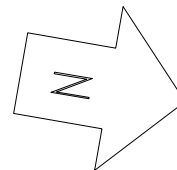


SUBDIVISION NOTES



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 SUBCONTRACTORS' SETS WILL SHOW 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 VARIATION 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.

DATE: _____ BUILDER: _____
(PLEASE PRINT)

CUSTOMER:_____ CUSTOMER:_____

UNION PARK
PHASE 2C
TOWN OF LITTLE ELM
DENTON CO., TEXAS

CONTRACT REVISIONS:

RESIDENCE FOR:

RACHAL

CONSTRUCTION ADDRESS: 7025 CENTRAL COURT

CONTRACT BY: AHB

SUBDIVISION:
UNION PARK

PHONE NO.: (859) 578-4322

JOB #:
UPK-0013-DD

CONTRACT DATE:

9/10/19

SHEET NO.

OP.1

GENERAL NOTES

FOUNDATION NOTES

- ENGINEERED FOUNDATION PLAN PROVIDED BY DIVISION.
- 1-1/2" TYPICAL BRICK LEDGE DROP.
- PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED 6" MINIMUM UNDER ALL CONCRETE SLABS, INCLUDING GARAGES.

FRAMING NOTES

DESIGN LOADS:
LIVING ROOMS: 40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf
SLEEPING ROOMS: 30 psf LIVE LOAD + 10 psf DEAD LOAD = 40 psf
ROOF: 20 psf LIVE LOAD + 10 psf DEAD LOAD = 30 psf
CEILING JOISTS: 20 psf LIVE LOAD + 10 psf DEAD LOAD = 30 psf
WIND: 16.4 psf LIVE LOAD
DESIGN DEFLECTION LIMITS:
FLOOR MEMBERS: 1/360
RAFTERS > 3:12 PITCH: 1/180
WALLS (HEIGHT): 1/240
BEAMS/HEADERS: 1/240
- ALL HEADERS 2x6 OR SMALLER TO BE SPF #2 OR BETTER
- ALL HEADERS 2x8 OR LARGER TO BE SYP #2 OR BETTER
- FLOOR JOIST LAYOUT PROVIDED BY DIVISION.
-JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
- ALL ARCHES HAVE A SPRING HEIGHT OF 6", UNLESS OTHERWISE NOTED.
- TALL EXTERIOR WALL STUD SPACING AS NOTED ON PLANS.
- 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.
- PROVIDE 4-1/2" MINIMUM FRAMING AT ALL DOOR JAMBS. RE: STANDARD DETAIL O/D.1.
- LVL (MICRO-LAM) BEAM PIECES FASTENED TOGETHER W/ (2) ROWS OF 16d NAILS @ 12" O.C. MINIMUM.
- 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 (OR EQUIVALENT) HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- ALL CEILING JOISTS, RAFTERS, AND RIDGES TO BE SYP #2 OR BETTER, W/ E=1,400,000, UNLESS OTHERWISE NOTED.
- ALL STAIRS SHALL BE DESIGNED W/ MAXIMUM RISER HEIGHT OF 7-3/4" & MINIMUM TREAD DEPTH OF 10" PER THE IRC.
- ALL SLEEPING ROOMS SHALL CONTAIN AT LEAST (1) EMERGENCY OPENING THAT MEETS EMERGENCY, ESCAPE & RESCUE OPENING REQUIREMENTS PER THE IRC.

CEILING JOIST AND ROOF/RAFTER PLAN NOTES

- 2x6 CEILING JOISTS @ 24" O.C., UNLESS OTHERWISE NOTED.
- CEILING JOISTS MUST BE AT LEAST 12" FROM INSIDE OF EXTERIOR WALL.
- ALL ATTIC SPACES DESIGNED FOR LIMITED ATTIC STORAGE LOADING.
- LVL (MICRO-LAM) BEAM PIECES FASTENED TOGETHER W/ (2) ROWS OF 16d NAILS @ 12" O.C. MINIMUM.
- ALL CEILING JOISTS, RAFTERS, RIDGES TO BE SYP #2 OR BETTER, W/ E=1,400,000, UNLESS OTHERWISE NOTED.
- FOR ALL RAFTER SIZES AND PURLIN WALL LOCATIONS, REFER TO THE ENGINEERED RAFTER PLAN LAYOUT PROVIDED BY DIVISION.
- RIDGE, VALLEY AND HIP RAFTERS NOT TO BE LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
- PROVIDE A 14" DIAMETER CUT OUT FOR EACH POT VENT.

MECHANICAL NOTES

- ALL ARCHES HAVE A SPRING HEIGHT OF 6", UNLESS OTHERWISE NOTED.
- INTERIOR TRIM WORK PER SUBDIVISION SPECS.
- ALL ELECTRICAL TO CONFORM TO NEC 2014.
- ALL GUARDRAILS TO BE 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS TO BE 36" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.
- PROVIDE HOSE BIBS PER DIVISION SPEC. SHEETS. EXACT LOCATION TO BE FIELD DETERMINED, UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION & DETAILS NOTES

- PROVIDE 6-MIL POLYETHYLENE VAPOR BARRIER WITH CONTROL JOINTS LAPPED 6" MINIMUM UNDER ALL CONCRETE SLABS, INCLUDING GARAGES.
- PROVIDE BRICK WEEP HOLES @ 24" O.C.
- PROVIDE BRICK WALL TIES @ 24" O.C. HORIZONTALLY AND VERTICALLY.
- ALL GUARDRAILS TO BE 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS TO BE 36" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.

