




Square Footage		Division: Raleigh	
Living Areas		Building Code: 2018 NC Building Code - Residential	
FIRST FLOOR		2512 SF	
SECOND FLOOR		724 SF	
		3236 SF	
Unfinished Areas			
GARAGE		713 SF	
OUTDOOR LIVING		165 SF	
PORCH		158 SF	
UNFINISHED STORAGE		76 SF	
		1112 SF	
Square Footage total may vary by +/- SF due to automated rounding of first and second floor area			
Redraws		Index to the Drawings	
Plan Review: XX/XX/XX		Sheet No.	
XXXX		Sheet Name	
		OC.1	
		Cover Sheet	
		ON.1	
		General Notes	
		OP.1	
		Plot Plan	
		1.01S	
		Foundation Plan	
		2.01F	
		First Floor Framing Plan	
		2.01S	
		First Floor Structural Plan	
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		Second Floor Framing Plan	
		2.02S	
		Second Floor Structural Plan	
		2.04	
		Roof Plan	
		3.02	
		Second Floor Subfloor Plan	
		4.01	
		First Floor Mechanical Plan	
		4.02	
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		5.01	
		Building Section	
		6.01	
		Front Elevation	
		6.02	
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		6.03	
		Rear Elevation	
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		Side Elevation	
		7.01	
		House Specific Details	
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		House Specific Details	
		SD-0-RAL	
		Structural Notes	
		SD-1	
		Structural Notes	
Plan Review: XX/XX/XX			
XXXX			
Plan Review: XX/XX/XX			
XXXX			
Customer Plan Review Signature		Space for Architect Seal	
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: _____		The Drees Company	
Customer: _____ Date: _____		09/29/2025 4:54:16 PM	
		RESIDENCE FOR:	
		MARKET	
		TBD	
		TOBACCO ROAD	
Job Number:		Drawing Date:	
TBRD-0132-00		9/16/2025	
Coord Name:		Coord Phone:	
GERG P.		859-578-4355	
House Name:		Drawing Scale: 1/8" = 1'0"	
Contract Drawn By:		EWT	
Series:		EXECUTIVE	
Plan No.:			
Standard House 3D Model Link:		CDs Drawn By:	
Drees HOMES®		CLM	
Born on Date:		07/11/23	
Sheet Information		0C.1	
8521 Six Forks Road, Suite 500, Raleigh, NC 27615		Cover Sheet	
Phone: (919) 844-9288		Elevation "A"	

GENERAL NOTES - RALEIGH

FOUNDATION NOTES

CRAWL SPACES:

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE STRENGTH 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" <u>AND</u> NO GREATER THAN 1/2" DEFLECTION		
	L/600 FOR SPANS OVER 16'-0" IF SIMPLE SPAN <u>AND</u> NO GREATER THAN 1/2" DEFLECTION		
	L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. <u>AND</u> 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. CHAIRRAILS MUST BE A MINIMUM OF 3" HIGH. CHAIRRAILS AT THE OPEN SIDES OF STAIRS MUST

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 STRENGTH 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 (VISQUEUX) VAPOR BARRIER. SLABS SHALL BE REINFORCED WITH 6x6 W1.4 WWF LAPPED 8" AT EDGES AND ENDS IN CONFORMANCE WITH ASTM-A 185, OR FIBERMESH REINFORCEMENT SHALL BE USED WITH A MINIMUM FIBER LENGTH OF $\frac{1}{2}$ " TO 2 $\frac{1}{4}$ " COMPLYING WITH ASTM C 1116. THE DOSAGE AMOUNT SHALL BE 0.75 TO 3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'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 MAXIMUM 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 COMPACTATION 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 MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST TWO FEET (2'-0") BELOW THE BOTTOM OF THE FOOTING.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 - 2" CONCRETE EXPOSED TO EARTH AND WEATHER
 - 1 $\frac{1}{2}$ " CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR
- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE STRENGTH 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

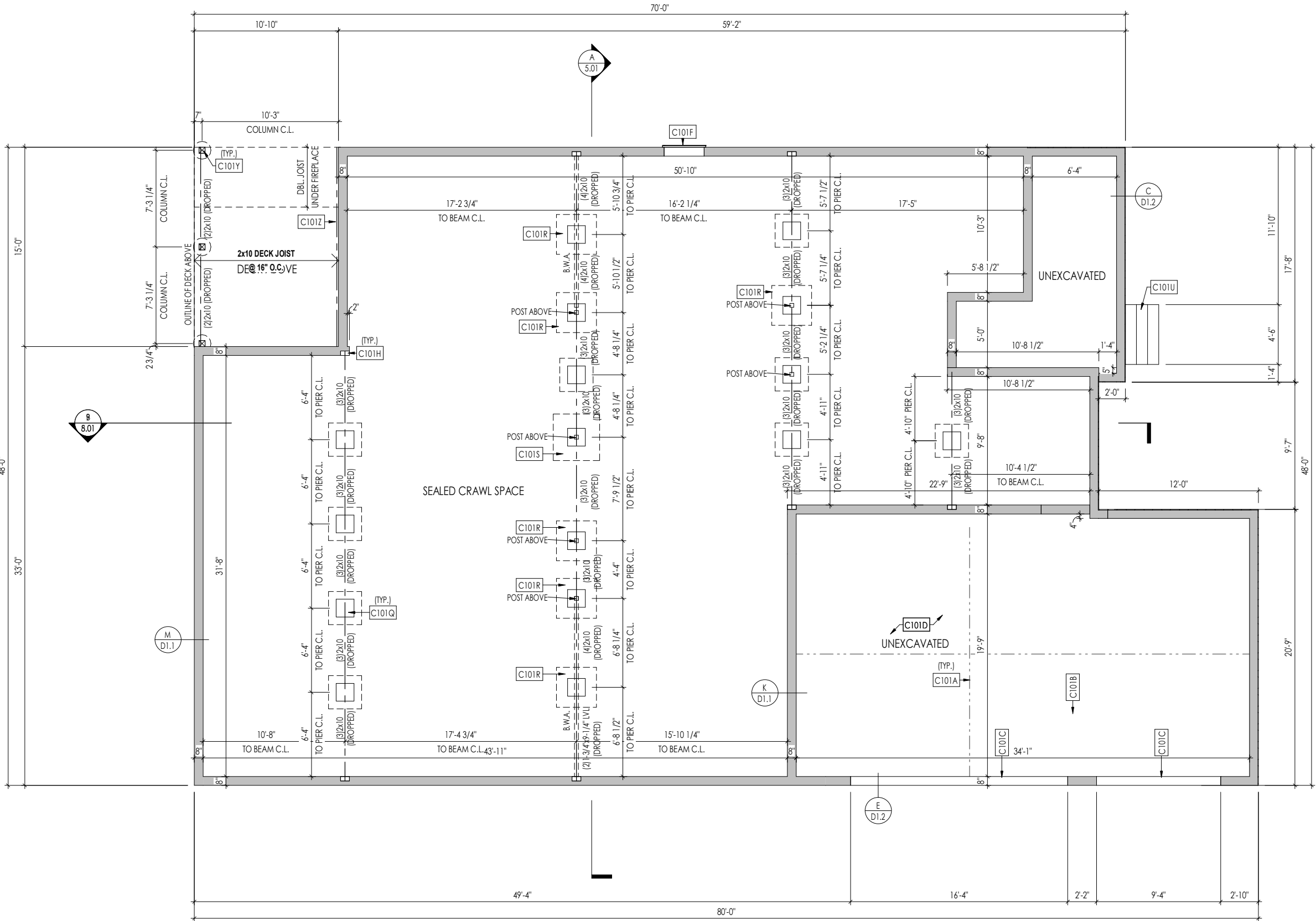
EXTERIOR STUD WALL CAVITY:	(2x4)	R-15
(2x6)	R-19	
FLOOR JOIST CAVITY AT STANDARD PERIMETER:	R-19	
FLOOR JOIST CAVITY AT CANTILEVER:	R-19	
OVER GARAGE:	(OVER HORIZONTAL SPACE)	R-38 BLOWN
(SLOPED AND VERTICAL SPACE)	R-38 BATT	

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 MORTAR 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.



General Notes:

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

Key Notes:

C101A	SLAB CONTROL JOINT
C101B	GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 1/4" PER FOOT TOWARDS GARAGE DOOR
C101C	CONTINUOUS FOOTING AND FOUNDATION; DROP TO BE FIELD DETERMINED
C101D	4" CONCRETE SLAB (3000 PSI) OVER 4" CRUSHED STONE, OVER COMPACTED OR UNDISTURBED EARTH.
C101F	36"W x 30"H CRAWL SPACE ACCESS PANEL WITH DOUBLE BANDBOARD - BUILDER TO FIELD VERIFY LOCATION PER GRADE
C101H	8"W x 8"H x 4"D BEAM POCKET
C101Q	16"x16" CMU PIER W/ 30"x30"x12" PLAIN CONC. FOOTING
C101R	16"x16" CMU PIER W/ 36"x36"x12" PLAIN CONC. FOOTING
C101S	16"x16" CMU PIER W/ 42"x42"x16" CONC. FOOTING w/ (4) #5 BARS E.W.B.
C101U	PORCH STEPS - RISE AND RUN TO BE FIELD DETERMINED
C101Y	6x6 P.T. POST W/ SIMPSON BCS2-3/6 CAP & ABW64Z BASE ON 18" DIA. SONOTUBE FOOTING TO FROST
C101Z	2x10 P.T. LEDGER FASTENED TO RIM w/ (3) 1/4"x3-1/2" LONG SIMPSON SDS SCREWS @ 16" O.C.

Space for Architect Seal



The Drees Company
09/29/2025 4:54:16 PM

RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
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House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWI
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the PARKETTE

Standard House 3D Model Link:



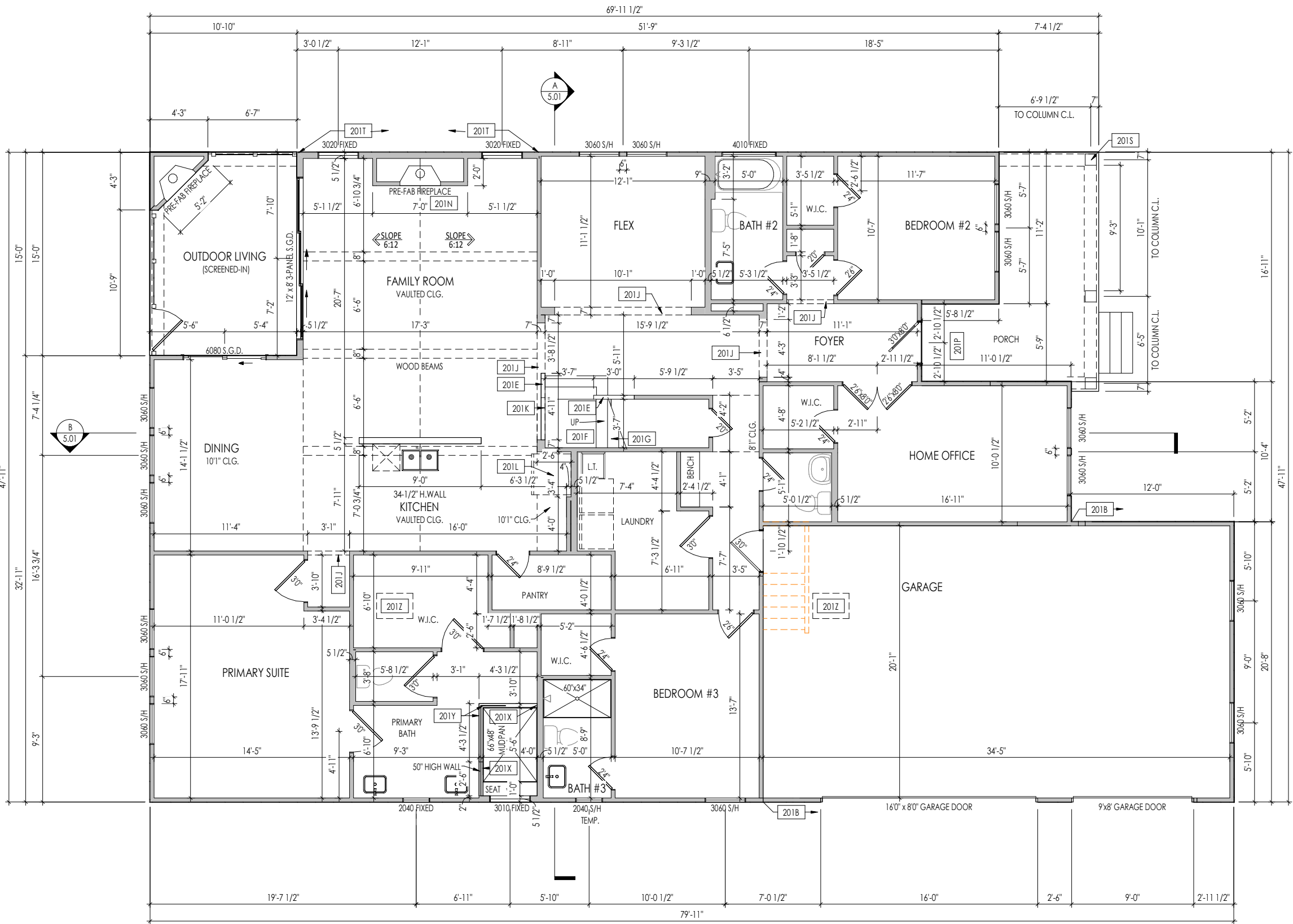
Born on Date: 07/11/23	CDs Drawn By: CLM
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Sheet
Information

1.01
Foundation Plan
Elevation "A"

9/16/2025 12:30:01 PM

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



General Notes:

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

Key Notes:

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

Space for Architect Seal



The Drees Company
09/29/2025 4:54:17 PM

RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
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House Name:	Drawing Scale: 1/8" = 1'-0"	Contract Drawn By: EWT
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the PARKETTE

Standard House 3D Model Link:



Born on Date: 07/11/23	CDs Drawn By: CLM
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Sheet
Information

2.01F

First Floor Framing Plan
Elevation "A"

9/16/2025 4:54:22 PM

General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES. 2. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION	
Key Notes:	
ST1A	4x4 P.T. POST W/ SIMPSON BC32-2/4 CAP & ABW44Z BASE
ST1D	FRAME TOP OF BEAM AT 10'-1" ABOVE INTERIOR FIRST FLOOR SUBFLOOR/SLAB
ST1M	HANG DROPPED BEAM TO POST w/ SIMPSON HUC210-2 HANGER

