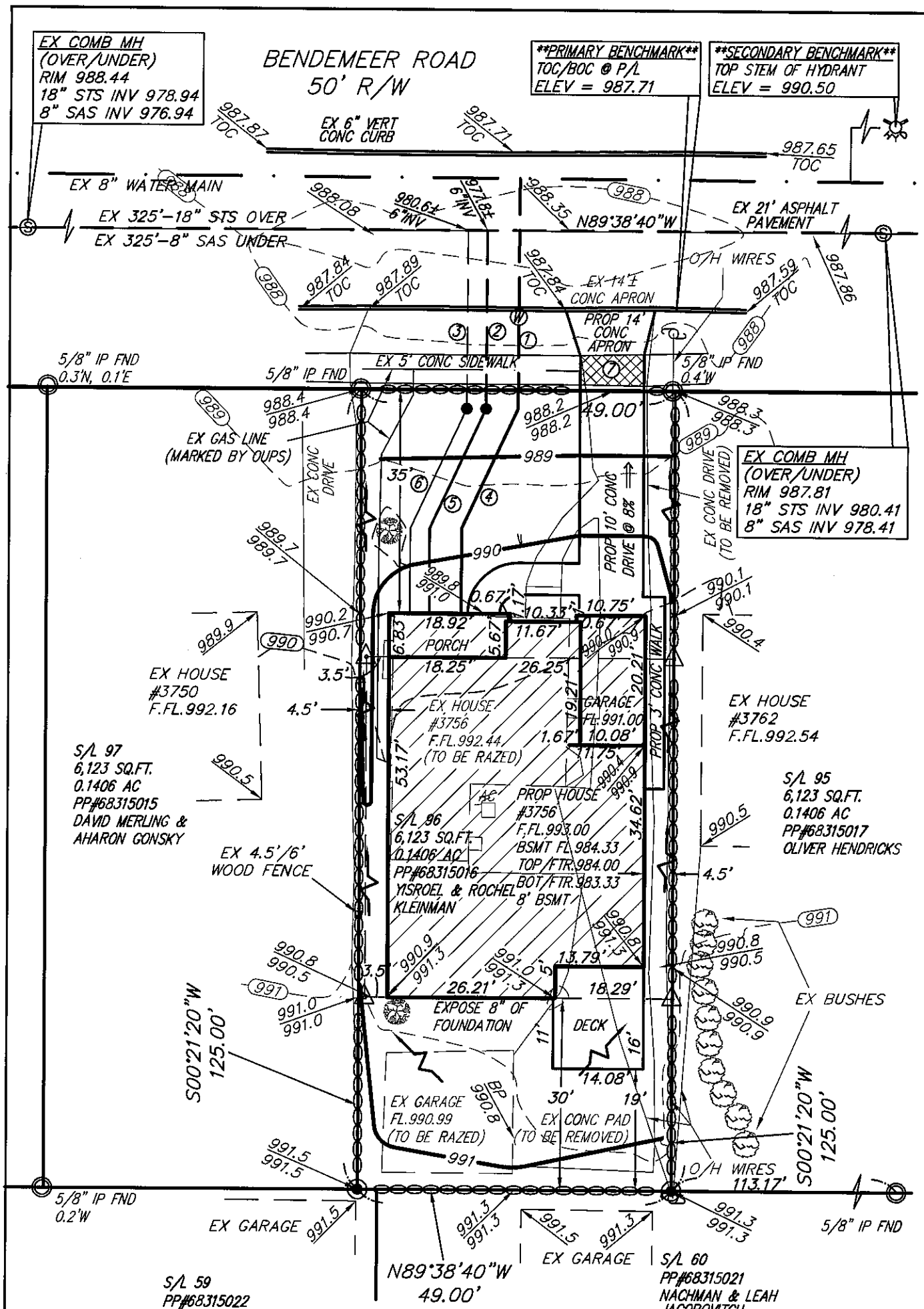


STATE OF OHIO
STAN LOCH
E # 63332
REGISTERED PROFESSIONAL ENGINEER

STATE OF OHIO
STAN R. LOCH
8249
REGISTERED PROFESSIONAL SURVEYOR

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

12-1-2025

STAN R. LOCH P.E. #63332 DATE

PRIMARY BENCHMARK
TOC/BOC AT P/L
IN FRONT OF S/L'S 95/96
ELEV = 987.71

SECONDARY BENCHMARK
TOP STEM OF HYDRANT
ACROSS FROM SUBLOT 94
ELEV = 990.50

THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CURB GRADES PRIOR TO DIGGING THE FOUNDATION

TYPE OF HOUSE: (DOYL-201)
PLAN #: NORTHWOOD
ELEVATION:E, 8' BSMT
GARAGE: 1 CAR FRONT LEFT
FRONT BRICK/STONE TO GRADE, FULL BSMT BATH, WINDOWS IN BSMT (2), EGRESS WINDOWS (2), 16'x12' DECK, 5' LEAD WALK FROM DRIVE TO FRONT DOOR, 1 CAR GAR

ZONING: SINGLE FAMILY RESIDENTAIL DISTRICT (A)
FRONT YARD SETBACK: 25'*
CORNER SIDE YARD: 15'*
SIDE YARD: 5'*
REAR YARD: 30'*
*SEE CODE SECTION 1121.08

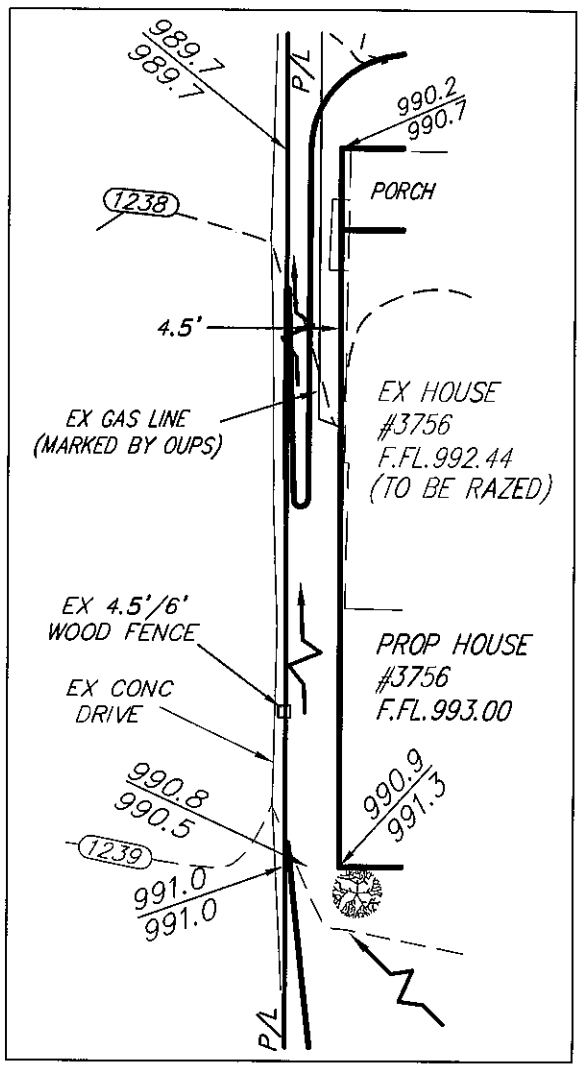
HORIZ. SCALE: 1"=20'	VERT. SCALE:
DRAWN BY: JDC	DATE: 10-20-2025
CHECKED BY: SRL	DRAWING NO.: 20244047
JOB NO.: 20244047	SHEET: 1 OF 2

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259
AZTECH
ENGINEERING + SURVEYING
Civil Engineering + Land Surveying

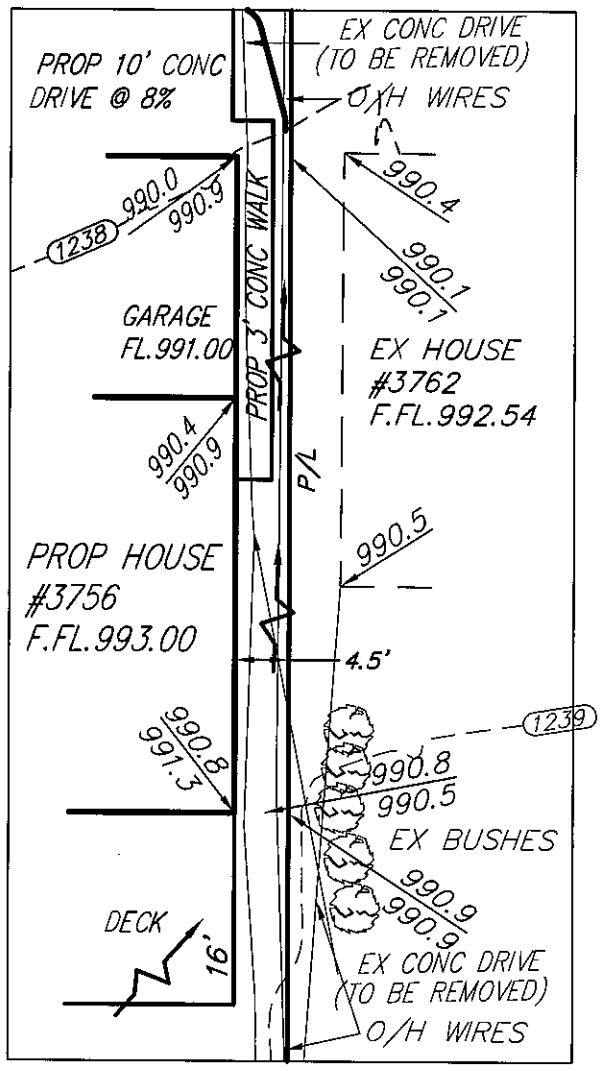
SITE PLAN FOR
DREES HOMES
DOYL 201
3756 BENDEMEER ROAD
SUBLOT 96 OF THE
TAYLOR MAYFIELD CO'S SEVERN
PARK ALLOT. VOL.97 PG.20
CITY OF CLEVELAND HEIGHTS
CUYAHOGA COUNTY
STATE OF OHIO

NO.	DATE	DESCRIPTION	BY
1	12/25	LOT COVERAGE	JC

WEST PROPERTY LINE DETAIL



EAST PROPERTY LINE DETAIL



LOT COVERAGE:
CONCRETE = 672 SQ.FT.
HOUSE = 2,317 SQ.FT.
TOTAL = 6,123 SQ.F.T

NOTE:
EXISTING SANITARY LATERAL, AND STORM LATERAL ARE ASSUMED. CONNECTIONS TO BE FIELD VERIFIED BEFORE BEGINNING CONSTRUCTION.

NOTE:
SUMP PUMP AND/OR GRINDER PUMP MAY BE NEEDED. LATERAL INVERTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

LEGEND

- ◎ = IRON PIN FND
- ◉ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH 8249"
- Ⓢ = SANITARY MANHOLE
- Ⓓ = STORM MANHOLE
- = FIRE HYDRANT
- = POWER POLE
- = TREE
- AC = AC UNIT
- △ = OFFSET HUB
- = SILT FENCE/FILTER SOCK
- = FLOW DIRECTION
- = SWALE
- EXISTING GRADE / PROPOSED GRADE
- = BUSH
- Ⓦ = WATER MARK
- ● = PROP CLEANOUT

① = EX WAT CONN
② = EX SAS LAT (ASSUMED LOCATIOPN)
③ = EX STS LAT (ASSUMED LOCATION)
④ = PROP 1" TYPE 'K' COPPER WAT CONN
⑤ = PROP 6" SDR 35 PVC SAS @ 1% MIN
⑥ = PROP 6" SDR 35 PVC STS @ 1% MIN
⑦ = 10' OF EX CONC SIDEWALK TO BE REMOVED AND REPLACED

LATERAL NOTE
CONTRACTOR TO TELEVISE EXISTING LATERALS TO VERIFY LOCATION AND DEPTHS OF SANITARY AND STORM CONNECTIONS

REFERENCES:
NORTH WOODLAND ROAD WIDENING PLAT
VOL.97 PG.21
BY: F.A. PEASE ENGINEERING CO.
DATED: APRIL 1926
TAYLOR MAYFIELD CO'S SEVERN PARK ALLOT.
VOL.97 PG.20
BY: F.A. PEASE ENGINEERING CO.
DATED: APRIL 1926

BUILDER: DREES HOMES
CLEVELAND DIVISION
6860 W. SNOWVILLE ROAD
SUITE 105 BRECKSVILLE, OH 44141
PHONE: 440-746-6426

HORIZ. SCALE: 1"=20'	VERT. SCALE:
DRAWN BY: JDC	DATE: 10-20-2025
CHECKED BY: SRL	DRAWING NO.: 20244047
JOB NO.: 20244047	SHEET: 2 OF 2

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259
AZTECH
ENGINEERING + SURVEYING
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SITE PLAN FOR
DREES HOMES
DOYL 201
3756 BENDEMEER ROAD
SUBLOT 96 OF THE
TAYLOR MAYFIELD CO'S SEVERN
PARK ALLOT. VOL.97 PG.20
CITY OF CLEVELAND HEIGHTS
CUYAHOGA COUNTY
STATE OF OHIO

NO.	DATE	DESCRIPTION	BY
1	12/25	LOT COVERAGE	JC

Square Footage

FINISHED LOWER LEVEL (NET)	1151
FIRST FLOOR (NET)	1961
SECOND FLOOR (GROSS)	2024
- VOLUME SPACE (GROSS)	0
SECOND FLOOR (NET)	2024
TOTAL LIVING (NET)	5136
UNFINISHED BASEMENT	836
UNFINISHED ATTIC STORAGE	0
GARAGE	213
COVERED FRONT PORCH	137
COVERED REAR PATIO	0
REAR DECK	225

PER ANSI Z765-2003

Redraws

Plan Review: 10/10/25

ADD ENGINEERING AND DETAILS

Division: Cleveland

Building Code: 2019 Residential Code of Ohio

Index to the Drawings

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

Customer Request:	Design Solution:	Reason For Modification:	Comments:
1. SINK ROUGH-IN PER LOCATION	1. NOT SHOWN	1. NOTED TO BE PLACED AT DESIGN CENTER IN PAPERWORK	1. Xxxxx
2. Xxxxx	2. Xxxxx	2. Xxxxx	2. Xxxxx
3. Xxxxx	3. Xxxxx	3. Xxxxx	3. Xxxxx
4. Xxxxx	4. Xxxxx	4. Xxxxx	4. Xxxxx

Customer Plan Review Signature

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

Customer: _____ Date: _____

Customer: _____ Date: _____

RESIDENCE FOR:

KLEINMAN

3756 BENDEMEER

ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE R.	859.578.4212

House Name: the NORTHWOOD

Drawn By: MRPH

Series:

Plan No.:

Drees HOMES SM

6860 WEST SNOWVILLE ROAD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

0C.1

Cover Sheet
Elevation "E"

GENERAL NOTES - CLEVELAND

FOUNDATION NOTES

- ALL FOUNDATION WALLS TO BE 8" THICK POURED CONCRETE UNLESS OTHERWISE NOTED.
- PROVIDE FOOTER DRAIN TILE ON OUTSIDE OF FOOTER TO SUMP PUMP OR TO DAYLIGHT.
- 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.
- WATERPROOF FOUNDATION WITH POLY MODIFIED ASPHALT SPRAY.
- ASSUMED ALLOWABLE SOIL BEARING PRESSURE - 2,000 PSF
- PROVIDE FOOTER DRAIN CLEANOUT 10' FROM BACK CORNER ON SIDE OF HOUSE OPPOSITE THE GARAGE.
- EXTERIOR FLATWORK AND GARAGE SLABS SHALL BE POURED WITH A MINIMUM CONCRETE STRENGTH OF 4,500 LBS.
- 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.
- OVERALL FOUNDATION WALL HEIGHT MAY VARY BY UP TO 1".
- GARAGE AND BASEMENT SLABS TO HAVE A MINIMUM 6 MIL. VAPOR BARRIER BETWEEN GRAVEL AND SLAB.
- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.
- PLACE GARAGE SLAB CONTROL JOINTS PERPENDICULAR TO ONE ANOTHER, EACH STARTING FROM THE CENTERLINE OF GARAGE WALL. WHEN OVERDIG EXCEEDS 2'-0", SLAB CONTROL JOINTS SHOULD BE OFFSET FROM PILASTER 2'-0" WITH ANOTHER JOINT RUNNING PERPENDICULAR.
- 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.

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: 25 psf LIVE LOAD + 20 psf DEAD LOAD = 45 psf WIND SPEED: 115 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 38 (OR EQUIVALENT)*
NO MORE THAN 8 POINT DIFFERENCE BETWEEN ADJACENT SPANS.
* IF PRO-RATING EQUIVALENCY CANNOT BE EVALUATED, ADHERE TO THE FOLLOWING MINIMUMS:
- L/480 [LIVE LOAD] FOR SPANS UP TO 16'-0" AND NO GREATER THAN 1/2" DEFLECTION
- L/600 [LIVE LOAD] FOR SPANS OVER 16'-0" IF SIMPLE SPAN; L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. 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. PROVIDE I-JOIST PROTECTION AS REQUIRED BY 2019 RCO SECTION 302.13.

-JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
- ALL WOOD BEAMS/HEADERS: 2x6 TO BE SPF STUD GRADE OR BETTER
2x8 OR LARGER TO BE NORTHERN HEM FIR #2 KD WITH E-1,400,000 p.s.i.
- ALL WOOD JOISTS TO BE S. PINE #2 KD WITH E-1,700,000 p.s.i., SPAN MUST BE LESS THAN 20', USE HEM FIR IF SPAN IS 20' OR MORE.
- ALL LVL's TO BE TJM MICROLLAM WITH Fb=2600, Fv=285, MOE=1.9, Fc=750.
- ALL STEEL BEAMS TO HAVE A 2x6 TOP PLATE.
- ALL STEEL COLUMNS TO BE 3-1/2" IN DIAMETER AND ADJUSTABLE, UNLESS OTHERWISE NOTED.
-- EXTERIOR WALL TO BE 2X4 SPF STUD GRADE AT 16" O.C. UNLESS OTHERWISE NOTED (WALL HEIGHTS 10'-0"+, SIZES WILL BE NOTED PER PRINTS)
- ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, AND GARAGE TO BE 2x4 SPF STUD GRADE AT 16" O.C.; ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 24" O.C. UNLESS OTHERWISE NOTED.
- ALL WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
- PROVIDE 4-1/2" SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS, AND GIRDER TRUSSES. PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED.
- CHECK SELECTIONS FOR FLOOR COVERINGS AT TOP AND BOTTOM OF STAIR RISERS AND ADJUST RISER HEIGHT AS NEEDED.
- SEE FIREPLACE ELEVATION DETAIL FOR ADDITIONAL FRAMING REQUIREMENTS, IF ANY, AND SEE SELECTION SHEET FOR SIZE AND STYLE OF FIREPLACE.
- PROVIDE BLOCKING AT ALL HANDRAIL BRACKETS, TOWEL BARS AND TOILET PAPER HOLDER LOCATIONS.
- PROVIDE 20 MIN. FIRE-RATED DOOR AT GARAGE/HOUSE ENTRY.
- PAD OUT GARAGE WALL CAVITIES/ FLOOR JOIST CAVITIES 3-1/2" TO RECEIVE FULL BATT INSULATION IF HEATING/ PLUMBING ARE PRESENT. FRAMING FOR HVAC CHASE TO EXTEND DOWN TO GARAGE SLAB.
- ALL BEARING WALLS TO HAVE DOUBLE TOP PLATE.
- A PARTIALLY EXPOSED EXTERIOR WALL, WALL SHEATHING SHOULD CONTINUOUSLY RUN TO BOTTOM OF SUB FLOOR.
- 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.
- STAIR NOSING SHOULD BE 3/4" TO 1-1/4" MAX. STAIR TREADS ARE DIMENSIONED FROM NOSING TO NOSING, WITH A 9" MIN. TREAD.

-ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.
-5/8" (MIN.) OSB TO BE INSTALLED ON PORCH CEILINGS WHEN LIVING SPACE IS ABOVE.
- ALL EGRESS WINDOWS TO HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, AND HAVE A MINIMUM OPENING AREA OF 5.7 S.F. - ALL EGRESS WINDOWS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR.

FRAMING NOTES

-GUARDRAIL DESIGN LOAD TO RESIST A MINIMUM OF 200 LBS LATERAL FORCE.
-ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS).
-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.
-STAIRS IN LOWER LEVEL: IF THERE IS A DOOR INTO SPACE UNDER STAIR, THEN 1/2" GYP. BOARD REQ'D ON INSIDE OF STORAGE SPACE & UNDERSIDE OF STAIR IF THERE IS NO DOOR INTO SPACE
-UNDER STAIR, IT IS CONSIDERED OPEN AND NO GYP. BOARD IS REQ'D.

MECHANICAL NOTES

- SMOKE DETECTORS TO BE 110V AND HARD WIRED. PROVIDE BATTERY BACK-UP AND INTERCONNECT (WHEN ONE SOUNDS, ALL SOUND).
- ALL GAS APPLIANCES MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- A 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.
- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 3 OR MORE RISERS, HANDRAIL HEIGHT SHALL BE 34" MIN. / 38" MAX.
- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2 5/8" IN CROSS-SECTIONAL DIMENSION.
- KITCHEN BACKSPLASH OUTLETS TO BE LAID FLAT, 37-1/4" FROM TOP OF SUBFLOOR TO BOTTOM OF BOX.
- GUARDRAILS TO BE 36" (MIN.) HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS TO BE 36" (MIN.) HIGH, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS TO BE INSTALLED PER NEC 2017, SECT. 210.8; ADD TAMPER RESISTANT AND GFCI.
- ARC FAULT CIRCUIT OUTLETS TO BE INSTALLED PER NEC 2017, SECT. 210.12
- 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
- ALL HOUSES TO HAVE A PROGRAMMABLE THERMOSTAT.
- TO COMPLY WITH SECTION 405 OF THE 2018 IECC (PERFORMANCE PATH).

SECTION, DETAILS & ROOF PLAN NOTES

- PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE.
- SEE TRUSS MANUFACTURER'S SHOP DRAWINGS FOR TRUSS LAYOUT AND DESIGN INCLUDING GIRDER TRUSSES AND BEAM LOCATIONS.
- ALL GIRDER TRUSSES TO BE BOLTED TOGETHER ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- TRUSSES TO BE BRACED AND INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.
- TRUSS MANUFACTURER'S DIMENSIONS ARE TO OUTSIDE OF SHEATHING.
- ROOF TRUSS MANUFACTURER TO SPECIFY ALL CONNECTIONS AND HANGERS ON SHOP DRAWINGS.
- REFER TO HIB-91 OF TPI (TRUSS PLATE INSTITUTE) FOR SPECIFIC BRACING RECOMMENDATIONS AND REQUIREMENTS.
- TRUSS MANUFACTURER TO PROVIDE ENGINEERED TRUSS DRAWINGS TO THE FIELD ALONG w/ HIB-91 PRIOR TO ERECTION OF TRUSSES.
- PROVIDE A 2x4 LEDGER TO ACCEPT ROOF SHEATHING WHERE A FIRST FLOOR ROOF MEETS THE SIDE OF A SECOND FLOOR.
- PROVIDE 15# FELT PAPER UNDER SHINGLES
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING DURING CONSTRUCTION FOR ALL ELEMENTS INCLUDING WALLS, JOISTS, TRUSSES COLUMNS, MASONRY AND OTHERS AS REQUIRED.
- PROVIDE ICE AND WATER GUARD AT ALL EAVES AND VALLEYS.
- ROOF TRUSSES WILL BE FASTENED BY CONNECTORS THAT WILL RESIST A MINIMUM OF 175 LBS OF UPLIFT
- PROVIDE 7/16" ROOF SHEATHING.
- INSTALLATION OF AN ICE BARRIER IS REQUIRED. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. THE 24 INCH MEASUREMENT SHALL BE ALONG THE SLOPE OF THE ROOF FROM THE POINT WHERE THE PROJECTED OUTSIDE FACE OF THE WALL INTERSECTS THE ROOF DECK. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN EIGHT UNITS VERTICAL IN 12 UNITS HORIZONTAL (67-PERCENT SLOPE), THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES (914 MM) MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.
- DO NOT LOCATE ROOF TRUSSES ABOVE PARALLEL PLUMBING WALLS AND/OR HVAC CHASES.

ELEVATION NOTES

- WINDOW STYLE AND MULLIONS MAY VARY FROM ELEVATION DEPENDING UPON MANUFACTURER, STYLE, PATTERN, TYPE, ETC.
- FRONT DOOR COACH LIGHTS (IF ANY) TO BE SET AT 5'-8" ABOVE FINISHED SURFACE.
- GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.
- PROVIDE BRICK FLASHING AND WEEP HOLES WITH WEEP CARDS AT 24" o.c. WITH BRICK VENEER.
- PROVIDE FLASHING AND WEEP HOLES AT 32" O.C. ABOVE BRICK ANGLE IRONS.
- PROVIDE BRICK WALL TIES AT 16"o.c. HORIZONTALLY AND VERTICALLY. PROVIDE BRICK WALL TIES WITHIN 12" OF ANY BRICK OPENINGS AT A MAXIMUM OF 36" o.c. AROUND OPENING.
- WRAP ALL FRIEZE AND FASCIA TRIM BOARDS IN ALUMINUM.
- REFER TO DETAIL ON SHEET IN THE BUILDER BOOK FOR STONE INSTALLATION DETAILS.
- PAD OUT ALL GABLE ENDS (WITHOUT GABLE EXTENSIONS) W/ (2) 1x3s PLACED SIDE BY SIDE WITH THE 1x8 OVER THE TOP TO COVER THE ENDS OF THE SIDING.
- USE EXTERIOR PROTECTIVE COVERINGS ON ALL DIRECT VENT FIREPLACES (IF ANY).
- EXTERIOR STEPS TO HAVE A MAXIMUM 8" RISER. WHEN VERTICAL RISE EXCEEDS 30" OR FOUR OR MORE CONTINUOUS RISERS, A HANDRAIL IS REQUIRED.

2019 RESIDENTIAL CODE OF OHIO METHOD USED FOR CHAPTER 11 ENERGY EFFICENCY OHBA PATH #2 (SECTION 1112)

WALLS R VALUE R13

CEILINGS R VALUE R49

WINDOWS U VALUE 32U

BASEMENT FOUNDTION WALLS R11 4 FT DOWN ALL WALLS

FLOOR OVER UNCONDITIONED SPACE R30

RIM JOIST R13

INCLUDES ALL DESIGNATED MANDATORY CODE SECTIONS CHAPTER 11

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0" | Series: SERIES II

the NORTHWOOD | Plan No.:

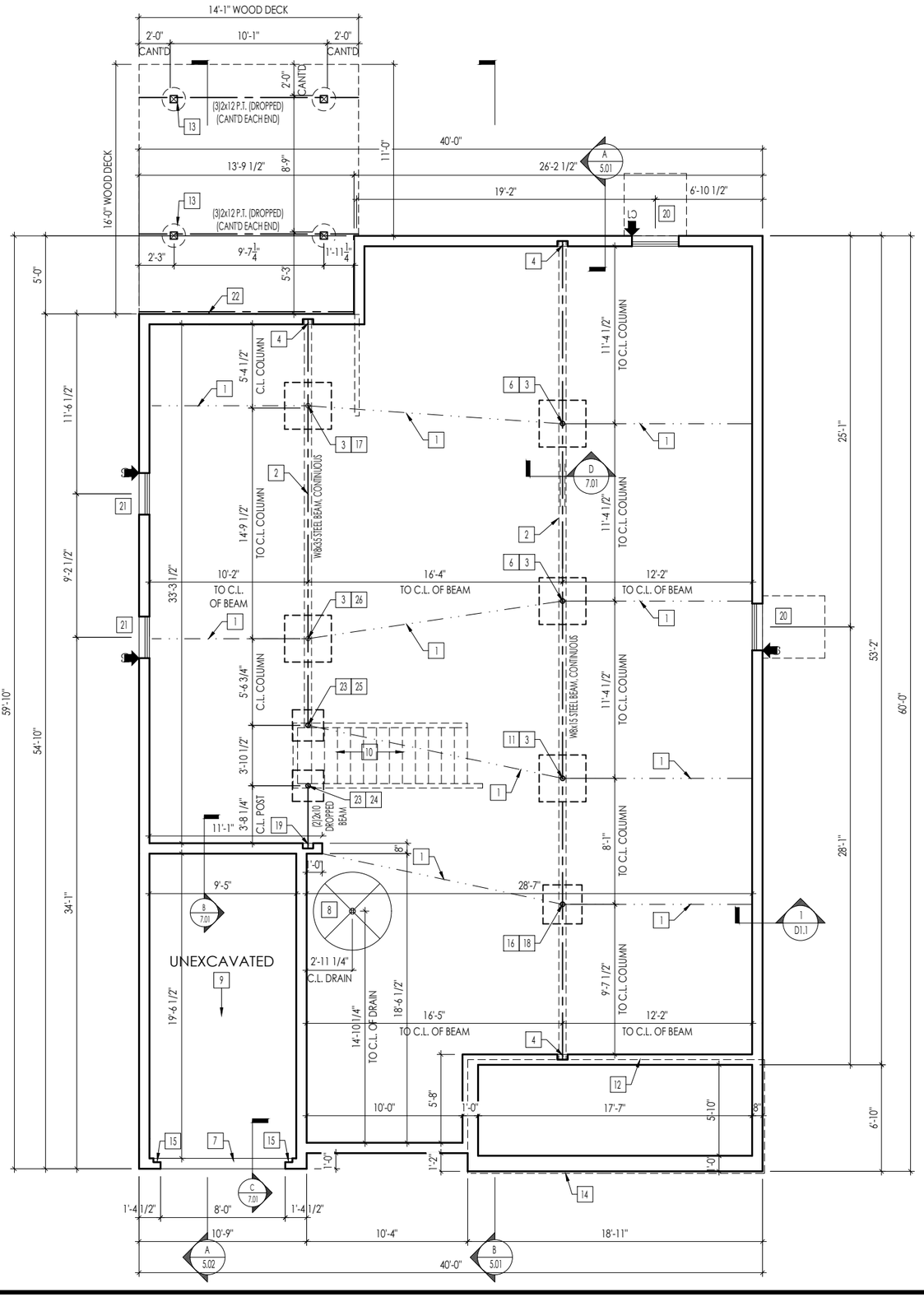
Drees HOMES SM

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

0N.1

GENERAL NOTES SHEET
ELEVATION "E"



General Notes

- REFER TO SHEET 0N.1 FOR GENERAL NOTES.
- ALL FOUNDATION WALLS 8'-0" TALL AND 8" THICK, UNLESS OTHERWISE NOTED.
- OVERALL FOUNDATION WALL HEIGHT MAY VARY UP TO 1".
- SEE SHEET 0N.1 FOR VERTICAL FOUNDATION WALL CONTROL JOINT LOCATIONS.

Key Notes

1. SLAB CONTROL JOINT
2. SLAB CONTROL JOINT TO BE LOCATED DIRECTLY UNDER STEEL BEAM
3. 36"x36"x12" PLAIN CONCRETE PAD TYP. U.N.O.
4. 8"Wx8"Hx4"D BEAM POCKET
5.
6. 3-1/2" DIA. STEEL P.C. (16.0k MIN. CAP. ASD)
7. CONTINUOUS FOOTING AND FOUNDATION-DROP TO BE FIELD DETERMINED.
8. 5'-0" DIAMETER AREA SLOPED TO DRAIN WITH 2" LOWER THAN TOP OF SLAB
9. GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 4" TOWARDS GARAGE DOOR.
10. OUTLINE OF BASEMENT STAIR AND BEARING WALL
11. 3-1/2" DIA. STEEL P.C. (14.3k MIN. CAP. ASD)
12. LINE OF STUD WALL/PORCH SLAB ABOVE. SEE TYPICAL PORCH SECTION E/7.01 FOR DETAILS
13. 6x6 P.T. POST W/ SIMPSON BCS2-3/6 CAP & ABW66Z BASE ON 18" DIA. SONOTUBE FOOTING TO FROST
14. CONCRETE OVERHANG AT FRONT PORCH (1-1/2" TYP.)
15. 3"x5-1/2" NOTCH FOR GARAGE DOOR TRACK. DROP TO BE FIELD DETERMINED TO CATCH GARAGE SLAB - SEE DETAIL C/7.01
16. 3-1/2" DIA. STEEL P.C. (11.1k MIN. CAP. ASD)
17. 3-1/2" DIA. STEEL P.C. (18.0k MIN. CAP. ASD)
18. 30"x30"x12" PLAIN CONCRETE PAD TYP. U.N.O.
19. 8"Wx10"Hx4"D BEAM POCKET
20. BOTTOM OF WINDOW SILL @ 40" A.F.F. MAX FOR EGRESS W/ 12" MIN. CONC. HEADER
21. STD. BASEMENT WINDOW PER DIVISION SPECS. TOP OF WINDOW TO BE FLUSH WITH TOP OF FOUNDATION WALL WITH (1)1-3/4"X11-7/8" LVL (FLUSH) OR CONT. RIM JOIST - FIELD DETERMINE
22. P.T. LEDGER FASTENED TO FOUNDATION WALL - RE: DETAIL SHEET D7.7 FOR FRAMING
23. 24"x24"x12" PLAIN CONCRETE PAD TYP. U.N.O.
24. 3-1/2" DIA. STEEL P.C. (4.0k MIN. CAP. ASD)
25. 3-1/2" DIA. STEEL P.C. (5.2k MIN. CAP. ASD)
26. 3-1/2" DIA. STEEL P.C. (13.4k MIN. CAP. ASD)

REISSUED: 10/10/25

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: the NORTHWOOD

Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

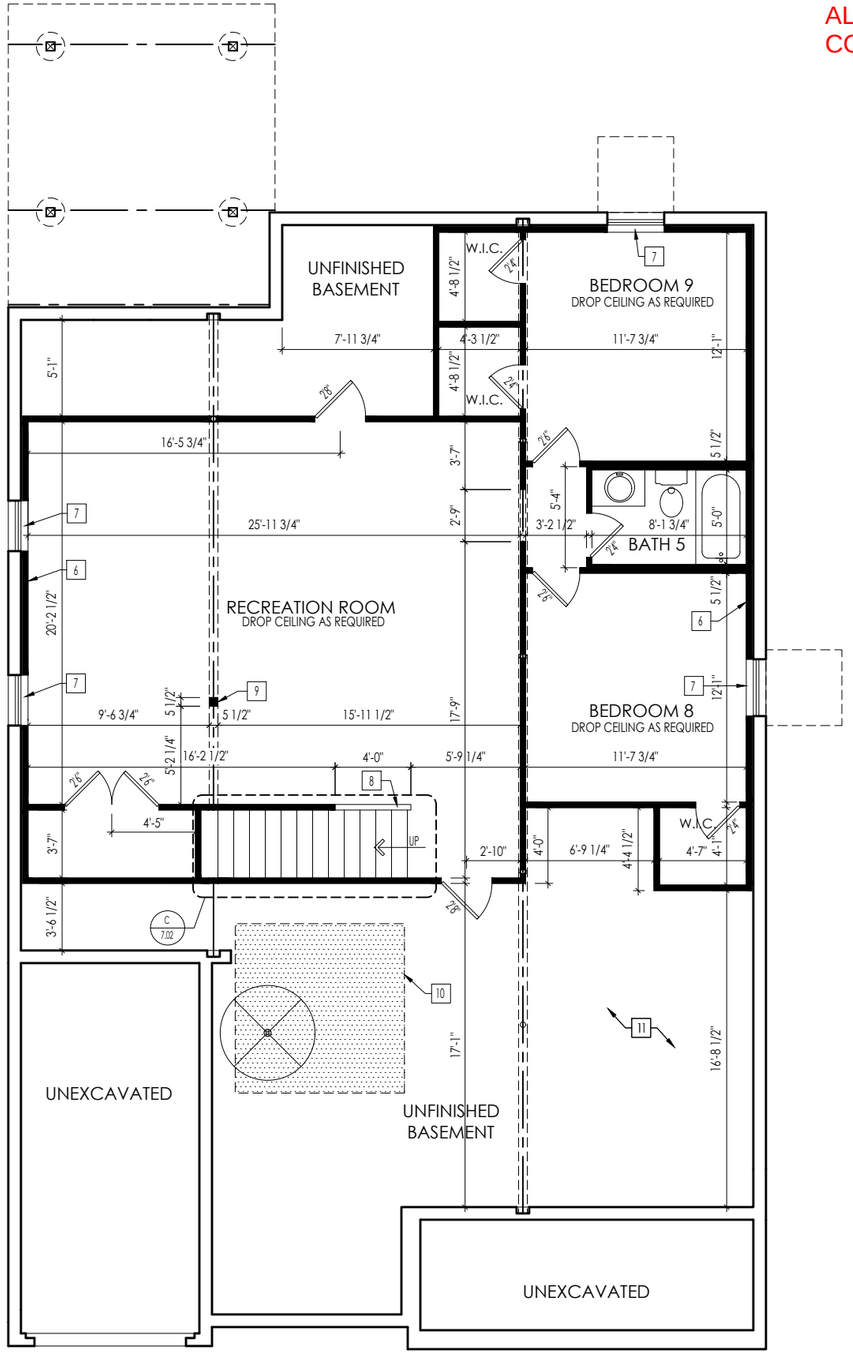
Plan No.:

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: [440] 717-9670

Sheet Information

1.01
FOUNDATION PLAN
ELEVATION "E"

ALL SLEEPING ROOM WINDOWS WILL COMPLY WITH RCO310



General Notes

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

.

Key Notes

1
2
3
4
5
6 2x4 STUDS HELD 1" FROM FOUNDATION WALL WITH 3-1/2" BATT INSULATION
7 RIPPED 1x_ FOR WOOD SILL
8 SLOPED WALL WITH STAIR STRINGER
9 BOX OUT AROUND COLUMNS AND BEAMS IN FINISHED AREAS
10 80 SQ. FT. MAX. AREA OF CEILING, COMPLYING WITH RCO 302.13 EXCEPTION 3.1 & EXCEPTION 3.2, NOT REQUIRING DRYWALL. PERIMETER EDGE MUST BE FIREBLOCKED TO KEEP SEPARATE FROM THE REST OF THE FLOOR ASSEMBLY.
11 UNFINISHED BASEMENT CEILING TO BE COVERED IN 1/2" GYPSUM BOARD (WITH THE EXCEPTION OF THE AREA OF KEYNOTE 10). JOINTS DO NOT NEED TO BE TAPED OR MUDDED.
12
13
14
15

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

the NORTHWOOD

Plan No.:

Drees HOMES SM

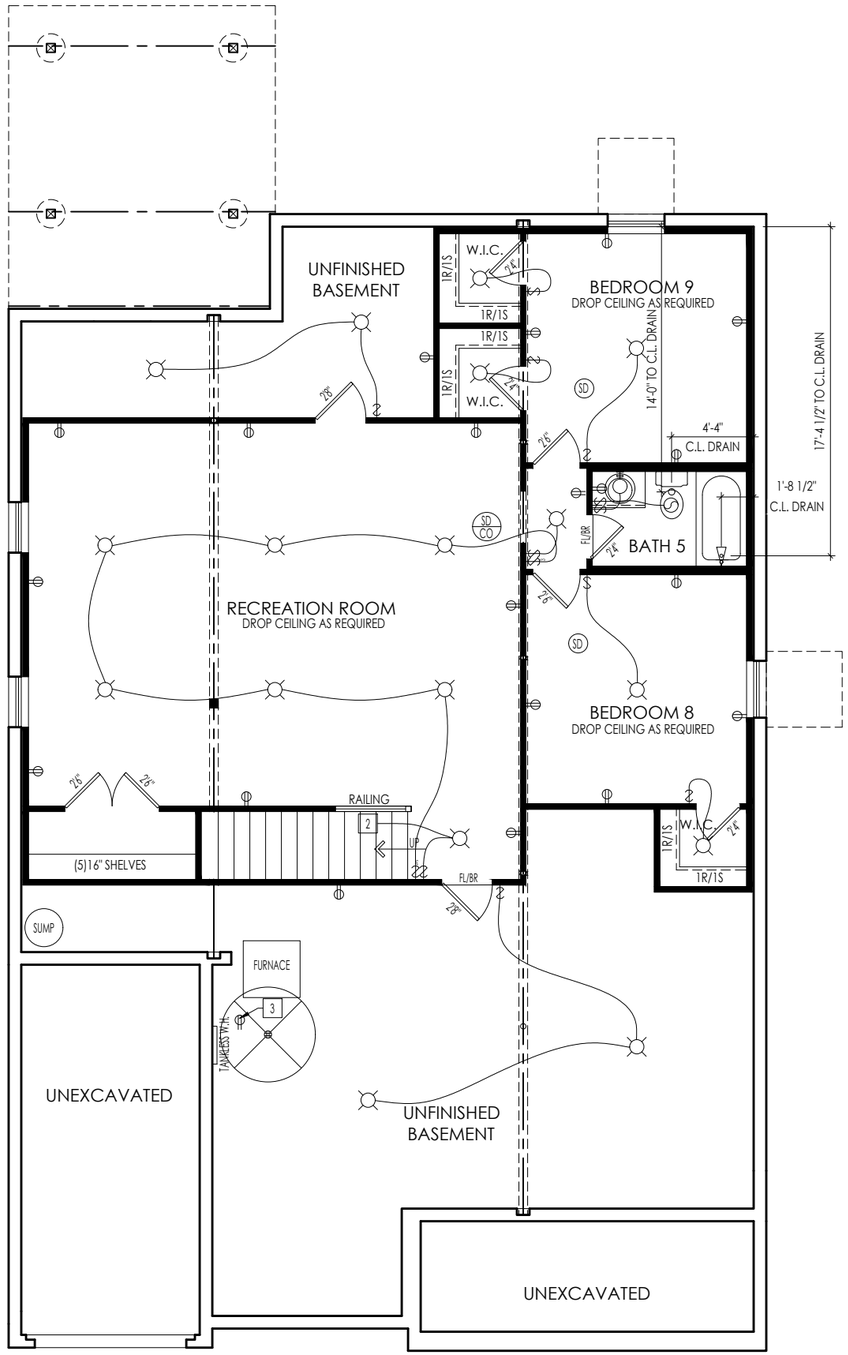
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

1.02

LOWER LEVEL FRAMING PLAN

ELEVATION "E"



General Notes

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

Key Notes

1 --
2 TO SWITCH ABOVE.
3 OUTLET IN JOIST SPACE
4
5
6 --
7 --
8 --
9 --
10 --

Mechanical Legend

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

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

the NORTHWOOD

Series: SERIES II

Plan No.:

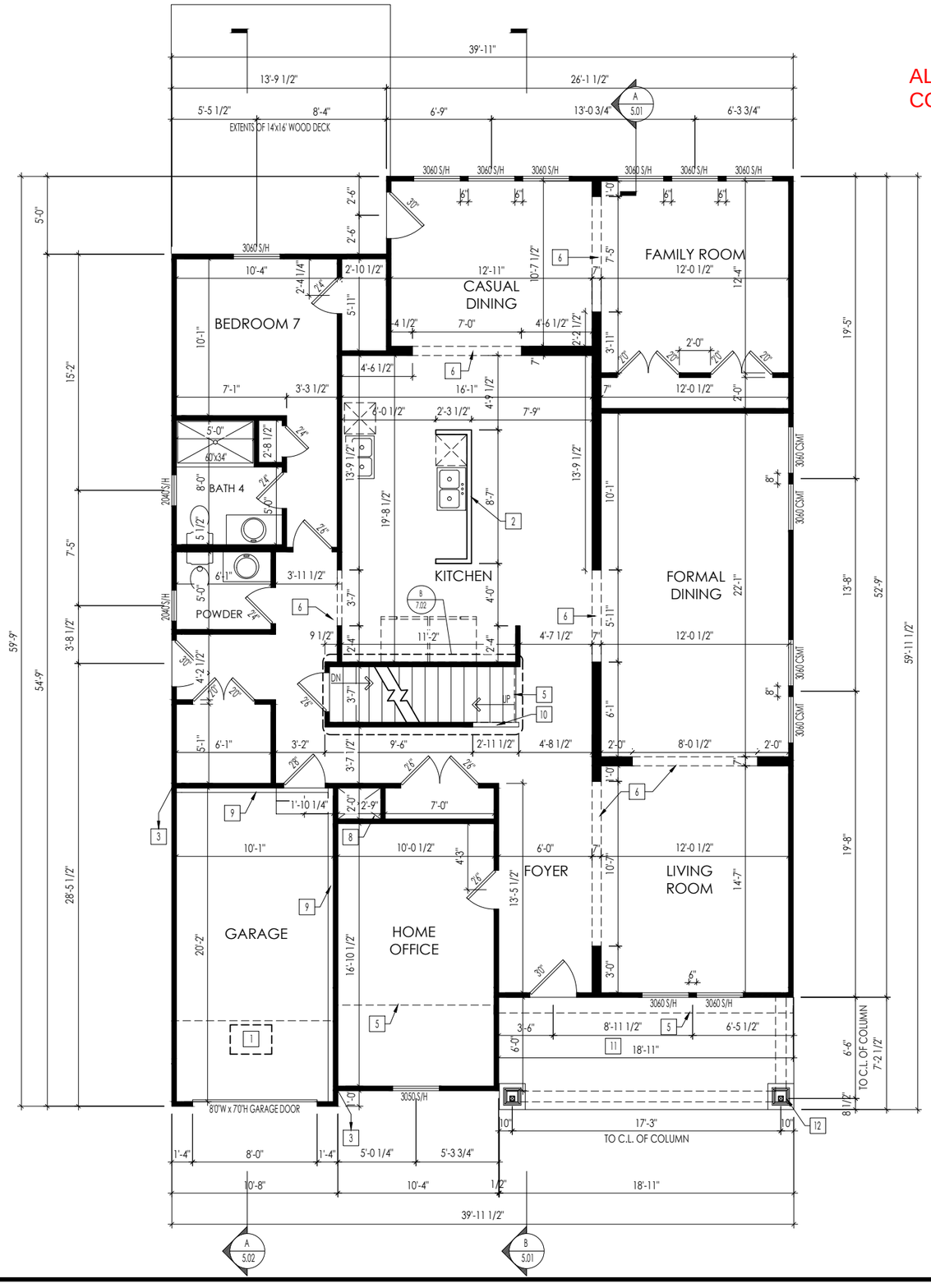
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

1.03

LOWER LEVEL MECHANICAL PLAN

ELEVATION "E"



ALL SLEEPING ROOM WINDOWS WILL COMPLY WITH RCO310

General Notes

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

Key Notes

1.
2. 34-1/2" HIGH WALL
3. FRAME WALL @ 10'-3 1/8" WITH 2x4's AT 12" O.C. ABOVE FOUNDATION WALL
4.
5. SECOND FLOOR LINE ABOVE
6. FALSE HEADER
7.
8. HVAC CHASE
9. LEDGE OF FOUNDATION WALL
10. SLOPE WALL WITH STAIR STRINGER
11. CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS
12. 10"x10" BOX COLUMN RE: DETAIL A/7.01 FOR FRAMING
13. --
14. --
15. --
16. --
17.
18.
19.
20.

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: the NORTHWOOD

Drawing Scale: 1/8" = 1'-0"

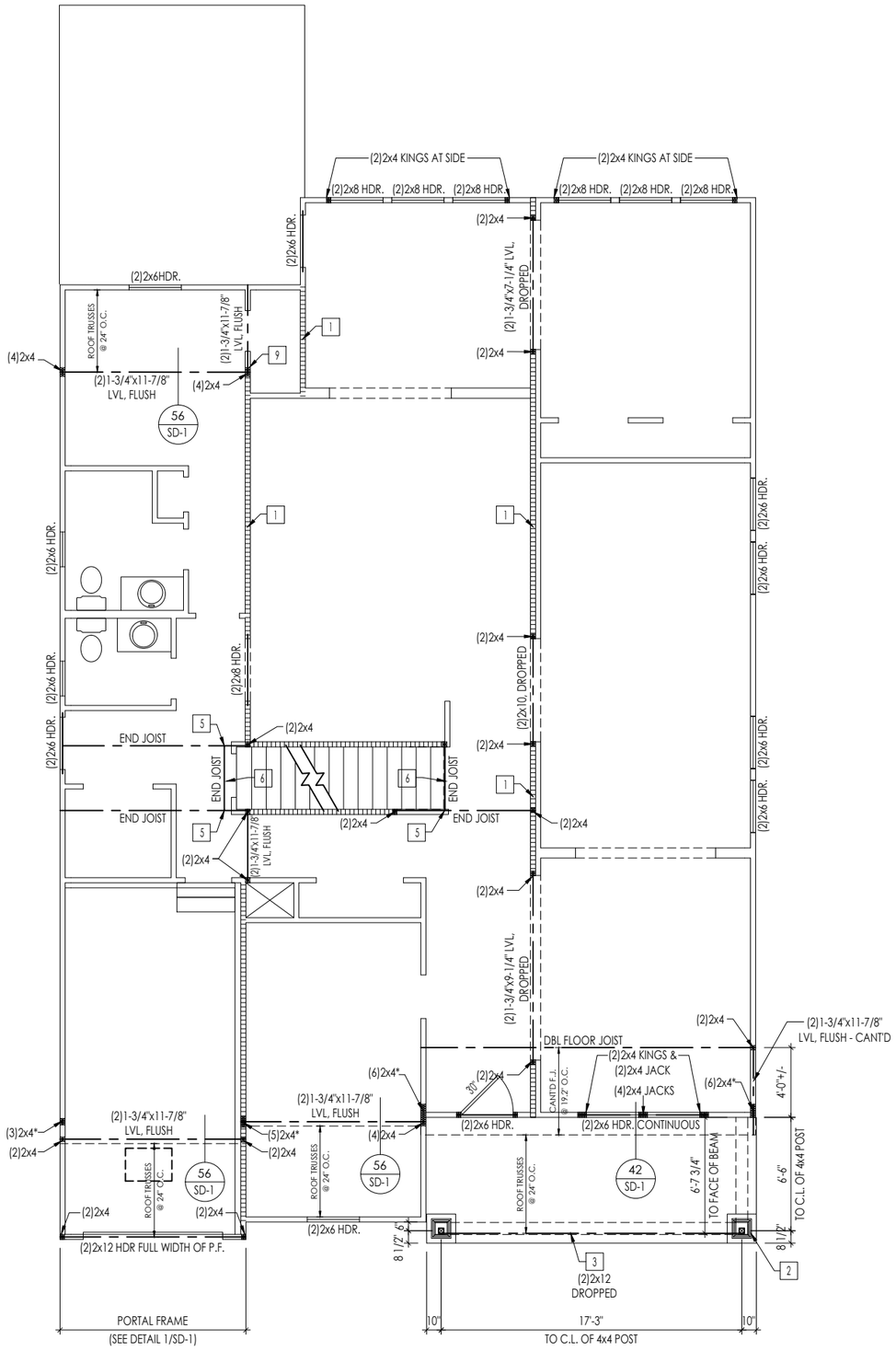
Series: SERIES II

Plan No.:

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

2.01F
1ST FLOOR FRAMING PLAN
ELEVATION "E"



General Notes

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

Key Notes

1. BEARING WALL
2. 4x4 P.T. POST W/ SIMPSON BC2-2/4 POST CAP AND ABW44Z POST BASE (TYP.)
3. TOP OF FRONT PORCH HEADER 9'-1" A.F.F.
4.
5. SIMPSON HU11 HANGER
6.
7.
8.
9. SIMPSON HUC412 HANGER
10.

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 ¼" 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.

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0" | Series: SERIES II

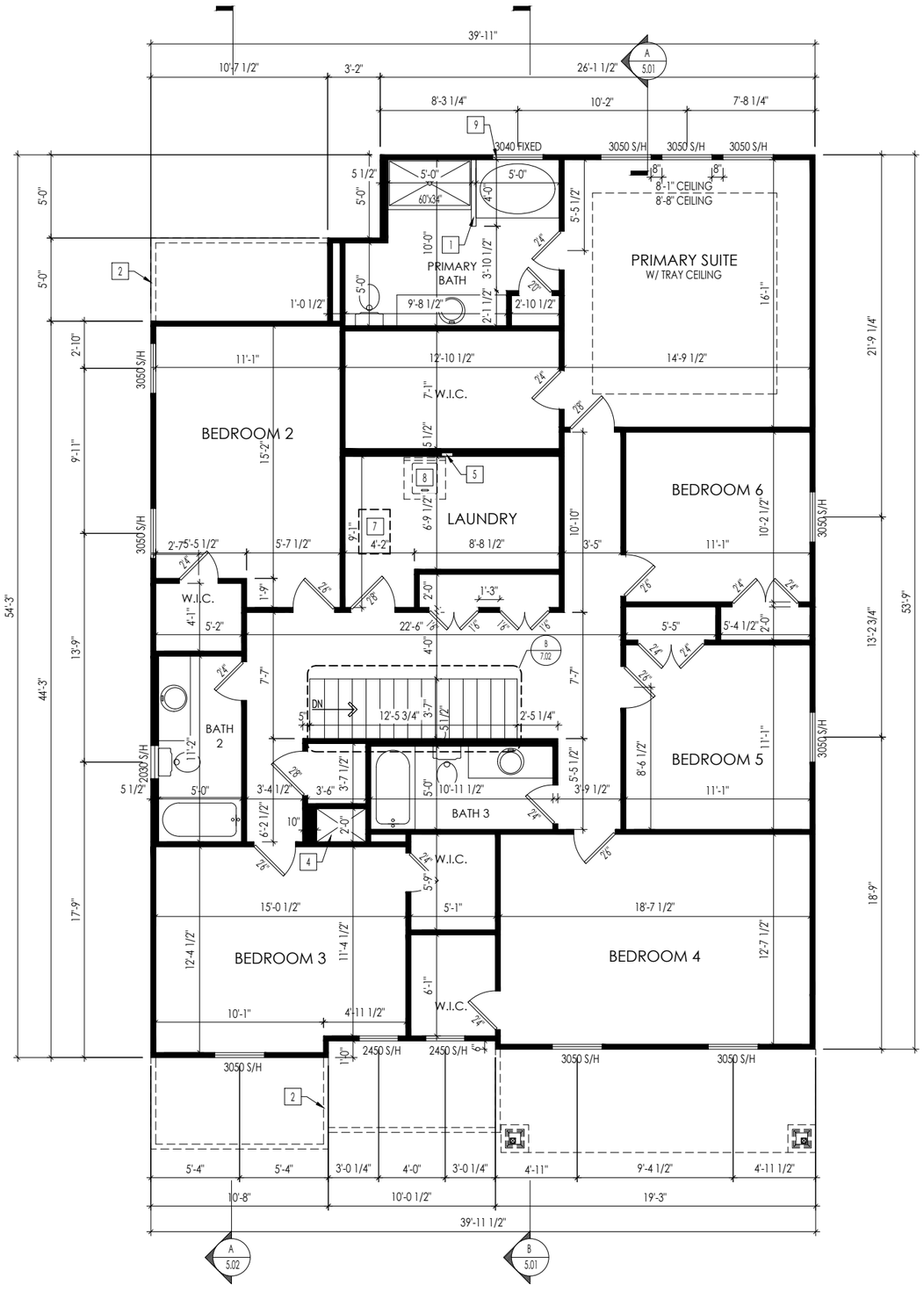
the NORTHWOOD | Plan No.:

REISSUED: 10/10/25

Drees HOMES SM
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

2.01S
1ST FLOOR STRUCTURAL PLAN
ELEVATION "E"



ALL SLEEPING ROOM WINDOWS WILL COMPLY WITH RCO310

General Notes

- REFER TO SHEET 0N.1 FOR GENERAL NOTES.
- ALL SECOND FLOOR CEILINGS TO BE 8'1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
- FRAME TOP OF ALL WINDOWS @ 1'0-1/4" BELOW TOP PLATE UNLESS OTHERWISE NOTED.
- ALL DROPPED INTERIOR HEADERS TO BE DROPPED 1'-0" FROM CEILING UNLESS OTHERWISE NOTED.

