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JAHMIR T.
CLARK
NUMBER
PE-2025019843
09/30/2025
ONAL
EVERSTEAD
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LEE'S SUMMIT, MO 64064 EVERSTEAD.COM (816)399-4901

64081

LEAH E RIDO LEES S

ANDRES WOODS

REVISIONS

COVER

0-CV

DATE 9/30/2025 12:29:17 PM SCALE 12" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/07/2025 9:53:34

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.

BUILDING SQUARE FOOTAGE (SQFT)

1598

2401

1433

5432

692

717

LOWER LEVEL CONDITIONED SPACE TOTAL

MAIN LEVEL CONDITIONED SPACE TOTAL

UPPER LEVEL CONDITIONED SPACE TOTAL

CONDITIONED SPACE TOTAL (SQ FT)

LOWER LEVEL UNFINISHED SPACE

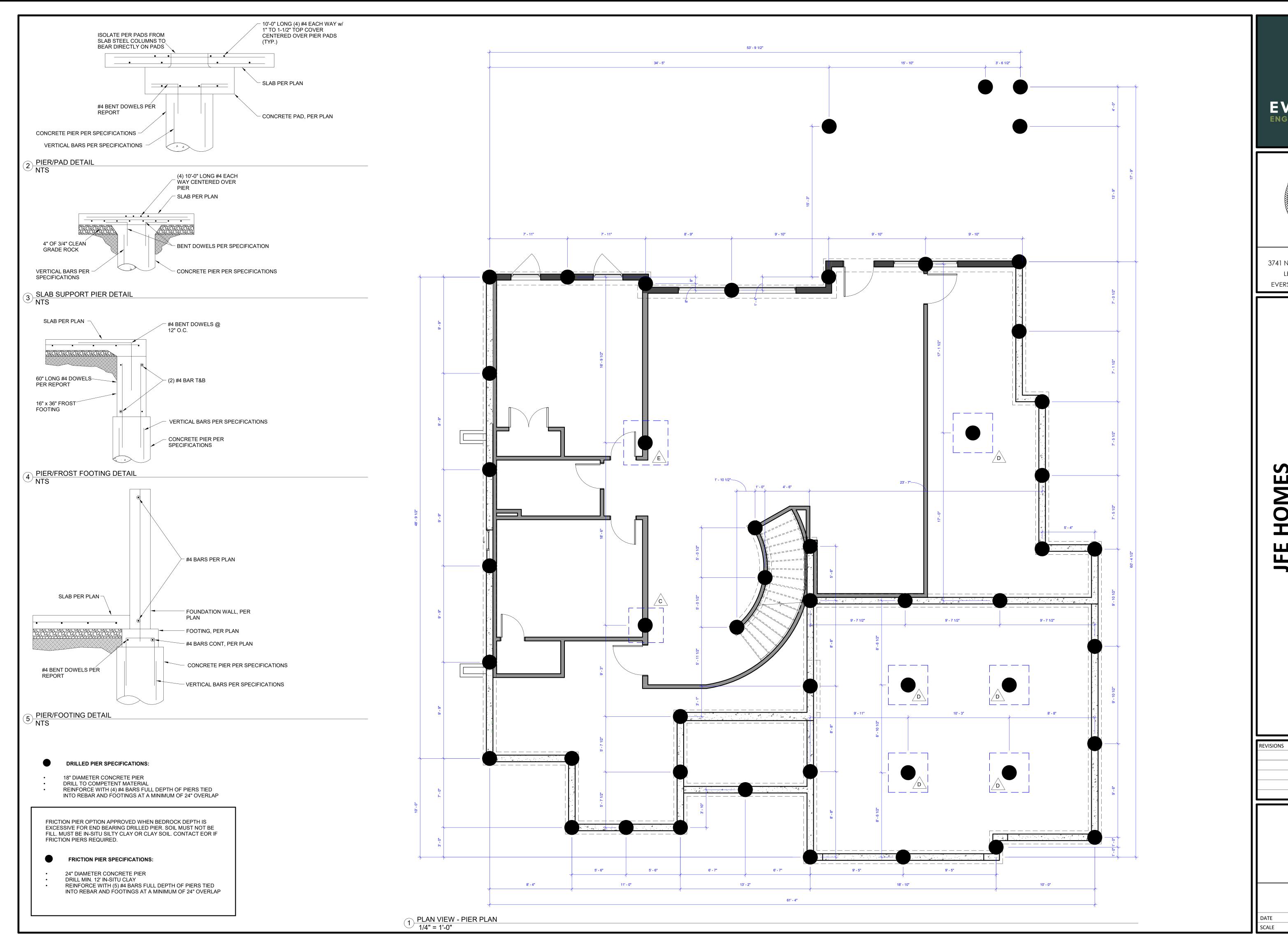
PORCHES AND DECKS TOTAL

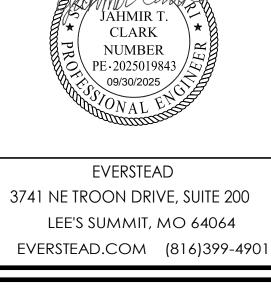
GARAGE TOTAL

ALL THIRD PARTY INSPECTIONS MUST BE PERFORMED BY THE ENGINEER OF RECORD (EOR). 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 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.

2 3D BACK





PIER PLAN

G101

9/30/202549E2F25 98NPTMU AS NOTED ON PLANS RE DEVEASHIND ICASES 10/07/2025 9:53:34

- 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" UNLESS OTHERWISE PROTECTED FROM FROST PER IRC 403.1.4...
- 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 THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE
- 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
- INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- SLAB ON GROUND SHALL BE CONTINUOUSLY SUPPORTED ON UNDISTURBED SOIL OR WITH FILL AND BASE AS DESCRIBED: A. 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,

	_	D SLAG, OR RECYCLED CON ED SUBGRADE WHEN THE S	_	A 2" SIEVE SHALL BE PLACED ON THE RADE.
ISC	OLATED	FOOTINGS AND COLUMN PA	ADS	
PIER		MINIMUM	SCHEDULE 40	

	ISOLATED FOOTINGS AND COLUMIN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI	
Â	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			
SY	ΥM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
<u>/</u> c	3	12"	3'-0"	(4) VERTICAL #4
<u>/</u> H	4	16"	3'-0"	(4) VERTICAL #4
	Ĺ	18"	3'-0"	(4) VERTICAL #4
_/k	^	24"	3'-0"	(4) VERTICAL #4
<u>/l</u>	Ĺ	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.

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
- 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
- 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
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO



