

ELEVATION NOTES

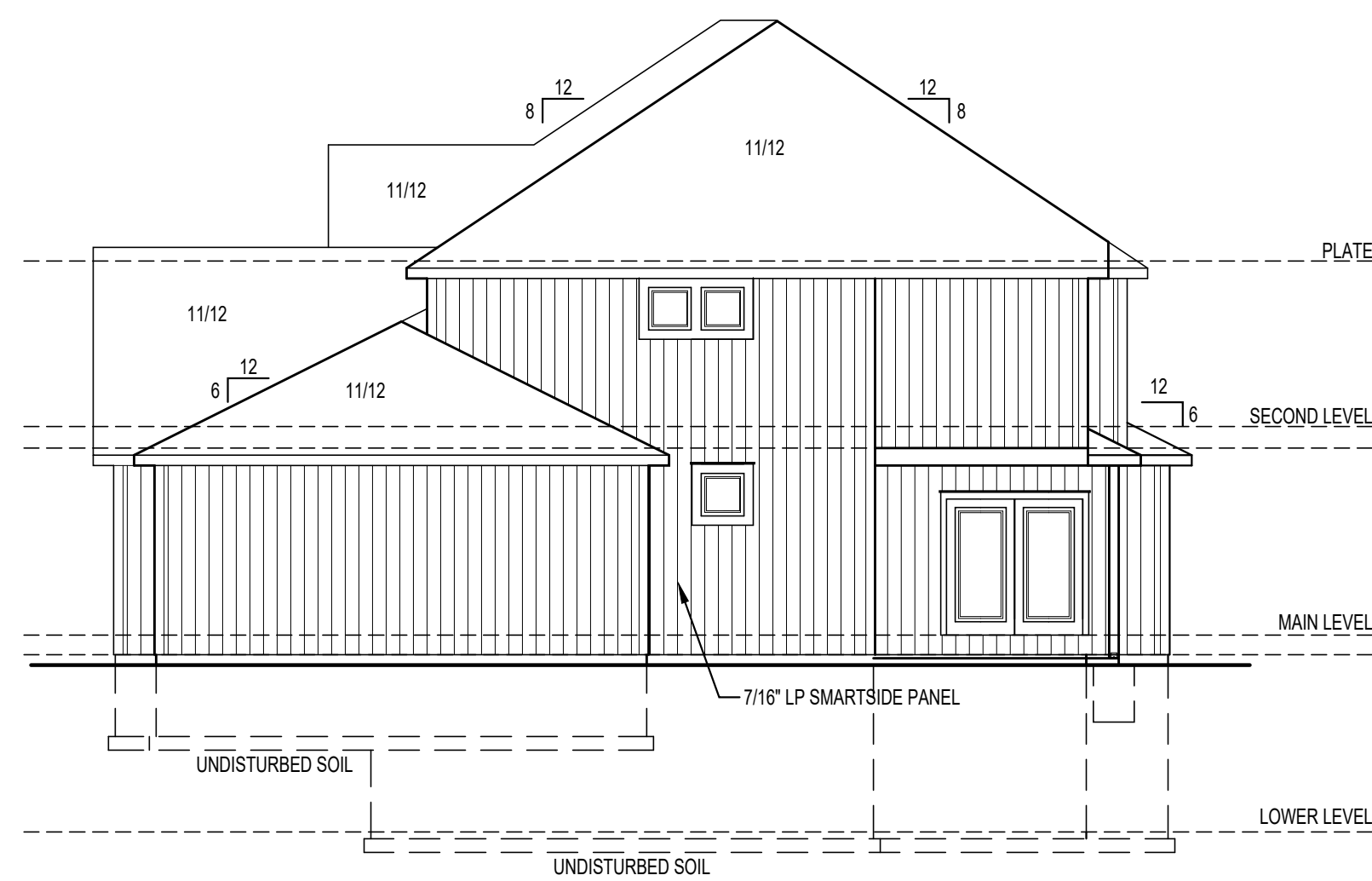
1. FINAL GRADE LINE MAY VARY PER EXISTING SITE CONDITIONS. REFER TO PLOT PLAN FOR SPECIFIC SITE GRADE CONDITIONS.
2. ALL ROOFING TO BE ASPHALT COMPOSITION UNLESS NOTED OTHERWISE.
3. ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF.
4. GUTTER AND DOWNSPOUT LOCATIONS TO BE DETERMINED BY GUTTER INSTALLER.
5. SMART PANEL SIDING ON SIDE AND REAR ELEVATIONS UNLESS NOTED OTHERWISE.



Front Elevation

1/4" = 1'-0"

1



Side Left Elevation

1/8" = 1'-0"

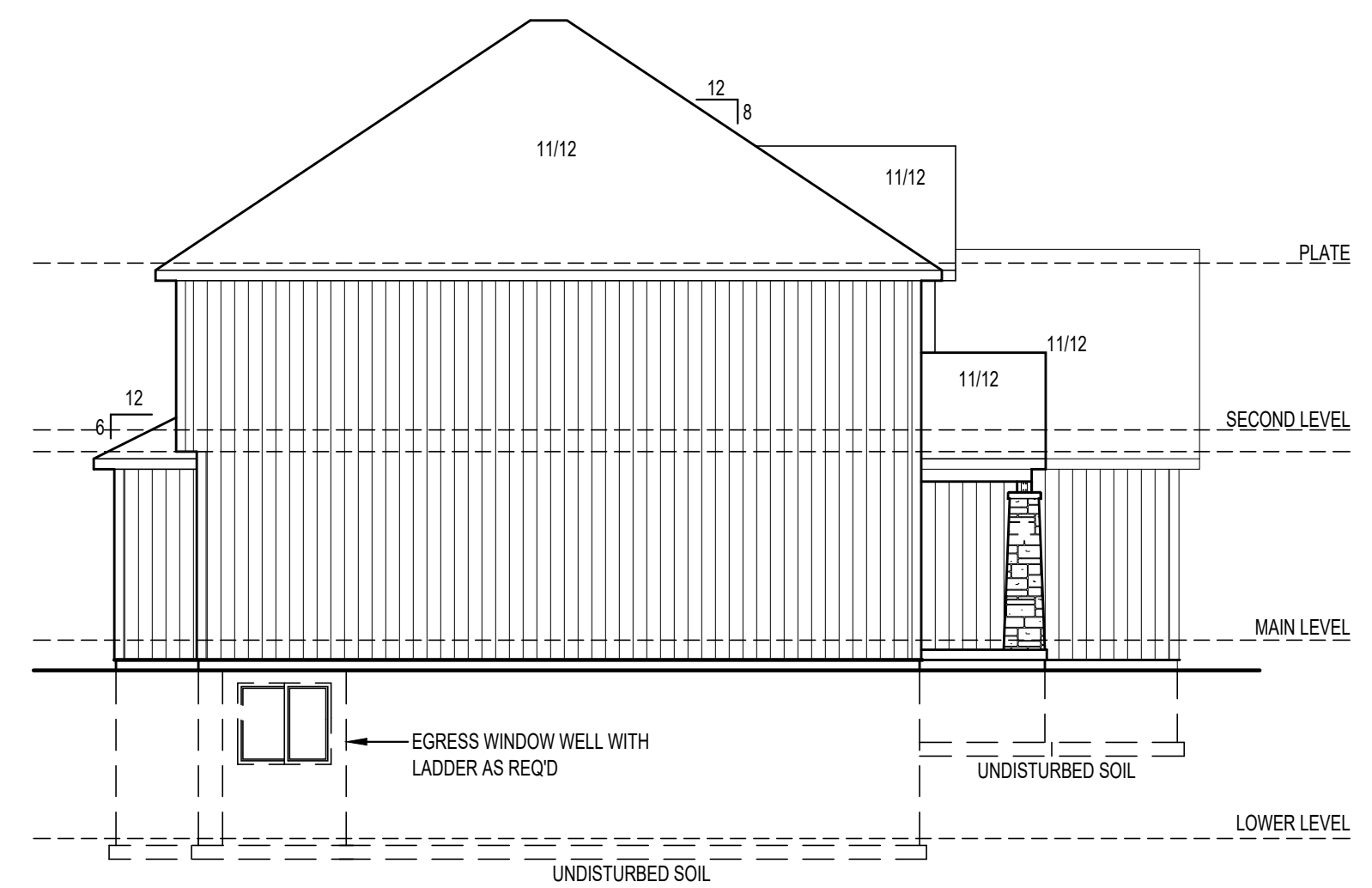
4



Rear Elevation

1/8" = 1'-0"

3



Side Right Elevation

1/8" = 1'-0"

2



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Van Deurzen and Associates, P.A. © 2020



THE SILVERTON III

2358 SW River Trail Rd, Lee's Summit, MO
Lot 710 - Eagle Creek

Project #: 8083-XXXX

DATE:

For Permit: 7/20/2020

Exterior
Elevations

A100

2. BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. THIS SET OF DOCUMENTS TO BE SUBMITTED AS A PERMIT SET OF DRAWINGS.
3. ALL CONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE PERMIT DRAWINGS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF WORK. ANY DEFICIENCIES OR DISCREPANCIES DISCOVERED SHALL BE REPORTED FOR REVIEW AND CORRECTION TO THE CITY ENGINEER.
4. ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.
5. INTERNATIONAL RESIDENTIAL CODE.
6. WORKMANSHIP SHALL BE THE HIGHEST QUALITY. QUALITY MATERIALS SHALL BE USED THROUGHOUT. ALL WORK SHALL BE DONE IN A MANNER SO AS TO MATCH ADJACENT WORK AND FINISHES AND APPROVED BY OWNER.
7. CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED PER CITY REQUIREMENTS.
8. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMANS PARKING, ETC. SHALL BE COORDINATED WITH THE CITY ENGINEER.
9. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE WITH THE CITY ENGINEER TO LOCATE ALL EXISTING UTILITIES, SUCH AS ELECTRICAL, OUTLETS, TELEPHONE OUTLETS, AND MECHANICAL AND PLUMBING SYSTEMS AS REQUIRED.
11. THE CONTRACTORS SHALL ADHERE TO THE STATE OF KANSAS ONE CALL (800-447-7253) OR THE LOCAL ONE CALL SYSTEM (1-800-344-6661) TO LOCATE ALL UTILITIES. THE PERSON OR FIRM DURING EXCAVATION ON PUBLIC RIGHT OF WAY MUST GIVE NOTICE TO, AND OBTAIN INFORMATION FROM, UTILITY COMPANIES. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED WHEN WORK COMMENCES.

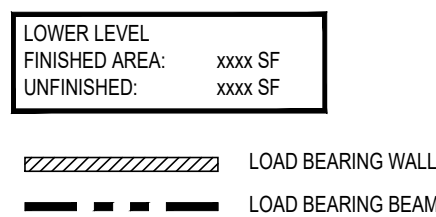
1. FLOOR TRUSS OR JOIST LOADING SHALL BE PER THE GENERAL NOTES
JOISTS MAY BE SHOWN AS SIMPLE SPAN TO DEFINE SPANS AND BEARING
POINTS, TRUSS MGFS TO RUN CONTINUOUS WHERE POSSIBLE
COORDINATE JOIST LOCATIONS WITH PLUMBING DRAIN LINES AT ALL
TOILET LOCATIONS.
2. JOIST BLOCKING WHERE NOTED ON PLANS MAY BE OMITTED AT HVAC AND
PLUMBING LOCATIONS AS REQUIRED.
3. EXACT JOIST OR FLOOR TRUSS LAYOUT TO BE PROVIDED BY TRUSS
MANUFACTURER. DESIGN AND LAYOUT TO BE SUBMITTED TO VAN
DEURZEN AND ASSOCIATES TO REVIEW FOR GENERAL CONFORMANCE TO
THE DESIGN OF THE PROJECT AND TO SUBMITTAL TO THE CODES
ADMINISTRATION FOR PERMITTING.
4. IF A CONFLICT EXISTS BETWEEN SHOP DRAWINGS AND CONTRACT SET,
THE CONTRACT SET SUPERCEDES THE JOIST/TRUSS LAYOUT.