ELEVATION NOTES

- ALL WINDOWS ON ALL ELEVATIONS WILL BE DIVIDED LIGHT UNLESS SPECIFICALLY NOTED IN INDIVIDUAL SUBDIVISION SPECIFICATIONS.
- SIDE ELEVATION TO HAVE (2) CONTROL JOINTS @ 25'0" O.C. MAXIMUM.

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

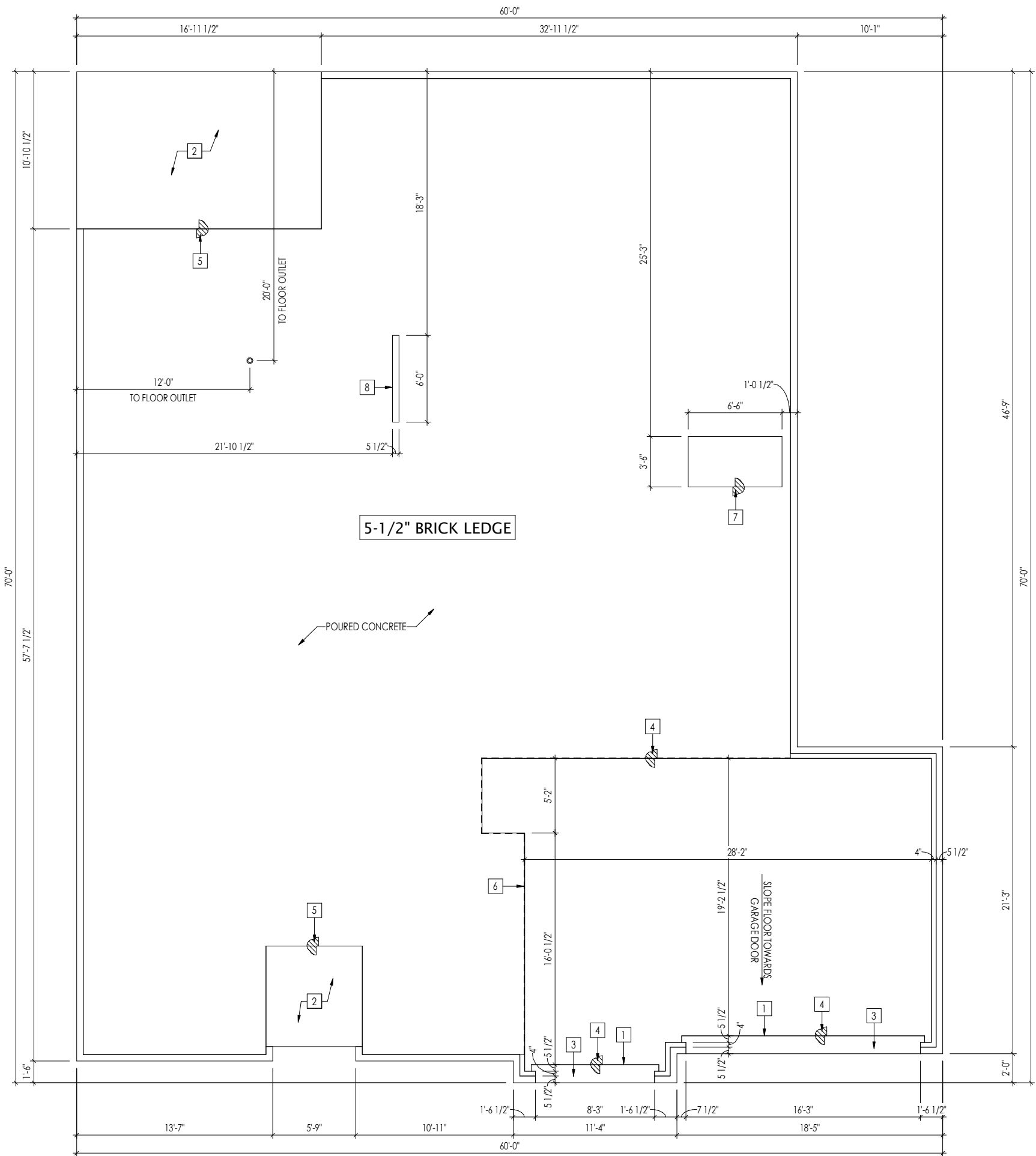
Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name: the PARKHILL			Drawn By: AHB
			Series: 400
			Plan No.: 2779



Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

0N.1
General Notes
Elevation "E"



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ALL FOUNDATION WALLS TO BE 8" THICK UNLESS OTHERWISE NOTED.

Key Notes:

- 1 WEATHER LIP
- 2 SLOPE SALB 1/8" PER FOOT
- 3 CONCRETE APRON
- 4 DROP SLAB 1-1/2"
- 5 DROP SLAB 3 1/2"
- 6 EXTENT OF GARAGE WALL RE: SHEET 2.01 F FOR LOCATION
- 7 DROP SLAB 5-1/2"
- 8 PROVIDE CONDUIT FOR ELECTRIC TO KITCHEN ISLAND
- 9 --
- 10 --
- 11 --
- 12 --
- 13 --
- 14 --
- 15 --
- 16 --
- 17 --
- 18 --
- 19 --
- 20 --

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name: the PARKHILL			Drawing Scale: 1/8" = 1' 0"
			Drawn By: AHB
			Series: 400
			Plan No.: 2779

