

GENERAL NOTES

Division #1 - GENERAL REQUIREMENTS
DO NOT SCALE DRAWINGS. Follow written dimensions only. Superintendent shall check and verify all written dimensions prior to commencing construction.

These architectural drawings convey design concept. The Superintendent remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of assembly and for performing the work in a safe manner.

Prior to beginning work, the Superintendent shall review all plans and details, elevation restrictions and site conditions at the jobsite and notify the Architect of any drawing errors or inconsistencies.

01400 - QUALITY CONTROL
All construction work shall conform to the requirements of the 2012 International Residential Code as adopted by the governing municipality.

Division #2 - SITE WORK

02500 - SITE DRAINAGE

- Downspouts, basement area drains or foundation drain tiles shall not be connected to the sanitary sewer.
- All grades shown on drawings are assumed. Site surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade adjacent to foundation walls shall fall a minimum of 6 inches within the first 10 feet. Impervious surfaces within 10' of the building foundation shall be sloped a minimum of 2% away from building. Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within the first 10 feet, drains or swales shall be provided to ensure drainage away from the structure. Finished grade shall be 8" minimum below top of foundation. All areas shall be sloped to lower elevations or drainage structures on or near the site. Superintendent shall make on-site lot inspections & check all grades and contact Architect prior to making necessary adjustments.
- Provide splash blocks at all downspouts. Downspouts shall direct water away from the foundation so as to prevent soil erosion.
- It is the responsibility of the Superintendent or their subcontractors to determine the subsurface characteristics at the building site. Soils must provide a minimum bearing pressure of 2000 pounds per square foot. When in doubt, the Superintendent will employ a soils engineer to determine soil characteristics and provide a soils report to the Architect.
- Identify existing slopes and drainage (after rough grading) and finish grading per Code.

Division #3 - CONCRETE

03300 - CAST-IN-PLACE CONCRETE

- All concrete footings & piers shall extend a minimum of 36" into undisturbed soil. Extend footing below elevation shown only as needed to obtain adequate bearing into undisturbed soil. Extend the footing below elevation shown only as needed to obtain bearing into undisturbed soil. It shall be the Superintendent's responsibility to confirm soil-bearing pressure of the site.
- Concrete-encased electrode. An electrode encased by at least 2" of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20' of one or more bare zinc-galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 1/2" dia., or consisting of at least 20' of bare copper conductor not smaller than No. 4 shall be considered as a grounding electrode. Reinforcing bars shall be permitted to be bonded together by the usual tie wires or other effective means.
- Concrete minimum compressive strength shall be 3000 PSI at 28 days in vertical walls that are not exposed to the weather (excluding the top 8' of the wall which may be exposed).
- Concrete minimum compressive strength shall be 3500 PSI at 28 days in all exposed flatwork surfaces, including garage floor slab.
- All concrete work shall be air-entrained as per the most stringent Code.
- Concrete floor slabs supported directly on the ground shall be a minimum of 4" thick. Interior slabs (including garage slabs) shall be placed over a minimum 4" thick base of gravel or crushed stone. A 5-mil polyethylene barrier with joints lapped a minimum of 5" shall be placed between the concrete floor slab and the base course.
- All voids under garage, porch or exterior stairs & slopes shall be filled with granular fill.
- All piers shall be at least 14" diameter and extend a minimum of 36" below finished grade and at least 24" into undisturbed soil.

3400 - CONCRETE FOOTINGS & FOUNDATIONS

- The frost wall shall be set in the middle of the footing. The footing thickness shall be a minimum of 8" but not less than the distance the footing extends horizontally past the face of the frost wall.
- The bottom of all footings must be a minimum of 36" below finished grade and bear directly on undisturbed soil or soil prepared under the supervision of a licensed Soils Engineer.

Division #5 - METALS

05100 - STRUCTURAL METAL FRAMING

- All steel beams & columns shall be prime-painted.
- All beam splices shall be bolted or welded.
- Steel beam splices shall be welded or bolted together.

Division #6 - WOOD AND PLASTICS

06100 - ROUGH CARPENTRY

- All framing lumber shall be at least #2 yellow pine KD 19 unless noted otherwise.
- Use (3) 6d or (2) 16d nails per joist into plates, joists spliced over beams shall be nailed together with (3) 16d nails.
- All framing lumber and sheathing shall be nailed in place in accordance with the fastening schedule found in Table R602.3 of the 2012 International Residential Code.
- All unsupported stair stringers shall have metal stringer straps.
- All girders/trusses shall be supported by minimum type studs and solid blocking to foundation.
- Provide treated structural framing members within 6" of grade.
- General Contractor shall layout all stairs in field prior to framing the floor to ensure proper fit and clearance.
- All headers shall be (2) 2x10's F#-1650 psi, #2 grade southern pine unless noted otherwise. All partitions shall be spruce/fir/pe 2x4 studs @ 16" o.c. unless noted otherwise.
- All floor joists shall be per T&E report layout.
- All framing shall be in conformance with the National Forest Products Manual for house framing.
- Join and install Miters and Parallels per manufacturer's instructions.
- All nailing shall comply with the 2012 IRC.
- Cutting, notching and/or boring holes in wood beams, joists, rafters or studs shall not exceed the limitations of the 2012 IRC.
- Provide dropped soffits over all wall-hung cabinets.
- Firestop all stud walls at top and bottom of wall. Firestop all stud walls over 8'-0" tall and the midpoint.
- All soffits and dropped ceilings shall be firestopped as per code.
- Truss design shall be provided by the truss fabricator. Trusses shall comply with NIPCA NDS-91 and TPI-95 and the 2012 IRC.
- All floor framing shall be designed to support the following minimums:
 - Top chord - live load 20 lb per sq ft
 - Bottom chord - dead load 10 lb per sq ft or 20 lb when the area above the horizontal (not vaulted) bottom chord has a clear height of 42" or greater and the area is accessible by a full down stair
 - 20. Truss manufacturer shall verify knee heights and roof configuration and shall notify the Architect of any inconsistencies prior to fabrication
 - 21. All floor framing members shall be designed to support the following minimums:
 - Floor areas other than sleeping rooms shall be designed for a live load of 40lbs/sf
 - Sleeping rooms shall be designed for a live load of 30lbs/sf
 - 22. Trusses shall be nailed to the top plate of the wall w/ 16d nails, toe nailed without splitting the end of the truss.
- Minimum size exterior entry door shall be 36" in width.
- Keyed locks are not permitted on the inside of exterior doors. Locks with thumb turns on the inside are permitted.
- Minimum clear opening of an interior egress door lead for bathrooms and habitable spaces (spaces used for living, sleeping, eating or cooking) is 20" unless specified differently in local ordinances.
- Minimum clear width of doors to and from stairways within the dwelling is 29.3/4" unless specified differently in local ordinances
- Minimum clear (drywall face to drywall face) width of stairway is 36"
- Minimum clear headroom in stairways is 6'-8" measured vertically from the tread nosing and from the floor surface of a landing or platform
- Note number and size of stair stringers (2x12's minimum) and material used for treads. Stairs shall be designed for 40psf live load or 300 to concentrated load and 50 psq inches at mid span of a tread, whichever produces the greater stress and deflection
- Risers must be solid.
- Stair must have one continuous handrail mounted at 34" to 38" above nosing for stairs with 4 or more risers. The handrail ends must return to the wall. Handrails must project into the required stair width more than 4.1/2". Stair handrails must have a circular cross section with a minimum diameter of 1.1/4" but no larger than 2" diameter, or else be an approved shape having a maximum allowable horizontal width of 2.1/4". maximum graspable perimeter dimension of 5.1/4" and a minimum graspable perimeter of 4".
- Guards along stair stringings shall be solid or have intermediate vertical balusters no more than 4" apart and be a minimum height of 36" above the finish floor
- All exterior stairways shall have a maximum riser height of 7.3/4" and a minimum tread depth of 10". Solid risers must have a 1" nosing.
- All exterior stairways shall have a maximum riser height of 7" and a minimum tread depth of 11".
- Spaces between solid floor joists and suspended ceilings in finished areas must be draft-stopped at 500 square feet intervals parallel to joists.
- Use (2) 6d nail driven at an angle 1.5" from end and at 120 degrees Fahrenheit, maximum.
- Flange per joist into plates, joists spliced over beams shall be batted together and blocked.
- Firestop all areas as required by the 2012 IRC, including all dropped soffits, ceiling areas and at floor & roof levels within fireplaces
- Stairways shall be installed per 2012 IRC code Section R311.7.
- Building corners shall be laterally reinforced for 4'-0" minimum, in each direction with 1/2" square or OSB sheathing or with equivalent APA narrow braced wall per APA's "Whole House Wall Bracing" publication.
- See sheet 5 for number of full height studs next to exterior openings per 2012 IRC code Table 602.7.5

06170 - PREFABRICATED STRUCTURAL WOOD

Unless noted from these plans, engineered lumber shall not be cut or notched without prior approval from Tru-Joist MacMillan field representative, and the Architect/ Structural Engineer of record.

06200 - FINISH CARPENTRY

All exposed materials for porches, gables, soffits, overhangs, trim etc. shall be of approved exterior grade materials.

06400 - ARCHITECTURAL WOODWORK

- Guardrails (where occurring) shall be installed at 36" high, minimum above finished floor per 2012 International Residential Code.
- Stair handrails (where occurring) shall be installed per 2012 International Residential Code. Handrail cross section shall not exceed 2.1/4" or 6.1/4" circumference. Mount handrail 34" above stair nosing.
- All open stairways and guardrails (where occurring) shall have balusters or intermediate spindles spaced such that no opening exceeds 4".
- All stairs shall have at least one continuous handrail running the full length of the stair run. The required handrail CANNOT dead-end into a wall, ceiling, newel post or any other object. A stair is defined as having four or more risers. The required minimum stair width is 36" with projections into that width not greater than 4.1/2" on each side at or below handrail height.

07100 - THERMAL & MOISTURE PROTECTION

- All required underlayment shall be a minimum of Type I per ASTM D226-95 AND 2012 IRC
- Corrosion resistant metal flashing shall be used at all roof intersections, roof and wall intersections, etc. Rolled roofing or two layers of Type 14 asphalt saturated felt or adhesive ice and water shield may be substituted for flashing at roof valleys provided the shingles are interlaced
- 15# roofing felt is required under all asphalt roof shingles.
- Caulking and Sealants: Exterior joints around windows and door frames, between wall and foundation, between wall and roof, between wall panels at penetrations of utility services through floors, walls and roofs and all other openings in the exterior envelope shall be sealed in an approved manner.
- An ice shield of two layers of underlayment cemented together or a waterproof membrane shall be provided from the eave to the edge of the eave to a point at least 24" inside the exterior wall line and/or where roof pitch is less than 4/12.

07200 - WATERPROOFING & DAMPPROOFING

- Wall or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed or dampproofed depending on the presence or absence of groundwater.
- An evaluation of the soil for the presence or absence of groundwater shall be required. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.
- No ground water encroachment shall be permitted. Mechanical ventilation with outdoor air (not drainage system around the perimeter of the outside of the foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump. An approved filter membrane shall be placed over the top of the joints pipe perforations. The flipside shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover. Drainage system shall discharge by gravity to daylight or be connected an approved sump (18"x14"x24" deep with fitted cover). A sump pump shall be provided if basement is finished or partially finished with pump discharge by an approved method. Provide Dampproofing of floor slab with a 6 mil polyethylene film below slab, with joints in membrane lapped a minimum of 6". Walls shall be dampproofed with a bituminous material, 3lb/sq yd of acrylic modified cement, 1/8" coat of surface bonding mortar or by any of the materials permitted for wall waterproofing.
- Ground water present - Provide drain tile, perforated pipe, or other approved foundation drainage system both inside and outside of the foundation. Drainage system shall discharge by gravity to daylight or be connected to an approved sump (18"x14"x24" deep with fitted cover) having a sump pump that discharges into an approved disposal system. Provide a 6 mil polyethylene film below slab, with joints in membrane lapped a minimum of 6". Foundation to be waterproofed with two-ply hot-mopped felt, 6 mil PVC, 40 mil poly modified asphalt, or 6 mil polyethylene film below slab, sealed per manufacturers written installation instructions. Waterproofing shall be applied from the top of the footing to the finished grade.
- Foundation shall be covered with gravel or crushed stone.
- Sump pump discharge and roof drainage shall be piped to a storm drain or to an approved water course. Discharging to or within 10' of a sidewalk, driveway, street or to create a nuisance to adjoining properties is prohibited

07600 - FLASHING AND SHEET METAL

Corrosion resistant flashing is required at the top and sides of all exterior window & door openings and at the intersection of concrete, masonry and frame walls. Flashing is not required where approved water-resistant sheathing & caulking is used at the top & sides of openings so as to be leak-proof.

07200 - ROOFING

- All underlayment shall be a minimum of Type I per ASTM D 226-95 or Type I per ASTM D4893-05/01 (Type I is commonly labeled No. 15 asphalt felt).
- Indicate corrosion-resistant flashing at all wall and roof intersections, changes in roof slope or direction, around all roof openings, etc. Valley flashing shall be installed per 2012 IRC.
- Underlayment for asphalt shingles - for slopes and/or exceeding 4/12 shall be protected with one layer of underlayment. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2", fastened sufficiently to hold in place. End laps shall be offset 6".

07300 - INSULATION

- If batt and blanket insulation, including facings such as vapor retarders or other vapor permeable membranes are left exposed (in areas like unfinished basements), the material shall be protected with a summe spread rating of 25 or less. Limitations do not apply to facings that are installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish.

