



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 7765-2003

Redraws

[illegible]

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

RESIDENCE FOR:			
JOHNSTON			
--			
TOBACCO ROAD			
Job Number: TBRD-0148-00	Drawing Date: 3/6/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:			Drawn By:
the SEBASTIAN			GLP
			Series:
			--
			Plan No.:
			--

 Drees HOMES SM	Sheet Information	<div style="font-size: 48pt; font-weight: bold;">0C.1</div> <div style="text-align: center;"> Cover Sheet Elevation "B" </div>
7701 SIX FORKS ROAD, SUITE 132, RALEIGH, NC. 27615 PHONE: (919) 844-9288		

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:

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

Design Solution:

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

Reason For Modification:
1. Xxxxx
2. Xxxxx
3. Xxxxx
4. Xxxxx

Comments:
1. Xxxxx
2. Xxxxx
3. Xxxxx
4. Xxxxx

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 90" HIGH
- 16"x16" PIERS: HOLLOW MASONRY UP TO 64" HIGH, SOLID MASONRY UP TO 120" HIGH
- BLOCK PIERS SHOULD BE PLACED DIRECTLY ON CONCRETE FOOTINGS PER PLAN. THEY SHOULD BE PLUMBED AND SQUARE WITHIN 1/4".
- SILL PLATES TO BE A MINIMUM OF 2x4 NOMINAL LUMBER.

FRAMING NOTES

DESIGN LOADS:
FLOORS: 40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf GARAGE FLOOR: 50 psf LIVE LOAD SEISMIC: "A" & "B"
ROOF: 18 psf LIVE LOAD + 17psf DEAD LOAD = 35 psf WIND SPEED: 120 MPH
DESIGN DEFLECTION LIMITS (BASED ON LIVE LOAD, EXCEPT MASONRY):
RAFTERS GREATER THAN 3:12 L/180 CEILINGS L/240
MASONRY VENEER L/600
NOMINAL LUMBER FLOORS: L/360
MANUFACTURED WOOD FLOORS: DESIGNED TO MINIMUM PRO RATING OF 35 (OR EQUIVALENT).
NO MORE THAN 8 POINT DIFFERENCE BETWEEN ADJACENT SPANS.
L/480 FOR SPANS UP TO 16'-0" AND NO GREATER THAN 1/2" DEFLECTION
L/600 FOR SPANS OVER 16'-0" IF SIMPLE SPAN AND NO GREATER THAN 1/2" DEFLECTION
L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. AND NO GREATER THAN 1/2" DEFLECTION

-JOIST SPACING: 19.2" o.c. MAXIMUM SPACING
DOUBLE EVERY OTHER FLOOR JOIST UNDER KITCHEN ISLANDS
INSTALL UNCOUPLING MEMBRANE IN TILE FLOOR AREAS IF 19.2" o.c. FLOOR JOIST SPACING
GLUE AND MECHANICALLY FASTEN [SCREWS] WOOD FLOOR IF 19.2" o.c. FLOOR JOIST SPACING
- MANUFACTURED WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL WOOD BEAMS AND I-JOISTS) SHALL BE FABRICATED, HANDLED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
-JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
- ALL WOOD BEAMS/HEADERS: 2x6's TO BE SPF STUD GRADE OR BETTER/ 2x8 OR LARGER TO BE SYP #2 [PER NDS 2012] OR BETTER, U.O.N.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD AND (1) 2x KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACKS REQUIRED, U.N.O. AT FLUSH OR DROPPED BEAMS, THE NUMBER OF STUDS SPECIFIED INDICATES THE TOTAL NUMBER OF STUDS REQUIRED TO SUPPORT THE BEAM.
- EXTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 16" o.c. UNLESS OTHERWISE NOTED (10'4-1/2" MAXIMUM WALL HEIGHT)
- ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, BATH, & GARAGE TO BE 2x4 SPF STUD GRADE @ 16" o.c.; ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SPF STUD GRADE @ 24" o.c. U.O.N.
- ALL WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
- PROVIDE SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS & GIRDER TRUSSES. PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED.
- SEE SELECTION SHEET FOR SIZE AND STYLE OF FIREPLACE. SEE FIREPLACE ELEVATION DETAIL FOR ADDITIONAL FRAMING REQUIREMENTS, IF ANY.
- CHECK SELECTION SHEETS FOR FLOOR COVERING AT TOP AND BOTTOM OF STAIR RISERS AND ADJUST RISERS AS REQ'D.
- PROVIDE BLOCKING AT ALL HANDRAIL TERMINATION AND BRACKET LOCATIONS.
- 20-MINUTE FIRE RATED DOOR BETWEEN GARAGE AND LIVING AREA.
- EXTERIOR WALL TO BE 2x4 SPF STUD G AT 16" o.c. UNLESS OTHERWISE NOTED (10'-0" MAXIMUM UNBRACED WALL HEIGHT).
- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STANDARD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.
- IN THE GARAGE, PROVIDE 1/2" GYP. BOARD AT ALL WALLS COMMON TO LIVING SPACE AND ALL STRUCTURAL MEMBERS SUPPORTING FLOOR/CEILING ASSEMBLY. GARAGE CEILING TO BE 1/2" S'AG RESISTANT GYP. BOARD WHEN THERE ARE NO HABITABLE SPACES ABOVE, OR 5/8" TYPE X GYP. BOARD WHEN HABITABLE SPACES ARE ABOVE.
- ALL EMERGENCY ESCAPE & RESCUE OPENINGS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR AND HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, & HAVE A MINIMUM OPENING AREA OF 5.7 S.F.
ALL DOORS TO BE 6'-8" TALL UNLESS OTHERWISE NOTED.
- ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS)
- ALL LUMBER CONTACTING CONCRETE TO BE PRESSURE TREATED.
- ALL FASTENERS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- AT STAIR HANDRAIL, ON ONE SIDE ONLY, SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE STAIRWAY, AND ENDS SHALL BE RETURNED TO A WALL OR POST. THE HANDRAIL MAY BE INTERRUPTED AT A NEWEL POST AT A TURN.
- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2-1/4" IN CROSS SECTIONAL DIMENSION.
- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 4 OR MORE RISERS, HANDRAIL HEIGHTS SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 38".
- ALL STAIRS TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH THE RISER.
- GUARDRAILS MUST BE A MINIMUM OF 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS MUST BE A MINIMUM OF 34" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.
- GUARDRAIL DESIGN TO RESIST A MINIMUM OF 200 LBS LATERAL FORCE

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

SLAB ON GRADE:
- ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS AS INDICATED ON THE DETAILS OVER MINIMUM 6 MIL. POLYETHYLENE (VISQUEEN) VAPOR BARRIER. SLABS SHALL BE REINFORCED WITH 6x6 W1.4 WWF LAPPED 8" AT EDGES AND ENDS IN CONFORMANCE WITH ASTM-A 185, OR FIBERMESS REINFORCEMENT SHALL BE USED WITH A MINIMUM FIBER LENGTH OF 1 1/2' TO 2 1/2' COMPLYING WITH ASTM C 1116. THE DOSAGE AMOUNT SHALL BE 0.75 TO 3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH 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.

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.



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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	



Drees Homes

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SCALE: N/A

Sheet Description:

GENERAL NOTES

Std. Drawn By: WLS

Std. Chk. By: ARC

Std. Date: 8/31/12

Date of Last Rev: REV_D1

House: SEBASTIAN

Series: Plan No.:

Sheet No.

ON.1

[illegible]

- 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

- 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
- 17 HOLD TOP OF CONCRETE BLOCK 8" MINIMUM ABOVE GRADE, FIELD DETERMINE 16" DIA. CONCRETE PIER TO FROST WITH 6x6 PRESSURE TREATED POST WITH SIMPSON ABW662 POST BASE AND SIMPSON BCS2-3/6 POST CAP (OR EQUIVARIANT) ON TOP FOR DROP BEAM BEARING
- 18 --
- 19 CONTINUOUS FOOTING - DROP FOUNDATION AND POUR SLAB THROUGH
- 20 --
- 21 --
- 22 --
- 23 --
- 24 --



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 - 2:33pm

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

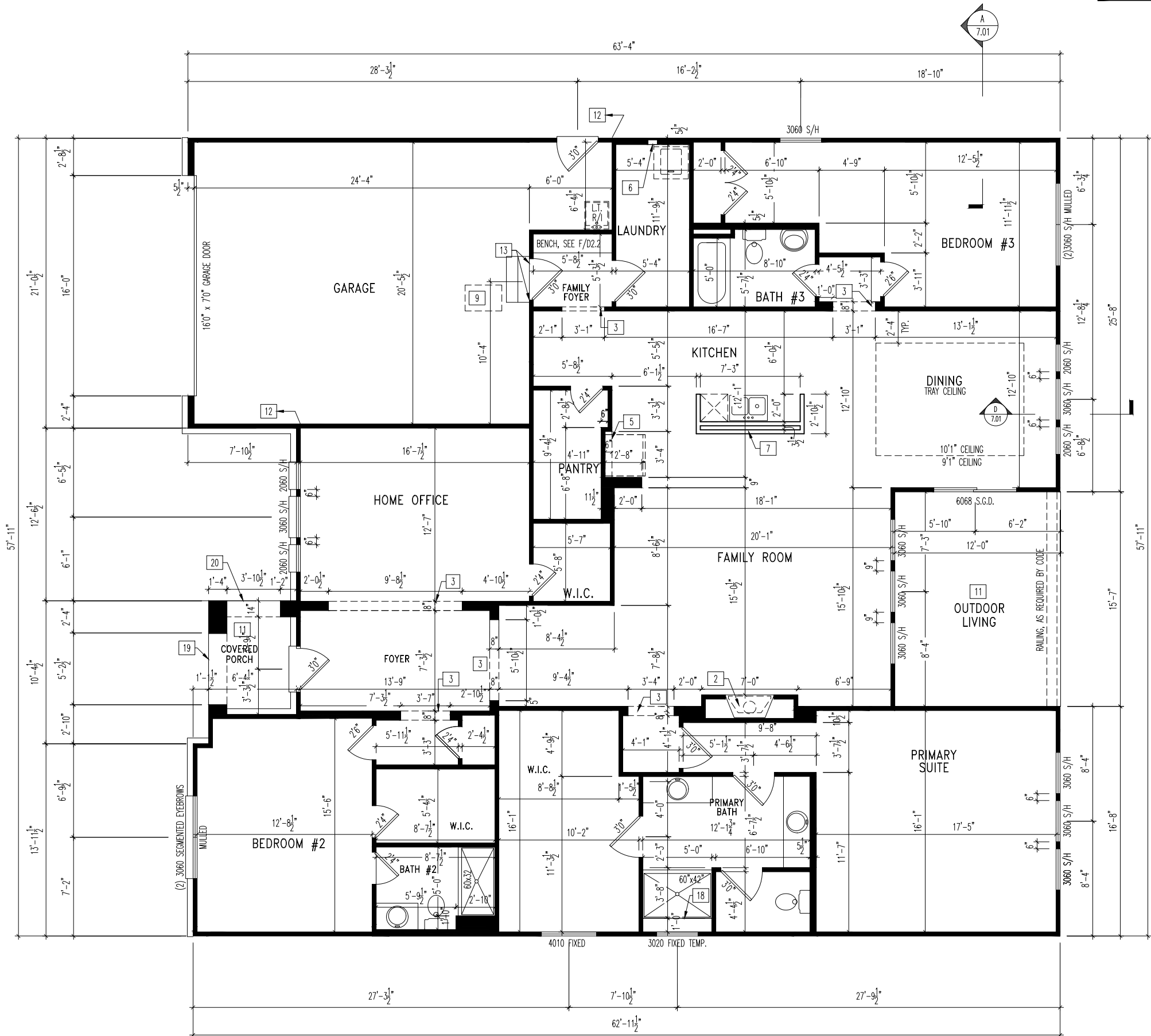
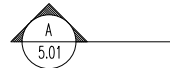
Sheet Description:

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

House: **SEBASTIAN**
Series: _____ Plan No.: _____

Sheet No.

