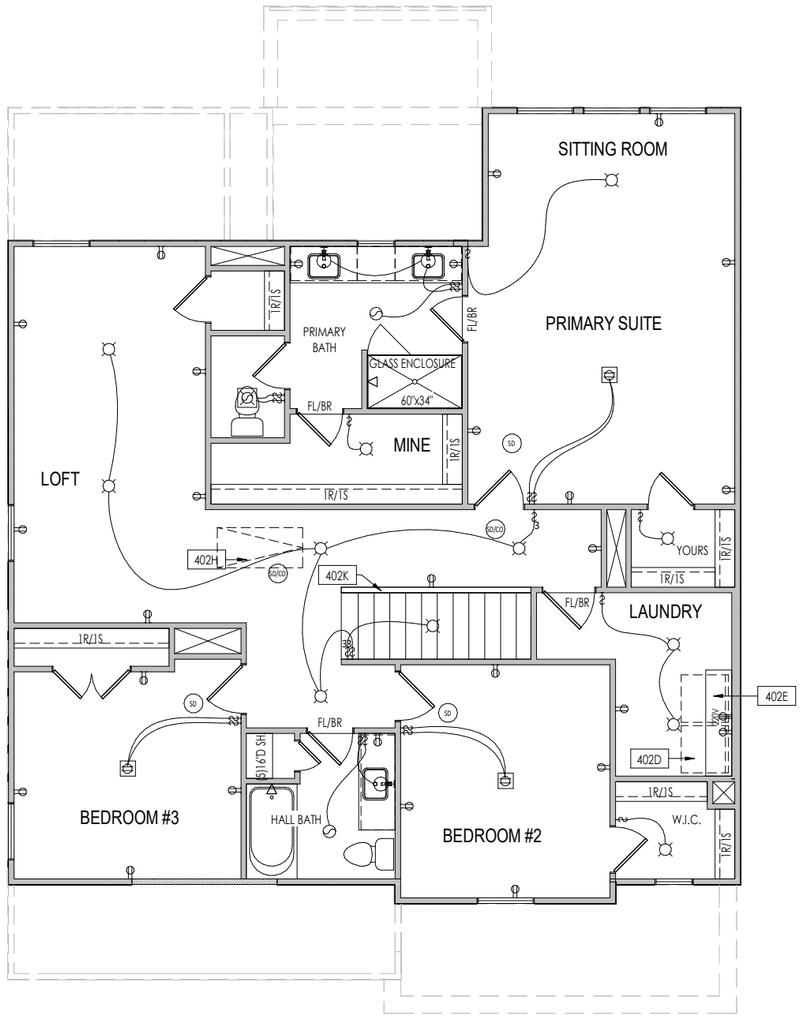
8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

4.01

First Floor Mechanical Plan

Elevation "A"



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

MECHANICAL LEGEND

- WALL OUTLET
- WEATHERPROOF GFCI OUTLET
- 220 VOLT OUTLET
- GFCI OUTLET
- FLOOR OUTLET
- COUNTER POP-UP OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- STAIR LIGHT
- 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
- 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
- DATA JACK
- CABLE TELEVISION JACK

Space for Architect Seal

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB

the MEADOW II

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

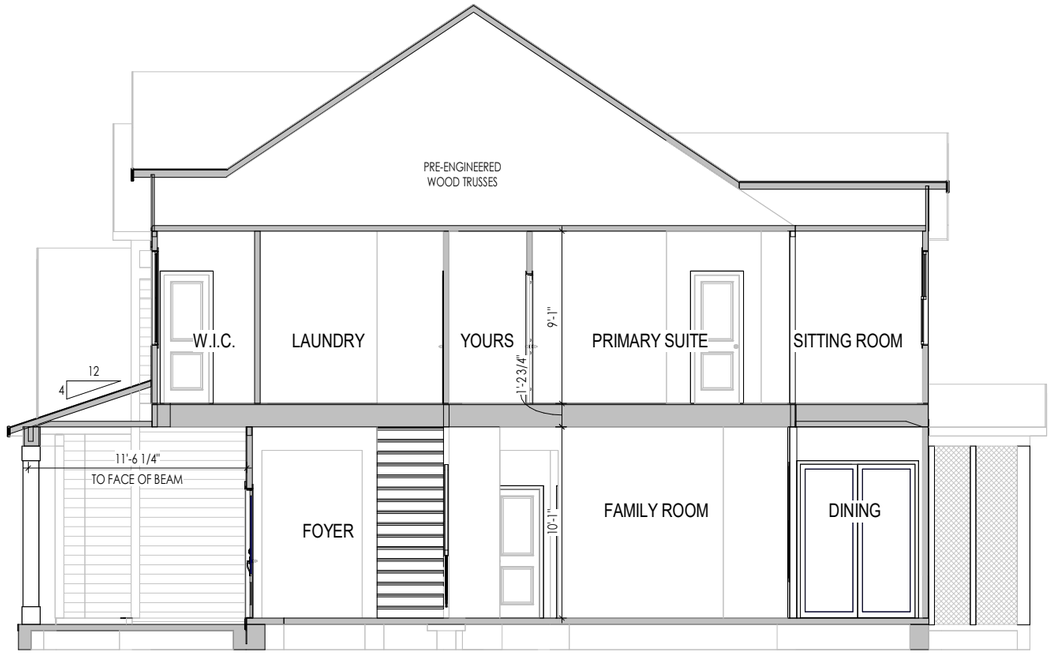
Sheet Information

4.02

Second Floor Mechanical Plan

Elevation "A"

12/6/2024 10:09:57 PM



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:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

the MEADOW II

Contract Drawn By:	Series:	Plan No.:
IDB	CLASSIC	

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

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

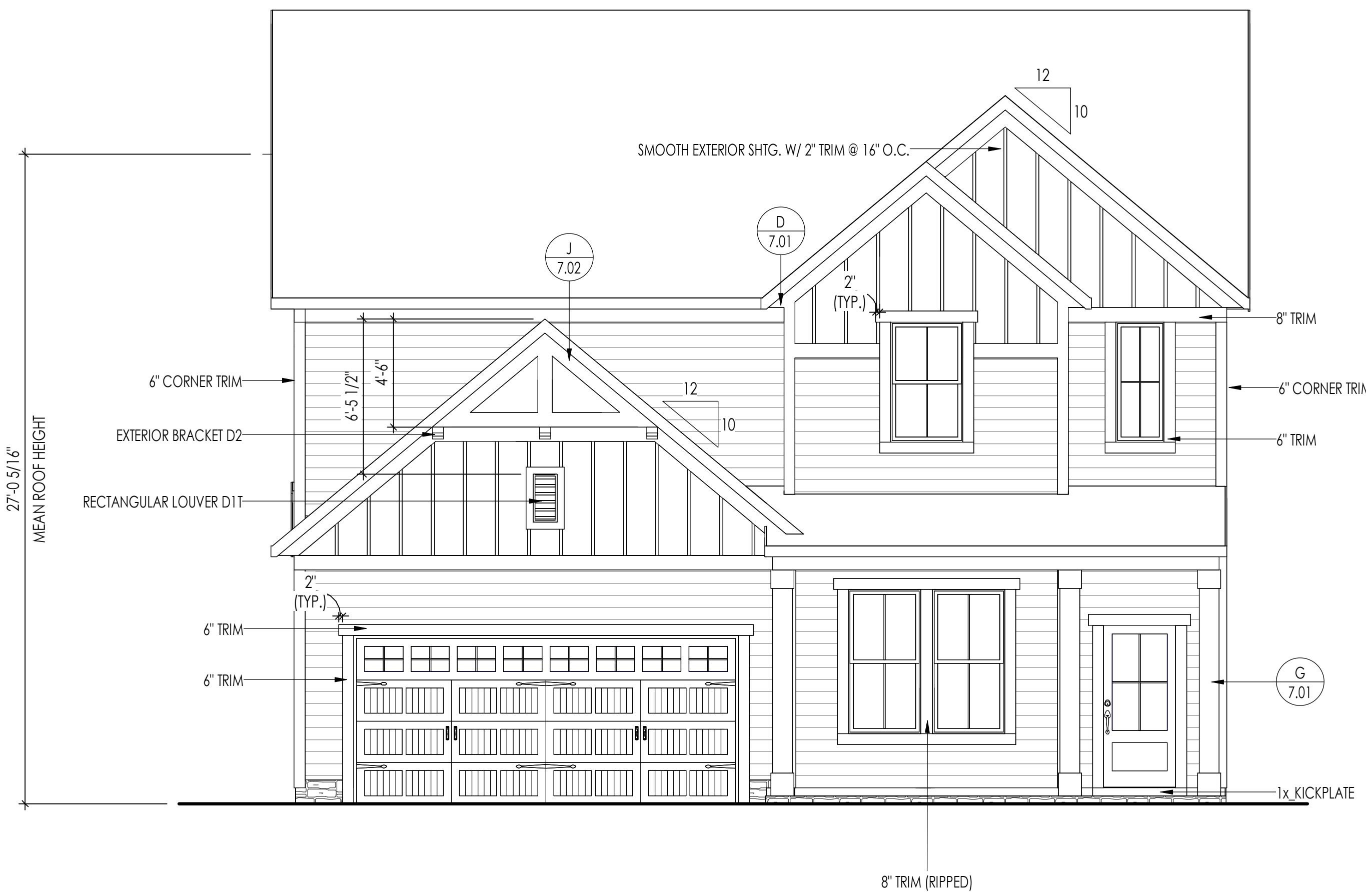
Sheet Information

5.01

Building Section

Elevation "A"

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



ELEVATION "A"

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:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number: STY5-0213-00	Drawing Date: 12.6.24	Coord Name: GREG P.	Coord Phone: 859.578.4355

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

the MEADOW II

Contract Drawn By: IDB

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

6.01

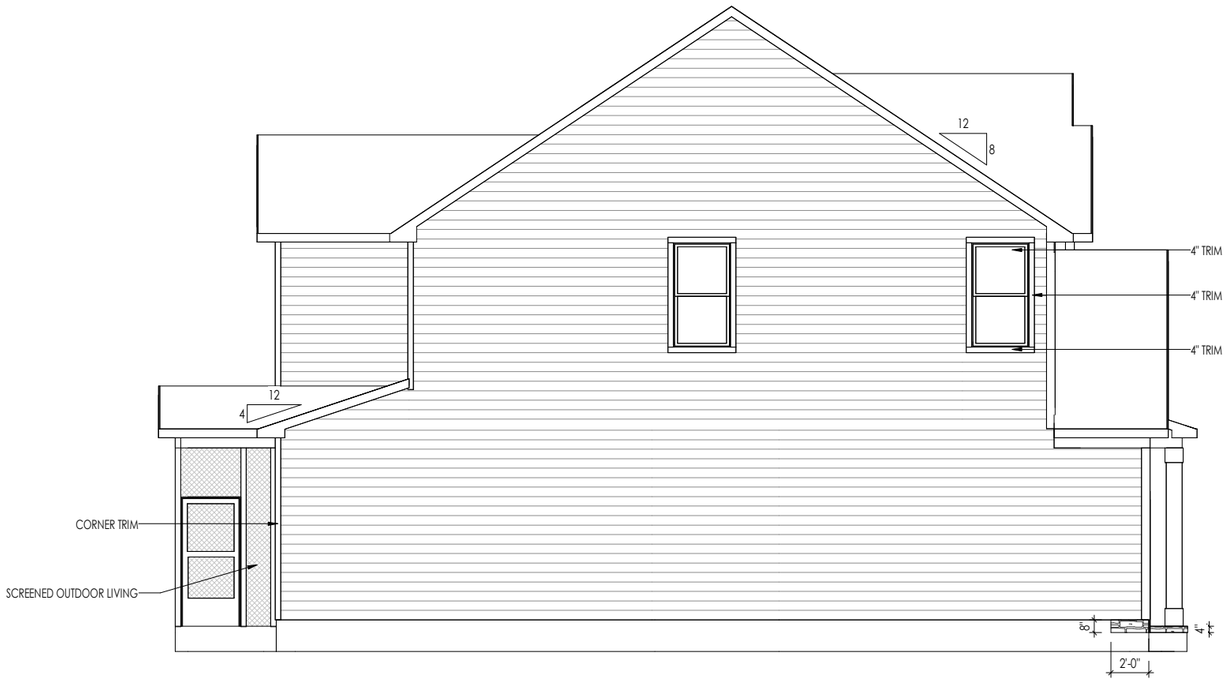
Front Elevation

Elevation "A"

K:\Contracts\SOUTHEAST\RALEIGH\STY5\STY5-0213-00\STY5-0213-00.rvt

12/9/2024 3:09:57 PM

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:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

the MEADOW II

Contract Drawn By: IDB

Series: CLASSIC

Plan No.:

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

drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

6.02

Garage Side Elevation

Elevation "A"

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:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

