

Reviewed for Fire Code Compliance

Harnett
COUNTY
NORTH CAROLINA

Leslie Jackson

09/30/2025 6:47:18 AM



Square Footage	
FINISHED LOWER LEVEL (NET)	0
FIRST FLOOR (NET)	2798
SECOND FLOOR (GROSS) - VOLUME SPACE (GROSS)	0
SECOND FLOOR (NET)	949
TOTAL LIVING (NET)	3747
UNFINISHED BASEMENT	0
UNFINISHED ATTIC STORAGE	80
GARAGE	802
COVERED FRONT PORCH	179
COVERED REAR PATIO	196
REAR DECK	0

PER ANSI Z765-2003

Redraws

Plan Review: 08/14/25

ADD MODEL SALES OFFICE, SHOW GARAGE BATH FIXTURES ON 1.01

Plan Review: 08/19/25

-ADDED WINDOW TRIM TO WINDOWS ON SIDES AND REAR
-ADDED 2FT OF BRICK WRAP AT FRONT CORNERS OF HOUSE
-CHANGED PRIMARY SUITE TRAY CLG TO DROP DOWN
-REMOVED 3040 S/H @ POCKET OFFICE

Plan Review: 8/26/25

REDRAW TO ADD WINDOW TO POCKET OFFICE, ADD REFRIGERATOR HOOK UP TO FAMILY READY ROOM

Division: Raleigh	
Building Code: 2018 NC Building Code - Residential	
Index to the Drawings	
Sheet No.	Sheet Name
0C.1	Cover Sheet
0N.1	General Notes
1.01	Foundation Plan
2.01F	First Floor Framing Plan
2.01S	First Floor Structural Plan
2.02F	Second Floor Framing Plan
2.02S	Second Floor Structural Plan
2.04	Roof Plan
3.01	First Floor Subfloor Plan
3.02	Second Floor Subfloor Plan
4.01	First Floor Mechanical Plan
4.02	Second Floor Mechanical Plan
5.01	Building Section
6.01	Front Elevation
6.02	Garage Side Elevation
6.03	Rear Elevation
6.04	Side Elevation
7.01	House Specific Details
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7.03	House Specific Details
7.04	House Specific Details



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09/10/2025 1:04:07 PM

RESIDENCE FOR:
MODEL
TBD
SERENITY HAVEN

Job Number: STYH-0124-00	Drawing Date: 8/4/2025	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:			Drawn By: EWT
the SEBASTIAN			Series:
			Plan No.:



Drees
HOMESSM

7701 SIX FORKS ROAD, SUITE 132, RALEIGH, NC 27615
PHONE: (919) 844-9288

Sheet Information

0C.1
Cover Sheet
Elevation "K"

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. Xxxxx	1. Xxxxx	1. Xxxxx	1. Xxxxx
2. Xxxxx	2. Xxxxx	2. Xxxxx	2. Xxxxx
3. Xxxxx	3. Xxxxx	3. Xxxxx	3. Xxxxx
4. Xxxxx	4. Xxxxx	4. Xxxxx	4. Xxxxx

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: _____

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 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" 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 1/2" TO 2 1/2" 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 COMPACTION IS COMPLETED.
- FOOTINGS MAY BEAR UPON UNDISTURBED SOIL OR UPON STRUCTURAL FILL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST TWO FEET (2'-0") BELOW THE BOTTOM OF THE FOOTING.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
2" CONCRETE EXPOSED TO EARTH AND WEATHER
1 1/2" CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE 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 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.

Subdivision: SERENITY HAVEN		Customer Name: MODEL	
Job #: STYH-0124-00		Job Address: TBD	
Contract Drawn By: EW		Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025	
Phone #:			
Coordinator's Name: GREG P.			
Coordinator's Phone #: 859-578-4355			
RGA-0443-00.dwg Aug 04, 2025 - 4:10pm			



Drees Homes

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SCALE: N/A

Sheet Description:

GENERAL NOTES

Std. Drawn By:

WLS

Std. Chk. By:

ARC

Std. Date:

8/31/12

Date of Last Rev:

REL_D1

House:

SEBASTIAN

Series:

Sheet No.

ON.1

This foundation plan illustrates the layout for a building's base, divided into UNEXCAVATED and CONDITIONED CRAWL SPACE sections. The plan includes the following details:

- Dimensions:** Overall dimensions are 63'-9 1/2" by 70'-0". Individual bay dimensions include 20'-4 1/2", 21'-6", 21'-11", 12'-0", 10'-11", 10'-7", 11'-6 1/2", 9'-11", 15'-0 1/2", 2'-0", 2'-0", 63'-3 1/2", and 65'-3 1/2".
- Structural Elements:**
 - Columns:** Indicated by dashed boxes with labels like (4)2x10's DROP and (3)2x10's 3-SPAN, CONTINUOUS.
 - Beams:** Labeled as TO C.L. OF COLUMN and TO C.L. OF BEAM.
 - Walls:** Includes a BEARING WALL and a DOUBLE FLOOR JOIST.
 - Commode:** A C.L. OF COMMODE is shown in the UNEXCAVATED area.
- Notes and Callouts:**
 - "UNEXCAVATED" labels identify specific areas.
 - "CONDITIONED CRAWL SPACE" identifies the central area.
 - "DECK ABOVE. SEE SHEET D7.1 FOR ADD'L INFO." is noted in the lower right.
 - Callouts 2, 4, 5, 6, 7, 8, 14, 16, 17, 18, and 19 point to specific structural features.
 - Notes like "P.A. CONTINUOUS" and "2-SPAN, CONTINUOUS" are present.
- Orientation:** A North arrow is located in the upper right corner, pointing towards the top right.

- REFER TO SHEET ON.1 FOR GENERAL NOTES
- ALL FOUNDATIONS WALLS WITH SIDING ABOVE TO BE 8" BLOCK W/ 8" SOLID CAP
- ALL WALLS TO HAVE 16"Wx8"D CONTINUOUS FOOTING UNLESS OTHERWISE NOTED
- 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

- 1 36"x30" CRAWL SPACE ACCESS PER GRADE w/ 1-3/4"x11-7/8" LVL FLUSH OVER (LOCATE PER GRADE)
- 2
- 3
- 4 8"Wx10"Hx4"D BEAM POCKET
- 5 CONTINUOUS FOOTING AND FOUNDATION-DROP TO BE FIELD DETERMINED.
- 6 SLAB CONTROL JOINT
- 7 4" CONCRETE SLAB (3000 PSI) OVER 4" CRUSHED STONE, OVER COMPACTED OR UNDISTURBED EARTH
- 8 GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 4" TOWARDS GARAGE DOOR.
- 9
- 10 HOLD TOP OF FOUNDATION EVEN WITH MAIN WALL FOR CONCRETE PORCH SLAB SUPPORT
- 11 OUTLINE OF CONCRETE PORCH SLAB ABOVE (1-1/2" OVERHANG TYP.)
- 12 LINE OF STUD WALL/PORCH SLAB ABOVE
- 13 DETERMINE STEPS RISE/RUN ON SITE.
- 14 30"x30"x12" PLAIN CONCRETE FOOTING WITH 16"x16" CMU PIER GROUTED SOLID ABOVE
- 15 2x10 PRESSURE TREATED LEDGER FASTENED TO FOUNDATION WALL PER DETAIL F/7.01
- 16 8"x8" CONCRETE BLOCK WITH 6x6 PRESSURE TREATED POST ON TOP TO SUPPORT DROP BEAM HOLD TOP OF CONCRETE BLOCK 8" MINIMUM ABOVE GRADE, FIELD DETERMINE
- 17 16" DIA. CONCRETE PIER TO FROST WITH 6x6 PRESSURE TREATED POST WITH SIMPSON ABW662 POST BASE AND SIMPSON BCS2-3/6 POST CAP (OR EQUIVALENT) ON TOP FOR DROP BEAM BEARING
- 18
- 19 CONSTRUCT PIER TO TOP OF FDN. WALL ELEVATION OR PROVIDE 16" LONG (4)2x10 UNDER FLUSH BEAM
- 20 --



The Drees Company
09/10/2025 1:04:08 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	
RCA-0443-00.dwg Aug 14, 2025 - 3:56pm	

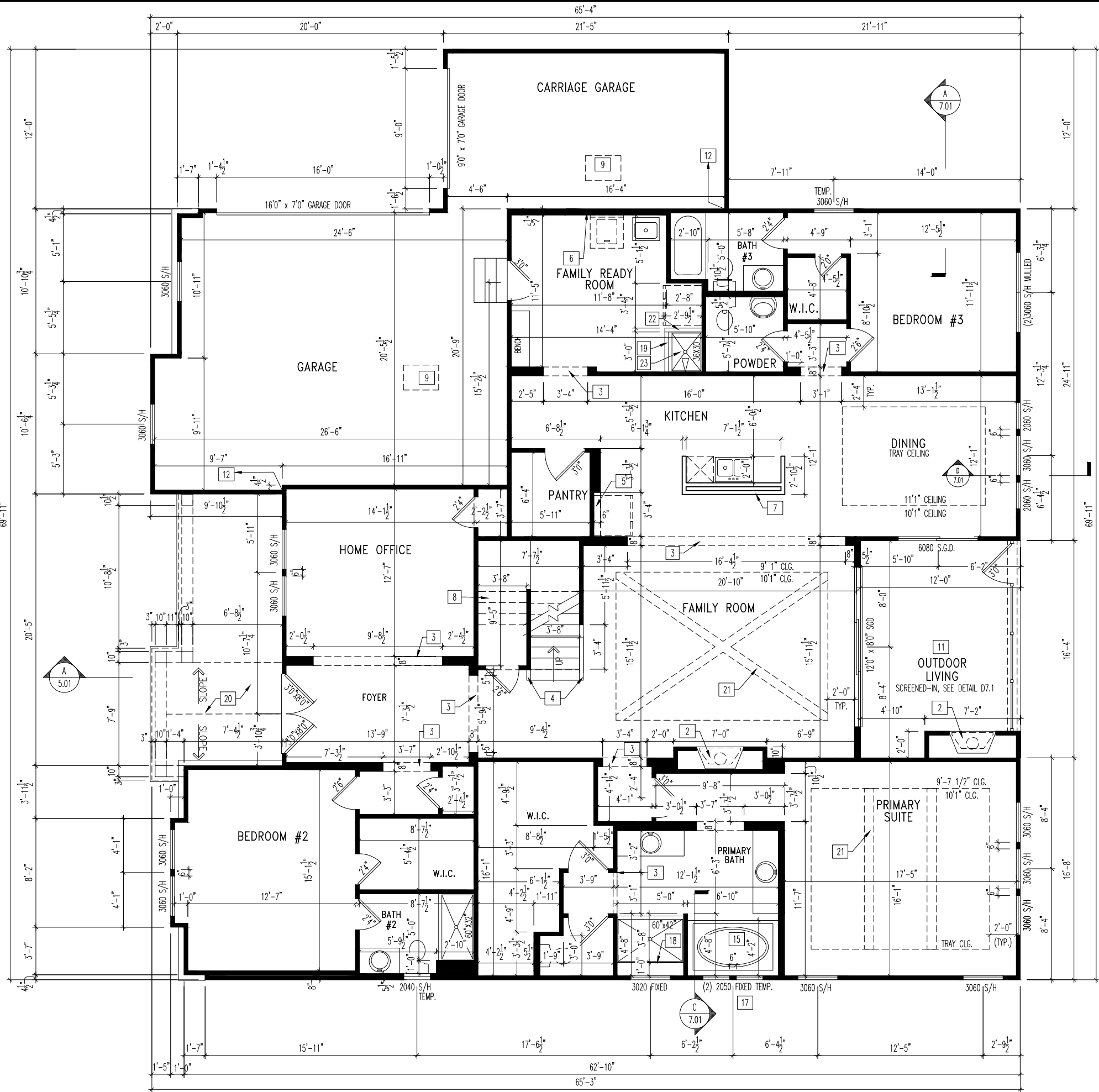
House:	SEBASTIAN		Std. Drawn By:	MJS	Sheet Description:	SCALE: 1/8" = 1'-0"
Series:	Plan No.:		Std. Chk. By:	ARC	FOUNDATION PLAN	
			Std. Date:	8/31/12	ELEVATION "K"	
			Date of Last Rev.:	10/27/16	MJS	

Sheet No. 1.01

Drees Homes

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

NOTE:
ALL FIRST FLOOR DOORS (INTERIOR AND
EXTERIOR) TO BE 8' TALL, U.N.O.

- General Notes**
- REFER TO SHEET ON.1 FOR GENERAL NOTES.
 - ALL FIRST FLOOR CEILINGS TO BE 10'1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
 - FRAME TOP OF ALL WINDOWS @ 1'10" BELOW TOP PLATE UNLESS OTHERWISE NOTED.
 - ALL FALSE HEADERS TO BE DROPPED 1'3" FROM CEILING UNLESS OTHERWISE NOTED.
- Key Notes**
- 1
 - 2 PRE-FABRICATED FIREPLACE INSERT
 - 3 FALSE HEADER
 - 4 SLOPE WALL WITH STAIR STRINGER
 - 5 TOP OF OPENING @ 6'-6" A.F.F.
 - 6 TAP AND DRAIN FOR WASHER
 - 7 34-1/2" HIGH WALL
 - 8 RE: DETAIL A/7.03 FOR STAIR FRAMING DETAILS
 - 9 22-1/2"x32" ATTIC ACCESS TO BE LOCATED A MIN. OF 9'6" FROM GARAGE DOOR
 - 10
 - 11 CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
 - 12 FRAME GARAGE WALLS AT 11'-3 1/8" FROM FOUNDATION
 - 13 --
 - 14 42" HIGH WALL
 - 15 RE: DETAIL C/7.01 FOR TUB FRAMING DETAILS
 - 16 32" DIAGONAL SHOWER SEAT INSTALLED AT 18" HIGH BY TILE CONTRACTOR
 - 17 BOTTOM OF WINDOWS @ 3'-0 3/4" A.F.F.
 - 18 FRAME SHOWER SEAT AT 18" HIGH, WITH 2x4 STUDS AT 16" O.C. AND COVER TOP AND SIDES WITH 5/8" WOOD SHEATHING, SLOPE TOP 3/4" FROM BACK TO FRONT FOR WATER RUN OFF OVER FLEXIBLE POLYETHYLENE WATERPROOF MEMBRANE (CONTINUE OVER FRONT AND BACK OF SEAT)
 - 19 2'0" HIGH WALL
 - 20 VAULTED/RAFTER FRAMED PORCH IN GABLE AREA
 - 21 BOX BEAM, SEE DETAIL B/7.02
 - 22 5'0" HIGH WALL
 - 23 18" HIGH PLATFORM



The Drees Company
09/10/2025 1:04:08 PM

REISSUED: 08/26/2025

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: Phone #:	Original Site Specific Dwg. & Effective Change Order Date:
Coordinator's Name: Coordinator's Phone #:	8/4/2025
STYH-0124-00.dwg Aug 26, 2025 - 3:32pm	

Drees Homes

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

SEBASTIAN

Plan No.:

Sheet No.

2.01 FRAMING

First Floor Framing Plan

Elevation "K"

Scale: 1/8" = 1'-0"

Sheet Description:

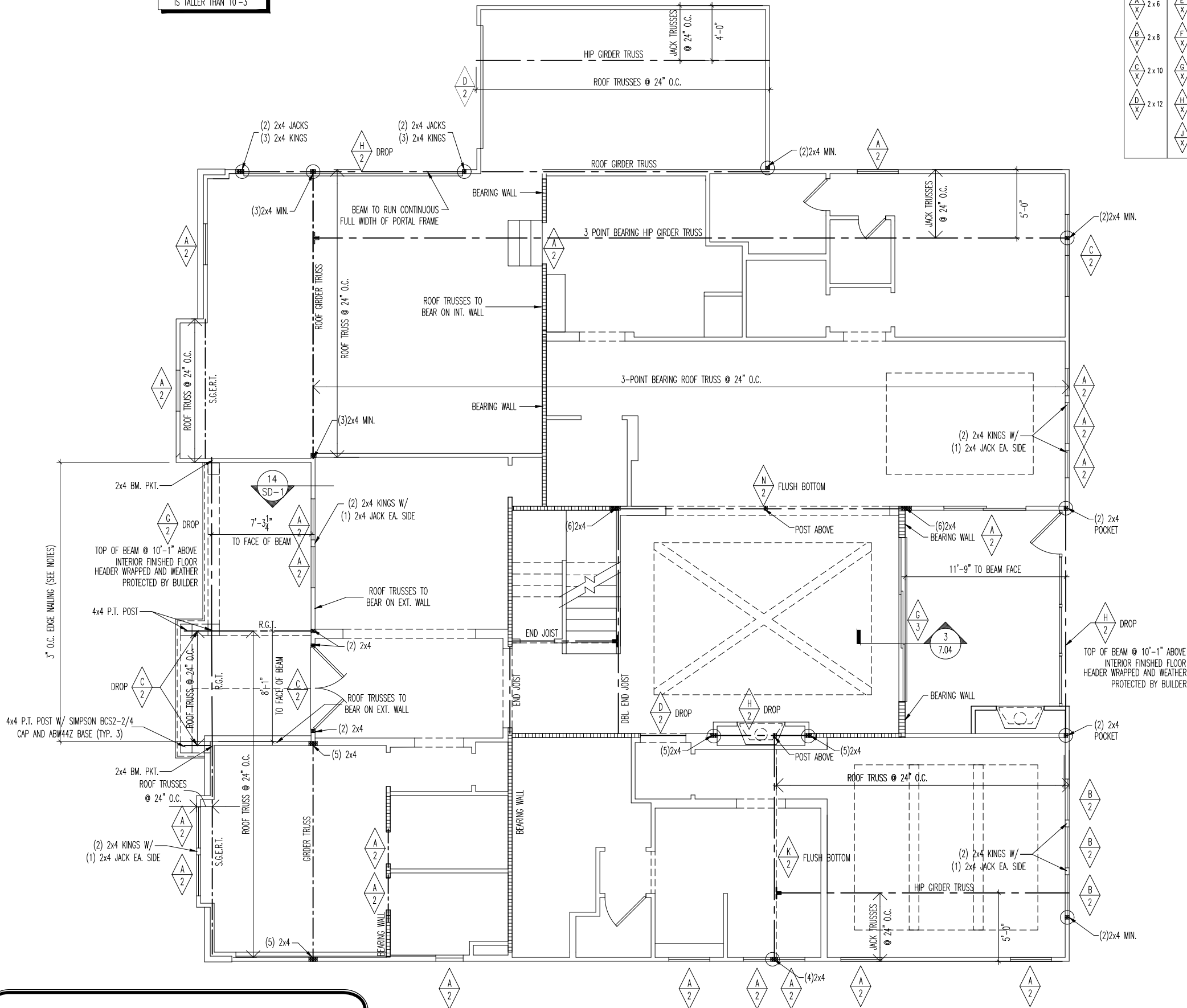
Sta. Drawn By: WJS

Sta. Chk. By: ARC

Sta. Date: 08/26/16

Date of Last Rev: 10/27/16 WJS

FRAME NON-LOAD BEARING
WALLS 16" O.C. WHEN HEIGHT
IS TALLER THAN 10'-3"



STRUCTURAL HEADER CHART

	2 x 6		1-3/4" x 7-1/4" LVL		1-3/4" x 16" LVL
	2 x 8		1-3/4" x 9-1/4" LVL		1-3/4" x 18" LVL
	2 x 10		1-3/4" x 11-1/4" LVL		1-3/4" x 20" LVL
	2 x 12		1-3/4" x 11-7/8" LVL		1-3/4" x 24" LVL
			1-3/4" x 14" LVL		

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

120 MPH WIND IN 2018 NCSBC MAP
(120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1)
EXP. B & SEISMIC CAT. A/B.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING w/ 2-3/8"x 0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/2" 16 GA STAPLES (1/4" 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/ 2-3/8"x 0.113 NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

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

- INDICATES EXTENT OF INT. OSB SHEARWALL, AND/OR 3" O.C. EDGE NAILING
- ▶ INDICATES HOLDDOWN
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

