



Square Footage		Division: Raleigh	
		Building Code: 2018 NC Building Code - Residential	
Living Areas		Index to the Drawings	
1st Floor	2505 SF	Sheet No.	Sheet Name
2nd Floor	724 SF	0C.1	Cover Sheet
	3229 SF	0N.1	General Notes
Unfinished Areas		0P.1	Plot Plan
		1.01S	Foundation Plan
Front Porch	142 SF	2.01F	First Floor Framing Plan
Garage	718 SF	2.01S	First Floor Structural Plan
Outdoor Lvg.	165 SF	2.02F	Second Floor Framing Plan
Unfin. Storage	76 SF	2.02S	Second Floor Structural Plan
	1101 SF	2.04	Roof Plan
		3.02	Second Floor Subfloor Plan
		4.01	First Floor Mechanical Plan
		4.02	Second Floor Mechanical Plan
		5.01	Building Section
Square Footage total may vary by +1 SF due to automated rounding of first and second floor area		6.01	Front Elevation
		6.02	Garage Side Elevation
		6.03	Rear Elevation
		6.04	Side Elevation
		7.01	House Specific Details
		7.02	House Specific Details
		SD-0-RAL	Structural Notes
		SD-1	Structural Notes
Redraws			
Plan Review: XX/XX/XX			
Xxxxx			

Plan Review: XX/XX/XX

Xxxxx

SEAL
12648
ARCHITECT

AMANDA K. SZOKE

The Drees Company
03/24/2025 2:59:20 PM

RESIDENCE FOR:			
EPHLIN/HUNT			
TBD			
TOBACCO ROAD			
Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 10"	Contract Drawn By: EWI
the PARKETTE			Series: EXECUTIVE
			Plan No.:
Born on Date: 07/11/23	CDs Drawn By:		CLM

 <p>Drees HOMESSM</p> <p>8521 Six Forks Road, Suite 500, Raleigh, NC 27615 Phone: (919) 844-9288</p>	<p>Sheet Information</p>	<p>0C.1</p> <p>Cover Sheet</p> <p>Elevation "D"</p>
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<https://autode.sk/3ZtHfc3> DISCLAIMER: 3D MODEL PROVIDED FOR VISUAL REFERENCE ONLY. IF THERE ARE DISCREPANCIES, REFER TO JOB PDF.

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

Customer Plan Review Signature

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

Customer: _____ Date: _____

Customer: _____ Date: _____

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:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name: Drawing Scale: 1/8" = 1'0"			Contract Drawn By: EWI
the PARKETTE			Series: EXECUTIVE
			Plan No.:
Born on Date: 07/11/23	CDs Drawn By: CLM		



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

Sheet Information

0N.1
General Notes
Elevation "D"

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

101A	SLAB CONTROL JOINT
101B	GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 1/4" PER FOOT TOWARDS GARAGE DOOR
101C	CONTINUOUS FOOTING AND FOUNDATION; DROP TO BE FIELD DETERMINED
101D	4" CONCRETE SLAB (3000 PSI) OVER 4" CRUSHED STONE, OVER COMPACTED OR UNDISTURBED EARTH.
101F	36"W x 30"H CRAWL SPACE ACCESS PANEL WITH DOUBLE BANDBOARD - BUILDER TO FIELD VERIFY LOCATION PER GRADE
101H	8"W x 8"H x 4"D BEAM POCKET
101Q	16"x16" CMU PIER W/ 30"x30"x12" PLAIN CONC. FOOTING
101U	PORCH STEPS - RISE AND RUN TO BE FIELD DETERMINED
101Y	6x6 P.T. POST W/ SIMPSON BCS2-3/6 CAP & ABW662 BASE ON 16" DIA. SONOTUBE FOOTING TO FROST
101Z	2x10 P.T. LEDGER FASTENED TO RIM W/ (3/1)/4"x3-1/2" LONG SIMPSON SDS SCREWS @ 16" O.C.

Space for Architect Search



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TOBACCO ROAD

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the PARKETTE			Series: EXECUTIVE
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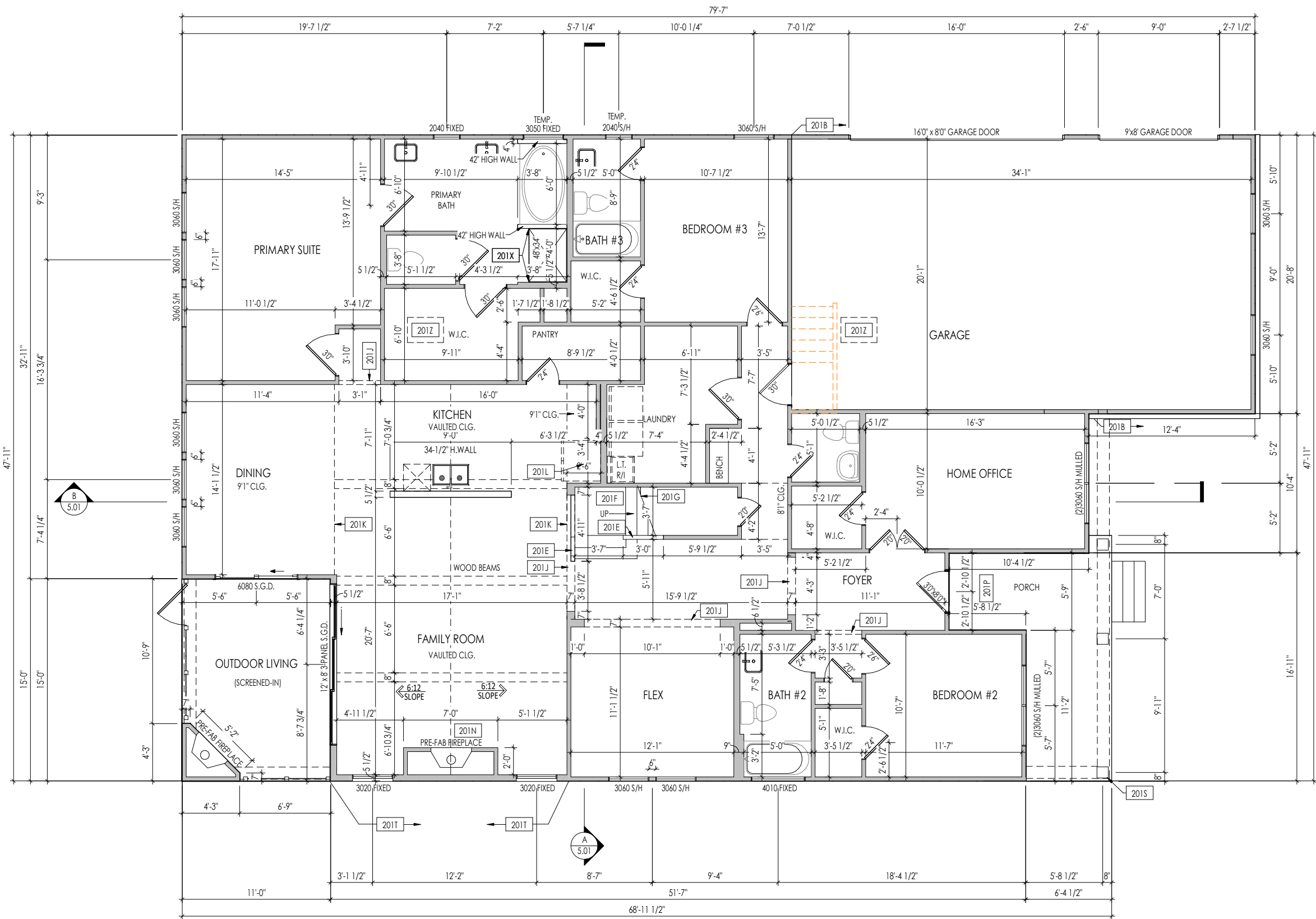


Sheet Information

1.01

Foundation Plan
Elevation "D"

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



General Notes:

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

Key Notes:

- | | |
|------|--|
| 201B | FRAME GARAGE WALL FULL HEIGHT STUDS AT 11'-5 1/4" WITH 2x4 STUDS AT 16" O.C. FROM TOP OF FOUNDATION WALL; IF ELECTRICAL PANEL LOCATED IN GARAGE, PAD OUT WALL FOR ELECTRICAL PANEL |
| 201E | SLOPE WALL EVEN WITH TOP OF STAIR STRINGER, RAILING ABOVE |
| 201F | SEE DETAIL C/7.02 FOR STAIR FRAMING DETAILS |
| 201G | APPROX. LOCATION OF 36" HIGH WALL UNDER STAIRS (FIELD VERIFY) |
| 201J | FRAME TOP OF OPENING AT HEIGHT SPECIFIED IN GENERAL NOTES ON THIS SHEET |
| 201K | 50" HIGH WALL |
| 201L | FRAME TOP OF OPENING AT REFRIGERATOR AT 6'-1 1/2" A.F.F. |
| 201N | PRE-FABRICATED FIREPLACE INSERT |
| 201P | CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS |
| 201S | COLUMN - SEE DETAIL B/7.01 |
| 201T | BALLOON FRAME WALL TO UNDERSIDE OF SCISSOR TRUSSES |
| 201X | PROVIDE BLOCKING FOR SHOWER DOOR/ENCLOSURE |
| 201Z | 22-1/2" x 32" ATTIC ACCESS |

Space for Architect Seal



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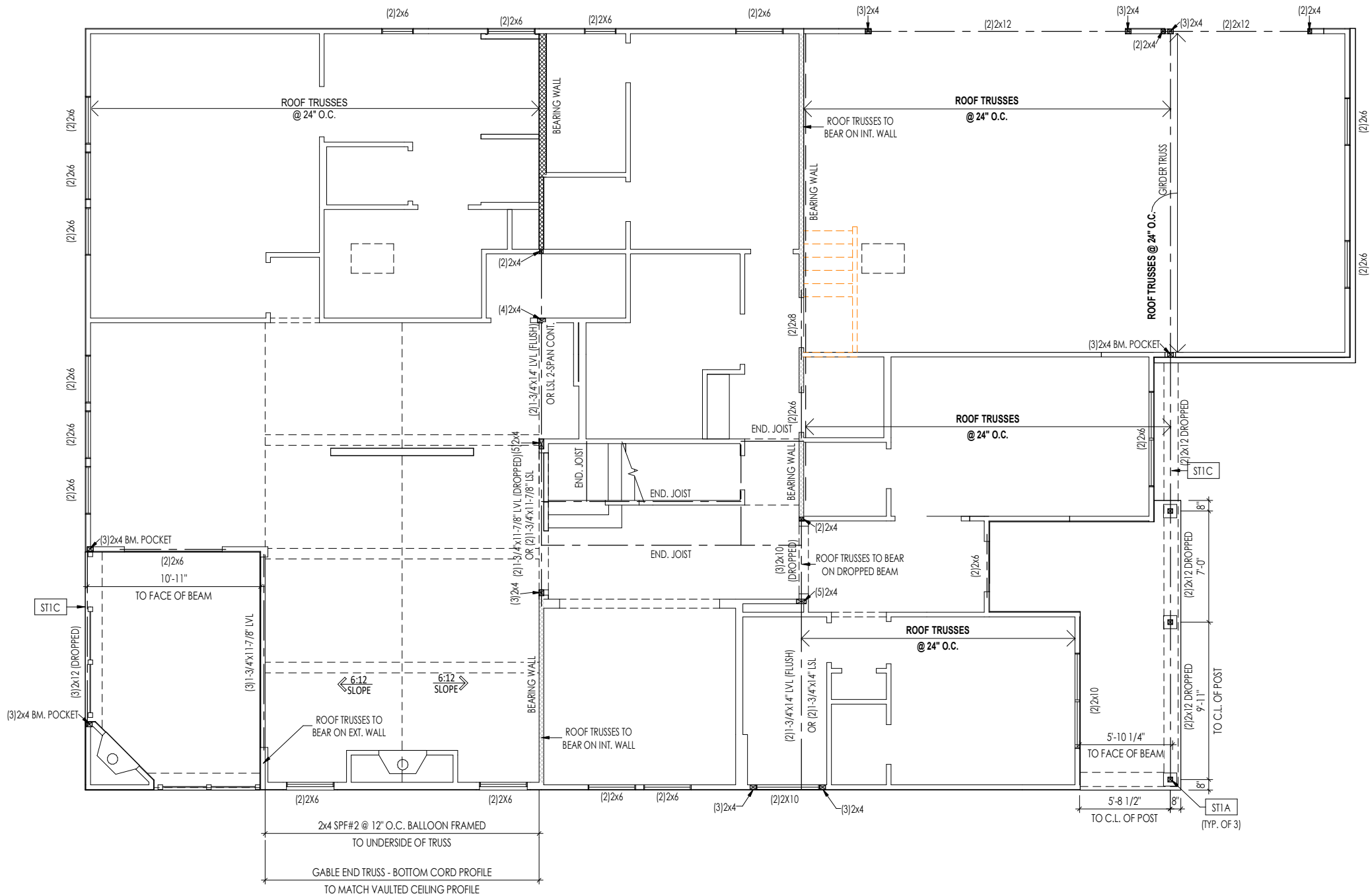
RESIDENCE FOR:
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TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
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the PARKETTE			Contract Drawn By: EWI
			Series: EXECUTIVE
			Plan No.:
Born on Date:	07/11/23	CDs Drawn By:	CLM




Sheet Information

2.01F
First Floor Framing Plan
Elevation "D"



General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES. 2. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION	
Key Notes:	
ST1A	4x4 P.T. POST W/ SIMPSON BC32-2/4 CAP & ABW44Z BASE
ST1C	FRAME TOP OF BEAM AT 9'-1" ABOVE INTERIOR FIRST FLOOR SUBFLOOR/SLAB


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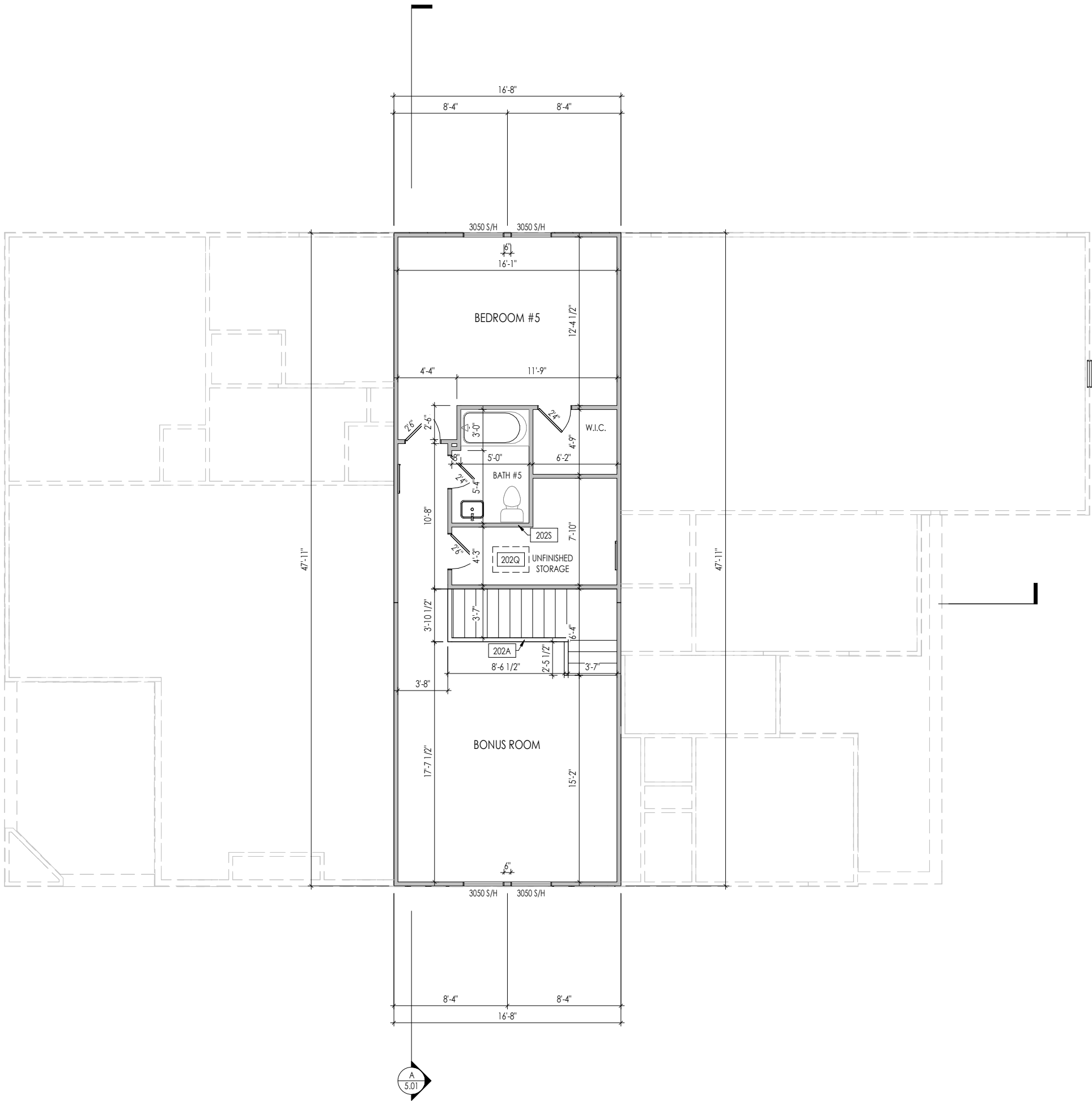
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House Name: the PARKETTE			Contract Drawn By: EWI
Born on Date: 07/11/23			CDs Drawn By: CLM



