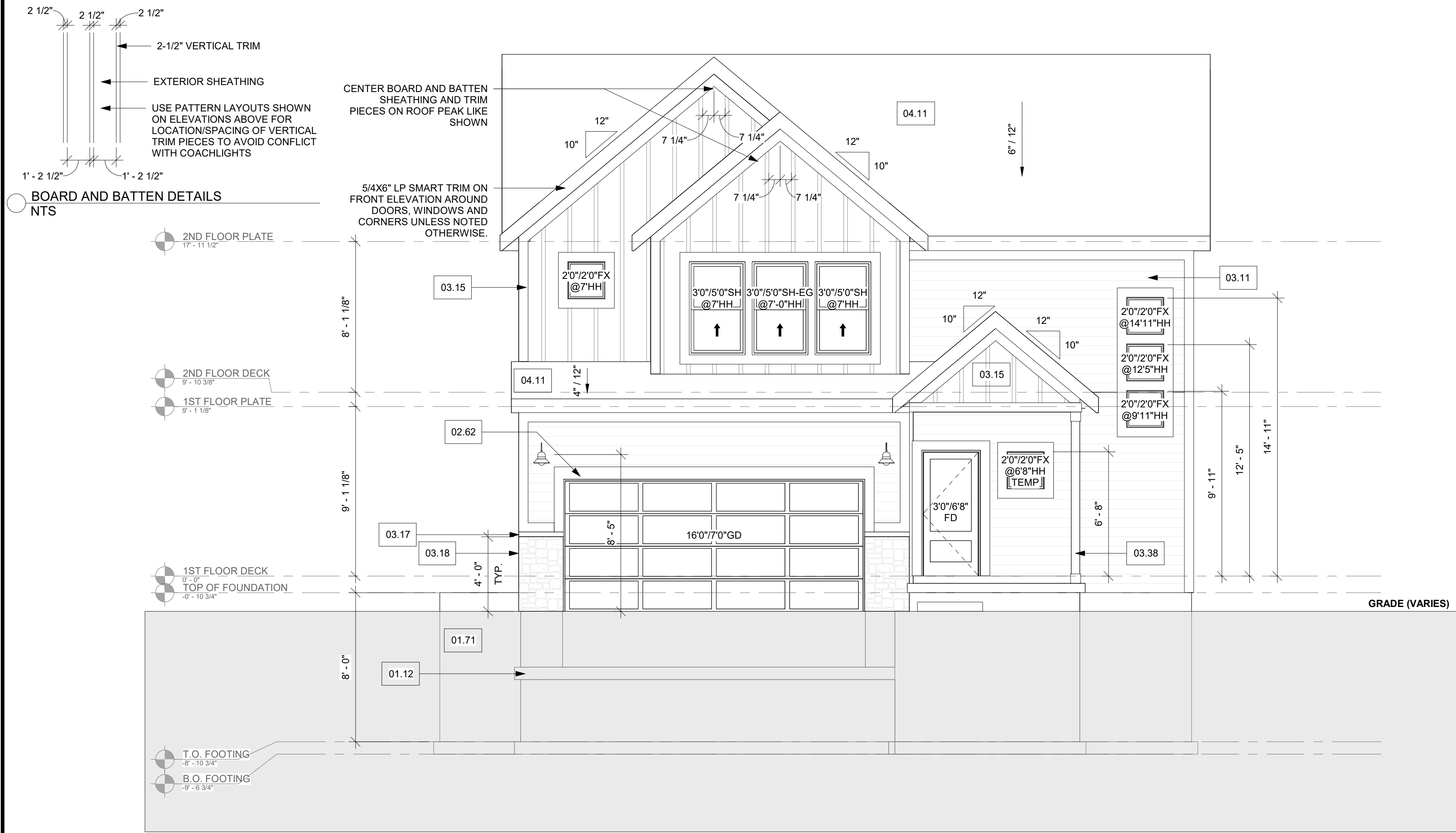
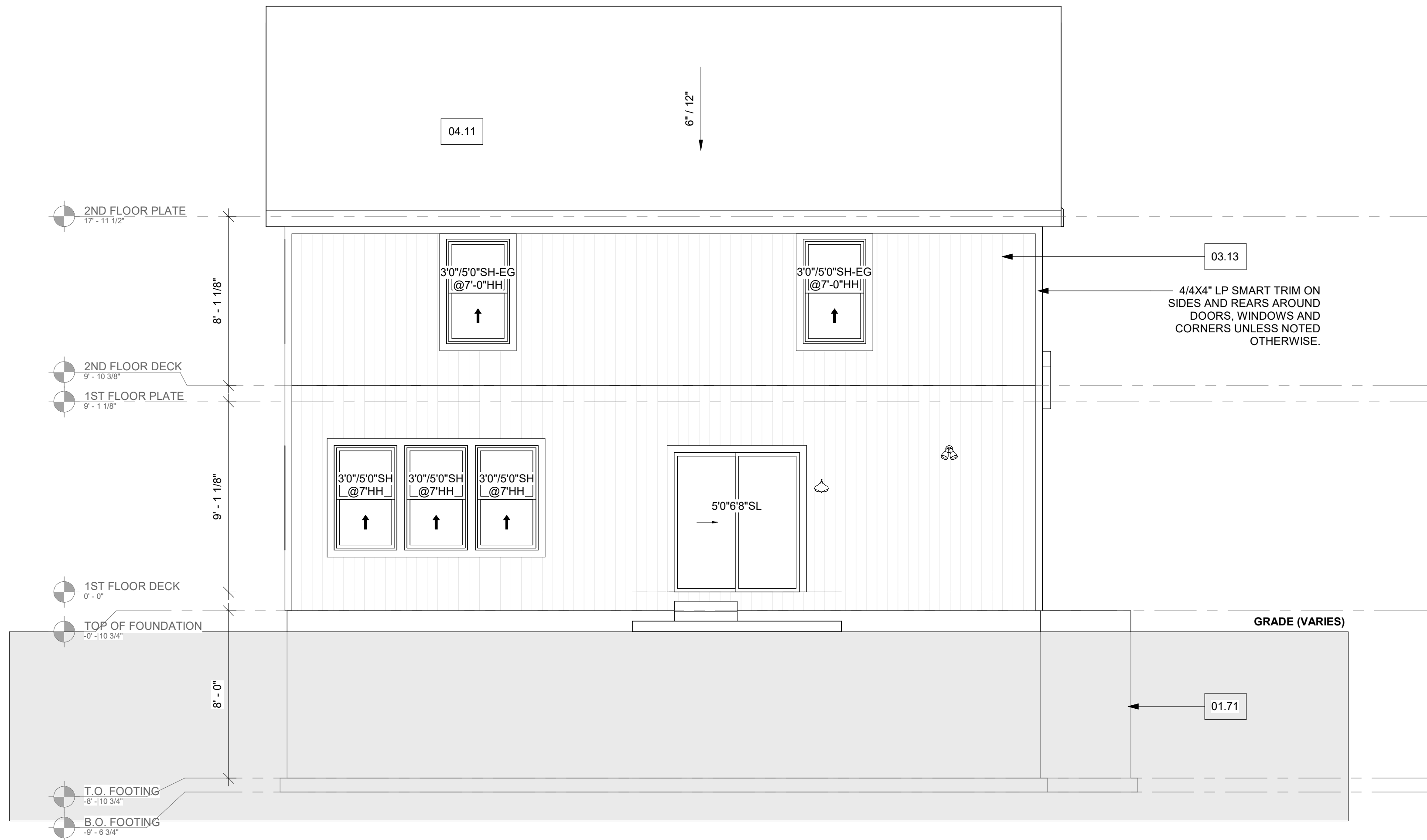




1 - FRONT ELEVATION - FARMHOUSE 2
CAR
1/4" = 1'-0"



3 - REAR ELEVATION - FARMHOUSE 2
CAR FULL
1/4" = 1'-0"

REFERENCE NOTES

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.41 - 6X6 CEDAR POST

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION WALL.

02.61 - 1X8 LP SMART TRIM

02.62 - DOUBLED 1X8 LP SMART TRIM

03.11 - LP SMART LAP SIDING. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

03.13 - LP SMART PANEL SIDING. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

03.15 - LP SMART BOARD AND BATTEN

03.17 - MANUFACTURED STONE VENEER

03.18 - CAST STONE

03.38 - 6X6 CEDAR POST. 1X8 TRIM AT BASE. 1X4 TRIM AT TOP.

03.75 - 26"X6"X11" CEDAR BRACKET

03.84 - 1X6 LP SMART TRIM CAULKED AND SEALED WITH 1X6 CEDAR INSTALLED ON TOP.

04.11 - MINIMUM ROOFING COMPOSITION. 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

8'-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

TABLE OF CONTENTS	
SHEET NUMBER	SHEET NAME

G000	COVER - FARMHOUSE
G001	DESIGN ELEVATIONS - FARMHOUSE
G101	LOWER LEVEL / FOUNDATION PLAN
G102	MAIN LEVEL PLAN
G103	UPPER LEVEL PLAN
G104	ROOF PLAN
S100	STRUCTURAL GENERAL NOTES
S501	FOUNDATION DETAILS
S503	GARAGE/SLAB DETAILS
S510	FRAMING STANDARDS
S520	DECK DETAILS
S530	BRACING DETAILS
S550	FASTENING DETAILS
S560	EGRESS WINDOWS

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summit
HOMES
A CLAYTON COMPANY

120 SE 30TH ST.
LEE'S SUMMIT, MO 64082



EVERSTEAD
ENGINEERING & DESIGN

3741 NE TROON DR.
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ADDRESS:

1152 SE Cronin St

Lee's Summit, MO 64082

BAILEY FARMS #2090
BASSWOOD FARMHOUSE PLAN

PROFESSIONAL SEAL:



VERSION:

5.1

COVER -
FARMHOUSE

G000

DATE 9/11/2025 3:16:43 PM
SCALE As indicated

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/18/2025

WALL LEGEND	
	DEMO WALL
	FOUNDATION WALL - EXISTING
	FOUNDATION WALL - NEW
	EXISTING WALL TYPE
	EXISTING LOAD BEARING WALL
	NEW 4" WALL TYPE
	NEW 6" WALL TYPE
	NEW 4" LOAD BEARING WALL
	NEW 6" LOAD BEARING WALL
	NEW WALL INFILL OF EX. OPENING

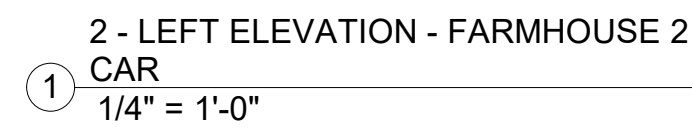
BUILDING SQUARE FOOTAGE (SQFT)

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	975
	UPPER LEVEL	1277
		2252
UNFINISHED	LOWER LEVEL	826
	GARAGE 2 CAR	460
	PORCH	72
	PATIO	120
		1478

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 EVERSTEAD. THIRD PARTY INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO INSPECTIONS OF THE BEARING SOIL, FOOTINGS, PIERS, FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETAINING WALLS BACKFILL AND REINFORCEMENT), LUMBER FRAMED CONSTRUCTIBILITY 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 EVERSTEAD 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.



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

09/18/2022

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

2 - MAIN LEVEL PLAN FARMHOUSE 2
CAR
1/4" = 1'-0"

Door Schedule Main Level_Farmhouse_2 car		
Count	Door Size	Level
3	2'4"/6'8"	1ST FLOOR DECK
1	2'8"/6'8"	1ST FLOOR DECK
1	3'0"/6'8"	1ST FLOOR DECK
1	3'0"/6'8" FD	1ST FLOOR DECK
1	5'0"/6'8"SL	1ST FLOOR DECK
1	5'0"/6'8"DO	1ST FLOOR DECK
1	16'0"/7'0"G D	1ST FLOOR DECK

Window Schedule Main Level_Farmhouse		
Count	Type	Head Height
1	2'0"/2'0"FX @6'8"HH TEMP	6' - 8"
1	2'0"/2'0"FX @9'11"HH	9' - 11 1/2"
1	2'0"/2'0"FX @12'5"HH	12' - 5 1/2"
1	2'0"/2'0"FX @14'11"HH	14' - 11 1/2"
3	3'0"/5'0"SH @7HH	7' - 0"
2	3'0"/5'0"SH-EG @7'-0"HH	7' - 0"

REFERENCE NOTES

- 01.22 - EXPOSED TOP OF FOUNDATION WALL
- 02.12 - 2X6 STUD WALL
- 02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS.
- 02.51 - 3 STUDS BETWEEN WINDOW UNITS.
- 05.05 - HOSE BIBB
- 05.52 - PLUMBING FLANGE ABOVE. HEADER JOISTS AS NEEDED.
- 06.42 - HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 06.70 - MICROWAVE VENT LOCATION. SEE DETAIL SHEET FOR DIMENSIONS. VENT TO EXTERIOR PER ENERGY CODE.
- 07.65 - LINE OF FLOOR ABOVE.
- 07.88 - CHANGE IN FLOORING MATERIAL.
- 08.11 - 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

ALL NON TREATED LUMBER SIZES, UNLESS NOTED OTHERWISE ARE:

SOUTHERN YELLOW PINE #1, #2, OR DOUGLAS FIR-LARCH #2 FOR VERTICAL MEMBERS, 2X4 AND 2X6

SOUTHERN YELLOW PINE #1 OR DOUGLAS FIR-LARCH #2 FOR HORIZONTAL MEMBERS, 2X10 AND 2X12

ALL TREATED/ROT RESISTANT LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE, UNLESS OTHERWISE NOTED

GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ENGINEERING 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.
- 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.
- ALL WINDOW HEADERS TO BE (2) 2X10 UNO.
- ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS SHALL BE @ 16" OC UNO.
- ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED @ 24" OC.

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 (4' MIN PANEL LENGTH, UNO) (PARTIAL PANELS PER IRC R602.10.5.2. NOTED ON PLANS W/ LENGTH)
- BRACING LIB PER IRC R602.10
- MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5.2:
- 55' - 9' TALL WALL HEIGHT
 - 62' - 9' TALL WALL HEIGHT
 - 69' - 10' TALL WALL HEIGHT
- BRACING - PFH PER IRC R602.10.6.2
- ENGINEERED BRACED WALL PANEL: 3/8" THICK WOOD STRUCTURAL PANEL NAILED W/ 8d COMMON NAILS SPACED 6" OC AT EDGES AND 12" OC IN FIELD

CONSTRUCTION NOTES - ADDITIONS

- ALL NEW WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD UNO
- ALL EXISTING WALLS ARE MEASURED TO THE PRESUMED FINISHED FACE OF WALL UNO.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- NEW DOORS AND WINDOWS ARE TAGGED IN FEET AND INCHES.
- ALL VANITIES, SHOWERS, AND TUBS ARE TAGGED IN INCHES UNO.
- 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.

CEILING TRANSITION

WALL LEGEND	
	DEMO WALL
	FOUNDATION WALL - EXISTING
	FOUNDATION WALL - NEW
	EXISTING WALL TYPE
	EXISTING LOAD BEARING WALL
	NEW 4" WALL TYPE
	NEW 6" WALL TYPE
	NEW 4" LOAD BEARING WALL
	NEW 6" LOAD BEARING WALL
	NEW WALL INFILL OF EX. OPENING

CPG DBA

summit
HOMES
A CLAYTON COMPANY

120 SE 30TH ST.
LEE'S SUMMIT, MO 64082



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ADDRESS:

1152 SE Cronin St

Lee's Summit, MO 64082

BAILEY FARMS #2090
BASSWOOD FARMHOUSE PLAN

PROFESSIONAL SEAL:



VERSION:

5.1

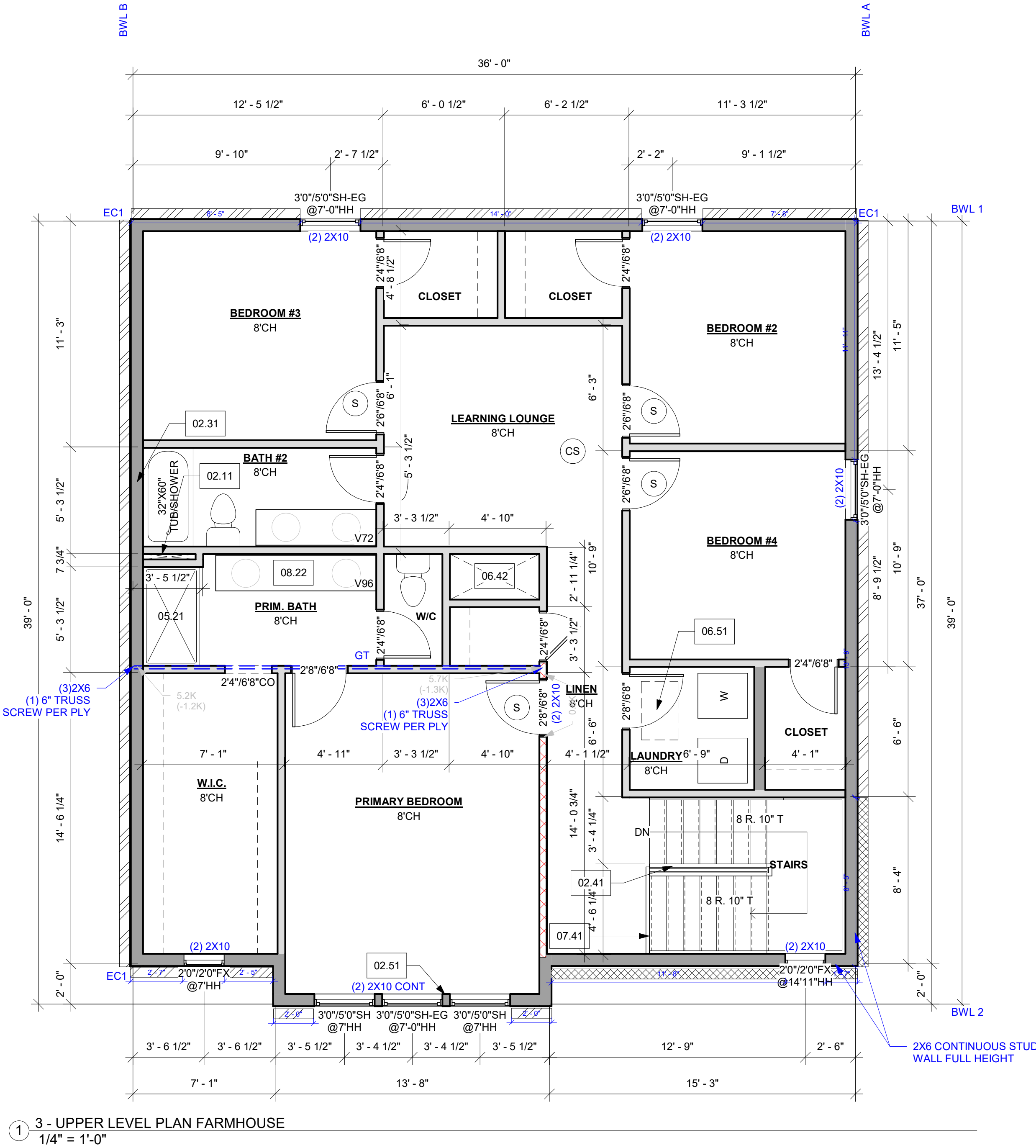
MAIN LEVEL
PLAN

G102

DATE 9/11/2025 3:16:45 PM
SCALE As indicated

09/18/2025

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 WALL 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



Door Schedule Upper Level_Farmhouse		
Count	Door Size	Level
6	2'4"/6'8"	2ND FLOOR DECK
1	2'4"/6'8"CO	2ND FLOOR DECK
3	2'6"/6'8"	2ND FLOOR DECK
3	2'8"/6'8"	2ND FLOOR DECK

Window Schedule Main Upper Level_Farmhouse		
Count	Type	Head Height
1	2'0"/2'0"FX @7"HH	7' - 0"
2	3'0"/5'0"SH @7"HH	7' - 0"
4	3'0"/5'0"SH-EG @7'-0"HH	7' - 0"

REFERENCE NOTES

- 02.11 - DOUBLE 2X4 STUD WALL
- 02.31 - SIX SIDED TUB ASSEMBLY INCLUDING A THERMAL BARRIER ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB/SHOWER
- 02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS.
- 02.51 - 3 STUDS BETWEEN WINDOW UNITS.
- 05.21 - FIBERGLASS BASE WITH TILE WALLS. VERIFY WITH STARTS SHEET.
- 05.23 - FIBERGLASS UNIT. VERIFY WITH STARTS SHEET.
- 06.42 - HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 06.51 - 1'10" X 3'-0" MINIMUM ATTICE ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 07.41 - OPEN HANDRAILS.
- 08.22 - CONTINUOUS FLAT VANITY.

