

General Notes:	
1. REFER TO SHEET ON.1 FOR GENERAL NOTES.	
Key Notes:	
S101A	4" CONCRETE W/ 6 MIL. POLYETHYLENE VAPOR BARRIER W/ 4" PEA GRAVEL
S101B	NO ANCHOR BOLTS OR STRAPS IN AREA OF DOOR
S101C	GARAGE SLAB TO BE HELD 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 4" TOWARDS GARAGE DOOR
S101E	CONTINUOUS FOOTING AND FOUNDATION; DROP TO BE FIELD DETERMINED
S101F	PORCH SLAB TO BE HELD 3" BELOW TOP OF FOUNDATION AND IS TO SLOPE 3" TOWARD EXTERIOR
S101G	OUTLINE OF CONCRETE PORCH/PATIO SLAB - (1) COURSE BLOCK (FIELD DETERMINE)
S101H	INSTALL PVC PIPE IN SLAB FOR CONDUIT LINE TO PROVIDE ELECTRIC TO KITCHEN ISLAND
S101L	8" DEEP x 16" WIDE THICKENED SLAB AT BEARING WALL ABOVE
S101M	DROP SLAB 4" @ GARAGE
S101N	DROP SLAB 3" @ PORCH
S101Q	POST ABOVE ON 30"x30"x12" PLAIN CONCRETE FOOTING UNDER POST ABOVE

Space for Architect Seal

RESIDENCE FOR: CUSTOMER NAME JOB ADDRESS SUBDIVISION NAME			
Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name:		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: XXX
the PARKETTE			Series: SERIES_NM
			Plan No.: PLAN_NM

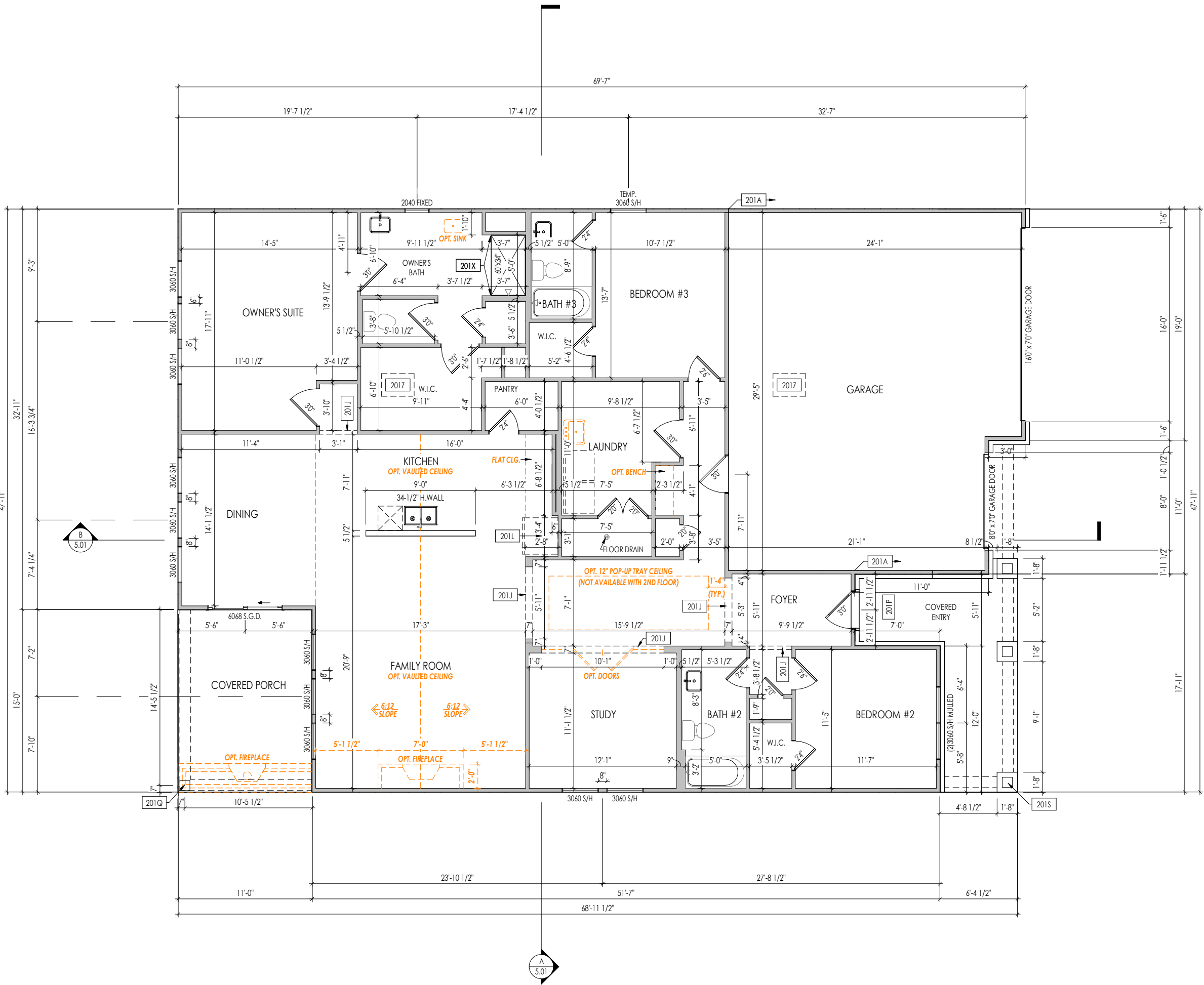


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Sheet Information

1.01S

Foundation Plan
Elevation "D"



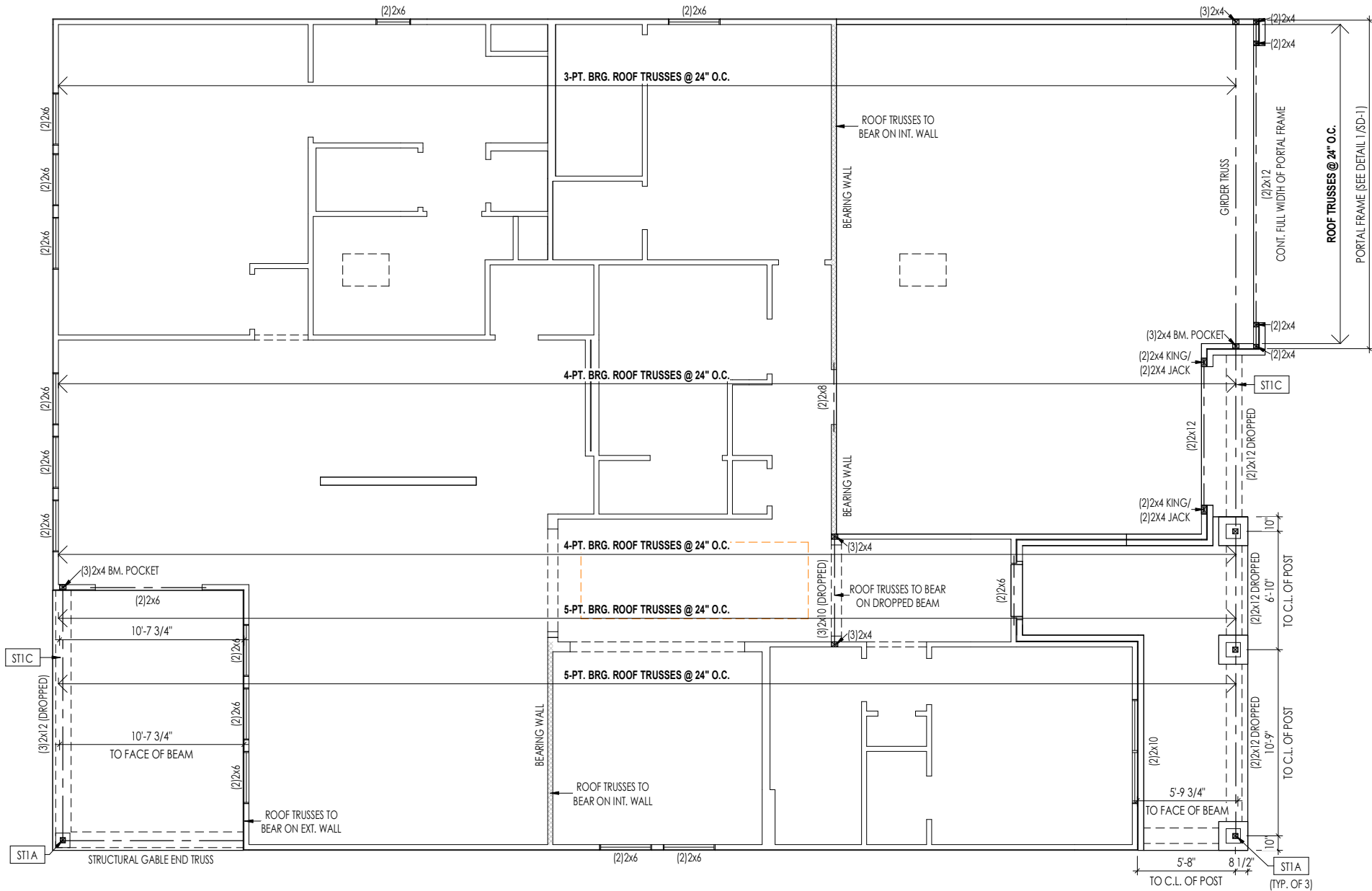
- General Notes:
1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
 2. ALL FIRST FLOOR CEILINGS TO BE 9'-1" ABOVE SUBFLOOR UNLESS OTHERWISE NOTED.
 3. FRAME TOP OF ALL WINDOWS AT 1'-0-1/4" BELOW TOP OF PLATE UNLESS OTHERWISE NOTED.
 4. ALL DROPPED, INTERIOR HEADERS (FALSE AND BEARING) ARE DROPPED 1'-0" FROM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

- Key Notes:
- | | |
|------|--|
| 201A | FRAME GARAGE WALL FULL HEIGHT STUDS AT 9'-1" WITH 2x4 STUDS AT 16" O.C. FROM TOP OF FOUNDATION WALL (SLAB); IF ELECTRICAL PANEL LOCATED IN GARAGE, PAD OUT WALL FOR ELECTRICAL PANEL |
| 201J | FRAME TOP OF OPENING AT HEIGHT SPECIFIED IN GENERAL NOTES ON THIS SHEET |
| 201L | FRAME TOP OF OPENING AT REFRIGERATOR AT 6'-8" A.F.F. |
| 201P | CARPENTER TO DROP ELECTRICAL WIRE THROUGH PORCH CEILING FOR LIGHTS |
| 201Q | 10'x10' BOX COLUMN - SEE DETAIL B/7.02 |
| 201S | COLUMN - SEE DETAIL B/7.03 |
| 201X | PROVIDE BLOCKING FOR SHOWER DOOR/ENCLOSURE |
| 201Z | 22-1/2' x 32' ATTIC ACCESS |

Space for Architect Seal

RESIDENCE FOR:			
CUSTOMER NAME			
JOB ADDRESS			
SUBDIVISION NAME			
Job Number:	Drawing Date:	Coord Name:	Coord Phone:
XXXX-XXXX-XX	XX.XX.XXXX	COORD_NAME	COORD_PHONE
House Name:		Drawing Scale: 1/8" = 1'-0"	
the PARKETTE		Contract Drawn By: XXX	
		Series: SERIES_NM	
Born on Date: 08/30/19		CDs Drawn By: CLM	
		Plan No.: PLAN_NM	

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General Notes:

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

Key Notes:

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

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

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

Space for Architect Seal

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name: the PARKETTE			Contract Drawn By: XXX
			Series: SERIES_NM
Born on Date: 08/30/19			Plan No.: PLAN_NM

Drees

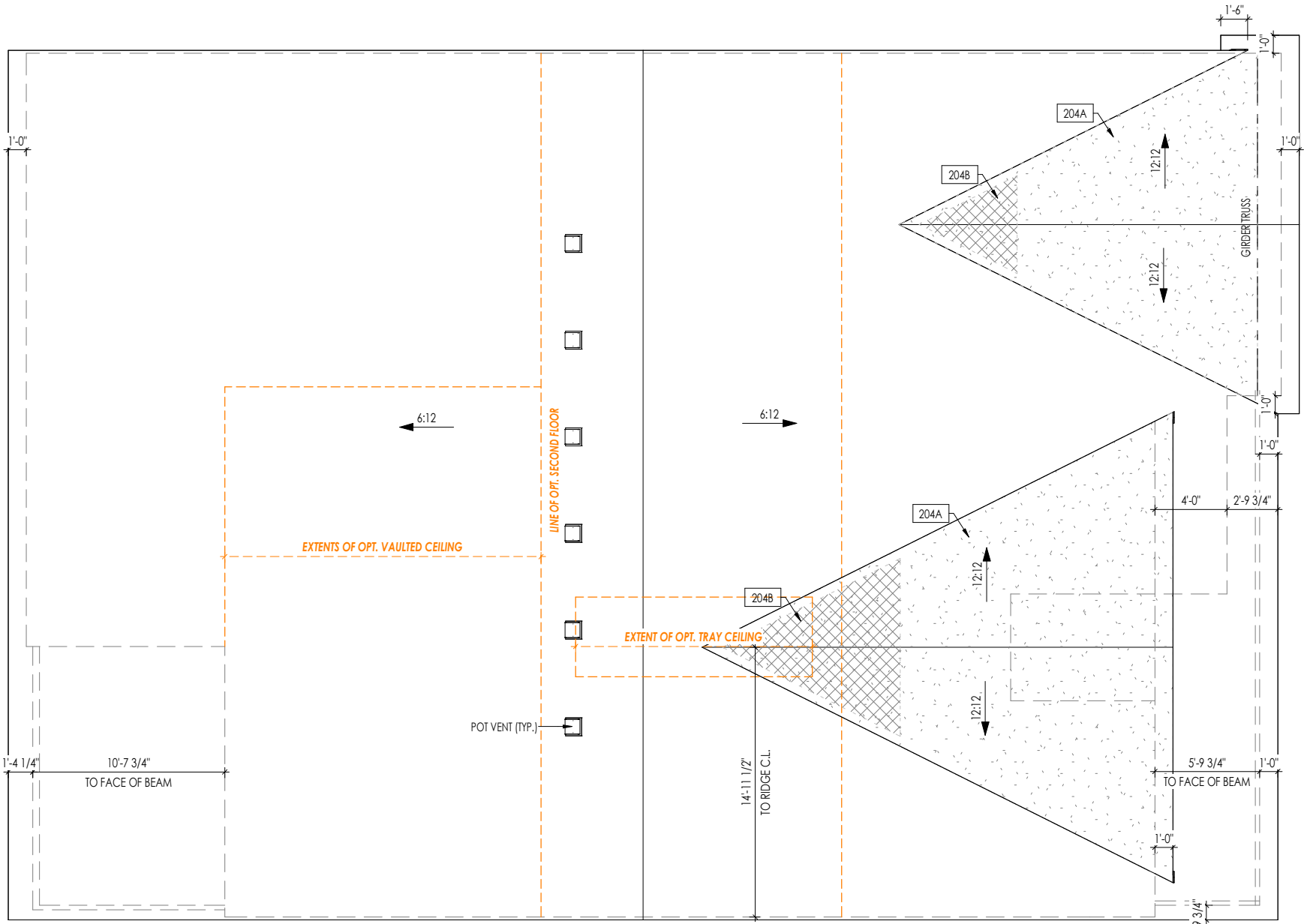
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Sheet Information

2.01S

First Floor Structural Plan
Elevation "D"



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

General Notes:

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

Key Notes:

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

204B NO ROOF DECKING UNDER OVER-FRAMING IN THIS AREA TO ALLOW FOR PROPER ATTIC VENTILATION

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

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

Space for Architect Seal

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

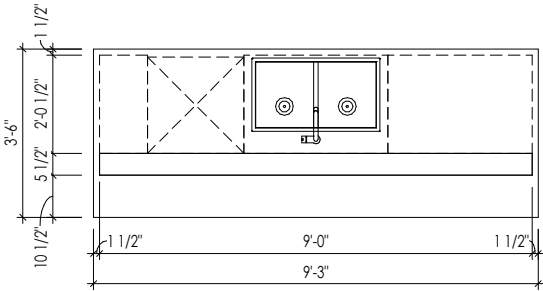
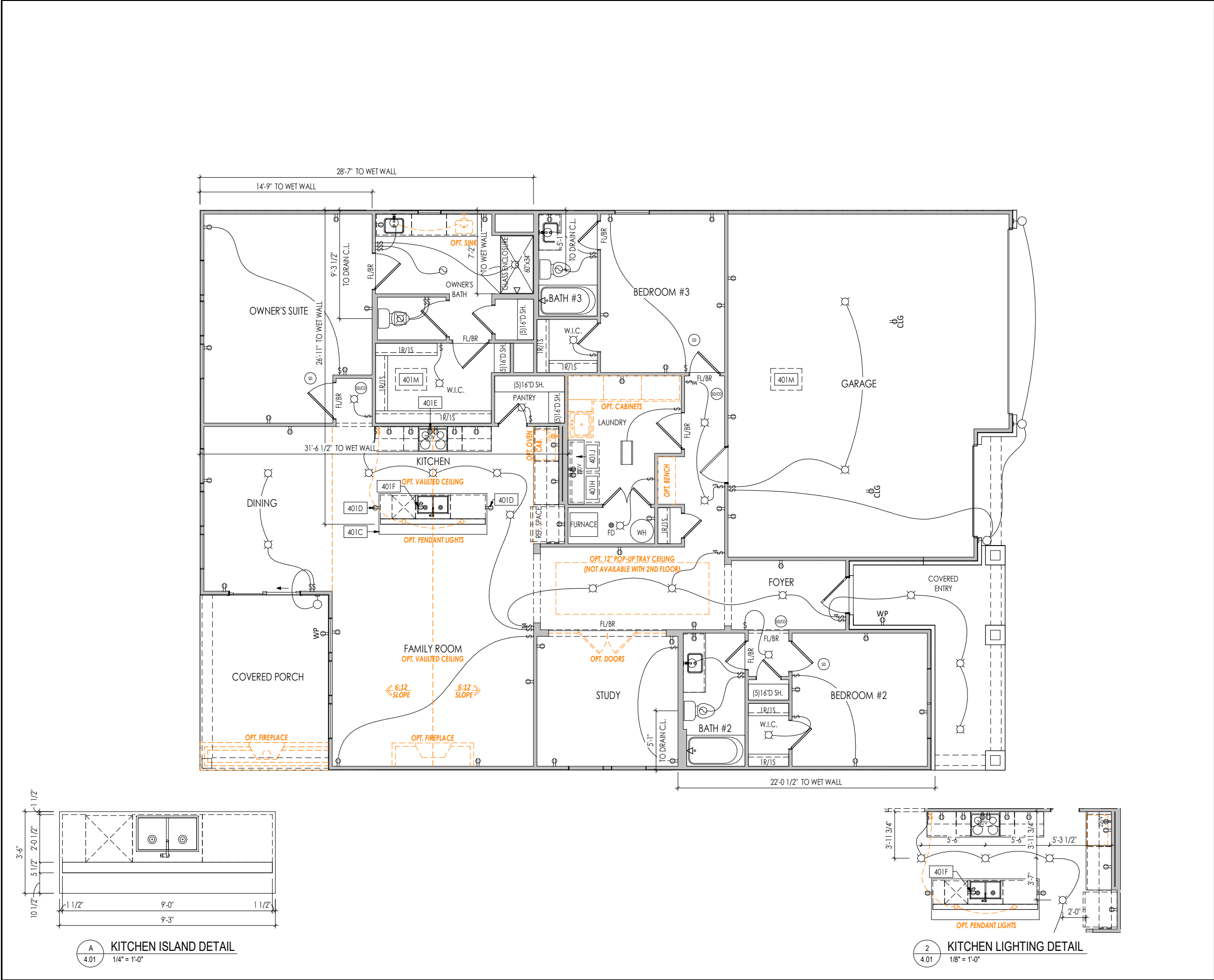
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House Name: the PARKETTE			Contract Drawn By: XXX
			Series: SERIES_NM
Born on Date: 08/30/19			Plan No.: PLAN_NM



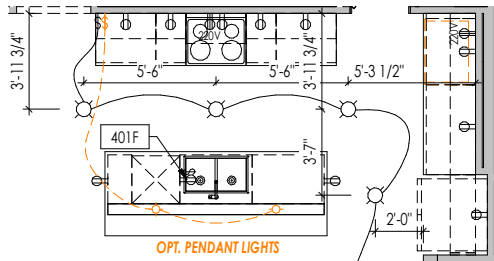
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Sheet Information

2.04
Roof Plan
Elevation "D"



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



2
4.01
KITCHEN LIGHTING DETAIL
1/8" = 1'-0"

General Notes:

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

Key Notes:

401CSEE DETAIL A/4.01 FOR KITCHEN ISLAND COUNTERTOP DIMENSIONS

401DHOLO OUTLET HIGH ON ISLAND

401EOUTLET FOR RANGE HOOD/MICROWAVE HELD HIGH - VENT TO EXTERIOR

401FOUTLET FOR DISHWASHER LOCATED IN SINK CABINET

401HLOCATE WASHER TO LEFT OF DRYER

401JUPPER WALL CABINETS OR 16" DEEP x 5'-6" LONG SHELF HELD AT 5'-7" A.F.F. 66" REFER TO SELECTIONS

401M22'-1/2" x 32" ATTIC ACCESS PANEL IN CEILING

MECHANICAL LEGEND

DATA JACK

WALL OUTLET

WEATHERPROOF GFCI OUTLET

220 VOLT OUTLET

GFCI OUTLET

FLOOR OUTLET

CABLE TELEVISION JACK

SINGLE POLE SWITCH

3-WAY SWITCH

4-WAY SWITCH

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

STAIR LIGHT

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

Space for Architect Seal

RESIDENCE FOR:

CUSTOMER NAME

JOB ADDRESS

SUBDIVISION NAME

Job Number:

XXXX-XXXX-XX

Drawing Date:

XX.XX.XXXX

Coord Name:

COORD_NAME

Coord Phone:

COORD_PHONE

House Name:

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

Contract Drawn By:

XXX

the PARKETTE

Born on Date:

08/30/19

CDs Drawn By:

CLM

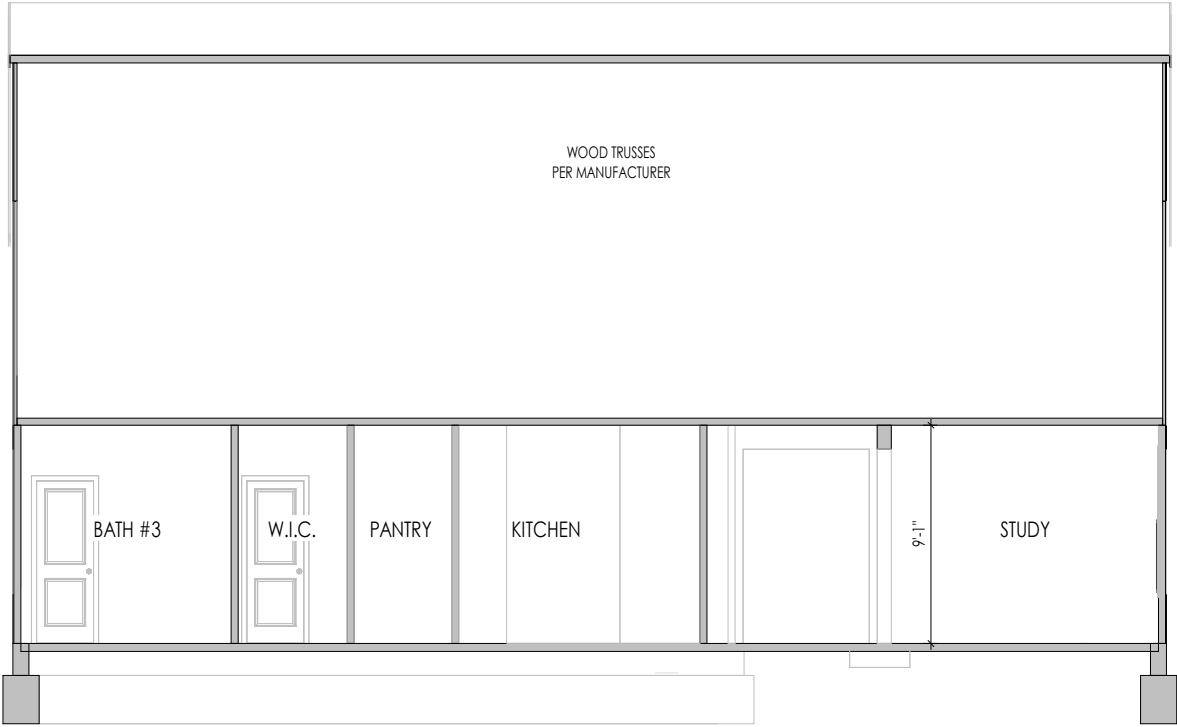
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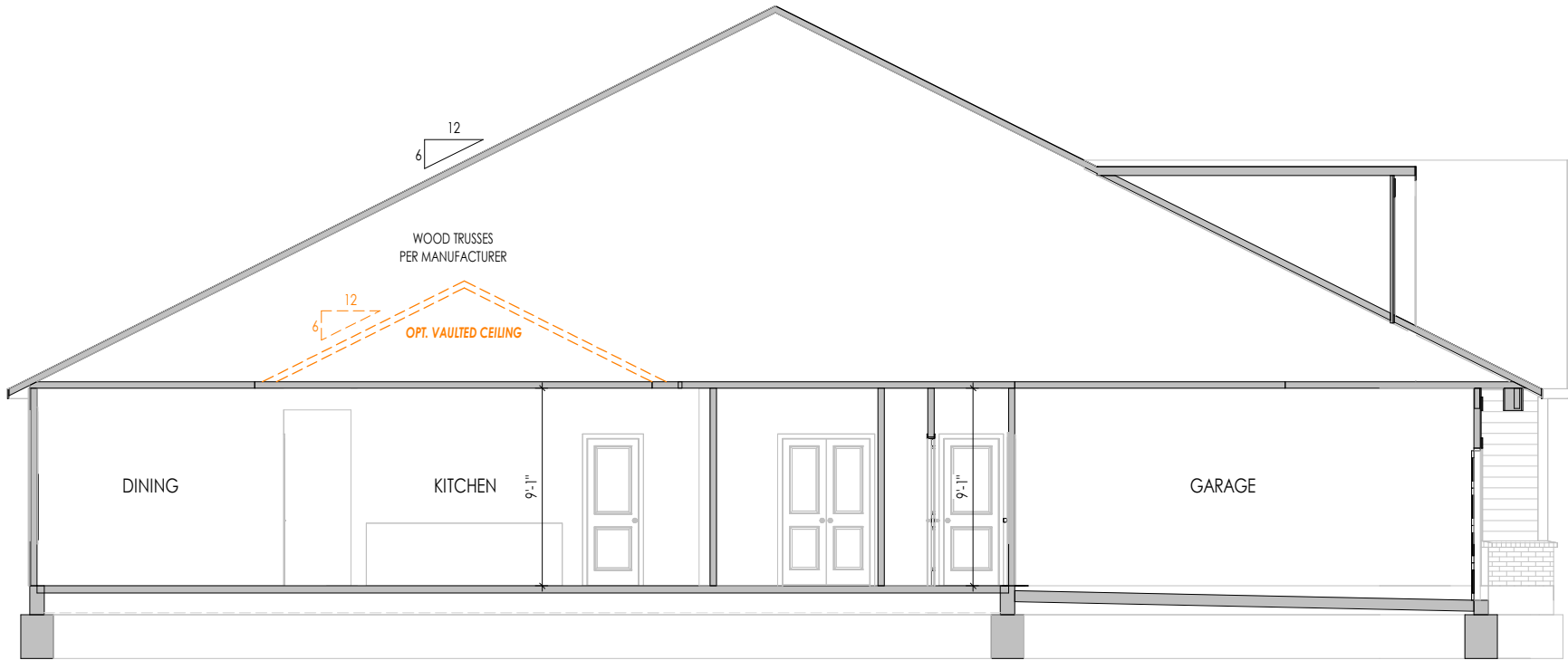
Sheet Information

4.01

First Floor Mechanical Plan
Elevation "D"



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 ON.1 FOR GENERAL NOTES.

Key Notes:

Space for Architect Seal

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name:			Contract Drawn By: XXX
the PARKETTE			Series: SERIES_NM
			Plan No.: PLAN_NM



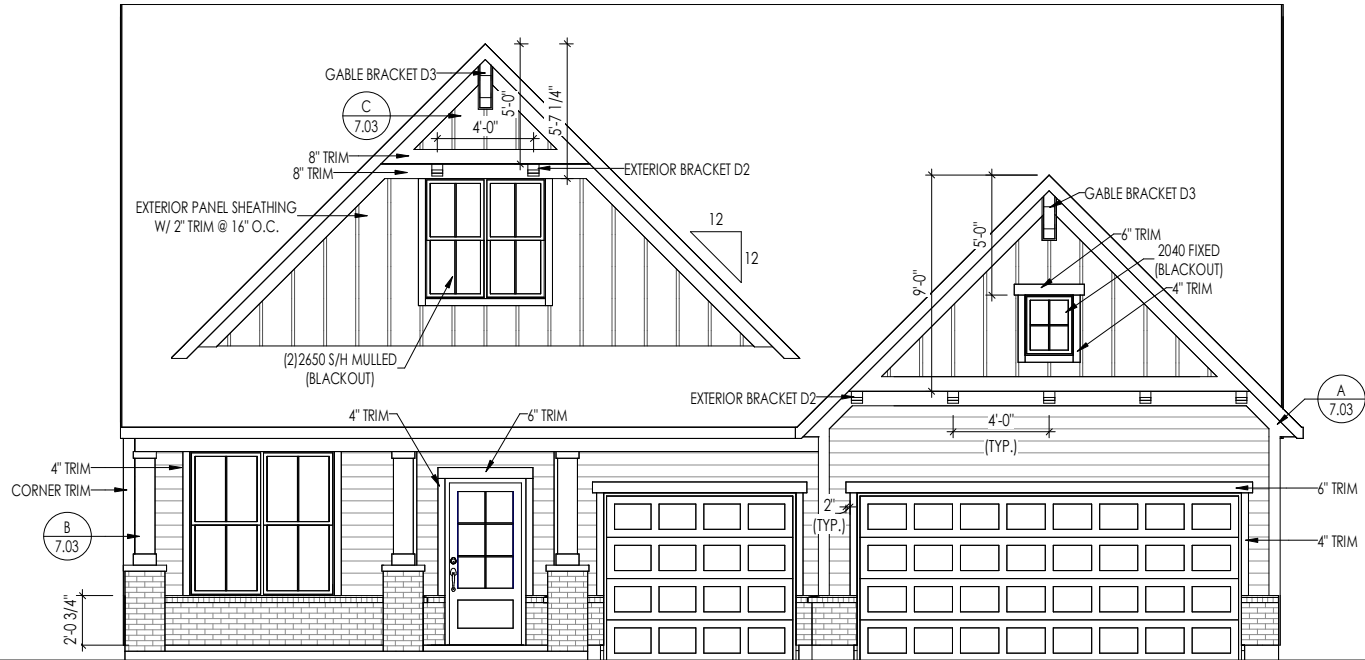
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Sheet Information

5.01
Building Section
Elevation "D"

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

General Notes:
1. REFER TO SHEET 0N.1 FOR GENERAL NOTES. 2. ROOFING MATERIAL PER SELECTIONS. 3. CONTACT M&K ENGINEERING FOR HEADER SIZE/BRICK SUPPORT IF GRADE DROPS AND THE AMOUNT OF BRICK OVER GARAGE DOOR SHOWN ON CURRENT ELEVATION IS NO LONGER ACCURATE
Key Notes:



ELEVATION "D"

RESIDENCE FOR: CUSTOMER NAME JOB ADDRESS SUBDIVISION NAME			
Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name: the PARKETTE		Drawing Scale: 1/8" = 1'0"	Contract Drawn By: XXX
			Series: SERIES_NM
Born on Date: 08/30/19		CDs Drawn By:	PLAN_NM
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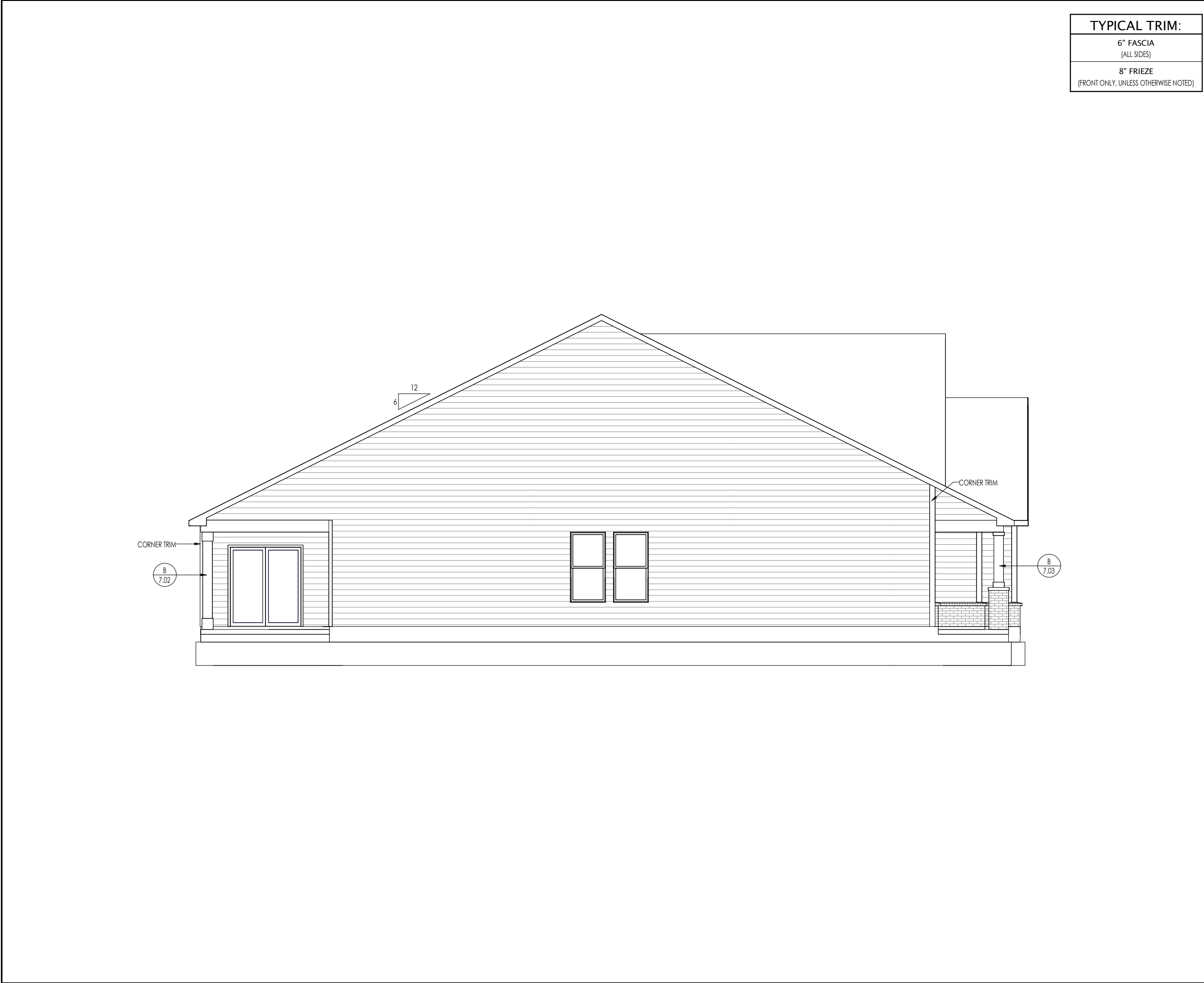
TYPICAL TRIM:
6" FASCIA (ALL SIDES)
8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)

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

Space for Architect Seal

RESIDENCE FOR: CUSTOMER NAME JOB ADDRESS SUBDIVISION NAME			
Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name: the PARKETTE			Contract Drawn By: XXX
			Series: SERIES_NM
Born on Date: 08/30/19			Plan No.: PLAN_NM
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<div>TYPICAL TRIM:</div> <div>6" FASCIA (ALL SIDES)</div> <div>8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)</div>		<div>General Notes:</div> <div>1. REFER TO SHEET 0N.1 FOR GENERAL NOTES. 2. ROOFING MATERIAL PER SELECTIONS. 3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.</div> <div>Key Notes:</div>	
<div><div>CORNER TRIM</div><div><div><div></div></div></div><div><div>B</div><div>7.02</div></div></div>		<div>Space for Architect Seal</div>	
<div>RESIDENCE FOR: CUSTOMER NAME JOB ADDRESS SUBDIVISION NAME</div>		<div><div>Job Number: XXXX-XXXX-XX</div><div>Drawing Date: XX.XX.XXXX</div><div>Coord Name: COORD_NAME</div><div>Coord Phone: COORD_PHONE</div></div>	
<div>House Name: the PARKETTE</div>		<div><div>Drawing Scale: 1/8" = 1'0"</div><div>Contract Drawn By: XXX</div><div>Series: SERIES_NM</div><div>Plan No.: PLAN_NM</div></div>	
<div><div>Born on Date: 08/30/19</div><div>CDs Drawn By: CLM</div></div>		<div><div><div><div><div></div><div>Drees</div><div>HOMESSM</div></div><div>Copyright © 2023 (2023) The Drees Company. All Rights Reserved. 900 East 96th Street, Suite 100, Indianapolis, IN 46240 Phone: (317) 347-7300</div></div><div>Sheet Information</div><div><div>6.03</div><div>Rear Elevation Elevation "D"</div></div></div></div>	



General Notes:

1. REFER TO SHEET 0N.1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	HEIGHT OF VENEER ABOVE LINTEL
Up to 3'-6"	L3- 1/2 x3- 1/2 x1/4	20 FT. MAX
Up to 6'-0"	L5x 3- 1/2x 5/16 (LLV)	20 FT. MAX
Up to 8'-0"	L6x 3- 1/2x 3/8 (LLV)	20 FT. MAX
9'-0"	L7x 4x 3/8 (LLV)	12 FT. MAX
*16'-0"	L7x 4x 3/8 (LLV)	3 FT. MAX
*16'-0"	L8x 4x 1/2 (LLV)	4-1/2 FT. MAX

ALL LINTELS <=6' SHALL HAVE 4" MINIMUM BEARING AT EACH END.
ALL LINTELS >=6' SHALL HAVE 8" MINIMUM BEARING AT EACH END.
* FASTENED TO HDR @ 1/3 SPAN POINTS THRU 1-1/2 " LONG VERTICALLY SLOTTED HOLES IN LINTEL w/ 1/2" DIA. x 3-1/2 " LONG LAG SCREWS. LOCATE LAG SCREWS @ MIDDLE OF SLOTTED HOLE & TIGHTEN SCREWS ENOUGH TO ALLOW MOVEMENT OF LINTEL.
***ANY LINTEL CONDITION NOT SPECIFIED ABOVE SHALL BE DESIGNED

Space for Architect Seal

RESIDENCE FOR:

CUSTOMER NAME

JOB ADDRESS

SUBDIVISION NAME

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
XXXX-XXXX-XX	XX.XX.XXXX	COORD_NAME	COORD_PHONE
House Name:			Contract Drawn By:
the PARKETTE			XXX
			Series:
			SERIES_NM
Born on Date:	08/30/19	CDs Drawn By:	CLM
Plan No.:			PLAN_NM

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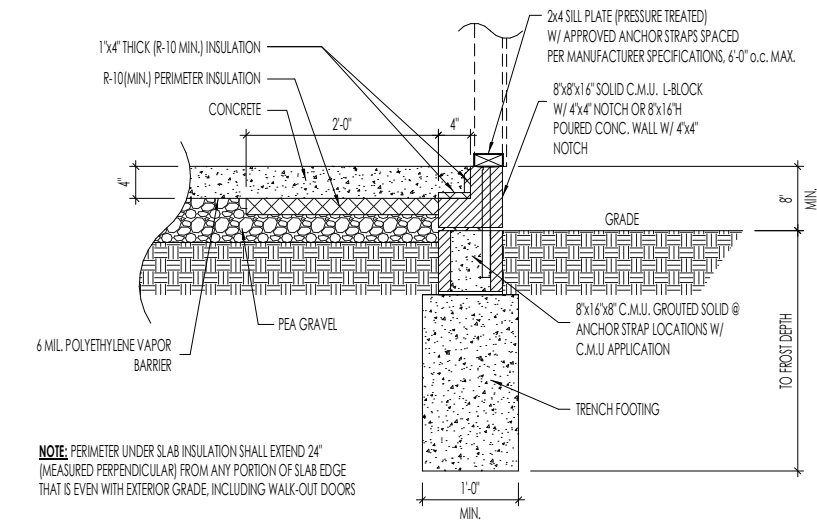
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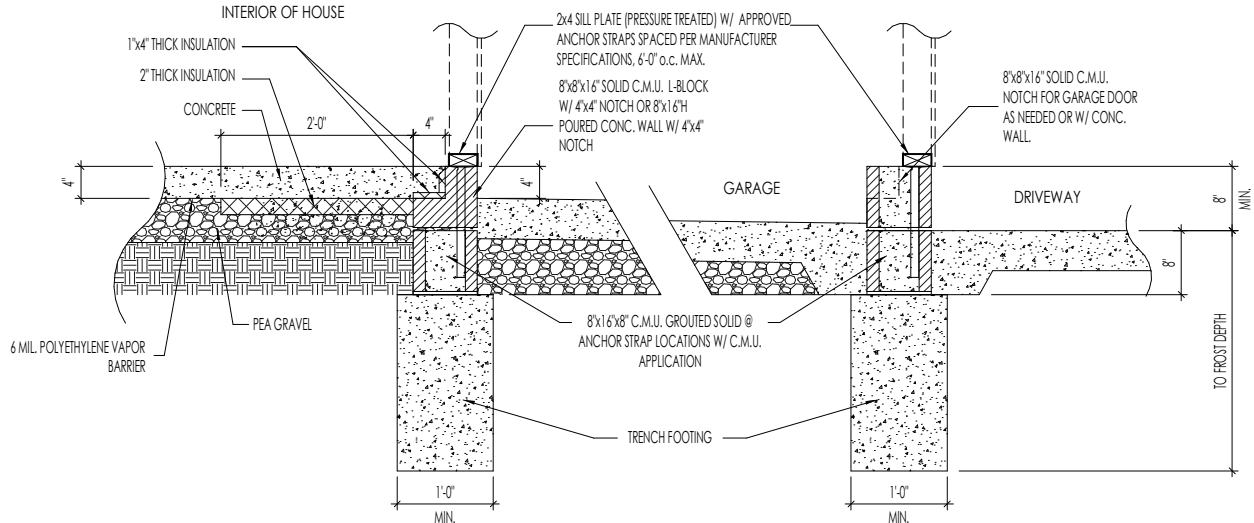
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6.04

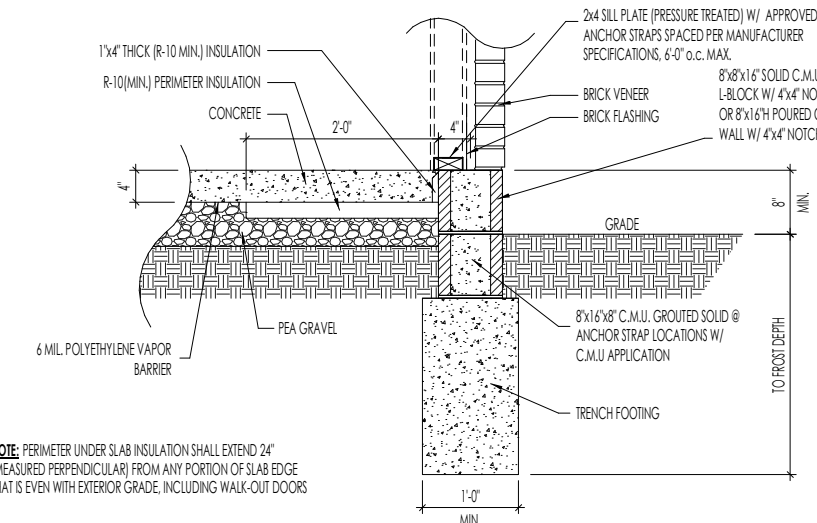
Side Elevation
Elevation "D"



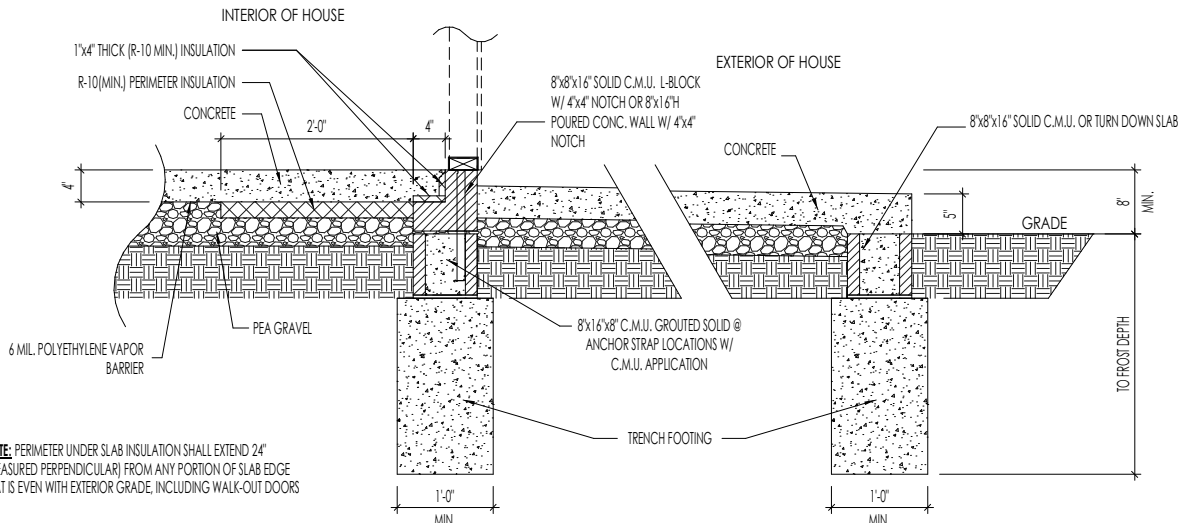
A
7.01
SLAB ON GRADE FOUNDATION W/ FRAMEWRAP
SCALE: 1/2" = 1'-0"



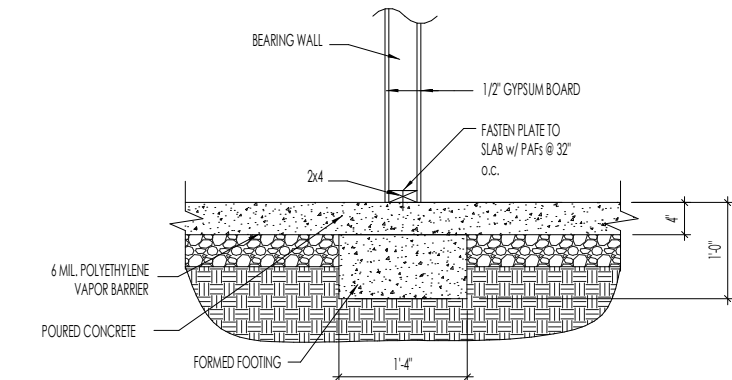
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7.01
SLAB ON GRADE FOUNDATION AT GARAGE
SCALE: 1/2" = 1'-0"



