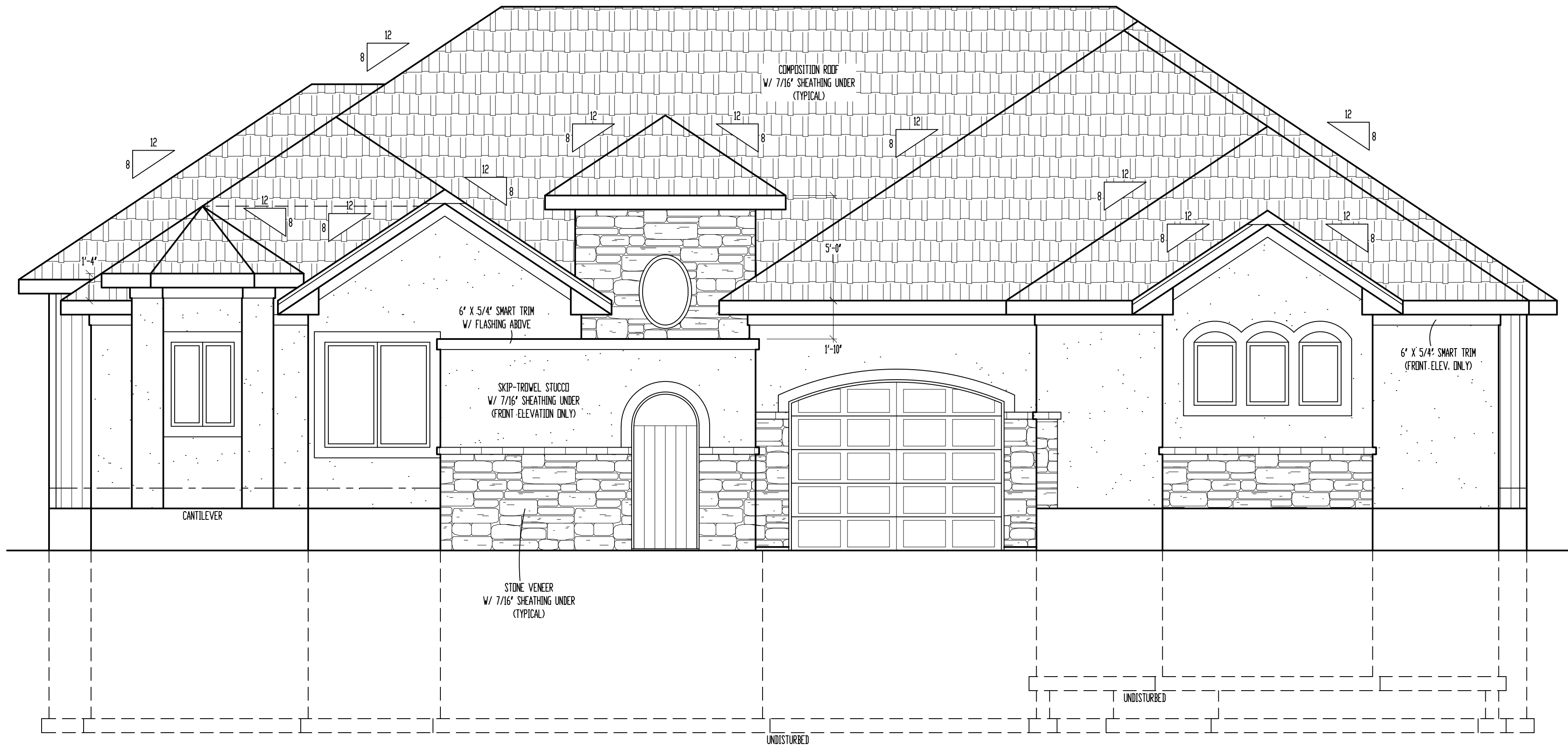
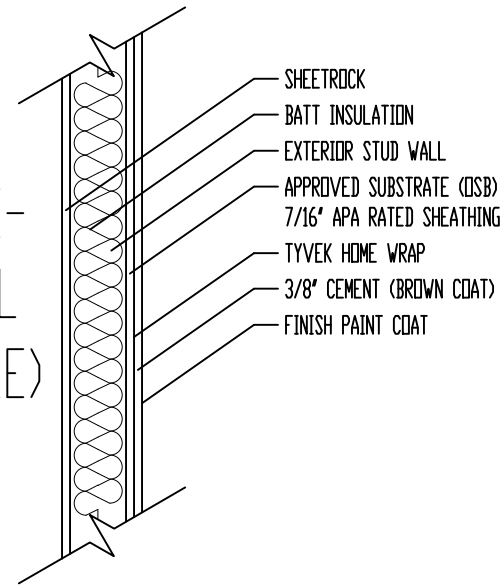


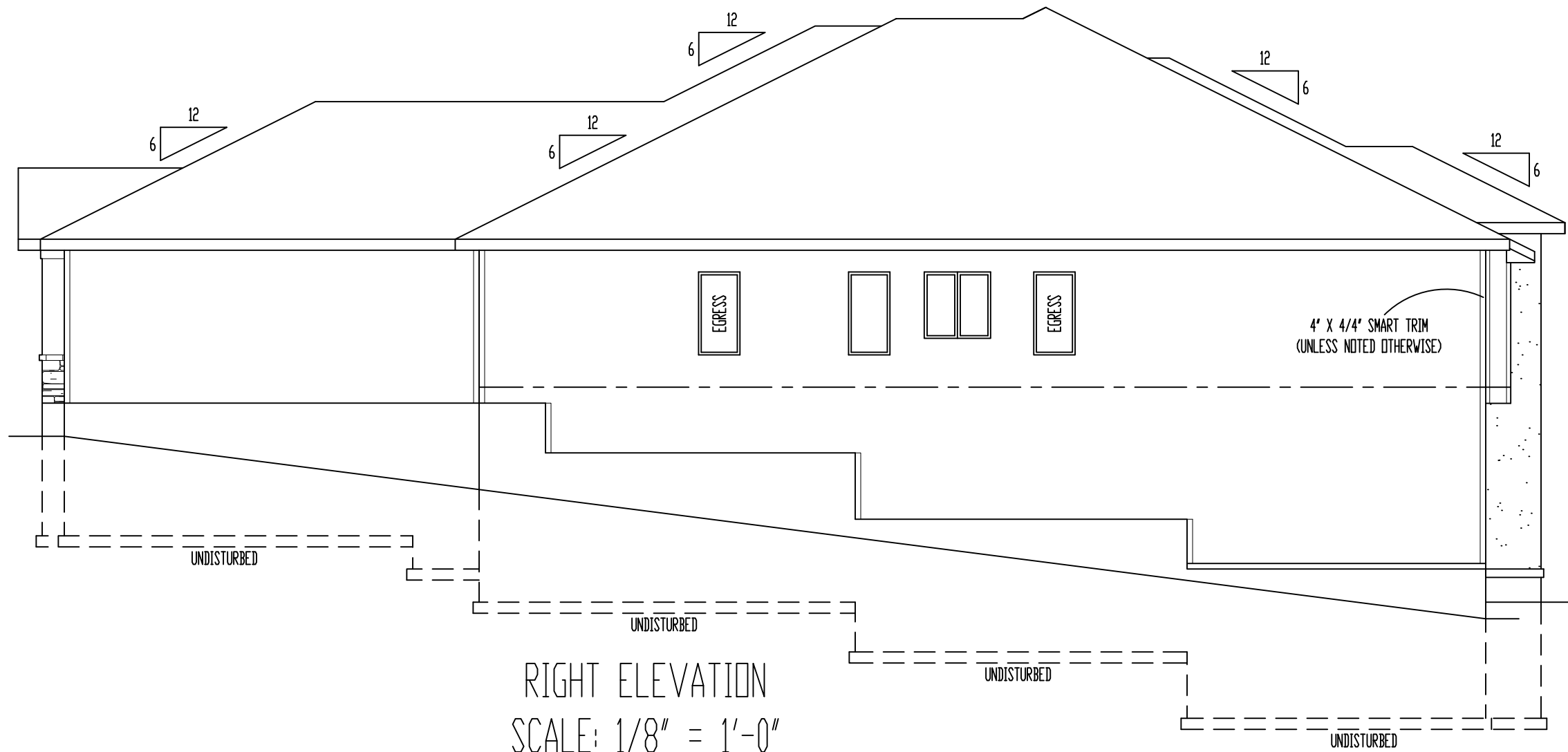
ONE-TIME-BUILD LICENSE AGREEMENT

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

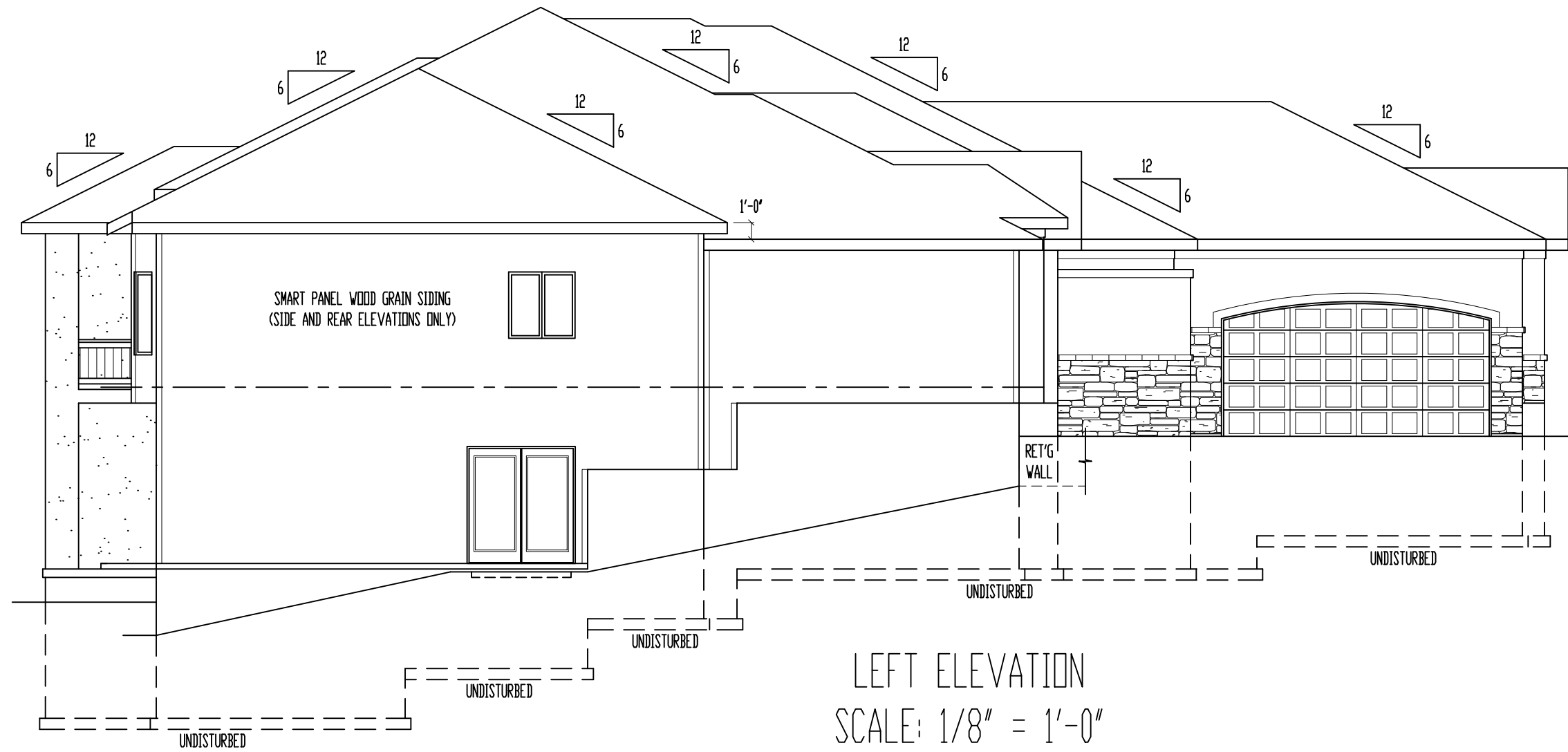
STUCCO APPLI-
CATION DETAIL
(NOT TO SCALE)



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



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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:
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S
RESIDENTIAL DECK STANDARDS
2" X 10" #2 TYP. @ 16" O.C. FLOOR JOISTS (MAX. SPAN 14'-0")
2" X 6" CEDAR DECKING
6" X 6" CEDAR/PTD. POSTS
2" X 2" CEDAR SPINDLES
2" X 6" CEDAR TOP RAIL
DETERMINE OPTIONAL STAIRS ON SITE

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/19/2021

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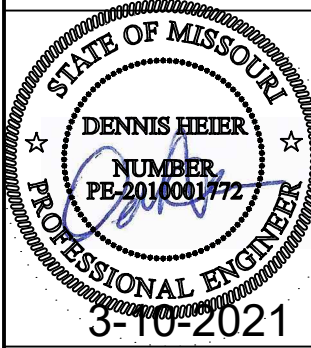
Care and effort have gone into the creation and design of this plan. However, the designer is not an architect or engineer and construction from these plans should not be undertaken without the assistance of a construction professional, architect or engineer. Because of the complexity of construction, the designer does not assume responsibility for any damages, including structural failures, due to any deficiencies, omissions or error in the design of blueprints. Also, site conditions may vary from those illustrated on the plan. Designer does not warrant the suitability of these plans for your specific site and application.

"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life" (John 3:16)

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

Site Description:
Lot 132, Reserve at Woodside Ridge
Street Address:
**2143 NW Kilarney Ln.,
Lee's Summit, Missouri**

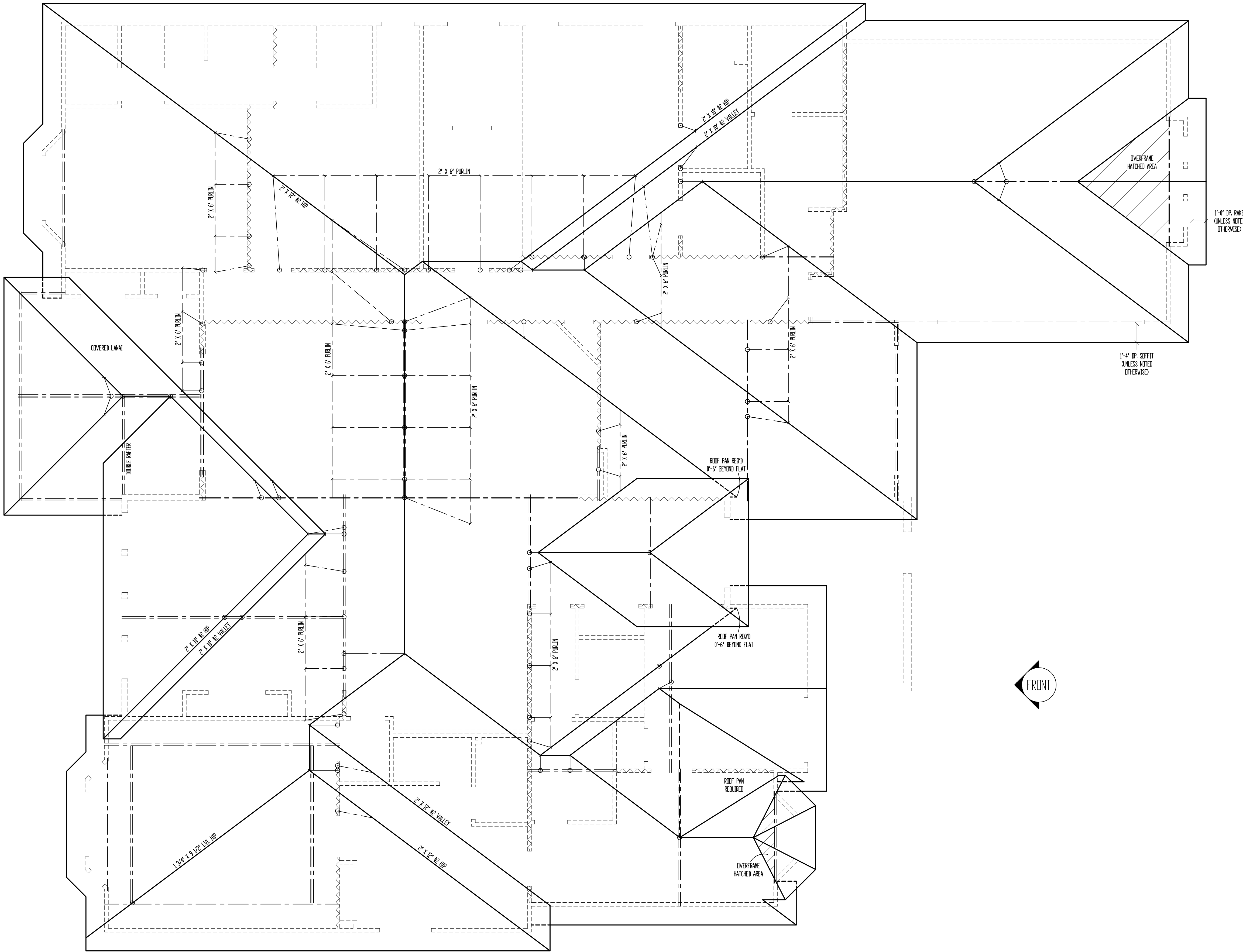
Designed for:
Anthony & Brandi Totta
General Contractor:
Pfeifer Homes, Inc.



Date: 6 - 10 - AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
ELEVATIONS

Sheet No.:
A-1 of 4



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

ROOF AREA	
PITCH	SQ.
8/12	3029
6/12	2380

RAFTER RAFTERS SHALL BE 2" X 6" #2 @ 16" O.C., UNLESS NOTED OTHERWISE.
FLASHING NOTE:
Drip Edge, Valleys and Flashings to be Metal Clad.

