



First Floor

Second Floor

1640 SF

1874 SF

3514 SF

Unfinished Areas

FRONT PORCH

GARAGE

Outdoor Lvg.

110 SF

939 SF

210 SF

1259 SF

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

Redraws

Plan Review: 4/30/25

REDRAW PER CUSTOMER TO CHANGE BATH #3 TO SHOWER, HALL BATH TO TUB/SHOWER COMBO

Plan Review: XX/XX/XX

Xxxxx

Division: RALEIGH

Building Code: 2018 NORTH CAROLINA RESIDENTIAL CODE

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General Notes

Foundation Plan

First Floor Framing Plan

First Floor Structural Plan

Second Floor Framing Plan

Second Floor Structural Plan

Roof Plan

First Floor Subfloor Plan

Second Floor Subfloor Plan

First Floor Mechanical Plan

Second Floor Mechanical Plan

Building Section

Front Elevation

Garage Side Elevation

Rear Elevation

Side Elevation

House Specific Details

House Specific Details

Space for Architect Seal

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GENERAL NOTES - RALEIGH

FOUNDATION NOTES

CRAWL SPACES:
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH OF 4,500 PSI
- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.
- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.
- WALL TIES EMBEDDED IN THE HORIZONTAL MORTAR JOINT SHALL BE 16" ON CENTER. TIES IN ALTERNATE COURSES SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 16" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 16" ADDITIONAL TIES SHALL BE PROVIDED AT ALL OPENINGS, AND WITHIN 12" OF THE OPENING.
- CORE FILL ENTIRE BLOCK WALL WHEN THE WALL IS 4'-0" TALL OR HIGHER. INSTALL #4 REBAR IN EACH HOLLOW AREA OF EACH BLOCK FROM FOOTING TO TOP OF WALL, ON THE ENTIRE WALL PRIOR TO CORE FILLING IT.
- TOP COURSE OF BLOCK ON ALL WALLS WILL BE FILLED SOLID WITH MORTAR PLACING THE FOUNDATION STRAPS OR BOLTS IN THE MORTAR 6'-0" ON CENTER, AND 12" FROM EACH CORNER.
- 12"x16" PIERS: HOLLOW MASONRY UP TO 48" HIGH, SOLID MASONRY UP TO 9'0" HIGH
- 16"x16" PIERS: HOLLOW MASONRY UP TO 64" HIGH, SOLID MASONRY UP TO 12'0" HIGH
- BLOCK PIERS SHOULD BE PLACED DIRECTLY ON CONCRETE FOOTINGS PER PLAN. THEY SHOULD BE PLUMBED AND SQUARE WITHIN 1/4".
- SILL PLATES TO BE A MINIMUM OF 2x4 NOMINAL LUMBER.

FRAMING NOTES

DESIGN LOADS:
FLOORS: 40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf GARAGE FLOOR: 50 psf LIVE LOAD SEISMIC: "A" & "B"
ROOF: 18 psf LIVE LOAD + 17psf DEAD LOAD = 35 psf WIND SPEED: 120 MPH
DESIGN DEFLECTION LIMITS (BASED ON LIVE LOAD, EXCEPT MASONRY):
RAFTERS GREATER THAN 3:12 L/180 CEILINGS L/240
MASONRY VENEER L/600
NOMINAL LUMBER FLOORS: L/360
MANUFACTURED WOOD FLOORS: DESIGNED TO MINIMUM PRO RATING OF 35 (OR EQUIVALENT). NO MORE THAN 8 POINT DIFFERENCE BETWEEN ADJACENT SPANS.
L/480 FOR SPANS UP TO 16'-0" AND NO GREATER THAN 1/2" DEFLECTION
L/600 FOR SPANS OVER 16'-0" IF SIMPLE SPAN AND NO GREATER THAN 1/2" DEFLECTION
L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. AND NO GREATER THAN 1/2" DEFLECTION
-JOIST SPACING: 19.2" o.c. MAXIMUM SPACING
DOUBLE EVERY OTHER FLOOR JOIST UNDER KITCHEN ISLANDS
INSTALL UNCOUPLING MEMBRANE IN TILE FLOOR AREAS IF 19.2" o.c. FLOOR JOIST SPACING
GLUE AND MECHANICALLY FASTEN [SCREWS] WOOD FLOOR IF 19.2" o.c. FLOOR JOIST SPACING
- MANUFACTURED WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL WOOD BEAMS AND I-JOISTS) SHALL BE FABRICATED, HANDLED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
- ALL WOOD BEAMS/HEADERS: 2x6's TO BE SPF STUD GRADE OR BETTER/ 2x8 OR LARGER TO BE SYP #2 [PER NDS 2012.] OR BETTER, U.O.N.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD AND (1) 2x KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACKS REQUIRED, U.N.O. AT FLUSH OR DROPPED BEAMS, THE NUMBER OF STUDS SPECIFIED INDICATES THE TOTAL NUMBER OF STUDS REQUIRED TO SUPPORT THE BEAM.
- EXTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 16" o.c. UNLESS OTHERWISE NOTED (10'4-1/2" MAXIMUM WALL HEIGHT)
- ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, BATH, & GARAGE TO BE 2x4 SPF STUD GRADE @ 16" o.c.; ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SPF STUD GRADE @ 24" o.c. U.O.N.
- ALL WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
- PROVIDE SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS & GIRDER TRUSSES. PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED.
- SEE SELECTION SHEET FOR SIZE AND STYLE OF FIREPLACE. SEE FIREPLACE ELEVATION DETAIL FOR ADDITIONAL FRAMING REQUIREMENTS, IF ANY.
- CHECK SELECTION SHEETS FOR FLOOR COVERING AT TOP AND BOTTOM OF STAIR RISERS AND ADJUST RISERS AS REQ'D.
- PROVIDE BLOCKING AT ALL HANDRAIL TERMINATION AND BRACKET LOCATIONS.
- 20-MINUTE FIRE RATED DOOR BETWEEN GARAGE AND LIVING AREA.
- EXTERIOR WALL TO BE 2x4 SPF STUD G AT 16" o.c. UNLESS OTHERWISE NOTED (10'-0" MAXIMUM UNBRACED WALL HEIGHT).
- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STANDARD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.
- IN THE GARAGE, PROVIDE 1/2" GYP. BOARD AT ALL WALLS COMMON TO LIVING SPACE AND ALL STRUCTURAL MEMBERS SUPPORTING FLOOR/CEILING ASSEMBLY. GARAGE CEILING TO BE 1/2" SAG RESISTANT GYP. BOARD WHEN THERE ARE NO HABITABLE SPACES ABOVE, OR 5/8" TYPE X GYP. BOARD WHEN HABITABLE SPACES ARE ABOVE.
- ALL EMERGENCY ESCAPE & RESCUE OPENINGS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR AND HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, & HAVE A MINIMUM OPENING AREA OF 5.7 S.F.
ALL DOORS TO BE 6'-8" TALL UNLESS OTHERWISE NOTED.
- ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS)
- ALL LUMBER CONTACTING CONCRETE TO BE PRESSURE TREATED.
- ALL FASTENERS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- AT STAIR HANDRAIL, ON ONE SIDE ONLY, SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE STAIRWAY, AND ENDS SHALL BE RETURNED TO A WALL OR POST. THE HANDRAIL MAY BE INTERRUPTED AT A NEWEL POST AT A TURN.
- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2-1/4" IN CROSS SECTIONAL DIMENSION.
- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 4 OR MORE RISERS, HANDRAIL HEIGHTS SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 38".
- ALL STAIRS TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH THE RISER.
- GUARDRAILS MUST BE A MINIMUM OF 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS MUST BE A MINIMUM OF 34" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.
- GUARDRAIL DESIGN TO RESIST A MINIMUM OF 200 LBS LATERAL FORCE

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

MECHANICAL/ELECTRICAL NOTES

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

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

ELEVATION NOTES

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

ROOF PLAN NOTES

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

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

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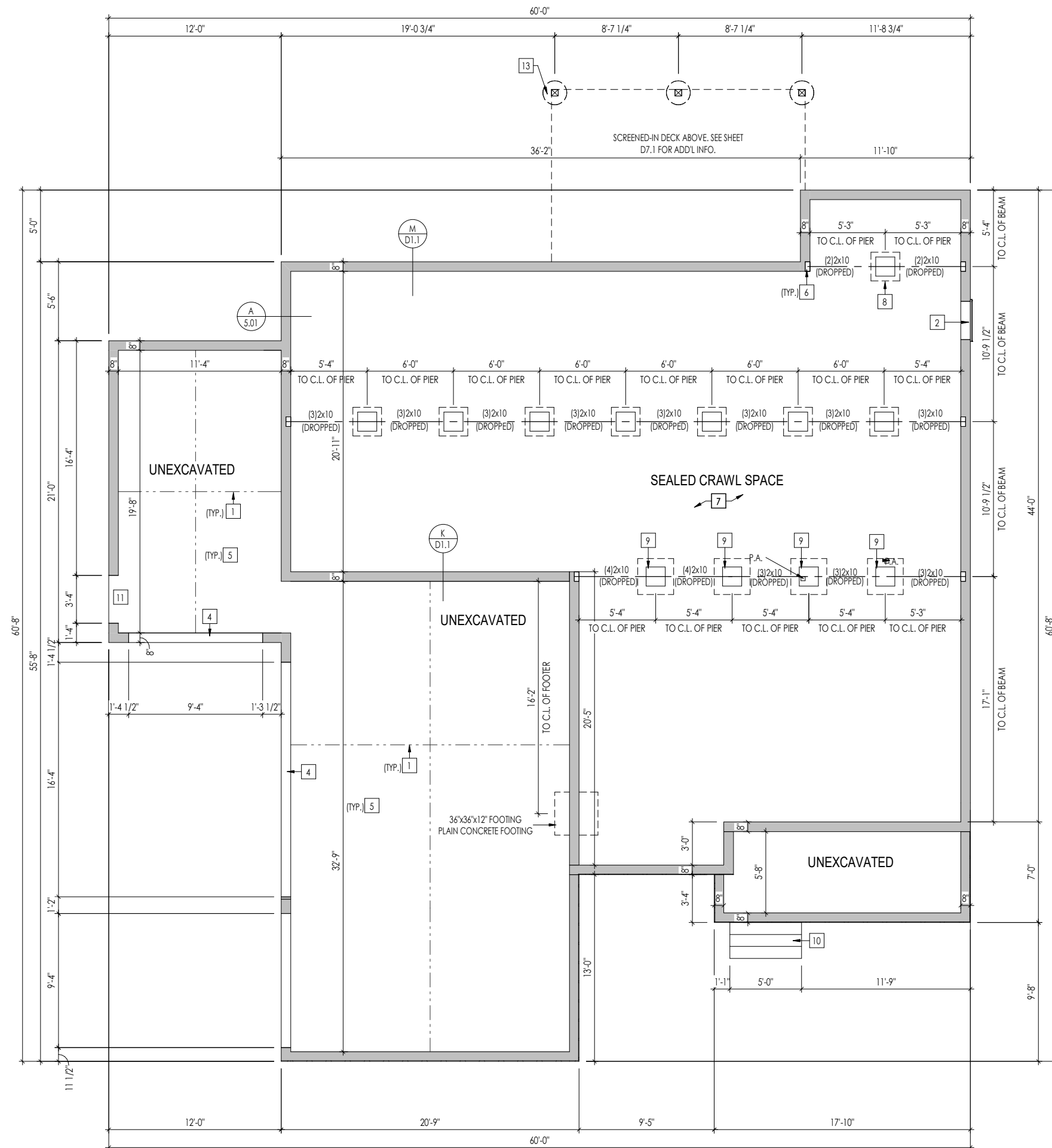
RESIDENCE FOR:
MERSHON

TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
			Series: PREMIER
Born on Date: 10/01/18			Plan No.: PLAN_NM



0N.1
General Notes
Elevation 'P'



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ALL FOUNDATION WALLS TO BE 8" THICK CMU UNLESS OTHERWISE NOTED.

Key Notes:

- | | |
|----|--|
| 1 | SLAB CONTROL JOINT |
| 2 | 32"W x 24"H CRAWL SPACE ACCESS PANEL - BUILDER TO FIELD VERIFY |
| 3 | |
| 4 | CONTINUOUS FOOTING AND FOUNDATION; DROP TO BE FIELD DETERMINED |
| 5 | GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 1/4" PER FOOT TOWARDS GARAGE DOOR |
| 6 | 8"W x 8"H x 4"D BEAM POCKET |
| 7 | 4" CONCRETE SLAB (3000 PSI) OVER 4" CRUSHED STONE, OVER COMPACTED OR UNDISTURBED EARTH. |
| 8 | 16"x16" CMU PIER W/ 24"x24"x10" FOOTING (TYP.) |
| 9 | 16"x16" CMU PIER W/ 30"x30"x12" FOOTING |
| 10 | DETERMINE STEPS RISE & RUN ON SITE |
| 11 | CONTINUOUS FOOTING DROP FOUNDATION AND POUR SLAB THROUGH |
| 12 | |
| 13 | 6x6 PRESSURE TREATED POSTS ON 20" DIAMETER SONOTUBE FOOTING, TYP. FOOTING DEPTH TO RUN 12" MIN. BELOW FINISHED GRADE |
| 14 | -- |
| 15 | -- |
| 16 | -- |
| 17 | -- |

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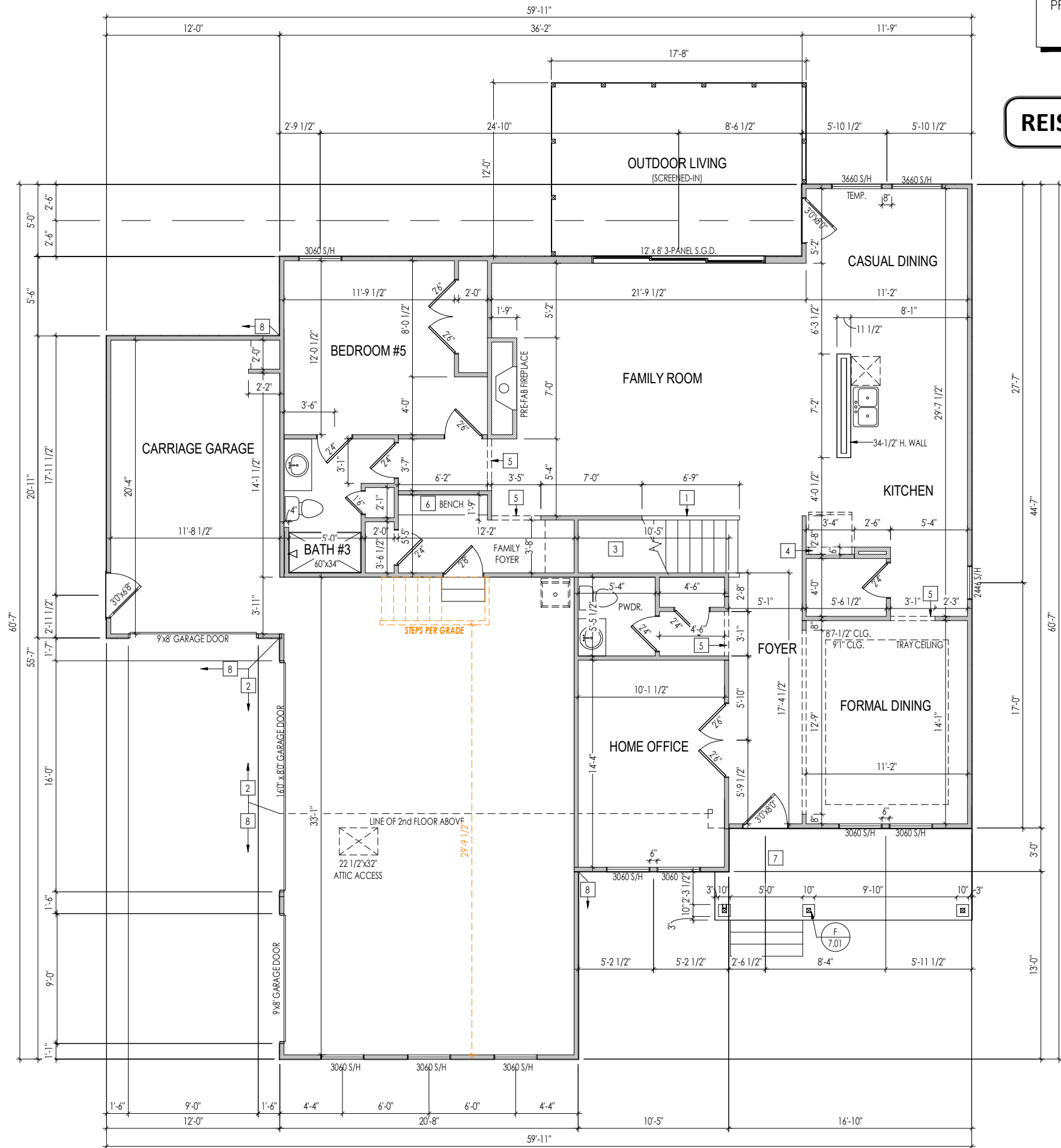
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			Series: PREMIER
			Plan No.: PLAN_NM
Born on Date: 10/01/18	CDs Drawn By: SSP		



