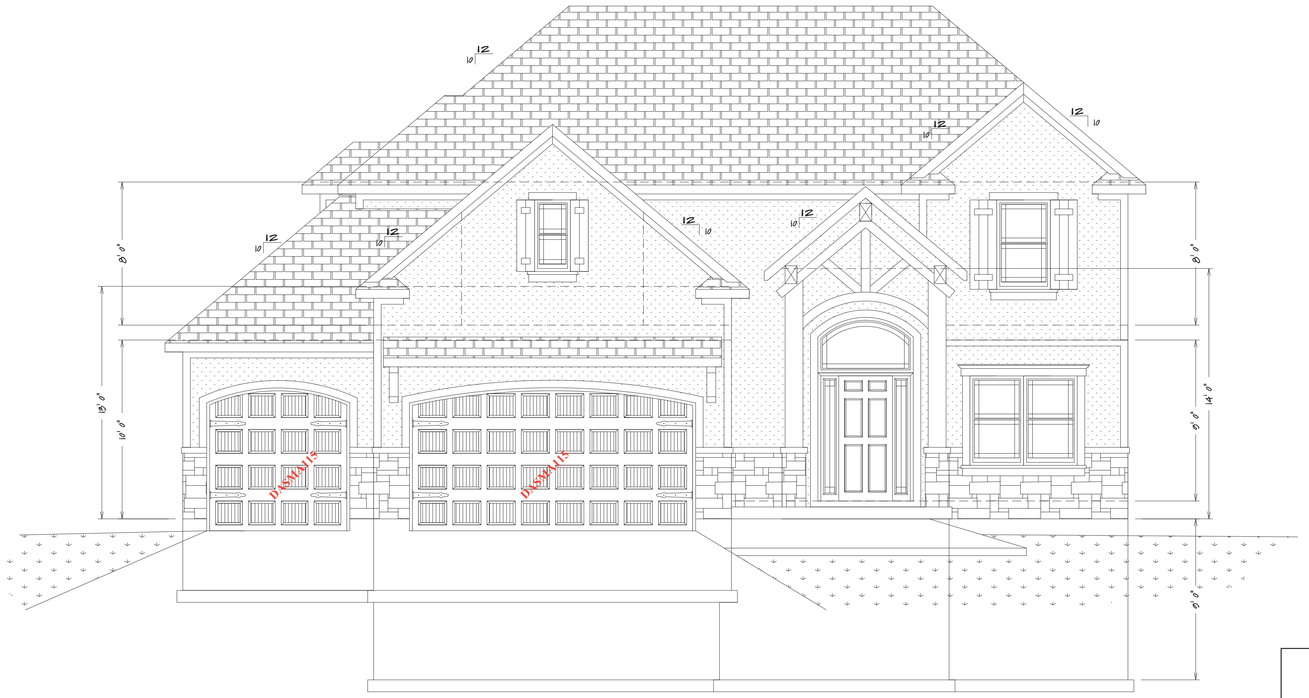
KH CONSTRUCTION
KEVIN HIGDON CONSTRUCTION

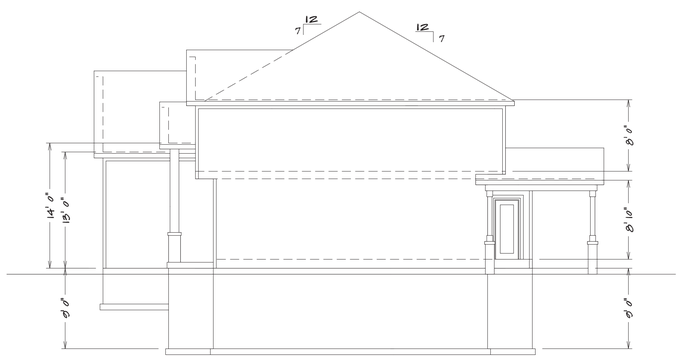


FRONT ELEVATION
1/4" = 1'0"

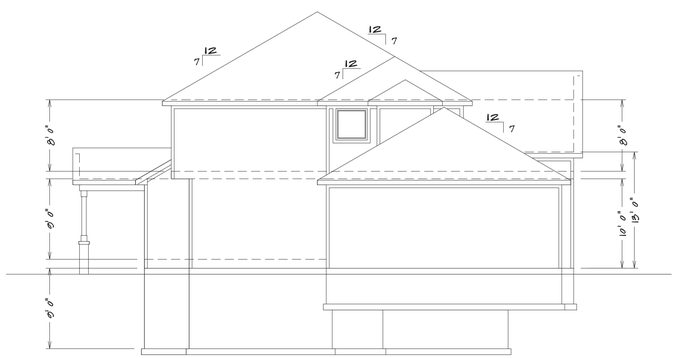
NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND MAY VARY DUE TO MATERIALS AVAILABILITY

ALL NOTES, SECTIONS AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

REAR ELEVATION
1/8" = 1'0"



RIGHT ELEVATION
1/8" = 1'0"



LEFT ELEVATION
1/8" = 1'0"

THE "REGAL"

1808 SW BLACKSTONE
LEES SUMMIT
LOT 98

SHEET NO. 1			APPROX. SQ.FT.
PLAN NO. 25-5114		FILE NAME: 5114PRNT	
DATE DRAWN:	DATE REVISED:	DESIGNER:	
PHONE:	PHONE:	LOT NO.	
HOME BUYER:	BUILDER:	SUB-DIVISION:	

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SQUARE FOOTAGE

LIVING AREA
- FIRST FLOOR = 1146
- SECOND FLOOR = 1305
- COVERED DECK = 140
- (OPTIONAL FINISH)
- BASEMENT = 888

UNFINISHED AREA
- GARAGE = 730
- BASEMENT = 1086

STATE OF MISSOURI
AARON DELANO OBERMEYER
NUMBER
PE-2008019580
PROFESSIONAL ENGINEER
Aaron D. Obermeyer 6-24-20

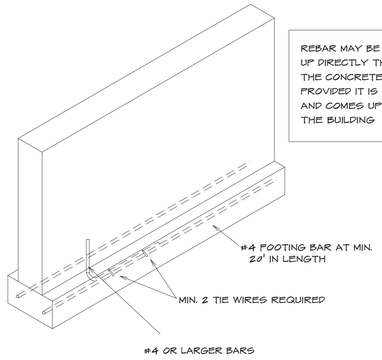
25-5114A

SEE ELEVATION FOR
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE... DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D. = SMOKE DETECTOR

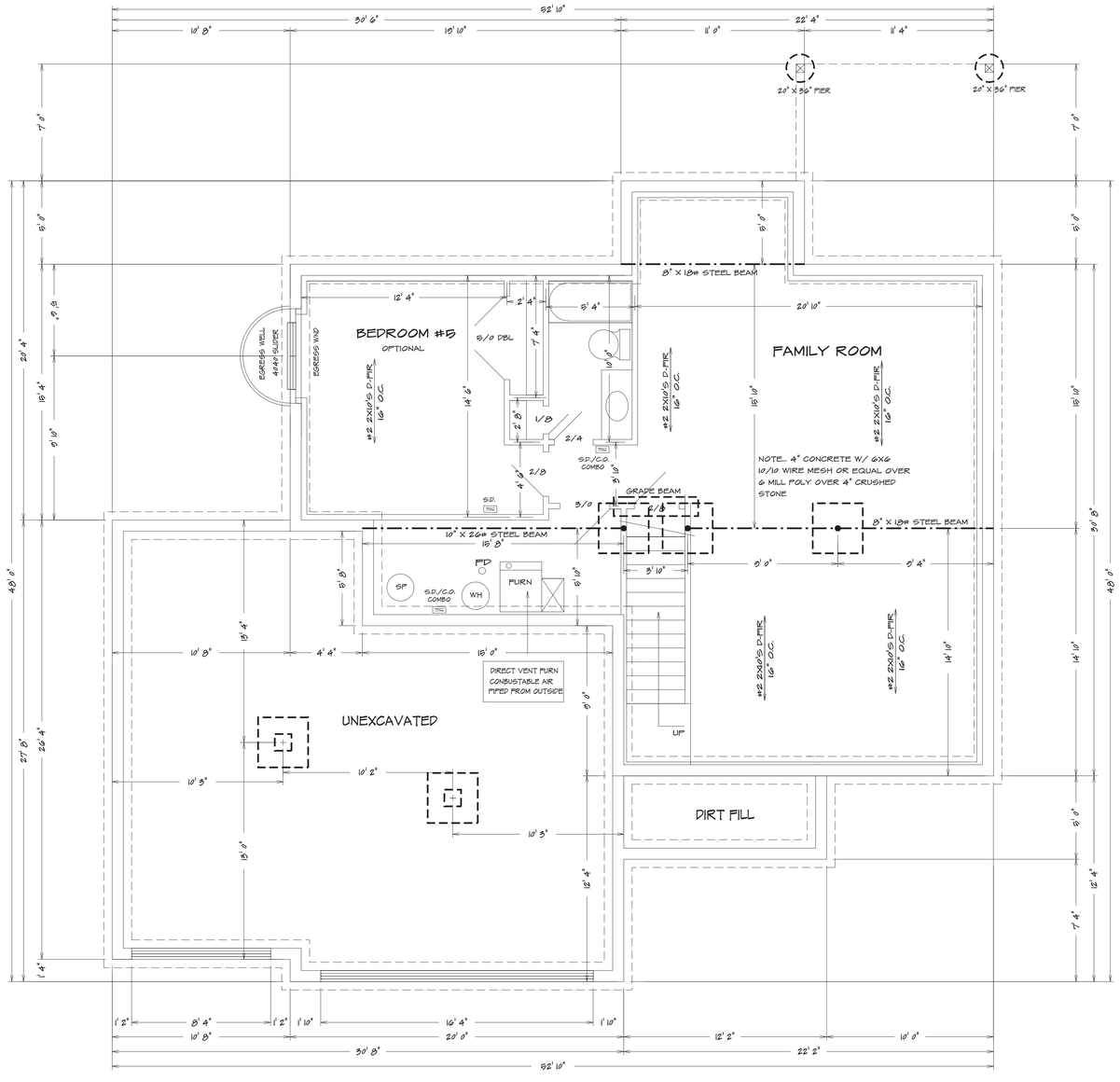


REBAR MAY BE BROUGHT UP DIRECTLY THROUGH THE CONCRETE. PROVIDED IT IS SLEEVED AND COMES UP INSIDE THE BUILDING

1. Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system... This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 6.0 m (20 ft) of one or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 13 mm (1/2 in.) in diameter, or consisting of at least 6.0 m (20 ft) of bare copper conductor not smaller than 4 AWG.
2. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system." Proper lap splices are required

UFER GOUNDING SECTION

Note...Bridging. Joists exceeding a nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet. (R502.7.1)



BASEMENT PLAN
1/4" = 1'0"

ALL NOTES, SECTIONS AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

SHEET NO. 2	APPROX. SQ.FT.
PLAN NO. 25-5114	FILE NAME: 5114BSMT
DATE DRAWN:	DATE REVISED:
PHONE:	PHONE:
	LOT NO.

