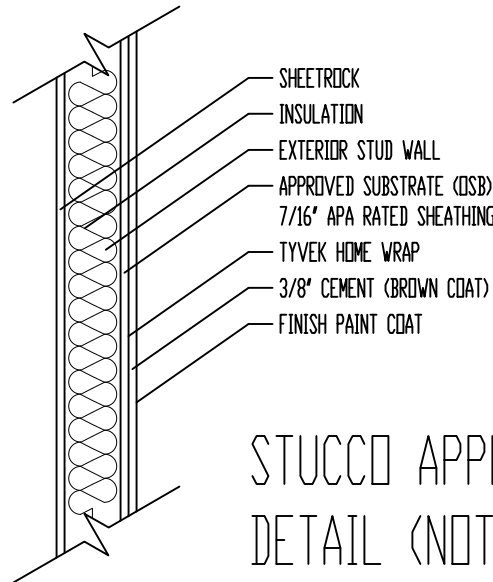


ONE-TIME-BUILD LICENSE AGREEMENT

NOTE: GOVERNING CODES &  
GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS  
TAKE PRECEDENCE OVER THESE PLANS.



STUCCO APPLICATION  
DETAIL (NOT TO SCALE)

FRONT ELEVATION

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

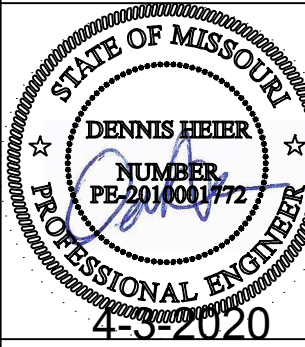
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"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life" (John 3:16)

**VIEWPOINT**  
RESIDENTIAL DESIGN LLC

M/T: (816)547-4437 E: Plans@ViewpointDesign.net

Drawing title:  
**The OAKMONT**  
Elevation: B  
Description:  
**Lot 664, Eagle Creek**  
Property Address:  
**2417 SW River Trail Rd., Lee's Summit, Missouri**  
General Contractor:  
**IQ Construction**

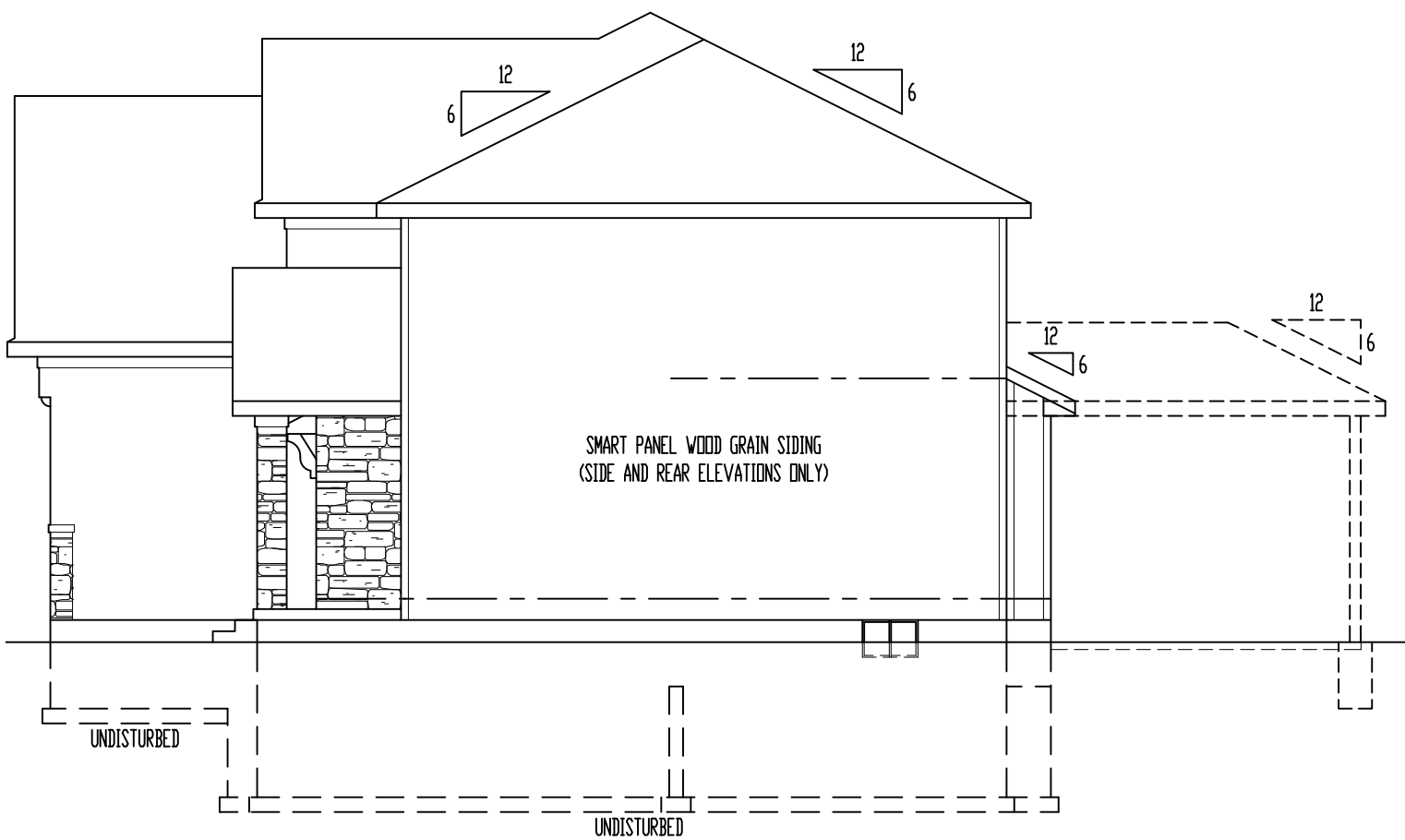


Date: 4 - 2 - AD 2020  
Rev. 1:  
Rev. 2:  
Rev. 3:

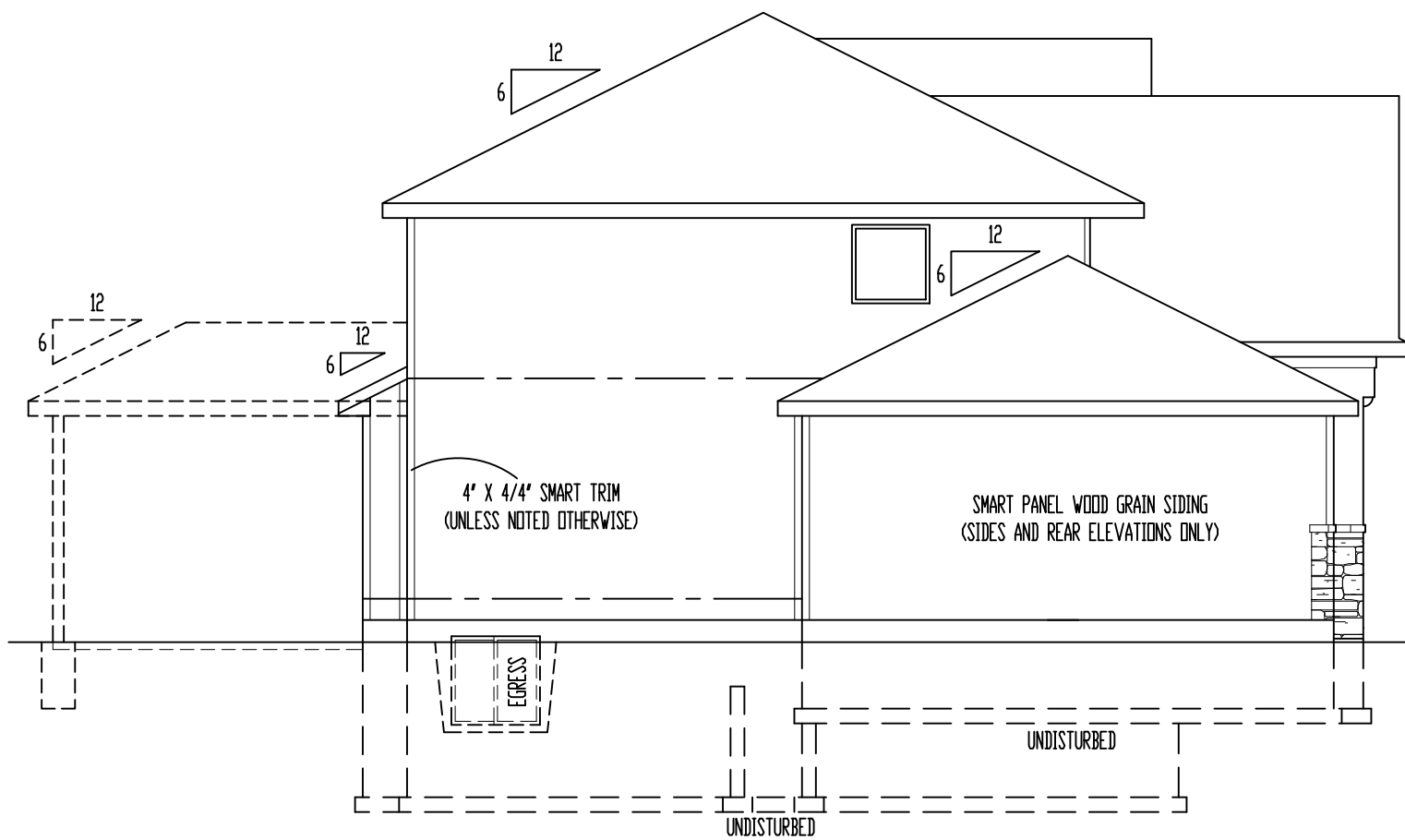
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**FRONT ELEVATION**

Sheet No.:  
**A-1** of 6

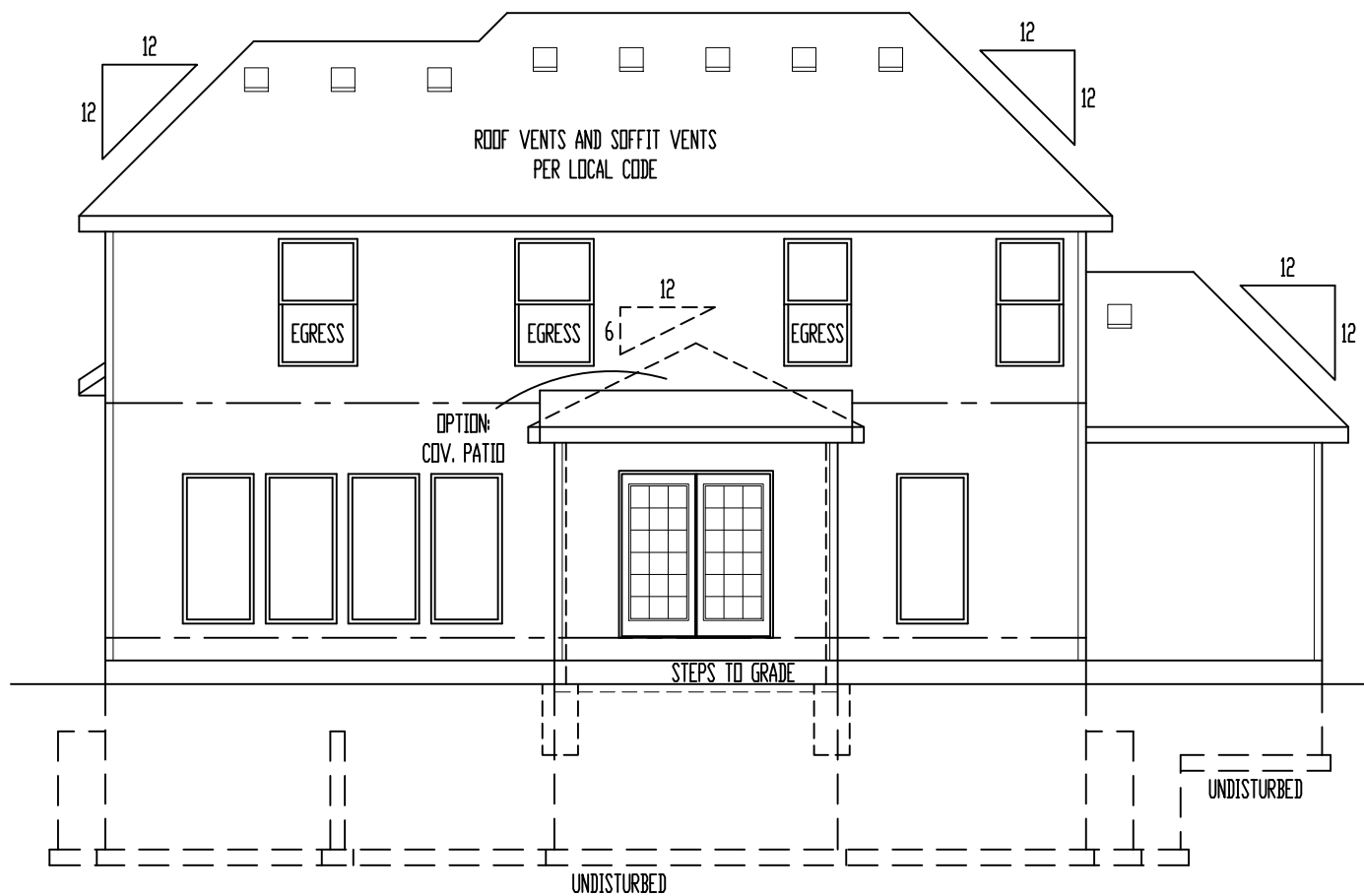
04/03/2020



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS:  
SMART PANEL WOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS  
COMPOSITION ROOF SHINGLES  
LOCATE ROOF AND SOFFIT VENTS PER CODE  
ADJUST FOUNDATION TO GRADE

OPTIONAL DECK:  
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S  
RESIDENTIAL DECK STANDARDS  
2" X 10" #2 TTD. @ 16" O.C. FLOOR JOISTS (MAX. SPAN: 14'-0")  
2" X 6" TTD. DECKING  
6" X 6" TTD. POSTS  
2" X 2" TTD. SPINDLES  
2" X 6" TTD. TOP RAIL  
DETERMINE OPTIONAL STAIRS ON SITE

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Drawing title:

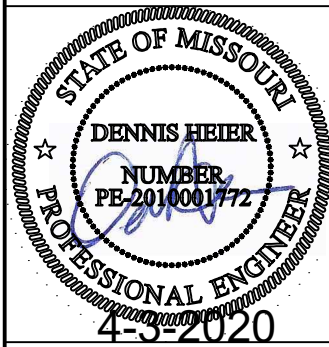
**The OAKMONT**  
**Elevation: B**

Description:

**Lot 664, Eagle Creek**

Property Address:  
**2417 SW River Trail Rd., Lee's Summit, Missouri**

General Contractor:  
**IQ Construction**



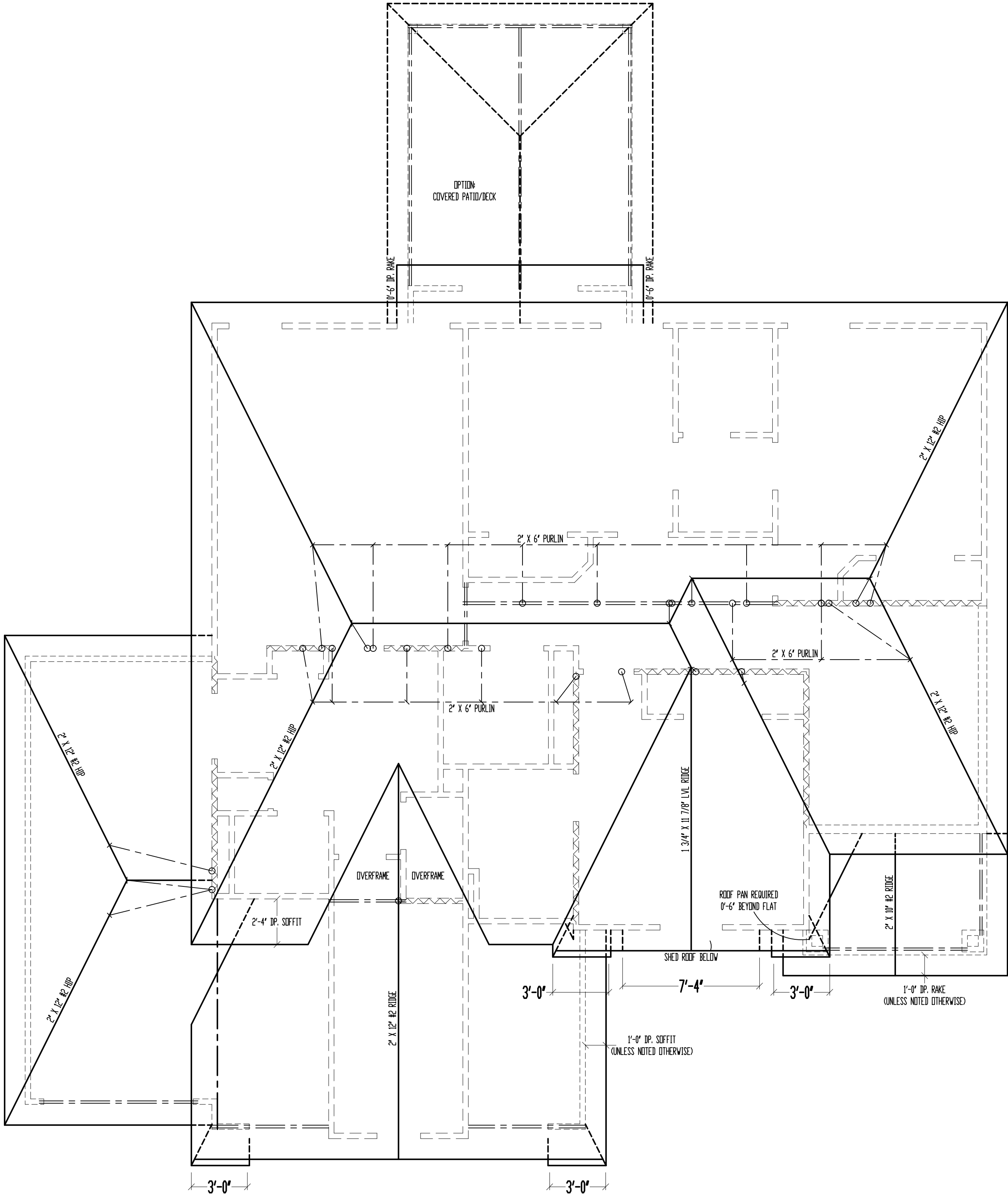
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Rev. 1:  
Rev. 2:  
Rev. 3:

Sheet Title:  
**SIDES & REAR ELEVATIONS**

Sheet No.:

**A-2** of 6

04/03/2020



## ROOF

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

\*ALL RAFTERS SHALL BE 2" X 6" #2 @ 16" OC, UNLESS NOTED OTHERWISE.

