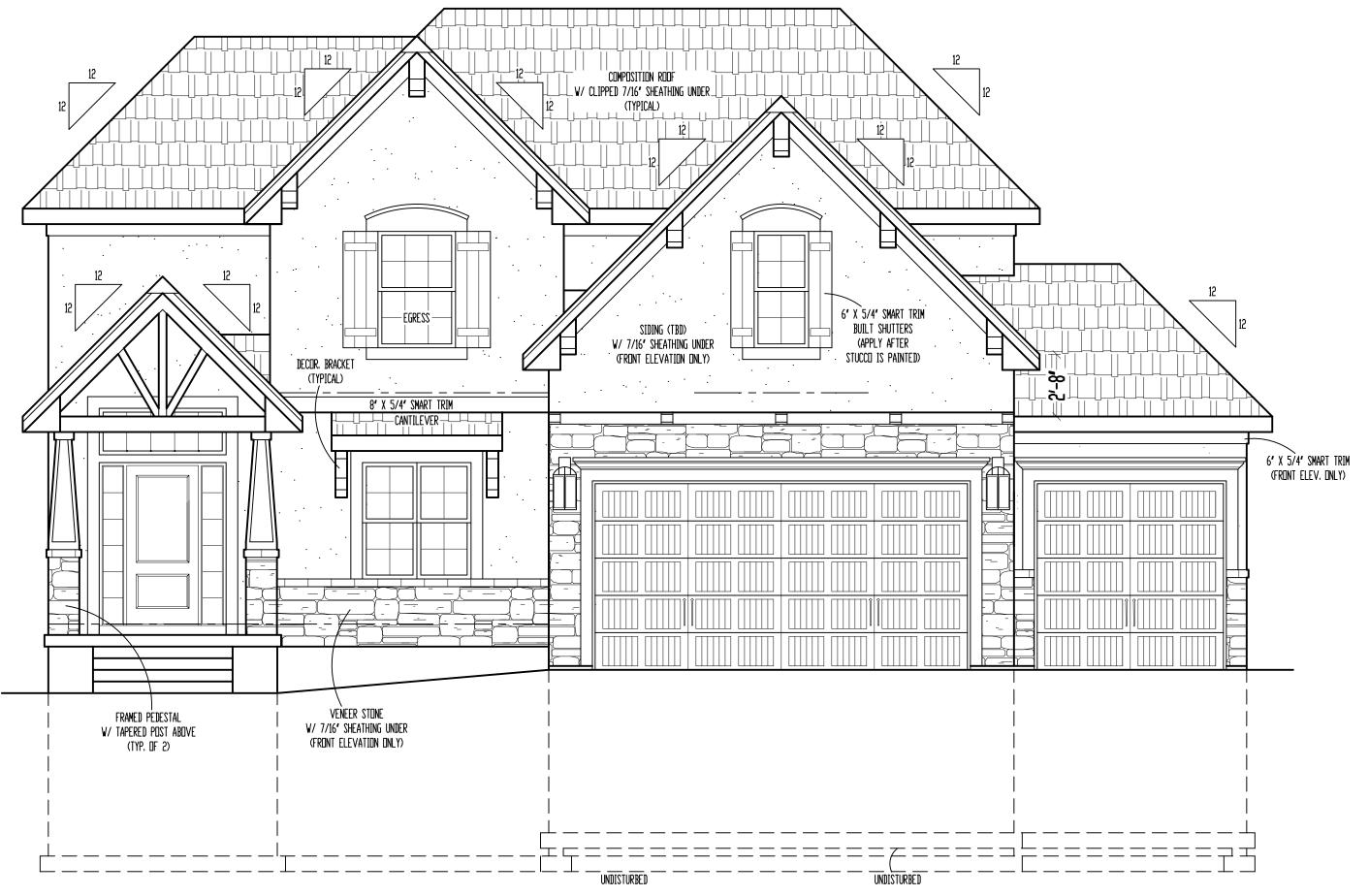
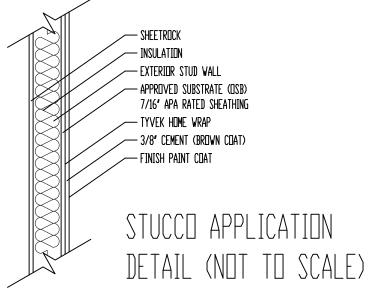
### ONE-TIME-BUILD LICENSE AGREEMENT

## NOTE: GOVERNING CODES & GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE PLANS.





# FRONT ELEVATION

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

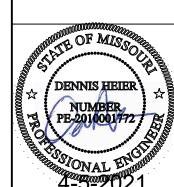


The **OAKMONT** Site Description:

Lot 736, Eagle Creek -16th Plat Street Address: 2329 SW Old Port Rd., Lee's Summit,

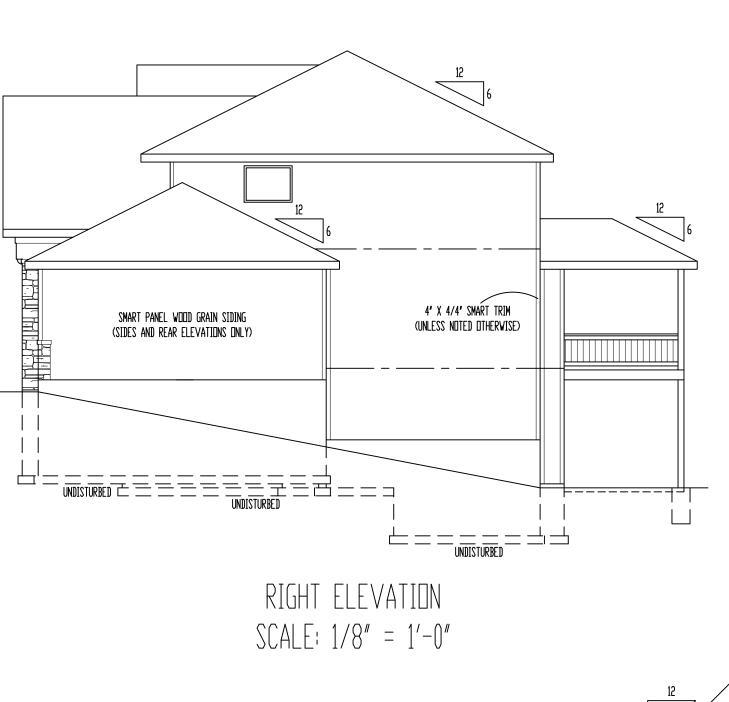
Missouri General Contractor: **IQ Construction** 

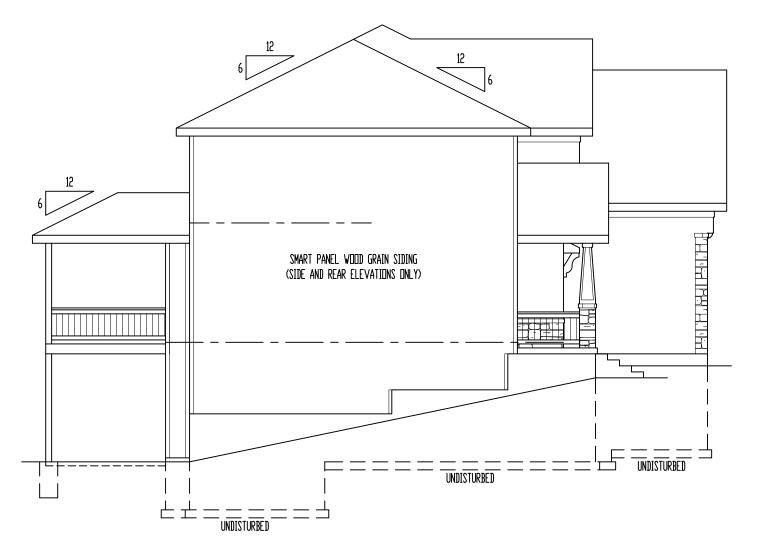
Drawing title:



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Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title: **FRONT ELEVATION** 





LEFT ELEVATION SCALE: 1/8'' = 1'-0''



REAR ELEVATION SCALE: 1/8" = 1'-0" ELEVATIONS:
SMART PANEL WOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS
COMPOSITION ROOF SHINGLES
LOCATE ROOF AND SOFFIT VENTS PER CODE
ADJUST FOUNDATION TO GRADE

DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S RESIDENTIAL DECK STANDARDS 2" X 10" #2 TTD. @ 16" D.C. FLOOR JOISTS (MAX. SPAN: 14'-0")

2' X 6' TTD. DECKING 6' X 6' TTD. POSTS 2' X 2" TTD. SPINDLES 2' X 6' TTD. TDP RAIL DETERMINE OPTIONAL STAIRS ON SITE

General Contractor: **IQ Construction** DENNIS HEIER

> Date: 3 - 31 - AD 2021 Rev. 1: Rev. 2:

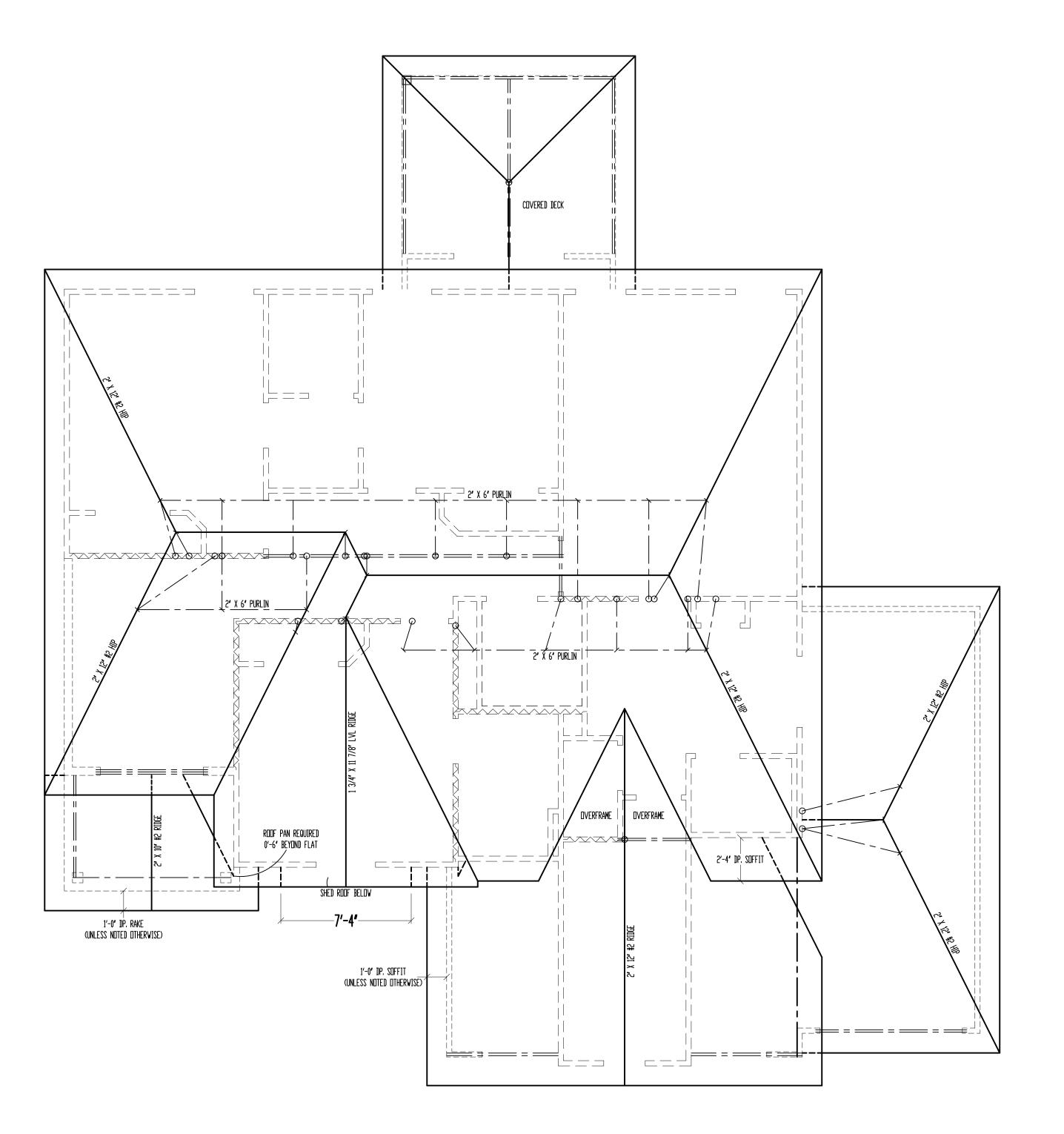
Rev. 3: Sheet Title:

SIDES & REAR **ELEVATIONS** 

Sheet No.:

Missouri

Drawing title: **The** OAKMONT Site Description:
Lot 736, Eagle
Creek -16th Plat Street Address: 2329 SW Old Port Rd., Lee's Summit,



# ROOF

30psf TOTAL LOAD [10psf DL, 20psf LL (SL)]

SEE SPAN CHARTS BELOW

	CODE MINI	MUM		_
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN	
	#2-2x6	@24″ □.C.	11'-7 <b>"</b>	
<b>&gt;&gt;&gt;</b>	#2-2x6	<b>0</b> 16 <b>′</b> □.C.	14'-2 <b>'</b>	<b>/</b> //
	#2-2x8	@24″ □.C.	14'-8 <b>'</b>	
	#2-2x8	016 <b>′</b> □.C.	17'-11 <b>'</b>	
	#2-2x10	@24″ □.C.	17'-10 <b>"</b>	

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PE	RFORMANCE (RI	ECOMMENDED)
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24″ □.C.	8'-6 <b>'</b>
#2-2x6	<b>0</b> 16 <b>′</b> □.C.	9'-9 <b>'</b>
#2-2x8	024″ □.C.	11'-3 <b>"</b>
#2-2x8	016 <b>′</b> □.C.	12'-9 <b>'</b>
#2-2x10	@24″ □.C.	14′-3 <b>′</b>
#2-2x10	<b>0</b> 16 <b>′</b> □.C.	16′-3 <b>′</b>

- #2- 2X8 UP TO 10/12 PITCH

- #2- 2X10 DVER 10/12 PITCH

- PURLIN STRUTS ARE AT 4'-0' D.C.

- ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0' - PURLINS STRUTS SHALL BE CONSTRUCTED IN A

(SEE PURLIN BRACE NOTES ABOVE) SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)

\* VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY \* SLASH IS TOP END OF BRACE ( / ), DOT IS BOTTOM OF BRACE ( o ).

\*---- DENOTES BEARING STRUCTURE

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

\*ALL RAFTERS SHALL BE 2' X 6' #2 @ 16' D.C., UNLESS NOTED OTHERWISE.