MAX. STND. - SEPT. 2018



The Drees Company
09/10/2025 1:04:08 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	
RC4-0443-00.dwg Aug 19, 2025 - 10:51am	

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Sheet Description:
FIRST FLOOR STRUCTURAL PLAN
ELEVATION "K"
SCALE: 1/8" = 1'-0"

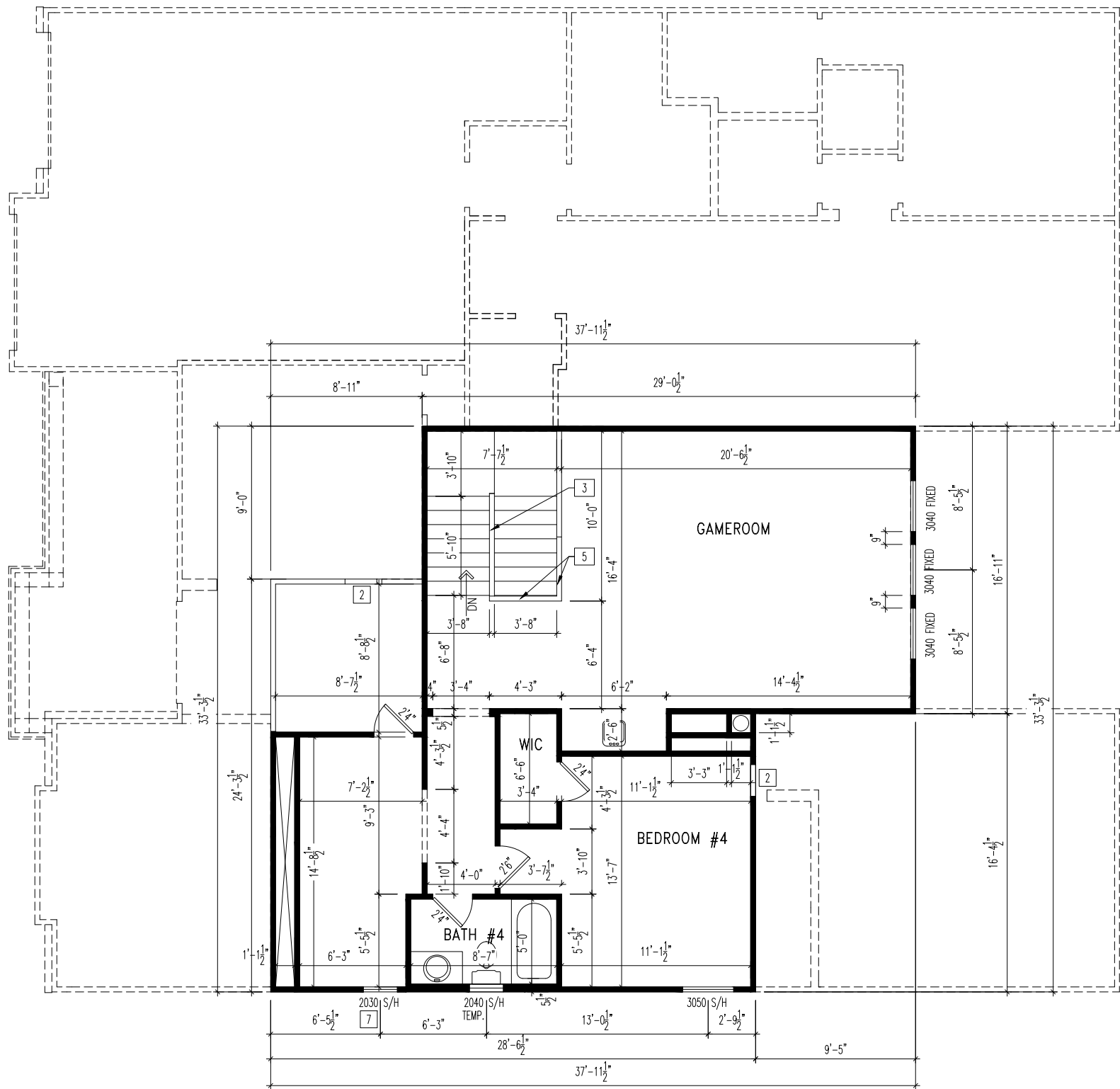
Sld. Drawn By: WJS
Sld. Chk. By: ARC
Sld. Date: 08/26/16
Date of 10/27/16 WJS
Lost Rev.

House:
SEBASTIAN
Series:
2.01

Sheet No.
2.01
STRUCTURE

REISSUED: 08/19/2025

REISSUED: 08/26/2025



General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ALL SECOND FLOOR CEILINGS TO BE 9'1\"
- FRAME TOP OF ALL WINDOWS @ 1'0-1/4\"
- ALL FALSE HEADERS TO BE DROPPED 1'-0\"

Key Notes

- DO NOT LOCATE TRUSS ABOVE PLUMBING WALL
- 22-1/2"x32\"
- SLOPED HALF WALL WITH STAIR STRINGER
- RE: DETAIL A/7.03 FOR SECOND FLOOR STAIR FRAMING DETAILS
- 36\"
-
- FRAME TOP OF WINDOW @ 2'0-1/4\"
-
-
-
-
-
-
-
-
-



The Drees Company
09/10/2025 1:04:08 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	
STYH-0124-00.dwg Aug 26, 2025 - 3:34pm	

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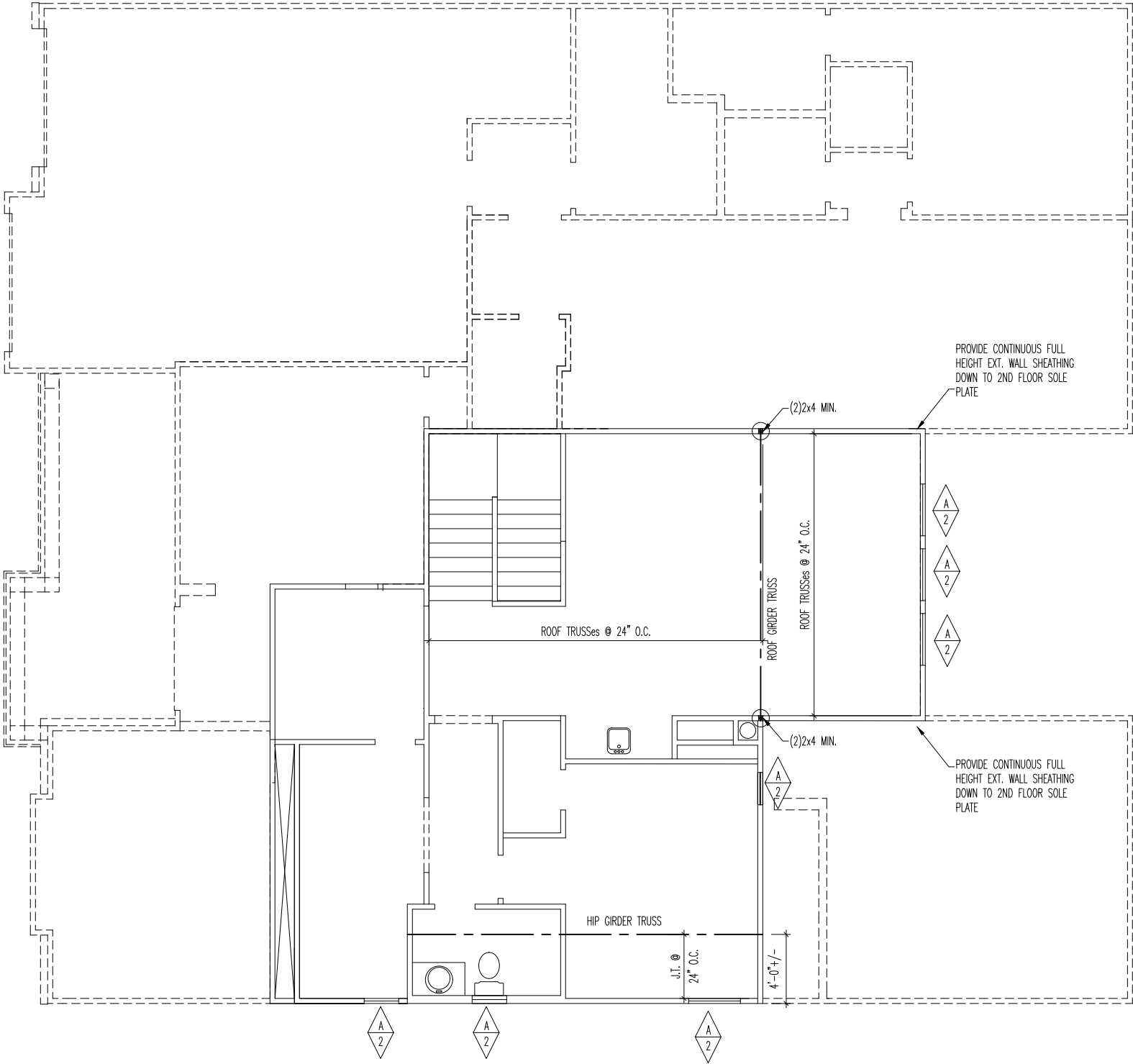
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Std. Drawn By: WJS	Sheet Description: SECOND FLOOR FRAMING PLAN	SCALE: 1/8" = 1'-0"
Std. Chk. By: ARC		
Std. Date: 08/26/16		
Date of Last Rev: REL_DT		
House: SEBASTIAN	Plan No.:	Series:

Sheet No.

2.02
FRAMING

REISSUED: 08/26/2025



LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL
FORCES RESULTING FROM:
120 MPH WIND IN 2018 NCSBC MAP
(120 MPH WIND SPEED IN ASCE 7-10
WIND MAP, PER IRC R301.2.1.1)
EXP. B & SEISMIC CAT. A/B.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:**
FASTEN SHEATHING w/ 2-3/8"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 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 (1/2" 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/ 2-3/8"x0.113 NAILS @ 3' O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3' O.C. EDGE FASTENING.

NOTES

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

 INDICATES EXTENT OF INT. OSB SHEARWALL, AND/OR 3" O.C. EDGE NAILING
 INDICATES HOLDDOWN
 INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

M&K STND. – SEPT. 2018

General Notes

– REFER TO SHEET ON.1 FOR GENERAL NOTES



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09/10/2025 1:04:08 PM

Subdivision:
SERENITY HAVEN
Job #:
STYH-0124-00

Customer Name:
MODEL

Job #:
STYH-0124-00

Job Address:

Contract Drawn By:

Original Site Specific Dwg. &
Effective Change Order Date:

Phone #:

8/4/20

Coordinator's Name:

GREG P.

Coordinator's Phone #: 859-578-4355

859-578-4355

STYH-0124-00.dwg Aug 26, 2025 - 3:34pm

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SCALE: $1/8" = 1'-0"$

Sheet Description:

Sheet Description: SCALE: 1/8" = 1'-0"

SECOND FLOOR STRUCTURAL PLAN

Std. Drawn By: WJS

Std. Drawn By:	WJS
Std. Chk. By:	ARC

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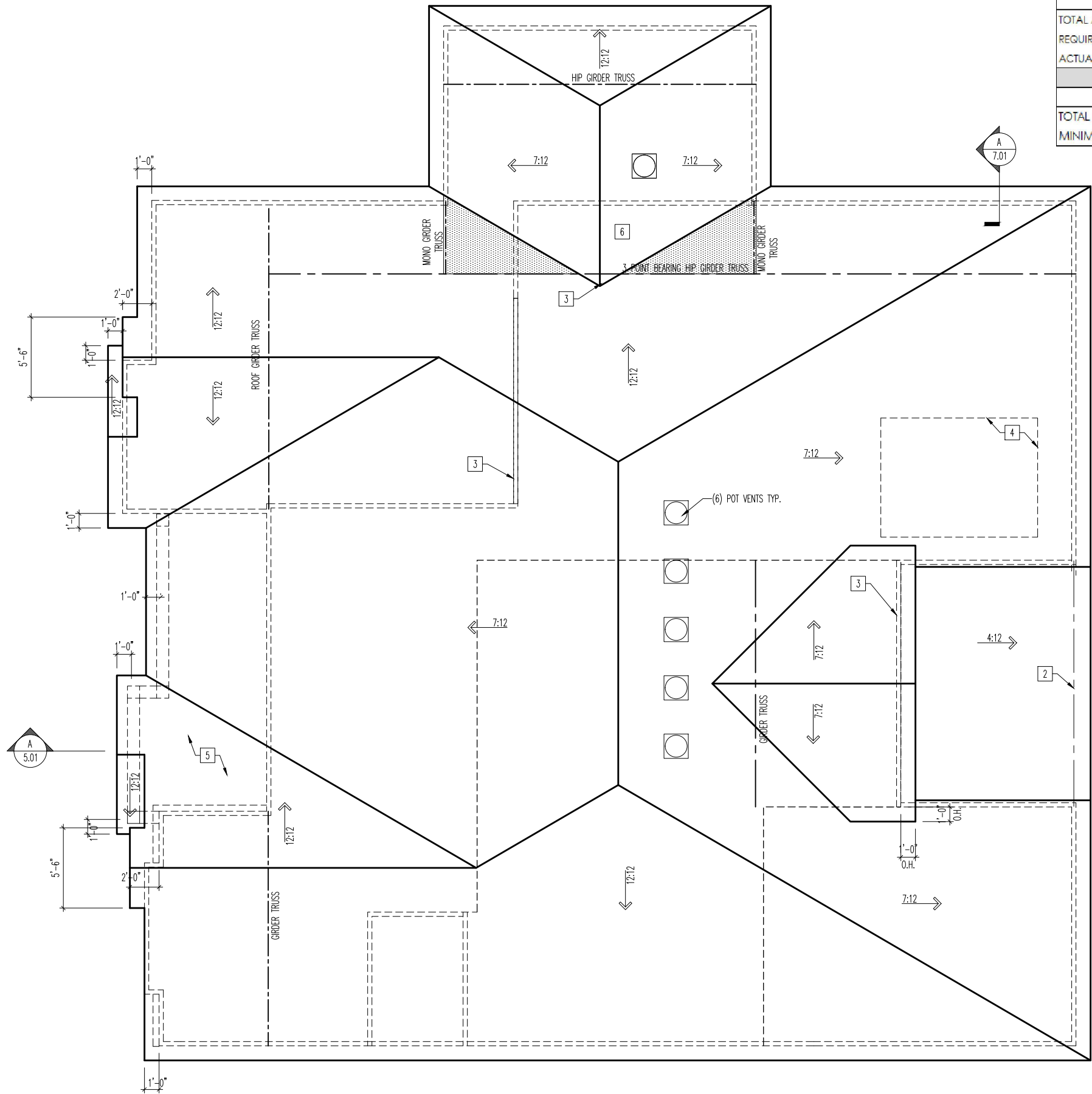
2

House: SEBASTIAN

House:

Sheet No.

2.02 STRUCTURE



ROOF VENTILATION	
CITY/SERIES:	RALEIGH
MAIN HOUSE	
TOTAL ATTIC AREA:	4,238
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	14.13
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	17.71
DOWNSPOUT CALCULATION	
MAIN HOUSE	
TOTAL DRAINABLE ROOF AREA:	5509.4
MINIMUM # OF DOWNSPOUTS:	10

REISSUED: 08/19/2025

HEEL CUT STANDARDS		
ROOF PITCH	OVERHANG	
	1'-6"	2'-0"
	4:12	5-3/4" 7-3/4"
	5:12	6-3/4" 9-3/4"
	6:12	7-3/4" 11-3/4"
	7:12	8-3/4" 13-3/4"
	8:12	9-3/4" N/A
	9:12	10-3/4" N/A
	10:12	11-3/4" N/A
	12:12	13-3/4" N/A
	14:12	15-3/4" N/A

- General Notes
- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- Key Notes
- 1 --

2 BEAM BELOW -- RE: SHEET 2.01 STRUCTURE FOR SIZE

3 INTERMEDIATE TRUSS BEARING WALL

4 EXTENT OF TRAY CEILING

5 VAULTED/RAFTER FRAMED PORCH IN GABLE AREA

6 DO NOT REMOVE SHEATHING UNDER HIP-CARRIAGE GARAGE ROOF TO BE VENTED SEPERATELY FROM MAIN HOUSE

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.



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09/10/2025 1:04:08 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	
RGA-0443-00.dwg Aug 19, 2025 - 11:06am	

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SEBASTIAN

House:

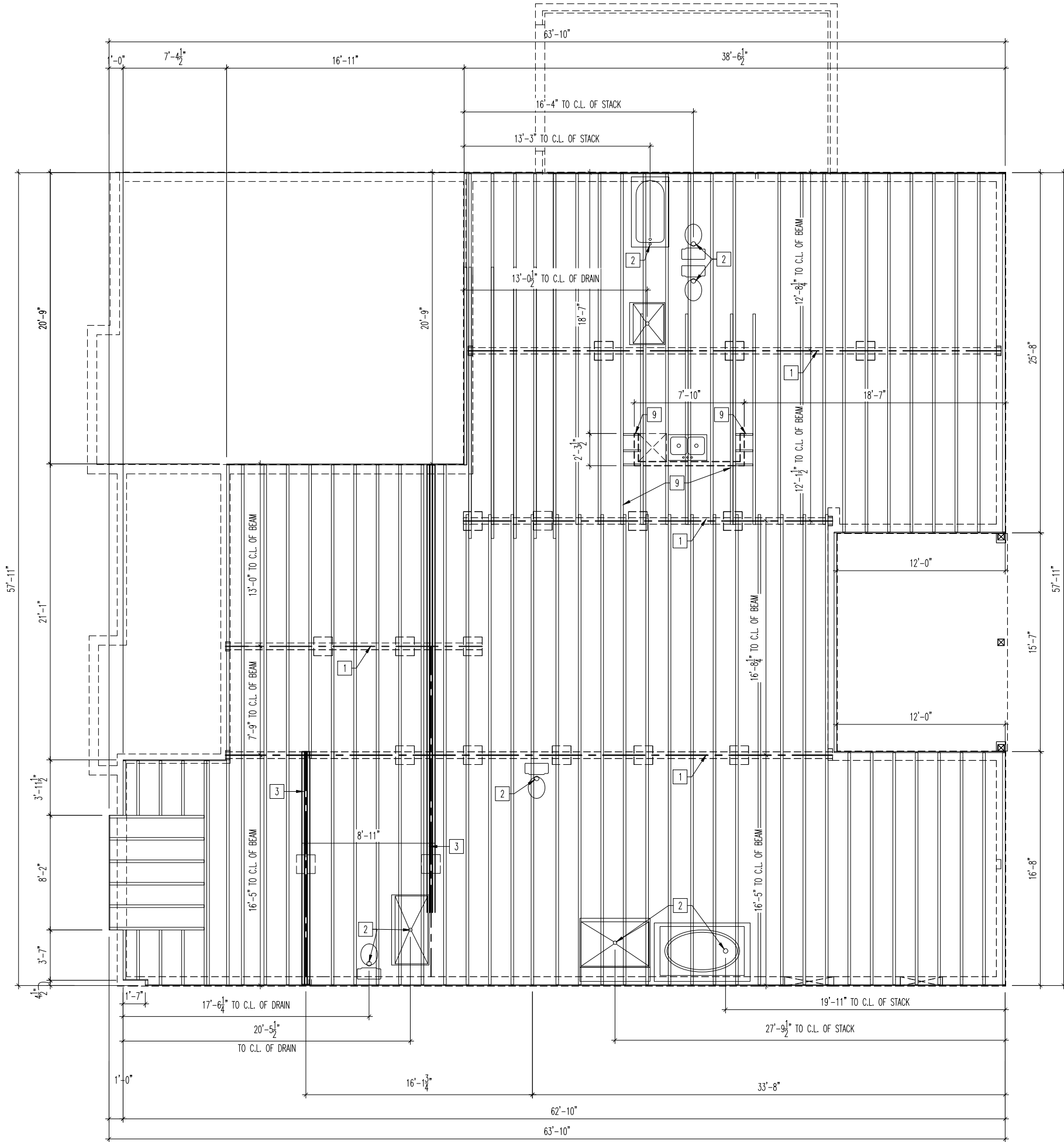
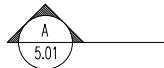
Sheet Description:
ROOF PLAN
ELEVATION "K"

Scale: 1/8" = 1'-0"

Series:

Sheet No.
2.04

REISSUED: 08/19/2025



General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ALL JOISTS TO BE 11-7/8" TJI 210 SERIES I-JOISTS, OR EQUAL, @ 19.2" o.c., UNLESS OTHERWISE NOTED.
- ALL BANDBOARDS PER ENGINEERED FLOOR SYSTEM, UNLESS OTHERWISE NOTED.
- ADJUST FRAMING FOR PLUMBING AS NEEDED.
- FLOOR JOISTS TO HAVE MINIMUM 3" BEARING ON BEAM/WALL BELOW AND 6" MAXIMUM JOIST OVERLAP.