Sheet Information

1.01

Foundation Plan
Elevation 'P'



PROVIDE 8' TALL DOORS
THROUGHOUT
FIRST FLOOR

REISSUED: 04/30/2025

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

- Key Notes:
- 1 SLOPE WALL WITH STAIR STRINGER (RAILING)
 - 2 FRAME GARAGE WALLS AT 11'-5 1/4" FROM TOP OF FOUNDATION WALL
 - 3 RE: DETAIL E/7.01 FOR STAIR FRAMING DETAILS
 - 4 REFRIG. HEADER HELD TO 6'-8" A.F.F.
 - 5 TOP OF OPENING AT 8'-1 A.F.F.
 - 6 BENCH SEAT: SEE STANDARD DETAILS F/D2.2 FOR MORE INFORMATION
 - 7 DO NOT CENTER JOIST OVER FRONT DOOR TO ALLOW FOR CAN LIGHT INSTALLATION. CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
 - 8 FRAME GARAGE WALLS AT 10'1" FROM TOP OF FOUNDATION WALL
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14 -
 - 15 -
 - 16 -



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			2.01F First Floor Framing Plan Elevation 'P'
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LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

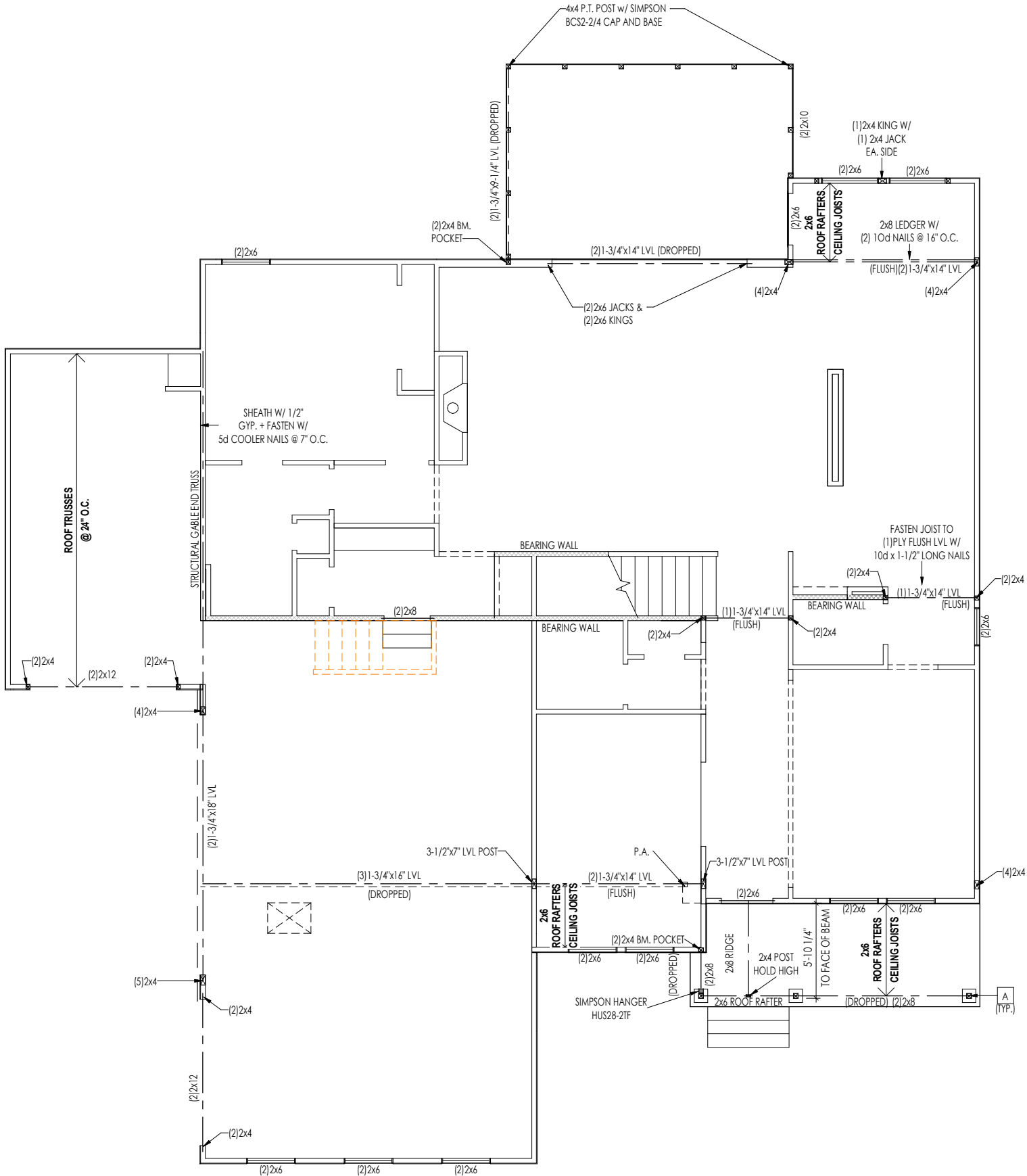
EXT. WALL SHEATHING SPECIFICATION
7/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING w/ 2-3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
" 16 GA STAPLES³ ALT. STAPLE CONNECTION SPEC: 1 " CROWN" @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING
AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ NO STAPLE ALTERNATIVE NAILS @ 3" O.C. 2-3/8"x0.113 . ALL SHEATHING PANELS SHALL AVAILABLE AT THIS SPEC BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

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

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

MAX 5/16" - SEPT. 2018



General Notes:

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

Key Notes:

- A 4x4 P.T. POST W/ SIMPSON BCS2-2/4 CAP & ABW44Z BASE
B --
C --
D --
E --

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

NOTE: 10d NAIL = 3" x 0.131" GUN NAIL	
JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3)10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
DOUBLE STUD	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE LAP SPLICE	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

Space for Architect Seal



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RESIDENCE FOR:
MERSHON

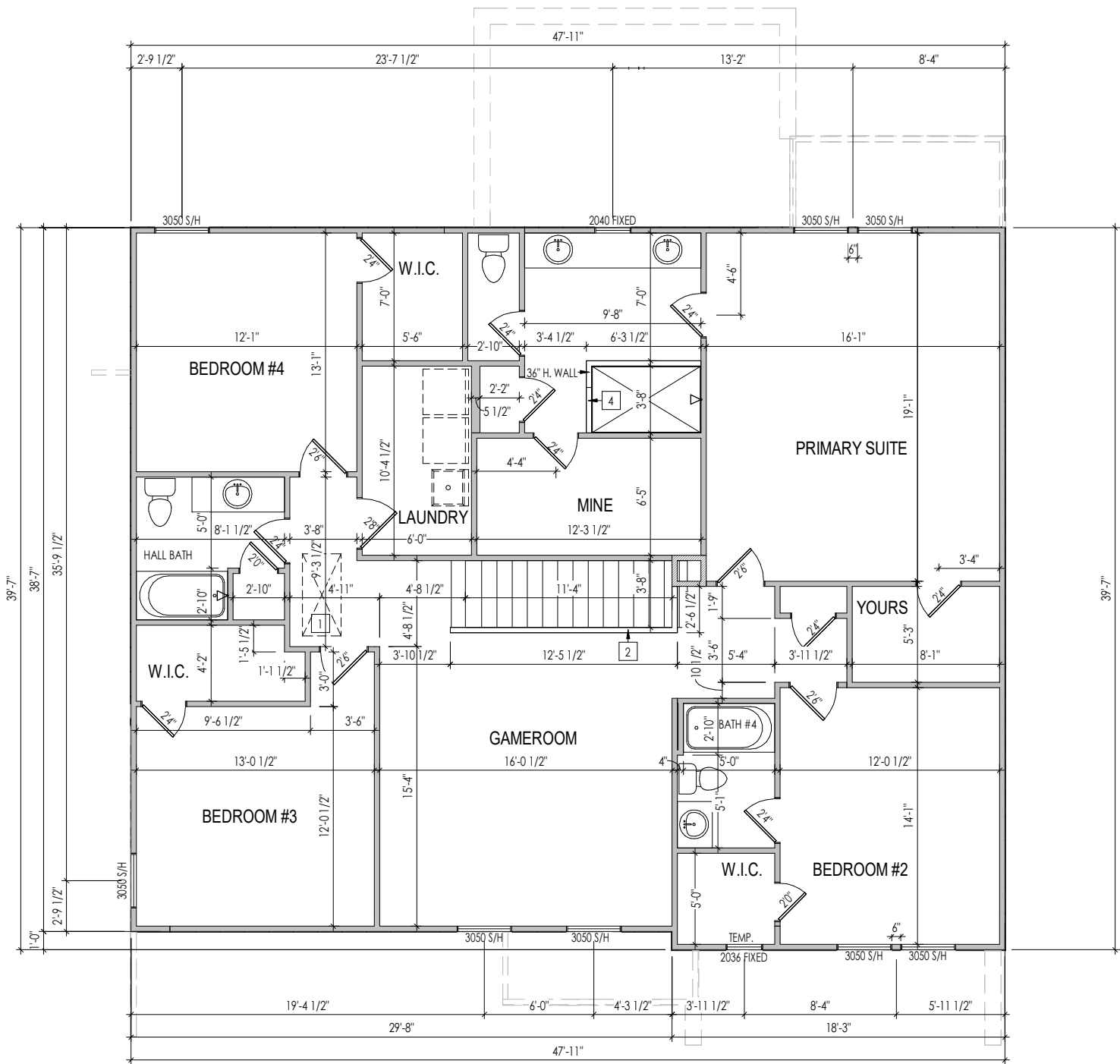
TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
Born on Date: 10/01/18			Series: PREMIER
CDs Drawn By: SSP			Plan No.: PLAN_NM

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SM
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Phone: (919) 844-9288

Sheet Information
2.01S
First Floor Structural Plan
Elevation 'P'

REISSUED: 04/30/2025



General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ALL SECOND FLOOR CEILINGS TO BE 9'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
3. FRAME TOP OF ALL WINDOWS AT 1'-0 1/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM CEILING UNLESS CALCULATIONS REQUIRE LARGER HEADERS.
5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
6. REFER TO SHEET 2.01S FOR STRUCTURAL INFORMATION

Key Notes:

- 1 PULL DOWN 22-1/2" x 54" ATTIC ACCESS
- 2 36" HIGH WALL.
- 3 ELEVATION "M": FRAME TOP OF WINDOW 2'-0 1/4" DOWN FROM CEILING.
- 4 4-1/2" CURB AT SHOWER BY PLUMBING CONTRACTOR
- 5
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- 14
- 15
- 16

Space for Architect Seal



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RESIDENCE FOR:
MERSHON

TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
			Series: PREMIER
Born on Date: 10/01/18			CDs Drawn By: SSP
			Plan No.: PLAN_NM



Sheet Information

2.02F
Second Floor Framing Plan
Elevation 'P'

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

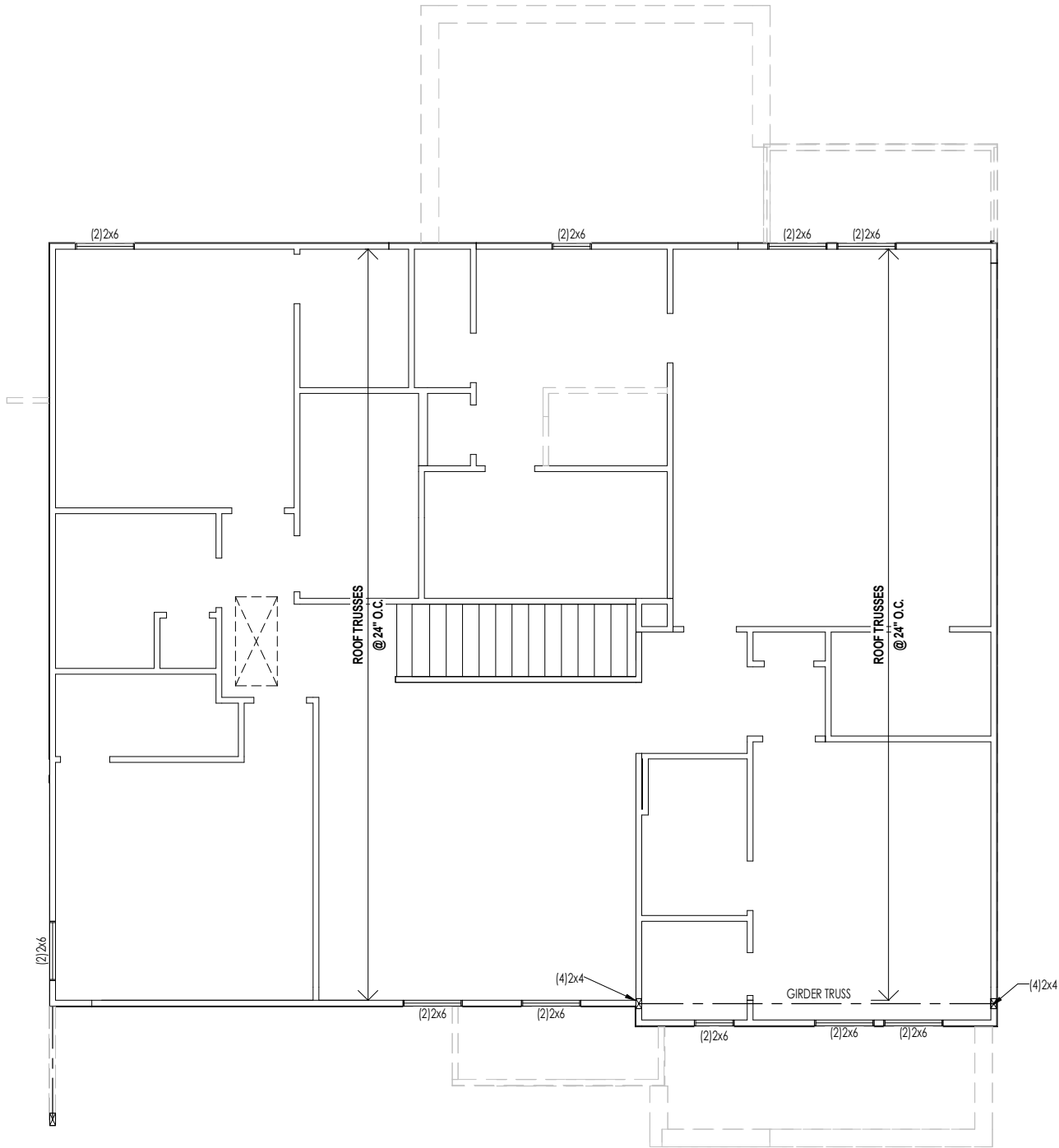
EXT. WALL SHEATHING SPECIFICATION
7/16" OSB OR 15/32" PLYWOOD: • FASTEN SHEATHING w/ 2-3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
" 16 GA STAPLES" ALT. STAPLE CONNECTION SPEC: 1 " CROWN" @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING
AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ NO STAPLE ALTERNATIVE NAILS @ 3" O.C. 2-3/8"x0.113 . ALL SHEATHING PANELS SHALL AVAILABLE AT THIS SPEC BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

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

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

MMK STD. - SEPT. 2018



General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.	
Key Notes:	
A	--
B	--
C	--
D	--
E	--
CONNECTION SPECIFICATIONS (TYP. U.N.O.)	
NOTE: 10d NAIL = 3" x 0.131" GUN NAIL	
JOIST TO SOLE PLATE	(3)10d TOENAILS
SOLE PLATE TO JOIST/BLK'G.	10d NAILS @ 6" o.c.
STUD TO SOLE PLATE	(3)10d TOENAILS
TOP OR SOLE PLATE TO STUD	(3)10d NAILS
RIM TO TOP PLATE	10d TOENAILS @ 6" o.c.
BLK'G. BTWN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
DOUBLE STUD	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE	10d NAILS @ 24" o.c.
DOUBLE TOP PLATE LAP SPLICE	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.