1.01



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

General Notes

- REFER TO SHEET 01.1 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 --



The Drees Company
05/23/2025 11:36:52 AM

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 May 21, 2025 - 8:39am	

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HOMES

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

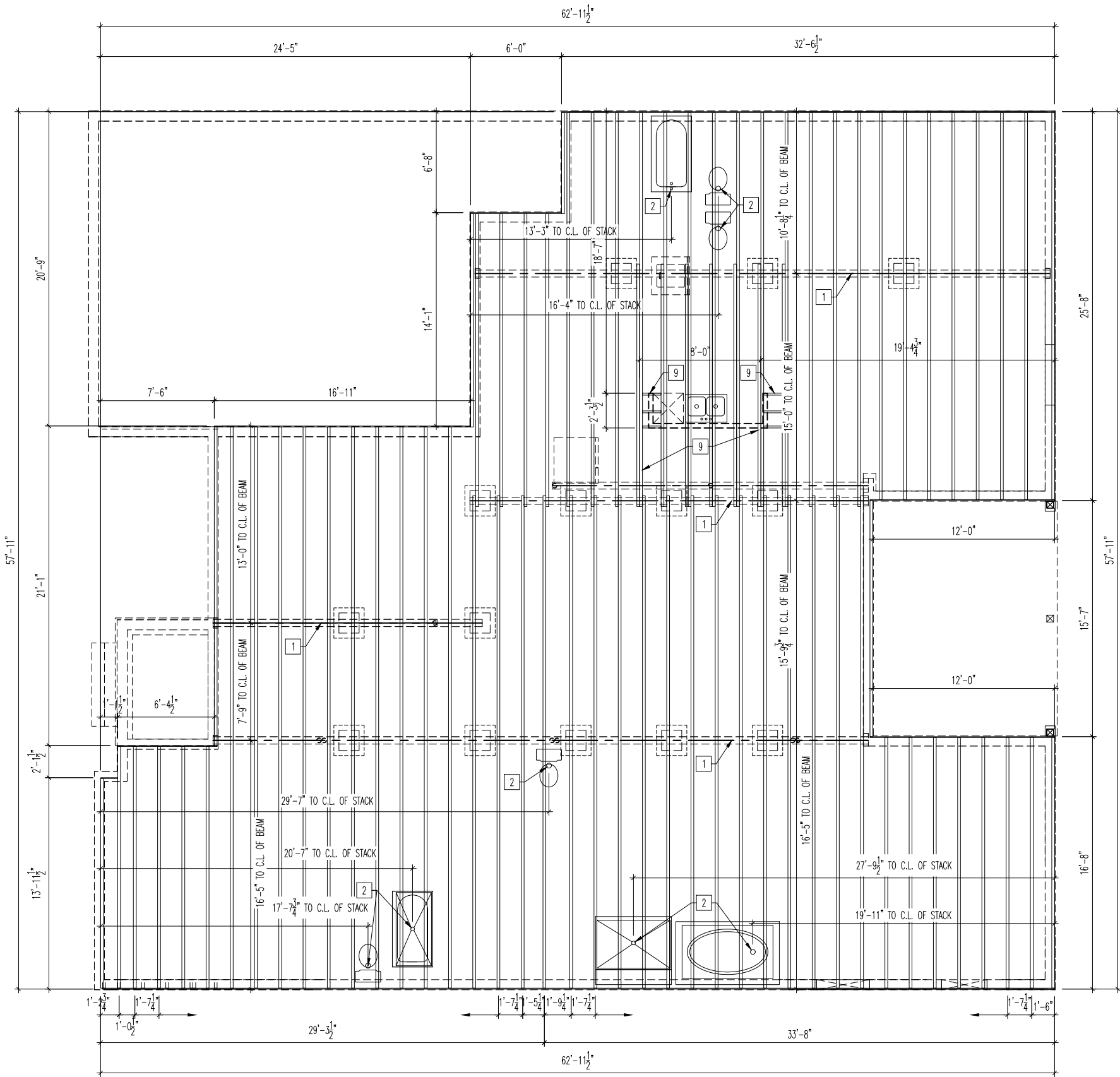
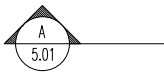
SHEET DESCRIPTION:
FIRST FLOOR FRAMING PLAN
ELEVATION "B"

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

SEBASTIAN

Sheet No.

2.01
FRAMING



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.

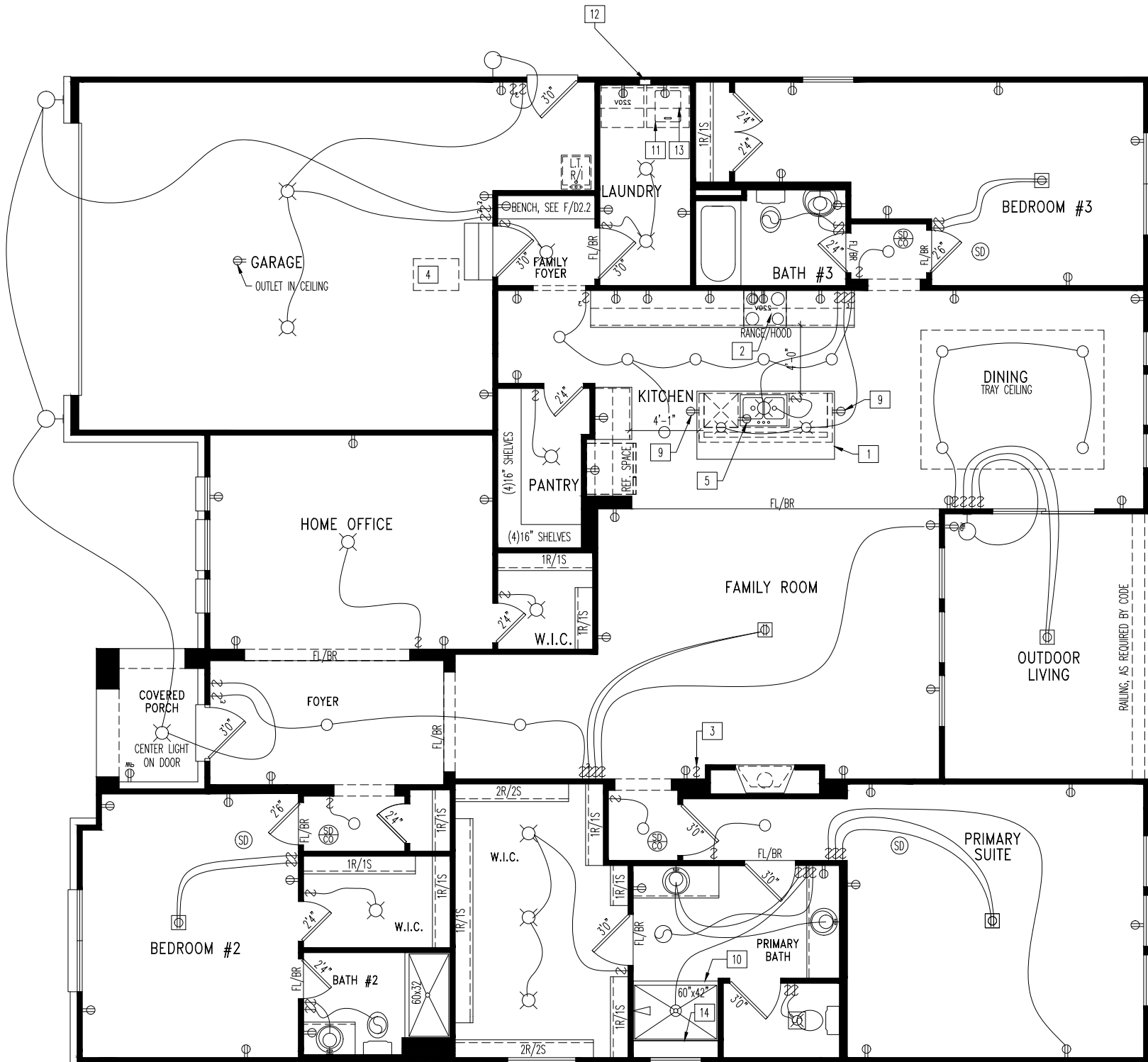
Key Notes

- 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 --
- 8 --
- 9 DOUBLE JOIST AND BLOCKING UNDER KITCHEN ISLAND
- 10 --
- 11
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- 15
- 16
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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 - 2:47pm			



General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

- 1

KITCHEN ISLAND RE: DETAIL B/7.02 FOR COUNTERTOP DETAILS
- 2

OUTLET FOR RANGE HOOD HELD HIGH
- 3

SWITCH FOR DIRECT VENT FIREPLACE
- 4

22-1/2"x32" ATTIC ACCESS
- 5

OUTLET FOR DISHWASHER LOCATED IN SINK CABINET
- 6

TO SWITCH OR LIGHT BELOW
- 7

TO LIGHT OR SWITCH ABOVE
- 8

PRE-FABRICATED FIREPLACE INSERT
- 9

HOLD OUTLET HIGH ON ISLAND
- 10

GLASS SHOWER ENCLOSURE

11

HOLD WASHER TO LEFT OF DRYER

12

TAP AND DRAIN

13

16" DEEP SHELF @ 5'7" A.F.F.

14

SHOWER SEAT INSTALLED AT 18" HIGH (SEE FRAMING NOTES FOR DETAILS)

15

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16

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17

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18

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19

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20

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Mechanical Legend

- ◀

DATA JACK
- ⊕

WALL OUTLET
- ⊕

WEATHERPROOF OUTLET
- 220

220 OUTLET
- ⊕

GROUND FAULT CIRCUIT INTERRUPT OUTLET
- ⊕

FLOOR OUTLET
- ⊕

COUNTER POP-UP OUTLET
- TV

CABLE/TELEVISION JACK
- ⚡

SINGLE POLE SWITCH
- ⚡

3-WAY SWITCH
- ⚡

4-WAY SWITCH
- SD

SMOKE DETECTOR
- SD/CO

SMOKE DETECTOR/CO DETECTOR COMBINATION
- ⊕

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

EXHAUST FAN AND LIGHT COMBINATION

⊕

FLUORESCENT LIGHT

⊕

UNDER CABINET LIGHTING

⊕

CLG. MOUNTED LIGHT FIXT.

⊕

WALL MOUNTED LIGHT FIXT.

⊕

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

⊕

DOUBLE SPOTLIGHT FIXT.

⊕

DIRECTIONAL CAN LIGHT

⊕

PIN LIGHT

⊕

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

⊕

STAIR LIGHT

⊕

CLG. MTD. EXHAUST FAN

⊕

WALL MTD. EXHAUST FAN

⊕

SHOWER HEAD

+

HOSE BIB

⊕

GAS

⊕

GAS HOOK UP

⊕

FLOOR DRAIN

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05/23/2025 11:37:01 AM

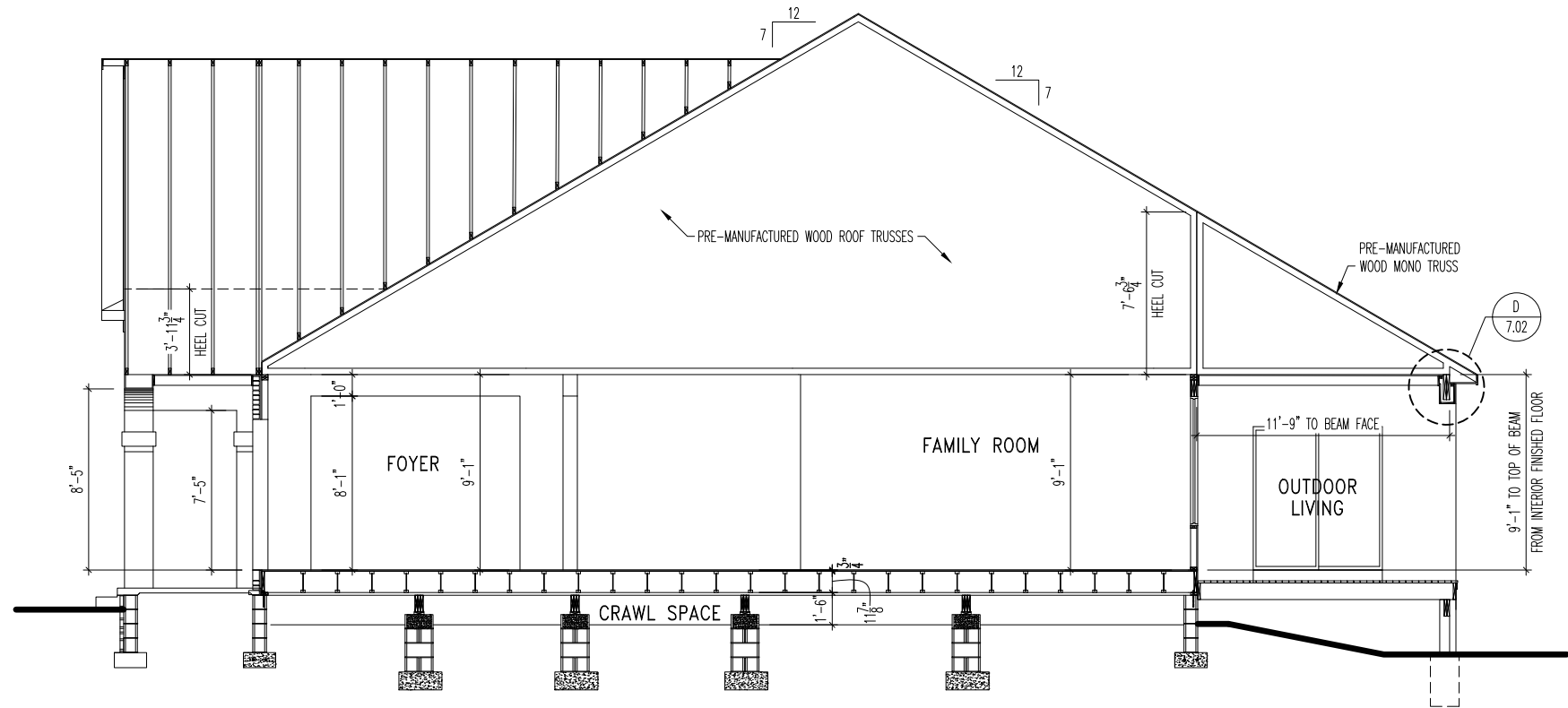
Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: ---
Contract Drawn By: GLP	Original Site Specific Dwg. & Effective Change Order Date: 3/6/25
Phone #: (859)578-4355	
Coordinator's Name: --	
Coordinator's Phone #: --	
tbrd-0148-00.dwg May 21, 2025 - 8:39am	



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Scale: 1/8" = 1'-0"	Sheet Description: FIRST FLOOR MECHANICAL PLAN ELEVATION "B"
Std. Drawn By: WJS	Std. Chk. By: ARC
Std. Date: 08/26/16	Date of 10/27/16 WJS
House: SEBASTIAN	Plan No.:

Sheet No.
4.01



A
5.01

BUILDING SECTION THRU FOYER

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

General Notes

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

Key Notes

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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	

Drees
HOMES.