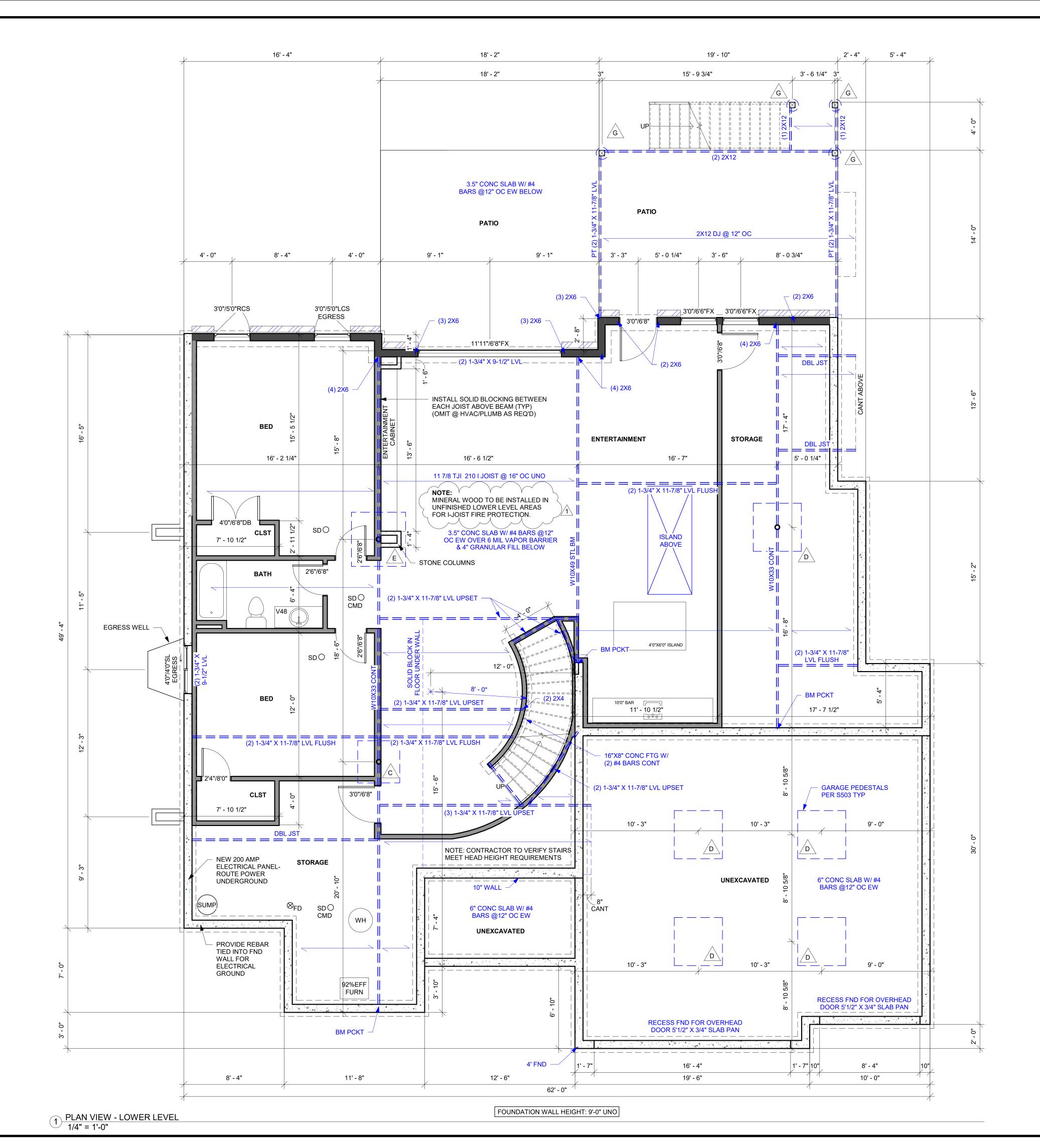
FOUNDATION '	WALL AND FOOTI	NG TABLE (3000 PSI C FROM INSIDE TENSIC	CONCRETE AND 40 KSI RI ON FACE)	EBAR PLACED 2"
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE	FOOTING SPECIFICATION U.N.O. ON PLANS
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP &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

WALL LEGEND - NEW CONSTRUCTION

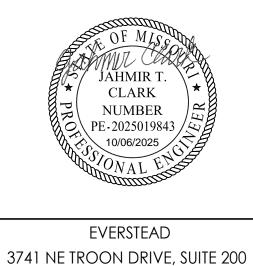
FOUNDATION WALL

NEW INTERIOR PARTITION

NEW EXTERIOR WALL







LEE'S SUMMIT, MO 64064 EVERSTEAD.COM (816)399-4901

RID

DR

LOWER LEVEL / **FOUNDATION PLAN**

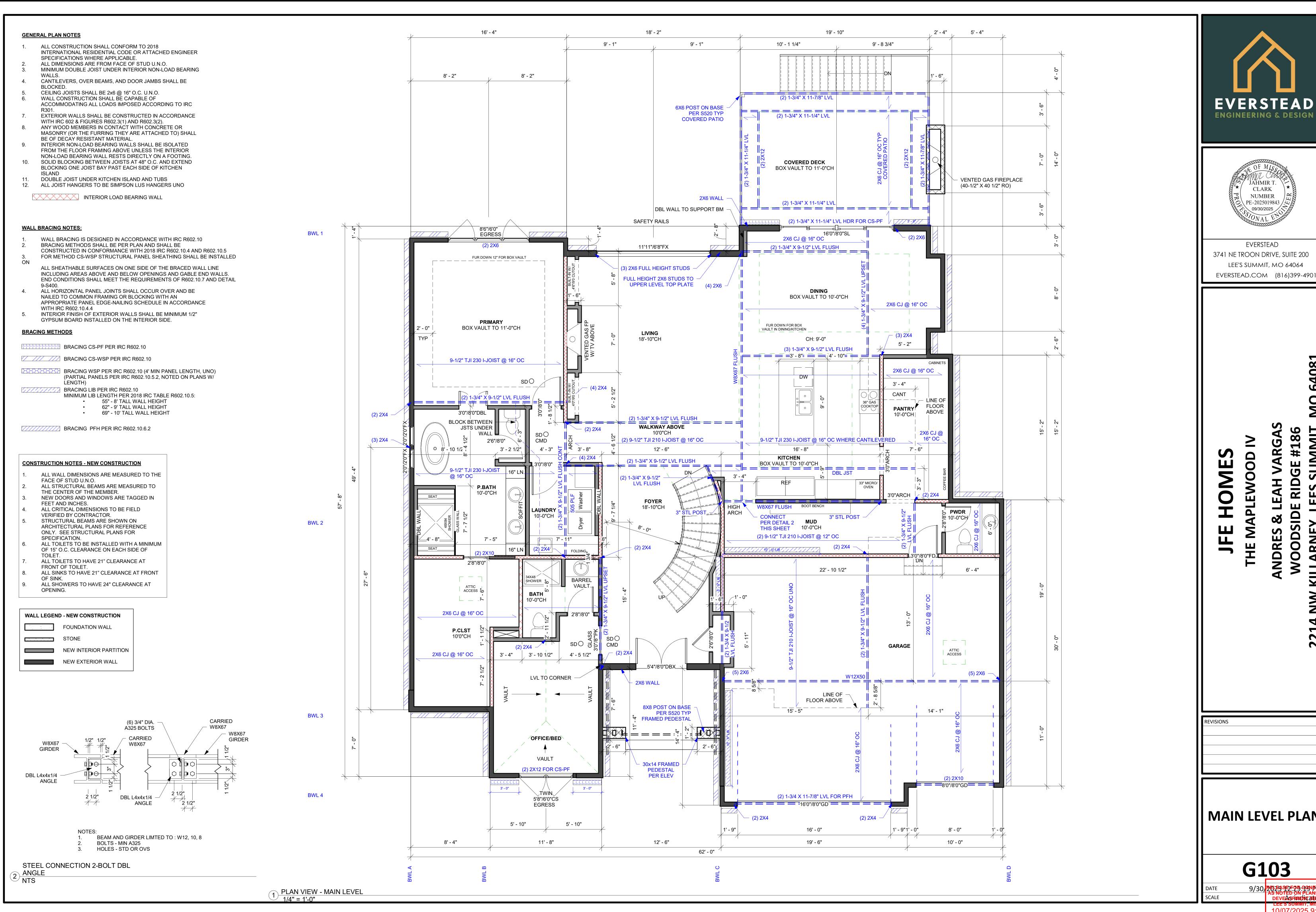
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SCALE

REVISIONS

- 10/06/2025

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JAHMIR T

CLARK NUMBER

× 09/30/2025 /

EVERSTEAD

LEE'S SUMMIT, MO 64064

PE-2025019843

MAIN LEVEL PLAN

G103

10/07/2025 9:53:34

GENERAL PLAN NOTES

- 1. 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
- 3. 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.
- 6. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC
- 7. 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.
- 9. 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
- NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.

 10. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN
- 11. DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS
 12. ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

INTERIOR LOAD BEARING WALL

WALL BRACING NOTES:

- 1. 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
- 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

 5. 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

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:

55" - 8' TALL WALL HEIGHT

55" - 8" TALL WALL HEIGHT
62" - 9' TALL WALL HEIGHT
69" - 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2

CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD U.N.O.
- 2. ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN FEET AND INCHES.
- 4. ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- 5. STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE
- ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION.

 6 ALL TOILETS TO BE INSTALLED WITH A MINU
- 6. ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF
- TOILET.
 7. ALL TOILETS TO HAVE 21" CLEARANCE AT
- FRONT OF TOILET.