Key Notes

1. 36" HIGH WALL.
2. OUTLINE OF GARAGE OR FIRST FLOOR WALL BELOW.
3.
4. HVAC CHASE
5. TAP AND DRAIN
6.
7. 22-1/2" x 32" ATTIC ACCESS.
8. WASHER TO LEFT OF DRYER
9. BOTTOM OF WINDOW AT 3'0-3/4" A.F.F.
10. --
11. --
12. --
13. --
14. --
15. --
16. --
17. --
18. --
19. --
20. --

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: the NORTHWOOD

Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

Drees HOMES SM

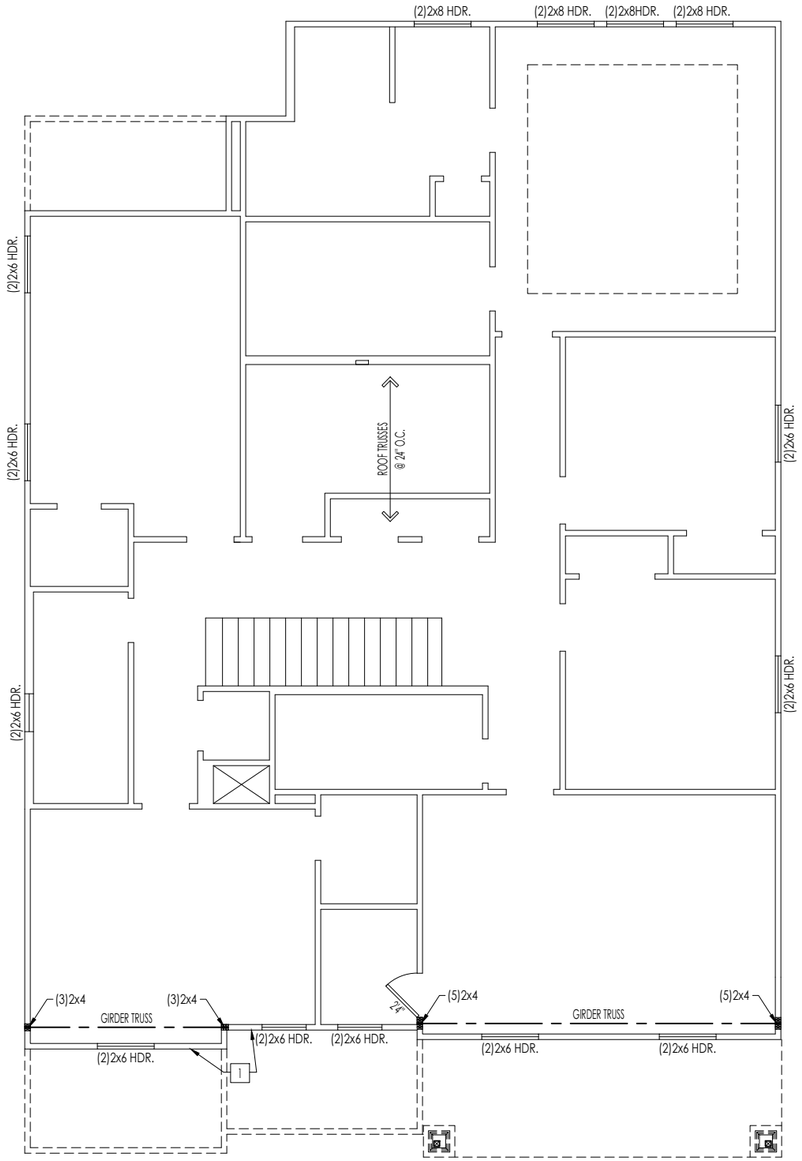
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

2.02F

2ND FLOOR FRAMING PLAN

ELEVATION "E"



General Notes

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

Key Notes

1 SHEATH EXT. WALL W/ PLYWOOD/OSB CONT. BEHIND LOW ROOF DOWN TO SECOND FLOOR SOLE PLATE

2

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 ¼" 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.

REISSUED: 10/10/25

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: the NORTHWOOD

Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

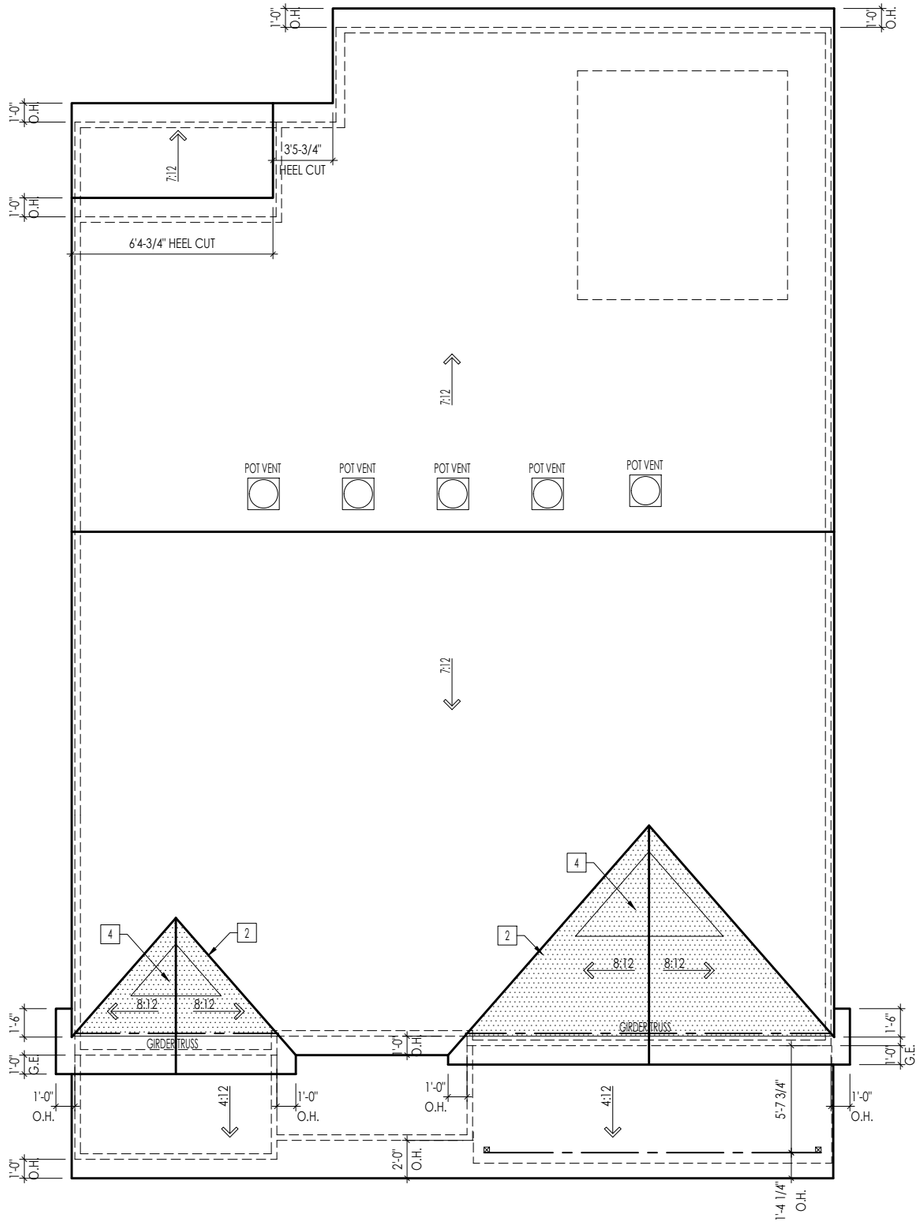
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

2.02S

2ND FLOOR STRUCTURAL PLAN

ELEVATION "E"



HEEL CUT STANDARDS

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

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 ¼" 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.

TRUSS MANUFACTURER TO VERIFY THE FOLLOWING:
(REFER TO SHEETS 2.01F AND/OR 2.02F)
1) DO NOT LOCATE ROOF TRUSSES ABOVE PARALLEL PLUMBING WALLS OR KITCHEN HOOD WALLS
2) DO NOT LOCATE ROOF TRUSSES ABOVE HVAC CHASES (OR LEAVE A MIN. 22-1/2" WIDE CLEAR SPACE OVER CHASE)

General Notes

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

Key Notes

1
2 VALLEY TRUSS OVERFRAMING AT 24" O.C.
3
4 NO ROOF DECKING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION
5
6
7
8
9
10

ROOF VENTILATION

CITY/SERIES:	CLEVELAND
	MAIN HOUSE
TOTAL ATTIC AREA:	2,129
REQUIRED NET FREE VENTILATION (ATTIC AREA/300):	7.10
ACTUAL NET FREE VENTILATION (UPPER + LOWER):	7.30

DOWNSPOUT CALCULATION

	MAIN HOUSE
TOTAL DRAINABLE ROOF AREA:	2767.7
MINIMUM # OF DOWNSPOUTS:	5

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: the NORTHWOOD

Drawing Scale: 1/8" = 1'-0"

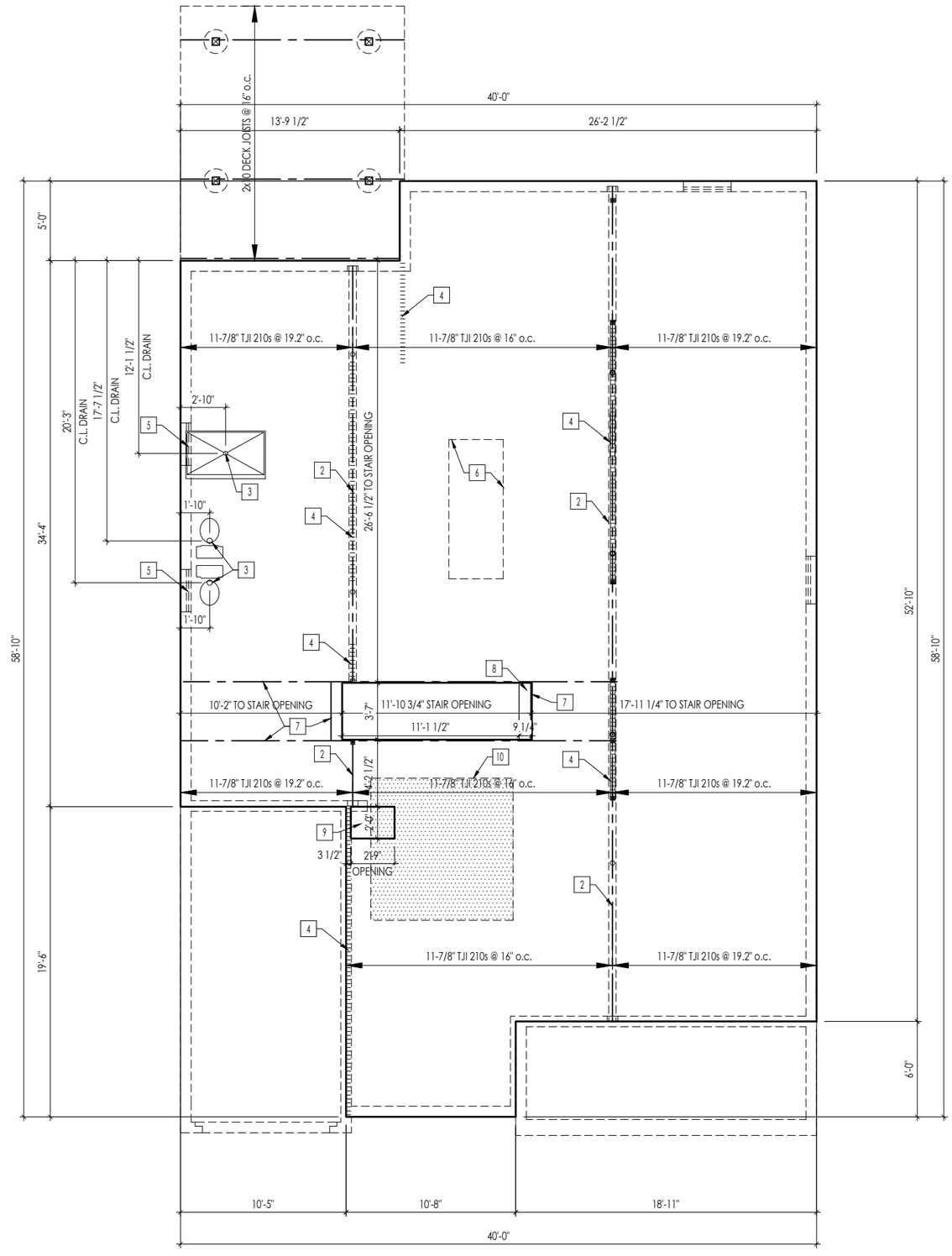
Series: SERIES II

Plan No.:

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

2.04
ROOF PLAN
ELEVATION "E"



General Notes

- REFER TO SHEET 0N.1 FOR GENERAL NOTES.
- JOISTS ARE NOT TO BE PLACE DIRECTLY OVER INTERIOR PARALLEL WALL. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)
- PROVIDE I-JOIST PROTECTION AS REQUIRED BY RCO 2013 SECTION 502.14

Key Notes

1.
2. BEAM BELOW - SEE SHEET 1.01 FOR SIZE
3. PLUMBING STACK
4. BEARING WALL ABOVE
5. BASEMENT WINDOW HEADER TO BE HELD FLUSH IN SUBFLOOR: PROVIDE 1-3/4"x11-7/8" LVL AND/OR REFER TO ENGINEERED PLAN FOR SPECIFICATIONS. OPT. LARGER WINDOWS TO USE CONCRETE HEADER
6. DOUBLE EVERY OTHER JOIST UNDER KITCHEN ISLAND (MIN. 2 INSTANCES)
7. FLUSH BEAM - SEE 1.01 STRUCTURAL SHEET AND MANUFACTURER SPECIFICATIONS FOR INFORMATION
8. 2x10 FLAT FRAME
9. CHASE FOR HVAC
10. 80 SQ. FT. MAX. AREA OF CEILING, COMPLYING WITH RCO 302.13 EXCEPTION 3.1 & EXCEPTION 3.2, NOT REQUIRING DRYWALL. PERIMETER EDGE MUST BE FIREBLOCKED TO KEEP SEPARATE FROM THE REST OF THE FLOOR ASSEMBLY.
11. --
12. --
13. --
14. --
15. --
16. --
17. --
18. --
19. --
20. --

REISSUED: 10/10/25

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

the NORTHWOOD

Drees HOMES SM

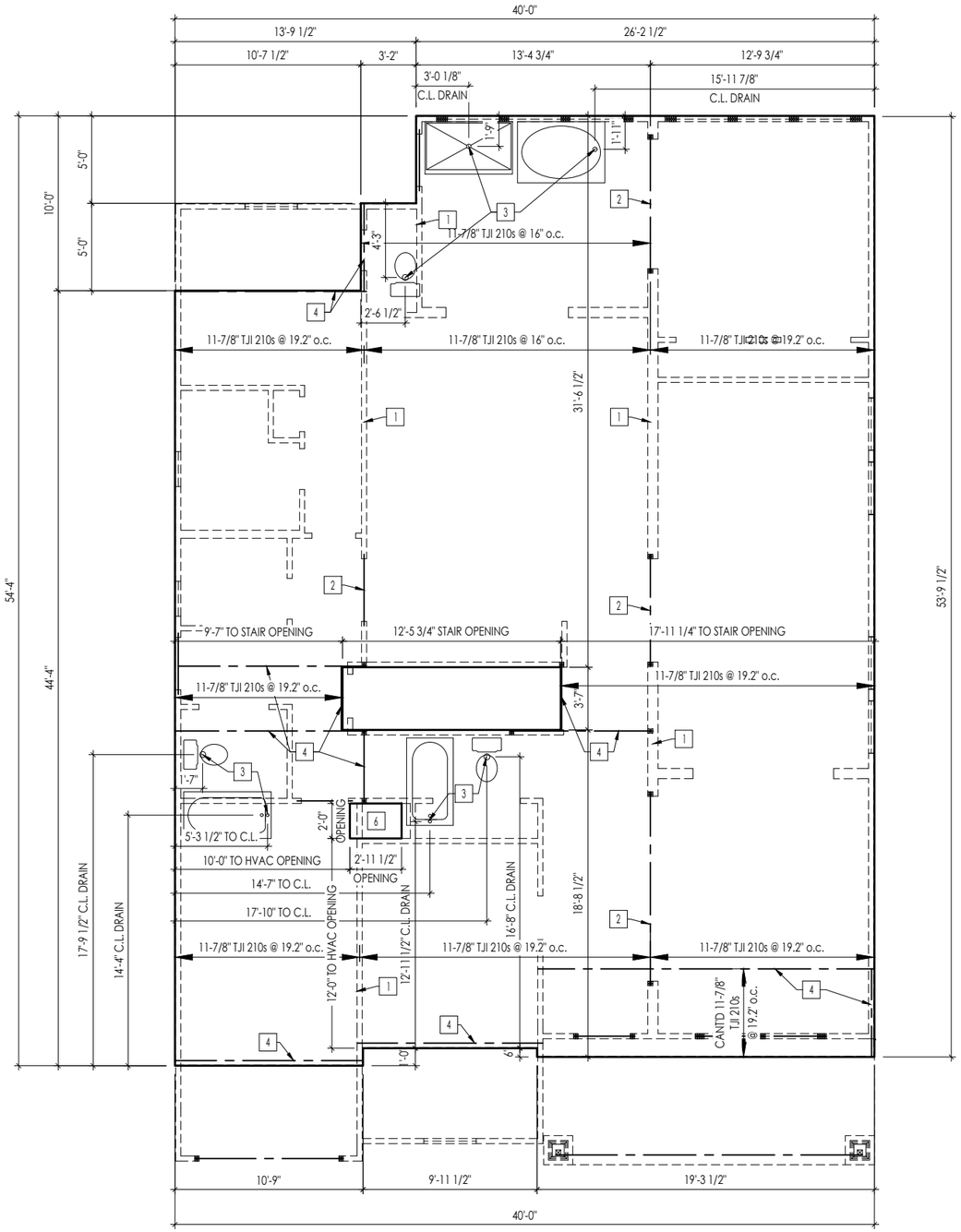
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

3.01

1st FLOOR SUB-FLOOR PLAN

ELEVATION "E"



General Notes

- REFER TO SHEET 0N.1 FOR GENERAL NOTES.
- FLOOR SYSTEM AS NOTED, THIS SHEET.
- JOISTS ARE NOT TO BE PLACE DIRECTLY OVER INTERIOR PARALLEL WALL. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)

Key Notes

1. BEARING WALL BELOW
2. BEAM BELOW - SEE 2.01 STRUCTURAL SHEET AND MANUFACTURER SPECIFICATIONS FOR INFORMATION
3. PLUMBING STACK
4. FLUSH BEAM - SEE 2.01 STRUCTURAL SHEET AND MANUFACTURER SPECIFICATIONS FOR INFORMATION
5.
6. PROVIDE DOUBLE JOISTS AND BLOCKING FOR HVAC CHASE
7.
8.
9. --
10. --
11. --
12. --
13. --
14. --
15. --
16. --
17. --
18. --
19. --
20. --

REISSUED: 10/10/25

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0" | Series: SERIES II

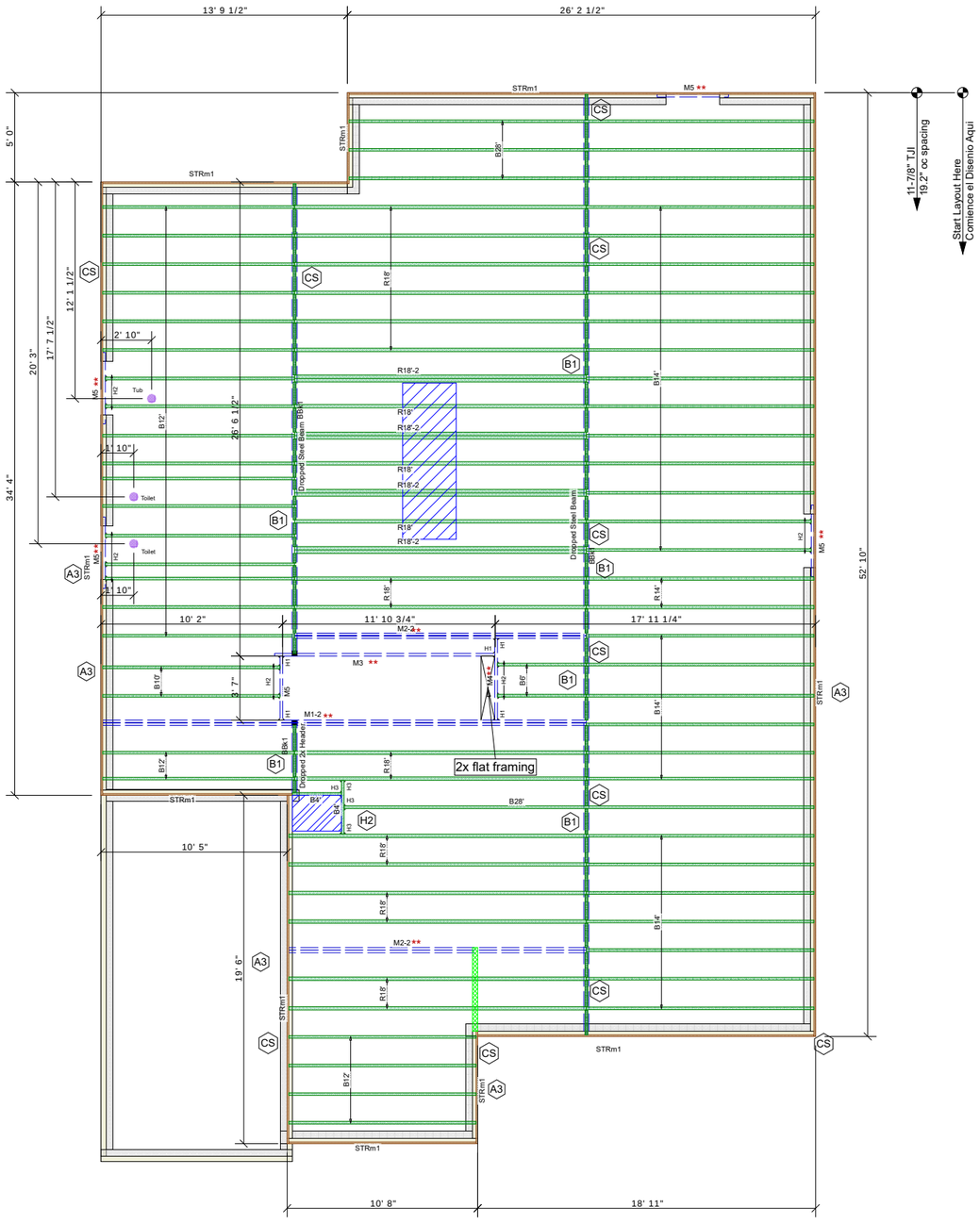
the NORTHWOOD | Plan No.:

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

3.02

2nd FLOOR SUB-FLOOR PLAN
ELEVATION "E"



** - Noted members can be installed as either Microllam LVL or Timberstrand LSL depending on product avaiability.

Framing Connector Summary

PlotID	Qty	Manuf	Product	Design Method	Skew	Backer Blks	Filler	Web Stiff
H1	5	Simpson	HUS1.81/10	Designed	-	No	No	No
H2	11	Simpson	IUS1.81/11.88	Designed	-	No	No	No
H3	4	Simpson	IUS1.81/11.88	Designed	-	2	No	No

Products

PlotID	Length	Product	Plies	Net Qty
BBk1	70' 10 7/16"	11 7/8" TJI 110 joist	1	1
B28'	28' 0"	11 7/8" TJI 110 joist	1	4
B14'	14' 0"	11 7/8" TJI 110 joist	1	26
B12'	12' 0"	11 7/8" TJI 110 joist	1	23
B10'	10' 0"	11 7/8" TJI 110 joist	1	2
B6'	6' 0"	11 7/8" TJI 110 joist	1	2
B4'	4' 0"	11 7/8" TJI 110 joist	1	2
R18'-2	18' 0"	11 7/8" TJI 360 joist	2	8
R18'	18' 0"	11 7/8" TJI 360 joist	1	19
R14'	14' 0"	11 7/8" TJI 360 joist	1	2
M1-2	28' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	2
M2-2	18' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	4
M3	14' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	1	1
M4	6' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	1	1
M5	4' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	1	5
STRm1	16' 0"	1 1/8" x 11 7/8" TJ Rim Board	1	13

Accessories

PlotID	Length	Product	Plies	Net Qty
	1' 8 7/8"	5/8" or 3/4" Backer Blocks	1	2
	1' 0"	7/8" or 1" net Backer Blocks	1	4
		23/32"x4'x8' OSB Sheathing (48/24)	1	61

Total Lengths

Length	Product
862' 10 7/16"	11 7/8" TJI 110 joist
514' 0"	11 7/8" TJI 360 joist
168' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL
208' 0"	1 1/8" x 11 7/8" TJ Rim Board
3' 5 3/4"	5/8" or 3/4" Backer Blocks
4' 0"	7/8" or 1" net Backer Blocks

LEVEL NOTES

Current Date:	10/16/2025
File Name:	2025-1748dlh drees clev doyl-201.jvl
Level Name:	Main Floor Framing
Building Code:	IBC/IRC 2015
Members with Design Overridden:	STRm1
TJ-Pro Rating (Weighted Average):	48
Minimum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 40, joist = R18'(I14999)
Maximum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 60, joist = B12'(I15190)
FLOOR	
Floor Container:	FC8
Use/Occupancy:	ResidentialLivingAreas
Floor Area Loading is:	40.0 lb/ft² Live Load & 10.0 lb/ft² Dead Load
Maximum Allowed Deflection:	L/480 Live Load & L/240 Total Load
TJ-Pro Rating Information:	
Weighted Average:	48
Directly Applied Ceiling:	None
Decking Attachment:	Glue and Nail
Decking Material:	23/32"x4'x8' OSB Sheathing (48/24)
Perpendicular Partition:	Varies
Strapping at max 8' o.c.:	None
Blocking at max 8' o.c.:	No
Poured Flooring:	No

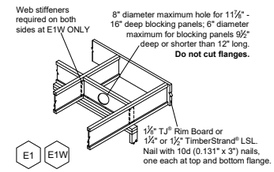
Design Loads

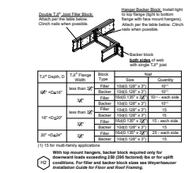
Floor Loads
Live Load = 40 psf
Dead Load = 10 psf

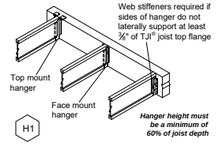
Hatch Legend
Mechanical Chase
Kitchen Island
Bearing Wall Above

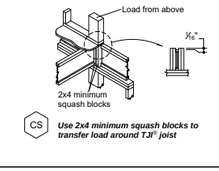
FP Supply Columbus
2533 Fisher Rd.
Columbus, OH 43204
614-272-8111

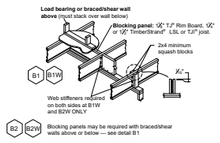
DRAWN BY:	ORIGINAL RELEASE DATE
DLH	10/16/2025

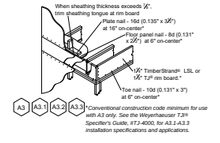






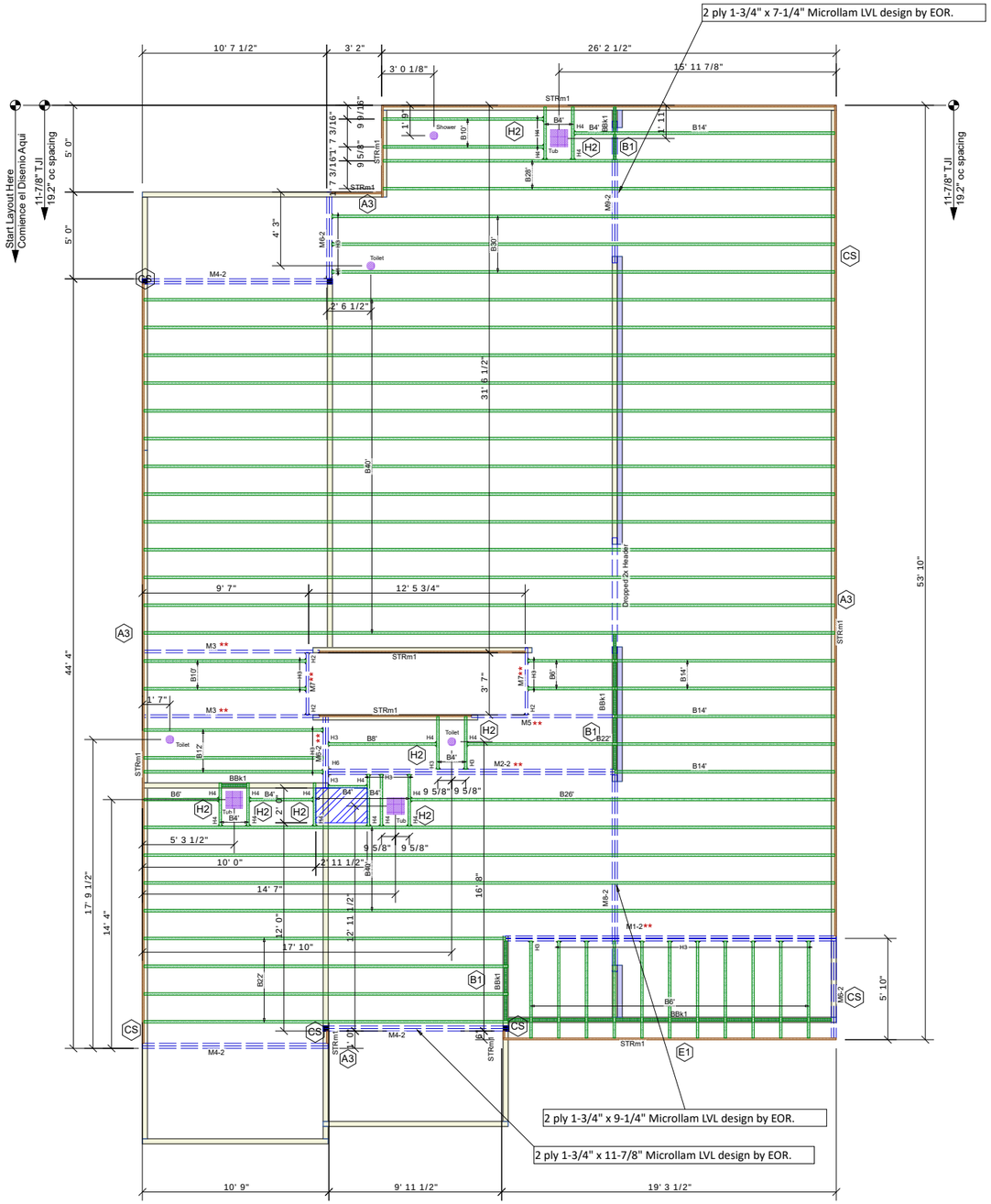






Drees HOMES SM

10/16/2025	2025-1748DLH
DOYL-201 : Northwood Elv E	Sheet Information 3.01
First Floor Subfloor	



** - Noted members can be installed as either Microllam LVL or Timberstrand LSL depending on product avaiability.

Framing Connector Summary

PlotID	Qty	Manuf	Product	Design Method	Skew	Backer Blks	Filler	Web Stiff
H1	1	Simpson	HUC412	Designed	-	No	No	No
H2	3	Simpson	HUS1.81/10	Designed	-	No	No	No
H3	27	Simpson	IUS1.81/11.88	Designed	-	No	No	No
H4	18	Simpson	IUS1.81/11.88	Designed	-	2	No	No
H6	1	Simpson	U414	Designed	-	No	No	No

Products

PlotID	Length	Product	Plies	Net Qty
B40'	40' 0"	11 7/8" TJI 110 joist	1	17
BBk1	32' 10 1/4"	11 7/8" TJI 110 joist	1	1
B30'	30' 0"	11 7/8" TJI 110 joist	1	3
B28'	28' 0"	11 7/8" TJI 110 joist	1	2
B26'	26' 0"	11 7/8" TJI 110 joist	1	1
B22'	22' 0"	11 7/8" TJI 110 joist	1	5
B14'	14' 0"	11 7/8" TJI 110 joist	1	5
B12'	12' 0"	11 7/8" TJI 110 joist	1	3
B10'	10' 0"	11 7/8" TJI 110 joist	1	4
B8'	8' 0"	11 7/8" TJI 110 joist	1	1
B6'	6' 0"	11 7/8" TJI 110 joist	1	14
B4'	4' 0"	11 7/8" TJI 110 joist	1	13
M1-2	20' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	2
M2-2	18' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	2
M4-2	12' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	6
M3	12' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	1	2
M5	10' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	1	1
M6-2	6' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	2	6
M7	4' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL	1	2
M8-2	12' 0"	1 3/4" x 9 1/4" 2.0E Microllam LVL	2	2
M9-2	10' 0"	1 3/4" x 7 1/4" 2.0E Microllam LVL	2	2
STRm1	16' 0"	1 1/8" x 11 7/8" TJ Rim Board	1	11

Accessories

PlotID	Length	Product	Plies	Net Qty
	1' 9"	5/8" or 3/4" Backer Blocks	1	2
	1' 0"	5/8" or 3/4" Backer Blocks	1	32
		23/32"x4'x8' OSB Sheathing (48/24)	1	63

Total Lengths

Length	Product
1284' 10 1/4"	11 7/8" TJI 110 joist
226' 0"	1 3/4" x 11 7/8" 2.0E Microllam LVL
24' 0"	1 3/4" x 9 1/4" 2.0E Microllam LVL
20' 0"	1 3/4" x 7 1/4" 2.0E Microllam LVL
176' 0"	1 1/8" x 11 7/8" TJ Rim Board
35' 6"	5/8" or 3/4" Backer Blocks

LEVEL NOTES

Current Date:	10/16/2025
File Name:	2025-1748dlh drees clev doyl-201.jvl
Level Name:	Second Floor Framing
Building Code:	IBC/IRC 2015
Members with Design Overridden:	STRm1
TJ-Pro Rating (Weighted Average):	47
Minimum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 40, joist = B40'(i15091)
Maximum Level TJ - Pro Rating & Joist:	TJ-Pro rating = 69, joist = B8'(i15126)
FLOOR	
Floor Container:	FC10
Use/Occupancy:	ResidentialLivingAreas
Floor Area Loading is:	40.0 lb/ft² Live Load & 10.0 lb/ft² Dead Load
Maximum Allowed Deflection:	L/480 Live Load & L/240 Total Load
TJ-Pro Rating Information:	
Weighted Average:	47
Directly Applied Ceiling:	Varies
Decking Attachment:	Glue and Nail
Decking Material:	23/32"x4'x8' OSB Sheathing (48/24)
Perpendicular Partition:	Varies
Strapping at max 8' o.c.:	None
Blocking at max 8' o.c.:	No
Poured Flooring:	No

Design Loads

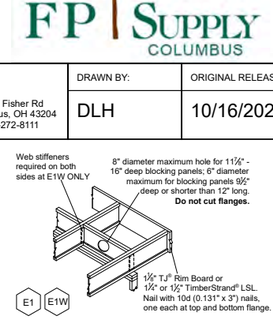
Floor Loads
Live Load = 40 psf
Dead Load = 10 psf

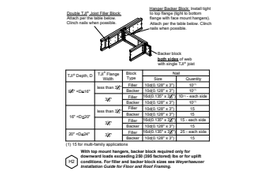
Hatch Legend
- Mechanical Chase
- Kitchen Island
- Bearing Wall Above

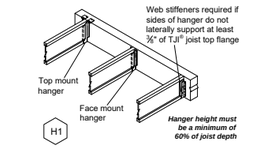
FP SUPPLY COLUMBUS

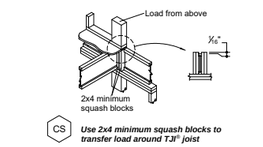
2533 Fisher Rd
Columbus, OH 43204
614-272-8111

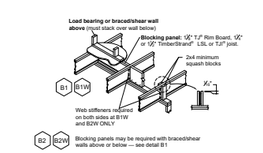
DRAWN BY:	ORIGINAL RELEASE DATE
DLH	10/16/2025

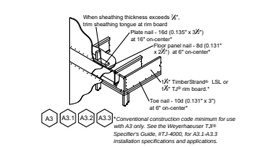






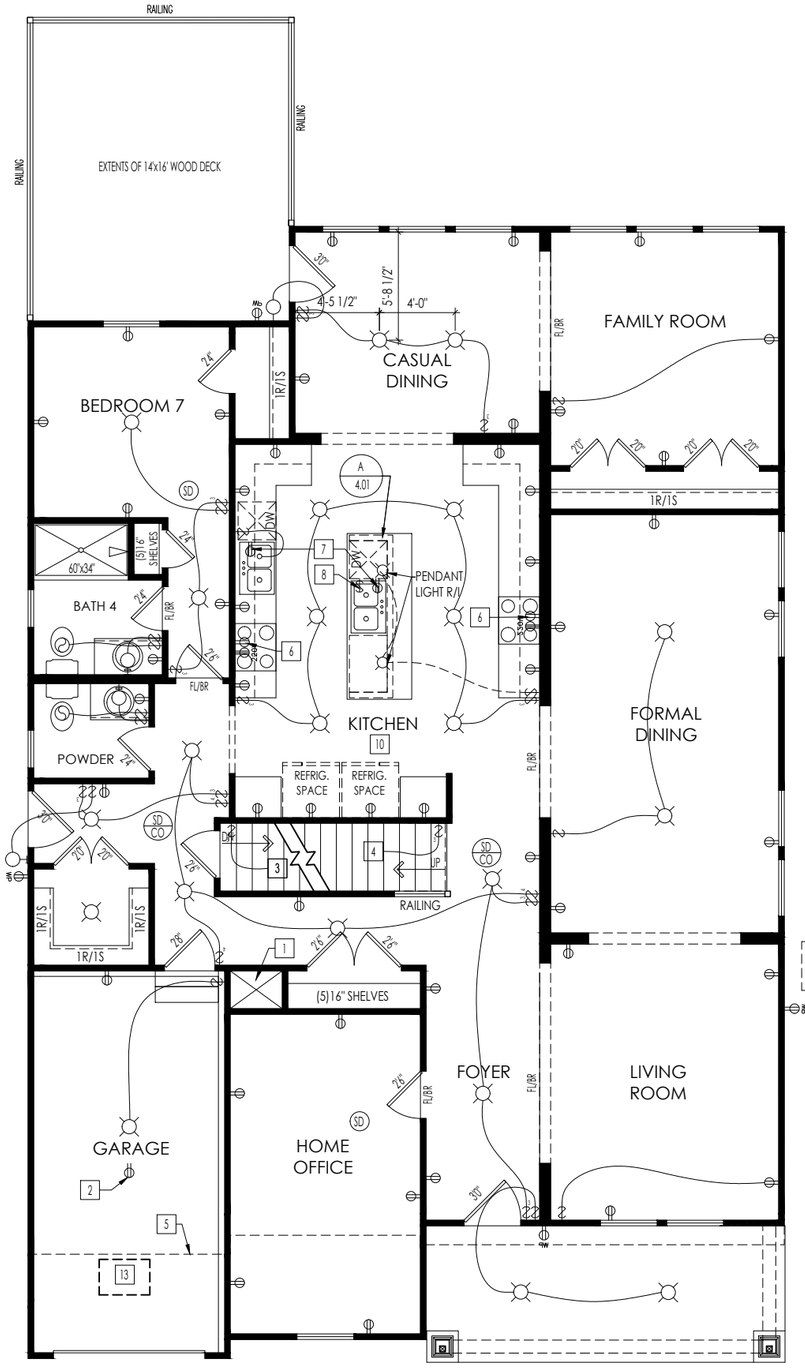


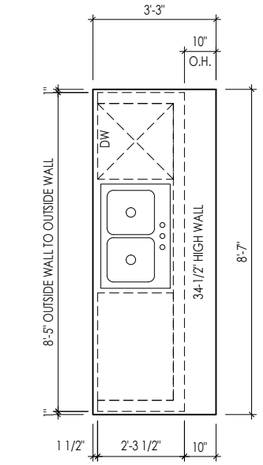




Drees HOMES SM

10/16/2025	2025-1748DLH
DOYL-201 : Northwood Elv E	Sheet Information
Second Floor Subfloor	3.02





A 4.01 ISLAND DETAIL

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

General Notes

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

Key Notes

1. HVAC CHASE
2. OUTLET IN CEILING
3. TO SWITCH OR LIGHT BELOW
4. TO SWITCH OR LIGHT ABOVE
5. OUTLINE OF SECOND FLOOR ABOVE
6. OUTLET HELD HIGH FOR FUTURE MICROWAVE - VENT TO EXTERIOR
7. OUTLET IN SINK CABINET FOR DISHWASHER DISCONNECT
8. DISPOSAL SWITCH IN SINK CABINET
9.
10. REFER TO JOBDOC ON DREESBUILD FOR FINAL KITCHEN CABINET LAYOUT
11.
12.
13. 22-1/2" x 32" ATTIC ACCESS.
14.
15.

Mechanical Legend

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

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

the NORTHWOOD

Plan No.:

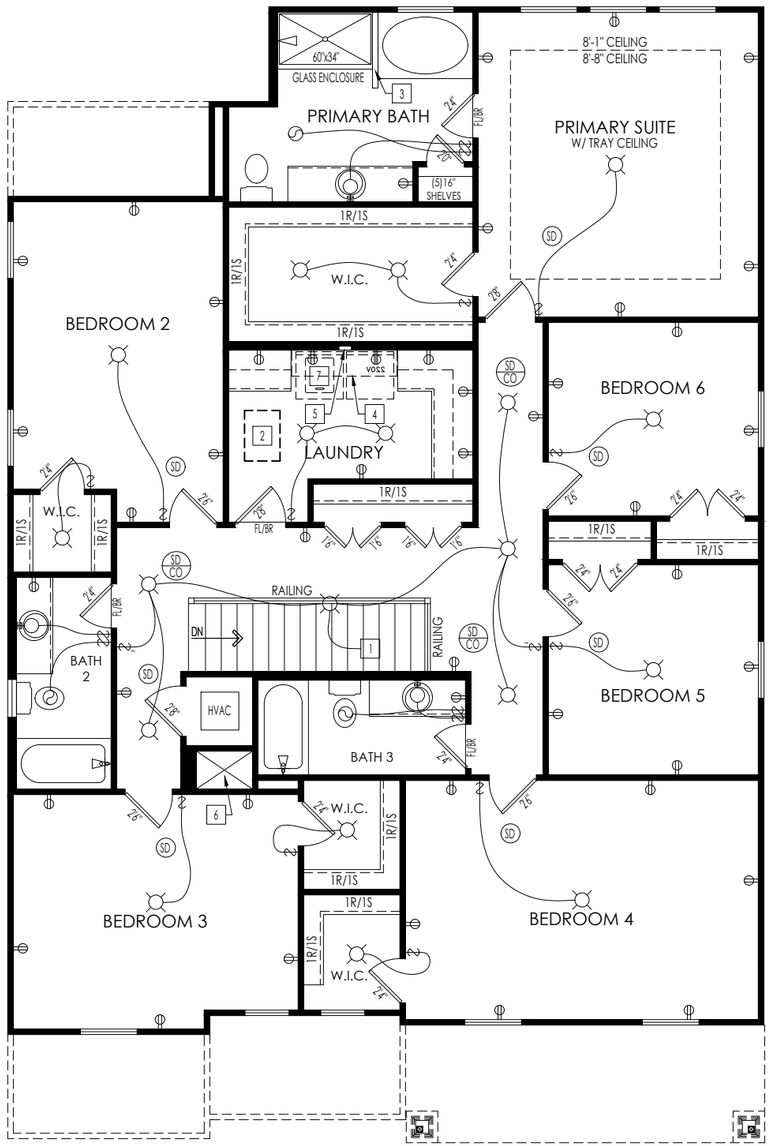
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

4.01

1ST FLOOR MECHANICAL PLAN

ELEVATION "E"



General Notes

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

Key Notes

1. TO LIGHT OR SWITCH BELOW
2. 22-1/2" x 32" ATTIC ACCESS.
3. 36" HIGH TILED HALF WALL
4. 16" DEEP SHELF @ 5'7" A.F.F.
5. TAP AND DRAIN
6. HVAC CHASE
7. WASHER TO LEFT OF DRYER
8. --
9. --
10. --
11. --
12. --
13. --

Mechanical Legend

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

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

the NORTHWOOD

Drees HOMES SM

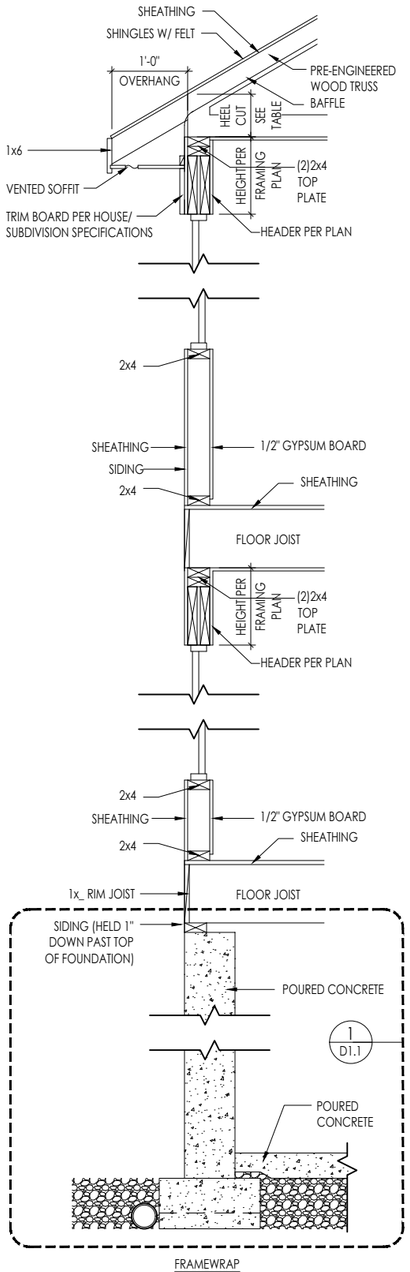
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

4.02

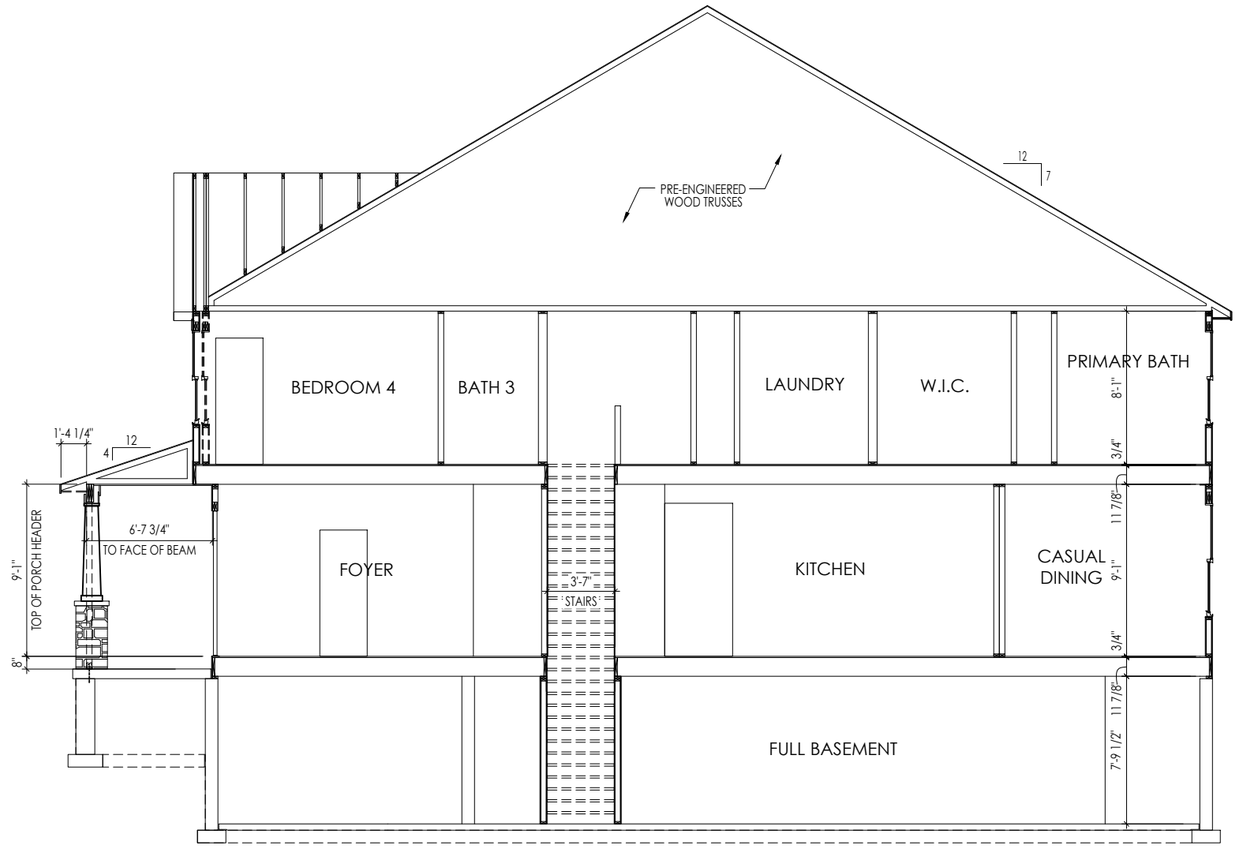
2ND FLOOR MECHANICAL PLAN

ELEVATION "E"



A 5.01 WALL SECTION

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



B 5.01 BUILDING SECTION THROUGH MAIN HOUSE

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

General Notes

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

Key Notes

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RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

the NORTHWOOD

Plan No.:

Drees HOMES SM

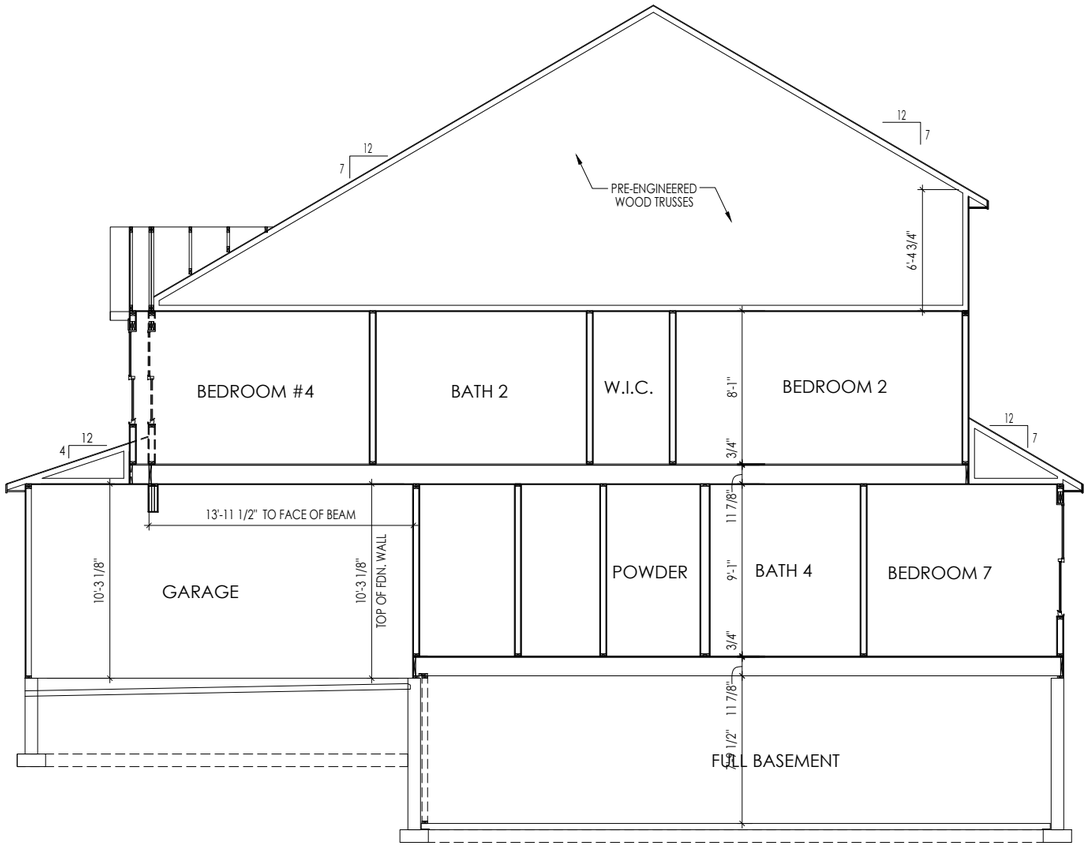
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

5.01

SECTIONS & DETAILS

ELEVATION "E"



A 5.02 BUILDING SECTION THROUGH GARAGE

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

General Notes

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

Key Notes

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RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

the NORTHWOOD

Drees HOMES SM

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

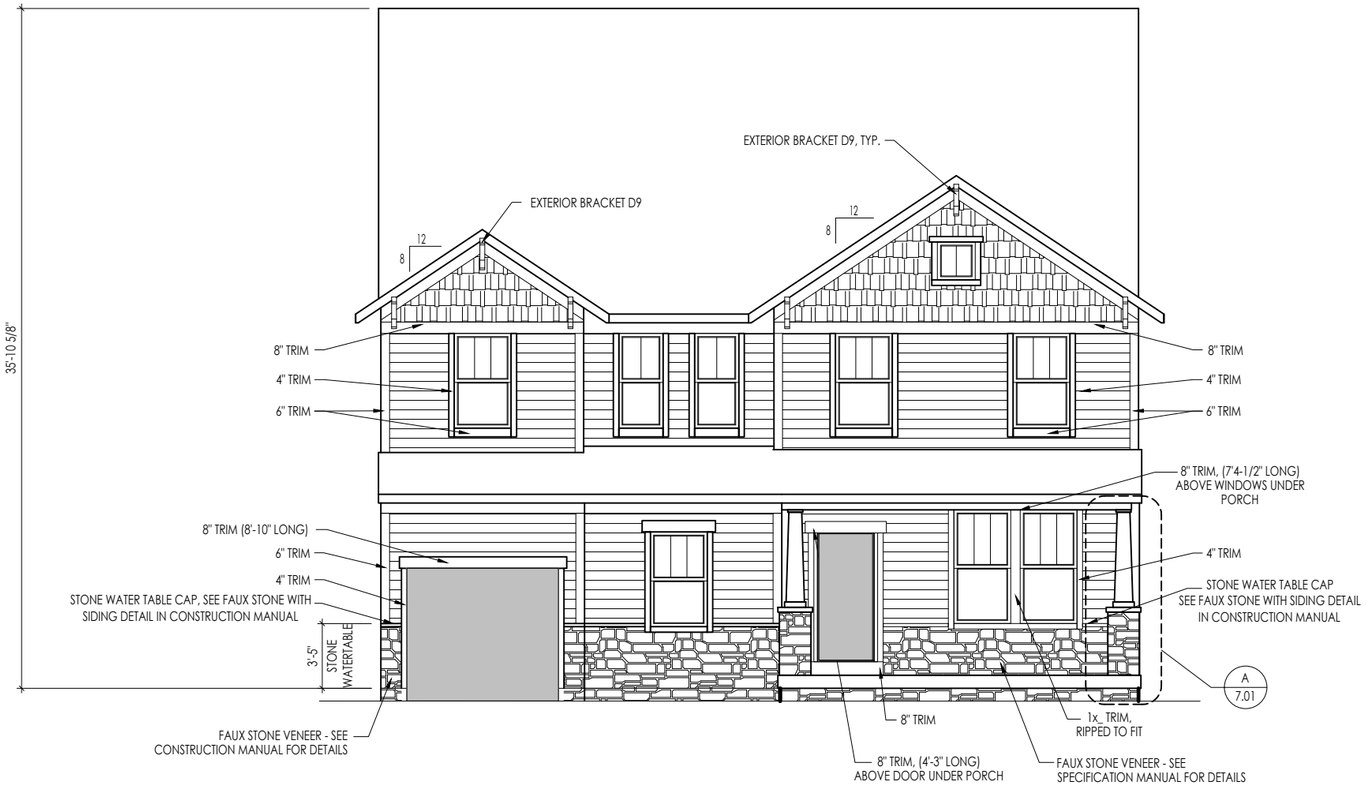
Sheet Information

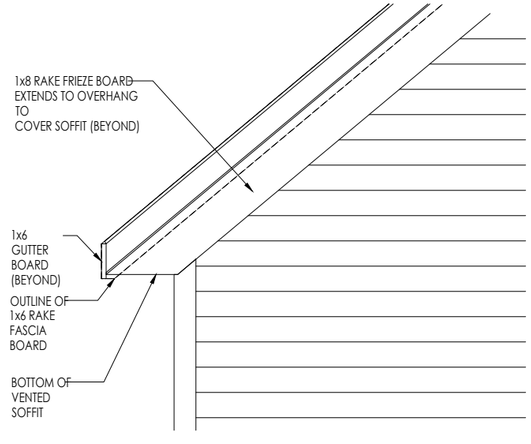
5.02

SECTIONS & DETAILS

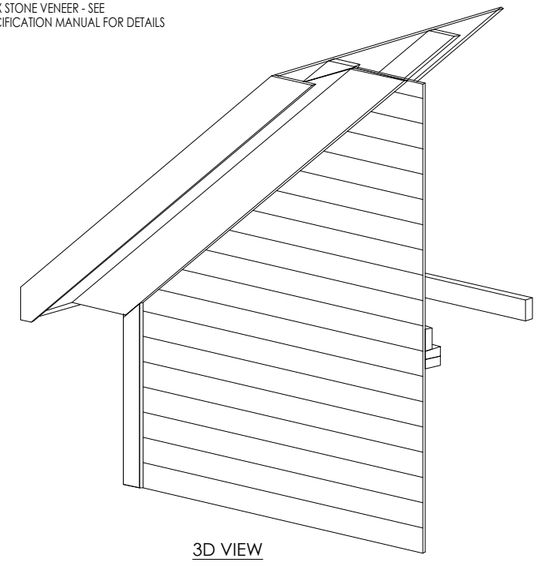
ELEVATION "E"

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





ELEVATION



3D VIEW

RAFTER TAIL OVERHANG DETAIL

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

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. REFER TO SELECTIONS/SPECIFICATIONS FOR ROOFING MATERIAL.
3. FRONT DOOR AND GARAGE DOOR PER SELECTIONS

Key Notes

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4 INTERIOR OF PORCH TO BE BRICK
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BRICK and STONE LINTEL SCHEDULE

	SPAN	36" HIGH	48" HIGH	LINTEL SIZE	WINDOW ABOVE
*BRICK	Up to 6'-0"	----	----	L3½ x 3½ x ¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	----	L6 x 4 x 5/16	L7 x 4 x 3/8
	Up to 16'-3"	L7 x 4 x 3/8	L8 x 4 x ½	L8 x 4 x ½	**per Design
*STONE	Up to 6'-0"	----	----	L4 x 3½ x ¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	L6 x 4 x 3/8	L7 x 4 x 3/8	**per Design
	Up to 16'-3"	----	L8 x 4 x ½	**per Design	**per Design

All Lintels: 4" Minimum bearing required each end
* Brick is based on 40psf and Stone is based on 60psf
** Any lintels not described by the above parameters shall be specifically designed.

