

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL

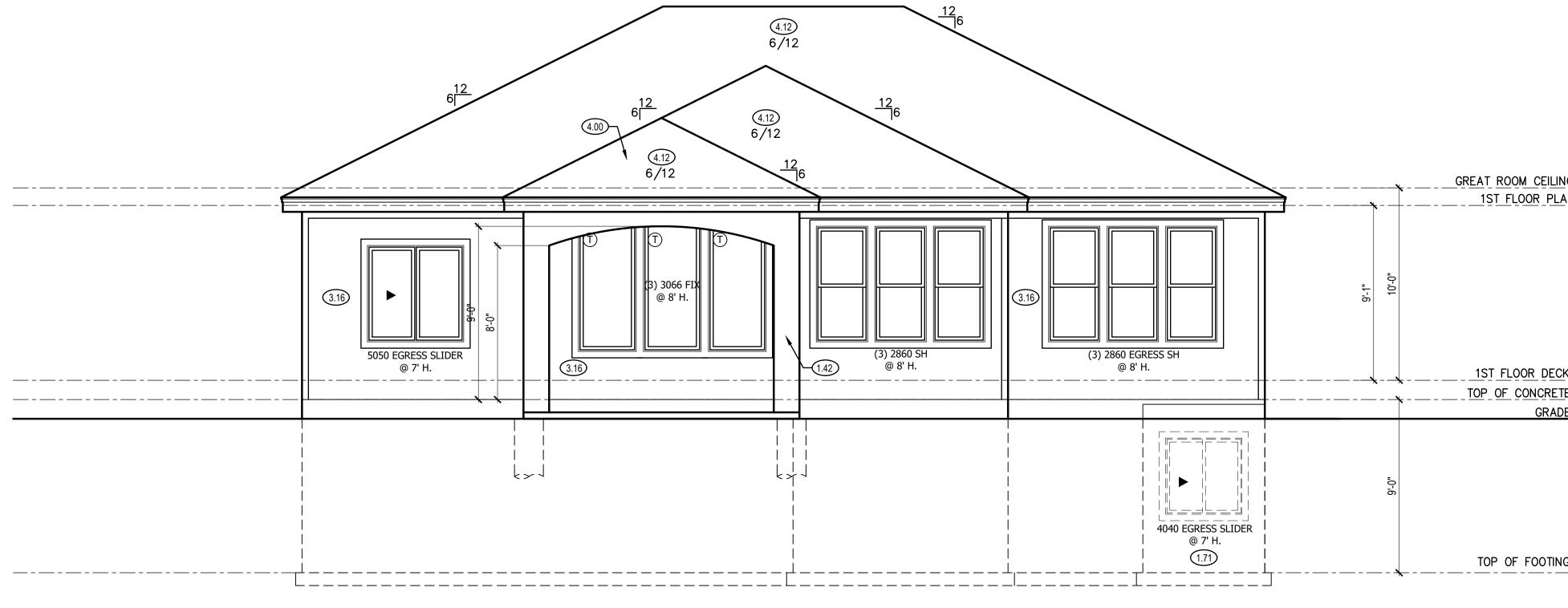
ELEVATIONS:

GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.

WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2. WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

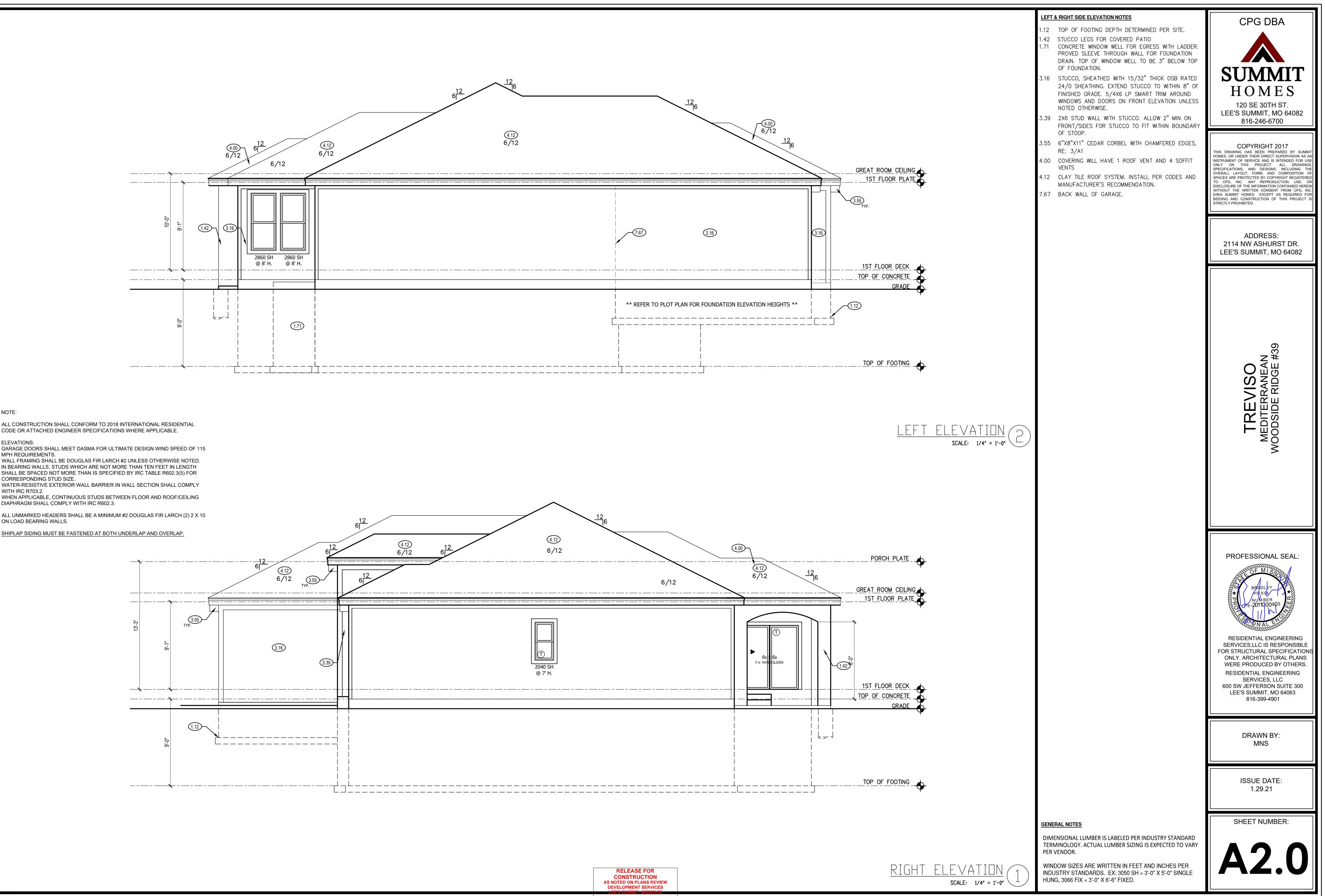
SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



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RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI	<u>REA</u>
02/16/2021	

	 FRONT & REAR ELEVATION NOTES 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE. 1.42 STUCCO LEGS FOR COVERED PATIO. 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION. 2.61 5/4"X8" LIP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION. 3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS ON FRONT ELEVATION UNLESS NOTED OTHERWISE. 3.17 MANUFACTURED STONE VENEER. 3.18 CAST STONE CAP 3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP. 3.55 6"X8"X11" CEDAR CORBEL WITH CHAMFERED EDGES, RE: 3/A1 3.87 FAUX KEYSTONE: LP SOFFIT BOARD. TOP: 8" BOTTOM: 5" HEIGHT: 9 1/4" 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS 4.12 CLAY TILE ROOF SYSTEM. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION. 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. 	CPG DBA CPG DBA CPG DBA CONTACT A CONTACT AND CONTA
$\frac{NG}{\Phi} \rightarrow \Phi$		NEAN IDGE #3
	$\frac{BRACKET DETAIL}{SCALE}$ SCALE: 1' = 1'-0' GENERAL NOTES DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR. WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.	TREVI MEDITERR/ WOODSIDE RI
	SHEET INDEX A1. FRONT AND REAR ELEVATION A2. LEFT AND RIGHT ELEVATION A3. FOUNDATION LEVEL PLAN A4. MAIN LEVEL PLAN A5. ROOF PLAN FINISHED MAIN FLOOR 1749	PROFESSIONAL SEAL:
	FINISHED STAIRS TO LOWER LEVEL21TOTAL1770UNFINISHEDLOWER LEVEL - UNFINISHED1521COVERED PATIO140GARAGE692	SERVICES, LLC 600 SW JEFFERSON SUITE 300 LEE'S SUMMIT, MO 64063 816-399-4901 DRAWN BY: MNS
$\frac{1}{2}$	ENGINEER TRUSS I-JOIST RES BFS NA	ISSUE DATE: 1.29.21 SHEET NUMBER:



ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ELEVATIONS:

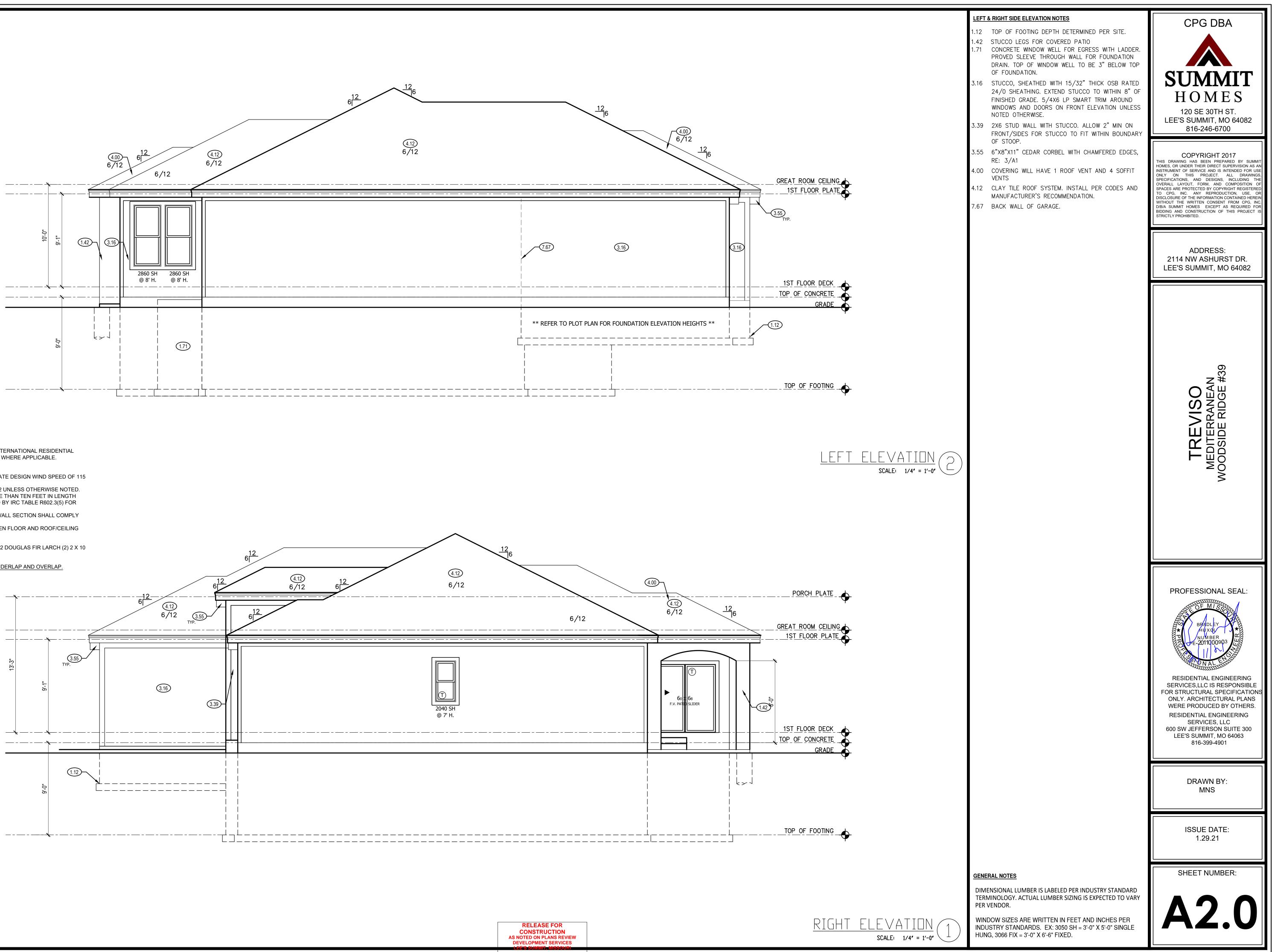
GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH

CORRESPONDING STUD SIZE. WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY

WITH IRC R703.2. WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES	<u>RIGHT</u>
02/16/2021	

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

FOUNDATION NOTES:

ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36". SOIL BEARING CAPACITY SHALL BE 2000 PSF.

COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%. ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPRROFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS

SHALL BE A MINIMUM 6". FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406. FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405.

BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1 ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE

ISOLATED FROM THE BASEMENT FLOOR SLAB. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 6' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

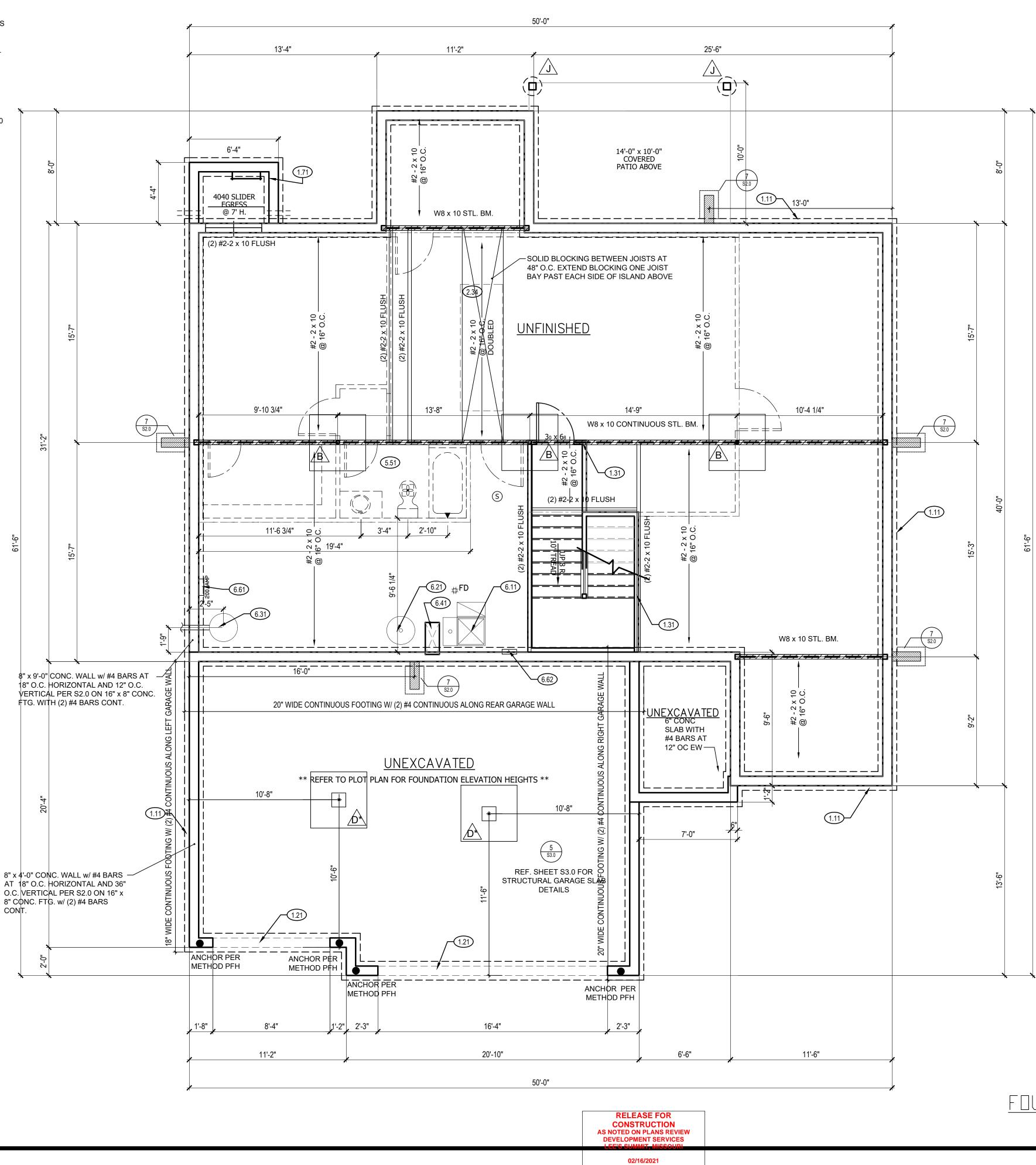
BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

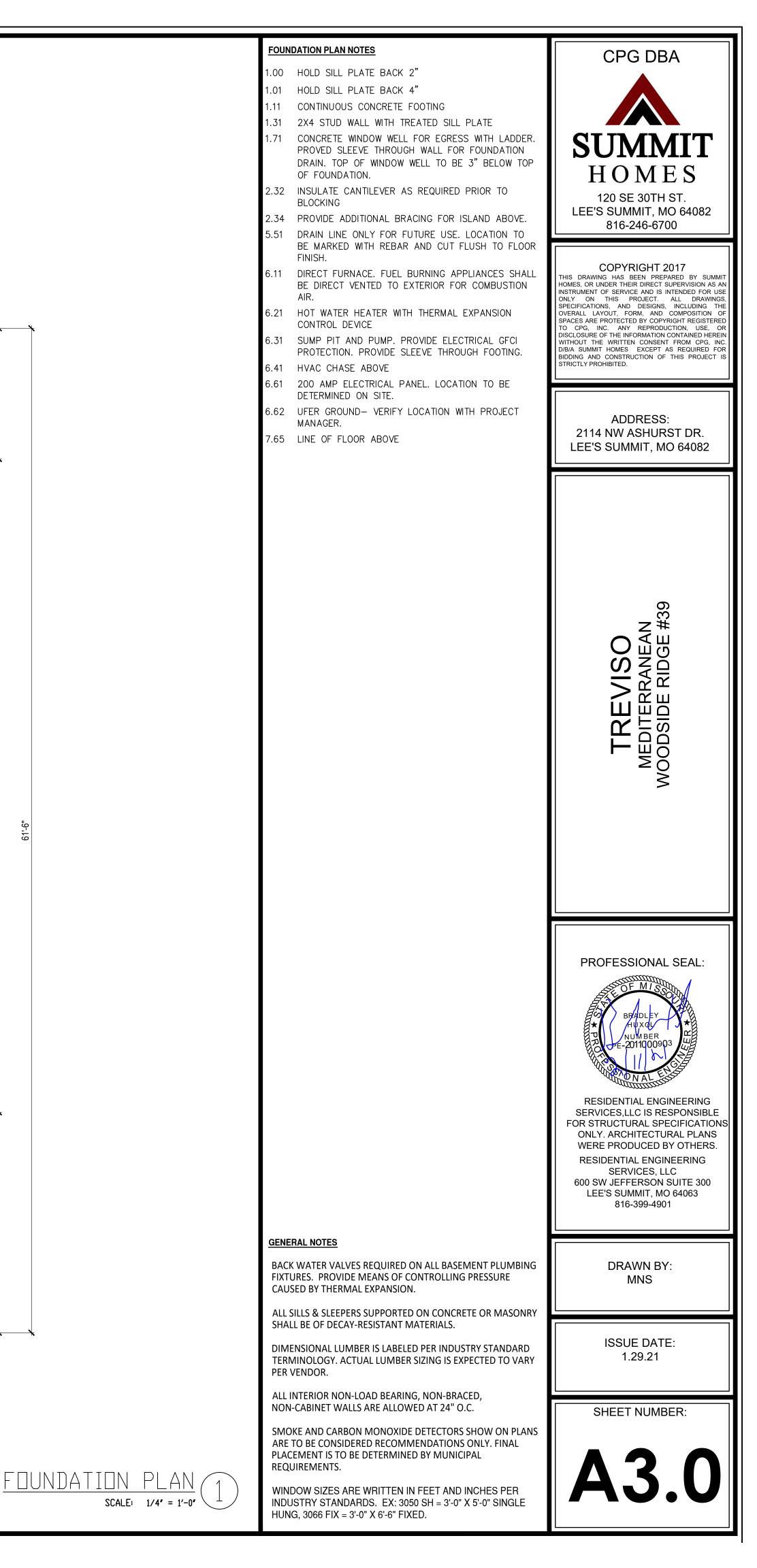
IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

STEEL BEAM FLANGE WIDTH: W8 x 10- 3.94"

ISOLATED FOOTINGS AND COLUMN PADS									
SYM	PIER PAD SIZE	DEPTH	RE		RCE	NIMUM MENT I STE	GRADE	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI	
	30″×30″	1'-0″		(5)	#4	BAR	E.W.	3" DIAMETER	
B	36″×36″	1'-0"		(6)	#4	BAR	E.W.	3" DIAMETER	
<u>c</u>	42″×42″	1′-2″		(7)	#4	BAR	E.W.	3″ DIAMETER	
	48″×48″	1'-4"		(8)	#4	BAR	E.W.	3″ DIAMETER	
	48″×48″	1'-4"		(8)	#4	BAR	E.W.	NZA	
Æ	54″×54″	1'-4"		(9)	#4	BAR	E.W.	3.5″ DIAMETER	
F	60″×60″	1′-6″		(10)	#4	BAR	E.W.	3.5″ DIAMETER	
IS	GLATE	D FC		ING	iS	AND	COLL	IMN PADS	
SYM	PIER DIAMETE	ER DEP	ΤН	MINI	MUM		NFORCEN KSI STE	IENT GRADE 40 EL	
G	12″	3'-	0″			(4)	VERTIC	AL #4	
Â	16″	3'-	0″			(4)	VERTIC	AL #4	
	18″	3'-	0″			(4)	VERTIC	AL #4	
K	24″	3'-	0″			(4)	VERTIC	AL #4	
\bigtriangleup	28″	3′-	0″			(4)	VERTIC	AL #4	

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.





APPLICABLE.

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:

BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2. WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION

R612.2. STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1). SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.

STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11. SECURITY SHALL CONFORM TO IRC R326/KCBRC. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND). CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.