ALL I-JOIST AND OPEN WEB TRUSSES OVER UNFINISHED SPACE EXCEEDING 80 SQUARE FEET IN AGGREGATE AREA TO BE PROTECTED BY THE FOLLOWING METHOD:

- 3" MINERAL/ROCK WOOL COVERING BTM CHORD AND NETTING PER APA FORM R425 METHOD 4

1. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 38" BELOW FINISHED GRADE
2. ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
3. ALL EXTERIOR WALL FOOTINGS SHALL BE CONCRETE. STEPS, PROVIDE ONE #4 BAR LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
4. ALL REINFORCEMENT SHALL BE LAPPED WITH 24" AT ENDS SPLICES AND AROUND CORNERS
5. ANCHOR BOLTS TO BE USED TO BE SPACE @ 36" WITH 7" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION
6. FASTEN JOISTS TO SILL PLATES WITH (3) 8C MNNALS
7. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SLOE BLOCKING @ 32" FOR (3) 6" SPACES
8. VAPOR BARRIER # 10 MIL VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE
9. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT. COAT #2: SUBMERSE IN WATER. BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE HOLES, Voids BEFORE APPLICATION.
10. FOUNDATION DRAIN: INSTALL CONT. #4 PERFORATED PVC DRAIN TIE.
11. DRAIN TIE TO BE EXTENDED TO SQUARE SUMP PIT WHICH EXTENDS A MIN OF 4" BELOW FINISHED GRADE
12. ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE ANCHOR TREATED LUMBER
13. ALL STEEL FASTENERS INCLUDING FLOOR ANCHOR BOLTS ON AC TO BE DOUBLE HOT DIPPED (GALVANIZED)
14. PROVIDE A "UFER" GROUND PER IRC 3608.1
15. EGRESS WALK REQUIREMENTS:
16. A. MIN. VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 48" PROVIDE A LADDER
17. B. ADD DRAIN TO DAYLIGHT OR SUMP PUMP

1. COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1,500 psf.
2. GARAGE FOOTINGS PER DETAIL, COLUMN NOT REQUIRED UNLESS NOTED ON PLANS



GENERAL PLAN REQUIREMENTS:

- ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, U.N.O. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" U.N.O.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 703.2
- PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK
- ALL EXTERIOR DOORS SERVED BY LANDING
- INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE OF EACH SLEEPING AREA
- INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 314
- PROVIDE A "UFER" GROUND PER IRC 3608.1
- REFER TO SHEET S3 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS
- INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS
- GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED WITH 3 1/4"x120 NAILS @ 7" STAGGERED WITH (7) 3 1/4"x120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x6 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM
- OVERHEAD GARAGE DOORS TO MEET 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHMA 106-17 AND ASTM E 330-02 PER IRC SECTION R 609.4
- MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10"
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS
- ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE. WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE
- ALL EXTERIOR PLATE HGTS TO BE 9'-0" UNLESS OTHERWISE NOTED. INTERIOR PLATE HGTS AS INDICATED IN ROOM CLG HEIGHTS NOTATION.
- NO HANDRAIL IS REQD FOR STEPS HAVING LESS 3 RISERS OR LESS.
- ANY LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE TREATED.

ENERGY REQUIREMENTS

CONTRACTOR TO PROVIDE ENERGY AUDIT USING THE HERS ENERGY RATING SYSTEM. IN LIEU OF AN ENERGY AUDIT, THE FOLLOWING PRESCRIPTIVE REQUIREMENTS MAY BE FOLLOWED:

- ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N103.2
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N102.4
- CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM
- INSULATION TO COMPLY WITH IECC AS FOLLOWS:

WALLS	R-13
CEILING (FLAT)	R-49
CEILING (VAULTED)	R-38 (NOTE: VAULTED AREA NOT TO EXCEED 500sq ft OR 20% OF ROOF AREA, WHICHEVER IS LESS)
FLOORS OVER UNCONDITIONED SPACE	R-19
CRAWL SPACE WALLS	R-13 (OR R-10 CONTINUOUS)
BASEMENT WALLS	R-13 (OR R-10 CONTINUOUS)
SLABS	NR
DUCTWORK	R-8
WINDOWS	
U-FACTOR	U 0.35 (MAX)
SHGC	0.40 (MAX)
SKYLIGHTS	
U-FACTOR	U 0.55 (MAX)
SHGC	0.40 (MAX)

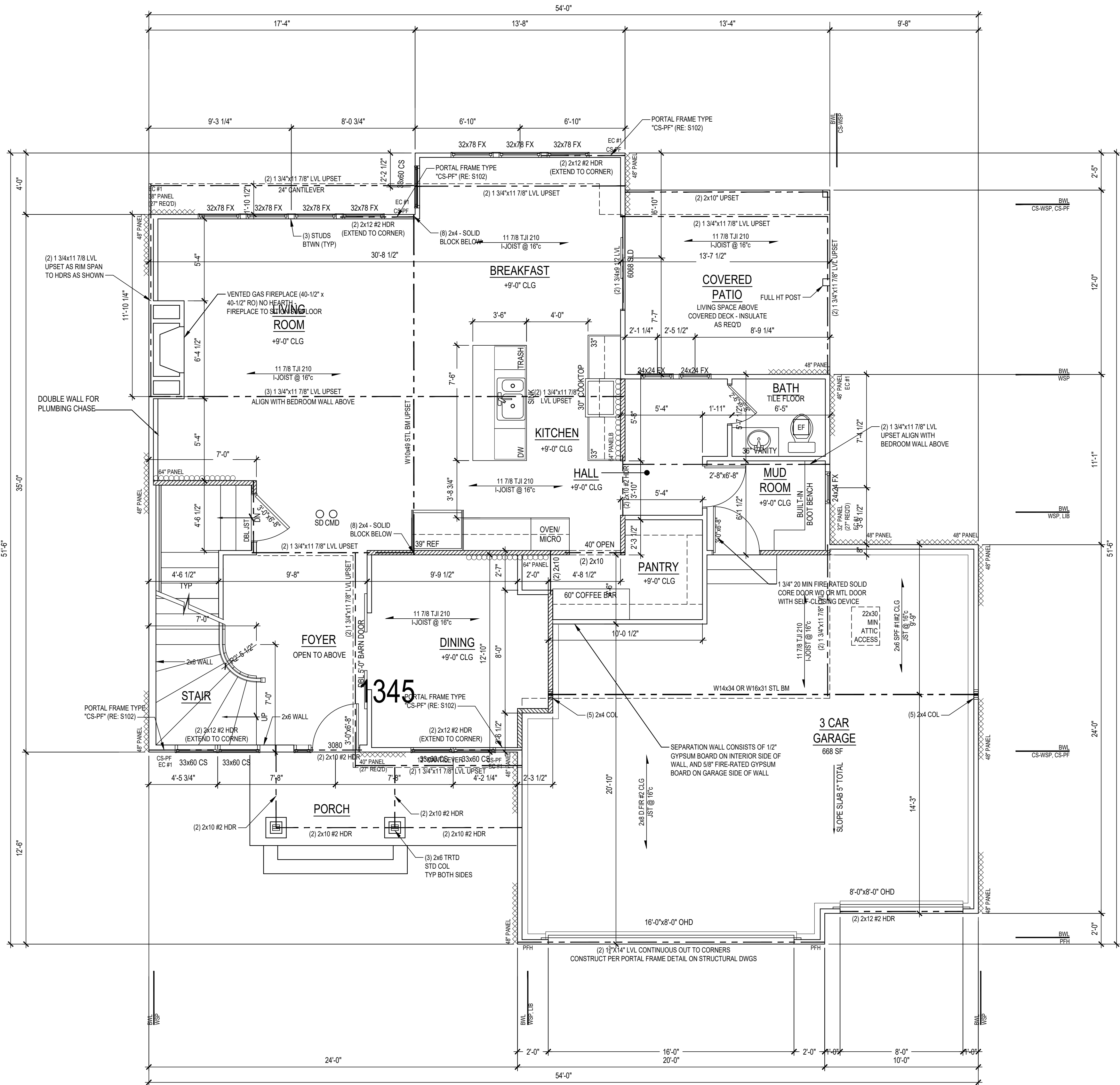
WINDOW AND DOOR NOTES

- VERIFY WINDOW AND DOOR SIZE WITH SUPPLIER PROVIDED CUT SHEET PRIOR TO FRAMING
- WINDOW SUPPLIER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES
- ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS
- ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS
- PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:

A. MINIMUM OPEN AREA	5.7 SF
B. MINIMUM OPENING HEIGHT	24 INCHES
C. MINIMUM OPENING WIDTH	20 INCHES
D. SILL HEIGHT 44" MAX ABOVE FLOOR	
- WINDOW SILLS ARE TO BE 24" MIN FIN FLOOR, OR SHALL BE FIXED / NONOPERABLE
- ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 2018 IRC SECTION R308.4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF STAIR ENCLOSURES FOR TUBS, SHOWERS AND WHIRLPOOLS. GLAZING IN FIXED OR OPERABLE PANELS EXCEEDING 9 SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36"
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R312. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.