Space for Architect Seal



The Drees Company
09/29/2025 4:54:17 PM

RESIDENCE FOR:
MARKET
TBD
TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
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House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWT
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the PARKETTE

Series:
EXECUTIVE

Plan No.:

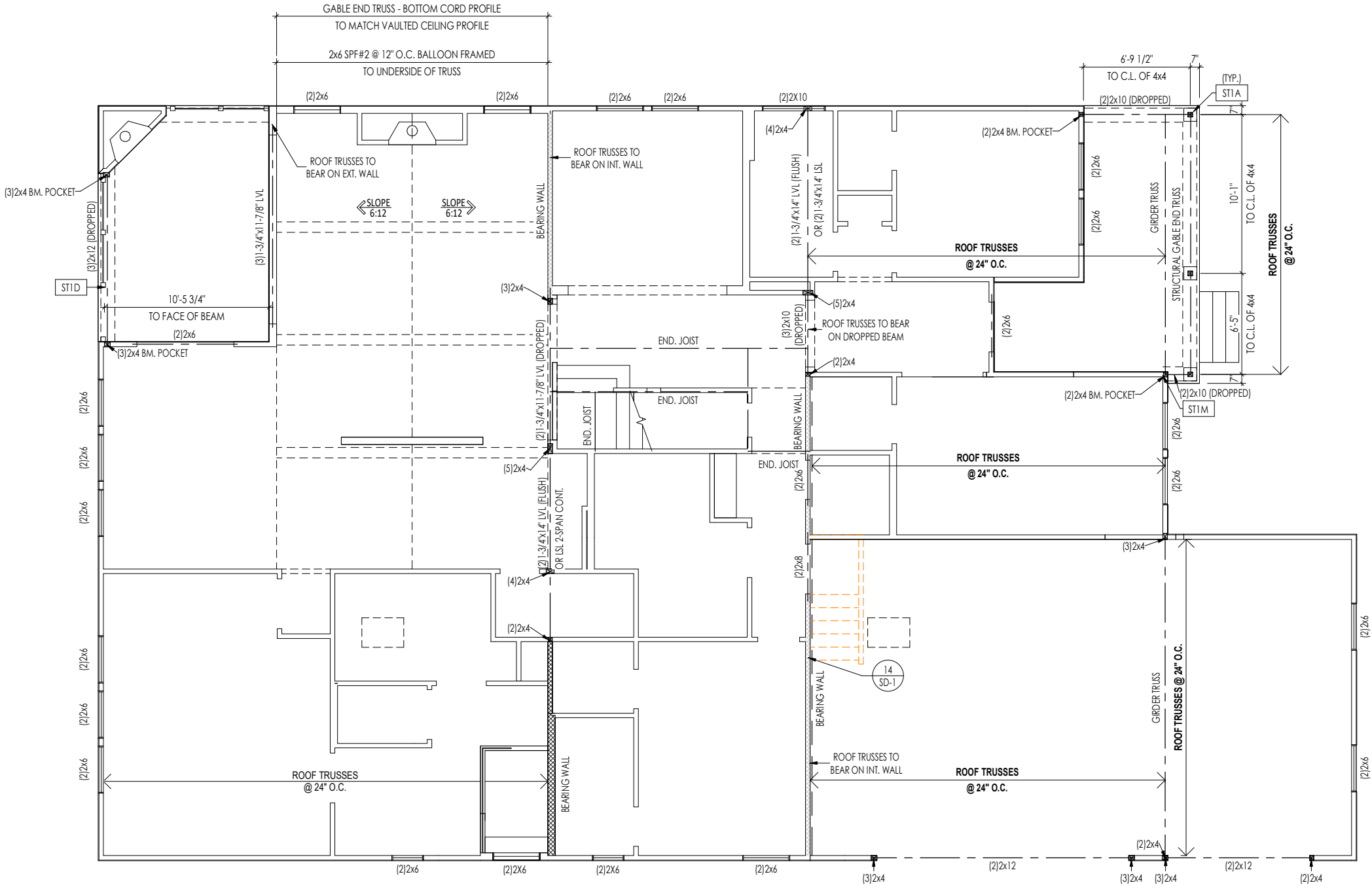
Standard House 3D Model Link:



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Phone: (919) 844-9288

Born on Date: 07/11/23	CDs Drawn By: CLM
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2.01S
First Floor Structural Plan
Elevation "A"



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'-0-11/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM CEILING.
5. REFER TO SELECTION SHEETS FOR FLOORING MATERIAL PRIOR TO CONSTRUCTING STAIRS TO DETERMINE RISER HEIGHTS.
6. REFER TO SHEET 2.02S FOR STRUCTURAL INFORMATION.

202A	36" HIGH WALL
202P	SEE DETAIL N/D2.1 FOR WALL ATTIC ACCESS DETAILS
202Q	22-1/2" x 32" ATTIC ACCESS
202S	DO NOT LOCATE TRUSS ABOVE PLUMBING WALL

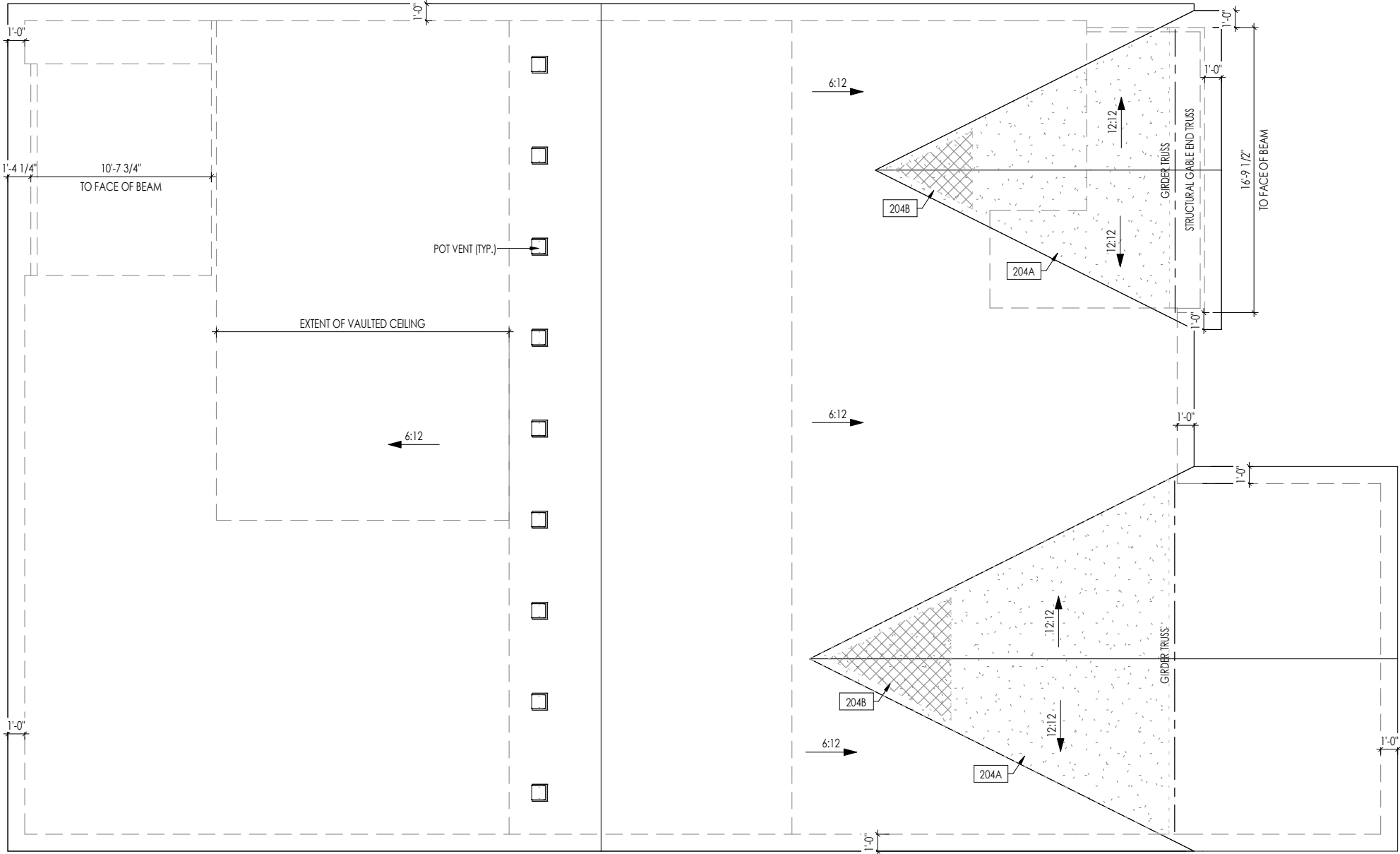
A circular professional seal for Amanda K. Szoke. The outer ring contains the text "NORTH CAROLINA" at the top and "AMANDA K. SZOKE" at the bottom. Inside this ring, the word "REGISTERED" is at the top and "ARCHITECT" is at the bottom. In the center, the word "SEAL" is above the number "12648". A blue ink signature, "AK Szoke", is written across the seal.

 <p>Copyright © 2023 2023 The Drees Company. All Rights Reserved. 8521 Six Forks Road, Suite 500, Raleigh, NC 27615 Phone: (919) 844-9288</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sheet Information</p> <div style="text-align: center;"> <h1>2.02F</h1> <h2>Second Floor Framing Plan</h2> <h3>Elevation "A"</h3> </div>
--	--

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

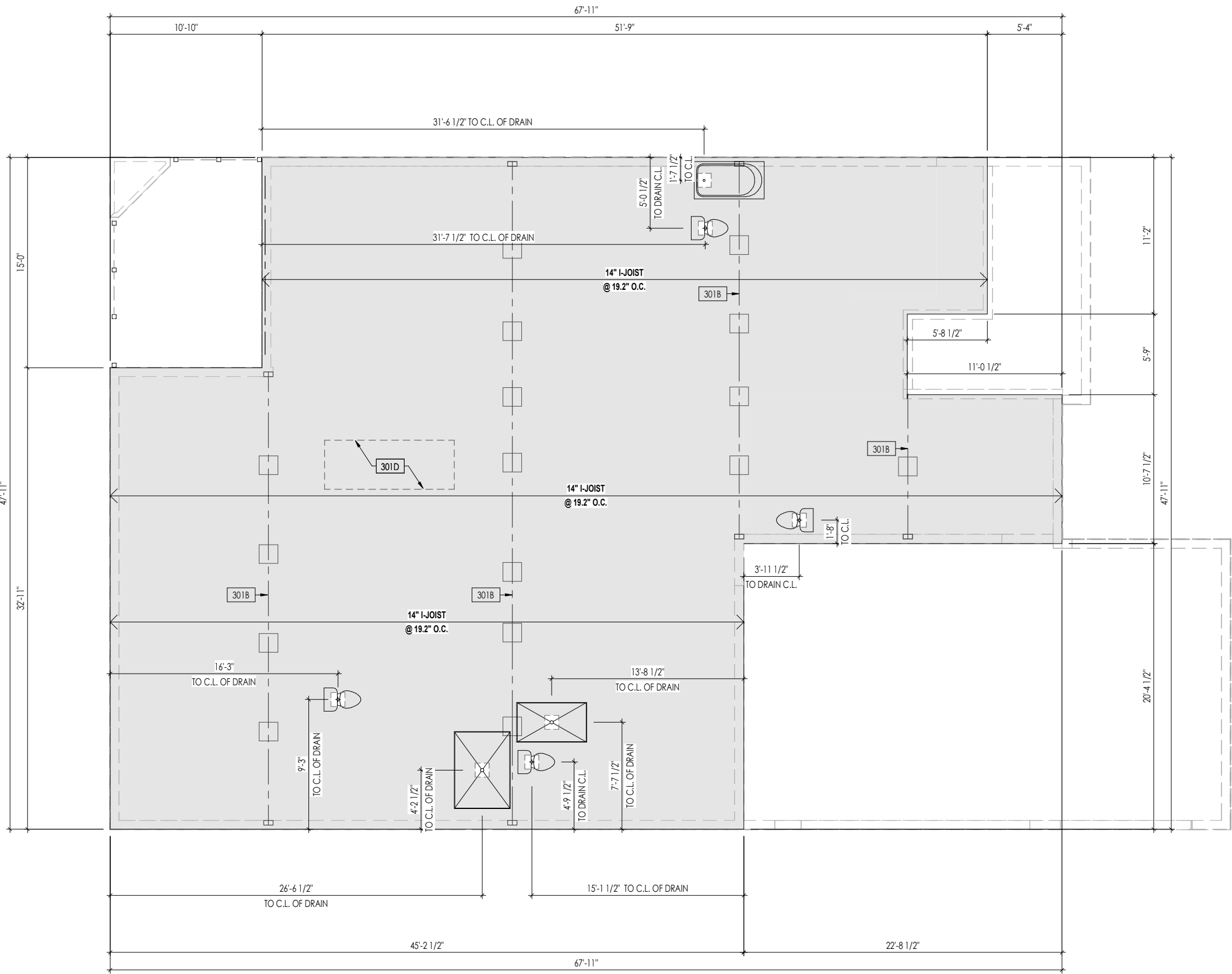
ROOF VENTILATION	
CITY/SERIES:	RALEIGH
	MAIN HOUSE
TOTAL ATTIC AREA:	3,792
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	12.64
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	13.08
DOWNSPOUT CALCULATION	
	MAIN HOUSE
TOTAL DRAINABLE ROOF AREA:	4929.6
MINIMUM # OF DOWNSPOUTS:	9

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



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09/29/2025 4:54:17 PM

RESIDENCE FOR: MARKET TBD TOBACCO ROAD			
Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 1'-0"	
the PARKETTE		Contract Drawn By: EWI	
		Series: EXECUTIVE	
Standard House 3D Model Link:		Plan No.:	
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		CDs Drawn By: CLM	
Sheet Information		2.04 Roof Plan Elevation "A"	



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

- Key Notes:
- 301B BEAM BELOW - SEE FOUNDATION PLAN FOR MORE INFO
 - 301D OUTLINE OF KITCHEN ISLAND ABOVE - DOUBLE EVERY OTHER JOIST IN THIS AREA (MIN. 2 INSTANCES)

Space for Architect Seal

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RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