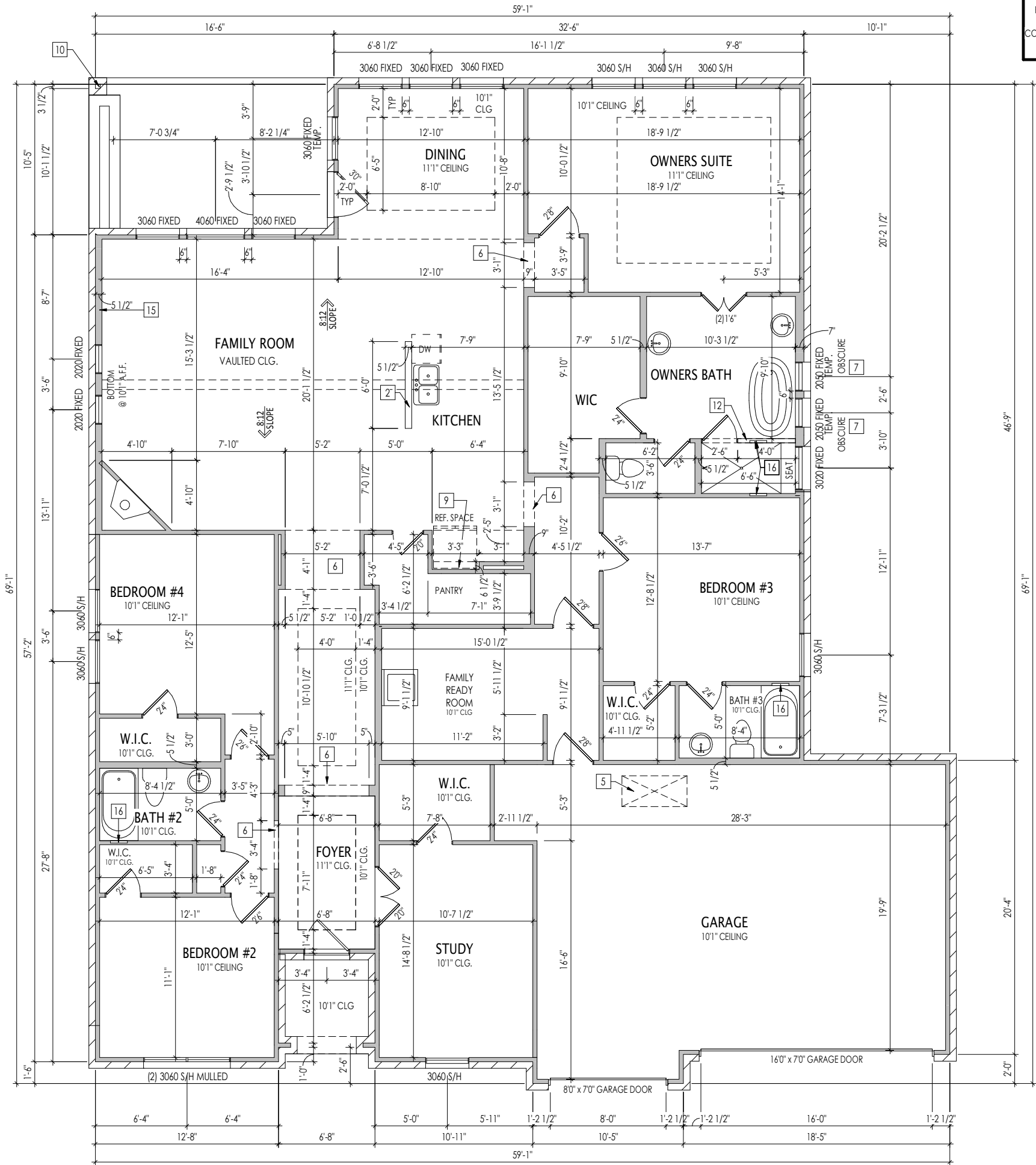


Sheet Information

1.01
Foundation Plan
Elevation "E"

NOTE: CEILING JOISTS
DESIGNED AS NO LOAD

NOTE:
REFER TO SELECTION SHEETS FOR
FLOORING MATERIAL PRIOR TO
CONSTRUCTING STAIRS TO DETERMINE
RISER HEIGHTS



General Notes:

1. REFER TO SHEET ON.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'-0" FROM CEILING UNLESS CALCULATIONS REQUIRE LARGER HEADERS.
5. HOUSE TO HAVE TANKLESS WATER HEATER SYSTEM.

Key Notes:

- 1 DO NOT CENTER JOIST OVER FRONT DOOR TO ALLOW FOR CAN LIGHT INSTALLATION
- 2 34'-1/2" HIGH WALL
- 3 SLOPE WALL WITH STAIR STRINGER
- 4 SECOND FLOOR LINE ABOVE
- 5 25'-1/2" x 54" ATTIC ACCESS
- 6 TOP OF OPENING @ 9'1" A.F.F.
- 7 BOTTOM OF WINDOWS @ 3'0-3/4" A.F.F.
- 8 TUB PLATFORM RE: DETAIL B/7.01 FOR FRAMING
- 9 TOP OF OPENING @ 6'8" A.F.F.
- 10 BRICK COLUMN RE: DETAIL D/7.01 FOR FRAMING DETAILS
- 11 GLASS SHOWER ENCLOSURE
- 12 5'0-3/4" HIGH WALL
- 13 25'-1/2" x 32" ATTIC ACCESS
- 14 TOP OF OPENING @ 8'1" A.F.F.
- 15 BALLOON FRAME WALL TO UNDERSIDE OF RAFTERS
- 16 14'x14" SHOWER NICHE, FIELD DETERMINE HEIGHT
- 17 --
- 18 --