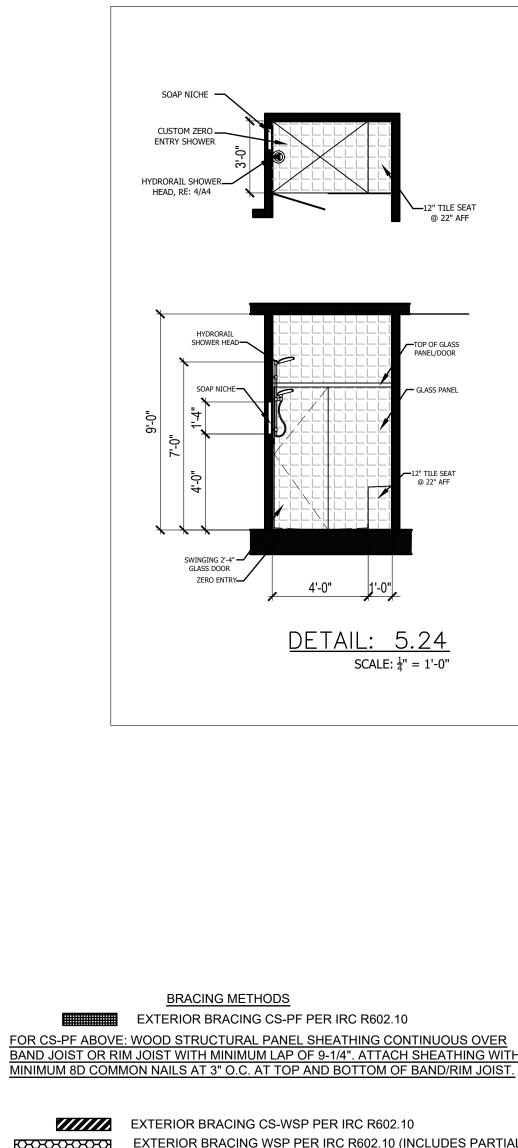
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED(2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1). DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

FLOOR PLANS:

LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507. ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN. A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

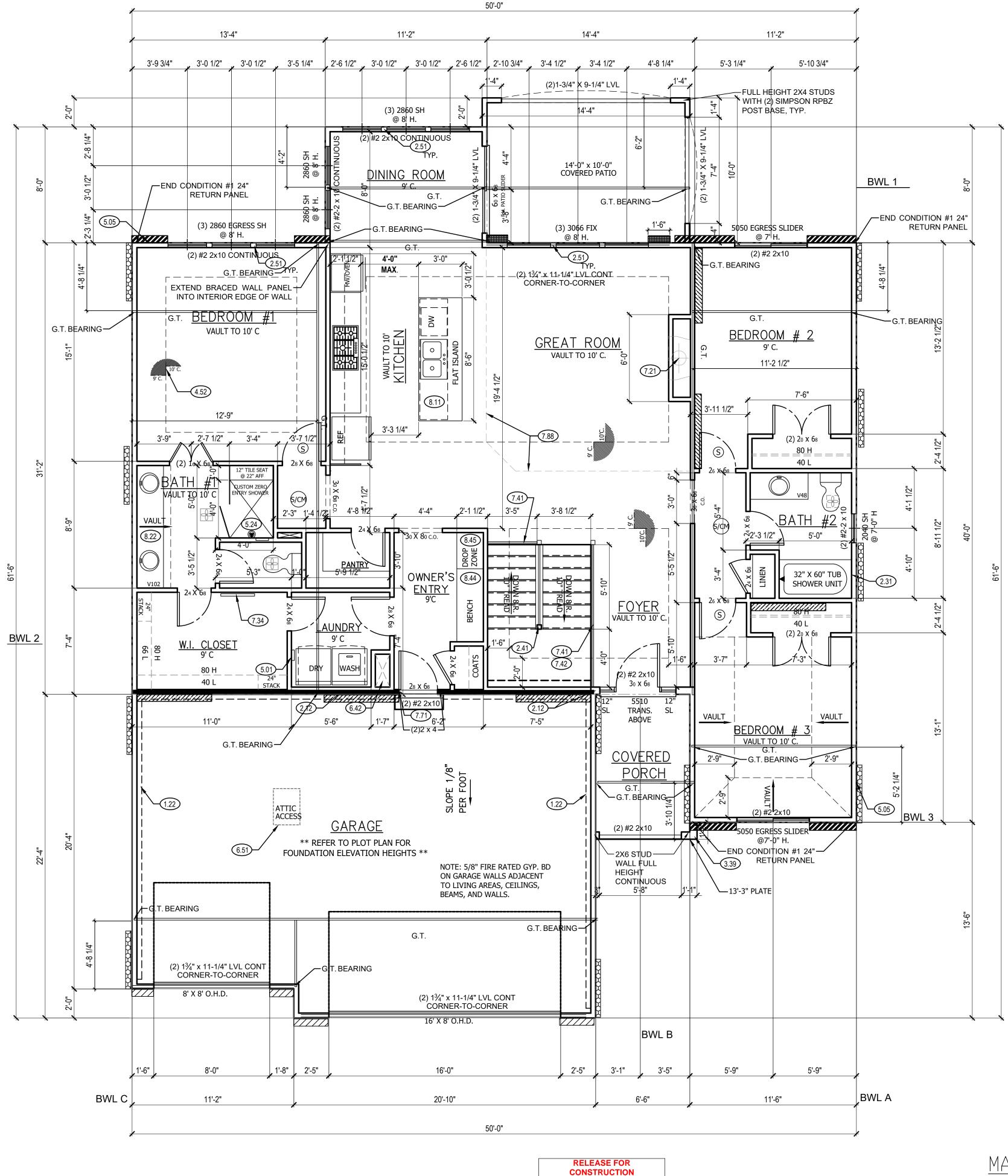
ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).



	EXTERIOR BRACING CS-WSP PER IRC R602.10
KCCCCCCCCC	EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL
	PANELS PER IRC R602.10.5.2)
	MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5: 55" - 8' TALL WALL HEIGHT
	62" - 9' TALL WALL HEIGHT 69" - 10' TALL WALL HEIGHT
	EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

	IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	FENESTRATION U-FACTOR [♭]	SKYLIGHT [°] U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE		FLOOR R-VALUE		SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13



INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

> AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES

> > 02/16/2021

MAIN FLOOR PLAN NOTES				
 EXPOSED TOP OF FOUNDATION WALL. 2.12 2X6 STUD WALL SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT CURB STAIR SYSTEM WITH OPEN HANDRAILS S STUDS BETWEEN WINDOW UNITS 3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP. SINGLE BOX VAULT WITH LIGHT TRAY PLUMBING FOR WASHER ON INTERIOR WALL. 	CPG DBA CPG DBA CPG DBA 1000000000000000000000000000000000000			
 5.05 HOSE BIBB 5.24 CUSTOM ZERO ENTRY SHOWER. TUFF FORM BASE WITH TILE WALLS AND FRAMELESS GLASS ENCLOSURE. 12" TILE SEAT AT 22" AFF. HYDRORAIL SHOWER HEAD (RE: DETAIL 3/A4. INSTALL PER MANUFACTURER SPECIFICATIONS) AND SOAP NICHE. SEE DETAIL. 6.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS. 6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS. 	COPYRIGHT 2017 THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.			
 7.21 DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 ³/₄" TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM. 7.34 FRAMED MIRROR 	ADDRESS: 2114 NW ASHURST DR. LEE'S SUMMIT, MO 64082			
 7.41 OPEN HANDRAILS 7.42 PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR (a) 6'-0" O.C. FOR OPEN HANDRAIL. 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES 7.88 CHANGE IN FLOORING MATERIAL 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER. 8.22 CONTINUOUS FLAT VANITY 8.44 BENCH WITH COAT HOOKS 8.45 DROP ZONE/CHARGING STATION 	TREVISO MEDITERRANEAN WOODSIDE RIDGE #39			
SYSTEM PER MANUFACTURE REQUIREMENTS. ONE VALVE, TWO SHOWER HEADS. CONNECT HAND HELD UNIT AT BOTTOM OF RAIL AND STATIC UNIT AT TOP OF RAIL.	PROFESSIONAL SEAL:			
<u>HYDRORAIL SHOWER SYSTEM</u> (4) scale:	BRADLEY HUXQU NUMBER HE-2011000903			
GENERAL NOTES WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE. ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.	RESIDENTIAL ENGINEERING SERVICES,LLC IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS. RESIDENTIAL ENGINEERING SERVICES, LLC 600 SW JEFFERSON SUITE 300 LEE'S SUMMIT, MO 64063 816-399-4901			
ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE. DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.	DRAWN BY: MNS			
HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.	ISSUE DATE: 1.29.21			
2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2. SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.				
$\frac{AN}{1}$ WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.	A4.0			

BWL 4

MAIN FLOOR PI SCALE: 1/4"

TRUSS ROOF NOTES: (BY OTHERS) 1) DESIGNED FOR CLAY TILE ROOF COVERING

- TOP CHORD: LIVE LOAD/SNOW LOAD (PSF): 25 DEAD LOAD (PSF): 20 BOTTOM CHORD:
- DEAD LOAD(PSF): 10
- 2) ALL EXTERIOR HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED.
- 3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS
- SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
 MIN. (4) 2 x 4 OR (4) 2 x 6 (DEPENDING ON WALL THICKNESS)
- BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED.
- 5) PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- 6) ROOF IS ENGINEERED TO COMPLY WITH IRC 802
- = ASSUMED ROOF TRUSS FRAMING DIRECTION
 "G.T." = ASSUMED GIRDER TRUSS LOCATION.
 = ASSUMED INTERIOR LOAD BEARING WALLS.

NOTE:

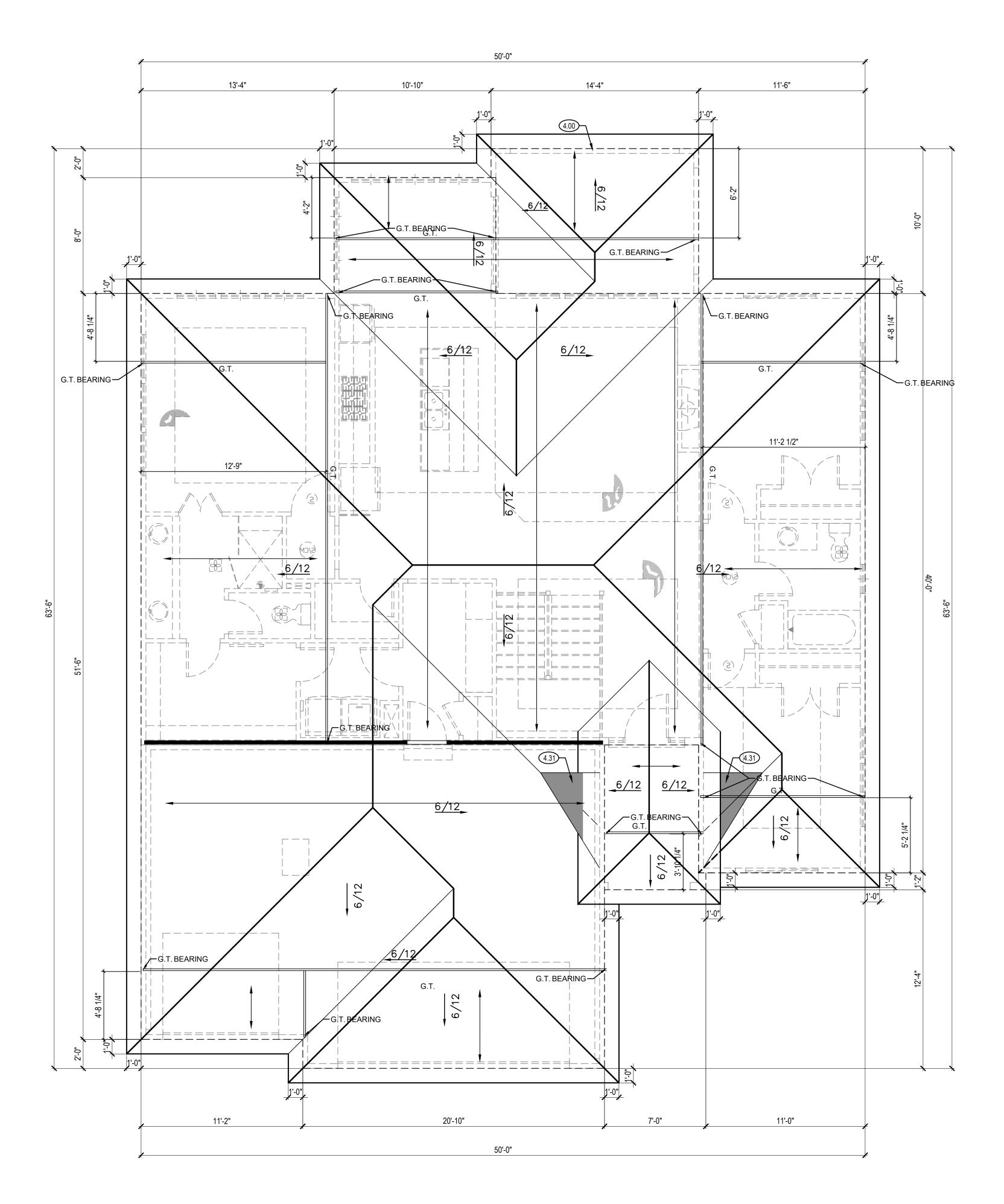
ALL CONSTRUCTION SHALL CONFORM TO 2012 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ROOF:

ROOF IS DESIGNED FOR 20 PSF SNOW LOAD.

WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10. CEILING JOIST OR RAFTER TIE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM, REQUIRED COLLAR TIES OR RIDGE STRAPS SHALL COMPLY WITH DETAILS AND IRC SECTION R802, R802.3, R802.3.1, R802.11.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 02/16/2021

ROOF PLAN NOTES CPG DBA 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS 4.12 CLAY TILE ROOF SYSTEM. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION. 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION **SUMMIT** FOR POSITIVE DRAINAGE. HOMES 120 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700 COPYRIGHT 2017 THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG. INC D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED. ADDRESS: 2114 NW ASHURST DR. LEE'S SUMMIT, MO 64082 တ TREVISO MEDITERRANEAN VOODSIDE RIDGE #3 \mathcal{O} PROFESSIONAL SEAL: RESIDENTIAL ENGINEERING SERVICES,LLC IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS. RESIDENTIAL ENGINEERING SERVICES, LLC 600 SW JEFFERSON SUITE 300 LEE'S SUMMIT, MO 64063 GENERAL NOTES 816-399-4901 ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES. ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND DRAWN BY: INTERSECTIONS. MNS VENT EACH ENCLOSED ATTIC SPACE. NET AREA OPENING = 1/50TH OF VENTED AREA OR 1/300TH IF 580% OF VENTING NEAR TOP. ISSUE DATE: BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR 1.29.21 DETAILS. DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY SHEET NUMBER: PER VENDOR. HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION. ROOF PLAN PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS. SCALE: 1/4" = 1'-0"

GENERAL NOTES

PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION. THE ENGINEER OF RECORD MAY REQUIRE REVISED DRAWING OR CALCULATIONS AT ITS DISCRETION.

IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.

LOADING

DEAD		
LIGHT ROOF	10 PSF	
HEAVY ROOF	+10 PSF	(CONCRETE, SLATE, TILE)
ROOF + CEILING (NO STORAGE)	15 PSF	
ROOF + CEILING (STORAGE)	20 PSF	
CEILING JOISTS (STORAGE)	10 PSF	
EXTERIOR BACONIES / DECK	10 PSF	
INTERIOR FLOOR (MAIN FLOOR)	15 PSF	
INTERIOR FLOOR (UPPER FLOORS)	10 PSF	
8" THICK MASONRY WALL	80 PSF	
6" THICK MASONRY WALL	85 PSF	
EXTERIOR LIGHT FRAMED WOOD WALLS	15 PSF	
INTERIOR LIGHT FRAMED WOOD WALLS	10 PSF*	
*(INTERIOR WALLS I	NCLUDED IN	15 PSF DEAD LOAD)
LIVE		

ROOF LIVE LOAD	15 PSF	
FLOOR LIVE LOAD	40 PSF	(HABITABLE)
GARAGE	50 PSF	
STORAGE	20 PSF	(UN-INHABITABLE)
GUARDRAIL		
CONTINUOUS LINEAR	50 PLD	
MAXIMUM POINTLOAD	200 LBS	
SNOW		
GROUND SNOW LOAD	20 PSF	
WIND		

ULTIMATE DESIGN WIND SPEED VELOCITY 115 MPH EXPOSURE CATEGORY

SOIL AND SITE ASSUMPTIONS:

- FOUNDATION DESIGN ASSUME A MINIMUM SOIL BEARING PRESSURE FOR THE SITE OF 2,000 PSF CONTRACTOR TO VISUALLY INSPECT SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS SW, SP, SM, SC, GM, AND GX AS DEFINED PER IRC TABLE R301.5. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND CONTACTING THE ENGINEER OF RECORD.
- PROVIDE A MINIMUM SOIL COVER OF <u>36 INCHES MEASURED FROM THE BOTTOM OF CONCRETE ON</u> ALL FOUNDATIONS.
- ACCESSORY STRUCTURES WITH AN EAVE HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT² MAT PROVIDE A MINIMUM SOIL COVER OF 12 INCHES MEASURED FROM THE BOTTOM OF CONCRETE.
- 4. SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF 0.5%.
- 5. LATERAL SOIL PRESSURES
- ACTIVE 30 PSF AT-REST 60 PSF

PASSIVE 150 PSF

FOUNDATION NOTES:

FOUNDATION ANCHORAGE (IRC 403.1.6)

SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDER AT LEAST 7" INTO THE CONCRETE. BOLTS SHALL BE SPACED NO GREATER THAN 6' 0.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION, WITH A BOLT PLACED WITHIN 12" AND NOT CLOSER THAN 7 BOLT DIAMETERS, OF THE END OF EACH PLATE SECTION. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE, (NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EXCEEDS A 9" LONG BOLT.)

WALL BRACING METHODS PER IRC R602 MAY REQUIRE ADDITIONAL ANCHORAGE.

CONCRETE SLABS PLACED ON FILL MATERIAL WHICH EXCEEDS 24" OF COMPACTED GRANULATED MATERIAL (SAND OR GRAVEL) OR 8" OF EARTH: THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS. THE DESIGN AND INSTALLATION DETAILS IN THIS DOCUMENT (WHERE APPLICABLE BASED ON SIZE AND SPACING LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A SEPARATE DESIGN. STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A

SLABS AT MAX 4' OVER-DIG ADJACENT TO FOUNDATION WALL: WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4' HORIZONTALLY ADJACENT TO A FOUNDATION WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN LIEU OF A COMPLETE STRUCTURAL SLAB. SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4' OVER-DIG DIAGRAM FOR DETAILS.

VAPOR RETARDER / BARRIER (IRC R506.2.3)

PROFESSIONAL ENGINEER.

A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 6" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE, (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS)

FOUNDATION AND LOT GRADING (IRC R401.3)

GRADES SHALL BE SLOPED AWAY FROM THE FOUNDATION A MINIMUM OF 6" IN THE FIRST 10'. ALTERNATE APPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN IS EQUIVALENT IN EFFECTIVENESS AND PERFORMANCE, AND PROVIDES FOR POSITIVE SITE DRAINAGE.

IRC R403.1.4

- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST
- PROTECTION. FOOTINGS FOR FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SF OR LESS AND AN EAVE HEIGHT OF 10' OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF 12".

FOOTINGS:

MASONRY OR CONCRETE FOOTINGS, OR APPROVED STRUCTURAL SYSTEM TO SAFELY SUPPORT THE IMPOSED LOADS AND SHALL BE SIZED AND REINFORCED IN ACCORDANCE WITH THIS STANDARD OR THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO PROVIDE SAFE SUPPORT OF THE STRUCTURE. SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG AND "FOOTING JUMP" DIAGRAMS FOR MORE DETAIL (PER KC, MO STANDARDS)

<u>CONCRETE</u>

- 1. ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-11 AND THE 2018 INTERNATIONAL RESIDENTIAL CODE.
- 2. THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.
- 3. CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ALL CONCRETE TO HAVE MAXIMUM 0.10 PERCENT WATER SOLUBLE CHLORIDE CONTENT BY WEIGHT OF CEMENT. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES.
- 4. CONCRETE POURED AGAINST AN EXISTING SURGACE SHOULD BE ROUGHENED TO A MINIMUM 1/4 INCH AMPLITUDE.
- 5. REBAR CLEAR DISTANCE SHALL BE AS FOLLOWS: -CAST AGAINST AND PERMANENT CONTACT WITH GROUND3 IN -EXPOSED TO WEATHER OR IN CONTACT WITH GROUND - NOT EXPOSED TO WEATHER OR GROUND
- 6. CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHER.
- 7. SHORING AND RESHORING: BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28

DAYS -SHORING MAY NOT BE REMOVED SOONER THAN RECOMMENDED BY ASTM 374-04 SECTION 3.7.2.3.

MINIMUM STANDARDS:

WALLS OR FLATWORK WHERE EXPOSED TO WEATHER. REBAR SHALL BE MINIMUM 60 KSI UNLESS NOTED OTHERWISE. REINFORCING BAR SHALL BE GRADE 60 MINIMUM.

CONCRETE REINFORCEMENT STEEL

- 1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
- 2. SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.
- 3. ALL REBAR LAP SPLICES SHALL BE CLASS B LAP SPLICES AS SHOWN ON THE LAP SPLICE SCHEDULE.
- 4. DEVELOPMENT LENGTH NOTED IS EQUAL TO 80% OF THE LENGTH NOTED IN THE LAP SPLICE SCHEDULE.
- 5. 90% HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14 -STRAIGHT EXTENSION LENGTH = $12xØ_{BAR}$ -BEND DIAMETER = $12XØ_{BAR}$
- 6. LAP SPLICE SCHEDULE (SEE TABLE 1.1)
- 7. HOOKED DOWELS:
- 7.2. HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO FOUNDATION
- 8. PROVIDE 2 #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS
- 9. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK
- 10. TOP AND BOTTOM HORIZONTAL REINFORCING SHALL BE PLACED 1-1/2" TO 2" FROM THE TOP AND BOTTOM OF THE WALL

FOOTNOTES:

- 1. WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB.
- 2. VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR SHALL HAVE VERTICAL REINFORCEMENT PLACE AS FOLLOWS:
- A. 8" WALL MINIMUM 5" FROM THE OUTSIDE FACE. B. 10" WALL - MINIMUM 6-3/4" FROM THE OUTSIDE FACE. C. EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL.
- 3. HORIZONTAL REINFORCEMENT:
- A. ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL.
- BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE).
- CORNERS

- BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS (SEE TYPICAL DEAD MAN SECTION). TABLE 1.1

	NORMAL WEIGHT CONCRETE LAP SPLICE SCHEDULE, IN									
BAR	TOP	BARS	OTHER BARS							
SIZE	CASE 1	CASE 2	CASE 1	CASE 2						
#3	28	42	22	32						
#4	37	56	29	43						
#5	47	70	36	54						
#6	56	84	43	64						

EXTERIOR WALLS, BEARING WALLS, COLUMN AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID SHALL BE ENGINEERED DESIGN. FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND

2 IN 1.5 IN

-SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS

CONCRETE SHALL BE 6% (± 1%) AIR-ENTRAINED FOR GARAGE SLABS AND FOR ALL LOCATION'S FOOTINGS,

7.1. HOOKED DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF FOUNDATION

REINFORCEMENT SPACED 24" O.C. MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS

B. OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C. C. HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND D. SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE 1 #4 REBAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE

4. REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.

5. AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL FOR WALL THICKNESS LESS THAN 4" PROVIDE #4 BARS AT MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.

6. STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16' LONG SHALL BE PROVIDED WITH EXTERIOR

STEEL DECK - SUSPENDED SLABS

1. STEEL DECK QUALITY, FABRICATION, DELIVERY, INSTALLATION AND ATTACHMENT SHALL COMPLY WITH THE PROVISIONS OF THE STEEL DECK INSTITUTE, SDI.

STEEL ROOF DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:

- WIDE RIB CONFIGURATION
- 1.5" DEPTH 24GA DESIGN THICKNESS
- MAXIMUM SINGLE SPAN OF 4'-8" OR CONTINUOUS SPAN OF 5'-10"
- GALVANIZE PER ASTM A653 OR SHOP PRIME PER ASTM A1008
- ATTACH STEEL ROOF DECK TO SUPPORTS WITH #12 TEK AT 18" O.C.
- ATTACH STEEL ROOF DECK SIDELAPS WITH #10 TEK OR CRIMP/BUTTON PUNCH AT 36" O.C. OR MID-SPAN, WHICHEVER IS SMALLER
- 3. CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION AND ROOF COVERING.
- 4. STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:

STEEL DECK - SUSPENDED SLABS STEEL DECK QUALITY, FABRICATION, DELIVERY, INSTALLATION AND ATTACHMENT SHALL COMPLY WITH THE PROVISIONS OF THE STEEL DECK INSTITUTE, SDI.

- CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION AND ROOF COVERING STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:
 - 2" COMPOSITE DECK WITH 6" TOTAL SLAB THICKNESS 19GA DESIGN THICKNESS
 - MAXIMUM SINGLE SPAN DURING CONSTRUCTION OF 8', 2 SPAN OF 10'-1", OR 3 SPAN OF 10'-5". MAXIMUM SPAN SHALL NOT EXCEED 12.5'.
 - PROVIDE W2.1xW2.1 WELDED WIRE MESH OR #4 @ 12" O.C. EACH WAY. PROVIDE 2" REBAR COVER MEASURED FROM TOP OF THE SLAB
 - GALVANIZE PER ASTM A653 • MINIMUM BEARING LENGTH AT EDGE SUPPORTS IS 2"
 - MINIMUM BEARING LENGTH AT INTERIOR SUPPORTS IS 4"
 - ATTACH STEEL COMPOSITE FLOOR DECK TO SUPPORTS WITH 5/8" ARC PUDDLE WELDS AT 12" O.C. MECHANICAL FASTENERS EITHER POWDER ACTUATED, PNEUMATICALLY DRIVEN, OR SCREWS MAY BE USED IN LIEU OF WELDING PROVIDED THEY ARE APPROVED. ATTACH STEEL ROOF DECK SIDELAPS WITH #10 TEK OR CRIMP/BUTTON PUNCH AT 36" O.C. OR
- MID-SPAN, WHICHEVER IS SMALLER. CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY POUR STOPS, COLUMN CLOSURES, END PLATES, AND COVER PLATES AS NEEDED.

STRUCTURAL STEEL

- 1. STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- 2. STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS: HOLLOW STRUCTURAL SECTIONS: ASTM A500 (Fy = 46 KSI) ASTM A36 (Fy = 36 KSI) CHANNELS, PLATES AND ANGLES: WIDE FLANGES: ASTM A992 (Fy = 50 KSI) ASTM A53 GR. B (Fy= 35 KSI) COLUMNS: ANCHOR RODS: ASTM F1554 (Fy = 36 KSI)
- 3. BOLTS SHALL CONFORM TO ASTM A307
- WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.
- WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OR 3/16" SIZE UNLESS NOTED OTHERWISE
- 6. ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

ENERGY REQUIREMENTS:

- AS REQUIRED PER M1503.6.

GARAGES:

- ABOVE.

- PER R302.5.1.

STAIRWAYS:

GLAZING

4. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS REQUIRED PER R315.

FRAMING NOTES:

- WALLS.

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES

02/16/2021

1. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.4.

2. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.1.1.

3. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.3.2.1.

4. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

5. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4.

6. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC M1504.3. 7. MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM

8. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER M1601.6 ENERGY CONSERVATION.

1. THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS.

2. DOORS BETWEEN THE GARAGE AND THE DWELLING - MINIMUM 1-3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20 MINUTE FIRE RATED.

3. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND IT'S ATTIC AREAS BY A MINIMUM 5/8" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WHERE A FLOOR/CEILING SPACE IS PROVIDED

4. THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 5/8" GYPSUM BOARD OR EQUIVALENT. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE THE FLOOR CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM PS TYPE "X" GYPSUM BOARD ON THE GARAGE CEILING.

5. GARAGE DOOR AND FRAME - THE "H" FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING 2x6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILING, ATTACHED WITH 1-3/4"x0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3-1/4"x0.120" NAILS THROUGH THE JAMB INTO THE HEADER. A MINIMUM OF 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

6. SELF CLOSING DEVICES SHALL BE INSTALLED FOR GARAGE AND/OR DWELLING SEPARATION DOORS

7. GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 90 MPH WIND LOAD REQUIREMENTS OF DASMA 108 AND ASTM E330-96 (IRC 301.2.1).

1. STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.

2. PROVIDE GUARD RAILS BETWEEN 36" GUARD RAILS ON THE OPEN SIDES OF RAISED FLOORS, PORCHES AND BALCONIES; MINIMUM 34" GUARD RAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.

3. GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

4. EACH STAIRWAY OF THREE OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.

5. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" TO 2-5/8" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.5.6.

6. MINIMUM 6'-8" OF HEADROOM CLEARANCE IS REQUIRED IN STAIRWAYS.

7. ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE SIDE PER IRC R311.2.2.

1. GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS; GLASS IN STORM DOORS; INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH 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 THE STAIR; ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 8 SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".

2. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH R312.2.

EMERGENCY EGRESS AND RESCUE

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SF WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 21"

2. BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

3. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

1. ALL LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED.

2. ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2x10 ON LOAD BEARING

3. ALL HEADER/BEAMS TO BEAR ON A MINIMUM OF (2) 2x4 POSTS UNLESS NOTED OTHERWISE.

4. DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.

5. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED

6. ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.

7. INTERIOR NON LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.

8. LVL STRENGTH SHALL BE VERSA-LAM 3100 Fb UNLESS NOTED OTHERWISE.





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SHEET #

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	2018 IF	RC TABLE R602.3(1) (SEE IRC FOR FOOTM	IOTES)		2018 IF	RC TABLE R602.3(1) (SEE IRC FOR FOOT	NOTES)	
ITEM	DESCRIPTION OF BUILDING	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION			FLOOR		
		ROOF 4-8D BOX (2-1/2"x0.113") OR 2 8D COMMON (2 1/2" x 0 121"); OB		21	JOST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE	NAIL
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE		TOE NAIL		RIM JOIST, BAND JOIST OR	8d BOX (2-1/2"x0.113")	Image: Control of the second secon	OE NAIL
2	CEILING JOSTS TO TOP PLATE	3-3" x 0.131" NAILS 4-8D BOX (2-1/2"x0.113") OR 3-8D COMMON (2-1/2" x 0.131"); OR 2 40D DOX (0" x 0.429"); OD	PER JOIST, TOE NAIL	22	BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D COMMON (2-1/2" X 0.131"); OR 10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	6" O.C. 1	OE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER	3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS 4-10D BOX (3" X 0.128"); OR 3-16D COMMON (3-1/2" X 0.162"); OR	FACE NAIL	23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA, 1-3/4" LONG	FACE	NAIL
4	PARTITIONS CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	4-3" X 0.131" NAILS TABLE R802.5.2	FACE NAIL		1			
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP	4-10D BOX (3" X 0.128"); OR 3-10D COMMON (3" X 0.148"); OR	FACE NAIL EACH RAFTER	24	2" SUBFLOOR TO JOIST OR GIRDER 2" PLANKS (PLANK & BEAM - FLOOR	3-16D BOX (3-1/2" X 0.135"); OR 2-16D COMMON (3-1/2"x0.162") 3-16D BOX (3-1/2" X 0.135"); OR		
	TO RAFTER	4-3" X 0.131" NAILS 3-16d BOX NAILS (3-1/2"x0.135") OR		25	& ROOF)	2-16D COMMON (3-1/2"x0.162")	AT EACH BEAR	ING, FACE NAIL
6	RAFTER OR ROOF TRUSS TO PLATE	3-10d COMMON NAILS (3"x0.148"); OR 4-10D BOX (3" X .128"); OR 4-3" X 0.131" NAILS 4-16D (3-1/2"x0.135") ; OR	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	26	BAND OR RIM JOIST TO JOIST	3-16D COMMON (3-1/2" X 0.162"); OR 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
_	ROOF RAFTERS TO RIDGE, VALLEY	4-16D (3-1/2 x0.135) , OR 3-10D COMMON (3" X 0.148"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X0.131" NAILS	TOE NAIL			20D COMMON (4" X 0.192"); OR		
7	OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	3-16d BOX NAILS (3-1/2"x0.135") OR 2-16D COMMON NAILS (3-1/2"x0.162"); OR 3-10D BOX (3" X .128"); OR 3-3" X 0.131" NAILS	END NAIL	27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS AND: 2-20D COMMON (4" X 0.192"); OR	STAGGERED ON OPPO	SITE SIDES
		WALL				AND: 2-20D COMMON (4" X 0.192"); OR FACE NAIL AT 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS DGER STRIP SUPPORTING 4-16D BOX (3-1/2" X 0.135"); OR JOISTS OR RAFTERS 4-16D COMMON (3-1/2" X 0.162"); OR 4-3" X 0.131" NAILS AT EACH J 2-10D BOX (3" X 0.128"); OR 2-8D		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2" X 0.162") 10d BOX (3"x0.128"); OR 3" X 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL	28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D COMMON (3-1/2" X 0.162"); OR 4-10D BOX (3" X 0.128"); OR	AT EACH JOIST OR RAFTER, FACE	
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL	16D BOX (3-1/2"x0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL	29	BRIDGING OR BLOCKING TO	2-10D BOX (3" X 0.128"); OR 2-8D COMMON (2-1/2" X 0.131"; OR 2-3" X	EACH END	, TOE NAIL
	PANELS)	16D COMMON (3-1/2" X 0.162") 16D COMMON (3-1/2"x0.162")						
10	BUILT-UP HEADER (2" TO 2" HEADER WITH $\frac{1}{2}$ " SPACER)	16D BOX (3-1/2" X 0.135)	16" O.C. ALONG EACH EDGE FACE NAIL 12" ALONG EACH EDGE FACE NAIL		DESCRIPTION OF BUILDING		SPACING OF FASTENERS	
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2-1/2" X 0.113"); OR 4-8D COMMON (2-1/2" X 0.131"); OR 4-10D BOX (3" X 0.128")	TOENAIL	ITEM	ELEMENTS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIAT SUPPORTS (IN
		16D COMMON (3-1/2" X 0.162")	16" O.C. FACE NAIL			6d COMMON (2"x0.113") NAILS (SUBFLOOR, WALL)		
12	TOP PLATE TO TOP PLATE	10d BOX (3"x0.128"); OR 3" X 0.131" NAILS 8-16D COMMON(3-1/2" X 0.162"); OR	12" O.C. FACE NAIL	30	3/8" - 1/2"	8d COMMON (2-1/2"x0.131") NAIL (ROOF); OR RSRS-01 (2-38" X 0.113") NAIL (ROOF)	6	12
13	DOUBLE TOP PLATE SPLICE	12-16D BOX (3-1/2" X 0.162), OR 12-16D BOX (3-1/2" 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)	31	19/32"-1"	8d COMMON NAIL (2-1/2"x0.131"); OR RSRS-01 (2-3/8" X 0.113") NAIL (ROOF) 10d COMMON (3"x0.148") NAIL OR	6	12
	BOTTOM PLATE TO JOIST, RIM	16D COMMON (3-1/2" X 0.162")	16" O.C. FACE NAIL	32	1-1/8" - 1-1.4"	8D (2-1/2"x0.131") DEFORMED NAIL	6	12
14	JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D BOX (3-1/2"x0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL			OTHER WALL SHEATHING 1-1/2" GALVANIZED ROOFING NAIL, 7/16"		
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST BLOCKING (AT BRACED WALL PANELS)	3-16d BOX NAILS (3-1/2"x0.135") OR 2-16D COMMON (3-1/2"x0.162"); 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	33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	HEAD DIAMETER, OR 1-1/4" LONG 16 GA. STAPLE WITH ⁷ / ₁₆ " OR 1" CROWN	3	6
		4-8D BOX (2-1/2"x0.113") OR 3-16D BOX (3-1/2" x 0.135"); OR 4-8D COMMON (2-1/2" X 0.131"); OR	TOE NAIL	34	25/32" STRUCTURAL CELLULOSTIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/2" LONG 16 GA STAPLE WITH ⁷ / ₁₆ " OR 1" CROWN	3	6
16	TOP OR BOTTOM PLATE TO STUD	4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS 3-16D BOX (3-1/2" x 0.135"); OR		35	1/2" GYPSUM SHEATHING	1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7	7
		2-16D COMMON (3-1/2" X 0.162"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL	36	5/8" GYPSUM SHEATHING	1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7
17	TOP PLATES, LAPS AT CORNERS	3-10D BOX (3" X 0.128"); OR 2-16D COMMON (3-1/2" X 0.162"); OR	FACE NAIL			AL PANELS, COMBINATION SUBFLOOR U 6D DEFORMED (2"x0.120") NAIL OR	NDERLAYMENT TO FI	
	AND INTERSECTIONS	3-3" X 0.131" NAILS 3-8D BOX (2-1/2" X 0.113"); OR		37	3/4" AND LESS	8D COMMON (2-1/2"x0.131") NAIL 8D COMMON (2-1/2"x0.131") NAIL 8D COMMON (2-1/2"x0.131") NAIL OR	6	12
18	1" BRACE TO EACH STUD AND PLATE	2-8D COMMON (2-1/2" X 0.131"); OR 2-10D BOX (3" X 0.128"); OR 2 STAPLES 1-3/4"	FACE NAIL	38	7/8" - 1"	8D DEFORMED (2-1/2"x0.120") NAIL 10D COMMON (3"x0.148") NAIL OR	6	12
19	1"x6" SHEATHING TO EACH BEARING	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 2-10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA, 1-3/4" LONG	FACE NAIL	39	1-1/8" - 1-1/4"	8D DEFORMED (2-1/2"x0.120") NAIL	6	12
20	1"x8" AND WIDER SHEATHING TO	3-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA, 1-3/4" LONG	FACE NAIL		г			
ZU	EACH BEARING	WIDER THAN 1" X 8" 4-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR	FACE NAIL		-	TABLE R507.2.1 PLACEMENT OF LAG SCF LEDGERS AND BAND	JOISTS	
		4 STAPLES, 1" CROWN, 16 GA, 1-3/4" LONG				MINIMUM END AND EDGE DISTANCES AND (INCHES)	SPACING BETWEEN RC	ows

