

GENERAL NOTES & DESIGN CRITERIA

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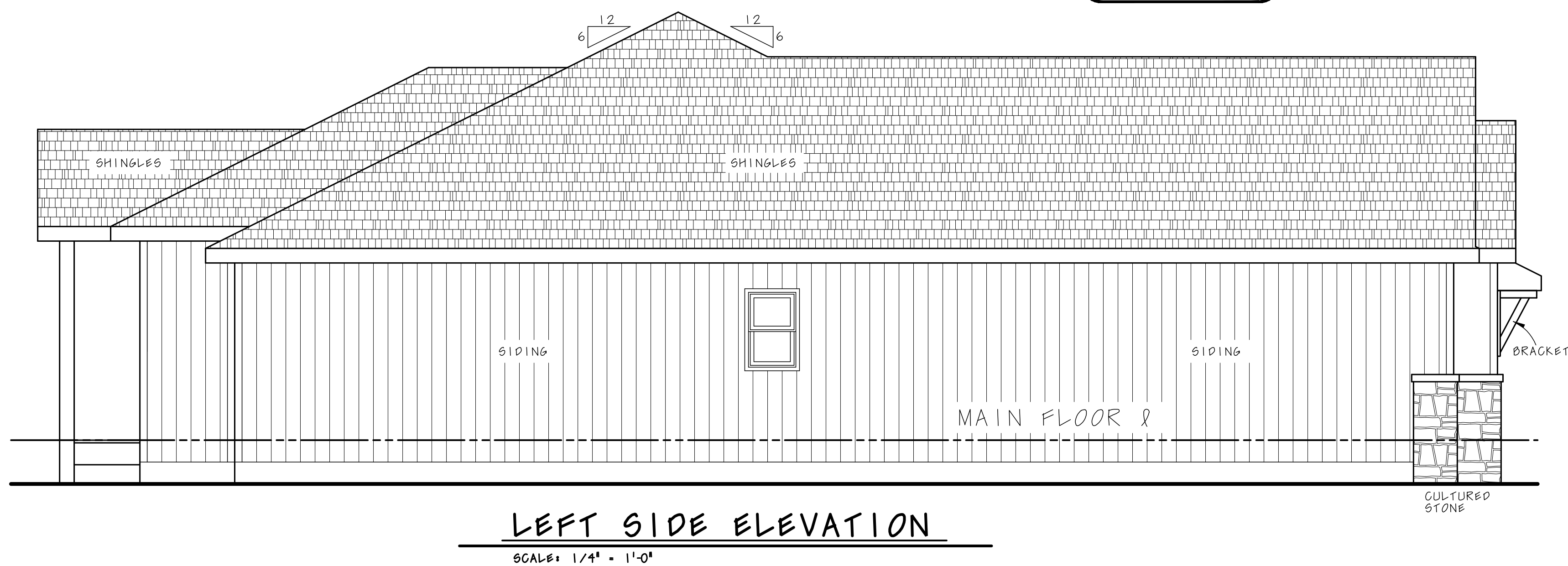
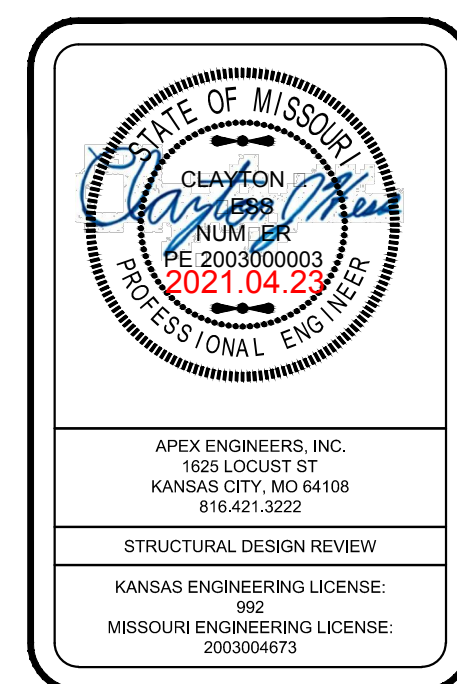
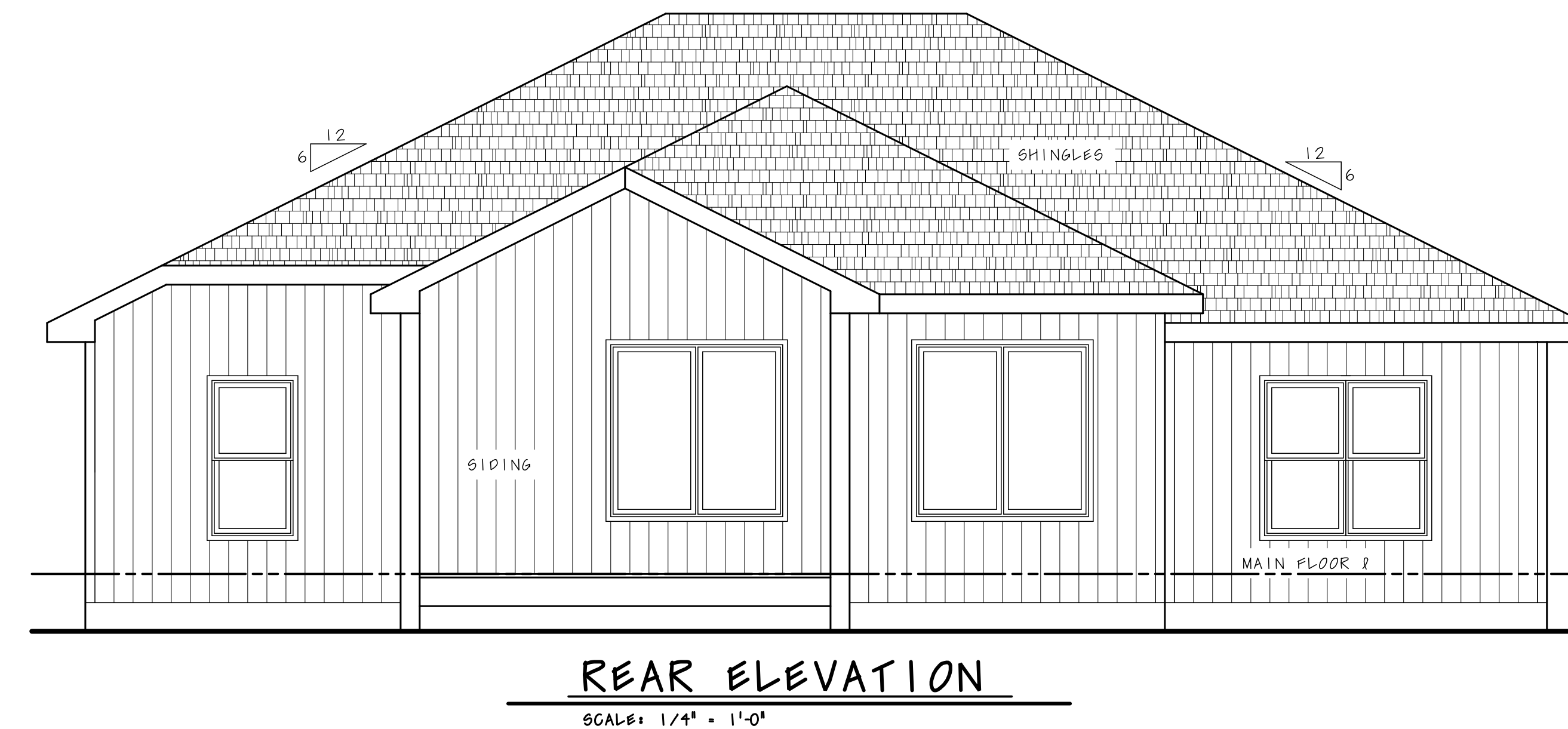
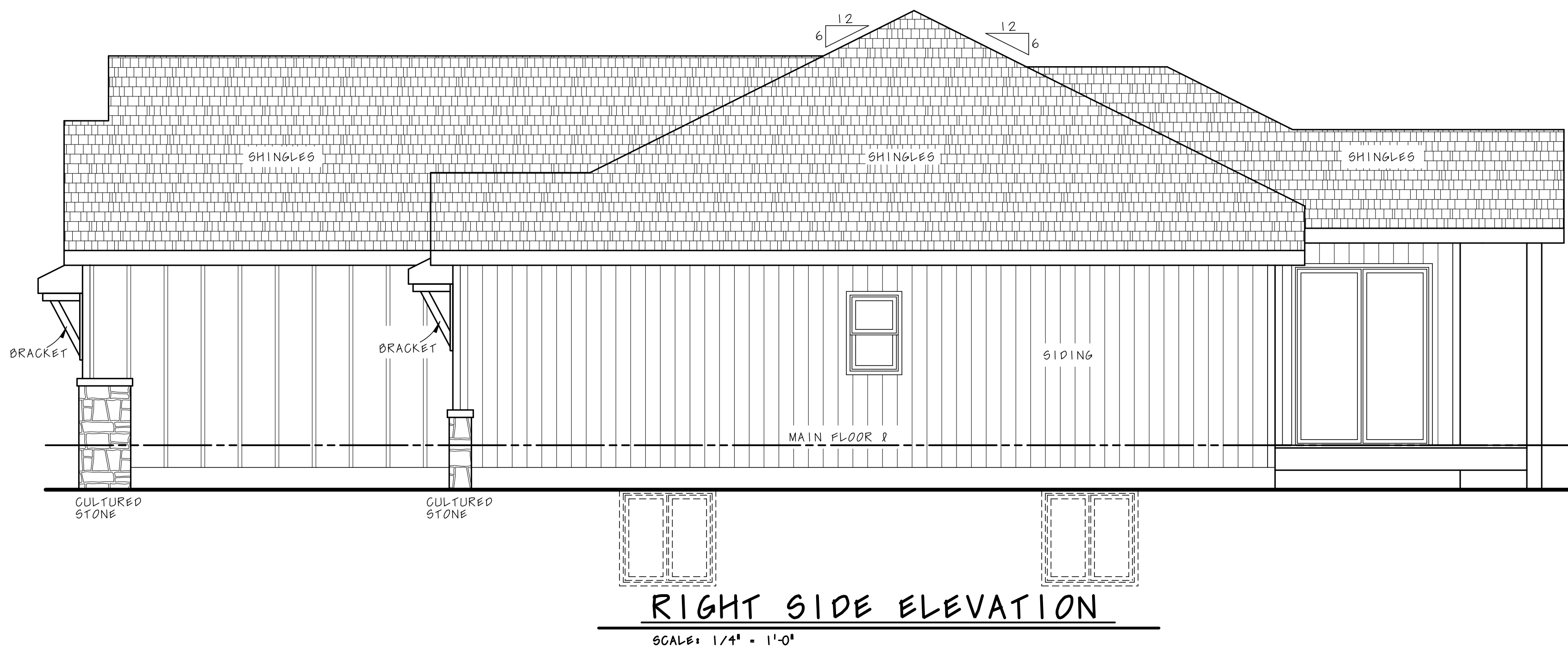
Lot 28- Cobey Creek
388392
Revised: 4-23-21

2X6 Plan
Plan No.

Sheet No.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS & VIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

BY _____
DATE _____



ROOF FRAMING NOTES

ROOF DESIGNED FOR LIGHT ROOF COVERING
30psf TOTAL LOAD [10psf DL, 20psf LL (SL)]

ROOF SYSTEM IS DESIGNED TO MEET REQUIREMENTS
OF IRC 802

*RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL):
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	11'-7"
#2-2x6	AT 16" OC	14'-2"
#2-2x8	AT 24" OC	14'-8"
#2-2x8	AT 16" OC	17'-11"
#2-2x10	AT 24" OC	17'-10"
#2-2x10	AT 16" OC	21'-11"

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

HIGHER PERFORMANCE

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	8'-6"
#2-2x6	AT 16" OC	9'-9"
#2-2x8	AT 24" OC	11'-3"
#2-2x8	AT 16" OC	12'-9"
#2-2x10	AT 24" OC	14'-3"
#2-2x10	AT 16" OC	16'-3"

APEX ENGINEERS, INC. RECOMMENDED
DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

*RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED)

#2-2x10 UP TO 9:12 PITCH

#2-2x12 OVER 9:12 PITCH

*ALL HIP AND VALLEYS ARE (UNLESS OTHERWISE NOTED)

#2-2x10 UP TO 9:12 PITCH

#2-2x12 OVER 9:12 PITCH

*PURLINS ARE 2x6 MIN

- PURLIN STRUTS ARE AT 4'-0" OC

- PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS

THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL

- ALL PURLIN STRUTS SHALL HAVE A MAX UNBRACED

LENGTH OF 8'-0"

- PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T"

CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2)2x4	8'-0"
(1)2x4 AND (1)2x6	12'-0"
(1)2x6 AND (1)2x8	20'-0"
(2)2x6 AND (1)2x8	30'-0"
CONSULT ARCH ENGR	>30'-0"

*EACH END OF STRUT SHALL BE FASTENED WITH MIN (3)8d
OR (2)16d NAILS

*RIDGE BRACERS ARE SAME AS PURLIN BRACES-SPACING,
SIZE, CONFIGURATION, AND INSTALLATION (SEE PURLIN
BRACE NOTES ABOVE)

*HIP AND VALLEY BRACES ARE THE SAME AS PURLINS SIZE,
CONFIGURATION, AND INSTALLATION (SEE PURLIN BRACE
NOTES ABOVE)

= ROOF BRACE/STRUT (PER CHART)

-SLASH IS TOP END OF BRACE

-CIRCLE IS BOTTOM END OF BRACE

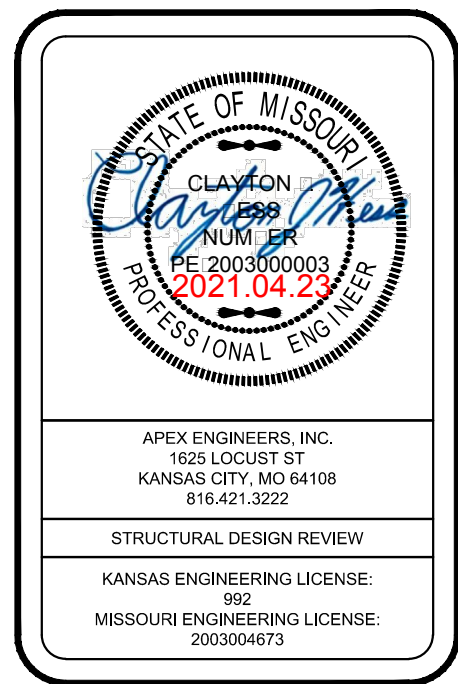
= PURLIN STRUTS AT 48" OC (PER CHART) U.N.O.

-SLASH IS TOP END OF BRACE

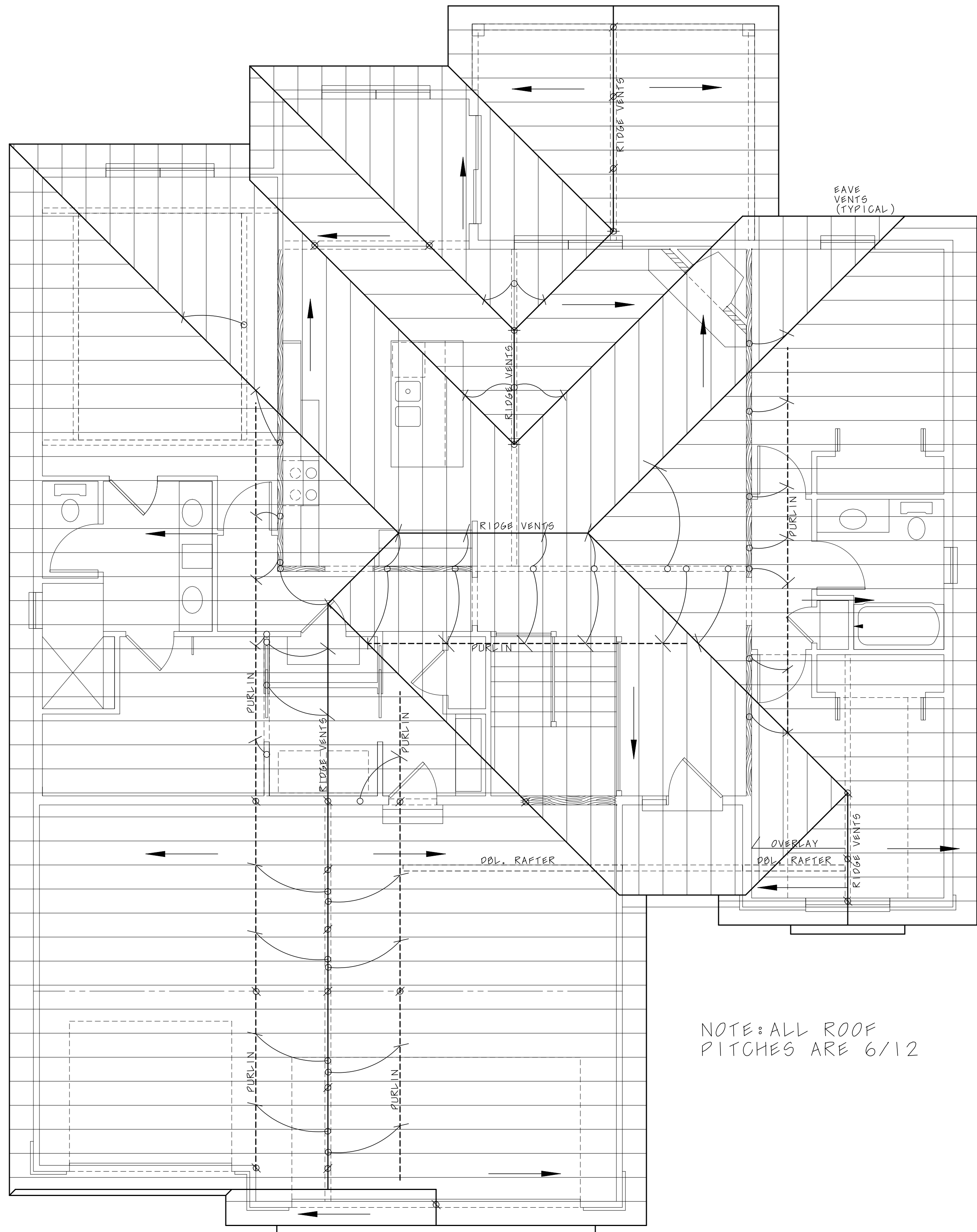
-ARROW IS BEARING LOCATION

 DENOTES BEARING WALL
 DENOTES PURLIN
 DENOTES BEARING STRUCTURE

- THIS IS AN ENGINEERED ROOF
STRUCTURE DESIGNED FOR
COMPLIANCE WITH IRC 802.3, BUILD
AS SHOWN WITH NO DEVIATIONS.
- ALL HIP AND VALLEYS ARE DESIGNED TO BE
CONTROLLED BY BENDING.
- SHEAR AT BEARING WITH MIN 5 1/2"
DEPTH DOES NOT CONTROL
DESIGN. FOR VALLEYS REF 4/S3.2



APEX ENGINEERS, INC.
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STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: 592
MISSOURI ENGINEERING LICENSE: 2003004673



NOTE: ALL ROOF
PITCHES ARE 6/12

ROOF PLAN

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

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BRACED WALL METHODOLOGY

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" O.C. STUD SPACING WITH 6d COMMON NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD OR SHEATHING THICKNESS NOT LESS THAN 1/4" WITH MINIMUM SPAN RATING OF 24/8 FOR 24" O.C. SPACING WITH 8d COMMON NAILS AT 6" O.C. EDGES AND 12" O.C. IN FIELD.
(NOTE: FRAMING MEMBERS 18" O.C. MAX. UNLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

//// INTERIOR BRACED WALLS (REF 2/S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" O.C. EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

