Square Footage

FINISHED LOWER LEVEL (NET)	0
FIRST FLOOR (NET)	2770
SECOND FLOOR (GROSS)	0
- VOLUME SPACE (GROSS)	0
SECOND FLOOR (NET)	0
TOTAL LIVING (NET)	2770
UNFINISHED BASEMENT	0
UNFINISHED ATTIC STORAGE	0
GARAGE	569
COVERED FRONT PORCH	47
COVERED REAR PATIO	188
REAR DECK	0

PER ANSI Z765-2003

Redraws

Division: Raleigh

Building Code: 2018 NC Building Code - Residential

Index to the Drawings

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:09 PM

RESIDENCE FOR:

JOHNSTON

--

TOBACCO ROAD

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
TBRD-0148-00	3/6/25	GREG P.	859.578.4355

House Name: **the SEBASTIAN**

Drawn By: GLP

Series: --

Plan No.: --

Architecture Plan Review: ☐ No Comments ☐ See Comments Items drawn on any drawings and not written in the contract selctions **WILL NOT** be included in the site specific drawings.

Customer Request:	Design Solution:	Reason For Modification:	Comments:
1. Xxxxx	1. Xxxxx	1. Xxxxx	1. Xxxxx
2. Xxxxx	2. Xxxxx	2. Xxxxx	2. Xxxxx
3. Xxxxx	3. Xxxxx	3. Xxxxx	3. Xxxxx
4. Xxxxx	4. Xxxxx	4. Xxxxx	4. Xxxxx

Customer Plan Review Signature

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

Customer: _____ Date: _____

Customer: _____ Date: _____

Drees HOMES SM
7701 SIX FORKS ROAD, SUITE 132, RALEIGH, NC 27615
PHONE: [919] 844-9288

Sheet Information

0C.1

Cover Sheet
Elevation "B"

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 ¼".
- SILL PLATES TO BE A MINIMUM OF 2x4 NOMINAL LUMBER.

BASEMENTS:
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH OF 4,500 PSI
- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED- ALL FOUNDATION WALLS TO BE CAST IN PLACE CONCRETE 3000 PSI MIN. UNLESS OTHERWISE NOTED.
- BASEMENT WINDOW LOCATIONS MAY VARY FROM DRAWING DUE TO LOT CONDITIONS.
- BACKFILL ADJACENT TO FOUNDATION WALLS SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.
- VERTICAL CONTROL JOINTS IN BASEMENT FOUNDATION WALLS - STANDARD LOCATION GUIDELINES:
  1) PLACE A CONTROL JOINT IN ALL UNBRACED WALLS OVER 30' IN LENGTH. (NOTE: "T" WALLS AND CORNERS COUNT AS A BRACE).
  2) WINDOWS THAT ARE LARGER THAN THE STANDARD BASEMENT WINDOW REQUIRE A CONTROL JOINT.
  3) CONTROL JOINTS ARE NOT REQUIRED AT EVERY WINDOW THAT IS STANDARD SIZE.
  4) IF THERE IS A STANDARD WINDOW LOCATED IN A WALL SEGMENT THAT REQUIRES A CONTROL JOINT, THEN THE CONTROL JOINT SHOULD BE PLACED ON THE SIDE OF THE WINDOW THAT IS ADJACENT TO THE LONG SIDE OF THE WALL. IF THERE IS MORE THAN ONE WINDOW IN A WALL THEN ONLY ONE WINDOW SHOULD HAVE A CONTROL JOINT.
  5) DOORS DO NOT GET CONTROL JOINTS.
  6) CONTROL JOINTS SHOULD NOT BE LOCATED WITHIN 3' OF A BEAM POCKET.
  7) CONTROL JOINTS ARE REQUIRED AT THE FIRST AND LAST STEP DOWN AT STEPPED BASEMENT FOUNDATION WALLS.
- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.
- ALL VERTICAL STEEL AND ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.

SLAB ON GRADE:
- ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS AS INDICATED ON THE DETAILS OVER MINIMUM 6 MIL. POLYETHYLENE (VISQUEEN) VAPOR BARRIER. SLABS SHALL BE REINFORCED WITH 6x6 W1.4 WWF LAPPED 8" AT EDGES AND ENDS IN CONFORMANCE WITH ASTM-A 185, OR FIBERMESS REINFORCEMENT SHALL BE USED WITH A MINIMUM FIBER LENGTH OF $\frac{1}{2}$" TO 2 $\frac{1}{4}$" 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 $\frac{1}{2}$" CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE 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.

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

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.

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

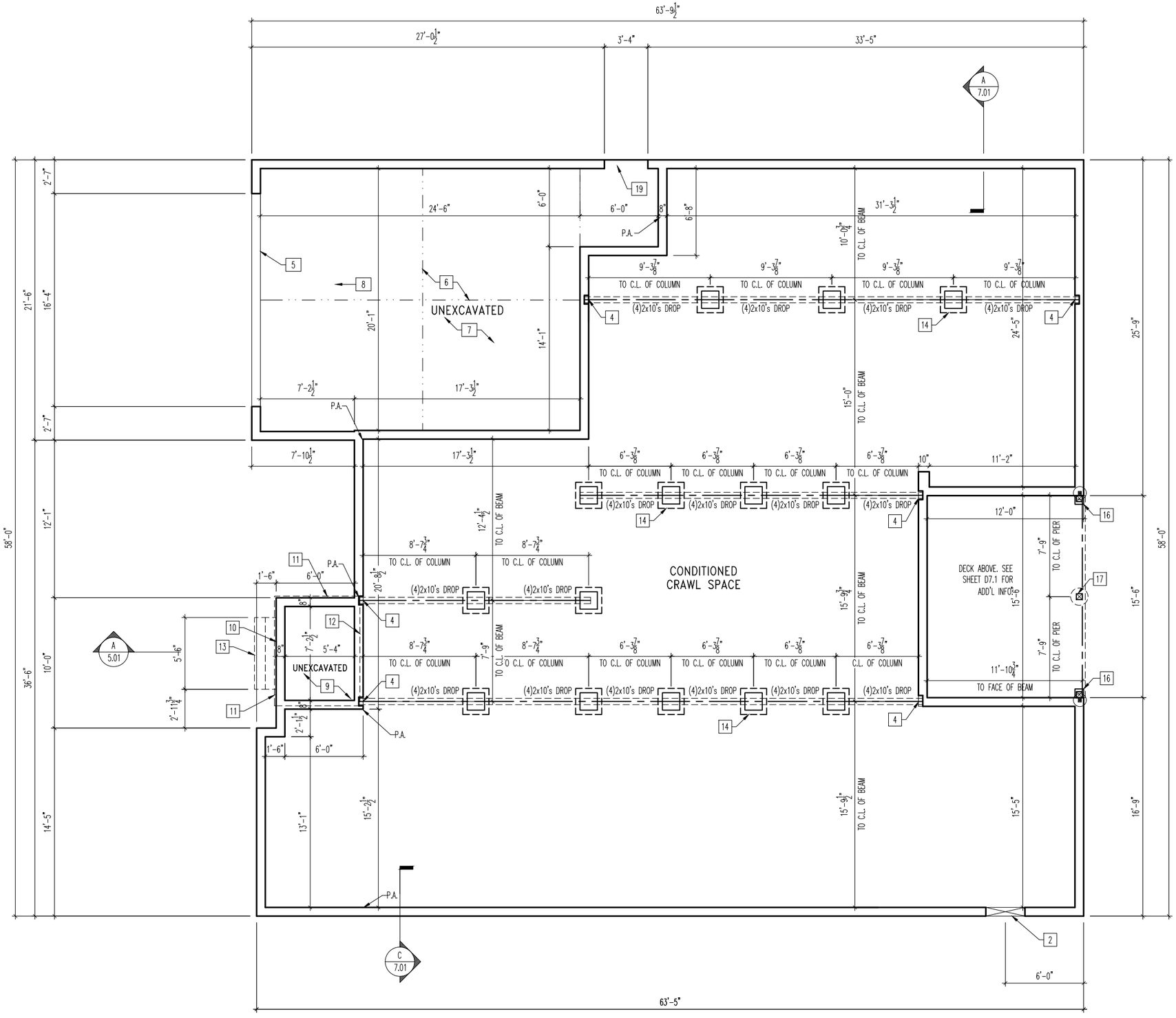
The Drees Company
03/13/2025 2:14:09 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

tbrd-0148-00.dwg Mar 06, 2025 - 2:39pm

SCALE: N/A
Sheet Description: GENERAL NOTES
Std. Drawn By: WJS | Std. Chk. By: ARC | Std. Date: 8/31/12 | Date of Last Rev: REV_DT
House: SEBASTIAN
Series:
Plan No.:
Sheet No.
ON.1

SEE SHEET ON.1 FOR VERTICAL FOUNDATION WALL CONTROL JOINT LOCATION GUIDELINES.



General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES
- ALL FOUNDATION WALLS WITH SIDING ABOVE TO BE 8" BLOCK W/ 8" SOLID CAP
- ALL WALLS TO HAVE 18"Wx8"D CONTINUOUS FOOTING UNLESS OTHERWISE NOTED
- 12"x16" PIERS: HOLLOW MASONRY UP TO 48" HIGH, SOLID MASONRY UP TO 9'0" HIGH
- 16"x16" PIERS: HOLLOW MASONRY UP TO 64" HIGH, SOLID MASONRY UP TO 12'0" HIGH

Key Notes

1
2 36"x30" CRAWL SPACE ACCESS PER GRADE WITH DOUBLE BAND BOARD OVER (LOCATE PER GRADE)
3
4 8"Wx10"Hx4"D BEAM POCKET OR (4) 2x4 JACKS AT KNEE WALL
5 CONTINUOUS FOOTING AND FOUNDATION-DROP TO BE FIELD DETERMINED.
6 SLAB CONTROL JOINT
7 4" CONCRETE SLAB (3000 PSI) OVER 4" CRUSHED STONE, OVER COMPACTED OR UNDISTURBED EARTH
8 GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 4" TOWARDS GARAGE DOOR.
9 SEE SPECIFICATION MANUAL DETAIL FOR PORCH CONSTRUCTION
10 HOLD TOP OF FOUNDATION EVEN WITH MAIN WALL FOR CONCRETE PORCH SLAB SUPPORT
11 OUTLINE OF CONCRETE PORCH SLAB ABOVE (1-1/2" OVERHANG TYP.)
12 LINE OF STUD WALL/PORCH SLAB ABOVE
13 DETERMINE STEPS RISE/RUN ON SITE.
14 24"x24"x12" FOOTING WITH 16"x16" CMU PIER GROUTED SOLID ABOVE (TYPICAL)
15 2x10 PRESSURE TREATED LEDGER FASTENED TO FOUNDATION WALL PER DETAIL F/7.01
16 8"x8" CONCRETE BLOCK WITH 6x6 PRESSURE TREATED POST ON TOP TO SUPPORT DROP BEAM HOLD TOP OF CONCRETE BLOCK 8" MINIMUM ABOVE GRADE, FIELD DETERMINE
17 16" DIA. CONCRETE PIER TO FROST WITH 6x6 PRESSURE TREATED POST WITH SIMPSON ABW66Z POST BASE AND SIMPSON BCS2-3/6 POST CAP (OR EQUILIVANT) ON TOP FOR DROP BEAM BEARING
18 --
19 CONTINUOUS FOOTING - DROP FOUNDATION AND POUR SLAB THROUGH
20 --
21 --
22 --
23 --
24 --

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

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

Sheet Description: FOUNDATION PLAN ELEVATION "B"

Std. Drawn By:	WJS	Std. Chk. By:	ARC	Std. Date:	8/31/12	Date of Last Rev:	10/27/16 WJS

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

House: SEBASTIAN

Series:

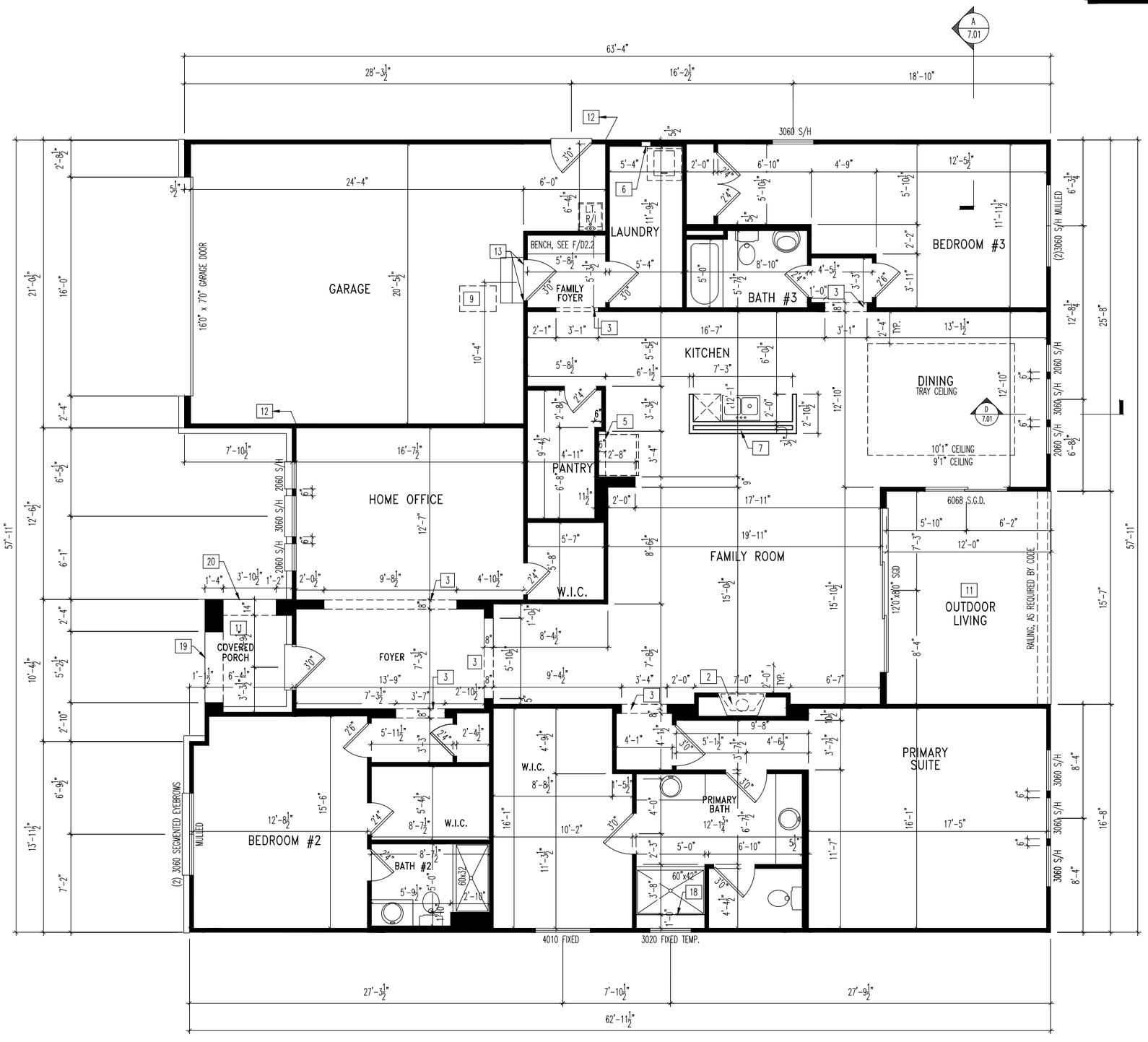
Plan No.:

Subdivision:	Customer Name:
TOBACCO ROAD	JOHNSTON
Job #:	Job Address:
TBRD-0148-00	--
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date:
Phone #: (859)578-4355	3/6/25
Coordinator's Name: --	
Coordinator's Phone #: --	

Sheet No. 1.01

tbrd-0148-00.dwg Mar 06, 2025 - 2:33pm

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



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General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ALL FIRST FLOOR CEILINGS TO BE 9'1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
- FRAME TOP OF ALL WINDOWS @ 1'0-1/4" BELOW TOP PLATE UNLESS OTHERWISE NOTED.
- ALL FALSE HEADERS TO BE DROPPED 12" FROM CEILING UNLESS OTHERWISE NOTED.