07400 - ENERGY CONSERVATION

- Energy compliance path - Projects shall comply with one of the 3 following methods:
 - A. Sections N110.1.4 through N110.4 as amended.
 - B. Section N110.1 and the provisions of Sections N110.1.4 through N110.4 labeled "Mandatory."
 - C. An energy rating index (ERCI) approach in Section N1106.
- Certificate (Mandatory) Unless otherwise presented to the home owner and building official in writing, a permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space, wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenests; and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace," or "baseboard electric heater," as appropriate. An electric furnace shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.
- Insulation and fenestration requirements by component - The minimum insulation R-value within attics to be R-38 using an energy computation method. The average computation method (for example) will allow lighter attic spaces near the truss heel to have R30 and other open areas with R-49 to provide and overall average of R-38 throughout the attic. Exterior wall insulation R-value shall remain at R-13 although will now require a significantly increased caulking and sealing program to tighten the perimeter of exterior walls. One exception shall be for the wall or termination (calculated by adding 8' for each 90 degree bend and 2.5' for each 45 degree bend to the overall length of the straight runs). Screens shall not be installed at the duct termination.
- Basement floors shall be insulated above the outside finished grade/ground level.
- Thermostats used for heating and cooling shall be capable of being set from 55 degrees F to 85 degrees F and shall be capable of operating the systems heating and cooling sequence.
- HVAC equipment and ductwork shall comply with 2012 IRC
- Clothes dryer shall be independent of other systems and vented to the exterior.
- HVAC contractor shall size heating and cooling units.
- Gas heating shall be used for furnace and cooling units, unless noted otherwise.
- Exhausted gas piping shall be identified every 25' minimum and every 50' when exposed.
- Vent exhaust fans to the exterior. (50 cm in bathrooms, 100 cm for kitchen vent hood)
- Gas vents shall not be visible from main street or road on which the building is located and be at least 24" higher than any portion of the building within a radius of 10'-0" horizontally. Exception: U.L. listed vents may be installed in accordance with their listing).
15. Gas vents shall not be visible from main street or road on which the building is located and be at least 24" higher than any portion of the building within a radius of 10'-0" horizontally. Exception: U.L. listed vents may be installed in accordance with their listing).
20. Metal flues shall not be visible from main street or road on which the building is located and be at least 24" higher than any portion of the building within a radius of 10'-0" horizontally. Exception: U.L. listed vents may be installed in accordance with their listing).
21. Ducts exposed to non-conditioned spaces shall be insulated full duct, limited to a maximum duct run of 14' and free of deformities.
22. Kitchen exhaust fan shall have a listed hood or downdraft exhaust duct to exterior with a 100cfm fan (intermittent use) or a 20 cfm fan (continuous use). Alternately a listed and labelled recirculating ductless range hood installed in accordance with the manufacturers written installation instructions
23. The equipment and ductwork shall be installed in accordance with the manufacturers written installation instructions
24. Gas water heater tanks shall be strapped securely to solid walls.
25. Return air ducts shall be sealed with foam sealing tape meeting burn test requirements of the 2012 International Residential Code.

15400 - PLUMBING

- The water service pipe shall meet the requirements of the 2012 International Plumbing Code.
- No lead/lead-free solder is required on all copper water supply piping.
- Plumbing contractor shall install pressure-balance valves, individual mixing temperature control valves and pressure relief valves on all showers and tubs.
- Exterior & garage hose bibbs shall be the freeze-proof type with the vacuum breakers.
- Install expansion tank on all water heaters (even tankless water heaters) required by manufacturer.
- The water service pipe and the building sewer are to be a minimum of 10" apart horizontally.
- The water service line shall be a minimum of 1" up to the first branch. Plastic water service piping shall terminate a minimum of 10" outside the foundation wall and the metallic piping brought into the house up to the outlet of the house valve or the pressure relief valve outlet, whichever is further from the point of entrance to the building. Minimum water main pressure must be considered when sizing the water service piping.
- Shower and bathtub enclosures shall have walls constructed of smooth non-corrosive non-absorbent and waterproof materials to a height of not less than 72" above the adjacent finish floor level.
- Shower floor surfaces shall be constructed of smooth non-corrosive non-absorbent and waterproof materials.
- Basement areaway drains and foundation drain tiles are not to be connected to the sanitary sewer.
- A floor drain is required within 15' of a water heater and must be within the same room as the water heater.

07500 - FIRE-LOCKING

- Top and bottom of all conventional, double studled, furred spaces and staggered stud frame walls shall be fireblocked vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10'.
- Fireblocking required at all soffits and dropped ceilings
- Fireblocking required between stairway stringers at the top and bottom of the run. Enclosed accessible spaces under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" drywall.
- Fireblocking required around vent, pipe and duct penetrations of ceilings and floors.

07600 - FLASHING AND SHEET METAL

Corrosion resistant flashing is required at the top and sides of all exterior window & door openings and at the intersection of concrete, masonry and frame walls. Flashing is not required where approved water-resistant sheathing & caulking is used at the top & sides of openings so as to be leak-proof.

07900 - SEALANTS

Exterior joints around window & door frames, between wall cavities & door frames, between wall & foundation, between wall & roof, between wall panels, at all penetrations & utility services through walls, floors & roofs, and all other openings in the exterior envelope shall be sealed with caulking and/or sealant in an approved, workmanlike manner.

08100 - ATTIC ACCESS

- A 22x3" minimum access opening is required for attic areas which exceed 30 sq ft and have a clear height of over 30". The access shall be installed in a hallway or other accessible location.
- 30" minimum headroom is required above the access opening.
- Access doors in draft stopping shall be self-closing and made of approved materials.

08400 - GLAZING

- Glazing in exterior doors, sidelights, windows within 24" of doors, windows greater than 9 square feet with sills and less than 18" above the adjacent floor, and all glazing in tub & shower enclosures shall be tempered.
- General Contractor & window manufacturer representative shall verify the size, fit and proper installation requirements of all windows and sliding glass doors prior to manufacture and notify the Architect in writing of any drawing errors or inconsistencies.
- Glass area in habitable and occupiable rooms shall not be less than 8% of the floor area being served. One half of this area must be operable for unobstructed ventilation with screens included.
- All basements and each bedroom must have one window for emergency escape meeting the following minimum requirements:
 - Maximum height to bottom of clear opening - 44"
 - Minimum clear opening height - 20"
 - Minimum net clear opening area of 5.0 sq ft
 - Minimum net clear opening area - 5.7 sq ft (the net clear opening dimension shall be obtained by the normal operation of the window from the inside). Exception: Grade floor windows are permitted to provide a minimum net clear area of 5.0 sq ft.
 - Attic and enclosed rafter space ventilation (net free) area is to be at least 1/150 of the area served. Two remote vents are required for each attic/space (minimum). Exception: required vent area may be reduced to 1/500 if a vapor retarder having a transmission rate not exceeding 1 perm is provided on the conditioned side on the insulation, or if the gable or ridge vents are located in the upper third of the attic or enclosed rafter space and provide 50% to 80% of the area served.
 - 6. A 1" clear space is required between the top of the insulation and the bottom of the roof sheathing when ventilation is provided by eave vents.
 - 7. Foundation crawl spaces shall have a minimum height of 18" and shall be provided with vent openings located within 3' of each corner. The total vent area shall be at least 1/150 of the area served. Exception: when an approved vapor barrier is provided over the surface of the ground the required vent area may be reduced 10% of the above and the vents may have operable covers.
 - 8. A minimum clearance of 36" and 30" width is required in front of electrical panels. Counters and cabinets cannot be installed under the electrical panel.
 - 9. Unfinished basements and utility rooms require natural ventilation (net operable area) at the ratio of 1 sq ft of square footage floor area served. Mechanical ventilation with outdoor air (not recirculated air) in accordance with the 2012 IRC may be substituted at a rate of .05 cfm/sq ft of area.

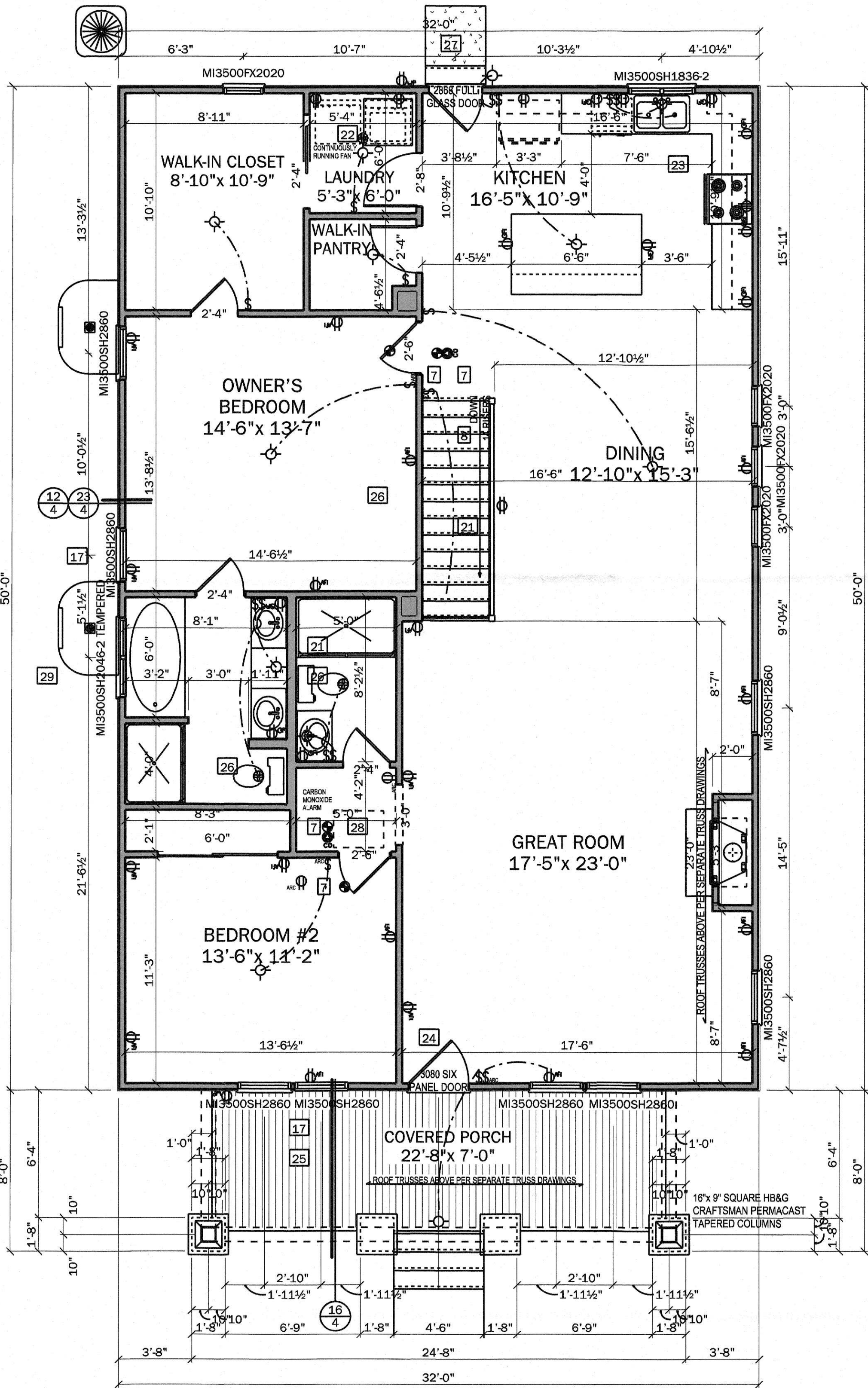
Division #9 - FINISHES

Maximum flame-spread rating on all interior finish materials shall be 200 or less. Exposed insulation shall have a flame-spread rating not greater than 25 and a smoke-developing rating of 450 or less.

09250 - GYPSUM WALLBOARD

- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should be spaced at no greater than 16" o.c.).
- Unfinished wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails spaced to be spaced at no greater than 12" o.c. and screws should

- KEYED PLAN NOTES
1. 4" CONCRETE SLAB WITH 6x6, 10/10 WELDED WIRE FABRIC OVER 6 MIL MOISTURE BARRIER AND 4" OF COMPACTED FILL
 2. 10" WIDE CONCRETE FOUNDATION WALL WITH 10"x 24" CONCRETE FOOTING
 3. PROVIDE SOLID PIPE FROM OUTSIDE DIRECTLY TO RETURN AIR DUCT TO SUPPLY MAKEUP AIR FOR CONTINUOUS RUNNING FAN
 4. 200 AMP ELECTRICAL SERVICE - LOCATION OF PANEL DEPENDENT ON LOCATION OF SUPPLY
 5. 2 - #4 REBARS 48" LONG VERTICALLY @ 12" o.c., LAPPED & TIED AT ALL CORNERS, TYPICAL
 6. MECHANICAL SYSTEMS AREA - 40 GALLON MIN. WATER HEATER, FLOOR DRAIN & GAS FORCED AIR FURNACE
 7. SMOKE DETECTOR - 120V INTERWIRED WITH BATTERY BACKUP
 8. WOOD STAIR W/ HANDRAIL AT 36" ABOVE NOSING - CARPET ENTIRE TREAD, HALF WALL OR SPINDLE & GUARDRAIL REQUIRED AT EXPOSED STAIR 36" MINIMUM ABOVE FLOOR & RISERS
 9. LINE OF 2x4 PRESSURE-TREATED SILL PLATE ABOVE
 10. CONCRETE CONTROL JOINT - 20'-0" MAXIMUM ON CENTER SPACING, EACH WAY
 11. 18" DIA. SUMP PIT w/ FITTED CAP w/ PUMP PIPED TO EXTERIOR AND SINGLE, DEDICATED OUTLET
 12. BUTTRESS WALL - RETURN 10" FOUNDATION WALL & FOOTING 24"
 13. 11.7/8" TIMBERSTRAND FLOOR JOISTS AND 3/4" T&G PLYWOOD SUBFLOOR ABOVE
 14. 48" WIDE x 48" TALL VINYL UNIT (18 S.F.) W/ GALVANIZED STEEL EGRESS WELL W/ BAKED ON ENAMEL FINISH ON FACE, EGRESS LADDER, AND SAFETY GRATE - DRAIN TO INTERIOR DRAIN TILE TO SUMP
 15. HVAC MAIN TRUNK LINE
 16. 16" SQUARE CONCRETE PORCH PIER OVER A 32"x 21'-0" x 8" DEEP FOOTING. SET BOTTOM OF FOOTING AT LEAST 24" INTO UNDISTURBED SOIL & AT LEAST 36" BELOW ADJACENT GRADE. REDUCE PIER TO 12" SQUARE IF CULTURED STONE PIER IS OPTIONED
 17. WINDOW MEETS EGRESS REQUIREMENTS
 18. 3" DIAMETER, 11GA, PRIME PAINTED STEEL TELEPOST SET DIRECTLY ON A 36"x 36"x 12" DEEP CONCRETE FOOTING W/ (3) #5 BARS EACH WAY AT BOTTOM
 19. BEAM POCKET - STEEL BEAM SHALL BE SHIMMED & SOLIDLY GROUTED INTO BEAM POCKET WITH CEMENT
 20. STEEL BEAM PER PLAN - PRIME PAINTED & ALL JOINTS SHALL BE BOLTED OR WELDED TOGETHER
 21. 2x6 WALL FRAMING
 22. WASHER & DRYER - 120V ELECTRICAL SERVICE SUPPLY, HOT & COLD WATER, 2" ROUND LAUNDRY DRAIN, 220V ELECTRICAL SERVICE SUPPLY, VENTED ROUTE TO EXTERIOR THROUGH BANDBOARD ABOVE, NOT TO EXCEED 25'-0". PROVIDE SHEET METAL OR FIBERGLASS PAN WITH DRAIN BELOW WASHER
 23. UPPER & LOWER CABINETS
 24. 36" INSULATED STEEL OR FIBERGLASS THERMATRU DOOR UNIT
 25. EXTERIOR GRADE HBG BEAD BOARD PORCH CEILING
 26. EXHAUST FAN - MINIMUM 50 C.F.M. VENTED TO EXTERIOR
 27. MAX. 2 RISERS FROM FINISHED FLOOR TO CONCRETE PATIO SLAB, IF MORE THAN 2 RISERS, LANDING SHALL BE REQUIRED 7.3/4" MAX. BELOW THRESHOLD OF DOOR
 28. 22"x 30" SCUTTLE - PLACE SCUTTLE TO PROVIDE 36" HEADROOM ABOVE
 29. 4" CONCRETE SLAB FOR AIR CONDITIONING CONDENSER

