



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.

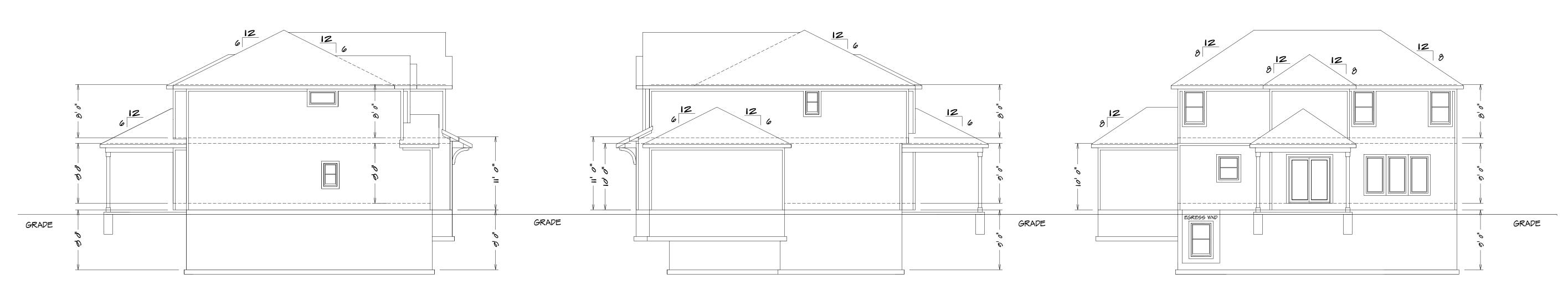
ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC

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

1812 SW BLACKSTONE LEES SUMMIT MO LOT 97 NAPA VALLEY



LEFT ELEVATION 1/8" = 1'0"

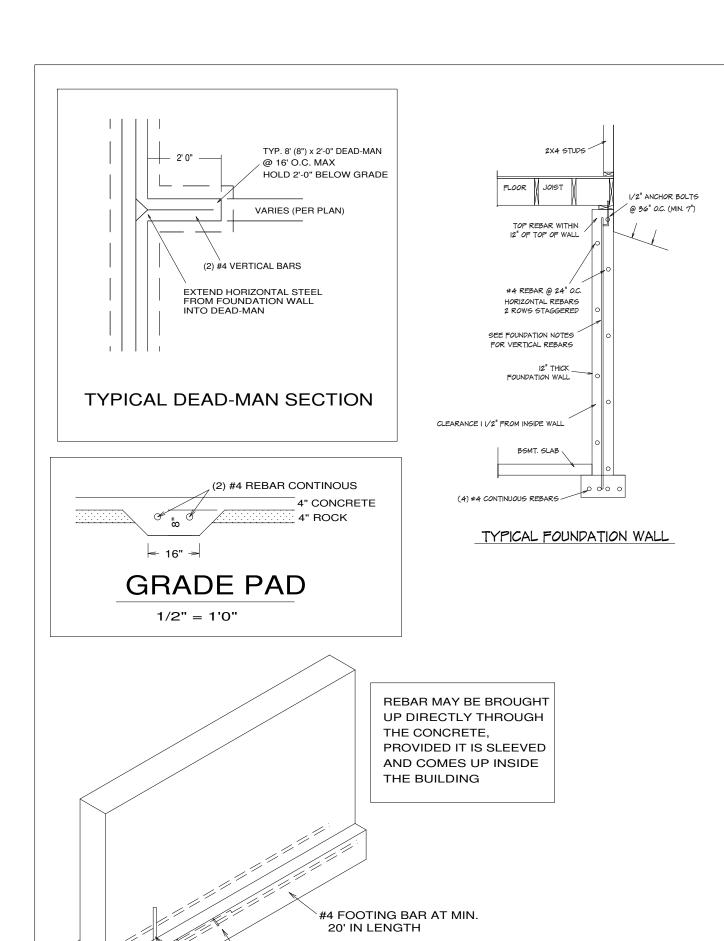
RIGHT ELEVATION 1/8" = 10"

REAR ELEVATION 1/8" = 10"



SQUARE FOOTAGE LIVING AREA FIRST FLOOR = 1105 SECOND FLOOR = 1465 OPTIONAL BASEMENT = 675 COVERED PATIO = 144

UNFINISHED AREA STORAGE BASEMENT = 205 GARAGE = 722



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.

#4 OR LARGER BARS

MIN. 2 TIE WIRES REQUIRED

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

STEEL COLUMNS TO BE
3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED
IN ACCORDANCE WITH ASTM A53 GRADE B OR
APPROVED EQUIVALENT UNLESS NOTED

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.

SEE ELEVATION FOR WALL HEIGHTS

(R502.7.1)

NOTE... ELECTRICAL SERVICE TO BE 200 AMP.

NOTE... DOUBLE JOIST UNDER ALL PARALLEL WALLS ABOVE UNLESS NOTED BUILDING HEIGHT FOOTING HORIZONTAL LOCATION OF REBAR

I OR 2 STY. 8"T × I6"W 2-#4 3" FROM BTM.