Key Notes

1.
2. PRE-FABRICATED FIREPLACE INSERT
3. FALSE HEADER
4. SLOPE WALL WITH STAIR STRINGER
5. TOP OF OPENING @ 6'-6" A.F.F.
6. TAP AND DRAIN FOR WASHER
7. 34-1/2" HIGH WALL
8. RE: DETAIL A/7.03 FOR BASEMENT STAIR FRAMING DETAILS
9. 22-1/2"x32" ATTIC ACCESS TO BE LOCATED A MIN. OF 9'6" FROM GARAGE DOOR
10.
11. CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
12. FRAME GARAGE WALLS AT 10'-3 1/8" FROM FOUNDATION
13. PROVIDE CRIPPLES AND JACKS AT EACH SIDE OF ALL METAL DOORS IN BEARING AND NON-BEARING WALLS
14. 42" HIGH WALL
15. RE: DETAIL C/7.01 FOR TUB FRAMING DETAILS
16. 32" DIAGONAL SHOWER SEAT INSTALLED AT 18" HIGH BY TILE CONTRACTOR
17. BOTTOM OF WINDOWS @ 3'-0 3/4" A.F.F.
18. FRAME SHOWER SEAT AT 18" HIGH, WITH 2x4 STUDS AT 16" O.C. AND COVER TOP AND SIDES WITH 5/8" WOOD SHEATHING, SLOPE TOP 3/4" FROM BACK TO FRONT FOR WATER RUN OFF OVER FLEXIBLE POLYETHYLENE WATERPROOF MEMBRANE (CONTINUE OVER FRONT AND BACK OF SEAT)
19. ARCHED OPENING: TOP OF ARCH AT 8'5" ABOVE INTERIOR FINISHED FLOOR RE: DETAIL A/7.03 FOR FRAMING DETAILS
20. FLAT OPENING: TOP OF OPENING AT 7'5" ABOVE INTERIOR FINISHED FLOOR RE: DETAIL A/7.03 FOR FRAMING DETAILS
21. --
22. --
23. --

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

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

Sheet Description: FIRST FLOOR FRAMING PLAN ELEVATION "B"

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

House: SEBASTIAN
Plan No.:
Series:

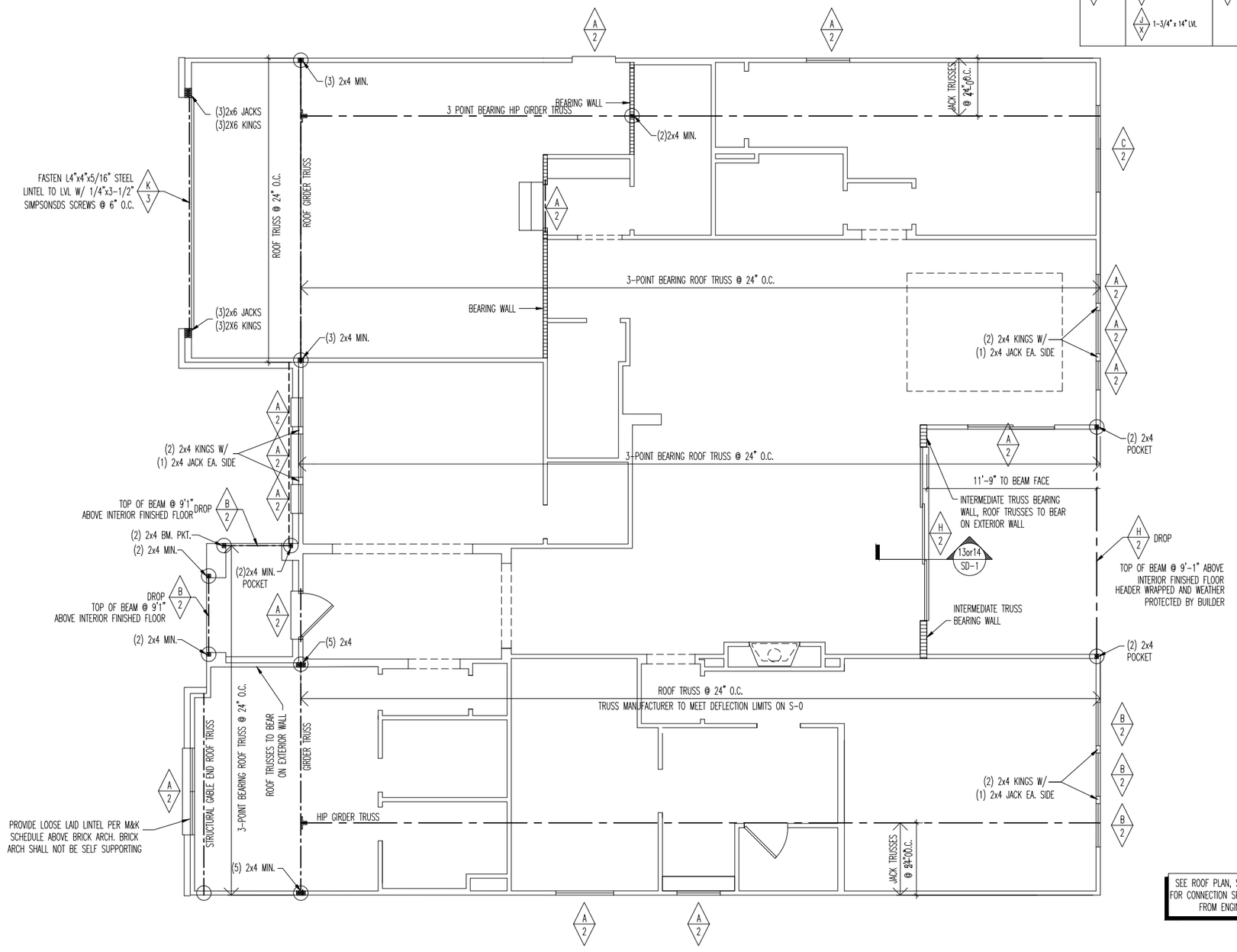
Subdivision:	Customer Name:
TOBACCO ROAD	JOHNSTON
Job #:	Job Address:
TBRD-0148-00	--
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date:
Phone #: (859)578-4355	3/6/25
Coordinator's Name: --	
Coordinator's Phone #: --	

tbrd-0148-00.dwg Mar 06, 2025 - 2:52pm

Sheet No.
2.01
FRAMING

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

STRUCTURAL HEADER CHART			LUMBER SIZE / # OF PLYS / FLUSH/DROP
A X 2 x 6	E X 1-3/4" x 7-1/4" LVL	K X 1-3/4" x 16" LVL	
B X 2 x 8	F X 1-3/4" x 9-1/4" LVL	L X 1-3/4" x 18" LVL	
C X 2 x 10	G X 1-3/4" x 11-1/4" LVL	M X 1-3/4" x 20" LVL	
D X 2 x 12	H X 1-3/4" x 11-7/8" LVL	N X 1-3/4" x 24" LVL	
	J X 1-3/4" x 14" LVL		



SEE ROOF PLAN, SHEET 2.04, FOR CONNECTION SPECIFICATIONS FROM ENGINEER

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

tbrd-0148-00.dwg Mar 06, 2025 - 2:53pm

Drees HOMES

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

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

Sheet Description: FIRST FLOOR STRUCTURAL PLAN ELEVATION "B"

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

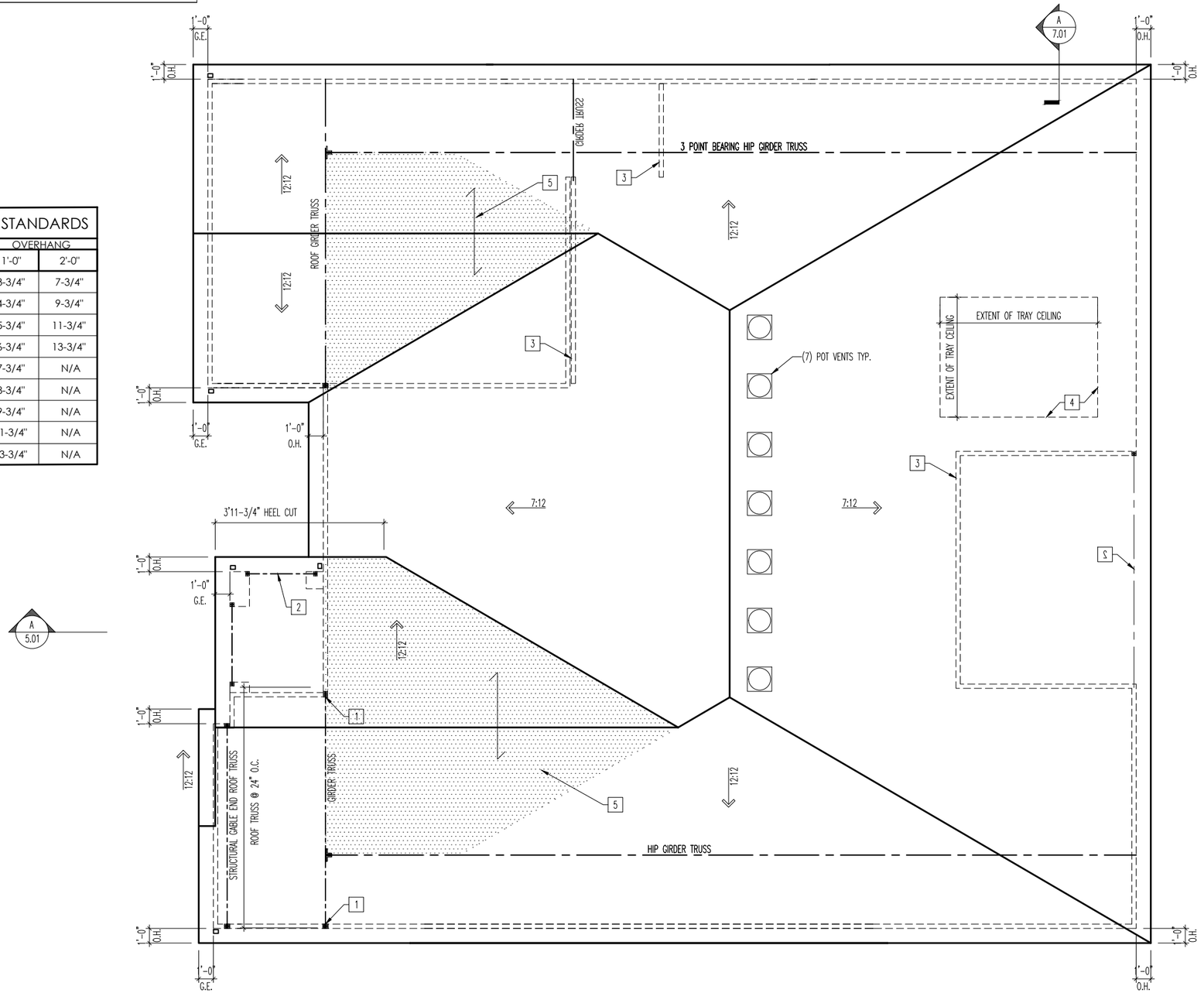
House: SEBASTIAN
Plan No.:
Series:

Sheet No.
2.01
STRUCTURE

ROOF VENTILATION	
CITY/SERIES:	RALEIGH
	MAIN HOUSE
TOTAL ATTIC AREA:	3,810
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	12.70
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	17.64
DOWNSPOUT CALCULATION	
	MAIN HOUSE
TOTAL DRAINABLE ROOF AREA:	4953
MINIMUM # OF DOWNSPOUTS:	9

HEEL CUT STANDARDS

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



General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

1. --
2. BEAM BELOW - RE: SHEET 2.01 STRUCTURE FOR SIZE
3. INTERMEDIATE TRUSS BEARING WALL
4. EXTENT OF TRAY CEILING
5. VALLEY TRUSS OVERFRAMING @ 24" O.C.
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Drees HOMES

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

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

Sheet Description: ROOF PLAN ELEVATION "B"

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

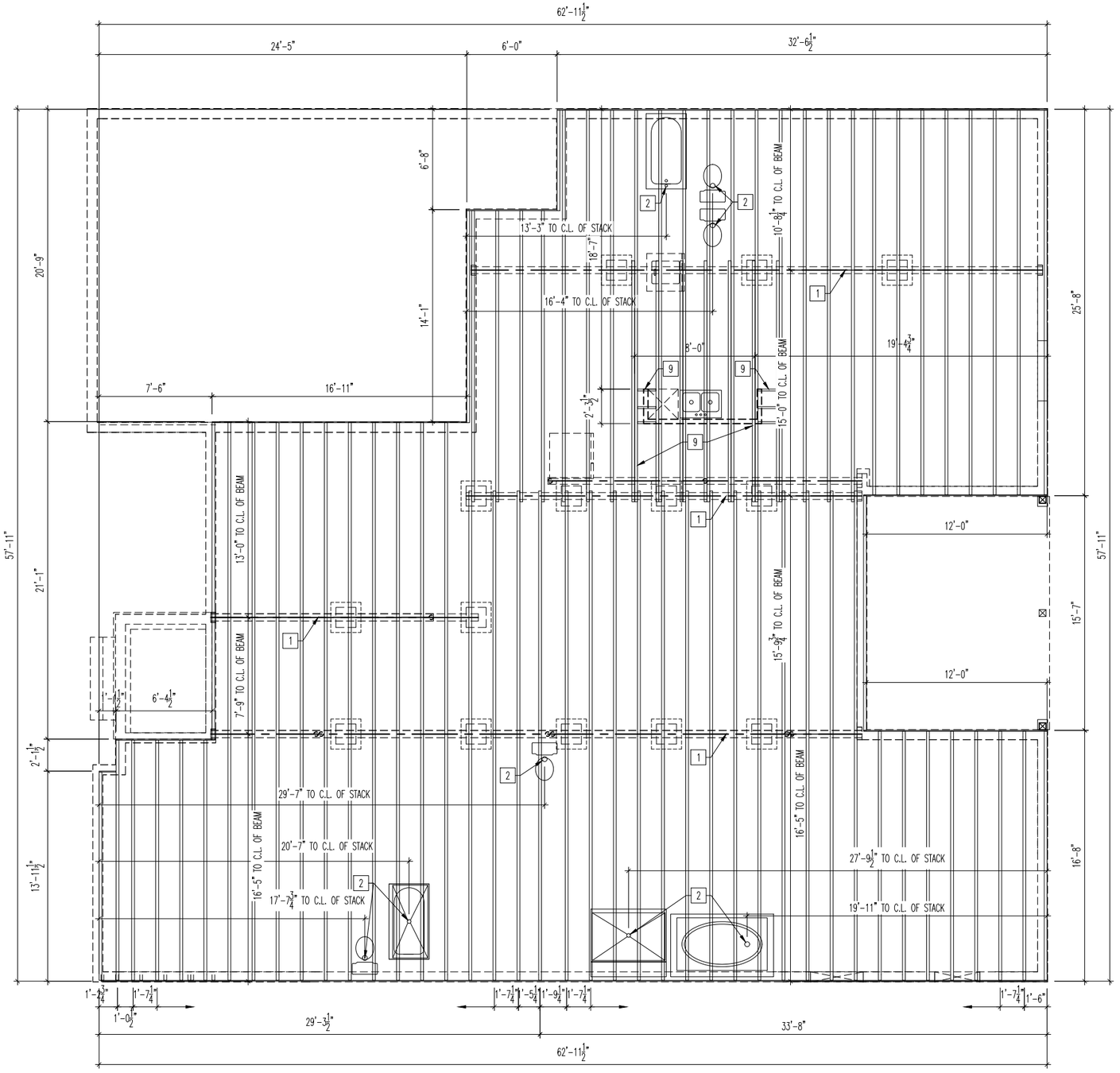
The Drees Company
03/13/2025 2:14:10 PM

House: SEBASTIAN | Plan No.: | Series:

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

Sheet No. 2.04

tbrd-0148-00.dwg Mar 06, 2025 - 2:36pm



A
5.01

General Notes

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

Key Notes

1. BEAM BELOW - RE: SHEET 1.01 FOR SIZE
2. PLUMBING STACK
3. BEARING WALL BELOW
4. DOUBLE JOIST
5. LEDGER BELOW PER DETAIL B/7.05
6. END JOIST
7. --
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9. DOUBLE JOIST AND BLOCKING UNDER KITCHEN ISLAND
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Drees HOMES

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

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

Sheet Description: FIRST FLOOR SUBFLOOR PLAN ELEVATION "B"

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

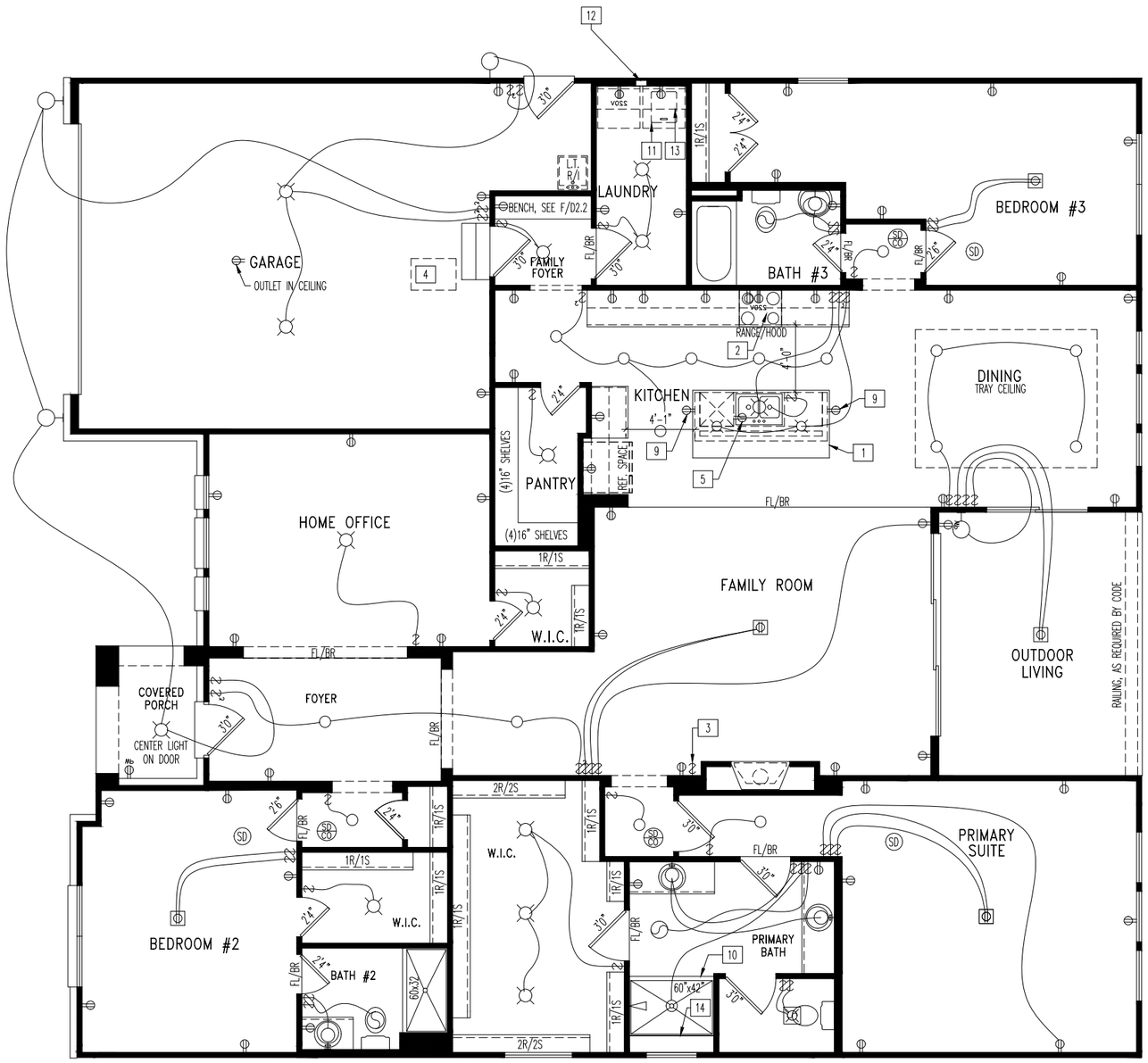
NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