FLASHING NOTE:  
DRIP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.

ROOF NOTES:  
ROOF DESIGNED FOR LIGHT ROOF COVERING  
30psf TOTAL LOAD (10psf DL, 20psf LL (SL))

\* RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL):  
SEE SPAN CHARTS BELOW

#### CODE MINIMUM

RAFTERS	SPACING	MAX. HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	11'-7"
#2-2x6	@16" O.C.	14'-2"
#2-2x8	@24" O.C.	14'-8"
#2-2x8	@16" O.C.	17'-11"
#2-2x10	@24" O.C.	17'-10"
#2-2x10	@16" O.C.	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

#### HIGHER PERFORMANCE (RECOMMENDED)

RAFTERS	SPACING	MAX. HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	8'-6"
#2-2x6	@16" O.C.	9'-9"
#2-2x8	@24" O.C.	11'-3"
#2-2x8	@16" O.C.	12'-9"
#2-2x10	@24" O.C.	14'-3"
#2-2x10	@16" O.C.	16'-3"

DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

- \* VAULTS TO BE 2x10 DEPTH
- \* RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)
  - #2- 2X8 UP TO 10/12 PITCH
  - #2- 2X10 OVER 10/12 PITCH
- \* ALL HIPS & VALLEYS ARE: (UNLESS OTHERWISE NOTED)
  - #2- 2X8 UP TO 10/12 PITCH
  - #2- 2X10 OVER 10/12 PITCH
- \* PURLINS ARE 2X6 MIN.
  - PURLIN STRUTS ARE AT 4'-0" O.C.
  - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
  - ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
  - PURLINS STRUTS SHALL BE CONSTRUCTED IN A "I" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGR. >	30'-0"

- \* RIDGE BRACES ARE SAME AS PURLIN BRACES-  
SPACING, SIZE, CONFIGURATION, & INSTALLATION  
(SEE PURLIN BRACE NOTES ABOVE)
- \* HIP & VALLEY BRACES ARE SAME AS PURLIN  
SIZE, CONFIGURATION, & INSTALLATION  
(SEE PURLIN BRACE NOTES ABOVE)

- \* VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY
- \* SLASH IS TOP END OF BRACE ( / ),  
DOT IS BOTTOM OF BRACE ( o )
- \* ~~~~~ DENOTES BEARING WALL
- \* - - - - - DENOTES ROOF BRACE
- \* - - - - - DENOTES PURLIN
- \* - - - - - DENOTES BEARING STRUCTURE

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**VIEWPOINT**  
RESIDENTIAL DESIGN LLC

M/T: (816)547-4437 E: Plans@ViewpointDesign.net

Drawing title:

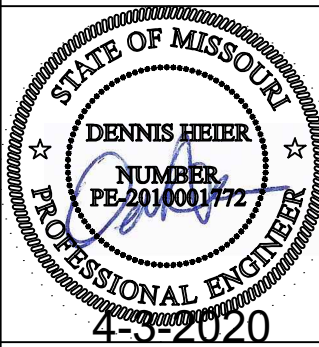
**The**  
**OAKMONT**  
**Elevation: B**

Description:

**Lot 664, Eagle Creek**

Property Address:  
**2417 SW River Trail Rd., Lee's Summit, Missouri**

General Contractor:  
**IQ Construction**



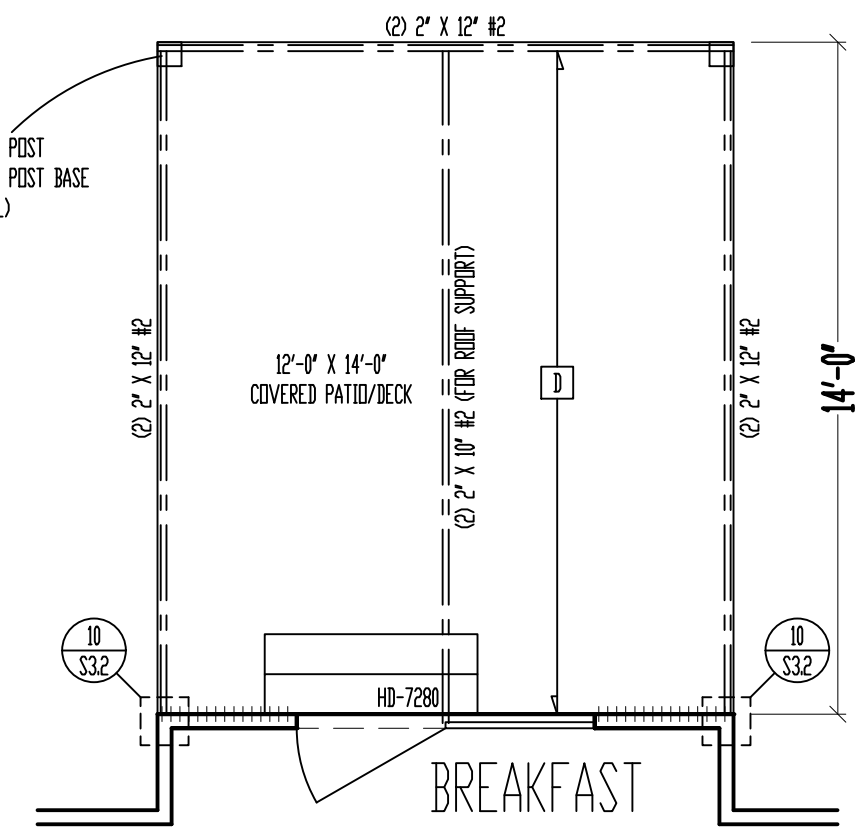
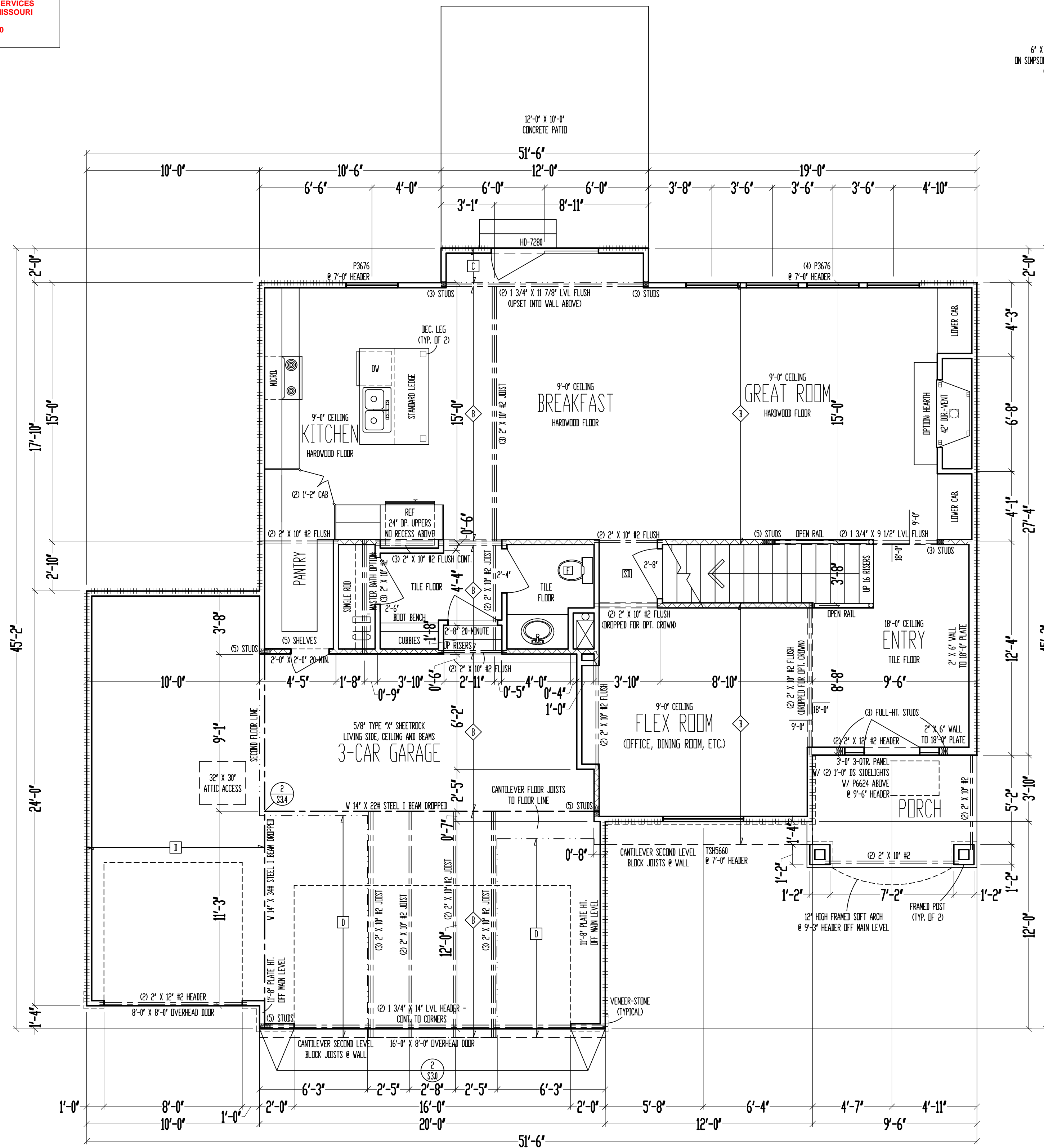
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Rev. 1:  
Rev. 2:  
Rev. 3:

Sheet Title:  
**ROOF PLAN**

Sheet No.:

**A-3** of 6





9'-0" CEILING  
2" X 10" FLOOR SYSTEM  
MAIN LEVEL  
SCALE: 1/4" = 1'-0"

MAIN LEVEL: 1094 SQ. FT.  
SECOND LEVEL: 1225 SQ. FT.  
TOTAL: 2319 SQ. FT.

GARAGE: 667 SQ. FT.  
UNFIN. BASEMENT: 1055 SQ. FT.  
OPT. LOWER LEVEL: 740 SQ. FT.  
OPT. COV. OUT/LIV: 120 SQ. FT.

+++++ = WALL BRACING PER FRAMING NOTE #1  
AND PER CALCULATIONS ON SHEET S1.1.

## FRAMING NOTES





1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. APA. PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. / / / / / / / / = G.B.; 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W DR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS END SIDE OF WALL. (DR) MIN. 4'-0" SECTION FOR BOTH SIDES).

3. / / / / / / / / = LOAD BEARING INTERIOR WALL.

4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.

5. LOW TIES @ 4'-0" O.C. (TYPICAL.)
6. RUN STUDS FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH 1-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6' STUDS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSQUARE WALLS SHALL BE 4S, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN STUD GRADE 2" X 4S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE.)

JOIST SCHEDULE	
	2" X 10' #3 FLOOR JOIST @ 16" O.C.
	2" X 10' #2 FLOOR JOIST @ 16" O.C.
	2" X 6' #3 CEILING JOIST @ 16" O.C.
	2" X 6' #2 CEILING JOIST @ 16" O.C.

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RESIDENTIAL DESIGN LLC

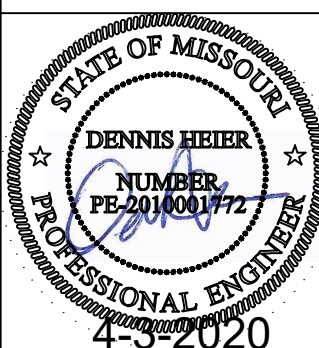
M/T: (816)547-4437  
E: Plans@ViewpointDesign.net

Drawing title:  
***The***  
**DAKMONT**  
***Elevation: B***

Description:

**Lot 664, Eagle Creek**  
Property Address:  
**2417 SW River Trail Rd., Lee's Summit, Missouri**

General Contractor:  
***IQ Construction***

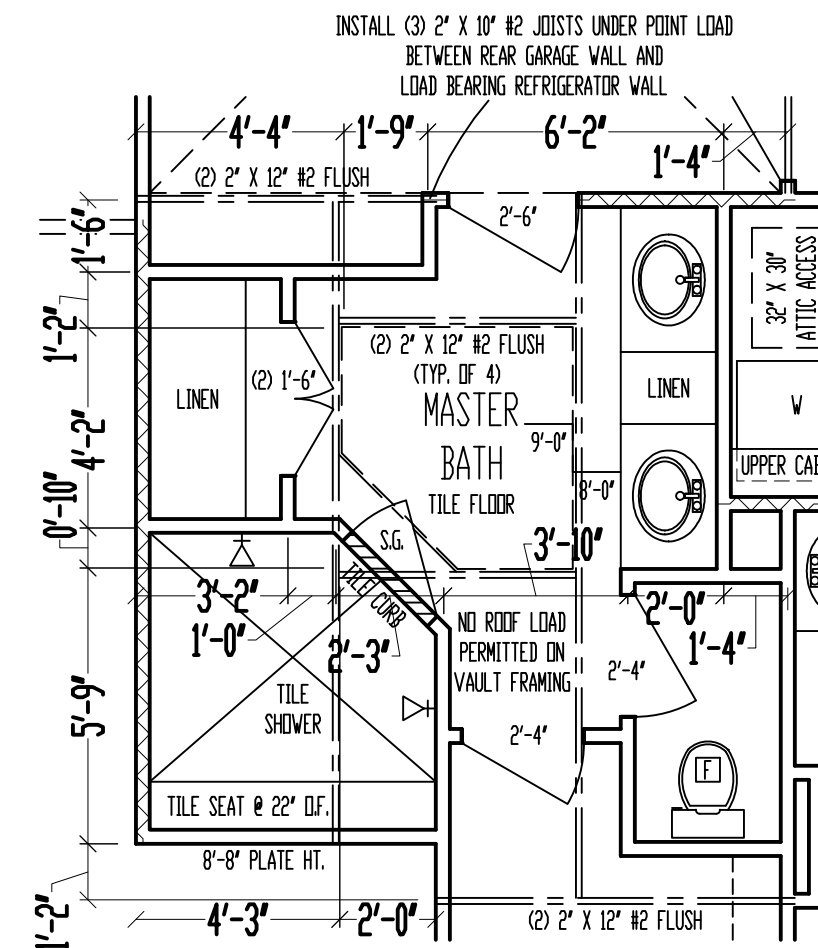
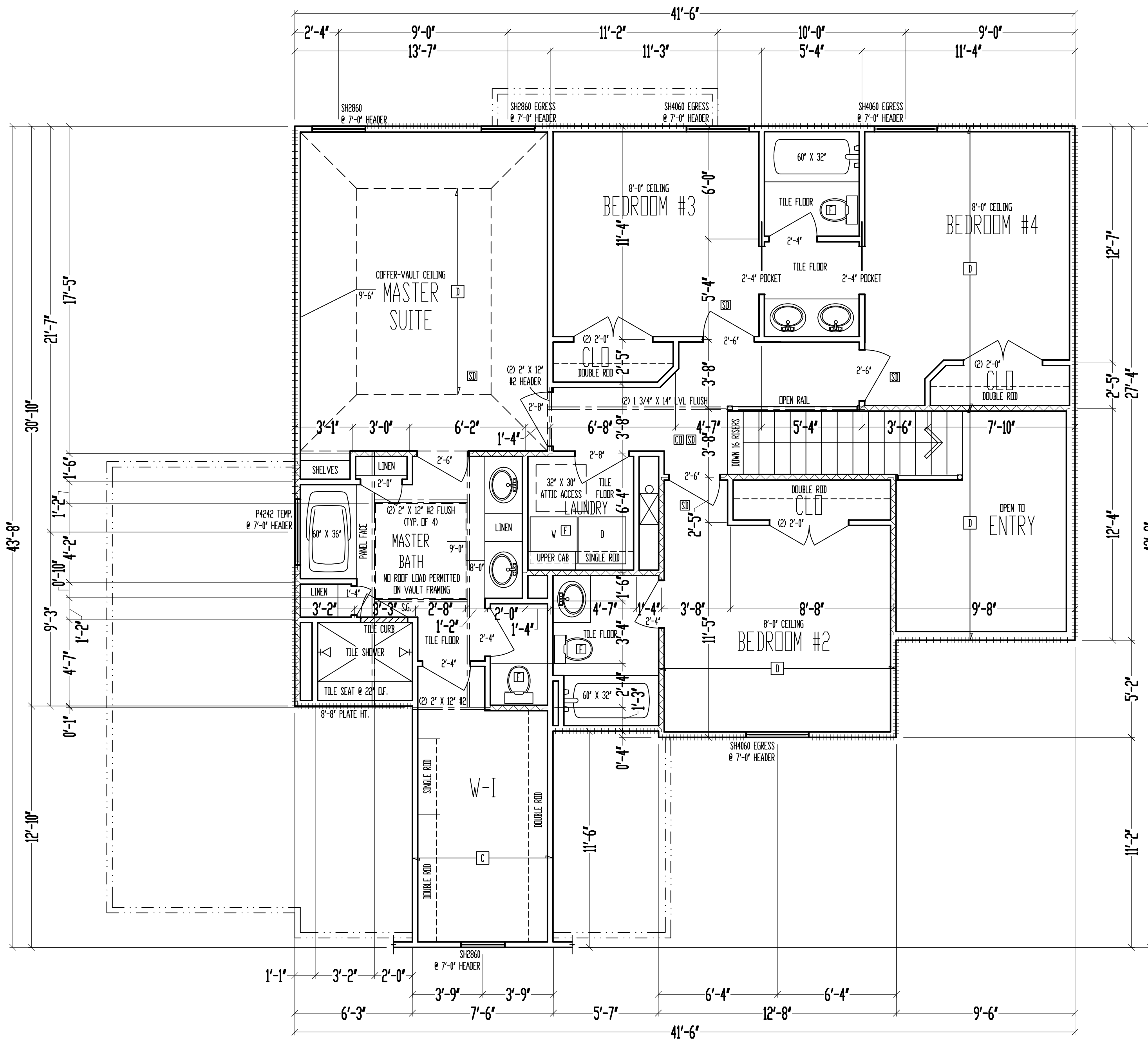


Date: 4 - 2 - AD 2020  
Rev. 1: \_\_\_\_\_  
Rev. 2: \_\_\_\_\_  
Rev. 3: \_\_\_\_\_

Sheet Title:  
**MAIN LEVEL  
PLAN**

Sheet No.:

**A-4** of 6



OPTION: NO WHIRLPOOL TUB OR WINDOW  
SCALE: 1/4" = 1'-0"

8'-0" CEILING  
SECOND LEVEL

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

SECOND LEVEL: 1225 SQ. FT.