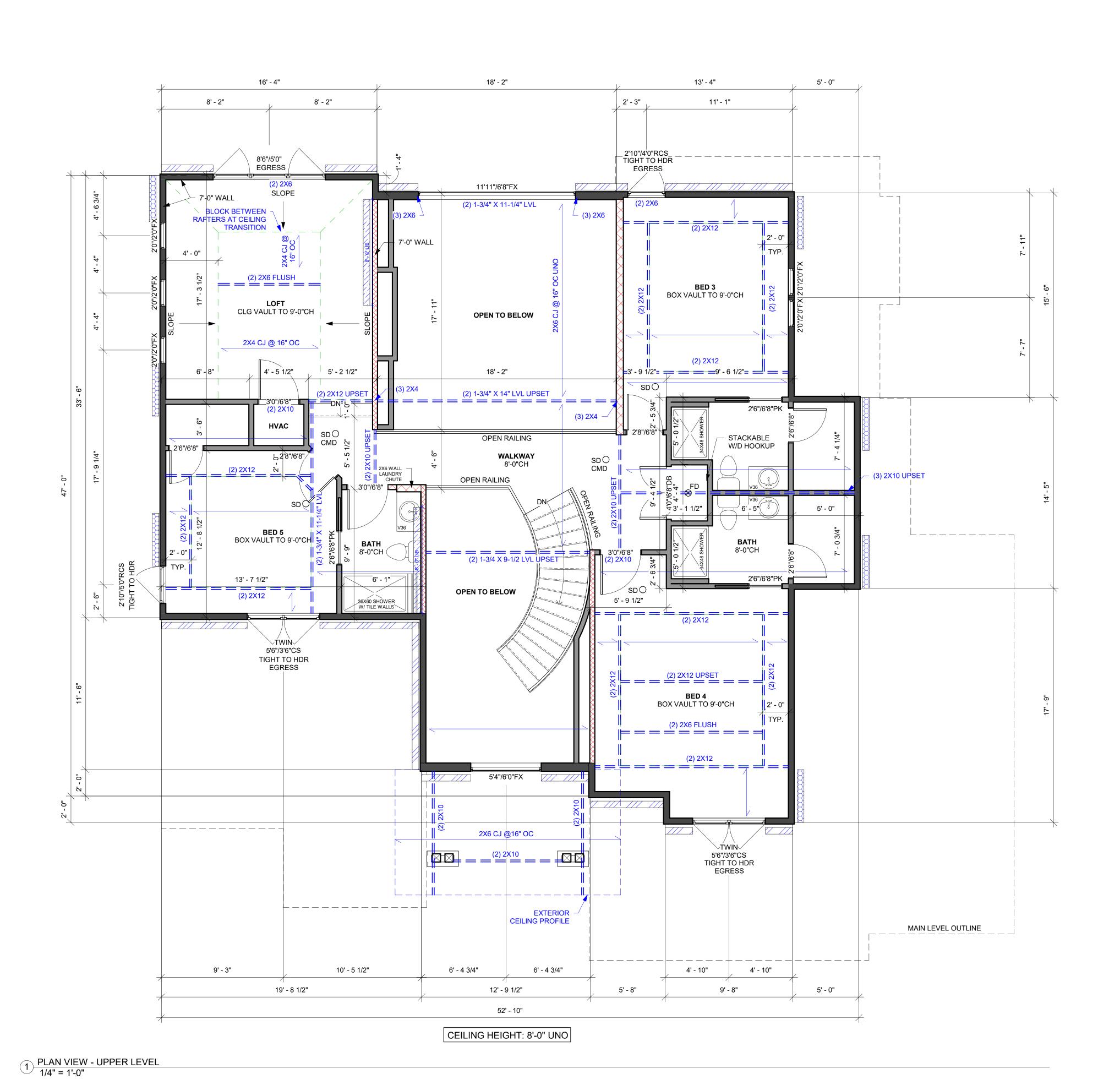
 8. ALL SINKS TO HAVE 21" CLEARANCE AT FRONT
- ALL SINKS TO HAVE 21" CLEARANCE AT FROI OF SINK.

NEW INTERIOR PARTITION

NEW EXTERIOR WALL

9. ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

WALL LEGEND - NEW CONSTRUCTION FOUNDATION WALL STONE



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EAH

ENGINEERING & DESIGN

JAHMIR T

UPPER LEVEL PLAN

REVISIONS

G104

DATE 9/30/PASE POB GOND TO CTION AS NOTED ON PLANS REVIEW DEVEAS PINCHES LEE'S SUMMIT, MISSOURI 10/07/2025 9:53:34

- STICK FRAMED ROOF NOTES

 1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER
- 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
- 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"



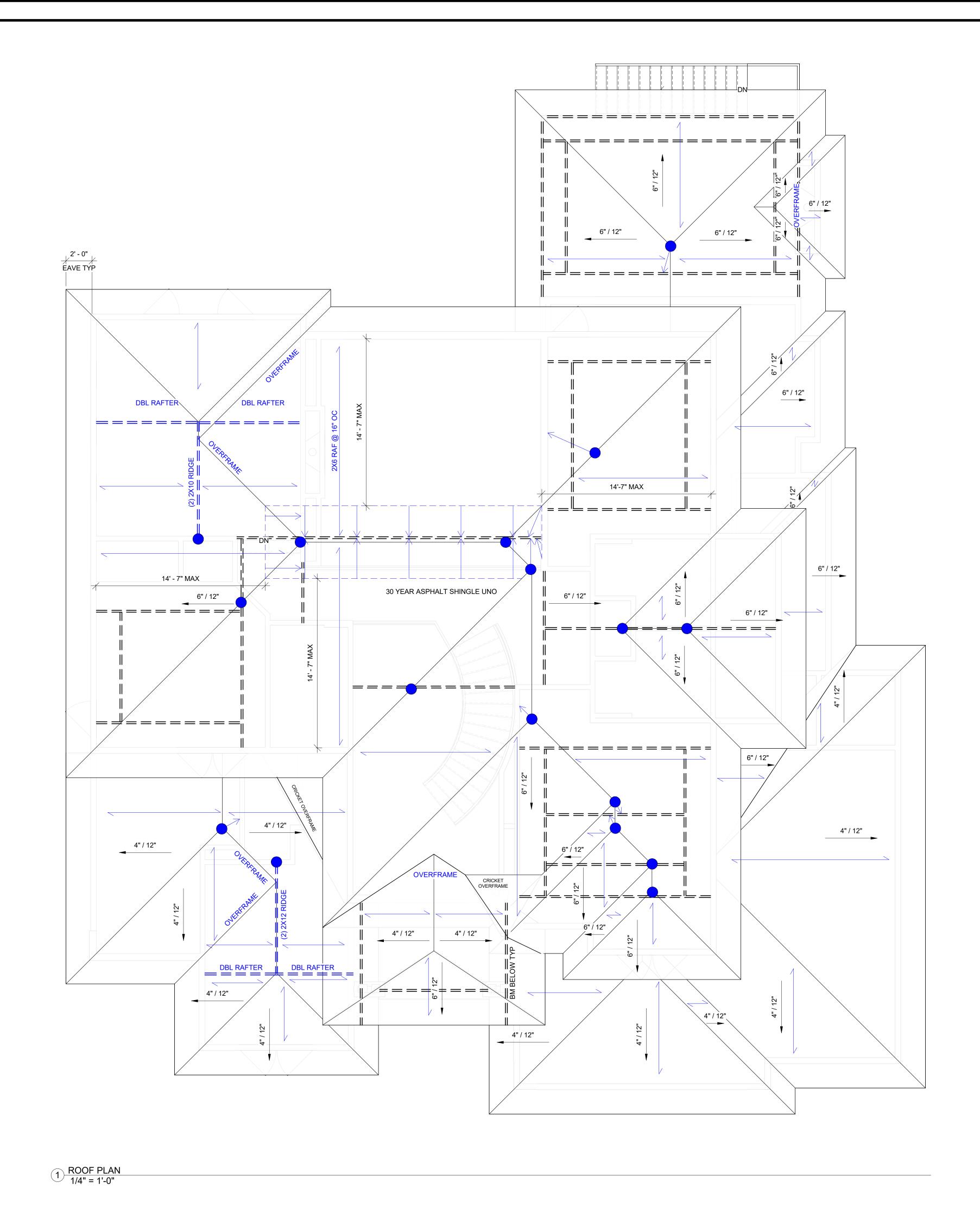
HIP, VALLEY, OR RIDGE SUPPORT TO STRUCTURE BELOW (IN ADD'N TO MIN CODE REQUIREMENTS)



