REISSUED: 12/26/2024

Square Footage

Living Areas

First Floor	1679 SF
Second Floor	878 SF
	2557 SF

Unfinished Areas

Covered Entry	151 SF
Garage	437 SF
Outdoor Living	151 SF
	739 SF

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

Redraws

Plan Review: 12/06/2024

- CONVERT FOUNDATION FROM CRAWL SPACE TO SLAB
- REMOVE TRAY CEILING FROM PRIMARY SUITE

Plan Review: 12/18/24

-REDRAW TO DELETE GARAGE SERVICE DOOR

Division: RALEIGH

Building Code: 2018 NORTH CAROLINA RESIDENTIAL CODE

Index to the Drawings

Space for Architect Seal

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 has been performed. Not responsible for full compliance with the code
01/24/2025
Harnett COUNTY NORTH CAROLINA

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:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

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.

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

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.

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

2025-01-16

RESIDENCE FOR:
MARKET
TBD
SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

Contract Drawn By: CM
Series:
Plan No.:

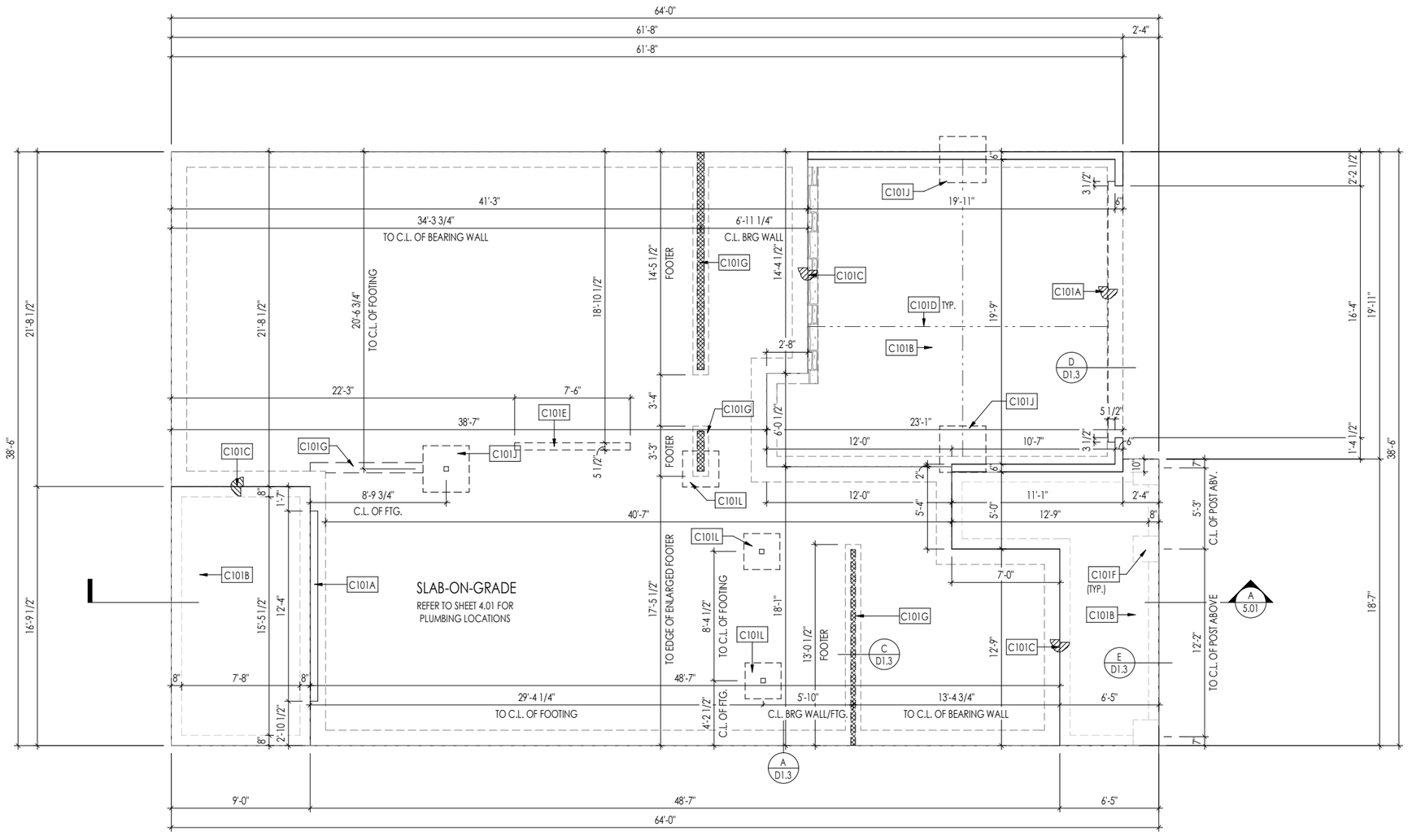
Born on Date: 10/24/24 CDs Drawn By: CM

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

Sheet Information

0N.1
General Notes
Elevation "A"

REISSUED: 12/26/2024



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. REFER TO SHEET S-0 FOR ENGINEERING NOTES.
3. ALL FOUNDATION WALLS TO BE 8" THICK UNLESS OTHERWISE NOTED.

Key Notes:

C101A	3/4" WEATHER LIP (1-1/2" @ SLIDING GLASS DOOR)
C101B	SLOPE SLAB 1/8" PER FOOT
C101C	DROP SLAB 3-1/2"
C101D	SLAB CONTROL JOINT
C101E	PROVIDE CONDUIT FOR ELECTRIC TO KITCHEN ISLAND
C101F	PAD FOOTING UNDER PORCH COLUMN ABOVE - SEE DETAIL F/D1.3
C101G	8"x16" THICKENED PLAIN CONCRETE FOOTING UNDER BEARING WALL ABOVE
C101J	36"x36"x12" ENLARGED CONCRETE FOOTING UNDER POST ABOVE
C101L	28"x28"x12" PLAIN CONCRETE FOOTING UNDER POST ABOVE

Space for Architect Seal

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NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-16

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Drees HOMES SM

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

Sheet Information

1.01

Foundation Plan

Elevation "A"

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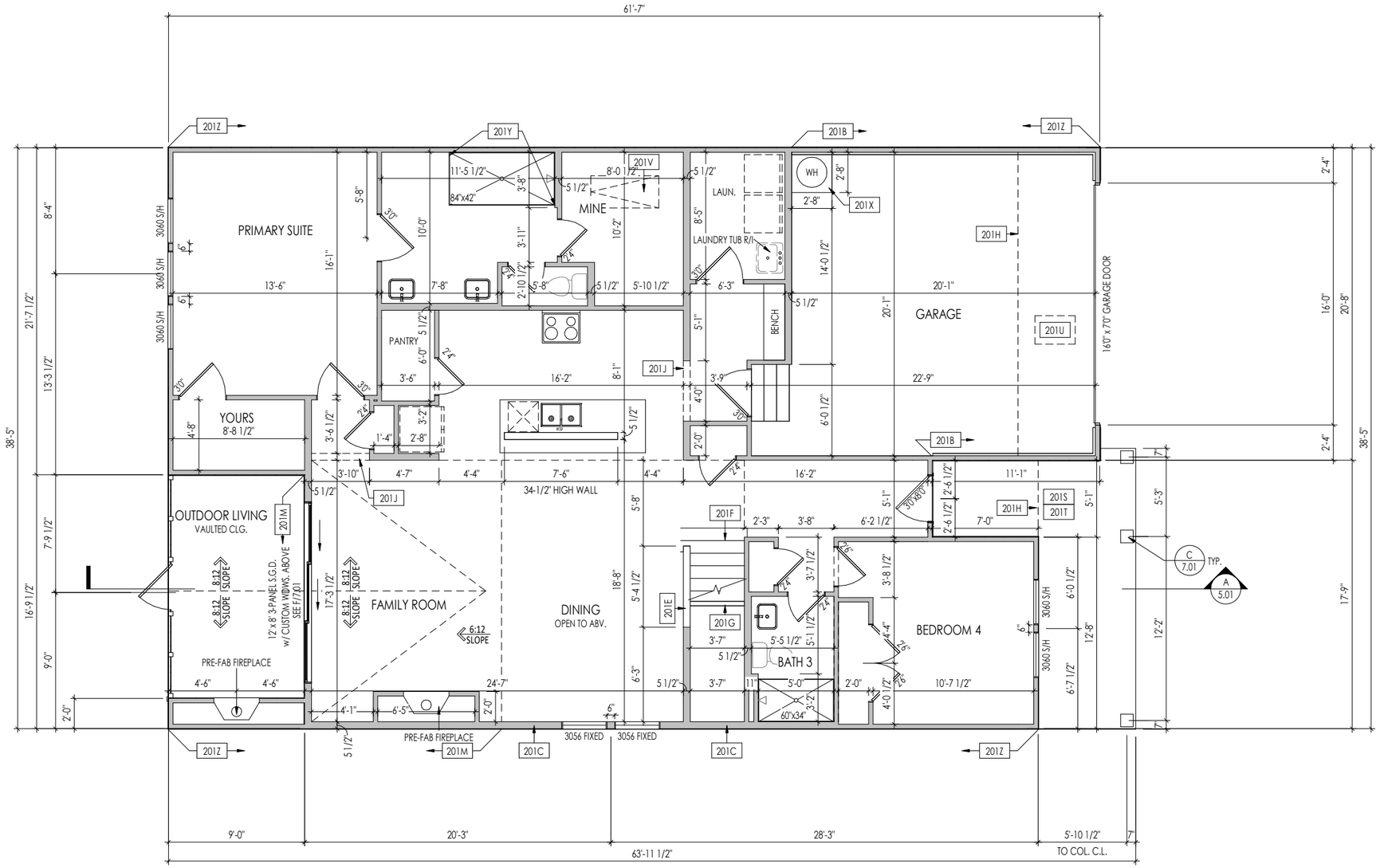
11/5/2025 4:31:37 PM

REISSUED: 12/26/2024

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



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ALL FIRST FLOOR CEILINGS TO BE 10'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
3. FRAME TOP OF ALL WINDOWS AT 1'-10" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-3" FROM CEILING.
5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
6. REFER TO SHEET 2.01S FOR STRUCTURAL INFORMATION.