+++++ = WALL BRACING PER FRAMING NOTE #1  
AND PER CALCULATIONS ON SHEET S1.1.

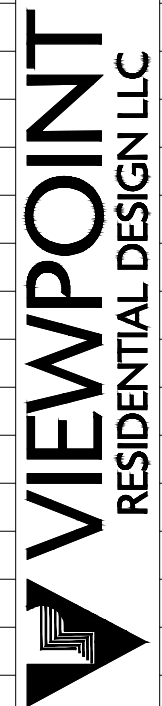
## FRAMING NOTES

1. SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. / / / / / / / / / / = G.B; 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 @ 1-1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8"-O" SECTIONS ONE SIDE OF WALL (OR 4"-O" SECTION FOR BOTH SIDES)
3. / / / / / / / / / / = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LOW TIES @ 4'-0" O.C. (TYPICAL)
6. RUN STUDS TO FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERED AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH T-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4'S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 16" O.C. MAX. (WHERE APPLICABLE.)

JOIST SCHEDULE	
C	2' X 6' #3 CEILING JOIST @ 16' O.C.
D	2' X 6' #2 CEILING JOIST @ 16' O.C.

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Drawing title:

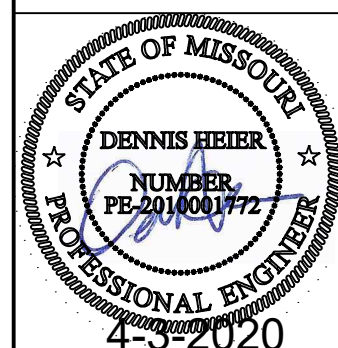
## The OAKMONT

**Elevation: B**

Description:  
**Lot 664, Eagle  
Creek**

Property Address:  
**2417 SW River Trail  
Rd., Lee's Summit,  
Missouri**

General Contractor:  
***IQ Construction***



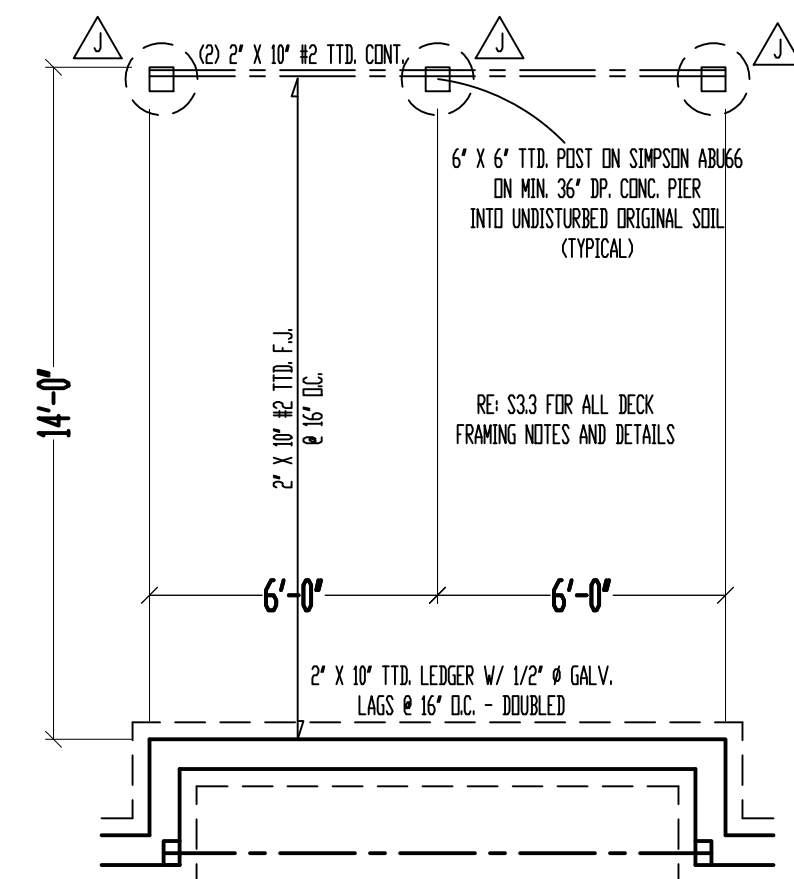
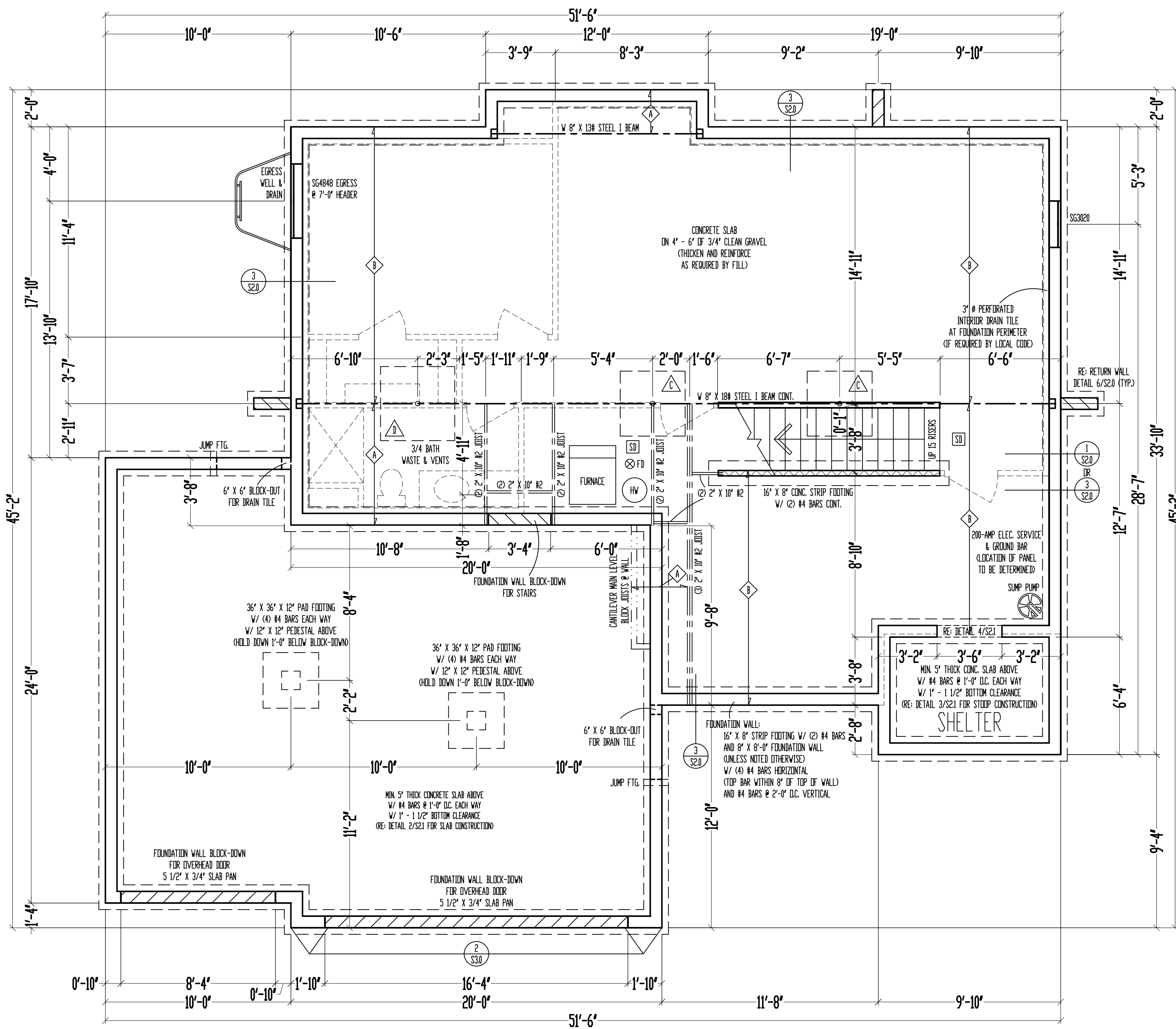
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Rev. 3:

Sheet Title:  
**SECOND LEVEL  
PLAN**

Sheet No.:

**A-5** of 6





OPTION: DECK  
SCALE: 1/4" = 1'-0"

8'-0" FOUNDATION WALLS  
(UNLESS NOTED OTHERWISE)  
ON 16" X 8" STRIP FOOTINGS  
(STEP WHERE GRADE REQUIRES)





2" X 10" FLOOR SYSTEM  
FOUNDATION  
SCALE: 1/4" = 1'-0"



+++++ = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S11.

FRAMING NOTES

1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" U.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUIV., INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. / / / / / / / / / / = G.B. 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 1 1/4" TYPE W DR SRY WALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)
3. / / / / / / / / / / = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10' #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LWD TIES @ 4'-0" O.C. (TYPICAL)
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4'S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. 1/2" @ ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6' - 12' OF END OF EACH PLATE LENGTH.
13. NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANYTHING SHORT OF THE AFOREMENTIONED REQUIREMENTS.

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN DN 30" X 30" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (12.50)
B	3 1/2" X 11 GA. STEEL COLUMN DN 36" X 36" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (18.00)
C	3" SCH. 40 STEEL COLUMN DN 42" X 42" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (24.50)
D	3 1/2" SCH. 40 STEEL COLUMN DN 48" X 48" X 16" PAD FOOTING W/ (8) #4 BARS EACH WAY (32.00)
E	3 1/2" SCH. 40 STEEL COLUMN DN 54" X 54" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY (40.50)
F	3 1/2" SCH. 40 STEEL COLUMN DN 60" X 60" X 18" PAD FOOTING W/ (10) #4 BARS EACH WAY (50.00)

PIER FOOTING SCHEDULE	
	12" Ø PIER FTG.
	16" Ø PIER FTG.
	18" Ø PIER FTG.
	24" Ø PIER FTG.

JOIST SCHEDULE	
	2' X 10' #3 FLOOR JOIST @ 16' O.C.
	2' X 10' #2 FLOOR JOIST @ 16' O.C.

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(John 3:16).*



**VIEWPOINT**  
RESIDENTIAL DESIGN LLC

E: [Plans@ViewpointDesign.net](mailto:Plans@ViewpointDesign.net)

M/T: (816)547-4437

Drawing title:

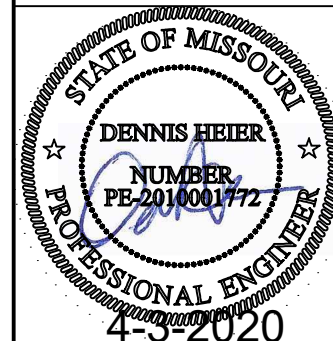
**The  
OAKMONT**

Description:

**Lot 664, Eagle  
Creek**

Property Address:  
**2417 SW River Trail  
Rd., Lee's Summit,  
Missouri**

General Contractor:  
***IQ Construction***



Date: 4 - 2 - AD 2020  
Rev. 1:  
Rev. 2:  
Rev. 3:

Sheet Title:  
**FOUNDATION  
PLAN**

Sheet No.:

**A-6** of 6



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI		FASTENER SCHEDULE FOR STRUCTURAL MEMBERS	
DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
08/03/2020	ROOF <sup>1</sup>		
	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	4-8d (2½" x 0.113")	TOENAIL
	CEILING JOISTS TO PLATE, TOE NAIL	4-8d (2½" x 0.113")	PER JOIST, TOENAIL
	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	4-10d (3" x 0.128")	FACE NAIL
	CEILING JOIST TO PARALLEL RAFTER (HEEL JOINT)	TBLE R802.5.2	FACE NAIL
	COLLAR TIE TO RAFTER, FACE NAIL OR 1 ½" x 20 GA. RIDGE STRAP TO RAFTER	4-10d (3" x 0.128")	FACE NAIL, EACH RAFTER
	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
	ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 ½" x 0.135") - TOENAIL; 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL
	WALL		
	STUD TO STUD (NOT AT BRACED WALL PANELS)	10d (3" x 0.128")	16" O.C. FACE NAIL
	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d (3½" x 0.135")	12" O.C. FACE NAIL
	BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d (3½" x 0.135")	12" O.C. EACH EDGE FACE NAIL
	CONTINUOUS HEADER TO STUD	4-8d (2½" x 0.131")	TOENAIL
	TOP PLATE TO TOP PLATE	10d (3" x 0.128")	12" O.C. FACE NAIL
	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 ½" x 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 ½" x 0.135")	3 EACH 16" O.C. FACE NAIL
	TOP OR SOLE PLATE TO STUD, END NAIL	4-8d BOX (2 ½" x 0.113") - TOENAIL; 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL (SEE LEFT)
	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128")	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 ½" x 0.113")	FACE NAIL	
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113")	FACE NAIL	
1"x8" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113") - FACE NAIL; WIDER THAN 1"x8" - 4-8d BOX (2 ½" x 0.113")	FACE NAIL	
FLOOR			
JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 ½" x 0.113")	TOE NAIL	
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 ½" x 0.113")	4" O.C. TOE NAIL	
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½" x 0.113")	FACE NAIL	
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½" x 0.135")	BLIND AND FACE NAIL	
2" PLANKS (PLAN & BEAM - FLOOR AND ROOF)	3-16d BOX (3 ½" x 0.135")	AT EACH BEARING, FACE NAIL	
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½" x 0.162")	END NAIL	
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d BOX (3" x 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL	
BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3" x 0.128")	EACH END, TOENAIL	

FASTNER SCHEDULE FOR STRUCTURAL MEMBERS				
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	EDGE SPACING (INCHES)	INTERMEDIATE SUPPORTS (INCHES)	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING <sup>1</sup>				
¾" - ½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12	
⅝" - 1"	8d COMMON NAIL (2½" x 0.131")	6	12	
1⅝" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DEFORMED NAIL	6	12	
OTHER WALL SHEATHING <sup>1</sup>				
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ⅝" HEAD DIAMETER, OR 1 ½" LONG 16 GA. STAPLE WITH ⅝" OR 1" CROWN	3	6	
⅝" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, ⅝" HEAD DIAMETER, OR 1 ¾" LONG 16 GA. STAPLE WITH ⅝" OR 1" CROWN	3	6	
½" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7	
¾" GYPSUM SHEATHING	1¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1¾" LONG; 1¾" SCREWS, TYPE W OR S	7	7	
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12	
¾" - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12	
1⅝" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12	

1. IF INFORMATION LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION LISTED IN THIS TABLE

FOUNDATION NOTES

1. CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLABS
2. THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION STANDARDS
3. PROVIDE A MINIMUM 4"-DIAMETER PERFORATED DRAIN PIPE ALONG PERIMETER OF USABLE SPACE AT FOOTING LEVEL OR OTHER EQUIVALENT MATERIALS PER IRC SECTION R405.1. THE PIPE SHALL BE COVERED WITH A MINIMUM OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A MINIMUM 20 GALLON SUMP PIT.
4. FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY SOIL WITH THE AFOREMENTIONED MINIMUM PROPERTIES.
5. FOOTINGS SHALL BE A MINIMUM OF 16" WIDE X 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLEARANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE FOR FROST PROTECTION.
6. CONCRETE PADS SUPPORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 1'-0" DEEP WITH A MINIMUM OF (4) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE
7. FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HOIZONTAL GRADE 40 #4 BARS AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0
8. REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)
9. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
10. BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND, GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES
11. IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER
12. SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ½" Ø ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" INTO CENTER OF WALL STEM AND SHALL BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. (OR AS NOTED ON PLANS) AND SHALL BE INSTALLED WITHIN 6" TO 12" OF EACH END OF EACH SILL PLATE LENGTH, PER IRC SECTION R403.1.6
13. FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET S2.0
14. THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR, ABOVE GRADE

FRAMING NOTES

15. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS
16. ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 - 2x10's, UNLESS NOTED OTHERWISE ON PLANS
17. BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS
18. INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A MINIMUM OF ½"
19. ALL HEADERS/BEAMS SHALL BEAR ON A MINIMUM OF (2) 2x4 POSTS (KING AND JACK STUDS), UNLESS NOTED OTHERWISE
20. WHERE JOISTS SPAN PARALLEL TO FOUNDATION, BLOCKING SHALL BE PROVIDED IN THE TWO SPACES MOST ADJACENT TO THE FOUNDATION WALL AT 4'-0" O.C. FOR THE PURPOSE OF TRANSFERRING LATERAL FOUNDATION WALL LOAD TO THE FLOOR DIAPHRAGM. FASTEN JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10d NAILS. IF MECHANICAL DUCTWORK IS INSTALLED IN ONE OF THESE FIRST TWO BAYS, FASTEN 2x4's FLAT AT 4'-0" O.C. BETWEEN JOIST(S) AND/OR SILL AND PROVIDE BLOCKING AS PRESCRIBED ABOVE IN THE NEXT TWO JOIST BAYS. SECURE 2x4's TO JOIST(S) SILL PLATE WITH (4) 10d NAILS.
21. ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT MATERIAL
22. JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD.
23. JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE COLD-FORMED STEEL JOIST HANGERS
24. JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID BLOCKING MIN. 1½" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
25. ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
26. ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3
27. ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ½ OF VERTICAL DISTANCE BETWEEN CEILING AND ROOF
28. BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
29. PER IRC SECTION 501.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A ½" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)
30. ENGINEERED LVL's SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi
31. ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi
32. COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. ½" x 2" BOLTS SHALL THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR.
33. WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.
34. ALL ROOF SHEATHING SHALL BE ⅝" OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD
35. 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 OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 5'-0" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0"
36. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

GLAZING NOTES

ATTIC VENTILATION

37. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH ½" TO ¾" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN ⅓ OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

EMERGENCY EGRESS

38. PROVIDE A MINIMUM OF ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 2'-0" AND A MINIMUM WIDTH OF 1'-9". IN ADDITION, THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 3'-8" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.
39. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENT (IF APPLICABLE). ALARMS SHALL BE HARDWIRED TOGETHER SO THAT THE ACTIVATION OF ONE SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA.

MASONRY VENEER

40. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS THAN ¾" MORTAR OR GROUT COVER TO OUTSIDE FACE.
41. VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY ¾" CORRUGATED.
42. EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY.
43. VENEER TIES AROUND WALL OPENINGS: ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING.

