

GENERAL NOTES

DRAWING INFORMATION:

- 1. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION. INSTALLATION, OR OPERATION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORKS AS IF IT WERE SPECIFIED OR INDICATED ON THE PLANS.
2. WRITTEN WORDS TAKE PRECEDENCE OVER DRAWINGS. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN ANY SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS OF THE MOST STRINGENT SHALL BE USED.
3. PLANS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS REFER TO DIMENSIONS ON PLANS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE.
4. ALL DESIGN DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL.
5. ALL DIMENSIONS ARE TO THE FACE OF STUD FOR WALLS AND CABINETS. ALL DIMENSIONS ARE TO THE FINISH FOR WALLS LOCATED ON REFLECTED CEILING AND ELECTRICAL PLANS.
6. NO DEVIATION FROM THE PLANS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE APPLICABLE WRITTEN AUTHORIZATION.
7. ALL WORK NOTED "N.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE CONTRACTOR AND IS NOT TO BE PART OF THE WORK FOR THIS PROJECT.
8. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE FINISH FACES IN THE SAME PLANE, UNLESS OTHERWISE NOTED.
9. "TYPICAL" OR "TYP." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT.
10. "SIMILAR" OR "SIM." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SIMILAR TO A CONDITION DETAILED FOR ANOTHER LOCATION.
11. NOT ALL SYMBOLS/ITEMS WILL BE INCLUDED IN PLANS.
12. DO NOT DISASSEMBLE THE PLANS OR DISTRIBUTE PARTIAL DRAWINGS TO SUBCONTRACTORS. PROJECT INFORMATION AND GENERAL INFORMATION SHEETS CONTAINS DATA PERTAINING TO ALL SHEETS.

DEMOLITION

- 1. CONSTRUCTION TO BE REMOVED IS SHOWN AS DASHED (REFER TO DEMOLITION PLAN LEGEND).
2. CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES FROM THE CONSTRUCTION DOCUMENTS.
3. IN AREAS OF REMOVAL, REPAIR SUBSEQUENT TO EXPOSED SURFACES TO REMAIN TO MATCH ADJACENT. MATERIALS REMOVED FROM AN EXISTING ASSEMBLY ARE TO BE CUT IN A STRAIGHT LINE AT THE EDGE MEETING MATERIALS TO REMAIN, AND TO BE LIMITED ONLY TO THE AREA REQUIRED. PROTECT EXISTING ITEMS TO REMAIN.
4. CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE SITE ANY DEMOLISHED ITEMS NOT SALVAGED BY OWNER/ LICENSEE/ TENANT.
5. TAKE NECESSARY PRECAUTIONS TO LIMIT DUST, NOISE, AND DEBRIS TO AREAS OF PROJECT DEMOLITION WORK.
6. DEMOLITION PLAN IS FOR GUIDANCE ONLY. ANY ADDITIONAL DEMOLITION WORK REQUIRED TO FULLY COMPLETE WORK, BUT NOT OTHERWISE SHOWN OR DESCRIBED IN THE DEMOLITION DRAWINGS, SHALL BE CONSIDERED PART OF THE CONTRACT.
7. ASBESTOS OR HAZARDOUS MATERIALS TO BE REMOVED BY OWNER/ LICENSEE. DO NOT DISTURB MATERIALS SUSPECTED OF CONTAINING ASBESTOS.
8. PROVIDE TEMPORARY AND PERMANENT SUPPORTS AS NECESSARY TO PRESERVE ALL STRUCTURAL INTEGRITY.
9. NO EXISTING STRUCTURAL MEMBERS SHALL BE REMOVED OR DISTURBED WITHOUT SPECIFIC DIRECTION FROM ENGINEER/DESIGNER.
10. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE APPROPRIATE TRADE, AGENCY, UTILITY COMPANY, ETC. AS REQUIRED.
11. PROTECT ALL EXISTING UTILITY SERVICE LINES, INDICATED OR NOT, AND REPAIR AND REPLACE ANY DAMAGED UTILITY SERVICE LINES.
12. CONTRACTOR TO NOTIFY DESIGNER IMMEDIATELY OF ANY DEFECTS IN CONSTRUCTION UNCOVERED DURING DEMOLITION WORK SO THAT THE NECESSARY REPAIRS/REPLACEMENT CAN BE MADE. REPORT ANY CONDITIONS THAT MAY DICTATE UNFORSEEN CHANGES IN THE WORK TO BE PROVIDED.
13. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
14. CONTRACTOR SHALL DISPOSE OF DEMOLISHED MATERIALS PROPERLY.
15. PULL UP ANY AREAS OF FLOORING DAMAGED OR TO BE REPLACED. PULL UP ROTTEN AND DETERIORATED SUB-FLOORING. BUILD OVER EXPOSED OPENINGS IN FLOOR AND RESTRUCTURE AS NECESSARY.

- 16. REMOVE EXISTING DOORS/WINDOWS AS NOTED ON PLANS AND SAVE FOR POSSIBLE REUSE. STRIP OPENINGS OF ALL TRIM, COUNTERWEIGHTS, SILLS, HINGES, ETC. LINTELS TO REMAIN AS WELL AS ANY OTHER STRUCTURAL FRAMING UNLESS OTHERWISE NOTED.
17. CONTRACTOR TO DEMOLISH ONLY ITEMS AS NOTED FOR DEMOLITION. PRESERVE AND PROTECT ALL EXISTING WORK NOT INTENDED FOR DEMOLITION.

CONSTRUCTION:

- 1. THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE CLIENT, AND ITS RESPECTIVE OFFICERS, EMPLOYEES AND AGENTS AND THEIR AFFILIATES, SUBSIDIARIES, AND PARTNERS, AND EACH OF THEM, FROM AND WITH RESPECT TO ANY CLAIMS, DEMANDS, SUITS, LIABILITIES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO REASONABLE LEGAL FEES, ARISING OUT OF OR IN CONNECTION WITH THE WORK (AND/OR IMPOSED BY LAW UPON ANY OR ALL OF THEM) BECAUSE OF PERSONAL INJURIES, INCLUDING DEATH AT ANY TIME RESULTING THERE FROM, AND LOSS OF OR DAMAGE TO PROPERTY, INCLUDING CONSEQUENTIAL DAMAGES, WHETHER SUCH INJURIES TO PERSONS OR PROPERTY ARE CLAIMED TO BE DUE TO NEGLIGENCE OF THE CONTRACTOR, CLIENT OR ANY OTHER PARTY ENTITLED TO BE INDEMNIFIED EXCEPT TO THE EXTENT SPECIFICALLY PROHIBITED BY LAW AND ANY SUCH PROHIBITION SHALL NOT VOID THINNER AGREEMENT BUT SHALL BE APPLIED ONLY TO THE MINIMUM EXTENT REQUIRED BY LAW).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION ("REGULATIONS"). CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL WORK IS PERFORMED TO THE HIGHEST INDUSTRY STANDARD WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS, FIRE DEPARTMENT STANDARDS, UTILITY COMPANY STANDARDS, AND BEST PRACTICES, IF THERE ARE ANY QUESTIONS OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH REGULATIONS OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING EITHER THE DESIGNER OR APPROPRIATE CONSULTANT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ALL TESTS AND INSPECTIONS AS SPECIFIED OR OTHERWISE REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND SHALL PAY ALL ASSOCIATED COSTS AND FEES. THE CONTRACTOR SHALL SECURE ALL SITE BUILDING PERMITS AND UPON COMPLETION OF THIS PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER/ LICENSEE A CERTIFICATE OF OCCUPANCY, USE (OR EQUIVALENT AS LOCAL CONDITIONS REQUIRE) FROM THE LOCAL BUILDING DEPARTMENT. CONTRACTOR MAY DESIGNATE RESPONSIBILITY OF SECURING SITE AND BUILDING PERMITS TO OWNER/ LICENSEE/ DESIGNER IF OWNER/ LICENSEE/ DESIGNER MUTUALLY AGREES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DRAWINGS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER OR APPROPRIATE CONSULTANT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSIONS OF PROPOSALS SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON DRAWINGS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PRACTICES WHICH WILL RESULT IN A STRUCTURALLY SOUND AND WEATHERPROOF FINISHED PRODUCT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM SUBCONTRACTORS AND OTHER CONTRACTORS PERFORMED ON SITE IN REGARDS TO THIS PROJECT.
7. CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO DESIGNER FOR CLIENTS' REVIEW AND APPROVAL OF SHOP DRAWINGS FOR ALL SPECIALTY ITEMS SUCH AS STRUCTURAL STEEL, CABINETRY, HVAC, WINDOWS, AND DOORS. THE DESIGNER'S SIGNATURE SHALL INDICATE ONLY THAT SUCH DRAWINGS GENERALLY EXPRESS THE DESIGN INTENT OF THE CONTRACT DOCUMENTS. REVIEW BY THE DESIGNER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITIES AND ERRORS WHICH MAY EXIST IN THE SUBMITTED DATA, IN MANUFACTURE OR COORDINATION WITH OTHER TRADES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR USING STATE LICENSED CONTRACTORS/ SUBCONTRACTORS FOR ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTORS/ SUBCONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO THE OWNER/ LICENSEE FOR THEIR RECORDS PRIOR TO FINAL PAYMENT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK DESCRIBED HERE-WITHIN. ALL MATERIALS, EQUIPMENT AND COMPONENTS FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE NOTED, AND OF GOOD QUALITY.
10. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKSMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK, UNLESS LOCAL LAWS REQUIRE A LONGER WARRANTY PERIOD. THE CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER/ LICENSEE. THE GUARANTEE SHALL COVER ALL CONTRACTOR AND SUBCONTRACTOR WORK. ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL AND WORKSMANSHIP DISCOVERED

DURING THIS PERIOD SHALL BE REPAIRED OR REPLACED TO THE OWNER'S/ LICENSEE'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHIN SAID PERIOD OF TIME.

- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, COLLAPSE, AND MISALIGNMENT, INCLUDING TO PROTECT ALL TRADES, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT TO WHICH WORK COMES IN CONTACT, OR OVER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. AND SHALL REPAIR SATISFACTORILY ALL DAMAGE TO EXISTING OPERATIONS AND SUBCONTRACTORS DURING CONSTRUCTION.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL COORDINATE SIZES, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT ALL WORK AND FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS MECHANICAL, ELECTRICAL, PLUMBING, ETC.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS FOR ACCURACY APPROPRIATE TO THE LOCAL CONDITIONS AND THE FINAL SELECTION OF MATERIALS, SUCH AS MASONRY, FLOOR JOISTS, LIMBS, STRUCTURAL MEMBERS, CONSTRUCTION PANELS, ROOFING, ETC., ALL OF WHICH CAN CREATE VARIATIONS IN DIMENSIONS AND DETAILS. FOR EXAMPLE, IF ENGINEERED FLOOR JOISTS ARE USED IN PLACE OF STANDARD LUMBER JOISTS, THE FLOOR-TO-FLOOR DIMENSION WOULD VARY FROM THE PLANS AND REQUIRE REVISED STAIR DIMENSIONS AND FRAMING.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DOOR AND WINDOW COMPLIANCE WITH ALL APPLICABLE A, LOCAL CODES AND REGULATIONS.
26. CONTRACTOR SHALL SUBMIT TO THE DESIGNER CONFIRMATIONS OR ORDERS, INCLUDING DELIVERY DATES, FOR ALL MATERIALS AND EQUIPMENT WHOSE TIMELY DELIVERY IS REQUIRED TO AVOID CHANGES IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION SCHEDULE.
27. CONTRACTOR SHALL PROVIDE UPDATED RECORD DOCUMENTS OF AS-BUILT CONDITIONS ON-SITE WHEN DIFFERENT FROM DRAWINGS, AND SHALL PROVIDE SAID DOCUMENTS TO DESIGNER OR CONSULTANT UPON COMPLETION OF CONSTRUCTION.
28. ALL EXTERIOR WOOD-TO-CONCRETE CONNECTIONS ARE SEPARATED BY METAL OR PLASTIC FASTENERS/DIVIDERS.
29. DISSIMILAR METALS TO REMAIN SEPARATE TO AVOID GALVANIC ACTION.
30. ALL WOOD FRAMING IS TREATED WITH BORATE TO A MINIMUM OF 3 FEET ABOVE THE FOUNDATION.
31. A MECHANICAL BARRIER TERMITES CONTROL SYSTEM SHALL BE USED.
32. CONTINUOUS AIR BARRIER IS WRAPPED, SEALED, CAULKED, GASKETED, AND/OR TAPED IN AN APPROVED MANNER, EXCEPT IN SEMI-HEATED SPACES IN CLIMATE ZONES 1-6.
33. GENERAL CONTRACTOR WILL ENSURE THAT FACTORY-BUILT AND SITE-ASSEMBLED FINISHES, INCLUDING FINISHES, ARE LABELED OR CERTIFIED AS MEETING AIR LEAKAGE REQUIREMENTS PER ASHRAE 90.1 (2013) 5.4.2.3.
34. PENETRATION PRODUCTS RATED (U- FACTOR, SHGC, AND VT) IN ACCORDANCE WITH NFRC OR ENERGY CODE DEFAULTS ARE USED.
35. PENETRATION AND DOOR PRODUCTS ARE LABELED, AND/OR SAMPLED AND DATED TO CERTIFICATE LISTING THE U- FACTOR, SHGC, VT, AND AIR LEAKAGE RATE HAS BEEN PROVIDED BY THE MANUFACTURER.
36. GENERAL CONTRACTOR WILL ENSURE THAT EXTERIOR INSULATION IS PROTECTED AGAINST DAMAGE, SUNLIGHT, MOISTURE, WIND, LANDSCAPING AND EQUIPMENT MAINTENANCE ACTIVITIES.
37. GENERAL CONTRACTOR WILL ENSURE THAT INSULATION IN CONTACT WITH THE GROUND HAS <= 0.3% WATER ABSORPTION RATE PER ASTM C272.
38. ROOF FRAMING GAVTY INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH R VALUE >= R-38. BLOWN OR POURED LOOSE-FILL INSULATION IS INSTALLED ONLY WHERE THE ROOF SLOPE IS <= 3 IN 12.
39. ABOVE-GRADE FRAMING GAVTY WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH R VALUE >= R-19. BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE HAS BEEN PROVIDED LISTING R-VALUE AND OTHER RELEVANT DATA. BUILDING ENVELOPE INSULATION EXTENDS OVER THE FULL AREA OF THE COMPONENT AT THE PROPOSED RATED R OR U VALUE.
40. GENERAL CONTRACTOR WILL ENSURE THAT EAVES ARE BAFFLED TO DEFLECT AIR TO ABOVE THE INSULATION.
41. GENERAL CONTRACTOR WILL ENSURE THAT INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE SEPARATING CONDITIONED SPACE FROM UNCONDITIONAL SPACE.
42. GENERAL CONTRACTOR WILL ENSURE THAT RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE ASSEMBLIES DOES NOT COMPRESS THE ADJACENT INSULATION.

FURNISHINGS, FINISHES, FIXTURES, EQUIPMENT AND OTHER SPECIALTY CONSTRUCTION:

- 1. MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR THIS PROJECT HAVE BEEN HERETOFORE PROVIDED TO THE CLIENT WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL MANUFACTURER'S STANDARD SPECIFICATIONS, FINISHES, EQUIPMENT, ARTICLES, MATERIALS, HARDWARE, ETC. ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER'S STANDARD SPECIFICATIONS AND PROCEDURES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REFERENCE TO SCHEDULES FOR FINISHES, FIXTURES, AND APPLIANCES AS NECESSARY.
3. PROVIDE HARDWARE/ FINISH SAMPLES/ SUBMITTALS TO BE REVIEWED AND APPROVED BY OWNER/ LICENSEE AND DESIGNER.
4. ALL ITEMS NOTED TO BE SELECTED BY THE CONTRACTOR/ OWNER/ LICENSEE TO BE APPROVED BY DESIGNER. ANY ITEMS NOT NOTED ON PLANS OR SPECIFICATIONS TO BE SELECTED BY CONTRACTOR OR CONSULTANT ARE TO BE APPROVED BY DESIGNER.
5. ANY SPECIALTY CONSTRUCTION NOT IN PLANS INCLUDING, BUT NOT LIMITED TO, AUDIO/ VISUAL EQUIPMENT, SPORT COURT DESIGN, FIREPLACES, POOLS/ HOT TUBS/ WATER FEATURES, COMMERCIAL/ SPECIALTY KITCHEN EQUIPMENT, ETC. ARE TO BE DESIGNED OR REVIEWED AND APPROVED BY APPROPRIATE CONSULTANT. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE SUCH DESIGNS ARE IN COMPLIANCE WITH THE REGULATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DOOR AND WINDOW COMPLIANCE WITH ALL APPLICABLE A, LOCAL CODES AND REGULATIONS.
7. CONTRACTOR SHALL SUBMIT TO THE DESIGNER CONFIRMATIONS OR ORDERS, INCLUDING DELIVERY DATES, FOR ALL MATERIALS AND EQUIPMENT WHOSE TIMELY DELIVERY IS REQUIRED TO AVOID CHANGES IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION SCHEDULE.
8. CONTRACTOR SHALL PROVIDE UPDATED RECORD DOCUMENTS OF AS-BUILT CONDITIONS ON-SITE WHEN DIFFERENT FROM DRAWINGS, AND SHALL PROVIDE SAID DOCUMENTS TO DESIGNER OR CONSULTANT UPON COMPLETION OF CONSTRUCTION.
9. ALL EXTERIOR WOOD-TO-CONCRETE CONNECTIONS ARE SEPARATED BY METAL OR PLASTIC FASTENERS/DIVIDERS.
10. DISSIMILAR METALS TO REMAIN SEPARATE TO AVOID GALVANIC ACTION.
11. ALL WOOD FRAMING IS TREATED WITH BORATE TO A MINIMUM OF 3 FEET ABOVE THE FOUNDATION.
12. CONTINUOUS AIR BARRIER IS WRAPPED, SEALED, CAULKED, GASKETED, AND/OR TAPED IN AN APPROVED MANNER, EXCEPT IN SEMI-HEATED SPACES IN CLIMATE ZONES 1-6.
13. GENERAL CONTRACTOR WILL ENSURE THAT FACTORY-BUILT AND SITE-ASSEMBLED FINISHES, INCLUDING FINISHES, ARE LABELED OR CERTIFIED AS MEETING AIR LEAKAGE REQUIREMENTS PER ASHRAE 90.1 (2013) 5.4.2.3.
14. PENETRATION PRODUCTS RATED (U- FACTOR, SHGC, AND VT) IN ACCORDANCE WITH NFRC OR ENERGY CODE DEFAULTS ARE USED.
15. PENETRATION AND DOOR PRODUCTS ARE LABELED, AND/OR SAMPLED AND DATED TO CERTIFICATE LISTING THE U- FACTOR, SHGC, VT, AND AIR LEAKAGE RATE HAS BEEN PROVIDED BY THE MANUFACTURER.
16. GENERAL CONTRACTOR WILL ENSURE THAT EXTERIOR INSULATION IS PROTECTED AGAINST DAMAGE, SUNLIGHT, MOISTURE, WIND, LANDSCAPING AND EQUIPMENT MAINTENANCE ACTIVITIES.
17. GENERAL CONTRACTOR WILL ENSURE THAT INSULATION IN CONTACT WITH THE GROUND HAS <= 0.3% WATER ABSORPTION RATE PER ASTM C272.
18. ROOF FRAMING GAVTY INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH R VALUE >= R-38. BLOWN OR POURED LOOSE-FILL INSULATION IS INSTALLED ONLY WHERE THE ROOF SLOPE IS <= 3 IN 12.
19. ABOVE-GRADE FRAMING GAVTY WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH R VALUE >= R-19. BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE HAS BEEN PROVIDED LISTING R-VALUE AND OTHER RELEVANT DATA. BUILDING ENVELOPE INSULATION EXTENDS OVER THE FULL AREA OF THE COMPONENT AT THE PROPOSED RATED R OR U VALUE.
20. GENERAL CONTRACTOR WILL ENSURE THAT EAVES ARE BAFFLED TO DEFLECT AIR TO ABOVE THE INSULATION.
21. GENERAL CONTRACTOR WILL ENSURE THAT INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE SEPARATING CONDITIONED SPACE FROM UNCONDITIONAL SPACE.
22. GENERAL CONTRACTOR WILL ENSURE THAT RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE ASSEMBLIES DOES NOT COMPRESS THE ADJACENT INSULATION.