B
7.01
SLAB ON GRADE FOUNDATION W/ BRICKWRAP
SCALE: 1/2" = 1'-0"



D
7.01
SLAB ON GRADE FOUNDATION AT PORCH
SCALE: 1/2" = 1'-0"



E
7.01
SLAB ON GRADE FOUNDATION AT
INTERIOR BEARING WALL
SCALE: 1/2" = 1'-0"

Space for Architect Seal

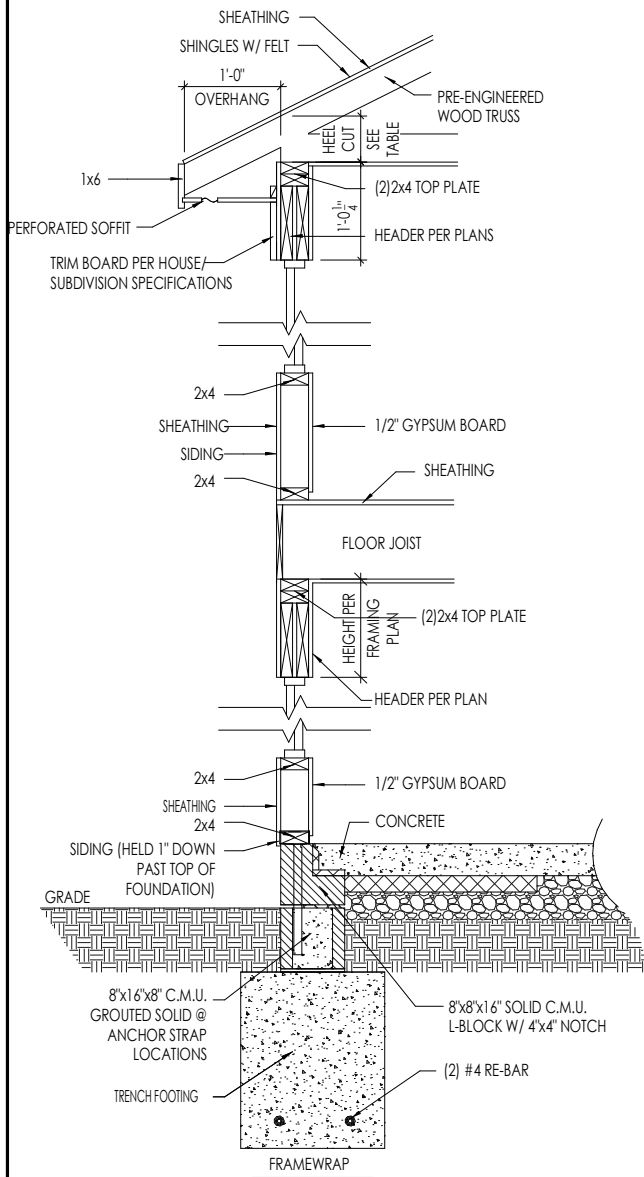
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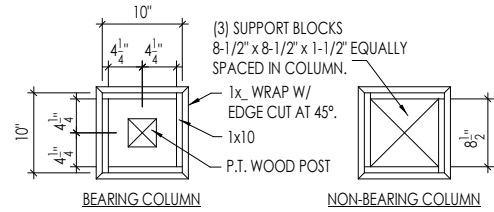
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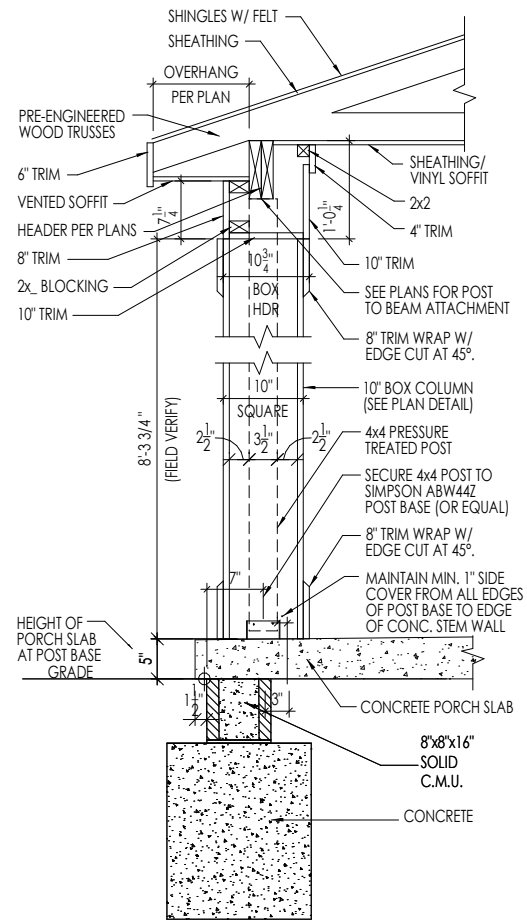
7.01
House Specific Details
Elevation "D"



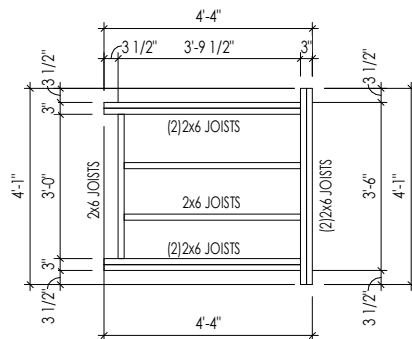
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7.02
WALL SECTION
SCALE: 1/2" = 1'-0"



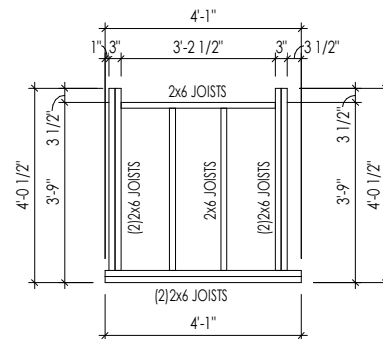
10" BOX COLUMN - PLAN DETAIL



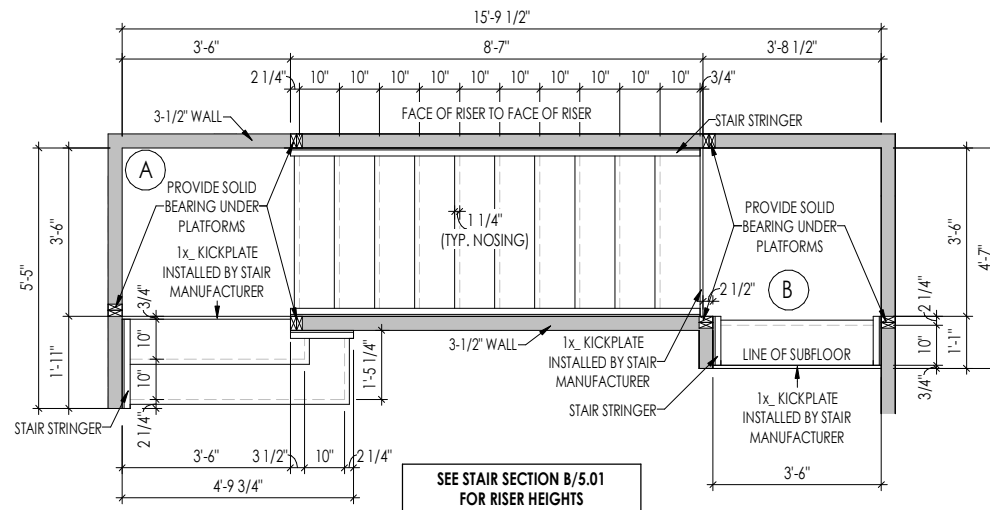
B
7.02
10" BOX COLUMN DETAILS
SCALE: 1/2" = 1'-0"



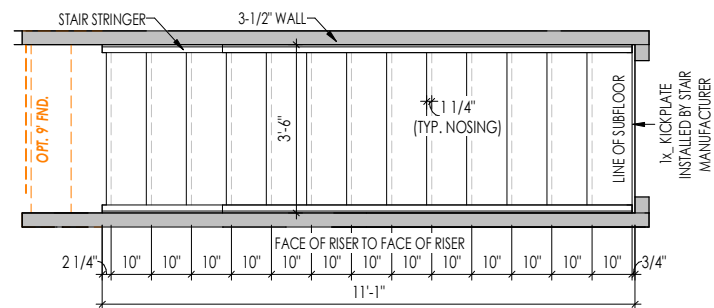
A
1/4" = 1'-0"
LANDING DETAIL A



B
1/4" = 1'-0"
LANDING DETAIL B



C
7.02
2ND FLOOR STAIR DETAIL
1/4" = 1'-0"

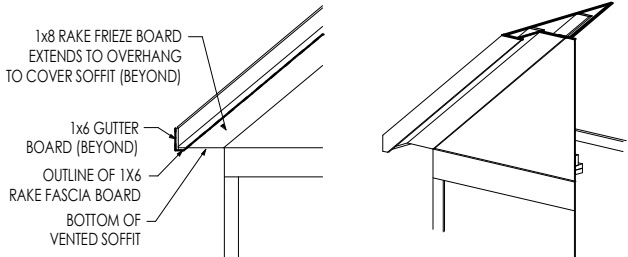


D
7.02
BASEMENT STAIR DETAIL
1/4" = 1'-0"

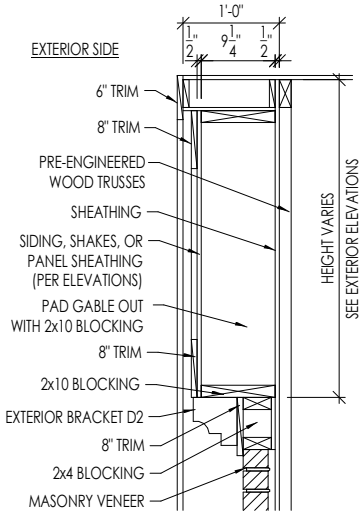
Space for Architect Seal

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

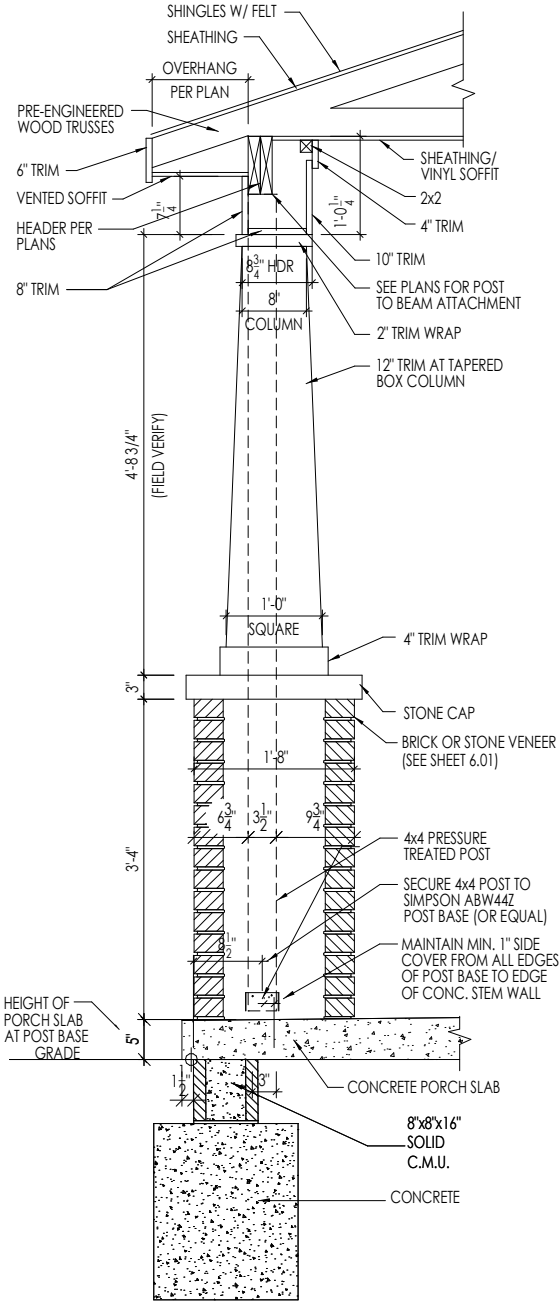
Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name:			Contract Drawn By: XXX
the PARKETTE			Series: SERIES_NM
			Plan No.: PLAN_NM
Born on Date:	08/30/19	CDs Drawn By:	CLM



A
7.03
RAFTER TAIL DETAIL
SCALE: 1/4" = 1'-0"



C
7.03
GABLE PAD-OUT DETAIL
SCALE: 1/2" = 1'-0"



B
7.03
**12" TAPERED BOX COLUMN
STRUCTURAL STONE BASE**
SCALE: 1/2" = 1'-0"

Space for Architect Seal

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name:			Contract Drawn By: XXX
the PARKETTE			Series: SERIES_NM
			Plan No.: PLAN_NM
Born on Date:	08/30/19	CDs Drawn By:	CLM

Drees
HOMESSM
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Sheet Information

7.03
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. 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.

GARAGE SLAB

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

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L4"x3"x1/2"
6'-0"	3 FT. MAX	L4"x3"x1/2"
	16 FT. MAX	L5"x3"x3/8"
8'-0"	6 FT. MAX	L5"x3"x3/8"
9'-6"	3 FT. MAX	L5"x3"x3/8"
12'-0"	2 FT. MAX	L5"x3"x3/8"

ALL LINTELS -
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
- 10" SHALL HAVE 4" MIN BEARING
- 12" SHALL HAVE 8" MIN BEARING
- 12" SHALL NOT BE FASTENED BACK TO HEADER.
- 12" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" O.C. w/ 3/4" 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 LBS VERTICAL.
- ALL LINTELS SHALL BE MADE OF 36 YSI STEEL.
- WHEN SUPPORTING VENEER < 3" HIDE THE EXTERIOR TOE OF THE HORIZONTAL LBS
MAY BE CUT IN THE FIELD TO BE 3 1/2" WIDE OVER THE BEARING LENGTH ONLY.
THIS IS TO ALLOW FOR PORTAL JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE
ABOVE PARAMETERS.

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- METAL HANGER
- INDICATES EXTENT OF INT. OSB
SHEARNALL, 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.

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2020 INDIANA RESIDENTIAL BUILDING CODE
- FOOTING DESIGN - 1500 PSF NET ALLOWABLE SOIL BEARING
PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x6 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., 1" 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 = 4,000 psi: FOUNDATION WALLS
 - 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - fy = 60,000 psi

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

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

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

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

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

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

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

- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB
EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY
TO DEVELOP.
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR
15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS
POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
SLABS

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

- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

LATERAL/WALL BRACING & WALL
SHEATHING SPECIFICATIONS

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

115 MPH WIND IN 2020 INDJRC MAP
(115 MPH WIND SPEED IN ASCE 7-16
WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2014 INDJRC
(SECTION 1609) & ASCE 7-10, AS PERMITTED BY
R301.1.3 OF THE 2020 INDJRC, OR THE
SIMPLIFIED PRESCRIPTIVE PROCEDURE IN
ACCORDANCE WITH THE 2020 INDJRC IF THE
PARAMETERS OF SECTION R602.1.2 COMPLY.
ACCORDINGLY, THIS MODEL, AS DOCUMENTED
AND DETAILED HEREWITHIN, IS ADEQUATE TO
RESIST THE CODE REQUIRED LATERAL
FORCES.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
 - FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT
EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.)

- ALL SHEATHING PANELS SHALL BE ORIENTED
VERTICALLY (LONG DIRECTION PARALLEL TO STUDS)
AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR -
2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO
SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE
FASTENING.

- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED
AND ARE CONSIDERED SHEAR WALLS.

- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES
(1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF
WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/
2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE
PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE
AT THIS SPEC. ALL SHEATHING PANELS SHALL BE
ORIENTED VERTICALLY (LONG DIRECTION PARALLEL
TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR
WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE
PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES
AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR
STANDARD SHEAR TRANSFER DETAILING. IF
ADDITIONAL CAPACITY IS REQUIRED BY DESIGN,
IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.

- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY
APPLIED TO STUD FRAMING.

- PRE-MANUFACTURED PANELIZED WALLS:
FASTEN TOGETHER END STUDS OF WALL PANELS
SHEATHED w/ OSB OR PLYWOOD w/ 10d NAILS
@ 4" O.C. (THRU ONE SIDE ONLY)

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 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

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR
EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES
STONE/MARBLE OR NET 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 1/4" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
- 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16
EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- w/ 2 1/4" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
- w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF
SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ SIMPSON H2.5A CLIP
(OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5A
CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5A CLIPS AT 3-PLY
GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- 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 MTCA & TPIS BC511
"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).

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
BRACINGS, 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.



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

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GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2020 INDIANA RESIDENTIAL BUILDING CODE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN
SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

- DESIGN LOADS:

ROOF	LIVE = 20 PSF (10 PSF REDUCED) DEAD = 7 PSF T.C., 10 PSF B.C. LOAD DURATION FACTOR = 1.15
FLOOR	LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS & SOLID SAWN) ADD'L 10 PSF @ CERAMIC TILE IN KITCHEN, BATHS, SUNROOM, & LAUND.
SOIL	1500 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD
CONNECTIONS TABLE (IRC TABLE R602.3.11) 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. SFF "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 SFF "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=1.55x10⁹ psi
 - "LVL" - Fb=2600 psi; Fv=285 psi; E=2.0x10⁹ psi

- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - "LVL" - Fb=2400 psi; FcII=2500 psi; E=1.8x10⁹ psi

- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES
TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS
1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16"
O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR
GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY
CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE.
SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF
NAILS FOR 2x6 & 2x8 MEMBERS.

- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES
TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4"
TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR
BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH
FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND
BOTTOM SCREWS 2" FROM EDGE. A SOLID 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) XU PINS OR EQUAL) @ 16" O.C. STAGGERED,
OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.

- STEEL PIPE COLUMN "ASD CAPACITIES" SHALL MEET OR EXCEED
THE LOADS PROVIDED AT EACH STEEL PIPE COLUMN LOCATION ON
PLAN. COLUMNS ARE TO BE INSTALLED PER THE MANUFACTURER'S
REQUIREMENT THAT ACHIEVES THE RATED CAPACITY USED,
INCLUDING BUT NOT LIMITED TO POSITIVE CONNECTIONS AT THE TOP
AND BOTTOM OF THE COLUMN. TWO COLUMNS MAY BE USED UNDER
CONTINUOUS BEAMS TO ACHIEVE THE FULL PLAN SPECIFIED
REQUIRED CAPACITY IF INSTALLED CENTERED ON THE EXISTING
FOOTING/ PLAN SPECIFIED SINGLE COLUMN LOCATION.

seal:



drees
HOMESSM

Mulhern+Kulp project number:

085-20015

project mgr:

BSM

drawn by:

CNV

issue date:

04-25-23

REVISIONS:

date:

initial:

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING



300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

STRUCTURAL NOTES

PARKETTE MODEL

INDIANA

sheet:

S-0



seal:
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Mulhern+Kulp project number:
085-20015
project mgr: BSM
drawn by: CNV
issue date: 04-25-23

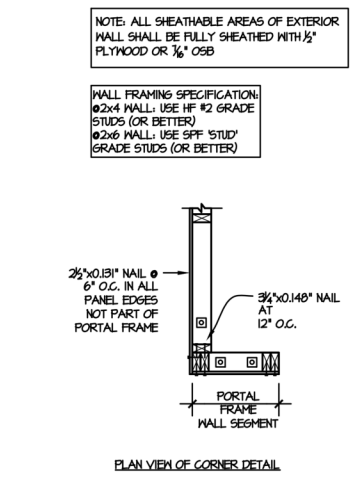
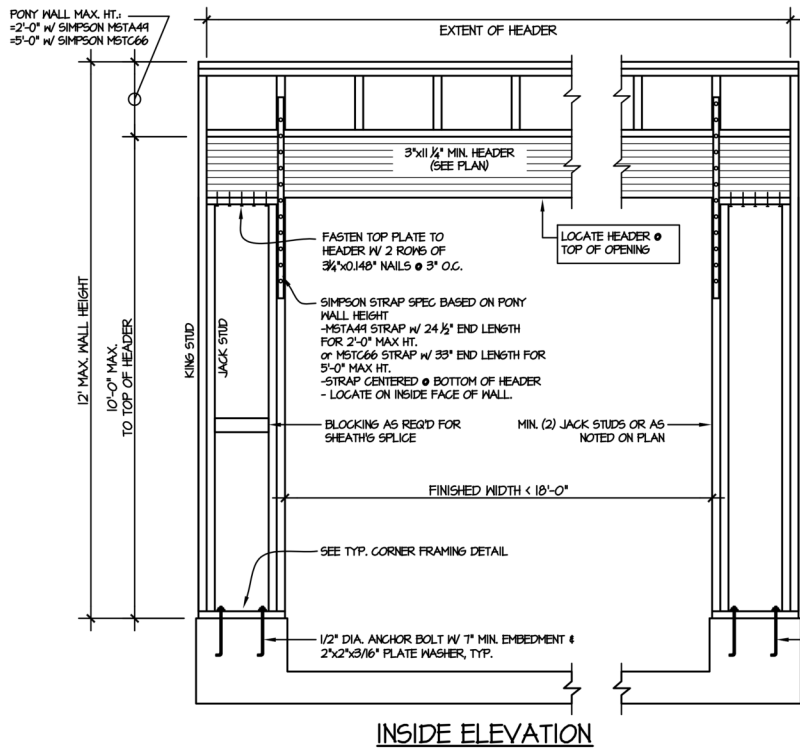
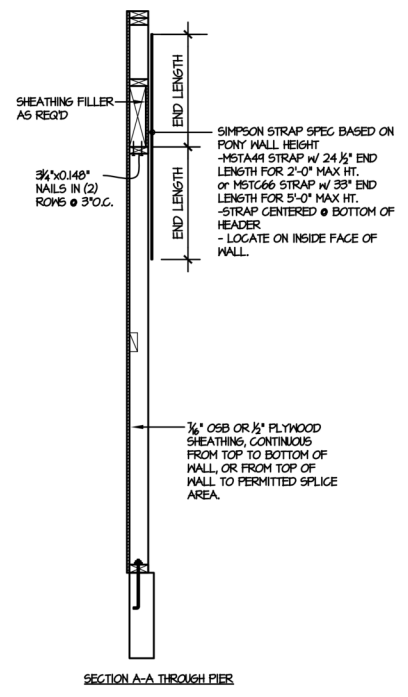
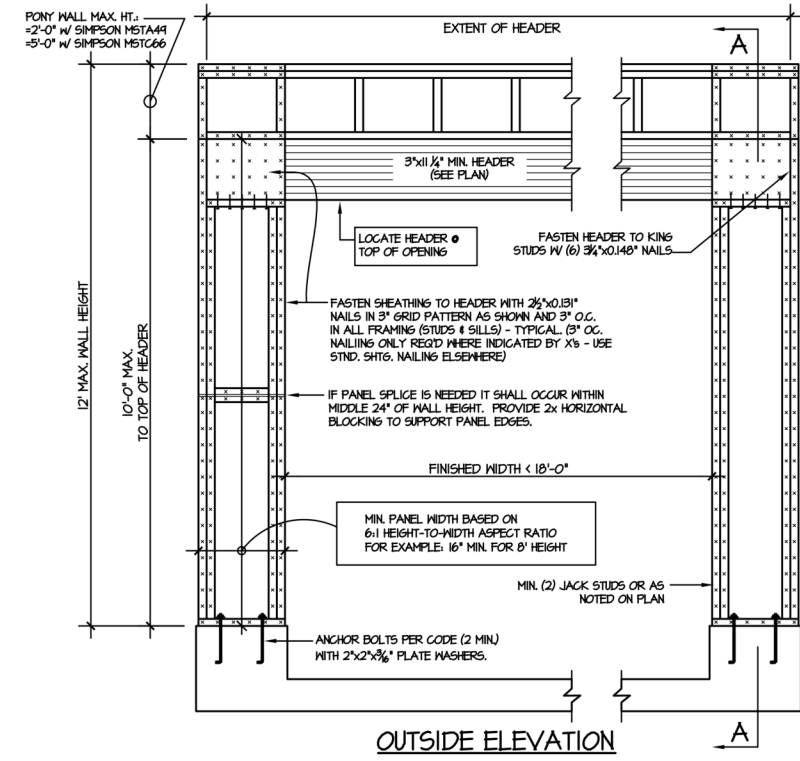
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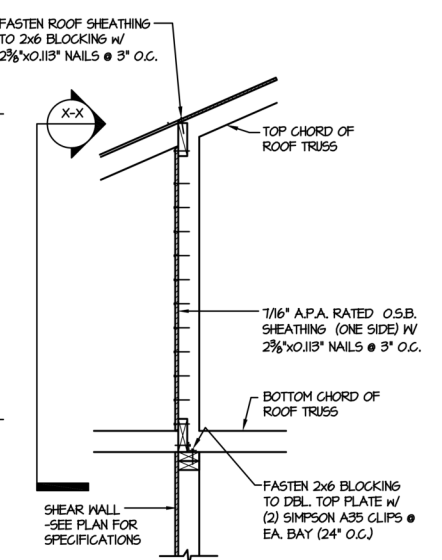
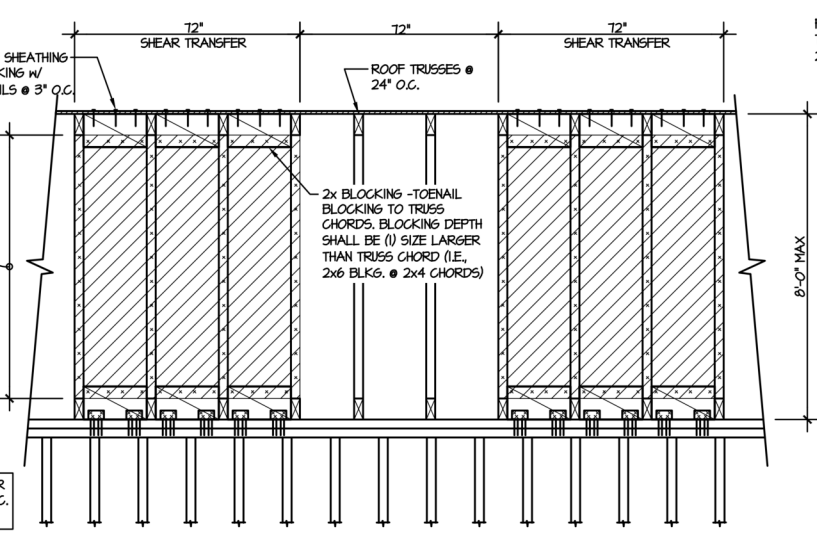
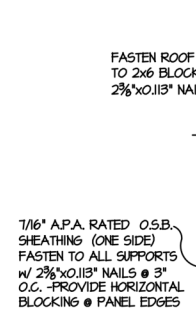
STRUCTURAL NOTES
PARKETTE MODEL

MID-WEST

sheet:
SD-1



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 HY200 EPOXY ANCHORING SYSTEM (OR EQUAL))



1 GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: N.T.S.
BOTH SIDES OF GARAGE DOOR
115 MPH WIND SPEED (ULT)

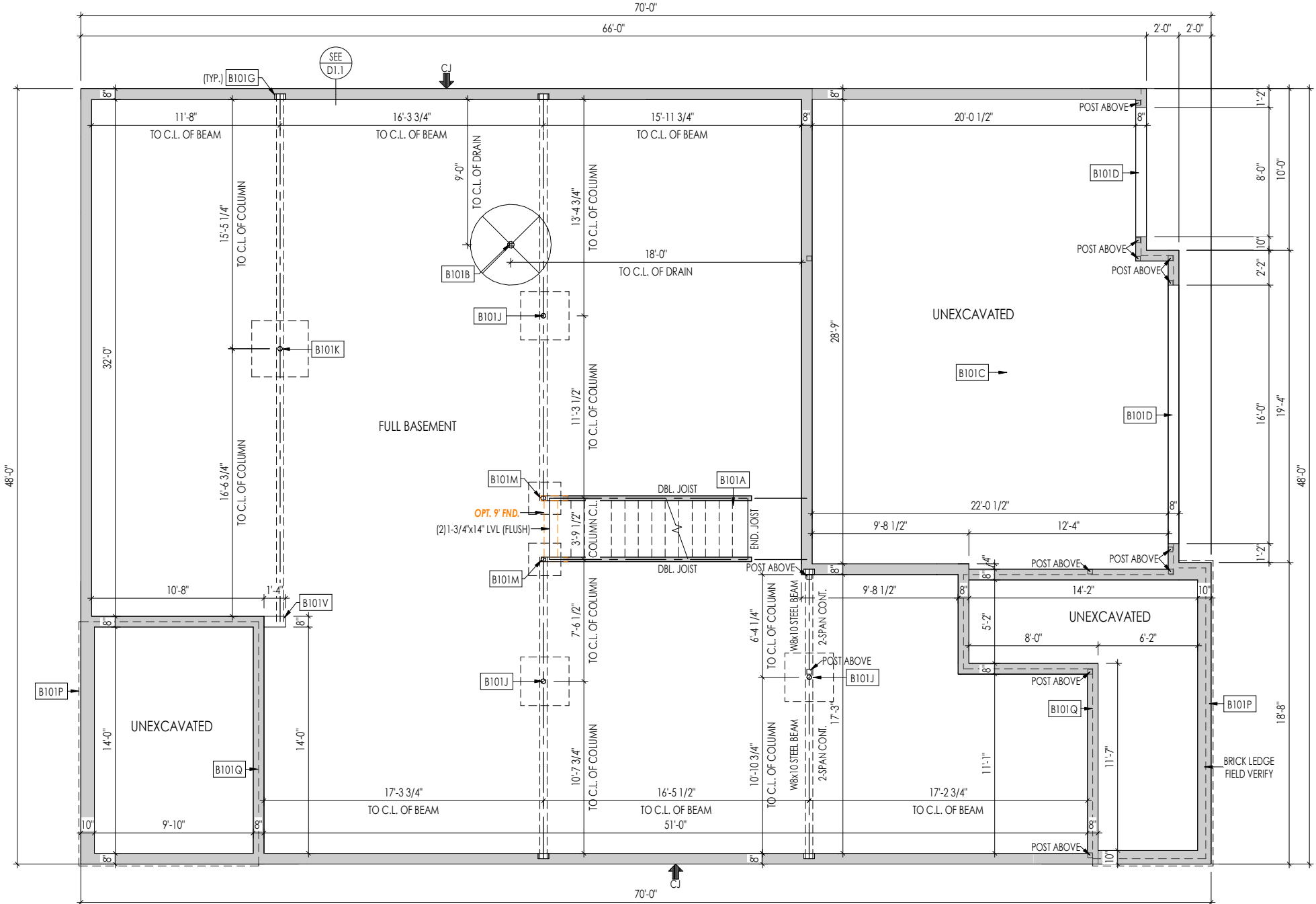
TYPICAL SHEAR TRANSFER DETAIL
@ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0"
3/8"=1'-0" (1bwt)

