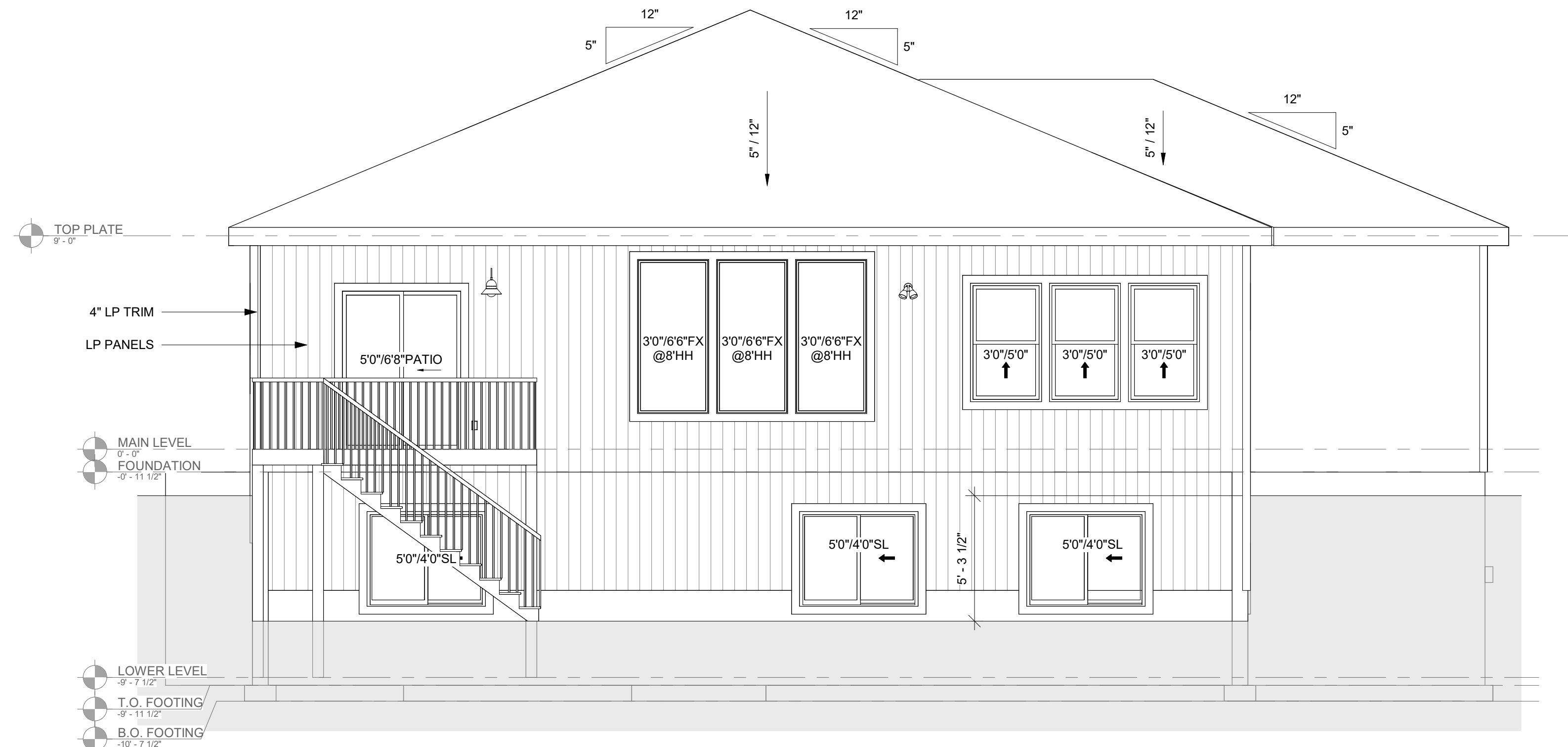




1 FRONT - CRAFTSMAN
3/8" = 1'-0"



2 BACK - DAYLIGHT
1/4" = 1'-0"

TABLE OF CONTENTS C	
SHEET NUMBER	SHEET NAME
G000	COVER
G101	LOWER LEVEL / FOUNDATION PLAN
G102	MAIN LEVEL PLAN
G104	LIGHTING/OUTLET LOCATIONS
G105	ROOF PLAN
G200	DESIGN ELEVATIONS
S000	STRUCTURAL GENERAL NOTES
S501	FOUNDATION DETAILS
S503	GARAGE/SLAB DETAILS
S510	FRAMING STANDARDS
S520	DECK DETAILS
S530	BRACING DETAILS
S550	FASTENING SCHEDULE
S560	EGRESS WINDOWS

BUILDING SQUARE FOOTAGE (SQFT)	
MAIN LEVEL	CONDITIONED SPACE TOTAL
CONDITIONED SPACE TOTAL (SQ FT)	1770
LOWER LEVEL UNCONDITIONED SPACE TOTAL	1764
GARAGE TOTAL	609
UNCONDITIONED SPACE TOTAL (SQ FT)	2373

EVERSTEAD HAS PRODUCED THIS PLAN SET FOR THE CLIENT LISTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR THE PROJECT AT THE ADDRESS LISTED ON THE PLANS. USE OF ANY PART OF THIS PLAN SET TO DEMOLISH, CONSTRUCT OR BUILD IN ANY MANNER ON PROPERTY OTHER THAN THE LISTED ADDRESS IS PROHIBITED WITHOUT WRITTEN CONSENT FROM EVERSTEAD.

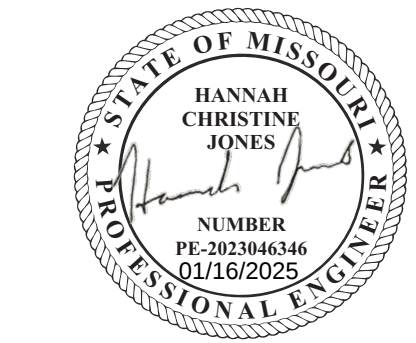
ALL THIRD PARTY INSPECTIONS MUST BE PERFORMED BY THE ENGINEER OF RECORD (EOR). THIRD PARTY INSPECTION INCLUDE BUT ARE NOT LIMITED TO INSPECTIONS OF THE BEARING SOIL, FOOTINGS, PIERS, FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETAINING WALLS BACKFILL AND REINFORCEMENT, LUMBER FRAMED CONTRACTIBILITY ISSUES, AND STRUCTURAL ITEMS IDENTIFIED BY THE LOCAL CODE INSPECTOR.

EVERSTEAD MUST BE NOTIFIED OF ANY AND ALL POTENTIAL DISPUTES, CLAIMS, ARBITRATION AND/OR LITIGATION THAT THE OWNER MAY PURSUE AGAINST THE CONTRACTOR AND/OR BUILDER. FAILURE TO NOTIFY EVERSTEAD AND ALLOW THE EOR TO PROVIDE THEIR OPINION ON ANY DISPUTE, CLAIM, ARBITRATION AND/OR LITIGATION PERTAINING TO ANY STRUCTURAL ASPECT OF THE PROJECT SHALL ABSOLVE EVERSTEAD OF ALL RESPONSIBILITY.



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AVALON
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REVISIONS

COVER

G000

DATE 1/16/2025 2:37:16 PM
SCALE As indicated

GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS. CANTILEVERS, OVER BEAMS, AND DOOR JAMES SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
- ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
- SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

INTERIOR LOAD BEARING WALL

FOUNDATION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- FOOTING ELEVATION TO BE DETERMINED BASED ON FINAL GRADE: ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE MINIMUM 1500 PSF.
- REFER TO SHEET S000 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
- REQUIRED AIR ENTRAINMENT SHALL BE 5-7% AS SPECIFIED IN IRC TABLE R402.2.
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC R406.
- FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC R405.
- ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
- BASEMENT EGRESS SHALL COMPLY WITH IRC R310.
- FOR NEW CONSTRUCTION, AN ACCESSIBLE CONNECTION POINT TO BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFR GROUND).
- SLAB ON GROUND SHALL BE CONTINUOUSLY SUPPORTED ON UNDISTURBED SOIL OR WITH FILL AND BASE AS DESCRIBED:
 - FILL - THE FILL SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT CONTAIN DELETERIOUS QUANTITIES OF ORGANIC OR FOREIGN MATERIAL. FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR SUITABLE SOILS, UNLESS APPROVED BY THE BUILDING OFFICIAL.
 - BASE - A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED SLAG, OR RECYCLED CONCRETE PASSING A 2" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE.

FOUNDATION WALL AND FOOTING TABLE (3000 PSI CONCRETE AND 40 KSI REBAR PLACED 2" FROM INSIDE TENSION FACE)				
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE	FOOTING SPECIFICATION U.N.O. ON PLANS
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.	16" x 8" CONC. FTG. W/ (2) #4 BARS CONT.
< 6'-0" WALL	8"	#4 BARS @36" O.C.	#4 BARS @ 24" O.C.	
8'-0" WALL		#4 BARS @16" O.C.		
9'-0" WALL		#4 BARS @12" O.C.		
10'-0" WALL		#4 BARS @8" O.C.		
11'-0" WALL	10"	#4 BARS @9" O.C.	24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.	
12'-0" WALL	10"	#4 BARS @6" O.C.		

ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER

ISOLATED FOOTINGS AND COLUMN PADS			
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
H	16"	3'-0"	(4) VERTICAL #4
J	18"	3'-0"	(4) VERTICAL #4
K	24"	3'-0"	(4) VERTICAL #4
L	28"	3'-0"	(4) VERTICAL #4

*DENOTES STEEL COLUMN NOT REQUIRED
COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'.
COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE											
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8

9'-0" FOUNDATION WALL EXCEPT AT STEP DOWNS TO BE LOCATED IN THE FIELD

UNBALANCED FILL NOT TO EXCEED 4'-0" AT UNRESTRAINED WALLS

ALL FOOTING TO BE BELOW FROST LINE (3'-0") AS REQUIRED PER SITE

ALL LOWER LEVEL FRAMED EXTERIOR WALLS TO BE BRACED USING CS-WSP FOR THEIR ENTIRE LENGTH.

CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN INCHES
- ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION
- ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
- ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

WALL LEGEND - NEW CONSTRUCTION

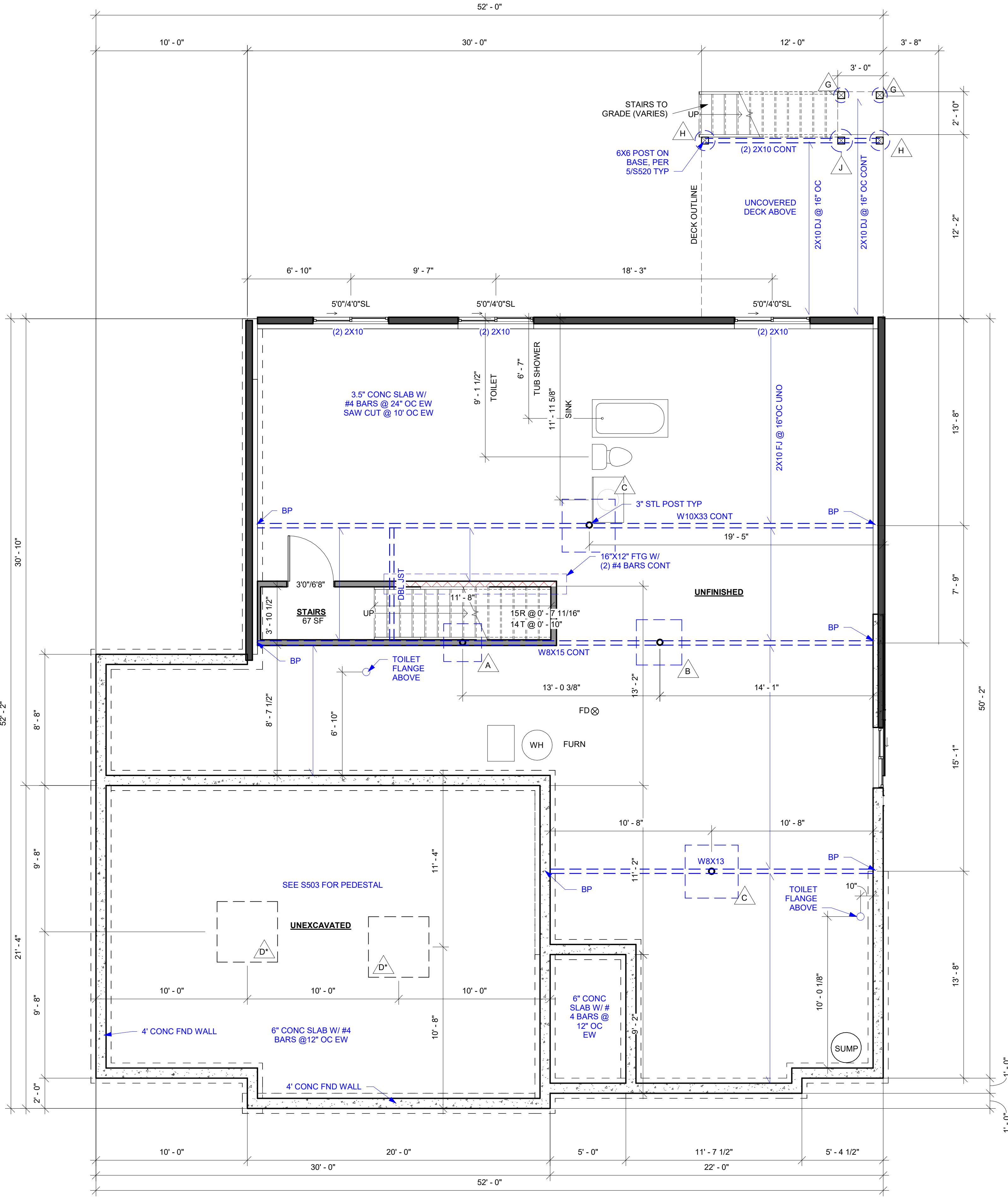
	FOUNDATION WALL
	NEW INTERIOR PARTITION
	NEW EXTERIOR WALL

LOWER LEVEL DOOR SCHEDULE

LEVEL	COUNT	TYPE
LOWER LEVEL	1	3'0"X6'8"

LOWER LEVEL WINDOW SCHEDULE

LEVEL	COUNT	TYPE	FAMILY	HEAD HEIGHT
LOWER LEVEL	1	4'0"X4'0"SL EGRESS	Window-Sliding-Double	7' - 0"
LOWER LEVEL	3	5'0"X4'0"SL	Window-Sliding-Double	7' - 0"



1 PLAN VIEW - LOWER LEVEL DAYLIGHT
1/4" = 1'-0"



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REVISIONS

LOWER LEVEL /
FOUNDATION
PLAN

G101

DATE 1/16/2025
SCALE

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPER'S SIGNATURE
01/16/2025 MISSOURI
01/16/2025 4:08:32

GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
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- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

INTERIOR LOAD BEARING WALL

WALL BRACING NOTES:

- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
- BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5
- FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
- ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4
- INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

BRACING METHODS

- BRACING CS-PF PER IRC R602.10.6.4
- BRACING CS-WSP PER IRC R602.10
- BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)

CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN INCHES.
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- STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION.
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- ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

WALL LEGEND - NEW CONSTRUCTION

- FOUNDATION WALL
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL

MAIN LEVEL DOOR SCHEDULE

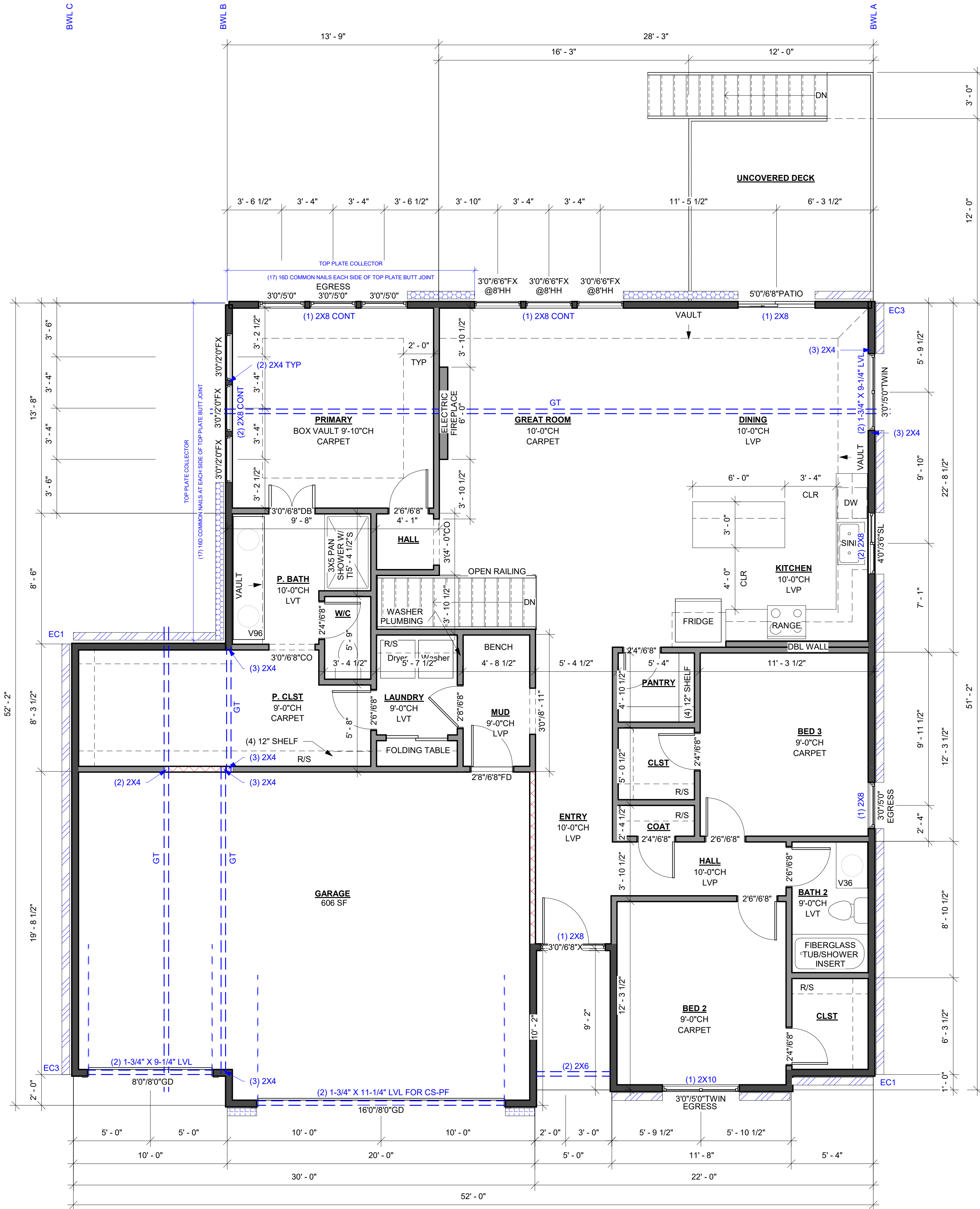
LEVEL	COUNT	TYPE
MAIN LEVEL	5	2'4"X6'8"
MAIN LEVEL	5	2'6"X6'8"
MAIN LEVEL	1	2'8"X6'8"
MAIN LEVEL	1	2'8"X6'8"FD
MAIN LEVEL	3	3'0"X6'8"CO
MAIN LEVEL	1	3'0"X6'8"DB
MAIN LEVEL	1	3'0"X6'8"X
MAIN LEVEL	1	4'0"X6'8"SLD
MAIN LEVEL	1	5'0"X6'8"PATIO