CONTRACTOR SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.

- 2. REFER TO SCHEDULES FOR FINISHES, FIXTURES, AND APPLIANCES AS NECESSARY.
3. PROVIDE HARDWARE/ FINISH SAMPLES/ SUBMITTALS TO BE REVIEWED AND APPROVED BY OWNER/ LICENSEE AND DESIGNER.
4. ALL ITEMS NOTED TO BE SELECTED BY THE CONTRACTOR/ OWNER/ LICENSEE TO BE APPROVED BY DESIGNER. ANY ITEMS NOT NOTED ON PLANS OR SPECIFICATIONS TO BE SELECTED BY CONTRACTOR OR CONSULTANT ARE TO BE APPROVED BY DESIGNER.
5. ANY SPECIALTY CONSTRUCTION NOT IN PLANS INCLUDING, BUT NOT LIMITED TO, AUDIO/ VISUAL EQUIPMENT, SPORT COURT DESIGN, FIREPLACES, POOLS/ HOT TUBS/ WATER FEATURES, COMMERCIAL/ SPECIALTY KITCHEN EQUIPMENT, ETC. ARE TO BE DESIGNED OR REVIEWED AND APPROVED BY APPROPRIATE CONSULTANT. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE SUCH DESIGNS ARE IN COMPLIANCE WITH THE REGULATIONS.
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NOTABLE CLEARANCES FOR RESIDENTIAL PROJECTS:

- 1. HANDRAILS TO BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (REF: IRC - R311.5.6). HEIGHT TO BE BETWEEN 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE OF THE STAIRS OR RAISE (REF: IRC - R311.5.6.1). HANDRAIL SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM DIRECTLY ABOVE THE TOP RISER TO DIRECTLY ABOVE THE LOWEST RISER AND SHALL BE RETURNED (REF: IRC - R311.5.6.2).
2. PORCHES, BALCONIES, RAMPS, OR RAISED SURFACES LOCATED MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT WITH A MAXIMUM 4" OPENING (REF: IRC - R312.1).
3. STAIRWAYS:
• WIDTH: SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE HANDRAIL HEIGHT AND BELOW HEADROOM HEIGHT. HANDRAIL SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE AND MINIMUM CLEAR WIDTH SHALL NOT BE LESS THAN 31.5" WHERE HANDRAIL IS REQUIRED TO AVOID CHANGES IN THE HANDRAILS ARE PROVIDED ON BOTH SIDES (REF: IRC - 311.5.1).
• HEADROOM: MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" (REF: IRC - 311.5.2).
• RISER HEIGHT: MAXIMUM RISER HEIGHT SHALL BE 7.75". THE GREATEST RISER HEIGHT WITHIN A FLIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (REF: IRC - 311.5.3.1).
• TREAD DEPTH: MINIMUM TREAD DEPTH SHALL BE 10". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (REF: IRC - 311.5.3.2).
4. THERE SHALL BE A FLOOR OR LANDING BETWEEN THE TOP AND BOTTOM OF EACH STAIRWAY. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12" BETWEEN CONJUGATE LANDINGS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED AND SHALL HAVE A MINIMUM DIMENSION OF 36" IN THE DIRECTION OF TRAVEL (REF: IRC - R311.5.4). NOTE THAT A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.
5. PARKING:
• STALL OR REQUIRED PARKING SPACES TO BE A MINIMUM OF 8'-6" X 17'-0"
• 24'-0" MINIMUM CLEARANCE TO MANEUVER IN AND OUT OF PARKING SPACE (SUCH AS DIRT DRIVE) AND MINIMUM DEPTH OF 25' ORGANIC MULCH
23. INSIDE THE FULL CRZ, CONSTRUCTION ACCESS IS ONLY PERMITTED WITHIN THE BUILDING FOOTPRINTS (THE DRILLING EQUIPMENT FOR FOOTINGS MUST WORK FROM INSIDE THE BUILDING FOOTPRINT, ETC.). ALL CONSTRUCTION MUST BE ACCESSED FROM POINTS THAT ARE OUTSIDE THE FULL CRZ OF ALL PROTECTED SIZE TREES.
24. NO EQUIPMENT IS PERMITTED IN THE FULL CRZ BEYOND THE BUILDING FOOTPRINTS (NO DRILL OR OTHER EQUIPMENT IS PERMITTED). FOR CONSTRUCTION ACCESS ALONGSIDE THE PERIMETER OF THE BUILDING FOOTPRINTS WITH THE FULL CRZ, A CONSTRUCTION ACCESS PATH IS REQUIRED. THIS CONSTRUCTION ACCESS PATH WILL BE PERMITTED TO EXTEND 4' OUT FROM THE BUILDING FOOTPRINTS, AND WILL CONSIST OF 1/2" INCH PLYWOOD RESTING ATOP 2 X 6 PLANKS, WHICH IS RESTING ATOP 12" OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.
25. AREAS FOR ACCESS ROUTES, MATERIAL STAGING, DUMPSTER, AND SPILLS PLACEMENT ARE PROHIBITED FROM BEING WITHIN THE 1/2 CRZ OF ANY PROTECTED TREE.
26. AREAS FOR PORTABLE TOILET AND CONCRETE WASHOUT ARE PROHIBITED FROM BEING WITHIN THE FULL CRZ OF ANY PROTECTED TREE.
27. NO MORE THAN 25% OF PROTECTED TREE CANOPY CAN BE REMOVED.
28. PROVIDE MOTOR STARTERS NOT OTHERWISE PROVIDED WITH MECHANICAL EQUIPMENT. PROVIDE CONDUIT FOR MECHANICAL CONTROL WIRING AS MAY BE REQUIRED BY CODES. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR AS TO LOCATION OF AHUS, WATER HEATERS, PUMPS, ETC. (AS APPLICABLE).
29. ALL OUTLETS SHALL BE GROUNDED.
30. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS AT ALL LOCATIONS REQUIRED BY APPLICABLE CODES.
31. OUTDOOR ELECTRICAL DEVICES AND FIXTURES SHALL BE WEATHERPROOF.
32. MARK LOCATION OF ALL SWITCHES, OUTLETS, AND OTHER DEVICES OR EQUIPMENT FROM LICENSEE'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
33. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE. MINIMIZE OUTLETS AND DEVICES BETWEEN GANG STUDS WHEN LOCATED IN A COMMON WALL.

GOVERNMENT AGENCY PERMISSION PRIOR TO ANY WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL GRANTED WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM IN ACCORDANCE WITH LOCAL GOVERNMENT AGENCY REQUIREMENTS.

- 12. PERIMETER FRENCH DRAINS SHALL BE INSTALLED ALONG BUILDING GRADE BEAMS IN ACCORDANCE WITH LOCAL GOVERNMENT AGENCY REQUIREMENTS.
13. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL STATUTES GOVERNING TRENCH SAFETY.
14. REFER TO LANDSCAPE CONSULTANT DRAWINGS FOR LANDSCAPE DESIGN AND REQUIREMENTS. ANY LANDSCAPE INFORMATION SHOWN IN THESE DRAWINGS SHALL BE SUPERSEDED BY LANDSCAPE CONSULTANT.
15. EXISTING TREES AND VEGETATION INDICATED IN THESE PLANS ARE APPROXIMATE AND NOT EXTENSIVE. FIELD VERIFY LOCATIONS OF ALL TREES AND VEGETATION ON SITE PRIOR TO SITE WORK.
16. ALL TREES AND NATURAL AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE PRESERVED. SHALL BE FULLY PROTECTED TO PREVENT SOIL COMPACTION IN THE ROOT ZONE FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS. ROOT ZONE DISTURBANCE DUE TO GRADE CHANGES, WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT, OR OTHER ACTIVITIES HARMFUL TO TREES, NO EQUIPMENT OR MATERIAL SHALL BE PLACED COMPLETELY SURROUND ANY TREE OR CLUSTER OF TREES, NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED IN THESE AREAS.
17. ALL ROOTS THAT ARE EXPOSED DURING CONSTRUCTION SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL WITHIN 2 DAYS OF EXPOSURE OR COVER WITH ORGANIC MATERIAL TO REDUCE SOIL TEMPERATURE AND MINIMIZE WATER LOSS.
18. REFER TO PLANS FOR INDICATION OF TREES THAT ARE TO BE PROTECTED BY LOCAL JURISDICTIONS. PROTECTED TREES REQUIRE THAT A MINIMUM OF 50% OF THE CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER, NO CUT OR FILL GREATER THAN FOUR INCHES WILL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE CRZ RADIUS DIAMETER. NO CUT OR FILL WITHIN THE DISTANCE FROM THE TREE WHICH IS THREE TIMES THE TRUNK DIAMETER (ALSO CAN BE DETERMINED BY CALCULATING THE 1/2 CRZ). FOR EXAMPLE, NO CUT IS ALLOWED WITHIN 60" OF A TREE WHICH HAS A 20" DIAMETER TRUNK.
19. IN ORDER TO ASSURE THAT ROOT ZONES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION BEFORE 0.25% CONSTRUCTION BEGINS. FENCING SHALL PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA OR AS MUCH OF THE CRZ AS IS PRACTICAL. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE. SEE DETAILS SECTION FOR TREE PROTECTION DIAGRAMS. 4" OF MULCH IS REQUIRED INSIDE THE TREE FENCING IF THE SOIL SURFACE IS NOT VEGEATED. THE MULCH IS TO BE INSTALLED AND REMOVED USING HAND TOOLS ONLY.
20. ANY APPROVED TRENCHING WITHIN CRITICAL ROOT ZONE OF TREES SHALL BE HAND DUG. TUNNEL UNDER ALL MAJOR TREE ROOTS WHERE ENCOUNTERED AT TRENCHES.
21. ALL NEW PLANTS, SHRUBS AND TREES HAVE TRUNK, BASE OR STEM LOCATED AT LEAST 36" FROM FOUNDATION
22. PLANTINGS TO HAVE A MINIMUM DEPTH OF 6" OF SOIL CONTAINING 25% COMPOST (SUCH AS DIRT) AND MINIMUM DEPTH OF 2' ORGANIC MULCH
23. INSIDE THE FULL CRZ, CONSTRUCTION ACCESS IS ONLY PERMITTED WITHIN THE BUILDING FOOTPRINTS (THE DRILLING EQUIPMENT FOR FOOTINGS MUST WORK FROM INSIDE THE BUILDING FOOTPRINT, ETC.). ALL CONSTRUCTION MUST BE ACCESSED FROM POINTS THAT ARE OUTSIDE THE FULL CRZ OF ALL PROTECTED SIZE TREES.
24. NO EQUIPMENT IS PERMITTED IN THE FULL CRZ BEYOND THE BUILDING FOOTPRINTS (NO DRILL OR OTHER EQUIPMENT IS PERMITTED). FOR CONSTRUCTION ACCESS ALONGSIDE THE PERIMETER OF THE BUILDING FOOTPRINTS WITH THE FULL CRZ, A CONSTRUCTION ACCESS PATH IS REQUIRED. THIS CONSTRUCTION ACCESS PATH WILL BE PERMITTED TO EXTEND 4' OUT FROM THE BUILDING FOOTPRINTS, AND WILL CONSIST OF 1/2" INCH PLYWOOD RESTING ATOP 2 X 6 PLANKS, WHICH IS RESTING ATOP 12" OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.
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27. NO MORE THAN 25% OF PROTECTED TREE CANOPY CAN BE REMOVED.
28. PROVIDE MOTOR STARTERS NOT OTHERWISE PROVIDED WITH MECHANICAL EQUIPMENT. PROVIDE CONDUIT FOR MECHANICAL CONTROL WIRING AS MAY BE REQUIRED BY CODES. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR AS TO LOCATION OF AHUS, WATER HEATERS, PUMPS, ETC. (AS APPLICABLE).
29. ALL OUTLETS SHALL BE GROUNDED.
30. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS AT ALL LOCATIONS REQUIRED BY APPLICABLE CODES.
31. OUTDOOR ELECTRICAL DEVICES AND FIXTURES SHALL BE WEATHERPROOF.
32. MARK LOCATION OF ALL SWITCHES, OUTLETS, AND OTHER DEVICES OR EQUIPMENT FROM LICENSEE'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
33. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE. MINIMIZE OUTLETS AND DEVICES BETWEEN GANG STUDS WHEN LOCATED IN A COMMON WALL.

STRUCTURAL/ MECHANICAL/ ELECTRICAL/ PLUMBING FIRE:

- 1. ANY STRUCTURAL OR MECHANICAL/ ELECTRICAL/ PLUMBING (MEP) RELATED ITEMS SHOULD BE REVIEWED BY AN ENGINEER AND MAY BE ADJUSTED PENDING NOTICE TO AND APPROVAL, THE OWNER/ LICENSEE/ ENGINEER, ANY STRUCTURAL/ MECHANICAL/ ELECTRICAL/ PLUMBING/ FIRE INFORMATION SHOWN IN THESE DRAWINGS SHALL BE SUPERSEDED BY CIVIL OR SURVEYOR CONSULTANT.
2. NO MODIFICATIONS TO BUILDING STRUCTURAL COMPONENTS OUTSIDE OF THE MANUFACTURER'S WRITTEN AUTHORIZATION FROM A LOCAL STRUCTURAL ENGINEER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL AND PLUMBING AND EQUIPMENT WITH TRADES INVOLVED.
4. IT IS THE INTENT AND MEANING OF THE PLANS THAT ALL WORK WITHIN PUBLIC RIGHT-OF-WAY, ALL GRANTED WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM IN ACCORDANCE WITH LOCAL GOVERNMENT AGENCY REQUIREMENTS.
5. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHERE REQUIRED BY BUILDING OPERATIONS AND MAINTENANCE OR MAINTENANCE OF MECHANICAL/ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE PLANS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPES OF ACCESS PANEL WITH WORK OF ALL TRADES. ACCESS PANELS SHALL RECEIVE APPROVAL OF THE LOCAL OPERATOR OR DESIGNATED CONSULTANT.
6. LOCATION OF ALL CEILING MOUNTED ITEMS IN PLANS HAVE PRECEDENCE OVER MEP DRAWINGS. LICENSEE OR DESIGNATED CONSULTANT SHALL BE RESPONSIBLE OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
7. FINISHES AND COLORS OF ALL EXPOSED ITEMS TO BE APPROVED BY LICENSEE. SUBMIT ALL COLOR CHOICES FOR REVIEW.
8. PROPERLY SEAL ANY PENETRATIONS THROUGH PARTITIONS AND THROUGH EACH AND EVERY TRADE INSULATIVE MATERIAL. ALL VENTS AND OTHER ROOF PENETRATIONS SHALL BE TO REAR OF RIDGE LINES UNLESS NOTED OTHERWISE. ALL PENETRATIONS SHALL BE THROUGH CORRIDOR AND OTHER RATED PARTITIONS AS REQUIRED TO MAINTAIN FIRE RATED U/I. FIRE RATION SHALL BE COORDINATE WITH DESIGNER AS NEEDED.
9. KITCHEN EXHAUST THAT EQUALS OR EXCEEDS 40CFM HAS MAKE-UP AIR PROVIDED.
10. MECHANICAL VENTILATION WITH AUTOMATIC DAMPER, TIMER, HUMIDITY AND TEMPERATURE CONTROL. PROVIDE FRESH AIR INTAKE TO RETURN-AIR PLenum.
11. SHEET METAL PLENUM AND MAIN TRUNK LINES.
12. DUCTWORK SYSTEM SHALL BE MASKED / SEALED AT SUPPLIES AND RETURNS DURING CONSTRUCTION.
13. SELECTED EQUIPMENT MUST ACCOMMODATE DESIGN AND HEIGHTS. EQUIPMENT SHALL CORRECTLY SIZED AND INSULATED DUCTWORK.
14. ANY WOOD/GAS-BURNING FIREPLACE/STOVE IN CONDITIONED SPACE TO BE VENTED AND SEALED.
15. FLEX DUCT RUNS SHALL NOT EXCEED 8' PROVIDE 1/2" METAL DUCTWORK (WITH 2" DUCT WRAP) FROM TRUNK DUCTS TO FLEX DUCT AS REQUIRED TO ACCOMPLISH THIS/ HER DIRECTIVE. EXISTING FLEX DUCT TO BE REUSED PROVIDED IN GOOD CONDITION OF SUFFICIENT LENGTH, AND DIAMETER EQUALS NECK SIZE.
16. BLOWER DOOR TEST REQUIRED WITH RESULTS IN ENVELOPE LEAKAGE COEFFICIENT <= 0.25% MECHANICAL VENTILATION REQUIRED.
17. AIR DISTRIBUTION SYSTEM LEAKAGE <= 8% FOR <= 3 TON SYSTEMS OR <= 6% FOR >3 TON SYSTEMS, AS ASCERTAINED BY DUCT-BLASTER TESTING AND RECORDS.
18. ALL RECESSED LIGHTS TO BE SWITCHED ON DIMMER, U.O.N.
19. OUTLET AND SWITCH LEG INDICATORS ARE TO SERVE AS A GUIDE. ELECTRICAL CODE REQUIREMENTS, CIRCUITING, ROUTING, SIZING OF CONDUCTORS, AND THE LOCATION OF SERVICE, & COORDINATION WITH OTHER TRADES ARE THE RESPONSIBILITIES OF THE MASTER ELECTRICIAN.
20. ALL BUSBING AND WIRING SHALL BE COPPER.
21. ALL CONDUIT SHALL BE 1/2" MINIMUM WITH COPPER CONDUIT. ALUMINUM AND ALUMINUM CONDUCTORS ARE NOT ALLOWED.
22. REFER TO THE LIGHTING LAYOUT, REFLECTED CEILING PLAN, AND/OR INTERIOR ELEVATIONS FOR SPECIFIC LUMINAIRE LOCATIONS AND MOUNTING HEIGHTS. COORDINATE WITH DESIGNER FOR ANY ITEMS NOT SPECIFICALLY LOCATED. LOCATION OF ALL CEILING MOUNTED ITEMS IN PLANS HAVE PRECEDENCE OVER MEP DRAWINGS. LICENSEE OR DESIGNATED CONSULTANT SHALL BE RESPONSIBLE OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
23. ELECTRICAL CONTRACTOR SHALL PROVIDE, AS PART OF THISHER CONTRACT, LEGIBLE LABELING OF ALL BREAKERS ON PANEL BOARD WITH TYPEWRITTEN LABELS.
24. VERIFY ELECTRICAL REQUIREMENTS, IF ANY ON PLANS PRIOR TO COMMENCEMENT OF WORK. PROVIDE ISOLATED GROUND WIRING AS REQUIRED BY ELECTRICAL CODES.
25. CENTER ALL ELECTRICAL OUTLETS, 18" A.F.F. AND SWITCHES 44" A.F.F. UNLESS NOTED OTHERWISE ON PLAN. COORDINATE MOUNTING HEIGHTS FOR WALL SCONCES WITH DESIGNER IN FIELD. OTHER DIMENSIONS INDICATED ON ELECTRICAL PLANS ARE FROM FACE OF FRAME TO CENTERLINE OF FIXTURES UNLESS NOTED OTHERWISE.
26. LIGHTING LAYOUTS SHOWN ARE INTENDED TO INDICATE DESIRED FIXTURE LOCATIONS AND SWITCHING. LIGHTING INSTALLER SHALL MAKE A THOROUGH CONFIRMATION OF ALL EXISTING CONDUIT SIZES BEFORE INSTALLATION. LIGHTING SHALL BE INSTALLED AND CIRCUITED IN FULL ACCORDANCE WITH THE NEC BY A LICENSED ELECTRICIAN.
27. ELECTRICAL OUTLETS AND DEVICES INDICATED ON PLANS ARE TO BE INSTALLED AT THE LOCATIONS AND ARE NOT COMPREHENSIVE IN QUANTITY. ADDITIONAL ELECTRICAL OUTLETS AND DEVICES ARE TO BE INSTALLED TO COMPLY WITH GOVERNING CODES. SHOULD ANY ADDITIONAL OUTLETS AND/OR DEVICES BE REQUIRED, COORDINATE WITH DESIGNER PRIOR TO INSTALLING.
28. PROVIDE MOTOR STARTERS NOT OTHERWISE PROVIDED WITH MECHANICAL EQUIPMENT. PROVIDE CONDUIT FOR MECHANICAL CONTROL WIRING AS MAY BE REQUIRED BY CODES. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR AS TO LOCATION OF AHUS, WATER HEATERS, PUMPS, ETC. (AS APPLICABLE).
29. ALL OUTLETS SHALL BE GROUNDED.
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32. MARK LOCATION OF ALL SWITCHES, OUTLETS, AND OTHER DEVICES OR EQUIPMENT FROM LICENSEE'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
33. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE. MINIMIZE OUTLETS AND DEVICES BETWEEN GANG STUDS WHEN LOCATED IN A COMMON WALL.