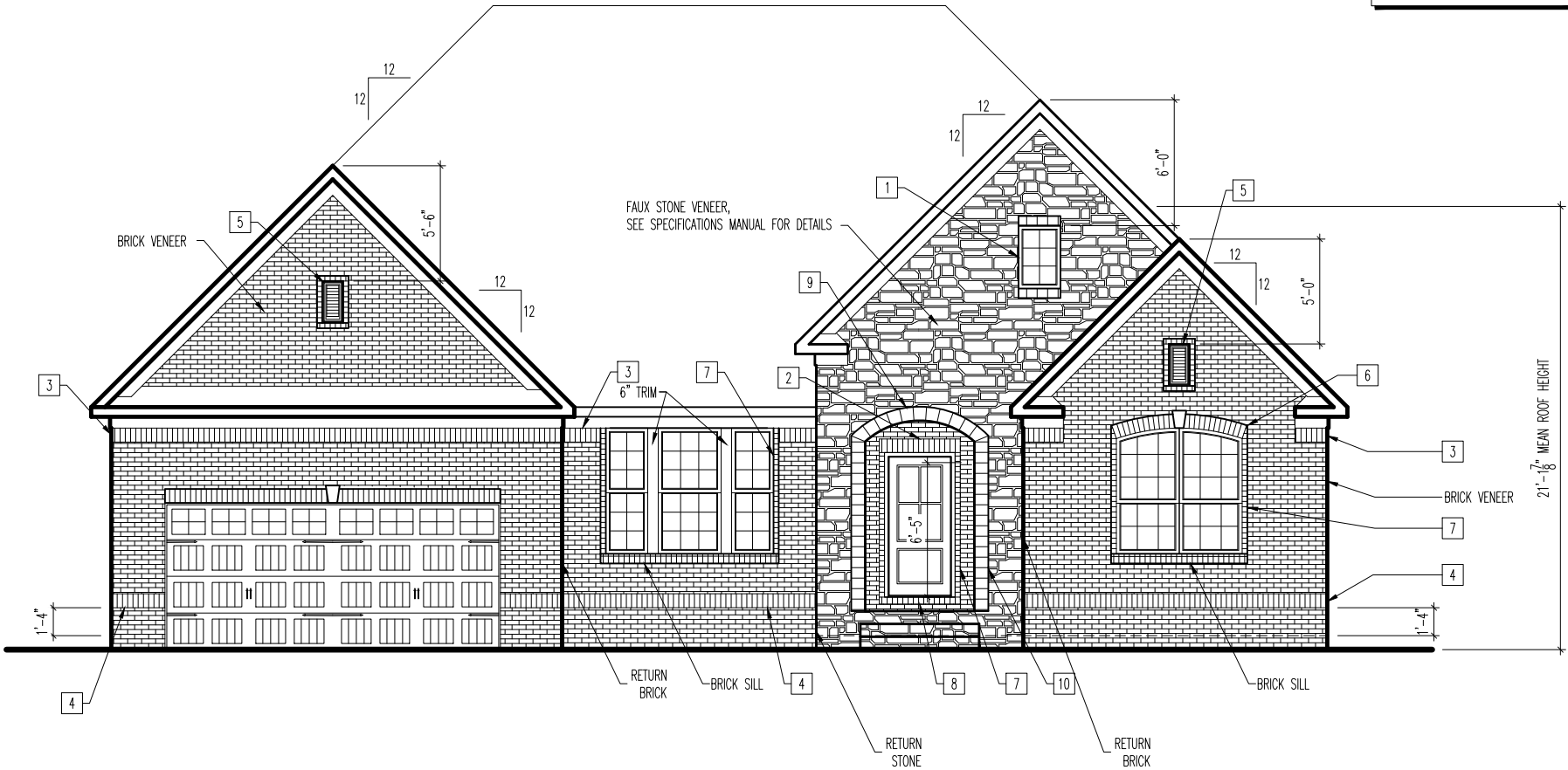
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Std. Drawn By: MJS	Sheet Description: BUILDING SECTIONS ELEVATION "B"	SCALE: 1/8" = 1'-0"
Std. Chk. By: ARC		
Std. Date: 08/26/16		
Date of 10/27/16 MJS		
Last Rev:		

SEBASTIAN	Plan No:
Series:	

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
 - 12
 - 13
 - 14
 - 15

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



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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	



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SCALE: 1/8" = 1'-0"	Sheet Description: FRONT ELEVATION "B" ELEVATION "B"
Sta. Drawn By: WJS	Sta. Chk. By: ARC
Sta. Date: 08/26/16	Sta. Date: 10/27/16
Sta. Date: 10/27/16	Sta. Date: 10/27/16
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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SEAL
12648
ARCHITECT

AMANDA K. SZOKE

North Carolina
REGISTERED
ARCHITECT

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 #:
--

tbdr-0148-00.dwg

Mar 06, 2025 - 3:49pm

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

Sheet Description:
GARAGE SIDE ELEVATION
ELEVATION "B"

Std. Drawn By: MJS

Std. Chk. By: ARC

Std. Date: 08/26/16

Date of Cst. Rev: 10/27/16 MJS

SEBASTIAN

Plan No.:

Series:

Sheet No.

6.02



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

General Notes

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

Key Notes

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05/23/2025 11:37:05 AM

Subdivision: TOBACCO ROAD	Customer Name: JOHNSTON
Job #: TBRD-0148-00	Job Address: ---
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 May 21, 2025 -- 8:39am

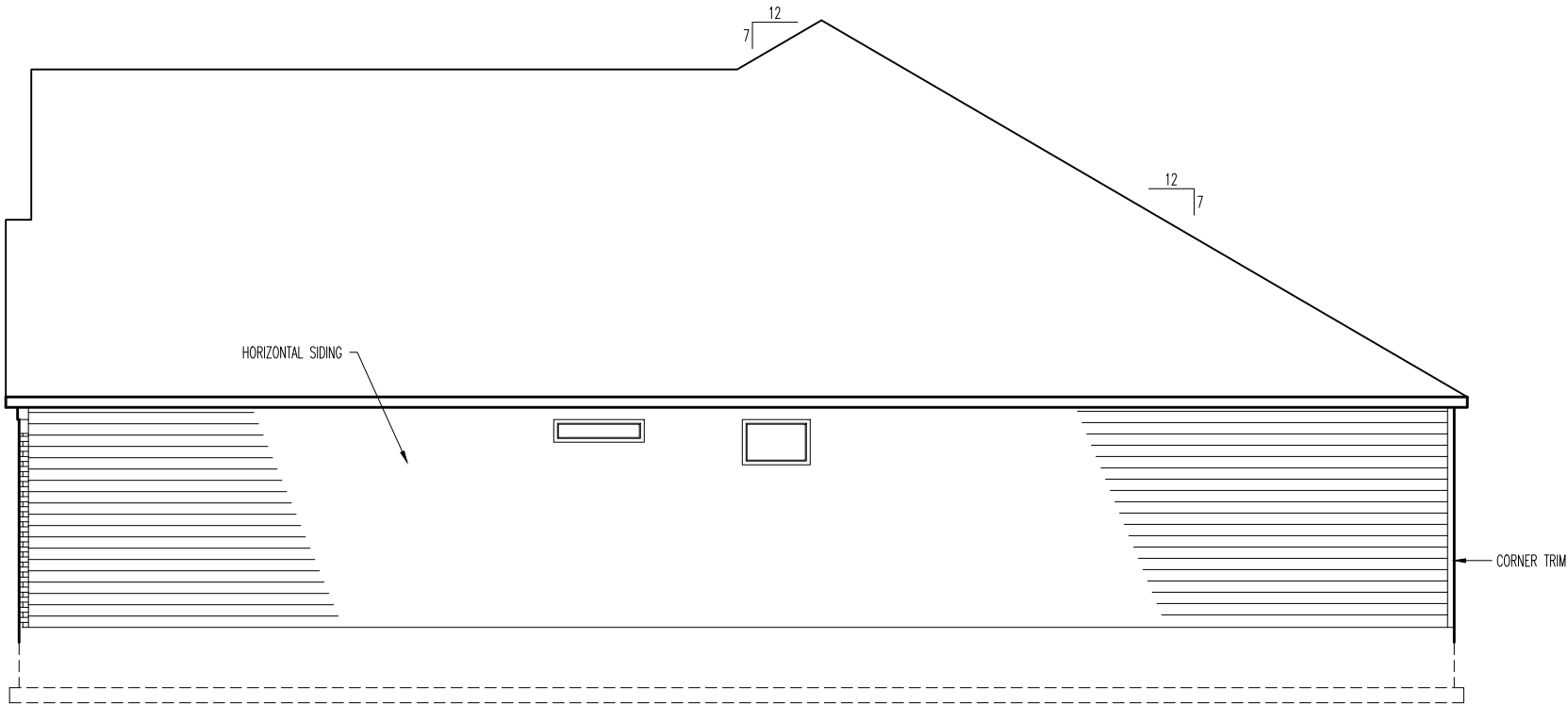


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Sheet Description: REAR ELEVATION ELEVATION "B"	SCALE: 1/8" = 1'-0"
Std. Drawn By: WJS	Std. Chk. By: ARC
Std. Date: 08/26/16	Date of 10/27/16 WJS
House: SEBASTIAN	Plan No.:
Series:	

Sheet No.

6.03



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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- BRICK WATERTABLE: SOLDIER COURSE (PULL 3/4"), USE THIN SLICED BRICK WHEN USED WITH FAUX STONE VENEER
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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 #: ---	



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

Sheet No.

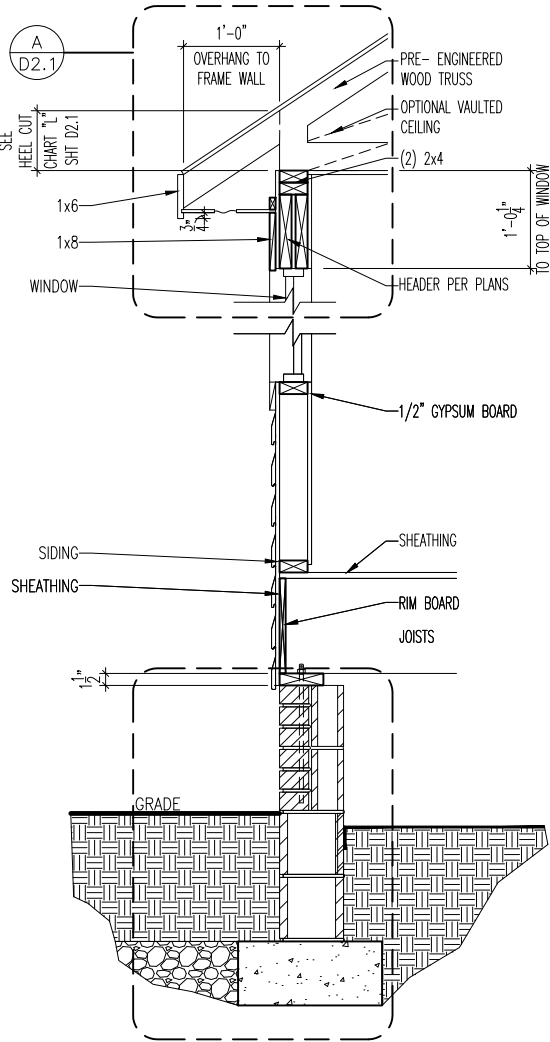
6.04

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

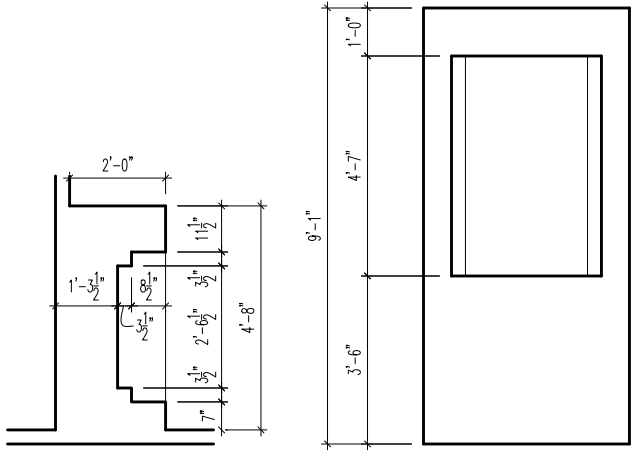
Key Notes

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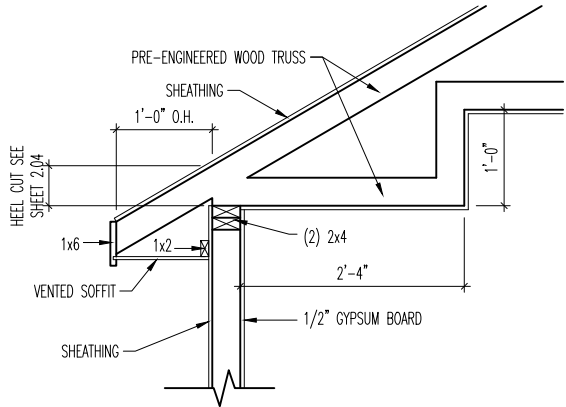
TYP. RANCH FRAME WRAP WALL SECTION

SCALE: 1/2" = 1'0"



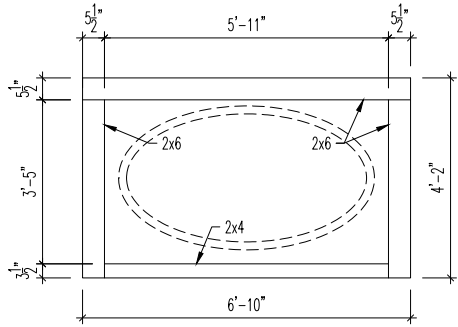
PRIMARY BATH NICHE DETAIL

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



DINING TRAY CEILING DETAIL

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



TUB FRAMING DETAIL

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



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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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Std. Drawn By: WJS	Sheet Description: HOUSE SPECIFIC DETAILS ELEVATION "B"	SCALE: 1/8" = 1'-0"
Std. Chk. By: ARC		
Std. Date: 08/26/16		
Date of Last Rev: 10/27/16		

SEBASTIAN

Sheet No.