Contract Drawn By: IDB

the MEADOW II

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

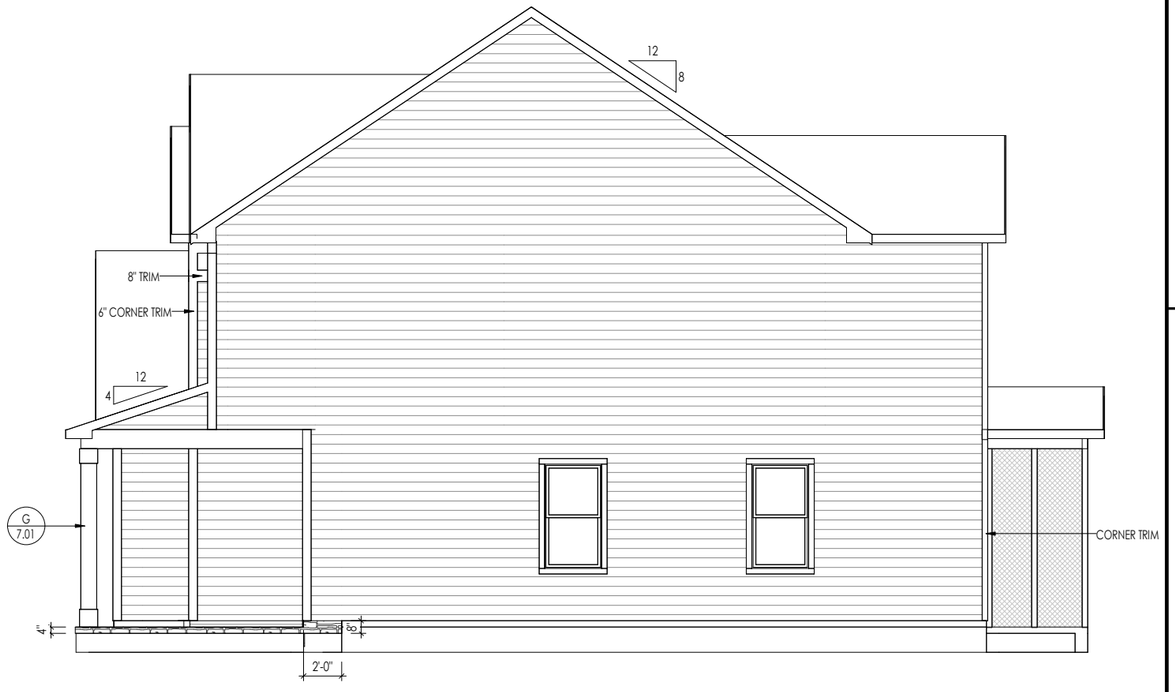
6.03

Rear Elevation

Elevation "A"

12/12/2024 3:41:21 PM

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:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

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

the MEADOW II

Contract Drawn By: IDB

Series: CLASSIC

Plan No.:

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

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

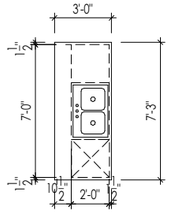
Sheet Information

6.04

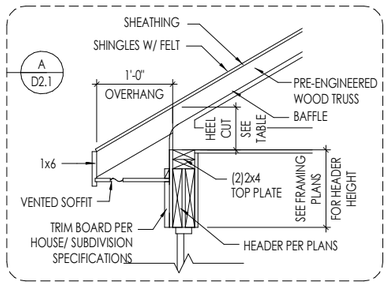
Side Elevation

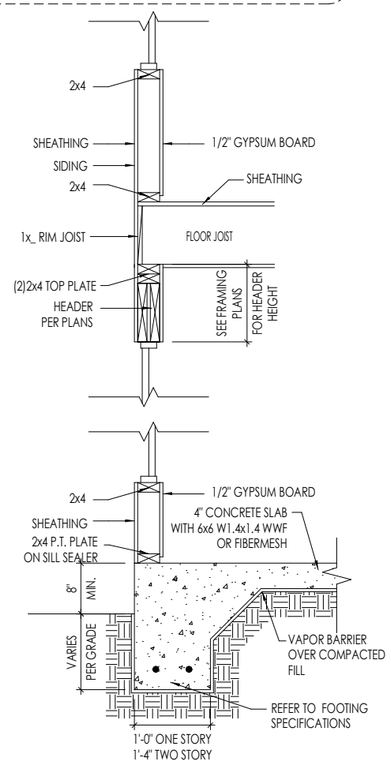
Elevation "A"

12/12/2024 3:41:56 PM

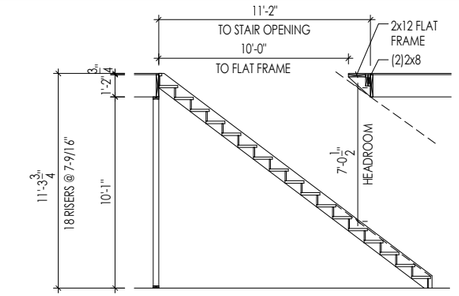


A 7.01 KITCHEN ISLAND
SCALE: 1/8" = 1'-0"

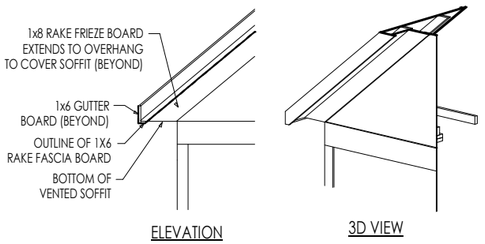




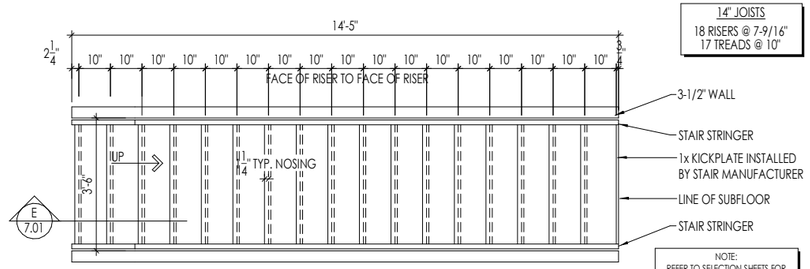
B 7.01 TYPICAL WALL SECTIONS
SCALE: 1/2" = 1'-0"



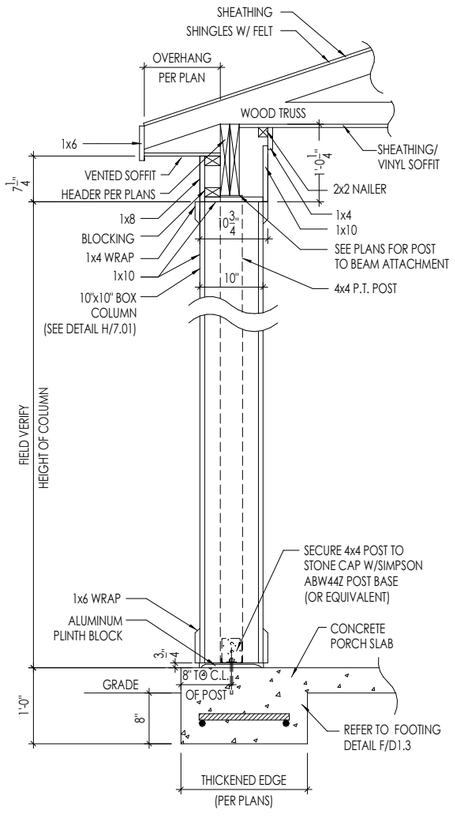
E 7.01 STAIR SECTION
SCALE: 1/8" = 1'-0"



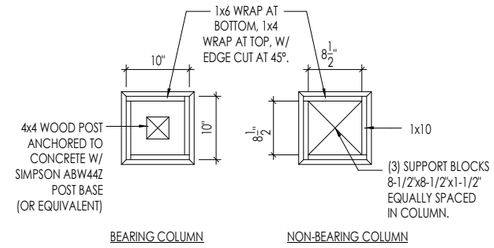
D 7.01 RAFTER TAIL DETAIL
SCALE: 1/4" = 1'-0"



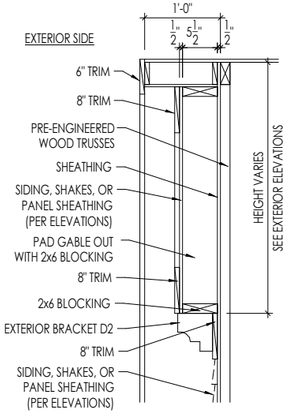
F 7.01 STAIR FRAMING DETAILS
SCALE: 1/4" = 1'-0"



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



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



J 7.01 GABLE PAD-OUT DETAIL
SCALE: 1/2" = 1'-0"

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

RESIDENCE FOR:

NEWTON

41 DAYBREAK WAY

SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0213-00	12.6.24	GREG P.	859.578.4355

House Name: Drawing Scale: 1/8" = 1'0" | Contract Drawn By: IDB

the MEADOW II | Series: CLASSIC

Born on Date: 06/29/2021 | CDs Drawn By: SSP | Plan No.:

Drees HOMES SM

8521 Six Forks Road, Suite 500, Raleigh, NC 27615
Phone: (919) 844-9288

Sheet Information

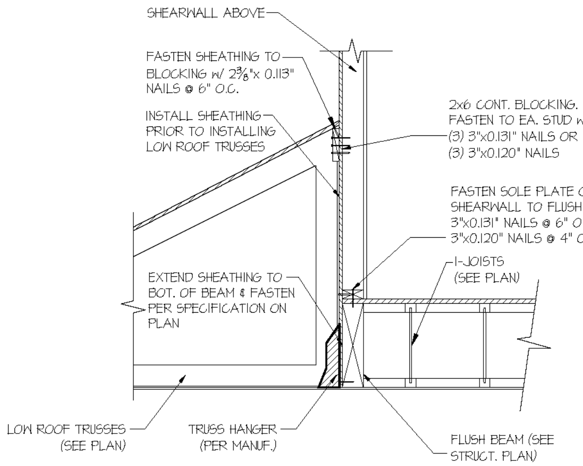
7.01

House Specific Details

Elevation "A"

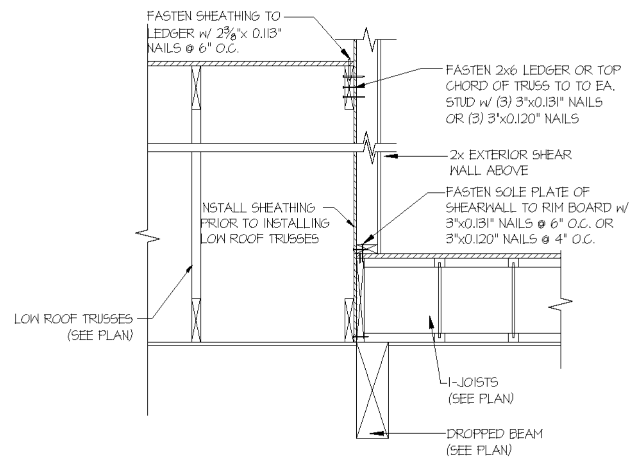
K:\Content\SOUTHEAST\RALEIGH\STY5\STY5-0213-00\STY5-0213-00.rvt

12/8/2024 3:09:58 PM



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

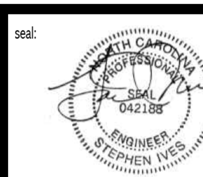
56 SCALE: 3/4"=1'-0"



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 165 ▸ Alpharetta, GA 30022
p 770-777-0074 ▸ mulhernkulp.com

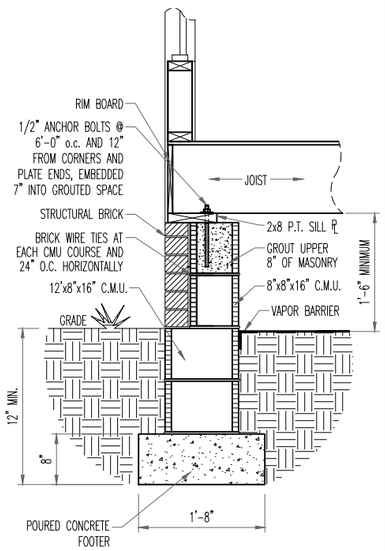
LATERAL DETAILS

MEADOW MODEL

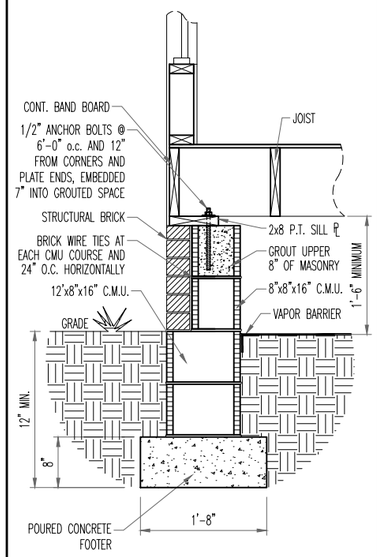
RHL

sheet:

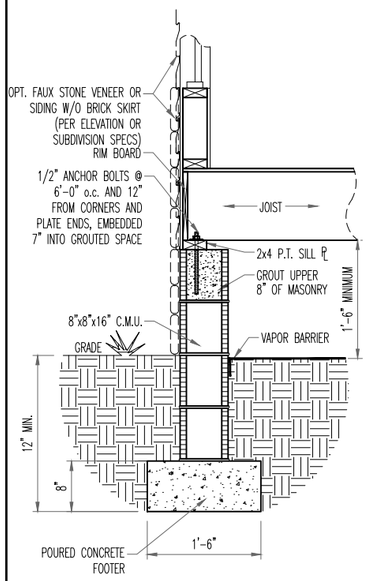
SD-2



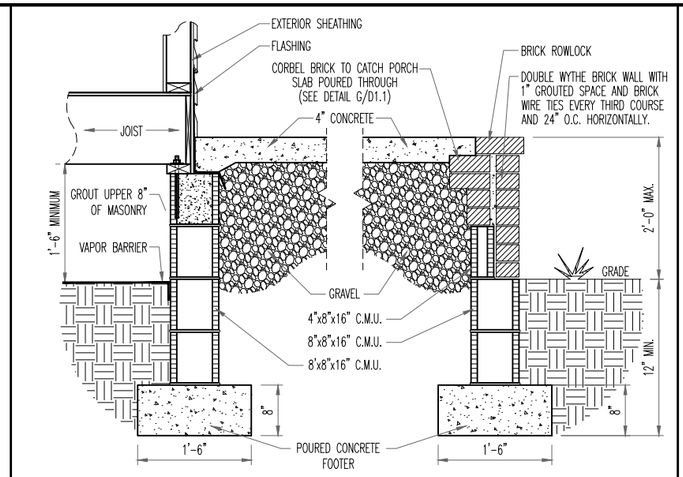
A D1.1 TYP. FRAME WRAP FOOTER w/ PERPENDICULAR FLOOR JOISTS



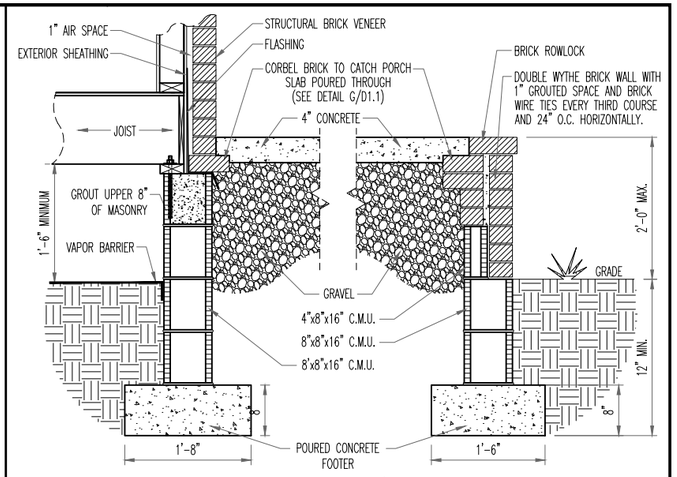
B D1.1 TYP. FRAME WRAP FOOTER w/ PARALLEL FLOOR JOISTS



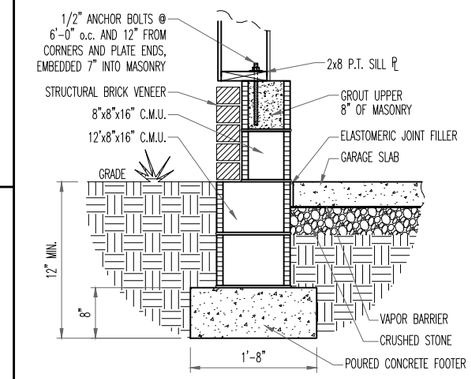
M D1.1 TYP. FAUX STONE FOOTER OR SIDING W/O BRICK SKIRT w/PERPENDICULAR FLOOR JOISTS



E D1.1 TYP. PORCH SECTION w/ FRAME WRAP

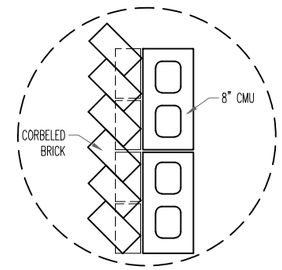


F D1.1 TYP. PORCH SECTION w/ BRICK WRAP



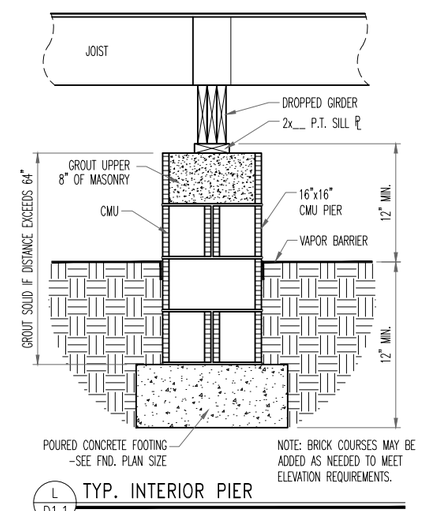
H D1.1 TYP. GARAGE SECTION w/ FRAME WRAP

NOTE: WALL SECTION CANNOT BE USED ON A PORTAL FRAME WALL

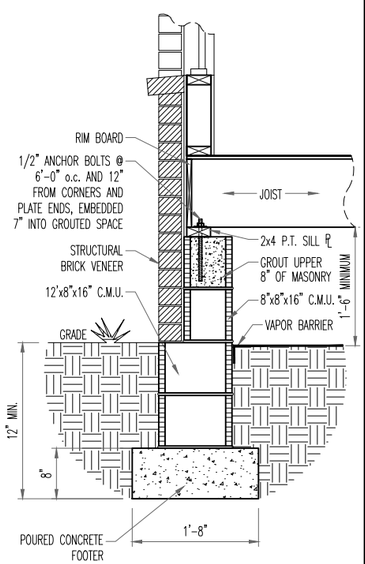


G D1.1 TYP. CORBELED BRICK AT PORCH

PLAN VIEW

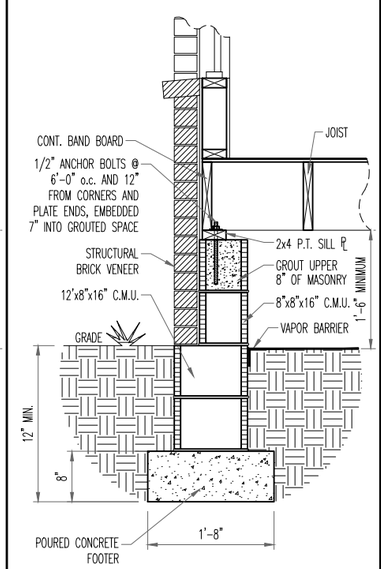


L D1.1 TYP. INTERIOR PIER



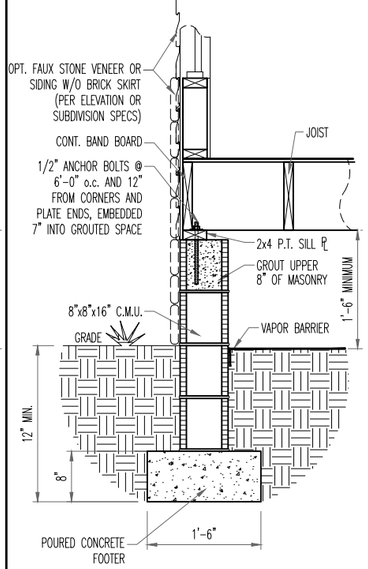
C D1.1 TYP. BRICK WRAP FOOTER w/ PERPENDICULAR FLOOR JOISTS

NOTE: REFER TO MASONRY NOTES ON SHEET ON.1 FOR BRICK VENEER ATTACHMENT.

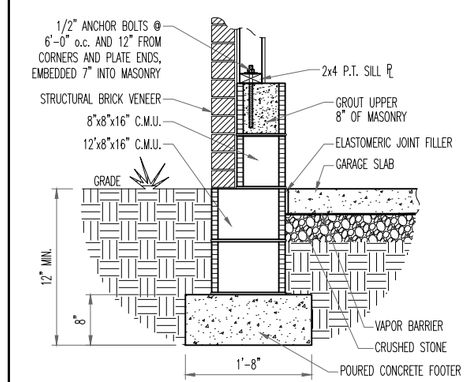


D D1.1 TYP. BRICK WRAP FOOTER w/ PARALLEL FLOOR JOISTS

NOTE: REFER TO MASONRY NOTES ON SHEET ON.1 FOR BRICK VENEER ATTACHMENT.

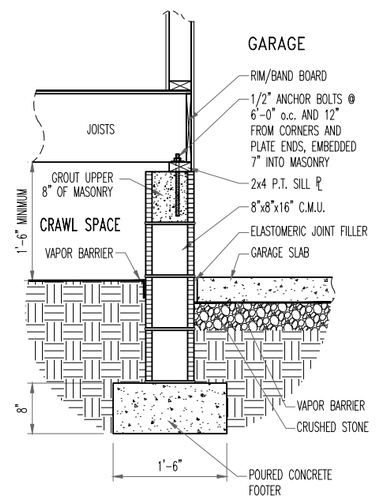


N D1.1 TYP. FAUX STONE FOOTER OR SIDING W/O BRICK SKIRT w/ PARALLEL FLOOR JOISTS



J D1.1 TYP. GARAGE SECTION w/ BRICK WRAP

NOTE: REFER TO MASONRY NOTES ON SHEET ON.1 FOR BRICK VENEER ATTACHMENT.