Key Notes

- 1 BEAM BELOW - RE: SHEET 1.01 FOR SIZE
- 2 PLUMBING STACK
- 3 FLUSH BEAM - RE: SHEET 1.01 FOR SIZE
- 4 DOUBLE JOIST
- 5 LEDGER BELOW PER DETAIL B/7.05
- 6 END JOIST
- 7 --
- 8 --
- 9 DOUBLE EVERY OTHER JOIST AND BLOCKING UNDER KITCHEN ISLAND
- 10 --
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20



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09/10/2025 1:04:08 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	

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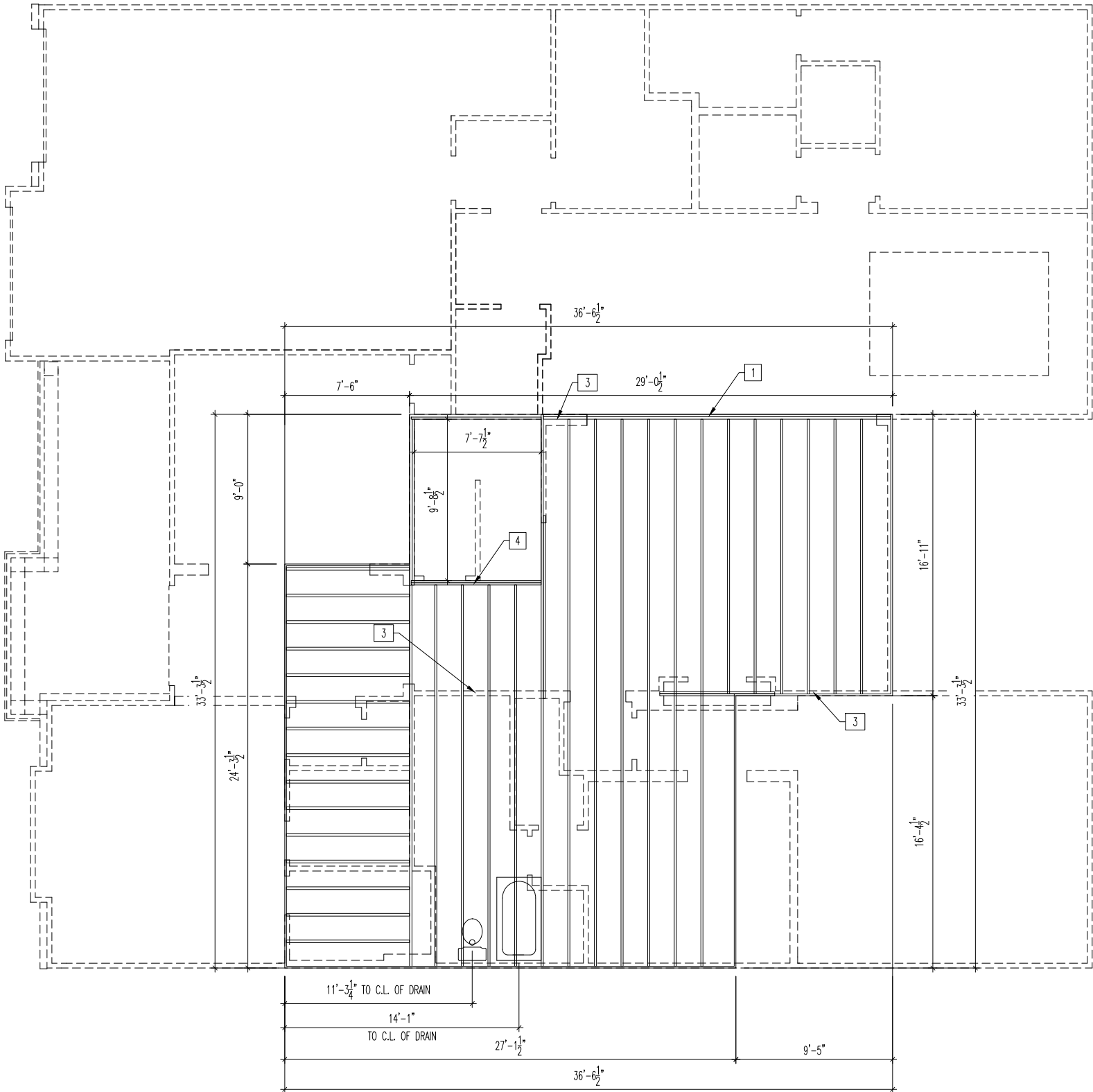
FIRST FLOOR SUBFLOOR PLAN
ELEVATION "K"

Std. Drawn By: WJS
Std. Chk. By: ARC
Std. Date: 08/26/16
Date of 10/27/16 WJS
Last Rev:

House:
SEBASTIAN
Series:

Sheet No.

3.01



- General Notes
- REFER TO SHEET ON.1 FOR GENERAL NOTES.
 - ALL JOISTS TO BE 11-7/8" TJI 210 SERIES I-JOISTS, OR EQUAL, @ 19.2" o.c., UNLESS OTHERWISE NOTED.
 - ALL BANDBOARDS PER ENGINEERED FLOOR SYSTEM, UNLESS OTHERWISE NOTED.
 - ADJUST FRAMING FOR PLUMBING AS NEEDED.
 - FLOOR JOISTS TO HAVE MINIMUM 3" BEARING ON BEAM/WALL BELOW AND 6" MAXIMUM JOIST OVERLAP.

- Key Notes
- | | |
|----|--|
| 1 | BEAM BELOW - RE: SHEET 2.01 STRUCTURE FOR SIZE |
| 2 | PLUMBING STACK |
| 3 | BEARING WALL BELOW |
| 4 | FLUSH BEAM - RE: SHEET 2.01 STRUCTURE FOR SIZE |
| 5 | -- |
| 6 | -- |
| 7 | -- |
| 8 | -- |
| 9 | -- |
| 10 | -- |
| 11 | -- |
| 12 | -- |
| 13 | -- |
| 14 | -- |
| 15 | -- |
| 16 | -- |
| 17 | -- |
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| 19 | -- |
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09/10/2025 1:04:09 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EW	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	

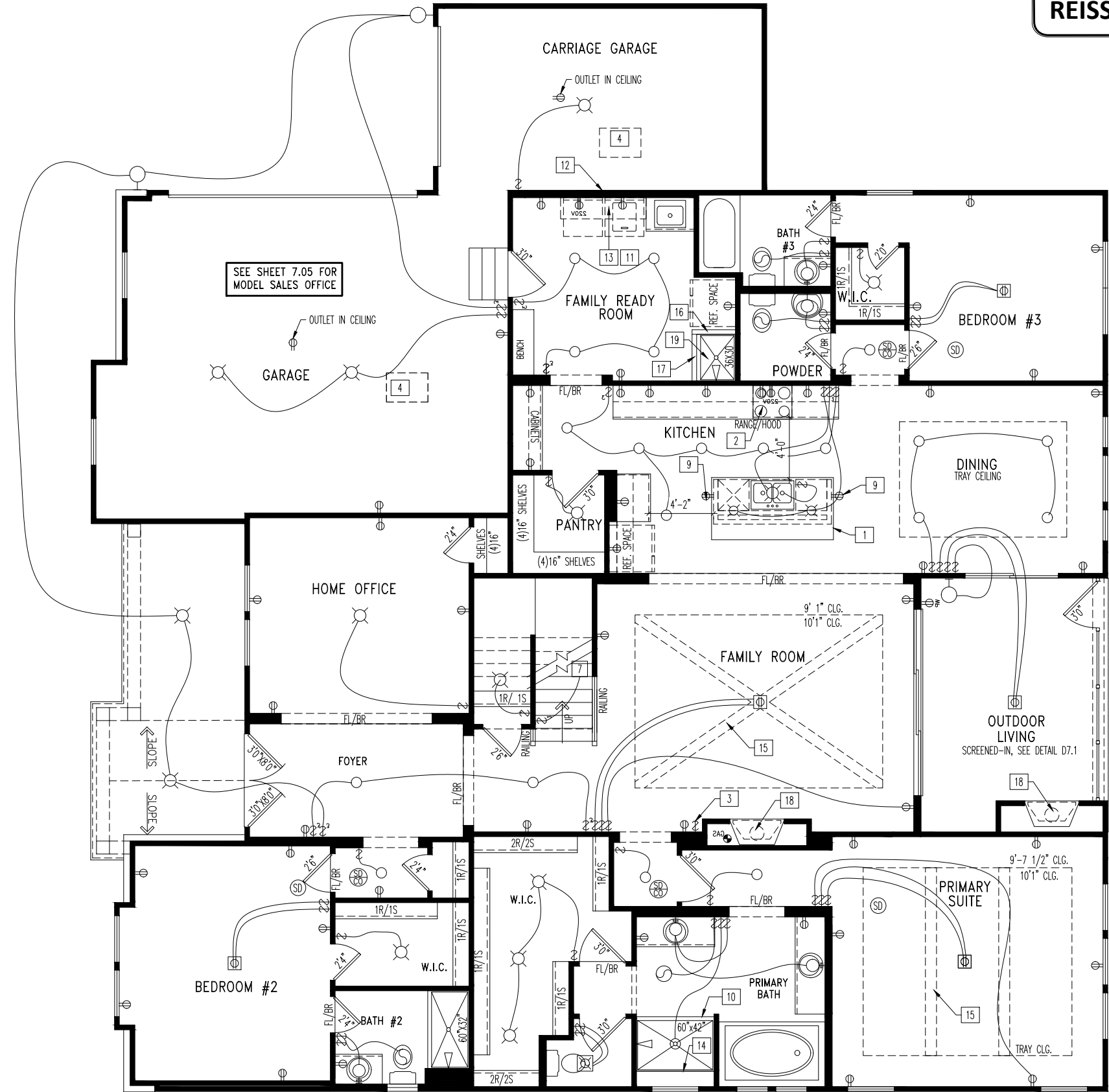
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Scale: 1/8" = 1'-0"	Sheet Description: SECOND FLOOR SUBFLOOR PLAN
Std. Drawn By: WJS	Std. Chk. By: ARC
Std. Date: 08/26/16	Date of Last Rev: REV_01
House: SEBASTIAN	Plan No.:
Series:	

Sheet No.
3.02



REISSUED: 08/26/2025

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

- | | |
|---|--|
| 1 KITCHEN ISLAND RE: DETAIL B/7.02 FOR COUNTERTOP DETAILS | 11 HOLD WASHER TO LEFT OF DRYER |
| 2 OUTLET FOR RANGE HOOD HELD HIGH | 12 TAP AND DRAIN |
| 3 SWITCH FOR DIRECT VENT FIREPLACE | 13 16" DEEP SHELF @ 5'7" A.F.F. |
| 4 22-1/2"x32" ATTIC ACCESS | 14 SHOWER SEAT INSTALLED AT 18" HIGH (SEE FRAMING NOTES FOR DETAILS) |
| 5 OUTLET FOR DISHWASHER LOCATED IN SINK CABINET | 15 BOX BEAM, SEE DETAIL B/7.02 |
| 6 TO SWITCH OR LIGHT BELOW | 16 5'0" HIGH WALL W/ WOOD CAP |
| 7 TO LIGHT OR SWITCH ABOVE | 17 2'0" HIGH WALL |
| 8 PRE-FABRICATED FIREPLACE INSERT | 18 PRE-FABRICATED WOOD BURNING FIREPLACE INSERT |
| 9 HOLD OUTLET HIGH ON ISLAND | 19 RAISED DOG WASH |
| 10 GLASS SHOWER ENCLOSURE | 20 -- |

Mechanical Legend

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



The Drees Company
09/10/2025 1:04:09 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
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STYH-0124-00.dwg Aug 26, 2025 - 3:33pm	

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SCALE: 1/8" = 1'-0"
Sheet Description:
FIRST FLOOR MECHANICAL PLAN
ELEVATION "K"

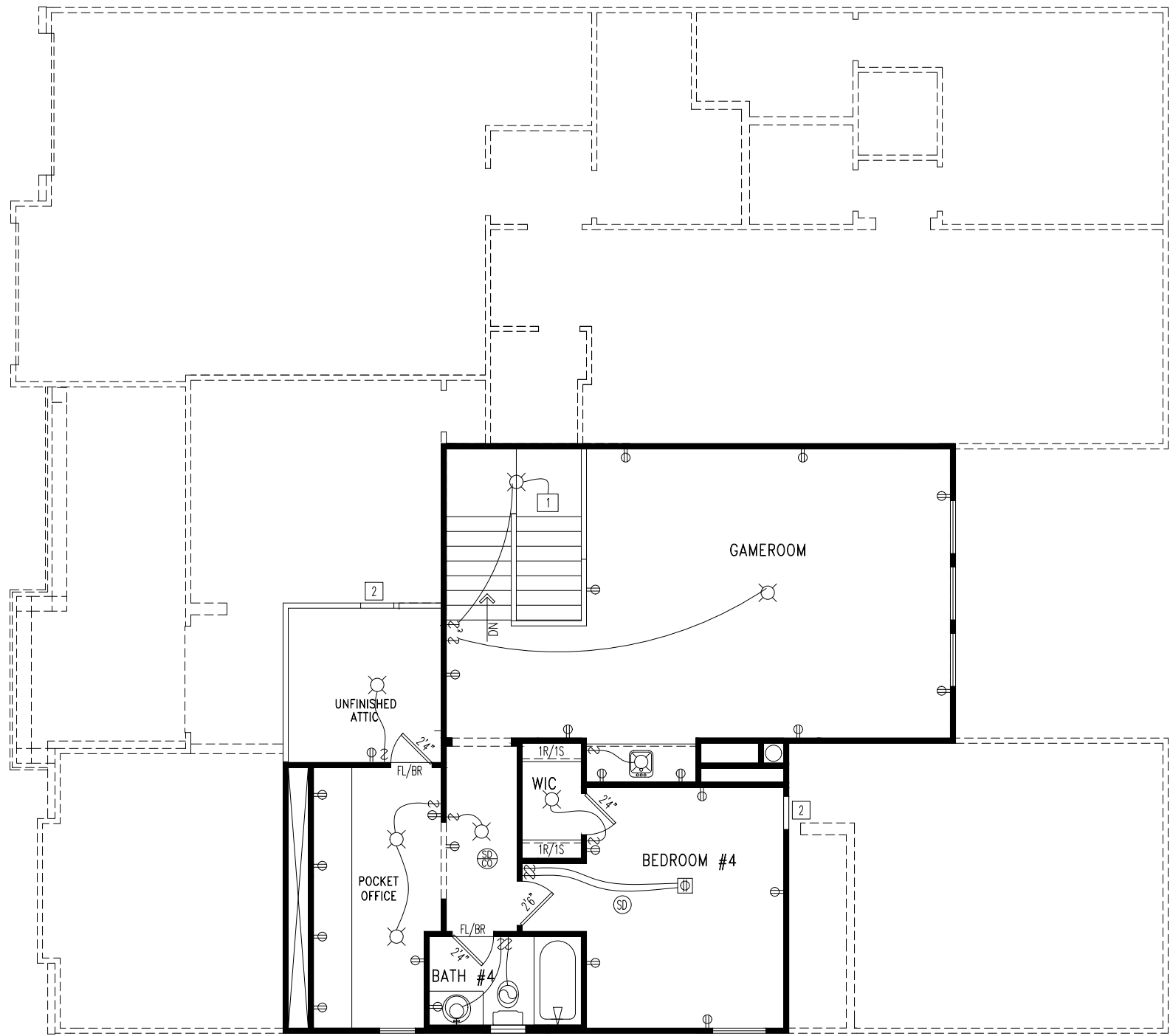
Std. Drawn By:	WJS
Std. Chk. By:	ARC
Std. Date:	08/26/16
Date of Last Rev.	10/27/16 WJS

House:
SEBASTIAN

Sheet No.

4.01

REISSUED: 08/26/2025



General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

1	TO SWITCH OR LIGHT BELOW	11	--
2	22-1/2"x32" ATTIC ACCESS	12	--
3	--	13	--
4	--	14	--
5	--	15	--
6	--	16	--
7	--	17	--
8	--	18	--
9	--	19	--
10	--	20	--

Mechanical Legend

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



The Drees Company
09/10/2025 1:04:09 PM

Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: Phone #: Coordinator's Name: Coordinator's Phone #:	EW GREG P. 859-578-4355
Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025	
STYH-0124-00.dwg Aug 26, 2025 - 3:33pm	

drees
HOMESSM

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SCALE: 1/8" = 1'-0"

SECOND FLOOR MECHANICAL PLAN

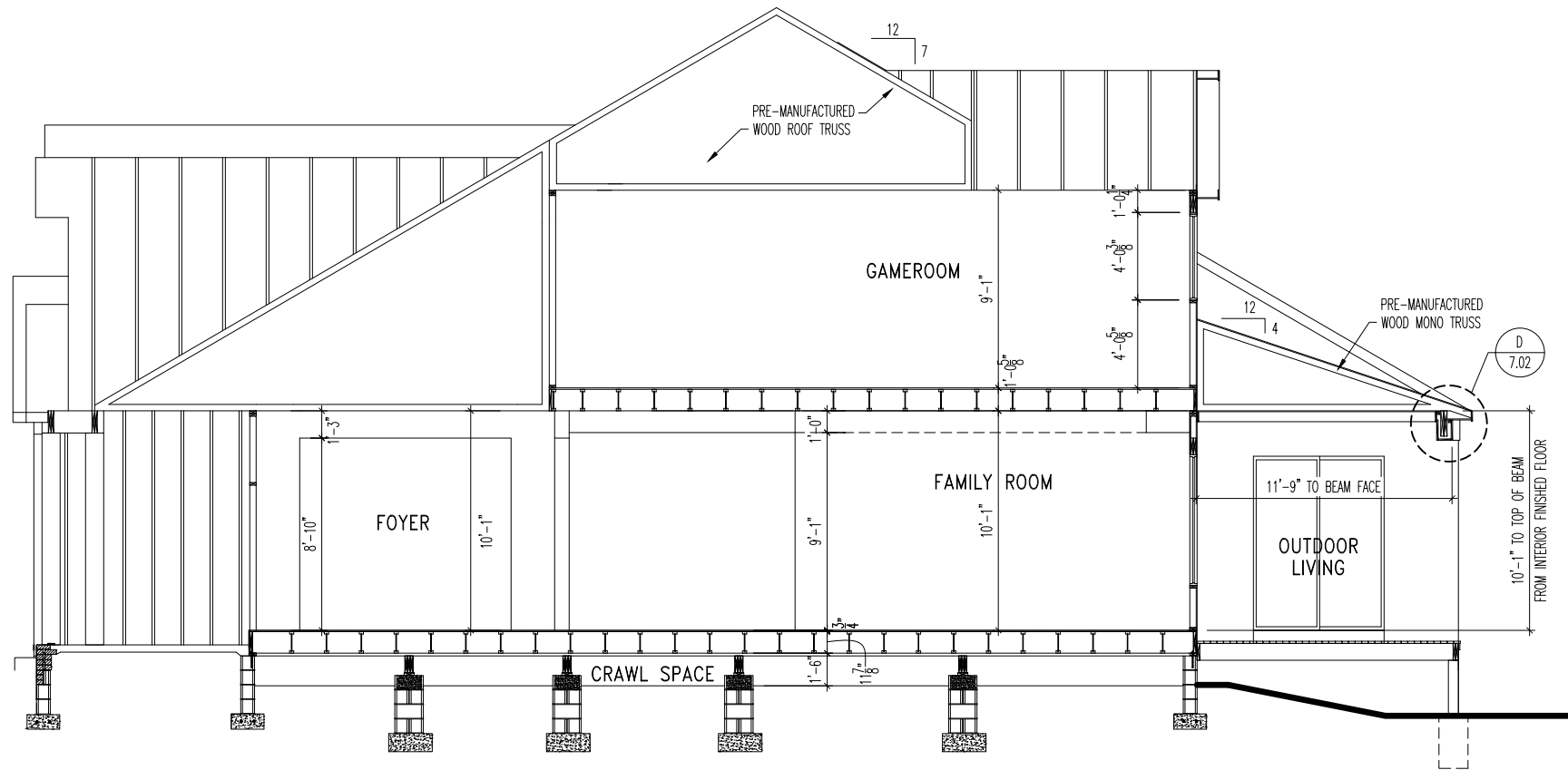
Std. Drawn By:	W/S
Std. Chk. By:	ARC
Std. Date:	08/26/16
Date of Last Rev:	REL_DT

House: SEBASTIAN

Series:

Sheet No.