Space for Architect Seal



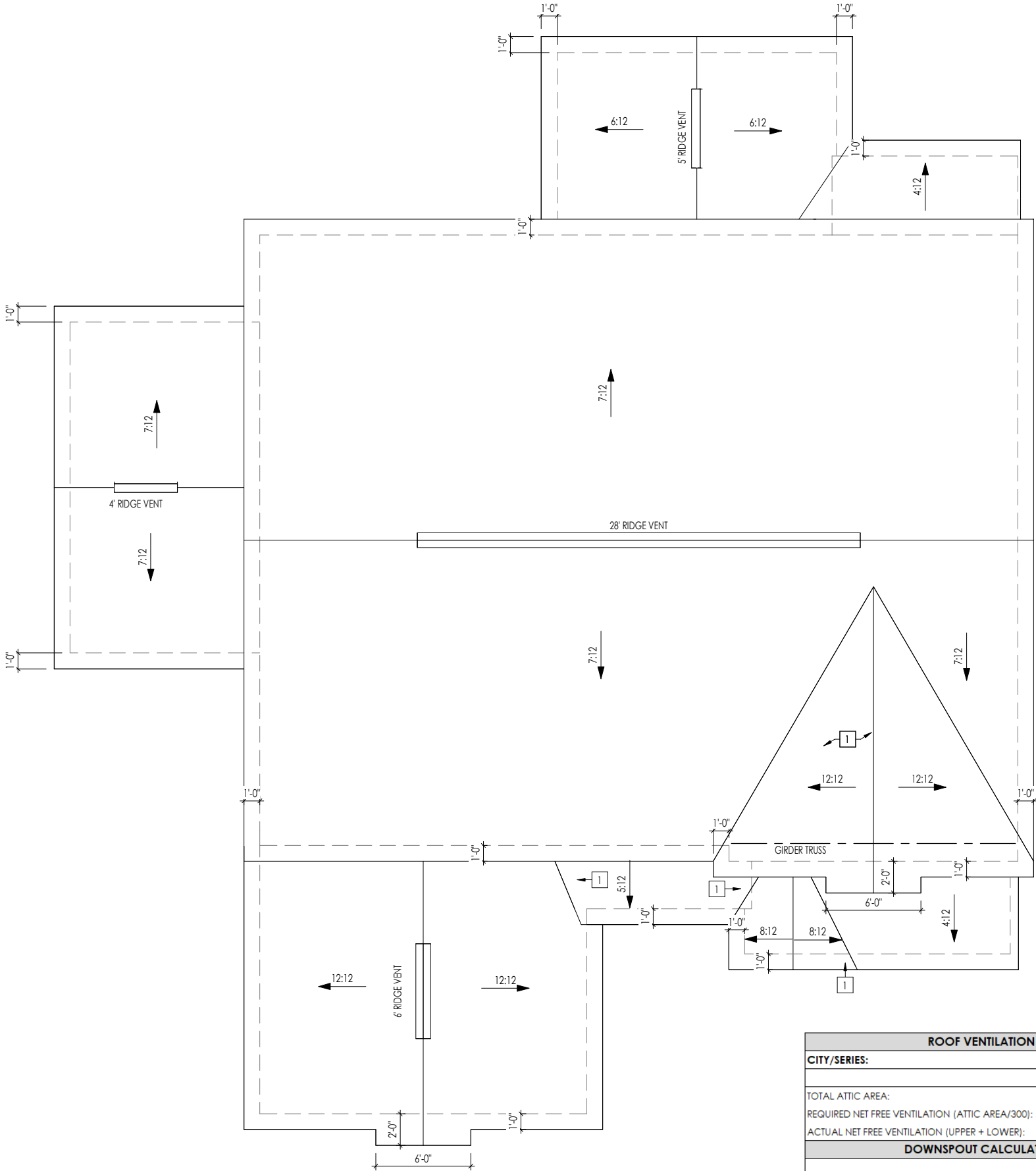
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RESIDENCE FOR:
MERSHON

TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
Born on Date: 10/01/18			CDs Drawn By: SSP
			<div>Sheet Information</div> <div>2.02S Second Floor Structural Plan Elevation 'P'</div>
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HEEL CUT STANDARDS			
OVERHANG			
2'-0"	1'-0"		
7-3/4"	3-3/4"	4:12	ROOF PITCH
9-3/4"	4-3/4"	5:12	
11-3/4"	5-3/4"	6:12	
13-3/4"	6-3/4"	7:12	
N/A	7-3/4"	8:12	
N/A	8-3/4"	9:12	
N/A	9-3/4"	10:12	
N/A	11-3/4"	12:12	
N/A	13-3/4"	14:12	



ROOF VENTILATION				
CITY/SERIES:	RALEIGH			
	MAIN HOUSE	GARAGE	CARRIAGE	OUTDOOR LIV.
TOTAL ATTIC AREA:	2,052	452	297	309
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	6.84	1.51	0.99	1.03
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	7.63	2.79	1.76	2.08
DOWNSPOUT CALCULATION				
	MAIN HOUSE	GARAGE	CARRIAGE	OUTDOOR LIV.
TOTAL DRAINABLE ROOF AREA:	2667.6	587.6	386.1	401.7
MINIMUM # OF DOWNSPOUTS:	5	1	1	1

General Notes:

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

Key Notes:

1

VALLEY TRUSS OVER FRAMING @ 24" O.C.

2

-

3

-

4

5

CONNECTION SPECIFICATIONS

(TYP. U.N.O.)

NOTE: 10d NAIL = 3" x 0.131" GUN NAIL

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

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ARCHITECT

AMANDA K. SZOKE

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RESIDENCE FOR:

MERSHON

TOBACCO ROAD

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
TBRD-0070-00	4/21/25	GREG P.	859.578.4355
House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By:	
		GLP	
		Series:	PREMIER
Born on Date:	10/01/18	CDs Drawn By:	SSP
		PLAN_NO	

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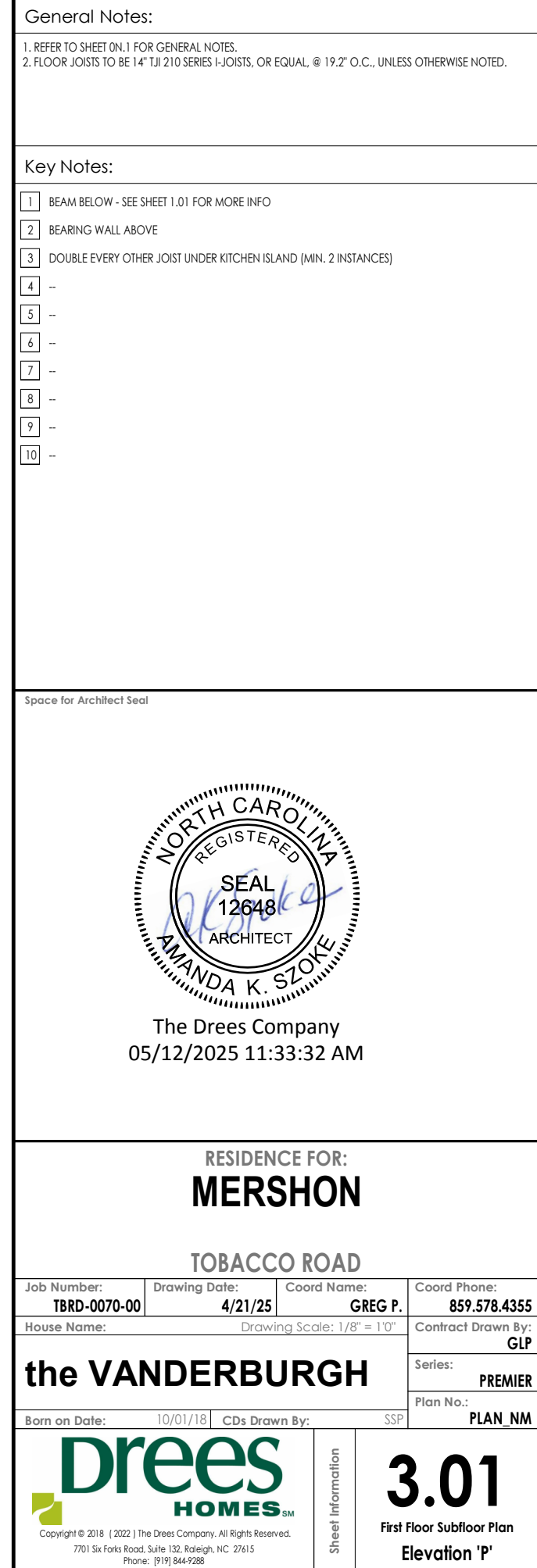
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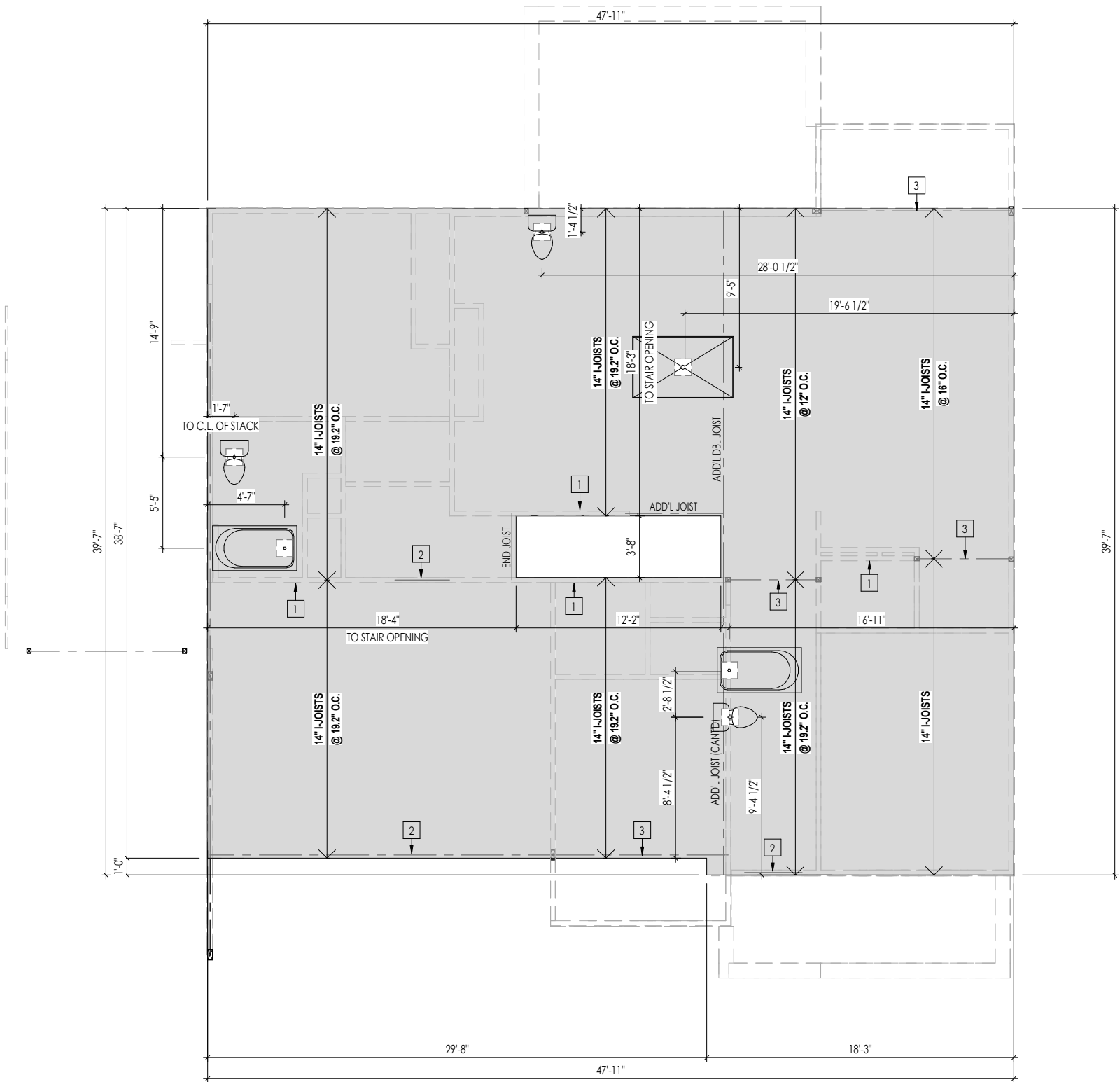
Sheet Information

2.04

Roof Plan

Elevation 'P'





General Notes:

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

2. FLOOR JOISTS TO BE 14" TJI 210 SERIES I-JOISTS, OR EQUAL, @ 19.2" O.C., UNLESS OTHERWISE NOTED.

Key Notes:

1 BEARING WALL BELOW

2 BEAM BELOW - SEE SHEET 2.01S FOR MORE INFO

3 FLUSH BEAM - SEE SHEET 2.01S FOR MORE INFO

4 -

5 -

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7 -

8 -

9 -

10 -

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ARCHITECT

AMANDA K. SZOKE

The Drees Company

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RESIDENCE FOR:

MERSHON

TOBACCO ROAD

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
TBRD-0070-00	4/21/25	GREG P.	859.578.4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By:
the VANDERBURGH			GLP
		Series:	PREMIER
Born on Date:		CDs Drawn By:	Plan No.:
10/01/18		SSP	PLAN_NM

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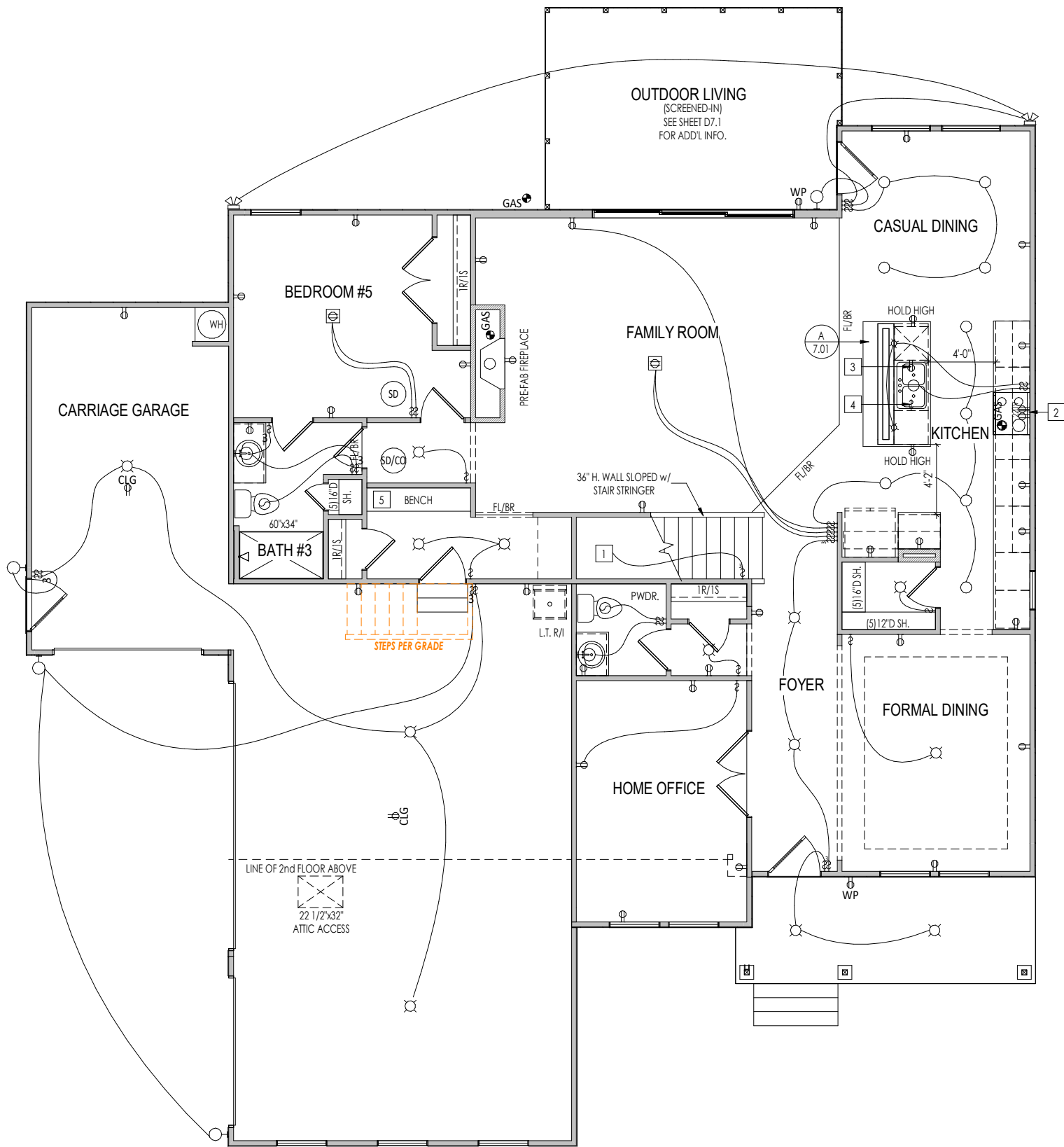
Sheet Information

