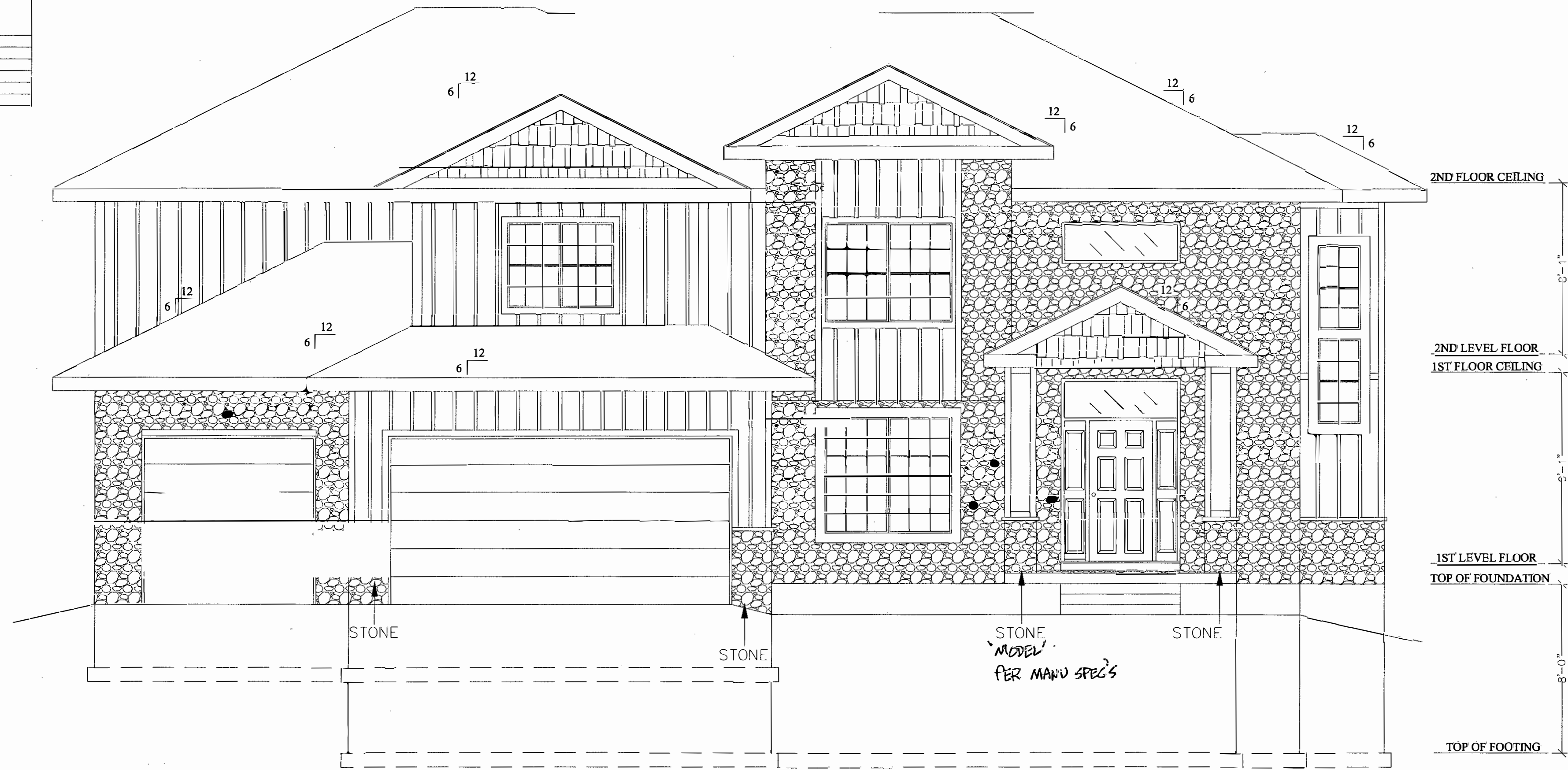
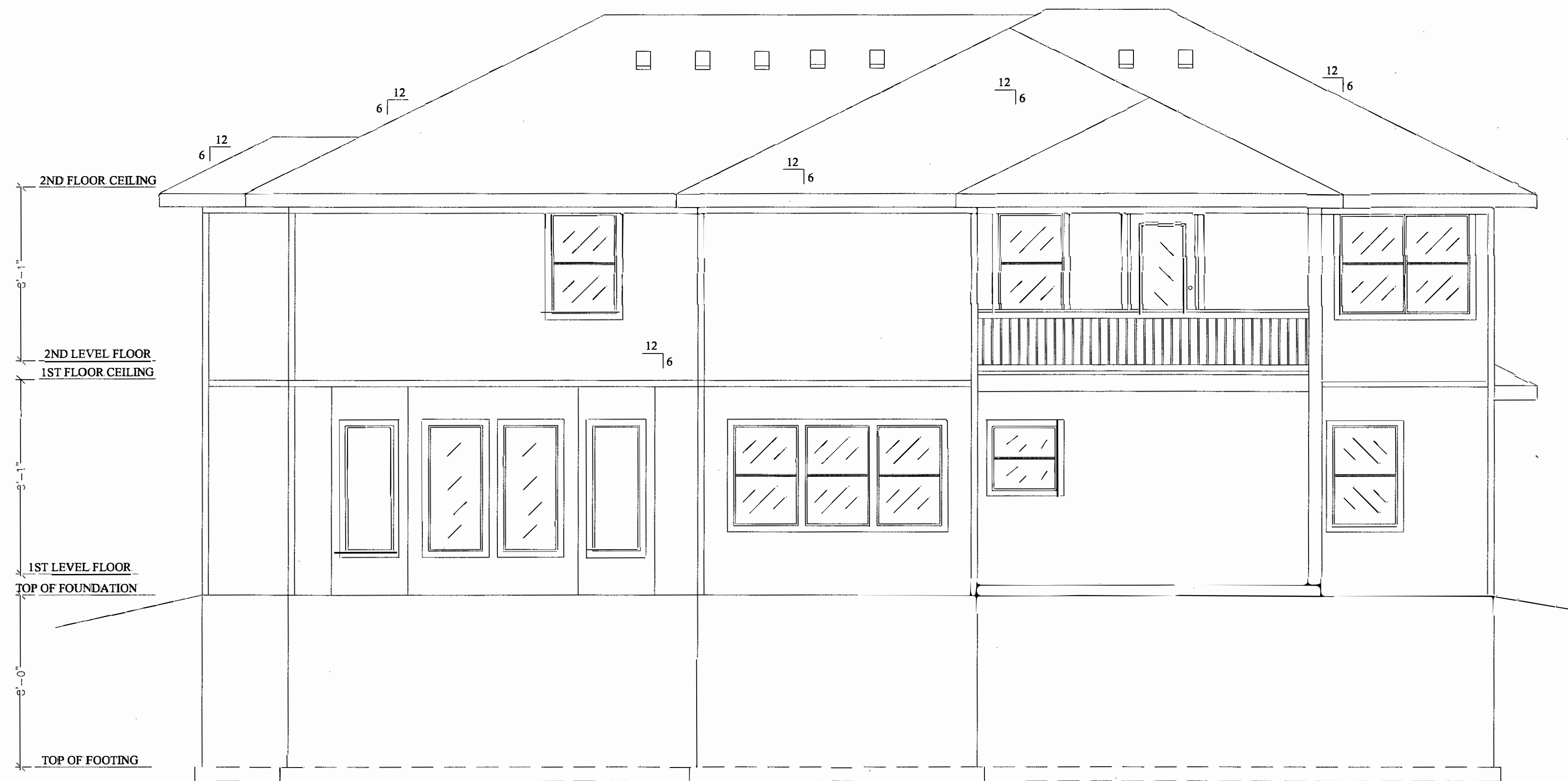


RESIDENTIAL AREA:		1390	
RESIDENTIAL, LIVING AREA		925	
RESIDENTIAL, FINISHED BASEMENT		465	
RESIDENTIAL, UN-FINISHED BASEMENT		710	
RESIDENTIAL, GARAGE		1717	
RESIDENTIAL, LIVING AREA 2			
ROOFING MATERIAL	COMP	NUMBER OF BATHROOMS	4.5
NUMBER OF BEDROOMS	5	NUMBER OF STORIES	2
NUMBER OF LIVING UNITS	1	TOTAL LIVING AREA	4032
SEWER CONNECTION FEE			



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



BACK ELEVATION

SCALE: 1/4" = 1'-0"

COMP ROOF
ROOF & SOFFIT VENTS
PER CODE

SVF G3
3114 SW BLUE RIBBON ST
LSMD

DESCRIPTION:
FRONT/REAR ELEVATIONS

MODEL:

VISH

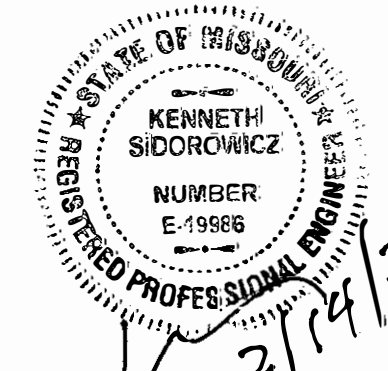
DATE:

12/20/20

ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL ELEMENTS OF THESE PLANS. A STRUCTURAL ENGINEER MAY NEED TO VERIFY ALL STRUCTURAL ASPECTS OF THESE PRINTS BEFORE CONSTRUCTION BEGINS. FIELD CONDITIONS MAY BE DIFFERENT FROM PLAN. ALL STATE AND LOCAL CODES TAKE PRECEDENCE OVER THESE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR PLAN INTEGRITY AND CODE COMPLIANCE.

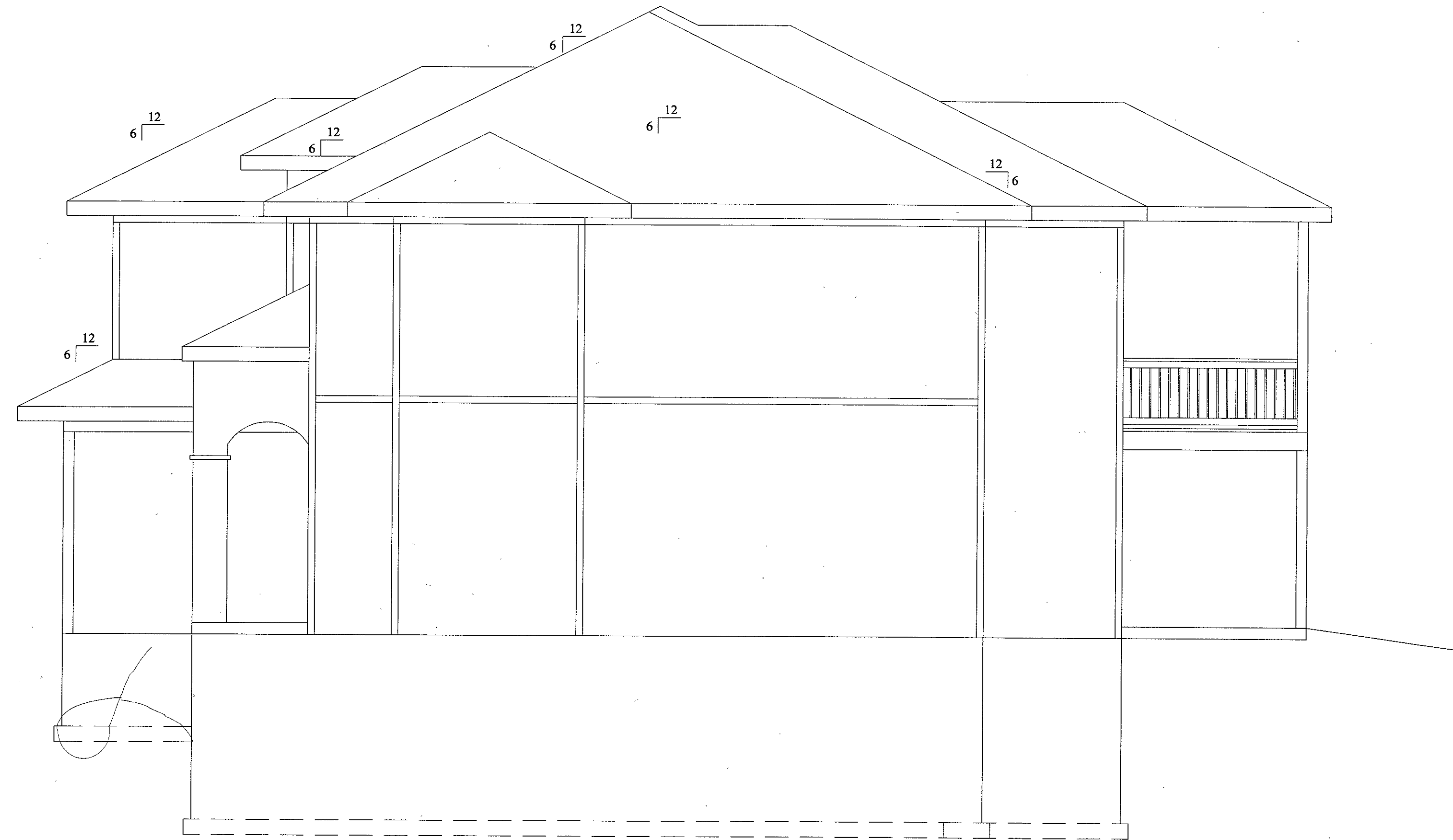
BUILD
SET

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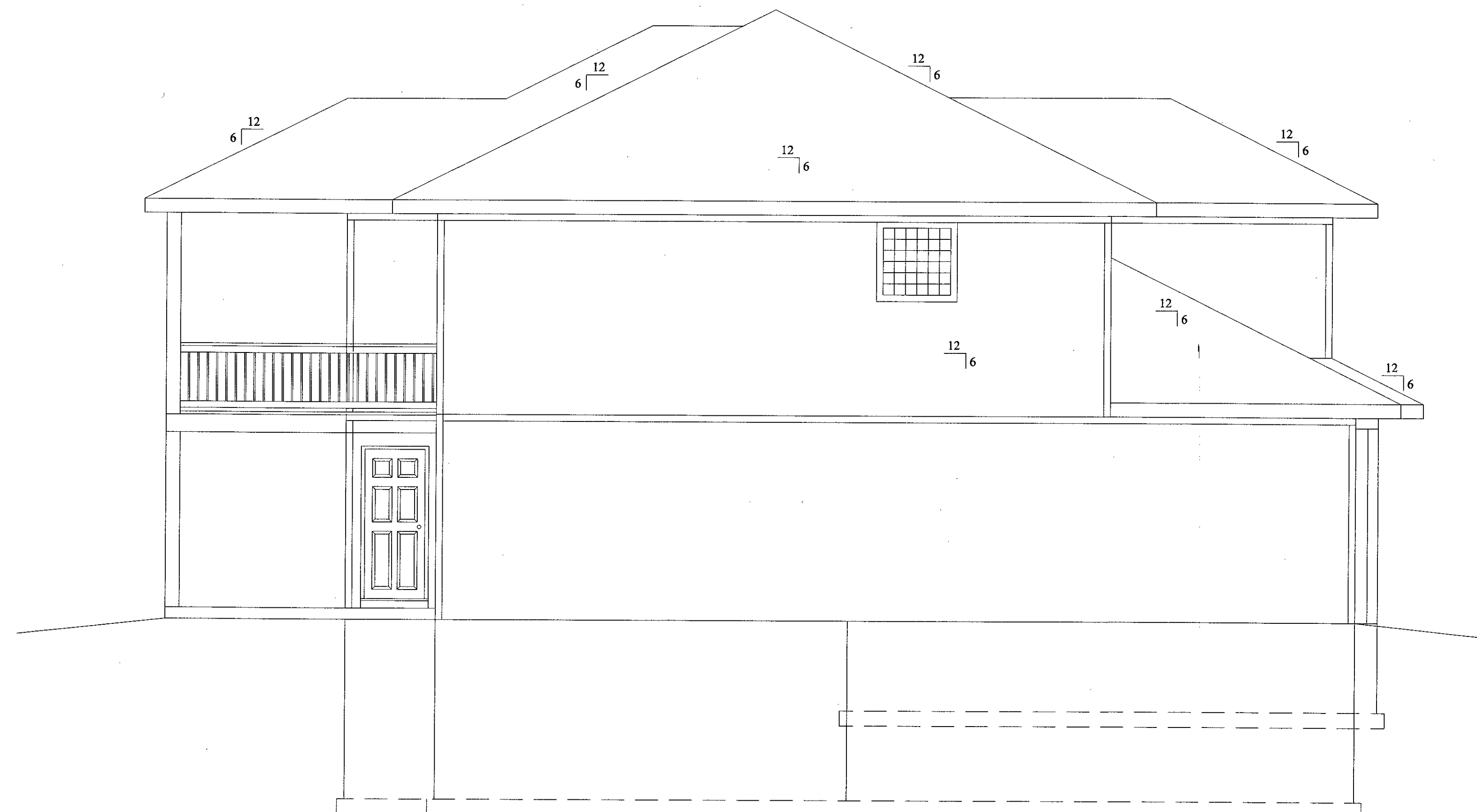


1 of 6

SHEET NO:



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SVF 63
3114 SW BLUE RIBBON ST
LSMO



DESCRIPTION:
LEFT/RIGHT ELEVATIONS

MODEL:

VISH

DATE:

12/20/20

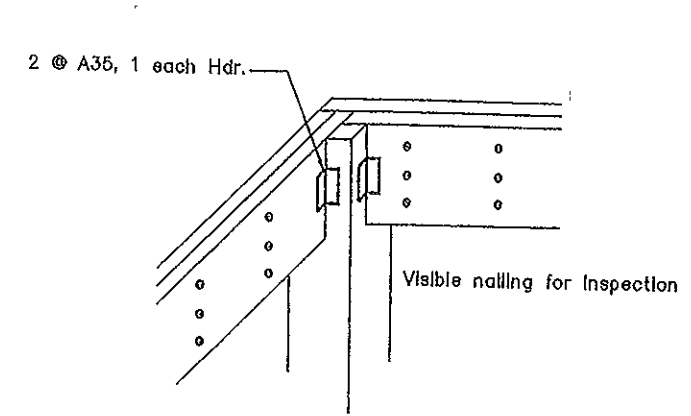
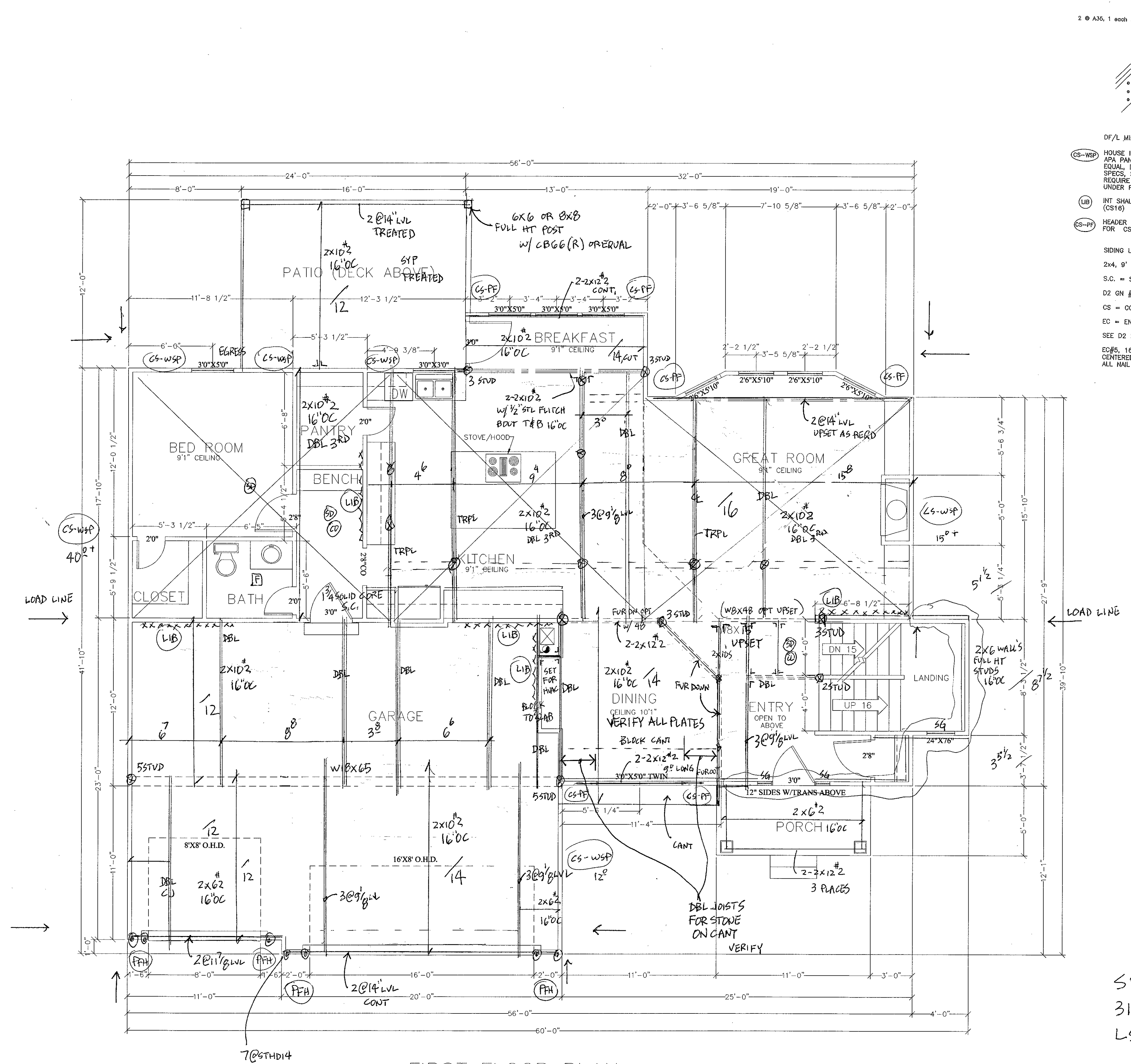
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BUILD SET