REISSUED: 10/10/25

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"
Series: SERIES II
Plan No.:

the NORTHWOOD

Drees HOMES SM

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

6.01
FRONT & REAR ELEVATIONS
ELEVATION "E"

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

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. REFER TO SELECTIONS/SPECIFICATIONS FOR ROOFING MATERIAL.
3. GARAGE DOOR PER SELECTIONS WITH SIDE ENTRY GARAGE OPTION

Key Notes

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BRICK and STONE LINTEL SCHEDULE

	SPAN	36" HIGH	48" HIGH	LINTEL SIZE	WINDOW ABOVE
*BRICK	Up to 6'-0"	----	----	L3½ x 3½ x¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	----	L6 x 4 x 5/16	L7 x 4 x ⅜
	Up to 16'-3"	L7 x 4 x ⅜	L8 x 4 x ½	L8 x 4 x ½	**per Design
*STONE	Up to 6'-0"	----	----	L4 x 3½ x¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	L6 x 4 x ⅜	L7 x 4 x ⅜	**per Design
	Up to 16'-3"	----	L8 x 4 x ½	**per Design	**per Design

All Lintels: 4" Minimum bearing required each end
* Brick is based on 40psf and Stone is based on 60psf
** Any lintels not described by the above parameters shall be specifically designed.

REISSUED: 10/10/25

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0" | Series: SERIES II

the NORTHWOOD | Plan No.:

Drees HOMES SM
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

6.02
SIDE ELEVATIONS
ELEVATION "E"

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

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. REFER TO SELECTIONS/SPECIFICATIONS FOR ROOFING MATERIAL.

Key Notes

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BRICK and STONE LINTEL SCHEDULE

	SPAN	36" HIGH	48" HIGH	LINTEL SIZE	WINDOW ABOVE
*BRICK	Up to 6'-0"	----	----	L3½ x 3½ x¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	----	L6 x 4 x 5/16	L7 x 4 x ⅜
	Up to 16'-3"	L7 x 4 x ⅜	L8 x 4 x½	L8 x 4 x½	**per Design
*STONE	Up to 6'-0"	----	----	L4 x 3½ x¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	L6 x 4 x ⅜	L7 x 4 x ⅜	**per Design
	Up to 16'-3"	----	L8 x 4 x½	**per Design	**per Design

All Lintels: 4" Minimum bearing required each end
* Brick is based on 40psf and Stone is based on 60psf
** Any lintels not described by the above parameters shall be specifically designed.

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

the NORTHWOOD

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

6.03
REAR ELEVATION
ELEVATION "E"

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

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. REFER TO SELECTIONS/SPECIFICATIONS FOR ROOFING MATERIAL.

Key Notes

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BRICK and STONE LINTEL SCHEDULE

	SPAN	36" HIGH	48" HIGH	LINTEL SIZE	WINDOW ABOVE
*BRICK	Up to 6'-0"	----	----	L3½ x 3½ x ¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	----	L6 x 4 x 5/16	L7 x 4 x ⅜
	Up to 16'-3"	L7 x 4 x ⅜	L8 x 4 x ½	L8 x 4 x ½	**per Design
*STONE	Up to 6'-0"	----	----	L4 x 3½ x ¼	----
	Up to 8'-3"	----	----	L5 x 3½ x 5/16	----
	Up to 9'-3"	----	L6 x 4 x ⅜	L7 x 4 x ⅜	**per Design
	Up to 16'-3"	----	L8 x 4 x ½	**per Design	**per Design

All Lintels: 4" Minimum bearing required each end
* Brick is based on 40psf and Stone is based on 60psf
** Any lintels not described by the above parameters shall be specifically designed.

RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

the NORTHWOOD

Plan No.:

Drees HOMES SM

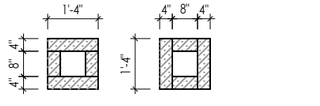
6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

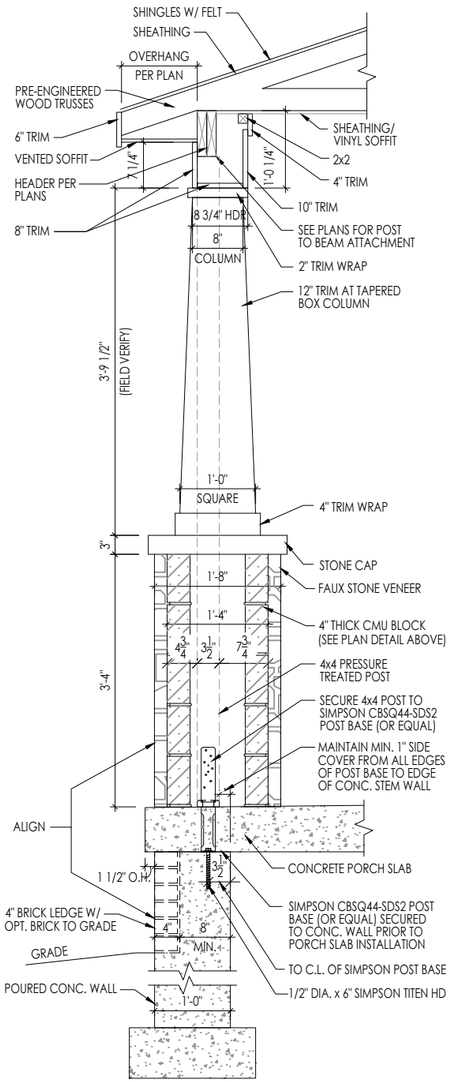
6.04

SIDE ELEVATION

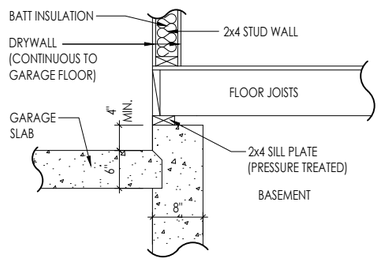
ELEVATION "E"



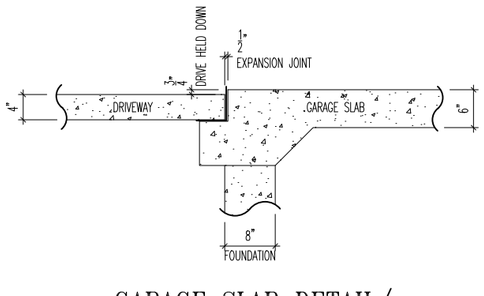
CMU BLOCK PLAN VIEW - ALTERNATE COURSES
SCALE: 1/4" = 1'-0"



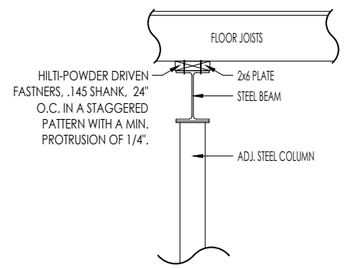
A 7.01 FRONT PORCH COLUMN DETAILS
SCALE: 1/2" = 1'-0"



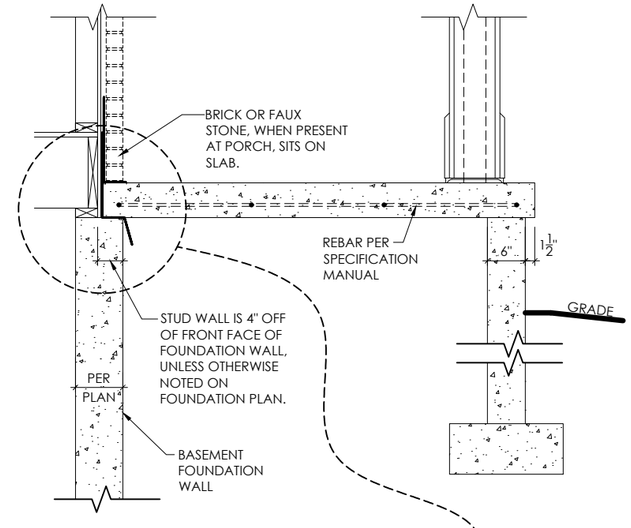
B 7.01 GARAGE SLAB DETAIL
SCALE: 1/2" = 1'-0"



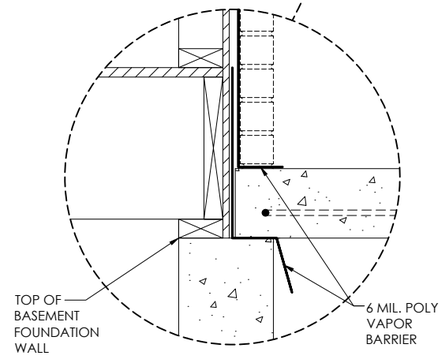
C 7.01 GARAGE SLAB DETAIL/ DRIVEWAY DETAIL
SCALE: 1/2" = 1'-0"



D 7.01 DETAIL OF WOOD PLATE CONNECTION TO STEEL BEAM
SCALE: 1/2" = 1'-0"



E 7.01 TYPICAL SECTION THROUGH PORCH SLAB
SCALE: 1/2" = 1'-0"



General Notes

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

Key Notes

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RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

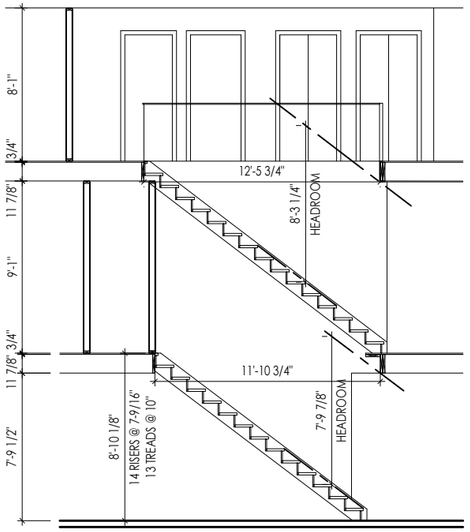
the NORTHWOOD

Drees HOMES SM

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

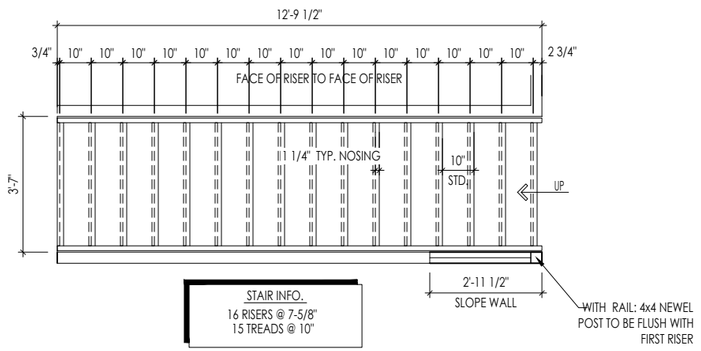
Sheet Information

7.01
DETAILS
ELEVATION "E"



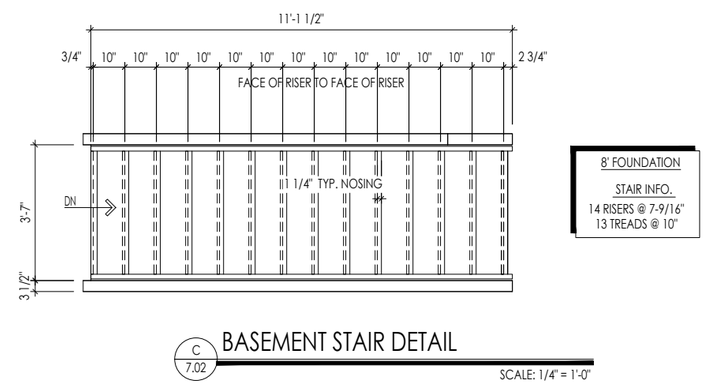
A 7.02 BUILDING SECTION THROUGH STAIRS

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



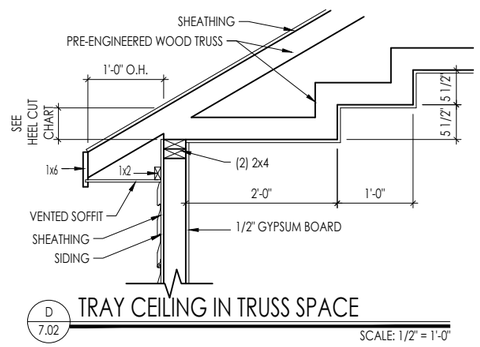
B 7.02 FIRST TO SECOND FLOOR STAIR DETAIL

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



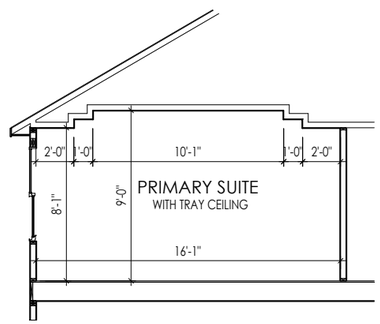
C 7.02 BASEMENT STAIR DETAIL

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



D 7.02 TRAY CEILING IN TRUSS SPACE

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



General Notes

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

Key Notes

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RESIDENCE FOR:

KLEINMAN

3759 BENDEMEER
ELEVATE

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
DOYL-0201-00	09/24/25	LUKE RAMLER	(859)-578-4212

House Name: the NORTHWOOD

Drawing Scale: 1/8" = 1'-0"

Series: SERIES II

Plan No.:

Drees HOMES SM

6860 W SNOWVILLE RD, SUITE 150, BRECKSVILLE, OH 44141
PHONE: (440) 717-9670

Sheet Information

7.02

DETAILS

ELEVATION "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.

BASEMENT SLAB

3,500 PSI 4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GARAGE SLAB

3,500 PSI 4" CONC. SLAB w/ 6x6-W1.4xW1.4 WWF ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

EXTERIOR SLABS

4,500 PSI 4" CONC. SLAB ON 95% COMPACTED FILL/VIRGIN SOIL

'LOOSE' VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L4"x3"x¼" -OR- L5"x3"x⅜"
6'-0"	3 FT. MAX	L4"x3"x¼" -OR- L5"x3"x⅜"
	12 FT. MAX	L5"x3"x⅜"
8'-0"	5 FT. MAX	L5"x3"x⅜"
9'-6"	3 FT. MAX	L5"x3"x⅜"
12'-0"	2 FT. MAX	L5"x3"x⅞"

ALL LINTELS:
- SHALL SUPPORT 2 ⅝" - 3 ½" VENEER w/ 40 psf MAXIMUM WEIGHT.
- SHALL HAVE 4" MIN. BEARING
- LINTELS SHALL NOT BE FASTENED BACK TO HEADER, EXCEPT WHERE SPECIFICALLY NOTED ON PLAN
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- ALL LINTELS SHALL BE MADE OF 36 KSI STEEL.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.

MK STND. - MAY 2016

BOLTED VENEER LINTEL SCHEDULE

HEIGHT OF VENEER ABOVE LINTEL	FASTENER SPACING		
	½" DIA. x 3" LONG LAG*	⅝" DIA. x 4" LONG LAG	¾" DIA. x 4" LONG LAG
4 FT. MAX	12" O.C.	24" O.C.	24" O.C.
6 FT. MAX	8" O.C.	15" O.C.	24" O.C.
8 FT. MAX	6" O.C.	12" O.C.	18" O.C.
12 FT. MAX	4" O.C.	7½" O.C.	12" O.C.

FOR VENEER HEIGHTS ABOVE OPENING BETWEEN 12'-20', PROVIDE L5"x3"x⅝" STEEL ANGLE FASTENED TO LVL HDR W/ ⅝"x4" LAG SCREWS @ 4" O.C. -OR- ¾"x4" LAG SCREWS @ 6" O.C.

BOLTED LINTEL PARAMETERS:
- BOLTED LINTELS SHALL BE L5"x3"x⅝" STEEL ANGLES, U.N.O.
- LINTELS SHALL ONLY BE FASTENED BACK TO HEADERS WHERE SPECIFICALLY NOTED ON PLAN
- ALL BOLTED LINTELS MUST BE FASTENED TO LVL HEADERS. SOLID SAWN OR LSL ALTERNATES ARE NOT ACCEPTABLE
- SHALL SUPPORT 2 ⅝" - 3 ½" VENEER w/ 40 psf MAXIMUM WEIGHT.
- MAX. VENEER HT. APPLIES TO HIGHEST PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- ALL LINTELS SHALL BE MADE OF 36 KSI STEEL.
- SEE STRUCTURAL PLANS FOR LVL HEADER SIZE.
- FOR ANY CONDITIONS NOT CONTAINED WITHIN THE PARAMETERS OF THIS TABLE, CONSULT MK FOR FURTHER EVALUATION

*¼"x3½" SIMPSON SDS SCREWS ARE AN ACCEPTABLE ALTERNATIVE TO ½" DIA. LAG SCREWS

MK STND. - MAY 2016

STEEL CONNECTIONS CHART

CONNECTION TYPE		CONNECTION SPECIFICATION
TO STL. COLUMN (INTERIOR CONDITION)	CAP	COLUMN TOP PLATE EITHER WELDED ALONG THE TWO SIDES PERPENDICULAR TO THE BEAM'S LENGTH OR BOLTED WITH (2) ½" DIAMETER BOLTS PLACED DIAGONALLY THROUGH THE TOP PLATE
	BASE	ANCHORED TO CONCRETE FOOTING PAD WITH (2) ½" DIAMETER CONC. ANCHORS THROUGH THE STEEL BASE PLATE TO THE CONCRETE FOUNDATION.
		- OR -
		ENCASED IN CONCRETE SLAB
TO STL. COLUMN (END CONDITION)	CAP	COLUMN TOP PLATE BOLTED TO BEAM WITH AT LEAST (4) ½" DIAMETER BOLTS
	BASE	ANCHORED TO CONCRETE FOOTING PAD WITH (4) ½" DIAMETER CONC. ANCHORS THROUGH THE STEEL BASE PLATE TO THE CONCRETE FOUNDATION.
		- OR -
		ENCASED IN CONCRETE SLAB
STEEL BM SUPPORTED ON WOOD FRAME		BOTTOM FLANGE OF STEEL BEAM FASTENED TO SUPPORTING WOOD FRAMING w/ (2) ½" DIA. X 3 ½" LONG LAG SCREWS.
STEEL BEAM IN BEAM POCKET		CLIP ANGLES EITHER WELDED TO THE BEAM ALONG EACH CLIP ANGLE'S ENTIRE LENGTH OR BOLTED TO THE BEAM USING A MINIMUM OF ½" DIAMETER BOLTS. CLIP ANGLE ATTACHED TO THE FOUNDATION WALL USING NO LESS THAN (1) ½" DIAMETER ANCHOR OR (2) ¼" DIA. x 2¼" LONG TAPCON SCREWS.
		- OR -
		BEAM POCKET GROUTED SOLID AROUND STEEL BEAM

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2019 OHIO RESIDENTIAL CODE.
- FOOTING DESIGN - 1,500 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- 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.:
  f'c = 3,000 psi: ..... FOUNDATION WALLS
  2,500 psi: ..... FOOTINGS
  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' & 9' FOUNDATION WALLS).
- BASEMENT WALL DESIGN IS BASED ON A MAXIMUM 60 PCF BACKFILL SOIL TYPE CLASSIFICATION:
  60 PCF SOIL TYPE (SC, ML-CL, OR CL)
  - IMPORTANT - CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN IF SOIL EXCEEDS A 60 PCF EQUIVALENT FLUID PRESSURE
- 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.

MK STND. - MAY 2012

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- 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.

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

115 MPH WIND IN 2019 RCO MAP

(115 MPH WIND SPEED IN ASCE 7 WIND MAP)
EXP. B & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2024 OBC (SECTION 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2019 RCO. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF SECTION R602.10 WITHIN THE 2019 RCO.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
  FASTEN SHEATHING w/ 2 ¾"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 ¾" 16 GA STAPLES (⅞" 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 ¾" 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)

MK STND. - DEC. 2015

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 MK 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 DEFECTION OF FLOOR TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

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 MK 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.
- I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 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 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
  - 2 ⅜" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - 2 ⅜" 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 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12" O.C. FIELD.
  - w/ 2 ⅜" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES & @ 8" O.C. FIELD.
  - w/ 2 ⅜" 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.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S 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 1' SPAN).

MK STND. - MAR 2016

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

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p 215-646-8001 ► mulhernkulp.com

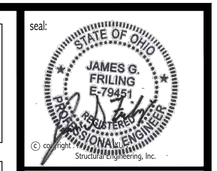
GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2019 OHIO RESIDENTIAL CODE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
  ROOF SNOW = 23 PSF (30 PSF GROUND SNOW, 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 1,500 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/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL 2x8, 2x10, & 2x12 HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 (HF) 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:
  - 'LSL' - Fb=2325 psi; Fv=310 psi; E=1.55x10^6 psi
  - 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - 'LVL' - Fb=2400 psi; Fc⊥=2500 psi; E=1.8x10^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS ¼"x3½" SIMPSON SDS SCREWS (OR 3½" 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 ½" OR 5 ¼" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF ¼"x6" SIMPSON SDS SCREWS (OR 6 ¾" 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 1" 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' X-U 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:



Drees HOMES SM

Mulhern+Kulp project number:
085-16008

project mgr:	APV
drawn by:	JWK
issue date:	10-6-2025

REVISIONS:

date:	initial:

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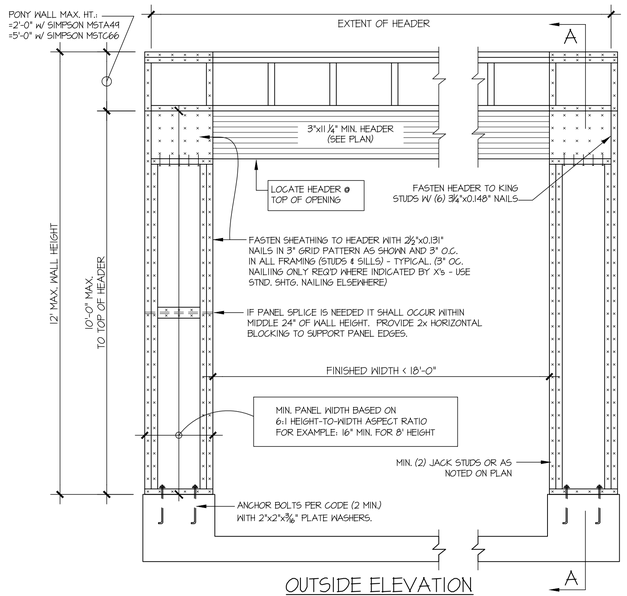
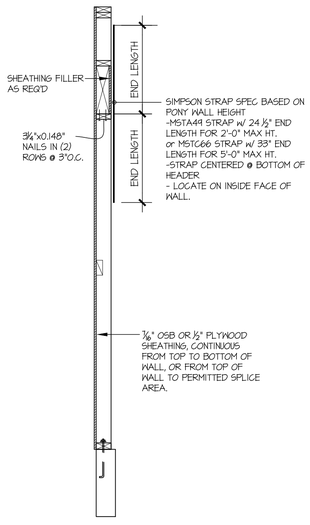
STRUCTURAL NOTES

NORTHWOOD
DOYL-0201
OHIO

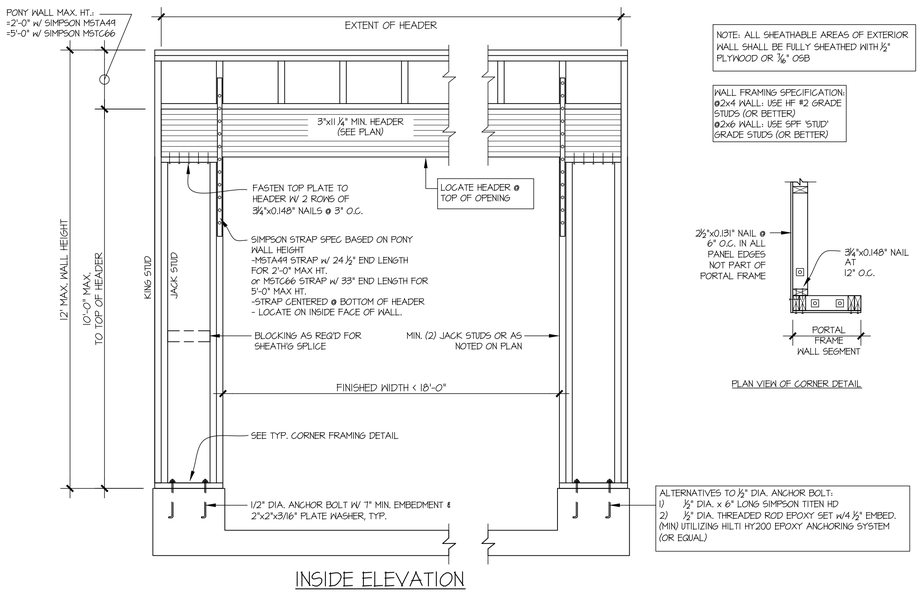
sheet:
S-0



OUTSIDE ELEVATION



SECTION A-A THROUGH PIER



INSIDE ELEVATION

NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH ½" PLYWOOD OR ⅞" OSB

WALL FRAMING SPECIFICATION:
@2x4 WALL: USE HF #2 GRADE STUDS (OR BETTER)
@2x6 WALL: USE SPF 'STUD' GRADE STUDS (OR BETTER)

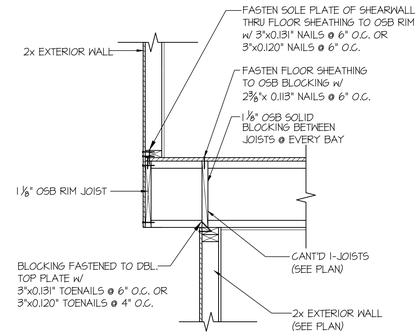
PLAN VIEW OF CORNER DETAIL

ALTERNATIVES TO ½" DIA. ANCHOR BOLT:
1) ½" DIA. x 6" LONG SIMPSON TITEN HD
2) ½" DIA. THREADED ROD EPOXY SET w/4 ½" EMBED. (MIN) UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

GARAGE PORTAL FRAME BRACING ELEVATION

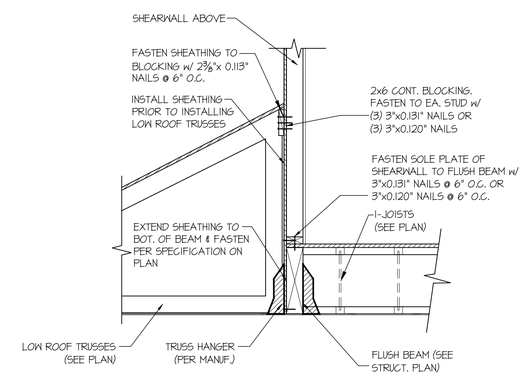
SCALE: N.T.S.

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



42 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL

SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



56 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

SCALE: 3/4"=1'-0"

seal:

STATE OF OHIO
JAMES G. FRILING
E-79451
REGISTERED PROFESSIONAL ENGINEER

Drees HOMES SM

Mulhern+Kulp project number:
085-16008

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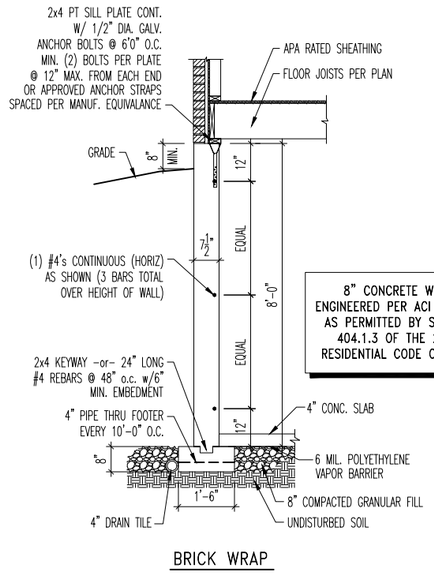
LATERAL DETAILS

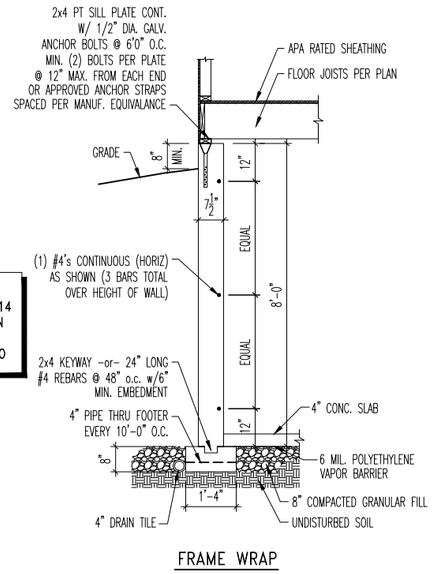
NORTHWOOD
DOYL-0201
OHIO

sheet:

SD-1



BRICK WRAP



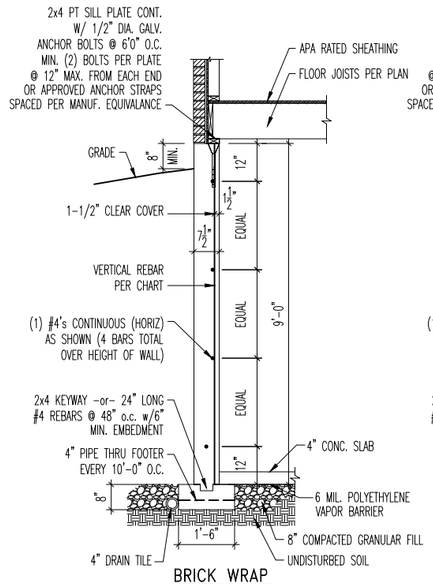
FRAME WRAP

8" CONCRETE WALL
ENGINEERED PER ACI 332-14
AS PERMITTED BY SECTION
404.1.3 OF THE 2019
RESIDENTIAL CODE OF OHIO

CONCRETE SPECIFICATION CHART		
SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

1 D1.1 — 8' FOUNDATION WALL DETAIL

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



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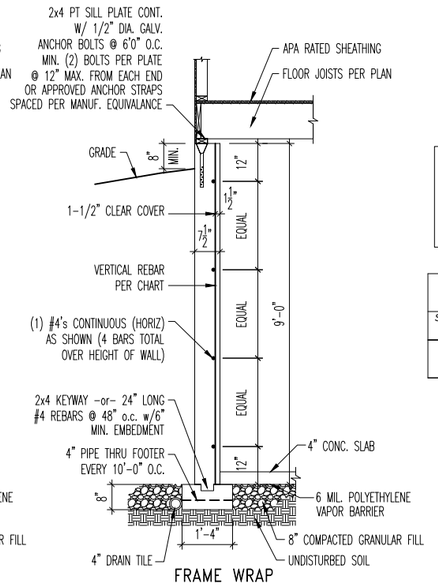


FRAME WRAP

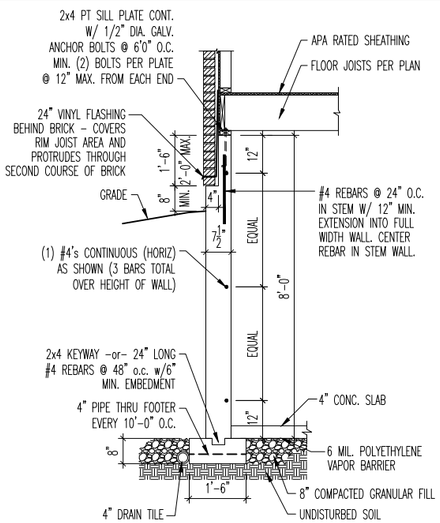
8" CONCRETE WALL
ENGINEERED PER ACI 332-14
AS PERMITTED BY SECTION
404.1.3 OF THE 2019
RESIDENTIAL CODE OF OHIO

VERTICAL REBAR CHART		
SOIL TYPE (PCF)	REBAR	SPACING
60	#4 VERT.	@ 15" o.c.
	#5 VERT.	@ 22" o.c.
	#6 VERT.**	@ 31" o.c.

CONCRETE SPECIFICATION CHART		
SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

2 D1.1 — 9' FOUNDATION WALL DETAIL

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



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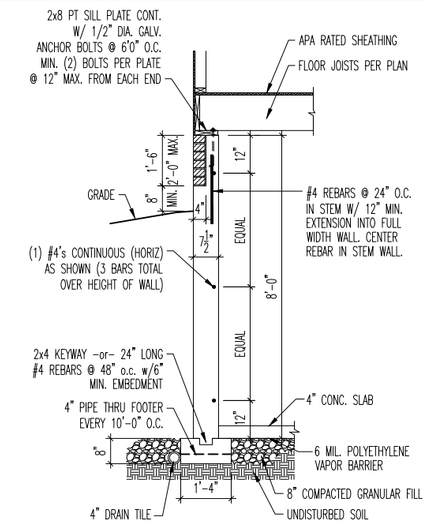

FRAME WRAP

8" CONCRETE WALL
ENGINEERED PER ACI 332-14
AS PERMITTED BY SECTION
404.1.3 OF THE 2019
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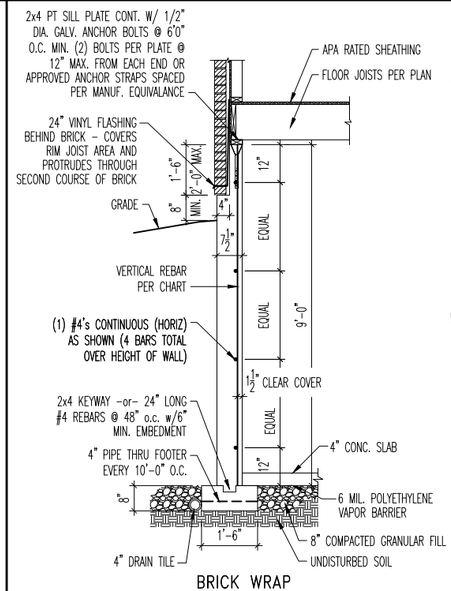
CONCRETE SPECIFICATION CHART		
SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

3 D1.1 — 8' FOUNDATION WALL DETAIL WITH DROPPED BRICK LEDGE

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



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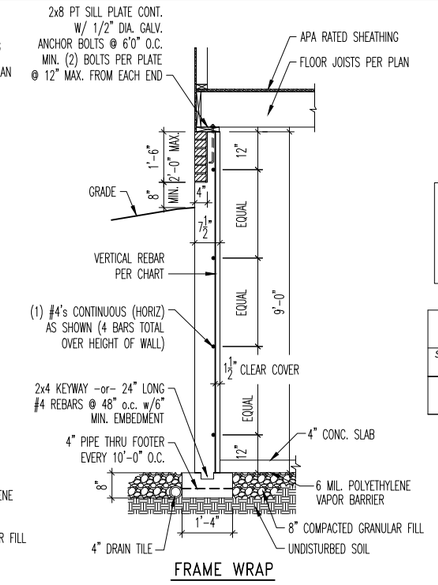

FRAME WRAP

8" CONCRETE WALL
ENGINEERED PER ACI 332-14
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404.1.3 OF THE 2019
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VERTICAL REBAR CHART		
SOIL TYPE (PCF)	REBAR	SPACING
60	#4 VERT.	@ 15" o.c.
	#5 VERT.	@ 22" o.c.
	#6 VERT.**	@ 31" o.c.

CONCRETE SPECIFICATION CHART		
SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

4 D1.1 — 9' FOUNDATION WALL DETAIL WITH DROPPED BRICK LEDGE

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

MULHERN+KULP
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Drees HOMES

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Std. By:	ALL
Chk. By:	ARC
Std. Date:	5/22/09
Date of Last Rev:	01/03/19 AKS

Sheet Description:

MIDWEST REGION
OHIO FOUNDATION DETAILS - 2000 PSF (MIN.) SOIL BEARING

DETAILS MAY NOT APPLY TO CONTRACT

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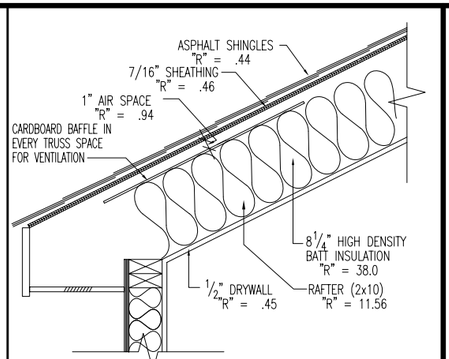
Sheet No.

D1.1

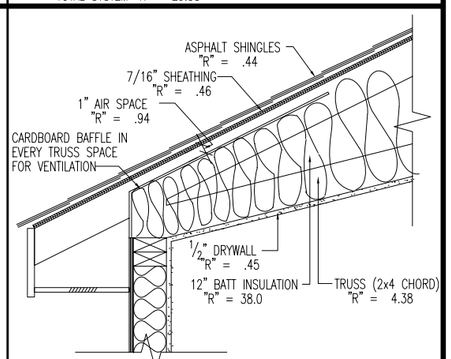


TYP. RAFTER CEILING DETAIL

TOTAL "R" @ FRAMING = 16.44
TOTAL "R" @ INSULATION = 33.08

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.10/\text{FRAME 'R'})+(.90/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 29.38

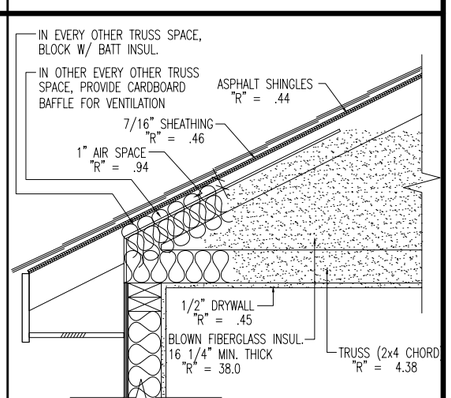


TYP. RAISED TRUSS CLG. DETAIL

TOTAL "R" @ FRAMING = 7.46
TOTAL "R" @ INSULATION = 41.08

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.10/\text{FRAME 'R'})+(.90/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 28.32

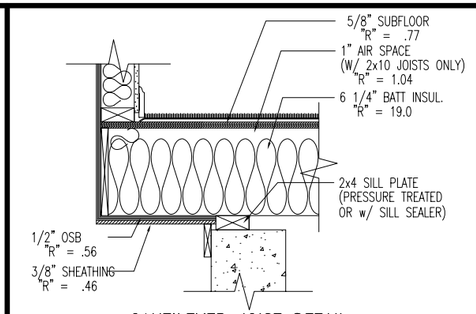


TYP. CEILING DETAIL

TOTAL "R" @ FRAMING = 38.86
TOTAL "R" @ INSULATION = 43.08

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.10/\text{FRAME 'R'})+(.90/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 42.62

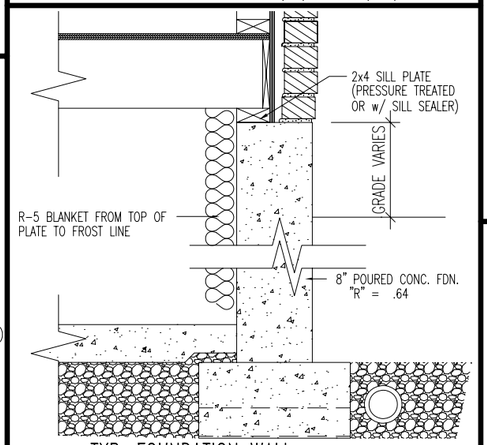


CANTILEVER JOIST DETAIL

TOTAL "R" @ FRAMING = 11.96 (2x8) OR 14.44 (2x10)
TOTAL "R" @ INSULATION = 21.32 (2x8) or 21.32 (2x10)

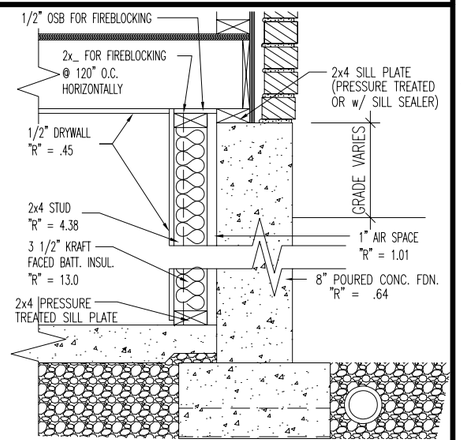
$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.25/\text{FRAME 'R'})+(.75/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 18.98 (2x8) or 19.60 (2x10)



TYP. FOUNDATION WALL

TOTAL SYSTEM: STD. BSMT.– "R" = 5.09, WALKOUT–"R"=12.49

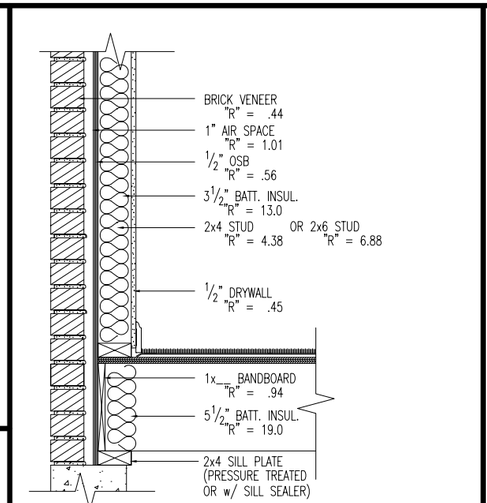


FOUNDATION WALL AT FINISHED BASEMENT

TOTAL "R" @ FRAMING = 7.33
TOTAL "R" @ INSULATION = 15.95

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.25/\text{FRAME 'R'})+(.75/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 13.8

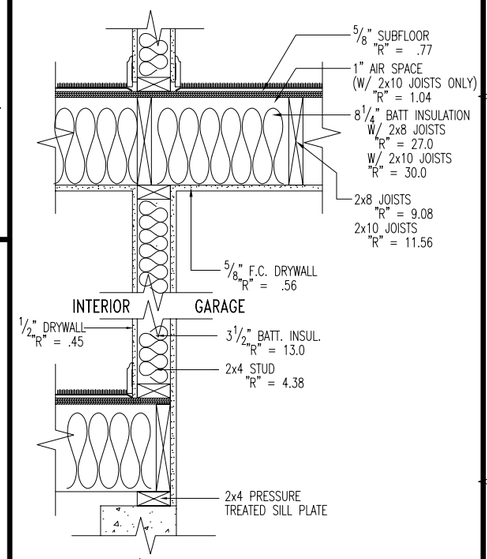


EXTERIOR WALL W/ BRICK

TOTAL "R" @ FRAMING = 8.63 (2x4) OR 10.57 (2x6)
TOTAL "R" @ INSULATION = 18.75 (2x4) or 18.75 (2X6)

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.25/\text{FRAME 'R'})+(.75/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 16.22 (2X4) or 16.70 (2X6)



WALL W/ DRYWALL ON BOTH SIDES

TOTAL "R" @ FRAMING = 6.64 (2x4) OR 9.14 (2x6)
TOTAL "R" @ INSULATION = 15.26 (2x4) or 15.26 (2X6)

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.25/\text{FRAME 'R'})+(.75/\text{INSUL 'R'})}$$

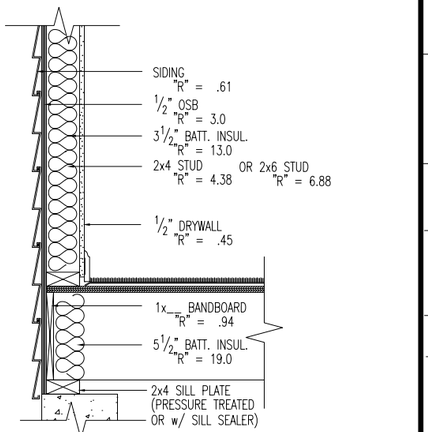
TOTAL SYSTEM "R" = 11.52 (2X4) or 13.07 (2X6)

GARAGE CEILING W/ LIVING AREA ABOVE

TOTAL "R" @ FRAMING = 11.50 (2x8) OR 13.98 (2x10)
TOTAL "R" @ INSULATION = 29.42 (2x8) or 32.42 (2x10)

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.25/\text{FRAME 'R'})+(.75/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 11.52 (2x8) or 15.97 (2x10)

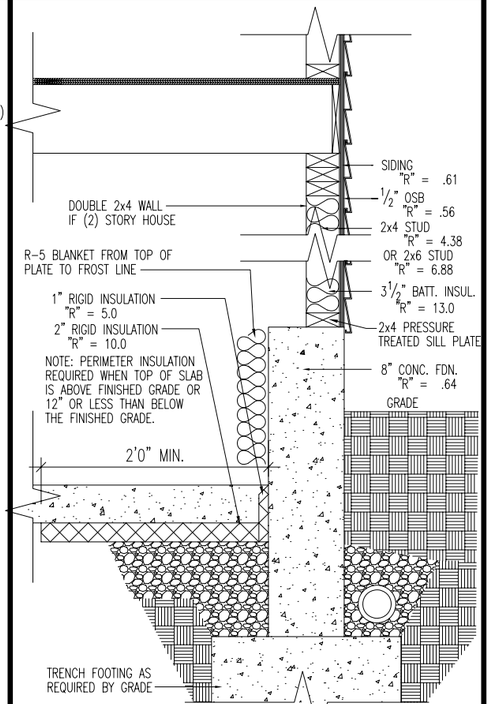


EXTERIOR WALL W/ SIDING

TOTAL "R" @ FRAMING = 9.29 (2x4) OR 11.79 (2x6)
TOTAL "R" @ INSULATION = 17.91 (2x4) or 17.91 (2X6)

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.25/\text{FRAME 'R'})+(.75/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 14.54 (2X4) or 15.85 (2X6)



TYP. DROPPED FDN. WALL @ BASEMENT

TOTAL "R" @ FRAMING = 7.04 (2x4)
TOTAL "R" @ INSULATION = 18.0 (2x4)

$$\text{TOTAL SYSTEM "R"} = \frac{1}{(.25/\text{FRAME 'R'})+(.75/\text{INSUL 'R'})}$$

TOTAL SYSTEM "R" = 15.26 (2X4)

ENERGY REQUIREMENTS

–AIR LEAKAGE
JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED. THE MAXIMUM LEAKAGE RATE FOR MANUFACTURED WINDOWS IS 0.34 CFM/FT OF OPERABLE SASH CRACK. THE MAXIMUM LEAKAGE RATE FOR MANUFACTURED DOORS IS 0.5 CFM/SQ.FT. OF DOOR AREA.

–VAPOR RETARDER
VAPOR RETARDERS MUST BE INSTALLED ON THE WARM–IN–WINTER SIDE OF ALL NON–VENTED FRAMED CEILINGS, WALLS, AND FLOORS. THIS REQUIREMENT DOES NOT APPLY TO THE FOLLOWING LOCATIONS NOR WHERE MOISTER OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.

TEXAS	ZONES 2–5
ALABAMA, GEORGA, N.CAROLINA, OKLAHOMA, S.CAROLINA	ZONES 4–6
ARKANSAS, TENNESSEE	ZONES 6–7
FLORIDA, HAWAII, LOUISIANA, MISSISSIPPI	ALL ZONES

–MATERIALS AND INSULATION INFORMATION
MATERIALS AND EQUIPMENT MUST BE IDENTIFIED SO THAT COMPLIANCE CAN BE DETERMINED. MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED. INSULATION R–VALUES, GLAZING AND DOOR U–VALUES, AND HEATING AND COOLING EQUIPMENT EFFICIENCY (IF HIGH–EFFICIENCY CREDIT IS TAKEN) MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

–DUCT INSULATION
SUPPLY AND RETURN DUCTS FOR HEATING AND COOLING SYSTEMS LOCATED IN UNCONDITIONED SPACES MUST BE INSULATED TO THE LEVELS SHOWN BELOW.

EXCEPTIONS: INSULATION IS NOT REQUIRED FOR EXHAUST AIR DUCTS, DUCTS WITHIN HVAC EQUIPMENT, AND WHEN THE DESIGN TEMPERATURE DIFFERENCE BETWEEN THE AIR IN THE DUCT AND THE SURROUNDING AIR IS 25° OR LESS.

–DUCT CONSTRUCTION
ALL TRANSVERSE JOINTS MUST BE SEALED WITH MASTIC, TAPE, OR MASTIC PLUS TAPE. THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

–TEMPERATURE CONTROLS
THERMOSTATS ARE REQUIRED FOR EACH SEPERATE HVAC SYSTEMS IN SINGLE–FAMILY BUILDINGS AND EACH DWELLING UNIT IN MULTIFAMILY BUILDINGS (NON–DWELLING PORTIONS OF MULTIFAMILY BUILDINGS MUST HAVE ONE THERMOSTAT FOR EACH SYSTEM OF ZONE). THERMOSTATS MUST HAVE THE FOLLOWING RANGES:

HEATING ONLY	55°F – 75°F
COOLING ONLY	70°F – 85°F
HEATING AND COOLING	55°F – 85°F

A MANUAL OR AUTOMATIC MEANS TO PARTIALLY RESTRICT OR SHUT OFF THE HEATING AND/OR COOLING INPUT TO EACH ZONE OR FLOOR SHALL BE PROVIDED FOR SINGLE–FAMILY HOMES AND TO EACH ROOM FOR MULTIFAMILY BUILDINGS.

–HVAC PIPING INSULATION
HVAC PIPING IN UNCONDITIONED SPACES CONVEYING FLUIDS AT TEMPERATURES ABOVE 120°F OR CHILLED FLUIDS AT LESS THAN 55°F MUST BE INSULATED TO THE LEVELS SHOWN BELOW.

–ELECTRIC SYSTEMS
EACH MULTIFAMILY DWELLING UNIT MUST BE EQUIPPED WITH SEPERATE ELECTRIC MEANS.