FLASHING NOTE: DRIP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.

ROOF DESIGNED FOR LIGHT ROOF COVERING

\* RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL):

	CODE MINI	MUM		_
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN	
	#2-2x6	@24″ □.C.	11'-7 <b>"</b>	
$\rangle angle angle$	#2-2x6	<b>0</b> 16 <b>′</b> □.C.	14'-2 <b>'</b>	] (((
	#2-2x8	@24″ □.C.	14'-8 <b>'</b>	
	#2-2x8	016 <b>′</b> □.C.	17'-11 <b>'</b>	
	#2-2x10	@24″ □.C.	17'-10 <b>"</b>	
	#2-2x10	<b>0</b> 16 <b>′</b> □.C.	21′-11 <b>′</b>	

HIGHER PERFORMANCE (RECOMMENDED)				
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN		
#2-2x6	@24″ □.C.	8'-6 <b>'</b>		
#2-2x6	<b>0</b> 16 <b>′</b> □.C.	9'-9 <b>'</b>		
#2-2x8	924′ П.С.	11'-3"		

DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

\* VAULTS TO BE 2x10 DEPTH \* RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)

- #2- 2X10 DVER 10/12 PITCH \* ALL HIPS & VALLEYS ARE: (UNLESS OTHERWISE NOTED) - #2- 2X8 UP TO 10/12 PITCH

\* PURLINS ARE 2X6 MIN.

- PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL

'T' CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0 <b>'</b>
(1) 2x4 & (1) 2x6	12′-0 <b>′</b>
(1) 2x6 & (1) 2x8	20′-0 <b>′</b>
(2) 2x6 & (1) 2x8	30′-0 <b>′</b>
CONSULT ARCH./ENGR. >	30′-0 <b>′</b>

\* RIDGE BRACES ARE SAME AS PURLIN BRACES-SPACING, SIZE, CONFIGURATION, & INSTALLATION \* HIP & VALLEY BRACES ARE SAME AS PURLIN

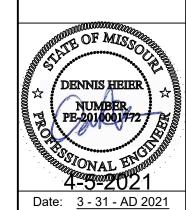
\* DENOTES BEARING WALL

\* DENOTES ROOF BRACE \*---- DENOTES PURLIN

The **OAKMONT** Site Description: Lot 736, Eagle Creek -16th Plat Street Address: 2329 SW Old Port Rd., Lee's Summit, Missouri

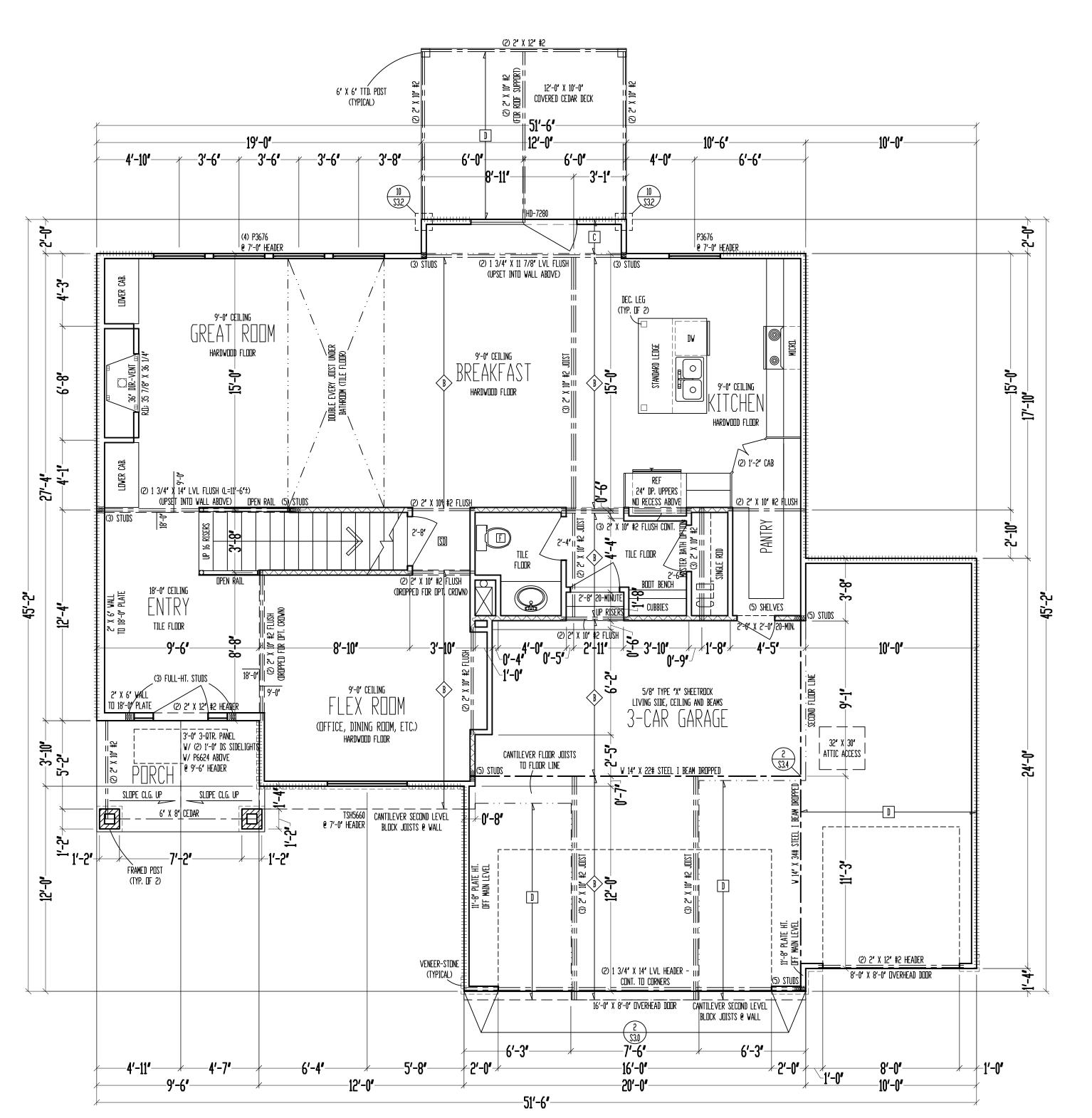
General Contractor: **IQ Construction** 

Drawing title:



Rev. 1: Rev. 2: Rev. 3:

Sheet Title: **ROOF PLAN** 



9'-0" CEILING
2" X 10" FLOOR SYSTEM
MAIN LEVEL
SCALE: 1/4" = 1'-0"

MAIN LEVEL: 1094 SQ. FT.

SECOND LEVEL: 1225 SQ. FT.

TOTAL: 2319 SQ. FT.

GARAGE: 667 SQ. FT.
UNFIN. BASEMENT: 1008 SQ. FT.
COV. DUT/LIV: 120 SQ. FT.

++++++++++++++++++++++ = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S1.1.

<u>Framing</u> Not

1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16' D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6' D.C. AT EDGES & @ 12' D.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).

8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.

9. ALL DESIGNATED 2' X 6' WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.

6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.

5. LOW TIES @ 4'-0" D.C. (TYPICAL)

10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2' X 4'S @ 16' D.C., UNLESS NOTED OTHERWISE.

12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8' D.C. MAX. (WHERE APPLICABLE.)

	JOIST SCHEDULE
$\langle A \rangle$	2" X 10" #3 FLOOR JOIST @ 16" D.C.
$\bigcirc$ B $>$	2" X 10" #2 FLOOR JOIST € 16" D.C.
С	2" X 6" #3 CEILING JOIST € 16" D.C.
D	2" X 6" #2 CEILING JOIST @ 16" D.C.

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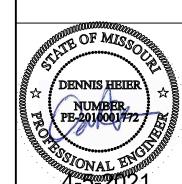
RESIDENTIAL DESIGN LLC
M/T: (816)547-4437 E: Plans@ViewpointDesign.net

The
OAKMONT
Site Description:
Lot 736, Eagle
Creek -16th Plat
Street Address:
2329 SW Old Port
Rd., Lee's Summit,
Missouri

General Contractor:

**IQ Construction** 

Drawing title:



Date: 3 - 31 - AD 2021 Rev. 1: Rev. 2:

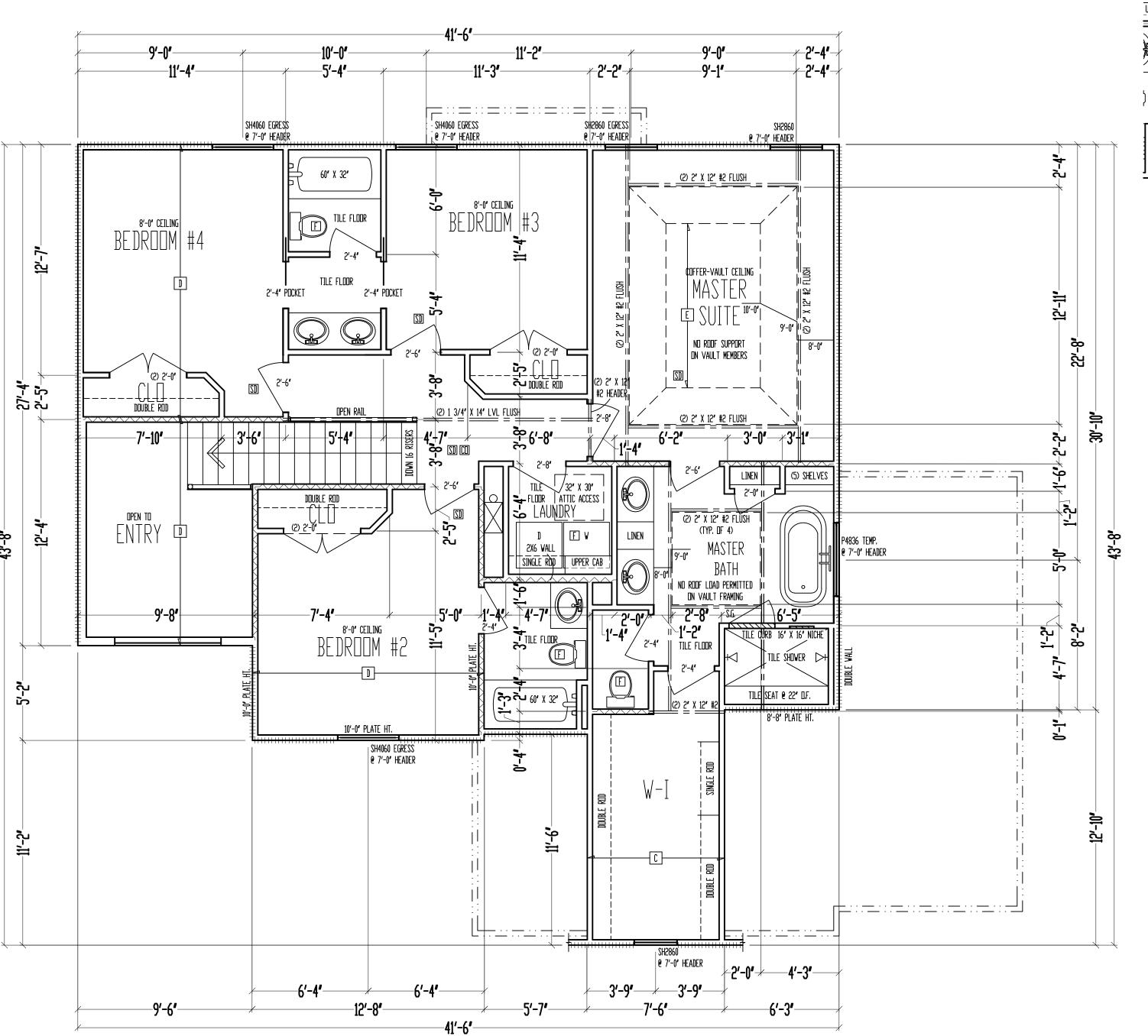
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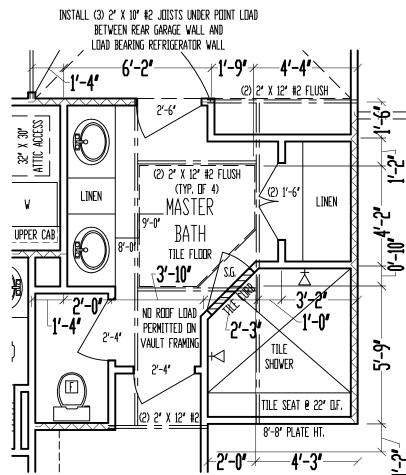
Sheet Title:
MAIN LEVEL
PLAN

Sheet No.:

A-4

OF 6





OPTION: NO TUB OR WINDOW SCALE: 1/4'' = 1'-0''

8'-0" CEILING SECOND LEVEL SCALE: 1/4" = 1'-0"

AND PER CALCULATIONS ON SHEET S1.1.

1. SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16' D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6' D.C. AT EDGES & @ 12' D.C. IN THE FIELD. SMART PANEL, DR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2, \ \ \ \ \ \ \ \ = G.B.: 1/2' Min. Gypsum Bdard over studs spaced 24' Max fastened W/ Nd. 6 - 1 1/4' type W or s DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS DNE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES) 3.  $\/\/\/\/\/\/\$  = LOAD BEARING INTERIOR WALL. 4. (2) 2' X 10' #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE. 5. LOW TIES @ 4'-0" D.C. (TYPICAL)

6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS. 7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS). 8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS 9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.

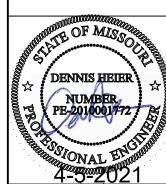
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE. 11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2' X 4'S @ 16' D.C., UNLESS NOTED OTHERWISE. 12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING

BELOW WITH 16d COMMON NAILS @ 16" D.C. MAX. (WHERE APPLICABLE.)

	JOIST SCHEDULE
С	2" X 6" #3 CEILING JOIST @ 16" D.C.
D	2" X 6" #2 CEILING JOIST @ 16" D.C.