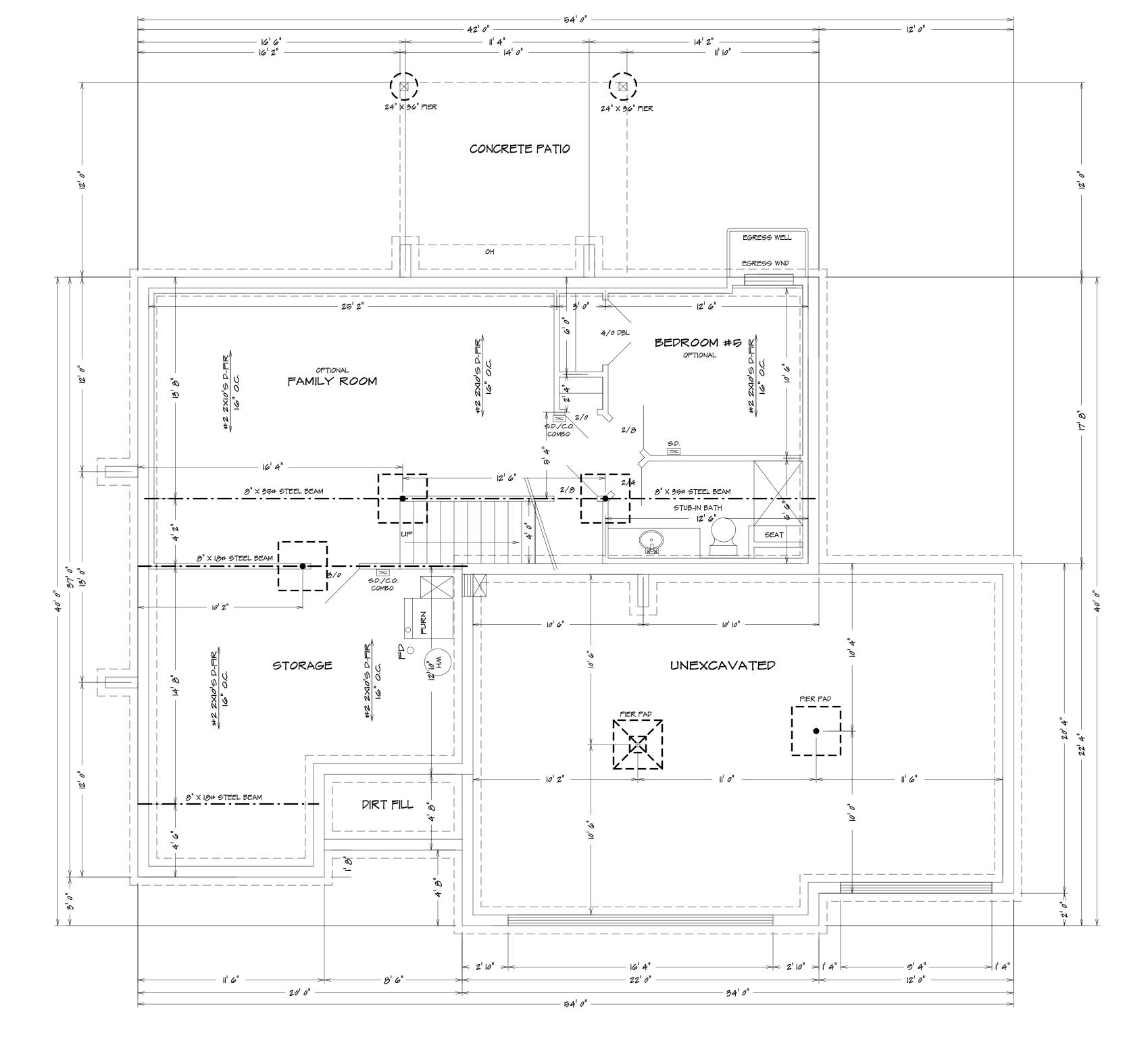
3 STORY 8"T × 24"W 2-#4 3" FROM BTM.

ACC. STR. 8"T × I2"W 2-#4 3" FROM BTM.

FOOTING FOR I2" THICK WALL TO BE DESIGNED BY OTHERS

S.D. = SMOKE DETECTOR

42" X 42" X IZ" CONCRETE PADS WITH (6) #4 REBARS EACH WAY (UNLESS NOTED)



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

BASEMENT PLAN

1/4" = 1'0"

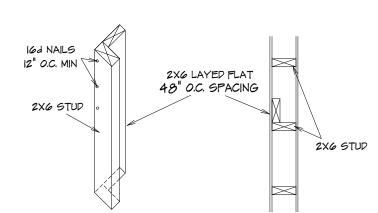


SEE ELEVATION FOR WALL HEIGHTS

NOTE... ELECTRICAL SERVICE TO BE 200 AMP.

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

S.D. SMOKE DETECTOR



EXTERIOR TALL WALL SECTION

10' TRU 18' TALL WALLS UNINTERRUPTED TO BE CONSTRUCTED WITH 2X6 STUDS 16" O.C. WITH STIFF BACK EVERY 48" O.C.

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 PLY		
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 (1820 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.

Exception

- I. 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.
- Openings that are provided with window fall prevention devices that comply with ASTM F 2000.
 Windows that are provided with window opening control devices that
- 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 2000. 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.

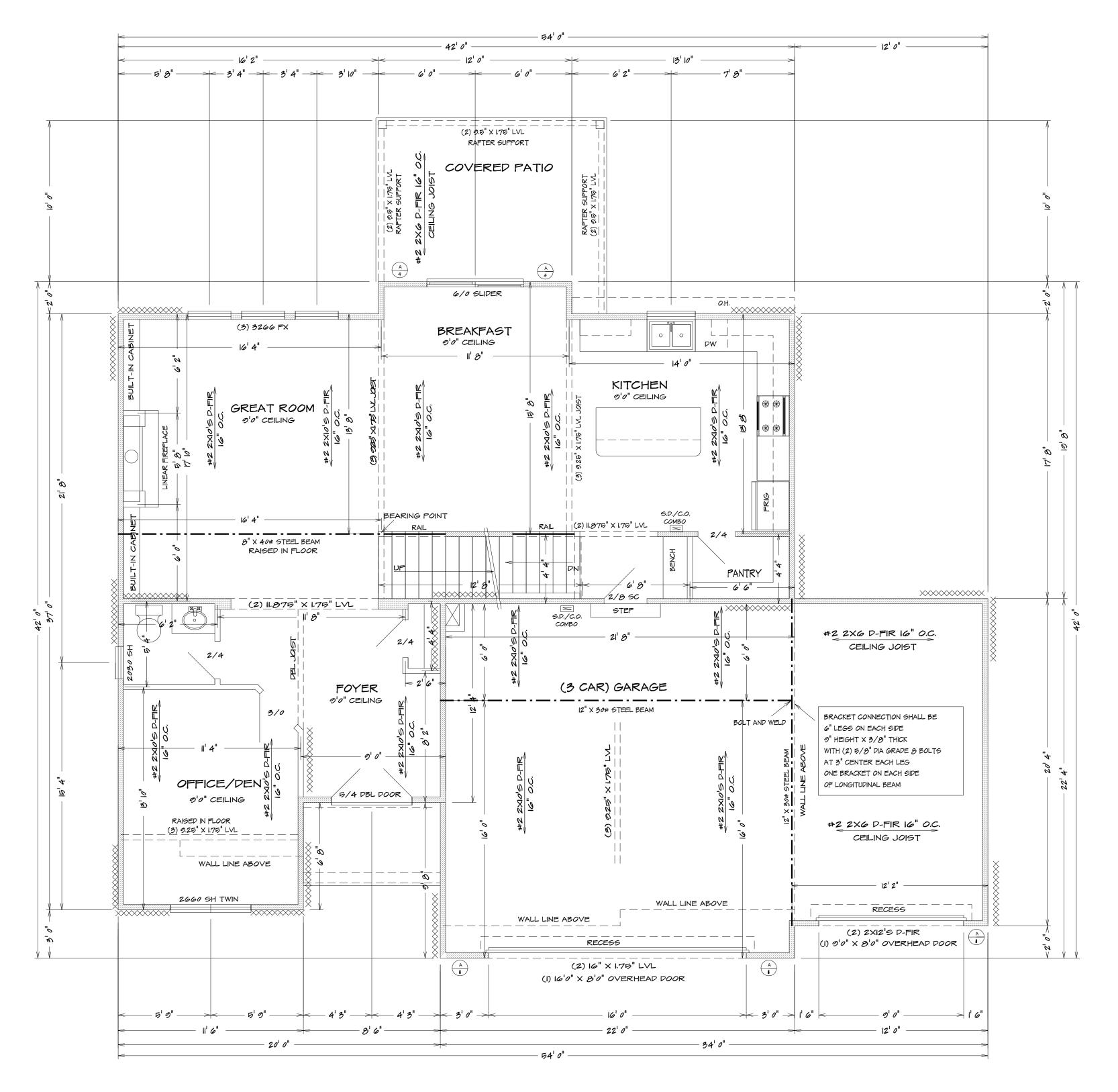
Exception:

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 MI507.

Exhaust air from the space shall be exhausted directly to the outdoors.



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

BEARING WALL

FIRST FLOOR PLAN

1/4" = 1'0"

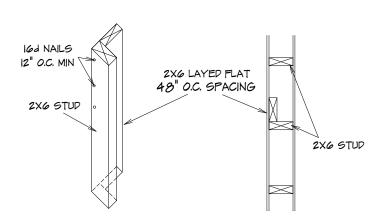


SEE ELEVATION FOR WALL HEIGHTS

NOTE... ELECTRICAL SERVICE TO BE 200 AMP.

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

S.D. SMOKE DETECTOR



EXTERIOR TALL WALL SECTION

10' TRU 18' TALL WALLS UNINTERRUPTED TO BE CONSTRUCTED WITH 2X6 STUDS 16" O.C. WITH STIFF BACK EVERY 48" O.C.

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 PLY		
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.		

R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1820 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.

Exception

- I. 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
- 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:

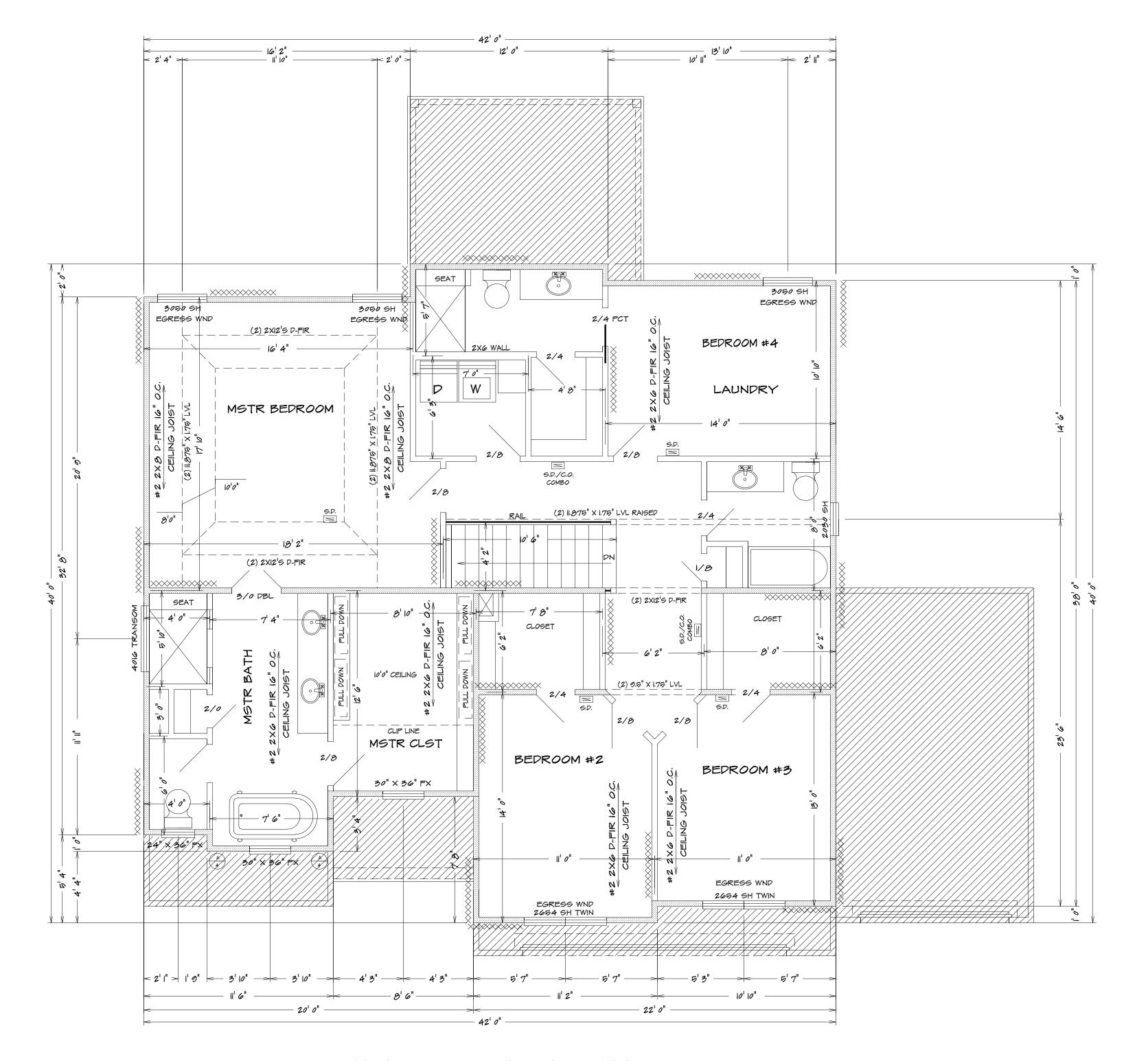
The glazed areas shall not be required where artificial light and a local exhaust system are provided.

