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Square Footage

Living Areas	
FIRST FLOOR	1342 SF
SECOND FLOOR	1484 SF
	2826 SF

Unfinished Areas	
GARAGE	488 SF
OUTDOOR LIVING	146 SF
PORCH	128 SF
THIRD FLOOR (UNFINISHED)	573 SF
	1335 SF

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

Redraws

Plan Review: 2/24/2025

-CHANGED TO 10'1" FIRST FLOOR
-ADDED GAS FIREPLACE @ FAMILY ROOM

Plan Review: 3/4/2025

-ADDED DOOR FROM GUEST SUITE TO S.I.P.
-CENTERED SGD FROM SUNROOM TO S.I.P.

Plan Review: XX/XX/XX

Xxxxx

Division: Raleigh

Building Code: 2018 NC Building Code-Residential

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Space for Architect Seal



The Drees Company
03/21/2025 10:33:34 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWT
the EPIPHANY			Series:
Born on Date: 01/15/2021			Plan No.: CLASSIC



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 sections **WILL NOT** be included in the site specific drawings.

Customer Request:	Design Solution:	Reason For Modification:	Comments:
1. REDRAW REQUEST: CHANGE LOCATION OF FULL BATH R/I AT 3RD FLOOR	1. COULD NOT CHANGE TO REDLINED LOCATION	1. NOT ENOUGH SPACE FOR WALKWAY	1. XXX
2. XXX	2. XXX	2. XXX	2. XXX
3. XXX	3. XXX	3. XXX	3. XXX
4. XXX	4. XXX	4. XXX	4. XXX

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 beina built.

Customer: _____ Date: _____

Customer: _____ Date: _____

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GENERAL NOTES - RALEIGH

FOUNDATION NOTES

CRAWL SPACES:

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH OF 4,500 PSI
- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.
- WALL TIES EMBEDDED IN THE HORIZONTAL MORTAR JOINT SHALL BE 16" ON CENTER. TIES IN ALTERNATE COURSES SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 16" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 16" ADDITIONAL TIES SHALL BE PROVIDED AT ALL OPENINGS, AND WITHIN 12" OF THE OPENING.
- CORE FILL ENTIRE BLOCK WALL WHEN THE WALL IS 4'-0" TALL OR HIGHER. INSTALL #4 REBAR IN EACH HOLLOW AREA OF EACH BLOCK FROM FOOTING TO TOP OF WALL, ON THE ENTIRE WALL PRIOR TO CORE FILLING IT.
- TOP COURSE OF BLOCK ON ALL WALLS WILL BE FILLED SOLID WITH MORTAR PLACING THE FOUNDATION STRAPS OR BOLTS IN THE MORTAR 6'-0" ON CENTER, AND 12" FROM EACH CORNER.
- 12"x16" PIERS: HOLLOW MASONRY UP TO 48" HIGH, SOLID MASONRY UP TO 9'0" HIGH
- 16"x16" PIERS: HOLLOW MASONRY UP TO 64" HIGH, SOLID MASONRY UP TO 12'0" HIGH
- BLOCK PIERS SHOULD BE PLACED DIRECTLY ON CONCRETE FOOTINGS PER PLAN. THEY SHOULD BE PLUMBED AND SQUARE WITHIN 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.

MECHANICAL/ELECTRICAL NOTES

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

INSULATION DETAILS

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

ELEVATION NOTES

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

ROOF PLAN NOTES

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

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 1/2" TO 2 1/4" COMPLYING WITH ASTM C 1116. THE DOSAGE AMOUNT SHALL BE 0.75 TO 3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFA Turer's RECOMMENDATIONS.
- SLABS ON GRADE SHALL BEAR ON STRUCTURAL FILL WHICH SHALL BE CLEAN SAND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUMN DRY DENSITY (ASTM D1557). TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. IF SOIL TREATMENT IS USED, THE TREATMENT SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETED.
- FOOTINGS MAY BEAR UPON UNDISTURBED SOIL OR UPON STRUCTURAL FILL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUMN DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST TWO FEET (2'-0") BELOW THE BOTTOM OF THE FOOTING.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 - 2" CONCRETE EXPOSED TO EARTH AND WEATHER
 - 1 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.

Space for Architect Seal



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RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0355-00	2/14/25	G. PIEPER	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By:
the EPIPHANY			EWT
		Series:	
Born on Date:		CDs Drawn By:	Plan No.:
01/15/2021		SSP	CLASSIC



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Sheet Information

0N.1
General Notes
Elevation "A"

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

S101A	3/4" WEATHER LIP (1-1/2" FOR SLIDING GLASS DOOR)
S101B	SLOPE SLAB 1/8" PER FOOT
S101D	DROP SLAB 3-1/2"
S101G	SLAB CONTROL JOINT
S101K	PROVIDE CONDUIT FOR ELECTRIC TO KITCHEN ISLAND
S101M	8"x16" THICKENED SLAB UNDER BEARING WALL ABOVE

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RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

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

the EPIPHANY

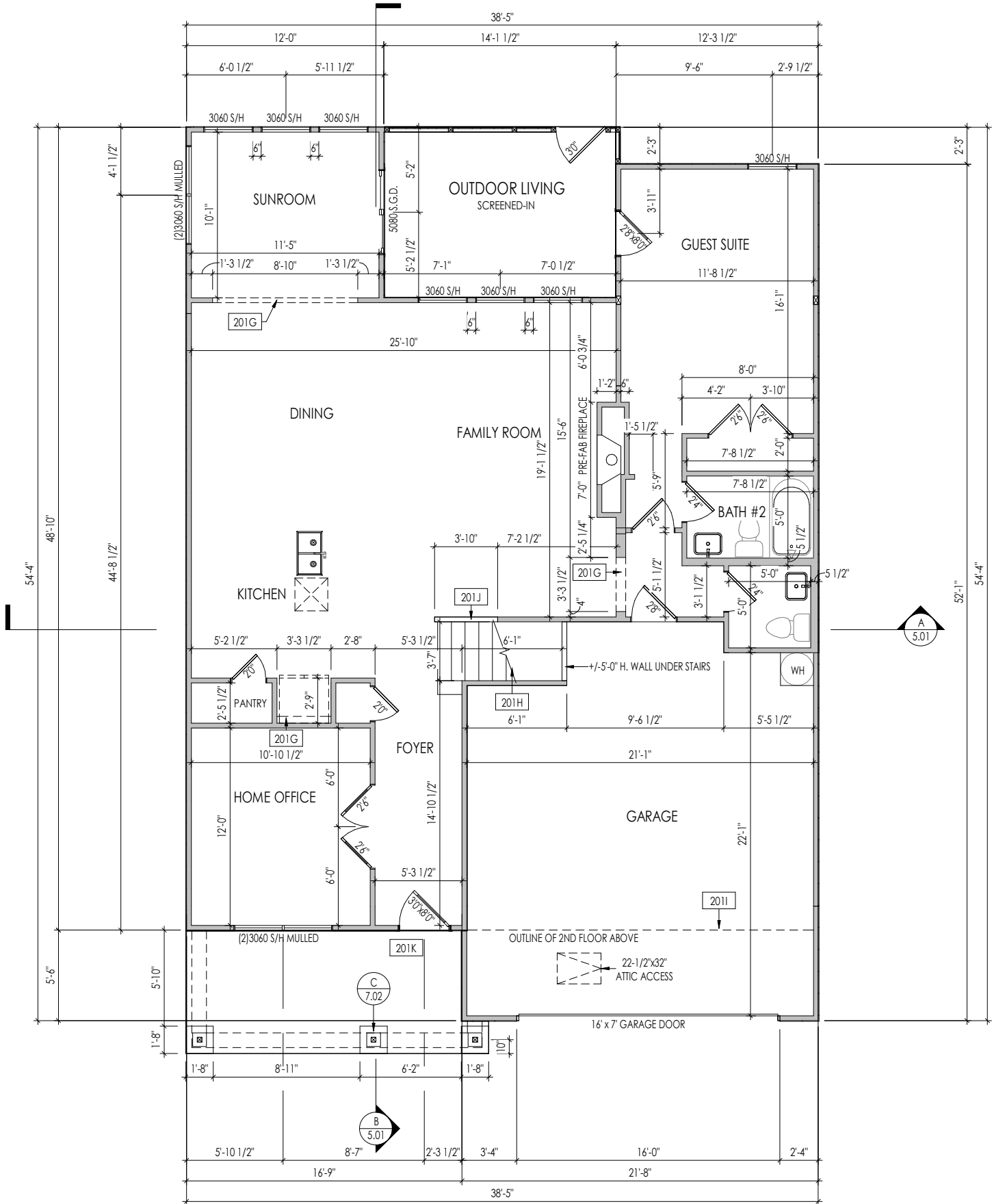
Born on Date:	01/15/2021	CDs Drawn By:	SSP	CLASSIC
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Sheet Information

1.01S
Foundation Plan
Elevation "A"

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



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'-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:

201G	TOP OF OPENING AT 8'10" A.F.F.
201H	RE: DETAIL D/7.01 FOR STAIR FRAMING DETAILS
201I	LINE OF 2nd FLOOR ABOVE
201J	SLOPE WALL FLUSH WITH STAIR STRINGER, RAILING ABOVE
201K	CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS

Space for Architect Seal



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RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

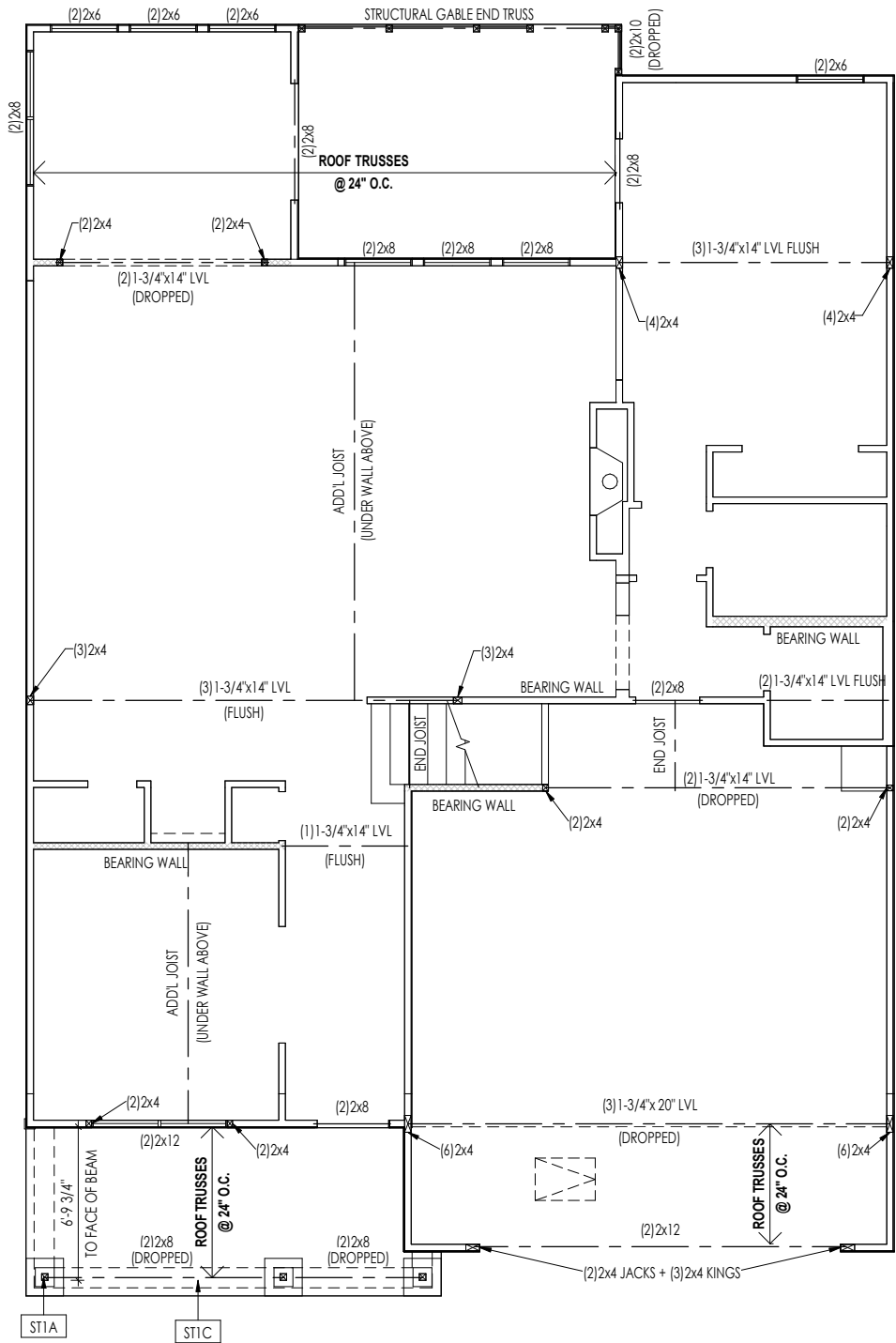
Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name: the EPIPHANY		Drawing Scale: 1/8" = 1'0"	
		Contract Drawn By: EWT	
		Series:	
Born on Date: 01/15/2021		CDs Drawn By: SSP	Plan No.: CLASSIC



Sheet Information

2.01F
First Floor Framing Plan
Elevation "A"

3/4/2025 7:54:54 AM



General Notes:

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

Key Notes:

ST1A 4x4 P.T. POST W/ SIMPSON BCS2-2/4 CAP & ABW44Z BASE

ST1C FRAME TOP OF BEAM AT 9'1\"/>

Space for Architect Seal



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RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