4.02



A
5.01

BUILDING SECTION THRU FOYER

SCALE: 1/8" = 1'-0"

General Notes

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

Key Notes

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Subdivision: SERENITY HAVEN		Customer Name: MODEL	
Job #: STYH-0124-00		Job Address: TBD	
Contract Drawn By: EWT		Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025	
Phone #:		Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355		RCA-0443-00.dwg Aug 04, 2025 - 4:10pm	

House:

SEBASTIAN

Sheet No.

5.01

Std. Drawn By: MJS

Std. Chk. By: ARC

Std. Date: 08/26/16

Date of 10/27/16 MJS

Last Rev:

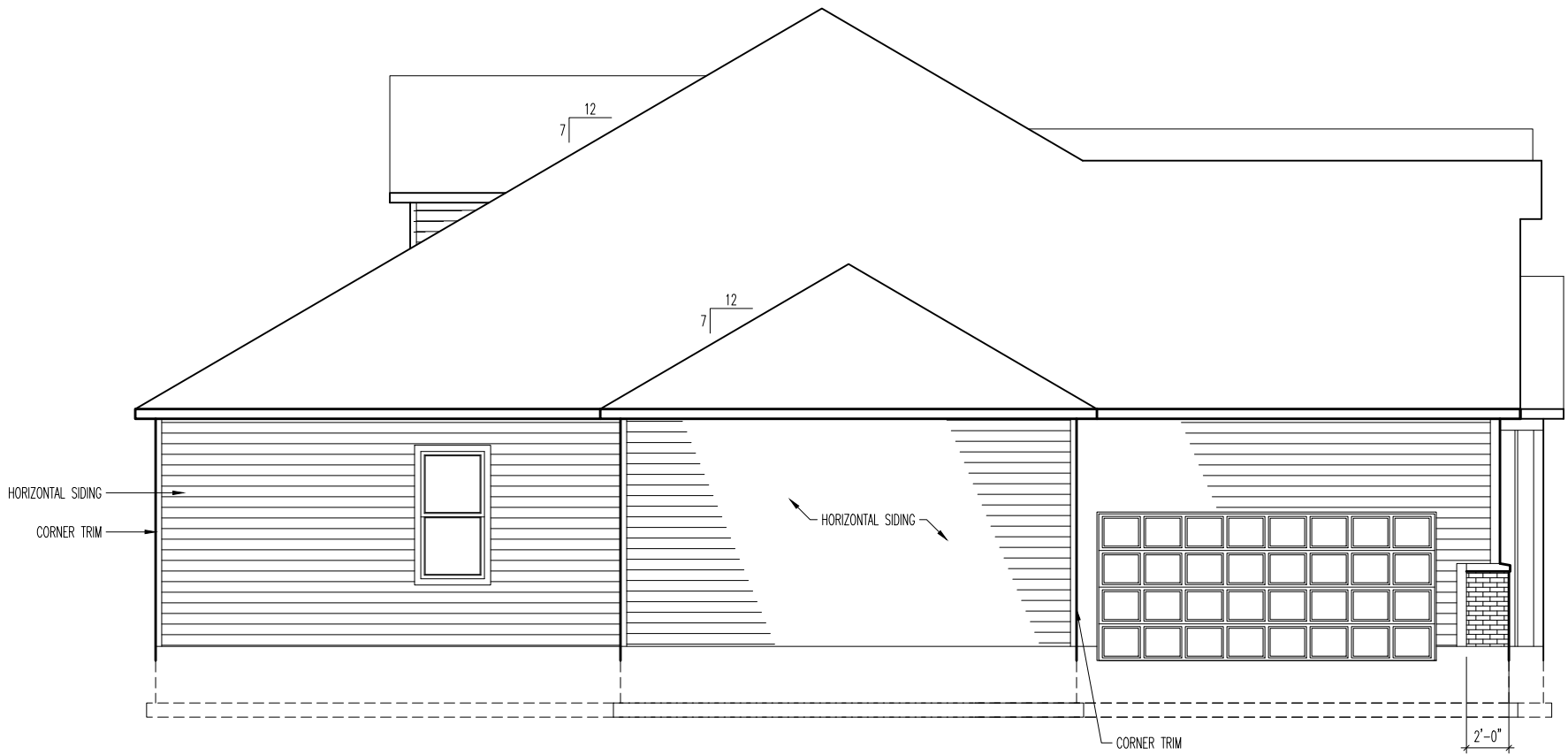
SCALE: 1/8" = 1'-0"

BUILDING SECTIONS
ELEVATION "K"

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REISSUED: 08/19/2025

TYPICAL TRIM:
6" FASCIA - 8" w/ HARDIE SOFITT (ALL SIDES)
8" FRIEZE (FRONT ONLY UNLESS OTHERWISE NOTED)

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ROOFING PER SPECIFICATIONS.
- REFER TO SHEET 6.01 FOR LINTEL SCHEDULE, AS NEEDED.

Key Notes

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Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: Phone #:	Original Site Specific Dwg. & Effective Change Order Date:
Coordinator's Name: Coordinator's Phone #:	8/4/2025
RGA-0443-00.dwg Aug 19, 2025 - 10:51am	

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Std. Drawn By: MJS	Sheet Description: GARAGE SIDE ELEVATION	SCALE: 1/8" = 1'-0"
Std. Chk. By: ARC	ELEVATION "K"	
Std. Date: 08/26/16		
Date of 10/27/16 MJS		
Last Rev:		

House: SEBASTIAN	Plan No.:
Series:	

Sheet No.

6.02



TYPICAL TRIM:
6" FASCIA - 8" w/ HARDIE SOFITT (ALL SIDES)
8" FRIEZE (FRONT ONLY UNLESS OTHERWISE NOTED)

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ROOFING PER SPECIFICATIONS.
- REFER TO SHEET 6.01 FOR LINTEL SCHEDULE, AS NEEDED.

Key Notes

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Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	
RCA-0443-00.dwg Aug 19, 2025 - 10:51am	

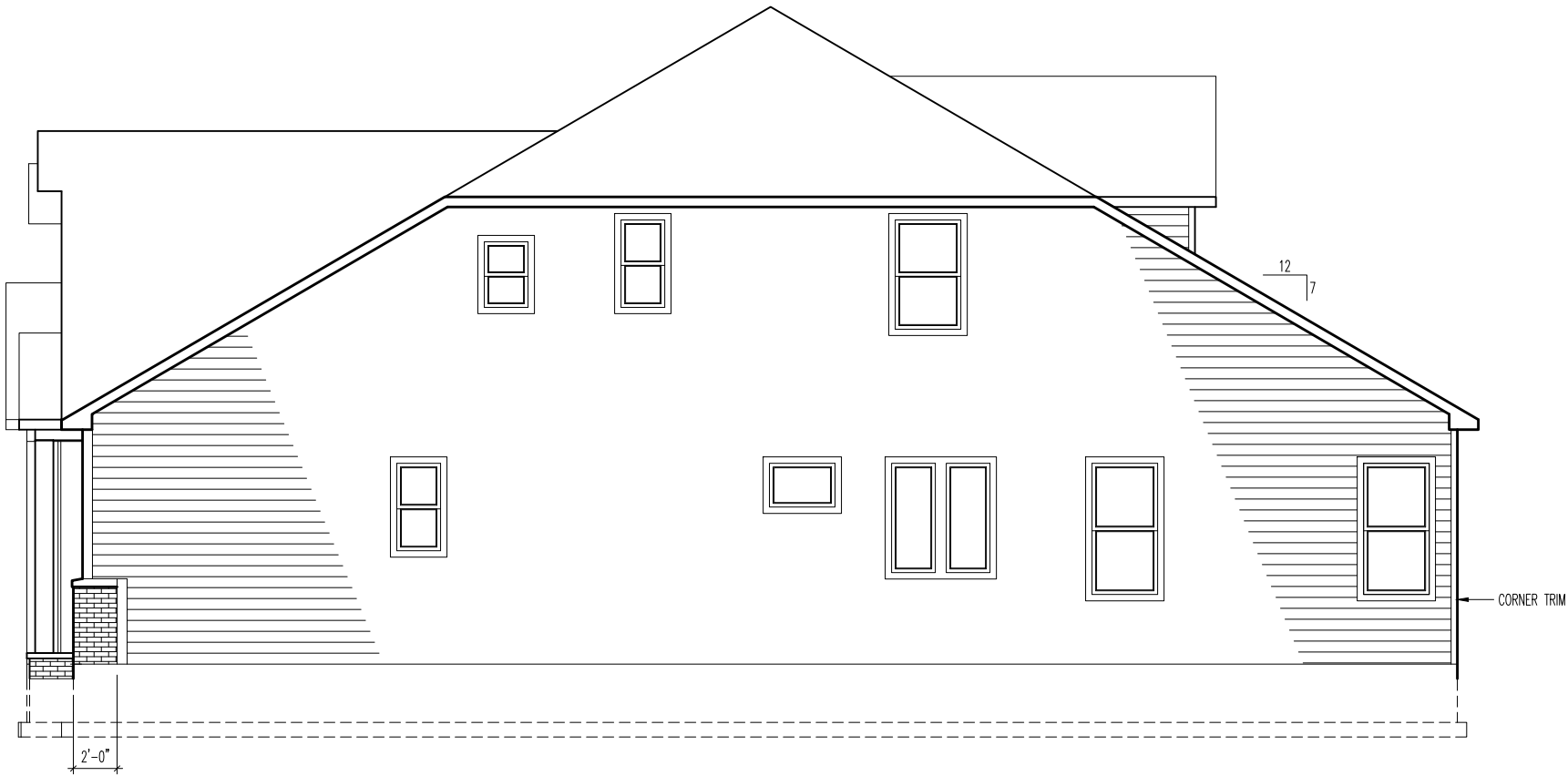


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Sheet Description: REAR ELEVATION ELEVATION "K"	SCALE: 1/8" = 1'-0"
Std. Drawn By: WJS	Std. Chk. By: ARC
Std. Date: 08/26/16	Date of 10/27/16 WJS
House: SEBASTIAN	Plan No.:
Series:	

Sheet No.

6.03



REISSUED: 08/26/2025

TYPICAL TRIM:
6" FASCIA - 8" w/ HARDIE SOFITT (ALL SIDES)
8" FRIEZE (FRONT ONLY UNLESS OTHERWISE NOTED)

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ROOFING PER SPECIFICATIONS.
- REFER TO SHEET 6.01 FOR LINTEL SCHEDULE, AS NEEDED.

Key Notes

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Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: Phone #:	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Coordinator's Name: Coordinator's Phone #:	GREG P. 859-578-4355
STYH-0124-00.dwg Aug 26, 2025 - 3:33pm	

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Std. Drawn By: MJS	Sheet Description: SIDE ELEVATION "K"	SCALE: 1/8" = 1'-0"
Std. Chk. By: ARC	ELEVATION "K"	
Std. Date: 08/26/16		
Date of 10/27/16 MJS		
House: SEBASTIAN	Plan No.:	Series:

Sheet No.

6.04

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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Subdivision: SERENITY HAVEN		Customer Name: MODEL	
Job #: STYH-0124-00		Job Address: TBD	
Contract Drawn By: EWT		Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025	
Phone #:			
Coordinator's Name: GREG P.			
Coordinator's Phone #: 859-578-4355			
RGA-0443-00.dwg Aug 04, 2025 - 4:11pm			



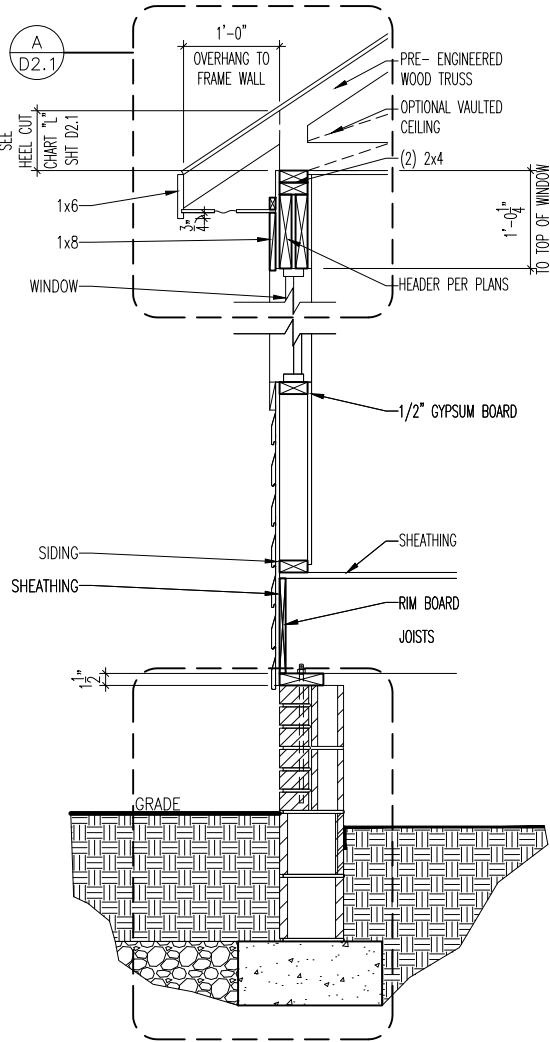
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Std. Drawn By:	WJS	Sheet Description:	HOUSE SPECIFIC DETAILS ELEVATION "K"
Std. Ck. By:	ARC		
Std. Date:	08/26/16		
Date of Last Rev:	10/27/16		

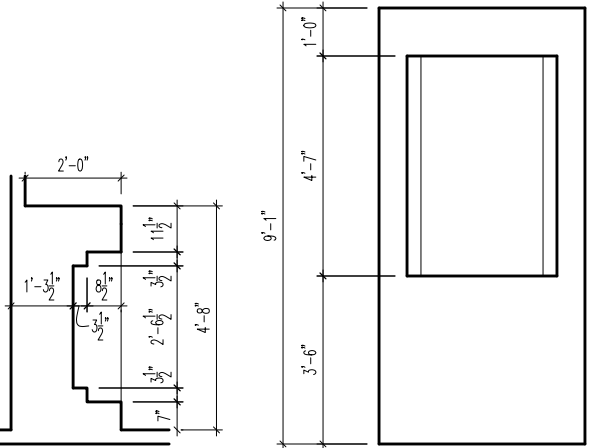
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	Series:

Sheet No.

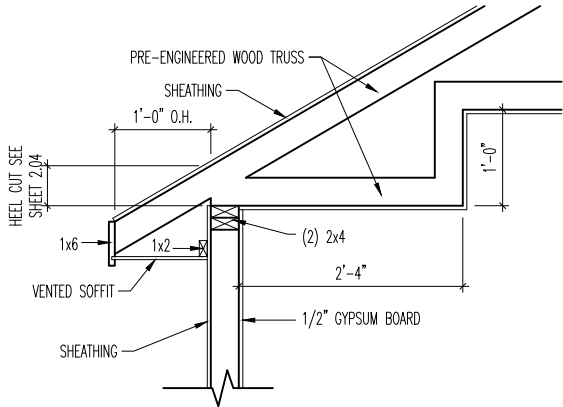
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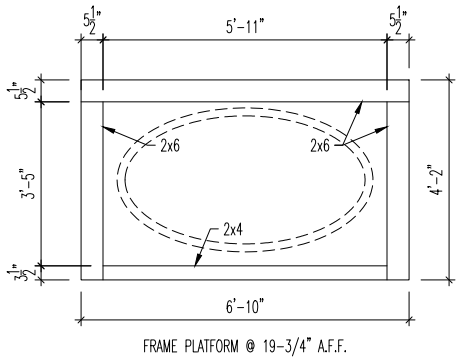
A
7.01
TYP. RANCH FRAME WRAP WALL SECTION
SCALE: 1/2" = 1'0"



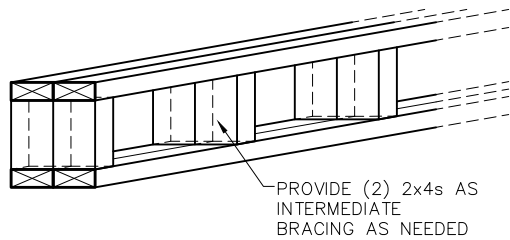
PLAN
ELEVATION
E
7.01
PRIMARY BATH NICHE DETAIL
SCALE: 1/4" = 1'-0"



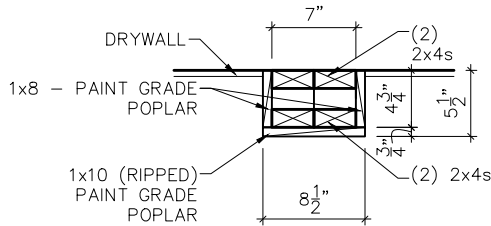
D
7.01
DINING ROOM TRAY CEILING DETAIL
SCALE: 1/2" = 1'-0"



C
7.01
TUB FRAMING DETAIL
SCALE: 1/4" = 1'-0"



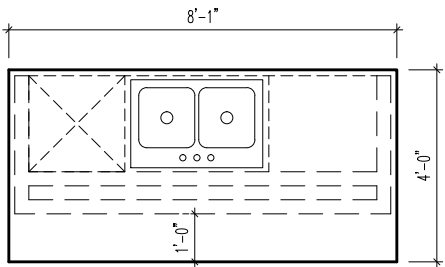
ISOMETRIC VIEW



SECTION

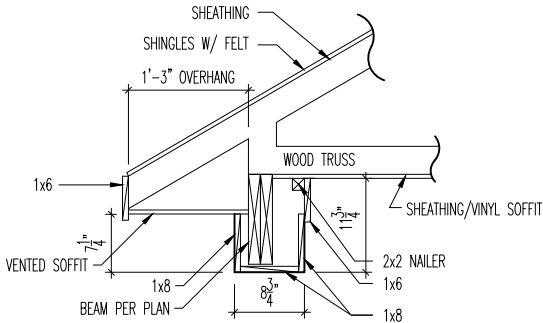
SEE SHEET 2.01 FOR ACTUAL LOCATIONS AND ORIENTATION OF BEAMS

B
7.02
BOX BEAM CEILING DETAIL
SCALE: 1/4" = 1'-0"



COUNTERTOP

A
7.02
KITCHEN ISLAND FRAMING DETAILS
SCALE: 1/4" = 1'-0"



D
7.02
COVERED PATIO BEAM DETAIL
SCALE: 1/2" = 1'-0"

REISSUED: 08/19/2025

General Notes

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

Key Notes

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Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWI	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	
STYH-0124-00.dwg Aug 19, 2025 - 2:09pm	