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

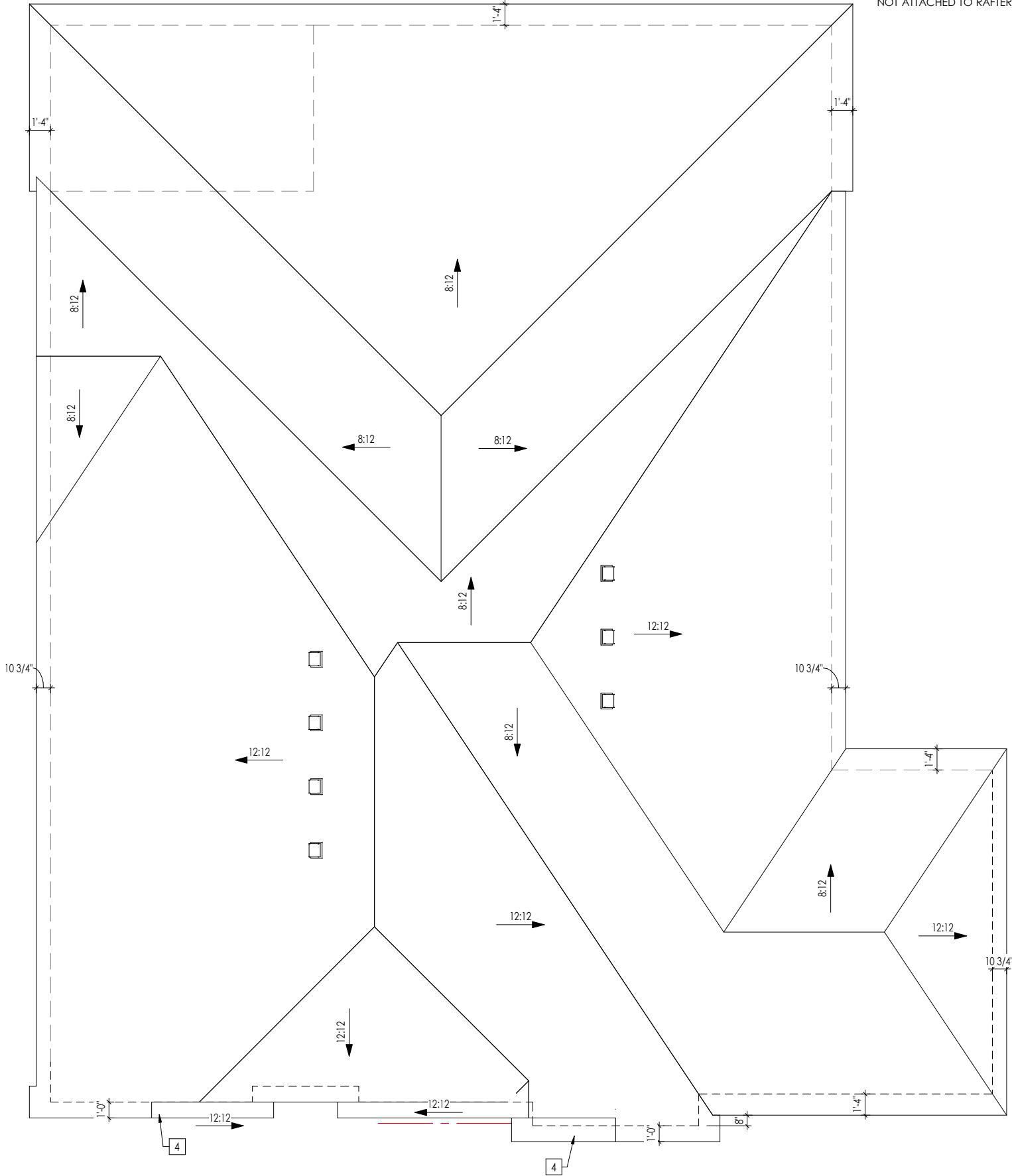
Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name: the PARKHILL			Drawing Scale: 1/8" = 1'0"
			Drawn By: AHB
			Series: 400
			Plan No.: 2779

Drees
CUSTOM HOMESSM
Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

2.01F
First Floor Framing Plan
Elevation "E"

NOTE: CEILING JOISTS
DESIGNED AS NO LOAD



1. MAXIMUM RAFTER PLAN SPAN CHART (IRC 802.5.1), FOR "CEILING ATTACHED TO RAFTERS":

	12" O.C.	16" O.C.	24" O.C.
2x6	14'-9"	13'-5"	11'-0"
2x8	19'-6"	17'-1"	13'-11"
2x12	N/A	23'-10"	19'-6"

2. MAXIMUM RAFTER PLAN SPAN CHART (IRC 802.5.1), FOR "CEILING NOT ATTACHED TO RAFTERS":

	12" O.C.	16" O.C.	24" O.C.
2x6	15'-7"	13'-6"	11'-0"
2x8	19'-8"	17'-1"	13'-11"
2x12	N/A	23'-10"	19'-6"

RAFTER OVERHANGS

ROOF PITCH	OVERHANG (FROM FRAMING)
4/12	2'-6"
5/12	2'-0"
6/12	1'-8"
7/12	1'-4"
8/12	1'-4"
9/12	1'-2"
10/12	1'-0"
12/12	10-3/4"
14/12	8-3/4"

General Notes:

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

Key Notes:

- 1
- SADDLE: MIN 5:12 PITCH EXTEND 6" PAST FRAME
- 2
- BLOCK FOR FIREPLACE
- 3
- SADDLE: MIN 5:12 PITCH EXTEND 18" PAST FRAME
- 4
- 2x4 FLAT FRAME BLOCKING @ 48" O.C.
- 5
-
- 6
-
- 7
-
- 8
-
- 9
-
- 10
-

ROOF VENTILATION

CITY/SERIES:	TEXAS REGION
	MAIN HOUSE
TOTAL ATTIC AREA:	3,828
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	12.76
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	14.82