- 34. PROVIDE ADEQUATE UTILITY LIGHTING IN ATTIC, BASEMENT, AND OTHER UNFINISHED AREAS. SPACES WITH SWITCHES EASILY ACCESSED FROM ENTRY POINTS.
35. CEILING OUTLETS FOR ELECTRICAL AND MECHANICAL DEVICES SHALL BE ARRANGED IN A LOGICAL AND NEAT APPEARANCE AND CONFIGURATION. DO NOT INSTALL REGISTERS AND LIGHT FIXTURES OFF-CENTER FROM ONE ANOTHER. SUCH MISALIGNMENTS SHALL BE REMEDIATED AT THE GENERAL CONTRACTOR'S EXPENSE.
36. ENERGY STAR-QUALIFIED APPLIANCES / FIXTURES TO BE USED WHEN POSSIBLE.
37. RECESSED-CAN LIGHTING FIXTURES SHALL NOT PENETRATE THE THERMAL ENCLOSURE.
38. THE SCOPE OF THE PLUMBING WORK INCLUDES FURNISHING AND INSTALLING ALL WORK AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
39. PLUMBING EQUIPMENT, SIZING, PIPING, VENTING SIZING AND ROUTING, CODE COMPLIANCE, AND COORDINATION WITH OTHER TRADES ARE THE RESPONSIBILITIES OF THE PLUMBING CONTRACTOR.
40. VERIFY AND COORDINATE LOCATIONS OF ALL PLUMBING AND FIXTURES TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. COORDINATE ACROSS ALL TRADES AS REQUIRED.
41. PROVIDE BLOCKING FOR PLUMBING FIXTURES AS REQUIRED OR RECOMMENDED BY MANUFACTURER.
42. COORDINATE WITH INTERIOR ELEVATIONS FOR HEIGHTS OF SOME PLUMBING ITEMS.
43. ALL HOT AND COLD WATER LINES IN EXTERIOR WALLS, UNHEATED ROOMS, OR ATTICS SHALL BE INSULATED (>R-4).
44. ALL WATER HEATERS IN 1-STORY BUILDINGS SHALL BE LOCATED WITHIN 20 PIPED FEET OF APPLIANCES / OR FIXTURES THEY SERVE; 30 PIPED FEET FOR 2-STORY.
45. ALL TOILETS MEET CODE AND ARE EPA WATERSENSE MODELS. TOILETS TO BE CENTERED IN A SPACE THAT HAS A MINIMUM OF 16" CLEAR ON EITHER SIDE (TOTALING 30").
46. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIRE-RATED REQUIREMENTS ASSOCIATED WITH THE REGULATIONS.
47. ALL NECESSARY FIRE ALARM SYSTEM WORK SHALL BE PART OF THE GENERAL CONTRACT.
48. FIRE EXTINGUISHERS AND FIRE ALARM SYSTEM SHALL BE INSTALLED AND PROVIDED IN ACCORDANCE WITH NFPA 101 AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
49. SPRINKLER SYSTEM ADJUSTMENTS/ DESIGN SHALL BE PROVIDED BY SPRINKLER CONTRACTOR. GENERAL CONTRACTOR SHALL COORDINATE. SEE MEP DOCUMENTS.
50. CONTRACTOR TO COORDINATE ANY STEEL FINISH WITH ANY FIREPROOFING AS NECESSARY.
51. CARBON MONOXIDE DETECTOR(S) TO BE INSTALLED. MAY BE COMBINED WITH SMOKE DETECTOR.
52. COORDINATE DEVICE BOXES WITH DEPTH OF FINISHES AS INDICATED ON FINISH SCHEDULE.

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
EXISTING WALL / ELEMENT TO BE DEMOLISHED
EXISTING FLOOR / SLAB TO BE DEMOLISHED

FINISH LEGEND

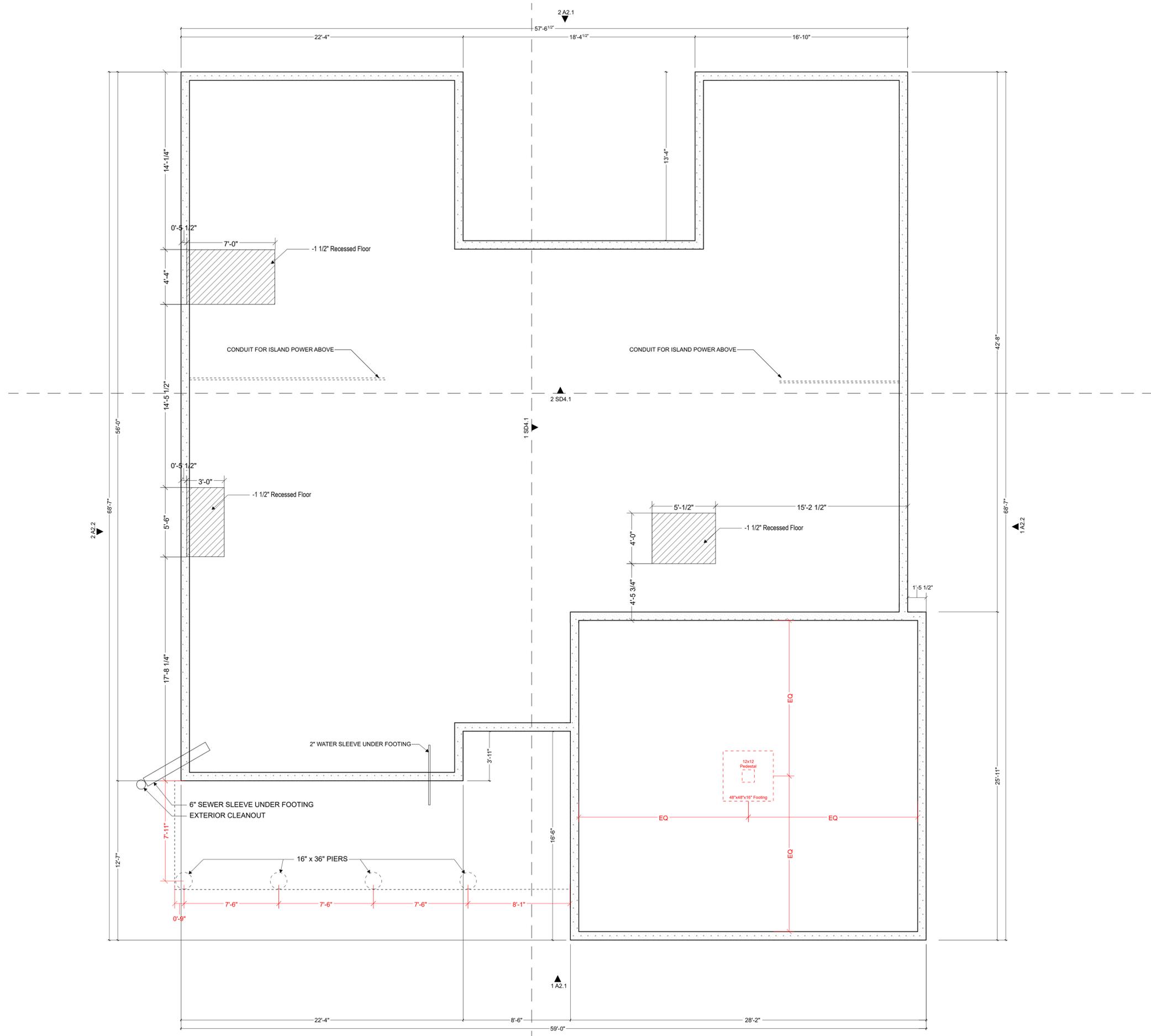
- CUT FILL:
EARTH
GRAVEL
INSULATION_BATT
INSULATION_RIGID
SIDING
PLYWOOD
WOOD FINISH
CONCRETE
CMU
BRICK / STONE VENEER
STONE
STUCCO / PLASTER
GYPSUM BOARD
STEEL
ALUMINUM
COVER FILL:
GROSS FLOOR AREA
IMPERVIOUS

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SET RECORD

NUMBER	NAME	DATE
CD1	PERMIT SET	08.14.2025
CD2	PERMIT SET	10.20.2025
CD3	PERMIT SET	10.23.2025

PERMIT SET

OSCHNER

LOT 154 HOOK FARMS
 LEES SUMMIT, MO 64082
 2112 SW WHEATFIELD DR

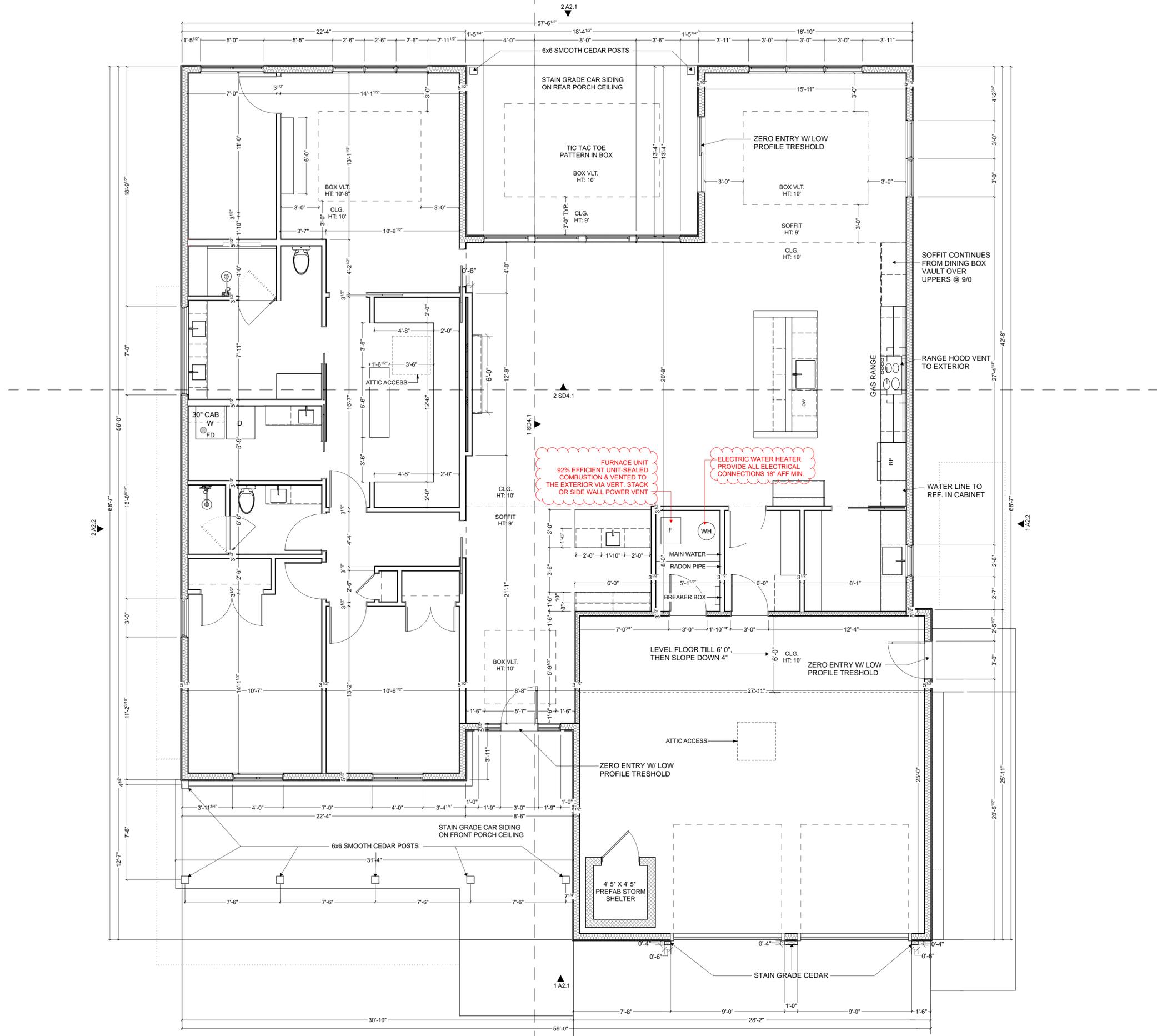
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 2112 SW WHEATFIELD DR

A1.2

Charlie R.

Architecture — Development

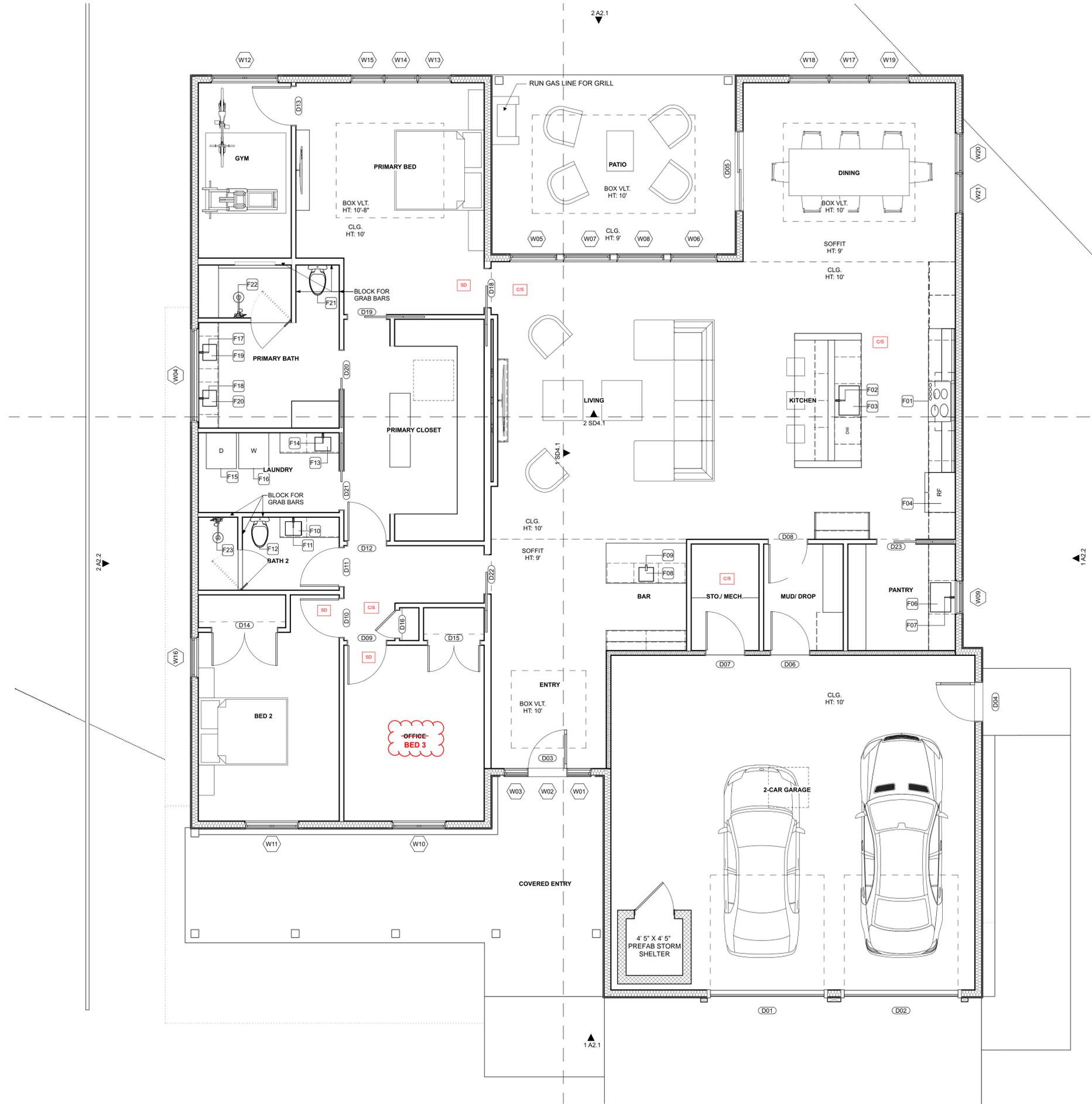
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* ALMOND WINDOWS ALL AROUND
 * ALL EXTERIOR DOORS ARE ZERO ENTRY W/ LOW TRESHOLD



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OSCHNER

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 LEES SUMMIT, MO 64082
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A1.3