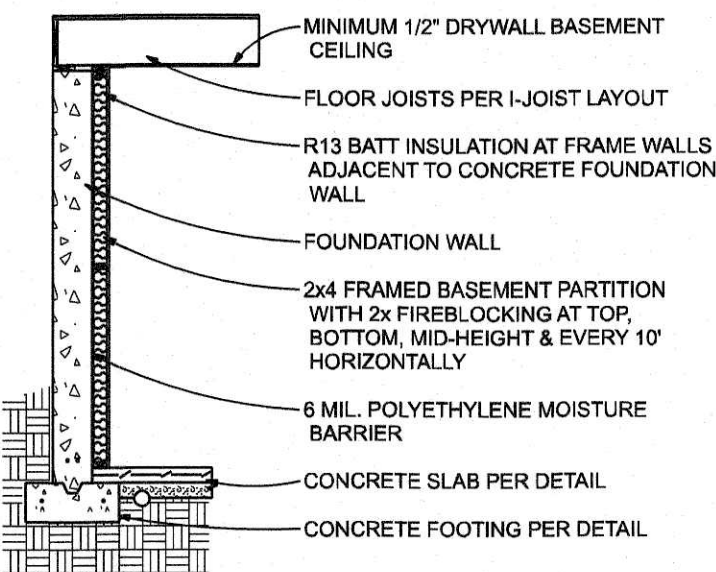


FIRST FLOOR PLAN

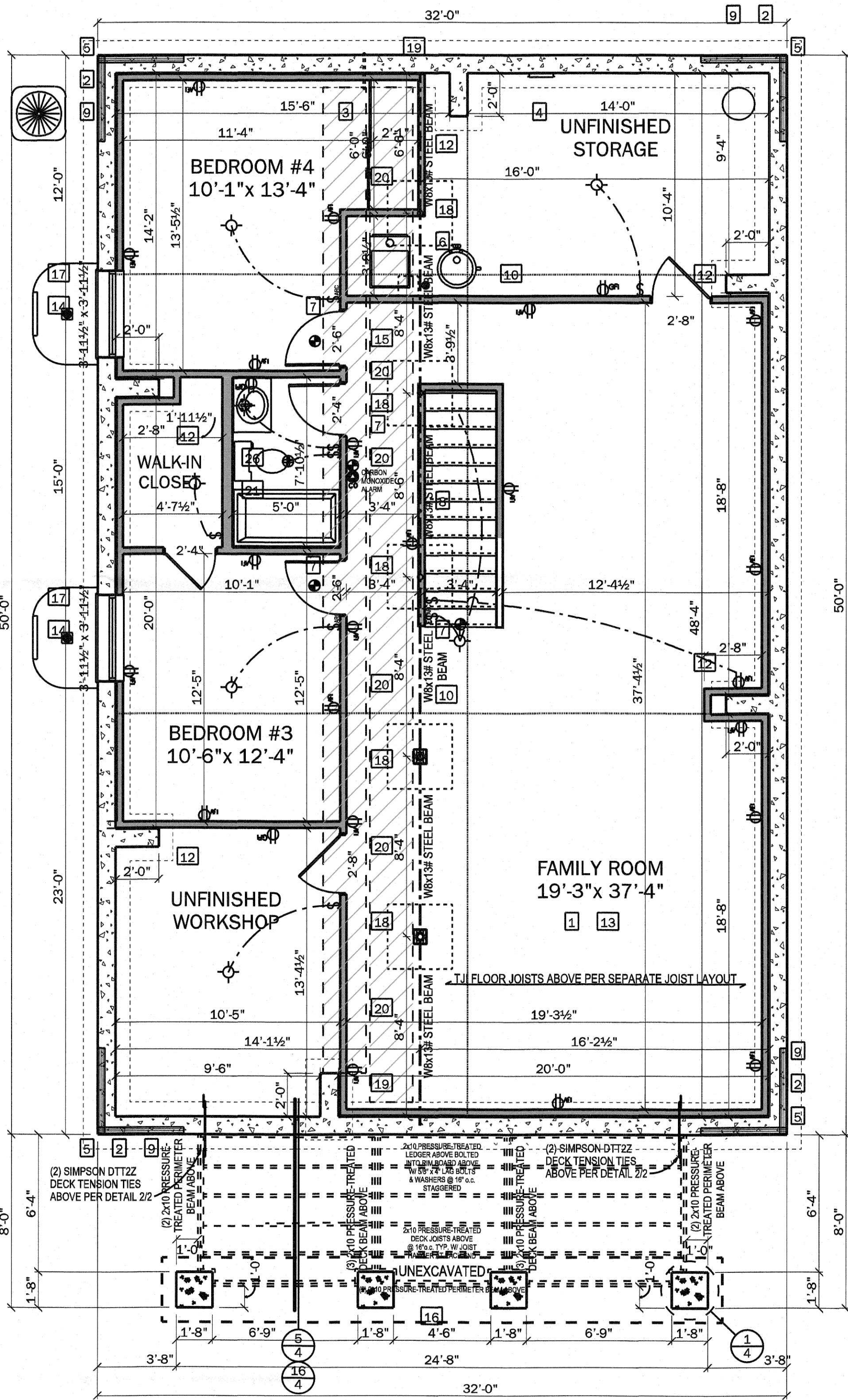
STD. 9'-1.1/8" HIGH FIRST FLOOR WALLS

GENERAL FLOOR PLAN NOTES

- STD. 9'-1" HIGH FIRST FLOOR WALLS
- ALL LOAD-BEARING HEADERS SHALL BE 3.1/2"x 9.1/4"x 1.7E TIMBERSTRAND LVL WITH (2) 2x4 JACK STUDS WITH (2) 2x4 JACKS STUDS ON EACH SIDE UNLESS NOTED ON THE EXTERIOR ELEVATIONS
- ALL INTERIOR WALLS TO BE 3.1/2" (2x4 STUDS) UNLESS NOTED OTHERWISE
- INTERIOR DIMENSIONS ARE TO ROUGH FRAMING, EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING
- NO SUPPLY WATER PIPING SHALL BE LOCATED IN EXTERIOR WALL OR CANTILEVERED FLOOR CAVITIES
- MAXIMUM RISER HEIGHT IS 7.3/4". MINIMUM RISER HEIGHT IS 4"
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOORS NOT NOTED ON PLAN
- SEE EXTERIOR ELEVATIONS FOR WINDOW SIZED & HEAD HEIGHT
- PROVIDE FIRE BLOCKING WHERE REQUIRED BY CODE OR LOCAL JURISDICTIONS
- WINDOWS SHOWN ARE MI WINDOWS SERIES 3500 VINYL WINDOWS WITHOUT GRILLES



BASEMENT PARTITION AT WALKOUT LOT

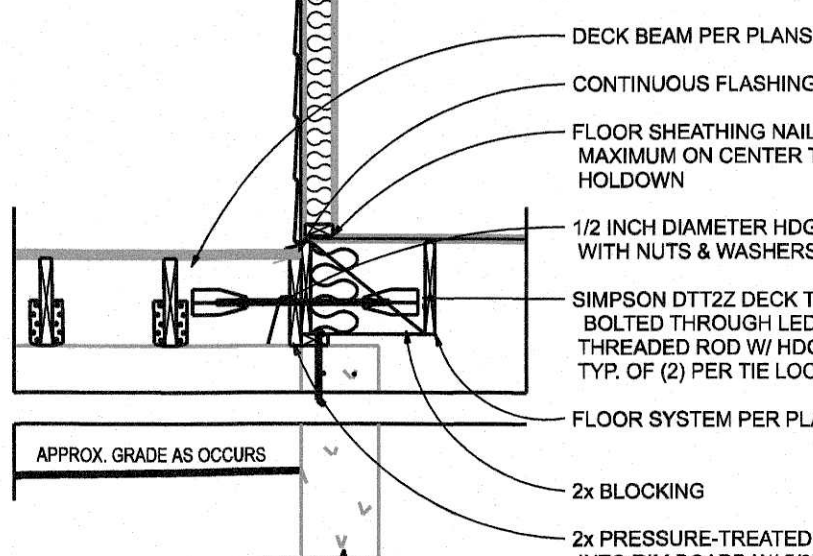


BASEMENT PLAN

1146 square feet of finished living area

FOUNDATION GENERAL NOTES:

- STD. 7'-10" HIGH CONCRETE FOUNDATION WALLS (ALL FOUNDATION WALL HEIGHTS ARE APPROXIMATE)
- BOTTOM OF FOOTINGS SHALL BE MINIMUM OF 36" BELOW FINISH GRADE ON UNDISTURBED SOIL
- ALL METAL FASTENERS, HANGERS, ANCHOR BOLTS, ETC. IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR TRIPLE DIPPED GALVANIZED
- ALL STEEL SHALL BE ASTM A615 GRADE 60
- PROVIDE 1/2" DIAMETER FOUNDATION ANCHOR BOLTS @ 4'-0" o.c. WITH NUTS AND WASHERS SET A MINIMUM OF 8" INTO CONCRETE. PROVIDE MINIMUM OF (2) ANCHORS PER PLATE AND MAXIMUM DISTANCE OF 12" FROM ENDS. SEE FIRST FLOOR PLAN FOR PORTAL FRAMES AND SHEAR WALLS WHICH REQUIRE ADDITIONAL CAST IN PLACE ANCHORS
- NO-FREEZE HOSE BIBB TO BE LOCATED AT WATER SERVICE ENTRY TO STRUCTURE



DDT22 DECK TENSION TIE

Proposed residence, 1600-32 model
Permit #
Lot #2, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

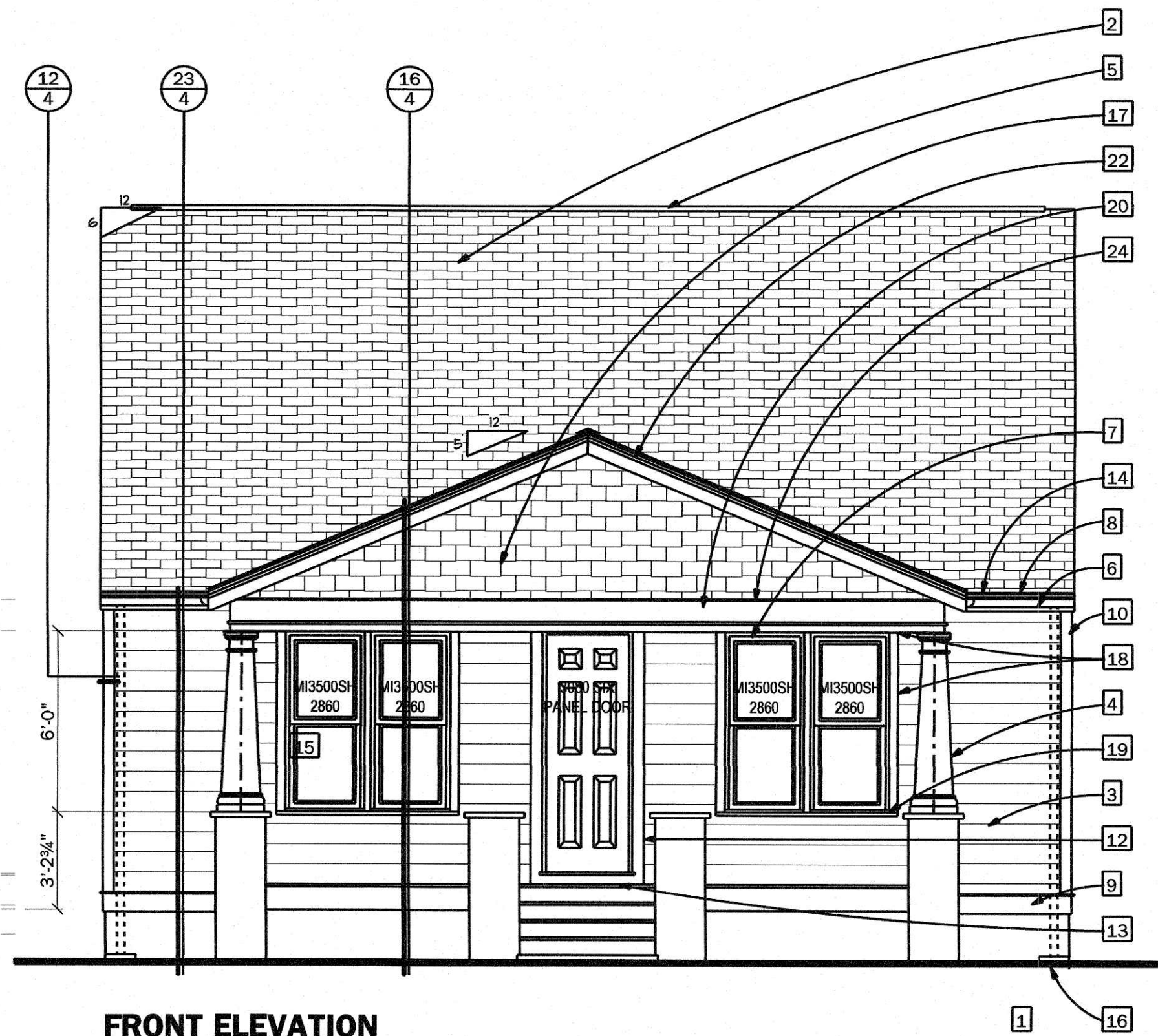
STUDIO ARCHAEO

433 BLUFF STREET, ALTON, IL 62002 314-280-3865
MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199

revised	by	drawn for	date
	Tim	building permit application	8/22/2020
Copyright 2020, Archaeos, LLC MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199 These drawings are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or forms represented, can legally result in the cessation of such construction or buildings being seized and/or razed.			
Timothy Louis Busse - Architect MC# A-007231			
Actual construction and dimensions may vary in field. Exterior elevations shown as artist's concepts only. DO NOT SCALE DRAWINGS.			
sheet	2	of	5
01:53 PM			