Key Notes:

201B	FRAME GARAGE WALL FULL HEIGHT STUDS AT 11'-3 1/8" WITH 2x4 STUDS AT 16" O.C. FROM TOP OF FOUNDATION WALL
201C	2x6 BALLOON FRAMED WALL - SEE SHEET 2.01S FOR MORE INFO
201E	SLOPE WALL EVEN WITH TOP OF STAIR STRINGER, RAILING ABOVE
201F	SEE DETAIL B/5.01 FOR STAIR FRAMING DETAILS
201G	APPROX. LOCATION OF 36" HIGH WALL UNDER STAIRS (FIELD VERIFY)
201H	OUTLINE OF SECOND FLOOR ABOVE
201J	FRAME TOP OF OPENING AT HEIGHT SPECIFIED IN GENERAL NOTES ON THIS SHEET
201M	BALLOON FRAME WALL TO UNDERSIDE OF SCISSER TRUSS
201S	DO NOT CENTER FLOOR JOIST OVER FRONT DOOR TO ALLOW FOR CAN LIGHT INSTALLATION
201T	CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
201U	22-1/2" x 32" ATTIC ACCESS
201V	PULL DOWN ATTIC ACCESS STAIRS (25-1/2" x 54") WITH LIGHT AND OUTLET
201X	18" HIGH WATER HEATER PLATFORM
201Y	PROVIDE BLOCKING FOR SHOWER DOOR/ENCLOSURE
201Z	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS

Space for Architect Seal

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

Drees HOMES SM

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

Sheet Information

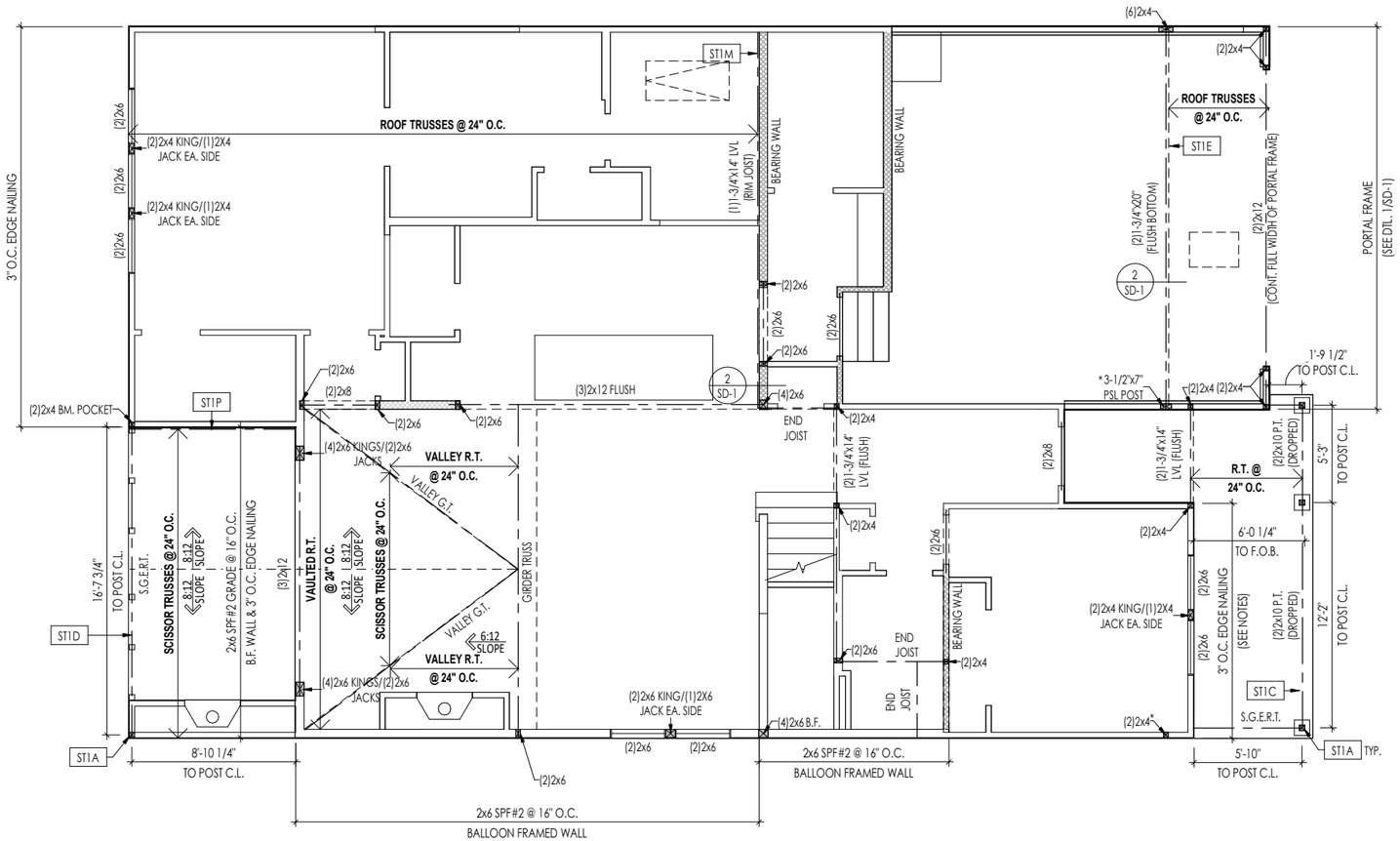
2.01F

First Floor Framing Plan

Elevation "A"

12/26/2024 9:38:50 AM

REISSUED: 12/26/2024



General Notes:

1. REFER TO SHEET S-0 FOR ENGINEERING NOTES.

Key Notes:

ST1A	4x4 P.T. POST W/ SIMPSON BCS2-2/4 CAP & ABW44Z BASE (verify w/ engineering redlines)
ST1C	FRAME TOP OF BEAM AT 9'-1" ABOVE INTERIOR FINISHED FLOOR
ST1D	FRAME TOP OF BEAM AT 10'-1" ABOVE INTERIOR FINISHED FLOOR
ST1E	OUTLINE OF SECOND FLOOR ABOVE
ST1M	HANG ROOF TRUSSES THROUGH SHEATHING DIRECTLY TO LVL RIM.
ST1P	2x10 P.T. LEDGER FASTENED TO FRAMING w/ (4)0.131"x3-1/2" NAILS @ 16" O.C.

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-16

RESIDENCE FOR:

MARKET

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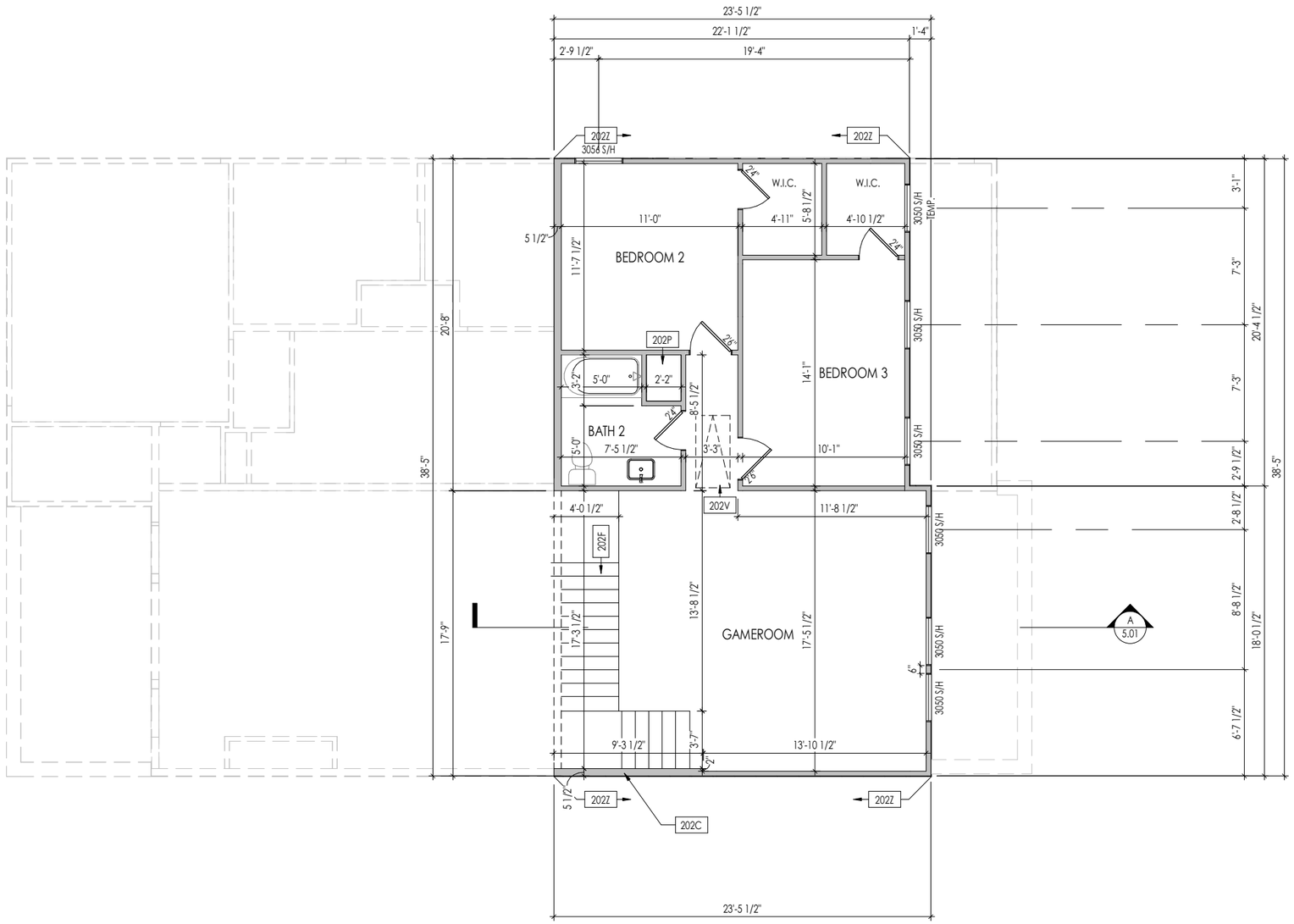
Sheet Information

2.01S

First Floor Structural Plan

Elevation "A"

REISSUED: 12/26/2024



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:

202C	2x6 BALLOON FRAMED WALL - SEE SHEET 2.01S FOR MORE INFO
202F	SEE DETAIL B/5.01 FOR STAIR FRAMING DETAILS
202P	HVAC CHASE
202V	PULL DOWN ATTIC ACCESS STAIRS (25-1/2" x 54") WITH LIGHT AND OUTLET
202Z	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS

Space for Architect Seal

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

Drees HOMES SM

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Phone: (919) 844-9288

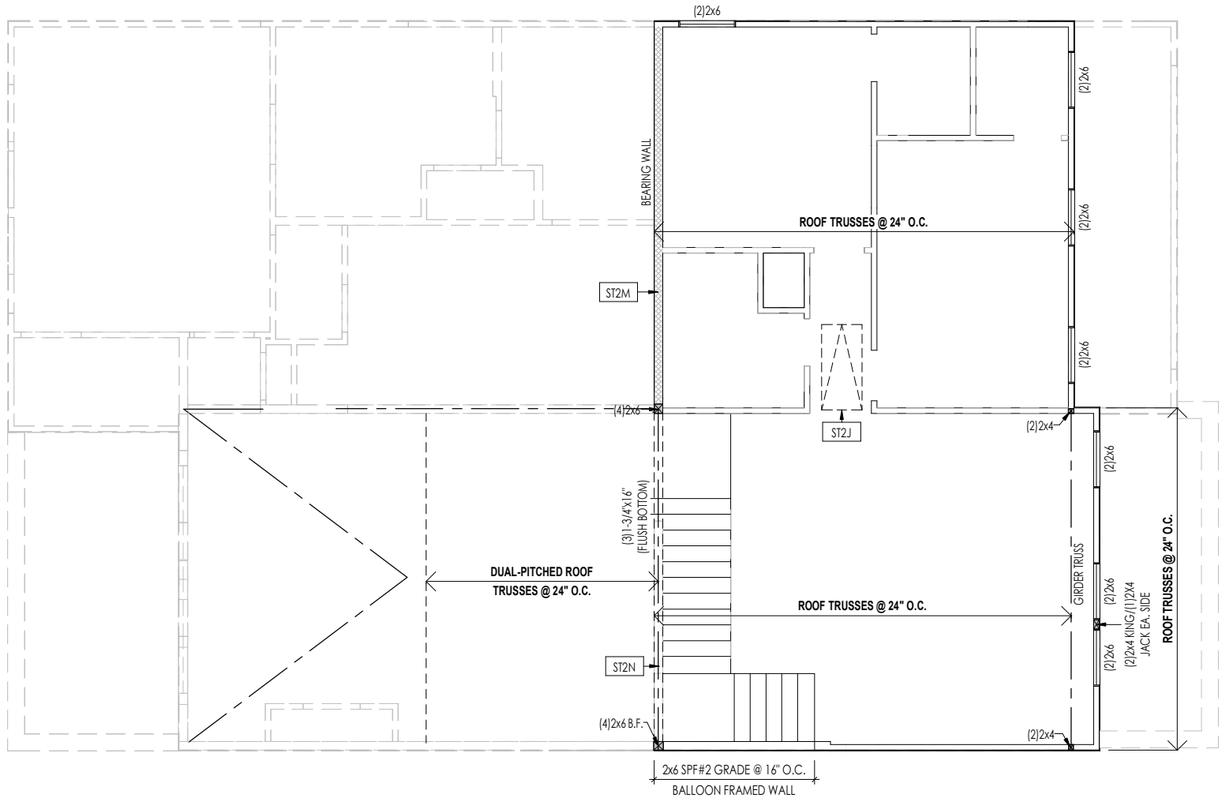
Sheet Information

2.02F

Second Floor Framing Plan

Elevation "A"