XXXX = EXTERIOR BRACED WALLS, MIN 4'-0" PANEL, UNLESS NOTED OTHERWISE

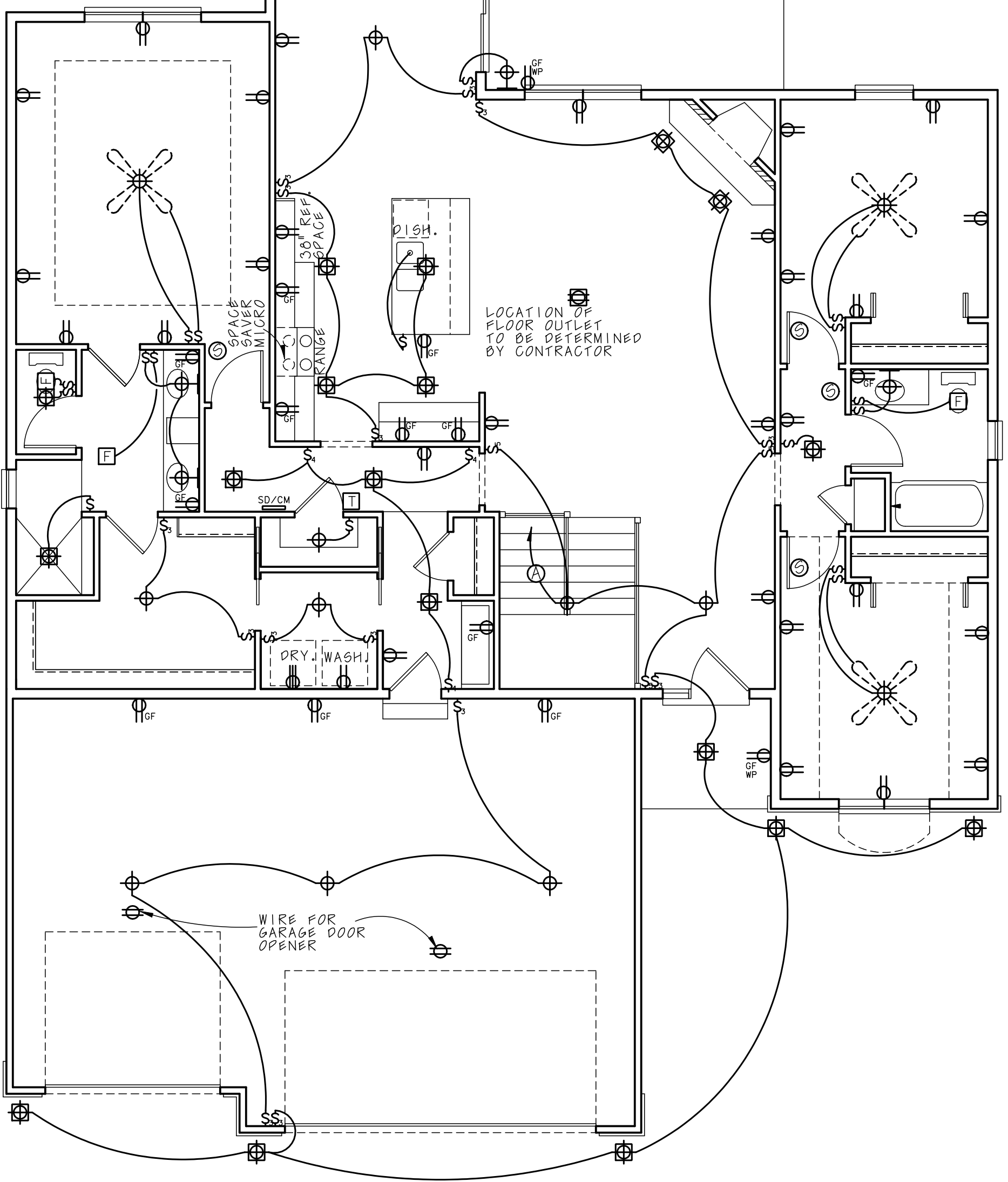
///// = INTERIOR BRACED WALLS (REF 2/S4.0)

EC = END CONDITION (REF 2/S4.1 FOR CONTINUOUS SHEATHED BRACED WALL END CONDITIONS)

STRUCTURAL NOTES:

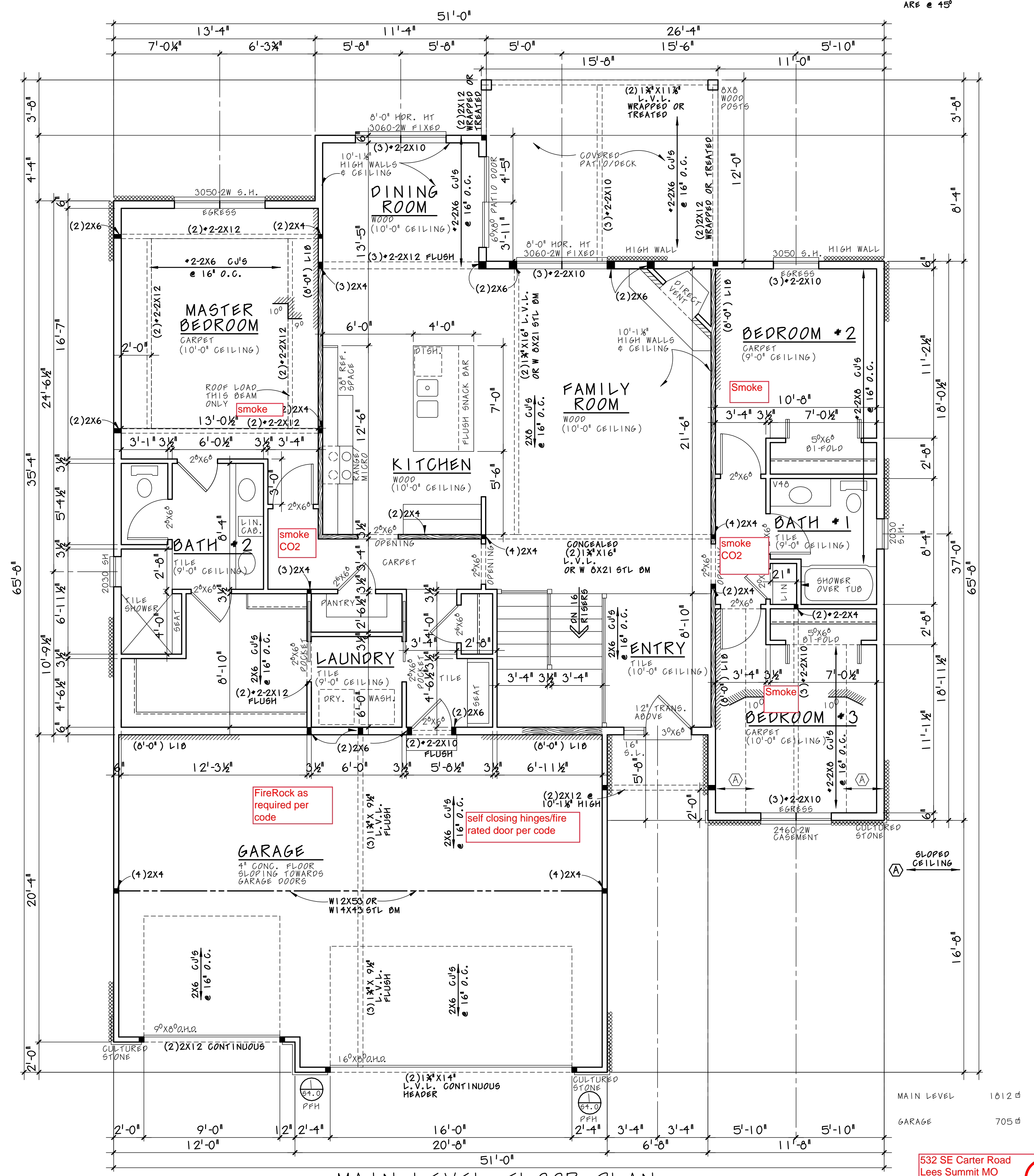
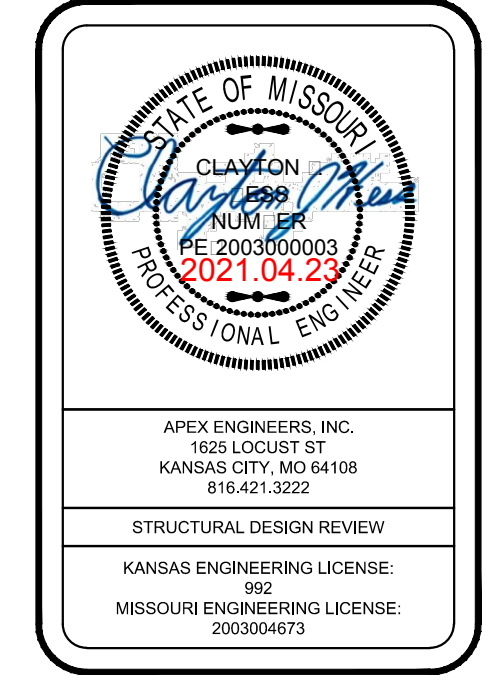
- ALL UNMARKED HEADERS MIN (2)#2-2X10
- ALL HEADERS AND BEAMS MIN #2 GRADE DF/L (OR EQ.)
- INSTALL SIMPSON H2.5A OR CS16, TYP. BOTH FACES OF EACH END OF ALL BEAMS SUPPORTING ROOF, PER IRC R802.11 (UNLESS NOTED OTHERWISE) REF SHEET S3.1
- SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP

(H)



MAIN LEVEL ELECTRICAL

SCALE: 3/16" = 1'-0"



MAIN LEVEL FLOOR PLAN

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

FARMHOUSE

NOTE: ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED WITH O.S.B. SHEETING. BRACED WALL PANELS AS PER 2010 IRC R601.2 AND TABLE R602.10.5

NOTE: ALL MAIN FLOOR WALLS ARE 9'-1 1/2" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD + 1/2" SHEATHING) ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE SHOWN

NOTE: ALL ANGLED WALLS ARE @ 45°

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Lot 28- Cobey Creek
383692
Revised: 4-23-21

2X6 Plan
Plan No.

Sheet No.

532 SE Carter Road
Lees Summit MO

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS AND
CODES ADMINISTRATION
LEES SUMMIT, MISSOURI

BY: [Signature]
DATE:

SHEATHING AND FRAMING FASTENING SCHEDULE		
BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING ¹	7/16" PLYWOOD 1x4 #3 FURRING	16 GA x 1-3/4" STAPLES AT 3" OC EDGES AND 6" OC IN FIELD 1/2" CROWN STAPLES
FLOOR SHEATHING ¹	3/4" T&G YELLOW PINE PLYWOOD APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD 14 GA x 2" STAPLES AT 4" OC EDGES AND 8" OC IN THE FIELD 12.5 GA x 1-1/2" RING OR SCREW SHANK NAILS AT 6" OC EDGES AND 8" OC IN THE FIELD
CEILING COVERING ¹	1/2" GYPSUM SHEATHING	7" OC NAILED / 12" OC SCREWED WITH 13 GA, 1-3/8" LONG, 19/64" HEAD; 0.098 DIA, 1-1/4" LONG, ANG-RINGED; 5d COOLER NAIL, 0.085 DIA, 1-5/8" LONG, 15/64" HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8" LONG, 9/32" HEAD
INTERIOR WALL COVERING ¹	1/2" GYPSUM SHEATHING	6d COMMON NAILS: 1-5/8" GALVANIZED STAPLES: 1-1/4" SCREWS, TYPE W OR S AT 4" OC EDGES AND 8" OC IN THE FIELD
EXTERIOR WALL SHEATHING	MIN 3/8" APA RATED SHEATHING	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
CONVENTIONAL WOOD FRAMED WALLS	*SUPPORTING 2 FLOORS, ROOF, AND CEILING OR LESS. *HEIGHT: 10'-0" OR LESS *SIZE: NOM 2x4 (NOM 2x6 WHEN SUPPORTING 2 FLOORS, CEILING, AND ROOF) *SPECIES: DOUG-FIR, HEM-FIR, SOUTH PINE, SPRUCE-PINE-FIR *MAXIMUM SPACING 16" OC *STUDS 1/0' LENGTH OR LESS SHALL BE #3 STANDARD, OR STUD GRADE *STUDS OVER 10' LENGTH SHALL BE MIN #2 GRADE	*TOE NAIL RIM JOIST TO SILL OR TOP PLATE. 8d COMMON AT 6" OC; 3"x6; 3"x12 AT 6" OC; 3"x6; 3"x12 AT 6" OC. *FACE NAIL STUD TO TOP AND SOLE PLATE. END NAIL TOP AND SOLE PLATE TO STUD. *FACE NAIL BUILT-UP CORNER STUDS. FACE NAIL BUILT-UP CORNER STUDS (AT BRACED WALL PANELS). FACE NAIL JACK STUDS/STRIMMERS. SUPPORTING HEADERS WITH: FACE NAIL DBL TOP PLATE. 16d COMMON NAILS AT 16" OC; 3"x6; 3"x12 AT 12" OC 10d NAILS AT 6" OC. 16d COMMON AT 16" OC; 3"x6; 3"x12 AT 12" OC; 3"x6; 3"x12 AT 12" OC. 3"x6; 3"x12 AT 12" OC. *RIB TOP PLATES WITH MIN 48" OFFSET OF EACH FACE NAIL LAPPED AREA WITH FACE NAIL DBL TOP PLATES AT LAPPED CORNERS AND INTERSECTIONS WITH FACE NAIL SOLE PLATE TO FRAMING SYSTEM WITH: *GENERAL BRIDGING TO JOIST: EACH END FACE NAIL LEADER STRIPS SUPPORTING JOISTS OR RAFTERS WITH: 3"x6; 3"x12 AT 12" OC; 3"x6; 3"x12 AT 12" OC. 16d COMMON AT 16" OC; 3"x6; 3"x12 AT 12" OC. 2) 8d COMMON; (2) 3"x6; 3"x12; (3) 3"x6; 3"x12 (3) 16d COMMON; (4) 3"x6; 3"x12
CONVENTIONAL WOOD HEADER FRAMING	PER PLAN	*TOE NAIL HEADERS TO WALL STUDS WITH (4) 8d NAILS AT EACH END. *FACE NAIL DOUBLE PIECE HEADERS WITH 16d NAILS AT 16" CENTERS ALONG EACH EDGE.
RAFTER TIES ²	MIN 2x4 MEMBERS AT EACH RAFTER	REF TABLE R802.5.2
COLLAR TIES	MIN 1x4 MEMBERS AT 48" OC	FACE NAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH (3) 10d NAILS AT EACH
<p>1. NOTE: ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED. 2. RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM). SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN.</p>		
BUILDING COMPONENT	FASTEN TO	FASTEN WITH
RAFTERS	TO RIDGE/VALLEY/HIP RAFTERS TO PLATE	TOENAIL WITH (4) 16d ENDNAIL WITH (3) 16d TOENAIL WITH (2) 16d
CEILING JOISTS	TO TOP PLATE WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS FACE NAIL TO RAFTERS WITH (3) 10d MIN	TOENAIL WITH (3) 8d AT EACH END
FLOOR JOISTS	TO SILL OR GIRDER TO RIM JOIST	TOENAIL WITH: (3) 8d COMMON; (3) 3"x6; 3"x12" ENDNAIL WITH: (3) 16d COMMON; (4) 3"x6; 3"x12"; (4) 3"x6; 3"x12"
BRACED WALL PANELS PERT TO FRAMING MEMBERS ABOVE/BELOW: PARALLEL TO FRAMING MEMBERS ABOVE/BELOW:	TO FRAMING MEMBER TO FRAMING AND BLOCKING AT 16" OC	SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x6; 3"x12" TOP PL, 8" OC WITH: 8d COMMON; 3"x6; 3"x12" SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x6; 3"x12" AND AT EACH BLOCK: (3) 16d COMMON; (4) 3"x6; 3"x12" TOP PL, 8" OC WITH: 8d COMMON; 3"x6; 3"x12" AND AT EACH BLOCK: (3) 16d COMMON; 3"x6; 3"x12"
NOTE: MEMBER THICKNESS AND FASTENING LISTED IN THIS SCHEDULE ARE MINIMUM IRC REQUIREMENTS. SPECIFIC PROJECT REQUIREMENTS NOTED WITHIN THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, IF REQUIRED BY APEX ENGINEERS DESIGN NEEDING TO BE MORE STRINGENT, SHALL BE FOLLOWED.		

1. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER N1102.4.5
2. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.1
3. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.3.2.1
4. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER N1103.3.5
5. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4
6. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER N1501.1
7. KITCHEN EXHAUST SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.6
8. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER M1601.6

ENERGY CONSERVATION

THE ENERGY EFFICIENCY OF THE DWELLING SHALL COMPLY WITH THE FOLLOWING TABLE(S) (WHERE THERE ARE DISCREPANCIES BETWEEN THIS TABLE AND THE PLANS, THE MOST RESTRICTIVE SHALL APPLY). IF TABLE 1 IS NOT COMPLETED AND ACCOMPANIED BY RESCHECK CALCULATIONS, THEN TABLE 2 SHALL BE APPLIED.

TABLE 1 - ResCheck COMPLIANCE SOFTWARE (FILL IN APPLICABLE VALUES FROM ResCheck CALCS.)

BUILDING ELEMENT	MIN VALUE
WALLS - FRAMED	R-
WALLS - BASEMENT	R-
FLOORS - UNCONDITIONED SPACE	R-
FLOORS - OVER OUTSIDE AIR	R-
FLOORS - CRAWL SPACE	R-
SLAB - PERIMETER	R-
CEILING - FLAT	R-
CEILING - CATHEDRAL	R-
DOORS - GLASS	U-
DOORS - SOLID	U-
WINDOWS - OPERABLE	U-
WINDOWS - FIXED	U-
WINDOWS - OTHER	U-
FURNACE	AFUE-
AIR CONDITIONER	SEER-

NOTE: FOR USE OF TABLE 1 A ResCheck COMPLIANCE REPORT MUST BE SUBMITTED WITH PLANS.

TABLE 2 - PRESCRIPTIVE ENVELOPE (MIN PRESCRIPTIVE APPROACH ACCEPTABLE FOR ANY DWELLING.)

BUILDING ELEMENT	MIN VALUE
CEILING - FLAT	R-49
CEILING - CATHEDRAL**	R-30
CEILING - CATHEDRAL	R-38
FLOORS - UNCONDITIONED SPACED	R-19
FLOORS - OVER OUTSIDE AIR	R-30
WALLS - BASEMENT	R-10 (CONT) OR R-13 (CAVITY)
CONCRETE SLAB ON GRADE	R-10 (FOR 2FT)
SKYLIGHTS	U=0.55
WALLS - EXTERIOR (2x4)	R-13 (CAVITY) + R-5 (CONT)
WALLS - EXTERIOR (2x6)	R-20
WALLS - CRAWL SPACE	R-19
GLAZING*	U<=0.32
GLAZING*	SHGC<=0.40

NOTE:

*PERFUR U-FACTOR FOR DOUBLE PANE, ARGON FILLED LOW-E TREATMENT IS U=0.35

**LIMITED TO AREAS LESS THAN 500 SQ-FT OR 20% OF CEILING AREA.

1. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN THE GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITH A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
2. DEFERRED SUBMITTAL ITEMS (WHEN APPLICABLE):
 - A. TRUSSES
 - B. I-JOISTS
 - C. GUARDRAILS AND HANDRAILS
 - D. STEEL FABRICATED STAIRS
 - E. PRE-MANUFACTURED CANOPES AND AWNINGS
 - F. PRECAST HOLLOW CORE SLABS
 - G. GROUND IMPROVEMENT AND/OR STRUCTURAL FOUNDATION SOLUTIONS (SUCH AS DRILLED PIERS)

CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 28 DAYS OF 2,500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS, 3,000 PSI FOR BASEMENT AND FOUNDATION WALLS, AND 3,500 FOR PORCHES, CARPORTS, AND GARAGE FLOOR SLABS.

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 24" ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR; ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES.
2. BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC SECTION 310.
3. SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R314. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING AREA, OUTSIDE OF EACH SLEEPING AREA, ON EACH FLOOR INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT LESS THAN 3'-0" HORIZONTALLY FROM DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE DWELLING.
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R315.
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR AT ITS ATTACHMENT. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

1. ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS NOTED OTHERWISE.
2. ALL HEADERS TO BE MIN (2) #2x10 UNLESS NOTED OTHERWISE.
3. BLOCK CANTILEVERS, DOORJAMBS, AND OVER BEAMS.
4. ALL HEADERS TO BEAR ON A MINIMUM OF (2) 2x4 STUD POSTS UNLESS NOTED OTHERWISE.
5. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON CONCRETE SHALL BE ISOLATING FROM THE FLOOR FRAMING ABOVE.
6. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (2) JOIST SPACES BE PROVIDED TO A MAXIMUM OF 2'-0" CENTERS TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 10d (SEE SECTION R602.3.11). JOISTS ARE TO BE INSTALLED AT THE FIRST JOIST SPACE (NAIL 2x4s FLAT AT 2'-0" CENTERS WITHIN THE JOIST SPACE) AND THEN PROVIDE SOLID BLOCKING, INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4s TO THE SILL PLATE WITH (4) 10d NAILS.
7. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FINISHING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
8. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R502.4.
9. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM OF 4'-0" AND BE NAILED TOGETHER WITH A MINIMUM 10d FLANGE NAIL.
10. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR MINIMUM 2"x2" LEDGER STRIPS.
12. FRAMING OF OPENINGS - HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3'-0" FROM THE TRIMMER JOIST SUPPORTS. WHEN THE TRIMMER SPAN EXCEEDS 4'-0", THE TRIMMER JOIST AND TRIMMER SHALL BE DOUBLED.
13. JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
14. LATERAL RESISTING BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS ONE LAYER OF NO 15 ASPHALT FELT OR ANY OTHER BARRIER THAT MEETS ASTM D226 type 1 FELT. (R703.2)
15. WHERE CEILING JOISTS ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS, RAFTER TIES SHALL BE INSTALLED IN THE LOWER PORTION OF THE RAFTERS AND BE PROVIDED WITH TIE 1x10.
16. COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE 1-S1.0.

1. THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS.
2. DOORS BETWEEN THE GARAGE AND THE DWELLING - MINIMUM 1-3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20-MINUTE FIRE RATED.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY 5/8" TYPE X GYPSUM BOARD, OR EQUIVALENT MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, APPLIED TO GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 5/8" TYPE X GYPSUM BOARD, OR MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION OR EQUIVALENT, APPLIED TO THE GARAGE SIDE. PULL DOWN STAIRS LOCATED WITHIN GARAGE SHALL BE RATED TO BE ADEQUATELY PROTECTED WITH MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. ATTIC ACCESS PANELS LOCATED WITHIN GARAGE SHALL BE 5/8" TYPE X GYPSUM BOARD, OR MATERIALS FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.
4. GARAGE DOOR AND FRAME- THE H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL BRACING FROM TOP OF DOOR TO CEILING, MINIMUM WITH 1-3/4" x 1/20" NAILS AT 6" OC STAGGERED WITH (7) 3/4" x 1/20" NAILS THRU THE JAMB INTO THE HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

1. STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND MINIMUM 10" RUN.
2. PROVIDE MINIMUM 36" GUARDRAILS ON THE OPEN SIDES OF RAISED FLOORS, PORCHES, AND BALCONIES; MINIMUM 34" GUARDRAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
3. PROVIDE A MINIMUM 4" CLEARWAY OF THREE OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.
4. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" MINIMUM TO 2" MAXIMUM OR OTHER APPROVED GRASPABLE SHAPE PER IRC SECTION 311.7.8.5.
5. PROVIDE A MINIMUM 6'-8" OF HEADROOM CLEARANCE IN STAIRWAYS.
6. ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE SIDE PER IRC SECTION 302.7.
7. SPIRAL STAIRS TO BE CONSTRUCTED PER IRC SECTION 311.7.10.1.
8. SPACE STRINGERS AT 16" OC MAX.

1. PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FROM THE PLANS ARE MADE DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND ENGINEER OF RECORD, EITHER (OR BOTH) OF WHOM MAY REQUIRE REVISED DRAWINGS OR CALCULATIONS AT ITS DISCRETION.

2. REPRODUCTION, ALTERATION, OR RE-USE BY ANY METHOD OF ALL OR PORTIONS OF THESE STRUCTURAL PLANS OR VARIATIONS THEREOF WITHOUT WRITTEN PERMISSION FROM APEX ENGINEERS, INC IS STRICTLY PROHIBITED. THE DRAWINGS AND DETAILS OF THIS SHEET SET, BEING INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF APEX ENGINEERS, INC. AN UNSEALED VERSION, OR A VERSION VOID OF APEX ENGINEERS LOGO AND/OR TITLE BLOCK, SHALL BE CONSIDERED AN UNAUTHORIZED REPRODUCTION.

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL, OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. THE DWELLINGS SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS:

AREA	MIN DEAD LOAD	MIN LIVE LOAD
EXTERIOR BALCONIES	10 PSF	60 PSF
DECKS	10 PSF	40 PSF
CEILING JOISTS/ATICS NO STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE 3:12 OR LESS	5 PSF	10 PSF
CEILING JOISTS/ATICS WITHOUT STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3:12 OR LESS	10 PSF	10 PSF
CEILING JOISTS/ATICS WITH STORAGE - DIRT/PULL DOWN LADDER ACCESS	10 PSF	20 PSF
ROOMS - NON-SLEEPING	10 PSF	40 PSF
ROOMS - SLEEPING	10 PSF	30 PSF
ROOF - LIGHT ROOF COVERING	10 PSF	20 PSF
ROOF - HEAVY ROOF COVERING	20 PSF	20 PSF
CONCRETE TILES/LATE		

NOTE: HEAVY ROOF COVERING WILL NOT BE INSTALLED OR USED IN THE DESIGN CALCULATIONS UNLESS IT IS SPECIFICALLY NOTED ON THE PLANS THAT THE DESIGN IS FOR HEAVY ROOF COVERINGS.

THE FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF, UNLESS OTHERWISE INDICATED ON THE PLANS OR IF MODIFIED BY AN ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS. CONCRETE SHALL MEET THE FOLLOWING SPECIFIED DESIGN STRENGTH CRITERIA:

- 2500 PSI FOR BASEMENT FLOOR SLABS ON UNDISTURBED SOIL
- 3000 PSI FOR FOOTINGS AND FOUNDATION WALLS
- 3500 PSI FOR GARAGE FLOOR SLABS

3. FOOTINGS SHALL EXTEND BELOW THE FROST LINE; MINIMUM DEPTH 36 INCHES BELOW GRADE.

UNLESS OTHERWISE NOTED ON THE PLANS OR IF SITE CONDITIONS REQUIRE OTHERWISE, FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS CONTINUOUS.

5. COLUMN PADS SHALL BE A MINIMUM 30"x30"x12" WITH (4) #4 BARS EACH WAY UNLESS NOTED OTHERWISE.

6. UNLESS NOTED OTHERWISE ON THE PLANS, FOUNDATION WALLS SHALL BE 16" THICK (OR 9"-10" TALL AND REINFORCED PER DETAIL 1-S2-9.0 (AND 2-S2.0 WHERE APPLICABLE). FOUNDATION WALLS GREATER THAN 10'-0" TALL REQUIRE A SEPARATE ENGINEERED DESIGN. PROVIDE A 2'-0" LONG INTERIOR OR EXTERIOR DEAD-MAN FOR ANY STRAIGHT WALL PANELS EXCEEDING 20'-0" IN LENGTH (REF 3-S2.0).

7. REINFORCEMENT SHALL BE MINIMUM GRADE 40 UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.

8. FOUNDATION WALLS SHALL BE BACKFILLED WITH A CLEAN LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER OF RECORD.

FOUNDATION WALLS WILL NOT BE BACKFILLED WITH FILL STRENGTH UNTO THE BASEMENT SLAB AND THE FIRST FLOOR DECK HAVE BEEN PROPERLY PLACED. IF BACKFILLING THE INTERIOR OF THE FOUNDATION WALL WITH GREATER THAN 8" OF EARTHEN FILL OR 24" OF GRANULAR FILL, A STRUCTURAL BASEMENT SLAB (TO BE DESIGNED OR DESIGN REVIEWED BY APEX ENGINEERS), OR ALTERNATE ENGINEERED SOLUTION (I.E. ENGINEERED FILL) WILL BE REQUIRED.

9. FOUNDATION WALLS SHALL BE REINFORCED WITH MINIMUM #4 WALLS AND FOOTINGS SHALL BE FORMED CONTINUOUS AND POURED PER DETAIL 4-S2.0.

11. CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4" THICK OVER A MINIMUM 4" BASE OF 1/2" OR 3/4" CLEAN GRADED ROCK, UNLESS NOTED OTHERWISE OR IF SITE CONDITIONS REQUIRE OTHERWISE.

12. CONCRETE FLOOR SHALL BE MINIMUM 1/2" THICK POLYETHYLENE MOISTURE BARRIER OVER POURUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R406.2. LAP JOINTS MINIMUM 6" (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS).

13. STRUCTURAL REINFORCED CONCRETE FLOOR OVER A USABLE AREA, SUCH AS A GARAGE FLOOR LOCATED OVER A STORAGE AREA, SUBMIT SEALED ENGINEERED DETAILS AND CALCULATIONS.

14. GARAGE SLABS AND BASEMENT OVERDIGS SUPPORTED BY FILL CONSISTING OF MORE THAN 24" OF GRANULAR FILL OR 8" OF EARTH SHALL BE REINFORCED WITH MINIMUM 1-S2-1 AND 6-S2-1 ARE NOTE MET, A SEPARATE ENGINEERING DESIGN SHALL BE REQUIRED.

15. BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE FOUNDATION AND SPACED NOT MORE THAN 3'-0" ON CENTER AND WITHIN 12" OF EACH END PIECE.

16. FOUNDATION WALLS SHALL BE DAMP-PROOFED PER IRC SECTION R406.

17. PROVIDE A MINIMUM 4" PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE PLACED ON A MINIMUM OF 2" OF WASHED GRAVEL OR CRUSHED ROCK WITHIN 12" OF THE DRAIN. PROVIDE A DRAIN SLAB DRAUGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 20 GALLON SUMP PUMP.

18. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.

19. EXTERIOR BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.

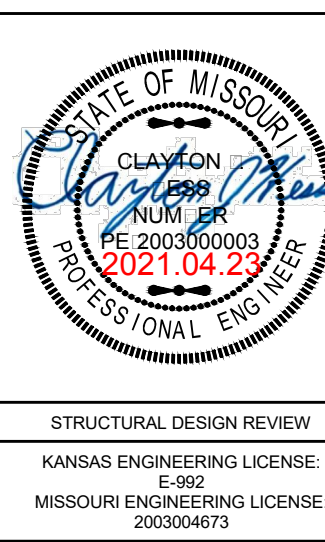
20. ALL EARTH RETAINING STRUCTURES ON SITE GREATER THAN 4'-0" TALL (EXCLUDING CONCRETE FOUNDATION WALLS RESTRAINED AT BOTH THEIR TOP AND BOTTOM) SHALL REQUIRE A SEPARATE ENGINEERED DESIGN AS REQUIRED BY THE CODE AUTHORITY.

21. ANY GEOTECHNICAL IMPROVEMENT MEASURES AND/OR STRUCTURAL MEASURES SUCH AS DRILLED PILES SHALL BE EMPLOYED TO ADDRESS ANY UNACCEPTABLE SUBGRADE CONDITIONS SHALL BE SUBMITTED TO EOR AS ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL.

THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWED BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCEMENT JURISDICTION.

APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB), BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.



PROJECT: LOT 28 COBEY CREEK
LEE'S SUMMIT, MO

CLIENT: HOUSE & RENNER CONSTRUCTION

PROJECT #:	41100
DRAWN BY:	QTJ
CHECKED BY:	BDC
SUBMITTAL DATE:	2021.04.23

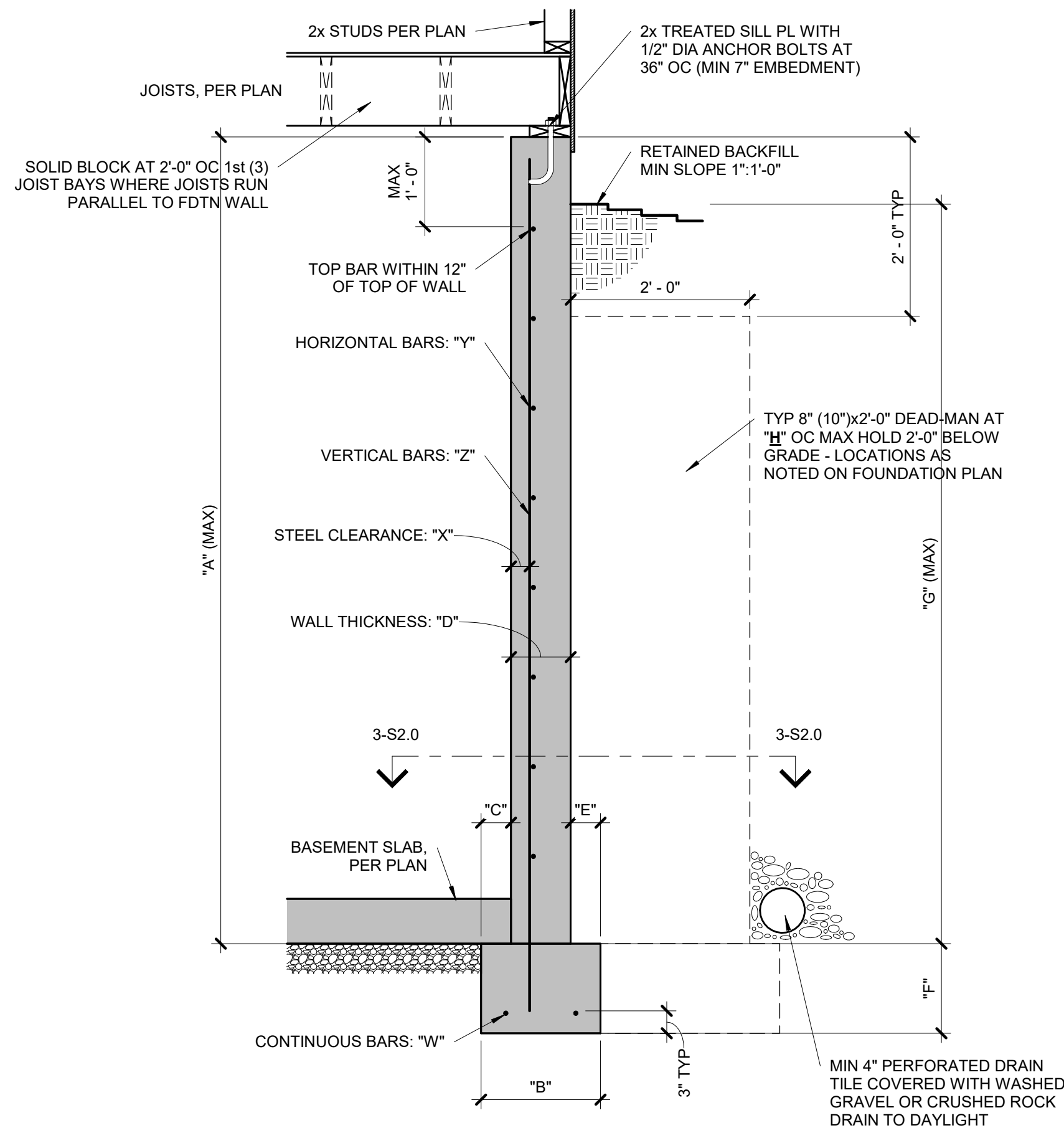
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GENERAL NOTES

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVISED
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

BY _____

DATE _____



CONCRETE DIMENSIONS

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
8'-0"	1'-4"	4"	8"	4"	8"	7'-6"	20'-0"
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	20'-0"
10'-0"	1'-8"	5"	10"	5"	10"	9'-6"	20'-0"

REINFORCING BARS (GRADE 40 BARS)

"W"	"X"	"Y"	"Z"
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	2 1/2"	#4 BARS AT 18" OC	#4 BARS AT 18" OC

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE, A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - BURIED CONCRETE FOUNDATION WALLS UP TO 9'-0" TALL MAY BE 8" NOMINAL THICKNESS WITH #4 BARS AT 24" OC BOTH WAYS OVER 16"x8" CONCRETE FOOTINGS WITH (2) #4 BARS CONTINUOUS, UNLESS OTHERWISE REQUIRED BY ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
 - WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

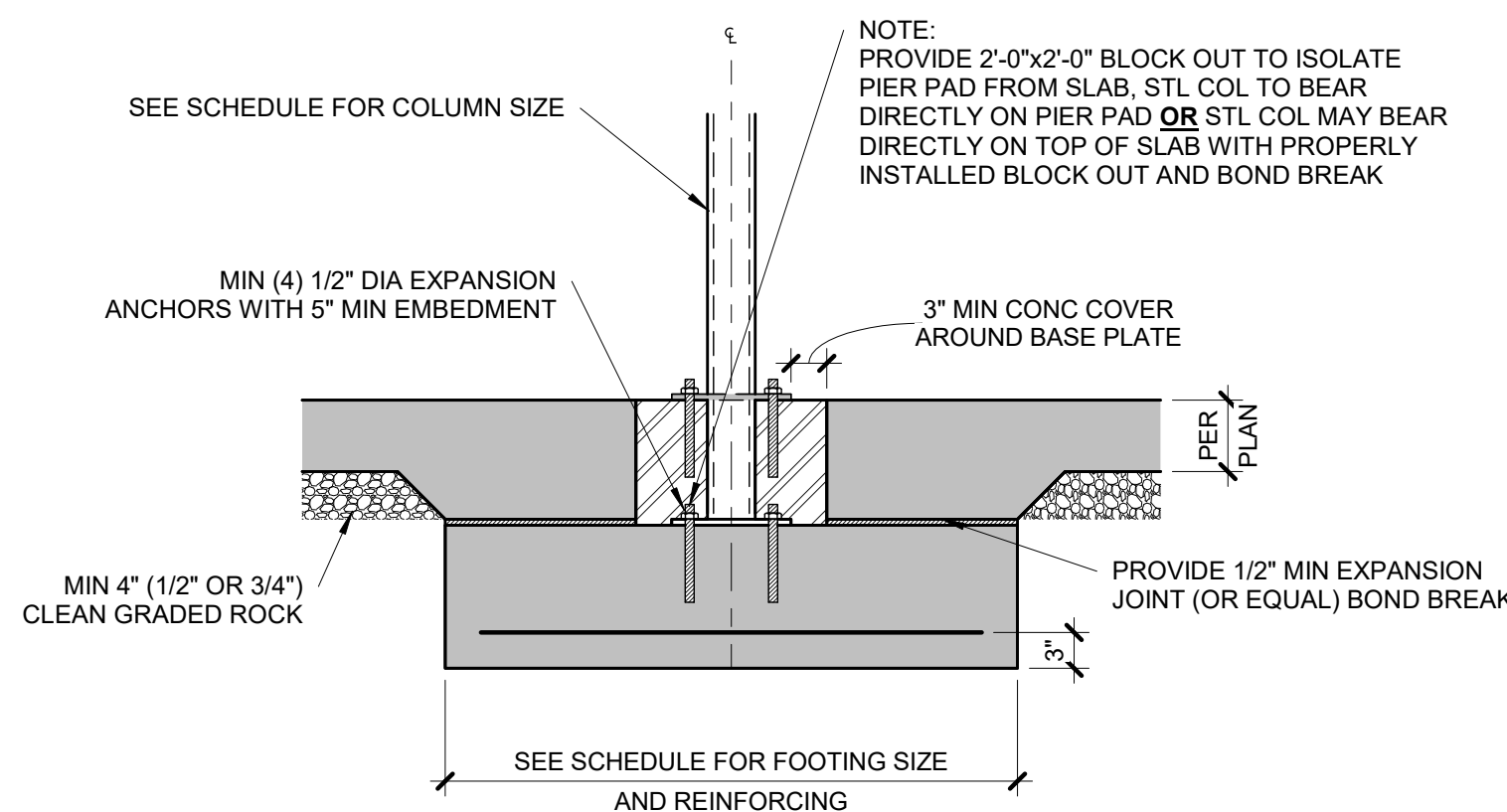
1 TYPICAL FOUNDATION WALL DETAIL

S2.0 3/4" = 1'-0"