The minimum local exhaust rates shall be determined in

accordance with Section MIB07.

Exhaust air from the space shall be exhausted directly

Exhaust air from the space shall be exhausted directly to the outdoors.



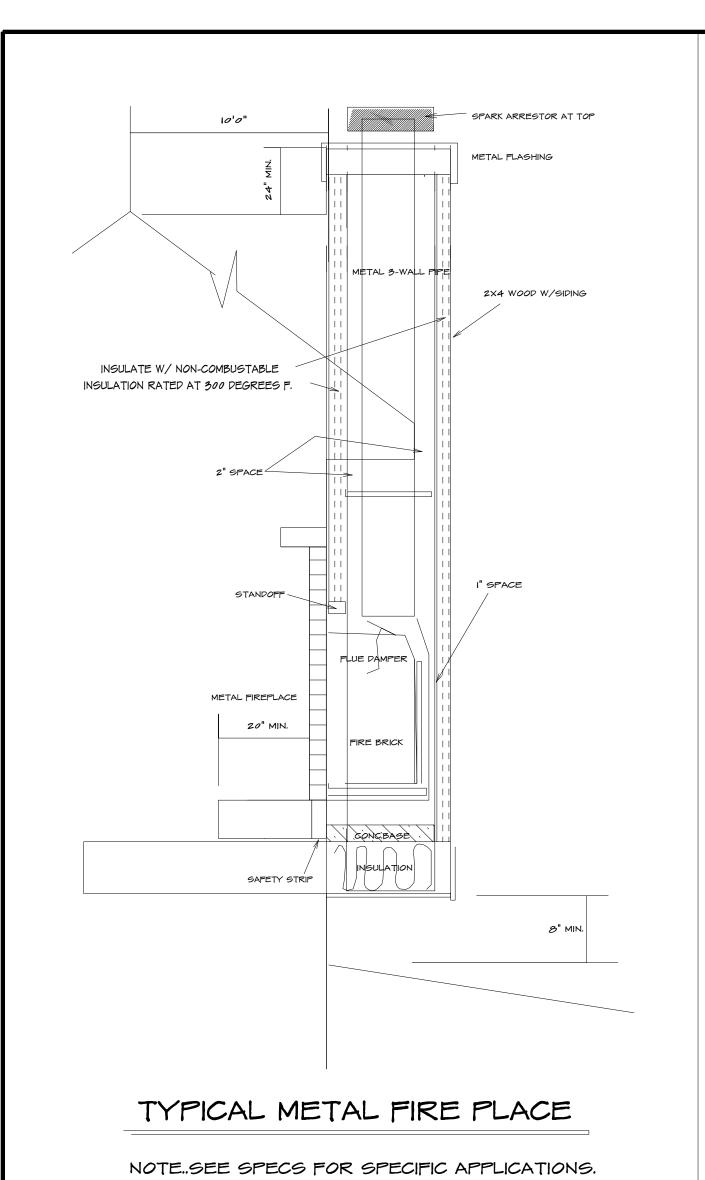
ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC

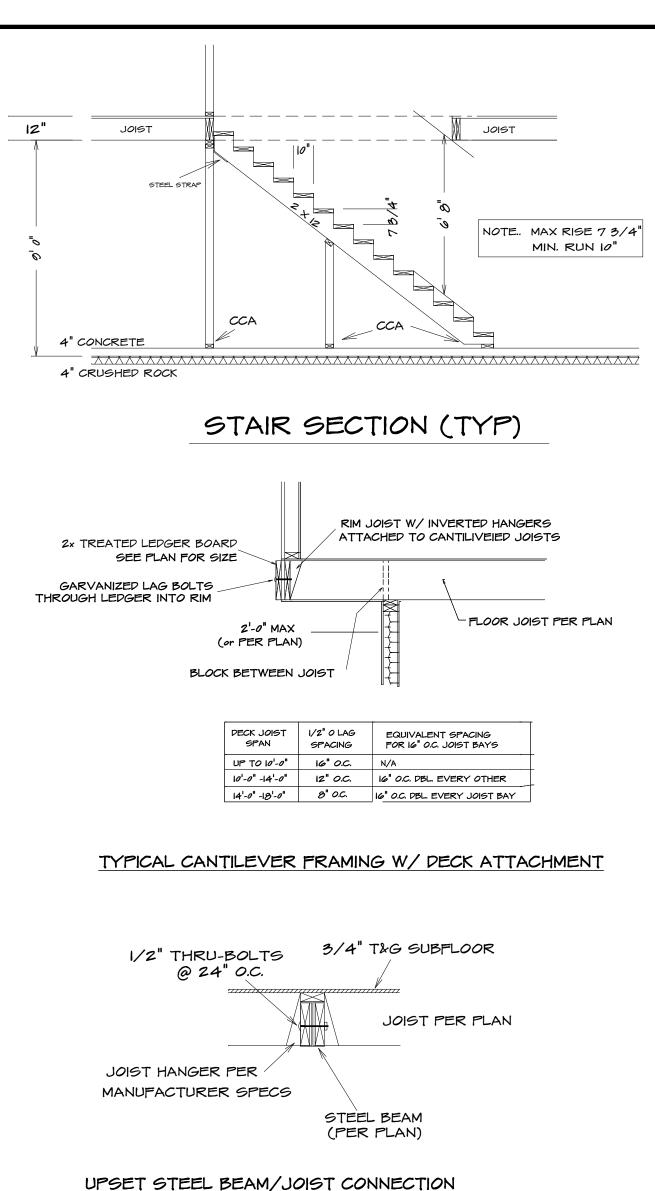


SECOND FLOOR PLAN

1/4" = 1'0"









ROOFING MATERIAL

FAFTER ATTIC SPACE

R-40 INSULATION (MIN)

CEILING JOIST

1/2" GYP. BOARD

-1/2" GYP. BOARD

R-10 OR R13+5

INSULATION

- DOUBLE TOP PLATE

EXTERIOR SHEATHING

-2X4 STUD @ 16" O.C.

