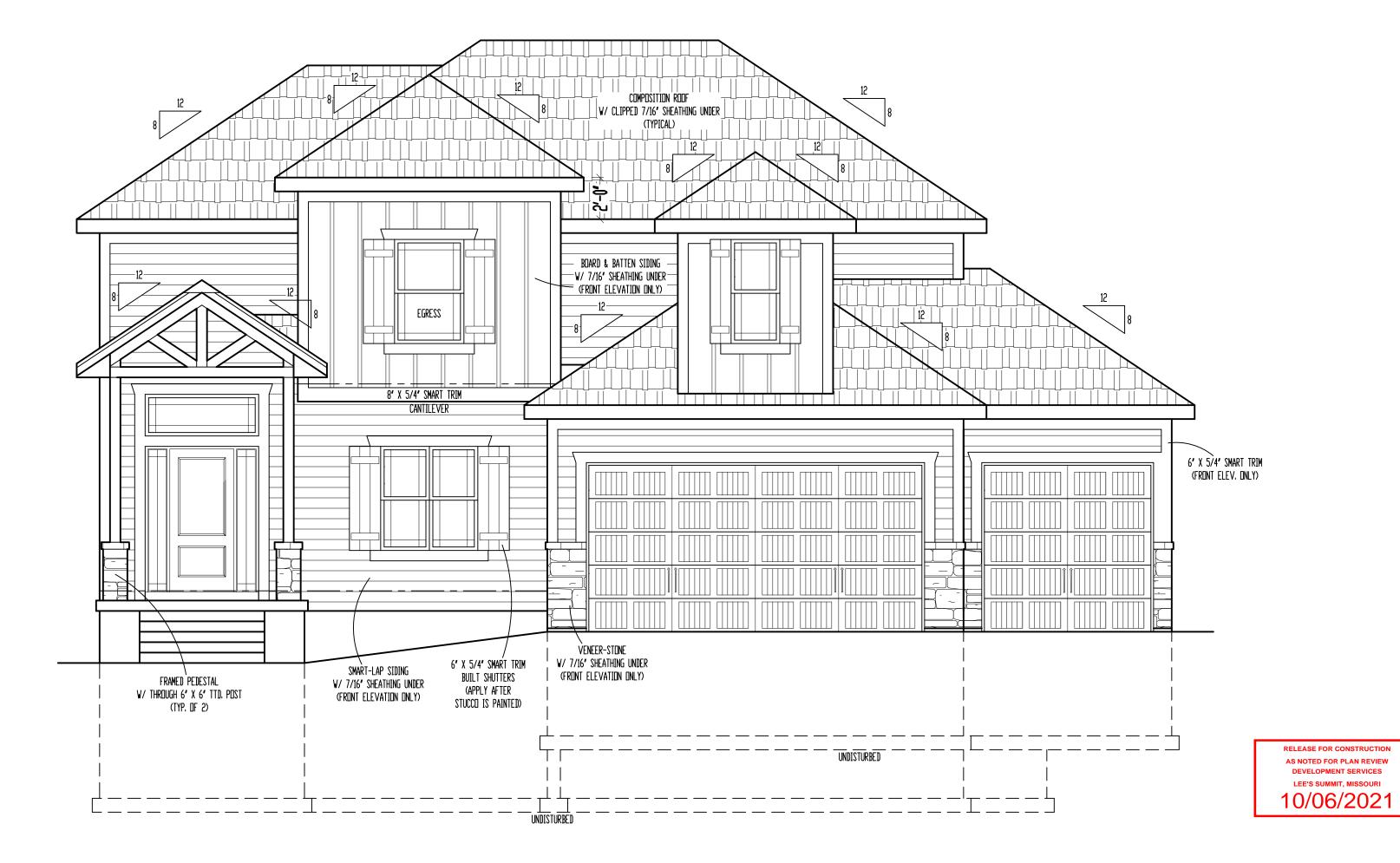
ONE-TIME-BUILD LICENSE AGREEMENT

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



FRONT ELEVATION

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

of this plan. However, the on from these plans should not be ofessional, architect or engineer. I and supervision, Viewpoint sponsibility for any damages, missions or error in the design or ustrated on this plan. Designer on your specific site. Consult your

and effort have gone into the creation and design of this plan. However ier is not an architect or engineer and construction from these plans saken without the assistance of a construction professional, architect se of the impossibility of any on site consultation and supervision, Viential Design, LLC, and Designer assume no responsibility for any da

> begotten Soft, that whosoever believeth in him should not perish, but have everlasting life"

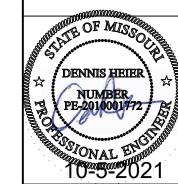


The
OAKMONT
Elevation: A

Site Description:
Lot 37, Homestead
at Hook Farms

at Hook Farms
Street Address:
2610 SW Farmfield
Rd., Lee's Summit,

Missouri
General Contractor:
IQ Construction

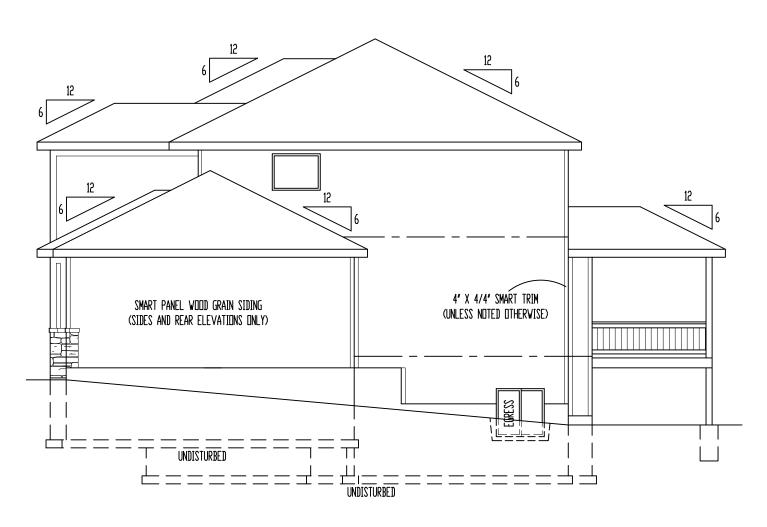


Date: 9 - 16 - AD 2021 Rev. 1: 10 - 1 - AD 2021 Rev. 2: Rev. 3:

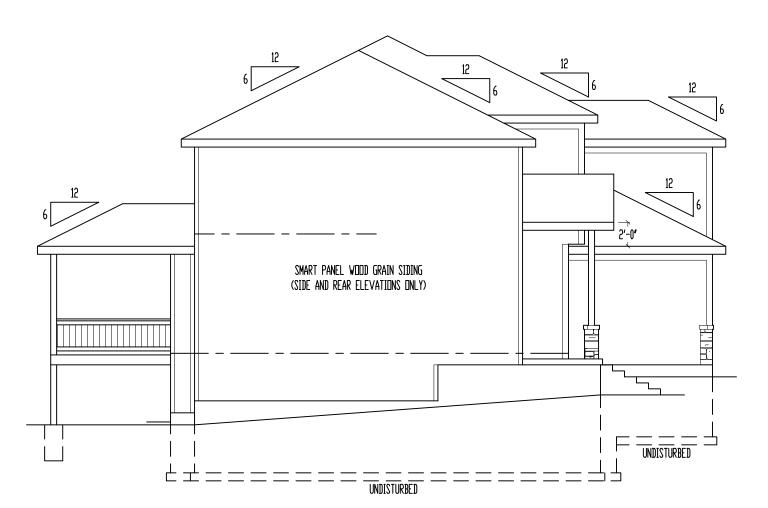
Sheet Title:
FRONT
ELEVATION

Sheet No.:

A 1 of 6



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



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



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

ELEVATIONS:

SMART PANEL VOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS
COMPOSITION ROOF SHINGLES
LOCATE ROOF AND SOFFIT VENTS PER CODE
ADJUST FOUNDATION TO GRADE

OPTIONAL DECK:

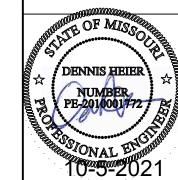
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S RESIDENTIAL DECK STANDARDS 2" X 10" #2 TTD. @ 16" D.C. FLOOR JOISTS (MAX. SPAN: 14'-0") 2" X 6" TTD. DECKING 6' X 6' TTD. POSTS 2' X 2' TTD. SPINDLES 2" X 6" TTD. TOP RAIL DETERMINE OPTIONAL STAIRS ON SITE

OAKMONT Elevation: A Site Description:

Lot 37, Homestead at Hook Farms
Street Address:
2610 SW Farmfield Rd., Lee's Summit, Missouri