Sheet Information

2.01S
First Floor Structural Plan
Elevation "D"



General Notes:	
1. REFER TO SHEET 0N.1 FOR GENERAL NOTES. 2. ALL SECOND FLOOR CEILINGS TO BE 9'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED. 3. FRAME TOP OF ALL WINDOWS AT 1'-0-1/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED. 4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM CEILING. 5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS. 6. REFER TO SHEET 2.02S FOR STRUCTURAL INFORMATION.	
Key Notes:	
202A	36" HIGH WALL
202Q	22-1/2" x 32" ATTIC ACCESS
202S	DO NOT LOCATE TRUSS ABOVE PLUMBING WALL

Space for Architect Seal

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			Plan No.:
Born on Date: 07/11/23	CDs Drawn By: CLM		

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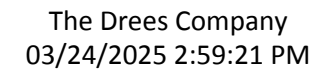
Sheet Information

2.02F
Second Floor Framing Plan
Elevation "D"



1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION

Space for Architect Seal



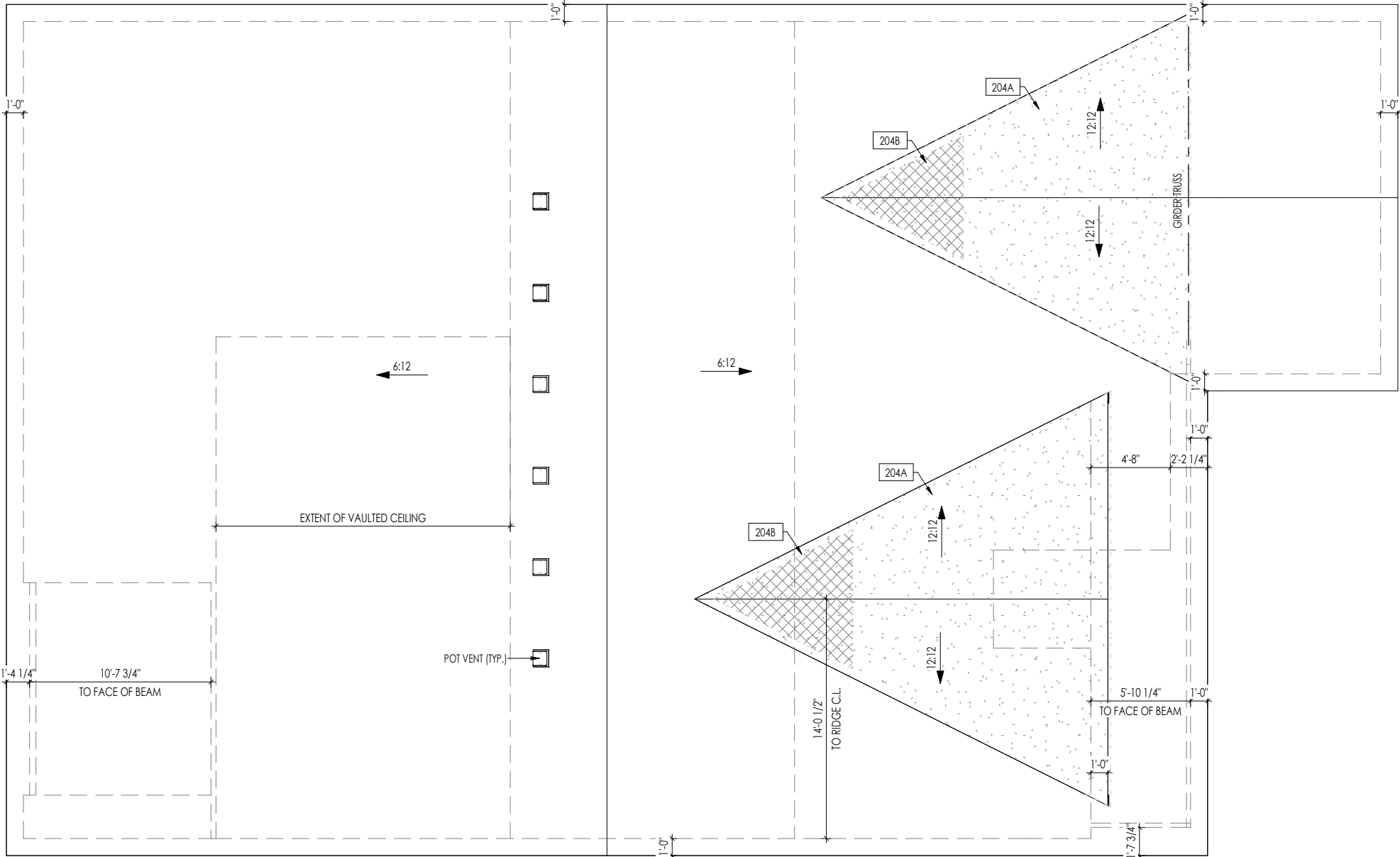
 <p>Copyright © 2023 [2023] The Drees Company. All Rights Reserved. 8521 Six Forks Road, Suite 500, Raleigh, NC 27615 Phone: [919] 844-9288</p>	<p>Sheet Information</p>	<p>2.02S</p> <p>Second Floor Structural Plan</p> <p>Elevation "D"</p>
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HEEL CUT STANDARDS			
		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

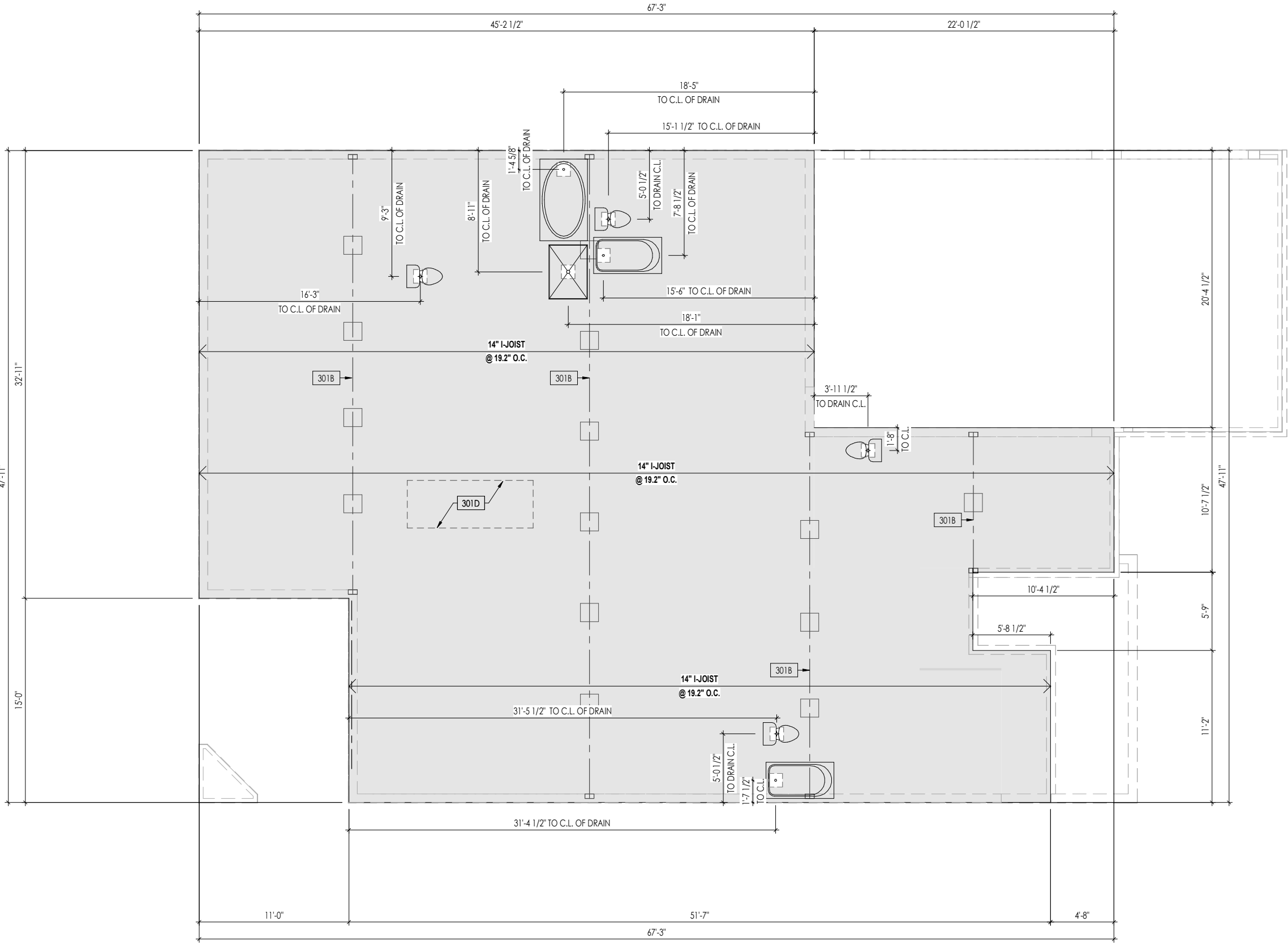
ROOF VENTILATION	
CITY/SERIES:	RALEIGH
MAIN HOUSE	
TOTAL ATTIC AREA:	3,769
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	12.56
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	12.81
DOWNSPOUT CALCULATION	
MAIN HOUSE	
TOTAL DRAINABLE ROOF AREA:	4899.7
MINIMUM # OF DOWNSPOUTS:	9

General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES. 2. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION	
Key Notes:	
204A	VALLEY TRUSS OVER-FRAMING @ 24" O.C.
204B	NO ROOF DECKING UNDER OVER-FRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION



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03/24/2025 2:59:21 PM

RESIDENCE FOR: EPHLIN/HUNT TBD TOBACCO ROAD			
Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 1'-0"	Contract Drawn By: EWT
the PARKETTE			Series: EXECUTIVE
Born on Date: 07/11/23		CDs Drawn By: CLM	Plan No.:
 Copyright © 2023 (2023) The Drees Company. All Rights Reserved. 8521 Six Forks Road, Suite 500, Raleigh, NC 27615 Phone: (919) 844-9288		Sheet Information	2.04 Roof Plan Elevation "D"



- General Notes:
- 1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
 - 2. FLOOR JOISTS DESIGNED FOR 14" TJI 210 SERIES, OR EQUAL, @ 19.2" O.C., UNLESS OTHERWISE NOTED.
 - 3. JOISTS ARE NOT TO BE PLACE DIRECTLY OVER INTERIOR PARALLEL WALL. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
 - 4. ADD'L JOISTS MAY BE LOCATED UP TO 2' AWAY FROM THE PARTITION WALL ABOVE IN CASES WHERE MECHANICAL PENETRATIONS
 - 5. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION
- Key Notes:
- 301B BEAM BELOW - SEE FOUNDATION PLAN FOR MORE INFO
 - 301D OUTLINE OF KITCHEN ISLAND ABOVE - DOUBLE EVERY OTHER JOIST IN THIS AREA (MIN. 2 INSTANCES)



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RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:			Contract Drawn By: EWI
the PARKETTE			Series: EXECUTIVE
			Plan No.:
Born on Date:	07/11/23	CDs Drawn By:	CLM

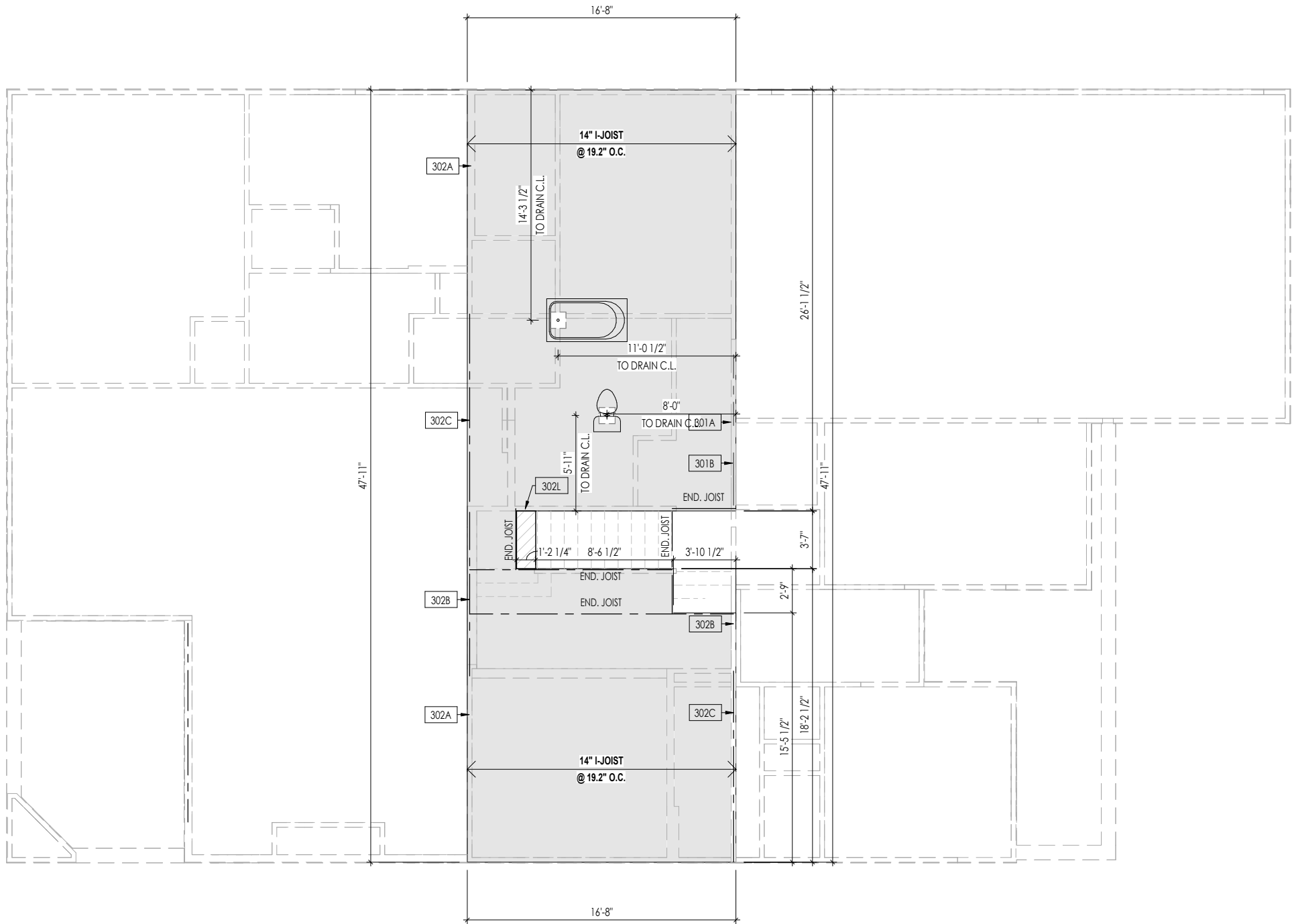
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Sheet Information