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

OPTION SHEET KEYNOTES	
B101A	OUTLINE OF BASEMENT STAIRS
B101B	5'-0" DIA. AREA SLOPED TO DRAIN; 2" LOWER THAN TOP OF SLAB
B101C	GARAGE SLAB TO BE HELD A MINIMUM OF 4" BELOW TOP OF FOUNDATION AND IS TO SLOPE 1/4" PER FOOT TOWARDS GARAGE DOOR
B101D	CONTINUOUS FOOTING AND FOUNDATION; DROP TO BE FIELD DETERMINED
B101G	8"W x 8"H x 4"D BEAM POCKET
B101J	3 1/2" ADJ. STEEL PIPE COL. w/ 13.5K MIN. CAP. [ASD] ON A 36"x36"x12" PLAIN CONC. FTG.
B101K	3 1/2" ADJ. STEEL PIPE COL. w/ 18.0K MIN. CAP. [ASD] ON A 42"x42"x12" CONC. FTG. w/ #4 BOTTOM BARS @ 12" O.C. EA. WAY
B101M	3 1/2" ADJ. STEEL PIPE COL. w/ 6.0 K MIN. CAP. [ASD] ON A 24"x24"x8" PLAIN CONC. FTG.
B101P	1-1/2" TYP. OVERHANG AT CONCRETE PORCH SLAB ABOVE - SEE SPECIFICATION MANUAL FOR FRONT PORCH CONSTRUCTION
B101Q	OUTLINE OF STUD WALL / PORCH SLAB ABOVE
B101V	DROP TOP OF FOUNDATION WALL 8" FOR STEEL BEAM SUPPORT

OPTION LIST

OPTION	SHEET#
1. OPT. BASEMENT	8.01-8.03
2. OPT. RECREATION ROOM	8.02
3. OPT. LOWER LEVEL FULL BATH	8.02
4. OPT. LOWER LEVEL HALF BATH	8.02
5. OPT. BEDROOM #5	8.02
6. OPT. DEN	8.02
7. OPT. DECK	8.02
8. OPT. 2ND FLOOR	8.03-8.04
9. OPT. BEDROOM #4	8.04
10. OPT. GARDEN BATH	8.05
11. OPT. SUPER SHOWER	8.05



FOUNDATION PLAN

1. OPT. BASEMENT - SHOWN WITH ELEVATION A

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

Job Number:	Drawing Date:	Coord Name:	Coord Phone:
XXXX-XXXX-XX	XX.XX.XXXX	COORD_NAME	COORD_PHONE
House Name:		Drawing Scale: 1/8" = 1'0"	
<h1>the PARKETTE</h1>		Contract Drawn By: XXX	
		Series: SERIES_NM	
		Plan No.: PLAN_NM	
Born on Date:	08/30/19	CDs Drawn By:	CLM

the PARKETTE

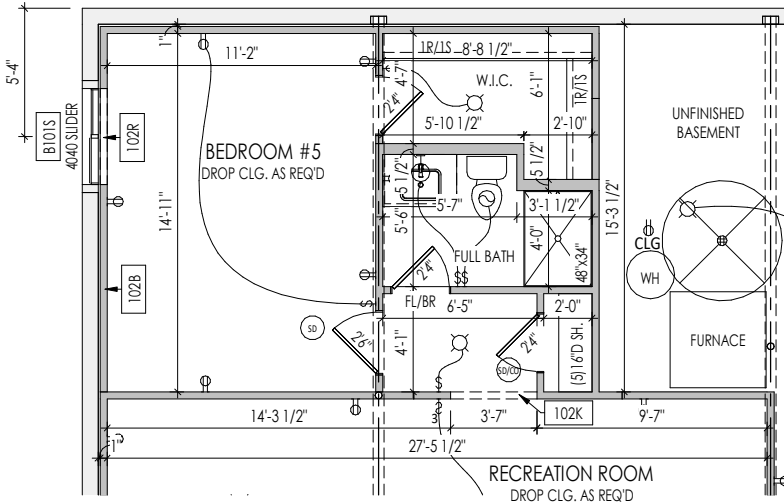
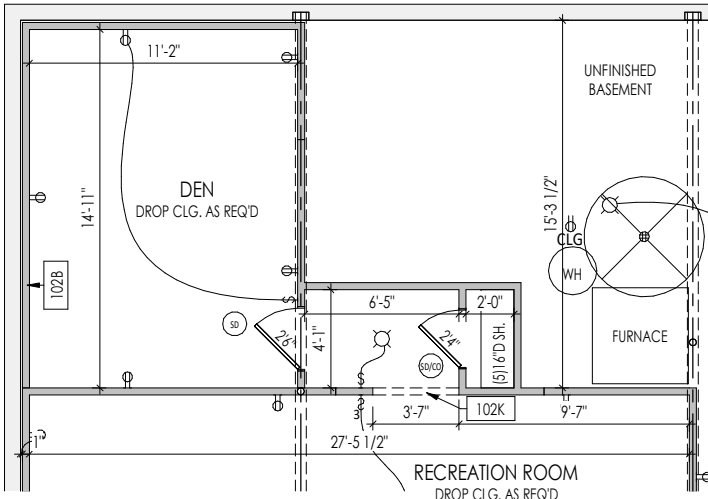
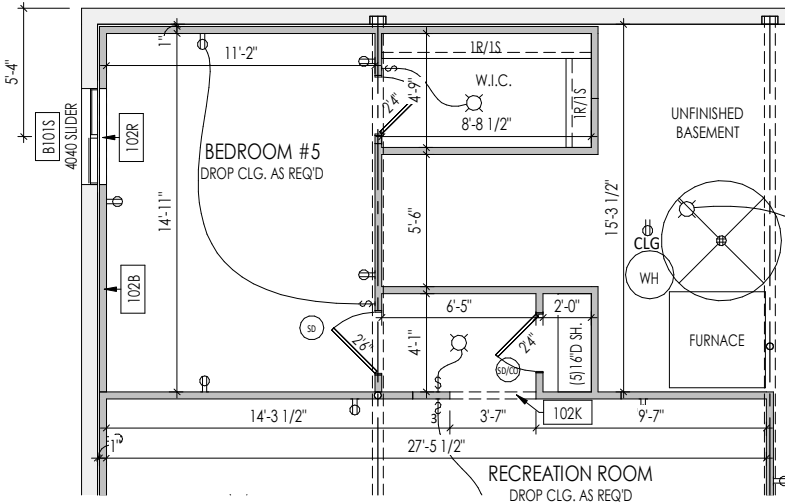
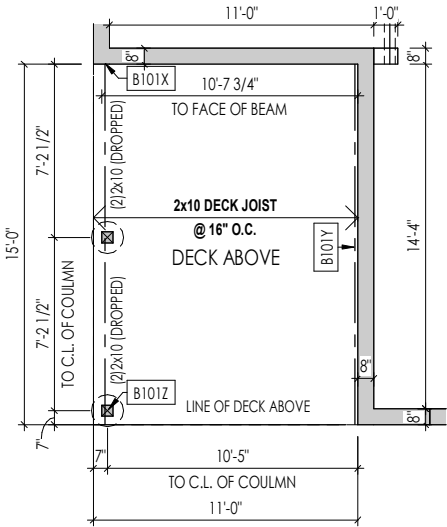
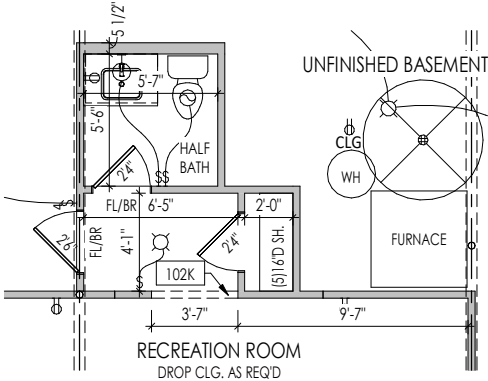
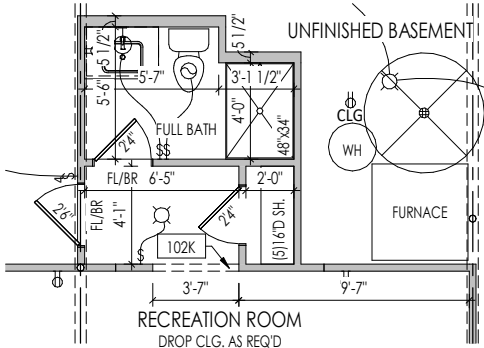
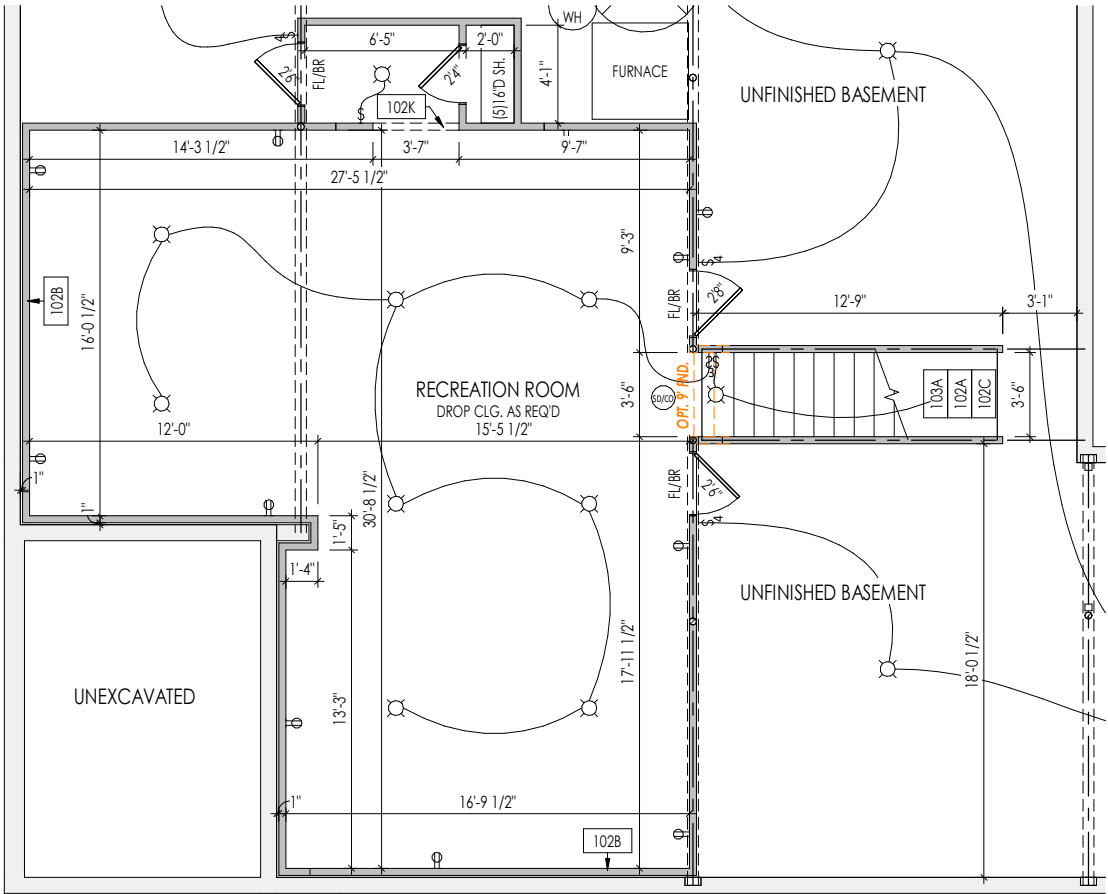
Born on Date:	08/30/19	CDs Drawn By:	CLM	PLAN_NM
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Sheet Information

8.01

Option Sheet



OPTION SHEET KEYNOTES

102A	STAIRS TO BE ENCLOSED WITH FULL HEIGHT STUDS @ 16" O.C. AND DRYWALLED ON INTERIOR STAIRWELL ONLY TO BOTTOM OF THE RUN
102B	2x4 STUDS HELD 1" FROM FOUNDATION WALL WITH 3-1/2" INSULATION
102C	SEE DETAIL D/7.02 FOR BASEMENT STAIR FRAMING DETAILS
102K	FRAME TOP OF OPENING AT 1'-0" DOWN FROM FIRST FLOOR SUBFLOOR
102R	RIPPED 1x_ WOOD SILL
103A	TO LIGHT/SWITCH ABOVE
B101S	LARGER BSMT WINDOW(S) TO USE CONCRETE HEADER. BOTTOM OF WINDOW SILL 40" MAX. ABOVE FINISHED FLOOR AS REQ'D. FOR EGRESS
B101X	STD FND: FASTEN DROPPED BEAM TO FOUNDATION WALL w/ SIMPSON MASONRY HU210-2 HANGER w/ STAINLESS STEEL SIMPSON TITEN HD SCREWS ; OPT. BRICK TO GRADE: SIMPSON HUC21_-2 HANGER FASTENED TO BANDBOARD/FLUSH BEAM RE: D7.6 FOR DECK ATTACHMENT DETAIL
B101Y	STD FND:2x10 P.T. LEDGER FASTENED TO RIM. w/ (3)1/4x3 1/2" SIMPSON SDS SCREWS @ 16" O.C.; OPT. BRICK TO GRADE: 2x_ BAND BOARD W/ MAINE DECK BRACKETS RE: D7.6 FOR DECK ATTACHMENT DETAIL
B101Z	4x4 P.T. POST w/ SIMPSON BCS2-2/4 CAP AND ABW44Z BASE ON A 16" DIA. SONOTUBE FTG. TO FROST (TYP. 2)

LOWER LEVEL

2. OPT. RECREATION ROOM

LOWER LEVEL

3. OPT. LOWER LEVEL FULL BATH

LOWER LEVEL

4. OPT. LOWER LEVEL HALF BATH

LOWER LEVEL

5. OPT. BEDROOM #5

LOWER LEVEL

6. OPT. DEN

FOUNDATION PLAN

3. AND 5. OPT. LOWER LEVEL FULL BATH 5. AND OPT. BEDROOM #5

FOUNDATION PLAN

7. OPT. DECK

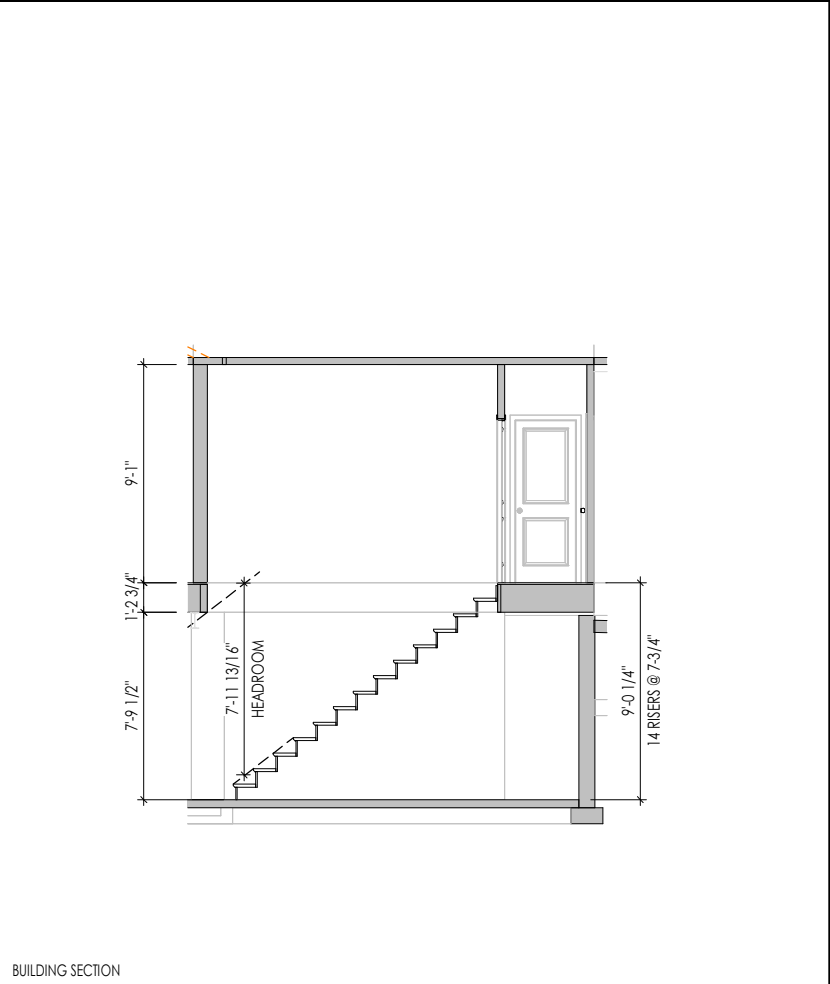
RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