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SHEET NO:



- DF/L MIN
- CS-WSP HOUSE IS SHEATHED W/ 7/8\"/>
- LIB INT SHALL BE SIMPSON STRAP (CS16)
- CS-PF HEADER LENGTHS ARE SHOWN FOR CS-PF
- SIDING LAPS RIM
- 2x4, 9' PLATE, FULL HT. STUDS
- S.C. = SELF CLOSING
- D2 GN #25 FOR WINDOWS
- CS = CONTINUOUSLY SHEATHED
- EC = END CONDITION
- SEE D2 FOR INSULATION VALUES
- EC#5, 18\"/>

DESCRIPTION:
FIRST FLOOR FRAMING

MODEL:
VISH
DATE:
12/20/20

ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL ELEMENTS OF THESE PLANS. A STRUCTURAL ENGINEER MAY NEED TO VERIFY ALL STRUCTURAL ASPECTS OF THESE PRINTS BEFORE CONSTRUCTION BEGINS. FIELD CONDITIONS MAY BE DIFFERENT FROM PLAN. ALL STATE AND LOCAL CODES TAKE PRECEDENCE OVER THESE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR PLAN INTEGRITY AND CODE COMPLIANCE

BUILD SET

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3 of 6
SHEET NO:

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
VERIFY ALL PLATES


SVF 63
3114 SW BLUE RIBBON
LSMD

DESCRIPTION:

VISH

12 / 20 / 20

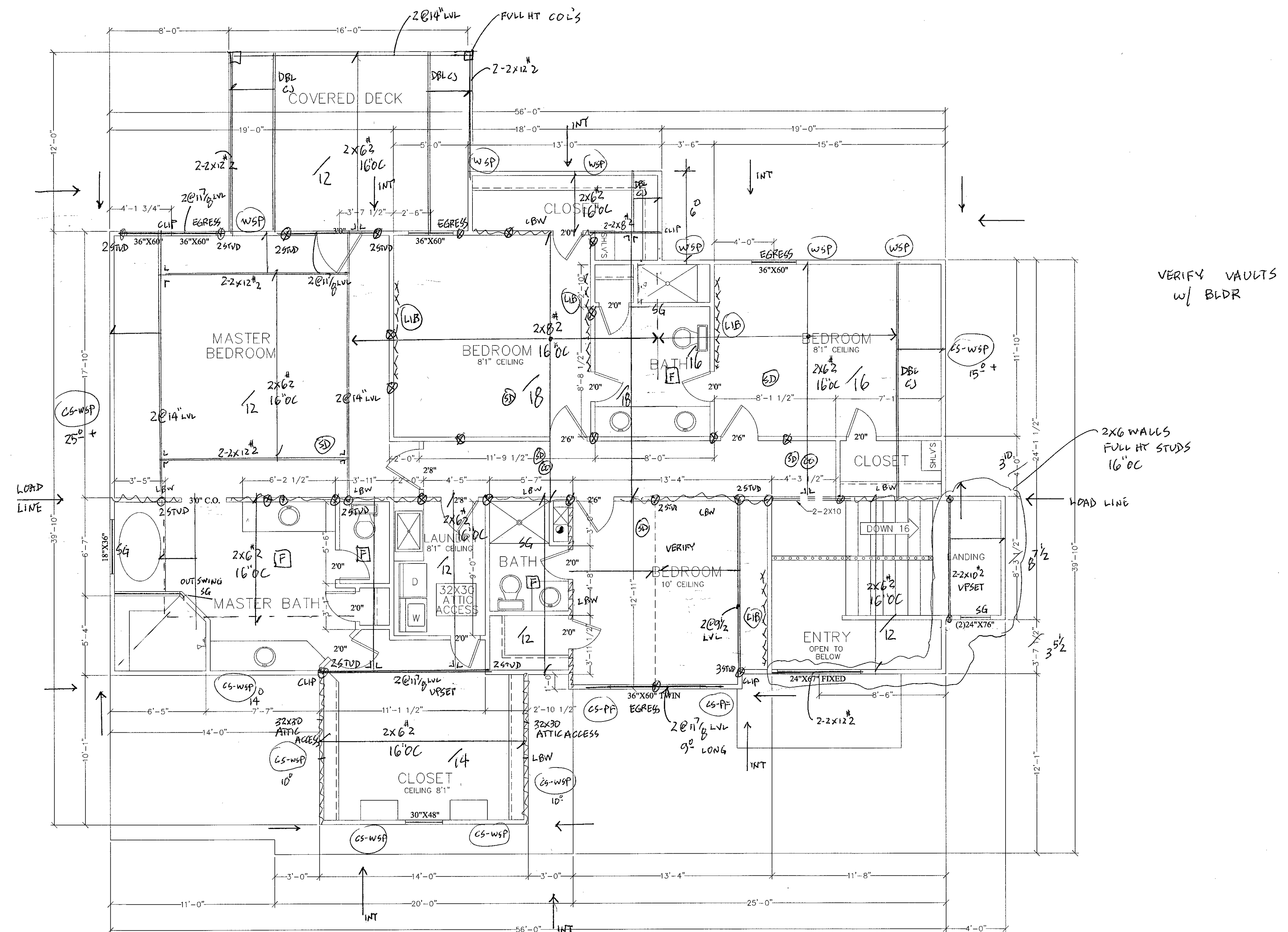
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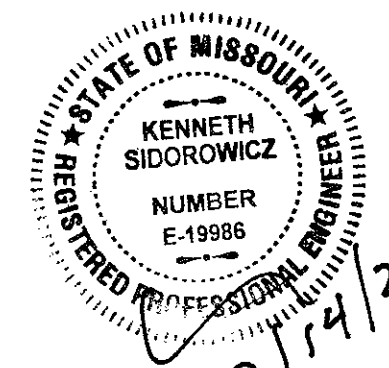
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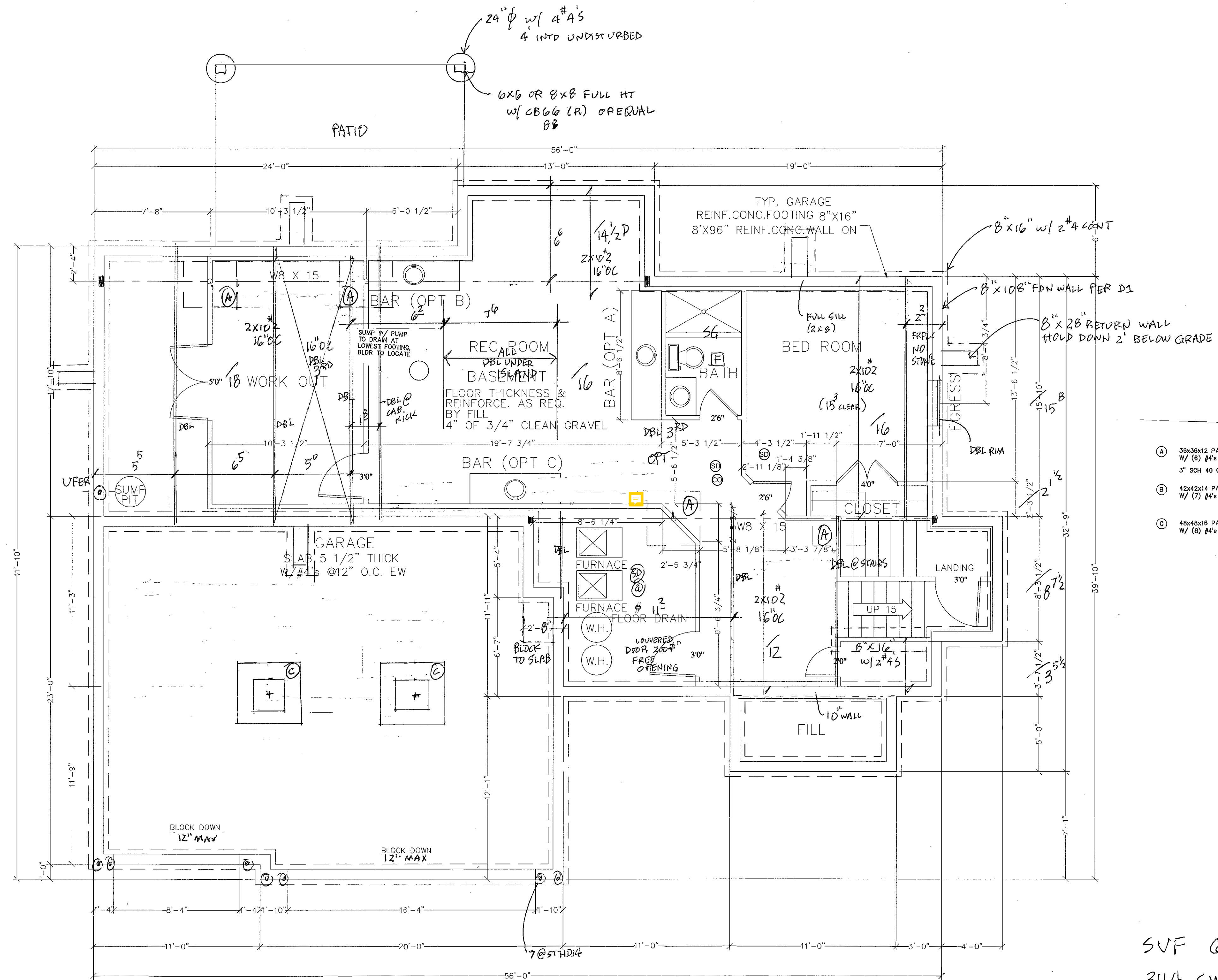
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SVF 63

3114 SW BLUE RIBBON ST
LSMO

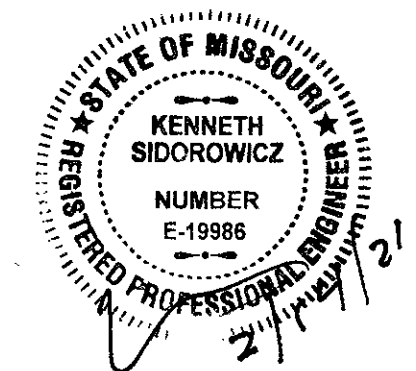


BEAMS	
FIELD VERIFY LENGTH	
LENGTH	SIZE
24'11"	W8 X 15
30'0"	W18X45
2 POSTS ADJUSTABLE	



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SVF 63
3114 SW BLUE RIBBON
LSMO



DESCRIPTION:

FOUNDATION

MODEL:

VISH

DATE:

12/20/20

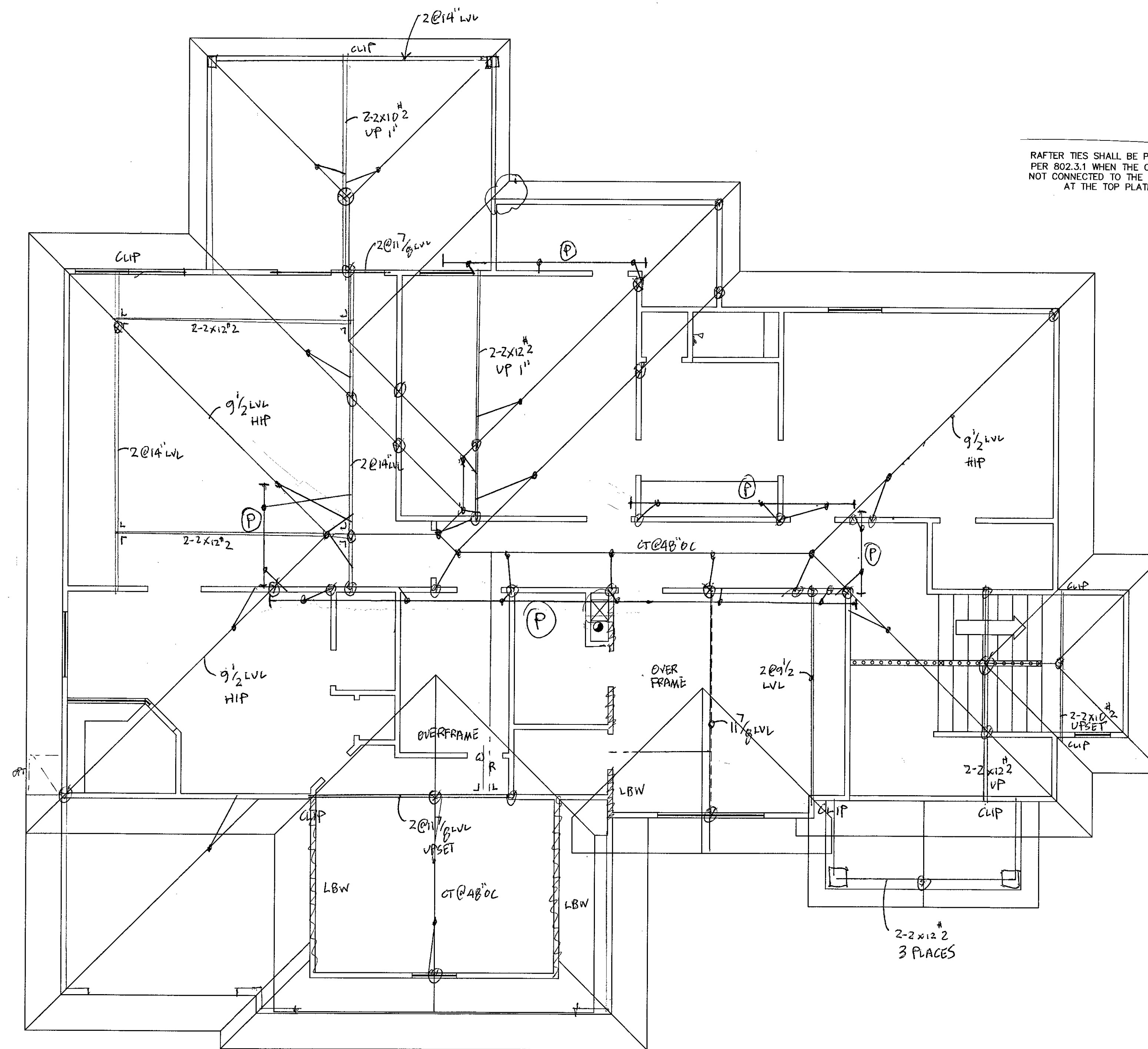
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BUILD SET

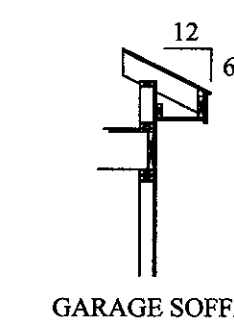
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SHEET NO:



RAFTER TIES SHALL BE PROVIDED PER 802.3.1 WHEN THE CJ'S ARE NOT CONNECTED TO THE RAFTERS AT THE TOP PLATE



ROOF:
ASPHALT SHINGLES - 5/8" MIN.
WOOD SHAKES/SHINGLES - 3/8" MIN.
CONCRETE TILES - 3/8" MIN.
FLASH & COUNTERSINK ALL ROOF PENETRATIONS AND INTERSECTIONS

RAFTERS & CEILING JOISTS:
COLLAR TIES AT UPPER THIRD POINT 48" OC 2" X 4" MIN.
CEILING JOISTS ARE TURNED AS REQUIRED FOR RAFTER TIES

ROOF/RAFTER HANGERS AND STRAPS AS REQ'D
OUTRIGGERS REQ'D @ GABLE END SOFFITS FOR
COMB. ROOF W/ SOFFITS > 5' 0"
OUTRIGGERS REQ'D @ GABLE END SOFFITS FOR TILE ROOF

ATTIC VENTILATION:
VENT EACH ENCLOSED ATTIC SPACE
NET AREA OPENING = 1/60TH OF VENTED AREA

UNLESS NOTED:
RAFTERS ARE 2" X 8" @ 16" OC
MAX SPAN 17'-0"

PROVIDE VERTICAL LOAD SUPPORT AT THE NOTED
LOAD POINTS FOR HIPS, VALLEYS, PURLINS & RIDGES
LEFT-HAND SUPPORT LIES TO FURNISH
ALL HIPS, VALLEYS & RIDGES ARE REQ'D FOR
THE RAFTER DEPTH, PITCH AND LOAD. **All 2x8 VND**

SUPPORT LVL	COMP.		TILE	
	MAX. LENGTH	MAX. LENGTH	MAX. LENGTH	MAX. LENGTH
2" X 4" @ 16" T-SPACE	9'-0"	7'-0"	9'-0"	7'-0"
2" X 6" @ 16" T-SPACE	11'-0"	9'-0"	11'-0"	9'-0"
2" X 8" @ 16" T-SPACE	13'-0"	11'-0"	13'-0"	11'-0"

HEEL JOINT CONNECTION FACTOR

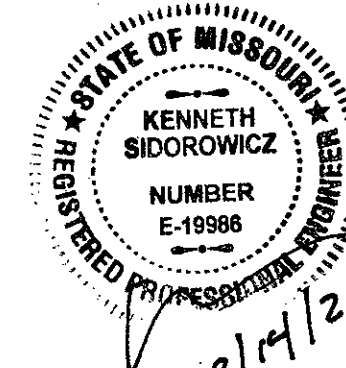
H ₀ / H ₁	15	18	20	22	24	26	28	30
1/4	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1/2	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3/4	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
1.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
5.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
5.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
5.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
5.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
6.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
6.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
6.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
6.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
7.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
7.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
7.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
7.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
9.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
9.25	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
9.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
9.75	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
10.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

H₀ = HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE TOP OF RAFTER SUPPORT WALL
H₁ = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALL

*ALL ROOF FRAMING MEMBERS ARE REQ'D AS BEAMS AND BRACED TO LBRN, HEADERS OR OTHER STRUCTURE

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

SVF 63
3114 SW BLUE RIBBON
LSMD



DESCRIPTION:
FIRST FLOOR FRAMING

MODEL:
VISH
DATE:
12/20/20

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BUILD SET

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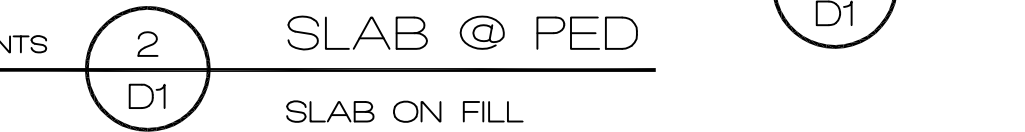
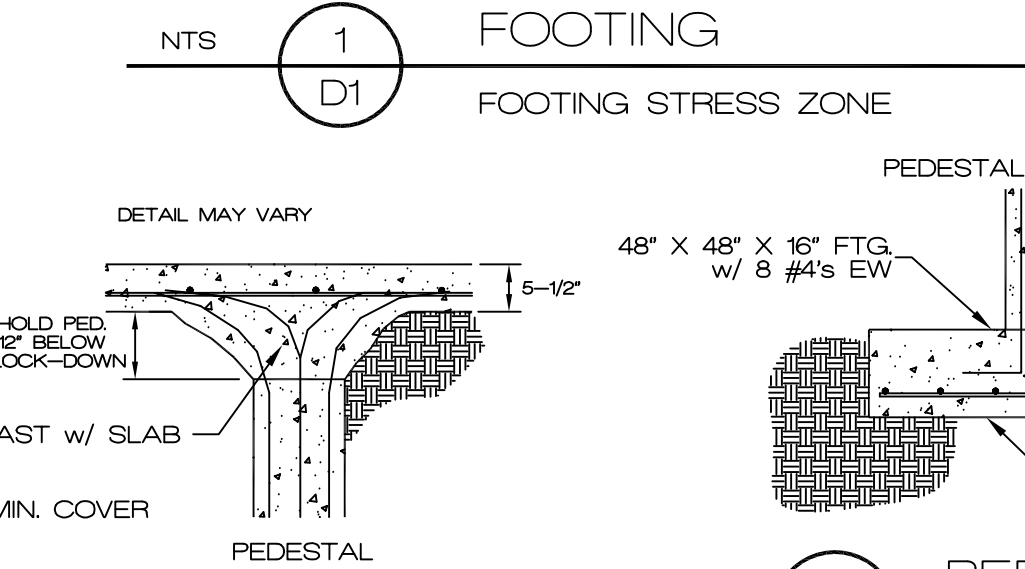
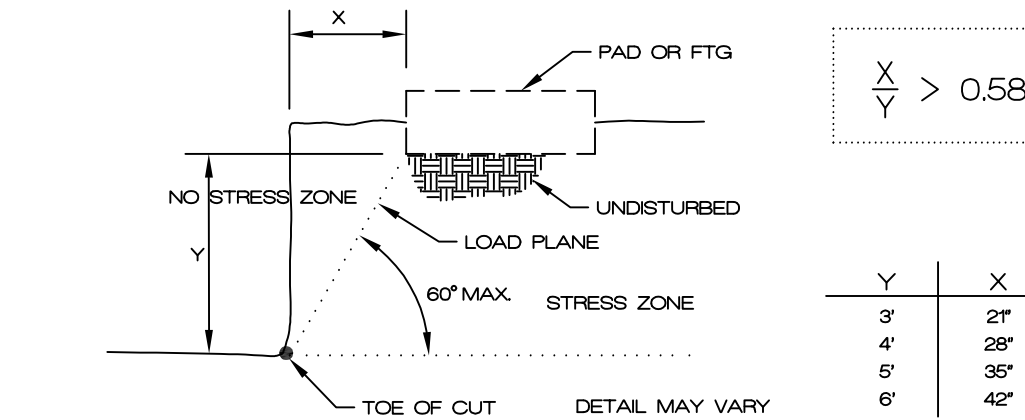
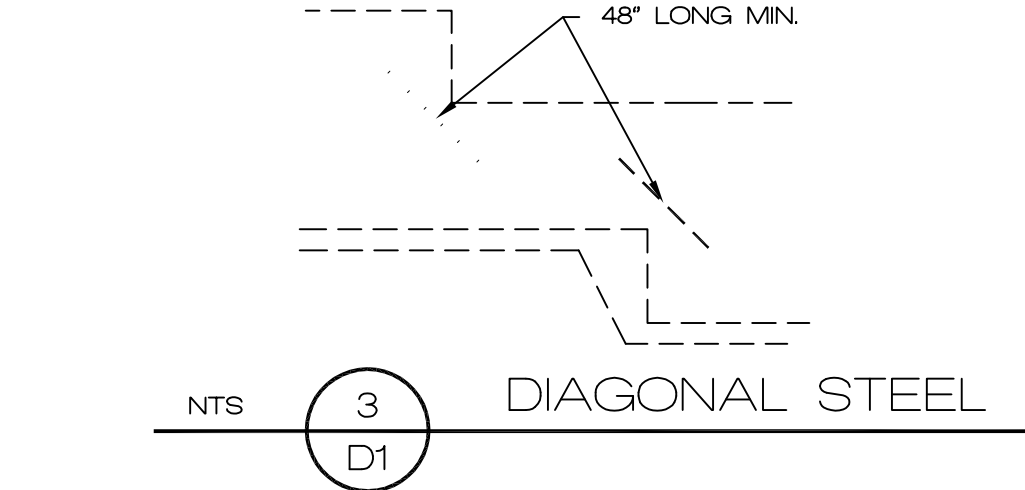
SHEET NO:

DIVISION 1 — GENERAL REQUIREMENTS

- DESIGN AND CONSTRUCTION WORK FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 IRC.
- FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK AS SHOWN OR INFERRED BY THE DRAWINGS.
- DESIGN FACTORS:
 - GROUND SNOW LOAD (INCLUDING DRIFTING SNOW), 20 PSF
 - WIND SPEED (EXPOSURE B), 115 MPH
 - SEISMIC CATEGORY (A), GROUND ACCELERATION = NA
- DESIGN LOADS (PSF, UNLESS NOTED OTHERWISE):
 - ROOF (LL/DL) SEE TABLE
 - FLOOR (LL/DL) SEE TABLE
 - CEILING (LL/DL) SEE TABLE (0/10 TRUSSES)
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM A / E BEFORE CONTINUING CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE ACTUAL JOB CONDITIONS AND BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS. IF ERRORS, OMISSIONS, OR DISCREPANCIES ARE FOUND THEY SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FINISH OR COLUMNS AND FACE OF CONCRETE, WOOD, OR MASONRY WALLS UNLESS OTHERWISE INDICATED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES EVEN IF THE TRADE IS UNDER A SEPARATE CONTRACT.
- PROVIDE SUFFICIENT STUDS, AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, IE, LOAD POINTS, TYPICAL CASEWORK, CABINETS, GRAB BARS ETC.
- PRETREAT FOUNDATION FOR TERMITES AS REQUIRED.
- GARAGE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108 AND ASTM E 330.
- ALL EXTERIOR DOORS, INCLUDING THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT, SHALL INCORPORATE THE PHYSICAL SECURITY PROVISIONS OF THE JURISDICTION IN WHICH THE CONSTRUCTION TAKES PLACE.

DIVISION 2 — EARTHWORK

- ALL PROPERTY MARKERS SHALL BE EXPOSED.
- ALL FOOTINGS ARE DESIGNED TO BEAR ON NATURAL UNDISTURBED SOIL CAPABLE OF ADEQUATELY SUSTAINING A MINIMUM BEARING PRESSURE OF 1500 PSF. IF SUITABLE UNDISTURBED BEARING CAPACITY IS NOT ENCOUNTERED AT THE ELEVATION INDICATED ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD 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.
- REFERENCE THE SOILS REPORT FOR ALL FILL CONDITIONS.
- OVEREXCAVATE BUILDING AREA BELOW SLAB SUBGRADE ELEVATION AND REPLACE WITH MATERIAL PER SOILS REPORT, VERIFY.
- SITE EROSION CONTROL SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES.
- IN-SITU SOIL CONDITIONS, SEE SOILS REPORT OR 1500 PSF BEARING & 60 PCF EQUIVALENT FLUID WEIGHT.
- SOIL CONDITIONS AT THE DEPTH OF EXCAVATION FOR THE FOOTING SHALL BE UNIFORM AND CONSISTENT. NOTIFY THE ENGINEER OF RECORD OF ANY INCONSISTENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ANY EXCESS EXCAVATION MATERIALS AND FOR OBTAINING AND SUPPLYING ADDITIONAL FILL MATERIAL AS REQUIRED.



DIVISION 3 — CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 332 "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION".
- CONCRETE MATERIALS SHALL COMPLY WITH:
 - CEMENT — ASTM C 150 TYPE 1
 - AGGREGATE — ASTM C 33, MAXIMUM AGGREGATE SIZE 3/4"
 - WATER — POTABLE, WATER/CEMENT RATIO .5 (MAX)
 - 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):

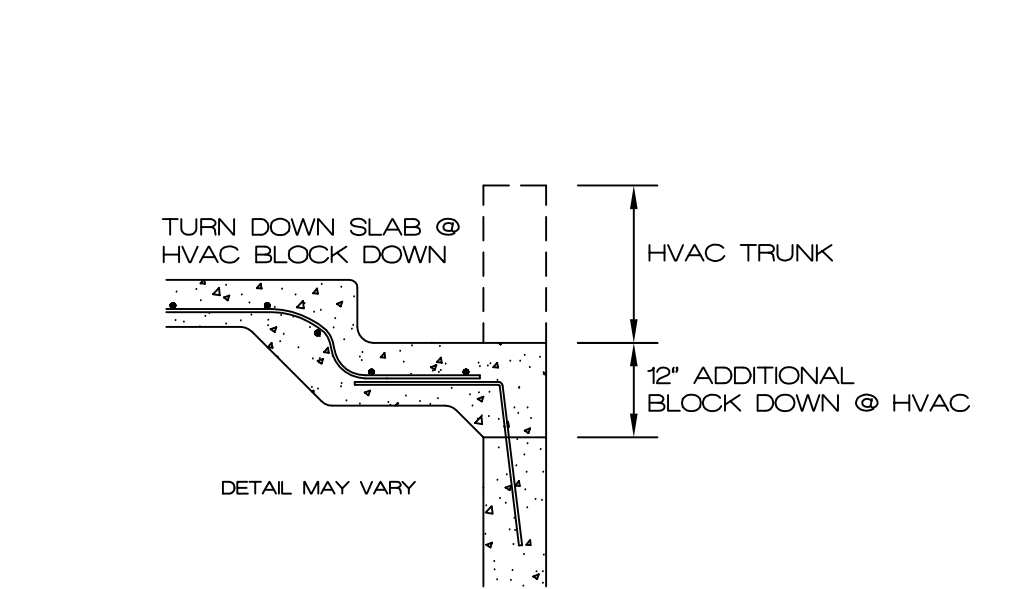
TYPE OF CONSTRUCTION	COMP. STRENGTH (f'c)
A) FOOTINGS, WALLS, AND SLABS	SEE TABLE
B) EXTERIOR SLABS AND CURBS (AIR-ENTRAINED CONCRETE)	SEE TABLE

CONCRETE PROPORTIONS SHALL BE ESTABLISHED ON THE BASIS OF FIELD EXPERIENCE AND/OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 318-89 SECTIONS 5.2 AND 5.3. WHEN FLY ASH IS UTILIZED IN THE MIX, MIX SHALL CONTAIN A WATER-REDUCER. FLY ASH SHALL BE ADDED AT THE RATE OF NOT MORE THAN 100 POUNDS PER CUBIC YARD AND CEMENT SHALL BE REDUCED BY NOT MORE THAN 15 PERCENT BY WEIGHT.

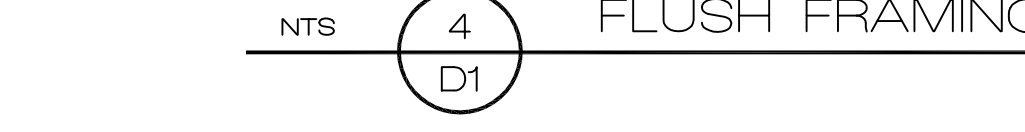
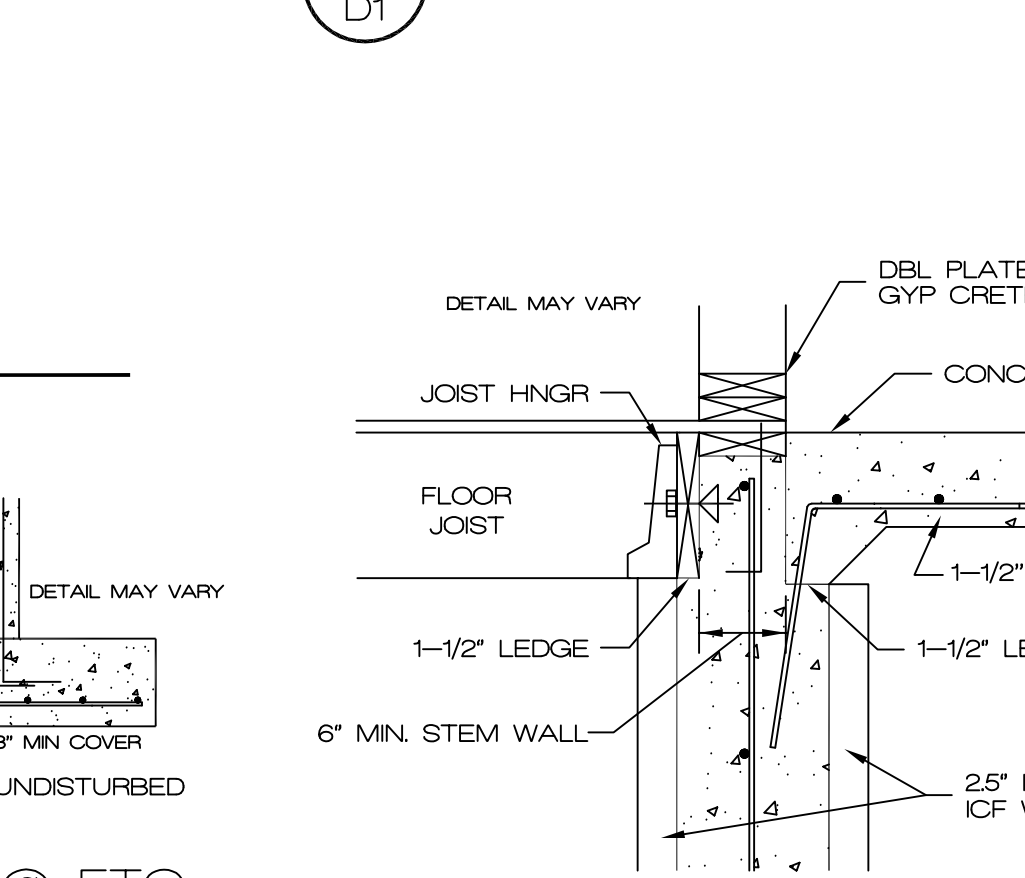
- PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT A POINT OF PLACEMENT OF NOT MORE THAN 4" TO 5".
- USE AIR-ENTRAINING ADMIXTURES IN EXTERIOR EXPOSED CONCRETE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING AIR CONTENT OF 5 TO 7 PERCENT ENTRAINED AIR.
- ALL PLUMBING AND ELECTRICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE SLAB INSPECTION.
- CONCRETE WORK EXECUTION:
 - MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE, UNLESS NOTED OTHERWISE ON DRAWINGS:

CAST AGAINST AND EXPOSED TO EARTH	NOT EXPOSED TO EARTH OR WEATHER
3"	2"
1 1/2"	1 1/2"
 - IN CORNERS OF GRADE BEAMS PROVIDE CORNER REINFORCEMENT, AND SPACING OF HORIZONTAL REINFORCEMENT.
 - PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AT NOT GREATER THAN 20 FEET ON CENTER IN EACH DIRECTION. SAW CUT CONTROL JOINTS MINIMUM 1/4 OF THE SLAB DEPTH, AS SOON AFTER SLAB FINISHING AS POSSIBLE WITHOUT DEGRADING AGGREGATE. (DO NOT SAW CUT STRUCTURAL SLABS w/o APPROVAL).
- BATCH TICKETS SHALL BE SUBMITTED TO A CONTRACTORS REPRESENTATIVE PRIOR TO OFF LOADING. ANY CONCRETE MORE THAN 45 MINUTES OUT PRIOR TO STARTING PLACEMENT SHALL BE REJECTED.
- THE MAXIMUM ADDITION OF WATER SHALL BE LIMITED TO 1 GALLON PER YARD; NOTE THAT THIS ADDITION SHALL BE USED TO CONTROL HEAT ONLY (NOT SLUMP).
- PUMPS SHALL NOT BE PRIMED IN FORMS.

- REINFORCEMENT:
 - ALL REINFORCING BARS SHALL BE A615, GR40 MIN. LAP SPLICES 18" MIN FOR #4 BAR, SEE TABLE
 - WELDED WIRE FABRIC SHALL BE ASTM A185, LAP AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE
 - REBAR SHALL BE CLEAN AND FREE FROM RUST AND OIL PRIOR TO THE PLACEMENT OF CONCRETE. REBAR SHALL BE TIED AND SECURED AS REQUIRED TO PREVENT DISPLACEMENT IN THE FORMS.
 - TIE STEEL TO PREVENT DISPLACEMENT. HOOK AND TIE STEEL AS POSSIBLE. TIES, CHAIRS, OR OTHER PRODUCTS SHALL BE PROTECTED WHEN LOCATED NEAR EXPOSED SURFACES.
 - STEEL SHALL BE STORED ON SITE ABOVE GRADE, AND COVERED AS REQUIRED FOR PROTECTION FROM RAIN AND OTHER POSSIBLE DAMAGE.
- ADJUST FOUNDATION FOR SITE AND SOIL CONDITIONS AND VERIFY WITH EOR.



11 SLAB @ HVAC



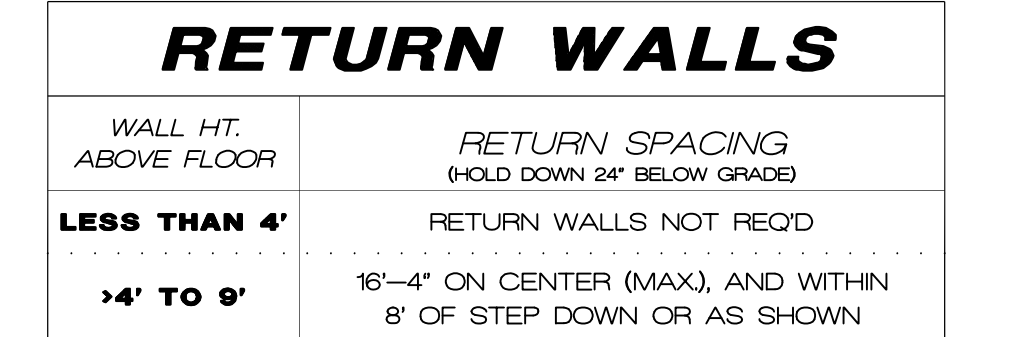
DIVISION 4 — MASONRY

- COMPRESSIVE STRENGTH OF CONCRETE MASONRY CONSTRUCTION (CMU) SHALL BE AS FOLLOWS (PSI). MASONRY STRENGTH NOT SPECIFICALLY NOTED ON PLAN SHALL BE (fm) 1500 PSI.

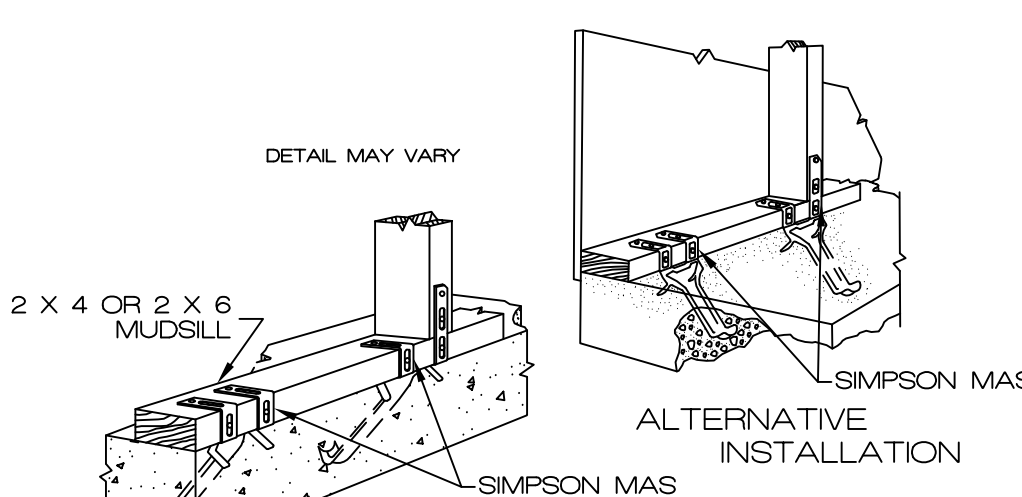
MASONRY STRENGTH (Fm DESIGN)	1500
BLOCK STRENGTH	1900
MORTAR STRENGTH	1800
GROUT STRENGTH	2000
- CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C 90, TYPE N-II. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.
- MORTAR MIX SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 270, TYPE M OR S. TYPE M MORTAR SHALL BE USED WHERE MASONRY IS IN CONTACT WITH SOIL.
- GROUT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 476. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. HOLD GROUT DOWN 1-2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS AND AT CONCRETE PLACED OVER MASONRY.
- MINIMUM LINTEL, WHERE NOT ON PLANS, SHALL HAVE A MINIMUM OF 2 — #5s CONTINUOUS HORIZONTAL BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUT SOLID TO A MIN. DEPTH OF 24". ALL LINTEL REINFORCING AND GROUT SHALL EXTEND 2' MINIMUM PAST JAMBS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
- LAP REINFORCING 48 BAR DIAMETERS. STAGGER LAP SPLICES A MINIMUM OF ONE LAP LENGTH.
- MASONRY VENEER SHALL BE ATTACHED TO SUPPORT WALL FRAMING WITH 3/8" DIAMETER WALL TIES OR DOVETAIL-TYPE METAL TIES OF EQUIVALENT STIFFNESS EMBEDDED INTO HORIZONTAL MORTAR JOINTS. MAXIMUM VERTICAL SPACING OF TIES SHALL BE 16". MAXIMUM HORIZONTAL SPACING SHALL BE 24". TIES IN ALTERNATE COURSES SHALL BE STAGGERED. PROVIDE #9 WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" OC. ENGAGE #9 WIRE WITH WALL ANCHOR TIES. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE LOCATED PER THE DRAWINGS.
- WATERPROOFING, DRAINAGE PLANE, AND INSTALLATION PER ADOPTED BUILDING CODE.