House: SEBASTIAN
Series:
Plan No.:
Sheet No. 3.01

tbrd-0148-00.dwg Mar 06, 2025 - 2:47pm



General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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

Mechanical Legend

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

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

Sheet Description: FIRST FLOOR MECHANICAL PLAN ELEVATION "B"

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

House: SEBASTIAN
Plan No.:
Series:

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

Sheet No. 4.01

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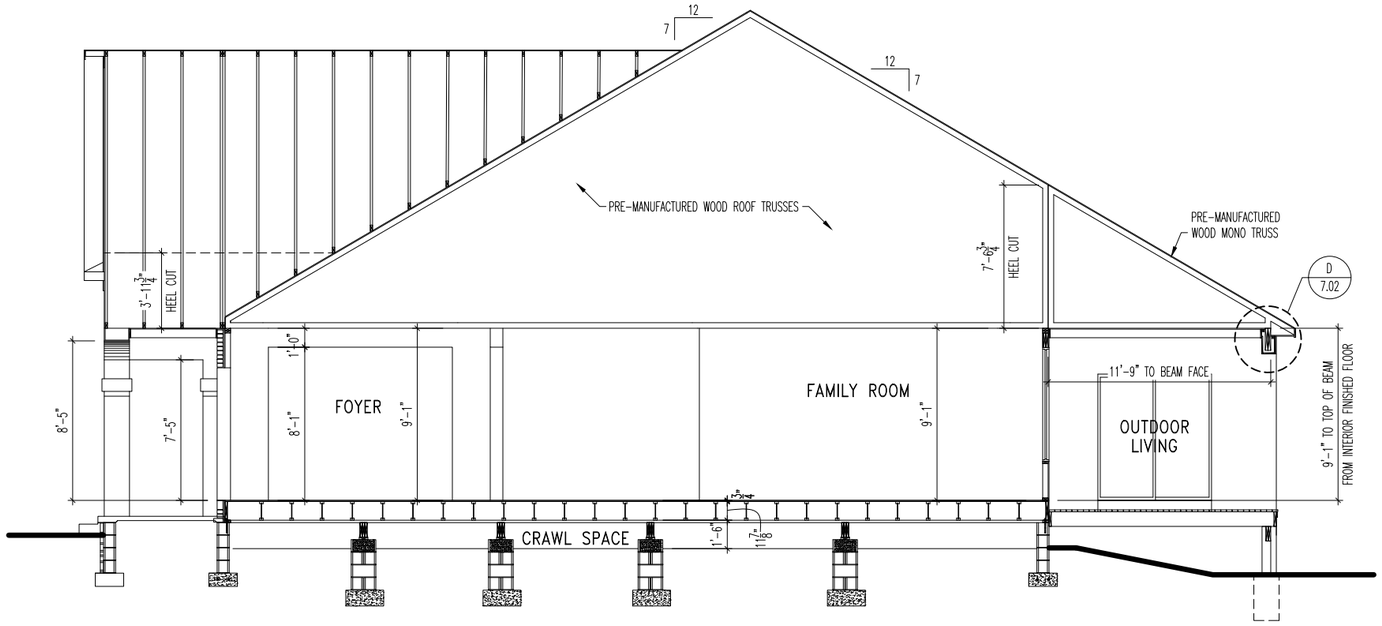

A 5.01 BUILDING SECTION THRU FOYER

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

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

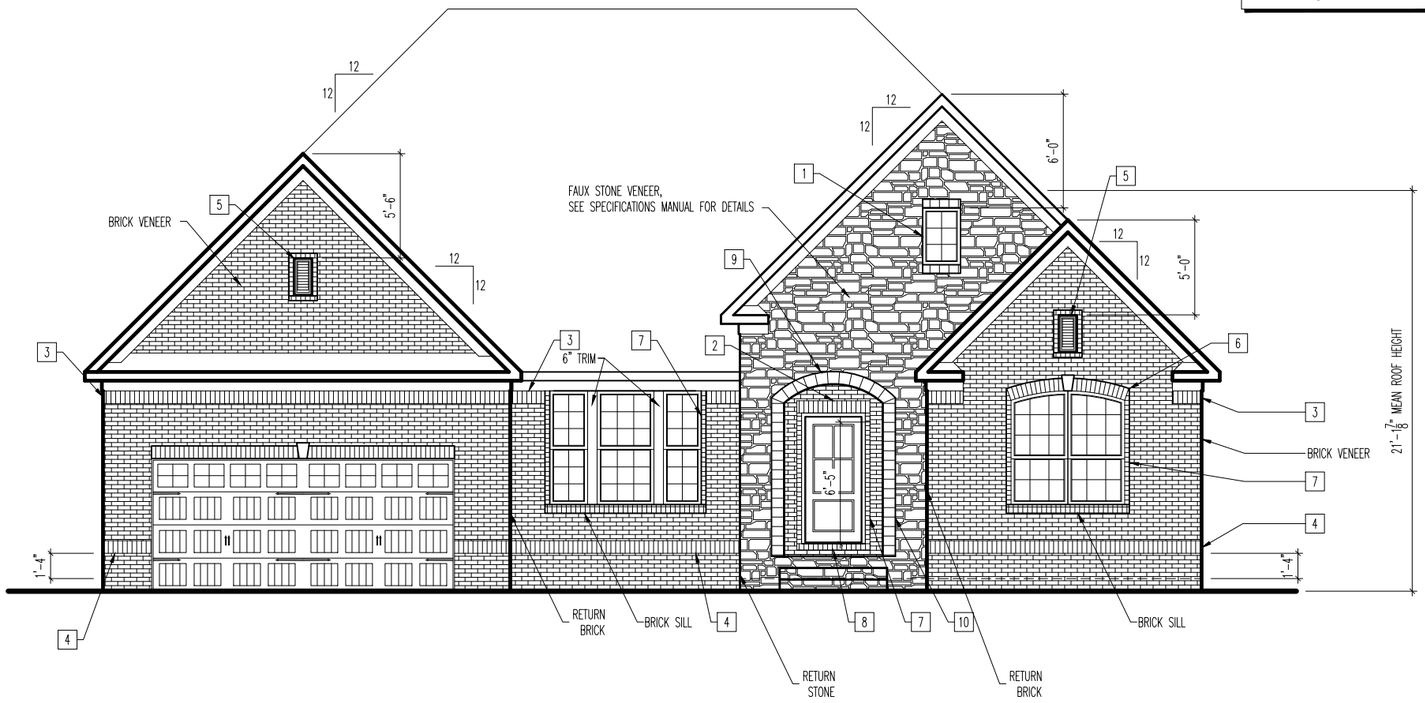
tbrd-0148-00.dwg Mar 06, 2025 - 2:51pm

House: SEBASTIAN
Plan No.:
Series:

Sheet Description: BUILDING SECTIONS "B" ELEVATION
SCALE: 1/8" = 1'-0"

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

Sheet No.
5.01



TYPICAL TRIM:

6" FASCIA
8" FRIEZE

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- ROOFING PER SPECIFICATIONS.

Key Notes

1. 2030 FIXED W/BLACKOUT BEHIND, FAUX STONE SILL AND HEADER
2. SOLDIER COURSE (PULL 3/4")
3. SOLDIER COURSE (FLUSH)
4. BRICK WATERTABLE: SOLDIER COURSE (PULL 3/4")
5. RECTANGULAR LOUVER D1 WITH SOLDIER COURSE (PULL 3/4"), SINGLE BRICK HEADER (PULL 3/4") AND BRICK ROWLOCK
6. ARCHED SOLDIER COURSE (PULL 3/4") WITH 10"x8"x5"x4" KEYSTONE
7. SINGLE HEADER COURSE (PULL 3/4"), USE THIN SLICED BRICK WHEN USED WITH FAUX STONE VENEER
8. FLUSH BRICK SILL
9. FAUX STONE ARCHED SOLDIER COURSE
10. FAUX STONE SAILOR COURSE
11.
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BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	HEIGHT OF VENEER ABOVE LINTEL
Up to 3'-6"	L3-1/2 x3-1/2 x1/4	20 FT. MAX
Up to 6'-0"	L5x 3-1/2x 5/16 (LLV)	20 FT. MAX
Up to 8'-0"	L6x 3-1/2x 3/8 (LLV)	20 FT. MAX
9'-0"	L7x 4x 3/8 (LLV)	12 FT. MAX
*16'-0"	L7x 4x 3/8 (LLV)	3 FT. MAX
*16'-0"	L8x 4x 1/2 (LLV)	4-1/2 FT. MAX

ALL LINTELS <=6' SHALL HAVE 4" MINIMUM BEARING AT EACH END.
ALL LINTELS >=6' SHALL HAVE 8" MINIMUM BEARING AT EACH END.

* FASTENED TO HDR @ 1/3 SPAN POINTS THRU 1-1/2" LONG VERTICALLY SLOTTED HOLES IN LINTEL w/ 1/2" DIA. x 3-1/2" LONG LAG SCREWS. LOCATE LAG SCREWS @ MIDDLE OF SLOTTED HOLE & TIGHTEN SCREWS ENOUGH TO ALLOW MOVEMENT OF LINTEL.

***ANY LINTEL CONDITION NOT SPECIFIED ABOVE SHALL BE DESIGNED

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

tbrd-0148-00.dwg Mar 06, 2025 - 2:46pm

Drees Homes

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

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

Sheet Description: FRONT ELEVATION "B" ELEVATION

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

House: SEBASTIAN

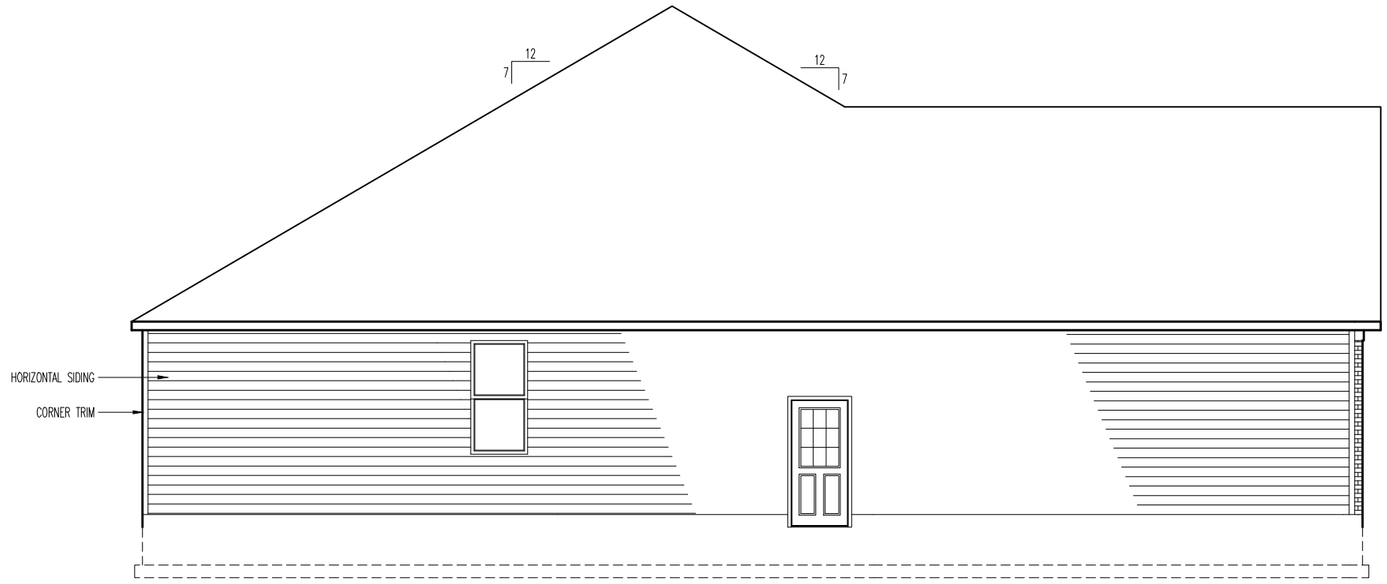
Plan No.:

Series:

Sheet No.

6.01

TYPICAL TRIM:
6" FASCIA 8" FRIEZE



General Notes

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

Key Notes

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NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:10 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

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Drees Homes

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

Sheet Description: GARAGE SIDE ELEVATION
ELEVATION "B"

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

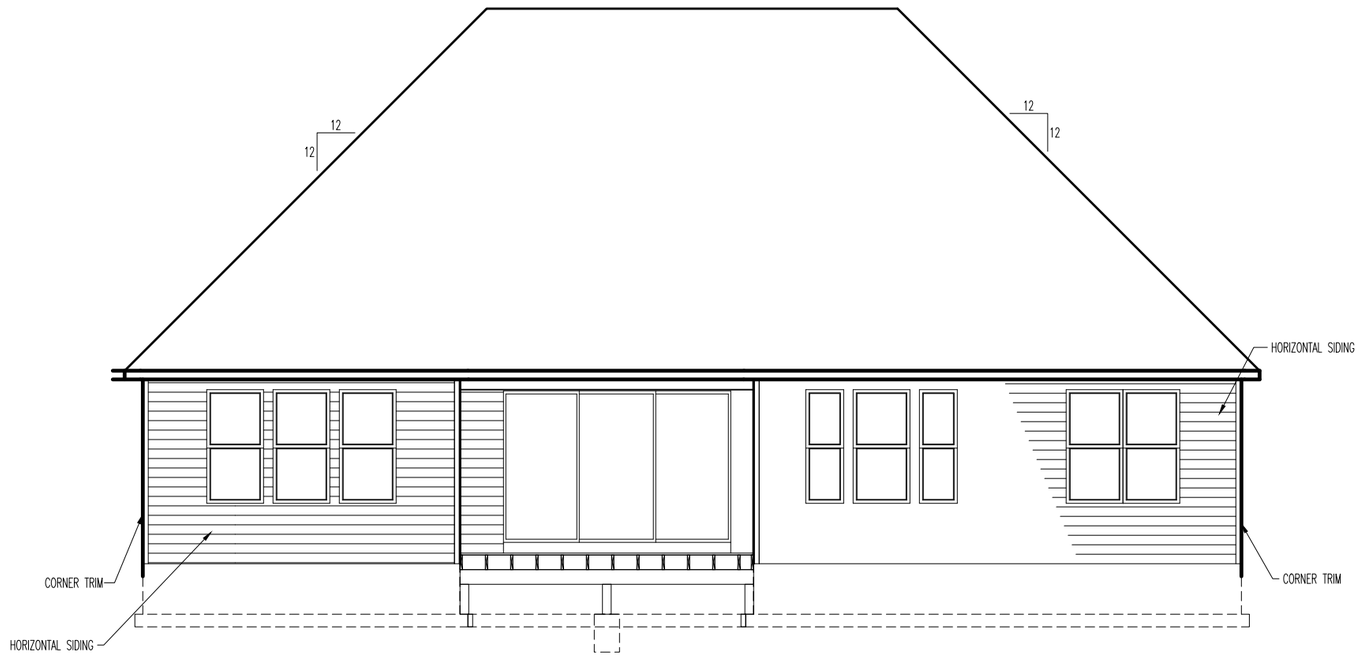
House: SEBASTIAN

Plan No.:

Series:

Sheet No.
6.02

TYPICAL TRIM:
6" FASCIA 8" FRIEZE



General Notes

- REFER TO SHEET 0N.1 FOR GENERAL NOTES.
- ROOFING PER SPECIFICATIONS.
- REFER TO SHEET 6.01 FOR LINTEL SCHEDULE, AS NEEDED.