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House Name: Drawing Scale: 1/8" = 1'-0"			Contract Drawn By: XXX
the PARKETTE			Series: SERIES_NM
Born on Date: 08/30/19 CDs Drawn By: CLM			Plan No.: PLAN_NM

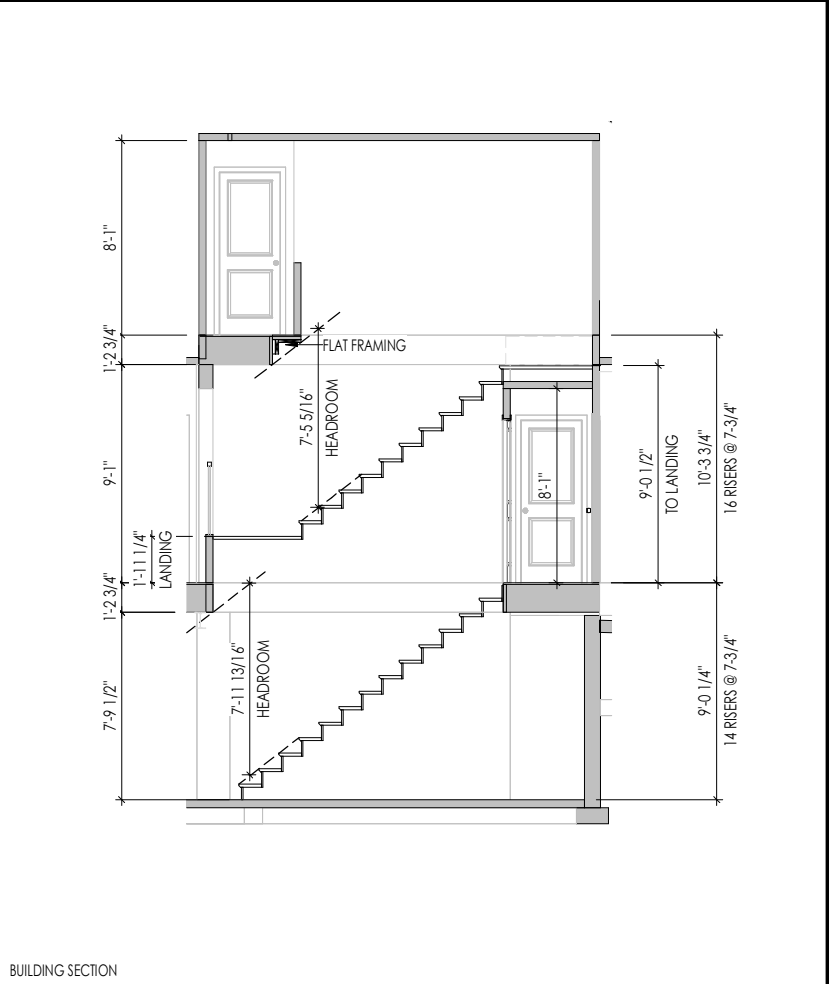
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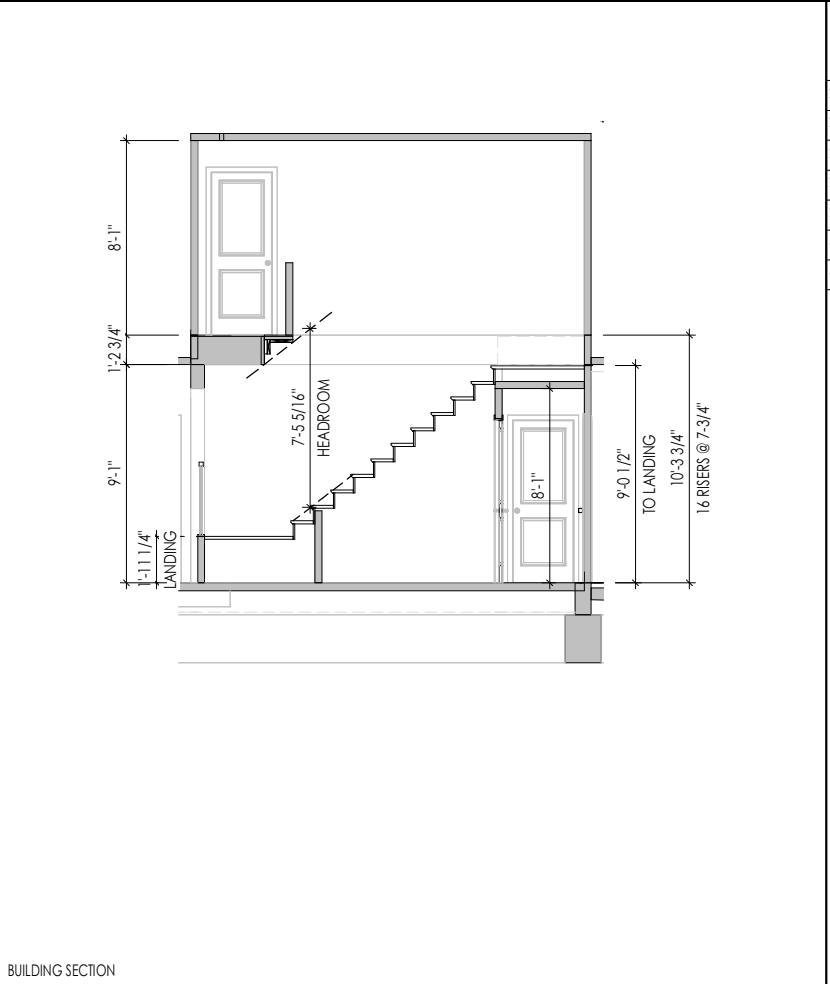
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Option Sheet



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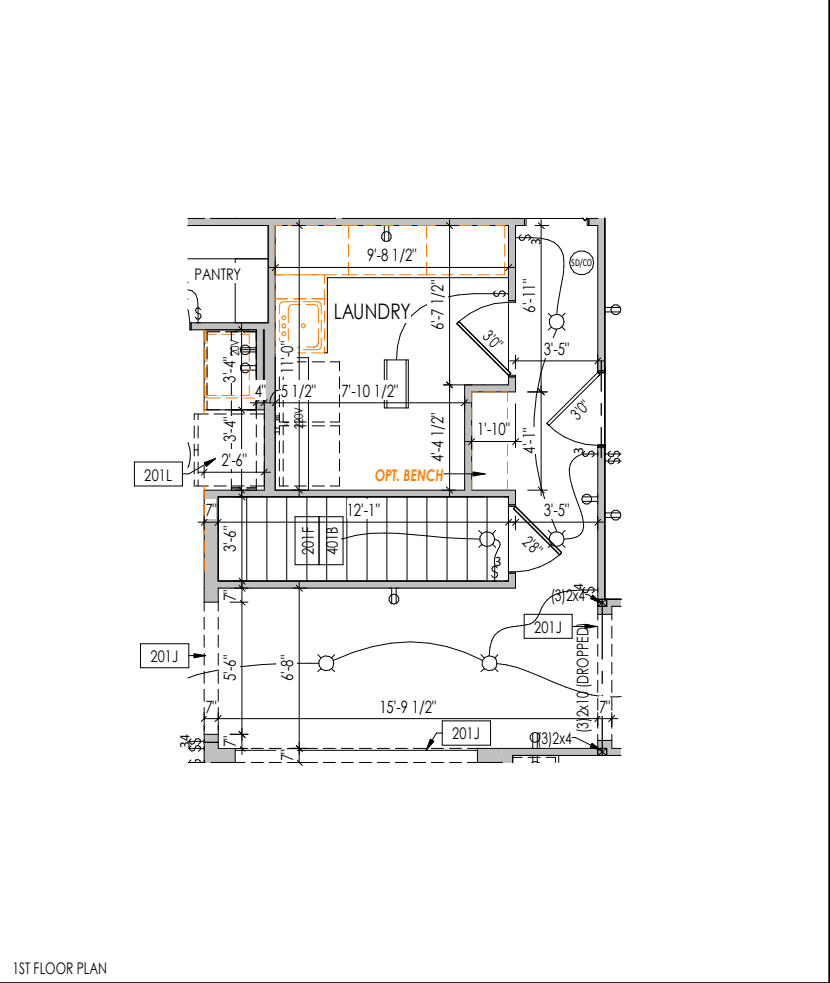


BUILDING SECTION



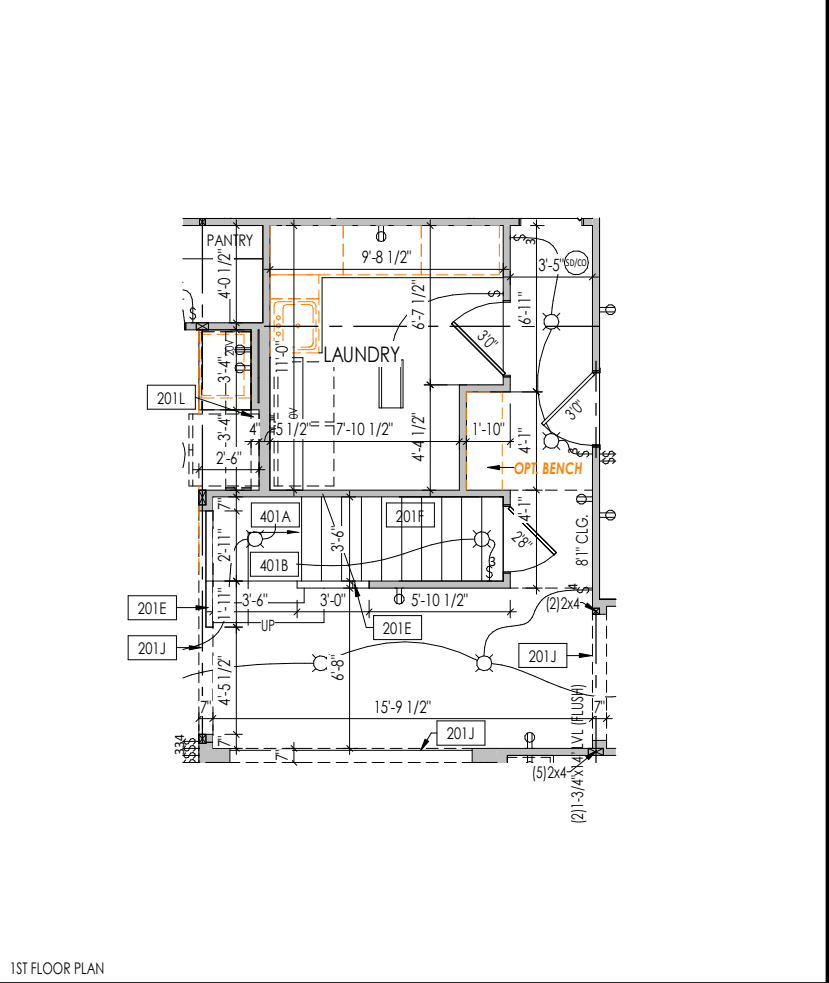
BUILDING SECTION

OPTION SHEET KEYNOTES	
201E	SLOPE WALL EVEN WITH TOP OF STAIR STRINGER, RAILING ABOVE
201F	SEE DETAIL C/7.02 OR D/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
201L	FRAME TOP OF OPENING AT REFRIGERATOR AT 6'-8" A.F.F.
401A	TO SWITCH OR LIGHT ABOVE
401B	TO SWITCH OR LIGHT BELOW