DIVISION 5.5 — MISC. STRUCTURAL STEEL

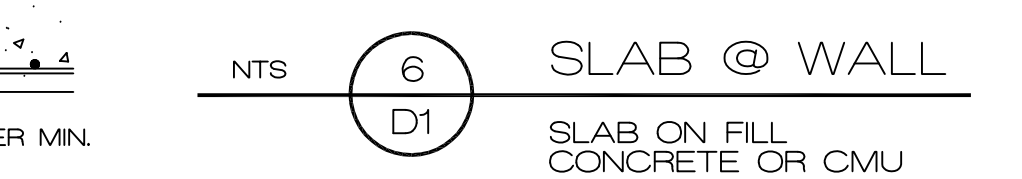
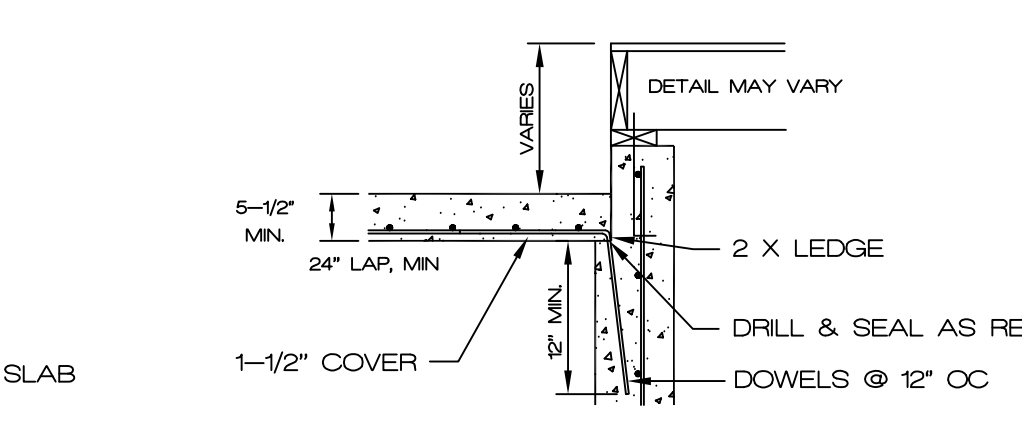
- ALL MISCELLANEOUS STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- MISCELLANEOUS STRUCTURAL STEEL MATERIAL SHALL COMPLY WITH:
 - STRUCTURAL STEEL — ASTM A992
 - STEEL PIPE COLUMNS — ASTM A53 GRADE B(Sch 40 TP)
 - ANCHOR BOLTS — ASTM A307 GRADE A, NON-HEADED TYPE UNLESS OTHERWISE NOTED.
- FUTCH PLATES SHALL HAVE 1/2" DIA. BOLTS @ 16" OC, STAGGERED TOP AND BOTTOM BETWEEN JOIST LAYOUT.



10 OPT. MUDSILL ANCHORAGE



6 SLAB @ WALL



CONC STRENGTH	
	REQD STRENGTH
FTG	3000 psi
WALL	3500 psi
SLAB	3500 psi
SUB-SLAB	7 SACK MIX

DIVISION 6 — ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA "NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION", TPI "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", APA "PLYWOOD DESIGN SPECIFICATIONS", DOC PS 1 "PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", DOC PS 58 "STRUCTURAL GLUED LAMINATED TIMBER", AND APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE.
- ROUGH CARPENTRY MATERIALS SHALL COMPLY WITH:
 - LUMBER — S4S, S-DRY, KD, OR S-GRN GRADE MARKED, COMPLYING WITH PS 20, GRADED UNDER WWPA OR SPB RULES.
 - STUDS — STUD GRADE
 - HEADER — #2 DOUGLAS FIR MIN TYPICAL
 - RAFTER — #2 DOUGLAS FIR
 - PLATES — #2 DOUGLAS FIR
 - BLOCKING — #2 DOUGLAS FIR
 - METAL FRAMING FASTENERS — ASTM A 153, HOT-DIP GALVANIZED FASTENERS, EQUAL TO SIMPSON STRONG-TIE CONNECTORS COMPLYING WITH APPLICABLE ICC-ES REPORTS.
 - PLYWOOD — APA RATED SHEATHING, COMPLYING TO PS 1.
 - LVL — LAMINATED VENEER LUMBER SHALL BE GRADE 2800 F-20E AND SHALL MEET THE REQUIREMENTS OF APPLICABLE ICC-ES REPORTS.
 - GLULAM BEAMS — COMBINATION 24F-V3 IN ACCORDANCE WITH AITC A190.1
- EXTERIOR WALL AND ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING 24/0 EXTERIOR GLUED (MIN) FOR 16" OC STUD SPACING. NAIL SHEATHING TO SUPPORT MEMBERS WITH 8D COMMON NAILS AT 6" ON CENTER ALONG EDGES AND SUPPORTS AND 12" ON CENTER ALONG FIELD SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING AT ALL UNSUPPORTED PANEL EDGES, 4/8 GUN NAILS.
- NOTE: ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING FOR TILE ROOF, OR AS REQUIRED BY MANUFACTURER.
- INTERIOR SHEAR WALL SHEATHING WHERE NOTED SHALL BE 5/8" APA RATED SHEATHING 24/0 EXTERIOR GLUED (MIN) FOR 16" OC STUD SPACING. NAIL SHEATHING TO SUPPORT MEMBERS WITH 8D COMMON NAILS AT 4" ON CENTER ALONG EDGE SUPPORTS AND 6" ON CENTER ALONG FIELD SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING AT ALL UNSUPPORTED PANEL EDGES.
- ATTACH METAL FRAMING FASTENERS TO FRAMING MEMBERS WITH MINIMUM NUMBER AND SIZE OF NAILS LISTED IN THE APPLICABLE ICC-ES REPORTS.
- WOOD TRUSS SYSTEM; TRUSS JOIST SYSTEM AND GLULAM SYSTEM FOR ROOFS:
 - DESIGN, FABRICATE, AND ERECT IN ACCORDANCE WITH BCSP STANDARDS AND NDS SPECIFICATIONS.
 - DESIGN LOADS:

25 PSF SNOW LIVE LOAD	10 PSF DEAD LOAD TOP CH-ROD (20 TIE)	10 PSF DEAD LOAD BOTTOM CH-ROD
10 PSF SNOW LIVE LOAD	10 PSF DEAD LOAD TOP CH-ROD (20 TIE)	10 PSF DEAD LOAD BOTTOM CH-ROD
 - SUBMIT SHOP DRAWINGS, INCLUDING DESIGN CALCULATIONS, MATERIAL STRESSES, GRADE AND SPECIES OF WOOD, AND PLACEMENT DRAWING.
- DEFAULT HEADER SIZE NOT SPECIFIED SPANNING 8'-0" MAX SHALL BE 2 — 2 X 10 #2, WITH 2 STUD SUPPORT.
- ALL HEADERS OVER 4'-0" SHALL HAVE DOUBLE TRIMMER @ EACH SUPPORT, OR AS SPECIFIED, UNQ.
- SOLID BLOCKING BETWEEN JOISTS @ 36" OC FOR JOISTS PARALLEL TO THE EXTERIOR FOUNDATION WALL, MIN. 48" OR 3 JOIST SPACES.
- ALL FLUSH FRAMING @ HEADERS OR GRIDERS SHALL BE HANGERED.
- BLOCK BETWEEN JOISTS @ SUPPORTS OR OVER BEAMS.
- RATED CONSTRUCTION FOR PROJECTIONS INTO SETBACKS AS REQD.
- DOUBLE JOIST BELOW PARALLEL, NONBEARING WALLS ON LAYOUT, SINGLE JOIST OFF LAYOUT. STRUCTURE BELOW LOAD-BEARING WALLS AS NOTED ON PLANS.

- DEFAULT HEADER SIZE NOT SPECIFIED SPANNING 8'-0" MAX SHALL BE 2 — 2 X 10 #2, WITH 2 STUD SUPPORT.
- ALL HEADERS OVER 4'-0" SHALL HAVE DOUBLE TRIMMER @ EACH SUPPORT, OR AS SPECIFIED, UNQ.
- SOLID BLOCKING BETWEEN JOISTS @ 36" OC FOR JOISTS PARALLEL TO THE EXTERIOR FOUNDATION WALL, MIN. 48" OR 3 JOIST SPACES.
- ALL FLUSH FRAMING @ HEADERS OR GRIDERS SHALL BE HANGERED.
- BLOCK BETWEEN JOISTS @ SUPPORTS OR OVER BEAMS.
- RATED CONSTRUCTION FOR PROJECTIONS INTO SETBACKS AS REQD.
- DOUBLE JOIST BELOW PARALLEL, NONBEARING WALLS ON LAYOUT, SINGLE JOIST OFF LAYOUT. STRUCTURE BELOW LOAD-BEARING WALLS AS NOTED ON PLANS.

FOUNDATION PER JOCOBO RESIDENTIAL FOUNDATION GUIDELINE

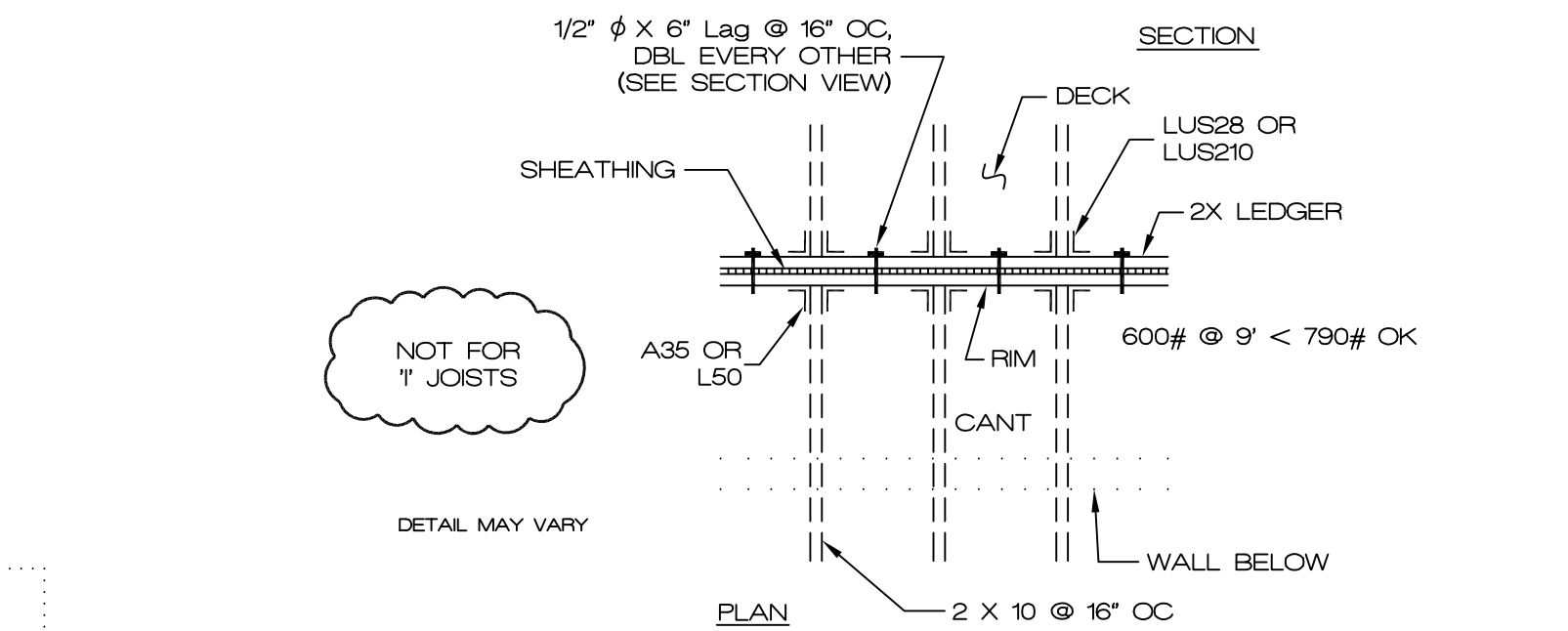
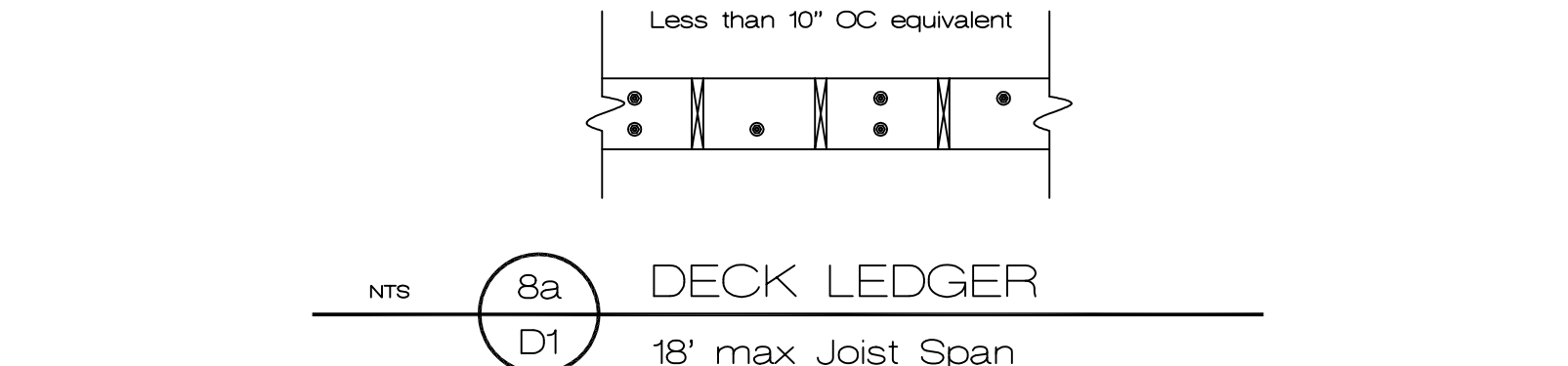
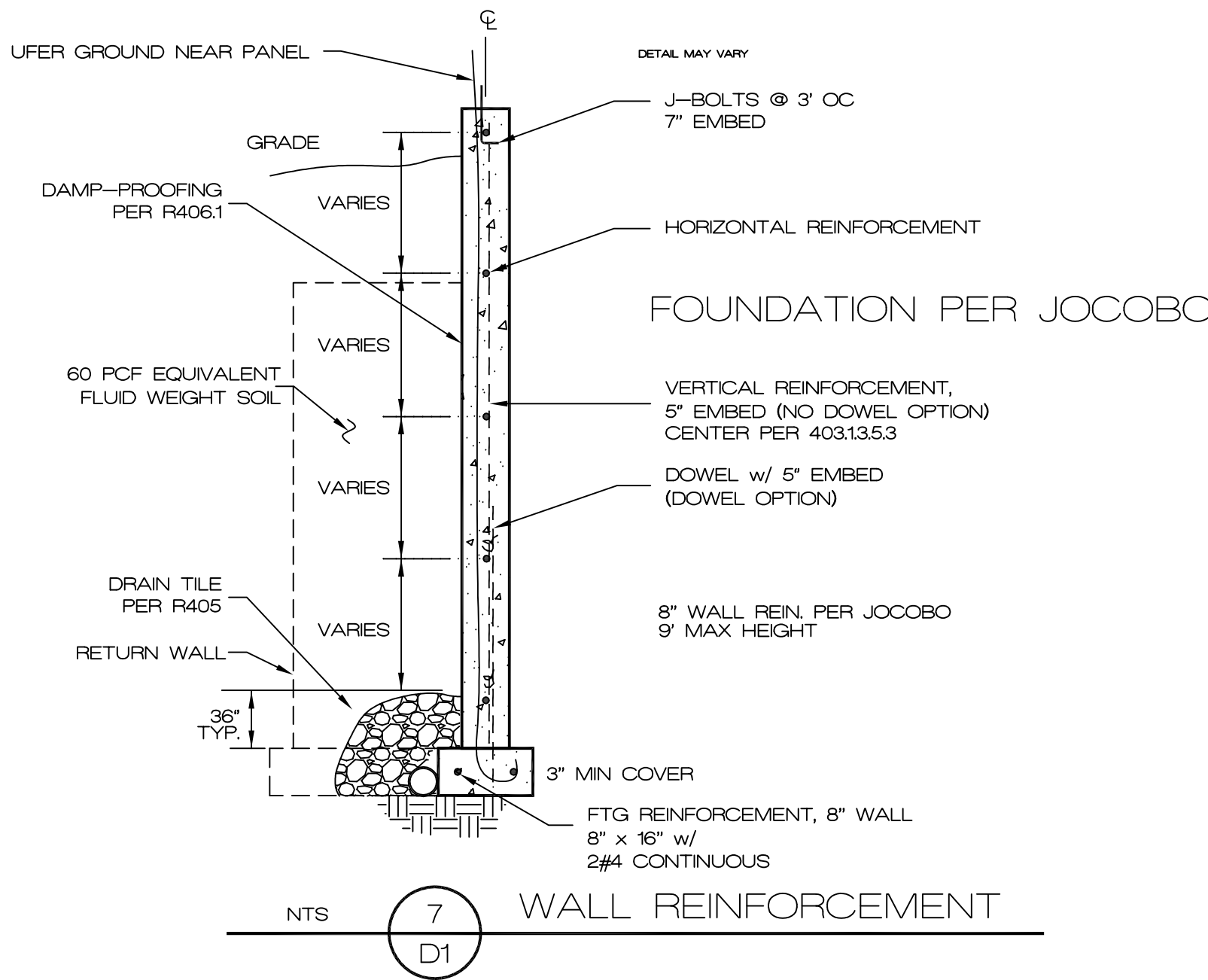
WALL REINFORCING	
8" THICK	10" THICK
	8" 9" 10"
3000, GR40	16 12 24 16 12
3600, GR40	16 12 24 16 12
3000, GR60	24 16 24 20 16
3600, GR60	24 16 24 24 16

GARAGE SLAB: 100 #10' (LL) 67 #10' (DL) v_u = 12(DL) + 16(LL) = 240 # / #' (TL)

BASEMENT SLAB: 40 #10' (LL) 67 #10' (DL) w = 12(DL) + 16(LL) = 144 # / #' (TL)

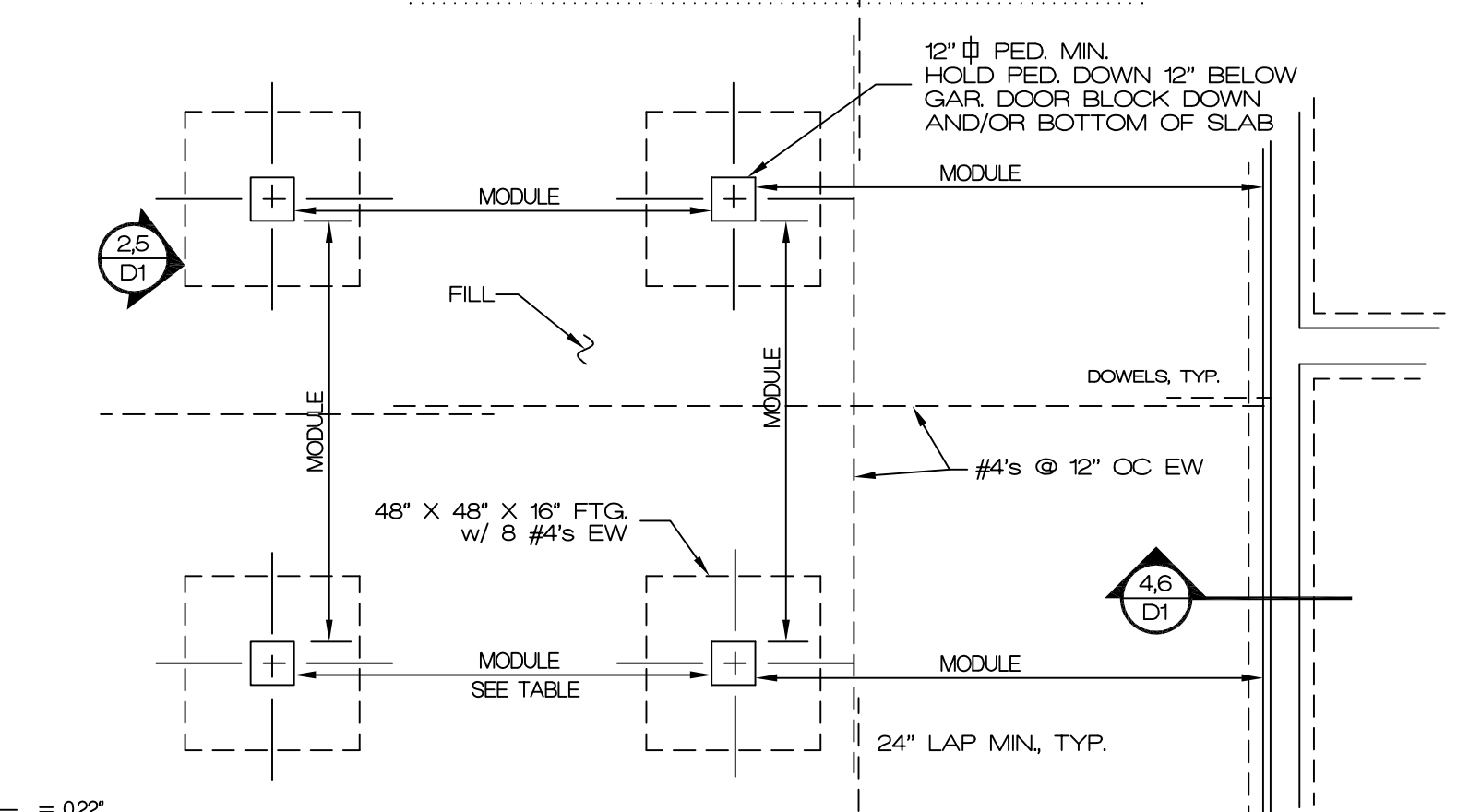
$$M_{max} = \frac{w_u \cdot l^2}{14} \rightarrow 27206 \text{ #-in}$$
$$a = \frac{A_s \cdot f_y}{0.85 \cdot f'_c \cdot b} = \frac{40,000 \cdot 0.02}{0.85 \cdot 3500 \cdot 12} = 0.22"$$
$$\phi M_n = \phi A_s \cdot f_y \cdot (d - a/2) = 0.90(2)(40,000)(4 - 0.22/2) = 28,008 \text{ #-in} > 27,206 \text{ (OKAY)}$$

∴ Use #4 @ 12" OC EW 12'-6" (+/-) MODULE



STRUCT. SLAB MODULE SPACING	
SLAB TYPE	MODULE SPACING
BASEMENT	15'-6"
GARAGE	12'-6"