HOME BUYER:
BUILDER:
SUB-DIVISION:

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SEE ELEVATION FOR
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE... DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D. = SMOKE DETECTOR

GENERAL HEADER SPECIFICATIONS:

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE FLY
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.

USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.

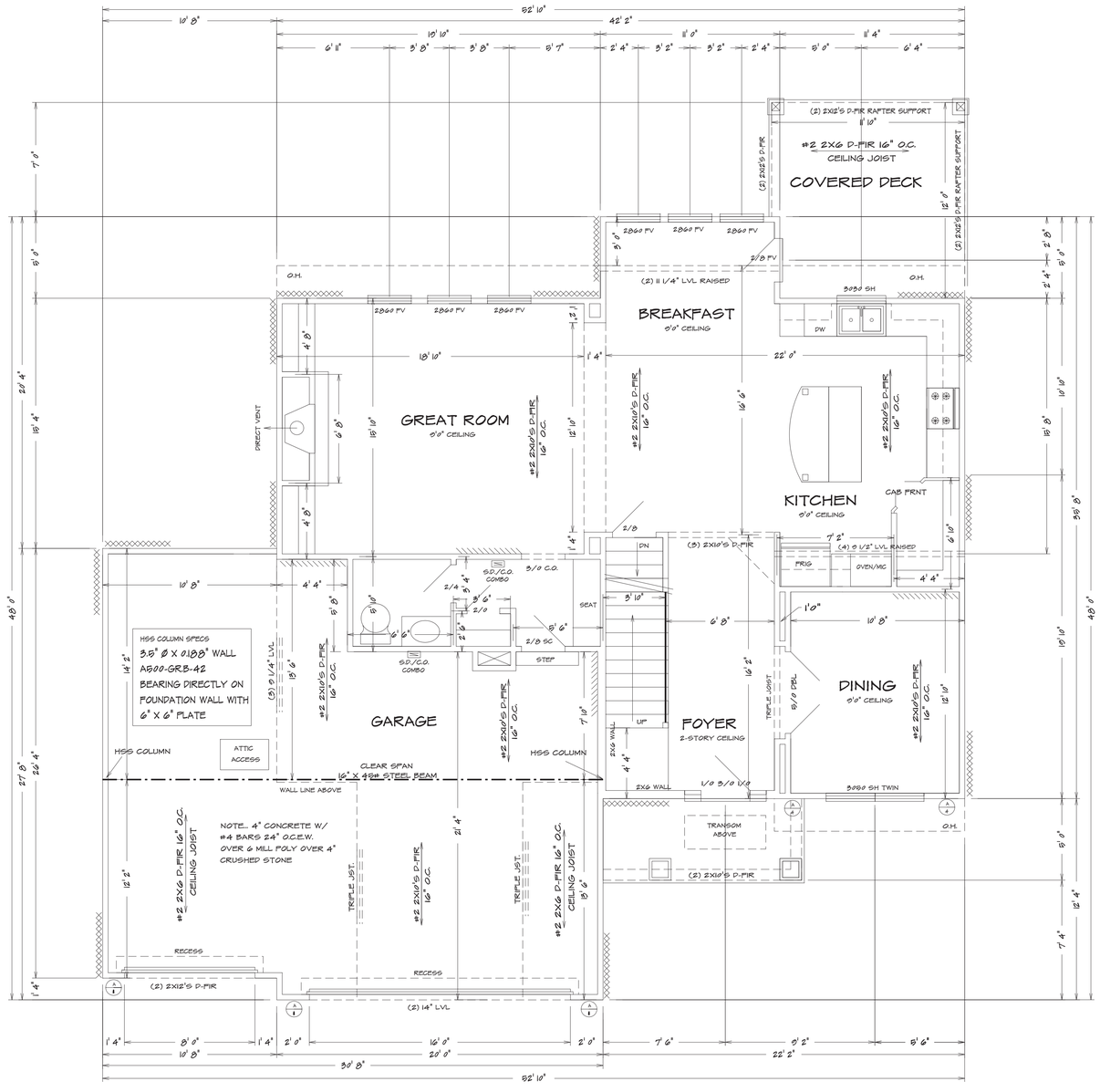
R312.2.1 Window sills.
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:
1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.
Exception:
The glazed areas shall not be required where artificial light and a local exhaust system are provided.
The minimum local exhaust rates shall be determined in accordance with Section M1507.
Exhaust air from the space shall be exhausted directly to the outdoors.



FIRST FLOOR PLAN
1/4" = 1'0"

ALL NOTES, SECTIONS AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

SHEET NO.	3
APPROX. SQ.FT.	
PLAN NO.	25-5114
FILE NAME:	5114FLR1
DATE DRAWN:	
DATE REVISED:	
DESIGNER:	
PHONE:	
PHONE:	
LOT NO.	

HOME BUYER:

BUILDER:

SUB-DIVISION:

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STATE OF MISSISSIPPI
AARON DELANO OBERMEYER
NUMBER 19580
PROFESSIONAL ENGINEER
D-30

25-5114A

SEE ELEVATION FOR
WALL HEIGHTS

NOTE.. ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE.. DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D. = SMOKE DETECTOR

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9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
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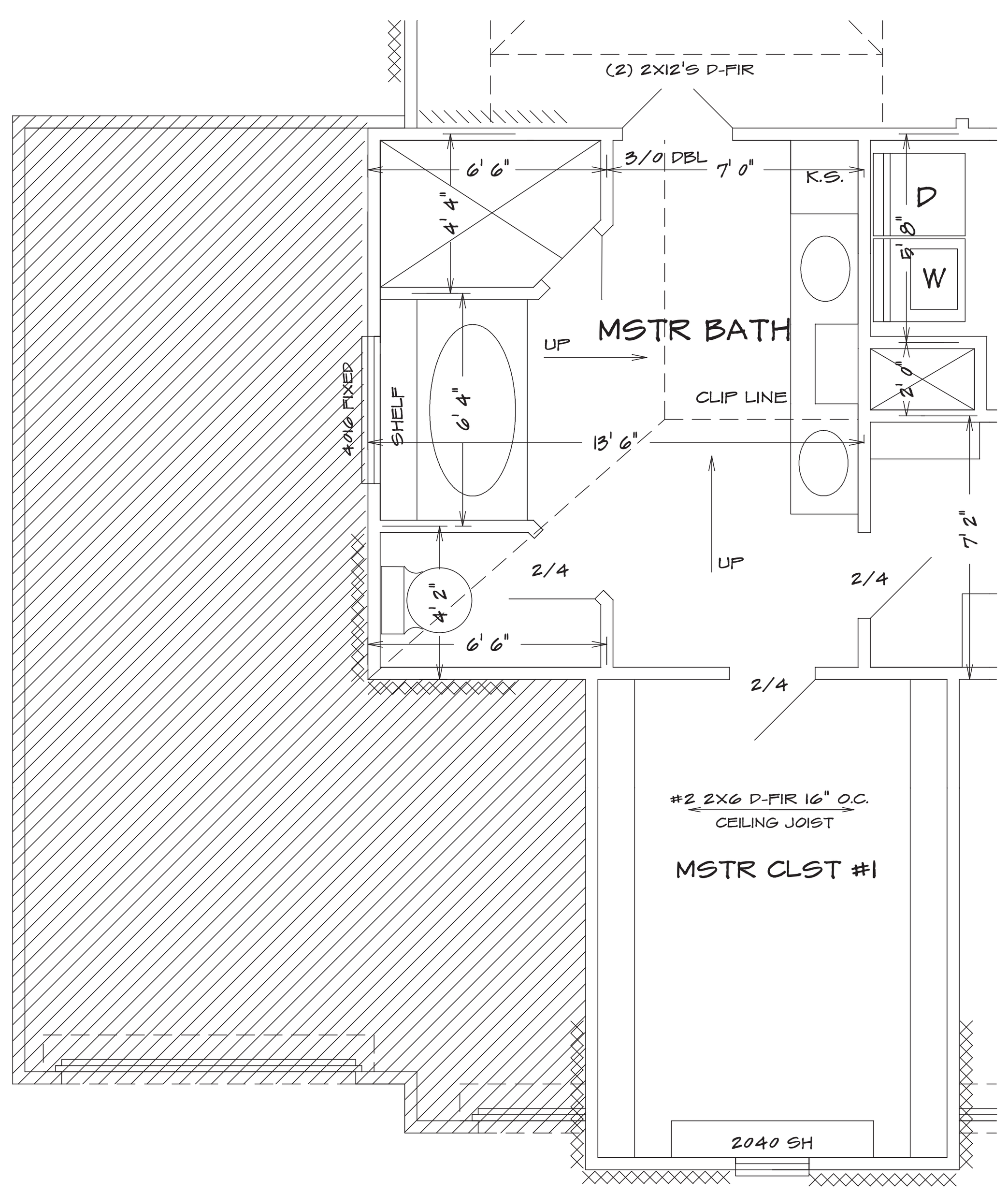
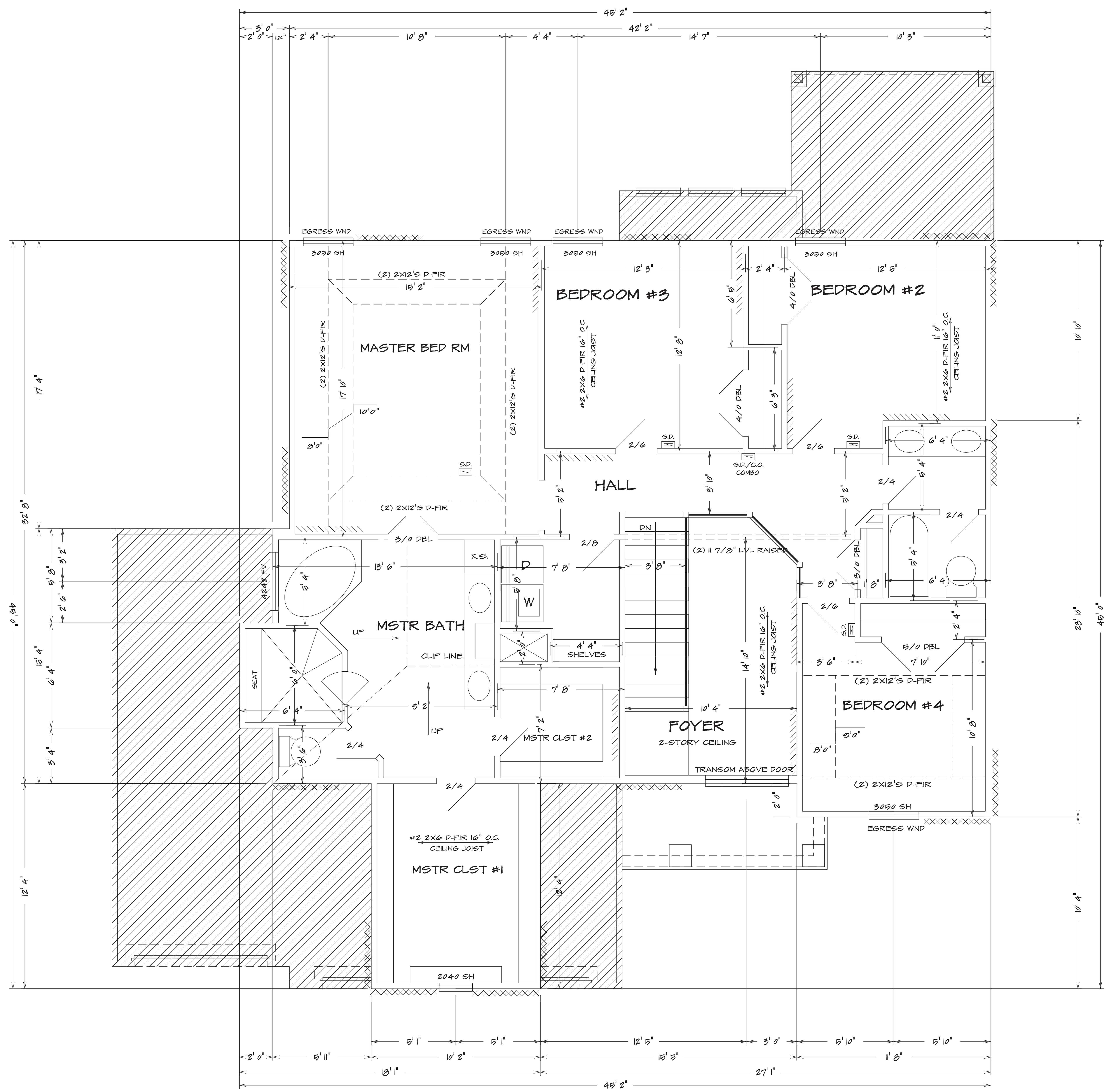