COLUMN AND PIER PAD SCHEDULE

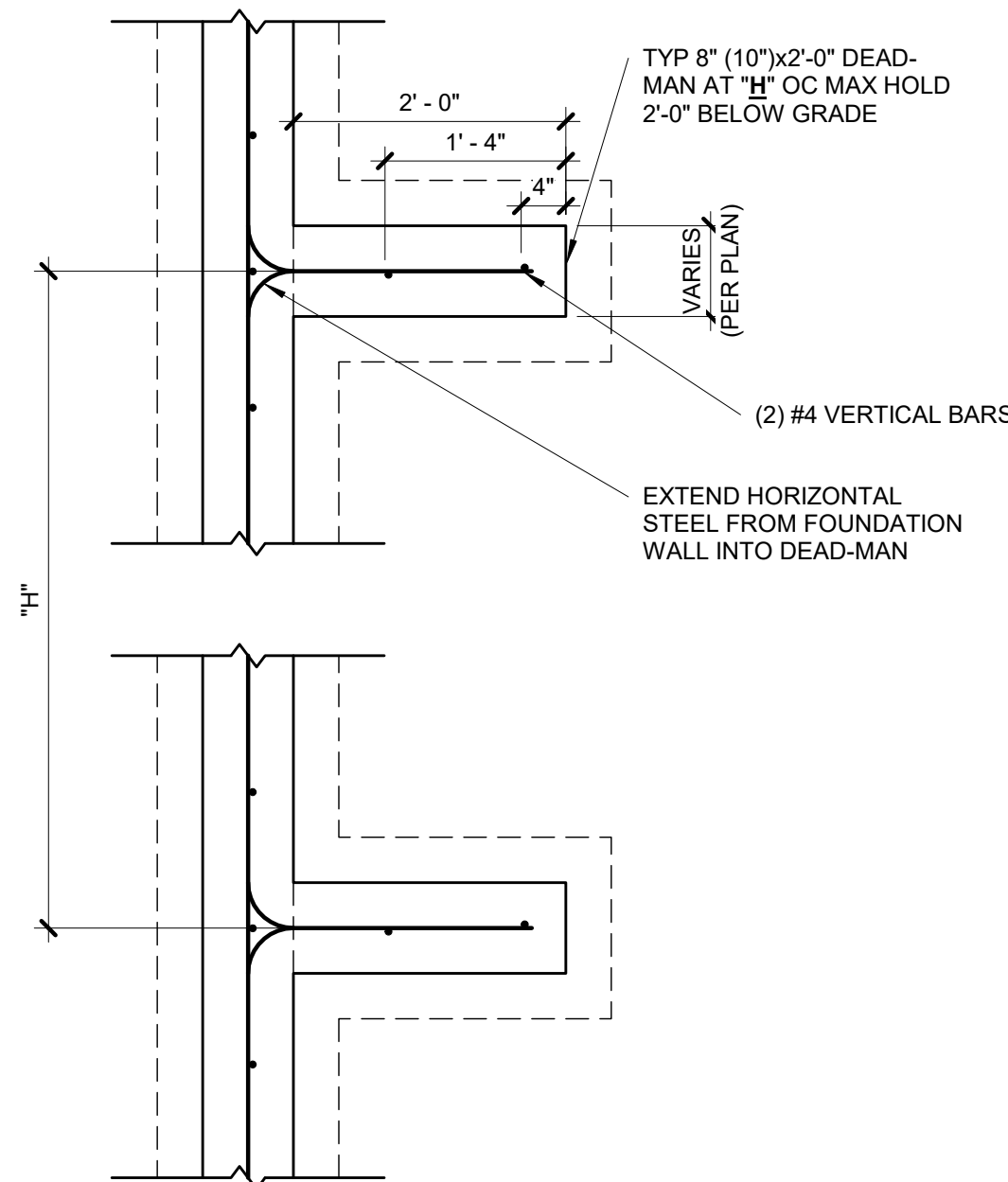
COLUMN MARK	PAD SIZE	REINFORCING	COL SIZE	COL TYPE
A	30"x30"x12"	(4) #4 BARS E-W	3" NOMINAL	SCHEDULE 40 STEEL COLUMN (FY = 58 ksi MIN)
B	36"x36"x12"	(4) #4 BARS E-W	3" NOMINAL	
C	42"x42"x12"	(5) #4 BARS E-W	3" NOMINAL	
D	48"x48"x12"	(6) #4 BARS E-W	3" NOMINAL	
E	54"x54"x16"	(8) #4 BARS E-W	3 1/2" NOMINAL (4" OD)	
F	60"x60"x16"	(10) #4 BARS E-W	3 1/2" NOMINAL (4" OD)	

- NOTES:
- COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAXIMUM COLUMN HEIGHT OF 10'-0". REQUIRES SEPERATE ENGINEERED DESIGN IF GREATER THAN 10'-0"
 - COLUMN AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF.



5 COLUMN PAD DETAIL

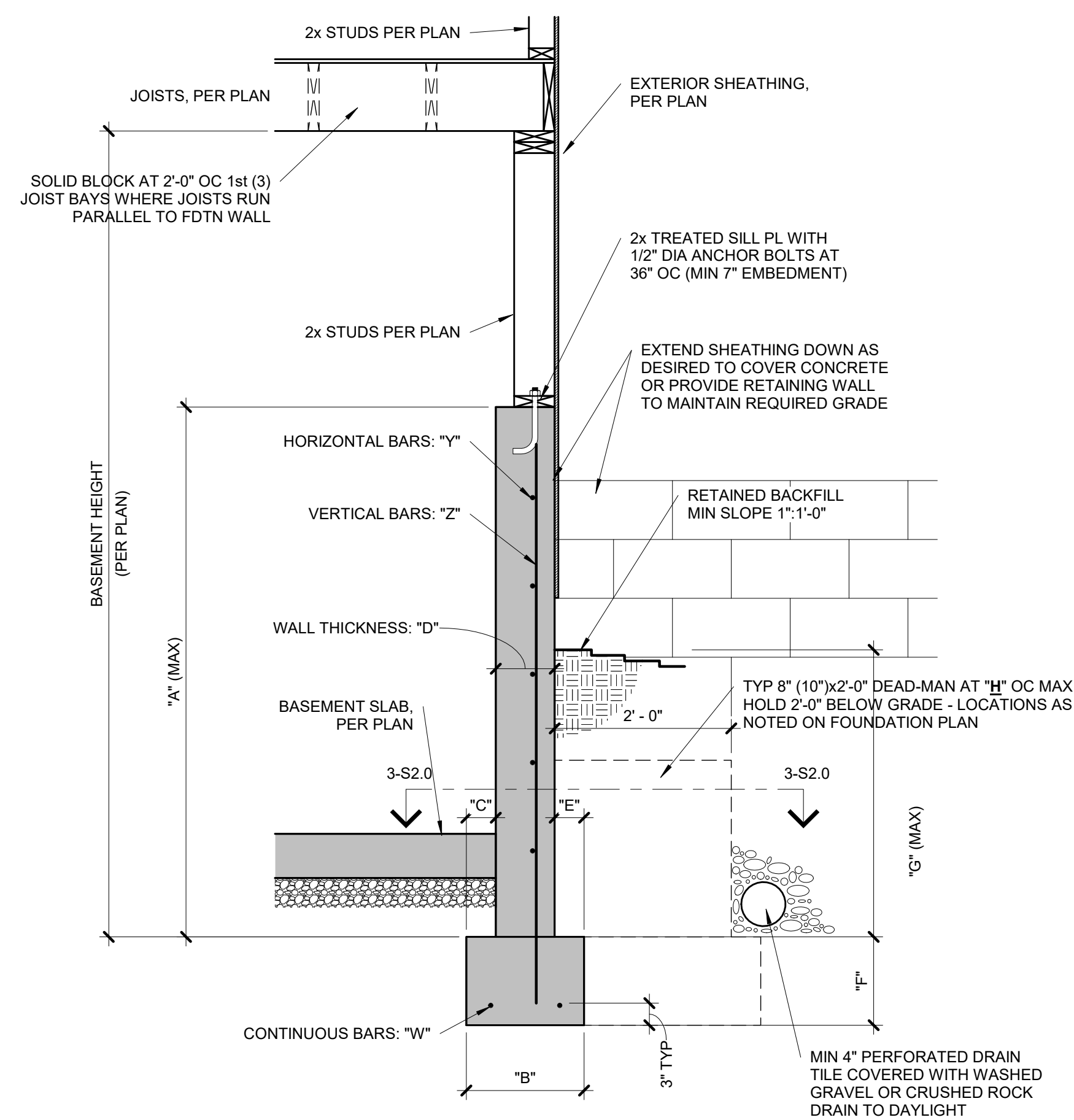
S2.0 3/4" = 1'-0"



- NOTES:
- MIN 3000 PSI FOOTING COMPRESSIVE CONCRETE STRENGTH.
 - MIN 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
 - AIR ENTRAINMENT BETWEEN 5% & 7% OF CONCRETE VOLUME.
 - GRADE 40 REINFORCING STEEL UNLESS OTHERWISE NOTED.
 - LAP SPLICES 24" MIN.
 - WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.
 - ASSUMED 2,000 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).

3 TYPICAL DEAD-MAN SECTION

S2.0 3/4" = 1'-0"



CONCRETE DIMENSIONS

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
4'-0"	1'-4"	4"	8"	4"	8"	3'-4"	20'-0"
6'-0"	1'-4"	4"	8"	4"	8"	4'-4"	20'-0"
9'-0"	1'-8"	5"	8"	4"	8"	4'-4"	20'-0"

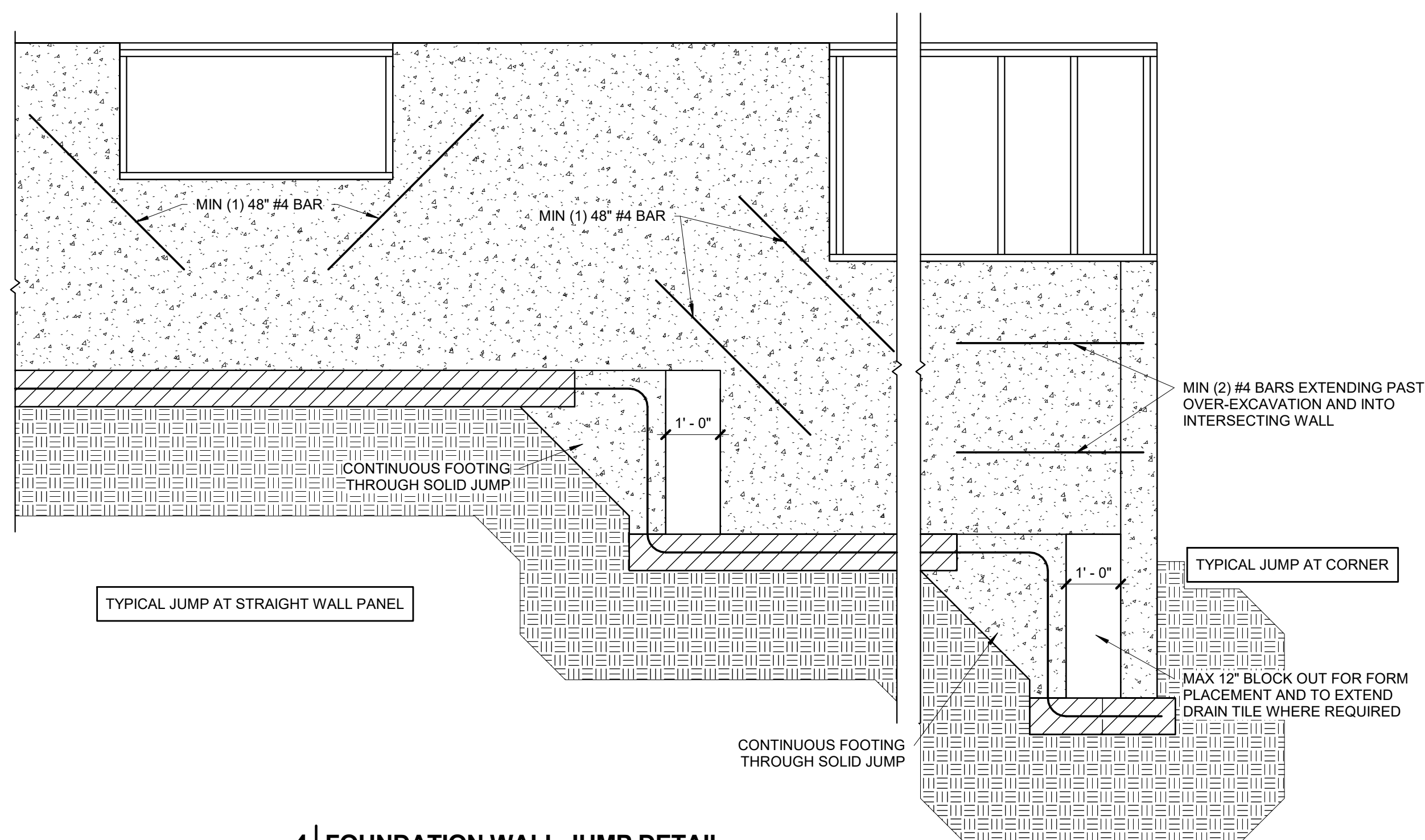
REINFORCING BARS (GRADE 40 BARS)

"W"	"X"	"Y"	"Z"
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE, A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - THE BASEMENT SLAB IS AN INTEGRAL PART OF THE 'UNRESTRAINED' FOUNDATION WALL DESIGN THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

2 TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL

S2.0 3/4" = 1'-0"



4 FOUNDATION WALL JUMP DETAIL

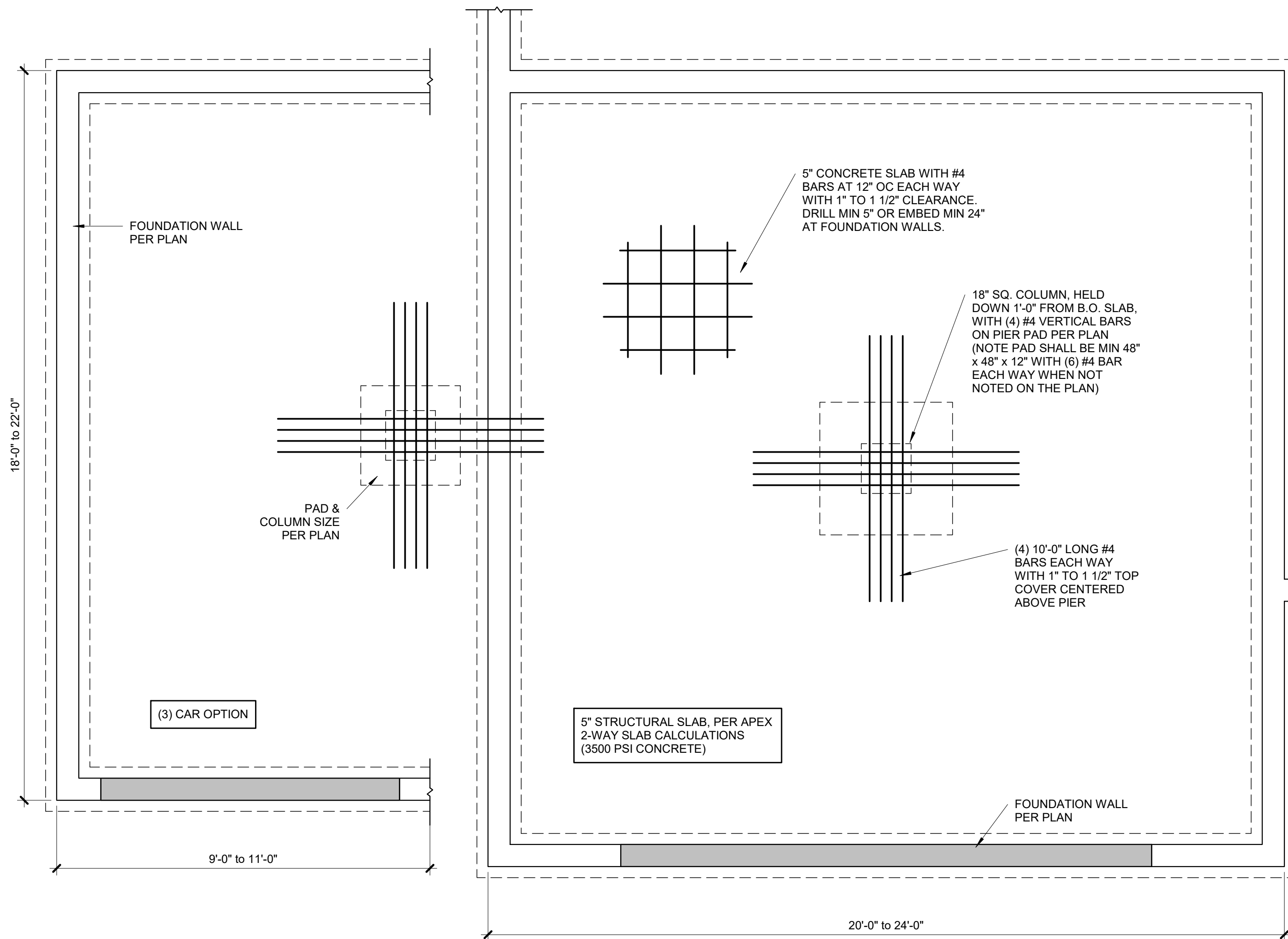
S2.0 1/2" = 1'-0"

EXPANSIVE SOILS DISCLAIMER:

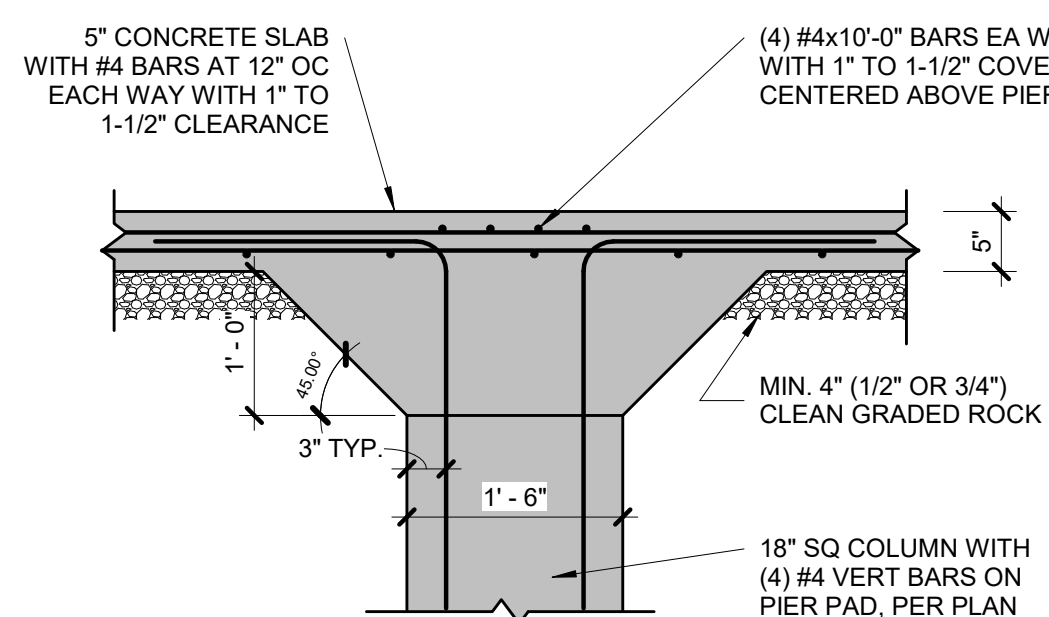
THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

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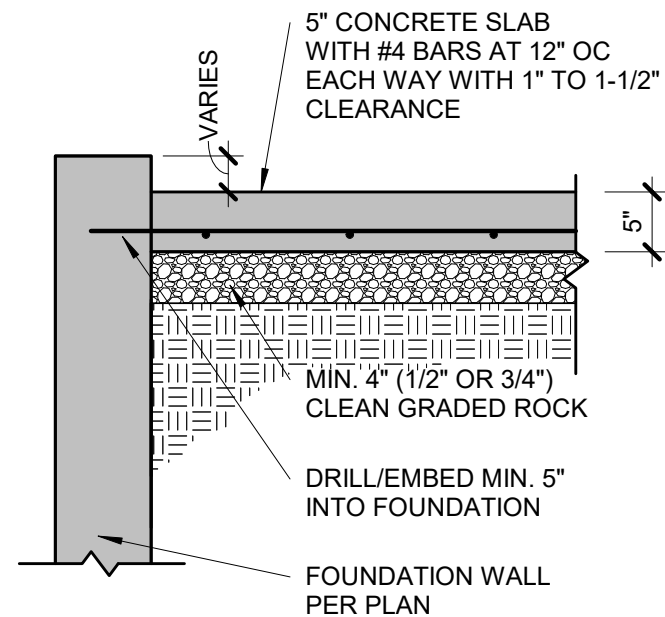
APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.