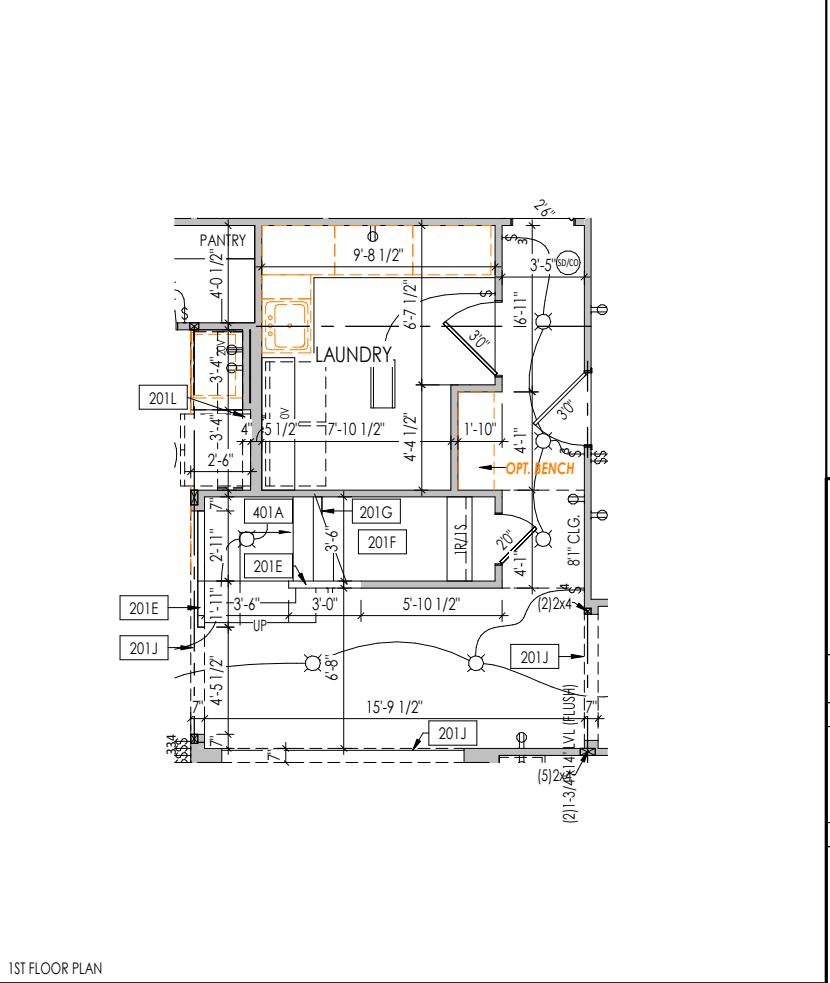
1ST FLOOR PLAN

1. OPT. BASEMENT



1ST FLOOR PLAN

1 AND 8 . OPT. BASEMENT AND 2ND FLOOR



1ST FLOOR PLAN

8. OPT. 2ND FLOOR

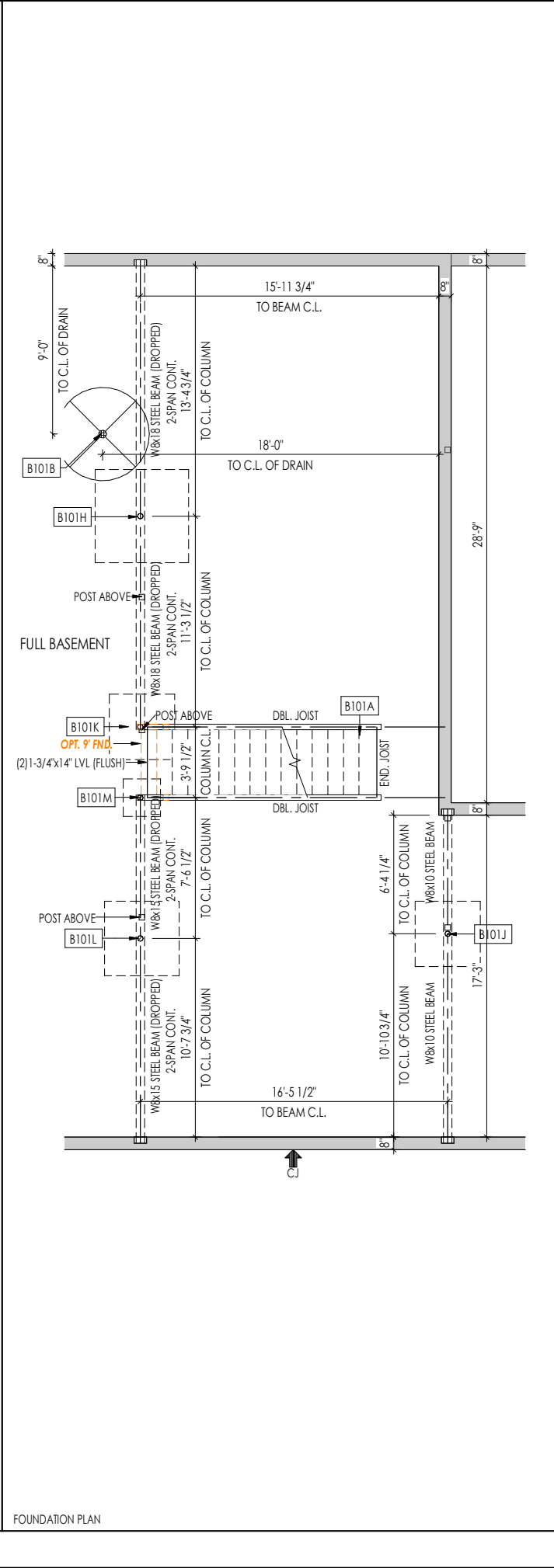
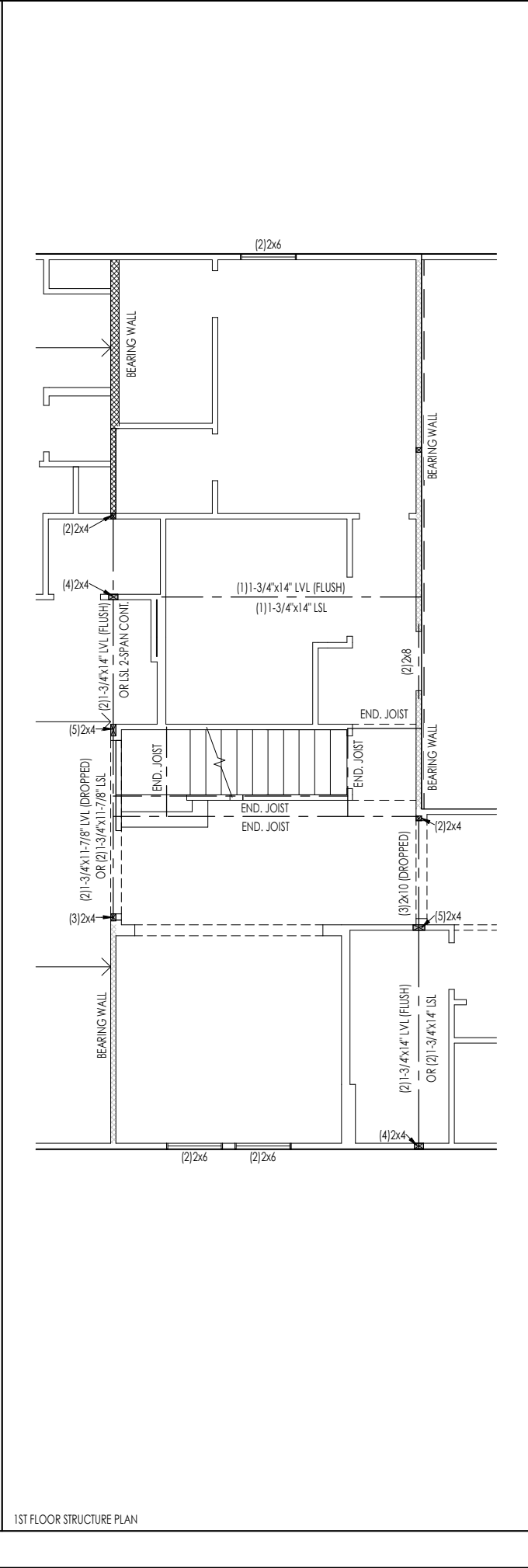
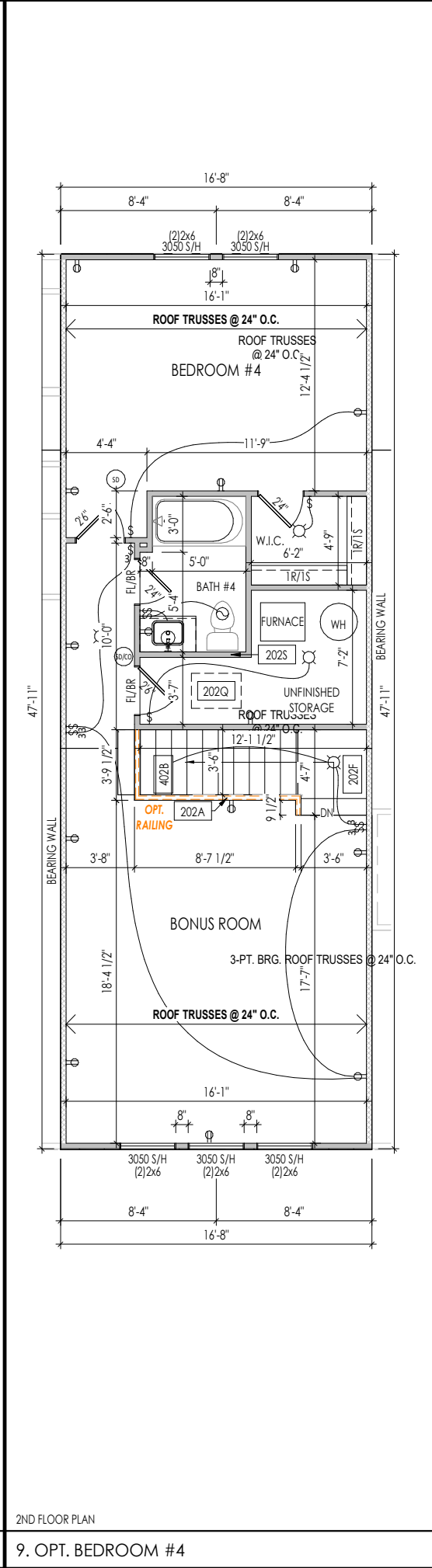
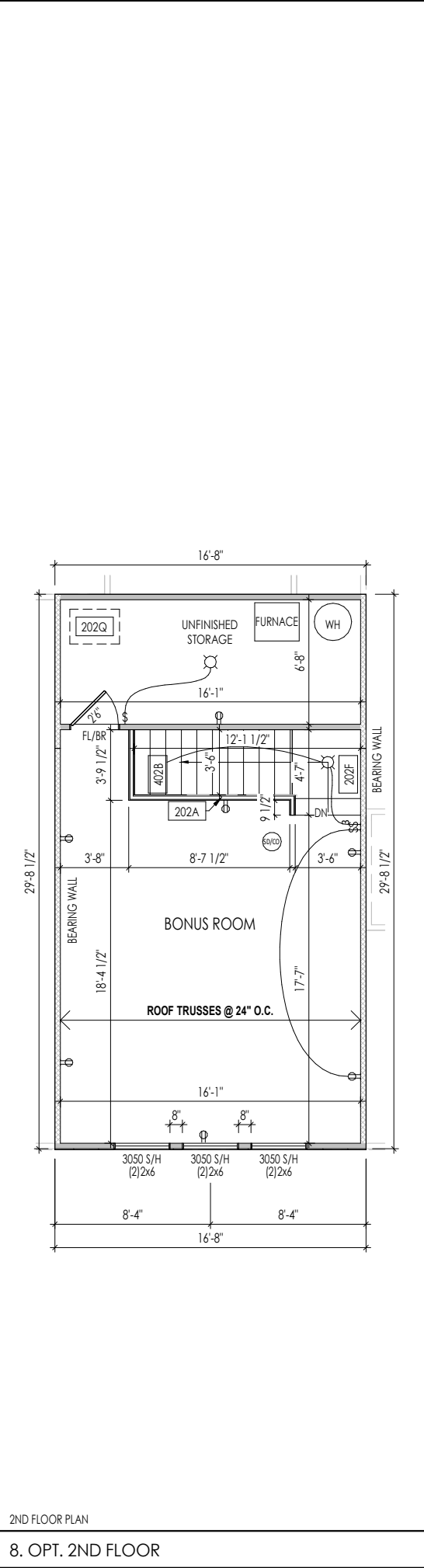
RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name: the PARKETTE			Contract Drawn By: XXX
Born on Date: 08/30/19			CDs Drawn By: CLM

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Sheet Information

8.03
Option Sheet



OPTION SHEET KEYNOTES

202A	36" HIGH WALL
202F	SEE DETAIL C/7.02 FOR STAIR FRAMING DETAILS
202Q	22-1/2" x 32" ATTIC ACCESS
202S	DO NOT LOCATE TRUSS ABOVE PLUMBING WALL
402B	TO SWITCH OR LIGHT BELOW
B101A	OUTLINE OF BASEMENT STAIRS
B101B	5'-0" DIA. AREA SLOPED TO DRAIN; 2" LOWER THAN TOP OF SLAB
B101H	3 1/2" SCHD. 40 STND. STEEL PIPE COL. w/ 32.0K MIN. CAP. (ASD) 60"x60"x12" CONC. FTG. w/ #4 BOTTOM BARS @ 8" O.C. EA. WAY
B101J	3 1/2" ADJ. STEEL PIPE COL. w/ 13.5K MIN. CAP. (ASD) ON A 36"x36"x12" PLAIN CONC. FTG.
B101K	3 1/2" ADJ. STEEL PIPE COL. w/ 18.0K MIN. CAP. (ASD) ON A 42"x42"x12" CONC. FTG. w/ #4 BOTTOM BARS @ 12" O.C. EA. WAY
B101L	3 1/2" ADJ. STEEL PIPE COL. w/ 19.4 K MIN. CAP. (ASD) ON A 48"x48"x12" CONC. FTG. w/ #4 BOTTOM BARS @ 12" O.C. EA. WAY
B101M	3 1/2" ADJ. STEEL PIPE COL. w/ 6.0 K MIN. CAP. (ASD) ON A 24"x24"x8" PLAIN CONC. FTG.

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

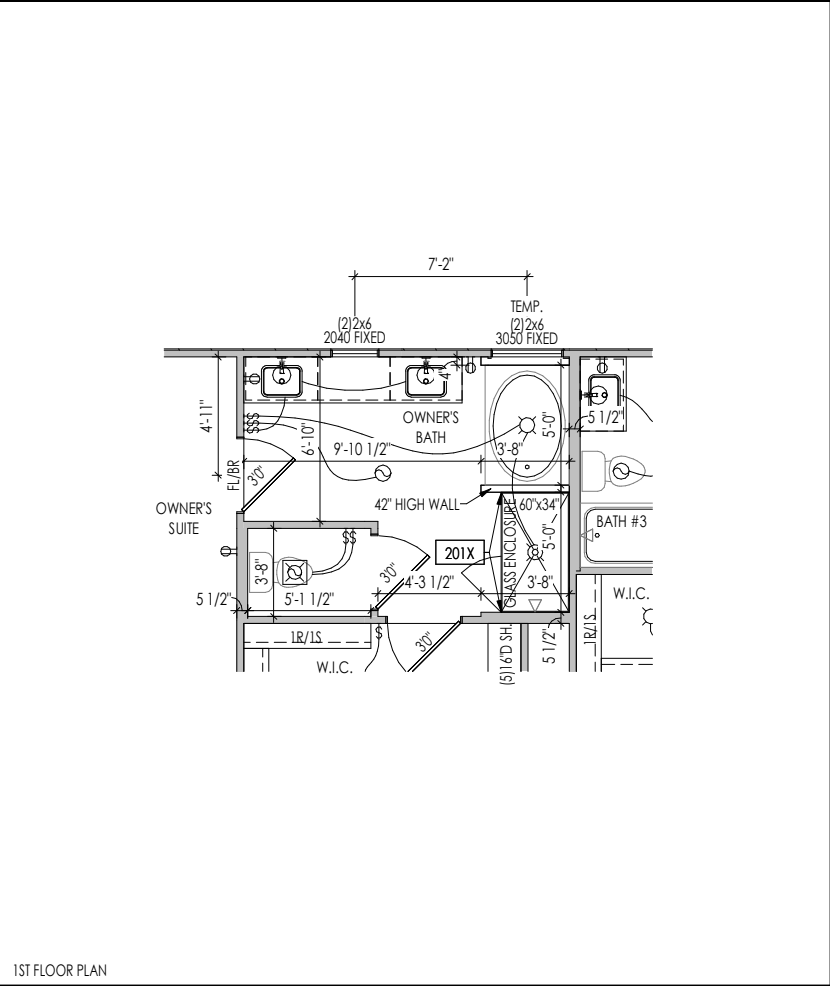
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House Name: the PARKETTE			Contract Drawn By: XXX
			Series: SERIES_NM
Born on Date: 08/30/19			CDs Drawn By: CLM

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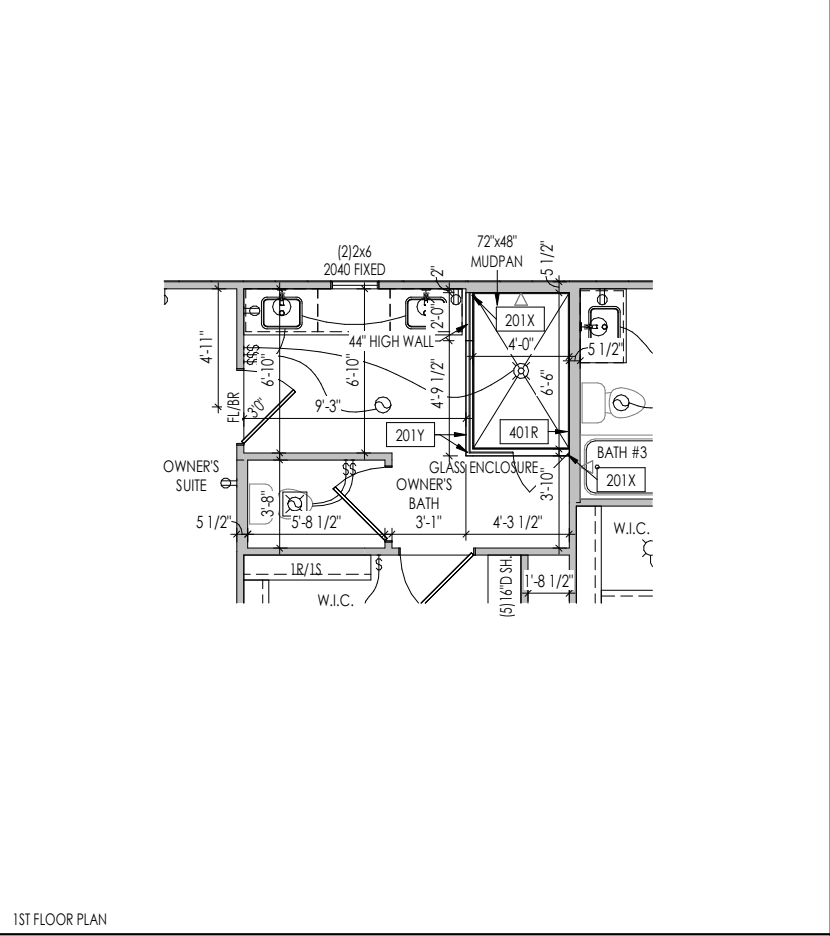
Sheet Information

8.04
Option Sheet



1ST FLOOR PLAN

10. OPT. GARDEN BATH



1ST FLOOR PLAN

11. OPT. SUPER SHOWER

OPTION SHEET KEYNOTES

201X	PROVIDE BLOCKING FOR SHOWER DOOR/ENCLOSURE
201Y	PROVIDE 4-1/2" SHOWER CURB
401R	LOCATE SHOWER CONTROLS HERE

RESIDENCE FOR:
CUSTOMER NAME
JOB ADDRESS
SUBDIVISION NAME

Job Number: XXXX-XXXX-XX	Drawing Date: XX.XX.XXXX	Coord Name: COORD_NAME	Coord Phone: COORD_PHONE
House Name:			Contract Drawn By: XXX
the PARKETTE			Series: SERIES_NM
			Plan No.: PLAN_NM
Born on Date:	08/30/19	CDs Drawn By:	CLM



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Sheet Information

8.05
Option Sheet