



GENERAL NOTES - RALEIGH

FOUNDATION NOTES

CRAWL SPACES:

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR

- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH OF 4,500 PSI

- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED

- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.

- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.

- WALL TIES EMBEDDED IN THE HORIZONTAL MORTAR JOINT SHALL BE 16" ON CENTER. TIES IN ALTERNATE COURSES SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 16" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 16" ADDITIONAL TIES SHALL BE PROVIDED AT ALL OPENINGS, AND WITHIN 12" OF THE OPENING.

- CORE FILL ENTIRE BLOCK WALL WHEN THE WALL IS 4'-0" TALL OR HIGHER. INSTALL #4 REBAR IN EACH HOLLOW AREA OF EACH BLOCK FROM FOOTING TO TOP OF WALL, ON THE ENTIRE WALL PRIOR TO CORE FILLING IT.

- TOP COURSE OF BLOCK ON ALL WALLS WILL BE FILLED SOLID WITH MORTAR PLACING THE FOUNDATION STRAPS OR BOLTS IN THE MORTAR 6'-0" ON CENTER, AND 12" FROM EACH CORNER.

- 12"x16" PIERS: HOLLOW MASONRY UP TO 48" HIGH, SOLID MASONRY UP TO 9'0" HIGH

- 16"x16" PIERS: HOLLOW MASONRY UP TO 64" HIGH, SOLID MASONRY UP TO 12'0" HIGH

- BLOCK PIERS SHOULD BE PLACED DIRECTLY ON CONCRETE FOOTINGS PER PLAN. THEY SHOULD BE PLUMBED AND SQUARE WITHIN ¼".

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

BASEMENTS:

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR

- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH OF 4,500 PSI

- FOOTINGS TO A MINIMUM CONCRETE STRENGTH OF 2500 PSI, UNLESS OTHERWISE NOTED- ALL FOUNDATION WALLS TO BE CAST IN PLACE CONCRETE 3000 PSI MIN. UNLESS OTHERWISE NOTED.

- BASEMENT WINDOW LOCATIONS MAY VARY FROM DRAWING DUE TO LOT CONDITIONS.

- BACKFILL ADJACENT TO FOUNDATION WALLS SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.

- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.

- WATERPROOF FOUNDATION WITH BITUMINOUS SPRAY.

- VERTICAL CONTROL JOINTS IN BASEMENT FOUNDATION WALLS - STANDARD LOCATION GUIDELINES:

1) PLACE A CONTROL JOINT IN ALL UNBRACED WALLS OVER 30' IN LENGTH. (NOTE: "T" WALLS AND CORNERS COUNT AS A BRACE).

2) WINDOWS THAT ARE LARGER THAN THE STANDARD BASEMENT WINDOW REQUIRE A CONTROL JOINT.

3) CONTROL JOINTS ARE NOT REQUIRED AT EVERY WINDOW THAT IS STANDARD SIZE.

4) IF THERE IS A STANDARD WINDOW LOCATED IN A WALL SEGMENT THAT REQUIRES A CONTROL JOINT, THEN THE CONTROL JOINT SHOULD BE PLACED ON THE SIDE OF THE WINDOW THAT IS ADJACENT TO THE LONG SIDE OF THE WALL. IF THERE IS MORE THAN ONE WINDOW IN A WALL THEN ONLY ONE WINDOW SHOULD HAVE A CONTROL JOINT.

5) DOORS DO NOT GET CONTROL JOINTS.

6) CONTROL JOINTS SHOULD NOT BE LOCATED WITHIN 3' OF A BEAM POCKET.

7) CONTROL JOINTS ARE REQUIRED AT THE FIRST AND LAST STEP DOWN AT STEPPED BASEMENT FOUNDATION WALLS.

- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.

- ALL VERTICAL STEEL AND ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.

SLAB ON GRADE:

- ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS AS INDICATED ON THE DETAILS OVER MINIMUM 6 MIL. POLYETHYLENE (VISQUEEN) VAPOR BARRIER. SLABS SHALL BE REINFORCED WITH 6x6 W1.4 WWF LAPPED 8" AT EDGES AND ENDS IN CONFORMANCE WITH ASTM-A 185, OR FIBERMESS REINFORCEMENT SHALL BE USED WITH A MINIMUM FIBER LENGTH OF ½" TO 2 ¼" COMPLYING WITH ASTM C 1116. THE DOSAGE AMOUNT SHALL BE 0.75 TO 3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFA TURER'S RECOMMENDATIONS.

- SLABS ON GRADE SHALL BEAR ON STRUCTURAL FILL WHICH SHALL BE CLEAN SAND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUMN DRY DENSITY (ASTM D1557). TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. IF SOIL TREATMENT IS USED, THE TREATMENT SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETED.

- FOOTINGS MAY BEAR UPON UNDISTURBED SOIL OR UPON STRUCTURAL FILL. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUMN DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST TWO FEET (2'-0") BELOW THE BOTTOM OF THE FOOTING.

- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH

2" CONCRETE EXPOSED TO EARTH AND WEATHER

1 ½" CONCRETE NOT EXPOSED TO EARTH OR WEATHER

- SLOPE CONCRETE SLAB 4" MINIMUM TOWARDS GARAGE DOOR

- EXTERIOR FLATWORK/GARAGES SHALL HAVE A MINIMUM CONCRETE SRENGTH OF 4,500 PSI

- ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 2,000 p.s.f.

- INTERIOR FLATWORK SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 3,000 PSI.

- ALL STEEL IN STRUCTURAL SLABS TO BE GRADE 60. ALL HORIZONTAL STEEL IN FOUNDATION WALLS AND FOOTERS TO BE GRADE 40 STEEL.

FRAMING NOTES

DESIGN LOADS:

FLOORS:

40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf

GARAGE FLOOR: 50 psf LIVE LOAD

SEISMIC: "A" & "B"

ROOF:

18 psf LIVE LOAD + 17psf DEAD LOAD = 35 psf

WIND SPEED: 120 MPH

DESIGN DEFLECTION LIMITS (BASED ON LIVE LOAD, EXCEPT MASONRY):

RAFTERS GREATER THAN 3:12

L/180

CEILINGS

L/240

MASONRY VENEER

L/600

NOMINAL LUMBER FLOORS:

L/360

MANUFACTURED WOOD FLOORS: 

DESIGNED TO MINIMUM PRO RATING OF 35 (OR EQUIVALENT). NO MORE THAN 8 POINT DIFFERENCE BETWEEN ADJACENT SPANS. L/480 FOR SPANS UP TO 16'-0" AND NO GREATER THAN 1/2" DEFLECTION L/600 FOR SPANS OVER 16'-0" IF SIMPLE SPAN AND NO GREATER THAN 1/2" DEFLECTION L/840 FOR SPANS OVER 16'-0" IF CONTINUOUS SPAN. AND NO GREATER THAN 1/2" DEFLECTION

-JOIST SPACING:

19.2" o.c. MAXIMUM SPACING

DOUBLE EVERY OTHER FLOOR JOIST UNDER KITCHEN ISLANDS

INSTALL UNCOUPLING MEMBRANE IN TILE FLOOR AREAS IF 19.2" o.c. FLOOR JOIST SPACING

GLUE AND MECHANICALLY FASTEN [SCREWS] WOOD FLOOR IF 19.2" o.c. FLOOR JOIST SPACING

- MANUFACTURED WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL WOOD BEAMS AND I-JOISTS) SHALL BE FABRICATED, HANDLED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

- JOISTS ARE NOT TO BE PLACED DIRECTLY OVER INTERIOR PARALLEL WALLS. (TO PREVENT UNEVEN FLOOR DEFLECTION FROM OCCURRING)

- ALL WOOD BEAMS/HEADERS: 2x6's TO BE SPF STUD GRADE OR BETTER/ 2x8 OR LARGER TO BE SYP #2 [ PER NDS 2012 ] OR BETTER, U.O.N.

- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD AND (1) 2x KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACKS REQUIRED, U.N.O. AT FLUSH OR DROPPED BEAMS, THE NUMBER OF STUDS SPECIFIED INDICATES THE TOTAL NUMBER OF STUDS REQUIRED TO SUPPORT THE BEAM.

- EXTERIOR WALLS TO BE 2x4 SPF STUD GRADE AT 16" o.c. UNLESS OTHERWISE NOTED (10'-4-1/2" MAXIMUM WALL HEIGHT)

- ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, BATH, & GARAGE TO BE 2x4 SPF STUD GRADE @ 16" o.c.;; ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SPF STUD GRADE @ 24" o.c. U.O.N.

- ALL WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.

- PROVIDE SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS & GIRDER TRUSSES. PROVIDE BLOCKING BETWEEN JOISTS AS REQUIRED.

- SEE SELECTION SHEET FOR SIZE AND STYLE OF FIREPLACE. SEE FIREPLACE ELEVATION DETAIL FOR ADDITIONAL FRAMING REQUIREMENTS, IF ANY.

- CHECK SELECTION SHEETS FOR FLOOR COVERING AT TOP AND BOTTOM OF STAIR RISERS AND ADJUST RISERS AS REQ'D.

- PROVIDE BLOCKING AT ALL HANDRAIL TERMINATION AND BRACKET LOCATIONS.

- 20-MINUTE FIRE RATED DOOR BETWEEN GARAGE AND LIVING AREA.

- EXTERIOR WALL TO BE 2x4 SPF STUD G AT 16" o.c. UNLESS OTHERWISE NOTED (10'-0" MAXIMUM UNBRACED WALL HEIGHT).

- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STANDARD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.

- IN THE GARAGE, PROVIDE 1/2" GYP. BOARD AT ALL WALLS COMMON TO LIVING SPACE AND ALL STRUCTURAL MEMBERS SUPPORTING FLOOR/CEILING ASSEMBLY. GARAGE CEILING TO BE 1/2" SAG RESISTANT GYP. BOARD WHEN THERE ARE NO HABITABLE SPACES ABOVE, OR 5/8" TYPE X GYP. BOARD WHEN HABITABLE SPACES ARE ABOVE.

- ALL EMERGENCY ESCAPE & RESCUE OPENINGS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR AND HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, & HAVE A MINIMUM OPENING AREA OF 5.7 S.F. ALL DOORS TO BE 6'-8" TALL UNLESS OTHERWISE NOTED.

- ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS)

- ALL LUMBER CONTACTING CONCRETE TO BE PRESSURE TREATED.

- ALL FASTENERS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

- AT STAIR HANDRAIL, ON ONE SIDE ONLY, SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE STAIRWAY, AND ENDS SHALL BE RETURNED TO A WALL OR POST. THE HANDRAIL MAY BE INTERRUPTED AT A NEWEL POST AT A TURN.

- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2-1/4" IN CROSS SECTIONAL DIMENSION.

- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 4 OR MORE RISERS, HANDRAIL HEIGHTS SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 38".

- ALL STAIRS TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH THE RISER.

- GUARDRAILS MUST BE A MINIMUM OF 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS MUST BE A MINIMUM OF 34" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS. THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.

- GUARDRAIL DESIGN TO RESIST A MINIMUM OF 200 LBS LATERAL FORCE

MECHANICAL/ELECTRICAL NOTES

- ANY GAS APPLIANCES MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- HOLD THE CENTERLINE OF ALL EXTERIOR LIGHT FIXTURES AT 5'-8" OFF BOTTOM OF DOOR OPENING.

- ALL KITCHEN CABINET DIMENSIONS ARE CABINET TO CABINET.

- CABINET STYLES MAY VARY FROM INTERIOR ELEVATIONS DEPENDING ON STYLE, MANUFACTURER, ETC. FOR CABINET DETAILS SEE SHOP DRAWINGS.

- CABINET SIZES MAY VARY WITH FULL-OVERLAY CABINETS.

- GROUND FAULT INTERRUPTER (GFCI) OUTLETS TO BE INSTALLED PER NEC 2017, SECT. 210.8

- PROVIDE HOSE BIBS PER DIVISION SPEC. SHEET. EXACT LOCATION TO BE FIELD DETERMINED UNLESS OTHERWISE NOTED ON THE PLANS.

- MIN. 50 C.F.M. FOR ALL EXHAUST FANS IN BATHROOMS

INSULATION DETAILS

EXTERIOR STUD WALL CAVITY:

(2x4)

R-15

(2x6)

R-19

FLOOR JOIST CAVITY AT STANDARD PERIMETER:

R-19

FLOOR JOIST CAVITY AT CANTILEVER:

R-19

OVER GARAGE:

(OVER HORIZONTAL SPACE)

R-38 BLOWN

(SLOPED AND VERTICAL SPACE)

R-38 BATT

ELEVATION NOTES

- WINDOW STYLE AND MULLIONS MAY VARY FROM ELEVATION DEPENDING UPON MANUFACTURER, STYLE, PATTERN, TYPE, ETC.

- USE SECONDARY HEAT BARRIER ON ALL DIRECT VENT FIREPLACES 7" OR LESS ABOVE A WALKWAY.

- GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.

- PROVIDE TYVEK OR EQUIVALENT HOUSE WRAP BEHIND BRICK AND STONE VENEER OVER WOOD SHEATHING.

- PROVIDE BRICK WEEP HOLES AT 24" O.C. WITH BRICK VENEER AND MORTER NET BEHIND AND THROUGH WEEP HOLES.

- PROVIDE FLASHING AND WEEP HOLES ABOVE ALL BRICK ANGLE IRONS, BELOW ALL BRICK SILLS AND ABOVE SILL PLATE SEALERS.

- EXTERIOR STEPS TO HAVE A MAXIMUM 8" RISER. WHEN VERTICAL RISE EXCEEDS 30" OR FOUR OR MORE CONTINUOUS RISERS, A HANDRAIL IS REQUIRED.


ROOF PLAN NOTES

- ALL OVERHANGS TO HAVE (2) SOFFIT VENTS PER EACH 8' SOFFIT SECTION.

- PROVIDE BAFFLES AT EXTERIOR TRUSS BEARING FOR VENTILATION.

- PROVIDE 15# FELT PAPER UNDER SHINGLES.