(MODULE ALSO APPLIES @ OVERDIG)



9 STRUCTURAL SLAB ON FILL

DO NOT SAW CUT STRUCTURAL SLABS w/o APPROVAL

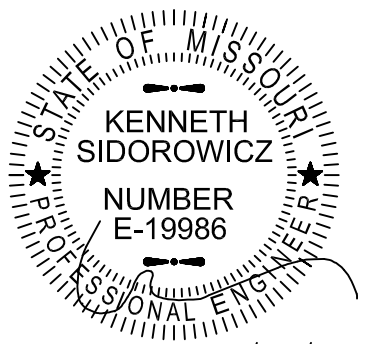
VERIFY ALL STRUCTURAL SLAB DETAILS w/ ENGINEER

DO NOT ISOLATE COLUMNS FROM STRUCTURAL SLABS

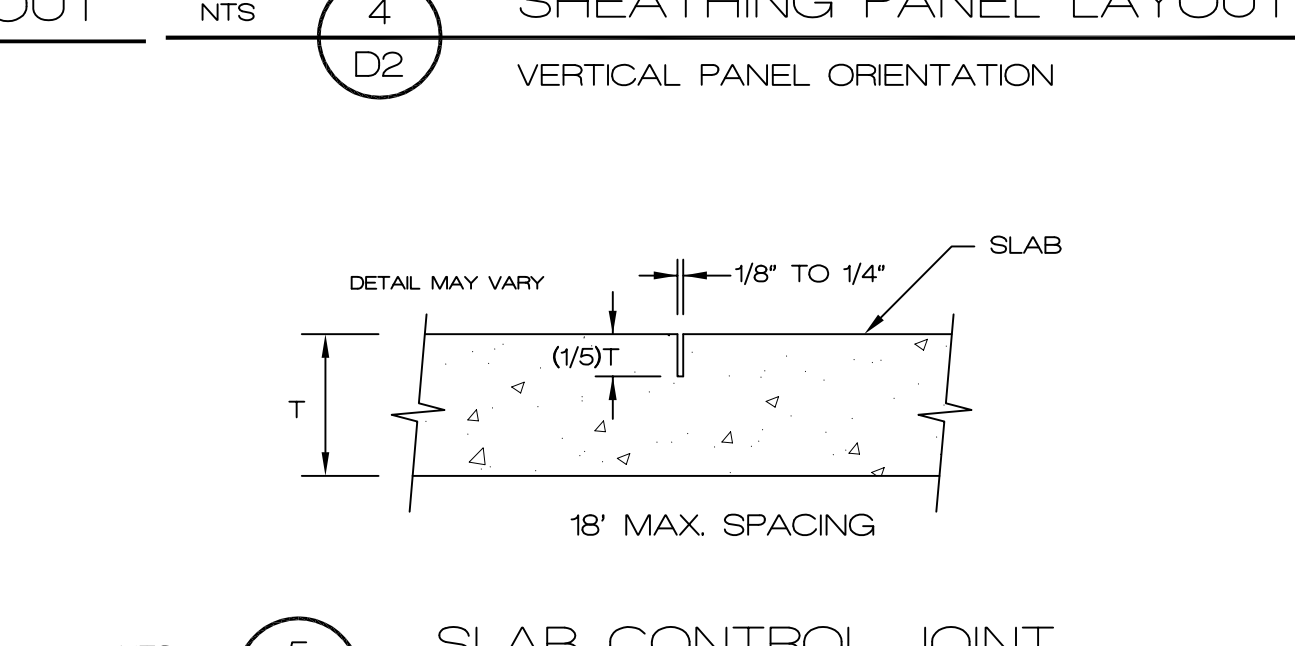
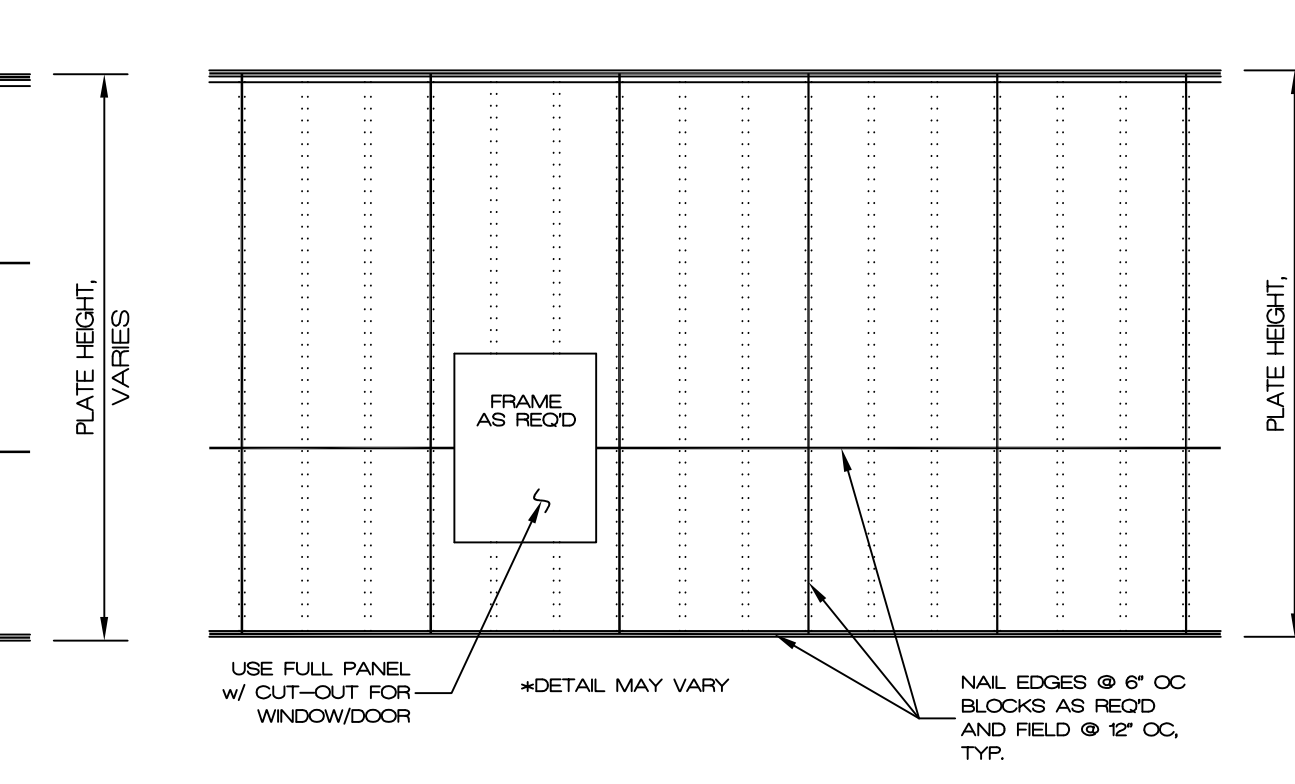
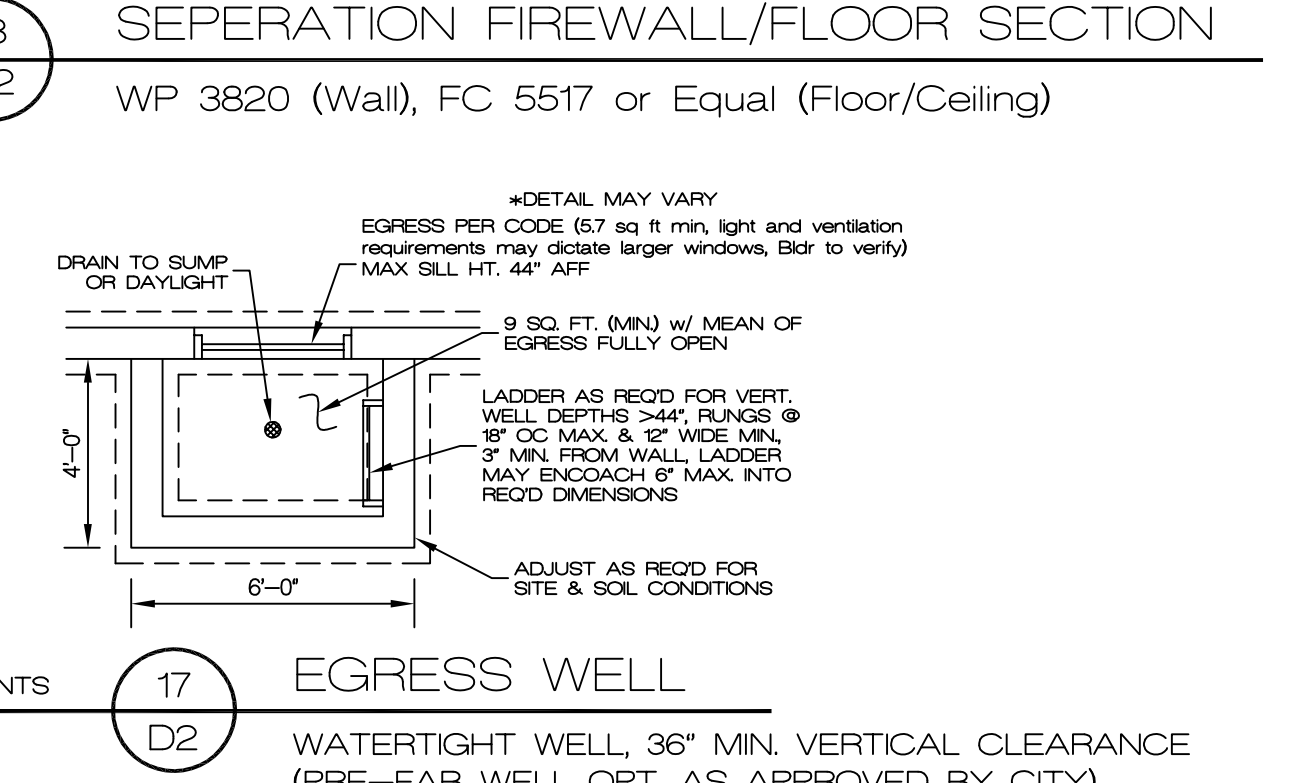