The **OAKMONT** Site Description: Lot 736, Eagle Creek -16th Plat Street Address: 2329 SW Old Port Rd., Lee's Summit, Missouri General Contractor: **IQ Construction** 

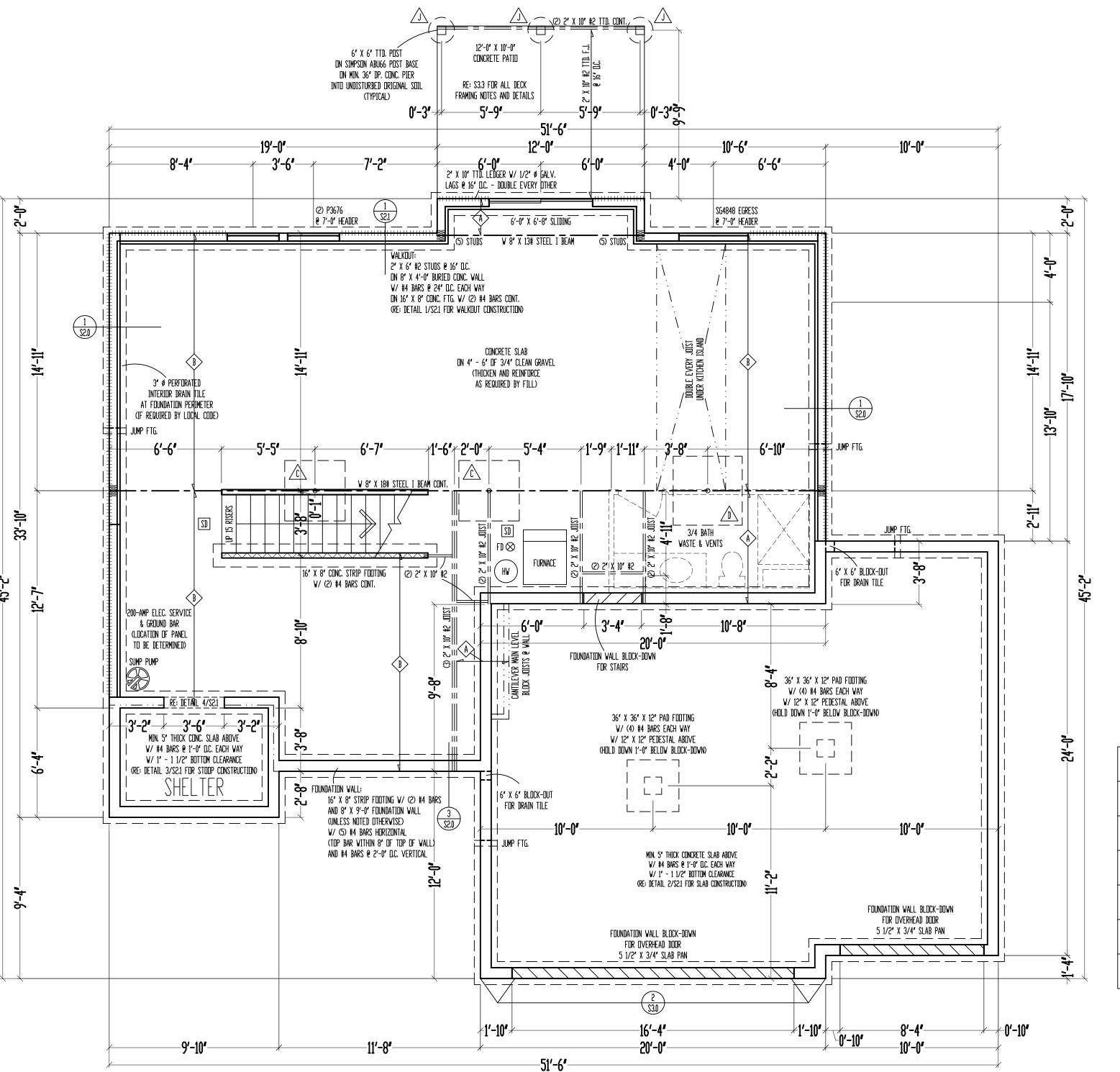
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Sheet Title: **SECOND LEVEL** 

**PLAN** 



(STEP WHERE GRADE REQUIRES)

FOUNDATION

SHEET S1.1.

1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16' D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 4" D.C. AT EDGES & @ 12" D.C. IN THE FIELD. SMART PANEL, DR

2. \ \ \ \ \ \ \ = G.B.; 1/2" MIN. GYPSUM BOARD DIVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)

3. ///////////// = LOAD bearing interior wall. 4. (2) 2' X 10' #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.

5. LOV TIES @ 4'-0" D.C. (TYPICAL) 6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.

7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JUISTS).

9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW

10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.

A GEDTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT

	21FFF CALOWN &				
	PAD FOOTING SCHEDULE				
	Â	3' X 11 GA. STEEL COLUMN ON 30' X 30' X 10' PAD FOOTING W/ (4) #4 BARS EACH WAY (12.5k)			
	B	3 1/2" X 11 GA. STEEL COLUMN DN 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (18.0k)			
3' SCH. 40 STEEL COLUMN ON 42' X 42' X 12' PAD FOOTI W/ (5) #4 BARS EACH WAY (24					
		3 1/2" SCH. 40 STEEL COLUMN DN 48" X 48" X 12" PAD FODTING W/ (6) #4 BARS EACH WAY (32.0k)			
	3 1/2" SCH. 40 STEEL COLUMN DN 54" X 54" X 14" PAD FODTING W/ (7) #4 BARS EACH WAY (40.5k)				
	F	3 1/2' SCH. 40 STEEL COLUMN DN 60' X 60' X 14' PAD FOOTING			

W/ (8) #4 BARS EACH WAY (50.0k)

STEEL COLUMN &		PIER	R FOOTING SCHEDULE
FOOTING SCHEDULE		<b>⊘</b>	12" Ø PIER FTG.
3" X 11 GA, STEEL COLUMN			
N 30' X 30' X 10' PAD FOOTING / (4) #4 BARS EACH WAY (12.5k)		<u>₩</u>	16" Ø PIER FTG.
3 1/2" X 11 GA. STEEL COLUMN N 36" X 36" X 10" PAD FOOTING		$\triangle$	18" Ø PIER FTG.
/ (4) #4 BARS EACH WAY (18.0k)		_	
3' SCH. 40 STEEL COLUMN N 42' X 42' X 12' PAD FOOTING		<u> </u>	24' Ø PIER FTG.
N 42 X 42 X 12 PAD FUUTING / (5) #4 BARS FACH WAY (24.5k)	'		
, (.), #4 DBK.\ LAL.O WAT (C4IK)	ı		

	IDIOT COLIEBUILE
	JOIST SCHEDULE
(A)	2" X 10" #3 FLOOR JOIST @ 16" D.C.
(B)	2" X 10" #2 FLOOR JOIST @ 16" D.C.

9'-0" FOUNDATION WALLS (UNLESS NOTED OTHERWISE) ON 16" X 8" STRIP FOOTINGS

2" X 10" FLOOR SYSTEM

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

EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.

11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2' X 4'S @ 16' D.C., UNLESS NOTED OTHERWISE. 12. 1/2" Ø ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" D.C. MAX. & VITHIN 6" - 12" OF END OF

VERIFIED TO BE FOUNDED ON ANYTHING SHORT OF THE AFOREMENTIONED REQUIREMENTS.

LIFF	K FUUTING 2CHEDOFF			
Ġ	12" Ø PIER FTG.			
	16' Ø PIER FTG.			
$\triangle$	18" Ø PIER FTG.			
<u>k</u>	24" Ø PIER FTG.			
JOIST SCHEDULE				
2' X 10' #3 FL NNR JNTST				

DENNIS HEIE

Drawing title:

The

**OAKMONT** 

Site Description:

Lot 736, Eagle

Creek -16th Plat

Street Address:

2329 SW Old Port

Rd., Lee's Summit,

Missouri

General Contractor:

**IQ Construction** 

Date: <u>3 - 31 - AD 2021</u> Rev. 1: Rev. 2: Rev. 3:

Sheet Title: **FOUNDATION PLAN** 

DESCRIPTION OF BUILDING ELEMENTS		
DESCRIPTION OF BOILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF 1	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	4-8d (2½" x 0.113")	TOENAIL
CEILING JOISTS TO PLATE, TOE NAIL	4-8d (2½" x 0.113")	PER JOIST, TOENAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	4-10d (3" x 0.128")	FACE NAIL
CEILING JOIST TO PARALLEL RAFTER (HEEL JOINT)	TBLE R802.5.2	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1 ¼" x 20 GA. RIDGE STRAP TO RAFTER	4-10d (3" x 0.128")	FACE NAIL, EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 ½" x 0.135") - TOENAIL; 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL
	WALL	
STUD TO STUD (NOT AT BRACED WALL PANELS)	10d (3" x 0.128")	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT NTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d (3½" x 0.135")	12" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d (3½" x 0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d (2½" x 0.131")	TOENAIL
TOP PLATE TO TOP PLATE	10d (3" x 0.128")	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 ½" x 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 ½" x 0.135")	3 EACH 16" O.C. FACE NAIL
TOP OR SOLE PLATE TO STUD, END NAIL	4-8d BOX (2 ½" x 0.113") - TOENAIL; 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL (SEE LEFT)
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128")	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1"x8" SHEATHING TO EACH BEARING	3-8d BOX (2 $\frac{1}{2}$ " x 0.113") - FACE NAIL; WIDER THAN 1"x8" - 4-8d BOX (2 $\frac{1}{2}$ " x 0.113")	FACE NAIL
	FLOOR	
JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 ½" x 0.113")	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 ½" x 0.113")	4" O.C. TOE NAIL
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½" x 0.113")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½" x 0.135")	BLIND AND FACE NAIL
2" PLANKS (PLAN & BEAM - FLOOR AND ROOF)	3-16d BOX (3 ½" x 0.135")	AT EACH BEARING, FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½" x 0.162")	END NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d BOX (3" x 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
-	4.40   POV (0.11   0.40   11)	AT EACH JOIST OR RAFTER, FACE NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	7.1

SECONDICTION OF BUILDING MATERIAL	FASTNER SCHEDULE FOR	R STRUCTURAL MEMBERS EDGE SPACING (INCHES)	L INTERMEDIATE CURRONTS (INC.) FSV
ESCRIPTION OF BUILDING MATERIAL: WOOD STRUCTURAL PANELS, SU	S DESCRIPTION OF FASTENER  BFLOOR, ROOF AND INTERIOR WALL SHE		INTERMEDIATE SUPPORTS (INCHES ARD WALL SHEATHING TO FRAMING <sup>1</sup>
¾" - ½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
<sup>19</sup> / <sub>32</sub> " - 1"	8d COMMON NAIL (2½" x 0.131")	6	12
1½" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DEFORMED NAIL	6	12
	OTHER WALL	SHEATHING 1	
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{1}{2}$ " GALVANIZED ROOFING NAIL, $\frac{7}{16}$ " HEAD DIAMETER, OR $1\frac{1}{4}$ " LONG 16 GA. STAPLE WITH $\frac{7}{16}$ " OR 1" CROWN	3	6
32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{3}{4}$ " GALVANIZED ROOFING NAIL, $\frac{7}{16}$ " HEAD DIAMETER, OR $1\frac{1}{2}$ " LONG 16 GA. STAPLE WITH $\frac{7}{16}$ " OR 1" CROWN	3	6
½" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1¼" SCREWS, TYPE W OR S	7	7
%" GYPSUM SHEATHING	1¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
w	OOD STRUCTURAL PANELS, COMBINATIO	N SUBFLOOR UNDERLAYMENT TO FRAM	ling
¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12
7⁄8" - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
1½" - 1½"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

1. IF INFORMATION LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION LISTED IN THIS TABLE

### **FOUNDATION NOTES**

- CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLARS
- THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION STANDARDS
- PROVIDE A MINIMUM 4"-DIAMETER PERFORATED DRAIN PIPE ALONG PERIMETER OF USABLE SPACE AT FOOTING LEVEL OR OTHER EQUIVALENT MATERIALS PER IRC SECTION R405.1. THE PIPE SHALL BE COVERED WITH A MINIMUM OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A
- MINIMUM 20 GALLON SUMP PIT FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY SOIL WITH THE AFOREMENTIONED MINIMUM PROPERTIES.
- 5. FOOTINGS SHALL BE A MINIMUM OF 16" WIDE x 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLERANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE FOR FROST PROTECTION.
- CONCRETE PADS SUP0PORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 1'-0" DEEP WITH A MINIMUM OF (4) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE
- FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HOIZONTAL GRADE 40 #4 BARS AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0
- REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)
- INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND. GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES
- 11. IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER
- SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH 1/2" Ø ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" INTO CENTER OF WALL STEM AND SHALL BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. (OR AS NOTED ON PLANS) AND SHALL BE INSTALLED WITHIN 6" TO 12" OF EACH END OF EACH SILL PLATE LENGTH, PER IRC SECTION R403.1.6
- 13. FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET
- 14. THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR. ABOVE GRADE

MINIMUM OF 1/8

- 15. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS 16. ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 - 2x10's, UNLESS NOTED OTHERWISE
- BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A
- ALL HEADERS/BEAMS SHALL BEAR ON A MINIMUM OF (2) 2x4 POSTS (KING AND JACK STUDS), UNLESS NOTED OTHERWISE
- WHERE JOISTS SPAN PARALLEL TO FOUNDATION, BLOCKING SHALL BE PROVIDED IN THE TWO SPACES MOST ADJACENT TO THE FOUNDATION WALL AT 4'-0" O.C. FOR THE PURPOSE OF TRANSFERRING LATERAL FOUNDATION WALL LOAD TO THE FLOOR DIAPHRAGM. FASTEN JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10d NAILS. IF MECHANICAL DUCTWORK IS INSTALLED IN ONE OF THESE FIRST TWO BAYS, FASTEN 2x4's FLAT AT 4'-0" O.C. BETWEEN JOIST(S) AND/OR SILL AND PROVIDE BLOCKING AS PRESCRIBED ABOVE IN THE NEXT TWO JOIST BAYS. SECURE 2x4's TO JOIST(S)/SILL PLATE WITH (4) 10d NAILS
- 21. ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT
- 22. JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD. JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE **COLD-FORMED STEEL JOIST HANGERS**
- JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID BLOCKING MIN. 1/4" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
- ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
- 26. ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3.
- ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ⅓ OF VERTICAL DISTANCE BETWEEN CEILING AND
- BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
- PER IRC SECTION 501.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)
- ENGINEERED LVL's SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi
- ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. ½" x 2" BOLTS SHALL THEN BE
- INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR. 33. WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED
- IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.
- 34. ALL ROOF SHEATHING SHALL BE  $\frac{7}{16}$ " OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

- 35. GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION 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 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 5'-0" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0"
- 36. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

37. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/2" TO 1/2" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN  $\chi_{50}$  OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

## **EMERGENCY EGRESS**

- 38. PROVIDE A MINIMUM OF ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 2'-0" AND A MINIMUM WIDTH OF 1'-9". IN ADDITION, THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 3'-8" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.
- 39. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENT (IF APPLICABLE). ALARMS SHALL BE HARDWIRED TOGETHER SO THAT THE ACTIVATION OF ONE SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA.