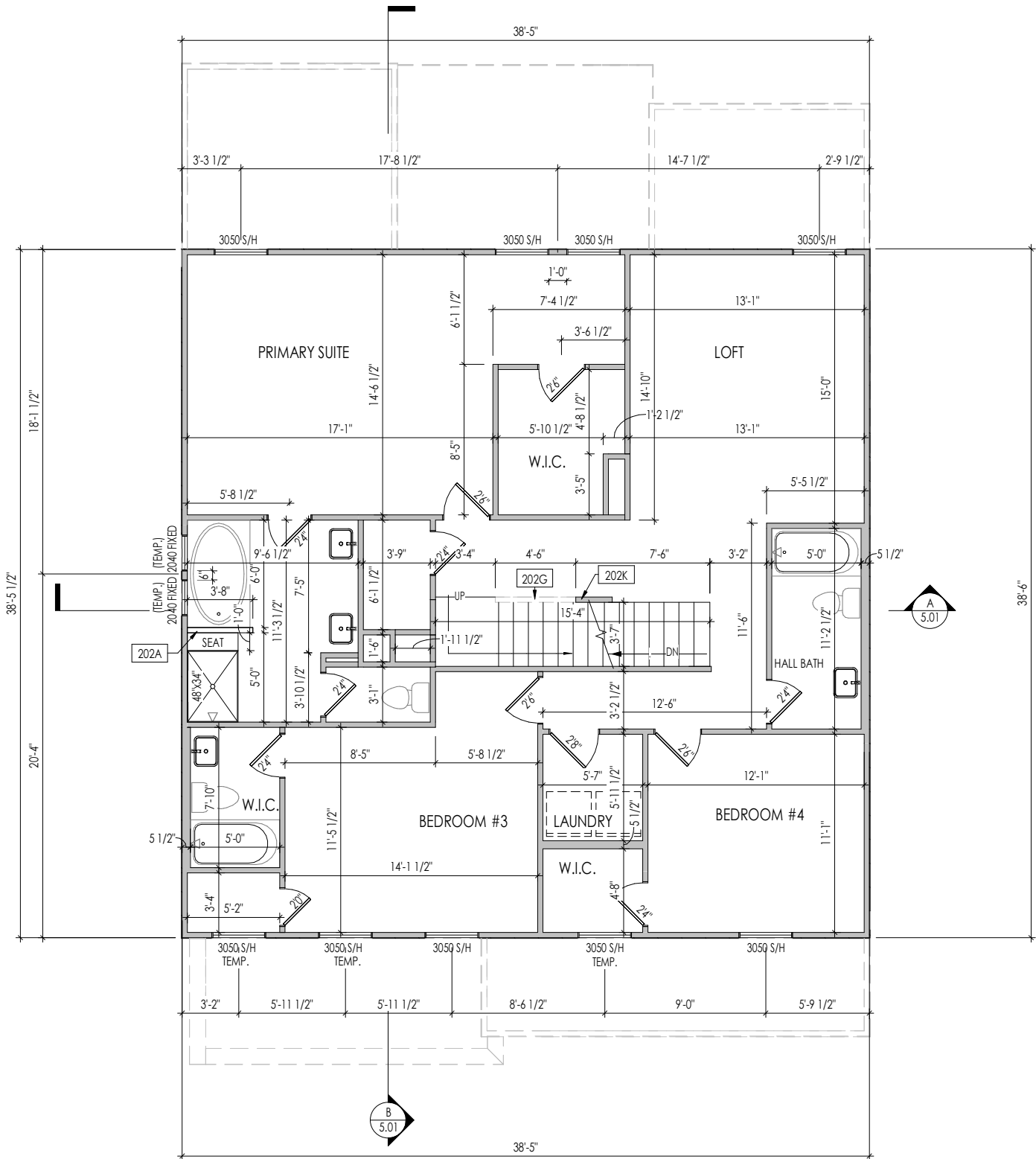
Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0355-00	2/14/25	G. PIEPER	859.578.4355

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

the EPIPHANY	Series:

Born on Date:	01/15/2021	CDs Drawn By:	SSP	Plan No.:	CLASSIC
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- General Notes:
1. REFER TO SHEET ON.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	36" HIGH WALL
202G	SLOPE WALL FLUSH WITH STAIR STRINGER, RAILING ABOVE
202K	OPEN END STAIRS, FRAME FULL HEIGHT WALL ABOVE STAIR STRINGER



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RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

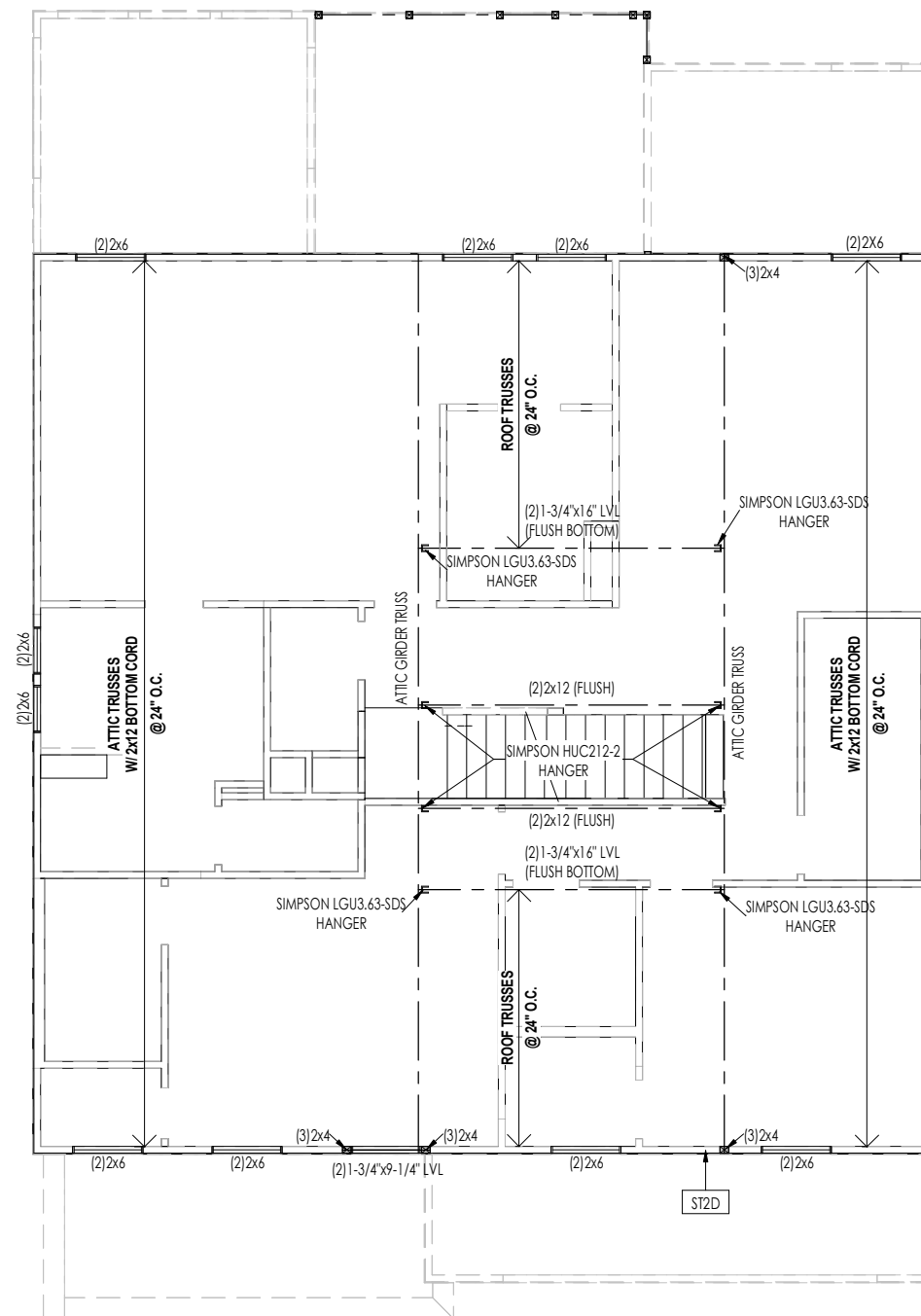
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		Series:	
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Sheet Information

2.02F
Second Floor Framing Plan
Elevation "A"



ST2D	PROVIDE CONTINUOUS FULL HEIGHT SHEATHING DOWN TO SOLE PLATE
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Space for Architect Seal



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STY5-0355-00	2/14/25	G. PIEPER	859.578.4355

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the EPIPHANY Series:

		Plan No.: CLASSIC
Born on Date: 01/15/2021	CDs Drawn By: SSP	

Drees
HOMESSM

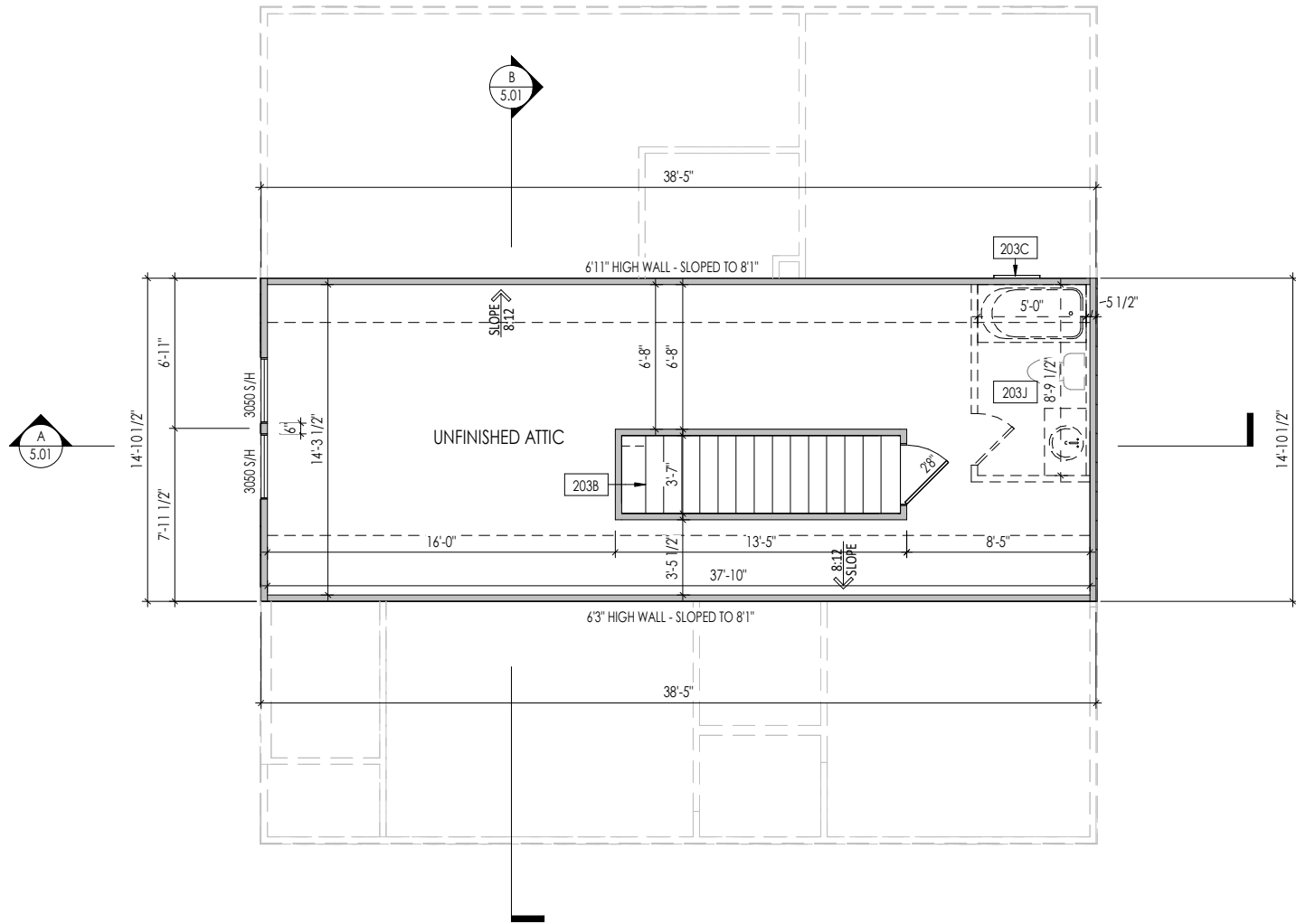
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Phone: (919) 844-9288

Sheet Information

2.02S
Second Floor Structural Plan
Elevation "A"

2/21/2025 11:12:24 AM

I:\Cortland\Southeast\RALEIGH\STY5\STY5-0355-01\STY5-0355-01.rvt



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ALL SECOND FLOOR CEILINGS TO BE X'-X" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
3. FRAME TOP OF ALL WINDOWS AT X'-X" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED X'-X" FROM CEILING.
5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
6. REFER TO SHEET 2.03S FOR STRUCTURAL INFORMATION.

Key Notes:

203B	RE: DETAIL D/7.03 FOR STAIR FRAMING DETAILS
203C	RE: DETAIL N/D2.1 FOR WALL ATTIC ACCESS DETAILS
203J	FULL BATH ROUGH-IN: STUB PLUMBING ONLY, NO WALLS OR FIXTURES

Space for Architect Seal



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
------------------------------------	---------------------------------	---------------------------------	-------------------------------------

House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWT
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the EPIPHANY

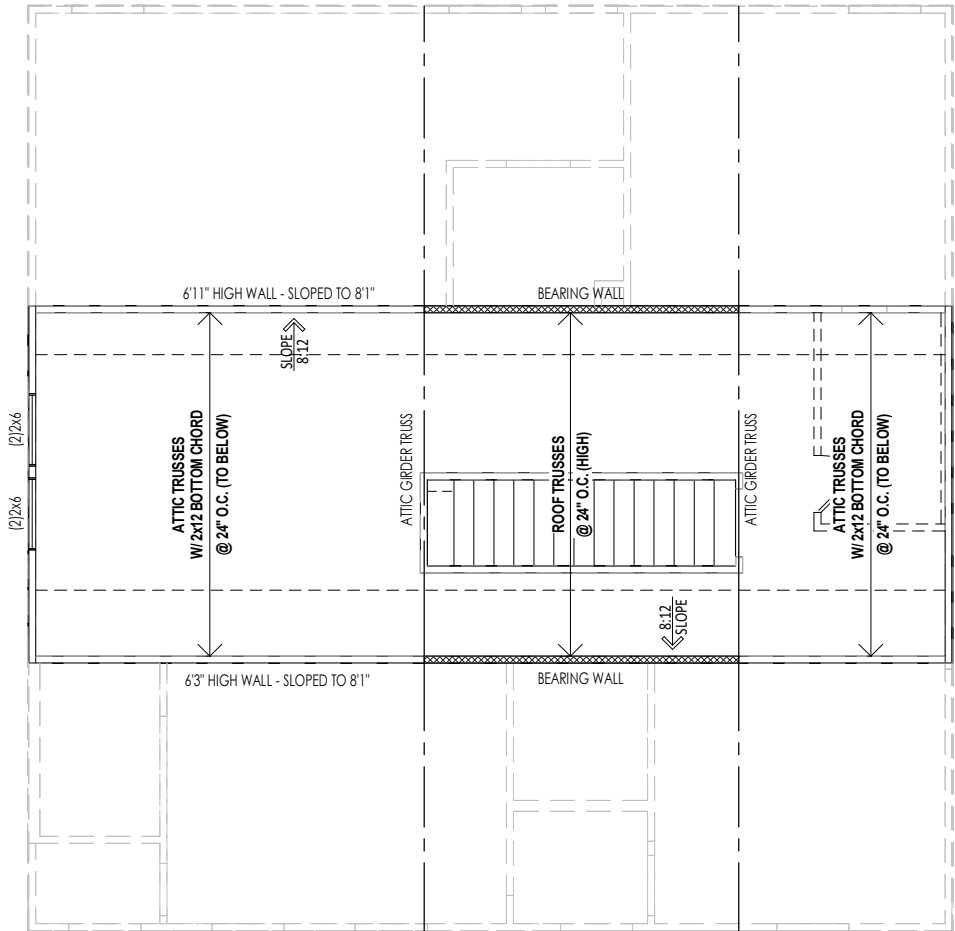
Born on Date:	01/15/2021	CDs Drawn By:	SSP	Series:	Plan No.: CLASSIC
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Sheet Information

2.03F
Third Floor Framing Plan
Elevation "A"

3/12/2025 1:32:25 PM



General Notes:

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

Key Notes:

Space for Architect Seal




The Drees Company
03/21/2025 10:33:35 AM

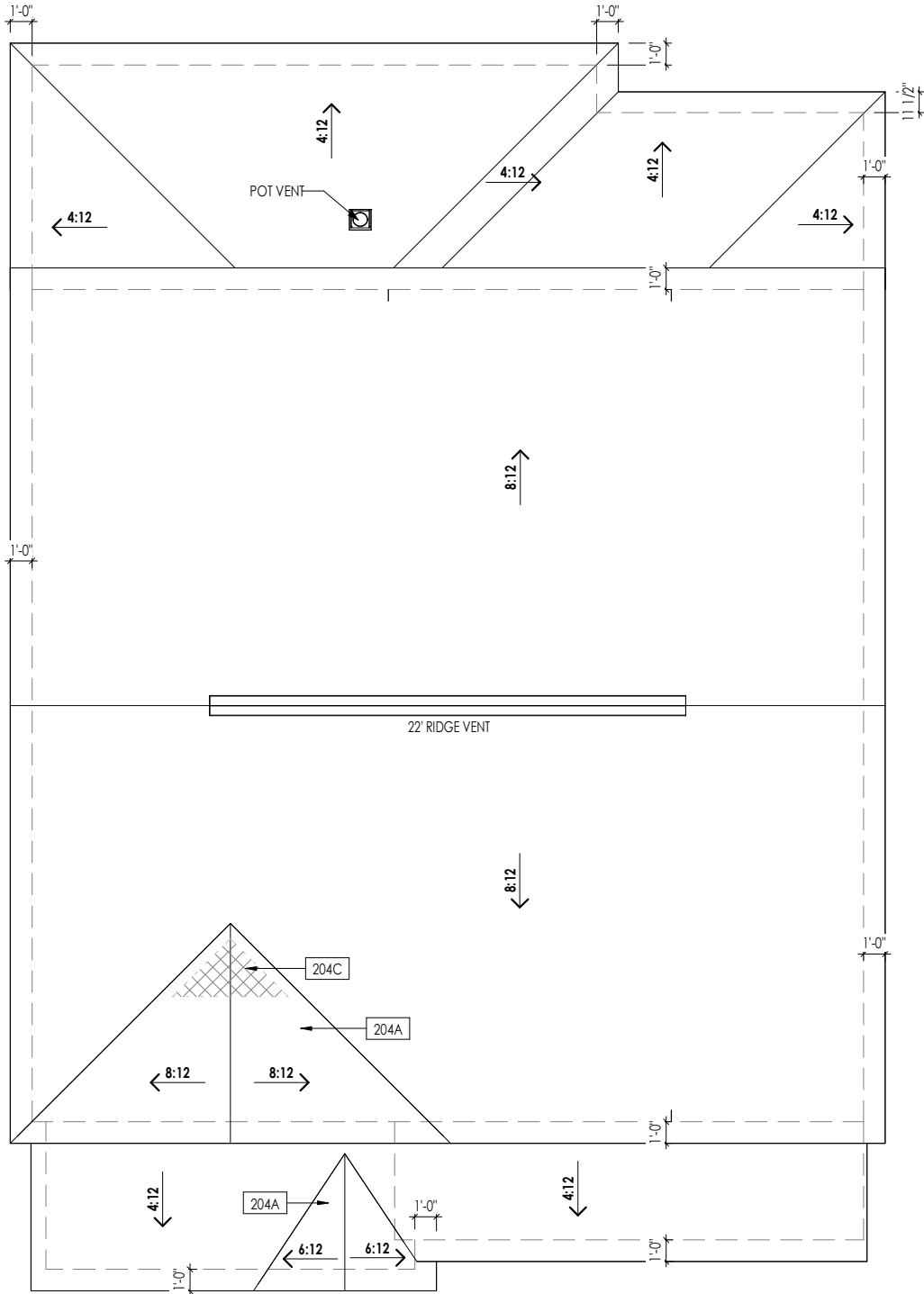
RESIDENCE FOR:

ROBERTSON

47 GRACEFUL ROW

SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name: the EPIPHANY			Contract Drawn By: EWI
Born on Date: 01/15/2021			CDs Drawn By: SSP
			<p>2.03S</p> <p>Third Floor Structural Plan Elevation "A"</p>
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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

ROOF VENTILATION		
CITY/SERIES:	RALEIGH	
	MAIN HOUSE	REAR
TOTAL ATTIC AREA:	1,635	432
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	5.45	1.44
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	5.67	3.58
DOWNSPOUT CALCULATION		
	MAIN HOUSE	REAR
TOTAL DRAINABLE ROOF AREA:	2125.5	561.6
MINIMUM # OF DOWNSPOUTS:	4	1

- General Notes:
1. REFER TO SHEET ON.1 FOR GENERAL NOTES AND SHEET SD-0 FOR ENGINEERING NOTES.
- Key Notes:
- 204A VALLEY TRUSS OVER FRAMING @ 24" O.C.
- 204C NO ROOF DECKING UNDER OVERFRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION



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03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

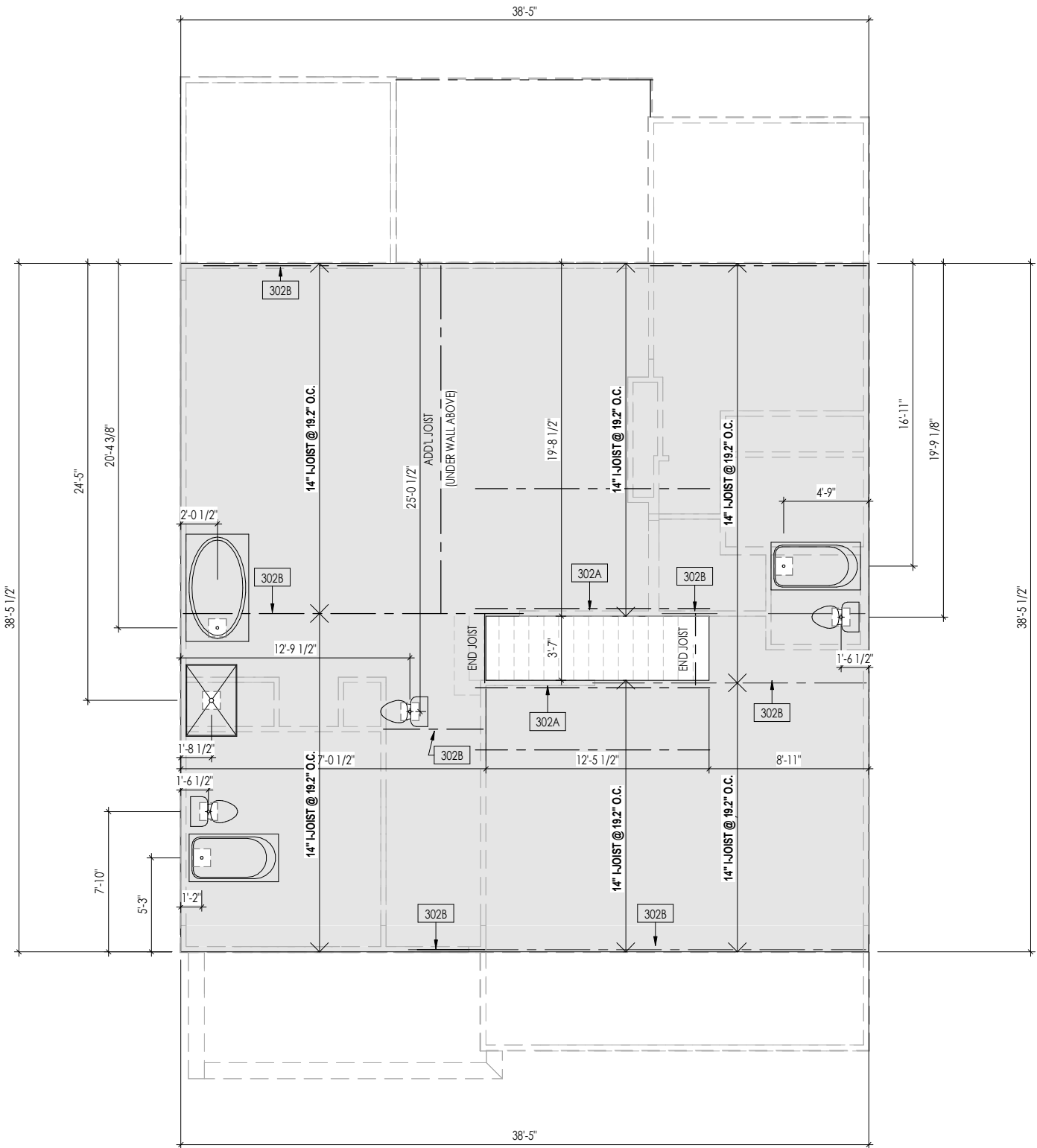
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STY5-0355-00	2/14/25	G. PIEPER	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	
the EPIPHANY		Contract Drawn By:	
		EWT	
		Series:	
Born on Date:		CDs Drawn By:	
01/15/2021		SSP	
		Plan No.:	
		CLASSIC	



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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\"/>

Key Notes:

302A	BEARING WALL BELOW
302B	BEAM BELOW - SEE SHEET 2.01S FOR MORE INFO

Space for Architect Seal

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03/21/2025 10:33:35 AM

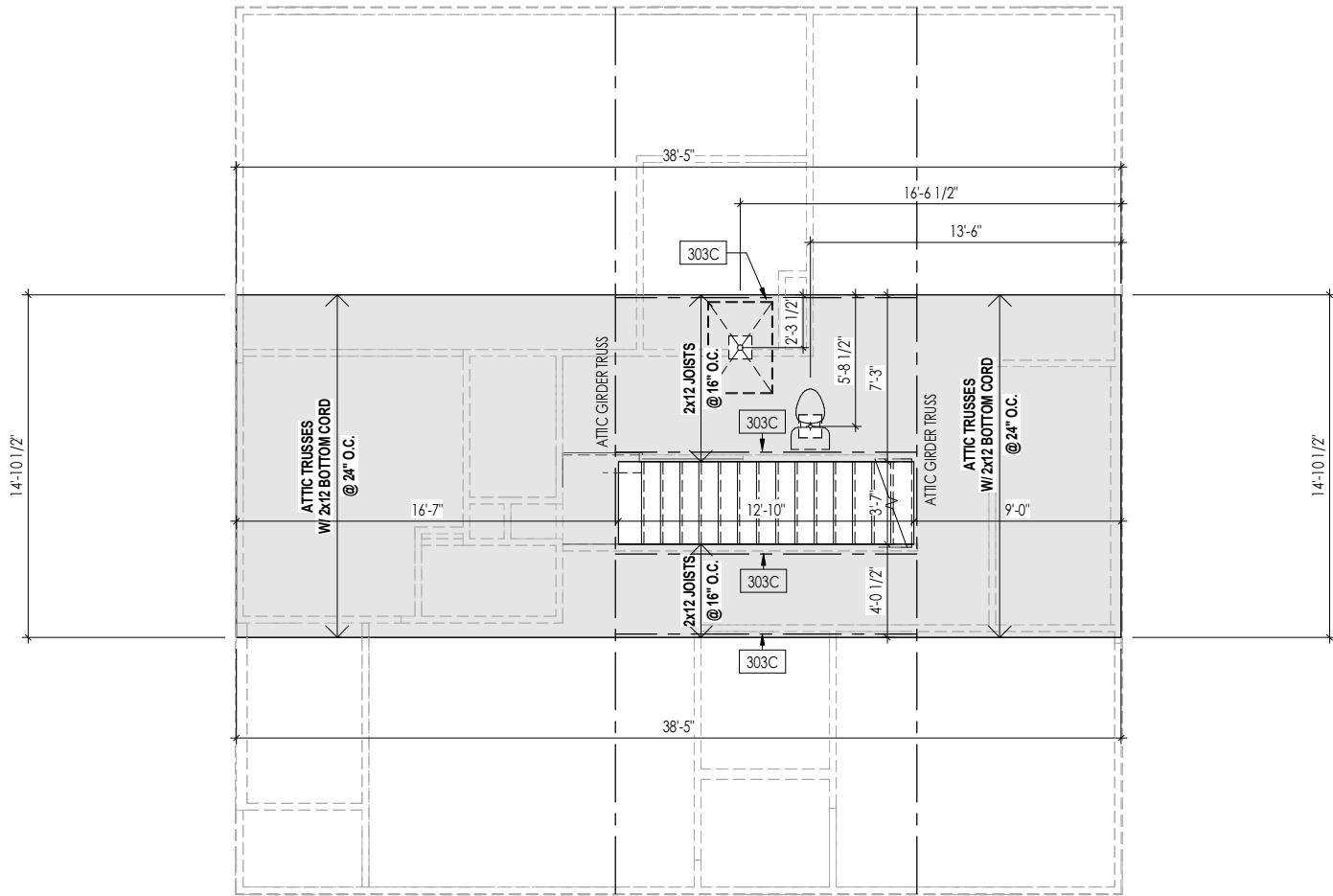
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ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name: the EPIPHANY			Contract Drawn By: EWT
Born on Date: 01/15/2021			CDs Drawn By: SSP

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Sheet Information

3.02
Second Floor Subfloor Plan
Elevation "A"



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03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
------------------------------------	---------------------------------	---------------------------------	-------------------------------------

House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWT
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the EPIPHANY	Series:
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Born on Date: 01/15/2021	CDs Drawn By: SSP	Plan No.: CLASSIC
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General Notes:

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

Key Notes:

401A	OUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH - VENT TO EXTERIOR
401F	DISPOSAL SWITCH AND OUTLET FOR DISHWASHER LOCATED IN SINK CABINET
401G	TO SWITCH OR LIGHT ABOVE

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	DIRECTIONAL CAN LIGHT	SMOKE DETECTOR
COUNTER POP-UP OUTLET	PIN LIGHT	SMOKE DETECTOR/CO DETECTOR COMBINATION
SINGLE POLE SWITCH	WALL SCONCE @ 5'-6" A.F.F.	EXHAUST FAN AND LIGHT COMBINATION
3-WAY SWITCH	FLUORESCENT LIGHT	CLG. MTD. EXHAUST FAN
4-WAY SWITCH	UNDER CABINET LIGHTING	DATA JACK
STAIR LIGHT		CABLE TELEVISION JACK
BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)		

Space for Architect Seal



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0355-00	2/14/25	G. PIEPER	859.578.4355

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

Series:

Plan No.:

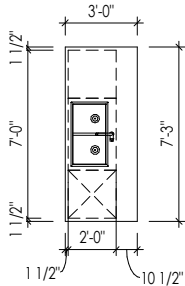
Born on Date:	01/15/2021	CDs Drawn By:	SSP	CLASSIC
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Phone: [919] 844-9288