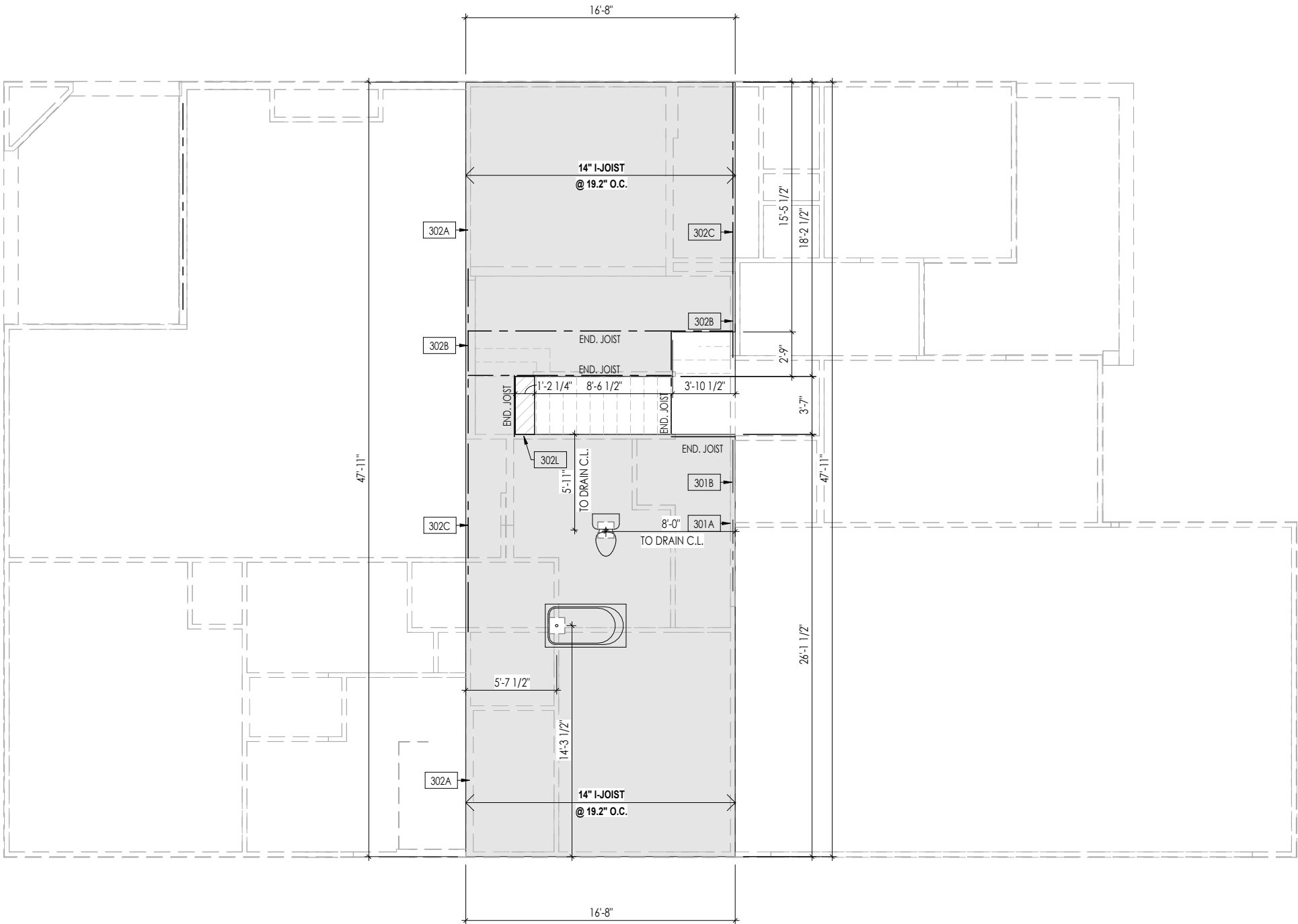
Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
House Name: the PARKETTE			Contract Drawn By: EWT
Standard House 3D Model Link:			Series: EXECUTIVE
Born on Date: 07/11/23			Plan No.:
CDs Drawn By: CLM			

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Phone: (919) 844-9288

Sheet Information

3.01


First Floor Subfloor Plan
Elevation "A"



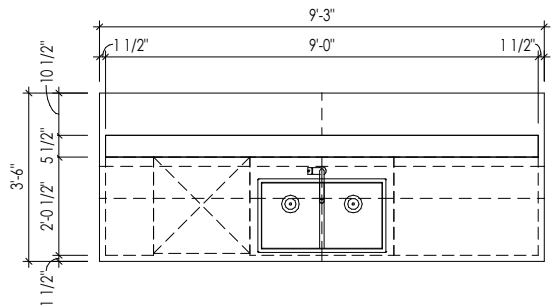
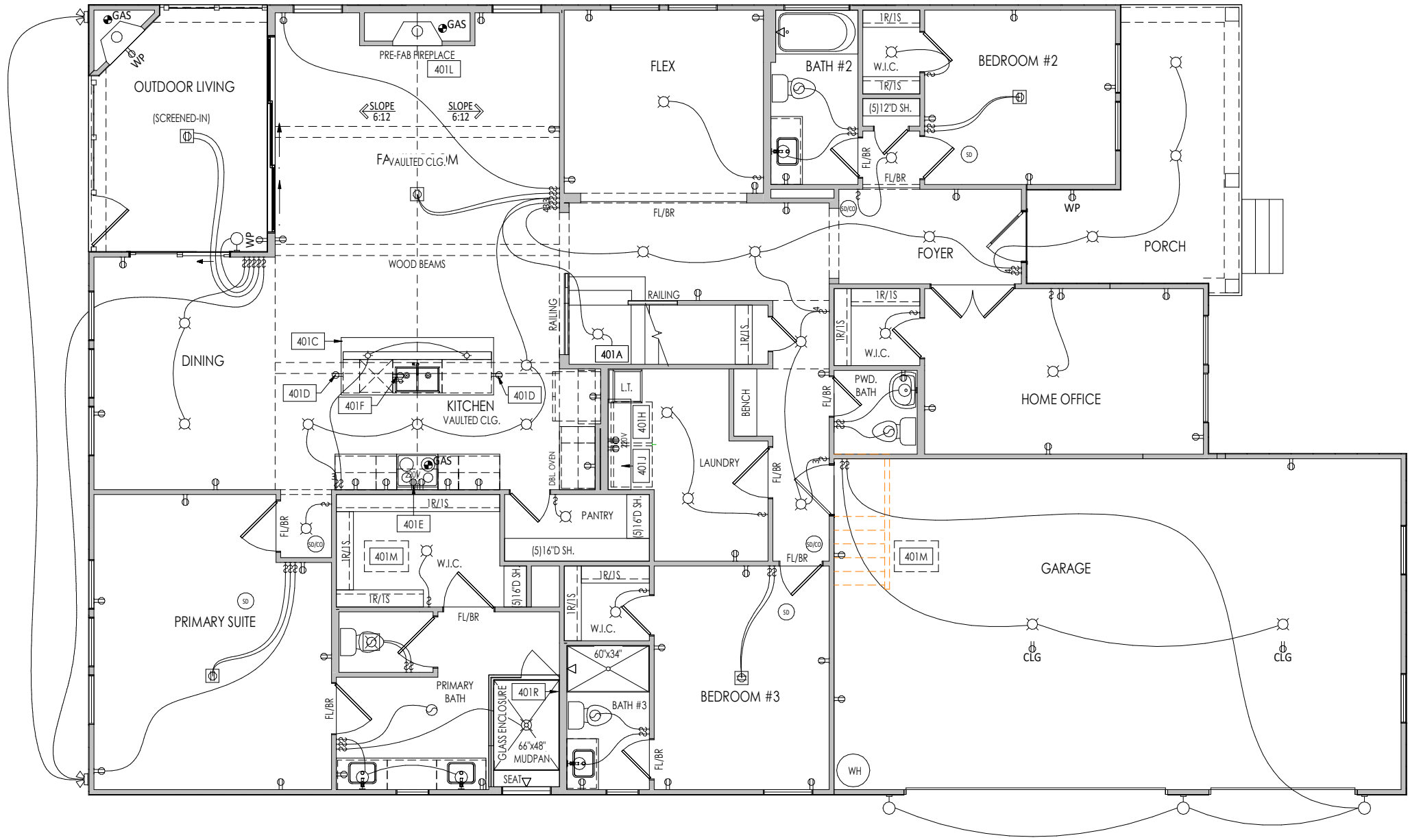
General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES. 2. FLOOR JOISTS TO BE 14" TJI 210 SERIES, OR EQUAL, @ 19.2" O.C., UNLESS OTHERWISE NOTED. 3. JOISTS ARE NOT TO BE PLACE DIRECTLY OVER INTERIOR PARALLEL WALL. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING) 4. ADD'L JOISTS MAY BE LOCATED UP TO 2" AWAY FROM THE PARTITION WALL ABOVE IN CASES WHERE MECHANICAL PENETRATIONS 5. REFER TO SHEET S-0 FOR STRUCTURAL DETAILS AND INFORMATION	
Key Notes:	
302A	BEARING WALL BELOW
302B	BEAM BELOW - SEE SHEET 2.01S FOR MORE INFO
302C	FLUSH BEAM - SEE SHEET 2.01S FOR MORE INFO
302L	2x12 FLAT FRAME (TOP FLUSH) FOR HEADROOM OVER STAIRS - FASTEN TO LVL EA. END W/ SIMPSON A21 CLIPS (4 TOTAL) - SEE STAIR DETAIL



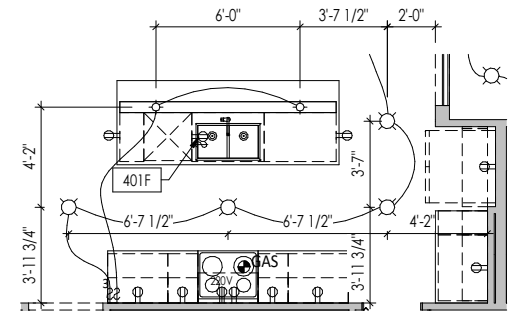
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09/29/2025 4:54:17 PM

RESIDENCE FOR: MARKET TBD TOBACCO ROAD			
Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
House Name: the PARKETTE		Contract Drawn By: EWI	
Drawing Scale: 1/8" = 1'0"		Series: EXECUTIVE	Plan No.:
Standard House 3D Model Link:		Born on Date: 07/11/23	CDs Drawn By: CLM
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


























A
4.01
KITCHEN ISLAND DETAIL
1/4" = 1'-0"



B
4.01
KITCHEN LIGHTING DETAIL
1/8" = 1'-0"

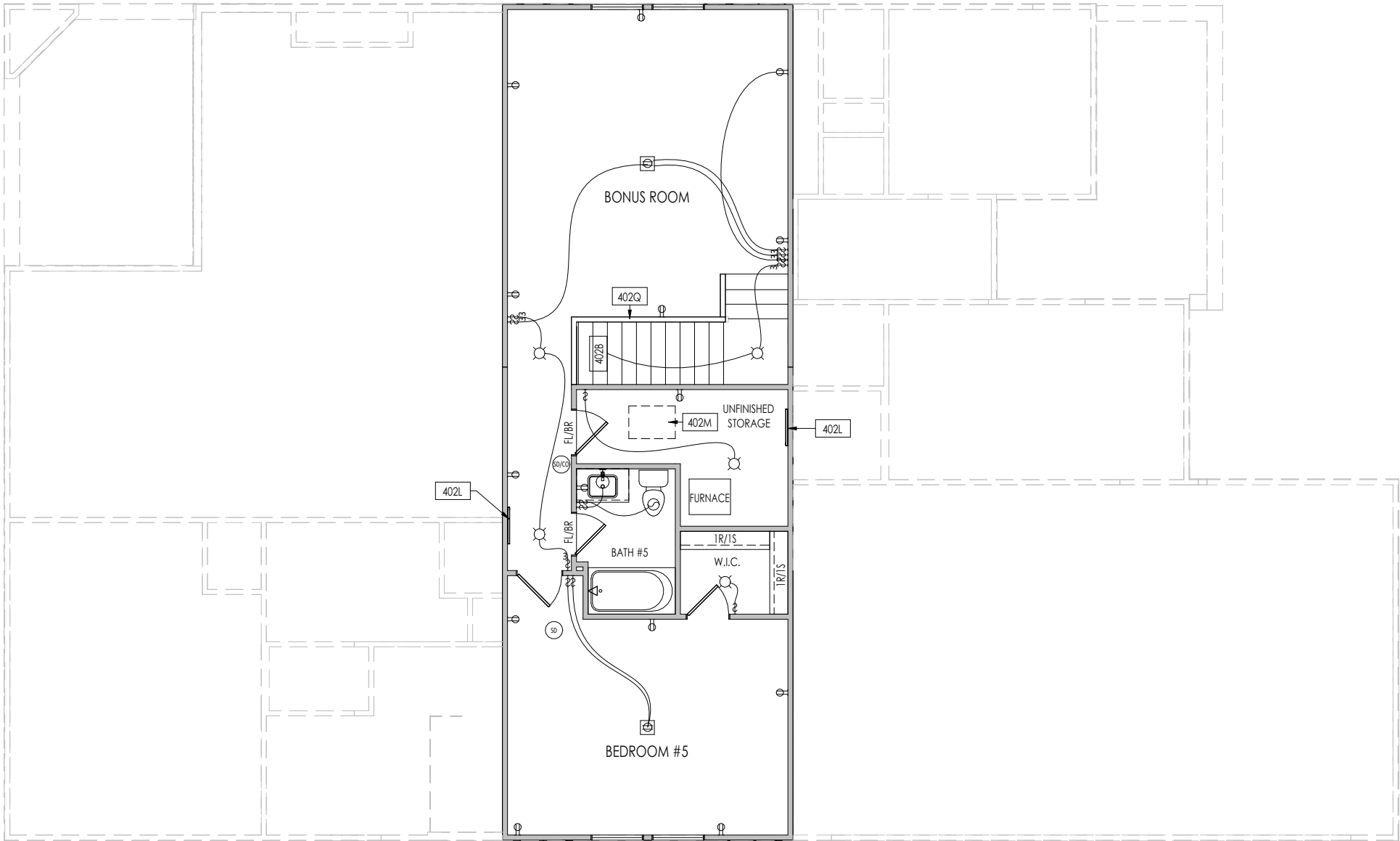
General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.	
Key Notes:	
401A	TO SWITCH OR LIGHT ABOVE
401C	SEE DETAIL A/4.01 FOR KITCHEN ISLAND COUNTERTOP DIMENSIONS
401D	HOLD OUTLET HIGH ON ISLAND
401E	OUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH - VENT TO EXTERIOR
401F	OUTLET FOR DISHWASHER LOCATED IN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