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

RAFTERS GEM-FIR, DOUG-FIR, OR EQUAL
SEE SPAN CHARTS BELOW

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	#24" O.C.	11'-7"
R2-2x6	#16" O.C.	14'-2"
R2-2x8	#24" O.C.	14'-8"
R2-2x8	#16" O.C.	17'-11"
R2-2x10	#24" O.C.	17'-10"
R2-2x10	#16" O.C.	21'-11"

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

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	#24" O.C.	8'-6"
R2-2x6	#16" O.C.	9'-9"
R2-2x8	#24" O.C.	11'-9"
R2-2x8	#16" O.C.	12'-9"
R2-2x10	#24" O.C.	14'-9"
R2-2x10	#16" O.C.	16'-9"

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

- VALLTS TO BE 2x10 DEPTH
- RIGE BOARDS ARE (UNLESS OTHERWISE NOTED)
 - R2- 2x8 UP TO 10/12 PITCH
 - R2- 2x10 OVER 10/12 PITCH
- ALL HIP & VALLEYS ARE (UNLESS OTHERWISE NOTED)
 - R2- 2x8 UP TO 10/12 PITCH
 - R2- 2x10 OVER 10/12 PITCH
- PURLINS ARE 2x6 MIN.
 - PURLIN STRUTS ARE AT 4'-0" O.C.
 - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
 - ALL PURLIN STRUTS SHALL HAVE A MAXIMUM 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
(1) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGINEER >	30'-0"

- RIGE BRACES ARE SAME AS PURLIN BRACES-
SPACING, SIZE, CONFIGURATION, & INSTALLATION
(SEE PURLIN BRACE NOTES ABOVE)
- HIP & VALLEY BRACES ARE SAME AS PURLIN
SIZE, CONFIGURATION, & INSTALLATION
(SEE PURLIN BRACE NOTES ABOVE)