LEFT SIDE ELEVATION



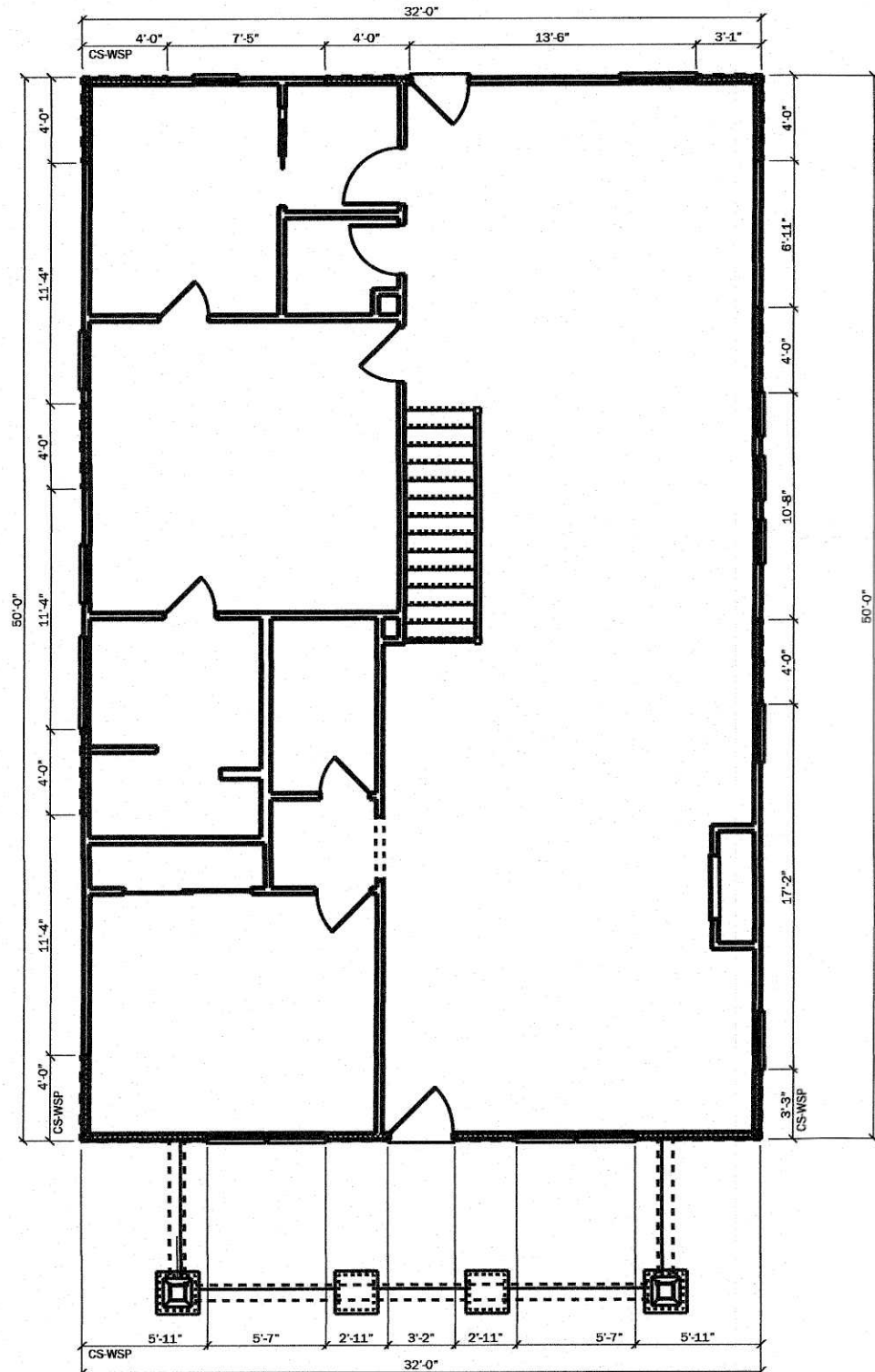
FRONT ELEVATION
OPT. 9'-1" HIGH FIRST FLOOR WALLS
ALL HEADERS SHALL BE 3.1/2" x 9.1/2" x 1.7E TIMBERSTRAND MATERIAL UNLESS NOTED ON THE EXTERIOR ELEVATIONS
KEYED NOTES SHOWN ON ELEVATIONS ARE TYPICAL FOR ENTIRE BUILDING



RIGHT SIDE ELEVATION



REAR ELEVATION



FIRST FLOOR BRACED WALL PLAN
1. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
2. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
3. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
4. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
5. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
6. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
7. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
8. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
9. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
10. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
11. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
12. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
13. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
14. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
15. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
16. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
17. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
18. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
19. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
20. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
21. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
22. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
23. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
24. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
25. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
26. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
27. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
28. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
29. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
30. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
31. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
32. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
33. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
34. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
35. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
36. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
37. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
38. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
39. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
40. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
41. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
42. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
43. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
44. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
45. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
46. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
47. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
48. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
49. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
50. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
51. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
52. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
53. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
54. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
55. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
56. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
57. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
58. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
59. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
60. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
61. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
62. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
63. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
64. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
65. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
66. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
67. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
68. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
69. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
70. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
71. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
72. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
73. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
74. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
75. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
76. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
77. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
78. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
79. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
80. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
81. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
82. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
83. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
84. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
85. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
86. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
87. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
88. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
89. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
90. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
91. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
92. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
93. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
94. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
95. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
96. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
97. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
98. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
99. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
100. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.

MINIMUM LENGTH OF BRACED WALL PANELS	
ADJACENT WALL PANEL OR OPENING HEIGHT	MINIMUM BRACED WALL PANEL LENGTH
66 INCHES OR LESS	27 INCHES
68 INCHES	27 INCHES
72 INCHES	27 INCHES
84 INCHES	32 INCHES
96 INCHES	41 INCHES

WALL BRACING NOTES:
1. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
2. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
3. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
4. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
5. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
6. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
7. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
8. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
9. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
10. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
11. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
12. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
13. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
14. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
15. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
16. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
17. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
18. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
19. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
20. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
21. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
22. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
23. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
24. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
25. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
26. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
27. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
28. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
29. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
30. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
31. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
32. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
33. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
34. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
35. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
36. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
37. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
38. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
39. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
40. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
41. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
42. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
43. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
44. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
45. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
46. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
47. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
48. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
49. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
50. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
51. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
52. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
53. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
54. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
55. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
56. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
57. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
58. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
59. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
60. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
61. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
62. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
63. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
64. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
65. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
66. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
67. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
68. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
69. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
70. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
71. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
72. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
73. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
74. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
75. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
76. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
77. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
78. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
79. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
80. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
81. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
82. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
83. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
84. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
85. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
86. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
87. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
88. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
89. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
90. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
91. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
92. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
93. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
94. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
95. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
96. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
97. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
98. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
99. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
100. ALL WALLS SHALL BE 1/2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE.

- KEYED ELEVATION NOTES
1. APPROXIMATE FINISH GRADE - SLOPE AWAY FROM HOUSE AT 1" PER FOOT FOR 10'-0"
 2. 220# FIBERGLASS SHINGLES WITH SEAL DOWN TABS, INTERLACE SHINGLES AT VALLEYS, TYPICAL - INSTALL PER MANUFACTURERS SPECIFICATIONS
 3. 8 1/4" LP SMARTSIDE SIDING, 7" EXPOSURE
 4. 16"x 9" SQUARE HB&G CRAFTSMAN PERMACAST TAPERED COLUMNS
 5. CONTINUOUS RIDGE VENT FOR CONCEALED ATTIC SPACES
 6. S-400 STRIP CORA-VENT IN EAVE
 7. MI WINDOWS 3500 SERIES VINYL WINDOW UNIT, TYP.
 8. PREFINISHED ALUMINUM "OGEE" STYLE GUTTER & DOWNSPOUT
 9. 1x8 AZEK BANDBOARD WITH 1.5/8" x 11/16" TALL DRIP CAP
 10. 5/4x 4 AZEK CORNERS
 11. WOOD OR CONCRETE STEPS TO PATIO SLAB, NUMBER OF STEPS IS DETERMINED IN FIELD BY ACTUAL DISTANCE FROM GRADE TO FINISHED FLOOR - PROVIDE HANDRAIL ON STAIRS WITH MORE THAN 3 RISERS
 12. DOOR TRIM - 5/4" x 4" AZEK (1" THICK)
 13. 1 5/8" DRIP CAP ON TOP OF PORCH DECKING AT SIDING, INSTALL 5/4"x 6" AZEK KICK BOARD UNDER DOOR
 14. MAIN HOUSE FASCIA BOARD - 5/4" x 8" AZEK (1" THICK)
 15. WINDOW MEETS EGRESS REQUIREMENTS. PROVIDE MANUFACTURERS SAFETY LOCK WHEN WINDOW SILL IS LESS THAN 24" ABOVE FINISH FLOOR
 16. SPLASH BLOCK
 17. PREFINISHED SHINGLE STYLE FIBER CEMENT SIDING PAINTED TO MATCH TRIM
 18. WINDOW TRIM - 5/4" x 4" NOMINAL AZEK AT HEAD AND JAMBS OF MI WINDOWS, TYPICAL
 19. WINDOW SILL TRIM - 5/4" x 1.1/2" NOMINAL AZEK AT SILL OF MI WINDOWS, TYPICAL
 20. WRAP PORCH BEAM WITH 5/8"x 7.1/4" AZEK TRIM
 21. FRIEZE BOARD - 5/4" x 6" AZEK (1" THICK)
 22. SHINGLE MOLDING - #212 PVC
 23. DRYER VENT COVER
 24. 1.5/8" x 11/16" TALL DRIP CAP

ATTIC VENTILATION CALCULATIONS
REQUIRED:
MINIMUM: 1600 sq. ft. x 1/300 = 5.33 sq. ft.
PROVIDED:
High Ventilation (ridge vent):
30.33 linear feet x 15.0 sq. in./lineal foot of vent =
3.15 sq. ft.
Low Ventilation (soffit vent):
50.16 linear feet x 10.0 sq. in./lineal foot of soffit =
3.48 sq. ft.

TOTAL OVERALL ATTIC VENTILATION PROVIDED:
6.63 sq. ft.

Proposed residence, 1600-32 model
Permit #
Lot #2, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

STUDIO ARCHAEO S			
433 BLUFF STREET, ALTON, IL 62002 314-280-3855 MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199			
revised	by	issued for	date
	Tim	building permit application	5/22/2020
Copyright 2020, Archaeos, LLC MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199 These drawings are copyrighted and are subject to copyright protection as an architectural work under Section 102 of the Copyright Act, 17 U.S.C., as amended December 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or forms represented, can legally result in the prosecution of such construction or buildings being seized and/or razed. Actual construction and dimensions may vary in field. Exterior elevations shown as artist's concepts only. DO NOT SCALE DRAWINGS.			
Timothy Louis Busse - Architect MO#A-007231			
sheet 3 of 5 Friday, May 22, 2020 02:00 PM			

#4 TIES AT 16" VERTICAL SPACING
(4) #6 VERTICAL BARS W/ 12" HOOKS
INTO FOOTING BELOW

PORCH PIER REINFORCEMENT PLAN

PORCH LEDGER SECTION

5/4" x 6" TREATED DECKING
2x PRESSURE-TREATED LEDGER
BOLTED INTO RIM BOARD W/
5/8" x 4" LAG BOLTS & WASHERS
@ 16" o.c. STAGGERED
SIMPSON A34 FRAMING CLIP
2x6 PRESSURE-TREATED DECK
LEDGER AT CORNER
SIMPSON 5/8 INCH TIE HDx5"
CORNER DECK PIER

APPROX. GRADE

1 LAYER 30# FELT APPLIED FROM
EAVE LINE TO A LINE 24" BEYOND
THE INSIDE OF THE INTERIOR WALL
LINE (ALT. 2 LAYERS 15# FELT
CEMENTED TOGETHER)
7/16" T&G OSB ROOF SHEATHING
5" ALUMINUM OGEE GUTTER
1" x 7.25" SMOOTH HARDIETRIM
FASCIA
PRE-ENGINEERED ROOF
TRUSSES PER SEALED
TRUSS DRAWINGS
BOX BEAM - FINISHED SIZE 12.1/2"
TALL x 8.1/2" WIDE CONSISTING OF:
- 5/8" x 11.1/4" SMOOTH HARDIETRIM
SIDE CASING, EACH SIDE
- 5/4" x 5/4" SMOOTH HARDIETRIM
TRIM
- 2x6 VERTICAL BLOCKING @ 16" EA.
SIDE
- 3/4" OSB BETWEEN (2) 1.3/4"x11.7/8"
I-JOISTS
- 5/8" x 7.1/4" SMOOTH HARDIETRIM
BOTTOM CASING
HB&G PERMACAST COLUMN PER
PLAN & ELEVATIONS- CUT
FROM BOTTOM AS REQUIRED