GARAGE NOTES

44. DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1½" SOLID CORE OR HONEY-COMBED STEEL DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE
45. VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST LOADING PER DASMA 108 AND ASTM E 330-96 PER IRC 2018

GARAGE NOTES (CONTINUED)

44. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM ¾" GYP. BOARD APPLIED TO THE GARAGE SIDE OF FRAMING. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE GARAGE CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM ¾" TYPE X GYP. BOARD. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH ¾" GYP. BOARD.
45. GARAGE DOOR H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING AND SHALL BE FASTENED WITH 2½" x 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3½" x 0.120" NAILS THROUGH THE JAMB INTO THE HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

DESIGN LOADING (PER TABLE R301.5)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)	USE	
	LIVE LOAD	DEAD LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10
BALCONIES (EXTERIOR) AND DECKS	40	10 <sup>d</sup>
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS <sup>a</sup>	200 <sup>c</sup>	-
GUARDRAIL IN-FILL COMPONENTS <sup>b</sup>	50 <sup>c</sup>	-
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION
ROOMS OTHER THAN SLEEPING ROOM	40	10 <sup>d</sup>
SLEEPING ROOM	30	10 <sup>d</sup>
STAIRS	40	10 <sup>d</sup>

- a. A single concentrated load applied in any direction at any point along the top.
- b. Guard in-fill components (all those except the handrail), ballusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.
- c. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.
- d. An additional dead loading of 10 psf shall be applied where thinslet tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed.

INSULATION/EFFICIENCY

1. BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102.1.1 OR THE 2012 IECC (SEE SHEET S3.1 FOR FRAMING DETAILS AND TABLES ON THIS SHEET FOR MORE INFORMATION)
2. CATHEDRAL -VAULTED CEILING FRAMING SHALL BE FRAMED WITH A MINIMUM INSULATION VALUE OF R-38. IF VAULTED RAFTERS DO NOT PROVIDE REQUIRED DEPTH TO ACHIEVE R-38 INSULATION BUILDER SHALL FUR DOWN RAFTERS PER DETAILS PROVIDED ON SHEET S3.1.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (TABLE N1102.1.1)	
CLIMATE ZONE	4-A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENSTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	15
MASS WALL R-VALUE	8 / 13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
SLAB R-VALUE AND DEPTH	10 AT 2'-0"
CRAWL SPACE WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
DUCTWORK EXPOSED TO OUTSIDE AIR R-VALUE	8
DUCTWORK NOT EXPOSED TO OUTSIDE AIR R-VALUE	6
CATHEDRAL VAULTED CEILING R-VALUE	38

DUCT SEALING

N1103.2.2 (R403.2.2) SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2012 IRC.

EXCEPTIONS:

1. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
2. WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
3. CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.

DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

1. POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOODS	ANY	2.8	ANY
IN-LINE FAN	ANY	2.8	ANY
BATHROOM, UTILITY ROOM	10	1.4	90
BATHROOM, UTILITY ROOM	90	2.8	ANY

VISTA

STRUCTURAL

ENGINEERING, LLC

14718 NW DELIA STREET  
PORTLAND, OREGON 97229  
OFFICE: 971.645.0901  
MOBILE: 971.645.0901  
EMAIL: DENNIS@VISTASTRUCTURAL.COM

CLIENT: IQ CONSTRUCTION

JOB TITLE: THE OAKMONT, LOT 664, EAGLE CREEK

LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI

DENNIS HEIER

NUMBER

PE-2014001772

PROFESSIONAL ENGINEER

4-3-2020

NO.	DATE	REVISION	BY

DRAWING TITLE

STRUCTURAL

NOTES

ENGINEER: DMH	CHECKED BY: DMH
JOB NO: 2526	DRAWN BY: DMH
DATE: 4-3-2020	
SHEET NUMBER	

S1.0



DETERMINE WEIGHT OF HOUSE:

PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED)							
FRONT-TO-BACK				SIDE-TO-SIDE			
	AREA	LOAD			AREA	LOAD	
SLOPED ROOF	274	2305		SLOPED ROOF	204	1736	
VERT. ROOF	26	320	CUMULATIVE	VERT. ROOF		99	CUMULATIVE
2ND	415	5202	7826	2ND	431.7	5390	7225
1ST	566.5	6963	14789	1ST	496.87	6177	13402
PRESSURE (PSF) - PER ASCE CH. 6							
	SLOPED ROOF	ZONE B	9.7		ZONE C	11.3	2a (FIG. 28.6-1, ASCE7)
	WALL/VERT. ROOF	ZONE A	14.2		ZONE D	7.7	9.034
	MEAN ROOF HT., h		24				

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.

2ND FLOOR TRIBUTARY WEIGHT  
1ST FLOOR TRIBUTARY WEIGHT  
 $S_S$  (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)  
 $F_a$  (from ASCE7 Table 11.4-1)  
 $S_{DS}$  ( $= 2/3 * S_S * F_a$ )  
R (from ASCE7 Table 12.2-1)

67638.27  
103699.54  
12.0%  
1.6  
0.128  
6.5

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior <b><u>(Option #1)</u></b>	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 6" O.C. Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	155	per IBC, Table 2306.3(1)
Exterior <b><u>(Option #2)</u></b>	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 4" O.C. Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	230	per IBC, Table 2306.3(1)
Exterior <b><u>(Option #3)</u></b>	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 3" O.C. Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	310	per IBC, Table 2306.3(1)
Exterior <b><u>(Option #4)</u></b>	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 6" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	220	AF&PA SDPWS Table 4.3A
Exterior <b><u>(Option #5)</u></b>	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AF&PA SDPWS Table 4.3A
Exterior <b><u>(Option #6)</u></b>	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AF&PA SDPWS Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3)	325	

WIDTH OF 1ST STORY (FT.)	51.5	WIDTH OF 2ND STORY (FT.)	41.5
DEPTH OF 1ST STORY (FT.)	45.17	DEPTH OF 2ND STORY (FT.)	43.17
BACK WALL OF GARAGE (FT.)	20		
GAR. WALL: 1=F-B, 2=S-S	2		

ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
SEISMIC	WIND	diameter (in.)	0.5	2nd Floor F-B	31
0	0	Shear value (per NDS)	944	2nd Floor S-S	39
0	0	Spacing F-B (inches)	110.7	1st Floor F-B	17
0	0	spacing S-S (inches)	139.3	1st Floor S-S	21
0	0				

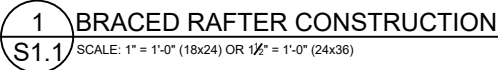
\*\*NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE).  
2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION. 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER

ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRE

**NOTE FOR CONSTRUCTION:**  
THE CONTINUOUS STRUCTURAL PANEL SHEATHING BRACING METHOD REQUIRES USE OF THE ABOVE TABLE FOR SHEATHING OF THE ENTIRE STRUCTURE. IN ADDITION, FRAMING MEMBERS SHALL BE @ 16" O.C. MAX., UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS

**NOTE FOR DESIGN:**  
ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #/FT AND INCREASED BY 40% FOR WIND LOADS, PER VALUES IN 2012 IBC SECTION 2306 AND AF&PA SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 24 A WIND SHEAR VALUE OF 33#/FT - 40% GREATER THAN THAT OF SEISMIC)

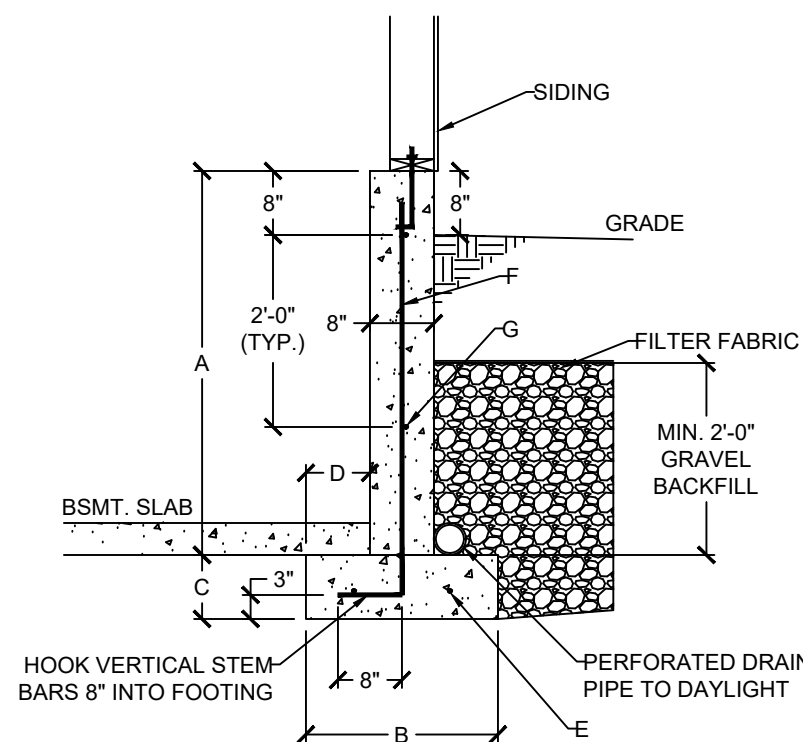
**NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION**



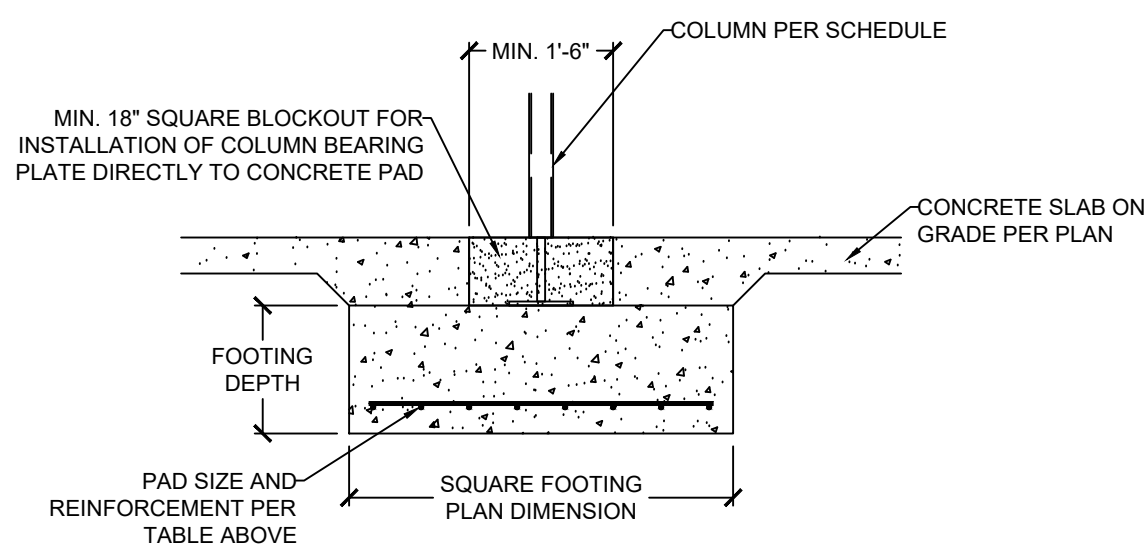
CLIENT: IQ CONSTRUCTION  
JOB TITLE: THE OAKMONT, LOT 664, EAGLE CREEK  
LOCATION: LEE'S SUMMIT, MISSOURI

NO.	DATE	REVISION	BY
DRAWING TITLE			
STRUCTURAL CALCULATIONS			
ENGINEER: DMH	CHECKED BY: DMH		
JOB NO: 2526	DRAWN BY: DMH		
DATE: 4-3-2020			
SHEET NUMBER			
S1.1			



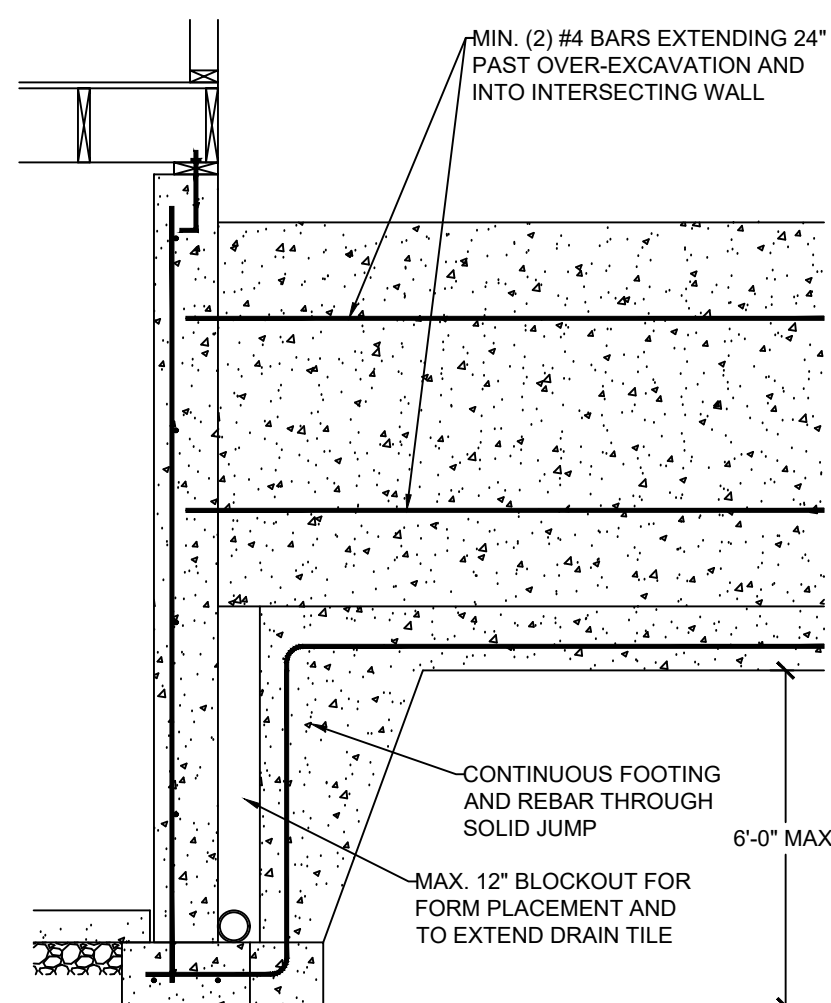


## 1 DAYLIGHT WALL CONSTRUCTION



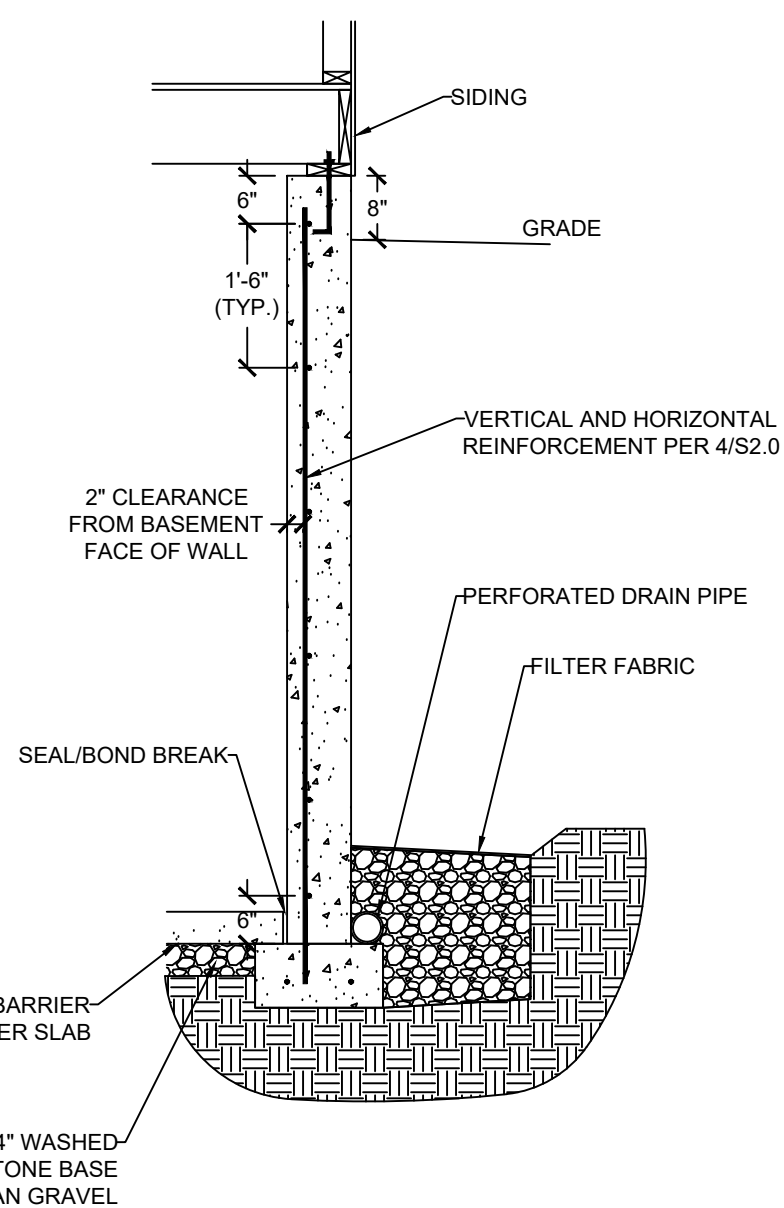
## 2 COLUMN AND BEARING PAD SCHEDULE

S2.0 SCALE:  $\frac{1}{2}" = 1'-0"$  (18x24) OR  $\frac{3}{4}" = 1'-0"$  (24x36)