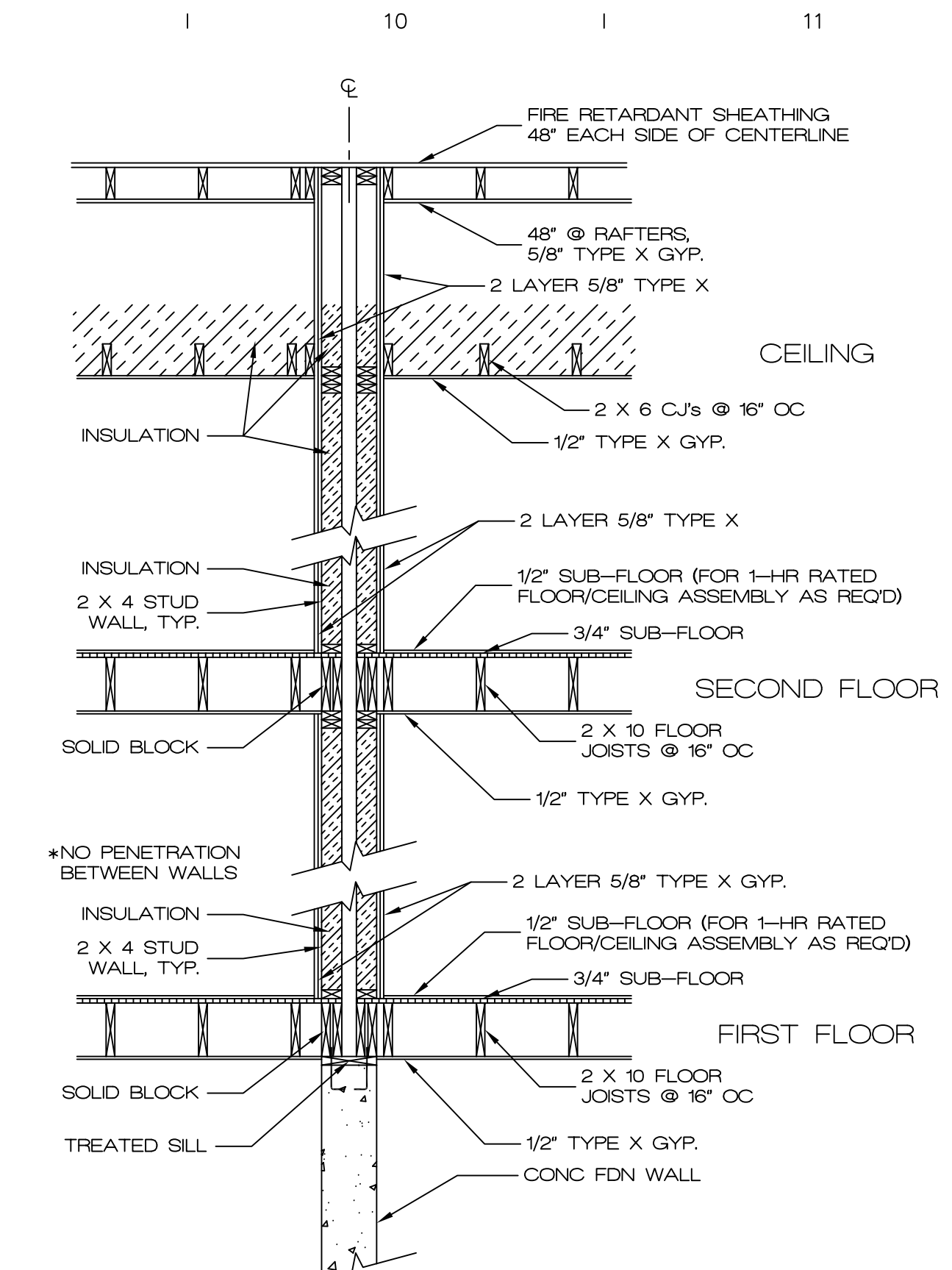
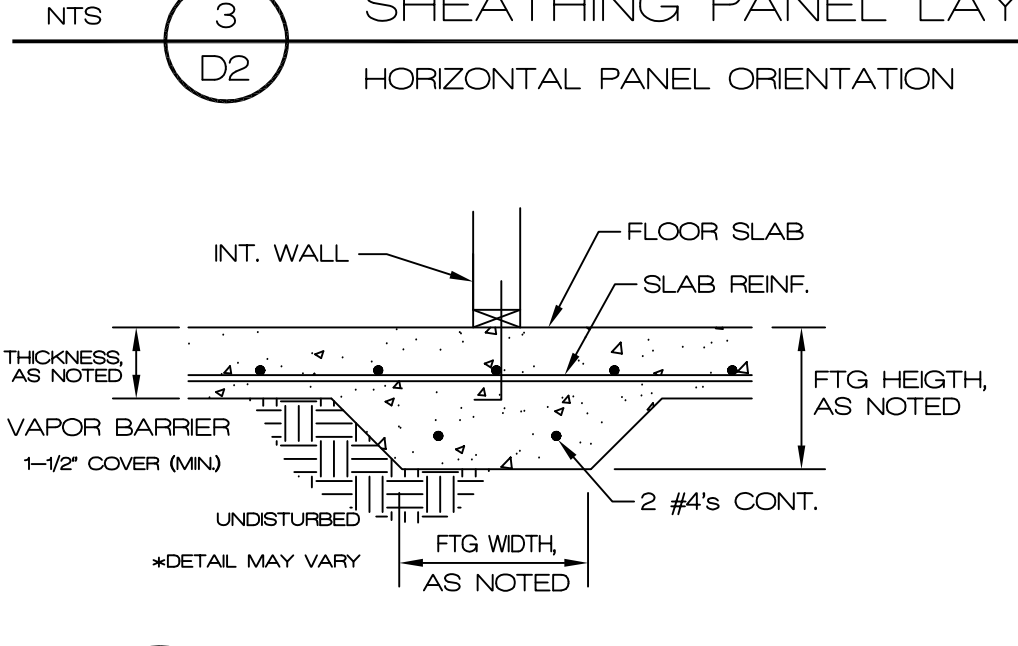
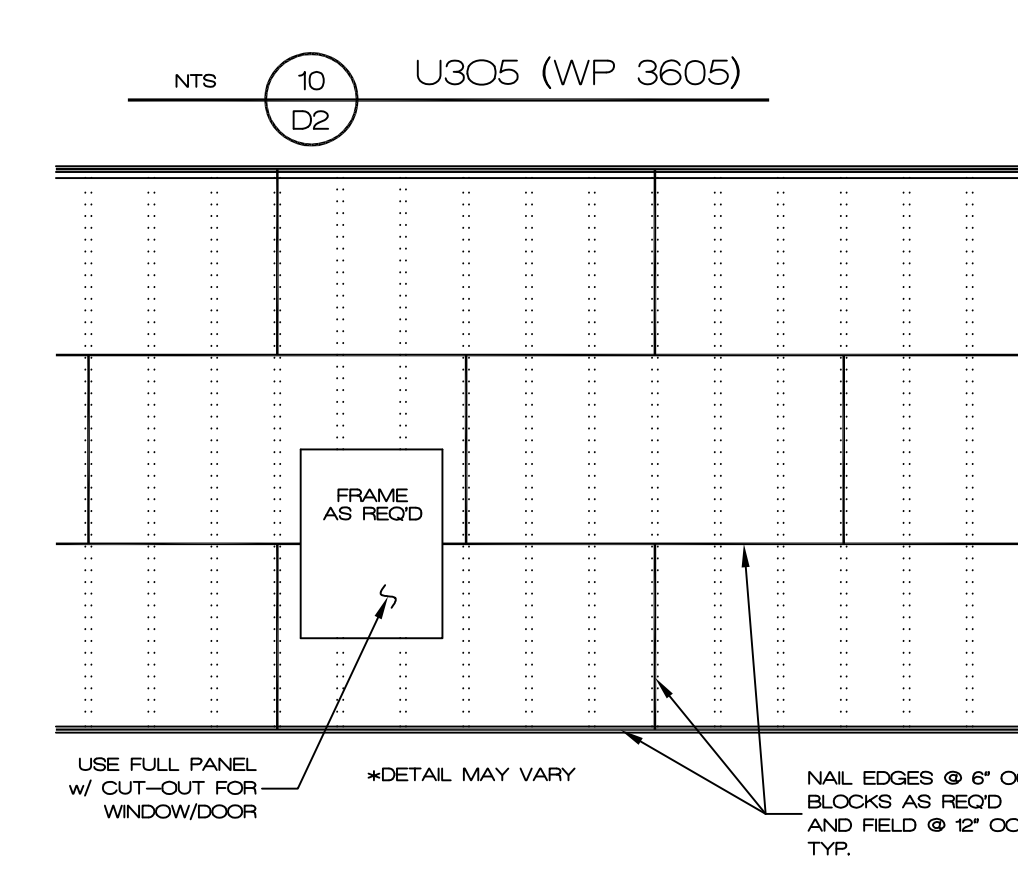
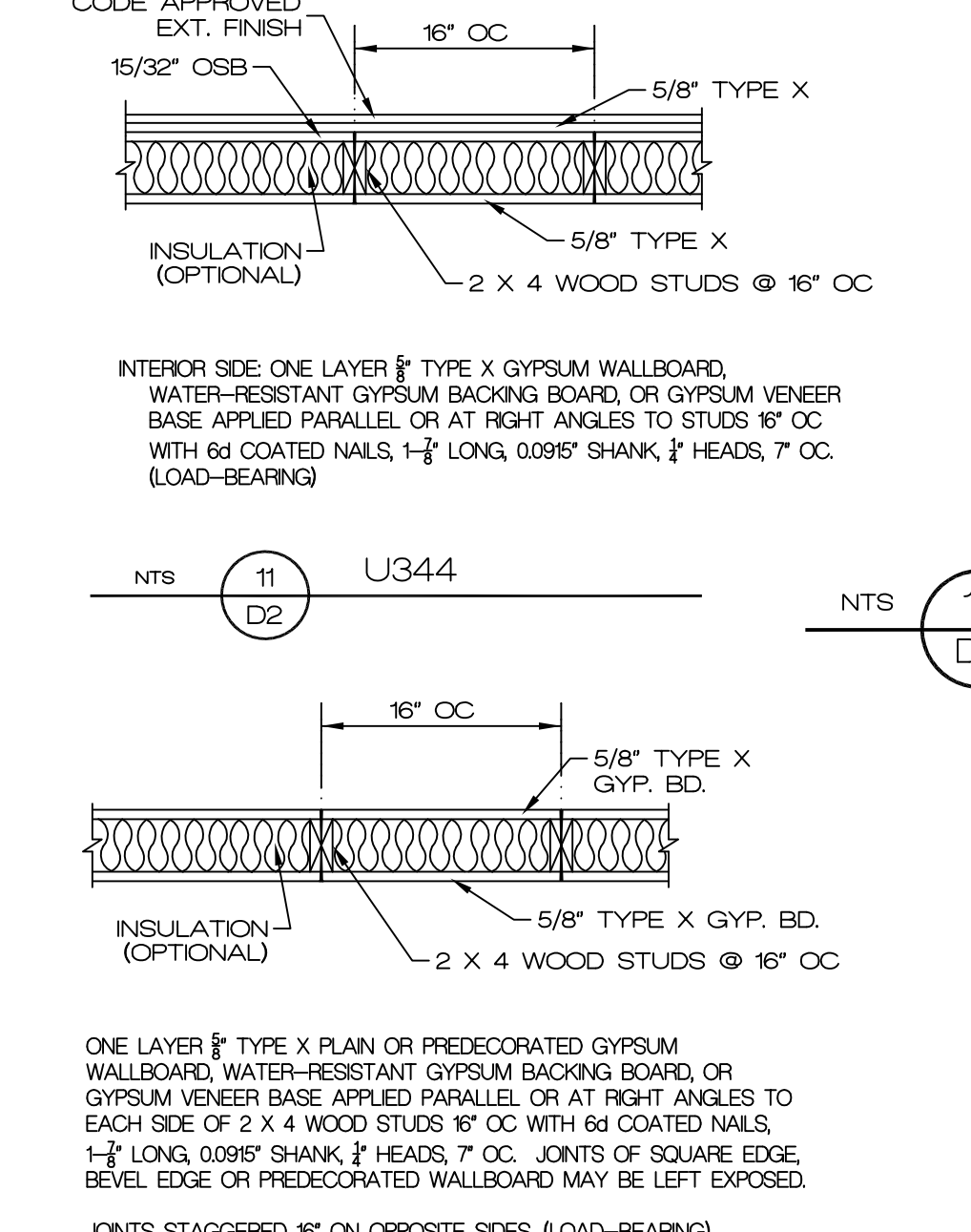
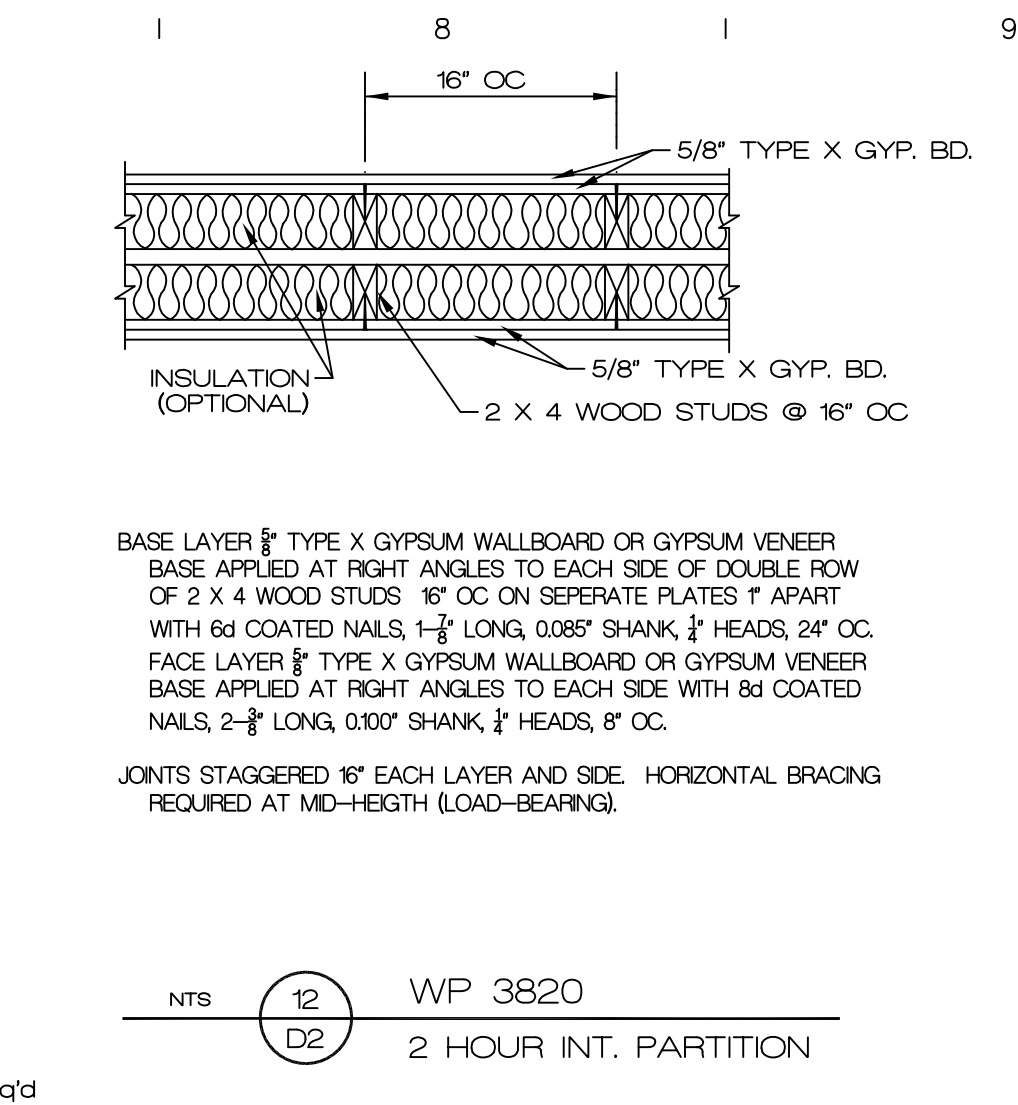
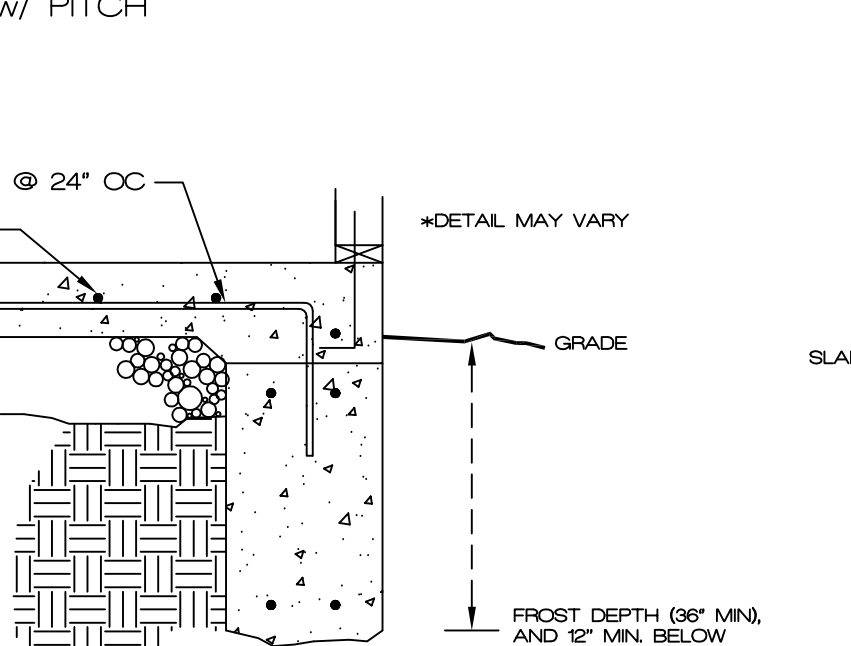
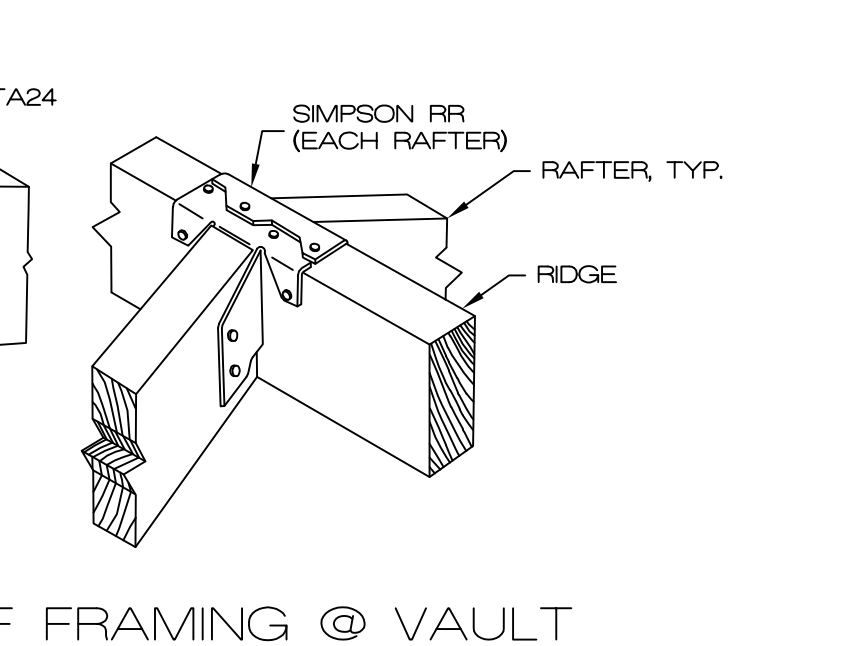
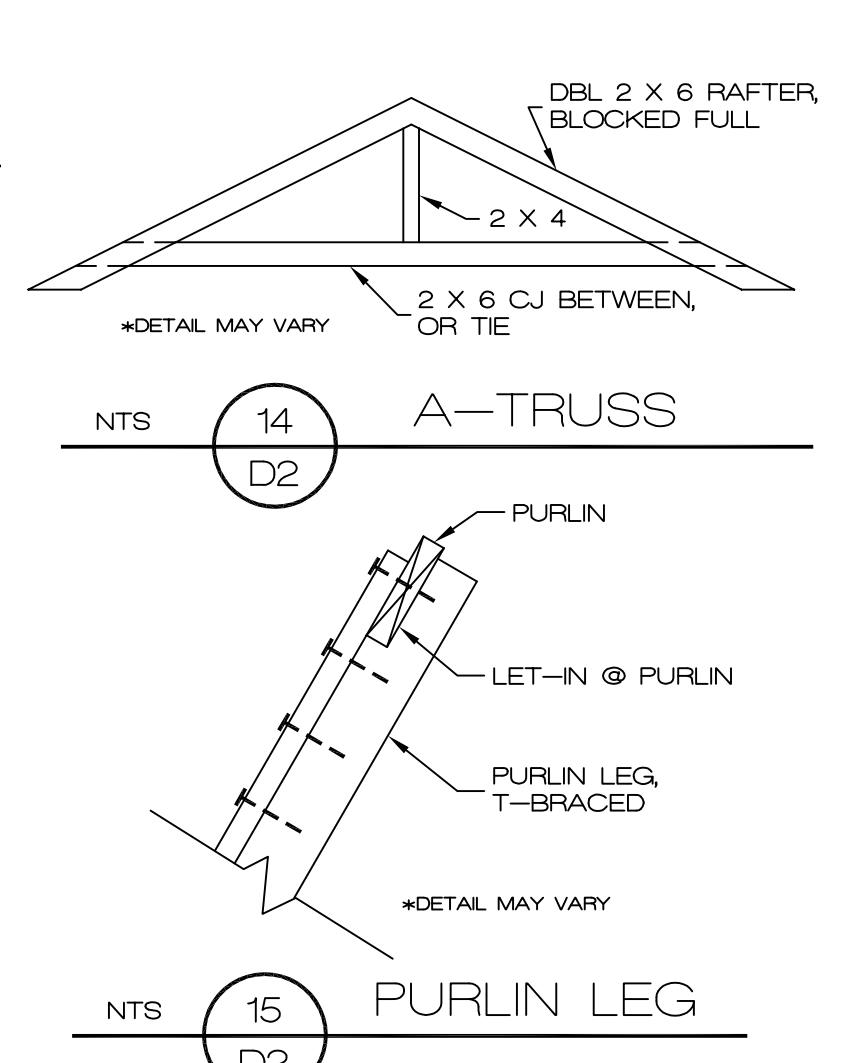
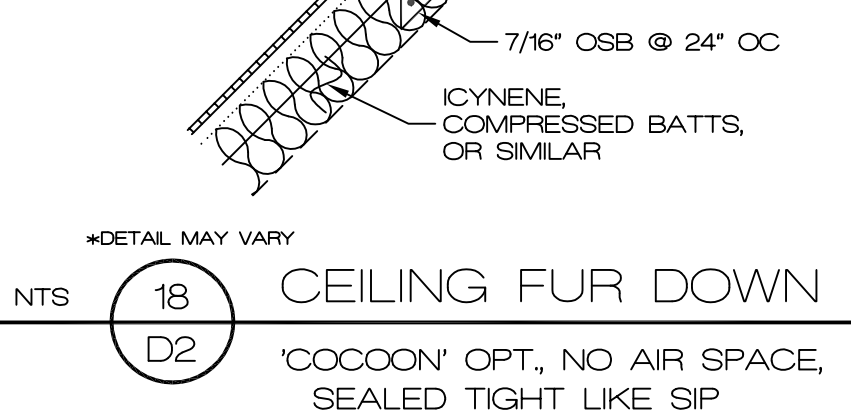