- VERTICAL BRACE IF DOTT IS UNDER HIP OR VALLEY
SLASH IS TOP END OF BRACE (/),
DOTT IS BOTTOM OF BRACE (o).
- ~~~~~ DENOTES BEARING WALL
- DENOTES RIDGE BRACE
- DENOTES PURLIN
- DENOTES BEARING STRUCTURE

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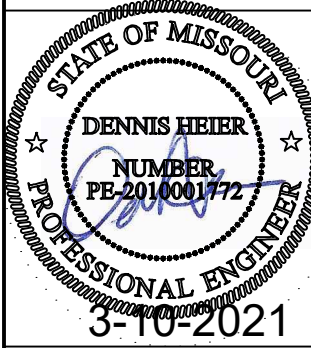
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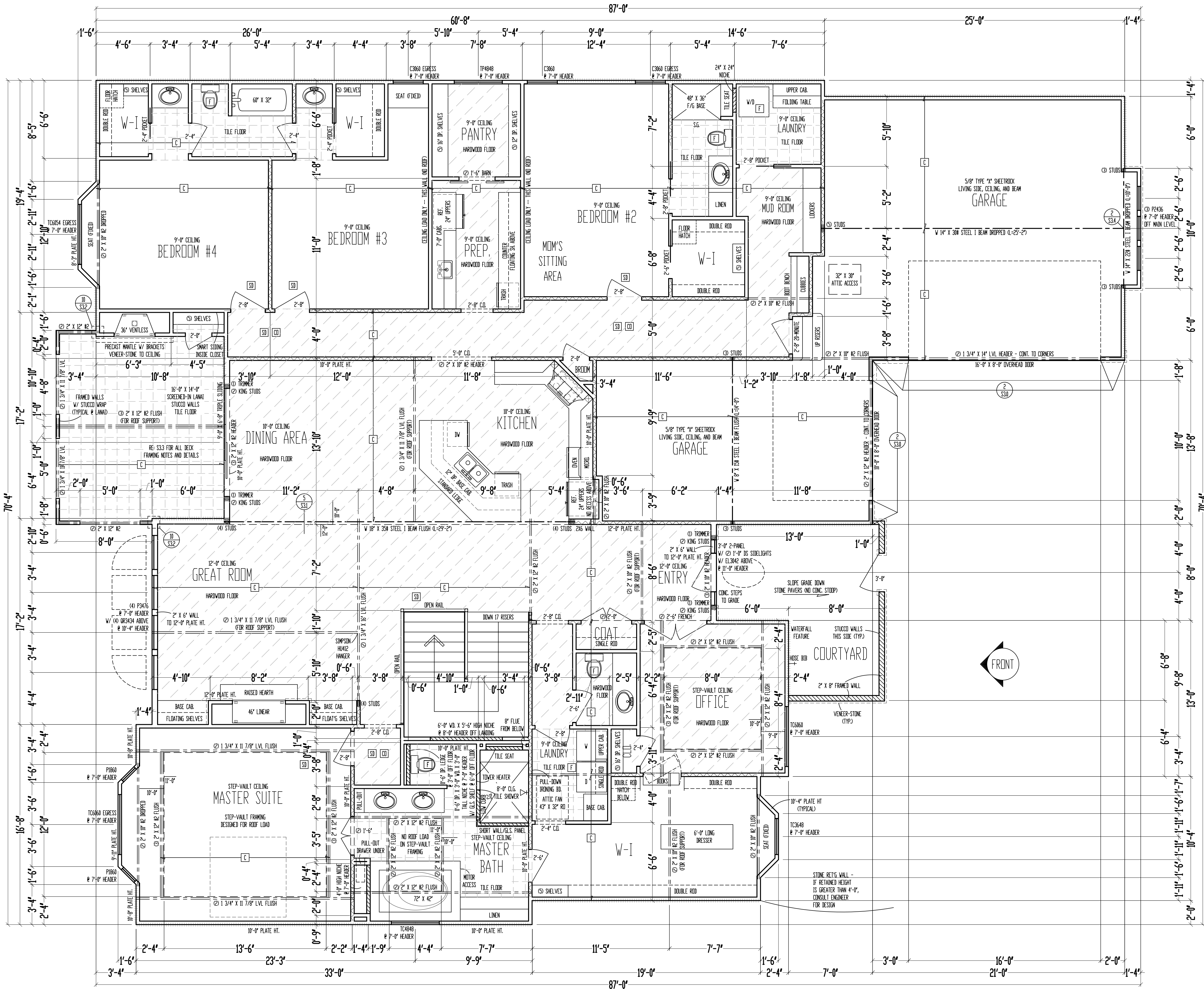


Date: 6 - 10 - AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
ROOF PLAN

Sheet No.:

PLEASE
CONSTRUCTION
AS NOTED FOR REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/19/2021



9'-0" CEILING
MAIN LEVEL
SCALE: 1/4" = 1'-0"

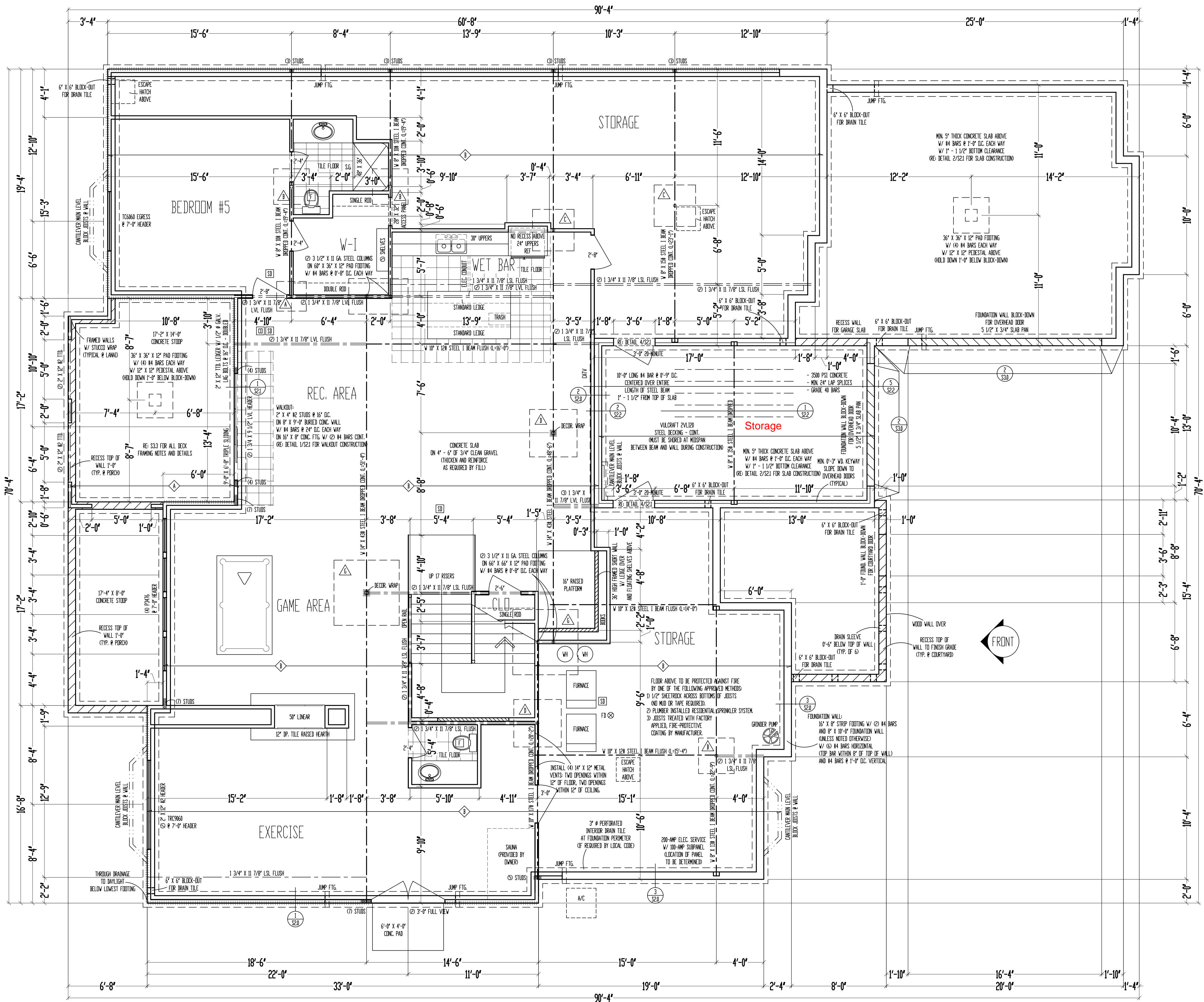
MAIN LEVEL: 3498 SQ. FT.
LOWER LEVEL: 2027 SQ. FT.
TOTAL: 5525 SQ. FT.

GARAGE: 888 SQ. FT.
COV. OUT/LIV: 240 SQ. FT.
UNFIN. BASEMENT: 1499 SQ. FT.

JOIST SCHEDULE	
C	2" X 6" #2 CEILING JOIST @ 16" OC.

***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S11.

- FRAMING NOTES
- MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" OSB. APA PANELS W/ B4 COMMON WALLS @ 4" OC. AT CORNERS & @ 12" OC. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - 1" X 6" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" OC. EDGES & FIELD. ONLY 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES.
 - 1" X 6" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" OC. EDGES & FIELD. ONLY 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES.
 - 2" X 12" MIN. LVL. OR 2" X 10" MIN. LVL. OR 2" X 8" MIN. LVL. OR 2" X 6" MIN. LVL. OR 2" X 4" MIN. LVL. OR 2" X 3" MIN. LVL. OR 2" X 2" MIN. LVL. OR 2" X 1" MIN. LVL. OR 2" X 1/2" MIN. LVL. OR 2" X 1/4" MIN. LVL. OR 2" X 1/8" MIN. LVL. OR 2" X 1/16" MIN. LVL. OR 2" X 1/32" MIN. LVL. OR 2" X 1/64" MIN. LVL. OR 2" X 1/128" MIN. LVL. OR 2" X 1/256" MIN. LVL. OR 2" X 1/512" MIN. LVL. OR 2" X 1/1024" MIN. LVL. OR 2" X 1/2048" MIN. LVL. OR 2" X 1/4096" MIN. LVL. OR 2" X 1/8192" MIN. LVL. OR 2" X 1/16384" MIN. LVL. OR 2" X 1/32768" MIN. LVL. OR 2" X 1/65536" MIN. LVL. OR 2" X 1/131072" MIN. LVL. OR 2" X 1/262144" MIN. LVL. OR 2" X 1/524288" MIN. LVL. OR 2" X 1/1048576" MIN. LVL. OR 2" X 1/2097152" MIN. LVL. OR 2" X 1/4194304" MIN. LVL. OR 2" X 1/8388608" MIN. LVL. OR 2" X 1/16777216" MIN. LVL. OR 2" X 1/33554432" MIN. LVL. OR 2" X 1/67108864" MIN. LVL. OR 2" X 1/134217728" MIN. LVL. OR 2" X 1/268435456" MIN. LVL. OR 2" X 1/536870912" MIN. LVL. OR 2" X 1/1073741824" MIN. LVL. OR 2" X 1/2147483648" MIN. LVL. OR 2" X 1/4294967296" MIN. LVL. OR 2" X 1/8589934592" MIN. LVL. OR 2" X 1/17179869184" MIN. LVL. OR 2" X 1/34359738368" MIN. LVL. OR 2" X 1/68719476736" MIN. LVL. OR 2" X 1/137438953472" MIN. LVL. OR 2" X 1/274877906944" MIN. LVL. OR 2" X 1/549755813888" MIN. LVL. OR 2" X 1/1099511627776" MIN. LVL. OR 2" X 1/2199023255552" MIN. LVL. OR 2" X 1/4398046511104" MIN. LVL. OR 2" X 1/8796093022208" MIN. LVL. OR 2" X 1/17592186044416" MIN. LVL. OR 2" X 1/35184372088832" MIN. LVL. OR 2" X 1/70368744177664" MIN. LVL. OR 2" X 1/140737488355328" MIN. LVL. OR 2" X 1/281474976710656" MIN. LVL. OR 2" X 1/562949953421312" MIN. LVL. OR 2" X 1/1125899906842624" MIN. LVL. OR 2" X 1/2251799813685248" MIN. LVL. OR 2" X 1/4503599627370496" MIN. LVL. OR 2" X 1/9007199254740992" MIN. LVL. OR 2" X 1/18014398509481984" MIN. LVL. OR 2" X 1/36028797018963968" MIN. LVL. OR 2" X 1/72057594037927936" MIN. LVL. OR 2" X 1/144115188075855872" MIN. LVL. OR 2" X 1/288230376151711744" MIN. 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OR 2" X 1/233840261972944466912877792801978778736752277504" MIN. LVL. OR 2" X 1/467680523945888933825755585603957557473504555008" MIN. LVL. OR 2" X 1/935361047891777867651511171207915114947009110016" MIN. LVL. OR 2" X 1/1870722095783555735303022342415830229894018220032" MIN. LVL. OR 2" X 1/3741444191567111470606044684831660459788036440064" MIN. LVL. OR 2" X 1/7482888383134222941212089369663320919576072880128" MIN. LVL. OR 2" X 1/14965776766268445824424178739326418391152145760256" MIN. LVL. OR 2" X 1/29931553532536891648848357478652836782304311520512" MIN. LVL. OR 2" X 1/59863107065073783297696714957305673564608623041024" MIN. LVL. OR 2" X 1/119726214130147566595393429114611347129217246082048" MIN. LVL. OR 2" X 1/239452428260295133190786858229222694258434492164096" MIN. LVL. OR 2" X 1/478904856520590266381573716458445388516868984328192" MIN. LVL. OR 2" X 