1 TYPICAL STRUCTURAL GARAGE SLAB PLAN
S2.1 3/8" = 1'-0"

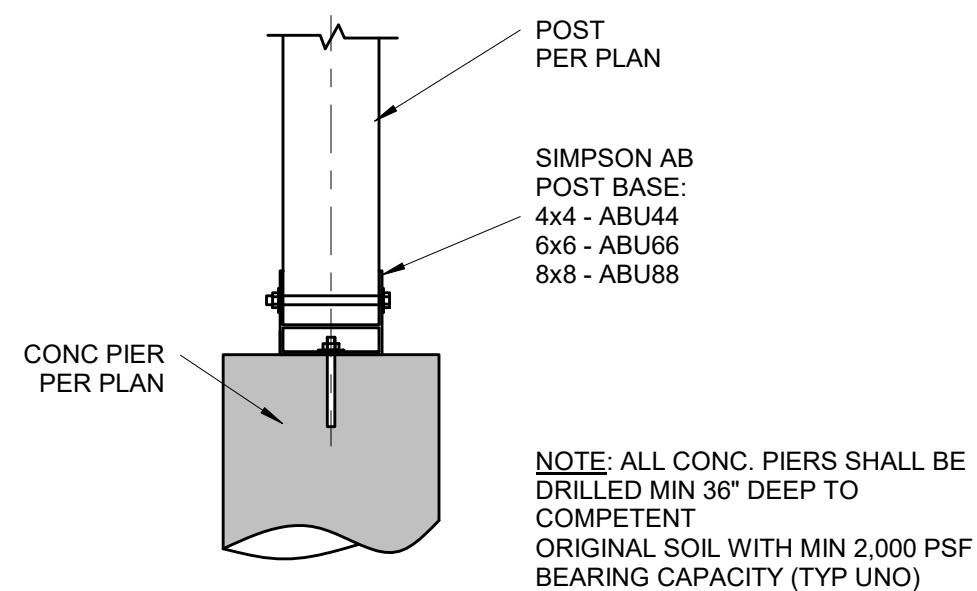


2 STRUCTURAL GARAGE SLAB PIER PAD DETAIL
S2.1 3/4" = 1'-0"

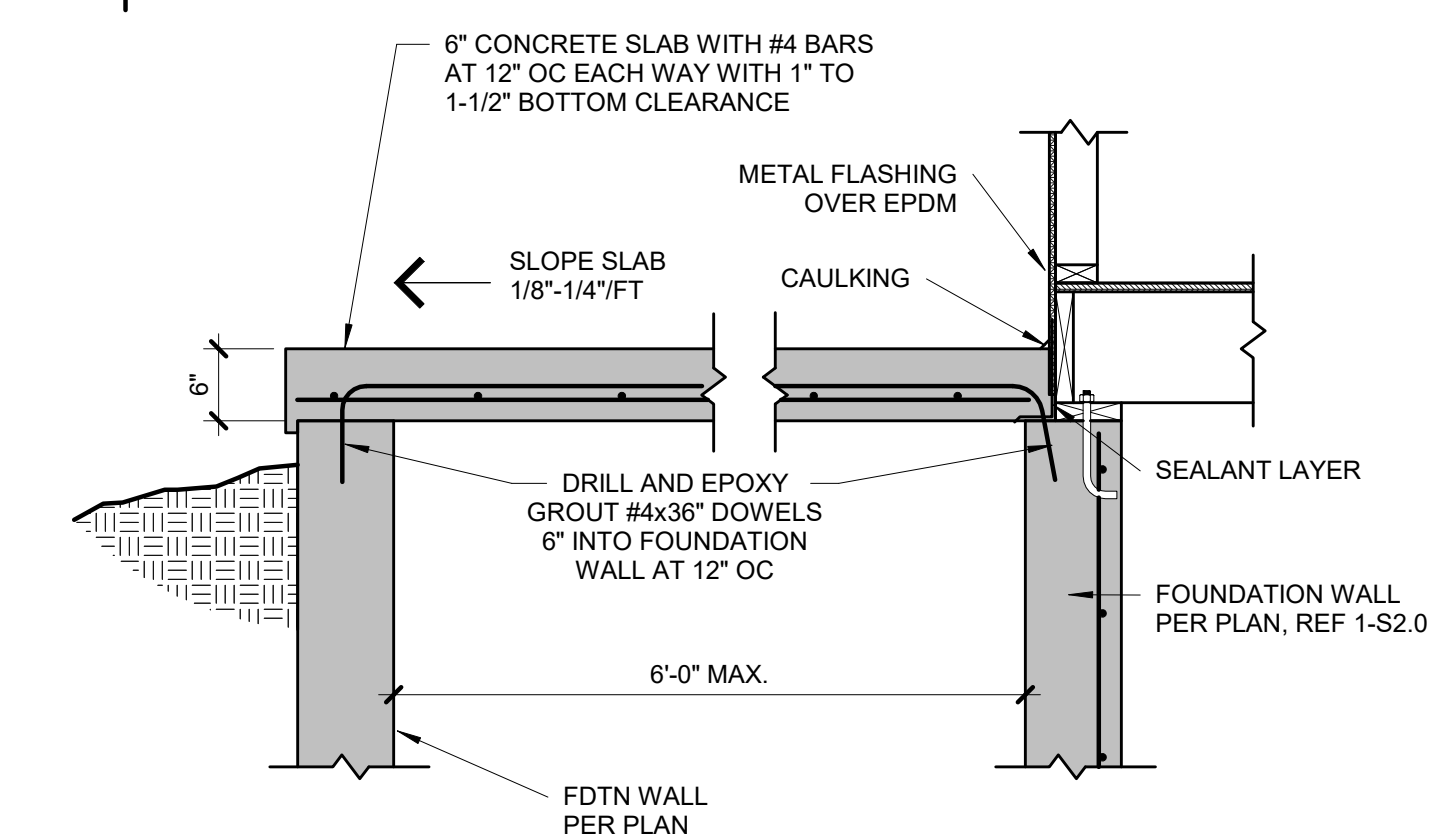


3 STRUCTURAL GARAGE SLAB/WALL SECTION
S2.1 3/4" = 1'-0"

PIER SCHEDULE		
COLUMN MARK	COL SIZE	PIER DIAMETER
G	PER PLAN	12"
H	PER PLAN	16"
J	PER PLAN	18"
K	PER PLAN	24"
L	PER PLAN	28"



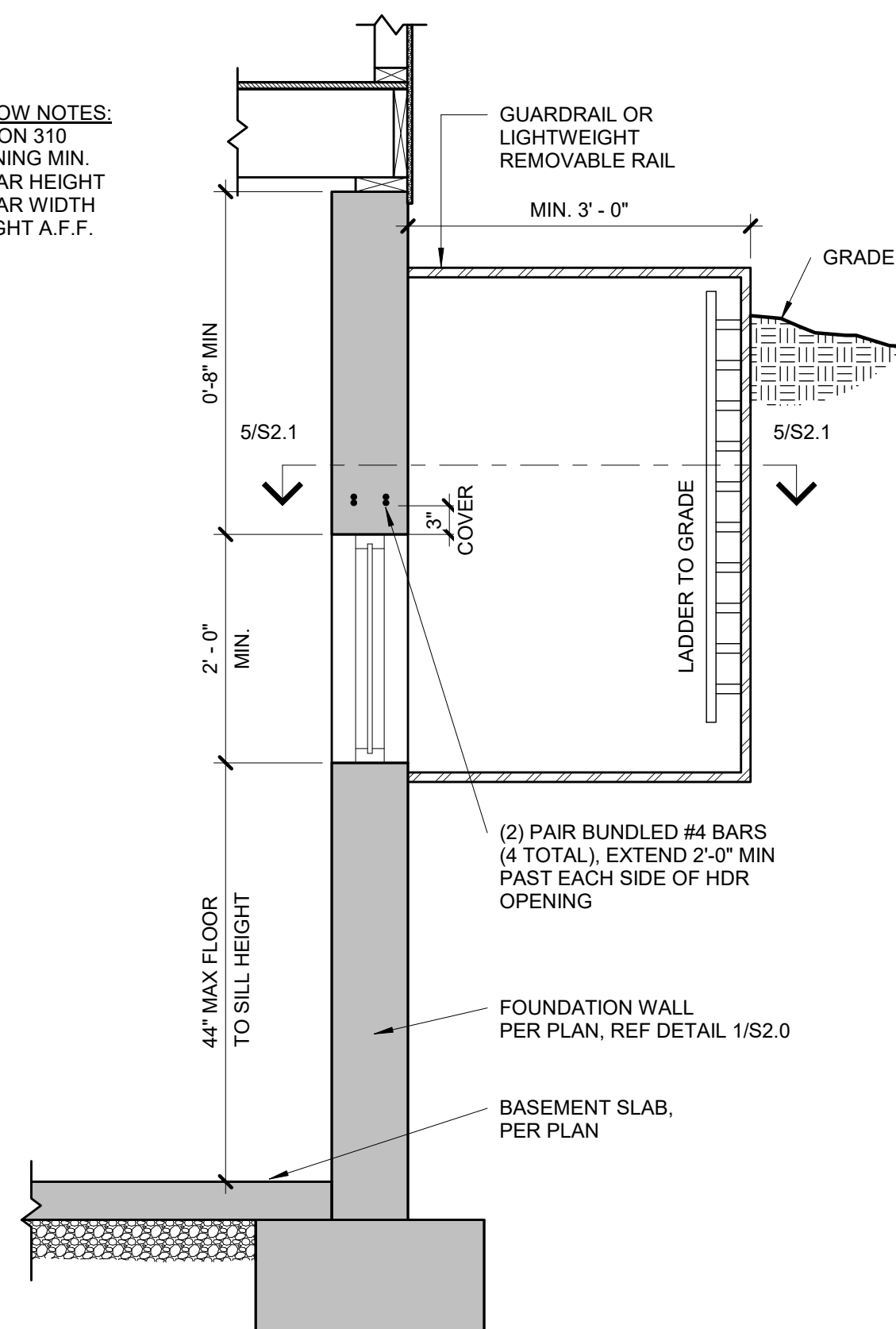
8 POST BASE DETAIL
S2.1 3/4" = 1'-0"



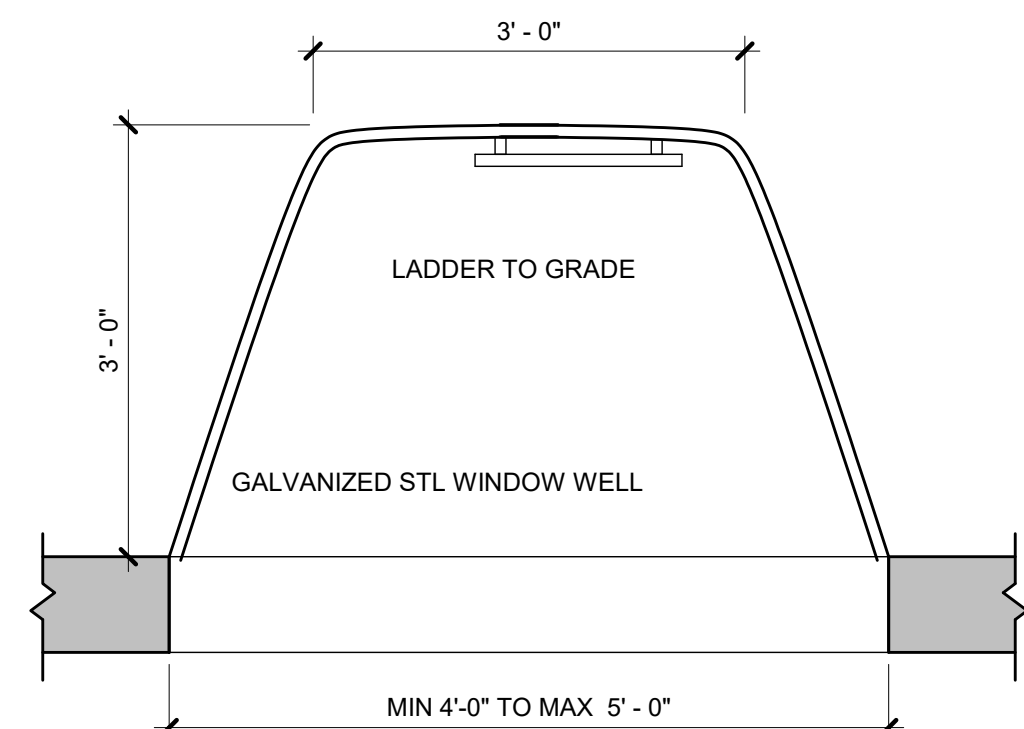
FORMWORK OPTIONS:
1. PROVIDE VULCRAFT 2VLI (OR EQUAL) CORRUGATED DECKING (SHORE AT MID-SPAN DURING CONSTRUCTION), OR
2. PLYWOOD FORMS WITH EXPANDABLE BAR JOISTS OR TEMPORARY FRAMED WALLS BY CONTRACTOR.

7 SUSPENDED PORCH STOOP DETAIL
S2.1 3/4" = 1'-0"

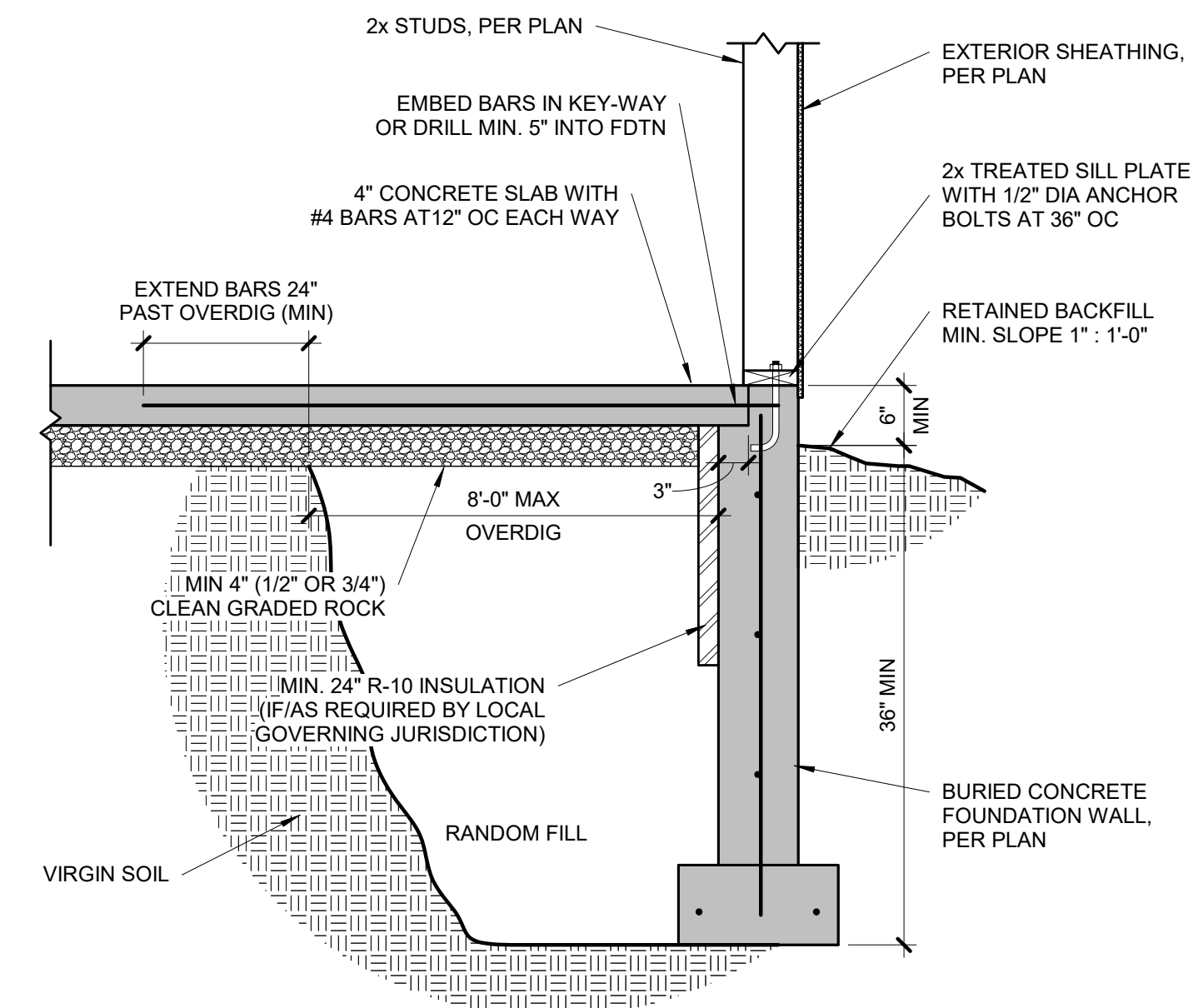
EGRESS WINDOW NOTES:
PER IRC SECTION 310
1. 5.7 S.F. OPENING MIN.
2. 24" MIN. CLEAR HEIGHT
3. 20" MIN. CLEAR WIDTH
4. 44" MAX HEIGHT A.F.F.



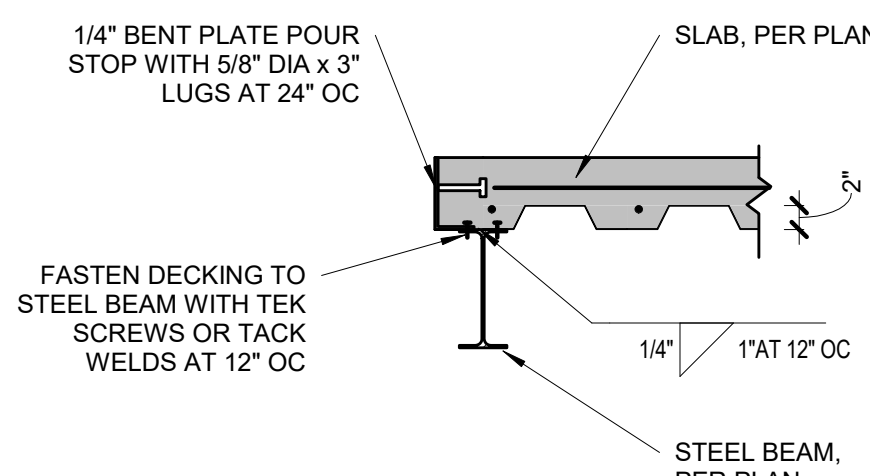
4 TYPICAL EGRESS WINDOW SECTION DETAIL
S2.1 3/4" = 1'-0"



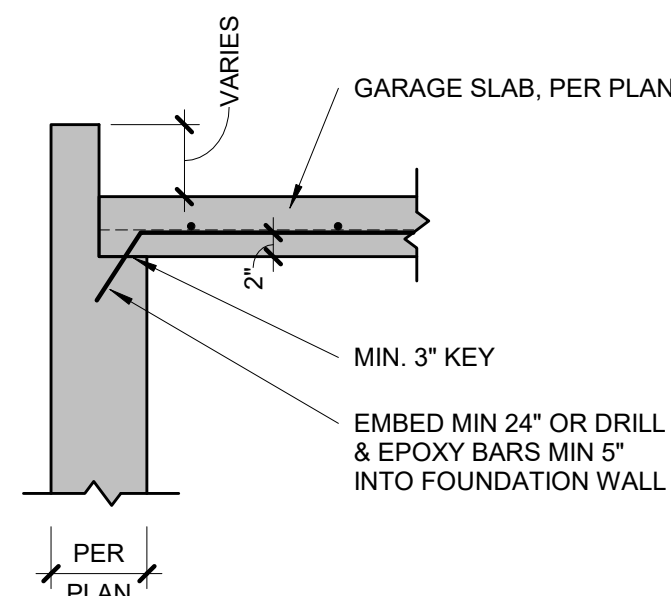
5 TYPICAL EGRESS WINDOW PLAN
S2.1 3/4" = 1'-0"



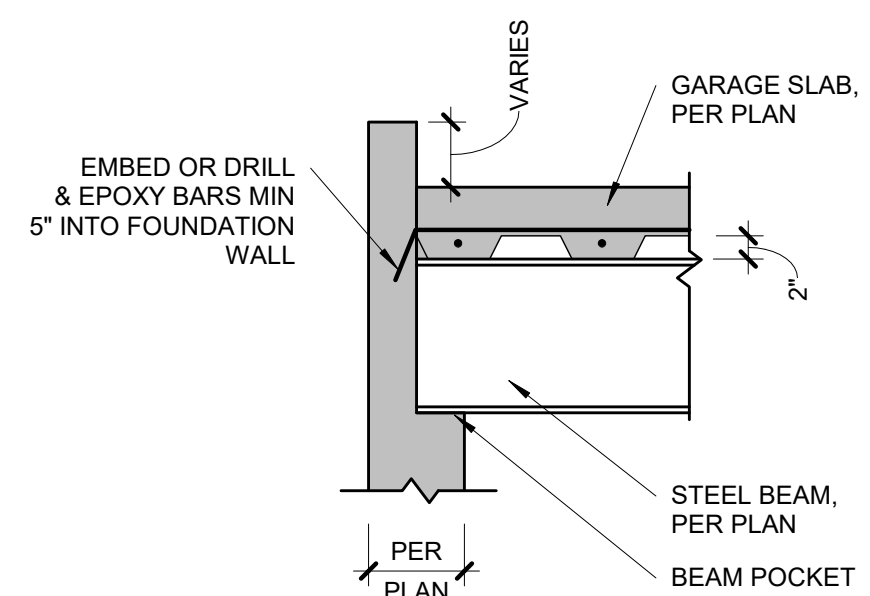
6 TYPICAL OVERDIG DETAIL AT BASEMENT SLAB
S2.1 3/4" = 1'-0"