3.01
First Floor Subfloor Plan
Elevation "D"

I:\Content\5\01\ESTRA\4 EIGHT\TBRD-0087-40\TBRD-0087-40.rvt



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. FLOOR JOISTS TO BE 14" TJI 210 SERIES, OR EQUAL, @ 19.2" O.C., UNLESS OTHERWISE NOTED.
3. JOISTS ARE NOT TO BE PLACE DIRECTLY OVER INTERIOR PARALLEL WALL.
(TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
4. ADD'L JOISTS MAY BE LOCATED UP TO 2" AWAY FROM THE PARTITION WALL ABOVE IN CASES WHERE MECHANICAL PENETRATIONS
5. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION

Key Notes:

302A	BEARING WALL BELOW
302B	BEAM BELOW - SEE SHEET 2.01S FOR MORE INFO
302C	FLUSH BEAM - SEE SHEET 2.01S FOR MORE INFO
302L	2x12 FLAT FRAME (TOP FLUSH) FOR HEADROOM OVER STAIRS - FASTEN TO LVL EA. END W/ SIMPSON A21 CLIPS (4 TOTAL) - SEE STAIR DETAIL

Space for Architect Seal



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RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
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House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWT
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the PARKETTE

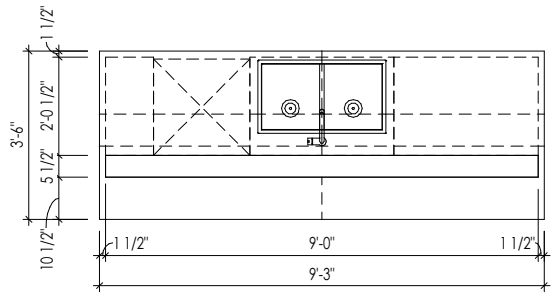
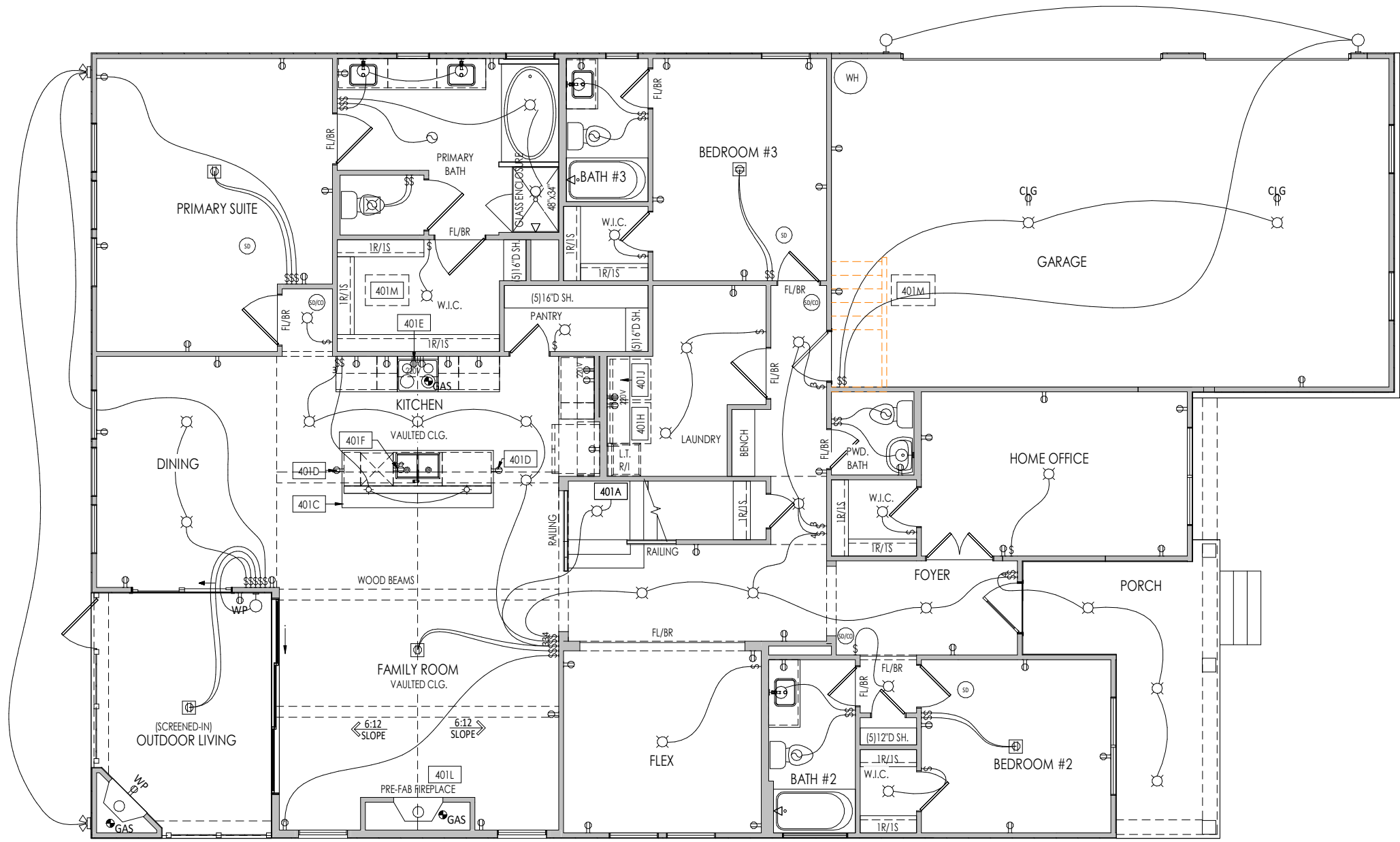
Born on Date:	07/11/23	CDs Drawn By:	CLM	Plan No.:
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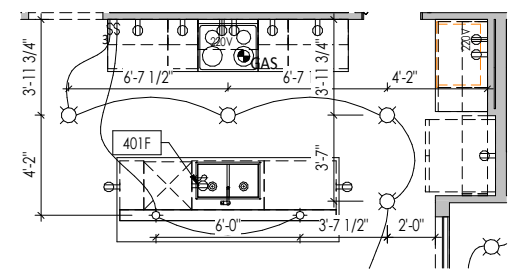
Sheet Information

3.02
Second Floor Subfloor Plan
Elevation "D"

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

























A KITCHEN ISLAND DETAIL
1/4" = 1'-0"



B KITCHEN LIGHTING DETAIL
1/8" = 1'-0"

- General Notes:
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
- Key Notes:
- 401A TO SWITCH OR LIGHT ABOVE
 - 401C SEE DETAIL A/4.01 FOR KITCHEN ISLAND COUNTERTOP DIMENSIONS
 - 401D HOLD OUTLET HIGH ON ISLAND
 - 401E OUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH - VENT TO EXTERIOR
 - 401F OUTLET FOR DISHWASHER LOCATED IN SINK CABINET
 - 401H LOCATE WASHER TO LEFT OF DRYER
 - 401J UPPER WALL CABINETS OR 16" DEEP x 5'-6" LONG SHELF HELD AT 5'-7" A.F.F. - REFER TO SELECTIONS
 - 401L PRE-FABRICATED FIREPLACE INSERT
 - 401M 22-1/2" x 32" ATTIC ACCESS PANEL IN CEILING

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		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

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RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 1'-0"	
the PARKETTE		Contract Drawn By: EWT	Series: EXECUTIVE
		Plan No.:	
Born on Date: 07/11/23	CDs Drawn By: CLM		

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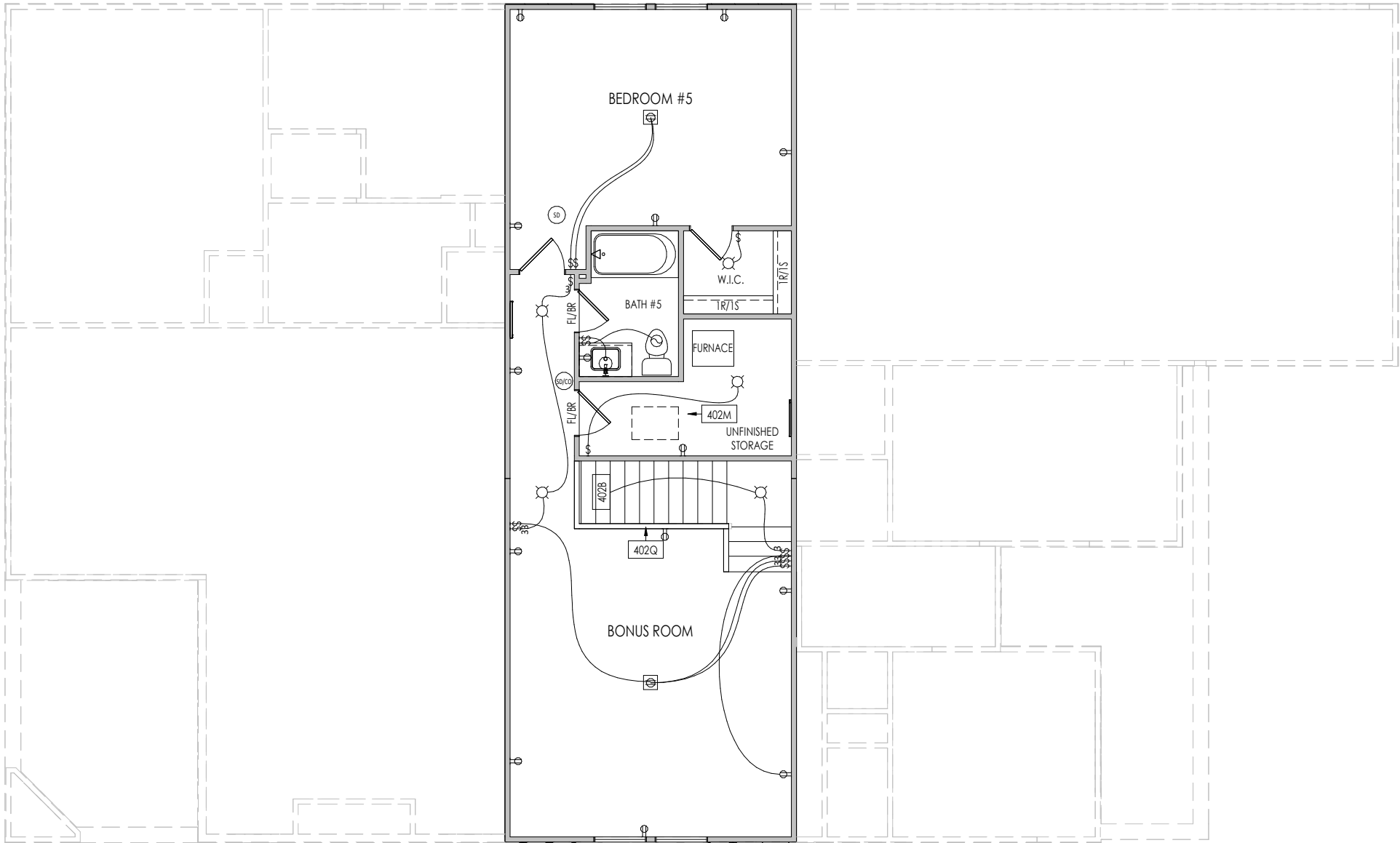
Sheet Information

4.01
First Floor Mechanical Plan
Elevation "D"

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General Notes:

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

Key Notes:

402B TO SWITCH OR LIGHT BELOW

402M 22-1/2" x 32" ATTIC ACCESS PANEL IN CEILING

402Q 36" HIGH WALL W/ WOOD CAP

MECHANICAL LEGEND

- | | | |
|--------------------------|--|--|
| WALL OUTLET | CLG. MOUNTED LIGHT FIXT. | HOSE BIB |
| WEATHERPROOF GFCI OUTLET | SURFACE MOUNT DISC LIGHT OR RECESSED CEILING LIGHT, PER SPECS. | SHOWER HEAD |
| 220 VOLT OUTLET | WALL MOUNTED LIGHT FIXT. | GAS GAS HOOK UP |
| GFCI OUTLET | DOUBLE SPOTLIGHT FIXT. | FLOOR DRAIN |
| FLOOR OUTLET | 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 | BLOCK, MOUNT, & SWITCH FOR FUTURE FAN/LIGHT COMBINATION (CENTER, UNLESS OTHERWISE NOTED) | CABLE TELEVISION JACK |

Space for Architect Seal



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RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
------------------------------------	-----------------------------------	-------------------------------	-------------------------------------

House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWI
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the PARKETTE	Series: EXECUTIVE
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Born on Date: 07/11/23	CDs Drawn By: CLM	Plan No.:
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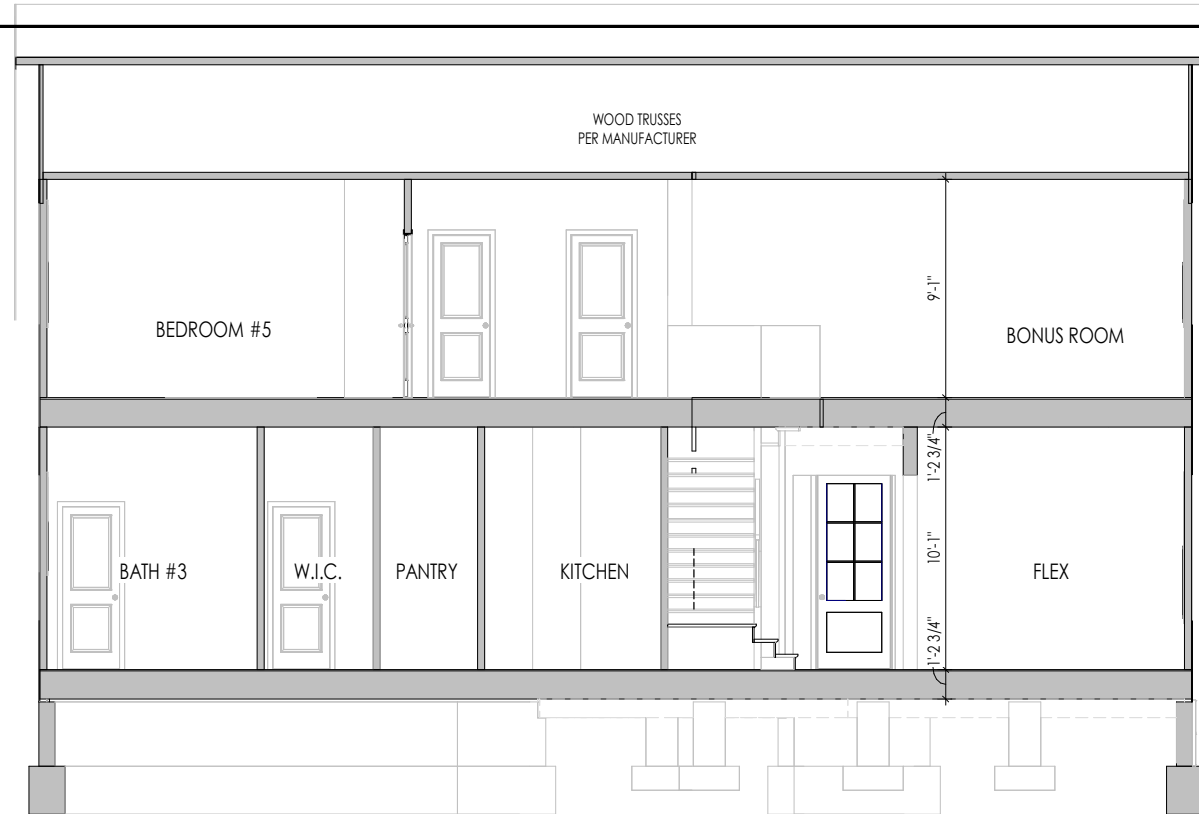


