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## Square Footage

Living Areas	
First Floor	906 SF
Second Floor	1129 SF
2035 SF	
Unfinished Areas	
Front Covered Porch	117 SF
Garage	458 SF
Outdoor Lvg.	100 SF
675 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 NC Building Code – Residential

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Space for Architect Seal

RESIDENCE FOR:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

Job Number: <b>STY5-0348-00</b>	Drawing Date: <b>3/11/25</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859.578.4355</b>
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House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: <b>GLP</b>
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Series:	Plan No.:
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Born on Date:	11/11/22	CDs Drawn By:	CLM
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8521 Six Forks Road, Suite 500, Raleigh, NC 27615  
Phone: [919] 844-9288

Sheet Information

**0C.1**  
Cover Sheet  
Elevation "A"

Architecture Plan Review:

☒ No Comments

☐ See Comments

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

Customer Request:

1. XXX
2. XXX
3. XXX
4. XXX

Design Solution:

1. XXX
2. XXX
3. XXX
4. XXX

Reason For Modification:

1. XXX
2. XXX
3. XXX
4. XXX

Comments:

1. XXX
2. XXX
3. XXX
4. XXX

Customer Plan Review Signature

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

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

3/11/2025 10:05:32 AM

## GENERAL NOTES - RALEIGH

## FOUNDATION NOTES

CRAWL SPACES:

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 4,500 PSI
- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.
- WALL TIES EMBEDDED IN THE HORIZONTAL MORTAR JOINT SHALL BE 16" ON CENTER. TIES IN ALTERNATE COURSES SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 16" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 16" ADDITIONAL TIES SHALL BE PROVIDED AT ALL OPENINGS, AND WITHIN 12" OF THE OPENING.
- CORE FILL ENTIRE BLOCK WALL WHEN THE WALL IS 4'-0" TALL OR HIGHER. INSTALL #4 REBAR IN EACH HOLLOW AREA OF EACH BLOCK FROM FOOTING TO TOP OF WALL, ON THE ENTIRE WALL PRIOR TO CORE FILLING IT.
- TOP COURSE OF BLOCK ON ALL WALLS WILL BE FILLED SOLID WITH MORTAR PLACING THE FOUNDATION STRAPS OR BOLTS IN THE MORTAR 6'-0" ON CENTER, AND 12" FROM EACH CORNER.
- 12"x16" PIERS: HOLLOW MASONRY UP TO 48" HIGH, SOLID MASONRY UP TO 90" HIGH
- 16"x16" PIERS: HOLLOW MASONRY UP TO 64" HIGH, SOLID MASONRY UP TO 120" HIGH
- BLOCK PIERS SHOULD BE PLACED DIRECTLY ON CONCRETE FOOTINGS PER PLAN. THEY SHOULD BE PLUMBED AND SQUARE WITHIN 1/4".
- SILL PLATES TO BE A MINIMUM OF 2x4 NOMINAL LUMBER.

## 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" <u>AND</u> NO GREATER THAN 1/2" DEFLECTION		
	L/600 FOR SPANS OVER 16'-0" IF SIMPLE SPAN <u>AND</u> NO GREATER THAN 1/2" DEFLECTION		
	L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. <u>AND</u> 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 STRENGTH OF 4,500 PSI
- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED- ALL FOUNDATION WALLS TO BE CAST IN PLACE CONCRETE 3000 PSI MIN. UNLESS OTHERWISE NOTED.
- BASEMENT WINDOW LOCATIONS MAY VARY FROM DRAWING DUE TO LOT CONDITIONS.
- BACKFILL ADJACENT TO FOUNDATION WALLS SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.
- VERTICAL CONTROL JOINTS IN BASEMENT FOUNDATION WALLS - STANDARD LOCATION GUIDELINES:
  - 1) PLACE A CONTROL JOINT IN ALL UNBRACED WALLS OVER 30' IN LENGTH. (NOTE: "T" WALLS AND CORNERS COUNT AS A BRACE).
  - 2) WINDOWS THAT ARE LARGER THAN THE STANDARD BASEMENT WINDOW REQUIRE A CONTROL JOINT.
  - 3) CONTROL JOINTS ARE NOT REQUIRED AT EVERY WINDOW THAT IS STANDARD SIZE.
  - 4) IF THERE IS A STANDARD WINDOW LOCATED IN A WALL SEGMENT THAT REQUIRES A CONTROL JOINT, THEN THE CONTROL JOINT SHOULD BE PLACED ON THE SIDE OF THE WINDOW THAT IS ADJACENT TO THE LONG SIDE OF THE WALL. IF THERE IS MORE THAN ONE WINDOW IN A WALL THEN ONLY ONE WINDOW SHOULD HAVE A CONTROL JOINT.
  - 5) DOORS DO NOT GET CONTROL JOINTS.
  - 6) CONTROL JOINTS SHOULD NOT BE LOCATED WITHIN 3' OF A BEAM POCKET.
  - 7) CONTROL JOINTS ARE REQUIRED AT THE FIRST AND LAST STEP DOWN AT STEPPED BASEMENT FOUNDATION WALLS.
- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.
- ALL VERTICAL STEEL AND ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.

SLAB ON GRADE:

- ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS AS INDICATED ON THE DETAILS OVER MINIMUM 6 MIL. POLYETHYLENE (VISCQUEEN) VAPOR BARRIER. SLABS SHALL BE REINFORCED WITH 6x6 W1.4 WWF LAPPED 8" AT EDGES AND ENDS IN CONFORMANCE WITH ASTM-A 185, OR FIBERMESH REINFORCEMENT SHALL BE USED WITH A MINIMUM FIBER LENGTH OF  $\frac{1}{2}$ " TO 2" COMPLYING WITH ASTM C 1116. THE DOSAGE AMOUNT SHALL BE 0.75 TO 3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SLABS ON GRADE SHALL BEAR ON STRUCTURAL FILL WHICH SHALL BE CLEAN SAND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. IF SOIL TREATMENT IS USED, THE TREATMENT SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTATION IS COMPLETED.
- FOOTINGS MAY BEAR UPON UNDISTURBED SOIL OR UPON STRUCTURAL FILL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST TWO FEET (2'-0") BELOW THE BOTTOM OF THE FOOTING.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
  - 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
  - 2" CONCRETE EXPOSED TO EARTH AND WEATHER
  - 1  $\frac{1}{2}$ " CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 4,500 PSI
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.
- ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.