DUCT INSULATION R–VALUE REQUIREMENTS

DUCT INSULATION R–VALUE REQUIREMENTS	
DUCTS LOCATED IN: ATTICS, CRAWL SPACES, EXTERIOR CAVITIES, OUTSIDE	DUCTS LOCATED IN: UNHEATED BASEMENTS
R–6	R–6

MINIMUM INSULATION R–VALUE FOR CIRCULATING HOT WATER PIPES

INSULATION R–VALUE
R–2

OHIO

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211 Grandview Drive Fort Mitchell, Kentucky 41017 PH:(859) 578–4200

REVISIONS / ISSUANCES:	BAC / JDK
REVISE FOR CLEVELAND PRESCRIPTIVE SPEC'S	4/9/09 / GLP

Std. Drawn By: BAC/JDK	
Std. Chk. By:	JAT
Std. Date:	10/02/96
Date of Last Rev:	11/14/08 BLC

Sheet Description: **SCALE: 3/4" = 1'–0"**

DREES
INSULATION DETAILS

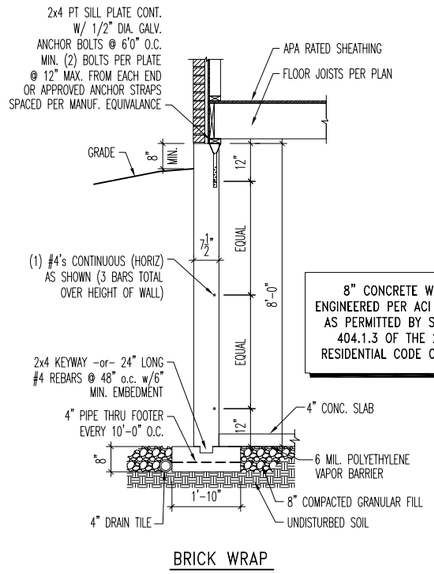
Contract Drawn By:	CONTRACT_DRAWN_BY
Phone #:	DRAWN_BY_PHONE
Coordinator's Name:	COORDINATOR_NAME
Coordinator's Phone #:	COORDINATOR_PHONE

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

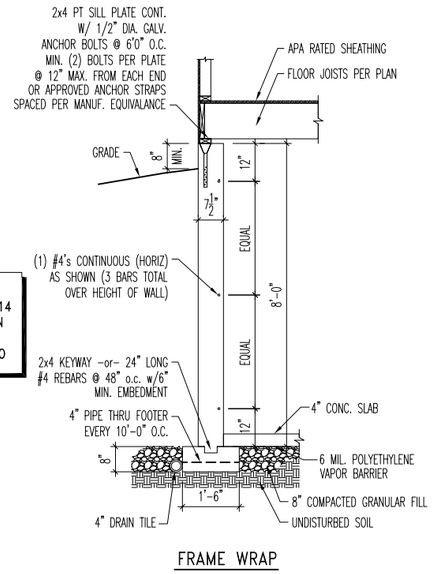
systemvi–clev.dwg Apr 10, 2009 – 8:41am

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

Sheet No. D0



BRICK WRAP



FRAME WRAP

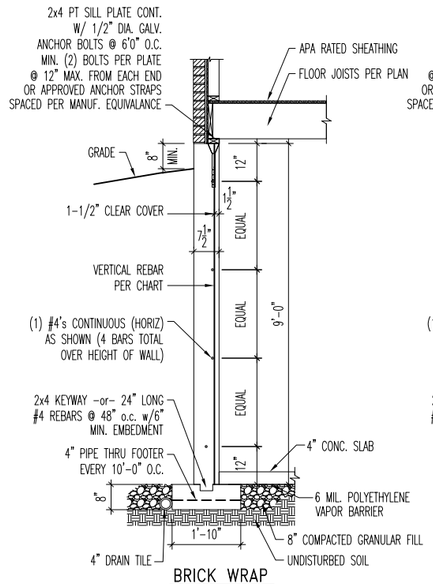
8" CONCRETE WALL ENGINEERED PER ACI 332-14 AS PERMITTED BY SECTION 404.1.3 OF THE 2019 RESIDENTIAL CODE OF OHIO

CONCRETE SPECIFICATION CHART

SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

1/D1.1 8' FOUNDATION WALL DETAIL

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



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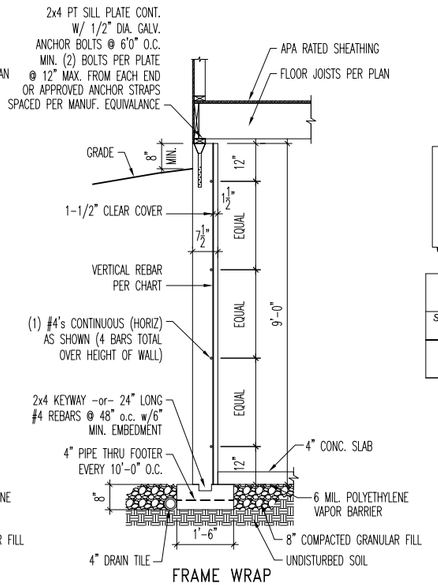


FRAME WRAP

8" CONCRETE WALL ENGINEERED PER ACI 332-14 AS PERMITTED BY SECTION 404.1.3 OF THE 2019 RESIDENTIAL CODE OF OHIO

VERTICAL REBAR CHART

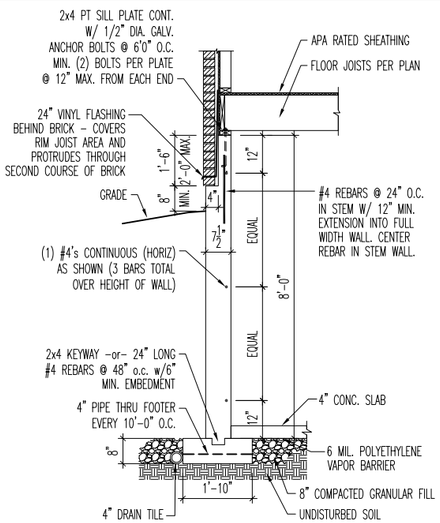
SOIL TYPE (PCF)	REBAR	SPACING
60	#4 VERT.	@ 15" o.c.
	#5 VERT.	@ 22" o.c.
	#6 VERT.**	@ 31" o.c.

CONCRETE SPECIFICATION CHART

SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

2/D1.1 9' FOUNDATION WALL DETAIL

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



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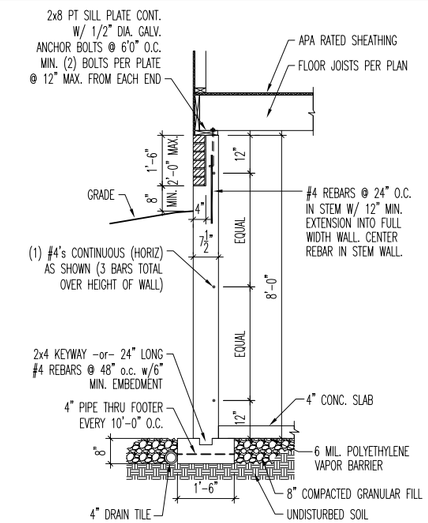


FRAME WRAP

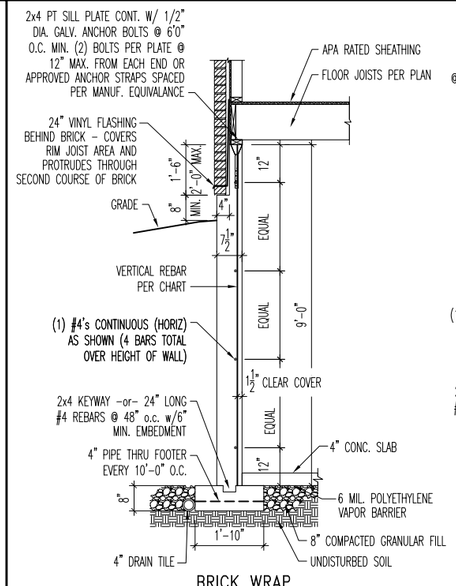
8" CONCRETE WALL ENGINEERED PER ACI 332-14 AS PERMITTED BY SECTION 404.1.3 OF THE 2019 RESIDENTIAL CODE OF OHIO

CONCRETE SPECIFICATION CHART

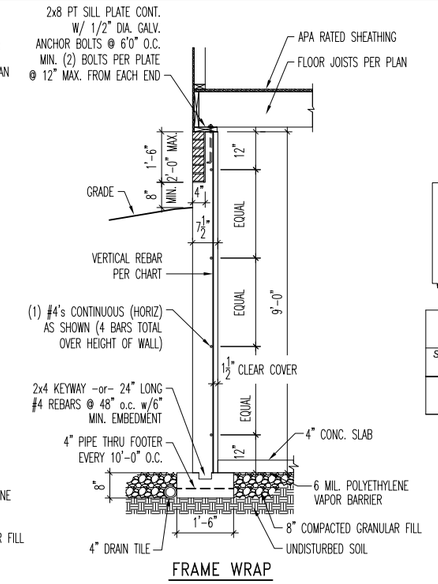
SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

3/D1.1 8' FOUNDATION WALL DETAIL WITH DROPPED BRICK LEDGE

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



BRICK WRAP



FRAME WRAP

8" CONCRETE WALL ENGINEERED PER ACI 332-14 AS PERMITTED BY SECTION 404.1.3 OF THE 2019 RESIDENTIAL CODE OF OHIO

VERTICAL REBAR CHART

SOIL TYPE (PCF)	REBAR	SPACING
60	#4 VERT.	@ 15" o.c.
	#5 VERT.	@ 22" o.c.
	#6 VERT.**	@ 31" o.c.

CONCRETE SPECIFICATION CHART

SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

4/D1.1 9' FOUNDATION WALL DETAIL WITH DROPPED BRICK LEDGE

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

FOR STRUCTURE ONLY

STATE OF OHIO
JAMES G. FRILING
E-79451
REGISTERED PROFESSIONAL ENGINEER

31-MAY-2024

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Std. By:	ALL
Chk. By:	ARC
Std. Date:	5/22/09
Date of Last Rev:	01/03/19 AKS

Sheet Description:

MIDWEST REGION
OHIO FOUNDATION DETAILS - 1500 PSF (MIN.) SOIL BEARING

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.

D1.1

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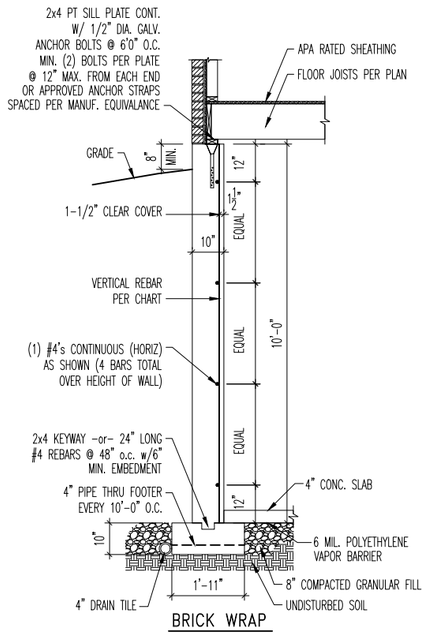
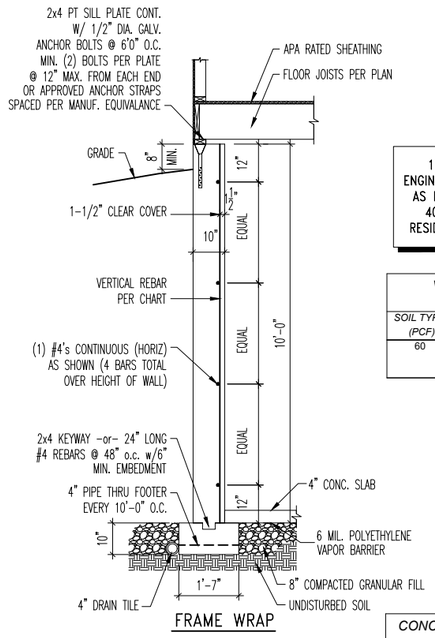




10" CONCRETE WALL ENGINEERED PER ACI 332-14 AS PERMITTED BY SECTION 404.1.3 OF THE 2019 RESIDENTIAL CODE OF OHIO

VERTICAL REBAR CHART

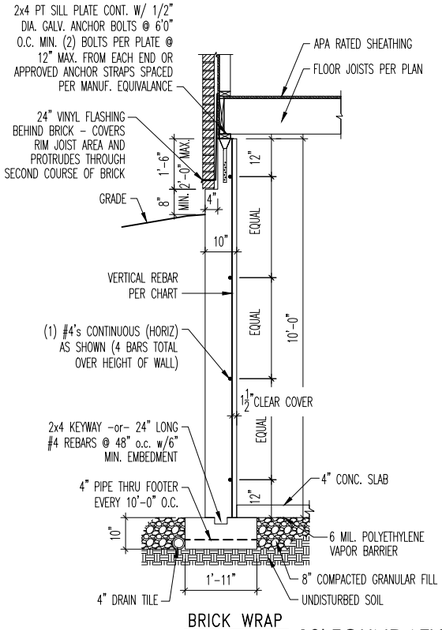
SOIL TYPE (PCF)	REBAR	SPACING
60	#4 VERT.	@ 14" o.c.

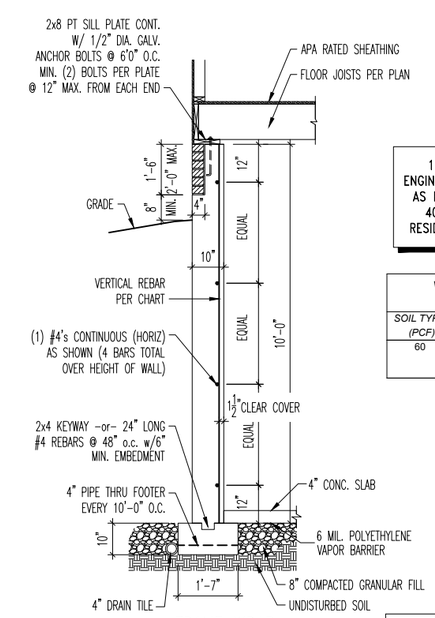
CONCRETE SPECIFICATION CHART

SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

1 / D1.1 10' FOUNDATION WALL DETAIL

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





10" CONCRETE WALL ENGINEERED PER ACI 332-14 AS PERMITTED BY SECTION 404.1.3 OF THE 2019 RESIDENTIAL CODE OF OHIO

VERTICAL REBAR CHART

SOIL TYPE (PCF)	REBAR	SPACING
60	#4 VERT.	@ 14" o.c.

CONCRETE SPECIFICATION CHART

SOIL TYPE (PCF)	WALL (PSI)	FOOTING (PSI)
60	*3000*	2500

2 / D1.1 10' FOUNDATION WALL DETAIL WITH DROPPED BRICK LEDGE

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

STATE OF OHIO
JAMES G. FRILING
E-79451
REGISTERED
PROFESSIONAL ENGINEER

Drees HOMES

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Std. Date:	5/22/09
Date of Last Rev:	01/03/19 AKS

Sheet Description:

MIDWEST REGION
OHIO FOUNDATION DETAILS - 2000 PSF (MIN.) SOIL BEARING

DETAILS MAY NOT APPLY TO CONTRACT

Sheet No.

D1.1

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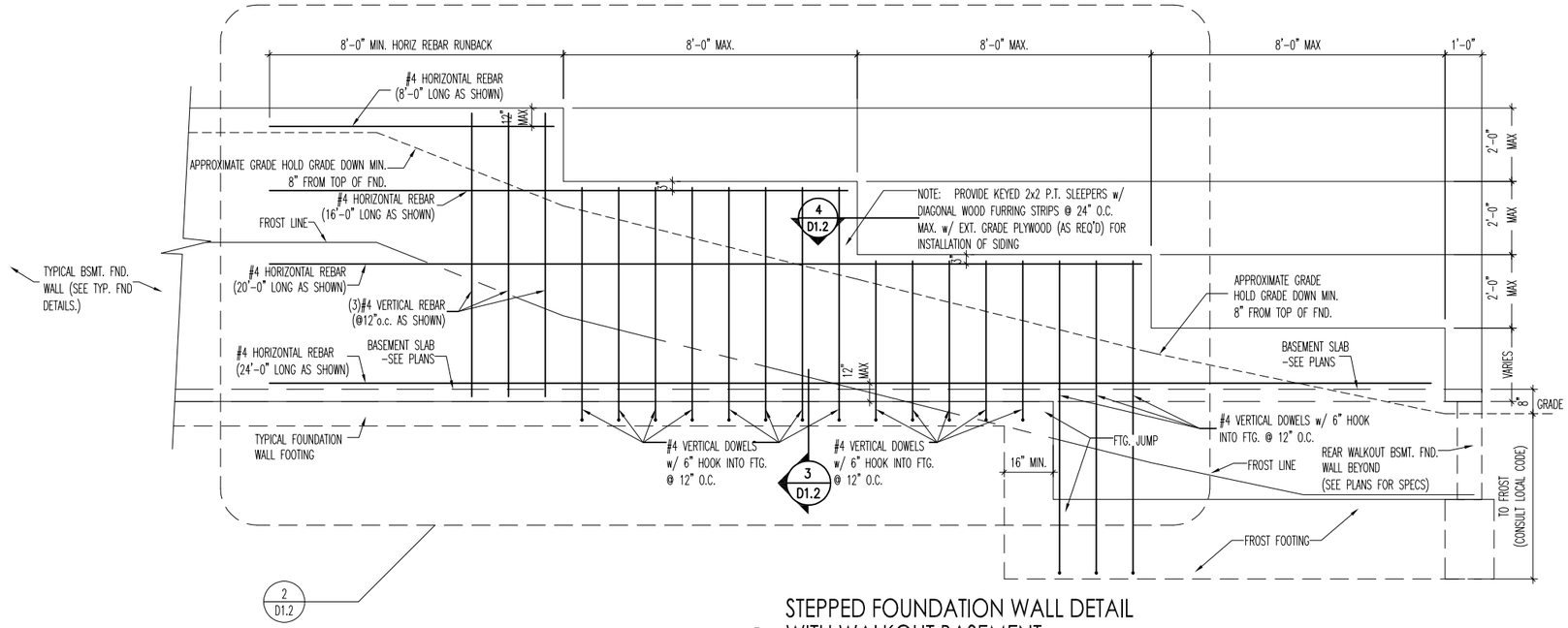
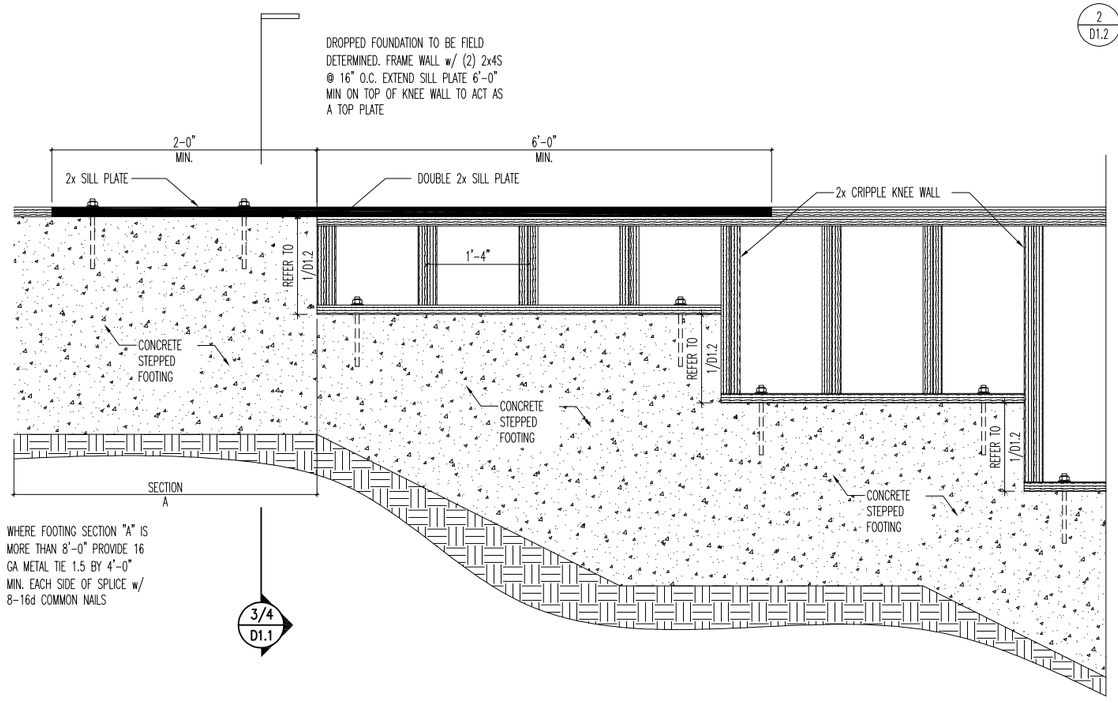


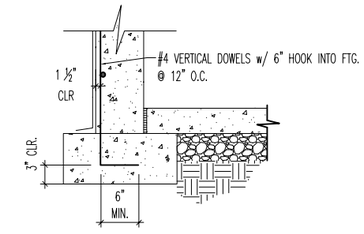
STEPPED FOUNDATION WALL DETAIL WITH WALKOUT BASEMENT

1 D1.2 SCALE: 1/4" = 1'-0"



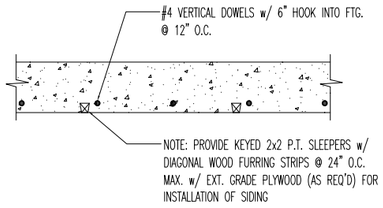
STEPPED FOUNDATION WALL ANCHORAGE DETAIL

2 D1.2 SCALE: 1/2" = 1'-0"



TYPICAL FOUNDATION SIDE WALL DETAIL

3 D1.2 SCALE: 1/2" = 1'-0"



TYPICAL BASEMENT FOUNDATION WALL

4 D1.2 SCALE: 1" = 1'-0"

Drees HOMES SM

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

Std. By:	ALL
Chk. By:	ARC
Std. Date:	5/22/09
Date of Last Rev:	06/14/21 SSP

Sheet Description:

MIDWEST REGION
STEPPED FOUNDATION DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

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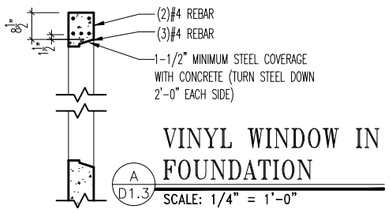
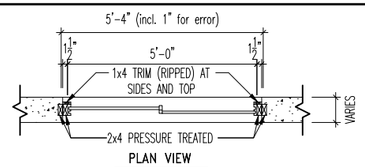
Sheet No.

D1.2



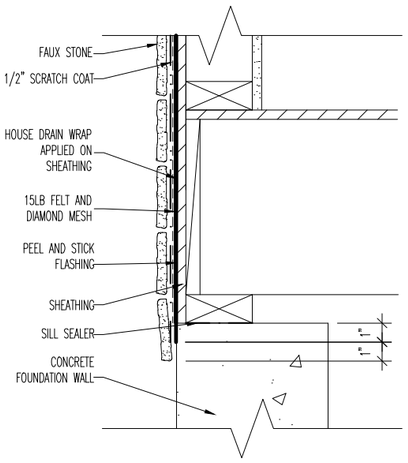
VINYL WINDOW IN FOUNDATION

A D1.3 SCALE: 1/4" = 1'-0"



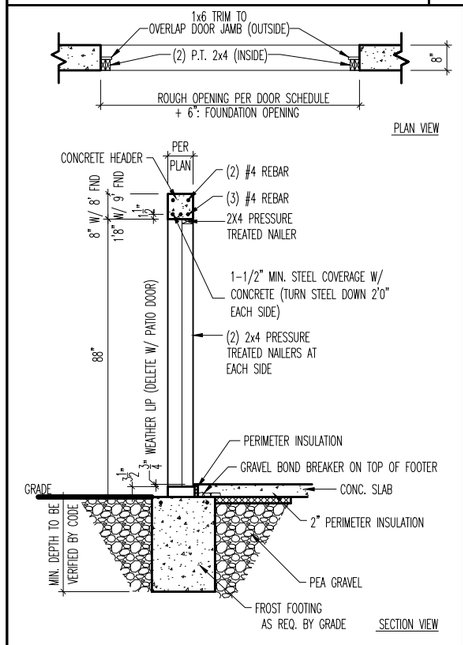
WOOD WINDOW IN FOUNDATION

B D1.3 SCALE: 1/4" = 1'-0"



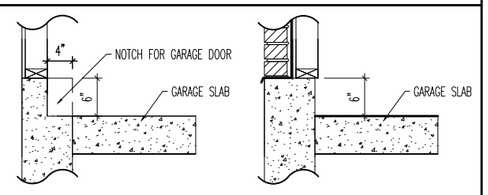
FAUX STONE VENEER FLASHING DETAIL

D D1.3 SCALE: 1 1/2" = 1'-0"



FOUNDATION DOOR

C D1.3 SCALE: 1/4" = 1'-0"



FOUNDATION DROP @ GARAGE DOOR DETAIL

F D1.3 SCALE: 1/2" = 1'-0"

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STD. DETAIL SHEET

REGION: CLEVELAND

Std. By:	ALL
Chk. By:	ARC
Std. Date:	10.11.06
Date of Last Rev:	12/19/07 BRG

Sheet Description: FOUNDATION DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

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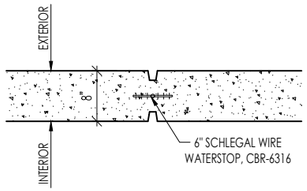
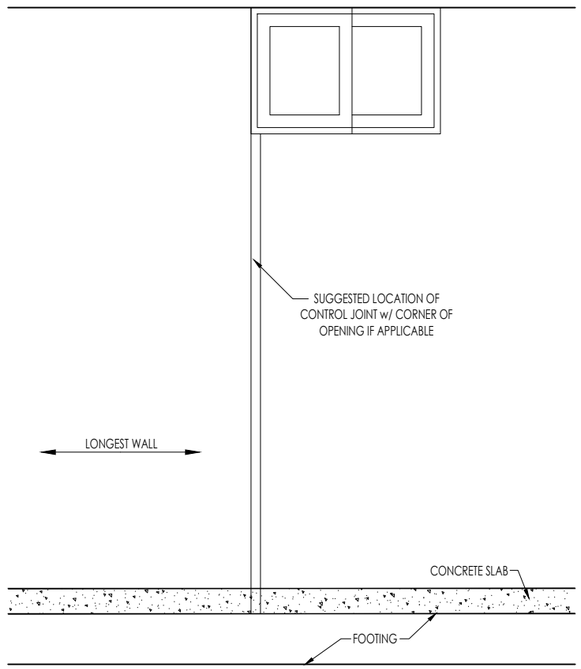
Sheet No. D1.3

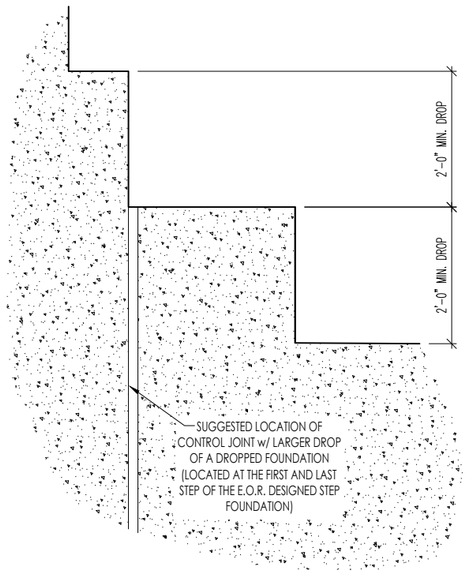


NOTE: LOCATE ON ANY WALL 30' OR LONGER; JOINT CONTINUOUS FROM THE BOTTOM OF A WINDOW AND OR LARGEST DROP ON A DROPPED FOUNDATION. WHERE POSSIBLE, LOCATE AT EDGE OF WINDOW AND ON SIDE OF WINDOW w/ LONGEST WALL.

WALL PLAN



WALL ELEVATION



WALL ELEVATION DETAIL

FOUNDATION WALL CONTROL JOINT DETAIL

A / D1.4

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

General Notes

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

Key Notes

1 --

2 --

3 --

4 --

5 --

6 --

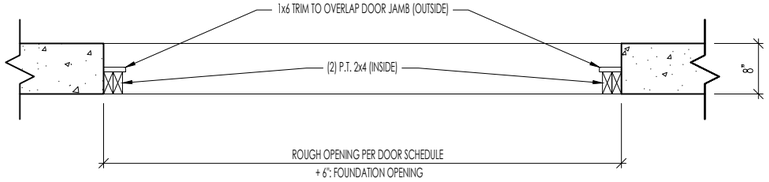
The Drees Company
211 Grandview Drive Fort Mitchell, Kentucky 41017 PH:(859) 578-4200

FOUNDATION DETAILS

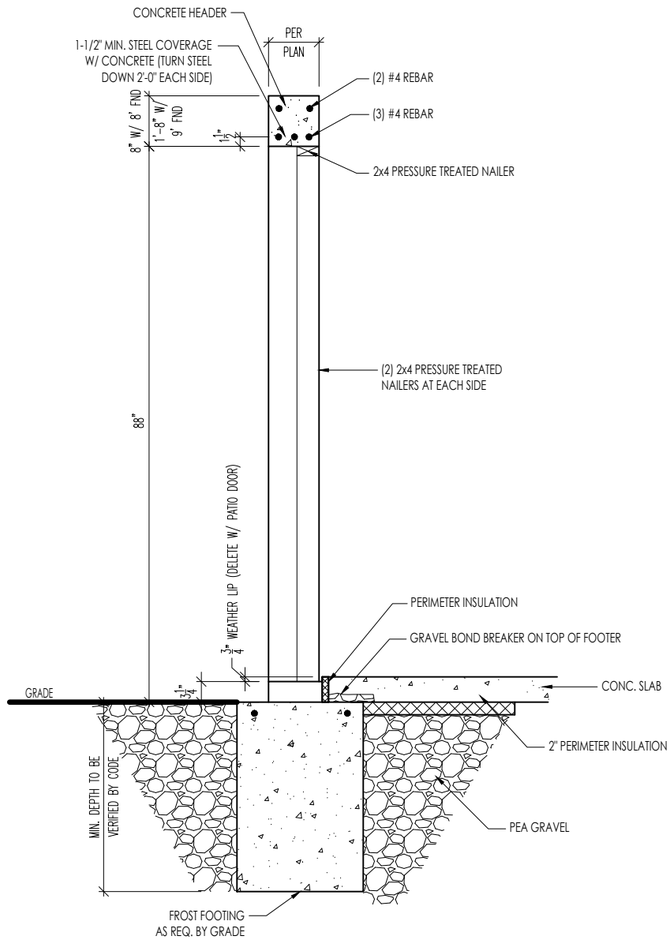
Std. Drawn By:	MRPH	Sheet Description:	SCALE: VARIES
		CONTROL JOINT DETAILS	
Std. Date:	10/11/23		
Date of Last Rev:	XXX	g:\architecture\cincinnati\cinti standard drawings\midwest control joint and lower level opening details.dwg	

Sheet No.

D1.4



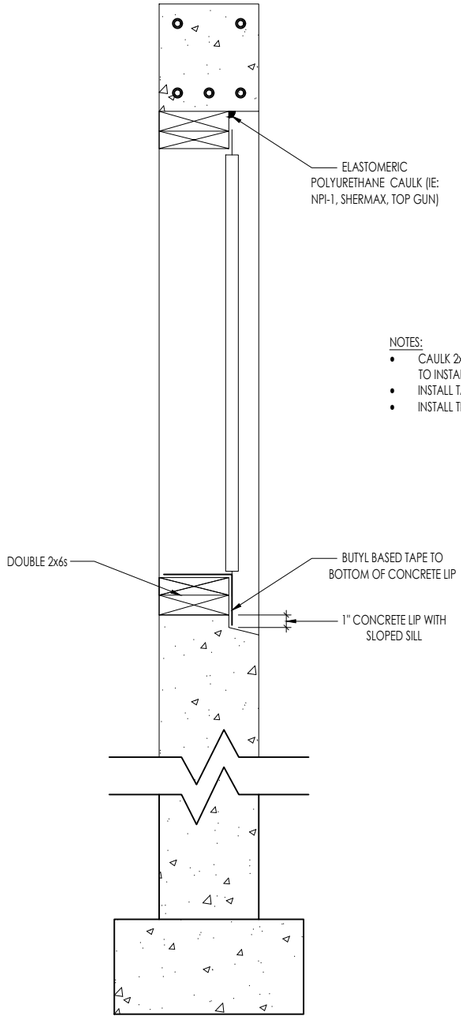
PLAN VIEW



SECTION VIEW

A D1.5 FOUNDATION DOOR DETAIL

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



NOTES:

- CAULK 2x6 FRAME TO FOUNDATION WALL PRIOR TO INSTALLING TAPE AND TRIM
- INSTALL TAPE ON SIDES AND THEN THE TOP
- INSTALL TRIM BOARDS AND CAULK

SECTION VIEW

B D1.5 FOUNDATION WINDOW DETAIL (W/ WOOD FORM BUCK)

General Notes

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

Key Notes

1 --

2 --

3 --

4 --

5 --

6 --

Drees HOMES

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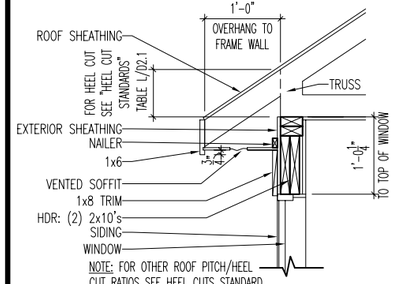
FOUNDATION DETAILS

Std. Drawn By:	MRPH	Sheet Description:	SCALE: VARIES
		FOUNDATION OPENING DETAILS	
Std. Date:	10/11/23		
Date of Last Rev:	XXX	g:\architecture\cincinnati\cinti standard drawings\midwest control joint and lower level opening details.dwg	

Sheet No.

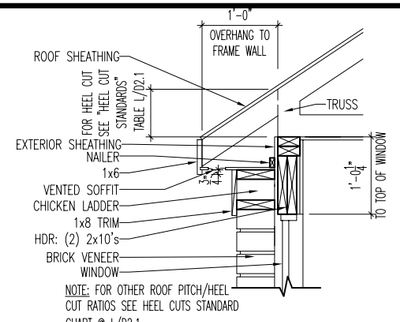
D1.5



SOFFIT & HEADER DETAIL FRAME WRAP

A D2.1

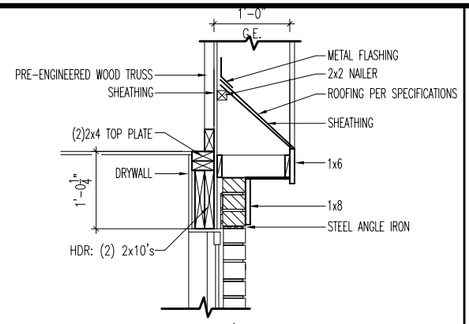
SCALE: 1/2" = 1'-0"



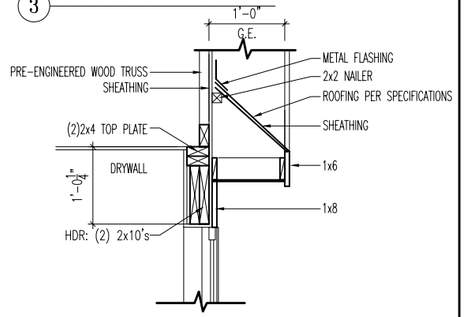
SOFFIT & HEADER DETAIL BRICK WRAP

E D2.1

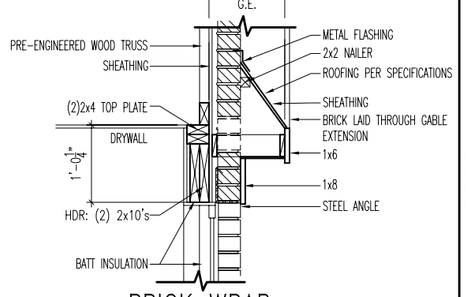
SCALE: 1/2" = 1'-0"



3 BRICKWRAP W/ FRAMEWRAP ABOVE



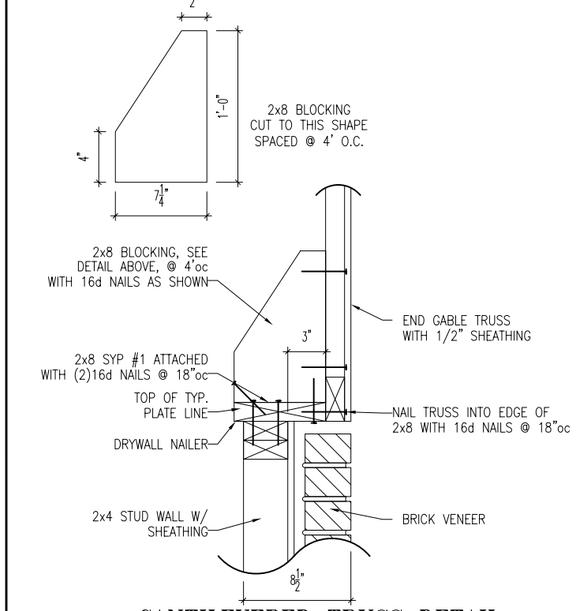
2 FRAME WRAP



1 BRICK WRAP

I D2.1 GABLE RETURN DETAIL

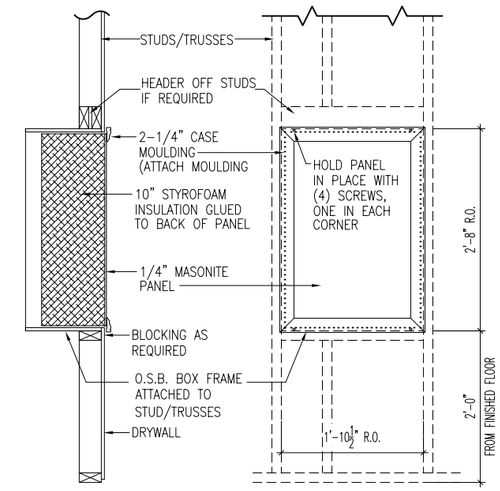
SCALE: 1/2" = 1'-0"



K CANTILEVERED TRUSS DETAIL

D2.1

SCALE: 1" = 1'-0"

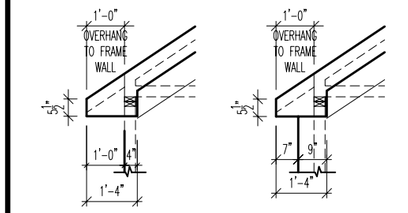


SECTION ELEVATION

N WALL ATTIC ACCESS

D2.1

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

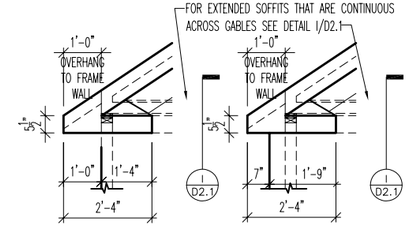


FRAME WRAP BRICK WRAP

B OVERHANG SOFFIT DETAILS

D2.1

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

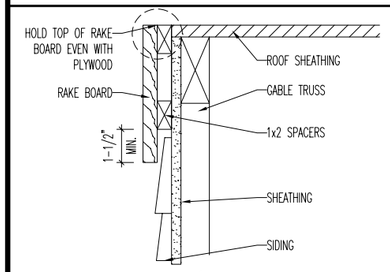


FRAME WRAP BRICK WRAP

F EXTENDED SOFFIT DETAILS

D2.1

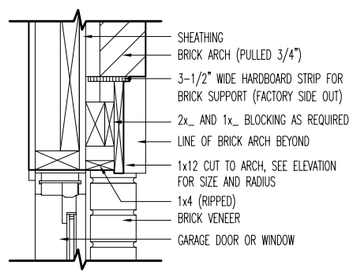
SCALE: 1/4" = 1'-0"



RAKE W/ SIDING W/O GABLE EXTENSION

C D2.1

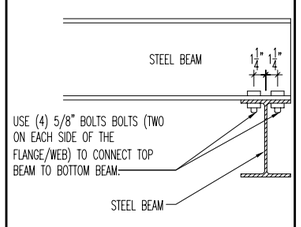
SCALE: 1-1/2" = 1'-0"



G BRICK ARCH DETAIL

D2.1

SCALE: 1" = 1'-0"



M BEAM TO BEAM CONNECTION

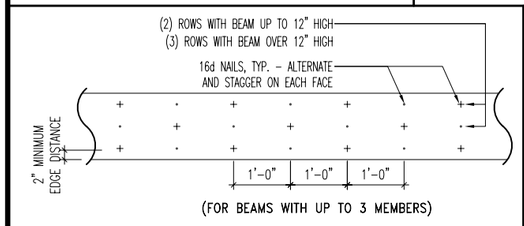
D2.1

SCALE: 3/4" = 1'-0"

HEEL CUT STANDARDS

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

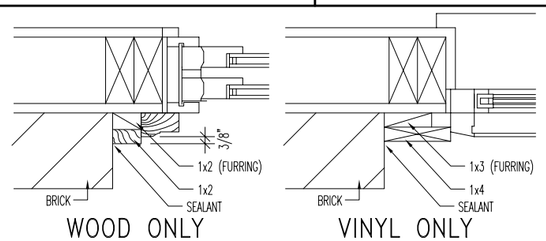
L D2.1



D BEAM NAILING DETAIL

D2.1

SCALE: 3/8" = 1'-0"

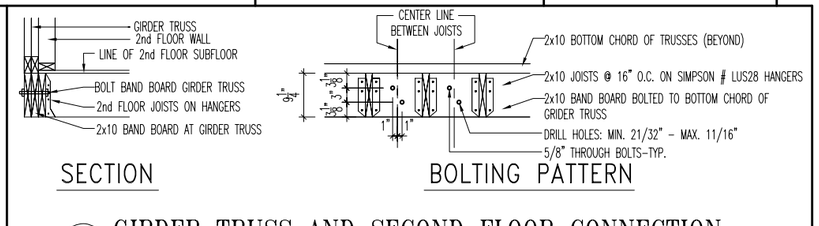


WOOD ONLY VINYL ONLY

H WINDOW TRIM DETAILS

D2.1

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



SECTION BOLTING PATTERN

J GIRDER TRUSS AND SECOND FLOOR CONNECTION

D2.1

SCALE: 3/8" = 1'-0"

Drees HOMES SM

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STD. DETAIL SHEET

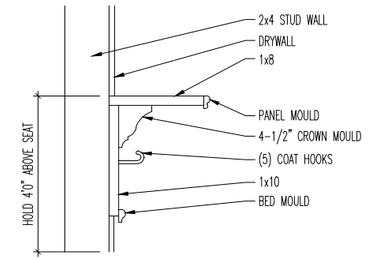
REGION: CLEVELAND

Std. By:	ALL
Chk. By:	ARC
Std. Date:	10.11.06
Last Rev:	03/19/09 BRG

Sheet Description: FRAMING DETAILS

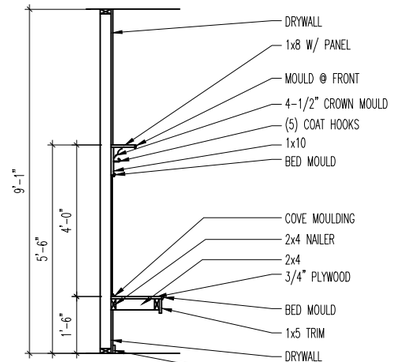
DETAILS MAY NOT APPLY TO CONTRACT

Sheet No. D2.1



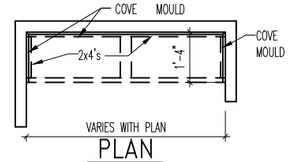
DETAIL

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



SECTION

ELEVATION



PLAN

F
D2.2

SEAT DETAILS

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

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STD. DETAIL SHEET

DIVISION: CLEVELAND

Std. By:	ALL
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Std. Date:	10.11.06
Date of Last Rev:	02/25/09 DAB

Sheet Description:

FRONT BAY WINDOW DETAILS
REAR BAY WINDOW DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

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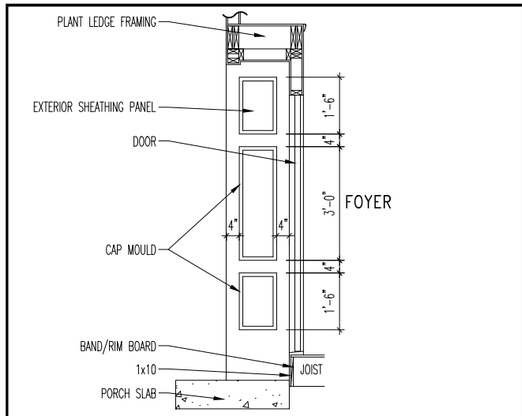
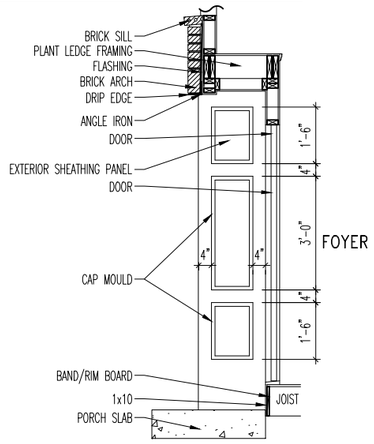
Sheet No.

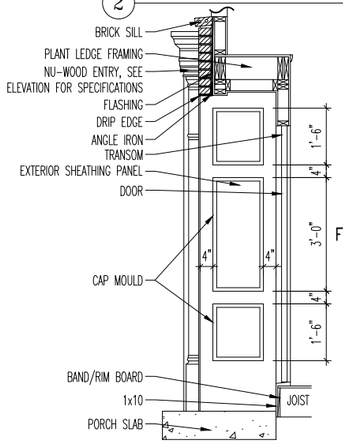
D2.2



3 FRAME WRAP RECESSED ENTRY



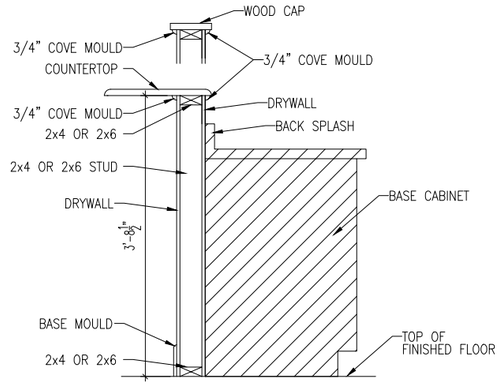
2 BRICK WRAP RECESSED ENTRY



1 NU-WOOD RECESSED ENTRY

A D2.3 RECESSED ENTRY DETAILS

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



E D2.3 KITCHEN HALF WALL DETAIL

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

Drees HOMES

Drees Homes

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STD. DETAIL SHEET

REGION: CLEVELAND

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Date of Last Rev:	12/19/07 BRG

Sheet Description: RECESSED ENTRY DETAILS DORMER DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

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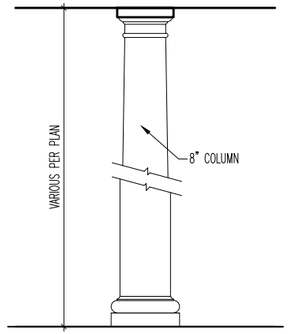
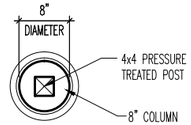
Sheet No. D2.3



ELEVATION

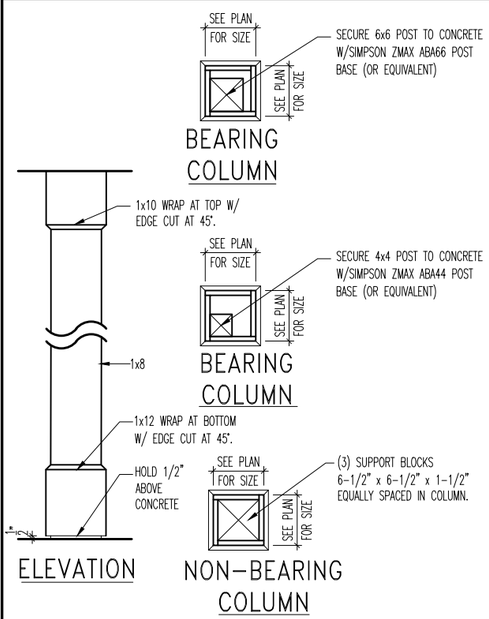


PLAN

ROUND COLUMN DETAIL (INTERIOR/ EXTERIOR)

A D2.4

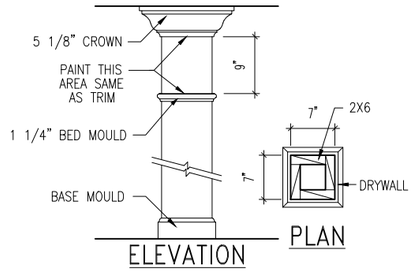
SCALE: 1/2" = 1'-0"



BOX COLUMN DETAIL (FRONT PORCH)

B D2.4

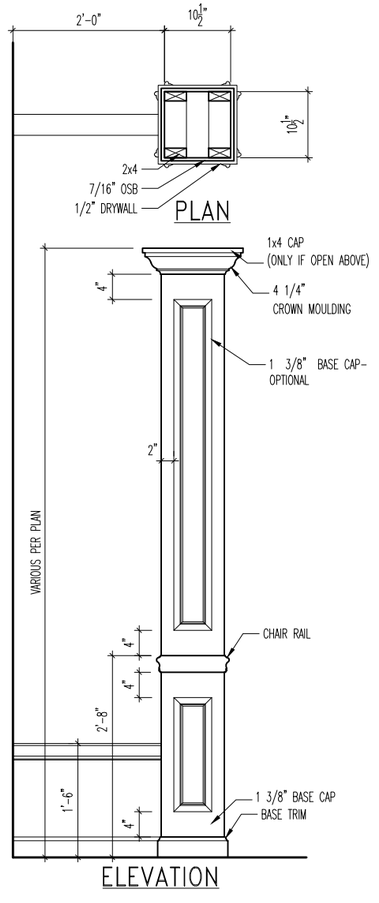
SCALE: 1/2" = 1'-0"



BOX COLUMN DETAIL (INTERIOR/EXTERIOR)

C D2.4

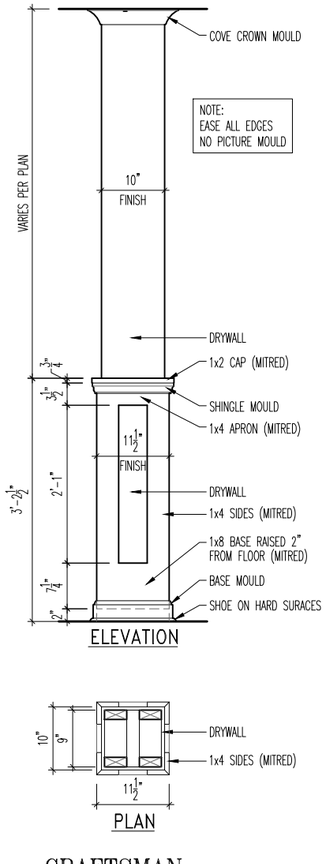
SCALE: 1/2" = 1'-0"



COLUMN DETAIL (INTERIOR)

D D2.4

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

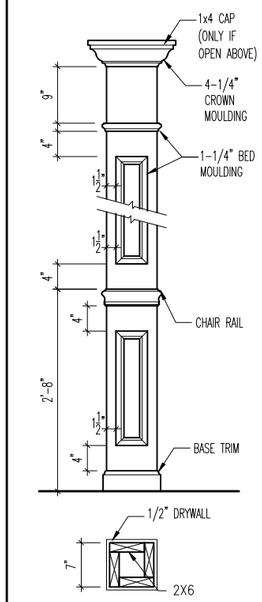


CRAFTSMAN INTERIOR COLUMN

D D2.4

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

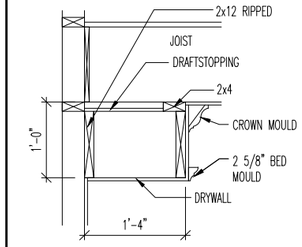
ALTERNATE



INTERIOR COLUMN

E D2.4

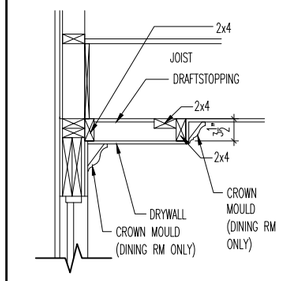
SCALE: 1/2" = 1'-0"



TRAY CEILING DETAIL

G D2.4

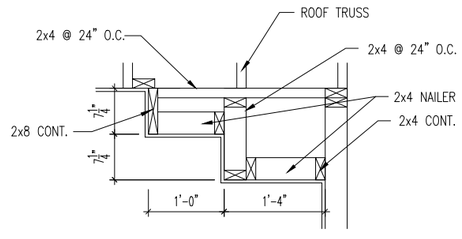
SCALE: 1/2" = 1'-0"



TRAY CEILING DETAIL

H D2.4

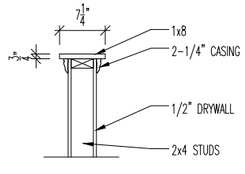
SCALE: 1/2" = 1'-0"



TRAY CEILING DETAIL

I D2.4

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



HALF WALL CAP DETAIL

F D2.4

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

Drees HOMES

Drees Homes

6650 West Snowville Road, Suite J, Brecksville, Ohio 44141 Ph: (440) 717-9670

STD. DETAIL SHEET

REGION: CLEVELAND

Std. By:	ALL
Chk. By:	ARC
Std. Date:	10.11.06
Date of Last Rev:	04/04/14 AKS

Sheet Description:

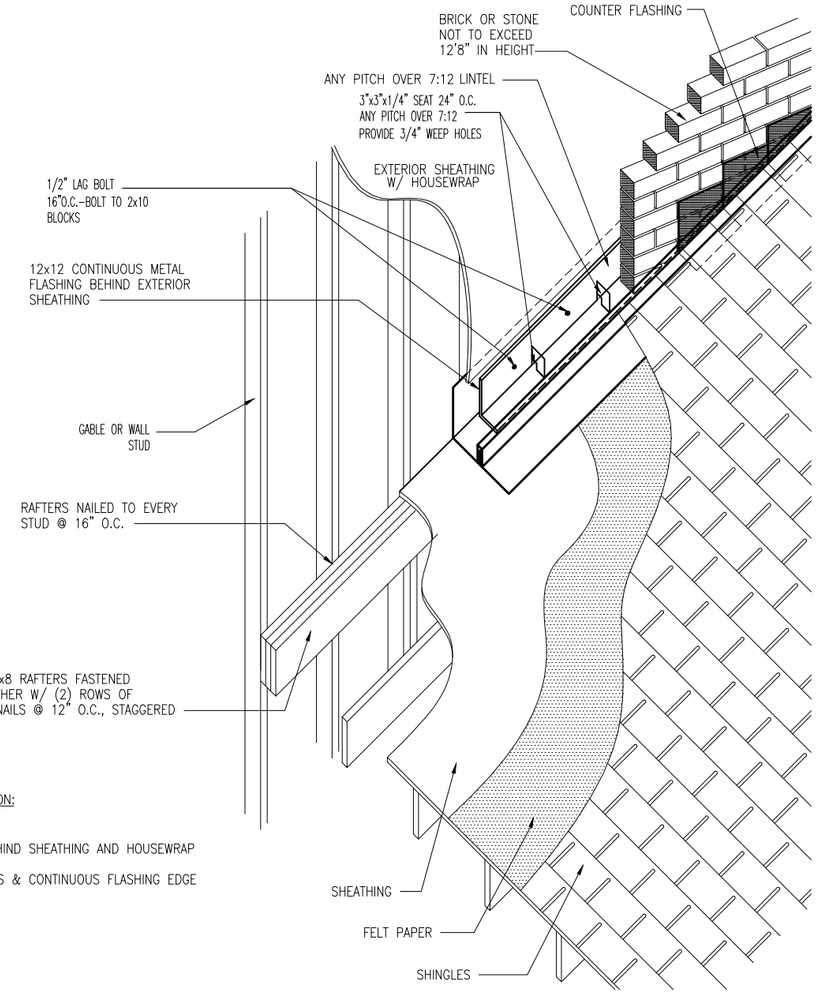
COLUMN DETAILS
SUNROOM DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

CLEVE - D-SHEETS.dwg Aug 04, 2014 - 2:51pm

Sheet No.