TABLE R507/2 FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER 2" NOMINAL SOLID SAWN SPRUCE-PINE-FIR BAND JOIST (DECK LIVE LOAD = 40PSF, DECK DEAD LOAD = 10 PSF)										
JOIST SPAN	6' AND LESS	6'1 TO 8'	8'1 TO 10'	10'1 TO 12'	12'1 TO 14'	14'1 TO 16'	16'1 TO 18'			
CONNECTION DETAILS	ON CENTER SPACING OF FASTENERS									
1/2" DIAMETER LAG SCREW WITH 15/32" MAX SHEATHING	30	23	18	15	13	11	10			
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING	36	36	34	29	24	21	19			
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING AND 1/2" STACKED WASHERS	36	36	29	24	21	18	16			

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	() F () F() E
	0	10	18	
			9	
	1	10	16	
			18	
			9	
	2	10	16	
2x4 NO 2 GRADE			18	
		12	9	
	2		16	
			18	
			9	
	4	12	16	
			18	
			9	
2x6 STUD GRADE	2	12	16	
			18	
			9	
	4	12	16	
			18	
	1			

MINI	MINIMUM LENGTH OF BRACED WALL PANELS TABLE R (PARTIAL)						
				MINIMUM LENGTH (IN			
	METHOD			WALL HEIGHT			
			8 FEET	9 FEET			
		SUPPORTING ROOF ONLY	16	16			
PFH	PFH	SUPPORTING ONE STORY AND ROOF	24	24			
	PFG			27			
	(CS-PF	16	18			
CS-WS	SP	ADJACENT CLEAR OPENING HEIGHT (INCHES)					
		LESS THAN OR EQUAL TO 64	24	27			

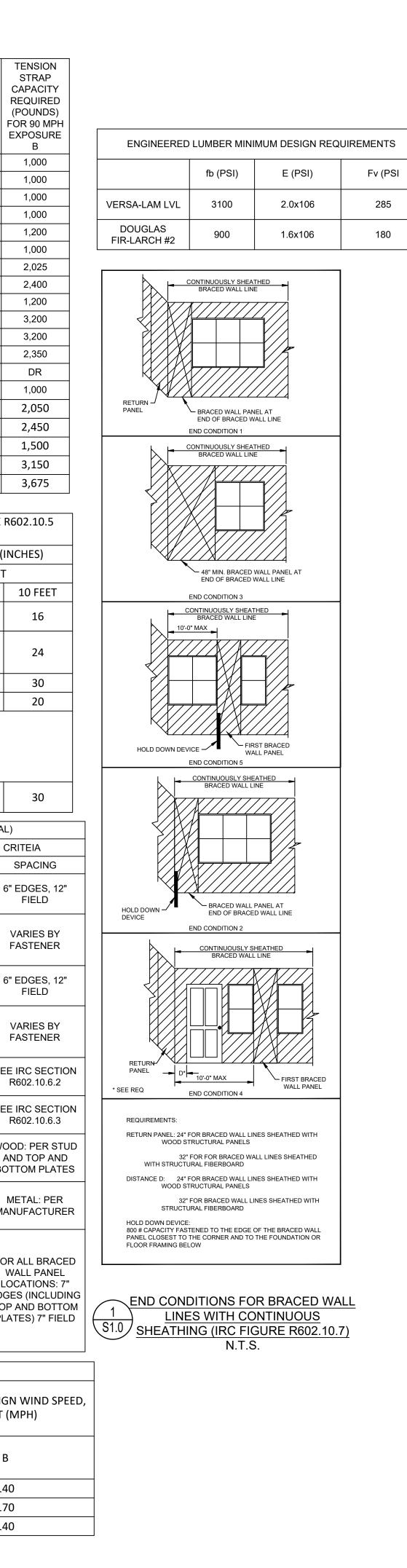
BRACING METHODS TABLE R602.10.4 (PARTIAL)						
METHODS,	MINIMUM	CONNECTION CF				
MATERIAL	THICKNESS	FASTENERS	:			
WSP - WOOD		EXTERIOR SHEATHING PER TABLE R602.3(3)	6"			
STRUCTURAL PANEL	3/8	INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	\ F			
CS-WSP CONTINUOUSLY SHEATHED		EXERIOR SHEATHING PER TABLE R602.3(3)				
WOOD STRUCTURAL PANEL	3/8	INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	۷ F			
PFH - PORTAL FRAME WITH HOLD DOWNS	3/8	SEE IRC SECTION R602.10.6.2	SEE R			
PFG - PORTAL FRAME AT GARAGE	3/8	SEE IRC SECTION R602.10.6.3	SEE R			
LIB	1x4 WOOD OR APPROVED METAL STRAPS AT 45 TO 60	WOOD: 2-8d COMMON NAILS OR 3-8d NAILS	WOC AN BOT			
LET-IN-BRACING	DEGREE ANGLES FOR MAX 16" STUD SPACING	METAL STRAP: PER MANUFACTURER	M MAN			
GB-GYPSUM	1/2	NAILS OR SCREWS PER TABLE R602.3(1) FOR EXTERIOR LOCATIONS	FOR W. LOG			
BOARD		NAILS OR SCREWS PER TABLE R702.3.5 FOR INTERIOR LOCATIONS	EDGE TOP PLA ⁻			

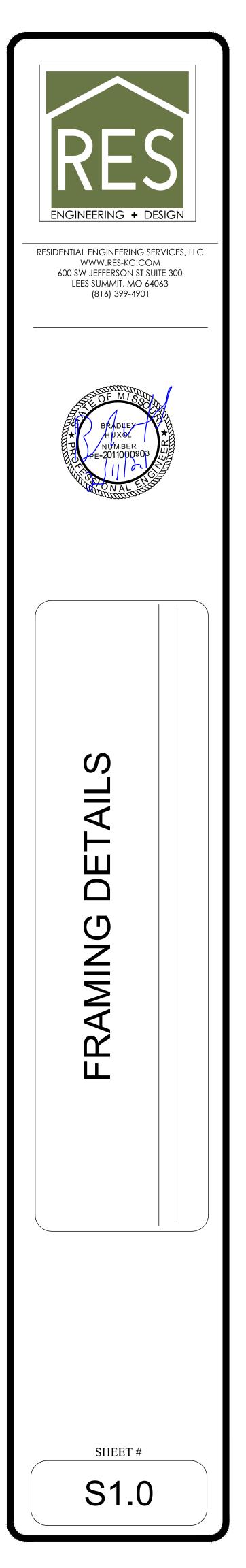
TABLE R507.	TABLE R507.2.1 PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS						
MINIMUM END	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS (INCHES)						
TOP EDGE BOTTOM EDGE ENDS ROW							
LEDGER	2	1/4	2	1-5/8			
BAND JOIST	3/4	2	2	1-5/8			

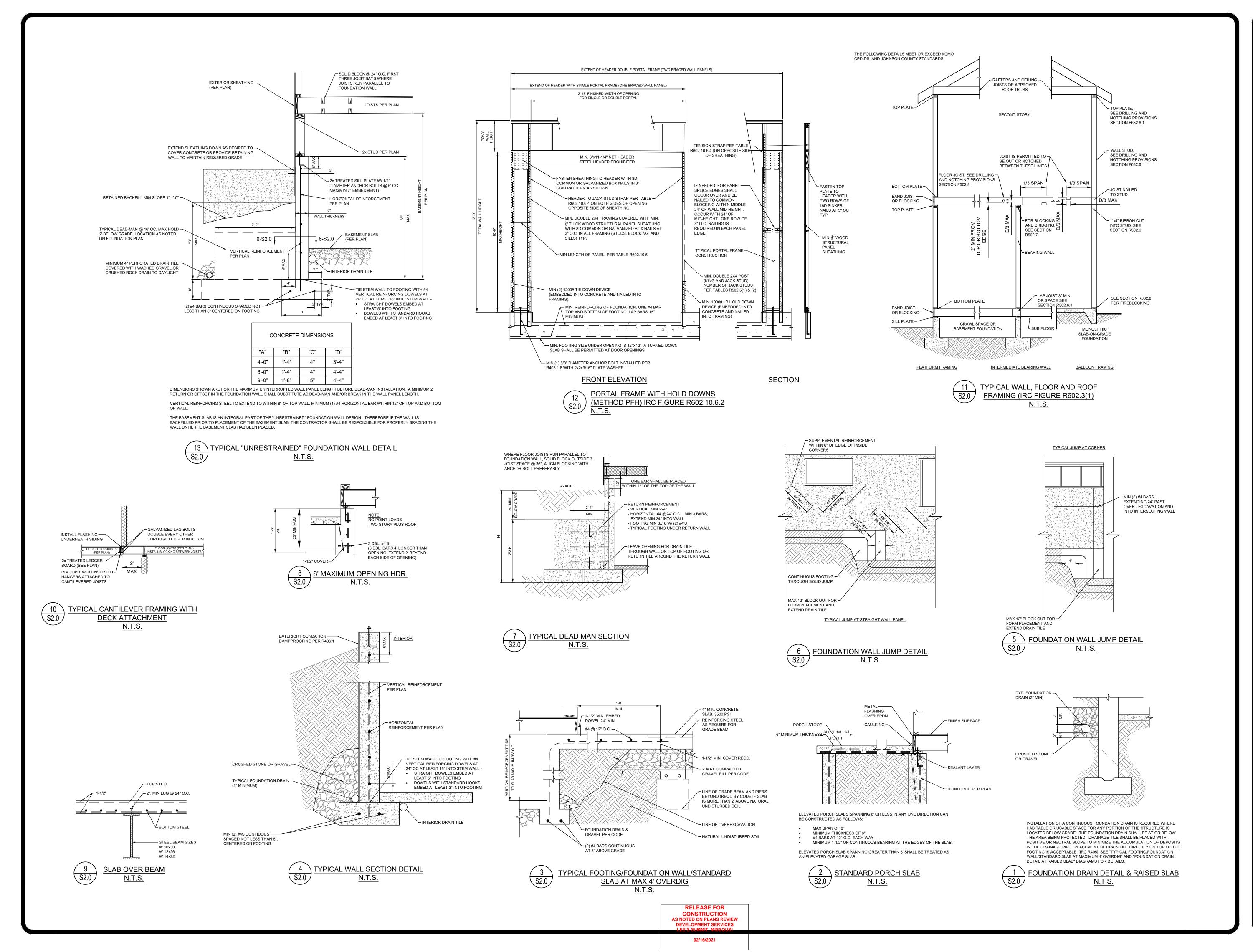
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)								
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL	MINIMUM NOMINAL PANEL	MAX WALL STUD	PANEL NAIL SPACING		ULTIMATE DESIGN W V ULT (MP	
SIZE	PENETRATION (IN)	- PANEL SPAN RATING	THICKNESS (IN)	SDACING		FIELD (IN O.C.)	В	
6d COMMON	1.5	24/0	3/8	16	6	12	140	
	1.75		24/16	7/16	16	6	12	170
8d COMMON	1.75	24/10	//10	24	6	12	140	