WALL BRACING NOTES:

- SHEATHING METHOD CS-WSP, WSP, PPH, GB (or LIB), CS-PF
- ALL EXTERIOR WALLS ARE TYPE "CS-WSP" AND ARE CONTINUOUSLY SHEATHED UNLESS NOTED OTHERWISE. THE BRACED WALL NOTATIONS (IF SHOWN) REFLECT THE MINIMUM SHEATHING REQUIREMENTS PER CODE.
 - IF NO NOTATIONS ARE SHOWN FOR WALLS TYPE "CS-WSP" ON PLAN, WALL IS FULLY SHEATHED AND MEETS ALL REQUIREMENTS WITH END CONDITION #1, #3, OR #4.
 - EC # - END CONDITION PER IRC FIGURE R602.10.7. (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
 - INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 60FT OR LESS
- XXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES
- XX PANEL



MAIN LEVEL	
FINISH	1276 SF
COVERED PATIO	160 SF
GARAGE	676 SF

LOAD BEARING WALL
LOAD BEARING BEAM

First Floor Plan
1/4" = 1'-0"

1

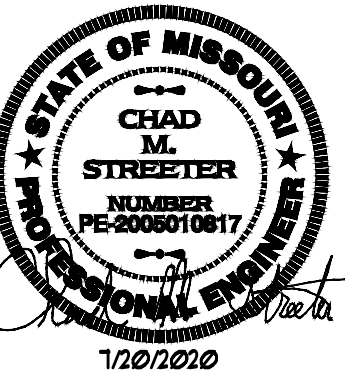


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THE SILVERTON III

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Lot 710 - Eagle Creek

Project #: 8083-XXXX
DATE:
For Permit: 7/20/2020

First Floor
Plan

A102

GENERAL PLAN REQUIREMENTS:

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SHGC	0.40 (MAX)
SKYLIGHTS	U 0.55 (MAX)
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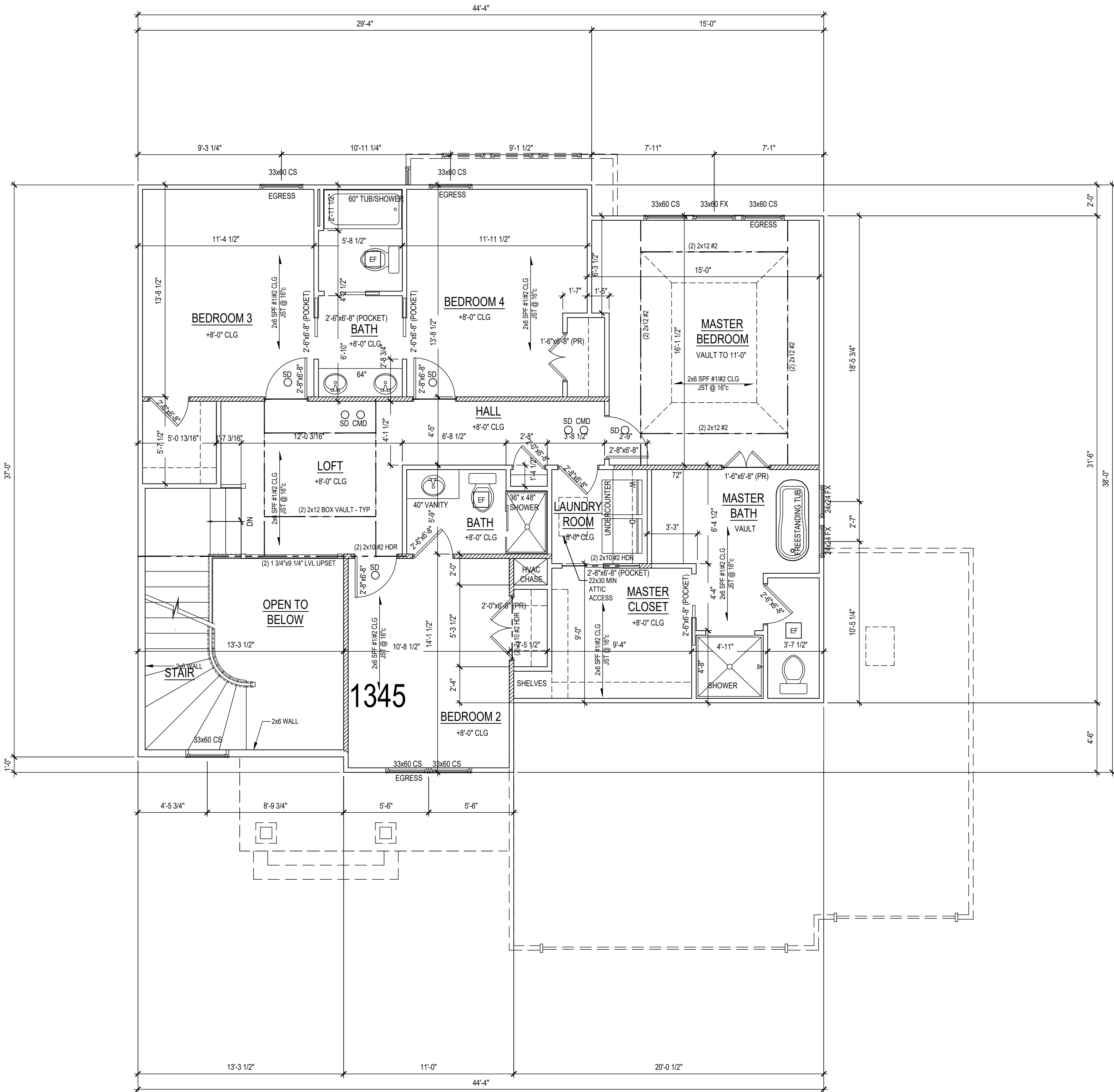
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- XXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS=WSP) ATTACHED PER DETAILS AND GENERAL NOTES
- XX* PANEL



UPPER LEVEL
FINISH: 1345 SF

LOAD BEARING WALL
LOAD BEARING BEAM

Second Floor Plan

1/4" = 1'-0"

1

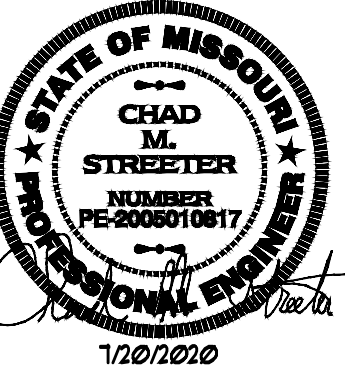


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THE SILVERTON III

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Lot 710 - Eagle Creek

Project #: 8083-XXXX

DATE:

For Permit: 7/20/2020

Second Floor
Plan

A103

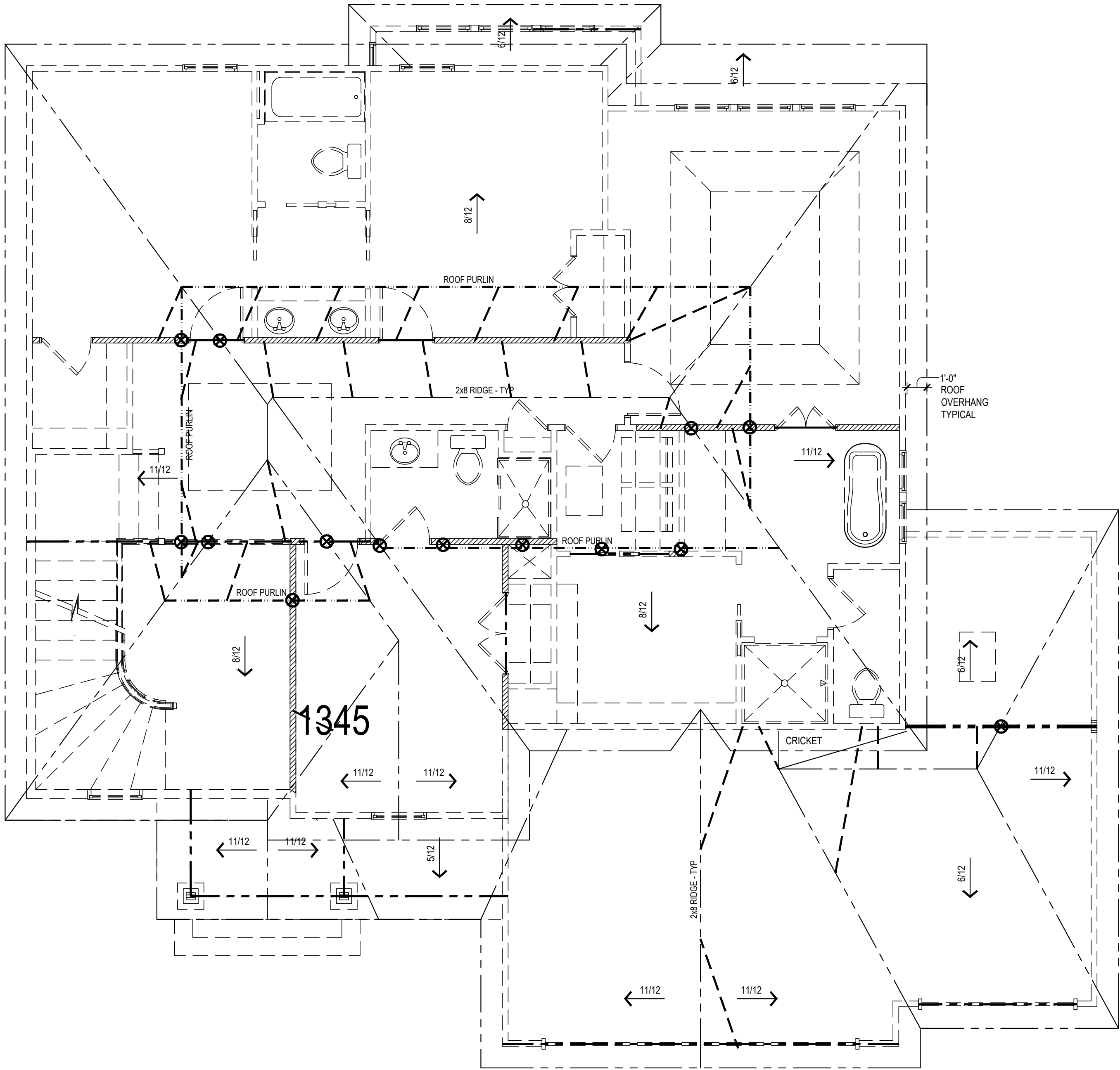
ROOF PLAN NOTES

- ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SPF #1/#2 @ 16"
- ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SPF #1/#2 @ 16"
- ALL VAULTS TO BE FURRED DOWN w/2x4 MATERIAL TO PROVIDE FOR R-38 INSULATION
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS
- ALL RIDGES, HIPs, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS
- CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WITH (3) 16d COM (3 1/2"x0.162") NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (2 1/2"x0.131") NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d COM (3 1/2"x0.162") NAILS WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS.
- WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE (or AT LOCATIONS WHERE C.J. ARE PERPENDICULAR TO RAFTERS), INSTALL 2x4 RAFTER TIES @ 16" WITH (3) 16d COM (3 1/2"x0.162") NAILS EA END.
- RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER IRC TABLE 602.11. ROOF HEADERS DO NOT HAVE NOTABLE UPLIFT TO REQUIRE HOLD DOWNS. REFER TO STRUCTURAL DETAIL SHEET S1 CONNECTION TABLE FOR FASTENERS
- INSTALL 2x4 COLLAR TIES @ 48" IN UPPER 1/3rd OF ROOF RAFTER.
- PROVIDE METAL FLASHING AT ALL ROOF VALLEYS
- ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF. BATH VENTS TO VENT DIRECTLY TO THE OUTSIDE.
- EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.
- PER IRC SECTION R802.3 - FOR ROOF PITCHES 3/12 OR GREATER, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS SUCH AS RIDGE BEAMS, HIPs AND VALLEYS THAT ARE SUPPORTED BY BRACES AND/OR PURLINS AT THE ENDS ARE NOT REQUIRED TO BE DESIGNED AS BEAMS AND ARE TO BE FRAMED USING LUMBER THAT IS NOMINALLY 2" WIDE BY ONE SIZE GREATER THAN ATTACHING FRAMING MEMBER (NOTE #5). THERE IS NO STRUCTURAL LINE LOADING ON THE MEMBER.