ALL NON TREATED LUMBER SIZES, UNLESS NOTED OTHERWISE ARE:

SOUTHERN YELLOW PINE #1, #2, OR DOUGLAS FIR-LARCH #2 FOR VERTICAL MEMBERS, 2X4 AND 2X6

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INTERIOR LOAD BEARING WALL

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- ### CONSTRUCTION NOTES - ADDITIONS
- ALL NEW WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD UNO.
 - ALL EXISTING WALLS ARE MEASURED TO THE PRESUMED FINISHED FACE OF WALL UNO.
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 - ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

CEILING TRANSITION

WALL LEGEND	
	DEMO WALL
	FOUNDATION WALL - EXISTING
	FOUNDATION WALL - NEW
	EXISTING WALL TYPE
	EXISTING LOAD BEARING WALL
	NEW 4" WALL TYPE
	NEW 6" WALL TYPE
	NEW 4" LOAD BEARING WALL
	NEW 6" LOAD BEARING WALL
	NEW WALL INFILL OF EX. OPENING

CPG DBA

summit
HOMES
A CLAYTON COMPANY

120 SE 30TH ST.
LEE'S SUMMIT, MO 64082

EVERSTEAD
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BAILEY FARMS #2090
BASSWOOD FARMHOUSE PLAN

PROFESSIONAL SEAL:



VERSION:

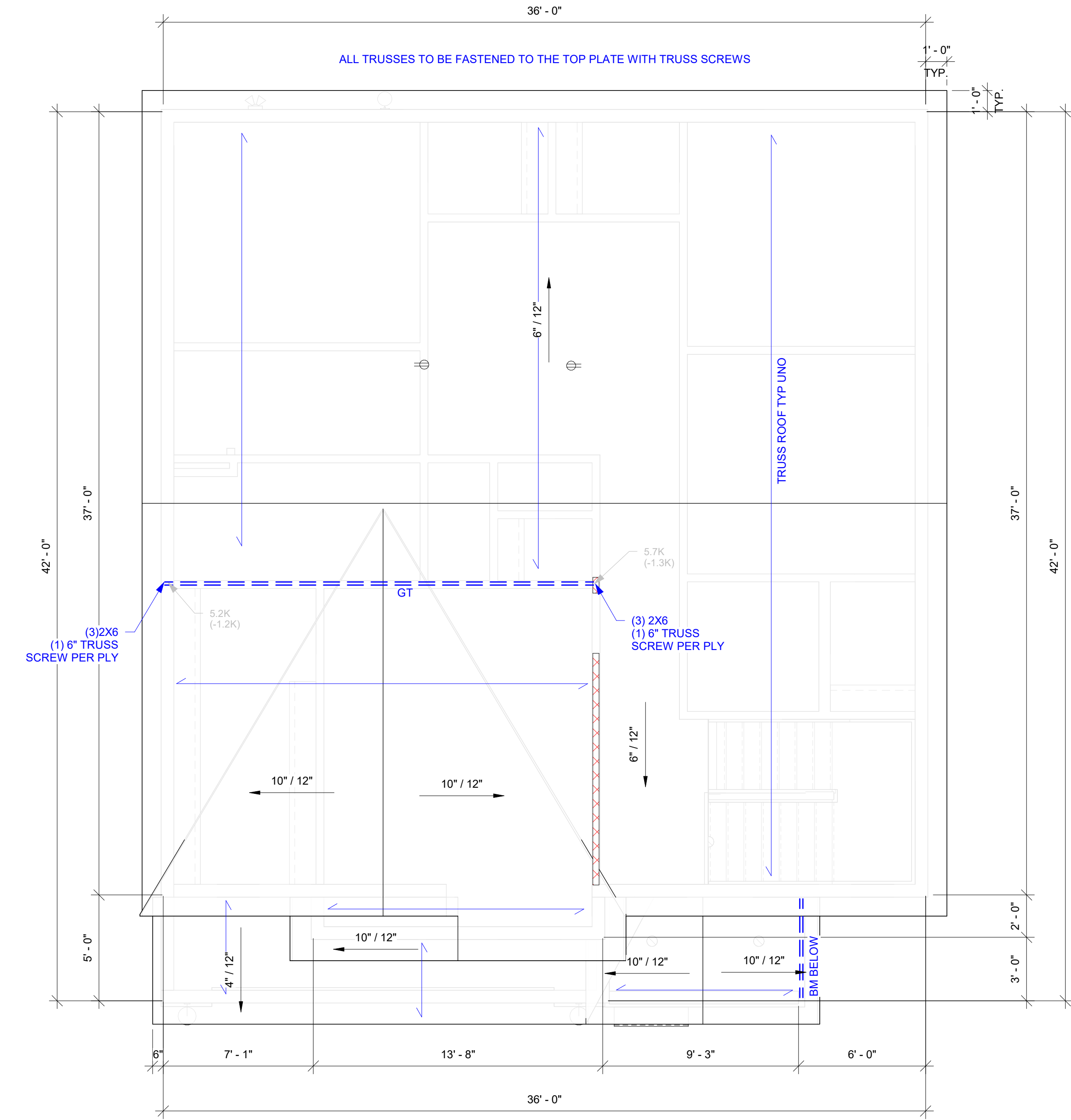
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UPPER LEVEL
PLAN

G103

DATE 9/11/2025 3:16:46 PM
SCALE As indicated

09/18/2025

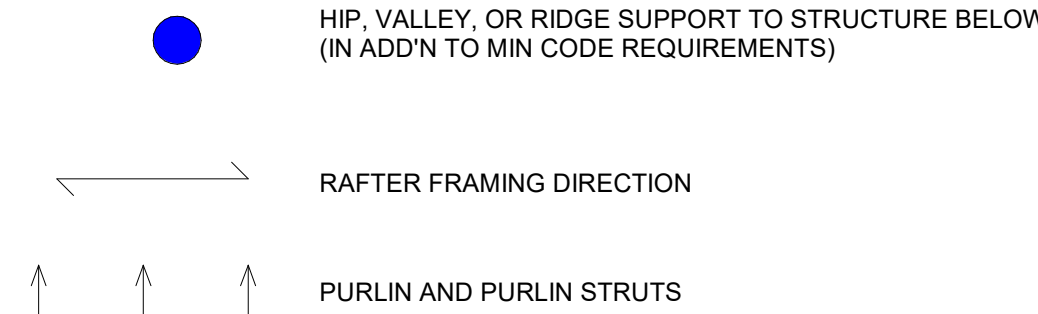


① 4 - ROOF PLAN - FARMHOUSE 2 CAR
1/4" = 1'-0"

STICK FRAMED ROOF NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ENGINEERING SPECIFICATIONS WHERE APPLICABLE.
- PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- ROOF IS ENGINEERED TO COMPLY WITH IRC 802.
- ALL RAFTERS SHALL BE 2x6 @ 16" O.C. U.N.O.
- RIDGE BOARDS, HIPs, AND VALLEYS SHALL BE A DEPTH NOT LESS THAN THE CUT END OF RAFTERS BEING SUPPORTED.
- STRUCTURAL RIDGE, HIP, VALLEY BEAMS PER PLAN, IF REQUIRED.
- PURLINS AND PURLIN STRUTS SHALL BE PER IRC SECT. R802.4.5 w/ MODIFICATIONS AS FOLLOWS: PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE CHART BELOW.

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
2x4 AND 2x6	12'-0"

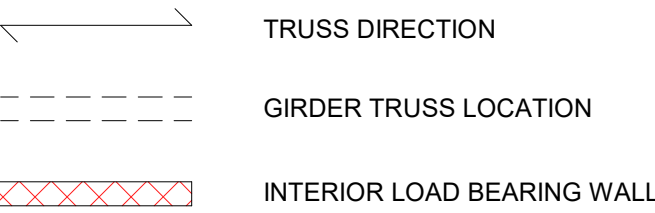


TRUSS FRAMED ROOF NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING.
- ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 X10 UNO.
- CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
- 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 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 DOUGLAS FIR - LARCH OR SOUTHERN YELLOW PINE DOUBLE TOP PLATE INTO THE BEARING END OF A TRUSS
 - (1) 6" SCREW - MAX 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 - MAX 1195 LBS UPLIFT WHEN BOTH SCREWS ARE INSTALLED VERTICALLY INTO TRUSS. (INSTALLATION CONF. B)
 - (1) 6" SCREW EA PLY AT STUD - MAX 1287 LBS UPLIFT FOR 2 PLY, MAX 1930 LBS UPLIFT FOR 3 PLY WHEN INSTALLED FROM FACE OF STUD ALIGNED WITH TRUSS ON A MAX 20 DEG. ANGLE FROM VERTICAL (INSTALLATION TYPES 3 AND 4)
 - (2) 6" SCREWS EA PLY AT STUD - MAX 1629 LBS UPLIFT FOR 2 PLY, MAX 2443 LBS UPLIFT FOR 3 PLY WHEN BOTH SCREWS INSTALLED AT A 16 DEG TO 30 DEG ANGLE OFFSET 1/2" FROM THE OPPOSITE EDGES OF RAFTER/TRUSS (INSTALLATION CONF. C)
- TRUSS BEARING WITH UPLIFT THAT EXCEEDS THE TRUSS SCREW CAPACITY LISTED ABOVE MUST HAVE ADDITIONAL FASTENING, AS SHOWN ON PLAN.



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BAILEY FARMS #2090
BASSWOOD FARMHOUSE PLAN

PROFESSIONAL SEAL:



VERSION:

5.1

ROOF PLAN

G104

DATE 9/11/2025 3:16:47 PM
SCALE As indicated

09/18/2025

A.	GENERAL NOTES IRC 2018	C.5	CONCRETE (CONT.)	D.	FRAMING/STRUCTURE	F.	STAIRWAYS
A.1	PLANS SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE EVERSTEAD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION. EVERSTEAD MAY REQUIRE RE-USED DRAWING OR CALCULATIONS AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.		- CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES. - CONCRETE POURED AGAINST AN EXISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM OF 1/4 INCH AMPLITUDE. - REBAR PLACEMENT SHALL BE AS FOLLOWS: - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3.0 IN CLR - CONCRETE EXPOSED TO EARTH OR WEATHER 1.5 IN CLR - NOT EXPOSED TO WEATHER OR GROUND - SLABS, WALLS, JOISTS 3/4 IN CLR - BEAMS, COLUMNS 1.5 IN CLR - CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHER - SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28 DAYS. - ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. THE DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE. (IRC R406.1)	D.1	FRAMING NOTES - ALL NON TREATED LUMBER SIZES, UNLESS NOTED OTHERWISE ARE: - SOUTHERN YELLOW PINE #1, #2, OR DOUGLAS FIR-LARCH #2 FOR VERTICAL MEMBERS, 2X4 AND 2X6 - SOUTHERN YELLOW PINE #1 OR DOUGLAS FIR-LARCH #2 FOR HORIZONTAL MEMBERS, 2X10 AND 2X12 - ALLTREATED/ROT RESISTANT LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE, UNLESS OTHERWISE NOTED - ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE #1 (2) 2X10 ON LOAD BEARING WALLS. - ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 2X4 JACK STUDS UNO. KING STUDS SHALL BE PROVIDED AT ALL HEADERS IN ACCORDANCE WITH IRC TABLE R602.7.5. - DOUBLE JOIST UNDER PARALLEL INTERIOR NON-LOAD BEARING WALLS. - CANTILEVERS, OVER BEAMS AND DOOR JAMBS SHALL BE BLOCKED. - ANY WOOD MEMBER IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL. - IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN 10'-0" FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED IN IRC TABLE R602.3(5) FOR THE CORRESPONDING STUD SIZE. THOSE STUDS GREATER THAN 10'-0" FEET IN LENGTH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT. - ALL WOOD STRUCTUAL PANELS SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA OR EQUIVALENT. ALL PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" INCH SPACE AT PANEL ENDS. WOOD STRUCTURAL PANEL MOISTURE CONTENT SHALL BE LESS THEN OR EQUAL TO 16%. - ALL STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS UNO: 2X4 OR 2X6 EXTERIOR WALLS AS PERMITTED BY CODE: DOUGLAS FIR-LARCH #2 (DF-L #2), SOUTHERN YELLOW PINE #1 OR BETTER. - EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB., UNLESS BRACING IS SHOWN ON PLANS - EXTERIOR OSB SHEATHING TO BE FASTENED WITH 8D COMMON NAILS; 6" O. C. AT PANEL EDGES, 12" O. C. IN THE FIELD. 2X4 OR 2X6 INTERIOR LOAD BEARING WALLS DF-L #2 OR BETTER. - LOAD BEARING, BRACED, AND SHEAR WALLS, REQUIRE A DOUBLE TOP PLATE. THE TOP PLY BEING FIELD APPLIED WITH A MIN. 24" LAP SPLICE - FIELD APPLIED LAP SPLICED TOP PLATE: DF-L #2 OR BETTER - LOAD BEARING HEADERS PER HEADER SCHEDULE OR AS SHOWN ON FRAMING PLANS. - LOAD BEARING HEADERS TO BE FABRICATED WITH THE HEADER AT THE UNDER SIDE OF THE TOP PLATE WITH CRIPPLE FRAMING BELOW AS NEEDED UNO. - INTERIOR NON LOAD BEARING WALLS: DF-L #2 STUD GRADE OR BETTER - COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2X6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILINGS, ATTACHED WITH 1-3/4" X 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3-1/4" X 0.120" NAILS THROUGH THE JAMB INTO THE HEADER, 2X8 HEADER (MINIMUM) FOR ATTACHMENT OF COUNTER BALANCE SYSTEM. - CRIPPLE FRAMING NOT REQUIRED ABOVE OR BELOW OPENINGS WHERE THE VERTICAL CLEAR HEIGHT IS 22" OR LESS FOR NON-LOAD BEARING WALLS. - ALL LUMBER IN CONTACT WITH MASONRY OR OTHERWISE EXPOSED TO WEATHERING TO BE PRESSURE TREATED (PT). - FIELD APPLIED SILL PLATE: TREATED LUMBER - BOTTOM (SOLE) PLATE IN CONTACT WITH MASONRY: TREATED LUMBER - ALL PRESSURE TREATED WOOD SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES. PRESSURE TREATMENT SHALL COMPLY WITH THE REQUIREMENTS OF AWPB, C2, LP-22, AND IRC SECTION R317. ALL LUMBER < 8" ABOVE THE FINISHED GRADE SHALL BE PRESSURE TREATED. - FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MIN. OF ASTM A653 TYPE C185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR EXCEPTIONS, REFER TO R317.3.1.		- STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN. - REQUIRED GUARD RAILS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. - EXCEPTION (1): GUARD RAILS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. - EXCEPTION (2): WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. - GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. - EACH STAIRWAY OF FOUR OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS. - HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" TO 2" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.7.8.5. - MINIMUM 6'-8" OF HEADROOM CLEARANCE IS REQUIRED IN STAIRWAYS. - ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH ½" GYPSUM BOARD ON ENCLOSURE PER IRC R302.7.
A.2	LOADING ASSUMPTIONS		C.6	CONCRETE WALLS WITH REINFORCEMENT STEEL		G.	GARAGES
	DEAD - ROOF 10 PSF UNO - ROOF + CEILING (NO STORAGE) 15 PSF - ROOF + CEILING (STORAGE) 20 PSF - CEILING JOISTS (STORAGE) 10 PSF - EXTERIOR BALCONY / DECK 10 PSF - INTERIOR FLOOR (MAIN FLOOR) 15 PSF - INTERIOR FLOOR (UPPER FLOORS) 10 PSF 8" THICK MASONRY WALL 96 PSF 6" THICK MASONRY WALL 72 PSF - EXTERIOR LIGHT FRAMED WOOD WALLS 15 PSF - INTERIOR LIGHT FRAMED WOOD WALLS 10 PSF (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD) LIVE - ROOF LIVE LOAD 20 PSF - FLOOR LIVE LOAD 40 PSF (HABITABLE) - GARAGE 50 PSF WITH 2000 LB POINT LOAD - STORAGE 20 PSF (UNINHABITABLE) GUARDRAIL: - CONTINUOUS LINEAR 50 PLF - MAXIMUM POINT 200 LBS SNOW - GROUND SNOW LOAD 20 PSF WIND - VELOCITY 115 MPH - EXPOSURE CATEGORY B		- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40. - SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. 90 DEG. HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14. - STRAIGHT EXTENSION LENGTH = 12X BAR DIA. - BEND DIAMETER = 12X BAR DIA. - HOOKED DOWELS: - HOOKED DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF FOUNDATION. - HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO FOUNDATION. - PROVIDE (2) - #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS. - WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE IN ACCORDANCE WITH TABLE R608.5.4(1) AND FIGURE R608.5.4(1). THE MAXIMUM GAP BETWEEN NONCONTACT REINFORCEMENT ELEMENTS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES (152MM) [SEE FIGURE R608.5.4(1)]. - TOP HORIZONTAL REINFORCEMENT SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE WALL. - HORIZONTAL WALL REINFORCEMENT SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK		- THE GARAGE FLOOR SHALL SLOPE 1/8" PER 12" TO DRAIN OR VEHICLE ENTRY DOORWAYS. - DOORS BETWEEN THE GARAGE AND THE DWELLING TO BE: SELF CLOSING, MINIMUM 1-3/8" SOLID CORE OR HONEYCOMBED STEEL DOOR, AND AT LEAST 20 MINUTE FIRE RATED. - THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE. - THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 1/2" GYPSUM BOARD OR EQUIVALENT. - WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM 5/8" TYPE "X" GYPSUM BOARD ON THE GARAGE CEILING. - GARAGE DOOR AND FRAME – THE "H" FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2X6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILINGS, ATTACHED WITH 1-3/4" X 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3-1/4" X 0.120" NAILS THROUGH THE JAMB INTO THE HEADER, 2X8 HEADER (MINIMUM) FOR ATTACHMENT OF COUNTER BALANCE SYSTEM. - GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115 MPH WIND LOAD REQUIREMENT OF DASMA 108 AND ASTM E330-96 (IRC R301.2.1).		
B.	SOIL AND SITE ASSUMPTIONS		C.7	COLD WEATHER CONCRETE		H.	ROOF
B.1	FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR KANSAS CITY, MO) UNLESS OTHERWISE NOTED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL (SILTY CLAY) AS DEFINED BY 2018 IRC. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND FOR CONTACTING EVERSTEAD.			- COLD WEATHER IS DEFINED AS THREE CONSECUTIVE DAYS WHERE THE AVERAGE DAILY TEMPERATURE DROPS BELOW 40 DEGREES FAHRENHEIT AND NOT ABOVE 50 DEGREES FAHRENHEIT FOR MORE THAN HALF OF ANY ONE OF THOSE THREE DAYS. - COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306. - ALL MATERIALS AND EQUIPMENT REQUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE PROJECT SITE BEFORE COLD WEATHER CONCRETING BEGINS. - THE CONCRETE MIX DESIGN PROVIDED BY THE SUPPLIER SHALL AT A MINIMUM REACH THE AVERAGE 28 DAY MIX DESIGN COMPRESSIVE STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI – WHICHEVER IS GREATER. - THE TEMPERATURE OF CONCRETE AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES FAHRENHEIT . - THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65 DEGREES FAHRENHEIT. - ALL SNOW, ICE AND FROST MUST BE REMOVED PRIOR TO PLACING CONCRETE. - THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR CONCRETE AGAINST FREEZING AND MAINTAIN A CONCRETE TEMPERATURE OF 55 DEGREES FAHRENHEIT FOR A 72 HOUR PERIOD AFTER CONCRETE PLACEMENT. THIS MAY BE ACHIEVED WITH THE USE OF INSULATING BLANKETS AND/OR THE USE OF TEMPORARY HEATERS. - GROUND TEMPERATURE AT THE TIME OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE LESS THAN 35 DEGREES FAHRENHEIT. - INSULATION, FORMS AND HEATERS MAY BE REMOVED AFTER 72 HOURS . - MAINTAIN ADEQUATE PROTECTION OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM EXPOSED CONCRETE ELEMENT TO PREVENT FREEZING.		- THE ROOF IS DESIGNED FOR 20 PSF GROUND SNOW LOAD (MINIMUM). - PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW. - ROOF IS ENGINEERED TO COMPLY WITH IRC R802. - ROOF TO BE ASPHALT SHINGLES UNO AND SHALL COMPLY WITH IRC 2018 SECT. R905.2 - MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12. - ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 SECTION R905.2.2:	
B.2	ACCESSORY STRUCTURES WITH AN EAVE HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT MAT PROVIDE A MINIMUM SOIL COVER OF 12 INCHES MEASURED FROM THE BOTTOM OF CONCRETE.						
B.3	LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED						
B.4	ACTIVE AT REST 100 PSF						
B.4	SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF 0.5% (6" IN THE FIRST 10'-0"). ALTERNATE APPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN IS EQUIVALENT IN EFFECTIVENESS AND PERFORMANCE, AND PROVIDES FOR POSITIVE SITE DRAINAGE.						
C.	FOUNDATION NOTES						
C.1	FOUNDATION ANCHORAGE (IRC R403.1.6)						
	- SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM ½" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE. - BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C. - THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION, WITH A BOLT PLACED WITHIN 12" AND NOT CLOSER THAN 7 BOLT DIAMETERS OF THE END OF EACH PLATE SECTION. - A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. (NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG BOLT). - WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.						
C.2	CONCRETE SLABS						
	- CONCRETE SLABS PLACED ON FILL MATERIAL WHICH SHALL BE COMPARED TO ENSURE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT EXCEED 24" OF COMPACTED GRANULATED MATERIAL (SAND OR GRAVEL) OR 8" OF EARTH: - THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS. - THE DESIGN AND INSTALLATION DETAILS IN THIS DOCUMENT (WHERE APPLICABLE BASED ON SIZE AND SPACING LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A SEPARATE DESIGN. - STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER. - SLABS AT MAX 4'-0" OVER-DIG ADJACENT TO FOUNDATION WALL: - WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4'-0" HORIZONTALLY ADJACENT TO A FOUNDATION WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN LIEU OF A COMPLETE STRUCTURAL SLAB. - SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG" DETAIL.						
C.3	VAPOR RETARDER / BARRIER (IRC R506.2.3)						
	A 6 MILLIMETER POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 6" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE. (NOT REQUIRED FOR GARAGE SLABS OR DETACHED UNHEATED ACCESSORY BUILDINGS).						
C.4	FOOTINGS						
	- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4). - FOOTINGS FOR FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SQ. FT. OR LESS AND AN EAVE HEIGHT OF 10'-0" OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF 12". - EXTERIOR WALLS, BEARING WALLS, COLUMNS AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS, OR APPROVED STRUCTURAL SYSTEM TO SAFELY SUPPORT THE IMPOSED LOADS AND SHALL BE SIZED AND REINFORCED IN ACCORDANCE WITH THIS STANDARD OR SHALL BE ENGINEERED DESIGN. - FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. - THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO PROVIDE SAFE SUPPORT OF THE STRUCTURE. - SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND "FOOTING JUMP" DETAILS.						
C.5	CONCRETE						
	- ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC. - THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.						