LEVEL 1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

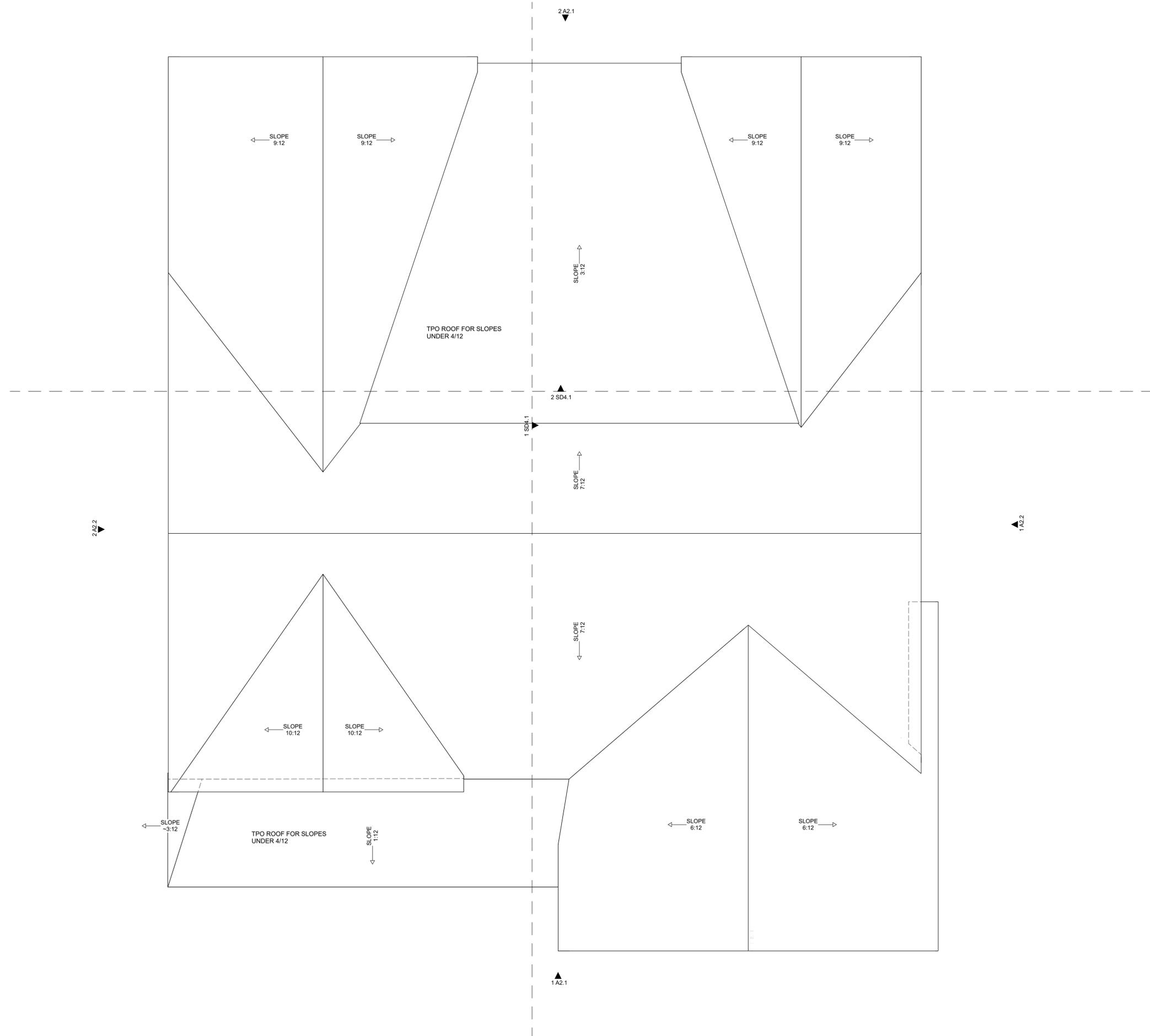
LEVEL 1 FLOOR PLAN AND PERMIT CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/02/2025 11:31:07

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SET RECORD

NUMBER	NAME	DATE
CD1	PERMIT SET	08.14.2025
CD2	PERMIT SET	10.20.2025
CD3	PERMIT SET	10.23.2025

PERMIT SET

OSCHNER

LOT 154 HOOK FARMS
 LEES SUMMIT, MO 64082
 2112 SW WHEATFIELD DR

A1.4

* ALMOND WINDOWS ALL AROUND
 * ALL EXTERIOR DOORS ARE ZERO ENTRY W/ LOW TRESHOLD

ARCHITECT

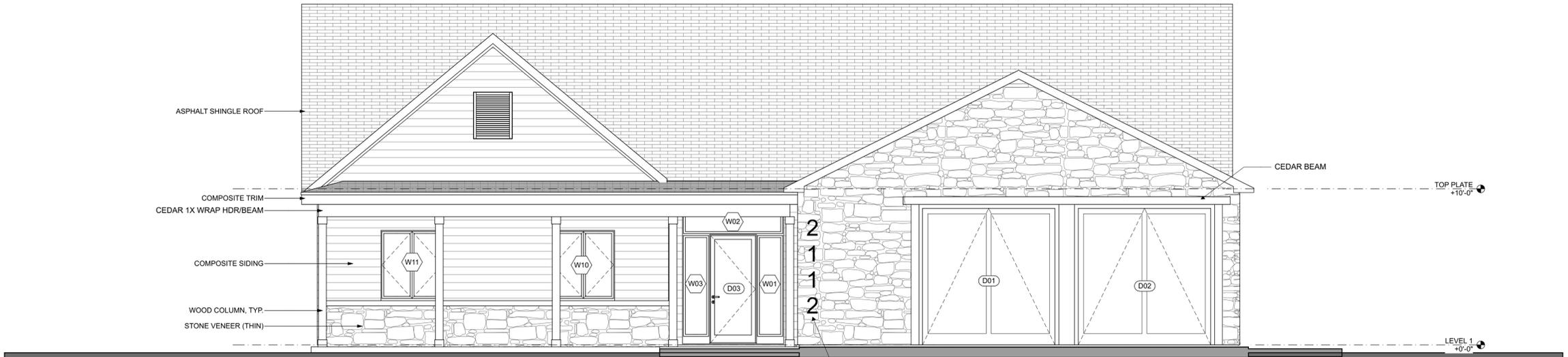
COMPANY: CHARLIE RUSSELL DESIGN
 EMAIL: RUSSELLARCH@GMAIL.COM
 PHONE: 830.926.6487
 ADDRESS: 19 W CONCORD AVE
 KANSAS CITY, MO 64112

CLIENT

NAME: MIKE YANCIK
 EMAIL: MIKE@ELEVATEDDESIGNBUILDKC.COM
 PHONE: 816.622.8826



REAR ELEVATION
 SCALE: 1/4" = 1'-0" 2



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



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PERMIT SET

OSCHNER
 LOT 154 HOOK FARMS
 LEES SUMMIT, MO 64082
 2112 SW WHEATFIELD DR

A2.1

EXTERIOR ELEVATIONS CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/02/2025 11:31:08

* ALMOND WINDOWS ALL AROUND
 * ALL EXTERIOR DOORS ARE ZERO ENTRY W/ LOW TRESHOLD

ARCHITECT

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LEFT ELEVATION
 SCALE: 1/4" = 1'-0" 2



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



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CD3	PERMIT SET	10.23.2025

PERMIT SET

OSCHNER

LOT 154 HOOK FARMS
 LEES SUMMIT, MO 64082
 2112 SW WHEATFIELD DR

A2.2

EXTERIOR ELEVATIONS CONSTRUCTION

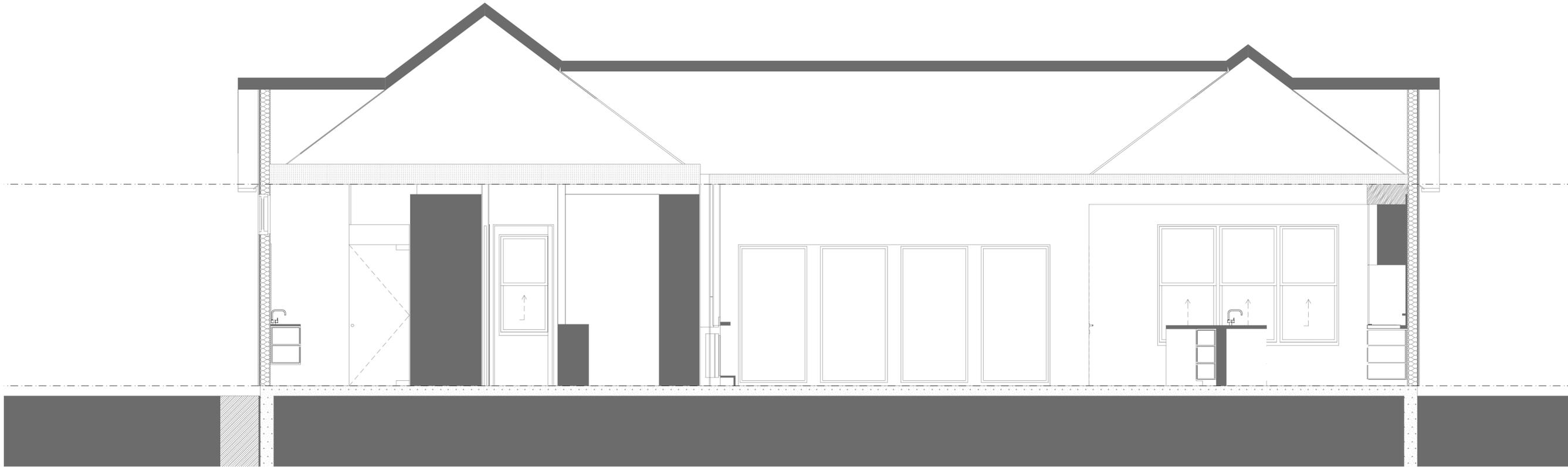
AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 12/02/2025 11:31:08

ARCHITECT

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 PHONE: 816.622.8826



LATITUDINAL SECTION 2
 SCALE: 3/8" = 1'-0"



LONGITUDINAL SECTION 1
 SCALE: 3/8" = 1'-0"



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PERMIT SET

OSCHNER

LOT 154 HOOK FARMS
 LEES SUMMIT, MO 64082
 2112 SW WHEATFIELD DR

A3.1

BUILDING SECTION FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 12/02/2025 11:31:08

Charlie R.

Architecture — Development

ARCHITECT

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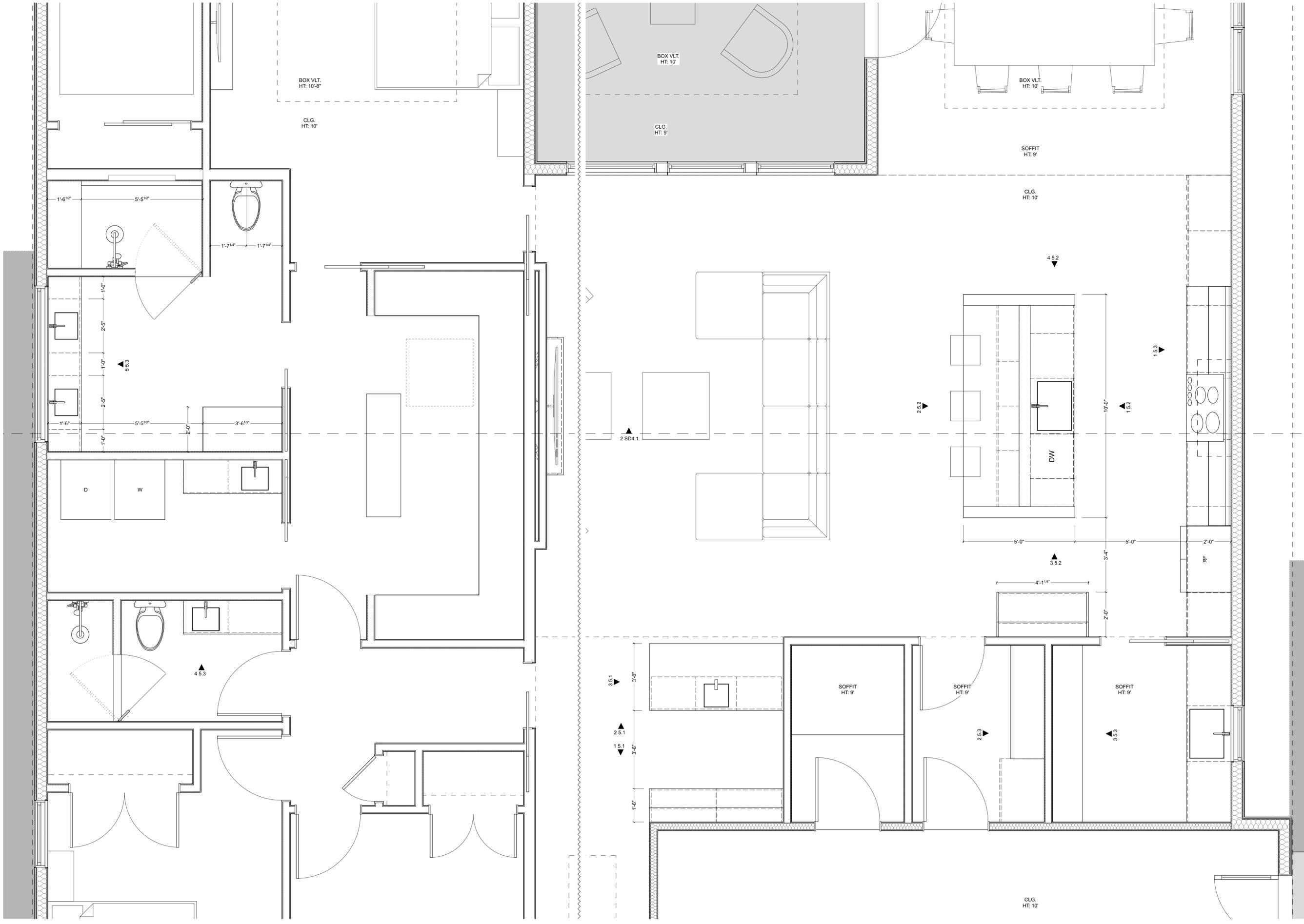
PERMIT SET

OSCHNER

LOT 154 HOOK FARMS
LEES SUMMIT, MO 64082
2112 SW WHEATFIELD DR

A4.1

ENLARGED FINISH PLAN CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/02/2025 11:31:08



LEVEL 1 INTERIORS PLAN
SCALE: 1/2" = 1'-0" 1

LEVEL 1 INTERIORS PLAN
SCALE: 1/2" = 1'-0" 2

ARCHITECT

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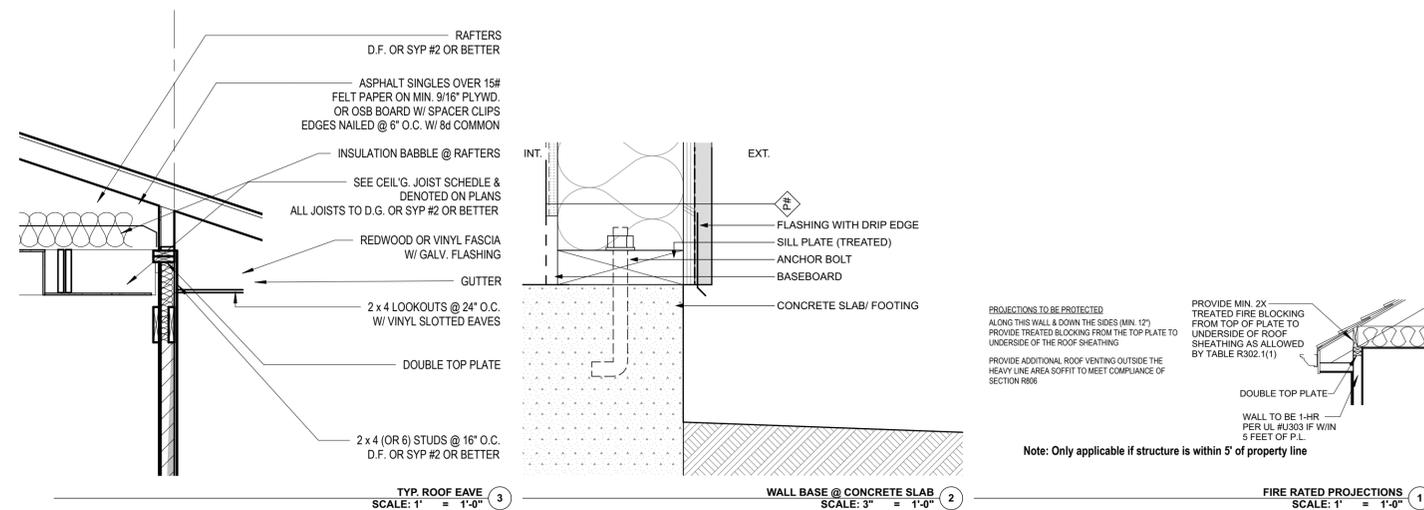
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PERMIT SET

OSCHNER
 LOT 154 HOOK FARMS
 LEE'S SUMMIT, MO 64082
 2112 SW WHEATFIELD DR

A5.1

ARCHITECTURAL DETAILS CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/02/2025 11:31:08



GENERAL NOTES

GOVERNING BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ITS APPROPRIATE SUPPLEMENTS

PROJECT DESCRIPTION:

DESIGN LOADS:
 ROOF DEAD LOAD: 15 psf
 ROOF LIVE LOAD: 20 psf
 FLOOR DEAD LOAD: 10 psf
 FLOOR LIVE LOAD: 40 psf
 BEDROOMS: 30 psf
 ALL OTHER LIVING AREAS: Vasd=115 MPH, EXPOSURE C
 WIND LOADS: DESIGN CATEGORY "B"
 SEISMIC LOADS: 1,500 PSF
 ASSUMED ALLOWABLE SOIL BEARING PRESSURE:

- GENERAL:**
- FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN OR INFERRED BY THESE DRAWINGS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND FOR COORDINATING ALL DIMENSIONS AND ELEVATIONS SHOWN WITH THE EXISTING CONDITIONS. IF ERRORS OR DISCREPANCIES IN THE DIMENSIONS OCCUR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO ENSURE THE SAFETY OF ALL INDIVIDUALS INVOLVED.
 - ALL MECHANICAL, ELECTRICAL, AND PLUMBING ELEMENTS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND THE LOCAL MUNICIPALITY.
 - NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. HAS DESIGNED THE STRUCTURAL FLOOR FRAMING AND WALL BRACING SYSTEM OF THESE PLANS FOR THE CONSTRUCTION OF A RESIDENCE AT THE ADDRESS REFERENCED IN THE PLANS. NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. WILL NOT TAKE RESPONSIBILITY FOR ANY RE-USE OF ANY PORTION OF THE DESIGN, PLANS OR SPECIFICATIONS AT ANY OTHER PROPERTY OR ADDRESS WITHOUT OUR PRIOR WRITTEN CONSENT.

BUILDER'S PLANS:
 THE TERM "BUILDER'S PLANS" REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSSESSES COMPETENCE IN RESIDENTIAL CONSTRUCTION AND A THOROUGH UNDERSTANDING OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). THE CONTRACTOR WARRANTS TO NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C., THAT HE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND DESIGN SERVICES, AND FOR THAT REASON THE CONTRACTOR OR HOME OWNER HAS RESTRICTED THE SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDER'S PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. ALTHOUGH NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. AND OUR CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, WE CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. CONSTRUCTION MAY REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER'S PLANS" TO THE FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION AND QUANTITY. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. ARE UNAUTHORIZED. IT IS ALSO UNDERSTOOD THAT THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL APPLICABLE BUILDING CODES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING CODE REQUIREMENTS (WHICH IS EXCLUDED FROM THESE PLANS). IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. OR A QUALIFIED ARCHITECT/ENGINEER SHALL IMMEDIATELY BE RETAINED. FAILURE TO NOTIFY US OF THESE NEEDS OR OF CHANGES TO THE PLANS SHALL RELIEVE NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. OF ALL RESPONSIBILITIES OF THE CONSEQUENCES.

- ARCHITECTURAL NOTES:**
- WATER RESISTIVE EXTERIOR WALL COVERING, FREE FROM HOLES AND BREAKS, SHALL BE APPLIED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. WRAP SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE IN COMPLIANCE WITH SECTION R703.2.
 - BUILDING SHALL COMPLY WITH IRC SECTION R802.5.2 FOR RAFTER AND CEILING JOIST CONNECTIONS.
 - "UFER" GROUND SHALL BE PROVIDED PER IRC SECTION E3608.1
 - GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS SHALL BE PROVIDED TO INSURE ALL ROOF DRAINAGE IS DIRECTED 5 FEET MINIMUM FROM HOUSE BEFORE TOUCHING SOIL.
- STAIR NOTES:**
- MAXIMUM RISER AT STAIRWAYS IS 7 3/4" AND MINIMUM TREAD IS 10" WITH A MINIMUM 6"-8" HEADROOM, PER IRC SECTION R311.7.
 - PLACE HANDRAILS ON ALL STAIRS AND/OR LEVELS THAT EXCEED 30" ABOVE THE FLOOR OR GRADE. RAILINGS TO BE MIN. 36" HIGH AND HAVE INTERMEDIATE RAILS THAT DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE AND SHALL COMPLY WITH IRC SECTIONS R311.7.8 & R312.
 - ENCLOSE ACCESSIBLE SPACE BENEATH STAIRS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE SIDE PER SECTION R302.7.
 - STAIRWAYS CONSISTING OF 3 OR MORE RISERS SHALL HAVE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE STAIR NOSINGS.
 - HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MINIMUM TO 2" MAXIMUM OR OTHER APPROVED GRASPABLE SHAPE PER SECTION R311.7.8.5.
 - SPIRAL STAIRS SHALL BE CONSTRUCTED PER SECTION R311.7.10.1.