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HUTCHISON

TOBACCO ROAD

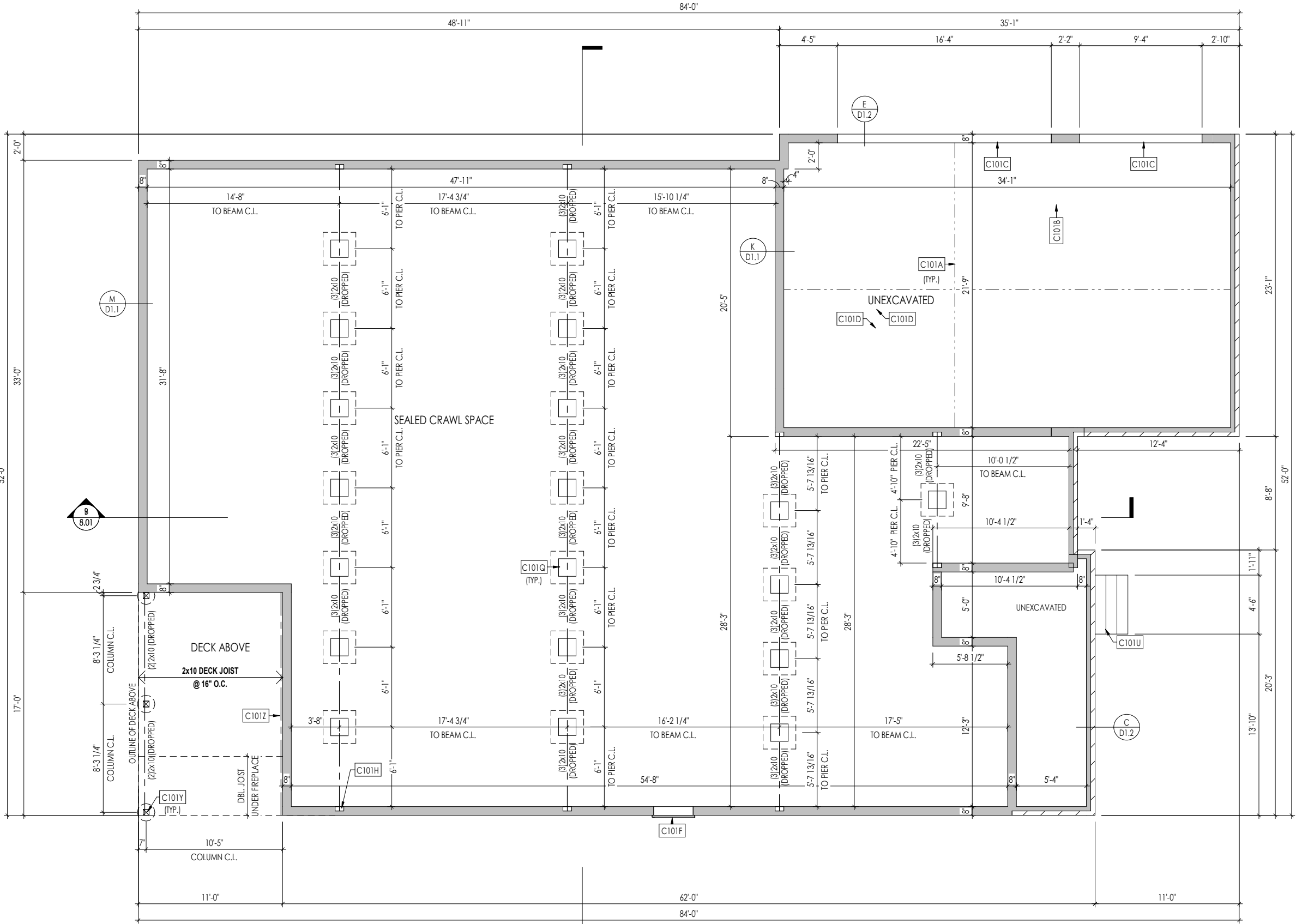
Job Number: TBRD-0069-00	Drawing Date: 4/24/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name: Drawing Scale: 1/8" = 1'0"			Contract Drawn By: EWT
the PARKETTE			Series: EXECUTIVE
			Plan No.:
Born on Date: 07/11/23	CDs Drawn By: CLM		



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Sheet Information

0N.1  
General Notes  
Elevation "D"



General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.	
2. ALL FOUNDATION WALLS TO BE 8" THICK UNLESS OTHERWISE NOTED.	
Key Notes:	
C101A	SLAB CONTROL JOINT
C101B	GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 1/4" PER FOOT TOWARDS GARAGE DOOR
C101C	CONTINUOUS FOOTING AND FOUNDATION; DROP TO BE FIELD DETERMINED
C101D	4" CONCRETE SLAB (3000 PSI) OVER 4" CRUSHED STONE, OVER COMPACTED OR UNDISTURBED EARTH.
C101F	36"W x 30"H CRAWL SPACE ACCESS PANEL WITH DOUBLE BANDBOARD - BUILDER TO FIELD VERIFY LOCATION PER GRADE
C101H	8"W x 8"H x 4"D BEAM POCKET
C101Q	16"x16" CMU PIER W/ 30"x30"x12" PLAIN CONC. FOOTING
C101U	PORCH STEPS - RISE AND RUN TO BE FIELD DETERMINED
C101Y	6x6 P.T. POST W/ SIMPSON BCS2-3/4 CAP & ABW66Z BASE ON 16" DIA. SONOTUBE FOOTING TO FROST
C101Z	2x10 P.T. LEDGER FASTENED TO RIM w/ (3) 1/4"x3-1/2" LONG SIMPSON SDS SCREWS @ 16" O.C.

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**HUTCHISON**

TOBACCO ROAD

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: <b>EWI</b>
<b>the PARKETTE</b>			Series: <b>EXECUTIVE</b>
			Plan No.:
Born on Date: 07/11/23	CDs Drawn By: CLM		

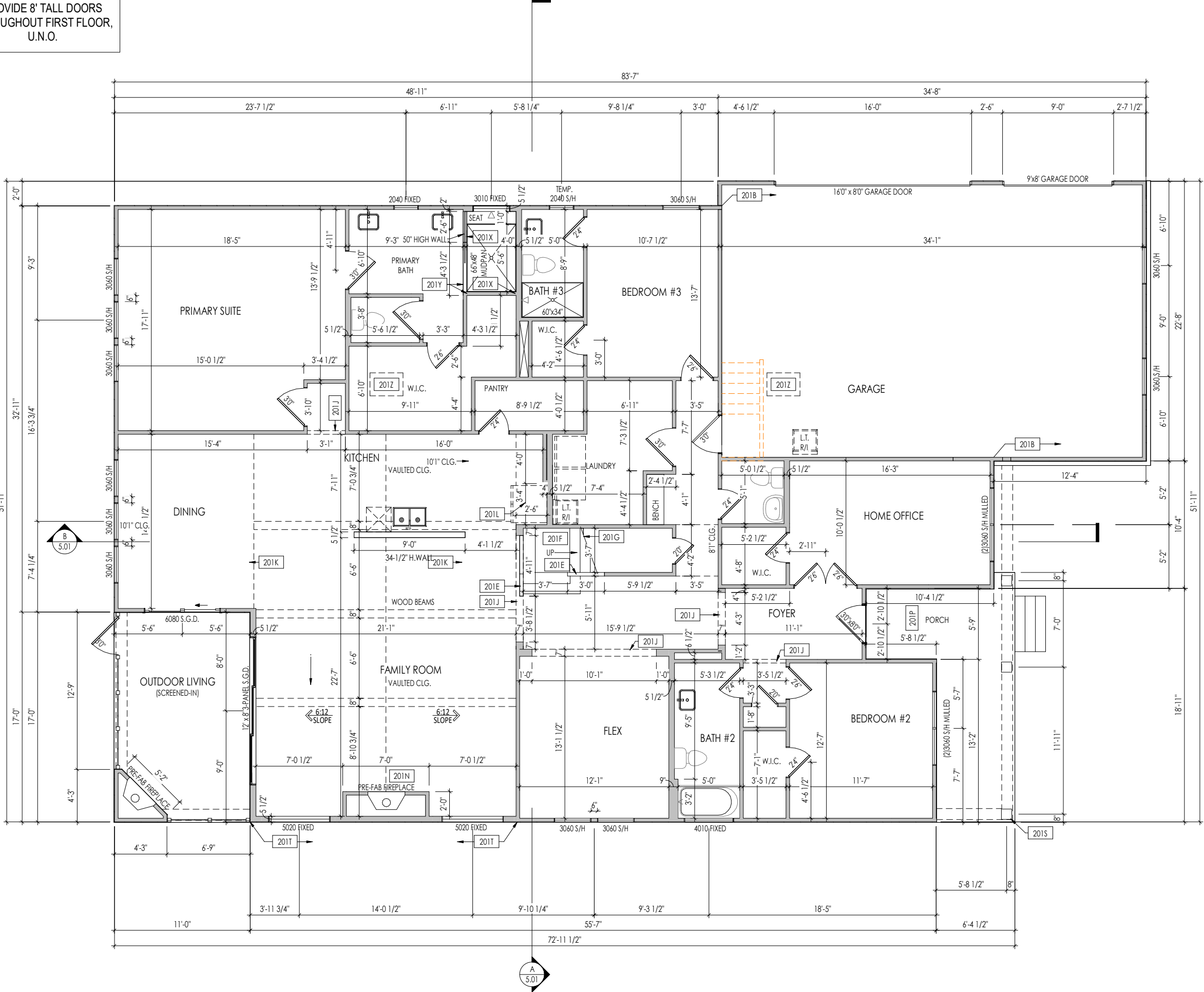


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Sheet Information

**1.01**  
Foundation Plan  
Elevation "D"

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



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

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

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RESIDENCE FOR:  
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TOBACCO ROAD

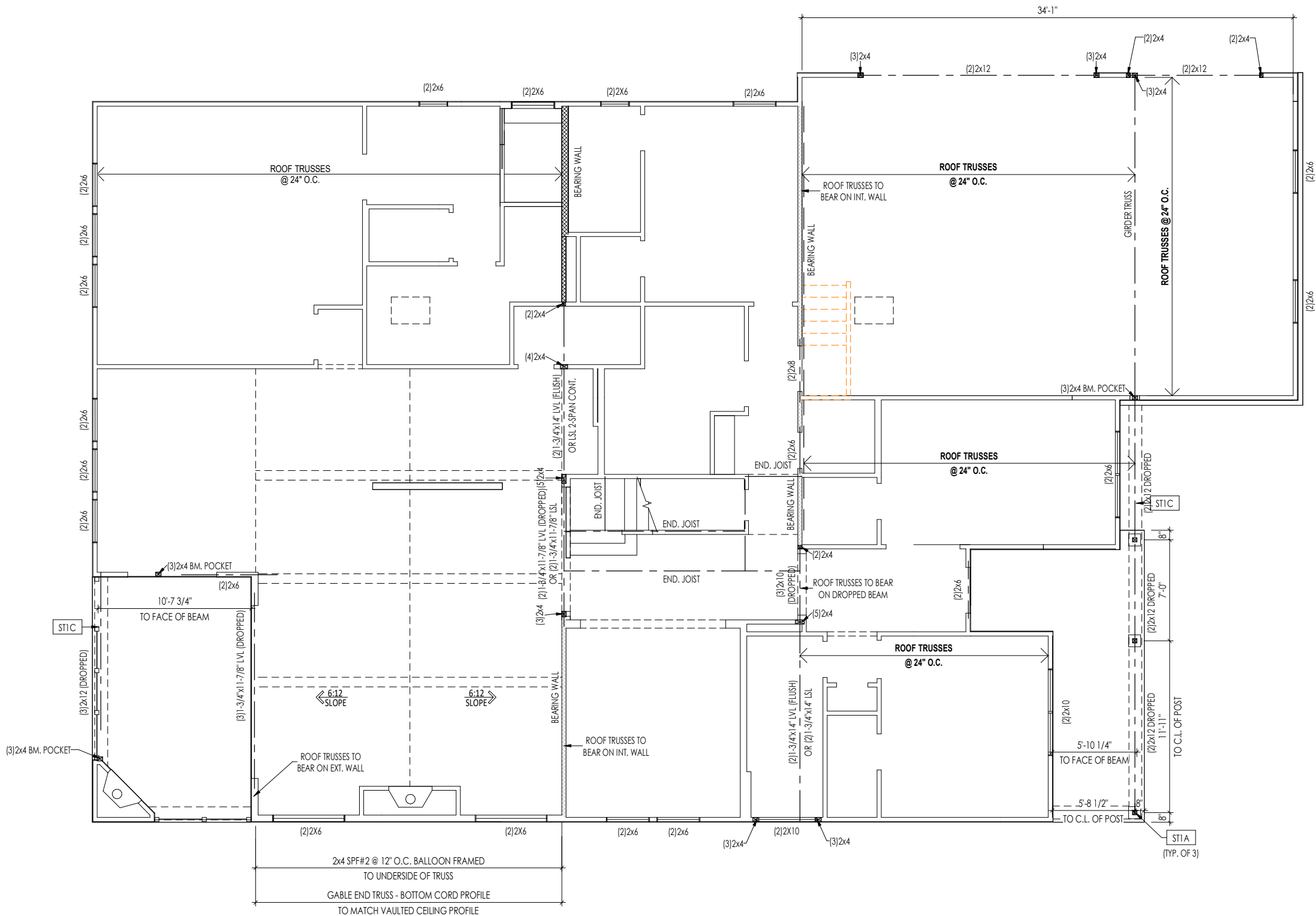
Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
House Name:		Drawing Scale: 1/8" = 1'-0"	
<b>the PARKETTE</b>		Contract Drawn By: <b>EWT</b>	
		Series: <b>EXECUTIVE</b>	
Born on Date: 07/11/23		CDs Drawn By: CLM	

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Sheet Information

**2.01F**  
First Floor Framing Plan  
Elevation "D"





General Notes:

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

Key Notes:

ST1A	4x4 P.T. POST W/ SIMPSON BCS2-2/4 CAP & ABW44Z BASE
ST1C	FRAME TOP OF BEAM AT 9'-1" ABOVE INTERIOR FIRST FLOOR SUBFLOOR/SLAB

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**TOBACCO ROAD**

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
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<b>the PARKETTE</b>		Contract Drawn By: <b>EWI</b>	
		Series: <b>EXECUTIVE</b>	
Born on Date: 07/11/23		CDs Drawn By: CLM	

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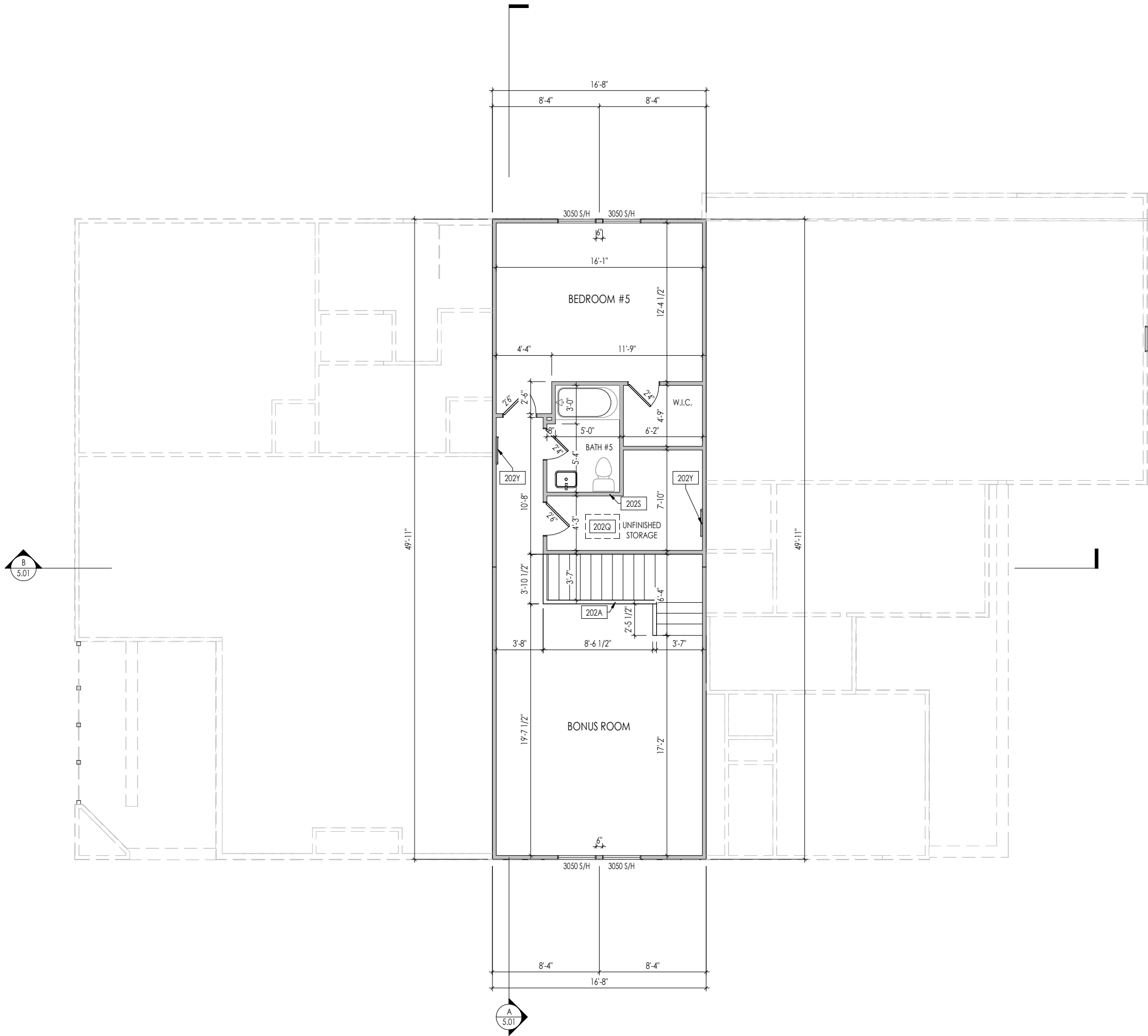
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Sheet Information

**2.01S**

First Floor Structural Plan  
Elevation "D"

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General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ALL SECOND FLOOR CEILINGS TO BE 9'-1\"/>

Key Notes:

202A	3/6\"/>
202Q	22-1/2\"/>
202S	DO NOT LOCATE TRUSS ABOVE PLUMBING WALL
202Y	ATTIC ACCESS PANEL

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**TOBACCO ROAD**

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House Name:	Drawing Scale: 1/8\"/>
Contract Drawn By: <b>EWT</b>	

<b>the PARKETTE</b>	Series: <b>EXECUTIVE</b>
	Plan No.:

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

**2.02F**

Second Floor Framing Plan  
Elevation "D"

5/20/2025 10:48:17 AM

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General Notes:

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

Key Notes:

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**HUTCHISON**

**TOBACCO ROAD**

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
House Name: <b>the PARKETTE</b>			Contract Drawn By: <b>EWI</b>
Drawing Scale: 1/8" = 1'0"			Series: <b>EXECUTIVE</b>
Born on Date: 07/11/23			Plan No.: <b>CLM</b>

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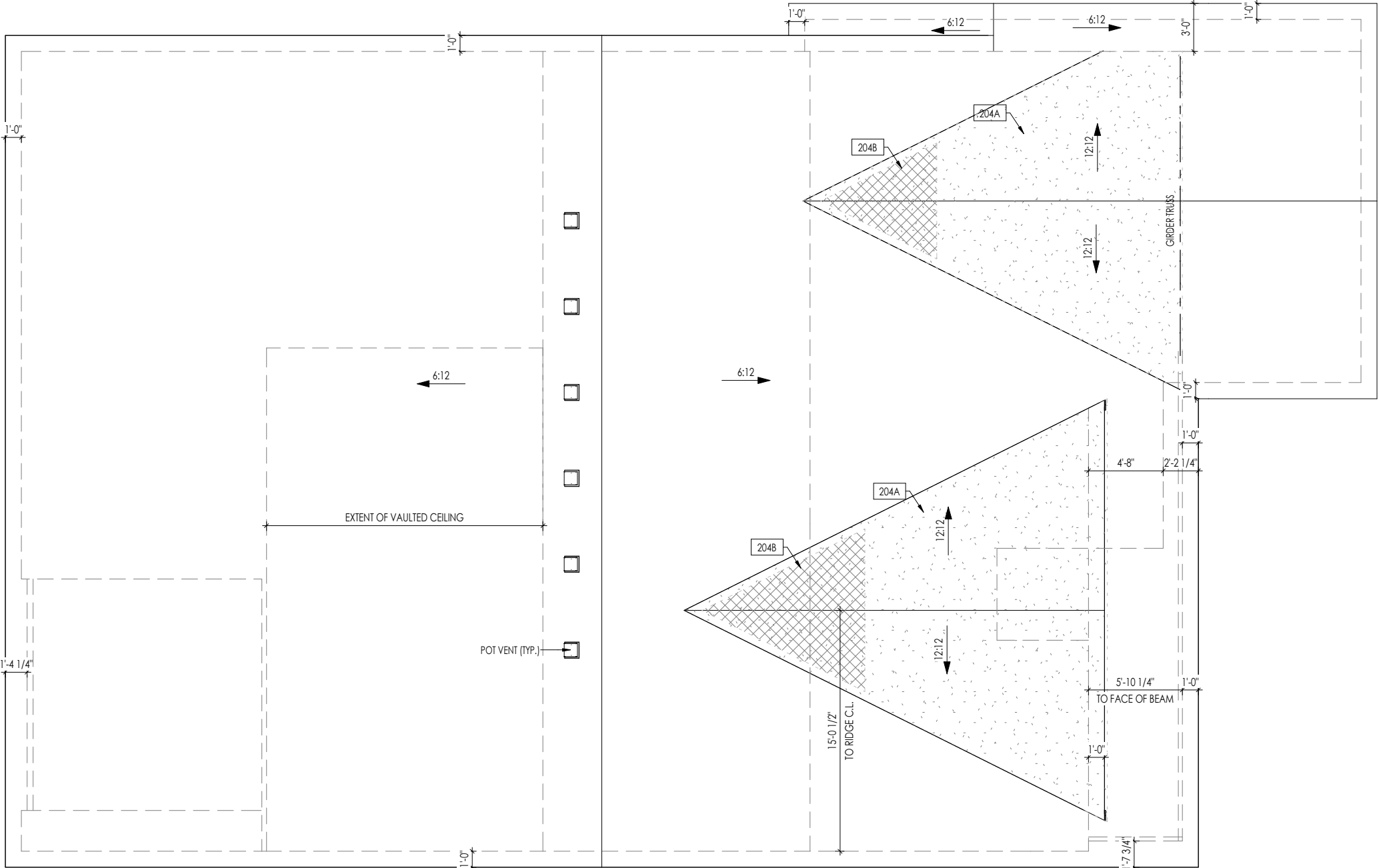
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Sheet Information

**2.02S**  
Second Floor Structural Plan  
Elevation "D"

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



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

204A VALLEY TRUSS OVER-FRAMING @ 24" O.C.

2048 NO ROOF DECKING UNDER OVER-FRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION

The Drees Company  
06/11/2025 1:41:45 PM

RESIDENCE FOR:  
**HUTCHISON**

# TOBACCO ROAD

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
------------------------------------	-----------------------------------	-------------------------------	-------------------------------------

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

# the PARKETTE

Contract Drawn By: **EWT**

Series: **EXECUTIVE**

Born on Date: 07/11/23		CDs Drawn By: CLM	Plan No.:



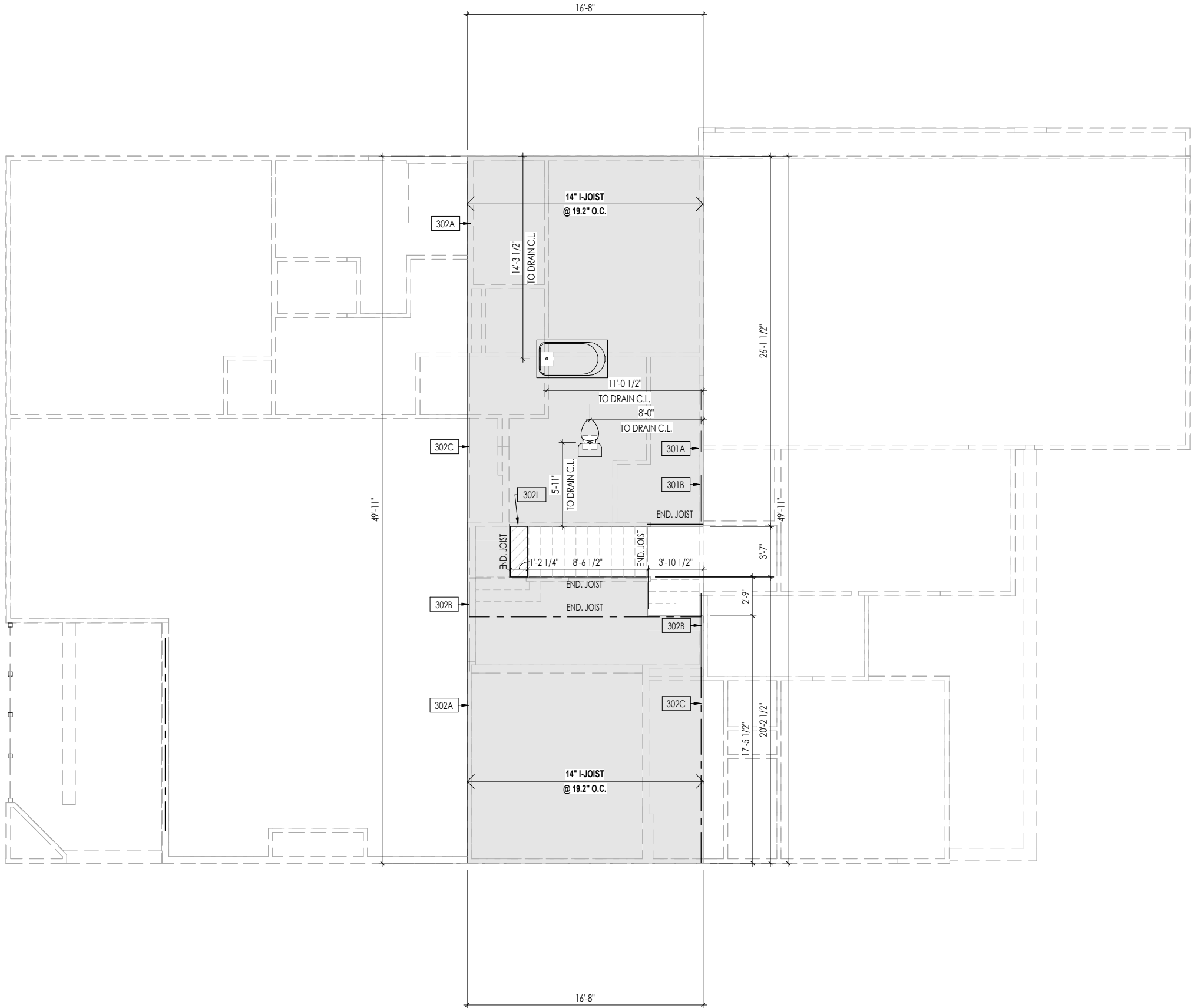
## Sheet Information

# 2.04

Roof Plan  
Elevation "D"



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General Notes:

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

Key Notes:

302A	BEARING WALL BELOW
302B	BEAM BELOW - SEE SHEET 2.01S FOR MORE INFO
302C	FLUSH BEAM - SEE SHEET 2.01S FOR MORE INFO
302L	2x12 FLAT FRAME (TOP FLUSH) FOR HEADROOM OVER STAIRS - FASTEN TO LVL EA. END W/ SIMPSON A21 CLIPS (4 TOTAL) - SEE STAIR DETAIL

Space for Architect Seal



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RESIDENCE FOR:  
**HUTCHISON**

**TOBACCO ROAD**

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
House Name:			Contract Drawn By: <b>EWI</b>
Drawing Scale: 1/8" = 1'0"			Series: <b>EXECUTIVE</b>
Born on Date: 07/11/23			Plan No.:
CDs Drawn By: CLM			

**Drees**  
HOMES<sup>SM</sup>

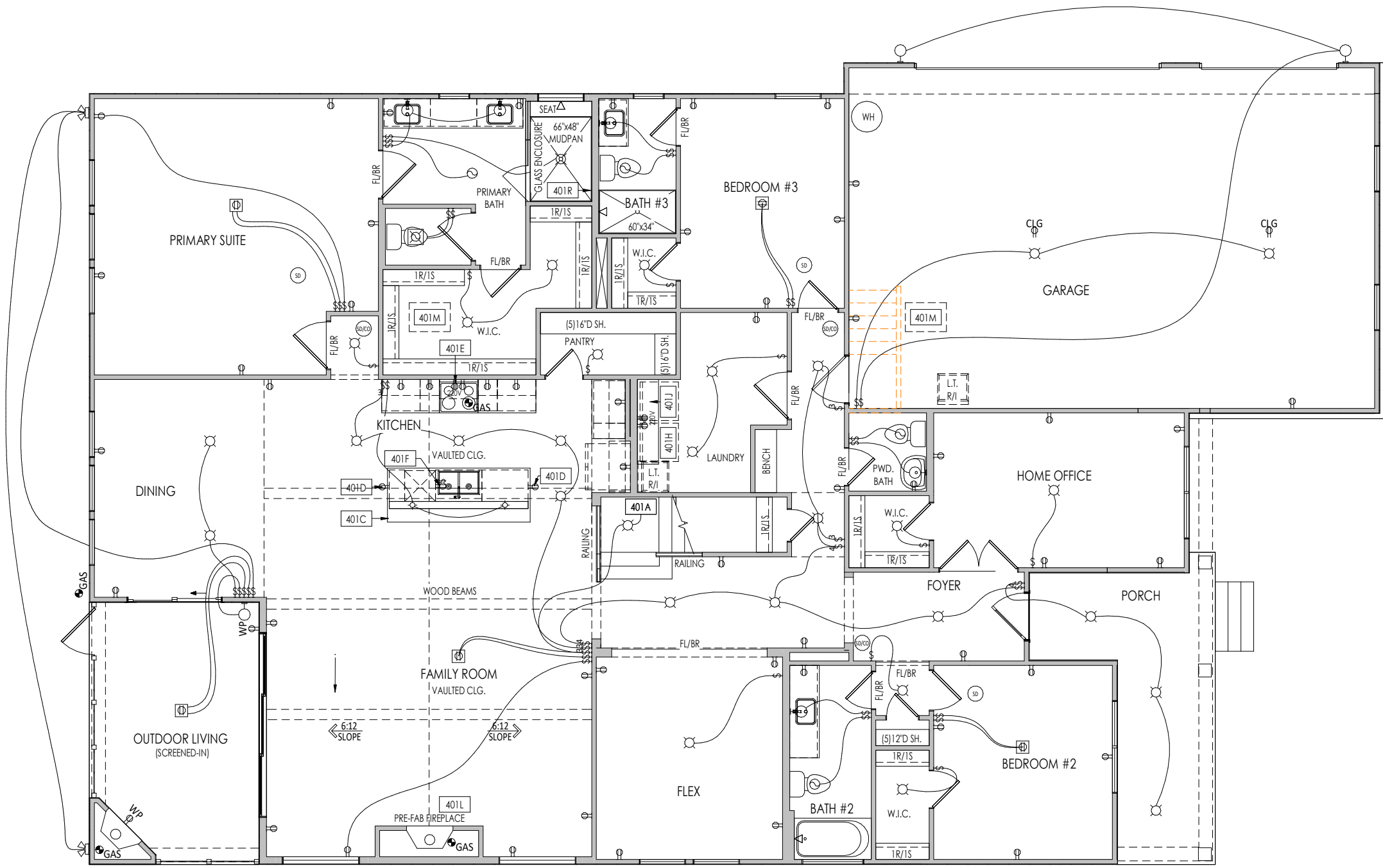
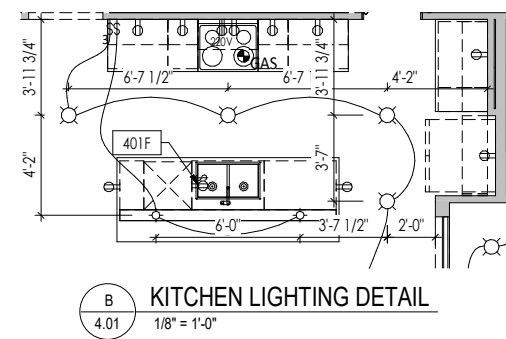
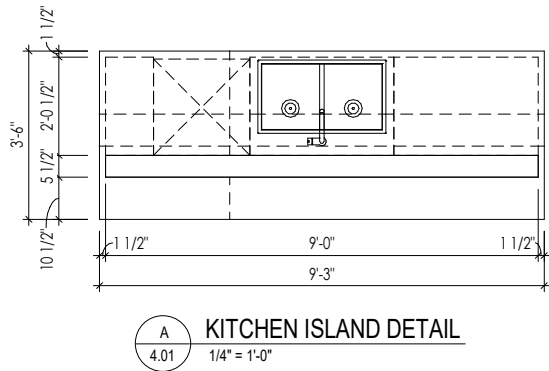
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Sheet Information

**3.02**  
Second Floor Subfloor Plan  
Elevation "D"

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General Notes:  
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.

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

MECHANICAL LEGEND

WALL OUTLET

WEATHERPROOF GFCI OUTLET

220 VOLT OUTLET

GFCI OUTLET

FLOOR OUTLET

COUNTER POP-UP OUTLET

SINGLE POLE SWITCH

3-WAY SWITCH

4-WAY SWITCH

STAIR LIGHT

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

CLG. MOUNTED LIGHT FIXT.

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

WALL MOUNTED LIGHT FIXT.

DOUBLE SPOTLIGHT FIXT.

DIRECTIONAL CAN LIGHT

PIN LIGHT

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

FLUORESCENT LIGHT

UNDER CABINET LIGHTING

HOSE BIB

SHOWER HEAD

GAS HOOK UP

FLOOR DRAIN

SMOKE DETECTOR

SMOKE DETECTOR/CO DETECTOR COMBINATION

EXHAUST FAN AND LIGHT COMBINATION

CLG. MTD. EXHAUST FAN

DATA JACK

CABLE TELEVISION JACK

Space for Architect Seal

NORTH CAROLINA  
REGISTERED  
SEAL  
12648  
ARCHITECT  
AMANDA K. SZOKE

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RESIDENCE FOR:  
HUTCHISON

TOBACCO ROAD

Job Number:  
TBRD-0069-00

Drawing Date:  
4/24/2025

Coord Name:  
GREG P.