FLOOR JOIST-PER PLAN

<−− 1/2" GYP. BOARD

INSULATION

R-10 OR R13+5

- EXTERIOR SHEATHING

— 2X4 STUD @ 16" O.C.

FLOOR JOIST-PER PLAN

1/2" ANCHOR BOLTS

@ 36" O.C. (MIN. 7")

4" CONC. SLAB MIN

4" ROCK MIN

3/4" T&G SUBFLOOR

PER PLAN

3/4" T&G SUBFLOOR

- BAFFLE FOR POSITIVE VENTILATION

PER PLAN

240 LB ASPHALT SHINGLES

7/16" OSB SHEATHING

2-PLY 15# FELT

ICE BEARIER

self-adhering polymer

METAL EDGE

GUTTER -

IX8 FASCIA

SOFFIT BOARD -

2X4 NAILER-

IX4 TRIM BOARD —

2X6 SUB-FASCIA

SOFFIR VENTS 8' O.C.

7/16" OSB SHEATHING

W/ TYVEX HOUSE WRAP

7/16" OSB SHEATHING

UNDERNEATH

RIM JOIST

8" MIN.

TREATED SILL PLATE

WATERPROOF BELOW GRADE

FOR REBAR LOCATION AND SPACING

SEE FOUNDATION NOTES

8" CONC. WALL -

4" DRAIN TILE

CONC. FOOTING

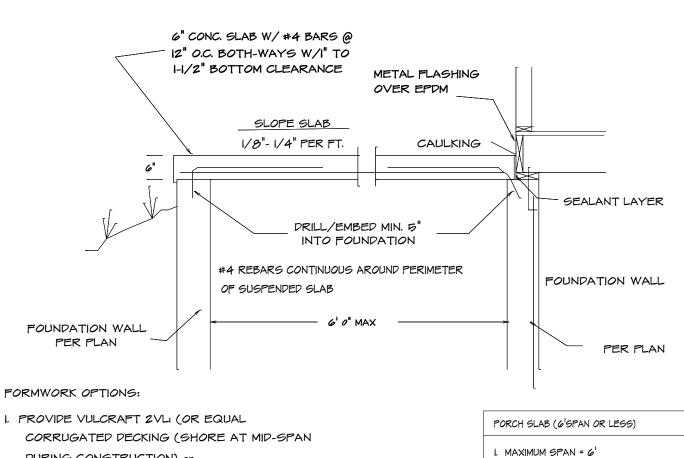
SEE FOUNDATION NOTES

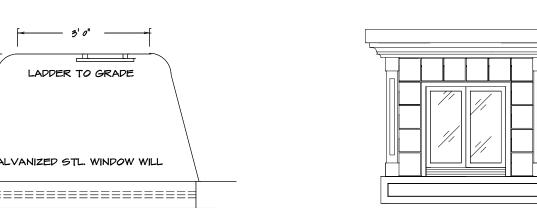
GRADE

SILL SEALER

W/ TYVEX HOUSE WRAP

UNDERNEATH





TYPICAL F.P. FRONT

2. MINIMUM 6" THICKNESS

AT THE EDGES OF SLAB

3. #4 REBARS AT 12" O.C. EACH WAY

4. MIN. I-I/2" OF CONTINUIUS BEARING

5. PORCH SLAB GREATER THEN 6' SHALL BE

TREATED AS AN ELEVATED GARAGE SLAB

I. 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

MIN. INSIDE DIMENSI GALVANIZED STL. WINDOW WILL

(2) EA. SIDE OF WEB SEE PLAN FOR BEAM SIZE (4) 1/2" DIA BOLTS 1/2" CAP PLATE 3" HSS COLUMN 3 1/2" DIAMETER A500-GR.B-42 UNLESS OTHERWISE NOTED IN PLAN 1/2" X 6" BASE PLATE 1/2" BASE PLATE

(4) 1/2" ANCHOR BOLTS HSS COLUMN DETAIL

BRACED WALLS: METHOD WSP (R602.10.4 2018 IRC): MIN. 5/16" APA RATED WITH 8d NAILS @ 6" AND IZ" METHOD GB (R602.10.4 2018 IRC): MIN. I/2" GYPSUM BOARD WITH NO. 6 I-I/4" TYE W OR S SCREWS @ 7" O.C. EDGES AND WALL (4'-0" LONG, BOTH FACES OF WALL ALTERNATE BRACED WALL PANEL R602.10.6.2 Method PFH: Portal frame with hold-downs ALTERNATE BRACED WALL PANEL R602.10.6.3 Method PFG: at garage door openings in Seismic Design Categories A, B and C

A ALTERNATE BRACED WALL PANEL R602.10.6.1 Method ABW: Alternate braced wall panels A 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) 164

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

R602.10.6.2 Method PFH: Portal frame with hold-downs

ROOFING MATERIAL

240 LB ASPHALT SHINGLES

-7/16" OSB

-2-PLY 15# FELT

~ 2X6 SUB-FASCIA

6X6 CEDAR POST

- SOFFIT BOARD

6X6 CEDAR POST

24" X 36" PIER FOOTINGS

DECK SECTION

(4) 3/8" STIFF. PLATES

-GUTTER

__IX8 FASCIA

_#2 2X6 D-FIR 16" O.C.

HEADER (SEE PLAN FOR SIZE)

EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TO BRACED WALL PANELS)

(ONE BRACED WALL PANEL)

_ 2'-18' FINISHED WIDTH OF OPENING

FOR SINGLE OR DOUBLE PORTAL

MIN. 3" X II I/4" NET HEADER

FASTEN SHEATHING TO HEADER WITH 8D COMMON OR

MIN. DOUBLE 2X4 FRAMING COVERED WITH MIN. 3/8"

THICK WOOD STRUCTURAL PANEL SHEATHING WITH $\operatorname{\mathcal{S}D}$

COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL

MIN. (2) 4200 LB STRAP TYPE HOLD DOWND EMBEDDED

MIN. REINFORCING OF FOUNDATION, ONE #4 BAR TOP

FRAMING (STUDS, BLOCKING, AND SILLS) TYP.

-MIN. LENGTH OF PANEL PER TABLE R602.10.5

NTO CONCRETE AND NAILED INTO FRAMING

AND BOTTOM OF FOOTING. LAP 15" MIM.