Sheet Information

4.02

Second Floor Mechanical Plan
Elevation "D"

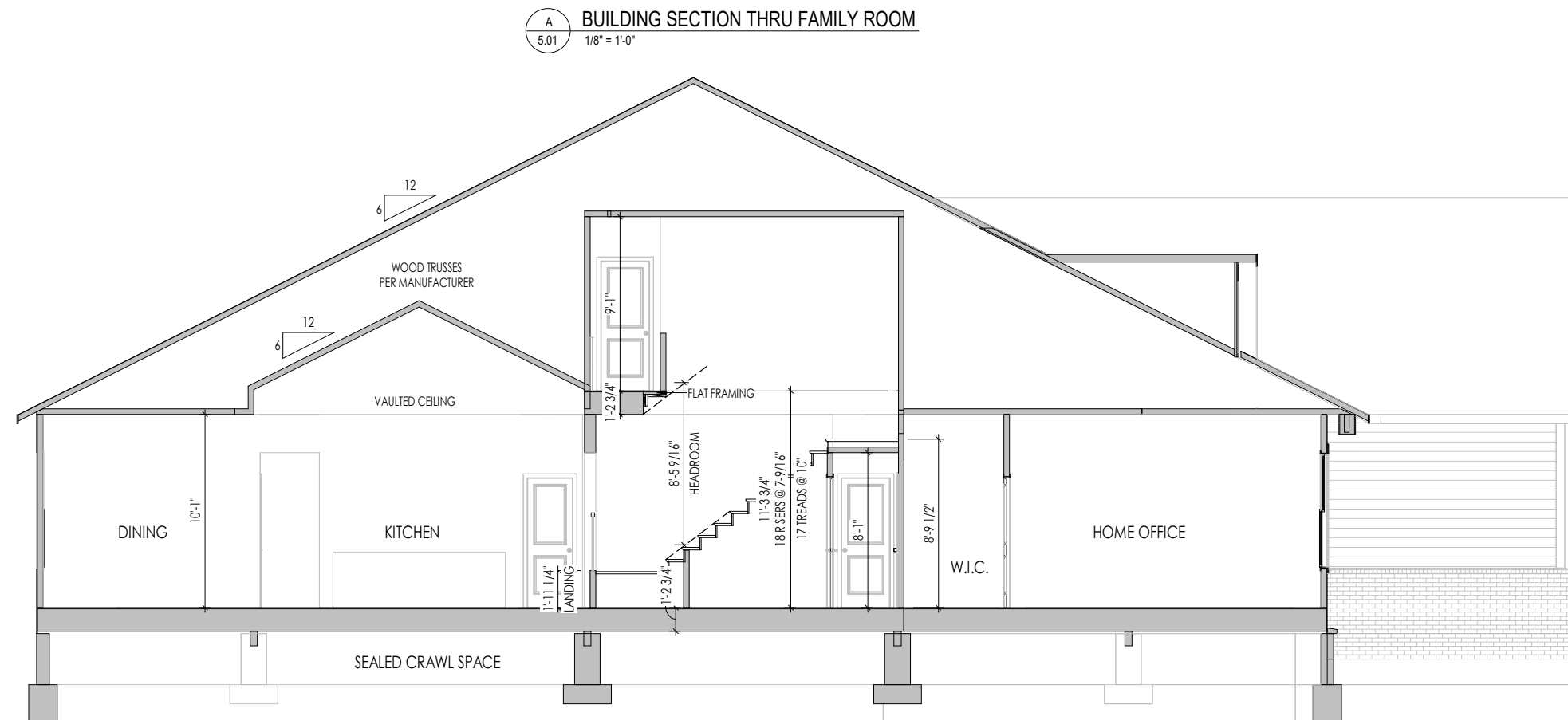
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General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION

Key Notes:



BUILDING SECTION THRU FAMILY ROOM

B
5.01

BUILDING SECTION THRU GARAGE
1/8" = 1'-0"



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RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWT
the PARKETTE		Series: EXECUTIVE	
		Plan No.:	
Born on Date: 07/11/23	CDs Drawn By:	CLM	



Sheet Information

5.01

Building Section
Elevation "D"

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. 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
 4. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION
- Key Notes:



ELEVATION "D"



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RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:			Contract Drawn By: EWI
the PARKETTE			Series: EXECUTIVE
			Plan No.:
Born on Date: 07/11/23	CDs Drawn By: CLM		



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Sheet Information

6.01
Front Elevation
Elevation "D"

I:\Content\5\0UTHEASTRA\4 EIGHT\TBRD-0087-40\TBRD-4087-40.rvt



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

General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.
4. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION

Key Notes:

Space for Architect Seal



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RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:			Contract Drawn By: EWI
the PARKETTE			Series: EXECUTIVE
			Plan No.:
Born on Date: 07/11/23	CDs Drawn By: CLM		

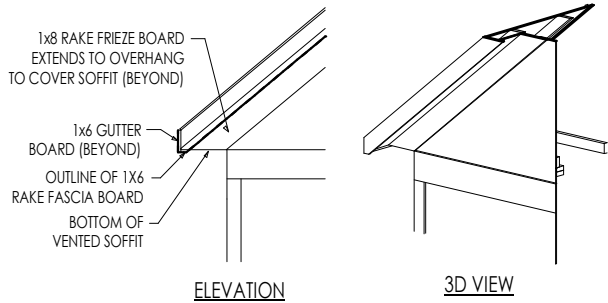
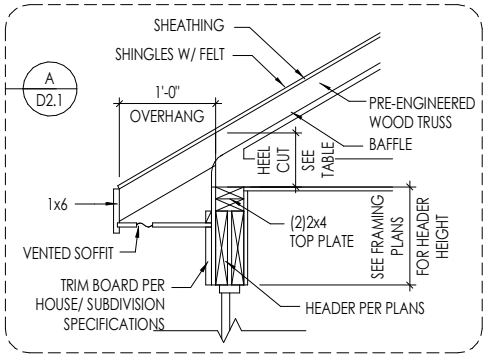


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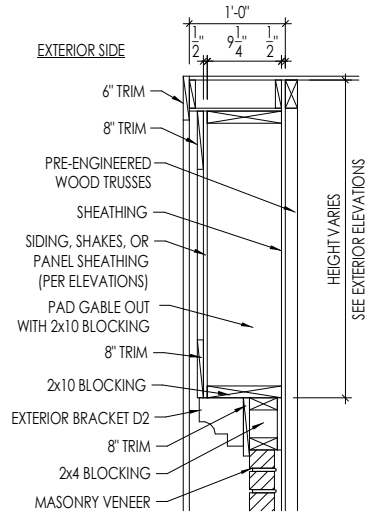
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6.03
Rear Elevation
Elevation "D"

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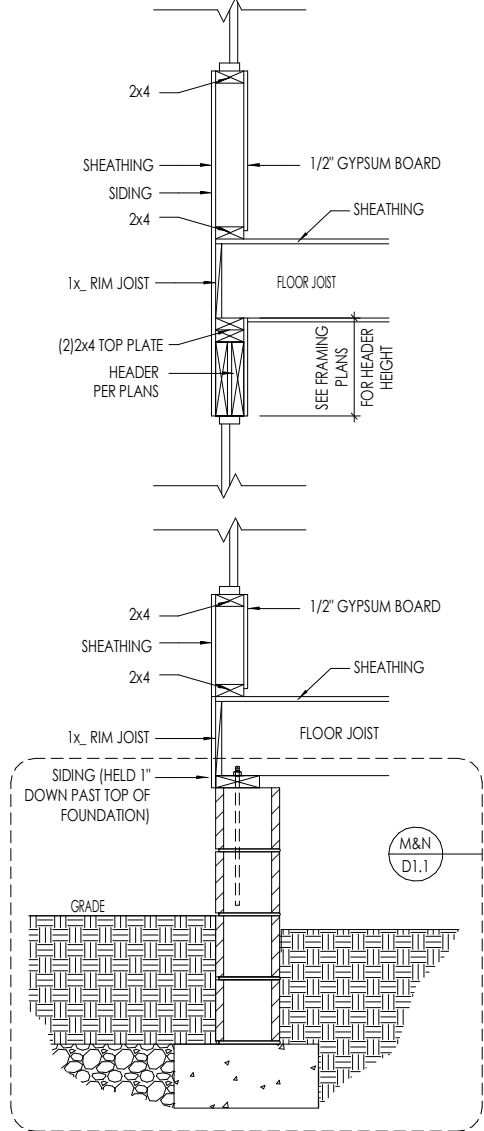


RAFTER TAIL DETAIL
SCALE: 1/4" = 1'-0"

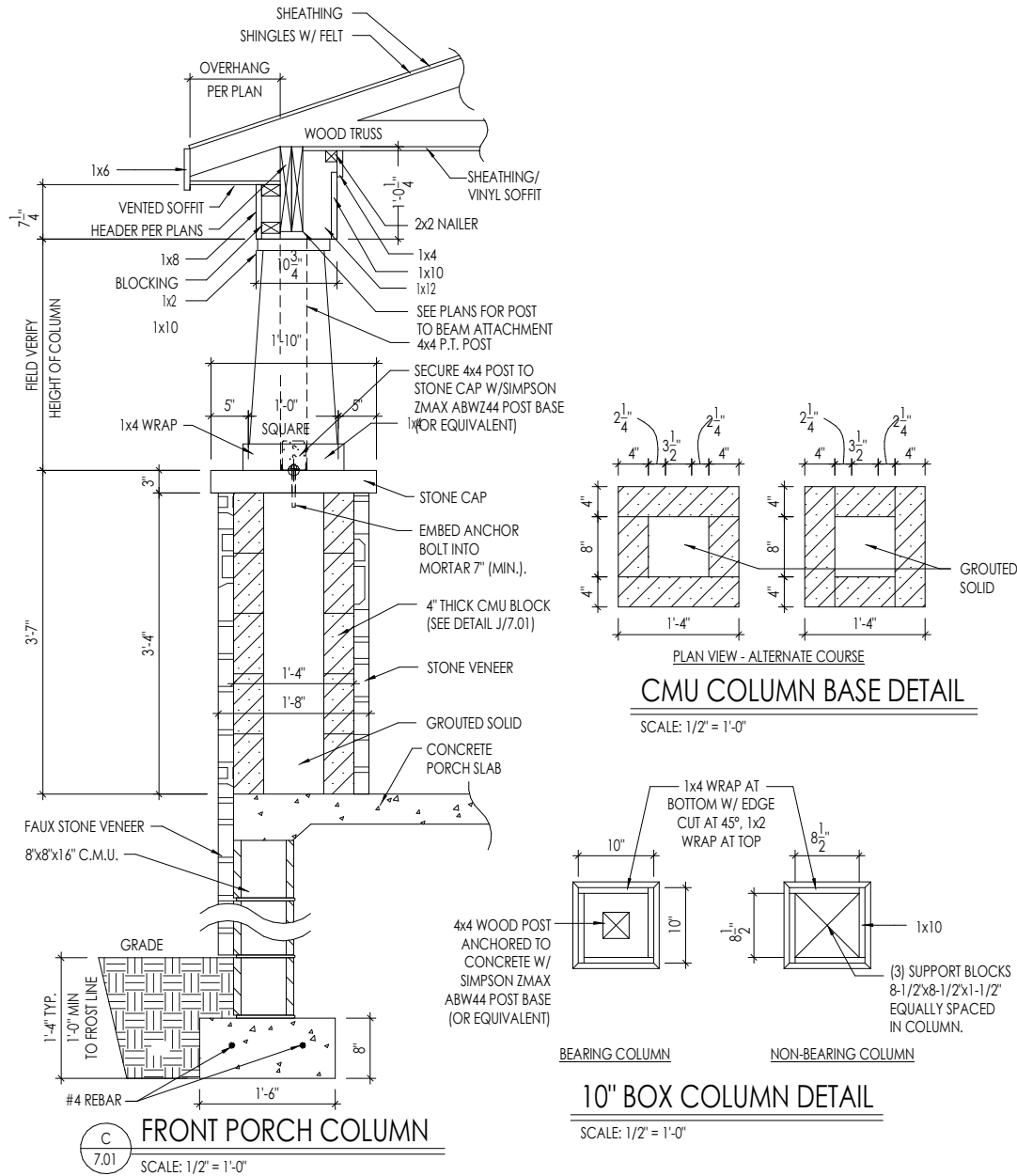


PAD-OUT ABOVE MASONRY

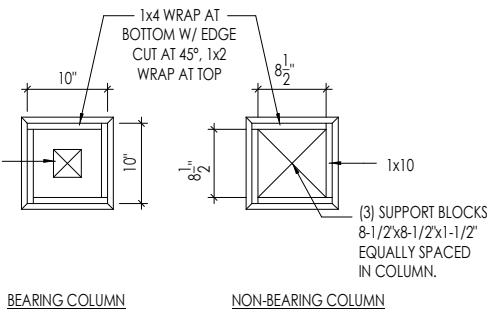
GABLE PAD-OUT DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL WALL SECTIONS
SCALE: 1/2" = 1'-0"



CMU COLUMN BASE DETAIL
SCALE: 1/2" = 1'-0"