Drawing title: **The**

General Contractor: **IQ Construction**

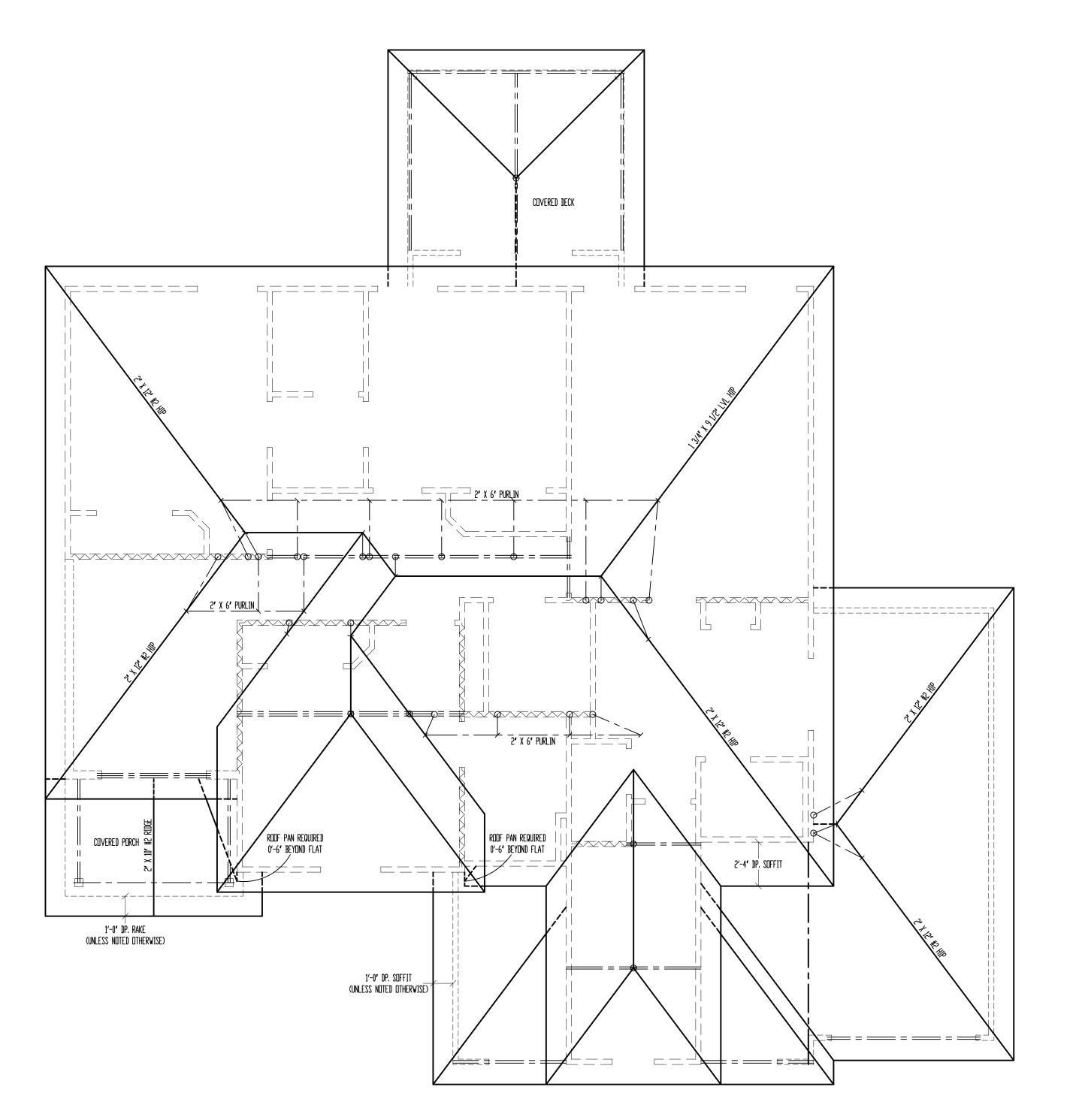


Date: 9 - 16 - AD 2021 Rev. 1: 10 - 1 - AD 2021 Rev. 2: Rev. 3:

Sheet Title: SIDES & REAR **ELEVATIONS**

Sheet No.:





ROOF

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

ARE REQUIRED TO BEAR HIGHER THAN THE WALL DOUBLE TOP PLATE.

DRIP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.

	CODE MINI	MUM		_
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN	
	#2-2x6	@24" D.C.	11'-7 '	
$\rangle angle angle$	#2-2x6	016 ′ □.C.	14'-2 '] (
	#2-2x8	@24" D.C.	14'-8 '	
	#2-2x8	016 ′ □.C.	17'-11 "	
	#2-2x10	@24" D.C.	17′-10 ′	
	110 0 40	OLCE DO	04/44	1

TOTAL LOAD

HIGHER PERFORMANCE (RECOMMENDED)					
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN			
#2-2x6	@24″ □.C.	8′-6 ″			
#2-2x6	0 16 ′ □.C.	9′-9 ′			
#2-2x8	@24″ □.C.	11'-3 '			
#2-2x8	016 ′ □.C.	12'-9 '			
#2-2x10	@24″ □.C.	14'-3 '			
#2-2x10	016 ′ □.C.	16'-3 '			

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

* VAULTS TO BE 2x10 DEPTH

* RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)

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

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

* PURLINS ARE 2X6 MIN.

- PURLIN STRUTS ARE AT 4'-0" \square ,C.

45 DEGREE ANGLE WITH THE HORIZONTAL

- PURLINS 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 & (1) 2x6	12'-0 '
(1) 2x6 & (1) 2x8	20'-0 '
(2) 2x6 & (1) 2x8	30′-0 ″

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

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

SEE DETAIL 7/S3.2 FOR ALTERNATE RAFTER BEARING DETAIL WHEN RAFTERS

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

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

	<u>Lunf Winii</u>	MUM		_
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN	
	#2-2x6	@24″ □.C.	11'-7 '	
>>>	#2-2x6	016 ′ □.C.	14'-2 '	/ ((
	#2-2x8	@24″ □.C.	14'-8 '	
	#2-2x8	016 ′ □.C.	17'-11 '	
	#2-2x10	@24″ □.C.	17′-10 ′	
	#2-2x10	016 ′ □.C.	21′-11 ″	
	NOTE: CODE	MINIMUM ALL	DWS FOR A RAFTER DEFLECTION	OF L/180

HIGHER PERFORMANCE (RECOMMENDED)						
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN				
#2-2x6	@24″ □.C.	8'-6 "				
#2-2x6	0 16 ′ □.C.	9′-9 ″				
#2-2x8	@24" D.C.	11'-3 '				
#2-2x8	016 ′ □.C.	12'-9 '				
#2-2x10	@24″ □.C.	14'-3 '				
#2-2x10	916' П.С.	16'-3 '				

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

- #2- 2X10 DVER 10/12 PITCH

- PURLIN STRUTS SHALL BE INSTALLED AT NUT LESS THAN A

- ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH DF 8'-0'

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

* RIDGE 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)

DOT IS BOTTOM OF BRACE (o). * ~ DENOTES BEARING WALL *---- DENOTES ROOF BRACE

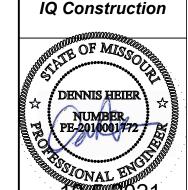
Drawing title:

The OAKMONT

Elevation: A Site Description: Lot 37, Homestead at Hook Farms

Street Address: 2610 SW Farmfield Rd., Lee's Summit, Missouri

General Contractor:



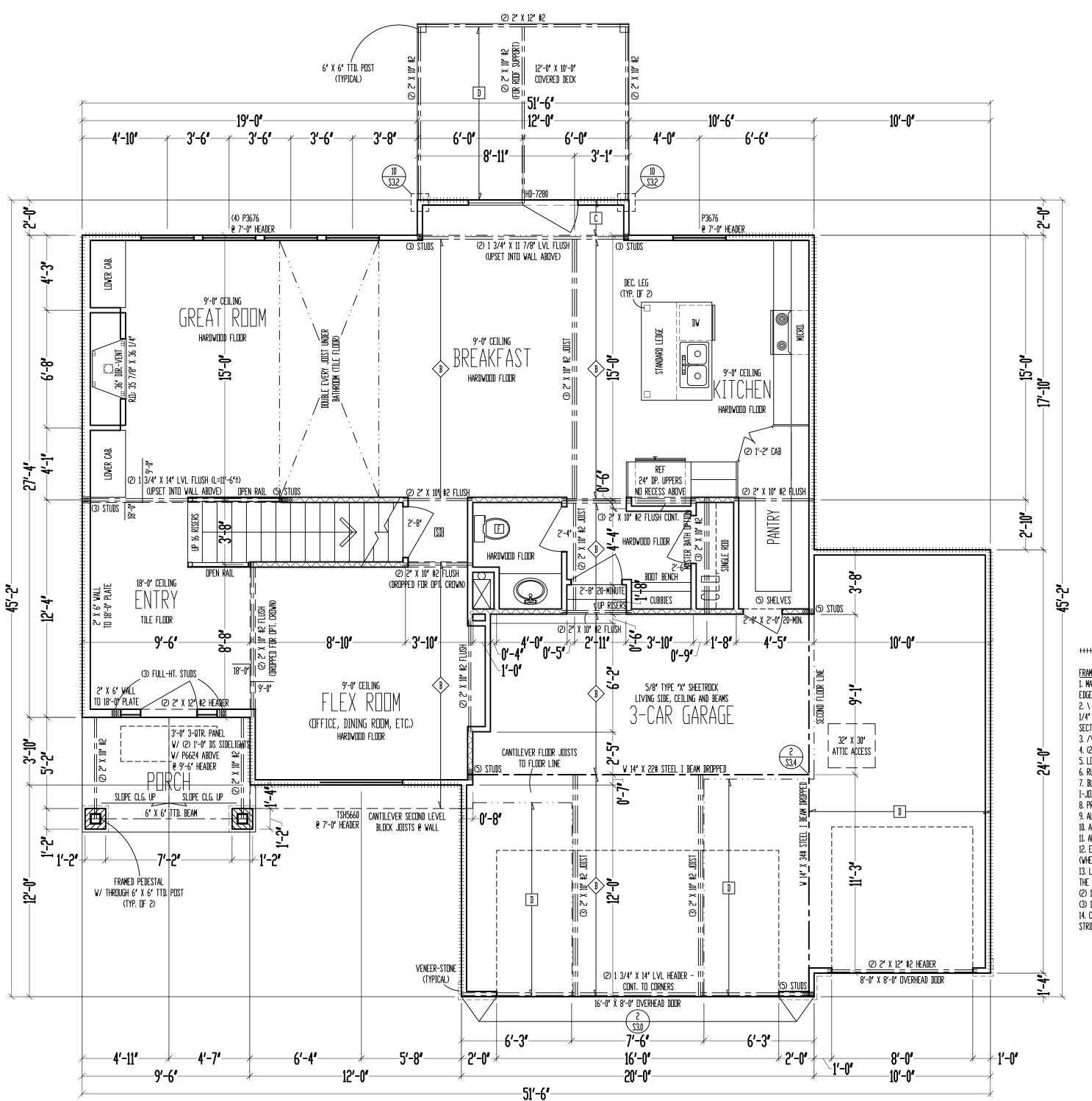
Date: 9 - 16 - AD 2021 Rev. 1: 10 - 1 - AD 2021 Rev. 2:

Rev. 3:

Sheet Title: **ROOF PLAN**

Sheet No.:





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

MAIN LEVEL: 1094 SQ. FT. SECOND LEVEL: 1221 SQ. FT. TOTAL: 2315 SQ. FT.

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

2. \ \ \ \ \ \ \ \ = G.B; 1/2' min. Gypsum board over studs spaced 24' max fastened W/ No. 6 - 1 1/4' TYPE W DR S DRYWALL SCREWS @ 7' D.C. EDGES & FIELD. (MIN. 8'-0' SECTIONS DNE SIDE DF WALL (DR) MIN. 4'-0'

3. $\/\/\/\/\/\$ = LOAD BEARING INTERIOR WALL

- 4. (2) 2' X 10' #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE
- 5. LOW TIES @ 4'-0" D.C. (TYPICAL)
- 6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
- 7. BLDCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH
- 8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
- 9. ALL DESIGNATED 2' X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
- 10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE. 11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2' X 4'S @ 16' D.C., UNLESS NOTED OTHERWISE.
- 12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8' D.C. MAX.
- 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
- (2) 1 3/4" LVL PLIES = 3 1/2" GLULAM
- (3) 1 3/4" LVL PLIES = 5 1/2" GLULAM
- 14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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

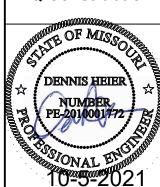
2" X 10" FLOOR SYSTEM

Drawing title: The **OAKMONT**

Elevation: A Site Description: Lot 37, Homestead at Hook Farms

Street Address: 2610 SW Farmfield Rd., Lee's Summit,

Missouri General Contractor: **IQ Construction**

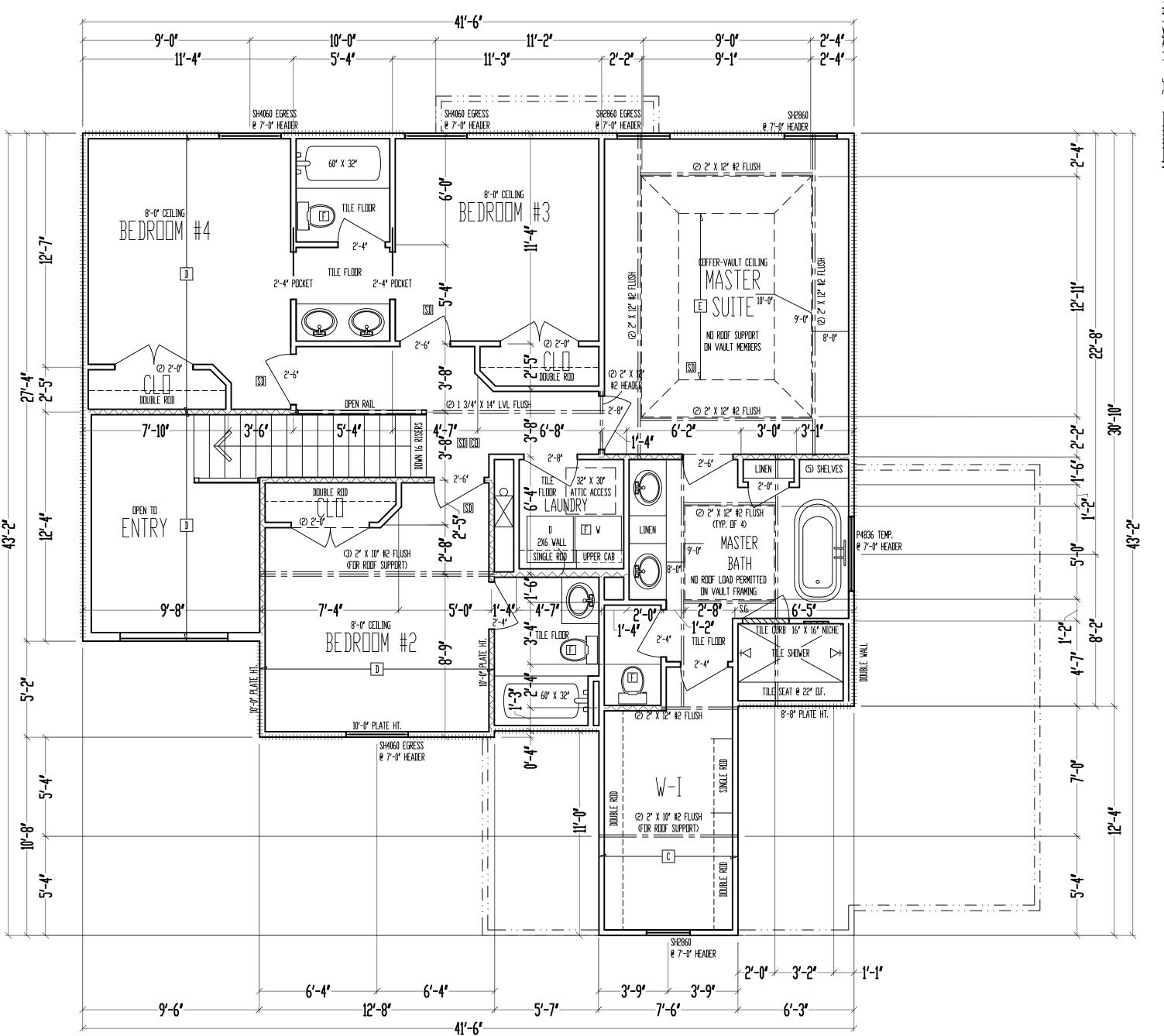


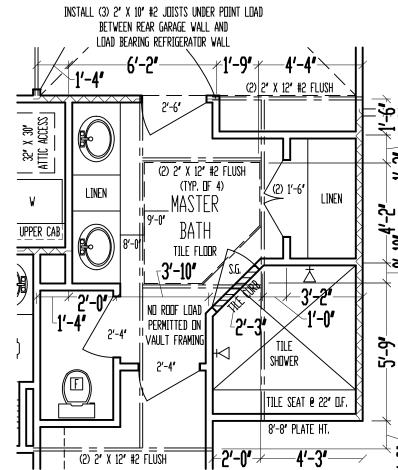
Date: 9 - 16 - AD 2021 Rev. 1: 10 - 1 - AD 2021 Rev. 2:

Rev. 3: Sheet Title: MAIN LEVEL **PLAN**

Sheet No.:







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

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

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

FRAMING NOTES

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

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

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

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

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

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

8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.