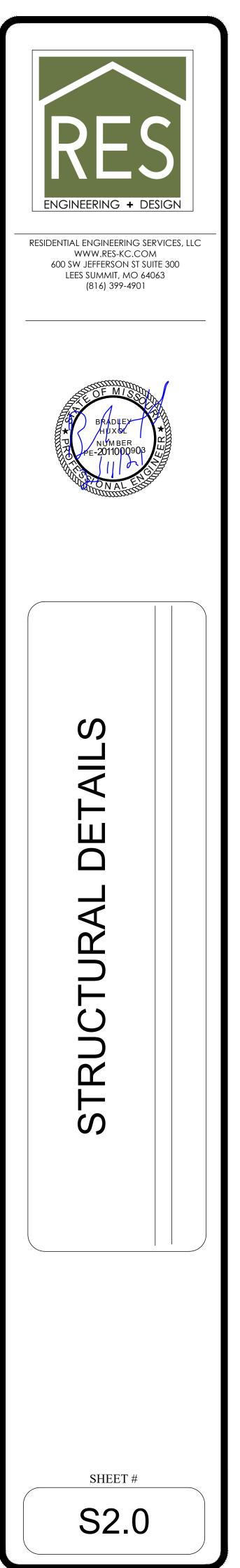
RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES

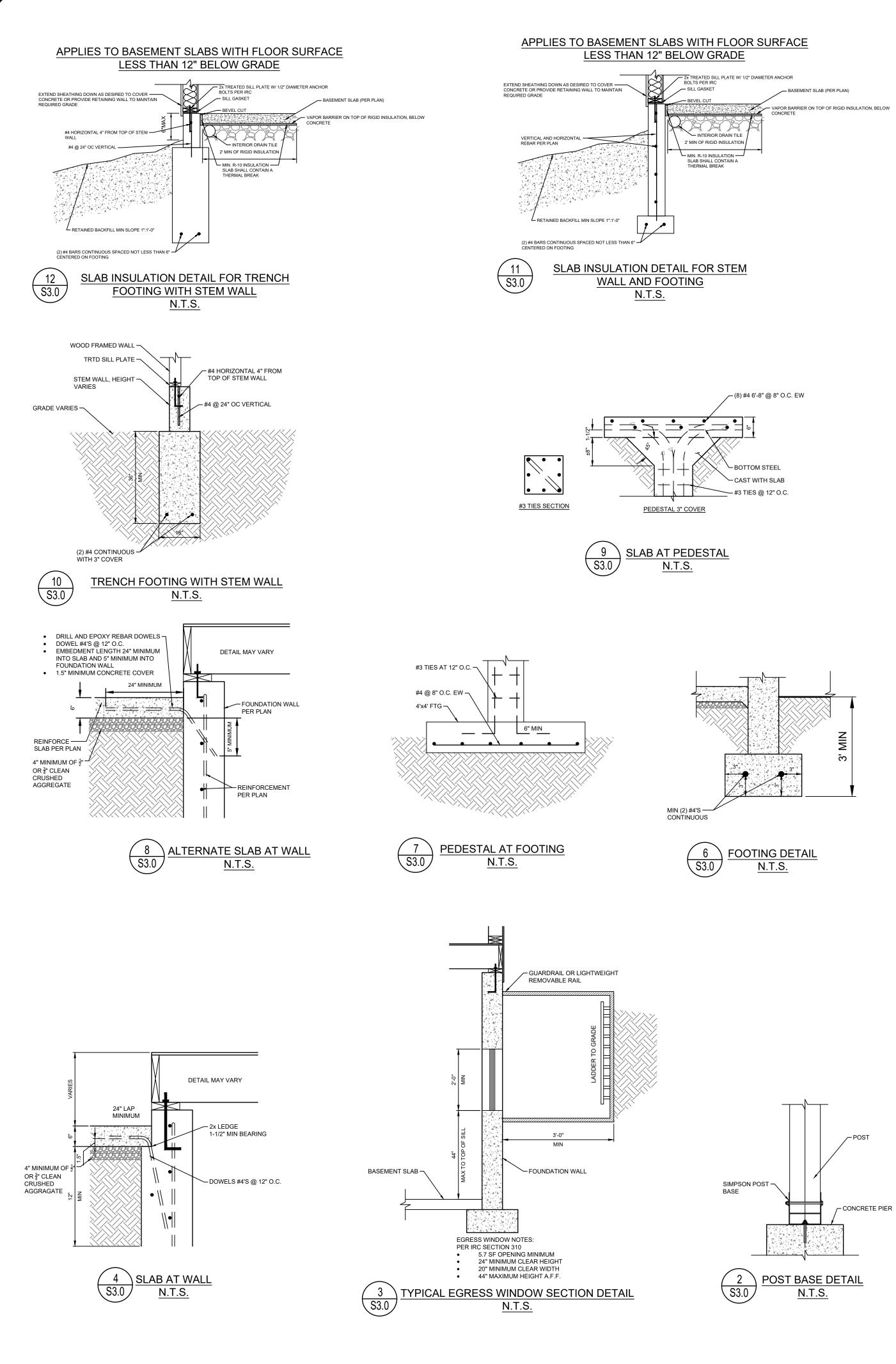
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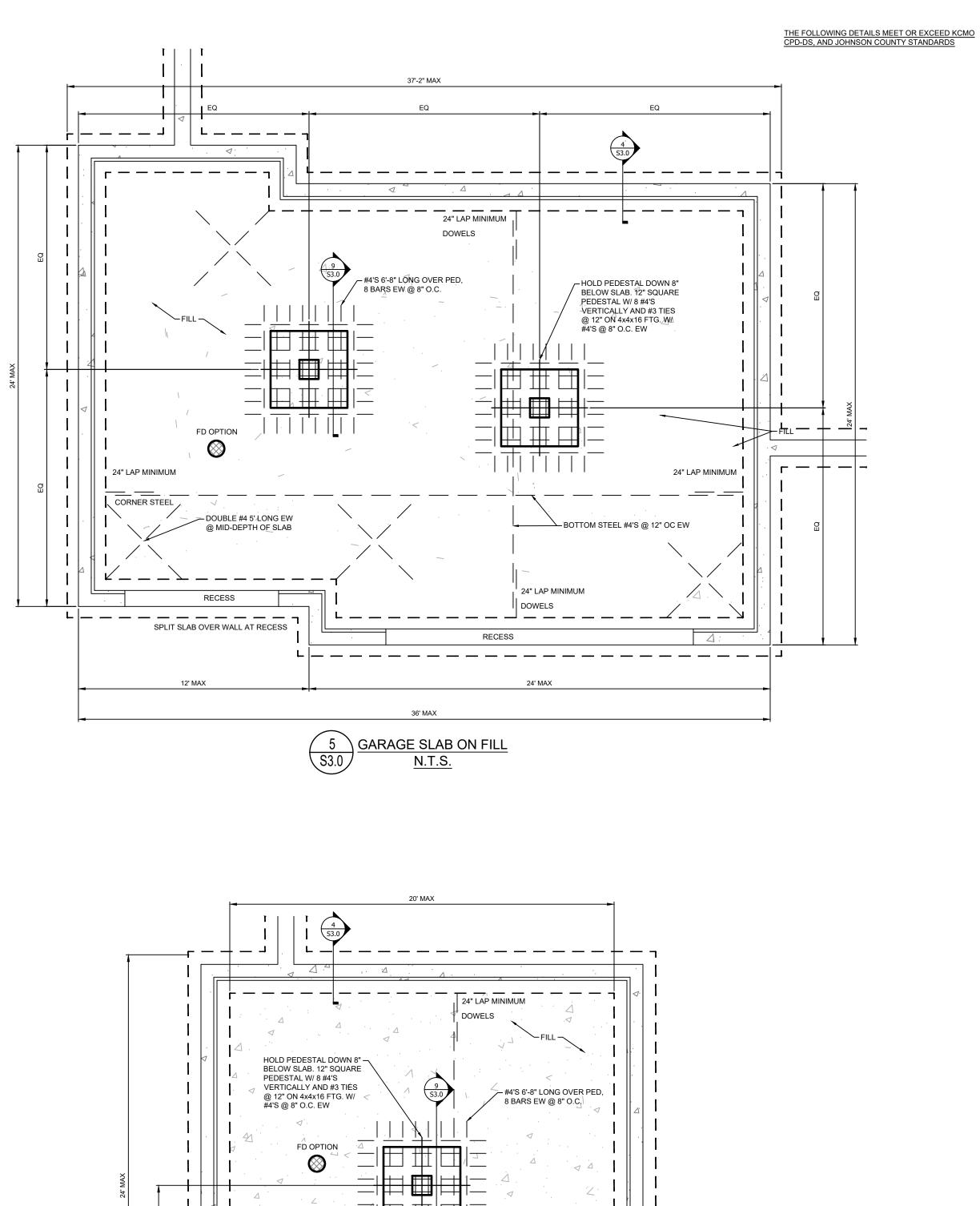








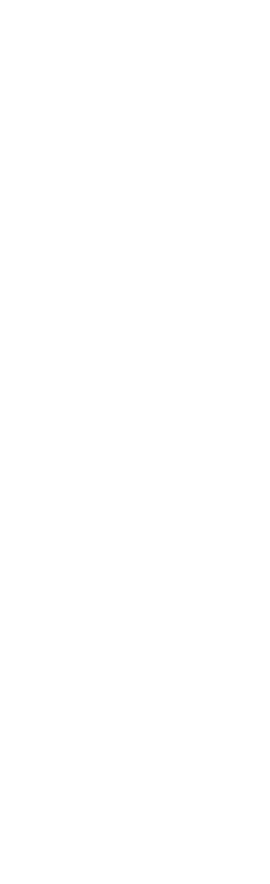




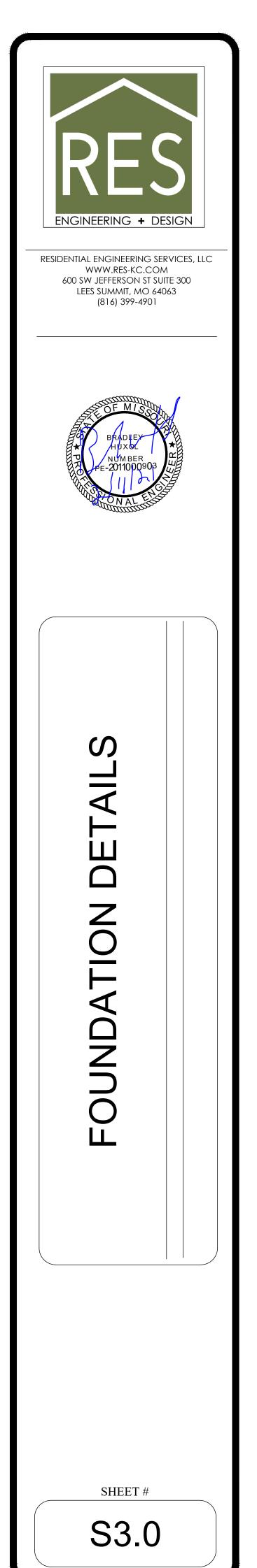
24" LAP MINIMUM 24" LAP MINIMUM _____ DOWELS DOWELS ∽ FILL – BOTTOM STEEL #4'S @ 12" OC CORNER STEEL - DOUBLE #4 5' LONG EW @ MID-DEPTH OF SLAB 24" LAP MINIMUM DOWELS RECESS _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ SPLIT SLAB OVER WALL AT RECESS 12' MAX 24' MAX GARAGE SLAB ON FILL 1 <u>N.T.S.</u> S3.0

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES

02/16/2021



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HELIX REQUIREMENTS:

- FOUNDATION WALL SHALL NOT EXCEED 9' HEIGHT.
- DEAD MAN SHALL BE A MAXIMUM 3'8" FROM TOP OF FOUNDATION WALL ELSE HELIX NOT PERMITTED.