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c) FOR SEVER WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER,AND GARAGE FLOOR SLABS	3,500
SUSPENDED SLABS	4,000

D.2	STRUCTURAL STEEL
	- STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION. - STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40. - STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS: - HOLLOW STRUCTURAL SECTIONS: ASTM A500 (F_y = 46 KSI) - CHANNELS, PLATES, ANGLES, AND COLUMNS: ASTM A36 (F_y = 36 KSI) - WIDE FLANGES: ASTM A992 (F_y = 50 KSI) - STEEL PIPE COLUMN: ASTM A53 GR.B (F_y = 35 KSI) - ANCHOR RODS: ASTM F1554 (F_y = 36 KSI) - BOLTS SHALL CONFORM TO ASTM A307 - WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER. - WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED OTHERWISE. - ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.
E.	GLAZING
	- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. - GLASS IN STORM DOORS: INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF THE STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 IN HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION. - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. - WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC R312.2.

K.	ABBREVIATIONS
- AFF ABOVE FINISHED FLOOR - AB ANCHOR BOLT - BM BEAM - BRG BEARING - BFF BELOW FINISHED FLOOR - BOT BOTTOM - BWL BRACED WALL LINE - CJ CEILING JOIST - CLR CLEAR - COL COLUMN - CONC CONCRETE - CMU CONCRETE MASONRY UNIT - CXN CONNECTION - CONT CONTINUOUS - DBL DOUBLE - DIA DIAMETER - EW EACH WAY - EFF EFFECTIVE - EL ELEVATION - EC END CONDITION - EOR ENGINEER OF RECORD - EQ EQUAL - EQUV EQUIVALENT - EFF EQUIVALENT FLUID PRESSURE	- EX EXISTING - FV FIELD VERIFY - FF FINISHED FLOOR - FJ FLOOR JOIST - FTG FOOTING - FND FOUNDATION - HDR HEADER - HORZ HORIZONTAL - MAX MAXIMUM - MIN MINIMUM - NTS NOT TO SCALE - OC ON CENTER - PED PEDESTAL - PCF POUNDS PER CUBIC FOOT - PLF POUNDS PER LINEAR FOOT - PSF POUNDS PER SQUARE FOOT - PSI POUNDS PER SQUIRE INCH - PT PRESSURE TREATED - RAF RAFTER - SIP STRUCTURAL INSULATED PANEL - STL STEEL - TYP TYPICAL - UNO UNLESS NOTED OTHERWISE - VERT VERTICAL

SUMMIT HOMES

BAILEY FARMS #2090 - BASSWOOD FARMHOUSE
1152 SE CRONIN ST LEE'S SUMMIT, MO 64082

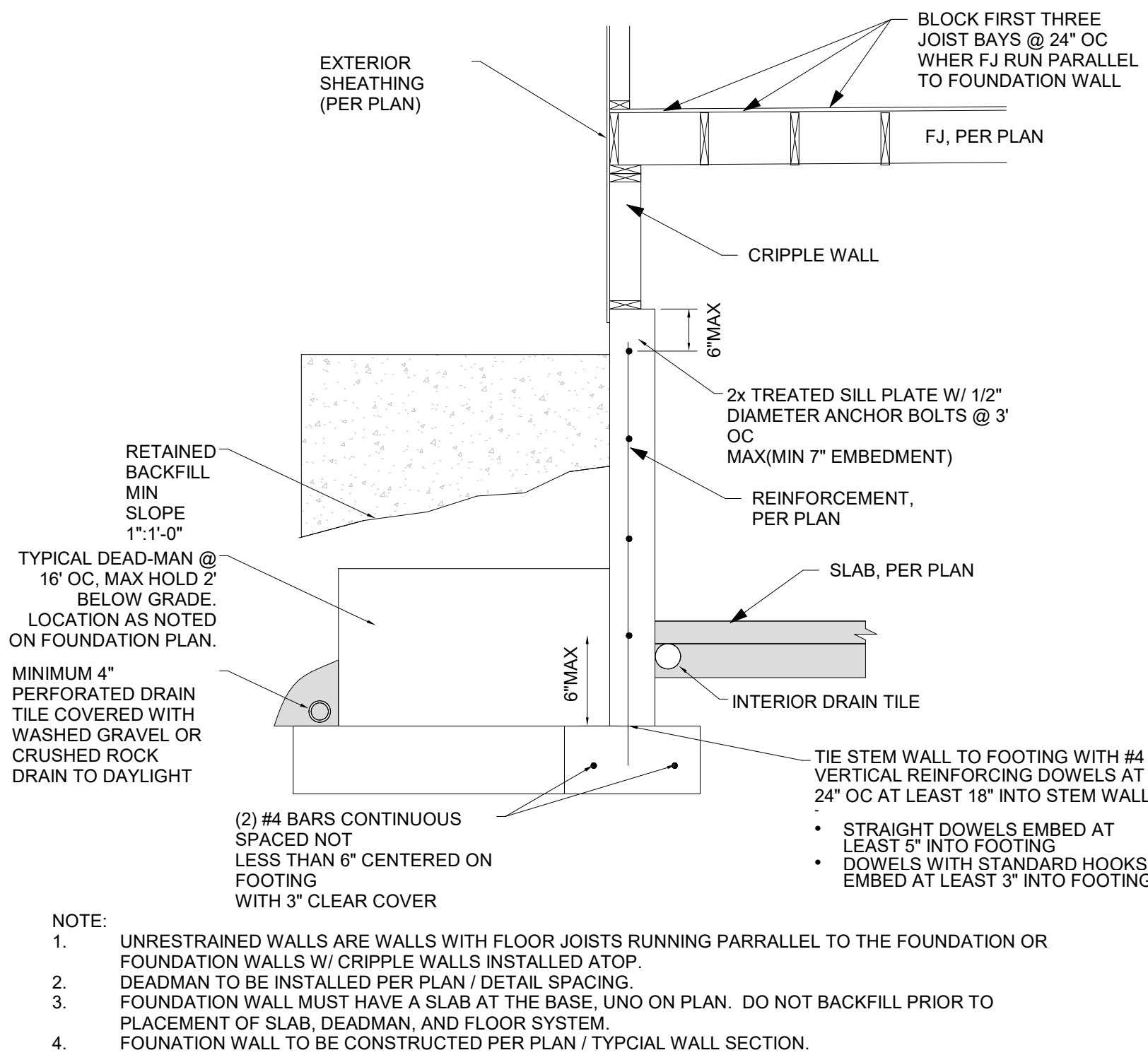
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FOUNDATION
DETAILS

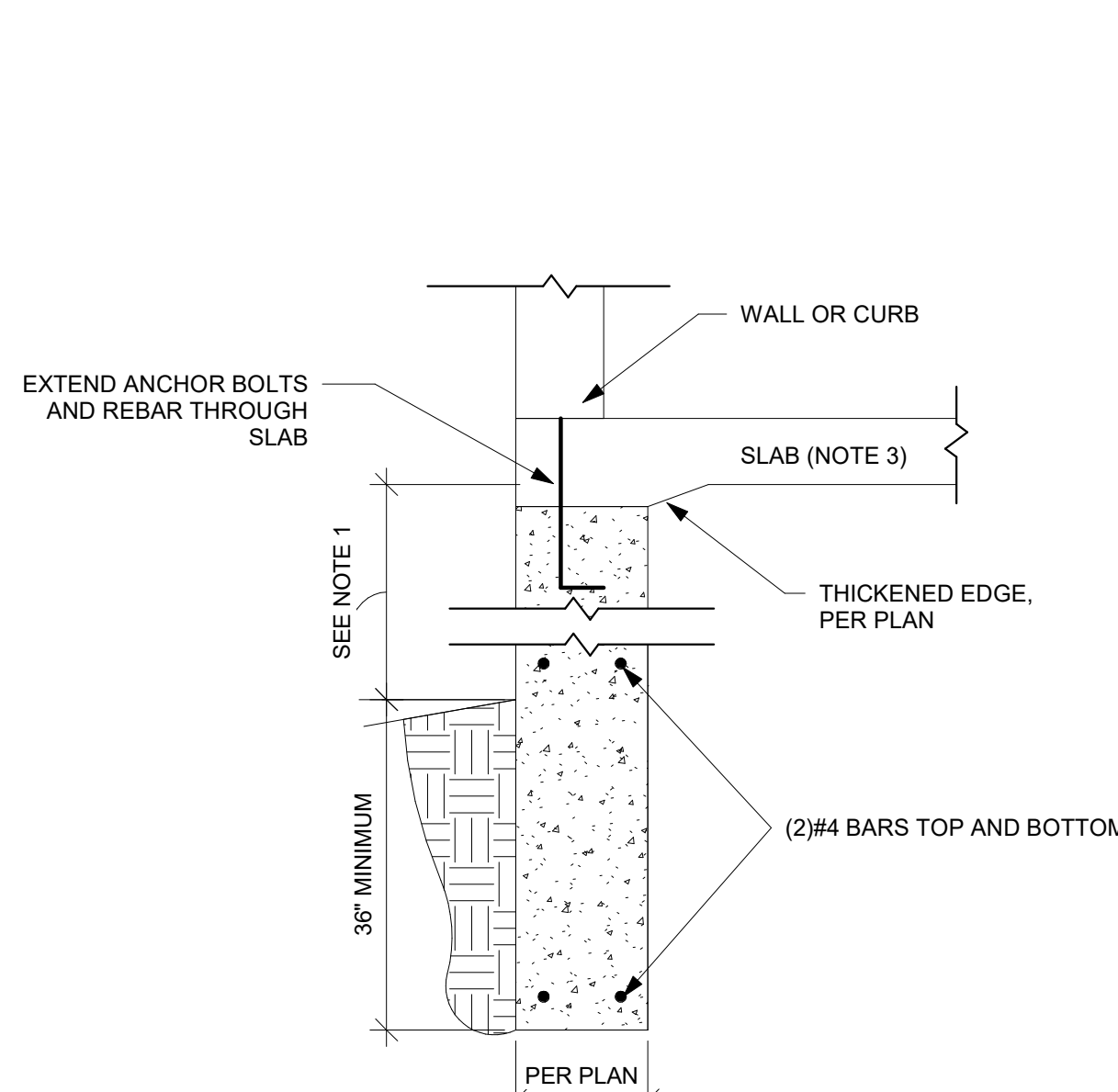
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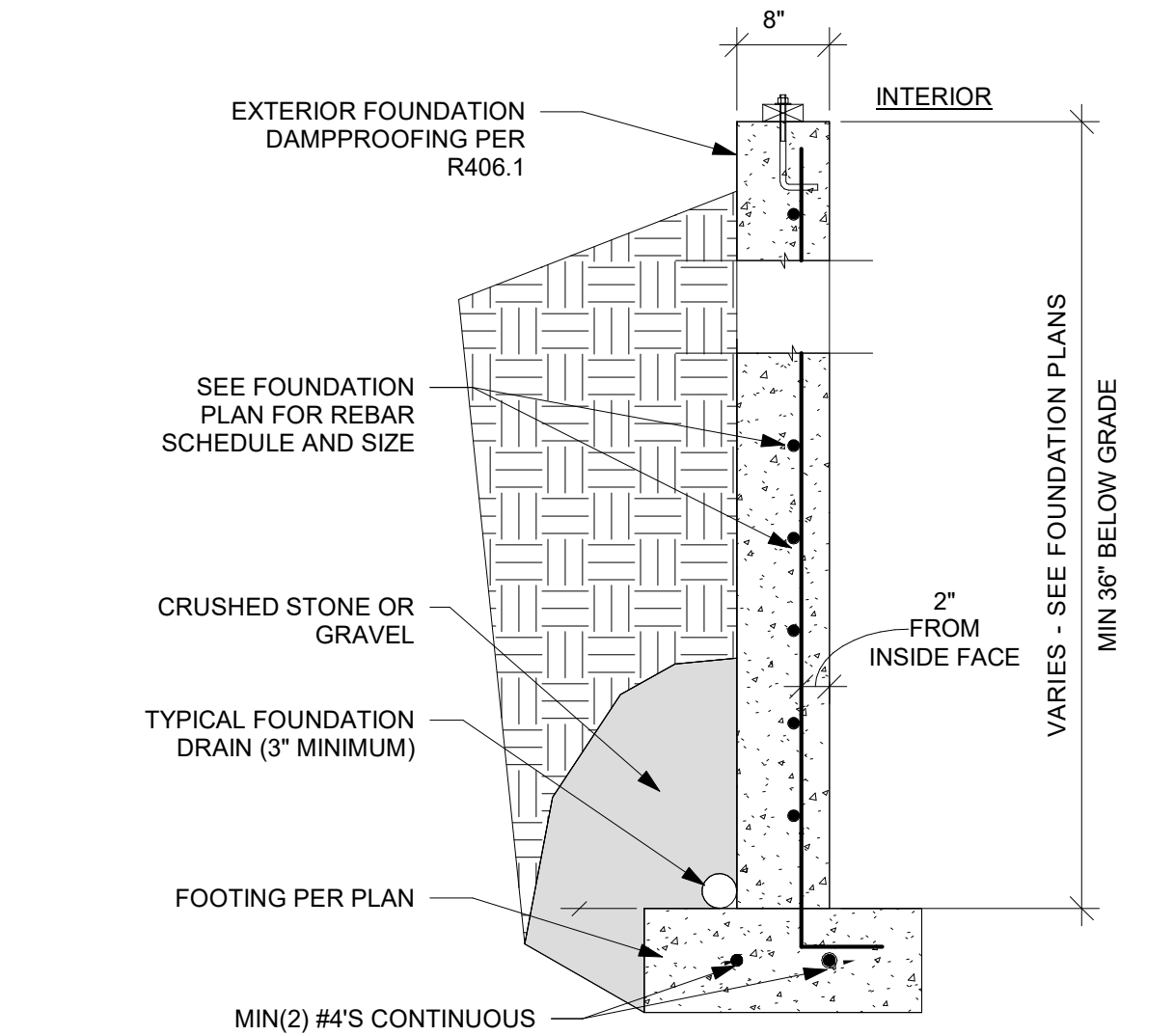
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1 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS

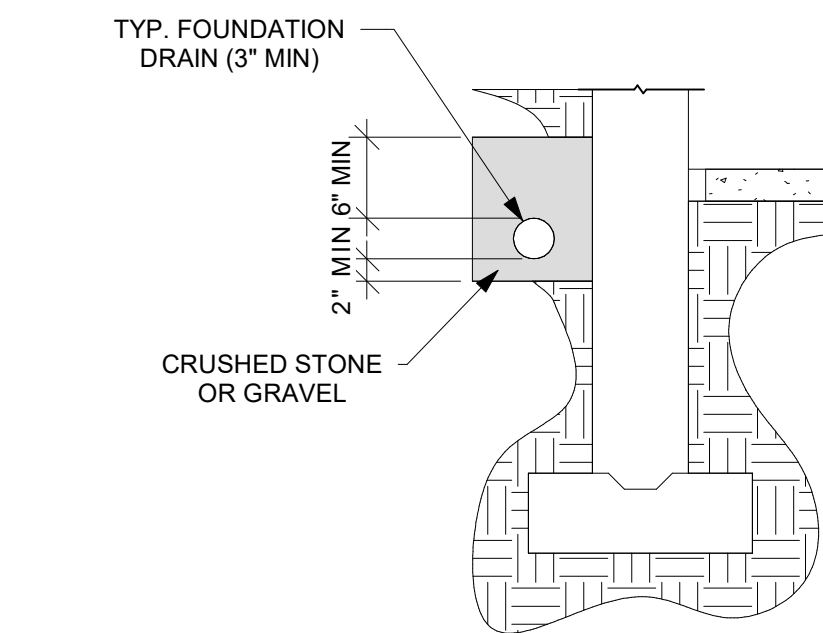


2 TRENCH FOOTING WITH SLAB DETAIL NTS



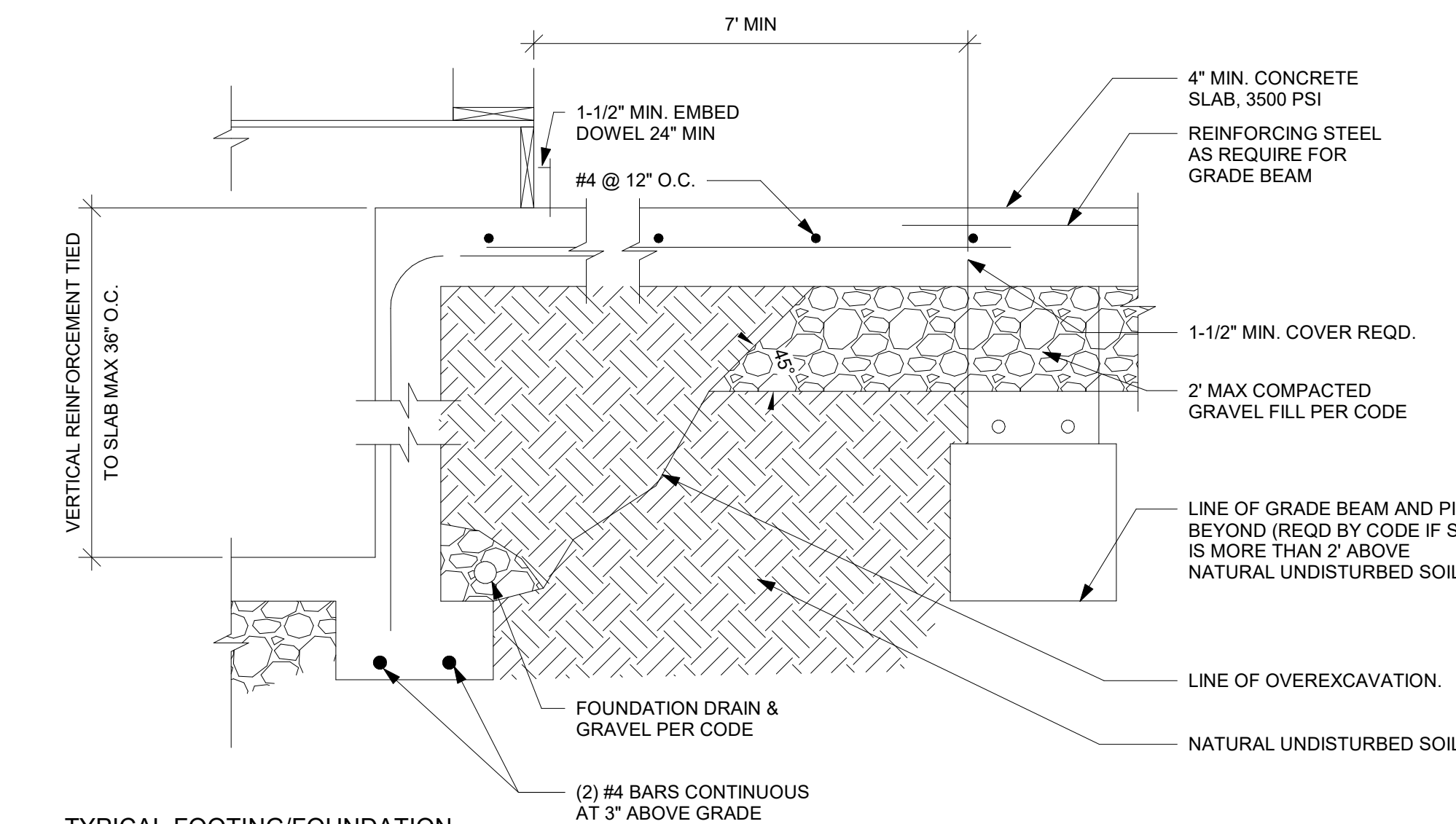
- NOTES:
1. VERT. BARS SHALL BE CONTINUED UP TO WITHIN 3" OF TOP OF WALL.
 2. REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL. (2" FROM THE INSIDE FACE)
 3. REINFORCEMENT SHALL LAP A MINIMUM OF 24 INCHES AT ENDS, SPLICES, AND AROUND CORNERS.