- WINDOWS AND SAFETY GLAZING NOTES:**
- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS: GLASS IN STORM DOORS; INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WITH THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS AND WHIRLPOOLS; GLAZING IN FIXED OR OPERABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".
 - ALL WINDOWS SHALL MEET THE FALL PROTECTION REQUIREMENTS OF SECTION R312.2.

- EMERGENCY EGRESS NOTES:**
- ALL SLEEPING ROOMS AND BASEMENT SHALL BE PROVIDED WITH PROPER EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC SECTION R310. PROVIDE (1) WINDOW IN EACH BEDROOM THAT HAS A MINIMUM OPERABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM OPERABLE HEIGHT OF 24" AND WIDTH OF 20".
 - PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL FLOOR, INCLUDING BASEMENTS AND STAIRWAYS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM ACTIVATES ALL OTHERS AND BE HARD WIRED WITH A BATTERY BACKUP, PER IRC SECTION R314 AND NFPA 72.
 - CARBON MONOXIDE DETECTORS SHALL BE PROVIDED PER R315.

- CONCRETE & REINFORCING NOTES:**
- CONCRETE STRENGTH SHALL MEET THE FOLLOWING MINIMUM 28 DAY STRENGTH REQUIREMENTS (IRC R402.2):
 - 2,500 PSI FOR BASEMENT FLOOR SLABS ON UNDISTURBED GRADE.
 - 3,000 PSI FOR FOOTINGS, FOUNDATION WALLS, AND OTHER VERTICAL CONCRETE.
 - 3,500 PSI FOR CARPORT AND GARAGE FLOOR SLABS ON UNDISTURBED GRADE.
 - 3,500 PSI FOR STRUCTURAL FLOOR SLABS.
 - CONCRETE SHALL BE 6%±1% AIR ENTRAINED FOR GARAGE SLABS AND FOR ALL LOCATIONS (FOOTINGS, WALLS, FLATWORK, ETC.) EXPOSED TO WEATHER.
 - CONCRETE SHALL HAVE A SLUMP OF 4" ± 1". THE SLUMP CAN BE INCREASED THROUGH THE USE OF APPROVED ADDITIVES (NOT WATER).
 - THE REINFORCING STEEL SHALL BE ASTM A615, GRADE 40 MINIMUM UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL BARS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS AND/OR CORNER BARS SHALL BE PROVIDED AT ALL FOOTING AND WALL CORNERS, AND FOOTING STEPS.
 - MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS (ACI 318):
 - EARTH FORMED - 3"
 - EXPOSED TO WEATHER - 1 1/2" FOR #5 BARS & SMALLER
 - NOT EXPOSED TO WEATHER - 3/4" FOR SLABS.
 - NO WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE SITE.
 - ADDITION OF CALCIUM CHLORIDE TO CONCRETE IS NOT PERMITTED.
 - NO ALUMINUM SHALL BE EMBEDDED/PLACED IN CONCRETE.
 - CONCRETE PLACED IN COLD WEATHER SHALL COMPLY WITH ACI 306. CONCRETE PLACED IN HOT WEATHER SHALL COMPLY WITH ACI 305.

- STRUCTURAL STEEL:**
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

STRUCTURAL STEEL	ASTM A992, Fy = 50 KSI
MISCELLANEOUS STEEL	ASTM A36
HOLLOW STRUCTURAL STEEL (HSS)	ASTM A500, GRADE B
STEEL PIPE	ASTM A53, GRADE B (SCHED 40 MIN)
 - ALL BEAM CONNECTIONS SHALL BE DESIGNED BY THE STEEL FABRICATOR UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER UNLESS SPECIFIC CONNECTIONS ARE SHOWN ON THE DRAWINGS. CONNECTIONS SHALL BE DESIGNED TO 50% U.D.L. OR THE REACTION PROVIDED ON THE DRAWINGS, WHICHEVER IS GREATER. CONNECTIONS SHALL BE WELDED OR BOLTED PER AISC STEEL CONSTRUCTION MANUAL 13TH EDITION. BOLTS SHALL BE ASTM A325N.
 - ALL COLUMN ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36.
 - WELDING SHALL CONFORM TO THE LATEST PUBLICATION OF APPLICABLE CODES SET FORTH BY THE AMERICAN WELDING SOCIETY. NO UNAUTHORIZED WELDS WILL BE ACCEPTED.
 - PROVIDE 30# FELT BOND BREAK AROUND ALL STEEL COLUMNS WHERE IN CONTACT WITH SLAB-ON-GRADE.
 - ALL EXTERIOR STEEL EXPOSED TO THE ELEMENTS SHALL BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
 - ALL STRUCTURAL STEEL SHALL HAVE ONE COAT OF RUST INHIBITIVE PRIMER CONFORMING TO SPECIFICATIONS. FIELD TOUCHUP ALL UNPAINTED AREAS AND WELD AREAS.

- WOOD FRAMING NOTES:**
- ALL STRUCTURAL LUMBER (RAFTERS, CEILING JOISTS, PURLINS AND HEADERS) SHALL BE DOUGLAS FIR LARCH #2 OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL LOAD BEARING WALL STUDS AND PURLIN STRUTS SHALL BE DOUGLAS FIR STUD GRADE OR BETTER.
 - GLUE LAMINATED MEMBERS MARKED "LVL" (LAMINATED VENEER LUMBER) SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS (FB) OF 2850 PSI, A MINIMUM ALLOWABLE SHEAR STRESS (FV) OF 285 PSI, AND A MINIMUM MODULUS OF ELASTICITY (E) OF 2,000 KSI. ALL MANUFACTURER'S RECOMMENDATIONS FOR NAILING AND CONNECTIONS SHALL BE FOLLOWED.
 - FLOOR JOISTS: SEE IRC TABLE R502.3.1(1) AND R502.3.1(2) FOR SPAN, SIZE, SPACING, AND GRADE OF FLOOR JOISTS.
 - FLOOR JOISTS BELOW PARTITION WALLS RUNNING PARALLEL TO THE JOIST SPAN SHALL BE DOUBLED. ALL DOUBLED MEMBERS SHALL BE NAILED TOGETHER WITH 16# NAILS 16" ON CENTER IN TWO ROWS STAGGERED OR PER MANUFACTURER SPECS.
 - SOLID BLOCKING BETWEEN FLOOR JOISTS SHALL BE INSTALLED WHERE JOISTS BEAR ON TOP OF BEAMS OR HEADERS AND BELOW POINT LOADS. ALL SOLID BLOCKING AND RIM JOIST MATERIAL SHALL BE THE SAME SIZE AND GRADE AS THE JOISTS.
 - ALL FLOOR AND CEILING JOISTS THAT BUTT INTO THE SIDE OF A HEADER OR STEEL BEAM SHALL BE ANCHORED TO THE HEADER OR STEEL BEAM WITH STANDARD JOIST HANGERS.
 - ALL SUPPORTS FOR WOOD TRUSSES, RAFTERS AND PURLINS, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, SHALL BEAR ON LOAD BEARING WALLS (WALLS LOCATED DIRECTLY ABOVE A BEAM LINE OR CONTINUOUS FOOTING) ALL CONCENTRATED LOADS SHALL BE CARRIED THROUGH THE FLOOR SYSTEM THICKNESS WITH SOLID BLOCKING OR WITH 2x4 STUB COLUMNS (SQUASH BLOCKS) THAT TRANSFER THE LOAD DOWN TO THE SUPPORT WALL OR BEAM BELOW.
 - ALL NAILING NOT INDICATED ON THE DRAWINGS SHALL CONFORM TO THE NAILING SCHEDULE OF THE GOVERNING BUILDING CODE. SPACING, END DISTANCES AND EDGE DISTANCES OF NAILS AND SPIKES SHALL BE SUCH AS TO AVOID THE UNUSUAL SPLITTING OF THE WOOD.
 - ALL NON-LOADBEARING STUD WALLS IN THE BASEMENT SHALL BE PROVIDED WITH A 1" MINIMUM VERTICAL EXPANSION JOINT TO ALLOW FOR HEAVE IN THE FLOOR SLAB. WALLS SHALL NOT BE TIGHT BETWEEN THE SLAB AND THE FRAMING ABOVE!
 - SHEATHING FOR HORIZONTAL DIAPHRAGMS SHALL BE EXTERIOR GRADE, C/D, STRUCTURAL GROUP II OR BETTER. ROOF AND WALL FRAMING SHALL BE OF DOUGLAS FIR-LARCH OR SOUTHERN PINE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES UNLESS OTHERWISE NOTED. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 - ALL WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD PS-1.
 - WOOD STRUCTURAL PANELS SHALL BE SET WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND STAGGERED JOINTS.
 - STANDARD WASHERS SHALL BE USED WITH ALL BOLTS FASTENING WOOD MEMBERS.
 - ALL SAWN LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
 - ROOF FRAMING - RIDGE BEAMS, VALLEY AND HIP RAFTERS SHALL HAVE A MINIMUM NOMINAL THICKNESS OF 2" AND MINIMUM DEPTH NOT LESS THAN THE END OUT OF THE RAFTERS. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A 2x6 "TEE" BRACE TO A BEARING PARTITION. WHERE ROOF BRACING IS USED TO PERMIT LONGER RAFTERS SPAN, USE 2x6 "TEE" BRACES AT 4'-0" O.C. WITH CONTINUOUS 2x6 PURLIN UNDER THE RAFTERS. BRACE RAFTERS TO BEARING PARTITIONS.
 - PROVIDE CONTINUOUS STRONG BACKS FOR CEILING JOIST SPANS 12'-0" OR GREATER.
 - CEILING JOISTS: SEE IRC TABLE R802.5(1) AND R802.5(2) FOR SPAN, SIZE, SPACING, AND GRADE OF CEILING JOISTS.
 - ROOF RAFTERS: SEE IRC TABLE R802.4.1(1) THRU R802.4.1(8) FOR SPAN, SIZE, SPACING, AND GRADE OF ROOF RAFTERS.
 - BRACE THE COMPRESSION FLANGE OF ALL BEAMS UNLESS NOTED OTHERWISE.
 - ALL BEAMS OR HEADERS THAT BEAR ON WOOD FRAMING SHALL BE SUPPORTED BY ANOTHER BEAM OR HEADER OR A BUILT-UP (2) STUD MIN COLUMN THE FULL WIDTH OF THE BEAM CONTINUOUS TO THE FOUNDATION OR OTHER STRUCTURAL FRAMING MEMBER, U.N.O.
 - ALL LIGHT GAGE METAL FRAMING ACCESSORIES NOTED SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL, AT ALL CONNECTIONS AND ACCESSORIES TO WOOD FRAMING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE HEADERS AS SHOWN ON PLAN, FOR HEADERS NOT MARKED REFERENCE TYPICAL BEARING WALL HEADER SCHEDULE.
 - FLOOR SHEATHING SHALL BE 3/4" TONGUE & GROOVE WOOD STRUCTURAL PANEL. GLUE & NAIL TO FLOOR JOISTS WITH 6# NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS.
 - ALL EXTERIOR WOOD WALL FRAMING SHALL BE 2x4 OR 2x6 DOUG-FIR STUD GRADE AT 16"oc, UNO.
 - ALL INTERIOR BEARING WALL FRAMING SHALL BE 2x4 OR 2x6 DOUG-FIR STUD GRADE AT 16"oc, UNO.
 - WOOD TRUSSES AND THEIR CONNECTIONS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE LOADS STIPULATED ON THE DRAWINGS. SHOP DRAWINGS AND CALCULATIONS WITH AN ENGINEER'S SEAL FOR THE STATE OF THE RESIDENCE SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. CONNECTION PLATES SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE. HURRICANE CLIPS, SIMPSON SDWC SCREWS OR SIMILAR SHALL BE USED TO RESIST UPLIFT PER IRC 802.11.
 - TEMPORARY STABILITY OF WOOD TRUSSES DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN CONJUNCTION WITH ALL RECOMMENDATIONS OF THE MANUFACTURER. FOLLOW BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING OF METAL PLATE CONNECTED WOOD TRUSSES.
 - WOOD TRUSSES SHALL NOT BE FIELD CUT.
 - MULTIPLE STUD MEMBERS CALLED OUT FOR SUPPORT OF LVL BEAMS AND HEADERS SHALL BE CARRIED DOWN TO TOP OF FOUNDATIONS OR SUPPORT BEAM(S).

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 - ALL EXTERIOR FOOTINGS SHALL BEAR A MIN. OF 36" BELOW FINISHED GRADE.
 - IF THE EXISTING SITE TOPOGRAPHY OR SOIL CONDITIONS VARY FROM THE CONDITIONS SHOWN ON THE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT/ENGINEER SO THAT A DESIGN THAT IS APPROPRIATE FOR THE SITE CAN BE GENERATED.
 - FOOTINGS SHALL BE POURED CONTINUOUS AT FOOTING STEPS (SOLID JUMPS).
 - ANY FILL THAT IS INSTALLED UNDER THE BASEMENT OR GARAGE FLOOR SLABS SHALL BE PROPERLY COMPACTED TO PREVENT SETTLEMENT OF THE FILL MATERIAL. PROPER COMPACTION IS WHERE THE SOIL IS PLACED IN 8" LIFTS AND EACH LIFT IS COMPACTED PRIOR TO INSTALLING MORE SOIL. THIS COMPACTED FILL SHALL THEN BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER. AT THE CONTRACTOR'S OPTION, A PROPERLY DESIGNED STRUCTURAL SLAB MAY BE INSTALLED OVER ANY FILL THAT HAS NOT BEEN PROPERLY COMPACTED. ALL EXTERIOR SLABS INSTALLED ADJACENT TO THE FOUNDATION SHALL BE DOWELED INTO THE FOUNDATION WITH #4 BARS AT 12" ON CENTER (GRADE 60 STEEL) DRILLED IN 6" MINIMUM AND EPOXIED.
 - CONTROL JOINTS IN THE FLOOR SLABS SHALL BE INSTALLED AS TO MINIMIZE THE AMOUNT OF RANDOM CRACKING (12" INTERVALS MAXIMUM). THESE JOINTS SHALL BE SAWCUT 1-1/4" DEEP WITHIN 8 HOURS OF POURING THE SLAB OR MAY BE TOOLED INTO THE SLAB WHEN POURED. SAWCUTS SHALL BE IN APPROXIMATE SQUARE PATTERN WITH MAXIMUM ASPECT RATIO OF 1-1/2 TO 1.
 - THE BUILDER SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE STEPS TO MINIMIZE THE EFFECTS OF EXPANSIVE SOIL ON THE FOUNDATION, SLABS, AND WOOD FRAMED PORTIONS OF THE HOUSE. THIS INCLUDES ISOLATING THE FLOOR SLAB AT ALL COLUMNS, INTERIOR BEARING WALLS, AND AT THE FOUNDATION WALLS WITH TWO LAYERS OF 15# FELT. PARTITION WALLS IN THE BASEMENT SHALL NOT BE CONSTRUCTED TIGHT AGAINST THE FRAMING ABOVE.
 - INSTALL CONTINUOUS DRAIN TILE (4" DIAMETER MINIMUM) AROUND THE PERIMETER OF THE ENTIRE LOWER LEVEL AND COVER THE TILE WITH FILTER FABRIC AND COURSE, CLEAN ROCK. INSTALL VERTICAL DRAINS TO PERMIT DRAIN TILE AT ALL WINDOW WELLS. THE DRAIN TILE SHALL BE CONNECTED TO A 40 GALLON (MINIMUM) SUMP PIT WITH SUFFICIENT DEPTH FOR PROPER SUMP PUMP OPERATION, OR SHALL BE DRAINED BY GRAVITY TO DAYLIGHT AT LEAST 10' FROM THE FOUNDATION. FOUNDATION DRAINAGE SHALL ALSO BE IN ACCORDANCE WITH IRC SECTION R405.1.
 - CONCRETE BASEMENT SLABS SHALL BE A MIN. OF 4" THICK OVER A MIN. OF 4" OF 12" TO 3/4" CLEAN, GRADED ROCK, U.N.O. OR IF SITE CONDITIONS REQUIRE OTHERWISE. MIN REINFORCING SHALL BE #4S AT 24"oc OR EQUIVALENT.
 - PROVIDE A MIN. 6-MIL POLYETHYLENE MOISTURE BARRIER OVER GRAVEL BASE UNDER BASEMENT FLOOR SLABS (NOT REQUIRED FOR GARAGE SLABS) PER SECTION R405.2.2. LAP JOINTS A MIN. OF 6".
 - ALL FOOTING AND SLAB REINFORCEMENT SHALL BE BLOCKED OFF SUBGRADE WITH CHAIRS OR CONCRETE BRICKS.