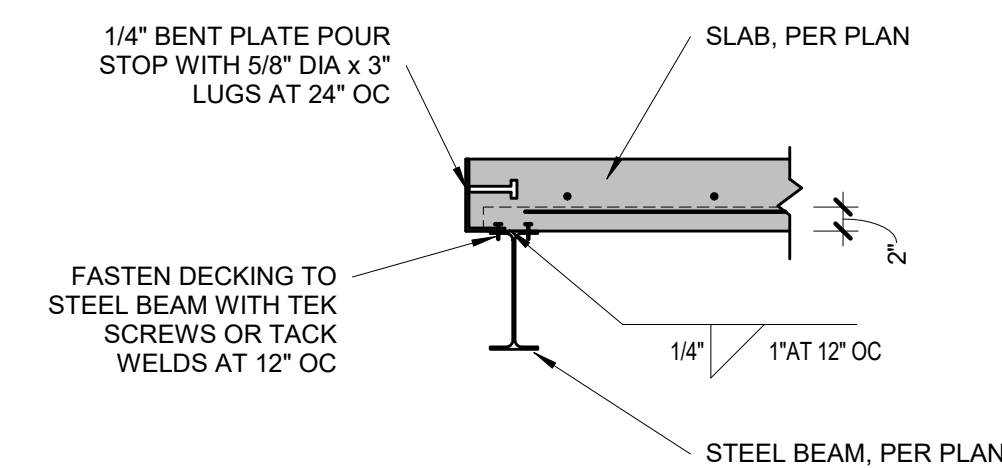
9 POUR STOP DETAIL
S2.1 3/4" = 1'-0"



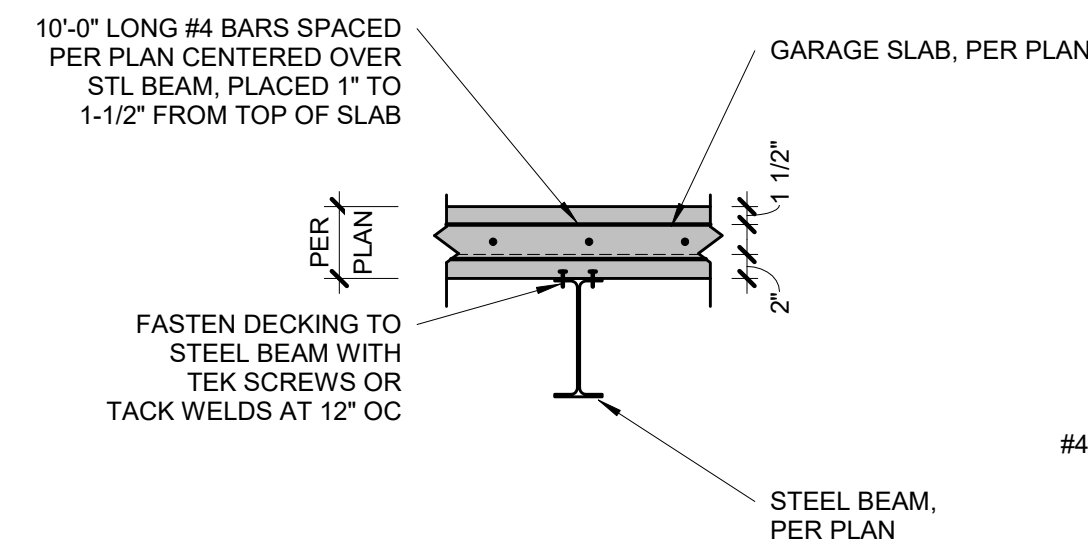
10 GARAGE SLAB BEARING
S2.1 3/4" = 1'-0"



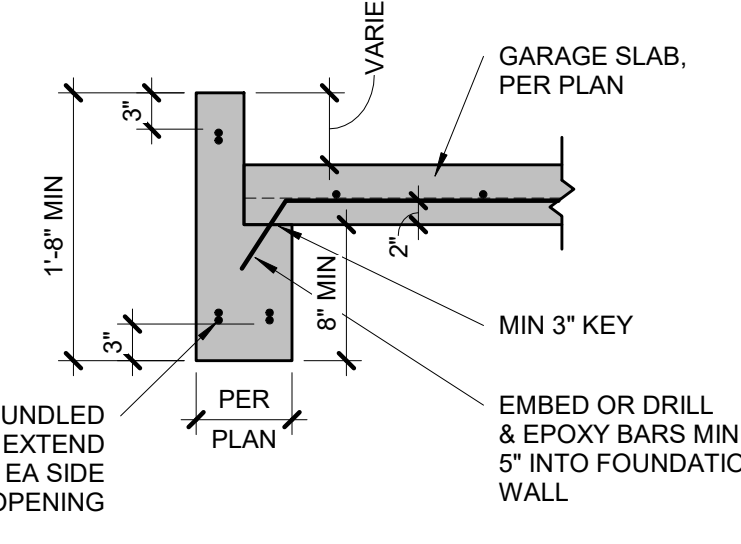
11 GARAGE SLAB BEAM BEARING
S2.1 3/4" = 1'-0"



12 POUR STOP DETAIL
S2.1 3/4" = 1'-0"



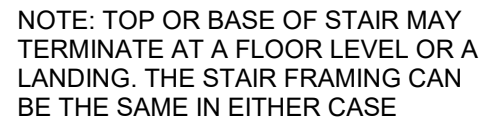
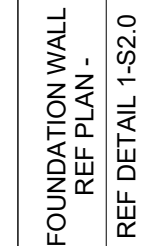
13 GARAGE SLAB BEAM BEARING
S2.1 3/4" = 1'-0"



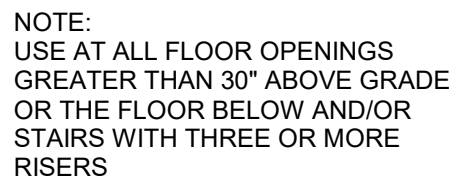
14 CONCRETE HEADER DETAIL
S2.1 3/4" = 1'-0"

TYPICAL SUSPENDED SLAB DETAIL

STEEL DECKING NOTES:
• MINIMUM 1-1/2" BEARING
• FASTEN TO SUPPORT STEEL WITH 5/8" VISIBLE PUDDLE WELDS AT EDGE RIBS AND 12" CENTERS ALONG END BEARING
• FASTEN SIDE LAPS AND PERIMETER EDGES AT 36" CENTERS WITH #10 TEK SCREWS OR 5/8" PUDDLE WELDS
• MAX UNSUPPORTED CONSTRUCTION SPAN 6'-0", UNO ON PLANS BY APEX



S3.0	$3/4" = 1'-0"$
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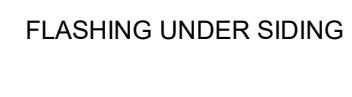
S3.0	$3/4" = 1'-0"$
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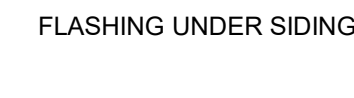
S3.0	1 1/2" = 1'-0"
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S3.0	1 1/2" = 1'-0"
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S3.0	$3/4" = 1'-0"$
-------------	----------------



DECK JOIST SPAN	1/2" DIA LAG SPACING	EQUIVALENT SPACING FOR 16" OC JOIST BAYS
UP TO 10'-0"	16" OC	N/A
10'-1" TO 12'-0"	15" OC	16" OC DBL EVERY OTHER
12'-1" TO 14'-0"	13" OC	16" OC DBL EVERY OTHER
14'-1" TO 16'-0"	11" OC	16" OC DBL EVERY JOIST BAY
16'-1" TO 18'-0"	10" OC	16" OC DBL EVERY JOIST BAY

NOTE:
CHART IS APPLICABLE ONLY WHEN DECK IS SHOWN ON APPROVED PLAN

DECK JOIST SPAN 1/2" DIA LAG SPACING		EQUIVALENT SPACING FOR 16" OC JOIST BAYS
UP TO 10'-0"	16" OC	N/A
10'-1" TO 12'-0"	15" OC	16" OC DBL EVERY OTHER
12'-1" TO 14'-0"	13" OC	16" OC DBL EVERY OTHER
14'-1" TO 16'-0"	11" OC	16" OC DBL EVERY JOIST BAY
16'-1" TO 18'-0"	10" OC	16" OC DBL EVERY JOIST BAY

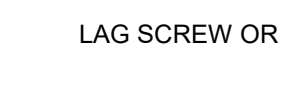
NOTE:
CHART IS APPLICABLE ONLY WHEN DECK IS SHOWN ON APPROVED PLAN

S3.0	$3/4" = 1'-0"$
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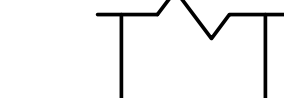
BEAM SIZE	"X"
2x8*	5 1/2" MIN
2x10	6 1/2" MIN
2x12	7 1/2" MIN

2" MIN

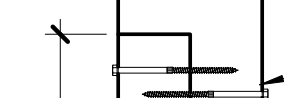
STAGGER
FASTENERS
IN 2 ROWS



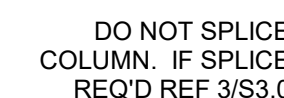
S3.0	$3/4" = 1'-0"$
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S3.0	1 1/2" = 1'-0"
-------------	----------------



S3.0	1 1/2" = 1'-0"
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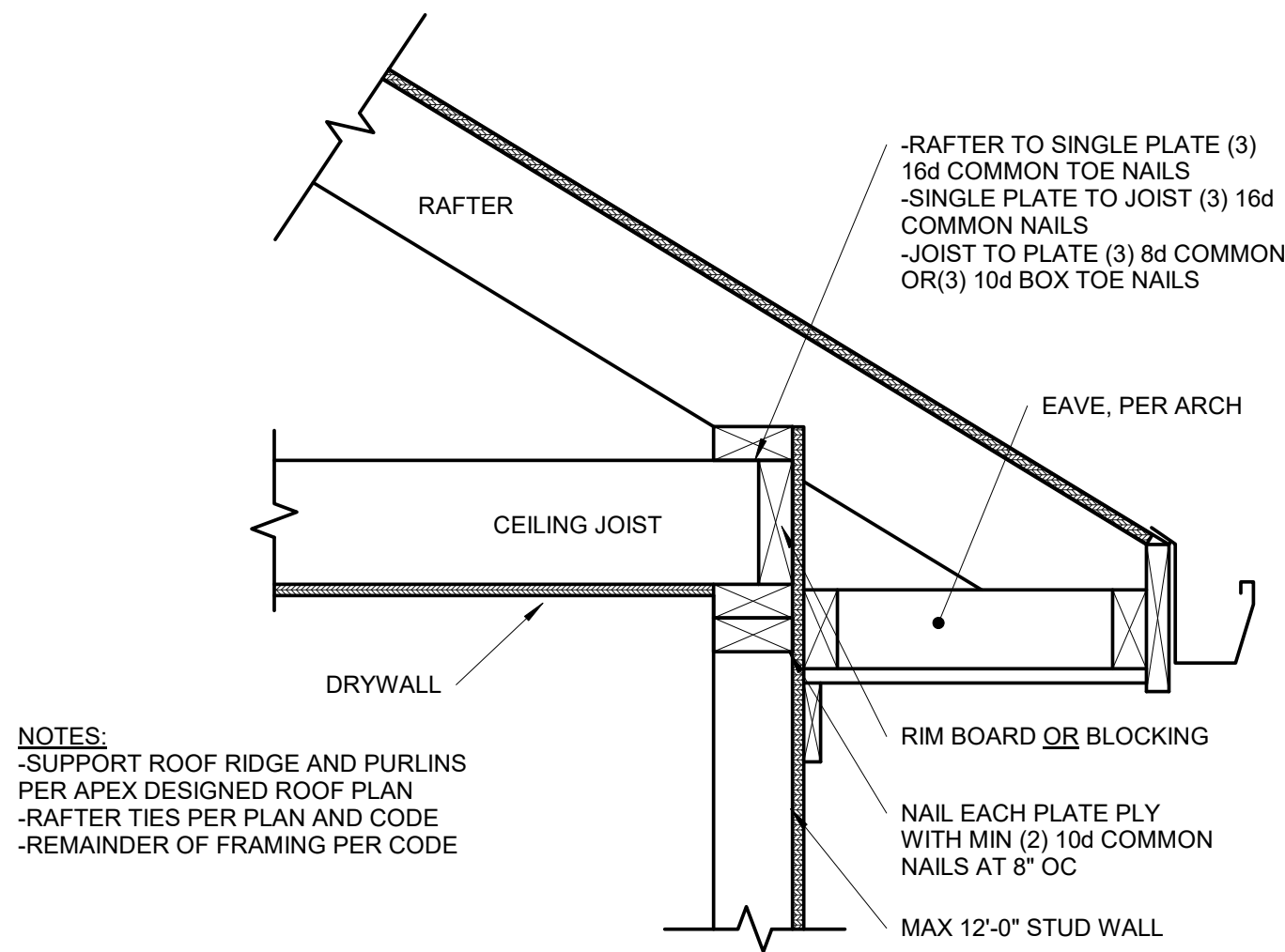


S3.0	1 1/2" = 1'-0"
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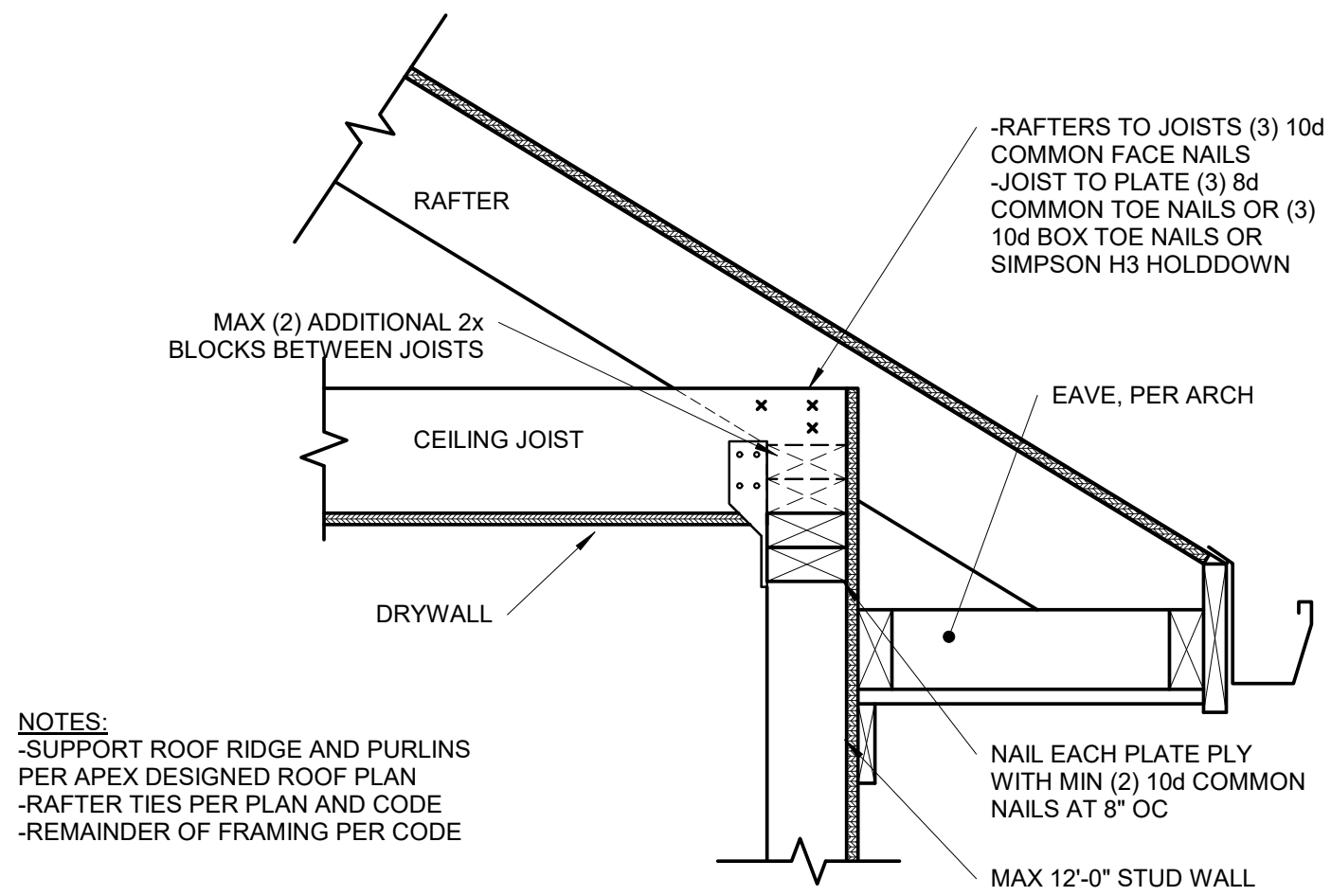
S3.0	$3/4" = 1'-0"$
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S3.1	1 1/2" = 1'-0"
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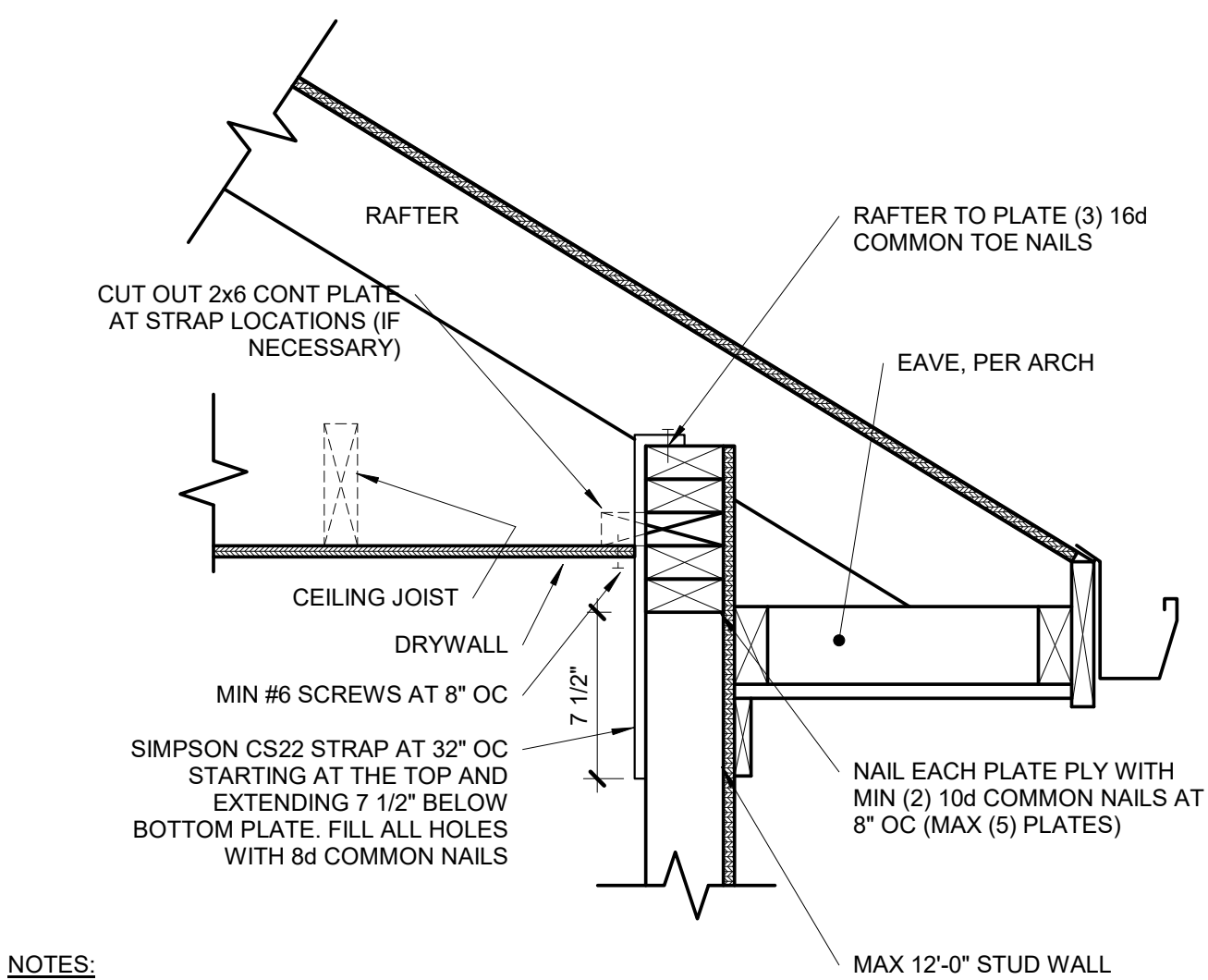
8 | OPTIONAL RAFTER BEARING

S3.2 1 1/2" = 1'-0"