## MECHANICAL/ELECTRICAL NOTES

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

## INSULATION DETAILS

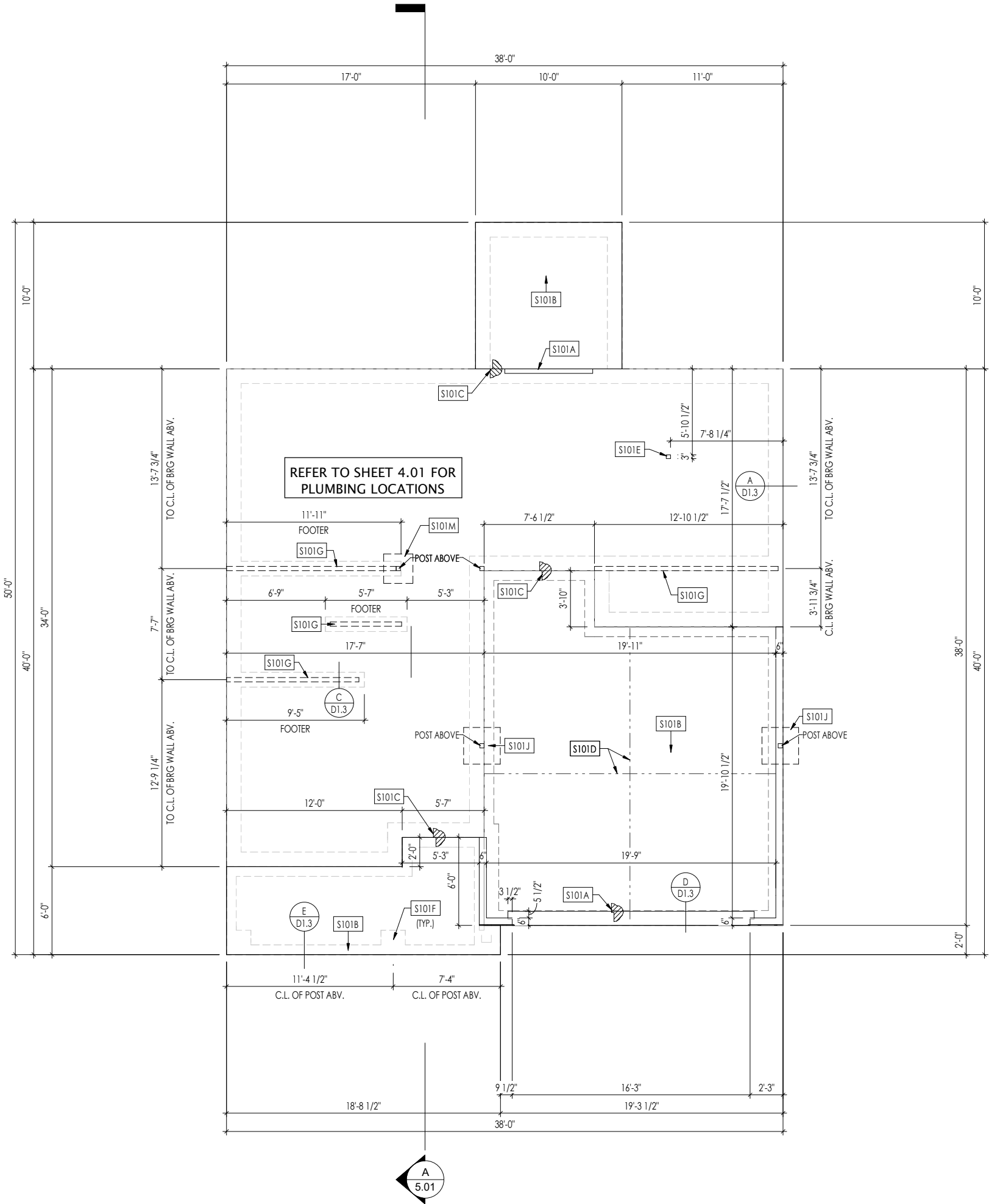
EXTERIOR STUD WALL CAVITY:	(2x4)	R-15
(2x6)	R-19	
FLOOR JOIST CAVITY AT STANDARD PERIMETER:	R-19	
FLOOR JOIST CAVITY AT CANTILEVER:	R-19	
OVER GARAGE: (OVER HORIZONTAL SPACE)	R-38 BLOWN	
(SLOPED AND VERTICAL SPACE)	R-38 BATT	

### ELEVATION NOTES

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

## ROOF PLAN NOTES

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



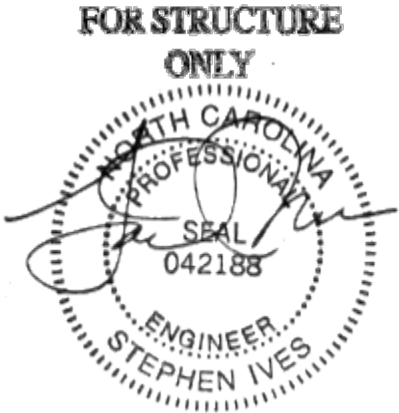
General Notes:

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
S101F	PAD FOOTING UNDER PORCH COLUMN ABOVE - SEE DETAIL F/D1.3
S101G	8"x16" THICKENED PLAIN CONCRETE FOOTING UNDER BEARING WALL ABOVE
S101J	30"x30"x12" ENLARGED CONCRETE FOOTING UNDER POST ABOVE
S101M	24"x24" ENLARGED CONC. FTG. UNDER POST ABOVE

Space for Architect Seal



2025-04-03

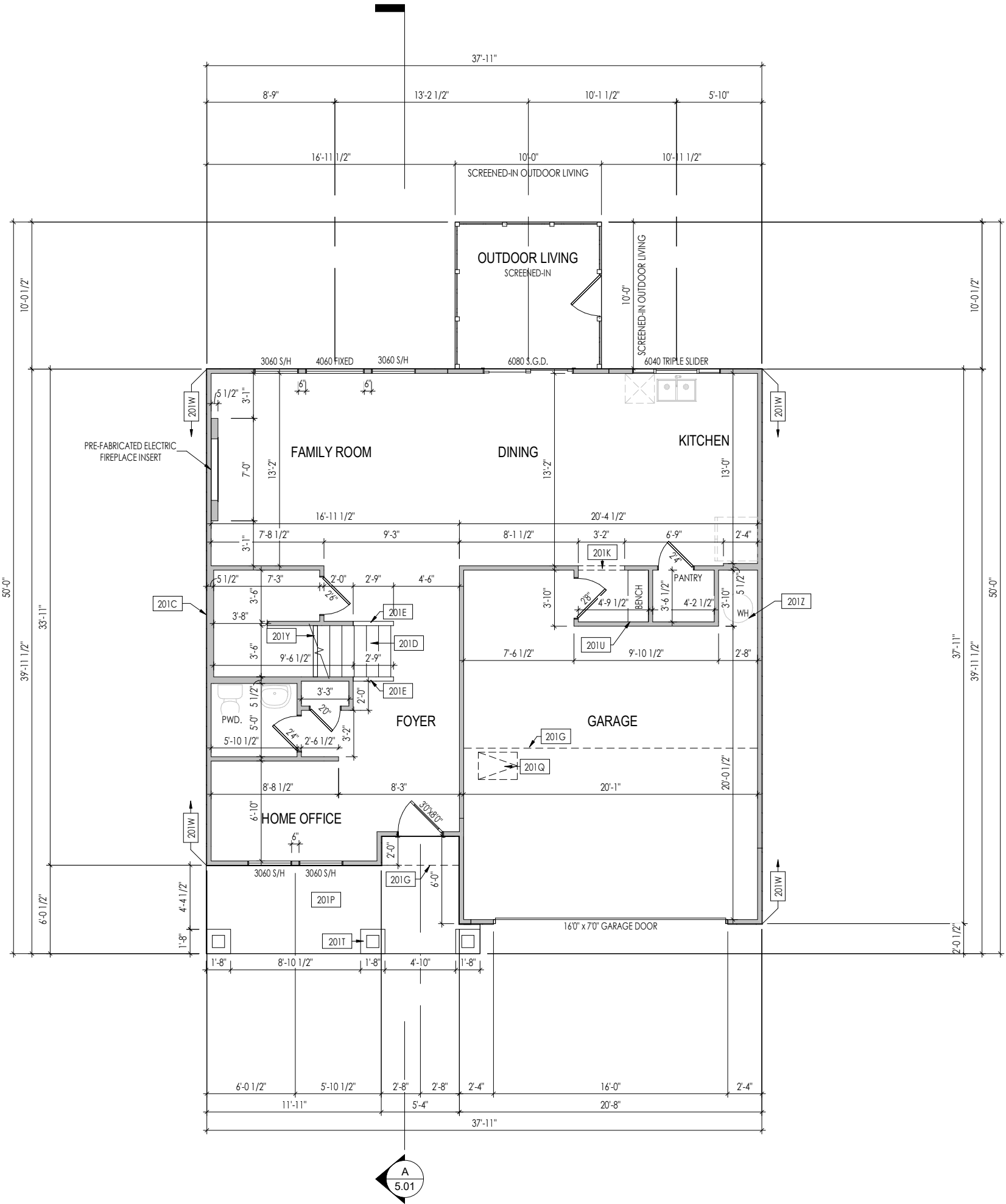
RESIDENCE FOR:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

Job Number: <b>STY5-0348-00</b>	Drawing Date: <b>3/11/25</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859.578.4355</b>
House Name: <b>the GRACE</b>			Contract Drawn By: <b>GLP</b>
Drawing Scale: 1/8" = 1'0"			Series:
Born on Date: 11/11/22			Plan No.:
CDs Drawn By: CLM			



Sheet Information

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



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:	
201C	2x6 BALLOON FRAMED WALL - SEE SHEET 2.01S FOR MORE INFO
201D	SEE DETAIL D/7.01 FOR STAIR FRAMING DETAILS
201E	36" HIGH WALL SLOPED WITH STAIR STRINGER
201G	OUTLINE OF SECOND FLOOR ABOVE
201K	FRAME TOP OF OPENING AT HEIGHT SPECIFIED IN GENERAL NOTES ON THIS SHEET
201P	CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
201Q	22-1/2" x 32" ATTIC ACCESS
201T	SEE DETAIL E/7.01 FOR FRONT PORCH COLUMN FRAMING INFO
201U	BENCH - SEE DETAIL F/D2.2
201W	PROVIDE 1/2" FIRE RATED PLYWOOD ON SIDE ELEVATIONS
201Y	APPROX. LOCATION OF 36" HIGH WALL UNDER STAIRS (FIELD VERIFY)
201Z	18" HIGH WATER HEATER PLATFORM