3.02

Second Floor Subfloor Plan

Elevation 'P'

REISSUED: 04/30/2025



General Notes:

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

Key Notes:

- 1 TO SWITCH OR LIGHT ABOVE
- 2 OUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH
- 3 OUTLET FOR DISHWASHER LOCATED IN SINK CABINET
- 4 DISPOSAL SWITCH IN SINK CABINET
- 5 BENCH SEAT: SEE STANDARD DETAILS F/D2.2 FOR MORE INFORMATION
- 6
- 7
- 8
- 9
- 10 -

MECHANICAL LEGEND

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

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RESIDENCE FOR:

MERSHON

TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
Drawing Scale: 1/8" = 1'0"			Series: PREMIER
Born on Date: 10/01/18			Plan No.: PLAN_NM

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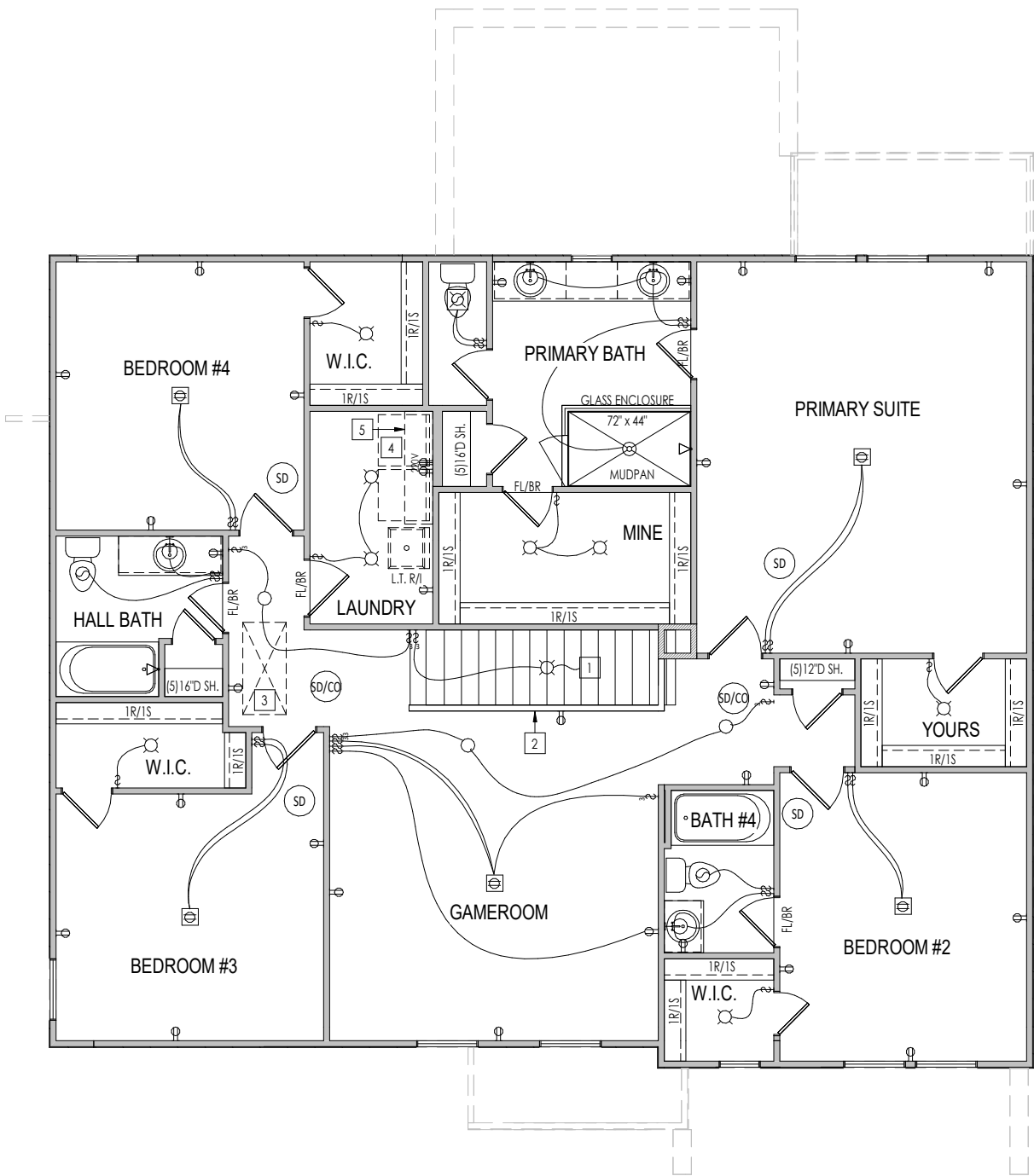
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Sheet Information

4.01

First Floor Mechanical Plan
Elevation 'P'

REISSUED: 04/30/2025



General Notes:

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

Key Notes:

- 1 TO LIGHT OR SWITCH BELOW
- 2 36" HIGH WALL W/ WOOD CAP
- 3 PULL DOWN 22-1/2" x 54" ATTIC ACCESS W/ LIGHT AND OUTLET
- 4 5/8" SHELF @ 57" A.F.F.
- 5 WASHER TO LEFT OF DRYER
- 6
- 7
- 8 -
- 9 -
- 10 -

MECHANICAL LEGEND

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

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RESIDENCE FOR:

MERSHON

TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
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House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: GLP
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the VANDERBURGH

Born on Date:	10/01/18	CDs Drawn By:	SSP	Plan No.: PLAN_NM
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Sheet Information

4.02

Second Floor Mechanical Plan
Elevation 'P'



General Notes:

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

Key Notes:

- 1
- 2
- 3
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-

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TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name:			Contract Drawn By: GLP
the VANDERBURGH			Series: PREMIER
			Plan No.: PLAN_NM
Born on Date:	10/01/18	CDs Drawn By:	SSP



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Sheet Information

5.01
Building Section
Elevation 'P'

TYPICAL TRIM:

6" FASCIA
(ALL SIDES)

8" FRIEZE
(FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.

Key Notes:

- 1 -
2 -
3 -
4 -
5 -



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RESIDENCE FOR:
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TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
Born on Date: 10/01/18			Series: PREMIER
CDs Drawn By: SSP			Plan No.: PLAN_NM



Sheet Information

6.01
Front Elevation
Elevation 'P'



TYPICAL TRIM:

6" FASCIA
(ALL SIDES)

8" FRIEZE
(FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET 00.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -

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MERSHON

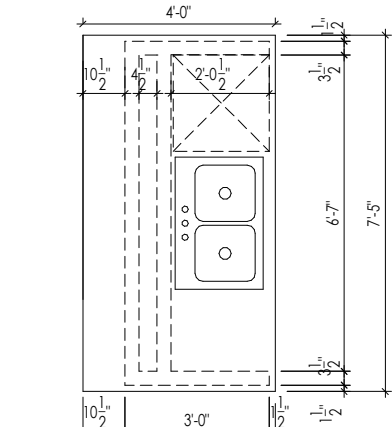
TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
			Series: PREMIER
Born on Date: 10/01/18			Plan No.: PLAN_NM

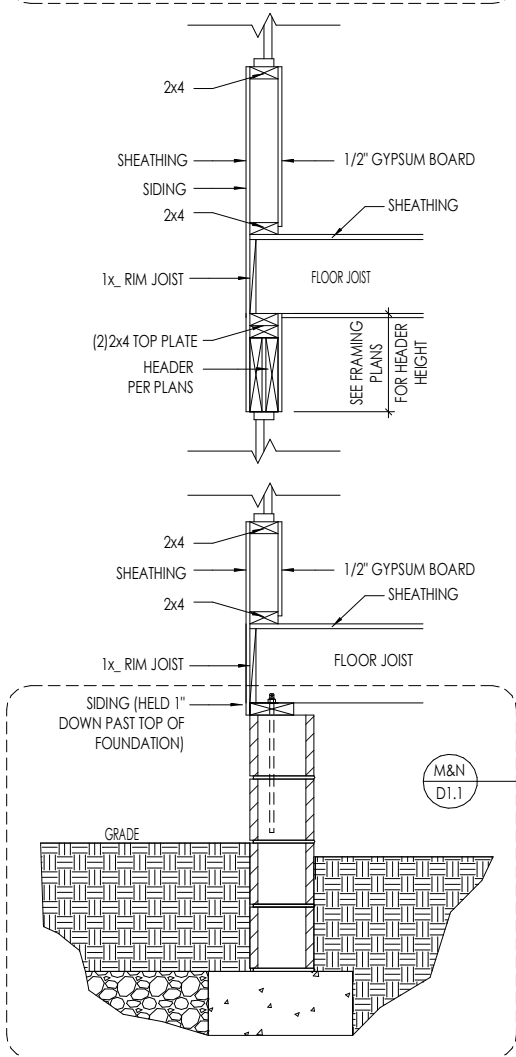
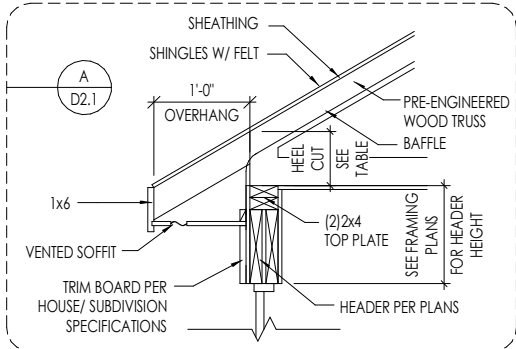


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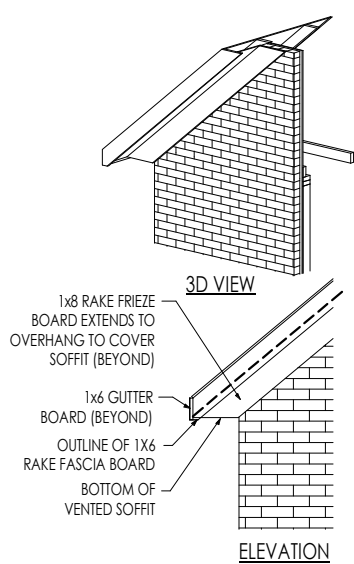
6.03
Rear Elevation
Elevation 'P'



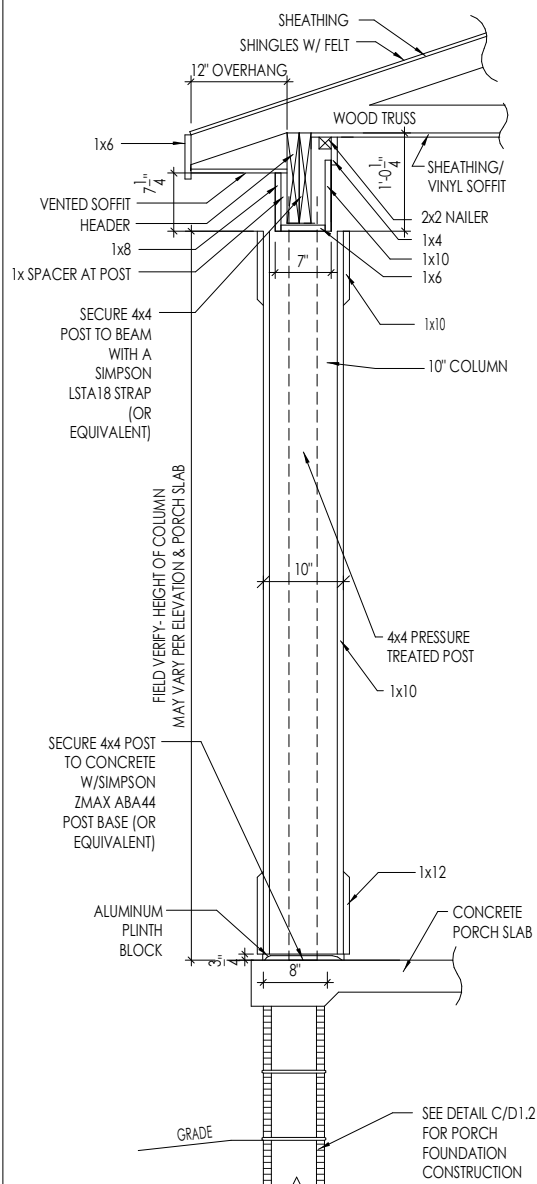
KITCHEN ISLAND DETAIL
SCALE: 1/4" = 1'-0"



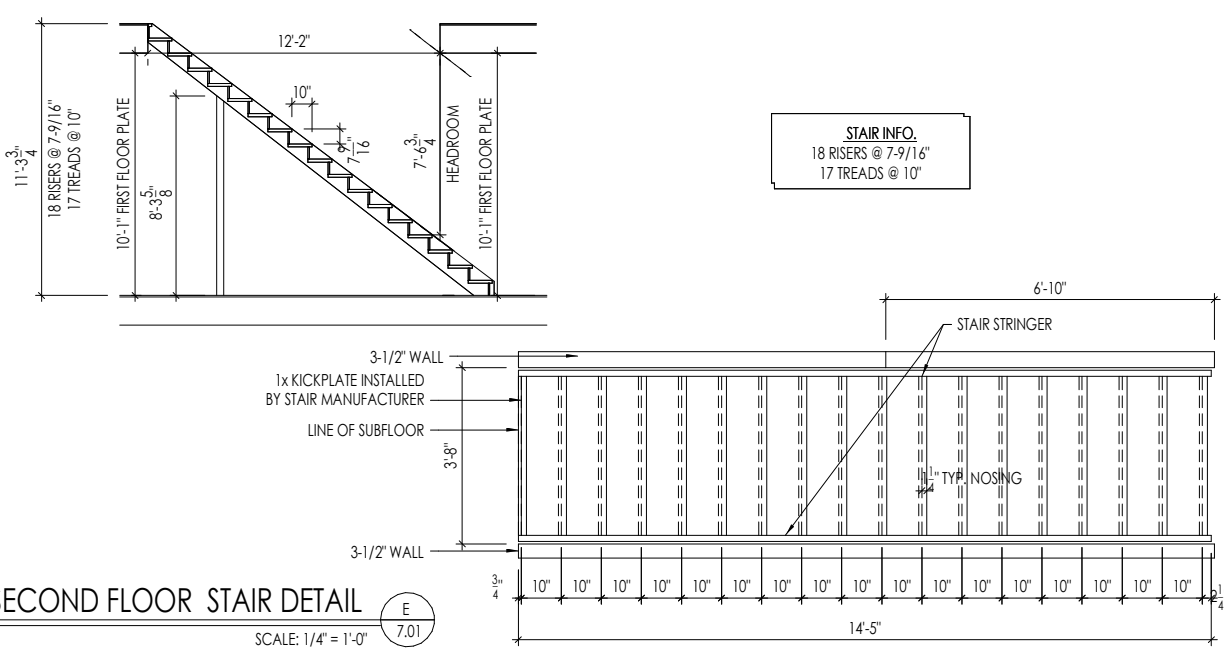
TYPICAL WALL SECTIONS
SCALE: 1/2" = 1'-0"