7.01

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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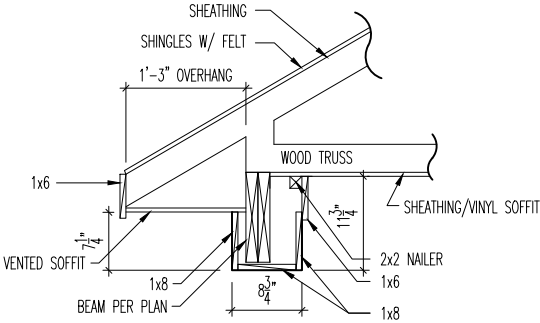


The Drees Company
03/13/2025 2:14:11 PM

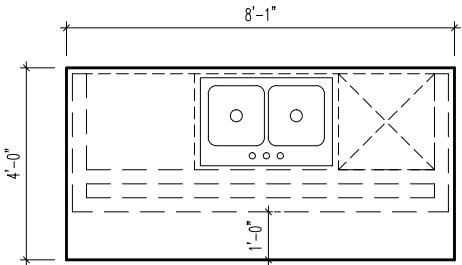
Subdivision: TOBACCO ROAD		Customer Name: JOHNSTON	
Job #: TBRD-0148-00		Job Address: --	
Contract Drawn By: GLP		Original Site Specific Dwg. & Effective Change Order Date: 3/6/25	
Phone #: (859)578-4355			
Coordinator's Name: --			
Coordinator's Phone #: --			

Sheet No.

7.02



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



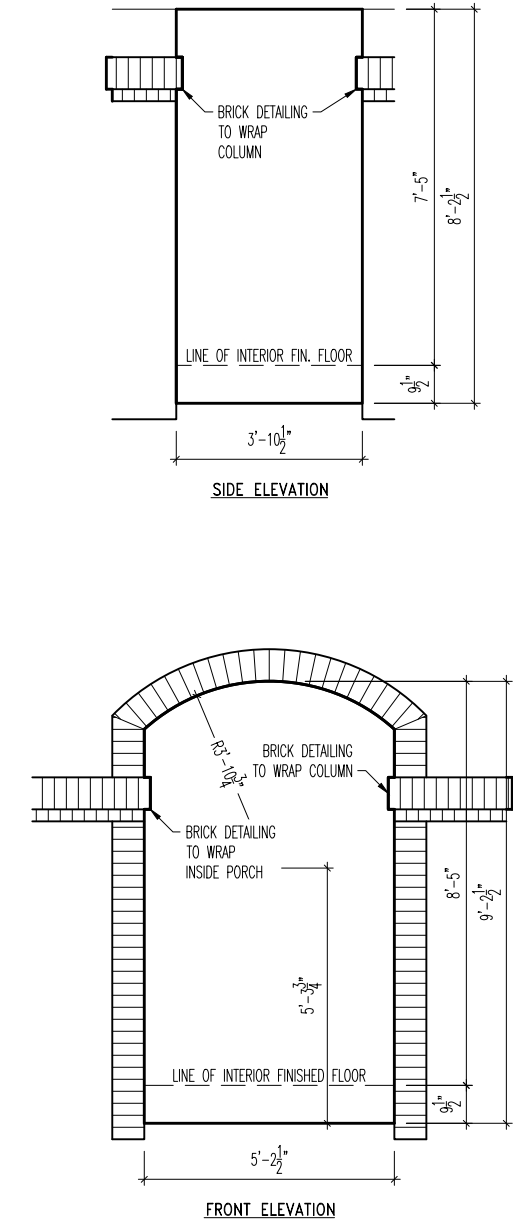
A
7.02
KITCHEN ISLAND FRAMING DETAILS
SCALE: 1/4" = 1'-0"

Drees
HOMES.

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Sheet Description: HOUSE SPECIFIC DETAILS ELEVATION "B"		SCALE: 1/8" = 1'-0"	
Std. Drawn By: MJS	Std. Chk. By: ARC		
Std. Date: 08/26/16	Date of 10/27/16	MJS	
Lost	Rev.		

House: SEBASTIAN	Plan No.:	
	Series:	



PORCH ARCH DETAILS
SCALE: 1/4" = 1'-0"

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.

Key Notes

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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	

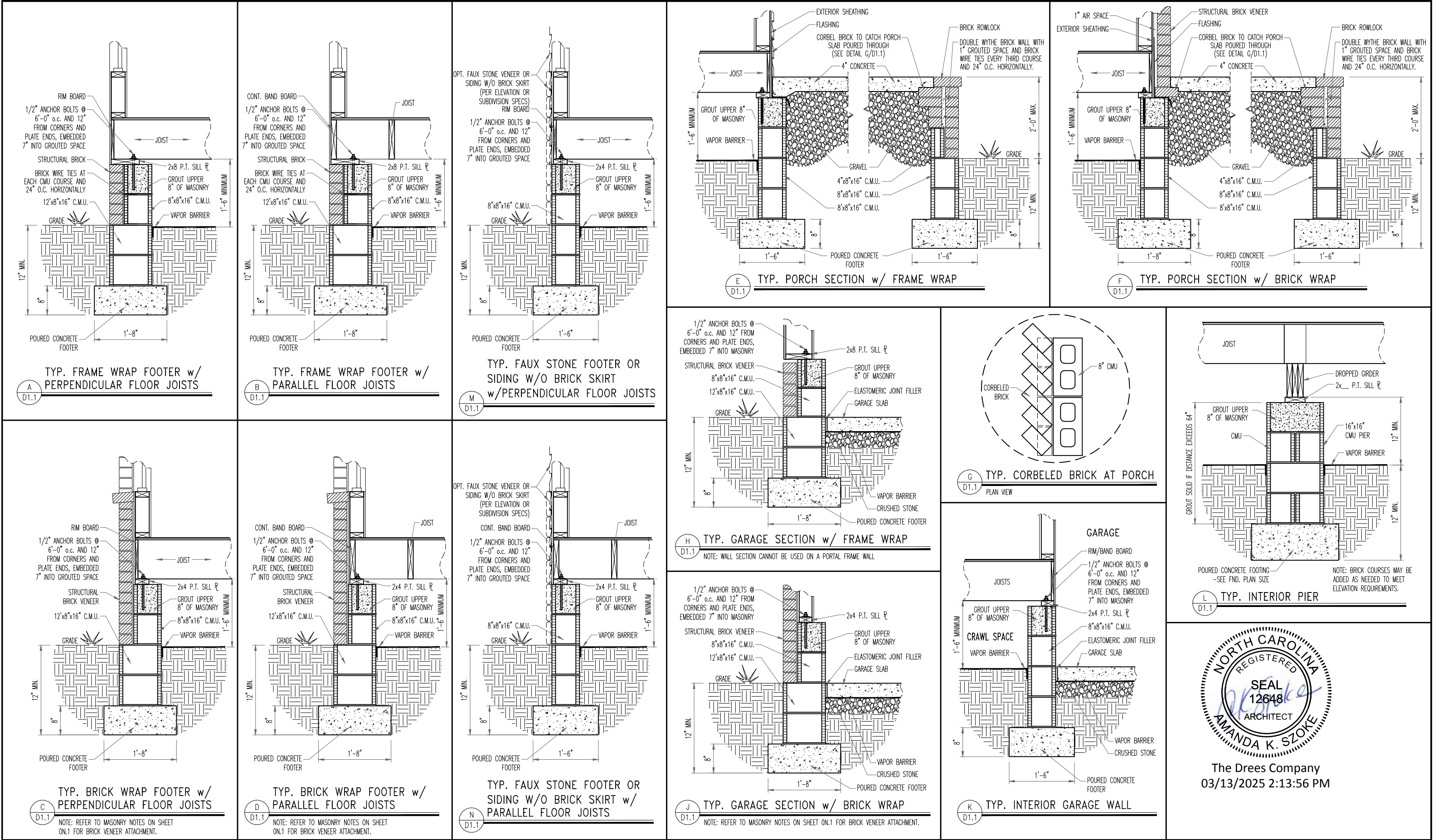


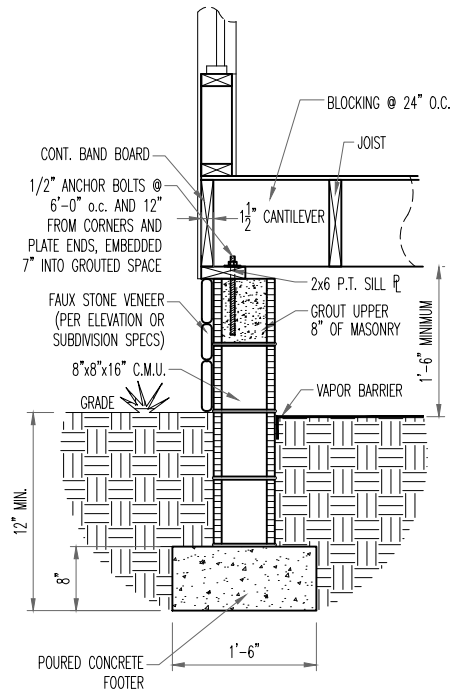
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Std. Drawn By: MJS	Std. Chk. By: ARC
Std. Date: 08/26/16	Date of Last Rev: 10/27/16
House: SEBASTIAN	Plan No.:
Series:	

Sheet No.

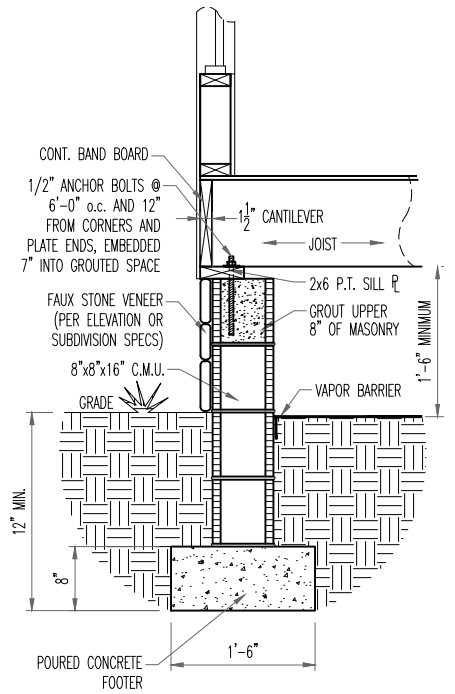
7.03





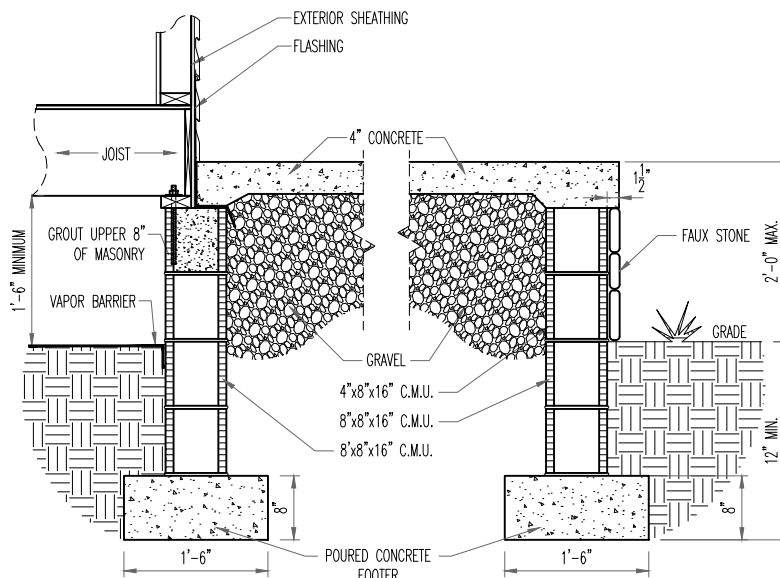
TYP. FAUX STONE SKIRT FOOTER w/
PARALLEL FLOOR JOISTS

A
D1.2



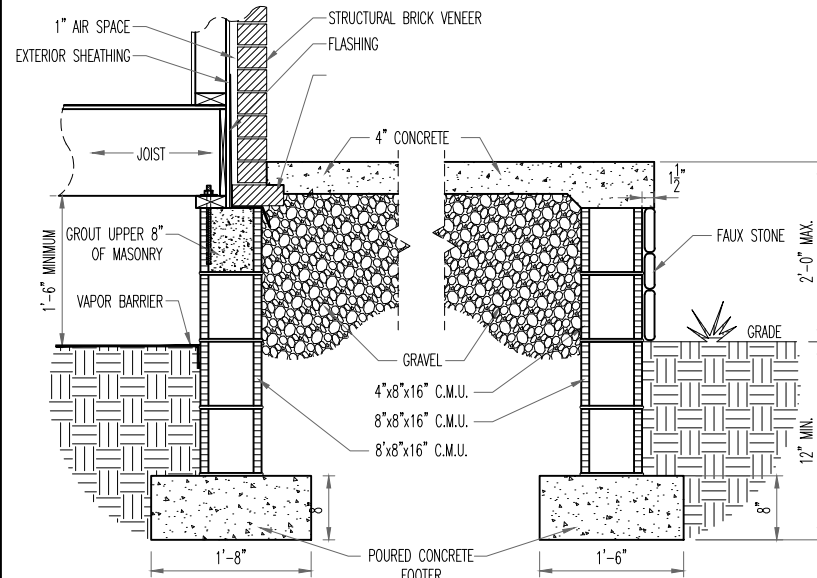
TYP. FAUX STONE SKIRT FOOTER w/
PERPENDICULAR FLOOR JOISTS