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

Space for Architect Seal



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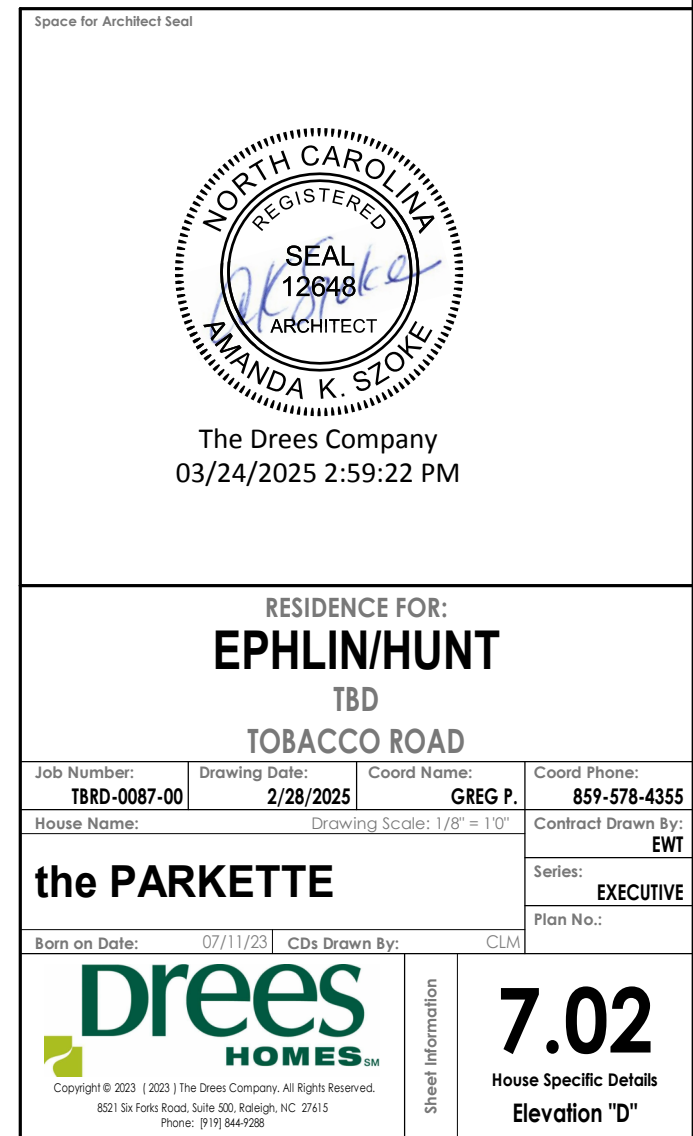
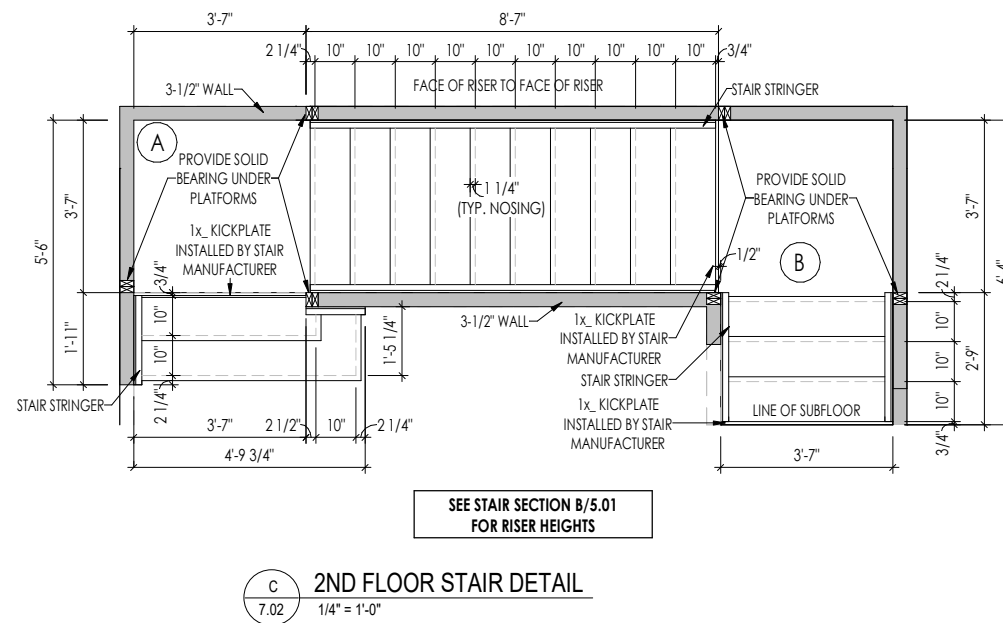
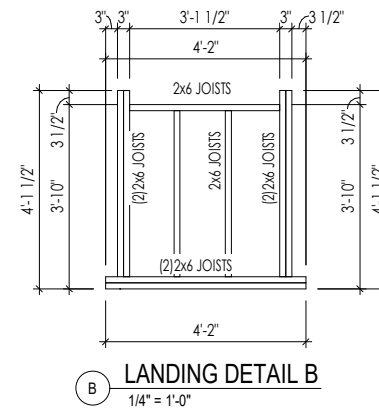
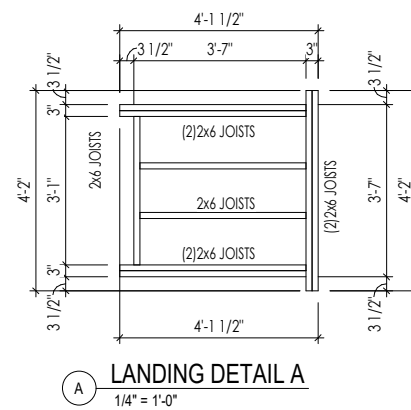
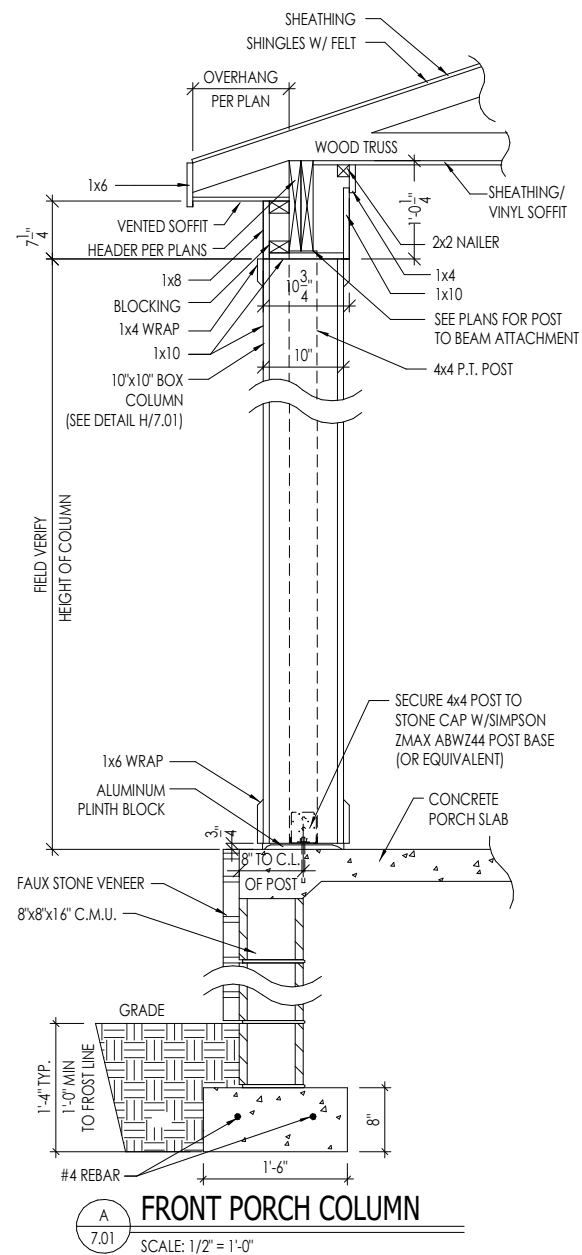
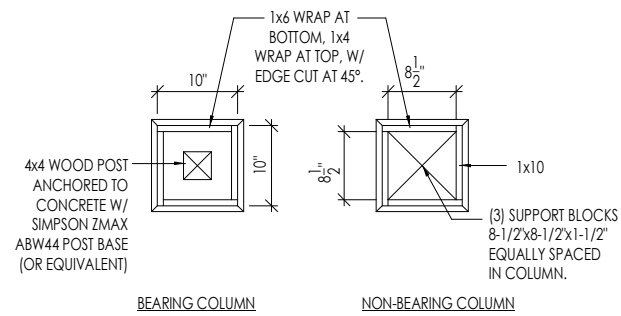
RESIDENCE FOR:
EPHLIN/HUNT
TBD
TOBACCO ROAD

Job Number: TBRD-0087-00	Drawing Date: 2/28/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:		Contract Drawn By: EWT	
the PARKETTE		Series: EXECUTIVE	
		Plan No.:	
Born on Date:	07/11/23	CDs Drawn By:	CLM



Sheet Information

7.01
House Specific Details
Elevation "D"



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

GARAGE SLAB

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

PORCH SLAB

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

BASEMENT SLAB

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

SLAB ON GRADE

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

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
➤ HD-1	SIMPSON HIT4 HOLD-DOWN *
➤ HD-2	SIMPSON HDU4-SDS2.5 HOLD-DOWN *
➤ HD-3	SIMPSON HDU5-SDS2.5 HOLD-DOWN *
➤ HD-4	SIMPSON STDH4RJ HOLD-DOWN
➤ HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
➤ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
➤ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN 3/8"
DIA. THREADED ROD INTO CONCRETE FOUNDATION.
PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE.
INSTALL PER MANUF. RECOMMENDATIONS. DO NOT
LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L4x3 1/2x3/4"
6'-0"	3 FT. MAX	L4x3 1/2x3/4"
8'-0"	16 FT. MAX	L5x3 1/2x3/4"
9'-6"	6 FT. MAX	L5x3 1/2x3/4"
11'-6"	3 FT. MAX	L5x3 1/2x3/4"
12'-0"	2 FT. MAX	L5x3 1/2x3/4"

ALL LINTELS:
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
- 1/8" SHALL HAVE 4" MIN BEARING
- 1/8" SHALL HAVE 2" MIN BEARING
- 1/8" SHALL NOT BE FASTENED BACK TO HEADER.
- 1/8" SHALL BE FASTENED BACK TO WOOD HEADERS IN WALL @ 48" o.c. w/ 1/2" DIA. x 3 1/2"
LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEB VERTICAL.
- ALL LINTELS SHALL BE MADE OF 36 KSI STEEL.
- WHEN SUPPORTING VENEER (3" MIN. THE EXTERIOR TOE OF THE HORIZONTAL LEB
MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY.
THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE
ABOVE PARAMETERS. MKS STD. - MAY 2006

LEGEND

- ▬ INTERIOR BEARING WALL
- ▬ BEARING WALL ABOVE
- ▬ BEAM / HEADER
- ▬ EXTENT OF OVERFRAMING
- JL METAL HANGER
- ▬ INDICATES EXTENT OF INT. OSB
SHEARWALL, BLOCKED PANEL EDGES,
AND/OR 3" o.c. EDGE NAILING
- ▶ INDICATES HOLDOWN
- * INDICATES POST ABOVE (P.A.) PROVIDE
SOLID BLOCKING UNDER POST OR JAMB
ABOVE.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT
DIFFERENTIAL DEFLECTION BETWEEN ADJACENT
PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH
BEAMS DO NOT EXCEED THE FOLLOWING:
A. ROOF TRUSSES:
1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
1/8" DEAD LOAD
ABSOLUTE DEAD LOAD DEFLECTION OF FLOOR
TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR
FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT
DIFFERENTIAL DEFLECTION)

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
- FOOTING DESIGN - 1500 PSF NET ALLOWABLE SOIL BEARING
PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" o.c., 7" MIN. EMBEDMENT
 - SIMPSON MAB STRAPS @ 32" o.c.
 - SIMPSON MASA ANCHOR STRAPS @ 6'-0" o.c.
- FASTEN 2x SILL PLATES TO CONC FND WITH A MINIMUM OF 2
ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" o.c., 7" MIN. EMBEDMENT
 - SIMPSON MAB STRAPS @ 32" o.c.
 - SIMPSON MASA ANCHOR STRAPS @ 6'-0" o.c.

- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER
FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF
HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED
WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

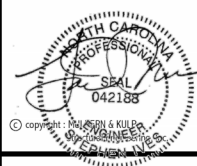
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.

- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN
THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
fc = 4,000 psi: FOUNDATION WALLS
3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
fy = 60,000 psi

- BASEMENT FOUNDATION WALL DESIGN BASED ON:
 - 8" OR 9" HEIGHT (AS NOTED ON PLANS)
 - TALLER WALLS MUST BE ENGINEERED.
 - NOMINAL WIDTH (8" FOR 8" WALL, 10" FOR 10" WALL).

- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL
SOIL TYPE CLASSIFICATIONS:
30 PCF TYPE (G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G19, G20, G21, G22, G23, G24, G25, G26, G27, G28, G29, G30, G31, G32, G33, G34, G35, G36, G37, G38, G39, G40, G41, G42, G43, G44, G45, G46, G47, G48, G49, G50, G51, G52, G53, G54, G55, G56, G57, G58, G59, G60, G61, G62, G63, G64, G65, G66, G67, G68, G69, G70, G71, G72, G73, G74, G75, G76, G77, G78, G79, G80, G81, G82, G83, G84, G85, G86, G87, G88, G89, G90, G91, G92, G93, G94, G95, G96, G97, G98, G99, G100, G101, G102, G103, G104, G105, G106, G107, G108, G109, G110, G111, G112, G113, G114, G115, G116, G117, G118, G119, G120, G121, G122, G123, G124, G125, G126, G127, G128, G129, G130, G131, G132, G133, G134, G135, G136, G137, G138, G139, G140, G141, G142, G143, G144, G145, G146, G147, G148, G149, G150, G151, G152, G153, G154, G155, G156, G157, G158, G159, G160, G161, G162, G163, G164, G165, G166, G167, G168, G169, G170, G171, G172, G173, G174, G175, G176, G177, G178, G179, G180, G181, G182, 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seal:



Mulhern+Kulp project number:
085-20015

project mgr: BSM
drawn by: BJD
issue date: 08-08-23

REVISIONS:

date:	initial:
05/30/2024	DML

UPDATED NOTES

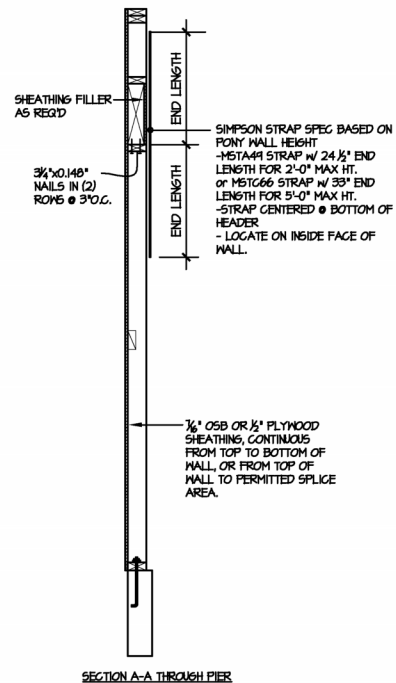
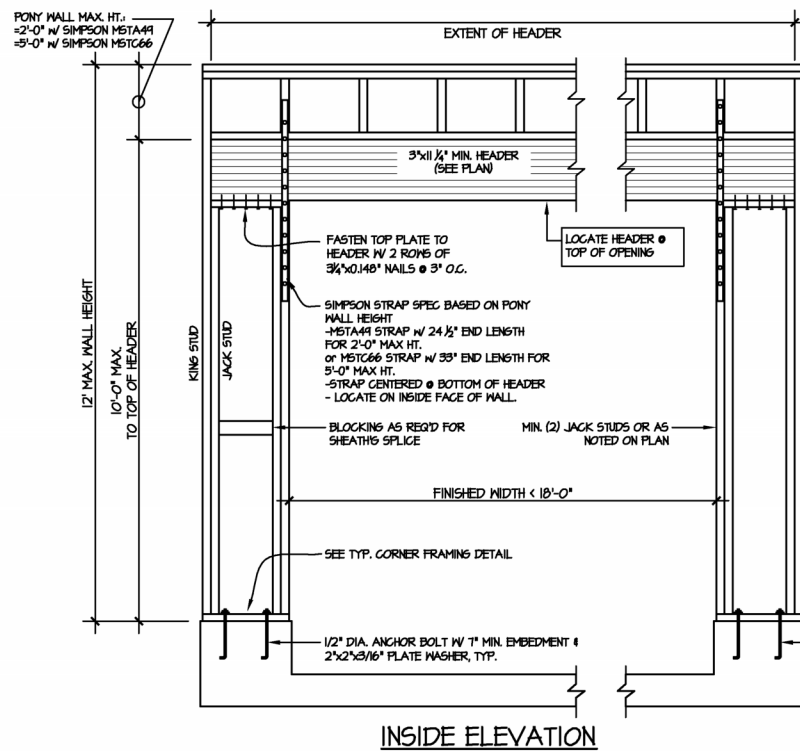
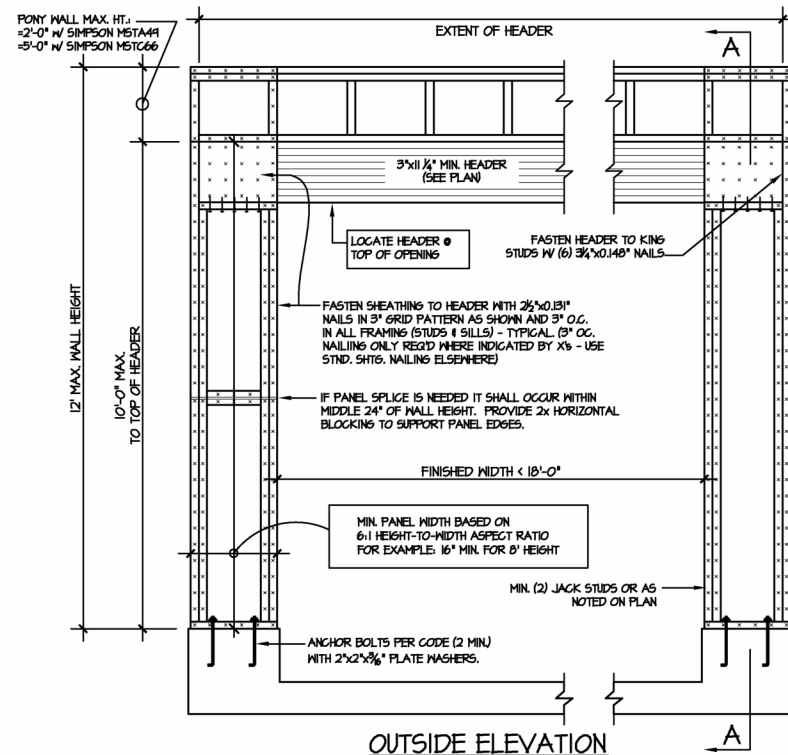
MULHERN+KULP
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STRUCTURAL NOTES
PARKETTE MODEL