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



FRONT PORCH COLUMN
SCALE: 1/2" = 1'-0"



SECOND FLOOR STAIR DETAIL
SCALE: 1/4" = 1'-0"

Space for Architect Seal

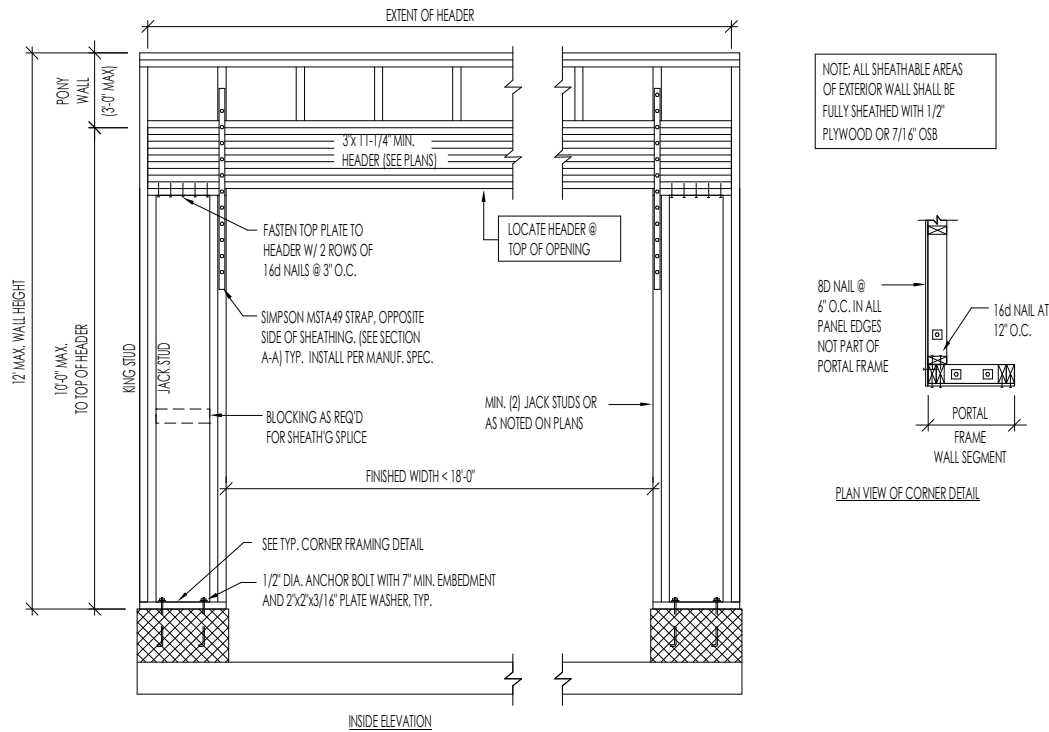
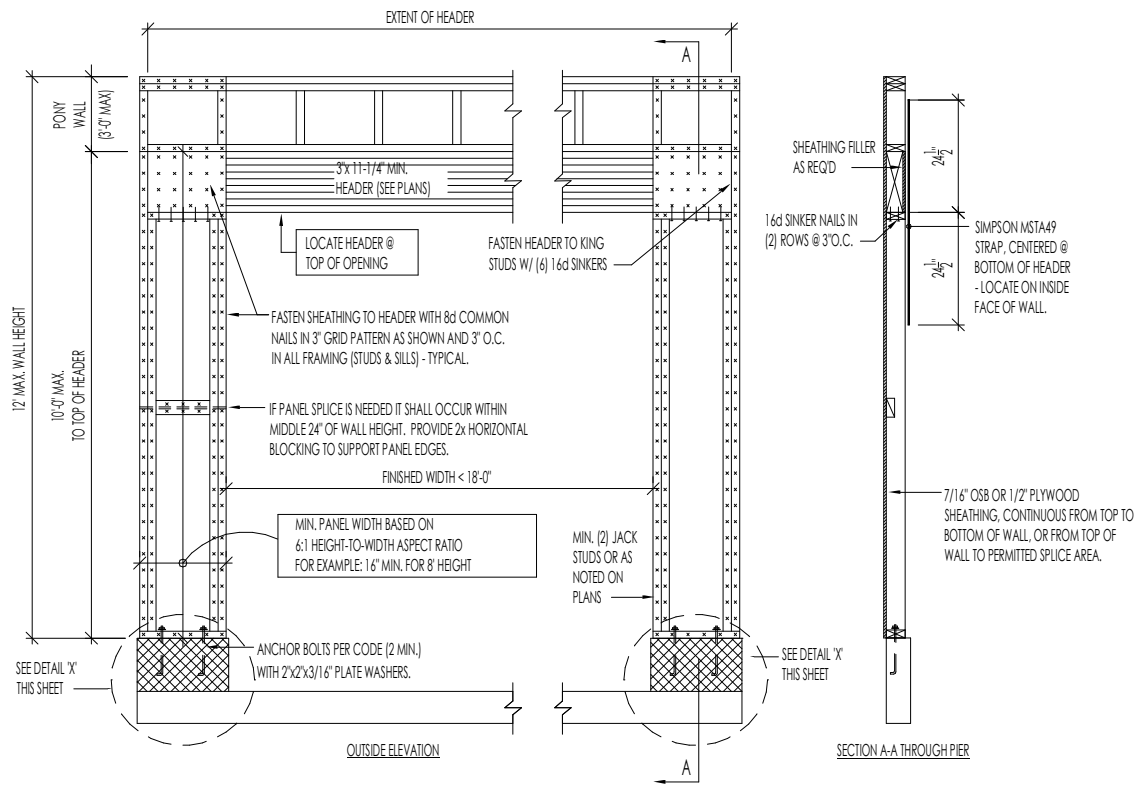
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SEAL
12648
ARCHITECT
AMANDA K. SZOKE

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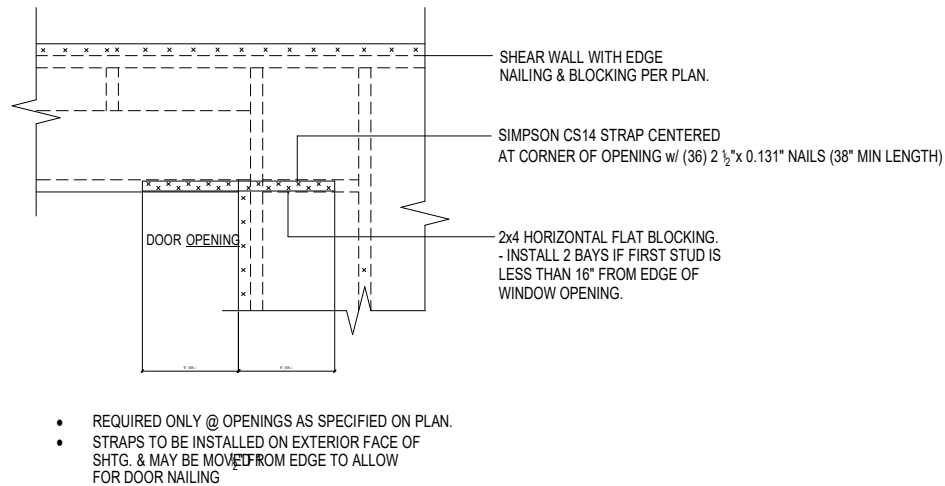
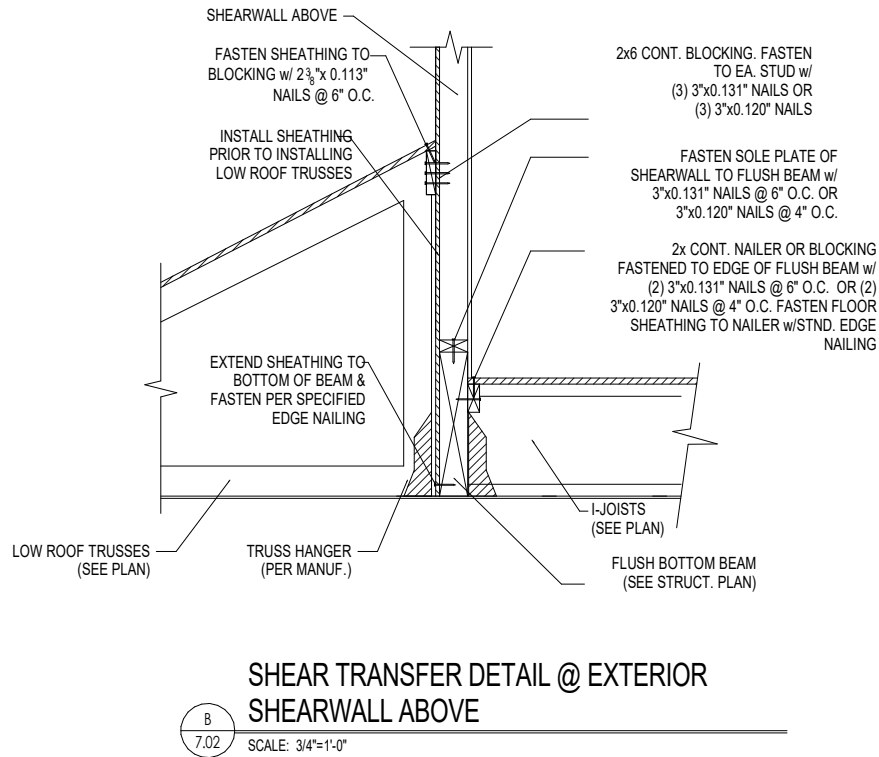
RESIDENCE FOR:
MERSHON

TOBACCO ROAD

Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
Born on Date: 10/01/18			CDs Drawn By: SSP
Drees HOMES SM Copyright © 2018 (2022) The Drees Company. All Rights Reserved. 7701 Six Forks Road, Suite 132, Raleigh, NC. 27615 Phone: (919) 844-9288			7.01 House Specific Details Elevation 'P'



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



TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS

Space for Architect Seal

NORTH CAROLINA
REGISTERED
SEAL
12648
ARCHITECT
AMANDA K. SZOKE

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**RESIDENCE FOR:
MERSHON**

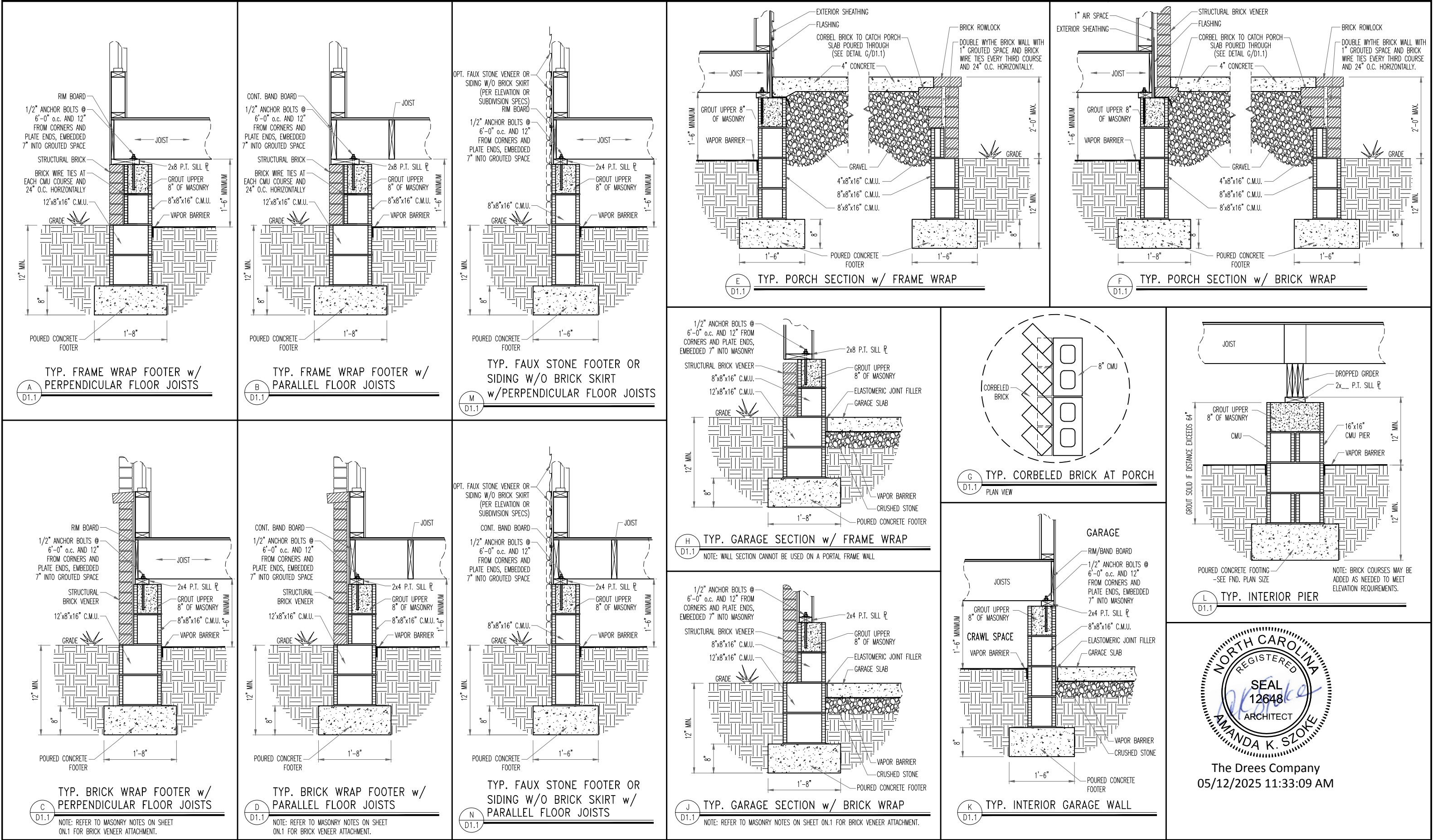
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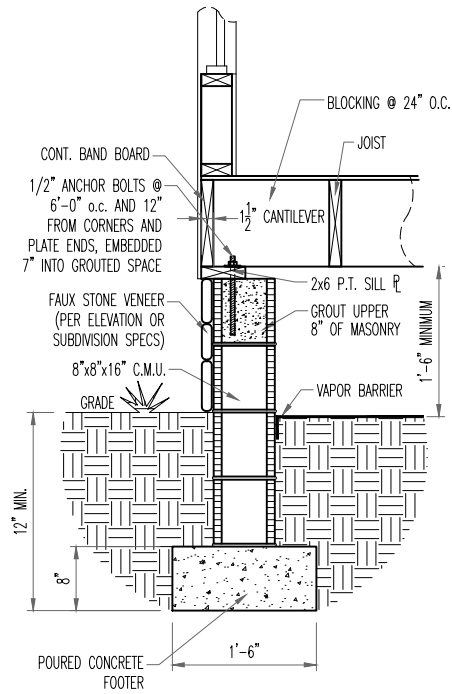
Job Number: TBRD-0070-00	Drawing Date: 4/21/25	Coord Name: GREG P.	Coord Phone: 859.578.4355
House Name: the VANDERBURGH			Contract Drawn By: GLP
Born on Date: 10/01/18			CDs Drawn By: SSP

Drees HOMES
SM
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Phone: (919) 844-9288

Sheet Information

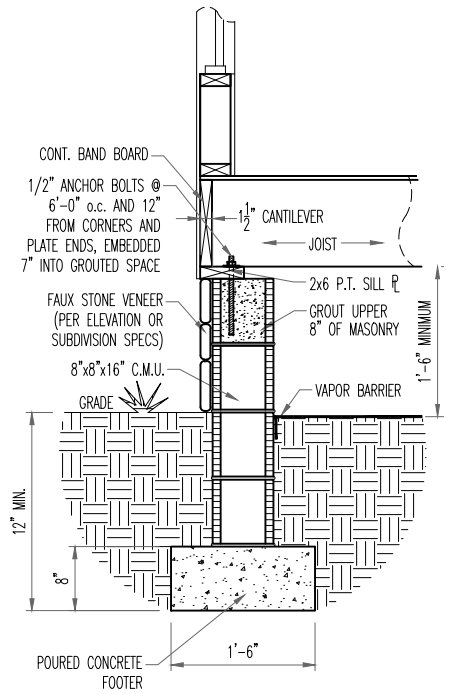
7.02
House Specific Details
Elevation 'P'