Coord Phone:  
859-578-4355

House Name:  
the PARKETTE

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

Contract Drawn By:  
EWT

Series:  
EXECUTIVE

Plan No.:

Born on Date:  
07/11/23

CDs Drawn By:  
CLM

Drees  
HOMES<sup>SM</sup>

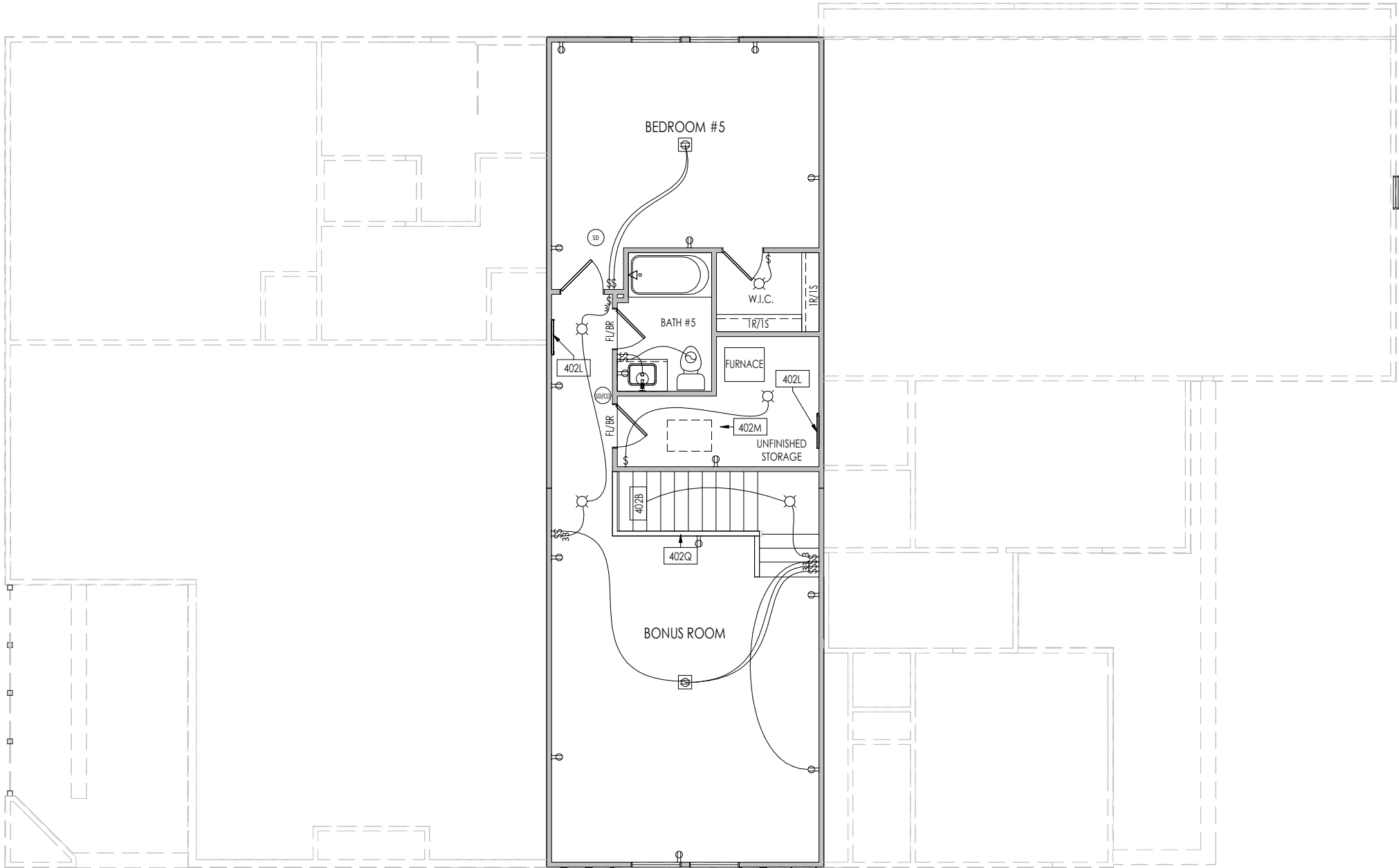
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Sheet Information

4.01  
First Floor Mechanical Plan  
Elevation "D"

5/20/2025 10:48:15 AM

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General Notes:

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

Key Notes:

402B TO SWITCH OR LIGHT BELOW

402L WALL ATTIC ACCESS. SEE DETAIL N/D2.1

402M 22-1/2" x 32" ATTIC ACCESS PANEL IN CEILING

402Q 36" HIGH WALL W/ WOOD CAP

MECHANICAL LEGEND

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

Space for Architect Seal



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RESIDENCE FOR:  
**HUTCHISON**

**TOBACCO ROAD**

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
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House Name:	Drawing Scale: 1/8" = 1'0"	Contract Drawn By: <b>EWI</b>
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**the PARKETTE**

Born on Date: 07/11/23	CDs Drawn By: CLM	Plan No.:
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**Drees HOMES**  
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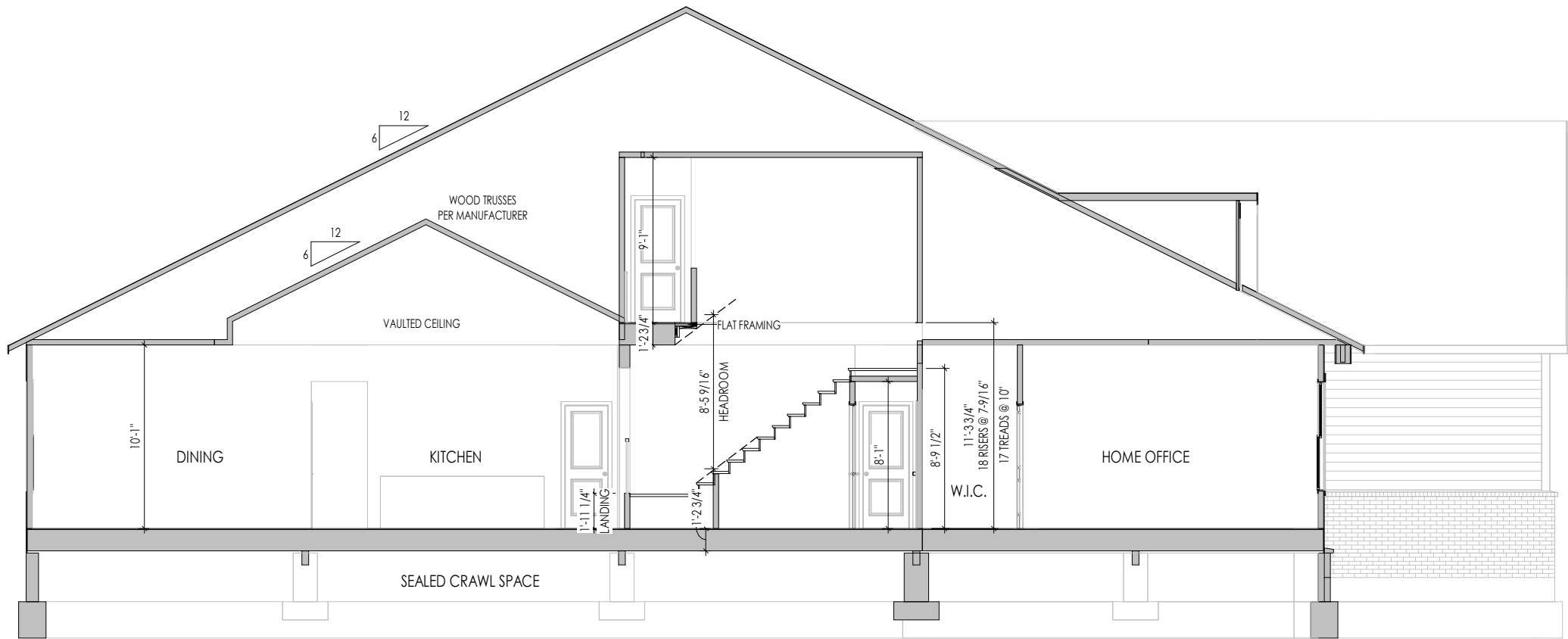
**4.02**

Second Floor Mechanical Plan  
Elevation "D"

5/20/2025 10:48:17 AM



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



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

General Notes:

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

Key Notes:

Space for Architect Seal



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RESIDENCE FOR:  
**HUTCHISON**  
  
TOBACCO ROAD

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
------------------------------------	-----------------------------------	-------------------------------	-------------------------------------

House Name:	Drawing Scale: 1/8" = 1'-0"	Contract Drawn By: <b>EWT</b>
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**the PARKETTE**

Born on Date:	07/11/23	CDs Drawn By:	CLM	Series: <b>EXECUTIVE</b>
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#### TYPICAL TRIM:

6" FASCIA  
(ALL SIDES)

8" FRIEZE  
(FRONT ONLY, UNLESS OTHERWISE NOTED)

#### General Notes:

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

#### Key Notes:

Space for Architect Seal



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RESIDENCE FOR:  
**HUTCHISON**

**TOBACCO ROAD**

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
<b>TBRD-0069-00</b>	<b>4/24/2025</b>	<b>GREG P.</b>	<b>859-578-4355</b>

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

<b>the PARKETTE</b>	Series:
	<b>EXECUTIVE</b>

Born on Date:	07/11/23	CDs Drawn By:	CLM	Plan No.:
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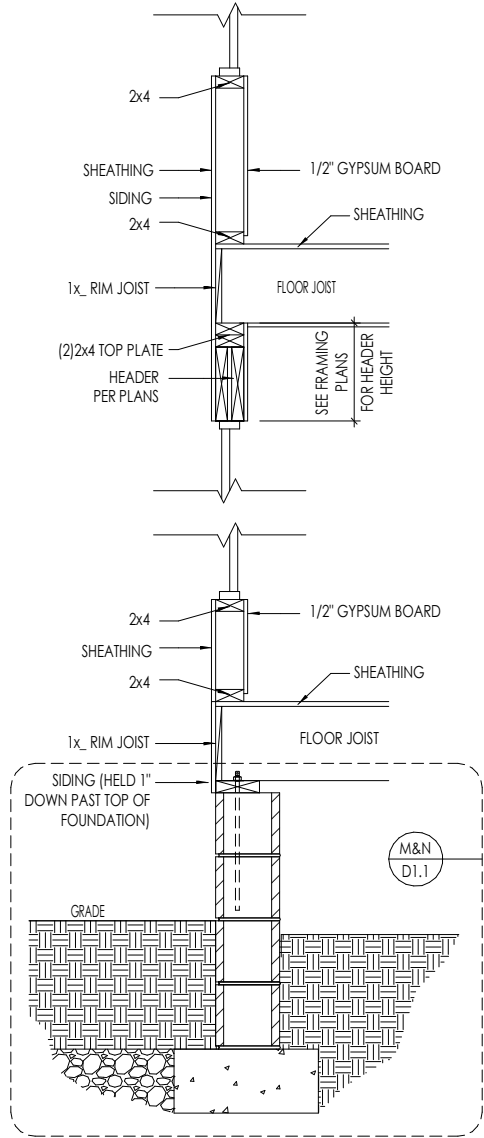
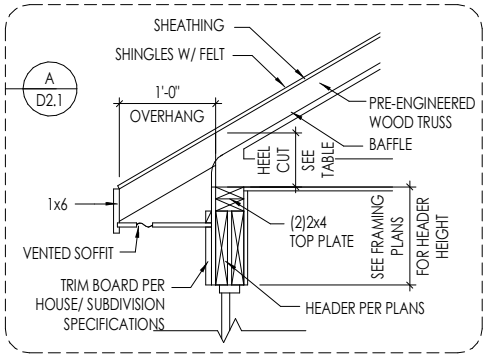
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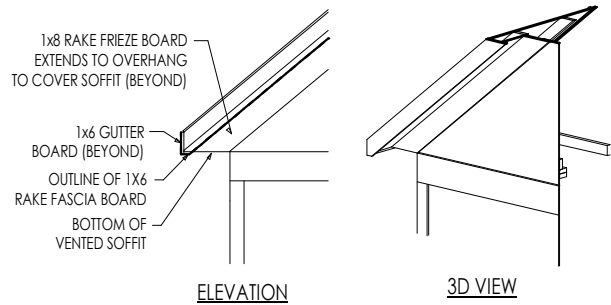
**6.04**  
Side Elevation  
Elevation "D"

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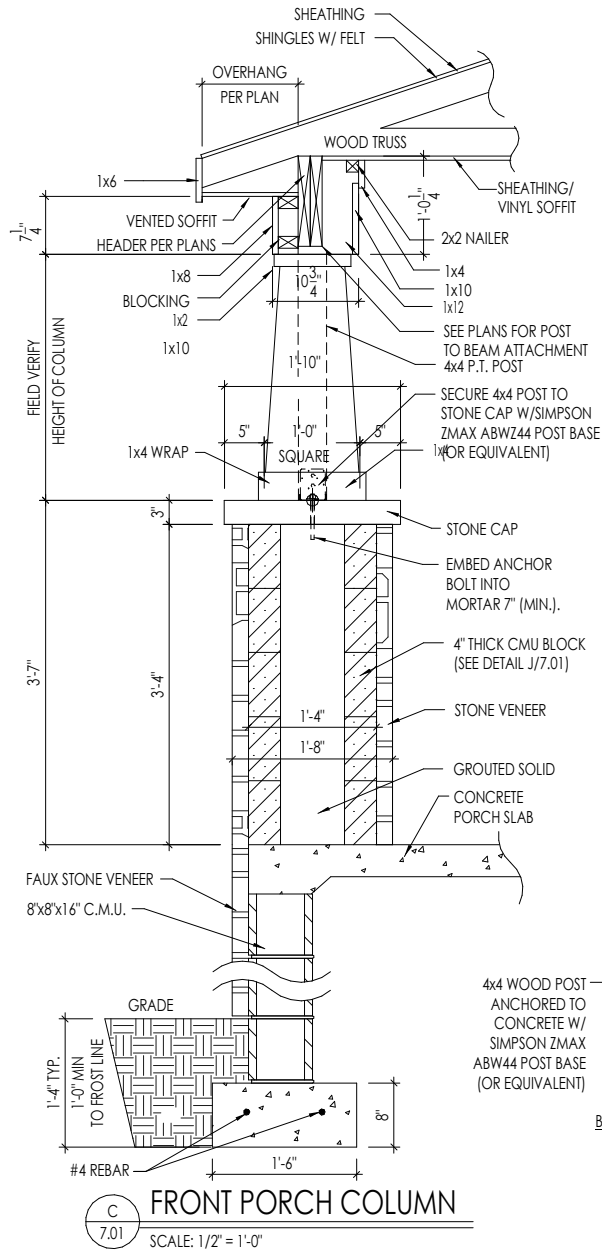




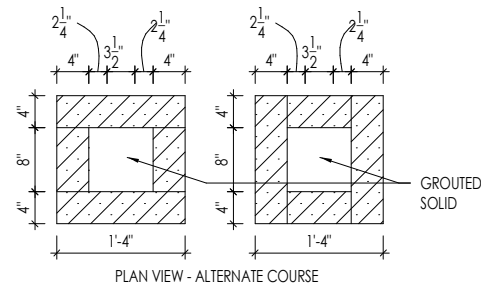
**A**  
7.01  
TYPICAL WALL SECTIONS  
SCALE: 1/2" = 1'-0"



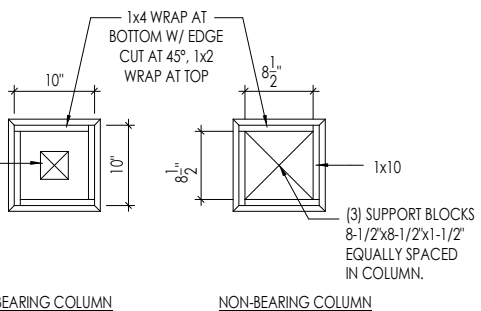
**B**  
7.01  
RAFTER TAIL DETAIL  
SCALE: 1/4" = 1'-0"



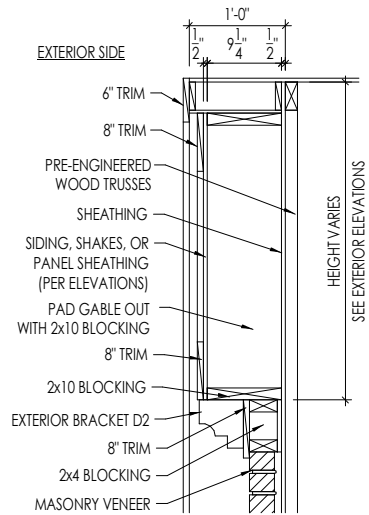
**C**  
7.01  
FRONT PORCH COLUMN  
SCALE: 1/2" = 1'-0"