PORCH EAVE

PRE-FABRICATED TRUSSES @ 24" o.c.
1" x 7.25" SMOOTH HARDIETRIM
FASCIA
1/4" x 16" x 12" VENTED SMOOTH
HARDIE SOFFIT PANEL
5" ALUMINUM OGEE GUTTER
BOX BEAM - FINISHED SIZE 12.1/2"
TALL x 8.1/2" WIDE CONSISTING OF:
- 5/8" x 11.1/4" SMOOTH HARDIETRIM
SIDE CASING, EACH SIDE
- 5/4" x 5/4" SMOOTH HARDIETRIM
TRIM
- 2x6 VERTICAL BLOCKING @ 16" EA.
SIDE
- 3/4" OSB BETWEEN (2) 1.3/4"x11.7/8"
I-JOISTS
- 5/8" x 7.1/4" SMOOTH HARDIETRIM
BOTTOM CASING
(2) 4" GALVANIZED SCREWS AT
EACH SIDE OF COLUMN
HB&G PERMACAST COLUMN PER
PLAN & ELEVATIONS- CUT
FROM BOTTOM AS REQUIRED

NOTE:
PORCH COLUMNS SET ON DECK
BEAMS, SOLID BLOCK BELOW AS
NECESSARY
INSTALL PORCH COLUMN TO PORCH
DECKING & BEAM W/ (2) ANGLED
BRACKETS PER MANUFACTURER'S
WRITTEN INSTRUCTIONS

PRESSURE-TREATED DECK
BEAM PER PLANS
16d GALVANIZED NAILS
#212 PVC SHINGLE MOULD (OPT.)
5/8" x 7.1/4" SMOOTH
HARDIETRIM TRIM

PORCH DETAILS

DECK BEAM PER PLANS
CONTINUOUS FLASHING PER PLANS
FLOOR SHEATHING NAILED AT 6 INCHES
MAXIMUM ON CENTER TO JOIST WITH
HOLDOWN
1/2 INCH DIAMETER HDG THREADED ROD
WITH NUTS & WASHERS
SIMPSON DTT22Z DECK TENSION TIE
BOLTED THROUGH LEDGER W/ 1/2" HDG
THREADED ROD W/ HDG WASHER
TYP. OF (2) PER TIE LOCATION ON PLAN
FLOOR SYSTEM PER PLANS
2x BLOCKING
2x PRESSURE-TREATED LEDGER BOLTED
INTO RIM BOARD W/ 5/8" x 4" LAG
BOLTS & WASHERS @ 16" o.c.
STAGGERED

DDT2Z DECK TENSION TIE

#6 VERTICAL BARS @ 21" o.c.
10" CONCRETE FOUNDATION WALL W/ 2-
#4 HORIZONTAL RODS, CONTINUOUS -
TOP, MIDDLE, & BOTTOM
ASPHALT WATERPROOFING
4" CONCRETE SLAB W/ 6x6, 10/10
WELDED WIRE FABRIC
6 MIL. POLYETHYLENE MOISTURE
BARRIER
4" CRUSHED ROCK
4" PERFORATED DRAIN TILE TO SUMP
"V" KEY
R4.5 MINIMUM VERTICAL INSULATION -
EXPANDED OR EXTRUDED POLYSTYRENE
INSTALLED PER MANUFACTURER'S
WRITTEN INSTRUCTIONS
24" x 10" CONCRETE FOOTING W/ 2- #4
RODS CONTINUOUS

THIS DETAIL APPLIES TO FOUNDATION WALLS 10'-0" HIGH W/ 9'-0" OF BACKFILL

FOOTING - OPTIONAL 10'-0" POUR

EXTEND TRUSS TAIL 2' PAST SHEATHING
per elevation
TRUSS STAND
TOP OF PLATES
1 LAYER 30# FELT APPLIED FROM EAVE
LINE TO A LINE 24" BEYOND THE INSIDE
OF THE INTERIOR WALL LINE (ALT. 2
LAYERS 15# FELT CEMENTED TOGETHER)
7/16" T&G OSB ROOF SHEATHING
CARDBOARD INSULATION STOP - ALLOW
AIR SPACE OF 1/2" CLEAR, MINIMUM
PRE-ENGINEERED CANTILEVERED ROOF
TRUSSES PER SEALED TRUSS DRAWINGS
R-38 BLOW-IN INSULATION
1/2" DRYWALL CEILING (5/8" DRYWALL
CEILING WHEN SPRAY ACOUSTIC FINISH
IS APPLIED)
H2.5A HURRICANE TIE AT EACH TRUSS TO
TOP PLATE CONNECTION
S-400 1" x 1.1/2" COR-A-VENT
AZEK FRIEZE BOARD - 5/4" x 10" NOMINAL
5/4" x 8" NOMINAL AZEK FASCIA BOARD
TYP. WALL FRAMING PER DETAIL
TJI RIM BOARD PER TJEXPERT LAYOUT
1x8 AZEK SKIRTBOARD WITH
1.5/8" x 11/16" TALL DRIP CAP
R-13 BATT INSULATION IN FLOOR CAVITY
- PRESS INSULATION TIGHT AGAINST
RIMBOARD
3/4" TONGUE AND GROOVE PLYWOOD
SUBFLOOR NAILED & GLUED
2x PRESSURE TREATED SILL PLATE
W/ SILL SEALER
FLOOR SYSTEM PER SEPARATE FLOOR
JOIST LAYOUT
1/2" DIAMETER FOUNDATION ANCHOR
BOLTS @ 4'-0" o.c. WITH NUTS AND
WASHERS SET A MINIMUM OF 8" INTO
CONCRETE. PROVIDE MINIMUM OF (2)
ANCHORS PER PLATE AND MAXIMUM
DISTANCE OF 12" FROM ENDS
R4.5 MINIMUM VERTICAL INSULATION -
EXPANDED OR EXTRUDED POLYSTYRENE
INSTALLED PER MANUFACTURER'S
WRITTEN INSTRUCTIONS

10" CONCRETE FOUNDATION WALL W/ (2)-
#4 HORIZONTAL RODS, CONTINUOUS -
TOP, MIDDLE, & BOTTOM
ASPHALT WATERPROOFING
4" CONCRETE SLAB W/ 6x6, 10/10
WELDED WIRE FABRIC
6 MIL. POLYETHYLENE MOISTURE
BARRIER
4" CRUSHED ROCK
4" PERFORATED DRAIN TILE TO SUMP
"V" KEY
24" x 10" CONCRETE FOOTING W/ (2) - #4
RODS CONTINUOUS

10" CONCRETE FOUNDATION WALL W/ (2)-
#4 HORIZONTAL RODS, CONTINUOUS -
TOP, MIDDLE, & BOTTOM
ASPHALT WATERPROOFING
4" CONCRETE SLAB W/ 6x6, 10/10
WELDED WIRE FABRIC
6 MIL. POLYETHYLENE MOISTURE
BARRIER
4" CRUSHED ROCK
4" PERFORATED DRAIN TILE TO SUMP
"V" KEY
24" x 10" CONCRETE FOOTING W/ (2) - #4
RODS CONTINUOUS

WALL SECTION - STANDARD 7'-10" POUR

METAL SAFETY GRATE
48" x 48" SLIDER
EGRESS LADDER
18 GA STEEL WELL
CRUSHED ROCK
DRAIN
2" CEMENT WASH, SLOPE TO DRAIN
DRAIN TILE

EGRESS WINDOW WELL

LP SMARTSIDE SIDING - PER ELEVATION
OVER TYVEK HOME WRAP
7/16" OSB SHEATHING
2x4 OR 2x6 STUDS @ 16" o.c. WITH R-13
(MINIMUM) BATT INSULATION
1/2" DRYWALL OVER 4 MIL. POLYETHYLENE
16d NAIL @ 24" o.c.
8d NAIL @ 6" o.c. (AT ALL PANEL EDGES)
8d NAIL @ 12" o.c. (AT ALL FRAMING
MEMBERS NOT AT PANEL EDGES)
GYPSUM WALL BOARD INSTALLED PER
CHAPTER 7, 2015 IRC
WOOD STRUCTURAL PANEL INSTALLED PER
TABLE 602.3(1), 2015 IRC

OUTSIDE CORNER DETAIL
PLAN VIEW

TYP. CONTINUOUS STRUCTURAL PANEL
SHEATHING @ EXTERIOR FRAME WALL

Proposed residence, 1600-32 model
Permit #
Lot #2, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

STUDIO ARCHAEO S

433 BLUFF STREET, ALTON, IL 62002 314-280-3855
MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199

revised	by	chkd	issued for	date
	Tim		building permit application	5/22/2020

Copyright 2020, Archaeos, LLC
MISSOURI STATE
CERTIFICATE OF AUTHORITY #2011021199
These drawings are copyrighted and are subject to copyright
protection as an "architectural work" under Section 102 of the
Copyright Act, 17 U.S.C. as amended December 1990, and known
as Architectural Works Copyright Protection Act of 1990. The
protection includes but is not limited to the overall form as well
as the arrangement and composition of spaces and elements of
the design. Under such protection, unauthorized use of these
plans, work, or forms represented, can legally result in the
cessation of such construction or buildings being seized and/or
traced.
Timothy Louis Busse - Architect
MO# A-007231
Actual construction and dimensions may vary in field.
Exterior elevations shown as artist's concepts only.
DO NOT SCALE DRAWINGS.

sheet 4 of 5
5/20/2020

STAIR SECTION

10'-8"
6'-8"
MINIMUM HEADROOM
3'-0"
MAX. HANDRAIL HEIGHT
7'-6"
7'-6"
10"
MIN.
13
12
11
10
9
8
7
6
5
4
3
2
1
3/4" T&G PLYWOOD SUBFLOOR (GLUED & NAILED)
FLUSH FLOOR BEAM PER TJI LAYOUT
1-1/2" x 1/8" x 16" STEEL STRAP HANGER
(SIMPSON LSTA 24) AT EACH STRINGER
1.1/4" LONG 20d GALVANIZED NAILS
NAILED INTO WOOD BEAM & STAIR
STRINGERS
HANDRAIL CROSS SECTION NOT TO
EXCEED 2-1/4" WIDE OR 6-1/4"
CIRCUMFERENCE
3-2x12 STRINGERS (SOUTHERN PINE #2
KD-19 OR BETTER)
2x10 YELLOW PINE STAIR TREAD w/ 1"
NOSING (NOSING IS NOT REQUIRED IF
TREAD IS AT LEAST 11")
1x WOOD RISER
2x TREATED WOOD CHOCK
CONCRETE SLAB

20

21

22

23

EXCERPTS FROM IRC FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
ROOF			
6	Roof truss to plate	3-16d box nails (31/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
WALL			
8	Stud to stud (not at braced wall panels)	10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (31/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
10	Built-up header (2,c to 2,c header with 1/2,c f n spacer)	16d box (31/2" x 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (21/2" x 0.113"); or 4-8d common (21/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" nails	12" o.c. face nail
13	Double top plate splice for SDCs A-D2 with seismic braced wall line spacing < 25,5	8-16d common (31/2" x 0.162"); or 12-16d box (31/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (31/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (31/2" x 0.135"); or 2-16d common (31/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (21/2" x 0.113"); or 3-16d box (31/2" x 0.135"); or 4-8d common (21/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
16	Top or bottom plate to stud	3-16d box (31/2" x 0.135"); or 2-16d common (31/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (31/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
FLOOR			
21	Joist to sill, top plate or girder	4-8d box (21/2" x 0.113"); or 3-8d common (21/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (21/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (21/2" x 0.113"); or 2-8d common (21/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 13/4" long	Face nail
26	Band or rim joist to joist	3-16d common (31/2" x 0.162") 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
27	Built-up girders and beams, 2-inch lumber layers	10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
27	Built-up girders and beams, 2-inch lumber layers	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (31/2" x 0.135"); or 3-16d common (31/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail
Wood structural panels, subfloor, roof and interior wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall); 8d common (21/2" x 0.131") nail (roof)	6 inch at edge, 12 inch at intermediate supports
31	19/32" - 1"	8d common nail (21/2" x 0.131")	6 inch at edge, 12 inch at intermediate supports
Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (2" x 0.120") nail; or 8d common (21/2" x 0.131") nail	6 inch at edge, 12 inch at intermediate supports