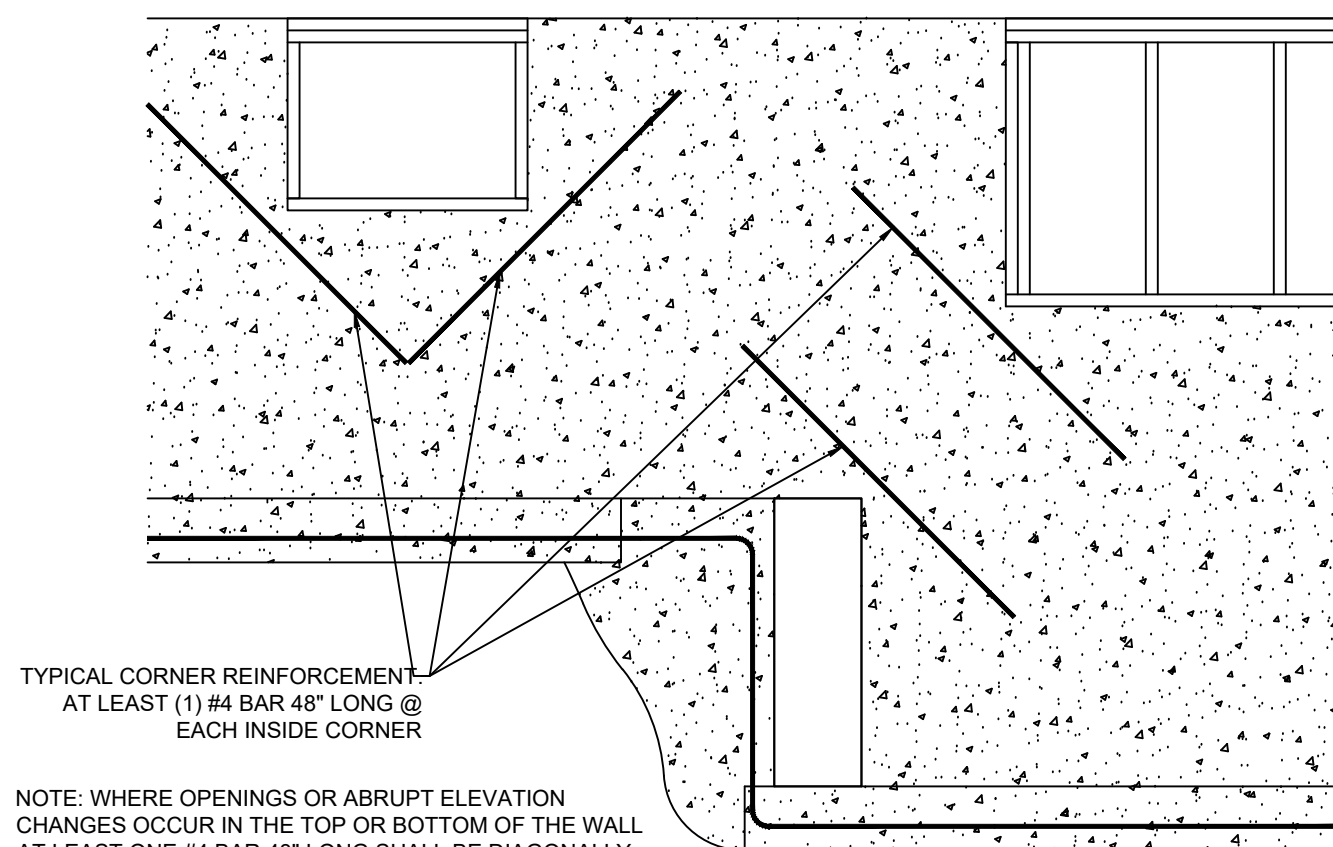


**5 SOLID JUMP**  
**S2.0** SCALE:  $\frac{1}{2}" = 1'-0"$  (18x24) OR  $\frac{3}{4}" = 1'-0"$  (24x36)

DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.



## 3 CONCRETE WALL SECTION



## 6 REINFORCEMENT AT OPENING CORNERS S2.0 AND STEP CORNERS @ INSIDE CORNERS

SCALE:  $\frac{1}{8}" = 1'-0"$  (18x24) OR  $\frac{3}{4}" = 1'-0"$  (24x36)

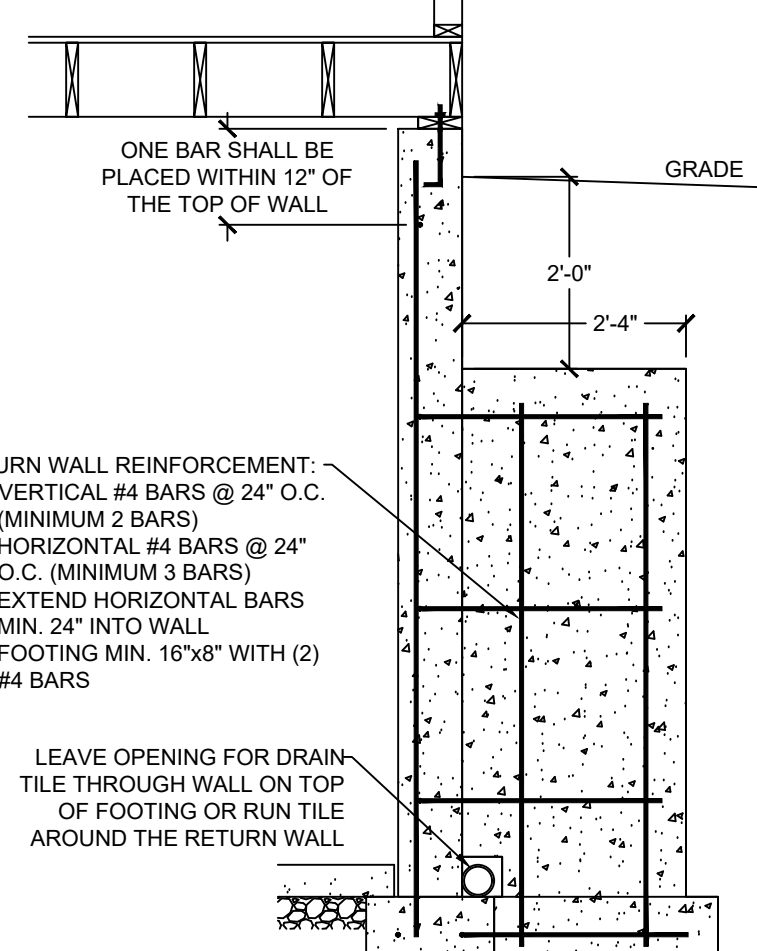
VERTICAL REINFORCEMENT SPACING						
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18
HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

2) VERTICAL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB  
3) VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:

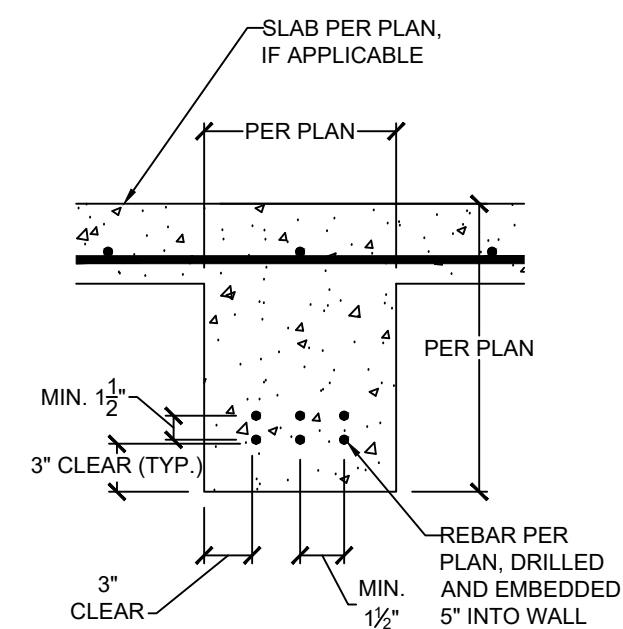
- A) 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
- B) 10" WALL - MINIMUM 6¾" FROM THE OUTSIDE FACE
- C) EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL
- 3) REINFORCEMENT CLEARANCES:
  - A) CONCRETE EXPOSED TO EARTH - MINIMUM 1½"
  - B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - ¾"
  - C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1½"
- 4) HORIZONTAL REINFORCEMENT:
  - A) ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
  - B) OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
  - C) HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE)
  - D) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.
- 5) REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
- 6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3¾". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL. FOR WALL THICKNESSES LESS THAN 4" PROVIDE #4 BARS AT MAX. 24" OC TO WITHIN 8" OF THE TOP OF THE WALL.
- 7) STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS
- 8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

## 4 FOUNDATION WALL REINFORCEMENT TABLE

NOTE: WHERE FLOOR JOIST RUNS PARALLEL  
TO FDN WALL, SOLID BLOCK OUTSIDE 3  
JOIST SPACES @ 36" OC ALIGNING BLOCKING  
WITH THE ANCHOR BOLT



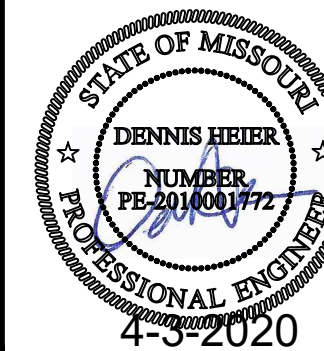
7 RETURN WALL DETAIL  
S2 0 SCALE:  $\frac{1}{2}" = 1'-0"$  (18x24) OR  $\frac{3}{4}" = 1'-0"$  (24x36)



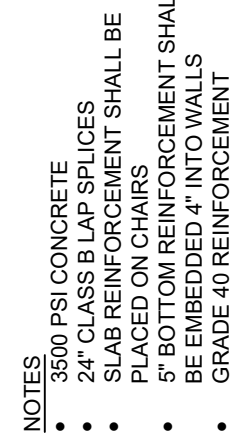
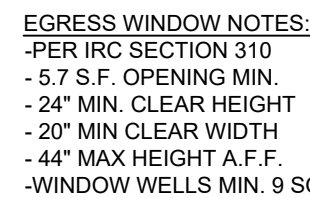
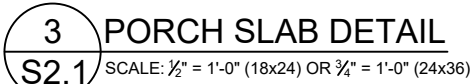
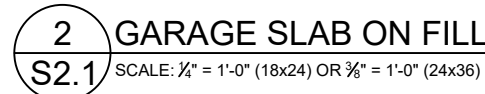
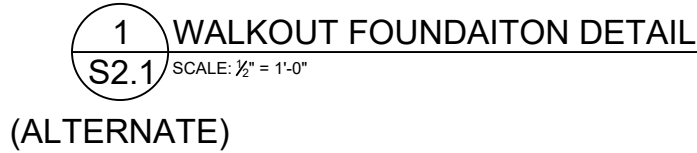
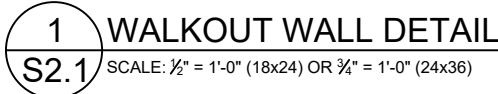
8 CONCRETE GRADE BEAM  
S20 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



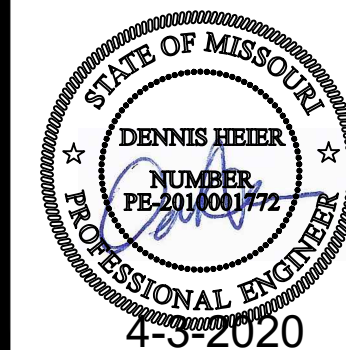
CLIENT: IQ CONSTRUCTION  
JOB TITLE: THE OAKMONT, LOT 664, EAGLE CREEK  
LOCATION: LEE'S SUMMIT, MISSOURI

[illegible]

## S2.0



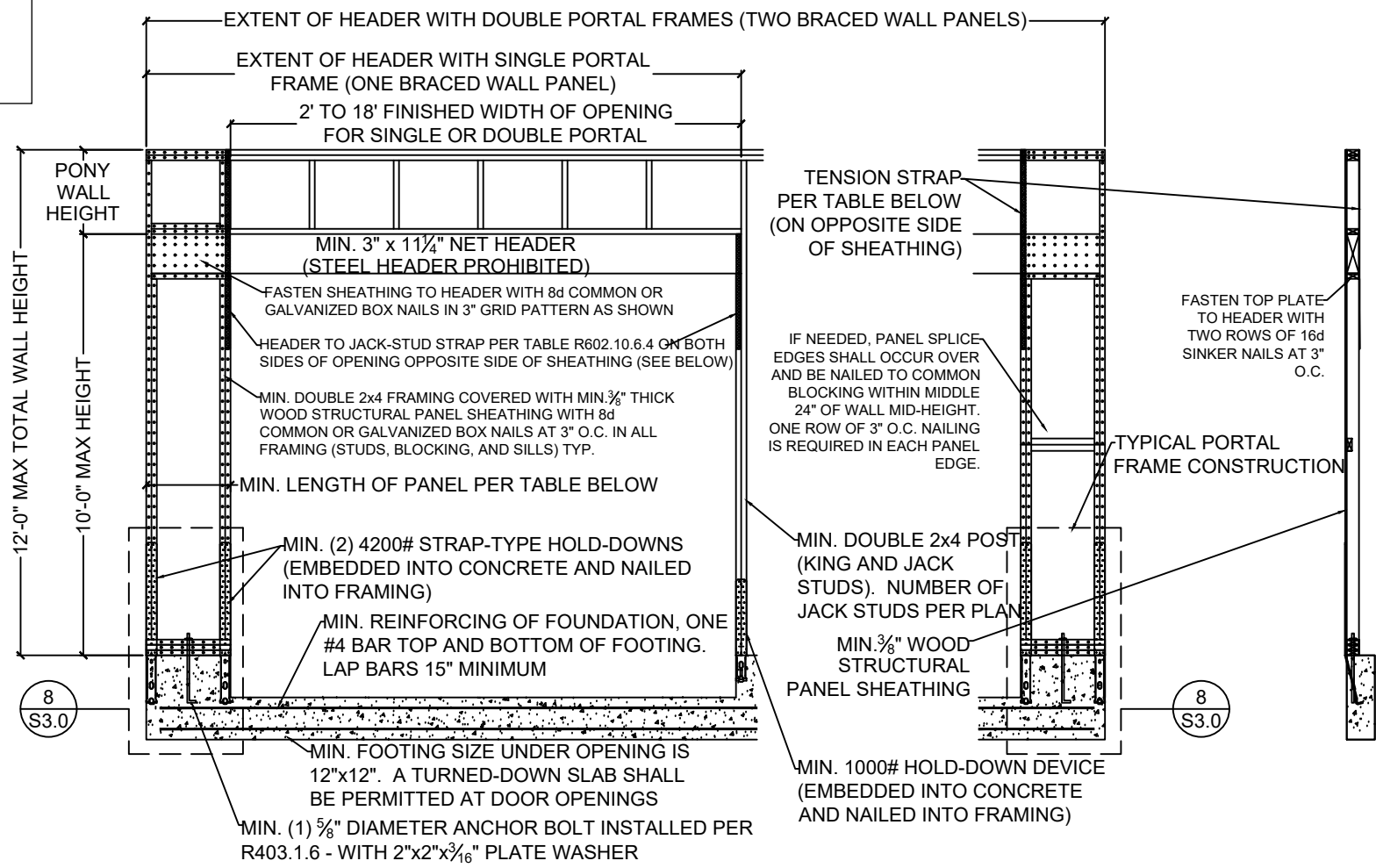
CLIENT: IQ CONSTRUCTION  
JOB TITLE: THE OAKMONT, LOT 664, EAGLE CREEK  
LOCATION: LEE'S SUMMIT, MISSOURI



## S2.1



04/03/2020



1 METHOD PFH (PORTAL FRAME WITH HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

	MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)				
	WALL HEIGHT				
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

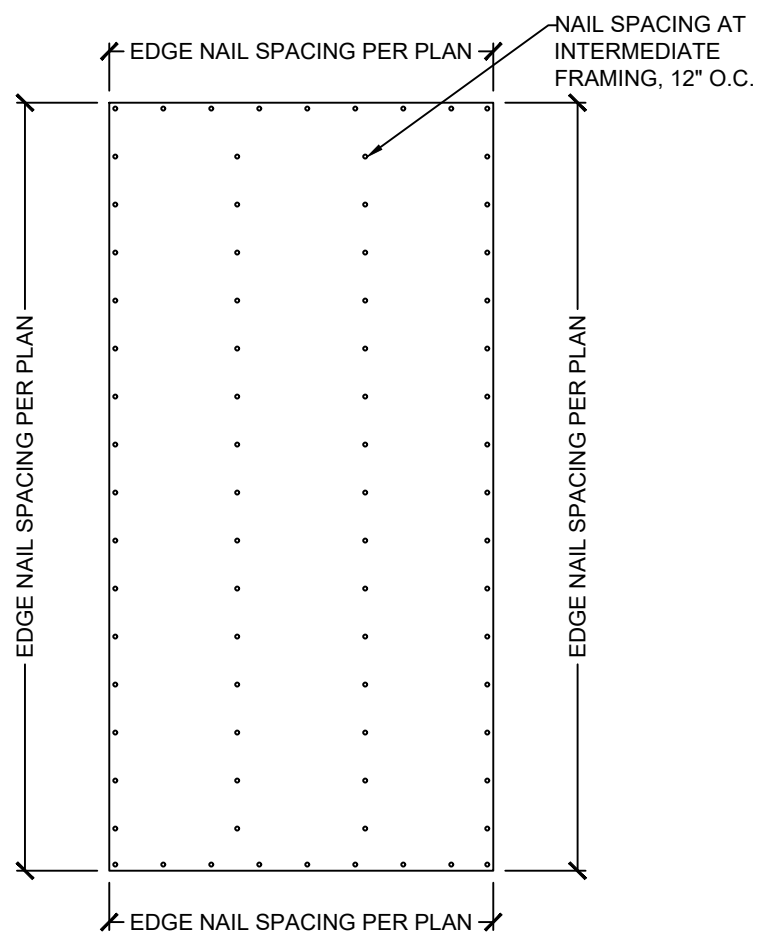
TENSION STRAP REQUIRED FOR HEADER TO JACK STUD FOR DETAILS 1/S3.0 AND 2/S3.0 (FROM TABLE R602.10.6.4)					
MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH	
18'-0"	0'-0"	CS20	0'-9"	(7)	8d
9'-0"	1'-0"	CS20	0'-9"	(7)	8d
18'-0"	1'-0"	CS14	1'-4"	(15)	8d
9'-0"	2'-0"	CS18	0'-11"	(9)	8d
18'-0"	2'-0"	CMSTC16	1'-8"	(25)	16d SINKER
9'-0"	4'-0"	CMSTC16	1'-8"	(25)	16d SINKER
16'-0"	4'-0"	CMST14	2'-6"	(33)	10d