REISSUED: 12/26/2024



General Notes:

1. REFER TO SHEET S-0 FOR ENGINEERING NOTES.

Key Notes:

ST2J	PROVIDE BLOCKING FOR PULL DOWN ATTIC ACCESS STAIRS
ST2M	PROVIDE CONTINUOUS FULL HEIGHT SHEATHING DOWN TO SECOND FLOOR SOLE PLATE
ST2N	HANG ROOF TRUSSES THROUGH SHEATHING DIRECTLY TO FLUSH BEAM

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-16

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

Drees HOMES SM

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Sheet Information

2.02S

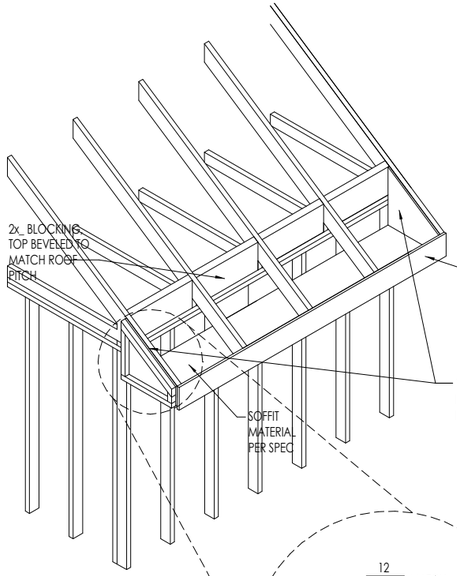
Second Floor Structural Plan

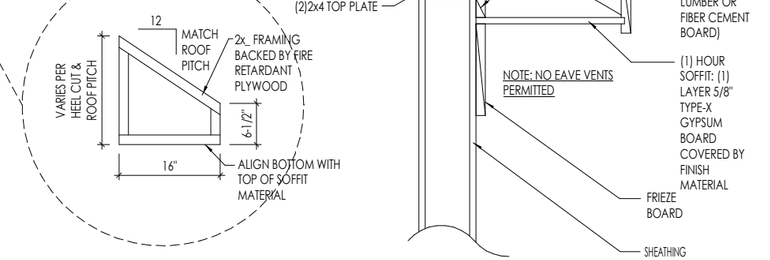
Elevation "A"

K:\Contents\SOUTHEASTERN\ELEIGH\STY5\STY5-0215-00\STY5-0215-00.rvt

11/5/2025 4:02:28 PM

REISSUED: 12/26/2024



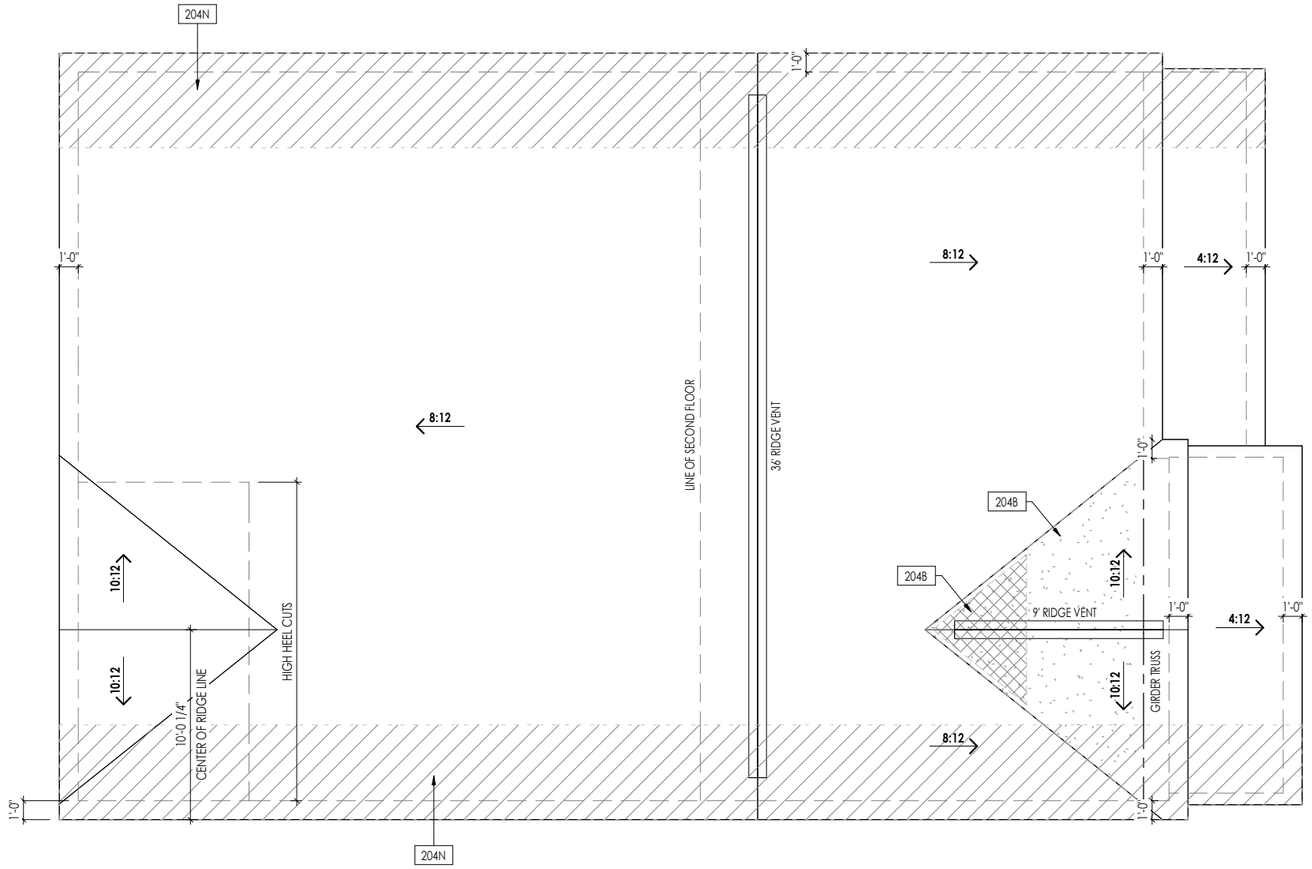


FIRE BLOCKING AT SOFFIT

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

B / 2.04 SOFFIT FIRE BLOCKING DETAILS

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



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

SCALE: 1" = 1'-0"

ROOF VENTILATION	
CITY/SERIES:	RALEIGH
	MAIN HOUSE
TOTAL ATTIC AREA:	2,378
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	7.93
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	8.03
DOWNSPOUT CALCULATION	
	MAIN HOUSE
TOTAL DRAINABLE ROOF AREA:	3091.4
MINIMUM # OF DOWNSPOUTS:	6

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 AND SHEET SD-0 FOR ENGINEERING NOTES.

Key Notes:

204B	NO ROOF DECKING UNDER OVER-FRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION
204N	4'-0"(MIN.) OF FIRE RETARDENT TREATED ROOF SHEATHING. NO PENETRATION ALLOWED WITHIN 4' OF EXTERIOR WALL - SEE DETAIL B/2.04 FOR FIRE BLOCKING AT SOFFIT

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-16

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

Drees HOMES SM

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Sheet Information

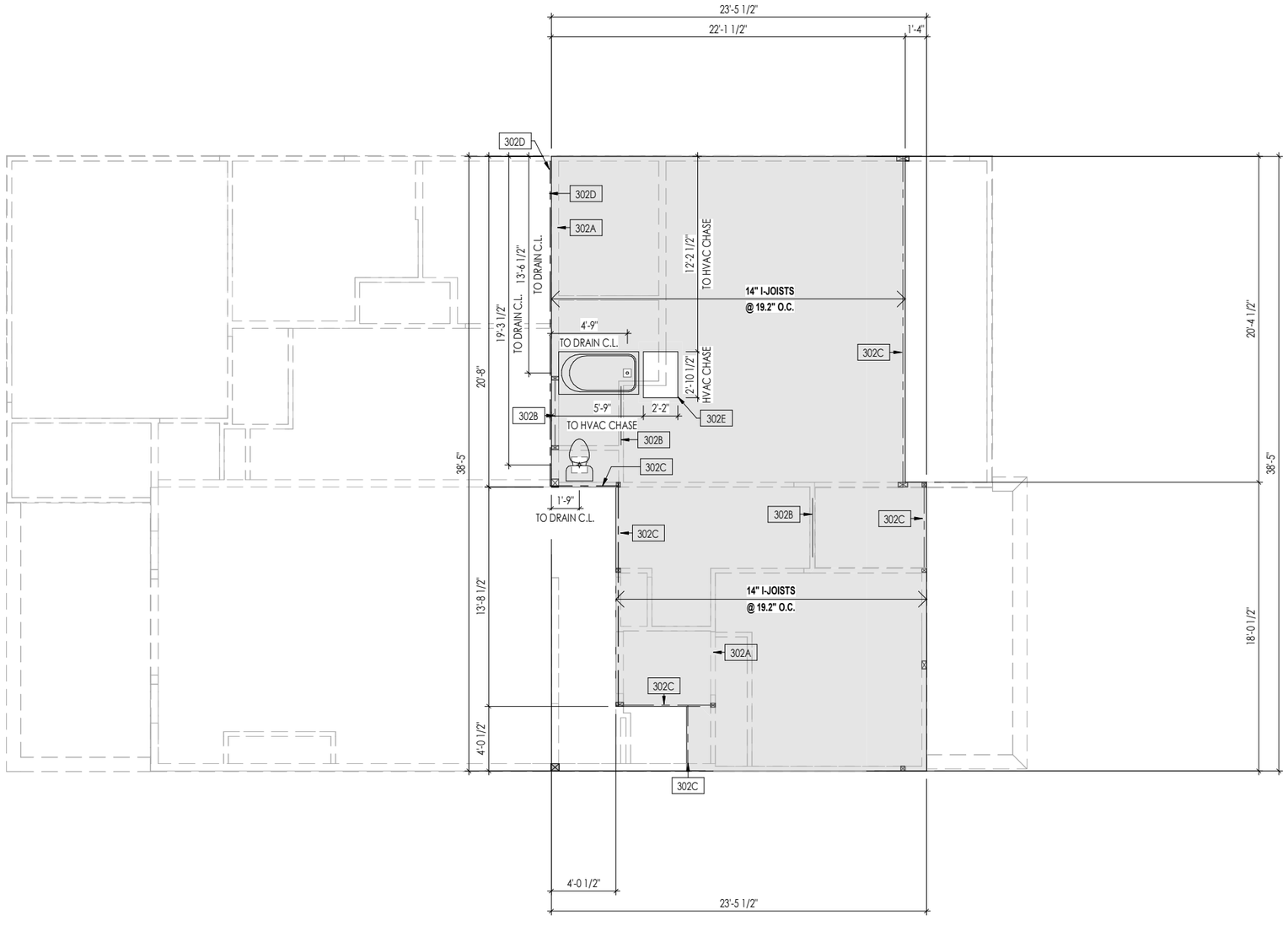
2.04

Roof Plan

Elevation "A"