D2.4

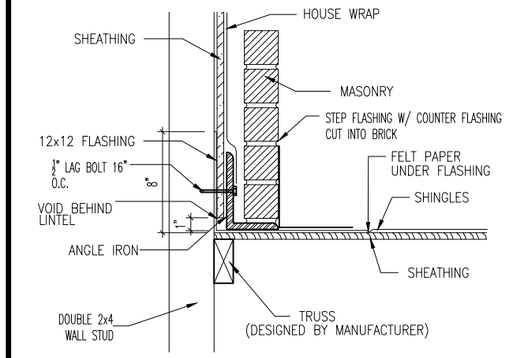


SEQUENCE OF INSTALLATION:

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

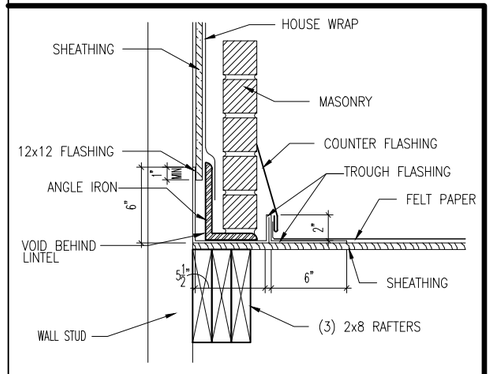
A G.X — MASONRY OVER ROOF DETAIL W/ COMMON FRAMING

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



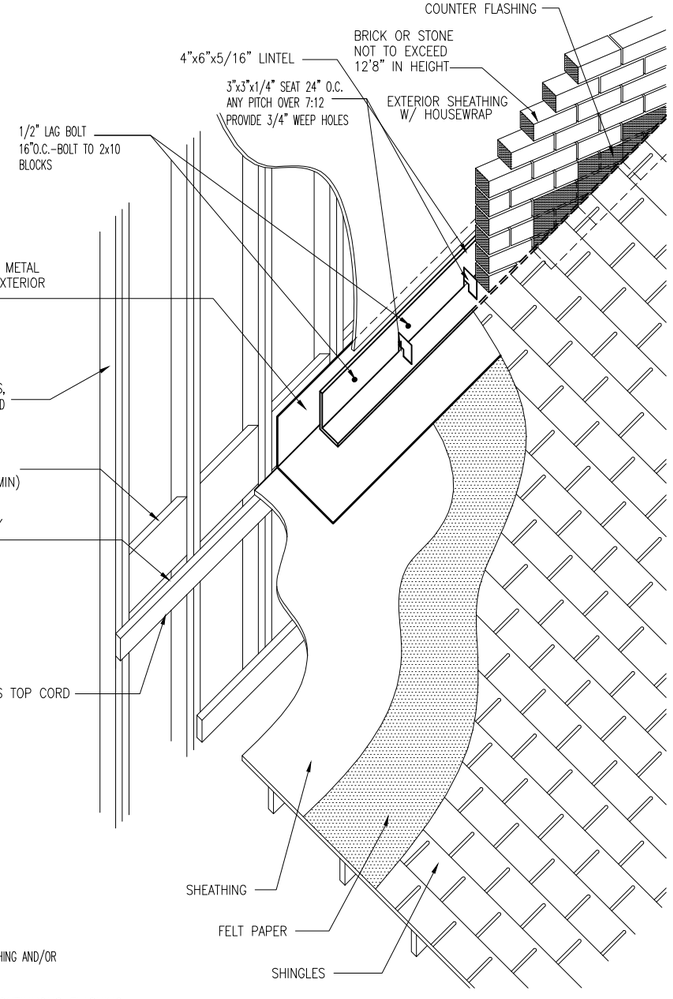
D D2.7 — ROOF FLASHING @ BRICK WALL

SCALE: 1" = 1'-0"



C G.X — ROOF FLASHING @ BRICK WALL

SCALE: 1" = 1'-0"



SEQUENCE OF INSTALLATION:

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

B D2.7 — MASONRY OVER ROOF DETAIL W/ TRUSSES

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

Drees HOMES

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STD. DETAIL SHEET

REGION: CLEVELAND

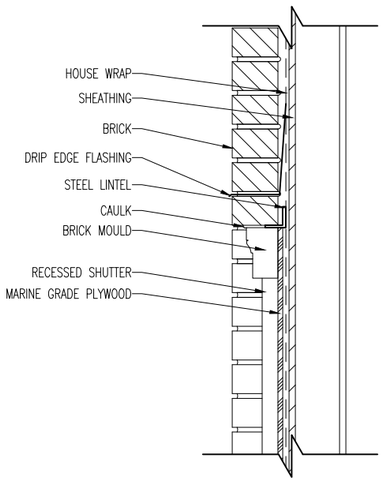
Std. By:	BDT
Chk. By:	ARC
Std. Date:	05/08/07
Date of Last Rev:	12/19/07 BRG

Sheet Description: BRICK OVER ROOF DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

CLEVE - D-SHEETS.dwg Jun 10, 2015 - 10:16am

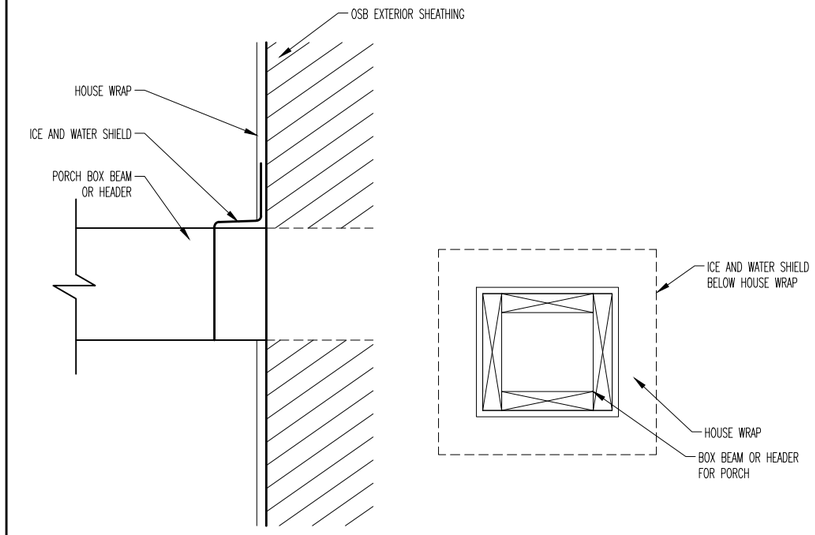
Sheet No. D2.7



DETAIL RECESSED FAKE SHUTTER IN BRICK

B / 2.8

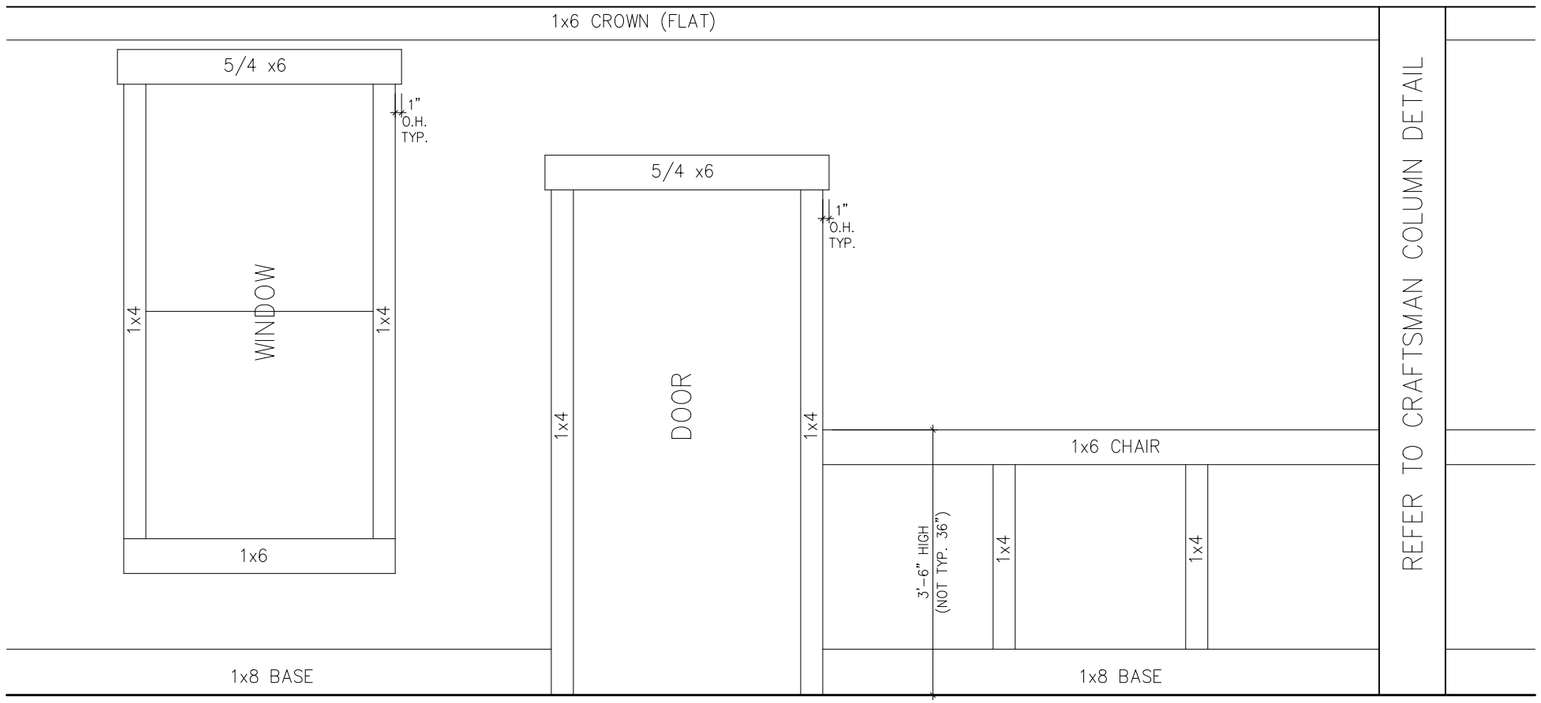
SCALE: 1" = 1'0"



FRONT PORCH BOX BEAM DETAIL

D / D2.8

SCALE: 1" = 1'0"



CRAFTSMAN STYLE INTERIOR TRIM PACKAGE – ELEVATION

E / D2.8

Drees HOMES

Drees Homes

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STD. DETAIL SHEET

REGION: CLEVELAND

Std. By:	BRG
Chk. By:	ARC
Std. Date:	09/05/07
Date of Last Rev:	09/06/07 BRG

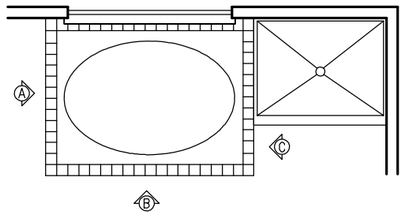
Sheet Description: DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

CLEVE – D-SHEETS.dwg Feb 13, 2025 – 1:32pm

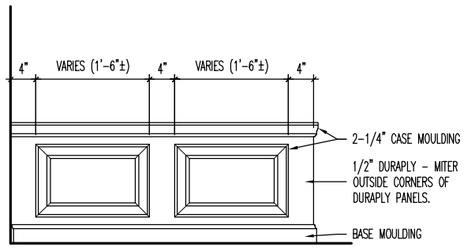
Sheet No. D2.8

RETANGULAR TUB

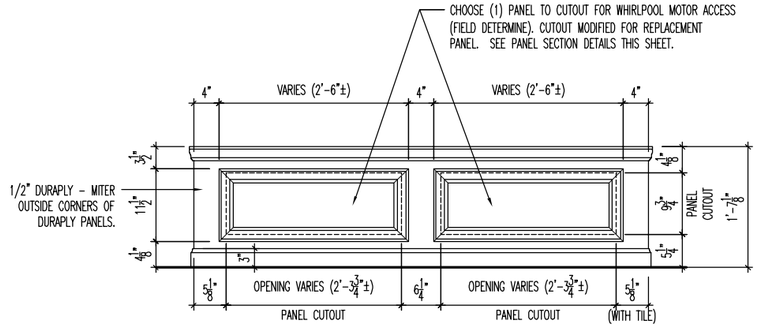


RETANGULAR TUB PLAN

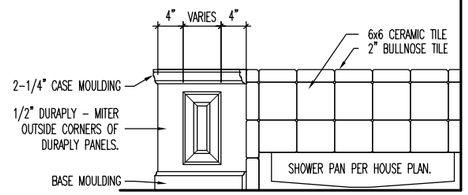
SCALE: 1/8" = 1'-0"



Ⓐ OPEN SIDE ELEVATION



Ⓑ FRONT ELEVATION

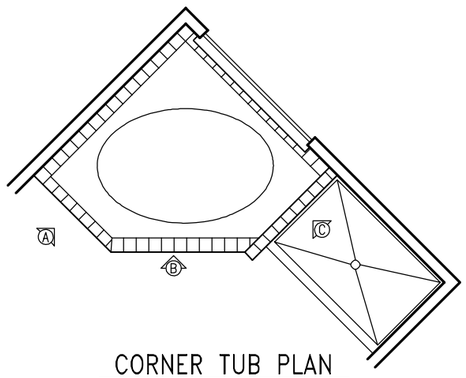


Ⓒ SIDE ELEVATION w/ SHOWER

RECTANGULAR DROP-IN TUB PANEL ELEVATIONS

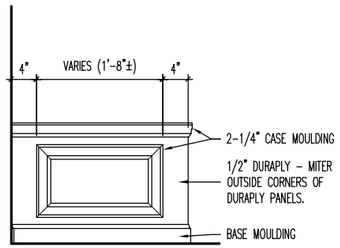
SCALE: 1/2" = 1'-0"

CORNER TUB

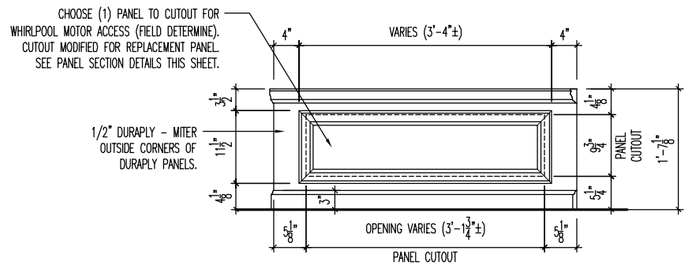


CORNER TUB PLAN

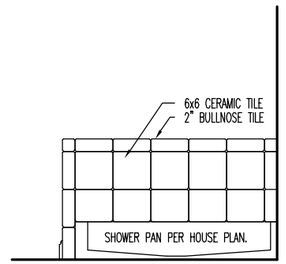
SCALE: 1/8" = 1'-0"



Ⓐ OPEN SIDE ELEVATION



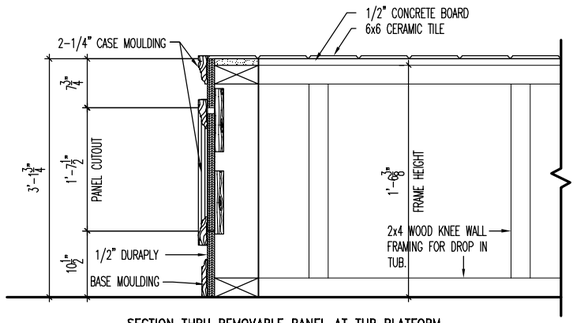
Ⓑ FRONT ELEVATION



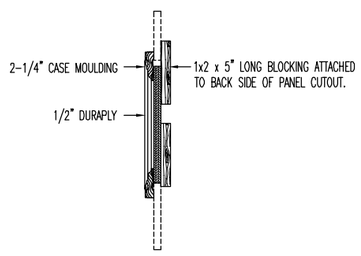
Ⓒ SIDE ELEVATION w/ SHOWER

CORNER DROP-IN TUB PANEL ELEVATIONS

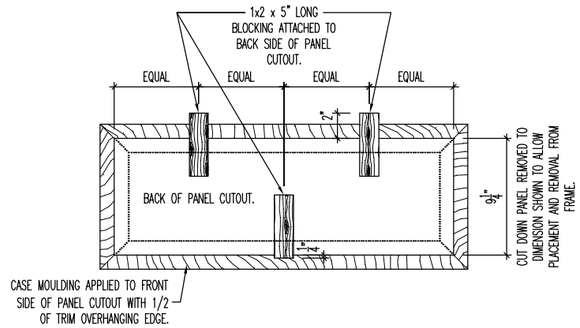
SCALE: 1/2" = 1'-0"



Ⓐ SECTION THRU REMOVABLE PANEL AT TUB PLATFORM



Ⓑ PANEL SECTION



Ⓒ PANEL BACK

PANEL SECTION DETAILS

SCALE: 1" = 1'-0"

STD. DETAIL SHEET

REGION: CLEVELAND

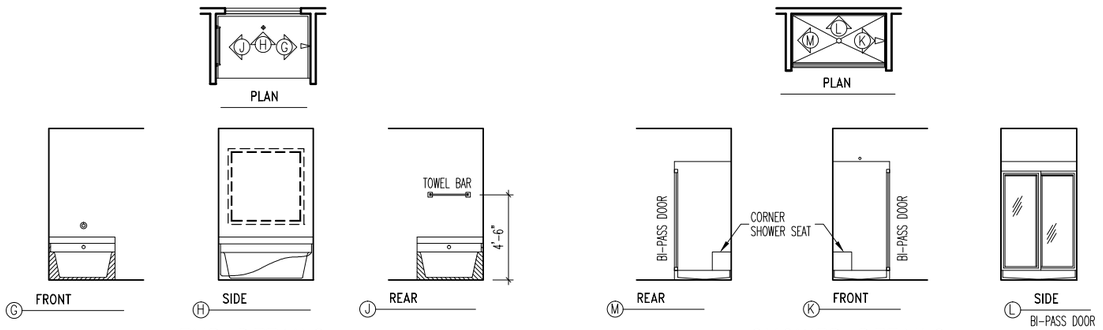
Std. By:	ALL
Chk. By:	ARC
Std. Date:	10.11.06
Date of	REV_DATE

Sheet Description: FOUNDATION DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

CLEVE - D-SHEETS.dwg Feb 27, 2009 - 9:47am

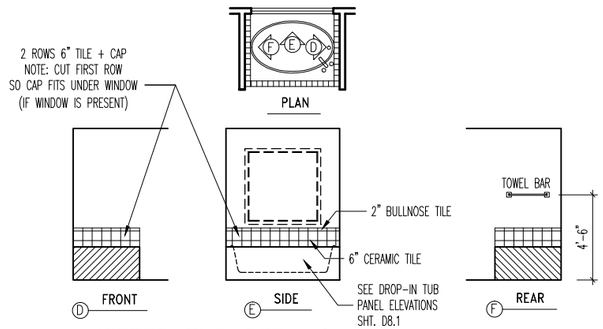
Sheet No. D8.1



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

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

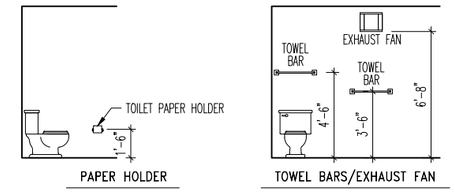
STD. OWNER'S BATH DETAILS (WITH SEPERATE SHOWER)
SCALE: 1/8" = 1'-0"



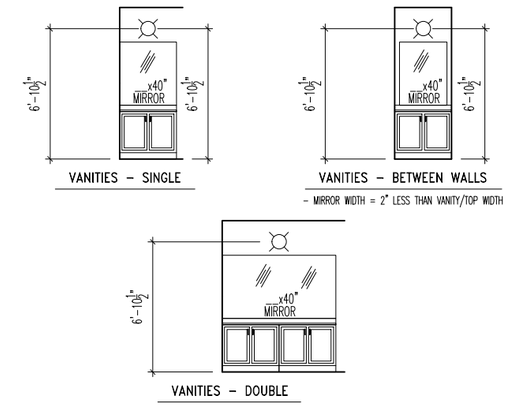
JETTED TUB DETAILS
SCALE: 1/8" = 1'-0"

JETTED OWNER'S BATH DETAILS
SCALE: 1/8" = 1'-0"

(SHOWER UNITS SAME AS STD. BATH)



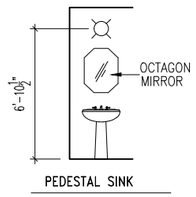
PAPER HOLDER/TOWEL BARS
SCALE: 1/8" = 1'-0"



VANITY DETAILS*
SCALE: 1/8" = 1'-0"

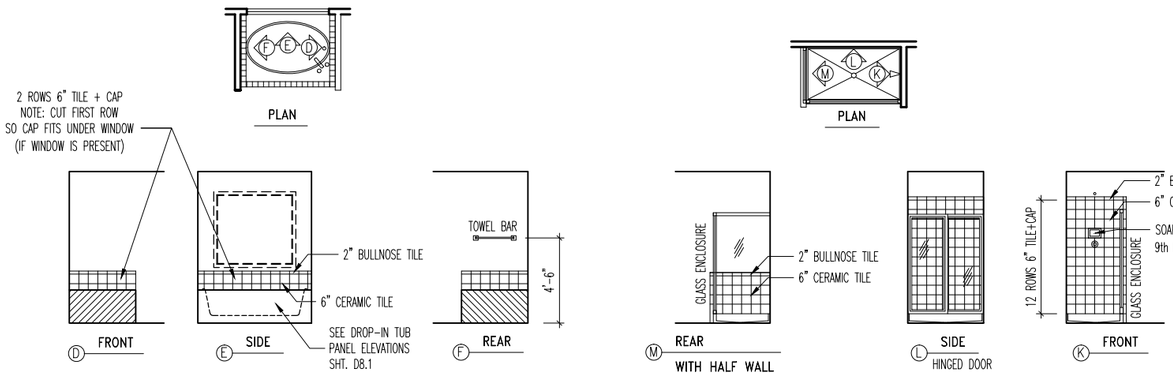
*(HALL BATH AND OWNER'S BATH ONLY)

- MIRROR WIDTH = VANITY/TOP WIDTH
- TOTAL VANITY WIDTH = LESS THAN 72" -- (1) LIGHT FIXTURE
- TOTAL VANITY WIDTH = 72" OR MORE -- (2) LIGHT FIXTURE



PED SINK DETAILS*
SCALE: 1/8" = 1'-0"

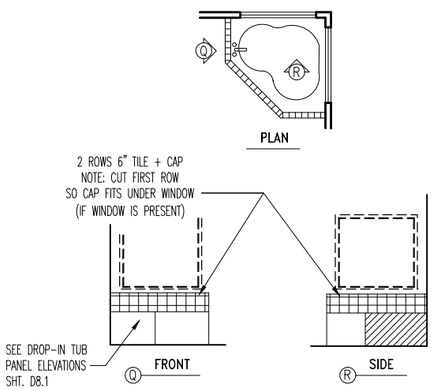
*(STD. IN POWDER ROOMS)



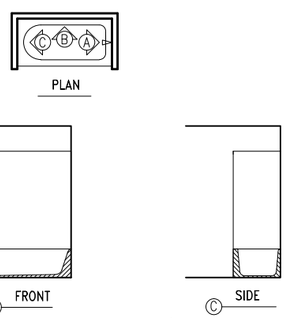
TUB DETAILS (JETTED TUBS SAME DETAILS)
SCALE: 1/8" = 1'-0"

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

DESIGNER OWNER'S BATH DETAILS
SCALE: 1/8" = 1'-0"



CORNER TUB DETAIL
SCALE: 1/8" = 1'-0"



HALL BATH (CONVENTIONAL TUB) DETAILS
SCALE: 1/8" = 1'-0"

Drees HOMES
Drees Homes
6650 West Snowville Road, Suite J, Brecksville, Ohio 44141 Ph: (440) 717-9670

STD. DETAIL SHEET

REGION: CLEVELAND

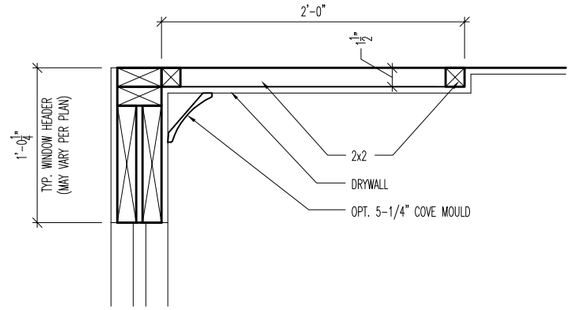
Std. By:	ALL
Chk. By:	ARC
Std. Date:	10.11.06
Date of	REV_DATE

Sheet Description: FOUNDATION DETAILS

DETAILS MAY NOT APPLY TO CONTRACT

CLEVE - D-SHEETS.dwg Jun 10, 2015 - 10:17am

Sheet No. D8.2

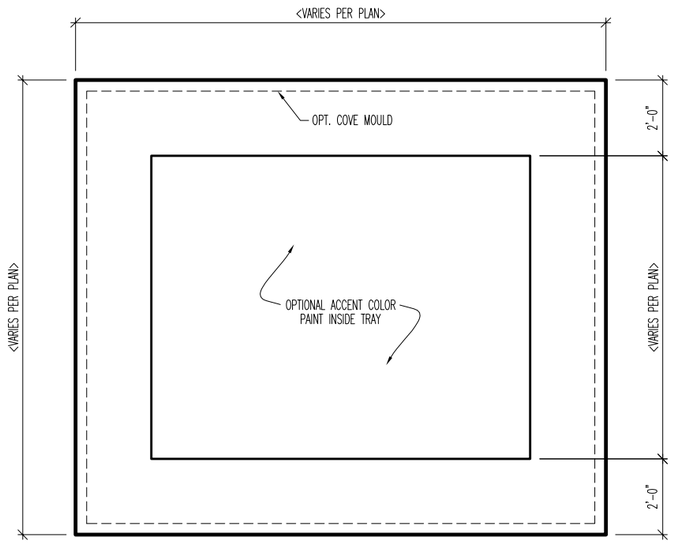


DETAILED SECTION

SCALE: 1" = 1'-0"

TYPICAL ROOM SECTION

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



TYPICAL PLAN LAYOUT

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

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

Drees Homes

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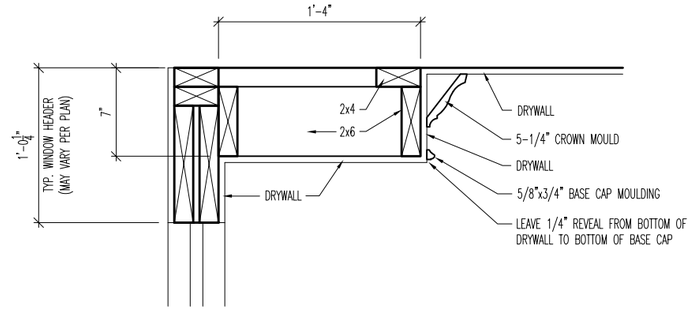
"CL-01" CEILING DESIGN
CLEVELAND
SCALE: AS NOTED

DATE OF DETAIL:	08/27/13	DRAWN BY:	BLC	SHEET NO.
LAST REVISION:	XX/XX/XX	CHECKED BY:	XXXX	CL-01
DATE ISSUED:	XX/XX/XX	PLAN NUMBER:	XXXX	
Drawing3.dwg Jan 09, 2018 - 11:45am				

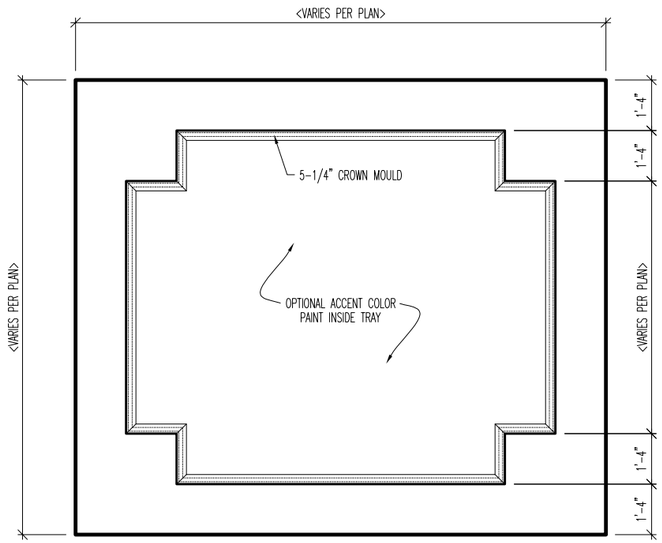


DETAILED SECTION

SCALE: 1" = 1'-0"

TYPICAL ROOM SECTION

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



TYPICAL PLAN LAYOUT

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

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

Drees Homes

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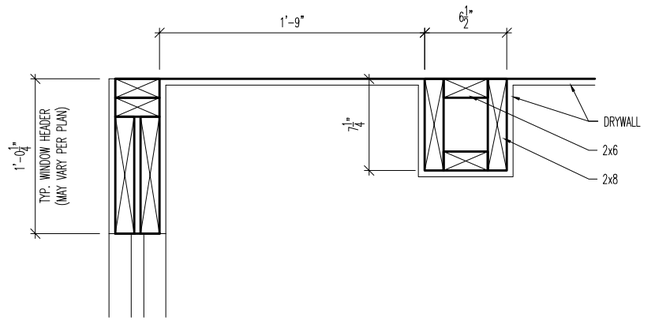
"CL-04" CEILING DESIGN
CLEVELAND
SCALE: AS NOTED

DATE OF DETAIL:	08/27/13	DRAWN BY:	BLC	SHEET NO.
LAST REVISION:	XX/XX/XX	CHECKED BY:	XXXX	CL-04
DATE ISSUED:	XX/XX/XX	PLAN NUMBER:	XXXX	
Drawing3.dwg Jan 09, 2018 - 11:45am				

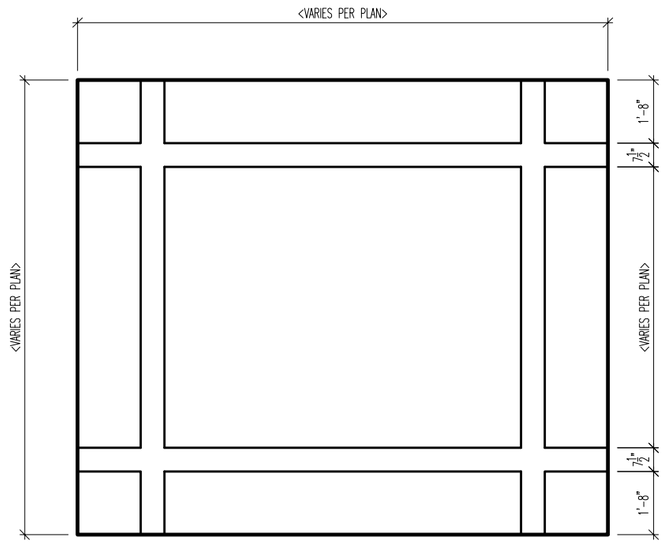


DETAILED SECTION

SCALE: 1" = 1'-0"

TYPICAL ROOM SECTION

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



TYPICAL PLAN LAYOUT

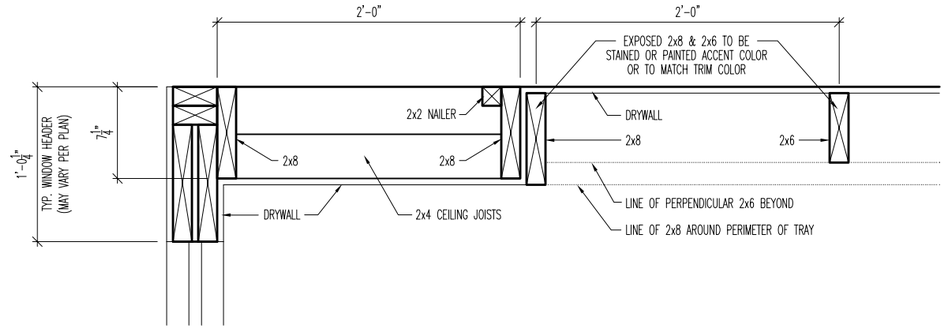
SCALE: 1/4" = 1'-0"

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

Drees Homes 6650 West Snowville Road, Suite J, Brecksville, Ohio 44141

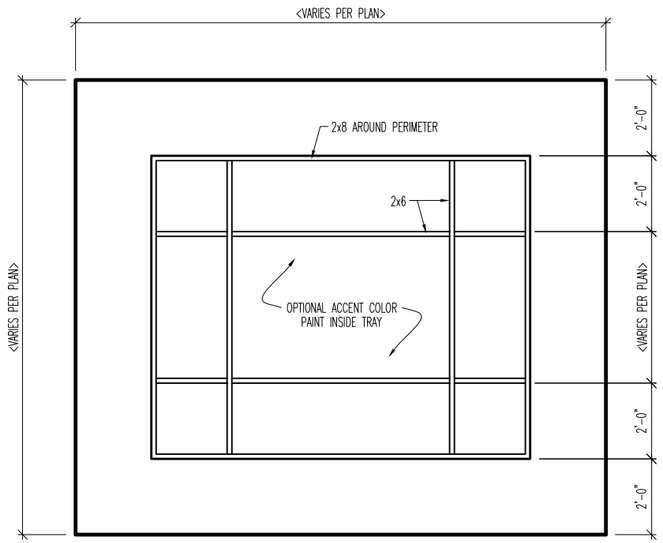
"CL-05" CEILING DESIGN
CLEVELAND
SCALE: AS NOTED

DATE OF DETAIL:	08/27/13	DRAWN BY:	BLC	SHEET NO.
LAST REVISION:	XX/XX/XX	CHECKED BY:	XXXX	CL-05
DATE ISSUED:	XX/XX/XX	PLAN NUMBER:	XXXX	
Drawing3.dwg Jan 09, 2018 - 11:46am				



TYPICAL ROOM SECTION

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



TYPICAL PLAN LAYOUT

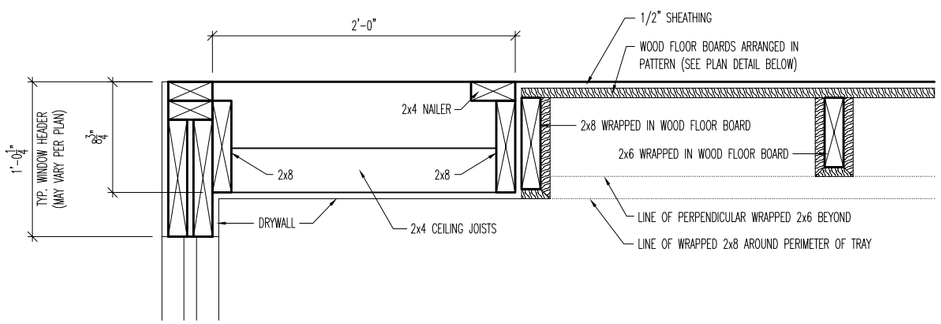
SCALE: 1/4" = 1'-0"

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

Drees Homes 6650 West Snowville Road, Suite J, Brecksville, Ohio 44141

"CL-07" CEILING DESIGN
CLEVELAND
SCALE: AS NOTED

DATE OF DETAIL:	08/27/13	DRAWN BY:	BLC	SHEET NO.
LAST REVISION:	XX/XX/XX	CHECKED BY:	XXXX	CL-07
DATE ISSUED:	XX/XX/XX	PLAN NUMBER:	XXXX	
Drawing3.dwg Jan 09, 2018 - 11:46am				

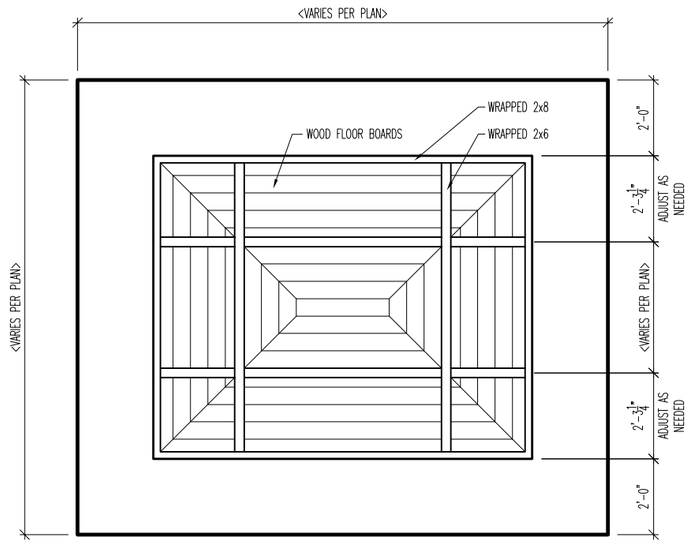


DETAILED SECTION

SCALE: 1" = 1'-0"

TYPICAL ROOM SECTION

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

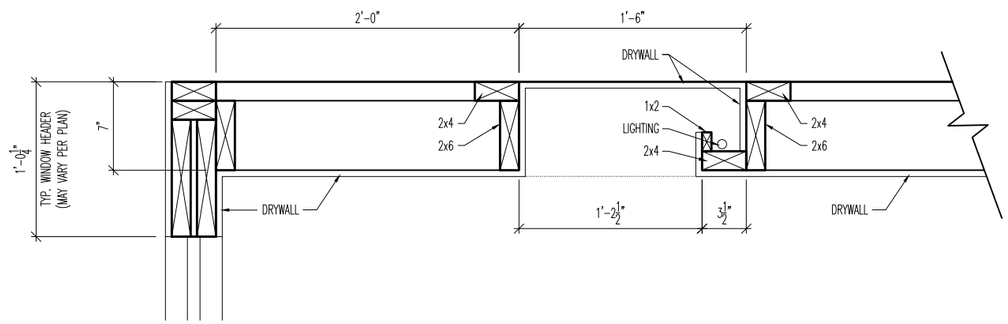


TYPICAL PLAN LAYOUT

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

TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

Drees Homes	6650 West Snowville Road, Suite J, Brecksville, Ohio 44141			
"CL-08" CEILING DESIGN CLEVELAND SCALE: AS NOTED	DATE OF DETAIL: 08/27/13	DRAWN BY: BLC	SHEET NO.	CL-08
	LAST REVISION: XX/XX/XX	CHECKED BY: XXXX		
	DATE ISSUED: XX/XX/XX	PLAN NUMBER: XXXX		
	Drawing3.dwg Jan 09, 2018 - 11:46am			

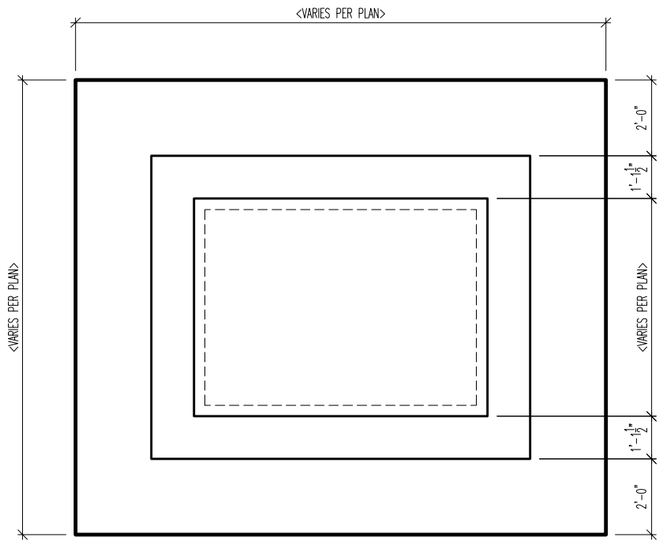


DETAILED SECTION

SCALE: 1" = 1'-0"

TYPICAL ROOM SECTION

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

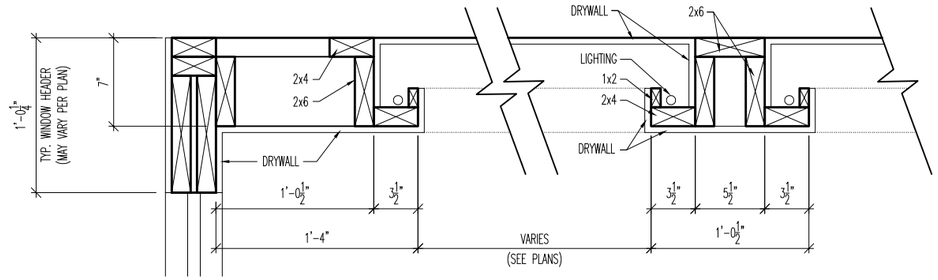


TYPICAL PLAN LAYOUT

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

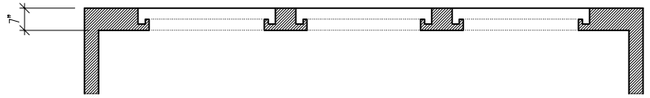
TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

Drees Homes	6650 West Snowville Road, Suite J, Brecksville, Ohio 44141			
"CL-11" CEILING DESIGN CLEVELAND SCALE: AS NOTED	DATE OF DETAIL: 08/27/13	DRAWN BY: BLC	SHEET NO.	CL-11
	LAST REVISION: XX/XX/XX	CHECKED BY: XXXX		
	DATE ISSUED: XX/XX/XX	PLAN NUMBER: XXXX		
	Drawing3.dwg Jan 09, 2018 - 11:46am			



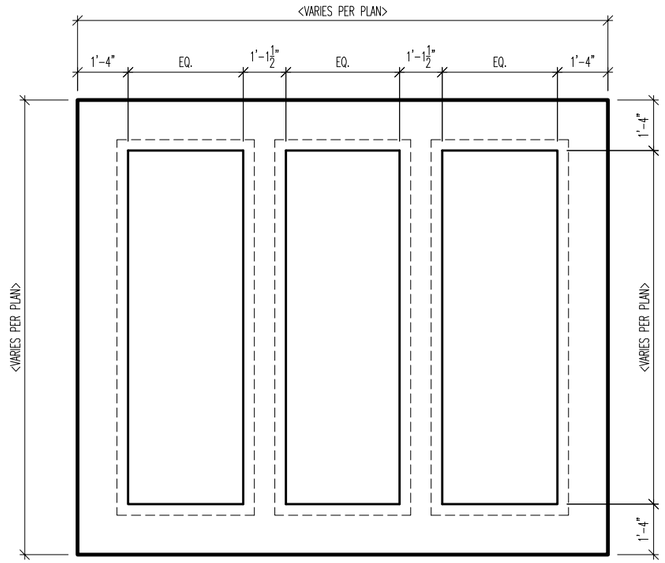
DETAILED SECTION

SCALE: 1" = 1'-0"



TYPICAL ROOM SECTION

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

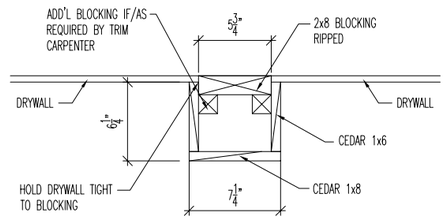


TYPICAL PLAN LAYOUT

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

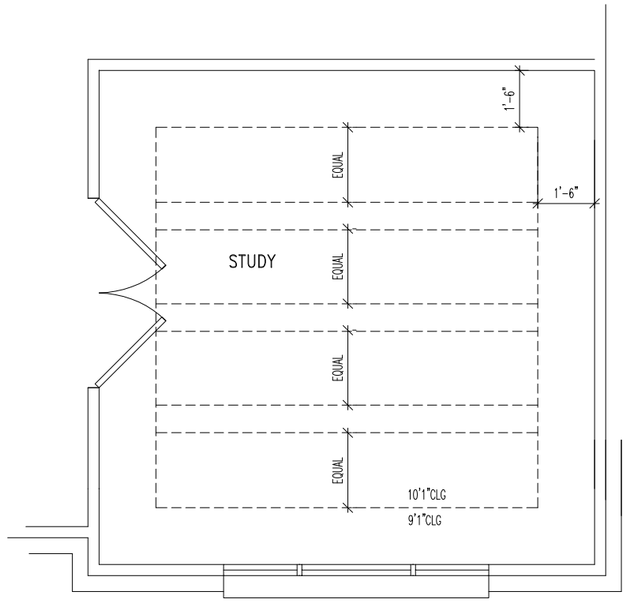
TYPICAL PLAN LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY. FOR DIMENSIONS THAT VARY, REFER TO HOUSE PLANS FOR SPECIFIC ROOM SIZES.

Drees Homes	6650 West Snowville Road, Suite J, Brecksville, Ohio 44141		
"CL-14" CEILING DESIGN CLEVELAND SCALE: AS NOTED	DATE OF DETAIL: 08/27/13	DRAWN BY: BLC	SHEET NO. CL-14
	LAST REVISION: XX/XX/XX	CHECKED BY: XXXX	
	DATE ISSUED: XX/XX/XX	PLAN NUMBER: XXXX	
	Drawing3.dwg Jan 09, 2018 - 11:47am		



DETAILED SECTION

SCALE: 1" = 1'-0"



TYPICAL PLAN LAYOUT

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

Drees Homes	6650 West Snowville Road, Suite J, Brecksville, Ohio 44141		
CEDAR BEAM CEILING DESIGN CLEVELAND SCALE: AS NOTED	DATE OF DETAIL: XX/XX/XX	DRAWN BY: XXXX	SHEET NO. CEDAR
	LAST REVISION: XX/XX/XX	CHECKED BY: XXXX	
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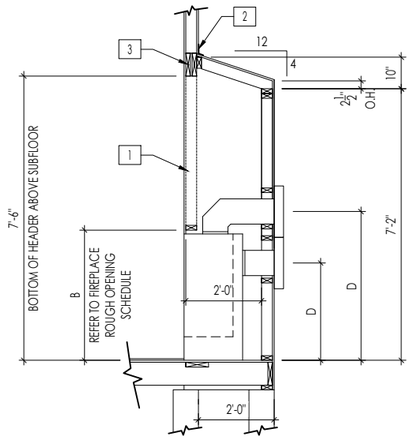
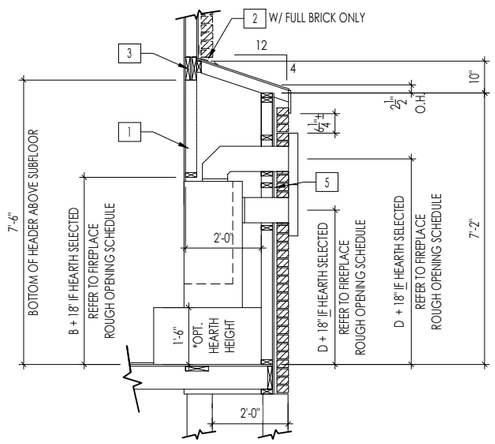


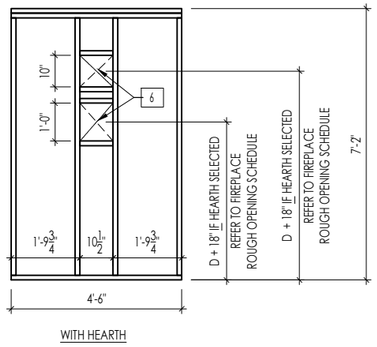
FRAMEWRAP
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

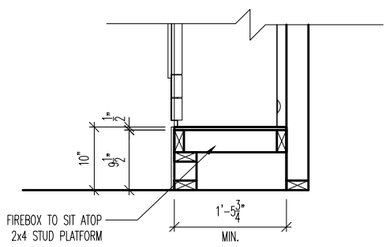
SCALE: 1/4" = 1'-0"



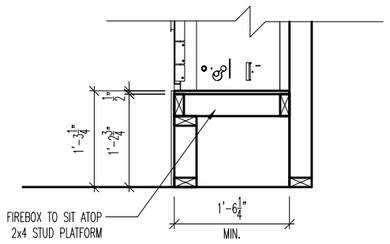
WITH HEARTH

DIRECT VENT REAR WALL FRAMING

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



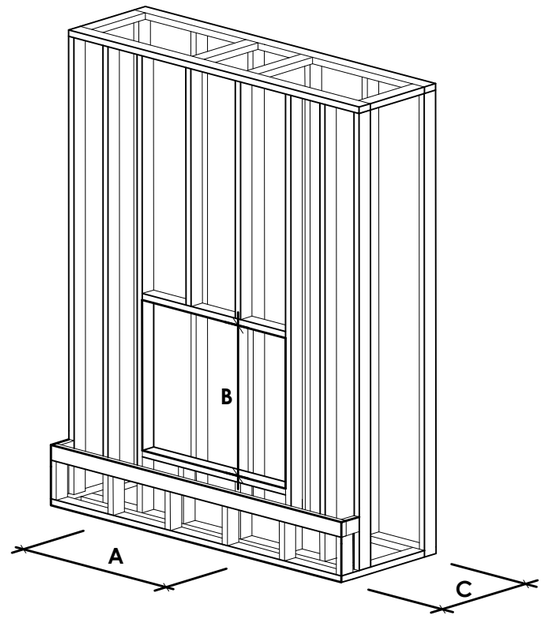
COSMO FIREPLACE



RAVE FIREPLACE

FIREPLACE PLATFORM DETAIL

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



NOTE:
PROVIDE OSB SHEATHING WHEN STONE VENEER SELECTED

General Notes

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

Key Notes

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

FIREPLACE ROUGH OPENING SCHEDULE

FIREPLACE MANUFACTURER	MODEL	A (FIREBOX REQUIRED WIDTH)	B (FIREBOX REQUIRED HEIGHT) *ADD 18" W/ OPT. HEARTH	C (FIREBOX REQUIRED DEPTH - INTERIOR REAR WALL TO FRONT EXTERIOR WALL)	D (VENT CENTERLINE HEIGHT) *ADD 18" W/ OPT. HEARTH
HEAT & GLO	SLIMLINE SL-7	42"	38-1/4"	16-1/4"	TOP 40" SIDE 26-7/8"
	COSMO 42	49"	32-3/4" *RAISE 10" - SEE PLATFORM DETAIL*	17-3/4"	TOP ONLY 46-1/2" *RAISED 10"*
	NOVUS 33	39"	34-7/8"	19-5/8"	TOP 40" SIDE 23-1/2"
HEARTH & HOME	COURTYARD 36	42-1/2"	34-1/4"	20-1/4"	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 42	49"	32-3/4" *RAISE 15-1/4" - SEE PLATFORM DETAIL*	18-1/4"	TOP ONLY 46-1/2" *RAISED 15-1/4"*

all dimensions are in inches

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

FIREPLACE DETAILS

Std. Drawn By:	MRPH
Std. Date:	02.29.20
Date of Last Rev:	8.12.2024

Sheet Description: FIREPLACE DETAIL
SCALE: VARIES

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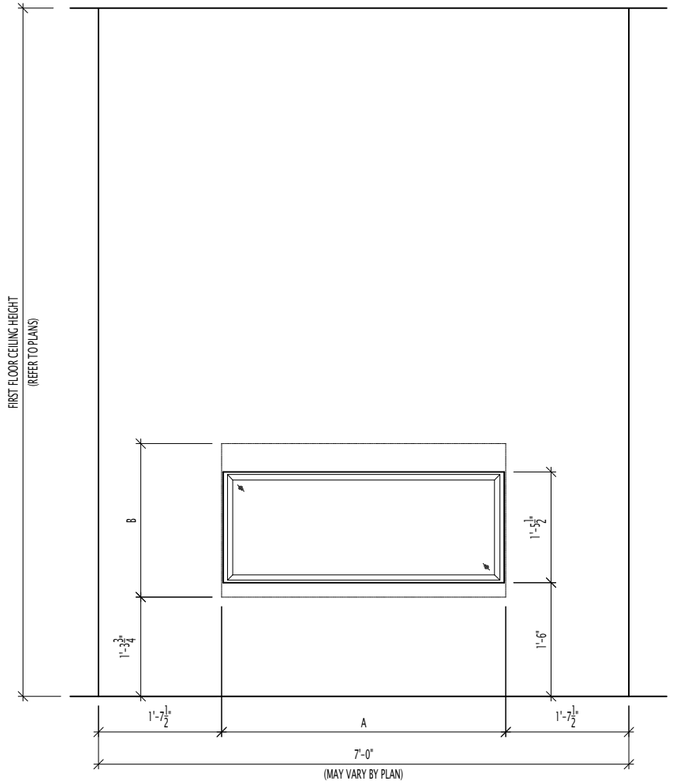
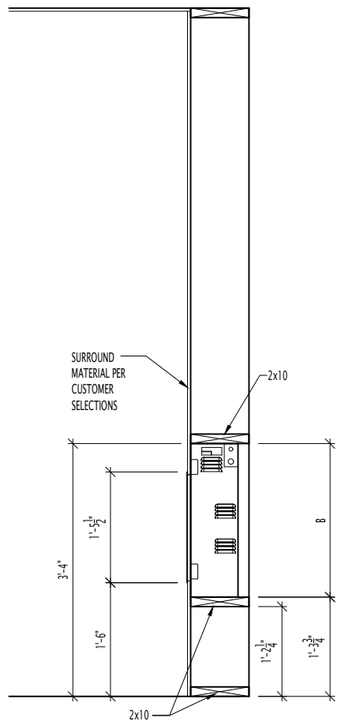
Sheet No.
F-1



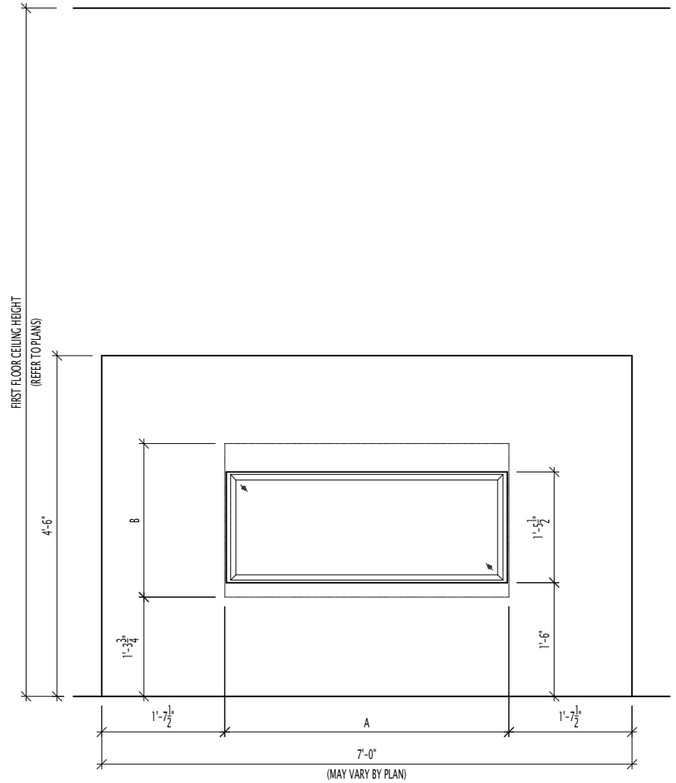
ELEVATION- FULL HEIGHT

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



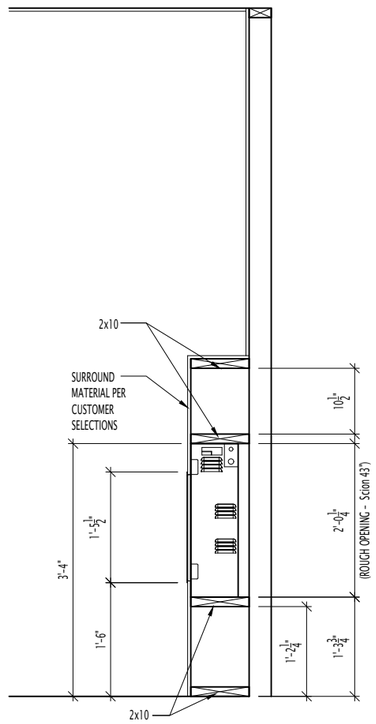
SECTION - FULL HEIGHT

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



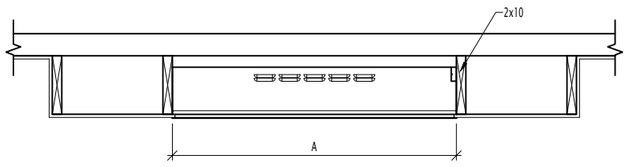
ELEVATION- HALF HEIGHT

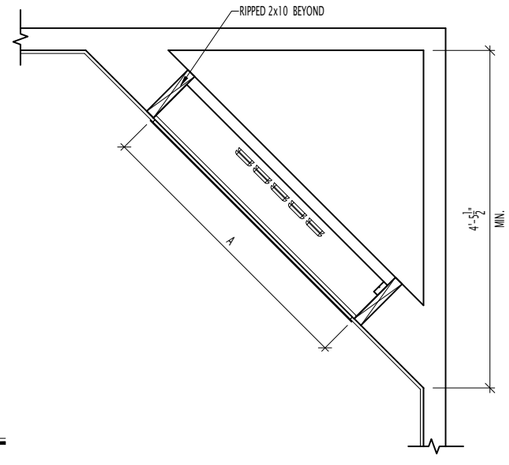
SCALE: 1/2" = 1'-0"