1/957809713041180532763147432916890777033737968656384" MIN. LVL. OR 2" X 1/1915619426082361065526294858233781554067475937312768" MIN. LVL. OR 2" X 1/3831238852164722131052589716467563108013951874625536" MIN. LVL. OR 2" X 1/7662477704329444262105179432935126216027903749251072" MIN. LVL. OR 2" X 1/15324955408658888524210358865870252432055807498502144" MIN. LVL. OR 2" X 1/30649910817317777048420717731740504864111614997004288" MIN. LVL. OR 2" X 1/61299821634635554096841435463481009728223229994008576" MIN. LVL. OR 2" X 1/122599643269271108193682870926962019456446459988017152" MIN. LVL. OR 2" X 1/245199286538542216387365741853924038912892919976034304" MIN. LVL. OR 2" X 1/490398573077084432774731483707848077825785839952068608" MIN. LVL. OR 2" X 1/980797146154168865549462967415696155651571679904137216" MIN. LVL. OR 2" X 1/1961594292288337731098925934831392311303143359808274432" MIN. LVL. OR 2" X 1/39231885845766754621978518696627846226062867196165488" MIN. LVL. OR 2" X 1/78463771691533509243957037393255692452125734392330976" MIN. LVL. OR 2" X 1/156927543383067018487914074786511384904251468784660736" MIN. LVL. OR 2" X 1/313855086766134036975828149573022769808502937569321504" MIN. LVL. OR 2" X 1/627710173532268073951656299146045539617005875138643008" MIN. LVL. OR 2" X 1/125542034706453614790331259229209107923401175027728608" MIN. LVL. OR 2" X 1/251084069412907229580662518458418215846802350055457216" MIN. LVL. OR 2" X 1/502168138825814459161325036916836431693604700110914432" MIN. LVL. OR 2" X 1/1004336277651628918322650073833672863387209400221828864" MIN. LVL. OR 2" X 1/2008672555303257836645300147667345726774418800443657728" MIN. LVL. OR 2" X 1/4017345110606515673290600295334691453548837600887315456" MIN. LVL. OR 2" X 1/8034690221213031346581200590669382907097675201774630912" MIN. LVL. OR 2" X 1/16069380442426066831762401181338765814195350403549261824" MIN. LVL. OR 2" X 1/32138760884852133663524802362677531628390700807098523648" MIN. LVL. OR 2" X 1/64277521769704267327049604725355063256781401614197047296" MIN. LVL. OR 2" X 1/128555043539408534654099209450710126513562803228394094592" MIN. LVL. OR 2" X 1/257110087078817069308198418901420253027125606456788189184" MIN. LVL. OR 2" X 1/51422017415763413861639683780284050605425121291357737728" MIN. LVL. OR 2" X 1/10284403483152682772327936756056810121085024258271545456" MIN. LVL. OR 2" X 1/20568806966305365544655873512113620242170048576543090912" MIN. LVL. OR 2" X 1/41137613932610731089311747024227240484340097153086181824" MIN. LVL. OR 2" X 1/82275227865221462178623494048454480968680194306172336" MIN. LVL. OR 2" X 1/164550457730442924357246988096909761937360388612344672" MIN. LVL. OR 2" X 1/32910091546088584871449397619381952387472077722468944" MIN. LVL. OR 2" X 1/65820183092177169742898795238763904774944155444937888" MIN. LVL. OR 2" X 1/131640366184354339485797590477527809549888310889875776" MIN. LVL. OR 2" X 1/263280732368708678971595180955055619099776621779751552" MIN. LVL. OR 2" X 1/526561464737417357943190361910111238199553243559503104" MIN. LVL. OR 2" X 1/1053122929474834715886380723820224476399106487119006208" MIN. LVL. OR 2" X 1/2106245858949669431772761447640448952798212974238012416" MIN. LVL. OR 2" X 1/4212491717899338863545522895280897905596425948476024832" MIN. LVL. OR 2" X 1/8424983435798677727091045790561795811192851896952049664" MIN. LVL. OR 2" X 1/16849966875597355454182091581123581622385703793904099328" MIN. LVL. OR 2" X 1/33699933751194710908364183162247162447714007587808198656" MIN. LVL. OR 2" X 1/67399867502389421816728366324494324895428015175616397312" MIN. LVL. OR 2" X 1/134799735004778843633456732648988497790856030351232794624" MIN. LVL. OR 2" X 1/269599470009557687266913465297976995581712060702465589248" MIN. LVL. OR 2" X 1/539198940019115374533826930595953991163424121404931178496" MIN. LVL. OR 2" X 1/1078397880038230749067653861191907982326848242809862357" MIN. LVL. OR 2" X 1/2156795760076461498135307722383815846533696485619724714" MIN. LVL. OR 2" X 1/4313591520152922996270615444767631693067392971239449428" MIN. LVL. OR 2" X 1/8627183040305845992541230889535263386134785942478898856" MIN. LVL. OR 2" X 1/17254366080611691985082461779070526772269571844957797712" MIN. LVL. OR 2" X 1/34508732161223383970164923558141053544539143689915595424" MIN. LVL. OR 2" X 1/69017464322446767940329847116282107089078287379831190848" MIN. LVL. OR 2" X 1/138034928644893535880659694232564214178156574759662381696" MIN. LVL. OR 2" X 1/276069857289787071761319388465128428356313149519324763392" MIN. LVL. OR 2" X 1/552139714579574143522638776930256856712626299038649526784" MIN. LVL. OR 2" X 1/1104279429159148287045277553860513714225252598077299053568" MIN. LVL. OR 2" X 1/2208558858318296574090555107721027428450505196154598107136" MIN. LVL. OR 2" X 1/4417117716636593148181110215442054856901010392309196214272" MIN. LVL. OR 2" X 1/8834235433273186296362220430884109713802020784618392