### MASONRY VENEER

- 40. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS THAN 5/4" MORTAR OR GROUT COVER TO OUTSIDE FACE
- 41. VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 1/8"
- 42. EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY.
- VENEER TIES AROUND WALL OPENINGS: ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING.

- 44. DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1%" SOLID CORE OR HONEY-COMBED STEEL
- DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE 45. VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST
- LOADING PER DASMA 108 AND ASTM E 330-96 PER IRC 2018

### GARAGE NOTES (CONTINUED)

- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM  $\frac{5}{8}$ " GYP. BOARD APPLIED TO THE GARAGE SIDE OF FRAMING. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE GARAGE CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM %" TYPE X GYP. BOARD. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS
- SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH %" GYP. BOARD. GARAGE DOOR H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING AND SHALL BE FASTENED WITH 2%" x 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 31/4" x 0.120" NAILS THROUGH THE JAMB INTO THE HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

### DESIGN LOADING (PER TABLE R301.5)

MINIMUM UNIFORMLY DISTRIB		
USE	LIVE LOAD	DEAD LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10
BALCONIES (EXTERIOR) AND DECKS	40	10 <sup>d</sup>
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS <sup>a</sup>	200 <sup>c</sup>	-
GUARDRAIL IN-FILL COMPONENTS <sup>b</sup>	50 <sup>c</sup>	-
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION
ROOMS OTHER THAN SLEEPING ROOM	40	10 <sup>d</sup>
SLEEPING ROOM	30	10 <sup>d</sup>
STAIRS	40	10 <sup>d</sup>

a. A single concentrated load applied in any direction at any point along the top

b. Guard in-fill components (all those except the handrail), ballusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.

c. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.

d. An additional dead loading of 10 psf shall be applied where thinset tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed

### INSULATION/EFFICIENCY

- BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102.1.1 OR THF 2012 IECC (SEE SHEET S3.1 FOR FRAMING DETAILS AND TABLES ON THIS SHEET FOR MORE INFORMATION)
- CATHEDRAL -VAULTED CEILING FRAMING SHALL BE FRAMED WITH A MINIMUM INSULATION VALUE OF R-38. IF VAULTED RAFTERS DO NOT PROVIDE REQUIRED DEPTH TO ACHIEVE R-38 INSULATION BUILDER SHALL FUR DOWN RAFTERS PER DETAILS PROVIDED ON

INSULATION AND FENESTRATION REQUIRE	MENTS BY COMPONENT (TABLE N1102.1.1)
CLIMATE ZONE	4-A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENSTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	15
MASS WALL R-VALUE	8 / 13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
SLAB R-VALUE AND DEPTH	10 AT 2'-0"
CRAWL SPACE WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
DUCTWORK EXPOSED TO OUTSIDE AIR R-VALUE	8
DUCTWORK NOT EXPOSED TO OUTSIDE AIR R-VALUE	6
CATHEDRAL VAULTED CEILING R-VALUE	38

N1103 2 2 (R403 2 2) SEALING (MANDATORY) DUCTS AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2018 IRC **EXCEPTIONS:** 

- AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS
- WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
- CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.

DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

- POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA

**EXCEPTION:** THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

ME		N SYSTEM FAN EFFICA	
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOODS	ANY	2.8	ANY
IN-LINE FAN	ANY	2.8	ANY
BATHROOM, UTILITY ROOM	10	1.4	90
BATHROOM, UTILITY ROOM	90	2.8	ANY



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### RESIDENTIAL SEISMIC & WIND ANALYSIS DETERMINE WEIGHT OF HOUSE: CALCULATED VALUE LOCATION ROOF CEILING SECOND FLOOR WALL LENGTH (ft) WALL HEIGHT (ft) WALL UNIT WT. (psf) WEIGHT (lbs) FIRST FLOOR EXT. WALL DL 19334 WEIGHT (lbs) DEAD LOAD (psf) AREA (ft2) SECOND FLOOR INT. PARTITION WALL DL FIRST FLOOR INT. PARTITION WALL DL

	PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED)						
FRONT-TO-BACK				SIDE-TO-SI	DE		
	AREA	LOAD			AREA	LOAD	
SLOPED ROOF	272	2289		SLOPED ROOF	233	1982	
VERT. ROOF	25	307	CUMULATIVE	VERT. ROOF	0	0	CUMULATIVE
2ND	373.5	4681	7277	2ND	388.53	4851	6833
1ST	566.5	6963	14240	1ST	496.87	6177	13010
BSMT <sup>a</sup>	0	0	0	BSMT	144	2039	8544
PRESSURE (PSF) - PER		) - PER ASCE CH. 6					
	SLOPED ROOF	ZONE B	9.7		ZONE C	11.3	2a (FIG. 28.6-1, ASCE7)
	WALL/VERT. ROOF	ZONE A	14.2		ZONE D	7.7	9.034
1	MEAN ROOF HT h		26			<u> </u>	-

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.

 $q_{z10}$ =0.00256 $K_zK_{zt}K_dV^2$  (ASCE7-10 Velocity Pressure)  $q_{z10\_ASD}$ =0.6 $q_{z10}$  (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

2ND FLOOR TRIBUTARY WEIGHT 1ST FLOOR TRIBUTARY WEIGHT 43038.88 77660.76 BASEMENT TRIBUTARY WEIGHT 77660.76  $S_S$  (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP) F<sub>a</sub> (from ASCE7 Table 11.4-1) S<sub>DS</sub> (= 2/3 \* S<sub>S</sub> \* F<sub>a</sub>) R (from ASCE7 Table 12.2-1)

		SEISMIC SHEAR		
LOCATION			From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S <sub>DS</sub> * W / R) (lbs.)
2ND FLOOR				1017
1ST FLOOR				1835
BASEMENT				1835

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 6" OC Edgas, 6" OC Field For 24" stud specing, 12" OC Field For 16" stud specing	155	per IBC, Table 2306.3(1)
Exterior (Option #2)	7/16* APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 4" OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	230	per IBC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 3" OC Edges, 6" OC Field For 24" stud specing, 12" OC Field For 16" stud specing	310	per IBC, Table 2306.3(1)
Exterior (Option #4)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 6" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	220	AF&PA SDPWS Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AF&PA SDPWS Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AF&PA SDPWS Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 <sup>1</sup> / <sub>4</sub> " Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR SECOND FLOOR	4
EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	4
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	5

WIDTH OF 1ST STORY (FT.)	51.5	WIDTH OF 2ND STORY (FT.) 41.5
DEPTH OF 1ST STORY (FT.)	45.17	DEPTH OF 2ND STORY (FT.) 43.17
BACK WALL OF GARAGE (FT.)	0	
GAR. WALL: 1=F-B, 2=S-S	2	

12.0%

1.6

0.128

6.5

EXTERIOR STRUCTURAL WALL LENGTHS (ft.) & RESISTANCES								
SEISMIC						WIND		
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
2ND FLOOR	49	13720	48	13440	49	19208	48	18816
1ST FLOOR	56	15680	36	10080	56	21952	36	14112
ASEMENT 0 0 23 8740					0	0	23	12236
				·	,		•	•

	ADDITIONAL RESISTANCE REQUIRED		
	SEISMIC	WIND	
2ND FLOOR FRONT-TO-BACK	0	0	
2ND FLOOR SIDE-TO-SIDE	0	0	
1ST FLOOR FRONT-TO-BACK	0	0	
1ST FLOOR SIDE-TO-SIDE	0	0	
BASEMENT FRONT-TO-BACK	0	0	
BASEMENT SIDE-TO-SIDE	0	0	

Anchor Bolt Spacing	(in.)	16d Nail Spacing req'd at b	oottom plate (in.)
diameter (in.)	0.5	2nd Floor F-B	34
Shear value (per NDS)	944	2nd Floor S-S	41
Spacing F-B (inches)	115.0	1st Floor F-B	17
spacing S-S (inches)	143.5	1st Floor S-S	21

	RESISTANCE REQUIRED IN ADDITION TO RESISTANCE PROVIDED BY EXTERIOR WALLS**									
		PORTAL FRAMES OR PERF. SHEAR WALL RESISTANCE	INTERIOR X-BRACES (325#/BRACE)	INTERIOR WALL LENGTH W/ 1/2" GYPSUM BOARD PER TABLE (FT.)	INT. WALL LENGTH SHEATHED W/ OSB (TOTAL LENGTH, ONE SIDE, FT.)	RESISTANCE PROVIDED BY ADDITIONAL METHODS (POUNDS)	OK?			
2ND FLOOR FRONT-TO-BACK	0					0	YES			
2ND FLOOR SIDE-TO-SIDE	0					0	YES			
1ST FLOOR FRONT-TO-BACK	0					0	YES			
1ST FLOOR SIDE-TO-SIDE	0					0	YES			
BASEMENT FRONT-TO-BACK	0					0	YES			
BASEMENT SIDE-TO-SIDE	0					0	YES			
**NOTES: 1) SEE ATTACHED CALCUL ATIO	NO FOR RODTAL FRAME	OD DEDEODATED OU	EAD WALL DECICEANCE	CADACITIES (IS ADDITIONALE)						

\*\*NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE),
2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION, 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING
PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER

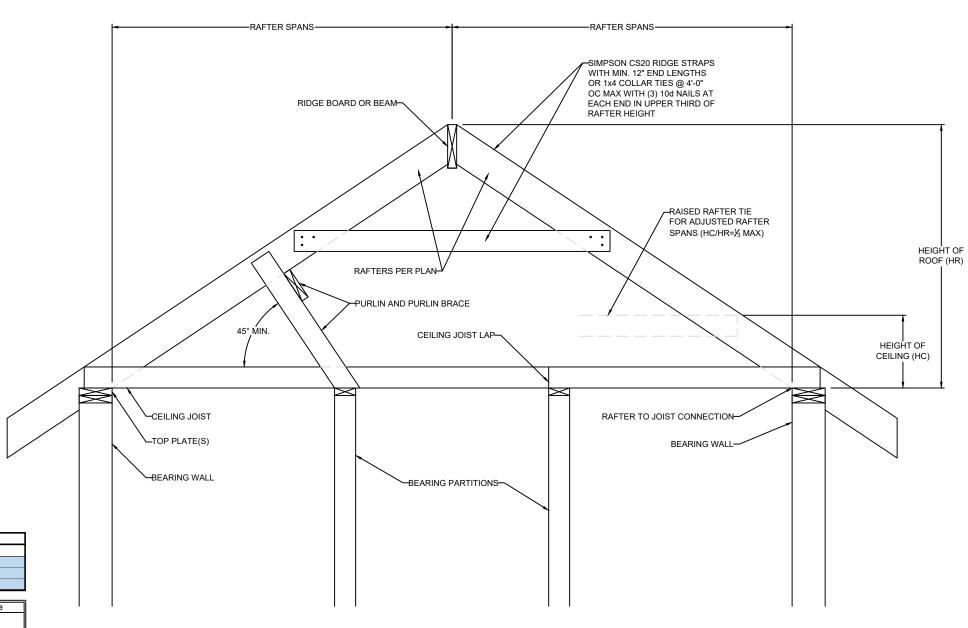
ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRED

				WIND UPLIFT	ANALYSIS		
	X/12	DEGREES			_		
ROOF PITCH (MAX)	ROOF PITCH (MAX) 12 45.0 PITCH OF 6 OR LESS: EOH -13.3, E -7.2, G -5.2						
		ASCE 7					
	LENGTH (FT.) PRESSURE (PSF) LINEAL FT. OF OH UPLIFT PER FT* (LBS)						
OVERHANG	1	-1.08	195.34	-1.08			
	TOTAL AREA (FT <sup>2</sup> )	ZONE E AREA (FT <sup>2</sup> )	ZONE G AREA (FT <sup>2</sup> )	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)
MAIN ROOF**	2326.255	1203.364936	1122.890064	-1.08	-0.36	-1704	-8.8
*ALONG PERIMETER	*ALONG PERIMETER TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)					UPLIFT OK	
**INSIDE EXTERIOR \	WALLS	RESISTANCE DUE TO DEAD	WEIGHT & (3) 10d TOENAILS	3	251.6		

THE CONTINUOUS STRUCTURAL PANEL SHEATHING BRACING METHOD REQUIRES USE OF THE ABOVE TABLE FOR SHEATHING OF THE ENTIRE STRUCTURE. IN ADDITION, FRAMING MEMBERS SHALL BE @ 16" O.C. MAX., UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS

ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #/FT AND INCREASED BY 40% FOR WIND LOADS, PER VALUES IN 2012 IBC SECTION 2306 AND AF&PA SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 240 A WIND SHEAR VALUE OF 335#/FT - 40% GREATER THAN THAT OF SEISMIC)

NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION



1 BRACED RAFTER CONSTRUCTION S1.1 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



CLIENT: IQ CONSTRUCTION, LLC

SPEC - THE OAKMONT , EAGLE CREEK - 16TH EGC736 S LOT 736, TITLE: JOB

귑

, MISSOURI

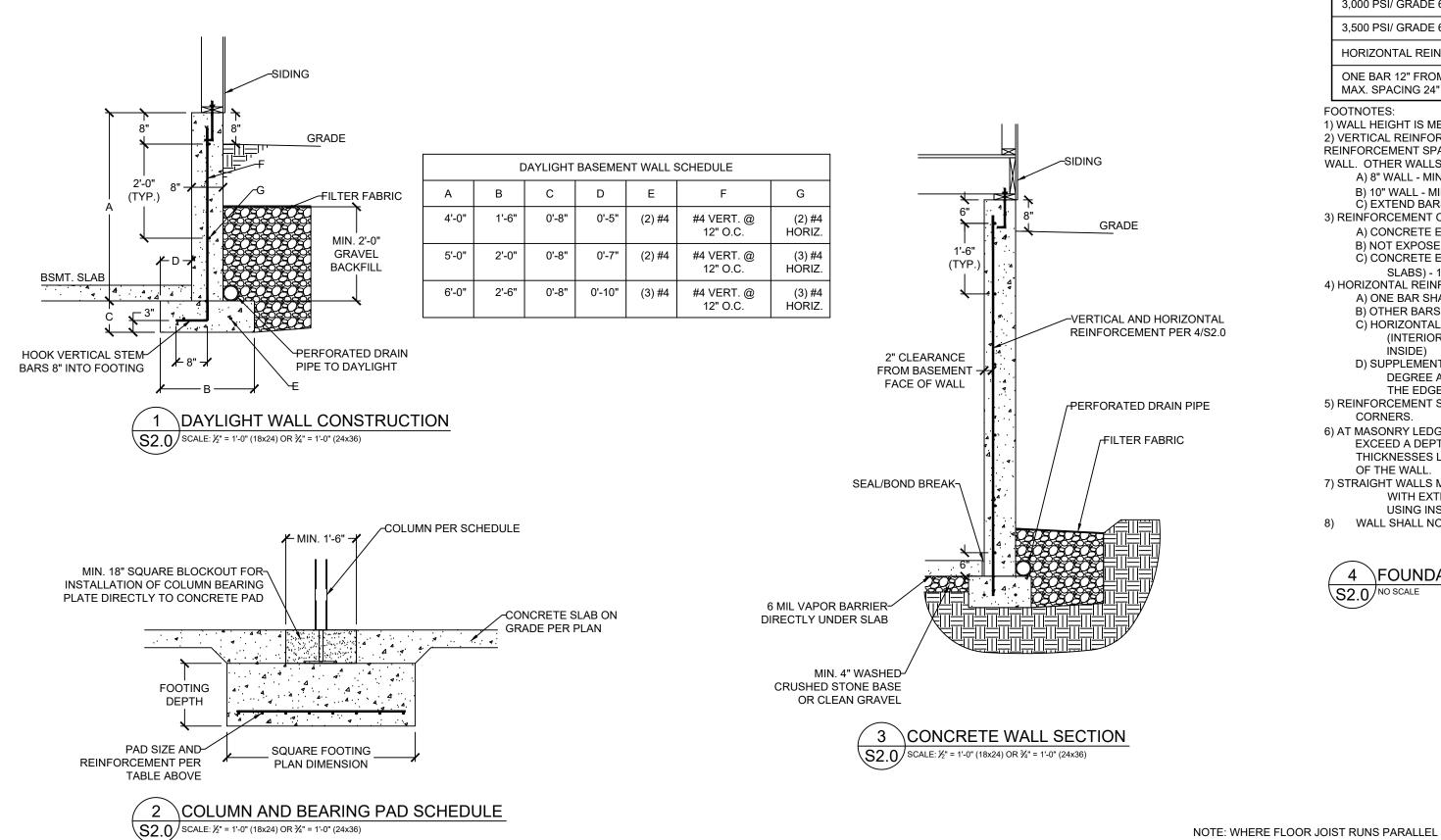
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LOCATION:



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ENGI JOB I	NEER: DM NO. 332 :: 04-05	UL 1H 27 5-21	A1	CED BY	) <b>\</b>	IS +
ENGI JOB I	NEER: DM NO. 332 :: 04-05	UL 1H 27 5-21	A1	CED BY	) <b>\</b>	IS +
ENGI JOB I	NEER: DM NO. 332 :: 04-05	UL 1H 27 5-21	A1	CED BY	) <b>\</b>	IS T



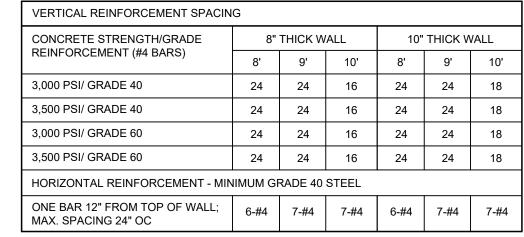
TYPICAL CORNER REINFORCEMENT:

AT LEAST (1) #4 BAR 48" LONG @

AS CLOSE AS PRACTICAL TO THE CORNER

EACH INSIDE CORNER

NOTE: WHERE OPENINGS OR ABRUPT ELEVATION CHANGES OCCUR IN THE TOP OR BOTTOM OF THE WALL AT LEAST ONE #4 BAR 48" LONG SHALL BE DIAGONALLY



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 REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:

A) 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE

B) 10" WALL - MINIMUM 63/4" FROM THE OUTSIDE FACE C) EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL

3) REINFORCEMENT CLEARANCES:

A) CONCRETE EXPOSED TO EARTH - MINIMUM 11/2"

B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) -3/4" C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY

SLABS) - 1½" 4) HORIZONTAL REINFORCEMENT:

A) ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL

B) OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC C) HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE

D) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.

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

6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3\%". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL. FOR WALL THICKNESSES LESS THAN 4" PROVIDE #4 BARS AT MAX. 24" OC TO WITHIN 8" OF THE TOP

7) STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS

8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

\FOUNDATION WALL REINFORCEMENT TABLE



-SLAB PER PLAN, IF APPLICABLE

PER PLAN

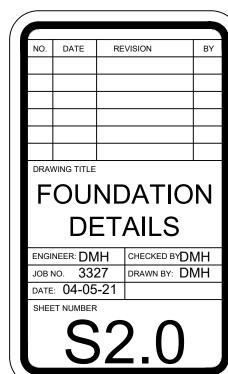
✓ PER PLAN

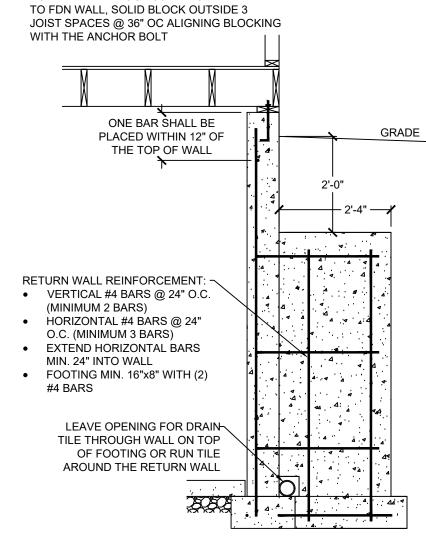
✓



THE OAKMONT E CREEK - 16TH F MISSOURI ', щ SUMMIT, SPEC. EGC736 8 LOT 736, S LEE TITLE: JOB

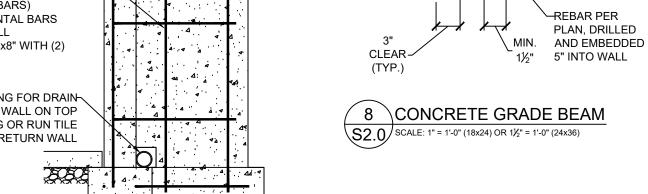
**DENNIS HEIER** NUMBER PE-2010001772





\RETURN WALL DETAIL

S2.0/SCALE:  $\frac{1}{2}$ " = 1'-0" (18x24) OR  $\frac{3}{4}$ " = 1'-0" (24x36)



3" CLEAR (TYP.)



4 4 4 4

-CONTINUOUS FOOTING

AND REBAR THROUGH

6'-0" MAX.

SOLID JUMP

MAX. 12" BLOCKOUT FOR

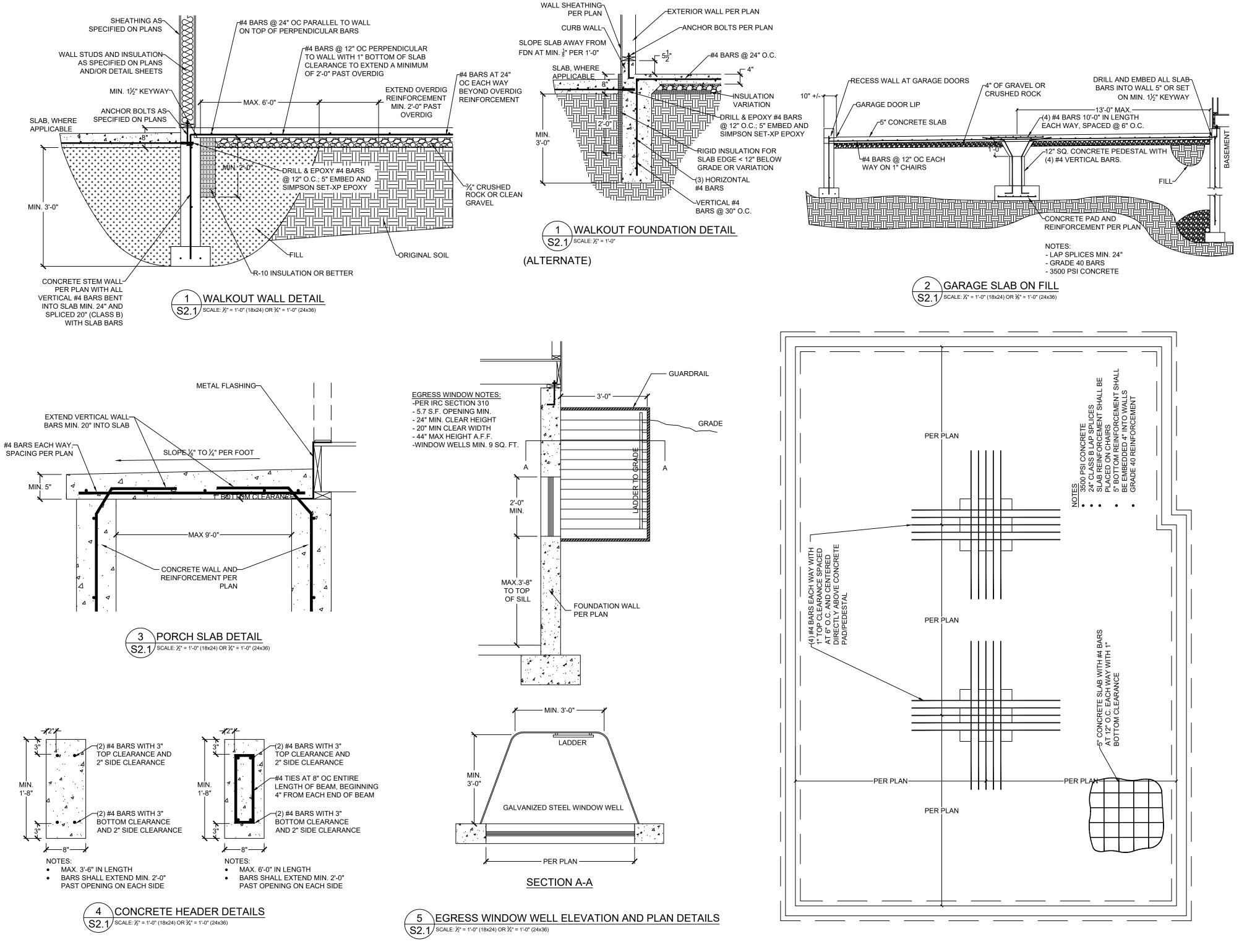
FORM PLACEMENT AND

TO EXTEND DRAIN TILE

MIN. (2) #4 BARS EXTENDING 24"

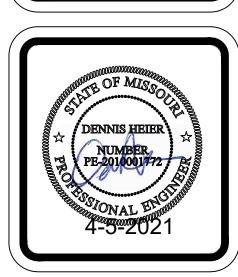
PAST OVER-EXCAVATION AND INTO INTERSECTING WALL



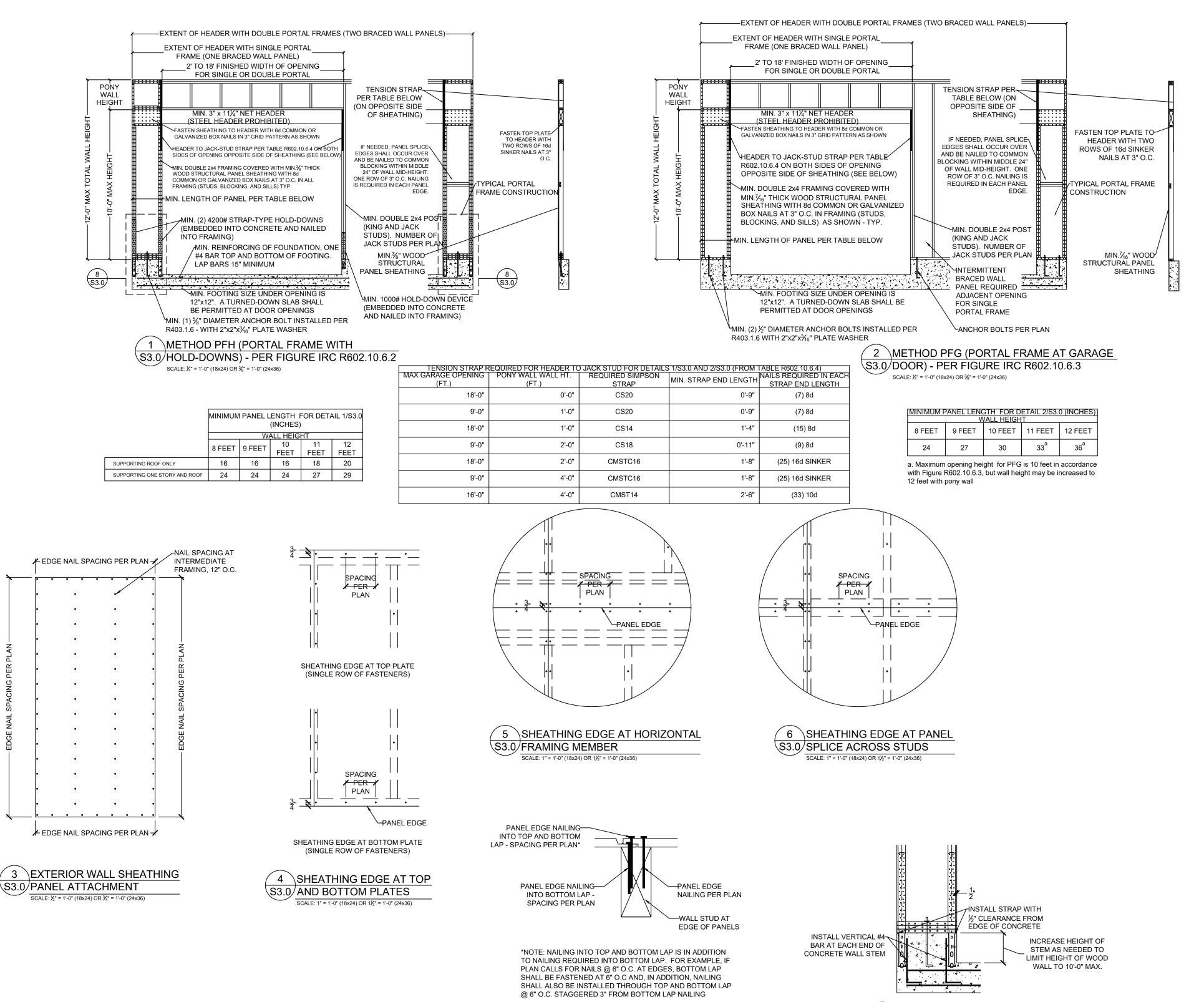




CLIENT: IQ CONSTRUCTION, LLC
JOB TITLE: EGC736 SPEC - THE OAKMONT
LOT 736, EAGLE CREEK - 16TH PLAT
LOCATION: LEE'S SUMMIT, MISSOURI



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\FASTENING INSTRUCTIONS FOR

S3.0 SHIPLAP PANEL SHEATHING

SCALE: 4" = 1'-0" (18x24) OR 6" = 1'-0" (24x36)