2 METHOD PFG (PORTAL FRAME AT GARAGE DOOR) - PER FIGURE IRC R602.10.6.3

SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

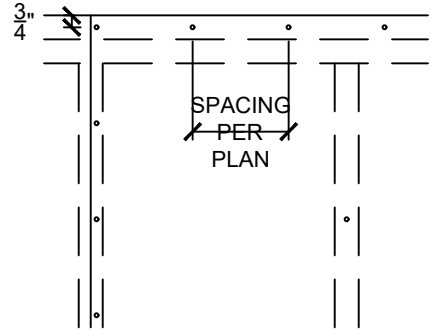
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)				
WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 <sup>a</sup>	36 <sup>a</sup>

a. Maximum opening 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



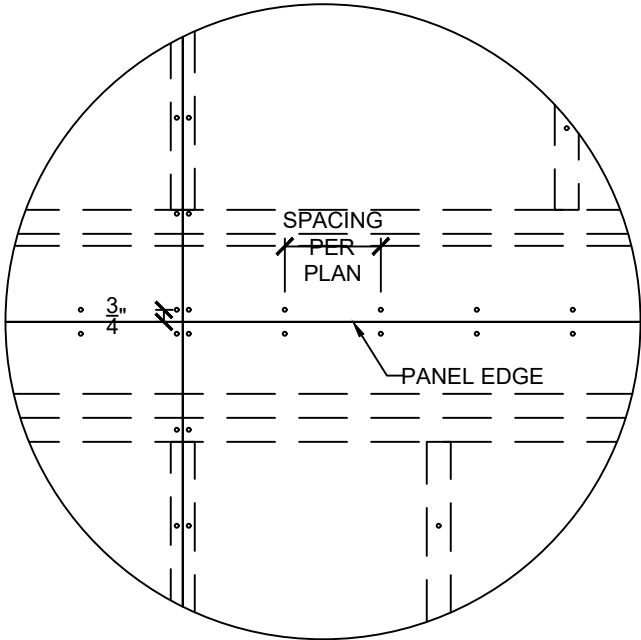
3 EXTERIOR WALL SHEATHING PANEL ATTACHMENT

SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



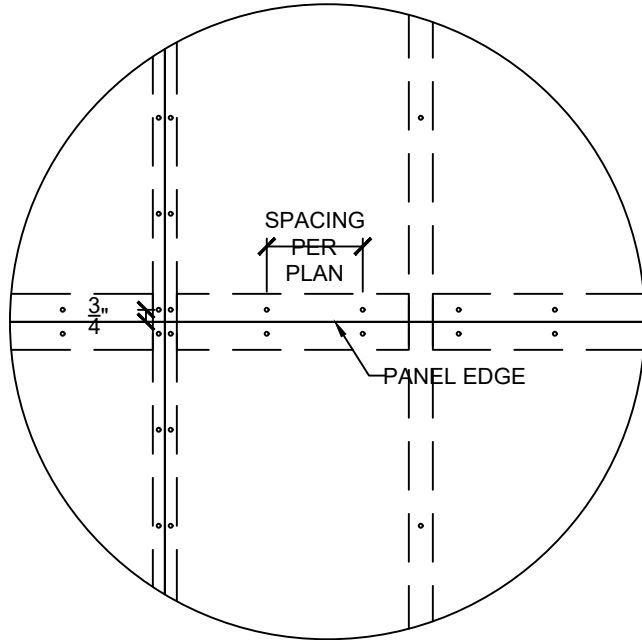
4 SHEATHING EDGE AT TOP AND BOTTOM PLATES

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



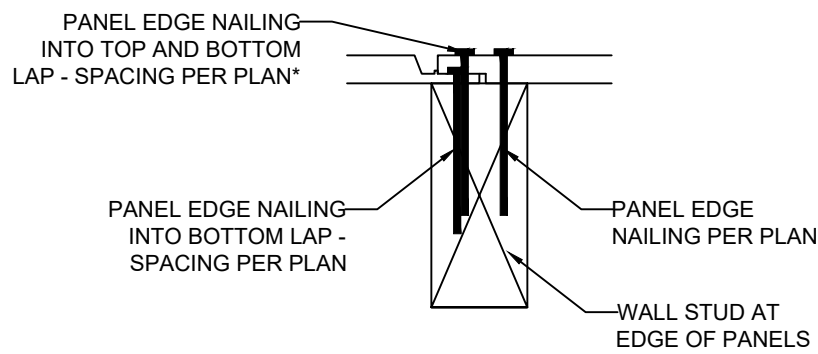
5 SHEATHING EDGE AT HORIZONTAL FRAMING MEMBER

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



6 SHEATHING EDGE AT PANEL SPLICE ACROSS STUDS

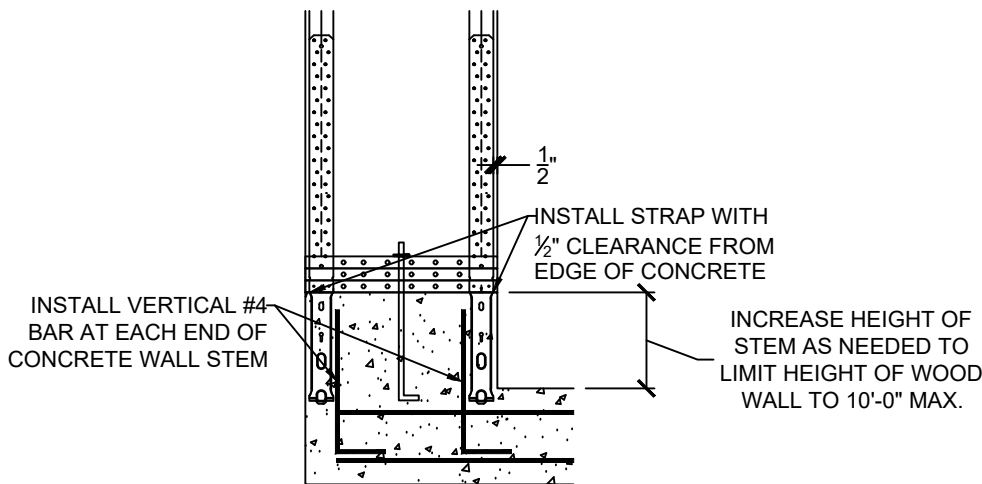
SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



\*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C. AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP NAILING

7 FASTENING INSTRUCTIONS FOR SHIPLAP PANEL SHEATHING

SCALE: 4" = 1'-0" (18x24) OR 6" = 1'-0" (24x36)



8 GARAGE HOLD-DOWN STRAP INSTALLATION

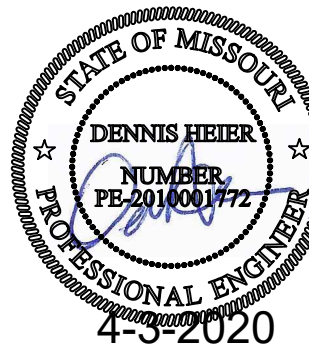
SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



CLIENT: IQ CONSTRUCTION

JOB TITLE: THE OAKMONT, LOT 664, EAGLE CREEK

LOCATION: LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY

DRAWING TITLE

FRAMING  
DETAILS

ENGINEER: DMH	CHECKED BY: DMH
JOB NO.: 2526	DRAWN BY: DMH
DATE: 4-3-2020	
SHEET NUMBER	

S3.0

04/03/2020

DOUBLE TOP PLATES

PANEL ATTACHMENT  
TO TOP PLATE PER  
DETAIL 4/S3.0

NAILING PROVIDED IN  
HORIZONTAL FRAMING  
MEMBER (PER DETAIL 5/S3.0)

RIM JOIST

BOTTOM PLATE (PANEL  
ATTACHMENT PER DETAIL 4/S3.0)

1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT  
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER  
SCALE:  $\frac{1}{2}" = 1'-0"$  (18x24) OR  $\frac{3}{4}" = 1'-0"$  (24x36)

DOUBLE TOP PLATES

PANEL ATTACHMENT  
TO TOP PLATE PER  
DETAIL 4/S3.0

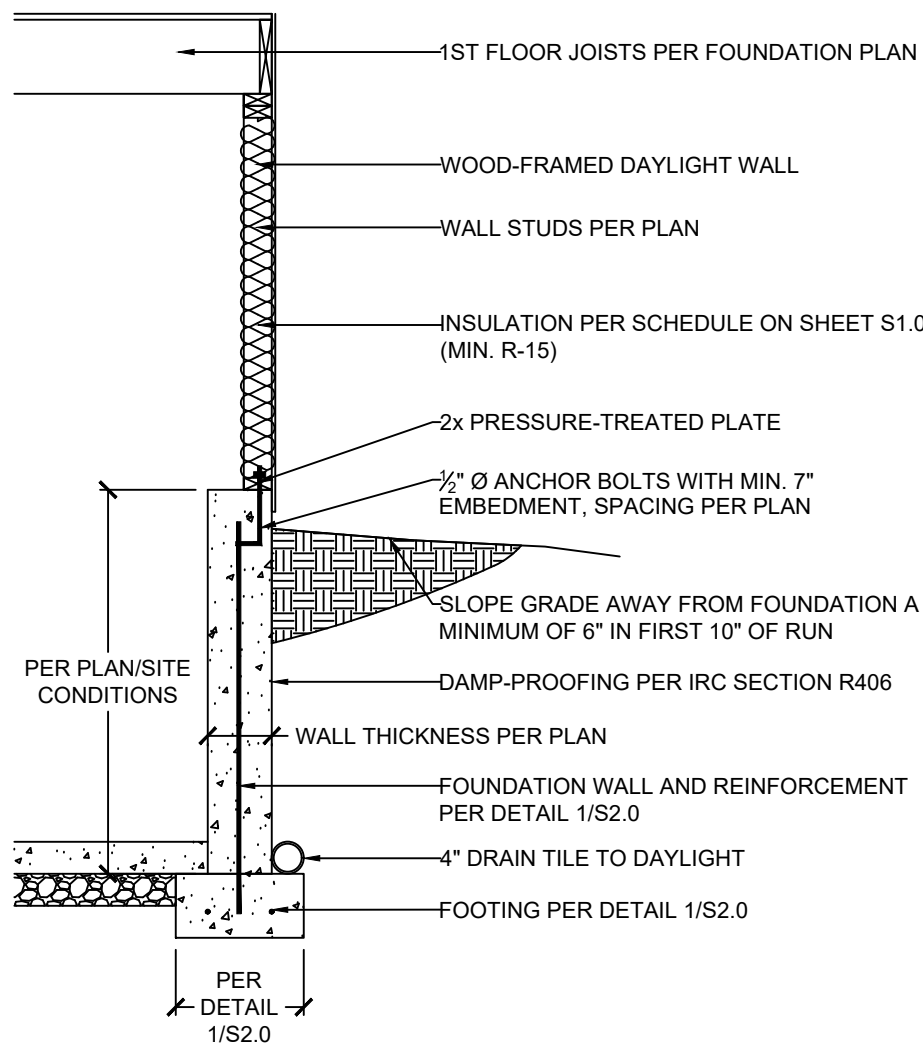
NAILING PROVIDED IN  
STUDS ON EACH SIDE OF  
HORIZONTAL JOINT PER  
DETAIL 6/S3.0

RIM JOIST

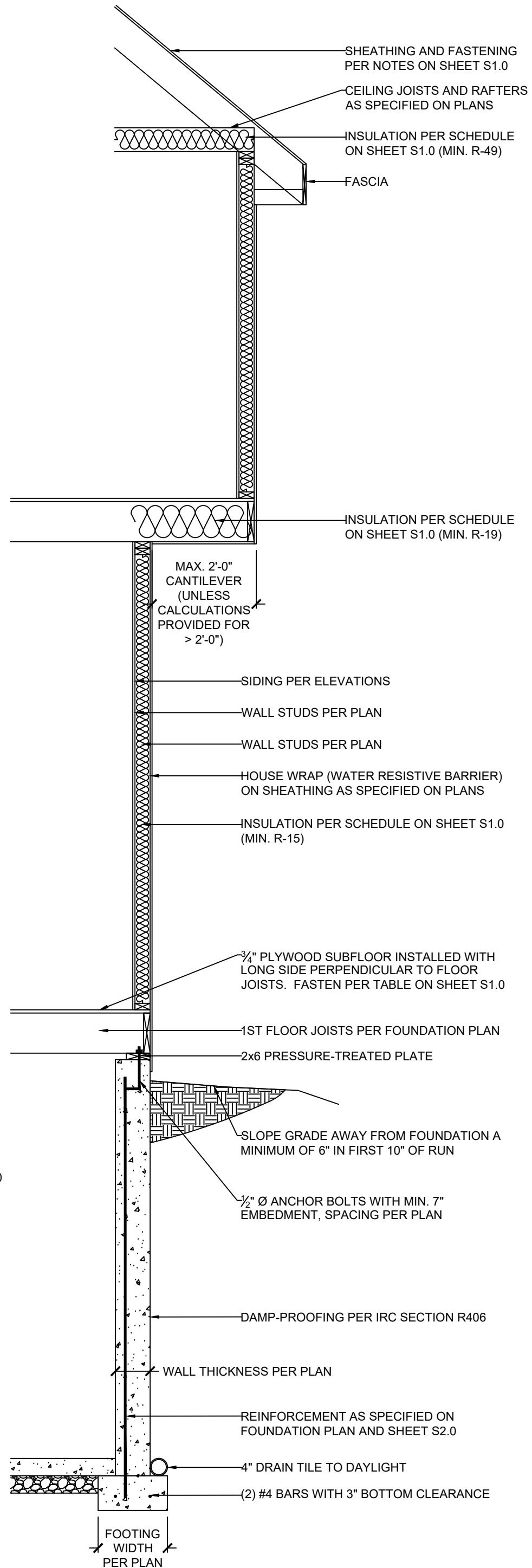
BOTTOM PLATE (PANEL  
ATTACHMENT PER DETAIL 4/S3.0)

2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT  
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS  
SCALE:  $\frac{1}{2}" = 1'-0"$  (18x24) OR  $\frac{3}{4}" = 1'-0"$  (24x36)

3 EXTERIOR WALL SECTION  
S3.1 SCALE:  $\frac{1}{2}" = 1'-0"$  (18x24) OR  $\frac{3}{4}" = 1'-0"$  (24x36)



DAYLIGHT BASEMENT OPTION



FULL-HEIGHT CONCRETE WALL OPTION



CLIENT: IQ CONSTRUCTION  
JOB TITLE: THE OAKMONT, LOT 664, EAGLE CREEK  
LOCATION: LEE'S SUMMIT, MISSOURI

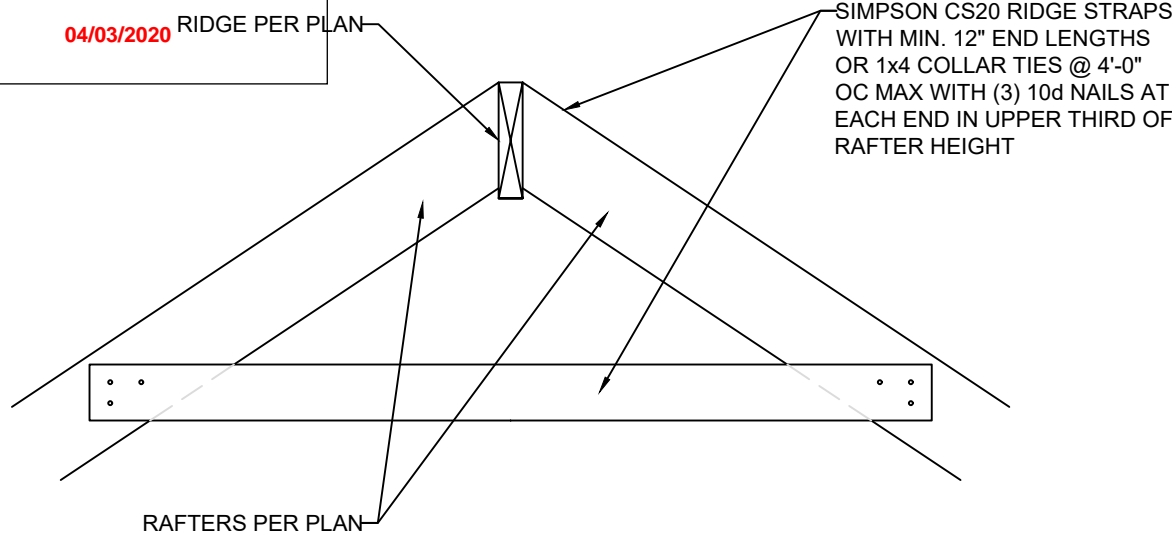


NO.	DATE	REVISION	BY
DRAWING TITLE			
FRAMING DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2526		DRAWN BY: DMH	
DATE: 4-3-2020			
SHEET NUMBER			