FASTENING SCHEDULE

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

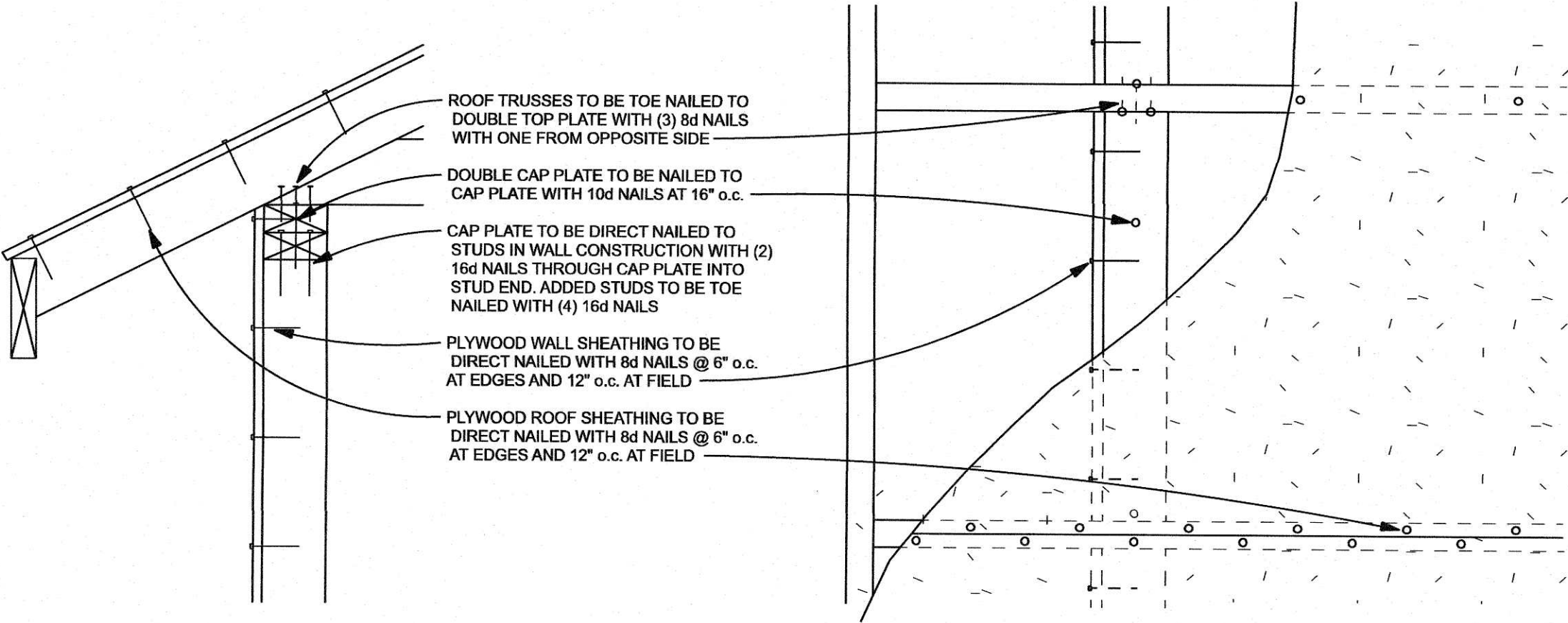
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

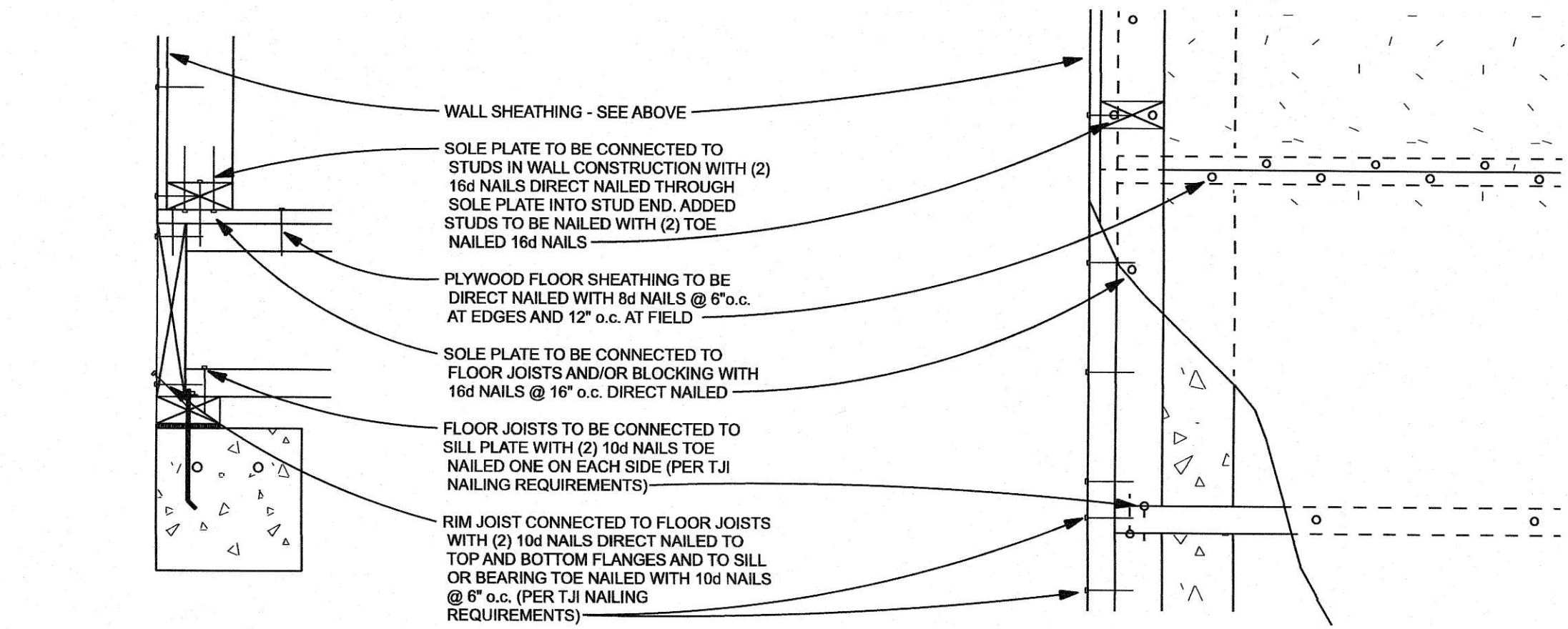
Silent Floor System Nailing Requirements for TJI/Pro 120TS Joists
Per Trus Joist MacMillan publication JM0399/30M - reorder # 2027
TJI Joists at bearing: (2) 10d or 12d box nails, 1 1/2" min. from end, one each side.
Blocking panels, rim joists or rim board to bearing plate:
TJI blocking panels or rim joists: 10d box nails @ 6" o.c.
Timberstrand LSL rim board: Toe nail 10d box nails @ 6" o.c., or 16d box nails @ 12" o.c.
Shear transfer: Connections equivalent to decking nail schedule
Rim board, rim joist or closure to TJI joist: 1 3/4" width or less: (2) 10d box nails, one each @ top & bottom flange
2x4 minimum squash blocks: (2) 10d box nails, one each @ top and bottom flange
TJI/Pro 120TS rim joist: (2) 10d box nails, one each @ top and bottom flange

Silent Floor System Nailing Requirements for TJI/Pro 150, 250, 350, 350 & 550 Joists
Per Trus Joist MacMillan publication NW0798/30M - reorder # 2025
TJI Joists at bearing: (2) 10d or 12d box nails, 1 1/2" min. from end, one each side
Blocking panels, rim joists or rim board to bearing plate:
TJI blocking panels or rim joists: 10d box nails @ 6" o.c.
Timberstrand LSL or Microtram LVL rim board: Toe nail 10d box nails @ 6" o.c., or 16d box nails @ 12" o.c.
Shear transfer: Connections equivalent to decking nail schedule
Rim board, rim joist or closure to TJI joist:
1 3/4" width or less: (2) 10d box nails, one each @ top and bottom flange
TJI/Pro 350 rim joist: (2) 16d box nails, one each @ top and bottom flange
TJI/Pro 550 rim joist: Toe nail joist to rim joist with (1) 10d box nail on each side of top flange
2x4 minimum squash blocks: (2) 10d box nails, one each @ top and bottom flange



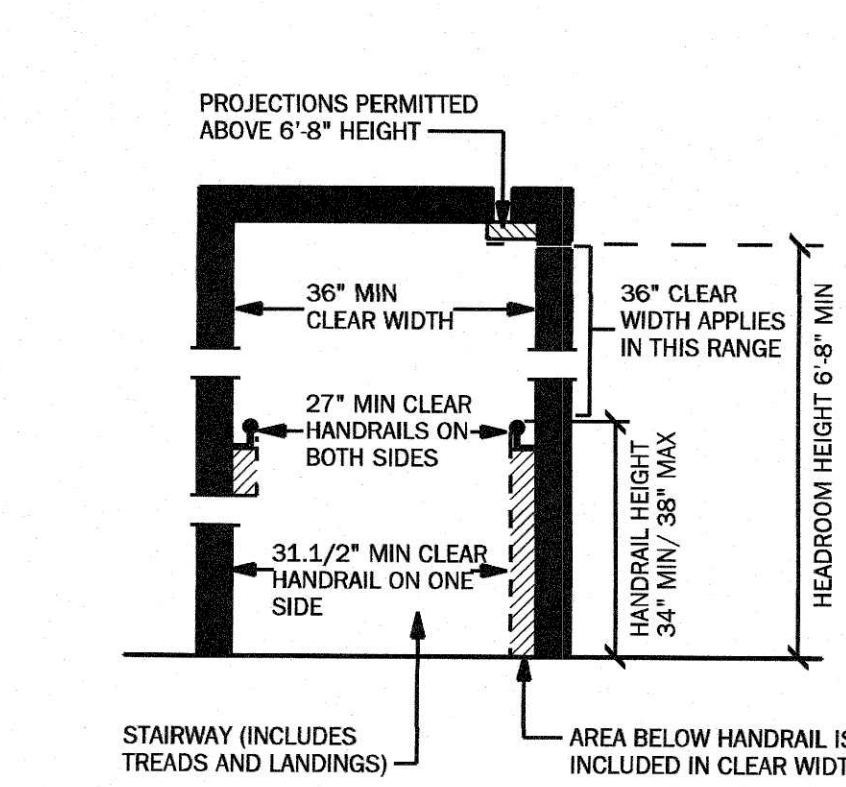
NAILING @ ROOF AND TOP PLATES

4



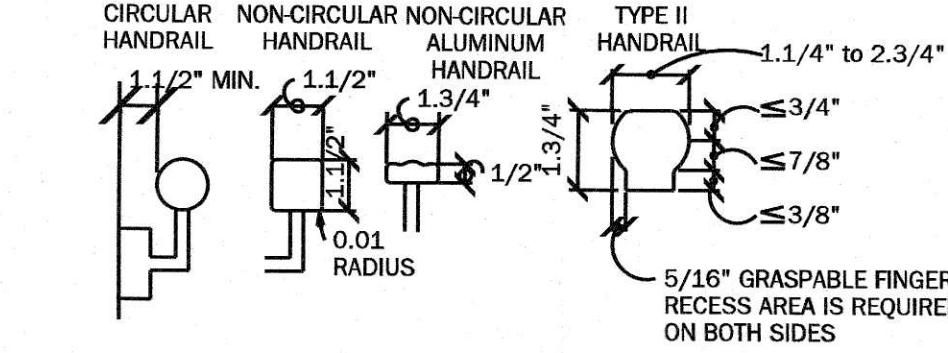
NAILING @ JOISTS OVER CONCRETE

10

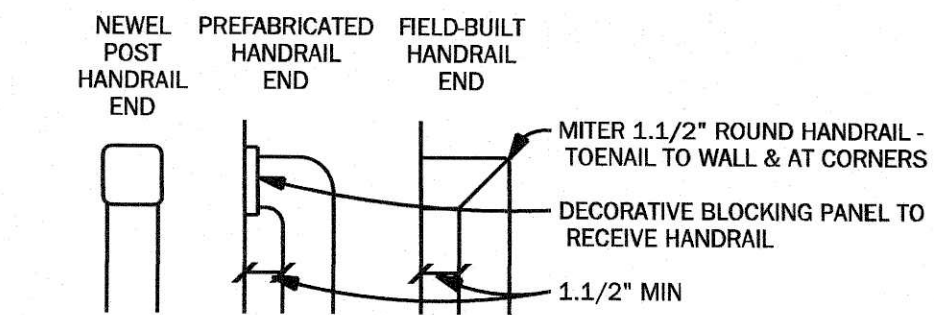


STAIRWAY CROSS SECTIONAL CLEARANCES

5

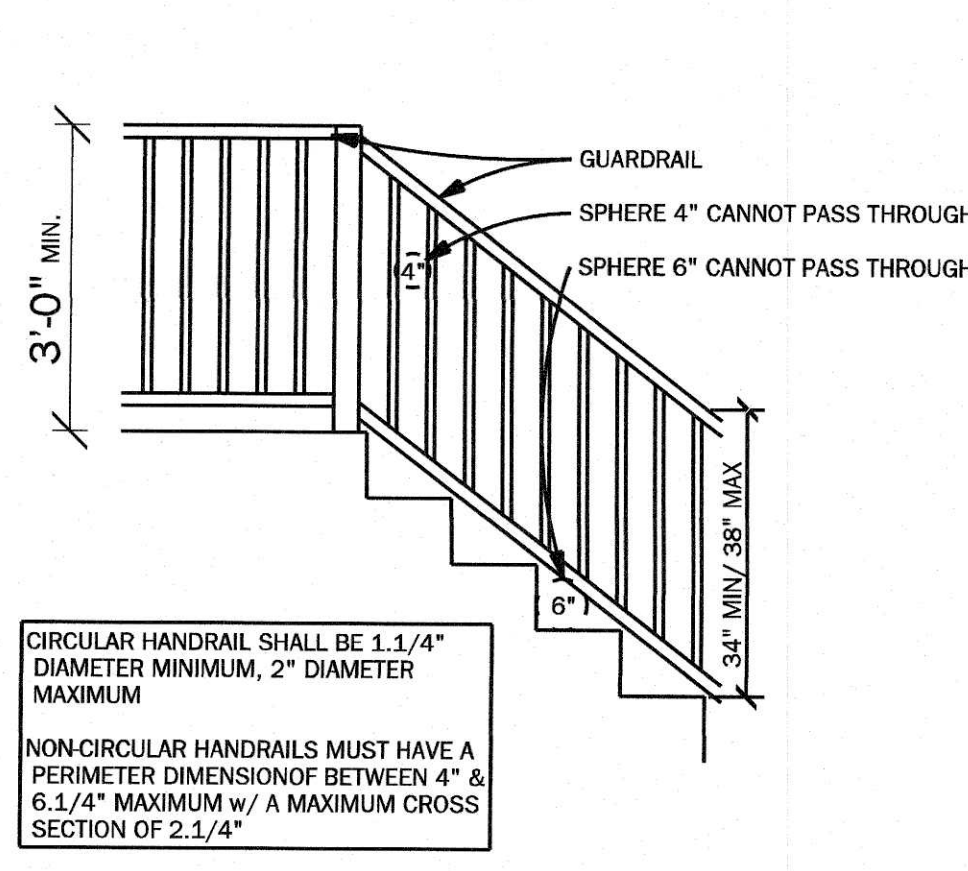


HANDRAIL CROSS SECTIONS



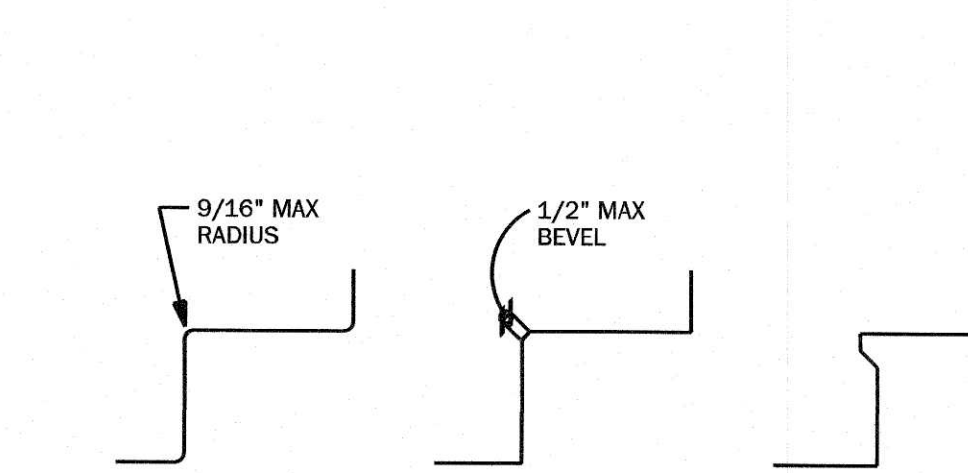
HANDRAIL TERMINATION - PLAN VIEWS

11



GUARDRAIL REQUIREMENTS

6



TREAD PROFILES

12

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS (IRC TABLE R602.7.5)