OPTIONAL MSTR BATH



SECOND FLOOR PLAN

1/4" = 1'0"

ALL NOTES, SECTIONS AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.
Exception:
The glazed areas shall not be required where artificial light and a local exhaust system are provided.
The minimum local exhaust rates shall be determined in accordance with Section M1507.
Exhaust air from the space shall be exhausted directly to the outdoors.

2S-5114A

SHEET NO. 4

PLAN NO. 2S-5114

FILE NAME: 5114FLR2

APPROX. SQFT.

DATE DRAWN:

DATE REVISED:

DESIGNER:

PHONE:

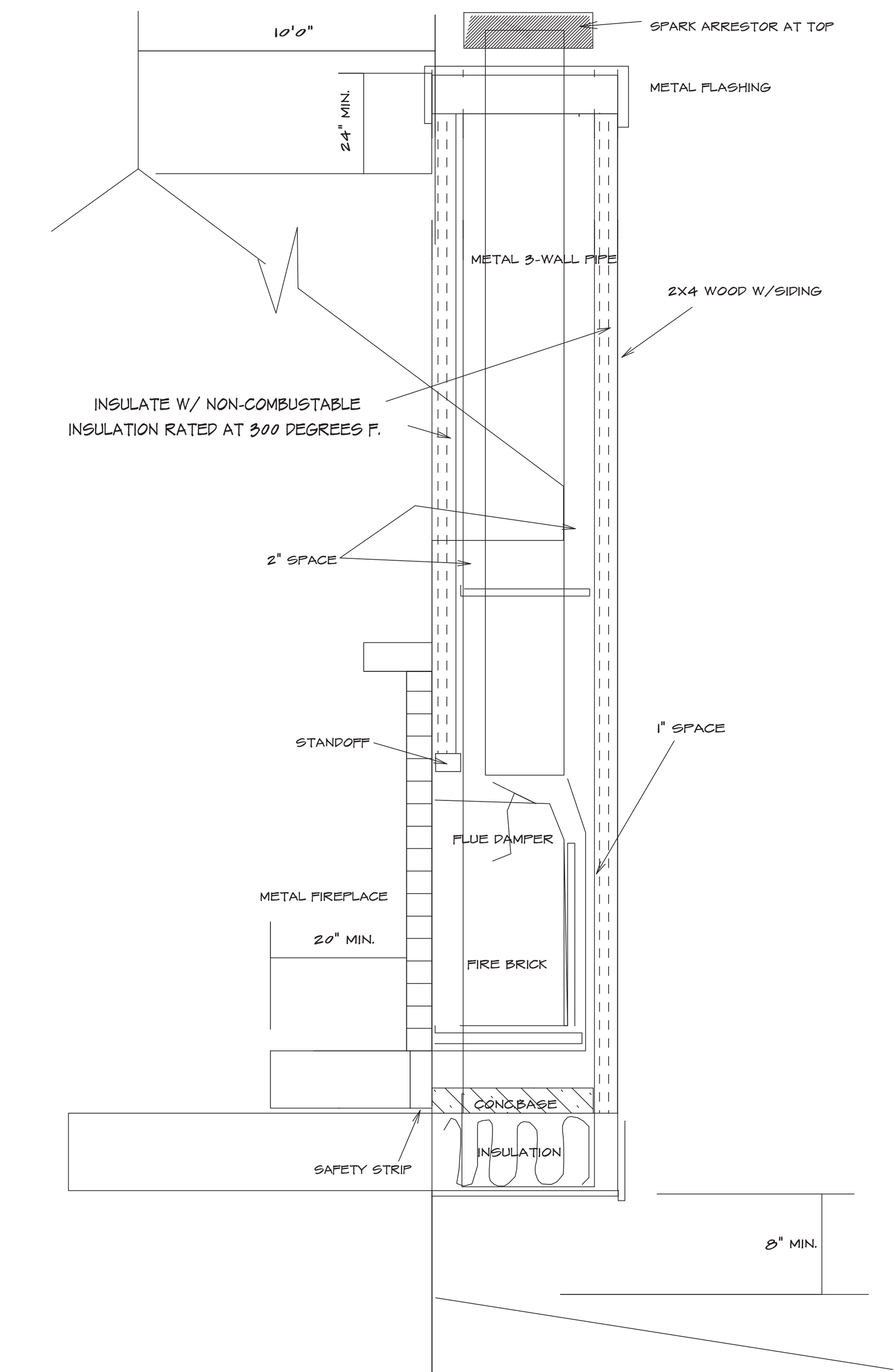
PHONE:

LOT NO.

HOME BUYER:

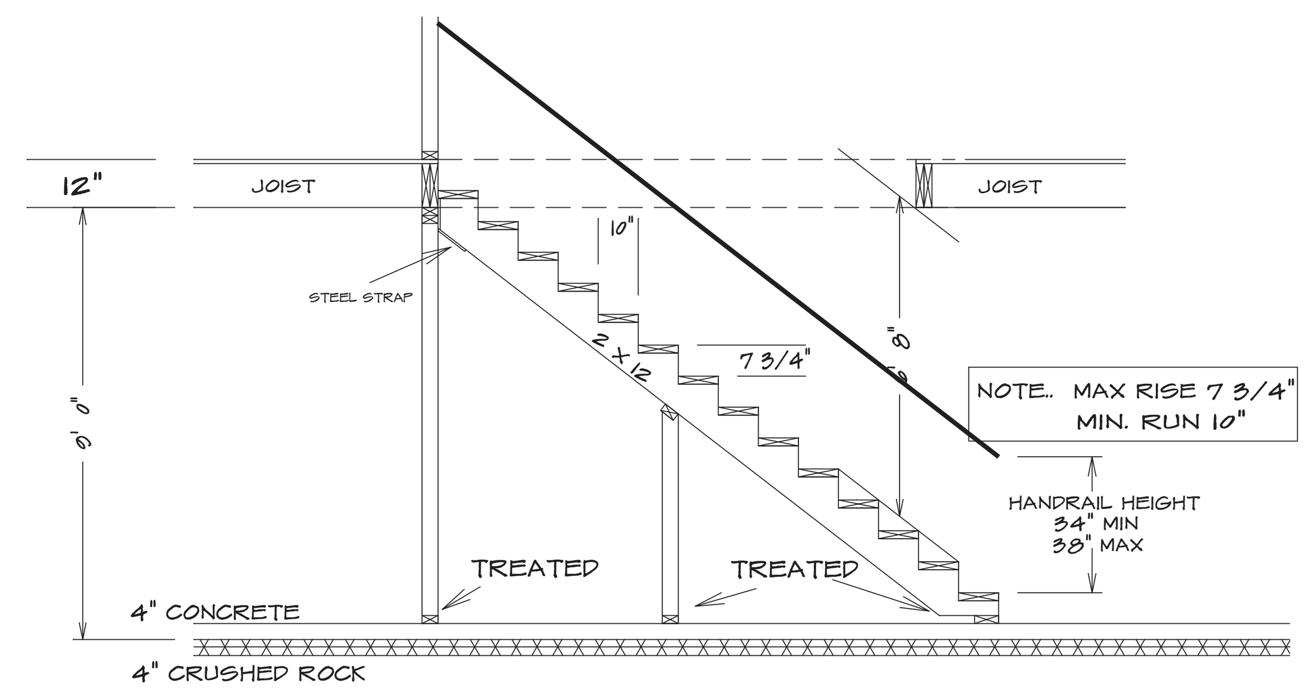
BUILDER:

SUB-DIVISION:



TYPICAL METAL FIRE PLACE

NOTE: SEE SPECS FOR SPECIFIC APPLICATIONS.