B
D1.2



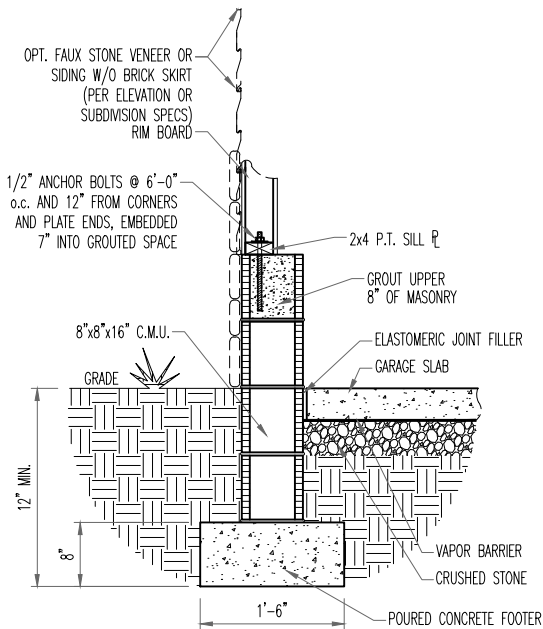
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ FRAME WRAP

C
D1.2



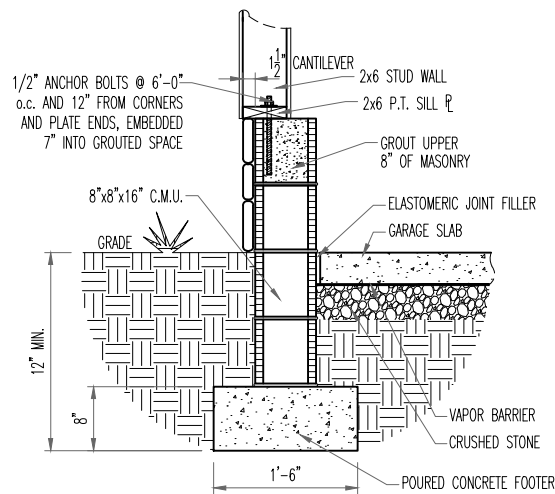
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ BRICK WRAP

D
D1.2



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

E
D1.2



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

F
D1.2

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



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03/13/2025 2:13:56 PM



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STD. DETAIL SHEET

REGION:

RALEIGH

Std. By: ALL

Chk. By: ARC

Std. Date: 08/19/09

Date of

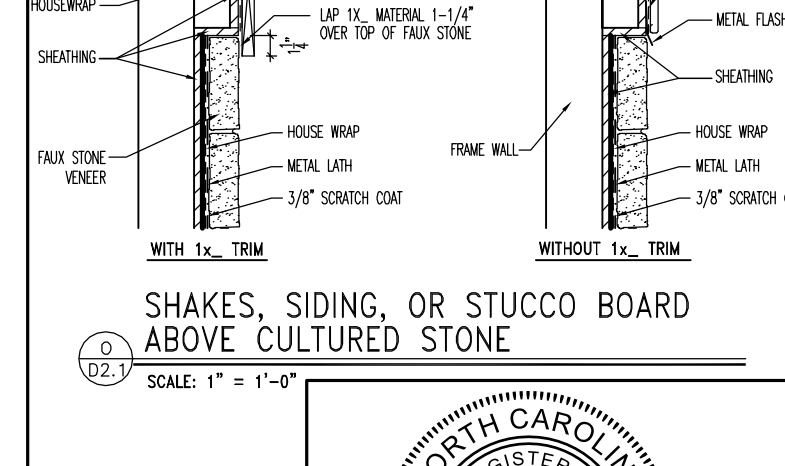
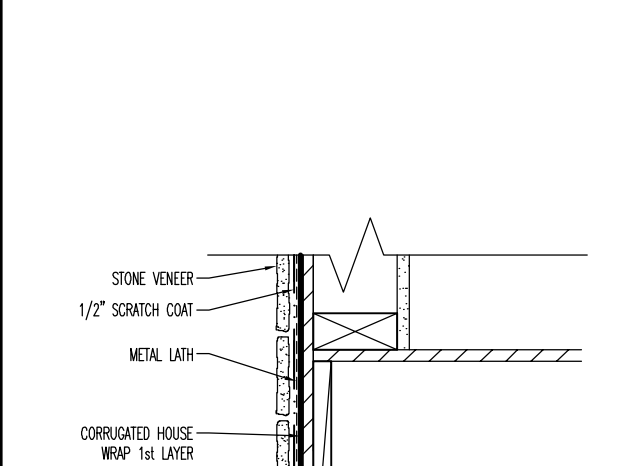
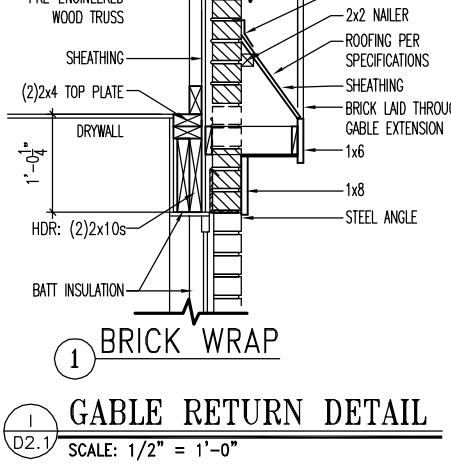
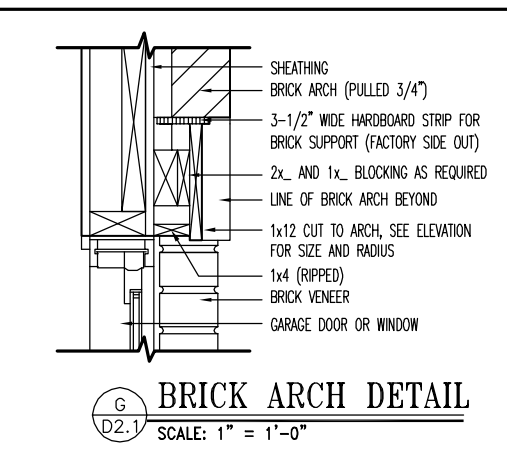
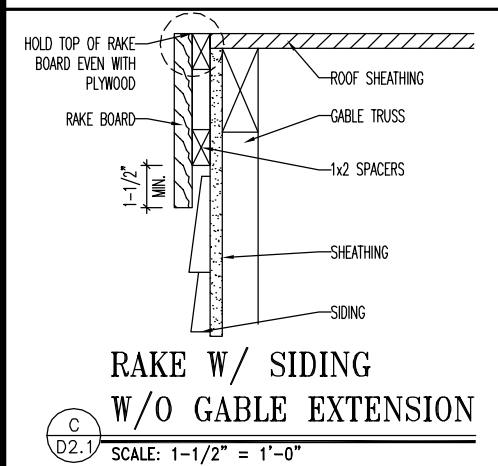
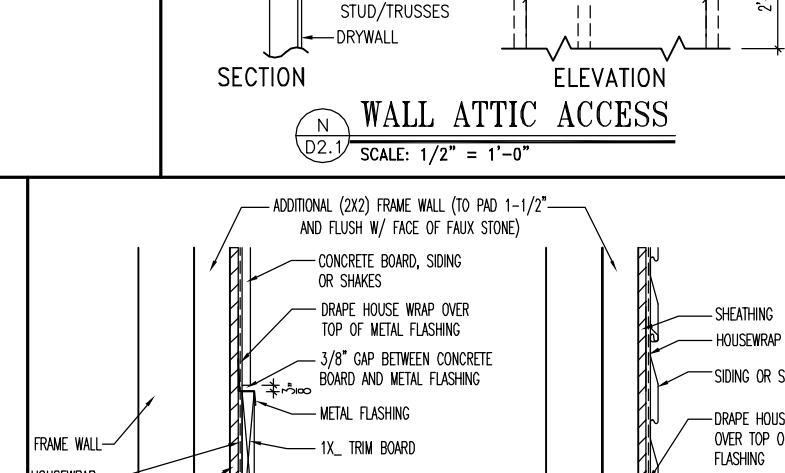
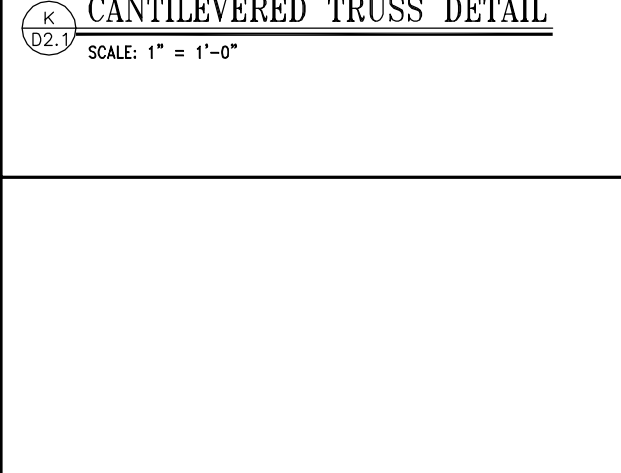
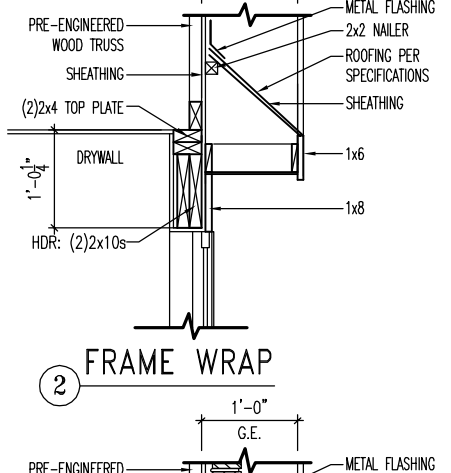
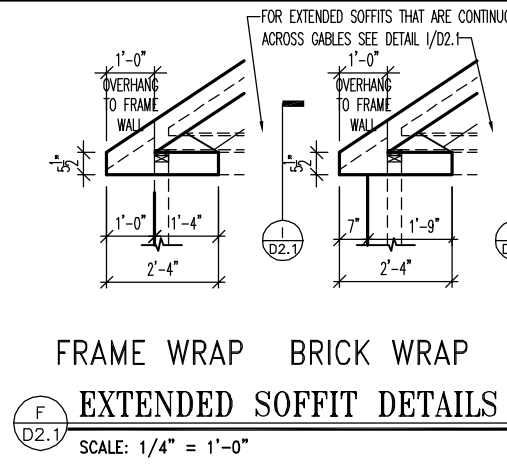
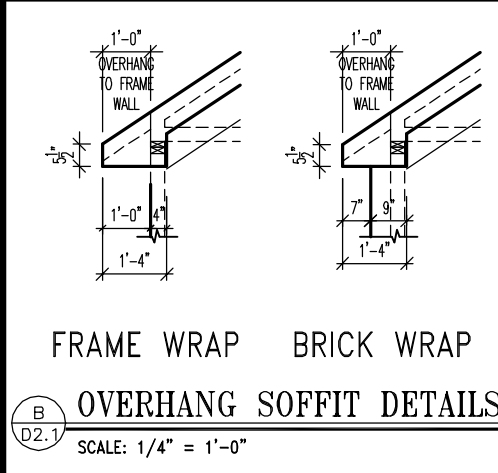
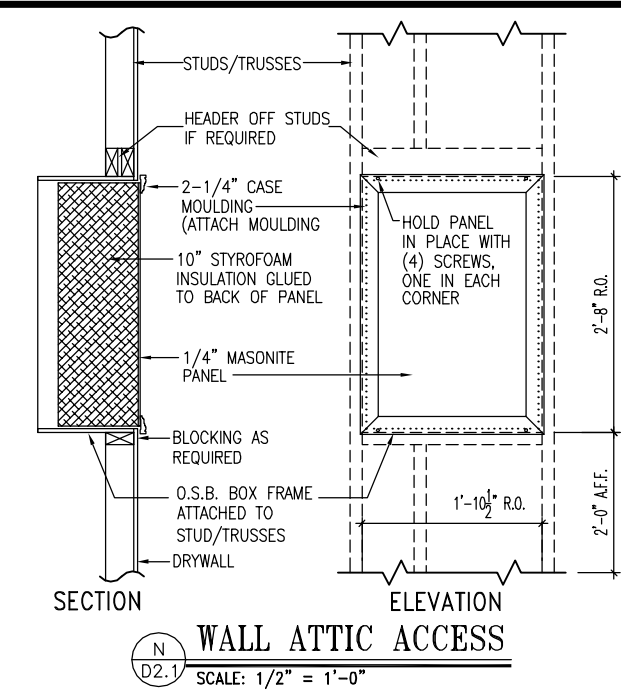
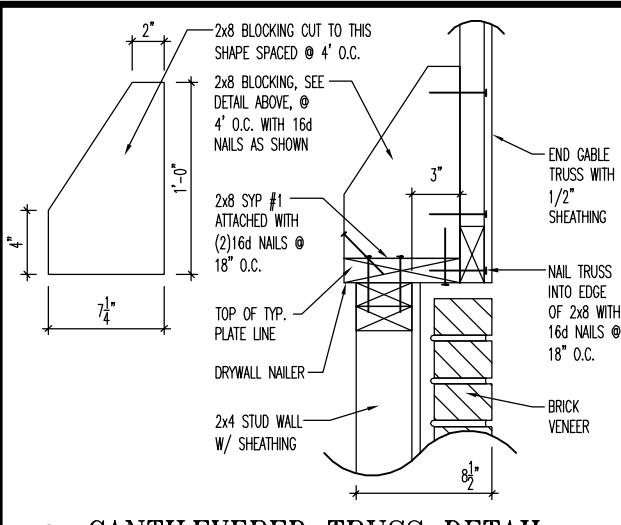
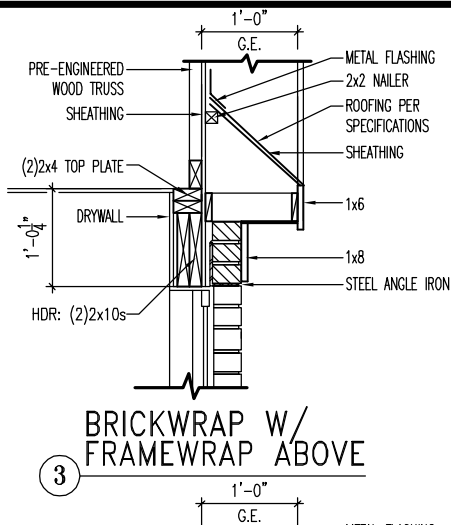
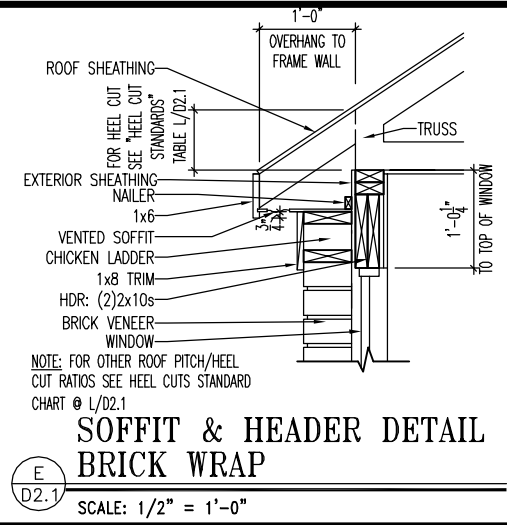
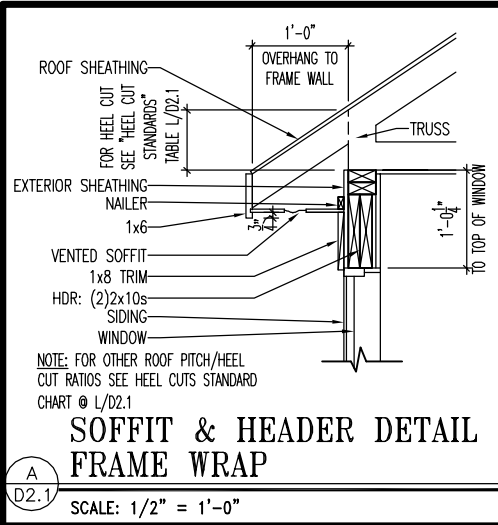
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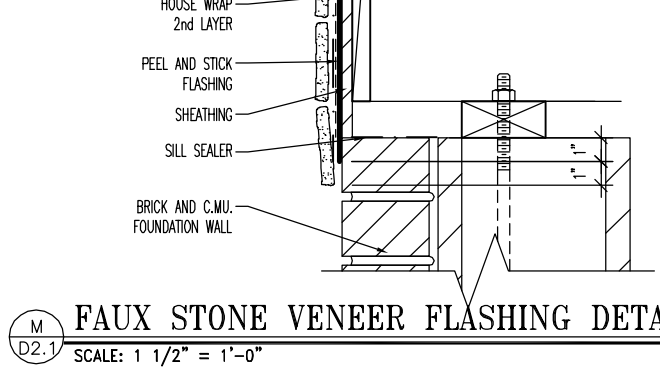
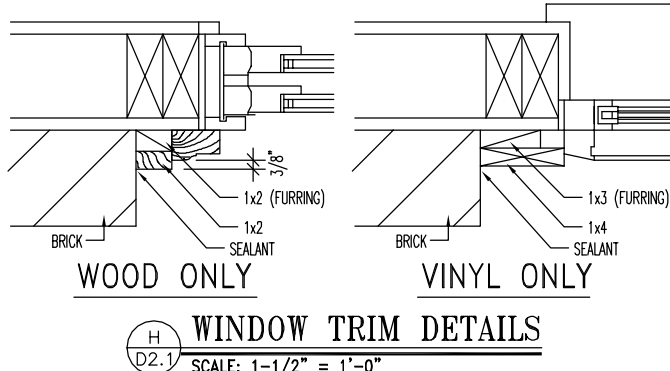
RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:14pm