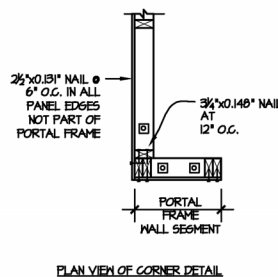
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SD-1



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 1/4" OSB

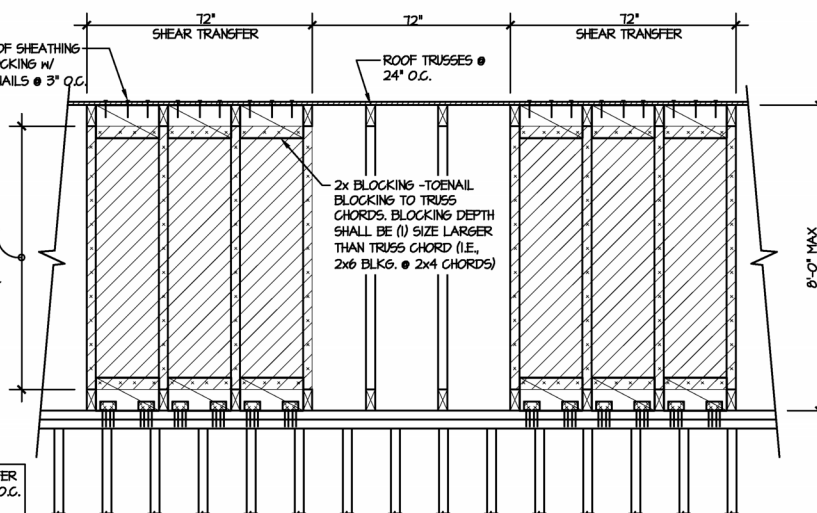
WALL FRAMING SPECIFICATION:
1) 2x4 WALL: USE #2 GRADE STUDS (OR BETTER)
2) 2x6 WALL: USE SFF STUD GRADE STUDS (OR BETTER)



ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD
2) 1/2" DIA. THREADED ROD EPOXY SET W/ 4 1/2" EMBED. (MIN UTILIZING HILTI HIT200 EPOXY ANCHORING SYSTEM OR EQUAL)

1/16" A.P.A. RATED O.S.B. SHEATHING (ONE SIDE) FASTEN TO ALL SUPPORTS W/ 2 1/2"x0.113" NAILS @ 3" O.C. - PROVIDE HORIZONTAL BLOCKING @ PANEL EDGES

NOTE: SHEAR TRANSFER DETAIL REQ'D @ 12" O.C. (AS SHOWN)



TYPICAL SHEAR TRANSFER DETAIL
X-X @ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0" (1bft)
3/8"=1'-0" (1bft)

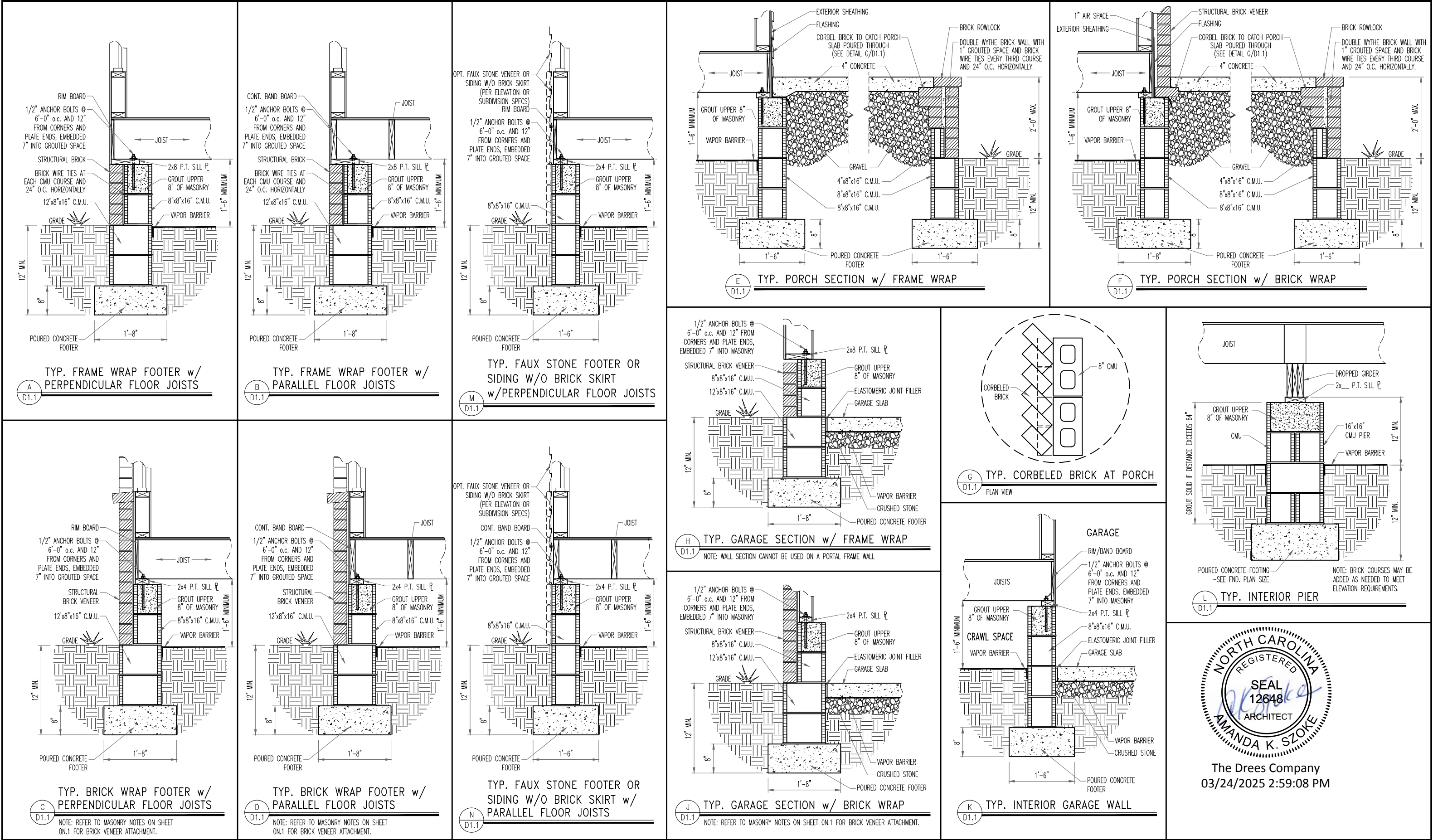
TYPICAL SHEAR TRANSFER DETAIL
14 @ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0" (1bft)
3/8"=1'-0" (1bft)

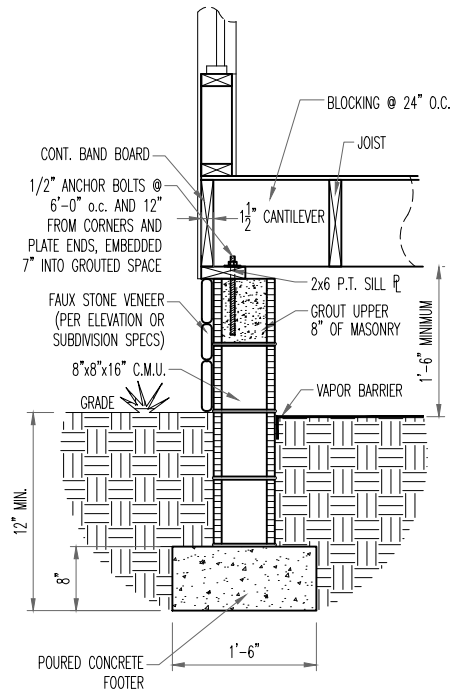


GARAGE PORTAL FRAME BRACING ELEVATION

SCALE: N.T.S.

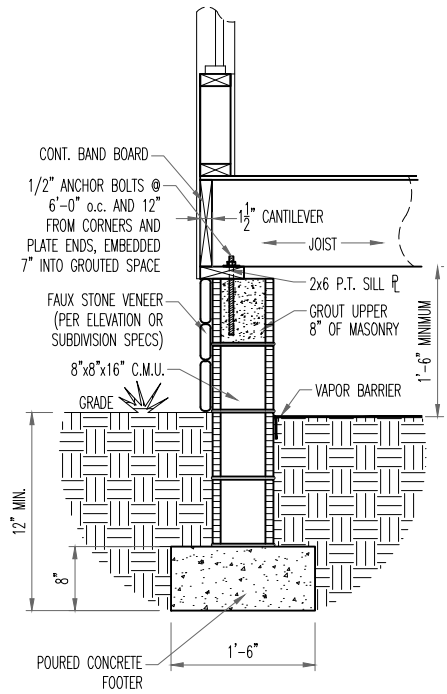
BOTH SIDES OF GARAGE DOOR
115 MPH WIND SPEED (ULT)





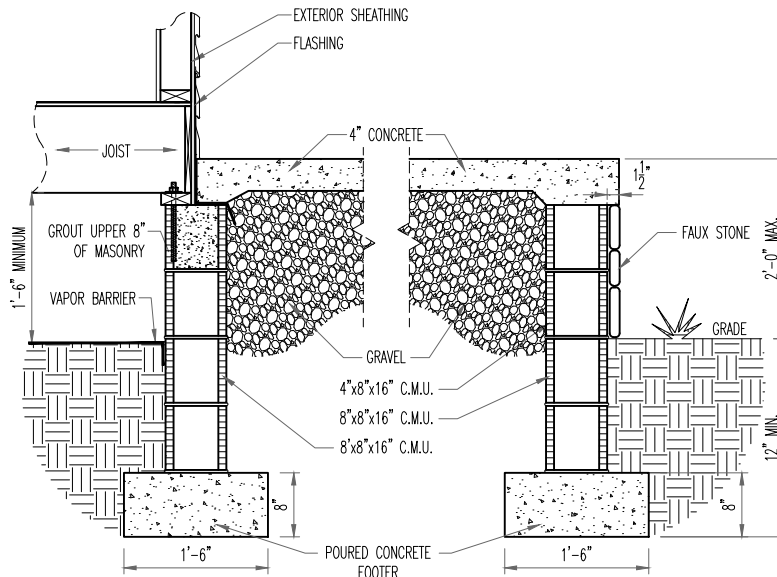
TYP. FAUX STONE SKIRT FOOTER w/
PARALLEL FLOOR JOISTS

A
D1.2



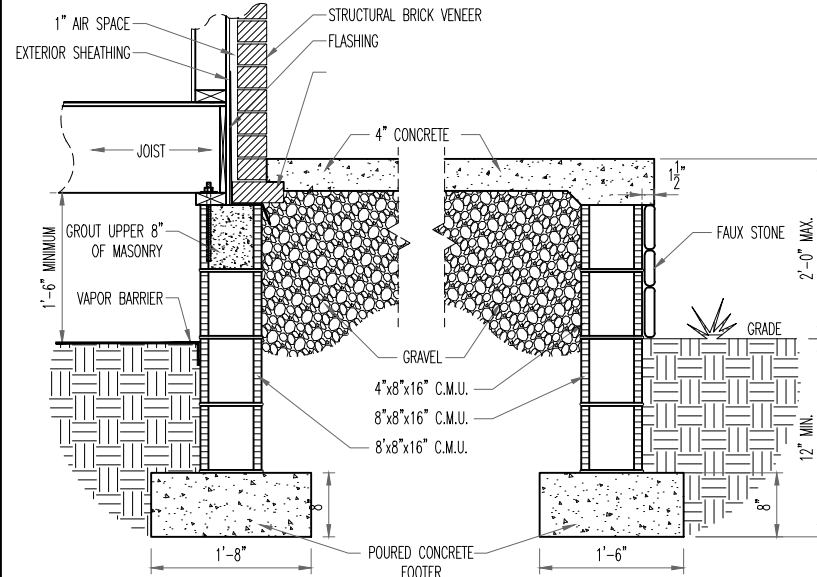
TYP. FAUX STONE SKIRT FOOTER w/
PERPENDICULAR FLOOR JOISTS

B
D1.2



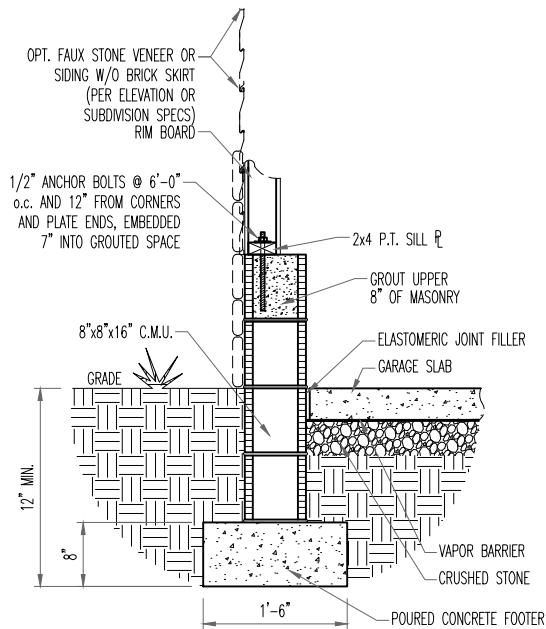
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ FRAME WRAP

C
D1.2



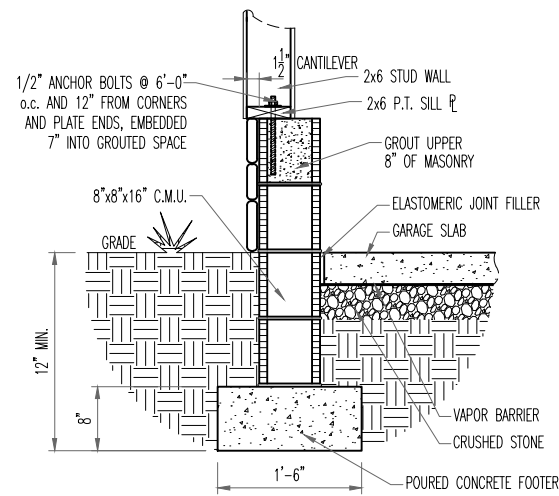
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ BRICK WRAP

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



Drees Homes

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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