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

OTHERWISE. 12. Exterior Wall Bottom Plates Shall be nailed to Framing Below With 16d Common

NAILS @ 16' D.C. MAX. (WHERE APPLICABLE.)

13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF
THE SAME DEPTH, AND THE FOLLOWING WIDTHS:

(2) 1 3/4' LVL PLIES = 3 1/2' GLULAM

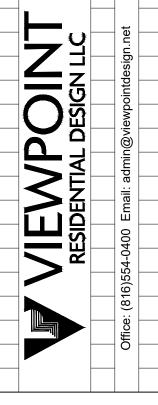
(3) 1 3/4" LVL PLIES = 5 1/2" GLULAM

14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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

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that whosoever believeth in him should not perist but have everlasting life."



Drawing title: **The**

OAKMONT Elevation: A

Site Description:

Lot 37, Homestead

at Hook Farms

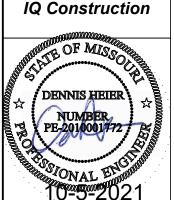
Street Address:

2610 SW Farmfield

Rd., Lee's Summit,

Missouri

General Contractor:

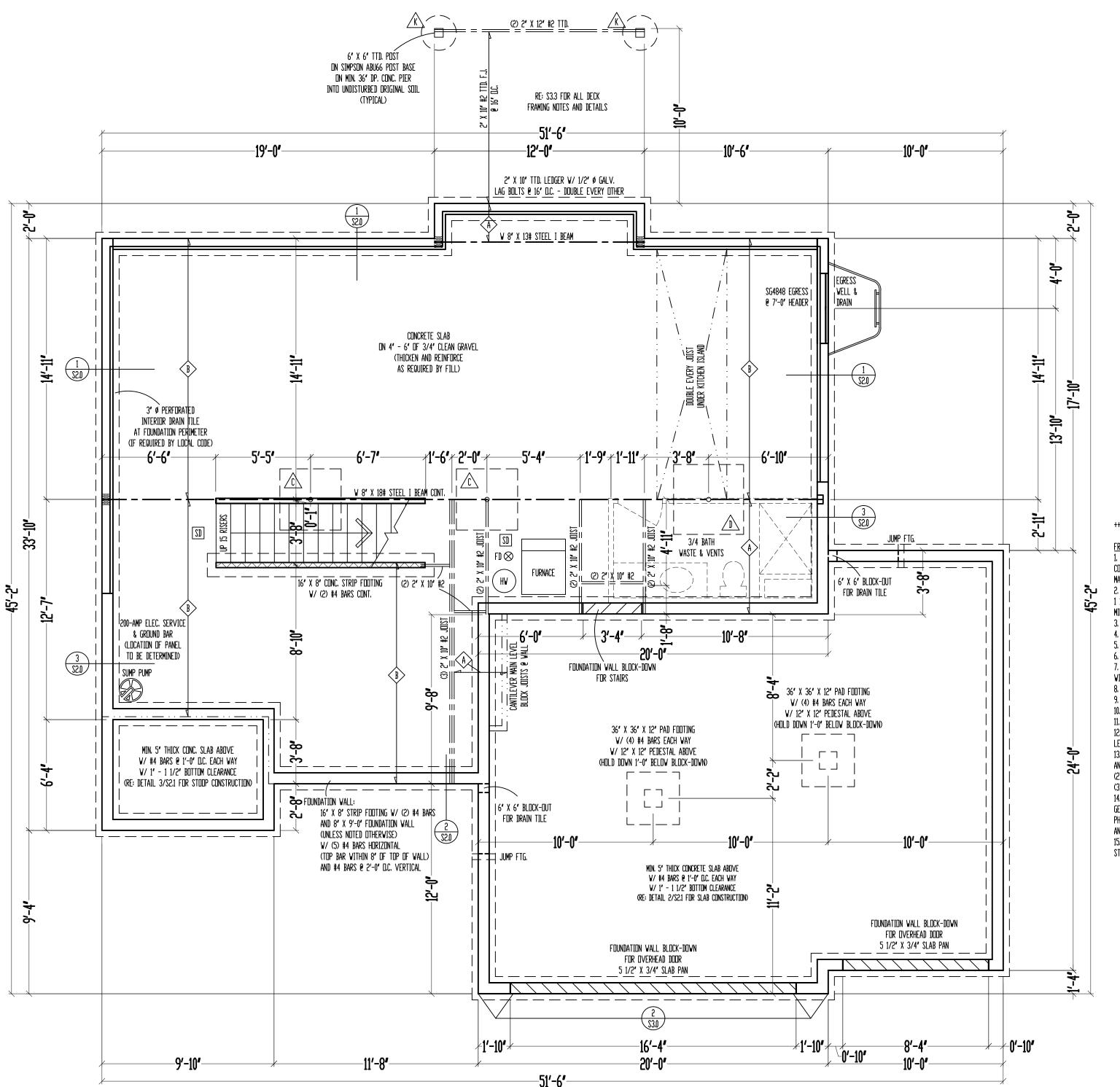


Date: 9 - 16 - AD 2021 Rev. 1: 10 - 1 - AD 2021 Rev. 2: Rev. 3:

Sheet Title:
SECOND LEVEL

PLAN





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

> 2" X 10" FLOOR SYSTEM FOUNDATION SCALE: 1/4" = 1'-0"

COMMON NAILS @ 6' D.C. AT EDGES & @ 12' D.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. \ \ \ \ \ \ \ \ = G.B.: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ ND. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)

3. /\/\/\/\/\ = LOAD BEARING INTERIOR WALL.

4. (2) 2' X 10' #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.

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

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

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

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

9. ALL DESIGNATED 2' X 6' WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS. 10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.

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

12. 1/2' Ø ANCHOR BOLTS W/ MIN. 7' EMBEDMENT @ 48' D.C. MAX. & VITHIN 6' - 12' OF END OF EACH PLATE

13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:

(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM

(3) 1 3/4" LVL PLIES = 5 1/2" GLULAM

14. NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSF. A GEDTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE, ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANYTHING SHORT OF THE AFDREMENTIONED REQUIREMENTS.

15. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

ΚI	NULNI II	JAN CONE WINTWONS ADOLAE ANT DEENT	NO3.		
	STEEL COLUMN &			PIER FOOTING SCHEDULE	
L	PAD FOOTING SCHEDULE			/G\	12" Ø PIER FTG.
	Â	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (12.5k)			16" Ø PIER FTG.
	B	3 1/2" X 11 GA. STEEL COLUMN DN 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (18.0k)		\triangle	18" Ø PIER FTG.
	<u>ſ</u>	3' SCH. 40 STEEL COLUMN ON 42' X 42' X 12' PAD FOOTING W/ (5) #4 BARS EACH WAY (24.5k)		K	24' Ø PIER FTG.
Ī	\bigwedge	3 1/2" SCH. 40 STEEL COLUMN			JOIST SCHEDULE
	<u> </u>	DN 48' X 48' X 12' PAD FOOTING W/ (6) #4 BARS EACH WAY (32.0k)		(A)	2" X 10" #3 FLOOR JOIST @ 16" D.C.
	Ē	3 1/2" SCH. 40 STEEL COLUMN DN 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (40.5k)		(B)	2' X 10' #2 FLOOR JOIST @ 16' O.C.