ROOF BRACING

- ROOF PURLINS TO BE PLACED APPROXIMATELY WHERE SHOWN ON PLANS. USE 2x6 STUD GRADE PURLIN PLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)
- RIDGE, HIP, VALLEY, AND PURLIN BRACE STRUTS TO BE PLACED AS SHOWN ON PLANS. STRUTS TO BE 2x4 STUD GRADE w/ MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT A 45° ANGLE w/ HORIZONTAL OR GREATER (VERTICAL WHERE POSSIBLE)
- BRACES LONGER THAN 8'-0" SHALL BE 2x4 STRONG BACK BRACES

- LOAD BEARING INTERIOR WALL BELOW
- LOAD BEARING BEAM BELOW
- 2x6 ROOF PURLIN (UNLESS NOTED OTHERWISE ON PLANS)
- 2x4 PURLIN/RIDGE BRACING (STRONG BACK IF OVER 8'-0" LONG)
- 2x4 STRONG BACK POST

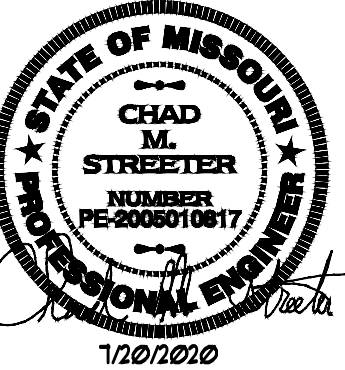


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Lee's Summit, MO 64081
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THE SILVERTON III

2358 SW River Trail Rd, Lee's Summit, MO
Lot 710 - Eagle Creek

Project #: 8083-XXXX

DATE:

For Permit: 7/20/2020

Roof
Plan

A104

Roof Plan

1/4" = 1'-0"

1

STRUCTURAL GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

- Design and construction work for this project shall conform to the requirements of the 2018 International Residential Code as amended by the City of Lee's Summit, MO
 - Furnish all labor, materials and equipment necessary to complete the work as shown or inferred by the drawings.
 - Design Loads:
 - Residential (Live Loads)
 - Sleeping rooms (Live Loads) 40 PSF
 - Floor Dead Load 15 PSF
 - Floor Joist Deflection (Total) L/240
 - Floor Joist Deflection (Live) L/360
 - Attic Storage (Live Loads) 10 PSF
 - Ceiling Dead Load 5 PSF
 - Ceiling Joist Deflection L/240
 - Roof Live Load 20 PSF
 - Ground Snow Load, pg 20 PSF
 - Flat Roof Snow Load, pf 20 PSF
 - Snow Exposure Factor, Ce 1.0
 - Snow Load Importance Factor, Is 1.0
 - Thermal Factor, Ct 1.0
 - Wind Load:
 - Basic Wind Speed (Vult) 115 MPH
 - Risk Category II
 - Exposure B
 - Internal Pressure Coefficient ±0.18
- The contractor shall examine actual job conditions and be responsible for verifying all dimensions and elevations shown on structural plans with those shown on architectural and mechanical drawings. If errors, omissions or discrepancies are found they shall be reported to the engineer before proceeding with the work.
- Plans indicate size, location and general arrangement of construction. Dimensions lacking or not drawn to scale shall not be scaled but referred to the designer for interpretation.

DIVISION 2 - EARTHWORK

- The contractor shall employ the services of a geotechnical engineer to observe, test and approve all excavation, fill and backfill work and to determine that subgrade conditions are compatible with those used in the design.
- The minimum soil bearing capacity is 1500 PSF in accordance with Table 1804.2 of the International Building Code. All footings are designed to bear on natural undisturbed soil or controlled fill capable of adequately sustaining a maximum bearing pressure of 1500 PSF. If suitable bearing capacity is not encountered at the elevation indicated on the drawing, contractor shall notify the architect immediately.
- All topsoil, organic material and existing structures shall be removed from building area and from areas to be paved. Stockpile all topsoil for reuse.
- Controlled Fill Materials:
 - Granular Fill - Granular fill shall consist of washed, evenly graded mixture of crushed stone, or crushed or uncured gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a No. 4 sieve.
 - Shrinkage-Swell control fill - Shrinkage-swell controlled fill shall consist of material having a relatively low plasticity with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
 - Controlled Fill - Controlled fill shall be either granular or shrinkage-swell controlled fill as specified above and as approved by the geotechnical engineer.
- Controlled fill shall consist of material having a relatively low plasticity with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
- Foundation Preparation:
 - Profound site to identify soil or disturbed areas. If areas are found to be unsuitable for support of footings and/or slab-on-grade please contact the Engineer of Record.
 - Backfill directly under slabs-on-grade with minimum of 4 inches of granular fill consisting of washed, evenly graded mixture of crushed stone, or crushed or uncured gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a No. 4 sieve.

- Controlled Fill and Backfill Compaction:
 - All controlled fill and backfill shall be placed in lifts having maximum loose lift thickness of 9 inches.
 - Granular Fill - Compact granular fill below footing bearing elevation to a minimum of 98 percent of material's maximum dry density as determined by ASTM D 698 and to a minimum of 95 percent of material founded above footing bearing elevation.
 - Shrinkage-swell controlled fill - Compact shrinkage-swell controlled fill below footing bearing elevation to minimum of 98/95 percent of the material's maximum dry density as determined by ASTM D 698 and to a minimum of 95 percent of material founded above footing bearing elevation.
 - Controlled Fill - Compact controlled fill at a moisture content within a range of 0 to 4 percent above optimum moisture content.

DIVISION 3 - CONCRETE

- All concrete work shall conform to the requirements of ACI 318 "Building Code Requirements for Reinforced Concrete" and ACI 301 "Specification for Structural Concrete Buildings."
- Concrete materials shall comply with:
 - Cement - ASTM C 150 Type I
 - Aggregate - ASTM C 33, maximum aggregate size 3/4 inch
 - Water - Potable
 - Air-entraining admixture - ASTM C 260
 - Water-reducing admixture - ASTM C 494, including superplasticizers.
 - Fly ash - ASTM C 618, Class C
- Concrete shall develop the following minimum 28 day design compressive strength (f'c):

Type of Construction	Compressive Strength(f'c)
A. Footings, walls and basement slab	3000 PSI
B. Garage Slab	3500 PSI
C. Exterior slabs, steps, and curbs	4000 PSI

(air-entrained concrete)
- Proportion and design mixes to result in concrete slump at point of placement of not more than 4 inches, except grout for masonry of not more than 6 inches.
- Use all-entraining admixture in exterior exposed concrete to result in concrete at point of placement having air content of 5 to 7 percent entrained air.
- Reinforcing Steel:
 - Reinforcing bars - ASTM A 615, grade 40, deformed
 - Welded wire fabric - ASTM A 1084, lap at least one full mesh and lace splices with wire.
 - Supports for reinforcement - comply with CRSI recommendations
- Concrete Work Execution:
 - Minimum concrete cover for reinforcement shall be, unless noted otherwise on the drawings:

Location	Minimum Cover
Cast against and exposed to earth—	3 inches
Exposed to earth or weather—	2 inches
Not exposed to earth or weather—	1 1/2 inches
 - All concrete is reinforced, reinforce concrete not otherwise indicated with same reinforcement as similar sections.
 - Protect concrete work from physical damage or reduced strength due to weather extremes.
 - In hot weather comply with ACI 305
 - In corners of grade beams and walls provide corner reinforcement. Lap two feet each direction in outside face, matching size and spacing of horizontal reinforcement.
 - Provide construction joints in footings, grade beams and walls at not greater than 80 feet in any direction, key and dowel construction joints.
 - Provide control joints in slabs-on-grade at not greater than 20 feet on center in each direction.
 - Saw cut control joints in slabs-on-grade at not greater than 1/4 of slab depth, as soon after slab finishing as possible without dislodging aggregate.
- Coordinate concrete work with architectural and mechanical drawings for concrete finishes, recessed areas, embedded items and other conditions.

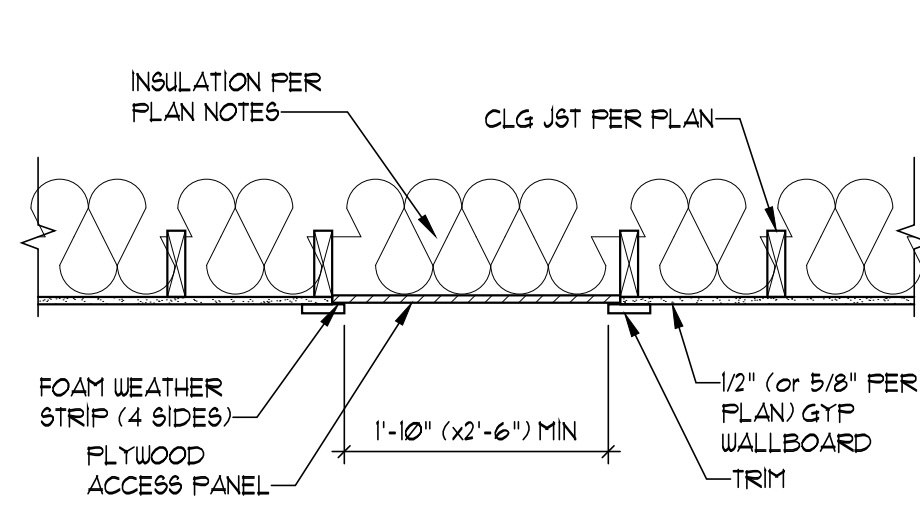
DIVISION 5.5 - MISCELLANEOUS STRUCTURAL STEEL

- All miscellaneous structural steel work shall conform to the requirements of AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings".
- Miscellaneous structural steel material shall comply with:
 - Structural Steel - ASTM A 36
 - Cold-formed Steel Tubing - ASTM A 500 Grade B
 - Anchor Rods - ASTM F-1554, non-headed type unless otherwise noted.

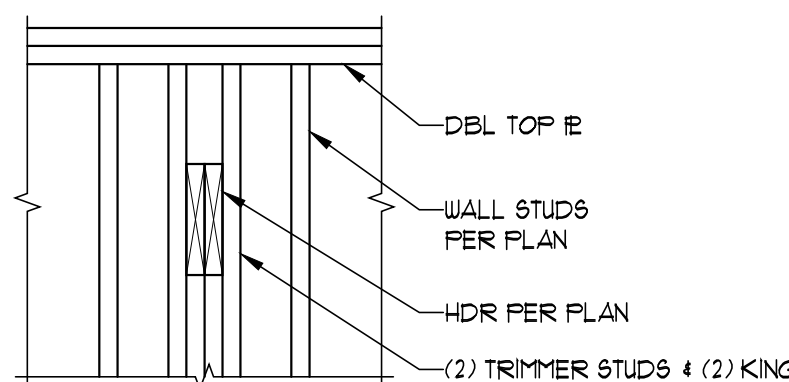
DIVISION 6 - ROUGH CARPENTRY

- All rough carpentry work shall conform to the requirements of NFPA "National Design Specification of Wood Construction". TP "Design Specifications for Light Metal Plate Connected Wood Trusses". APA Plywood Design Specification". DOC PS 1 "Product Standard for Construction and Industrial Plywood". DOC PS 56 "Structural Glued Laminated Timber" and Chapter 23 of the International Building Code.
- Rough carpentry materials shall comply with:
 - Lumber - S4S, surface dry, grade marked, complying with PS 20; graded under WPPA or SPIB rules:

Joist:	Stud:
No. 2 Douglas Fir	No. 2 Spruce-Pine-Fir
No. 2 Douglas Fir	No. 2 Douglas Fir
No. 3 Douglas Fir	No. 2 Spruce-Pine-Fir
No. 3 Spruce-Pine-Fir	No. 3 Spruce-Pine-Fir
 - Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners, equal to Simpson strong-tie connectors complying with CCRS No. 1256.
 - Plywood - APA rated sheathing, complying to PS 1.
 - LVL - Laminated veneer lumber shall be grade 2800 F-2 O-E and shall meet the requirements of NER-442, NER-472 or ER-421.
 - Lined - LVL shall be fabricated from APA rated sheathing board webs, LVL flanges, utilizing waterproof type glue and shall meet requirements of NER-450, NER-446, NER-476 or ICB0 PFC-3754.
 - Glulam Beams - Combination 20F-V3 in accordance with Table No. 25-C.1 Part A of Chapter 23 of the International Building Code.
 - Fiberboard Sheathing - DOC Standard PS 57-73.
 - Gypsum Sheathing Board - ASTM C 79 and UBC Standard No. 47-10.
 - Gypsum Wallboard - ASTM C 36 and UBC Standard No. 47-11.
- Roof sheathing for standard asphalt roofing shall be 1/2 inch APA rated sheathing 24/0 exterior glued and clipped. Roof sheathing for Conc Tile shall be 5/8 inch APA rated 32/16 exterior glued and clipped. Lay sheathing with long grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
- Floor sheathing shall be 3/4 inch APA rated sheathing 48/24 exterior glued. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
- Exterior wall sheathing shall be 1/2 inch APA rated sheathing 24/0 or 7/16 inch LP Smart Siding exterior glued. Provide solid blocking at all unsupported panel edges FASTEN PER SCHEDULE BELOW. For LP Siding, fasten through both panels at edge supports.
- Interior shear wall sheathing where noted shall be 1/2 inch gypsum wallboard. FASTEN PER SCHEDULE BELOW.
- In cold weather comply with ACI 305
- Provide full depth solid blocking, 1 x 4 cross bracing, or 16 gauge metal cross bracing bridged at ends of members and at 8'-0" intervals along members.