ALL CONCRETE SHALL BE REINFORCED WITH HELIX MICRO REBAR ALONG WITH ANY ADDITIONAL REBAR AS NOTED:

- 9.0 LB/CUBIC YARD DOSAGE OF HELIX 5-25.
- VERIFY DOSAGE AT FORM INSPECTION.
- SEE MIXING REQUIREMENTS ON THIS PAGE. MINIMUM 3000 PSI FOOTING COMPRESSIVE STRENGTH
- MINIMUM 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
- AIR ENTRAINED BETWEEN 5-7% OF CONCRETE VOLUME. GRADE 60 REINFORCING STEEL UNLESS OTHERWISE NOTED.
- LAP SPLICES 24" MINIMUM.
- ASSUMED 2000 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).
- WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY, OR BETTER, LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

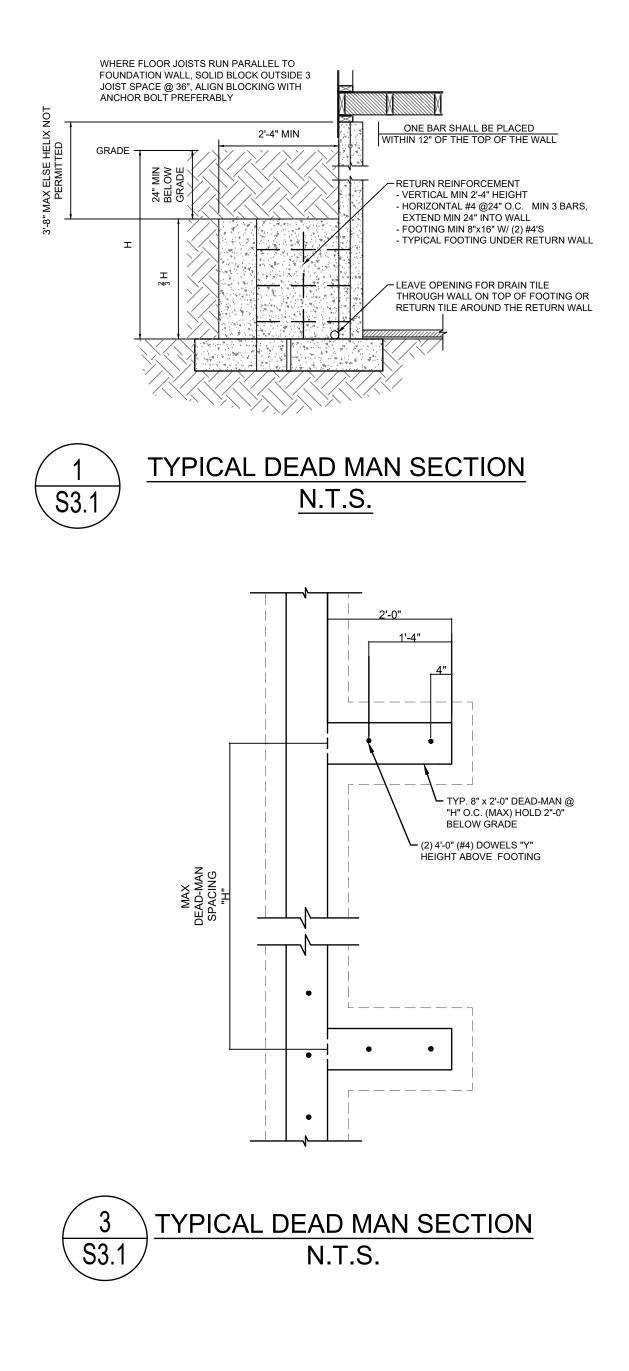
HELIX ALTERNATE DESIGN NOT VALID IF ANY ONE OF THE FOLLOWING CONDITIONS ARE MET:

• NON-UNIFORM FOOTING SUPPORT (IE. CAST IN PLACE PIERS, PUSH PILES). DAYLIGHT WALLS EXCEEDING 6' TALL FOR A LENGTH GREATER THAN 6'.

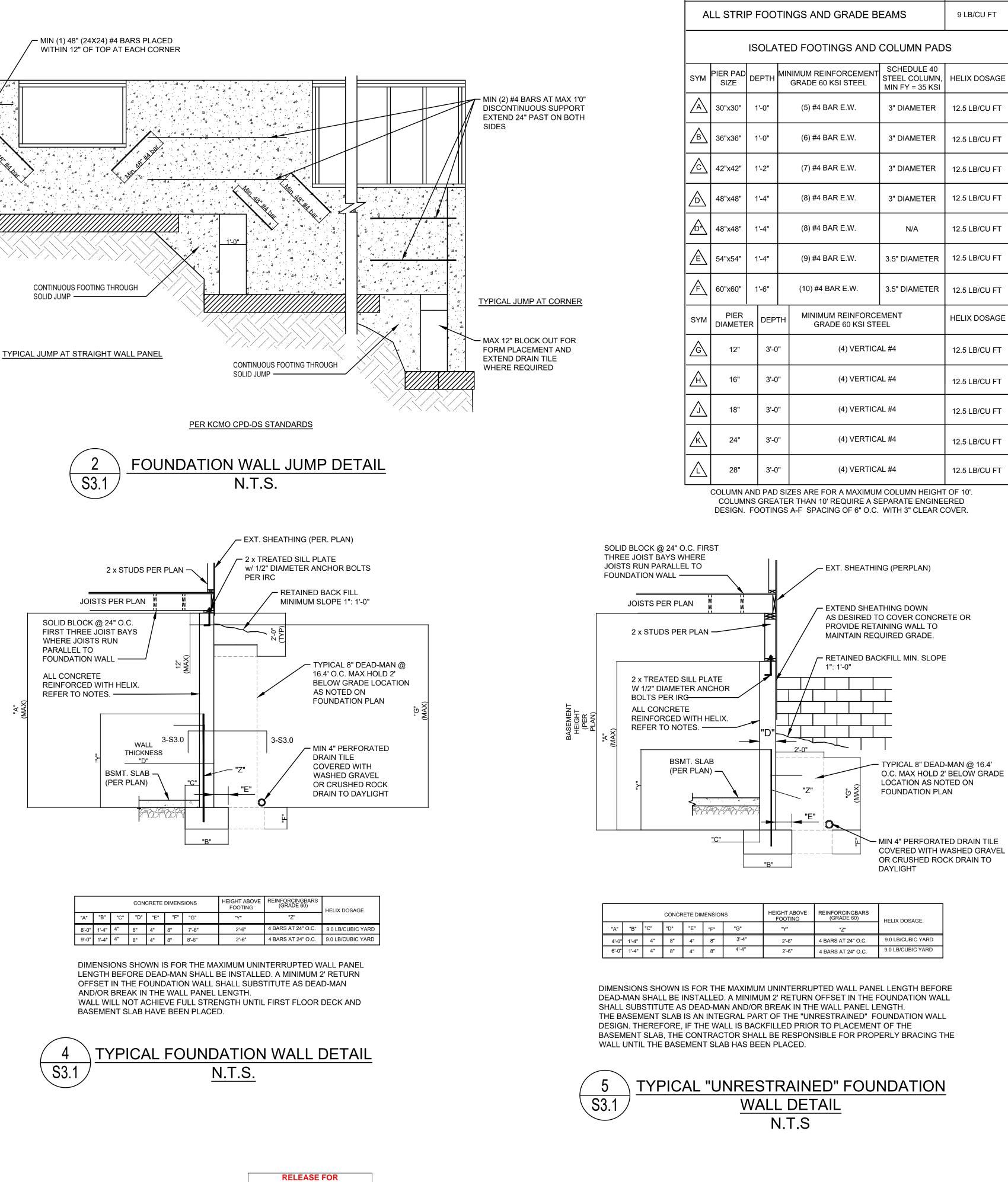
HELIX DOSING INSTRUCTIONS:

MIXING SHOULD BE DONE ACCORDANCE WITH ASTM C94 AND THE MIXING INSTRUCTIONS BELOW. THE DOSAGES OF HELIX ADDED TO THE MIX SHOULD BE NOTED ON THE BATCH DOCUMENTATION IN ACCORDANCE WITH UNIFORM EVALUATION SERVICE ER 279 SECTION 5.15. VERIFIED USING PROCEDURE IN ER 279 APPENDIX A.

A SLUMP OF 125 MM OR 5" OR HIGHER WILL FACILITATE STRIKE OFF. A SLUMP OF LESS THAN 4" IS NOT RECOMMENDED AS THIS WILL PREVENT SURFACE SEGREGATION OF THE CEMENT AND FINES FROM THE AGGREGATE AND HELIX. SLUMP SHOULD BE MEASURED ON THE INITIAL LOAD AND ADJUSTMENTS MADE WITH A WATER REDUCER OR PLASTICIZER (NOT WATER).







CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES

02/16/2021

A	LL STRI	ΡI	-00	TIN	IGS AND GRADE B	EAMS	9 LB/CU FT		
	ISOLATED FOOTINGS AND COLUMN PADS								
1	PIER PAD SIZE	DE	EPTH		NIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI	HELIX DOSAGE		
7	30"x30"	1	'-0"		(5) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT		
7	36"x36"	1	'-0"		(6) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT		
7	42"x42"	1	1'-2"		1'-2"		(7) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT
7	48"x48"	1	1'-4"		(8) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT		
7	48"x48"	1	1'-4"		1'-4"		(8) #4 BAR E.W.	N/A	12.5 LB/CU FT
7	54"x54"	1	'-4"		(9) #4 BAR E.W.	3.5" DIAMETER	12.5 LB/CU FT		
7	60"x60"	1	'-6"		(10) #4 BAR E.W.	3.5" DIAMETER	12.5 LB/CU FT		
Λ	PIER DIAMETE	ĒR	DEP.	тн	MINIMUM REINFORCE GRADE 60 KSI STE		HELIX DOSAGE		
7	12" 3'-0")"	(4) VERTICAL #4		12.5 LB/CU FT			
7	16" 3'-0")"	(4) VERTICAL #4		12.5 LB/CU FT			
7	18" 3'-0")"	(4) VERTICAL #4		12.5 LB/CU FT			
7	24" 3'-0" (4) VERTICAL #4		AL #4	12.5 LB/CU FT					
7	28" 3'-0" (4) VERTICAL #4		12.5 LB/CU FT						

NSIONS		HEIGHT ABOVE REINFORCINGBARS FOOTING (GRADE 60)		HELIX DOSAGE.	
"F"	"G"	"Y"	"Z"	HEEK BOOMOE.	
8"	3'-4"	2'-6"	4 BARS AT 24" O.C.	9.0 LB/CUBIC YARD	
8"	4'-4"	2'-6"	4 BARS AT 24" O.C.	9.0 LB/CUBIC YARD	