Key Notes

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

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

Sheet Description: REAR ELEVATION
ELEVATION "B"

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:11 PM

House: SEBASTIAN
Plan No.:
Series:

Subdivision:	Customer Name:
TOBACCO ROAD	JOHNSTON
Job #:	Job Address:
TBRD-0148-00	--

Contract Drawn By:	GLP
Phone #:	(859)578-4355
Coordinator's Name:	--
Coordinator's Phone #:	--

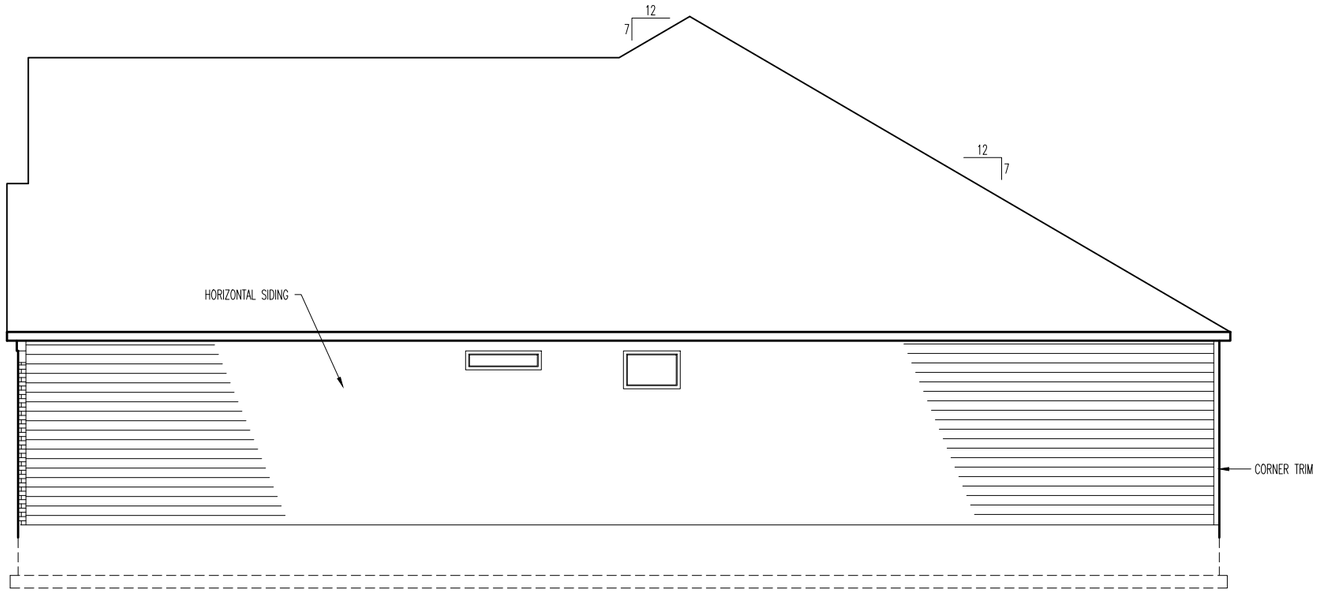
Original Site Specific Dwg. & Effective Change Order Date: 3/6/25

Sheet No.
6.03

tbrd-0148-00.dwg Mar 06, 2025 - 2:35pm

TYPICAL TRIM:

6" FASCIA
8" FRIEZE



General Notes

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

Key Notes

1 --
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4 BRICK WATERTABLE: SOLDIER COURSE (PULL 3/4"), USE THIN SLICED BRICK WHEN USED WITH FAUX STONE VENEER
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Drees Homes
8521 Six Forks Road, Suite 500, Raleigh, NC 27615 PH:(919) 844-9288

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

Sheet Description: SIDE ELEVATION
ELEVATION "B"

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

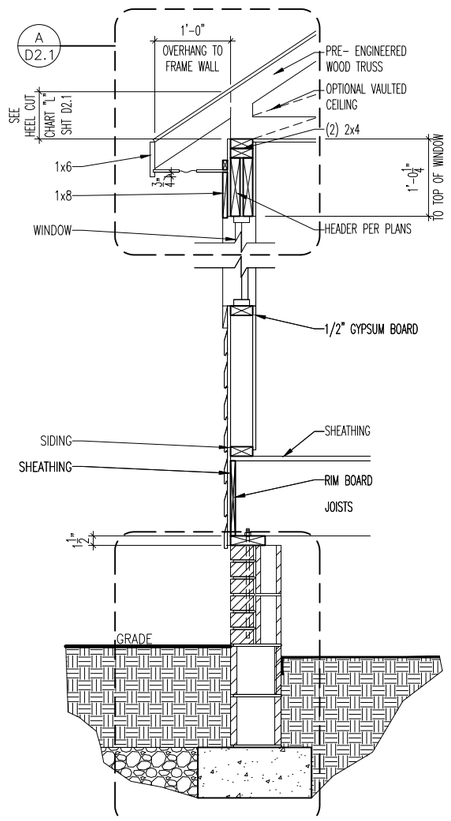
The Drees Company
03/13/2025 2:14:11 PM

House: SEBASTIAN
Series:
Plan No:

Subdivision:	Customer Name:
TOBACCO ROAD	JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

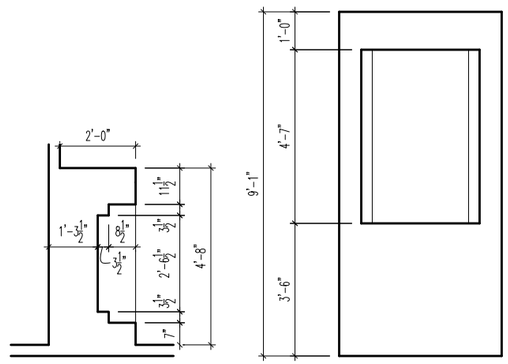
Sheet No.
6.04

tbrd-0148-00.dwg Mar 06, 2025 - 2:37pm



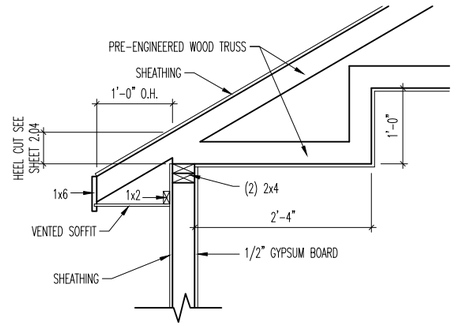
A 7.01 TYP. RANCH FRAME WRAP WALL SECTION

SCALE: 1/2" = 1'0"



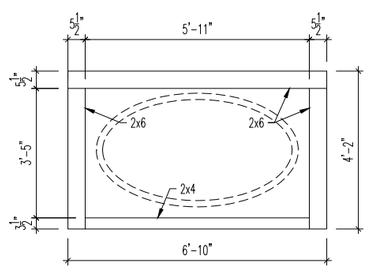
E 7.01 PRIMARY BATH NICHE DETAIL

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



D 7.01 DINING TRAY CEILING DETAIL

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



C 7.01 TUB FRAMING DETAIL

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

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:11 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

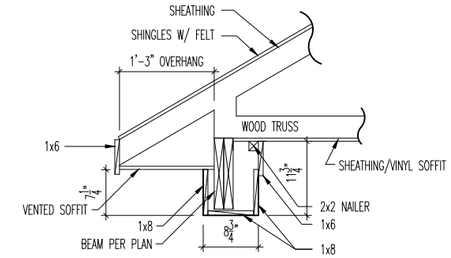
tbrd-0148-00.dwg Mar 06, 2025 - 2:49pm

Sheet Description: HOUSE SPECIFIC DETAILS ELEVATION "B"
SCALE: 1/8" = 1'-0"

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

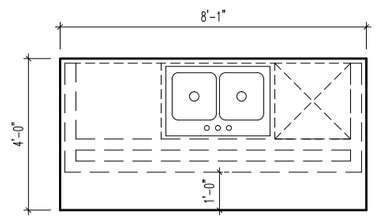
House: SEBASTIAN
Plan No:
Series:

Sheet No. 7.01



D / 7.02 COVERED PATIO BEAM DETAIL

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



COUNTERTOP

A / 7.02 KITCHEN ISLAND FRAMING DETAILS

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

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:11 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

tbrd-0148-00.dwg Mar 06, 2025 - 2:42pm

Drees HOMES

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

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

Sheet Description: HOUSE SPECIFIC DETAILS ELEVATION "B"

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

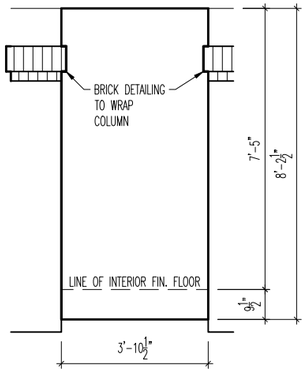
House: SEBASTIAN

Plan No.:

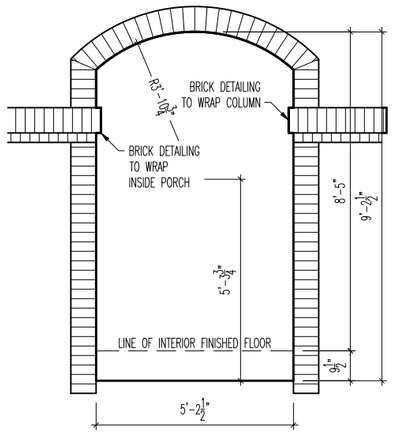
Series:

Sheet No.

7.02



SIDE ELEVATION



FRONT ELEVATION

A 7.03 PORCH ARCH DETAILS

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

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:14:11 PM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: --
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	

tbrd-0148-00.dwg Mar 06, 2025 - 2:44pm

Drees HOMES

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

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

Sheet Description: HOUSE SPECIFIC DETAILS ELEVATION "B"

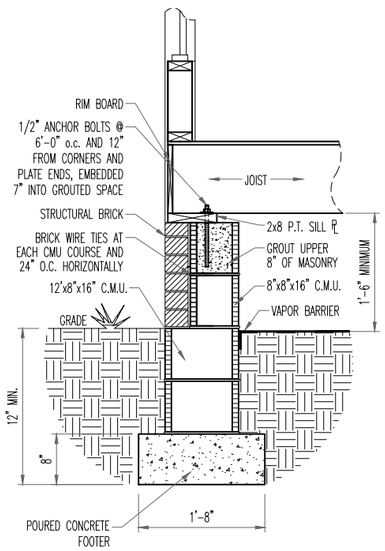
Std. Drawn By: WJS	Std. Chk. By: ARC	Std. Date: 08/26/16
		Date of Last Revision: 10/27/16 WJS

House: SEBASTIAN

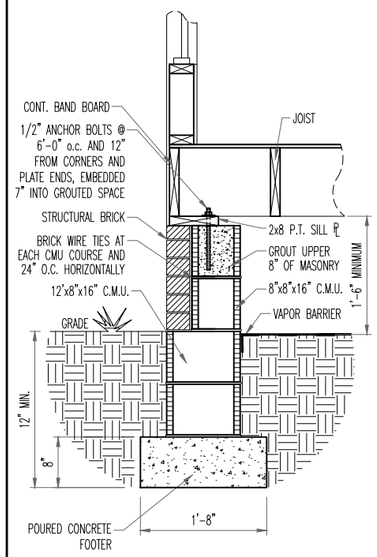
Plan No.:

Series:

Sheet No. 7.03



A D1.1 TYP. FRAME WRAP FOOTER w/ PERPENDICULAR FLOOR JOISTS



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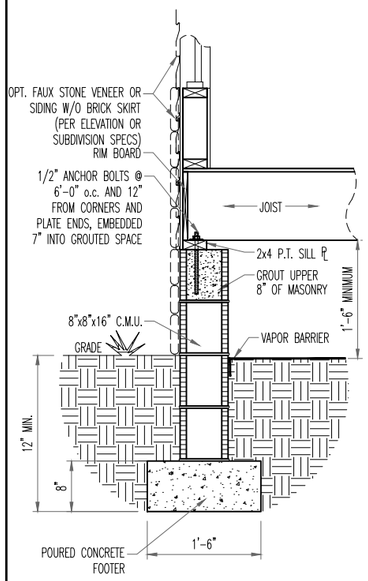
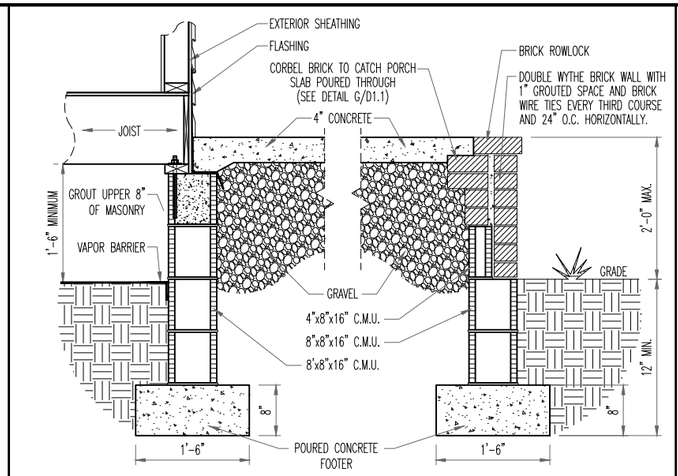
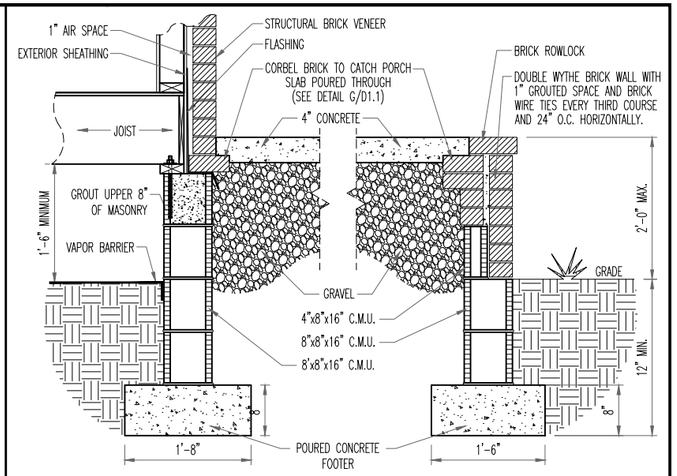


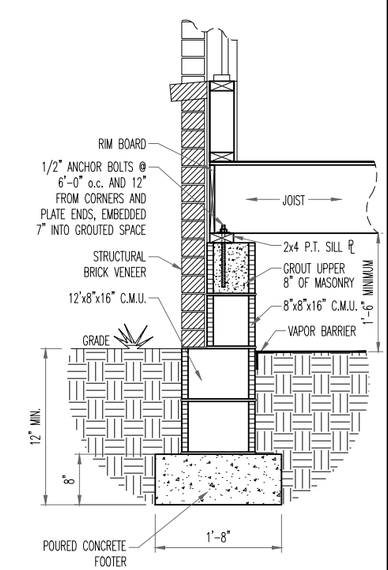
M D1.1 TYP. FAUX STONE FOOTER OR SIDING W/O BRICK SKIRT w/PERPENDICULAR FLOOR JOISTS



E D1.1 TYP. PORCH SECTION w/ FRAME WRAP

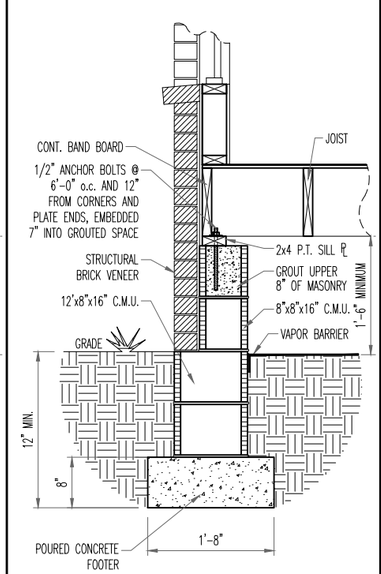


F D1.1 TYP. PORCH SECTION w/ BRICK WRAP



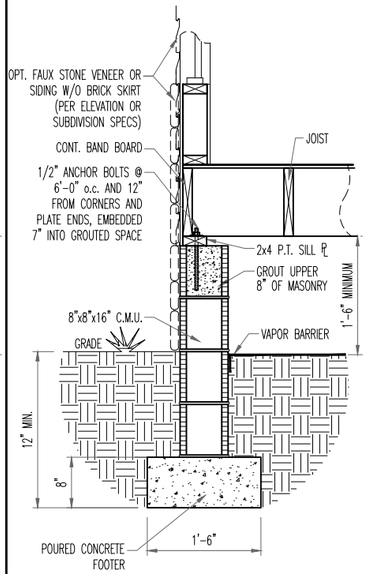
C D1.1 TYP. BRICK WRAP FOOTER w/ PERPENDICULAR FLOOR JOISTS

NOTE: REFER TO MASONRY NOTES ON SHEET ON.1 FOR BRICK VENEER ATTACHMENT.

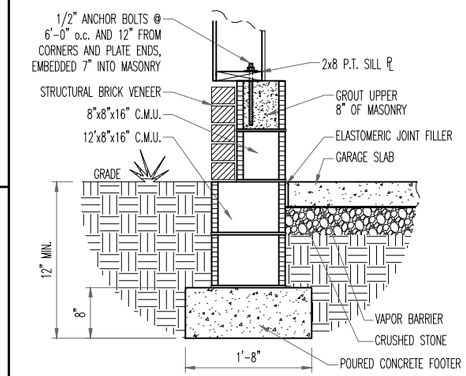


D D1.1 TYP. BRICK WRAP FOOTER w/ PARALLEL FLOOR JOISTS

NOTE: REFER TO MASONRY NOTES ON SHEET ON.1 FOR BRICK VENEER ATTACHMENT.