STAIR SECTION (TYP)

TYPICAL F.P. FRONT

EMERGENCY EGRESS

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN. OPENABLE AREA OF 5.7 SR. FT. WITH A MIN. OPENABLE HEIGHT OF 24" AND WIDTH OD 21"

GARAGE

1. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS
2. DOORS BETWEEN GARAGE AND DWELLING - MIN 1 3/3" SOILD CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED
3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHTOUT
4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

ELECTRICAL OUTLETS

1. ALL OUTLETS TO BE BRANCH CIRCUIT-INTERRUPTER OR GROUND FAULT CIRCUIT-INTERRUPTER PROTECTED

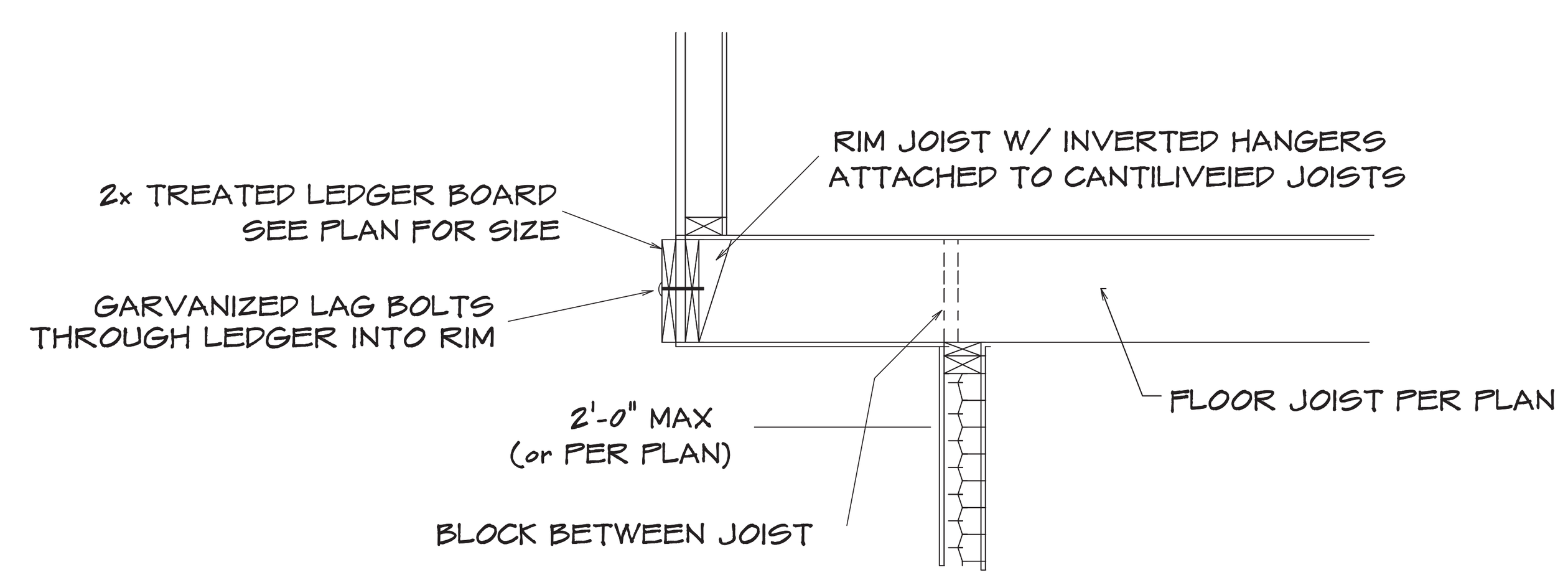
   EXCEPT.. REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP AND SINGLE OUTLET IN GARAGE FOR A FREEZER

2. ALL RECEP. TO BE TAMPER RESISTANT

GLAZING

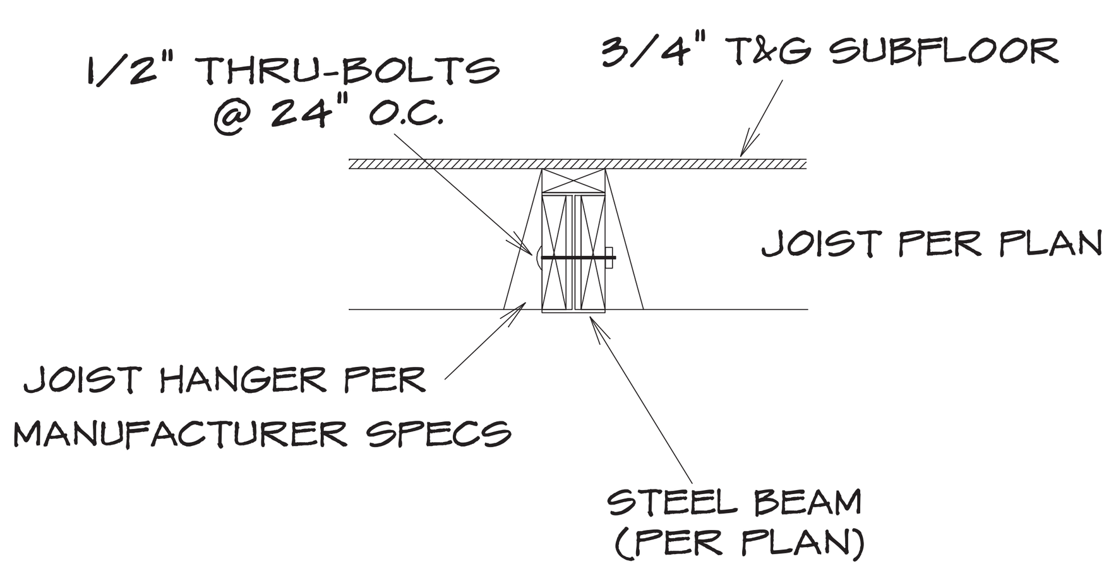
GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE APPROVED SAFTY GLAZING MATERIALS: GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTEM EDGE IS WITHIN 60" OF THE FLOOR: WALLS ENCLOSED 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 OPENABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTEM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITH IN 36"

TYPICAL FRAMING DETAILS (Not to Scale)

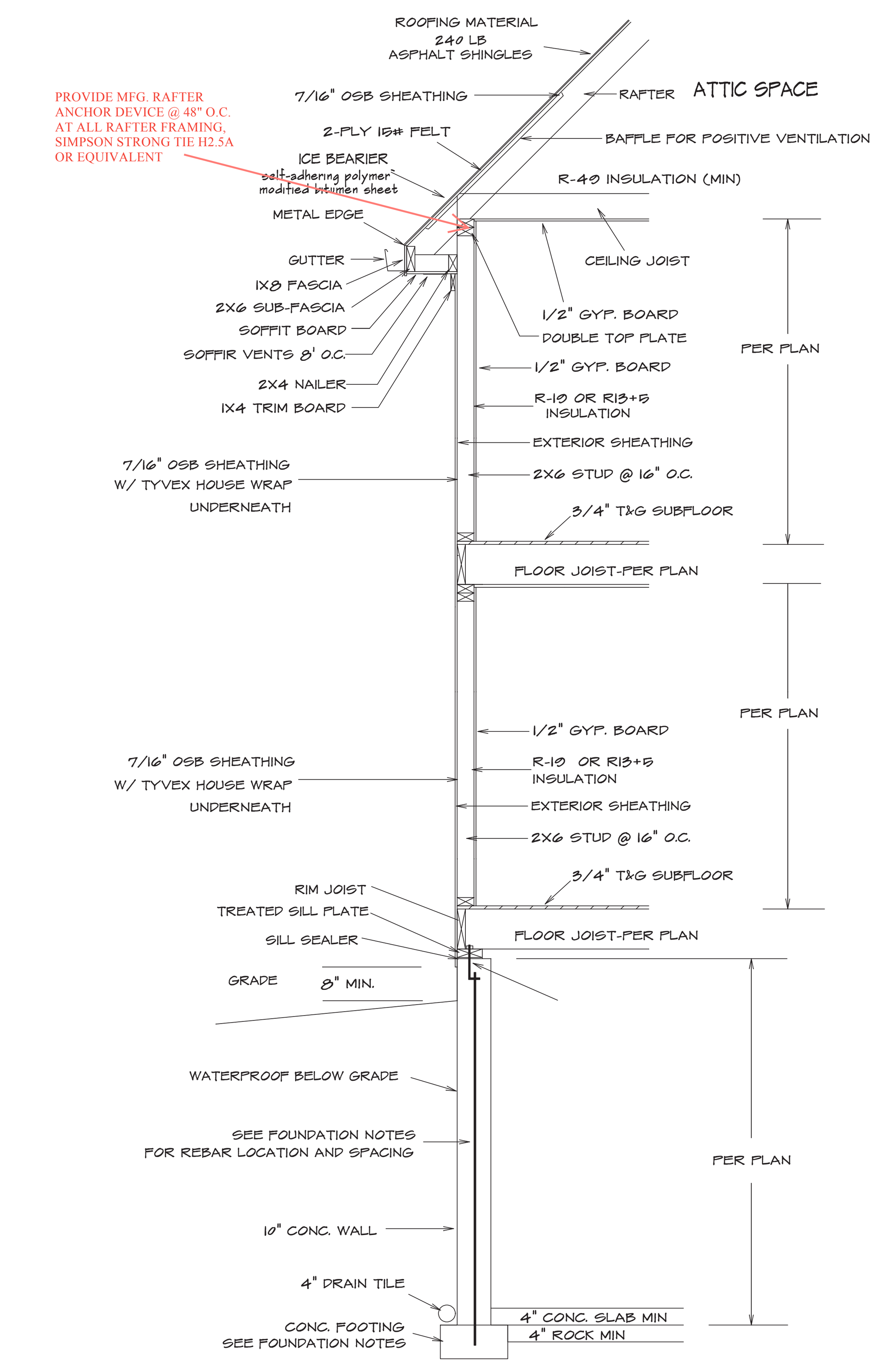


DECK JOIST SPAN	1/2" 0 LAG SPACING	EQUIVALENT SPACING FOR 16" O.C. JOIST BAYS
UP TO 10'-0"	16" O.C.	N/A
10'-0" -14'-0"	12" O.C.	16" O.C. DBL. EVERY OTHER
14'-0" -18'-0"	8" O.C.	16" O.C. DBL. EVERY JOIST BAY

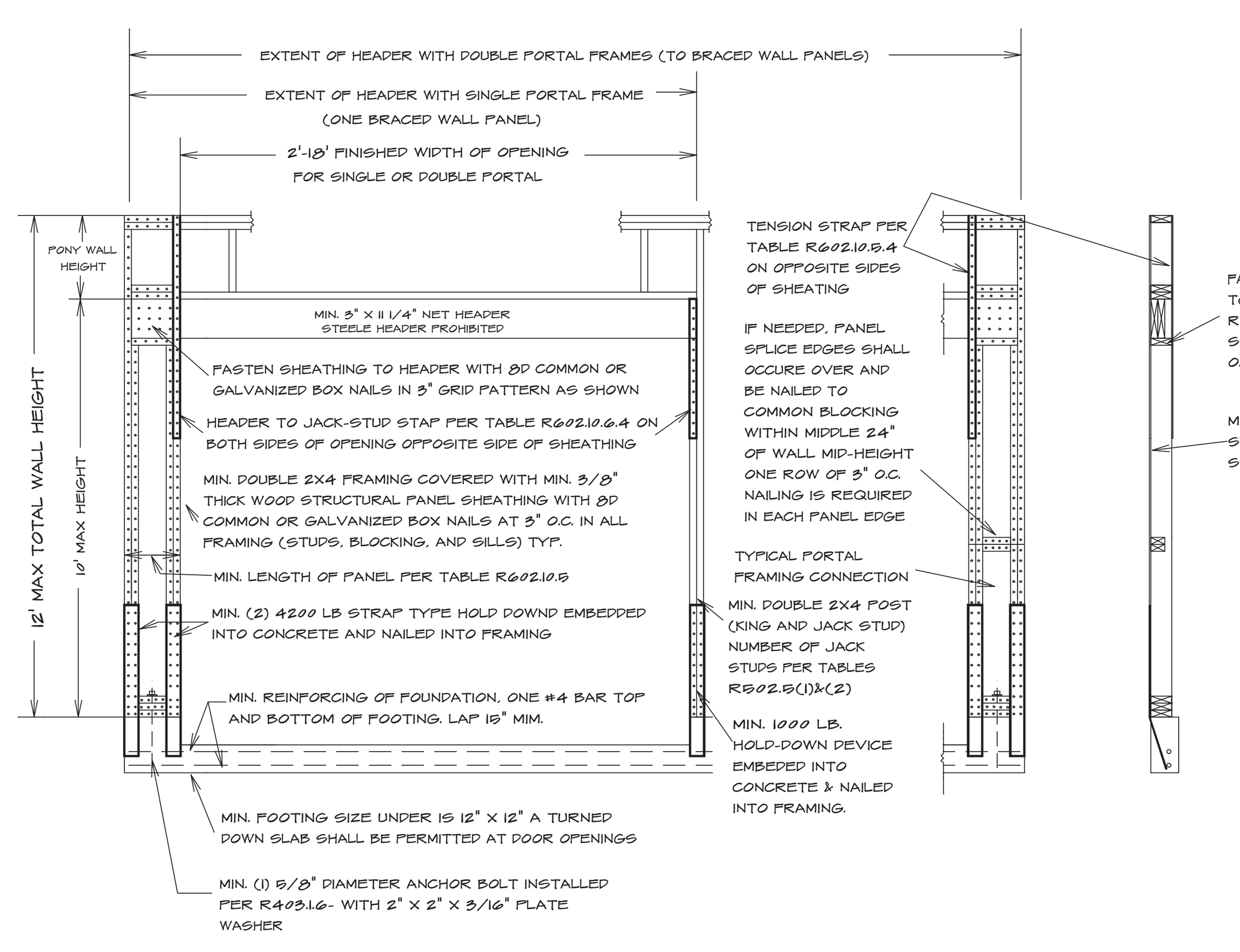
TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