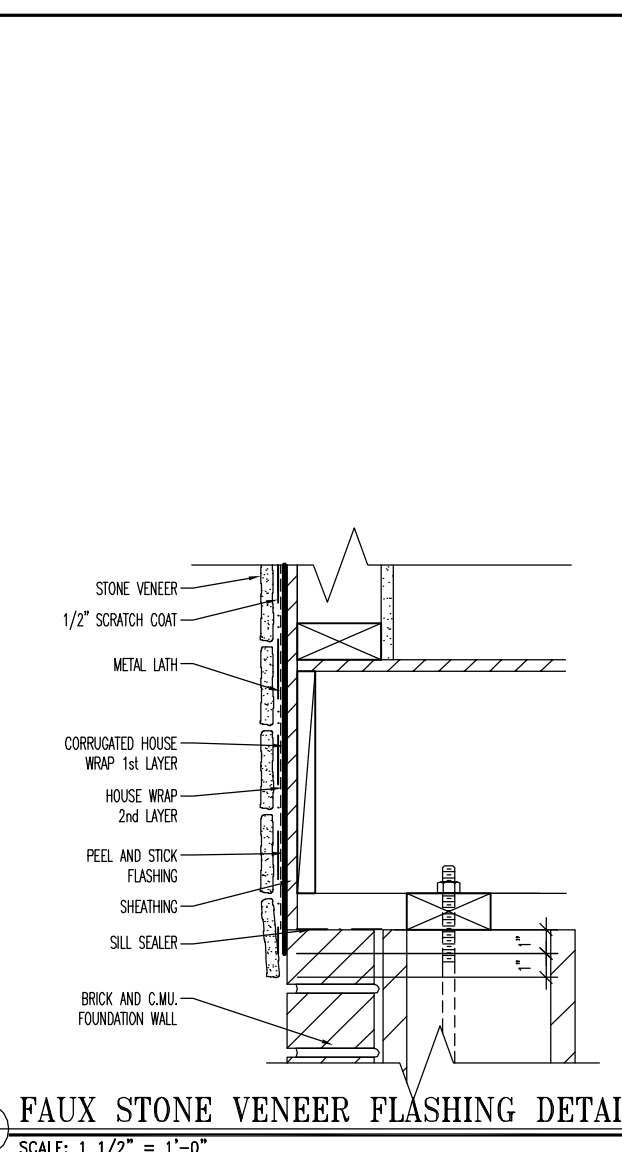
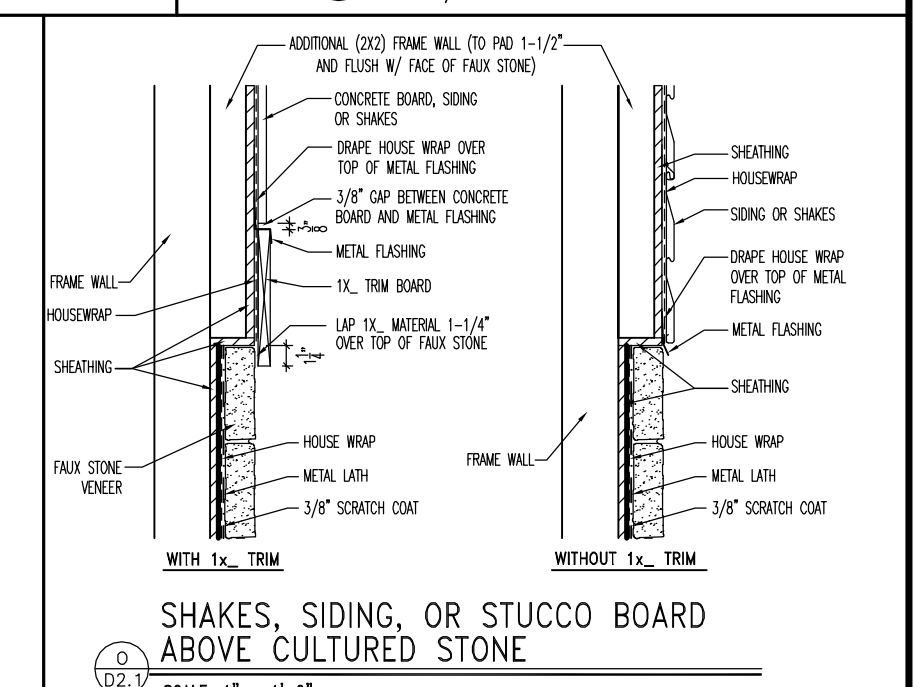
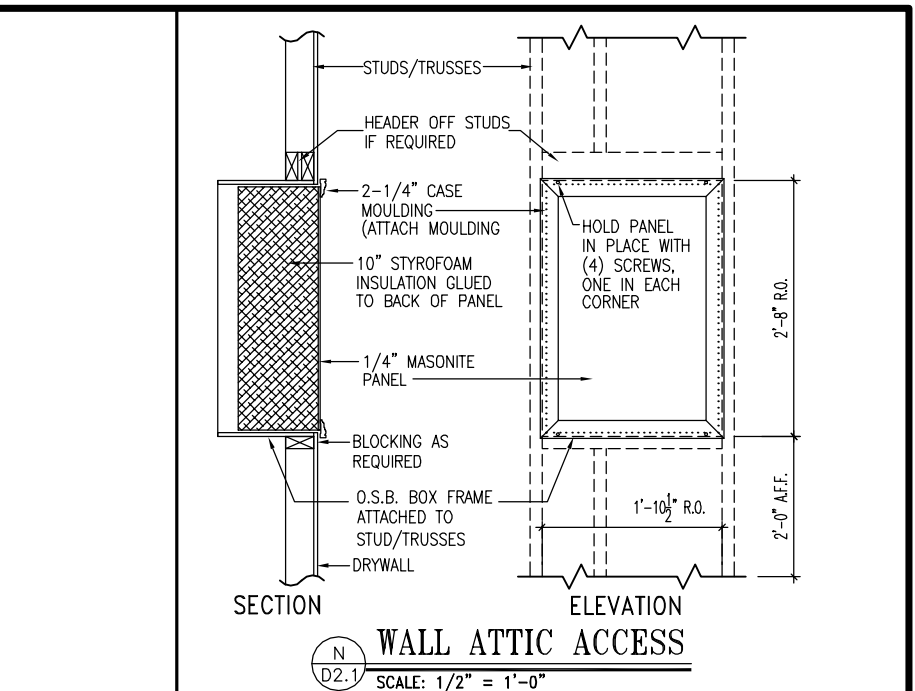
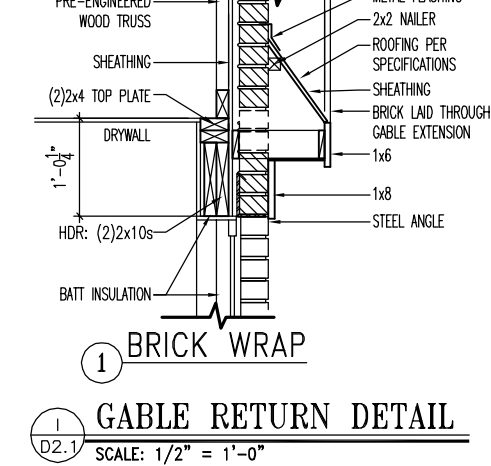
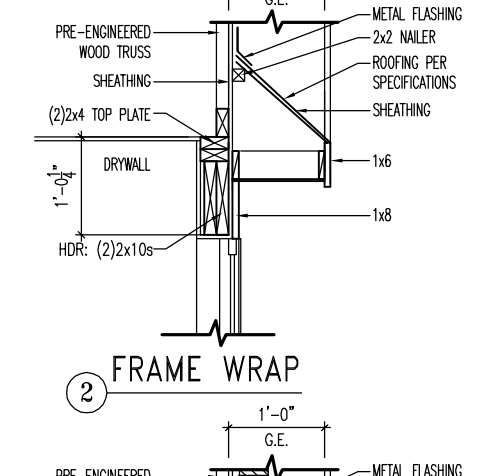
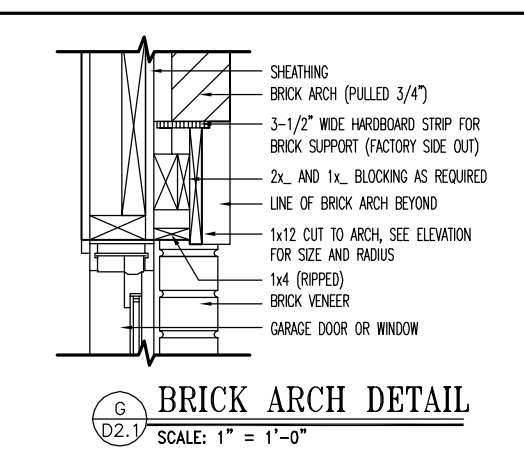
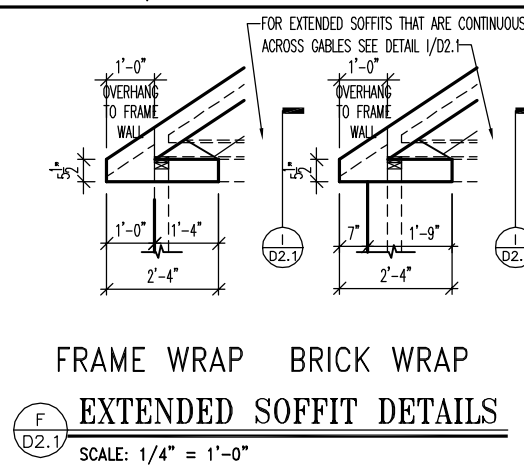
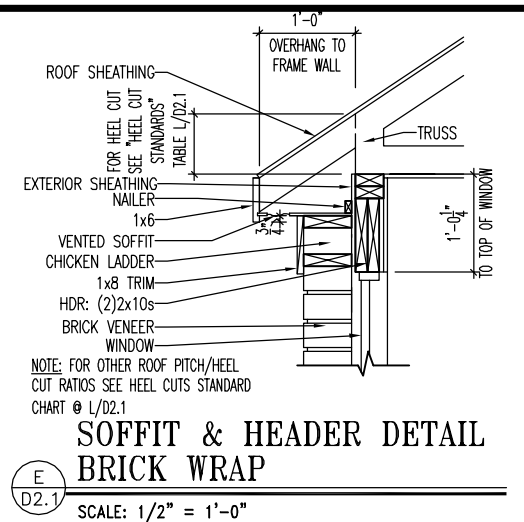
RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:14pm

Sheet No.

D1.2



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03/24/2025 2:59:09 PM


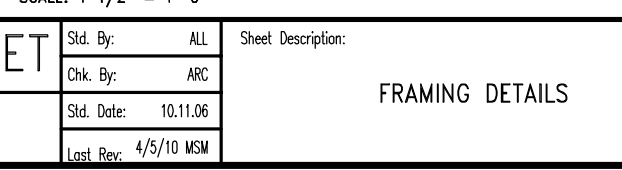


WOOD ONLY

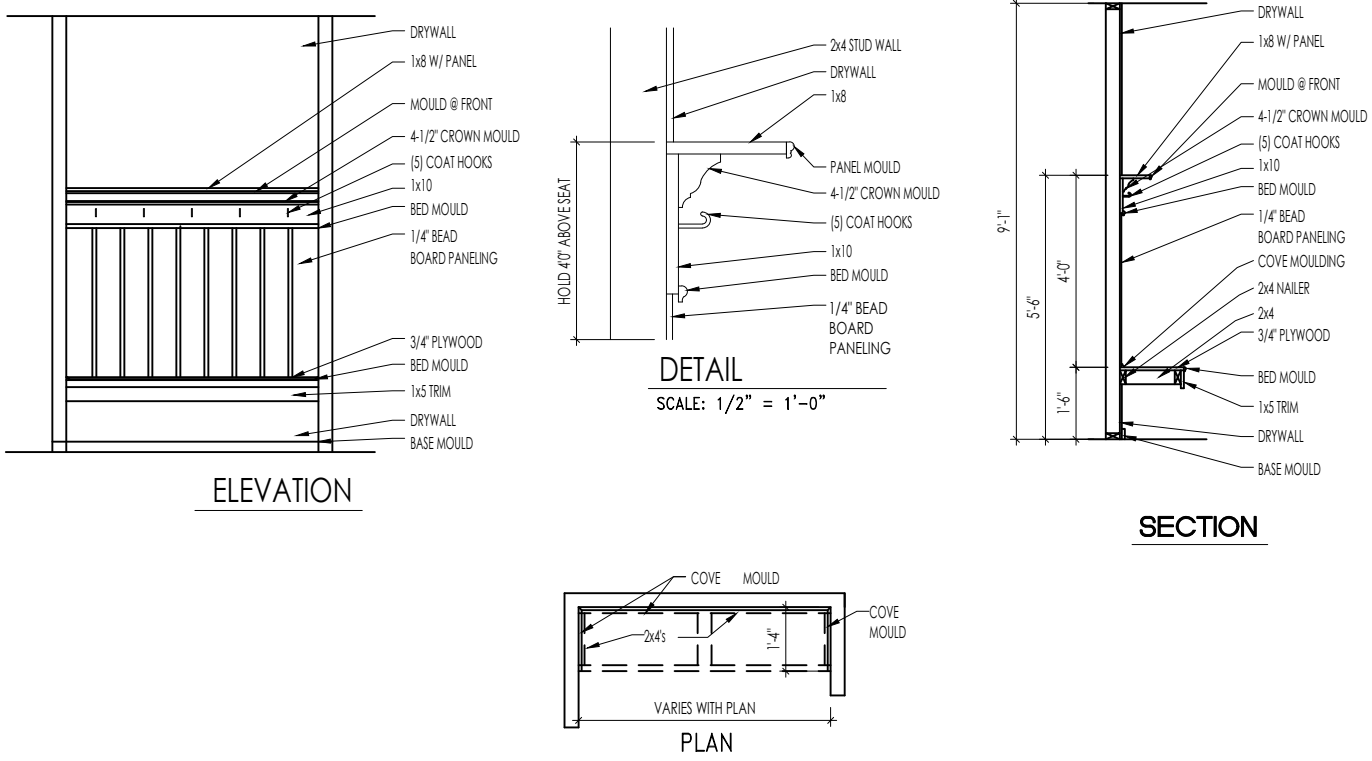
VINYL ONLY

WINDOW TRIM DETAILS

SCALE: 1" = 1'-0"



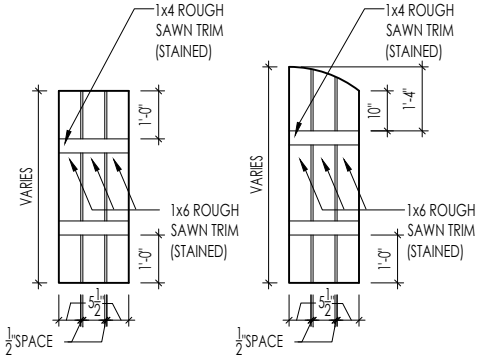
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03/24/2025 2:59:09 PM



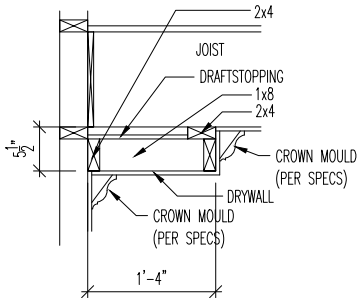
F
D2.2
BENCH SEAT DETAILS
SCALE: AS NOTED



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03/24/2025 2:59:09 PM



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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03/24/2025 2:59:09 PM

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED



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DRAWN BY: ARCH

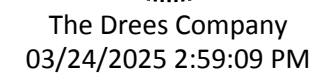
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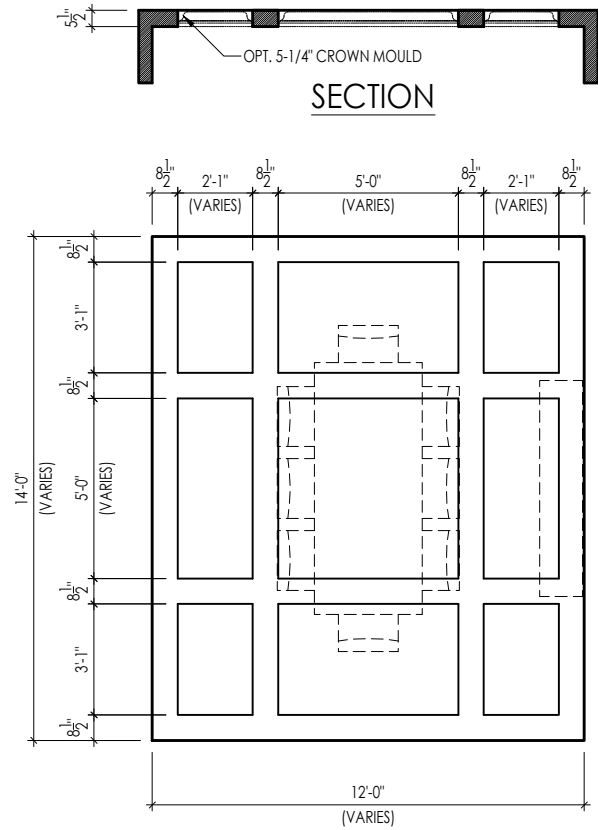
LAST REVISION:

Jan 10, 2023 - 1:46pm

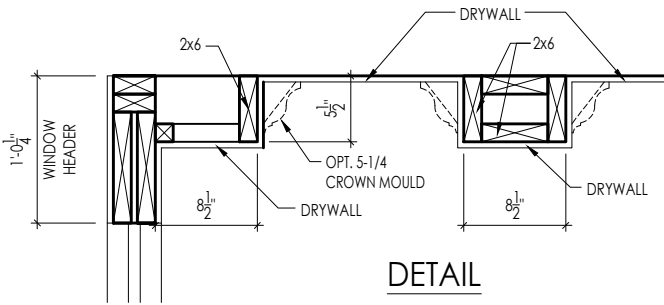
SHEET NO.