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name:		Drawing Scale: 1/8" = 1' 0"	
the PARKHILL		Drawn By:	AHB
		Series:	400
		Plan No.:	2779

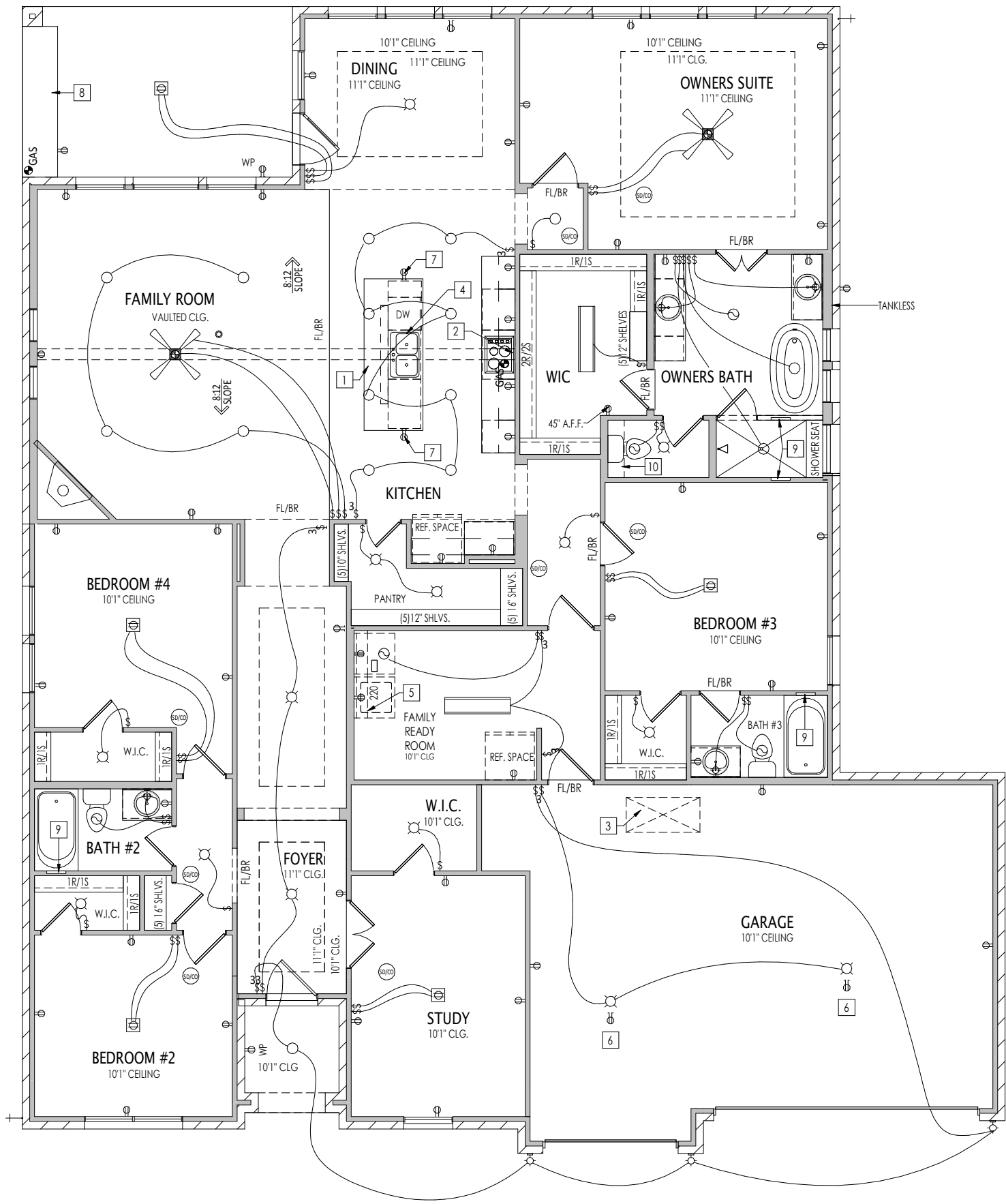


Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

2.04
Roof Plan
Elevation "E"

NOTE: CEILING JOISTS
DESIGNED AS NO LOAD



General Notes:

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

Key Notes:

- 1 KITCHEN ISLAND RE: DETAIL C/7.01 FOR FRAMING DETAILS 9 14"x14" SHOWER NICHE, FIELD DETERMINE HEIGHT
2 OUTLET FOR RANGE HOOD HELD HIGH 10 42" CABINET OVER COMMODE
3 25-1/2"x54" ATTIC ACCESS
4 OUTLET FOR DISHWASHER LOCATED IN SINK CABINET
5 SHELF @ 57" A.F.F.
6 OUTLET IN CEILING
7 HOLD OUTLET HIGH ON ISLAND
8 COYOTE GRILL

MECHANICAL LEGEND

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

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

Job Number: UPK-0013-DD Drawing Date: 9/10/19 Coord Name: LISA C. Coord Phone: (859) 578-4322