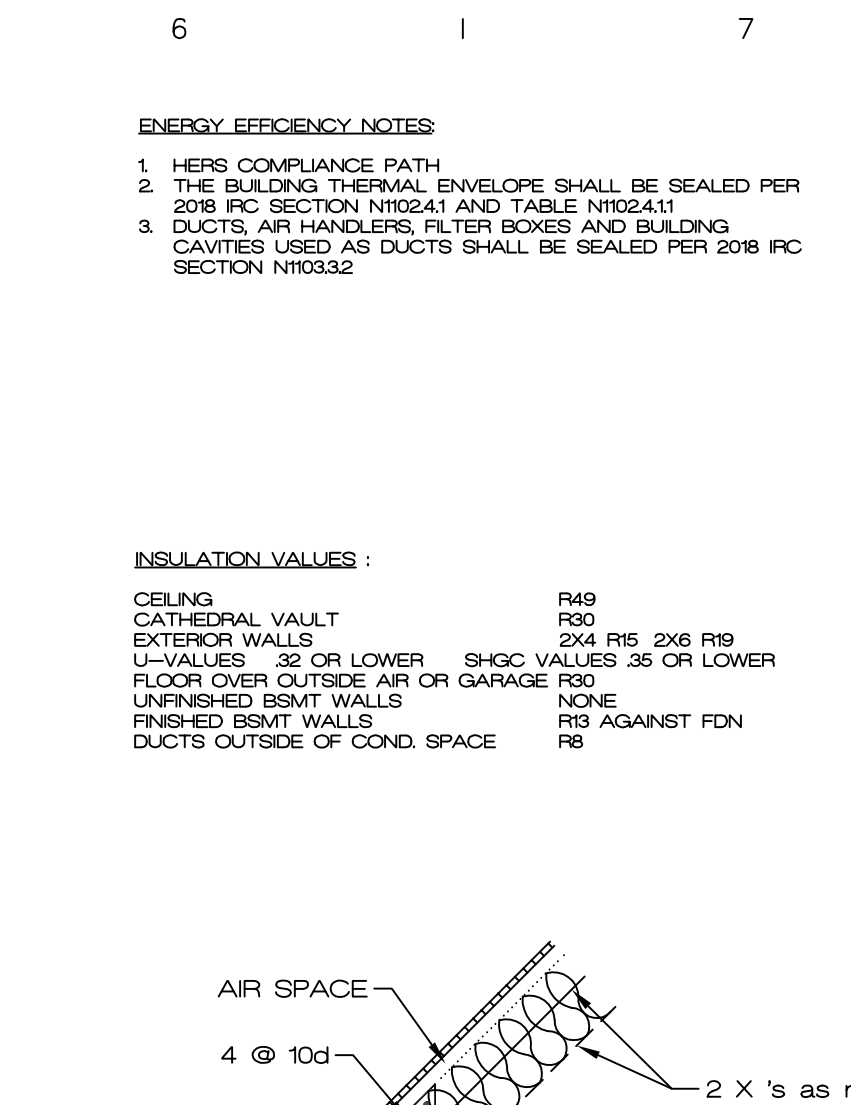
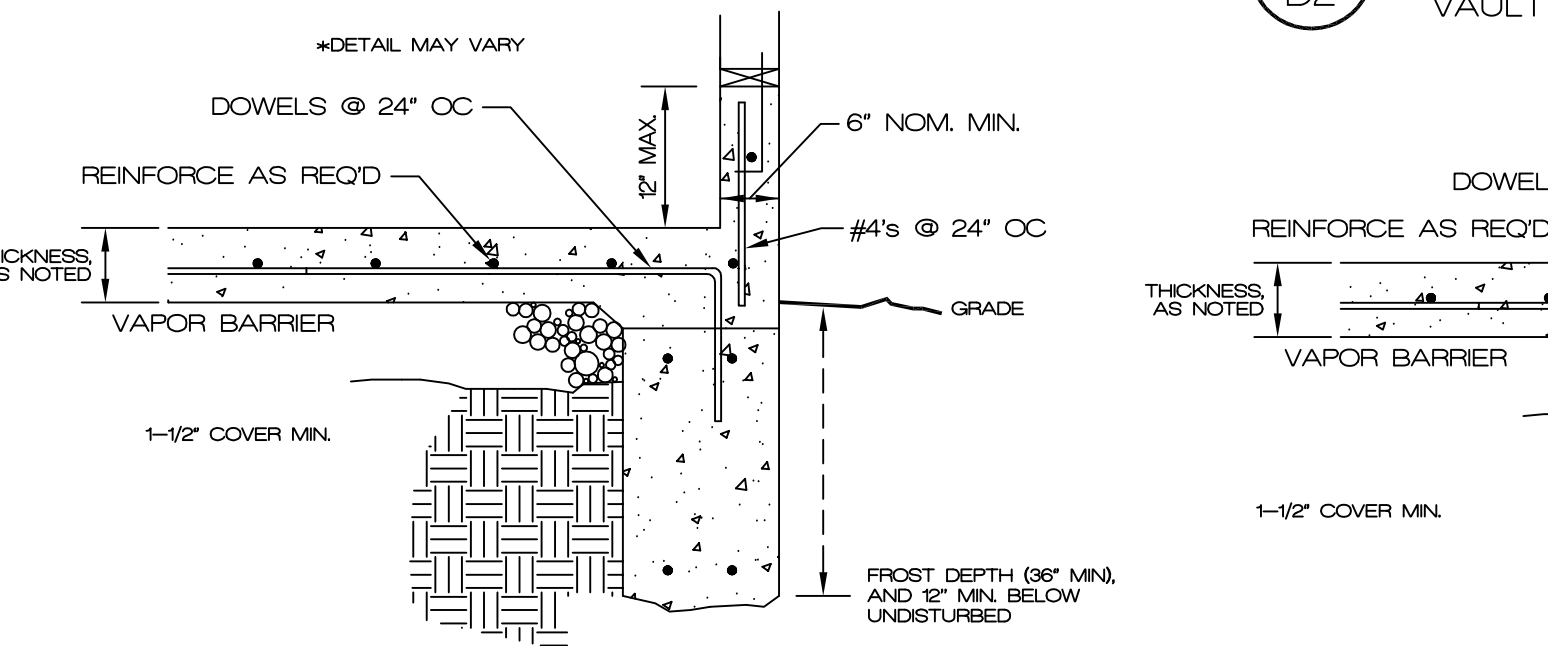
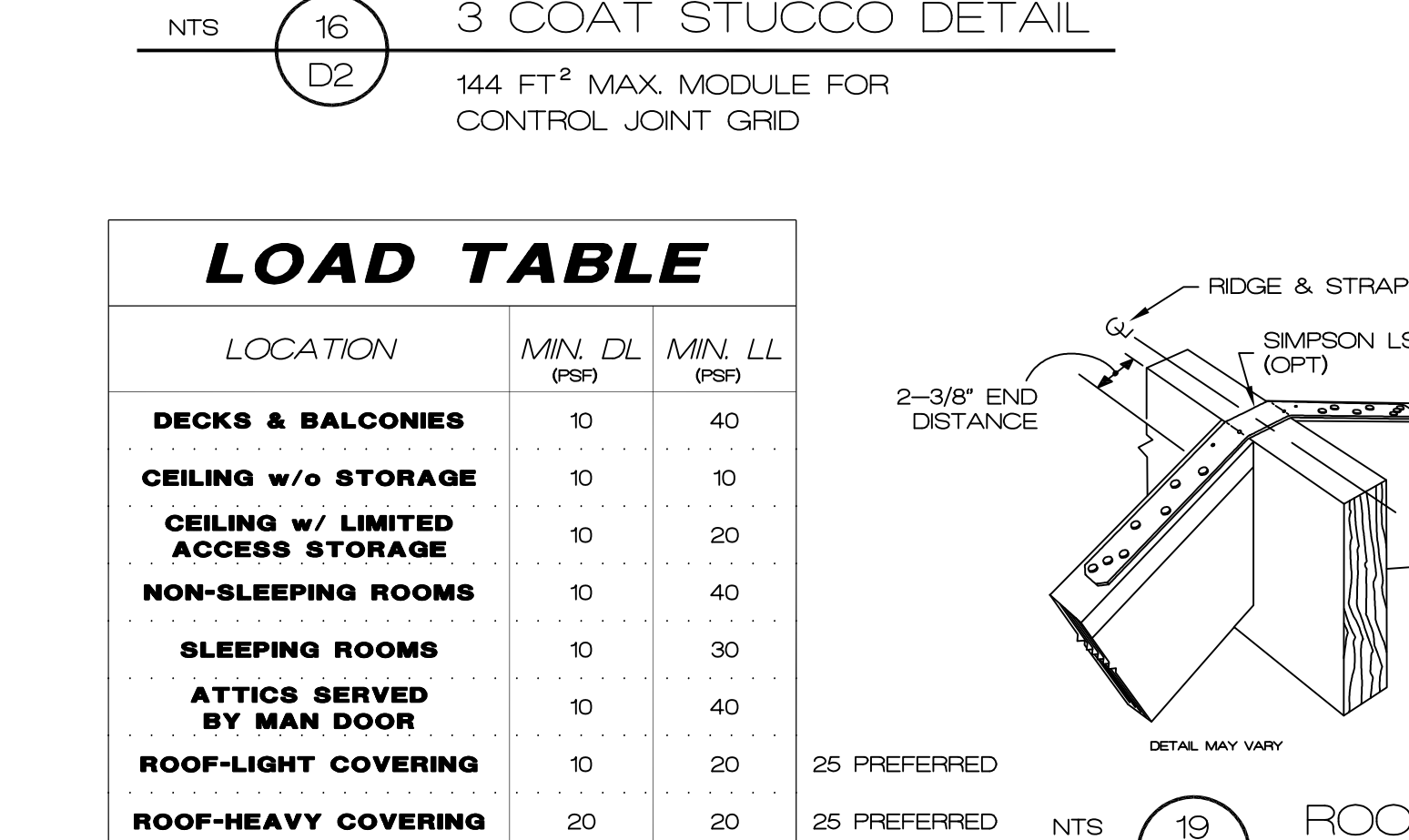
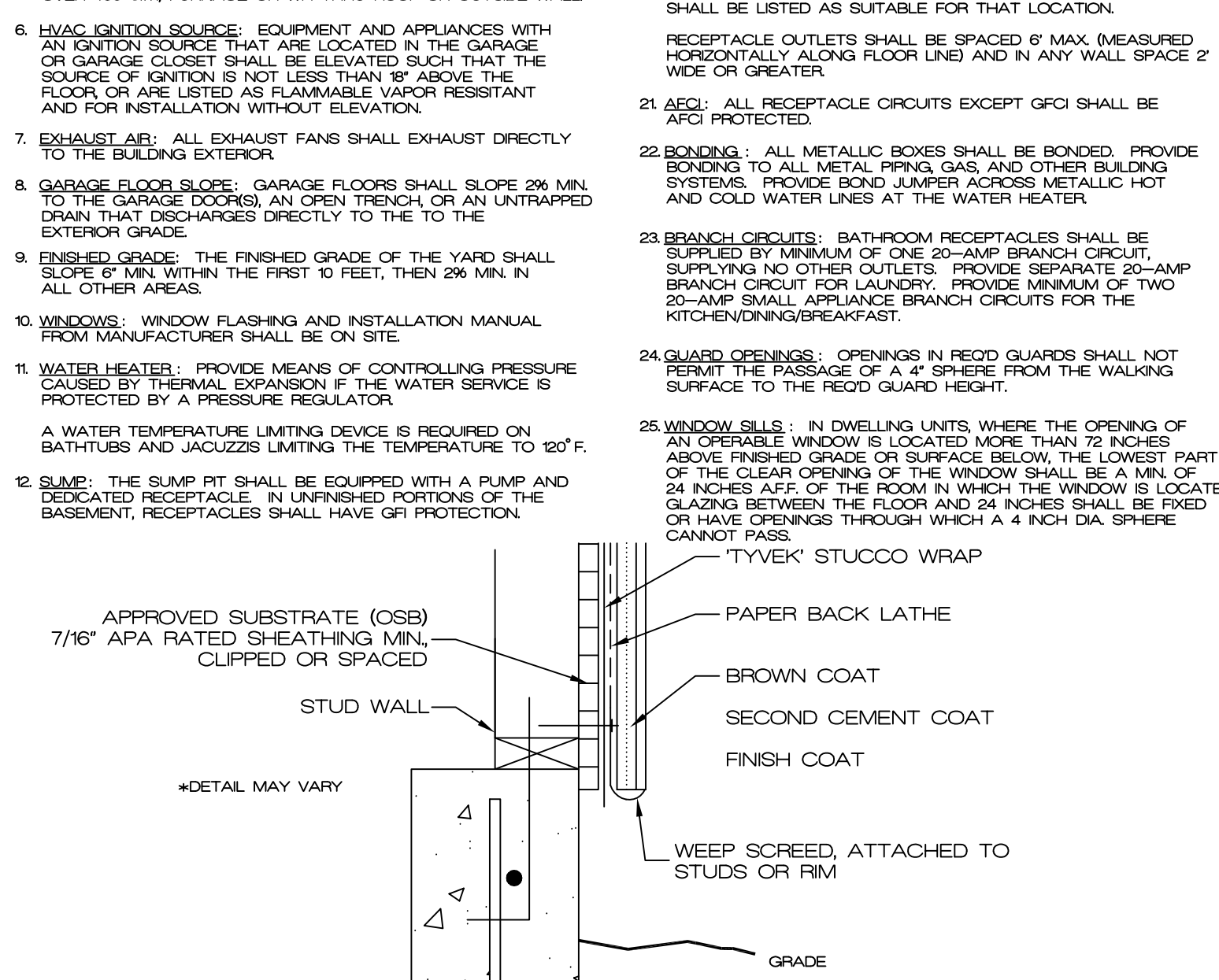
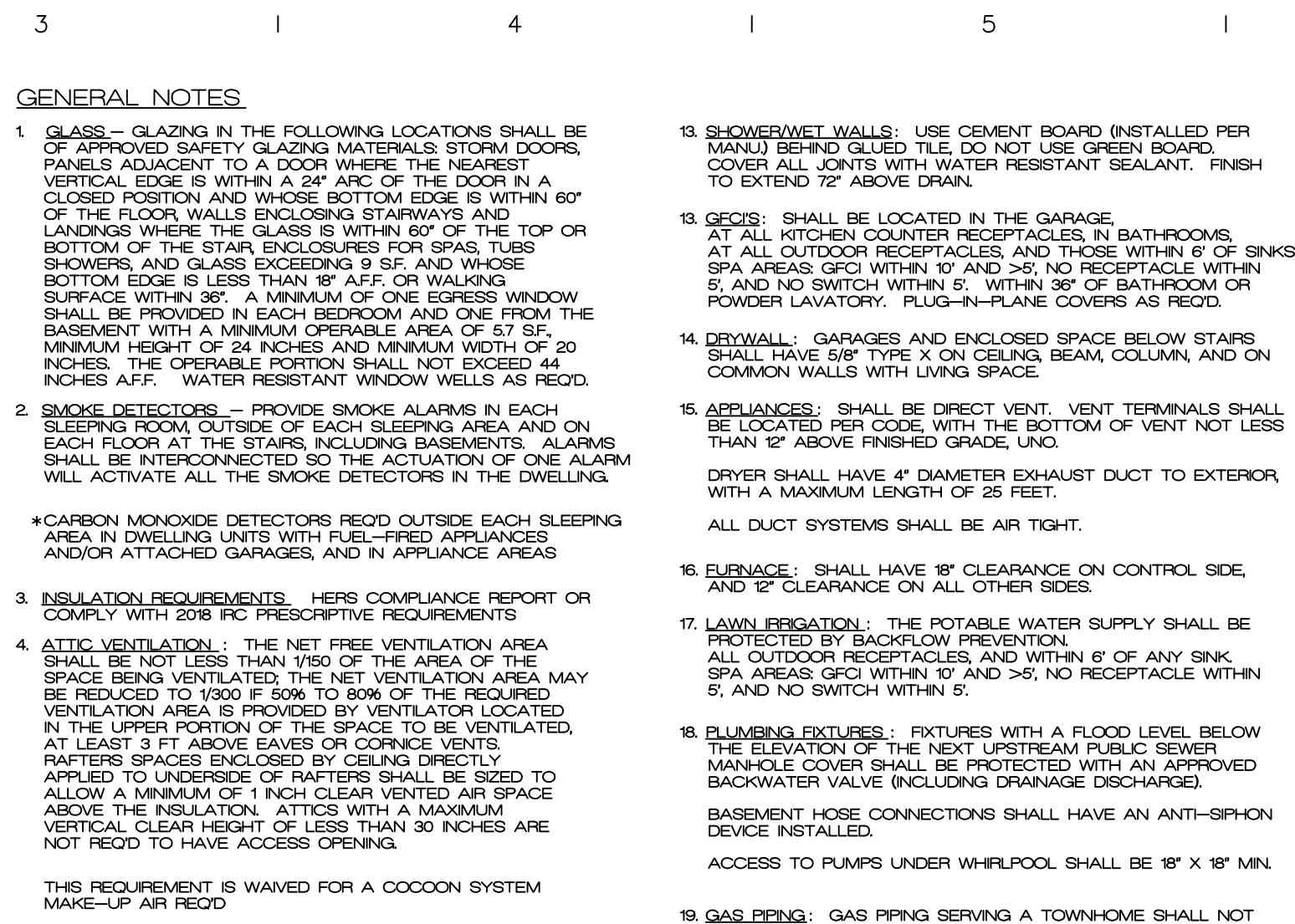
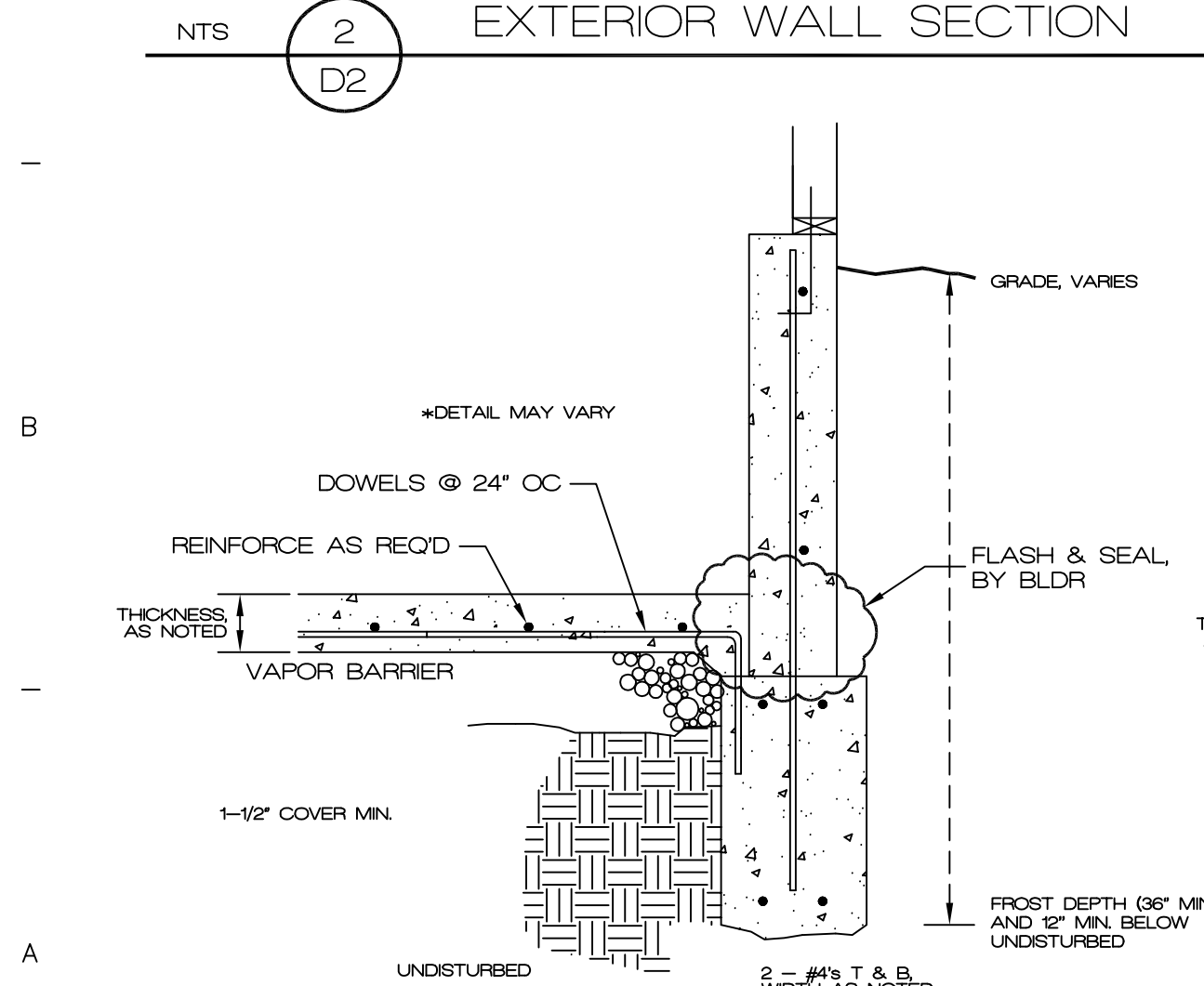
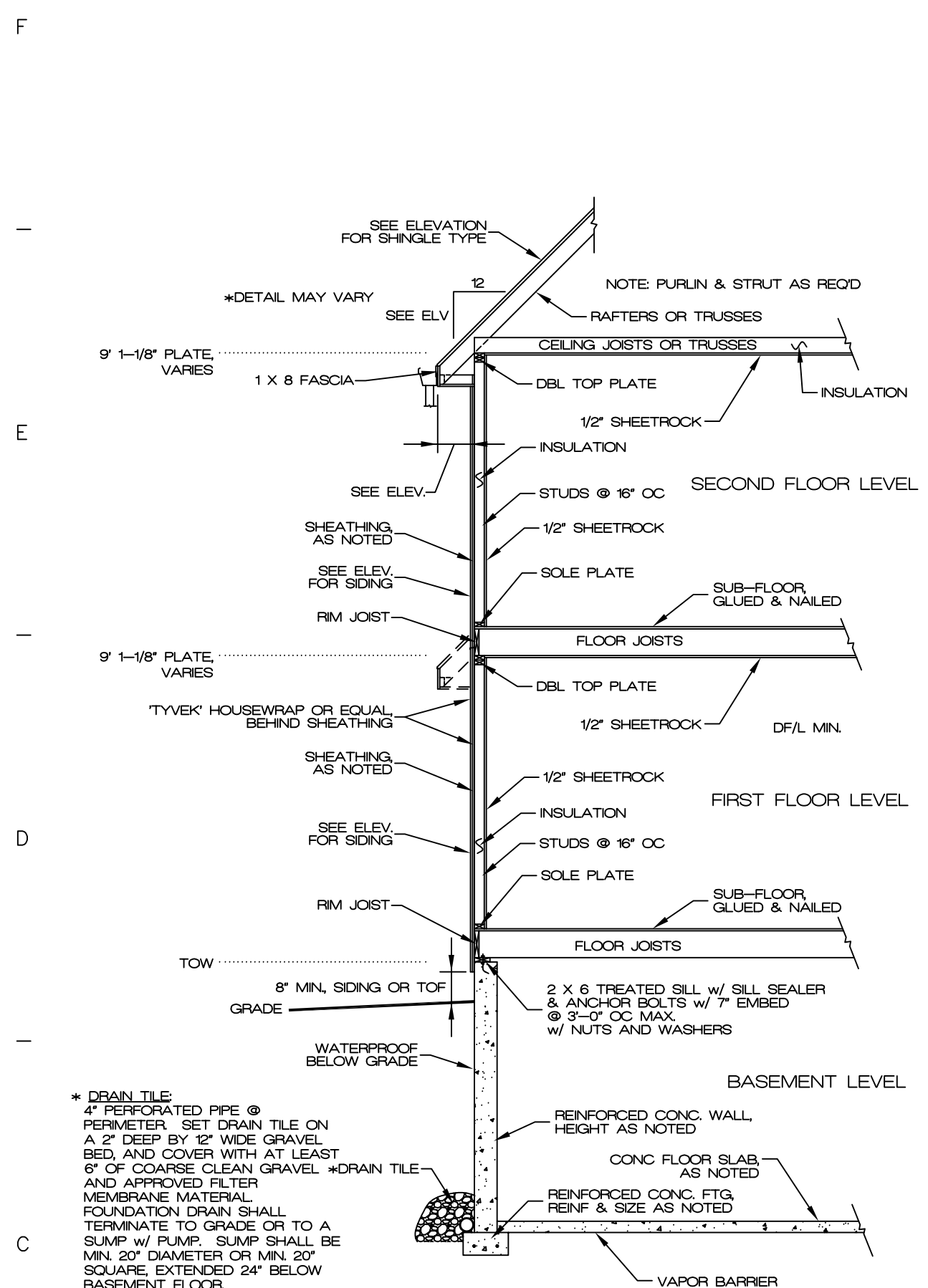
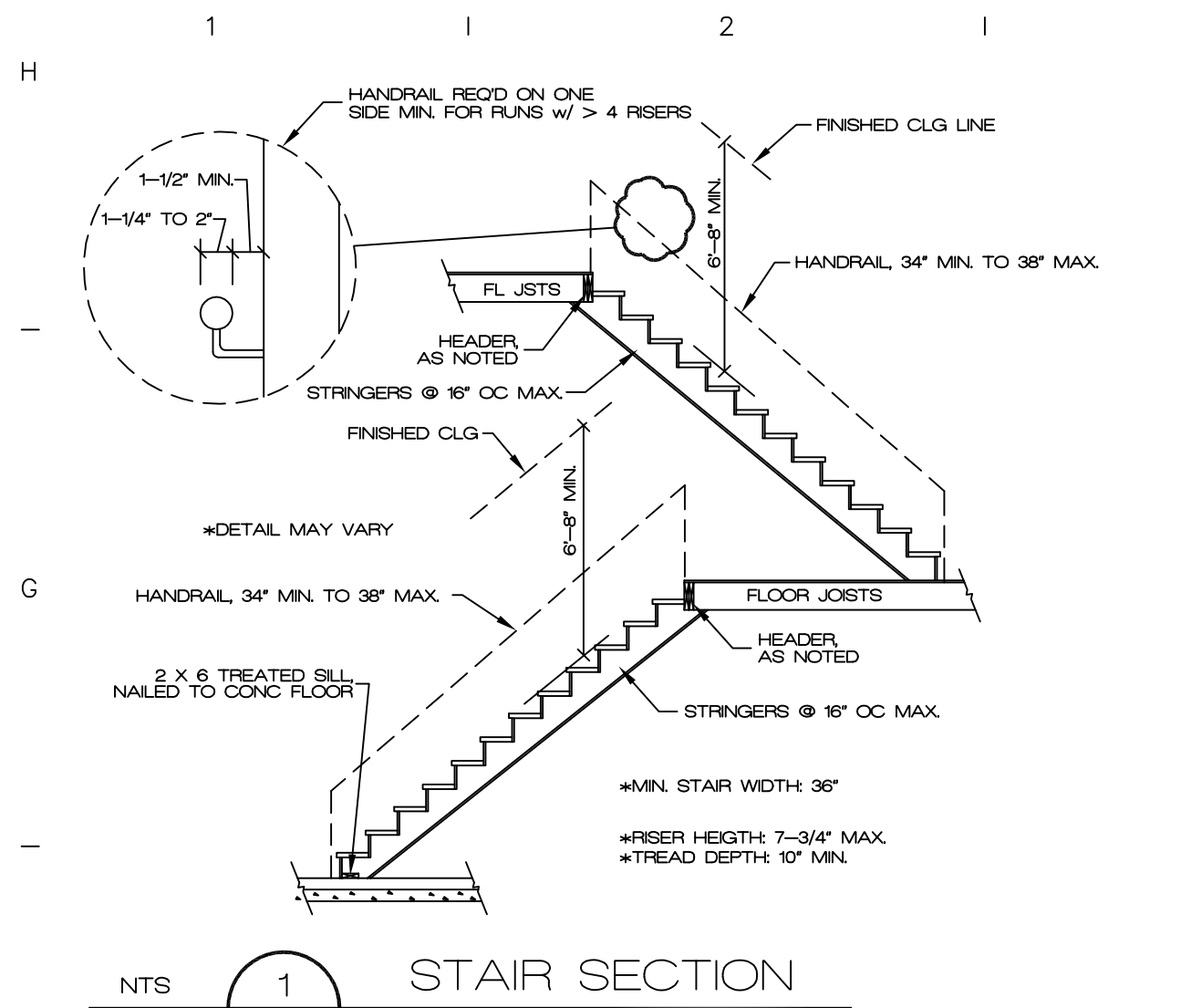
Ken Sidorowicz, PC