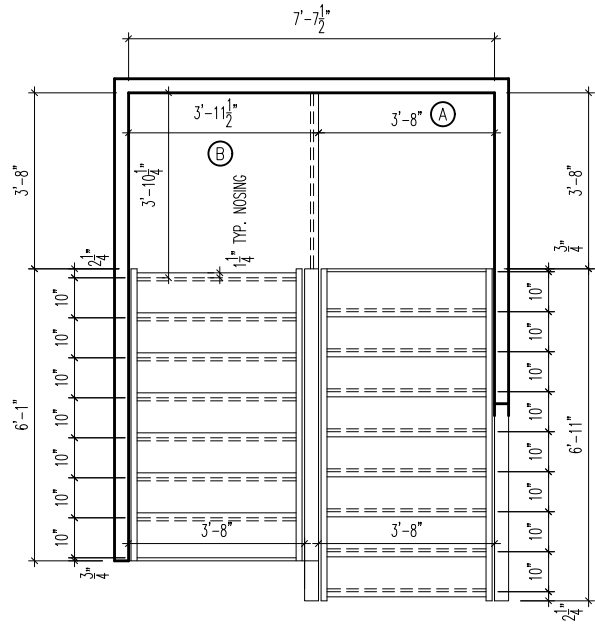
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Sheet Description: HOUSE SPECIFIC DETAILS ELEVATION "K"	SCALE: 1/8" = 1'-0"
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Std. Date: 08/26/16	Date of 10/27/16 MJS
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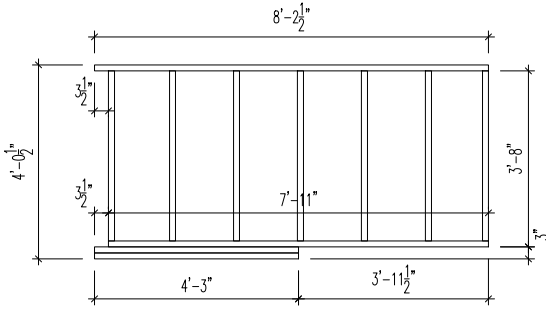
House: SEBASTIAN	Plan No.:
Series:	

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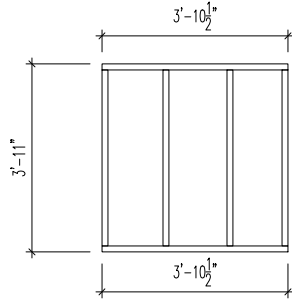
7.02



STAIR INFO.
18 RISERS @ 7-7/16"
17 TREADS @ 10"

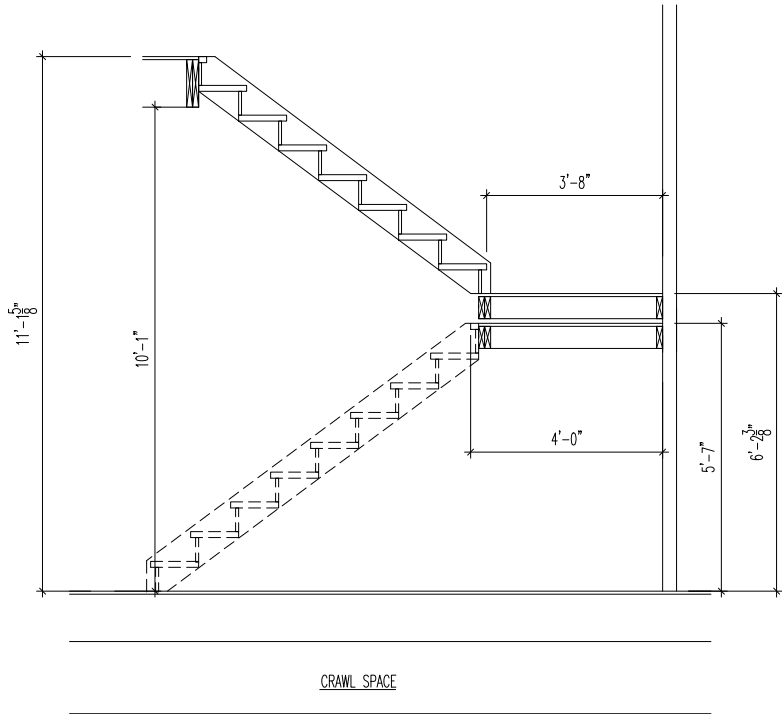


A LANDING DETAIL
SCALE: 1/4" = 1'-0"



B LANDING DETAIL
SCALE: 1/4" = 1'-0"

A
7.03
SECOND FLOOR STAIR FRAMING DETAILS
SCALE: 1/4" = 1'-0"



A
7.03
STAIR SECTION
SCALE: 1/4" = 1'-0"

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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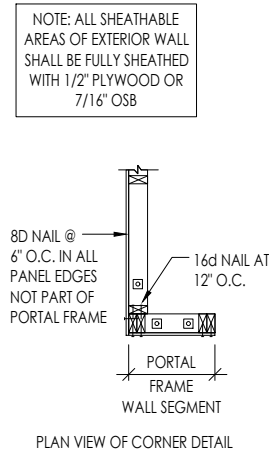
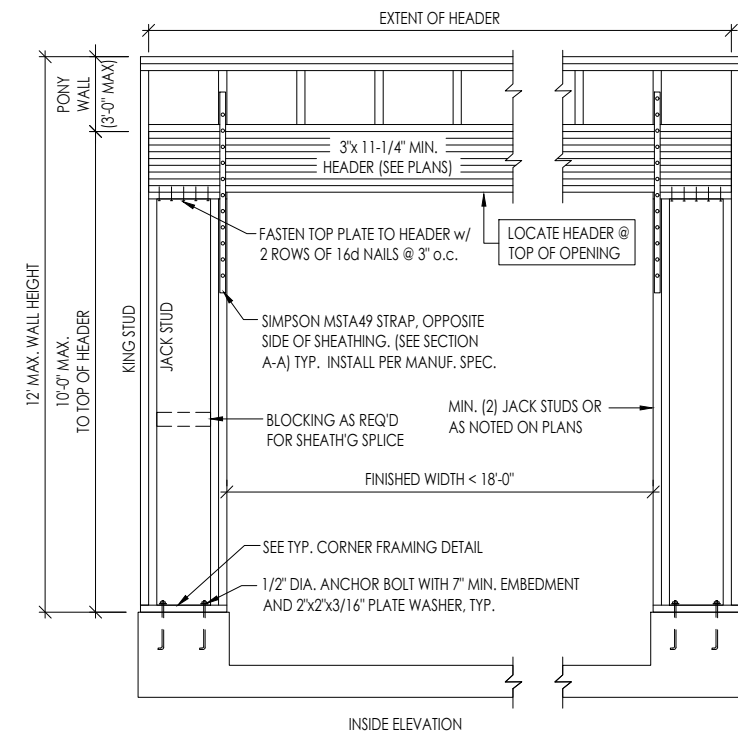
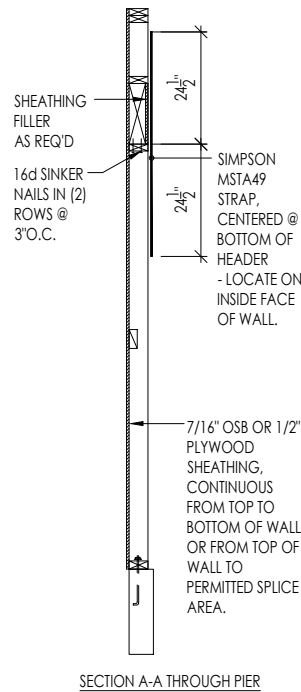
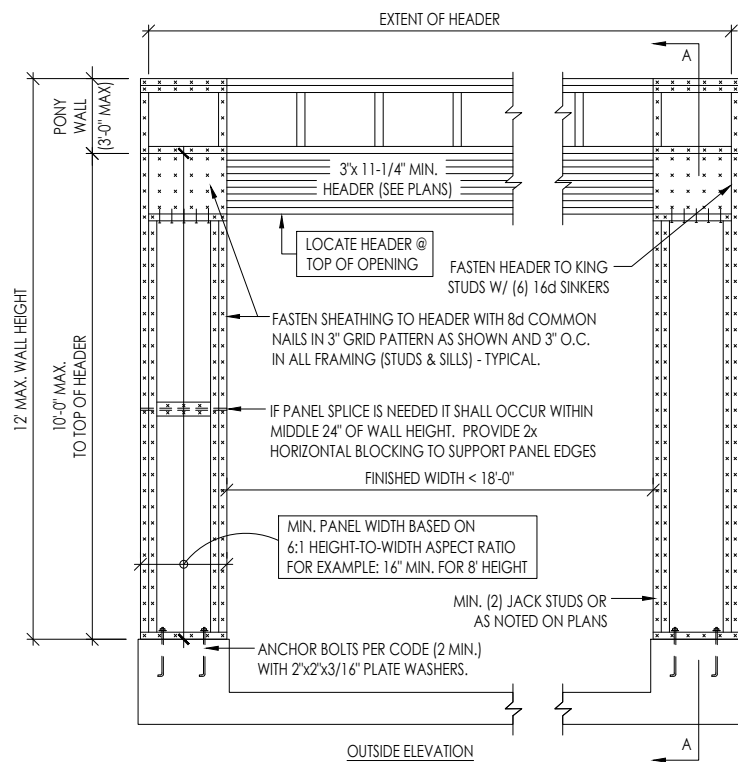
The Drees Company
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Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: Phone #:	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Coordinator's Name: Coordinator's Phone #:	GREG P. 859-578-4355
RGA-0443-00.dwg Aug 04, 2025 - 4:11pm	

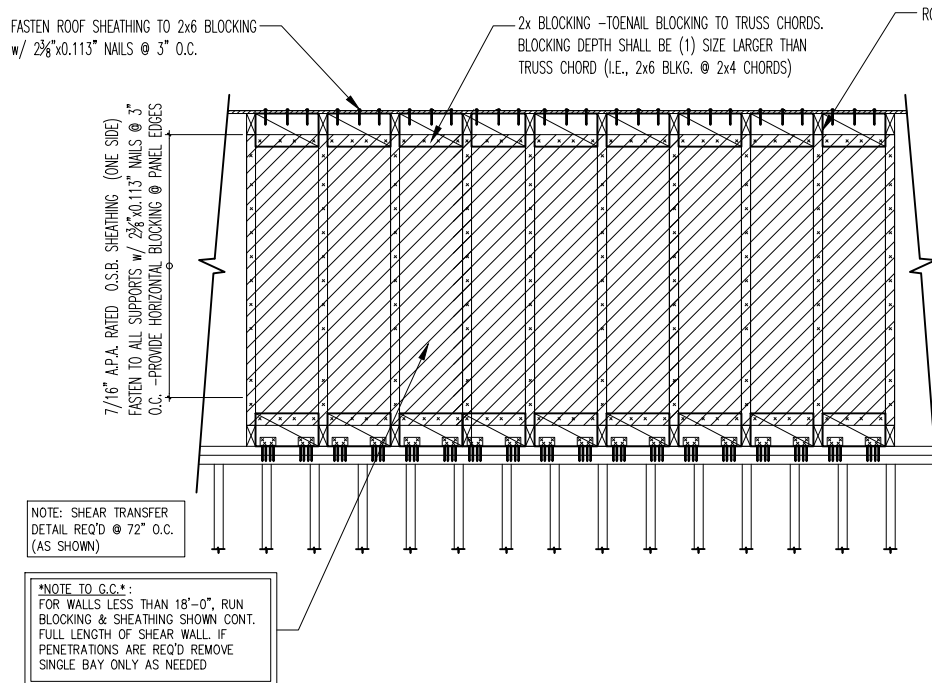
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Std. Drawn By: MJS	Std. Chk. By: ARC
Std. Date: 08/26/16	Date of Last Rev: 10/27/16
House: SEBASTIAN	Plan No.:
Series:	

Sheet No.

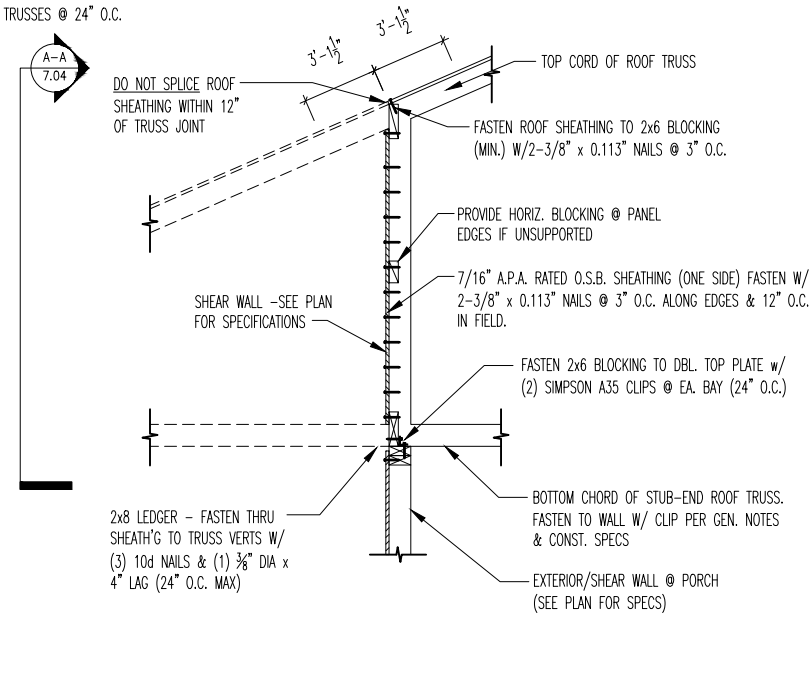
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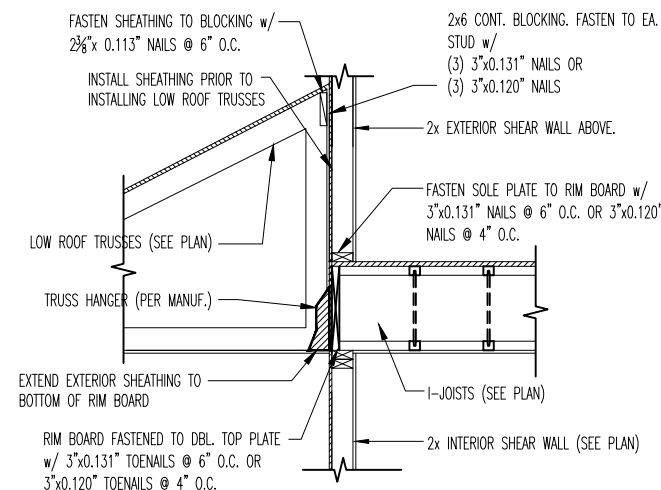
1
7.04
GARAGE PORTAL FRAME BRACING ELEVATION
NOT TO SCALE BOTH SIDES OF GARAGE DOOR