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

the PARKHILL

Series: 400

Plan No.: 2779

Drees
CUSTOM HOMESSM
Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

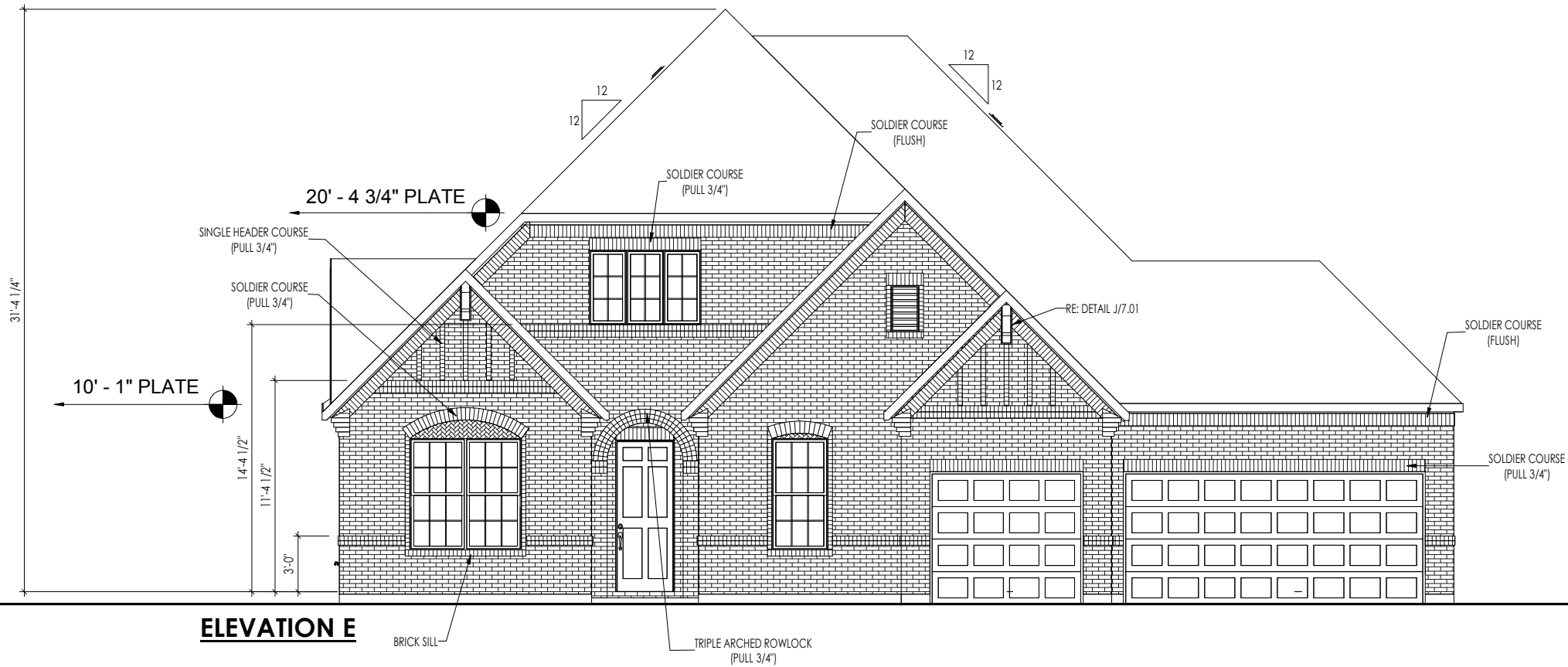
4.01

First Floor Mechanical Plan
Elevation "E"

	FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	REAR ELEVATION	TOTAL
1 - GROSS AREA	923	775	685	596	2979
2 - AREA OF ALL WINDOWS	82	61	44	168	355
3 - AREA OF DOORS	200	13	0	0	213
NET AREA (ITEM 1 MINUS ITEMS 2 & 3)	641	701	641	428	2411

	FRONT ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	REAR ELEVATION	TOTAL
BRICK REQUIRED - 80% MIN. "FRONT MUST BE 100%"	641	560.8	512.8	342.4	2057
BRICK PROVIDED	641	701	641	428	2411
TOTAL BRICK PERCENTAGE (BRICK PROVIDED/NET AREA)	100.00%	100.00%	100.00%	100.00%	100.00%

NOTE:
1x6 FASCIA
1x4 FRIEZE



FRONT ELEVATION

General Notes:

- 1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
- 2. ROOFING MATERIAL PER SELECTIONS.

Key Notes:

- 1 --
- 2 --
- 3 --
- 4 --
- 5 --
- 6 --
- 7 --
- 8 --
- 9 --
- 10 --

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name:		Drawing Scale: 1/8" = 1' 0"	
the PARKHILL			Drawn By: AHB
			Series: 400
			Plan No.: 2779