MAIN LEVEL WINDOW SCHEDULE

LEVEL	COUNT	TYPE	FAMILY	HEAD HEIGHT
MAIN LEVEL	1	1'0"X6'8"FX	Window-Fixed	6' - 9"
MAIN LEVEL	3	3'0"X2'0"FX	Window-Fixed	7' - 0"
MAIN LEVEL	4	3'0"X5'0"	Window-Single-Hung	7' - 0"
MAIN LEVEL	2	3'0"X5'0"TWIN	Window-Single-Hung-Double	7' - 0"
MAIN LEVEL	3	3'0"X6'6"FX @8"HH	Window-Fixed	8' - 0"
MAIN LEVEL	1	4'0"X3'6"SL	Window-Sliding-Double	7' - 0"
MAIN LEVEL	1	4'6"X1'0"FX	Window-Fixed	7' - 10 19/32"

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8



PLAN VIEW - MAIN LEVEL CRAFTSMAN 3

1/4" = 1'-0"



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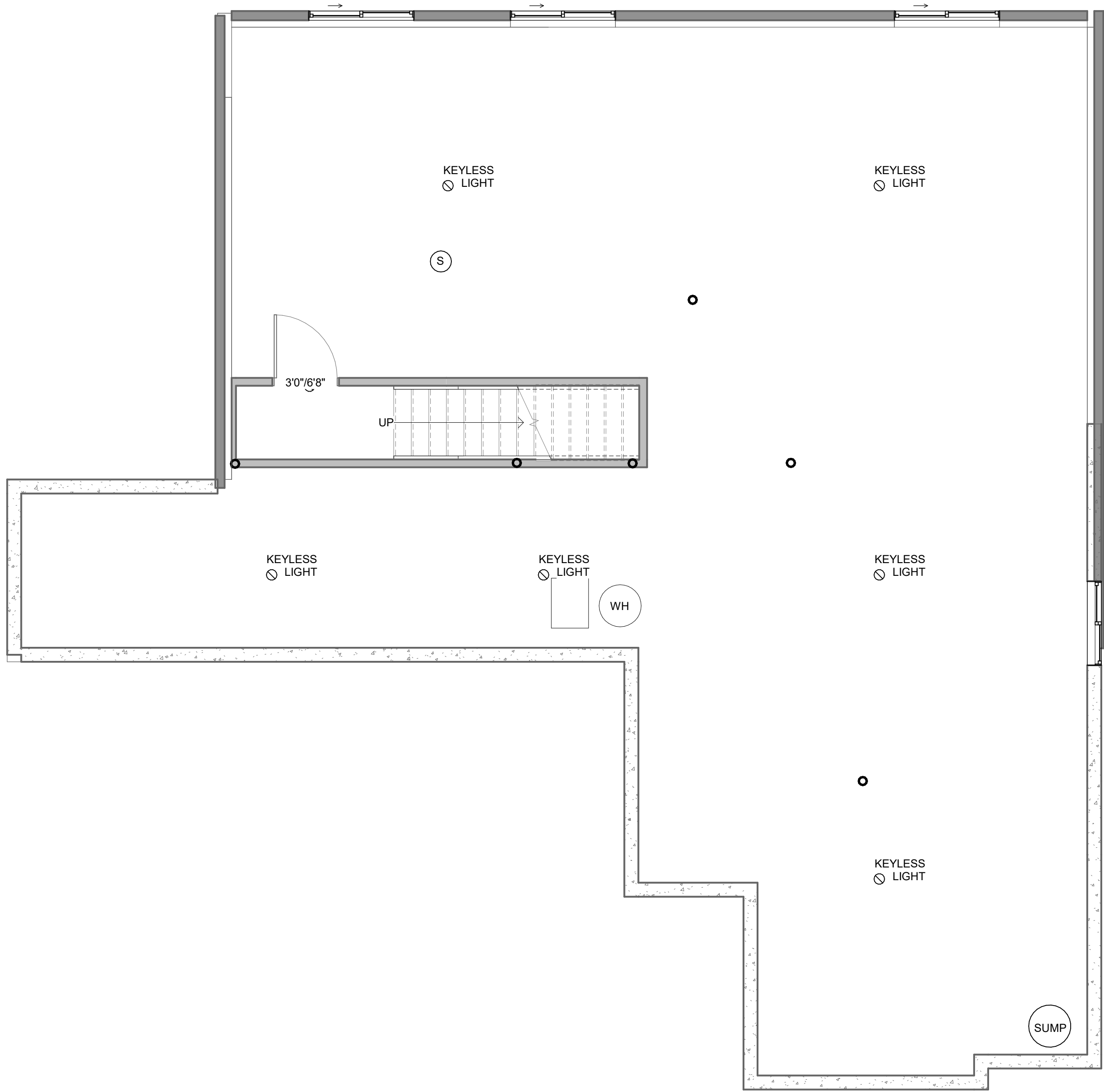
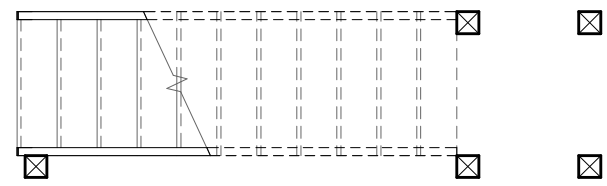
REVISIONS

MAIN LEVEL PLAN

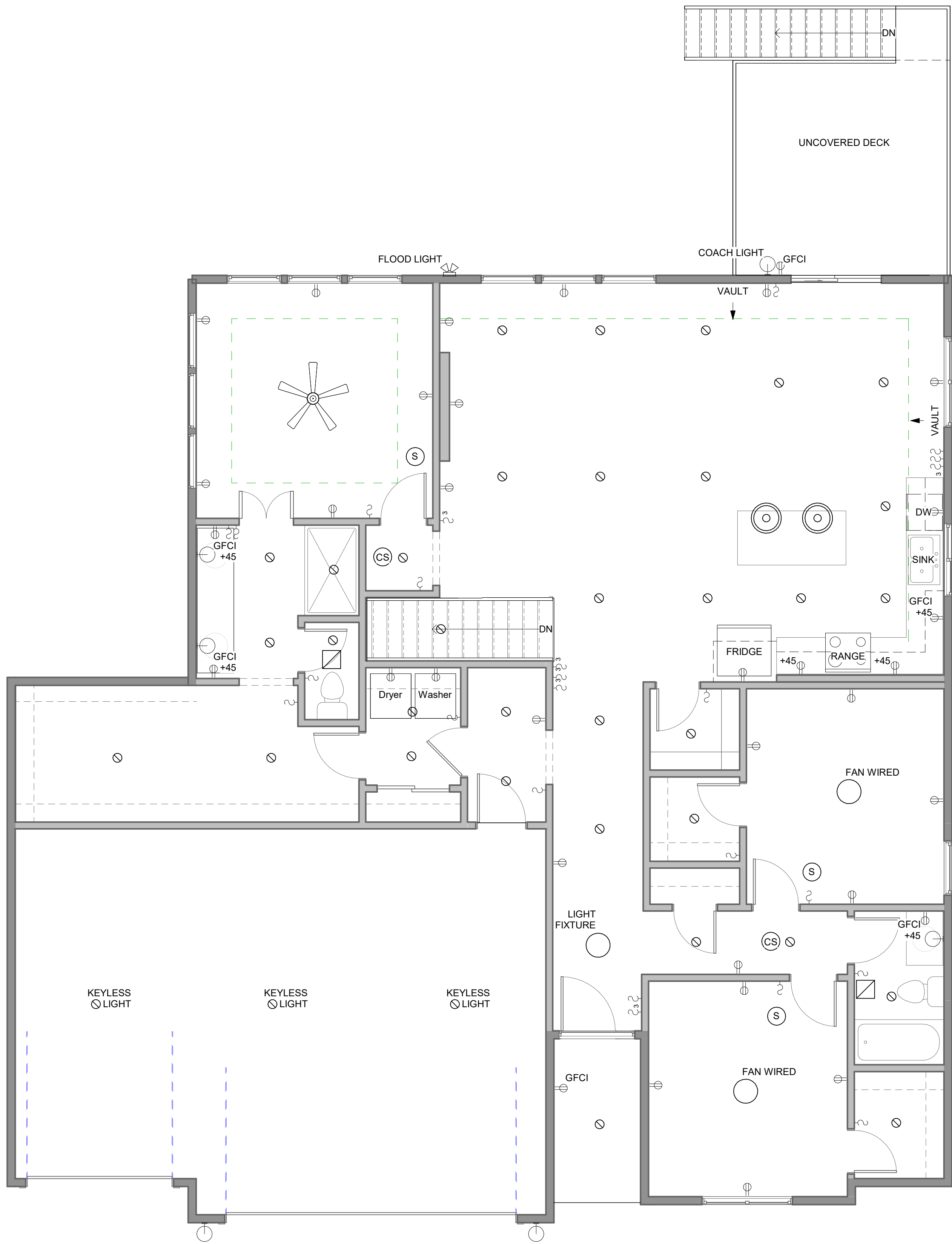
G102

DATE 1/16/2025
SCALE

1/16/2025
01/16/2025



2 PLAN VIEW - LOWER LEVEL
UNFINISHED LIGHTING/OUTLET PLAN
1/4" = 1'-0"



1 PLAN VIEW - MAIN LEVEL
LIGHTING/OUTLET PLAN
1/4" = 1'-0"

LIGHTING + OUTLET:	
⊙ RECESSED LIGHT	(S) SMOKE DETECTOR
○ SURFACE MOUNT LIGHT FIXTURE	(CS) CARBON/SMOKE DETECTOR
□ EXHAUST FAN	⌚ DUPLEX RECPTICAL
⊙ PENDANT LIGHT	⌚ SINGLE WAY SWITCH
⌚ VANITY SCONCE	⌚ THREE WAY SWITCH
⌚ CEILING FAN	



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REVISIONS

LIGHTING/OUTLET
LOCATIONS

G104

DATE 1/16/2025
SCALE

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS
DEVELOPER'S REVIEW
01/16/2025
01/16/2025

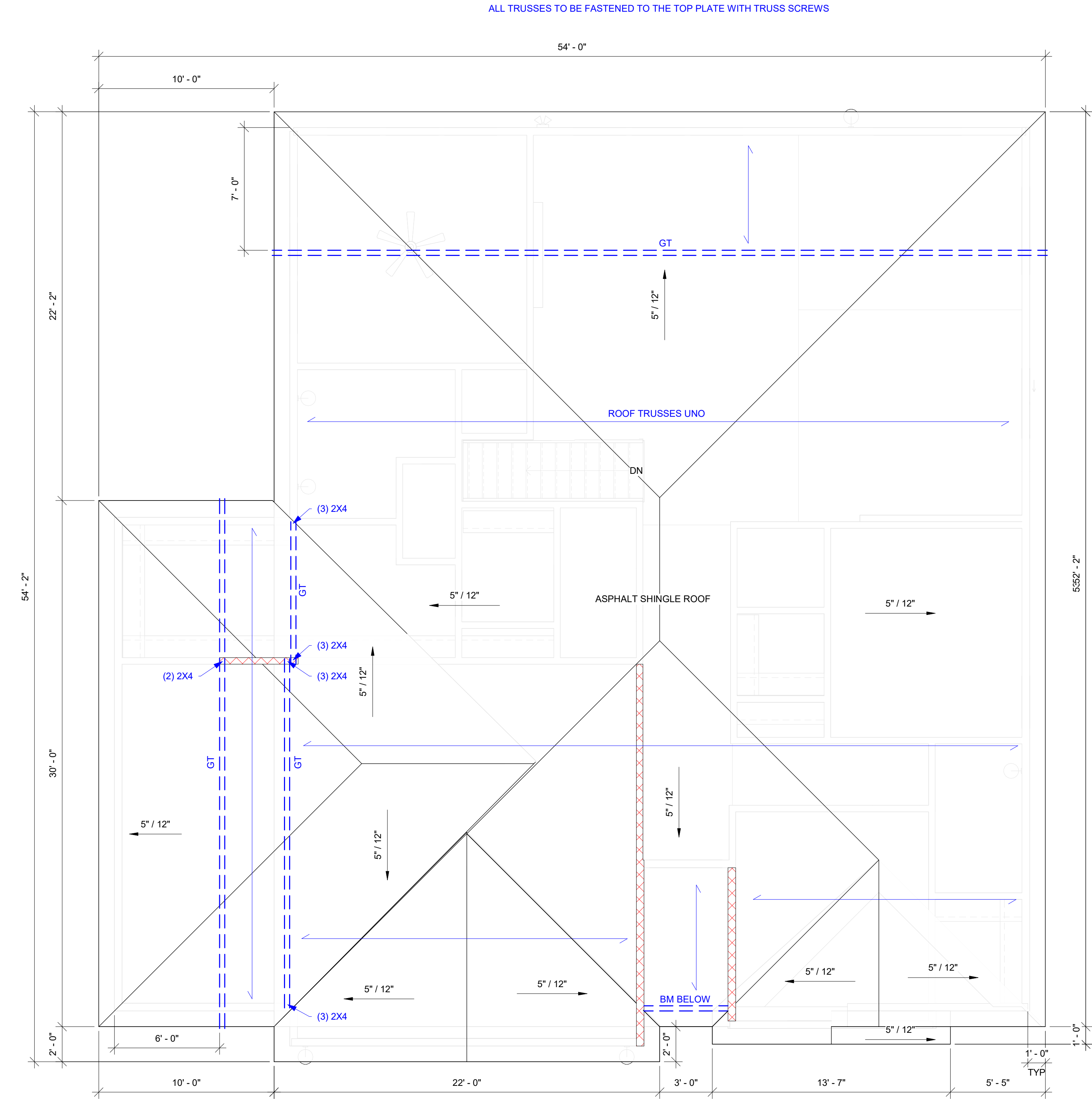
TRUSS FRAMED ROOF NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE 6000 FOR MINIMUM LOADING.
- ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2X10 UNO.
- CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
- PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
- CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
- GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER. STUD PACK / COLUMN SHOWN ON PLANS.
- ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
- MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
- ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2).
- EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

- TRUSS DIRECTION
- GIRDER TRUSS LOCATION
- INTERIOR LOAD BEARING WALL

TRUSS SCREWS

- TRUSS SCREWS MAY BE USED INSTEAD OF THE FASTENING NOTED IN TABLE R802.3(1)
- TRUSS SCREWS MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- BASIS OF DESIGN SHOWN ON PLANS:
 - SIMPSON STRONG DRIVE SDWC TRUSS SCREW
 - LENGTH: 6"
 - FASTENED THROUGH THE BOTTOM SIDE OF A #2 DOUGLAS FIR - LARCH DOUBLE TOP PLATE INTO THE BEARING END OF A TRUSS
 - (1) 6" SCREW - MIN 835 LBS UPLIFT WHEN INSTALLED IN THE CENTER OF THE TOP PLATE ON A MAX 20 DEG ANGLE FROM VERTICAL (INSTALLATION TYPE 1)
 - (2) 6" SCREWS - MIN 1195 LBS UPLIFT WHEN BOTH SCREWS ARE INSTALLED VERTIALLY INTO TRUSS (INSTALLATION CONF. B)
- TRUSS BEARING WITH UPLIFT THAT EXCEEDS THE TRUSS SCREW CAPACITY LISTED ABOVE MUST HAVE ADDITIONAL FASTENING, AS SHOWN ON PLAN.