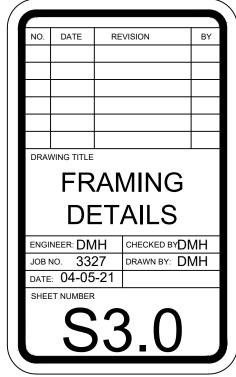
CLIENT: IQ CONSTRUCTION, LLC
JOB TITLE: EGC736 SPEC - THE OAKMONT
LOT 736, EAGLE CREEK - 16TH PLALOCATION: LEE'S SUMMIT, MISSOURI

DENNIS HEIER

NUMBER

PE-2010001772

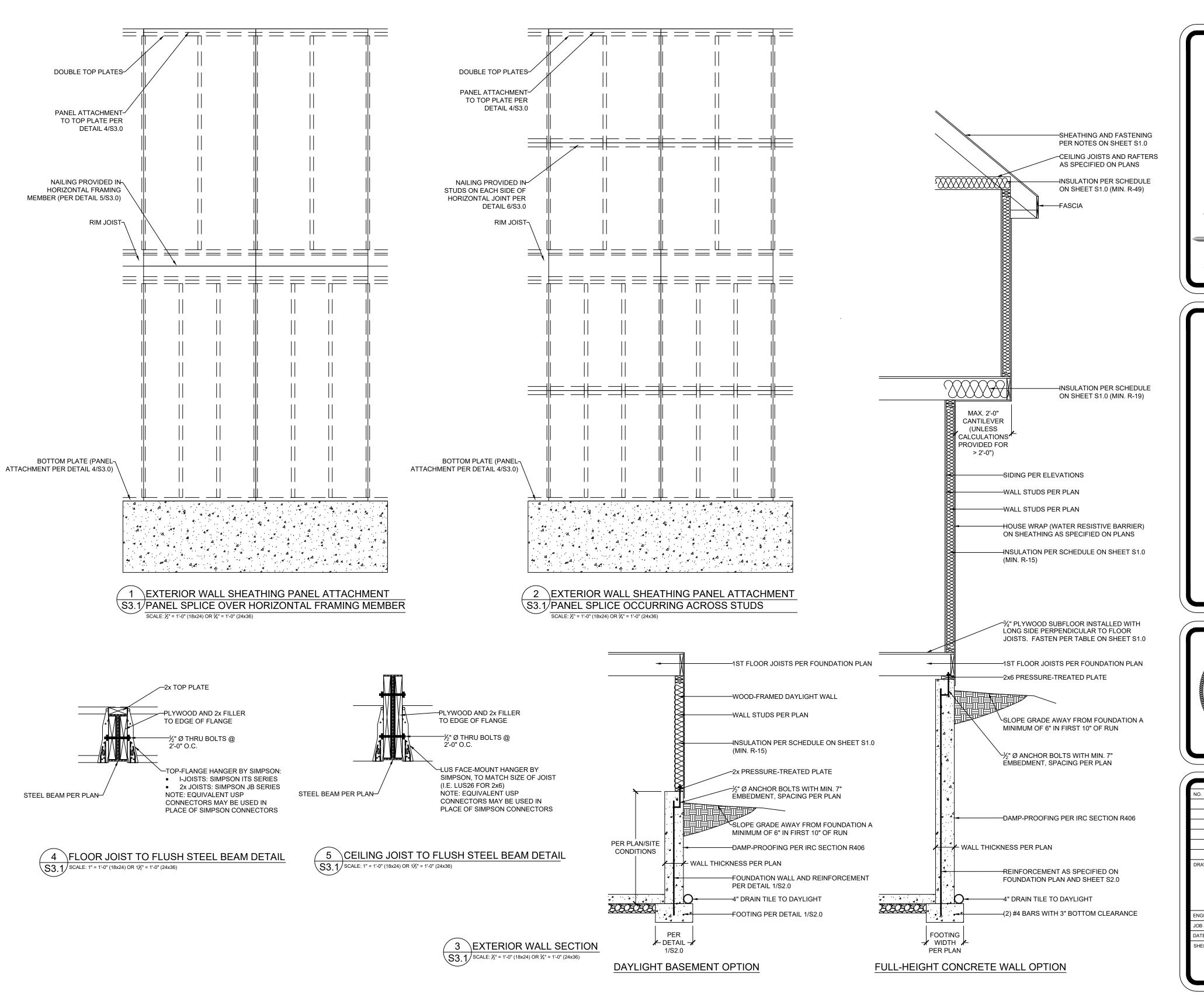
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GARAGE HOLD-DOWN

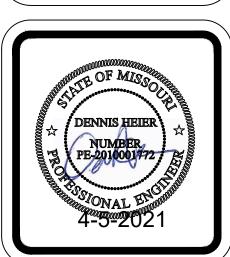
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

S3.0/STRAP INSTALLATION



-STRUCTURAL-STRUCTURALENGINEERING, LLC
14718 NW PELIA STREET \* PORTLAND, OREGON 97229
OFFICE, 971,255,6099 \* MOBILE; 971,255,6099 \*
EMAL; PENNIS@VISTASTRUCTURAL, COM

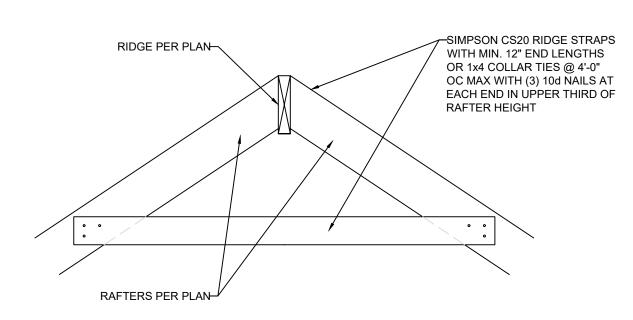
CLIENT: IQ CONSTRUCTION, LLC
JOB TITLE: EGC736 SPEC - THE OAKMONT
LOT 736, EAGLE CREEK - 16TH PLAT
LOCATION: LEE'S SUMMIT, MISSOURI

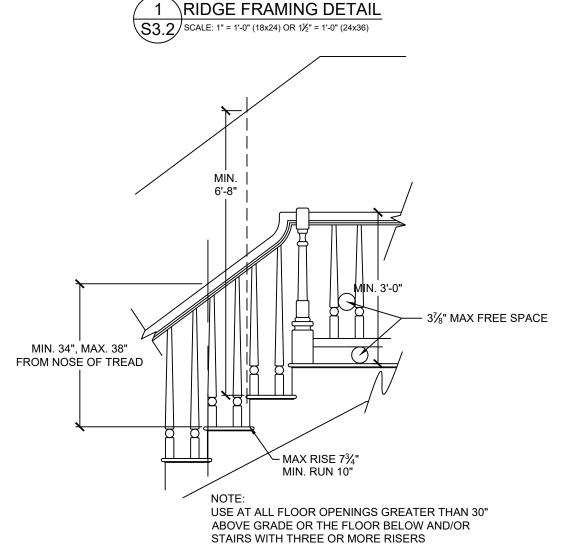


DRAWING TITLE

FRAMING
DETAILS

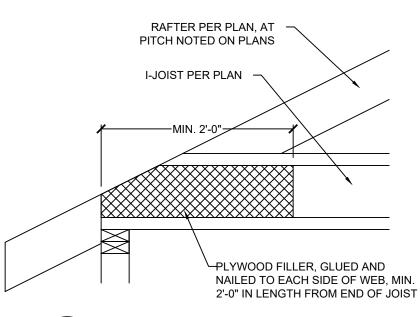
ENGINEER: DMH
JOB NO. 3327
DAWN BY: DMH
DATE: 04-05-21
SHEET NUMBER



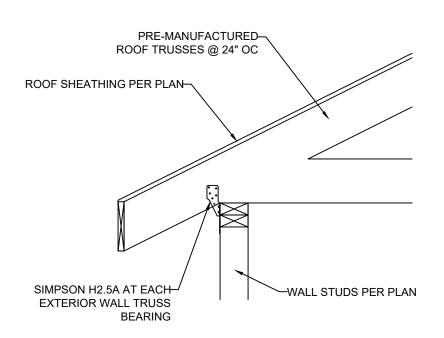


4 \STAIR AND HANDRAIL/GUARDRAIL DETAIL

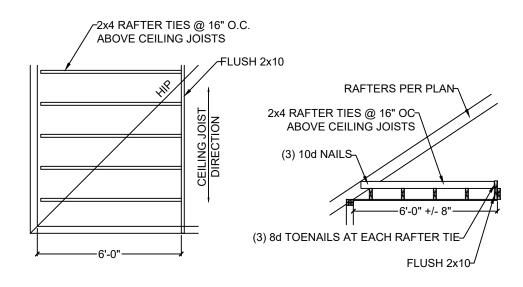
S3.2/SCALE:  $\frac{1}{2}$ " = 1'-0" (18x24) OR  $\frac{3}{4}$ " = 1'-0" (24x36)



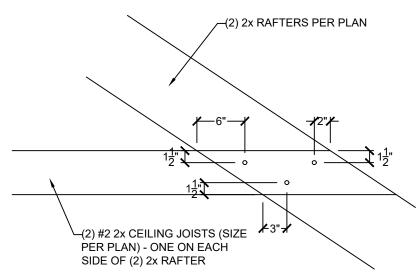




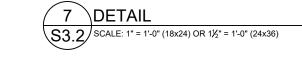
## TRUSS CONNECTION TO EXT. WALL BEARING $\frac{\text{S3.2}}{\text{SCALE: 1" = 1'-0" (18x24) OR 1}_{2}^{\text{"}}} = 1'-0" (24x36)$



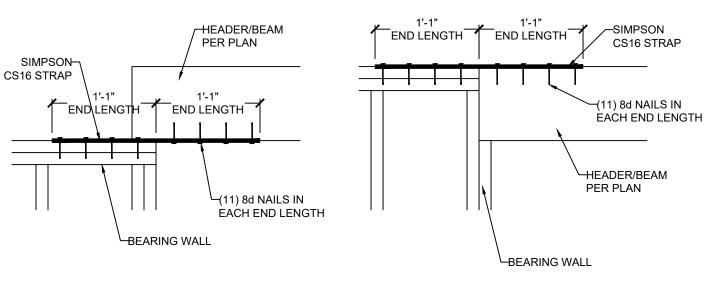
### 5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS \$3.2\scale: \( \lambda'' = 1'-0" \) (18x24) OR \( \lambda'' = 1'-0" \) (24x36)

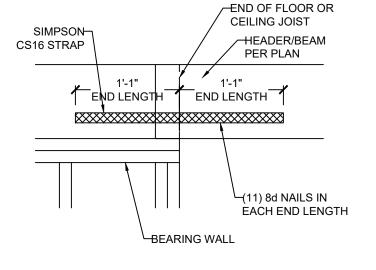


6 \FIELD-CONSTRUCTED A-FRAME DETAIL \$3.2\scale: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

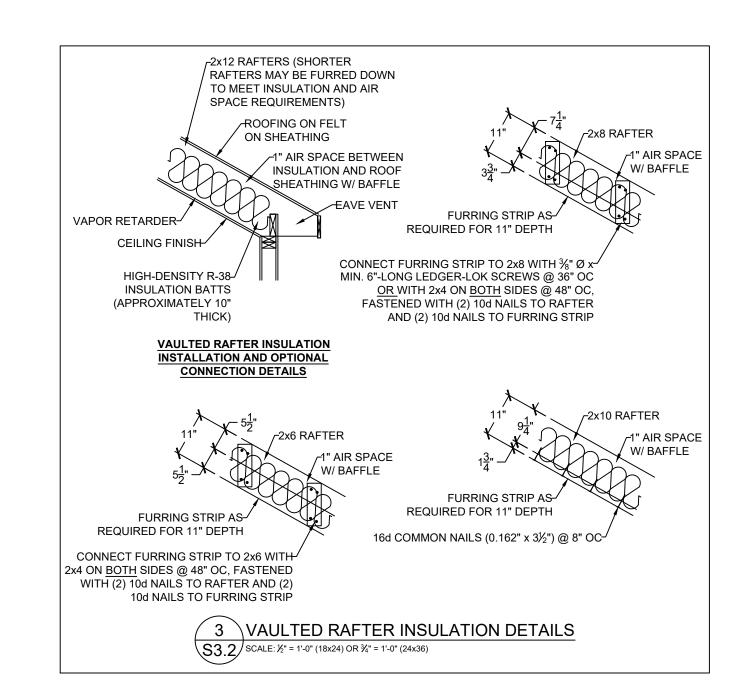


**NOT USED** 





10 \HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE \$3.2 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