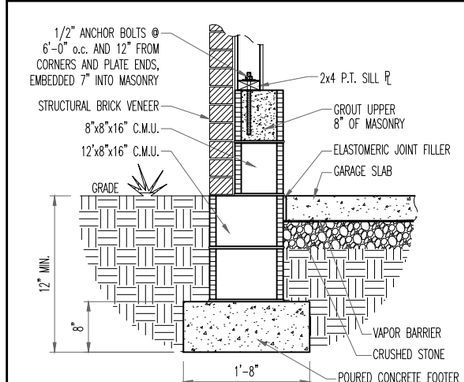


N D1.1 TYP. FAUX STONE FOOTER OR SIDING W/O BRICK SKIRT w/ PARALLEL FLOOR JOISTS



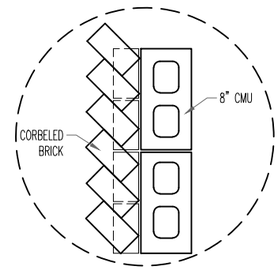
H D1.1 TYP. GARAGE SECTION w/ FRAME WRAP

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



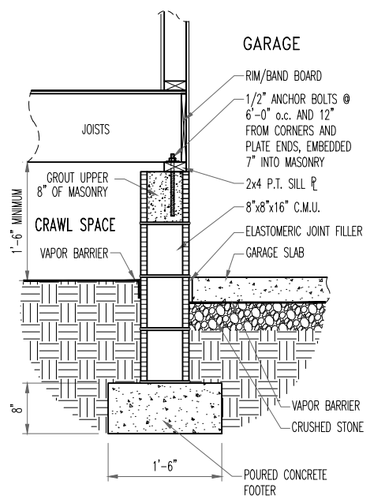
J D1.1 TYP. GARAGE SECTION w/ BRICK WRAP

NOTE: REFER TO MASONRY NOTES ON SHEET ON.1 FOR BRICK VENEER ATTACHMENT.

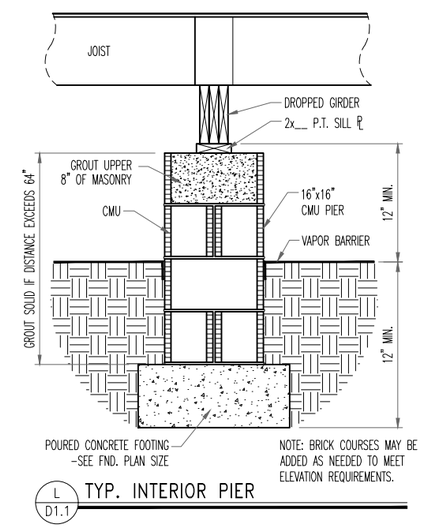


G D1.1 TYP. CORBELED BRICK AT PORCH

PLAN VIEW



K D1.1 TYP. INTERIOR GARAGE WALL



L D1.1 TYP. INTERIOR PIER

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:13:56 PM

Drees HOMES

Drees Homes
7701 Six Forks Road, Suite 132, Raleigh, NC 27615 PH:(919) 844-9288

STD. DETAIL SHEET

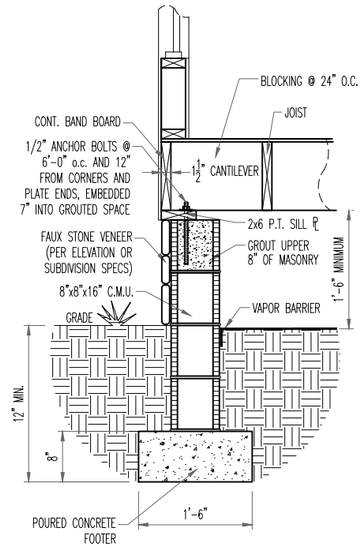
REGION: RALEIGH

Std. By:	ALL
Chk. By:	ARC
Std. Date:	08/19/09
Date of	

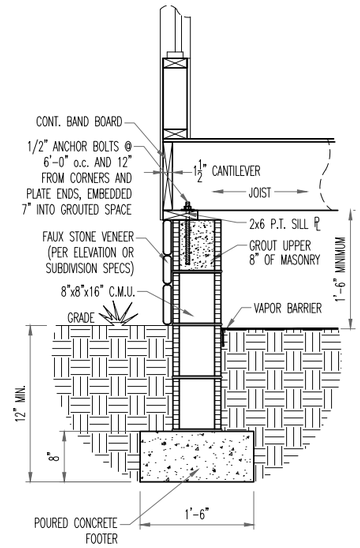
Sheet Description: FOUNDATION DETAILS

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

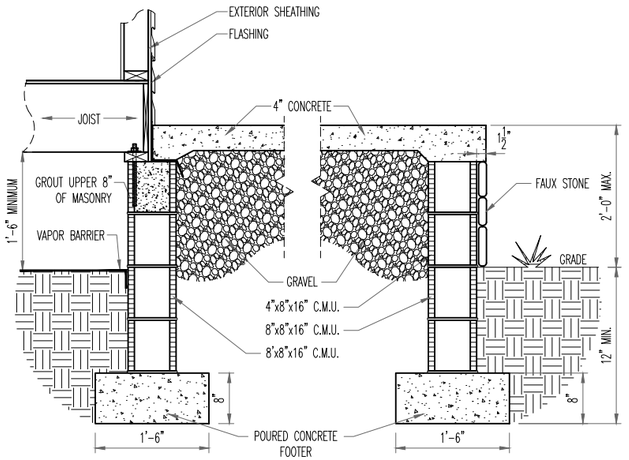
Sheet No. D1.1



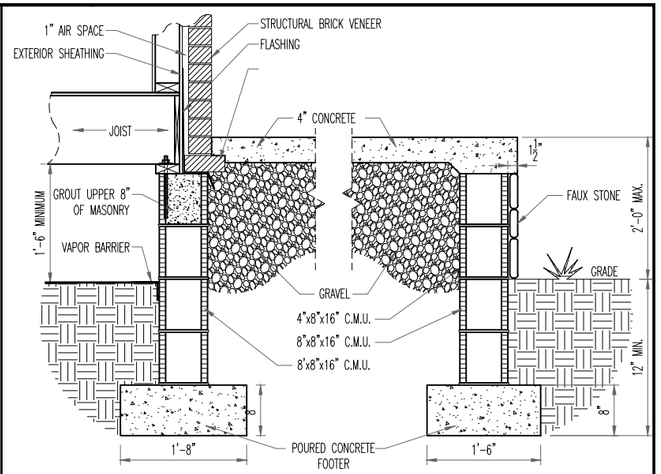
A D1.2 TYP. FAUX STONE SKIRT FOOTER w/ PARALLEL FLOOR JOISTS



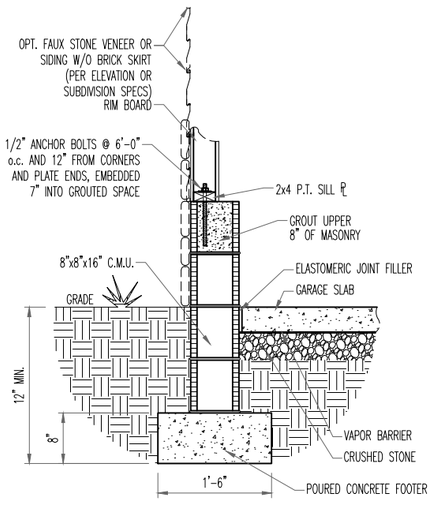
B D1.2 TYP. FAUX STONE SKIRT FOOTER w/ PERPENDICULAR FLOOR JOISTS



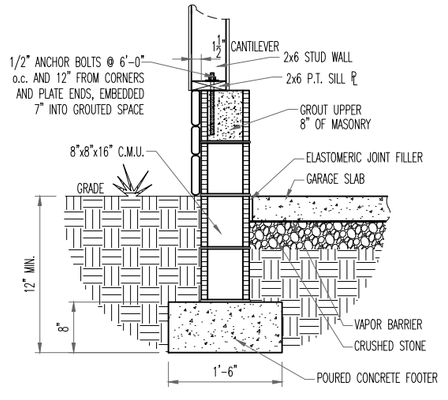
C D1.2 TYP. FAUX STONE SKIRT TYP. PORCH SECTION w/ FRAME WRAP



D D1.2 TYP. FAUX STONE SKIRT TYP. PORCH SECTION w/ BRICK WRAP



E D1.2 TYP. FAUX STONE FOOTER OR SIDING w/o BRICK SKIRT TYP. GARAGE SECTION w/ FRAME WRAP



F D1.2 TYP. FAUX STONE SKIRT TYP. GARAGE SECTION w/ FRAME WRAP

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:13:56 PM

Drees HOMES

Drees Homes
7701 Six Forks Road, Suite 132, Raleigh, NC 27615 Ph:(919) 844-9288

STD. DETAIL SHEET

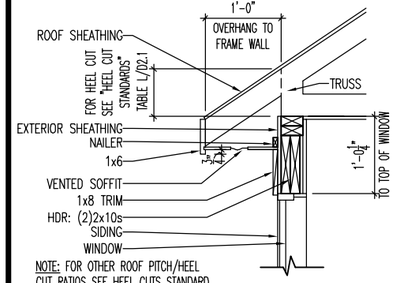
REGION: RALEIGH

Std. By:	ALL
Chk. By:	ARC
Std. Date:	08/19/09
Date of	

Sheet Description: FOUNDATION DETAILS

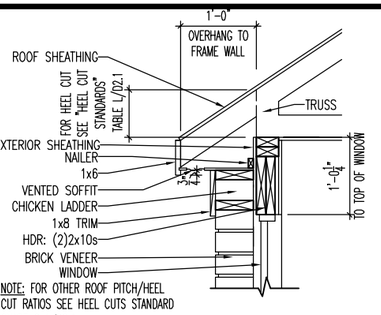
RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:14pm

Sheet No. D1.2



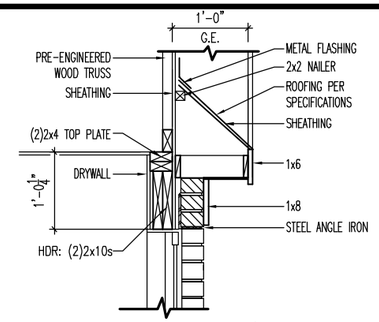
SOFFIT & HEADER DETAIL FRAME WRAP

A D2.1 SCALE: 1/2" = 1'-0"



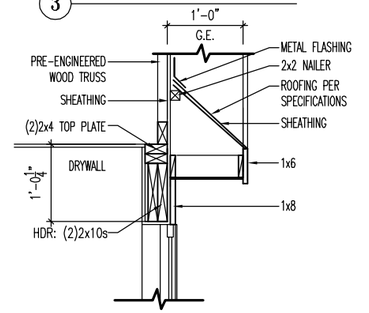
SOFFIT & HEADER DETAIL BRICK WRAP

E D2.1 SCALE: 1/2" = 1'-0"



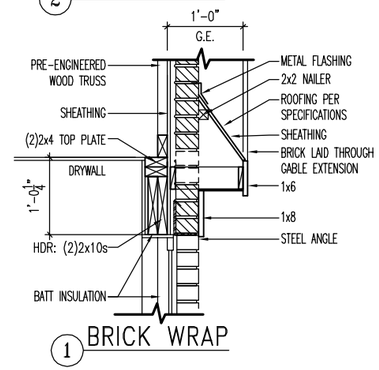
BRICKWRAP W/ FRAMEWRAP ABOVE

3



FRAME WRAP

2

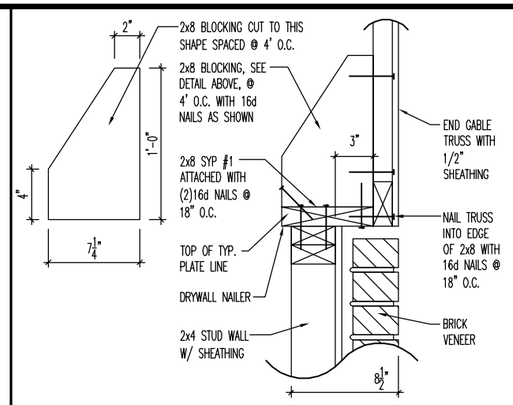


BRICK WRAP

1

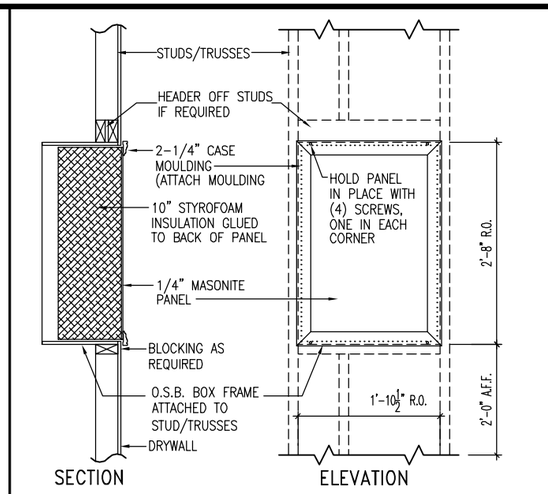
GABLE RETURN DETAIL

I D2.1 SCALE: 1/2" = 1'-0"



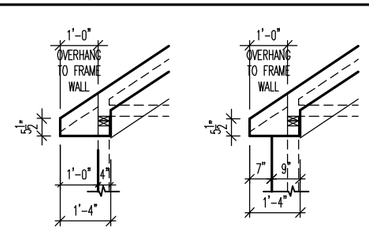
CANTILEVERED TRUSS DETAIL

K D2.1 SCALE: 1" = 1'-0"



WALL ATTIC ACCESS

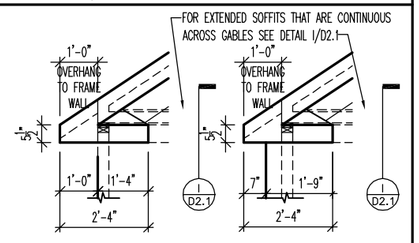
N D2.1 SCALE: 1/2" = 1'-0"



FRAME WRAP BRICK WRAP

OVERHANG SOFFIT DETAILS

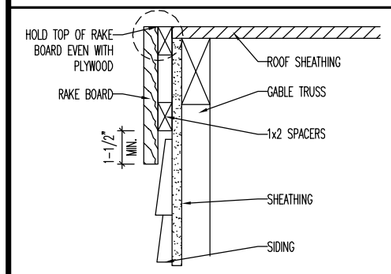
B D2.1 SCALE: 1/4" = 1'-0"



FRAME WRAP BRICK WRAP

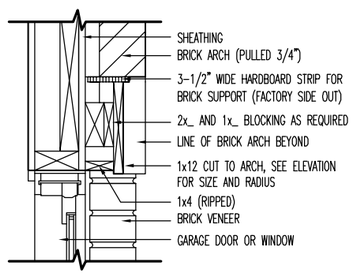
EXTENDED SOFFIT DETAILS

F D2.1 SCALE: 1/4" = 1'-0"



RAKE W/ SIDING W/O GABLE EXTENSION

C D2.1 SCALE: 1-1/2" = 1'-0"

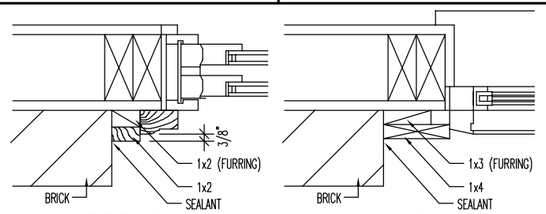


BRICK ARCH DETAIL

G D2.1 SCALE: 1" = 1'-0"

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"

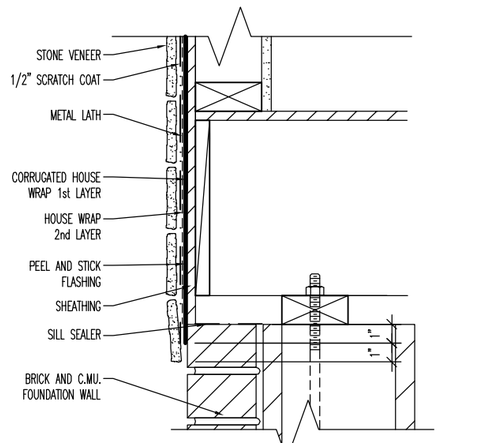
L D2.1



WOOD ONLY VINYL ONLY

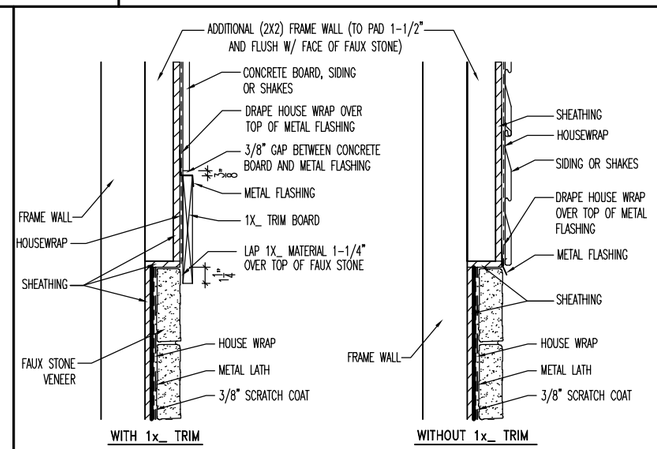
WINDOW TRIM DETAILS

H D2.1 SCALE: 1-1/2" = 1'-0"



FAUX STONE VENEER FLASHING DETAIL

M D2.1 SCALE: 1 1/2" = 1'-0"



SHAKES, SIDING, OR STUCCO BOARD ABOVE CULTURED STONE

O D2.1 SCALE: 1" = 1'-0"