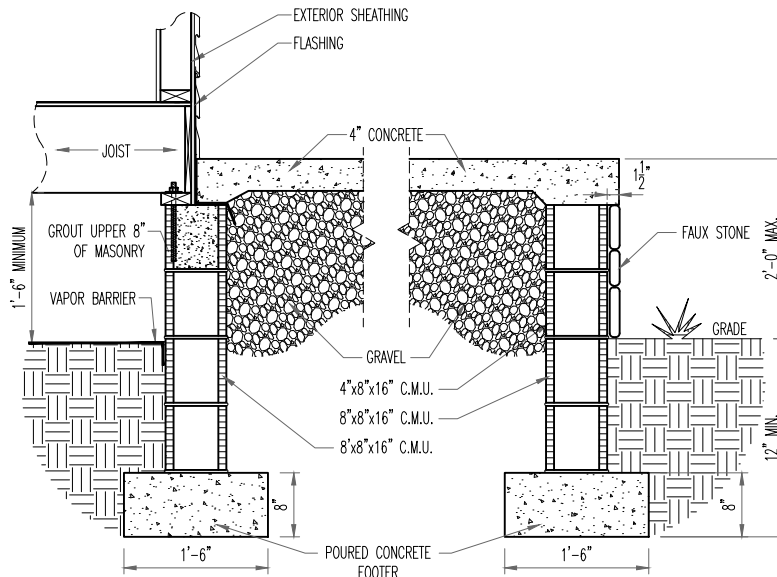
TYP. FAUX STONE SKIRT FOOTER w/
PARALLEL FLOOR JOISTS

A
D1.2



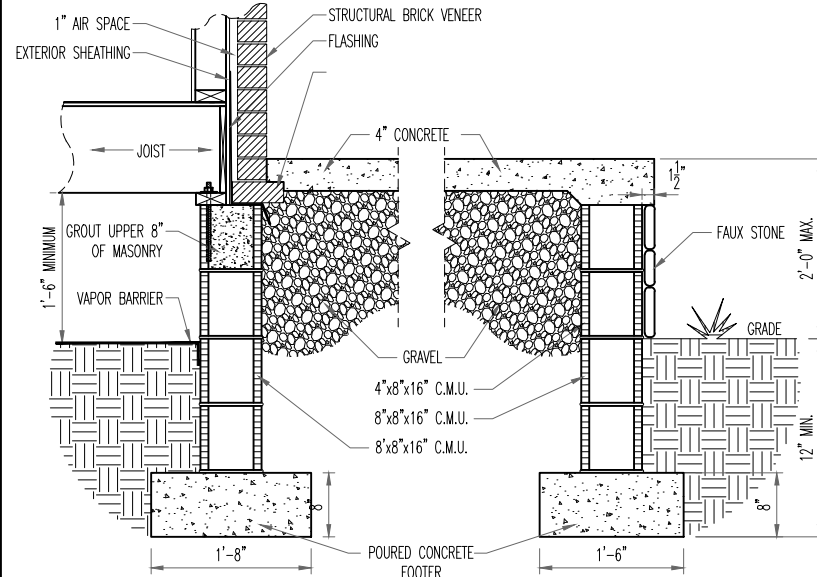
TYP. FAUX STONE SKIRT FOOTER w/
PERPENDICULAR FLOOR JOISTS

B
D1.2



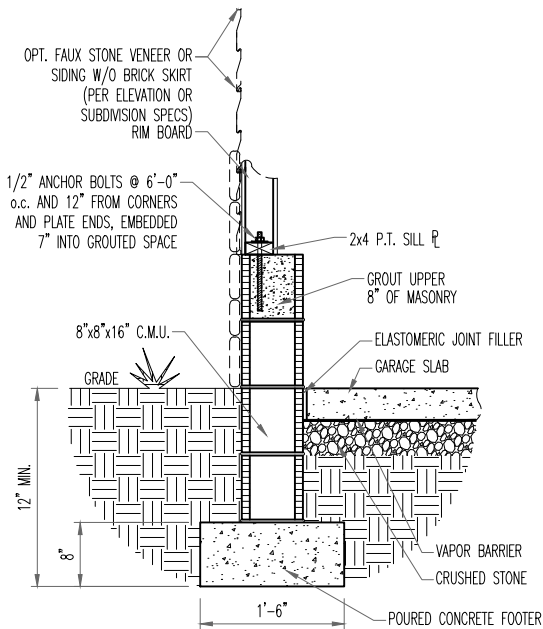
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ FRAME WRAP

C
D1.2



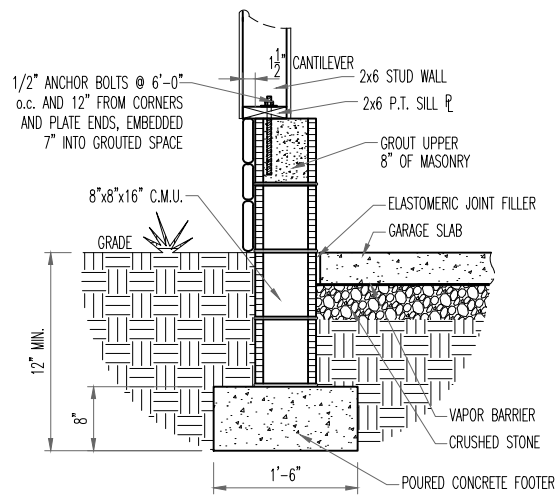
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ BRICK WRAP

D
D1.2



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

E
D1.2



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

F
D1.2

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



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STD. DETAIL SHEET

REGION:

RALEIGH

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

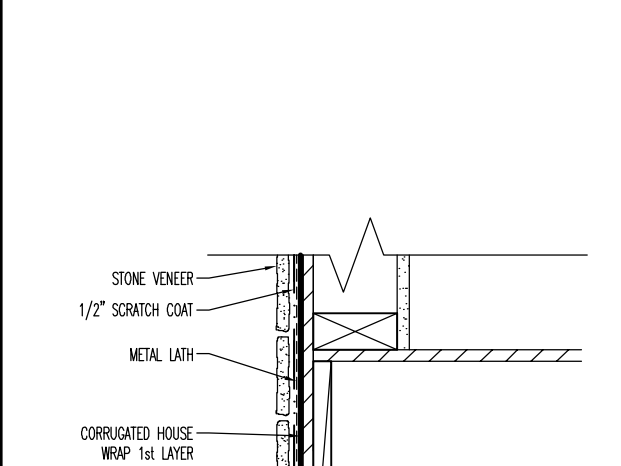
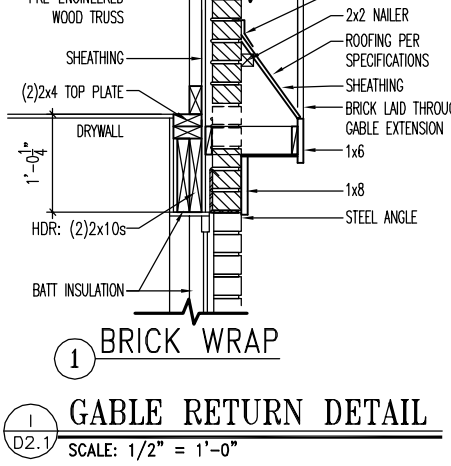
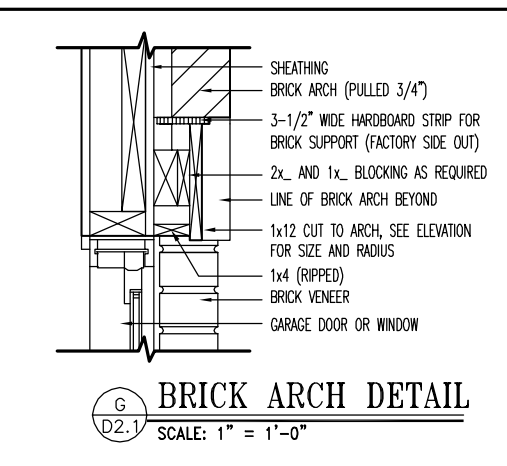
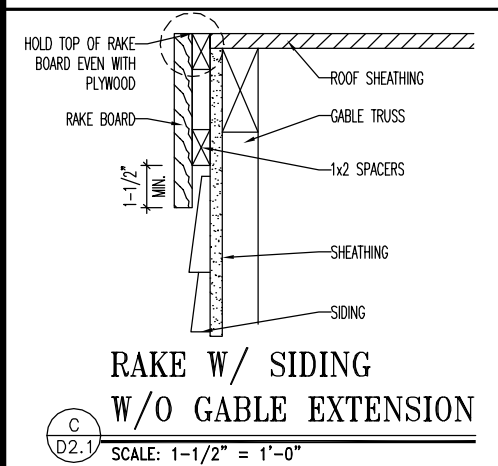
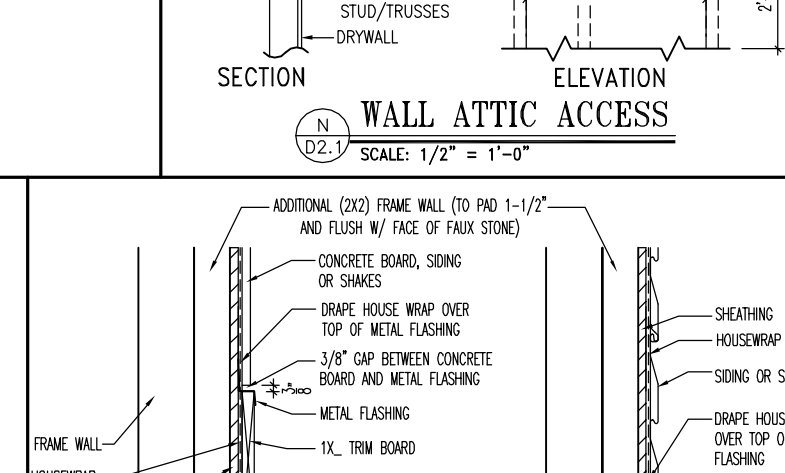
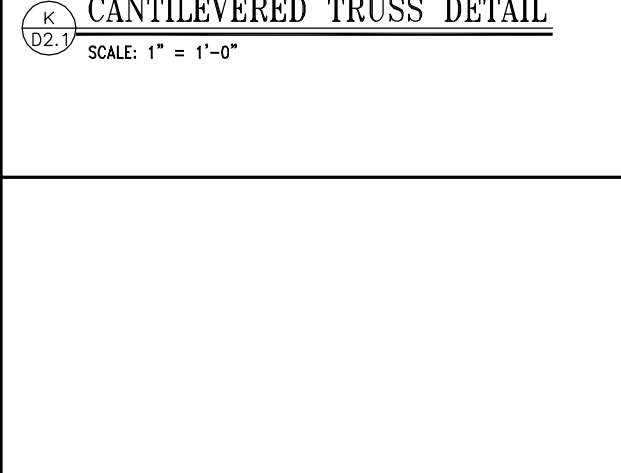
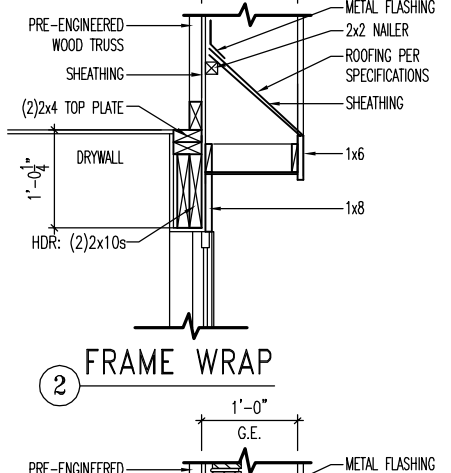
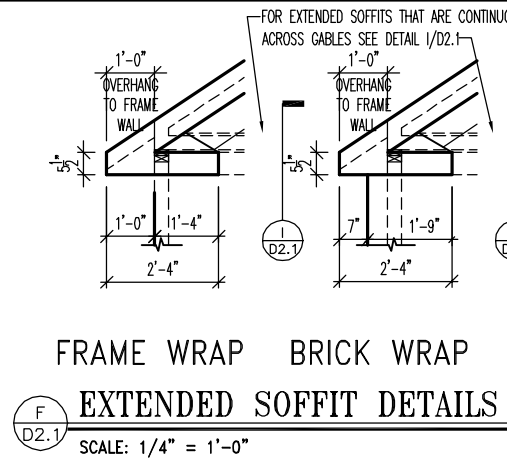
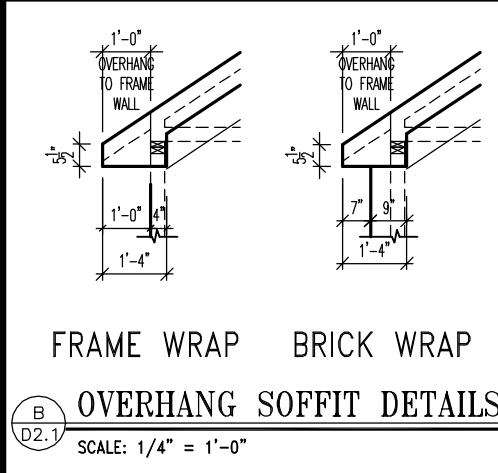
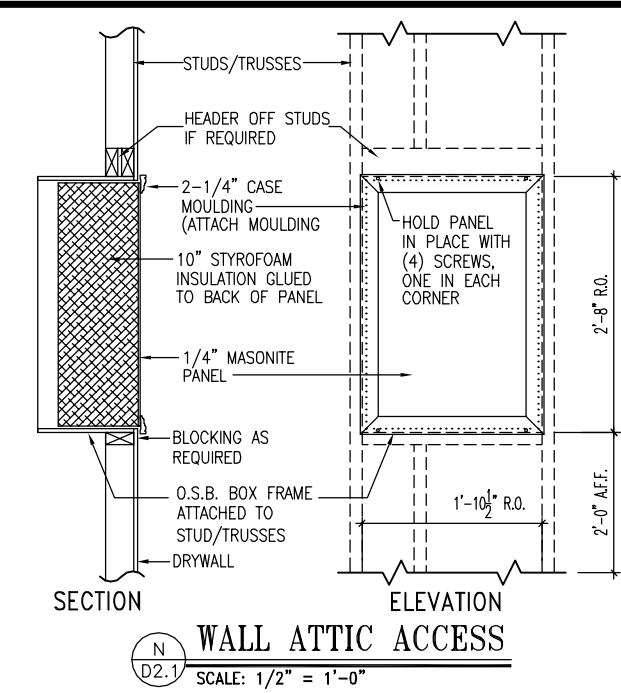
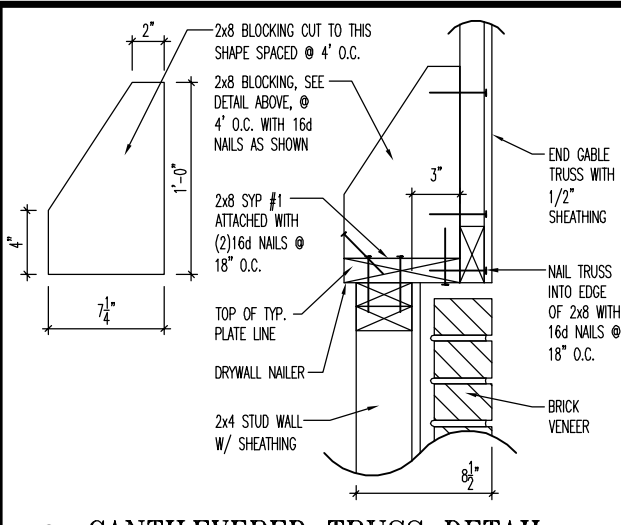
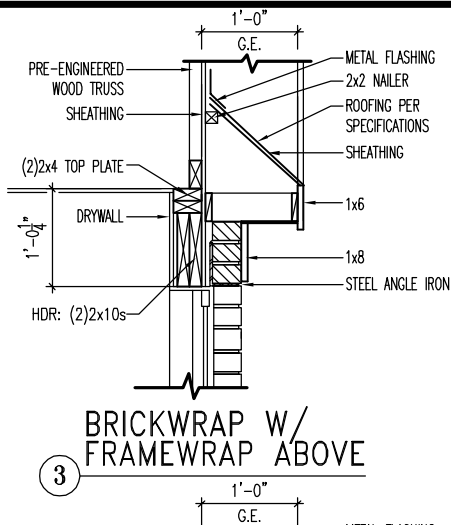
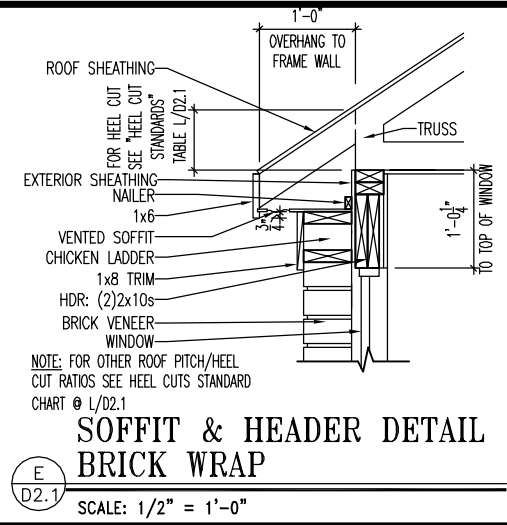
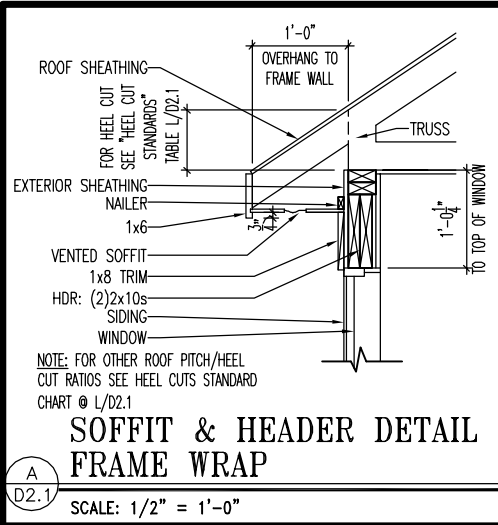
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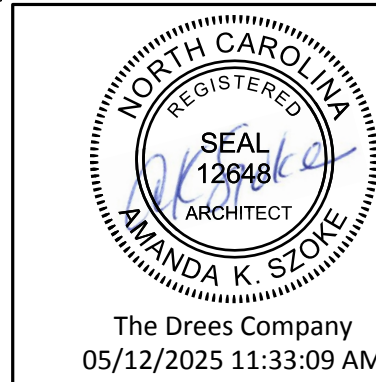
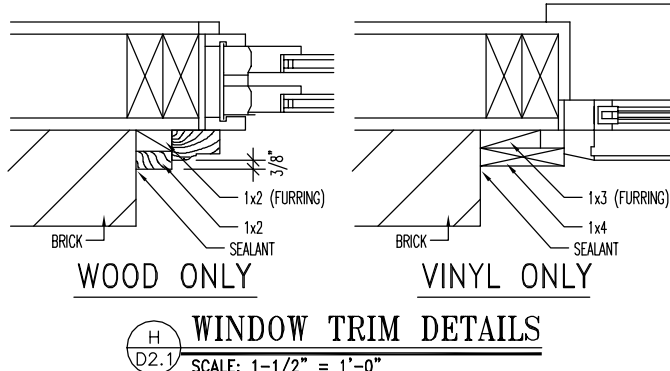
RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:14pm