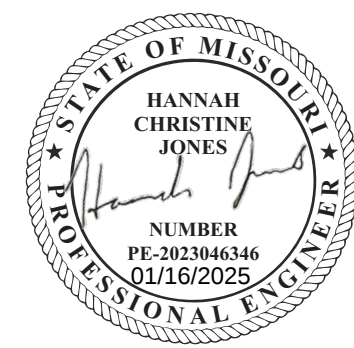


1 ROOF PLAN - CRAFTSMAN
1/4" = 1'-0"



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REVISIONS

ROOF PLAN

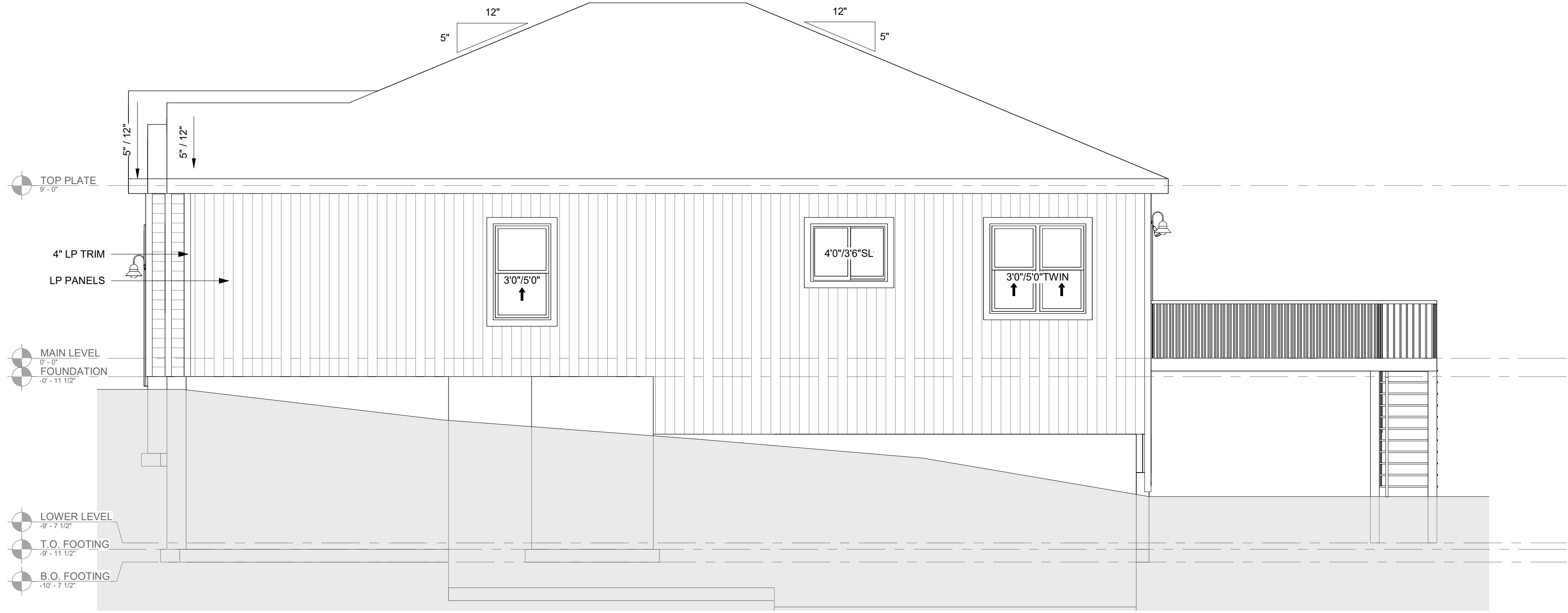
G105

DATE 1/16/2025
SCALE

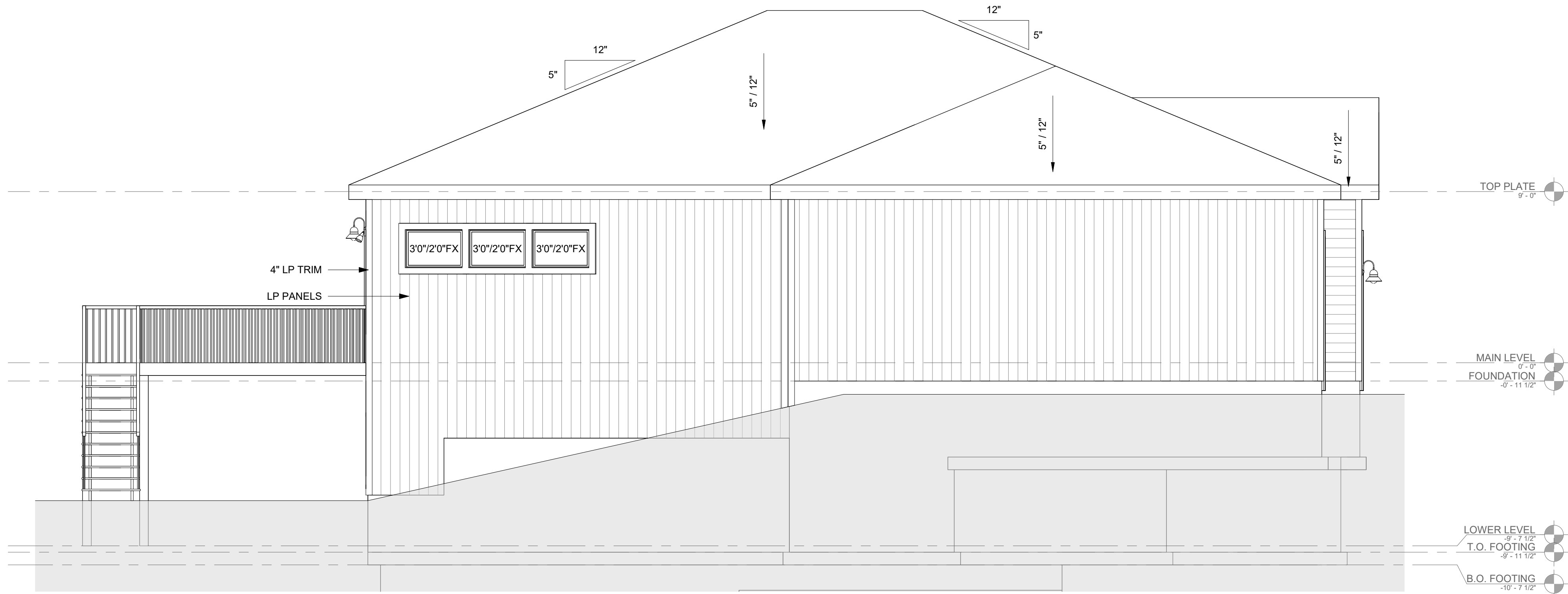
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS, REVIEW
DEVELOPER'S REVIEW
01/16/2025
01/16/2025

ELEVATION NOTES

GRADE IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY.
CONTRACTOR TO VERIFY SITE CONDITIONS.



1 LEFT - CRAFTSMAN WALKOUT
1/4" = 1'-0"



2 RIGHT - CRAFTSMAN WALKOUT
1/4" = 1'-0"



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REVISIONS

DESIGN
ELEVATIONS

G200

DATE 1/16/2025
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DEVELOPER'S SIGNATURE
01/16/2025
01/16/2025

AVITAL HOMES
AVALON

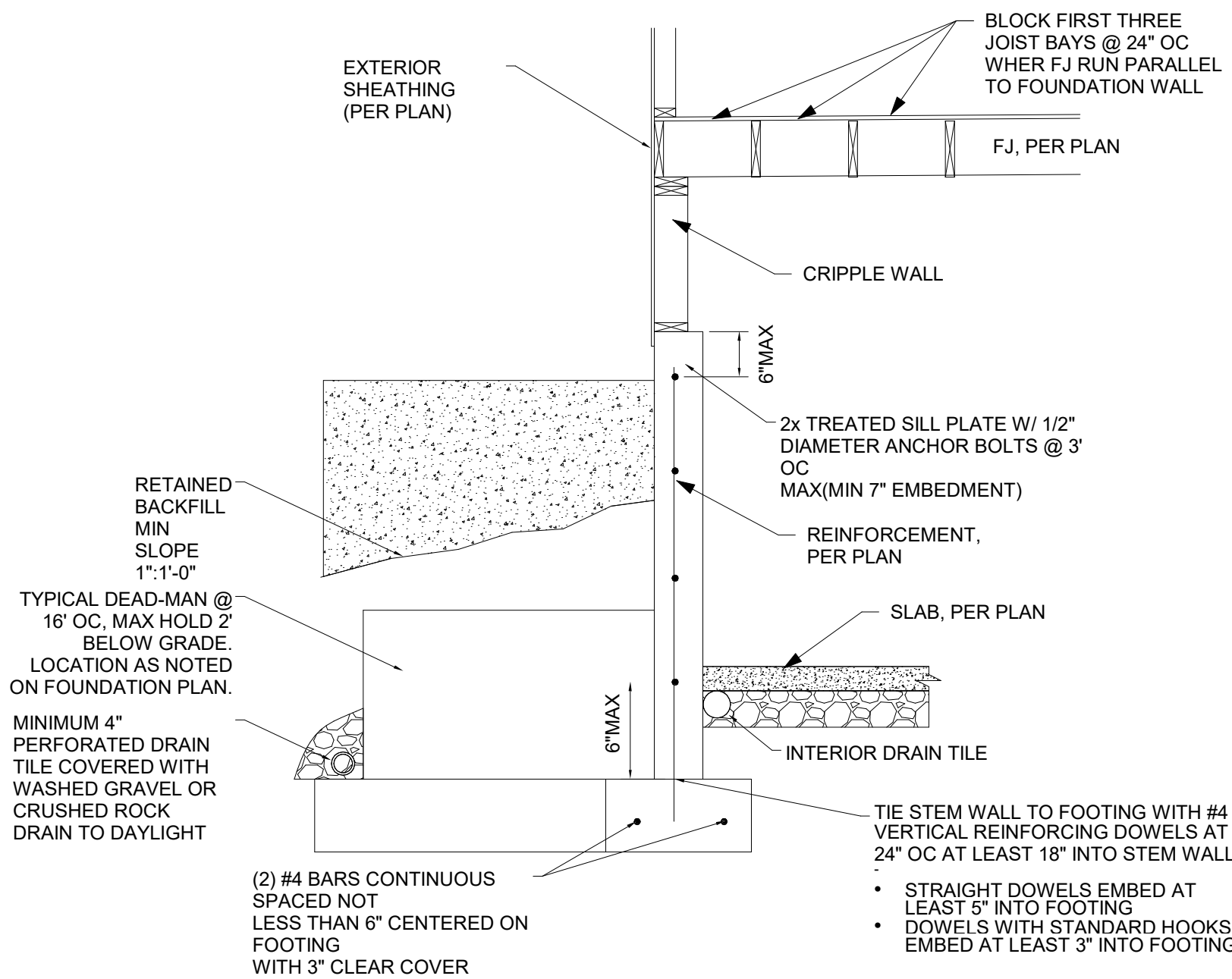
1908 SW Hightown Drive
LEE'S SUMMIT, MISSOURI 64082

REVISIONS

FOUNDATION
DETAILS

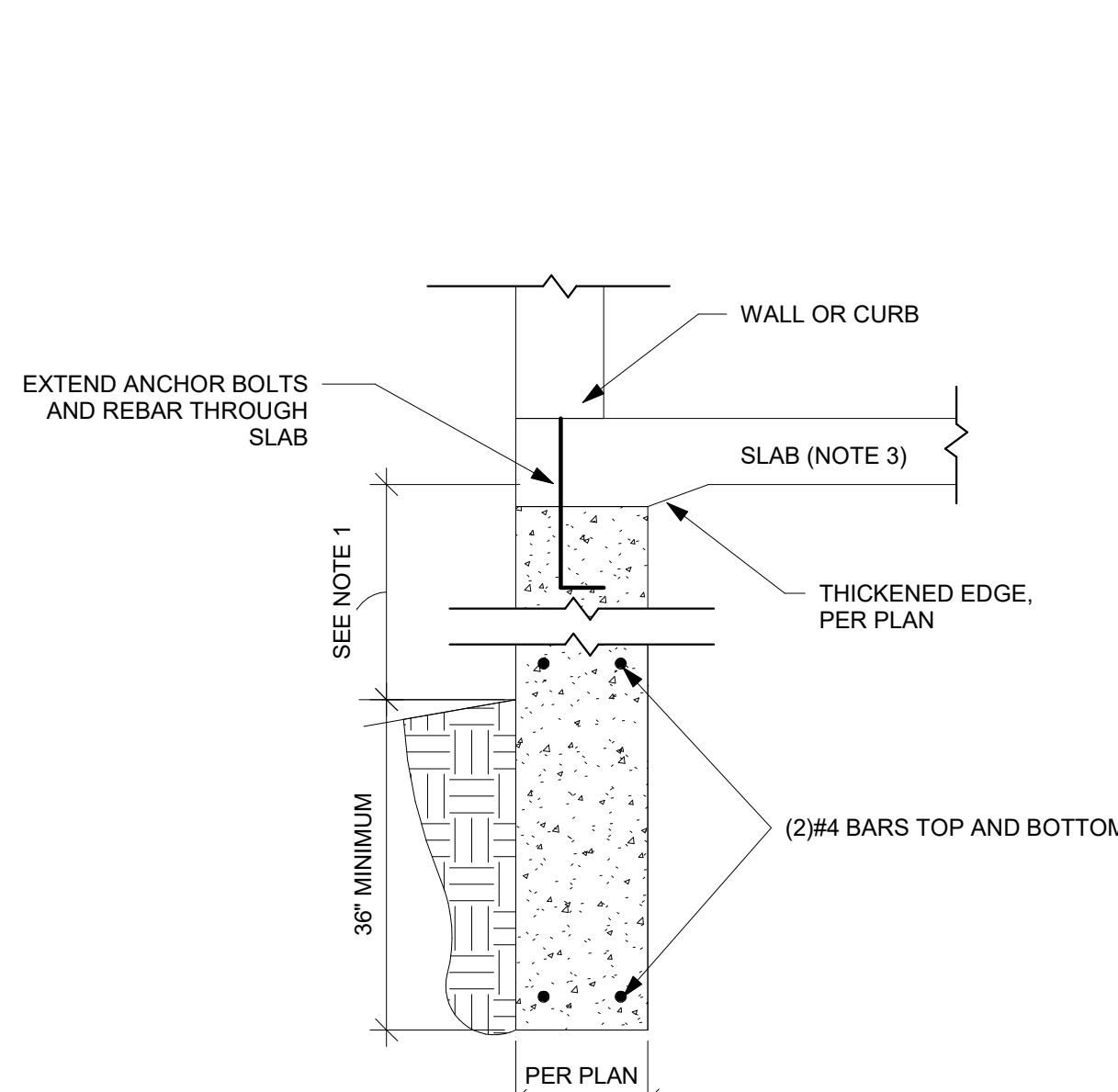
S501

DATE 1/16/2025
SCALE



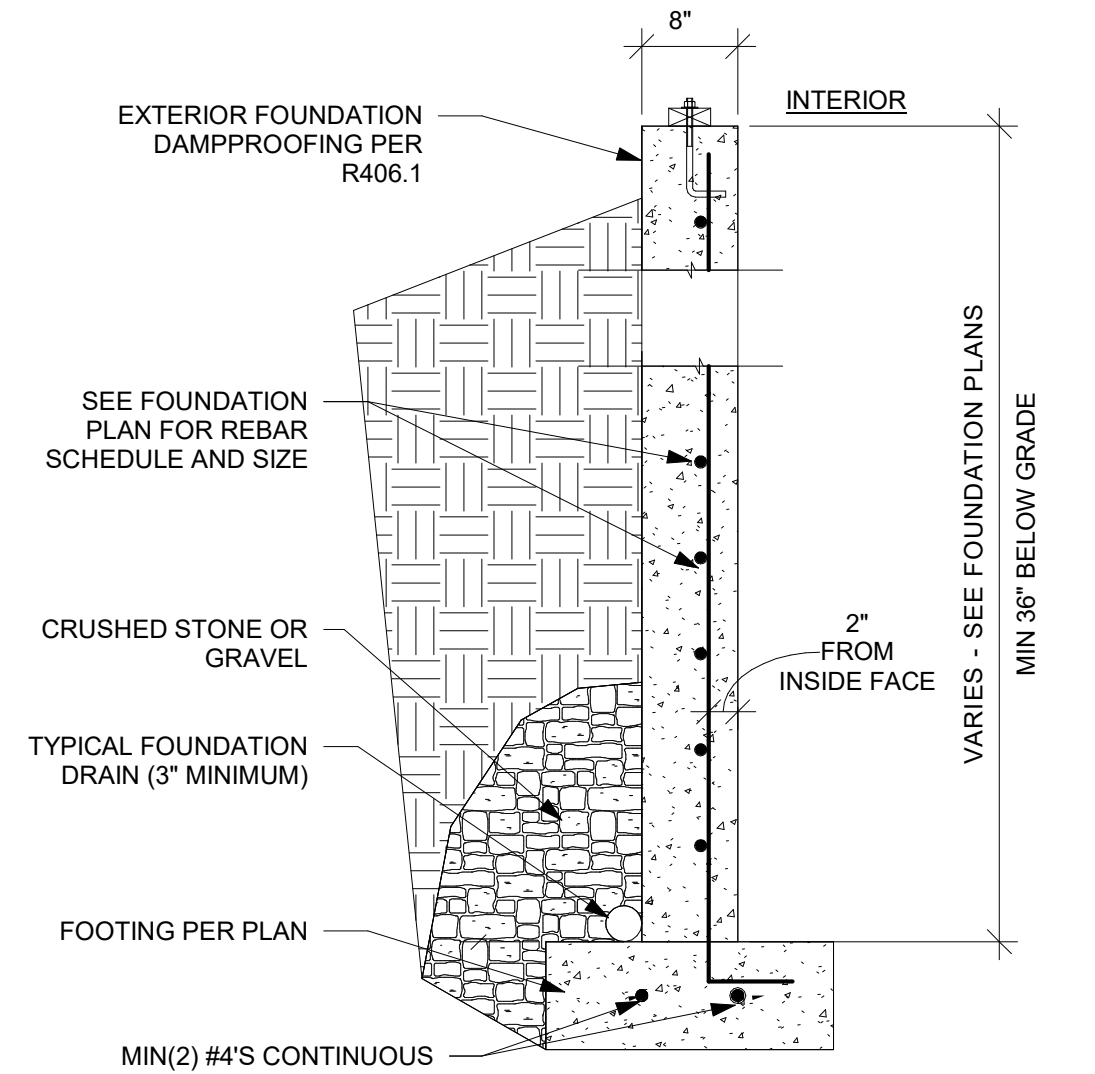
- NOTE:
- UNRESTRAINED WALLS ARE WALLS WITH FLOOR JOISTS RUNNING PARRALLEL TO THE FOUNDATION OR FOUNDATION WALLS W/ CRIPPLE WALLS INSTALLED ATOP.
 - DEADMAN TO BE INSTALLED PER PLAN / DETAIL SPACING.
 - FOUNDATION WALL MUST HAVE A SLAB AT THE BASE, UNO ON PLAN. DO NOT BACKFILL PRIOR TO PLACEMENT OF SLAB, DEADMAN, AND FLOOR SYSTEM.
 - FOUNDATION WALL TO BE CONSTRUCTED PER PLAN / TYPICAL WALL SECTION.

1 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS



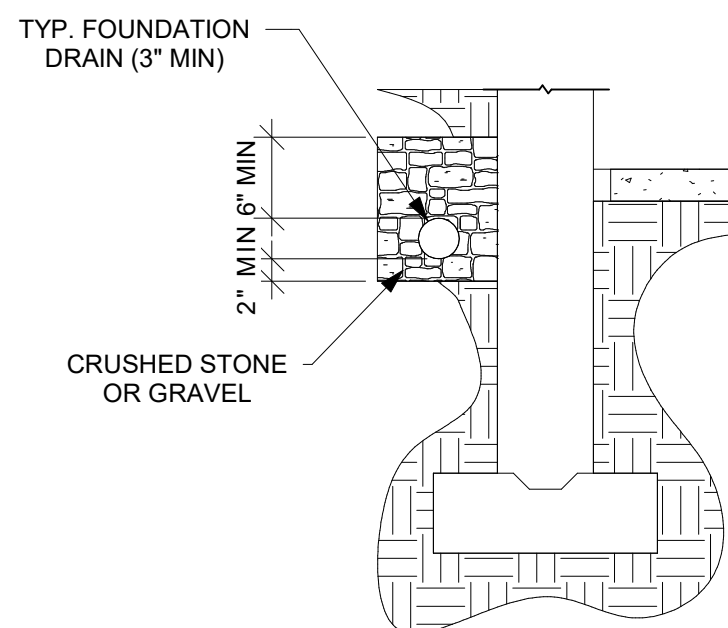
- NOTES
- FOOTING WIDTH HAS BEEN SIZED FOR A MAX 5' OVERALL HEIGHT OF FOOTING. THE FOOTING WIDTH MUST BE INCREASED BY 3" FOR EVERY 6" OF OVERALL FOOTING DEPTH/HEIGHT ABOVE 5'.
 - IF FND EXTENDS MORE THAN 12" ABOVE GRADE, PROVIDE #4 VERT BAR @12" OC TO WITHIN TOP 8" OF FND AND #4 HOR @12" OC. MAXIMUM 48" OF UNBALANCED BACKFILL PERMITTED.
 - CONC SLAB MAY SIT ON OR TIE INTO TRENCH FOOTING / FOUNDATION PER DETAILS ON S503. IF CONC CURB IS POURED ON TOP OF THE SLAB, IT MUST BE CONNECTED TO THE SLAB/TRENCH FTG WITH #4 HOOKED VERTICAL BARS SPACED 12" OC.