Sheet No.

D1.2



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



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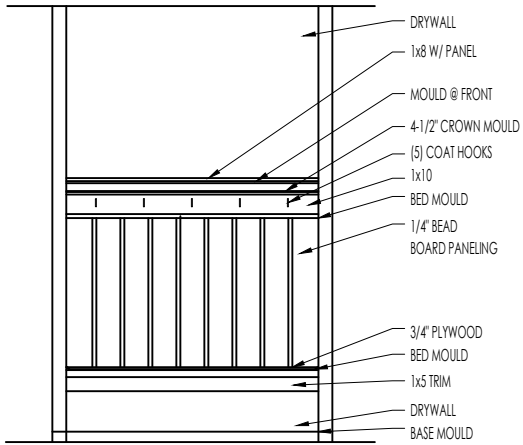
STD. DETAIL SHEET
REGION:
RALEIGH

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

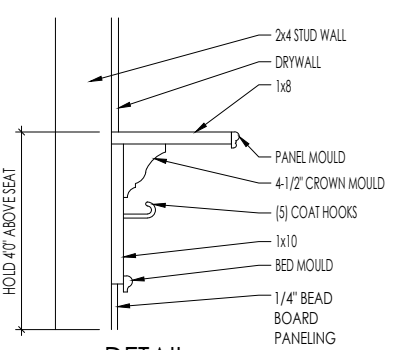
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FRAMING DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.
D2.1

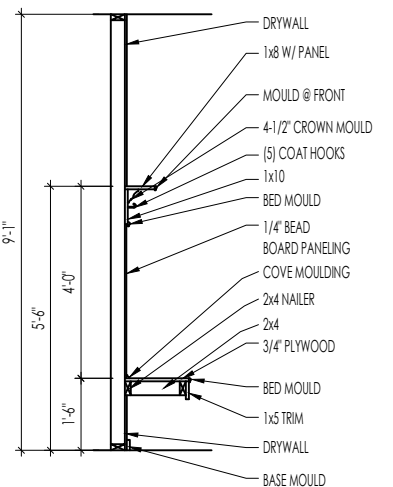


ELEVATION

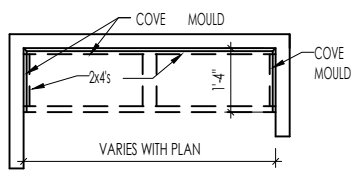


DETAIL

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



SECTION



PLAN

F
D2.2

BENCH SEAT DETAILS

SCALE: AS NOTED



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03/13/2025 2:13:56 PM

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED



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SHEET NO.

ARCH

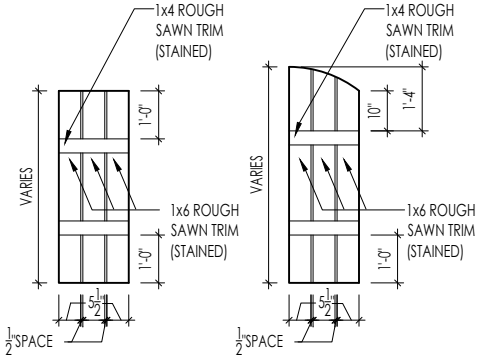
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DATE OF DETAIL:

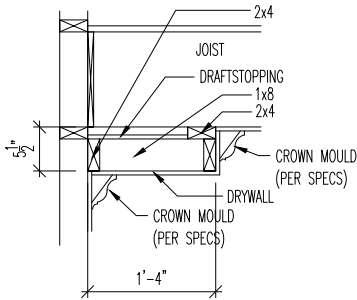
LAST REVISION:

01/27/15
Jan 10, 2023 - 1:47pm

D2.2



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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03/13/2025 2:13:56 PM

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED



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LAST REVISION:

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SHEET NO.

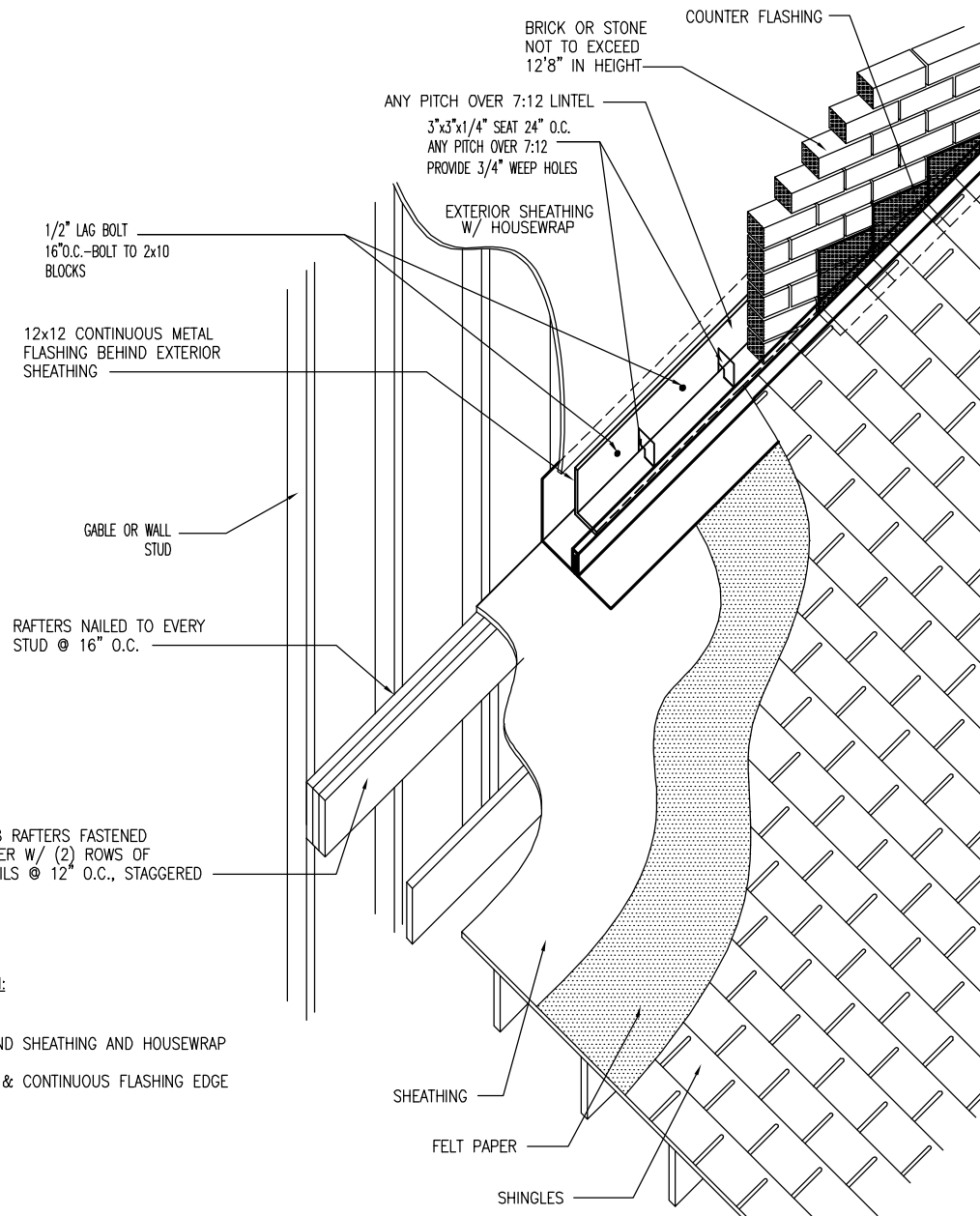
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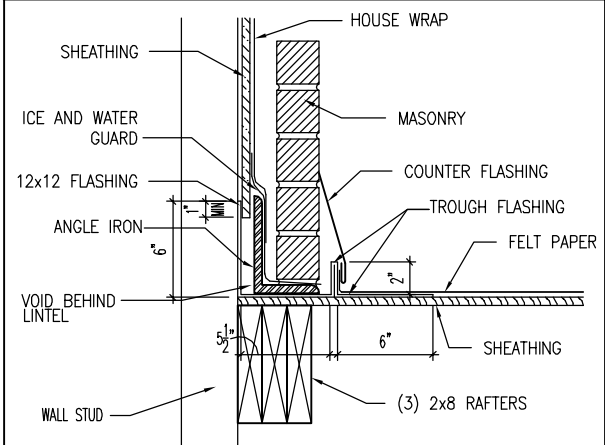
STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

Jan 10, 2023 - 8:34am

D2.5

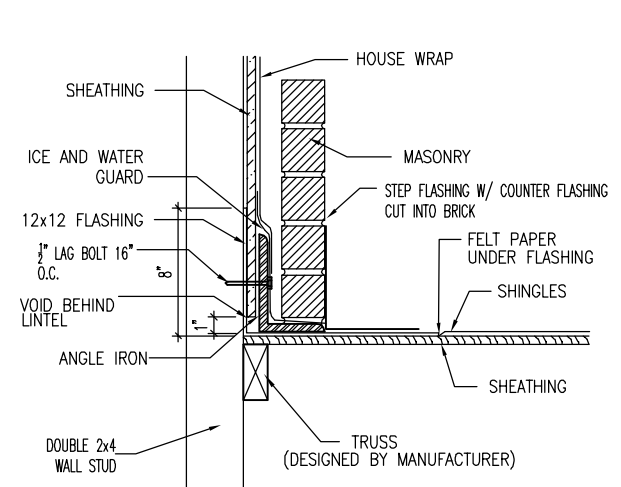


- SEQUENCE OF INSTALLATION:
1. ROOF SHEATHING
 2. FELT PAPER
 3. 12"x12" FLASHING BEHIND SHEATHING AND HOUSEWRAP
 4. ANGLE IRON
 5. CAULK ALL NAIL HOLES & CONTINUOUS FLASHING EDGE
 6. BRICK
 7. STEP FLASHING
 8. SHINGLES
 9. COUNTER FLASHING