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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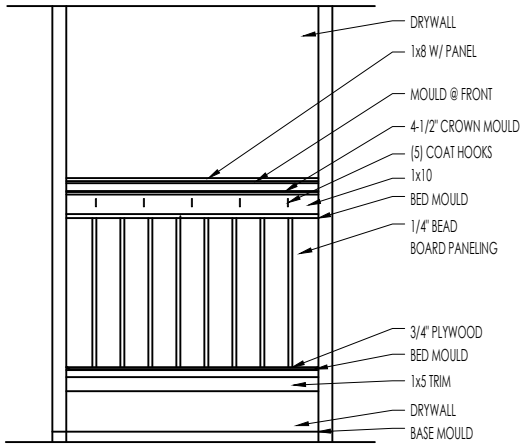
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 REGION:
RALEIGH

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

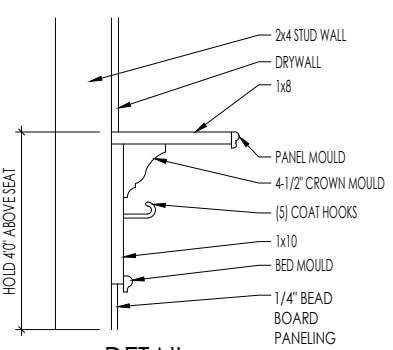
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DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.
D2.1

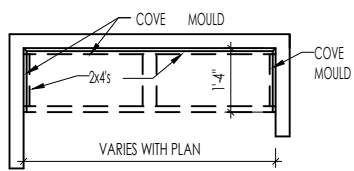


ELEVATION

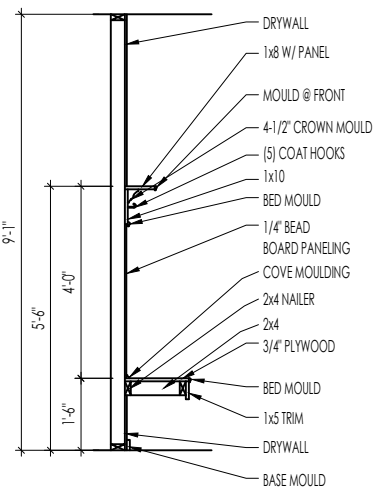


DETAIL

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



PLAN



SECTION

F
D2.2

BENCH SEAT DETAILS

SCALE: AS NOTED



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05/12/2025 11:33:09 AM



STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED

SHEET NO.

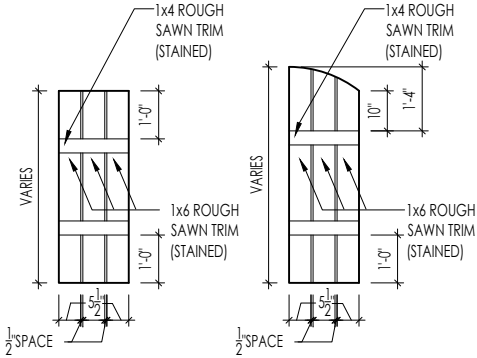
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DATE OF DETAIL:

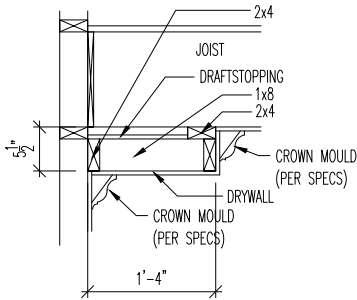
LAST REVISION:

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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05/12/2025 11:33:09 AM

STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED



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DRAWN BY: ARCH

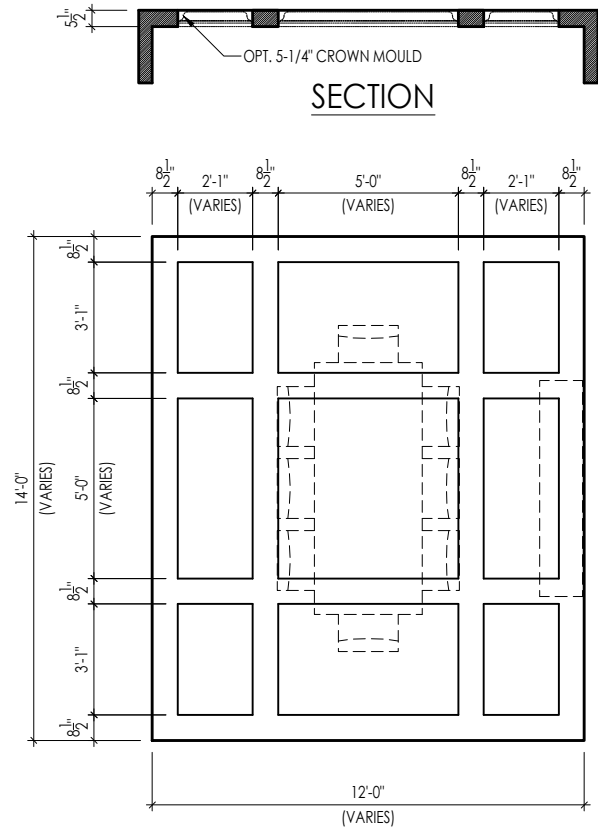
DATE OF DETAIL: 01/27/15

LAST REVISION:

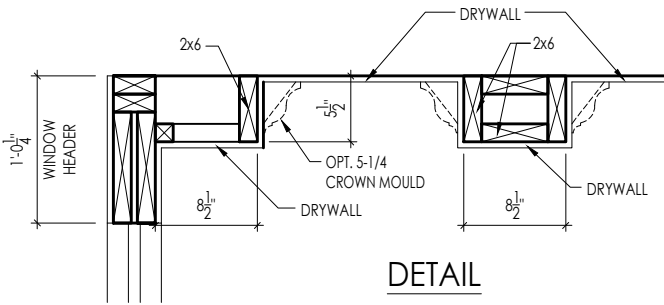
Jan 10, 2023 - 1:46pm

SHEET NO.

D2.4



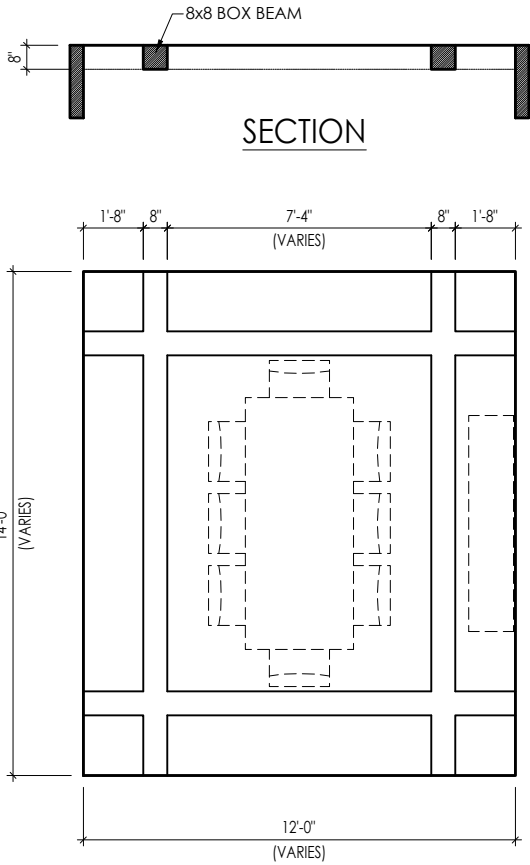
TYPICAL PLAN



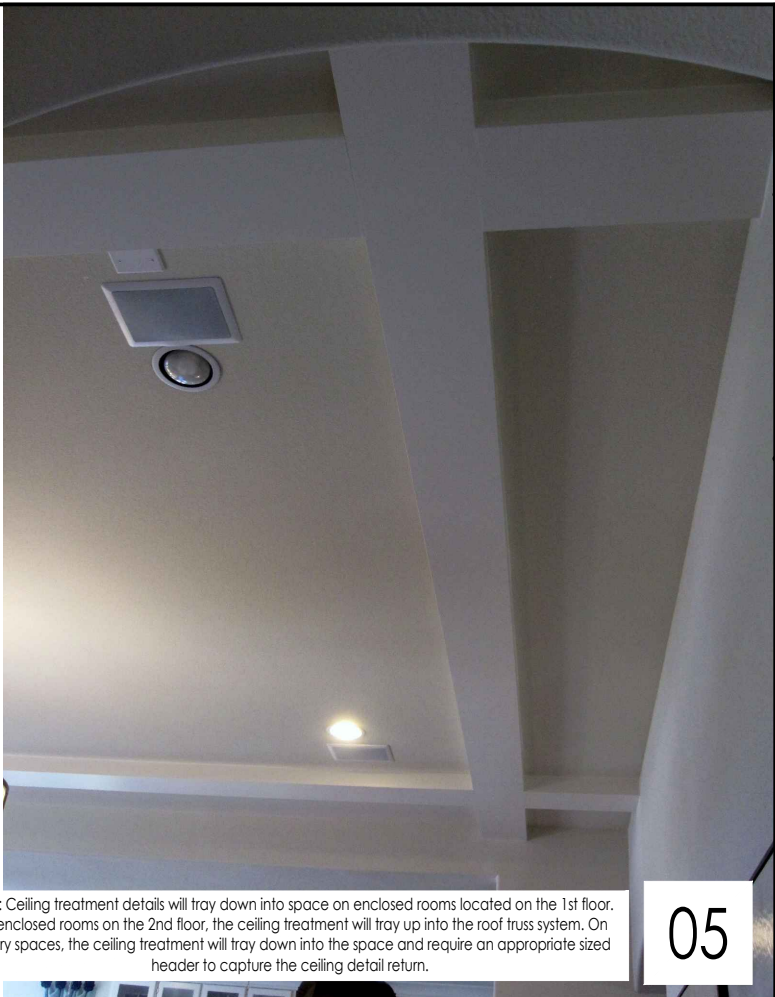
DETAIL

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

01

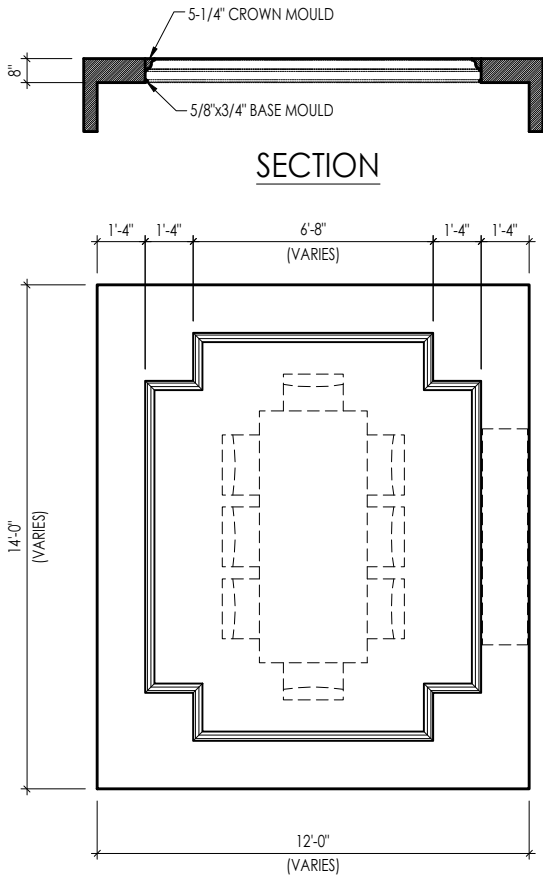


TYPICAL PLAN



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

05

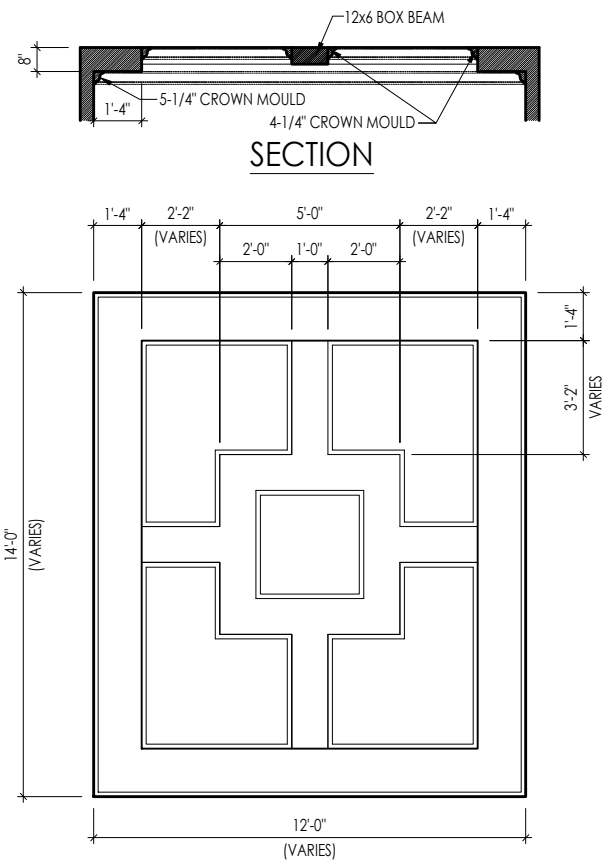


TYPICAL PLAN

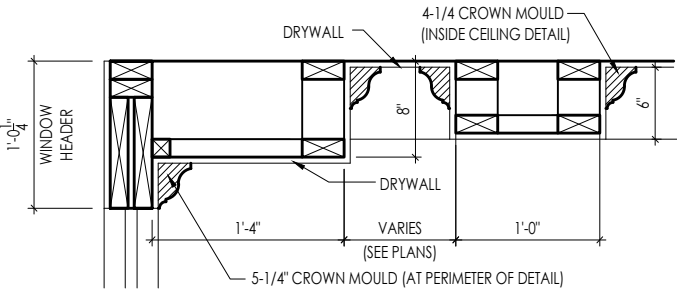


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

04



TYPICAL PLAN



DETAIL

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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05/12/2025 11:33:10 AM