ISSUE DATE	
REVISIONS	11/2/15

2018 DETAIL SHEET



D1

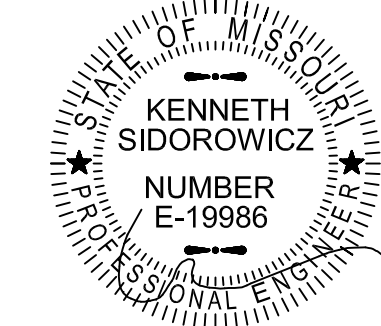


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ISSUE DATE
REVISIONS

2018 DETAIL SHEET



2/14/21

D2

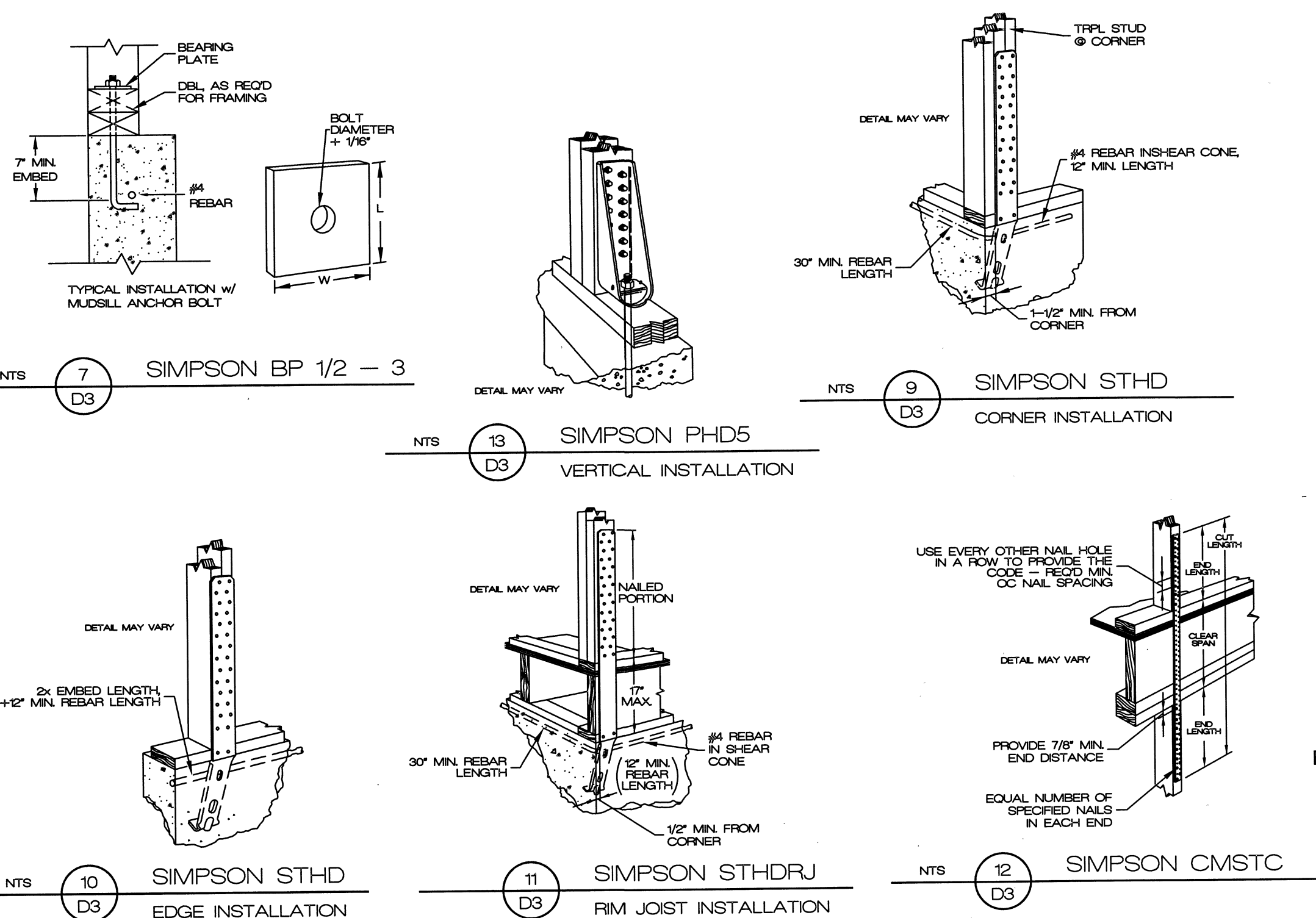
STAPLES NOT PERMITTED IN KCMO

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

Item	Description of building elements	Number & type of fastener (notes: a, b, c)	Spacing of fasteners
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2-1/2" x 0.135)	
2	Ceiling joists to plate, toe nail	3-8d (2-1/2" x 0.135)	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	
4	Collar tie rafter, face nail or 1-1/4" x 20 ga. ridge strap	3-10d (3" x 0.28)	
5	Rafter to plate, toe nail, note: trusses use STC clips at NLB walls and speed holdowns	3-16d or 3-10d (3-1/2" x 0.35, 0.145)	2 toe nails side 1, 1 toe nail side 2 (note j)
6	Roof rafters to ridge, valley or hip rafters	4-16d (3-1/2" x 0.35)	
	Toe nail	3-16d (3-1/2" x 0.35)	
Wall			
7	Built-up studs-face nail	10d (3" x 0.28)	24" o.c.
8	Assembling studs at intersecting wall corners, face nail	16d (3-1/2" x 0.35)	12" o.c.
9	Built-up header, two pieces w/ 1/2" spacer	16d (3-1/2" x 0.35)	16" o.c. along each edge
10	Continued header, two pieces	16d (3-1/2" x 0.35)	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (3-1/2" x 0.135)	
12	Double studs, face nail	10d (3" x 0.28)	24" o.c.
13	Double top plates, face nail	10d (3" x 0.28)	24" o.c.
14	Double top plates, min. 48" offset of end joints, face nail in lapped area	8-16d (3-1/2" x 0.35)	
15	Sole plate to joist or blocking, face nail	16d (3-1/2" x 0.35)	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-8d (2-1/2" x 0.135) or 2-16d (3-1/2" x 0.35)	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2-1/2" x 0.135) or 2-16d (3-1/2" x 0.35)	
18	Top or sole plate to stud, end nail	2-10d (3" x 0.28)	
19	Top plates, face at corners and intersections, face nail	2-8d (2-1/2" x 0.135)	
20	1" brace to each stud and plate, face nail	2-8d (2-1/2" x 0.135)	
21	1" x 6" sheathing to each bearing, face nail	2 staples 1-3/4"	
22	1" x 6" sheathing to each bearing, face nail	2-8d (2-1/2" x 0.135)	
23	Wider than 1" x 6" sheathing to each bearing, face nail	3 staples 1-3/4"	
Floor			
24	Joist to sill or girder, toe nail	3-8d (2-1/2" x 0.135)	
25	1" x 6" joist to top plate, toe nail (roof applications also)	8d (2-1/2" x 0.135)	6" o.c.
26	1" x 6" joist to blocking to sill plate, toe nail	8d (2-1/2" x 0.135)	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2-1/2" x 0.135)	
28	2" subfloor to joist of girder, blind and face nail	2 staples 1-3/4"	
29	2" planks (plank & beam - floor and roof)	2-16d (3-1/2" x 0.35)	
30	Built-up girders and beams, 2" lumber layers	10d (3" x 0.28)	
31	Ledger strip supporting joists or rafters	3-16d (3-1/2" x 0.35)	
Spacing of Fasteners			
Description of building materials		Description of fastener (notes: b, c, e)	Intermediate supports (inches) (notes: c, e)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing		Edges (inches) (notes: i)	
32	3/8" to 1/2"	8d common (2" x 0.135) nail (subfloor, wall) (note j)	12 (note: g)
33	1/2" to 3/4"	8d common (2-1/2" x 0.135) nail (roof)	12 (note: g)
34	3/4" to 1"	10d common (3" x 0.145) nail or 8d deformed (2-1/2" x 0.135) nail	12
Other wall sheathing (note h)			
35	1/2" structural cellulose fiberboard	1-1/2" galv. roofing nail, 7/16" crown or 1" crown staple 16 ga., 1-1/4" long	6
36	25/32" structural cellulose fiberboard sheathing (note d)	1-3/4" galv. roofing nail, 7/16" crown or 1" crown staple 16 ga., 1-1/2" long	6
37	1/2" gypsum sheathing (note d)	1-1/2" galvanized roofing nail, staple galv., 1-1/2" long, 1-1/4" screws, Type W or S	7
38	5/8" gypsum sheathing (note d)	1-3/4" galvanized roofing nail, staple galv., 1-5/8" long, 1-5/8" screws, Type W or S	7
Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	8d deformed (2" x 0.135) nail or 8d common (2-1/2" x 0.135) nail	12
40	7/8" to 1"	8d common (2-1/2" x 0.135) nail or 8d deformed (2-1/2" x 0.135) nail	12
41	1-1/8" to 1-1/4"	10d common (3" x 0.145) nail or 8d deformed (2-1/2" x 0.135) nail	12

For S: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 psi = 6.895 kPa

- a. All nails are smooth-common, box or deformed shank except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.062 inch (20d common nail, 90 ksi (620 MPa) for shank diameters larger than 0.062 inch but not larger than 0.077 inch, and 100 ksi (689 MPa) for shank diameters of 0.082 inch or less.
- b. Staples are 16 gauge wire and have a minimum 7/16-inch 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 the table shall be verified w/ ECR.
- f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet up to 35 feet maximum.
- g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 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 12 inches on center to gable end wall framing.
- h. Gypsum sheathing shall conform to ASTM C 368 and shall be installed in accordance with GA 263. Fiberboard sheathing shall conform to ASTM C 208.
- i. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plate perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.
- j. 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.



SHEAR WALL

ALL METHODS

NAIL TOP AND BOTTOM PLATES OF BP's TO JOISTS ABOVE AND BELOW w/ 3 @ 16d @ 16" OC

DESCRIPTION

CONSTRUCTION

1 LIB

METAL STRAP METHOD

SIMPSON CS16 STRAP NAILED TO STUDS SPACED AT 16" OC MAXIMUM. STRAPS SHALL BE INSTALLED IN 'V' OR 'X' PATTERN AT THE BRACE LOCATION AND FOR THE SPECIFIED LENGTH, ALTERNATIVE TO LET IN 1 X 4.

* DBL JOIST MIN. BELOW BRACED WALL WHEN FRAMING BELOW IS PARALLEL TO WALL LINE, OR SOLID BLOCK @ 16" OC BELOW BRACED WALL WHEN FRAMING BELOW IS PERPENDICULAR TO WALL LINE. COLLECTOR OR DRAG STRUT OVER.

2 WSP/CS-WSP

SHEATHING METHOD

7/16" STRUCTURAL SHEATHING OVER STUDS SPACED 16" OC w/ 8d COMMON NAILS AT 6" OC EDGE AND 12" FIELD. HORIZONTAL JOINTS SHALL BE BLOCKED FOR ANCHORAGE.

* DBL JOIST MIN. BELOW BRACED WALL WHEN FRAMING BELOW IS PARALLEL TO WALL LINE, OR SOLID BLOCK @ 16" OC BELOW BRACED WALL WHEN FRAMING BELOW IS PERPENDICULAR TO WALL LINE.

3 PFH

GARAGE DOOR PORTAL

6 TO 1 ASPECT RATIO, HEADER LENGTH AS SPECIFIED WITH FULL PANEL SHEATHING AT UPPER CORNERS CUTOUT FOR THE OPENING. BLOCKING AT HORIZONTAL JOINTS. NOTE FULL 4" WIDTH CUTOUT PANELS REQ'D AT CORNERS. STHD10 & LSTA STRAPS

4 CS-PF

PORTALS

HEADER LENGTH AS SPECIFIED EXTENDED TO NEXT LAYOUT STUD, 18" MINIMUM WIDTH. FULL PANEL SHEATHING REQ'D WITH CUTOUTS FOR OPENINGS. HORIZONTAL BLOCKING AT EDGES.

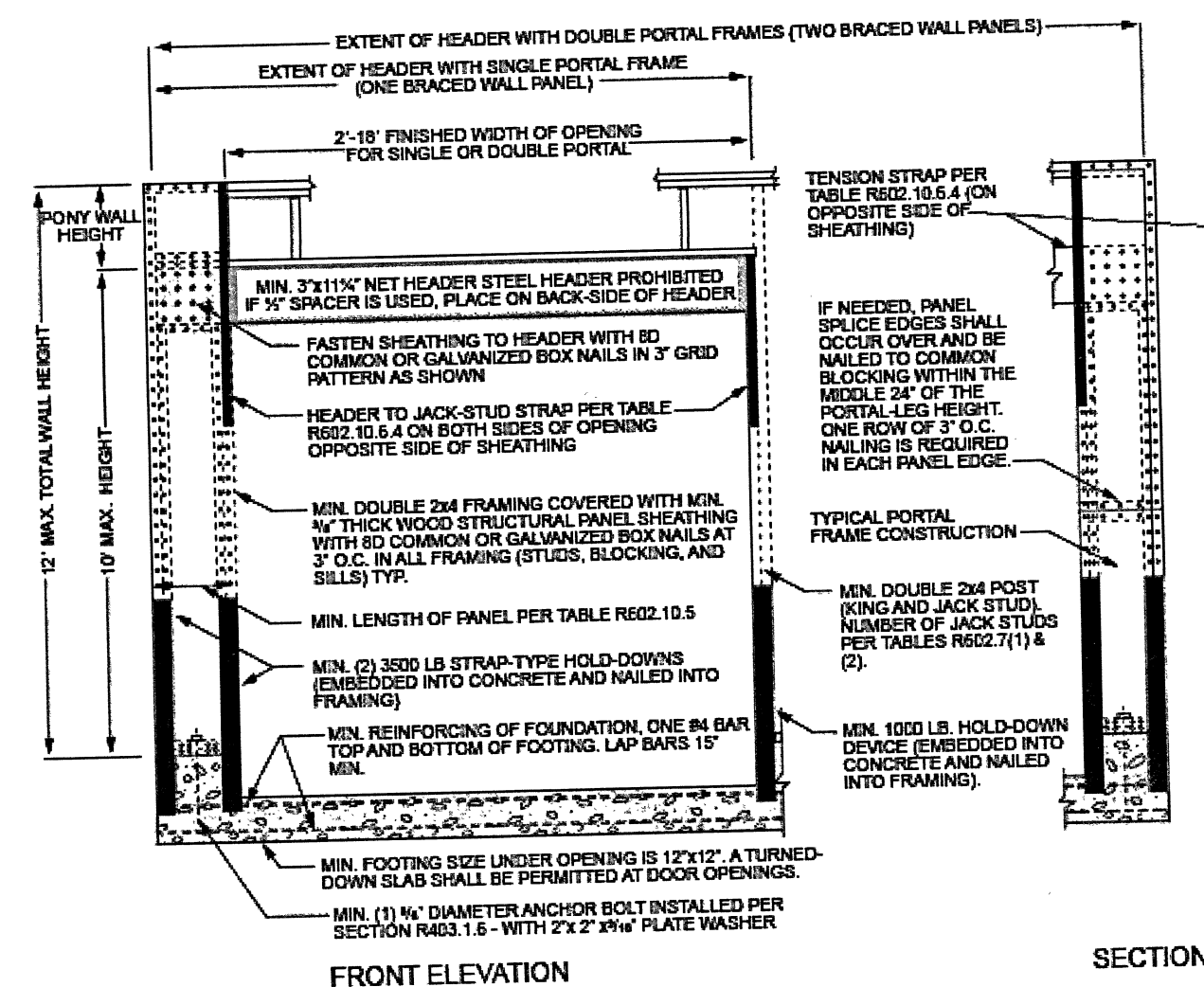
1" BOLT SPACING FOR SHEAR WALLS IS 3' OC WITH STRAPS AS NOTED.

SHEAR WALL SCHEDULE

NTS 8 D3



CHAPTER 6 WALL CONSTRUCTION

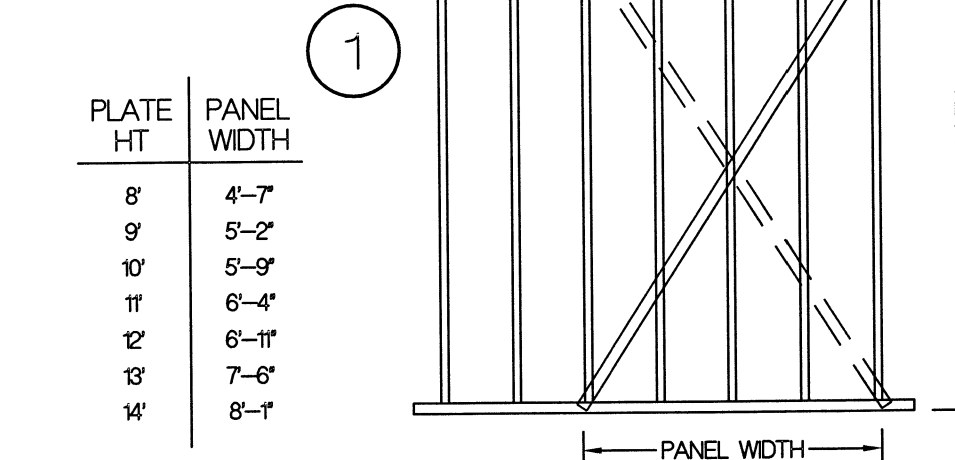


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

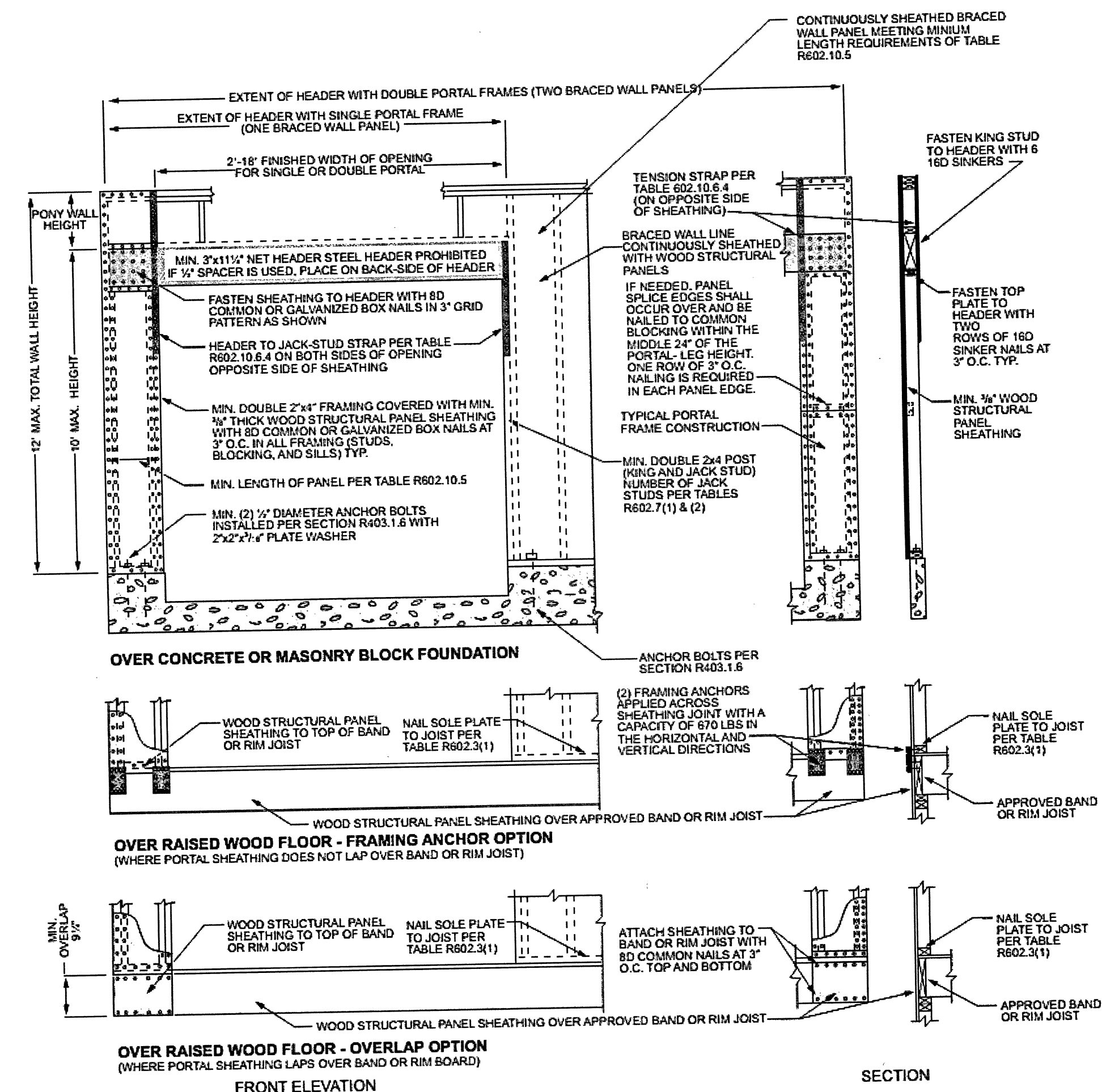
FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

LOAD TABLE

LOCATION	MIN. DL (PSF)	MIN. LL (PSF)
EXTERIOR BALCONIES	10	60
DECKS	10	40
CEILING w/o STORAGE	5	10
CEILING w/ STORAGE	10	20
NON-SLEEPING ROOMS	10	40
SLEEPING ROOMS	10	30
ROOF-LIGHT COVERING	10	25
ROOF-HEAVY COVERING	20	25

INTERIOR BRACED PANELS
w/ SIMPSON WBC STRAPNTS 1 D3 INT. BRACED WALL PANEL
LIB, METAL STRAP ALT. TO LET IN 1 X 4

CHAPTER 6 WALL CONSTRUCTION



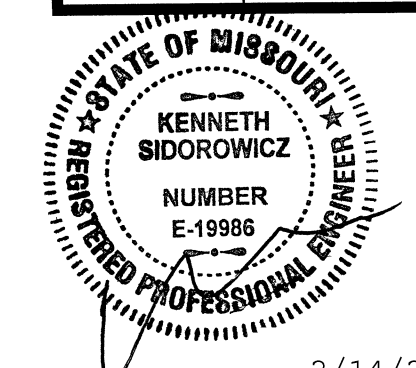
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

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