K D1.1 TYP. INTERIOR GARAGE WALL

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

Drees HOMES

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

STD. DETAIL SHEET

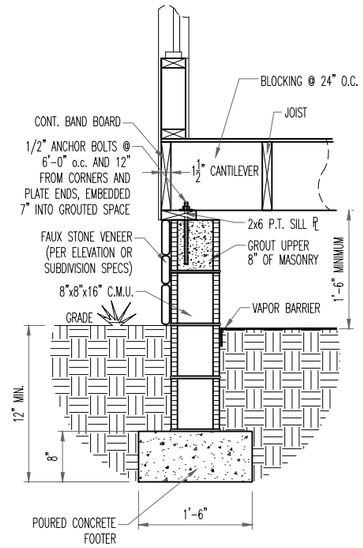
REGION: RALEIGH

Std. By:	ALL
Chk. By:	ARC
Std. Date:	08/19/09
Date of	

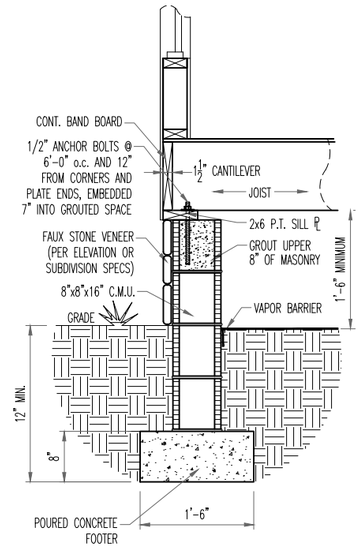
Sheet Description: FOUNDATION DETAILS

RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:12pm

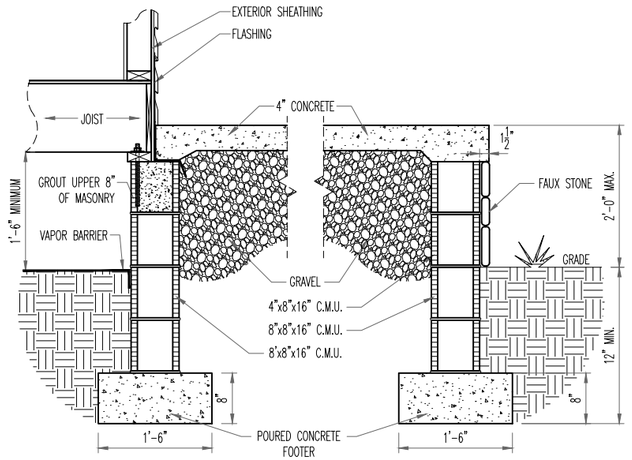
Sheet No. D1.1



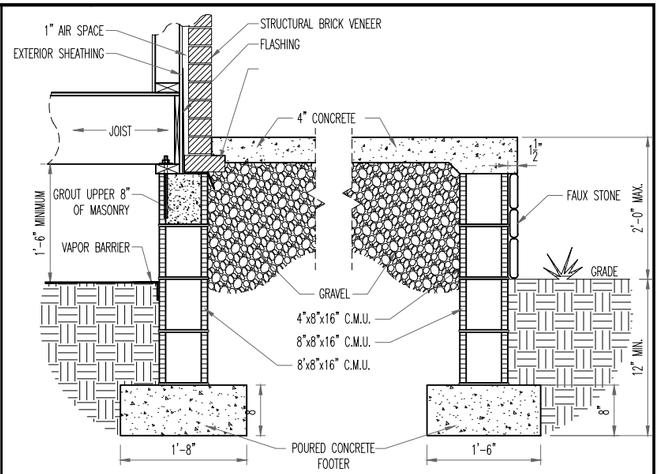
A D1.2 TYP. FAUX STONE SKIRT FOOTER w/ PARALLEL FLOOR JOISTS



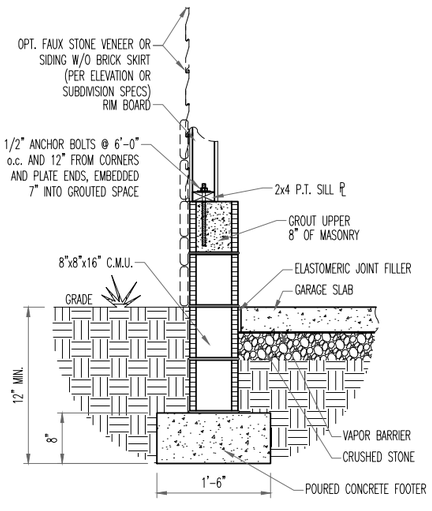
B D1.2 TYP. FAUX STONE SKIRT FOOTER w/ PERPENDICULAR FLOOR JOISTS



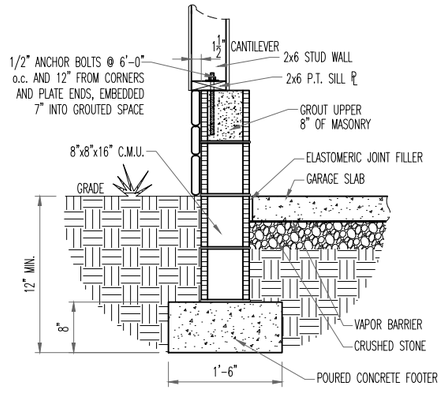
C D1.2 TYP. FAUX STONE SKIRT TYP. PORCH SECTION w/ FRAME WRAP



D D1.2 TYP. FAUX STONE SKIRT TYP. PORCH SECTION w/ BRICK WRAP



E D1.2 TYP. FAUX STONE FOOTER OR SIDING w/o BRICK SKIRT TYP. GARAGE SECTION w/ FRAME WRAP



F D1.2 TYP. FAUX STONE SKIRT TYP. GARAGE SECTION w/ FRAME WRAP

NOTE: WALL SECTION CANNOT BE USED ON A PORTAL FRAME WALL

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

Drees HOMES

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

STD. DETAIL SHEET

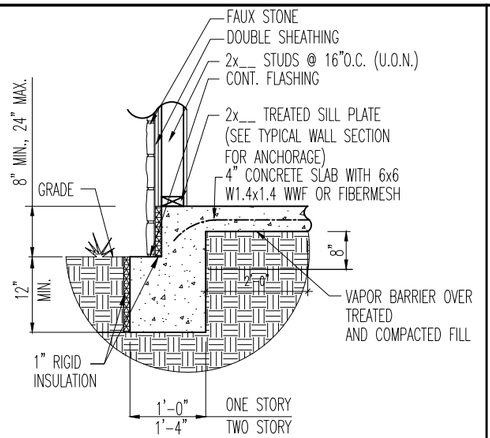
REGION: RALEIGH

Std. By:	ALL
Chk. By:	ARC
Std. Date:	08/19/09
Date of	

Sheet Description: FOUNDATION DETAILS

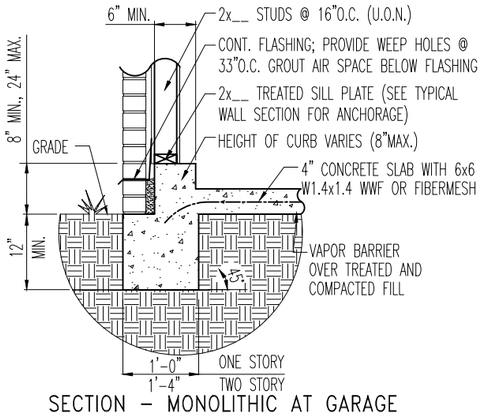
RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:14pm

Sheet No. D1.2



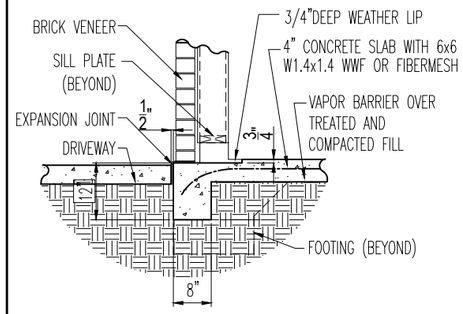
U D1.4 SECTION – MONOLITHIC WITH FAUX STONE

SCALE: 1/2" = 1'-0"



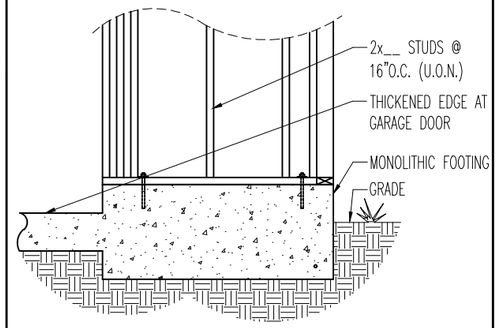
C D1.3 SECTION – MONOLITHIC AT GARAGE WITH FULL BRICK

SCALE: 1/2" = 1'-0"



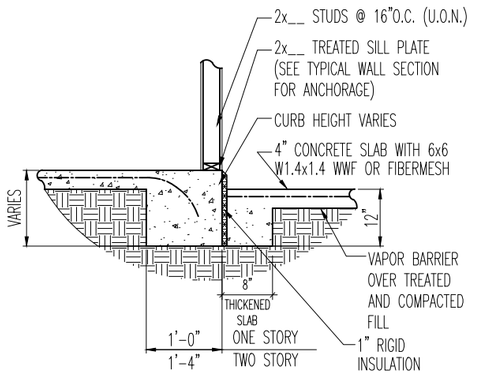
R D1.3 SECTION – TYPICAL GARAGE SLAB & FOOTER AT DRIVEWAY W/ BRICK

SCALE: 1/2" = 1'-0"



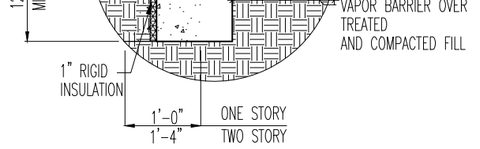
G D1.3 DETAIL – STHD14 INSTALLATION (MONOLITHIC)

SCALE: 1/2" = 1'-0"



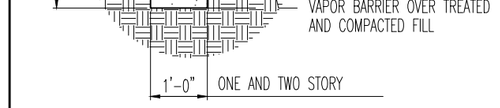
K D1.3 SECTION – BEARING STEPDOWN

SCALE: 1/2" = 1'-0"



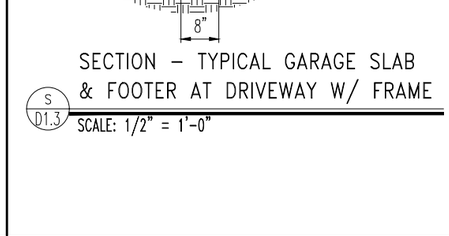
B D1.3 SECTION – MONOLITHIC WITH SIDING

SCALE: 1/2" = 1'-0"



E D1.3 SECTION – MONOLITHIC AT GARAGE

SCALE: 1/2" = 1'-0"

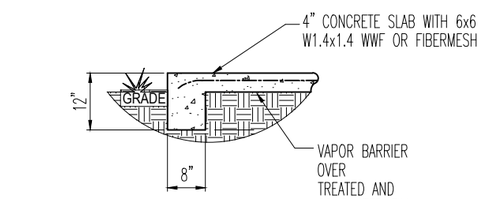


S D1.3 SECTION – TYPICAL GARAGE SLAB & FOOTER AT DRIVEWAY W/ FRAME

SCALE: 1/2" = 1'-0"

H D1.3 SECTION – EXTERIOR BEARING STEPDOWN AT PORCH

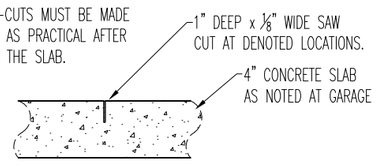
SCALE: 1/2" = 1'-0"



L D1.3 SECTION – THICKENED EDGE

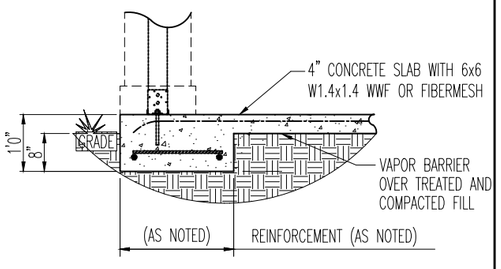
SCALE: 1/2" = 1'-0"

NOTE:
ALL SAW-CUTS MUST BE MADE AS SOON AS PRACTICAL AFTER FINISHING THE SLAB.



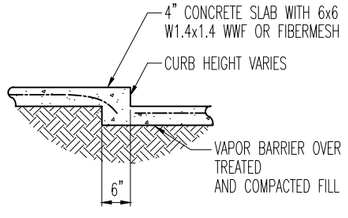
M D1.3 SECTION – TYPICAL SAW-CUT CONTROL JOINT AT GARAGE

SCALE: NTS



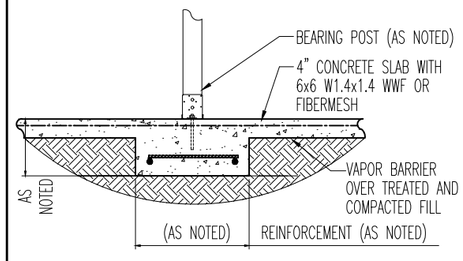
F D1.3 SECTION – PAD FOOTING AT PORCH THICKENED EDGE

SCALE: 1/2" = 1'-0"



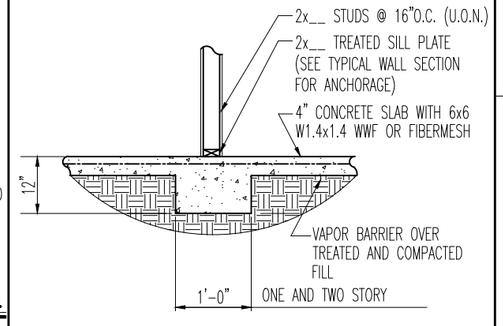
P D1.3 SECTION – NON-BEARING STEPDOWN

SCALE: 1/2" = 1'-0"



N D1.3 SECTION – INTERIOR BEARING PAD FTG.

SCALE: 1/2" = 1'-0"



J D1.3 SECTION – INTERIOR BEARING

SCALE: 1/2" = 1'-0"

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
10/05/2022 12:18:46 PM

Drees HOMES

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

STD. DETAIL SHEET

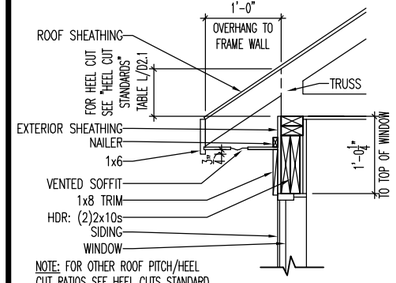
REGION: RALEIGH

Std. By:	ALL
Chk. By:	ARC
Std. Date:	08/19/09
Date of	

Sheet Description: SLAB ON GRADE DETAILS

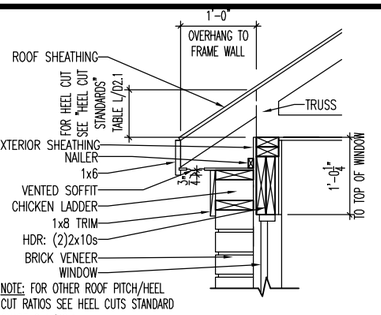
RALEIGH - D-SHEETS.dwg Jun 17, 2021 - 8:23am

Sheet No. D1.3



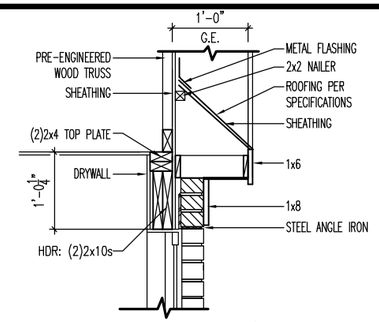
SOFFIT & HEADER DETAIL FRAME WRAP

A D2.1 SCALE: 1/2" = 1'-0"



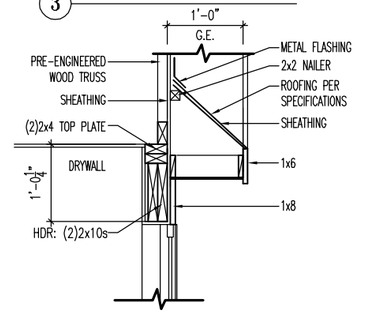
SOFFIT & HEADER DETAIL BRICK WRAP

E D2.1 SCALE: 1/2" = 1'-0"