- RESIDENTIAL BASEMENT WALL NOTES:**
- VERTICAL REBAR SPACING FOR CONCRETE FOUNDATION WALLS SHALL BE PER THE TABLE BELOW:
- | WALL THICKNESS | 60 KSI REINFORCING | | 40 KSI REINFORCING | |
|----------------|--------------------|---------------|-------------------------|---------------|
| | 8" | 10" | 8" | 10" |
| 6" OR LESS | #4 @ 36" O.C. | #4 @ 36" O.C. | #4 @ 36" O.C. | #4 @ 36" O.C. |
| 7" | #4 @ 32" O.C. | #4 @ 36" O.C. | #4 @ 21" O.C. | #4 @ 36" O.C. |
| 8" | #4 @ 24" O.C. | #4 @ 36" O.C. | #4 @ 16" O.C. | #4 @ 36" O.C. |
| 9" | #4 @ 16" O.C. | #4 @ 20" O.C. | #4 @ 12" O.C. | #4 @ 16" O.C. |
| 10" | #4 @ 12" O.C. | #4 @ 16" O.C. | #4 @ 8" O.C. | #4 @ 12" O.C. |
| 12" | | | #5 @ 12" O.C. EACH FACE | |
| 14" | | | #5 @ 8" O.C. EACH FACE | |
- MINIMUM REQUIREMENT FOR VERTICAL REBAR IN PLAIN CONCRETE WALLS IS #4 BARS @ 36" O.C. (ACI 318).
 - VERTICAL BARS SHALL BE CONTINUED TO WITHIN 4" OF THE TOP OF THE WALL.
 - REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL, 2" FROM THE INSIDE FACE.
 - REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.
 - DESIGN BY A PROFESSIONAL ENGINEER IS REQUIRED FOR WALLS OVER 10' IN HEIGHT.
 - HORIZONTAL REINFORCING SHALL MATCH THE SIZE OF THE VERTICAL REINFORCING. PROVIDE 1 BAR WITHIN 12" OF THE TOP OF THE WALL WITH ADDITIONAL BARS SPACED AT 24" O.C. MAX.
- BARS SHALL LAP A MINIMUM OF 48 BAR DIAMETERS AT ENDS, SPLICES AND AROUND CORNERS. UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
 - CONTINUOUS WALL FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS CONTINUOUS WITH 3" CLEARANCE FROM SOIL FOR 8" THICK WALLS. U.N.O. CONTINUOUS WALL FOOTINGS SHALL BE A MINIMUM OF 24" WIDE AND 12" DEEP WITH (2) #4 BARS CONTINUOUS WITH 3" CLEARANCE FROM SOIL FOR 12" THICK WALLS.
 - INSTALL 1/2"Ø x 1'-2" LONG ANCHOR BOLTS (7" EMBEDMENT) AT 2'-0" O.C. AND WITHIN 12" OF THE END OF EACH SILL MEMBER (2-BOLTS MIN PER PLATE SECTION). MINIMUM SILL PLATE TO BE 2x6 PRESSURE TREATED.
 - THE TOPS OF ALL BASEMENT (LOWER LEVEL) FOUNDATION WALLS SHALL BE CONNECTED TO THE FLOOR JOISTS. NAIL EACH FLOOR JOIST END AND END WALL JOIST TO THE WOOD SILL PLATE PER THE IRC NAILING SCHEDULE. WHERE FLOOR JOISTS RUN PARALLEL TO THE FOUNDATION WALLS, PROVIDE BLOCKING IN THE FIRST THREE JOIST SPACES AT 2'-0" O.C. OVER THE ENTIRE LENGTH OF THE FLOOR JOISTS.
 - WALLS SHALL BE FULL HEIGHT FROM FOOTING TO FLOOR FRAMING. NO WOOD FRAMED CRIPPLE WALLS EXCEPT AS SPECIFICALLY NOTED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - FOUNDATION WALLS SHALL BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE (EFP) 60 PSF.
 - PROVIDE STEEL SHIMS IN BEAM POCKETS TO LEVEL BEAMS. BEAM POCKETS SHALL BE GROUTED SOLID WITH 4,000 PSI NON-SHRINK GROUT AFTER BEAMS ARE LOADED WITH FRAMING MEMBERS.
 - REINFORCE AROUND BEAM POCKETS BY BENDING TOP CONTINUOUS HORIZONTAL BAR BELOW BEAM POCKET OR INSTALL SEPARATE BENT BAR LAPPED AND TIED MINIMUM 24" EACH SIDE.
 - PROVIDE TWO #4 X 4'-0" LONG DIAGONAL BARS AT THE CORNERS OF ALL OPENINGS IN CONCRETE WALLS AND AT FOOTING STEPS. ALSO PROVIDE 2 ADDITIONAL #4 ON ALL SIDES OF WALL OPENINGS. BARS SHALL BE 3'-0" LONGER THAN OPEN VERTICAL OR HORIZONTAL DIMENSION.
 - FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMP PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH A BITUMINOUS COATING IN ACCORDANCE WITH SECTION R406.1.
 - INSULATION SHALL BE INSTALLED FOR ALL BASEMENT WALLS AS REQUIRED PER SECTION N1102.1.
 - ALL SITE RETAINING WALLS GREATER THAN 4'-0" IN HEIGHT SHALL REQUIRE A DESIGN BY A PROFESSIONAL ENGINEER.
 - A CONCRETE ENCASED GROUNDING ELECTRODE CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICE PER SECTION E3608.1.

- WOOD DECK FRAMING NOTES:**
- ALL WOOD DECK FRAMING SHALL COMPLY WITH THE LATEST EDITION OF THE "PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE" AS PUBLISHED BY THE AMERICAN WOOD COUNCIL OR "RESIDENTIAL DECKS - PERMIT AND CONSTRUCTION GUIDELINES" AS PUBLISHED BY THE JOHNSON COUNTY CONTRACTOR LICENSING PROGRAM.
 - WOOD FRAMING FOR EXTERIOR DECKS SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2 OR BETTER.

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FOOTING SCHEDULE				
MARK	SIZE L x W x THK	REINFORCING (NO) SIZE LOCATION	TOF EL	COLUMN
F1	2'-0" x 2'-0" x 1'-0"	(4) #4 EW BOTTOM	8" BELOW TOP OF SLAB	3"Ø STD STEEL PIPE COLUMN
F2	3'-0" x 3'-0" x 1'-0"	(6) #4 EW BOTTOM	8" BELOW TOP OF SLAB	3"Ø STD STEEL PIPE COLUMN
F2a	3'-0" x 3'-0" x 3'-6"	(6) #4 EW TOP & BOTTOM	6" ABOVE FINISH GRADE	(2) STUDS TREATED UNDER EACH BEAM
F3	3'-6" x 3'-6" x 1'-4"	(8) #4 EW BOTTOM	8" BELOW TOP OF SLAB	3"Ø STD STEEL PIPE COLUMN
F4	4'-6" x 4'-6" x 1'-4"	(9) #4 EW BOTTOM	8" BELOW TOP OF SLAB	3"Ø STD STEEL PIPE COLUMN

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WARREN, MO
SCOTT W. SCHMIDT, JR.
REGISTERED PROFESSIONAL ENGINEER
PE-022664

10/28/2025

PROJECT INFORMATION

OSHNER RESIDENCE
LOT 154 HOOK FARMS
LEE'S SUMMIT, MO
2112 SW WHEATFIELD DR

ISSUE INFO	
DATE:	10/28/2025
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DRAWN BY: LH
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ISSUED FOR: PERMIT

SHEET TITLE

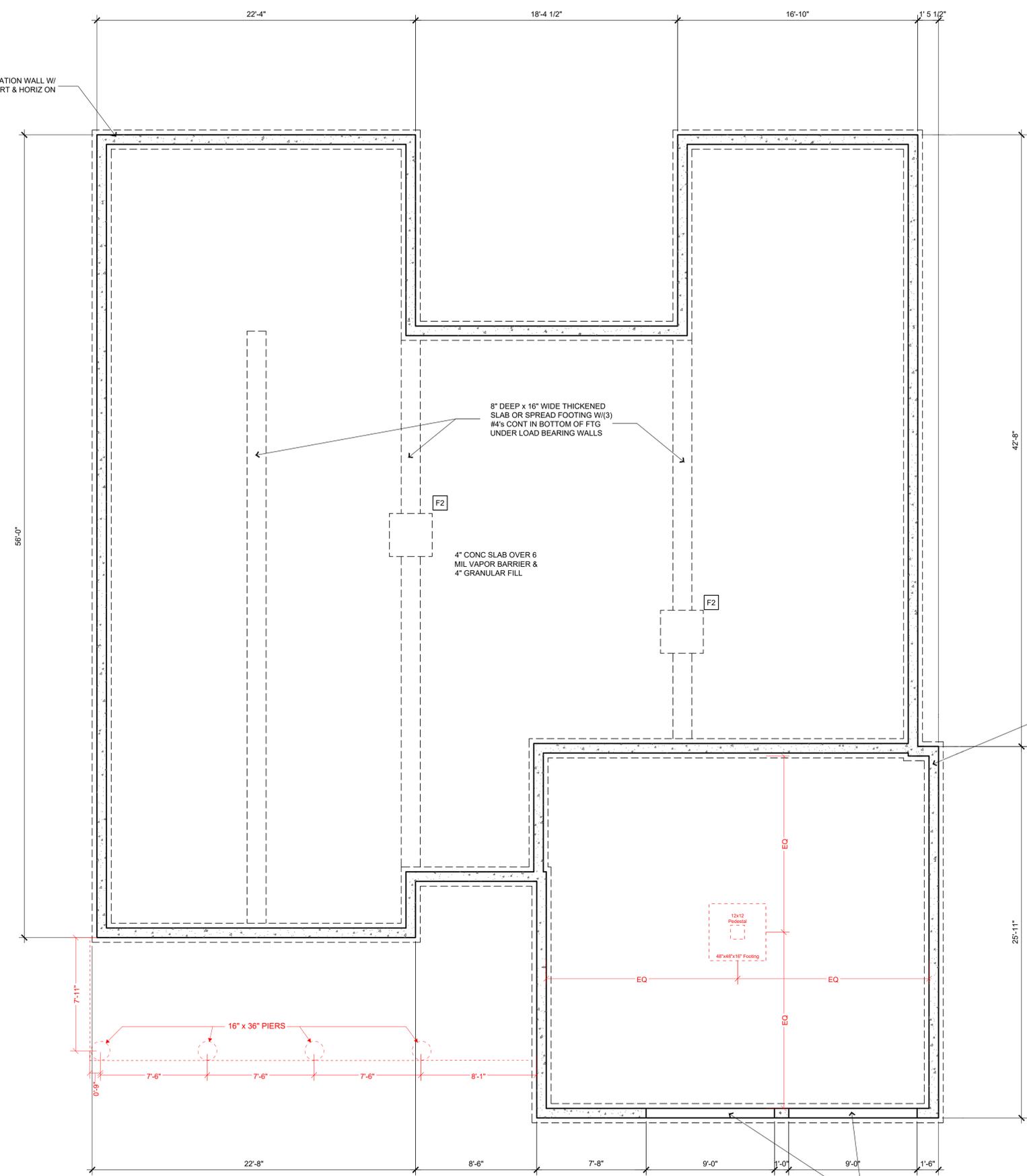
FOUNDATION & 1ST FLOOR FRAMING PLAN

SHEET NUMBER

S10

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/02/2025 11:31:08

8" x 4'-0" CONC FOUNDATION WALL W/ #4 BARS @ 24" O.C. VERT & HORIZ ON 16"x8" CONC FTG



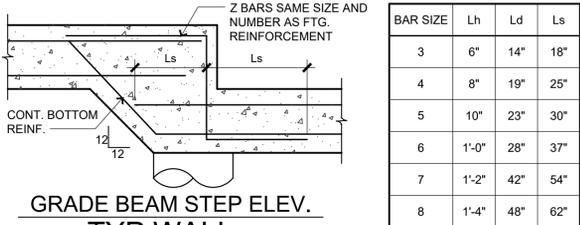
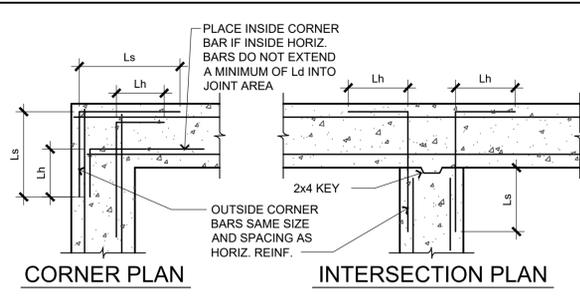
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



ISSUE INFO	
DATE:	10/28/2025

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ISSUED FOR: PERMIT

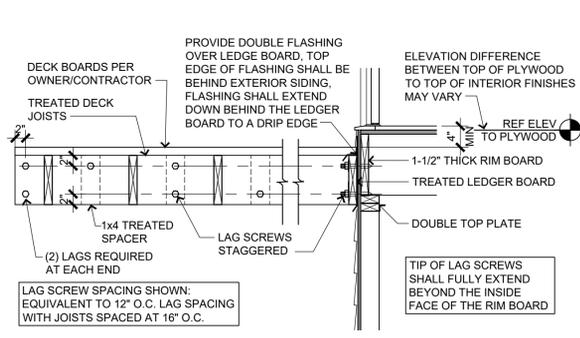
SHEET TITLE
STANDARD DETAILS, SCHEDULES & NOTES
SHEET NUMBER



9 TYP WALL AND GRADE BEAM DTL'S
SCALE: 3/4" = 1'-0"

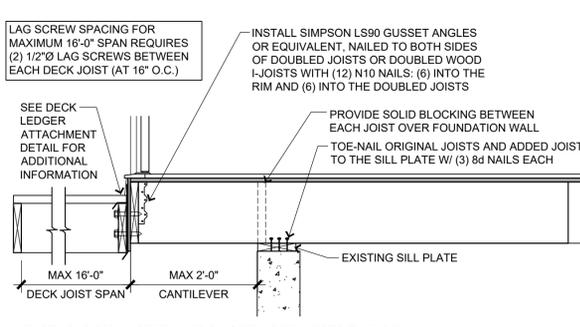
PIER SIZE	AREA S.F.	CAPACITY LBS.	
		1500 PSF	2000 PSF
12"Ø	0.79	1,177	1,570
14"Ø	1.07	1,602	2,137
16"Ø	1.40	2,094	2,792
18"Ø	1.77	2,650	3,534
20"Ø	2.18	3,272	4,363
22"Ø	2.64	3,959	5,279
24"Ø	3.14	4,712	6,283
26"Ø	3.68	5,530	7,374
28"Ø	4.27	6,414	8,552

5 DECK PIER
SCALE: 3/4" = 1'-0"



CONNECTION DETAILS	JOIST SPAN						
	UP TO 6'	6'-1" TO 8'	8'-1" TO 10'	10'-1" TO 12'	12'-1" TO 14'	14'-1" TO 16'	16'-1" TO 18'
1/2"Ø LAG SCREWS W/ 1/2" MAX SHEATHING	30"oc	23"oc	18"oc	15"oc	13"oc	11"oc	10"oc
EQUIVALENT LAG SPACING FOR JOISTS @ 16"oc (SEE ROW ABOVE)	EVERY OTHER JOIST SPACE	(2) EVERY THIRD JOIST SPACE	EACH JOIST SPACE	EACH JOIST SPACE	(2) EVERY OTHER SPACE	(2) IN EACH JOIST SPACE	(2) IN EACH JOIST SPACE

6 DECK LEDGER ATTACHMENT
SCALE: 3/4" = 1'-0"

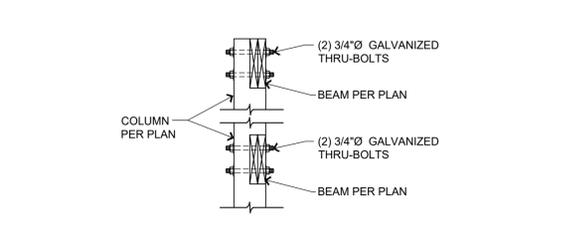


EXISTING JOISTS MUST BE 2x10'S (MIN) OR WOOD I-JOISTS @ 16" O.C. MAXIMUM DECK JOIST SPAN CONNECTING TO CANTILEVERED JOISTS IS 16'-0".

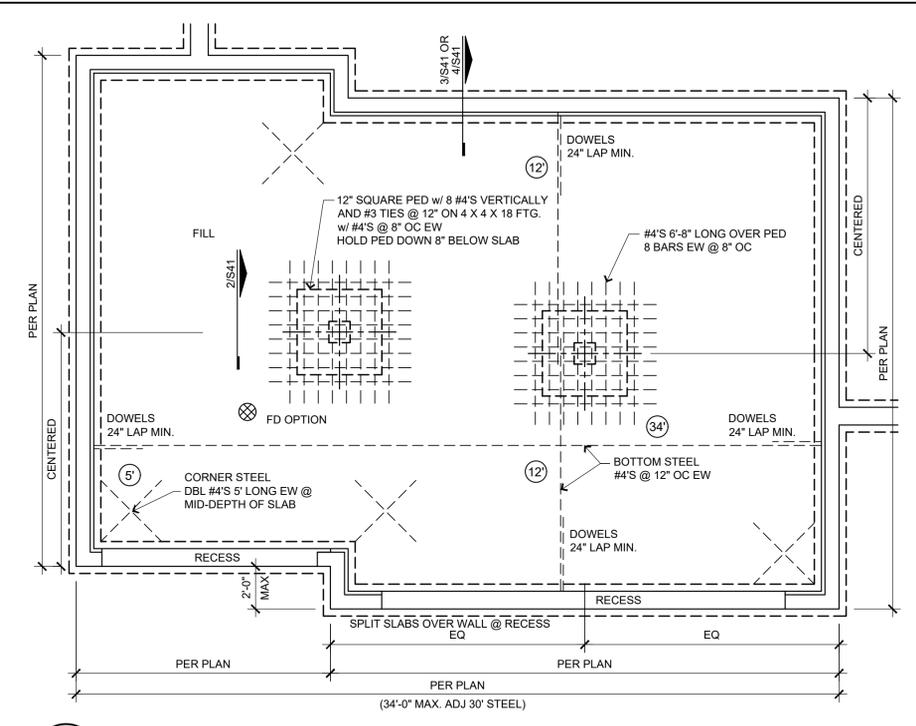
FOR 2'-0" CANTILEVER, EACH 2x10 MUST BE DOUBLED WITH AN ADDITIONAL 6'-0" LG 2x10 NAILED TOGETHER W/ 10d COMMON NAILS @ 16" O.C. STAGGERED. EACH I-JOIST MUST BE DOUBLED WITH 30" LONG WEB STIFFENERS ADDED. WEB STIFFENERS SHALL BE PLACED BETWEEN THE I-JOISTS ON THE OUTSIDE FLANGES OF EACH OF THE TWO I-JOISTS AND NAILED TOGETHER W/ A ROW OF (4) 10d NAILS EVERY 16".

FOR 1'-0" CANTILEVER, EXISTING JOISTS DO NOT NEED TO BE DOUBLED.