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

Space for Architect Seal

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RESIDENCE FOR: MARKET TBD TOBACCO ROAD			
Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 1'-0"	
the PARKETTE		Contract Drawn By: EWT	
		Series: EXECUTIVE	
Standard House 3D Model Link:		Plan No.:	
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		CDs Drawn By: CLM	
Sheet Information		4.01 First Floor Mechanical Plan Elevation "A"	



General Notes:

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

Key Notes:

402B	TO SWITCH OR LIGHT BELOW
402L	WALL ATTIC ACCESS. SEE DETAIL N/D2.1
402M	22-1/2" x 32" ATTIC ACCESS PANEL IN CEILING
402Q	36" HIGH WALL W/ WOOD CAP

MECHANICAL LEGEND

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



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RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
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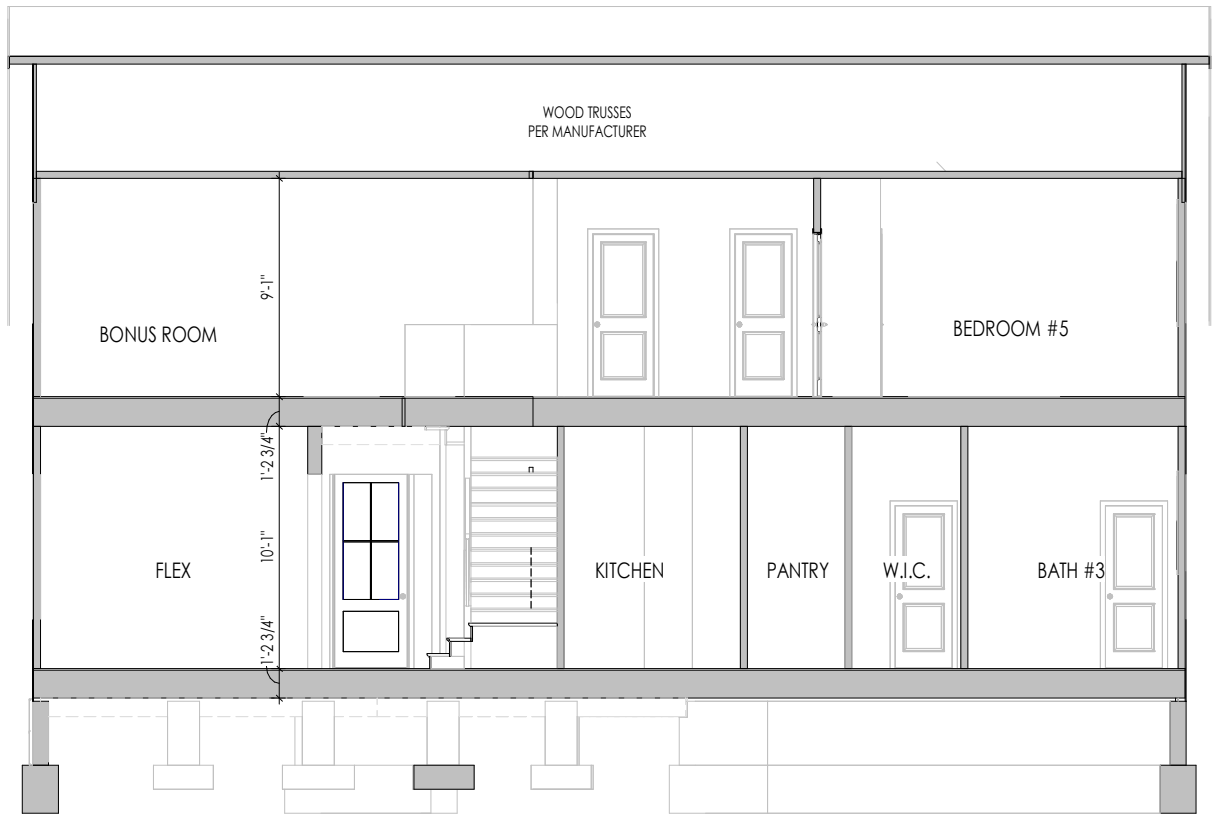
House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWI
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the PARKETTE	Series:
	EXECUTIV

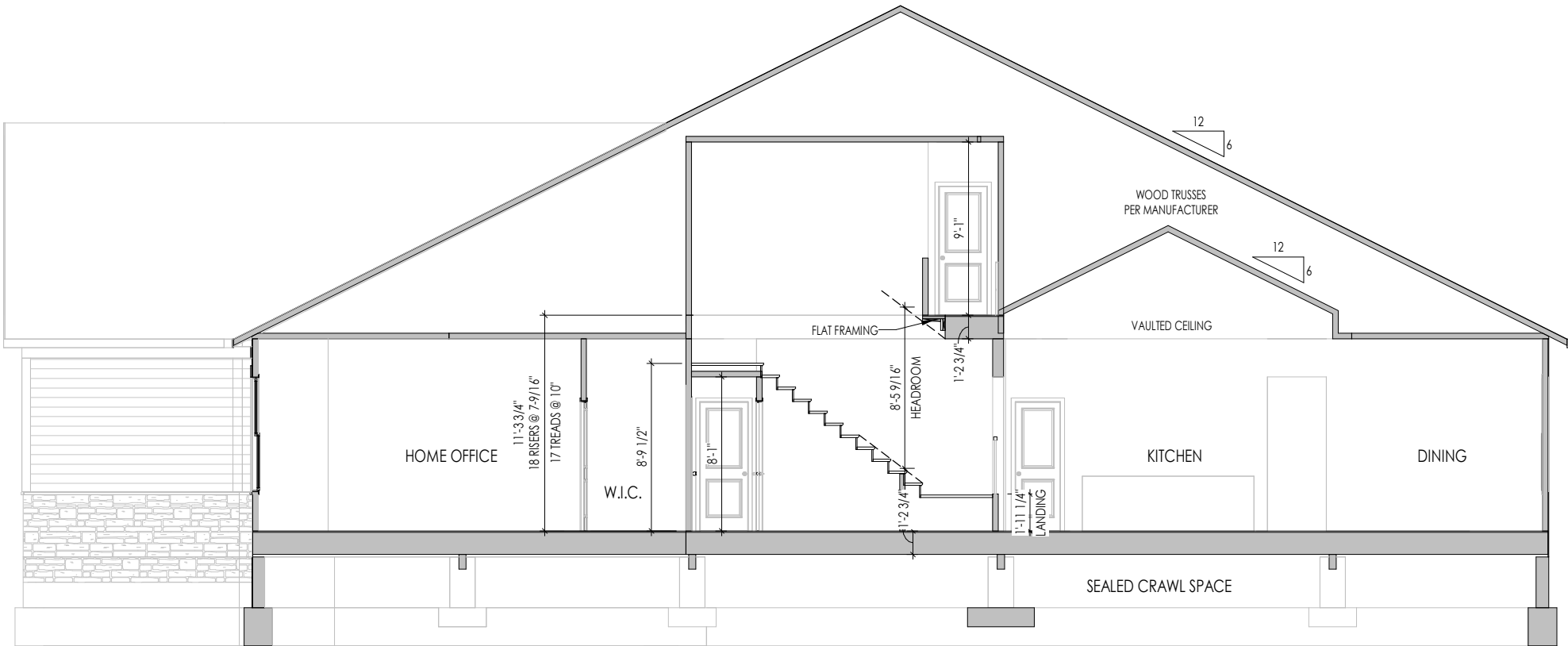
Standard House 3D Model Link:	Plan No.:
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	4.02 Second Floor Mechanical Plan Elevation "A"	

09/29/2025 3:13:12 AM



A
5.01
BUILDING SECTION THRU FAMILY ROOM
1/8" = 1'-0"



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

General Notes:

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

Key Notes:

Space for Architect Seal



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RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
------------------------------------	-----------------------------------	-------------------------------	-------------------------------------

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

the PARKETTE	Series: EXECUTIVE
	Plan No.:

Standard House 3D Model Link:	Born on Date: 07/11/23	CDs Drawn By: CLM
-------------------------------	---------------------------	----------------------

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9/16/2025 4:54:18 PM

TYPICAL TRIM:

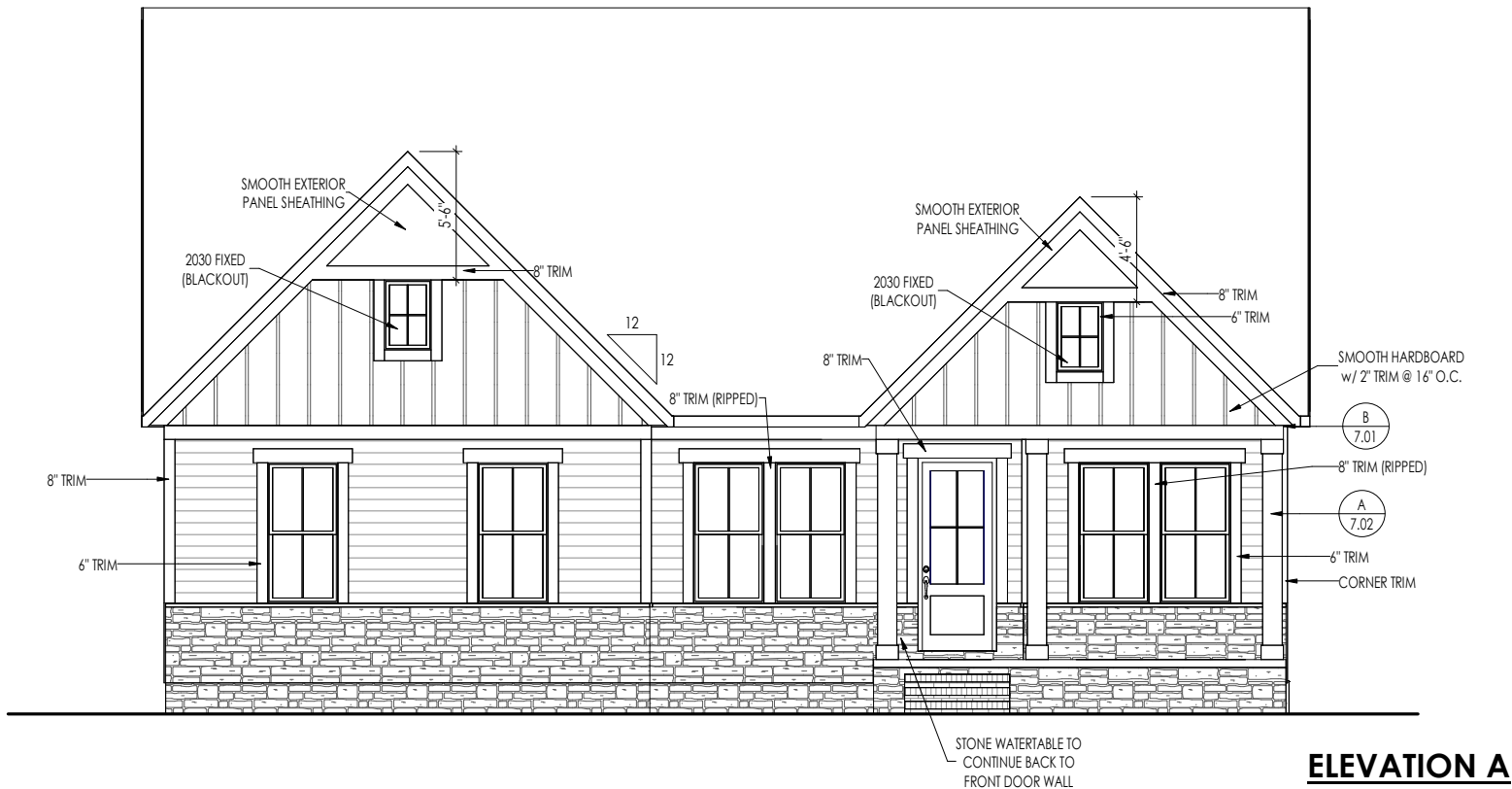
6" FASCIA
(ALL SIDES)

8" FRIEZE
(FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

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

Key Notes:



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RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
------------------------------------	-----------------------------------	-------------------------------	-------------------------------------

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

the PARKETTE	Series: EXECUTIVE
---------------------	-----------------------------

Standard House 3D Model Link:	Plan No.:
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	Sheet Information	6.01 Front Elevation Elevation "A"

9/16/2025 12:35 PM

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TYPICAL TRIM:

- 6" FASCIA
(ALL SIDES)
- 8" FRIEZE
(FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

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

Key Notes:

Space for Architect Seal



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RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
TBRD-0132-00	9/16/2025	GERG P.	859-578-4355

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

the PARKETTE	Series:
	EXECUTIVE

Plan No.:

Standard House 3D Model Link:	Born on Date:	CDs Drawn By:
	07/11/23	CLM



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Phone: (919) 844-9288

Sheet Information

6.02

Garage Side Elevation
Elevation "A"

9/16/2025 12:05 PM

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

General Notes:

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

Key Notes:

Space for Architect Seal




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RESIDENCE FOR:

MARKET

TBD

TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 1'0"	
the PARKETTE		Contract Drawn By: EWT	
		Series: EXECUTIVE	
Standard House 3D Model Link:		Plan No.:	
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		Sheet Information	6.03 Rear Elevation Elevation "A"



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



General Notes:

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

2. ROOFING MATERIAL PER SELECTIONS.

3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

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

Key Notes:

Space for Architect Seal

NORTH CAROLINA

REGISTERED

SEAL

12648

ARCHITECT

AMANDA K. SZOKE

The Drees Company

09/29/2025 4:54:18 PM

RESIDENCE FOR:

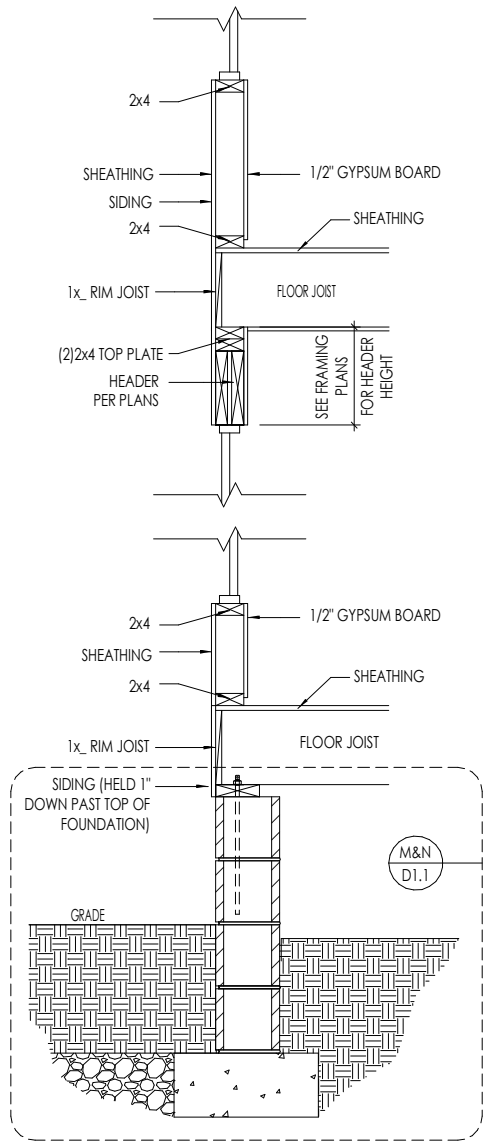
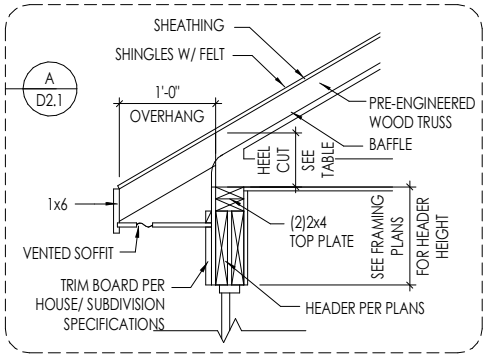
MARKET