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:13:56 PM

Drees HOMES SM

Drees Homes
7701 Six Forks Road, Suite 132, Raleigh, NC 27615 PH:(919) 844-9288

STD. DETAIL SHEET

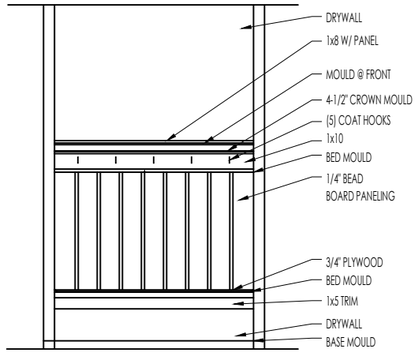
REGION: RALEIGH

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

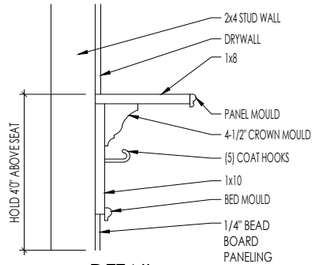
Sheet Description: FRAMING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No. D2.1

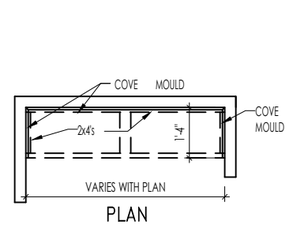


ELEVATION

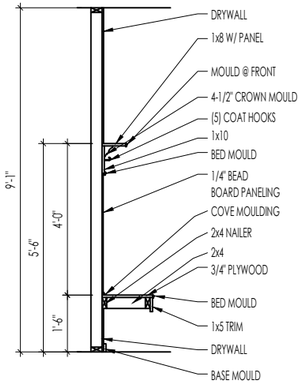


DETAIL

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



PLAN



SECTION

F
D2.2

BENCH SEAT DETAILS

SCALE: AS NOTED

NORTH CAROLINA
REGISTERED
SEAL
12648
ARCHITECT
AMANDA K. SZOKE

The Drees Company
03/13/2025 2:13:56 PM

SHEET NO. D2.2

DRAWN BY: ARCH

DATE OF DETAIL: 01/27/15

LAST REVISION: Jan 10, 2023 - 1:47pm

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

Drees HOMES SM

M D2.4 SLAT SHUTTER DETAIL

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

H D2.4 SINGLE TRAY CEILING DETAIL

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

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

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03/13/2025 2:13:56 PM

SHEET NO. D2.4

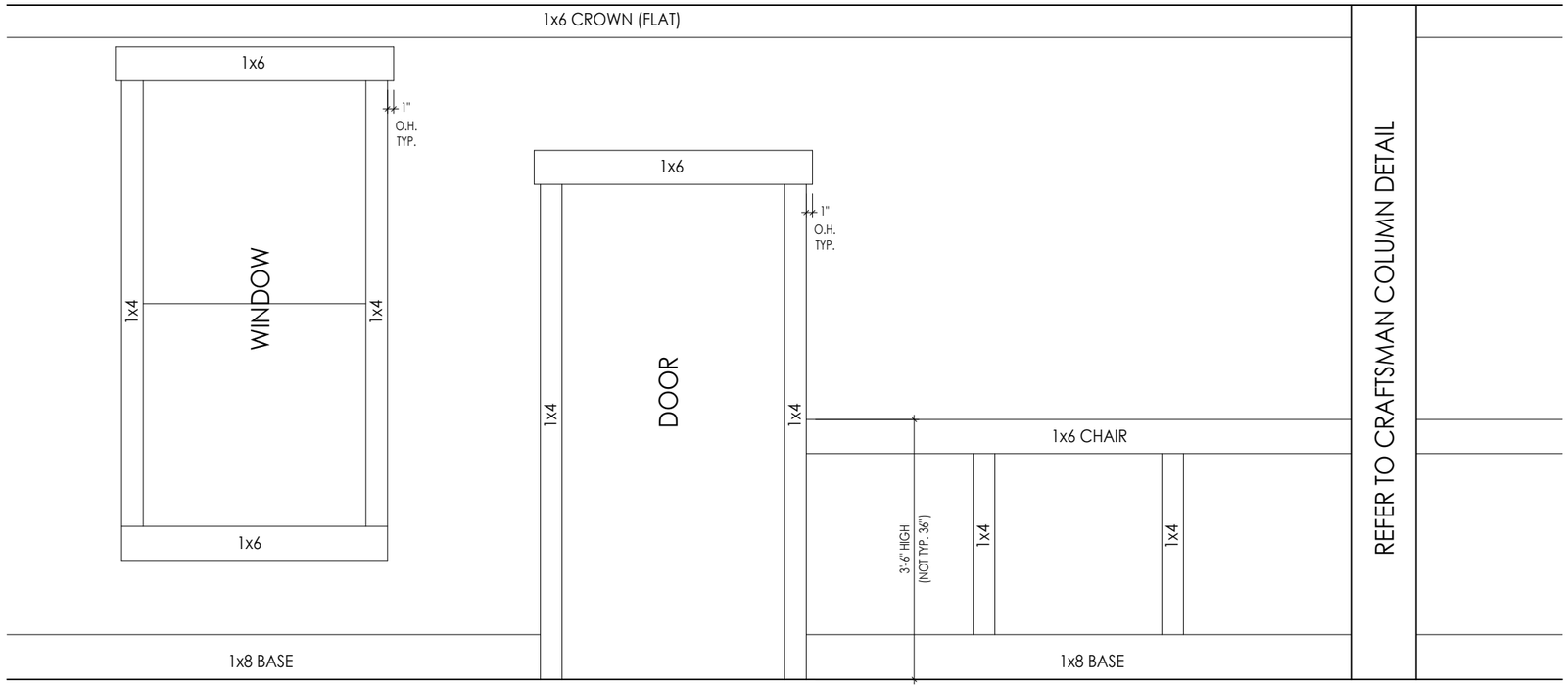
DRAWN BY: ARCH

DATE OF DETAIL: 01/27/15

LAST REVISION: Jan 10, 2023 - 1:46pm

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

Drees HOMES SM



A
D2.5 CRAFTSMAN STYLE INTERIOR TRIM PACKAGE - ELEVATION
SCALE: 1/2" = 1'-0"

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

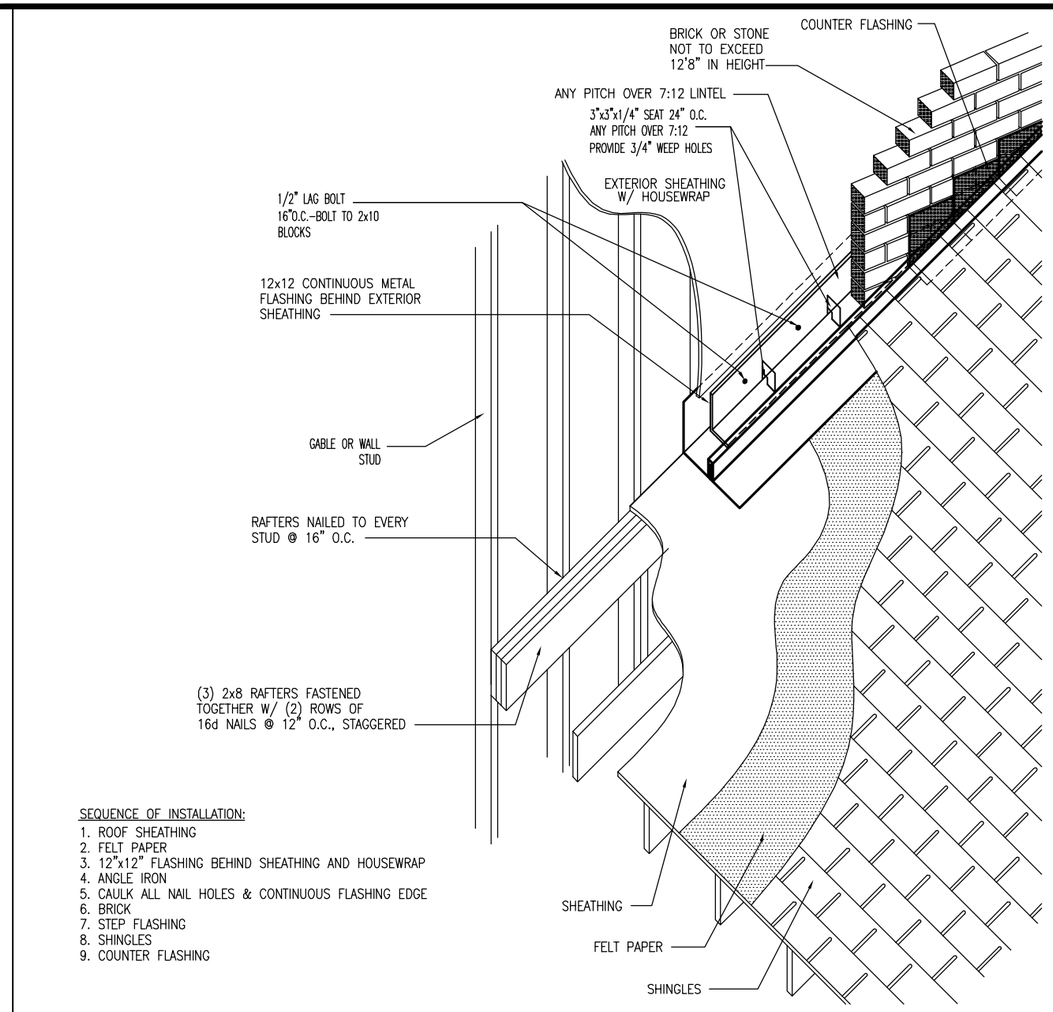
The Drees Company
03/13/2025 2:13:56 PM

SHEET NO. D2.5

DRAWN BY: ARCH
DATE OF DETAIL: 01/27/15
LAST REVISION: Jan 10, 2023 - 8:34am

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

Drees HOMES SM

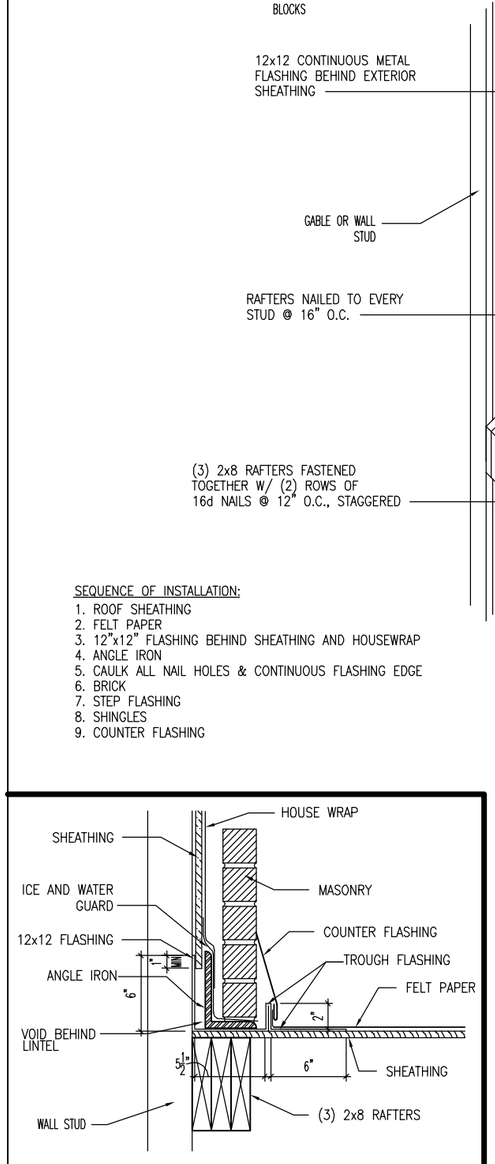


SEQUENCE OF INSTALLATION:

1. ROOF SHEATHING
2. FELT PAPER
3. 12"x12" FLASHING BEHIND SHEATHING AND HOUSEWRAP
4. ANGLE IRON
5. CAULK ALL NAIL HOLES & CONTINUOUS FLASHING EDGE
6. BRICK
7. STEP FLASHING
8. SHINGLES
9. COUNTER FLASHING

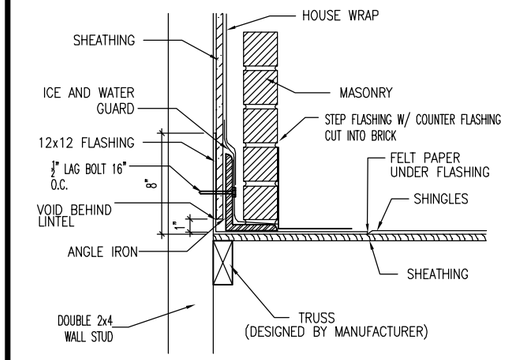
A D2.7 MASONRY OVER ROOF DETAIL W/ COMMON FRAMING

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



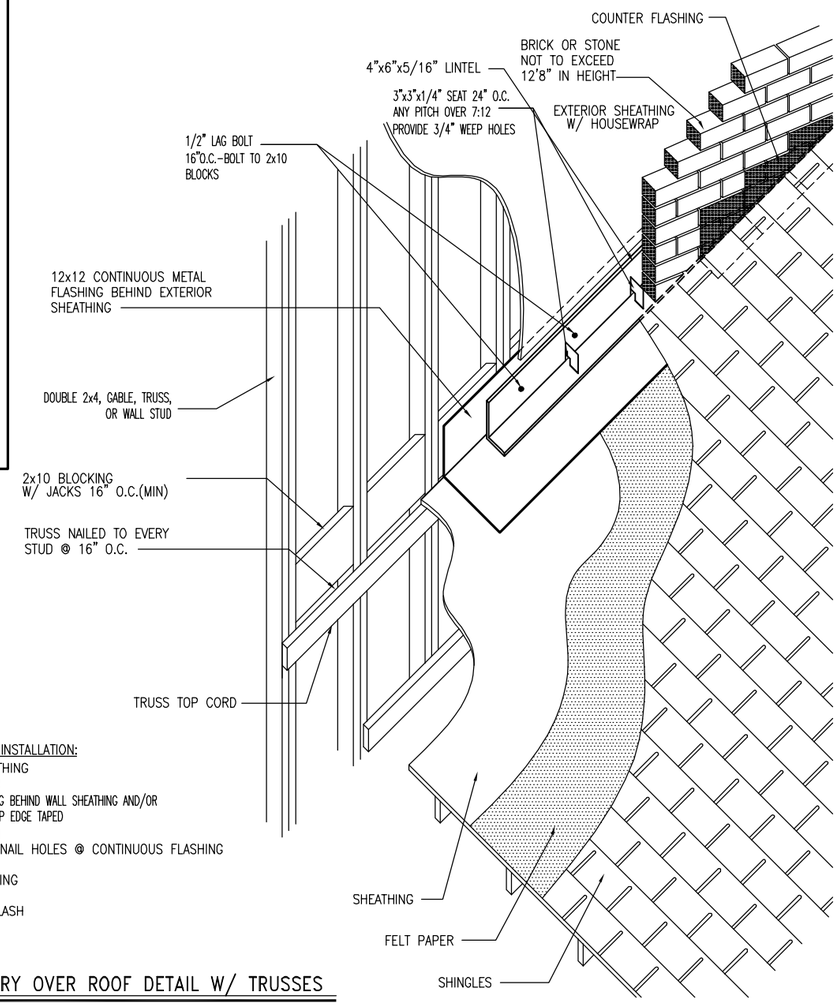
C D2.7 ROOF FLASHING @ BRICK WALL

SCALE: 1" = 1'-0"



D D2.7 ROOF FLASHING @ BRICK WALL

SCALE: 1" = 1'-0"



SEQUENCE OF INSTALLATION:

1. ROOF SHEATHING
2. FELT PAPER
3. 12"x12" FLASHING BEHIND WALL SHEATHING AND/OR HOUSEWRAP; TOP EDGE TAPED
4. ANGLE IRON
5. CAULK ALL NAIL HOLES @ CONTINUOUS FLASHING
6. BRICK
7. STEP FLASHING
8. SHINGLES
9. COUNTER FLASH

B D2.7 MASONRY OVER ROOF DETAIL W/ TRUSSES

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

The Drees Company
03/13/2025 2:13:56 PM

Drees HOMES SM

Drees Homes
7701 Six Forks Road, Suite 132, Raleigh, NC 27615 PH:(919) 844-9288

STD. DETAIL SHEET

REGION: RALEIGH

Std. By:	DWW
Chk. By:	ARC
Std. Date:	1.9.07
Date of Last Rev:	09/27/06 BRG

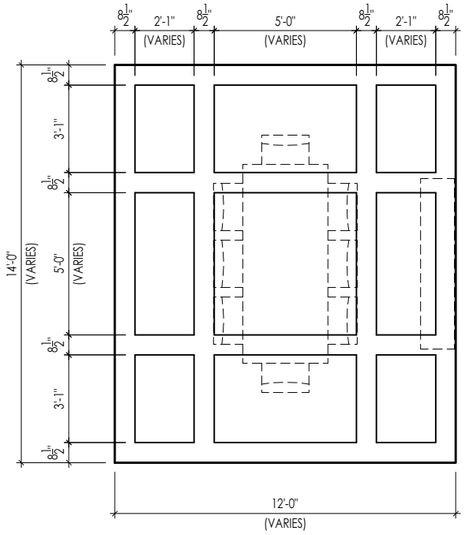
Sheet Description: BRICK OVER ROOF DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

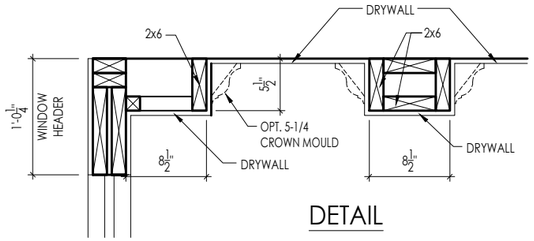
RALIEGH - D-SHEETS.dwg Jul 05, 2013 - 4:13pm