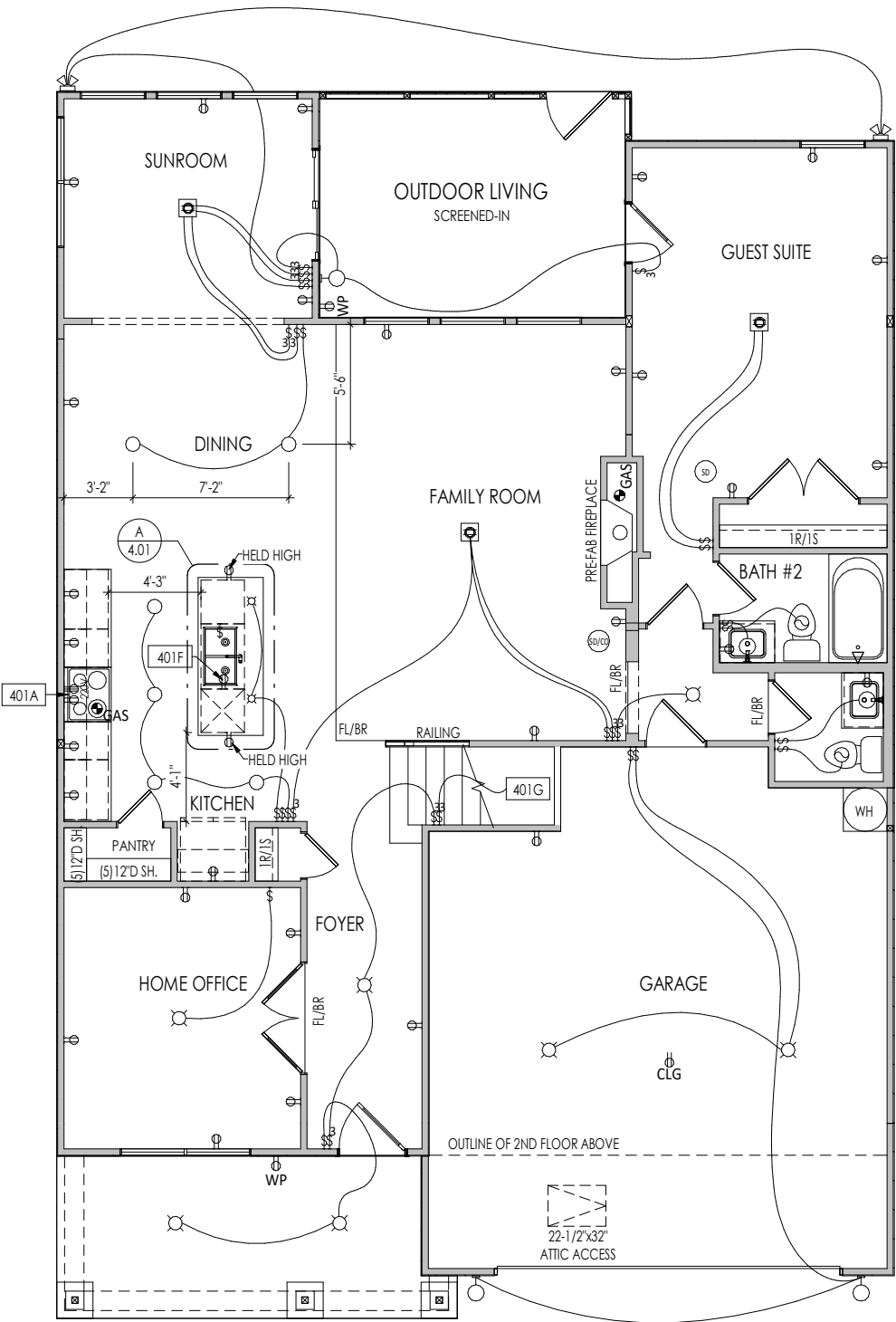
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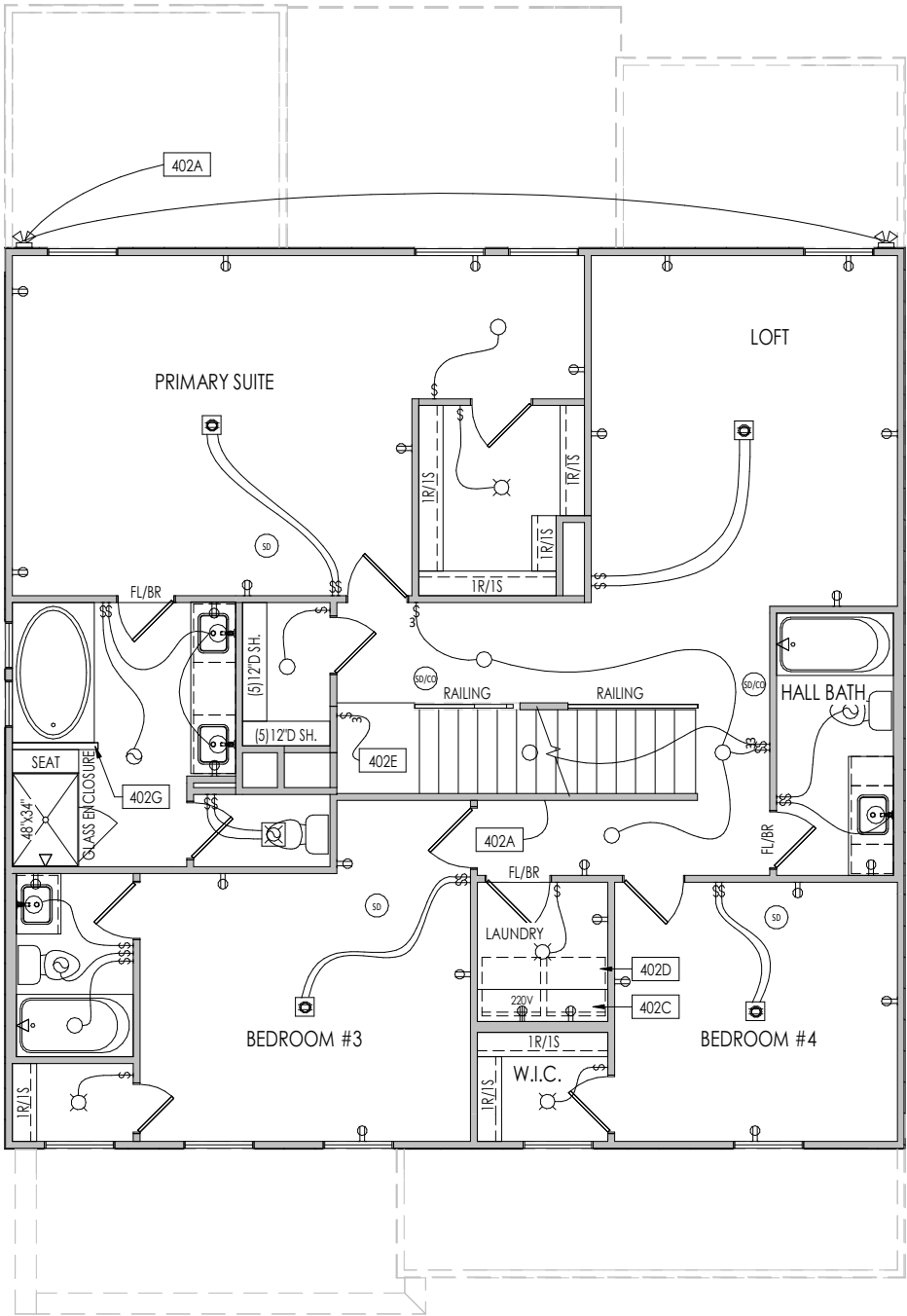
4.01

First Floor Mechanical Plan
Elevation "A"



Kitchen Island Detail
1/8" = 1'-0"





General Notes:

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

Key Notes:

402A TO LIGHT OR SWITCH BELOW

402C 5'6" SHELF @ 5'7" A.F.F.

402D WASHER TO LEFT OF DRYER

402E TO LIGHT OR SWITCH ABOVE

402G 36" HIGH WALL

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 HOOK UP
GFCI OUTLET	DOUBLE SPOTLIGHT FIXT.	FLOOR DRAIN
FLOOR OUTLET	COUNTER POP-UP OUTLET	SMOKE DETECTOR
SINGLE POLE SWITCH	PIN LIGHT	SMOKE DETECTOR/CO DETECTOR COMBINATION
3-WAY SWITCH	WALL SCONCE @ 5'-6" A.F.F.	EXHAUST FAN AND LIGHT COMBINATION
4-WAY SWITCH	FLUORESCENT LIGHT	CLG. MTD. EXHAUST FAN
STAIR LIGHT	UNDER CABINET LIGHTING	DATA JACK
BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)		CABLE TELEVISION JACK

Space for Architect Seal



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
STY5-0355-00	2/14/25	G. PIEPER	859.578.4355

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

Series:

Plan No.:

Born on Date:	01/15/2021	CDs Drawn By:	SSP	CLASSIC
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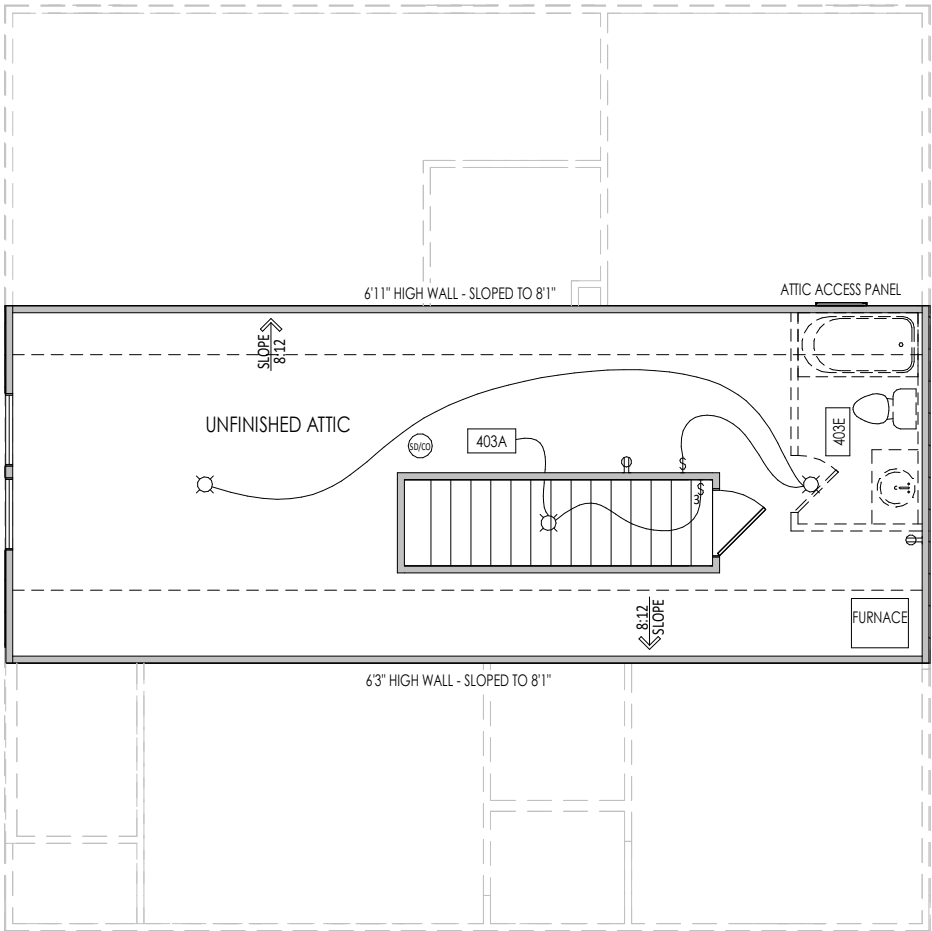
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Sheet Information

4.02

Second Floor Mechanical Plan
Elevation "A"

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General Notes:

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

Key Notes:

403A

TO LIGHT OR SWITCH BELOW

403E

FULL BATH ROUGH-IN: STUB PLUMBING ONLY, NO WALLS OR FIXTURES

MECHANICAL LEGEND

⊖

WALL OUTLET

⊖

WEATHERPROOF GFCI OUTLET

⊖

220 VOLT OUTLET

⊖

GFCI OUTLET

⊖

FLOOR OUTLET

⊖

COUNTER POP-UP OUTLET

↔

SINGLE POLE SWITCH

↔

3-WAY SWITCH

↔

4-WAY SWITCH

⬆

STAIR LIGHT

⊖

BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED)

⊖

CLG. MOUNTED LIGHT FIXT.

○

SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS.

⊖

WALL MOUNTED LIGHT FIXT.

⊖

DOUBLE SPOTLIGHT FIXT.

⊖

DIRECTIONAL CAN LIGHT

⊖

PIN LIGHT

⊖

WALL SCONCE @ 5'-6" A.F.F.

⊖

FLUORESCENT LIGHT

⊖

UNDER CABINET LIGHTING

⊖

HOSE BIB

⊖

SHOWER HEAD

⊖

GAS GAS HOOK UP

⊖

FLOOR DRAIN

⊖

SMOKE DETECTOR

⊖

SMOKE DETECTOR/CO DETECTOR COMBINATION

⊖

EXHAUST FAN AND LIGHT COMBINATION

⊖

CLG. MTD. EXHAUST FAN

⊖

DATA JACK

⊖

CABLE TELEVISION JACK

Space for Architect Seal

NORTH CAROLINA

REGISTERED

SEAL

12648

ARCHITECT

AMANDA K. SZOKE

The Drees Company

03/21/2025 10:33:35 AM

RESIDENCE FOR:

ROBERTSON

47 GRACEFUL ROW

SERENITY - 50'

Job Number:

STY5-0355-00

Drawing Date:

2/14/25

Coord Name:

G. PIEPER

Coord Phone:

859.578.4355

House Name:

the EPIPHANY

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

Contract Drawn By:

EWI

Series:

Plan No.:

CLASSIC

Born on Date:

01/15/2021

CDs Drawn By:

SSP

Drees

HOMES

SM

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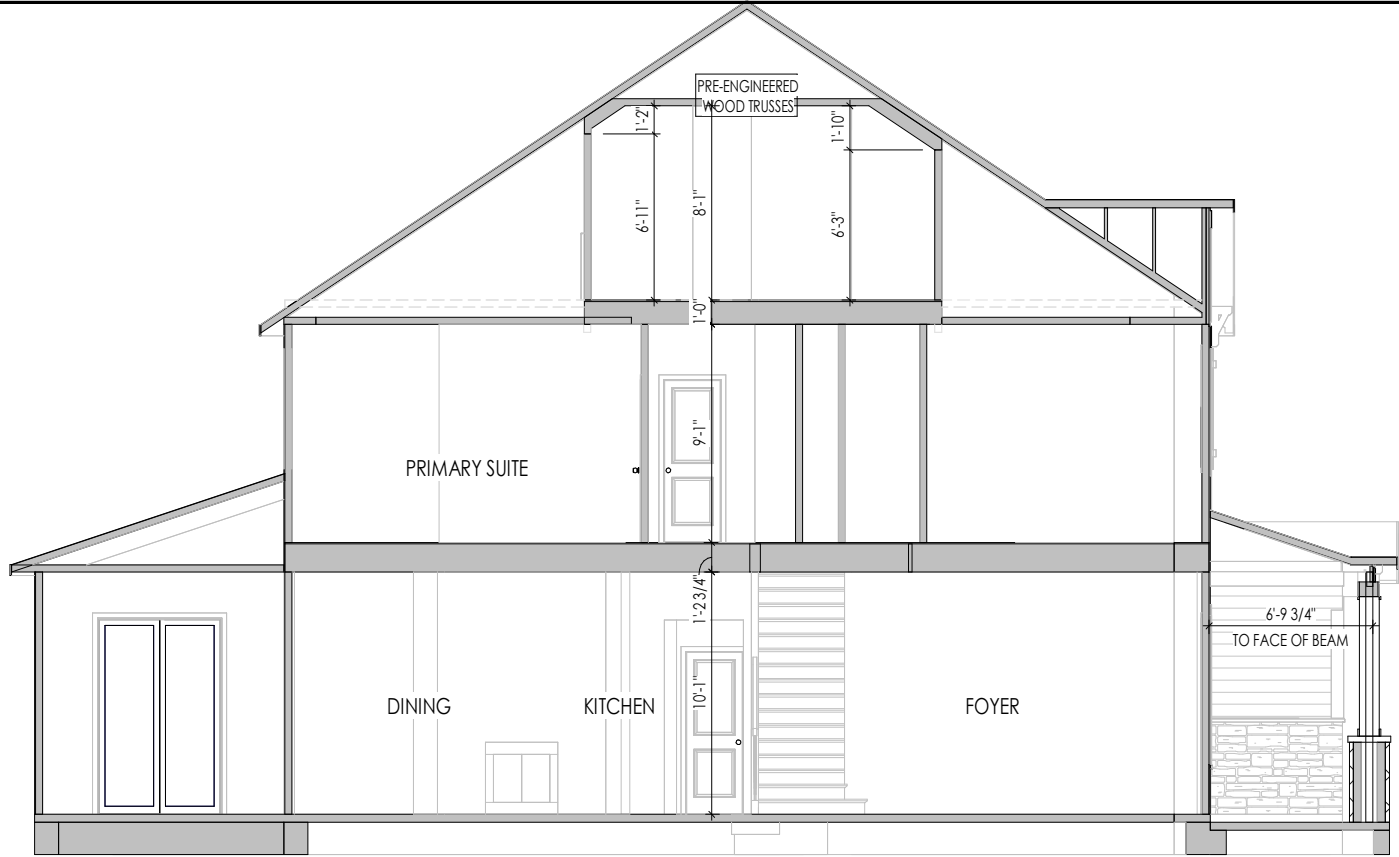
Phone: (919) 844-9288

Sheet Information

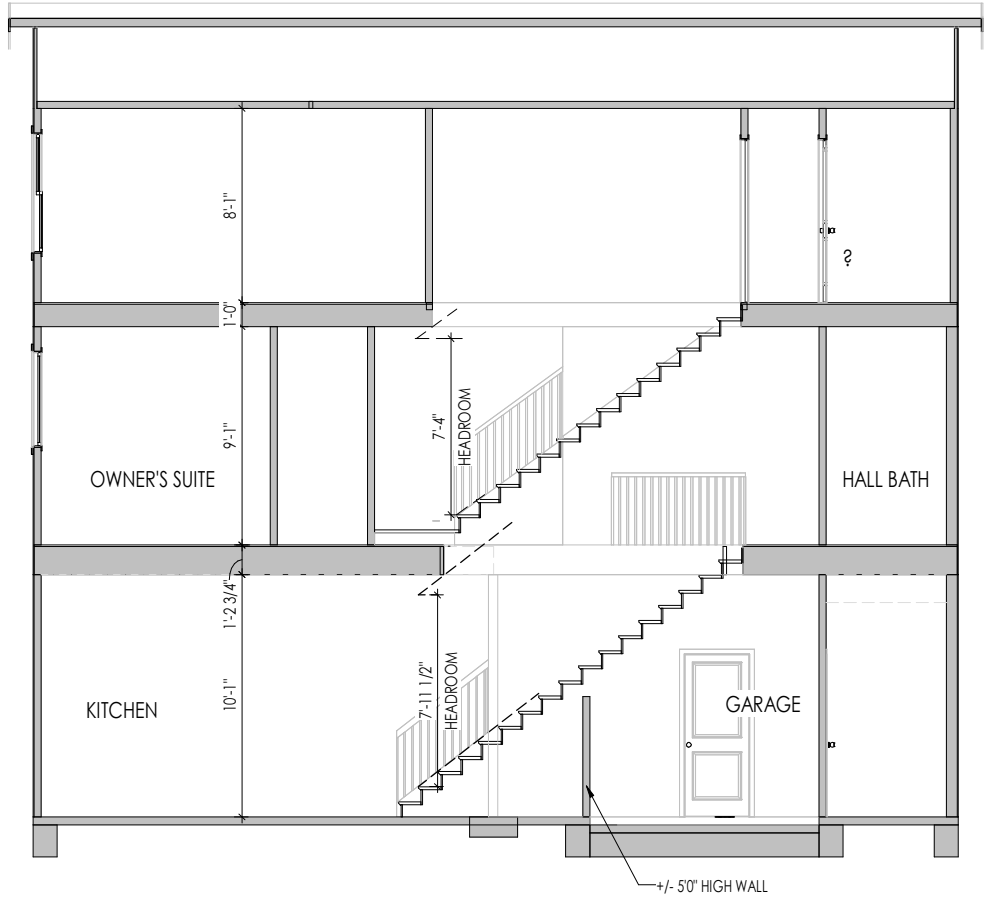
4.03

Third Floor Mechanical Plan

Elevation "A"



B
5.01
SECTION THRU FOYER
1/8" = 1'-0"



A
5.01
SECTION THRU STAIRS
1/8" = 1'-0"

General Notes:

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

Key Notes:

Space for Architect Seal



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name: the EPIPHANY			Contract Drawn By: EWT
Born on Date: 01/15/2021			CDs Drawn By: SSP
Series: CLASSIC			Plan No.: 5.01

Drees
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Sheet Information

5.01
Building Section
Elevation "A"


3/4/2025 7:53:54 AM

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

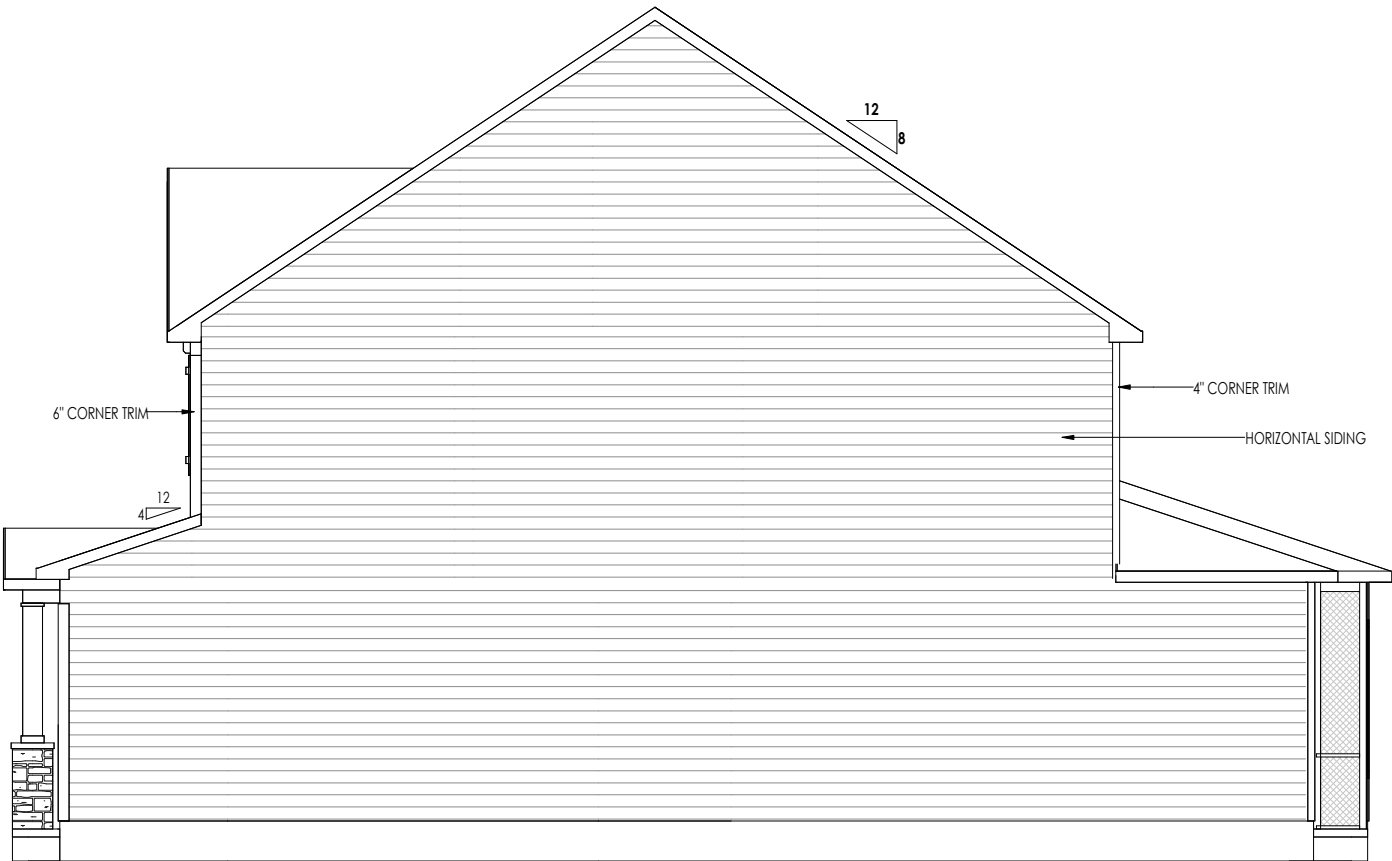
General Notes:
1. REFER TO SHEET ON.1 FOR GENERAL NOTES. 2. ROOFING MATERIAL PER SELECTIONS. 3. REFER TO SHEET S-0 FOR LINTEL SCHEDULE. 4. CONTACT M&K ENGINEERING FOR HEADER SIZE/BRICK SUPPORT IF GRADE DROPS AND THE AMOUNT OF BRICK OVER GARAGE DOOR SHOWN ON CURRENT ELEVATION IS NO LONGER ACCURATE (IF APPLICABLE)
Key Notes:



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR: ROBERTSON 47 GRACEFUL ROW SERENITY - 50'			
Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name: the EPIPHANY		Contract Drawn By: EWT	
Born on Date: 01/15/2021		CDs Drawn By: SSP	Plan No.: CLASSIC
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TYPICAL TRIM:
6" FASCIA (ALL SIDES)
8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO SHEET S-0 FOR LINTEL SCHEDULE.
4. CONTACT M&K ENGINEERING FOR HEADER SIZE/BRICK SUPPORT IF GRADE DROPS AND THE AMOUNT OF BRICK OVER GARAGE DOOR SHOWN ON CURRENT ELEVATION IS NO LONGER ACCURATE (IF APPLICABLE)

Key Notes:

Space for Architect Seal



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name:			Contract Drawn By: EWT
Drawing Scale: 1/8" = 1'0"			Series:
Born on Date: 01/15/2021			Plan No.: CLASSIC



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Sheet Information

6.02
Garage Side Elevation
Elevation "A"

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



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO SHEET S-0 FOR LINTEL SCHEDULE.

Key Notes:

Space for Architect Seal



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	
the EPIPHANY		Contract Drawn By: EWI	
		Series:	
Born on Date: 01/15/2021		CDs Drawn By: SSP	Plan No.: CLASSIC



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Sheet Information

6.03
Rear 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 ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO SHEET S-0 FOR LINTEL SCHEDULE.

Key Notes:

Space for Architect Seal



The Drees Company
03/21/2025 10:33:35 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name:			Contract Drawn By: EWI
Drawing Scale: 1/8" = 1'0"			Series:
Born on Date: 01/15/2021			Plan No.: CLASSIC