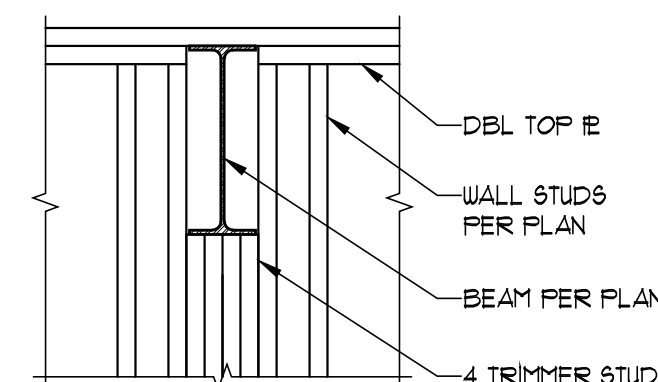


ATTIC ACCESS HATCH
SCALE: 3/4" = 1'-0"

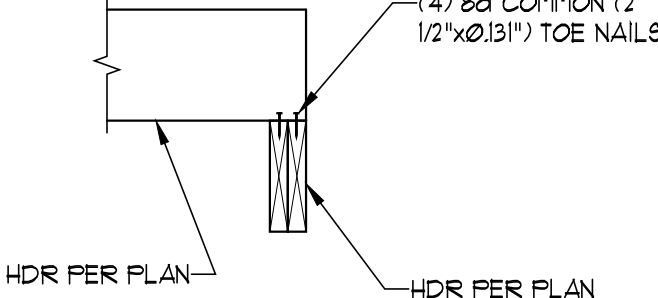


WOOD HEADER TO WALL CONNECTION
SCALE: 3/4" = 1'-0"

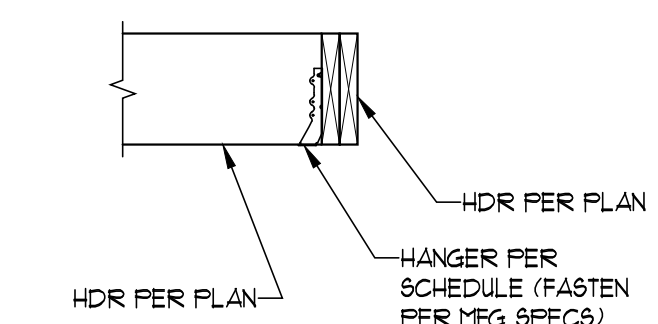
HANGER SCHEDULE		ENGINEERED LUMBER	
SOLID SAUN LUMBER	HANGER	HDR SIZE	HANGER
2x6	LSU24	1 3/4x1 1/4	HJ1
2x8	LSU26	1 3/4x9 1/2	HJ9
2x10	LSU28	1 3/4x9 1/2	HJ9
2x12	LSU210	1 3/4x11 7/8	HJ11
(2) 2x6	LSU24-2	(2) 1 3/4x1 1/4	HJ4B
(2) 2x8	LSU26-2	(2) 1 3/4x9 1/4	HJ410
(2) 2x10	LSU28-2	(2) 1 3/4x9 1/2	HJ410
(2) 2x12	LSU210-2	(2) 1 3/4x11 7/8	HJ412



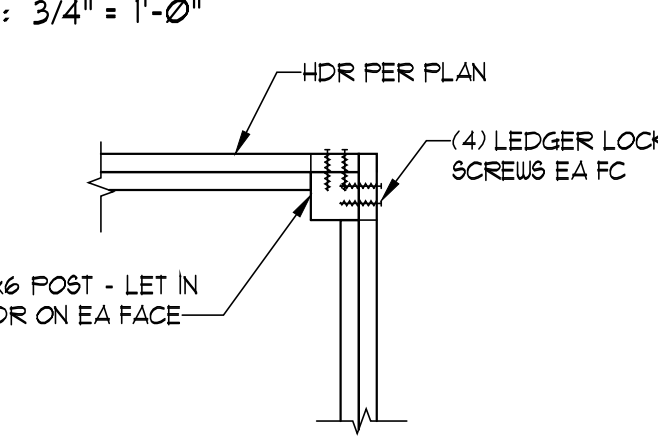
STEEL BEAM TO WALL CONNECTION
SCALE: 3/4" = 1'-0"



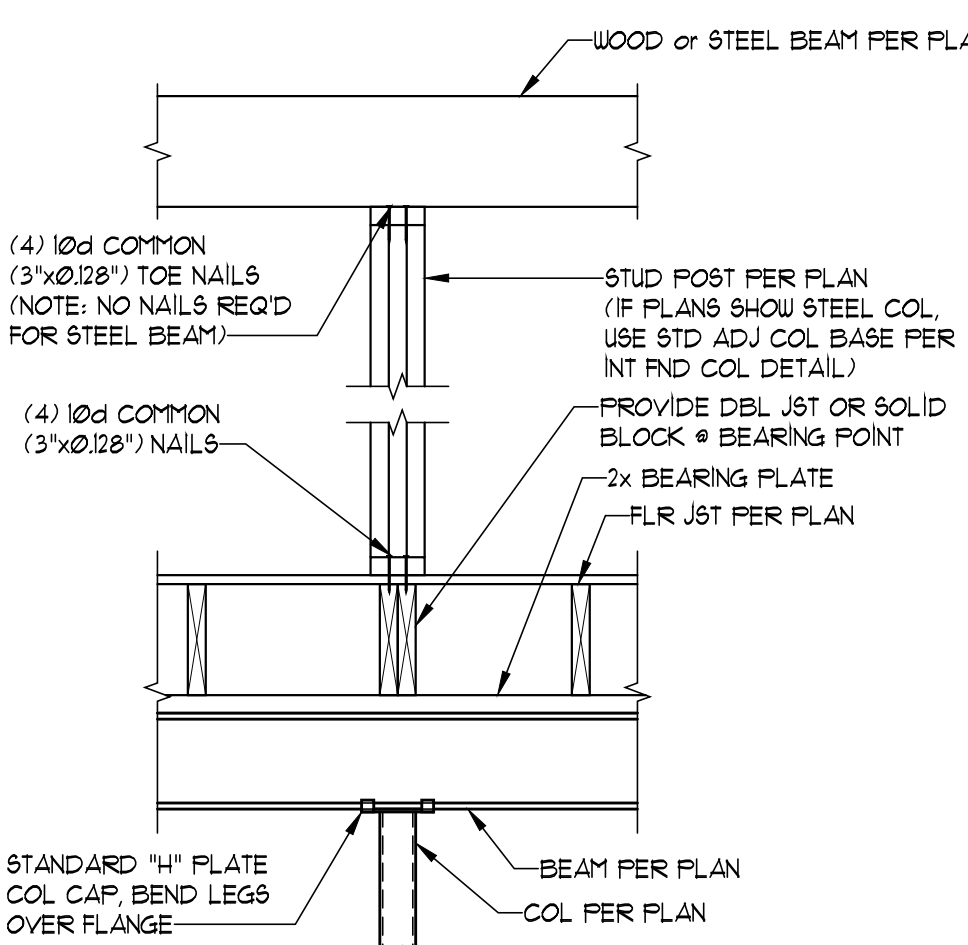
UPSET HEADER TO HEADER CONNECTION (UPSET HDR TO WALL SIM)
SCALE: 3/4" = 1'-0"



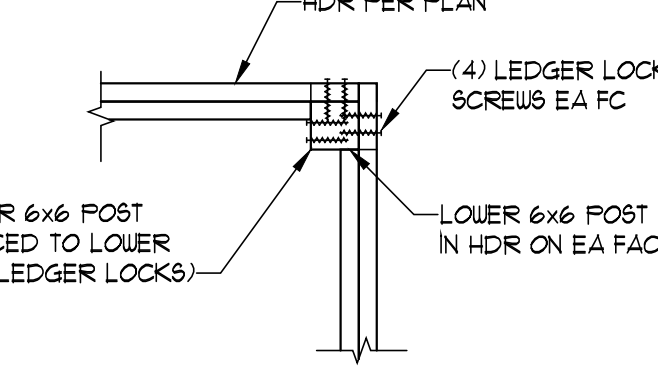
WOOD HEADER (or JST) TO HEADER CONNECTION
SCALE: 3/4" = 1'-0"



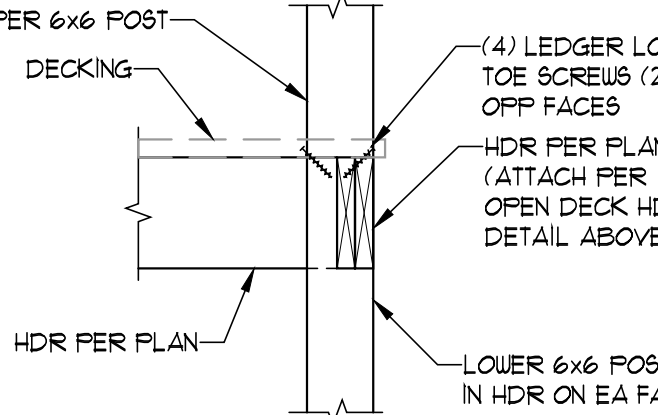
DECK ROOF AND/OR OPEN DECK HDR CONN
SCALE: 3/4" = 1'-0"