**D**  
7.01  
CMU COLUMN BASE DETAIL  
SCALE: 1/2" = 1'-0"



**E**  
7.01  
10" BOX COLUMN DETAIL  
SCALE: 1/2" = 1'-0"



**F**  
7.01  
PAD-OUT ABOVE MASONRY  
GABLE PAD-OUT DETAIL  
SCALE: 1/2" = 1'-0"

Space for Architect Seal



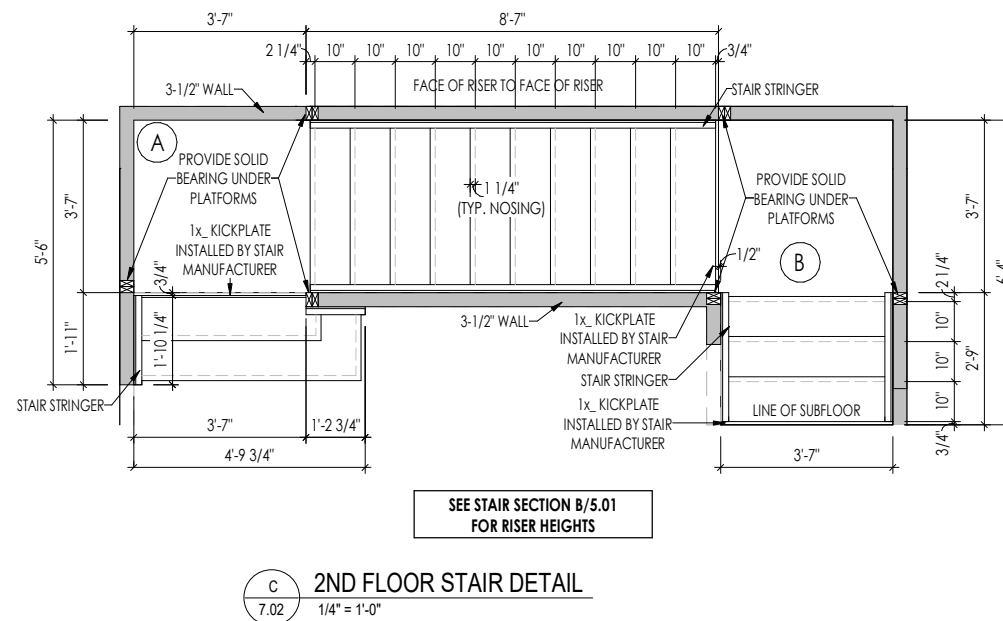
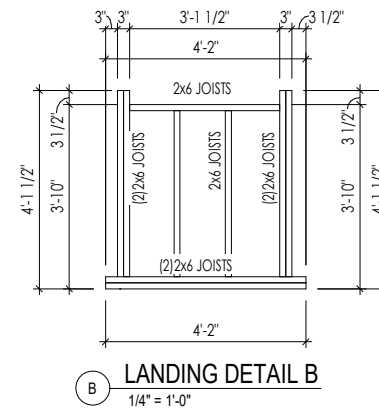
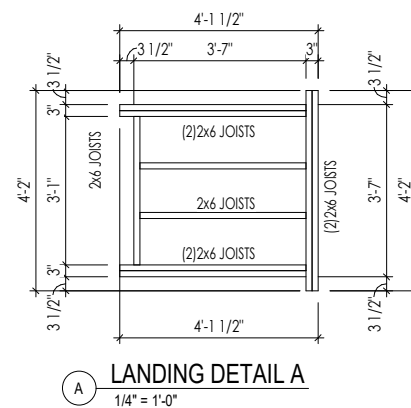
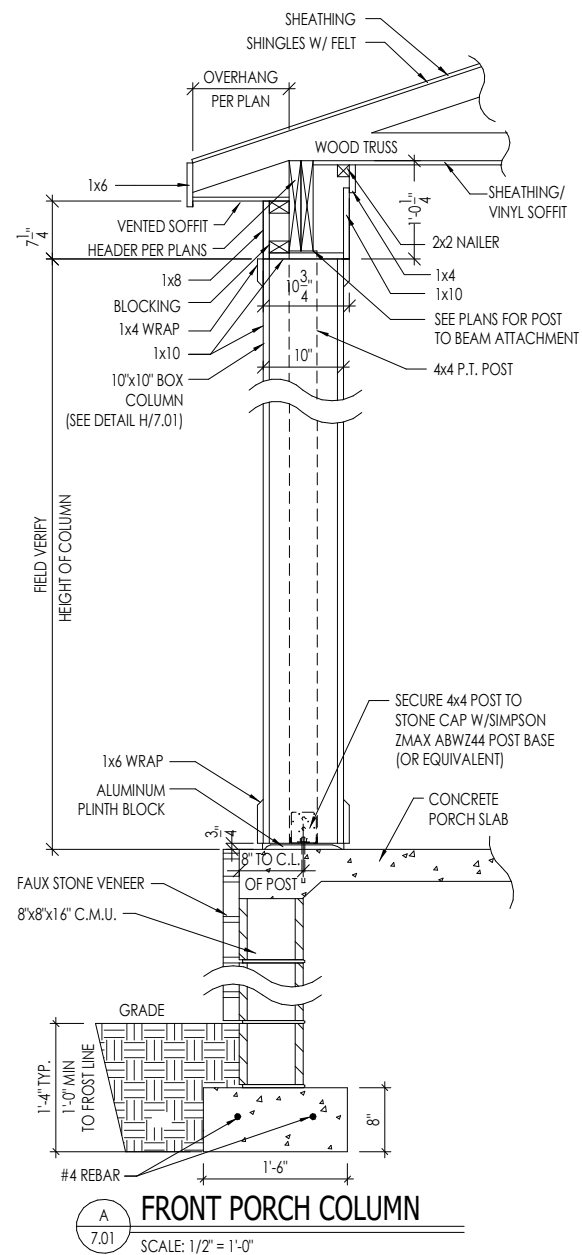
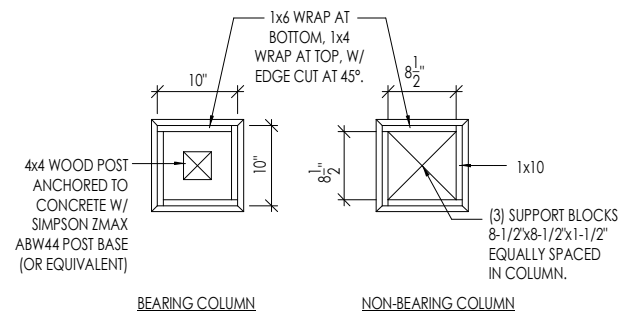
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RESIDENCE FOR:  
**HUTCHISON**  
TOBACCO ROAD

Job Number: <b>TBRD-0069-00</b>	Drawing Date: <b>4/24/2025</b>	Coord Name: <b>GREG P.</b>	Coord Phone: <b>859-578-4355</b>
House Name:		Drawing Scale: 1/8" = 1'-0"	
<b>the PARKETTE</b>		Contract Drawn By: <b>EWT</b>	
		Series: <b>EXECUTIVE</b>	
Born on Date:		CDs Drawn By:	



**7.01**  
House Specific Details  
Elevation "D"



Space for Architect Seal



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RESIDENCE FOR:  
**HUTCHISON**

TOBACCO ROAD

Job Number: TBRD-0069-00	Drawing Date: 4/24/2025	Coord Name: GREG P.	Coord Phone: 859-578-4355
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: EWT
the PARKETTE		Series: EXECUTIVE	
		Plan No.:	
Born on Date: 07/11/23	CDs Drawn By: CLM		



Sheet Information

# 7.02

House Specific Details  
Elevation "D"



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, BTNN. JOISTS TO TOP PL.	(3)10d TOENAILS
RAFTER/TRUSS TO TOP PLATE	(3)10d TOENAILS + (1) SIMPSON H2.5A
GAB. END TRUSS TO DBL. TOP PL.	10d TOENAILS @ 8" O.C.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ 10d TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C.
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSS VERT. - FASTEN w/ 8d NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL
DOUBLE STUD	10d NAILS @ 24" O.C.
DOUBLE TOP PLATE	10d NAILS @ 24" O.C.
DOUBLE TOP PLATE LAP SPLICE	(10)10d NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2)10d NAILS
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.

GARAGE SLAB

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

PORCH SLAB

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

BASEMENT SLAB

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

SLAB ON GRADE

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

HOLD-DOWN SCHEDULE

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

ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:

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

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L4x3 1/2x3/4"
6'-0"	3 FT. MAX	L4x3 1/2x3/4"
8'-0"	16 FT. MAX	L5x3 1/2x3/4"
9'-6"	6 FT. MAX	L5x3 1/2x3/4"
11'-6"	3 FT. MAX	L5x3 1/2x3/4"
12'-0"	2 FT. MAX	L5x3 1/2x3/4"

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

LEGEND

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

ADDITIONAL NOTES FOR TRUSS &  
I-JOIST MANUFACTURER

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

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

GENERAL STRUCTURAL NOTES

FOUNDATION

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

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

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

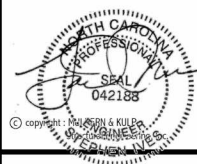
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN  
THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:  
fc = 4,000 psi: ..... FOUNDATION WALLS  
3,000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE  
3,500 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE  
fy = 60,000 psi

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

- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL  
SOIL TYPE CLASSIFICATIONS:  
30 PCF TYPE (G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G19, G20, G21, G22, G23, G24, G25, G26, G27, G28, G29, G30, G31, G32, G33, G34, G35, G36, G37, G38, G39, G40, G41, G42, G43, G44, G45, G46, G47, G48, G49, G50, G51, G52, G53, G54, G55, G56, G57, G58, G59, G60, G61, G62, G63, G64, G65, G66, G67, G68, G69, G70, G71, G72, G73, G74, G75, G76, G77, G78, G79, G80, G81, G82, G83, G84, G85, G86, G87, G88, G89, G90, G91, G92, G93, G94, G95, G96, G97, G98, G99, G100, G101, G102, G103, G104, G105, G106, G107, G108, G109, G110, G111, G112, G113, G114, G115, G116, G117, G118, G119, G120, G121, G122, G123, G124, G125, G126, G127, G128, G129, G130, G131, G132, G133, G134, G135, G136, G137, G138, G139, G140, G141, G142, G143, G144, G145, G146, G147, G148, G149, G150, G151, G152, G153, G154, G155, G156, G157, G158, G159, G160, G161, G162, G163, G164, G165, G166, G167, G168, G169, G170, G171, G172, G173, G174, G175, G176, G177, G178, G179, G180, G181, G182, G183, G184, G185, G186, G187, G188, G189, G190, G191, G192, G193, G194, G195, G196, G197, G198, G199, G200, G201, G202, G203, G204, G205, G206, G207, G208, G209, G210, G211, G212, G213, G214, G215, G216, G217, G218, G219, G220, G221, G222, G223, G224, G225, G226, G227, G228, G229, G230, G231, G232, G233, G234, G235, G236, G237, G238, G239, G240, G241, G242, G243, G244, G245, G246, G247, G248, G249, G250, G251, G252, G253, G254, G255, G256, G257, G258, G259, G260, G261, G262, G263, G264, G265, G266, G267, G268, G269, G270, G271, G272, G273, G274, G275, G276, G277, G278, G279, G280, G281, G282, G283, G284, G285, G286, G287, G288, G289, G290, G291, G292, G293, G294, G295, G296, G297, G298, G299, G300, G301, G302, G303, G304, G305, G306, G307, G308, G309, G310, G311, G312, G313, G314, G315, G316, G317, G318, G319, G320, G321, G322, G323, G324, G325, G326, G327, G328, G329, G330, G331, G332, G333, G334, G335, G336, G337, G338, G339, G340, G341, G342, G343, G344, G345, G346, G347, G348, 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seal:



Mulhern+Kulp project number:  
085-20015

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

REVISIONS:

date:	initial:
05/30/2024	DML

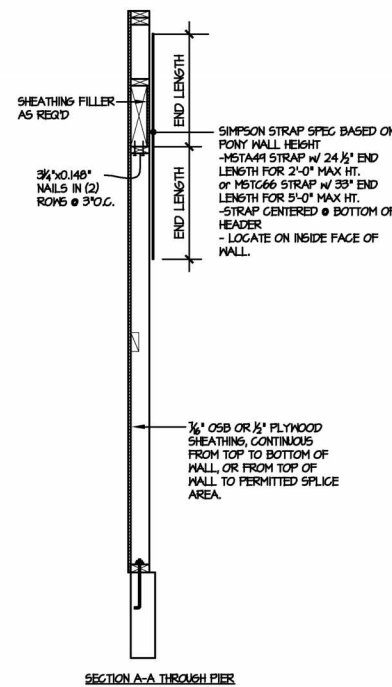
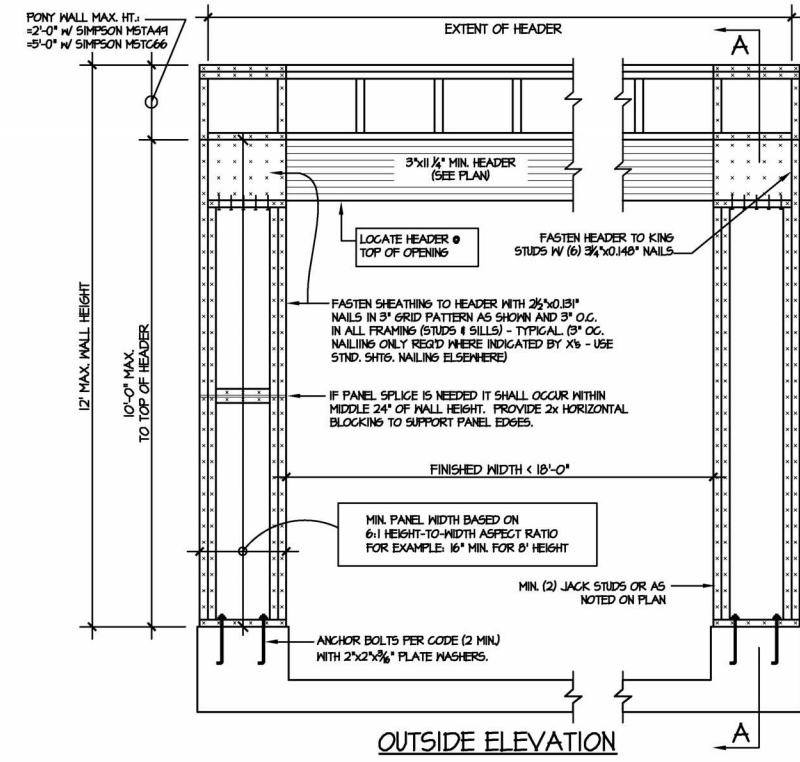
UPDATED NOTES



STRUCTURAL NOTES  
PARKETTE MODEL

sheet:

SD-1

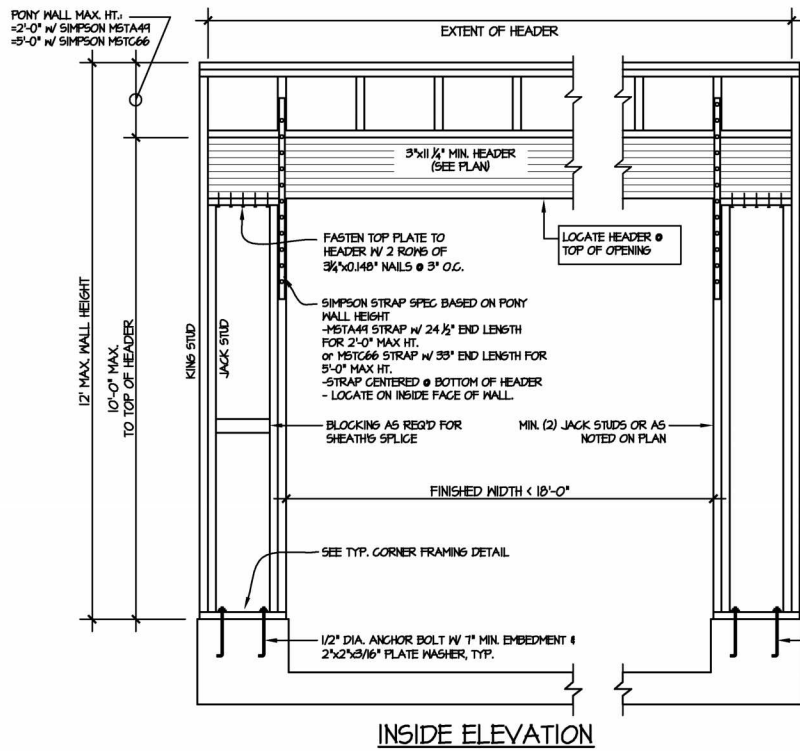


7/16" A.P.A. RATED O.S.B. SHEATHING (ONE SIDE) FASTEN TO ALL SUPPORTS W/ 2 3/8"x0.113" NAILS @ 3" O.C. - PROVIDE HORIZONTAL BLOCKING @ PANEL EDGES