2 TRENCH FOOTING WITH SLAB DETAIL NTS



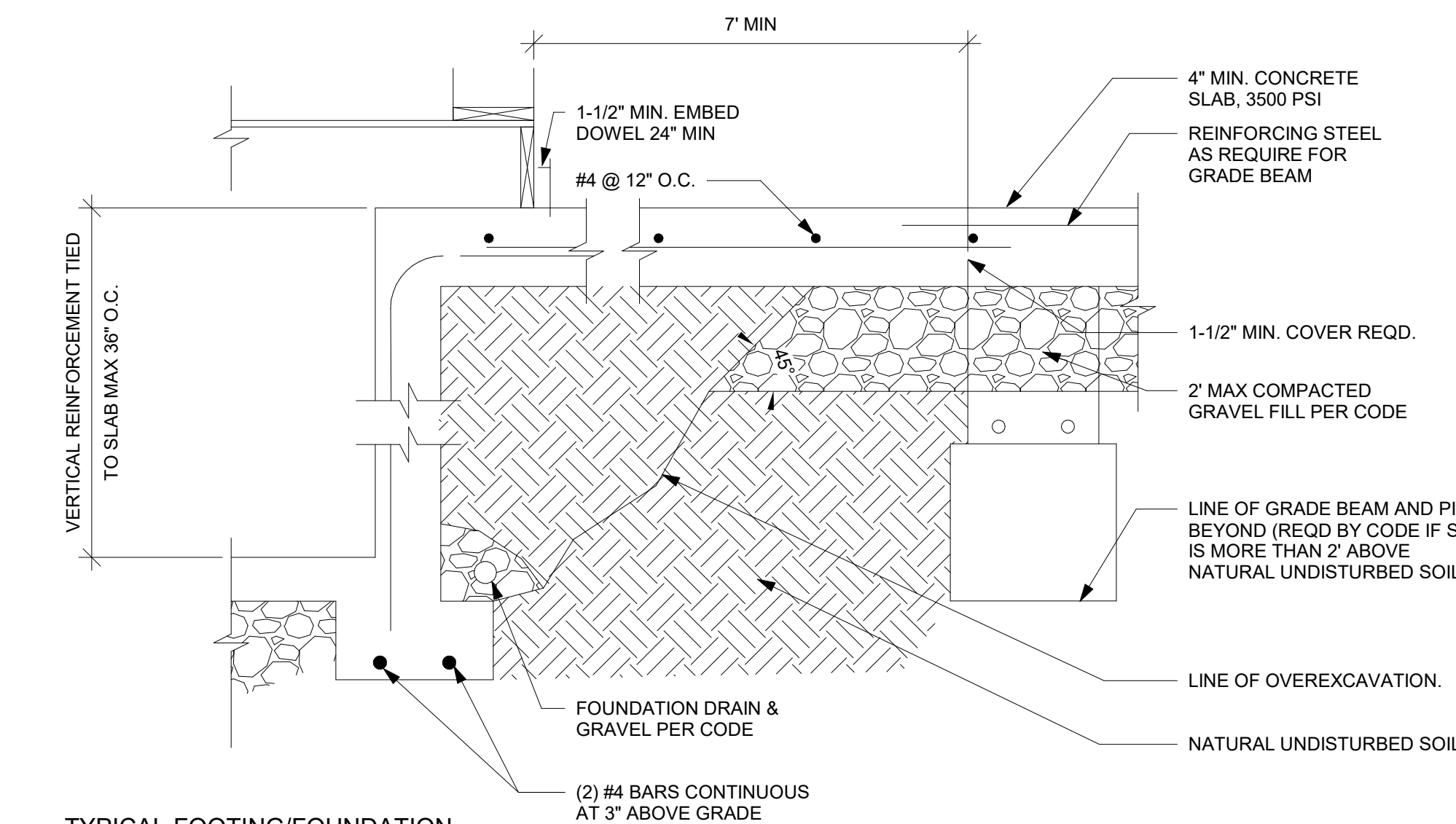
- NOTES:
- VERT. BARS SHALL BE CONTINUED UP TO WITHIN 3" OF TOP OF WALL.
 - REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL. (2" FROM THE INSIDE FACE)
 - REINFORCEMENT SHALL LAP A MINIMUM OF 24 INCHES AT ENDS, SPLICES, AND AROUND CORNERS.

3 TYPICAL WALL SECTION DETAIL NTS

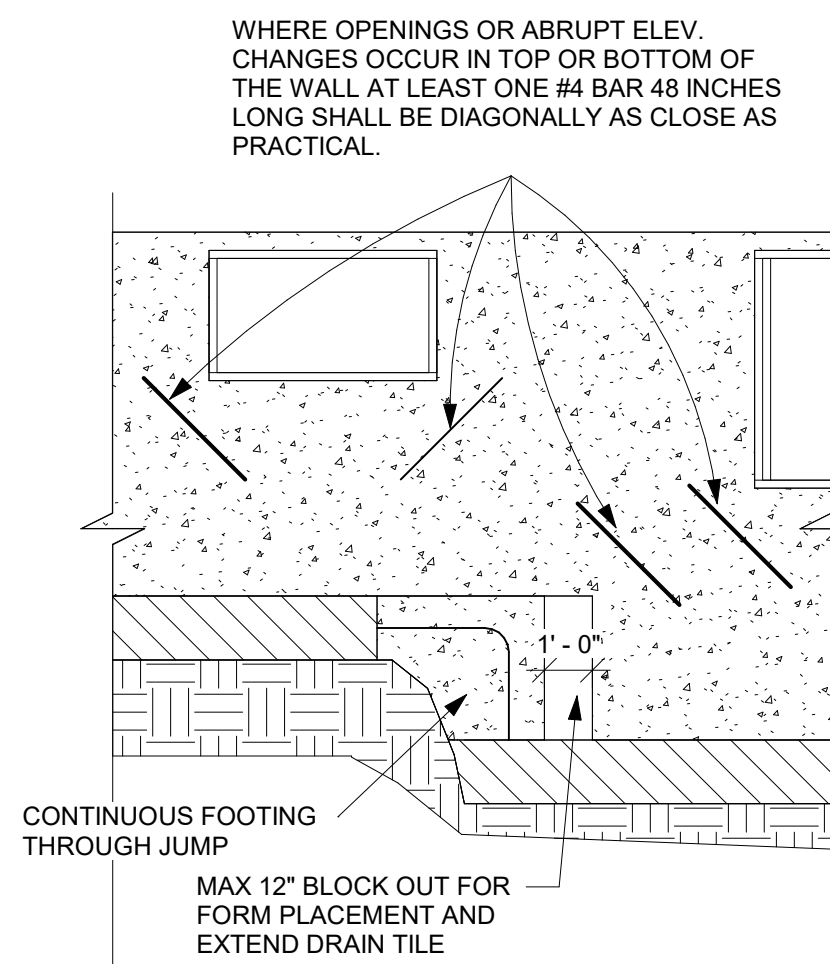


- NOTE:
- INSTALLATION OF A CONTINUOUS FOUNDATION DRAIN IS REQUIRED WHERE HABITABLE OR USABLE SPACE FOR ANY PORTION OF THE STRUCTURE IS LOCATED BELOW GRADE.
 - THE FOUNDATION DRAIN SHALL BE AT OR BELOW THE AREA BEING PROTECTED. DRAINAGE TILE SHALL BE PLACED WITH POSITIVE OR NEUTRAL SLOPE TO MINIMIZE THE ACCUMULATION OF DEPOSITS IN THE DRAINAGE PIPE.
 - PLACEMENT OF DRAIN TILE DIRECTLY ON TOP OF THE FOOTING IS ACCEPTABLE. (IRC R405). SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAXIMUM 4" OVERDIG" AND "FOUNDATION DRAIN DETAIL AT RAISED SLAB" DIAGRAMS FOR DETAILS.

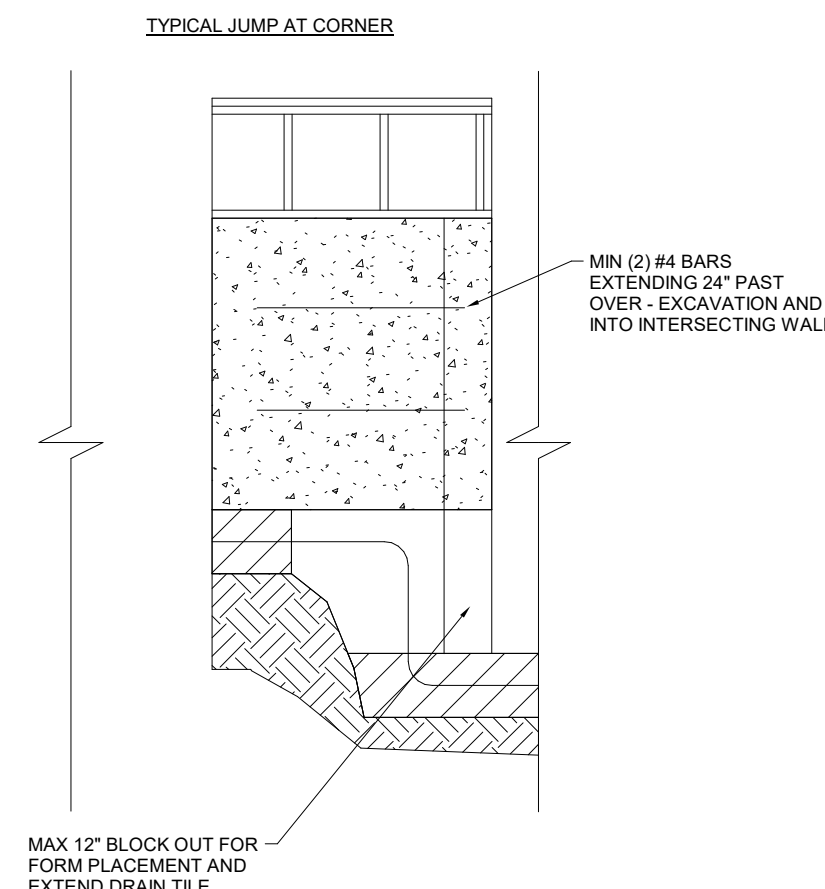
4 FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



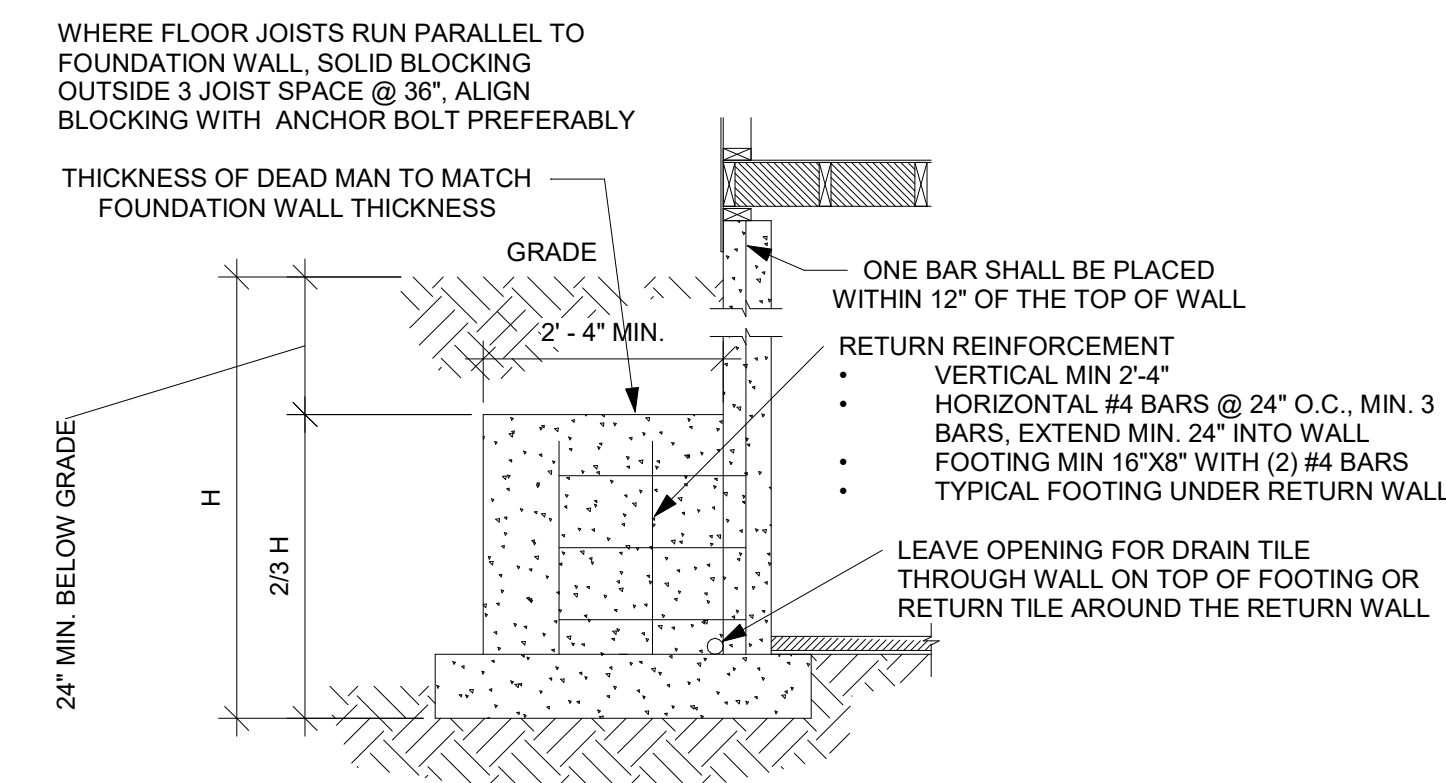
5 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