MIN. FOOTING SIZE UNDER IS 12" X 12" A TURNED DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS

MIN. (1) 5/8" DIAMETER ANCHOR BOLT INSTALLED

ALTERNATE BRACED WALL PANEL

PER R403.1.6- WITH 2" X 2" X 3/16" PLATE

7/16" HRD. BRD.

2 X 10 TREATED

GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN

HEADER TO JACK-STUD STAP PER TABLE R602.10.6.4 ON

BRACED WALL SECTION

TENSION STRAP PER

FASTEN TOP PLATE

TO HEADER WITH 2

SINKER NAILS AT 3"

MIN. 3/8" WOOD

SHEATHING

-STRUCTURAL PANEL

ROWS OF 16D

O.C. TYP

TABLE R602.10.5.4

ON OPPOSITE SIDES

SPLICE EDGES SHALL

OCCURE OVER AND

COMMON BLOCKING

WITHIN MIDDLE 24"

OF WALL MID-HEIGH

ONE ROW OF 3" O.C.

NAILING IS REQUIRED

IN EACH PANEL EDGE

FRAMING CONNECTION

MIN. DOUBLE 2X4 POST

(KING AND JACK STUD)

NUMBER OF JACK

STUDS PER TABLES

HOLD-DOWN DEVICE

CONCRETE & NAILED

R502.5(1)&(2)

EMBEDED INTO

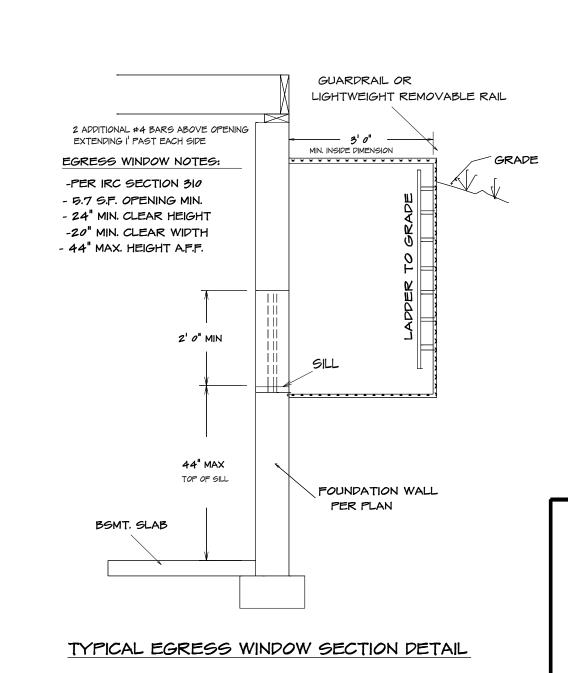
INTO FRAMING.

MIN. 1000 LB.

TYPICAL PORTAL

BE NAILED TO

OF SHEATING



16d NAILS 12" O.C. MIN 2X6 LAYED FLAT 48" O.C. SPACING 2X6 STUD 2X6 STUD EXTERIOR TALL WALL SECTION 10' TRU 18' UNINTERUPTED TALL WALLS TO BE CONSTRUCTED WITH 2X6 STUDS 16" O.C. WITH STIFF BACK EVERY 48" O.C.

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

GARAGE

I. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS 2. DOORS BETWEEN GARAGE AND DWELLING - MIN | 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

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 BOTTEM 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

EMERGENCY EGRESS

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"

ELECTRICAL OUTLETS

. ALL OUTLETS TO BE ARC FAULT 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 OUTLETS TO BE TAMPER RESISTANT

R315.1 Carbon monoxide alarms.

For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping units within which fuel-fired appliances are installed and in

area in the immediate vicinity of the bedrooms in dwelling dwelling units that have attached garages.

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.

FRAMING NOTE

I. ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH

2. ALL HEADERS TO BE MIN. (2) #2-2XI0

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

THE UPPER 1/3 OF ATTIC

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

9. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN.)

0. MIN 20 YR. ASPHALT SHINGLES II. 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

raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" or SECTION R315 CARBON MONOXIDE ALARMS 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

R312.2 Guard opening limitations.

Required guards on open sides of stairways,

residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb-core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

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)

INSULATION NOTES:

MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS EXTERIOR FRAMED WALLS (RIO OR RI3+5) FLOOR OVER HEATED SPACE RIO

FLOOR OVER OUTSIDE AIR RIO ATTIC - BLOWN IN R40

CATHEDRAL CEILING

TYPICAL EGRESS WINDOW PLAN SECTION

Foundation Wall Reinforcement Schedule - Table 2

Concrete strength/Grade	8 inch thick wall		10 inch thick wall			
Reinforcement #4 bar	8'	9'	10'	8'	9'	10'
3,000 psi / Grade 40	16	12	NP	24	16	12
3,500 psi / Grade 40	16	12	NP	24	24	12
3,000 psi / Grade 60	24	16	NP	24	20	16
3,500 psi / Grade 60	24	16	NP	24	24	16
Horizontal reinforcement -	- Minim	um Gr	ade 40	steel	#4	oar
One bar 12" from top of wall; maximum spacing 24" o.c.	4-#4	5-#4	6-#4	4-#4	5-#4	6-#4

- 1) Wall height is measured from the top of the wall to the top of the floor slab.
- 2) Vertical reinforcement for concrete walls that are not full height and for reinforcement spaced 24 inch on center may be placed in the middle of the wall. Other walls shall have vertical reinforcement place as follows:
- a) 8-inch wall Minimum 5 inches from the outside face.
- b) 10-inch wall Minimum 6.75 inches from the outside face. c) Extend bars to within 8 inches of the top of the wall.
- 3) Reinforcement clearances:
- a) Concrete exposed to earth minimum 1-1/2 inches.
- b) Not exposed to weather (interior side of walls) minimum 3/4 inch.
- c) Concrete exposed to weather (top clearance in garage and driveway slabs)- 1-1/2 inches. Horizontal reinforcement:
- a) One bar shall be placed within 12 inches of the top of the wall.
- b) Other bars shall be equally spaced with spacing not to exceed 24 inches on center. c) Horizontal bars should be as close to the tension face as possible (interior) and behind
- the vertical reinforcement (i.e.2" towards the inside). d) Supplemental reinforcement at corners - Place 1 #4 bar 48 inches long at 45 degree angle at corners of openings per Figure 4a. Place reinforcement within 6" of the edge of
- Reinforcement shall be lapped a minimum 24 inches at ends, splices, and around corners. 6) At masonry ledges the minimum wall thickness shall be 3-1/2 inches. Ledges shall not exceed a depth of more than 24 inches below the top of the wall. For wall thicknesses less
- than 4 inches provide #4 bars at maximum 24 inches on center to within 8 inches of the top of the wall. 7) Straight walls more than 5 feet 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