3 TYPICAL WALL SECTION DETAIL NTS

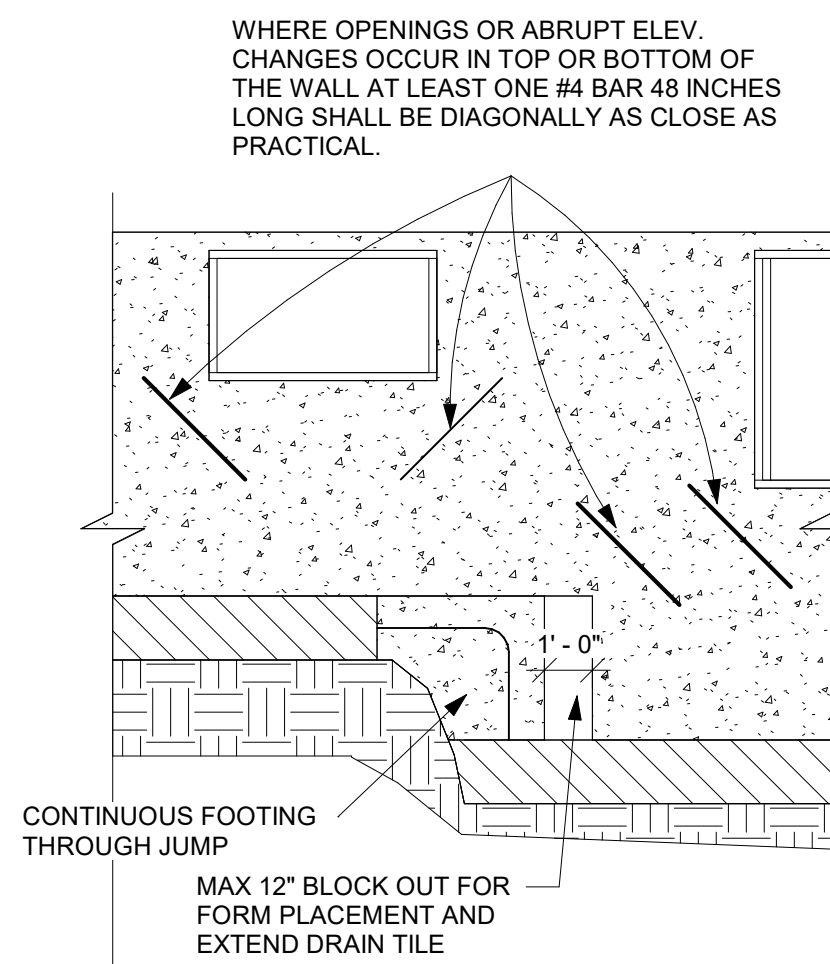


- NOTE:
1. INSTALLATION OF A CONTINUOUS FOUNDATION DRAIN IS REQUIRED WHERE HABITABLE OR USABLE SPACE FOR ANY PORTION OF THE STRUCTURE IS LOCATED BELOW GRADE.
 2. THE FOUNDATION DRAIN SHALL BE AT OR BELOW THE AREA BEING PROTECTED. DRAINAGE TILE SHALL BE PLACED WITH POSITIVE OR NEUTRAL SLOPE TO MINIMIZE THE ACCUMULATION OF DEPOSITS IN THE DRAINAGE PIPE.
 3. 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.

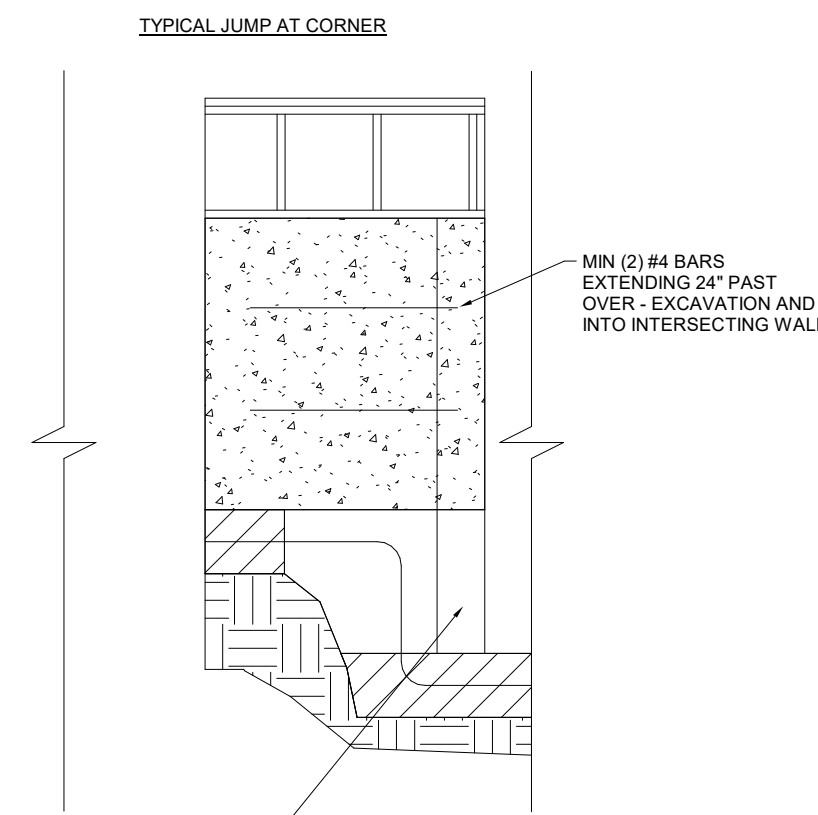
4 FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



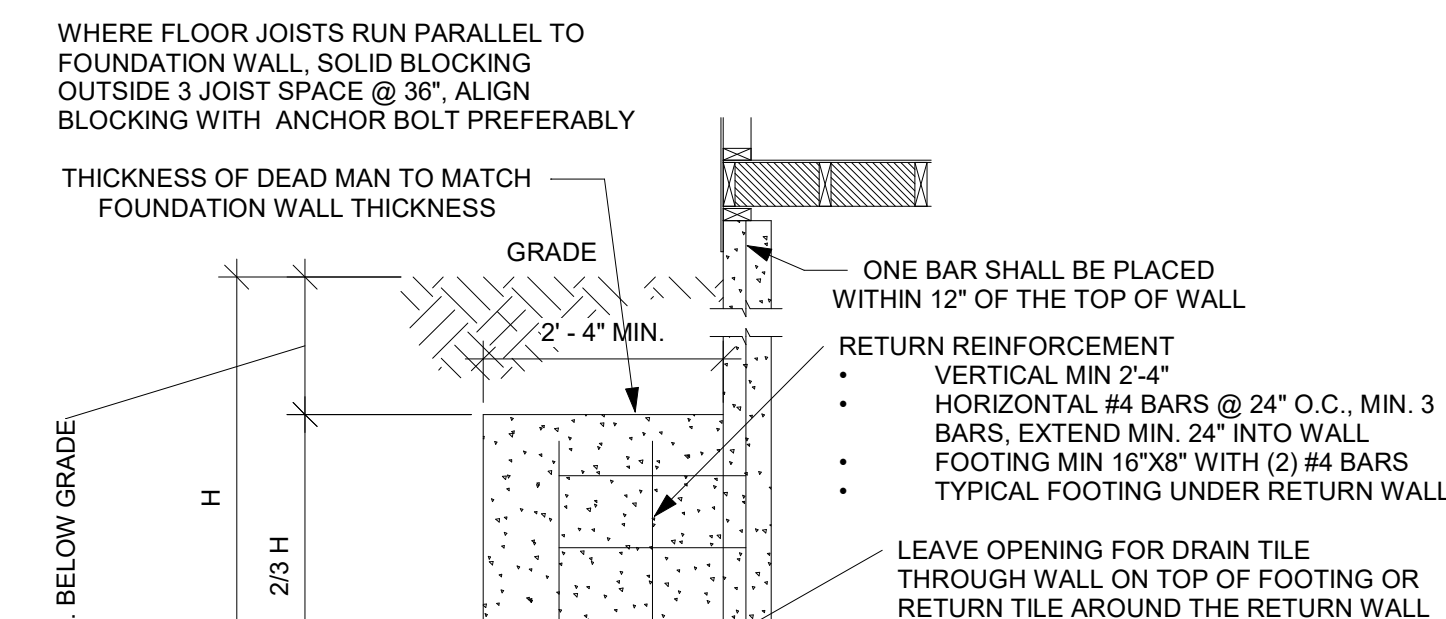
5 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



6 FOUNDATION WALL JUMP DETAIL NTS

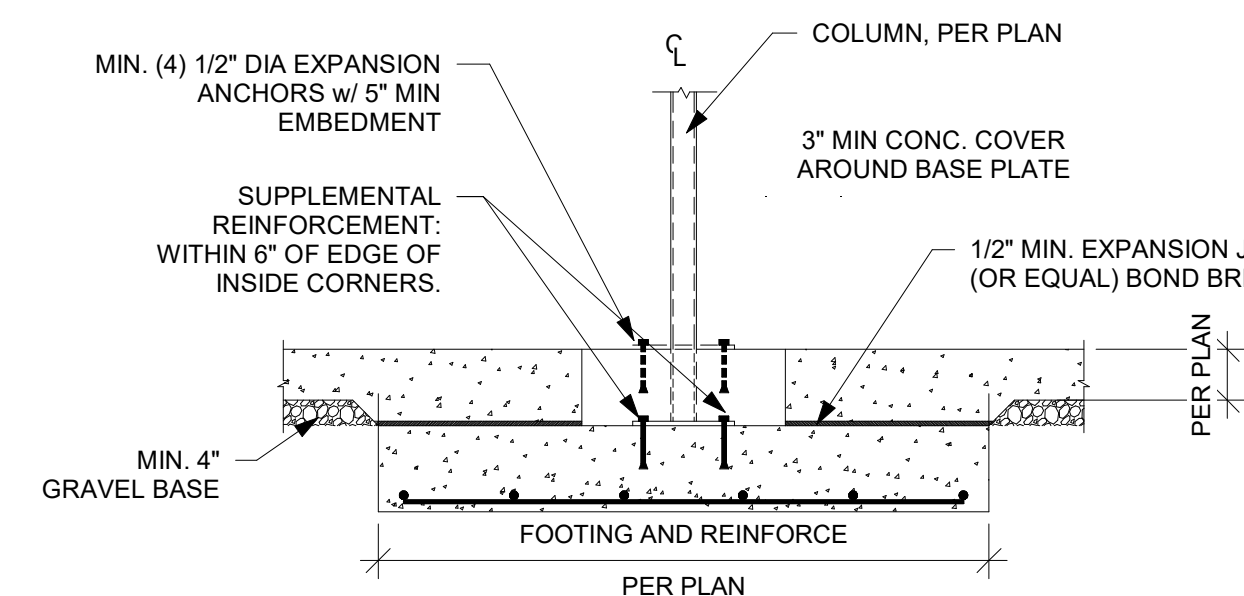


7 FOUNDATION WALL JUMP DETAIL 2 NTS

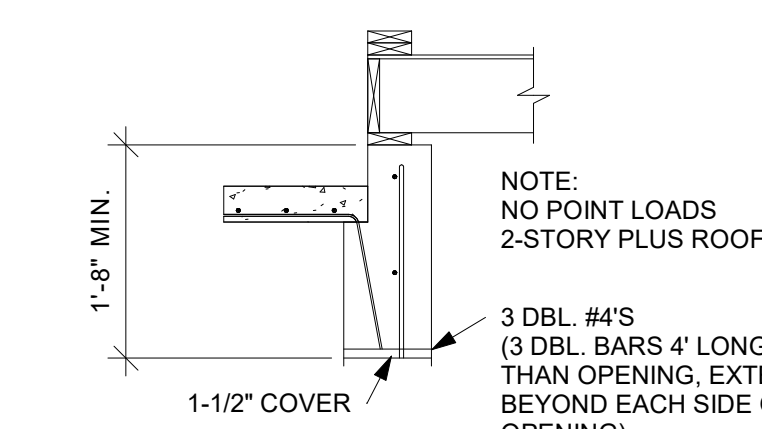


- DEAD MAN SPACING:
1. ALL DEAD MAN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.
 2. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.
 3. WALL TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE.

8 TYPICAL DEAD MAN DETAIL NTS

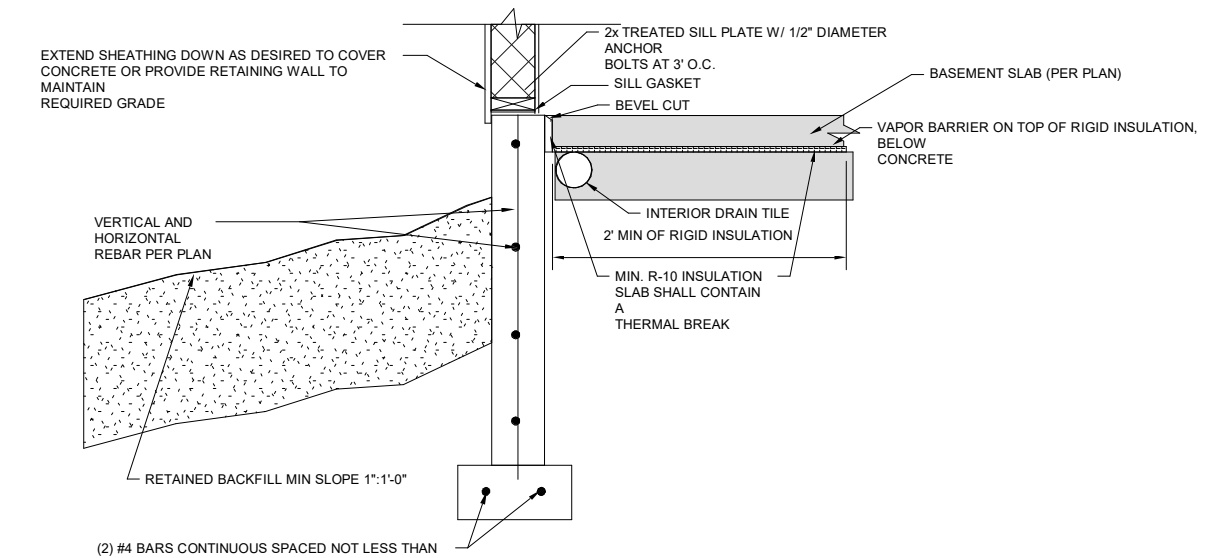


9 TYPICAL ISOLATED COLUMN PAD DETAIL NTS



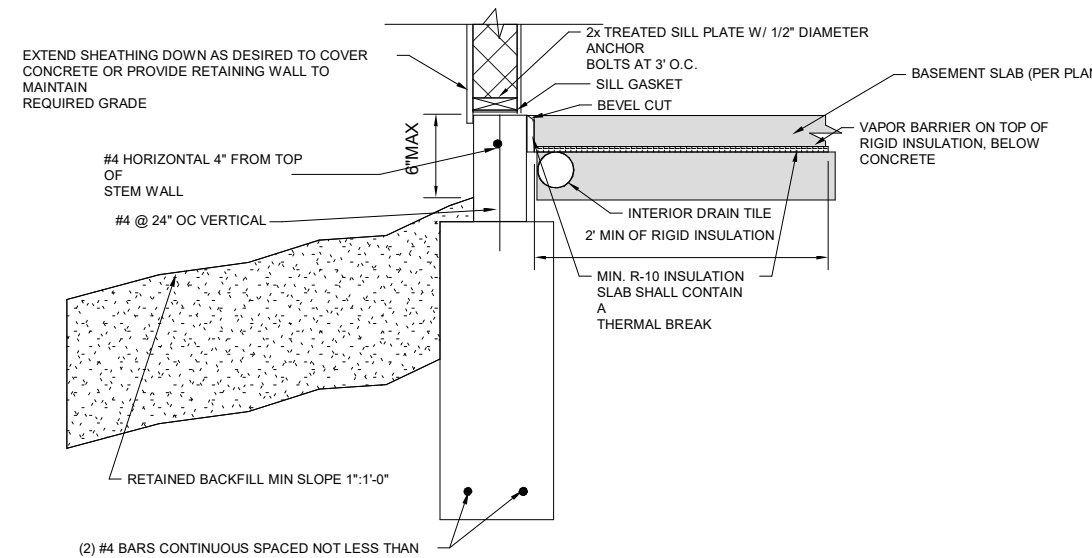
10 6' MAXIMUM OPENING HEADER DETAIL NTS

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

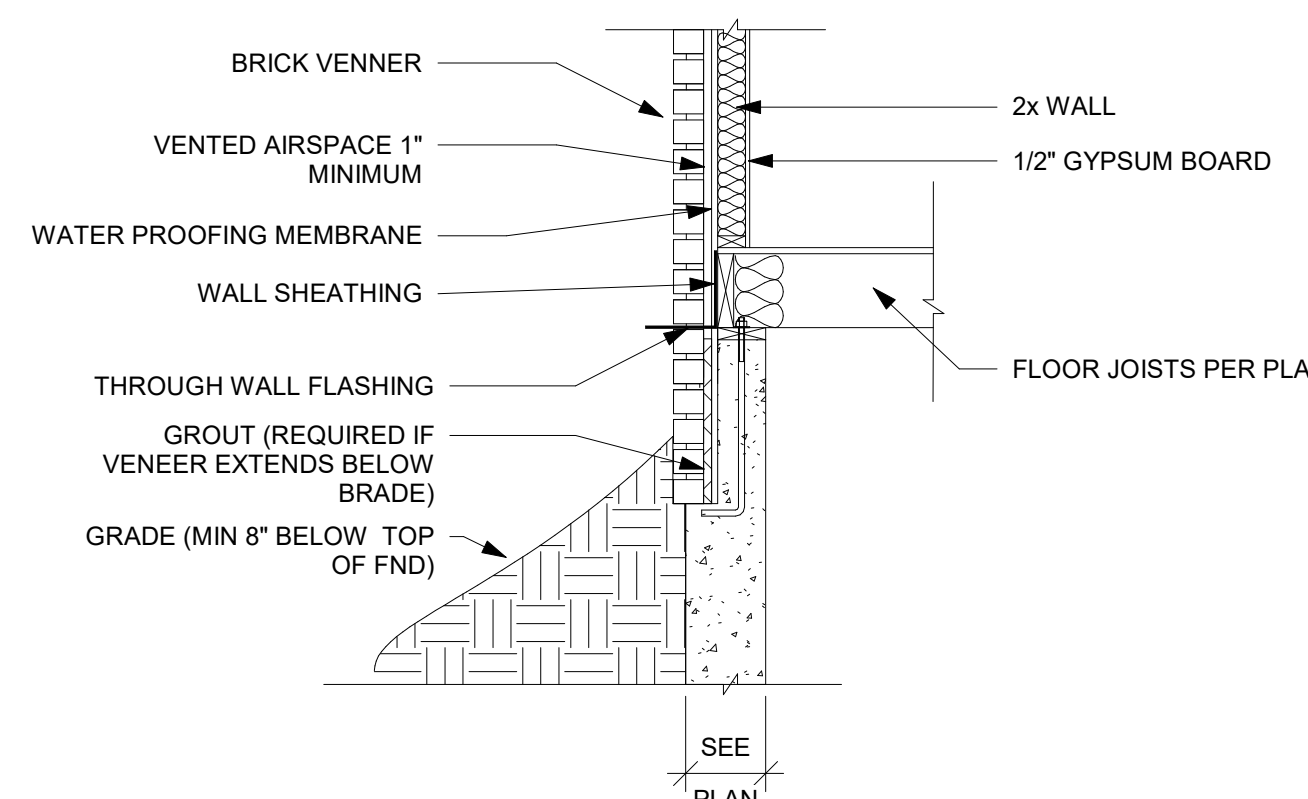


11 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS

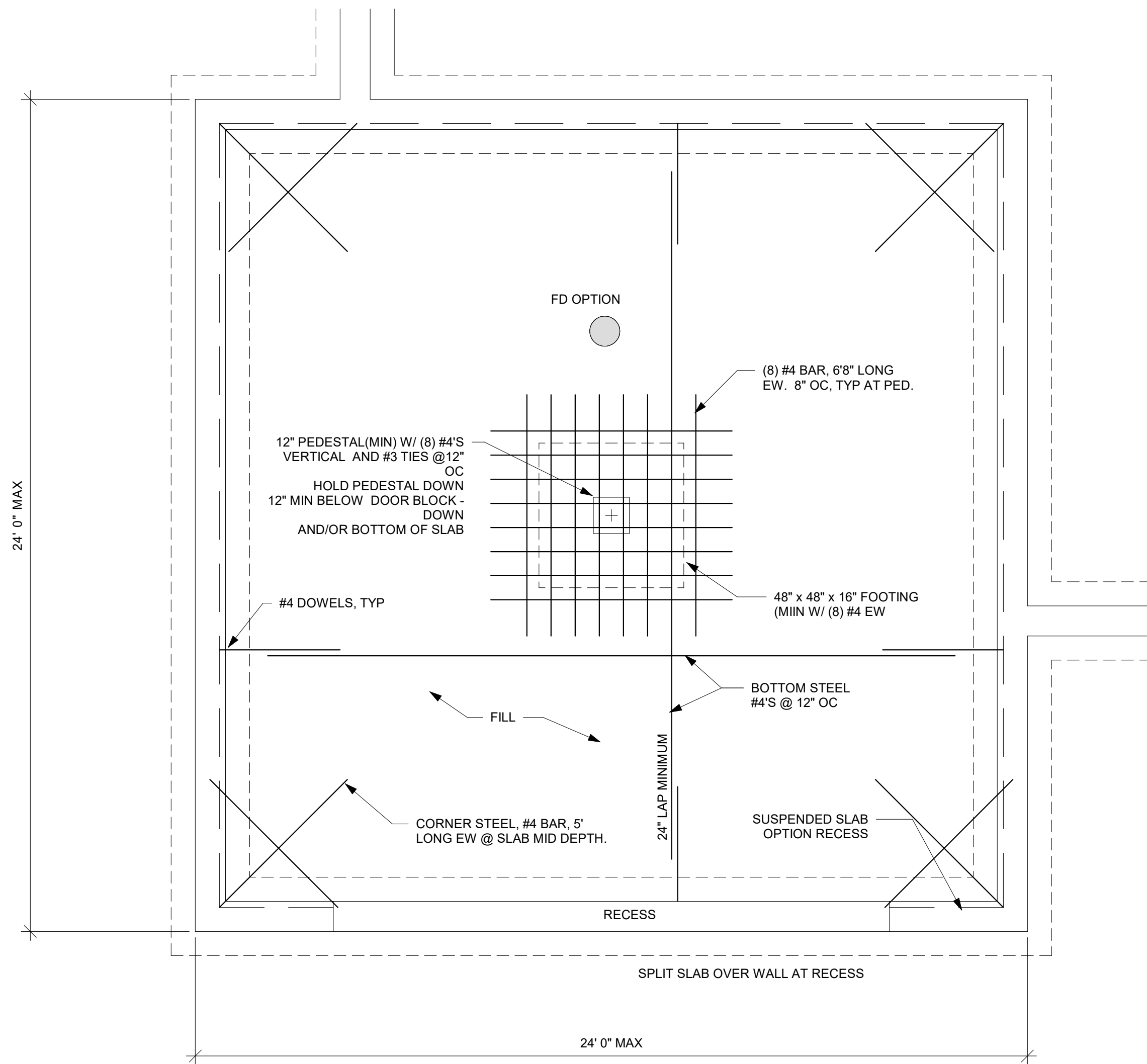
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE



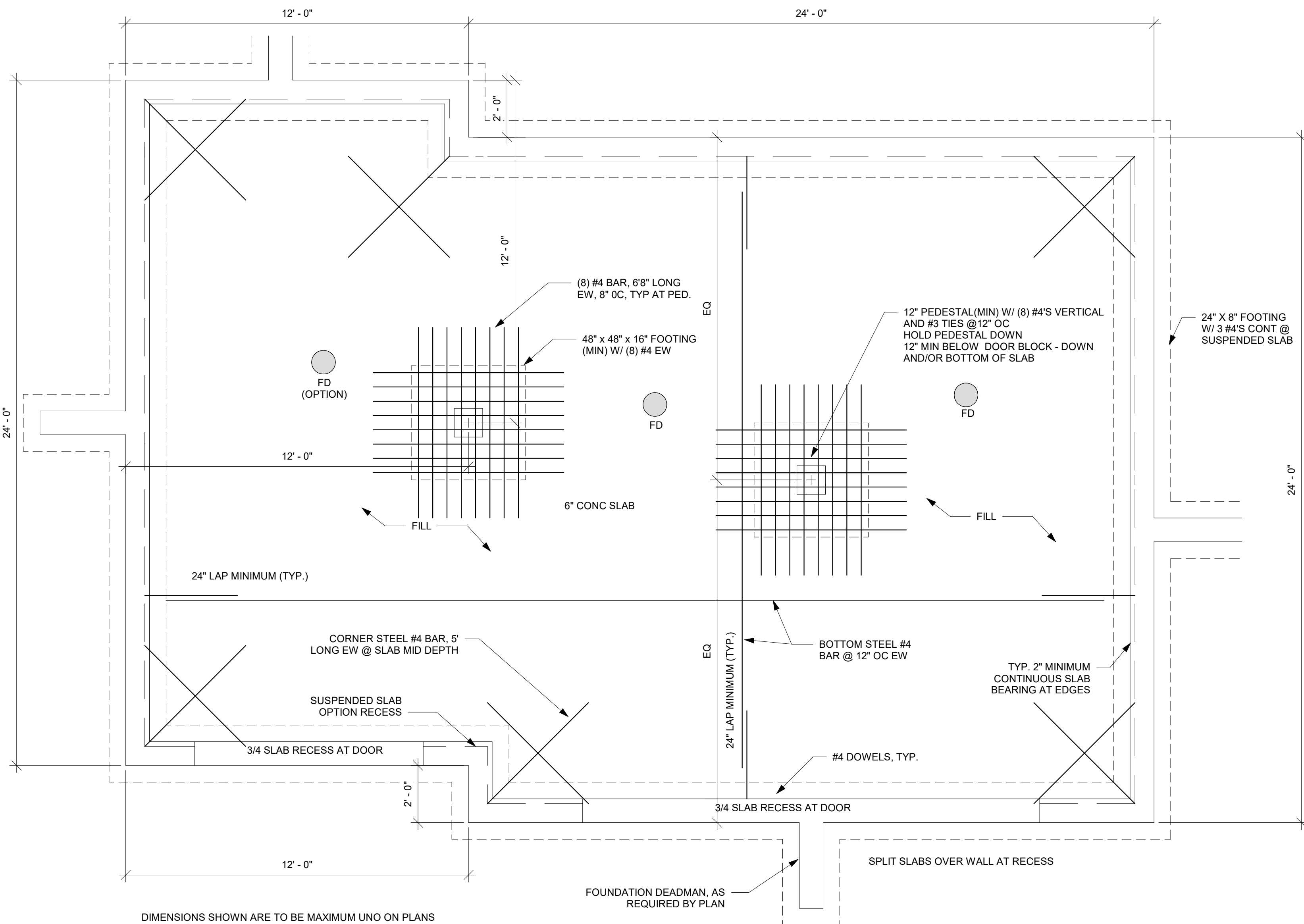
12 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS



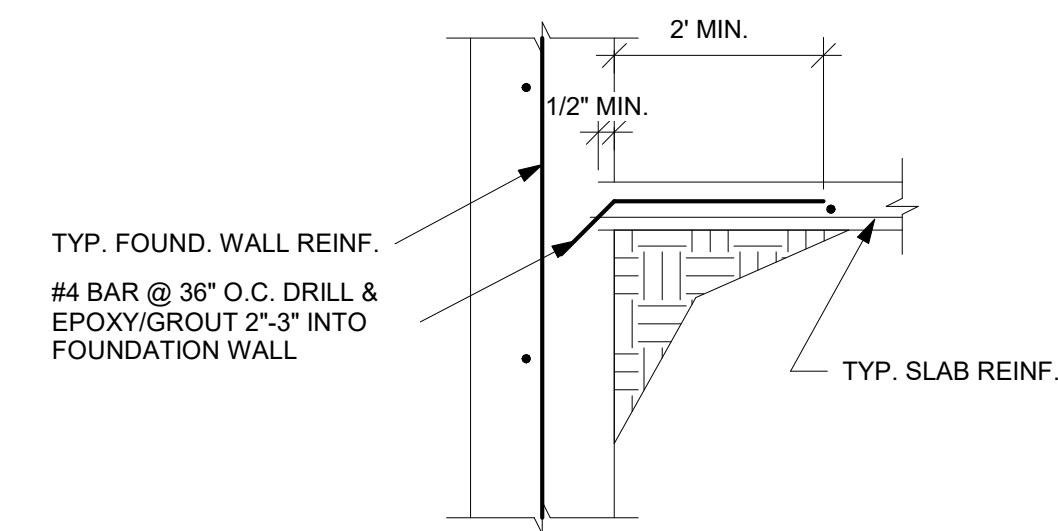
13 BRICK VENEER DETAIL NTS



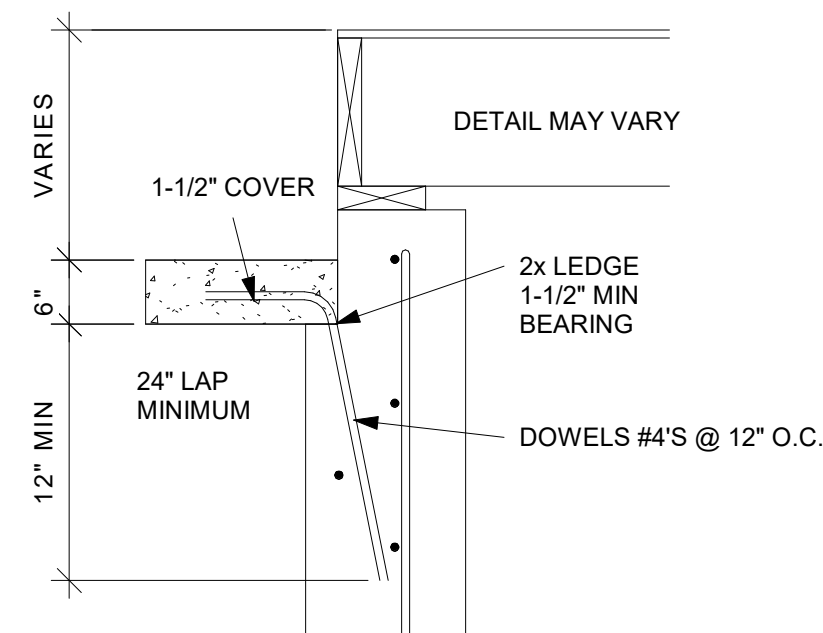
1 2 CAR GARAGE SLAB ON FILL DETAIL
NTS



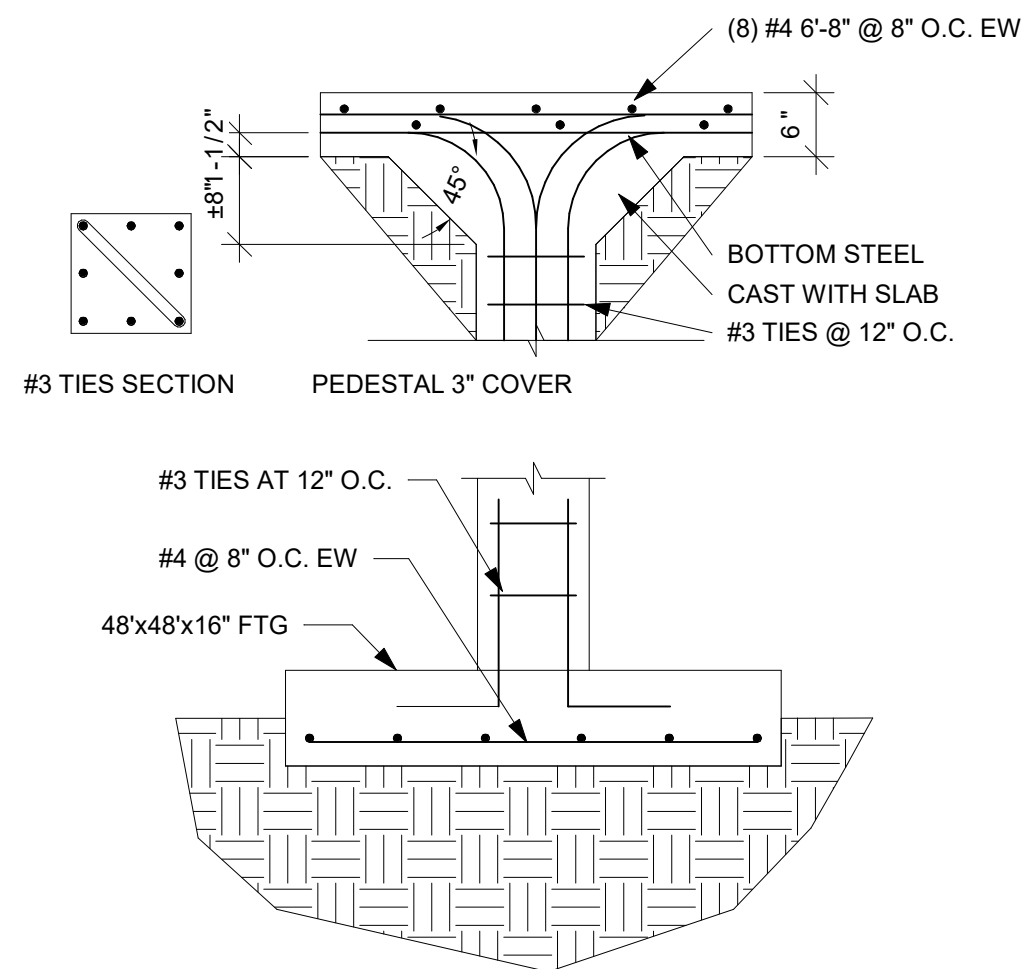
2 3 CAR GARAGE SLAB ON FILL DETAIL 2
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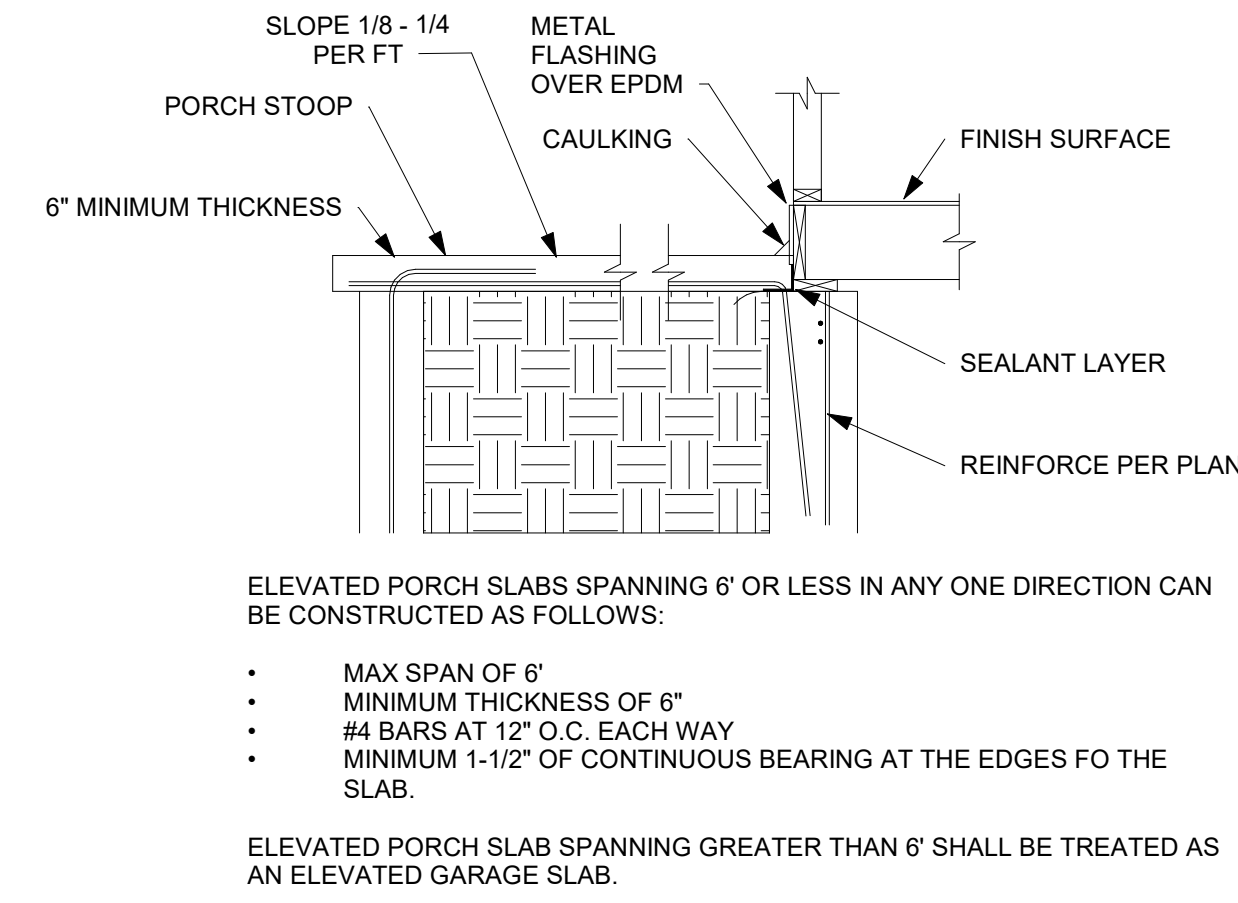
3 SLAB CONNECTION DETAIL
NTS



4 SUSPENDED SLAB AT WALL DETAIL
NTS



5 PEDESTAL AT SLAB AND FOOTING
DETAIL
NTS



6 STANDARD PORCH SLAB DETAIL
NTS

Diagram illustrating the second-story wall framing details, showing the connection between the first floor and the second story, and the connection to the roof truss.

Labels and Details:

- RAFTERS AND CEILING JOISTS OR APPROVED ROOF TRUSS**: Located at the top of the wall.
- TOP PLATE**: The horizontal member at the top of the wall.
- SECOND STORY**: The upper portion of the wall.
- JOIST IS PERMITTED TO BE OUT OR NOTCHED BETWEEN THESE LIMITS**: Indicated by arrows pointing to the notched area of the floor joist.
- 1/3 SPAN**: The distance from the centerline of the bearing wall to the edge of the notch.
- D/3 (MAX)**: The maximum depth of the notch.
- FLOOR JOIST. SEE DRILLING AND NOTCHING PROVISIONS SECTION F502.8**: The horizontal member supporting the floor.
- FOR BLOCKING AND BRIDGING, SEE SECTION R502.7**: Indicated by an arrow pointing to the blocking/bridging.
- BEARING WALL**: The vertical wall supporting the floor joist.
- 1"x4" RIBBON CUT INTO STUD. SEE SECTION R502.6**: The vertical member supporting the floor joist.
- JOIST NAILED TO STUD**: Indicated by an arrow pointing to the nail.
- D/6 MAX**: The maximum depth of the notch in the stud.
- SEE SECTION R602.8 FOR FIREBLOCKING**: Indicated by an arrow pointing to the fireblocking.
- MONOLITHIC SLAB-ON-GRADE FOUNDATION**: The foundation at the bottom right.
- SUB FLOOR**: The floor assembly below the joist.
- CRAWL SPACE OR BASEMENT FOUNDATION**: The foundation at the bottom left.
- PLATFORM FRAMING**: The framing system on the left.
- INTERMEDIATE BEARING WALL**: The wall in the center.
- BALLOON FRAMING**: The framing system on the right.
- Labels for Platform Framing (Left):**
 - BOTTOM PLATE**
 - BAND JOIST OR BLOCKING**
 - TOP PLATE**
 - SILL PLATE**

Diagram illustrating the wall assembly cross-section:

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

SIMPSON LSTA24 TYP.

6"

MIN 12" LONG # 2 - 2X BLOCKING

STEEL BEAM

1/2" CARRIAGE BOLT TYP.

KING STUDS

BUILT-UP STUDS W/ 10D (3"X0.128") NAILS @ 24" O.C. SEE PLAN FOR QUANTITY

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.

The image contains two technical drawings illustrating the application of Simpson Strong-Tie 460R50 self-tapping screws. The top drawing is a cross-section view of a joist-to-steel beam connection. It shows a horizontal joist at the top, a vertical steel beam in the center, and a horizontal wood plate at the bottom. Two screws are shown passing through the wood plate and the steel beam into the bottom flange of the joist. The bottom drawing is a plan view of the same connection. It shows the top flange of the joist, the vertical steel beam, and the wood plate. Three screws are shown: one in the center of the wood plate and two in the bottom flange of the joist, one on each side of the steel beam. Both drawings include labels with leader lines pointing to the 'JOIST', 'WOOD PLATE', 'STEEL BEAM', and 'SIMPSON PRODUCT 460R50 SELF TAPPING TO STEEL SCREW (OR ALANT) EVERY 16" O.C. ALTERNATING SIDES'.

JOIST

WOOD PLATE

STEEL BEAM

SIMPSON PRODUCT 460R50 SELF TAPPING TO STEEL SCREW (OR ALANT) EVERY 16" O.C. ALTERNATING SIDES

SECTION VIEW

JOIST

WOOD PLATE

STEEL BEAM

SIMPSON PRODUCT 460R50 SELF TAPPING TO STEEL SCREW (OR ALANT) EVERY 16" O.C. ALTERNATING SIDES

PLAN VIEW

Technical drawing illustrating a cross-section detail of a wall and floor assembly. The drawing shows the connection between a wall and a floor, with various structural components labeled:

- WALL ASSEMBLY (Top):**
 - SHEATHING:** The outermost layer of the wall.
 - DROP BEAM:** A horizontal structural member below the sheathing.
 - STUDPACK W/ BLOCKING:** A vertical assembly of studs and blocking.
 - SEE BEAM TO STUD PACK DETAILS:** Reference to a detail showing the connection between the drop beam and the stud pack.
 - JOIST:** A horizontal structural member below the drop beam.
 - SEE BLOCKING DETAIL:** Reference to a detail showing the blocking between joists.
- FLOOR ASSEMBLY (Bottom):**
 - POST:** A vertical structural member supporting the floor.
 - SEE JOIST TO BEAM DETAILS:** Reference to a detail showing the connection between the joist and the beam.
 - FLUSH BEAM:** A horizontal structural member below the joist.
 - CONCRETE:** The base material of the floor.

WOOD BEAM

SIMPSON MST126 STRAP TIE

KING STUDS

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

KING STUDS SHALL EXTEND TO TOP OF BEAM AND NAILED TO BEAM W/ 10D (3"x0.128") NAILS. SEE GENERAL NOTES.

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

11 BEAM TO STUD PACK PERPENDICULAR
TO WALL DETAIL
NTS

[illegible]

A plan view diagram of a joist hanger. It shows a rectangular hanger with diagonal hatching. A joist is shown passing through the hanger, with its ends indicated by jagged lines. Labels with arrows point to the 'JOIST', the 'BEAM' (the hanger itself), and the 'JOIST HANGER PER PLAN'.