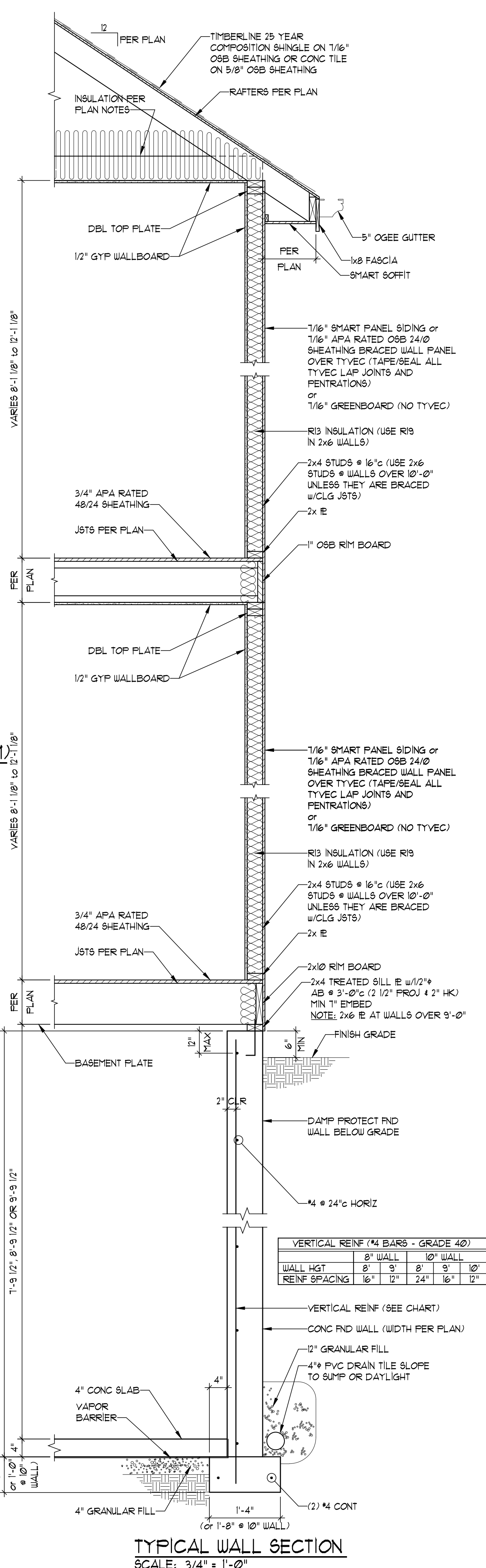
STEEL POST CAP AND MISC POST CONN DETAILS
SCALE: 3/4" = 1'-0"



COVERED DECK POST CONN SPLIT POST OPTION
SCALE: 3/4" = 1'-0"



COVERED DECK POST CONN STACKED POST OPTION
SCALE: 3/4" = 1'-0"



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

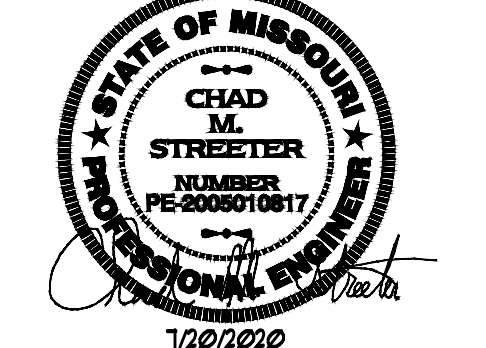


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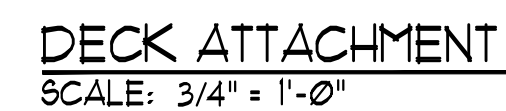
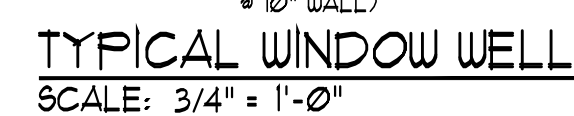
Project #: 8083-XXXX

DATE:

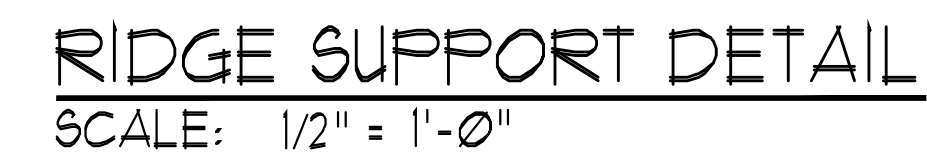
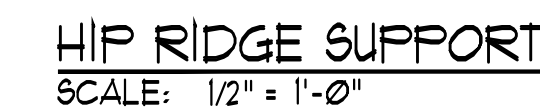
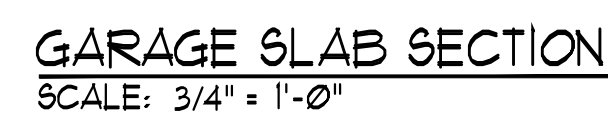
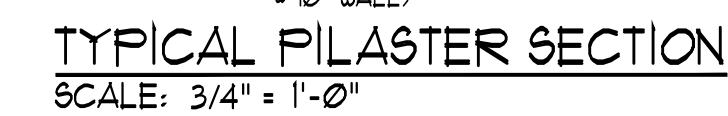
For Permit: 7/20/2020



VERTICAL REINF (#4 BARS - GRADE 40)					
	8" WALL		10" WALL		
WALL HGT	8'	9'	8'	9'	10'
REINF SPACING	16"	12"	24"	16"	12"



VERTICAL REINF (#4 BARS - GRADE 40)					
	8" WALL		10" WALL		
WALL HGT	8'	9'	8'	9'	10'
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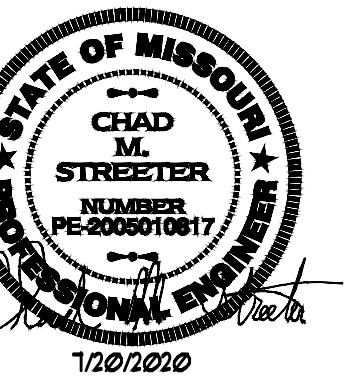
Project #: 8083-XXXX
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Framing Notes and Details

S101



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THE SILVERTON III

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Lot 710 - Eagle Creek

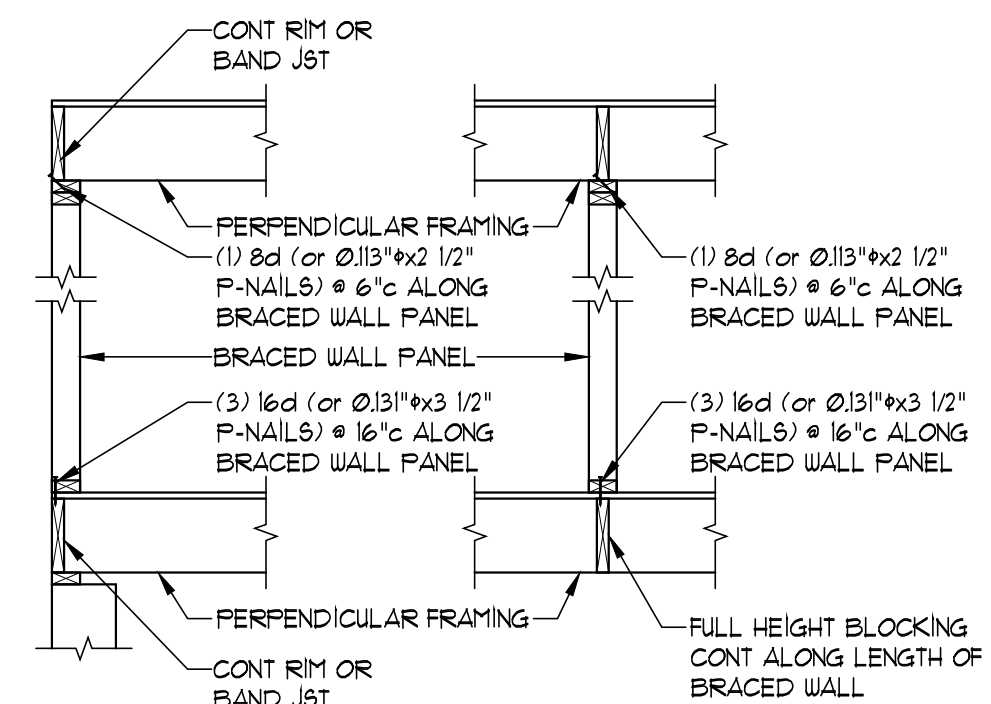
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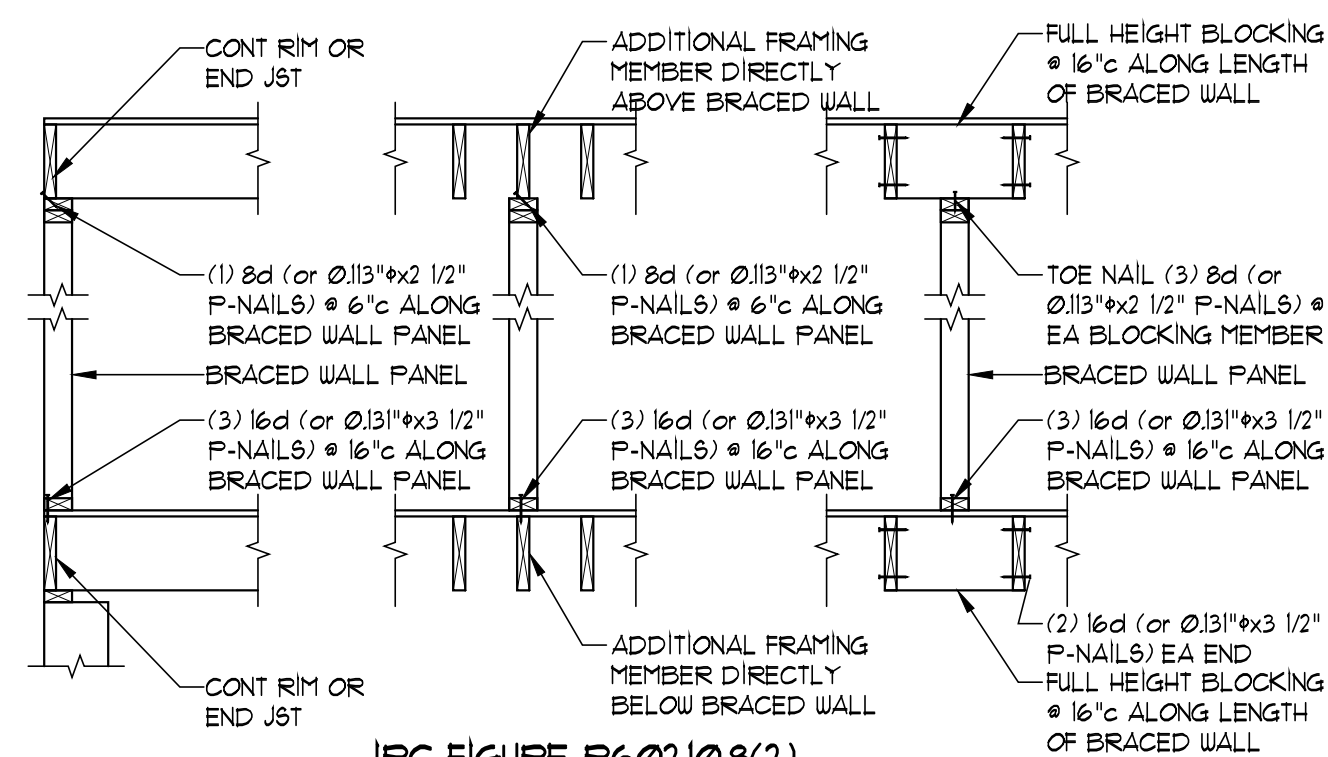
or Permit: 7/20/2020

Framing Notes and Details

S102



RC FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING



IRC FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN
PARALLEL TO FLOOR/CEILING FRAMING