TABLE R602.3(1)—continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

	DECEMPTION OF	DESCRIPTION OF	SPACING OF FASTENERS		
ITEM DESCRIPTION OF BUILDING MATERIALS		FASTENER ^{b, c, e}	Edges (inches) ⁱ	Intermediate supports ^{c, e} (inches)	
W	ood structural panels, su	bfloor, roof and interior wa sheathing to f		framing and particleboard wall	
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor wall) ^j 8d common (2 ¹ / ₂ " × 0.131") nail (roof) ^f	6	12 ⁹	
33	¹⁹ /32" - 1"	8d common nail (2 ¹ / ₂ " × 0.131")	6	129	
34	1 ¹ /8" - 1 ¹ /4"	10d common (3" × 0.148") nail or 8d (2 ¹ /2" × 0.131") deformed nail	6	12	
		Other wall she	athing ^h		
35	$^{1}/_{2}$ " structural cellulosic fiberboard sheathing staple 16 ga., $^{1}/_{4}$ " long		6		
36	²⁵ / ₃₂ " structural cellulosic fiberboard sheathing	1 ³ /4" galvanized roofing nail, ⁷ / ₁₆ " crown or 1" crown staple 16 ga., 1 ¹ / ₂ " long	3	6	
37	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	
38	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	
Â	Wood stru	ctural panels, combination	subfloor unde	rlayment to framing	
39	³ / ₄ " and less	6d deformed (2" × 0.120") nail or 8d common (2 ¹ / ₂ " × 0.131") nail	6	12	
40	⁷ /8" - 1"	8d common (2 ¹ / ₂ " × 0.131") nail or 8d deformed (2 ¹ / ₂ " × 0.120") nail	6	12	
41	11/8" - 11/4"	10d common (3" × 0.148") nail or 8d deformed (2 ¹ / ₂ " × 0.120") nail	6	12	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s: 1 Ksi = 6.895 MPa.

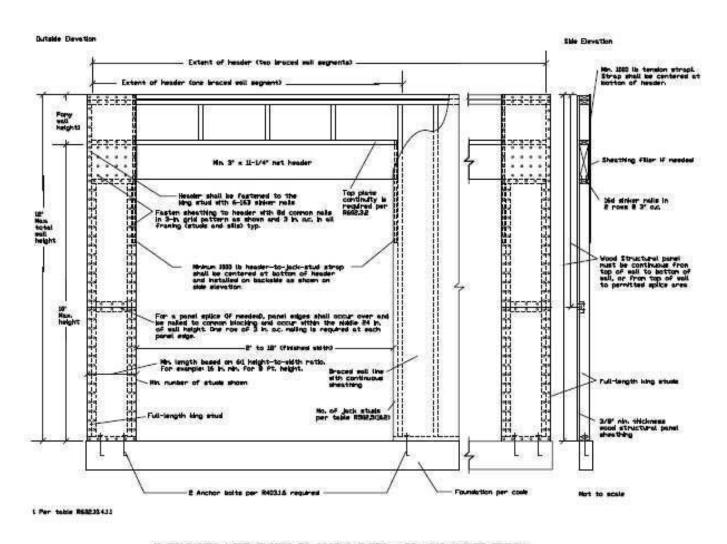
REQUIRED FO	OTING:		
BUILDING HEIGHT	MINIMUM FOOTING	HORIZONTAL REBAR	LOCATION OF REBAR
1 OR 2 STY.	8"T × 16"W	2-#4	3" FROM BTM.
3 STORY	8"T × 24"W	2-#4	3" FROM BTM.
ACC. STR.	8"T × 12"W	2-#4	3" FR <i>O</i> M BTM.

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS NUMBER AND

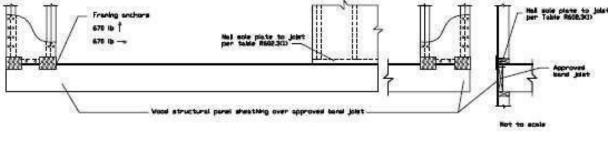
between intersecting walls (See 7/S2).

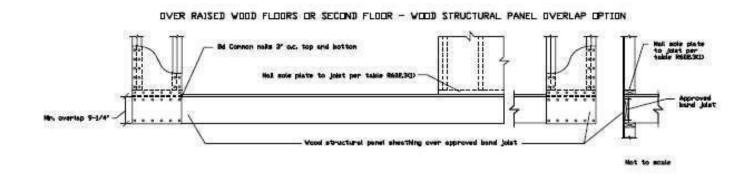
TEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c} Roof	SPACING OF FASTENERS
1	Blocking between joists or	3-8d (2 ¹ / ₂ " ×	
	rafters to top plate, toe nail	0.113")	85
2	Ceiling joists to plate, toe nail 3-8d (2 ¹ / ₂ " × 0.113")		R -
3	Ceiling joists not attached to parallel rafter, laps over 3-10d partitions, face nail		% -
4	Collar tie to rafter, face nail or 3-10d (3" \times 1 1 /4" \times 20 gage ridge strap 0.128")		187
5	Rafter or roof truss to plate, toe nail $3-16d$ box nails $(3^1/2'' \times 0.135'')$ or $3-10d$ common or $3-10d$ common		2 toe nails on one side and 1 toe nail on opposite side of each rafter or trussi
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 ¹ / ₂ " × 0.135") 3-16d (3 ¹ / ₂ " × 0.135")	×_
- 100	Control of the second of the s	Wall	Surperconditions
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ¹ / ₂ " × 0.135")	12" o.c.
9	Built-up header, two pieces with ¹ / ₂ " spacer	16d (3 ¹ / ₂ " × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 ¹ / ₂ " × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 ¹ / ₂ " × 0.113")	8-
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 ¹ / ₂ " × 0.135")	8 –
15	Sole plate to joist or blocking, face nail	16d (3 ¹ / ₂ " × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 ¹ / ₂ " × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 ¹ / ₂ " × 0.113") or 2-16d (3 ¹ / ₂ " × 0.135"))
18	Top or sole plate to stud, end nail	2-16d (3 ¹ / ₂ " × 0.135")	8-
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	1814
20	1" brace to each stud and plate, face nail	2-8d (2 ¹ / ₂ " × 0.113") 2 staples 1 ³ / ₄ " ×	72762
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 ¹ / ₂ " × 0.113") 2 staples 1 ³ / ₄ "	9—9 —
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 ¹ / ₂ " × 0.113") 3 staples 1 ³ / ₄	R-sta
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 ¹ / ₂ " × 0.113") 4 staples 1 ³ / ₄ "	32-32
		loor	
24	Joist to sill or girder, toe nail	3-8d (2 ¹ / ₂ " × 0.113")	8 -
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 ¹ / ₂ " × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ¹ / ₂ " × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2 ¹ / ₂ " × 0.113") 2 staples 1 ³ / ₄ "	12-12-
28	2" subfloor to joist or girder, blind and face nail	subfloor to joist or girder, 2-16d (3 ¹ / ₂ " ×	
29	2" planks (plank & beam - floor & roof)	2-16d (3 ¹ / ₂ " × 0.135")	at each bearing
Builte in Studens and Louis		0.133 / 10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 ¹ / ₂ " × 0.135")	At each joist or rafter