12/26/2024 9:38:51 AM

REISSUED: 12/26/2024



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. FLOOR JOISTS TO BE 14" TJI 210 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
302D	PROVIDE (1)1-3/4"x14" LVL RIM. HANG ROOF TRUSSES THOUGH SHEATHING DIRECTLY TO LVL RIM
302E	KEEP THIS SPACE OPEN FOR HVAC CHASE(S) - VERIFY LOCATION WITH TJI MANUFACTURER DRAWINGS

Space for Architect Seal

FOR STRUCTURE ONLY

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

2025-01-16

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

Drees HOMES SM

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Sheet Information

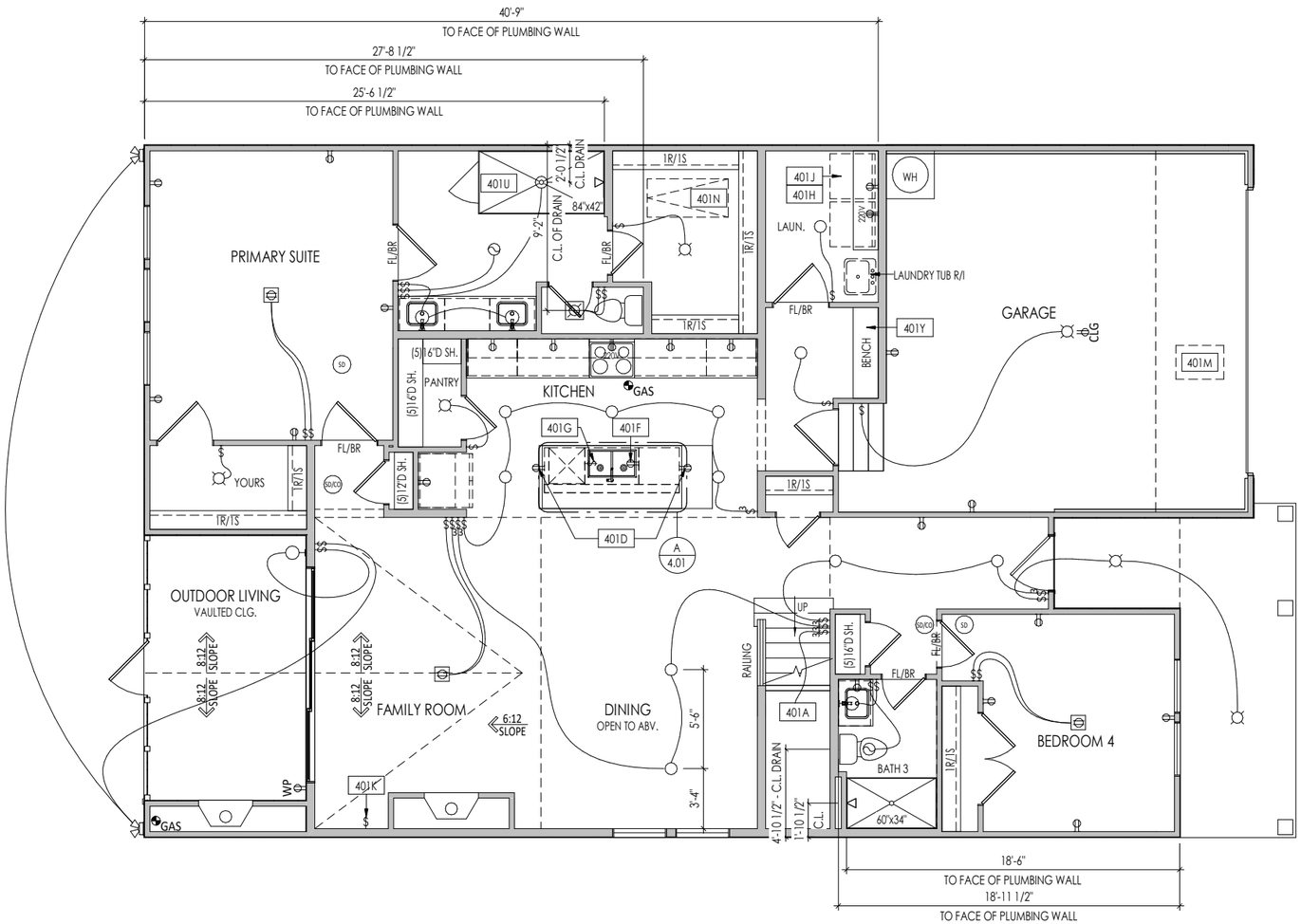
3.02

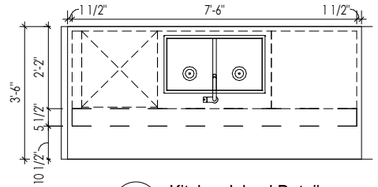
Second Floor Subfloor Plan

Elevation "A"

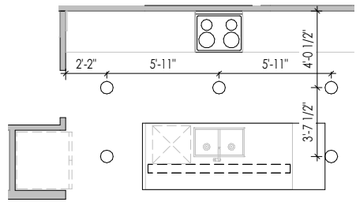
12/26/2024 9:38:51 AM

REISSUED: 12/26/2024





A 4.01 **Kitchen Island Detail**
1/4" = 1'-0"



B 4.01 **Kitchen Lighting Detail**
1/8" = 1'-0"

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
401F	OUTLET FOR DISHWASHER LOCATED IN SINK CABINET
401G	PUSH BUTTON FOR GARBAGE DISPOSAL OR SWITCH LOCATED IN SINK CABINET - REFER TO SELECTIONS
401H	LOCATE WASHER TO LEFT OF DRYER
401J	UPPER WALL CABINETS OR 16" DEEP x 5'-6" LONG SHELF HELD AT 5'-7" A.F.F. - REFER TO SELECTIONS
401K	SWITCHES FOR BLOWER UNIT WITH DIRECT VENT FIREPLACE ONLY
401M	22-1/2" x 32" ATTIC ACCESS PANEL IN CEILING
401N	PULL DOWN ATTIC ACCESS STAIRS (25-1/2" x 54") WITH LIGHT AND OUTLET
401U	GLASS SHOWER PANEL/ENCLOSURE
401Y	BENCH: RE: DETAIL F/D2.2 INSTALLED BY TRIM CARPENTER

MECHANICAL LEGEND

- WALL OUTLET
- WEATHERPROOF GFCI OUTLET
- 220V 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 GAS HOOK UP
- FLOOR DRAIN
- SD SMOKE DETECTOR
- SD/CO SMOKE DETECTOR/ CO DETECTOR COMBINATION
- EXHAUST FAN AND LIGHT COMBINATION
- CLG. MTD. EXHAUST FAN
- DATA JACK
- TV CABLE TELEVISION JACK

Space for Architect Seal

RESIDENCE FOR:
MARKET
TBD
SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

House Name: Drawing Scale: 1/8" = 1'0"
the ALTON
Contract Drawn By: CM
Series:
Plan No.:
Born on Date: 10/24/24 CDs Drawn By: CM

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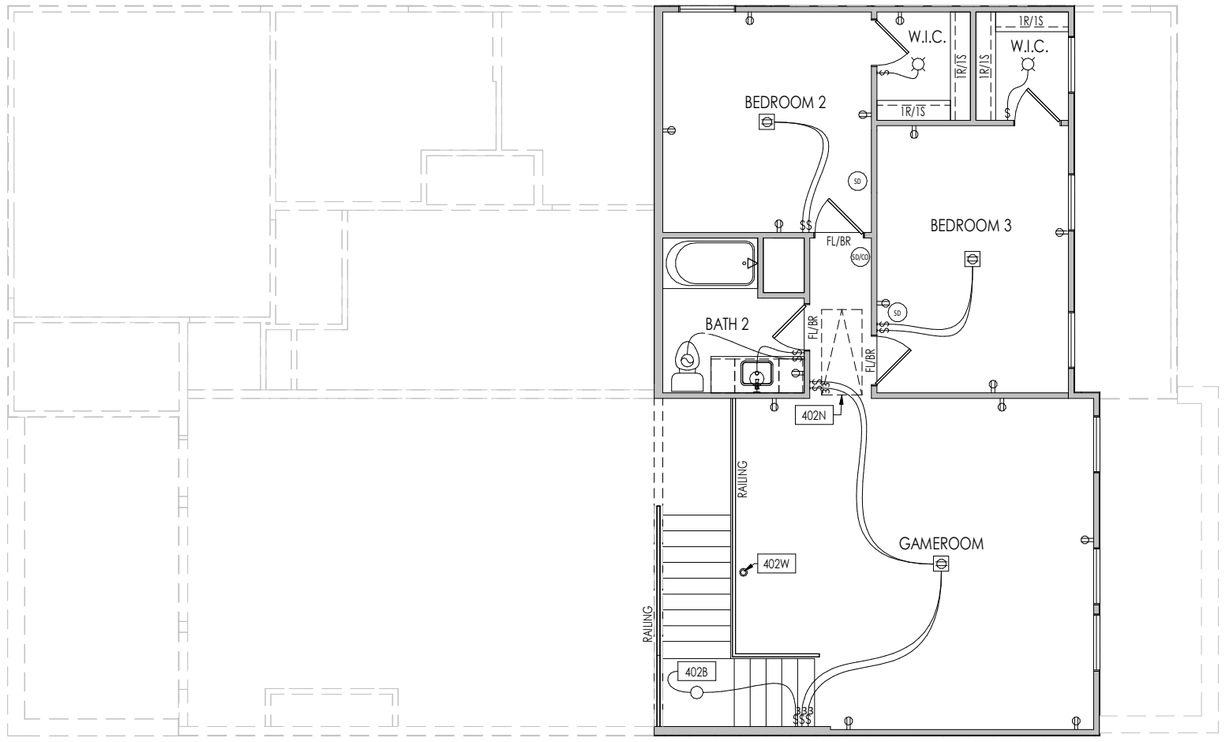
Sheet Information

4.01
First Floor Mechanical Plan
Elevation "A"

REISSUED: 12/26/2024



General Notes:

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

Key Notes:

402B	TO SWITCH OR LIGHT BELOW
402N	PULL DOWN ATTIC ACCESS STAIRS (25-1/2" x 54") WITH LIGHT AND OUTLET
402W	FLOOR OUTLET - EXACT LOCATION TO BE FIELD DETERMINED

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:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