UPSET STEEL BEAM/JOIST CONNECTION



TYPICAL WALL SECTION



A

ALTERNATE BRACED WALL PANEL

R602.10.3.3 Method PFH: Portal frame with hold-downs

BRACED WALLS:

xxxxxxxxxxxxxxxxx METHOD WSP (R602.10.2 2012 IRC): MIN. 5/16" APA RATED WITH 8d NAILS @ 6" AND 12"

////////////// METHOD GB (R602.10.2 2012 IRC) : MIN. 1/2" GYPSUM BOARD WITH NO. 6 1-1/4" TYE W OR S SCREWS @ 7" O.C. EDGES AND WALL (4'-0" LONG, BOTH FACES OF WALL

A/1 ALTERNATE BRACED WALL PANEL
R602.10.3.3 Method PFH: Portal frame with hold-downs

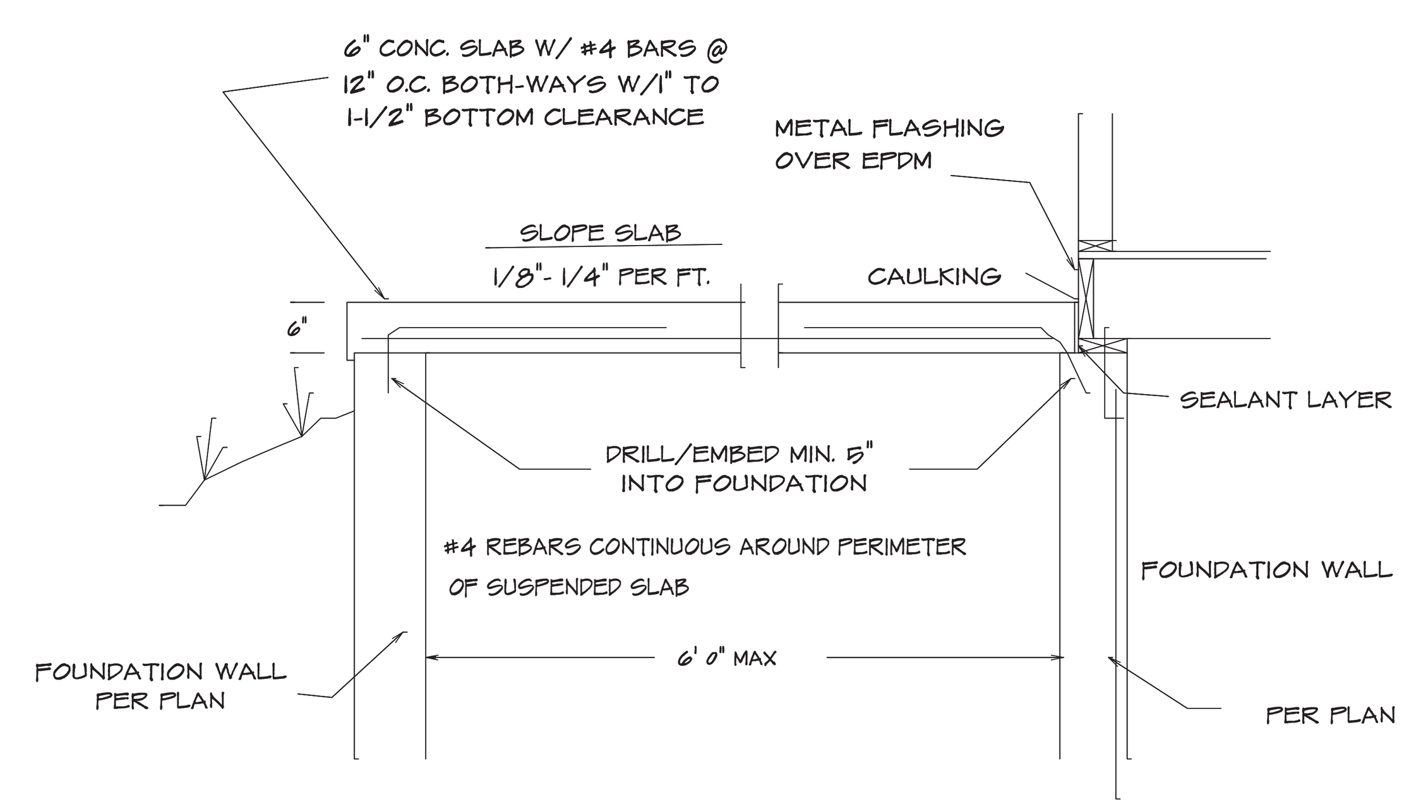
A/2 ALTERNATE BRACED WALL PANEL .
R602.10.3.4 Method PFG: at garage door openings in Seismic Design Categories A, B and C

A/3 ALTERNATE BRACED WALL PANEL .
R602.10.3.2 Method ABW: Alternate braced wall panels

A/4 ALTERNATE BRACED WALL PANEL .
R602.10.6.4 Method CS-PF: Continuously sheathed portal frame

2. PROVIDE SOLID BLOCKING ABOVE AND BELOW ALL BRACED WALL LINES WHERE FRAMING ABOVE OR BELOW RUNS PERPENDICULAR TO THE BRACING. THE BRACED WALL SOLE PLATE AND TOP PLATE SHALL BE FASTENED TO BLOCKING (RO PARALLEL FRAMING MEMBER WHERE PROVIDED) WITH (3) 16d NAILS @ 16" O.C.

3. SIMPSON STHD-14 HOLD-DOWN STRAPS MAY BE SUBSTITUTED WITH SIMPSON PHD2 HOLD-DOWNS AND A 5/8" ANCHOR ROD DRILLED AND EPOXIED A MIN. 7" INTO THE FOUNDATION



FORMWORK OPTIONS:

1. PROVIDE VULCRAFT 2VLi (OR EQUAL CORRUGATED DECKING (SHORE AT MID-SPAN DURING CONSTRUCTION) or
2. PLYWOOD FORMS WITH EXPANDABLE BAR JOIST OR TEMPORARY FRAMED WALLS BY CONTRACTOR

SUSPENDED PORCH STOOP DETAIL

OPTIONAL

PORCH SLAB (6'SPAN OR LESS)

1. MAXIMUM SPAN = 6'
2. MINIMUM 6" THICKNESS
3. #4 REBARS AT 12" O.C. EACH WAY
4. MIN. 1-1/2" OF CONTINUIUS BEARING AT THE EDGES OF SLAB
5. PORCH SLAB GREATER THEN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB

INSULATION NOTES:

2018 IRC
MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS FOLLOWS:

EXTERIOR FRAMED WALLS	(R19 OR R13+5)
FLOOR OVER HEATED SPACE	R19
FLOOR OVER OUTSIDE AIR	R19
ATTIC - BLOWN IN	R49
CATHEDRAL CEILING	R30

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 Carbon monoxide alarms.
For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

R315.2 Carbon monoxide detection systems.
Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, i nstalled and maintained in accordance with this section for carbon monoxide alarms and NFPA 720, shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner and shall be monitored by an approved supervising station.

SMOKE ALARMS:

2018 IRC
PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING ROOM AND ON EACH FLOOR, INCLUDING BASEMENT. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. (SECTION R314.5)

FRAMING NOTE

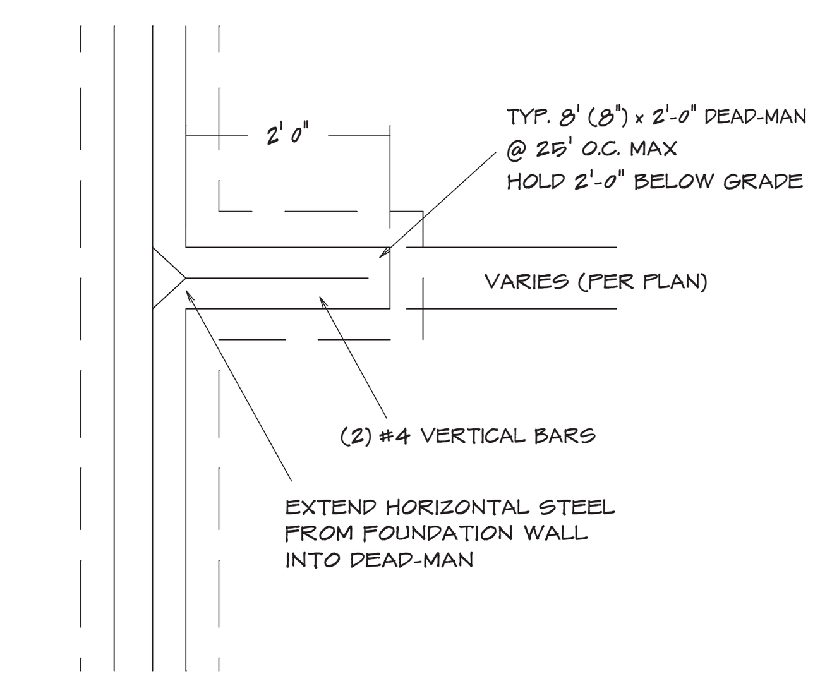
1. ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH
2. ALL HEADERS TO BE MIN. (2) #2-2X10
3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS
4. ALL HEADRS TO BEAR ON MIN. OF (2) 2X4 STUDS
5. JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SEC. R502.4
6. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALL PER IRC SEC. R703
7. WHERE CEILING JOIST ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOIST ARE NOT INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE
8. COLLAR TIES SHALL BE PROVIDED IN THE ATTIC SPACE IN THE UPPER 1/3 OF ATTIC
9. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN.)
10. MIN 20 YR. ASPHALT SHINGLES
11. RAFTER TIES SHALL NOT BE REQUIED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN. PER IRC SEC. 802.3

R312.2 Guard opening limitations.
Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" or more in diameter.