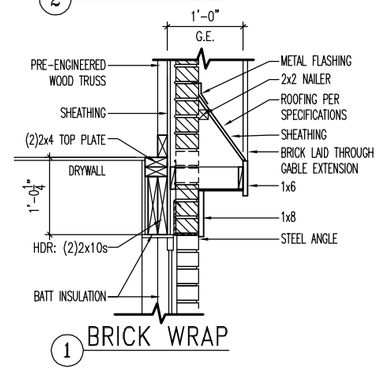
BRICKWRAP W/ FRAMEWRAP ABOVE

3



FRAME WRAP

2

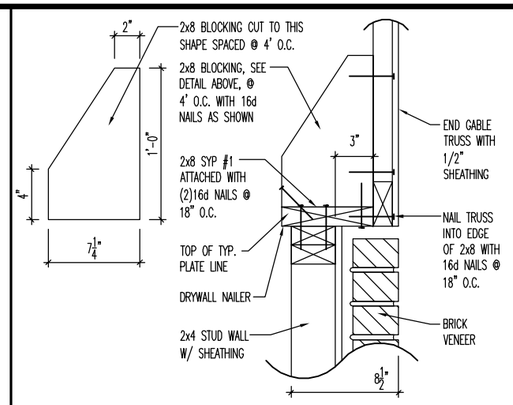


BRICK WRAP

1

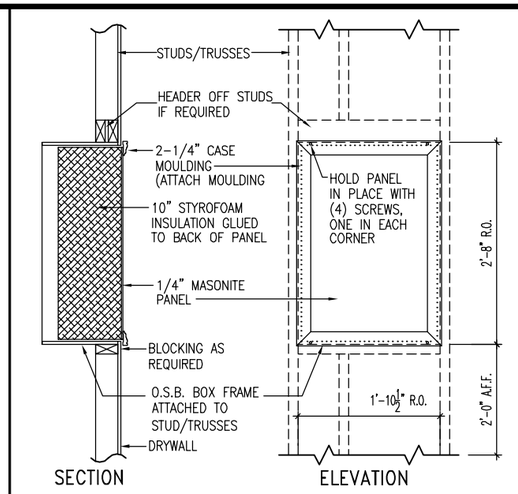
GABLE RETURN DETAIL

I D2.1 SCALE: 1/2" = 1'-0"



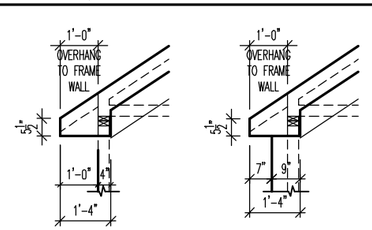
CANTILEVERED TRUSS DETAIL

K D2.1 SCALE: 1" = 1'-0"



WALL ATTIC ACCESS

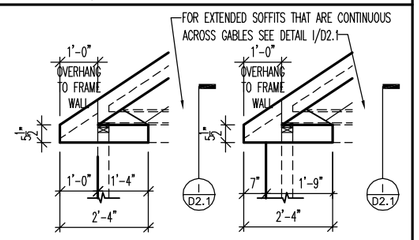
N D2.1 SCALE: 1/2" = 1'-0"



FRAME WRAP BRICK WRAP

OVERHANG SOFFIT DETAILS

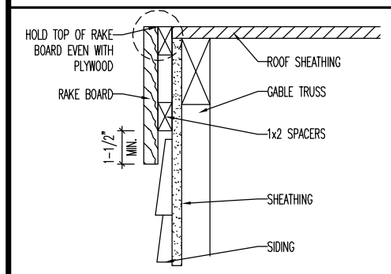
B D2.1 SCALE: 1/4" = 1'-0"



FRAME WRAP BRICK WRAP

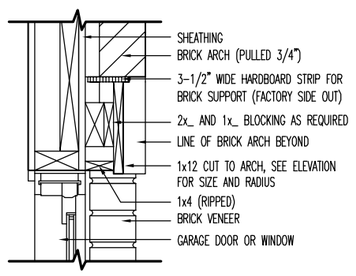
EXTENDED SOFFIT DETAILS

F D2.1 SCALE: 1/4" = 1'-0"



RAKE W/ SIDING W/O GABLE EXTENSION

C D2.1 SCALE: 1-1/2" = 1'-0"

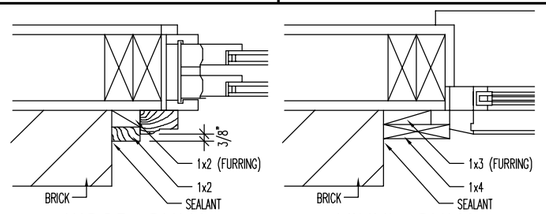


BRICK ARCH DETAIL

G D2.1 SCALE: 1" = 1'-0"

HEEL CUT STANDARDS	
ROOF PITCH	HEEL CUT
4/12	3-3/4"
5/12	4-3/4"
6/12	5-3/4"
7/12	6-3/4"
8/12	7-3/4"
9/12	8-3/4"
10/12	9-3/4"
12/12	11-3/4"
14/12	1'1-3/4"

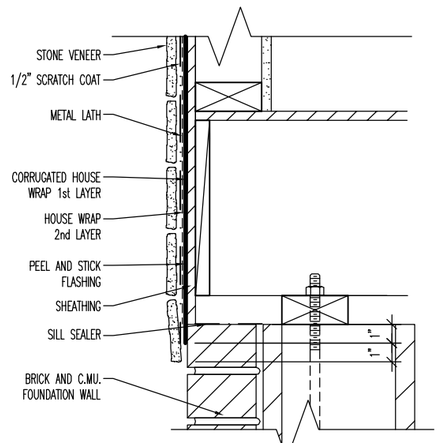
L D2.1



WOOD ONLY VINYL ONLY

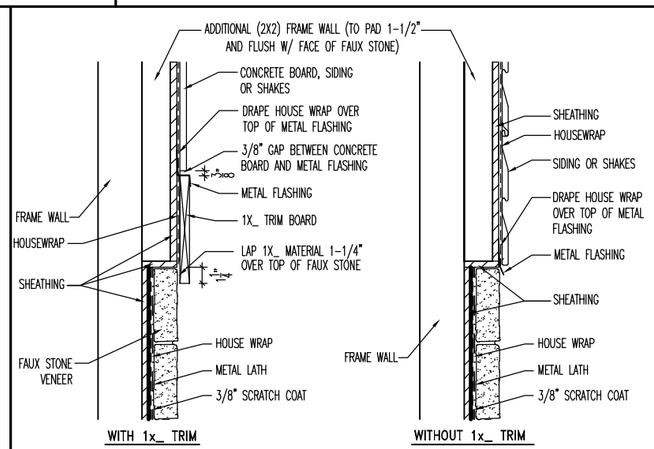
WINDOW TRIM DETAILS

H D2.1 SCALE: 1-1/2" = 1'-0"



FAUX STONE VENEER FLASHING DETAIL

M D2.1 SCALE: 1 1/2" = 1'-0"



SHAKES, SIDING, OR STUCCO BOARD ABOVE CULTURED STONE

O D2.1 SCALE: 1" = 1'-0"

FOR STRUCTURE ONLY
NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES
2025-01-10

Drees HOMES SM

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

STD. DETAIL SHEET

REGION: RALEIGH

Std. By:	ALL
Chk. By:	ARC
Std. Date:	10.11.06
Last Rev:	4/5/10 MSM

Sheet Description: FRAMING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No. D2.1

ELEVATION

DETAIL

SCALE: 1/2" = 1'-0"

SECTION

PLAN

F
D2.2

BENCH SEAT DETAILS

SCALE: AS NOTED

DRAWN BY: ARCH

DATE OF DETAIL: 01/27/15

LAST REVISION: Jan 10, 2023 - 1:47pm

SHEET NO. D2.2

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

Drees HOMES SM

M D2.4 SLAT SHUTTER DETAIL

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

H D2.4 SINGLE TRAY CEILING DETAIL

SCALE: 1/2" = 1'-0"

SHEET NO. D2.4

DRAWN BY: ARCH

DATE OF DETAIL: 01/27/15

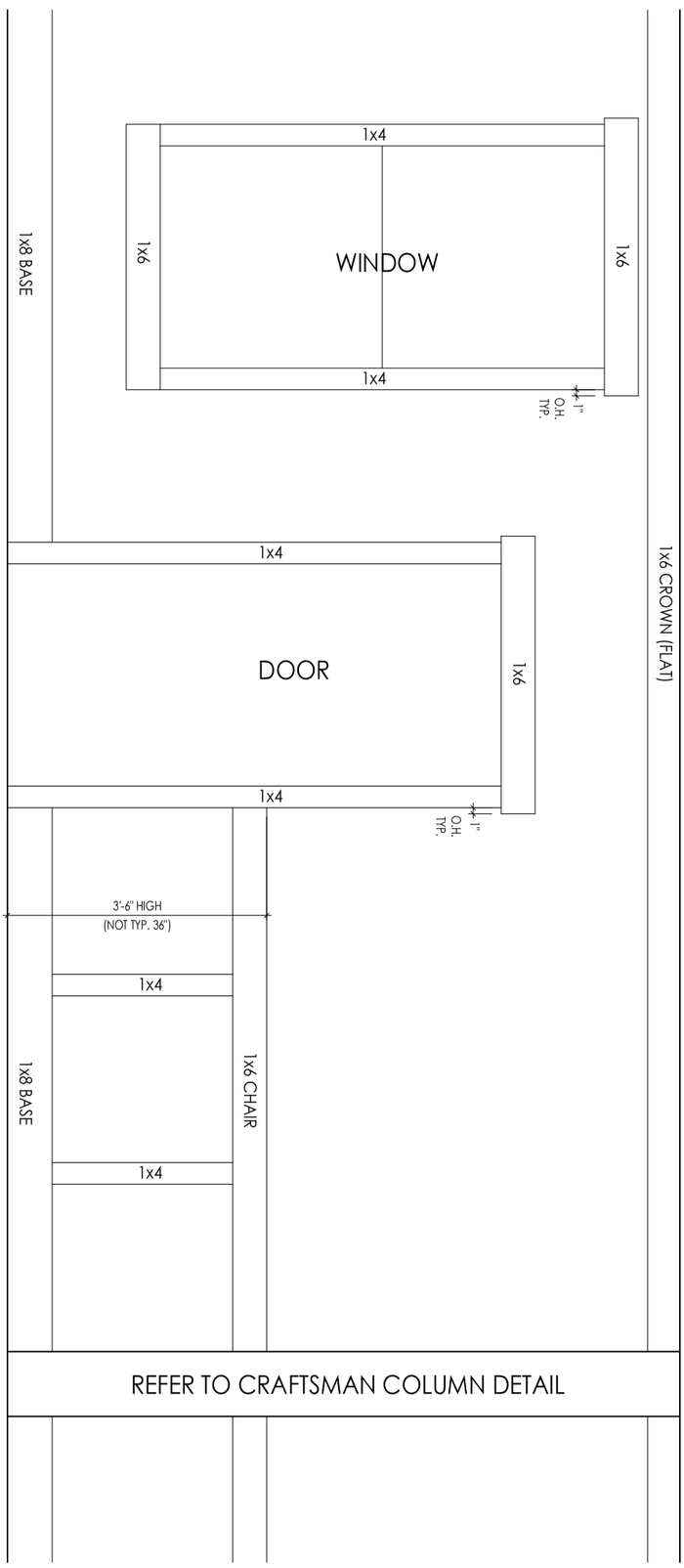
LAST REVISION: Jan 10, 2023 - 1:46pm

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

Drees HOMES SM

A
D2.5
SCALE: 1/2" = 1'-0"