Space for Architect Seal

RESIDENCE FOR:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

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CDs Drawn By: CLM			



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Phone: (919) 844-9288

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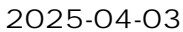
**2.01F**  
First Floor Framing Plan  
Elevation "A"

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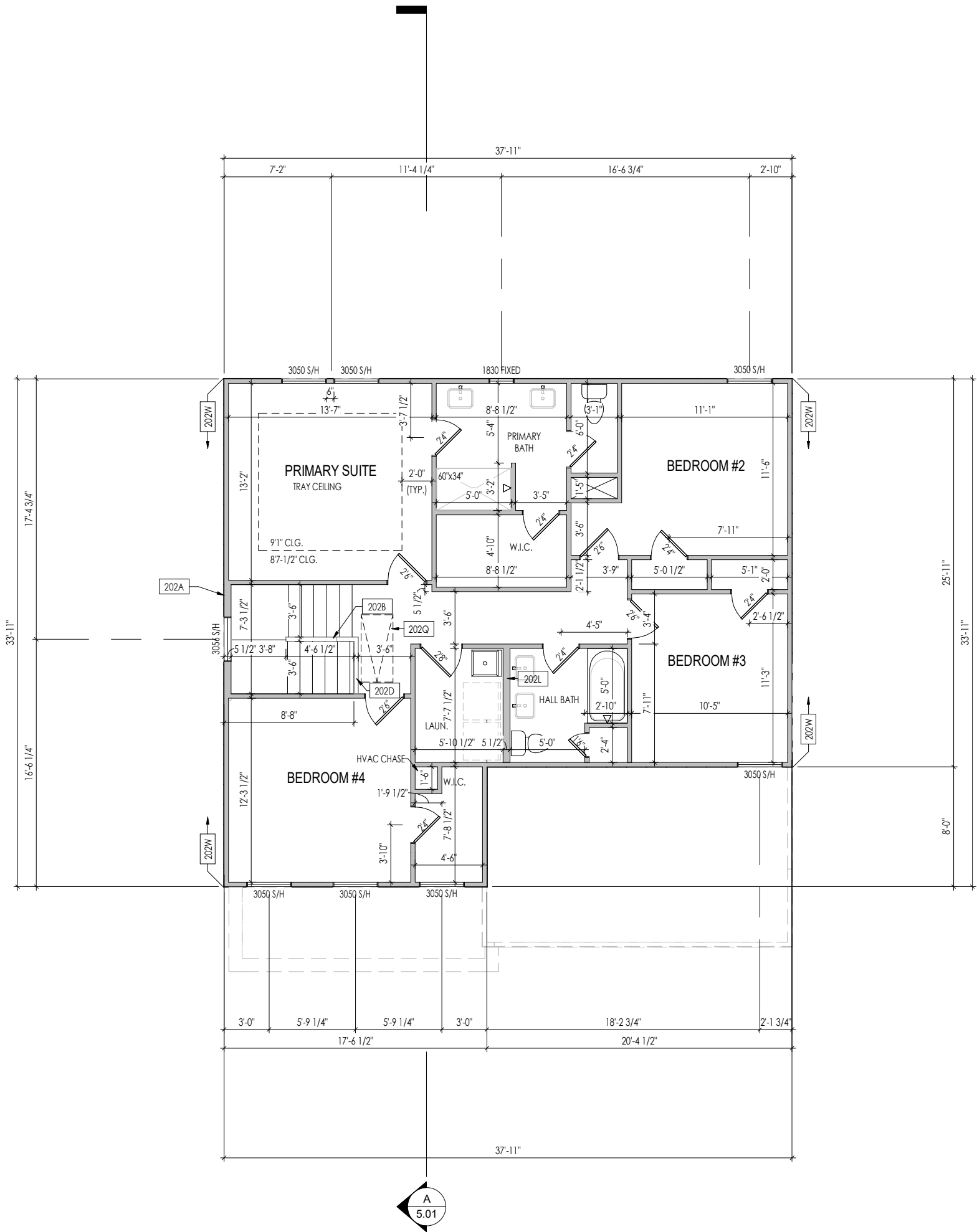
1. REFER TO SHEET ON.1 FOR GENERAL NOTES AND SD-1 FOR ENGINEERING NOTES.

ST1A	4x4 P.T. WOOD POST WITH SIMPSON ABW44Z POST BASE AND SIMPSON BC52-2/4 CAP
ST1B	4x4 P.T. POST W/ SIMPSON BC52-2/4 CAP & BASE (PROVIDE ABW44Z BASE @ OPT. SOG FOUNDATION)
ST1C	FRAME TOP OF BEAM AT 9'-1" ABOVE FIRST FLOOR SUBFLOOR/SLAB
ST1E	OUTLINE OF SECOND FLOOR ABOVE

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

Space for Architect Seal

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- General Notes:
- 1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
  - 2. ALL SECOND FLOOR CEILINGS TO BE 9'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
  - 3. FRAME TOP OF ALL WINDOWS AT 1'-0 1/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
  - 4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM CEILING.
  - 5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
  - 6. REFER TO SHEET 2.02S FOR STRUCTURAL INFORMATION.

Key Notes:

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

Space for Architect Seal

RESIDENCE FOR:  
**BELAYNEH**  
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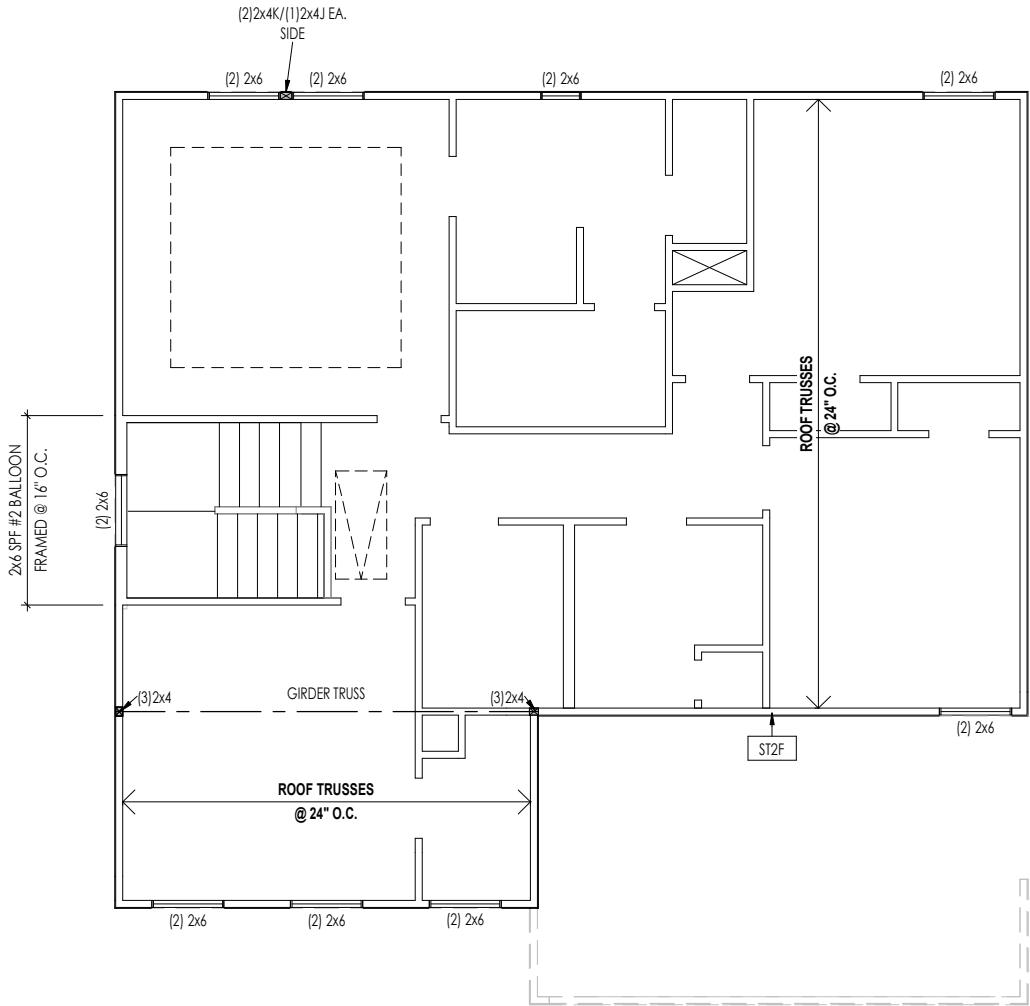
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Phone: (919) 844-9288