SECTION - HALF HEIGHT

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





PLAN VIEWS

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

FIREPLACE ROUGH OPENING SCHEDULE

FIREPLACE MANUFACTURER	MODEL	A	B	C
		(FIREBOX REQUIRED WIDTH)	(FIREBOX REQUIRED HEIGHT)	(FIREBOX REQUIRED DEPTH - INTERIOR REAR WALL TO FRONT EXTERIOR WALL)
SCION	SCION 43"	45"	24-1/4"	7-5/8"
	SCION 55"	57"	24-1/4"	7-5/8"

The Drees Company

ELECTRIC FIREPLACE DETAIL

MIDWEST REGION

SCALE: NONE

REVISED BY:	LJR
LAST REVISION:	4.24.2024

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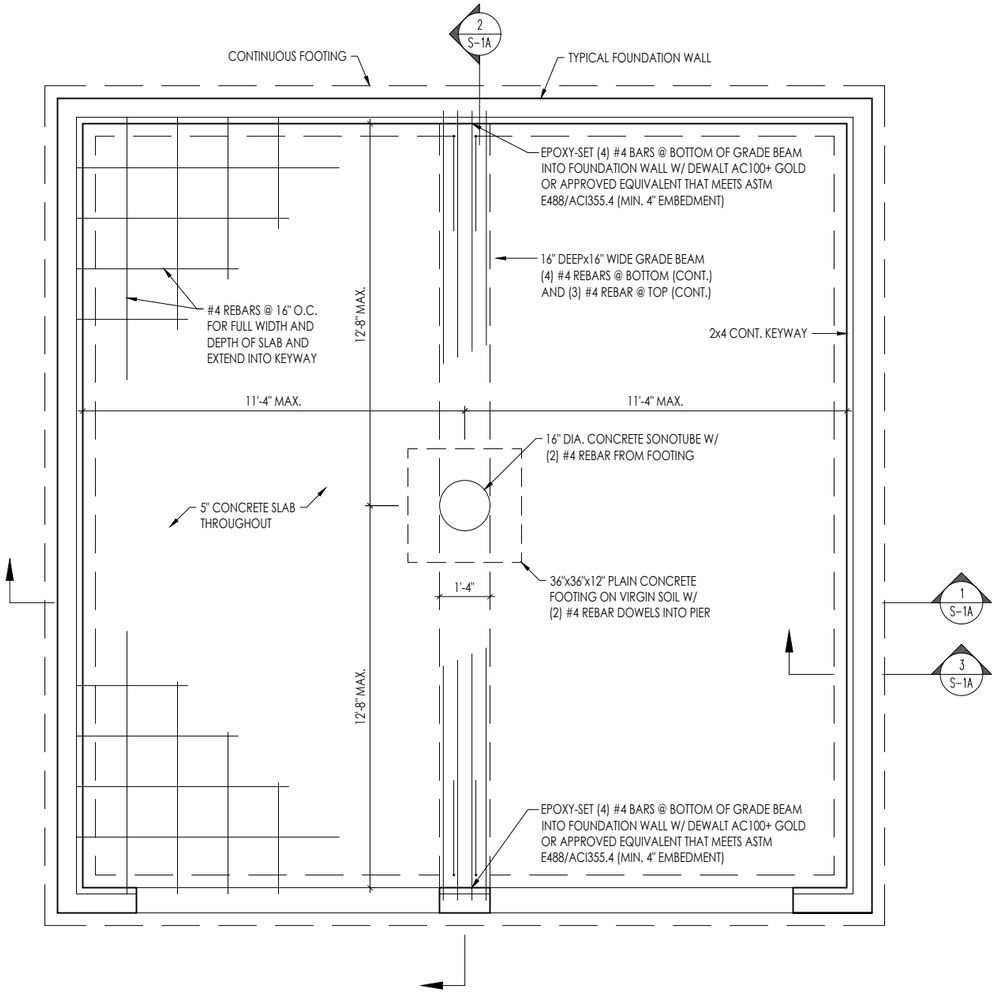
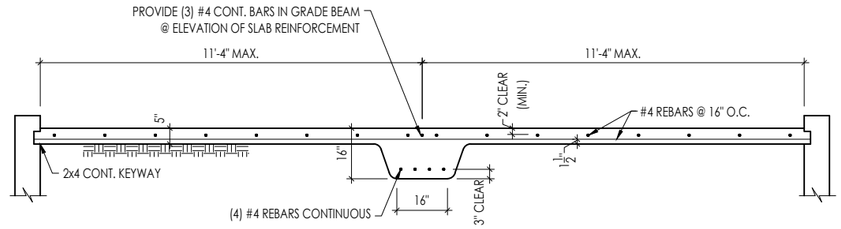
F-03



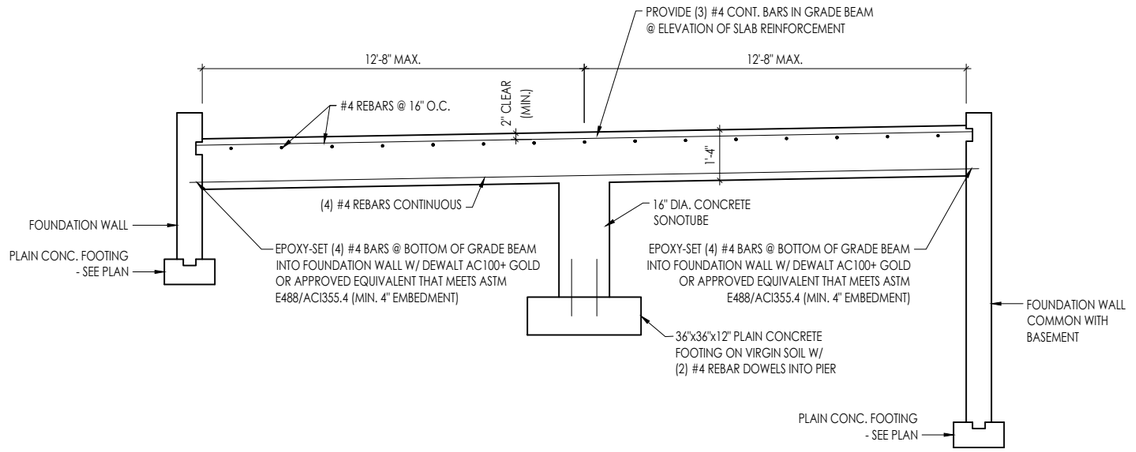
PLAN VIEW

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



1 S-1A SECTION THRU SLAB

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



2 S-1A SECTION THRU GRADE BEAM

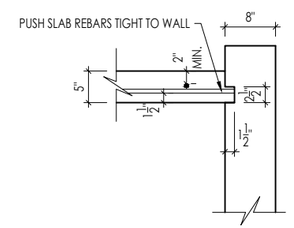
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THIS DETAIL TO BE USED ONLY WHEN OVERDIG EXCEEDS 2'-0"- FILL OVERDIG AREAS WITH GRAVEL IF LESS THAN 2'-0".
2. CONCRETE STRENGTH AT SLAB: 3500 PSI
3. ALL REBAR SHALL BE F_y = 60 KSI STEEL

ALTERNATE GARAGE SLAB

1. FILL OVERDIG COMPLETELY w/ SELF-COMPACTING GRAVEL FILL.
2. CONCRETE STRENGTH AT SLAB: 3500 PSI
3. SLAB REBAR OR GRADE BEAM NOT REQUIRED.
4. INSTALL SLAB KEYWAY PER DETAIL 3 THIS SHEET.



3 S-1A KEYWAY DETAIL (ALL EDGES)

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

STATE OF OHIO
JAMES G. FRILING
E-79451
REGISTERED PROFESSIONAL ENGINEER

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

Drees HOMES

Drees Homes
6860 West Snowville Road, Suite 150, Brecksville, Ohio 44141 Ph: (440) 717-9670

Std. By:	ALL
Chk. By:	ARC
Std. Date:	5/22/09
Date of Last Rev:	01/20/23 mprh

Sheet Description:

REINFORCING DETAILS
2-CAR FRONT OR SIDE ENTRY GARAGE

SCALE: AS NOTED

Sheet No.

S-1A

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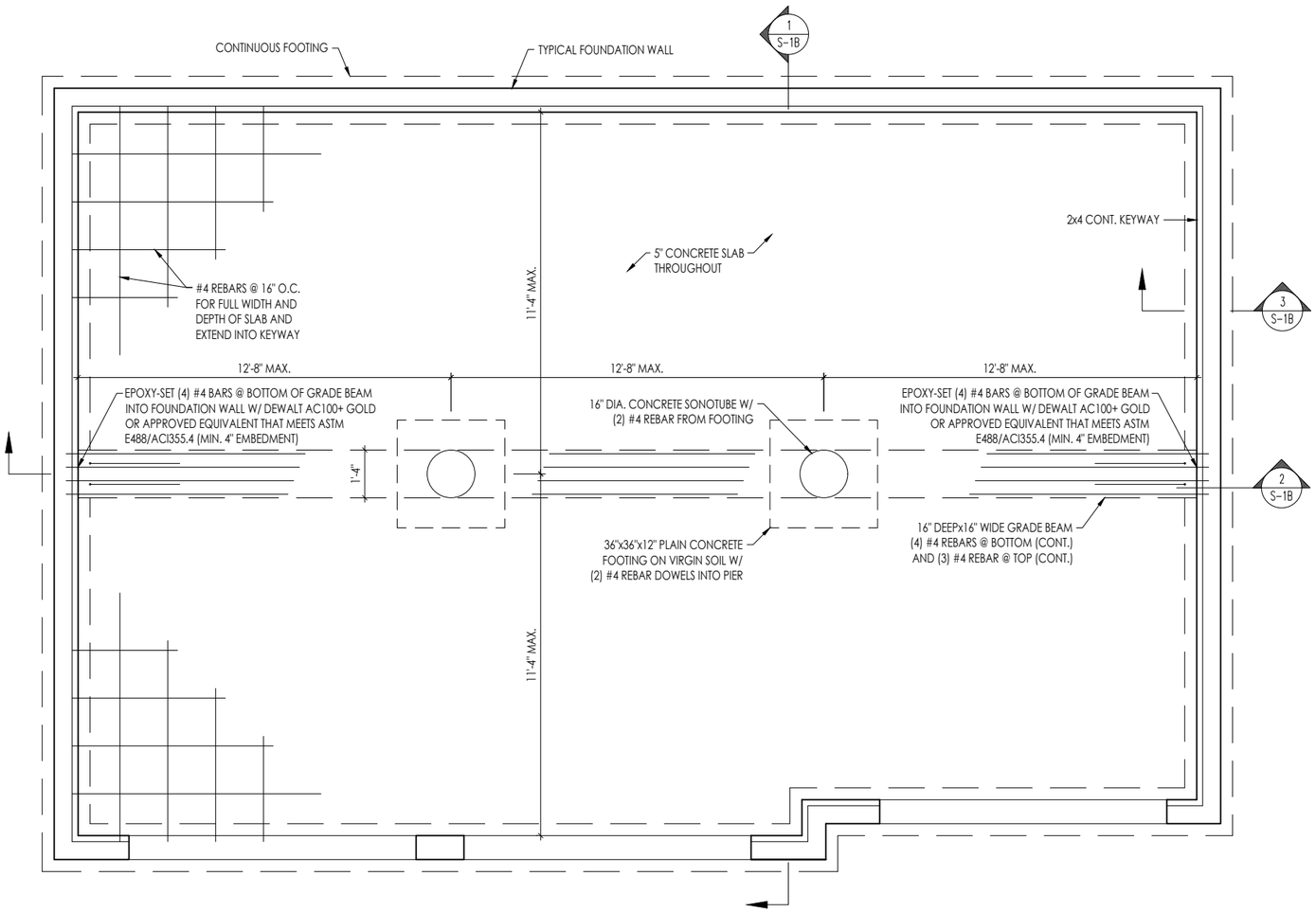
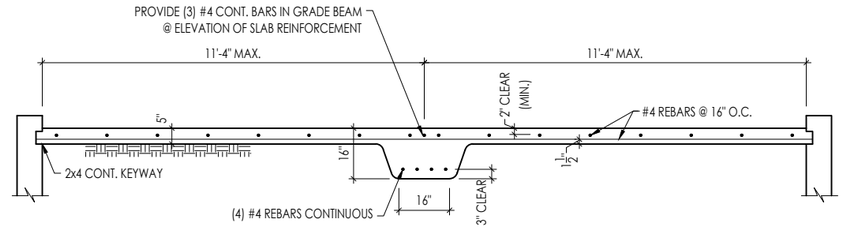


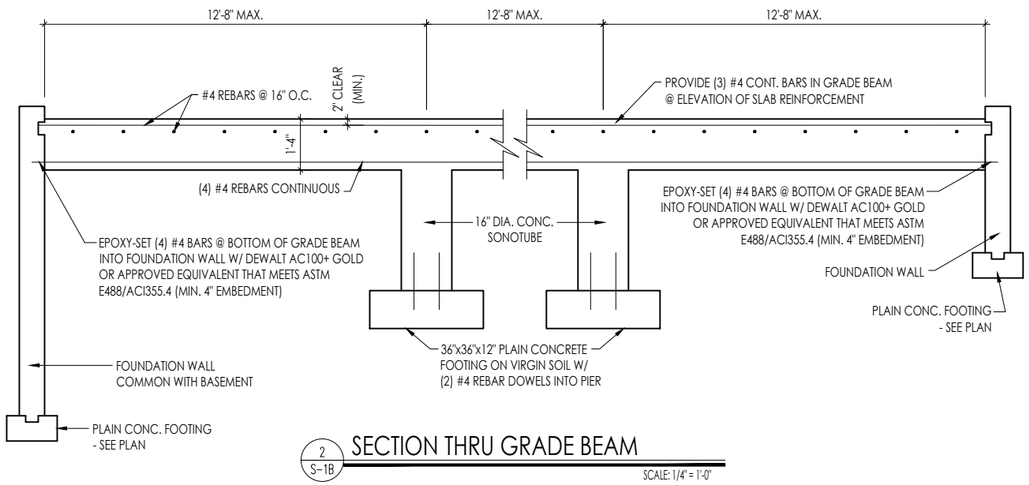
PLAN VIEW

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



1 S-1B SECTION THRU SLAB

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



2 S-1B SECTION THRU GRADE BEAM

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

GENERAL NOTES

1. THIS DETAIL TO BE USED ONLY WHEN OVERDIG EXCEEDS 2'-0"- FILL OVERDIG AREAS WITH GRAVEL IF LESS THAN 2'-0".
2. CONCRETE STRENGTH AT SLAB: 3500 PSI
3. ALL REBAR SHALL BE F_y = 60 KSI STEEL

ALTERNATE GARAGE SLAB

1. FILL OVERDIG COMPLETELY w/ SELF-COMPACTING GRAVEL FILL.
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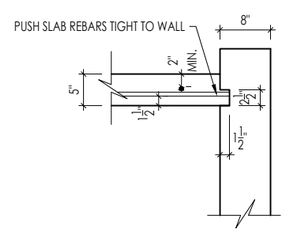
3. SLAB REBAR OR GRADE BEAM NOT REQUIRED.
4. INSTALL SLAB KEYWAY PER DETAIL 3 THIS SHEET.



3 S-1B KEYWAY DETAIL (ALL EDGES)

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

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Std. By:	ALL
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Std. Date:	5/22/09
Date of Last Rev:	01/20/23 mprh

Sheet Description: REINFORCING DETAILS
3-CAR FRONT OR SIDE ENTRY GARAGE

SCALE: AS NOTED

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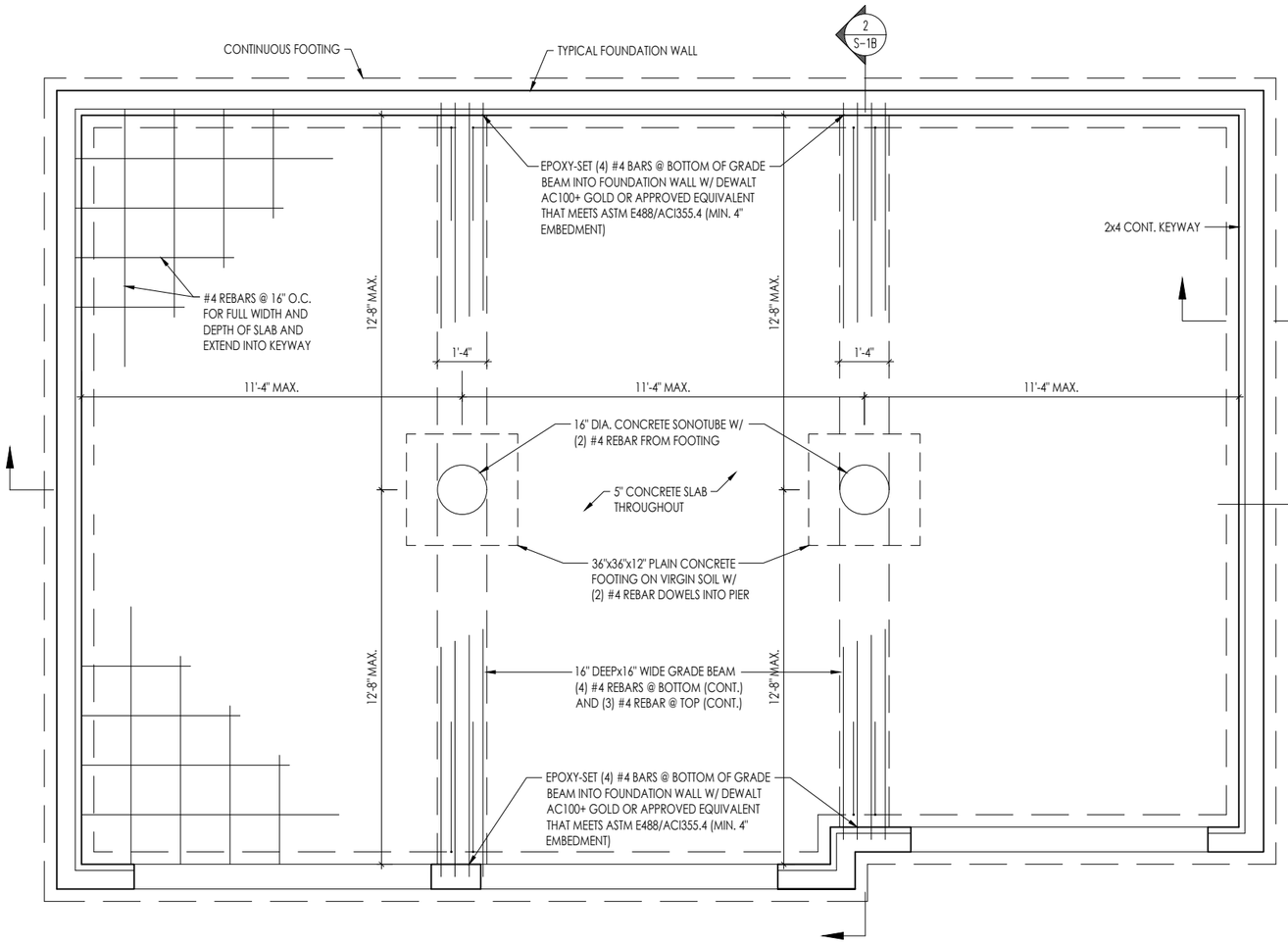
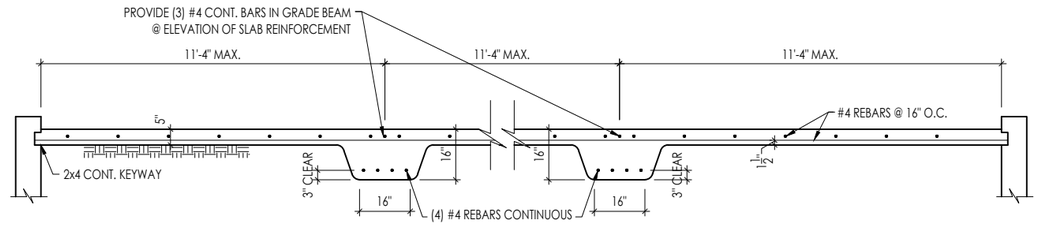
Sheet No. S-1B



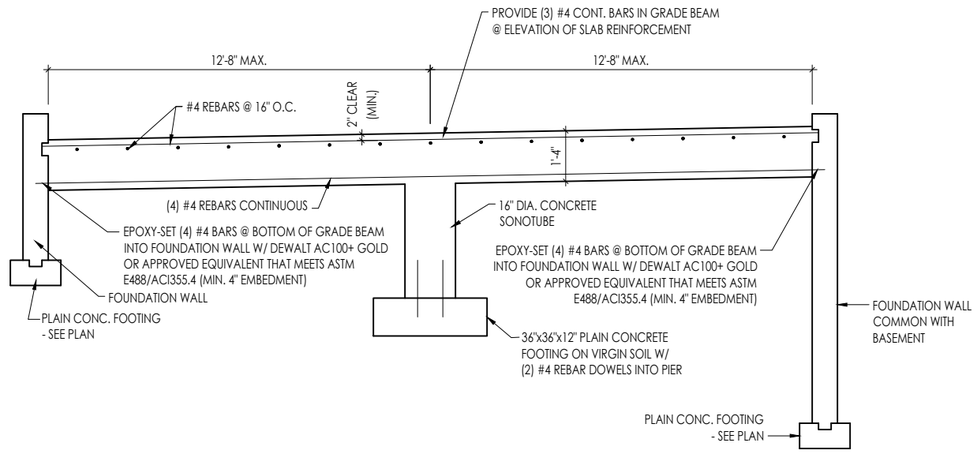
PLAN VIEW

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



1 S-1B SECTION THRU SLAB

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



2 S-1B SECTION THRU GRADE BEAM

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

GENERAL NOTES

1. THIS DETAIL TO BE USED ONLY WHEN OVERDIG EXCEEDS 2'-0"- FILL OVERDIG AREAS WITH GRAVEL IF LESS THAN 2'-0".
2. CONCRETE STRENGTH AT SLAB: 3500 PSI
3. ALL REBAR SHALL BE F_y = 60 KSI STEEL

ALTERNATE GARAGE SLAB

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2. CONCRETE STRENGTH AT SLAB: 3500 PSI
3. SLAB REBAR OR GRADE BEAM NOT REQUIRED.
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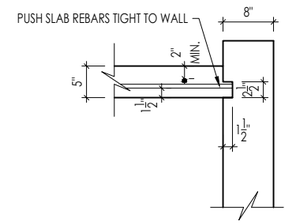

3 S-1B KEYWAY DETAIL (ALL EDGES)

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

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Std. By:	ALL
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Date of Last Rev:	01/20/23 mprh

Sheet Description: REINFORCING DETAILS
3-CAR FRONT OR SIDE ENTRY GARAGE

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SCALE: AS NOTED

Sheet No.
S-1B
ALTERNATE

GENERAL NOTES

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ALTERNATE GARAGE SLAB

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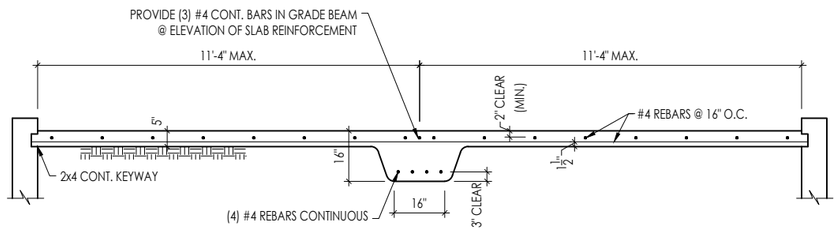
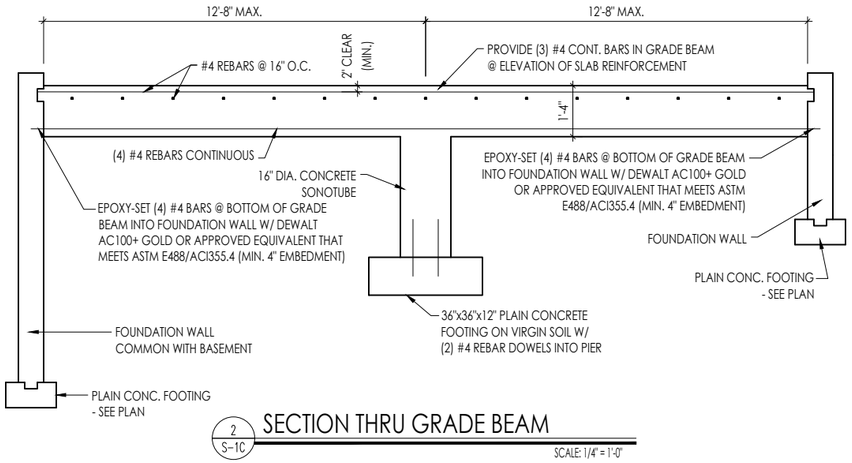


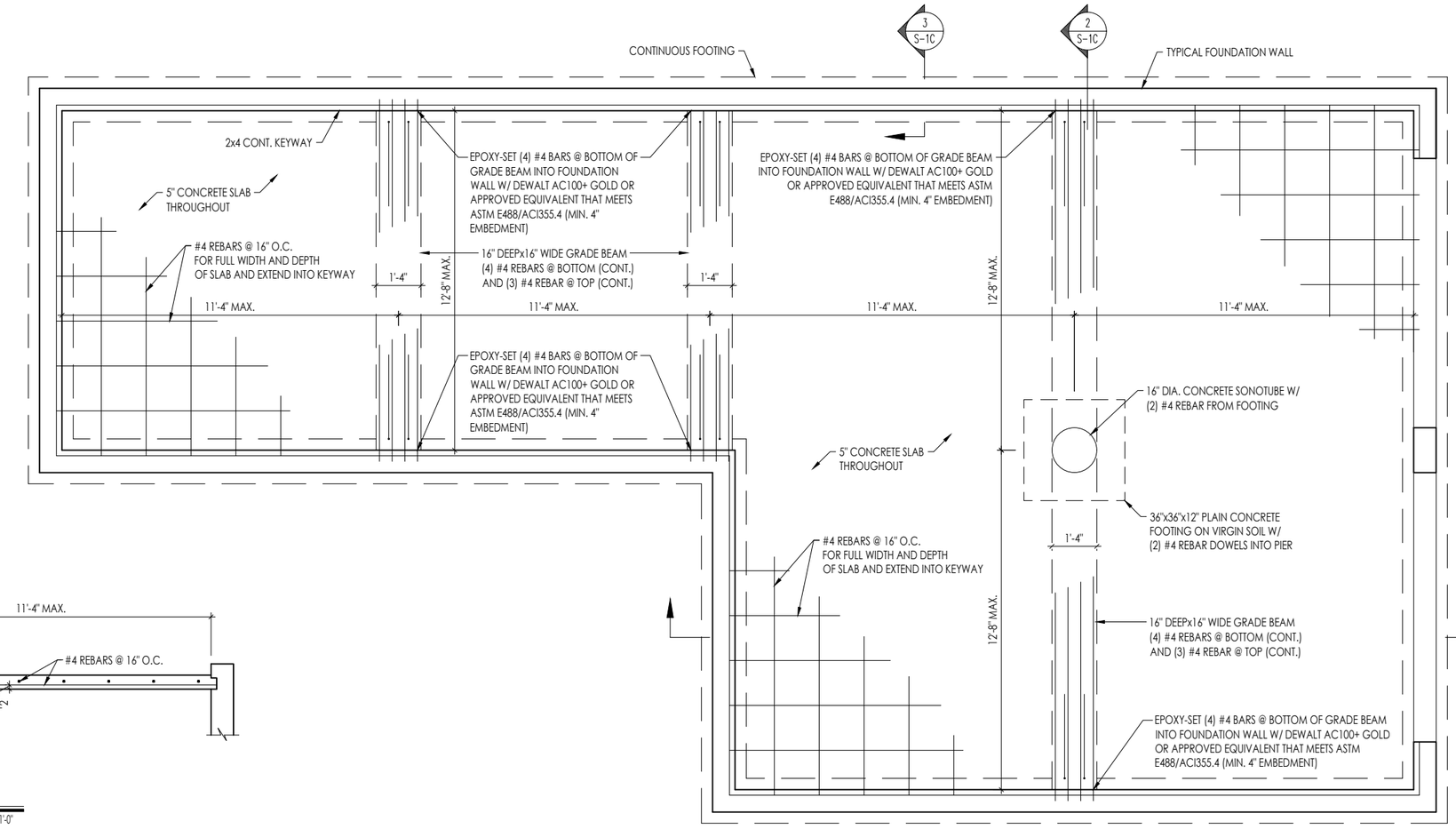
1 S-1C SECTION THRU SLAB

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



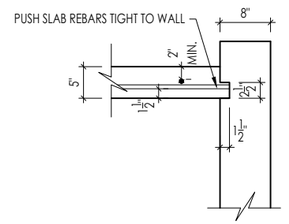
2 S-1C SECTION THRU GRADE BEAM

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



PLAN VIEW

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



3 S-1C KEYWAY DETAIL (ALL EDGES)

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

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JAMES G. FRILING
E-79451
REGISTERED PROFESSIONAL ENGINEER

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

Drees HOMES

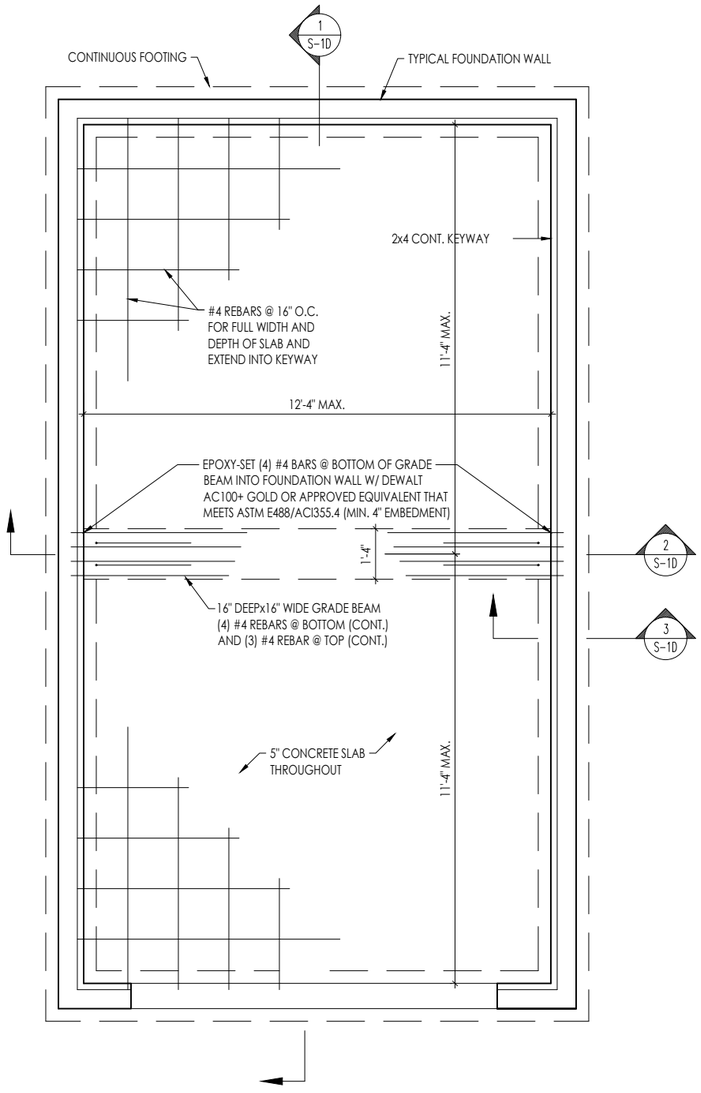
Drees Homes
6860 West Snowville Road, Suite 150, Brecksville, Ohio 44141 Ph: (440) 717-9670

Std. By:	ALL
Chk. By:	ARC
Std. Date:	5/22/09
Date of Last Rev:	01/20/23 mprh

Sheet Description: REINFORCING DETAILS TANDEM GARAGE

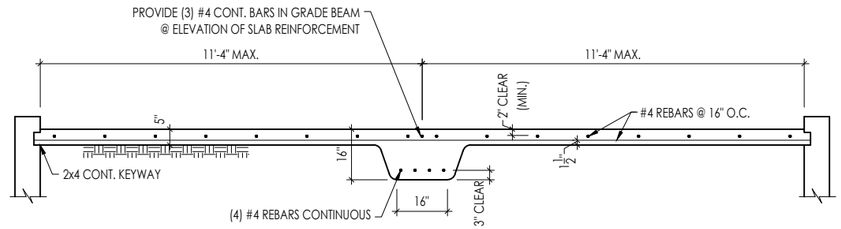
\\ftm-win-fs1\data\architecture\autocad 2004\symbols\details\general\mulhern and kulp engineering\garageslabdwgs.dwg 03.01.2019

Sheet No. S-1C



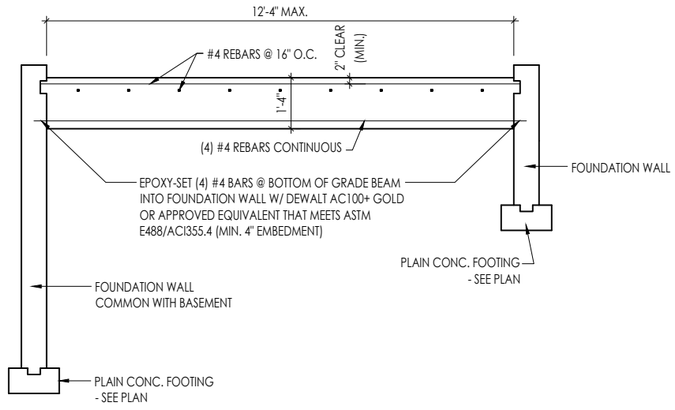
PLAN VIEW

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



1 S-1D SECTION THRU SLAB

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



2 S-1D SECTION THRU GRADE BEAM

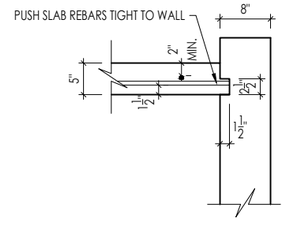
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THIS DETAIL TO BE USED ONLY WHEN OVERDIG EXCEEDS 2'-0"- FILL OVERDIG AREAS WITH GRAVEL IF LESS THAN 2'-0".
2. CONCRETE STRENGTH AT SLAB: 3500 PSI
3. ALL REBAR SHALL BE F_y = 60 KSI STEEL

ALTERNATE GARAGE SLAB

1. FILL OVERDIG COMPLETELY w/ SELF-COMPACTING GRAVEL FILL.
2. CONCRETE STRENGTH AT SLAB: 3500 PSI
3. SLAB REBAR OR GRADE BEAM NOT REQUIRED.
4. INSTALL SLAB KEYWAY PER DETAIL 3 THIS SHEET.



3 S-1D KEYWAY DETAIL (ALL EDGES)

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

MULHERN+KULP
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Drees HOMES

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Std. By:	ALL
Chk. By:	ARC
Std. Date:	5/22/09
Date of Last Rev:	01/20/23 mprh

Sheet Description:

REINFORCING DETAILS
1-CAR FRONT ENTRY GARAGE

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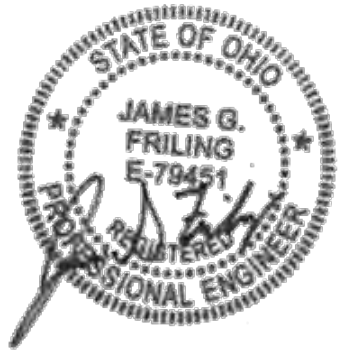
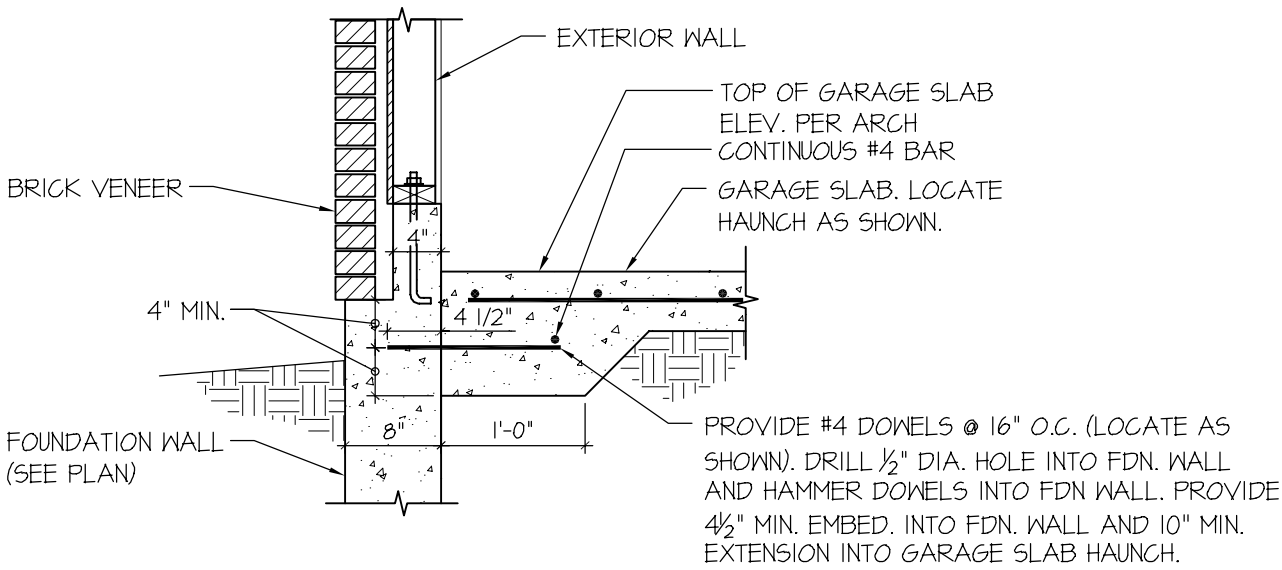
Sheet No.

S-1D





1 STRUCTURAL GARAGE SLAB HAUNCH AT BRICK LEDGE

SCALE: 3/4"=1'-0"

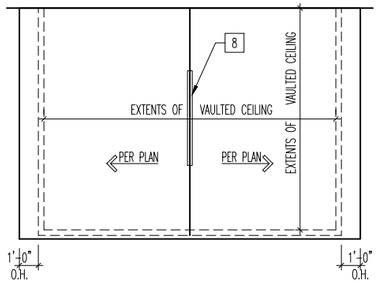
MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

DREES HOMES

STRUCTURAL GARAGE SLAB
HAUNCH AT BRICK LEDGE
FOUNDATION WALL CONDITION

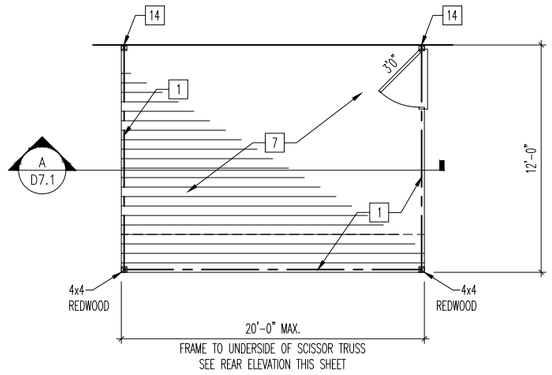
MIDWEST REGION

Mulhern+Kulp project number:	085-25000
project mgr:	APV
drawn by:	CNV
issue date:	05-14-2025
sketch no.:	SK-1



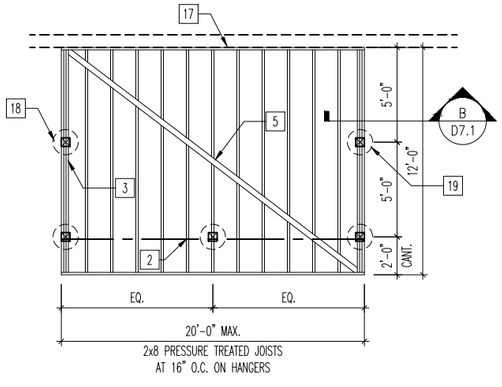
ROOF PLAN

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



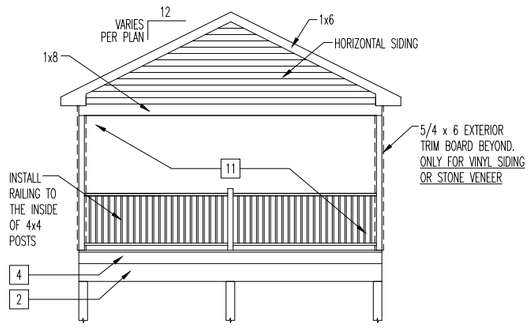
PLAN LAYOUT

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



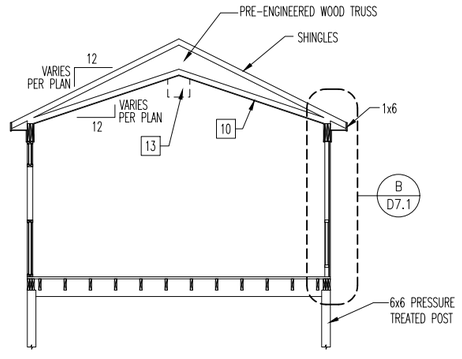
FOUNDATION & JOIST LAYOUT

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



REAR ELEVATION

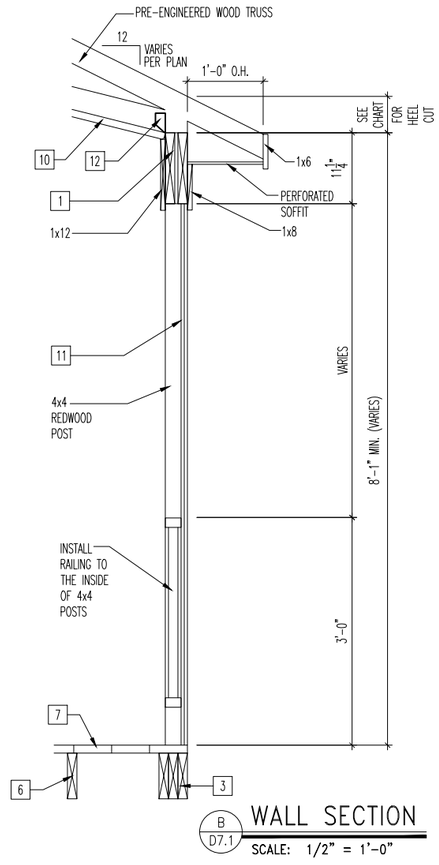
SCALE: 1/8" = 1'-0"



BUILDING SECTION

A D7.1

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



WALL SECTION

B D7.1

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

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

General Notes

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. DESIGN LOADS:
   DECK LOAD: 40 p.s.f. LIVE LOAD + 15 p.s.f. DEAD LOAD = 55 p.s.f. TOTAL LOAD
   ROOF LOAD: 25 p.s.f. LIVE LOAD + 20 p.s.f. DEAD LOAD = 45 p.s.f. TOTAL LOAD
3. ALL WOOD TO BE PRESSURE TREATED EXCEPT FOR TRIM, WHICH IS TO BE REDWOOD.
4. ALL DECK COLUMNS TO HAVE AN UNSUPPORTED LENGTH NO GREATER THAN 10'-0" OR, IF OVER 10'-0", TO BE REVIEWED BY ARCHITECTURE DEPARTMENT.
5. HOUSE WALL REMAINS BRICK AT SCREENED-IN DECK.
6. HOUSE WALL IS 8" V-GROOVE HARDBOARD SIDING AT SCREENED-IN DECK WITH 1x8 BASE TRIM AND 1x4 TRIM AT HARDBOARD SEAMS, WINDOWS AND DOOR.
7. PRE-ENGINEERED TRUSSES AT 24" O.C.
8. ALL 12" OVERHANGS TO HAVE (2) SOFFIT VENTS PER EACH 8'-0" SECTION OF SOFFIT
9. WHERE THERE IS NO SECOND FLOOR ABOVE, GRADUATED TRUSSES ARE REQUIRED ATOP HOUSE ROOF AT SCREENED-IN DECK TO FINISH OUT THE REVERSE GABLE.
10. SEE SHEET 4.01 FOR PLACEMENT OF ALL MECHANICAL ELEMENTS.
11. WHEN A POST ABUTS VINYL SIDING OR STONE VENEER, PLACE A 5/4 x 6 EXTERIOR TRIM BOARD VERTICALLY, IN LINE WITH THE POST TO ADHERE THE RAIL & SCREENED-IN SYSTEM TO THE VINYL SIDING OR STONE VENEER.

Key Notes

1. CONTINUOUS (2)2x12 HEADER W/ 1/2" FILLER - TO BEAR IN HOUSE WALL
2. BEAM: (2)2x12s
3. BEAM: (3)2x8s
4. 2x8 BANDBOARD
5. 1x4 DIAGONAL BRACING
6. 2x8 JOISTS AT 16" O.C. ON HANGERS.
7. 5/4x6 DECKING WITHOUT SPACING
8. PROVIDE 5' OF RIDGE VENT
9. 1x12 BOX HEADER
10. STAINED BEADBOARD CEILING OR SOFFIT
11. MANUFACTURED SCREEN SYSTEM AND DOOR TO BE INSTALLED BY OTHERS
12. SIMPSON TRUSS TIE H2.5A AT EACH TRUSS/BEAM CONNECTION
13. CEILING FAN ROUGH-IN PER LOCATION ON SHEET 4.01
14. ATTACH 4x4 DIRECTLY TO WOOD FRAMING OF HOUSE THROUGH A) VINYL SIDING USING 5/8"x5" LAG BOLTS AT 24" O.C. -OR- B) BRICK VENEER USING 5/8"x10" LAG BOLTS AT 24" O.C.
15.
16.
17. 2x8 P.T. LEDGER FASTENED TO RIM W/ (3) ¼" DIA.x3 ½" LONG SIMPSON SDS SCREWS @ 16" O.C. (TYP. CONNECTION WITHOUT BRICK)
18. 16" DIA. SONOTUBE (TYP.)
19. 6x6 P.T. POST BCS 2-3/6 POST CAP & ABW66 POST BASE (TYP.)
20.

UPGRADED SCREENED-IN DECK DETAILS

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

Sheet Description: SCALE: 1/8" = 1'-0"
PLAN & DETAILS

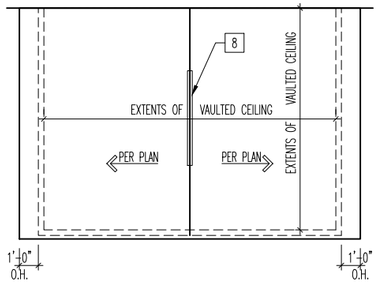
Contract Drawn By:	DWG_BY
Phone #:	DWG_PH
Coordinator's Name:	COORD_NM
Coordinator's Phone #:	COORD_PH

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

Screened-In-Deck and Patio details.dwg Jun 03, 2022 - 10:37am

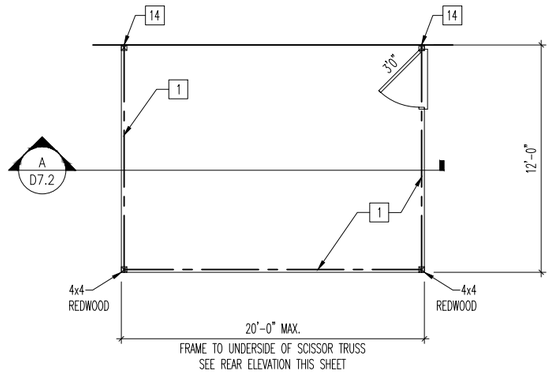
Subdivision:	SUB_NM
Job #:	JOB_NM
Customer Name:	CUS_NM
Job Address:	JOB_AD

Sheet No. D7.1



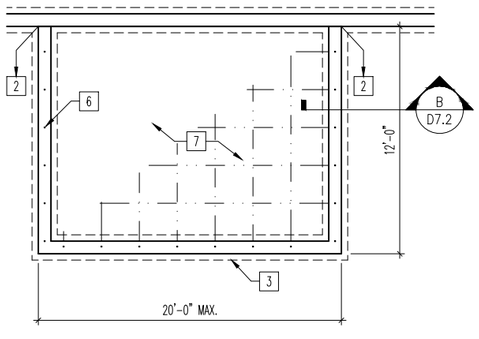
ROOF PLAN

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



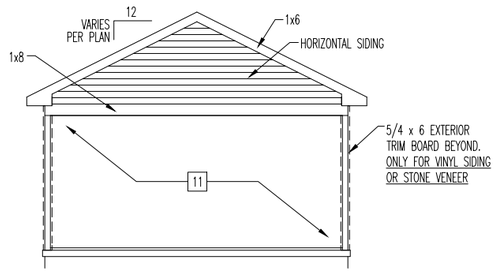
PLAN LAYOUT

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



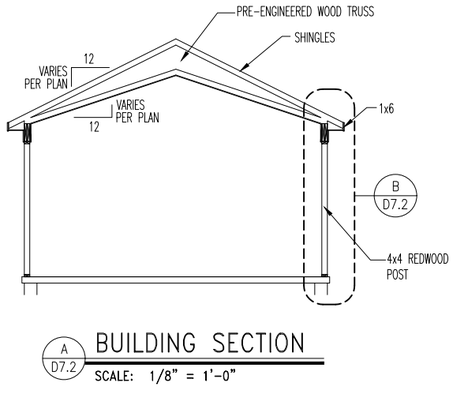
FOUNDATION PLAN

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



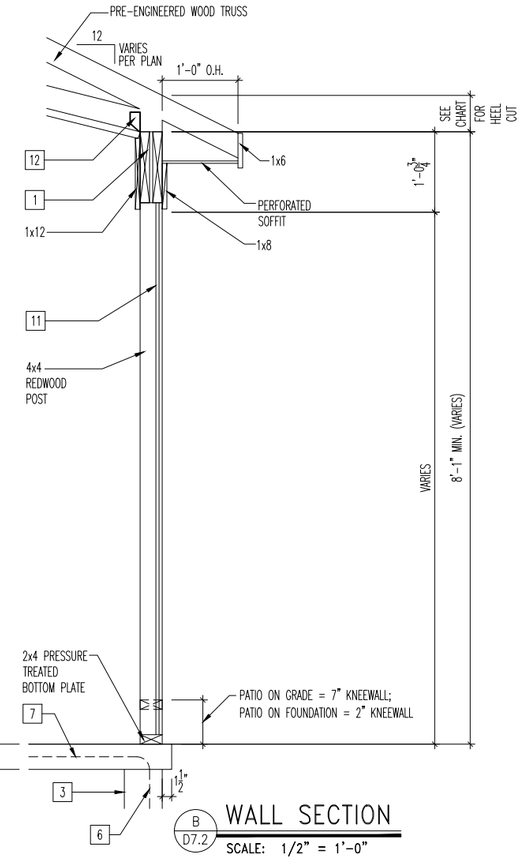
REAR ELEVATION

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



A D7.2 BUILDING SECTION

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



WALL SECTION

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

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

General Notes

1. REFER TO SHEET ON.1 FOR GENERAL NOTES.
2. DESIGN LOADS:
   DECK LOAD: 40 p.s.f. LIVE LOAD + 15 p.s.f. DEAD LOAD = 55 p.s.f. TOTAL LOAD
   ROOF LOAD: 25 p.s.f. LIVE LOAD + 20 p.s.f. DEAD LOAD = 45 p.s.f. TOTAL LOAD
3. ALL WOOD TO BE PRESSURE TREATED EXCEPT FOR TRIM, WHICH IS TO BE REDWOOD.
4. ALL DECK COLUMNS TO HAVE AN UNSUPPORTED LENGTH NO GREATER THAN 10'-0" OR, IF OVER 10'-0", TO BE REVIEWED BY ARCHITECTURE DEPARTMENT.
5. HOUSE WALL REMAINS BRICK AT SCREENED-IN DECK.
6. HOUSE WALL IS 8" V-GROOVE HARDBOARD SIDING AT SCREENED-IN DECK WITH 1x8 BASE TRIM AND 1x4 TRIM AT HARDBOARD SEAMS, WINDOWS AND DOOR.
7. PRE-ENGINEERED TRUSSES AT 24" O.C.
8. ALL 12" OVERHANGS TO HAVE (2) SOFFIT VENTS PER EACH 8'-0" SECTION OF SOFFIT
9. WHERE THERE IS NO SECOND FLOOR ABOVE, GRADUATED TRUSSES ARE REQUIRED ATOP HOUSE ROOF AT SCREENED-IN DECK TO FINSIH OUT THE REVERSE GABLE.
10. SEE SHEET 4.01 FOR PLACEMENT OF ALL MECHANICAL ELEMENTS.
11. WHEN A POST ABUTS VINYL SIDING OR STONE VENEER, PLACE A 5/4 x 6 EXTERIOR TRIM BOARD VERTICALLY, IN LINE WITH THE POST TO ADHERE THE RAIL & SCREENED-IN SYSTEM TO THE VINYL SIDING OR STONE VENEER.

Key Notes

1. CONTINUOUS (2)2x12 HEADER W/ 1/2" FILLER - TO BEAR IN HOUSE WALL
2. DROP PATIO FOUNDATION 4" BELOW TOP OF HOUSE FOUNDATION
3. FROST FOOTING AS REQUIRED BY GRADE
4.
5.
6. STUB STEEL REBAR OUT TOP OF FOUNDATION 2'-0" TO TIE INTO PATIO SLAB
7. #4 REBAR AT 24" O.C. IN BOTH DIRECTIONS
8. PROVIDE 5' OF RIDGE VENT
9. 1x12 BOX HEADER
10.
11. MANUFACTURED SCREEN SYSTEM AND DOOR TO BE INSTALLED BY OTHERS
12. SIMPSON TRUSS TIE H2.5A AT EACH TRUSS/BEAM CONNECTION
13.
14. ATTACH 4x4 DIRECTLY TO WOOD FRAMING OF HOUSE THROUGH A) VINYL SIDING USING 5/8"x5" LAG BOLTS AT 24" O.C. -OR- B) BRICK VENEER USING 5/8"x10" LAG BOLTS AT 24" O.C.
15. USE SIMPSON AB44 FOR A 4x4 POST (AB46 FOR A 4x6 POST; AB66 FOR A 6x6 POST) AT EACH SIDE POST W/ 5/8"x6" LONG MASONRY ANCHOR BOLT AND WASHER BOLTED TO SLAB THROUGH CONTINUOUS (EXCEPT AT DOOR) PRESSURE TREATED 2x4 BOTTOM PLATE W/ KERF CUTS
16.
17.
18.
19.
20.