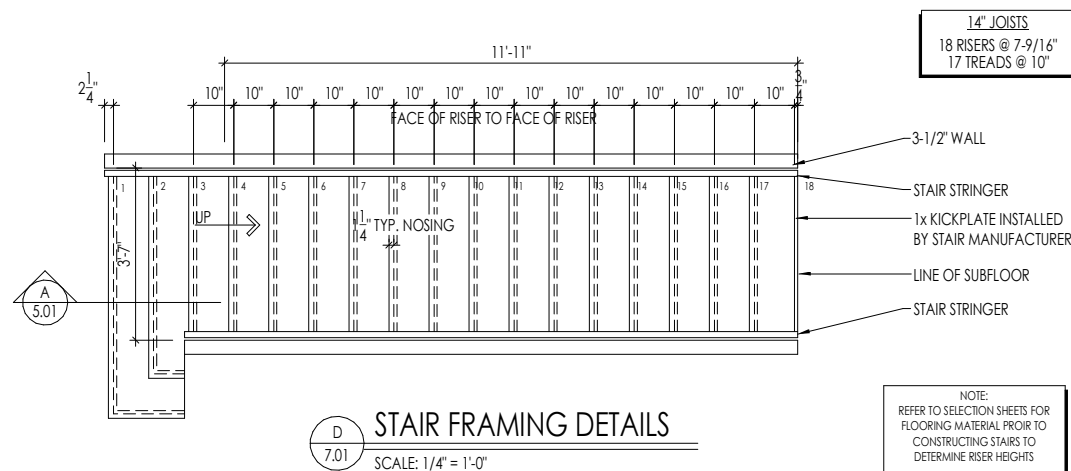
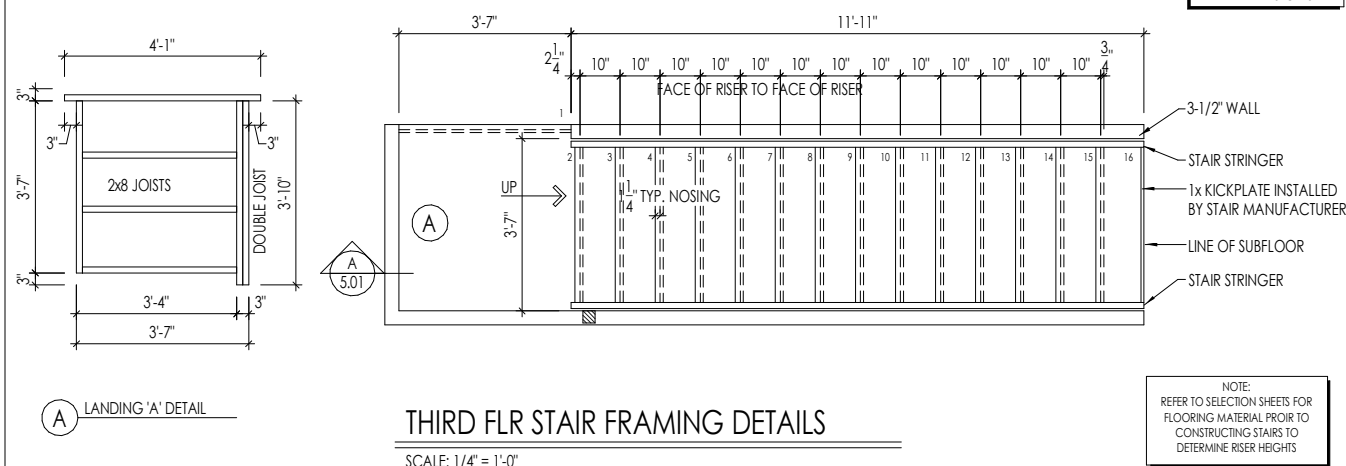
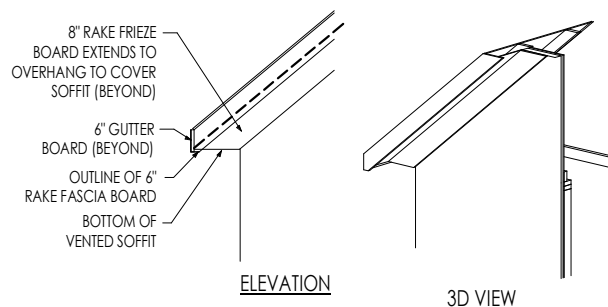
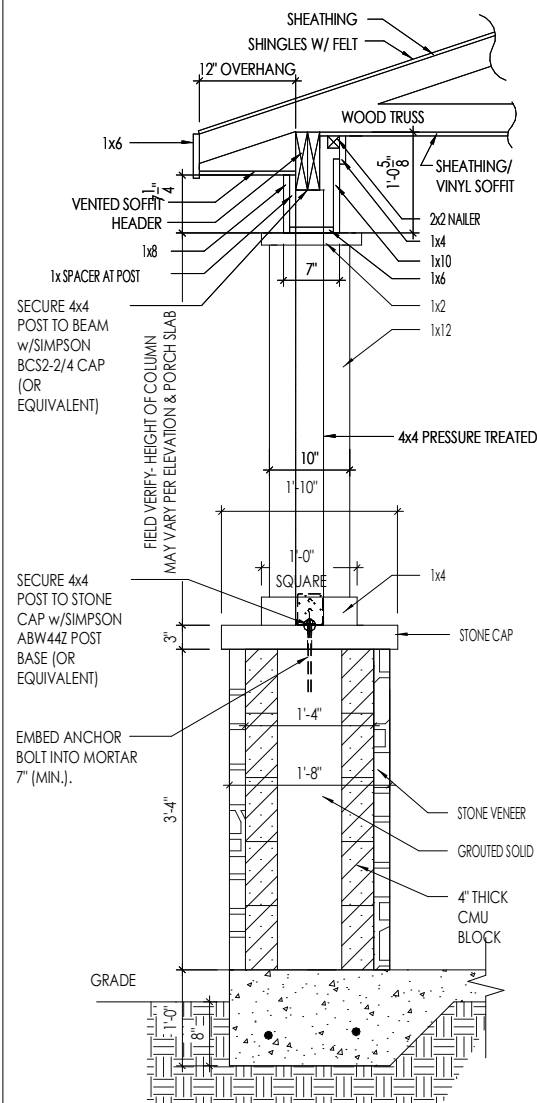
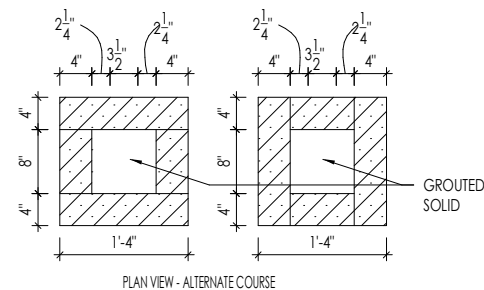
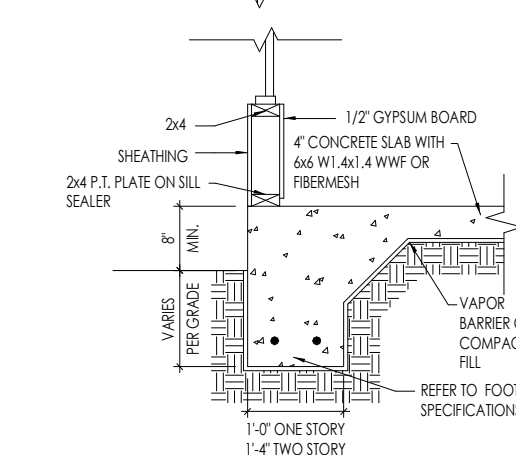


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Sheet Information

6.04
Side Elevation
Elevation "A"

2/21/2025 11:12:30 AM



Space for Architect Seal



The Drees Company
03/21/2025 10:33:36 AM

RESIDENCE FOR:
ROBERTSON
47 GRACEFUL ROW
SERENITY - 50'

Job Number: STY5-0355-00	Drawing Date: 2/14/25	Coord Name: G. PIEPER	Coord Phone: 859.578.4355
House Name: the EIPHANY		Drawing Scale: 1/8" = 10'	Contract Drawn By: EWT
			Series:
			Plan No.:
Born on Date: 01/15/2021	CDs Drawn By: SSP	CLASSIC	

the EPIPHANY

Drees
HOMESSM

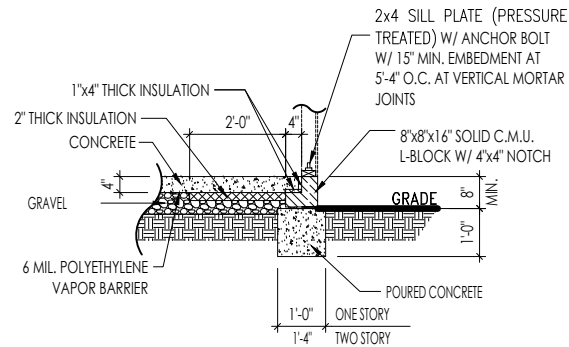
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Phone: (919) 844-9288

Cholesterol

7.01

House Specific Details

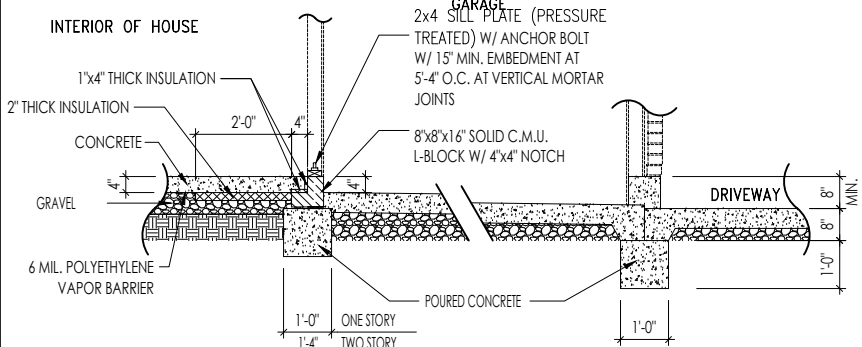
Elevation "A"



SLAB ON GRADE AT BLOCK
FOUNDATION W/ SIDING

A
D1.3

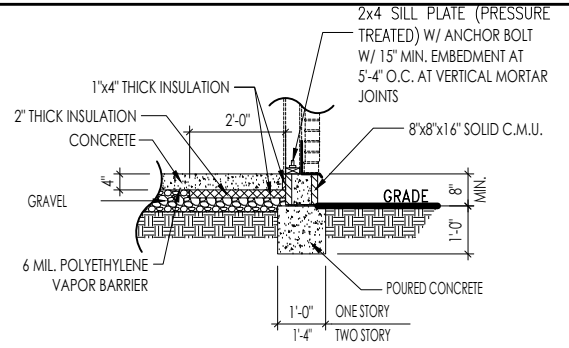
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FOUNDATION DETAIL AT GARAGE

D
D1.3

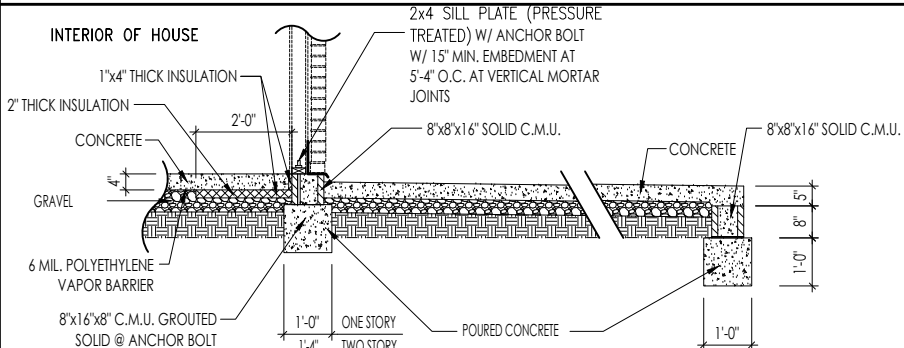
SCALE: 1/4" = 1'-0"



SLAB ON GRADE AT BLOCK
FOUNDATION W/ BRICK

B
D1.3

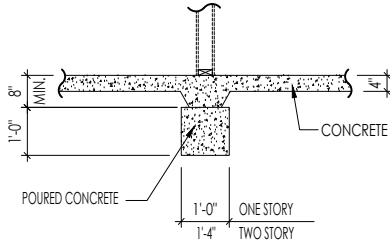
SCALE: 1/4" = 1'-0"



FOUNDATION DETAIL AT PORCH

E
D1.3

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



INTERIOR BEARING WALL DETAIL

C
D1.3

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



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STD. DETAIL SHEET

REGION:

RALEIGH

Std. By: ALL

Chk. By: ARC

Std. Date: 08/19/09

Date of

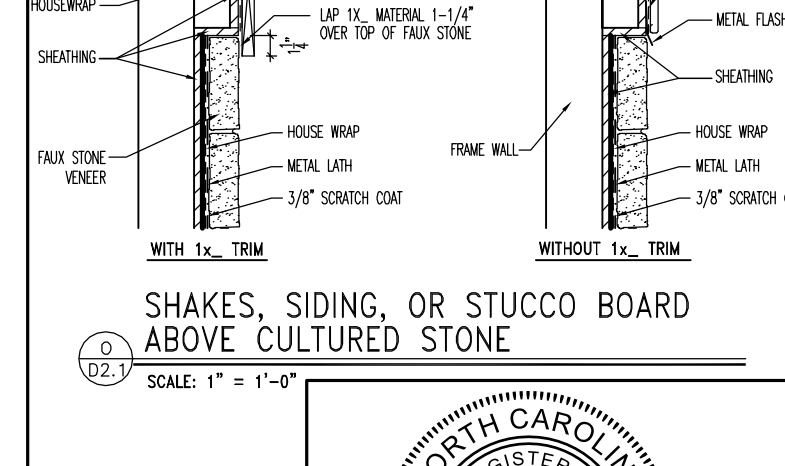
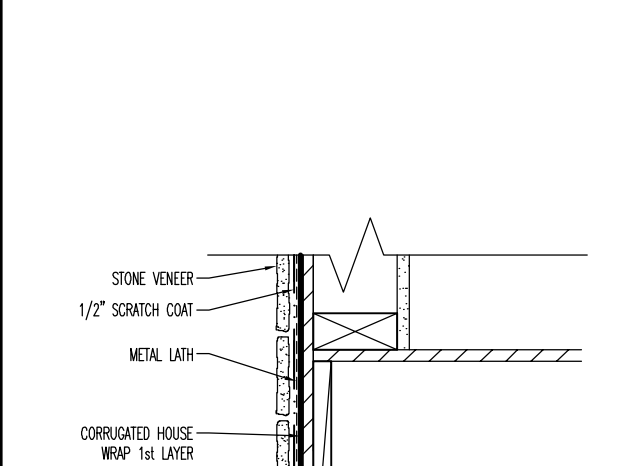
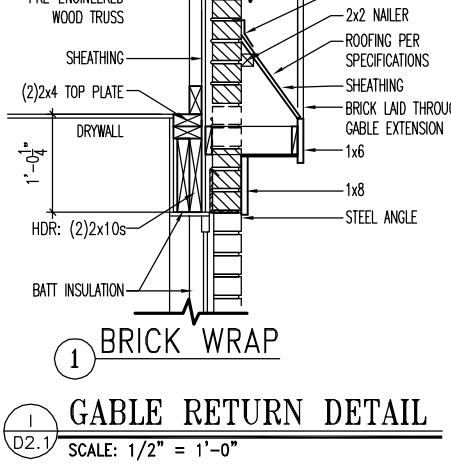
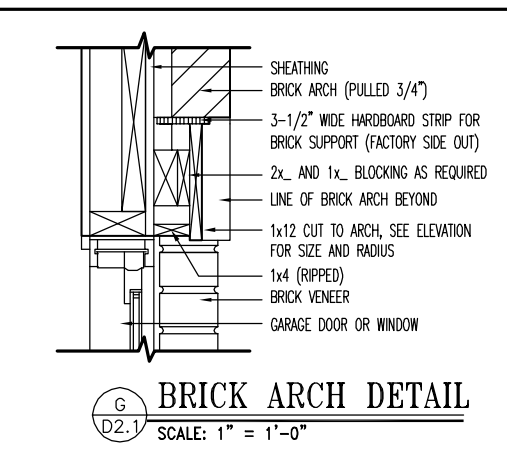
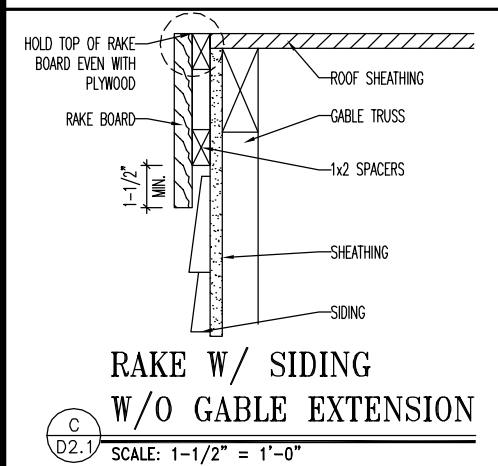
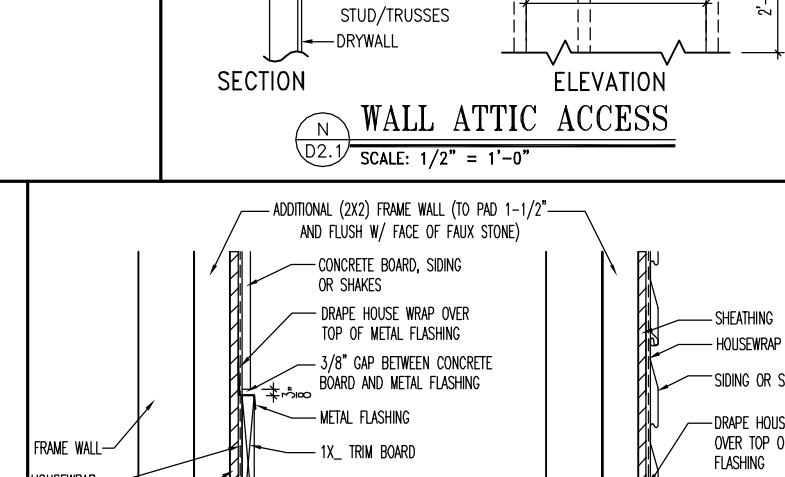
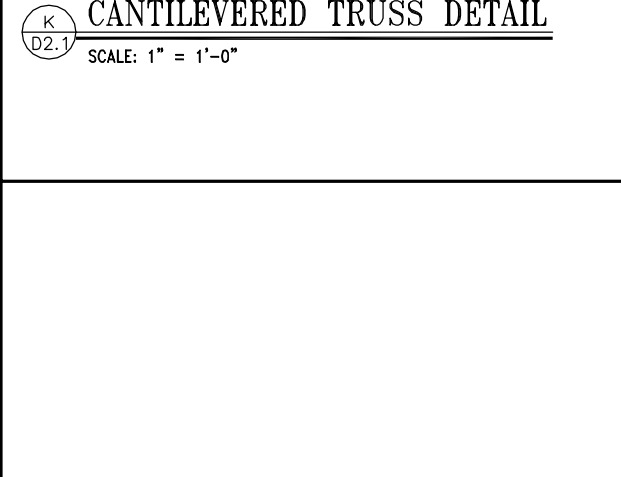
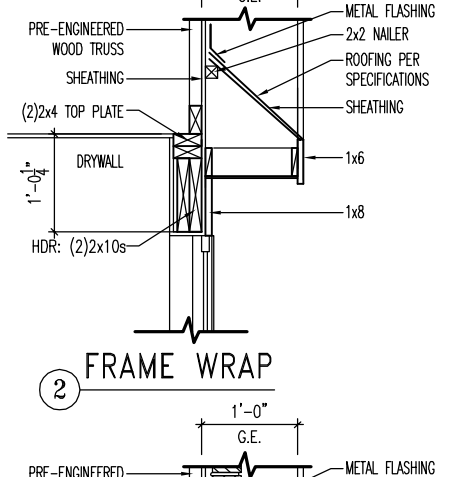
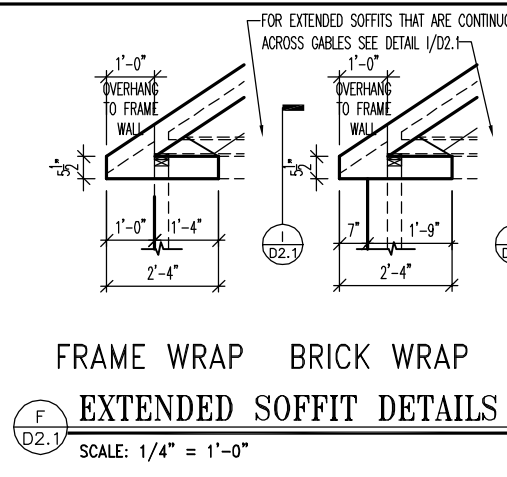
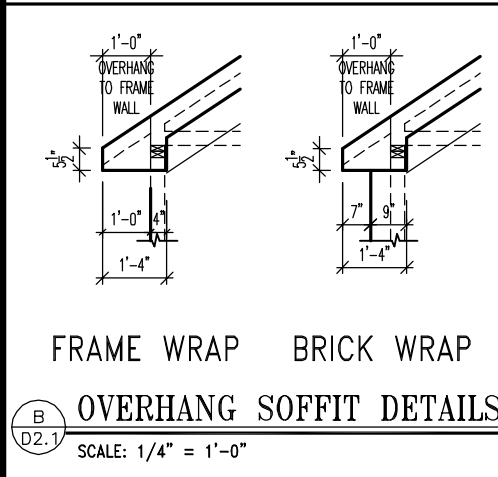
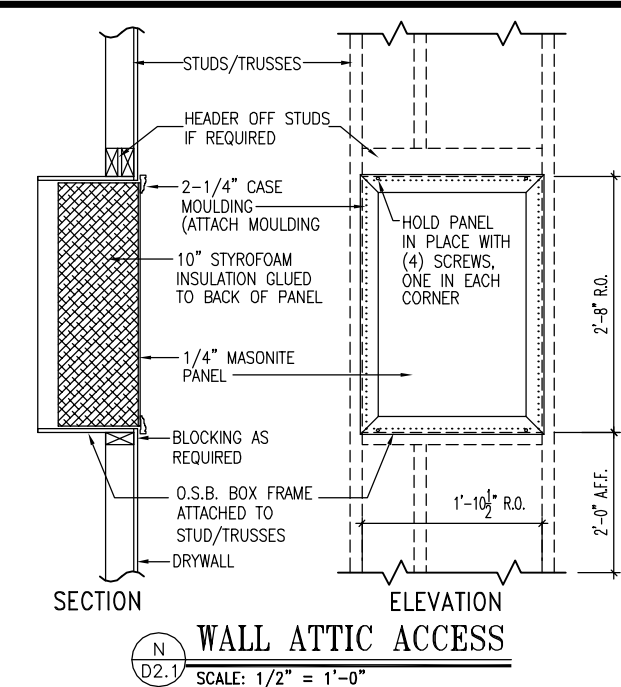
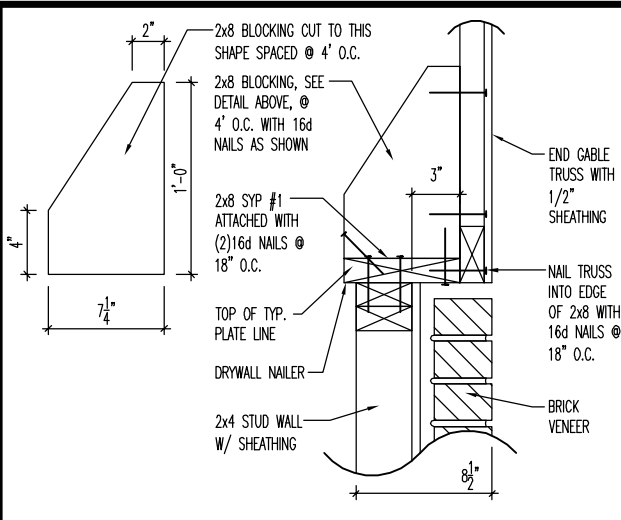
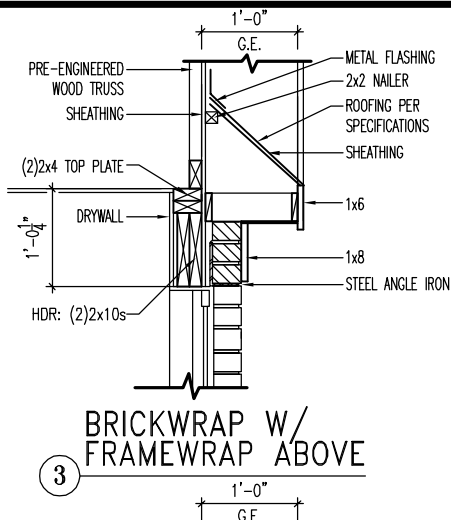
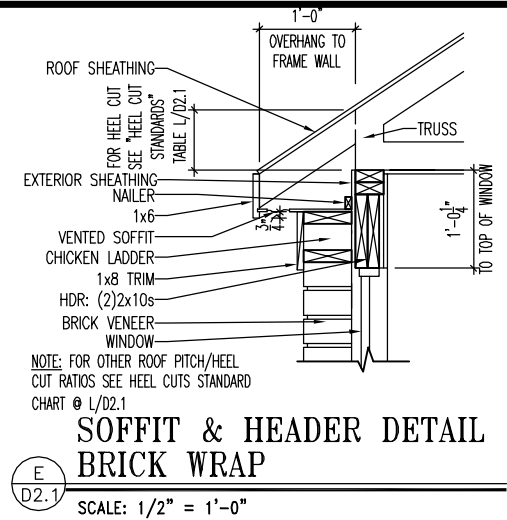
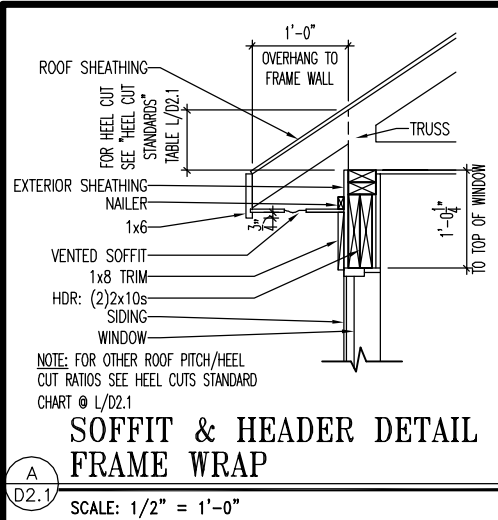
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CONC. BLOCK SLAB ON GRADE DETAILS

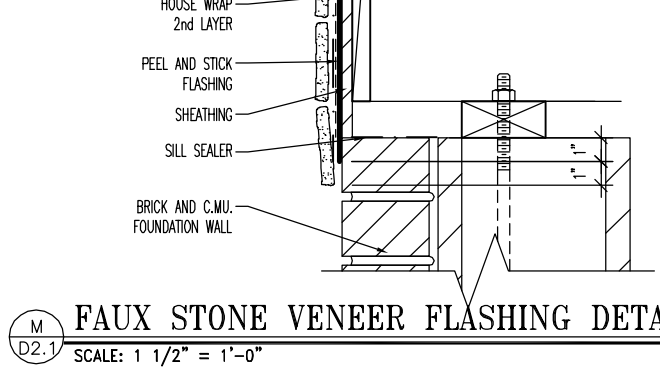
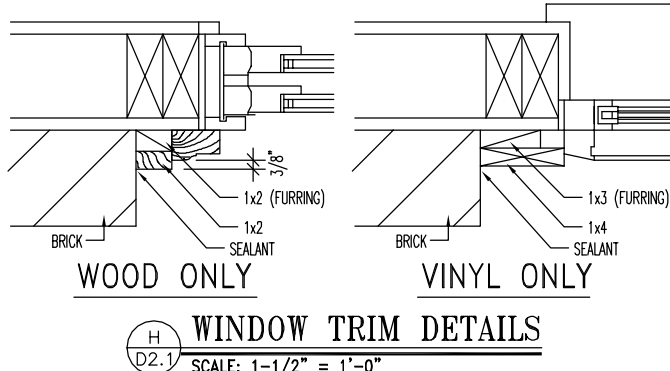
RALEIGH - D-SHEETS.dwg Jul 31, 2023 - 4:07pm

Sheet No.

D1.3



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

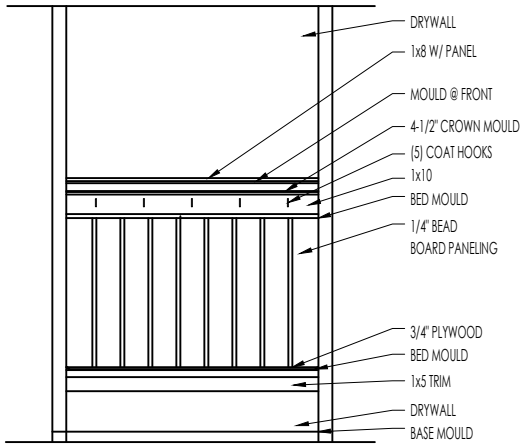
Std. By: ALL
Chk. By: ARC
Std. Date: 10.11.06
Last Rev: 4/5/10 MSM

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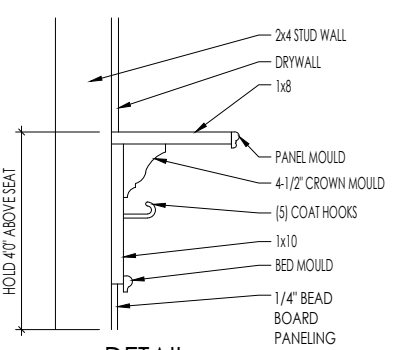
FRAMING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.
D2.1

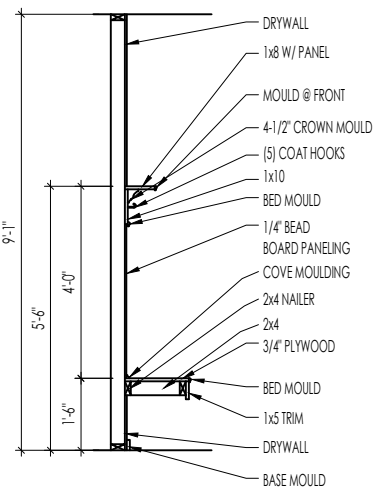


ELEVATION

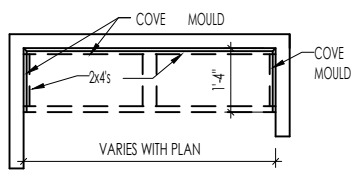


DETAIL

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



SECTION



PLAN

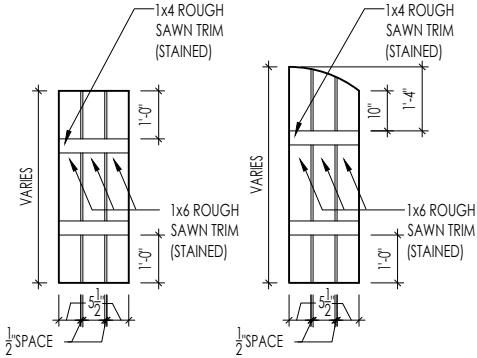
F
D2.2

BENCH SEAT DETAILS

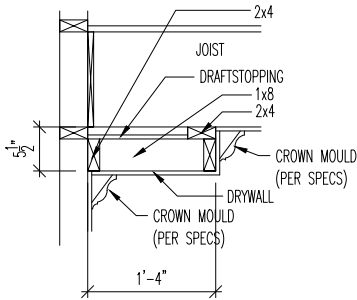
SCALE: AS NOTED



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03/21/2025 10:33:46 AM



M
D2.4
SLAT SHUTTER DETAIL
SCALE: 1/4" = 1'-0"



H
D2.4
SINGLE TRAY CEILING DETAIL
SCALE: 1/2" = 1'-0"



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03/21/2025 10:33:46 AM

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED



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DRAWN BY: ARCH

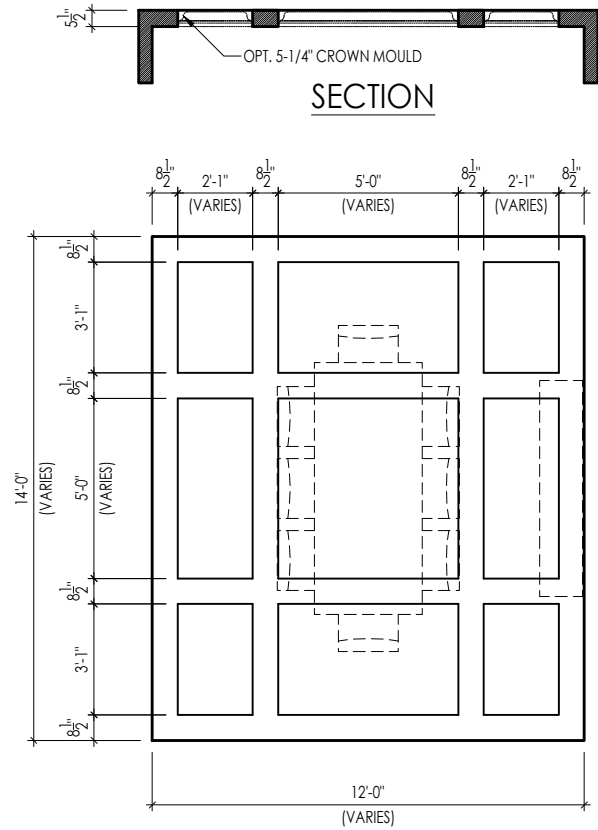
DATE OF DETAIL: 01/27/15

LAST REVISION:

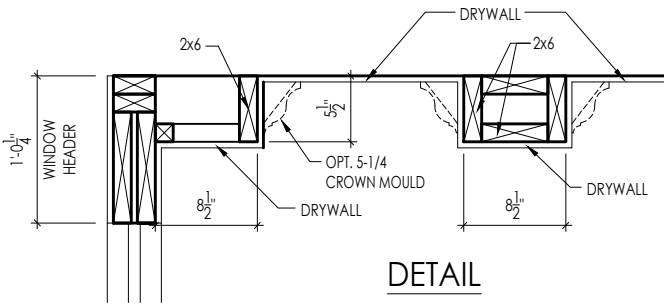
Jan 10, 2023 - 1:46pm

SHEET NO.