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

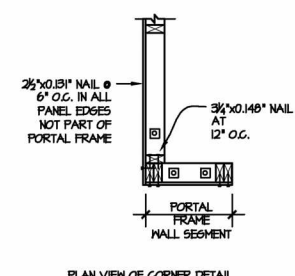
TYPICAL SHEAR TRANSFER DETAIL  
X-X @ INTERIOR SHEARWALL  
SCALE: 3/4"=1'-0" 3/8"=1'-0" (1bft)

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



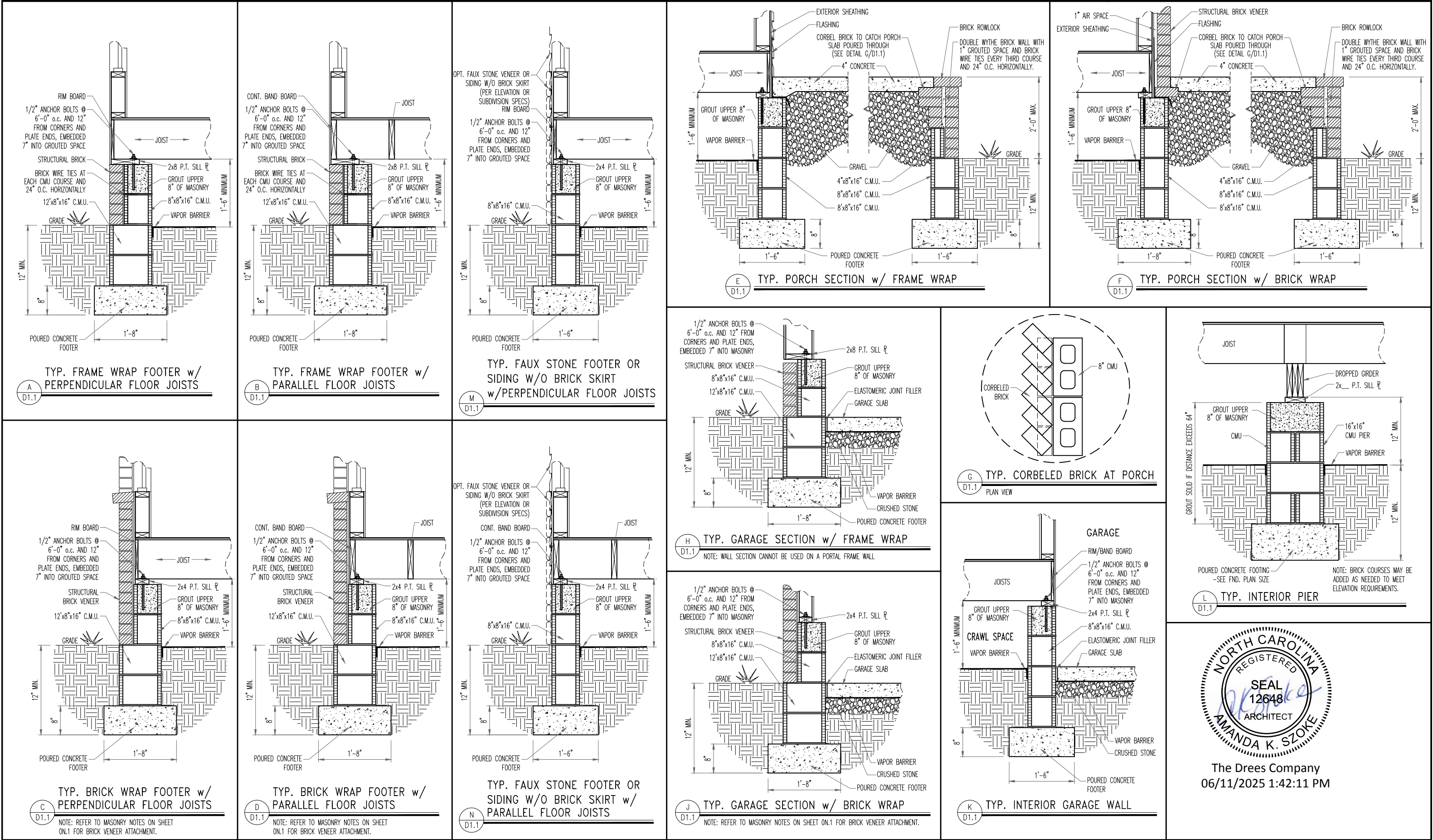
NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/4" OSB

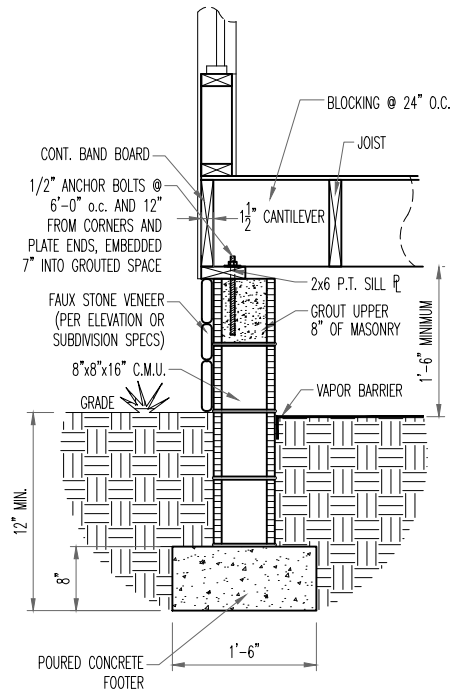
WALL FRAMING SPECIFICATION:  
1) 2x4 WALL: USE #2 GRADE STUDS (OR BETTER)  
2) 2x6 WALL: USE SFF STUD GRADE STUDS (OR BETTER)



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

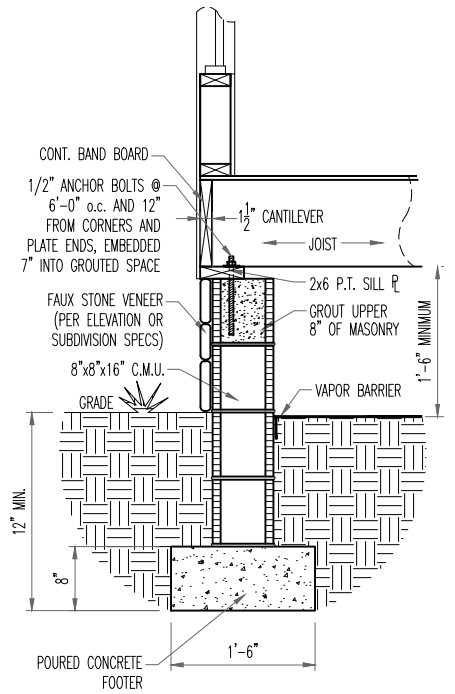






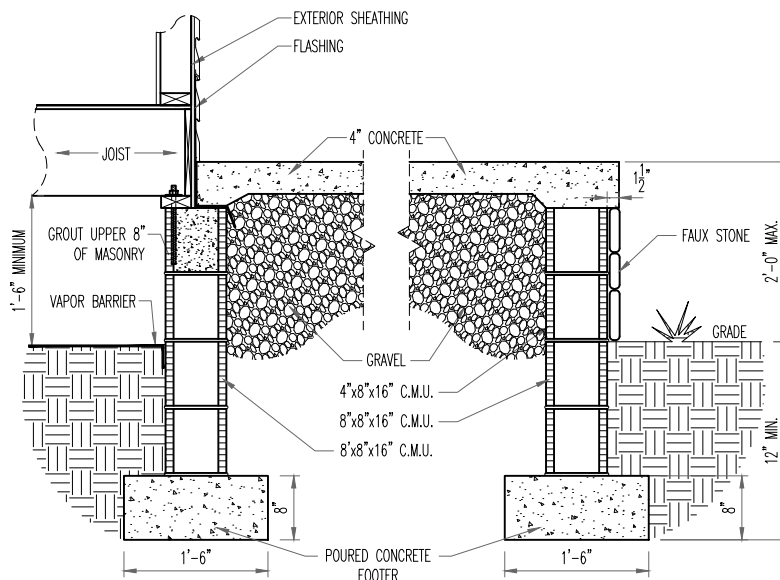
TYP. FAUX STONE SKIRT FOOTER w/  
PARALLEL FLOOR JOISTS

A  
D1.2



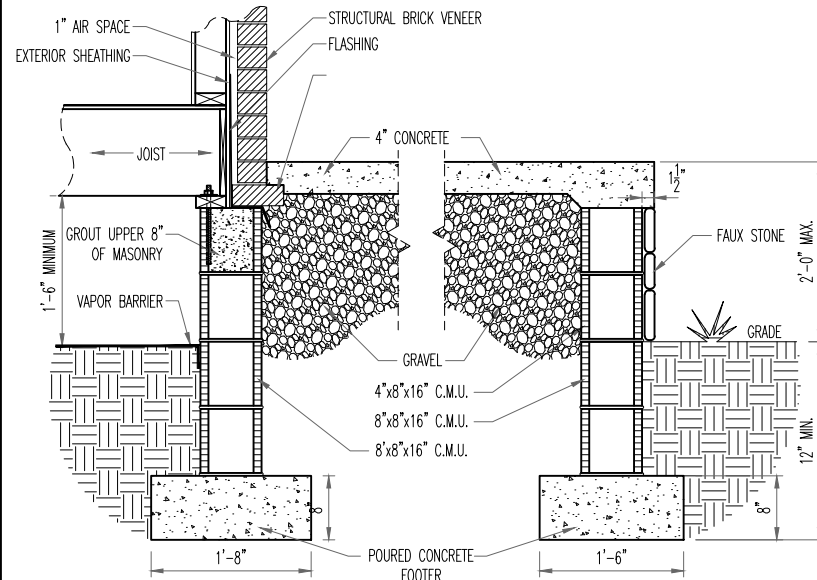
TYP. FAUX STONE SKIRT FOOTER w/  
PERPENDICULAR FLOOR JOISTS

B  
D1.2



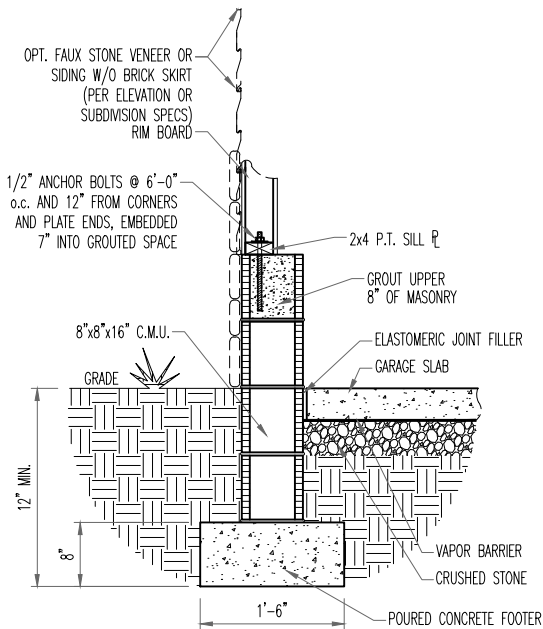
TYP. FAUX STONE SKIRT  
TYP. PORCH SECTION w/ FRAME WRAP

C  
D1.2



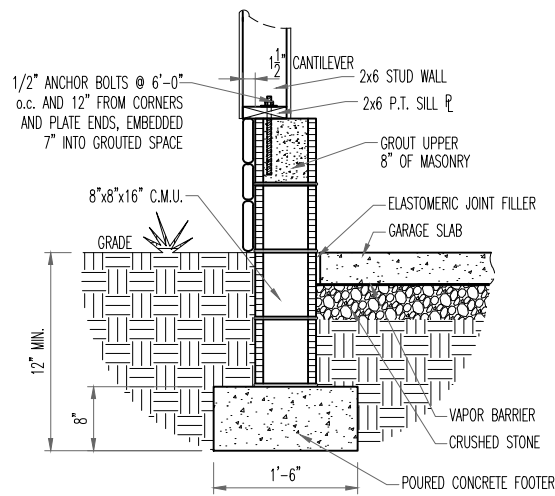
TYP. FAUX STONE SKIRT  
TYP. PORCH SECTION w/ BRICK WRAP

D  
D1.2



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

E  
D1.2



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

F  
D1.2

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



The Drees Company  
06/11/2025 1:42:11 PM



Drees Homes

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

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STD. DETAIL SHEET

REGION:

RALEIGH

Std. By: ALL

Chk. By: ARC

Std. Date: 08/19/09

Date of

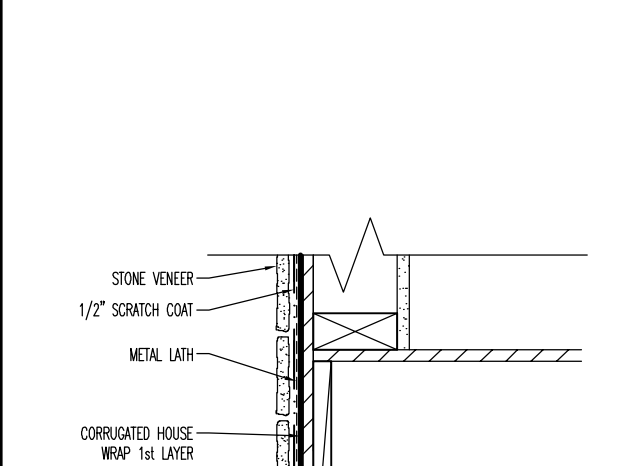
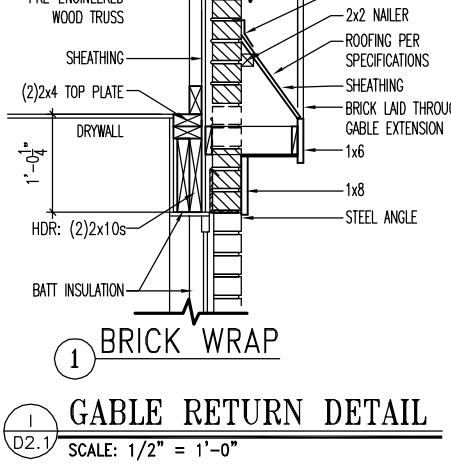
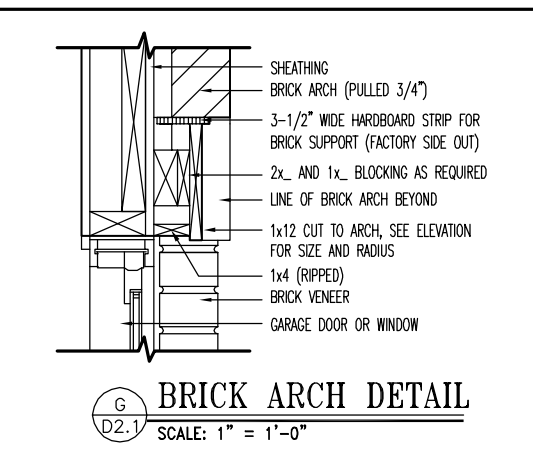
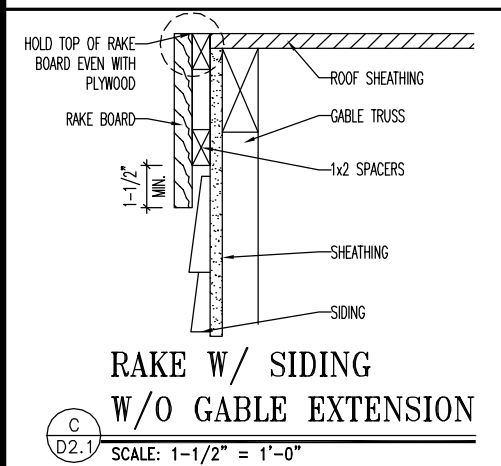
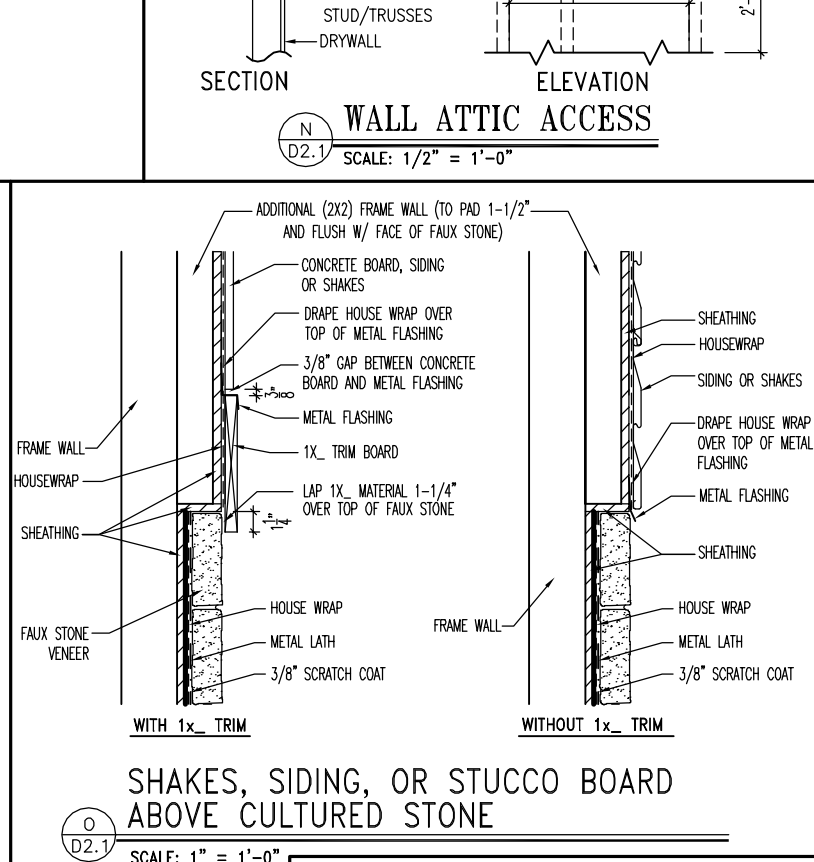
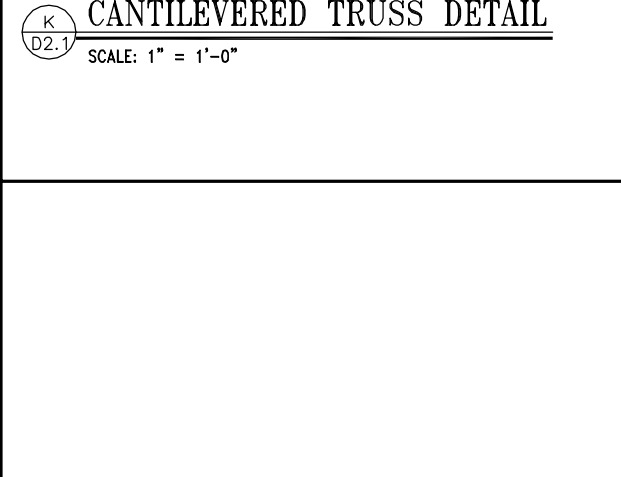
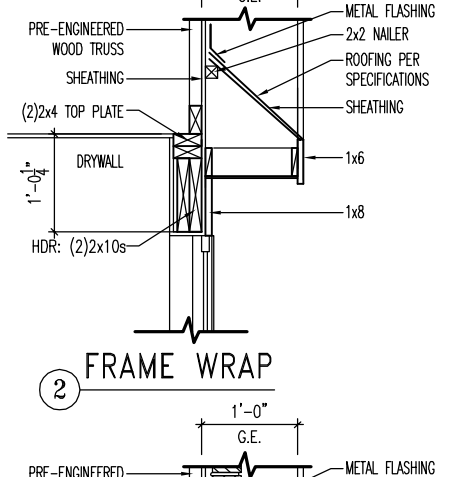
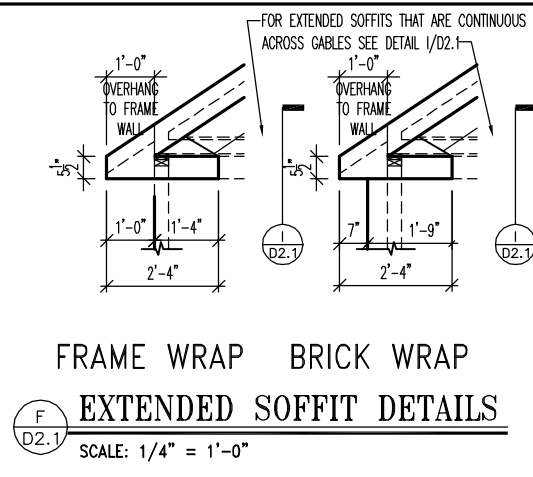
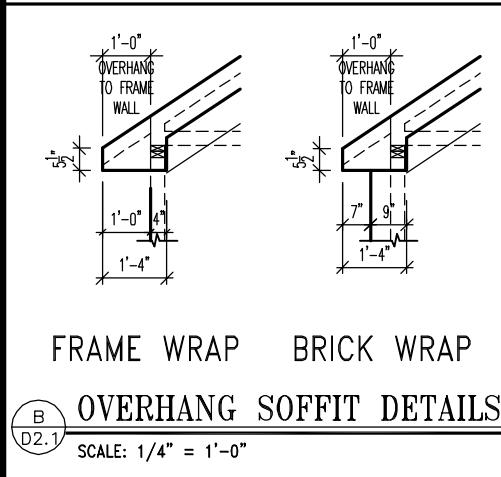
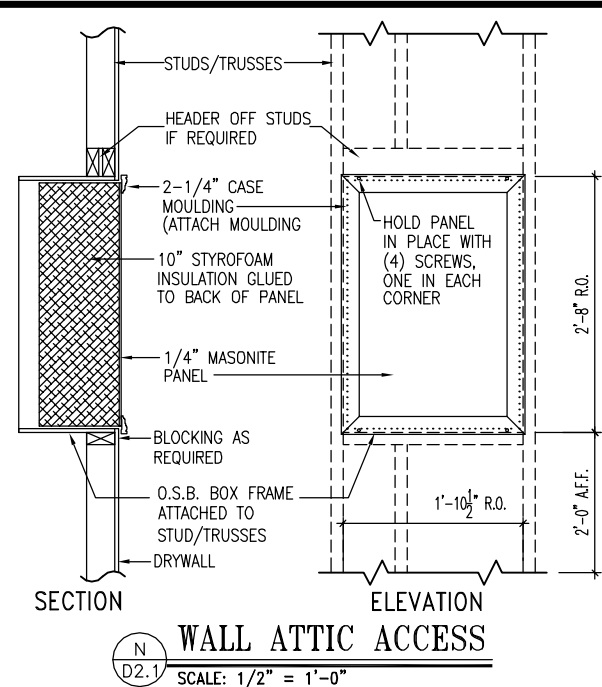
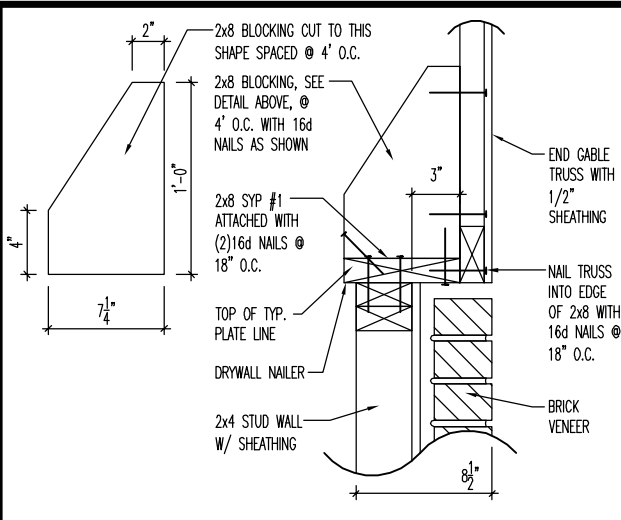
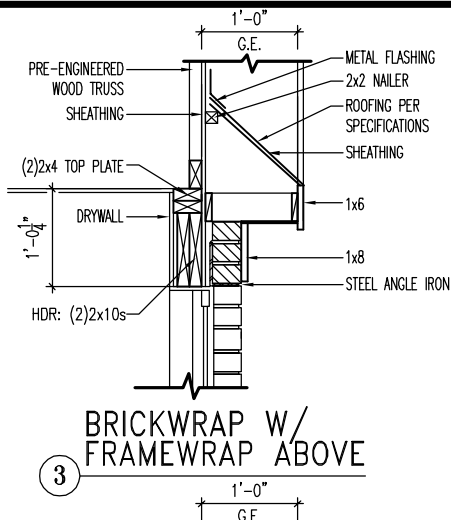
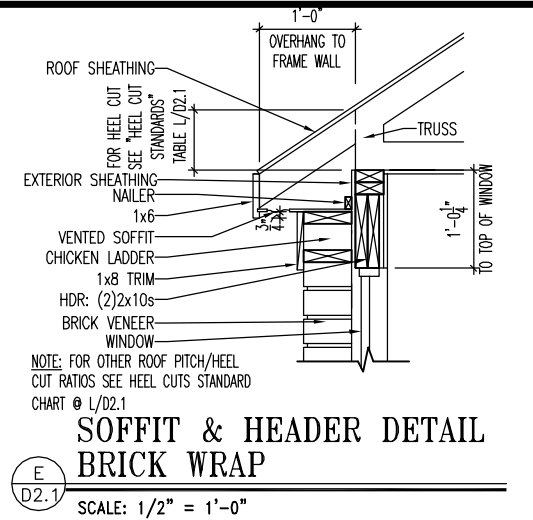
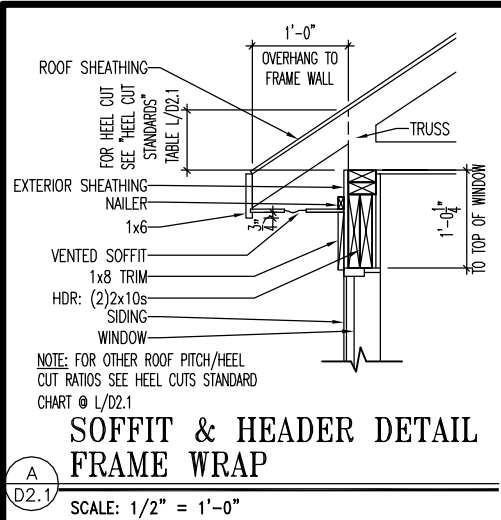
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FOUNDATION DETAILS

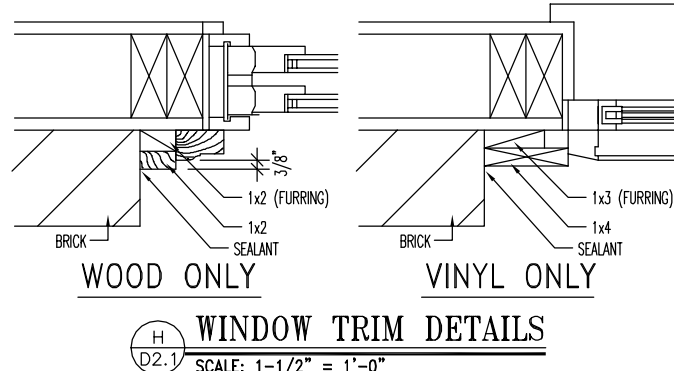
RALEIGH - D-SHEETS.dwg Sep 24, 2015 - 12:14pm

Sheet No.

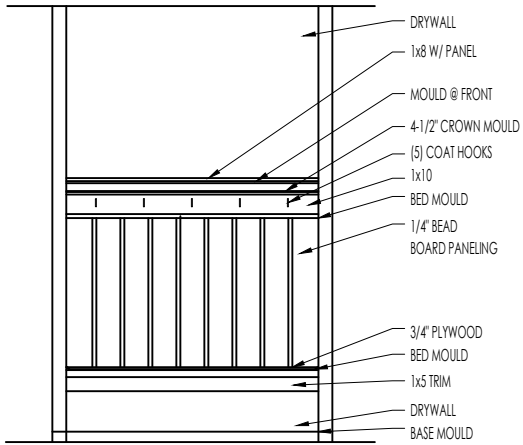
D1.2



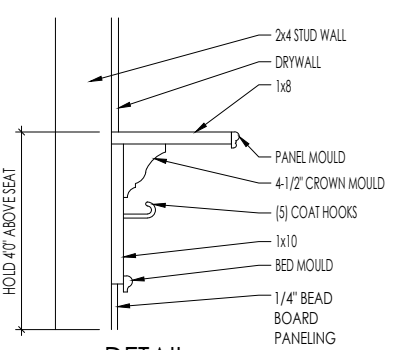
HEEL CUT STANDARDS	
ROOF PITCH	HEEL CUT
4/12	3-3/4"
5/12	4-3/4"
6/12	5-3/4"
7/12	6-3/4"
8/12	7-3/4"
9/12	8-3/4"
10/12	9-3/4"
12/12	11-3/4"
14/12	1'1-3/4"





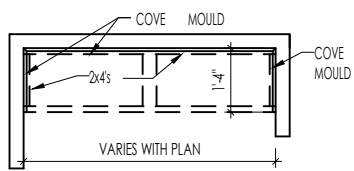


ELEVATION

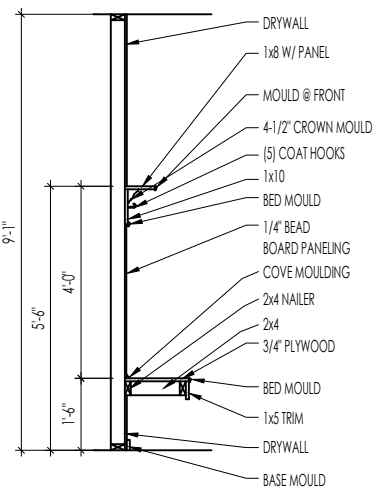


DETAIL

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



PLAN



SECTION

F  
D2.2

BENCH SEAT DETAILS

SCALE: AS NOTED



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06/11/2025 1:42:12 PM



STANDARD FRAMING DETAILS  
RALEIGH DIVISION  
SCALE: AS NOTED

SHEET NO.

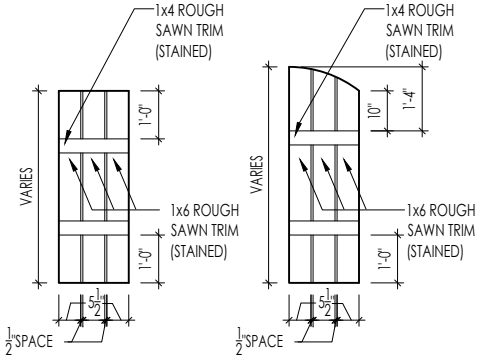
ARCH

DATE OF DETAIL:

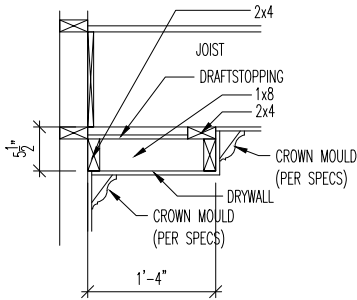
LAST REVISION:

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

D2.2



M  
D2.4  
SLAT SHUTTER DETAIL  
SCALE: 1/4" = 1'-0"



H  
D2.4  
SINGLE TRAY CEILING DETAIL  
SCALE: 1/2" = 1'-0"



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06/11/2025 1:42:12 PM

STANDARD FRAMING DETAILS  
RALEIGH DIVISION  
SCALE: AS NOTED



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DRAWN BY: ARCH

DATE OF DETAIL: 01/27/15

LAST REVISION:

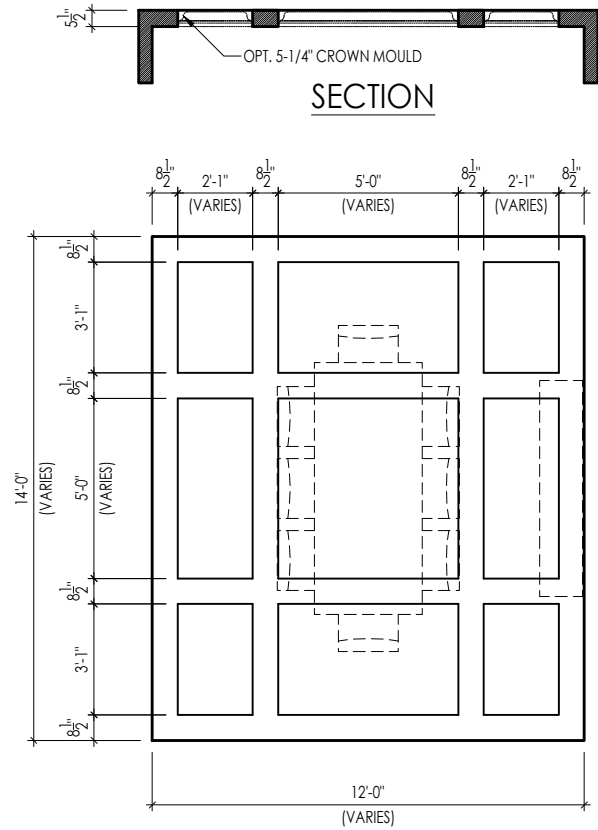
Jan 10, 2023 - 1:46pm

SHEET NO.