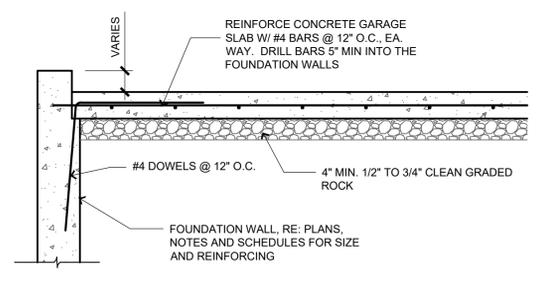
7 DECK LEDGER ATTACHMENT TO CANTILEVERED JOISTS
SCALE: 3/4" = 1'-0"



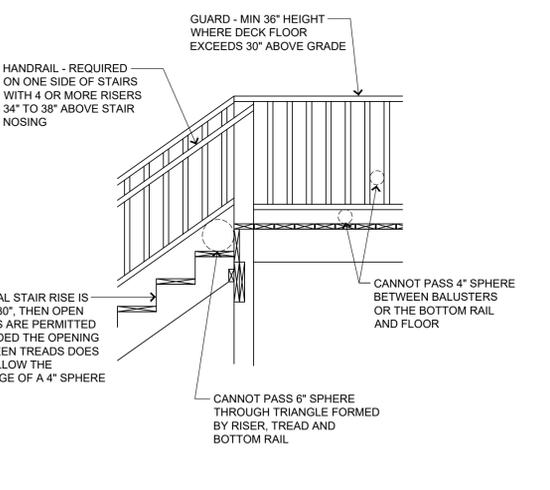
8 DECK BEAM TO COL CONN
SCALE: 3/4" = 1'-0"



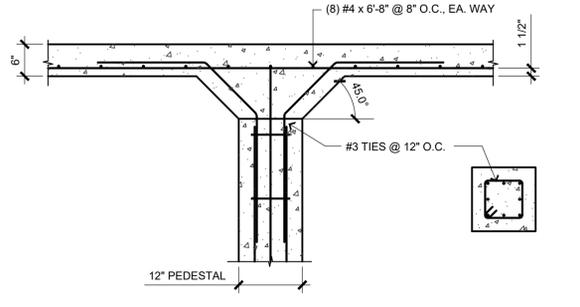
1 GARAGE SLAB ON FILL
SCALE: NTS



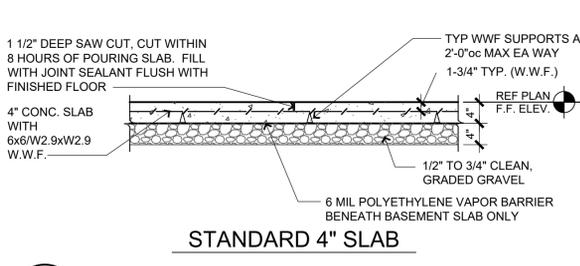
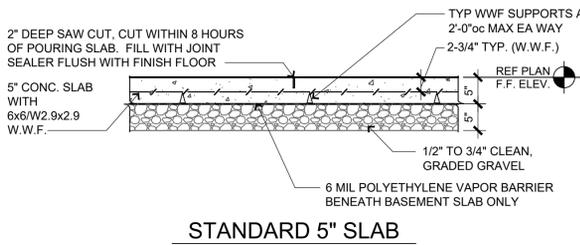
3 GARAGE SLAB/WALL SECTION
SCALE: 3/4" = 1'-0"



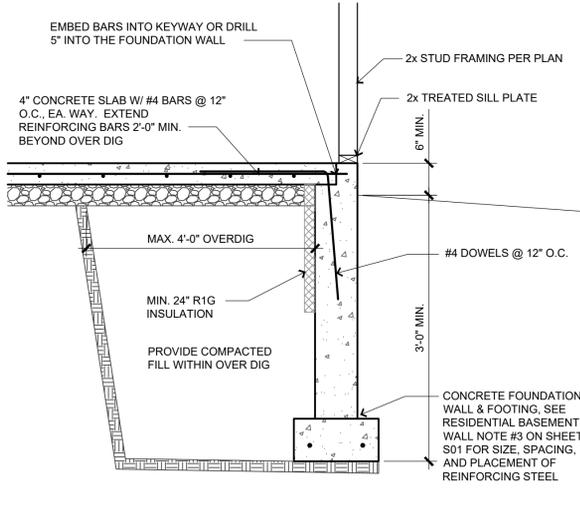
4 GUARD DETAIL
SCALE: 3/4" = 1'-0"



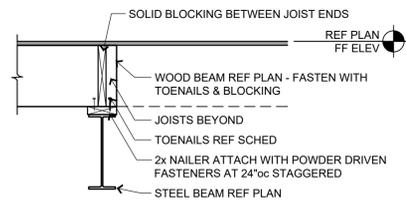
2 GARAGE SLAB PEDESTAL
SCALE: 3/4" = 1'-0"



10 STANDARD SLAB DETAILS
SCALE: 3/4" = 1'-0"

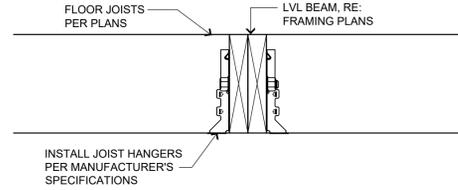


11 OVERDIG SECTION
SCALE: 3/4" = 1'-0"



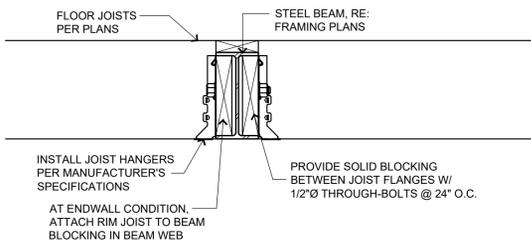
12 WD BEAM ON STEEL BEAM

SCALE: 3/4" = 1'-0"



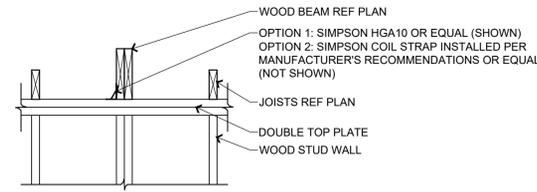
13 UPSET LVL BEAM

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



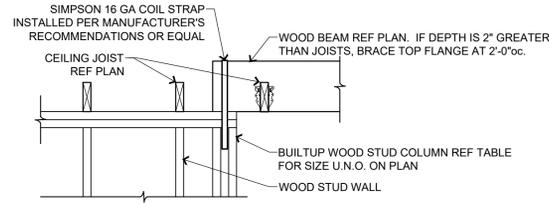
14 UPSET STEEL BEAM

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



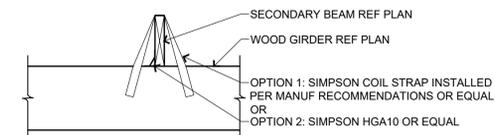
7 TYP WOOD BM PERP TO WALL

SCALE: 3/4" = 1'-0"



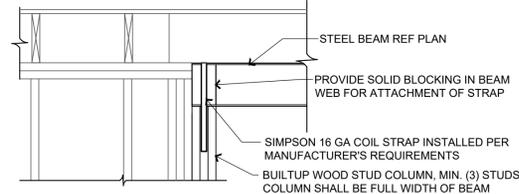
8 TYP WD BM PARALLEL TO WALL

SCALE: 3/4" = 1'-0"



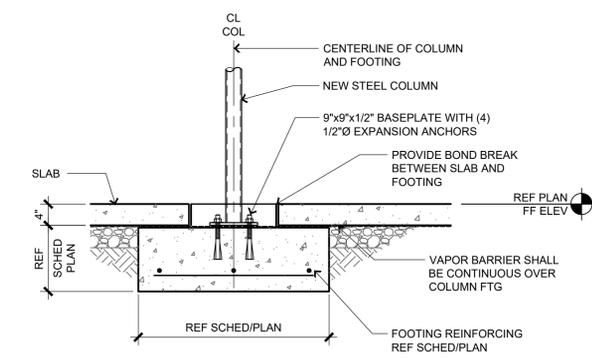
9 WOOD BM BEARING ON WOOD BM

SCALE: 3/4" = 1'-0"



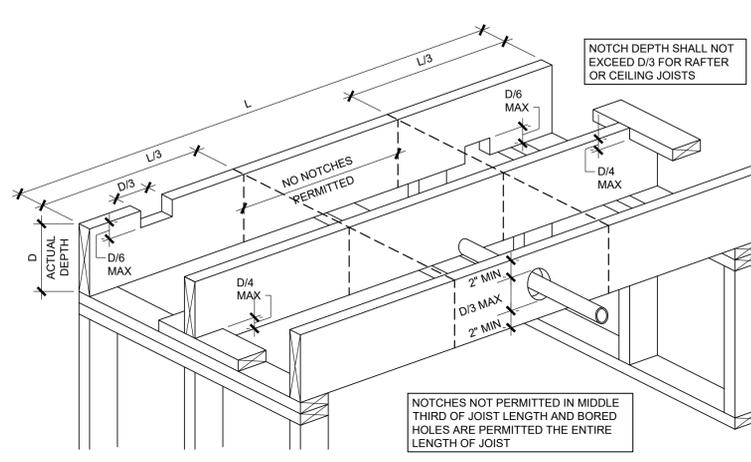
10 STL BM PARALLEL TO WALL

SCALE: 3/4" = 1'-0"



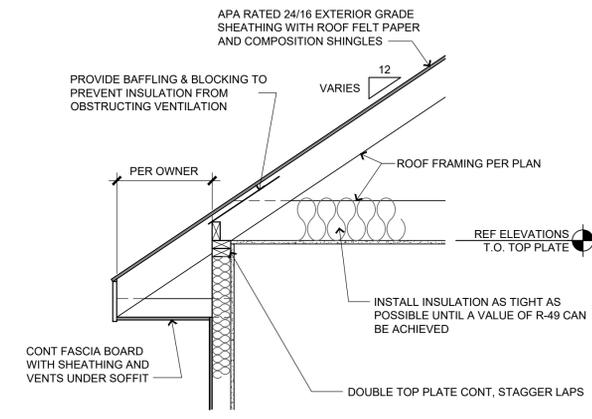
11 TYP. COLUMN FOOTING

SCALE: 3/4" = 1'-0"



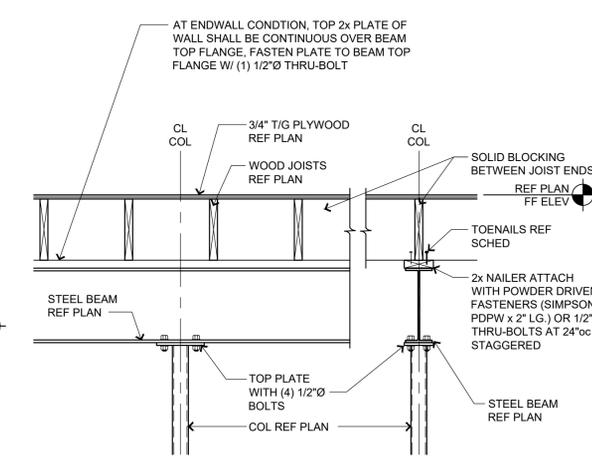
4 NOTCHING AND BORING CEILING OR FLOOR JOISTS

SCALE: 3/4" = 1'-0"



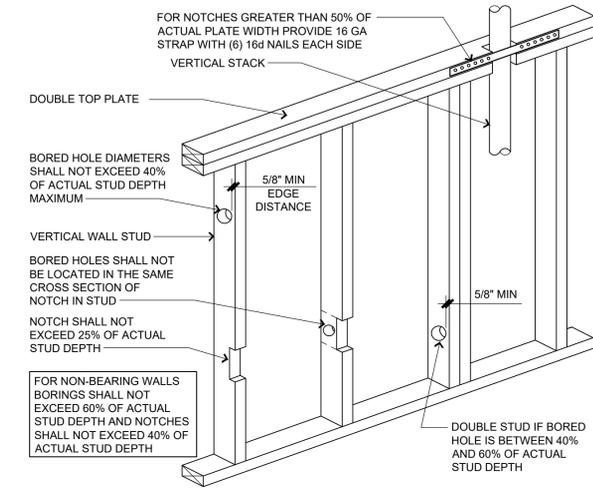
5 ROOF RAFTER BEARING

SCALE: 3/4" = 1'-0"



6 TYP. BEAM AT COLUMN

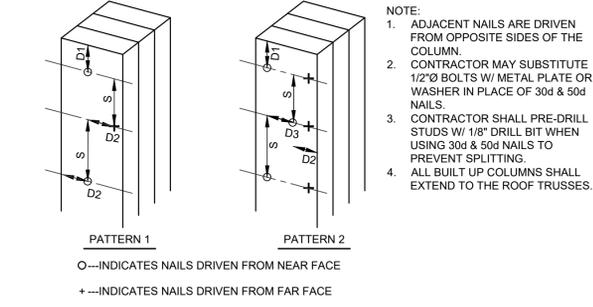
SCALE: 3/4" = 1'-0"



1 NOTCHING AND BORING WALLS

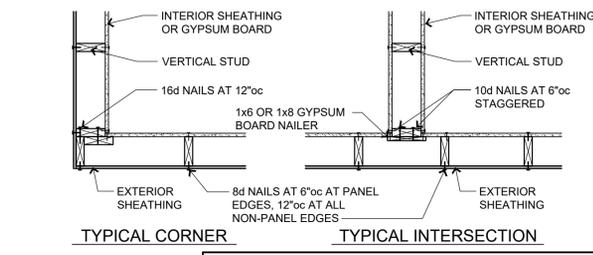
SCALE: 3/4" = 1'-0"

BUILT UP COLUMN NAILING SCHEDULE							
BUILT UP COLUMN	BUILT UP SECTION	PATTERN	END DISTANCE	EDGE DISTANCE	ROW SPACING	NAIL SPACING	NAIL SIZE
			D1	D2	D3	S	
BC1	(2) 2x6	2	2 1/2"	1 1/2"	2 1/2"	9"	10d
BC2	(3) 2x6	2	3 1/2"	1 1/2"	2 1/2"	9"	30d
BC3	(4) 2x6	2	4"	1 1/2"	2 1/2"	9"	50d
BC4	(2) 2x4	1	2 1/2"	1"	---	6"	10d
BC5	(3) 2x4	1	3 1/2"	1 1/2"	---	8"	30d



2 BUILT UP COLUMN SCHEDULE

SCALE: 3/4" = 1'-0"



BEARING WALL HEADERS (CENTER BEARING FLOOR)							
INTERIOR WALL (1 FLOOR)				EXTERIOR WALL (ROOF ONLY)			
SPAN	SIZE	NO. J.S.	NO. J.S.	SPAN	SIZE	NO. J.S.	NO. J.S.
0'-0" - 4'-5"	(2) 2x8	2	2	0'-0" - 5'-4"	(2) 2x8	2	2
4'-6" - 5'-5"	(2) 2x10	2	2	5'-5" - 6'-6"	(2) 2x10	2	2
5'-6" - 6'-3"	(2) 2x12	2	2	6'-7" - 7'-6"	(2) 2x12	2	2
INTERIOR WALL (2 FLOORS)				EXT WALL (ROOF + FLOOR)			
0'-0" - 3'-2"	(2) 2x8	2	2	0'-0" - 4'-6"	(2) 2x8	2	2
3'-3" - 3'-10"	(2) 2x10	3	3	4'-7" - 5'-6"	(2) 2x10	2	2
3'-11" - 4'-5"	(2) 2x12	3	3	5'-7" - 6'-5"	(2) 2x12	2	2
				EXT WALL (ROOF + 2 FLOORS)			
				0'-0" - 3'-9"	(2) 2x8	2	2
				3'-10" - 4'-7"	(2) 2x10	2	2
				4'-8" - 5'-3"	(2) 2x12	2	2

3 TYP WALL FRAMING DETAILS

SCALE: 3/4" = 1'-0"

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WS-JOB NUMBER: 2025-1415
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STATE OF MISSOURI
WARREN D. NORTON SCHMIDT, JR.
REGISTERED PROFESSIONAL ENGINEER
PE-022664
10/28/2025

PROJECT INFORMATION

OSHNER RESIDENCE
LOT 154 HOOK FARMS
LEE'S SUMMIT, MO
2112 SW WHEATFIELD DR

ISSUE INFO	
DATE:	10/28/2025

DRAWN BY: LH
CHECKED BY: WDS
ISSUED FOR: PERMIT

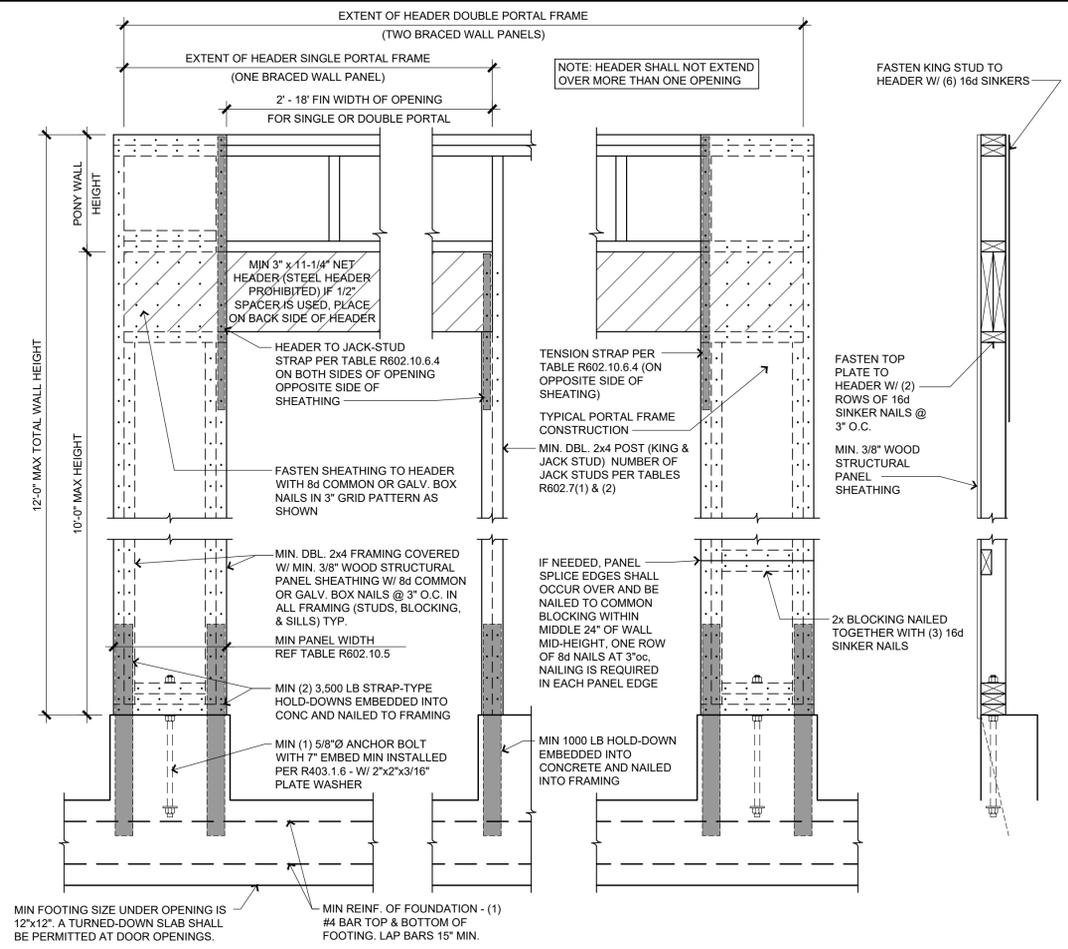
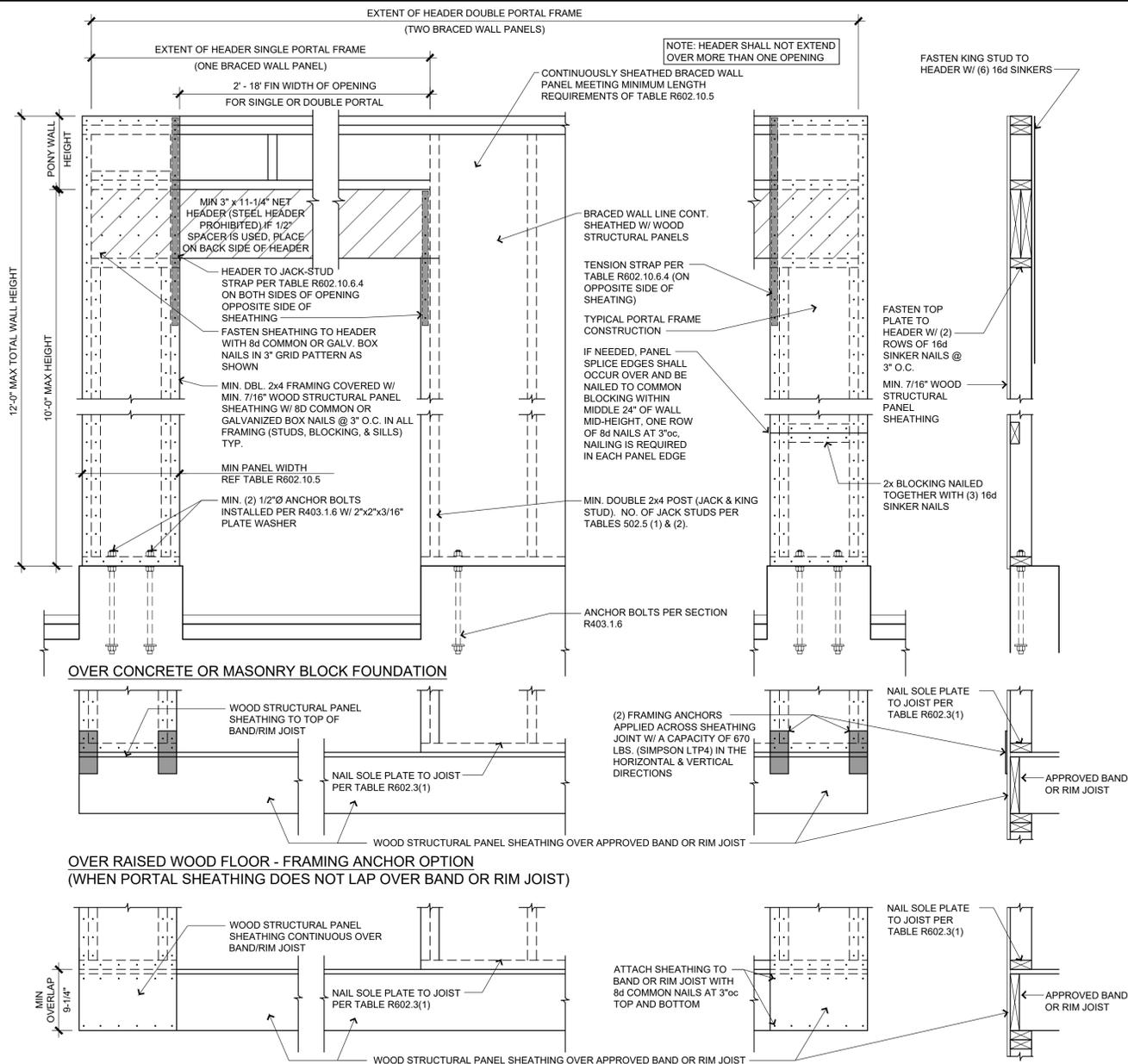
SHEET TITLE