Drees HOMES

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

SCREENED-IN PATIO DETAILS

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

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

PLAN & DETAILS

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

Original Site Specific Dwg. & Effective Change Order Date:

CT_DT

Screened-In-Deck and Patio details.dwg Jun 03, 2022 - 10:38am

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

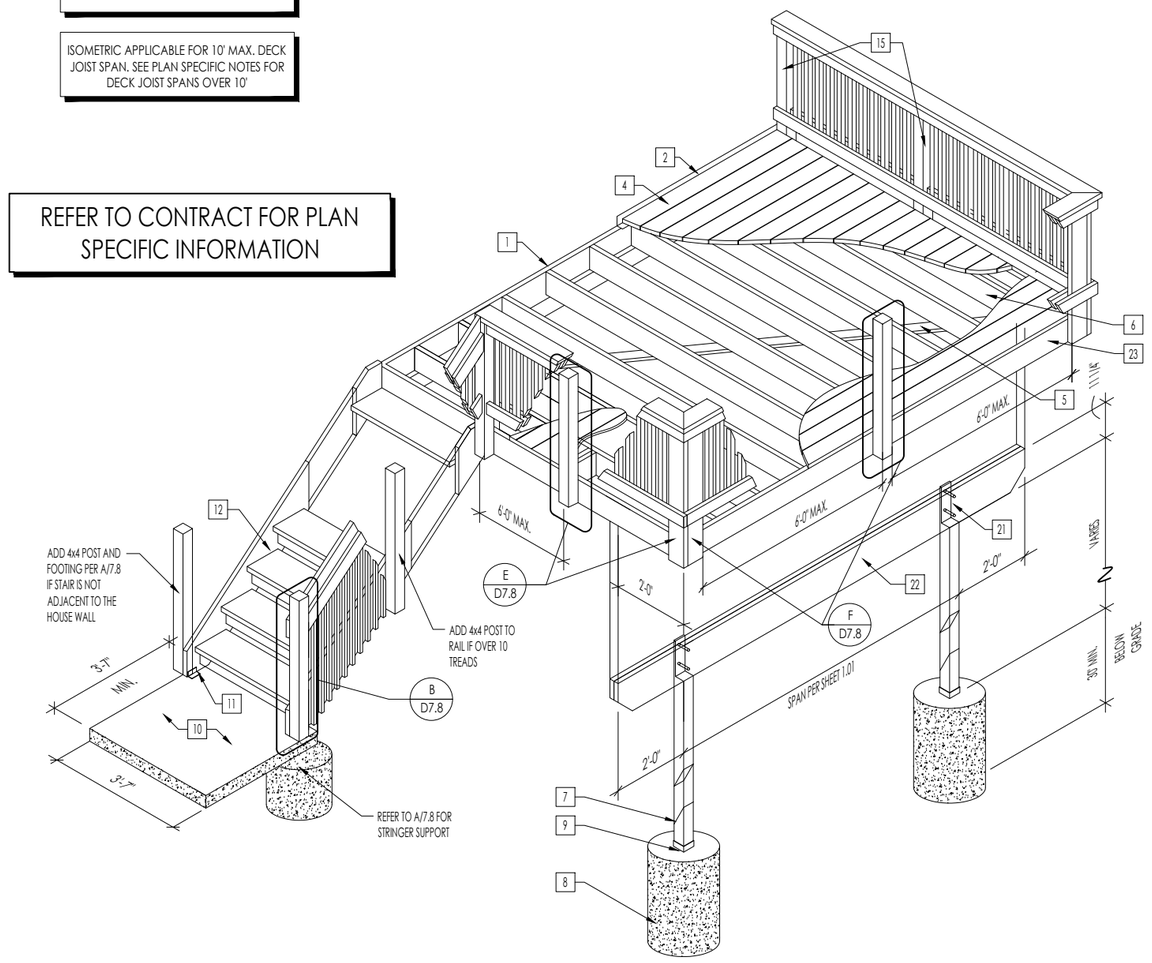
Sheet No.

D7.2

ALL MECHANICAL VENTS MUST BE HELD AT LEAST 12" FROM THE DECK

ISOMETRIC APPLICABLE FOR 10' MAX. DECK JOIST SPAN. SEE PLAN SPECIFIC NOTES FOR DECK JOIST SPANS OVER 10'

REFER TO CONTRACT FOR PLAN SPECIFIC INFORMATION

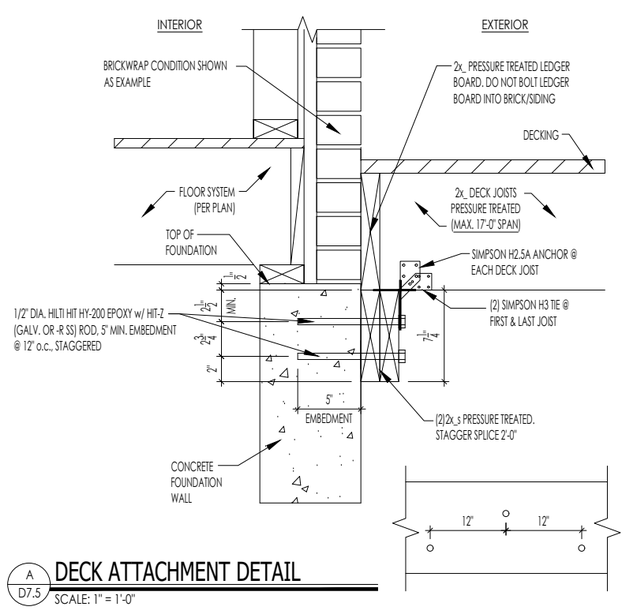


General Notes

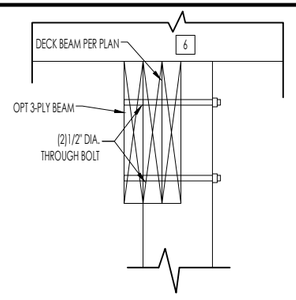
1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. DESIGN LOADS:
   DECK LOAD: 40 p.s.f. LIVE LOAD + 10 p.s.f. DEAD LOAD = 50 p.s.f. TOTAL LOAD
   ROOF LOAD: SEE S-0
3. ALL WOOD TO BE PRESSURE TREATED.
4. ALL DECK COLUMNS TO HAVE AN UNSUPPORTED LENGTH NO GREATER THAN 10'-0" OR, IF OVER 10'-0", TO BE REVIEWED BY ARCHITECTURE DEPARTMENT

Key Notes

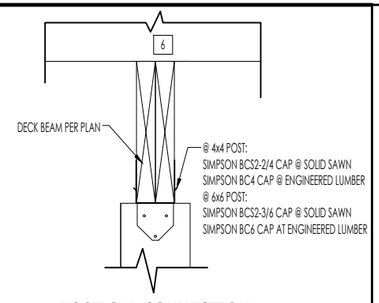
1. THIS SIDE OF DECK BUILT AGAINST HOUSE. FOR LEDGER CONNECTION, USE A/D7.5 FOR STANDARD DECK CONNECTION. USE DETAILS SHEET D7.6 FOR BRICK TO GRADE DECK CONNECTION; USE DETAILS SHEET D/7.7 FOR SIDING TO GRADE DECK CONNECTION
2. FLASHING AS REQUIRED
3. --
4. 5/4x6 DECKING WITHOUT SPACING
5. 1x4 DIAGONAL BRACING ATTACHED TO THE BOTTOM CHORD OF THE JOIST (NOT FLUSH).
6. JOIST AND SPACE PER PRINTS
7. WOOD POST - USE 6x6 POST UP TO 10'-0" IN HEIGHT MAXIMUM.
8. 16" DIAMETER SONOTUBE FOOTING TO FROST, TYP.
9. USE SIMPSON ABW66Z FOR 6x6 POST
10. CONCRETE PAD
11. (2) ANGLE BRACKETS TO PREVENT KICKOUT
12. WOOD STEPS AS REQUIRED BY GRADE
13. 2x2s @ 5-1/2"O.C.
14. 5/4 x6 RAIL CAP. GRASPABLE FINGER RECESS AREA SHOULD BE ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1-3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES TO A MAXIMUM OF 2-3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
15. PRESSURE TREATED 4x4 POST
16. --
17. 2x12 STAIR TREAD
18. ROUTED 2x10 STAIR STRINGER TO ACCEPT STAIR TREADS.
19. --
20. --
21. NOTCH TOP OF POST TO ACCEPT BEAM PER PRINTS - BOLT W/(2) 1/2" THROUGH BOLTS - DO NOT OVER CUT POST AT NOTCH - OR USE POST CAP PER PRINT
22. (2)2X12 P.T. DROPPED CANT'D E.E.
23. 2x BANDBOARD
24. --
25. 2x4 RISER HELD TIGHT TO UNDERSIDE OF STAIR TREAD. ATTACH THROUGH ENDS AT STRINGER AND DOWN THROUGH TOP OF TREAD.



A D7.5 DECK ATTACHMENT DETAIL
SCALE: 1" = 1'-0"

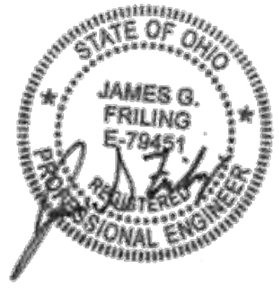


NOTCHED BEAM CONNECTION



POST CAP CONNECTION

B D7.5 POST AND BEAM CONNECTION
SCALE: 3/4" = 1'-0"



Drees HOMES

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

STANDARD DECK DETAILS

Sheet Description: STANDARD WOOD DECK DETAIL
SCALE: VARIES
Sheet No. D7.5

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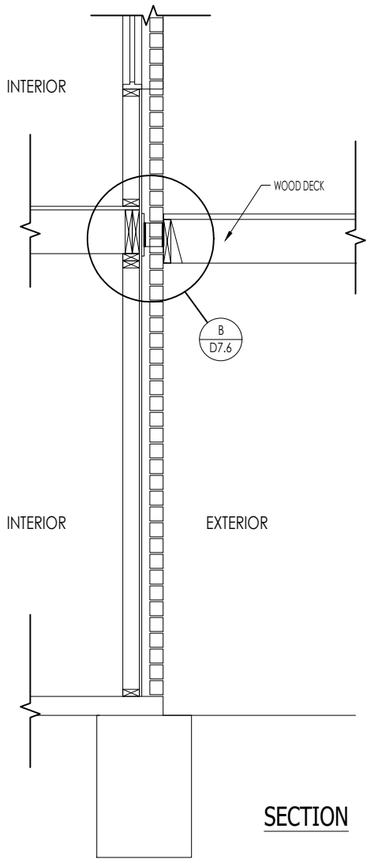
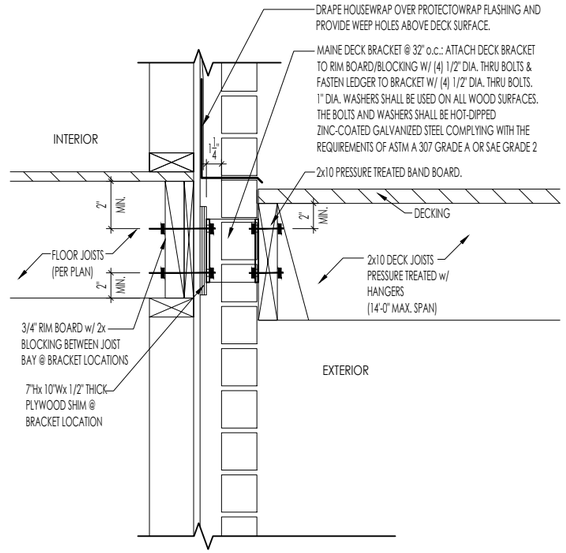
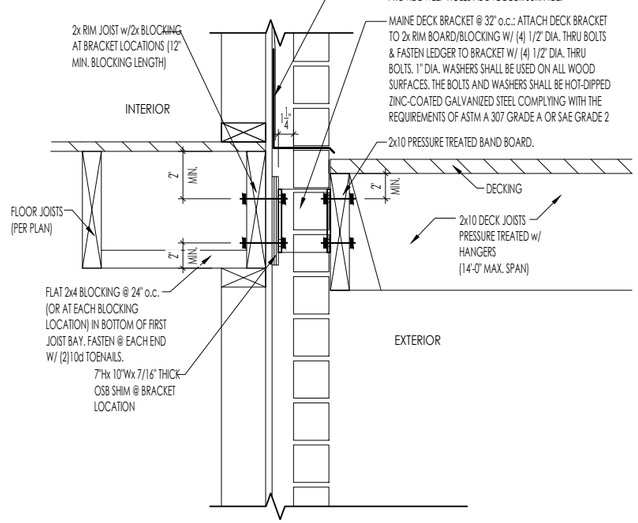


A D7.6 WALL SECTION
SCALE: 1" = 1'-0"



C D7.6 DECK ATTACHMENT DETAIL w/ PERPENDICULAR JOISTS - BRICK
SCALE: 1" = 1'-0"



B D7.6 DECK ATTACHMENT DETAIL w/ PARALLEL JOISTS - BRICK
SCALE: 1" = 1'-0"

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. DESIGN LOADS:
   DECK LOAD: 40 p.s.f. LIVE LOAD + 15 p.s.f. DEAD LOAD = 55 p.s.f. TOTAL LOAD
   ROOF LOAD: 25 p.s.f. LIVE LOAD + 20 p.s.f. DEAD LOAD = 45 p.s.f. TOTAL LOAD
3. ALL WOOD TO BE PRESSURE TREATED.
4. ALL DECK COLUMNS TO HAVE AN UNSUPPORTED LENGTH NO GREATER THAN 10'-0" OR, IF OVER 10'-0", TO BE REVIEWED BY ARCHITECTURE DEPARTMENT

Key Notes

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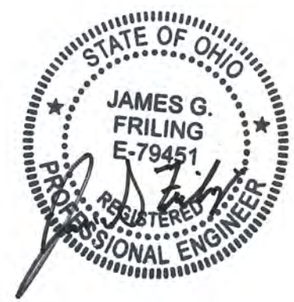


Drees HOMES

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

DECK DETAILS

Std. Drawn By:	AKS
Std. Chk. By:	MATT G.
Std. Date:	02/12/13
Date of Last Rev:	REV_DATE

Sheet Description: SCALE: VARIES
DECK DETAIL WITH BRICK TO GRADE

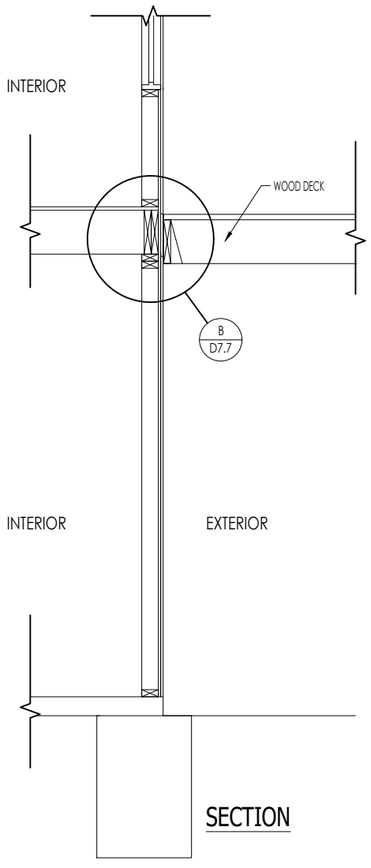
Contract Drawn By:	DWG_BY
Phone #:	DWG_PH
Coordinator's Name:	COORD_NM
Coordinator's Phone #:	COORD_PH

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

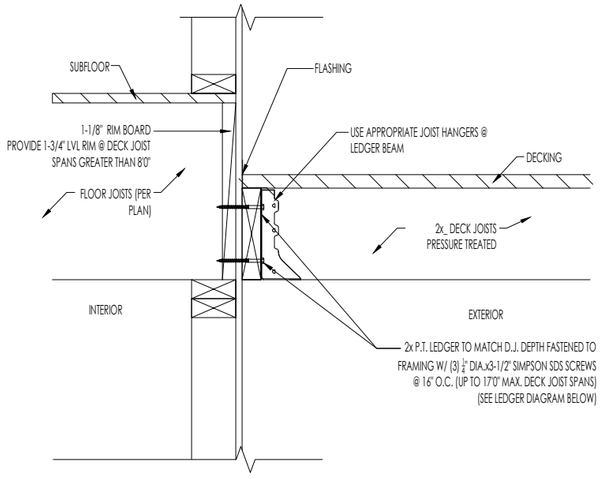
New Std Deck Detail 2-25-20.dwg Sep 22, 2021 - 3:12pm

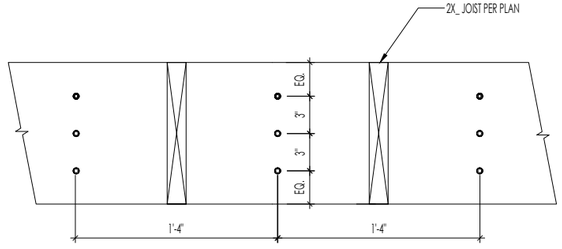
Subdivision:	SUB_NM
Job #:	JOB_NM
Customer Name:	CUS_NM
Job Address:	JOB_AD

Sheet No. D7.6



A D7.7 WALL SECTION
SCALE: 1" = 1'-0"





B D7.7 DECK ATTACHMENT DETAIL w/ PARALLEL JOISTS - SIDING
SCALE: 1" = 1'-0"

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. DESIGN LOADS:
   DECK LOAD: 40 p.s.f. LIVE LOAD + 10 p.s.f. DEAD LOAD = 50 p.s.f. TOTAL LOAD
   ROOF LOAD: SEE S-0
3. ALL WOOD TO BE PRESSURE TREATED.
4. ALL DECK COLUMNS TO HAVE AN UNSUPPORTED LENGTH NO GREATER THAN 10'-0" OR, IF OVER 10'-0", TO BE REVIEWED BY ARCHITECTURE DEPARTMENT

Key Notes

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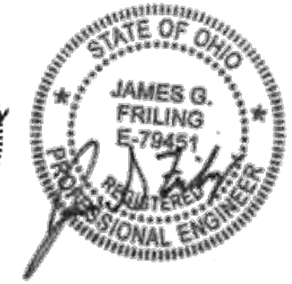

Drees HOMES

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

DECK DETAILS

Sheet Description: SCALE: VARIES

DECK DETAIL
WITH SIDING TO GRADE

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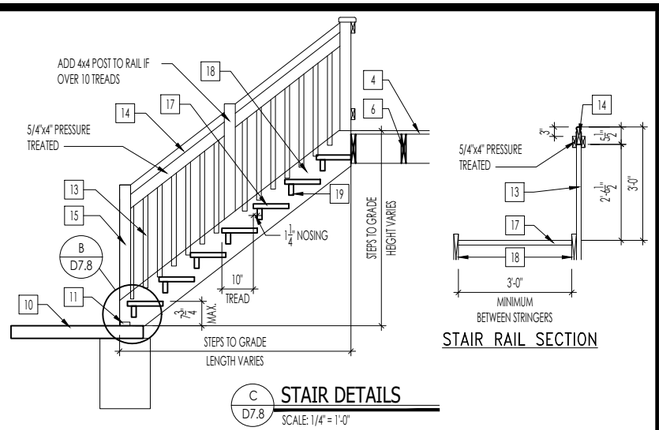
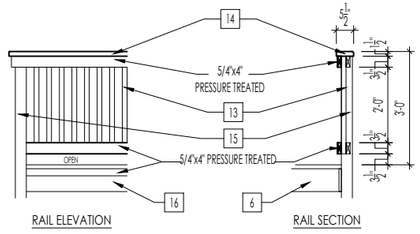
Sheet No.
D7.7



STAIR RAIL SECTION

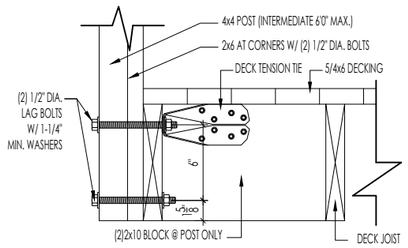
C D7.8 STAIR DETAILS

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



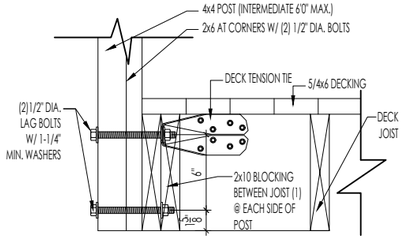
D D7.8 GUARDRAIL DETAILS

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



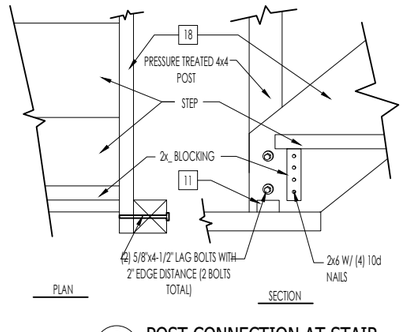
E D7.8 POST AND JOIST CONNECTION

SCALE: 1" = 1'-0"



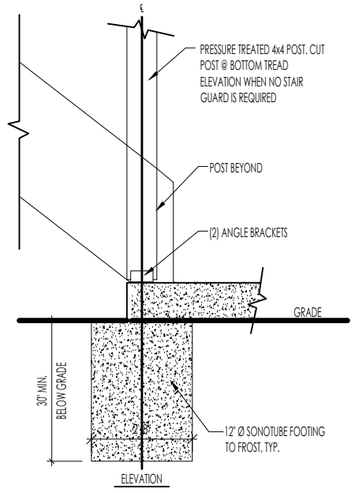
F D7.8 POST AND JOIST CONNECTION

SCALE: 1" = 1'-0"



B D7.8 POST CONNECTION AT STAIR

SCALE: 3/4" = 1'-0"



A D7.8 POST CONNECTION AT STAIR

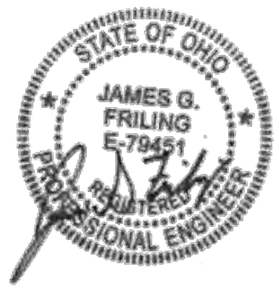
SCALE: 3/4" = 1'-0"

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. DESIGN LOADS:
   DECK LOAD: 40 p.s.f. LIVE LOAD + 10 p.s.f. DEAD LOAD = 50 p.s.f. TOTAL LOAD
   ROOF LOAD: SEE S-0
3. ALL WOOD TO BE PRESSURE TREATED.
4. ALL DECK COLUMNS TO HAVE AN UNSUPPORTED LENGTH NO GREATER THAN 10'-0" OR, IF OVER 10'-0", TO BE REVIEWED BY ARCHITECTURE DEPARTMENT

Key Notes

1. THIS SIDE OF DECK BUILT AGAINST HOUSE. FOR LEDGER CONNECTION, USE A/D7.5 FOR STANDARD DECK CONNECTION. USE DETAILS SHEET D7.6 FOR BRICK TO GRADE DECK CONNECTION; USE DETAILS SHEET D/7.7 FOR SIDING TO GRADE DECK CONNECTION
2. FLASHING AS REQUIRED
3. --
4. 5/4x6 DECKING WITHOUT SPACING
5. 1x4 DIAGONAL BRACING ATTACHED TO THE BOTTOM CHORD OF THE JOIST (NOT FLUSH).
6. JOIST AND SPACE PER PRINTS
7. WOOD POST - USE 6x6 POST UP TO 20'-0" IN HEIGHT MAXIMUM.
8. 16" DIAMETER SONOTUBE FOOTING TO FROST, TYP.
9. USE SIMPSON ABW662 FOR 6x6 POST
10. CONCRETE PAD
11. (2) ANGLE BRACKETS TO PREVENT KICKOUT
12. WOOD STEPS AS REQUIRED BY GRADE
13. 2x2s @ 5-1/2"O.C.
14. 5/4 x6 RAIL CAP. GRASPABLE FINGER RECESS AREA SHOULD BE ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1-3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES TO A MAXIMUM OF 2-3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
15. PRESSURE TREATED 4x4 POST
16. 2x BANDBOARD
17. 2x12 STAIR TREAD
18. ROUTED 2x10 STAIR STRINGER TO ACCEPT STAIR TREADS.
19. 2x4 RISER HELD TIGHT TO UNDERSIDE OF STAIR TREAD. ATTACH THROUGH ENDS AT STRINGER AND DOWN THROUGH TOP OF TREAD.
20. --
21. NOTCH TOP OF POST TO ACCEPT BEAM PER PRINTS - BOLT W/(2) 1/2" THROUGH BOLTS
22. BEAM PER PRINTS



Drees HOMES

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

DECK DETAILS

Sheet Description: DECK ACCESSORY DETAILS

SCALE: VARIES

Sheet No. D7.8

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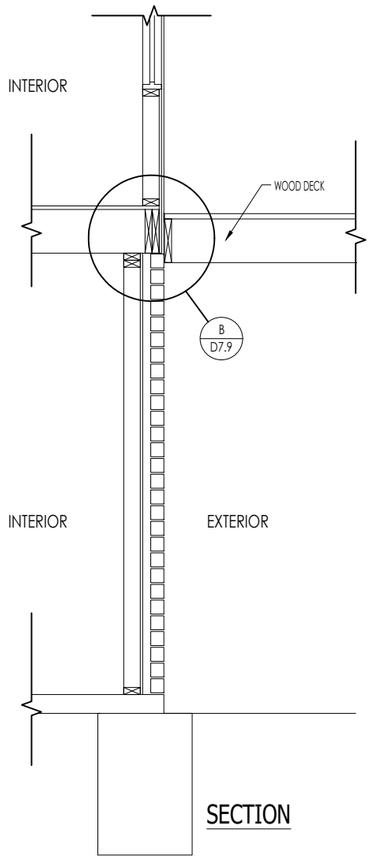
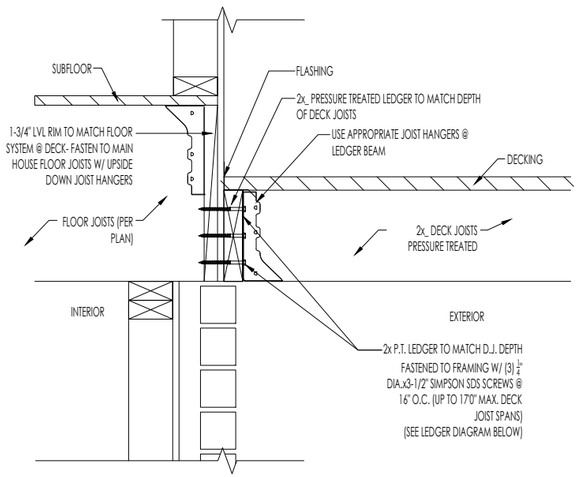


A D7.9 WALL SECTION
SCALE: 1" = 1'-0"



B D7.9 DECK ATTACHMENT DETAIL w/ CANTILEVERED JOISTS - SIDING
SCALE: 1" = 1'-0"

General Notes

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. DESIGN LOADS:
   DECK LOAD: 40 p.s.f. LIVE LOAD + 10 p.s.f. DEAD LOAD = 50 p.s.f. TOTAL LOAD
   ROOF LOAD: SEE S-0
3. ALL WOOD TO BE PRESSURE TREATED.
4. ALL DECK COLUMNS TO HAVE AN UNSUPPORTED LENGTH NO GREATER THAN 10'-0" OR, IF OVER 10'-0", TO BE REVIEWED BY ARCHITECTURE DEPARTMENT

Key Notes

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Drees HOMES

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DECK DETAILS

Sheet Description: SCALE: VARIES

DECK DETAIL
FRAMEWRAP WITH BRICK TO GRADE

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Sheet No.
D7.9

Midwest Region Window Schedule

JELD-WEN Brickmould Vinyl 1500 Series

Drees Callout	Designation	Rough Opening	Egress = "Y"
SINGLE or DOUBLE HUNG			
1640 S/H	BBMVST1848	1' - 6" x 4' - 0"	
1650 S/H	BBMVST1860	1' - 6" x 5' - 0"	
1660 S/H	BBMVST1872	1' - 6" x 6' - 0"	
1840 S/H	BBMVST1848	1' - 6" x 4' - 0"	
1850 S/H	BBMVST1860	1' - 6" x 5' - 0"	
1860 S/H	BBMVST1872	1' - 6" x 6' - 0"	
2030 S/H	BBMVST2436	2' - 0" x 3' - 0"	
2036 S/H	BBMVST2442	2' - 0" x 3' - 6"	
2040 S/H	BBMVST2448	2' - 0" x 4' - 0"	
2044 S/H	BBMVST2454	2' - 0" x 4' - 6"	
2046 S/H	BBMVST2454	2' - 0" x 4' - 6"	
2050 S/H	BBMVST2460	2' - 0" x 5' - 0"	
2060 S/H	BBMVST2472	2' - 0" x 6' - 0"	
2070 S/H	BBMVST2484	2' - 0" x 7' - 0"	
2440 S/H	BBMVST2848	2' - 4" x 4' - 0"	
2446 S/H	BBMVST2854	2' - 4" x 4' - 6"	
2450 S/H	BBMVST2860	2' - 4" x 5' - 0"	
2460 S/H	BBMVST2872	2' - 4" x 6' - 0"	
2470 S/H	BBMVST2884	2' - 4" x 7' - 0"	Y
2640 S/H	BBMVST3048	2' - 6" x 4' - 0"	
2644 S/H	BBMVST3054	2' - 6" x 4' - 6"	
2646 S/H	BBMVST3054	2' - 6" x 4' - 6"	
2650 S/H	BBMVST3060	2' - 6" x 5' - 0"	
2660 S/H	BBMVST3072	2' - 6" x 6' - 0"	
2850 S/H	BBMVST3260	2' - 8" x 5' - 0"	
2860 S/H	BBMVST3272	2' - 8" x 6' - 0"	Y
2870 S/H	BBMVST3284	2' - 8" x 7' - 0"	Y
3040 S/H	BBMVST3648	3' - 0" x 4' - 0"	
3044 S/H	BBMVST3654	3' - 0" x 4' - 6"	
3050 S/H	BBMVST3660	3' - 0" x 5' - 0"	Y
3056 S/H	BBMVST3666	3' - 0" x 5' - 6"	Y
3060 S/H	BBMVST3672	3' - 0" x 6' - 0"	Y
3070 S/H	BBMVST3684	3' - 0" x 7' - 0"	Y
3650 S/H	BBMVST4260	3' - 6" x 5' - 0"	Y
3660 S/H	BBMVST4272	3' - 6" x 6' - 0"	Y
3850 S/H	BBMVST4460	3' - 8" x 5' - 0"	Y
3860 S/H	BBMVST4472	3' - 8" x 6' - 0"	Y
4060 S/H	BBMVST4872	4' - 0" x 6' - 0"	Y
4070 S/H	BBMVST4884	4' - 0" x 7' - 0"	Y
Drees Callout	Designation	Rough Opening	Egress = "Y"
SLIDER or GLIDER			
4040 SLIDER	BBMVSL24848	4' - 0" x 4' - 0"	
5030 SLIDER (3-VENT)	BBMVSL36036	5' - 0" x 3' - 0"	
5040 SLIDER	BBMVSL26048	5' - 0" x 4' - 0"	Y
5040 SLIDER (3-VENT)	BBMVSL36048	5' - 0" x 4' - 0"	
6040 SLIDER (3-VENT)	BBMVSL37248	6' - 0" x 4' - 0"	
6046 SLIDER (3-VENT)	BBMVSL37254	6' - 0" x 4' - 6"	
Drees Callout	Designation	Rough Opening	Egress = "Y"
CASEMENT			
2036 CASEMENT	VCMT2442	2' - 0" x 3' - 6"	
2044 CASEMENT	VCMT2454	2' - 0" x 4' - 6"	
2440 CASEMENT	VCMT2848	2' - 4" x 4' - 0"	
2644 CASEMENT	VCMT3054	2' - 6" x 4' - 6"	
2840 CASEMENT	VCMT3048	2' - 6" x 4' - 0"	

Ply Gem 1500 Vinyl Series

Drees Callout	Designation	Rough Opening	Egress = "Y"
SINGLE or DOUBLE HUNG			
1640 S/H	1640	1' - 6" x 4' - 0"	
1650 S/H	1650	1' - 6" x 5' - 0"	
1660 S/H	1660	1' - 6" x 6' - 0"	
1840 S/H	1840	1' - 8" x 4' - 0"	
1850 S/H	1850	1' - 8" x 5' - 0"	
1860 S/H	1860	1' - 8" x 6' - 0"	
2030 S/H	2030	2' - 0" x 3' - 0"	
2036 S/H	2036	2' - 0" x 3' - 6"	
2040 S/H	2040	2' - 0" x 4' - 0"	
2044 S/H	2044	2' - 0" x 4' - 4"	
2046 S/H	2046	2' - 0" x 4' - 6"	
2050 S/H	2050	2' - 0" x 5' - 0"	
2060 S/H	2060	2' - 0" x 6' - 0"	
2070 S/H	2070	2' - 0" x 7' - 0"	
2440 S/H	2440	2' - 4" x 4' - 4"	
2446 S/H	2446	2' - 4" x 4' - 6"	
2450 S/H	2450	2' - 4" x 5' - 0"	
2460 S/H	2460	2' - 4" x 6' - 0"	
2470 S/H	2470	2' - 4" x 7' - 0"	Y
2640 S/H	2640	2' - 6" x 4' - 0"	
2644 S/H	2644	2' - 6" x 4' - 4"	
2646 S/H	2646	2' - 6" x 4' - 6"	
2650 S/H	2650	2' - 6" x 5' - 0"	
2660 S/H	2660	2' - 6" x 6' - 0"	
2850 S/H	2850	2' - 8" x 5' - 0"	
2860 S/H	2860	2' - 8" x 6' - 0"	Y
2870 S/H	2870	2' - 8" x 7' - 0"	Y
3040 S/H	3040	3' - 0" x 4' - 0"	
3044 S/H	3044	3' - 0" x 4' - 4"	
3050 S/H	3050	3' - 0" x 5' - 0"	Y
3056 S/H	3056	3' - 0" x 5' - 6"	Y
3060 S/H	3060	3' - 0" x 6' - 0"	Y
3070 S/H	3070	3' - 0" x 7' - 0"	Y
3650 S/H	3650	3' - 6" x 5' - 0"	Y
3660 S/H	3660	3' - 6" x 6' - 0"	Y
3850 S/H	3850	3' - 8" x 5' - 0"	Y
3860 S/H	3860	3' - 8" x 6' - 0"	Y
4060 S/H	4060	4' - 0" x 6' - 0"	Y
4070 S/H	4070	4' - 0" x 7' - 0"	Y
Drees Callout	Designation	Rough Opening	Egress = "Y"
SLIDER or GLIDER			
4040 SLIDER	4-0 x4-0	4' - 0" x 4' - 0"	Y
5030 SLIDER (3-VENT)	5-0 x3-0	5' - 0" x 3' - 0"	
5040 SLIDER	5-0 x4-0	5' - 0" x 4' - 0"	Y
5040 SLIDER (3-VENT)	5-0 x4-0	5' - 0" x 4' - 0"	
6040 SLIDER (3-VENT)	6-0 x4-0	6' - 0" x 4' - 0"	
6046 SLIDER (3-VENT)	6-0 x4-6	6' - 0" x 4' - 6"	
Drees Callout	Designation	Rough Opening	Egress = "Y"
CASEMENT			
2036 CASEMENT	2-0 x3-6	2' - 0" x 3' - 6"	
2044 CASEMENT	2-0 x4-4	2' - 0" x 4' - 4"	
2440 CASEMENT	2-4 x4-0	2' - 4" x 4' - 0"	
2644 CASEMENT	2-6 x4-4	2' - 6" x 4' - 4"	
2840 CASEMENT	2-8 x4-0	2' - 8" x 4' - 0"	

Andersen 100-Series

Drees Callout	Designation	Rough Opening	Egress = "Y"
SINGLE or DOUBLE HUNG			
1640 S/H	1640	1' - 6" x 4' - 0"	
1650 S/H	1650	1' - 6" x 5' - 0"	
1660 S/H	1660	1' - 6" x 6' - 0"	
1840 S/H	1640	1' - 6" x 4' - 0"	
1850 S/H	1650	1' - 6" x 5' - 0"	
1860 S/H	1660	1' - 6" x 6' - 0"	
2030 S/H	2030	2' - 0" x 3' - 0"	
2036 S/H	2036	2' - 0" x 3' - 6"	
2040 S/H	2040	2' - 0" x 4' - 0"	
2044 S/H	2046	2' - 0" x 4' - 6"	
2046 S/H	2046	2' - 0" x 4' - 6"	
2050 S/H	2050	2' - 0" x 5' - 0"	
2060 S/H	2060	2' - 0" x 6' - 0"	
2070 S/H	2070	2' - 0" x 7' - 0"	
2440 S/H	2640	2' - 6" x 4' - 0"	
2446 S/H	2646	2' - 6" x 4' - 6"	
2450 S/H	2650	2' - 6" x 5' - 0"	
2460 S/H	2660	2' - 6" x 6' - 0"	
2470 S/H	2670	2' - 6" x 7' - 0"	
2640 S/H	2640	2' - 6" x 4' - 0"	
2644 S/H	2646	2' - 6" x 4' - 6"	
2646 S/H	2646	2' - 6" x 4' - 6"	
2650 S/H	2650	2' - 6" x 5' - 0"	
2660 S/H	2660	2' - 6" x 6' - 0"	Y
2850 S/H	2650	2' - 6" x 5' - 0"	
2860 S/H	2660	2' - 6" x 6' - 0"	Y
2870 S/H	2670	2' - 6" x 7' - 0"	
3040 S/H	3040	3' - 0" x 4' - 0"	
3044 S/H	3046	3' - 0" x 4' - 6"	
3050 S/H	3050	3' - 0" x 5' - 0"	Y
3056 S/H	3056	3' - 0" x 5' - 6"	Y
3060 S/H	3060	3' - 0" x 6' - 0"	Y
3070 S/H	3070	3' - 0" x 7' - 0"	
3650 S/H	3650	3' - 6" x 5' - 0"	Y
3660 S/H	3660	3' - 6" x 6' - 0"	Y
3850 S/H	3650	3' - 6" x 5' - 0"	Y
3860 S/H	3660	3' - 6" x 6' - 0"	Y
4060 S/H	4060	4' - 0" x 6' - 0"	Y
4070 S/H	4070	4' - 0" x 7' - 0"	Y
Drees Callout	Designation	Rough Opening	Egress = "Y"
SLIDER or GLIDER			
4040 SLIDER	4040	4' - 0" x 4' - 0"	Y
5030 SLIDER (3-VENT)	5030	5' - 0" x 3' - 0"	
5040 SLIDER	5040	5' - 0" x 4' - 0"	Y
5040 SLIDER (3-VENT)	5040	5' - 0" x 4' - 0"	
6040 SLIDER (3-VENT)	6040	6' - 0" x 4' - 0"	
6046 SLIDER (3-VENT)	6046	6' - 0" x 4' - 6"	
Drees Callout	Designation	Rough Opening	Egress = "Y"
CASEMENT			
2036 CASEMENT	2036	2' - 0" x 3' - 6"	
2044 CASEMENT	2046	2' - 0" x 4' - 6"	
2440 CASEMENT	2640	2' - 6" x 4' - 0"	Y
2644 CASEMENT	2646	2' - 6" x 4' - 6"	Y
2840 CASEMENT	2640	2' - 6" x 4' - 0"	Y

Andersen 200-Series

Drees Callout	Designation	Rough Opening	Egress = "Y"
SINGLE or DOUBLE HUNG			
1640 S/H	244DH1840	1' - 8" x 4' - 0"	
1650 S/H	244DH1850	1' - 8" x 5' - 0"	
1660 S/H	244DH1860	1' - 8" x 6' - 0"	
1840 S/H	244DH1840	1' - 8" x 4' - 0"	
1850 S/H	244DH1850	1' - 8" x 5' - 0"	
1860 S/H	244DH1860	1' - 8" x 6' - 0"	
2030 S/H	244DH2030	2' - 0" x 3' - 0"	
2036 S/H	244DH2036	2' - 0" x 3' - 6"	
2040 S/H	244DH2040	2' - 0" x 4' - 0"	
2044 S/H	244DH2044	2' - 0" x 4' - 4"	
2046 S/H	244DH2046	2' - 0" x 4' - 6"	
2050 S/H	244DH2050	2' - 0" x 5' - 0"	
2060 S/H	244DH2060	2' - 0" x 6' - 0"	
2070 S/H	N/A	2' - 0" x 7' - 0"	
2440 S/H	244DH2440	2' - 4" x 4' - 0"	
2446 S/H	244DH2446	2' - 4" x 4' - 6"	
2460 S/H	244DH2460	2' - 4" x 6' - 0"	
2470 S/H	N/A	2' - 4" x 7' - 0"	
2640 S/H	244DH2640	2' - 6" x 4' - 0"	
2644 S/H	244DH2644	2' - 6" x 4' - 4"	
2646 S/H	244DH2646	2' - 6" x 4' - 6"	
2650 S/H	244DH2450	2' - 4" x 5' - 0"	
2650 S/H	244DH2650	2' - 6" x 5' - 0"	
2660 S/H	244DH2660	2' - 6" x 6' - 0"	
2850 S/H	244DH2850	2' - 8" x 5' - 0"	
2860 S/H	244DH2860	2' - 8" x 6' - 0"	Y
2870 S/H	N/A	2' - 8" x 7' - 0"	
3040 S/H	244DH3040	3' - 0" x 4' - 0"	
3044 S/H	244DH3044	3' - 0" x 4' - 4"	
3050 S/H	244DH3050	3' - 0" x 5' - 0"	Y
3056 S/H	244DH3056	3' - 0" x 5' - 6"	Y
3060 S/H	244DH3060	3' - 0" x 6' - 0"	Y
3070 S/H	N/A	3' - 0" x 7' - 0"	
3650 S/H	244DH3650	3' - 6" x 5' - 0"	
3660 S/H	244DH3660	3' - 6" x 6' - 0"	
3850 S/H	N/A	3' - 8" x 5' - 0"	
3860 S/H	N/A	3' - 8" x 6' - 0"	
4060 S/H	N/A	4' - 0" x 6' - 0"	
4070 S/H	N/A	4' - 0" x 7' - 0"	
Drees Callout	Designation	Rough Opening	Egress = "Y"
SLIDER or GLIDER			
4040 SLIDER	244GW4040	4' - 0" x 4' - 0"	Y
5030 SLIDER (3-VENT)	N/A	5' - 0" x 3' - 0"	
5040 SLIDER	244GW5040	5' - 0" x 4' - 0"	Y
5040 SLIDER (3-VENT)	N/A	5' - 0" x 4' - 0"	
6040 SLIDER (3-VENT)	N/A	6' - 0" x 4' - 0"	
6046 SLIDER (3-VENT)	N/A	6' - 0" x 4' - 6"	
Drees Callout	Designation	Rough Opening	Egress = "Y"
CASEMENT			
2036 CASEMENT	N/A	2' - 0" x 3' - 6"	
2044 CASEMENT	N/A	2' - 0" x 4' - 6"	
2440 CASEMENT	N/A	2' - 6" x 4' - 0"	
2644 CASEMENT	N/A	2' - 6" x 4' - 6"	
2840 CASEMENT	N/A	2' - 6" x 4' - 0"	

Andersen 400-Series

Drees Callout	Designation	Rough Opening	Egress = "Y"
SINGLE or DOUBLE HUNG			
1640 S/H	TW18310	1' - 10 1/8" x 4' - 0 7/8"	
1650 S/H	TW18410	1' - 10 1/8" x 5' - 0 7/8"	
1660 S/H	TW18510	1' - 10 1/8" x 6' - 0 7/8"	
1840 S/H	TW18310	1' - 10 1/8" x 4' - 0 7/8"	
1850 S/H	TW18410	1' - 10 1/8" x 5' - 0 7/8"	
1860 S/H	TW18510	1' - 10 1/8" x 6' - 0 7/8"	
2030 S/H	TW20210	2' - 2 1/8" x 3' - 0 7/8"	
2036 S/H	TW2036	2' - 2 1/8" x 3' - 8 7/8"	
2040 S/H	TW20310	2' - 2 1/8" x 4' - 0 7/8"	
2044 S/H	TW2042	2' - 2 1/8" x 4' - 4 7/8"	
2046 S/H	TW2046	2' - 2 1/8" x 4' - 8 7/8"	
2050 S/H	TW20410	2' - 2 1/8" x 5' - 0 7/8"	
2060 S/H	TW20510	2' - 2 1/8" x 6' - 0 7/8"	
2070 S/H	TW2072	2' - 2 1/8" x 7' - 4 7/8"	
2440 S/H	TW24310	2' - 6 1/8" x 4' - 0 7/8"	
2446 S/H	TW2446	2' - 6 1/8" x 4' - 8 7/8"	
2450 S/H	TW24410	2' - 6 1/8" x 5' - 0 7/8"	
2460 S/H	TW24510	2' - 6 1/8" x 6' - 0 7/8"	
2470 S/H	TW2472	2' - 6 1/8" x 7' - 4 7/8"	
2640 S/H	TW26310	2' - 8 1/8" x 4' - 0 7/8"	
2644 S/H	TW2642	2' - 8 1/8" x 4' - 4 7/8"	
2646 S/H	TW2646	2' - 8 1/8" x 4' - 8 7/8"	
2650 S/H	TW26410	2' - 8 1/8" x 5' - 0 7/8"	
2660 S/H	TW26510	2' - 8 1/8" x 6' - 0 7/8"	Y
2850 S/H	TW28410	2' - 10 1/8" x 5' - 0 7/8"	
2860 S/H	TW28510	2' - 10 1/8" x 6' - 0 7/8"	Y
2870 S/H	TW2872	2' - 10 1/8" x 7' - 4 7/8"	Y
3040 S/H	TW30310	3' - 2 1/8" x 4' - 0 7/8"	
3044 S/H	TW3042	3' - 2 1/8" x 4' - 4 7/8"	
3050 S/H	TW30410	3' - 2 1/8" x 5' - 0 7/8"	Y
3056 S/H	TW3056	3' - 2 1/8" x 5' - 8 7/8"	Y
3060 S/H	TW30510	3' - 2 1/8" x 6' - 0 7/8"	Y
3070 S/H	TW3072	3' - 2 1/8" x 7' - 4 7/8"	Y
3650 S/H	TW34410	3' - 6 1/8" x 5' - 0 7/8"	Y
3660 S/H	TW34510	3' - 6 1/8" x 6' - 0 7/8"	Y
3850 S/H	TW38410	3' - 10 1/8" x 5' - 0 7/8"	Y
3860 S/H	TW38510	3' - 10 1/8" x 6' - 0 7/8"	Y
4060 S/H	N/A	4' - 2 1/8" x 6' - 0 7/8"	
4070 S/H	N/A	4' - 2 1/8" x 7' - 4 7/8"	
Drees Callout	Designation	Rough Opening	Egress = "Y"
SLIDER or GLIDER			
4040 SLIDER	G44	4' - 0" x 4' - 0"	Y
5030 SLIDER (3-VENT)	N/A	5' - 0" x 3' - 0"	
5040 SLIDER	G54	5' - 0" x 4' - 0"	Y
5040 SLIDER (3-VENT)	N/A	5' - 0" x 4' - 0"	
6040 SLIDER (3-VENT)	N/A	6' - 0" x 4' - 0"	
6046 SLIDER (3-VENT)	N/A	6' - 0" x 4' - 6"	
Drees Callout	Designation	Rough Opening	Egress = "Y"
CASEMENT			
2036 CASEMENT	C135	2' - 0 5/8" x 3' - 5 5/16"	
2044 CASEMENT	C145	2' - 0 5/8" x 4' - 5 5/16"	
2440 CASEMENT	CW14	2' - 4 7/8" x 4' - 0 1/2"	Y
2644 CASEMENT	CX145	2' - 8" x 4' - 5 5/16"	Y
2840 CASEMENT	CX14	2' - 8" x 4' - 0 1/2"	Y

Pella Architect Classic Clad Wood Series

Drees Callout	Designation	Rough Opening	Egress = "Y"
SINGLE or DOUBLE HUNG			
1640 S/H	2147	1' - 9 3/4" x 3' - 11 3/4"	
1650 S/H	2159	1' - 9 3/4" x 4' - 11 3/4"	
1660 S/H	2171	1' - 9 3/4" x 5' - 11 3/4"	
1840 S/H	2147	1' - 9 3/4" x 3' - 11 3/4"	
1850 S/H	2159	1' - 9 3/4" x 4' - 11 3/4"	
1860 S/H	2171	1' - 9 3/4" x 5' - 11 3/4"	
2030 S/H	2535	2' - 1 3/4" x 2' - 11 3/4"	
2036 S/H	2541	2' - 1 3/4" x 3' - 5 3/4"	
2040 S/H	2547	2' - 1 3/4" x 3' - 11 3/4"	
2044 S/H	2553	2' - 1 3/4" x 4' - 5 3/4"	
2046 S/H	2553	2' - 1 3/4" x 4' - 5 3/4"	
2050 S/H	2559	2' - 1 3/4" x 4' - 11 3/4"	
2060 S/H	2571	2' - 1 3/4" x 5' - 11 3/4"	
2070 S/H	2584	2' - 1 3/4" x 7' - 0 3/4"	
2440 S/H	2947	2' - 5 3/4" x 3' - 11 3/4"	
2446 S/H	2953	2' - 5 3/4" x 4' - 5 3/4"	
2450 S/H	2959	2' - 5 3/4" x 4' - 11 3/4"	
2460 S/H	2971	2' - 5 3/4" x 5' - 11 3/4"	
2470 S/H	2984	2' - 5 3/4" x 7' - 0 3/4"	Y
2640 S/H	2947	2' - 5 3/4" x 3' - 11 3/4"	
2644 S/H	2953	2' - 5 3/4" x 4' - 5 3/4"	
2646 S/H	2953	2' - 5 3/4" x 4' - 5 3/4"	
2650 S/H	2959	2' - 5 3/4" x 4' - 11 3/4"	
2660 S/H	2971	2' - 5 3/4" x 5' - 11 3/4"	
2850 S/H	3359	2' - 9 3/4" x 4' - 11 3/4"	
2860 S/H	3371	2' - 9 3/4" x 5' - 11 3/4"	Y
2870 S/H	3384	2' - 9 3/4" x 7' - 0 3/4"	Y
3040 S/H	3747	3' - 1 3/4" x 3' - 11 3/4"	
3044 S/H	3753	3' - 1 3/4" x 4' - 5 3/4"	
3050 S/H	3759	3' - 1 3/4" x 4' - 11 3/4"	Y
3056 S/H	3765	3' - 1 3/4" x 5' - 5 3/4"	Y
3060 S/H	3771	3' - 1 3/4" x 5' - 11 3/4"	Y
3070 S/H	3784	3' - 1 3/4" x 7' - 0 3/4"	Y
3650 S/H	4159	3' - 5 3/4" x 4' - 11 3/4"	Y
3660 S/H	4171	3' - 5 3/4" x 5' - 11 3/4"	Y
3850 S/H	4559	3' - 9 3/4" x 4' - 11 3/4"	Y
3860 S/H	4571	3' - 9 3/4" x 5' - 11 3/4"	Y
4060 S/H	4871	4' - 0 3/4" x 5' - 11 3/4"	Y
4070 S/H	4884	4' - 0 3/4" x 7' - 0 3/4"	Y
Drees Callout	Designation	Rough Opening	Egress = "Y"
Pella Slider Not Available			
Drees Callout	Designation	Rough Opening	Egress = "Y"
CASEMENT			
2036 CASEMENT	2541	2' - 1 3/4" x 3' - 5 3/4"	
2044 CASEMENT	2553	2' - 1 3/4" x 4' - 5 3/4"	
2440 CASEMENT	2947	2' - 5 3/4" x 3' - 11 3/4"	
2644 CASEMENT	2953	2' - 5 3/4" x 4' - 5 3/4"	
2840 CASEMENT	3347	2' - 9 3/4" x 3' - 11 3/4"	

*MUST BE INSTALLED WITH MAXIMUM CLEARANCE HARDWARE TO MEET EGRESS [EMERGENCY ESCAPE + RESCUE OPENING] REQUIREMENTS.