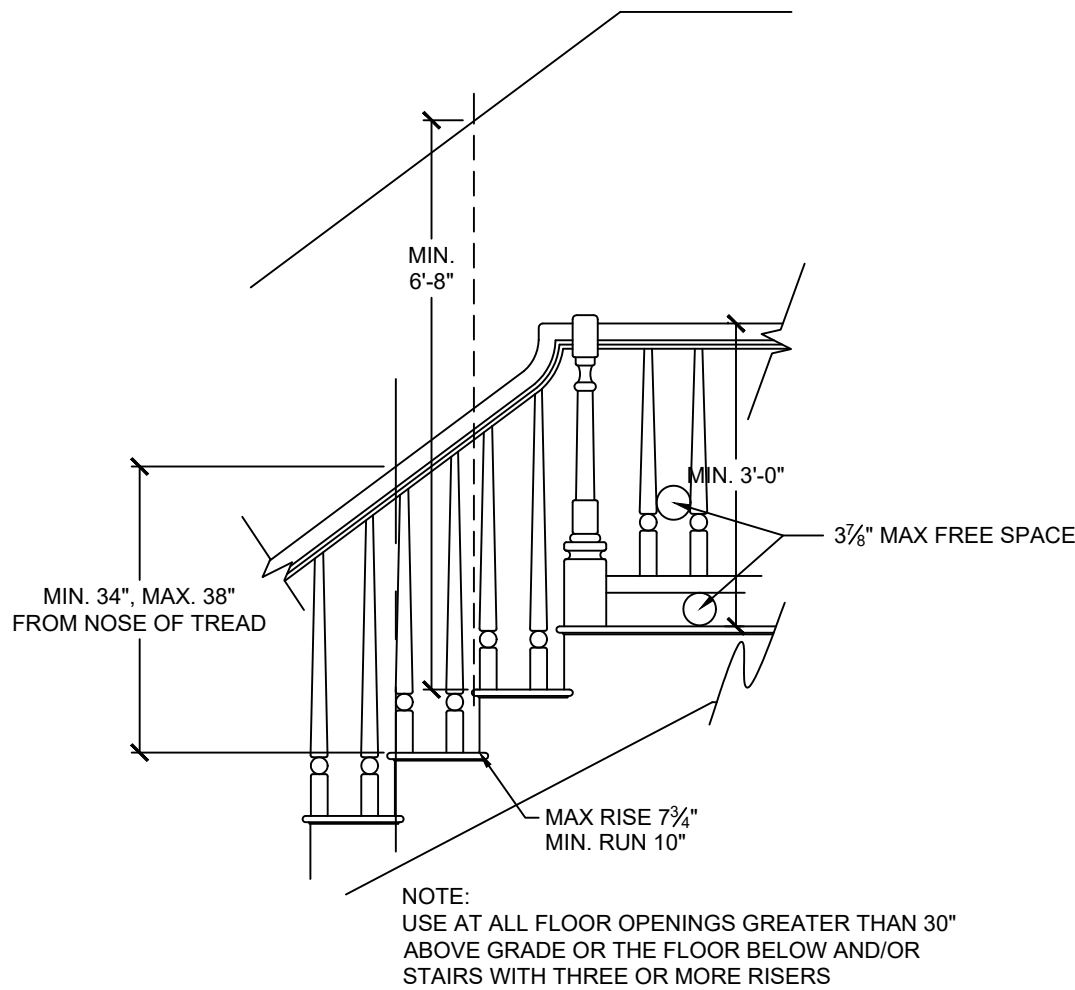
S3.1



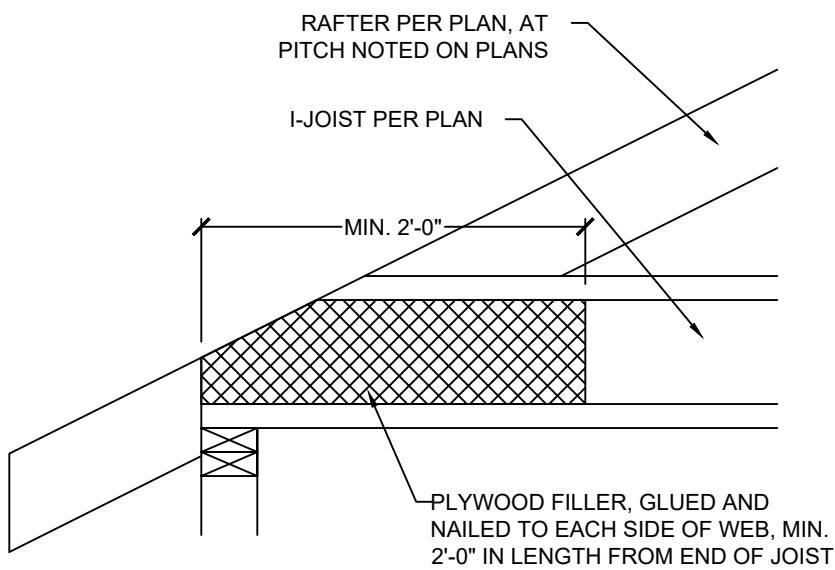
04/03/2020



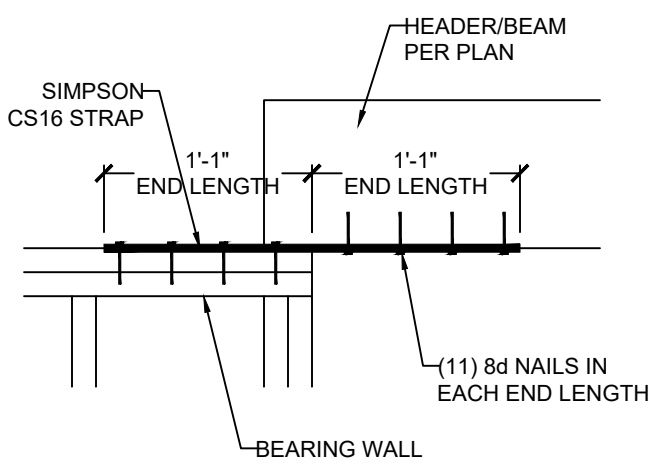
1 RIDGE FRAMING DETAIL  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



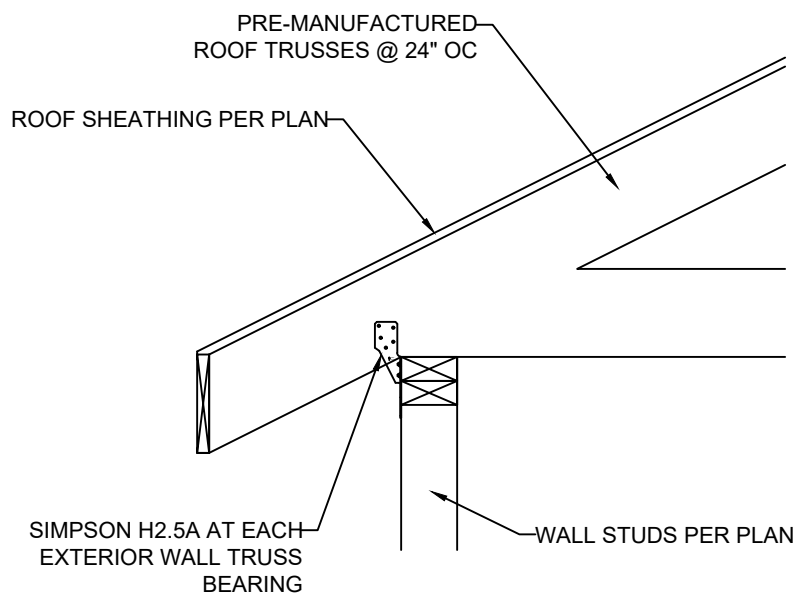
4 STAIR AND HANDRAIL/GUARDRAIL DETAIL  
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



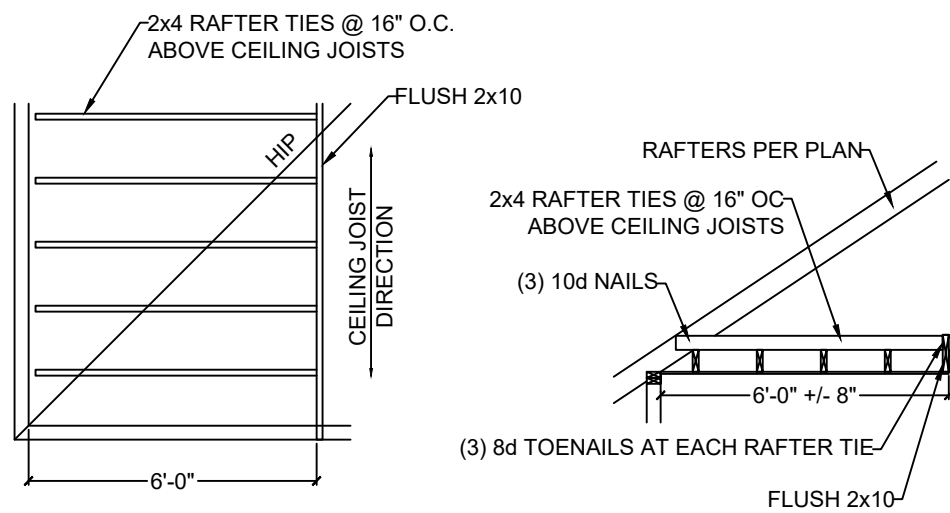
9 COPED I-JOIST REINFORCEMENT  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



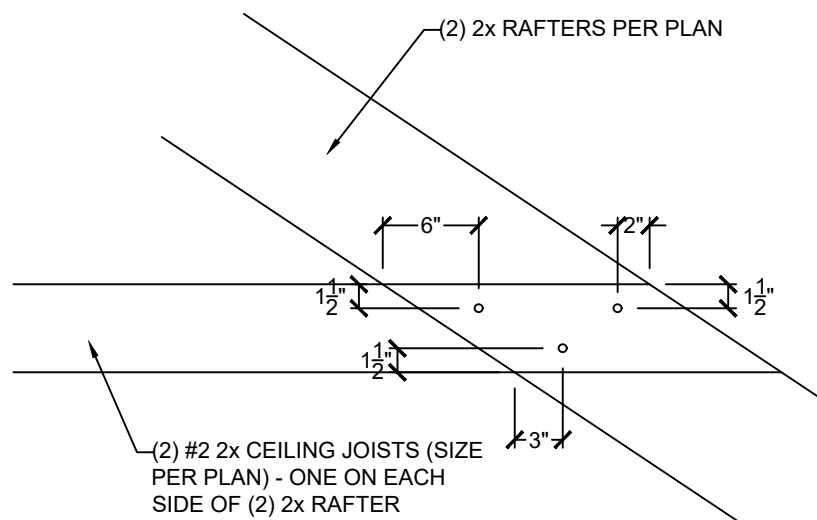
10 HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



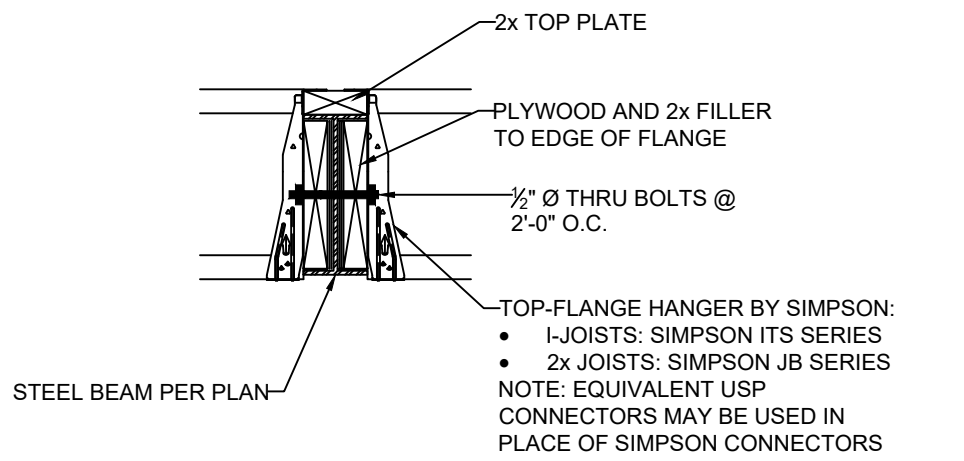
2 TRUSS CONNECTION TO EXT. WALL BEARING  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



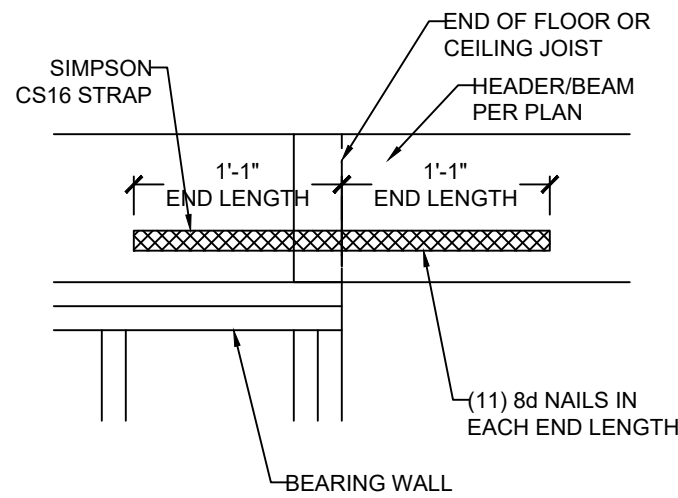
5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS  
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



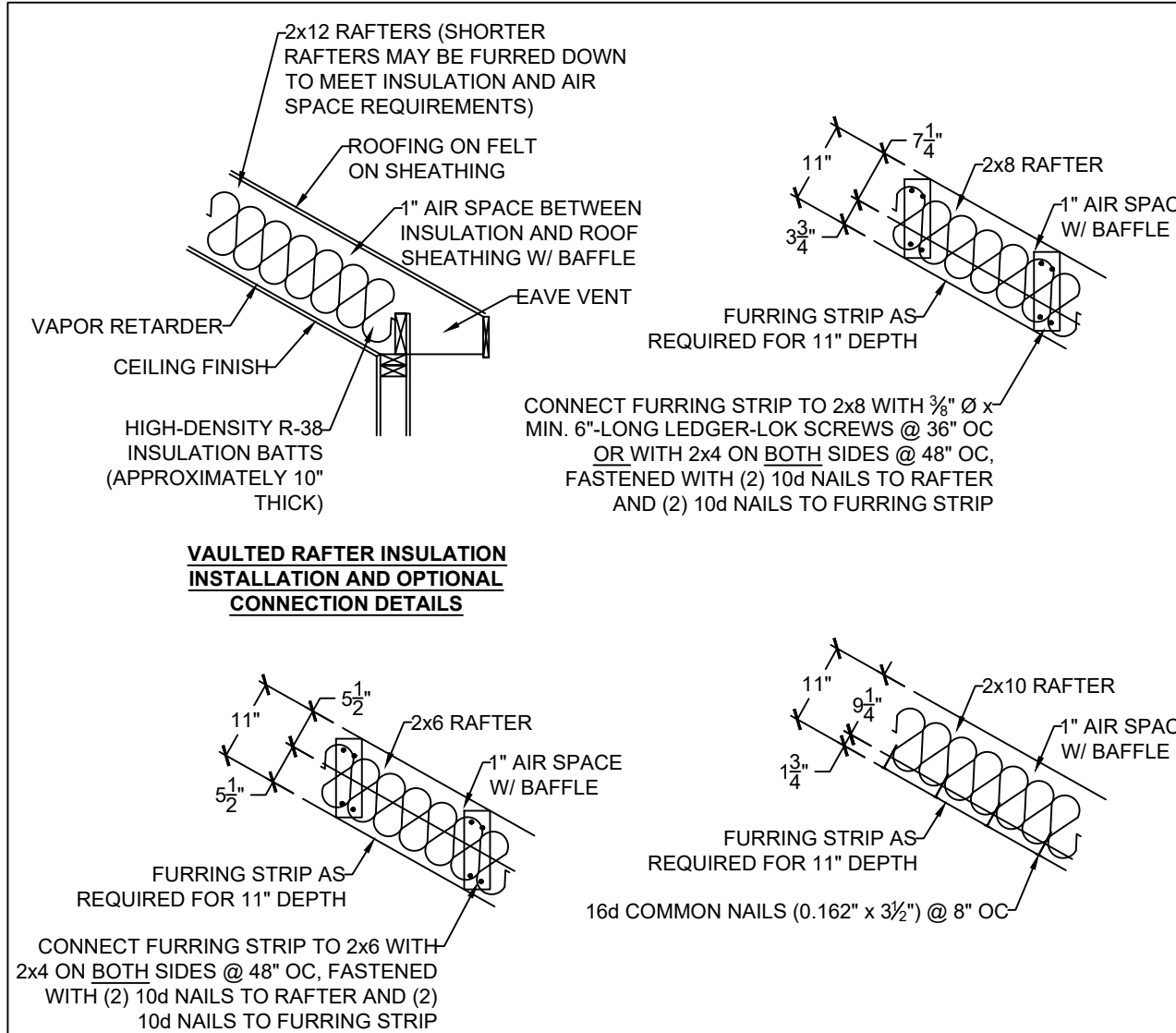
6 FIELD-CONSTRUCTED A-FRAME DETAIL  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



7 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



8 MAXIMUM ALLOWABLE LENGTH OF  
S3.2 WOOD WALL STUDS (IRC TABLE 602.3.1)



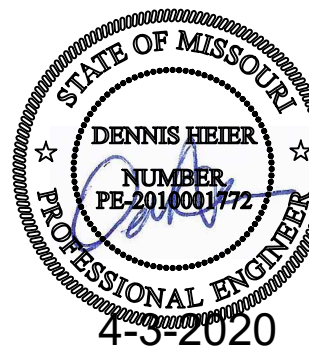
3 VAULTED RAFTER INSULATION DETAILS  
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

HEIGHT (FT.)	SPACING (INCHES O.C.)			
	24	16	12	8
SUPPORTING A ROOF ONLY				
10 OR LESS	2x4	2x4	2x4	2x4
12	2x6	2x4	2x4	2x4
14	2x6	2x6	2x6	2x4
16	2x6	2x6	2x6	2x4
18	DR	2x6	2x6	2x6
20	DR	DR	2x6	2x6
SUPPORTING ONE FLOOR AND A ROOF				
10 OR LESS	2x6	2x4	2x4	2x4
12	2x6	2x6	2x6	2x4
14	2x6	2x6	2x6	2x6
16	DR	2x6	2x6	2x6
18	DR	2x6	2x6	2x6
20	DR	DR	2x6	2x6
SUPPORTING TWO FLOORS AND A ROOF				
10 OR LESS	2x6	2x6	2x4	2x4
12	2x6	2x6	2x6	2x6
14	2x6	2x6	2x6	2x6
16	DR	2x6	2x6	2x6
18	DR	DR	2x6	2x6
20	DR	DR	DR	2x6

NOTES:  
1) DR = DESIGN REQUIRED  
2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED  
3) THIS TABLE DOES NOT APPLY FOR STUDS SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"



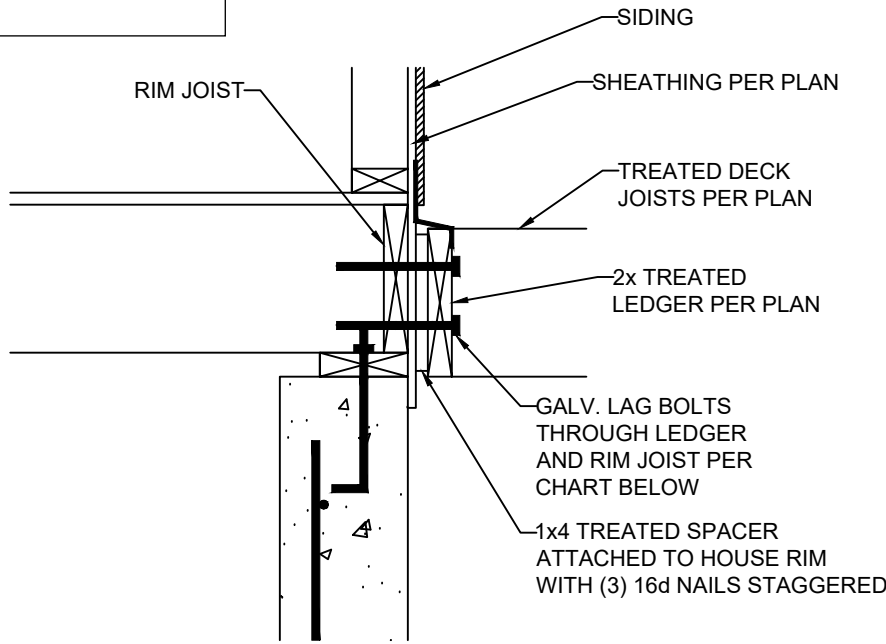
CLIENT: IQ CONSTRUCTION  
JOB TITLE: THE OAKMONT, LOT 664, EAGLE CREEK  
LOCATION: LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY
DRAWING TITLE			
FRAMING DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2526		DRAWN BY: DMH	
DATE: 4-3-2020			
SHEET NUMBER			