A cross-sectional diagram showing three vertical joists resting on a horizontal beam. The beam is represented by a thick, hatched line. The joists are shown as vertical lines with some internal detail. Labels 'JOIST' and 'BEAM' with arrows point to their respective parts.

SUMMIT HOMES

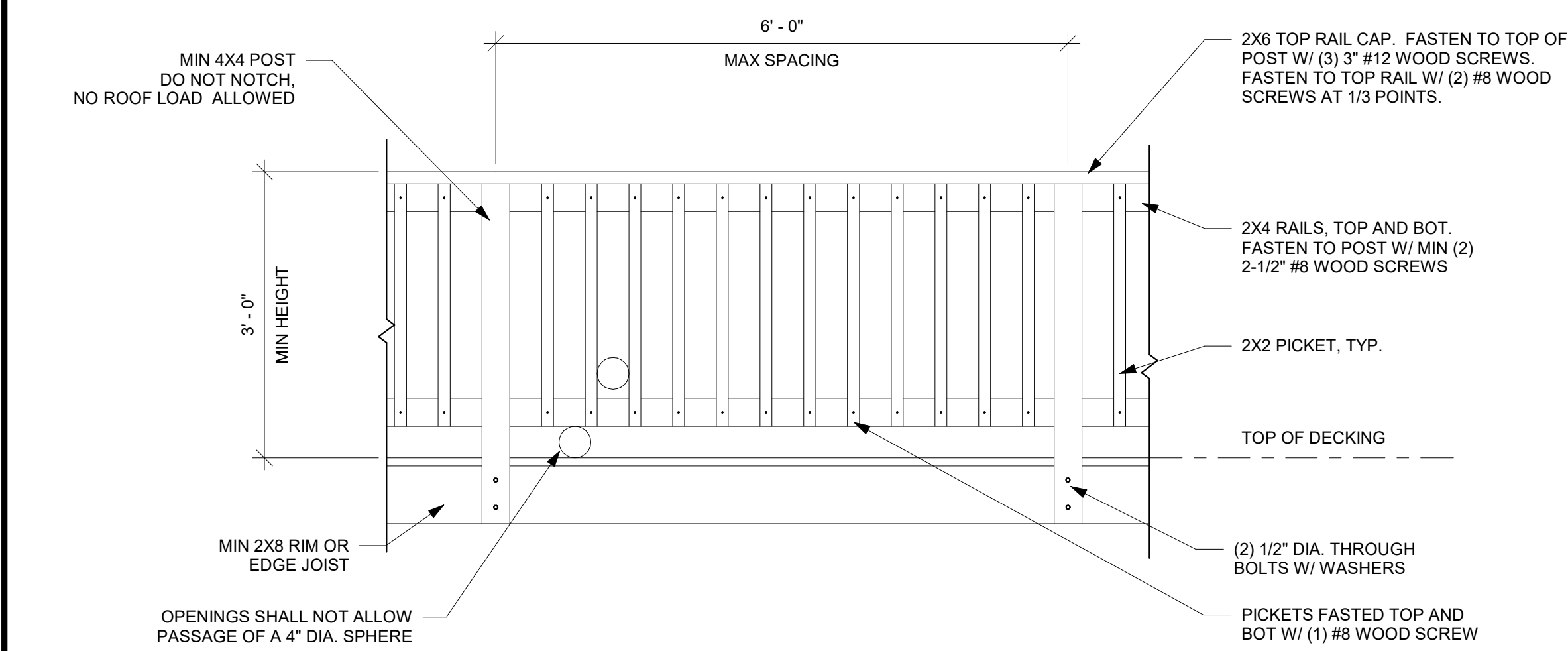
BAILEY FARMS #2090 - BASSWOOD FARMHOUSE
1152 SE CRONIN ST LEE'S SUMMIT, MO 64082

REVISIONS

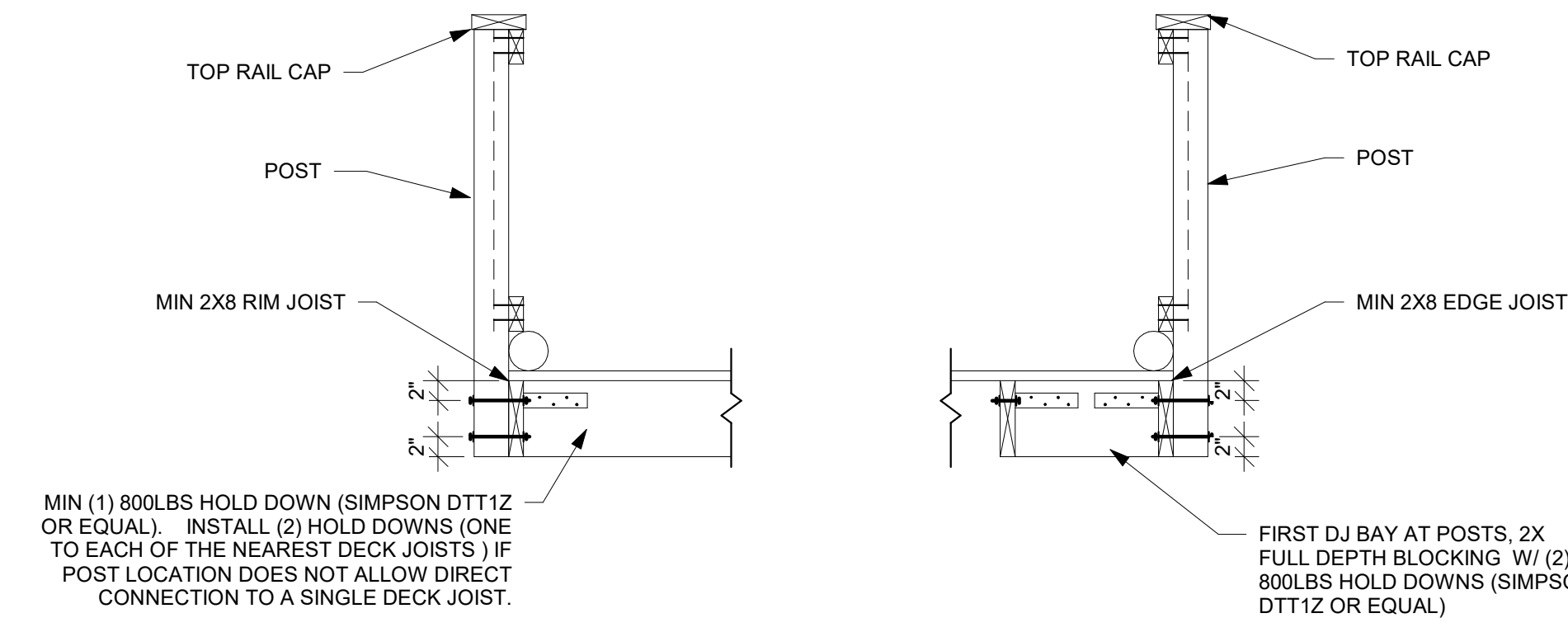
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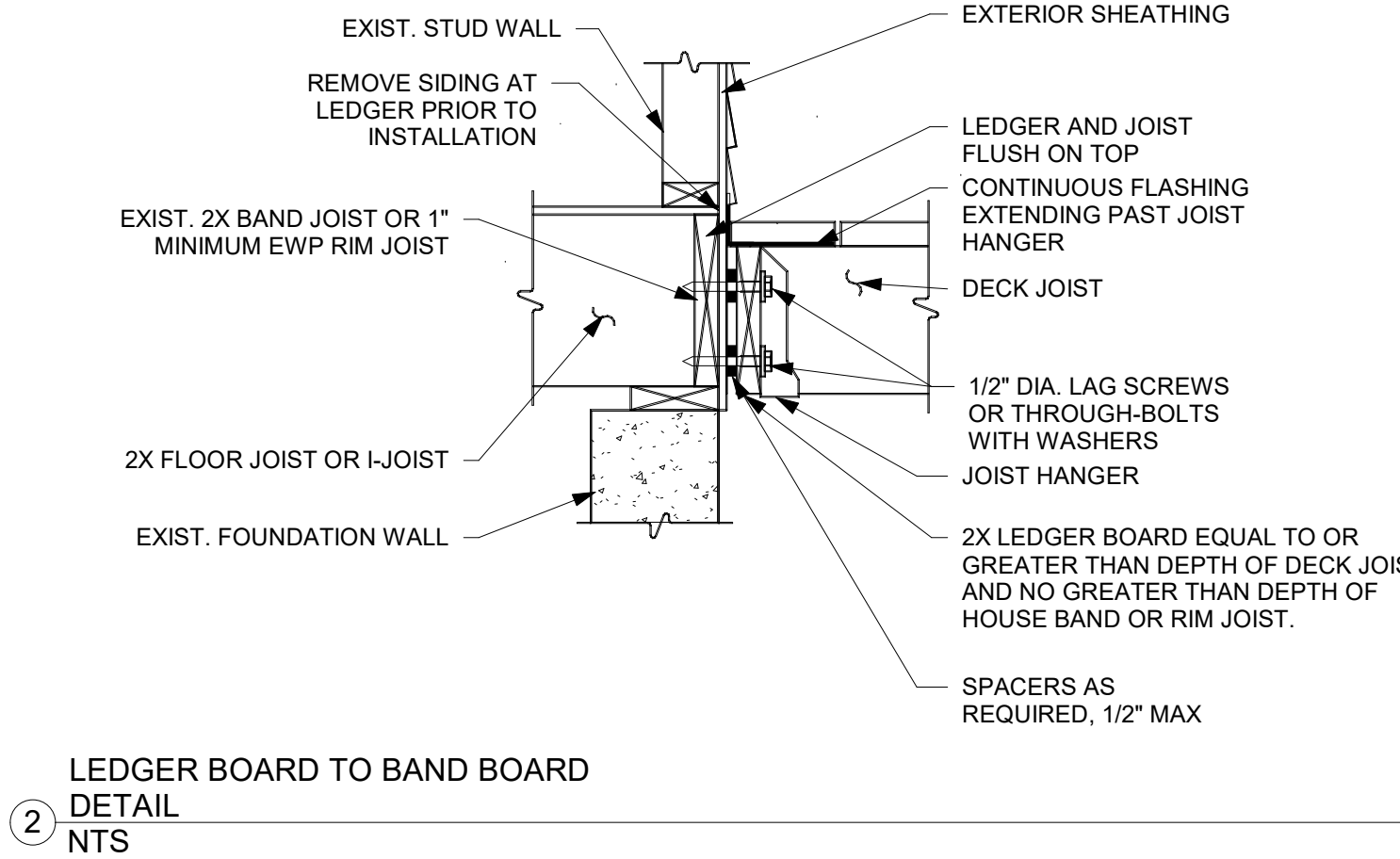
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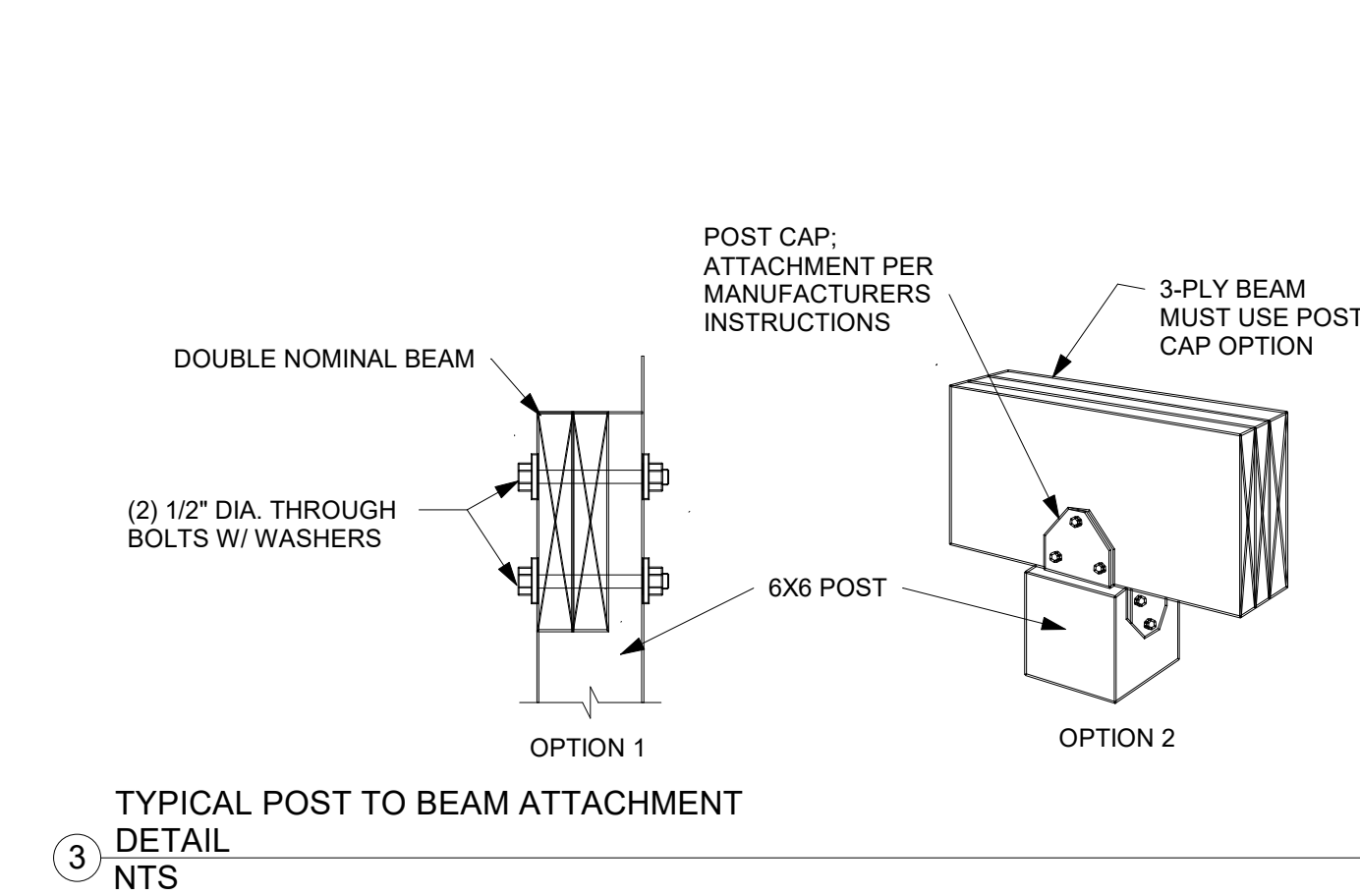
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



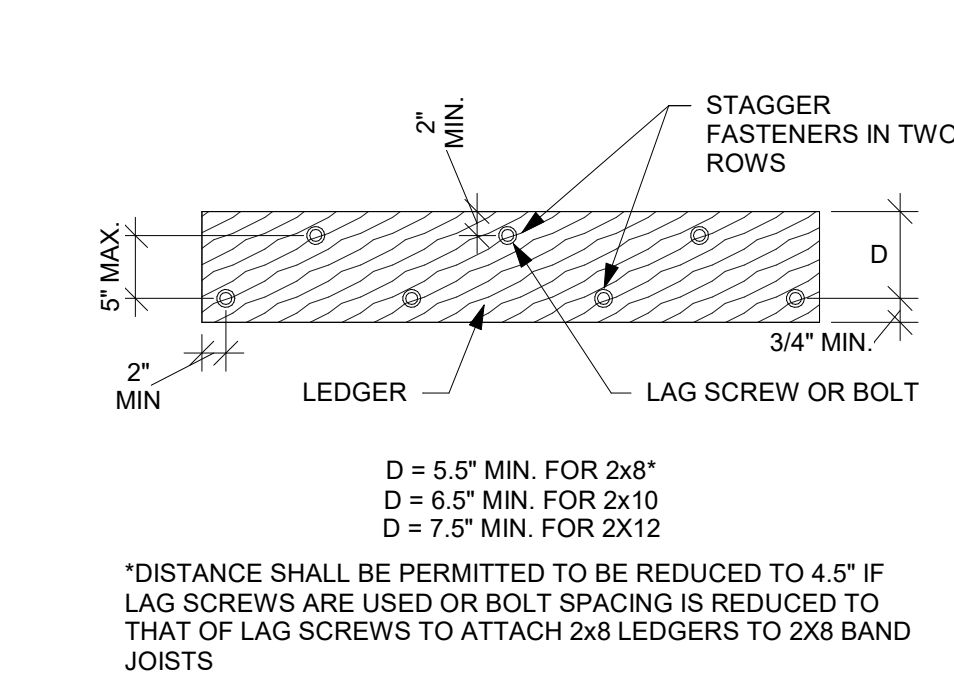
1 DECK RAILING
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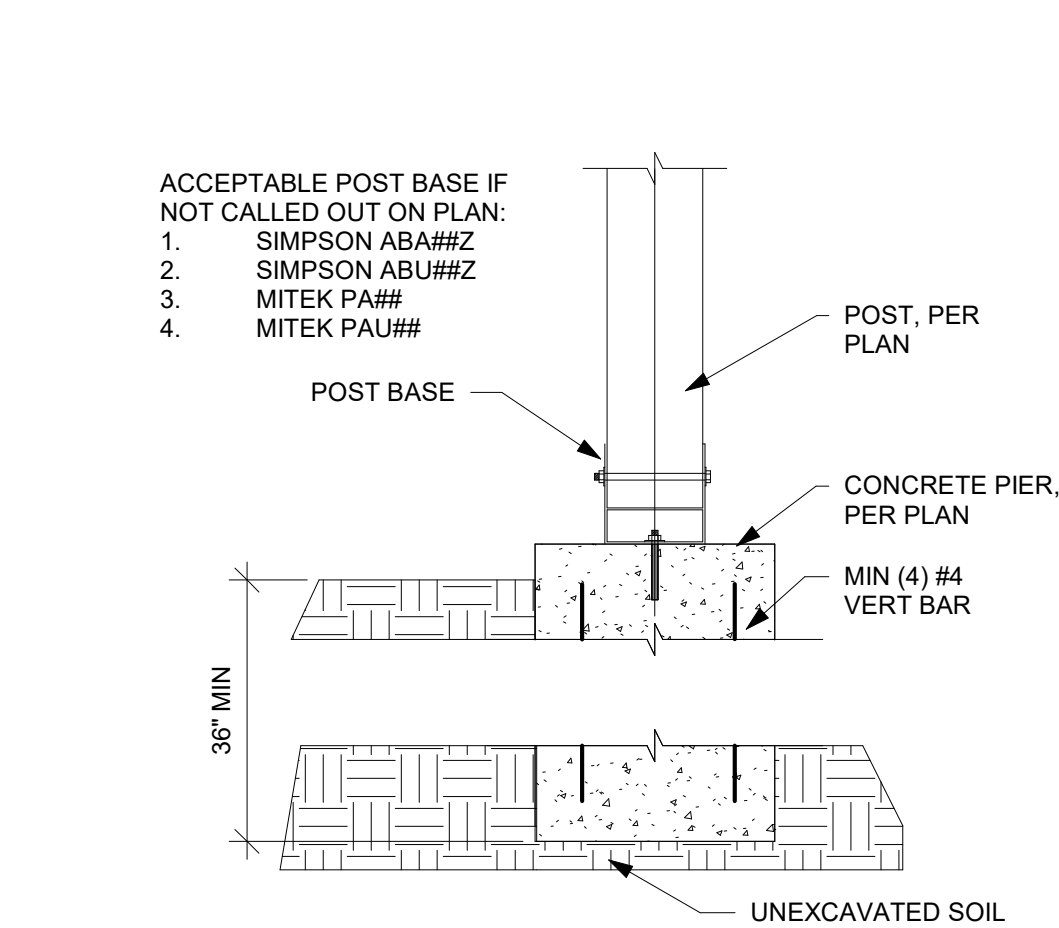
2 LEDGER BOARD TO BAND BOARD
DETAIL
NTS



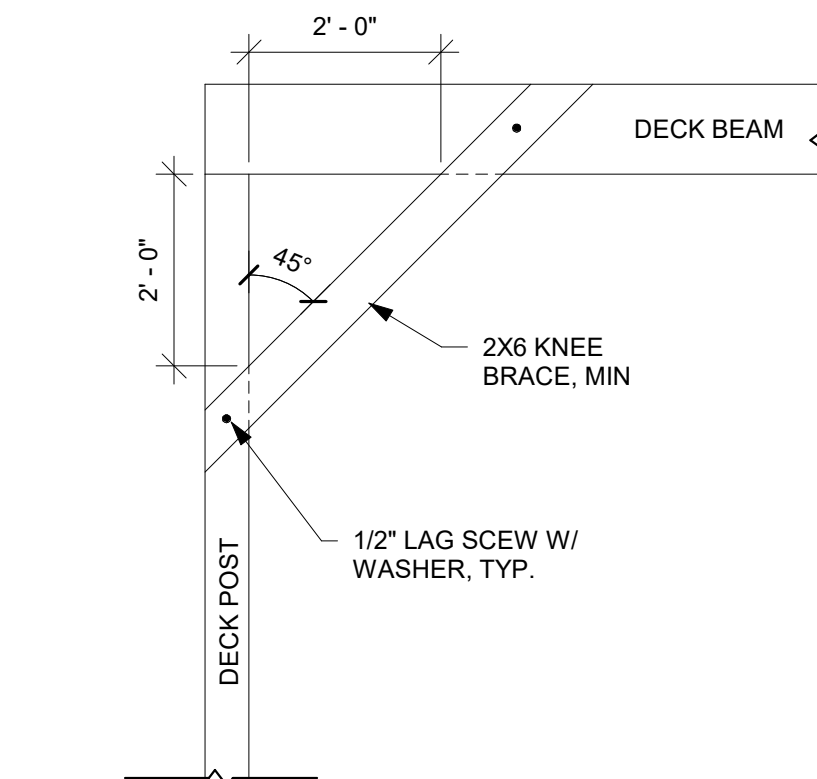
3 TYPICAL POST TO BEAM ATTACHMENT
DETAIL
NTS



4 DECK LEDGER DIMENSION DETAIL
NTS



5 POST BASE DETAIL
NTS



6 KNEE BRACING DETAIL
NTS

TABLE R507.9.1.3(1) DECK LEDGER CONNECTION TO BAND JOIST (DECK LIVE LOAD = 40 PSF, DECK DEAD LOAD = 10 PSF, SNOW LOAD ≤ 40 PSF)							
CONNECTION DETAILS	JOIST SPAN						
	6' AND LESS	6'1" TO 8'	8'1" TO 10'	10'1" TO 12'	12'1" TO 14'	14'1" TO 16'	16'1" TO 18'
	ON-CENTER SPACING OF FASTENERS (INCHES)						
1/2" DIAMETER LAG SCREW WITH 1/2" MAXIMUM SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 1/2" MAXIMUM SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 1" MAXIMUM SHEATHING	36	36	29	24	21	18	16