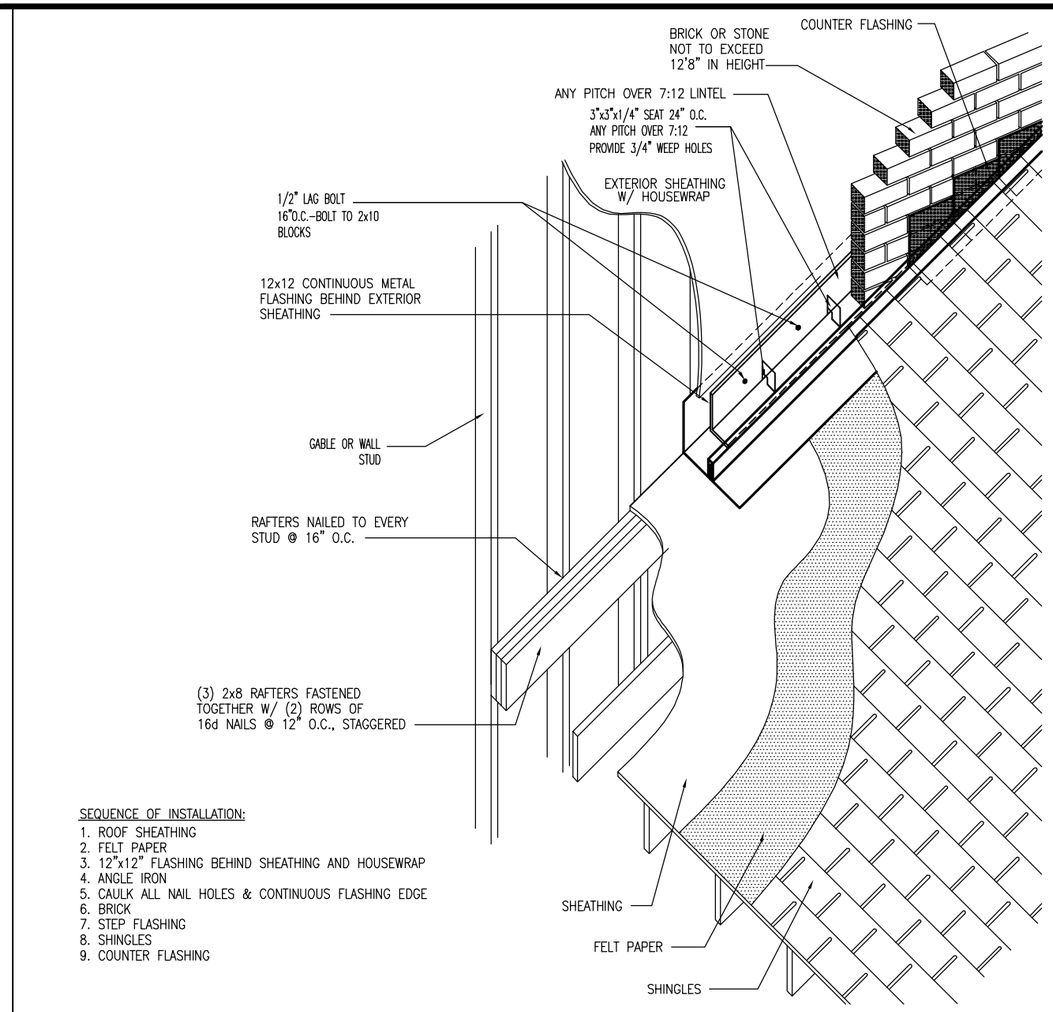
CRAFTSMAN STYLE INTERIOR TRIM PACKAGE - ELEVATION



STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

DRAWN BY:	ARCH
DATE OF DETAIL:	01/27/15
LAST REVISION:	Jan 10, 2023 - 8:34am

SHEET NO.
D2.5

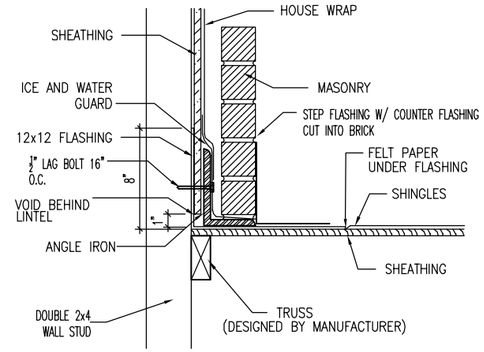


SEQUENCE OF INSTALLATION:

1. ROOF SHEATHING
2. FELT PAPER
3. 12"x12" FLASHING BEHIND SHEATHING AND HOUSEWRAP
4. ANGLE IRON
5. CAULK ALL NAIL HOLES & CONTINUOUS FLASHING EDGE
6. BRICK
7. STEP FLASHING
8. SHINGLES
9. COUNTER FLASHING

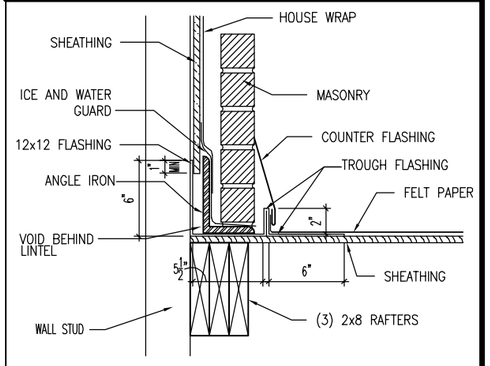
A D2.7 MASONRY OVER ROOF DETAIL W/ COMMON FRAMING

SCALE: 1/2" = 1'-0"



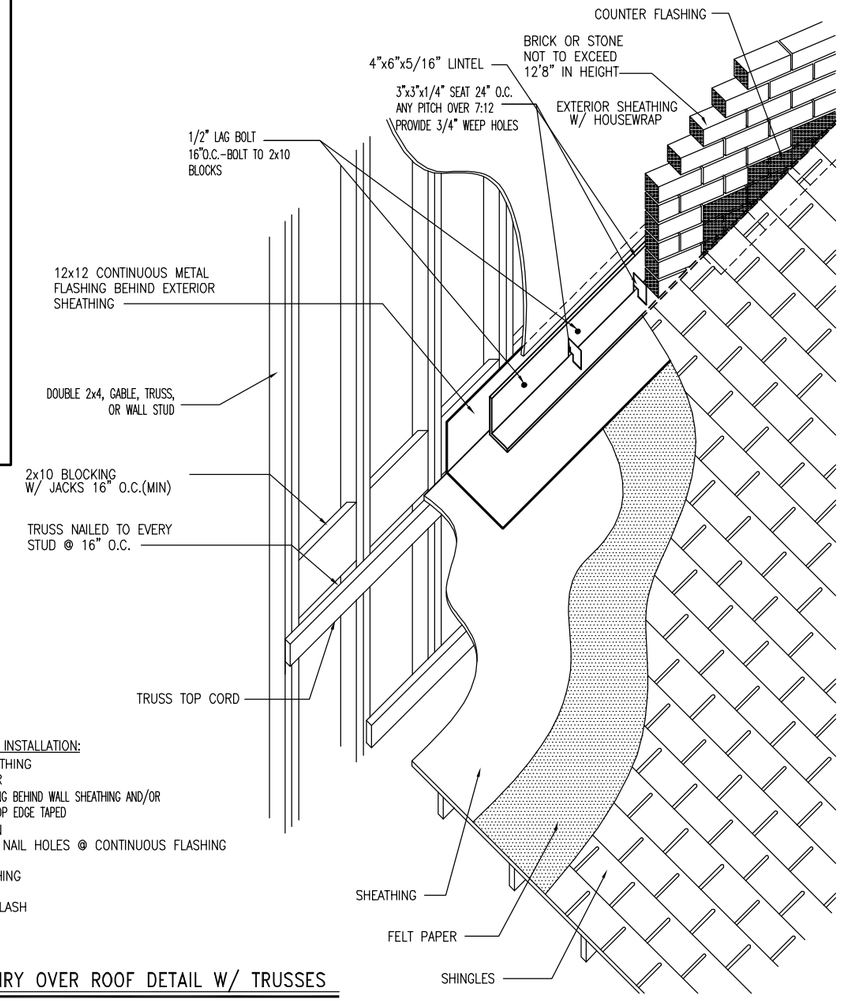
D D2.7 ROOF FLASHING @ BRICK WALL

SCALE: 1" = 1'-0"



C D2.7 ROOF FLASHING @ BRICK WALL

SCALE: 1" = 1'-0"



SEQUENCE OF INSTALLATION:

1. ROOF SHEATHING
2. FELT PAPER
3. 12"x12" FLASHING BEHIND WALL SHEATHING AND/OR HOUSEWRAP; TOP EDGE TAPED
4. ANGLE IRON
5. CAULK ALL NAIL HOLES @ CONTINUOUS FLASHING
6. BRICK
7. STEP FLASHING
8. SHINGLES
9. COUNTER FLASH

B D2.7 MASONRY OVER ROOF DETAIL W/ TRUSSES

SCALE: 1/2" = 1'-0"

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-10

Drees HOMES SM

Drees Homes

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

STD. DETAIL SHEET

REGION: RALEIGH

Std. By:	DWW
Chk. By:	ARC
Std. Date:	1.9.07
Date of Last Rev:	09/27/06 BRG

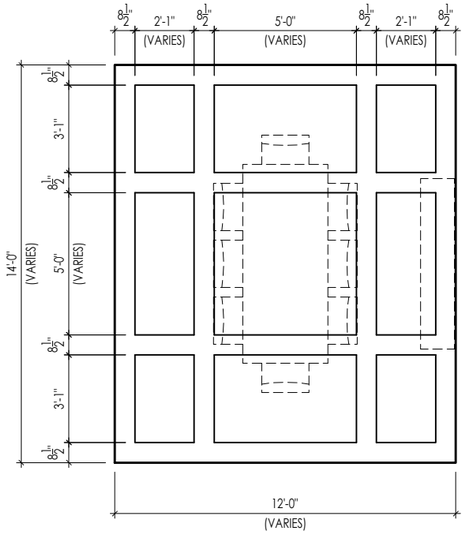
Sheet Description: BRICK OVER ROOF DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

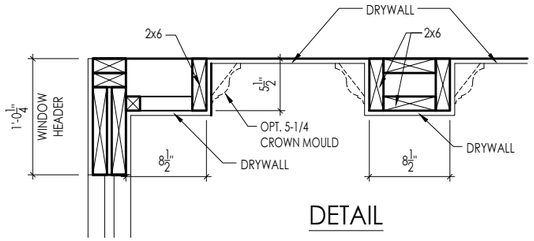
RALIEGH - D-SHEETS.dwg Jul 05, 2013 - 4:13pm

Sheet No. D2.7

SECTION



TYPICAL PLAN

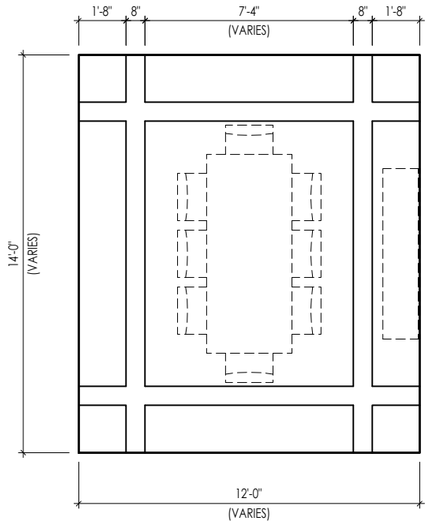


DETAIL

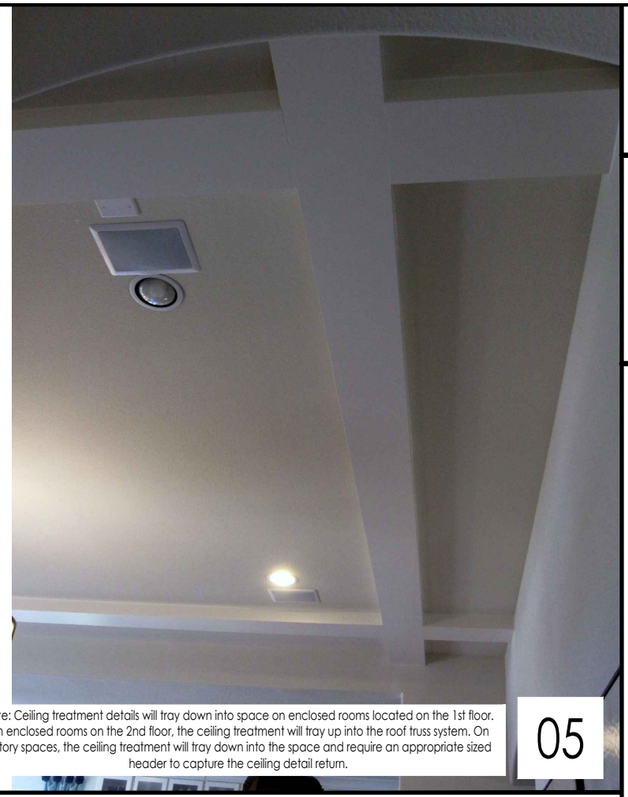
Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized header to capture the ceiling detail return.

01

SECTION

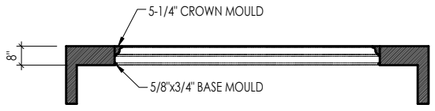


TYPICAL PLAN

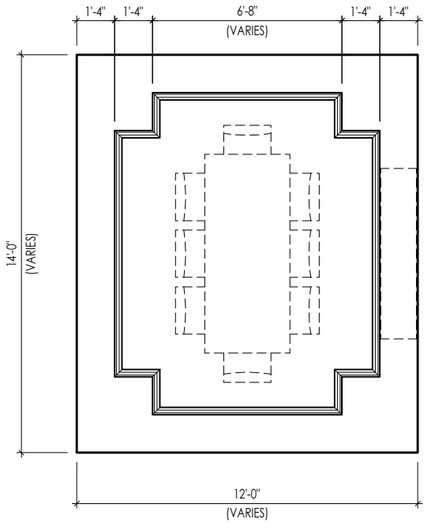


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized header to capture the ceiling detail return.