CEILING TREATMENTS
SCALE: AS NOTED



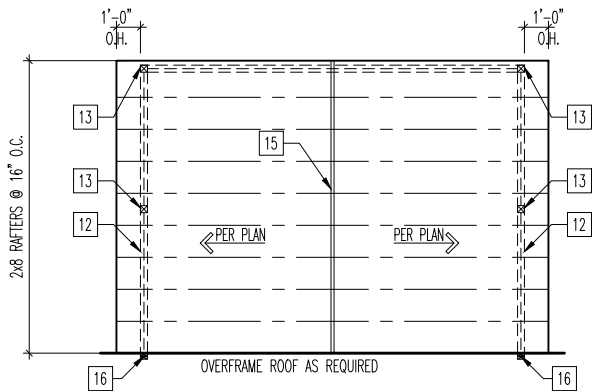
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DATE OF DETAIL: 01/27/15

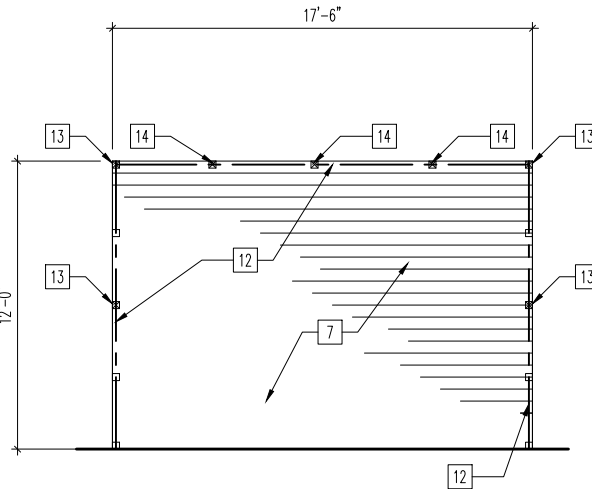
LAST REVISION:

Jan 10, 2023 - 1:42pm

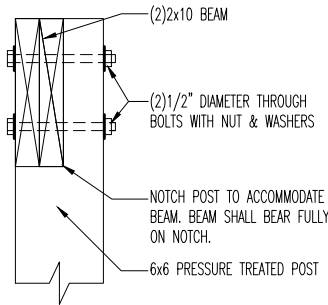
D4.1



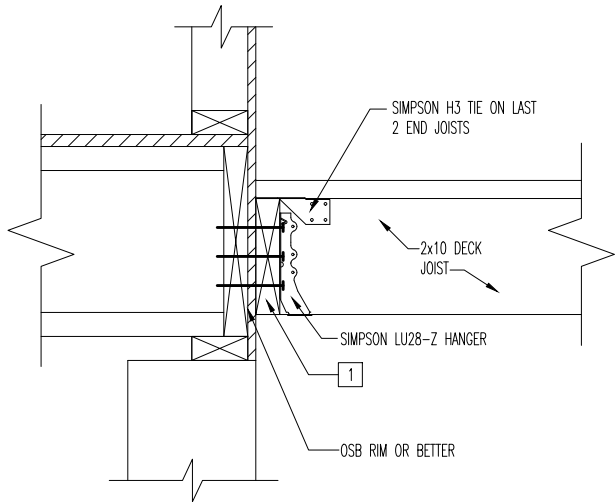
ROOF PLAN
SCALE: 1/8" = 1'-0"



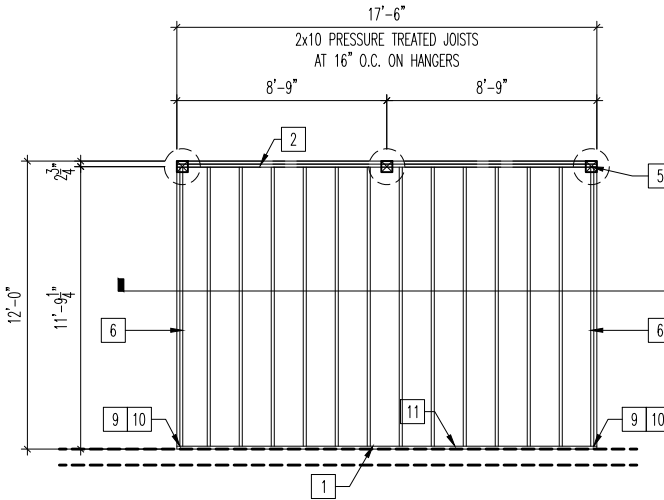
PLAN LAYOUT
SCALE: 1/8" = 1'-0"



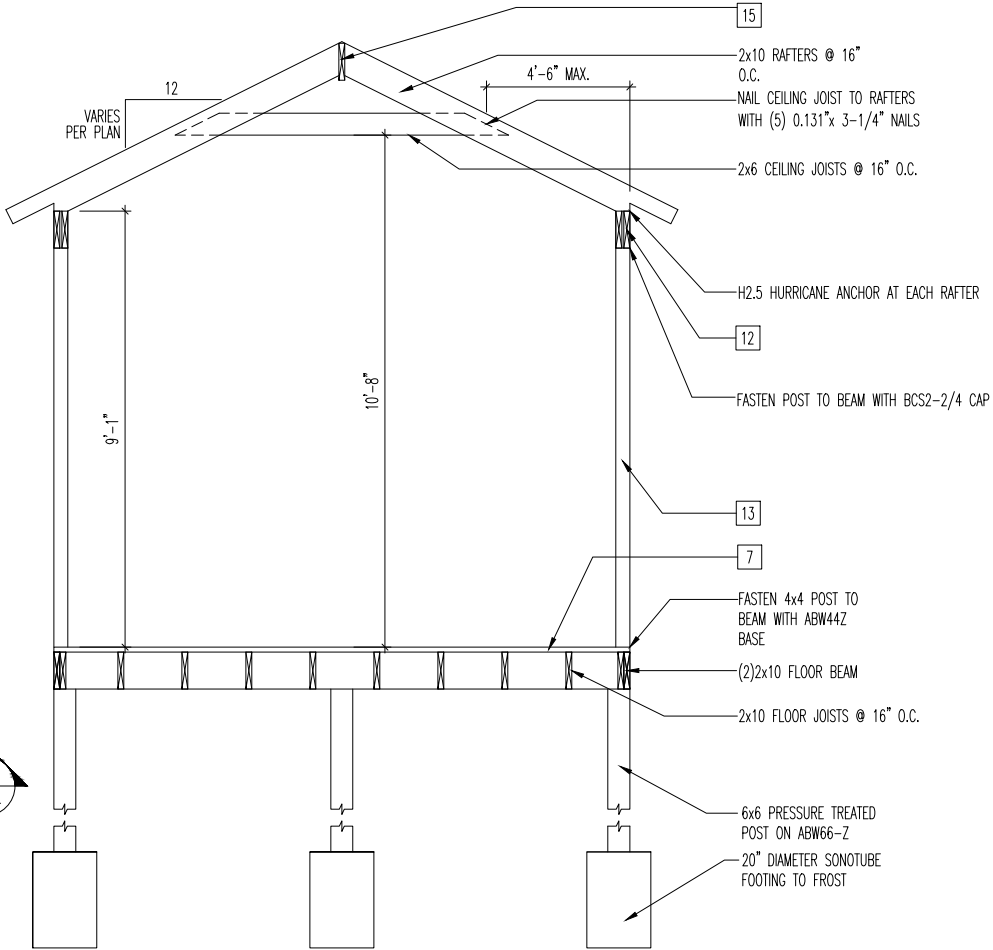
CONNECTION OF 6x6 TO BEAM
SCALE: 1" = 1'-0"



LEDGER CONNECTION TO HOUSE
SCALE: 1" = 1'-0"



FOUNDATION & JOIST LAYOUT
SCALE: 1/8" = 1'-0"



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

- General Notes**
- REFER TO SHEET ON.1 FOR GENERAL NOTES.
 - SEE SHEET 4.01 FOR DECK LOCATION. FIELD DETERMINE LOCATION & NUMBER OF STAIRS.
 - ALL DECK JOISTS AND BEAMS TO BE SYP#2 PRESSURE TREATED OR BETTER.
 - 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.
 - GUARDRAIL & STEPS BY BUILDER.

- Key Notes**
- 2x10 P.T. LEDGER FASTENED TO RIM w/ 1/4"x3-1/2" LONG SIMPSON SDS SCREWS @ 6" o.c., STAGGERED
 - BEAM: (2)2x10s, FLUSH
 - DOUBLE JOIST
 -
 - 6x6 PRESSURE TREATED POSTS ON 20" DIAMETER SONOTUBE FOOTING, TYP. FOOTING DEPTH TO RUN 12" MIN. BELOW FINISHED GRADE
 - (2)2x10 END JOIST
 - 5/4 DECKING
 -
 - LUS210-2Z @ END JOIST
 - FASTEN LAST TWO END JOISTS ON EACH SIDE OF DECK TO LEDGER W/SIMPSON H3 TIE.
 - LU210-Z @ INTERIOR DECK JOISTS
 - (2)2x10 PERIMETER BEAM WITH 1/2" FILLER (OSB OR PLYWOOD)
 - 4x4 PRESSURE TREATED POST W/SIMPSON BCS2-2/4 CAP & BC46 BASE, (TYP.)
 - 4x4 PRESSURE TREATED POST OR (2)2x4 POST (LOCATE JOISTS UNDER POST)
 - 2x12 RIDGE PLATE
 -
 -
 -
 -
 -
 -



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05/12/2025 11:33:10 AM



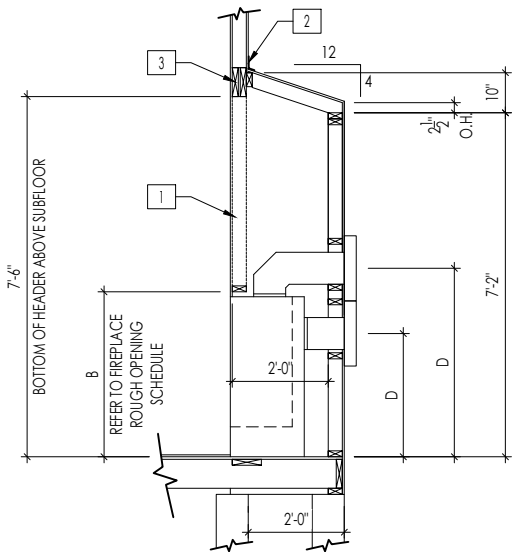
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STANDARD DECK
DETAILS

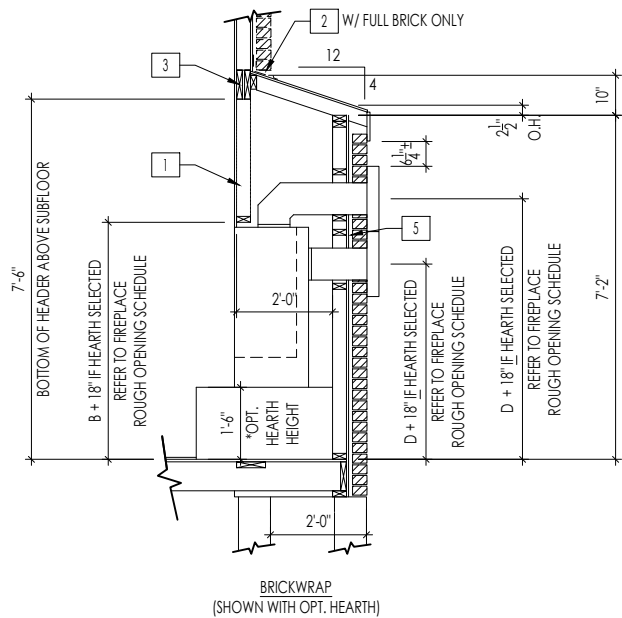
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Std. Chk. By: MATT G.	17'6"x12'0" SCREENED-IN DECK
Std. Date: 08/21/12	
Date of Last Rev: REV_DATE	

Contract Drawn By: DWG_BY	Original Site Specific Dwg. & Effective Change Order Date: CT_DT
Phone #: DWG_PH	
Coordinator's Name: COORD_NM	
Coordinator's Phone #: COORD_PH	
Raleigh - Deck Details.dwg May 12, 2025 - 11:29am	

Subdivision:	SUB_NM	Sheet No.
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Customer Name:	CUS_NM	
Job Address:	JOB_AD	



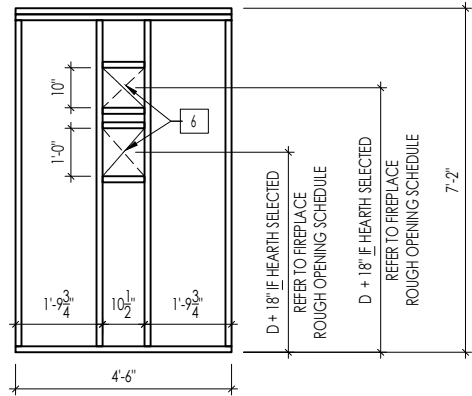
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

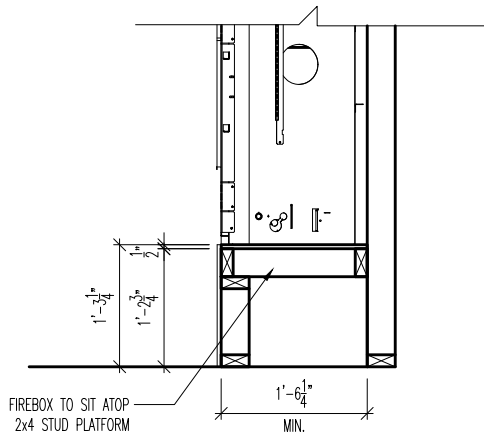
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WITH HEARTH

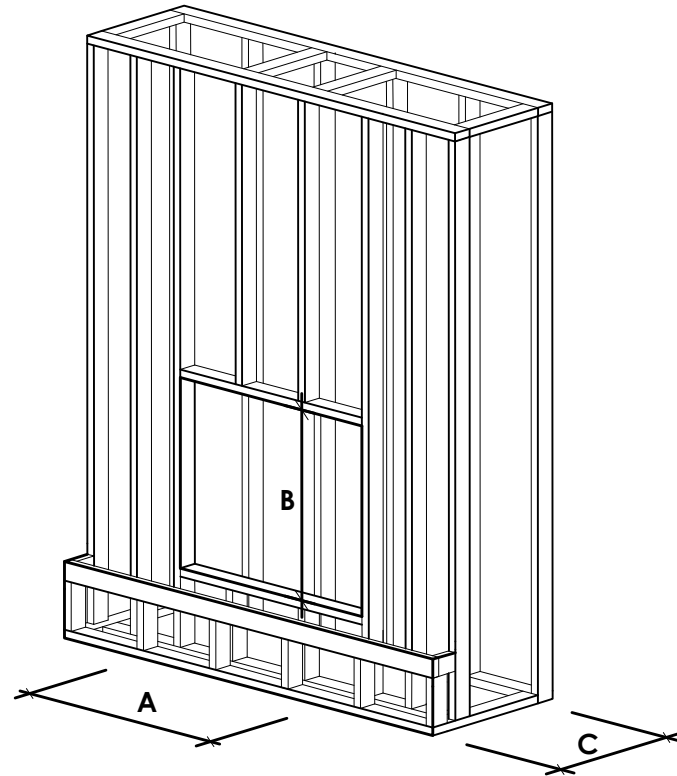
DIRECT VENT REAR WALL FRAMING

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

Date of Last Rev: 7.10.2023

FIREPLACE DETAIL

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