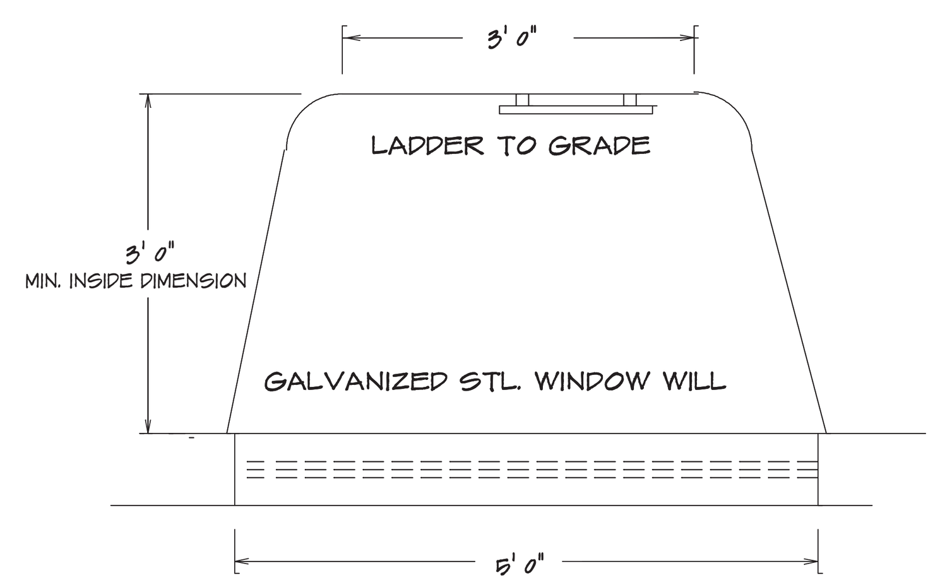
R302.5.1 Opening protection.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

TYPICAL DETAILS

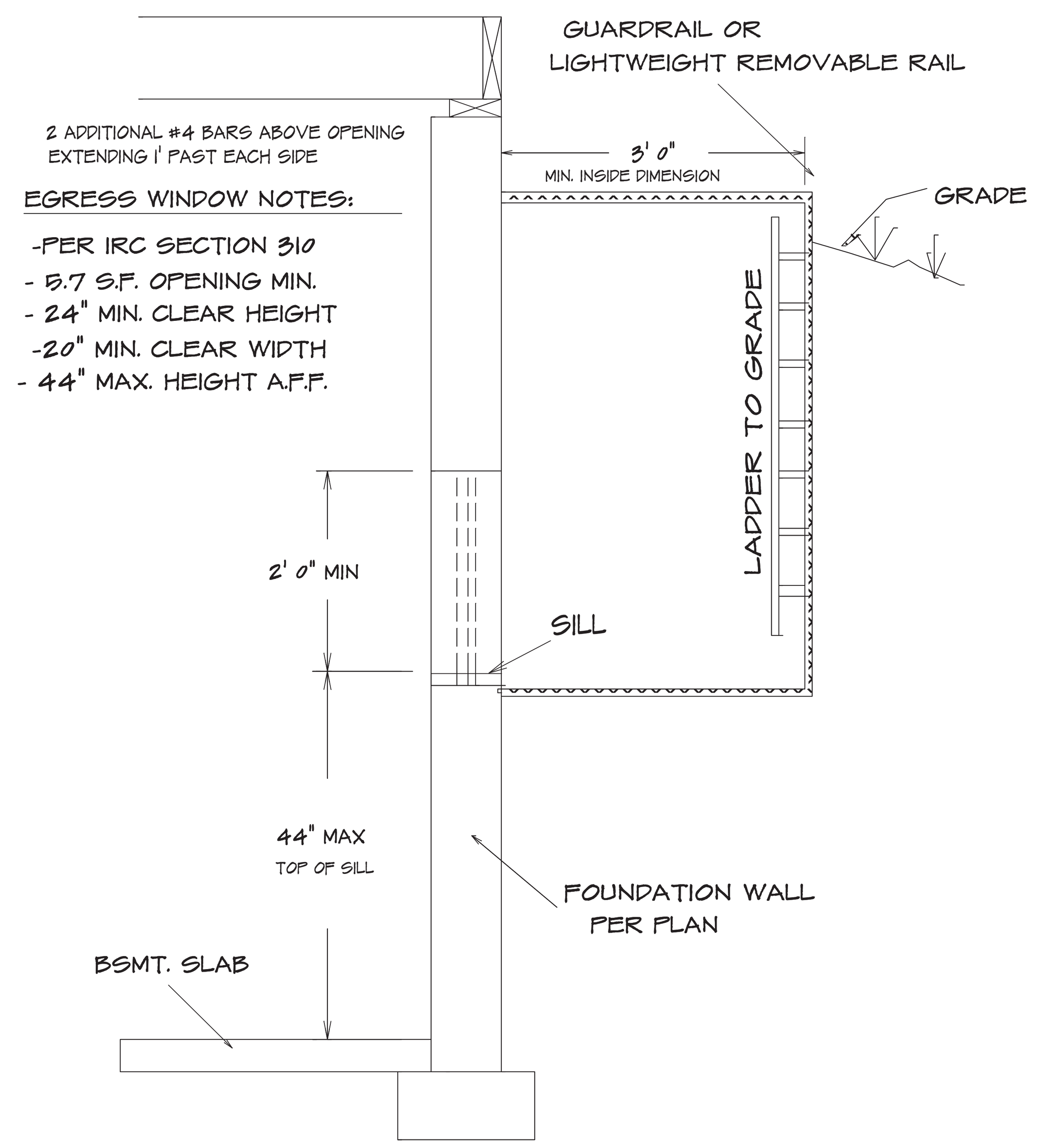
SHEET NO. 5
APPROX. SQ.FT.
PLAN NO. 25-5114
FILE NAME: 5114SEC1
DATE DRAWN:
DATE REVISED:
DESIGNER:
PHONE:
PHONE:
LOT NO.
HOME BUYER:
BUILDER:
SUB-DIVISION:



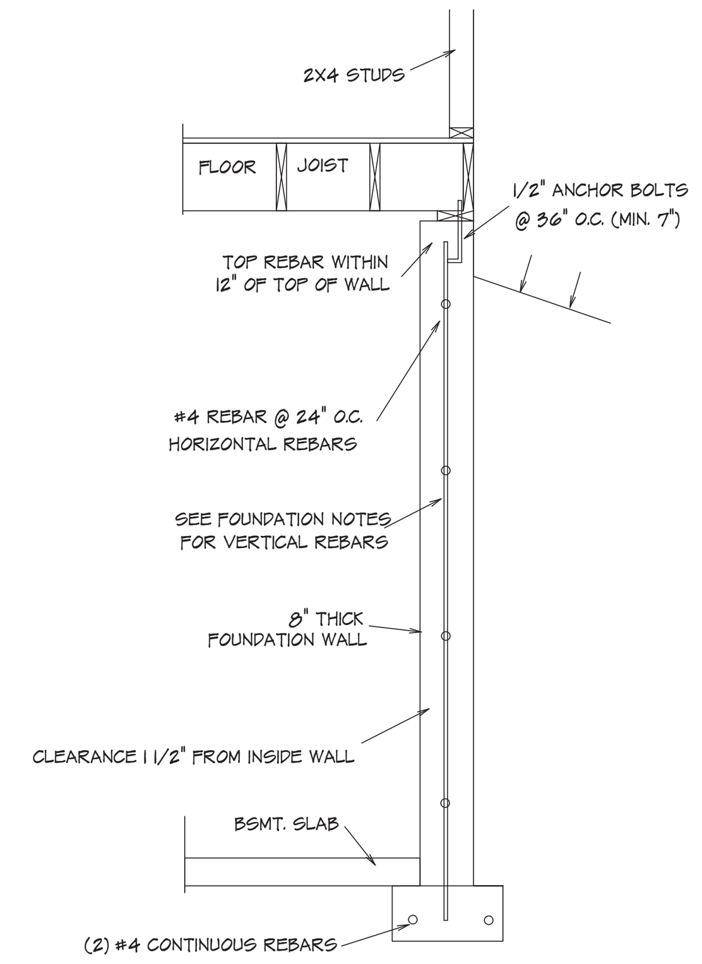
TYPICAL DEAD-MAN SECTION



TYPICAL EGRESS WINDOW PLAN SECTION



TYPICAL EGRESS WINDOW SECTION DETAIL



TYPICAL FOUNDATION WALL

FOUNDATION NOTES:

FND WALL REINFORCEMENT (CLASS 60 SOIL,
EXCEPT FOR RARE CIRCUMSTANCES)
9' WALL W/ 8' BACKFILL VERT. #4 REBARS @ 16" O.C.

Foundation wall horizontal reinforcement shall be installed as follows:
#4 bars at 24" on center.
#4 bar within 12" of top and bottom of wall.
Minimum Grade 40 (40 ksi) steel (per ACI 332).
Horizontal reinforcement shall be installed on the compression side (soil side) of the vertical reinforcement.

Concrete strength shall comply with the following minimum strength requirements at 28 days [IRC R402.2]:
2,500 psi for basements 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 or flatwork where exposed to weather.
Rebar shall be minimum 40 ksi unless noted otherwise.

Minimum concrete cover for reinforcement (per ACI 318):

Cast against earth	Exposed to weather	Not exposed to weather
3"	#5 or smaller 1 ½	Slabs ¾ (u.n.o.)

Minimum requirement for vertical rebar in plain concrete walls is #4 @ 36" on center (ACI 332).

Vertical bars shall be continued up to within 8" 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 inches at ends, splices, and around corners.

8" X 4'0" CONCRETE WALL WITH (3) #4 REBARS HORZ. AND WITH #4 REBARS @ 24" O.C. VERTICALLY

SET ON A 16" X 8" CONCRETE FOOTER WITH (2) #4 REBARS CONTINOUS. 3" FROM BOTTOM

CONCRETE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK.

CONCRETE GARAGE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK WITH 6X6 10/10 WIRE MESH.

COLUMN FOOTING FOR MIN. SOIL LOAD OF 2000 PSF
48" X 48" X 12" CONCRETE PADS WITH (7) #4 REBARS EACH WAY (UNLESS NOTED).