Sheet No. D2.7

SECTION



TYPICAL PLAN

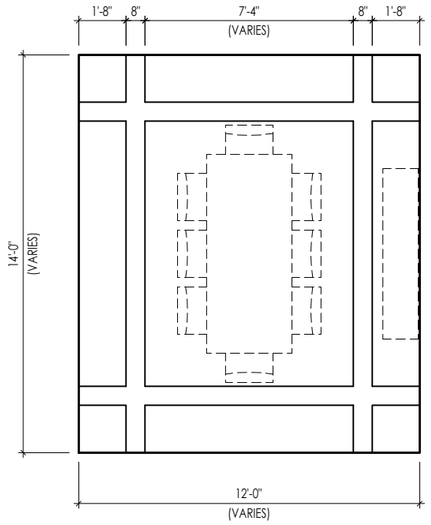


DETAIL

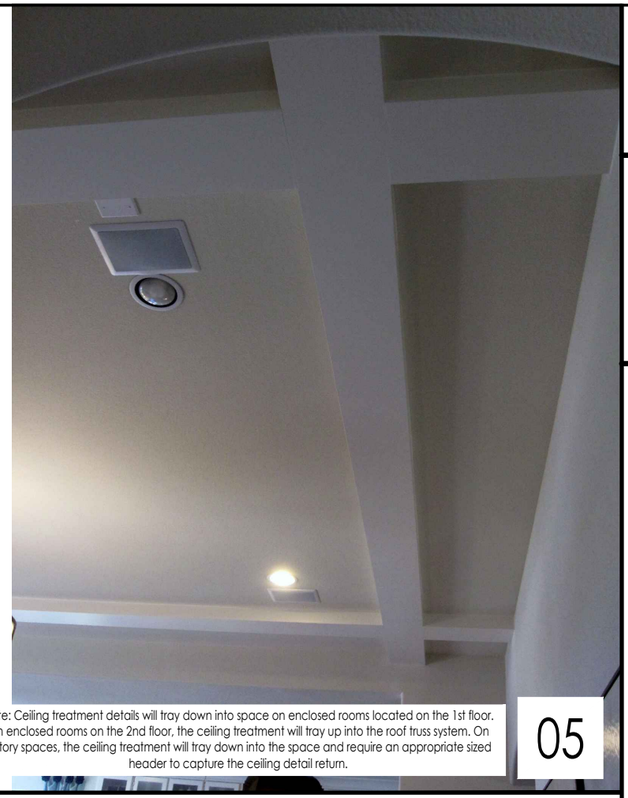
Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

01

SECTION

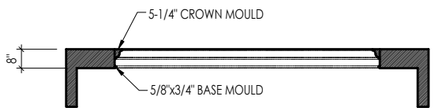


TYPICAL PLAN

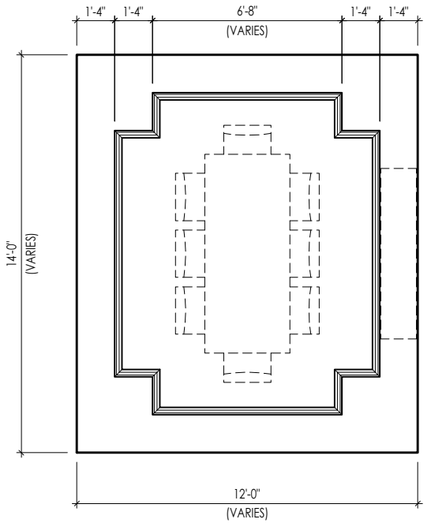


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

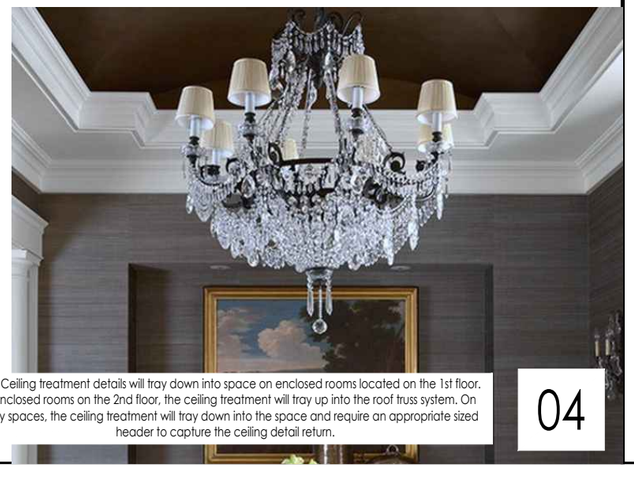
05



SECTION

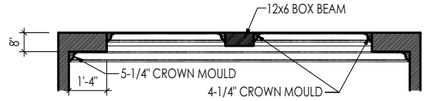


TYPICAL PLAN

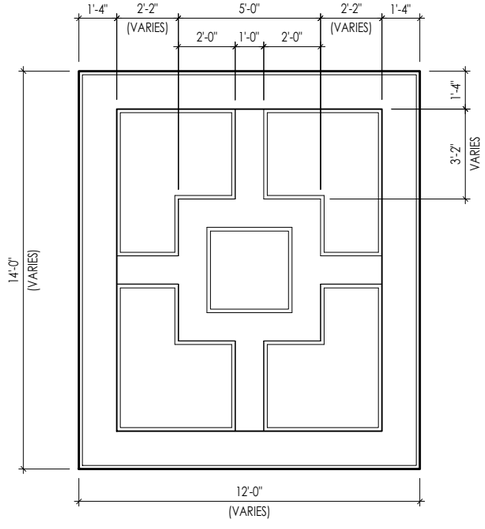


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

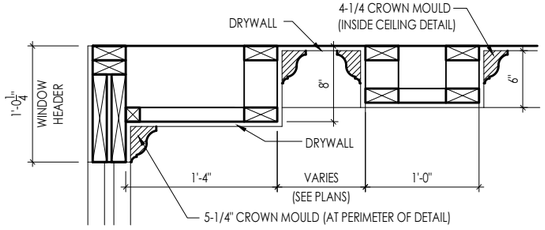
04



SECTION



TYPICAL PLAN



DETAIL

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:13:56 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

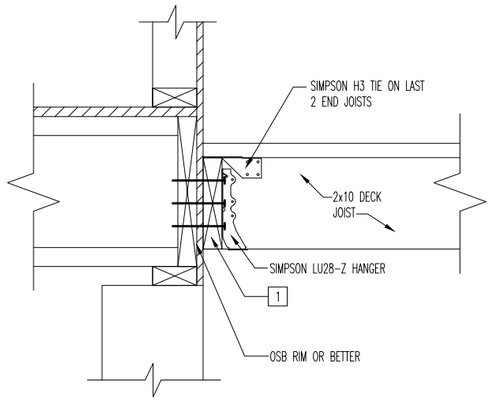
SHEET NO. D4.1

DRAWN BY: BLC
DATE OF DETAIL: 01/27/15
LAST REVISION: Jan 10, 2023 - 1:42pm

CEILING TREATMENTS

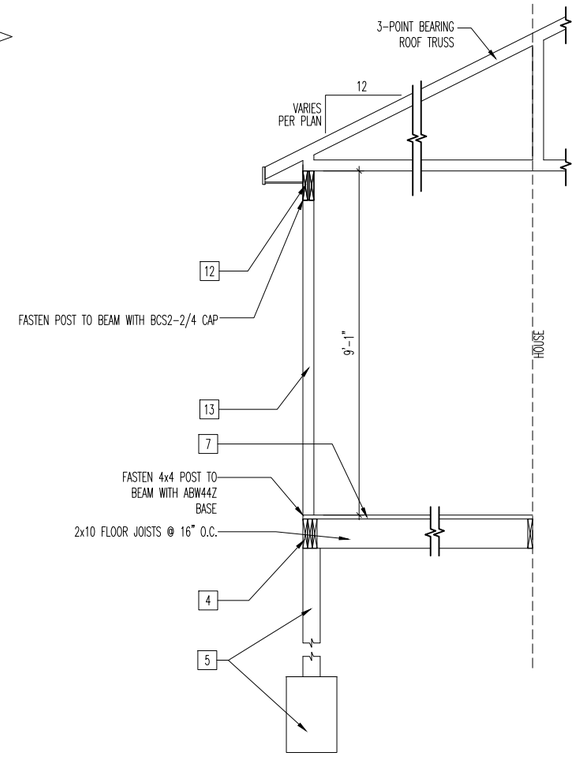
SCALE: AS NOTED

Drees HOMES SM



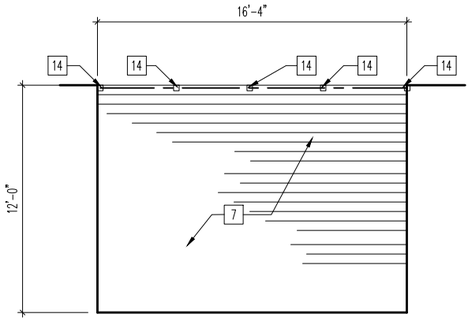
LEDGER CONNECTION TO HOUSE

SCALE: 1" = 1'-0"



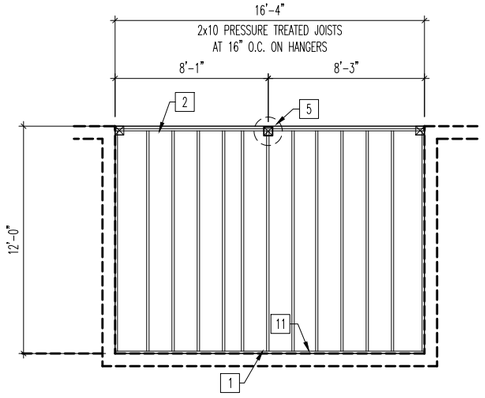
A D7.1 BUILDING SECTION

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



PLAN LAYOUT

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



FOUNDATION & JOIST LAYOUT

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

General Notes

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. SEE SHEET 4.01 FOR DECK LOCATION. FIELD DETERMINE LOCATION & NUMBER OF STAIRS.
3. ALL DECK JOISTS AND BEAMS TO BE SYP#2 PRESSURE TREATED OR BETTER.
4. ALL FASTENERS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
5. GUARDRAIL & STEPS BY BUILDER.

Key Notes

1. 2x10 P.T. LEDGER FASTENED TO RIM w/ 1/4"x3-1/2" LONG SIMPSON SDS SCREWS @ 6" o.c., STAGGERED
2. BEAM: (2)2x10s
3. DOUBLE JOIST
4. 2x10 RIM BOARD
5. 6x6 PRESSURE TREATED POSTS ON 22" DIAMETER SONOTUBE FOOTING, TYP. FOOTING DEPTH TO RUN 12" MIN. BELOW FINISHED GRADE
6. (2)2x10 END JOIST
7. 5/4 DECKING
8. FLAT 2x6 BRACE. FASTEN TO UNDERSIDE OF JOISTS W/ (2)10d NAILS IN EACH JOIST.
9. LUS28-2Z @ END JOIST
10. FASTEN LAST TWO END JOISTS ON EACH SIDE OF DECK TO LEDGER W/SIMPSON H3 TIE.
11. LU28-Z @ INTERIOR DECK JOISTS
12. (2)2x10 PERIMETER BEAM WITH 1/2" FILLER (OSB OR PLYWOOD)
13. 4x4 PRESSURE TREATED POST W/SIMPSON BCS2-2/4 CAP & ABW44Z BASE, (TYP.)
14. 4x4 PRESSURE TREATED POST OR (2)2x4 POST (LOCATE JOISTS UNDER POST)
15. 2x12 RIDGE PLATE
16. (2)2x4 BEAM POCKET
17.
18.
19.
20.

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:13:57 PM

Drees HOMES

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

STANDARD SCREENED-IN DECK DETAILS

Std. Drawn By:	AKS
Std. Chk. By:	MATT G.
Std. Date:	08/21/12
Date of Last Rev:	REV_DATE

Sheet Description: SCALE: VARIES

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

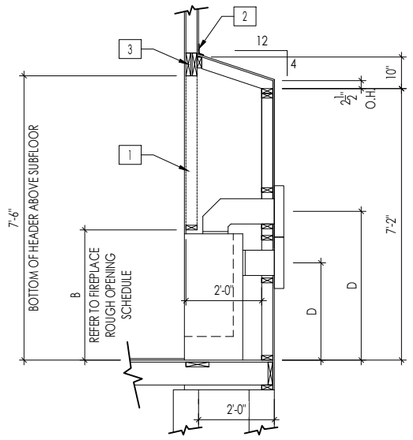
Contract Drawn By:	DWG_BY
Phone #:	DWG_PH
Coordinator's Name:	COORD_NM
Coordinator's Phone #:	COORD_PH

Original Site Specific Dwg. & Effective Change Order Date: CT_DT

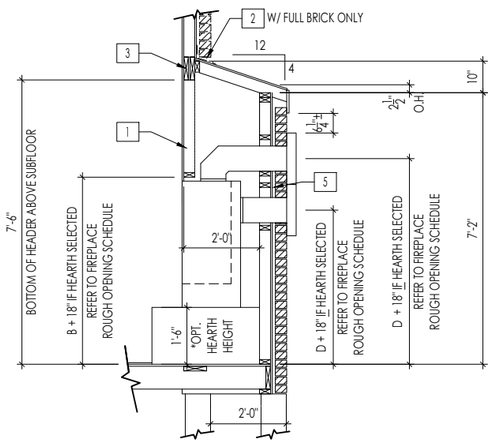
Raleigh - Deck Details.dwg Mar 13, 2025 - 2:11pm

Subdivision:	SUB_NM
Job #:	JOB_NM
Customer Name:	CUS_NM
Job Address:	JOB_AD

Sheet No. D7.1



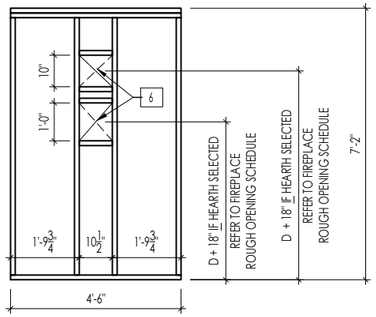
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

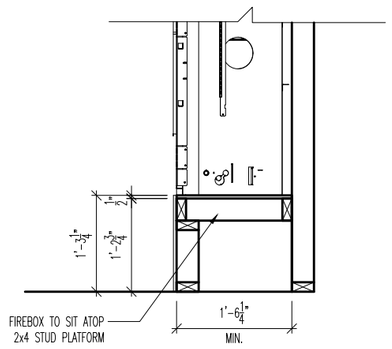
SCALE: 1/4" = 1'-0"



WITH HEARTH

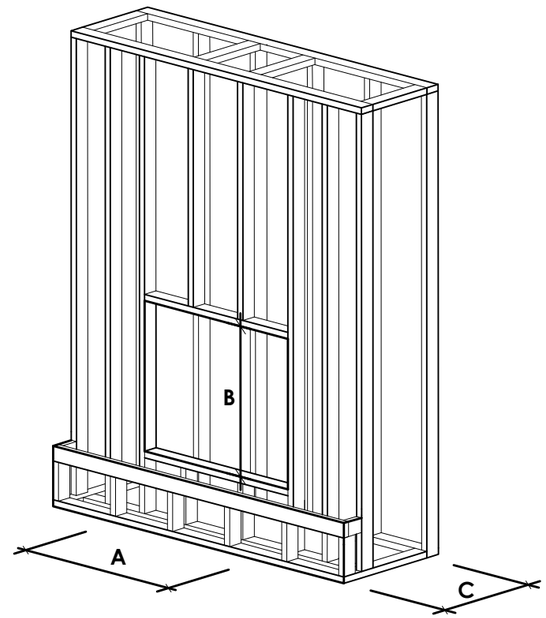
DIRECT VENT REAR WALL FRAMING

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



RAVE FIREPLACE PLATFORM DETAIL

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



NOTE:
PROVIDE OSB SHEATHING WHEN STONE VENEER SELECTED

FIREPLACE ROUGH OPENING SCHEDULE

FIREPLACE MANUFACTURER	MODEL	A (FIREBOX REQUIRED WIDTH)	B (FIREBOX REQUIRED HEIGHT) *ADD 18" W/ OPT. HEARTH	C (FIREBOX REQUIRED DEPTH - INTERIOR REAR WALL TO FRONT EXTERIOR WALL)	D (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

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. VERIFY FIREPLACE MODEL AND HEARTH SELECTION WITH CUSTOMER'S SELECTIONS.