STANDARD DETAILS, SCHEDULES & NOTES

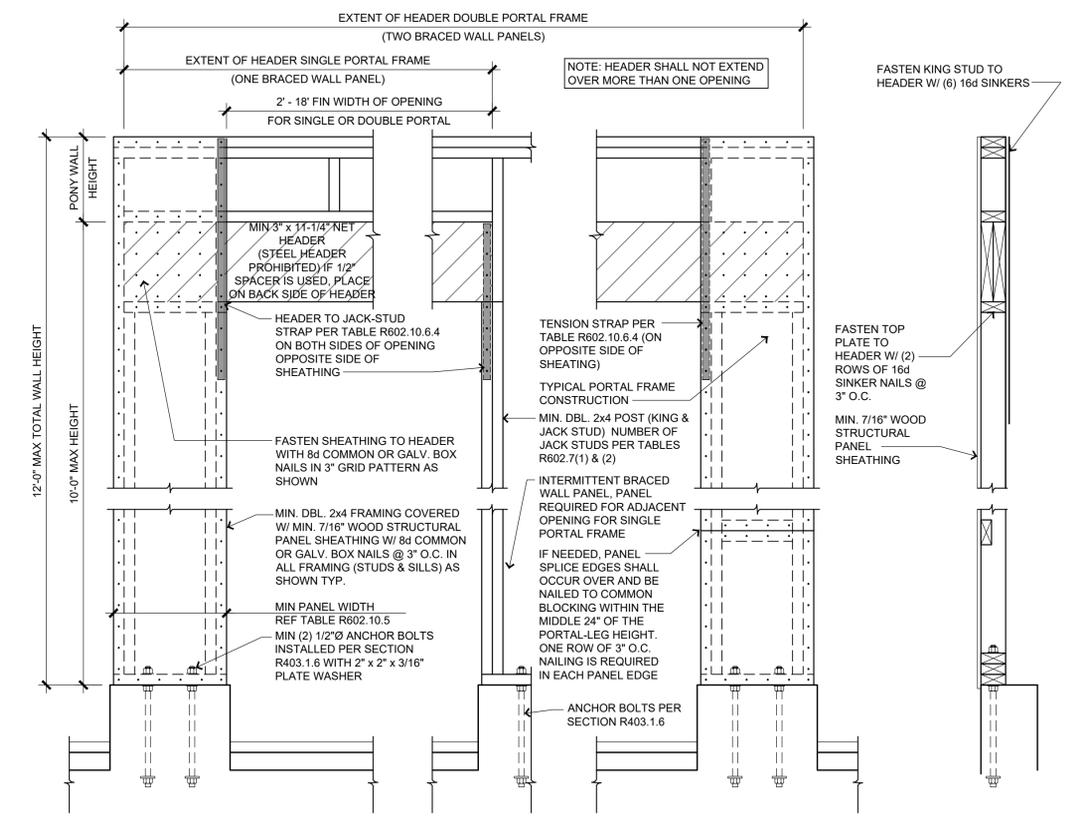
SHEET NUMBER

S42

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 12/02/2025 11:31:09



1 PFF-PORTAL FRAME WITH HOLD-DOWNS (R602.10.6.2)
SCALE: 1" = 1'-0"

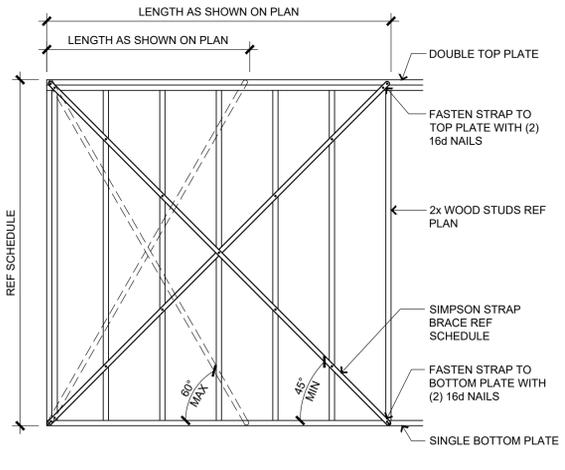


2 PORTAL FRAME AT GARAGE (PFG - R602.10.6.3)
SCALE: 1" = 1'-0"

3 METHOD CS-PF CONT SHEATHED PORTAL FRAME PANEL (R602.10.6.4)
SCALE: 1" = 1'-0"

METHOD	WALL LENGTH PER PORTAL HEADER HEIGHT					
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	
PFF	SUPPORTING ROOF ONLY	16"	16"	16"	(c)	(c)
	SUPPORTING ONE STORY AND ROOF	24"	24"	24"	(c)	(c)
PFG		24"	27"	30"	(d)	(d)
CS-PF	SEISMIC DESIGN CATEGORY A, B, C	16"	18"	20"	(e)	(e)
	SEISMIC DESIGN CATEGORY D ₀ , D ₁ , D ₂	16"	18"	20"	(e)	(e)

(c) MAXIMUM HEADER HEIGHT FOR PFF IS 10 FEET IN ACCORDANCE WITH FIGURE R602.10.6.2, BUT WALL HEIGHT MAY BE INCREASED TO 12 FEET WITH PONY WALL.
 (d) MAXIMUM HEADER HEIGHT FOR PFG IS 10 FEET IN ACCORDANCE WITH FIGURE R602.10.6.3, BUT WALL HEIGHT MAY BE INCREASED TO 12 FEET WITH PONY WALL.
 (e) MAXIMUM HEADER HEIGHT FOR CS-PF IS 10 FEET IN ACCORDANCE WITH FIGURE R602.10.4, BUT WALL HEIGHT MAY BE INCREASED TO 12 FEET WITH PONY WALL.



4 INTERIOR BRACED WALL (LIB)
SCALE: N.T.S.

SIMPSON MODEL NO.	STRAP LENGTH	WALL DIM'S HEIGHT x WIDTH	ANGLE FROM HORIZONTAL	FASTENERS	
				PLATES	EA STUD
WB106	9'-5 5/8"	8'-0" x 5'-0"	60°	(2) 16d	(1) 8d
WB126	11'-4 3/8"	8'-0" x 8'-0"	45°	(2) 16d	(1) 8d
WB106C	9'-6"	8'-0" x 5'-0"	60°	(2) 16d	(1) 8d
WB126C	11'-4 13/16"	8'-0" x 8'-0"	45°	(2) 16d	(1) 8d
WB143C	14'-3"	10'-0" x 10'-0"	45°	(2) 16d	(1) 8d

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STATE OF MISSOURI
WARRENTON, MISSOURI
PROFESSIONAL ENGINEER
PE-022664
10/28/2025

PROJECT INFORMATION
OSHNER RESIDENCE
LOT 154 HOOK FARMS
LEE'S SUMMIT, MO
2112 SW WHEATFIELD DR

DATE:	10/28/2025

DRAWN BY: LH
CHECKED BY: WDS
ISSUED FOR: PERMIT

SHEET TITLE
STANDARD
DETAILS,
SCHEDULES &
NOTES
SHEET NUMBER

S43
RELIEF FOR CONSTRUCTION
AS NOTED ON PLANS PER
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/02/2025 11:31:09

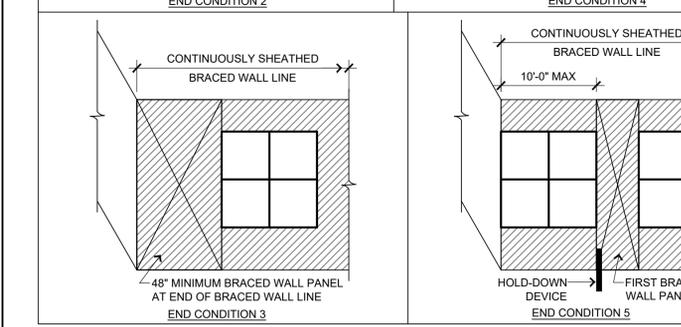
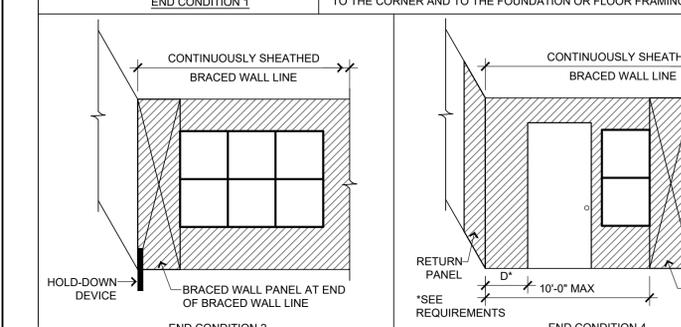
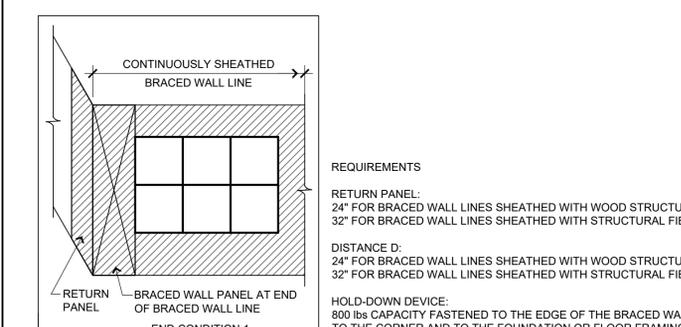
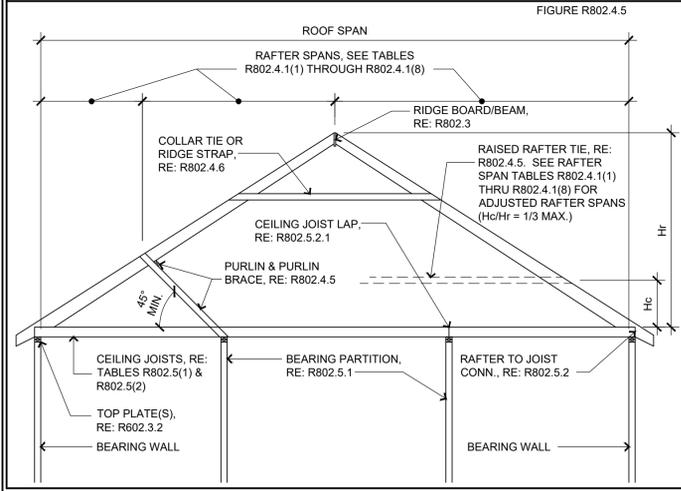
ROOF RAFTER SCHEDULE

TABLE R802.4.1(2)

GRADE	MEMBER SIZE / SPACING	MAX SPAN CEILING JOISTS AT TOP PLATE	MAX SPAN $H_c/H_r=0.16$	MAX SPAN $H_c/H_r=0.20$	MAX SPAN $H_c/H_r=0.25$	MAX SPAN $H_c/H_r=0.33$
#2 DF/L	2x6 / 24"oc	11'-11"	10'-8"	9'-6"	8'-10"	7'-11"
#2 DF/L	2x6 / 16"oc	14'-1"	12'-8"	11'-8"	10'-8"	9'-5"
#2 DF/L	2x8 / 16"oc	18'-5"	16'-6"	15'-3"	14'-0"	12'-4"
#2 DF/L	2x10 / 16"oc	22'-6"	20'-3"	18'-8"	17'-1"	15'-0"
#2 DF/L	2x12 / 16"oc	26'-0"	23'-4"	21'-7"	19'-9"	17'-5"

SPANS ABOVE ARE FOR ROOF LIVE LOAD OF 20 PSF AND DEAD LOAD OF 10 PSF WITH CEILING ATTACHED TO RAFTERS. RE: TABLES R802.4.1(1) THROUGH R802.4.1(8) FOR ADDITIONAL RAFTER SPAN INFORMATION.

THE ROOF FRAMING ON THIS HOME UTILIZES RAFTERS SPACED AT 16" ON CENTER IN EXPOSURE B WITH A ROOF SPAN LESS THAN 42' ON IN 90 MPH WIND ZONE. THEREFORE THE UPLIFT FORCE ON THE RAFTER IS LESS THAN 200 LBS. AND CAN BE CONNECTED PER TO THE WALL FRAMING PER TABLE R602.3(1).



END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING R602.10.7

SCALE: NTS

TABLE R802.5.2 RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS

2018 IRC

RAFTER SLOPE	RAFTER SPACING (inches)	GROUND SNOW LOAD (PSF)																														
		ROOF SPAN (FEET)																														
		12	20	28	36	44	52	60	68	76	84	92	100	108	116	124	132															
3:12	12	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	12	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32
4:12	12	3	5	6	8	10	12	14	16	18	20	22	24	26	28	30	12	3	5	6	8	10	12	14	16	18	20	22	24	26	28	30
5:12	12	3	4	5	6	8	10	12	14	16	18	20	22	24	26	28	12	3	4	5	6	8	10	12	14	16	18	20	22	24	26	28
7:12	12	3	4	4	5	6	8	10	12	14	16	18	20	22	24	26	12	3	4	4	5	6	8	10	12	14	16	18	20	22	24	26
9:12	12	3	3	4	4	5	6	8	10	12	14	16	18	20	22	24	12	3	3	4	4	5	6	8	10	12	14	16	18	20	22	24
12:12	12	3	3	3	4	4	5	6	8	10	12	14	16	18	20	22	12	3	3	3	4	4	5	6	8	10	12	14	16	18	20	22

- 40d BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR 16d COMMON NAILS.
- NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25% IF NAILS ARE CLINCHED.
- HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOAD-BEARING WALL, HEADER, OR RIDGE BEAM.
- WHEN INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOAD-BEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN.
- EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES.
- APPLIES TO ROOF LIVE LOAD OF 20 psf OR LESS.
- TABULATED HEEL JOINT CONNECTION REQUIREMENTS ASSUME THAT CEILING JOISTS OR RAFTER TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHEN CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC, HEEL JOINT CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE FOLLOWING FACTORS:

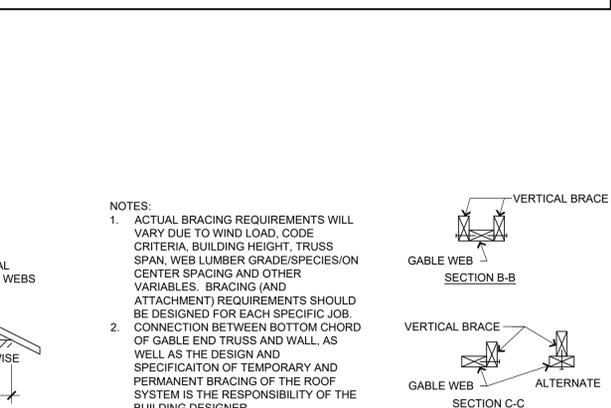
Hc/Hr	HEEL JOINT CONNECTION ADJUSTMENT FACTOR
1/3	1.5
1/4	1.33
1/5	1.25
1/6	1.2
1/10 OR LESS	1.11

WHERE:
 Hc = HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.
 Hr = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.

FASTENING SCHEDULE

IRC 2018 TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a)(b)(c)	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" x 0.128"); or 3-16d common (3-1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail 11/4" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3-1/2" x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss(i)
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3-1/2" x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3-1/2" x 0.162")	24" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at intersecting wall panels)	16d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail
10	Build-up header (2" to 2" header with 1/2" spacer)	16d common (3-1/2" x 0.162")	16" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2-1/2" x 0.113"); or 4-8d common (2-1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3-1/2" x 0.162")	16" o.c. face nail
13	Double top plate splice	8-16d common (3-1/2" x 0.162"); or 12-16d box (3" x 0.128"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3-1/2" x 0.162")	16" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3-1/2" x 0.135"); or 2-16d common (3-1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 4-8d common (2-1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3-1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2-1/2" x 0.113"); or 2-8d common (2-1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples 1-3/4"	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2-1/2" x 0.113"); or 2-8d common (2-1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1-3/4" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2-1/2" x 0.113"); or 4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1-3/4" long	Face nail



ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a)(b)(c)	SPACING AND LOCATION	
Floor				
21	Joist to sill, top plate or girder	4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail	
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2-1/2" x 0.113")	4" o.c. toe nail	
23	1" x 6" subfloor or less to each joist	8d common (2-1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" o.c. toe nail	
24	2" subfloor to joist or girder	3-8d box (2-1/2" x 0.113"); or 2-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1-3/4" long	Face nail	
25	2" planks (plank & beam—floor & roof)	3-16d box (3-1/2" x 0.135"); or 2-16d common (3-1/2" x 0.162")	Blind and face nail	
26	Band or rim joist to joist	3-16d box (3-1/2" x 0.135"); or 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails	At each bearing, face nail	
27	Built-up girders and beams, 2-inch lumber layers	3-16d common (3-1/2" x 0.162")	End nail	
28	Ledger strip supporting joists or rafters	20d common (4" x 0.192"); or 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered.	
29	Bridging or blocking to joist	10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides	
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]				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a)(b)(c)	SPACING OF FASTENERS (inches)(h) (intermediate supports)(e) (inches)	
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall)(i) 8d common (2-1/2" x 0.131") nail (roof); or RSR-S-01 (2-3/8" x 0.113") nail (roof)(j)	6	12(f)
31	19/32" - 1"	8d common nail (2 1/2" x 0.131"), or RSR-S-01; (2-3/8" x 0.113") nail (roof)(j)	6	12(f)
32	1-1/8" - 1-1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12
Other wall sheathing(g)				
33	1/2" structural cellulose 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
34	25/32" structural cellulose 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
35	1/2" gypsum sheathing(d)	1-1/2" galvanized roofing nail; staple galvanized, 1-1/2" long; 1-1/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing(d)	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				
37	3/4" and less	6d deformed (2" x 0.120") nail; or 8d common (2-1/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (2-1/2" x 0.131") nail; or 8d deformed (2-1/2" x 0.120") nail	6	12
39	1-1/8" - 1-1/4"	10d common (3" x 0.148") nail; or 8d deformed (2-1/2" x 0.120") nail	6	12
<ol style="list-style-type: none"> Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically. Spacing of fasteners not included in this table shall be based on Table R602.3(2). For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667. 				

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WARRIS-D. SCHMIDT, JR.
 PROFESSIONAL ENGINEER
 PE-022664
 10/28/2025

PROJECT INFORMATION

OSHNER RESIDENCE
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 LEE'S SUMMIT, MO
 2112 SW WHEATFIELD DR

ISSUE INFO

DATE: 10/28/2025

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DRAWN BY: LH
 CHECKED BY: WDS
 ISSUED FOR: PERMIT

SHEET TITLE

STANDARD
 DETAILS,
 SCHEDULES &
 NOTES

SHEET NUMBER

S44

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 12/02/2025 11:31:00