RAFTER FRAMING DIRECTION



PURLIN AND PURLIN STRUTS





CLARK

09/30/2025

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NUMBER PE-2025019843

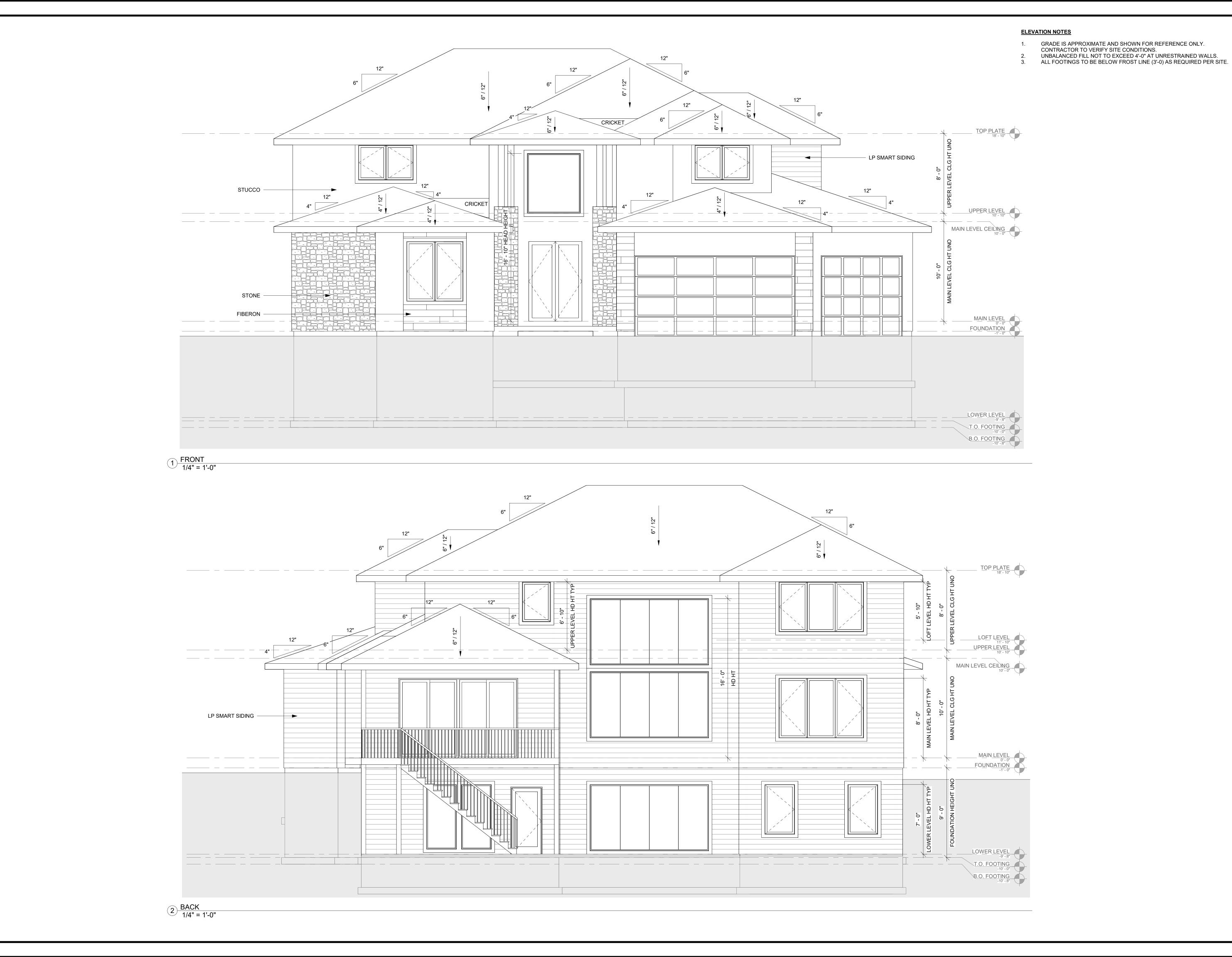
LEAH VARGAS
DE RIDGE #186
, LEES SUMMIT,

ROOF PLAN

REVISIONS

DATE SCALE

G105



THE MAPLEWOO

REVISIONS

DATE SCALE **DESIGN**

ELEVATIONS

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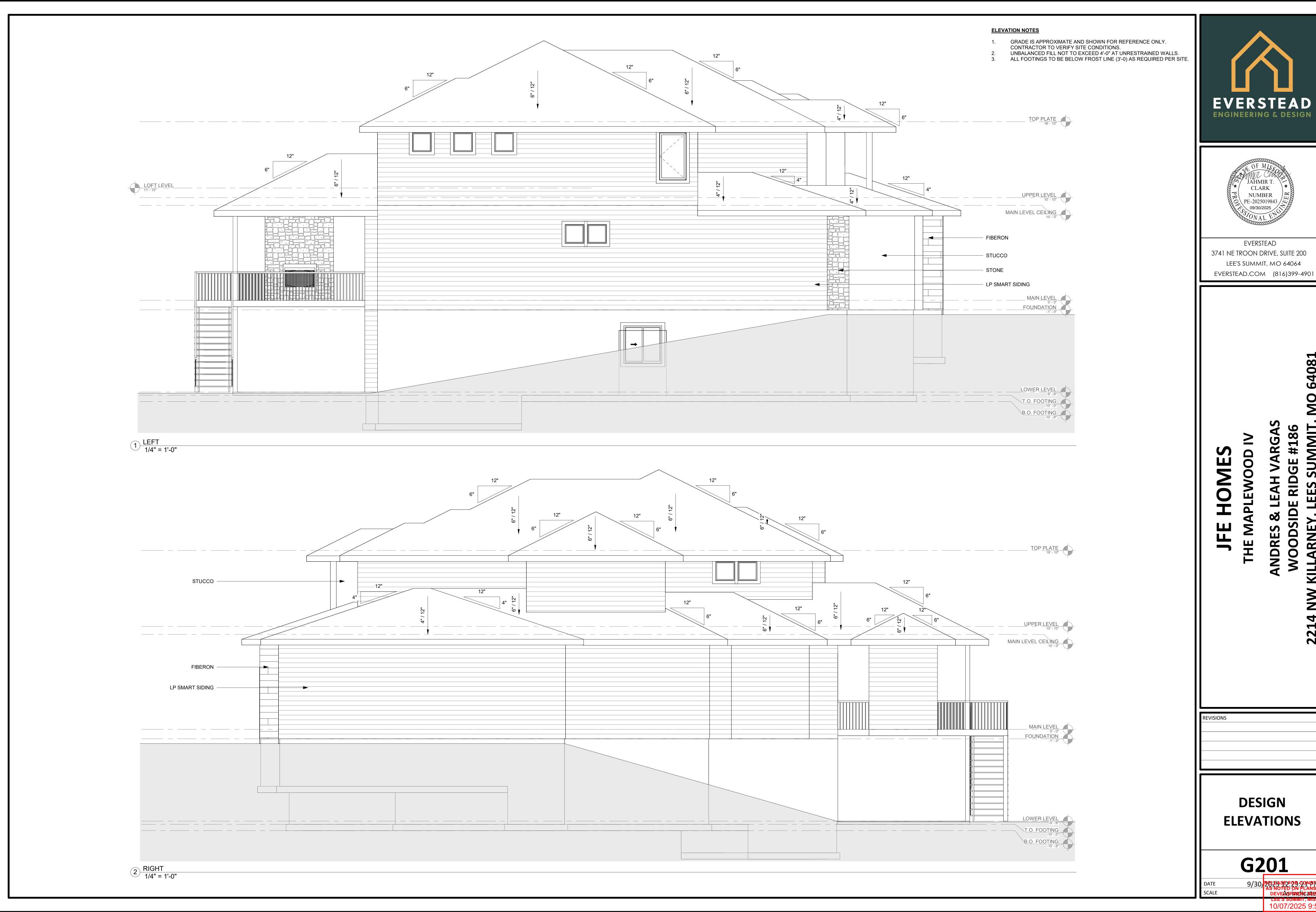
ANDRES & LEAH VARGAS WOODSIDE RIDGE #186 214 NW KILLARNEY, LEES SUMMIT, MC

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EVERSTEAD

LEE'S SUMMIT, MO 64064

DESIGN ELEVATIONS

G201

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GENERAL NOTES IRC 2018

PLANS SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION. THE ENGINEER OF RECORD MAY REQUIRE REVISED DRAWING OR CALCULATIONS AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.

A.2 LOADING ASSUMPTIONS

<u>DEAD</u>	
ROOF	

ROOF + CEILING (NO STORAGE) 15 PSF ROOF + CEILING (STORAGE) 20 PSF 10 PSF CEILING JOISTS (STORAGE) 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

FLOOR LIVE LOAD 40 PSF (HABITABLE) GARAGE 50 PSF WITH 2000 LB POINT LOAD STORAGE 20 PSF (UNINHABITABLE) **GUARDRAIL**

CONTINUOUS LINEAR MAXIMUM POINT 200 LBS

GROUND SNOW LOAD 20 PSF

VELOCITY 115 MPH **EXPOSURE CATEGORY**

SOIL AND SITE ASSUMPTIONS

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 THE ENGINEER OF

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.

LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED

ACTIVE 60 PSF AT REST 100 PSF

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.