Key Notes

1. FUTURE FRAMING FOR F.P. OPENING AFTER INSULATION HAS BEEN INSTALLED IN EXT. WALLS
2. FLASHING
3. HEADER PER PLAN
4.
5. 1" AIRSPACE
6. BOX OUT FOR FLUE (REFER TO SELECTIONS FOR FIREPLACE AND OPENING HEIGHT)

NORTH CAROLINA REGISTERED SEAL 12648 ARCHITECT AMANDA K. SZOKE

The Drees Company
03/13/2025 2:13:57 PM

Drees HOMES

The Drees Company
211 Grandview Drive Fort Mitchell, Kentucky 41017 PH:(859) 578-4200

FIREPLACE DETAILS

Std. Drawn By:	MRPH
Std. Date:	02.29.20
Date of Last Rev:	7.10.2023

Sheet Description: FIREPLACE DETAIL — SCALE: VARIES

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

Sheet No. F-1

LAST REVISED 3/18/13

RALEIGH WINDOW SCHEDULE

* MEETS EMERGENCY ESCAPE & RESCUE OPENING REQUIREMENTS

Drees General Callout	Window Type	MI Windows and Doors Capitol Series			
		Call No.	Rough Opening	Call No.	Rough Opening
1660	SINGLE/DOUBLE HUNG	CW3500 1/8 x 6/0	20" x 60-1/4"		
1670	SINGLE/DOUBLE HUNG	CW3500 1/8 x 7/0	20" x 84"		
1860	SINGLE/DOUBLE HUNG	CW3500 1/8 x 6/0	20" x 60-1/4"		
2030	SINGLE/DOUBLE HUNG	CW3500 2/0 x 3/0	24" x 36"		
2040	SINGLE/DOUBLE HUNG	CW3500 2/0 x 4/0	24" x 48"		
2050	SINGLE/DOUBLE HUNG	CW3500 2/0 x 5/0	24" x 60-1/4"		
2060	SINGLE/DOUBLE HUNG	CW3500 2/0 x 6/0	24" x 72"		
2070	SINGLE/DOUBLE HUNG	CW3500 2/0 x 7/0	24" x 84"		
2430	SINGLE/DOUBLE HUNG	CW3500 2/4 x 3/0	28" x 36"		
2440	SINGLE/DOUBLE HUNG	CW3500 2/4 x 4/0	28" x 48"		
2450	SINGLE/DOUBLE HUNG	CW3500 2/4 x 5/0	28" x 60-1/4"		
2460	SINGLE/DOUBLE HUNG	CW3500 2/4 x 6/0	28" x 72"		
2830	SINGLE/DOUBLE HUNG	CW3500 2/8 x 3/0	32" x 36"		
2840	SINGLE/DOUBLE HUNG	CW3500 2/8 x 4/0	32" x 48"		
2850	SINGLE/DOUBLE HUNG	CW3500 2/8 x 5/0	32" x 60-1/4"		
* 2860	SINGLE/DOUBLE HUNG	CW3500 2/8 x 6/0	32" x 72"		
3030	SINGLE/DOUBLE HUNG	CW3500 3/0 x 3/0	36-1/4" x 36"		
3040	SINGLE/DOUBLE HUNG	CW3500 3/0 x 4/0	36-1/4" x 48"		
* 3050	SINGLE/DOUBLE HUNG	CW3500 3/0 x 5/0	36-1/4" x 60-1/4"		
* 3060	SINGLE/DOUBLE HUNG	CW3500 3/0 x 6/0	36-1/4" x 72"		
* 3070	SINGLE/DOUBLE HUNG	CW3500 3/0 x 7/0	36-1/4" x 84"		
* 3470	SINGLE/DOUBLE HUNG	CW3500 3/4 x 7/0	40" x 84"		
1050 FIXED		910T 5/0 x 1/0	59-5/8" x 11-1/2"		
1640 FIXED		910T 4/0 x 1/8	47-1/4" x 19-1/2"		
2020 FIXED		CW3500 2/0 x 2/0	24" x 24"		
2030 FIXED		CW3500SL 2/0 x 3/0	24" x 36"		
2040 FIXED		CW3500SL 2/0 x 4/0	24" x 48"		
2050 FIXED		CW3500SL 2/0 x 5/0	24" x 60-1/4"		
2816 FIXED		910TSL 2/6 x 1/8	29-1/4" x 19-1/2"		
2860 FIXED		CW3500 3/0 x 6/0	36" x 72"		
3016 FIXED		910TSL 3/0 x 1/8	35-1/4" x 19-1/2"		
3020 FIXED		910TSL 3/0 x 2/0	35-1/4" x 23-1/2"		
3030 FIXED		CW3500P 3/0 x 3/0	36-1/4" x 36"		
3040 FIXED		CW3500P 3/0 x 4/0	36-1/4" x 48"		
3050 FIXED		CW3500P 3/0 x 5/0	36-1/4" x 60-1/4"		
3060 FIXED		CW3500P 3/0 x 6/0	36-1/4" x 72"		
3070 FIXED		CW3500P 3/0 x 7/0	36-1/4" x 84"		
4010 FIXED		910T 4/0 x 1/0	47-1/4" x 11-1/2"		
4020 FIXED		910T 4/0 x 2/0	47-1/4" x 23-1/2"		
4030 FIXED		CW3500P 4/0 x 3/0	48" x 36"		
4040 FIXED		CW3500P 4/0 x 4/0	48" x 48"		
4044 FIXED		CW3500P 4/0 x 4/4	48" x 52"		
4050 FIXED		CW3500P 4/0 x 5/0	48" x 60-1/4"		
4060 FIXED		CW3500P 4/0 x 6/0	48" x 72"		
4070 FIXED		CW3500P 4/0 x 7/0	48" x 84"		
5030 FIXED		CW3500P 5/0 x 3/0	60" x 36"		
5040 FIXED		CW3500P 5/0 x 4/0	60" x 48"		
5060 FIXED		CW3500P 5/0 x 6/0	60" x 72"		
5070 FIXED		CW3500P 5/0 x 7/0	60" x 84"		
6020 FIXED		910T 6/0 x 2/0	71-5/8" x 23-1/2"		
6050 FIXED		CW3500P 6/0 x 5/0	72" x 60-1/4"		
6060 FIXED		CW3500P 6/0 x 6/0	72" x 72"		
3'-0" HALF ROUND		CW3500 3/0 HC	36-1/4"		
4'-0" HALF ROUND		CW3500 3/0 HC	48"		
5'-0" HALF ROUND		CW3500 3/0 HC	60"		
2020 OCTAGON		CW3500 2/0 OCT	24"		
2'-4" QUARTER ROUND		CW3500 2/4 QC	28"		
3'-0" QUARTER ROUND		CW3500 3/0 QC	36-1/4"		

Drees General Callout				
	Call No.	Rough Opening	Call No.	Rough Opening

Drees HOMES SM

Drees Homes
7701 Six Forks Road, Suite 132, Raleigh, NC 27615 PH:(919) 844-9288

Sheet Description:

WINDOW SCHEDULE

.

Sheet No.

SC-01

MOULDED MILLWORK SCHEDULE

LAST REVISED 11/22/17

HEADERS

Drees General Callout	Nuwood	Fypon
ARCHED HEADER D1	H8xxEFR	N/A
ARCHED HEADER D1K	H8xxEFKR	N/A
ARCHED HEADER D2	H8xxEFTR	N/A
ARCHED HEADER D2K	H8xxEFTKR	N/A
ARCHED HEADER D3	AH10xx	WCHSEGxxX10
ARCHED HEADER D3K	N/A	WCHSEGxxX10K
ARCHED HEADER D4	AR5xx	ARxxX6M
ARCHED HEADER D4K	AR5xxK	ARxxX6MK
ARCHED HEADER D5	AR10xxEC	ARxxX6METAR6C
ARCHED HEADER D5K	AR10xxECK	ARxxX6METAR6CK
ARCHED HEADER D6	AR10xxC	ARxxX10MC
ARCHED HEADER D6K	AR10xxCK	ARxxX10MCK
ARCHED HEADER D7K	H7xxEF-4K	N/A
ARCHED HEADER D8	AR14xxC	ARxxX14MC
ARCHED HEADER D8K	AR14xxCK	ARxxX14MCK
ARCHED HEADER D9	H9xxE	WCHARSxx13
CROSSHEAD A1	H9xx	WCHxxX9N
CROSSHEAD A1K	H9xxK	WCHxxX9NK
CROSSHEAD B1	H14xxBT	WCHxxX14BT
CROSSHEAD B1K	H14xxBTK	WCHxxX14BTK
CROSSHEAD B2	H12xx	WCHxxX12
CROSSHEAD B2K	H12xxK	WCHxxX12K
CROSSHEAD C1	H18xxBT	WCHxxX14BT
CROSSHEAD C1K	H18xxBTK	WCHxxX14BTK
CROSSHEAD C2	H18xxBT-PA	LDCHxxX18
CROSSHEAD C2K	H18xxBTK-PA	LDCHxxX18K
CROSSHEAD Z-E1-HDR	Z-E1-HDR	Z-E1-HDR
CROSSHEAD Z-E2-HDR	Z-E2-HDR	Z-E2-HDR
CROSSHEAD Z-E3-HDR	Z-E3-HDR	Z-E3-HDR
CROSSHEAD Z-E3-ARCHHDR	Z-E3-ARCHHDR	Z-E3-ARCHHDR
CROSSHEAD Z-E3-CLHDR	Z-E3-CLHDR	Z-E3-CLHDR
CROSSHEAD Z-E5-HDR	Z-E5-HDR	Z-E5-HDR
WINDOW HEADER A1	H6xx	WCHxxX6
WINDOW HEADER A1K	H6xxK	WCHxxX6K
WINDOW HEADER B1	H9xx-2	WCHxxX9N
WINDOW HEADER B1K	H9xx-2K	WCHxxX9NK
WINDOW HEADER B2	H9xxBT	WCHxxX10NBT
WINDOW HEADER B2K	H9xxBTK	WCHxxX10NBTK
WINDOW HEADER C1	H9xx	CCAxxX10
WINDOW HEADER C1K	H9xxK	CCAxxX10K
WINDOW HEADER C2	H9xxT	WCHxxX9T
WINDOW HEADER C2K	H9xxTK	WCHxxX9TK
WINDOW HEADER C3	H12xxBT	WCHxxX10BT
WINDOW HEADER C3K	H12xxBTK	WCHxxX10BTK
WINDOW HEADER C4	H14xxBT	WCHxxX14BT
WINDOW HEADER D1	H7xxF-4	N/A
WINDOW HEADER D1K	H7xxF-4K	N/A
WINDOW HEADER D2K	H9xxK-1	N/A
WINDOW HEADER Z-W1	Z-W1	Z-W1
WINDOW HEADER Z-W3	Z-W3	Z-W3
WINDOW HEADER Z-W3K	Z-W3K	Z-W3K
WINDOW HEADER Z-W3D	Z-W3D	Z-W3D
WINDOW HEADER Z-W4	Z-W4	Z-W4
WINDOW HEADER Z-W4K	Z-W4K	Z-W4K

PILASTERS

Drees General Callout	Nuwood	Fypon
FLUTED PILASTER A1	PL7xxF	PIL7Xxx
FLUTED PILASTER B1	PL9xxF	PIL9Xxx
FLUTED PILASTER C1	PL11xxFM	PIL11Xxx
PANEL PILASTER A2	PL7xxP	PIL7XxxDP
PANEL PILASTER B2	PL9xxP	PIL9XxxDP
PANEL PILASTER C2	PL11xxPM	PIL11XxxDP
PILASTER D1	M311-9	PIL10XxxA
PILASTER D2	M323-9	N/A
PILASTER Z-E1-PIL	Z-E1-PIL	Z-E1-PIL
PILASTER Z-E2-PIL	Z-E2-PIL	Z-E2-PIL
PILASTER Z-E3-PIL	Z-E3-PIL	Z-E3-PIL
PILASTER Z-PIL-EXT	Z-PIL-EXT	Z-PIL-EXT
PLAIN PILASTER A3	PL7xxS	PIL7XxxP
PLAIN PILASTER B3	PL9xxS	PIL9XxxP
PLAIN PILASTER C3	PL11xxS	PIL11XxxP
PLINTH D1	PF10	ADD "P" TO END OF PILASTER
PLINTH D2	P14.5	N/A

LOUVERS

Drees General Callout	Nuwood	Fypon	Mid-America
CATHEDRAL LOUVER D1	CLV1224	CLV12X24	--
CATHEDRAL LOUVER D1T	CLV1224TRIM4	CLV12X24X4F	--
CATHEDRAL LOUVER D2	CLV1432	CLV14X32	--
CATHEDRAL LOUVER D2T	CLV1432TRIM4	CLV14X32X4F	00 44 1422
CATHEDRAL LOUVER D3	CLV2232	CLV22X32	--
CATHEDRAL LOUVER D3T	CLV2232TRIM4	CLV22X32X4F	--
HALF CIRCLE LOUVER D1	HRLV32	HRLV32X16	--
HALF CIRCLE LOUVER D1T	HRLV32TRIM4	HRLV32X4F	--
HALF CIRCLE LOUVER D2	HRLV36	HRLV36X18	--
HALF CIRCLE LOUVER D2T	HRLV36TRIM4	HRLV36X4F	00 43 2234
OCTAGONAL LOUVER D1	OLV24	OLV24	--
OCTAGONAL LOUVER D12	OLV24TRIM4	OLV24X4F	--
OVAL LOUVER D1	OLV2537	OLV37X25	--
OVAL LOUVER D1T	OLV2537TRIM4	OLV37X25X4F	--
RECTANGUAR LOUVER D1	LV1224V	LV12X24	00 45 1218
RECTANGUAR LOUVER D1T	LV1224VTRIM4	LV12X24-4F	00 45 1218
RECTANGUAR LOUVER D2	LV1636V	LV16X36	--
RECTANGUAR LOUVER D2T	LV1636VTRIM4	LV16X36-4F	--
RECTANGUAR LOUVER D3	LV2436V	LV24X36	--
RECTANGUAR LOUVER D3T	LV2436VTRIM4	LV24X36-4F	--
RECTANGUAR LOUVER D4	LV2424V	LV24X24	--
RECTANGUAR LOUVER D4T	LV2424VTRIM4	LV24X24-4F	--
ROUND LOUVER D1	RLV18	RLV18	--
ROUND LOUVER D1T	RLV18TRIM4	RLV18X4F	--
ROUND LOUVER D2	RLV22	RLV22	--
ROUND LOUVER D2T	RLV22TRIM4	RLV22X4F	--
TRIANGULAR LOUVER D1	--	TRLVxxX36	00 47 0x0x

BRACKETS

Drees General Callout	Nuwood	Fypon
EXTERIOR BRACKET D1	BR437	N/A
EXTERIOR BRACKET D2	DB102	DTLB6X4X6
EXTERIOR BRACKET D3	BR304 (7" WIDE)	BKT24X24X7
EXTERIOR BRACKET D4	BR455	N/A
EXTERIOR BRACKET D5	BR300-1	BKT12X12X6
EXTERIOR BRACKET D6	BR300	BKT12X12
EXTERIOR BRACKET D7	BR409	BKT16X18X3
EXTERIOR BRACKET D8	BR413	DTLB5X5X3
EXTERIOR BRACKET D9	TBD	BKT11X20
EXTERIOR BRACKET D10	TBD	BKT12X24X3
EXTERIOR BRACKET D11	BR435	BKT25X27
EXTERIOR BRACKET D12	BR404	BKT16X30X4
EXTERIOR BRACKET D13	BR23.13x10.13x5.5	N/A
GABLE BRACKET D1	TBD	DTLB6X4X6R(OR L)PITCH
GABLE BRACKET D2	BR423-x:12	BKT5X20
GABLE BRACKET D3	BR424-x:12	BKT5X20 (CUT 2" PROJECTION)

MOULDINGS

Drees General Callout	Nuwood	Fypon
BAND MOULD D1	M210-16	MLD612-12
BAND MOULD D2	M301-16	MLD220-16
BARGE MOULD D1	WM210	WM210
CASE MOULD D1	M320-16	MLD226-16
CASE MOULD D2	N/A	MLD244-12
CROWN MOULD D1	M404-16	MLD572-16
DENTIL MOULD D1	M105-16	MLD310-16
DENTIL MOULD D2	M108-8	MLD353-8
HALF ROUND MOULD D1	N/A	MLD605-12
PANEL MOULD D1	M310-8 OR 16	MLD612-12

PEDIMENTS / COMBO HEADERS

Drees General Callout	Nuwood	Fypon
BROW COMBO D1	BCxx	CSAPxx
PEAK PEDIMENT D1	Pxx-4 (6:12)	PCPxx
PEAK PEDIMENT Z-E1-PED	Z-E1-PED	Z-E1-PED
PEAKED COMBO D1	PCxx-4	CPCPxx
RAMS HEAD PEDIMENT D1	Rxx	RHPxx00
ROUND PEDIMENT D1	Bxx-4	PSPxx
SUNRISE COMBO D1	SCxx-4	CSPxx
VICTORIAN PEDIMENT D1	VPxx	DVPxx w/ SWDHxxXxx

WINDOW DECORATION

Drees General Callout	Nuwood	Fypon
HALF CIRCLE SUNBURST D1	SPxxxx	SWDHxxXxx
PALLADIAN WINDOW D1	H9AR10-xx xx" FL/FR	ARxxX10MFLxxx
PALLADIAN WINDOW D1K	H9AR10-xxK xx" FL/FR	ARxxX10MFLxxx with K10TM
PALLADIAN WINDOW D2	H9AR10SPxxxx	ARxxX10MFLxxx with SWDHxxXxx
PALLADIAN WINDOW D2K	H9AR10SPxxxxK	ARxxX10MFLxxx with SWDHxxXxx and K10TM
PEAKED CAP HEADER D1	N/A	CHPCxxX15
PLAIN SEGMENT D1	SPxxxxP	PSPxx
SEGMENT SUNBURST D1	SPxxxx	SWDHxxXxx

ACCESSORIES

Drees General Callout	Nuwood	Fypon
GABLE D1	PGDx12	GPA (width X height)
KEYSTONE D1	KY14F-3	KY14
KEYSTONE D2	KYHM9F	K9M
WREATH D1	N/A	WAB34

Drees HOMES

Sheet Description:

MOULDED MILLWORK SCHEDULE

Sheet No.

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