10'-0" FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)
ON 16" X 8" STRIP FOOTINGS
(STEP WHERE GRADE REQUIRES)

11 7/8" I-JOIST FLOOR SYSTEM ABOVE
FOUNDATION
SCALE: 1/4" = 1'-0"

STEEL COLUMN & PAD FOOTING SCHEDULE	
1	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (2450)
2	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (2500)
3	3 SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2450)
4	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (2500)
5	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (4050)
6	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (5000)
7	4" SCH. 40 STEEL COLUMN ON 66" X 66" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY

PIER FOOTING SCHEDULE	
1	16" # PIER FTG.
2	18" # PIER FTG.
3	24" # PIER FTG.
4	28" # PIER FTG.

JOIST SCHEDULE	
1	2" X 12" #2 TFL FLOOR JOIST @ 12" O.C.
2	11 7/8" LPS-20 FLOOR JOIST @ 16" O.C. CONT.

FLATWORK AREA	
LOCATION	SQ. FT.
BASEMENT	3599
GARAGE	843
REAR STUOP	385
CONC. PAD	24

***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET SLL

FRAMING NOTES

- BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" OSB. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 1" X 12" TYPE V OR S BRW WALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8"-8" SECTION FOR BOTH SIDES.
- 1" X 12" TYPE V OR S BRW WALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8"-8" SECTION FOR BOTH SIDES.
- 1" X 12" TYPE V OR S BRW WALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8"-8" SECTION FOR BOTH SIDES.
- LOW TIES @ 4'-0" O.C. (TYPICAL)
- RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
- BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL ONIT REQUIRED WITH 1-JOISTS.
- PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
- ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
- ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
- ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4S @ 16" O.C., UNLESS NOTED OTHERWISE.
- 12 1/2" # ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6" - 12" OF END OF EACH PLATE LENGTH.
- NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUND ON ANYTHING SHOWN BY THE ARCHITECT/ENGINEER REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life."
(John 3:16)

VIEWPOINT
RESIDENTIAL DESIGN LLC

Site Description:
Lot 132, Reserve at Woodside Ridge

Street Address:
2143 NW Kilarney Ln.,
Lee's Summit, Missouri

Designed for:
Anthony & Brandi Totta

General Contractor:
Pfeifer Homes, Inc.

STATE OF MISSOURI
DENNIS HEIER
NUMBER
0000000000
PROFESSIONAL ENGINEER

3-10-2021

Date: 6 - 10 - AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
FOUNDATION PLAN

Sheet No.:
4

PLEASE FOR
CONSTRUCTION
AS NOTED ON THESE PLANS
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/19/2021

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING 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 ½" 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 (¾" 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 INTERSECTING 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 ½" x 0.113") - FACE NAIL; WIDER THAN 1"x8" - 4-8d BOX (2 ½" 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
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL
BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3" x 0.128")	EACH END, TOENAIL

FASTNER SCHEDULE FOR STRUCTURAL MEMBERS			
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	EDGE SPACING (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING¹			
¾" - ½"	8d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
⅝" - 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 SHEATHING¹			
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ⅝" HEAD DIAMETER, OR 1 ½" LONG 16 GA. STAPLE WITH ⅝" OR 1" CROWN	3	6
⅝" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ⅝" HEAD DIAMETER, OR 1 ½" LONG 16 GA. STAPLE WITH ⅝" OR 1" CROWN	3	6
½" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
¾" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12
⅞" - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
1½" - 1¼"	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

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 SLABS
- 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.
- 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 CLEARANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE FOR FROST PROTECTION.
- CONCRETE PADS SUPPORTING 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 HORIZONTAL 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
- 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 ½" 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
- FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET S2.0
- THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR, ABOVE GRADE

FRAMING NOTES

- ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS
- ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 - 2x10's, UNLESS NOTED OTHERWISE ON PLANS
- 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 MINIMUM OF ½"
- 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.
- ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT MATERIAL
- 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. 1½" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
- ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
- 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 ROOF
- 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 ½" 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.
- 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.
- ALL ROOF SHEATHING SHALL BE ⅝" OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

GLAZING NOTES

- 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 3'-0" OF THE FLOOR, WALLS ENCLOSEING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOLS, 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"
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

ATTIC VENTILATION

- 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 ¾" TO ½" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN ⅓rd 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

- 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.
- 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

- 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 ¾" MORTAR OR GROUT COVER TO OUTSIDE FACE.
- 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 ⅞" CORRUGATED.
- 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.

GARAGE NOTES

- DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1½" SOLID CORE OR HONEY-COMBED STEEL DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE
- VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST LOADING PER DASHA 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 ¾" 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 ¾" 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 ¾" GYP. BOARD.
- GARAGE DOOR 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 2½" x 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3½" 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)

USE	MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)	
	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 ^d
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS ^a	200 ^c	-
GUARDRAIL IN-FILL COMPONENTS ^b	50 ^c	-
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION
ROOMS OTHER THAN SLEEPING ROOM	40	10 ^d
SLEEPING ROOM	30	10 ^d
STAIRS	40	10 ^d

- A single concentrated load applied in any direction at any point along the top.
- 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.
- 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 in-fill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.
- 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 THE 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 SHEET S3.1.

INSULATION AND FENESTRATION REQUIREMENTS 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

DUCT SEALING

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:

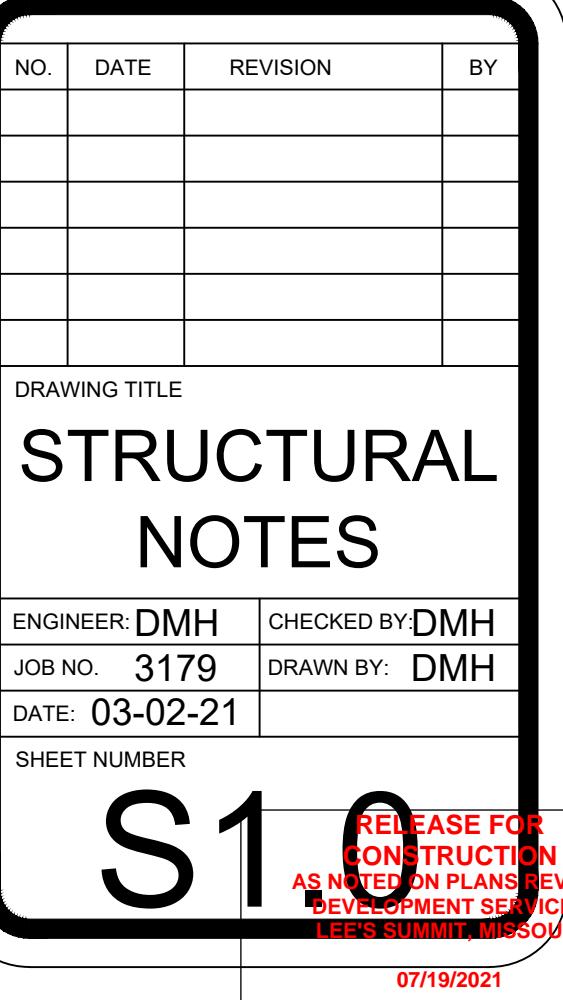
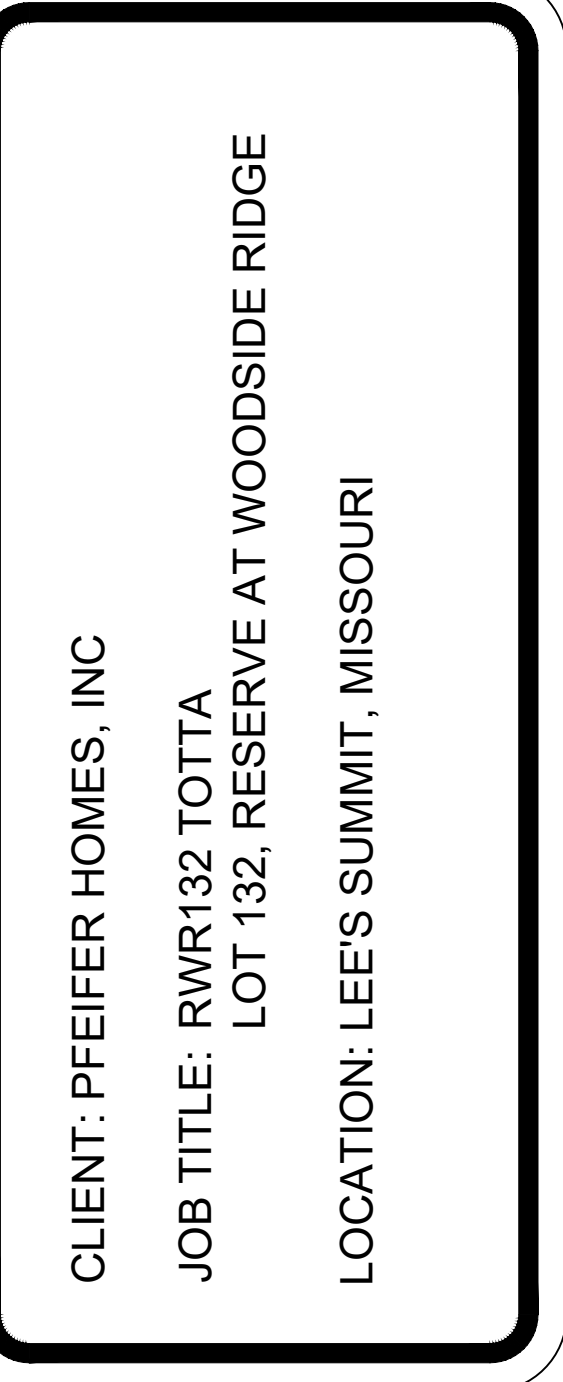
- AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
- WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
- CONTINUOUSLY WELDED 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.

MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
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



DETERMINE WEIGHT OF HOUSE:			INPUT	CALCULATED VALUE
LOCATION		DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs.)
ROOF		10	4626	46260
CEILING		10	4626	46260
FIRST FLOOR		10	4626	46260
	WALL LENGTH (ft)		WALL HEIGHT (ft)	WALL UNIT WT. (psf)
FIRST FLOOR EXT. WALL DL	314.66	10	10	31466
		DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs)
FIRST FLOOR INT. PARTITION WALL DL		6	4626	27756

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.
 $q_{z10}=0.00256K_K K_{zt} V^2$ (ASCE7-10 Velocity Pressure) $q_{z10_ASD}=0.6q_{z10}$ (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

108253
108253
12.0%
1.6
0.128
6.5

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 8" O.C. Edges, 6" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	160	per IBC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 4" O.C. Edges, 6" O.C. Field For 24" stud spacing, 12" O.C. 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 @ 8" O.C. Edges, 6" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	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 @ 8" 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 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4
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	

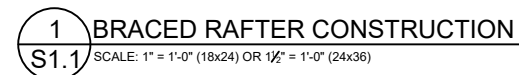
WIDTH OF 1ST STORY (FT.)	70.33
DEPTH OF 1ST STORY (FT.)	87
BACK WALL OF GARAGE (FT.)	0
GAR. WALL: 1=F-B, 2=S-S	2

	ADDITIONAL RESISTANCE REQUIRED	
	SEISMIC	WIND
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

**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

NOTE FOR CONSTRUCTION:
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

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



Area of Combined Space (floor where appliances are located)	2939 ft ²
Ceiling Height in Usable Space	8.5 ft

Is floor where appliances are located open to adjacent level?	Yes
If Yes, what is the area of open space adjacent to appliance area?	0

Required air space in combined areas:	15000 ft ³
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Required combined area:	1765 ft ²
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Area of Combined Space > Required combined area?

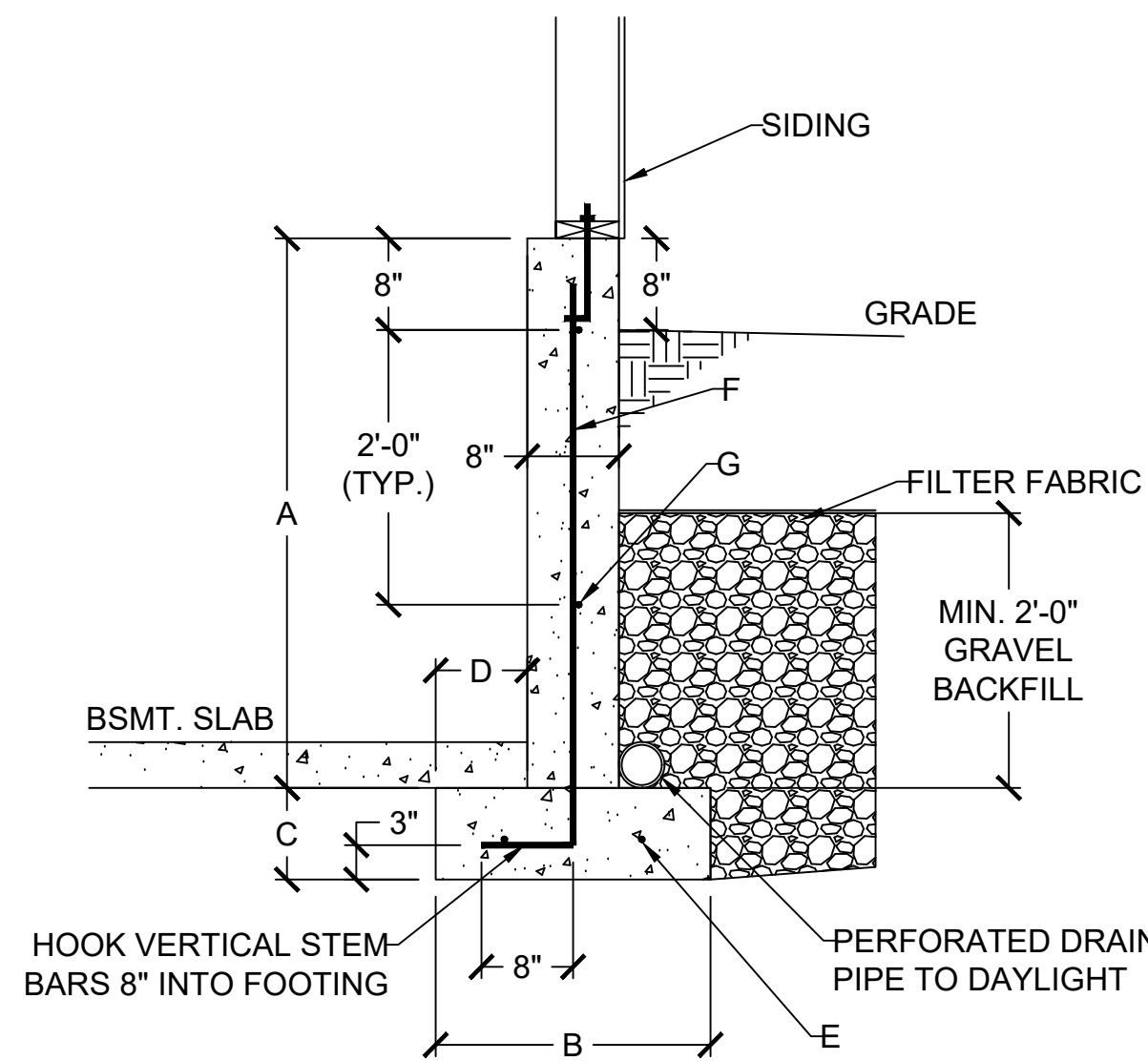
Minimum required opening area: 300 in²
 Minimum grill size: 14 x 22 (inches)
 Note: two grills required - one within 12" of floor, one within 12" of clg.
 Alternate: install two 14"x12" grills in TWO locations

CLIENT: PFEIFER HOMES, INC
JOB TITLE: RWR132 TOTTA
LOT 132, RESERVE AT WOODSIDE RIDGE
LOCATION: LEE'S SUMMIT, MISSOURI



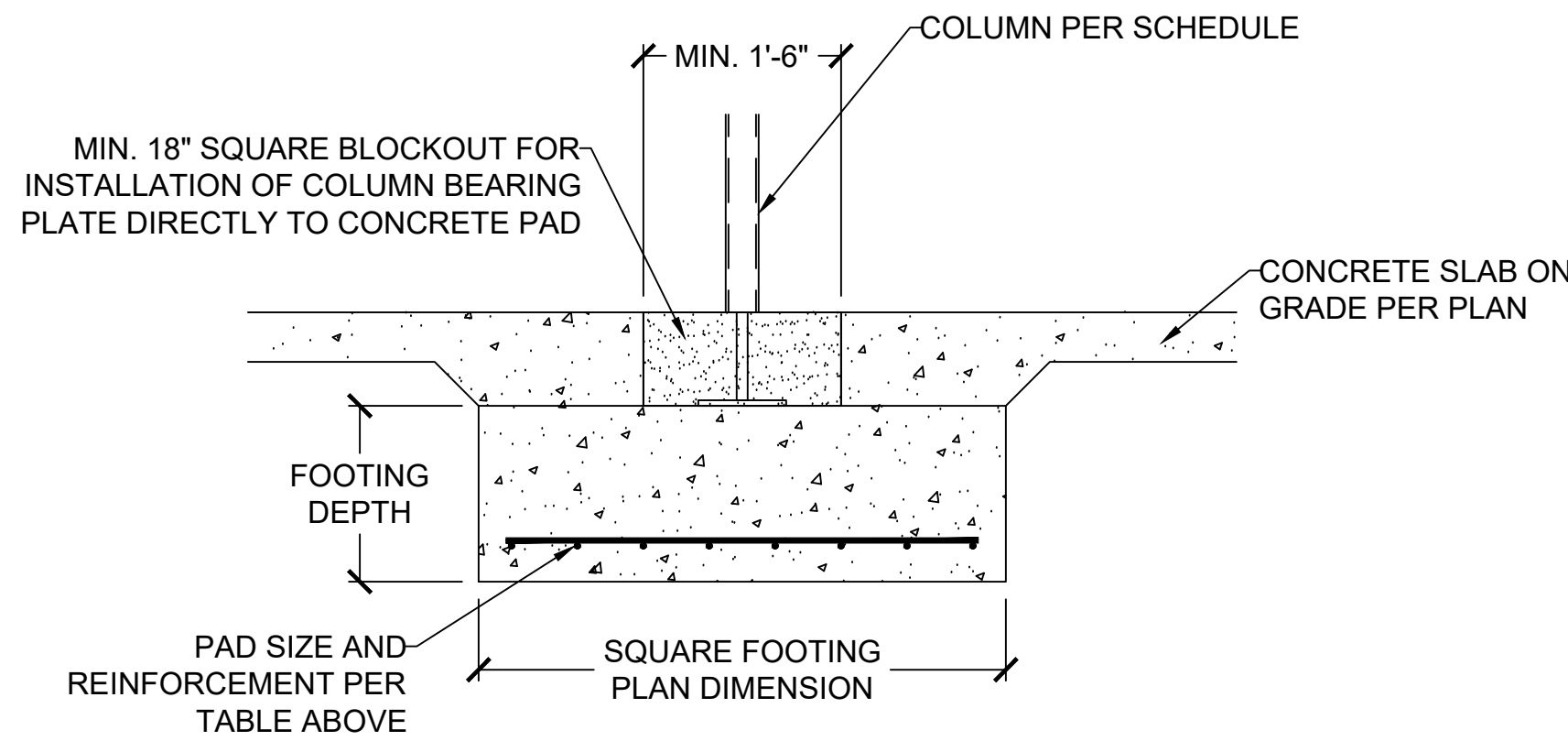
**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**

07/19/2021

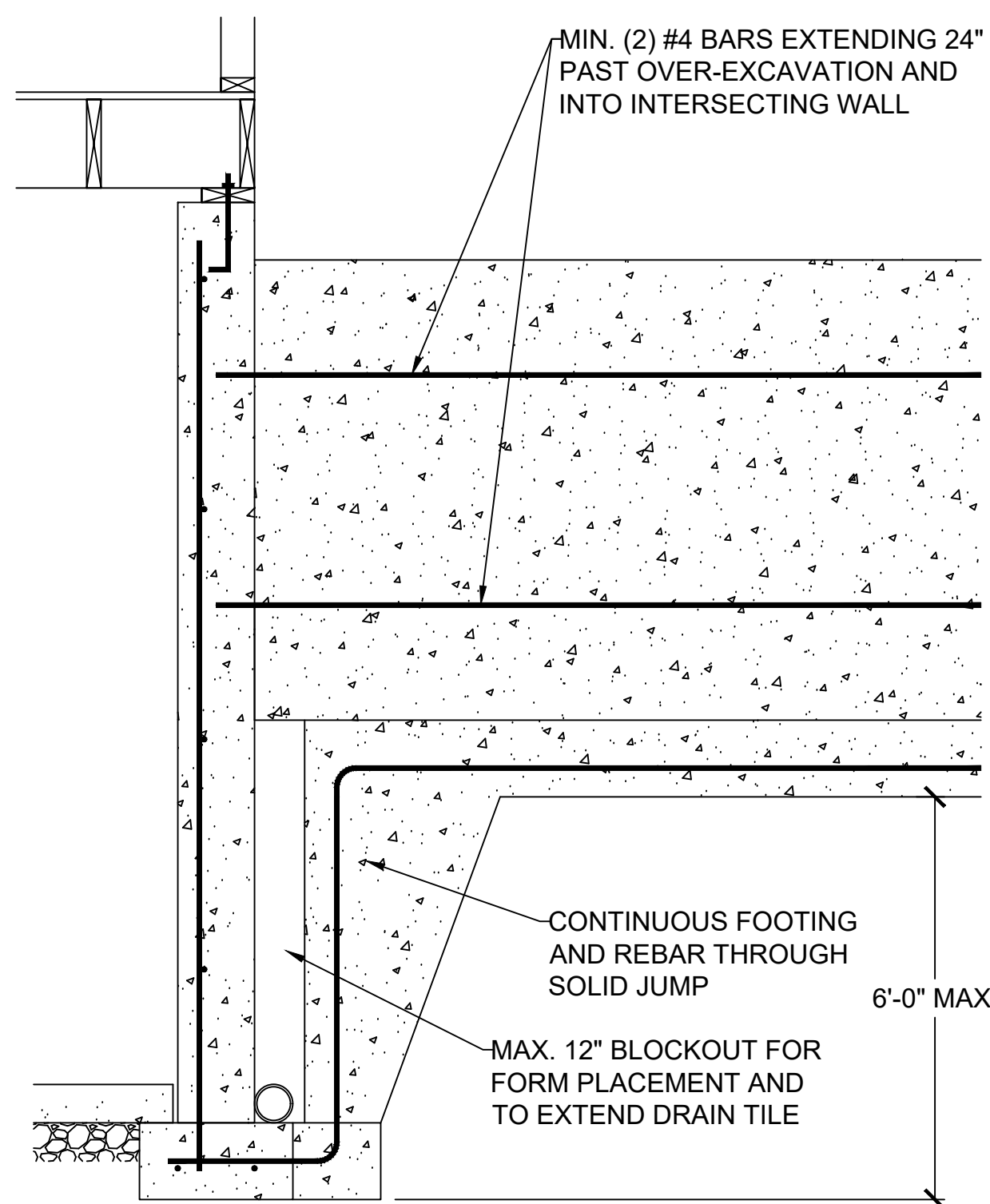


DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.

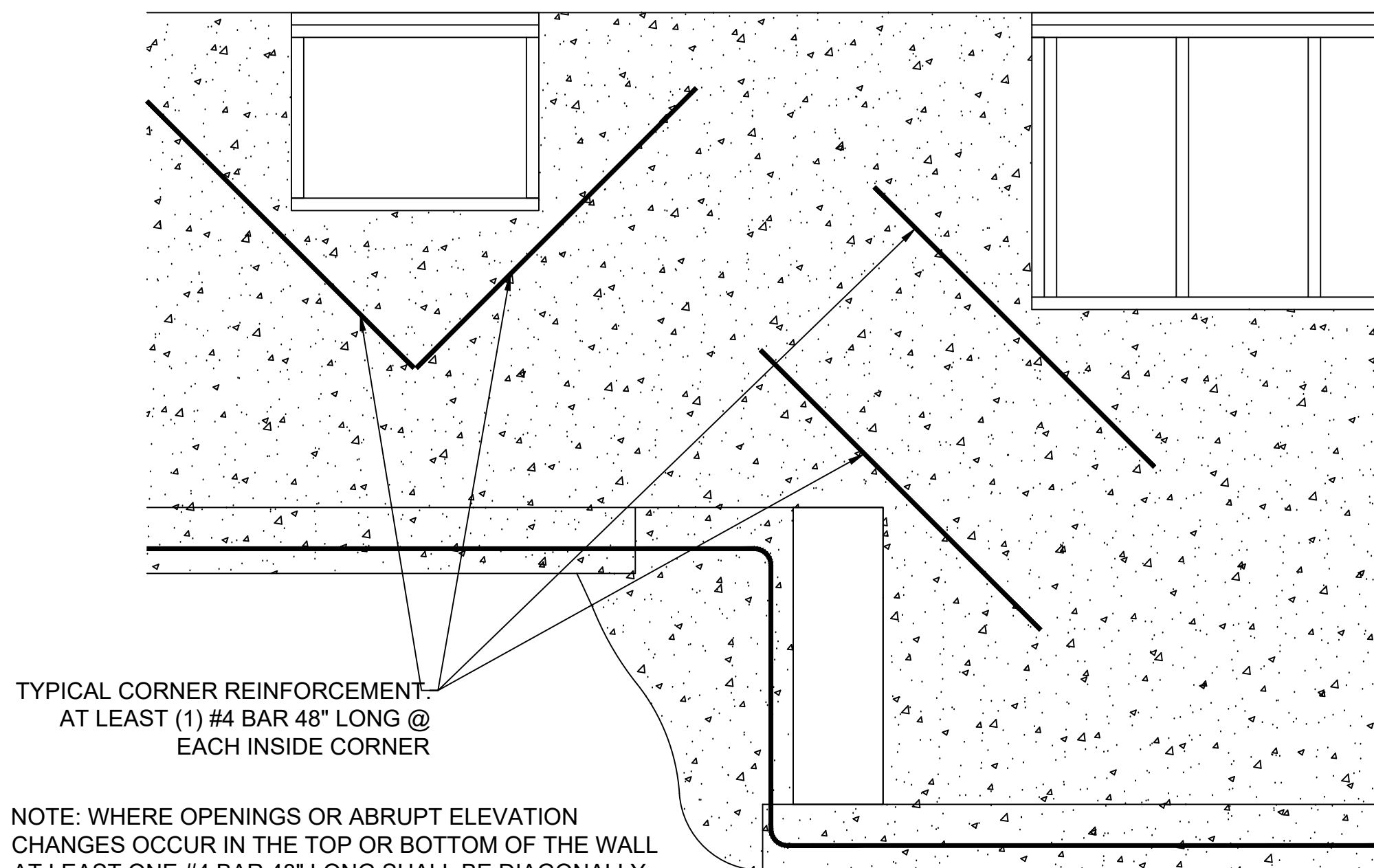
1 DAYLIGHT WALL CONSTRUCTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



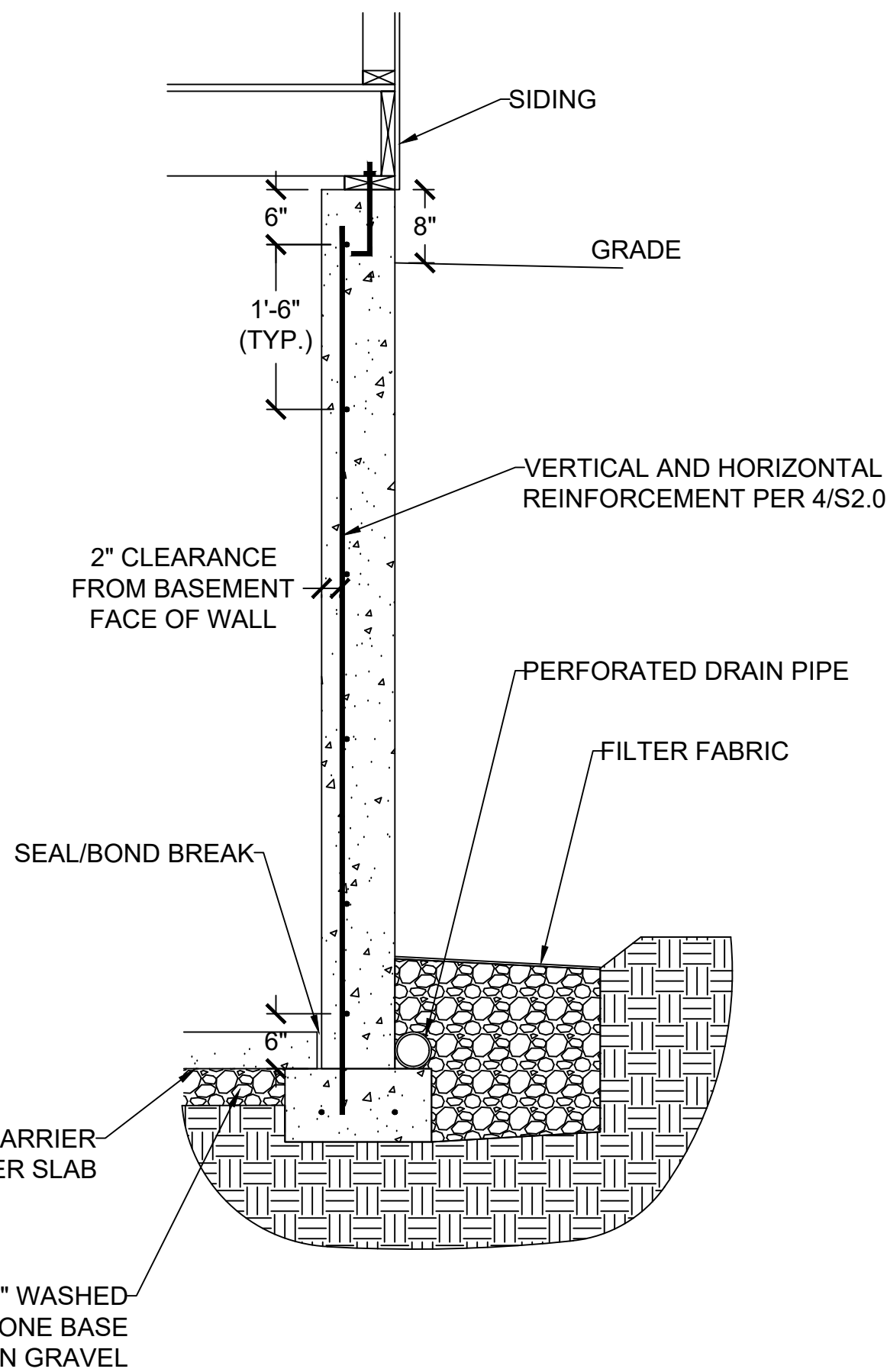
2 COLUMN AND BEARING PAD SCHEDULE
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



5 SOLID JUMP
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



6 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



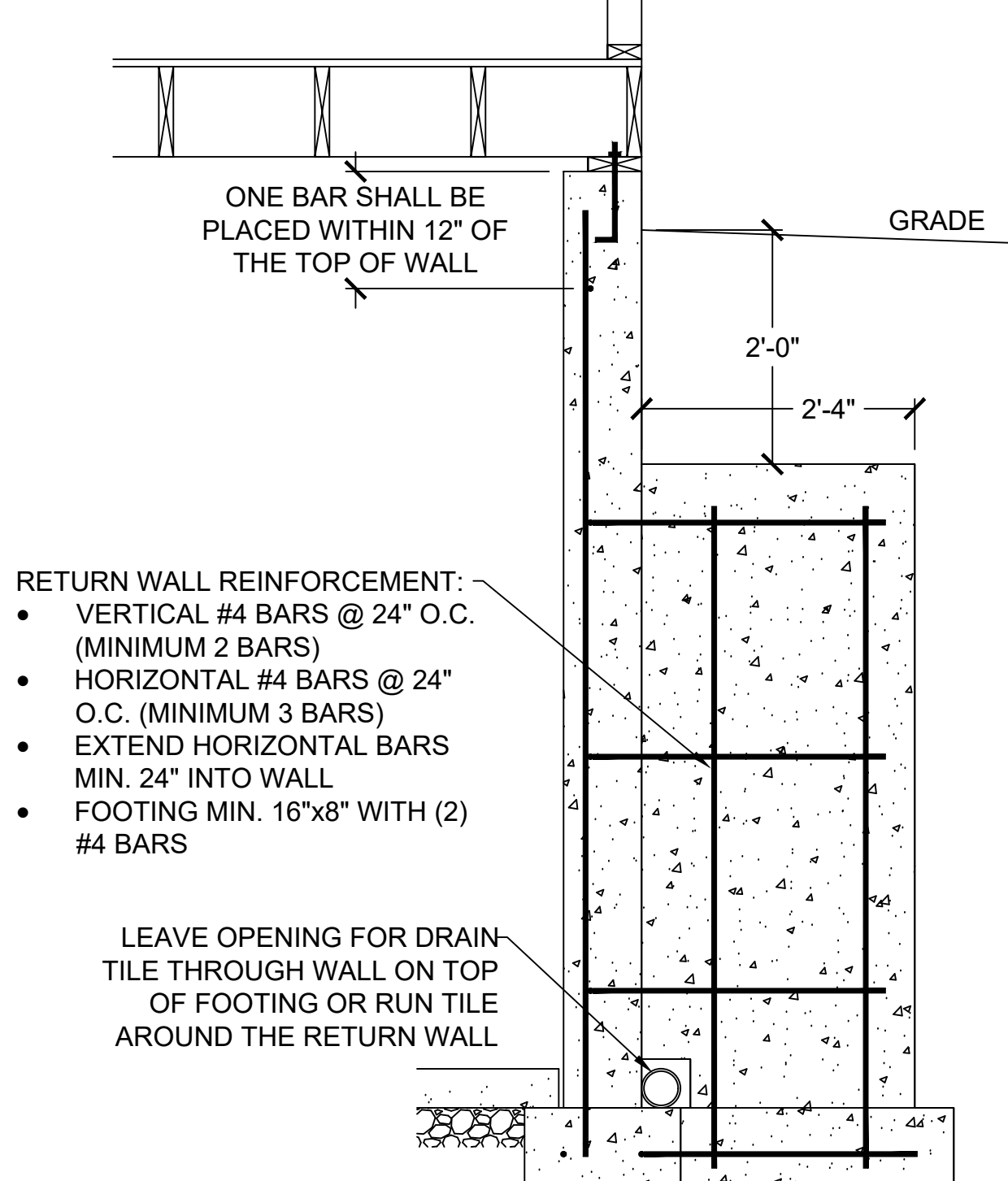
3 CONCRETE WALL SECTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

VERTICAL REINFORCEMENT SPACING						
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18
HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

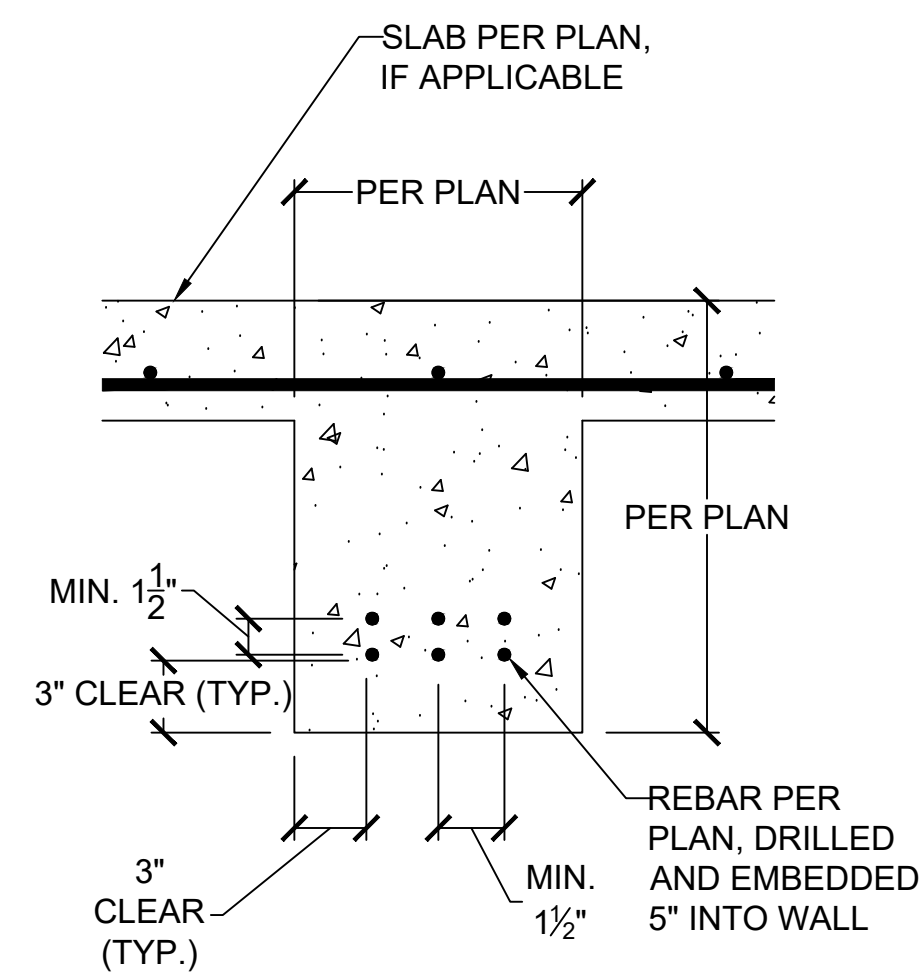
- FOOTNOTES:
- WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
 - VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:
 - 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
 - 10" WALL - MINIMUM 6 1/4" FROM THE OUTSIDE FACE
 - EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL
 - REINFORCEMENT CLEARANCES:
 - CONCRETE EXPOSED TO EARTH - MINIMUM 1 1/2"
 - NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - 3/4"
 - CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1 1/2"
 - HORIZONTAL REINFORCEMENT:
 - ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
 - OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
 - HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE)
 - 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.
 - REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
 - AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3 1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL. FOR WALL THICKNESSES LESS THAN 4" PROVIDE #4 BARS AT MAX. 24" OC TO WITHIN 8" OF THE TOP OF THE WALL.
 - 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
 - WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

4 FOUNDATION WALL REINFORCEMENT TABLE
S2.0 NO SCALE

NOTE: WHERE FLOOR JOIST RUNS PARALLEL TO FDN WALL, SOLID BLOCK OUTSIDE 3 JOIST SPACES @ 36" OC ALIGNING BLOCKING WITH THE ANCHOR BOLT



7 RETURN WALL DETAIL
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



8 CONCRETE GRADE BEAM
S2.0 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

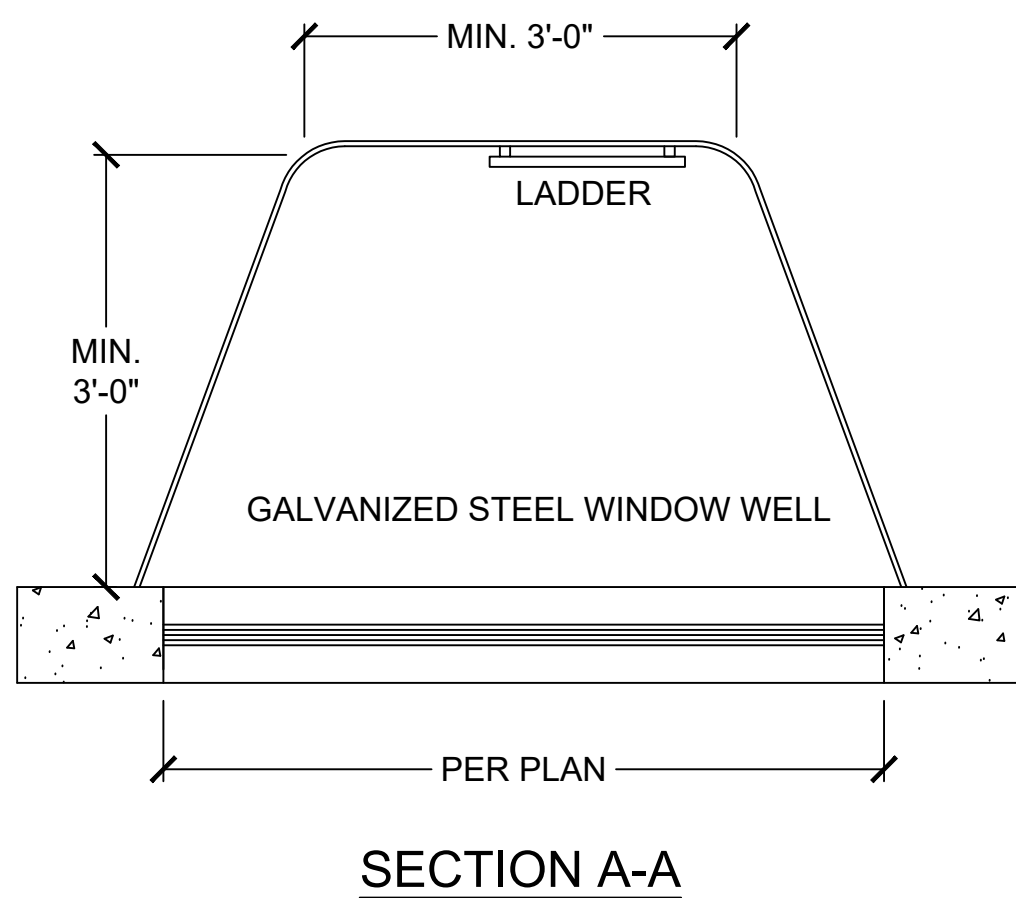
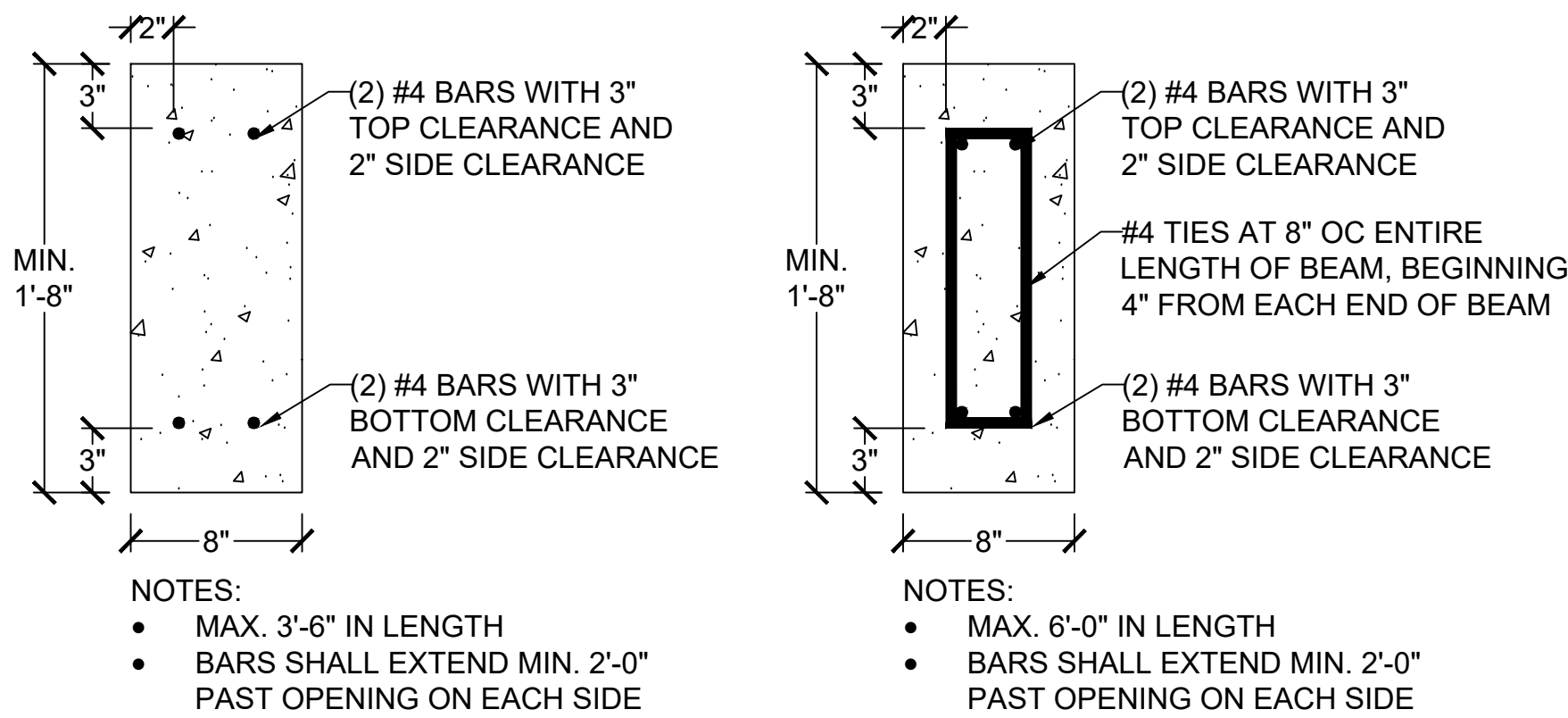
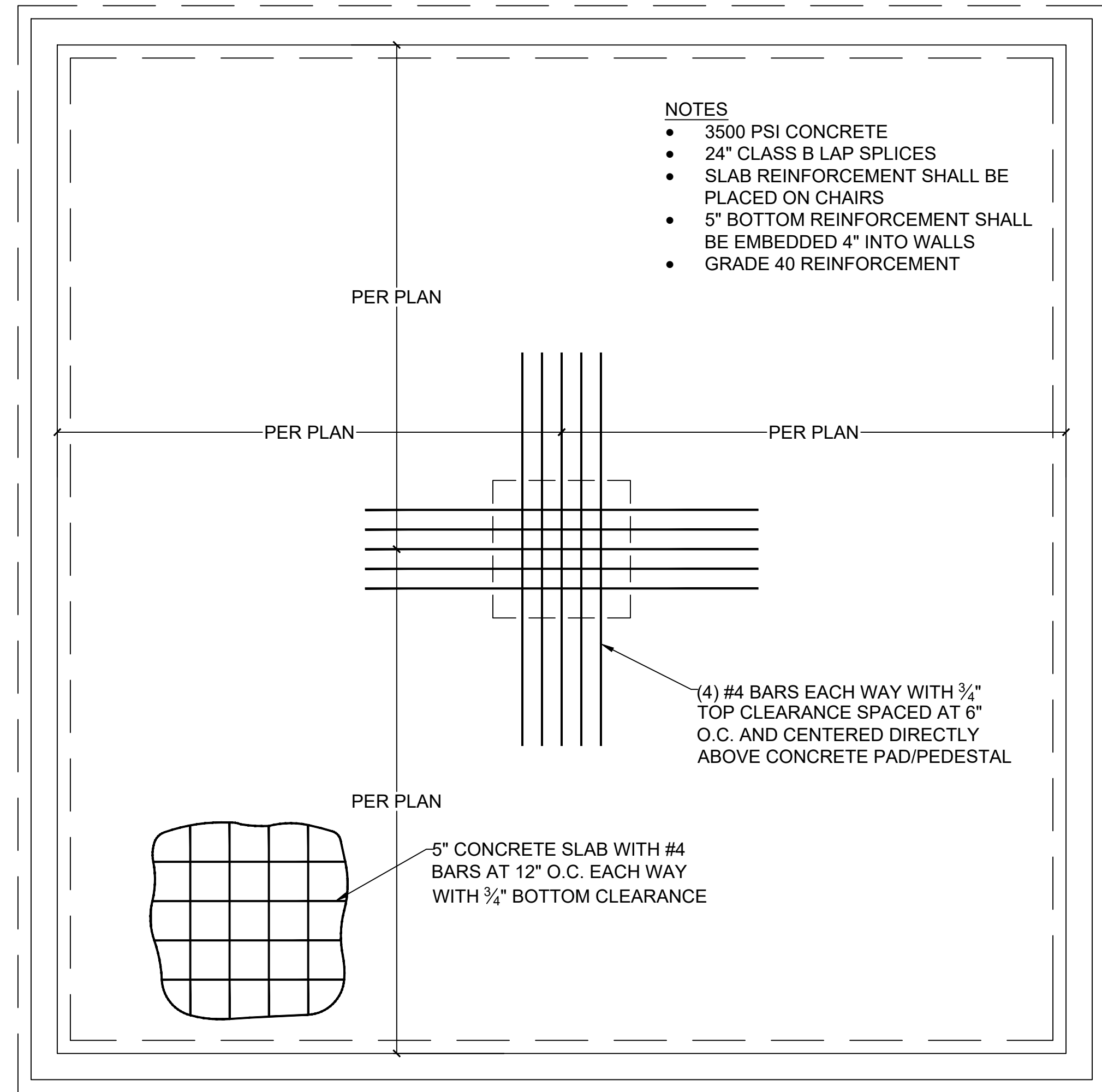
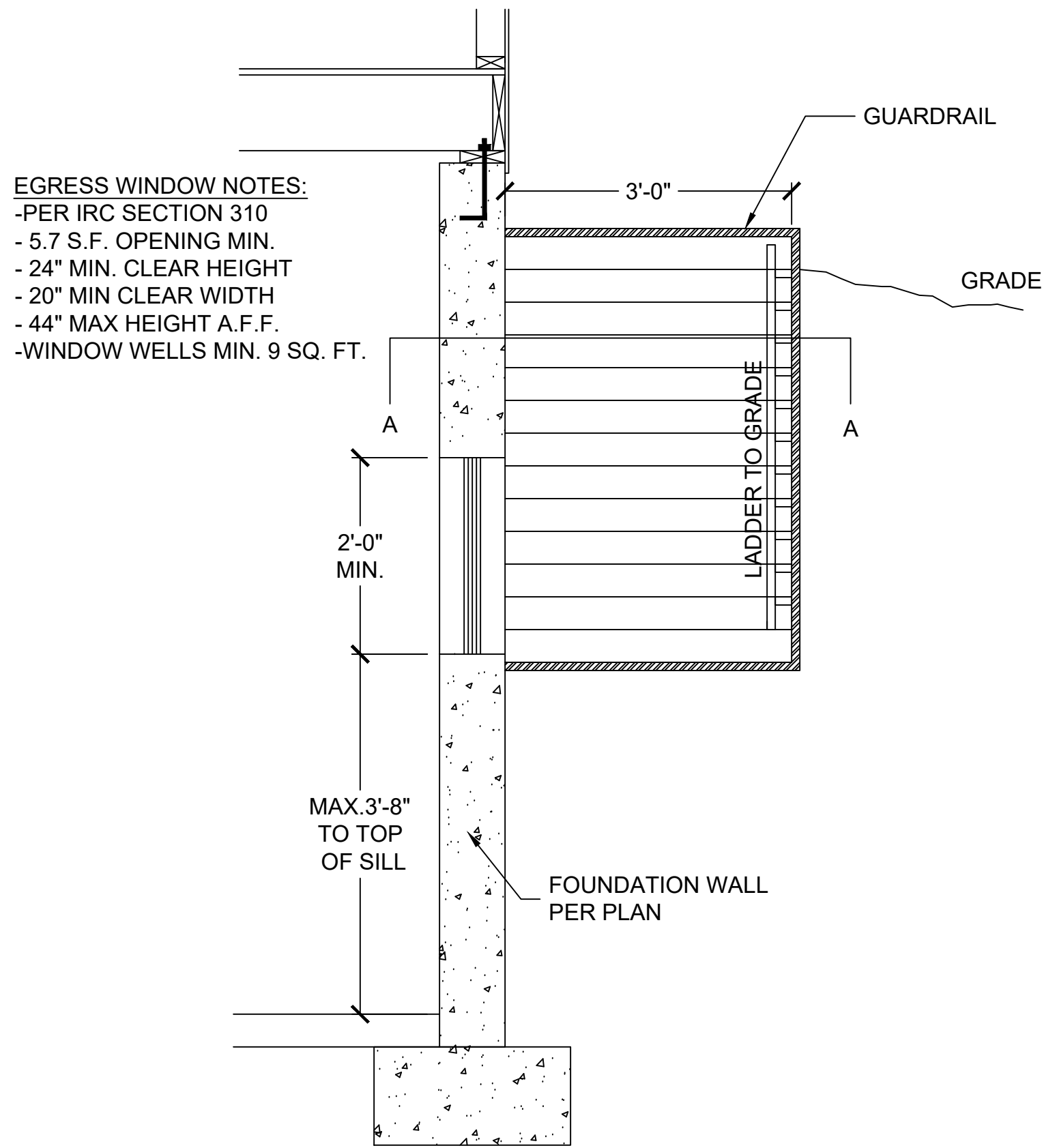
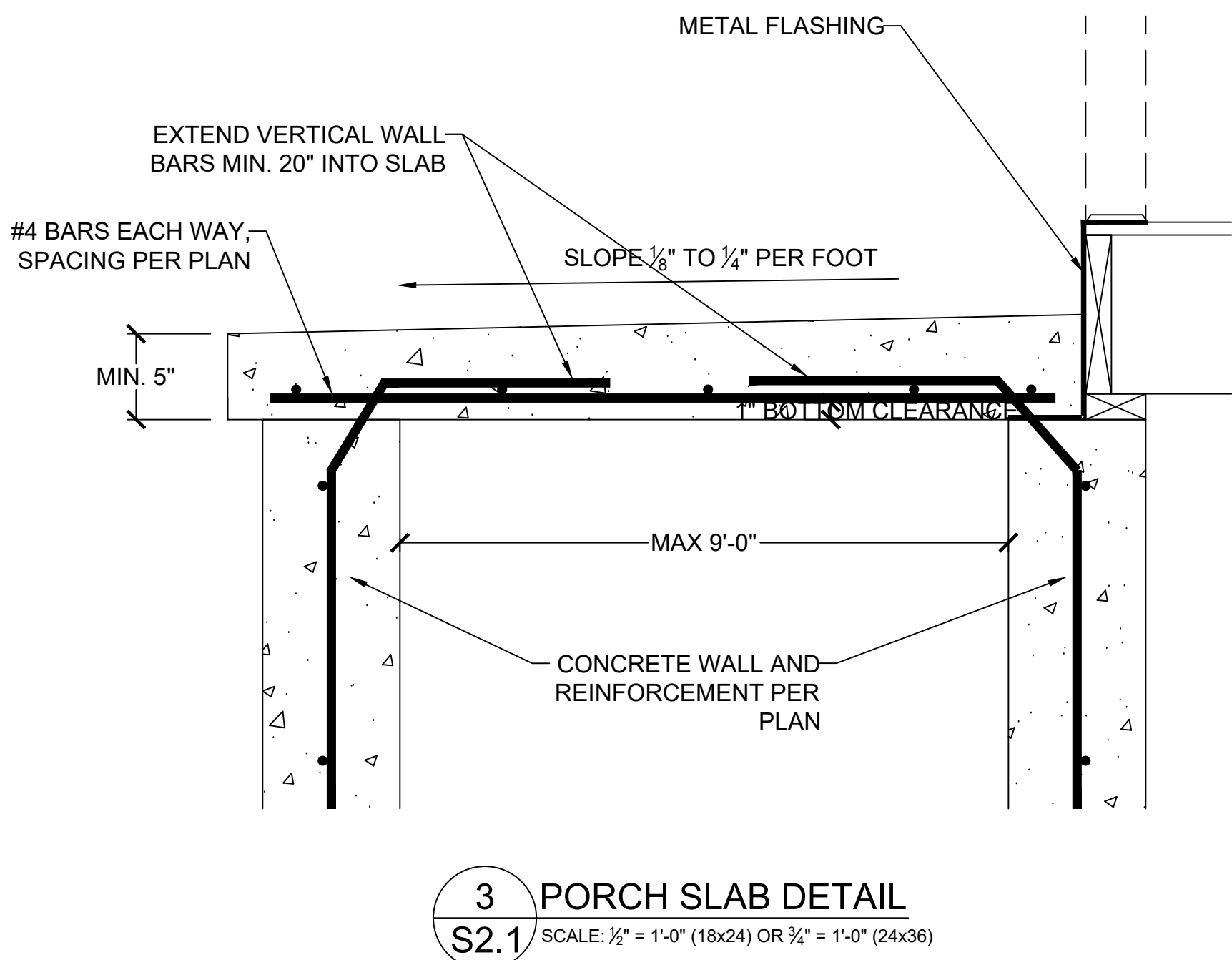
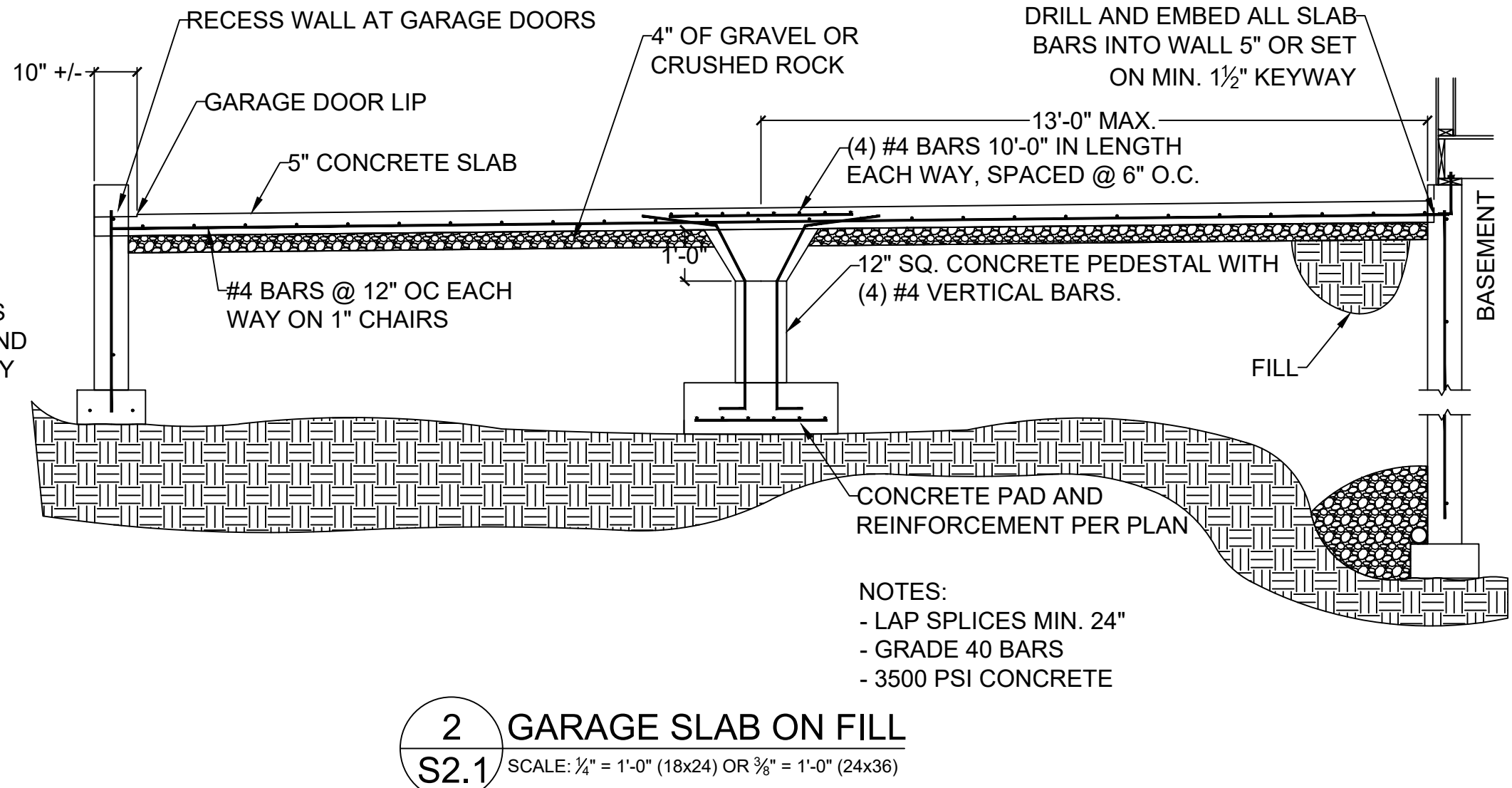
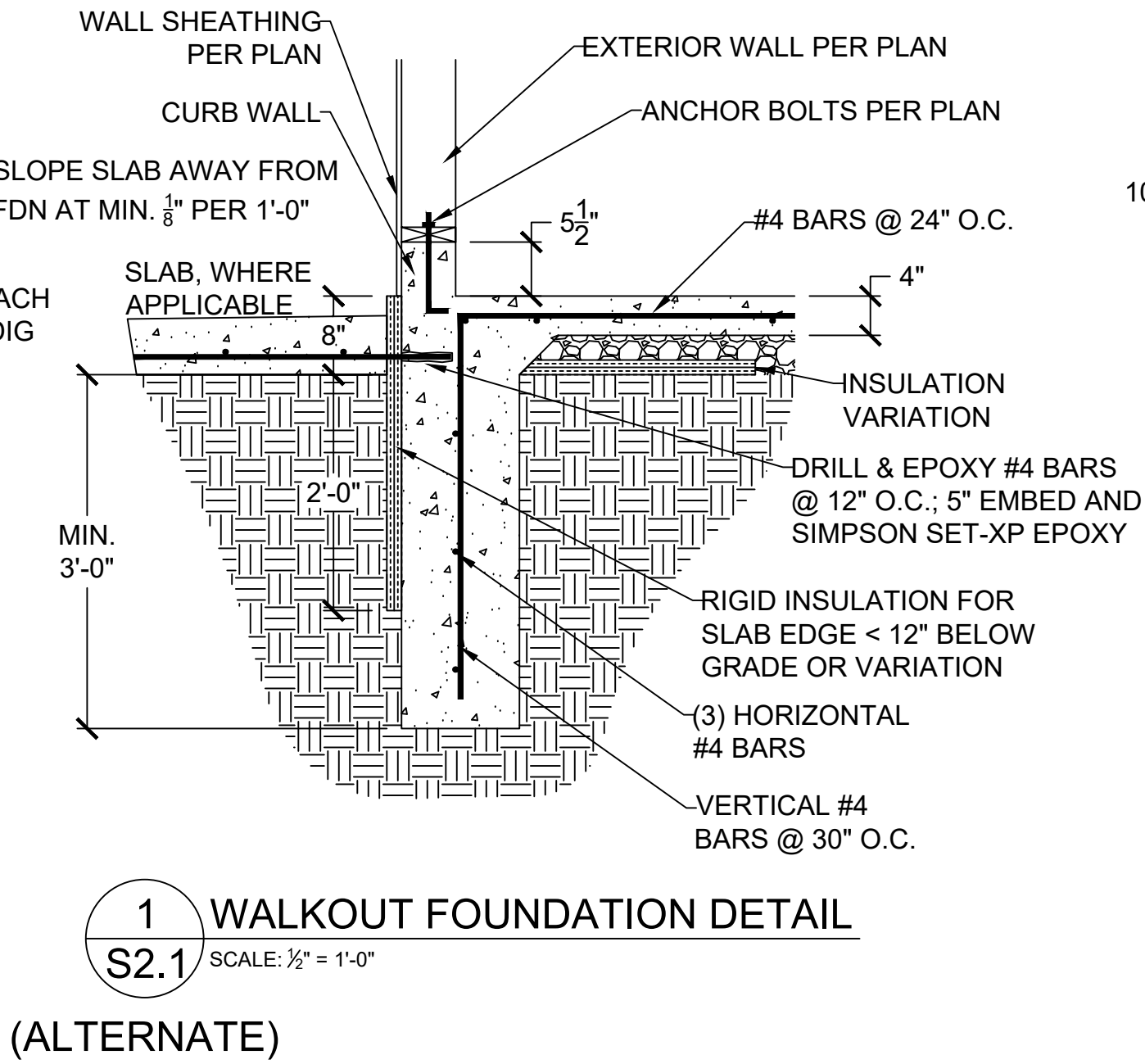
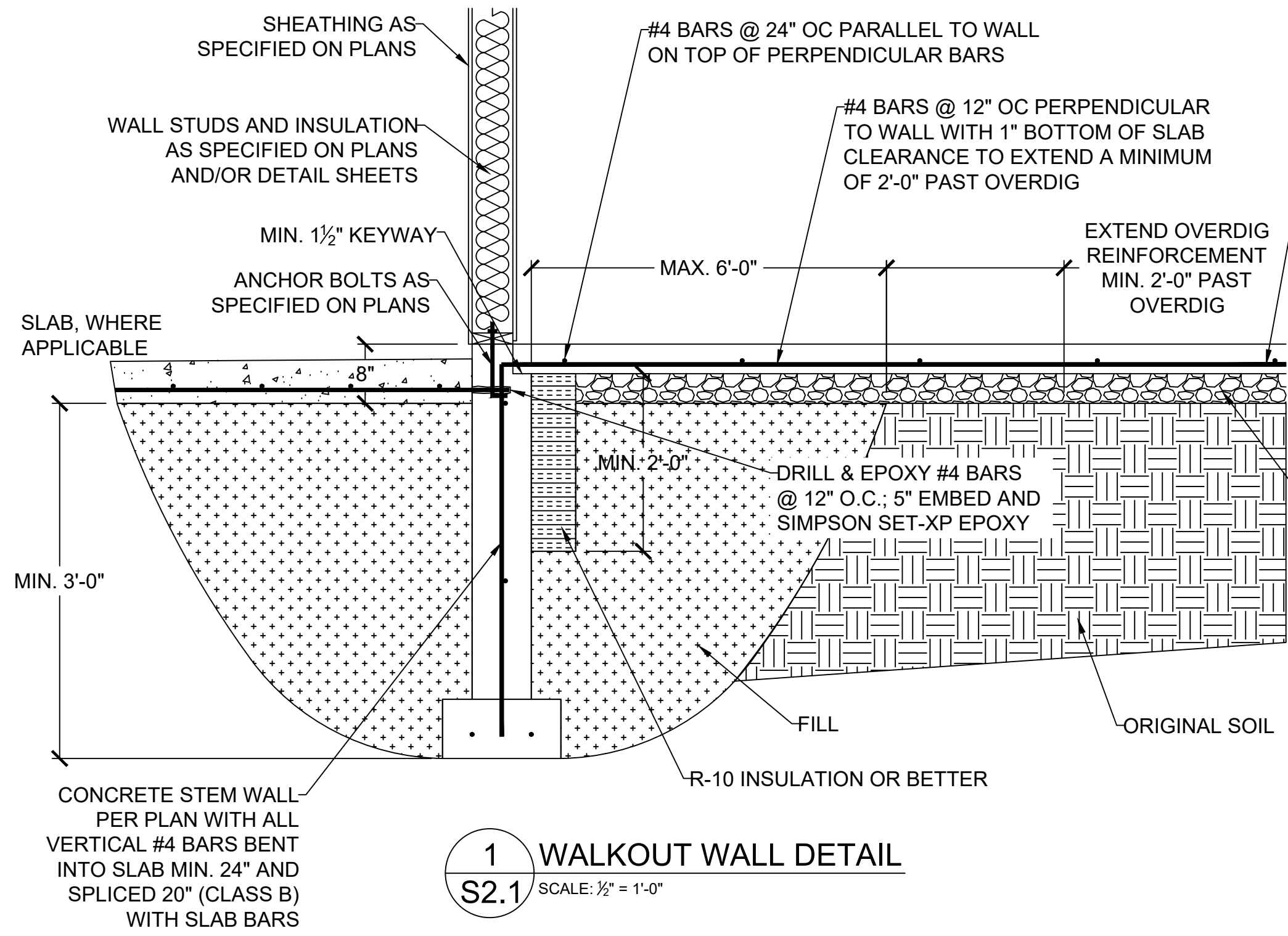


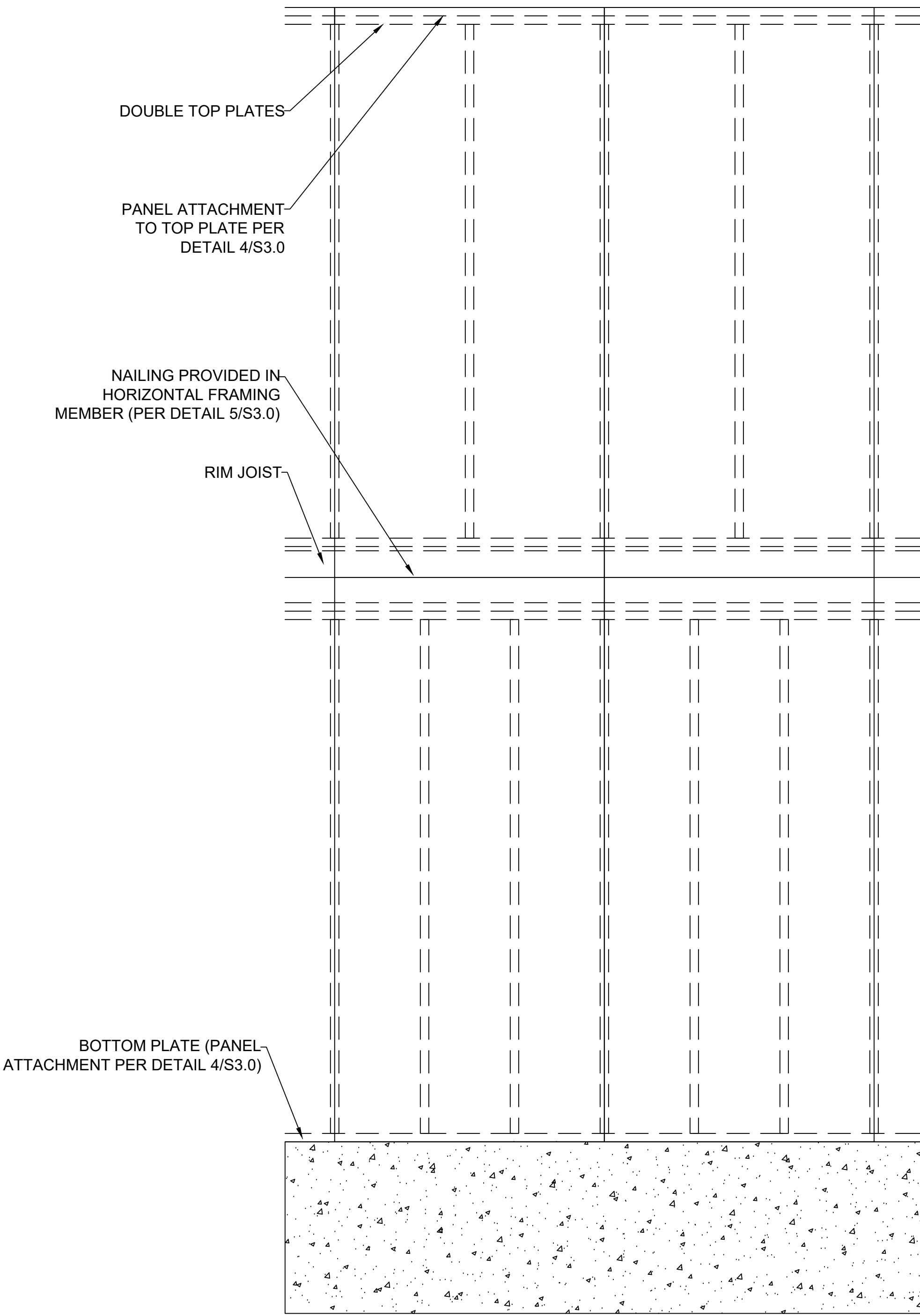
CLIENT: PFEIFER HOMES, INC
JOB TITLE: RWR132 TOTTA
LOT 132, RESERVE AT WOODSIDE RIDGE
LOCATION: LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY
DRAWING TITLE			
FOUNDATION DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 3179		DRAWN BY: DMH	
DATE: 03-02-21			
SHEET NUMBER			

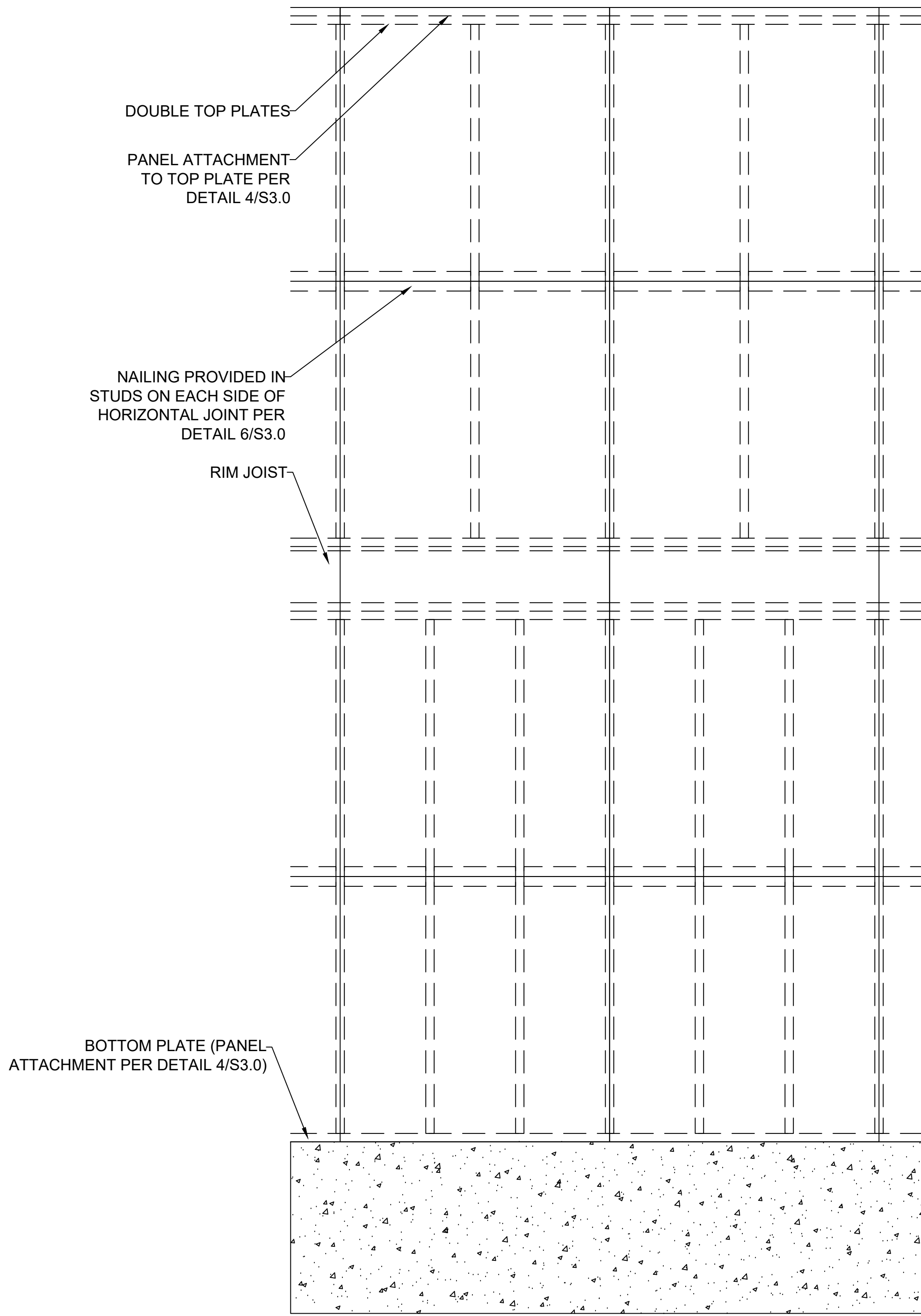
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/19/2021





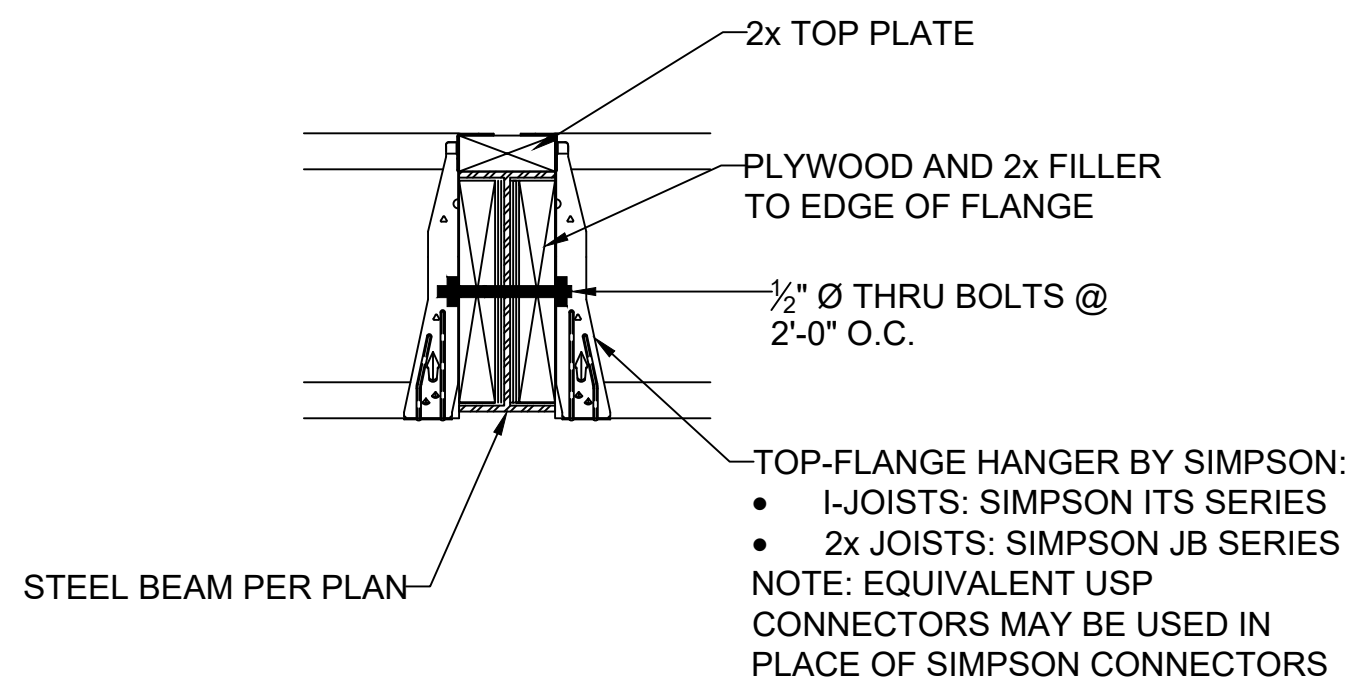
1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER

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



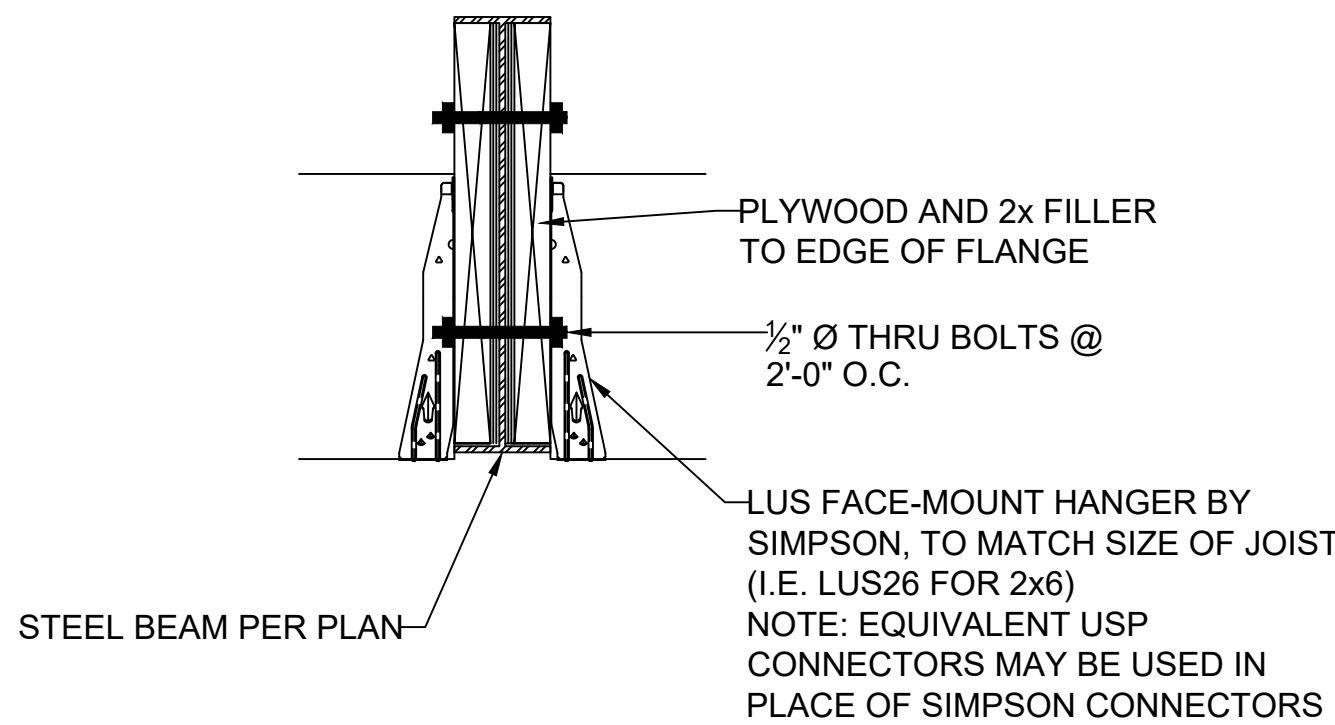
2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS

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



4 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
S3.1

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

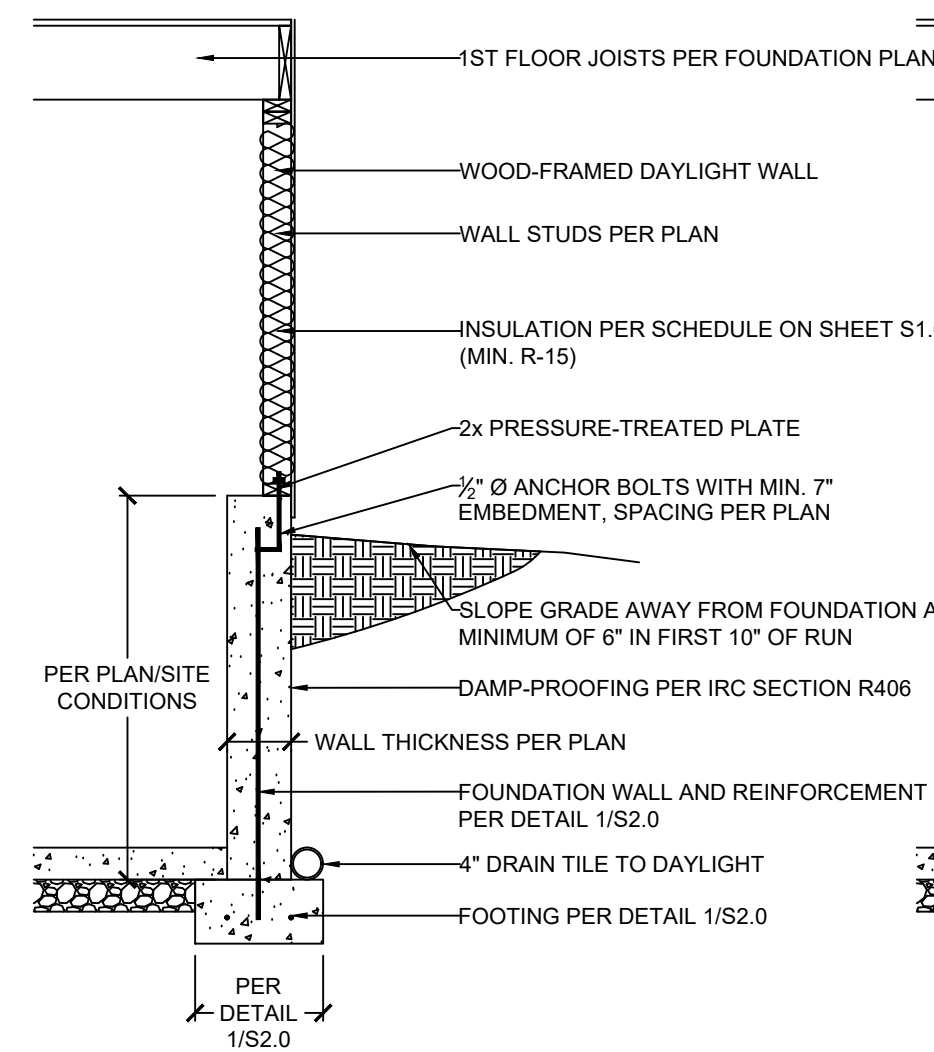


5 CEILING JOIST TO FLUSH STEEL BEAM DETAIL
S3.1

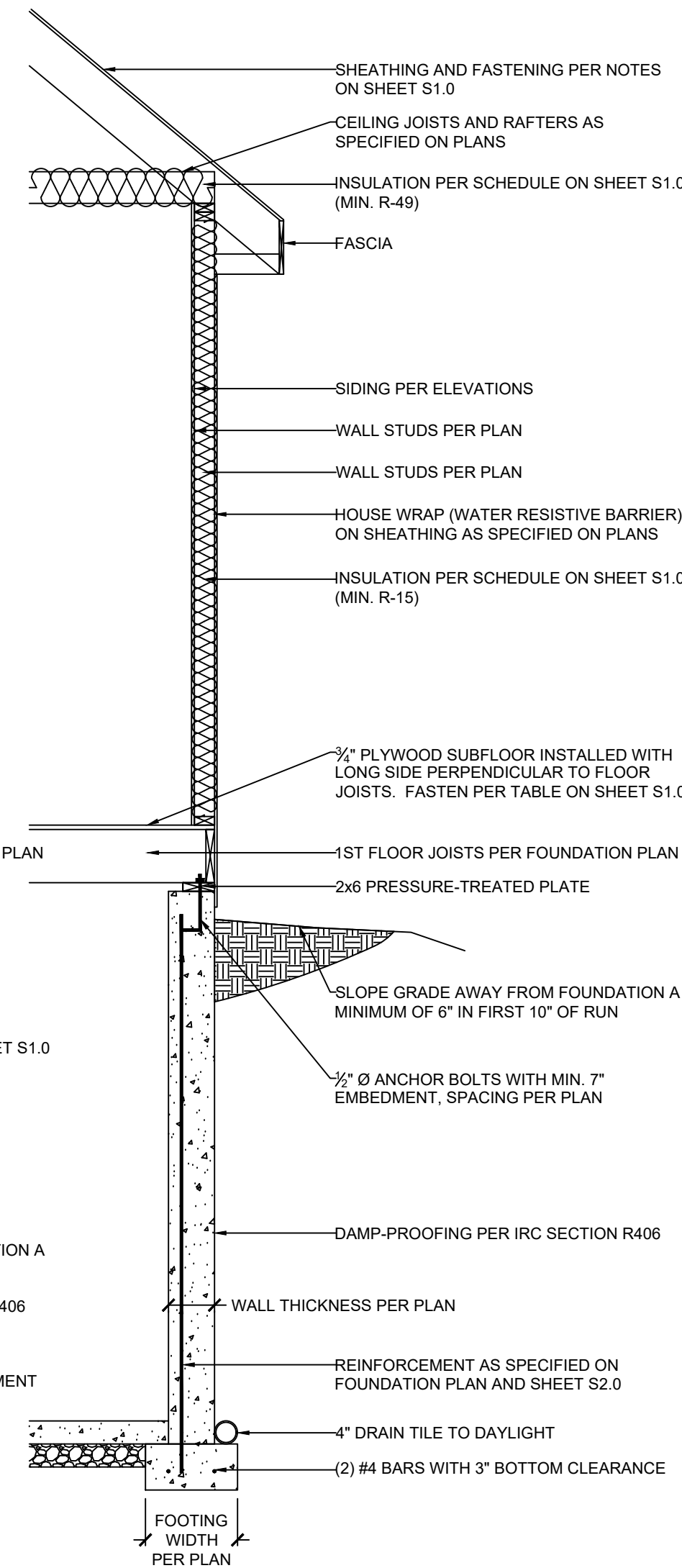
SCALE: $1" = 1'-0"$ (18x24) OR $1\frac{1}{2}" = 1'-0"$ (24x36)

3 EXTERIOR WALL SECTION
S3.1

SCALE: $\frac{1}{2}" = 1'-0"$



DAYLIGHT BASEMENT OPTION



FULL-HEIGHT CONCRETE WALL OPTION

VISTA

STRUCTURAL

ENGINEERING, LLC

14718 NW DELIA STREET

PORTLAND, OREGON 97229

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* VISTASTRUCTURAL.COM

CLIENT: PFEIFER HOMES, INC

JOB TITLE: RWR132 TOTTA

LOT 132, RESERVE AT WOODSIDE RIDGE

LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI

DENNIS HEIER

NUMBER: PE-201001772

3-2-2021

PROFESSIONAL ENGINEER

NO.	DATE	REVISION	BY

DRAWING TITLE

FRAMING DETAILS

ENGINEER: DMH	CHECKED BY: DMH
JOB NO.: 3179	DRAWN BY: DMH
DATE: 03-02-21	
SHEET NUMBER	

S3.1

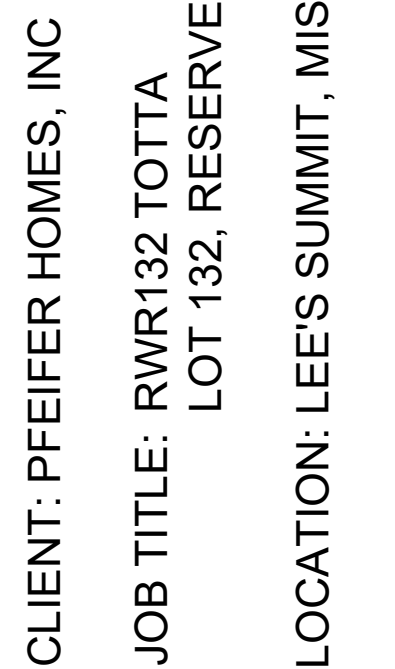
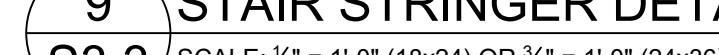
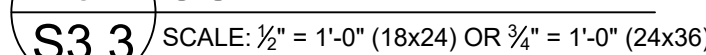
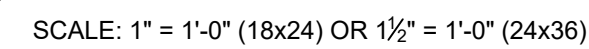
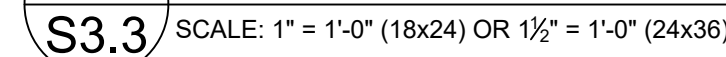
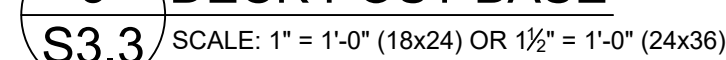
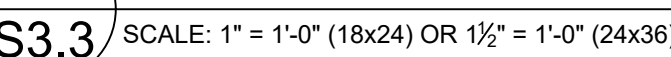
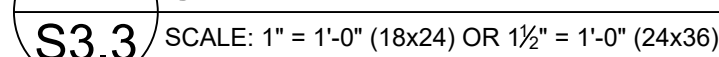
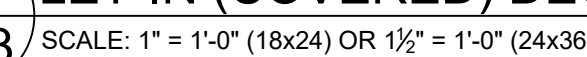
PLEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES TREE SUMMIT, MISSOURI

07/19/2021

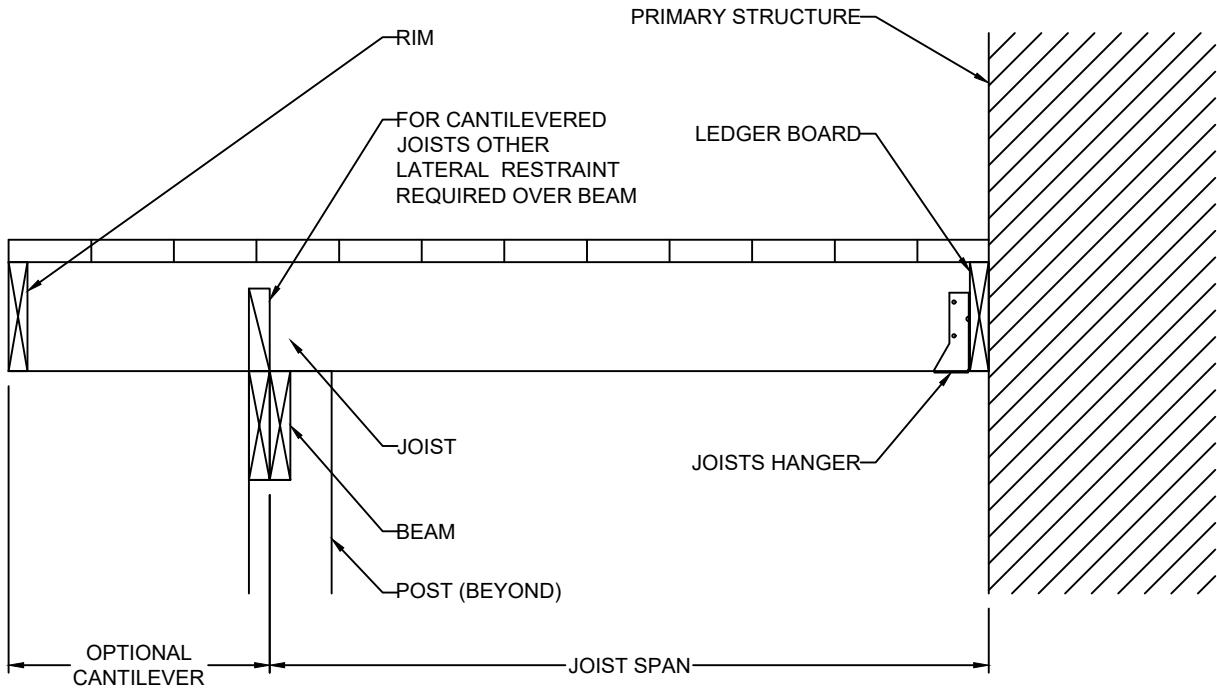


DECK JOIST SPAN	½" Ø GALV. LAG OR ¾" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED

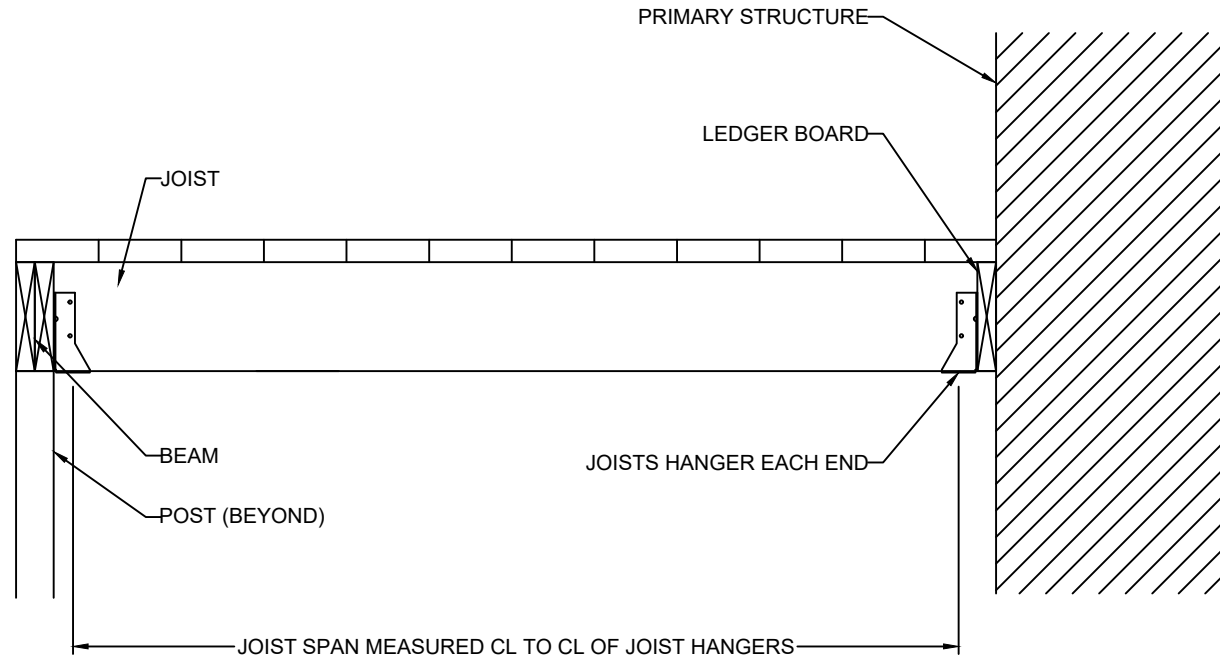
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



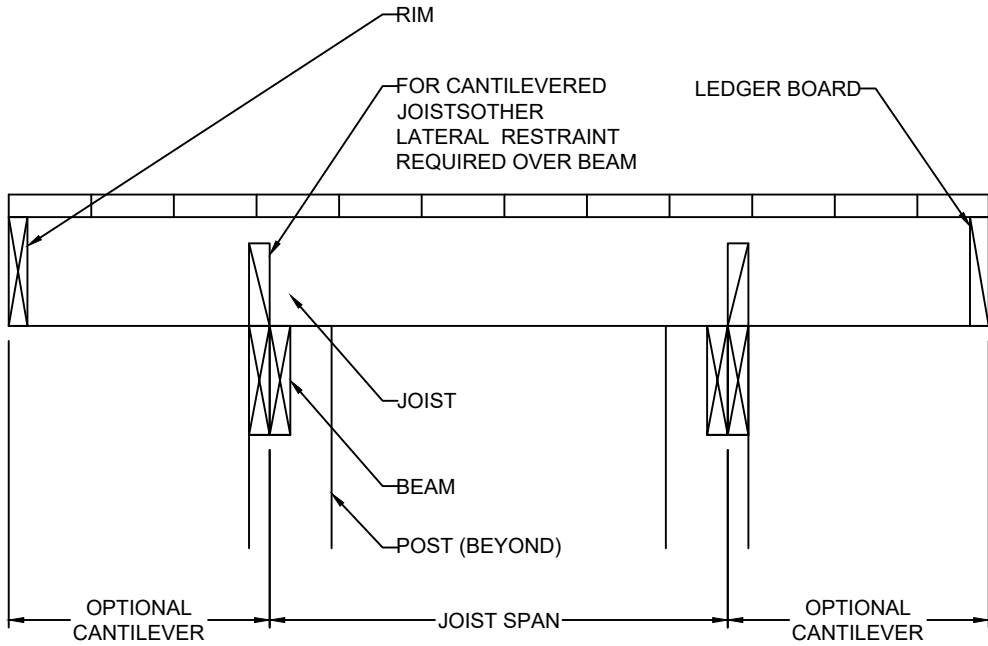
S3.3a RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVISED
DEVELOPMENT SERVICE



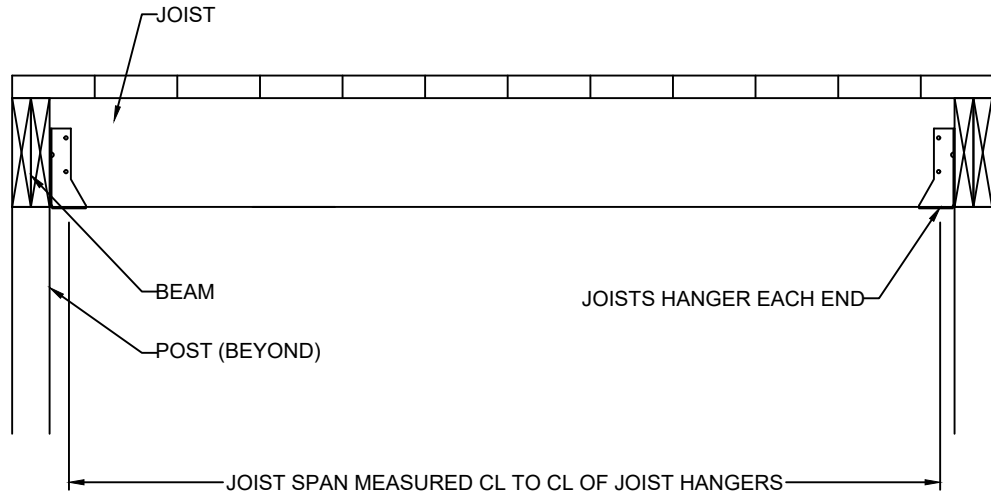
CANTILEVERED JOISTS WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

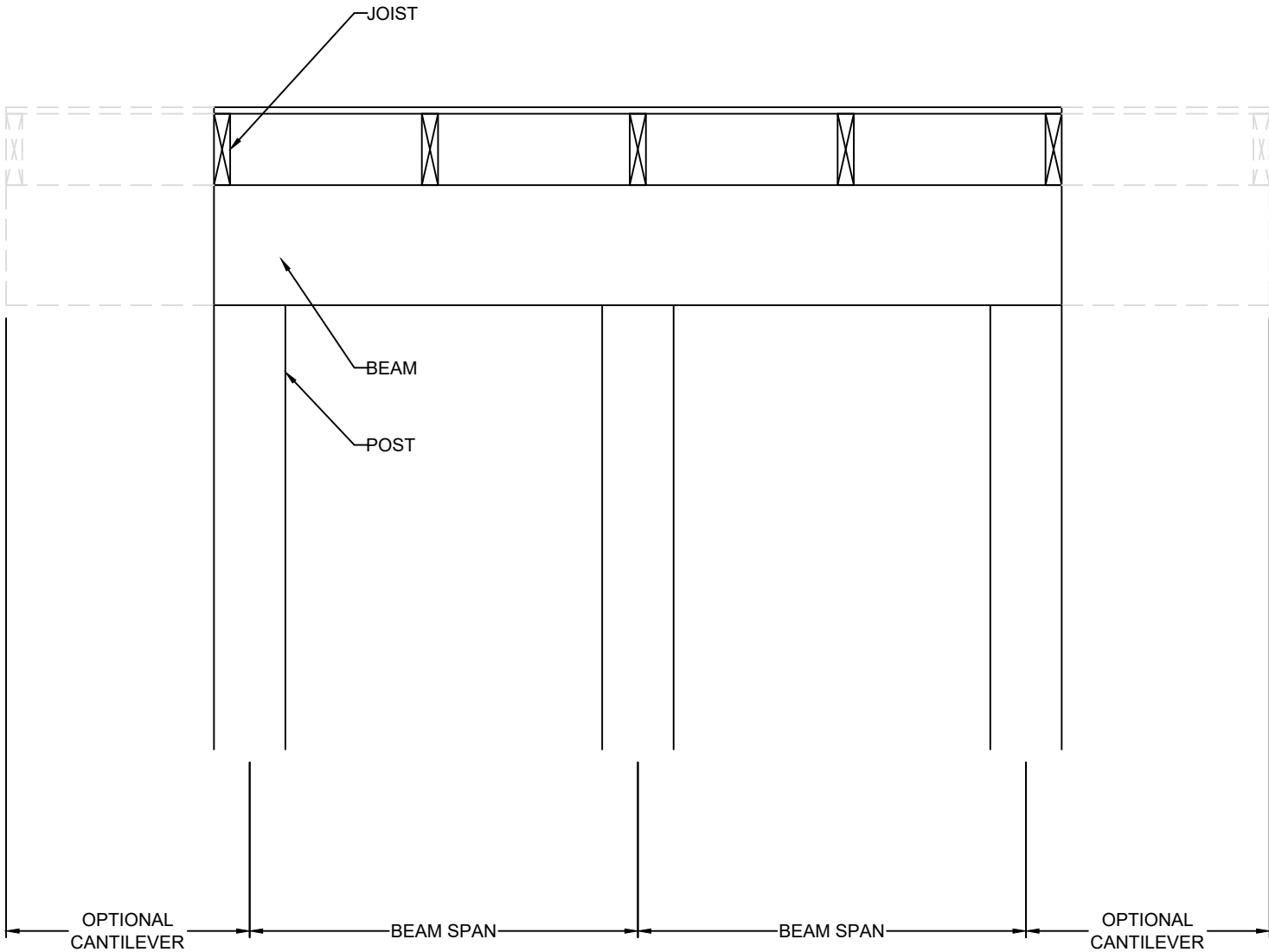


JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

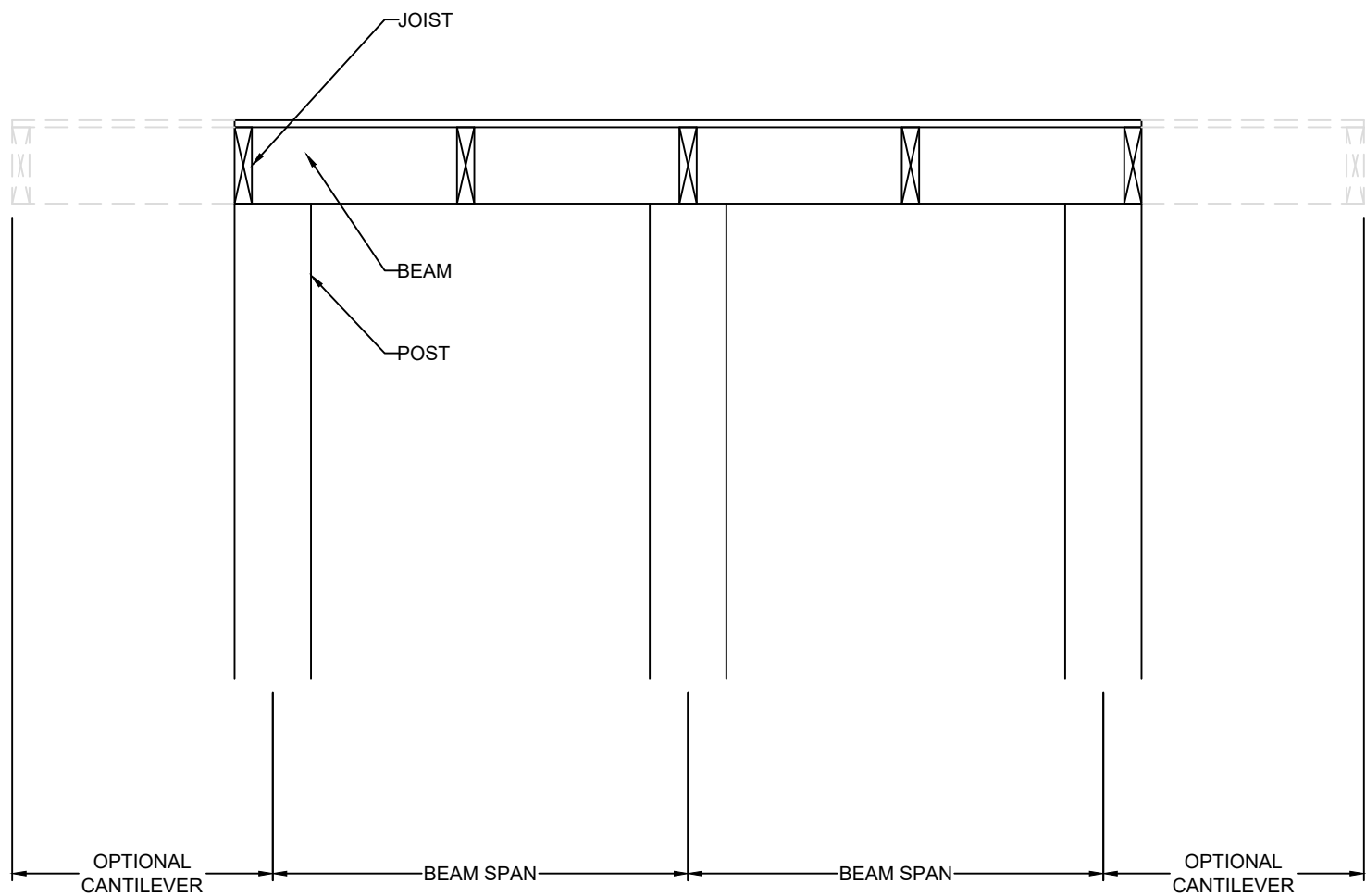


JOISTS WITH FLUSH BEAM

10 TYP. DECK JOIST SPANS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



DROPPED BEAM



FLUSH BEAM

11 TYP. DECK JOIST SPANS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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LOT 132, RESERVE AT WOODSIDE RIDGE

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S3.3

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LEE'S SUMMIT, MISSOURI

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