HEIGHT (FT.)         SPACING (INCHES O.C.)           24         16         12         8           SUPPORTING A ROOF ONLY           10 OR LESS         2x4         2x4         2x4         2x4           12         2x6         2x6         2x6         2x4           14         2x6         2x6         2x6         2x4           16         2x6         2x6         2x6         2x4           18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           30         DR         DR         2x6         2x6           4         2x6         2x4         2x4         2x4           10 OR LESS         2x6         2x4         2x4         2x4           12         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           20         DR         DR         2x6         2x6           2x6								
SUPPORTING A ROOF ONLY       10 OR LESS     2x4     2x4     2x4     2x4       12     2x6     2x4     2x4     2x4       14     2x6     2x6     2x6     2x4       16     2x6     2x6     2x6     2x6       20     DR     DR     2x6     2x6       SUPPORTING ONE FLOOR AND A ROOF       10 OR LESS     2x6     2x4     2x4     2x4       12     2x6     2x6     2x6     2x6       14     2x6     2x6     2x6     2x6       14     2x6     2x6     2x6     2x6       16     DR     2x6     2x6     2x6       16     DR     2x6     2x6     2x6       18     DR     2x6     2x6     2x6       20     DR     DR     2x6     2x6       20     DR     DR     2x6     2x6       20     DR     DR     2x6     2x6       30     2x6     2x6     2x6       2x6     2x6     2x6     2x6       2x6     2x6     2x6     2x6       30     2x6     2x6     2x6       30     2x6     2x6     2x6       30<	UEICUT (ET )		SPACING (I	NCHES O.C	.)			
10 OR LESS         2x4         2x4         2x4         2x4           12         2x6         2x4         2x4         2x4           14         2x6         2x6         2x6         2x4           16         2x6         2x6         2x6         2x4           18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           SUPPORTING ONE FLOOR AND A ROOF         10 OR LESS         2x6         2x4         2x4         2x4           10 OR LESS         2x6         2x6         2x6         2x4           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6         2x6           SUPPORTING TWO FLOORS AND A ROOF         10 OR LESS         2x6         2x4         2x4           12         2x6         2x6         2x4         2x4           14         2x6         2x6         2x6         2x6           14         2x6         2x6	neight (F1.)	24	16	12	8			
12       2x6       2x4       2x4       2x4         14       2x6       2x6       2x6       2x4         16       2x6       2x6       2x6       2x4         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING ONE FLOOR AND A ROOF         10 OR LESS       2x6       2x4       2x4       2x4         12       2x6       2x6       2x6       2x4         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING TWO FLOORS AND A ROOF       10 OR LESS       2x6       2x6       2x4         10 OR LESS       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6		SUPPORT	SUPPORTING A ROOF ONLY					
14       2x6       2x6       2x6       2x4         16       2x6       2x6       2x6       2x4         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING ONE FLOOR AND A ROOF         10 OR LESS       2x6       2x4       2x4       2x4         12       2x6       2x6       2x6       2x4         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING TWO FLOORS AND A ROOF       10 OR LESS       2x6       2x4       2x4         10 OR LESS       2x6       2x6       2x4       2x4         12       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       DR       2x6       2x6	10 OR LESS	2x4	2x4	2x4	2x4			
16       2x6       2x6       2x6       2x4         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING ONE FLOOR AND A ROOF         10 OR LESS       2x6       2x4       2x4       2x4         12       2x6       2x6       2x6       2x4         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING TWO FLOORS AND A ROOF       10 OR LESS       2x6       2x4       2x4         10 OR LESS       2x6       2x6       2x4       2x4         12       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       DR       2x6       2x6	12	2x6	2x4	2x4	2x4			
18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           SUPPORTING ONE FLOOR AND A ROOF           10 OR LESS         2x6         2x4         2x4         2x4           12         2x6         2x6         2x6         2x4           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           20         DR         DR         2x6         2x6           SUPPORTING TWO FLOORS AND A ROOF         10 OR LESS         2x6         2x4         2x4           10 OR LESS         2x6         2x6         2x4         2x4           12         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         DR         2x6         2x6	14	2x6	2x6	2x6	2x4			
20         DR         DR         2x6         2x6           SUPPORTING ONE FLOOR AND A ROOF           10 OR LESS         2x6         2x4         2x4         2x4           12         2x6         2x6         2x6         2x4           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           SUPPORTING TWO FLOORS AND A ROOF         10 OR LESS         2x6         2x4         2x4           10 OR LESS         2x6         2x6         2x4         2x4           12         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         DR         2x6         2x6         2x6	16	2x6	2x6	2x6	2x4			
SUPPORTING ONE FLOOR AND A ROOF         10 OR LESS       2x6       2x4       2x4       2x4         12       2x6       2x6       2x6       2x4         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING TWO FLOORS AND A ROOF       10 OR LESS       2x6       2x4       2x4         10 OR LESS       2x6       2x6       2x4       2x4         12       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       DR       2x6       2x6	18	DR	2x6	2x6	2x6			
10 OR LESS         2x6         2x4         2x4         2x4           12         2x6         2x6         2x6         2x4           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           SUPPORTING TWO FLOORS AND A ROOF         10 OR LESS         2x6         2x4         2x4           12         2x6         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6         2x6           18         DR         DR         2x6         2x6         2x6	20	DR	DR	2x6	2x6			
12       2x6       2x6       2x6       2x4         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING TWO FLOORS AND A ROOF         10 OR LESS       2x6       2x6       2x4       2x4         12       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       DR       2x6       2x6	SUP	PORTING O	NE FLOOR	AND A ROO	F			
14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       2x6       2x6       2x6         20       DR       DR       2x6       2x6         SUPPORTING TWO FLOORS AND A ROOF         10 OR LESS       2x6       2x6       2x4       2x4         12       2x6       2x6       2x6       2x6         14       2x6       2x6       2x6       2x6         16       DR       2x6       2x6       2x6         18       DR       DR       2x6       2x6	10 OR LESS	2x6	2x4	2x4	2x4			
16         DR         2x6         2x6         2x6           18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           SUPPORTING TWO FLOORS AND A ROOF           10 OR LESS         2x6         2x6         2x4         2x4           12         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         DR         2x6         2x6	12	2x6	2x6	2x6	2x4			
18         DR         2x6         2x6         2x6           20         DR         DR         2x6         2x6           SUPPORTING TWO FLOORS AND A ROOF           10 OR LESS         2x6         2x6         2x4         2x4           12         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         DR         2x6         2x6	14	2x6	2x6	2x6	2x6			
20         DR         DR         2x6         2x6           SUPPORTING TWO FLOORS AND A ROOF           10 OR LESS         2x6         2x6         2x4         2x4           12         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         DR         2x6         2x6	16	DR	2x6	2x6	2x6			
SUPPORTING TWO FLOORS AND A ROOF       10 OR LESS     2x6     2x6     2x4     2x4       12     2x6     2x6     2x6     2x6       14     2x6     2x6     2x6     2x6       16     DR     2x6     2x6     2x6       18     DR     DR     2x6     2x6	18	DR	2x6	2x6	2x6			
10 OR LESS         2x6         2x6         2x4         2x4           12         2x6         2x6         2x6         2x6           14         2x6         2x6         2x6         2x6           16         DR         2x6         2x6         2x6           18         DR         DR         2x6         2x6	20	DR	DR	2x6	2x6			
12     2x6     2x6     2x6     2x6       14     2x6     2x6     2x6     2x6       16     DR     2x6     2x6     2x6       18     DR     DR     2x6     2x6	SUPF	ORTING TV	VO FLOORS	AND A ROC	)F			
14     2x6     2x6     2x6     2x6       16     DR     2x6     2x6     2x6       18     DR     DR     2x6     2x6	10 OR LESS	2x6	2x6	2x4	2x4			
16 DR 2x6 2x6 2x6 18 DR DR 2x6 2x6	12	2x6	2x6	2x6	2x6			
18 DR DR 2x6 2x6	14	2x6	2x6	2x6	2x6			
	16	DR	2x6	2x6	2x6			
20 DR DR DR 2x6	18	DR	DR	2x6	2x6			
	20	DR	DR	DR	2x6			

NOTES: 1) DR = DESIGN REQUIRED 2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED 3) THIS TABLE DOES NOT APPLY FOR STUDS SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"

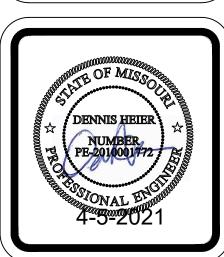
8 \MAXIMUM ALLOWABLE LENGTH OF S3.2/WOOD WALL STUDS (IRC TABLE 602.3.1)



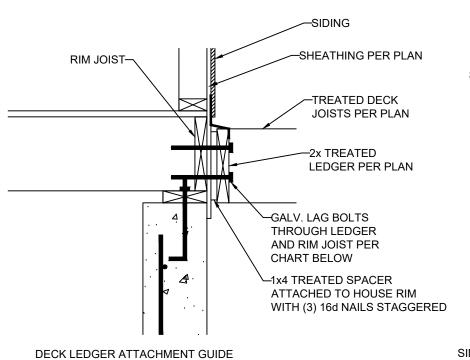
SPEC - THE OAKMONT , EAGLE CREEK - 16TH CONSTRUCTION, LLC SUMMIT, EGC736 S LOT 736,  $\underline{\circ}$ JOB

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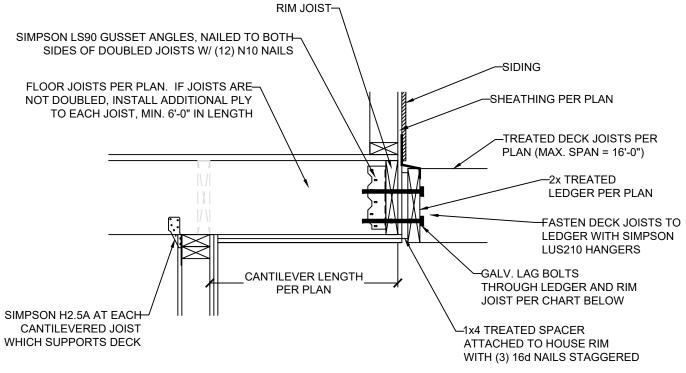
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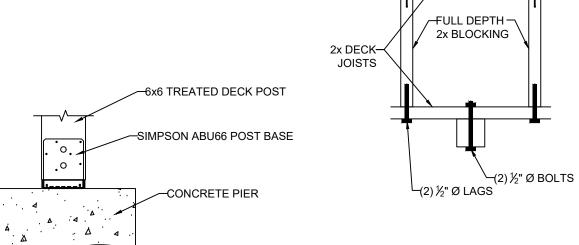


DECK JOIST SPAN	1/2" Ø GALV. LAG OR $3/8$ " Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED



CANTILEVER WITH DECK ATTACHMENT

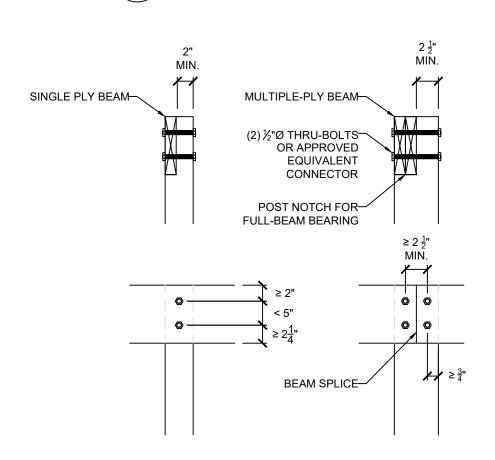
S3.3 SCALE: 1" = 1'-0" (18x24) OR  $1\frac{1}{2}$ " = 1'-0" (24x36)





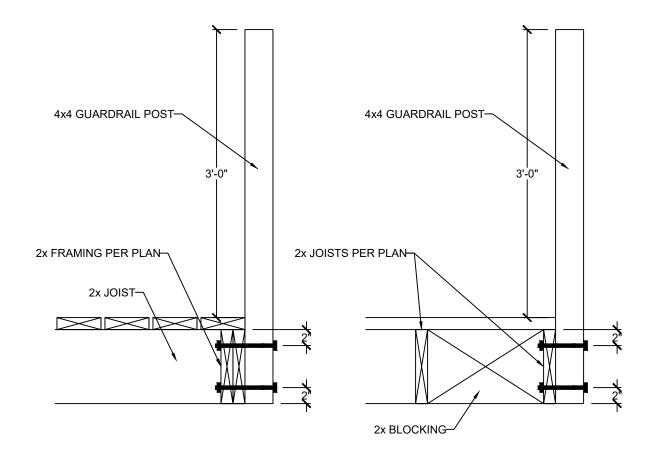


## LEDGER ATTACHMENT \$3.3\rightarrow\$SCALE: 1" = 1'-0" (18x24) OR 1\frac{1}{2}" = 1'-0" (24x36)

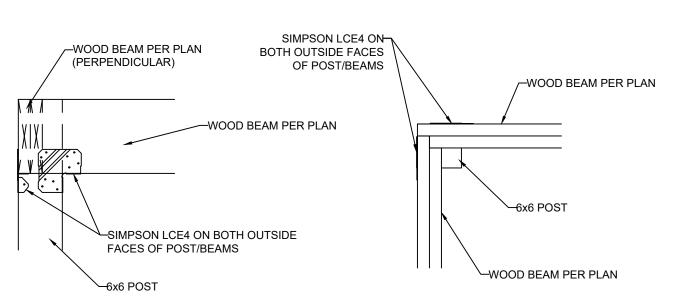


S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

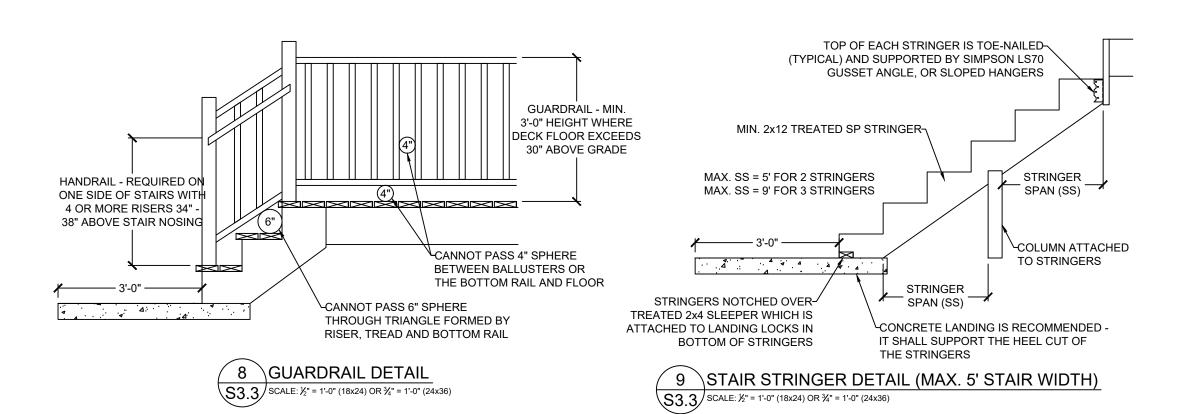




GUARDRAIL CONNECTION S3.3 SCALE: 1" = 1'-0" (18x24) OR  $1\frac{1}{2}$ " = 1'-0" (24x36)

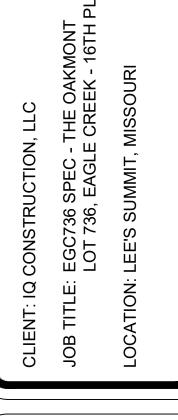


ALTERNATE COVERED DECK/PORCH INTERSECTION S3.3/CORNER BEAM CONNECTION SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