D2.4



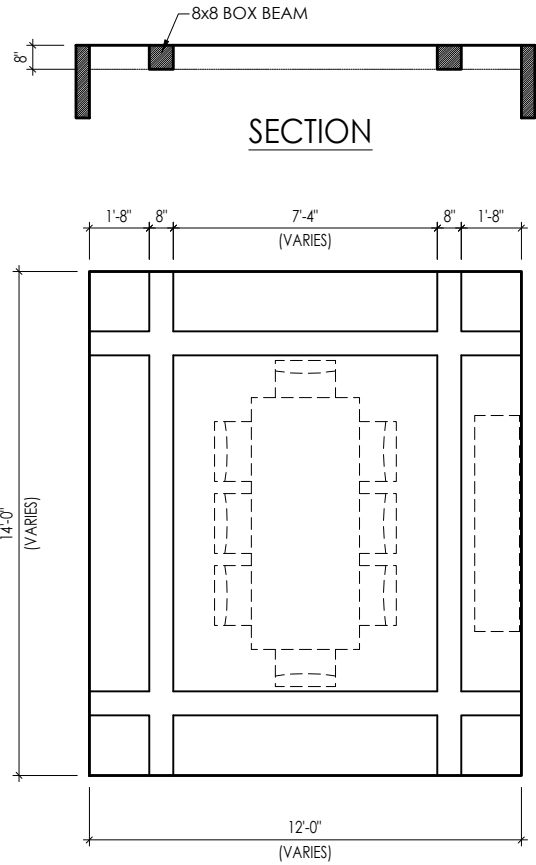


TYPICAL PLAN

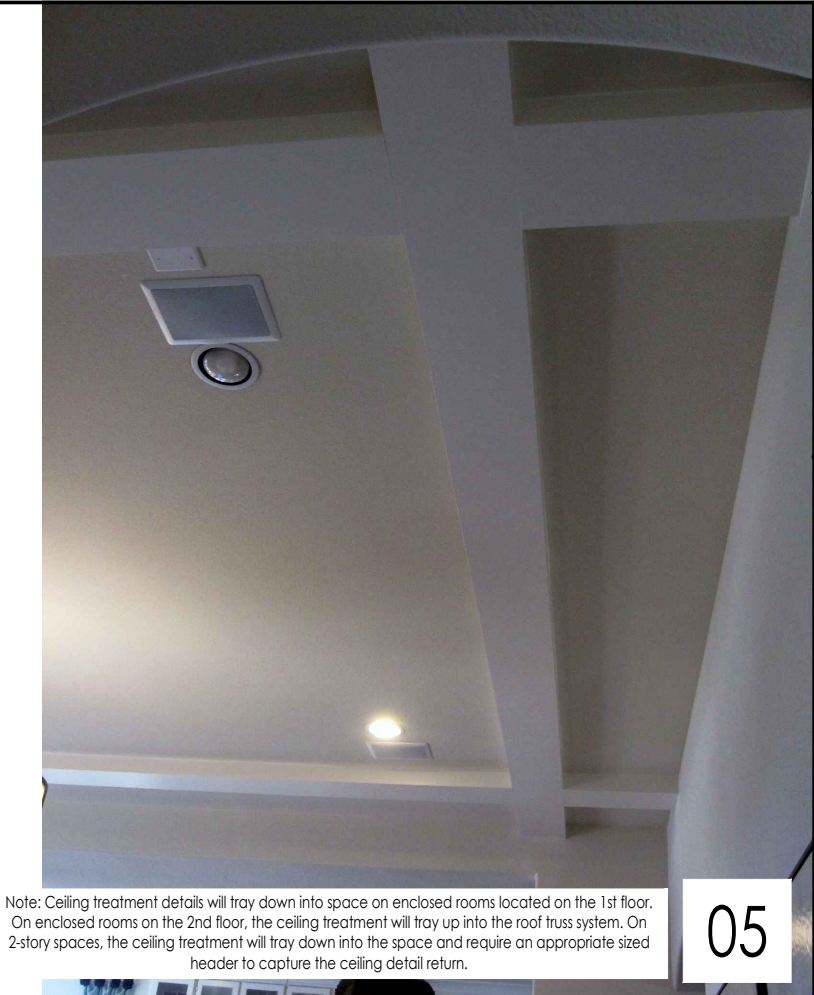


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

01

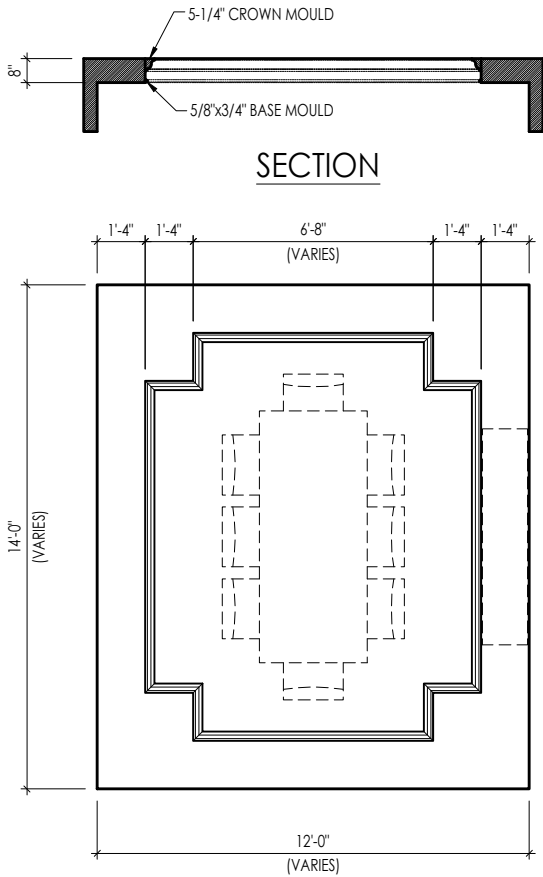


TYPICAL PLAN



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

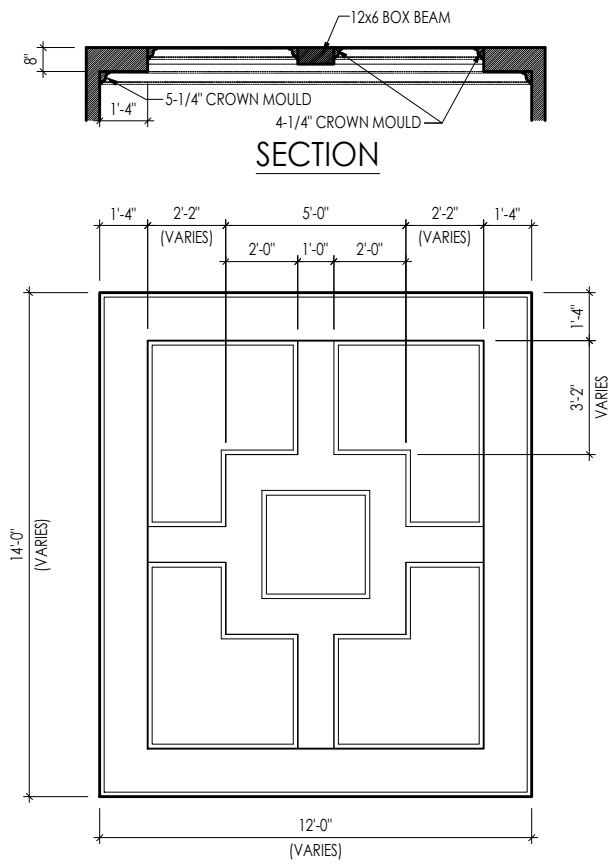


TYPICAL PLAN

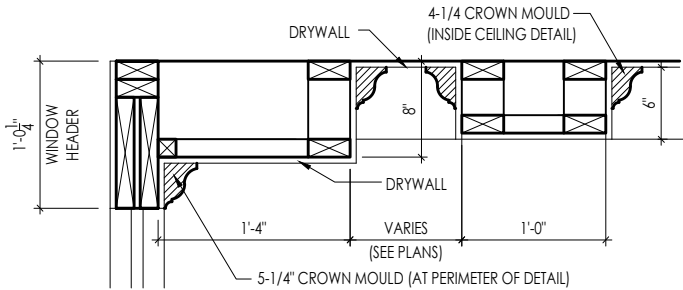


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

04



TYPICAL PLAN



DETAIL

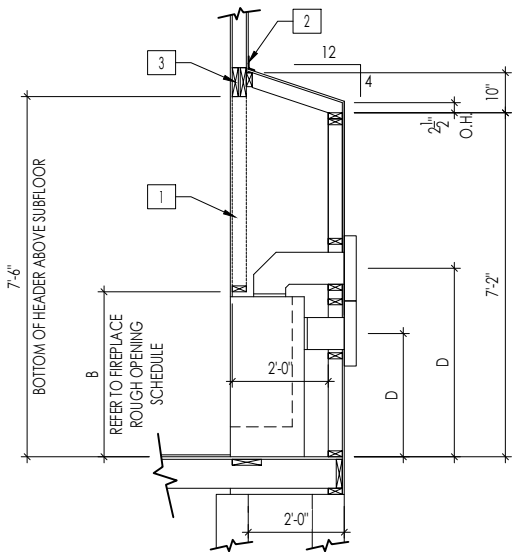


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03/24/2025 2:59:09 PM

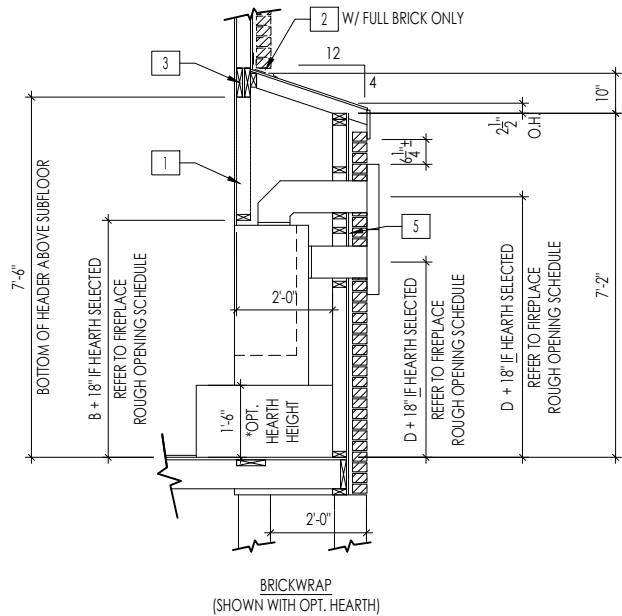
Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

15

CEILING TREATMENTS
SCALE: AS NOTED



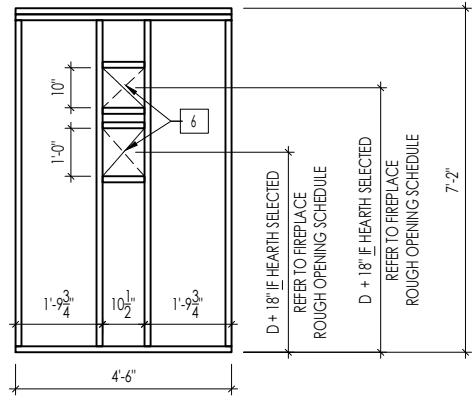
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

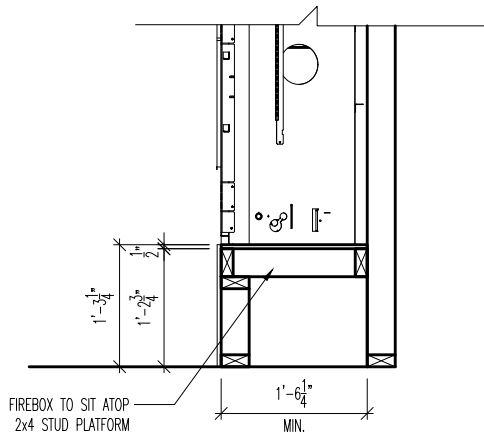
SCALE: 1/4" = 1'-0"



WITH HEARTH

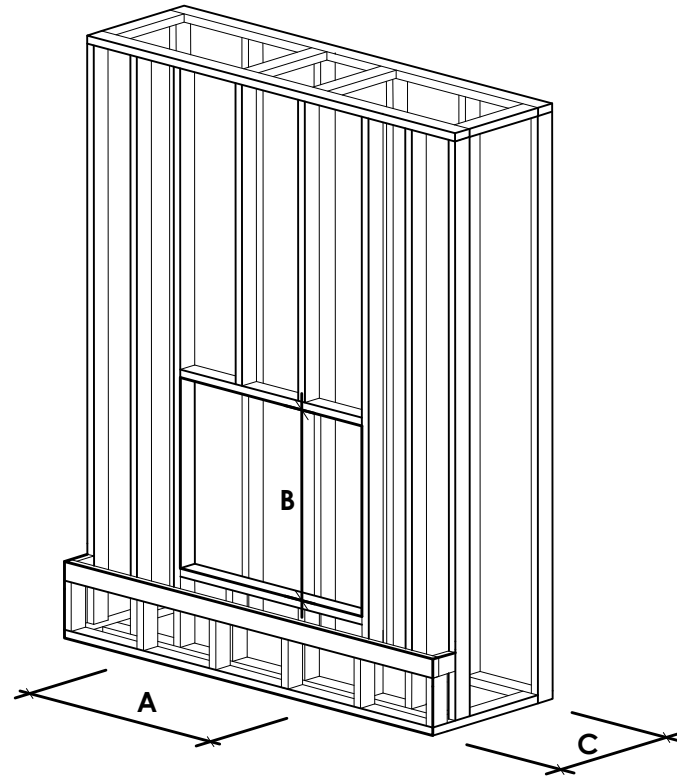
DIRECT VENT REAR WALL FRAMING

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

Sheet Description:

SCALE: VARIES

Std. Date: 02.29.20

FIREPLACE DETAIL

Date of Last Rev: 7.10.2023

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Sheet No.


F-1

RALEIGH WINDOW SCHEDULE

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

[illegible]

LAST REVISED 11/22/17

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	MOULDED MILLWORK SCHEDULE	SC-02