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Phone: (919) 844-9288

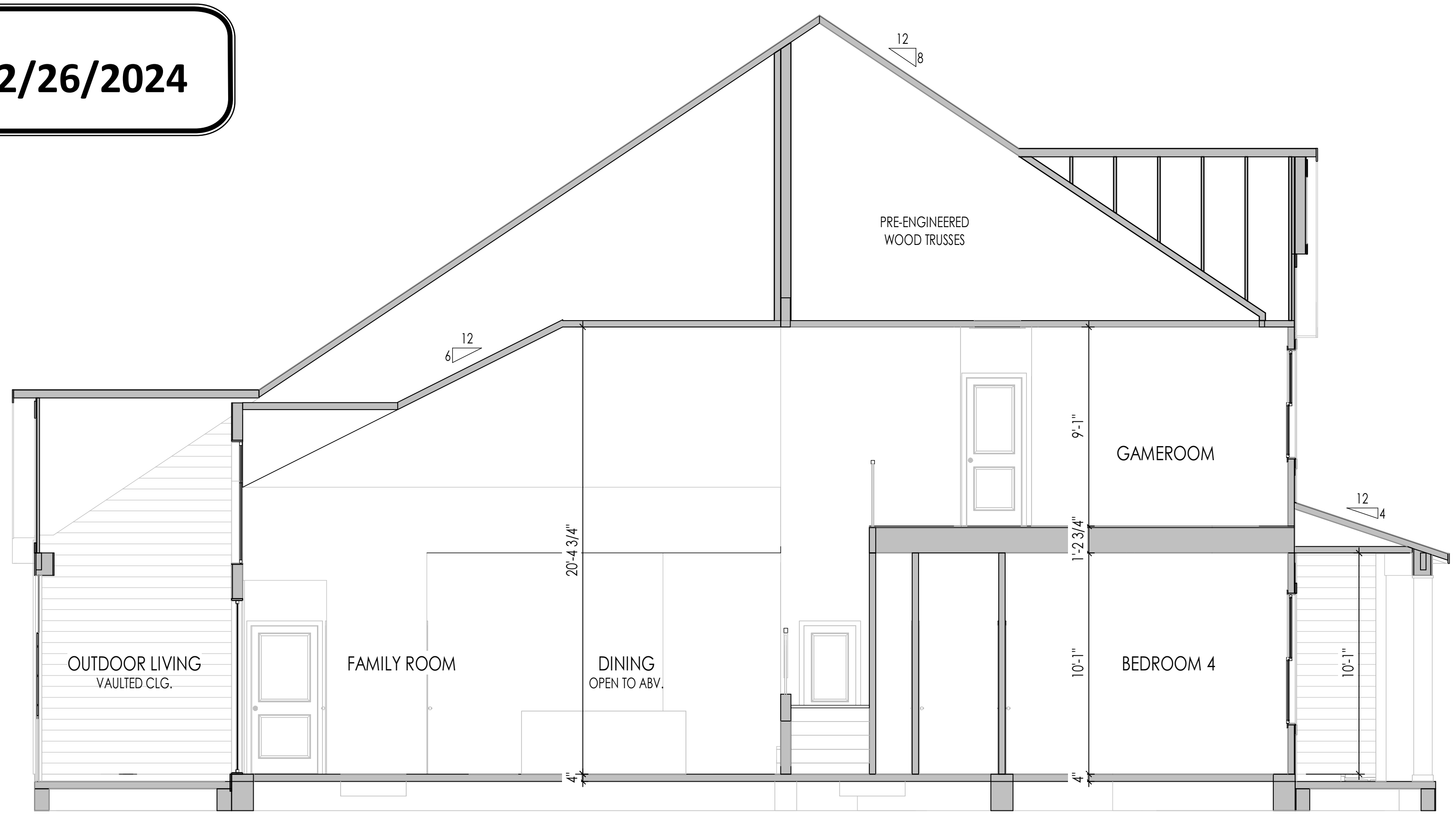
Sheet Information

4.02

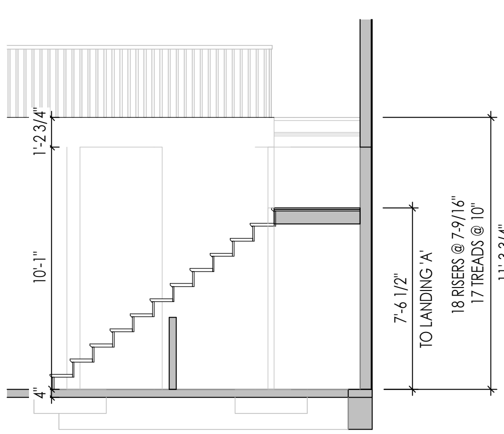
Second Floor Mechanical Plan

Elevation "A"

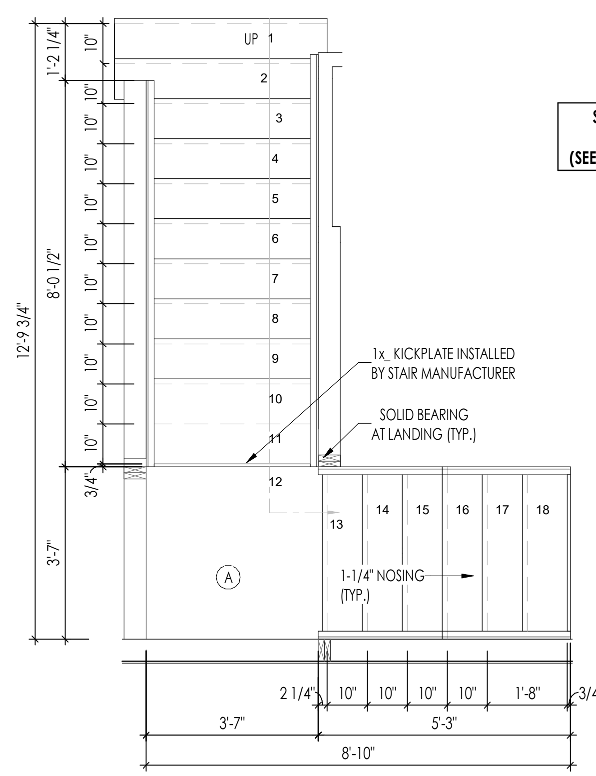
REISSUED: 12/26/2024



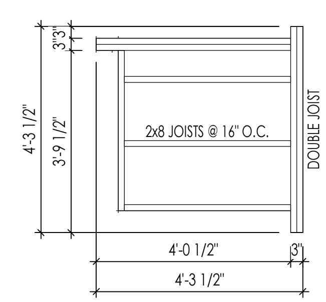
A 5.01 Building Section
1/8" = 1'-0"



B 5.01 Stair Section
1/8" = 1'-0"



SEE STAIR SECTION B/5.01
FOR RISER HEIGHTS
(SEE GENERAL NOTES THIS SHEET)



LANDING DETAIL 'A'

C 5.01 Stair Framing Details
1/4" = 1'-0"

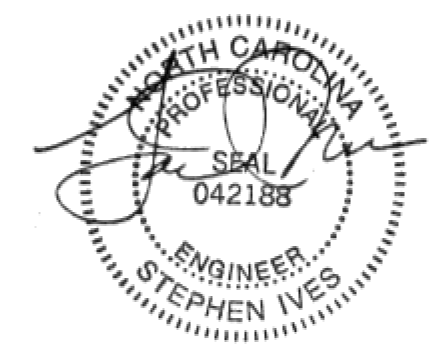
General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS

Key Notes:

Space for Architect Seal

FOR STRUCTURE ONLY



2025-01-16

RESIDENCE FOR:
MARKET
TBD
SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM
Series:
Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

Drees HOMES

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Sheet Information

5.01
Building Section
Elevation "A"

12/26/2024 9:36:52 AM

REISSUED: 12/26/2024

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. REFER TO SHEET S-0 FOR LINTEL SCHEDULE.
4. 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 (IF APPLICABLE).
5. FRONT AND GARAGE DOORS PER SELECTIONS.

Key Notes:

Space for Architect Seal

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

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Sheet Information

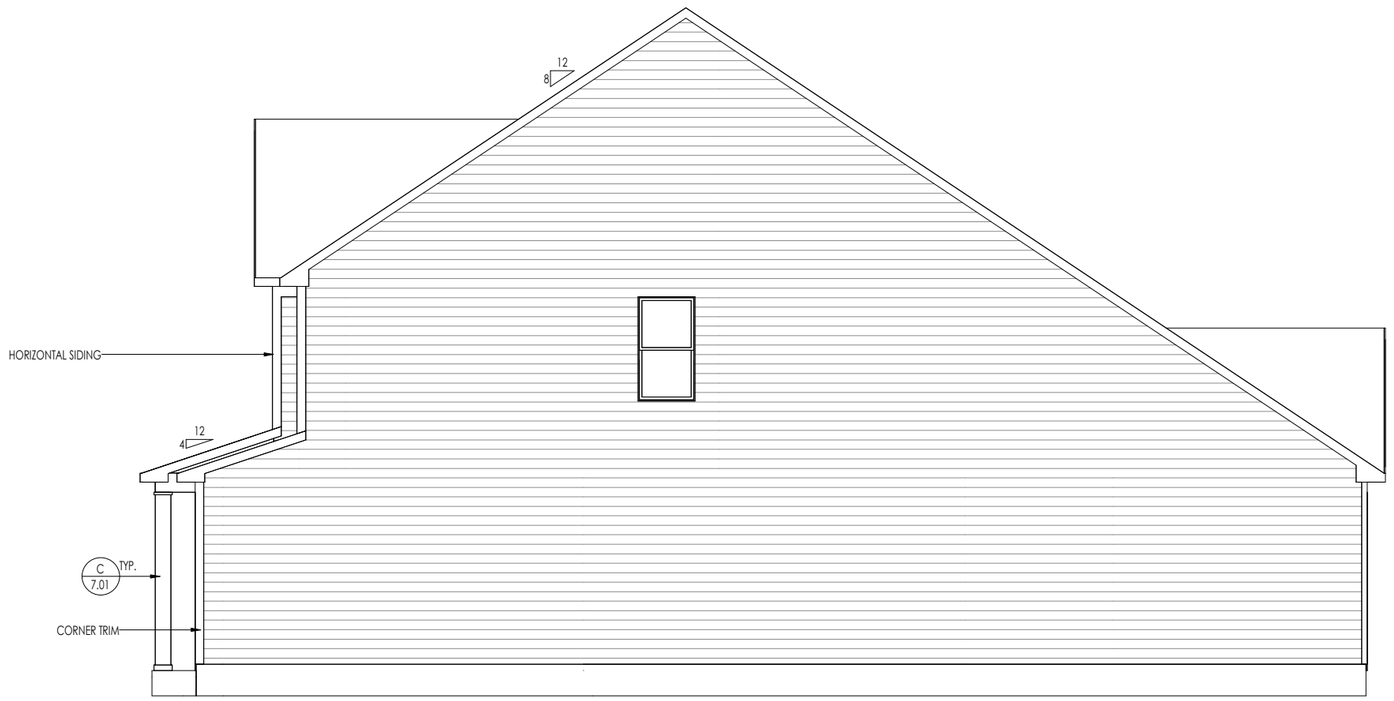
6.01

Front Elevation

Elevation "A"

REISSUED: 12/26/2024

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 SHEET S-0 FOR LINTEL SCHEDULE.
4. 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 (IF APPLICABLE).
5. FRONT AND GARAGE DOORS PER SELECTIONS.

Key Notes:

Space for Architect Seal

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

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Sheet Information

6.02

Garage Side Elevation

Elevation "A"

REISSUED: 12/26/2024

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 SHEET S-0 FOR LINTEL SCHEDULE.
4. 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 (IF APPLICABLE).
5. FRONT AND GARAGE DOORS PER SELECTIONS.