7 | OPTIONAL RAFTER BEARING

S3.2 1 1/2" = 1'-0"

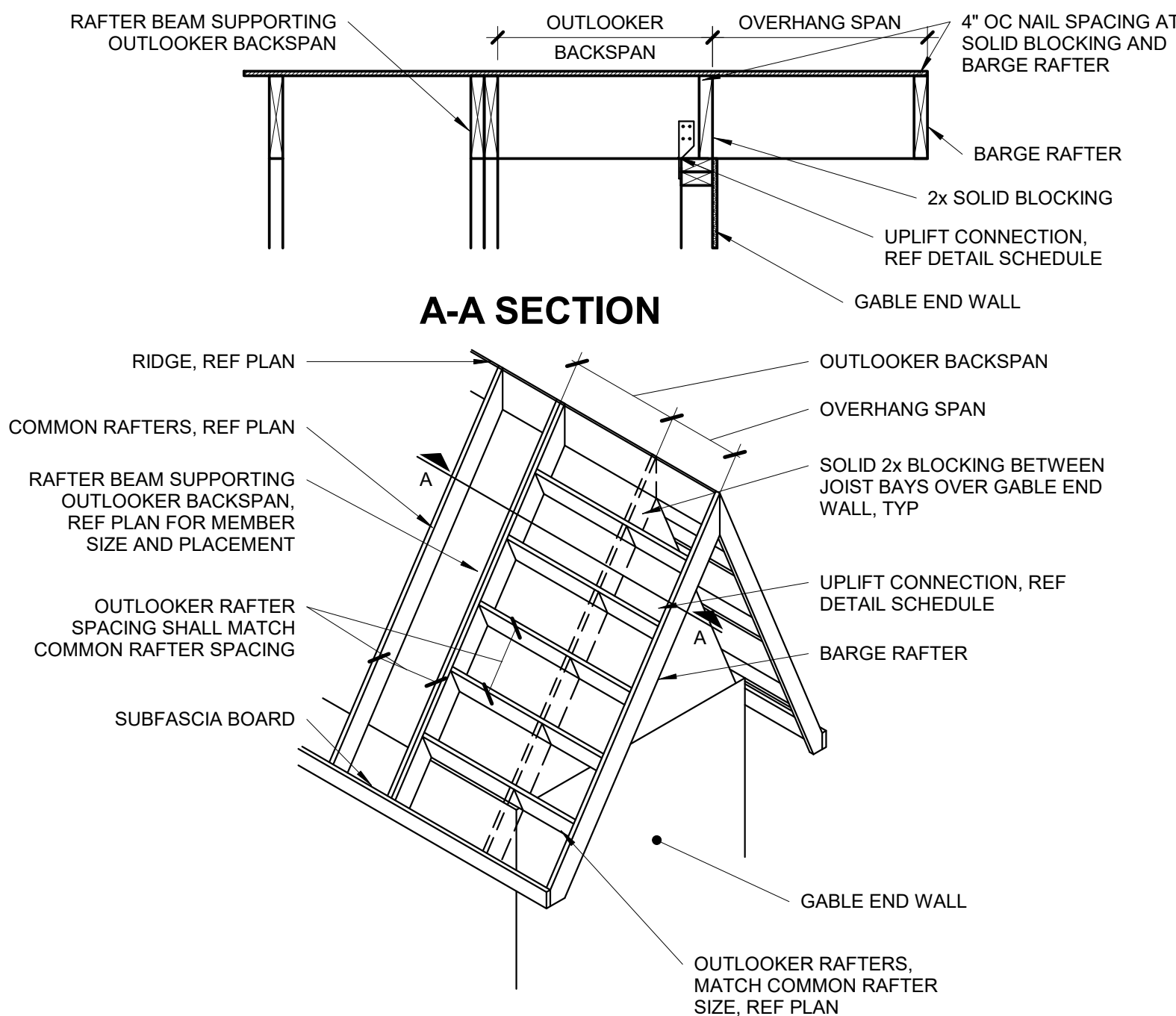


6 | OPTIONAL RAFTER BEARING

S3.2 1 1/2" = 1'-0"

UPLIFT CONNECTION SCHEDULE

OVERHANG SPAN: 1'-1" TO 1'-9"			
RAFTER SPACING	UPLIFT CONNECTOR	EXPOSURE B	EXPOSURE C
12" OC	SIMPSON H2.5A	(1) AT 24" OC	(1) AT 24" OC
16" OC	SIMPSON H2.5A	(1) AT 32" OC	(1) AT 16" OC
24" OC	SIMPSON H2.5A	(1) AT 24" OC	(1) AT 24" OC
OVERHANG SPAN: 1'-10" TO 2'-6"			
RAFTER SPACING	UPLIFT CONNECTOR	EXPOSURE B	EXPOSURE C
12" OC	SIMPSON H2.5A	(1) AT 12" OC	(1) AT 12" OC
16" OC	SIMPSON H2.5A	(1) AT 16" OC	(2) AT 16" OC
24" OC	SIMPSON H2.5A	(2) AT 24" OC	(2) AT 24" OC
OVERHANG SPAN: 2'-7" TO 3'-9"			
RAFTER SPACING	UPLIFT CONNECTOR	EXPOSURE B	EXPOSURE C
12" OC	SIMPSON H2.5A	(2) AT 12" OC	(2) AT 12" OC
16" OC	SIMPSON H2.5A	(2) AT 16" OC	(2) AT 16" OC
24" OC	SIMPSON H2.5A	(2) AT 24" OC	N/A



OUTLOOKER RAFTERS ROOF

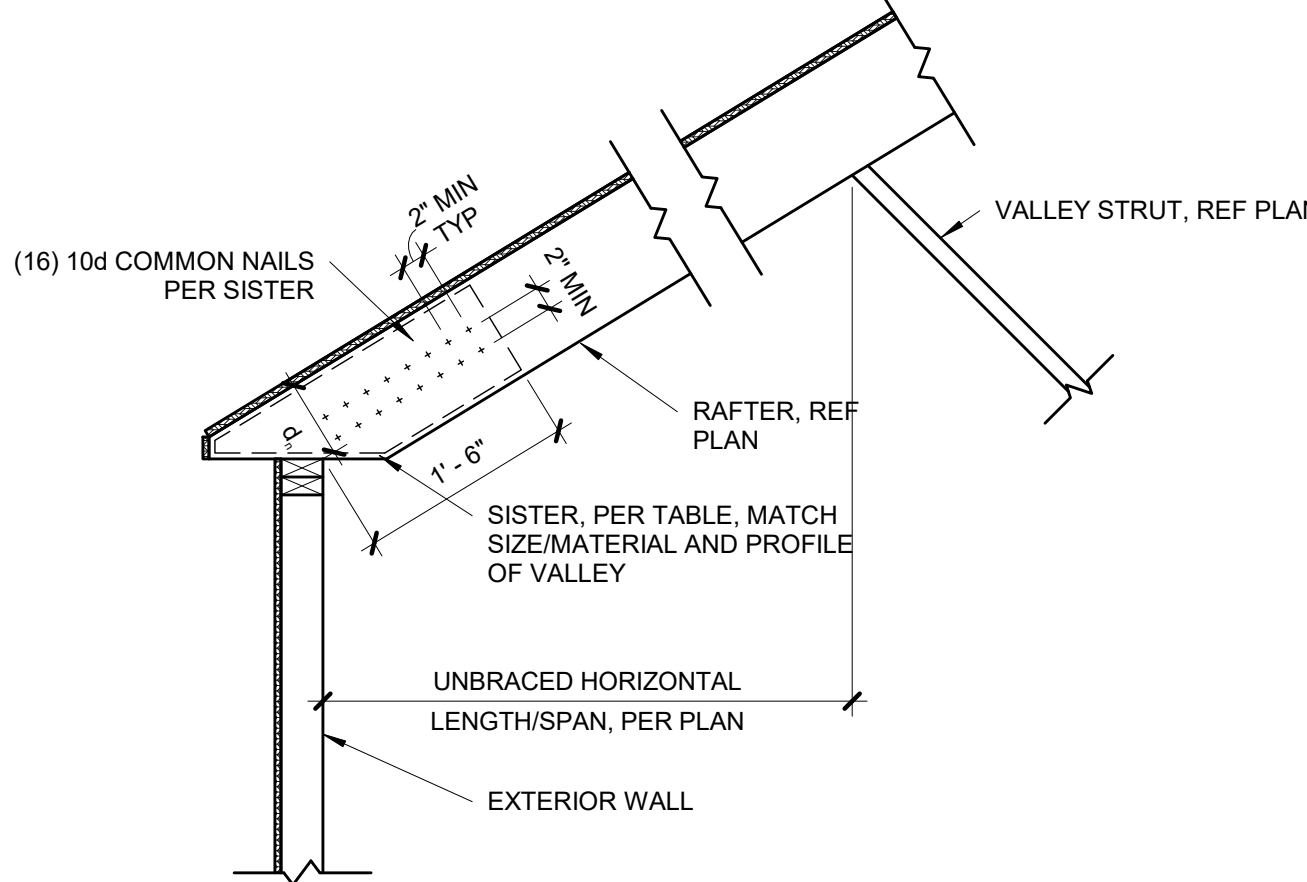
5 | FRAMING

S3.2 NOT TO SCALE

REQUIRED NUMBER OF SISTER PLIES

LIGHT ROOF			
2x VALLEY		LVL VALLEY	
# OF SISTER PLIES	RAFTER SIZE	# OF SISTER PLIES	RAFTER SIZE
0	2x6 4'-8" 2x8 6'-2" 2x10 7'-11"	0	2x6 8'-8" 2x8 11'-5" 2x10 14'-7"
1	9'-5" *	1	* *
2	* N/A N/A	2	N/A N/A N/A
HEAVY ROOF			
2x VALLEY		LVL VALLEY	
# OF SISTER PLIES	RAFTER SIZE	# OF SISTER PLIES	RAFTER SIZE
0	2x6 3'-6" 2x8 4'-7" 2x10 5'-11"	0	2x6 6'-8" 2x8 8'-7" 2x10 10'-11"
1	7'-1" 9'-3" *	1	13'-1" *
2	* N/A	2	* N/A N/A

- *VALLEYS OF A LENGTH GREATER THAN THAT FOUND IN THE CELL ABOVE ARE CONTROLLED BY BENDING. APPLY THE NUMBER OF SISTER PLIES CORRESPONDING TO THIS ROW.
- THIS TABLE IS INTENDED TO BE USED IN CONJUNCTION WITH THE STAMPED, ENGINEERED PLANS AS THEY ARE DRAWN BY APEX. BRACING LOCATIONS SHALL DETERMINE HORIZONTAL UNSUPPORTED SPAN FROM VALLEY BEARING AND BE USED TO DETERMINE THE NUMBER OF SISTERS REQUIRED. BRACING LOCATIONS ARE **NOT** TO BE INFERRED USING THIS TABLE.
 - TABLE VALUES ARE BASED ON A DEPTH OF MEMBER REMAINING, d, EQUAL TO THE DEPTH OF THE RAFTERS. IF d IS OBSERVED TO BE LESS THAN THE DEPTH OF THE RAFTER, THE VALLEY WILL NEED TO BE EITHER REPLACED OR ANALYZED BY APEX. TABLE VALUES ARE VALID FOR TAPERED CUTS ONLY, REF DETAIL 4/53.2.
 - IF MULTI-PLY VALLEY IS SPECIFIED ON PLAN TREAT EACH ADDITIONAL PLY AS A SISTER PLY WHEN LOOKING UP MAX SPAN.
 - MAX 14'-0" HORIZONTAL RAFTER SPAN IN BOTH DIRECTIONS FROM VALLEY.
 - ALL HIP ARE DESIGNED TO BE CONTROLLED BY BENDING. SHEAR AT BEARING WITH MIN 5 1/2" DEPTH DOES NOT CONTROL DESIGN.

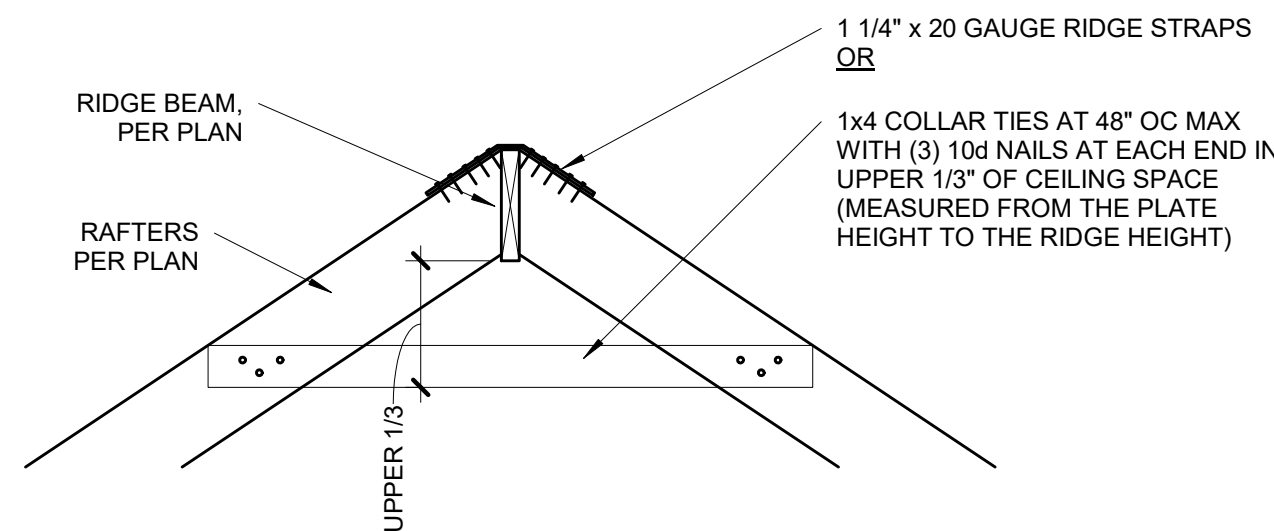


4 | TAPERED VALLEY

S3.2 3/4" = 1'-0"

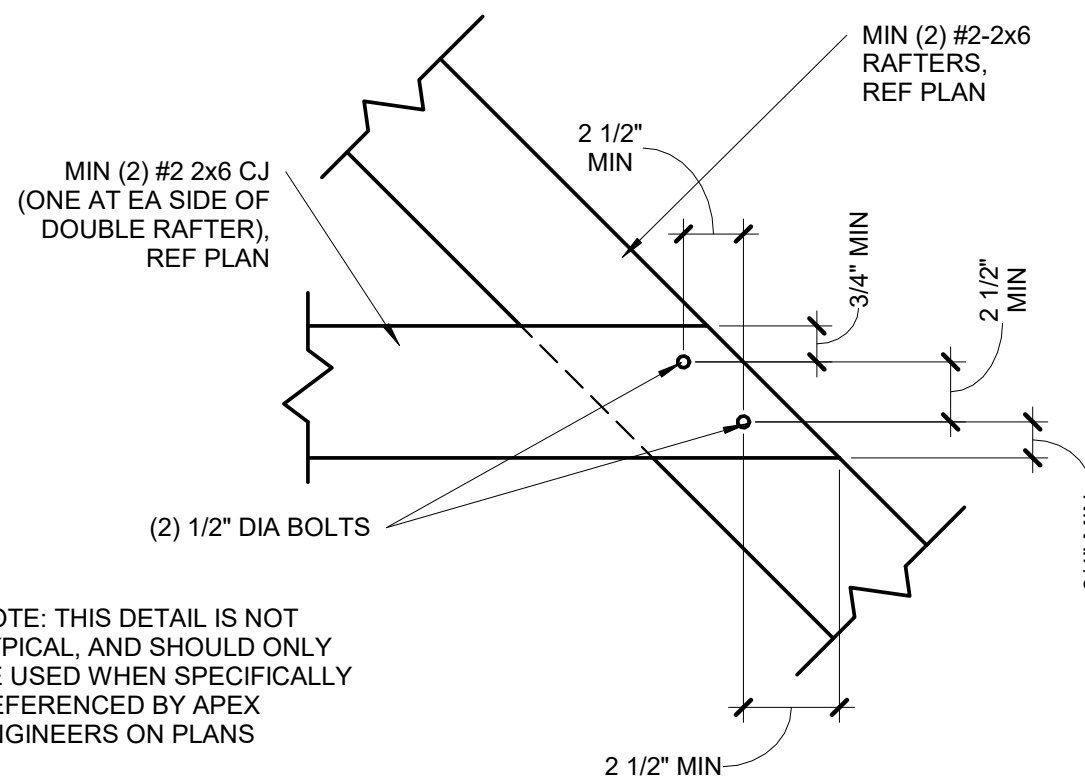
OVERHANG SPAN	MIN BACKSPAN LENGTH
≤1'-0"	1'-0"
1'-1" to 2'-0"	EQUALS OVERHANG SPAN
≥2'-1"	OVERHANG SPAN x2

NOTES:
-CHART IS ONLY APPLICABLE IF NO RAFTER BEAM SHOWN ON PLAN.
-CONTACT EOR IF OVERHANG LENGTH EXCEEDS CHART OPTIONS.



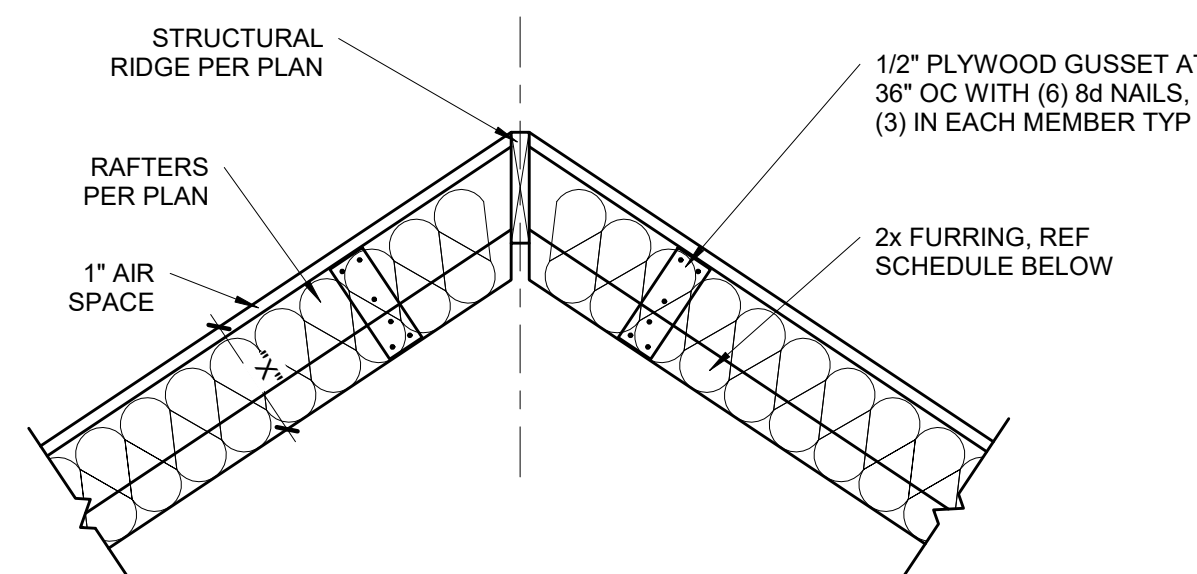
3 | RIDGE BEAM DETAIL

S3.2 3/4" = 1'-0"



2 | BOLTED RAFTER HIP CONNECTION

S3.2 1 1/2" = 1'-0"



FURR OUT SCHEDULE

RAFTER SIZE	R-30C INSULATION (X=9 1/4")	R-38C INSULATION (X=11 1/4")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	REQUIRED

NOTES:
1. ALL VAULTED RAFTERS SHALL BE #2-2x6 DF-L, MINIMUM, AT 16" OC, PER SPAN CHART, UNLESS NOTED OTHERWISE.
2. ALL VAULTS SHALL BE FURRED DOWN WITH 2x FRAMING TO THE REQUIRED DEPTH OF INSULATION, PLUS 1" AIR SPACE.
3. R-30C INSULATION = 8 1/4" THICK
4. R-38C INSULATION = 10 1/4" THICK
5. INSULATION REQUIREMENTS MAY BE REDUCED TO R30 IF ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE BUT IS LIMITED TO VAULTED CEILING AREAS THAT ARE LESS THAN 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. (PER N1102.2.2)

VAULTED RAFTER INSULATION

1 | FURR OUT

S3.2 3/4" = 1'-0"



S4.0
ALT

MINIMUM LENGTH OF BRACED WALL PANELS						
METHOD		MIN LENGTH (INCHES)				
		WALL HEIGHT				
		8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
U	SUPPORTING ROOF ONLY	16	16	16	16	16
U	ONE STORY AND ROOF	24	24	24	24	24
P	PFG	24	27	30	30	30