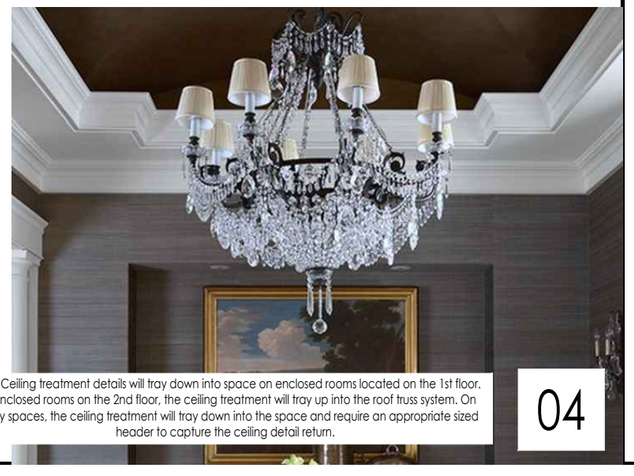
05



SECTION

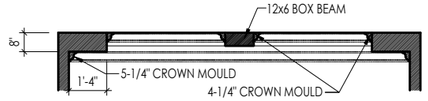


TYPICAL PLAN

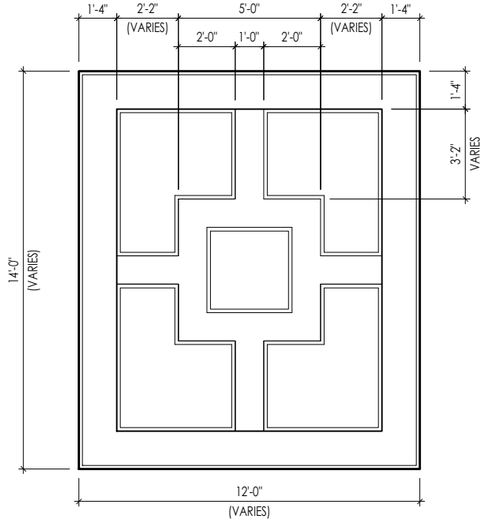


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized header to capture the ceiling detail return.

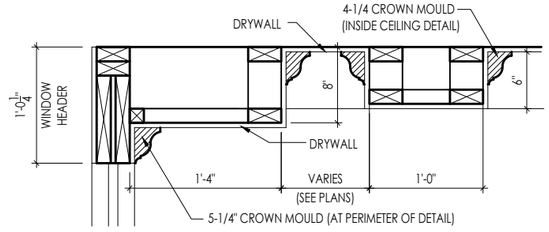
04



SECTION



TYPICAL PLAN



DETAIL

Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized header to capture the ceiling detail return.

15

SHEET NO. D4.1

DRAWN BY: BLC

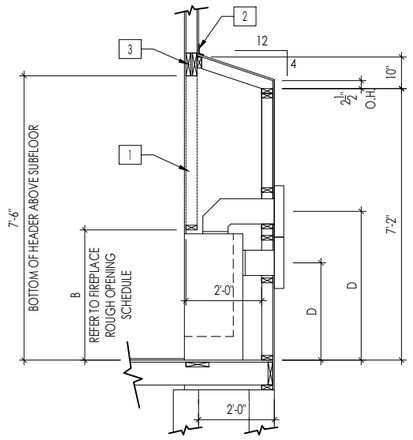
DATE OF DETAIL: 01/27/15

LAST REVISION: Jan 10, 2023 - 1:42pm

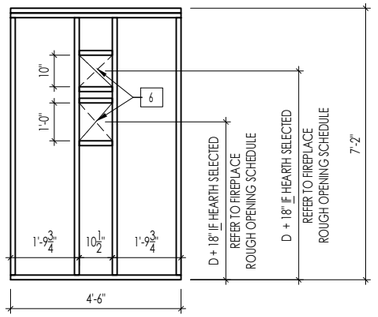
CEILING TREATMENTS

SCALE: AS NOTED

Drees HOMES SM



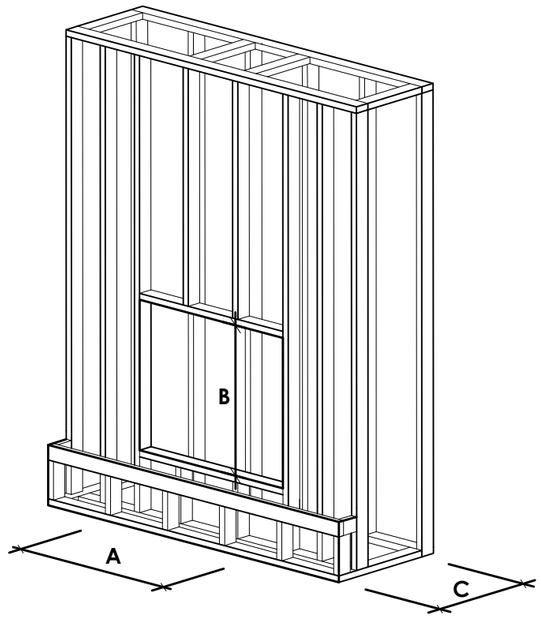
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



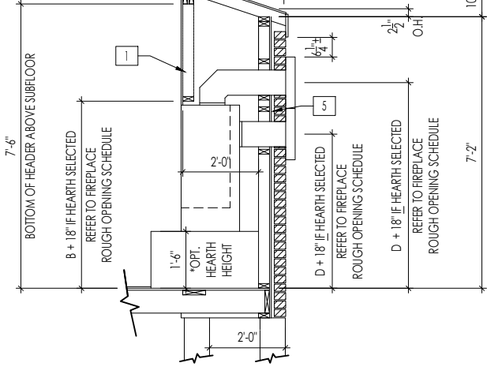
WITH HEARTH

DIRECT VENT REAR WALL FRAMING

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



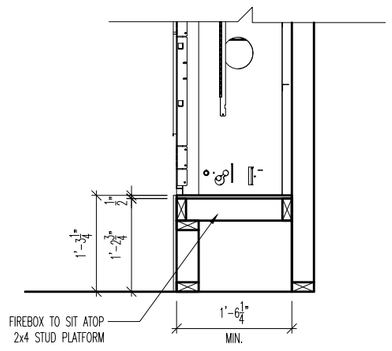
NOTE:
PROVIDE OSB SHEATHING WHEN STONE VENEER SELECTED



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

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



RAVE FIREPLACE PLATFORM DETAIL

SCALE: 1/2" = 1'-0"

FIREPLACE ROUGH OPENING SCHEDULE

FIREPLACE MANUFACTURER	MODEL	A	B	C	D
		(FIREBOX REQUIRED WIDTH)	(FIREBOX REQUIRED HEIGHT) *ADD 18" W/ OPT. HEARTH	(FIREBOX REQUIRED DEPTH - INTERIOR REAR WALL TO FRONT EXTERIOR WALL)	(VENT CENTERLINE HEIGHT) *ADD 18" W/ OPT. HEARTH
HEAT & GLO	SLIMLINE SL-7	42"	38-1/4"	16-1/4"	TOP 40" SIDE 26-7/8"
	COSMO 42	49"	32-3/4"	17-3/4"	TOP ONLY 47-1/16"
	NOVUS 33	39"	34-7/8"	19-5/8"	TOP 40" SIDE 23-1/2"
HEARTH & HOME	COURTYARD 36	43-3/8"	44-1/8"	18-3/8"	SEE MANUFACTURER'S SPECS
	COURTYARD 42	48-1/2"	34-1/4"	20-1/4"	SEE MANUFACTURER'S SPECS
	LANAI *(NOT IN CINCY/NKY)*	57-3/4"	39-1/2"	17-5/8"	SEE MANUFACTURER'S SPECS
	RAVE	49"	32-3/4" *RAISED 15-1/4"*	18-1/4"	TOP ONLY 46-1/2"
		all dimensions are in inches			

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. VERIFY FIREPLACE MODEL AND HEARTH SELECTION WITH CUSTOMER'S SELECTIONS.

Key Notes

1. FUTURE FRAMING FOR F.P. OPENING AFTER INSULATION HAS BEEN INSTALLED IN EXT. WALLS
2. FLASHING
3. HEADER PER PLAN
4.
5. 1" AIRSPACE
6. BOX OUT FOR FLUE (REFER TO SELECTIONS FOR FIREPLACE AND OPENING HEIGHT)

Drees HOMES

The Drees Company
211 Grandview Drive Fort Mitchell, Kentucky 41017 PH:(859) 578-4200

FIREPLACE DETAILS

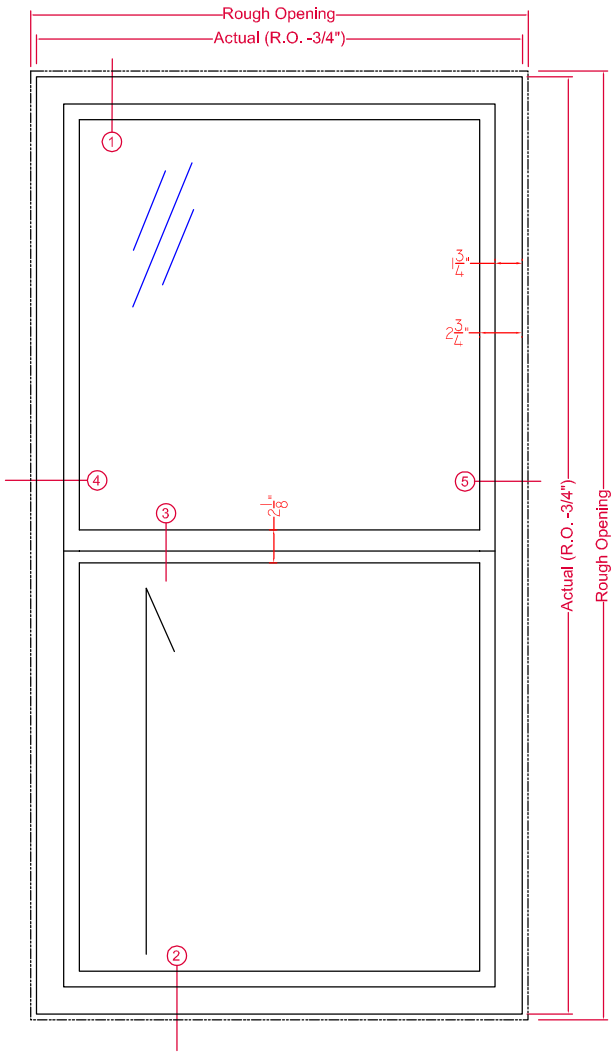
Std. Drawn By:	MRPH
Std. Date:	02.29.20
Date of Last Rev:	7.10.2023

Sheet Description: FIREPLACE DETAIL

SCALE: VARIES

g:\architecture\cincinnati\cinti standard drawings\fireplace\fireplace detail sheets.dwg