HEADER SPAN	16 INCHES MAXIMUM STUD SPACING	24 INCHES MAXIMUM STUD SPACING
3 FEET OR LESS	1	1
4 FEET	2	1
8 FEET	3	2
12 FEET	5	3
16 FEET	6	4

Proposed residence, 1600-32 model
Permit #
Lot #2, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

STUDIO ARCHAEO S

433 BLUFF STREET, ALTON, IL 62002 314-280-3955
MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199

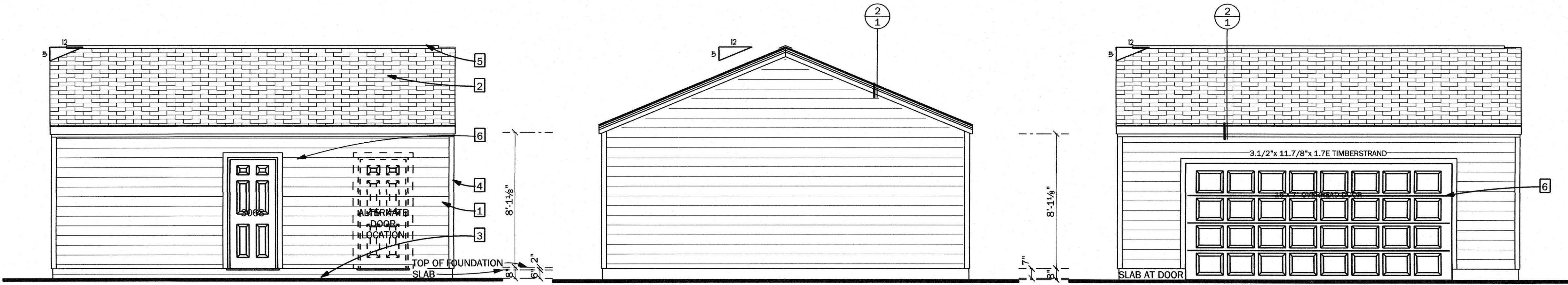
revised	by	chkd	issued for	date
	Tjm		building permit application	5/22/2020

Copyright 2020, Archaeos, LLC
MISSOURI STATE
CERTIFICATE OF AUTHORITY #2011021199
These drawings are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or forms represented, can legally result in the cessation of such construction or buildings being seized and/or razed.

Actual construction and dimensions may vary in field.
Exterior elevations shown as artist's concepts only.
DO NOT SCALE DRAWINGS.

Timothy Louis Busse - Architect
MO# A-007231

sheet 5/24/2020



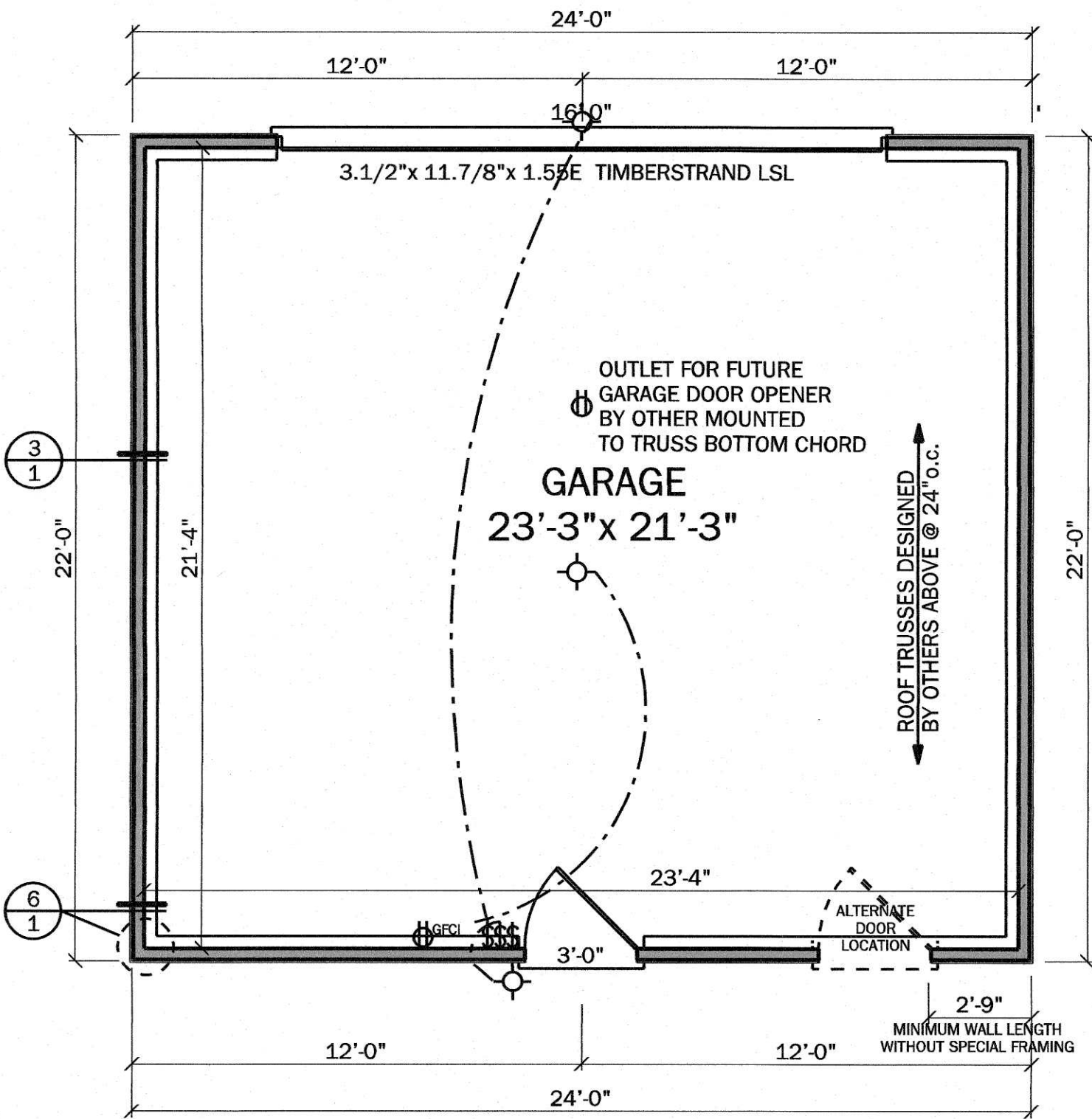
FRONT ELEVATION

STANDARD 8'-1" HIGH WALLS,
ALL HEADERS SHALL BE (2) 2X10 #2 KDYP UNLESS NOTED ON PLAN OR ELEVATIONS

SIDE ELEVATION (TYPICAL)

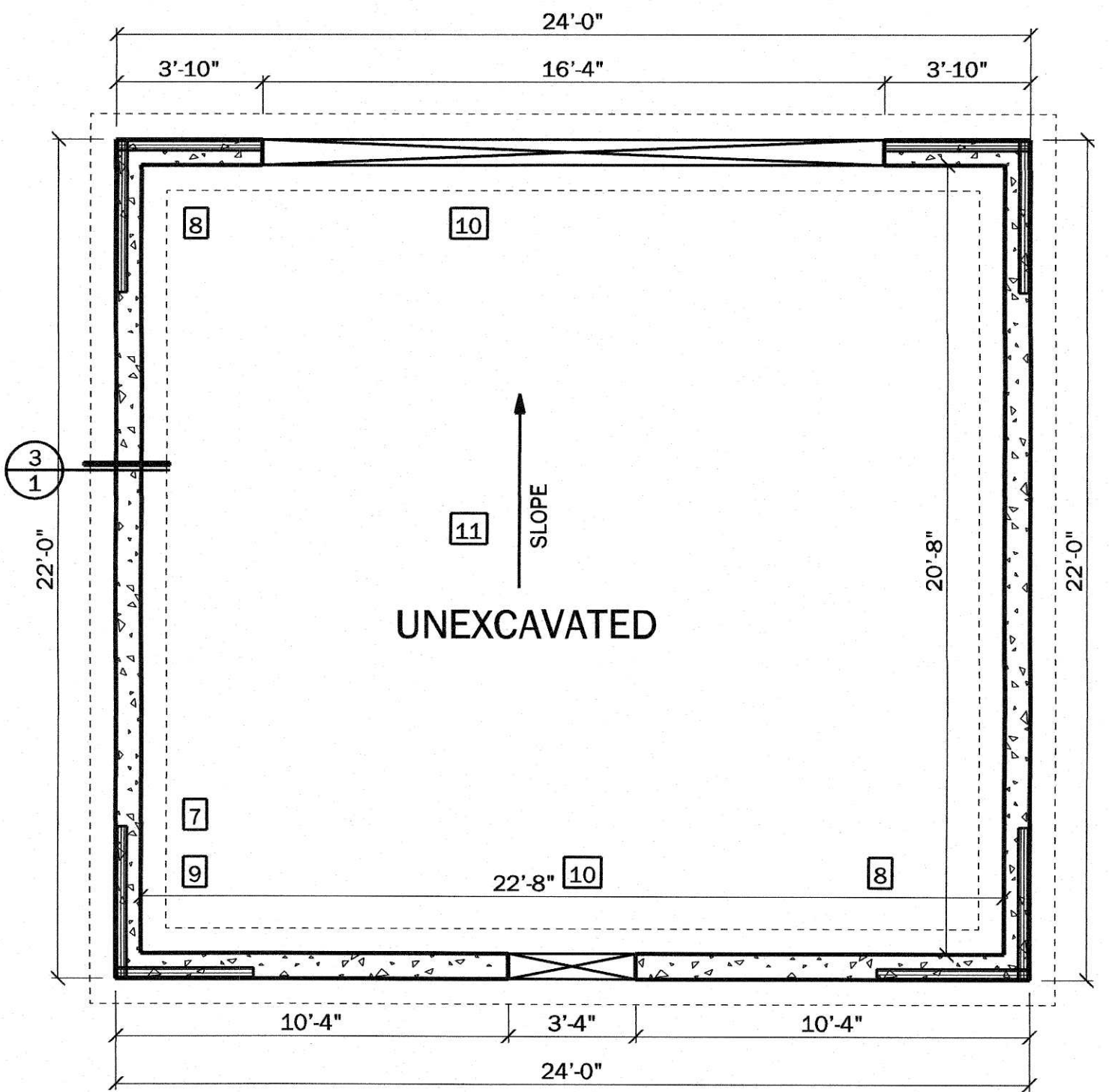
REAR ELEVATION (ALLEY)

- KEYED GARAGE NOTES
1. 8.25" PRE-PREFINISHED HARDIEPLANK FIBER CEMENT SIDING, 7" EXPOSURE
 2. LAMINATED ASPHALT SELF SEALING SHINGLES TO MATCH HOUSE - INSTALL PER MANUFACTURERS SPECIFICATIONS
 3. APPROXIMATE FINISH GRADE - THE GRADE ADJACENT TO FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN THE FIRST 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. FINISHED GRADE SHALL BE 8" MINIMUM BELOW TOP OF FOUNDATION. ALL AREAS SHALL BE SLOPED TO LOWER ELEVATIONS OR DRAINAGE STRUCTURES ON OR NEAR THE SITE.
 4. CORNER BOARD - 3-1/2" WIDE 5/4 SMOOTH HARDIETRIM (1" THICK)
 5. CONTINUOUS RIDGE VENT
 6. DOOR TRIM - 3-1/2" WIDE 5/4" SMOOTH HARDIETRIM (1" THICK) AT HEAD & JAMBS, TYPICAL
 7. SILL PLATE LINE ABOVE
 8. 8" WIDE CONCRETE FROST WALL - EXTEND 8"x24" WIDE CONCRETE FOOTING 30" BELOW GRADE, TYPICAL
 9. 2-#4 REBARS 48" LONG VERTICALLY @ 12" o.c. LAPPED & TIED AT ALL CORNERS, TYPICAL
 10. HOLD DOWN WALL FOR SLAB THRU DOOR ABOVE
 11. GARAGE SLAB; 4" CONCRETE SLAB OVER COMPACTED FILL - SLOPE AT 1/4" PER FOOT MINIMUM TOWARD GARAGE DOORS. 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE FABRIC OVER 6 MIL MOISTURE BARRIER AND 4" OF COMPACTED FILL - REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER 1/3 OF THE SLAB FOR THE DURATION OF CONCRETE PLACEMENT