Key Notes:

Space for Architect Seal

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

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Sheet Information

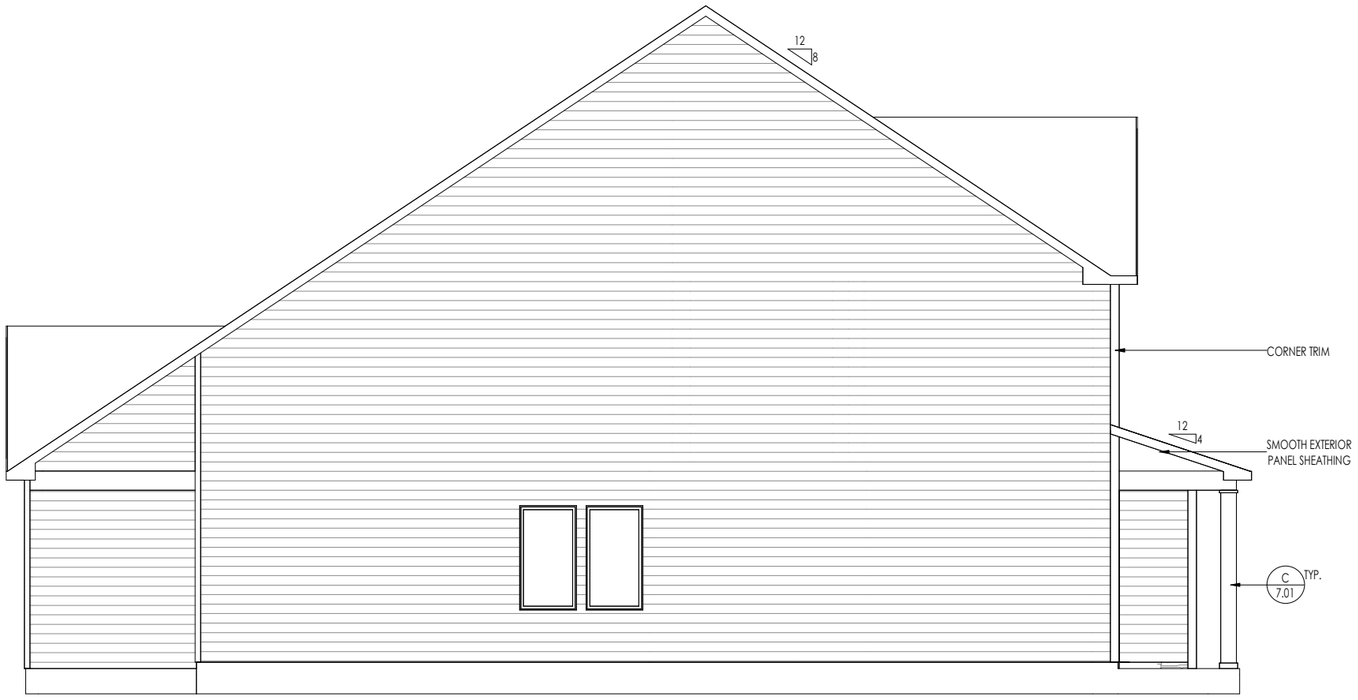
6.03

Rear Elevation

Elevation "A"

REISSUED: 12/26/2024

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 SHEET S-0 FOR LINTEL SCHEDULE.
4. 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 (IF APPLICABLE).
5. FRONT AND GARAGE DOORS PER SELECTIONS.

Key Notes:

Space for Architect Seal

RESIDENCE FOR:

MARKET

TBD

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Contract Drawn By: CM

Series:

Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

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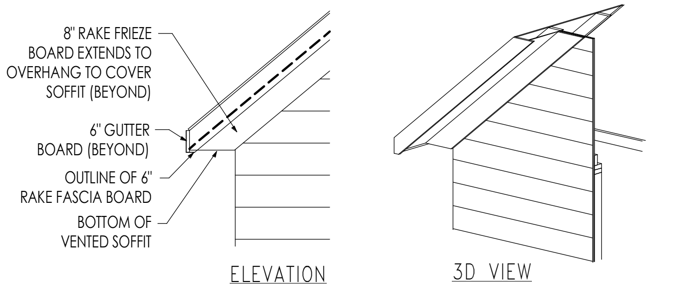
Sheet Information

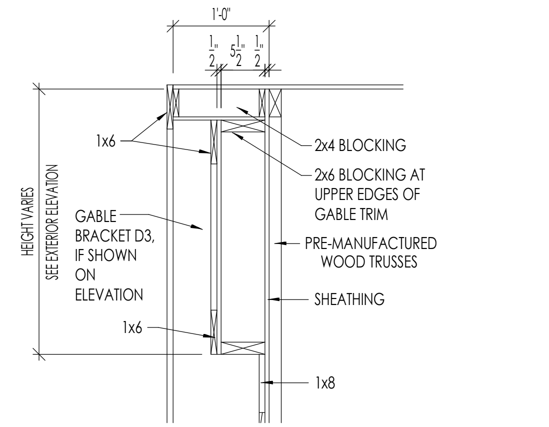
6.04

Side Elevation

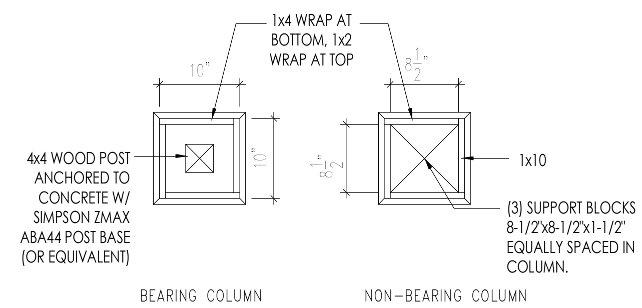
Elevation "A"



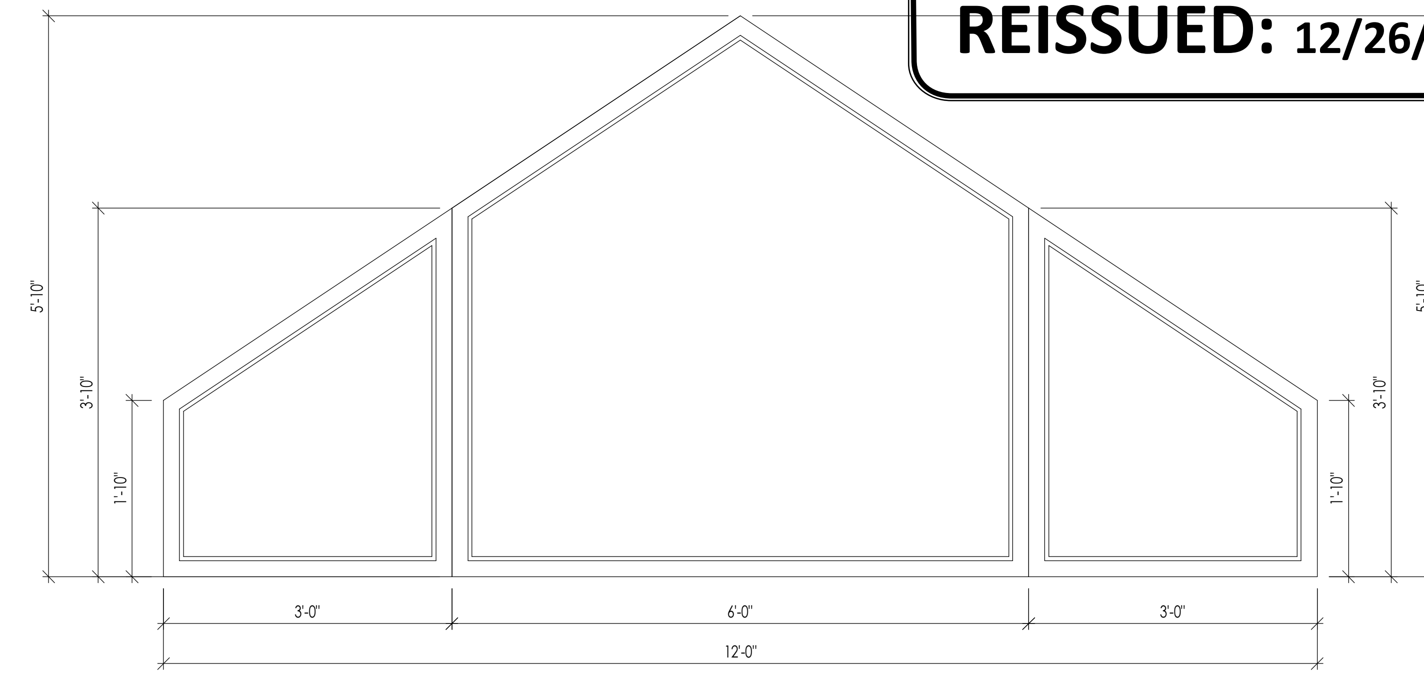
B 7.01 RAFTER TAIL OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



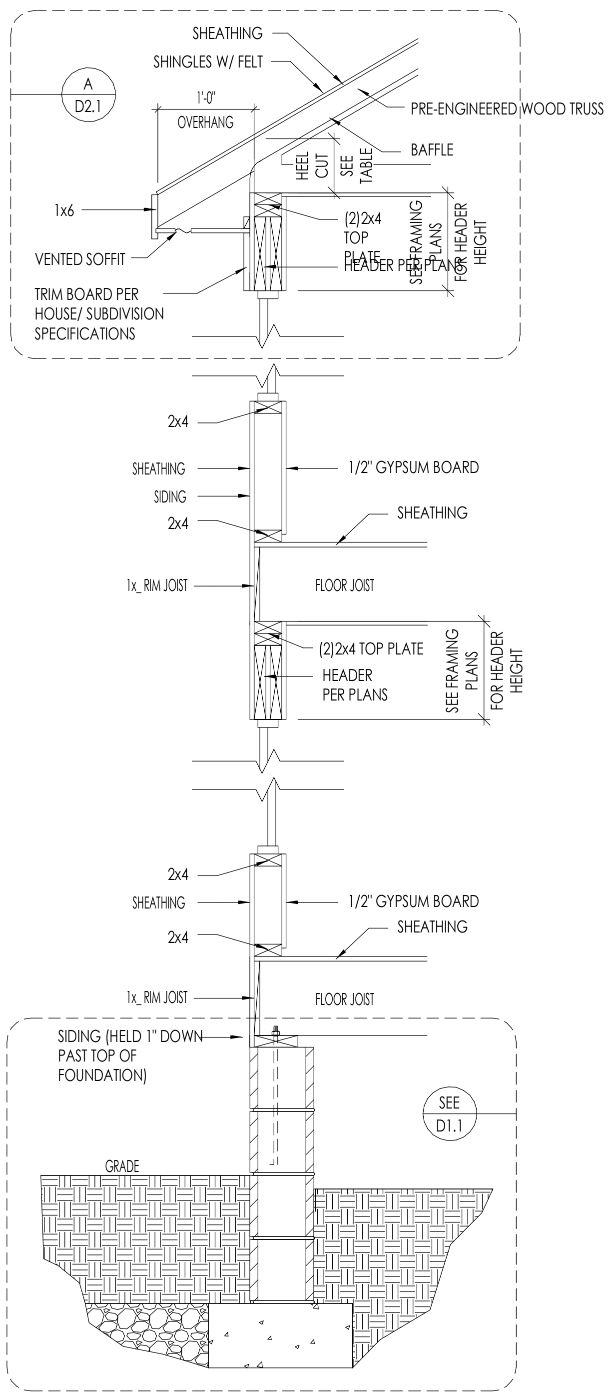
D 7.01 GABLE TRIM SECTION
SCALE: 1/2" = 1'-0"