3 1/2" SCH. 40 STEEL COLUMN

DN 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (50.0k)

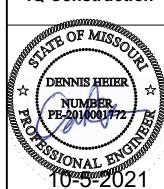
Drawing title: The

OAKMONT

Elevation: A Site Description: Lot 37, Homestead

at Hook Farms Street Address: 2610 SW Farmfield Rd., Lee's Summit,

Missouri General Contractor: **IQ** Construction



Date: 9 - 16 - AD 2021 Rev. 1: 10 - 1 - AD 2021 Rev. 2: Rev. 3:

Sheet Title: **FOUNDATION** PLAN

> Sheet No.: 10/06/2021

	FASTENER SCHEDULE FOR STRUCTURAL MEMBERS	
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF '	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	4-8d (2½" x 0.113")	TOENAIL
CEILING JOISTS TO PLATE, TOE NAIL	4-8d (2½" x 0.113")	PER JOIST, TOENAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	4-10d (3" x 0.128")	FACE NAIL
CEILING JOIST TO PARALLEL RAFTER (HEEL JOINT)	TBLE R802.5.2	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1 ¼ x 20 GA. RIDGE STRAP TO RAFTER	4-10d (3" x 0.128")	FACE NAIL, EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 ½" x 0.135") - TOENAIL; 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL
	WALL	
STUD TO STUD (NOT AT BRACED WALL PANELS)	10d (3" x 0.128")	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT 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 $\frac{1}{2}$ " x 0.113") - FACE NAIL; WIDER THAN 1"x8" - 4-8d BOX (2 $\frac{1}{2}$ " x 0.113")	FACE NAIL
	FLOOR	
JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 ½" x 0.113")	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 ½" x 0.113")	4" O.C. TOE NAIL
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½" x 0.113")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½" x 0.135")	BLIND AND FACE NAIL
2" PLANKS (PLAN & BEAM - FLOOR AND ROOF)	3-16d BOX (3 ½" x 0.135")	AT EACH BEARING, FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½" x 0.162")	END NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d BOX (3" x 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL
	2-10d BOX (3" x 0.128")	EACH END, TOENAIL

CRIPTION OF BUILDING MATERIAL WOOD STRUCTURAL PANELS, SU	S DESCRIPTION OF FASTENER IBFLOOR, ROOF AND INTERIOR WALL SHE	EDGE SPACING (INCHES) ATHING TO FRAMING AND PARTICLEBOA	INTERMEDIATE SUPPORTS RD WALL SHEATHING TO FRA
¾" - ½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
¹⁹ / ₃₂ " - 1"	8d COMMON NAIL (2½" x 0.131")	6	12
11/8" - 11/4"	10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DEFORMED NAIL	6	12
	OTHER WALL	. SHEATHING 1	
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{1}{2}$ " GALVANIZED ROOFING NAIL, $\frac{7}{16}$ " HEAD DIAMETER, OR $1\frac{1}{4}$ " LONG 16 GA. STAPLE WITH $\frac{7}{16}$ " OR 1" CROWN	3	6
登" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{3}{4}$ " GALVANIZED ROOFING NAIL, $\frac{7}{16}$ " HEAD DIAMETER, OR $1\frac{1}{2}$ " LONG 16 GA. STAPLE WITH $\frac{7}{16}$ " OR 1" CROWN	3	6
½" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
%" GYPSUM SHEATHING	1¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
W	OOD STRUCTURAL PANELS, COMBINATIO	N SUBFLOOR UNDERLAYMENT TO FRAM	ING
¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12
7∕ ₈ " - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
11/8" - 11/4"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

LISTED IN THIS TABLE

FOUNDATION NOTES

CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLARS

OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A

- 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
- MINIMUM 20 GALLON SUMP PIT FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY
- SOIL WITH THE AFOREMENTIONED MINIMUM PROPERTIES. 5. FOOTINGS SHALL BE A MINIMUM OF 16" WIDE x 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLERANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE
- FOR FROST PROTECTION. CONCRETE PADS SUP0PORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 1'-0" DEEP WITH A
- MINIMUM OF (4) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HOIZONTAL GRADE 40 #4 BARS
- AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0
- REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE) INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND.
- GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES
- 11. IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER
- SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH 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
- 14. THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR. ABOVE GRADE

13. FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET

FRAMING NOTES

- 15. 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
- 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 1/2 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
- 22. JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD. JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE COLD-FORMED STEEL JOIST HANGERS
- JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID BLOCKING MIN. 1/4" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
- ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
- ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3.
- ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ⅓ OF VERTICAL DISTANCE BETWEEN CEILING AND
- BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
- PER IRC SECTION 501.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)
- ENGINEERED LVL's SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi
- COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. $\frac{1}{2}$ " x 2" BOLTS SHALL THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE
- INSPECTED BY AN AWS-CERTIFIED INSPECTOR. 33. WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.
- 34. ALL ROOF SHEATHING SHALL BE 7. OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

- 35. GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 5'-0" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0"
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

37. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" TO 1/2" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN χ_{50} OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

EMERGENCY EGRESS

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

MASONRY VENEER

- 40. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE
- 41. VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 1/8"
- 42. EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY.
- 43. 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

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

GARAGE NOTES (CONTINUED)

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

DESIGN LOADING (PER TABLE R301.5)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF) USE LIVE LOAD DEAD LOAD					
LIVE LOAD	DEAD LOAD				
10	10				
20	10				
30	10				
40	10 ^d				
40	10				
200 ^c	-				
50 ^c	-				
50	DEPENDENT UPON SLAB CONSTRUCTION				
40	10 ^d				
30	10 ^d				
40	10 ^d				
	10 20 30 40 40 200° 50° 50 40 30				

- a. A single concentrated load applied in any direction at any point along the top.
- b. Guard in-fill components (all those except the handrail), ballusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.
- c. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.
- d. An additional dead loading of 10 psf shall be applied where thinset tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed

INSULATION/EFFICIENCY

- BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102 1 1 OR 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

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

N1103.2.2 (R403.2.2) SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2018 IRC **EXCEPTIONS:**

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

DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

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

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

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



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RESIDENTIAL SEISMIC & WIND ANALYSIS

10 10 10	AREA (fi²) 1881 1661	CALCULATED VALUE WEIGHT (lbs.) 18810 16610
10	1881 1661	18810
10	1661	11.000.17
		16610
10	1001	
10	1221	12210
10	1661	16610
ALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
8	8	10837.76
10	10	19334
EAD LOAD (psf)	AREA (ft2)	WEIGHT (lbs)
6	1221	7326
6	1661	9966
	ALL HEIGHT (ft) 8 10	10 1661 ALL HEIGHT (ft) WALL UNIT WT. (psf) 8 8 10 10 EAD LOAD (psf) AREA (ft2) 6 1221

	PRO	DJECTED AREAS (WIND	DESIGN PER 115 MPH	3-SECOND GUST, EXPOSI	URE C AND MEAN ROOF HEIGHT <= 30	FT ASSUMED)			
	FRONT	-TO-BACK		SIDE-TO-SIDE					
	AREA	LOAD	·		AREA	LOAD			
SLOPED ROOF	270	2272		SLOPED ROOF	208	1770			
VERT. ROOF	25	307 CUMULATIVE		VERT. ROOF	14	174	CUMULATIVE		
2ND	373.5	4681	7260	2ND	388.53	4851	6795		
1ST	566.5	6963	14223	1ST	496.87	6177	12972		
			PRESSURE (PSI	F) - PER ASCE CH. 6					
SLOPED ROOF ZONE B		9.7	ZONE C	11.3	2a (FIG. 28.6-1, ASCE7)				
	WALL/VERT. ROOF	ZONE A		14.2	ZONE D	7.7	9.034		
	MEAN DOOL HT 6		0.4						

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

 $q_{z10_ASD}\text{=-}0.6q_{z10} \quad \text{(Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)}$ q_{z10} =0.00256 $K_z K_{zt} K_d V^2$ (ASCE7-10 Velocity Pressure)

2ND FLOOR TRIBUTARY WEIGHT

1ST FLOOR TRIBUTARY WEIGHT

 $\ensuremath{\mathsf{S}}_{\ensuremath{\mathsf{S}}}(\ensuremath{\mathsf{SITE}}\ensuremath{\mathsf{GROUND}}\ensuremath{\mathsf{MOTION}}\ensuremath{\mathsf{-}}\ensuremath{\mathsf{\%}}\ensuremath{\mathsf{g}}\ensuremath{\mathsf{-}}\ensuremath{\mathsf{FROM}}\ensuremath{\mathsf{ASCE7}}\ensuremath{\mathsf{SEISMIC}}\ensuremath{\mathsf{MAP}})$

F_a (from ASCE7 Table 11.4-1) S_{DS} (= 2/3 * S_S * F_a)

R (from ASCE7 Table 12.2-1)