7 DECK LEDGER CONNECTION TO BAND
JOIST (R507.9.1.3(1))
NTS



EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

SUMMIT HOMES
BAILEY FARMS #2090 - BASSWOOD FARMHOUSE
1152 SE CRONIN ST LEE'S SUMMIT, MO 64082

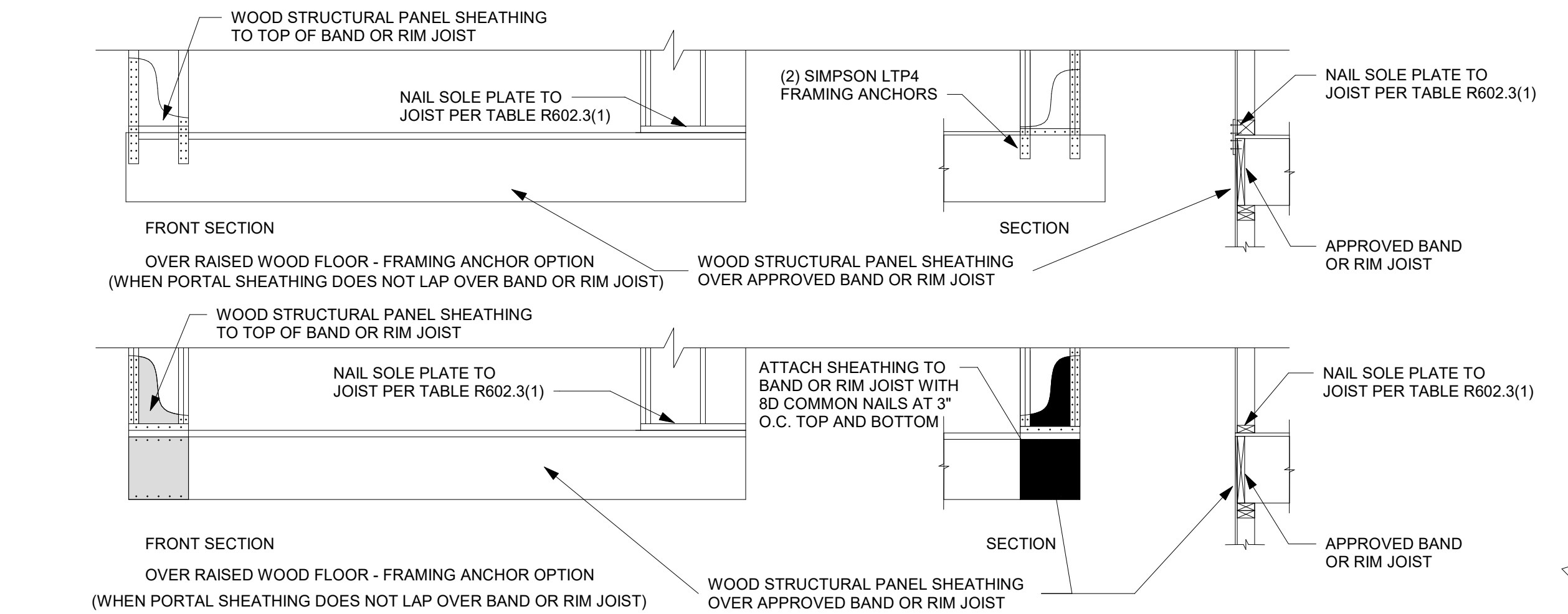
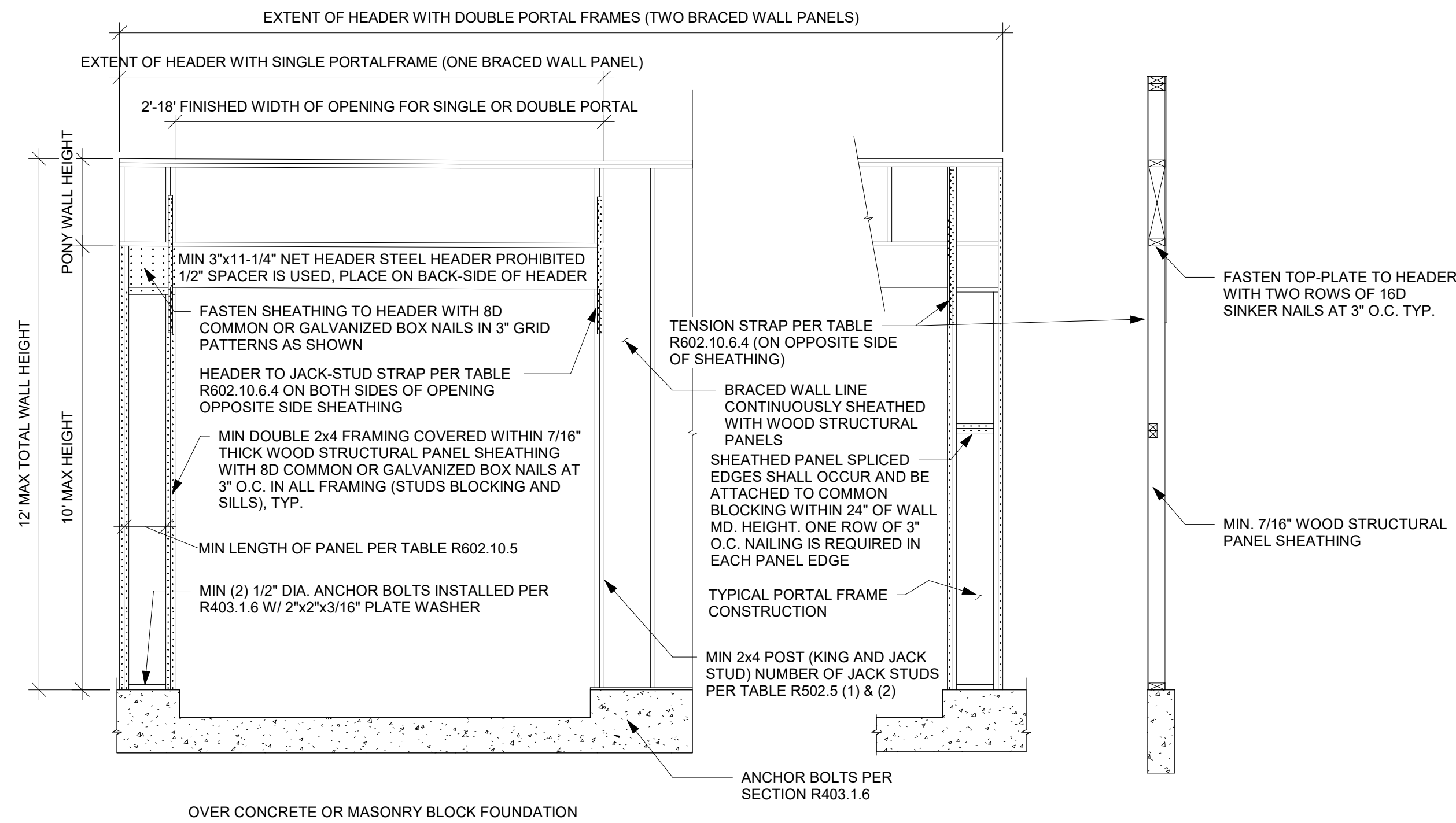
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DECK DETAILS

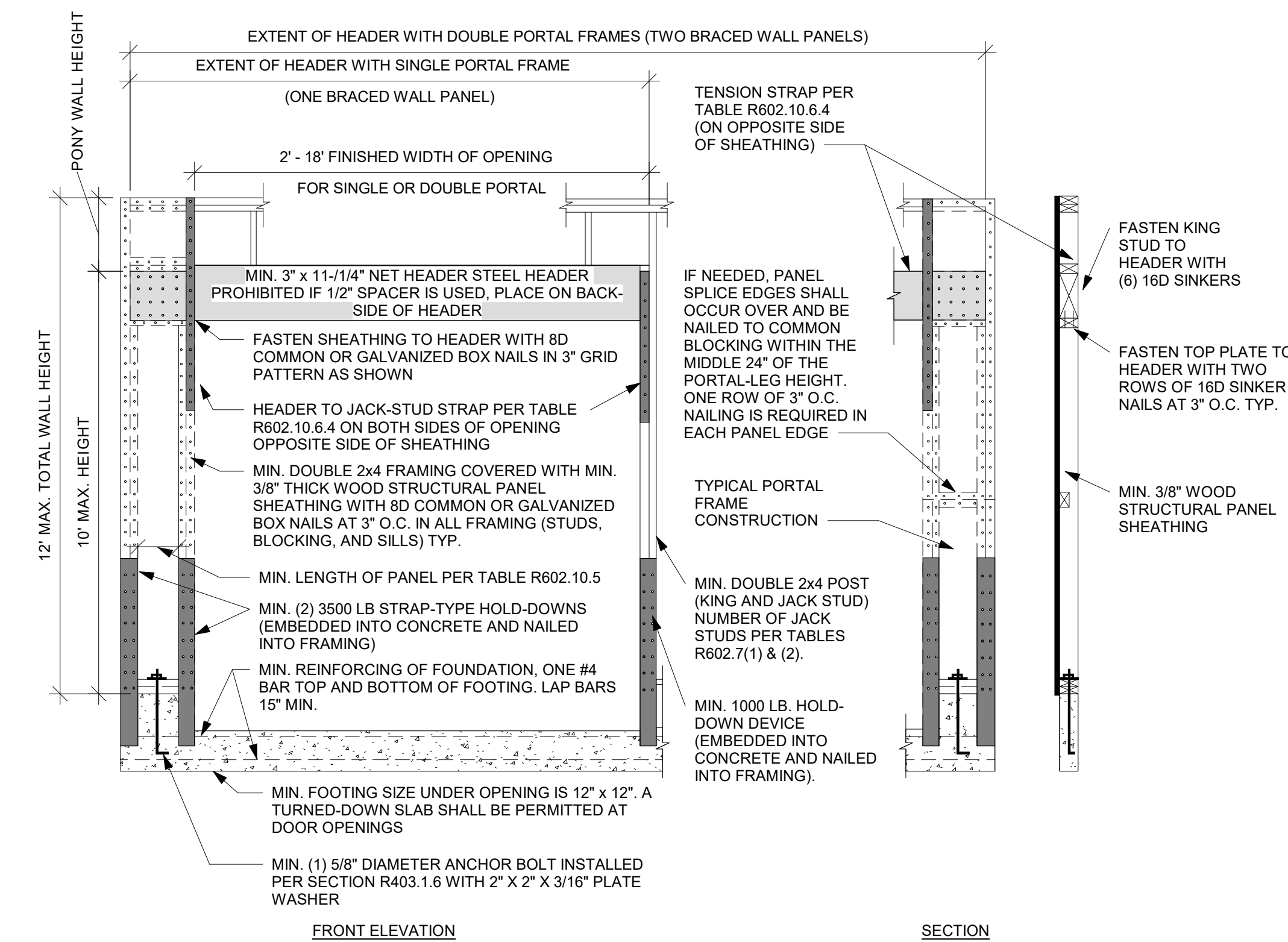
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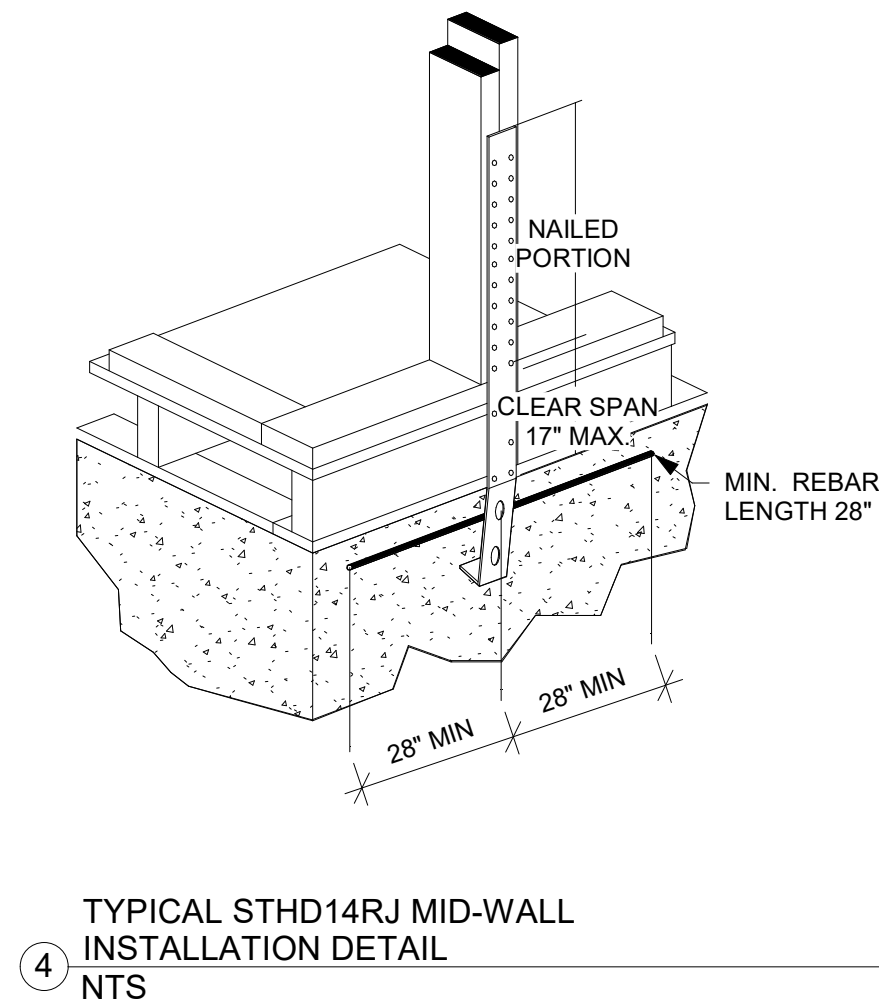
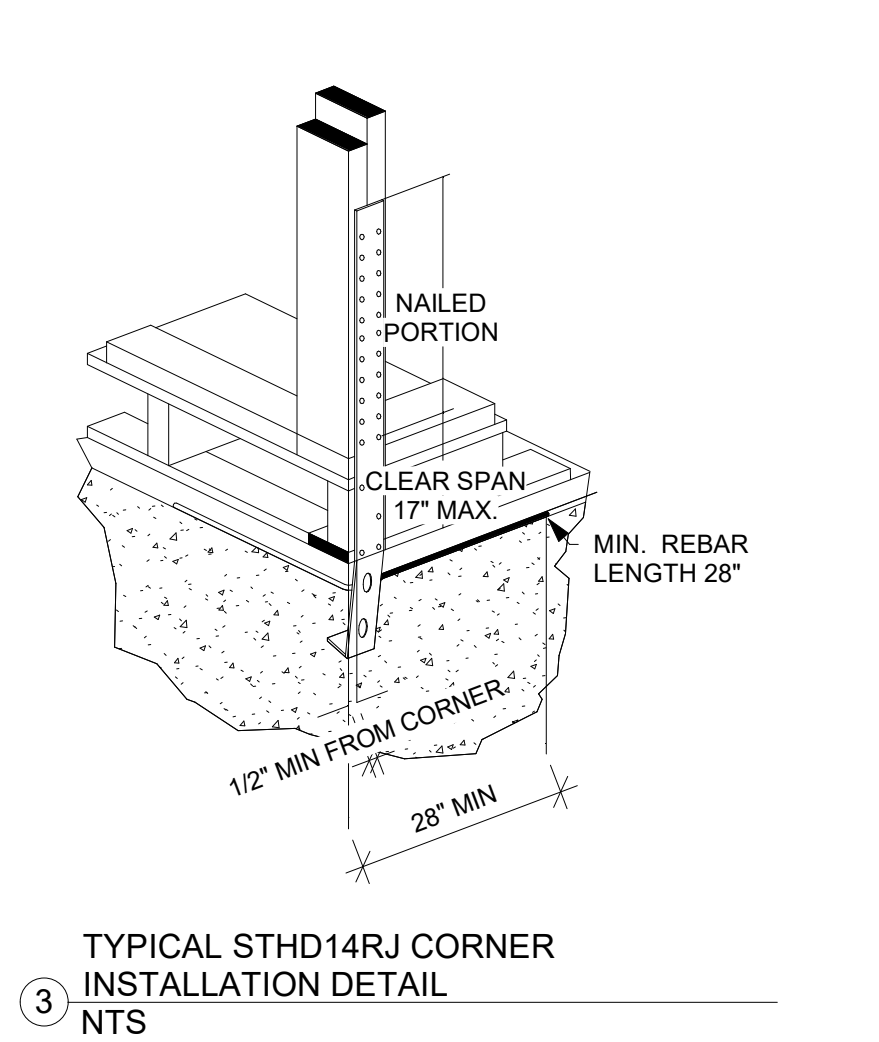
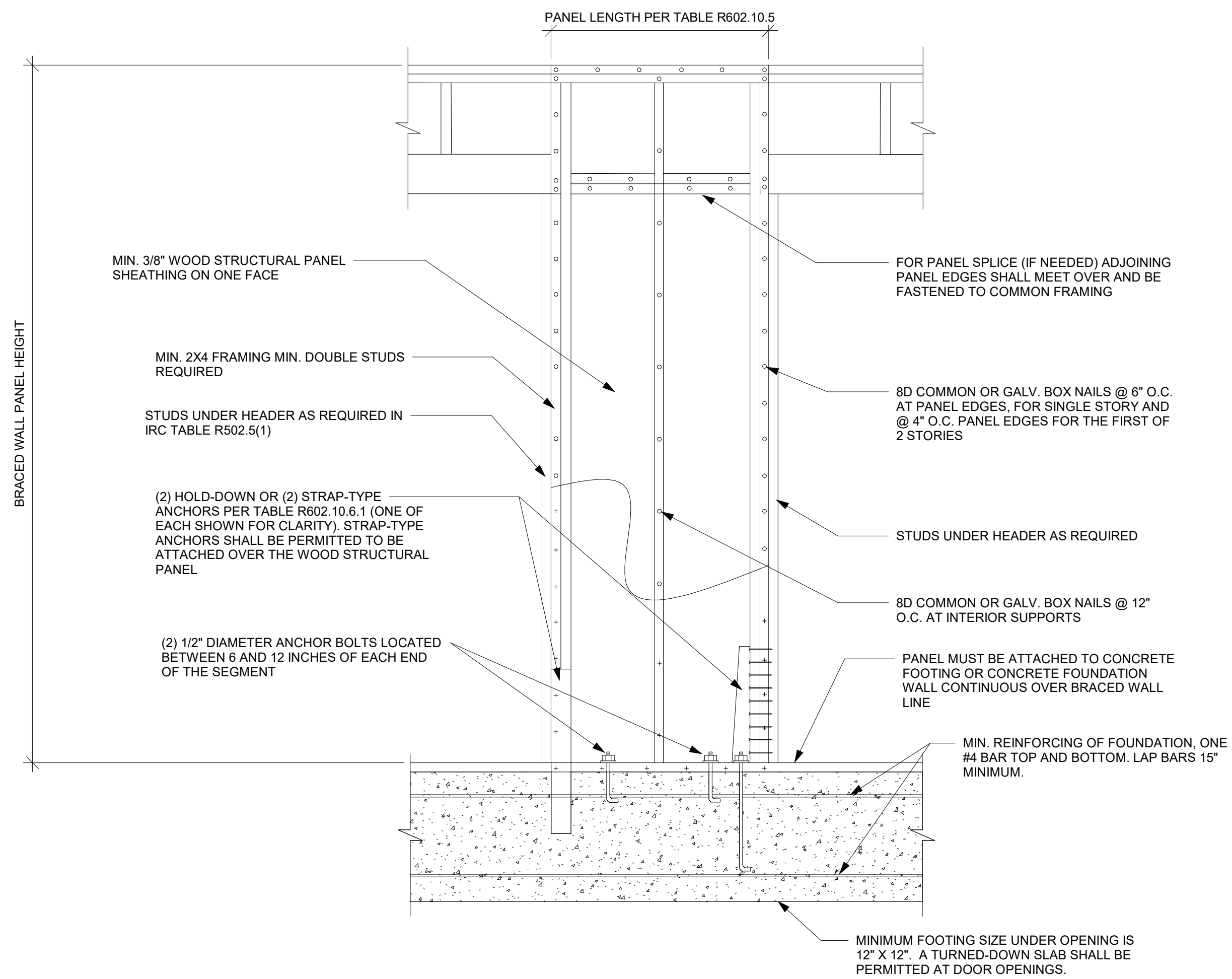
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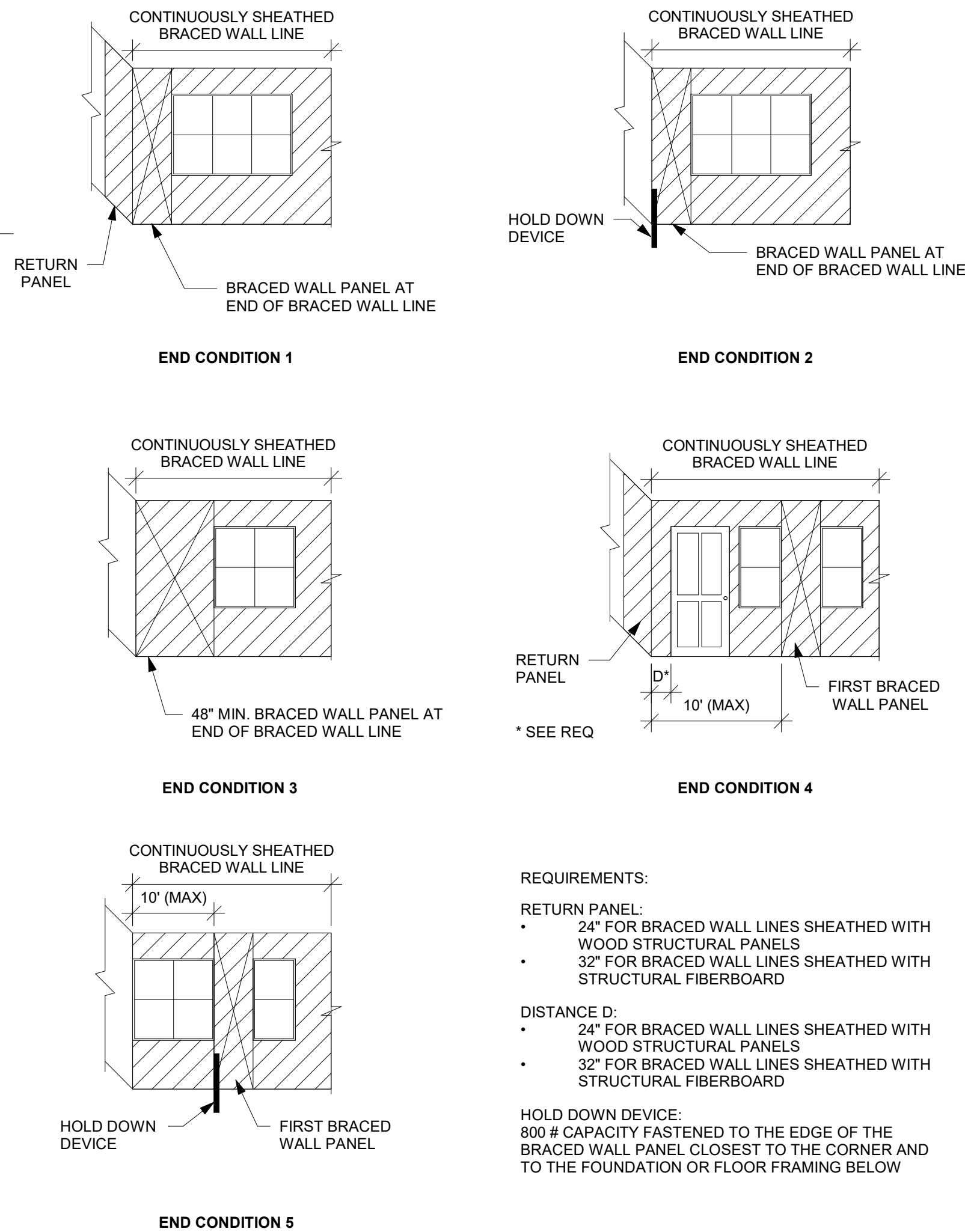
BRACING METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL DETAIL NTS