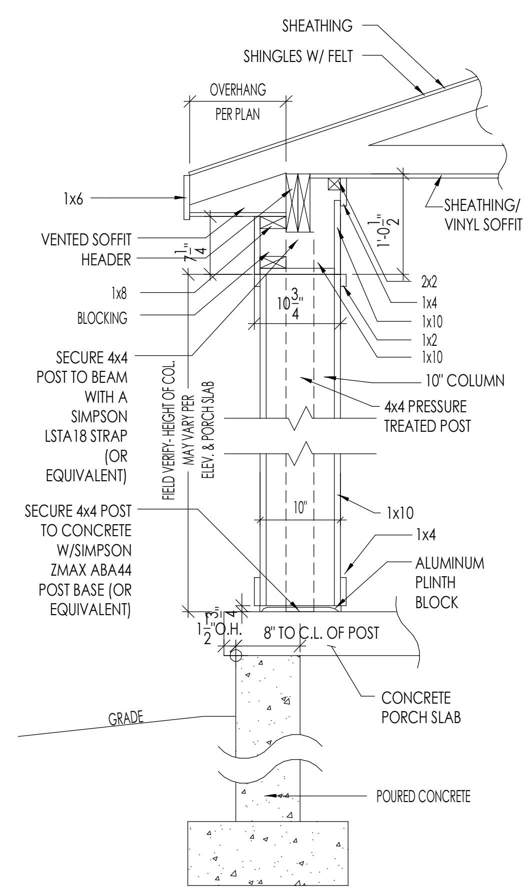
10" BOX COLUMN DETAIL
SCALE: 1/2" = 1'-0"



F 7.01 CUSTOM WINDOWS @ ODL
SCALE: 1/2" = 1'-0"



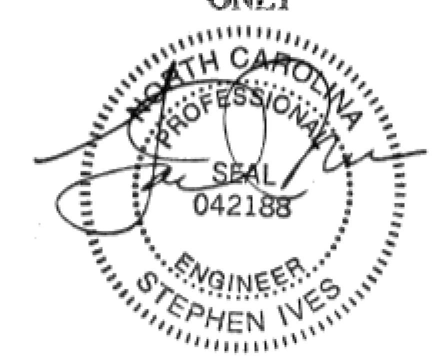
A 7.01 WALL SECTION
SCALE: 1/2" = 1'-0"



C 7.01 COLUMN SECTION / 10" BOX COLUMN
SCALE: 1/2" = 1'-0"

Space for Architect Seal

FOR STRUCTURE ONLY



2025-01-16

RESIDENCE FOR:
MARKET
TBD
SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0215-00	11.11.2024	G. PIEPER	859.578.4355

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

the ALTON

Series:
Plan No.:

Born on Date: 10/24/24 CDs Drawn By: CM

Drees HOMES

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

Sheet Information
7.01
House Specific Details
Elevation "A"

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.

GARAGE SLAB

4" CONC. SLAB W/ 6x6-W1.4xW1.4 WWF ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

PORCH SLAB

4" CONC. SLAB W/ 6x6-W1.4xW1.4 WWF 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-W1.4xW1.4 WWF ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L4"x3"x5/16"
6'-0"	3 FT. MAX	L4"x3"x1/4"
	16 FT. MAX	L5"x3"x5/16"
8'-0"	6 FT. MAX	L5"x3"x5/16"
9'-6"	3 FT. MAX	L5"x3"x5/16"
12'-0"	2 FT. MAX	L5"x3"x5/16"

ALL LINTELS:
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER W/ 40 psf MAXIMUM HEIGHT.
- < 16' SHALL HAVE 4" MIN. BEARING
- >= 16' SHALL HAVE 8" MIN. BEARING
- < 12' SHALL NOT BE FASTENED BACK TO HEADER.
- >= 12' SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48"o.c. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- ALL LINTELS SHALL BE MADE OF 36 KSI STEEL.
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 1/2" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.

MK STND. - MAY 2018

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- 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 M&K 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 DEFECTION 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 - 1,500 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 = 4,000 psi: ..... FOUNDATION WALLS
  3,000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE
  3,500 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE
  fy = 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 (GW, GP, SW, 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/(2)2x6 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. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MK STND. - MAY 2012

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

120 MPH WIND IN 2018 NCSRC

(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 3/4"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 (7/16" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W/ 2 3/4" 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.

MK STND. - SEPT. 2018

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 M&K 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 3/4" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - 2 3/4" 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 3/4" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES & @ 8" O.C. FIELD.
  - W/ 2 3/4" 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 BCSI 1 "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).

MK STND. - MAR 2016

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ 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 = 7 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)
  ADD'L 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. SPF "STUD" GRADE LUMBER, OR BETTER, U.N.O.
  - WALLS OVER 10' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED W/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL 2x8, 2x10, & 2x12 HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE S.Y.P. #2 LUMBER, OR BETTER.
- ALL 2x6 HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPF "STUD" GRADE LUMBER, OR BETTER.
- SUPPORT ALL HEADERS/ BEAMS W/ (1)2x JACK STUD & (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:
  - 'LSL' - Fb=2325 psi; Fv=310 psi; E=1.55x10^6 psi
  - 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - 'LVL' - Fb=2400 psi; Fc⊥=2500 psi; E=1.8x10^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3 1/2" SIMPSON SDS SCREWS (OR 3 1/2" 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 CONDITION. 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 PLIES 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' X-U 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.

seal:

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

Drees HOMES SM

Mulhern+Kulp project number: 085-24018

project mgr:	APV
drawn by:	JWK
issue date:	09-05-24

REVISIONS:

date:	initial:

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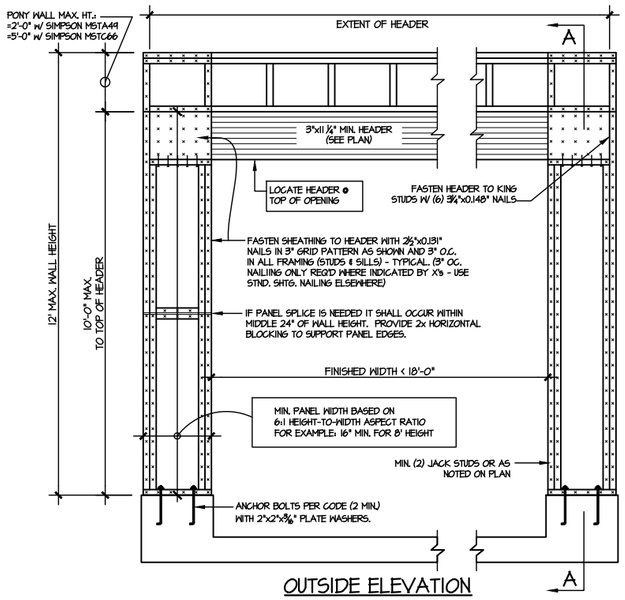
STRUCTURAL NOTES

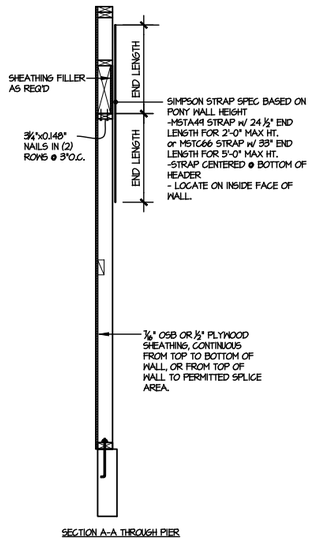
ALTON MODEL

RALEIGH, NC

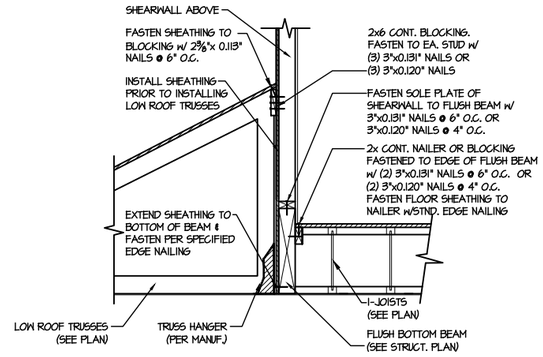
sheet: S-0



OUTSIDE ELEVATION

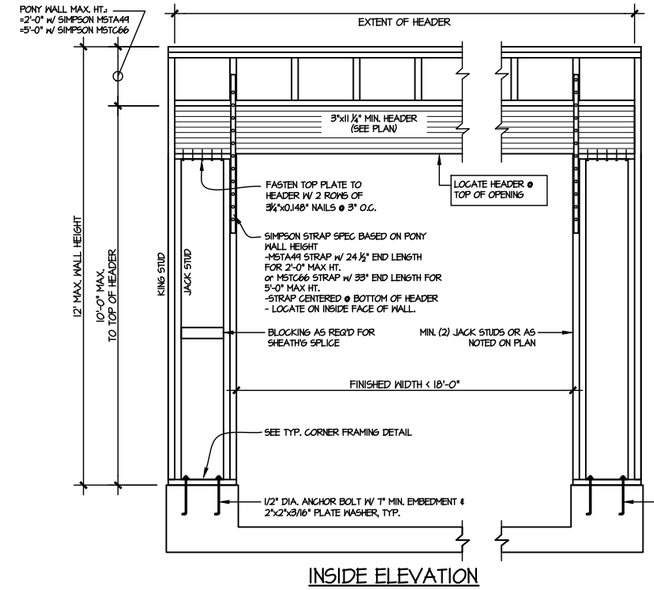


SECTION A-A THROUGH PIER



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

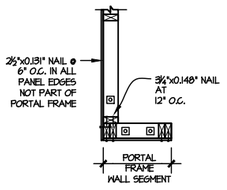
2 SCALE: 3/4"=1'-0"



INSIDE ELEVATION

NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH ½" PLYWOOD OR ⅞" OSB

WALL FRAMING SPECIFICATION:
@2x4 WALL: USE HF #2 GRADE STUDS (OR BETTER)
@2x6 WALL: USE SPF 'STUD' GRADE STUDS (OR BETTER)



PLAN VIEW OF CORNER DETAIL

ALTERNATIVES TO ½" DIA. ANCHOR BOLT:
1) ½" DIA. x 6" LONG SIMPSON TITEN HD
2) ½" DIA. THREADED ROD EPOXY SET w/4 ½" EMBED. (MIN) UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

1 GARAGE PORTAL FRAME BRACING ELEVATION

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

BOTH SIDES OF GARAGE DOOR
115 MPH WIND SPEED (ULT)

seal:

NORTH CAROLINA PROFESSIONAL SEAL 042188 ENGINEER STEPHEN IVES

Drees HOMES SM

Mulhern+Kulp project number: 085-24018

project mgr: APV
drawn by: JWK
issue date: 09-05-24

REVISIONS:

date:	initial:

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RESIDENTIAL STRUCTURAL ENGINEERING
[illegible]
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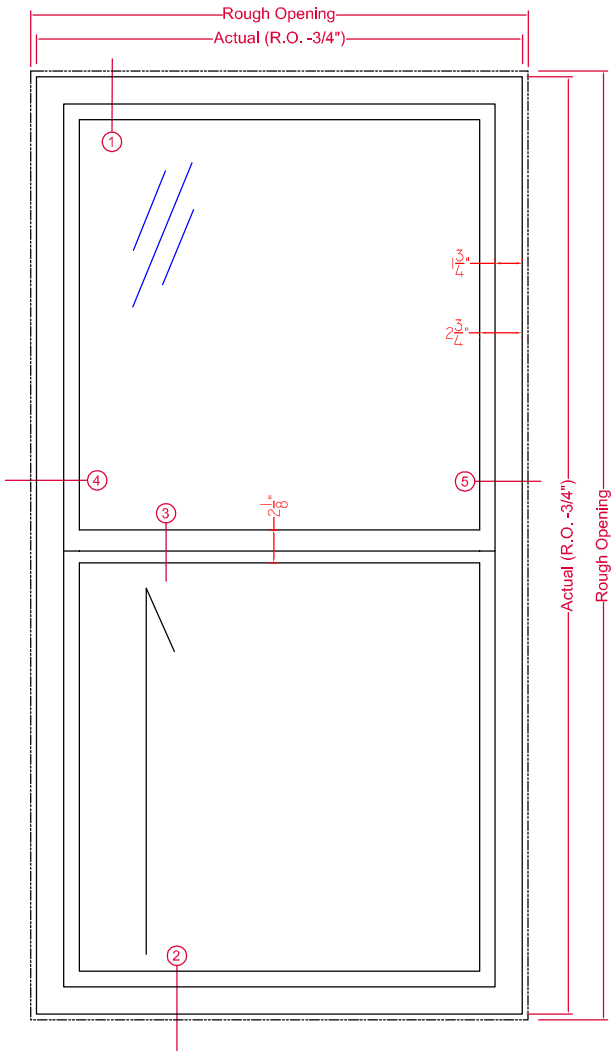
STRUCTURAL NOTES