40838.88 75460.76 12.0% 0.128 6.5

		SEISMIC SHEAR			
LOCATION 2ND FLOOR		Fron	n ASCE7 (Eq. 12.8-1):	V (= 1.2 *	S _{DS} * W / R) (lbs.) 965
1ST FLOOR					1783
Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable	e Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 6" OC Edges, 8" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing		155	per IBC, Table 2306.3(1)
Exterior (Option #2)	7/15" APA Rated Plywood/OSB	1-1/2* 16ga, Staples w/ 1" penetration@ 4" OC Edges, 8" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing		230	per IBC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Reted Plywood/OSB	1-1/2* 16ga, Staples w/ 1" penetration@ 3" OC Edges, 8" OC Field For 24" stud spscing, 12" OC 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 @ 6" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing		220	AF&PA SDPWS Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing		320	AF&PA SDPWS Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field		410	AF&PA SDPWS Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 ¹ / ₄ " Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field		60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or	(3) 16d @ end studs & (1) 8d @ intermediate studs (per		325	

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

Interior

WIDTH OF 1ST STORY (FT.)	51.5	٧
DEPTH OF 1ST STORY (FT.)	45.17	D
BACK WALL OF GARAGE (FT.)	0	
GAR. WALL: 1=F-B, 2=S-S	2	

51.5	WIDTH OF 2ND STORY (FT.)	41.5
45.17	DEPTH OF 2ND STORY (FT.)	43.17
0	-	

325

IL				EXTER	RIOR STRUCTURAL WALL	LENGTHS (II.) & RESISTANCES				
	,		SE	ISMIC		WIND				
		FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	
	2ND FLOOR	60	16800	48	13440	60	23520	48	18816	
	1ST FLOOR	85	32300	33	12540	85	45220	33	17556	
_					_					
			ADDITIONAL RESIS	TANCE REQUIRED		Anchor Bolt Spacing	(in.)	16d Nail Spacing req'd at l	oottom plate (in.)	
			SEISMIC	WIND		diameter (in.)	0.5	2nd Floor F-B	3	
:	2ND FLOOR FRONT-TO-BACK		0	0		Shear value (per NDS)	944	2nd Floor S-S	4	
:	2ND FLOOR SIDE-TO-	SIDE	0	0		Spacing F-B (inches)	115.1	1st Floor F-B	1	

1ST FLOOR SIDE-TO-SIDE	0	0					
		RESISTANCE REQU	IRED IN ADDITION TO RES	SISTANCE PROVIDED BY EXTERIOR W	/ALLS**		
	ADDITIONAL RESISTANCE REQUIRED (POUNDS)	PORTAL FRAMES OR PERF. SHEAR WALL RESISTANCE	INTERIOR X-BRACES (325#/BRACE)	INTERIOR WALL LENGTH W/ 1/2" GYPSUM BOARD PER TABLE (FT.)	INT. WALL LENGTH SHEATHED W/ OSB (TOTAL LENGTH, ONE SIDE, FT.)	RESISTANCE PROVIDED BY ADDITIONAL METHODS (POUNDS)	OK?
2ND FLOOR FRONT-TO-BACK	0					0	YES
2ND FLOOR SIDE-TO-SIDE	0					0	YES
1ST FLOOR FRONT-TO-BACK	0					0	YES
ACT EL COD CIDE TO CIDE	•					•	\/=0

1ST FLOOR SIDE-TO-SIDE 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

	ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS AND WALLS AND WALLS AND FOUNDATIONS: THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRE										
WIND UPLIFT ANALYSIS											
	X/12	DEGREES		· · · · · · · · · · · · · · · · · · ·			!				
ROOF PITCH (MAX)	8	33.7	PITCH OF 6 OR LESS:	EOH -13.3, E -7.2, G -5.2							
ASCE 7											
	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)							
OVERHANG	1	-1.08	195.34	-1.08							
	TOTAL AREA (FT ²)	ZONE E AREA (FT ²)	ZONE G AREA (FT ²)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)				
MAIN ROOF**	2326.255	1203.364936	1122.890064	-1.08	-0.36	-1704	-8.8				
*ALONG PERIMETER		TOTAL UPLIFT PER LINEAL	FOOT ALONG EXTERIOR (PO	OUNDS)	-9.9	UPLIFT OK					
**INSIDE EXTERIOR WALLS RESISTANCE DUE TO DEAD WEIGHT & (3) 10d TOENAILS					251.6						

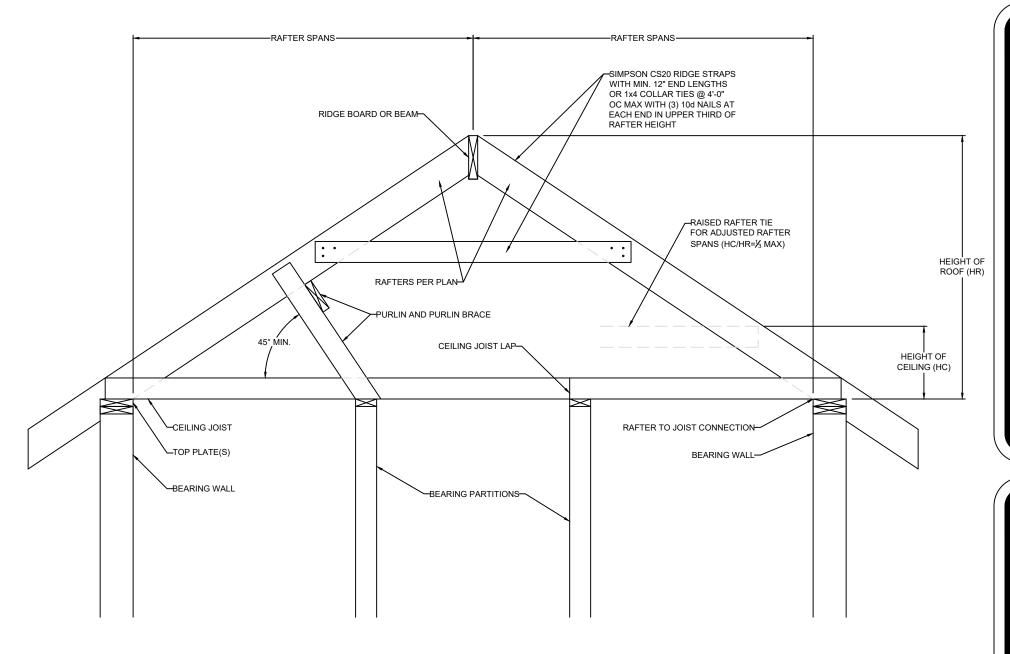
NOTE FOR CONSTRUCTION:

1ST FLOOR FRONT-TO-BACK

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.,

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

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



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



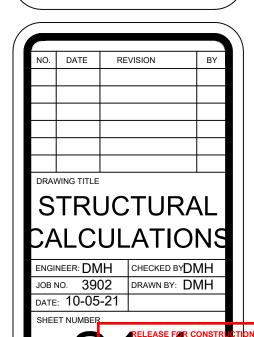
HHF037 SPEC LOT 37, HOMESTEAD AT HOOK FARMS CLIENT: IQ CONSTRUCTION

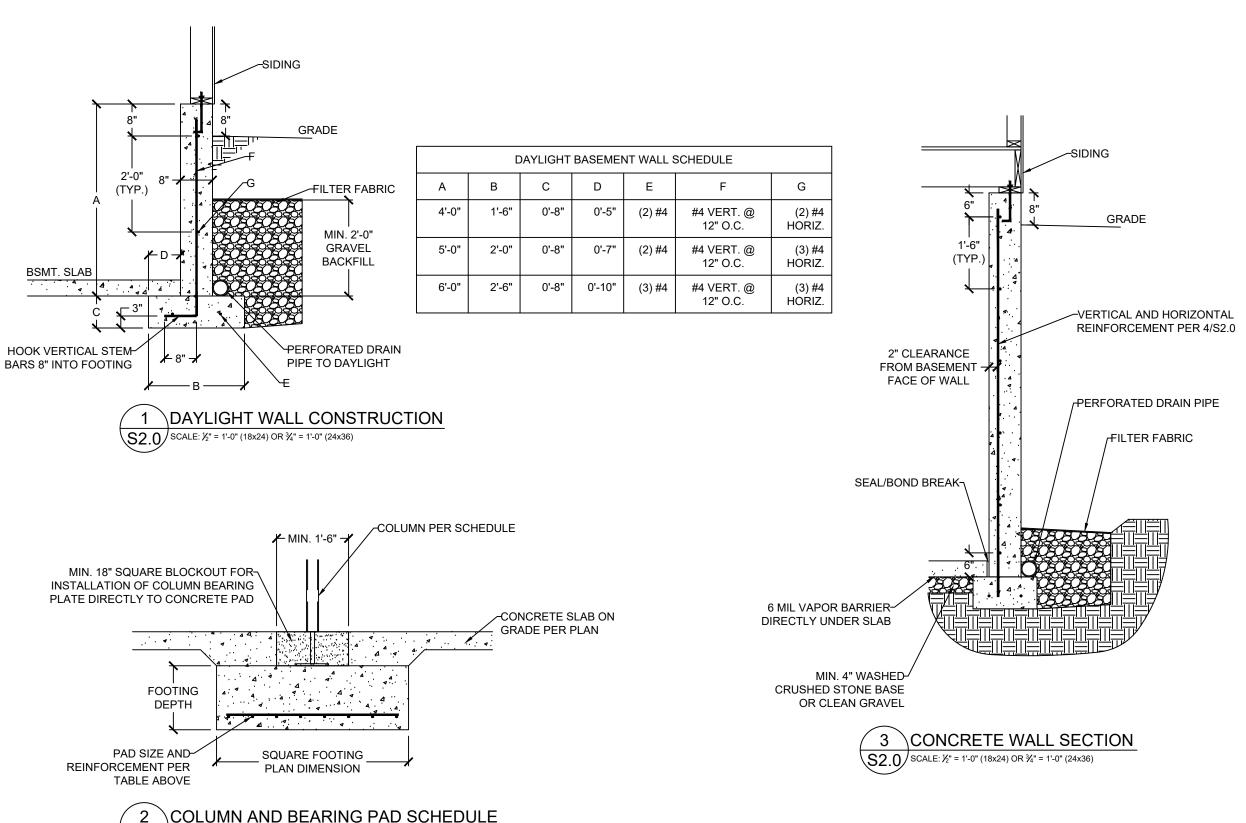
TITLE:

JOB

2610 SW FARMFIELD RD. LEE'S SUMMIT, MISSOURI

DENNIS HEIER





VERTICAL REINFORCEMENT SPACING 10" THICK WALL CONCRETE STRENGTH/GRADE 8" THICK WALL REINFORCEMENT (#4 BARS) 9' 9' 10' 8' 10' 8' 3.000 PSI/ GRADE 40 24 24 16 24 24 18 3,500 PSI/ GRADE 40 24 24 18 16 24 24 3,000 PSI/ GRADE 60 24 24 24 18 16 24 3,500 PSI/ GRADE 60 24 24 24 18 24 16 HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL ONE BAR 12" FROM TOP OF WALL; 6-#4 7-#4 7-#4 6-#4 7-#4 7-#4 MAX. SPACING 24" OC

FOOTNOTES:

1) WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB 2) VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:

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

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

3) REINFORCEMENT CLEARANCES:

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

B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) -3/4"

C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1½"

4) HORIZONTAL REINFORCEMENT:

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

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

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

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

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

7) STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS 8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

\FOUNDATION WALL REINFORCEMENT TABLE



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'SPEC HOMESTEAD / V FARMFIELD I UMMIT, MISSO SW 'S SU HHF037 LOT 37, I 2610 LEE'S TITLE: JOB