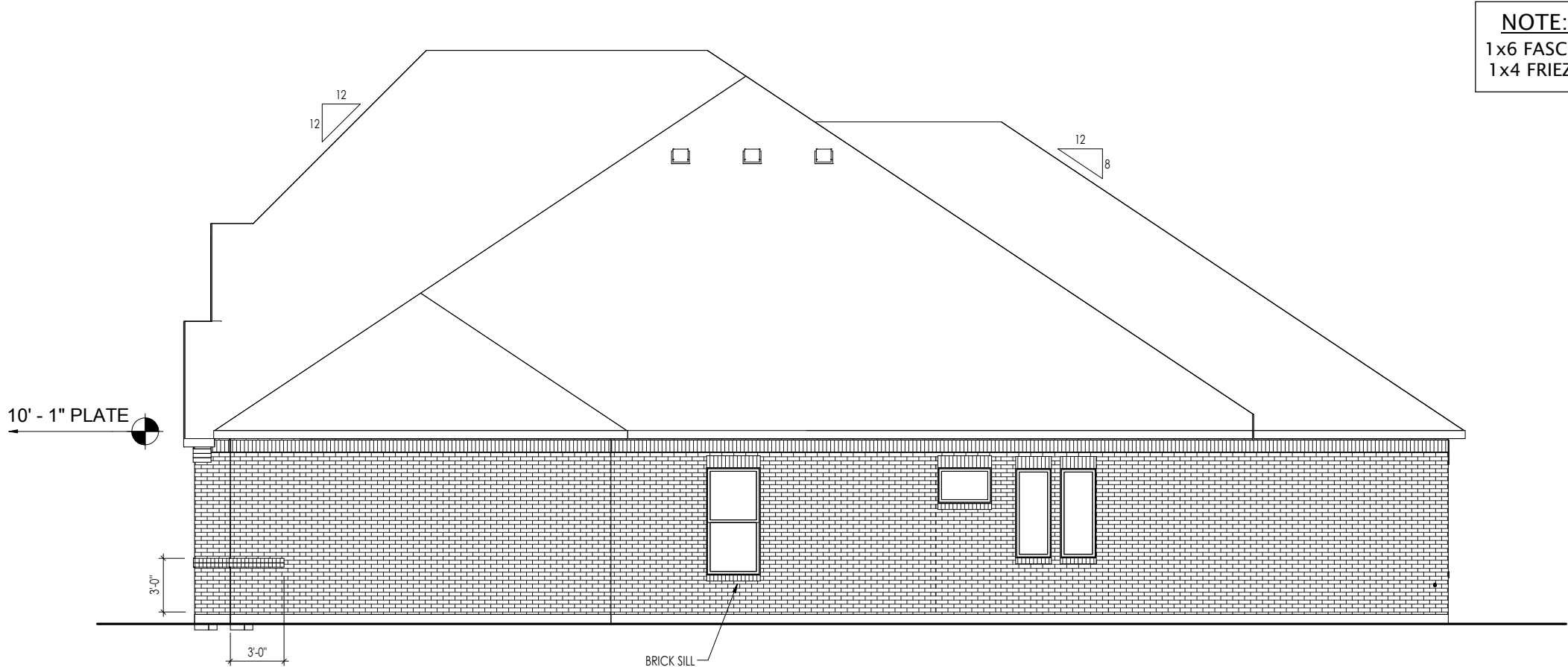
Drees

CUSTOM HOMES

Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

6.01
Front Elevation
Elevation "E"



NOTE:
1x6 FASCIA
1x4 FRIEZE

RIGHT ELEVATION

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.

Key Notes:

- | | |
|----|----|
| 1 | -- |
| 2 | -- |
| 3 | -- |
| 4 | -- |
| 5 | -- |
| 6 | -- |
| 7 | -- |
| 8 | -- |
| 9 | -- |
| 10 | -- |

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
-----------------------------------	---------------------------------	-------------------------------	---------------------------------------

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

the PARKHILL	Series:
	400

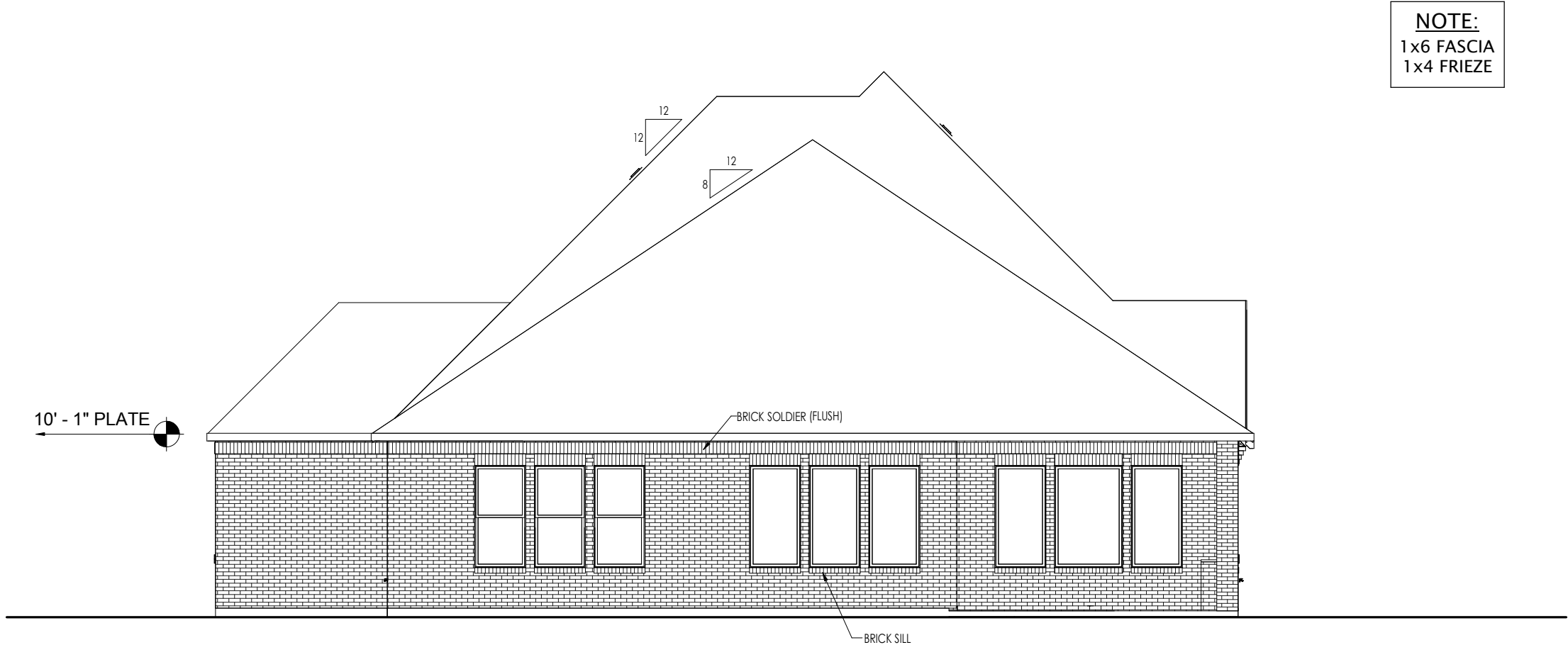
Plan No.: 2779



Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

6.02
Garage Side Elevation
Elevation "E"



REAR ELEVATION

NOTE:
1x6 FASCIA
1x4 FRIEZE

General Notes:

- 1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
- 2. ROOFING MATERIAL PER SELECTIONS.