TBD

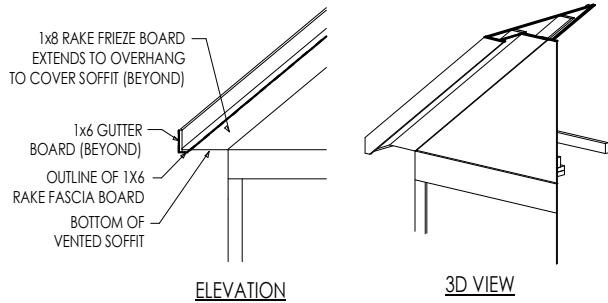
TOBACCO ROAD

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
TBRD-0132-00	9/16/2025	GERG P.	859-578-4355
House Name:	Drawing Scale: 1/8" = 1'0"		Contract Drawn By:
the PARKETTE			EWT
			Series:
			EXECUTIVE
Plan No.:			
Standard House 3D Model Link:		Born on Date:	CDs Drawn By:
<div><div><div></div><div>Drees</div><div>HOMES®</div></div><div><div>Copyright © 2023 (2023) The Drees Company. All Rights Reserved.</div><div>8521 Six Forks Road, Suite 500, Raleigh, NC. 27615</div><div>Phone: (919) 844-9288</div></div></div> <td>07/11/23</td> <td>CLM</td>		07/11/23	CLM
		Sheet Information	6.04
		Side Elevation	
Elevation "A"			

9/16/2025 12:35 PM



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



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



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09/29/2025 4:54:18 PM

RESIDENCE FOR:
MARKET
TBD
TOBACCO ROAD

Job Number: TBRD-0132-00	Drawing Date: 9/16/2025	Coord Name: GERG P.	Coord Phone: 859-578-4355
House Name: the PARKETTE			Contract Drawn By: EWT
Drawing Scale: 1/8" = 1'-0"			Series: EXECUTIVE
Standard House 3D Model Link:			Plan No.:



Born on Date:
07/11/23
CDs Drawn By:
CLM
7.01
House Specific Details
Elevation "A"

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

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

GARAGE SLAB

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

PORCH SLAB

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

BASEMENT SLAB

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

SLAB ON GRADE

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

HOLD-DOWN SCHEDULE

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

ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:

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

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L4x3x3/4"
6'-0"	3 FT. MAX	L4x3x3/4"
8'-0"	16 FT. MAX	L5x3x3/4"
9'-6"	6 FT. MAX	L5x3x3/4"
11'-6"	3 FT. MAX	L5x3x3/4"
12'-0"	2 FT. MAX	L5x3x3/4"

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

LEGEND

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

ADDITIONAL NOTES FOR TRUSS &
I-JOIST MANUFACTURER

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

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

GENERAL STRUCTURAL NOTES

FOUNDATION

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

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

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

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

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

- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL
SOIL TYPE CLASSIFICATIONS:
30 PCF TYPE (GM, GP, SM, SP)
45 PCF TYPE (GM, GC, SM, SM-SC, ML)
• IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS
UTILIZED FOR BACKFILL, CONTACT MULHERN & KULP FOR
FURTHER EVALUATION OF FOUNDATION DESIGN.

- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY
ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.

- PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN
CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT
SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.
 - FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE
DEPTH OVER OPENING OR (3)2x10 w/(2)2x6 JACK STUDS, U.N.O.
 - LARGER OPENINGS SHALL BE PER PLAN.

- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS
THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.

- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN
REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT
SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW
GRADE.

- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR
95% COMPACTED FILL.

- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB
EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY
TO DEVELOP.

- JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR
15'-0" O.C. (MAXIMUM)
- JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS
POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
- CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
SLABS

- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR
COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER
AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24"
FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6"
HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.

- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MKS STD. - MAY 2002

LATERAL/WALL BRACING & WALL
SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST
LATERAL FORCES RESULTING FROM:
120 MPH WIND IN 2018 NCSRC
(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
VERTICALLY (LONG DIRECTION PARALLEL TO STUDS)
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.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES
(1/2" 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/
2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE
PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE
AT THIS SPEC. ALL SHEATHING PANELS SHALL BE
ORIENTED VERTICALLY (LONG DIRECTION PARALLEL
TO STUD) 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, BLOCKED PANEL EDGES,
AND/OR 3" O.C. EDGE NAILING

▶ INDICATES HOLDOWN

* INDICATES POST ABOVE (P.A.) PROVIDE
SOLID BLOCKING UNDER POST OR JAMB
ABOVE.

MKS STD. - SEPT. 2006

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR
EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES
STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT
MKK FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA
(TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S
RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED
MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN
LOADS").
- AT I-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR"
24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND
GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND
- 2 1/2" x 0.131" NAILS @ 6" o.c. @ PANEL EDGES & @ 12" o.c. FIELD.
- 2 3/8" x 0.120" NAILS @ 4" o.c. @ PANEL EDGES & @ 8" o.c. FIELD.
- 2 3/8" x 0.113" NAILS @ 3" o.c. @ PANEL EDGES & @ 6" o.c. IN FIELD.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16
EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- w/ 2 1/2" x 0.131" NAILS @ 6" o.c. @ PANEL EDGES & @ 12" o.c. FIELD.
- w/ 2 3/8" x 0.120" NAILS @ 4" o.c. @ PANEL EDGES & @ 8" o.c. FIELD.
- w/ 2 3/8" x 0.113" NAILS @ 3" o.c. @ PANEL EDGES & @ 6" o.c. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF
SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ SIMPSON H2.5A CLIP
(OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5A
CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5A CLIPS AT 3-PLY
GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP15 BCSI 1
"GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING
OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO
FRAMING w/(2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 7' SPAN).

MKS STD. - MAR 2006



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

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GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN
SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
ROOF LIVE = 20 PSF (10 PSF REDUCED)
DEAD = 7 PSF T.C., 10 PSF B.C.
LOAD DURATION FACTOR = 1.15
FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
DEAD = 10 PSF (I-JOISTS & SOLID SAWN)
ADD'L 10 PSF @ CERAMIC TILE IN KITCHEN,
BATHS, SUNROOM, & LAUND.
SOIL 1500 PSF ASSUMED ALLOWABLE BEARING PRESSURE
(TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD
CONNECTIONS TABLE (IRC TABLE R602.3(1)) OR ON PLANS. ALL
NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR
CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER
MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY.
NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL
FRAMING GUN NAILS.

- EXT. # INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON
PLANS) @ 16" O.C. SPF "STUD" GRADE LUMBER, OR BETTER, U.N.O.
 - WALLS OVER 10' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/
6" PLY WALL BOARD (ONE SIDE MIN) OR PROVIDE MID HT. BLOCKING.
- ALL 2x8, 2x10, & 2x12 HEADERS, BEAMS & OTHER STRUCTURAL
MEMBERS SHALL BE 5.Y.P. #2 LUMBER, OR BETTER.
- ALL 2x6 HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL
BE SPF "STUD" GRADE LUMBER, OR BETTER.
- SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING
STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE
NUMBER OF JACK STUDS REQUIRED, U.N.O.

- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED
WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE:
(1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
 - "LVL" - Fb=2325 psi; Fv=310 psi; E=1.55x10⁶ psi
"LVL" - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - "LVL" - Fb=2400 psi; FcII=2500 psi; E=1.8x10⁶ psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES
TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O.C. OR 2 ROWS
1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16"
O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR
GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY
CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE.
SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF
NAILS FOR 2x6 & 2x8 MEMBERS.

- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES
TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4"
TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR
BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH
FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND
BOTTOM SCREWS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS
CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.

- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH
P.A.F.'s (HILTI) XU PINS OR EQUAL) @ 16" O.C. STAGGERED,
OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- STEEL PIPE COLUMN "ASD CAPACITIES" SHALL MEET OR EXCEED
THE LOADS PROVIDED AT EACH STEEL PIPE COLUMN LOCATION ON
PLAN. COLUMNS ARE TO BE INSTALLED PER THE MANUFACTURER'S
REQUIREMENT THAT ACHIEVES THE RATED CAPACITY USED,
INCLUDING BUT NOT LIMITED TO POSITIVE CONNECTIONS AT THE TOP
AND BOTTOM OF THE COLUMN. TWO COLUMNS MAY BE USED UNDER
CONTINUOUS BEAMS TO ACHIEVE THE FULL PLAN SPECIFIED
REQUIRED CAPACITY IF INSTALLED CENTERED ON THE EXISTING
FOOTING/ PLAN SPECIFIED SINGLE COLUMN LOCATION.

seal:



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RESIDENTIAL ENGINEERING

drees
HOMES

Mulhern+Kulp project number:

085-20015

project mgr:

BSM

drawn by:

BJD

issue date:

08-08-23

REVISIONS:

date:

initial:

05/30/2024

DML

UPDATED NOTES

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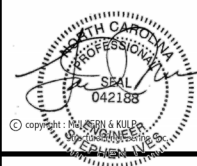
STRUCTURAL NOTES

PARKETTE MODEL

sheet:

S-0

seal:



Mulhern+Kulp project number:
085-20015

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

REVISIONS:
date: 05/30/2024 initial: DML
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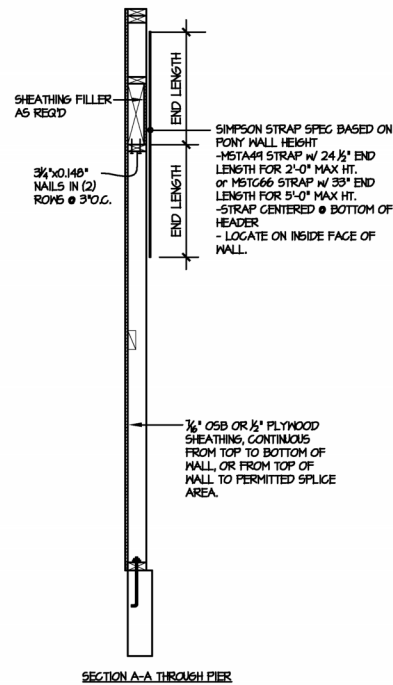
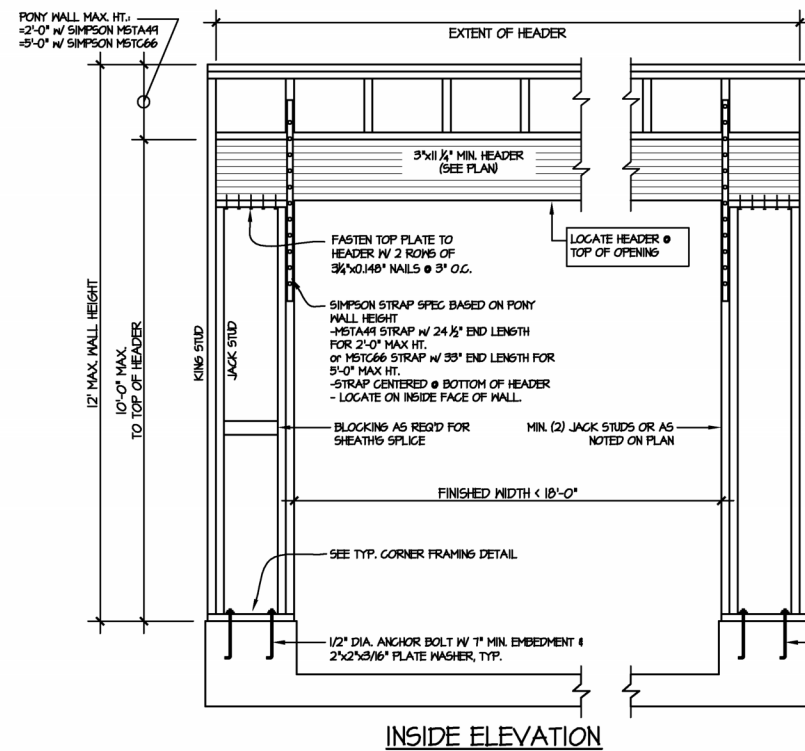
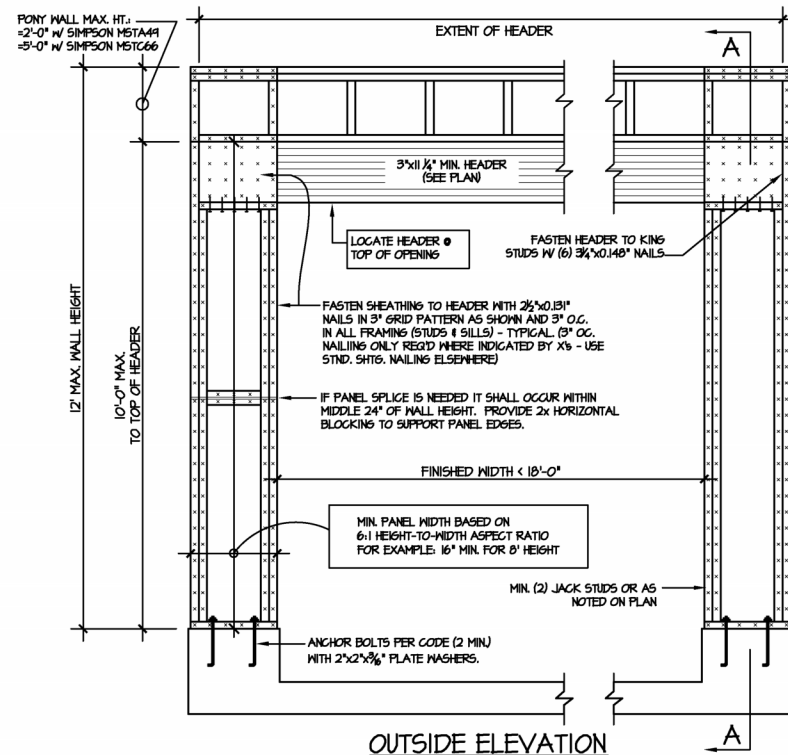
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STRUCTURAL NOTES
PARKETTE MODEL