CONCRETE GRADE PADS - 16" X 8" WITH (2) #4 REBARS CONTINOUS. (UNLESS NOTED)

ALL FOOTINGS SHALL EXCEED A MINIMUM FROST DEPTH OF 36 INCHES BELOW GRADE.

MAXIMUM DEPTH OF UNBALANCED FILL IS (7 FEET) FOR 8-INCH WALL AND (8 FEET) FOR TEN-INCH WALL.

WATERPROOF CONCRETE WALL FROM FOOTING TO GRADE LINE.

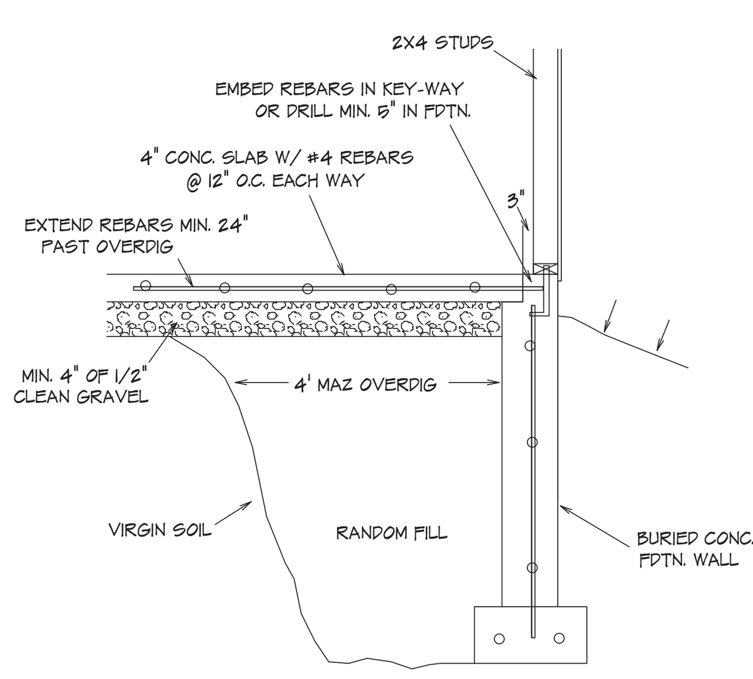
OPTIONAL WALK-OUT WALL
16" X 36" CONCRETE FROST FOOTER W/ (3) #4 REBARS PARALLEL 12" O.C. CONTINOUS.
#4 REBAR VERT. BENT INTO FLOOR 7'0" @ 24" O.C.

BELOW GRADE USE 4" OF CONCRETE ON 4" CRUSHED ROCK WITH 6 MIL-POLY OVER CRUSHED ROCK BELOW GRADE.

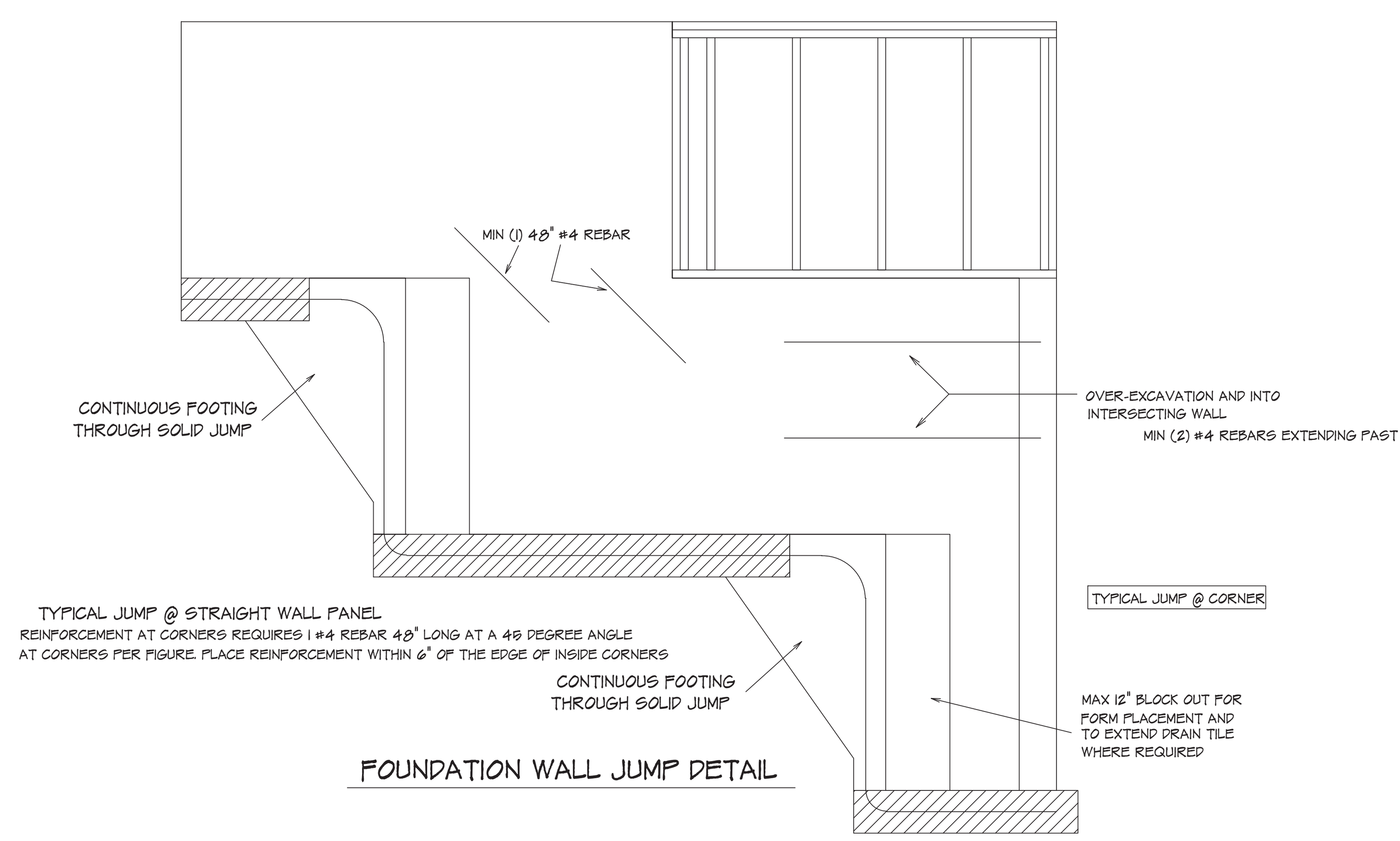
DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN PPROVED DRAINAGE SYSTEM.
GRAVEL OR CRUSHED SONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND DRANAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COMVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

Table No. R-302.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

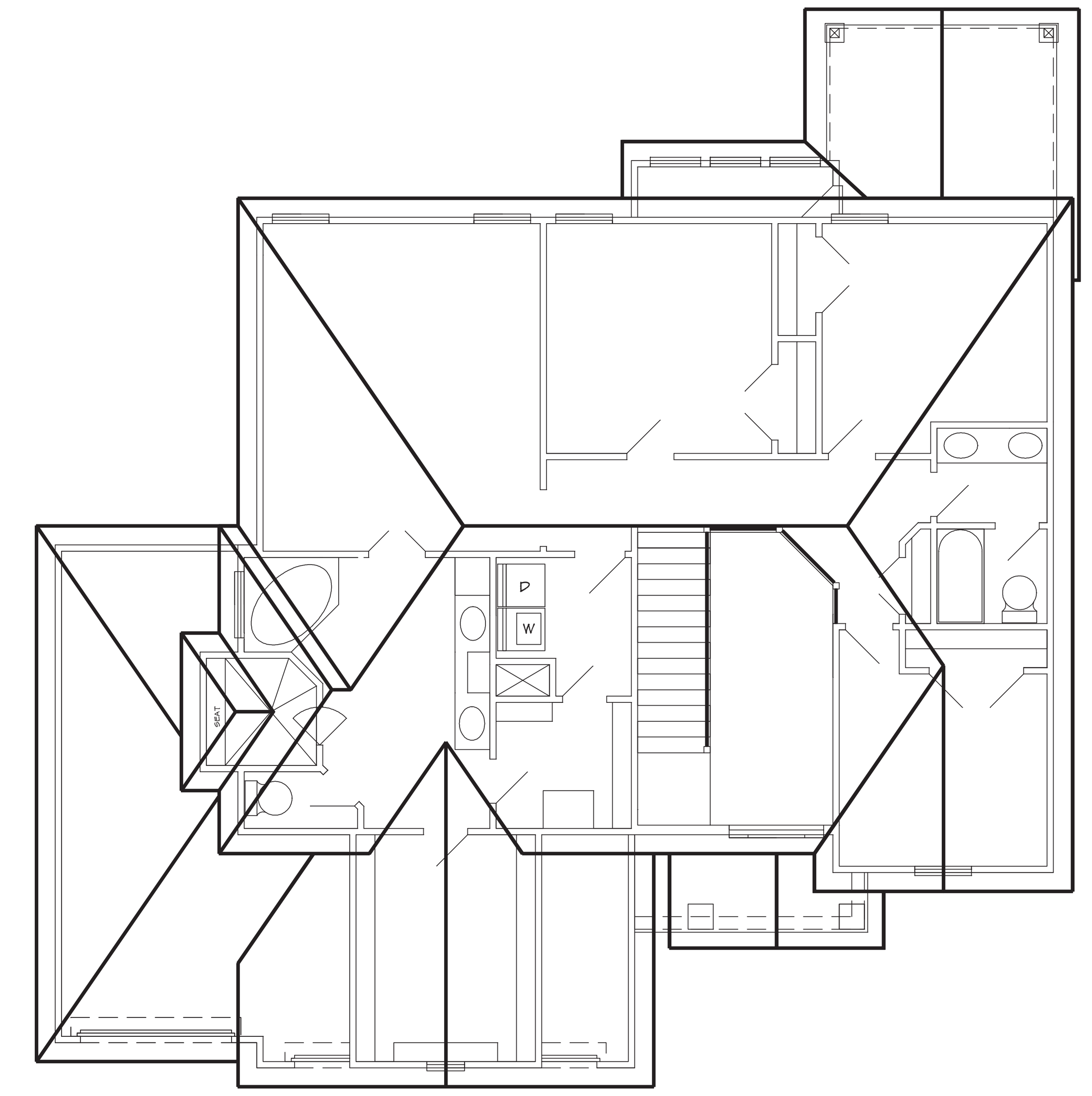
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MININUM SPECIFIED COMPRESSIVE STRENGTH (f'c) — Weathering Potential 2 (KC AREA)		
	Negligible	Moderate	Severe
Basement walls and foundations not exposed to the weather	2,500	2,500	2,500
Basement slabs and interior slabson grade, except garage floor slabs	2,500	2,500	2,500
Basement walls, foundation walls, exterior walls, and other vertical concrete work exposed to the weather	2,500	3,000 4	3,000 4
Porches, carport slabs and steps exposed to the weather, and garge floor slabs	2,500	3,000 4.5	3,500 4.5