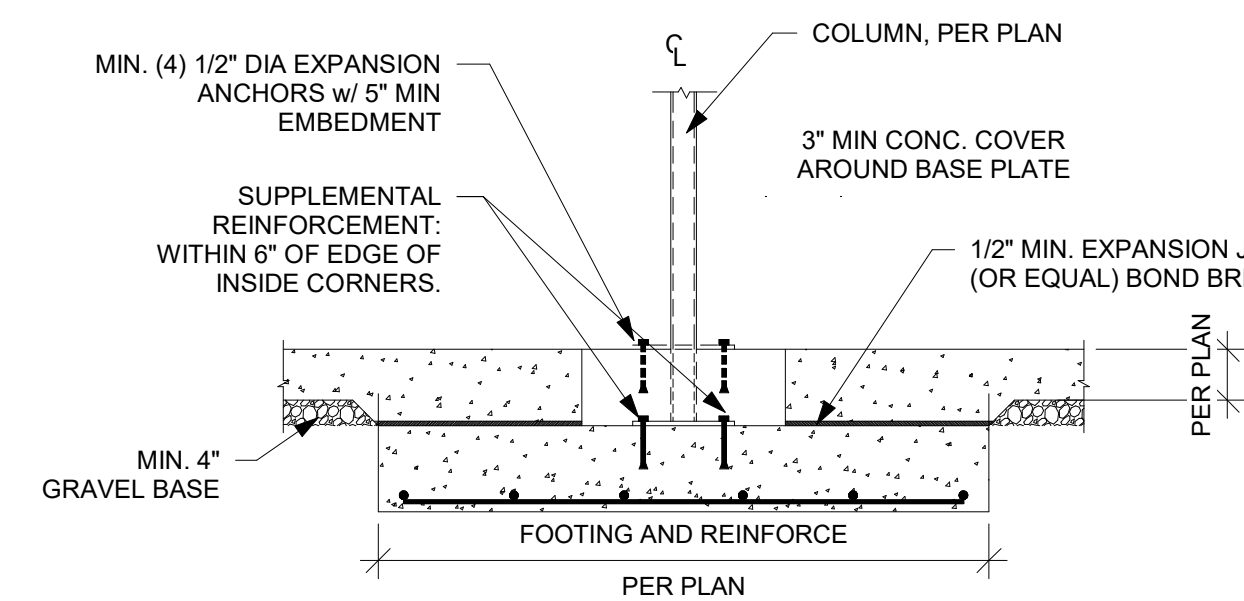
6 FOUNDATION WALL JUMP DETAIL NTS



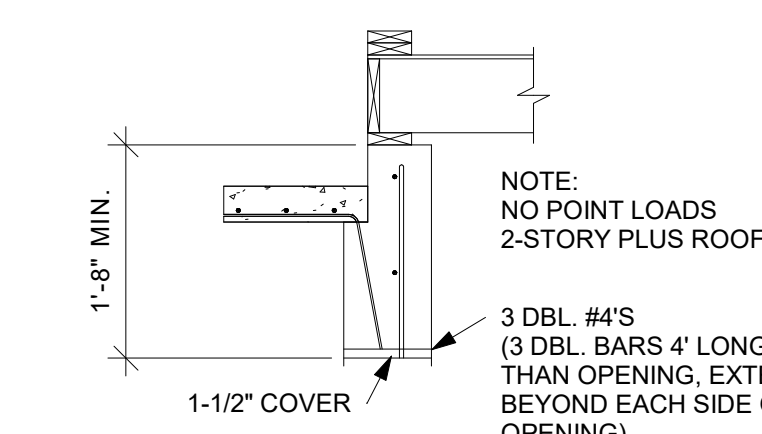
7 FOUNDATION WALL JUMP DETAIL 2 NTS



8 TYPICAL DEAD MAN DETAIL NTS

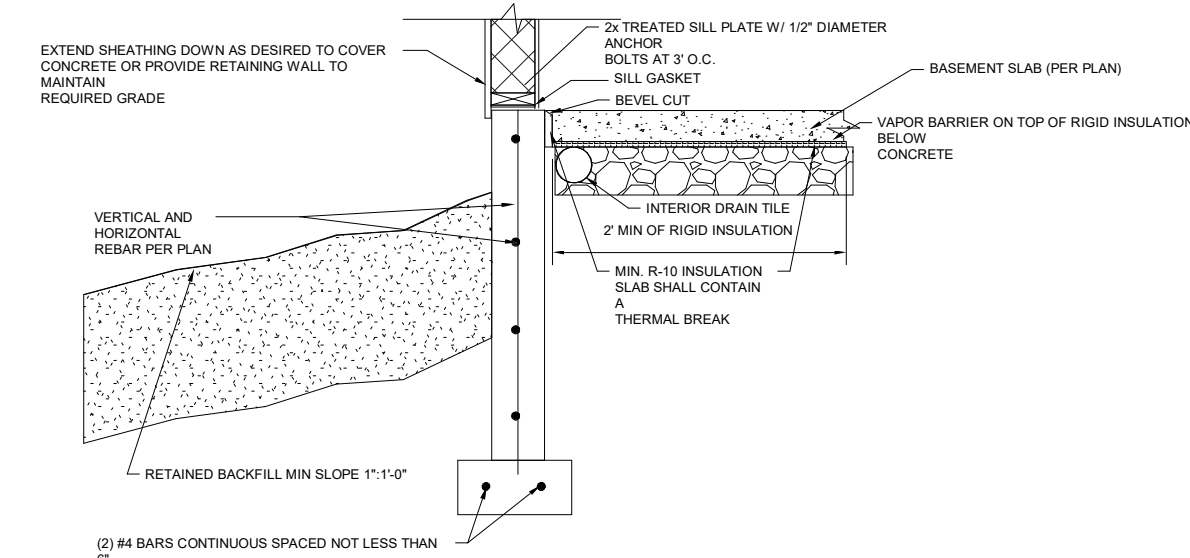


9 TYPICAL COLUMN PAD DETAIL NTS



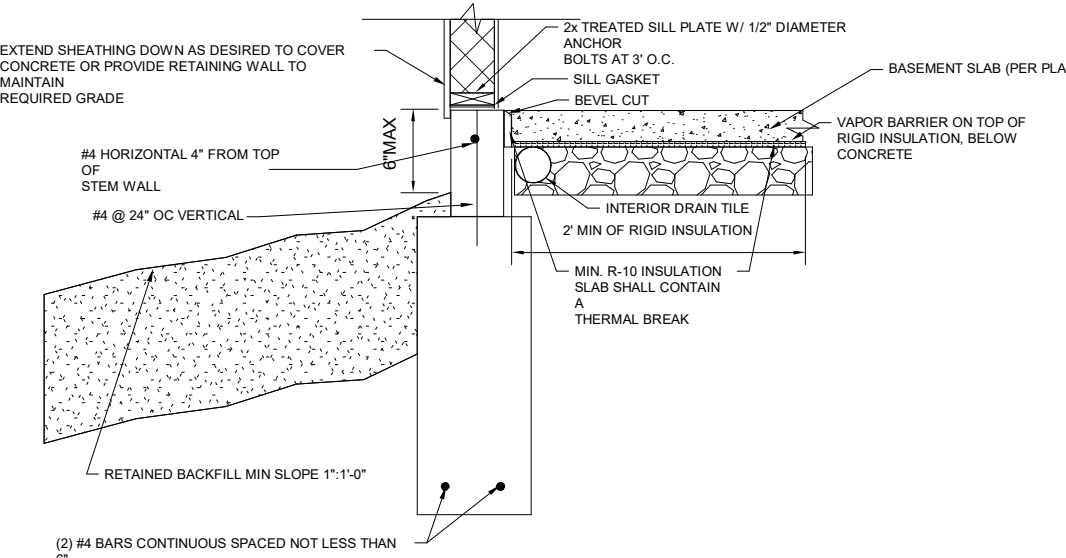
10 6" MAXIMUM OPENING HEADER DETAIL NTS

APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE

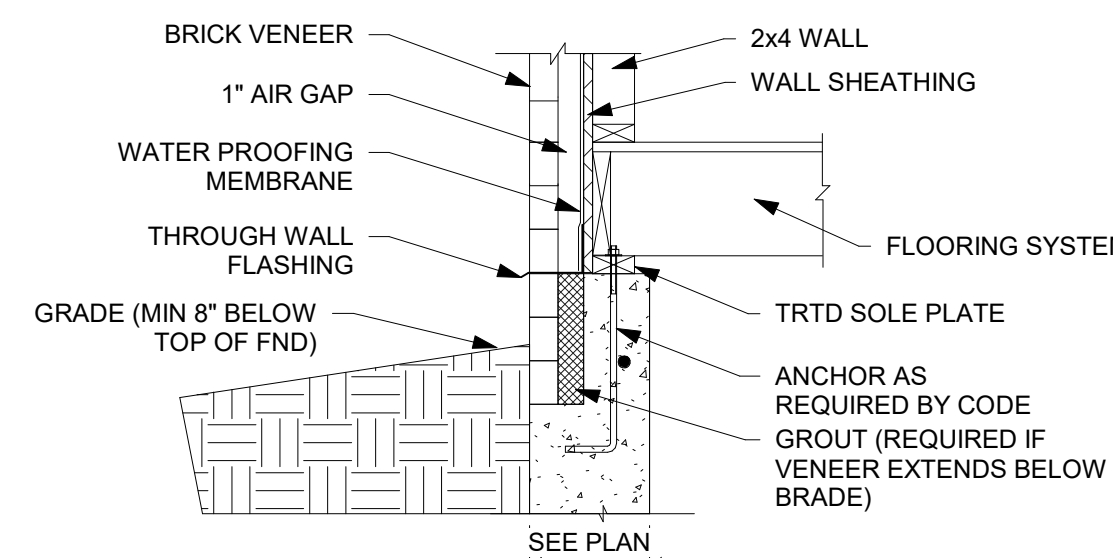


11 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS

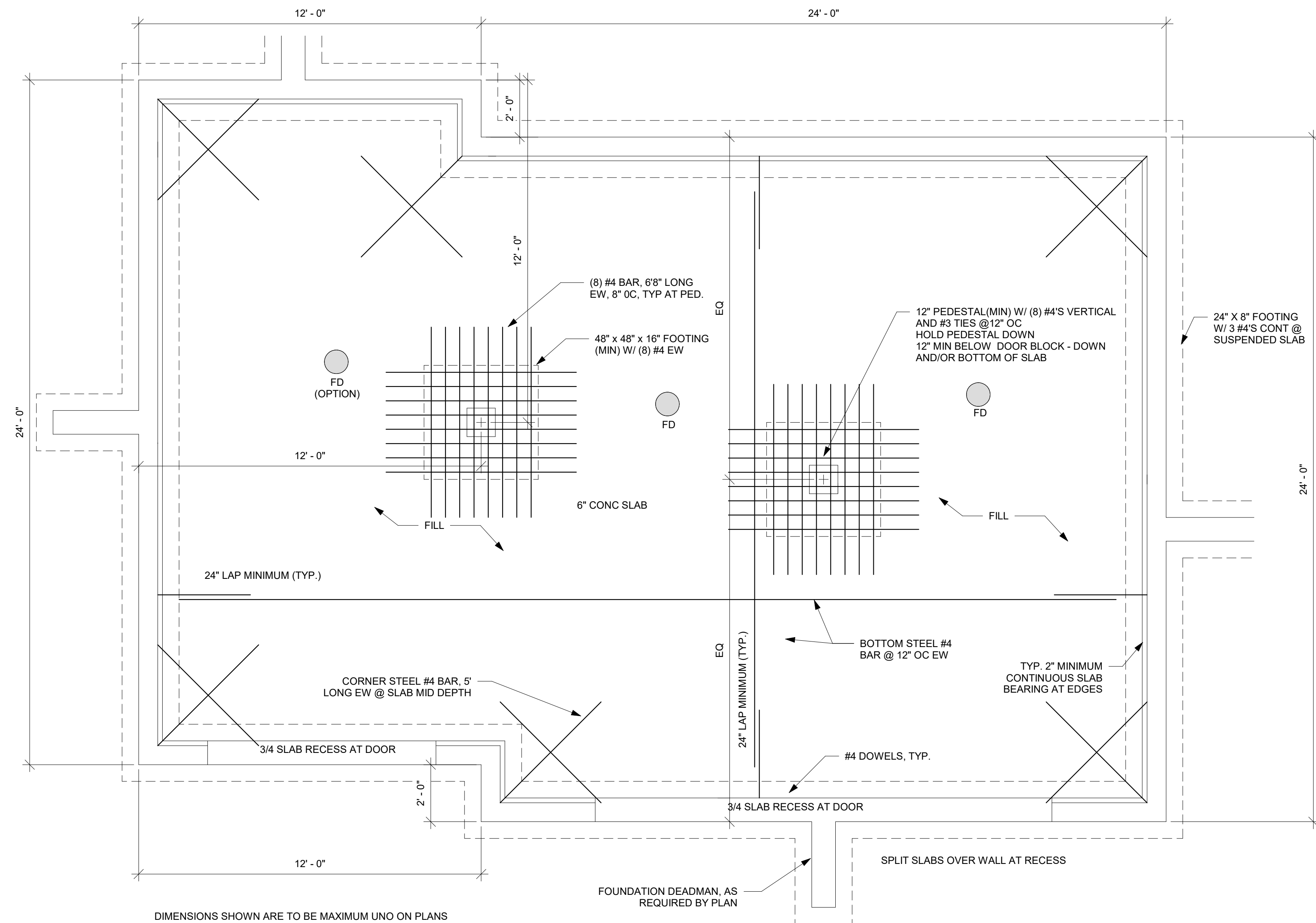
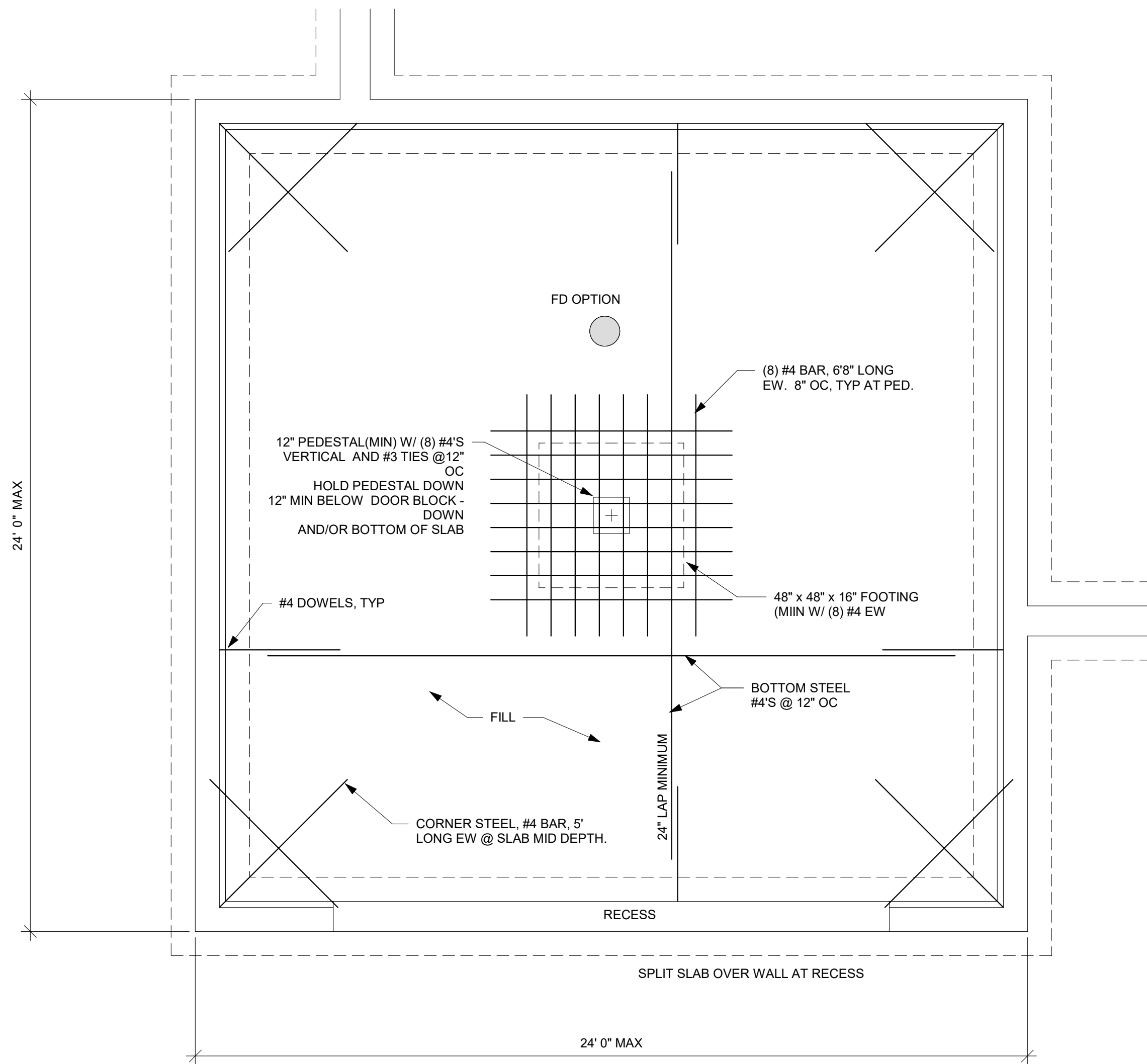
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE



12 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS

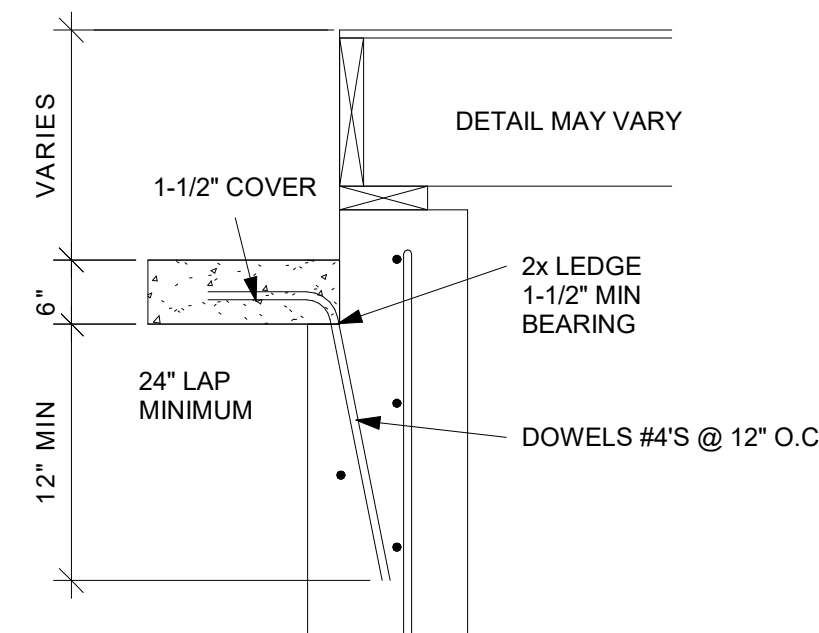


13 BRICK VENEER DETAIL NTS

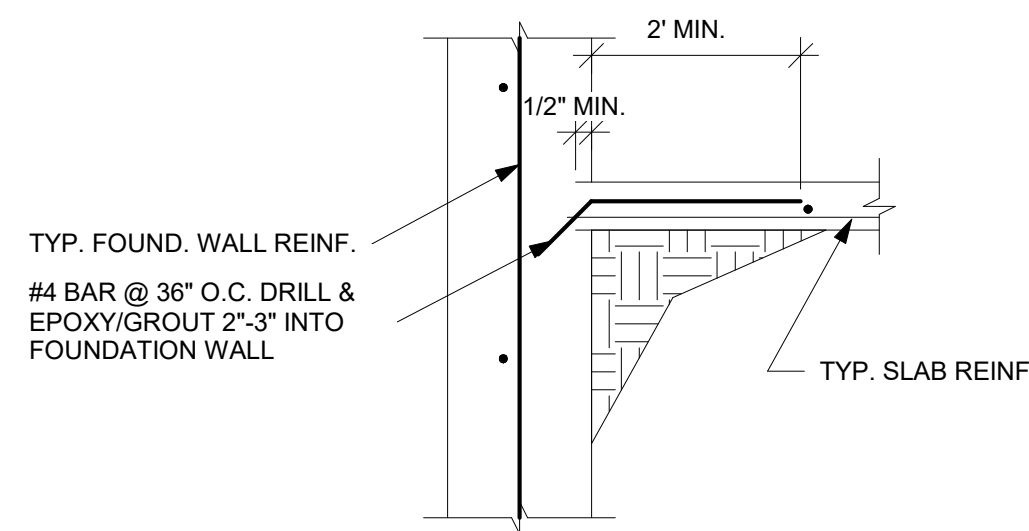


1 2 CAR GARAGE SLAB ON FILL DETAIL NTS

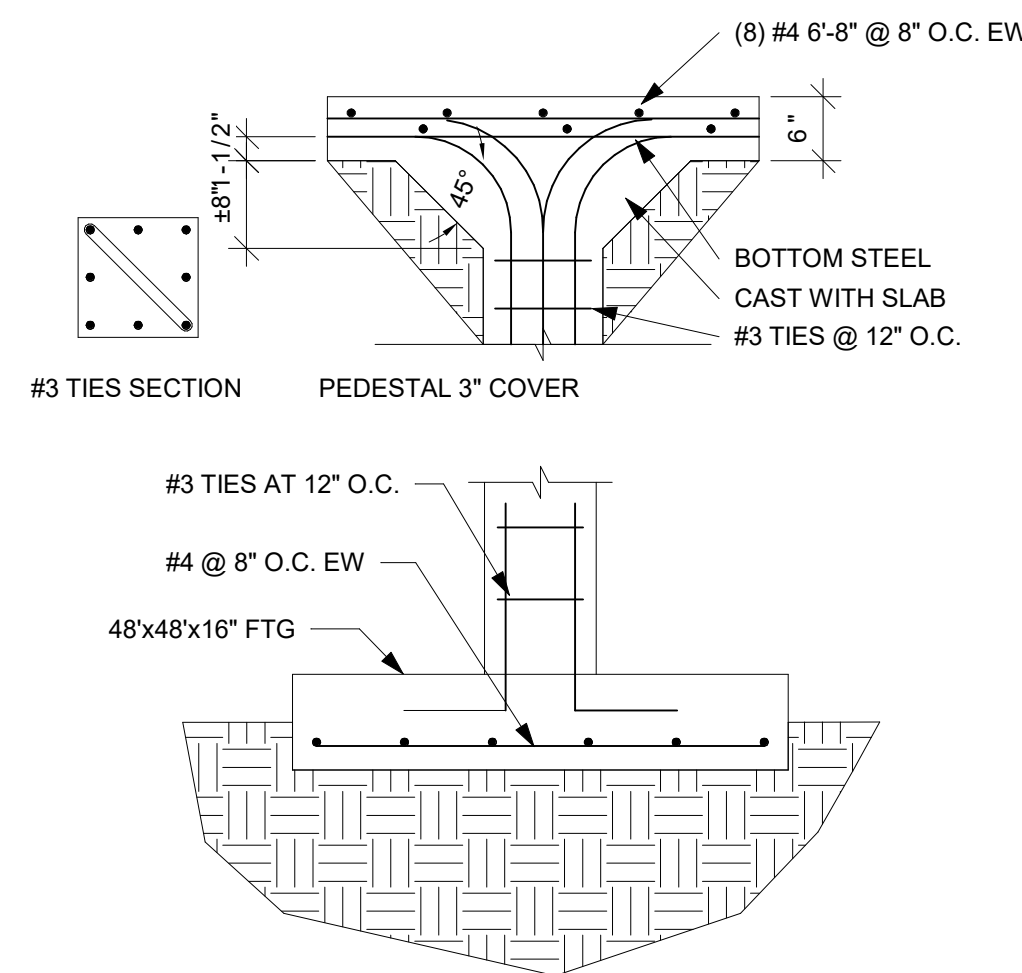
2 3 CAR GARAGE SLAB ON FILL DETAIL 2 NTS