NOTE: MAX HEADER HEIGHT IS 10'-0", BUT WALL HEIGHT SHALL BE PERMITTED TO BE INCREASED TO 12'-0" WITH PONY WALL

TENSION CAPACITY STRAP TABLE				
MIN WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAX PONY WALL HEIGHT (FEET)	MAX TOTAL WALL HEIGHT (FEET)	OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQ (LBS)
				115 MPH, EXP B
2x4 #2 GRADE	0	10	18	1,000
			9	1,000
	1	10	16	1,025
			18	1,275
	2	10	9	1,000
			16	2,175
			18	2,500
			9	1,500
	2	12	16	3,375
			18	3,975
	4	12	9	2,750
			16	3,775
2x6 STUD GRADE	2	12	9	1,000
			16	2,150
			18	2,550
			9	1,750
	4	12	16	2,400
			18	3,800



NOTE: BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR IRC, LIB

S4.0	3/4" = 1'-0"
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E-992
MISSOURI ENGINEERING LICENSE
2003004673

PROJECT:

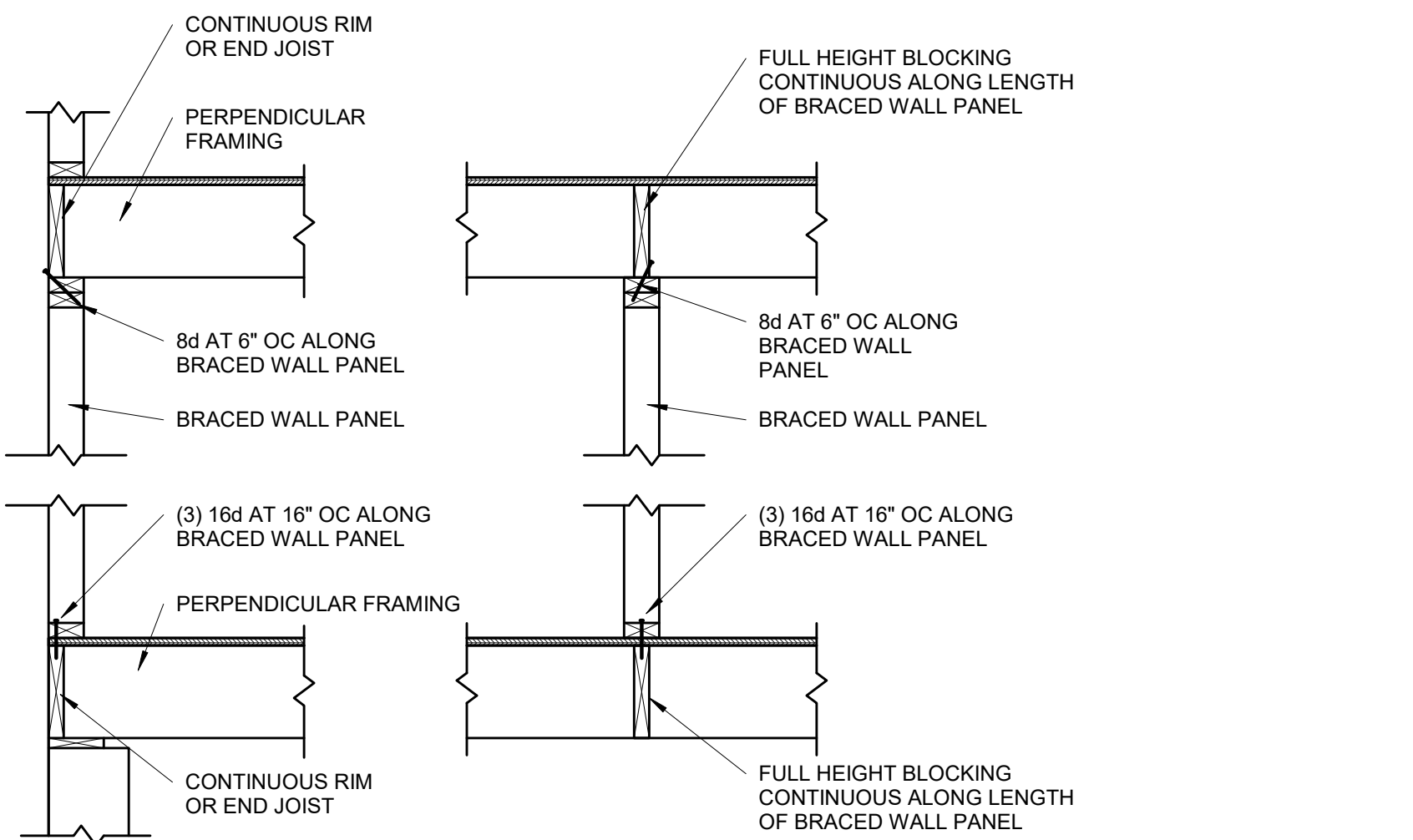
CH

#	DATE
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SH

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

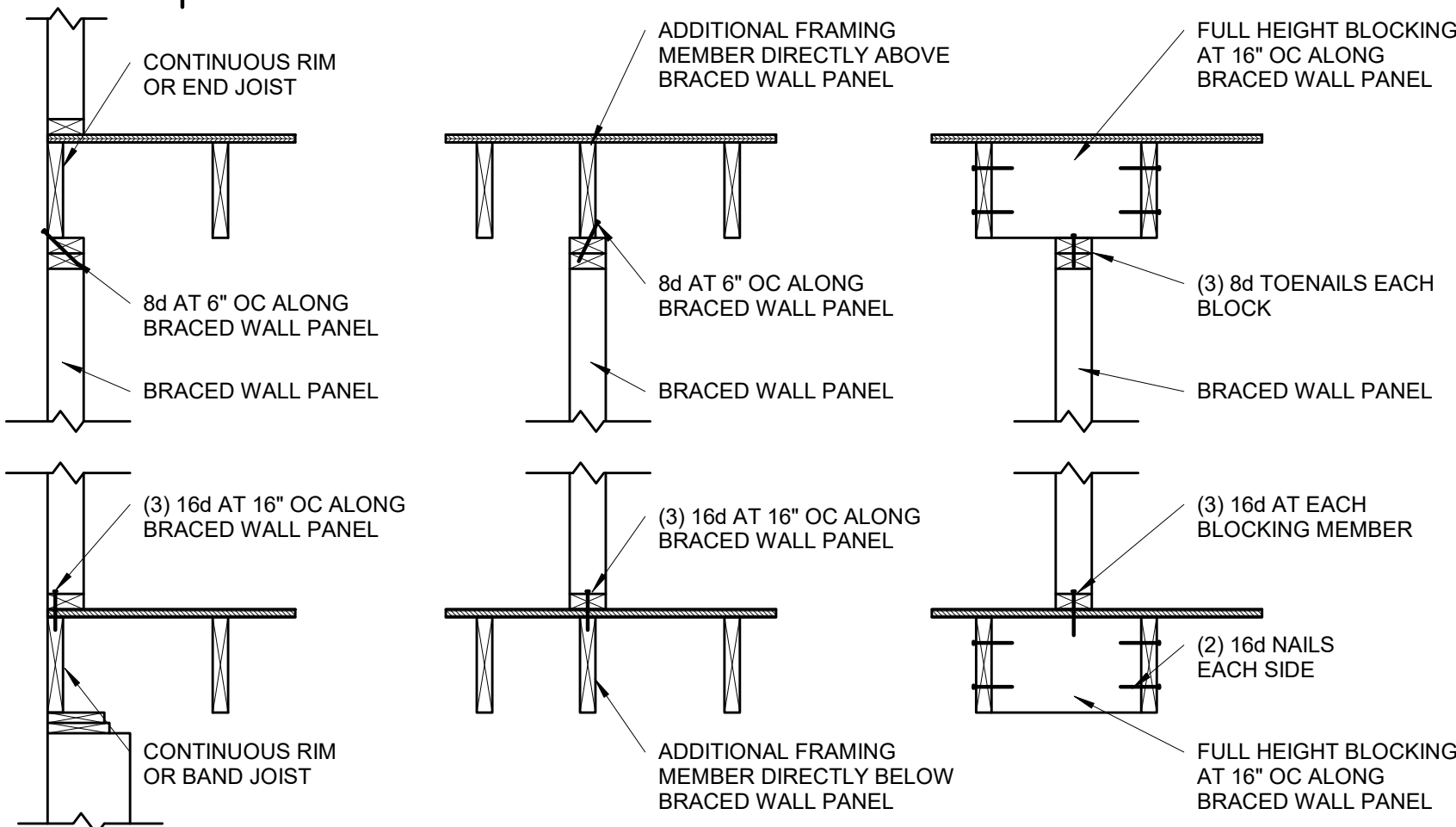
DATE _____



**BRACED WALL PANEL
CONNECTION WHEN
PERPENDICULAR TO
FLOOR/CEILING FRAMING**

4

S4.1 3/4\"/>

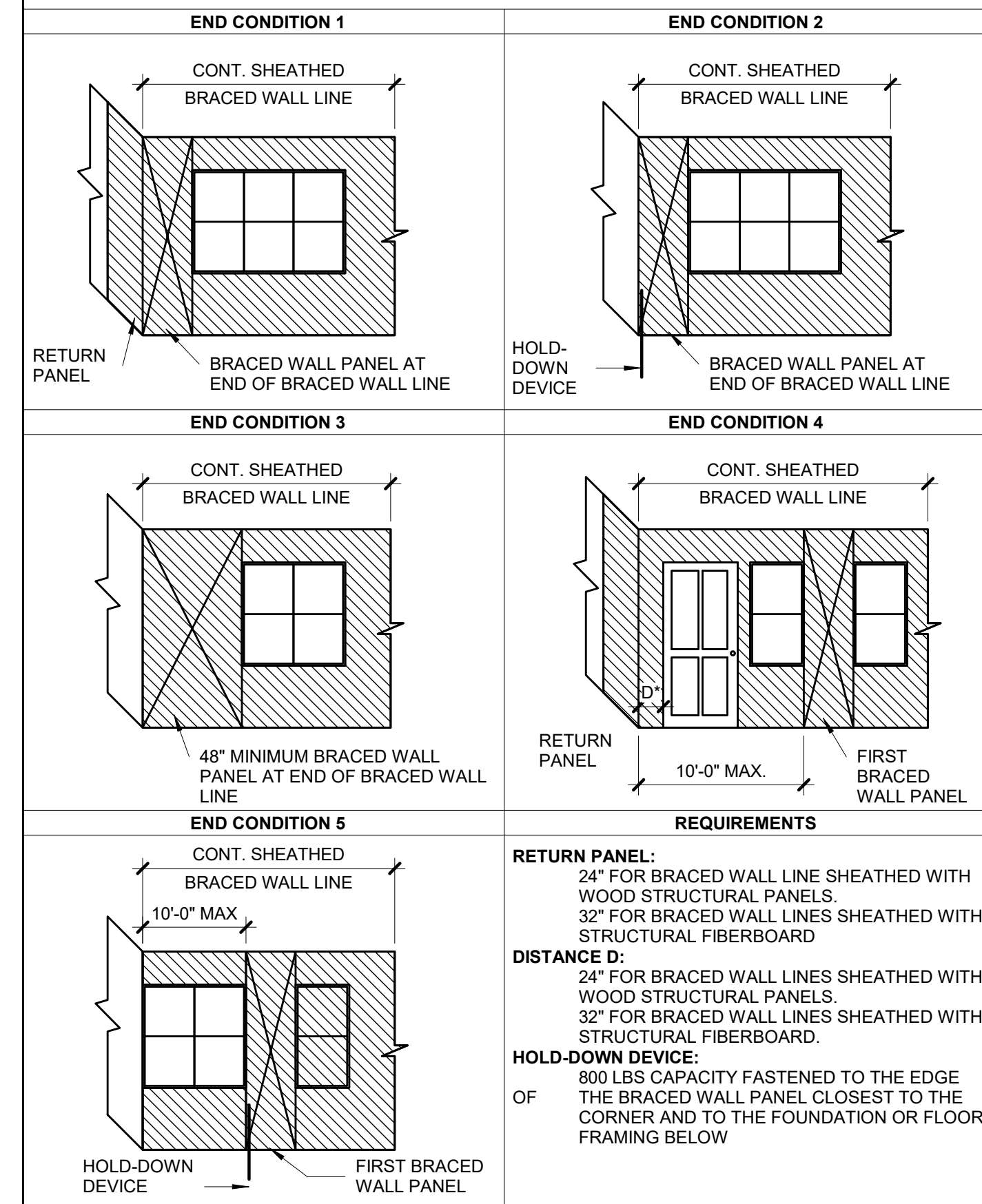


**BRACED WALL PANEL
CONNECTION WHEN PARALLEL
TO FLOOR/CEILING FRAMING**

3

S4.1 3/4\"/>

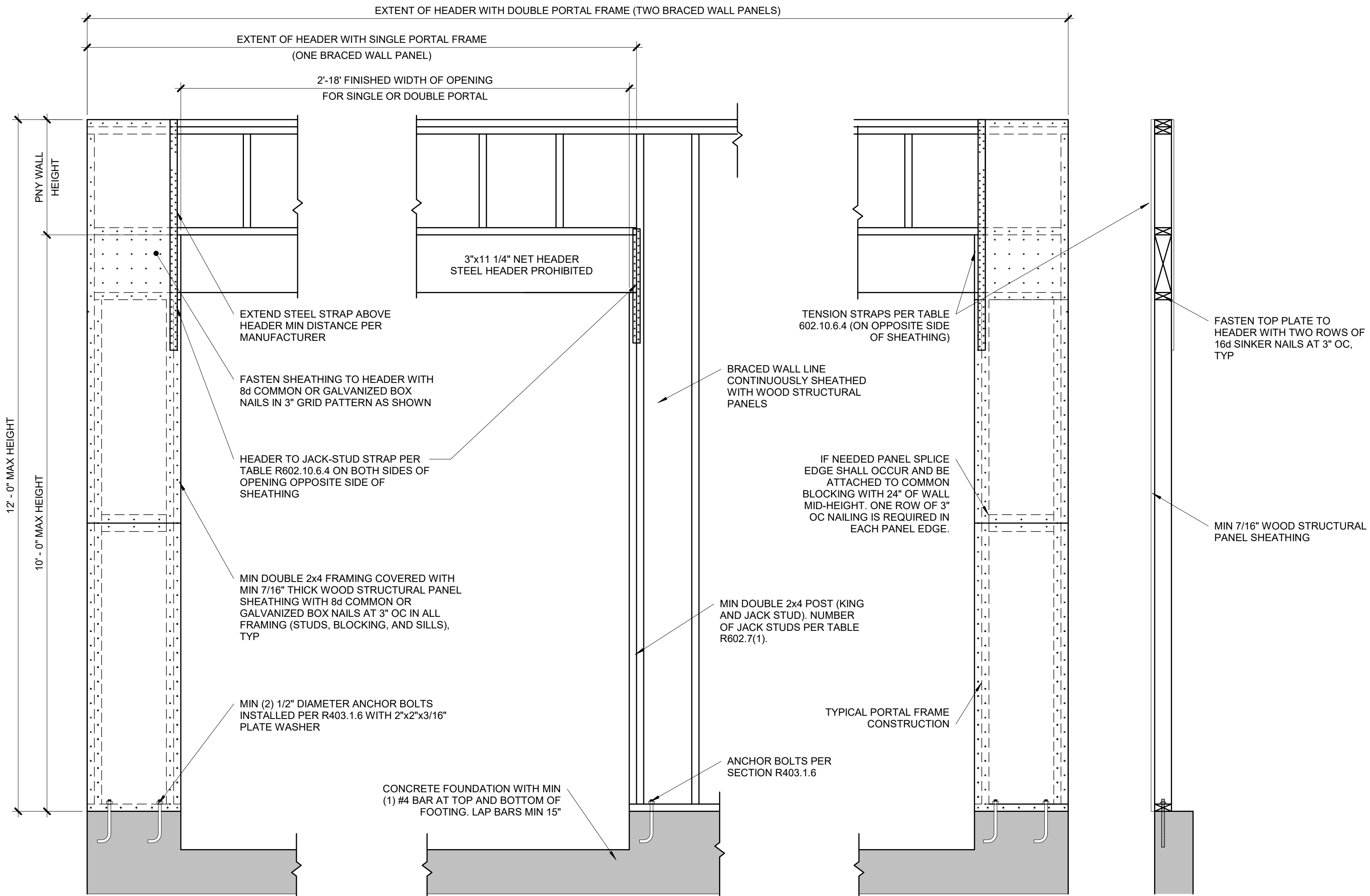
CONT. SHEATHED BRACED WALL END CONDITIONS



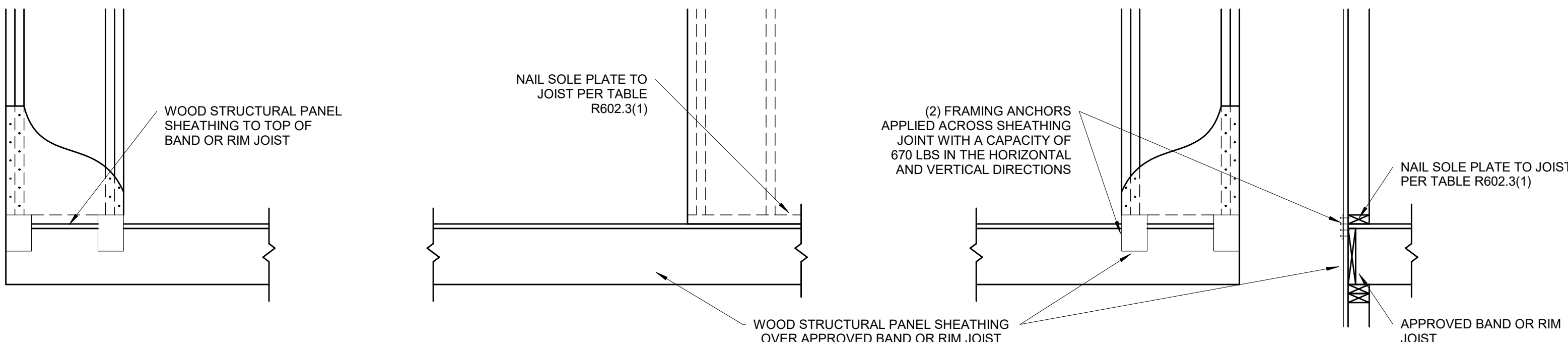
**CONTINUOUS SHEATHED BRACED
WALL END CONDITIONS**

2

S4.1 NOT TO SCALE (COMPLIANCE WITH IRC R602.10.7)

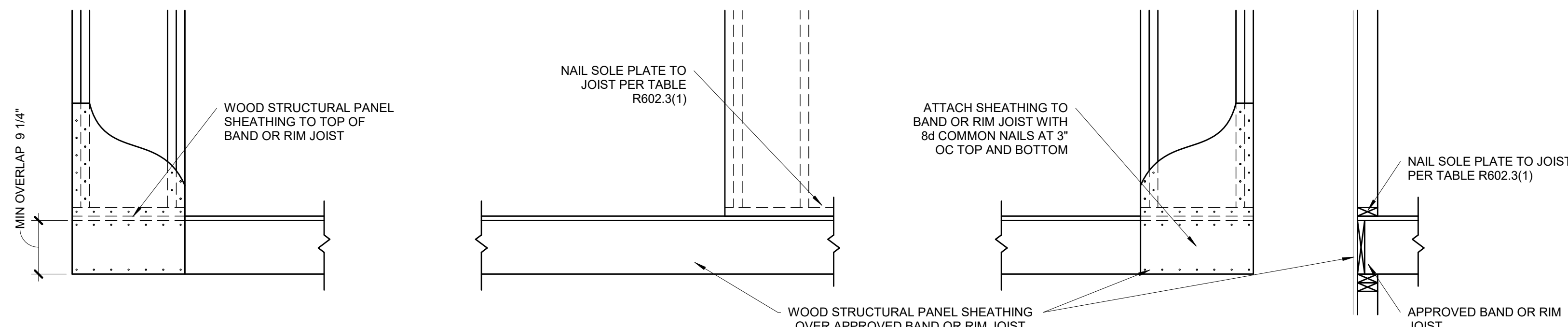


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISE WOOD FLOOR - FRAMING ANCHOR OPTION

(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISE WOOD FLOOR - OVERLAP OPTION

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIMBOARD)

**BRACED WALL PANEL-IRC
METHOD CS-PF CONTINUOUSLY
SHEATHED PORTAL FRAME
PANEL CONSTRUCTION**

1

S4.1 3/4\"/>

(PER IRC R602.10.6.4)