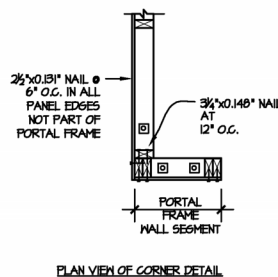
sheet:

SD-1



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

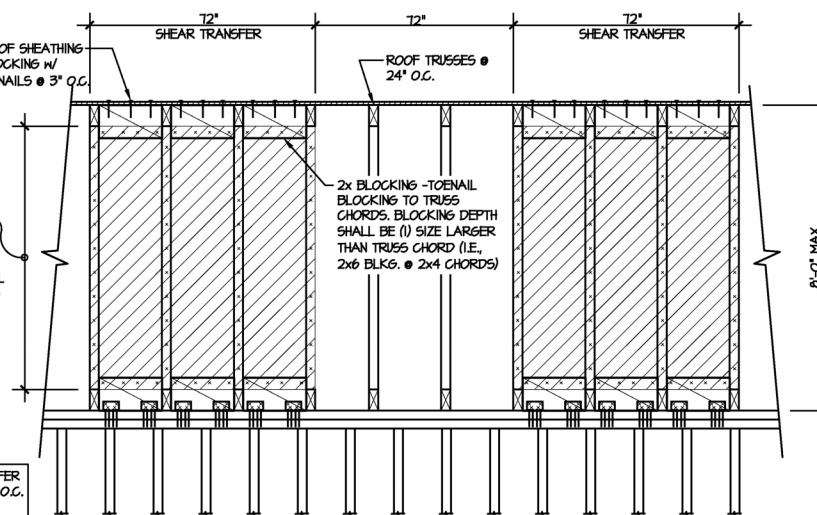
WALL FRAMING SPECIFICATION:
1) 2x4 WALL: USE #2 GRADE STUDS (OR BETTER)
2) 2x6 WALL: USE SFF STUD GRADE STUDS (OR BETTER)



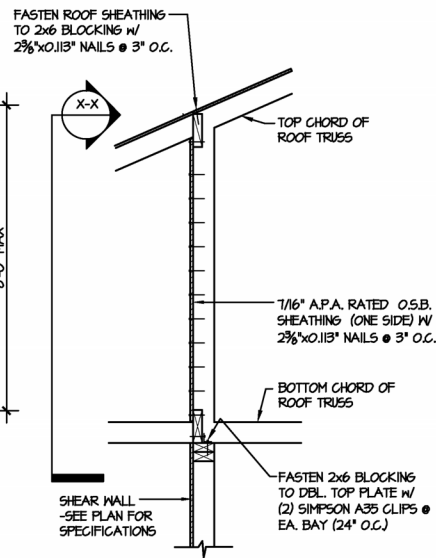
ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD
2) 1/2" DIA. THREADED ROD EPOXY SET w/ 1/4" x 1/2" EMBED. (MIN UTILIZING HILTI HIT200 EPOXY ANCHORING SYSTEM OR EQUAL)

1/16" A.P.A. RATED O.S.B. SHEATHING (ONE SIDE) FASTEN TO ALL SUPPORTS w/ 2 3/8" x 0.113" NAILS @ 3" O.C. - PROVIDE HORIZONTAL BLOCKING @ PANEL EDGES

NOTE: SHEAR TRANSFER DETAIL REQ'D @ T2" O.C. (AS SHOWN)



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



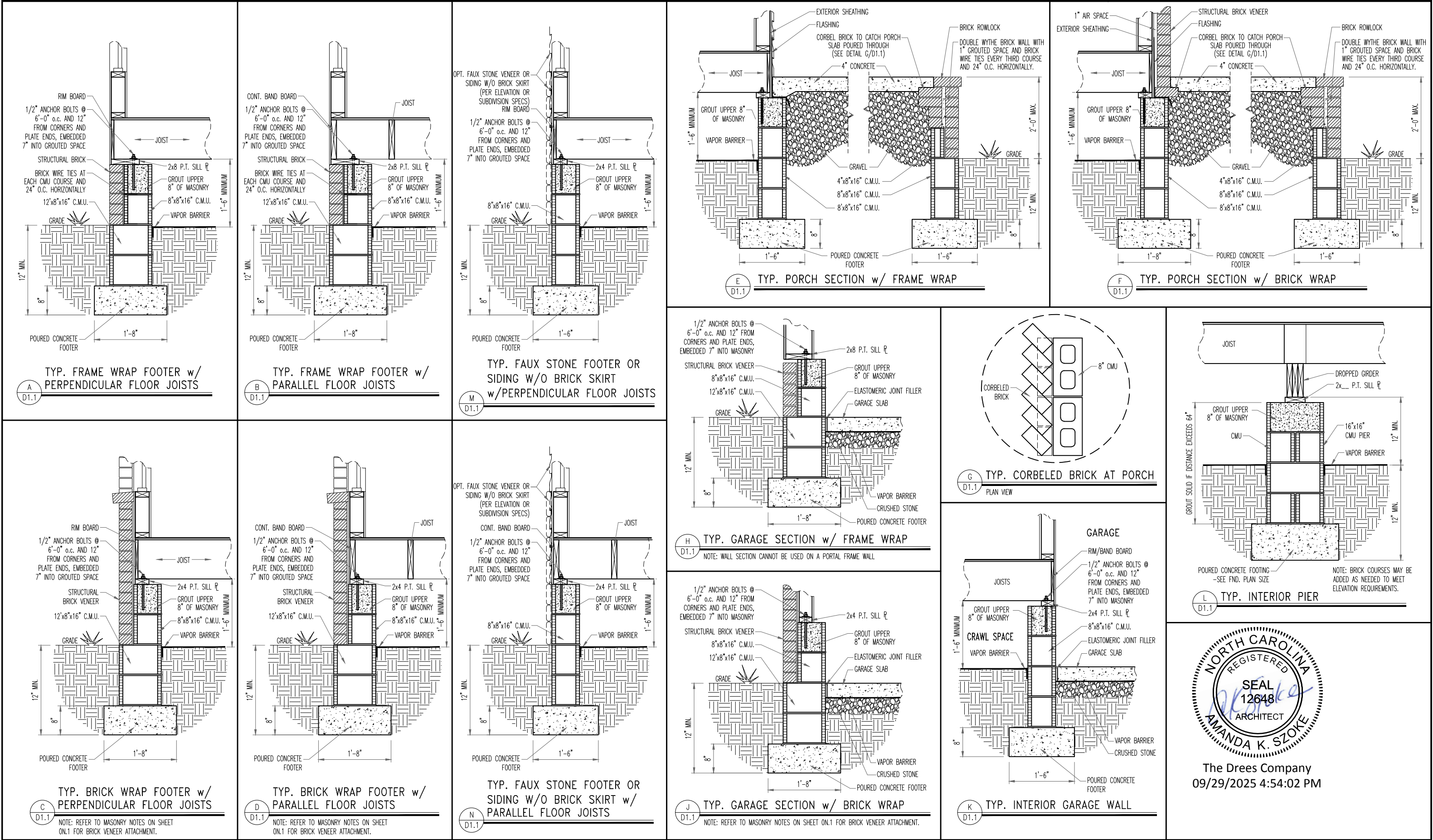
TYPICAL SHEAR TRANSFER DETAIL
@ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0"
3/8"=1'-0" (1bft)

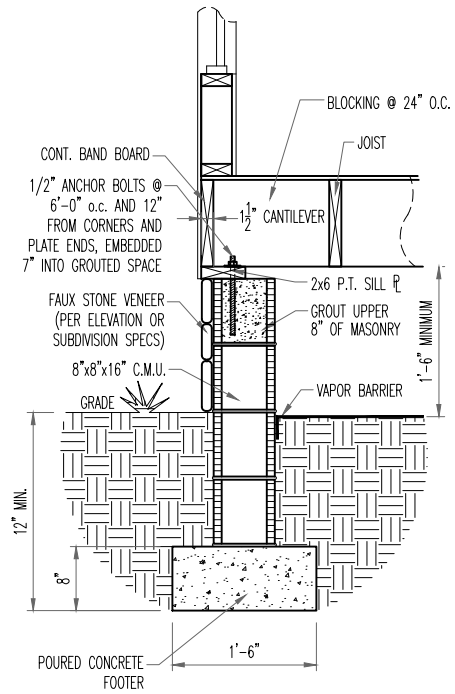


GARAGE PORTAL FRAME BRACING ELEVATION

SCALE: N.T.S.

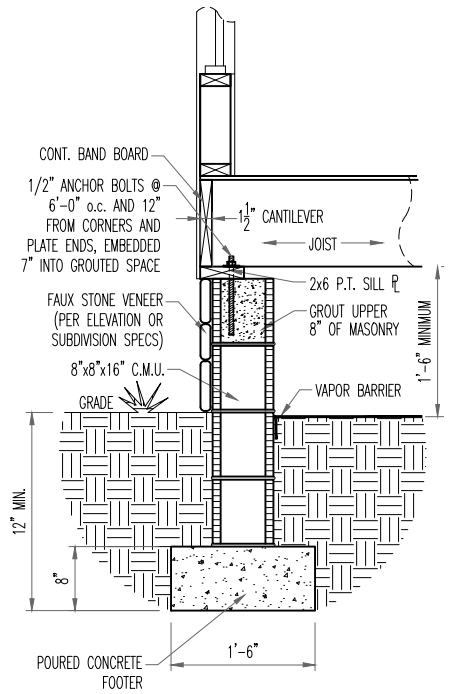
BOTH SIDES OF GARAGE DOOR
115 MPH WIND SPEED (ULT)





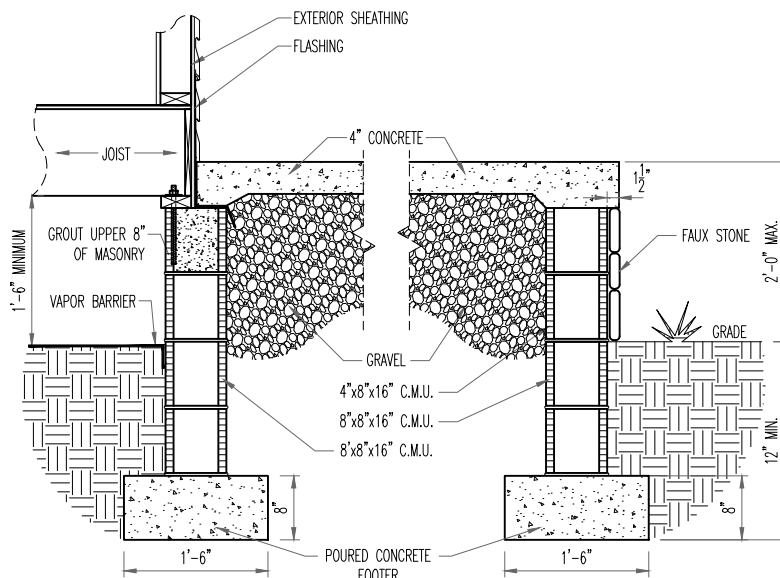
TYP. FAUX STONE SKIRT FOOTER w/
PARALLEL FLOOR JOISTS

A
D1.2



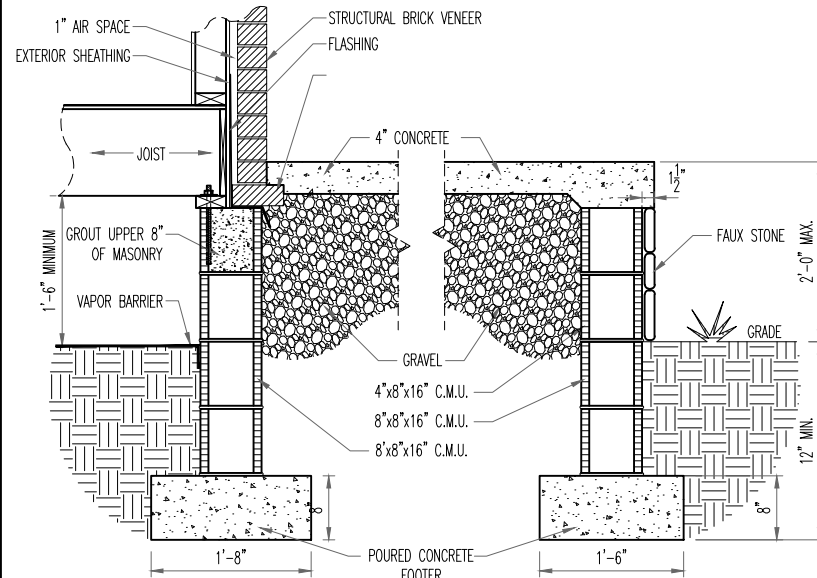
TYP. FAUX STONE SKIRT FOOTER w/
PERPENDICULAR FLOOR JOISTS

B
D1.2



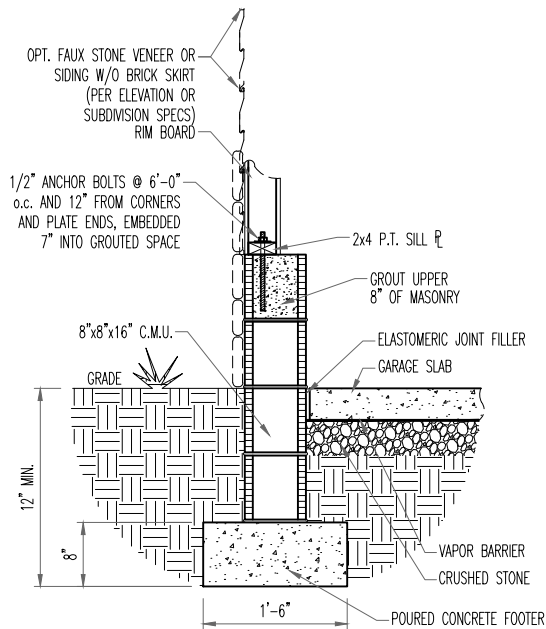
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ FRAME WRAP