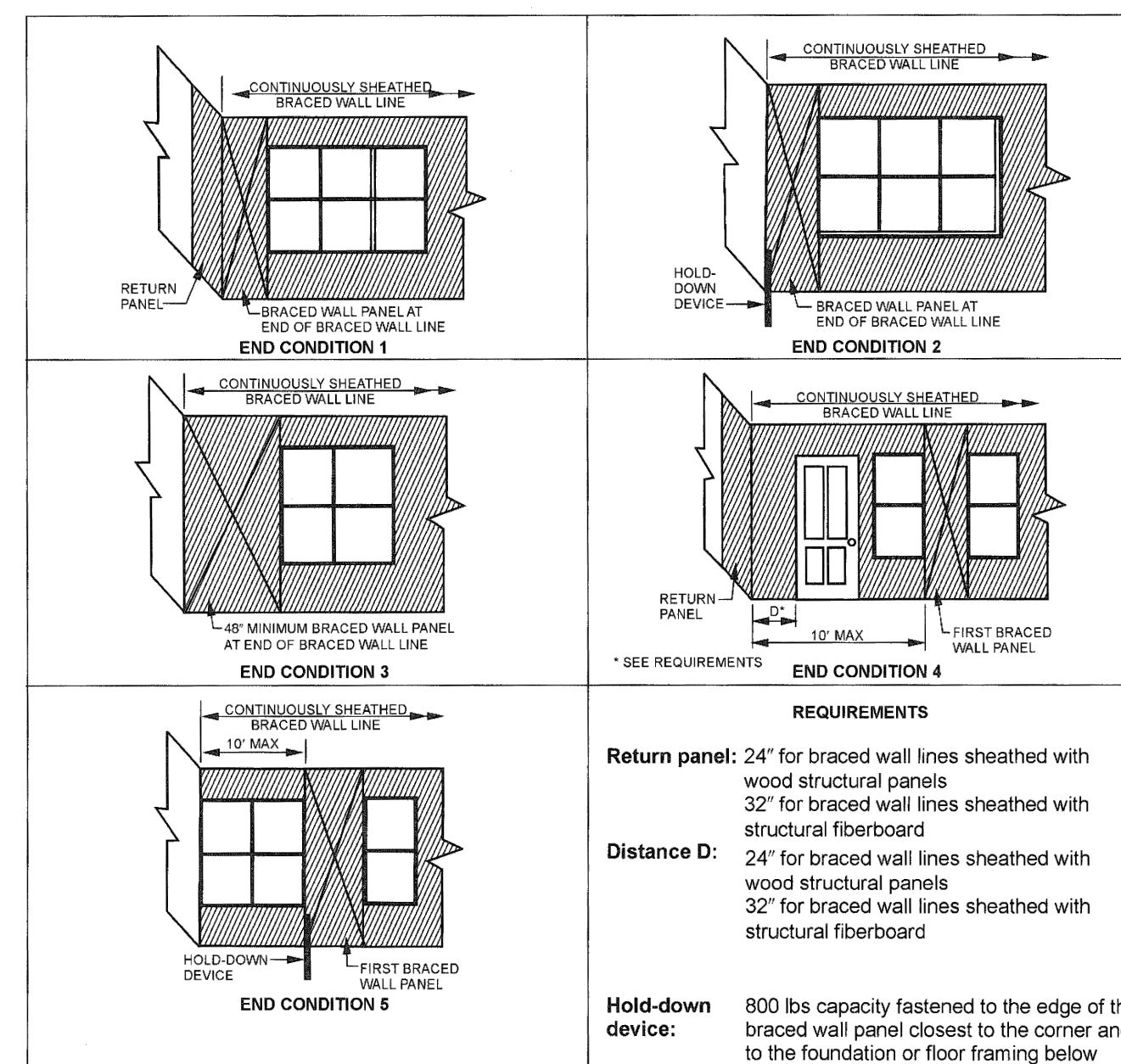
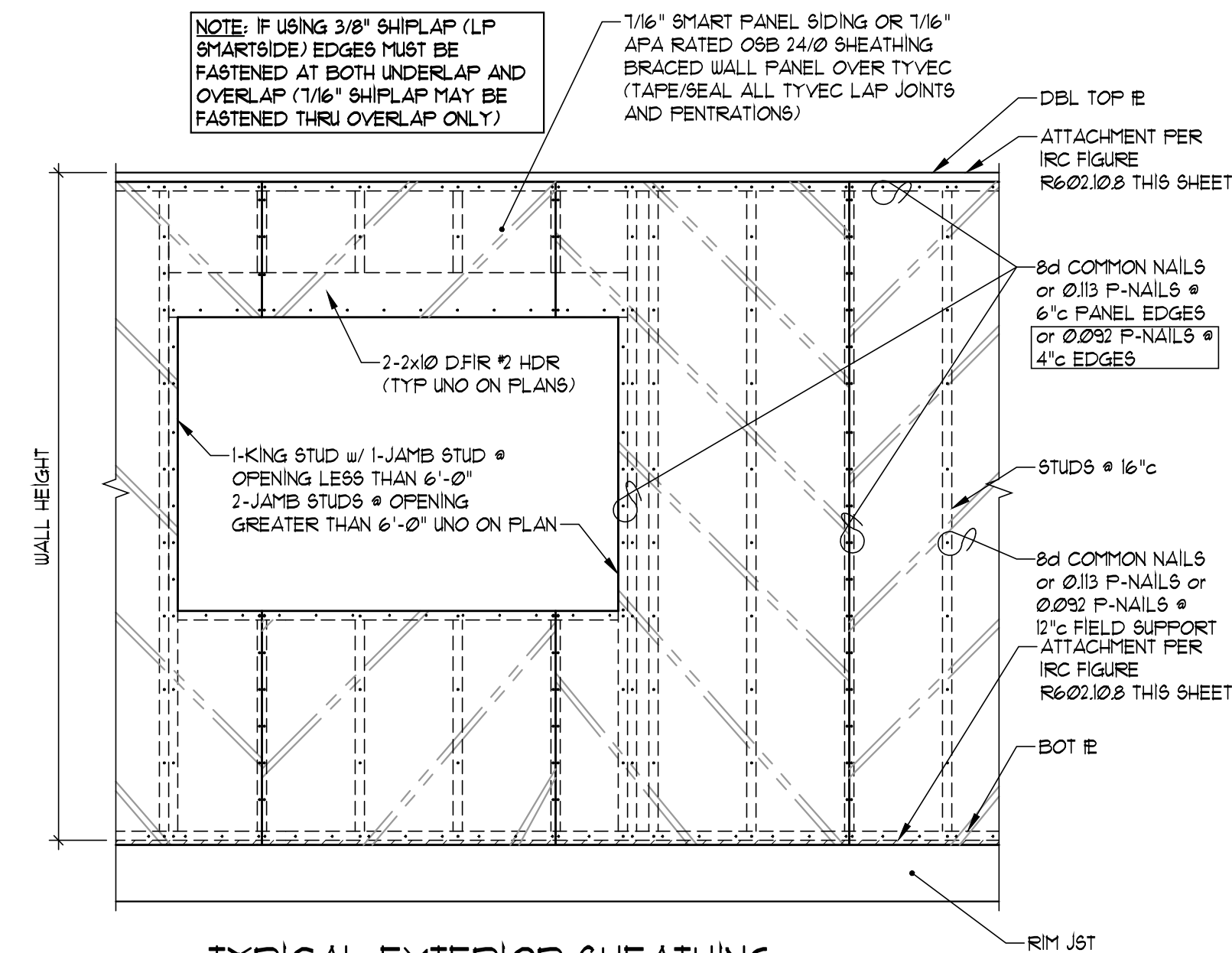
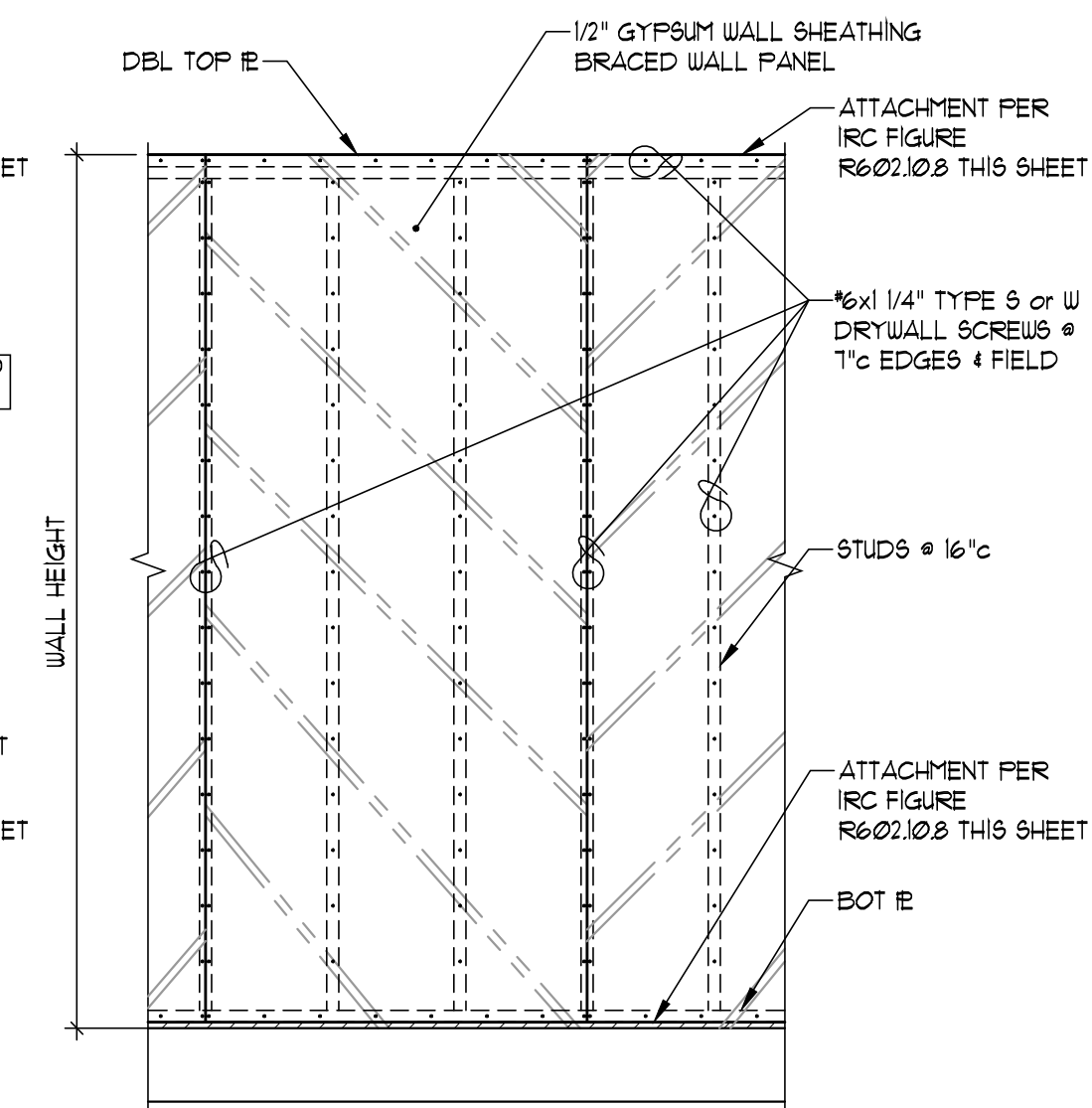