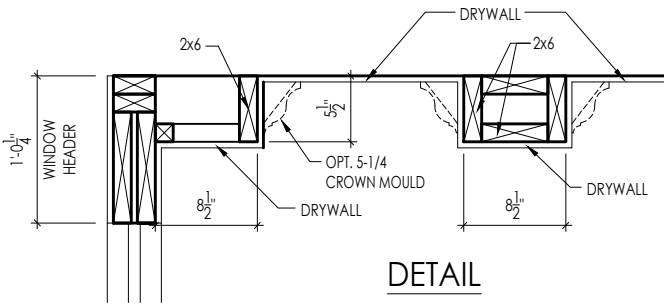
D2.4







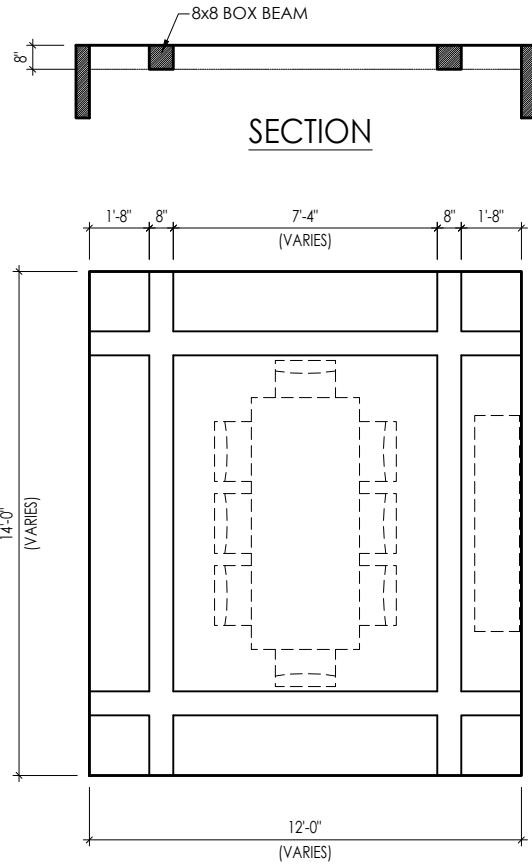
TYPICAL PLAN



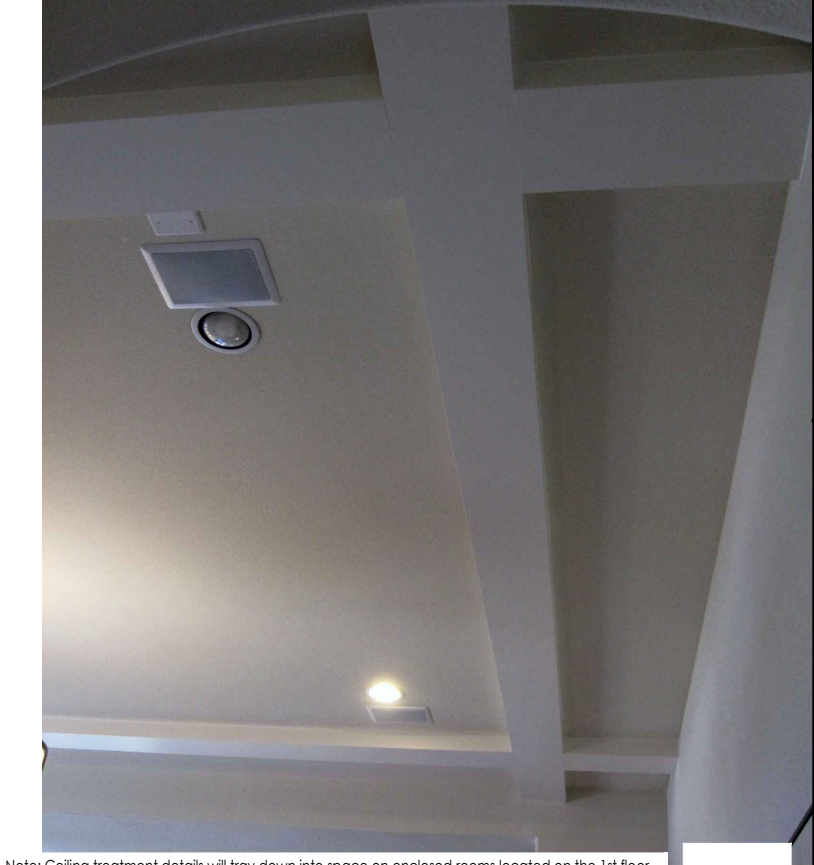
DETAIL

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

01

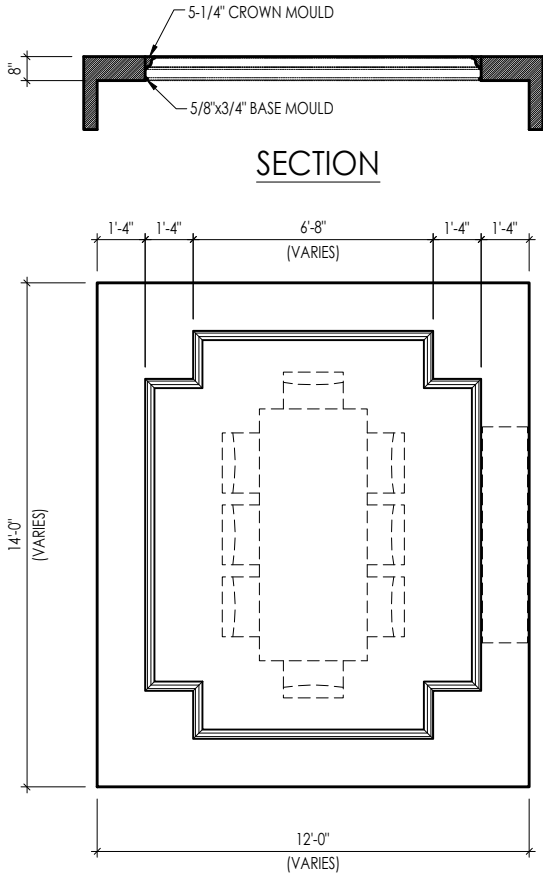


TYPICAL PLAN



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

05

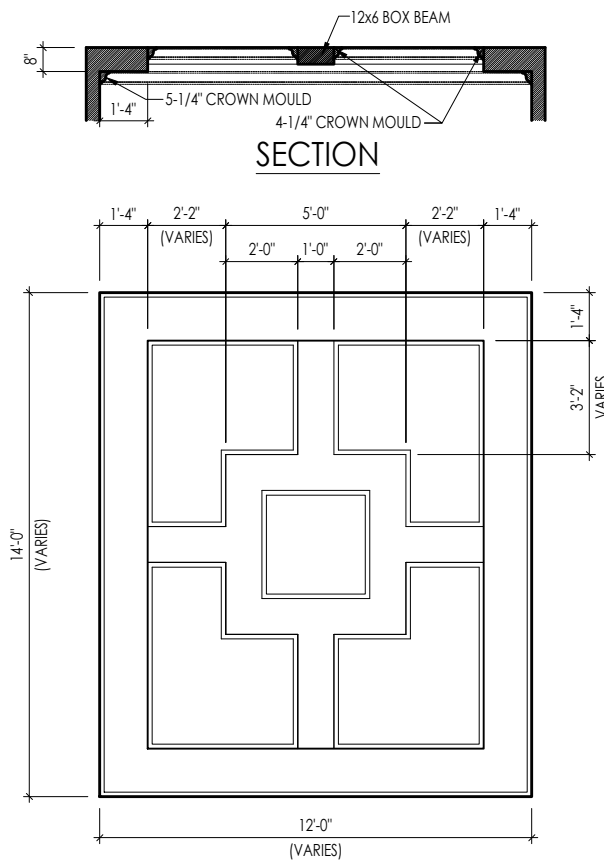


TYPICAL PLAN

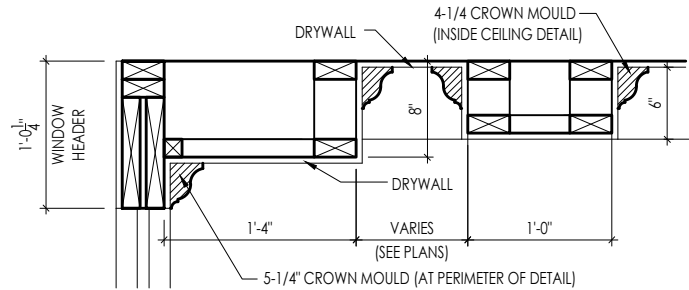


Note: Ceiling treatment details will tray down into space on enclosed rooms located on the 1st floor. On enclosed rooms on the 2nd floor, the ceiling treatment will tray up into the roof truss system. On 2-story spaces, the ceiling treatment will tray down into the space and require an appropriate sized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

04



TYPICAL PLAN



DETAIL

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

15

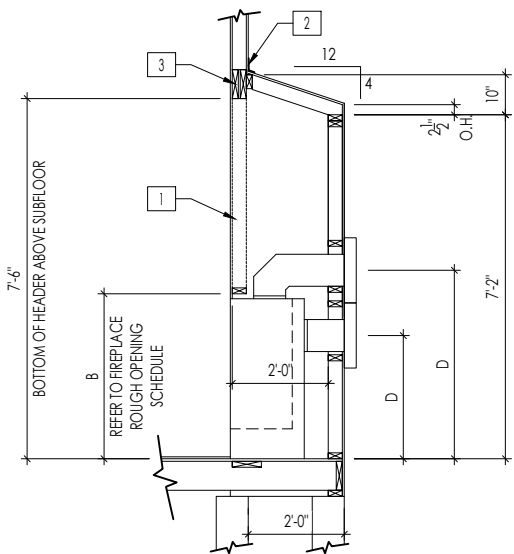


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06/11/2025 1:42:12 PM

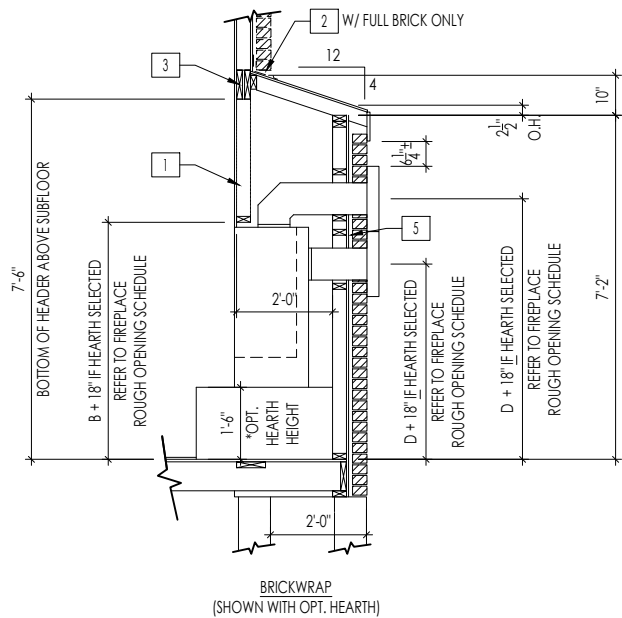
CEILING TREATMENTS  
SCALE: AS NOTED

**Drees** HOMES<sup>SM</sup>  
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SHEET NO. D4.1  
DRAWN BY: BLC  
DATE OF DETAIL: 01/27/15  
LAST REVISION: Jan 10, 2023 - 1:42pm



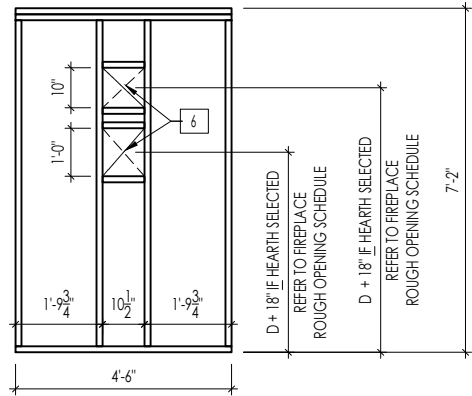
FRAMEWRAP  
(SHOWN WITHOUT OPT. HEARTH)



BRICKWRAP  
(SHOWN WITH OPT. HEARTH)

FIREPLACE DOGHOUSE SECTIONS

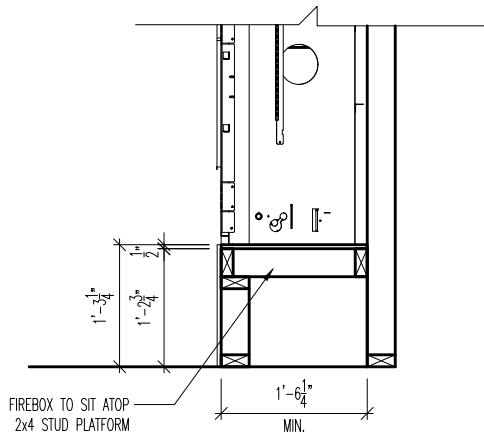
SCALE: 1/4" = 1'-0"



WITH HEARTH

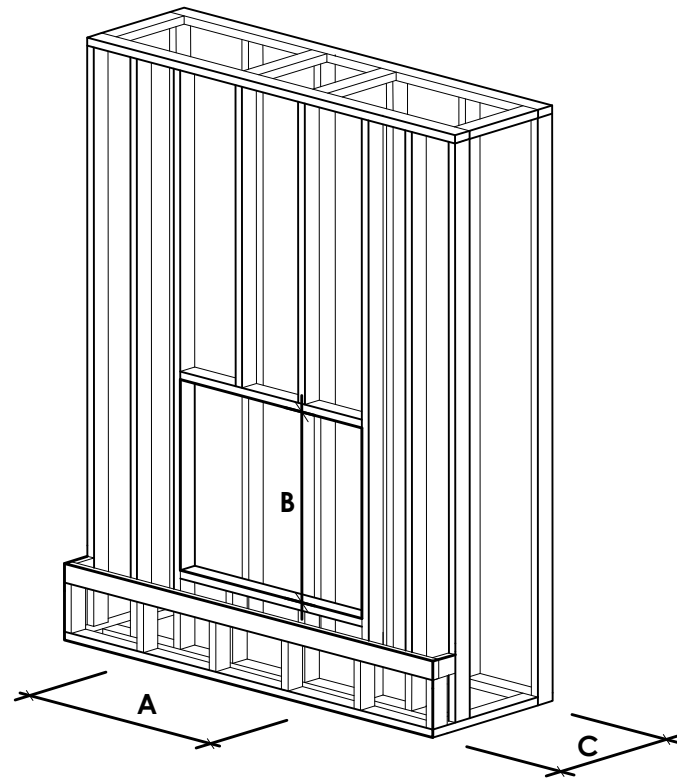
DIRECT VENT REAR WALL FRAMING

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



RAVE FIREPLACE PLATFORM DETAIL

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



NOTE:  
PROVIDE OSB SHEATHING WHEN  
STONE VENEER SELECTED

FIREPLACE ROUGH OPENING SCHEDULE

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

General Notes

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

Key Notes

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



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FIREPLACE DETAILS

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

Sheet Description: SCALE: VARIES  
FIREPLACE DETAIL  
g:\architecture\cincinnati\cintl standard drawings\fireplace\fireplace detail sheets.dwg

Sheet No.

F-1

# RALEIGH WINDOW SCHEDULE

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

[illegible]

# Drees Homes

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

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Sheet Description:


## WINDOW SCHEDULE

•

Sheet No.

SC-01

LAST REVISED 11/22/17

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	MOULDED MILLWORK SCHEDULE	SC-02