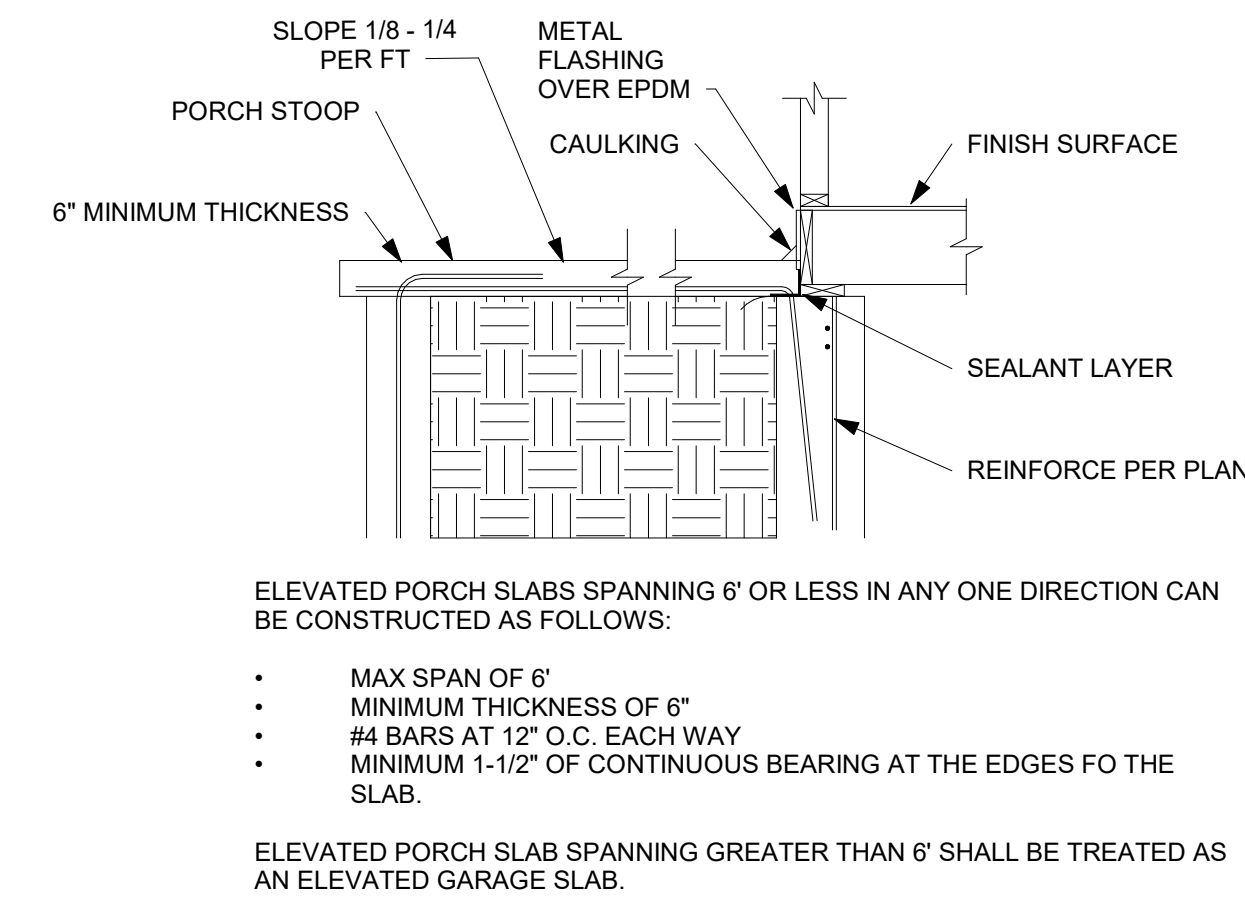
3 SLAB AT WALL DETAIL NTS



4 ALT. SLAB CONNECTION DETAIL NTS



5 PEDESTAL AT SLAB AND FOOTING DETAIL NTS



6 STANDARD PORCH SLAB DETAIL NTS



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GARAGE/SLAB
DETAILS

S503

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RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS. REVIEW
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The diagram illustrates the construction details for a second-story wall and floor joist system, showing three types of foundations: Platform Framing, Intermediate Bearing Wall, and Balloon Framing.

Platform Framing: This section shows a wall on a foundation. The wall consists of a **TOP PLATE** and a **BOTTOM PLATE**. A **FLOOR JOIST** is shown spanning the wall. The joist is permitted to be out or notched between these limits, with a maximum notch depth of **D/3 (MAX)**. The joist is nailed to the stud. The wall is constructed with **WALL STUD** and **1"x4" RIBBON CUT INTO STUD**. The floor joist is shown with **BAND JOIST OR BLOCKING** and **SILL PLATE**. The foundation is labeled **CRAWL SPACE OR BASEMENT FOUNDATION**.

Intermediate Bearing Wall: This section shows a wall on a foundation. The wall consists of a **TOP PLATE** and a **BOTTOM PLATE**. A **FLOOR JOIST** is shown spanning the wall. The joist is permitted to be out or notched between these limits, with a maximum notch depth of **D/3 (MAX)**. The joist is nailed to the stud. The wall is constructed with **WALL STUD** and **1"x4" RIBBON CUT INTO STUD**. The floor joist is shown with **BAND JOIST OR BLOCKING** and **SILL PLATE**. The foundation is labeled **CRAWL SPACE OR BASEMENT FOUNDATION**.

Balloon Framing: This section shows a wall on a foundation. The wall consists of a **TOP PLATE** and a **BOTTOM PLATE**. A **FLOOR JOIST** is shown spanning the wall. The joist is permitted to be out or notched between these limits, with a maximum notch depth of **D/3 (MAX)**. The joist is nailed to the stud. The wall is constructed with **WALL STUD** and **1"x4" RIBBON CUT INTO STUD**. The floor joist is shown with **BAND JOIST OR BLOCKING** and **SILL PLATE**. The foundation is labeled **CRAWL SPACE OR BASEMENT FOUNDATION**.

Labels and Dimensions:

- RAFTERS AND CEILING JOISTS OR APPROVED ROOF TRUSS**
- SECOND STORY**
- TOP PLATE**
- BOTTOM PLATE**
- BAND JOIST OR BLOCKING**
- FLOOR JOIST, SEE DRILLING AND NOTCHING PROVISIONS SECTION F502.8**
- JOIST IS PERMITTED TO BE OUT OR NOTCHED BETWEEN THESE LIMITS**
- D/3 (MAX)**
- 1/3 SPAN**
- JOIST NAILED TO STUD**
- WALL STUD, SEE DRILLING AND NOTCHING PROVISIONS SECTION F632.6**
- 1"x4" RIBBON CUT INTO STUD, SEE SECTION R502.8**
- FOR BLOCKING AND BRIDGING, SEE SECTION R502.7**
- BEARING WALL**
- LAP JOIST 3" MIN. OR SPACE SEE SECTION R502.6.1**
- SEE SECTION R602.8 FOR FIREBLOCKING**
- CRAWL SPACE OR BASEMENT FOUNDATION**
- SUB FLOOR**
- MONOLITHIC SLAB-ON-GRADE FOUNDATION**

A cross-section diagram of a wall assembly. The wall consists of a vertical section of 5/8" Type X Gypsum Wall Board or Equivalent, which is attached to a vertical stud wall. The stud wall is made of #2-2 x 4 studs at 16" O.C. and is insulated with fiberglass batt insulation (R-13). The top of the wall assembly is connected to a horizontal floor joist. A top plate is shown at the top of the wall, and a 5/8" Type W Drywall Screw is shown securing the gypsum board to the top plate. The floor joist is shown above the wall, and the wall is shown below it.

Labels in the diagram include:

- TOP PLATE
- FLOOR JOIST
- #2-2 x 4 STUDS AT 16" O.C.
- 5/8" TYPE X GYPSUM WALL BOARD OR EQUIVALENT
- PARALLEL OR AT RIGHT ANGLE TO EACH SIDE OF 2 x 4 STUDS W/ 1-1/4" TYPE W DRYWALL SCREWS AT 12" O.C.
- FIBERGLASS BATT INSULATION (R-13)

1/2" CARRIAGE THROUGH BOLT
STAGGERED AT 16" OC. TYP.

2X BLOCKING
BOTH SIDES TO BE
MADE FLUSH TYP.

STEEL BEAM

ATTACH FLOOR JOISTS
WITH SIMPSON JOIST
HANGERS PER PLAN TYP.

2X BLOCKING TYP.

1/2" CARRIAGE
BOLTS TYP.

WOOD BEAM

MPSON MST126 STRAP TIE

KING STUDS

BUILT-UP STUDS W/ 10D (3"x0.128") NAILS @ 24" O.C.
SEE PLAN FOR QUANTITY

Diagram illustrating the construction of a new beam. The diagram shows a vertical section of a wall with a new beam at the top. The beam is labeled "NEW BEAM". Below the beam, king studs are shown extending to the top of the beam and nailed to it. The text indicates: "KING STUDS SHALL EXTEND TO TOP OF BEAM AND NAILED TO BEAM W/ 10D (3"X0.128") NAILS. SEE GENERAL NOTES." Below the king studs, built-up studs are shown. The text indicates: "BUILT-UP STUDS W/ 10D (3"X0.128") NAILS @ 24" O.C. SEE PLAN FOR QUANTITY."

Technical drawing illustrating a cross-section of a wall-to-floor connection. The drawing shows a concrete footing supporting a post, which in turn supports a joist. A studpack with blocking is shown connecting the joist to a drop beam. The drawing includes labels for various components: JOIST, STUDPACK W/ BLOCKING, SHEATHING, DROP BEAM, SEE BEAM TO STUD PACK DETAILS, SEE JOIST TO BEAM DETAILS, POST, CONCRETE FOOTING, and FLUSH BEAM. The drawing is a black and white line drawing with hatching used to represent different materials like concrete and wood.

1" TYP.

EQ. EQ.

12" TYP.

3" STRUCTURAL SCREWS OR FRAMING NAILS TYP.

SISTERED FLOOR JOIST

This diagram shows a cross-section of a floor assembly. It consists of a horizontal 'SISTERED FLOOR JOIST' with diagonal hatching. On top of the joist is a layer of '12" TYP.' thick material, also with diagonal hatching. This top layer is secured to the joist with '3" STRUCTURAL SCREWS OR FRAMING NAILS TYP.' shown as dots. The top layer is further finished with a thin '1" TYP.' layer. The entire assembly is supported by another '1" TYP.' layer at the bottom. The bottom layer is labeled 'EQ. EQ.' at its ends.

EXISTING FLOOR JOIST

GLUE SISTER FLOOR JOIST TO EXISTING FLOOR JOIST WITH CONSTRUCTION ADHESIVE

SISTERED FLOOR JOIST

ATTACH TO BEAM WITH SIMPSON HANGER AS NEEDED PER PLAN

DEPTH OF TAPER CUT, D/4 MAX MEASURED AT INSIDE FACE OF SUPPORT

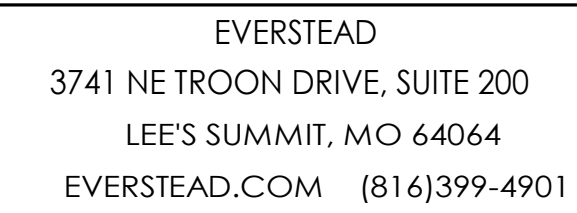
JOIST DEPTH AT TAPER CUT

DEPTH D

Diagram illustrating the connection of joists to a beam using joist hangers. The diagram shows a cross-section of a beam with three joists attached to its top flange. Each joist is connected to the beam using a joist hanger. Labels indicate the JOIST, BEAM, and JOIST HANGER PER PLAN.

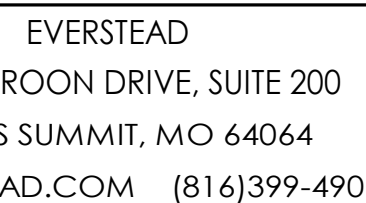
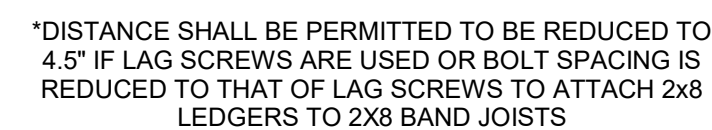
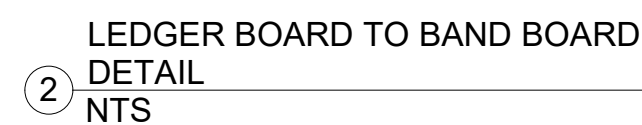
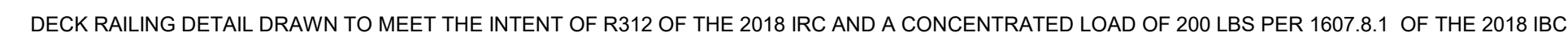
Figure 10 illustrates the end and side views of 2-ply, 3-ply, and 4-ply beams. The top row shows the end views, and the bottom row shows the side views. The 4-ply beam has four vertical lines, the 3-ply beam has three, and the 2-ply beam has two. Each end view shows a central square plate with four bolts. The side views show the internal structure of the beams and the central plate.

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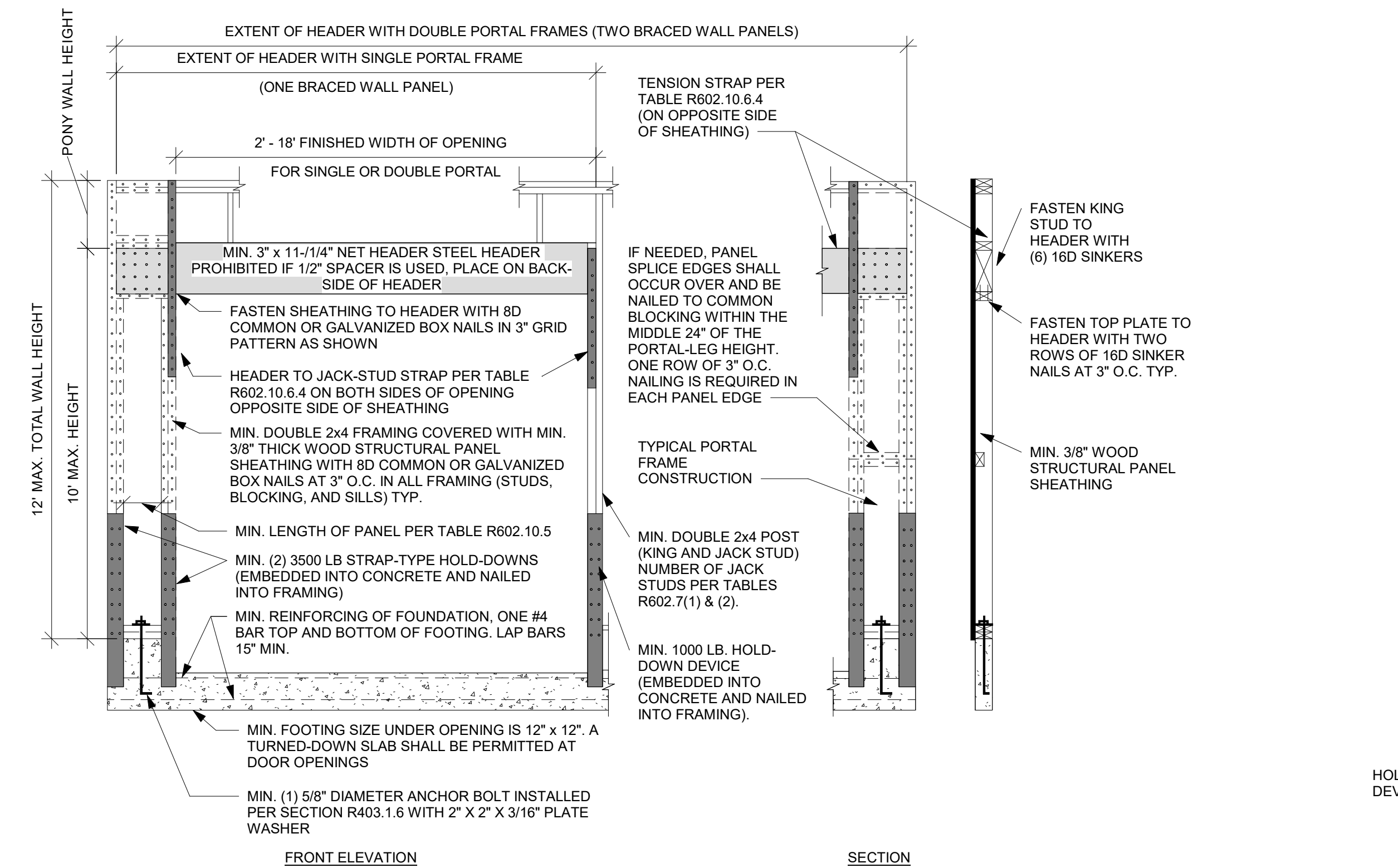
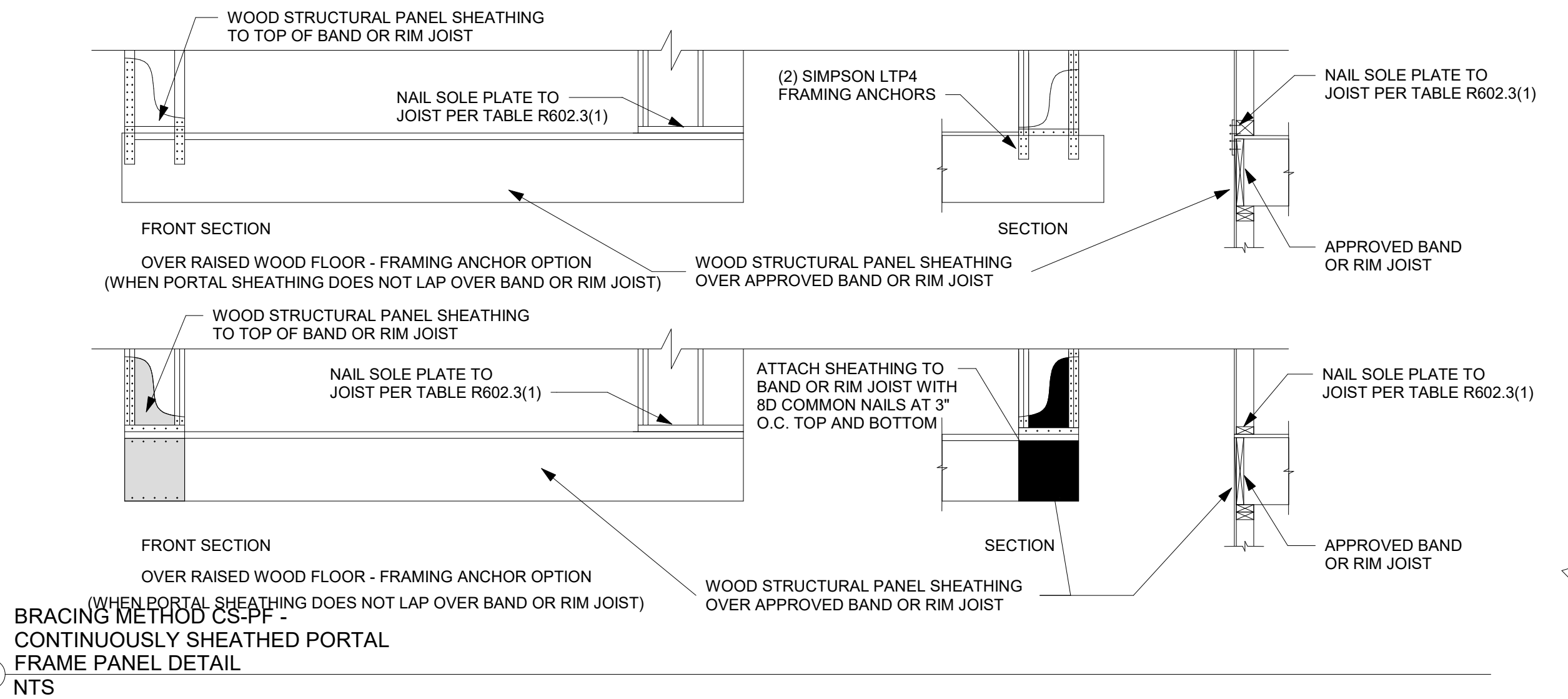
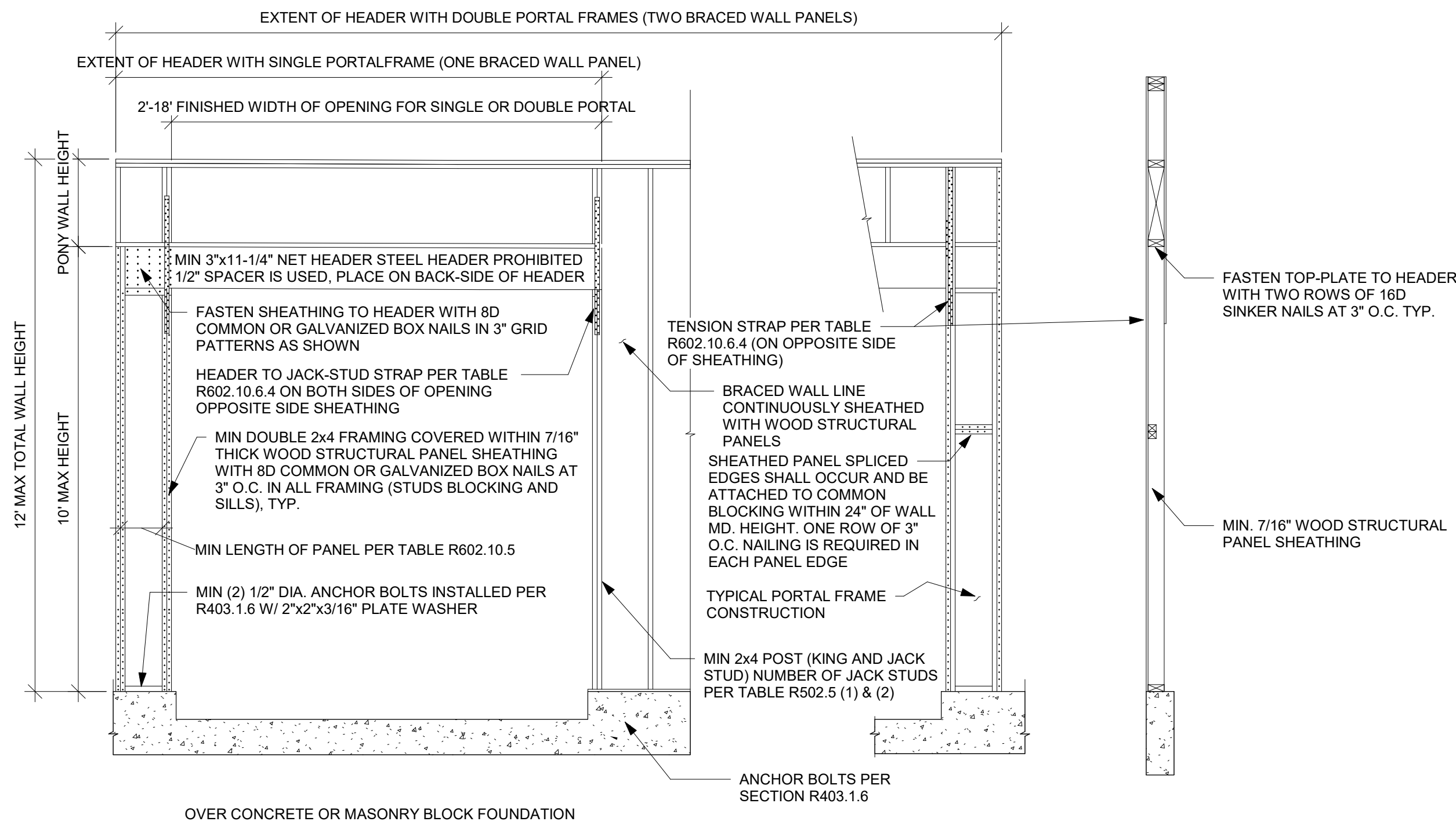
**1908 SW Hightown Drive
LEE'S SUMMIT, MISSOURI 64082**