Drees HOMES®
211 Grandview Drive, Fort Mitchell, KY 41017
Phone: [859] 578-4200

Sheet Information

SC-1.1

MWR Window Schedule

Midwest Region Window Schedule

JELD-WEN Brickmould Vinyl 1500 Series

Drees Callout	Designation	Rough Opening
FIXED or TRANSOM		
1620 FIXED	BBMVFWS1823	1' - 6" x 2' - 0"
1626 FIXED	BBMVFWS1829	1' - 6" x 2' - 6"
1630 FIXED	BBMVFWS1835	1' - 6" x 3' - 0"
1634 FIXED	BBMVFWS1840	1' - 6" x 3' - 5"
1640 FIXED	BBMVFWS1847	1' - 6" x 4' - 0"
1644 FIXED	BBMVFWS1852	1' - 6" x 4' - 5"
1650 FIXED	BBMVFWS1859	1' - 6" x 5' - 0"
1810 FIXED	BBMVFWS2011	1' - 8" x 1' - 0"
1816 FIXED	BBMVFWS2017	1' - 8" x 1' - 6"
1818 FIXED	BBMVFWS2017	1' - 8" x 1' - 6"
1820 FIXED	BBMVFWS2023	1' - 8" x 2' - 0"
1834 FIXED	BBMVFWS2040	1' - 8" x 3' - 5"
1836 FIXED	BBMVFWS2040	1' - 8" x 3' - 5"
1840 FIXED	BBMVFWS2047	1' - 8" x 4' - 0"
1844 FIXED	BBMVFWS2053	1' - 8" x 4' - 6"
1850 FIXED	BBMVFWS2059	1' - 8" x 5' - 0"
1856 FIXED	BBMVFWS2065	1' - 8" x 5' - 6"
2016 FIXED	BBMVFWS2417	2' - 0" x 1' - 6"
2018 FIXED	BBMVFWS2417	2' - 0" x 1' - 6"
2020 FIXED	BBMVFWS2423	2' - 0" x 2' - 0"
2026 FIXED	BBMVFWS2429	2' - 0" x 2' - 6"
2028 FIXED	BBMVFWS2429	2' - 0" x 2' - 6"
2030 FIXED	BBMVFWS2435	2' - 0" x 3' - 0"
2034 FIXED	BBMVFWS2440	2' - 0" x 3' - 5"
2036 FIXED	BBMVFWS2440	2' - 0" x 3' - 5"
2040 FIXED	BBMVFWS2447	2' - 0" x 4' - 0"
2050 FIXED	BBMVFWS2459	2' - 0" x 5' - 0"
2060 FIXED	BBMVFWS2471	2' - 0" x 6' - 0"
2418 FIXED	BBMVFWS2817	2' - 4" x 1' - 6"
2430 FIXED	BBMVFWS2835	2' - 4" x 3' - 0"
2436 FIXED	BBMVFWS2840	2' - 4" x 3' - 5"
2438 FIXED	BBMVFWS2840	2' - 4" x 3' - 5"
2440 FIXED	BBMVFWS2847	2' - 4" x 4' - 0"
2446 FIXED	BBMVFWS2853	2' - 4" x 4' - 6"
2618 FIXED	BBMVFWS3017	2' - 6" x 1' - 6"
2620 FIXED	BBMVFWS3023	2' - 6" x 2' - 0"
2626 FIXED	BBMVFWS3029	2' - 6" x 2' - 6"
2630 FIXED	BBMVFWS3035	2' - 6" x 3' - 0"
2636 FIXED	BBMVFWS3040	2' - 6" x 3' - 5"
2640 FIXED	BBMVFWS3047	2' - 6" x 4' - 0"
2646 FIXED	BBMVFWS3053	2' - 6" x 4' - 6"
2650 FIXED	BBMVFWS3059	2' - 6" x 5' - 0"
2660 FIXED	BBMVFWS3071	2' - 6" x 6' - 0"
2818 FIXED	BBMVFWS3217	2' - 8" x 1' - 6"
2820 FIXED	BBMVFWS3223	2' - 8" x 2' - 0"
2840 FIXED	BBMVFWS3247	2' - 8" x 4' - 0"
2850 FIXED	BBMVFWS3259	2' - 8" x 5' - 0"
2860 FIXED	BBMVFWS3271	2' - 8" x 6' - 0"
3010 FIXED	BBMVFWS3611	3' - 0" x 1' - 0"
3016 FIXED	BBMVFWS3617	3' - 0" x 1' - 6"
3018 FIXED	BBMVFWS3617	3' - 0" x 1' - 6"
3020 FIXED	BBMVFWS3623	3' - 0" x 2' - 0"
3030 FIXED	BBMVFWS3635	3' - 0" x 3' - 0"
3036 FIXED	BBMVFWS3640	3' - 0" x 3' - 5"
3040 FIXED	BBMVFWS3647	3' - 0" x 4' - 0"
3046 FIXED	BBMVFWS3653	3' - 0" x 4' - 6"
3050 FIXED	BBMVFWS3659	3' - 0" x 5' - 0"
3060 FIXED	BBMVFWS3671	3' - 0" x 6' - 0"
3616 FIXED	BBMVFWS4217	3' - 6" x 1' - 6"
3620 FIXED	BBMVFWS4223	3' - 6" x 2' - 0"
4010 FIXED	BBMVFWS4811	4' - 0" x 1' - 0"
4016 FIXED	BBMVFWS4817	4' - 0" x 1' - 6"
4018 FIXED	BBMVFWS4817	4' - 0" x 1' - 6"
4020 FIXED	BBMVFWS4823	4' - 0" x 2' - 0"
4026 FIXED	BBMVFWS4829	4' - 0" x 2' - 6"
4040 FIXED	BBMVFWS4847	4' - 0" x 4' - 0"
4050 FIXED	BBMVFWS4859	4' - 0" x 5' - 0"
4060 FIXED	BBMVFWS4871	4' - 0" x 6' - 0"
5016 FIXED	BBMVFWS6017	5' - 0" x 1' - 6"
5018 FIXED	BBMVFWS6017	5' - 0" x 1' - 6"
5020 FIXED	BBMVFWS6023	5' - 0" x 2' - 0"
5040 FIXED	BBMVFWS6047	5' - 0" x 4' - 0"
5050 FIXED	BBMVFWS6059	5' - 0" x 5' - 0"
5060 FIXED	BBMVFWS6071	5' - 0" x 6' - 0"
5618 FIXED	BBMVFWS6617	5' - 6" x 1' - 6"
5620 FIXED	BBMVFWS6623	5' - 6" x 2' - 0"
6010 FIXED	BBMVFWS7211	6' - 0" x 1' - 0"
6060 FIXED	BBMVFWS7271	6' - 0" x 6' - 0"

Ply Gem 1500 Vinyl Series

Drees Callout	Designation	Rough Opening
FIXED or TRANSOM		
1620 FIXED	1-6 x2-0	1' - 6" x 2' - 0"
1626 FIXED	1-6 x2-6	1' - 6" x 2' - 6"
1630 FIXED	1-6 x3-0	1' - 6" x 3' - 0"
1634 FIXED	1-6 x3-4	1' - 6" x 3' - 4"
1640 FIXED	1-6 x4-0	1' - 6" x 4' - 0"
1644 FIXED	1-6 x4-4	1' - 6" x 4' - 4"
1650 FIXED	1-6 x5-0	1' - 6" x 5' - 0"
1810 FIXED	1-8 x1-0	1' - 8" x 1' - 0"
1816 FIXED	1-8 x1-6	1' - 8" x 1' - 6"
1818 FIXED	1-8 x1-8	1' - 8" x 1' - 8"
1820 FIXED	1-8 x2-0	1' - 8" x 2' - 0"
1834 FIXED	1-8 x3-4	1' - 8" x 3' - 4"
1836 FIXED	1-8 x3-6	1' - 8" x 3' - 6"
1840 FIXED	1-8 x4-0	1' - 8" x 4' - 0"
1844 FIXED	1-8 x4-4	1' - 8" x 4' - 4"
1850 FIXED	1-8 x5-0	1' - 8" x 5' - 0"
1856 FIXED	1-8 x5-6	1' - 8" x 5' - 6"
2016 FIXED	2-0 x1-6	2' - 0" x 1' - 6"
2018 FIXED	2-0 x1-8	2' - 0" x 1' - 8"
2020 FIXED	2-0 x2-0	2' - 0" x 2' - 0"
2026 FIXED	2-0 x2-6	2' - 0" x 2' - 6"
2028 FIXED	2-0 x2-8	2' - 0" x 2' - 8"
2030 FIXED	2-0 x3-0	2' - 0" x 3' - 0"
2034 FIXED	2-0 x3-4	2' - 0" x 3' - 4"
2036 FIXED	2-0 x3-6	2' - 0" x 3' - 6"
2040 FIXED	2-0 x4-0	2' - 0" x 4' - 0"
2050 FIXED	2-0 x5-0	2' - 0" x 5' - 0"
2060 FIXED	2-0 x6-0	2' - 0" x 6' - 0"
2418 FIXED	2-4 x1-8	2' - 4" x 1' - 8"
2430 FIXED	2-4 x3-0	2' - 4" x 3' - 0"
2436 FIXED	2-4 x3-6	2' - 4" x 3' - 6"
2438 FIXED	2-4 x3-8	2' - 4" x 3' - 8"
2440 FIXED	2-4 x4-0	2' - 4" x 4' - 0"
2446 FIXED	2-4 x4-6	2' - 4" x 4' - 6"
2618 FIXED	2-6 x1-8	2' - 6" x 1' - 8"
2620 FIXED	2-6 x2-0	2' - 6" x 2' - 0"
2626 FIXED	2-6 x2-6	2' - 6" x 2' - 6"
2630 FIXED	2-6 x3-0	2' - 6" x 3' - 0"
2636 FIXED	2-6 x3-6	2' - 6" x 3' - 6"
2640 FIXED	2-6 x4-0	2' - 6" x 4' - 0"
2646 FIXED	2-6 x4-6	2' - 6" x 4' - 6"
2650 FIXED	2-6 x5-0	2' - 6" x 5' - 0"
2660 FIXED	2-6 x6-0	2' - 6" x 6' - 0"
2818 FIXED	2-8 x1-8	2' - 8" x 1' - 8"
2820 FIXED	2-8 x2-0	2' - 8" x 2' - 0"
2840 FIXED	2-8 x4-0	2' - 8" x 4' - 0"
2850 FIXED	2-8 x5-0	2' - 8" x 5' - 0"
2860 FIXED	2-8 x6-0	2' - 8" x 6' - 0"
3010 FIXED	3-0 x1-0	3' - 0" x 1' - 0"
3016 FIXED	3-0 x1-6	3' - 0" x 1' - 6"
3018 FIXED	3-0 x1-8	3' - 0" x 1' - 8"
3020 FIXED	3-0 x2-0	3' - 0" x 2' - 0"
3030 FIXED	3-0 x3-0	3' - 0" x 3' - 0"
3036 FIXED	3-0 x3-6	3' - 0" x 3' - 6"
3040 FIXED	3-0 x4-0	3' - 0" x 4' - 0"
3046 FIXED	3-0 x4-6	3' - 0" x 4' - 6"
3050 FIXED	3-0 x5-0	3' - 0" x 5' - 0"
3060 FIXED	3-0 x6-0	3' - 0" x 6' - 0"
3616 FIXED	3-6 x1-6	3' - 6" x 1' - 6"
3620 FIXED	3-6 x2-0	3' - 6" x 2' - 0"
4010 FIXED	4-0 x1-0	4' - 0" x 1' - 0"
4016 FIXED	4-0 x1-6	4' - 0" x 1' - 6"
4018 FIXED	4-0 x1-8	4' - 0" x 1' - 8"
4020 FIXED	4-0 x2-0	4' - 0" x 2' - 0"
4026 FIXED	4-0 x2-6	4' - 0" x 2' - 6"
4040 FIXED	4-0 x4-0	4' - 0" x 4' - 0"
4050 FIXED	4-0 x5-0	4' - 0" x 5' - 0"
4060 FIXED	4-0 x6-0	4' - 0" x 6' - 0"
5016 FIXED	5-0 x1-6	5' - 0" x 1' - 6"
5018 FIXED	5-0 x1-8	5' - 0" x 1' - 8"
5020 FIXED	5-0 x2-0	5' - 0" x 2' - 0"
5040 FIXED	5-0 x4-0	5' - 0" x 4' - 0"
5050 FIXED	5-0 x5-0	5' - 0" x 5' - 0"
5060 FIXED	5-0 x6-0	5' - 0" x 6' - 0"
5618 FIXED	5-6 x1-8	5' - 6" x 1' - 8"
5620 FIXED	5-6 x2-0	5' - 6" x 2' - 0"
6010 FIXED	6-0 x1-0	6' - 0" x 1' - 0"
6060 FIXED	6-0 x6-0	6' - 0" x 6' - 0"

Andersen 100-Series

Drees Callout	Designation	Rough Opening
FIXED or TRANSOM		
1620 FIXED	1620	1' - 6" x 2' - 0"
1626 FIXED	1626	1' - 6" x 2' - 6"
1630 FIXED	1630	1' - 6" x 3' - 0"
1634 FIXED	1636	1' - 6" x 3' - 6"
1640 FIXED	1640	1' - 6" x 4' - 0"
1644 FIXED	1646	1' - 6" x 4' - 6"
1650 FIXED	1650	1' - 6" x 5' - 0"
1810 FIXED	1610	1' - 6" x 1' - 0"
1816 FIXED	1616	1' - 6" x 1' - 6"
1818 FIXED	1616	1' - 6" x 1' - 6"
1820 FIXED	1620	1' - 6" x 2' - 0"
1834 FIXED	1636	1' - 6" x 3' - 6"
1836 FIXED	1636	1' - 6" x 3' - 6"
1840 FIXED	1640	1' - 6" x 4' - 0"
1844 FIXED	1646	1' - 6" x 4' - 6"
1850 FIXED	1650	1' - 6" x 5' - 0"
1856 FIXED	1656	1' - 6" x 5' - 6"
2016 FIXED	2016	2' - 0" x 1' - 6"
2018 FIXED	2016	2' - 0" x 1' - 6"
2020 FIXED	2020	2' - 0" x 2' - 0"
2026 FIXED	2026	2' - 0" x 2' - 6"
2028 FIXED	2026	2' - 0" x 2' - 6"
2030 FIXED	2030	2' - 0" x 3' - 0"
2034 FIXED	2036	2' - 0" x 3' - 6"
2036 FIXED	2036	2' - 0" x 3' - 6"
2040 FIXED	2040	2' - 0" x 4' - 0"
2050 FIXED	2050	2' - 0" x 5' - 0"
2060 FIXED	2060	2' - 0" x 6' - 0"
2418 FIXED	2616	2' - 6" x 1' - 6"
2430 FIXED	2630	2' - 6" x 3' - 0"
2436 FIXED	2636	2' - 6" x 3' - 6"
2438 FIXED	2636	2' - 6" x 3' - 6"
2440 FIXED	2640	2' - 6" x 4' - 0"
2446 FIXED	2646	2' - 6" x 4' - 6"
2618 FIXED	2616	2' - 6" x 1' - 6"
2620 FIXED	2620	2' - 6" x 2' - 0"
2626 FIXED	2626	2' - 6" x 2' - 6"
2630 FIXED	2630	2' - 6" x 3' - 0"
2636 FIXED	2636	2' - 6" x 3' - 6"
2640 FIXED	2640	2' - 6" x 4' - 0"
2646 FIXED	2646	2' - 6" x 4' - 6"
2650 FIXED	2650	2' - 6" x 5' - 0"
2660 FIXED	2660	2' - 6" x 6' - 0"
2818 FIXED	2616	2' - 6" x 1' - 6"
2820 FIXED	2620	2' - 6" x 2' - 0"
2840 FIXED	2640	2' - 6" x 4' - 0"
2850 FIXED	2650	2' - 6" x 5' - 0"
2860 FIXED	2660	2' - 6" x 6' - 0"
3010 FIXED	3010	3' - 0" x 1' - 0"
3016 FIXED	3016	3' - 0" x 1' - 6"
3018 FIXED	3016	3' - 0" x 1' - 6"
3020 FIXED	3020	3' - 0" x 2' - 0"
3030 FIXED	3030	3' - 0" x 3' - 0"
3036 FIXED	3036	3' - 0" x 3' - 6"
3040 FIXED	3040	3' - 0" x 4' - 0"
3046 FIXED	3046	3' - 0" x 4' - 6"
3050 FIXED	3050	3' - 0" x 5' - 0"
3060 FIXED	3060	3' - 0" x 6' - 0"
3616 FIXED	3616	3' - 6" x 1' - 6"
3620 FIXED	3620	3' - 6" x 2' - 0"
4010 FIXED	4010	4' - 0" x 1' - 0"
4016 FIXED	4016	4' - 0" x 1' - 6"
4018 FIXED	4016	4' - 0" x 1' - 6"
4020 FIXED	4020	4' - 0" x 2' - 0"
4026 FIXED	4026	4' - 0" x 2' - 6"
4040 FIXED	4040	4' - 0" x 4' - 0"
4050 FIXED	4050	4' - 0" x 5' - 0"
4060 FIXED	4060	4' - 0" x 6' - 0"
5016 FIXED	5016	5' - 0" x 1' - 6"
5018 FIXED	5016	5' - 0" x 1' - 6"
5020 FIXED	5020	5' - 0" x 2' - 0"
5040 FIXED	5040	5' - 0" x 4' - 0"
5050 FIXED	5050	5' - 0" x 5' - 0"
5060 FIXED	5060	5' - 0" x 6' - 0"
5618 FIXED	5616	5' - 6" x 1' - 6"
5620 FIXED	5620	5' - 6" x 2' - 0"
6010 FIXED	6010	6' - 0" x 1' - 0"
6060 FIXED	6060	6' - 0" x 6' - 0"

Andersen 200-Series

Drees Callout	Designation	Rough Opening
FIXED or TRANSOM		
1620 FIXED	244FX1820	1' - 8" x 2' - 0"
1626 FIXED	N/A	1' - 8" x 2' - 6"
1630 FIXED	244FX3016**	1' - 6" x 3' - 0"
1634 FIXED	244FX3416**	1' - 6" x 3' - 4"
1640 FIXED	N/A	1' - 8" x 4' - 0"
1644 FIXED	244FX4416**	1' - 6" x 4' - 4"
1650 FIXED	N/A	1' - 8" x 5' - 0"
1810 FIXED	244FX1810	1' - 8" x 1' - 0"
1816 FIXED	244FX1816	1' - 8" x 1' - 6"
1818 FIXED	N/A	1' - 8" x 1' - 8"
1820 FIXED	244FX1820	1' - 8" x 2' - 0"
1834 FIXED	244FX3416**	1' - 6" x 3' - 4"
1836 FIXED	244FX3416**	1' - 6" x 3' - 4"
1840 FIXED	N/A	1' - 8" x 4' - 0"
1844 FIXED	244FX4416**	1' - 6" x 4' - 4"
1850 FIXED	N/A	1' - 8" x 5' - 0"
1856 FIXED	N/A	1' - 8" x 5' - 6"
2016 FIXED	244FX2016	2' - 0" x 1' - 6"
2018 FIXED	244FX1820**	2' - 0" x 1' - 8"
2020 FIXED	244FX2020	2' - 0" x 2' - 0"
2026 FIXED	244FX2820**	2' - 0" x 2' - 8"
2028 FIXED	244FX2820**	2' - 0" x 2' - 8"
2030 FIXED	244FX3020**	2' - 0" x 3' - 0"
2034 FIXED	244FX3420**	2' - 0" x 3' - 4"
2036 FIXED	N/A	2' - 0" x 3' - 6"
2040 FIXED	N/A	2' - 0" x 4' - 0"
2050 FIXED	N/A	2' - 0" x 5' - 0"
2060 FIXED	N/A	2' - 0" x 6' - 0"
2418 FIXED	244FX2416	2' - 4" x 1' - 6"
2430 FIXED	N/A	2' - 4" x 3' - 0"
2436 FIXED	N/A	2' - 4" x 3' - 6"
2438 FIXED	N/A	2' - 4" x 3' - 8"
2440 FIXED	N/A	2' - 4" x 4' - 0"
2446 FIXED	N/A	2' - 4" x 4' - 6"
2618 FIXED	244FX2816	2' - 8" x 1' - 6"
2620 FIXED	244FX2820	2' - 8" x 2' - 0"
2626 FIXED	N/A	2' - 8" x 2' - 6"
2630 FIXED	N/A	2' - 8" x 3' - 0"
2636 FIXED	N/A	2' - 8" x 3' - 6"
2640 FIXED	N/A	2' - 6" x 4' - 0"
2646 FIXED	N/A	2' - 8" x 4' - 6"
2650 FIXED	N/A	2' - 8" x 5' - 0"
2660 FIXED	N/A	2' - 8" x 6' - 0"
2818 FIXED	244FX2816	2' - 8" x 1' - 6"
2820 FIXED	244FX2820	2' - 8" x 2' - 0"
2840 FIXED	N/A	2' - 8" x 4' - 0"
2850 FIXED	N/A	2' - 8" x 5' - 0"
2860 FIXED	N/A	2' - 8" x 6' - 0"
3010 FIXED	244FX3010	3' - 0" x 1' - 0"
3016 FIXED	244FX3016	3' - 0" x 1' - 6"
3018 FIXED	244FX3016	3' - 0" x 1' - 6"
3020 FIXED	244FX3020	3' - 0" x 2' - 0"
3030 FIXED	244FX3030	3' - 0" x 3' - 0"
3036 FIXED	Custom 244FX3036	3' - 0" x 3' - 6"
3040 FIXED	244FX3040	3' - 0" x 4' - 0"
3046 FIXED	244FX3046	3' - 0" x 4' - 6"
3050 FIXED	244FX3050	3' - 0" x 5' - 0"
3060 FIXED	244FX3060	3' - 0" x 6' - 0"
3616 FIXED	N/A	2' - 8" x 1' - 6"
3620 FIXED	N/A	3' - 6" x 2' - 0"
4010 FIXED	N/A	4' - 0" x 1' - 0"
4016 FIXED	N/A	4' - 0" x 1' - 6"
4018 FIXED	N/A	4' - 0" x 1' - 8"
4020 FIXED	244FX4020	4' - 0" x 2' - 0"
4026 FIXED	244FX4026	4' - 0" x 2' - 6"
4040 FIXED	244FX4040	4' - 0" x 4' - 0"
4050 FIXED	244FX4050	4' - 0" x 5' - 0"
4060 FIXED	244FX4060	4' - 0" x 6' - 0"
5016 FIXED	N/A	5' - 0" x 1' - 6"
5018 FIXED	N/A	5' - 0" x 1' - 8"
5020 FIXED	N/A	5' - 0" x 2' - 0"
5040 FIXED	244FX5040	5' - 0" x 4' - 0"
5050 FIXED	244FX5050	5' - 0" x 5' - 0"
5060 FIXED	244FX5060	5' - 0" x 6' - 0"
5618 FIXED	N/A	5' - 6" x 1' - 8"
5620 FIXED	N/A	5' - 6" x 2' - 0"
6010 FIXED	N/A	6' - 0" x 1' - 0"
6060 FIXED	N/A	6' - 0" x 6' - 0"

Andersen 400-Series

Drees Callout	Designation	Rough Opening
FIXED or TRANSOM		
1620 FIXED	TWT18111	1' - 10 1/8" x 2' - 1 13/16"
1626 FIXED	TWT1827	1' - 10 1/8" x 2' - 9 13/16"
1630 FIXED	TWT1831	1' - 10 1/8" x 3' - 3 13/16"
1634 FIXED	Custom TWT1837	1' - 9 13/16" x 3' - 10 1/8"
1640 FIXED	Custom DHP18310	1' - 10 3/16" x 4' - 0 7/8"
1644 FIXED	Custom DHP1837	1' - 10 3/16" x 4' - 0 7/8"
1650 FIXED	Custom DHP18410	1' - 10 3/16" x 5' - 0 7/8"
1810 FIXED	TWT1810	1' - 10 1/8" x 1' - 0 1/2"
1816 FIXED	TWT1815	1' - 10 1/8" x 1' - 7 13/16"
1818 FIXED	TWT1815	1' - 10 1/8" x 1' - 7 13/16"
1820 FIXED	TWT18111	1' - 10 1/8" x 2' - 1 13/16"
1834 FIXED	Custom TWT1837	1' - 9 13/16" x 3' - 10 1/8"
1836 FIXED	Custom TWT1837	1' - 10 1/8" x 3' - 9 13/16"
1840 FIXED	Custom DHP18310	1' - 10 3/16" x 4' - 0 7/8"
1844 FIXED	Custom DHP1847	1' - 10 3/16" x 4' - 3 7/8"
1850 FIXED	Custom DHP18410	1' - 10 3/16" x 5' - 0 7/8"
1856 FIXED	Custom DHP1856	1' - 10 3/16" x 5' - 8 7/8"
2016 FIXED	TWT2015	2' - 2 1/8" x 1' - 7 13/16"
2018 FIXED	TWT2015	2' - 2 1/8" x 1' - 7 13/16"
2020 FIXED	TWT20111	2' - 2 1/8" x 2' - 1 13/16"
2026 FIXED	TWT2027	2' - 2 1/8" x 2' - 9 13/16"
2028 FIXED	TWT2027	2' - 2 1/8" x 2' - 9 13/16"
2030 FIXED	TWT2031	2' - 2 1/8" x 3' - 3 13/16"
2034 FIXED	Custom TWT1837	2' - 2 1/8" x 3' - 9 13/16"
2036 FIXED	Custom TWT1837	2' - 2 1/8" x 3' - 9 13/16"
2040 FIXED	Custom DHP20310	2' - 2 1/8" x 4' - 0 7/8"
2050 FIXED	Custom DHP20410	2' - 2 1/8" x 5' - 0 7/8"
2060 FIXED	Custom DHP20510	2' - 2 1/8" x 6' - 0 7/8"
2418 FIXED	TWT2415	2' - 6 1/8" x 1' - 7 13/16"
2430 FIXED	TWT2431	2' - 6 1/8" x 3' - 3 13/16"
2436 FIXED	Custom TWT2437	2' - 6 1/8" x 3' - 9 13/16"
2438 FIXED	Custom TWT2437	2' - 6 1/8" x 3' - 9 13/16"
2440 FIXED	Custom DHP24310	2' - 6 1/8" x 4' - 0 7/8"
2446 FIXED	Custom DHP2446	2' - 6 1/8" x 4' - 8 7/8"
2618 FIXED	TWT2615	2' - 8 1/8" x 1' - 7 13/16"
2620 FIXED	TWT26111	2' - 8 1/8" x 2' - 1 13/16"
2626 FIXED	TWT2627	2' - 8 1/8" x 2' - 9 13/16"
2630 FIXED	TWT2631	2' - 8 1/8" x 3' - 3 13/16"
2636 FIXED	Custom TWT2637	2' - 8 1/8" x 3' - 9 13/16"
2640 FIXED	CUSTOM DHP24310	2' - 6 1/8" x 4' - 1 3/8"
2646 FIXED	Custom DHP2446	2' - 6 1/8" x 4' - 8 7/8"
2650 FIXED	Custom DHP24410	2' - 6 1/8" x 5' - 0 7/8"
2660 FIXED	Custom DHP24510	2' - 6 1/8" x 6' - 0 7/8"
2818 FIXED	TWT2815	2' - 10 1/8" x 1' - 7 13/16"
2820 FIXED	TWT28111	2' - 10 1/8" x 2' - 1 13/16"
2840 FIXED	CUSTOM DHP24310	2' - 6 1/8" x 4' - 0 7/8"
2850 FIXED	Custom DHP24410	2' - 6 1/8" x 5' - 0 7/8"
2860 FIXED	Custom DHP24510	2' - 6 1/8" x 6' - 0 7/8"
3010 FIXED	TWT3010	3' - 2 1/8" x 1' - 0 1/2"
3016 FIXED	TWT3015	3' - 2 1/8" x 1' - 7 13/16"
3018 FIXED	TWT3015	3' - 2 1/8" x 1' - 7 13/16"
3020 FIXED	TWT30111	3' - 2 1/8" x 2' - 1 13/16"
3030 FIXED	TWT3031	3' - 2 3/16" x 3' - 3 7/8"
3036 FIXED	Custom TWT3027	3' - 2 1/8" x 2' - 9 13/16"
3040 FIXED	DHP30310	3' - 2 1/8" x 4' - 0 7/8"
3046 FIXED	DHP3046	3' - 2 1/8" x 4' - 8 7/8"
3050 FIXED	DHP30410	3' - 2 1/8" x 5' - 0 7/8"
3060 FIXED	DHP30510	3' - 2 1/8" x 6' - 0 7/8"
3616 FIXED	TWT3415	3' - 6 1/8" x 1' - 7 13/16"
3620 FIXED	TWT34111	3' - 6 1/8" x 2' - 1 13/16"
4010 FIXED	PTR4010	4' - 0 1/2" x 1' - 0 1/2"
4016 FIXED	Custom TWT31015	3' - 11 13/16" x 1' - 8 1/8"
4018 FIXED	Custom TWT31015	3' - 11 13/16" x 1' - 8 1/8"
4020 FIXED	Custom DHP40110	4' - 2 1/8" x 2' - 0 7/8"
4026 FIXED	Custom TWT31025	3' - 11 13/16" x 2' - 8 1/8"
4040 FIXED	DHP310310	3' - 11 13/16" x 4' - 0 7/8"
4050 FIXED	DHP310410	3' - 11 13/16" x 5' - 0 7/8"
4060 FIXED	DHP310510	3' - 11 13/16" x 6' - 0 7/8"
5016 FIXED	Custom TWT41015	4' - 11 13/16" x 1' - 8 1/8"
5018 FIXED	Custom TWT41015	4' - 11 13/16" x 1' - 8 1/8"
5020 FIXED	Custom DHP50110	5' - 2 1/8" x 2' - 0 7/8"
5040 FIXED	DHP410310	4' - 11 13/16" x 4' - 0 7/8"
5050 FIXED	DHP410410	4' - 11 13/16" x 5' - 0 7/8"
5060 FIXED	DHP410510	4' - 11 13/16" x 6' - 0 7/8"
5618 FIXED	Custom TWT5615	5' - 8 1/8" x 1' - 7 13/16"
5620 FIXED	Custom TWT56111	5' - 8 1/8" x 2' - 1 13/16"
6010 FIXED	PTR6010	6' - 0 3/8" x 1' - 0 1/2"
6060 FIXED	PTR6060	5' - 11 13/16" x 6' - 0 7/8"

Pella Architect Classic Clad Wood Series

Drees Callout	Designation	Rough Opening
FIXED or TRANSOM		
1620 FIXED	1725	1' - 5 3/4" x 2' - 1 3/4"
1626 FIXED	1732	1' - 5 3/4" x 2' - 8 3/4"
1630 FIXED	1735	1' - 5 3/4" x 2' - 11 3/4"
1634 FIXED	1741	1' - 5 3/4" x 3' - 5 3/4"
1640 FIXED	1747	1' - 5 3/4" x 3' - 11 3/4"
1644 FIXED	1753	1' - 5 3/4" x 4' - 5 3/4"
1650 FIXED	1759	1' - 5 3/4" x 4' - 11 3/4"
1810 FIXED	2114	1' - 9 3/4" x 1' - 2 3/4"
1816 FIXED	2117	1' - 9 3/4" x 1' - 5 3/4"
1818 FIXED	2121	1' - 9 3/4" x 1' - 9 3/4"
1820 FIXED	2125	1' - 9 3/4" x 2' - 1 3/4"
1834 FIXED	2141	1' - 9 3/4" x 3' - 5 3/4"
1836 FIXED	2141	1' - 9 3/4" x 3' - 5 3/4"
1840 FIXED	2147	1' - 9 3/4" x 3' - 11 3/4"
1844 FIXED	2153	1' - 9 3/4" x 4' - 5 3/4"
1850 FIXED	2159	1' - 9 3/4" x 4' - 11 3/4"
1856 FIXED	2165	1' - 9 3/4" x 5' - 5 3/4"
2016 FIXED	2317	1' - 11 3/4" x 1' - 5 3/4"
2018 FIXED	2317	1' - 11 3/4" x 1' - 5 3/4"
2020 FIXED	2323	1' - 11 3/4" x 1' - 11 3/4"
2026 FIXED	2332	1' - 11 3/4" x 2' - 8 3/4"
2028 FIXED	2332	1' - 11 3/4" x 2' - 8 3/4"
2030 FIXED	2335	1' - 11 3/4" x 2' - 11 3/4"
2034 FIXED	2341	1' - 11 3/4" x 3' - 5 3/4"
2036 FIXED	2341	1' - 11 3/4" x 3' - 5 3/4"
2040 FIXED	2347	1' - 11 3/4" x 3' - 11 3/4"
2050 FIXED	2359	1' - 11 3/4" x 4' - 11 3/4"
2060 FIXED	2371	1' - 11 3/4" x 5' - 11 3/4"
2418 FIXED	2917	2' - 5 3/4" x 1' - 5 3/4"
2430 FIXED	2935	2' - 5 3/4" x 2' - 11 3/4"
2436 FIXED	2941	2' - 5 3/4" x 3' - 5 3/4"
2438 FIXED	2941	2' - 5 3/4" x 3' - 5 3/4"
2440 FIXED	2947	2' - 5 3/4" x 3' - 11 3/4"
2446 FIXED	2953	2' - 5 3/4" x 4' - 5 3/4"
2618 FIXED	2917	2' - 5 3/4" x 1' - 5 3/4"
2620 FIXED	2923	2' - 5 3/4" x 1' - 11 3/4"
2626 FIXED	2929	2' - 5 3/4" x 2' - 5 3/4"
2630 FIXED	2935	2' - 5 3/4" x 2' - 11 3/4"
2636 FIXED	2941	2' - 5 3/4" x 3' - 5 3/4"
2640 FIXED	2947	2' - 5 3/4" x 3' - 11 3/4"
2646 FIXED	2953	2' - 5 3/4" x 4' - 5 3/4"
2650 FIXED	2959	2' - 5 3/4" x 4' - 11 3/4"
2660 FIXED	2971	2' - 5 3/4" x 5' - 11 3/4"
2818 FIXED	3217	2' - 8 3/4" x 1' - 5 3/4"
2820 FIXED	3223	2' - 8 3/4" x 1' - 11 3/4"
2840 FIXED	3247	2' - 8 3/4" x 3' - 11 3/4"
2850 FIXED	3259	2' - 8 3/4" x 4' - 11 3/4"
2860 FIXED	3271	2' - 8 3/4" x 5' - 11 3/4"
3010 FIXED	3514	2' - 11 3/4" x 1' - 2 3/4"
3016 FIXED	3517	2' - 11 3/4" x 1' - 5 3/4"
3018 FIXED	3517	2' - 11 3/4" x 1' - 5 3/4"
3020 FIXED	3523	2' - 11 3/4" x 1' - 11 3/4"
3030 FIXED	3535	2' - 11 3/4" x 2' - 11 3/4"
3036 FIXED	3541	2' - 11 3/4" x 3' - 5 3/4"
3040 FIXED	3547	2' - 11 3/4" x 3' - 11 3/4"
3046 FIXED	3553	2' - 11 3/4" x 4' - 5 3/4"
3050 FIXED	3559	2' - 11 3/4" x 4' - 11 3/4"
3060 FIXED	3571	2' - 11 3/4" x 5' - 11 3/4"
3616 FIXED	4117	3' - 5 3/4" x 1' - 5 3/4"
3620 FIXED	4123	3' - 5 3/4" x 1' - 11 3/4"
4010 FIXED	4514	3' - 11 3/4" x 1' - 2 3/4"
4016 FIXED	4717	3' - 11 3/4" x 1' - 5 3/4"
4018 FIXED	4717	3' - 11 3/4" x 1' - 5 3/4"
4020 FIXED	4723	3' - 11 3/4" x 1' - 11 3/4"
4026 FIXED	4729	3' - 11 3/4" x 2' - 5 3/4"
4040 FIXED	4747	3' - 11 3/4" x 3' - 11 3/4"
4050 FIXED	4759	3' - 11 3/4" x 4' - 11 3/4"
4060 FIXED	4771	3' - 11 3/4" x 5' - 11 3/4"
5016 FIXED	5917	4' - 11 3/4" x 1' - 5 3/4"
5018 FIXED	5917	4' - 11 3/4" x 1' - 5 3/4"
5020 FIXED	5923	4' - 11 3/4" x 1' - 11 3/4"
5040 FIXED	5947	4' - 11 3/4" x 3' - 11 3/4"
5050 FIXED	5959	4' - 11 3/4" x 4' - 11 3/4"
5060 FIXED	5971	4' - 11 3/4" x 5' - 11 3/4"
5618 FIXED	6517	5' - 5 3/4" x 1' - 5 3/4"
5620 FIXED	6523	5' - 5 3/4" x 1' - 11 3/4"
6010 FIXED	7114	5' - 11 3/4" x 1' - 2 3/4"
6060 FIXED	7171	5' - 11 3/4" x 5' - 11 3/4"

**ROTATED 90 DEGREES

Drees HOMES®
211 Grandview Drive, Fort Mitchell, KY 41017
Phone: (859) 578-4200

Sheet Information

SC-1.2

MWR Window Schedule

MOULDED MILLWORK SCHEDULE

LAST REVISED 11/22/17

HEADERS

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

PILASTERS

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

LOUVERS

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

BRACKETS

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

MOULDINGS

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

PEDIMENTS / COMBO HEADERS

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

WINDOW DECORATION

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

ACCESSORIES

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

Drees HOMES

Sheet Description: MOULDED MILLWORK SCHEDULE

Sheet No. SC-02

Google Maps

~~3755 Bendemeer Rd~~

3749 left across street

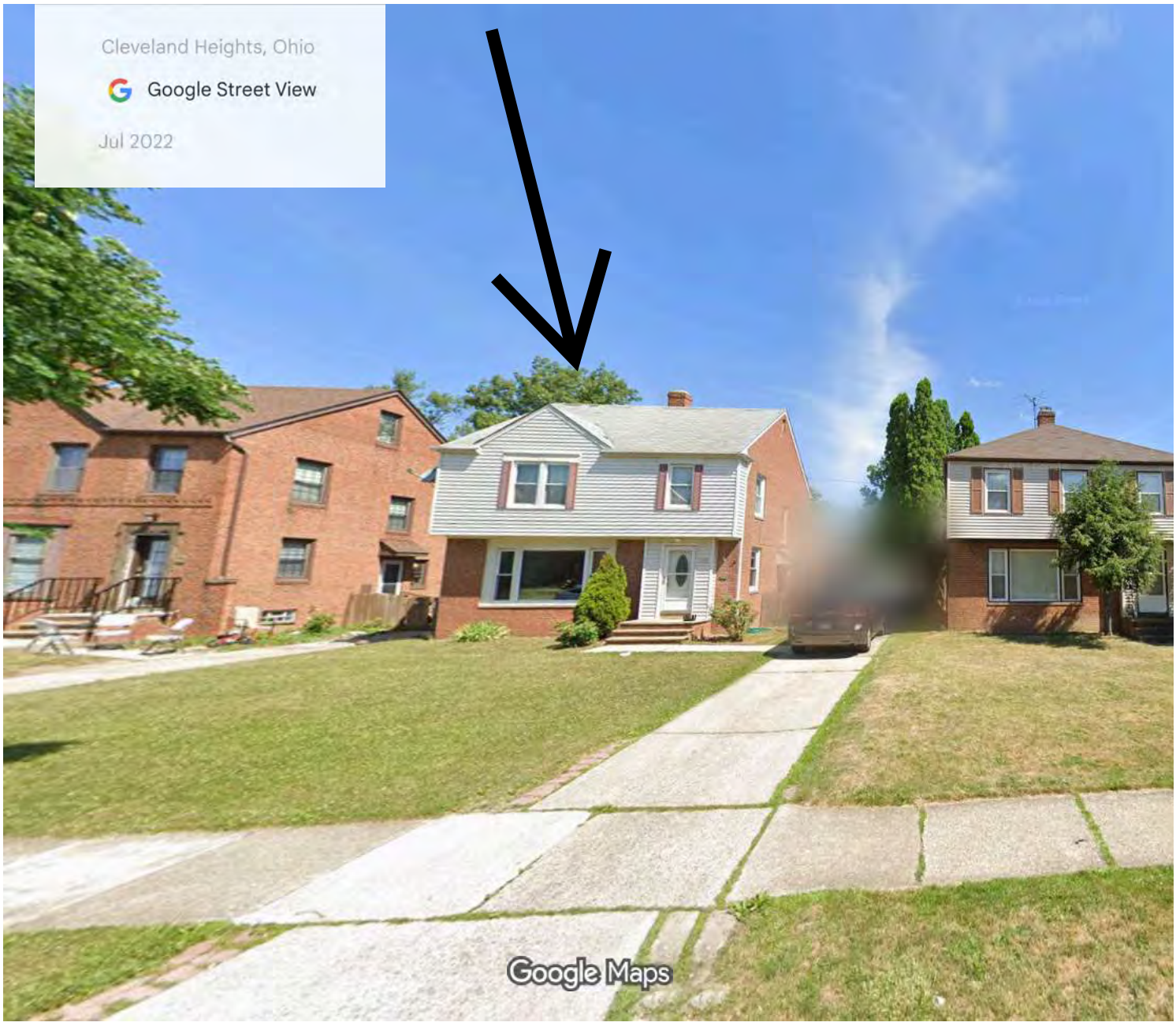
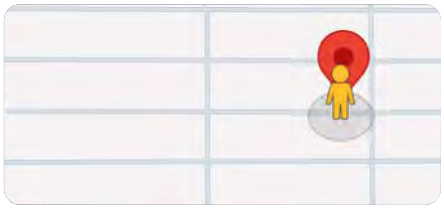


Image capture: Jul 2022 © 2025 Google



Google Maps

3749 Bendemeer Rd

3750 Bendemeer Right Adjacent Property

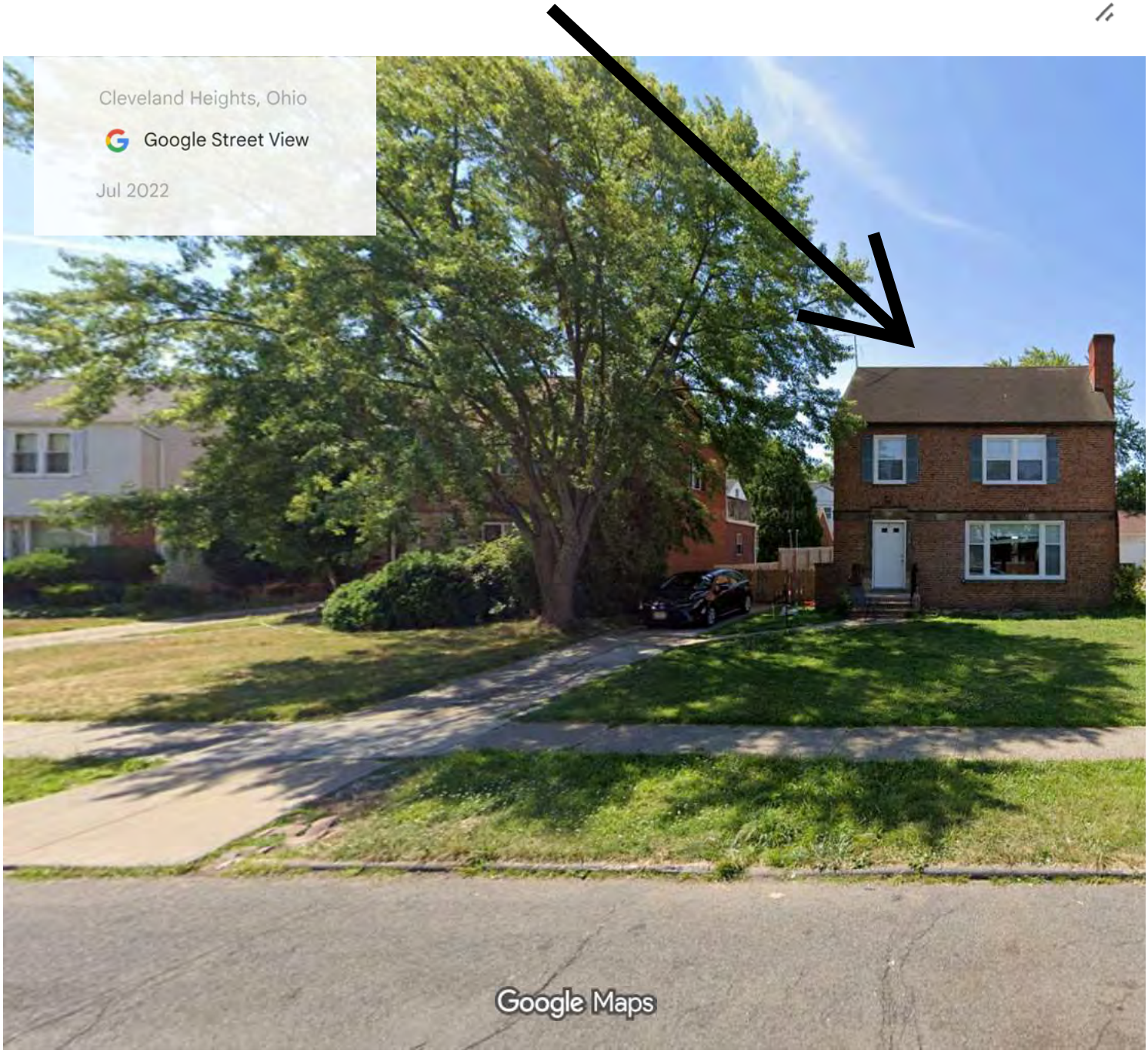
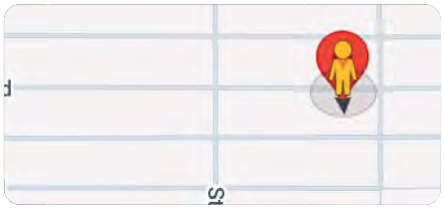


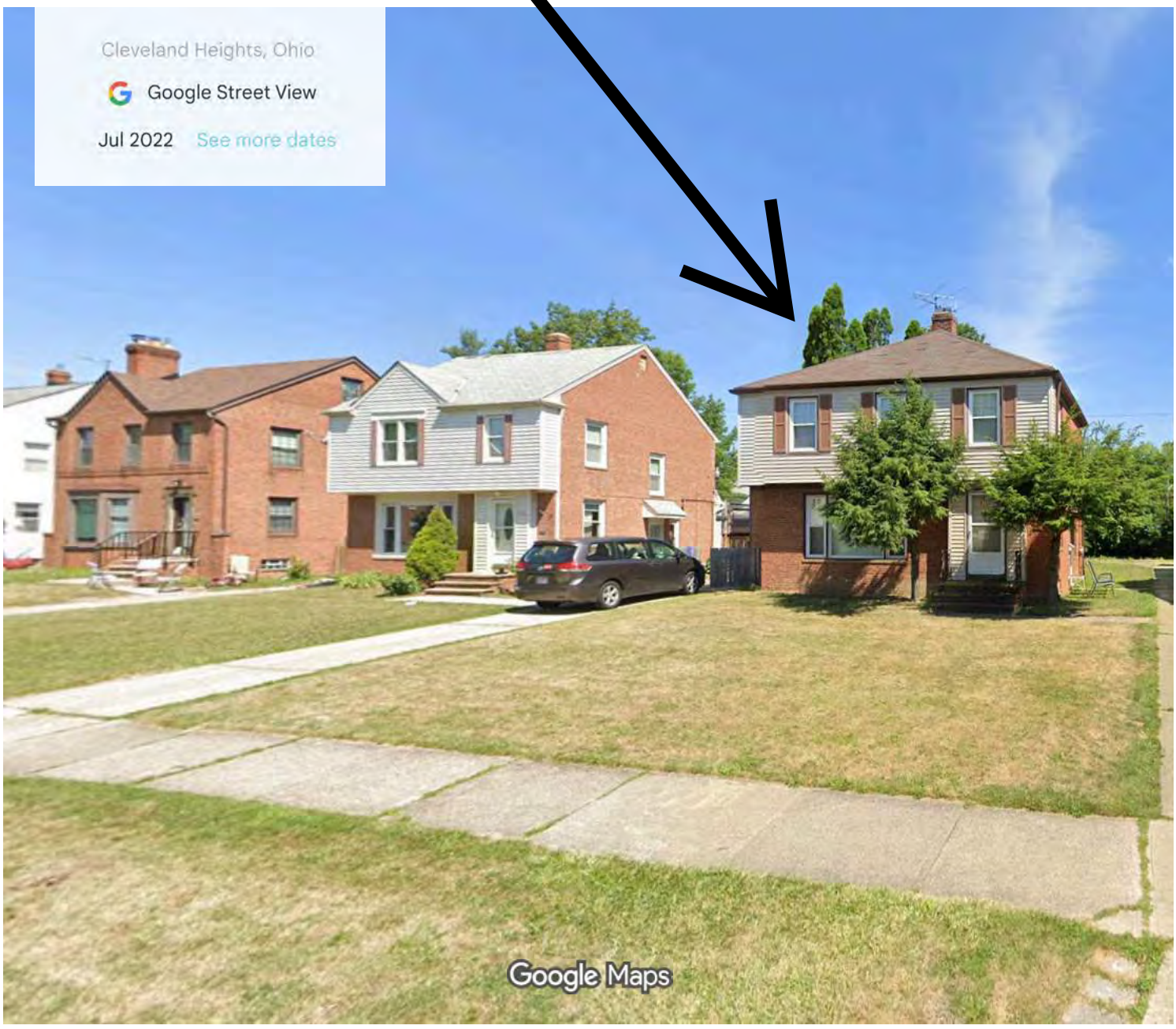
Image capture: Jul 2022 © 2025 Google



~~3756 Bendemeer Rd~~

Google Maps

3755 Bendemeer Across Street



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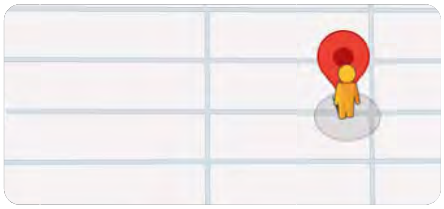

3756 Bendemeer Rd

Google Maps

Subject Property

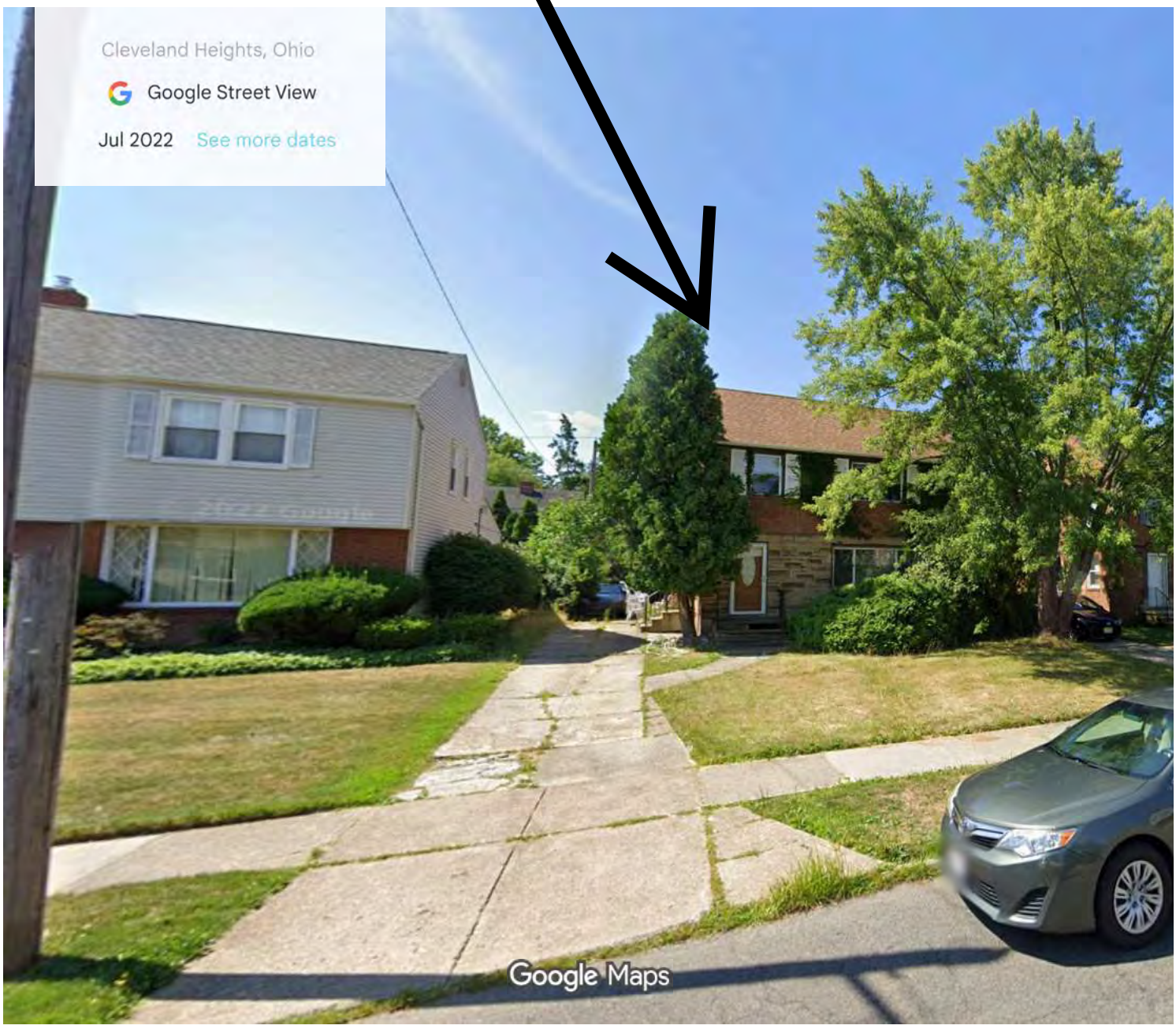

Image capture: Jul 2022 © 2025 Google

Google Maps

3761 Bendemeer Rd

Left Adjacent Property

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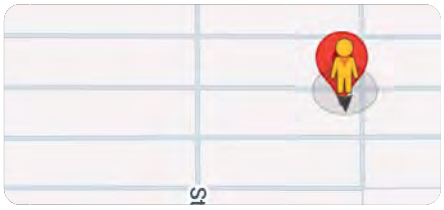
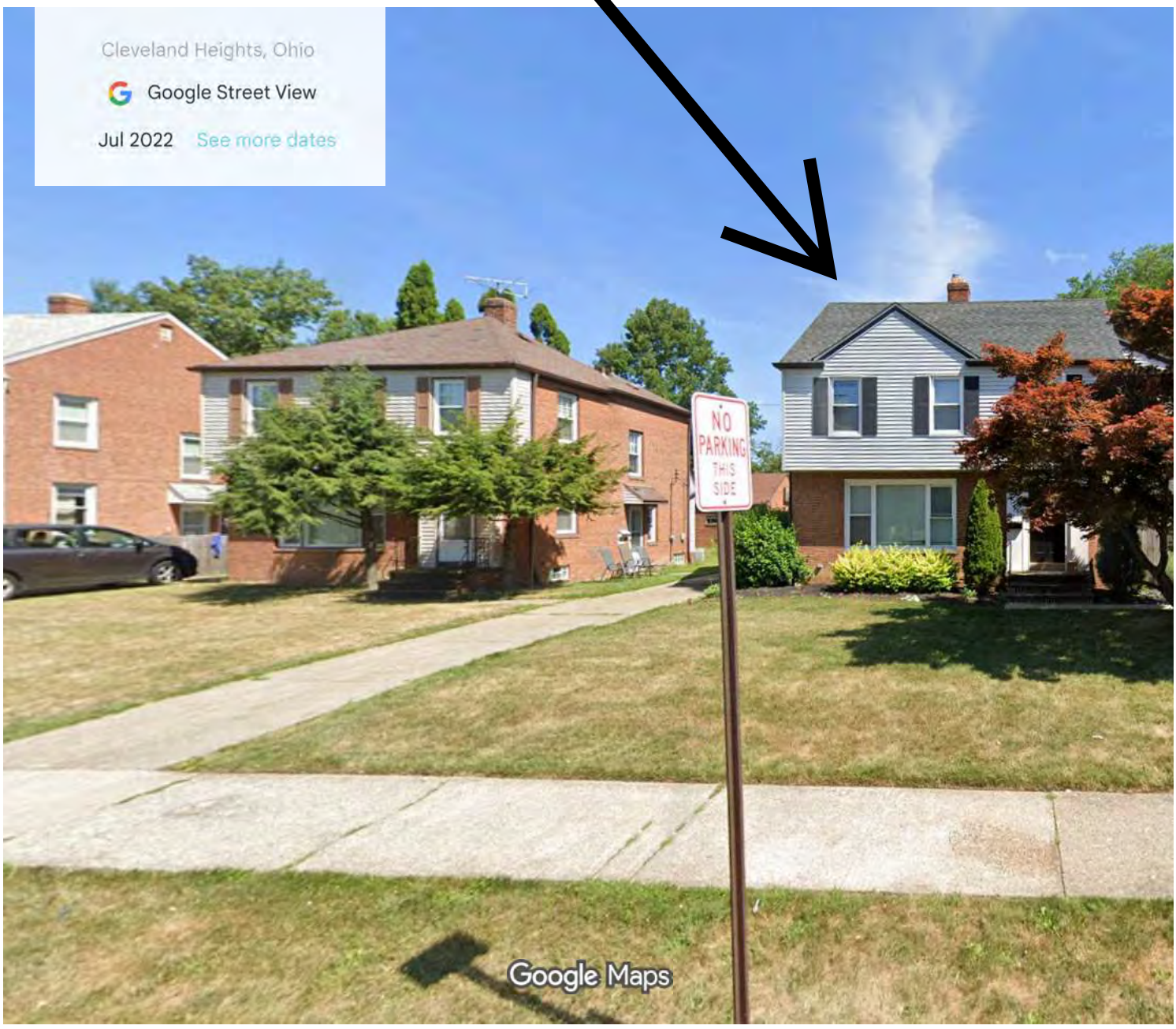


Google Maps

3761 Bendemeer Rd

3761 Right Side Across Street



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