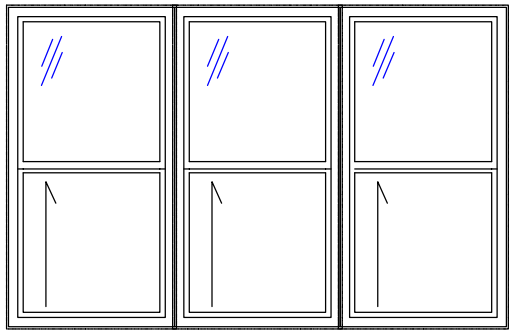
Sheet No.
F-1



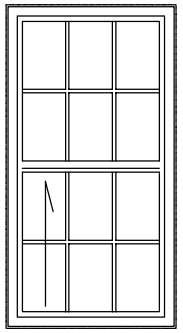
Typical Exterior Elevation

Fyre-Tec Series 925 Single Hung Window

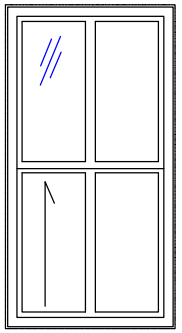
45- or 60-Minute UL Rated



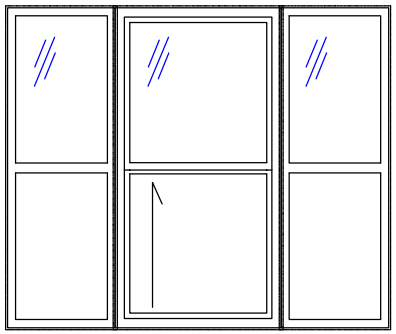
Mulled with Zero Vertical Mullions



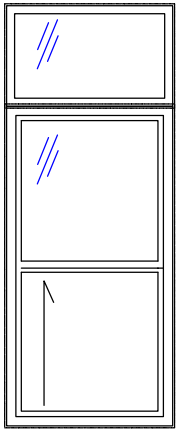
Internal 5/8" Grids In IGU



True Muntins

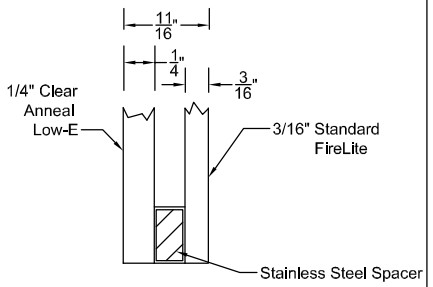


Mulled with Zero Vertical Mullions and Series 950 Fixed Lites



Mulled with Series 950 Transom

Typical IGU Makeup

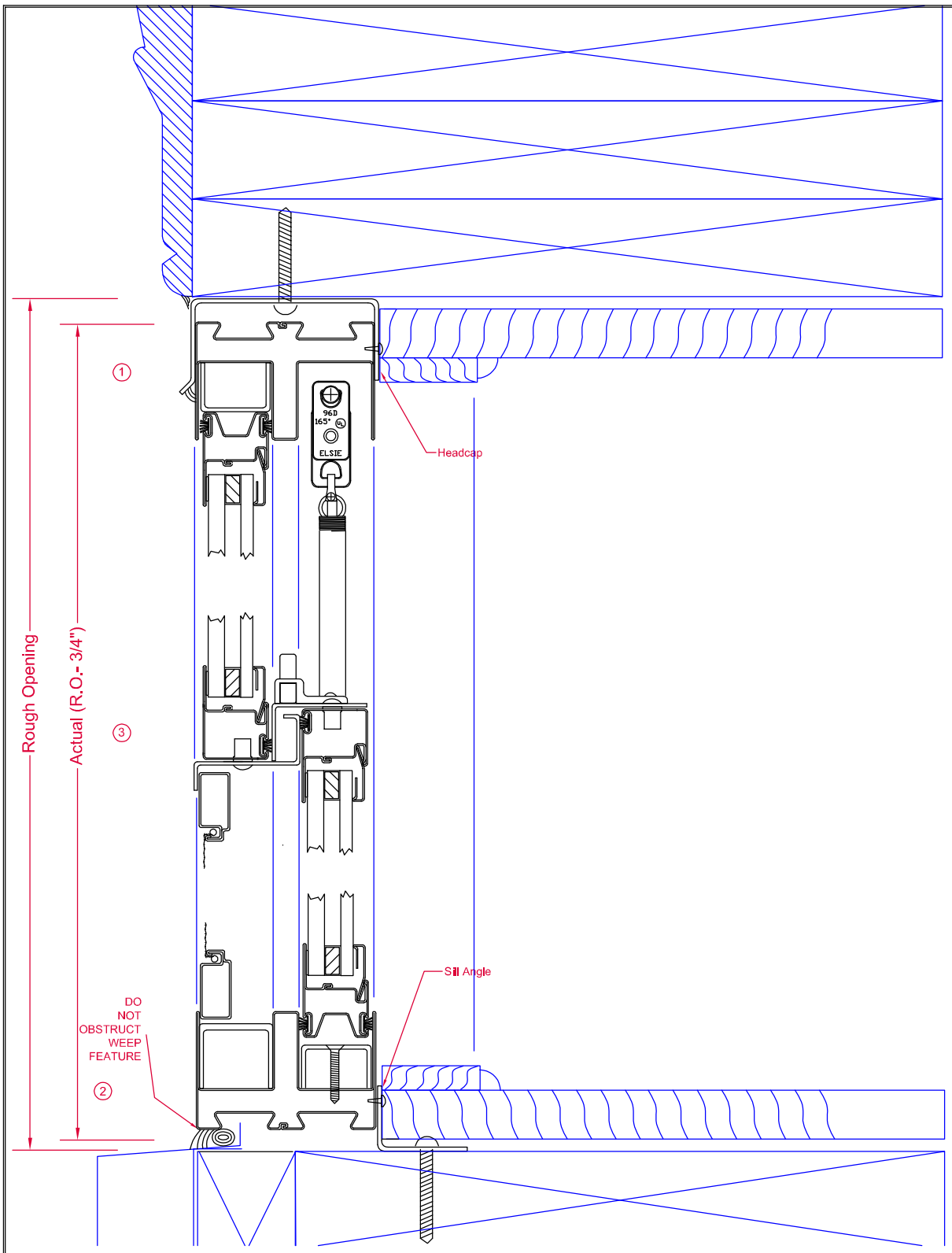


May include 1 hour UL rated ceramic with 1/4" clear anneal Low-E. Many other combinations are available depending on the reqirements for safety glazing or U-values. Wireglass IGU available.

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

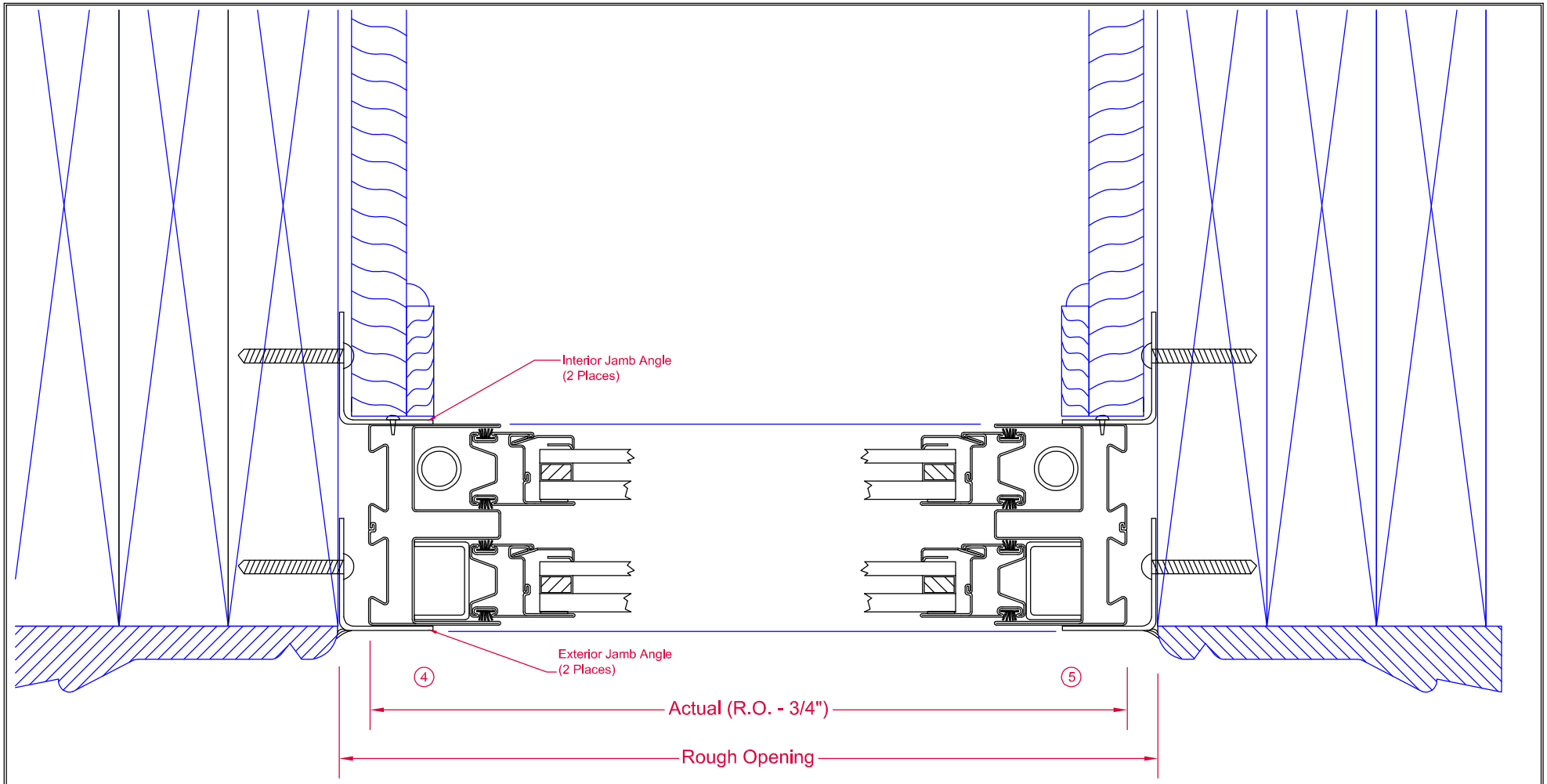
925 Single Hung - Subframe Installation

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

TOLERANCE: 1. FRACTIONS ±1/16 2. DECIMALS +- .0625 3. ANGLES +- 1/2 DEGREE EXCEPT AS NOTED	DWN BY: JDD	FYRE-TEC P.O. Box 278, 701 Centennial Road Wayne, NE 68787	
	CK'D BY:		
	DATE: 11-30-2015		
MATL	SCALE: 1:1.5	PAGE 3/3	DWG No. MODEL 925

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

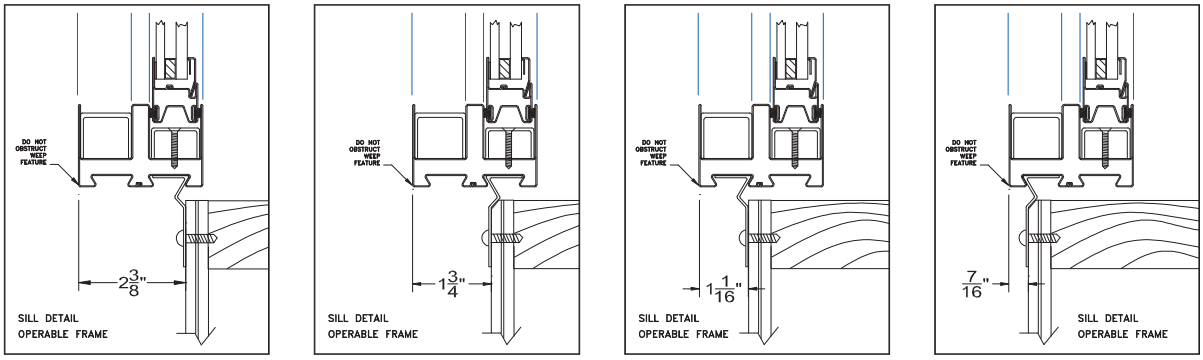
The opening should be built square and plumb and large enough to accept the window(s) provided. Windows are provided ¾" less in both width and height from the rough or nominal opening size. This allows for a 3/8" gap around the entire perimeter of the window to be properly squared and shimmed in the 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

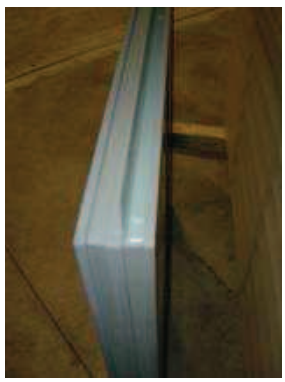
The mounting fins are supplied loose and are to be mounted to the window with the self-tapping screws supplied. Window frame depth in relationship to the finished wall may be adjusted in four increments by selecting the mounting position on the perimeter of the frame as shown in the following layout.



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

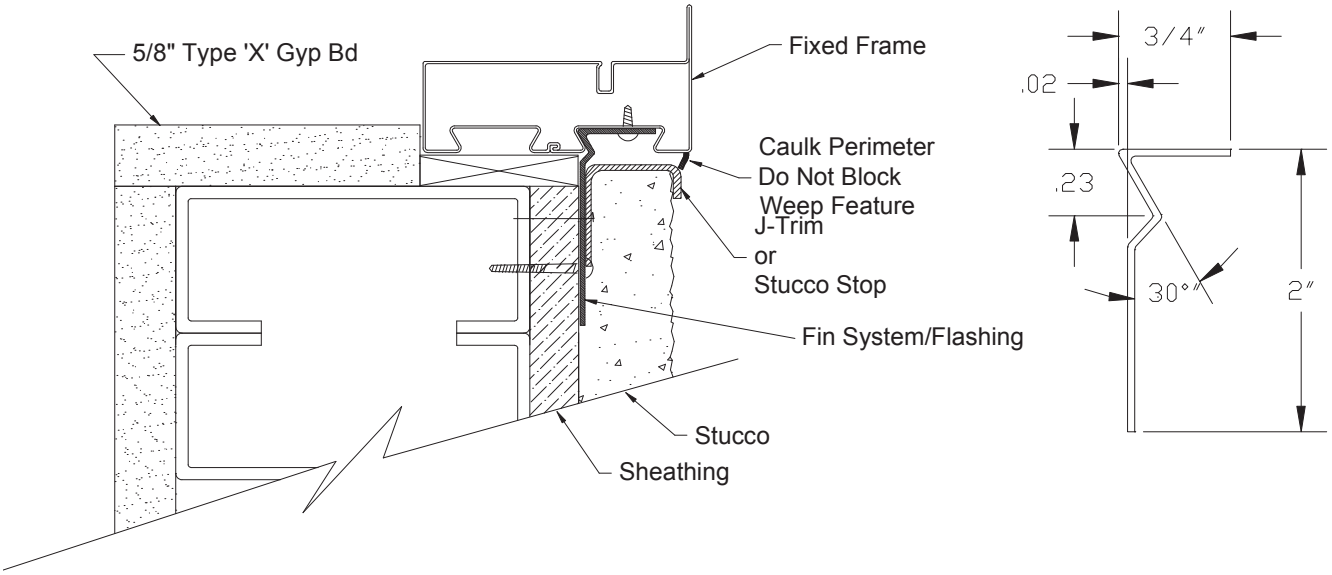
EXTERIOR

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.

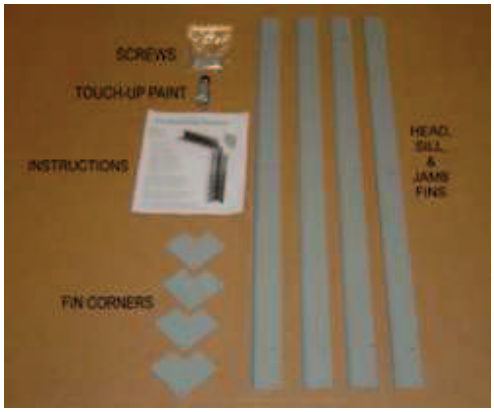
Tools Recommended:

-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”