ALTON MODEL

RALEIGH, NC

sheet:

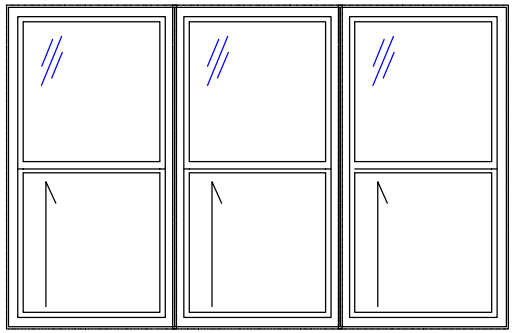
SD-1



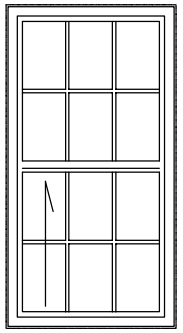
Typical Exterior Elevation

Fyre-Tec Series 925 Single Hung Window

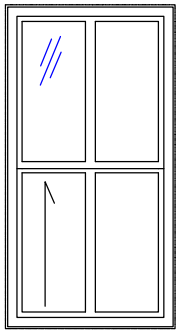
45- or 60-Minute UL Rated



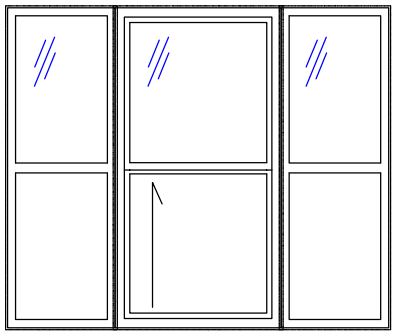
Mulled with Zero Vertical Mullions



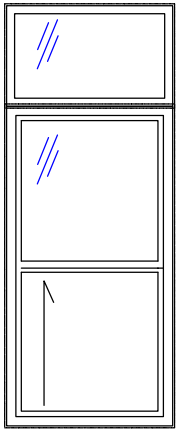
Internal 5/8" Grids In IGU



True Muntins

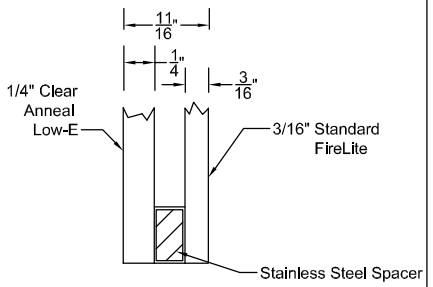


Mulled with Zero Vertical Mullions and Series 950 Fixed Lites



Mulled with Series 950 Transom

Typical IGU Makeup

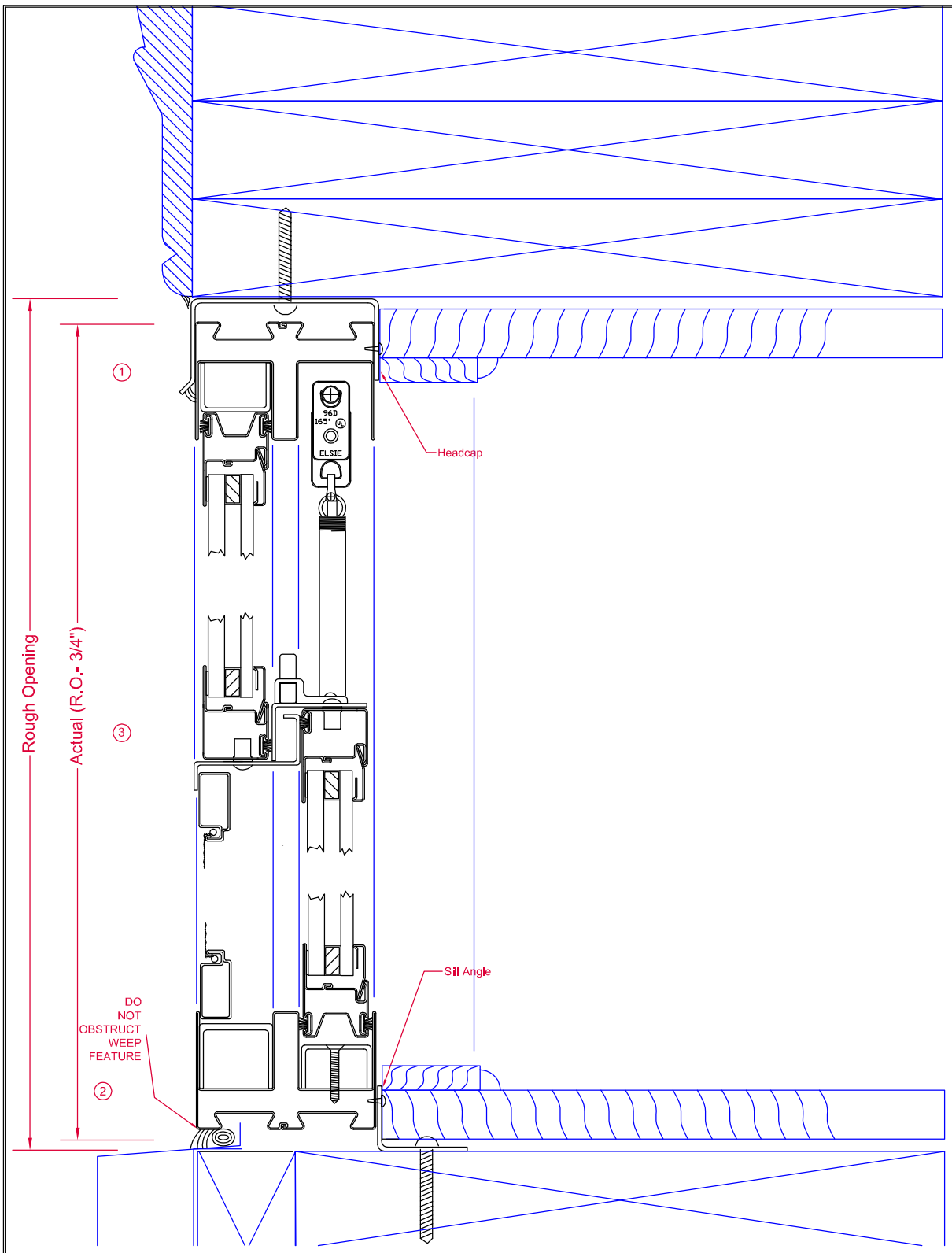


May include 1 hour UL rated ceramic with 1/4" clear anneal Low-E. Many other combinations are available depending on the reqirements for safety glazing or U-values. Wireglass IGU available.

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

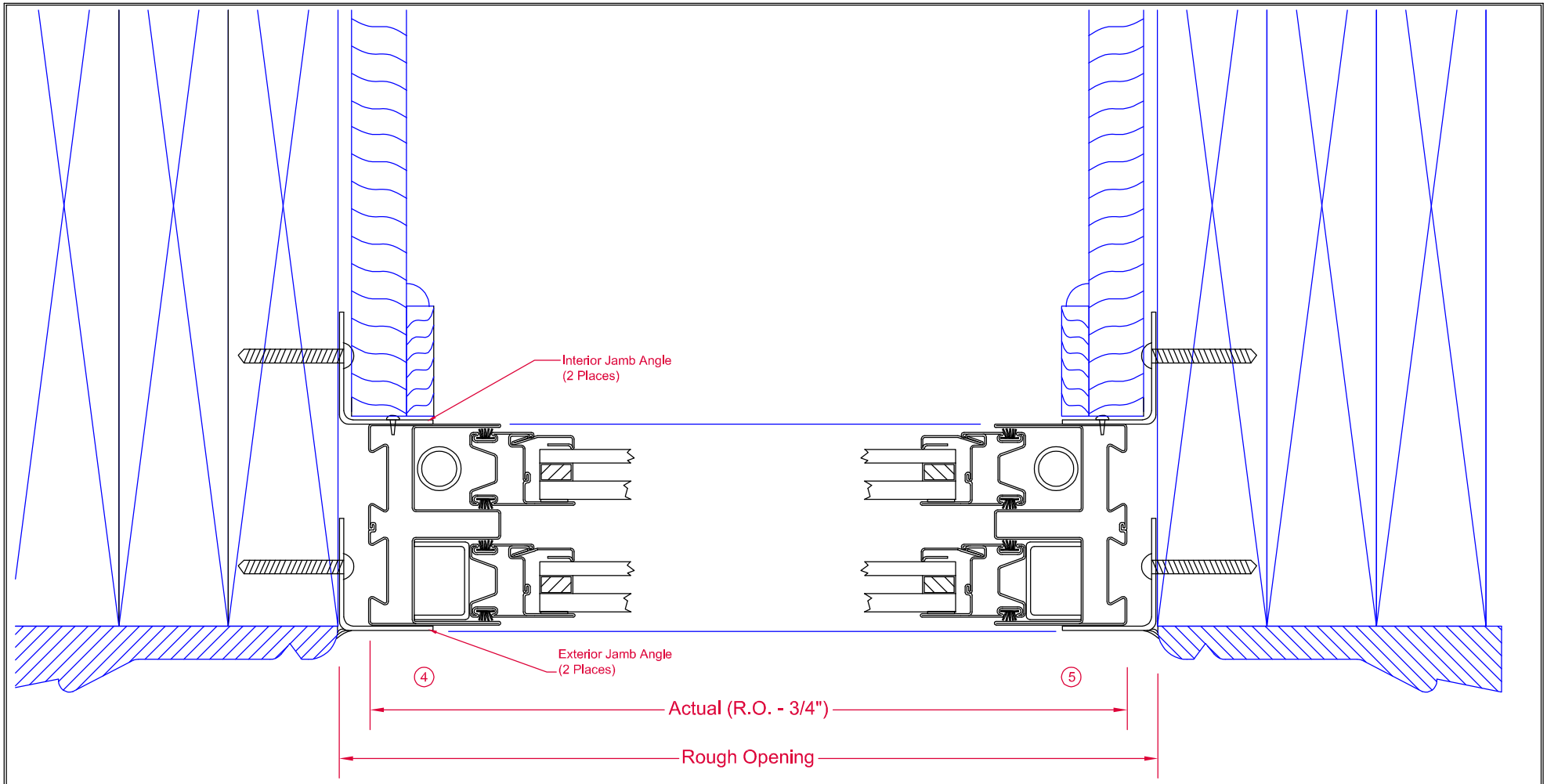
925 SINGLE HUNG - SUBFRAME INSTALLATION

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

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

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

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