FOUNDATION NOTES

FOUNDATION ANCHORAGE (IRC R403.1.6)

SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM 1/2" 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

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"

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

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.

C.5 CONCRETE (CONT.)

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

REBAR PLACEMENT SHALL BE AS FOLLOWS:

BEAMS, COLUMNS

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 3/4 IN CLR SLABS, WALLS, JOISTS

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)

C.6 CONCRETE WALLS WITH REINFORCEMENT STEEL

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

HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO

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 PARALLEL BARS 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

HORIZONTAL WALL REINFORCEMENT SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK

C.7 COLD WEATHER CONCRETE

C.8 FOOTNOTES

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

THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65

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.

VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR REINFORCEMENT SPACED 24" O.C. MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT PLACED AS FOLLOWS:

8" WALL - MINIMUM 2" FROM TENSION FACE

10" WALL - MINIMUM 6-3/4" FROM THE OUTSIDE FACE

EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL

HORIZONTAL REINFORCEMENT:

ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL

OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C. HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE

(INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE 1 #4 REBAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.

AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL FOR WALL THICKNESS LESS THAN 4". PROVIDE #4 BARS AT MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.

STRAIGHT WALLS MORE THAN 5'-0" TALL AND MORE THAN 16-0" LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS (SEE TYPICAL DEAD MAN SECTION).

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

D. <u>FRAMING/STRUCTURE</u>

D.1 FRAMING NOTES

1.5 IN CLR

ALL NON TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED

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

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (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)

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

DOUBLE TOP PLATE IS NOT REQUIRED FOR INTERIOR NON LOAD BEARING WALLS HEADER CRIPPLE SPACING CAN BE 24" O. C. REGARDLESS OF WALL STUD SPACING FOR

NON LOAD BEARING WALLS 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 G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR EXCEPTIONS, REFER TO R317.3.1.

ENGINEERED LUMBER MIIMUM DESIGN REQUIREMENTS				
	F _b (PSI)	E (PSI)	F _v (PSI)	
LVL	3100	1.9X10 ⁶	285	
DOUGLAS FIR-LARCH	900	1.6X10 ⁶	180	
GLU-LAM	2400	1.8X10 ⁶	230	

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:**

CHANNELS, PLATES, ANGLES, AND COLUMNS: WIDE FLANGES: STEEL PIPE COLUMN

ANCHOR RODS: 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.

ASTM A500 ($F_Y = 46 \text{ KSI}$)

ASTM F1554 ($F_Y = 36 \text{ KSI}$)

ASTM A53 GR.B ($F_Y = 35$ KSI)

ASTM A36 ($F_Y = 36 \text{ KSI}$) ASTM A992 (F_Y = 50 KSI)

WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED

ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

<u>GLAZING</u>

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.

WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS,

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.

F. <u>STAIRWAYS</u>

STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.

EDGES OF THE TREADS.

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

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 1/2" GYPSUM BOARD ON ENCLOSURE PER IRC

GARAGES

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).

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.

MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.

ROOF TO BE ASPHALT SHINGLES UNO AND SHALL COMPLY WITH IRC 2018 SECT. R905.2

ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN

ACCORDANCE WITH IRC 2018 SECTION R905.2.2: "APPLY A 19-INCH (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE, END LAPS SHALL BE 4-INCH (102MM) AND SHALL BE OFFSET BY 6 FEET (1829 MM). DISTORTIONS IN THE UNDERLAYMENT

SAFETY REQUIREMENTS

I.1 EMERGENCY EGRESS AND RESCUE

PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7

SQ. FT. WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20". BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS.

SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS REQUIRED PER IRC R315.

SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL."

(THE FOLLOIWNG SHALL APPLY UNLESS "ECA" SHEETS HAVE BEEN INCLUDED IN THE PLAN SET)

LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.5.

PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER IRC N1103.1.1. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER IRC N1103.3.2.1.

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER IRC N1103.4.

ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400

CFM AS REQUIRED PER IRC M1503.6. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER IRC M1601.6 ENERGY CONSERVATION.

EX

FV

FJ

FTG

FND

SIP

STL

TYP

STEEL

VERT VERTICAL

TYPICAL

ABBREVIATIONS

AΒ ANCHOR BOLT BM BEARING BELOW FINISHED FLOOR BFF BOT BOTTOM BRACED WALL LINE CJ CEILING JOIST CLR CLEAR COL COLUMN CONC CONCRETE

ABOVE FINISHED FLOOR

CONCRETE MASONRY UNIT CXN CONNECTION CONT CONTINUOUS DOUBLE DIAMETER DIA EW **EACH WAY** FFF EFFECTIVE

ELEVATION END CONDITION ENGINEER OF RECORD EΩ FQUAL **EQUIV EQUIVALENT** EFP EQUIVALENT FLUID PRESSURE

HDR HEADER HORZ HORIZONTAL MAX MAXIMUM MINIMUM MIN NTS NOT TO SCALE OC ON CENTER PED PEDESTAL PCF POUNDS PER CUBIC FOOT POUNDS PER LINEAR FOOT POUNDS PER SQUARE FOOT PSI POUNDS PER SQURE INCH PRESSURE TREATED PT RAF RAFTER

UNO UNLESS NOTED OTHERWISE

STRUCTURAL INSULATED PANEL

EXISTING

FIELD VERIFY

FLOOR JOIST

FOUNDATION

FOOTING

FINISHED FLOOR

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3741 NE TROON DRIVE, SUITE 200 LEE'S SUMMIT, MO 64064 everstead.com (816)399-490°