Key Notes:

- 1 --
- 2 --
- 3 --
- 4 --
- 5 --
- 6 --
- 7 --
- 8 --
- 9 --
- 10 --

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

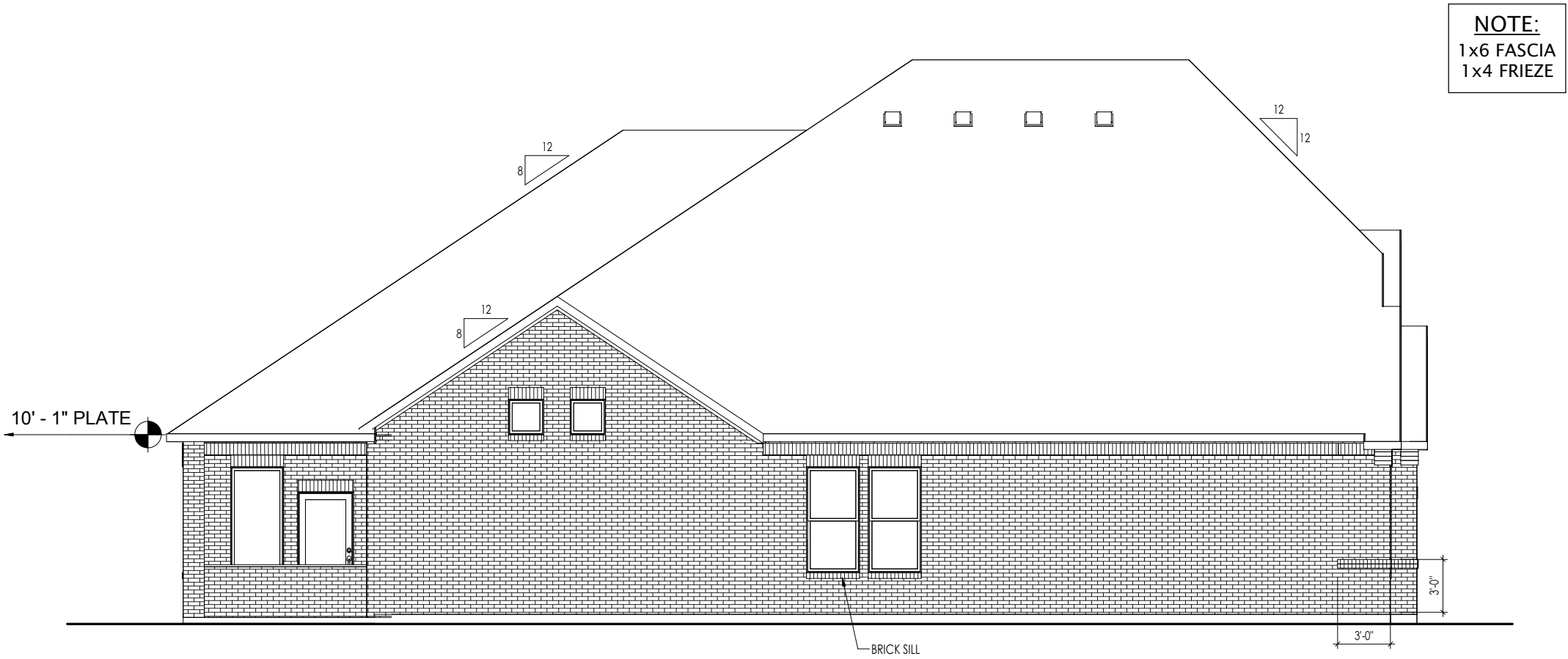
Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name: the PARKHILL			Drawn By: AHB
			Series: 400
			Plan No.: 2779



Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

6.03
Rear Elevation
Elevation "E"



LEFT ELEVATION

General Notes:

- 1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
- 2. ROOFING MATERIAL PER SELECTIONS.

Key Notes:

- 1 10"x10" BOX COLUMN RE: DETAIL C/7.02 FOR FRAMING DETAILS
- 2 --
- 3 --
- 4 --
- 5 --
- 6 --
- 7 --
- 8 --
- 9 --
- 10 --

Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

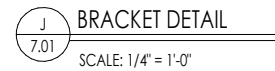
Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name: the PARKHILL			Drawn By: AHB
			Series: 400
			Plan No.: 2779



Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

6.04
Side Elevation
Elevation "E"



Space for Architect Seal

RESIDENCE FOR:
RACHAL
7025 CENTRAL COURT
UNION PARK

Job Number: UPK-0013-DD	Drawing Date: 9/10/19	Coord Name: LISA C.	Coord Phone: (859) 578-4322
House Name: the PARKHILL		Drawing Scale: 1/8" = 1'0"	Drawn By: AHB
		Series: 400	
		Plan No.: 2779	

Drees
CUSTOM HOMESSM

Copyright © 2018, (2018) The Drees Company. All Rights Reserved.
6225 State Highway 161, Suite 400, Irving, TX 75038
Phone: (972) 953-4500

Sheet Information

7.01

House Specific Details

Elevation "E"