D2.4



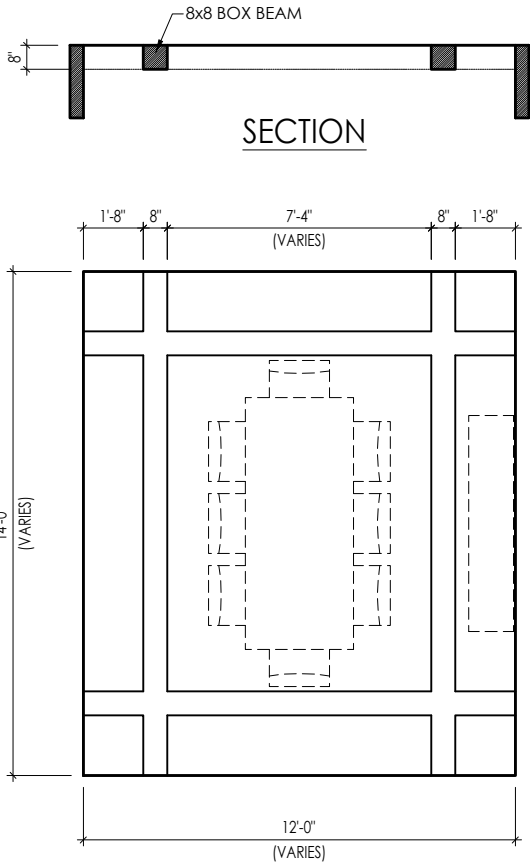
TYPICAL PLAN



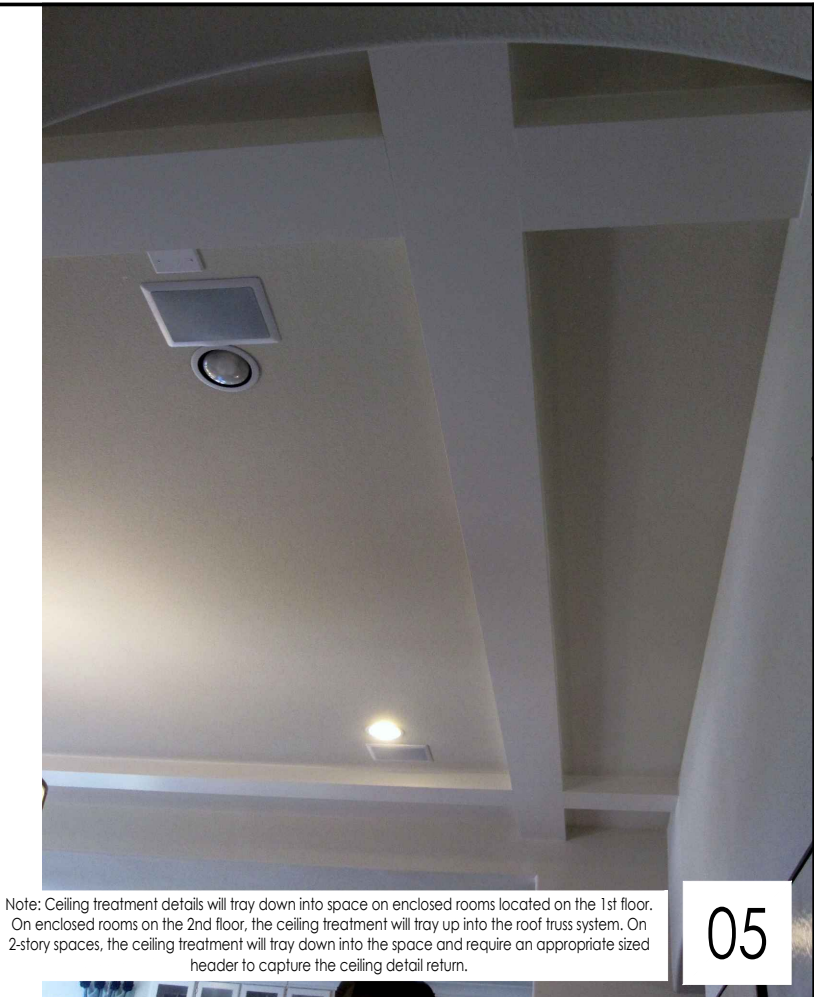
DETAIL

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

01

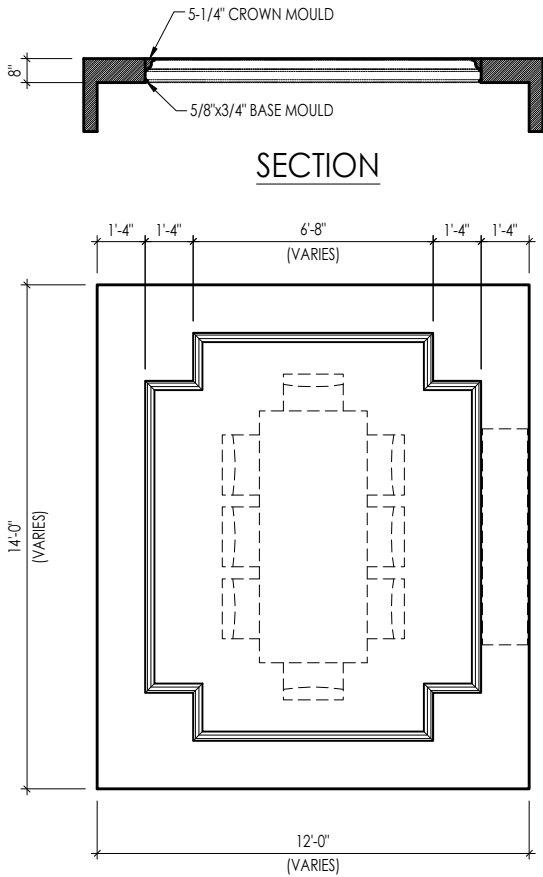


TYPICAL PLAN



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

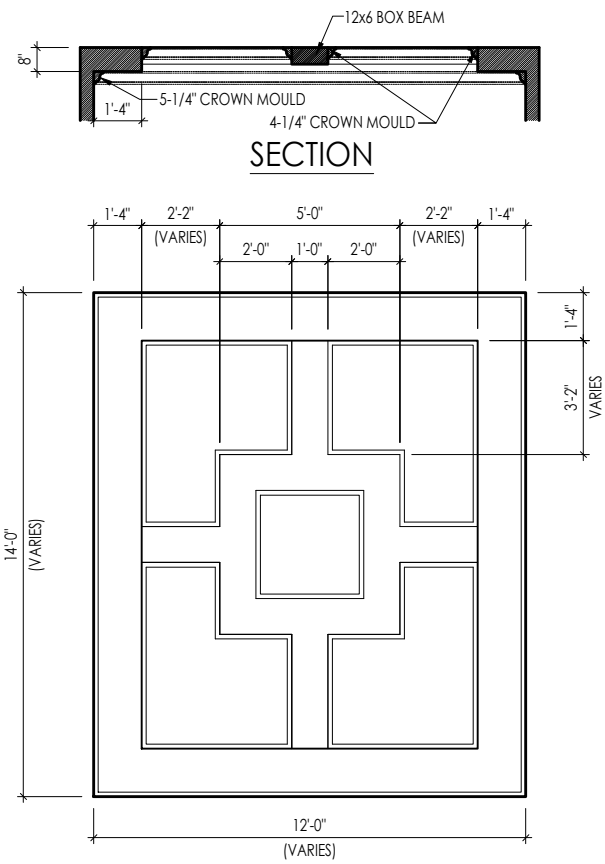


TYPICAL PLAN

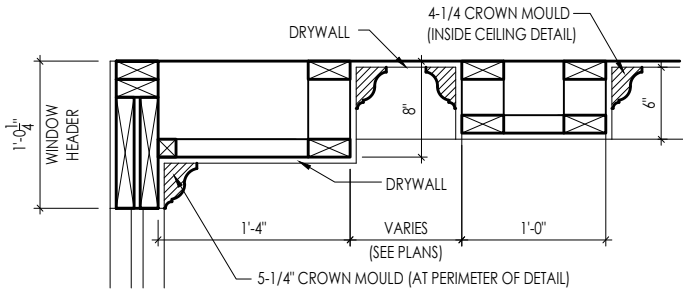


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

04



TYPICAL PLAN



DETAIL

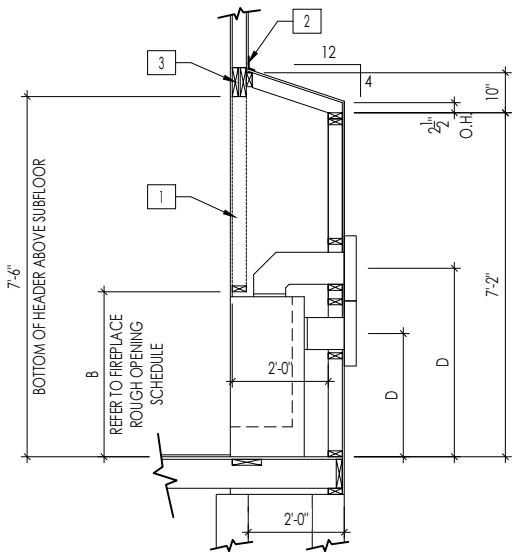


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03/21/2025 10:33:46 AM

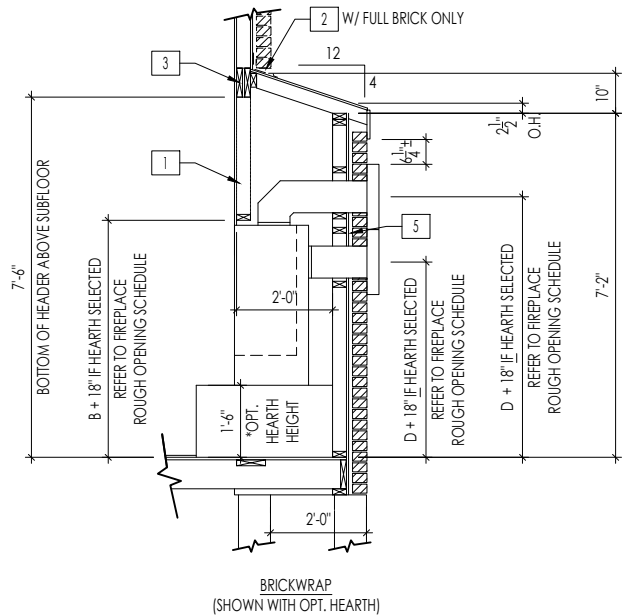
Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

15

CEILING TREATMENTS
SCALE: AS NOTED

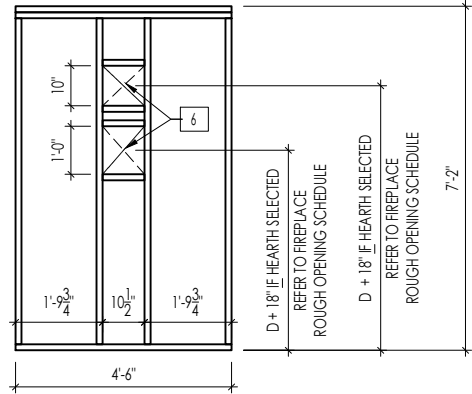


FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



FIREPLACE DOGHOUSE SECTIONS

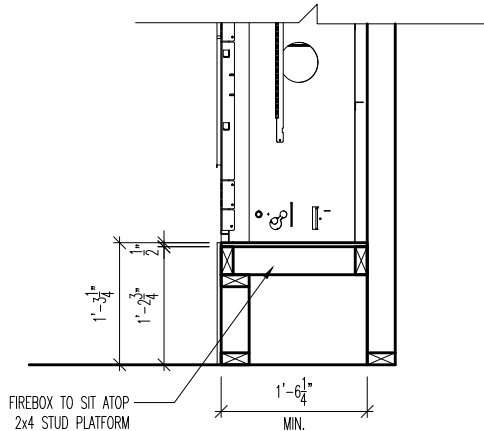
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WITH HEARTH

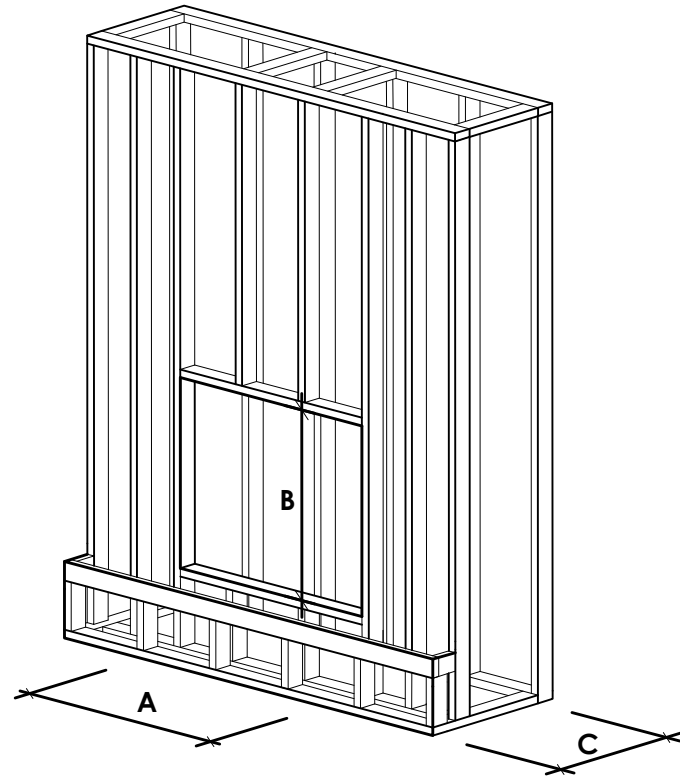
DIRECT VENT REAR WALL FRAMING

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



RAVE FIREPLACE PLATFORM DETAIL

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



FIREPLACE ROUGH OPENING SCHEDULE

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

General Notes

- 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: MRP

Sheet Description:

Std. Date: 02.29.20

Date of Last Rev: 7.10.2023

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SCALE: VARIES

FIREPLACE DETAIL

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