S3.2

04/03/2020

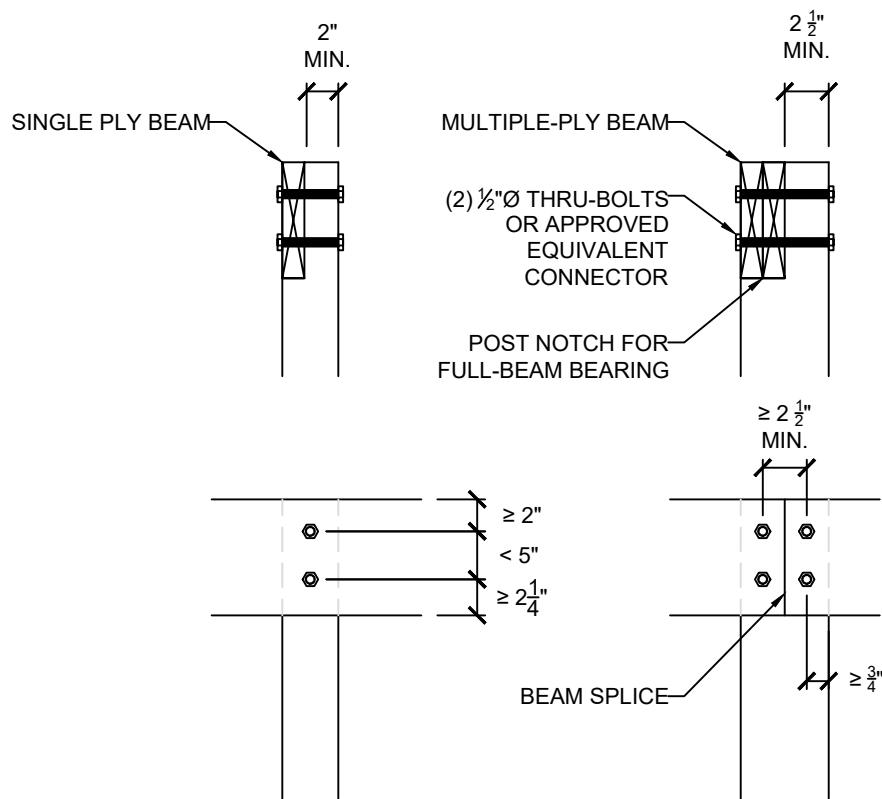


DECK LEDGER ATTACHMENT GUIDE

DECK JOIST SPAN	1/2" Ø GALV. LAG OR 3/8" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED

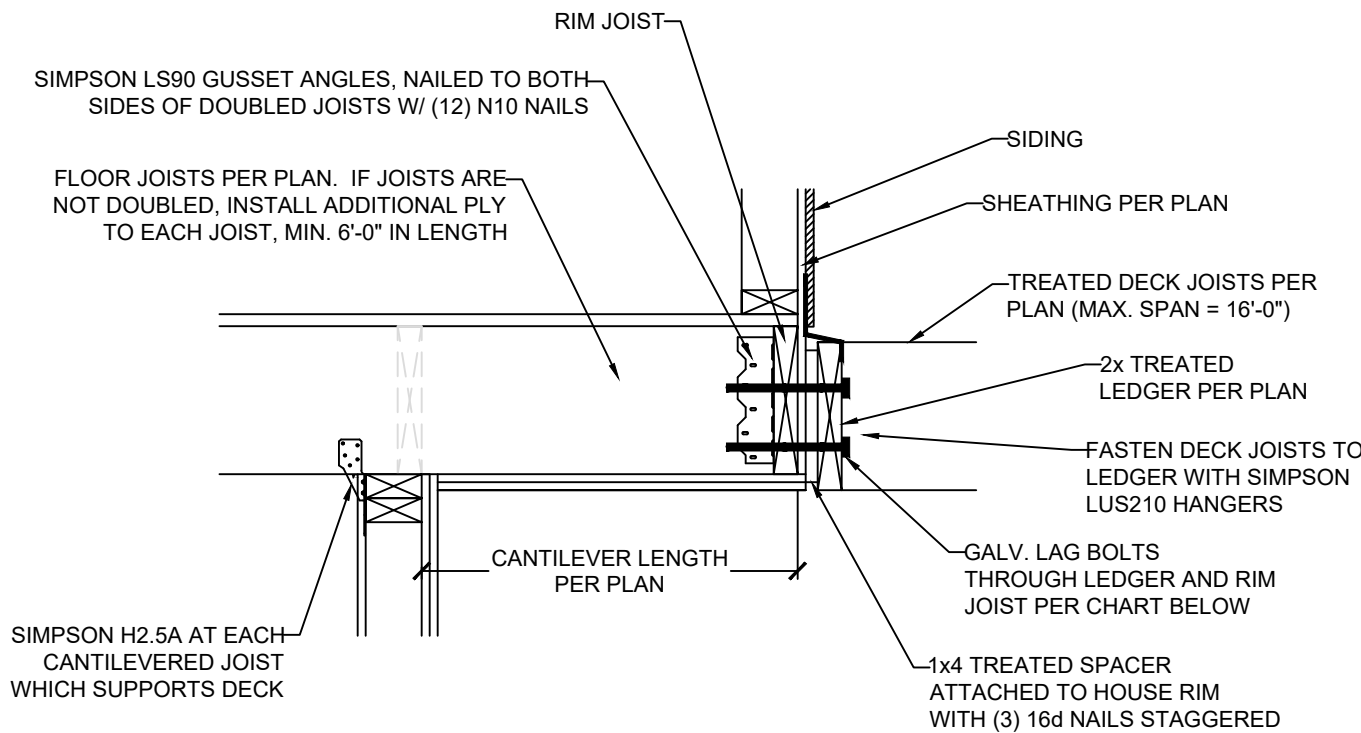
1 LEDGER ATTACHMENT  
S3.3

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



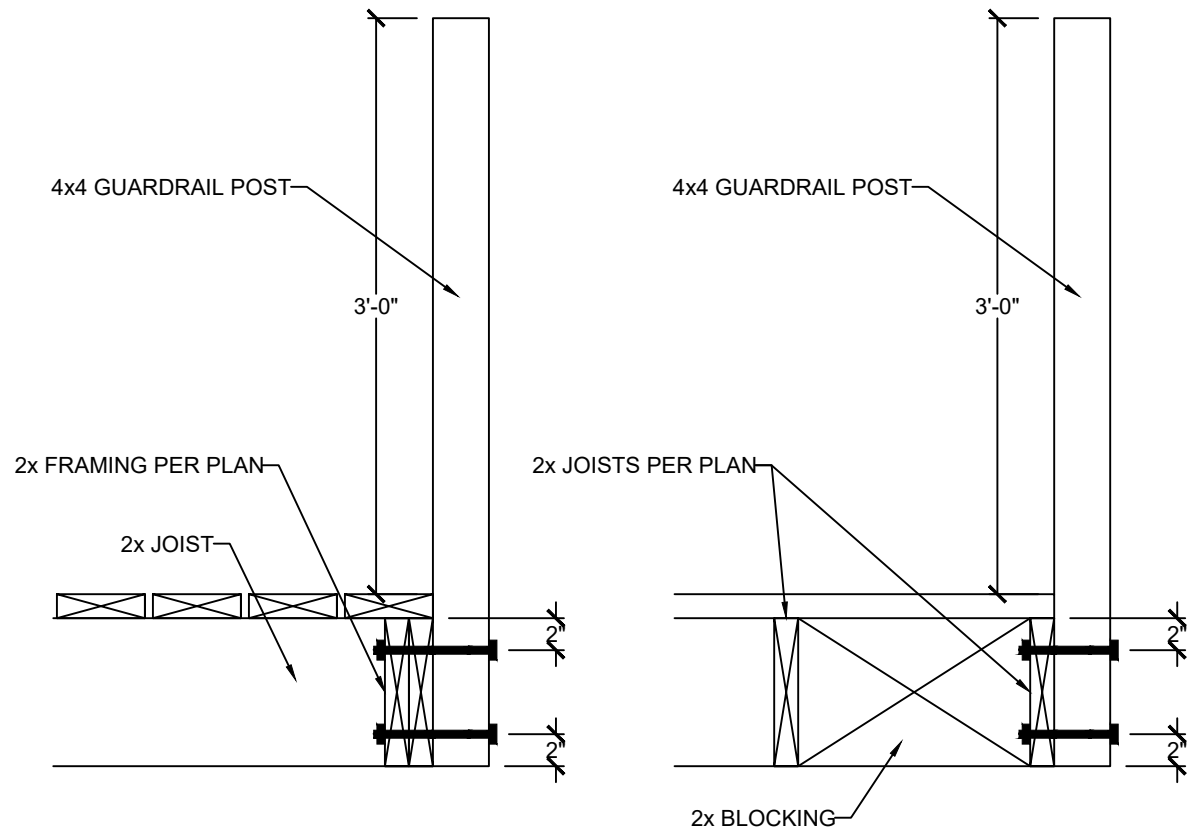
5 LET-IN (COVERED) DECK BEAM CONNECTION  
S3.3

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



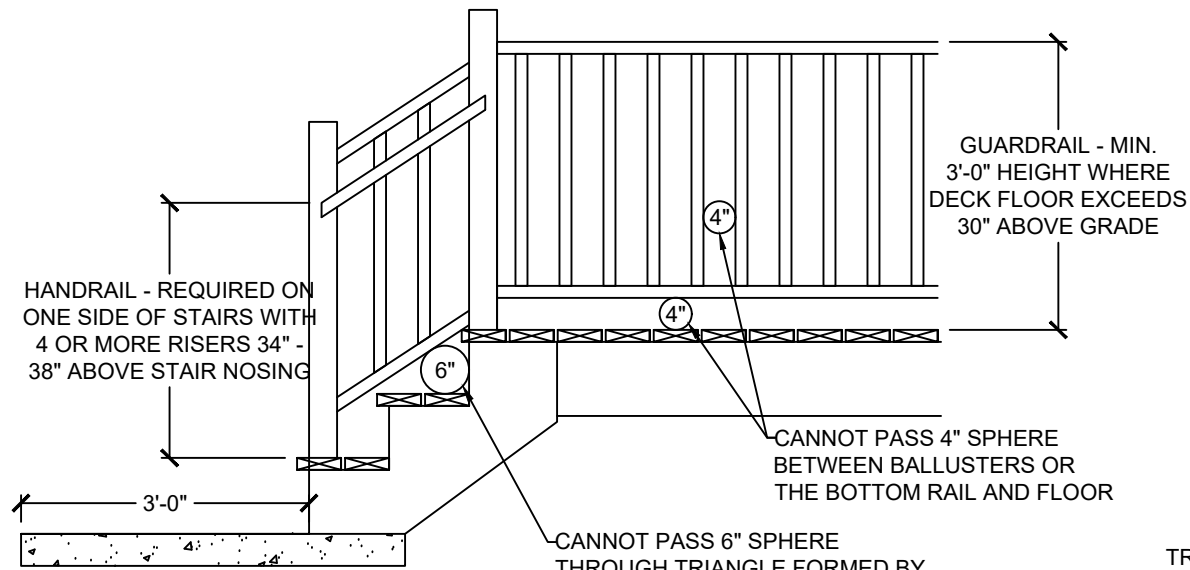
2 CANTILEVER WITH DECK ATTACHMENT  
S3.3

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



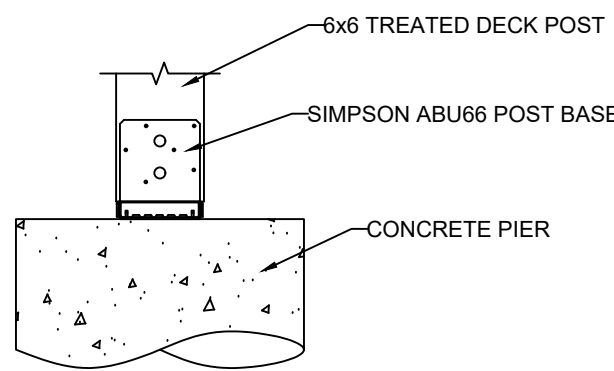
6 GUARDRAIL CONNECTION  
S3.3

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



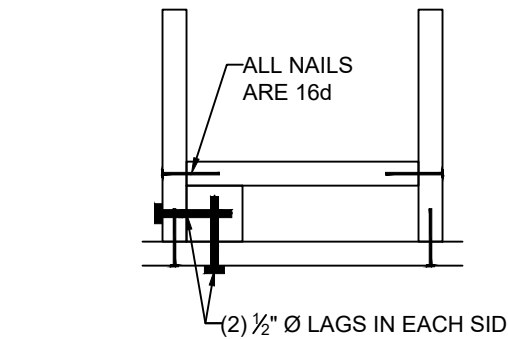
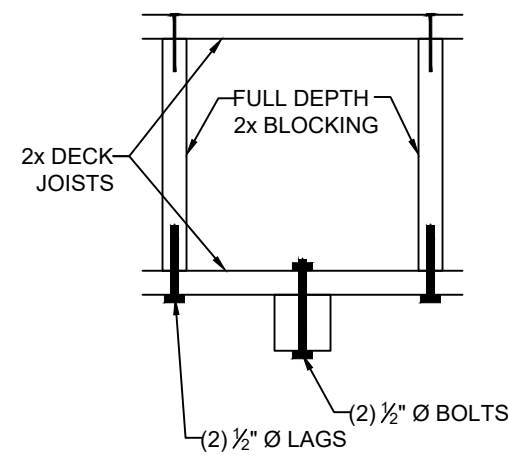
8 GUARDRAIL DETAIL  
S3.3

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



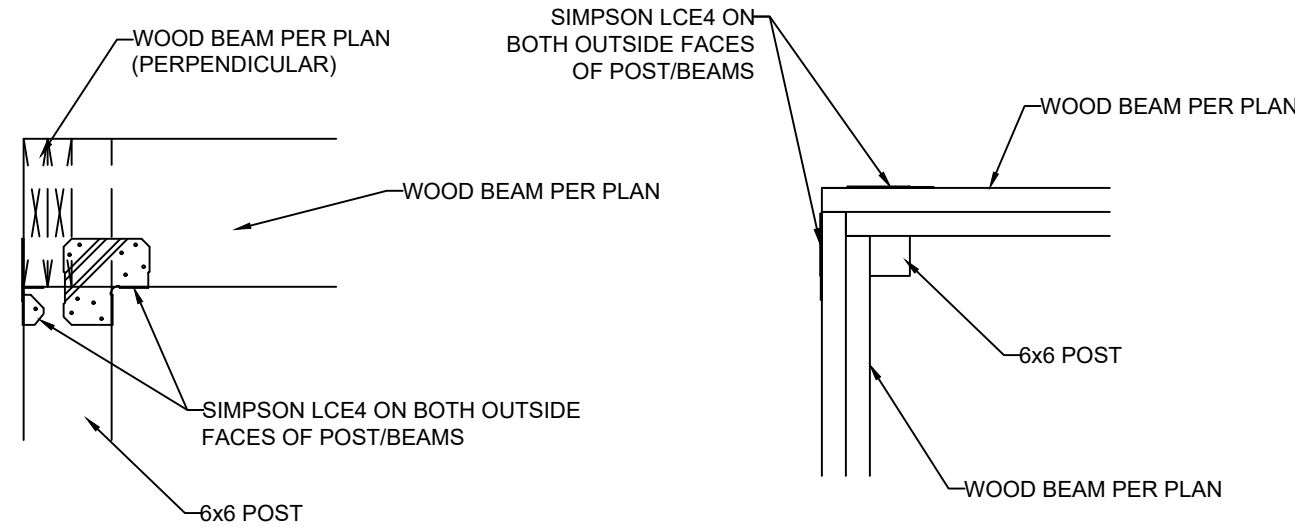
3 DECK POST BASE  
S3.3

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



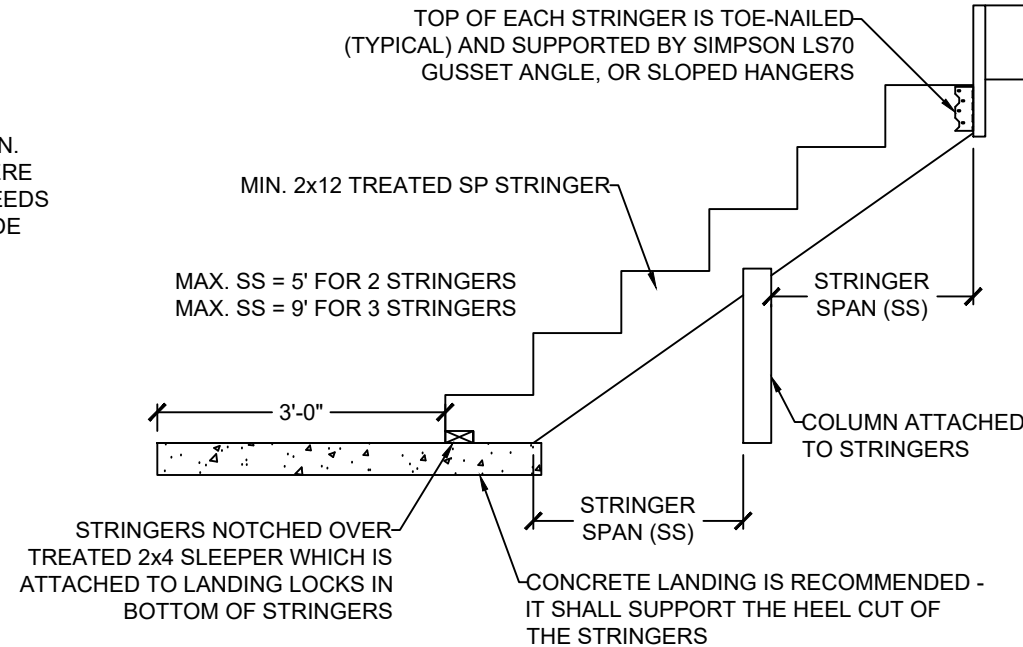
4 REINF. POST CONNECTIONS  
S3.3

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



7 ALTERNATE COVERED DECK/PORCH INTERSECTION  
S3.3

SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

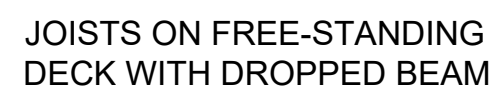


9 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)  
S3.3

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



04/03/2020



SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