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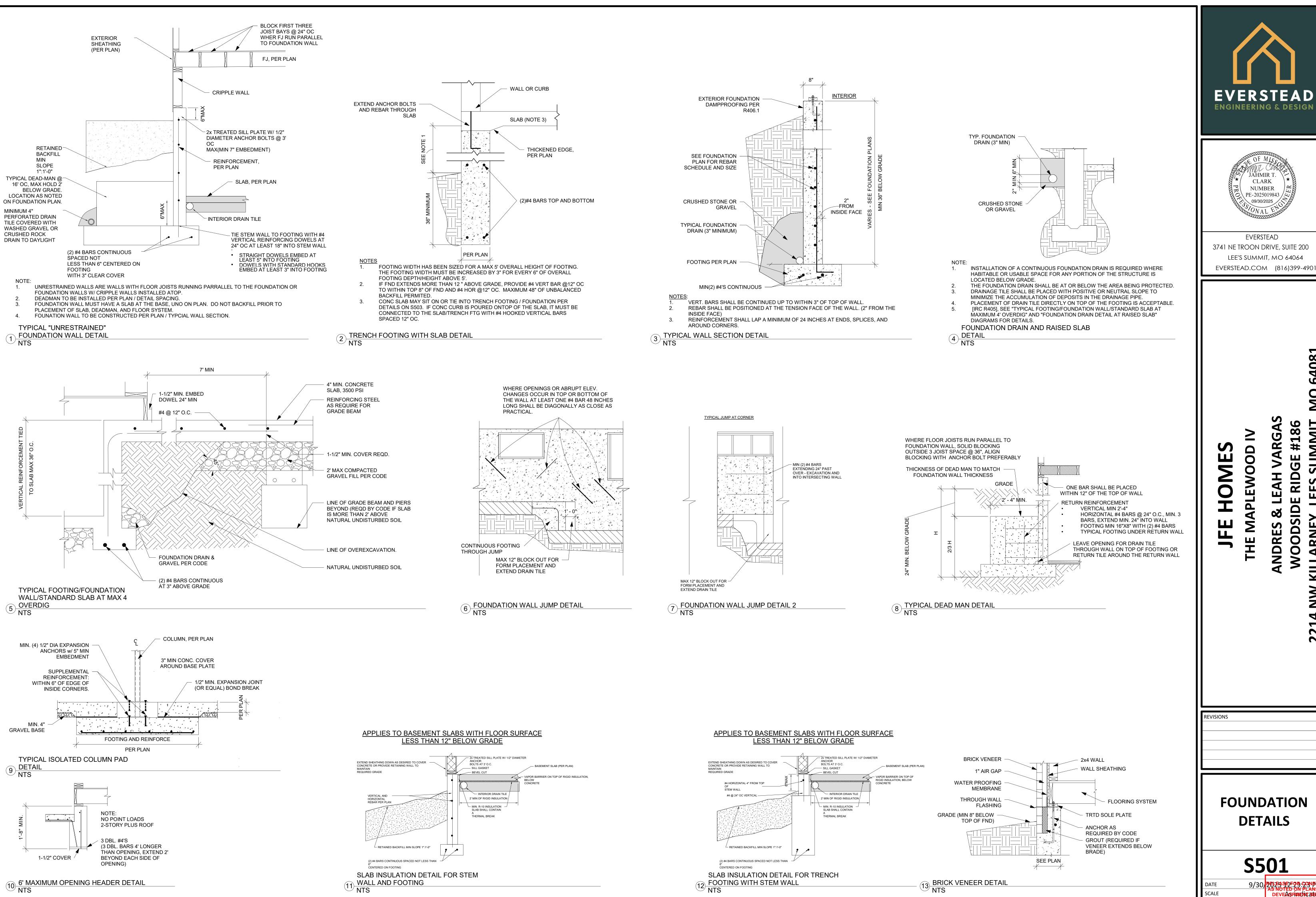
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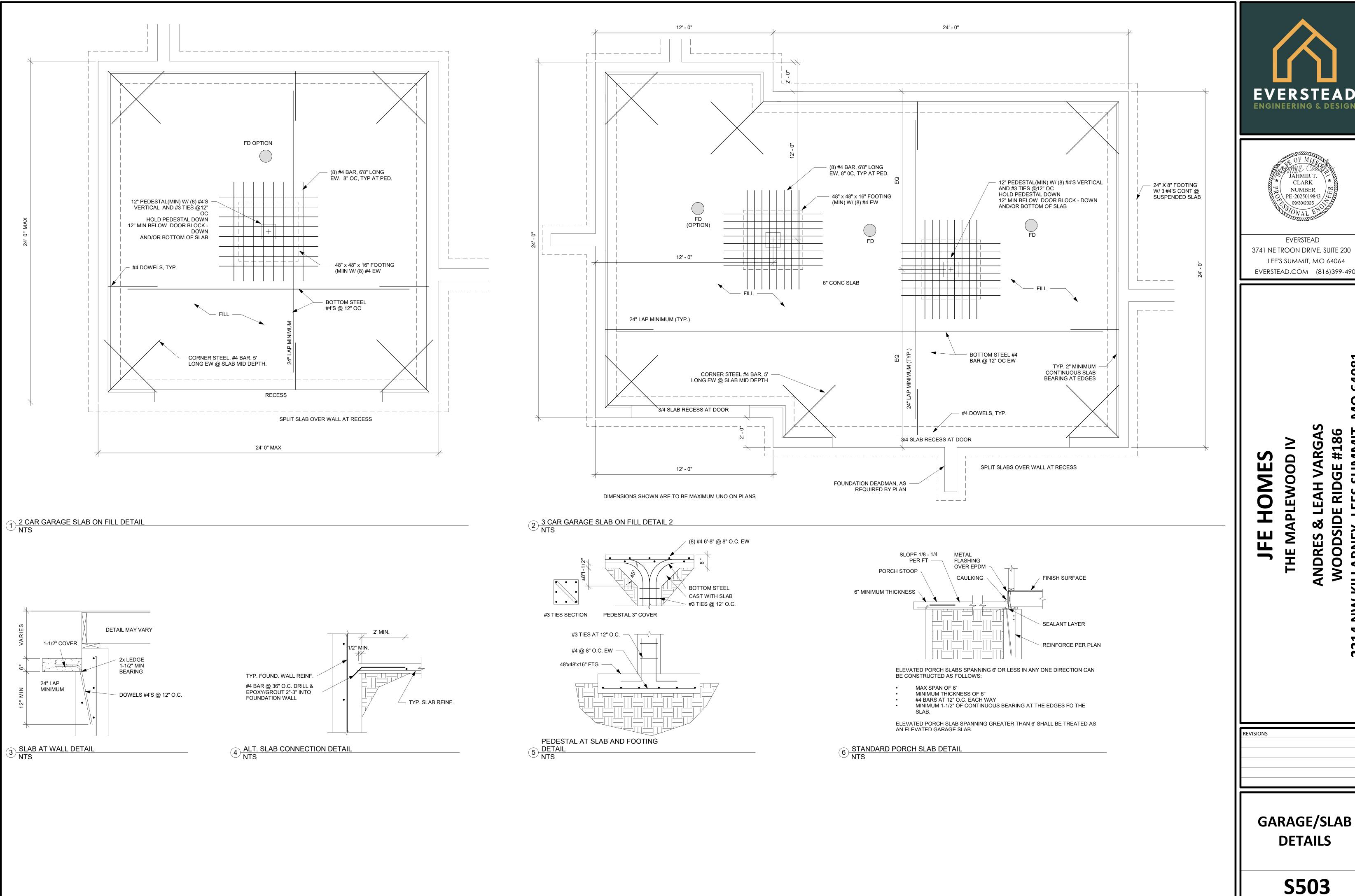
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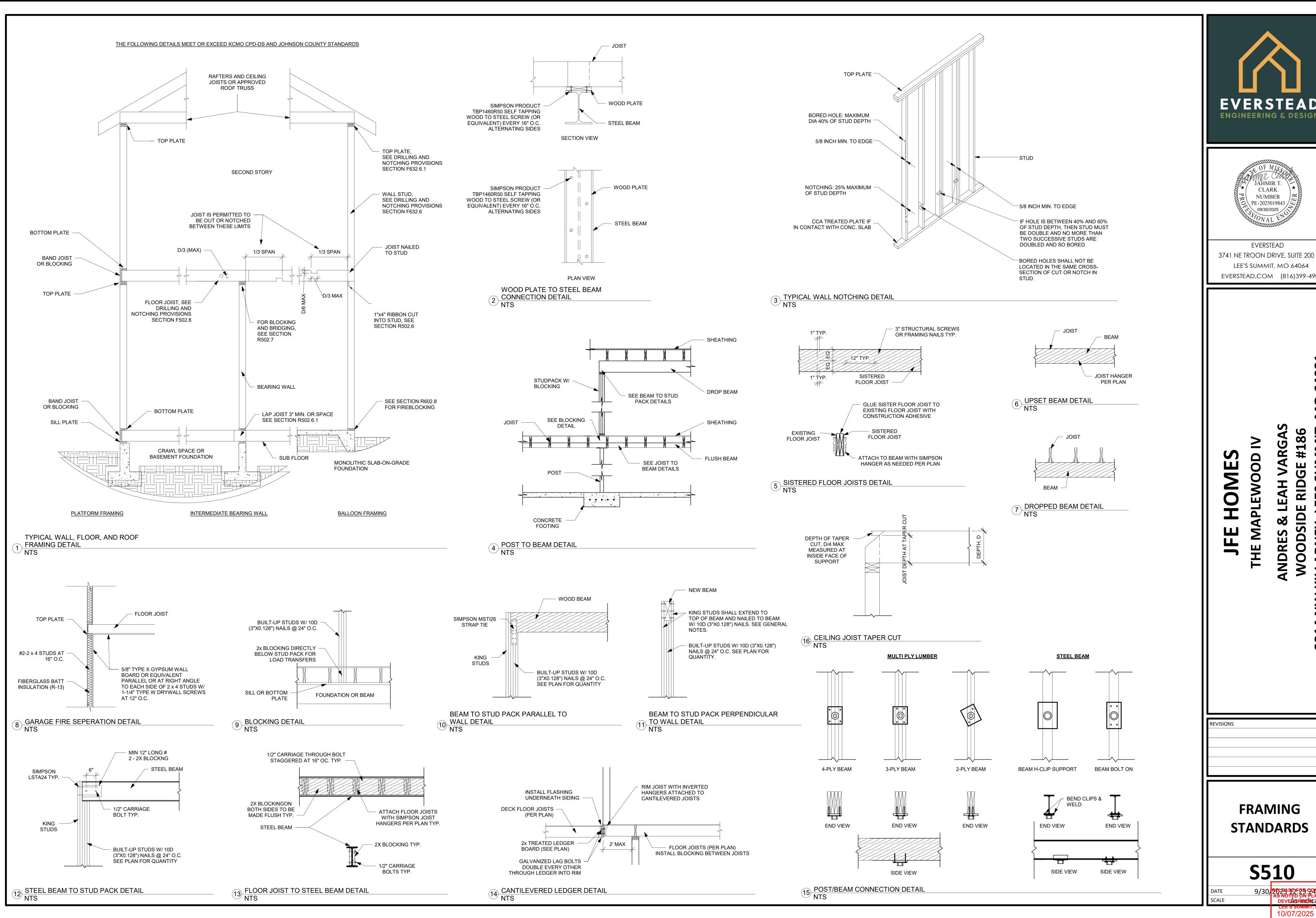
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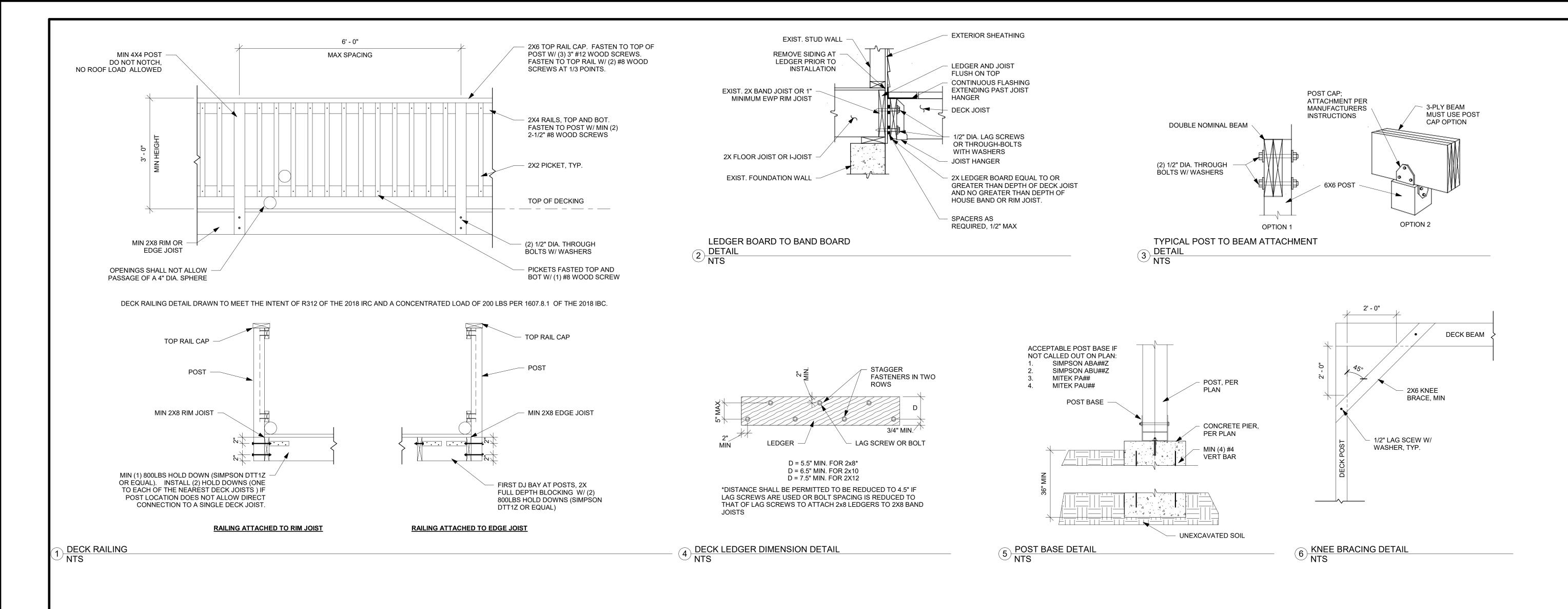
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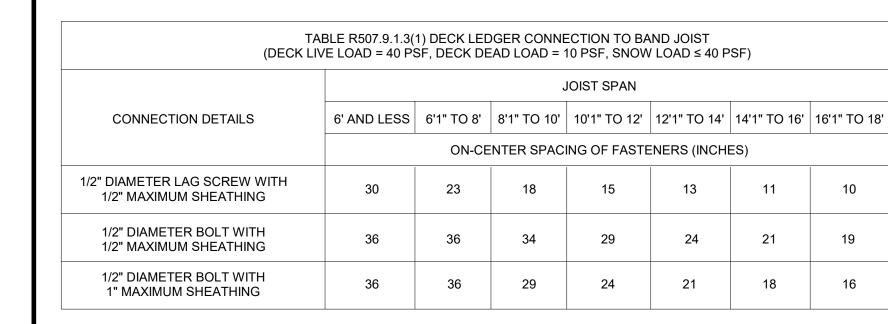
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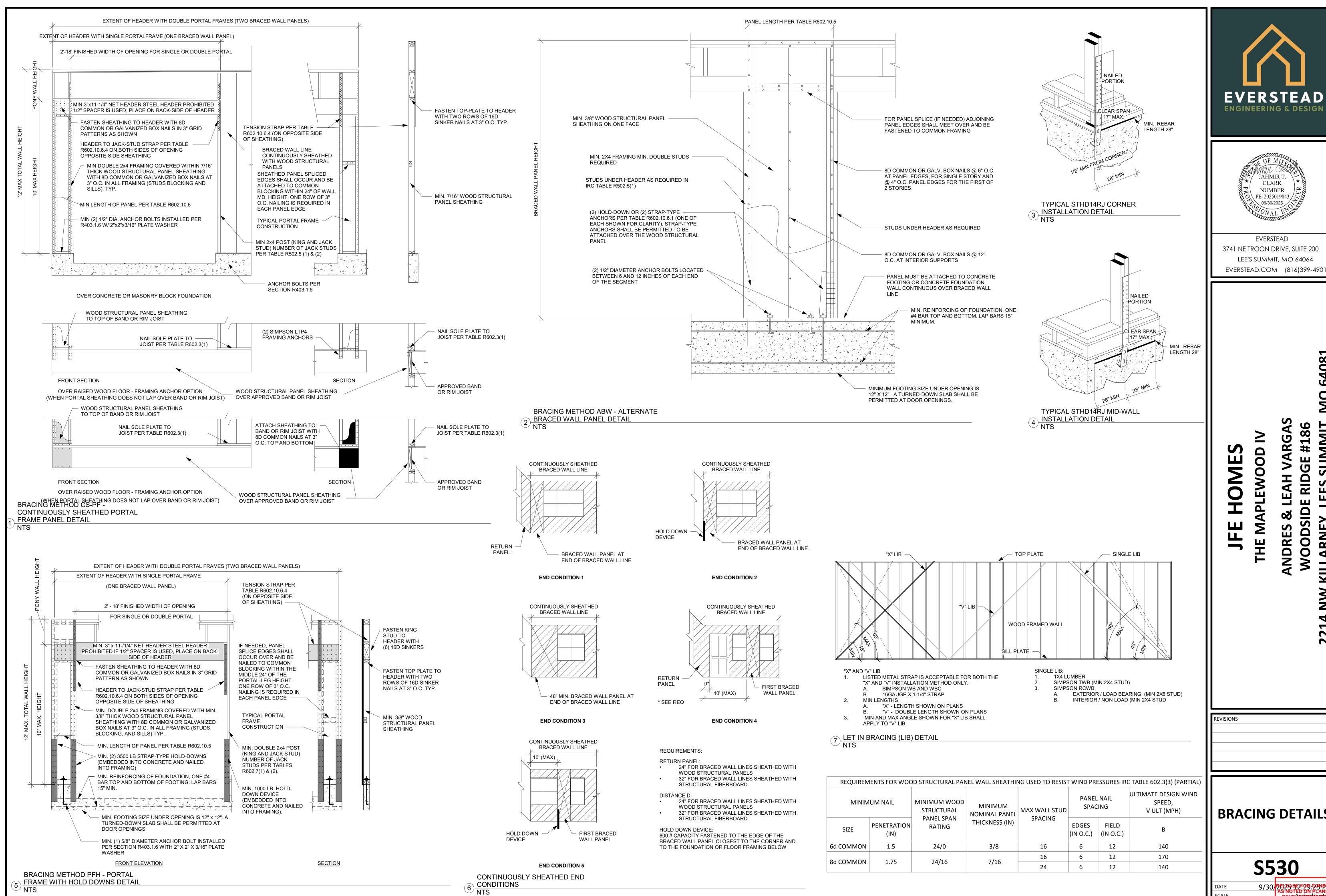
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	BRACING METHODS TABLE R602	,		
METHODS, MATERIAL	MINIMUM	CONNECTION CRI	TERIA	
WETTIODS, WATERIAL	THICKNESS	FASTENERS	SPACING	
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED	3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING	6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION	6" EDGES, 12" FIELD	
WOOD STRUCTURAL PANEL	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	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES	
	STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "V" 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	
		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, .086" 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 BRACEI WALL PANEL	
GB-GYPSUM BOARD	1/2"	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)	LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD	
		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		ODA OINO AND LOGATION
DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER ROOF	SPACING AND LOCATION OF FASTENERS
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	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
RIDGE, VALLEY OR HIP RAFTERS	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	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
AT BRACED WÀLL PANELS)	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	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
(AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
WITH 1/2" SPACER	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
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
TOP PLATE TO TOP PLATE	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,	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	-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 SHEATHINGTO	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	
EACH BEARING	WIDER THAN 1"x8": 4-8d BOX (2-1/2"x0.113") OR	FACE NAIL