FLOOR PLAN

528 SQUARE FEET (unfinished, uninsulated garage)
STANDARD 8'-1" HIGH FIRST FLOOR WALLS
ALL HEADERS SHALL BE (2) 2X10 #2 KDYP UNLESS NOTED ON PLAN OR ELEVATIONS
WHEN TWO OR MORE CIRCUITS ARE RUN, SUB-PANEL IN GARAGE IS REQUIRED



FROST WALL PLAN

Proposed 24'x 22' garage
Permit #
Lots #2 & 5, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

STUDIO ARCHAEO S

3213 SOUTH MESTER STREET, ST. CHARLES, MO 63301 314-280-3855
MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199

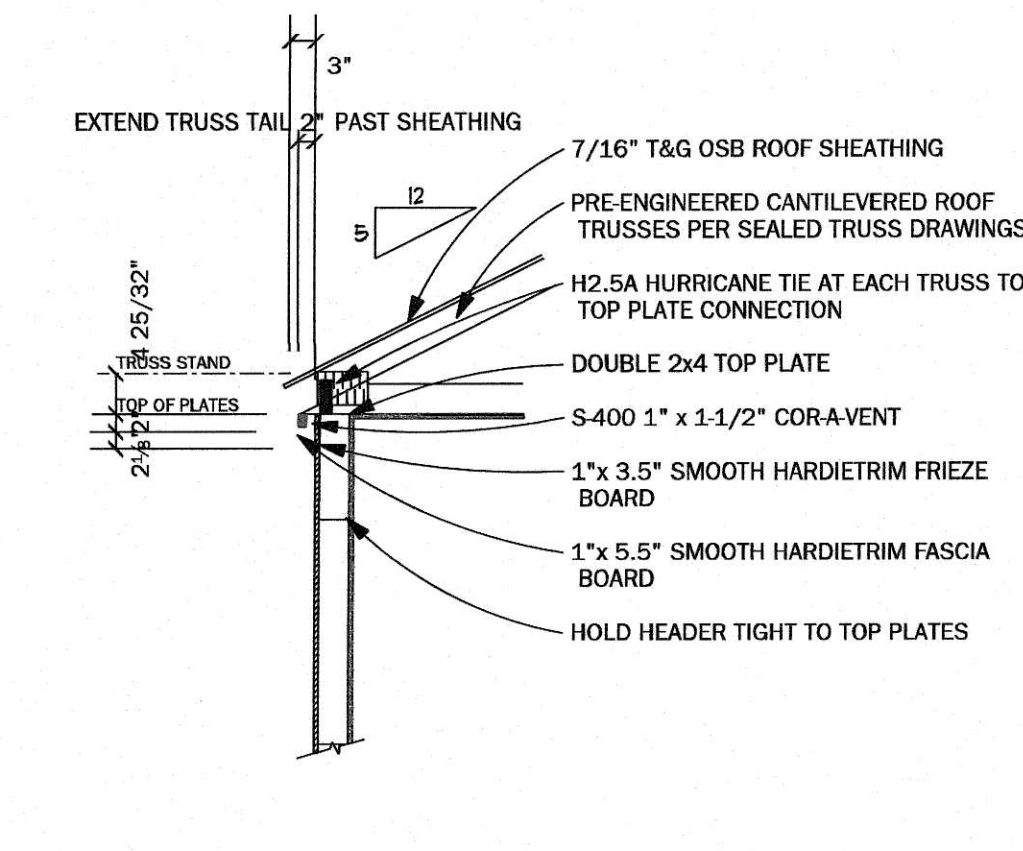
Revised	By	Checked	Issued for	Date
	Tim		building department submittal	5/22/2020

Copyright 2020, Archaeos, LLC
MISSOURI STATE
CERTIFICATE OF AUTHORITY #2011021199
These drawings are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or forms represented, can legally result in the cessation of such construction or buildings being seized and/or seized.

Timothy Louis Busse - Architect
MO# A-007231

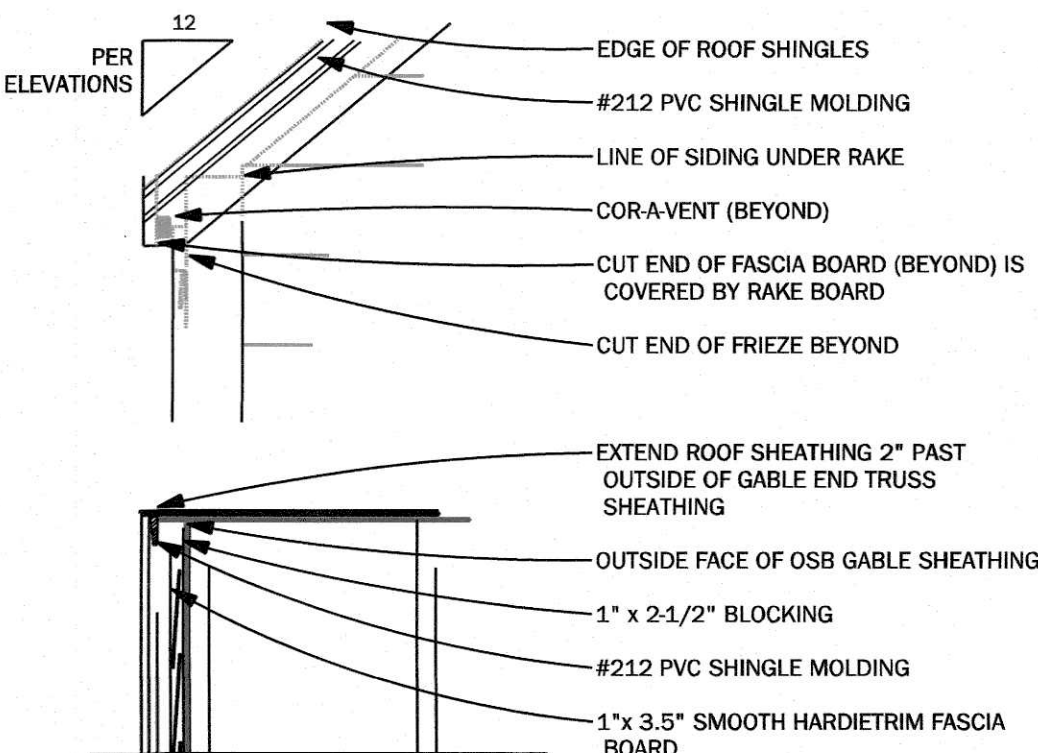
Actual construction and dimensions may vary in field.
Exterior elevations shown as artist's concepts only.
DO NOT SCALE DRAWINGS.

sheet 1 of 1



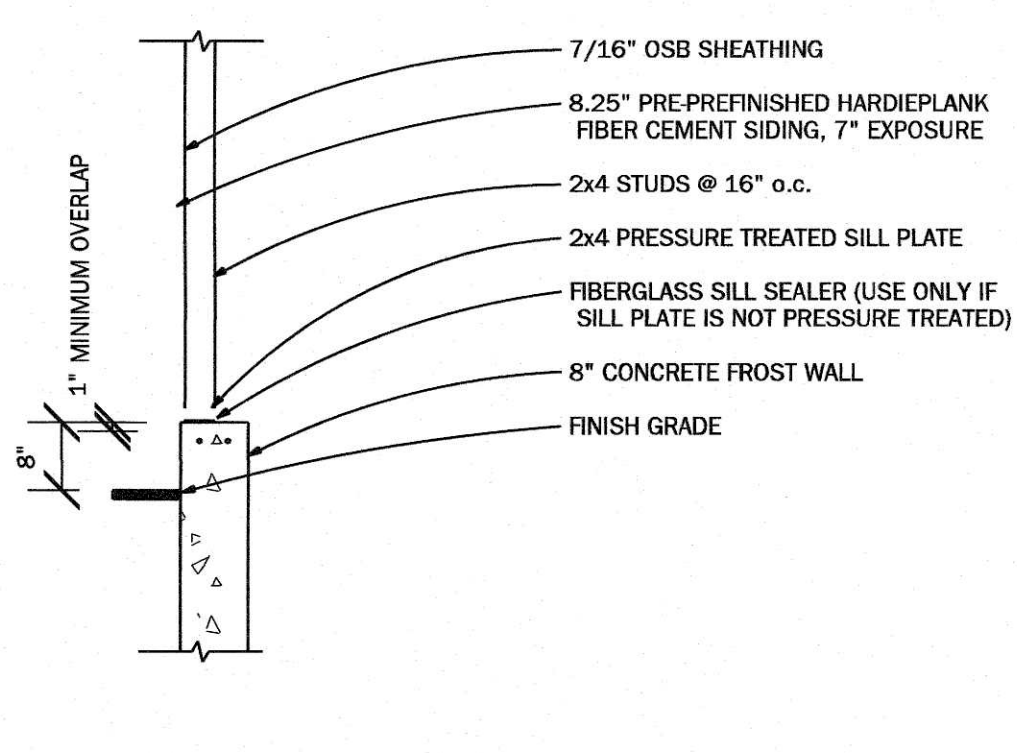
TYPICAL EAVE - 2" OVERHANG

2



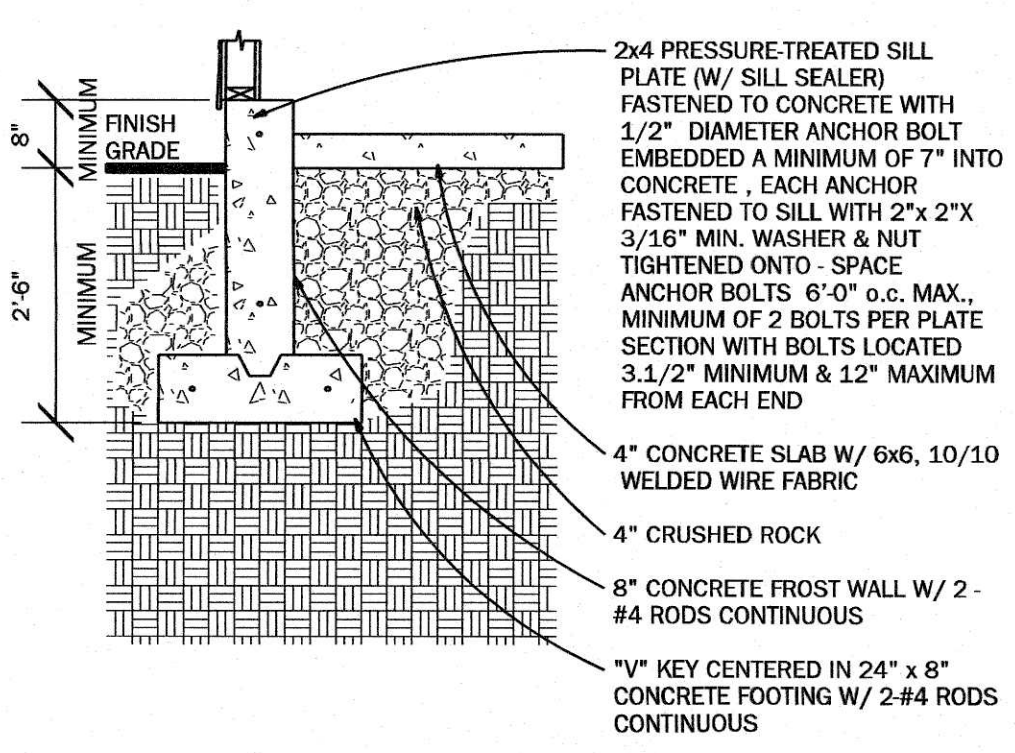
STANDARD RAKE AT GABLE END

3



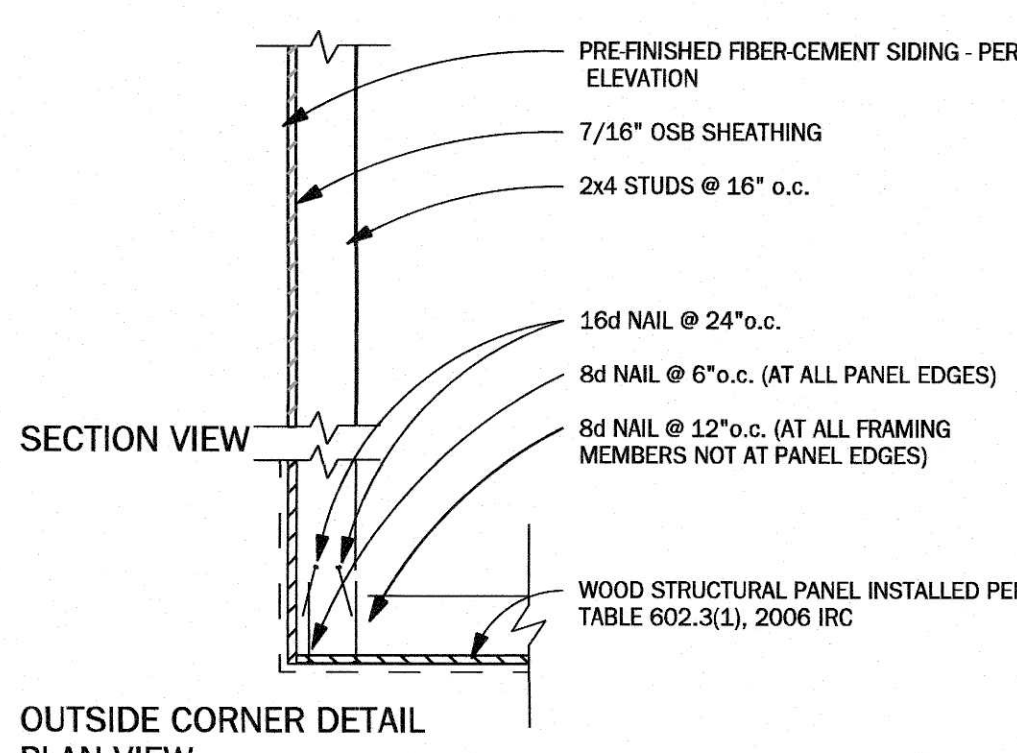
TYPICAL WALL SECTION OVER CONCRETE

4



FROST WALL AT GARAGE

5



TYP. CONTINUOUS STRUCTURAL PANEL SHEATHING @ EXTERIOR FRAME WALL

6