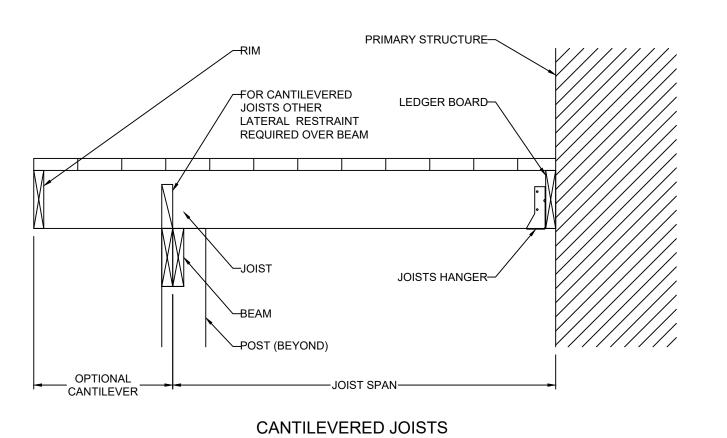
\DECK POST BASE

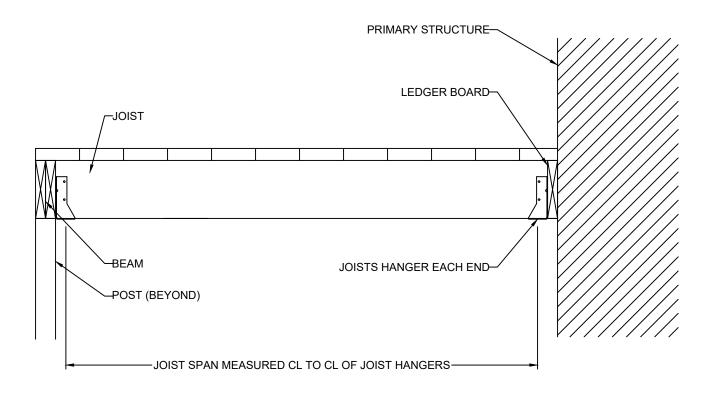




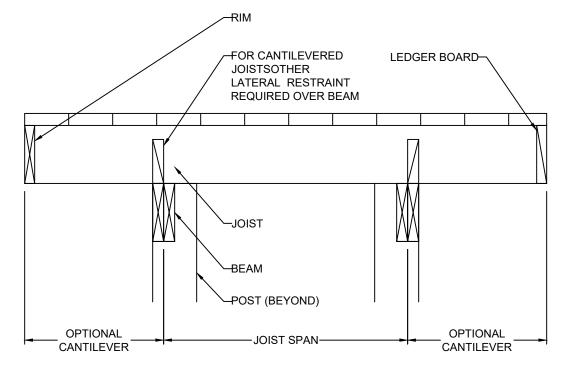


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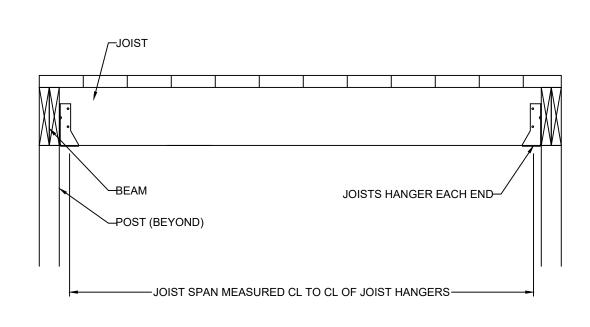




JOISTS WITH FLUSH BEAM

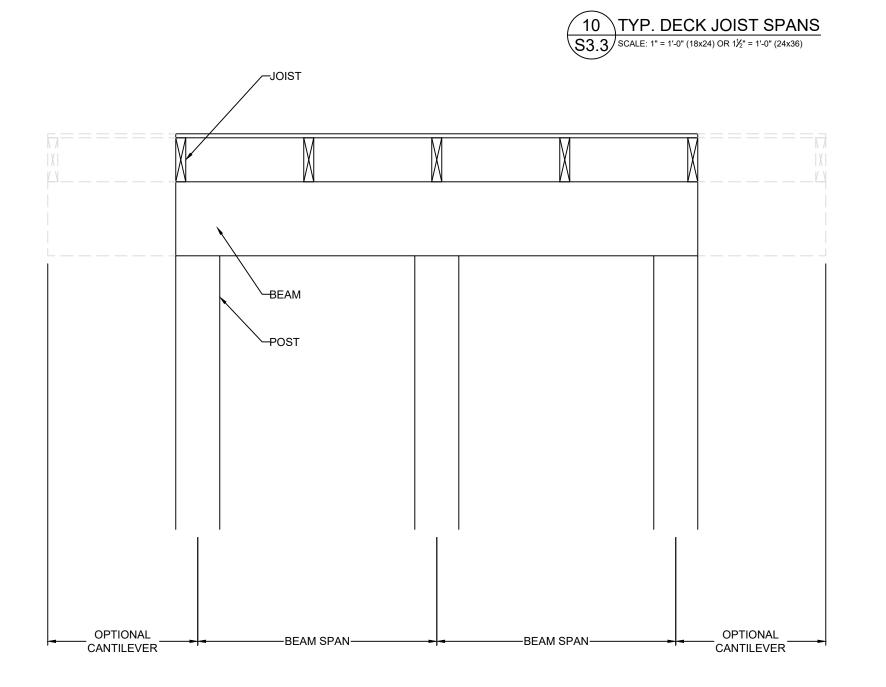


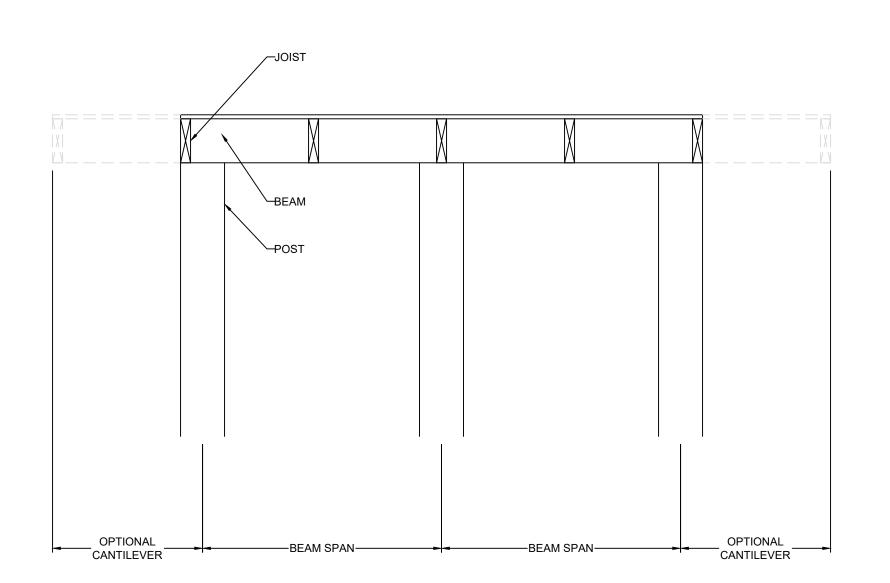
WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM





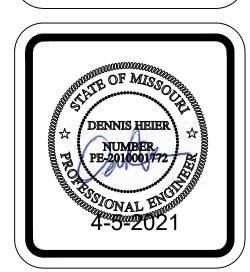


ENGINEERING, LLC

14718 NW PELIA STREET & PORTLAND, OREGON 97229

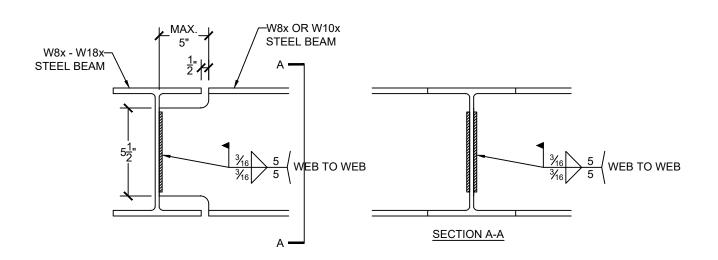
OFFICE, 971,255,6099 & MOBILE, 971,255,6099 & EMAIL; DENNIS@VISTASTRUCTURAL,COM

CLIENT: IQ CONSTRUCTION, LLC
JOB TITLE: EGC736 SPEC - THE OAKMONT
LOT 736, EAGLE CREEK - 16TH PLAT
LOCATION: LEE'S SUMMIT, MISSOURI



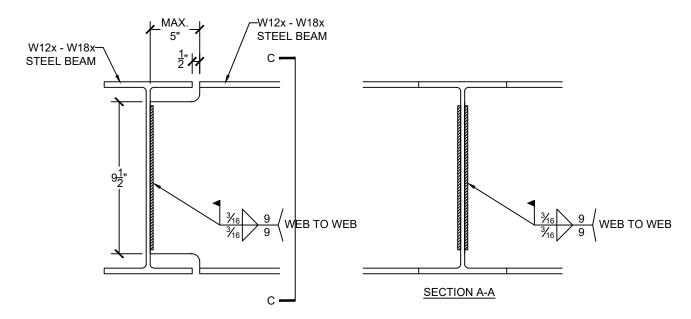
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DROPPED BEAM FLUSH BEAM



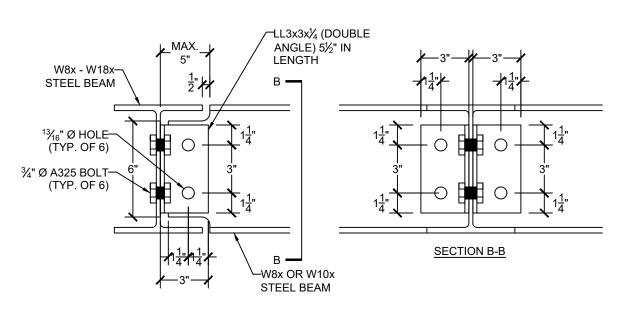
# 1 WELDED T-BEAM CONNECTION FOR W8x AND W10x BEAMS SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)

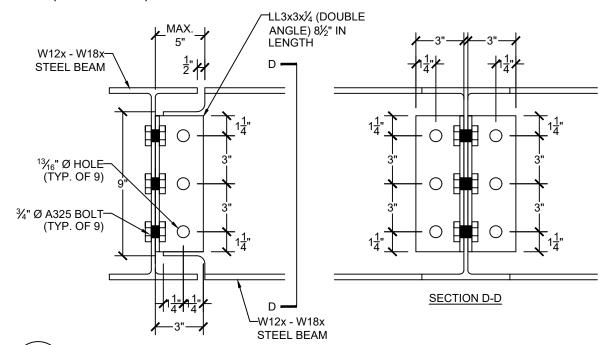


2 WELDED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)



# 1 BOLTED T-BEAM CONNECTION FOR W8x AND W10x BEAMS S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

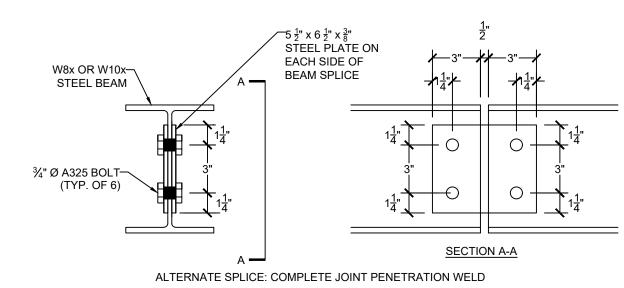


2 BOLTED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS

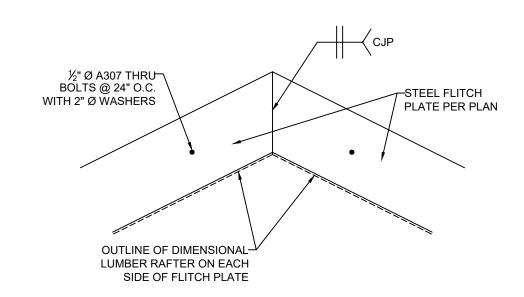
SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #2)

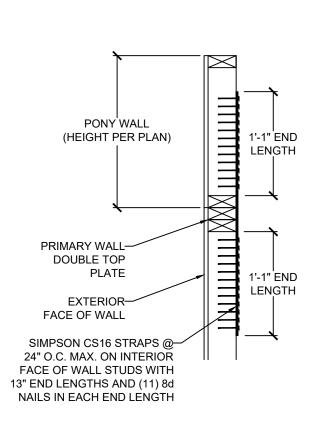
(OPTION #2)



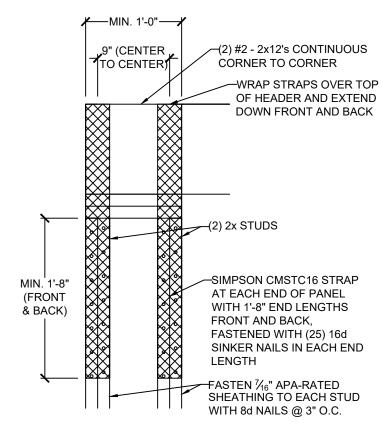
3 BEAM SPLICE CONNECTION FOR W8x AND W10x BEAMS
S2 4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)



4 RAFTER FLITCH PLATE DETAIL S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

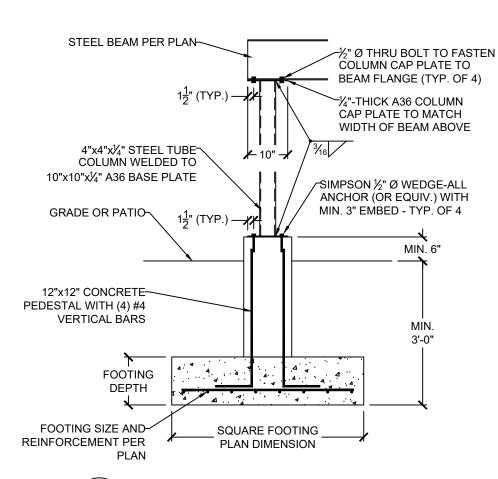


5 SPLICED WALL CONNECTION
S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

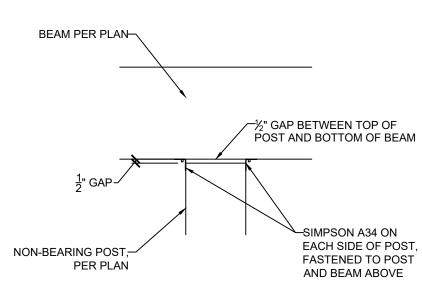


NOTE: SILL PLATE OF PANEL SHALL BE MIN. (1) 2x AND FASTENED WITH  $\frac{1}{2}$ " Ø ANCHOR BOLT AND 2" Ø WASHER PLATE

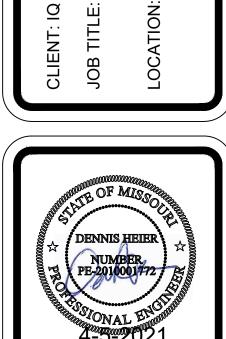
6 3RD CAR STALL BRACING S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



7 EXTERIOR STEEL COLUMN CONNECTIONS S3.4 SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



8 NON-BEARING POST CONNECTION S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



DRAWING TITLE

STEEL BEAM

CONNECTIONS

ENGINEER: DMH CHECKED BYDMH

JOB NO. 3327 DRAWN BY: DMH

DATE: 04-05-21

SHEET NUMBER

S3.4

CLIENT: IQ CONSTRUCTION, LLC
JOB TITLE: EGC736 SPEC - THE OAKMONT
LOT 736, EAGLE CREEK - 16TH PL
LOCATION: LEE'S SUMMIT, MISSOURI

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