Sheet Information

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

3/24/2025 8:47:18 AM





General Notes:

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

Key Notes:

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

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

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

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

Space for Architect Seal

FOR STRUCTURE ONLY

STEPHEN IVES

ENGINEER

042188

SEAL

PROFESSIONAL

NORTH CAROLINA

2025-04-03

RESIDENCE FOR:

BELAYNEH

18 GRACEFUL ROW

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0348-00	3/11/25	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By:
the GRACE			GLP
		Series:	
Born on Date:		CDs Drawn By:	Plan No.:
11/11/22		CLM	

Drees

HOMES

SM

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Phone: (919) 844-9288

Sheet Information

2.02S

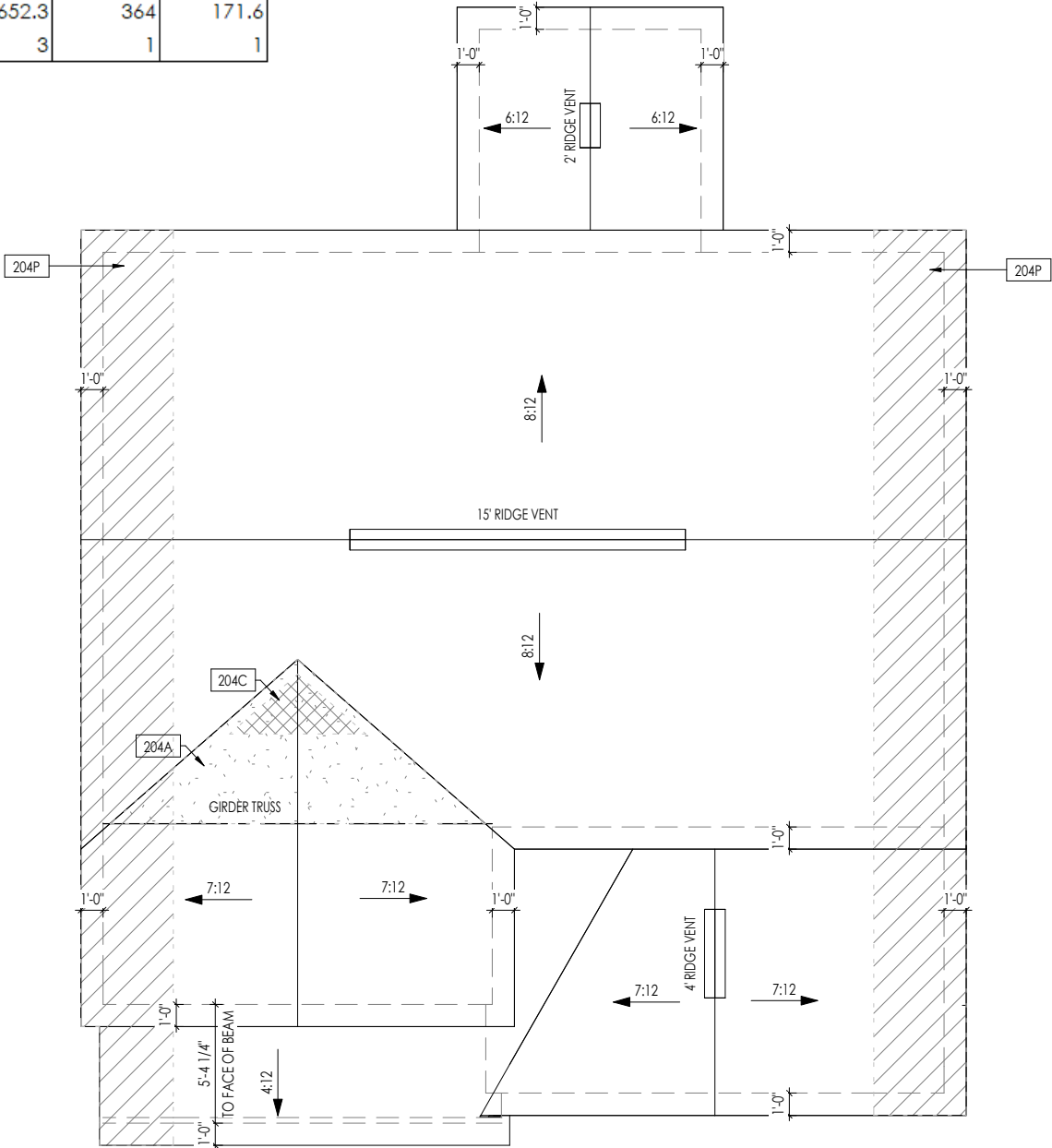
Second Floor Structural Plan

Elevation "A"

3/11/2025 5:56:26 AM

I:\Content\15\015\RALEIGH\STY5\STY5-0348-00\STY5-0348-00.rvt

ROOF VENTILATION			
CITY/SERIES:	RALEIGH		
	MAIN HOUSE	GARAGE	SIP
TOTAL ATTIC AREA:	1,271	280	132
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	4.24	0.93	0.44
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	5.71	1.13	1.32
DOWNSPOUT CALCULATION			
	MAIN HOUSE	GARAGE	SIP
TOTAL DRAINABLE ROOF AREA:	1652.3	364	171.6
MINIMUM # OF DOWNSPOUTS:	3	1	1



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 ON.1 FOR GENERAL NOTES.	
Key Notes:	
204A	VALLEY TRUSS OVER FRAMING @ 24" O.C.
204C	NO ROOF DECKING UNDER OVER-FRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION
204P	4'-0"(MIN.) OF FIRE RETARDENT TREATED ROOF SHEATHING. NO PENETRATION ALLOWED WITHIN 4' OF EXTERIOR WALL - SEE DETAIL H/7.01 FOR FIRE BLOCKING AT SOFFIT
CONNECTION SPECIFICATIONS (TYP. U.N.O.)	
NOTE: 10d NAIL = 3" x 0.131" GUN NAIL	
JOIST TO SOLE PLATE	(3) 10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3) 10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3) 10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3) 10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3) 10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" 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

2025-04-03

RESIDENCE FOR:

BELAYNEH

18 GRACEFUL ROW

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0348-00	3/11/25	GREG P.	859.578.4355
House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By:	
the GRACE		GLP	
		Series:	
Born on Date:		CDs Drawn By:	Plan No.:
11/11/22		CLM	