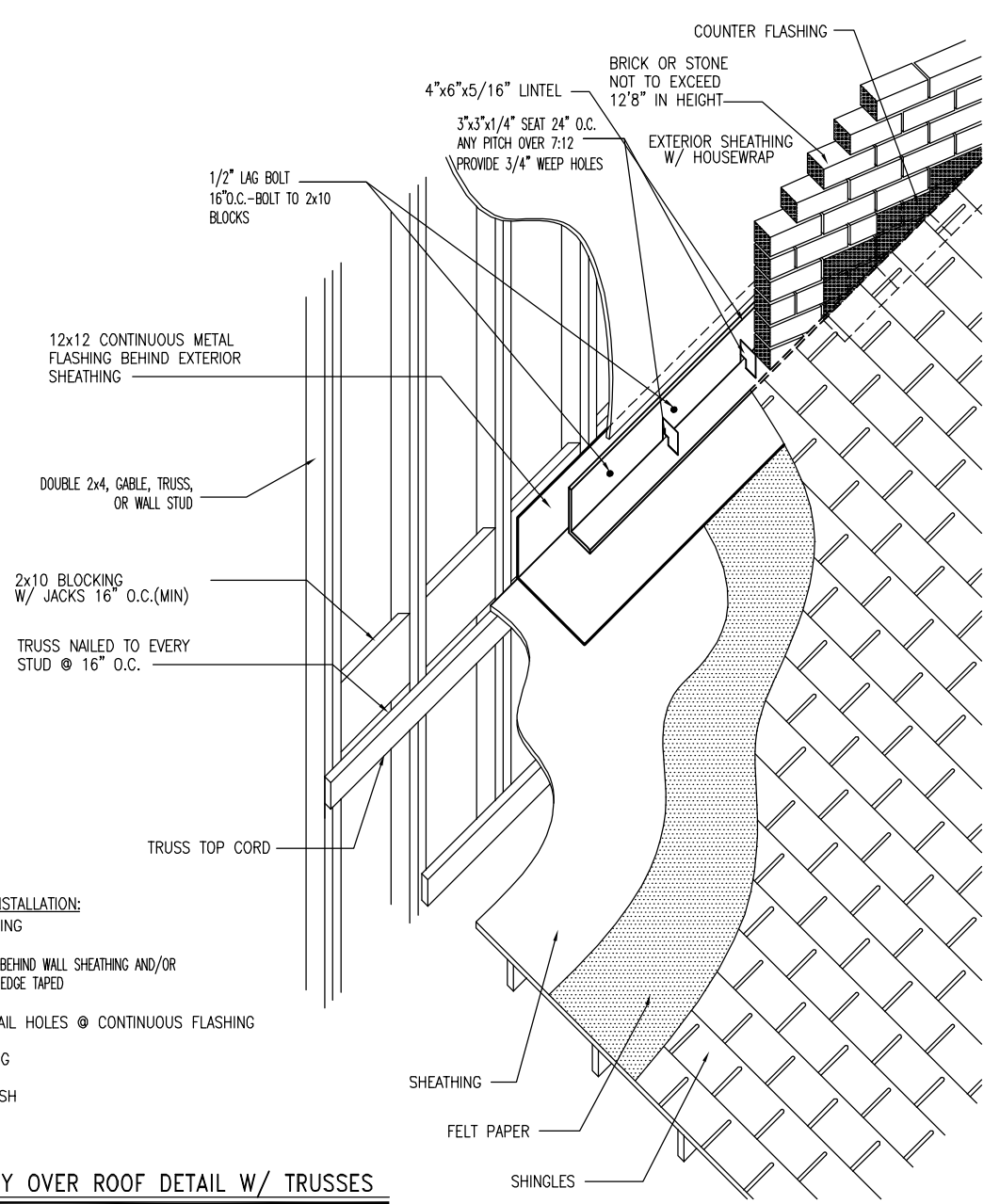


C
D2.7
ROOF FLASHING @ BRICK WALL
SCALE: 1" = 1'-0"

A
D2.7
MASONRY OVER ROOF DETAIL W/ COMMON FRAMING
SCALE: 1/2" = 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"



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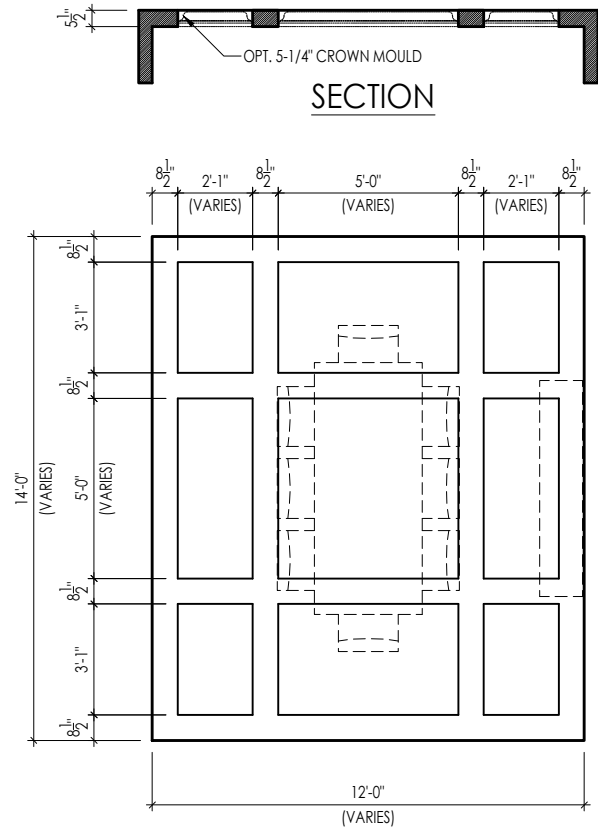
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REGION:
RALEIGH

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

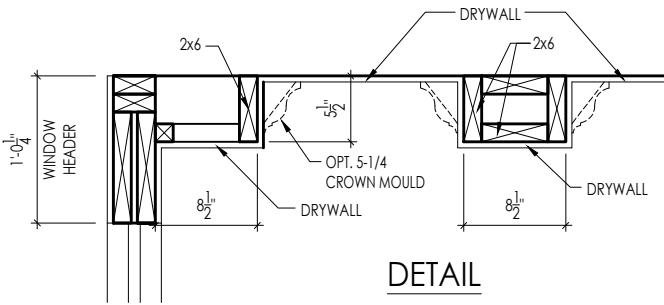
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BRICK OVER ROOF DETAILS

DETAILS MAY NOT APPLY TO CONTRACT
RALIEGH - D-SHEETS.dwg Jul 05, 2013 - 4:13pm

Sheet No.
D2.7



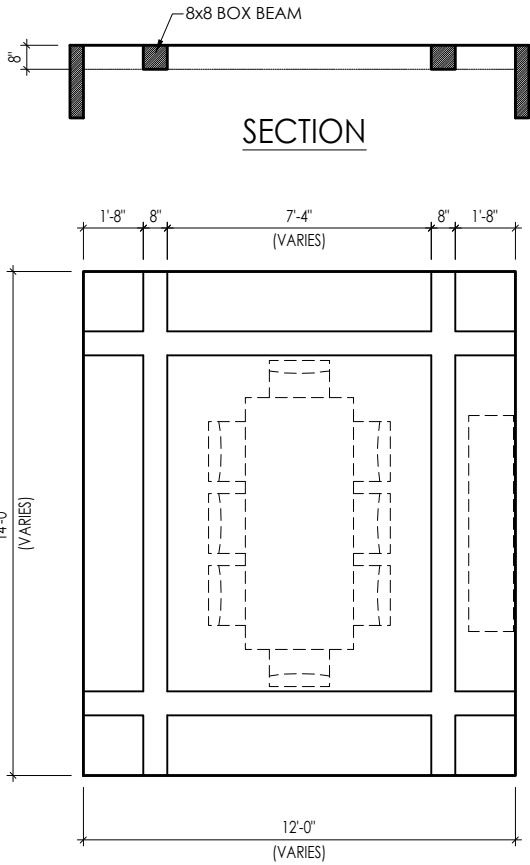
TYPICAL PLAN



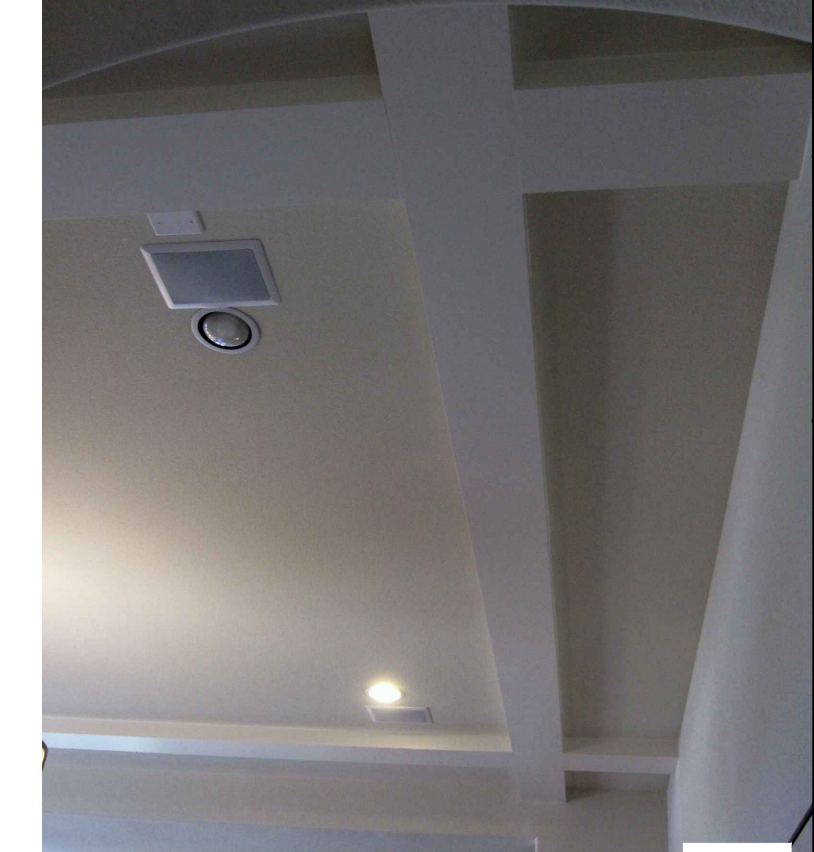
DETAIL

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

01

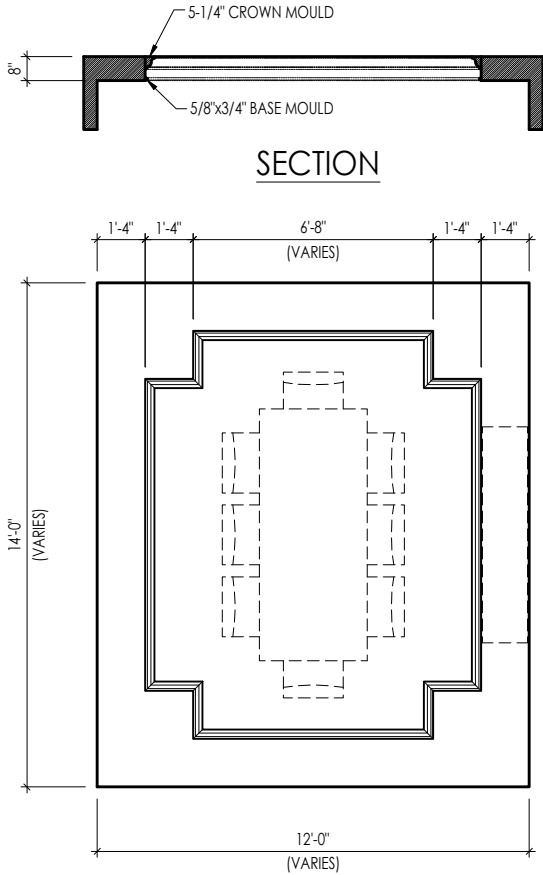


TYPICAL PLAN



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

05

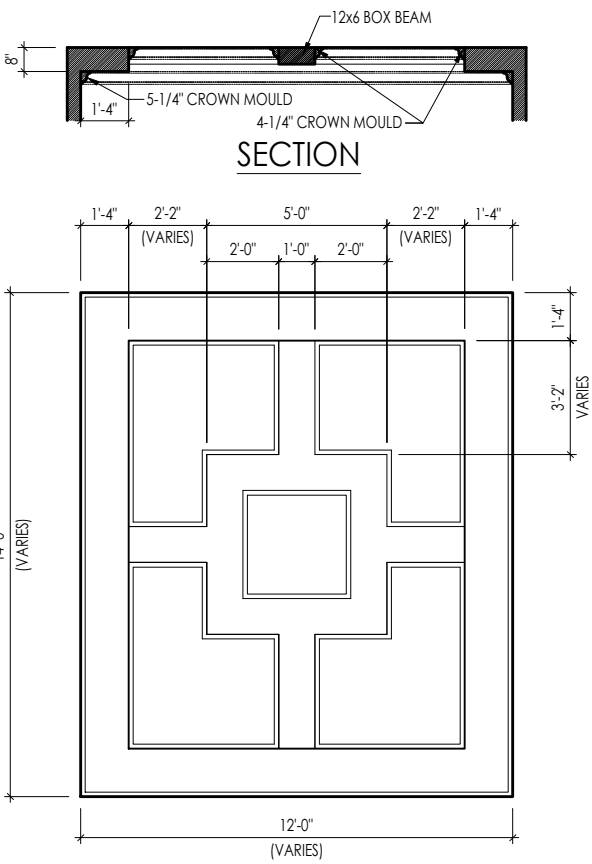


TYPICAL PLAN

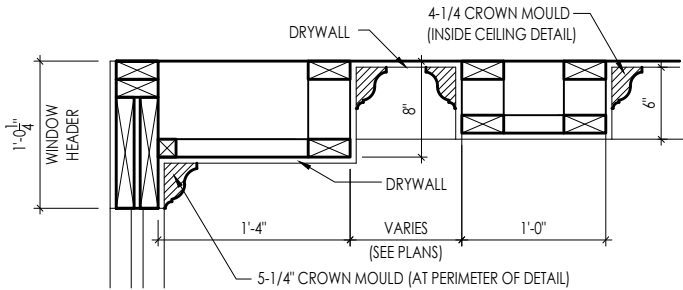


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

04



TYPICAL PLAN



DETAIL

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

15



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CEILING TREATMENTS

SCALE: AS NOTED



SHEET NO.