A-A
TYPICAL SHEAR TRANSFER DETAIL
@ INTERIOR SHEARWALL
SCALE: 3/8\"/>



2
7.04
TYPICAL SHEAR TRANSFER DETAIL
@ INTERIOR SHEARWALL
SCALE: 3/8\"/>



3
7.04
TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/8\"/>

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

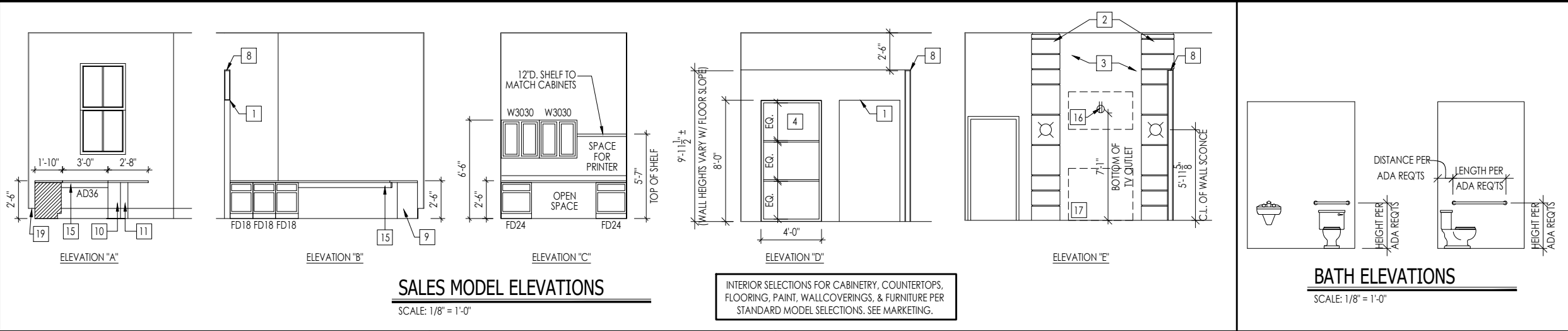


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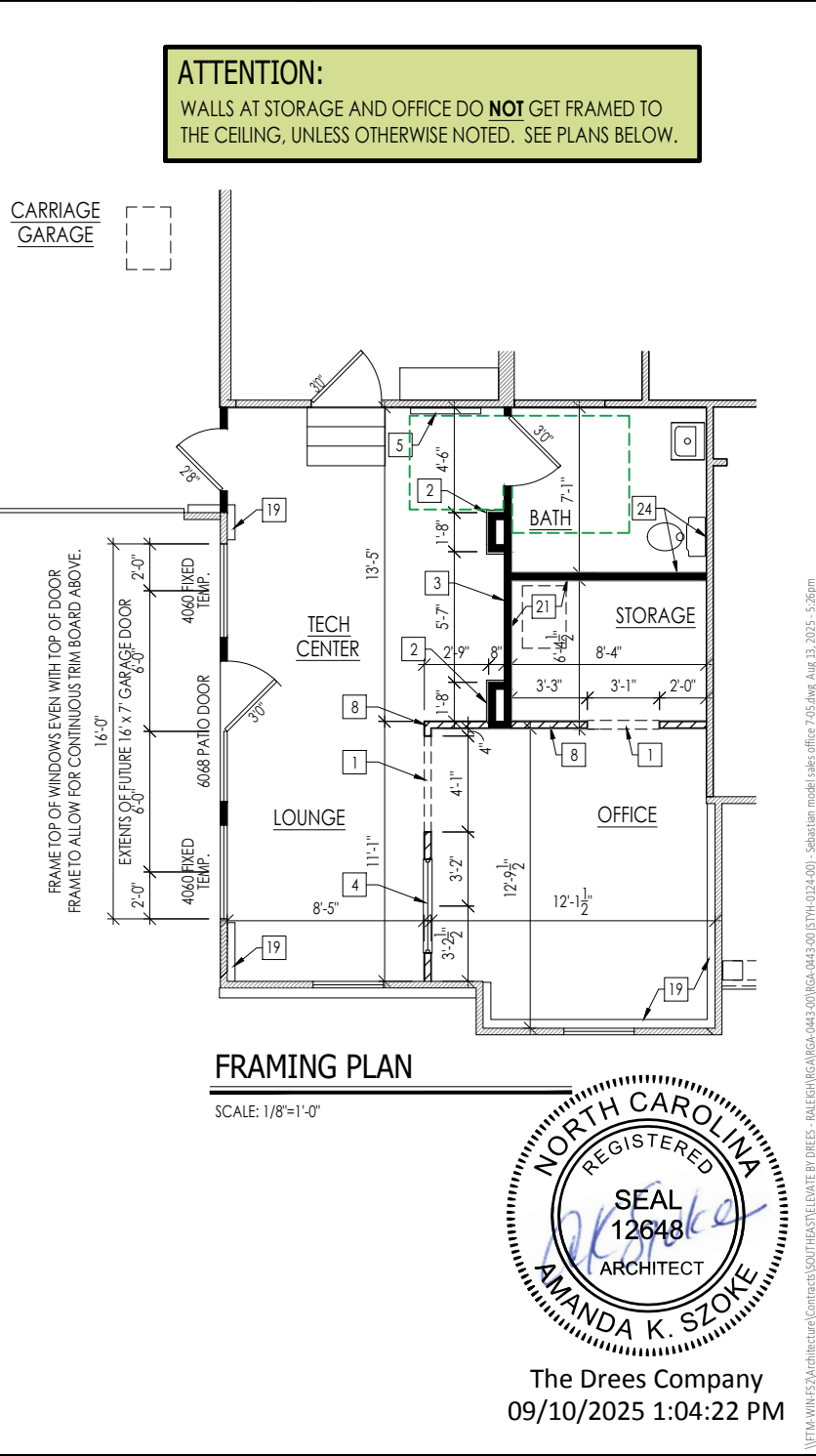
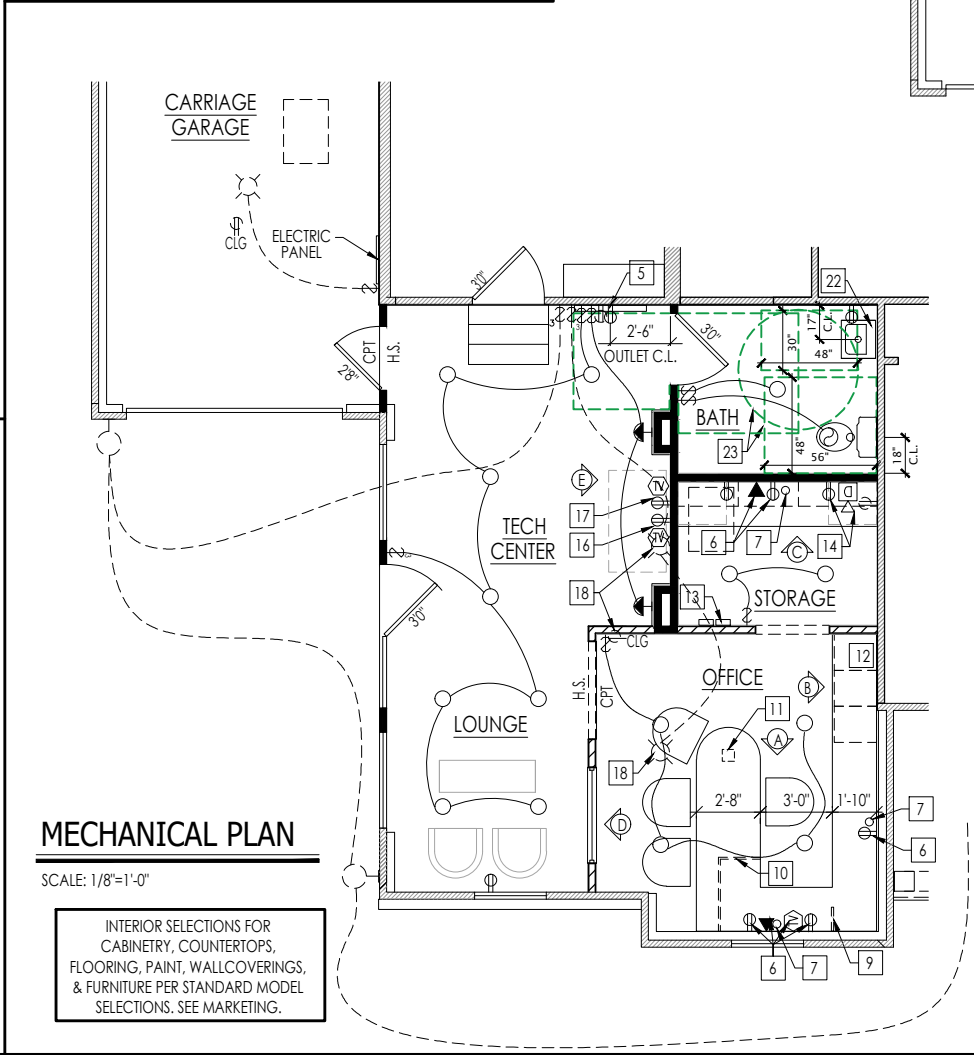
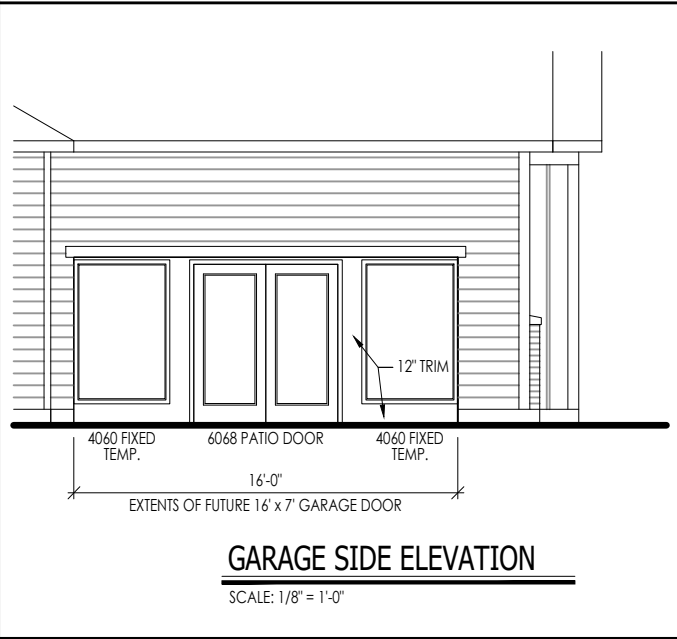
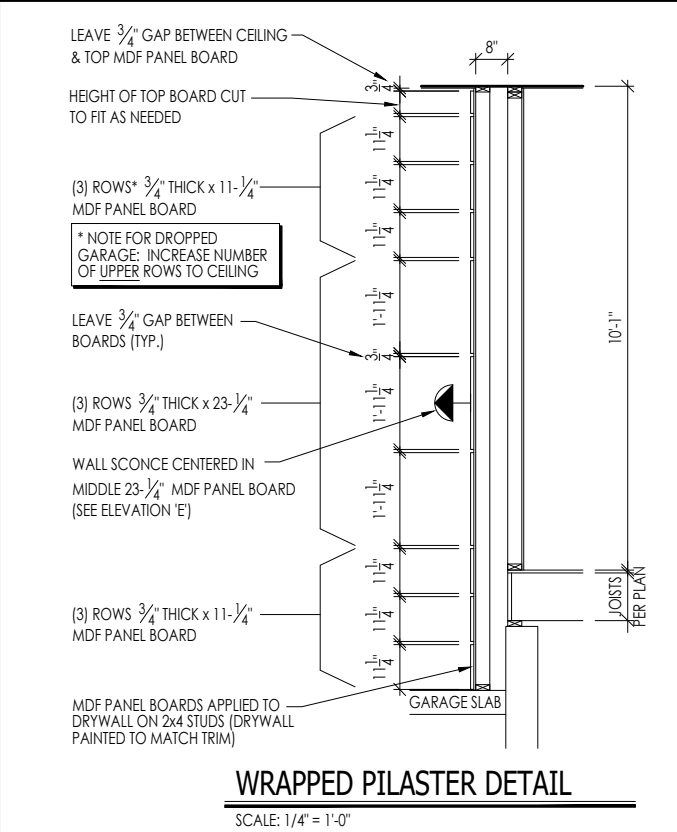
Subdivision: SERENITY HAVEN	Customer Name: MODEL
Job #: STYH-0124-00	Job Address: TBD
Contract Drawn By: EWT	Original Site Specific Dwg. & Effective Change Order Date: 8/4/2025
Phone #:	
Coordinator's Name: GREG P.	
Coordinator's Phone #: 859-578-4355	
RGA-0443-00.dwg Aug 04, 2025 - 4:11pm	

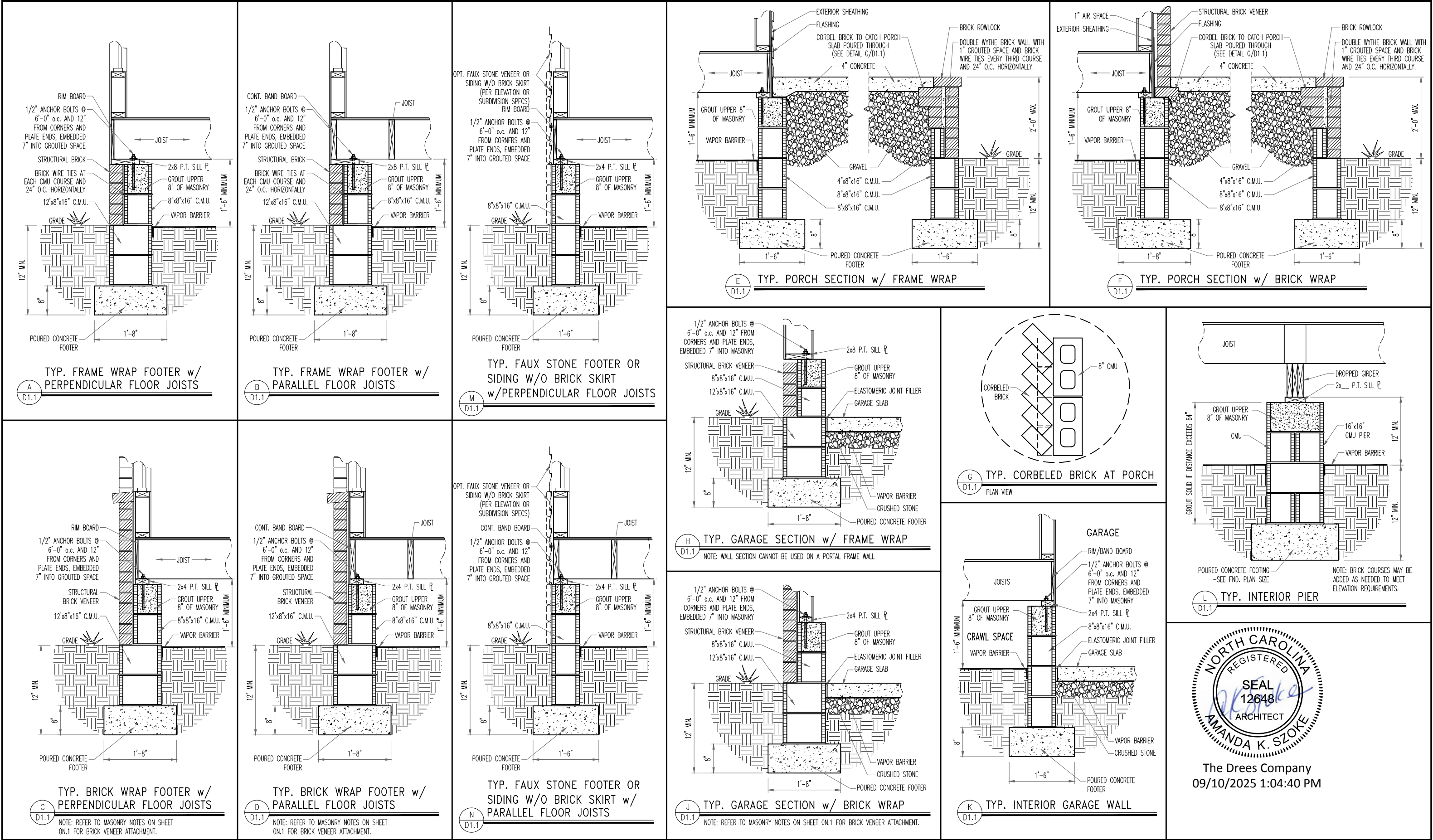
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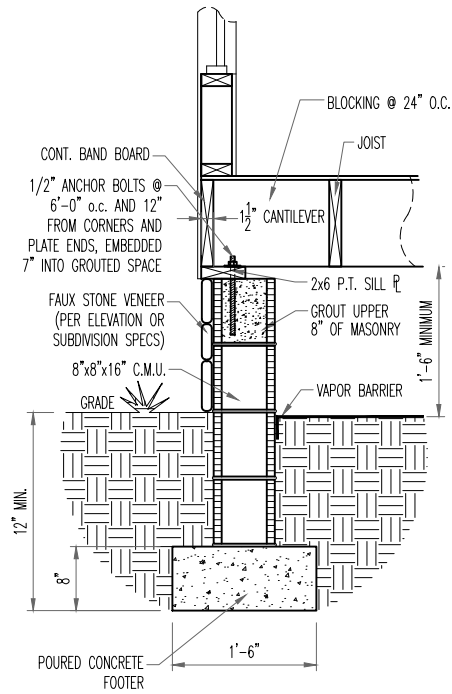
7.04



- General Notes:**
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
- Key Notes:**
- 1 FRAME TOP OF OPENING EVEN W/ TOP OF FIXED PANEL GLASS WINDOW AT OFFICE - NO CASING
 - 2 WRAPPED PILASTERS FRAMED TO CEILING AND PAINTED TO MATCH TRIM - SEE DETAIL THIS SHEET
 - 3 WALL BETWEEN PILASTERS TO BE PAINTED ACCENT COLOR - RE: STANDARD MODEL SELECTIONS
 - 4 FRAME ROUGH OPENING FOR 4'-0" WIDE x 8'-0" TALL FIXED PANEL GLASS WITH 3-LITES AND BLACK METAL MULLIONS, BOTTOM FLUSH TO FLOOR
 - 5 DREES LOGO SIGNAGE ON WALL WITH BACK LIGHTING - OUTLET TO BE CENTERED IN THE MIDDLE OF THE WALL WITH THE BOTTOM OF THE OUTLET 5'-6" A.F.F.
 - 6 OUTLET/ PHONE BELOW COUNTER.
 - 7 GROMMETS IN COUNTER FOR PHONE/ELECTRIC BELOW.
 - 8 FRAME TOP OF WALLS AT OFFICE AND STORAGE 2'-6" DOWN FROM GARAGE CEILING
 - 9 PLAS. LAMINATE SUPPORT PANEL 12"W. X 30" H. X 3/4" TH. PLASTIC LAM. ALL (4) SIDES.
 - 10 L-SHAPED PLAS. LAM. MODESTY PANEL. INTERIOR DIMENSIONS: 3'-0" WIDE x 1'-8" DEEP.
 - 11 6X6 PLAS. LAM. SUPPORT COLUMN FOR COUNTERTOP.
 - 12 3 BASE FILE CABINETS. SEE ELEVATION 'B'
 - 13 BROCHURE HOLDERS.
 - 14 OUTLET/ DATA JACK HELD HIGH
 - 15 VALANCE/ FILLER AS REQ'D.
 - 16 FLAT SCREEN TV ON WALL - PROVIDE CAT 5 AND OUTLET HELD HIGH (7'-1" A.F.F.)
 - 17 HOLD OUTLET AND CAT 5 LOW FOR INTERACTIVE DISPLAY KIOSK
 - 18 LIGHT AND OUTLET IN CEILING FOR FUTURE GARAGE DOOR OPENER.
 - 19 COVER EXPOSED FOUNDATION WALL LEDGE W/ 1x1 RIPPED WOOD CAP
 - 20
 - 21 FRAME WALLS AT STORAGE ROOM AND BATHROOM TO CEILING
 - 22 19" x 17" WALL HUNG SINK
 - 23 CLEAR SPACE PER CODE
 - 24 BLOCKING IN WALL FOR GRAB BARS - SEE BATH ELEVATIONS THIS SHEET

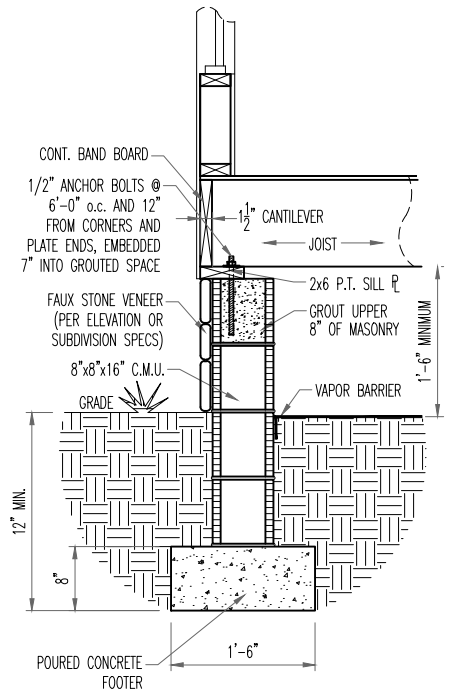






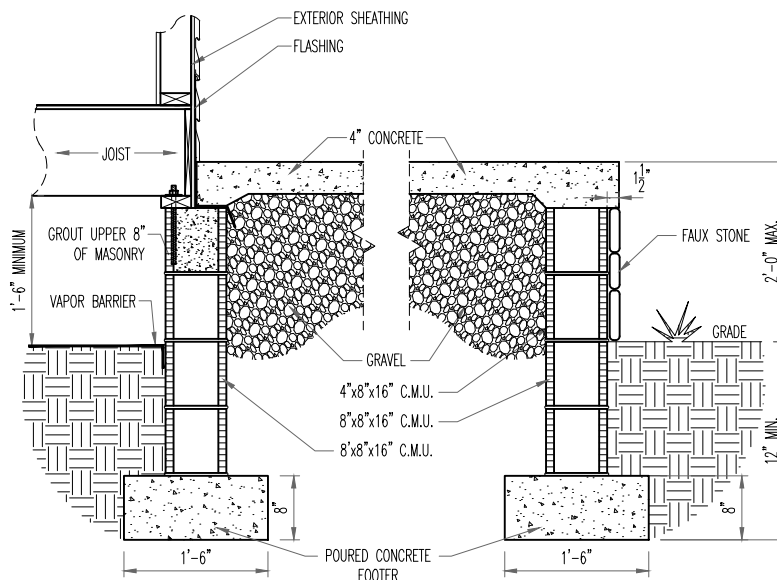
TYP. FAUX STONE SKIRT FOOTER w/
PARALLEL FLOOR JOISTS

A
D1.2



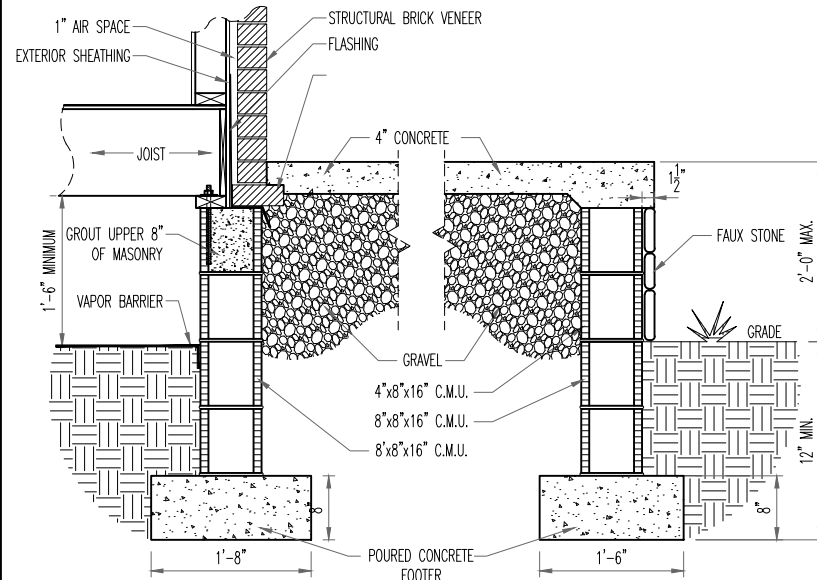
TYP. FAUX STONE SKIRT FOOTER w/
PERPENDICULAR FLOOR JOISTS

B
D1.2



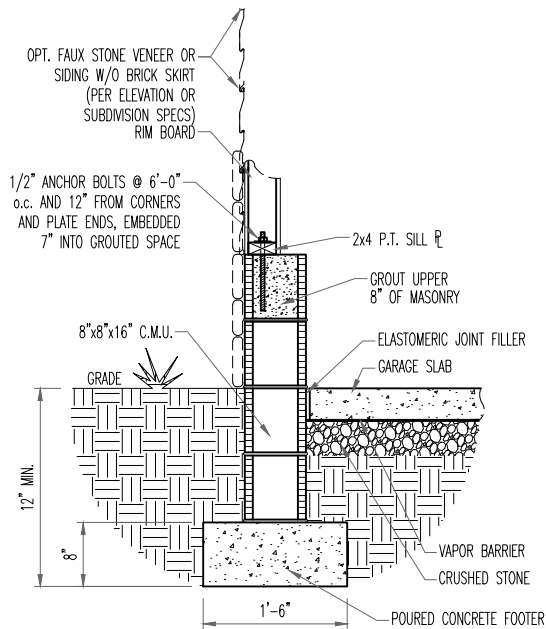
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ FRAME WRAP