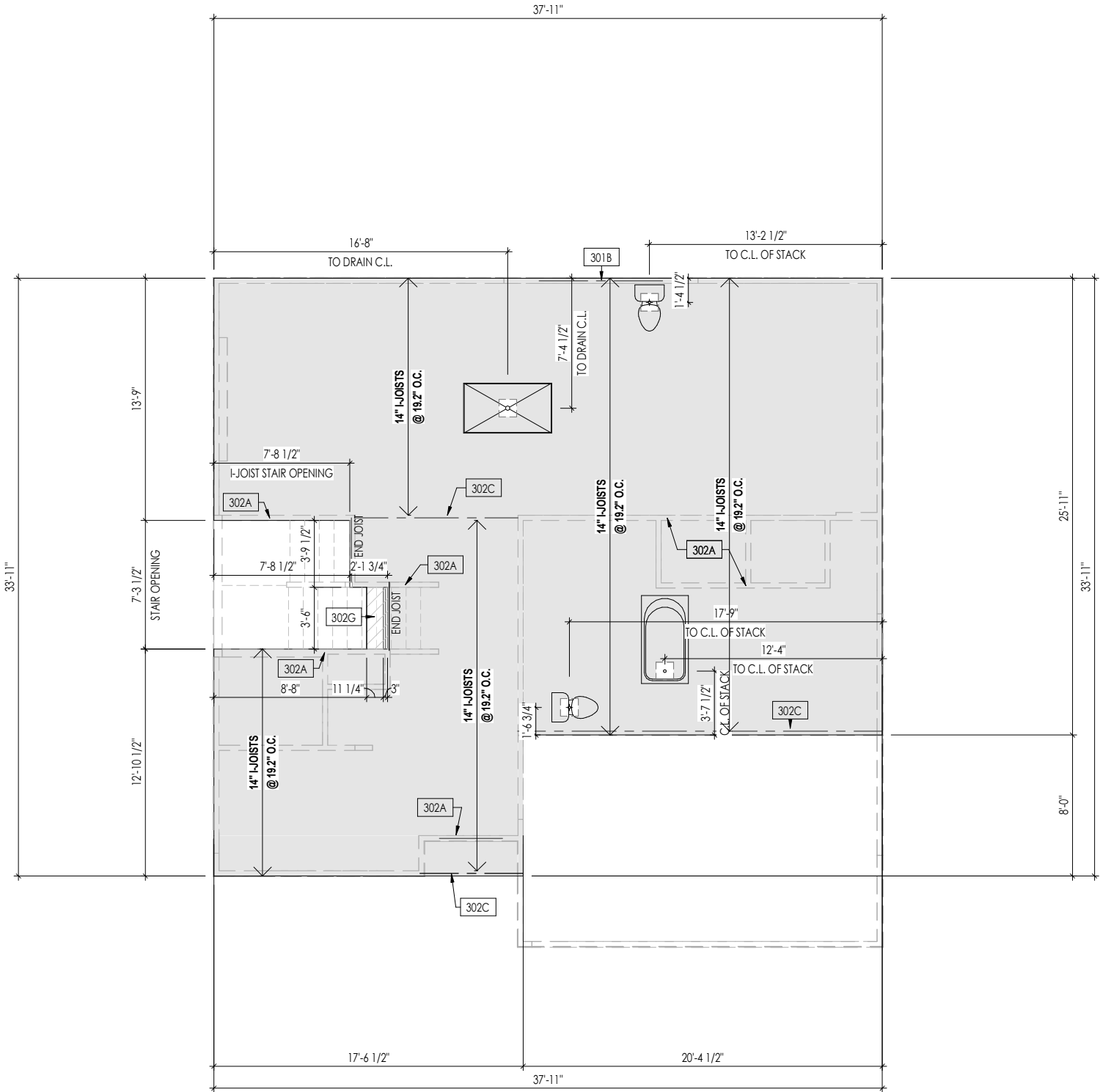
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Sheet Information

2.04

Roof Plan  
Elevation "A"





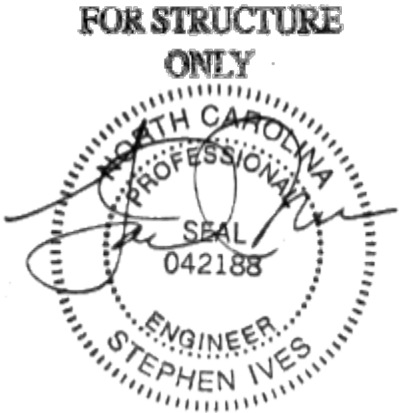
General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. FLOOR JOISTS TO BE 14" TJI 210 SERIES I-JOISTS, 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
302C	FLUSH BEAM - SEE SHEET 2.01S FOR MORE INFO
302G	(2)2x8 (TOP FLUSH) NEXT TO 2x12 FLAT FRAME FOR STAIR HEADROOM - SEE DETAIL X/X.XX

Space for Architect Seal



2025-04-03

RESIDENCE FOR:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

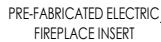
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House Name:			Contract Drawn By: <b>GLP</b>
<b>the GRACE</b>			Series:
			Plan No.:
Born on Date: 11/11/22	CDs Drawn By: CLM		

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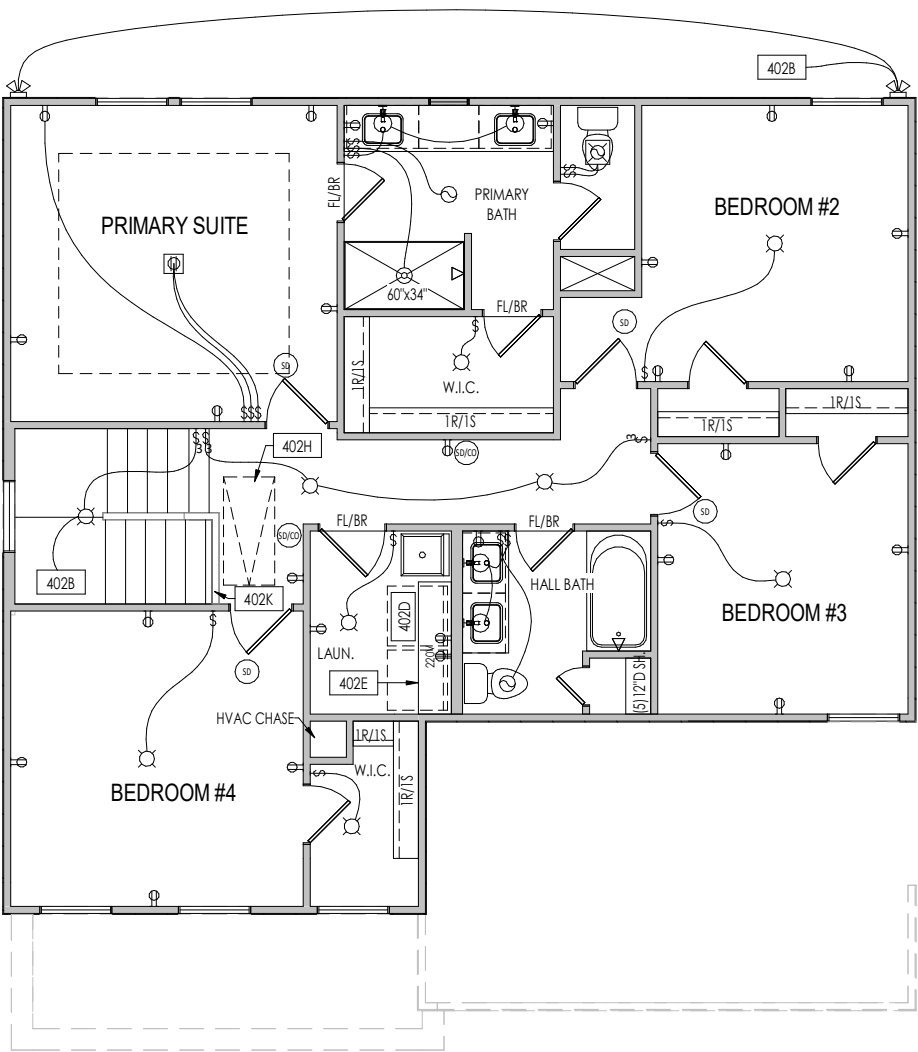
Sheet Information

**3.02**  
Second Floor Subfloor Plan  
Elevation "A"



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General Notes:

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

Key Notes:

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

MECHANICAL LEGEND

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

Space for Architect Seal

RESIDENCE FOR:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

Job Number: <b>STY5-0348-00</b>	Drawing Date: <b>3/11/25</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859.578.4355</b>
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House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: <b>GLP</b>
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the GRACE

Born on Date:	11/11/22	CDs Drawn By:	CLM	Plan No.:
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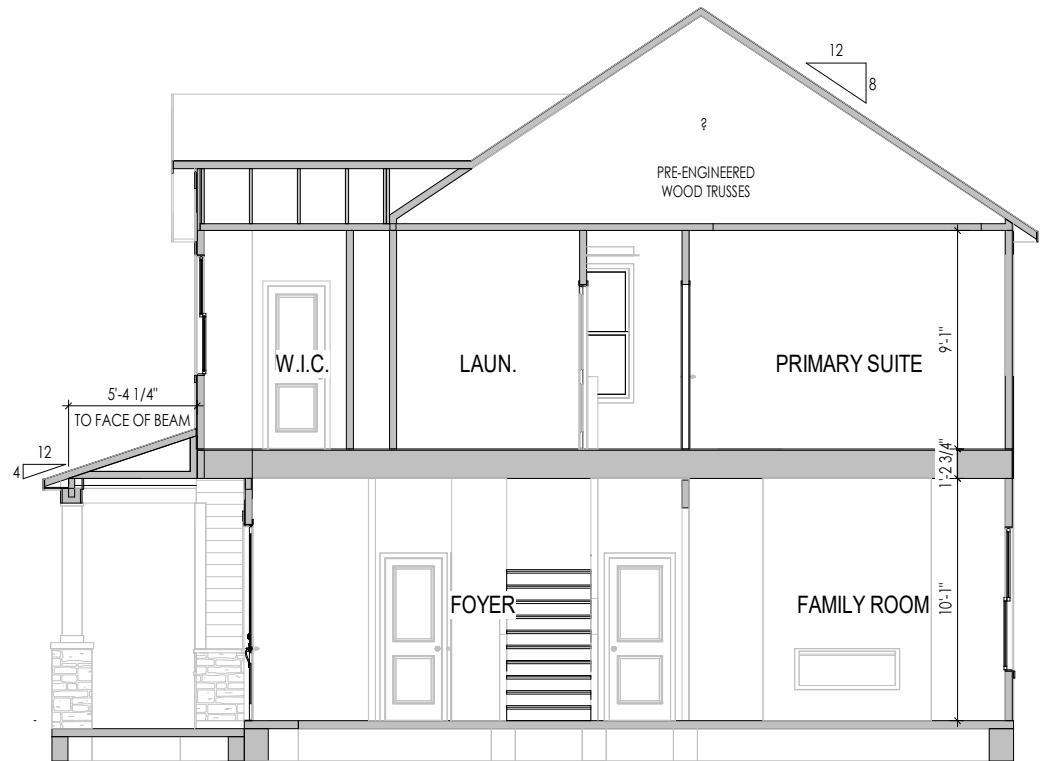
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Sheet Information