DVER CONCRETE OR HASONRY BLOCK FOUNDATION

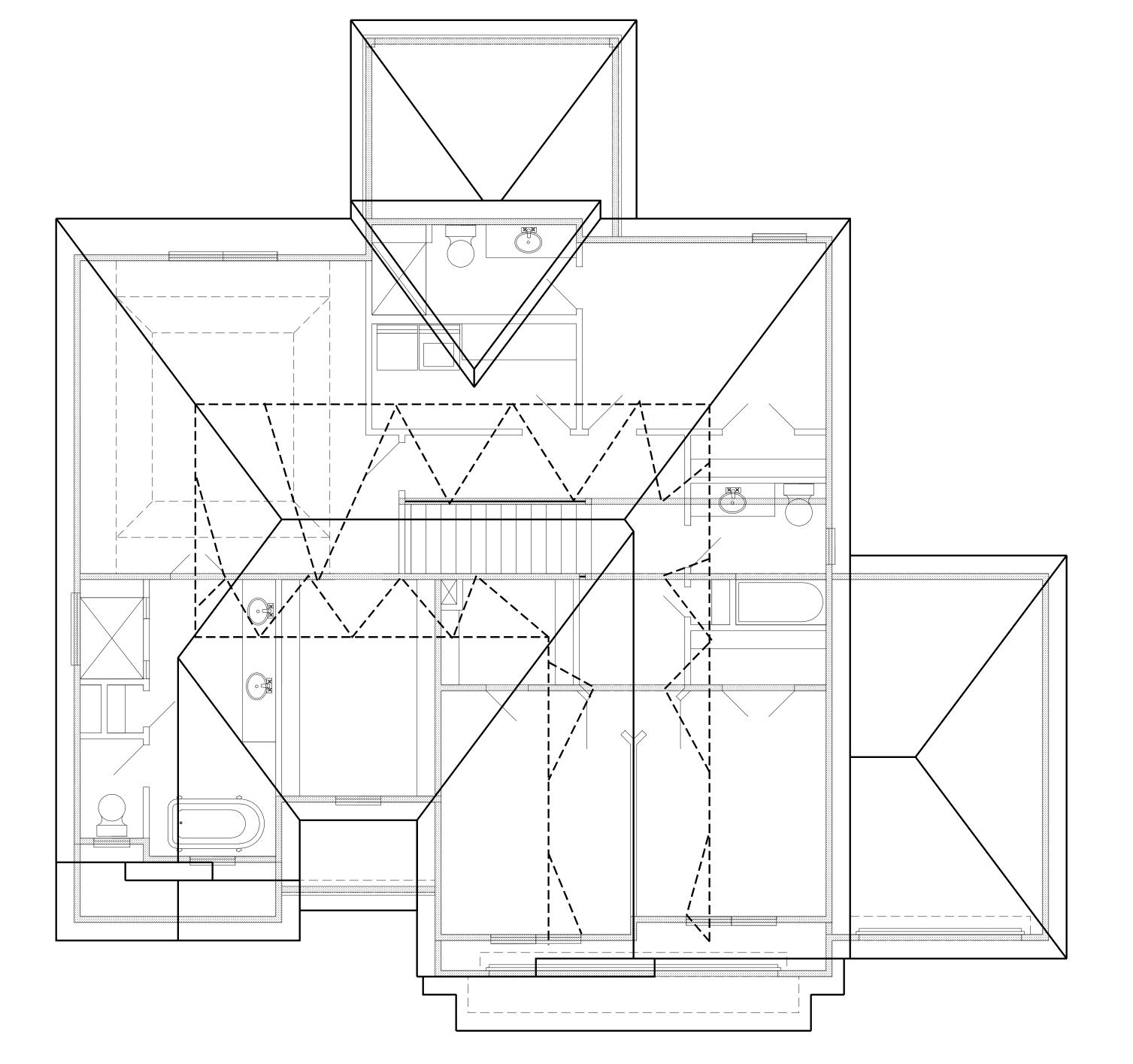


OVER RAISED VOOD FLOORS OR SECOND FLOOR - FRAMING ANCHOR OPTION





CF-PF WALL BRACING SECTION



KH-6106 (LOT 97) ROOF ELEVATION

1/4" = 1'0"

ROOF DESIGNED WITH: LIVE LOAD = 20 PSF DEAD LOAD = 10 PSF

ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC NOTE... HIP RIDGE FOR THE MAIN ROOF AS:

CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE



2X8 FOR UNBRACED LENGTH UP TO 9'0" 2XIO FOR UNBRACED LENGTH UP TO 10'0" 2XI2 FOR UNBRACED LENGTH UP TO 12'0" ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C. UNLESS OTHER WISE NOTED PURLING RAFTERS TO BEARING WALL LINES

CONNECT RAFTERS TO CEILING JOIST W (4) 16d GALV. NAILS

WITH (4) 16d GALV. NAILS VERT. RIDGE AND RAFTER SUPPORTS TO BE EQUAL TO OR GREATER THAN THE DEPTH OF RAFTERS