C
D1.2



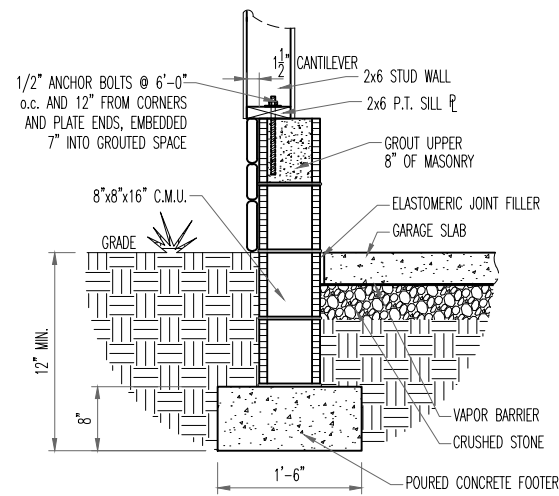
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ BRICK WRAP

D
D1.2



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

E
D1.2



TYP. FAUX STONE SKIRT
TYP. GARAGE SECTION w/ FRAME WRAP

F
D1.2

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



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STD. DETAIL SHEET

REGION:

RALEIGH

Std. By: ALL

Chk. By: ARC

Std. Date: 08/19/09

Date of

Sheet Description:

FOUNDATION DETAILS

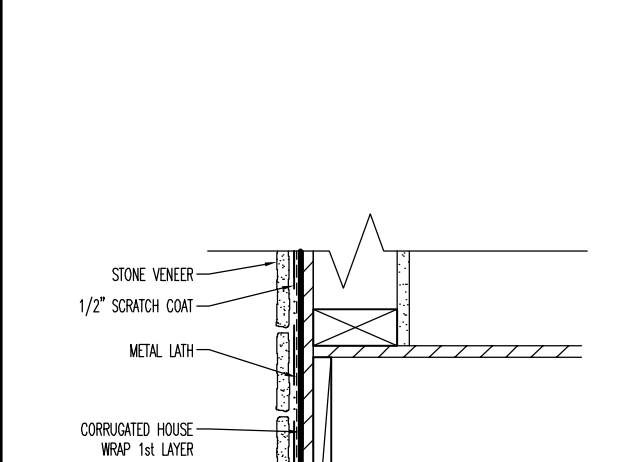
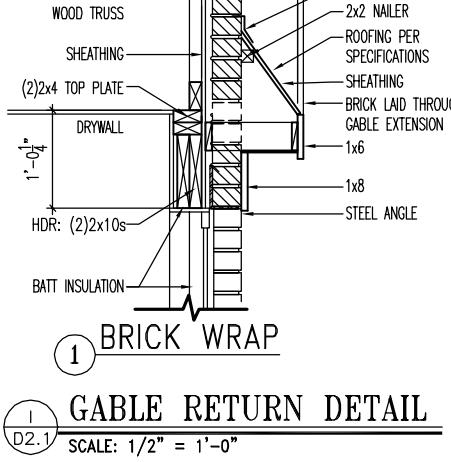
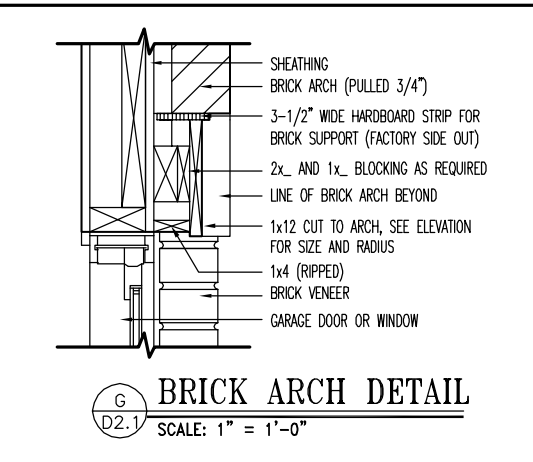
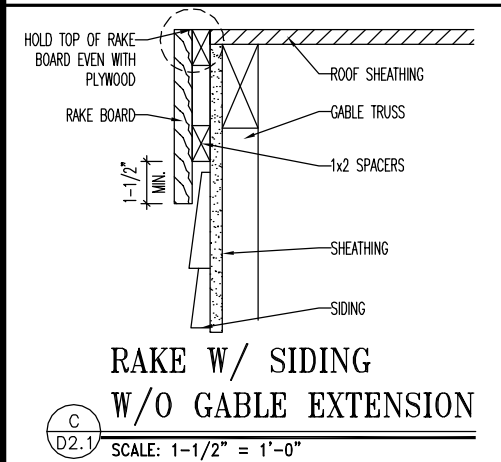
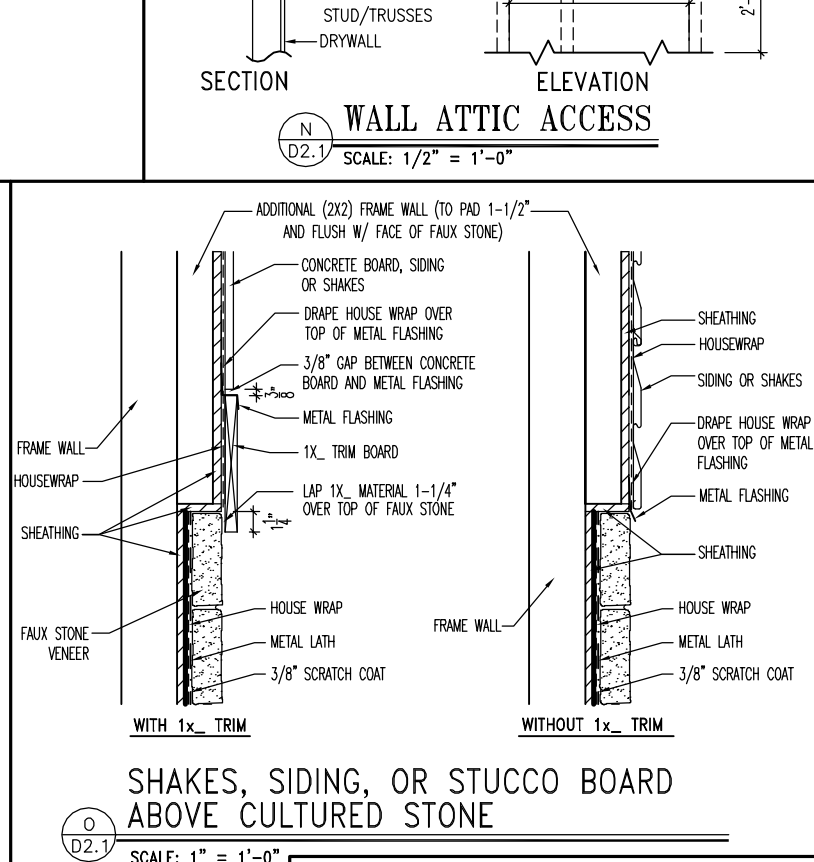
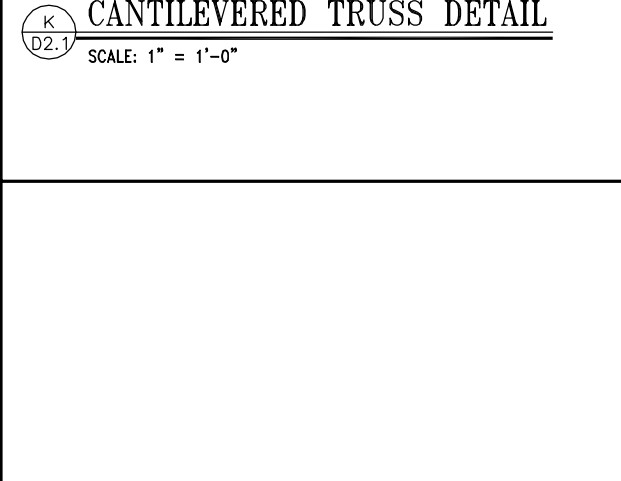
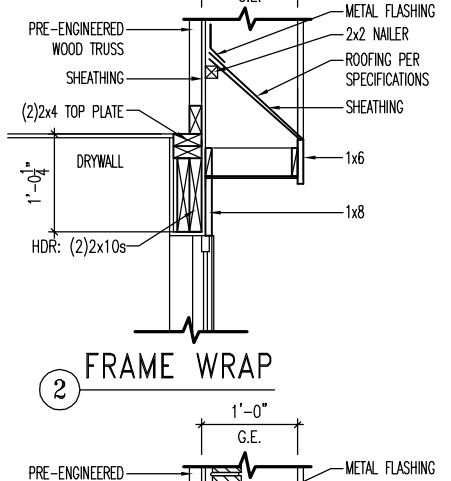
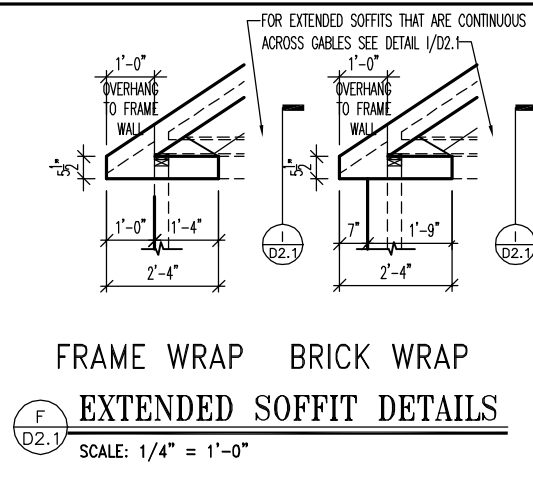
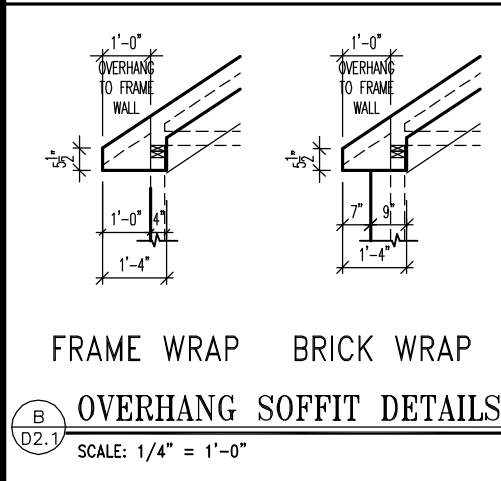
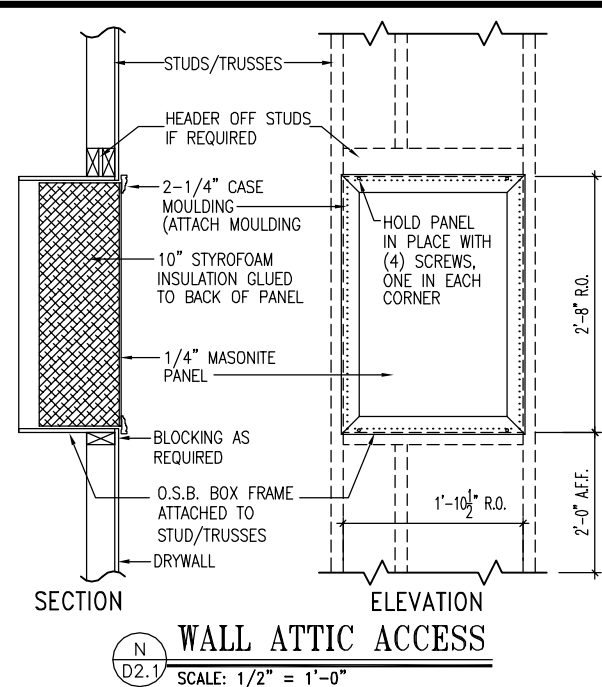
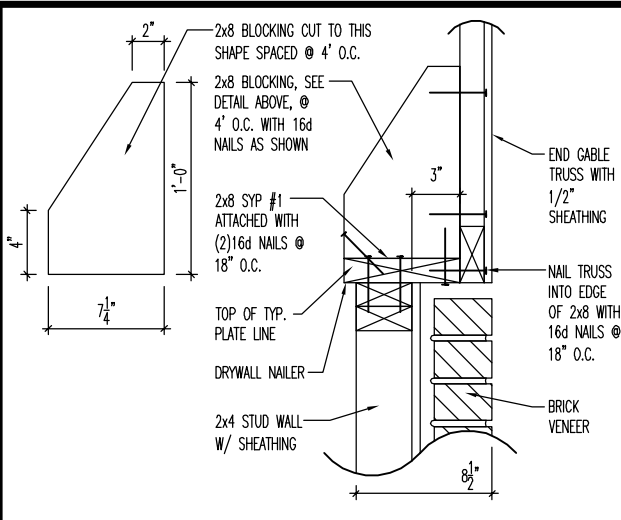
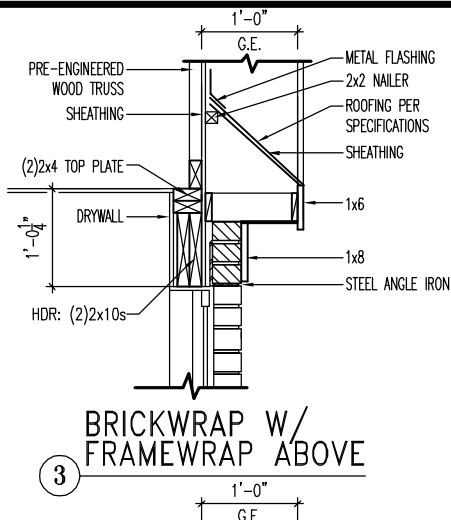
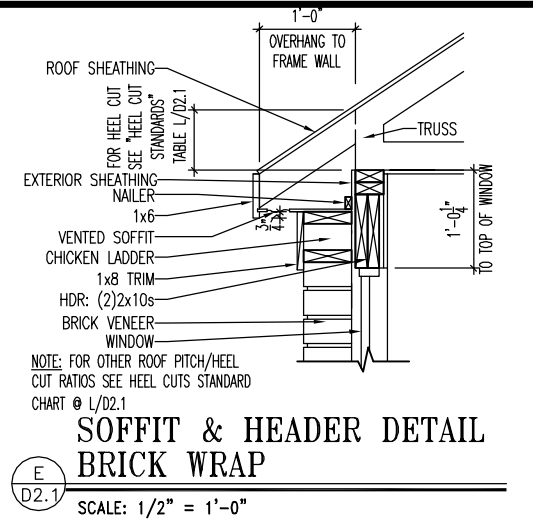
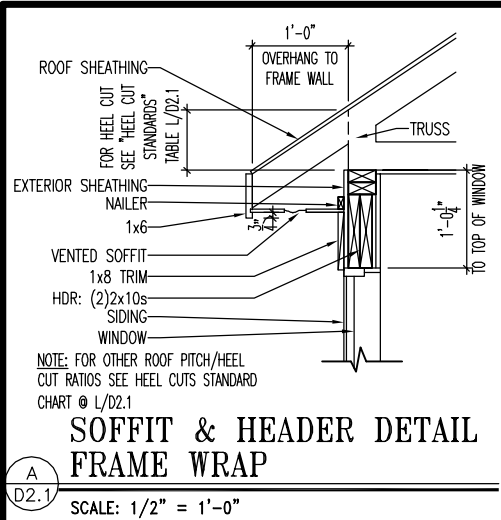
RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:14pm

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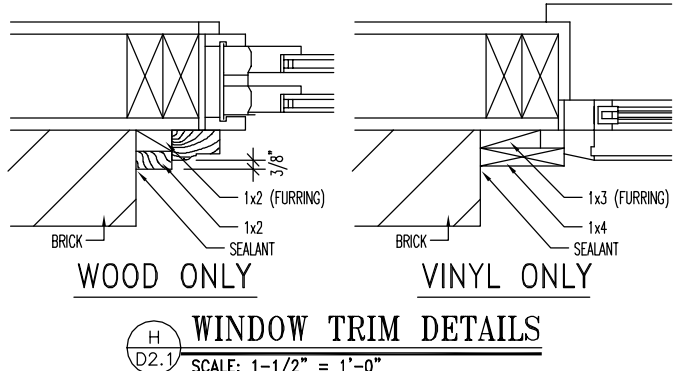
D1.2



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09/10/2025 1:04:40 PM



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



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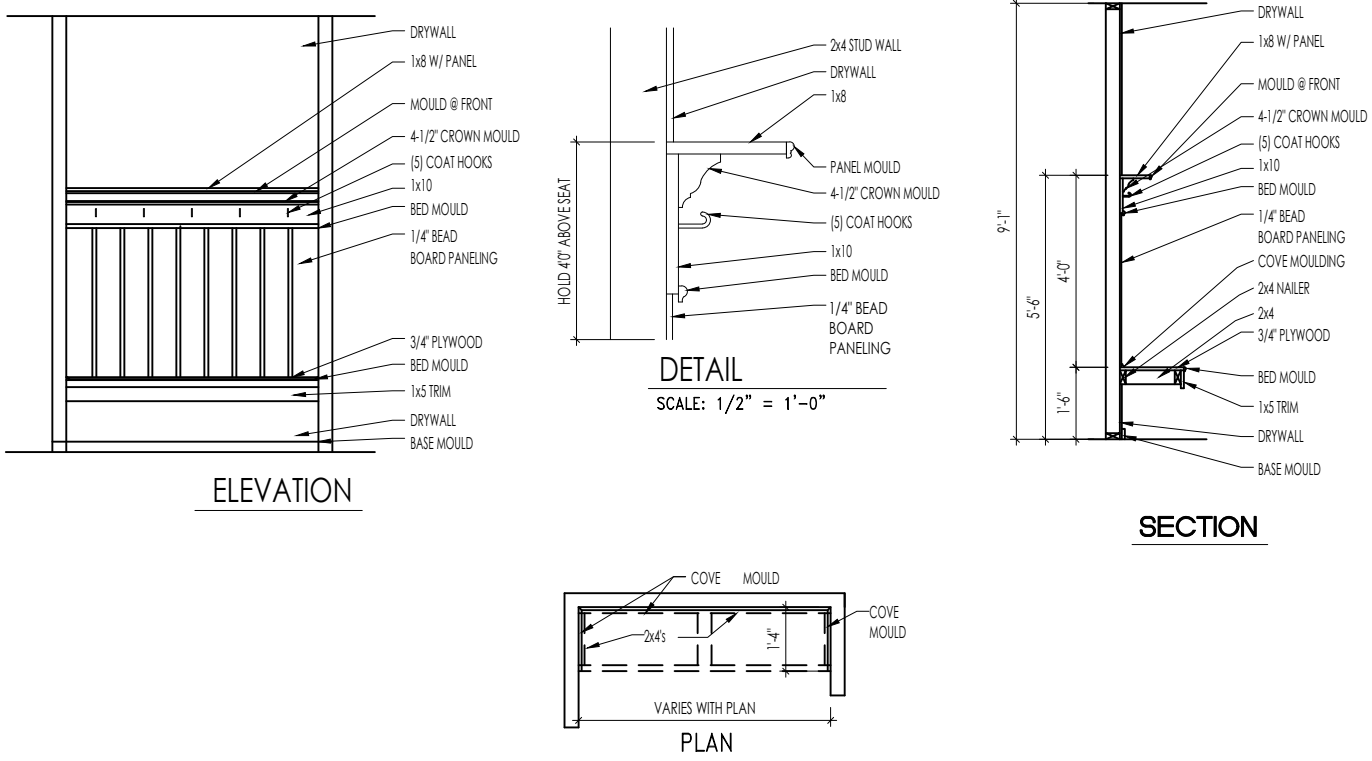
STD. DETAIL SHEET
REGION:
RALEIGH

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

Sheet Description:
FRAMING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.
D2.1