TYPICAL OVERDIG @ SLAB



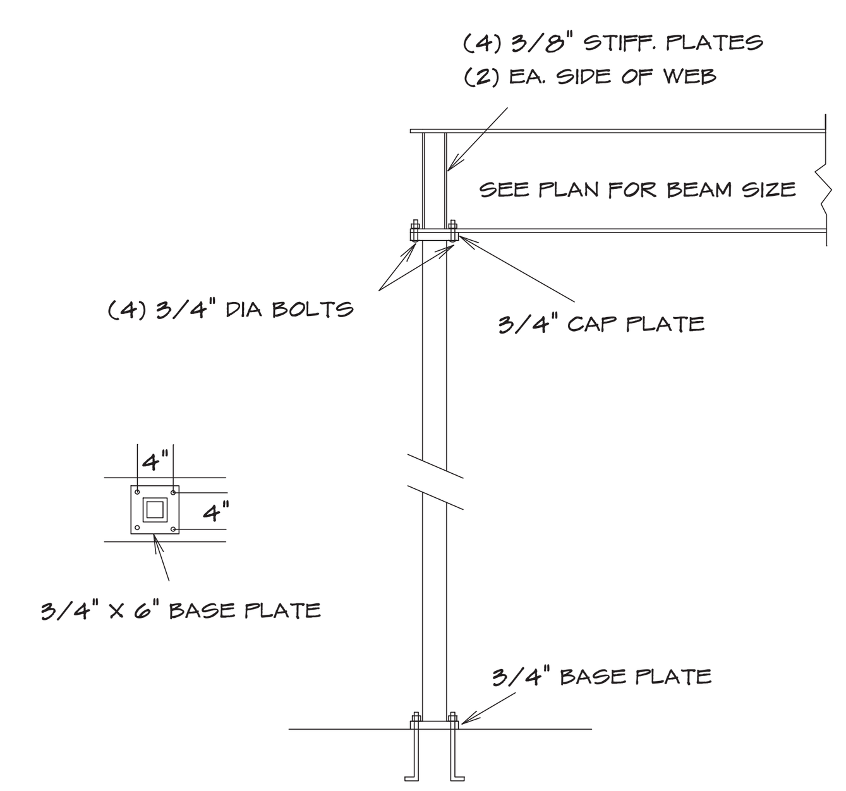
FOUNDATION WALL JUMP DETAIL



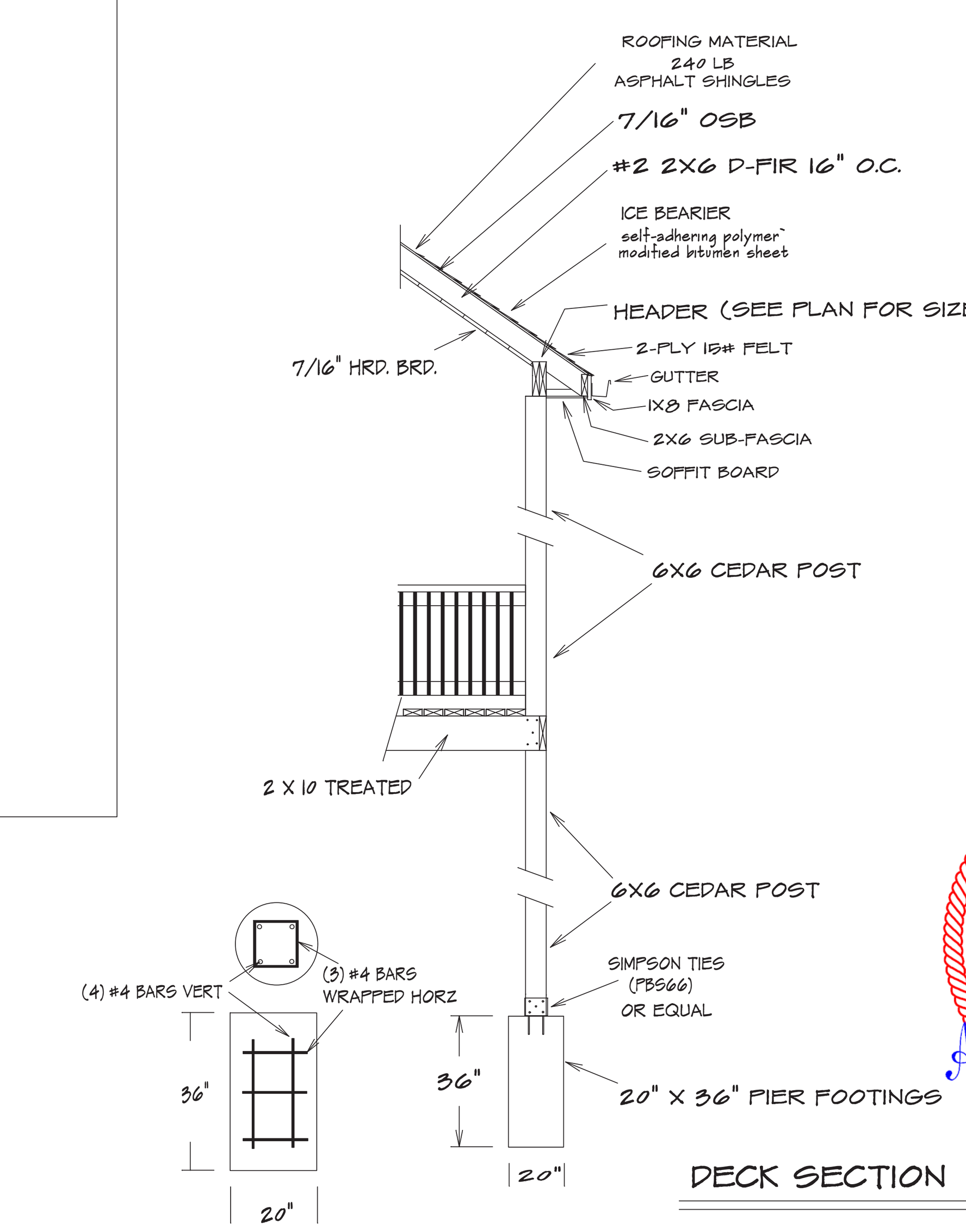
ROOF ELEVATION
1/8" = 1'0"

NOTE: HIP RIDGE FOR THE MAIN ROOF AS:
2X8 #2 D-FIR FOR UNBRACED LENGTH UP TO 5'0"
2X10 #2 D-FIR FOR UNBRACED LENGTH UP TO 10'0"
2X12 #2 D-FIR FOR UNBRACED LENGTH UP TO 12'0"

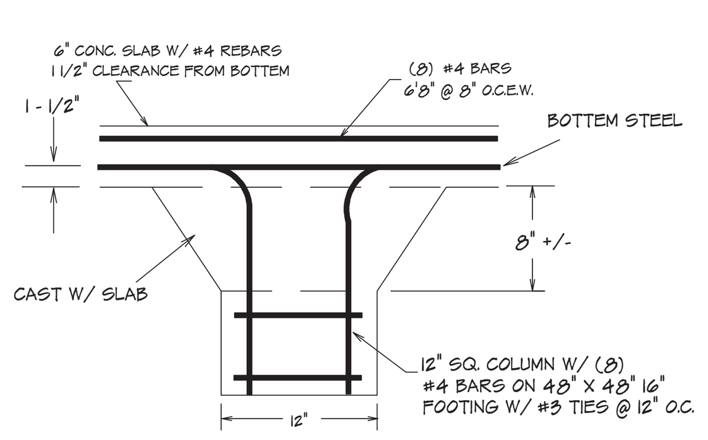
ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C.
UNLESS OTHER WISE NOTED
PURLINGS TO BE 2X10'S #2 D-FIR
PURLING TO BE SUPPORTED TO BEARING WALL LINES
WITH SUPPORTS SPACED 8'0" O.C. MAX
CONNECT RAFTERS TO CEILING JOIST W (4) 16d GALV. NAILS
CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE
WITH (4) 16d GALV. NAILS



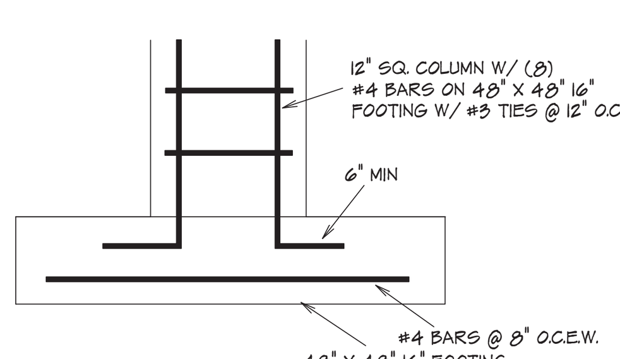
HSS STEEL COLUMN
N.T.S.



DECK SECTION



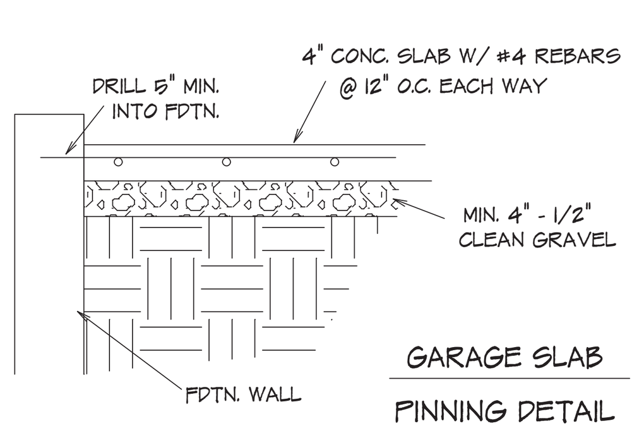
SLAB AT PEDESTAL



PEDESTAL AT FOOTING

REQUIRED FOOTING:

BUILDING HEIGHT	MINIMUM FOOTING	HORIZONTAL REBAR	LOCATION OF REBAR
1 OR 2 STY.	8"T x 16"W	2-#4	3" FROM BTM.
3 STORY	8"T x 24"W	2-#4	3" FROM BTM.
ACC. STR.	8"T x 12"W	2-#4	3" FROM BTM.



GARAGE SLAB
PINNING DETAIL

BUILDER&CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER&CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER&CONTRACTOR ACCEPTS ALL RESPONSIBLITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLAINS. BUILDER&CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBLITY FOR ANY AND ALL COPYRIGHT INFRINGMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER&CONTRACTOR ACCEPTS RESPONSIBLITY FOR ANY AN ON SITE CHANGES MADE TO STRUCTURE.

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO. 25-5114	SHEET NO. 6
BUILDER:	PHONE:	DATE REVISED:	FILE NAME: 5114SEC2	APPROX. SQ.FT.
SUB-DIVISION:	LOT NO.	DESIGNER:		