**4.02**  
Second Floor Mechanical Plan  
Elevation "A"

3/11/2025 5:56:29 AM



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

General Notes:

1. REFER TO SHEET 00.1 FOR GENERAL NOTES.

Key Notes:

Space for Architect Seal

RESIDENCE FOR:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
<b>STY5-0348-00</b>	<b>3/11/25</b>	<b>GREG P.</b>	<b>859.578.4355</b>

House Name:	Drawing Scale: 1/8" = 1'-0"	Contract Drawn By:
		<b>GLP</b>

<b>the GRACE</b>	Series:

Born on Date:	11/11/22	CDs Drawn By:	CLM	Plan No.:
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Sheet Information

**5.01**  
Building Section  
Elevation "A"

3/11/2025 9:56:30 AM

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ELEVATION 'A'

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

BRICK and STONE  
LINTEL SCHEDULE

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

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

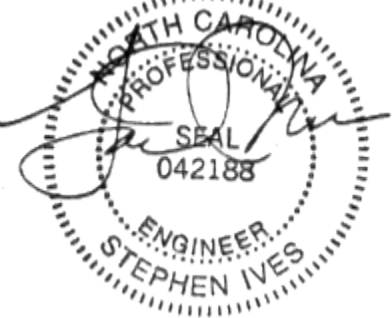
General Notes:

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

Key Notes:

Space for Architect Seal


FOR STRUCTURE ONLY



2025-04-03

RESIDENCE FOR:  
BELAYNEH  
18 GRACEFUL ROW  
SERENITY

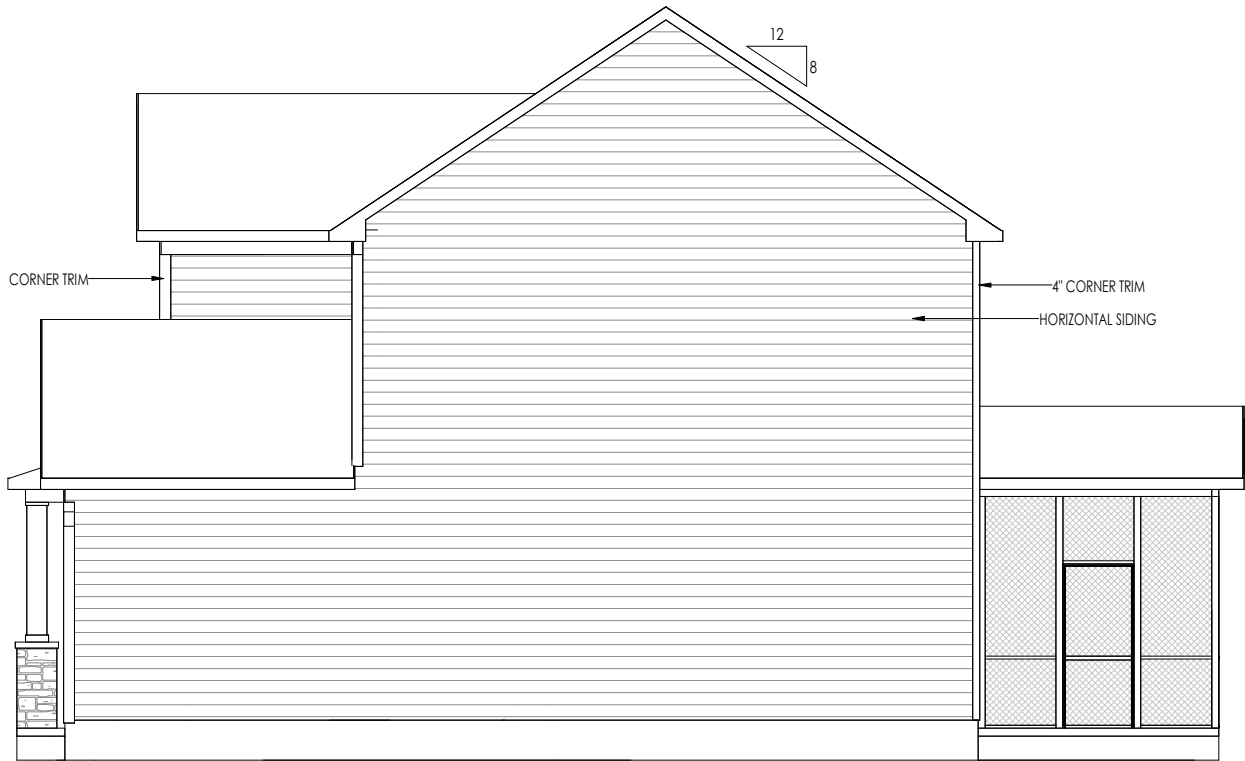
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House Name: the GRACE			Contract Drawn By: GLP
Born on Date: 11/11/22			CDs Drawn By: CLM



Sheet Information

6.01  
Front Elevation  
Elevation "A"

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TYPICAL TRIM:

6" FASCIA  
(ALL SIDES)

8" FRIEZE  
(FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET 00.1 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:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

Job Number: <b>STY5-0348-00</b>	Drawing Date: <b>3/11/25</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859.578.4355</b>
------------------------------------	---------------------------------	-------------------------------	-------------------------------------

House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: <b>GLP</b>
-------------	----------------------------	----------------------------------

<b>the GRACE</b>	Series:
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Born on Date:	11/11/22	CDs Drawn By:	CLM	Plan No.:
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3/11/2025 10:03:15 AM



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



General Notes:

1. REFER TO SHEET 00.1 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:

BELAYNEH

18 GRACEFUL ROW

SERENITY

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0348-00	3/11/25	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By:
the GRACE			GLP
		Series:	
		Plan No.:	
Born on Date:	11/11/22	CDs Drawn By:	CLM
<div><div><div>Drees</div><div>HOMES<sup>SM</sup></div></div><div><div>Copyright © 2022 ( 2022 ) The Drees Company. All Rights Reserved.</div><div>8521 Six Forks Road, Suite 500, Raleigh, NC 27615</div><div>Phone: (919) 844-9288</div></div></div>		Sheet Information	<div>6.03</div> <div>Rear Elevation</div> <div>Elevation "A"</div>

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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:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

Job Number: <b>STY5-0348-00</b>	Drawing Date: <b>3/11/25</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859.578.4355</b>
------------------------------------	---------------------------------	-------------------------------	-------------------------------------

House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: <b>GLP</b>
-------------	----------------------------	----------------------------------