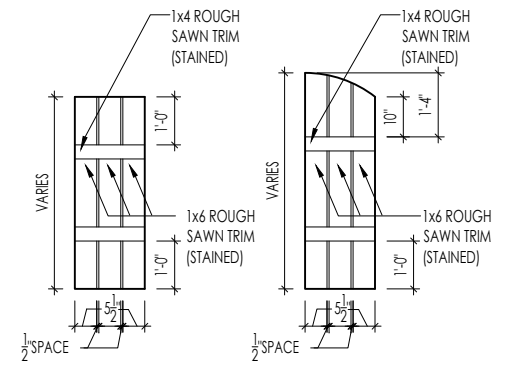


F
D2.2
BENCH SEAT DETAILS
SCALE: AS NOTED

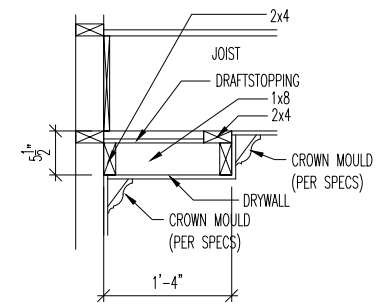


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09/10/2025 1:04:41 PM

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED



 SLAT SHUTTER DETAIL
SCALE: 1/4" = 1'-0"



SINGLE TRAY CEILING DETAIL

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



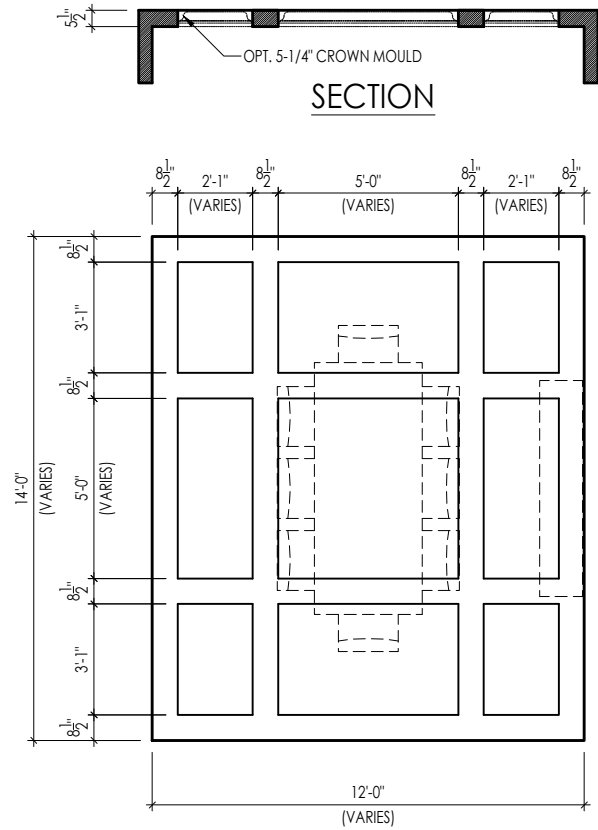
The Drees Company
09/10/2025 1:04:41 PM



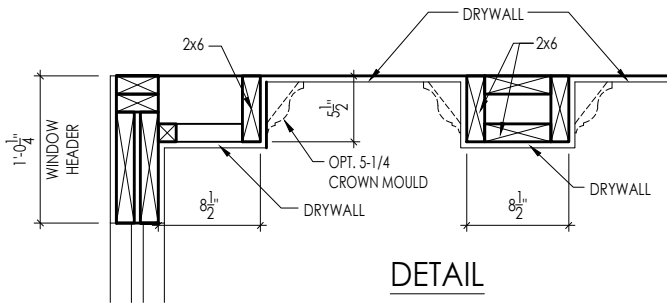
STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

Jan 10, 2023 - 8:34am

D2.5

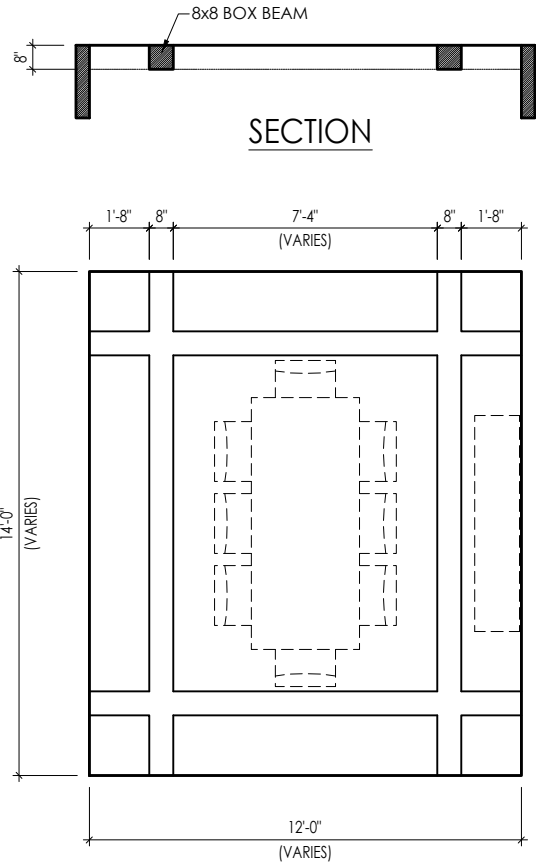


TYPICAL PLAN

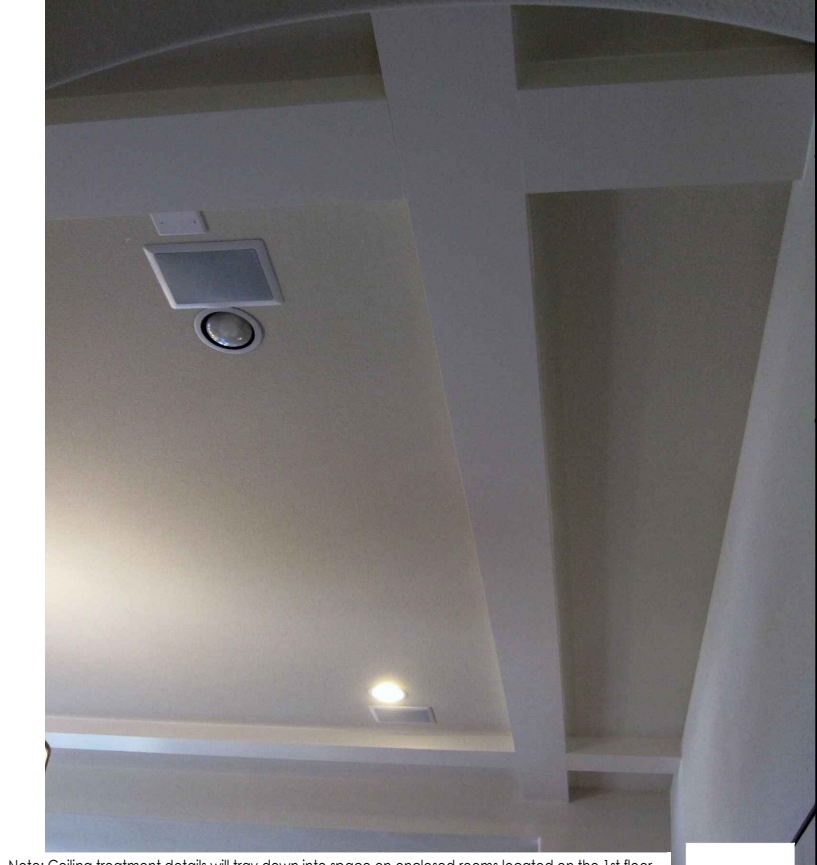


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

01

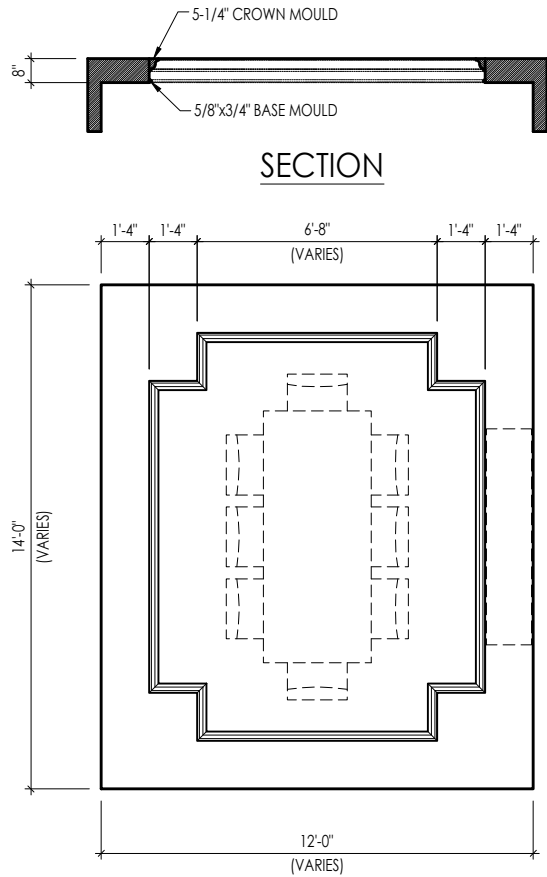


TYPICAL PLAN



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

05

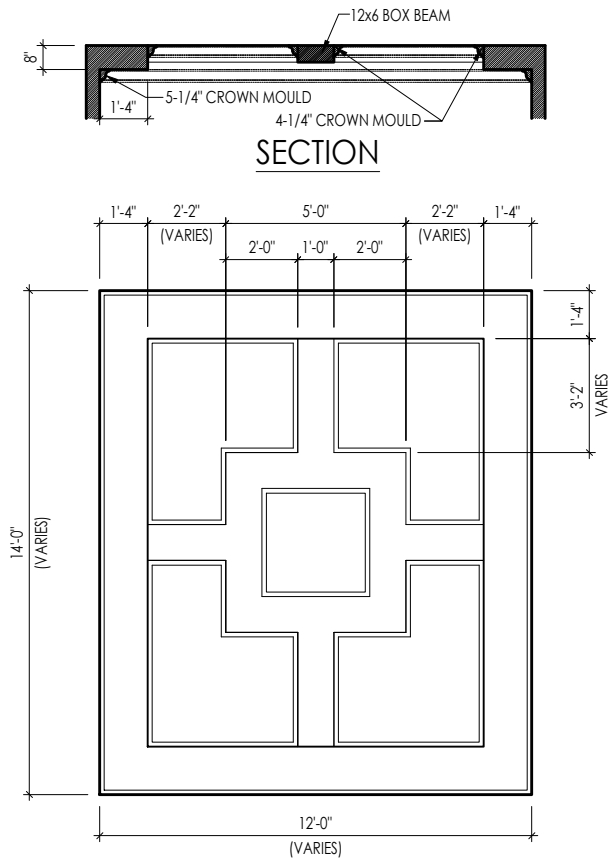


TYPICAL PLAN

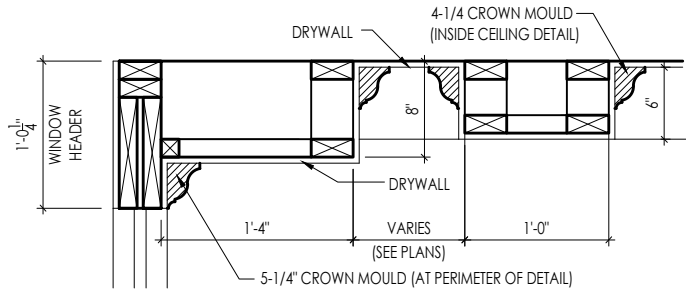


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

04



TYPICAL PLAN



DETAIL

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

15



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09/10/2025 1:04:41 PM

CEILING TREATMENTS
SCALE: AS NOTED



SHEET NO.	D4.1
DRAWN BY:	BLC
DATE OF DETAIL:	01/27/15
LAST REVISION:	Jan 10, 2023 - 1:42pm

- General Notes
1.

REFER TO SHEET ON.1 FOR GENERAL NOTES.
2.

SEE SHEET 4.01 FOR DECK LOCATION. FIELD DETERMINE LOCATION & NUMBER OF STAIRS.
3.

ALL DECK JOISTS AND BEAMS TO BE SYP#2 PRESSURE TREATED OR BETTER.
4.

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.
5.

GUARDRAIL & STEPS BY BUILDER.

- Key Notes
- 1

2x10 P.T. LEDGER FASTENED TO RIM w/ 1/4"x3-1/2" LONG SIMPSON SDS SCREWS @ 6" o.c., STAGGERED
- 2

REFER TO SHEET 1.01 FOR DECK BEAM SIZE
- 3

DOUBLE DECK JOIST
- 4

DECK RIM BOARD
- 5

DECK SUPPORT POST BELOW. REFER TO SHEET 1.01 FOR SIZE OF POST AND FOOTING
- 6
- 7

5/4 DECKING
- 8
- 9

LUS28-2Z @ END JOIST
- 10

FASTEN LAST TWO END JOISTS ON EACH SIDE OF DECK TO LEDGER W/SIMPSON H3 TIE.
- 11

LU210-Z @ INTERIOR DECK JOISTS
- 12

(2)2x10 PERIMETER BEAM WITH 1/2" FILLER (OSB OR PLYWOOD)
- 13

4x4 PRESSURE TREATED POST W/SIMPSON BCS2-2/4 CAP & ABW44Z BASE, (TYP.)
- 14

4x4 PRESSURE TREATED POST OR (2)2x4 POST (LOCATE JOISTS UNDER POST)
- 15
- 16
- 17
- 18
- 19
- 20



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STANDARD
SCREENED-IN DECK
DETAILS

Std. Drawn By: AKS

Std. Chk. By: MATT G.

Std. Date: 08/21/12

Date of Last Rev: REV_DATE

Sheet Description:

16-4'x 12-0' SCREENED-IN DECK

SCALE: VARIES

Contract Drawn By: DWG_BY

Phone #: DWG_PH

Coordinator's Name: COORD_NM

Coordinator's Phone #: COORD_PH

Original Site Specific Dwg. & Effective Change Order Date:

CT_DT

Raleigh - Deck Details.dwg Sep 10, 2025 - 11:29am

Subdivision: SUB_NM

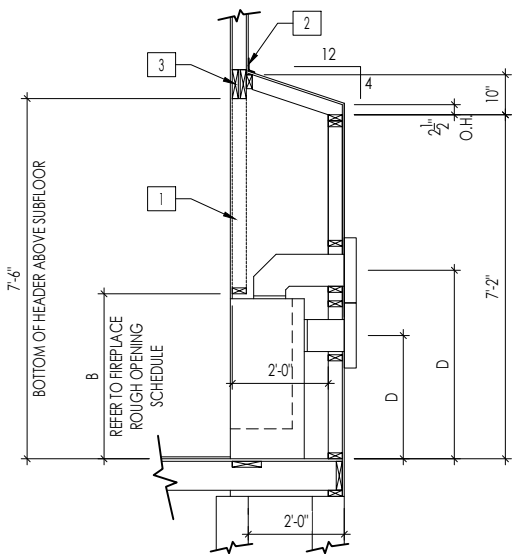
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Customer Name: CUS_NM

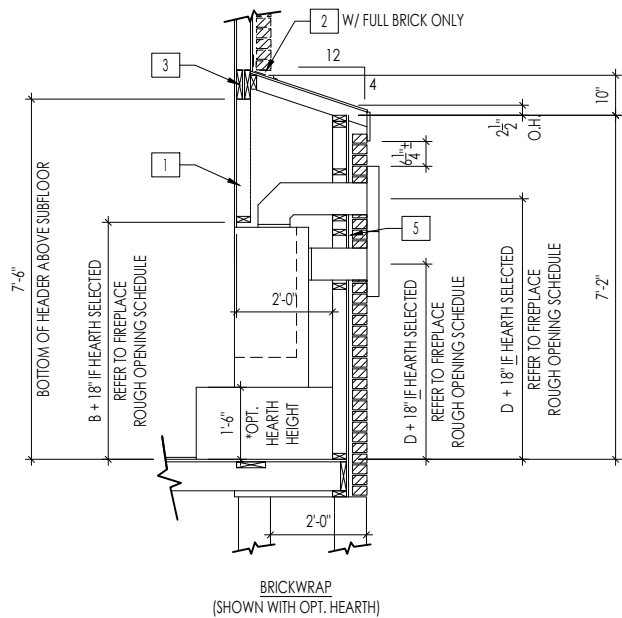
Job Address: JOB_AD

Sheet No.

D7.1



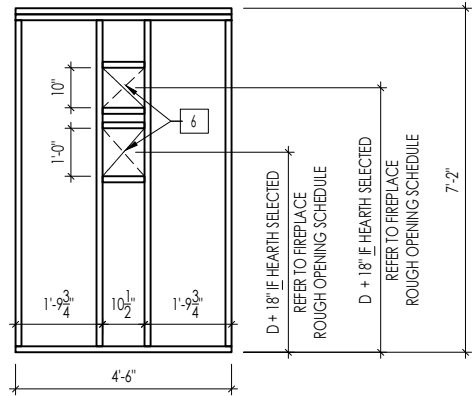
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

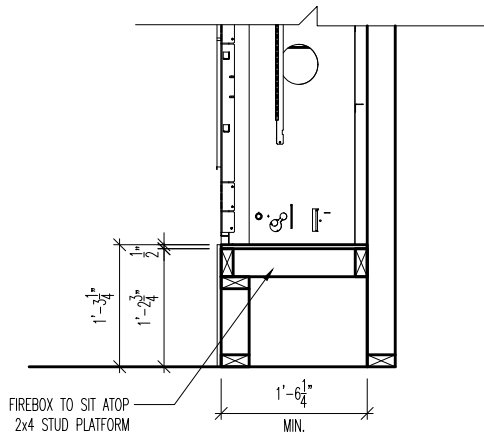
SCALE: 1/4" = 1'-0"



WITH HEARTH

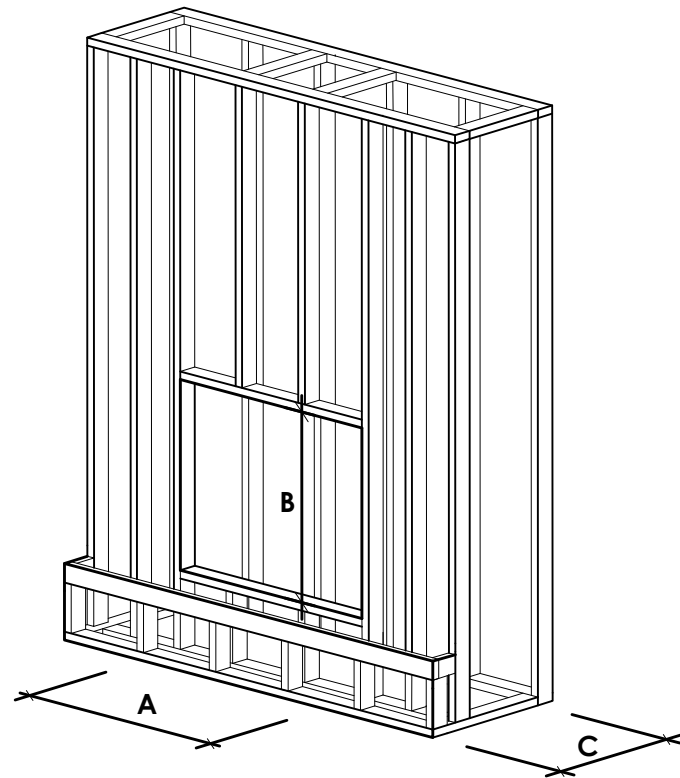
DIRECT VENT REAR WALL FRAMING

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



RAVE FIREPLACE PLATFORM DETAIL

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



NOTE:
PROVIDE OSB SHEATHING WHEN
STONE VENEER SELECTED

FIREPLACE ROUGH OPENING SCHEDULE

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

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- VERIFY FIREPLACE MODEL AND HEARTH SELECTION WITH CUSTOMER'S SELECTIONS.

Key Notes

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



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FIREPLACE DETAILS

Std. Drawn By: MRPH

Std. Date: 02.29.20

Date of Last Rev: 7.10.2023

Sheet Description:

FIREPLACE DETAIL

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

SCALE: VARIES

Sheet No.

F-1

RALEIGH WINDOW SCHEDULE

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

[illegible]

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Sheet Description:

WINDOW SCHEDULE

•

Sheet No.

SC-01

LAST REVISED 11/22/17

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	MOULDED MILLWORK SCHEDULE	SC-02