C
D1.2



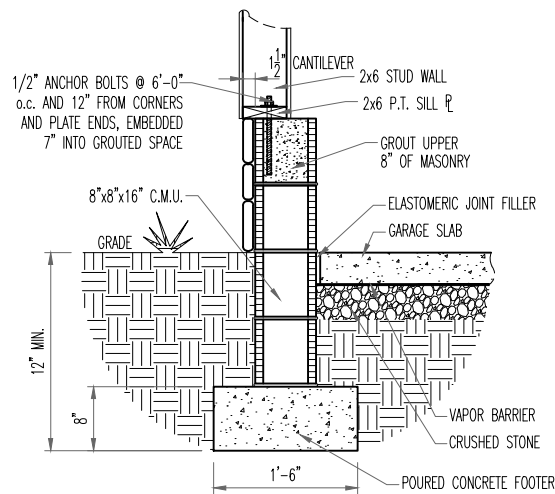
TYP. FAUX STONE SKIRT
TYP. PORCH SECTION w/ BRICK WRAP

D
D1.2



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

E
D1.2



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

F
D1.2

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



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STD. DETAIL SHEET

REGION:

RALEIGH

Std. By: ALL

Chk. By: ARC

Std. Date: 08/19/09

Date of

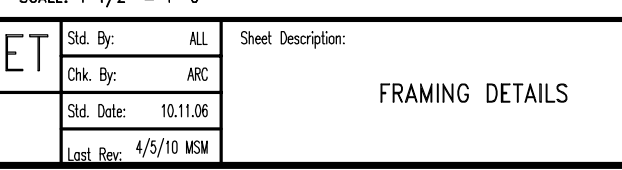
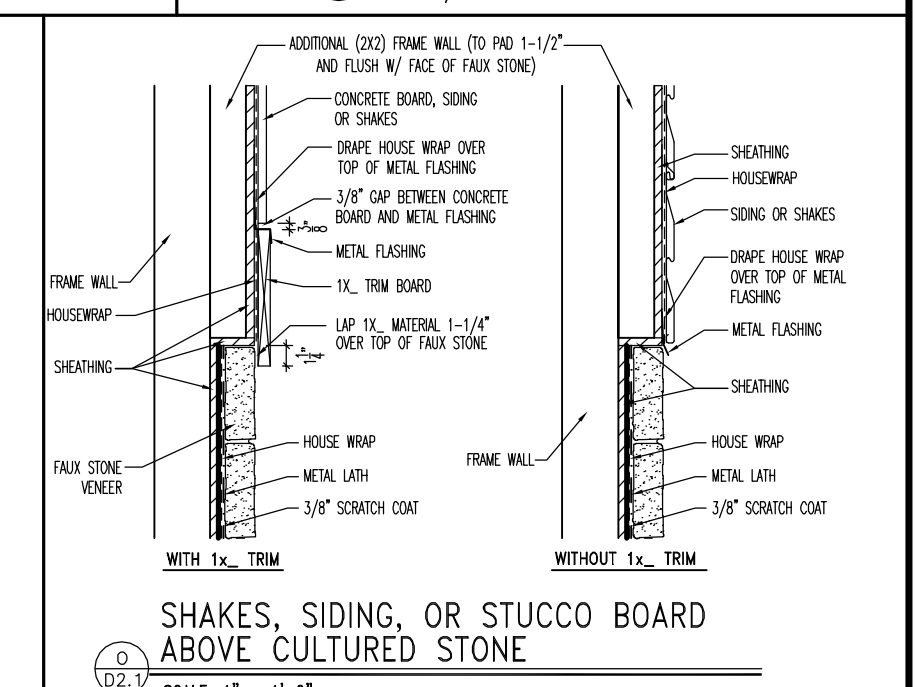
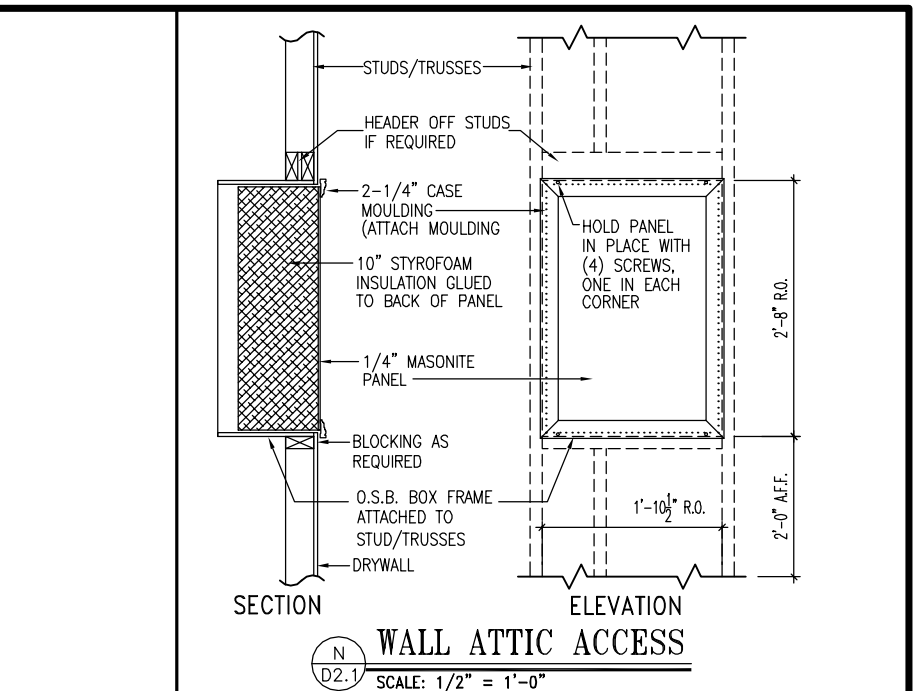
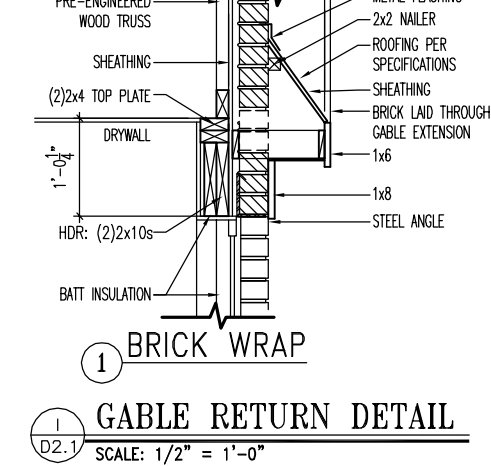
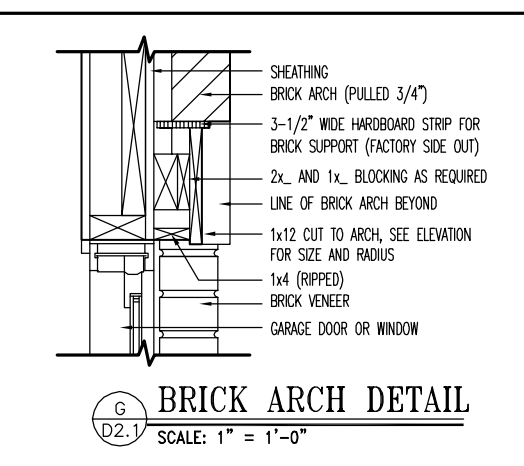
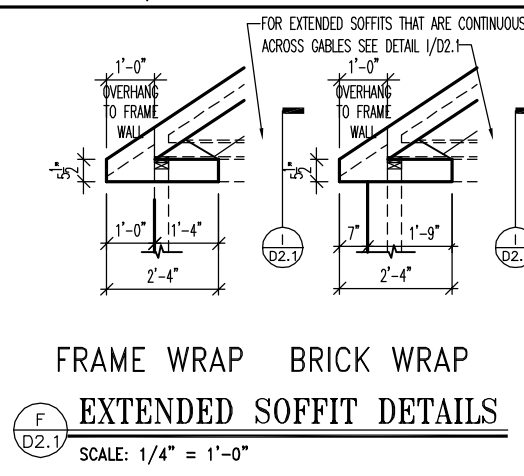
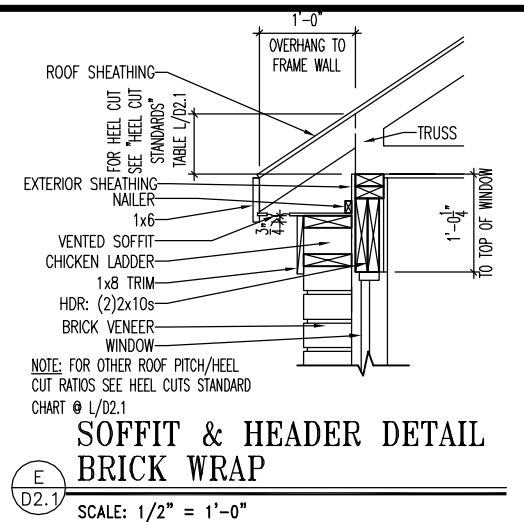
Sheet Description:

FOUNDATION DETAILS

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

Sheet No.

D1.2

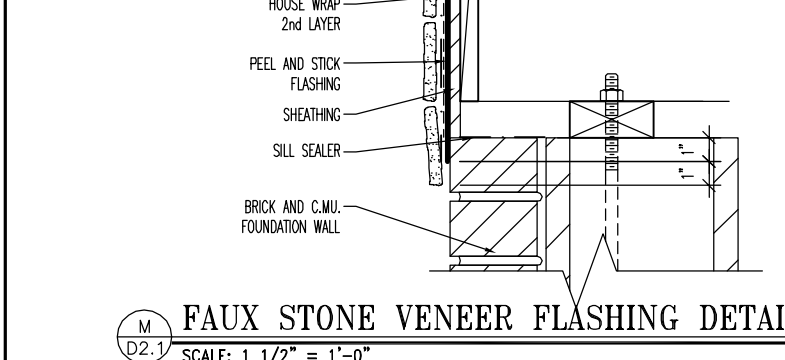


WOOD ONLY

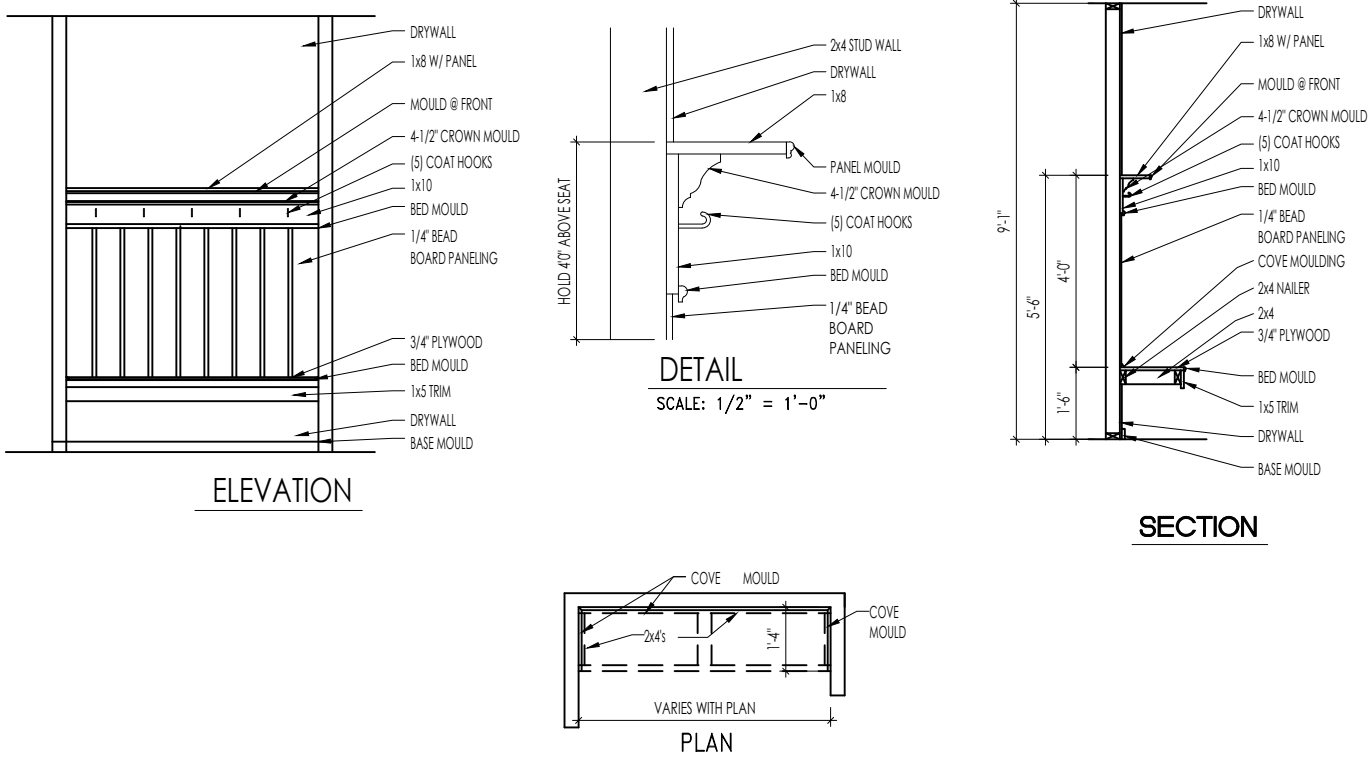
VINYL ONLY

WINDOW TRIM DETAILS

SCALE: 1" = 1/2"



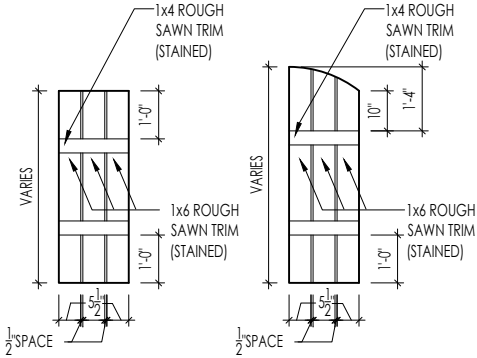
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09/29/2025 4:54:03 PM