REVISIONS

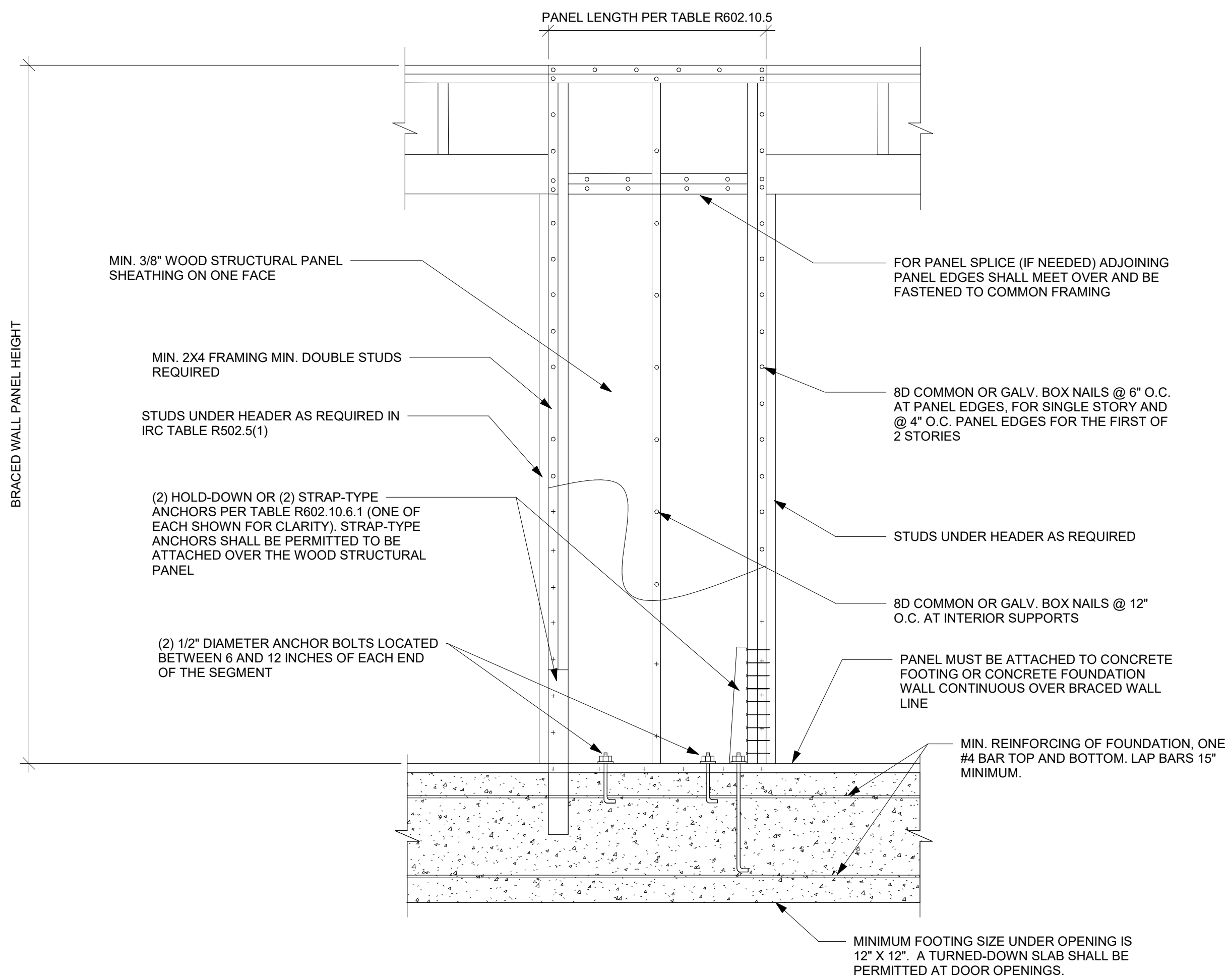
DECK DETAILS

S520

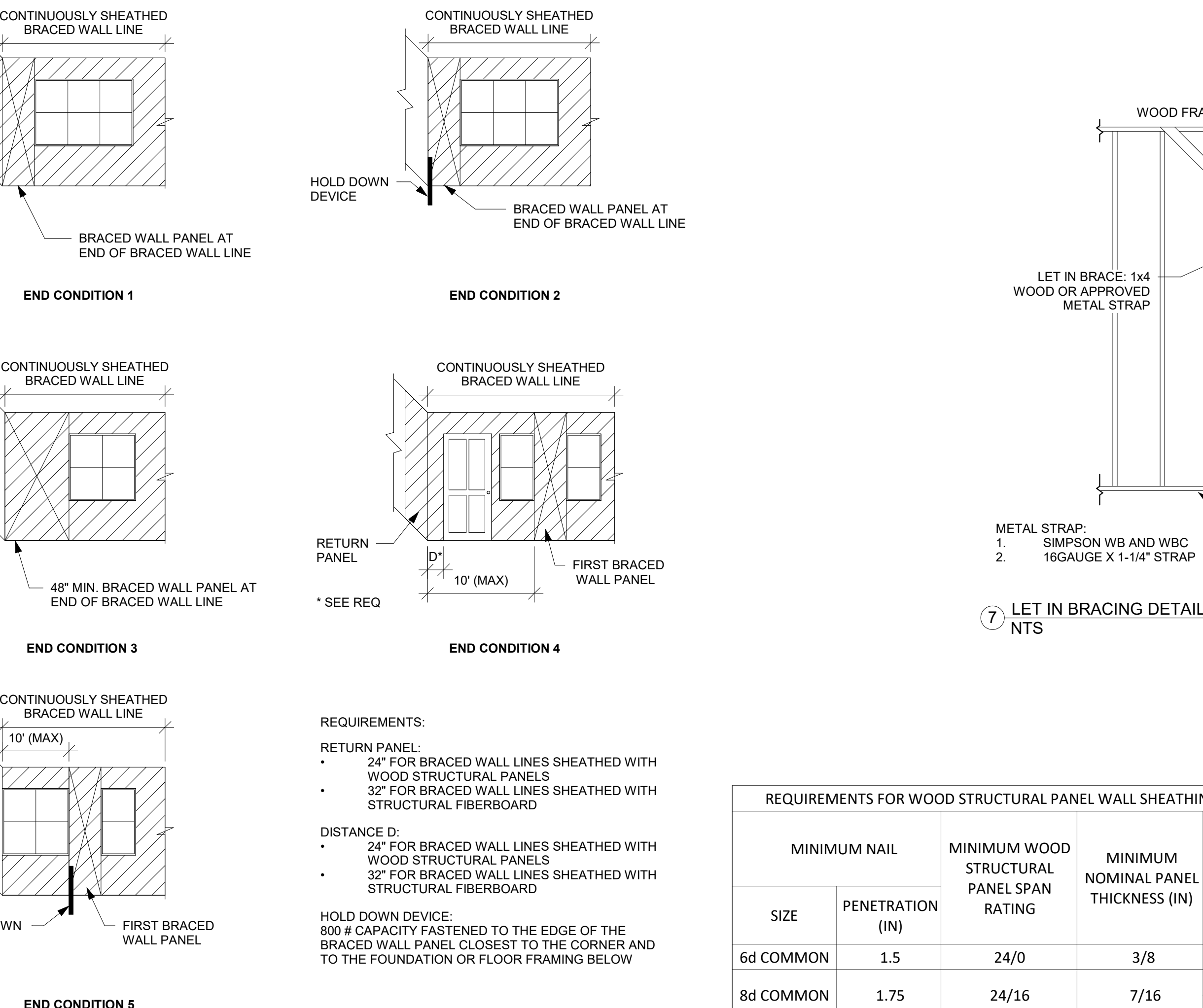
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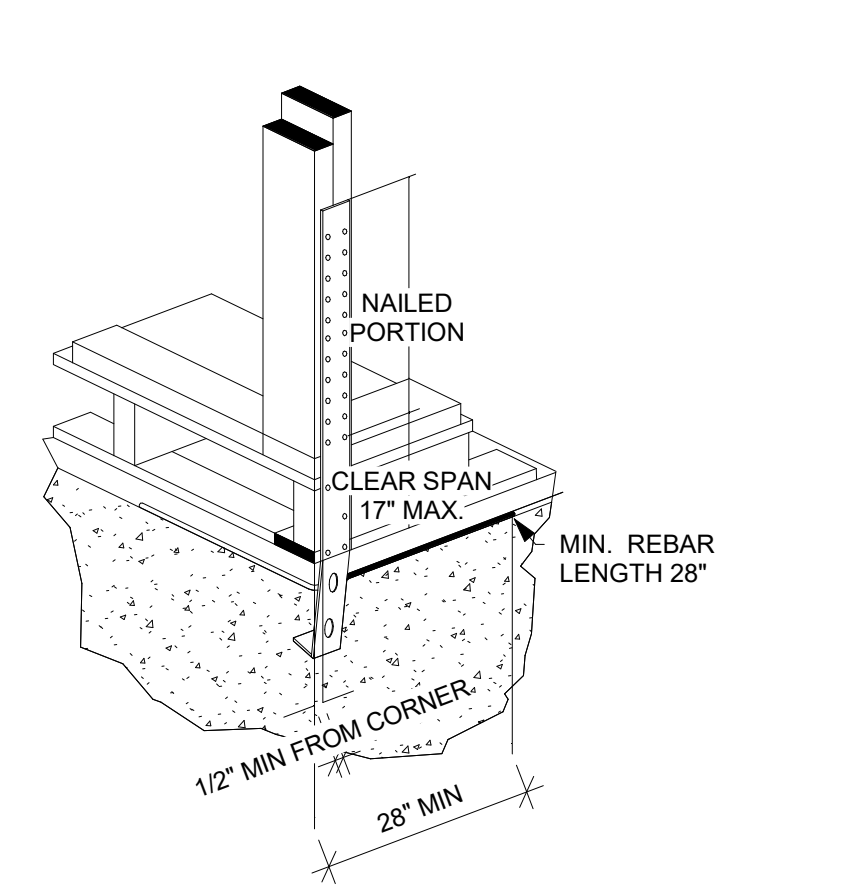
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL NTS



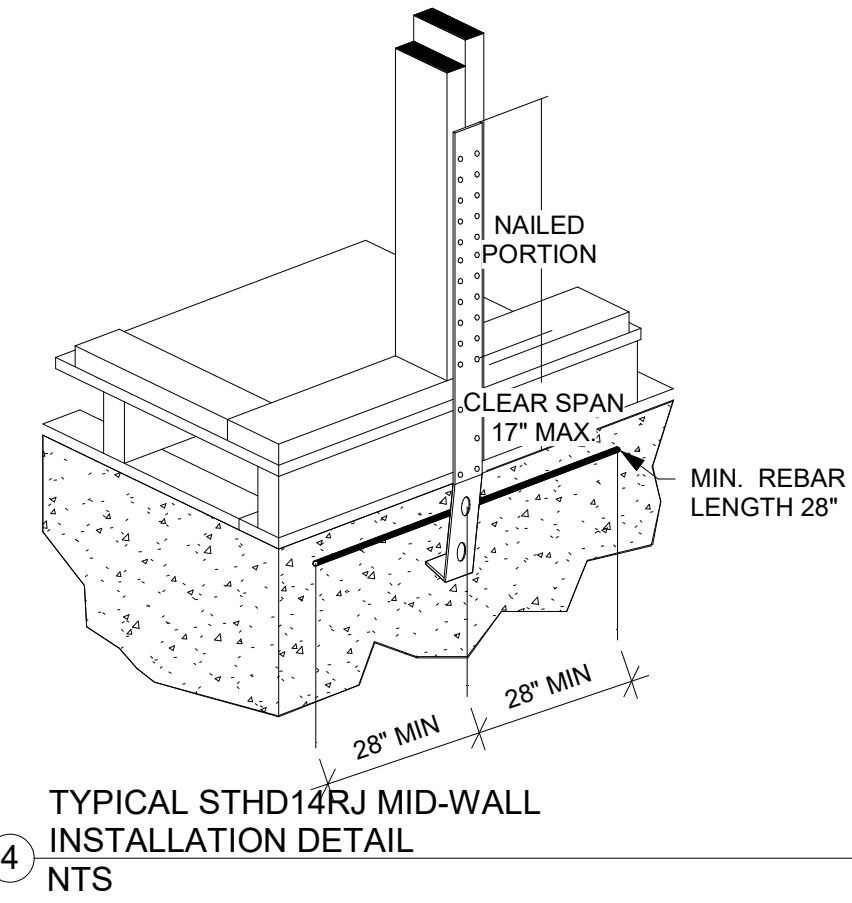
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL NTS