<b>the GRACE</b>	Series:
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Born on Date:	11/11/22	CDs Drawn By:	CLM	Plan No.:
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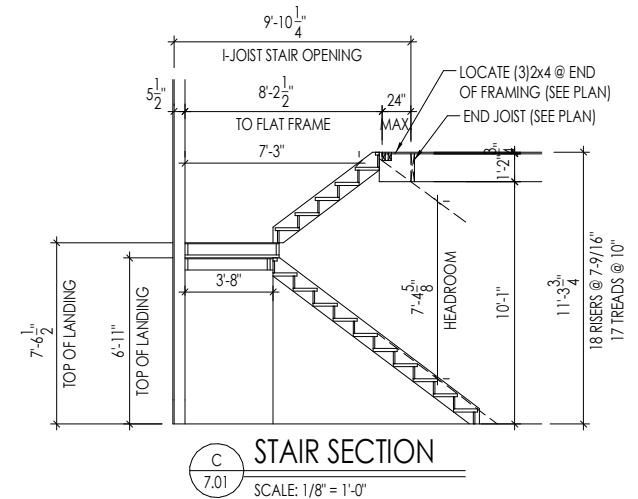
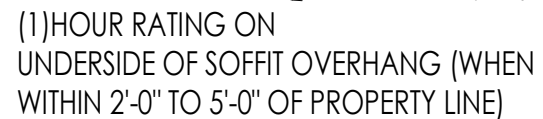
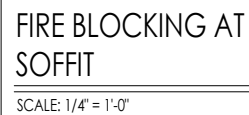
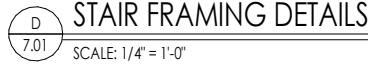
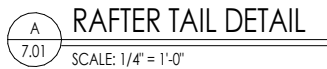


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Sheet Information

**6.04**  
Side Elevation  
Elevation "A"

3/11/2025 9:56:32 AM



RESIDENCE FOR:  
**BELAYNEH**  
18 GRACEFUL ROW  
SERENITY

# the GRACE



# 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 SPLIC	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

GARAGE SLAB

4" CONC. SLAB w/ 6x6-WI.4xWI.4  
WMF ON 6 MIL VAPOR BARRIER  
ON 4" MIN. GRANULAR FILL ON 95%  
COMPACTED FILL/VIRGIN SOIL

PORCH SLAB

4" CONC. SLAB w/ 6x6-WI.4xWI.4 WMF ON  
95% COMPACTED FILL/VIRGIN SOIL

BASEMENT SLAB

4" CONC. SLAB ON 6 MIL VAPOR BARRIER  
ON 4" MIN. GRANULAR FILL ON  
95% COMPACTED FILL/VIRGIN SOIL

SLAB ON GRADE

4" CONC. SLAB w/ 6x6-WI.4xWI.4 WMF 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"x1/2"
6'-0"	3 FT. MAX	L4"x3"x1/2"
	16 FT. MAX	L5"x3"x3/8"
8'-0"	6 FT. MAX	L5"x3"x3/8"
9'-6"	3 FT. MAX	L5"x3"x3/8"
12'-0"	2 FT. MAX	L5"x3"x3/8"

ALL LINTELS:  
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.  
- 10" SHALL HAVE 4" MIN. BEARING  
- 18" SHALL HAVE 8" MIN. BEARING  
- 12" SHALL NOT BE FASTENED BACK TO HEADER.  
- 12" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 8" O.C. w/ 3/4" 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 LSS VERTICAL.  
- ALL LINTELS SHALL BE MADE OF 36 KSI STEEL.  
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LSS MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR VERTICAL JOINT FINISHING.  
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.  
HK STD. - MAY 2016

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

- A. ROOF TRUSSES:  
1/4" DEAD LOAD  
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:  
1/8" DEAD LOAD

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
- FOOTING DESIGN - 1500 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
  - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT
  - SIMPSON MAB STRAPS @ 32" O.C.
  - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:  
F'c = 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 (GM, GP, SM, SP)  
45 PCF TYPE (GM, GC, SM, SM-SC, ML)  
IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.
  - FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 W/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 1% 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.

HK STD. - 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 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/6" GROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

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

HK STD. - SEPT. 2016

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

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

ROOF FRAMING

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

HK STD. - MAR 2016



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING

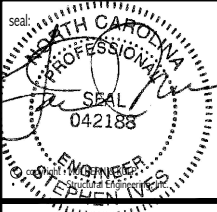
300 Brookside Ave, Building 4 • Ambler, PA 19002  
p 215-646-8001 • mulhern+kulp.com

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 R602.3.11) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF "STUD" GRADE LUMBER, OR BETTER, U.N.O.
  - WALLS OVER 10' TALL SHALL BE PER PLAN.
- 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 SFF "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:
  - L5L' - Fb=2325 psi; Fv=310 psi; E=1.55x10<sup>6</sup> psi
  - LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10<sup>6</sup> psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL' - Fb=2400 psi; FcII=2500 psi; E=1.8x10<sup>6</sup> 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"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSELOK 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" TRUSSELOK 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 TRUSSELOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" 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 (HILLT' XU PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- STEEL PIPE COLUMN "ASD CAPACITIES" SHALL MEET OR EXCEED THE LOADS PROVIDED AT EACH STEEL PIPE COLUMN LOCATION ON PLAN. COLUMNS ARE TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENT THAT ACHIEVES THE RATED CAPACITY USED, INCLUDING BUT NOT LIMITED TO POSITIVE CONNECTIONS AT THE TOP AND BOTTOM OF THE COLUMN. TWO COLUMNS MAY BE USED UNDER CONTINUOUS BEAMS TO ACHIEVE THE FULL PLAN SPECIFIED REQUIRED CAPACITY IF INSTALLED CENTERED ON THE EXISTING FOOTING/ PLAN SPECIFIED SINGLE COLUMN LOCATION.



DREES HOMES

Mulhern+Kulp project number:

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MULHERN+KULP  
RESIDENTIAL STRUCTURAL ENGINEERING



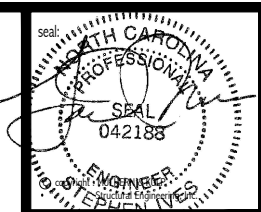
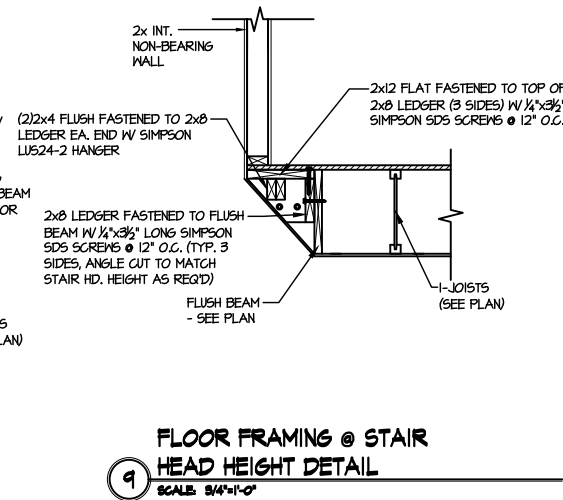
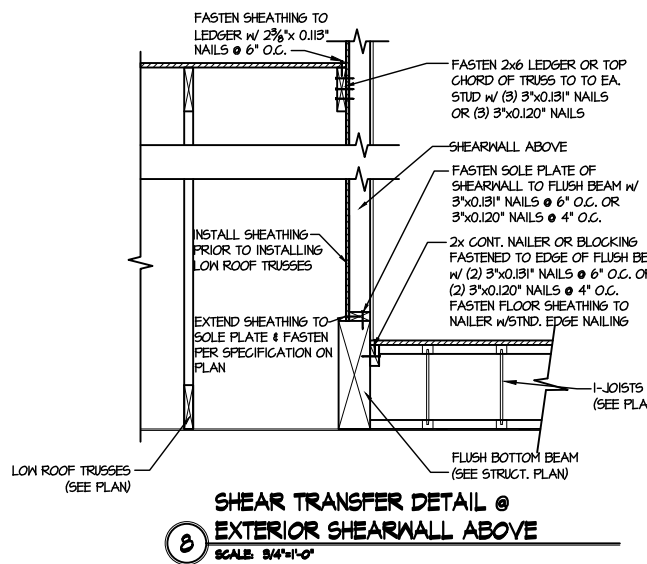
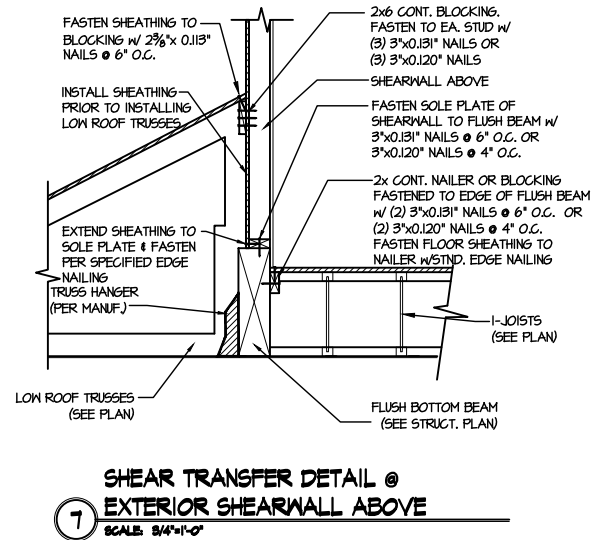
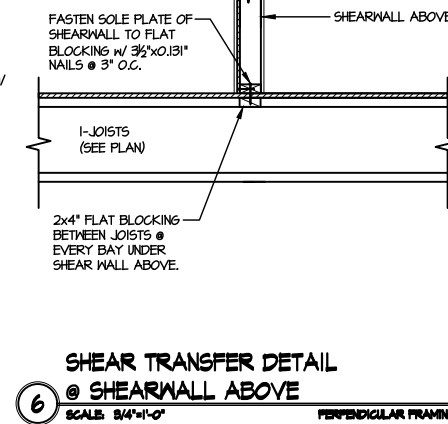
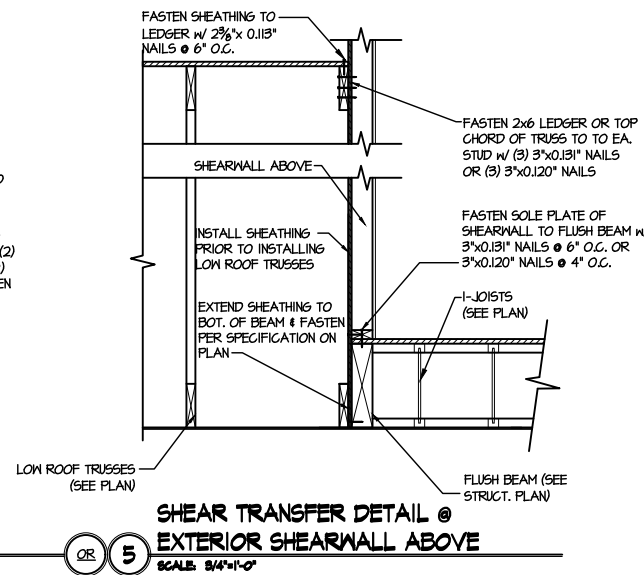
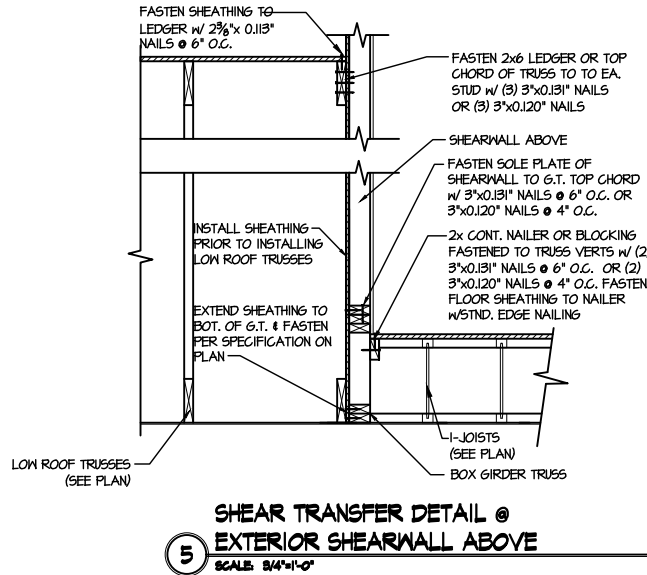
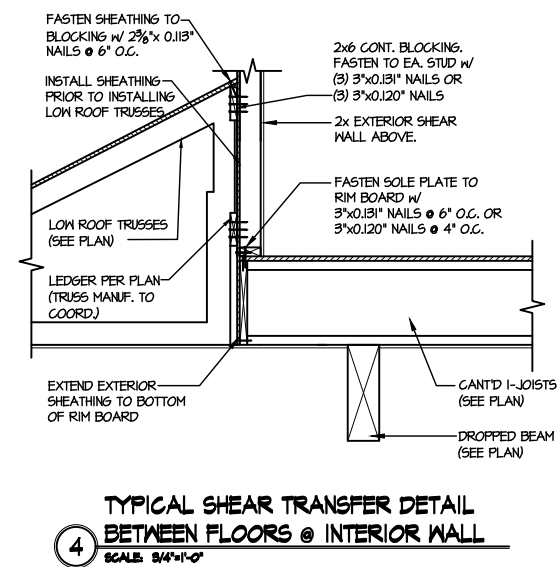
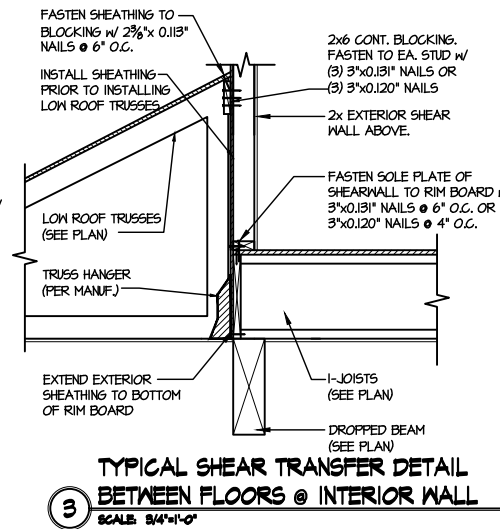
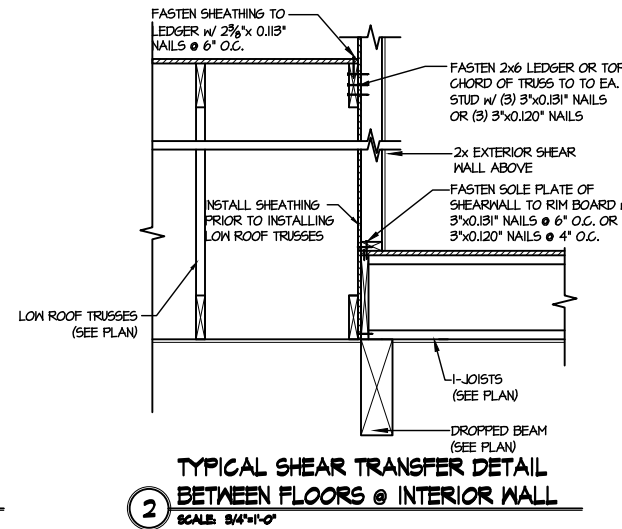
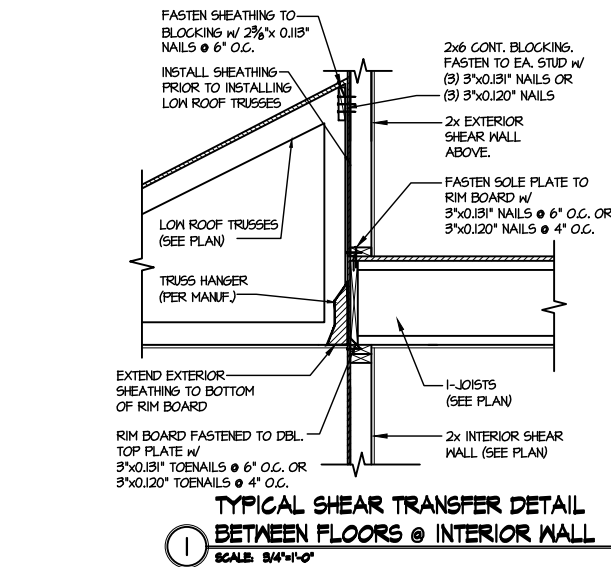
STRUCTURAL NOTES

GRACE MODEL

RAL

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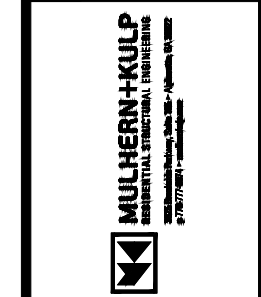
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DREES HOMES

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08/08/2024	DML



LATERAL DETAILS  
GRACE MODEL  
RAL

sheet:  
**SD-1**

# RALEIGH WINDOW SCHEDULE

**\* MEETS EMERGENCY ESCAPE & RESCUE  
OPENING REQUIREMENTS**

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# Drees Homes

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Sheet Description:

## WINDOW SCHEDULE

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Sheet No.

SC-01



# MOULDED MILLWORK SCHEDULE

LAST REVISED 11/22/17

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Sheet Description:

## MOULDED MILLWORK SCHEDULE

Sheet No.

SC-02