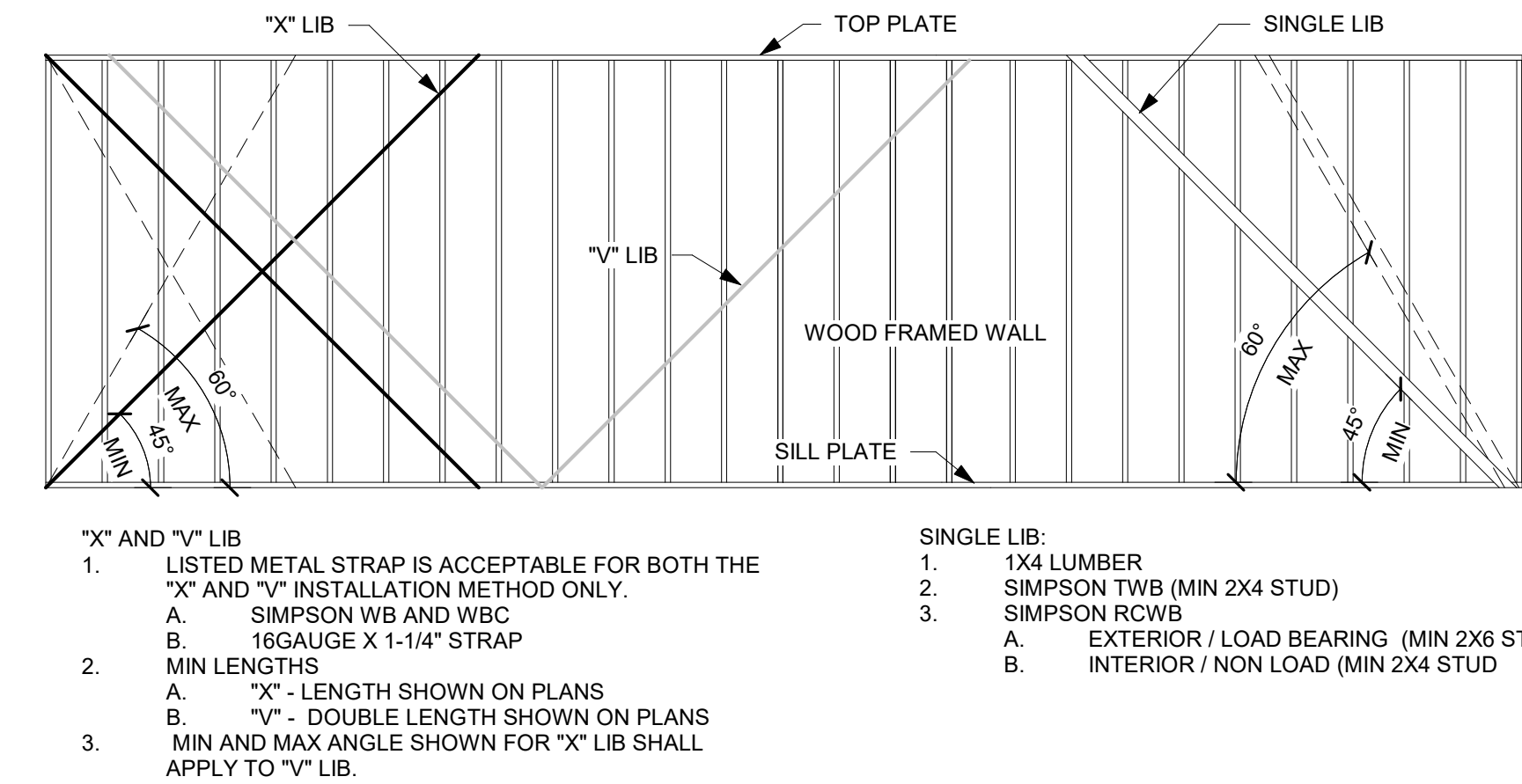
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL NTS



BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL NTS



CONTINUOUSLY SHEATHED END CONDITIONS NTS



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)
SIZE	PENETRATION (IN)				EDGES (IN O.C.)	FIELD (IN O.C.)	
6d COMMON	1.5	24/0	3/8	16	6	12	140
8d COMMON	1.75	24/16	7/16	16	6	12	170
				24	6	12	140

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, .096" 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 PARTICLEBOARD WALL SHEATHING TO FRAMING [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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SUMMIT HOMES

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REVISIONS

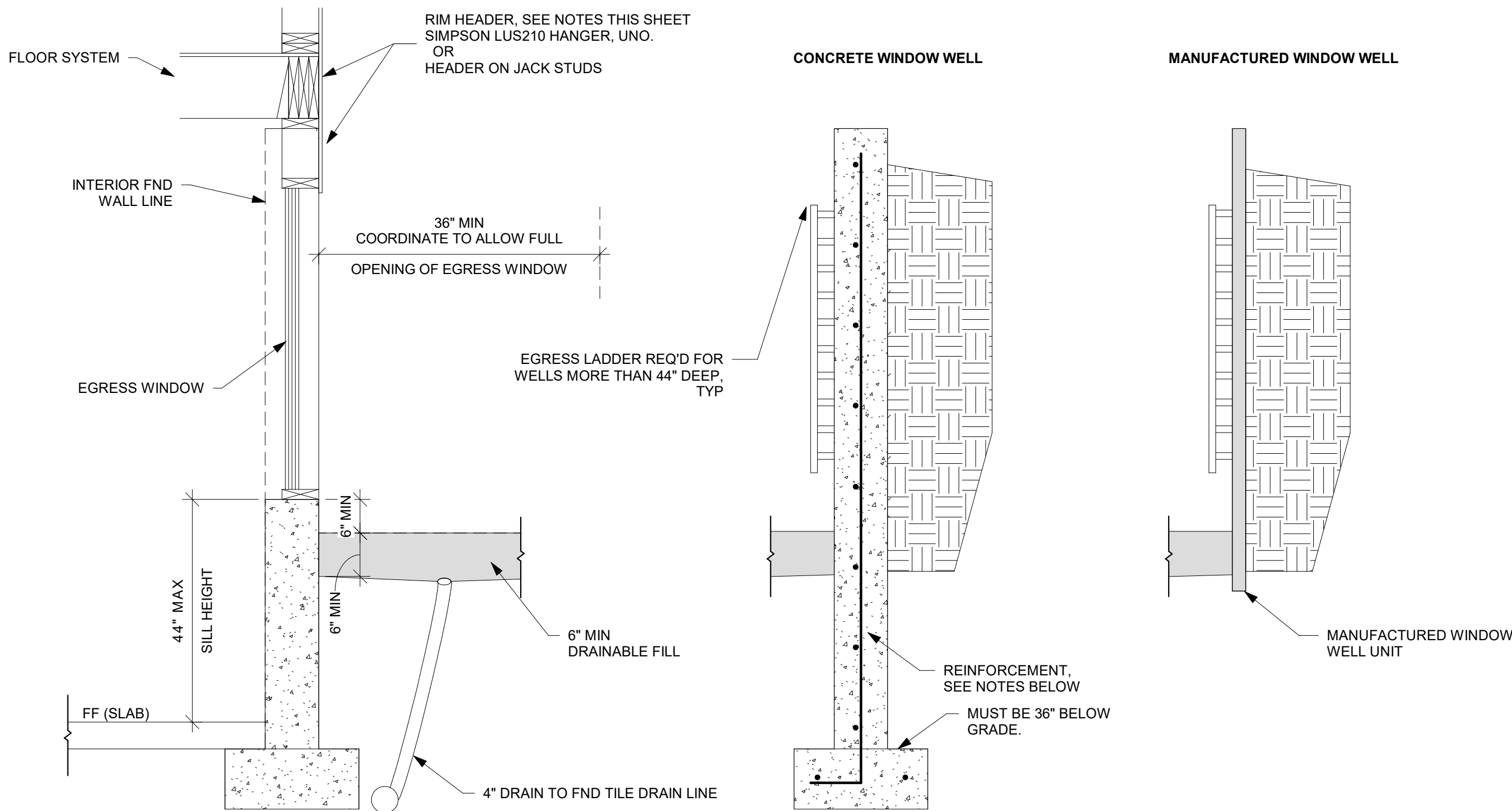
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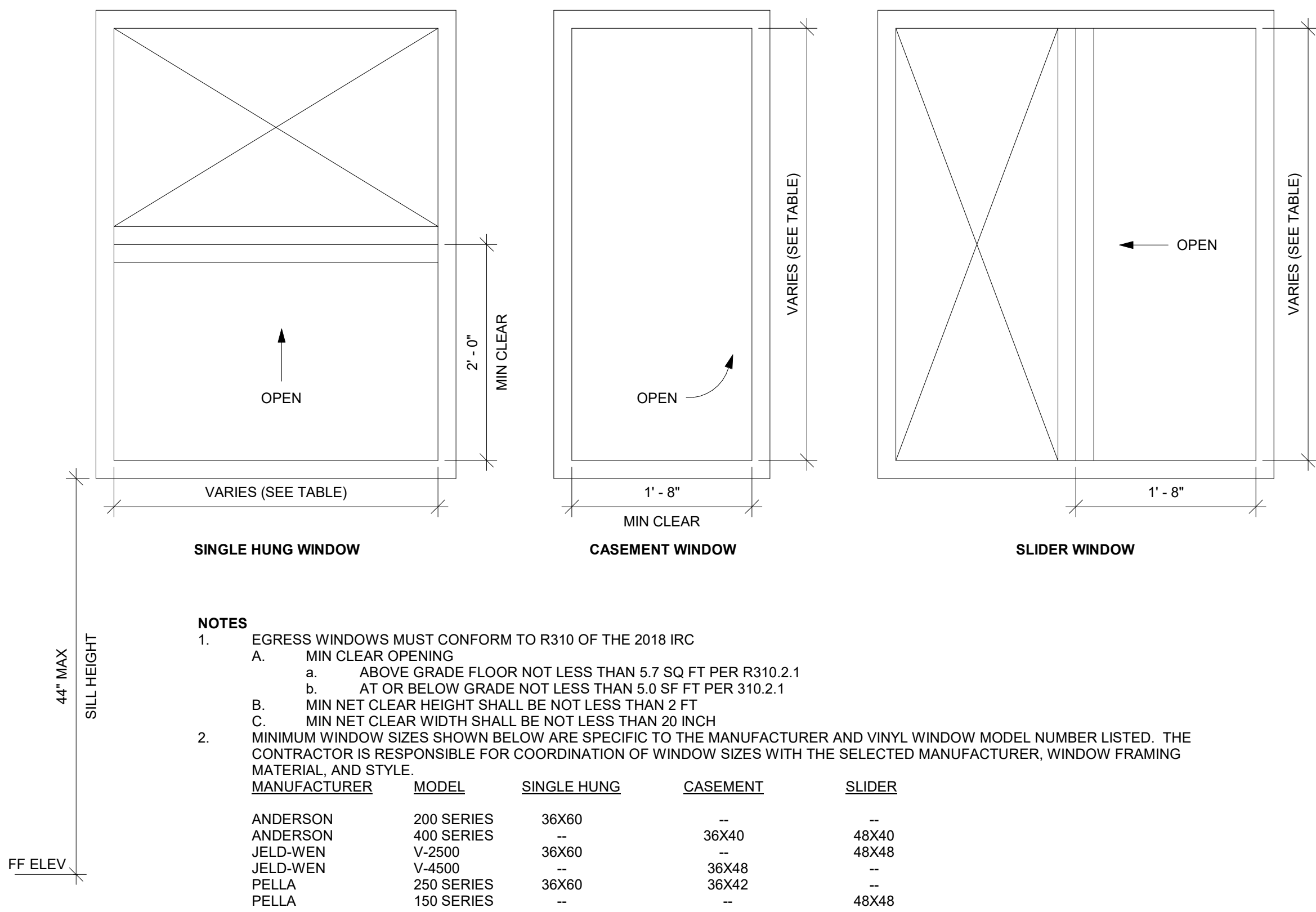
RELEASE FOR CONSTRUCTION
09/18/2025

- 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 OR SOUTHERN YELLOW PINE #1.
 - 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 |

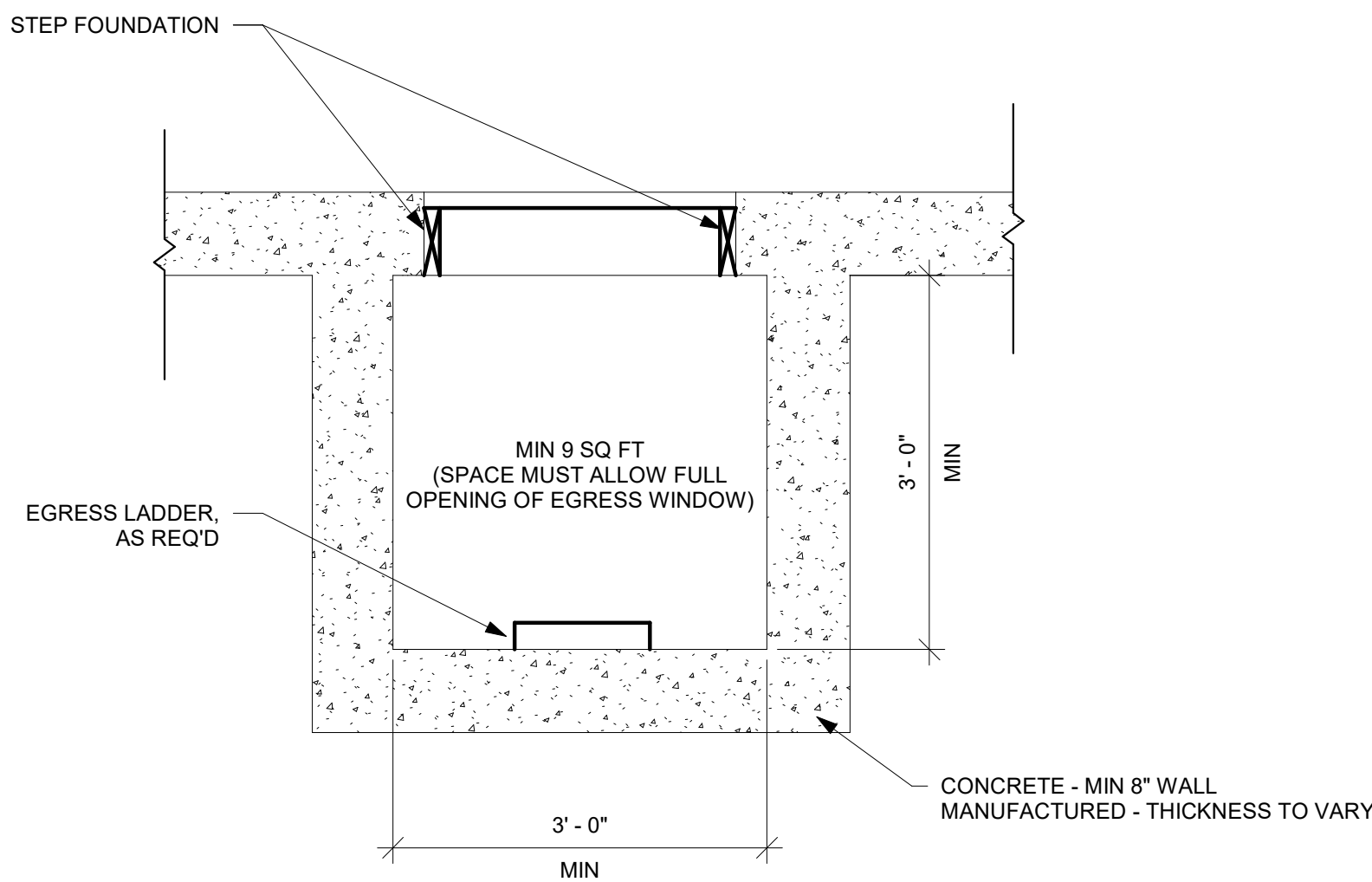


- NOTES:**
- WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE
 - CONCRETE WINDOW WELL
 - INTALLED WITH NEW FOUNDATION
 - POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
 - REINFORCEMENT
 - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
 - INSTALLED TO EXISTING FOUNDATION
 - 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



- NOTES**
- EGRESS WINDOWS MUST CONFORM TO R310 OF THE 2018 IRC
 - MIN CLEAR OPENING
 - ABOVE GRADE FLOOR NOT LESS THAN 5.7 SQ FT PER R310.2.1
 - AT OR BELOW GRADE NOT LESS THAN 5.0 SF FT PER 310.2.1
 - MIN NET CLEAR HEIGHT SHALL BE NOT LESS THAN 2 FT
 - MIN NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCH
 - MINIMUM WINDOW SIZES SHOWN BELOW ARE SPECIFIC TO THE MANUFACTURER AND VINYL WINDOW MODEL NUMBER LISTED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WINDOW SIZES WITH THE SELECTED MANUFACTURER, WINDOW FRAMING MATERIAL, AND STYLE.



PLAN

WINDOW EGRESS (NTS)

WINDOW WELL FOR EGRESS (NTS)



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SUMMIT HOMES

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REVISIONS

**EGRESS
WINDOWS**

S560

DATE 7/30/2025 9:38:35 AM
SCALE As indicated

09/18/2025