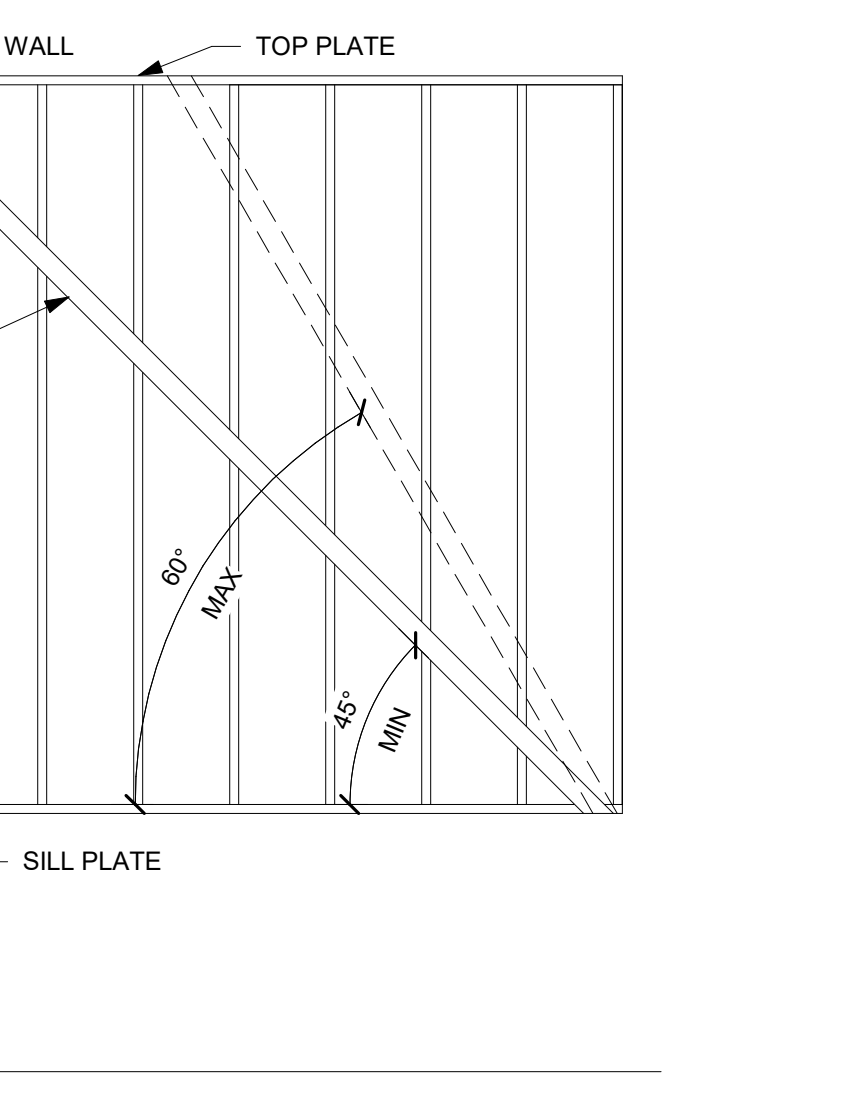
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL NTS



TYPICAL SHD14RJ CORNER INSTALLATION DETAIL NTS



TYPICAL SHD14RJ MID-WALL INSTALLATION DETAIL NTS



LET IN BRACING DETAIL NTS

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)							
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (IN)	MAX WALL STUD SPACING	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED, V _{ULT} (MPH)
					EDGES (IN O.C.)	FIELD (IN O.C.)	
6d COMMON	1.5	24/0	3/8	16	6	12	140
				16	6	12	170
8d COMMON	1.75	24/16	7/16	24	6	12	140



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BRACING DETAILS

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BRACING METHODS TABLE R602.10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA	
		FASTENERS	SPACING
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING	6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION	6" EDGES, 12" FIELD
	7/16" PANEL W/ MINIMUM 24/16 STRUCTURAL PANEL SPAN RATING	8d COMMON NAILS (2.5" x .131") W/ MINIMUM 1.75" PENETRATION	6" EDGES, 12" FIELD
PFH - PORTAL FRAME WITH HOLD-DOWNS	3/8"	SEE DETAIL ON THIS PAGE	SEE DETAIL ON THIS PAGE
PFG - PORTAL FRAME AT GARAGE	3/8"	SEE IRC SECTION R602.10.6.3	SEE IRC SECTION R602.10.6.3
LIB LET-IN-BRACING	1x4 WOOD OR APPROVED METAL STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES
		SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "Y" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS	METAL: PER STUD AND TOP AND BOTTOM PLATES
GB-GYPSUM BOARD	1/2"	1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .098" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .098" DIA., 1-5/8" LONG; 15/64" HEAD; OR GYPSUM BOARD NAIL, .086" DIA., 1-5/8" LONG, 9/32" HEAD PER TABLE R702.3.5 (SEE TABLE FOR OTHER PANEL THICKNESS OPTIONS)	FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD
		EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1)	
		EXTERIOR 5/8" SHEATHING: 1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S PER TABLE R602.3(1)	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS
ROOF		
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS TO PLATE	4-8d BOX (2-1/2"x0.131") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10 BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS	4-10d BOX (3"x0.128") OR 3-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.148") OR 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO TOP PLATE, TOE NAIL	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
	16d BOX (3-1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5-8d BOX (2-1/2"x0.113") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128")	TOE NAIL
TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3-1/2"x0.162") OR 12-16d BOX (3-1/2"x0.135") OR 12-10d BOX (3"x0.128") OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	-16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2-1/2"x0.113") OR 3-16d BOX (3-1/2"x0.135") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3"x0.128") OR 2-16d COMMON (3-1/2"x0.162") OR 3-3"x0.131" NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES 1-3/4"	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
	WIDER THAN 1"x8": 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	
FLOOR			
JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL	
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2-1/2"x0.113")	4" O.C. TOE NAIL	
	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL	6" O.C. TOE NAIL	
1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL	
2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING FACE NAIL	
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR 4 3"x14 GA. STAPLES, 7/16" CROWN	END NAIL	
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (3"x0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C AT TOP END AND BOTTOM AND STAGGERED.	
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
	AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL	
BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3"x0.128") OR 2-8d COMMON (2-1/2"x0.131") OR 2-3"x0.131" NAILS	EACH END, TOE NAIL	
DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
3/8" - 1/2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) OR 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
19/32" - 1"	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING			
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
1/2" GYPSUM INTERIOR COVERING (R702.3.5)	1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7	7
5/8" GYPSUM INTERIOR COVERING (R702.3.5)	1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL	6	12
7/8" - 1"	8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12
1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12



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REVISIONS

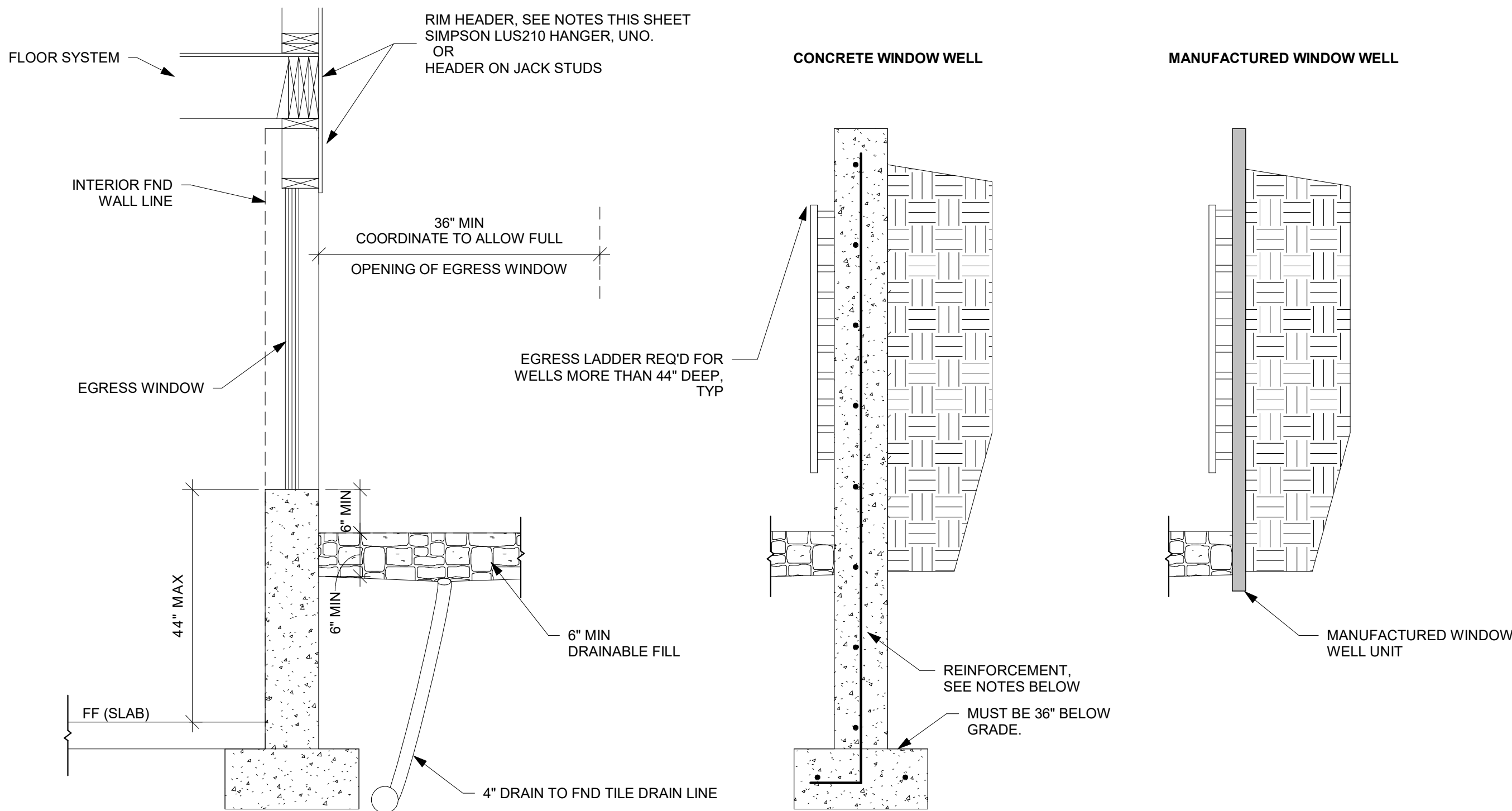
FASTENING
SCHEDULE

S550

DATE 1/16/2025 SCALE
SCALE

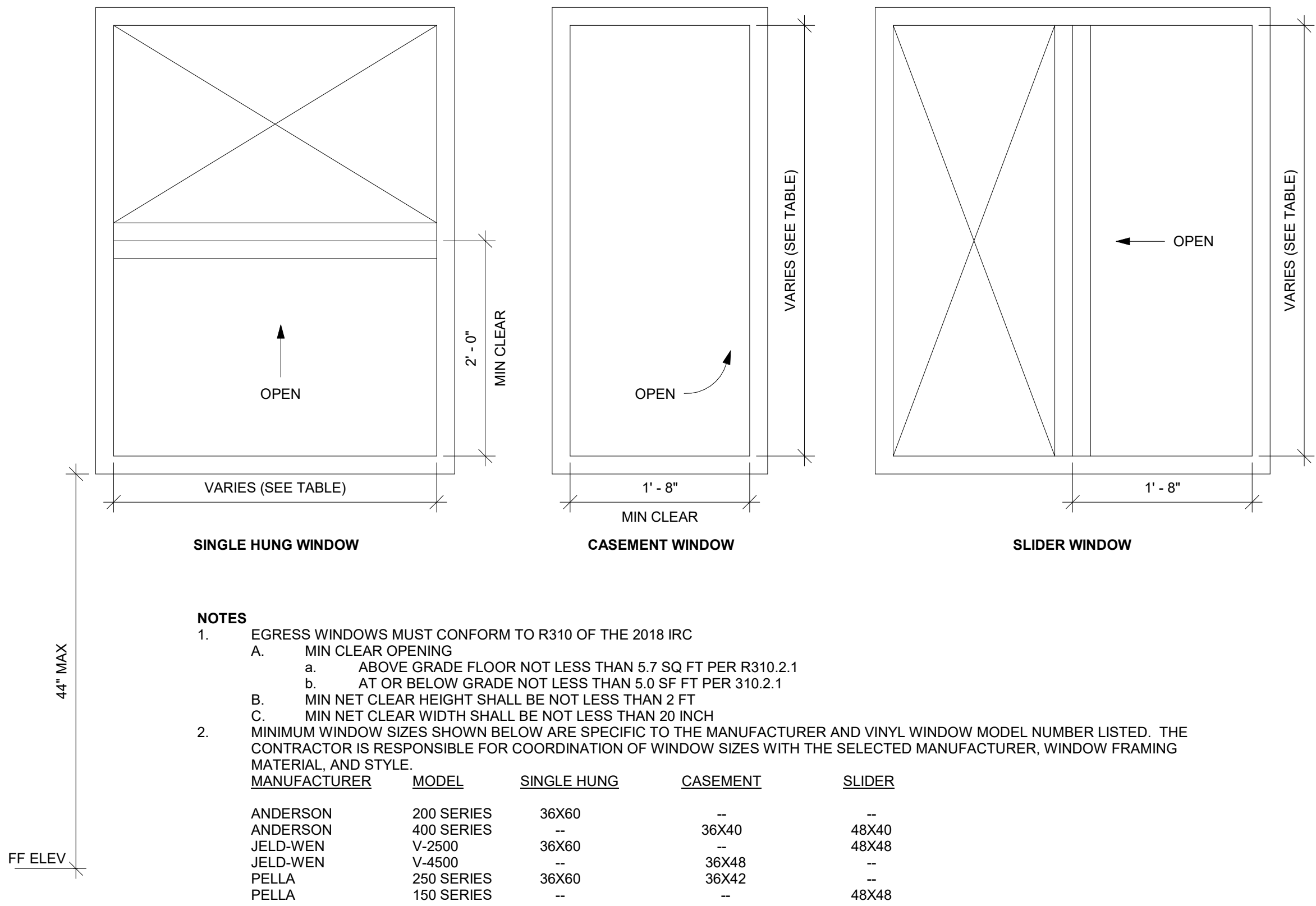


- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
 - THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
 - CONCRETE WINDOW WELLS SHALL BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
 - ASSUMED SOIL MINIMUM BEARING CAPACITY 1500 PSF.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS CRITICAL FOR CONSTRUCTION OF NEW WORK.
 - MEANS AND METHODS OF CONTRUCTION ARE OUT OF SCOPE OF THE DESIGN PROVIDED.
 - TEMPORARY SUPPORTS SHALL BE INSTALLED BEFORE REMOVAL OF LOAD BEARING STRUCTURES.
 - DIMENSIONAL LUMBER SHALL BE MINIMUM DOUGLAS FIR LARCH NO. 2.
 - LVL BEAMS SHALL HAVE MINIMUM 2.0E AND 3100F_b
 - STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, F_y=35KSI.
 - MINIMUM HEADERS
 - A. ASSUMES LOADING FOR BUILDING WITH MAXIMUM WIDTH OF 36 FT (ROOF WITH 30PSF SNOW LOADS, CEILING, AND TWO FLOORS W/ CENTER BEARING) PER TABLE R602.7(1)
- | HEADER | MAX CLEAR SPAN | MIN JACK STUDS |
|--------------------|----------------|----------------|
| (2) 2X10 | 4'-0" | 2 |
| (3) 2X10 | 5'-1" | 2 |
| (2) 2X12 | 4'-9" | 3 |
| (3) 2X12 | 5'-11" | 2 |
| (2) 1.75X9.25 LVL | 7'-6" | 3 |
| (2) 1.75X11.25 LVL | 9'-3" | 3 |

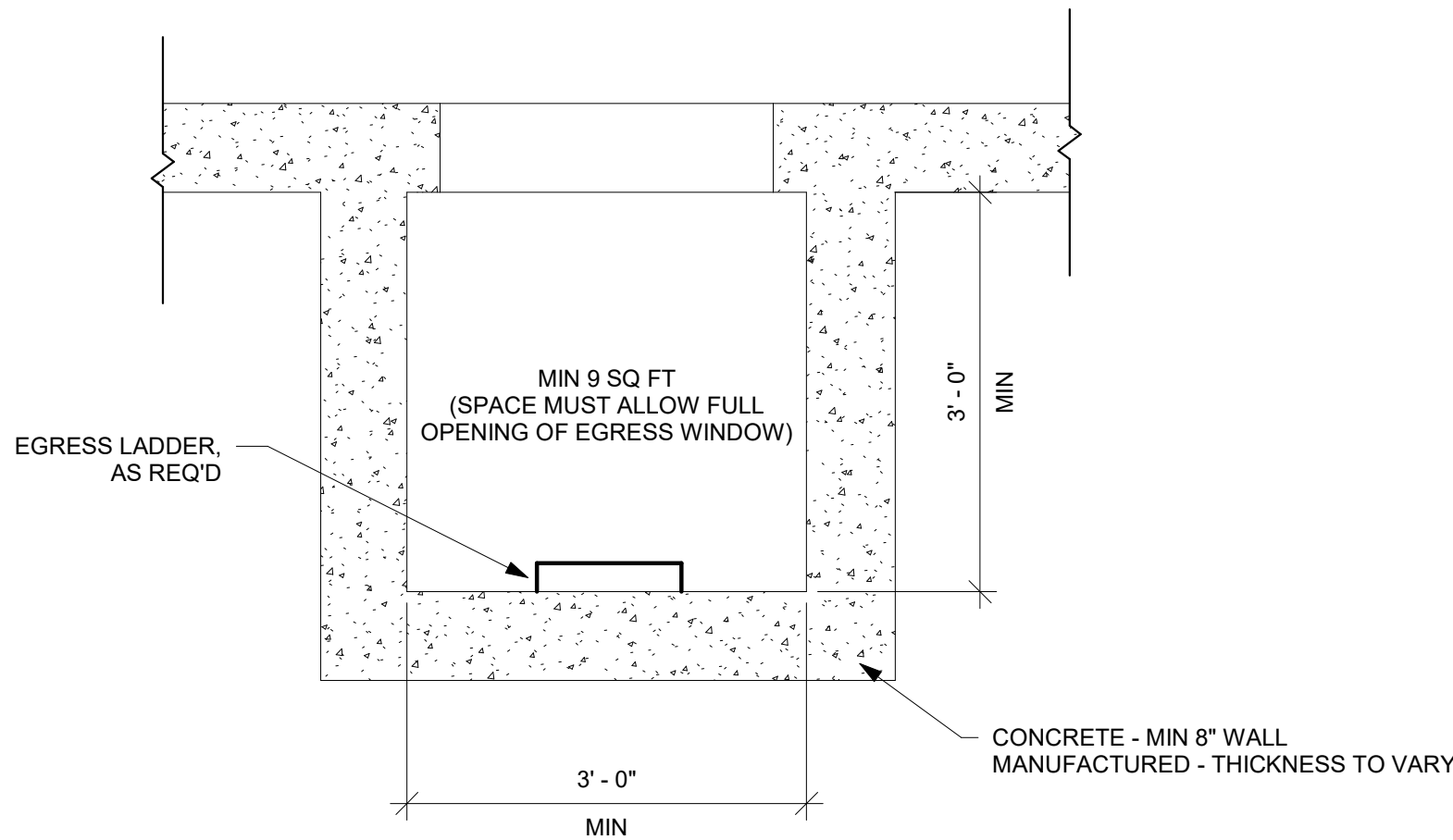


- NOTES:**
- WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE
 - CONCRETE WINDOW WELL
 - INSTALLED WITH NEW FOUNDATION
 - POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
 - REINFORCEMENT
 - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
 - INSTALLED TO EXISTING FOUNDATION
 - REINFORCEMENT
 - #4 BAR @ 12" OC EW IN WALLS
 - DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.
 - (2) #4 BAR CONT IN WALL FTG.
 - SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.
 - MANUFACTURED WINDOW WELL
 - INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
 - COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

SECTION



WINDOW EGRESS (NTS)



PLAN

WINDOW WELL FOR EGRESS (NTS)



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