F
D2.2
BENCH SEAT DETAILS
SCALE: AS NOTED



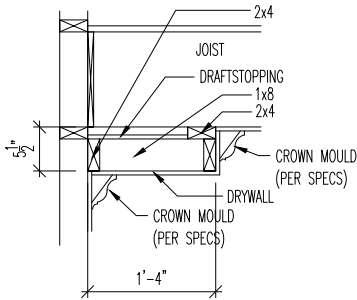
The Drees Company
09/29/2025 4:54:03 PM



M
D2.4

SLAT SHUTTER DETAIL

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



H
D2.4

SINGLE TRAY CEILING DETAIL

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



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STANDARD FRAMING DETAILS
RALEIGH DIVISION
SCALE: AS NOTED



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DRAWN BY: ARCH

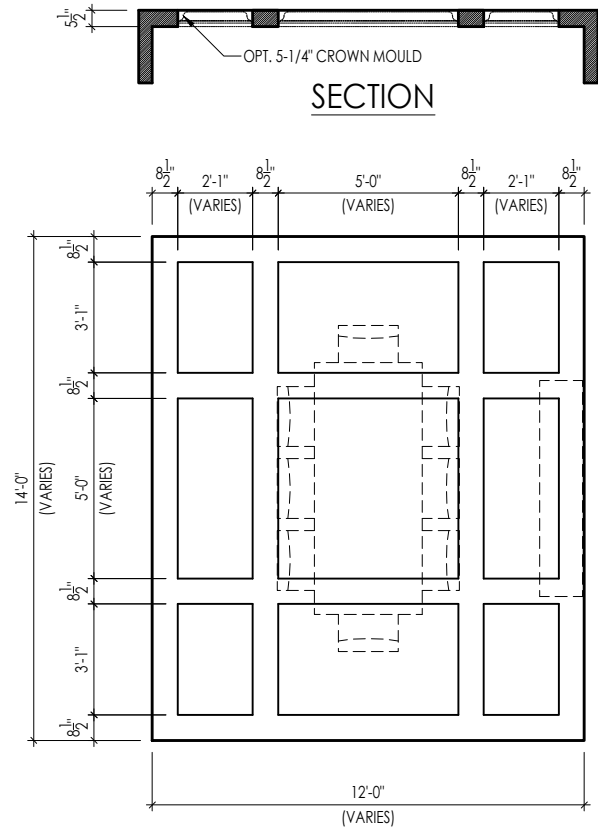
DATE OF DETAIL: 01/27/15

LAST REVISION:

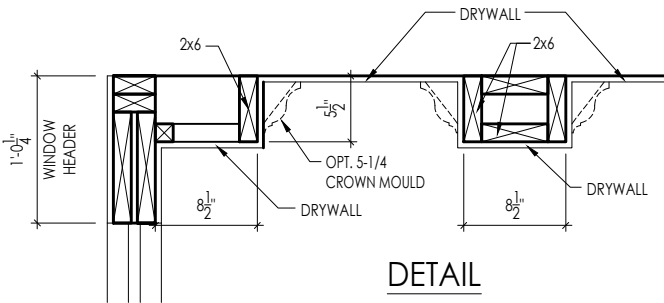
Jan 10, 2023 - 1:46pm

SHEET NO.

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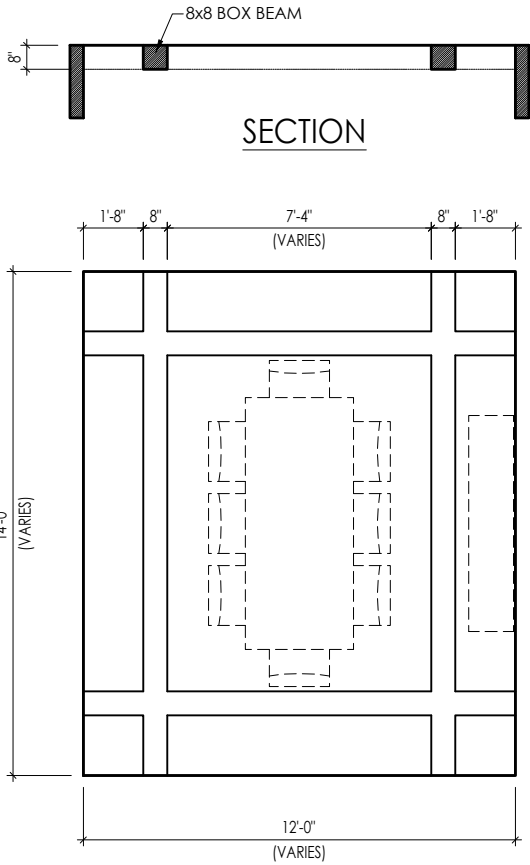


TYPICAL PLAN



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

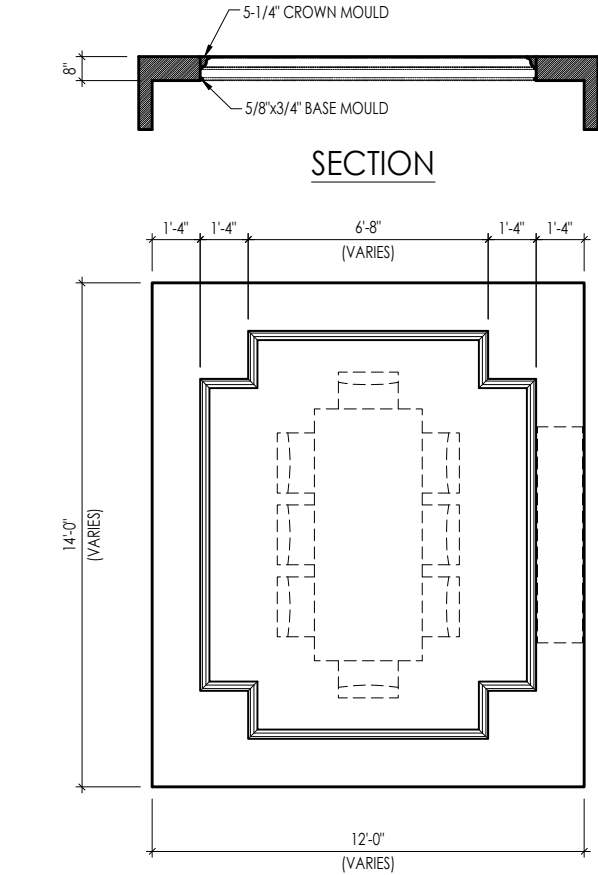
01



TYPICAL PLAN

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

05

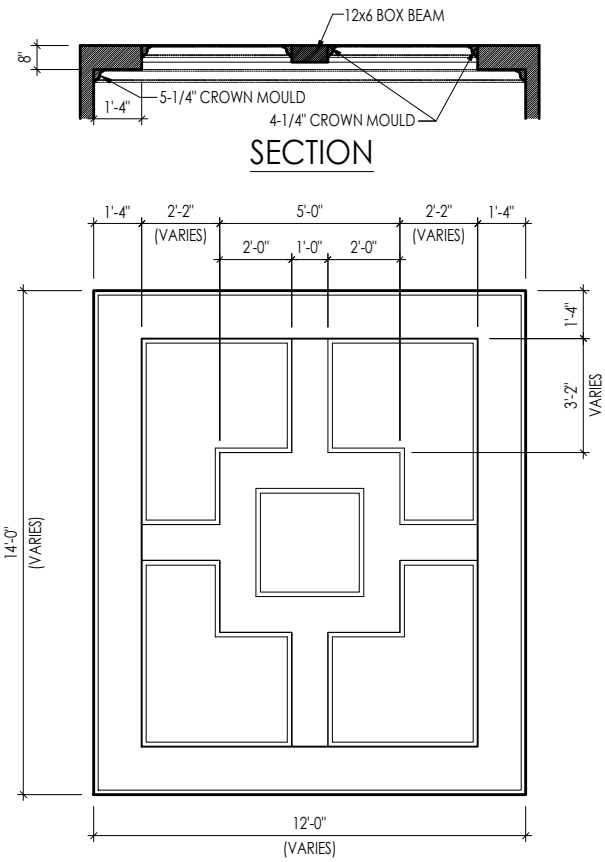


TYPICAL PLAN



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

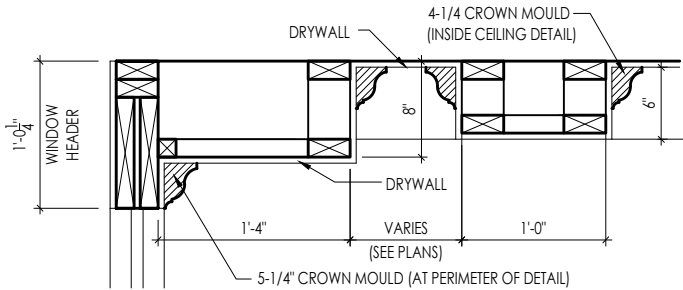
04



TYPICAL PLAN

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



DETAIL



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CEILING TREATMENTS
SCALE: AS NOTED

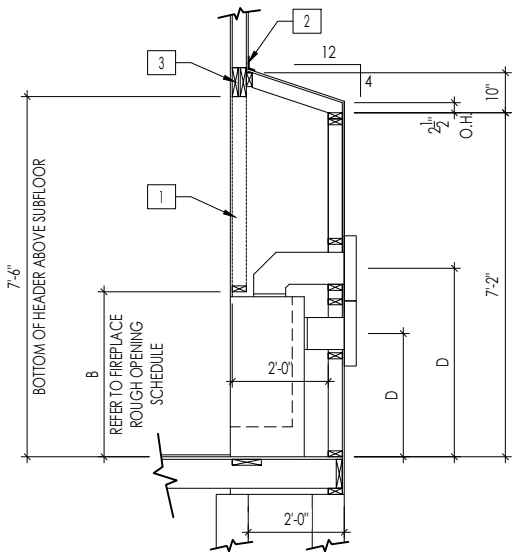
drees HOMESSM
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SHEET NO. D4.1

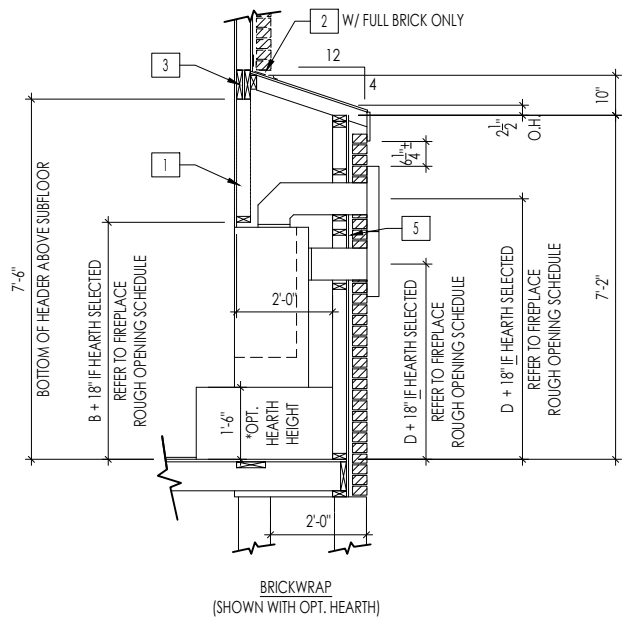
BLC

DATE OF DETAIL: 01/27/15

LAST REVISION: Jan 10, 2023 - 1:42pm



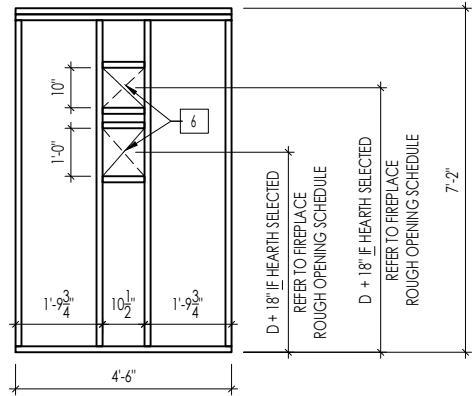
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

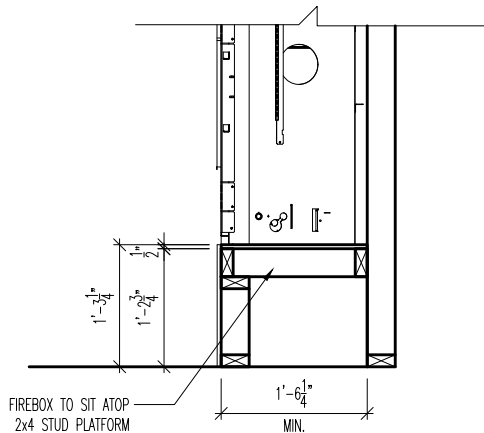
SCALE: 1/4" = 1'-0"



WITH HEARTH

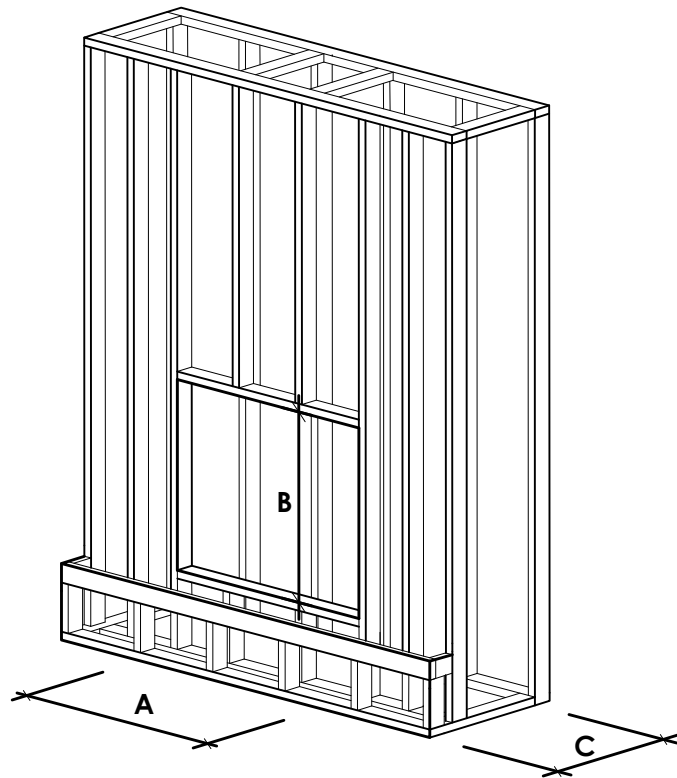
DIRECT VENT REAR WALL FRAMING

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



RAVE FIREPLACE PLATFORM DETAIL

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



NOTE:
PROVIDE OSB SHEATHING WHEN
STONE VENEER SELECTED

FIREPLACE ROUGH OPENING SCHEDULE

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

General Notes

- REFER TO SHEET ON.1 FOR GENERAL NOTES.
- VERIFY FIREPLACE MODEL AND HEARTH SELECTION WITH CUSTOMER'S SELECTIONS.

Key Notes

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



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FIREPLACE DETAILS

Std. Drawn By: MRP

Sheet Description:

Std. Date: 02.29.20

Date of Last Rev: 7.10.2023

Sheet Description:

FIREPLACE DETAIL

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

SCALE: VARIES

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