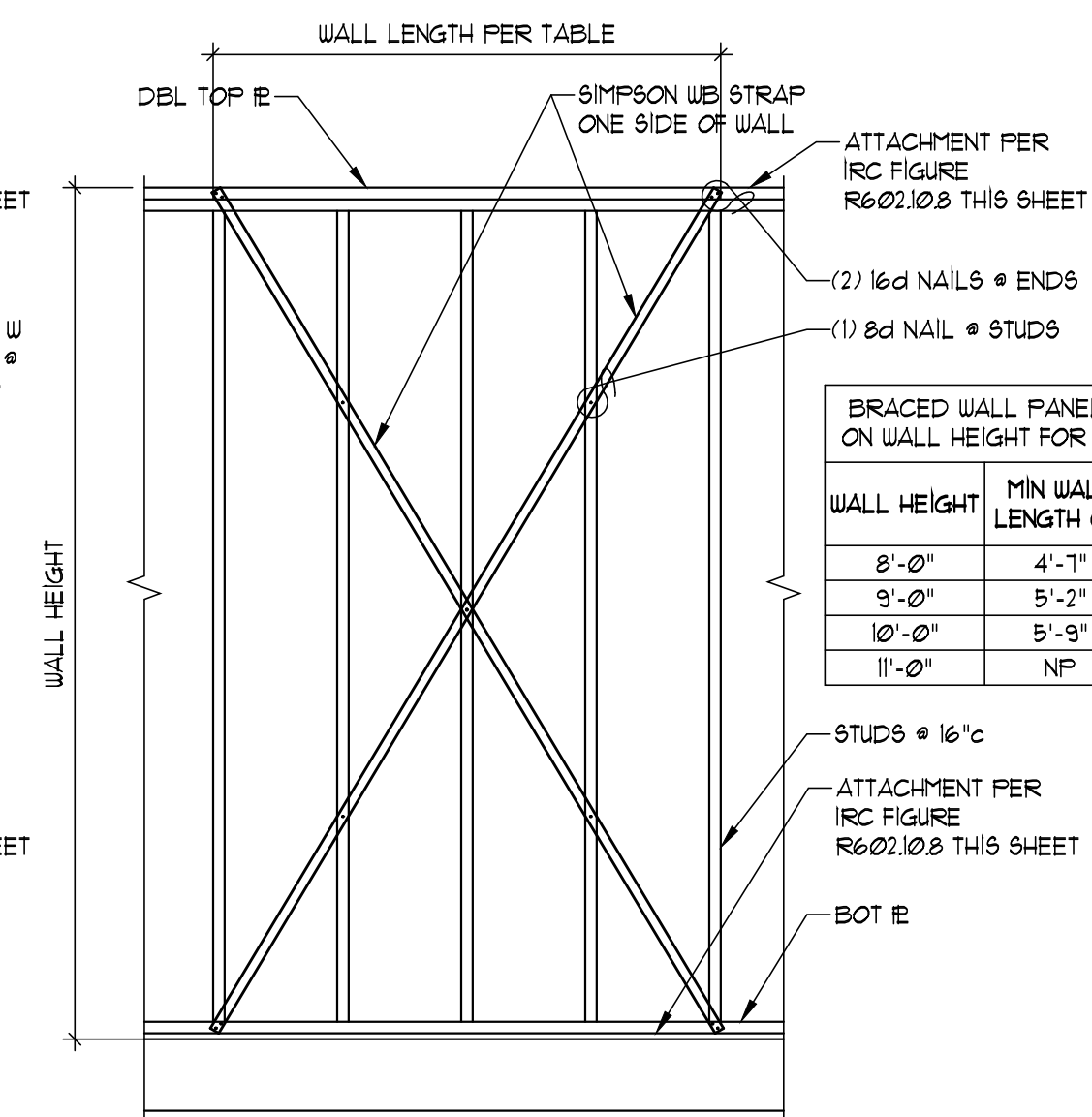
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



TYPICAL EXTERIOR SHEATHING
INSTALLATION (METHOD WSP & CS-WSP)
SCALE: 1/2" = 1'-0"

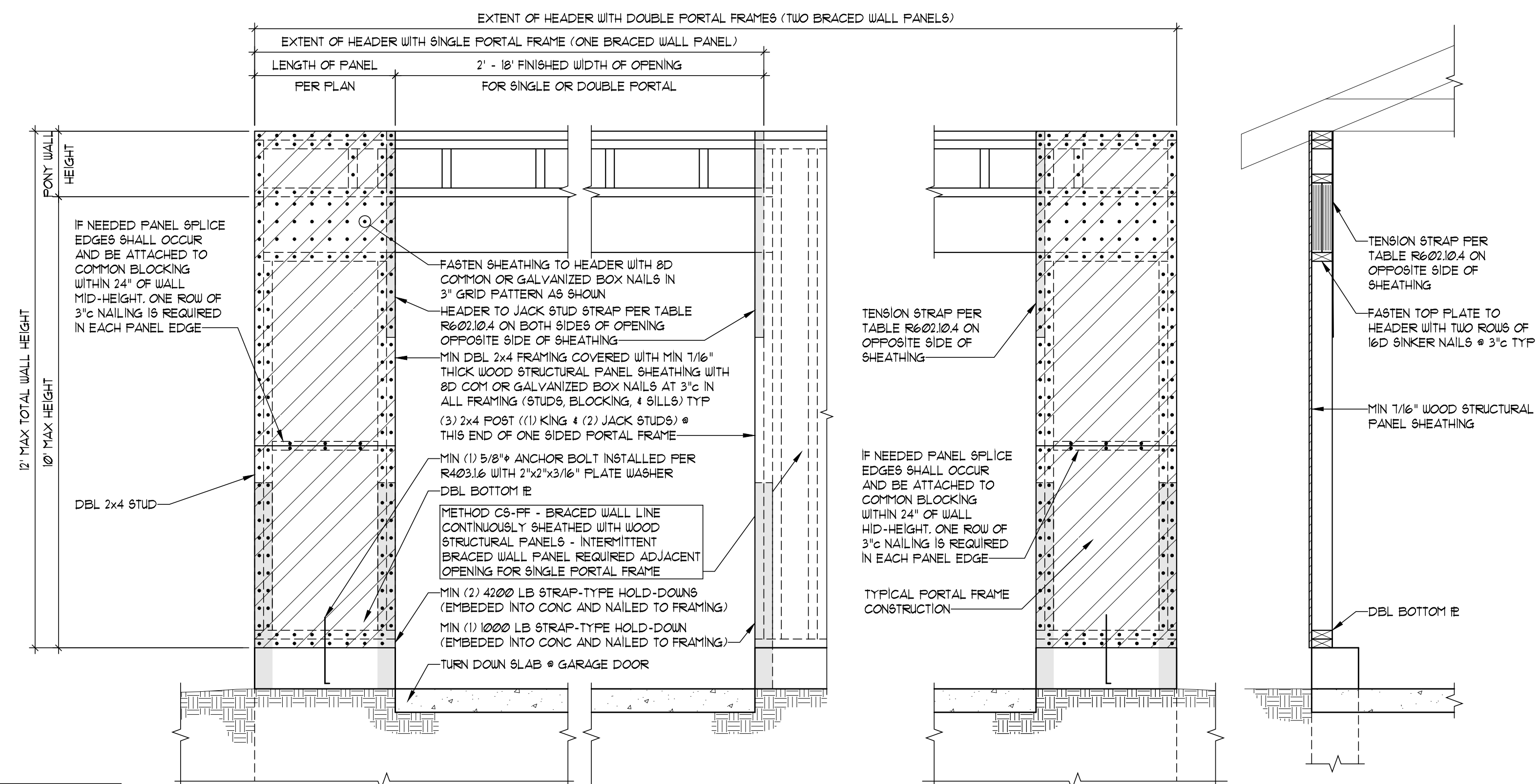


TYPICAL INTERIOR SHEATHING
INSTALLATION (METHOD GB)
SCALE: 1/2" = 1'-0"

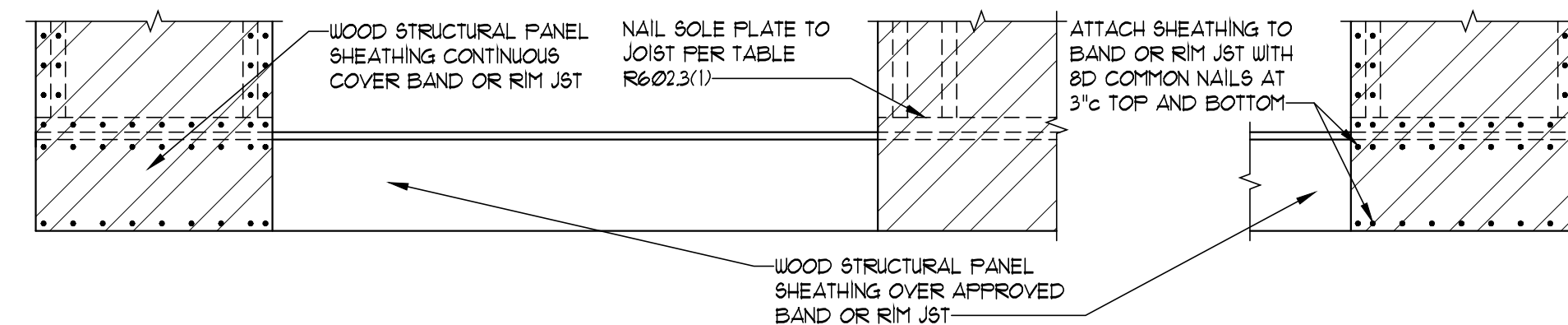


INTERIOR SHEATHING
INSTALLATION (METHOD LIB)
SCALE: 1/2" = 1'-0"

WALL HEIGHT	MIN WALL LENGTH (X)	MAX WALL LENGTH (X)
8'-0"	4'-7"	8'-0"
9'-0"	5'-2"	9'-0"
10'-0"	5'-3"	10'-0"
11'-0"	NP	NP

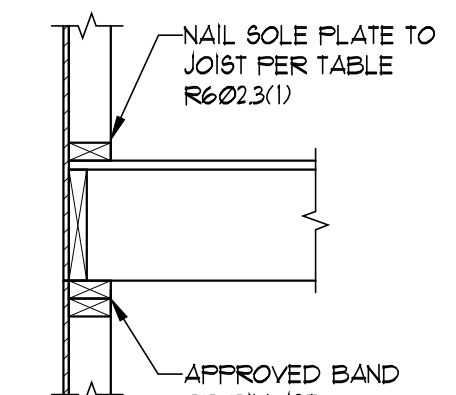


BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)
SCALE: 3/4"=1'-0"



BRACED WALL METHOD "CS-PF" (ATTACHMENT TO WOOD FLOOR)
(REFER TO BRACED WALL METHOD "PFH" FOR HEADER ATTACH)
 SCALE: 3/4"=1'-0"

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GAGE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR $V_{90} = 15$ mph	
				EXPOSURE B	EXPOSURE C
2x4 ½ GRADE	0	10	8	1000	1000
	1	10	10	1000	1000
			16	1025	2500
			18	1215	2850
			9	1800	1815
	2	10	16	2175	4125
			18	2340	DESIGN
			9	1500	3175
			18	3315	DESIGN
	2	12	18	3915	DESIGN
			9	2150	DESIGN
			12	3175	DESIGN
9			1000	2025	
2x6 STUD GRADE	2	12	16	2150	3615
			18	2550	DESIGN
			9	1750	3125
			16	2400	DESIGN
	4	12	18	3600	DESIGN



SECTION