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER		ND LOCATION STENERS
JOIST TO SILL, TOP PLATE, OR GIRDER	FLOOR 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	TOE	E NAIL
	3-3"x0.131" NAILS 8d BOX (2-1/2"x0.113")	4" O C	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	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	FAC	E 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 BEA	RING 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	ENI) NAIL
	20d COMMON (3"x0.128")	O.C AT TOP ENI	ER AS FOLLOWS: 32 D AND BOTTOM AND GGERED.
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX (3"x0.128") OR 3"x0.131" NAIL	BOTTOM STAGE	NAIL AT TOP AND BERED ON OPPOSITI BIDES
	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 E 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, FAC	
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)
F	ELS, SUBFLOOR, ROOF AND INTERIOR WALL SEPARTICLEBOARD WALL SHEATHING TO FRAMIN OOD STRUCTURAL PANEL EXTERIOR WALL SEPART	NG	
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 UNDERLA	YMENT TO FRAMIN	G
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



EVERSTEAD 3741 NE TROON DRIVE, SUITE 200 LEE'S SUMMIT, MO 64064 EVERSTEAD.COM (816)399-4901 64081

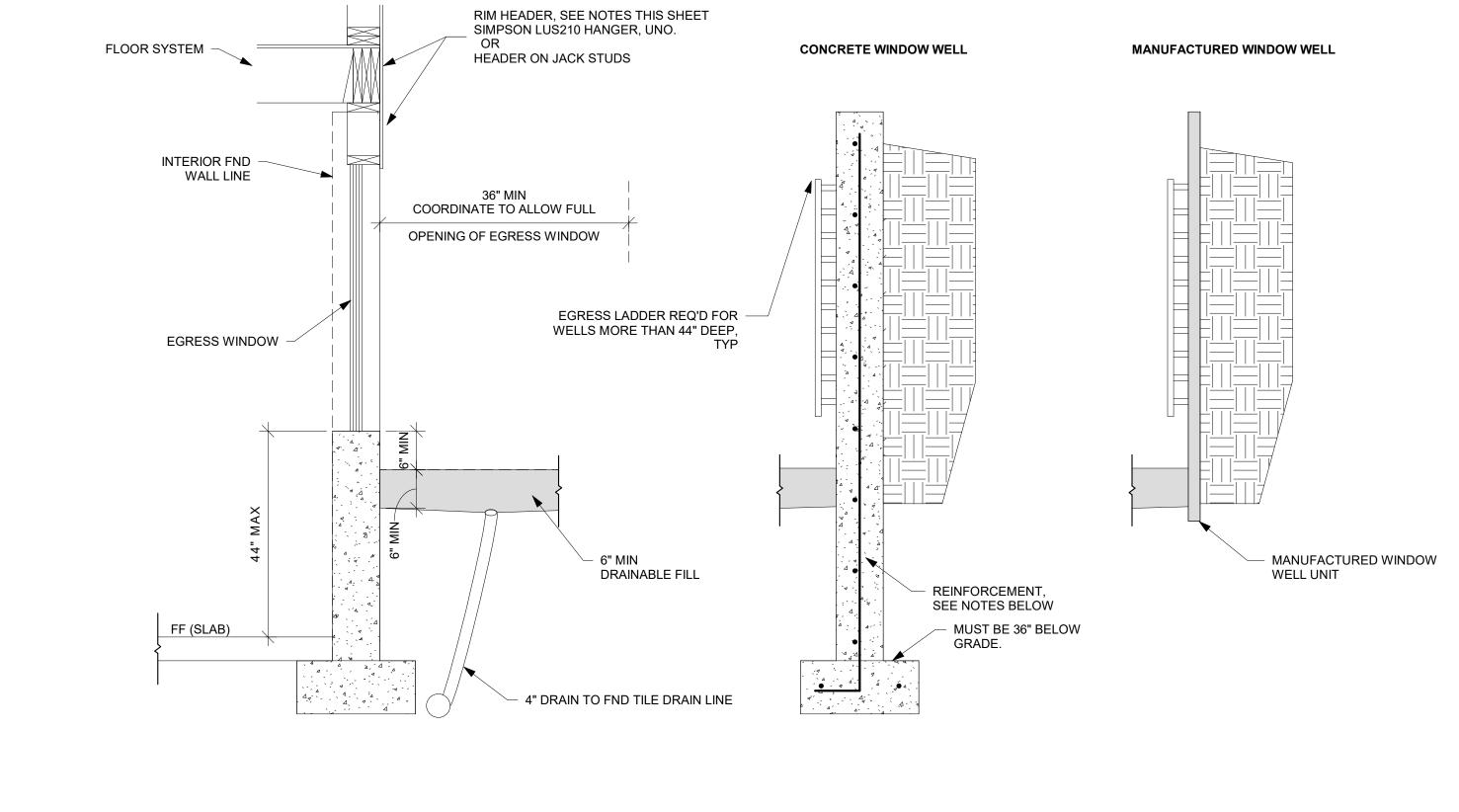
ANDRES & LEAH VARGAS
WOODSIDE RIDGE #186
V KILLARNEY, LEES SUMMIT, N

REVISIONS

FASTENING SCHEDULE

S5<u>50</u>

DATE SCALE



CONCRETE WINDOW WELL INTALLED WITH NEW FOUNDATION POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.

REINFORCEMENT

WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE

MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS B. INSTALLED TO EXISTING FOUNDATION a. REINFORCEMENT

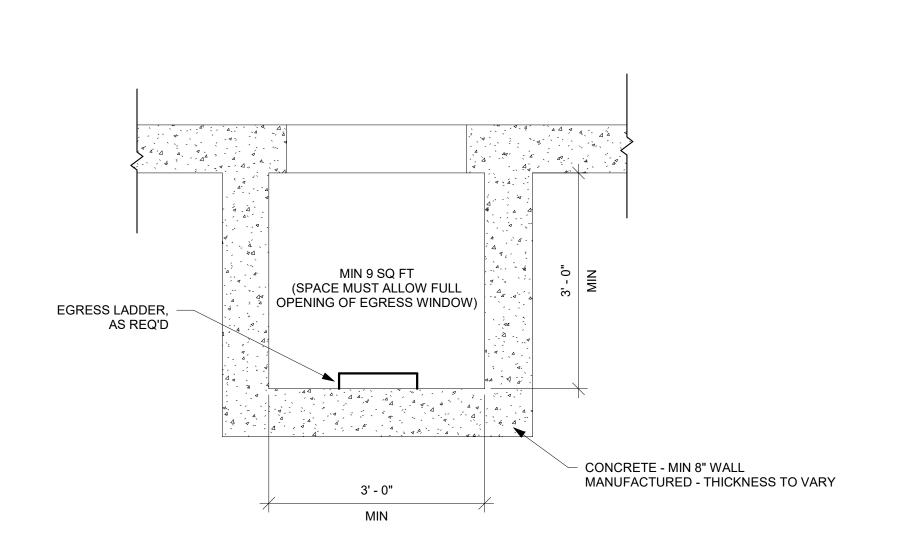
#4 BAR @ 12" OC EW IN WALLS DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.

(2) #4 BAR CONT IN WALL FTG. b. SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.

MANUFACTURED WINDOW WELL A. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS

COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

SECTION



PLAN

WINDOW WELL FOR EGRESS (NTS)

CLARK NUMBER PE-2025019843 /

EVERSTEAD 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064

EVERSTEAD.COM (816)399-4901

EAH RID

REVISIONS

EGRESS WINDOWS

S560

SCALE

10/07/2025 9:53:36



FF ELEV

VARIES (SEE TABLE)

SINGLE HUNG WINDOW

EGRESS WINDOWS MUST CONFORM TO R310 OF THE 2018 IRC

200 SERIES

400 SERIES

250 SERIES

150 SERIES

V-2500

V-4500

MIN NET CLEAR HEIGHT SHALL BE NOT LESS THAN 2 FT MIN NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCH

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

36X60

MIN CLEAR OPENING

MATERIAL, AND STYLE.

MANUFACTURER

ANDERSON

ANDERSON

JELD-WEN

JELD-WEN

PELLA

PELLA

1' - 8"

MIN CLEAR **CASEMENT WINDOW**

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

36X40

36X48

36X42

48X40

48X48

48X48

1' - 8"

SLIDER WINDOW