BLC

DRAWN BY: 01/27/15

DATE OF DETAIL:

LAST REVISION:

Jan 10, 2023 - 1:42pm

D4.1

- 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

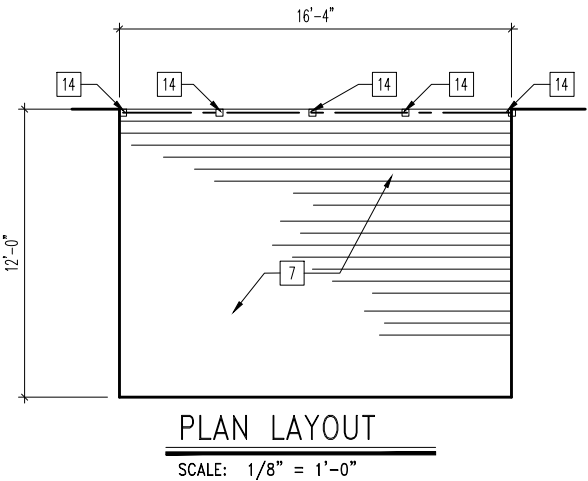
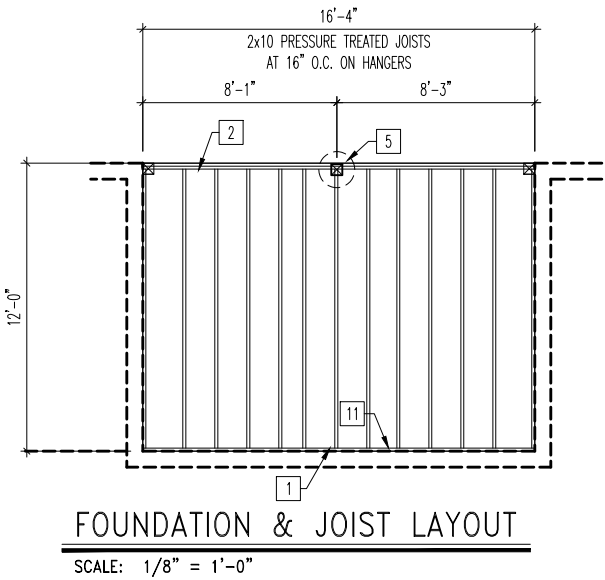
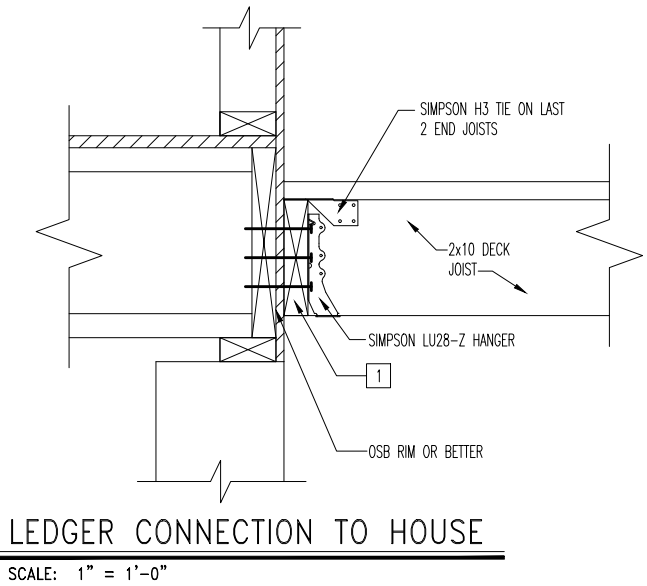
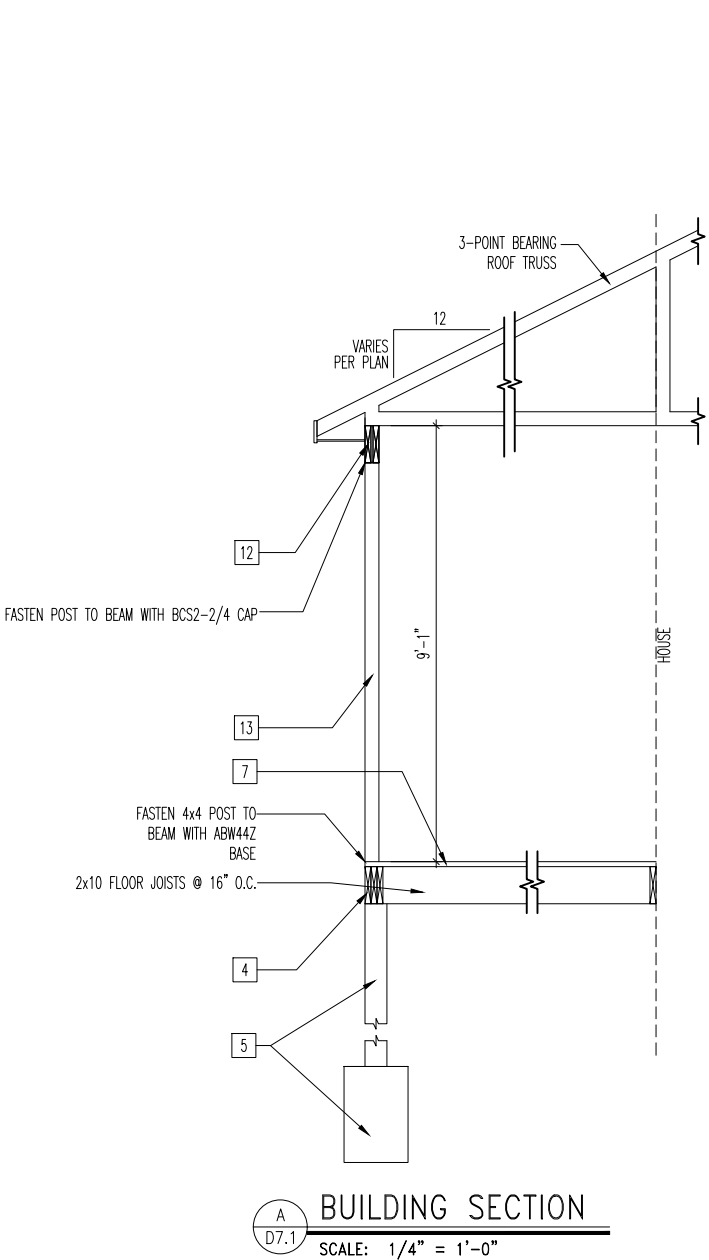
4x4 PRESSURE TREATED POST OR (2)2x4 POST (LOCATE JOISTS UNDER POST)
- 15

2x12 RIDGE PLATE
- 16

(2)2x4 BEAM POCKET
- 17
- 18
- 19
- 20



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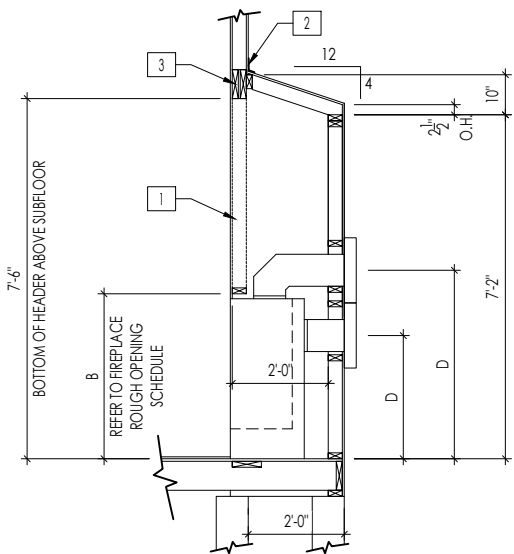
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STANDARD
SCREENED-IN DECK
DETAILS

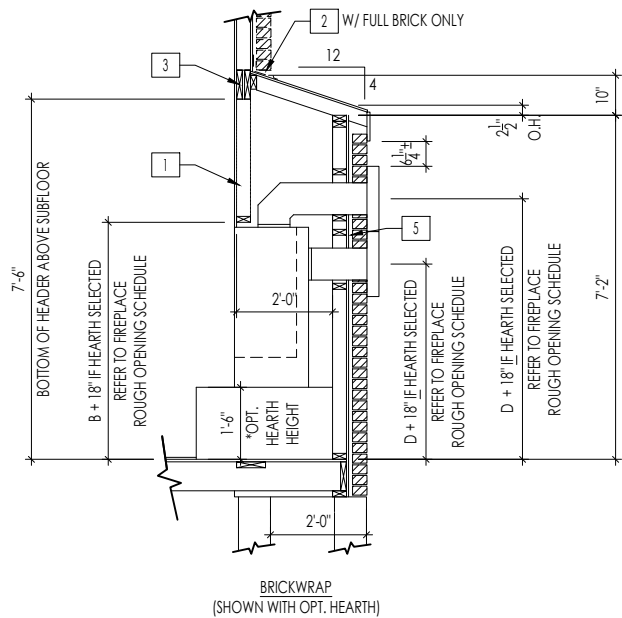
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Std. Date:	08/21/12		
Date of Last Rev:	REV_DATE		

Contract Drawn By:	DWG_BY	Original Site Specific Dwg. & Effective Change Order Date:
Phone #:	DWG_PH	
Coordinator's Name:	COORD_NM	CT_DT
Coordinator's Phone #:	COORD_PH	
Raleigh - Deck Details.dwg Mar 13, 2025 - 2:11pm		

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Customer Name:	CUS_NM	
Job Address:	JOB_AD	



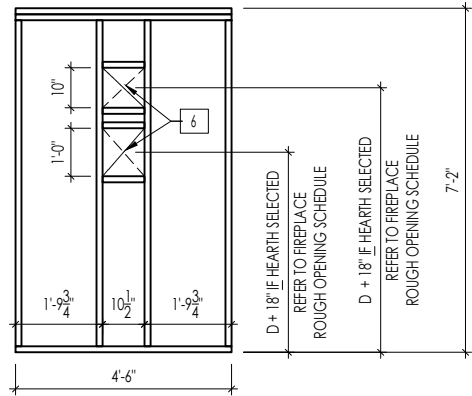
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

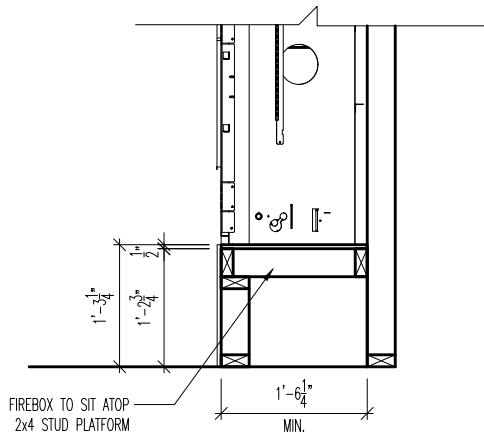
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WITH HEARTH

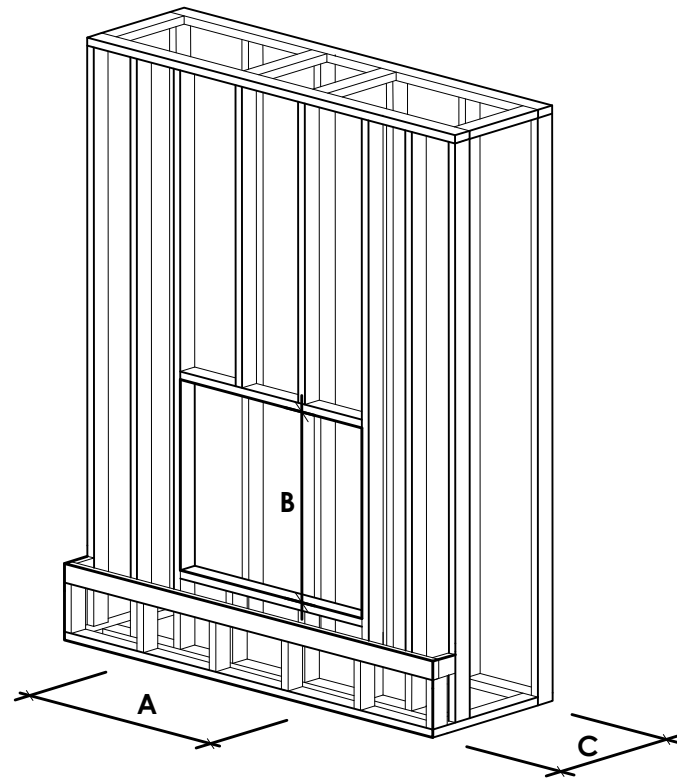
DIRECT VENT REAR WALL FRAMING

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



RAVE FIREPLACE PLATFORM DETAIL

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



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

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

Sheet No.

F-1

RALEIGH WINDOW SCHEDULE

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

[illegible]

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Sheet Description:


WINDOW SCHEDULE

•

Sheet No.

SC-01

LAST REVISED 11/22/17

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	MOULDED MILLWORK SCHEDULE	SC-02