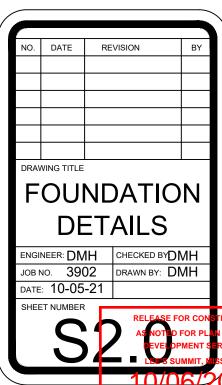
PER PLAN

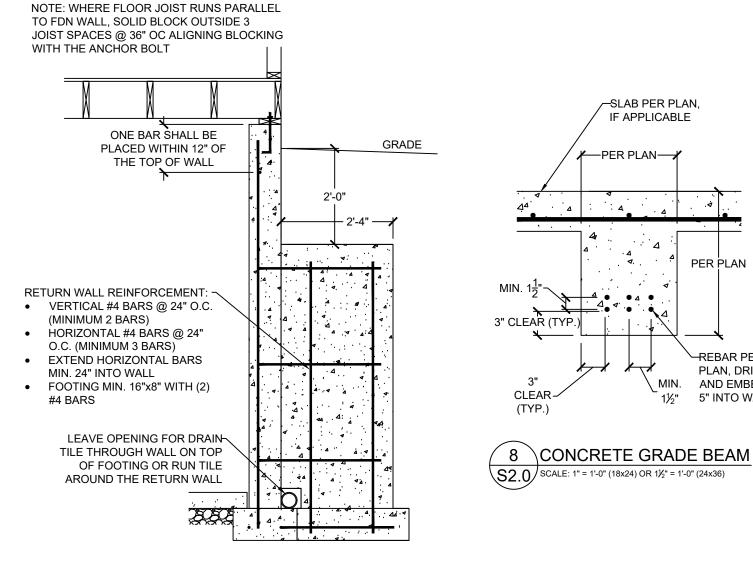
-REBAR PER

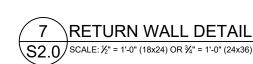
5" INTO WALL

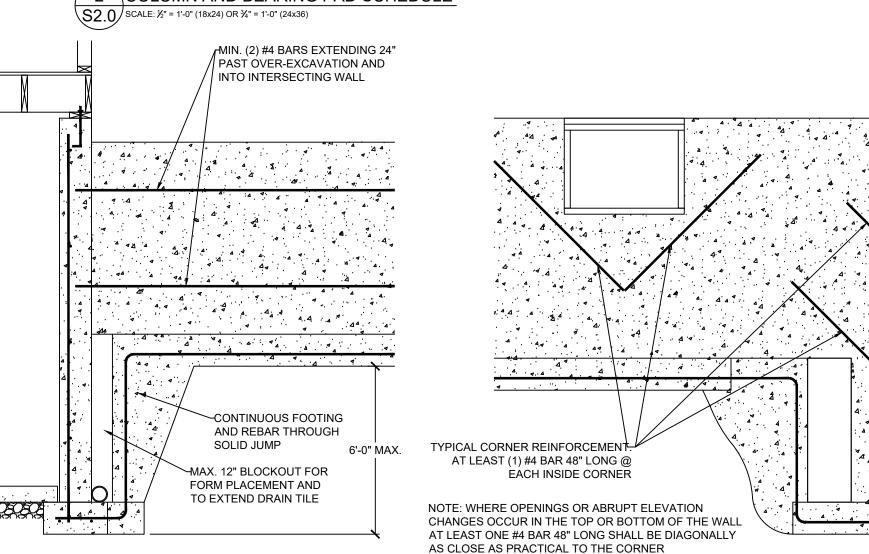
MIN. AND EMBEDDED

PLAN, DRILLED





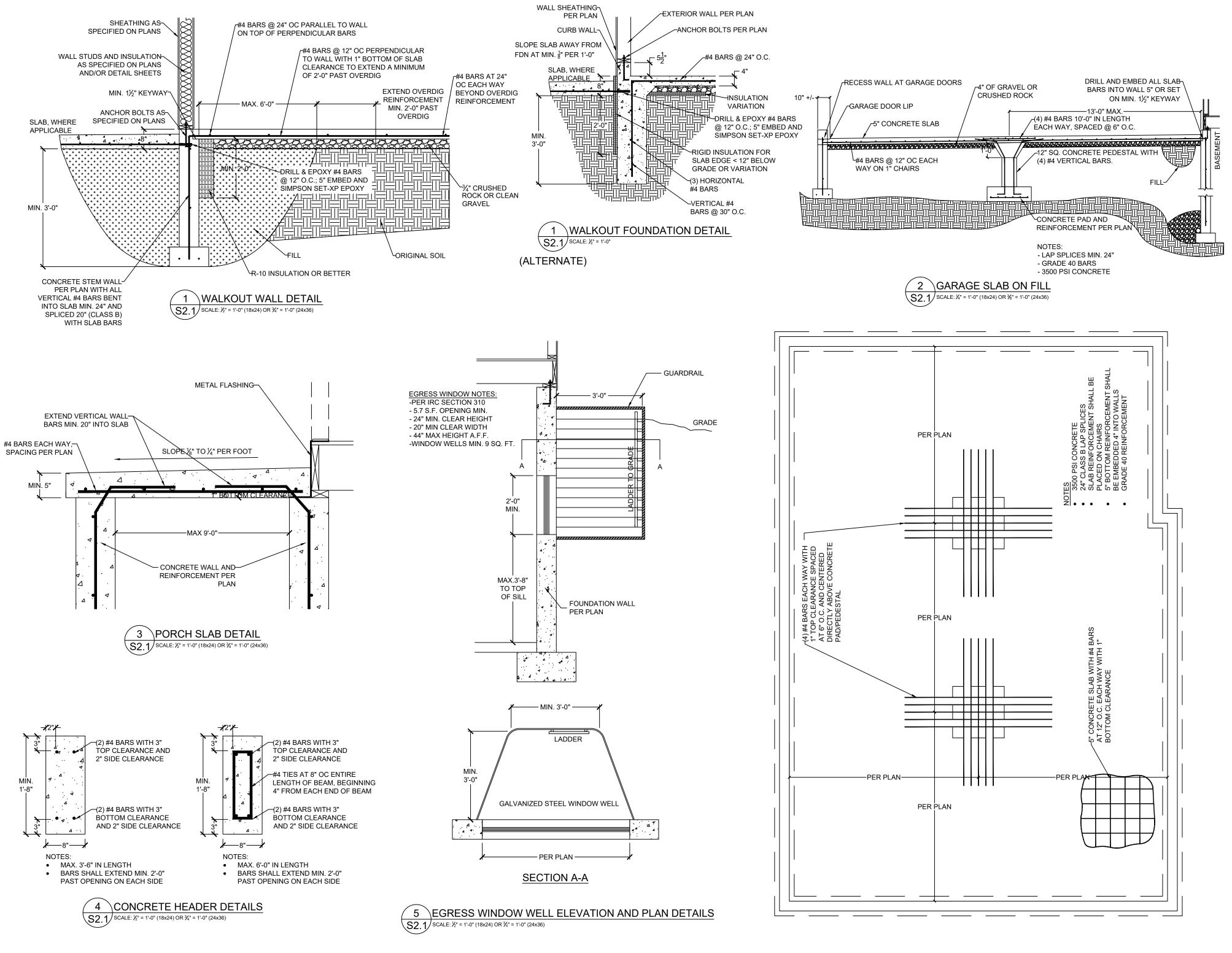




5 \SOLID JUMP

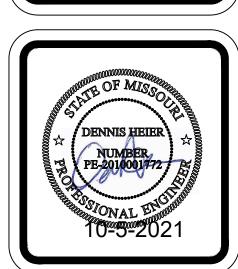
S2.0/SCALE: $\frac{1}{2}$ " = 1'-0" (18x24) OR $\frac{3}{4}$ " = 1'-0" (24x36)

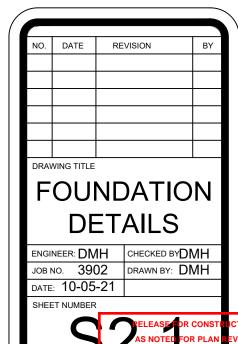
6 \REINFORCEMENT AT OPENING CORNERS \S2.0/AND STEP CORNERS @ INSIDE CORNERS SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

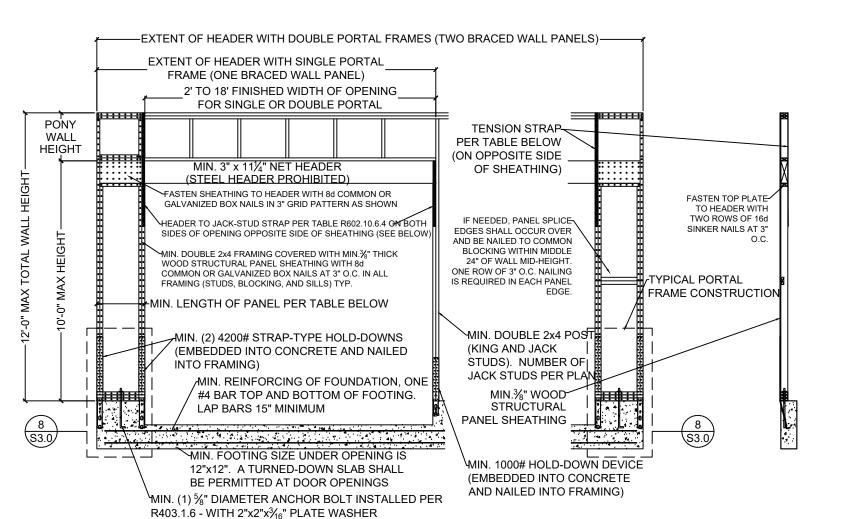


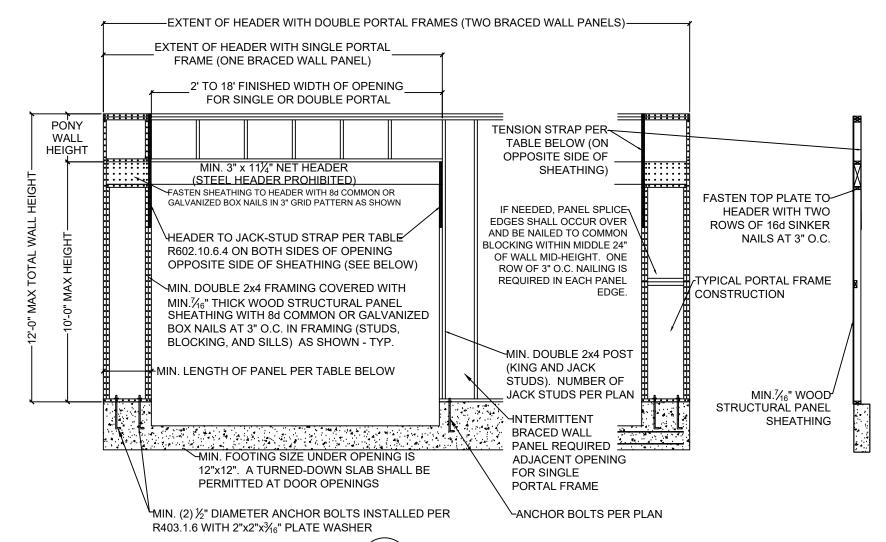


CLIENT: IQ CONSTRUCTION
JOB TITLE: HHF037 SPEC
LOT 37, HOMESTEAD AT HOOK FARMS
LOCATION: 2610 SW FARMFIELD RD.
LEE'S SUMMIT, MISSOURI









METHOD PFH (PORTAL FRAME WITH

\S3.0/HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: ½" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

		MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)				
		WALL HEIGHT				
_		8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
	SUPPORTING ROOF ONLY	16	16	16	18	20
	SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

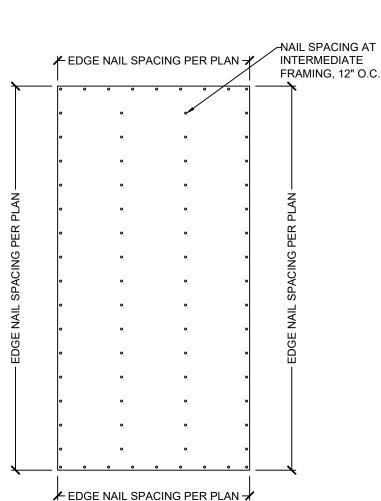
TENSION STRAP REQUIRED FOR HEADER TO JACK STUD FOR DETAILS 1/S3.0 AND 2/S3.0 (FROM TABLE R602.10.6.4)								
MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH				
18'-0"	0'-0"	CS20	0'-9"	(7) 8d				
9'-0"	1'-0"	CS20	0'-9"	(7) 8d				
18'-0"	1'-0"	CS14	1'-4"	(15) 8d				
9'-0"	2'-0"	CS18	0'-11"	(9) 8d				
18'-0"	2'-0"	CMSTC16	1'-8"	(25) 16d SINKER				
9'-0"	4'-0"	CMSTC16	1'-8"	(25) 16d SINKER				
16'-0"	4'-0"	CMST14	2'-6"	(33) 10d				



SCALE: 1/4" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

[MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)]						
WALL HEIGHT						
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET		
24	27	30	33 ^a	36 ^a		

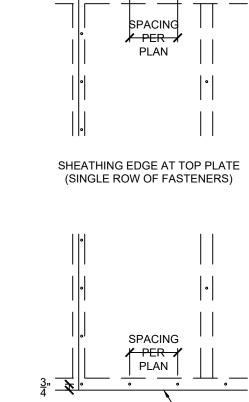
a. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall

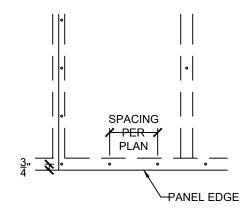


\EXTERIOR WALL SHEATHING

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

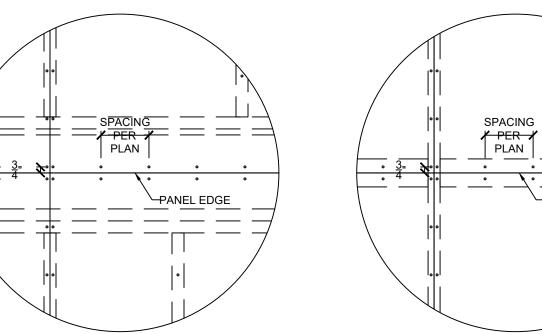
\S3.0/PANEL ATTACHMENT





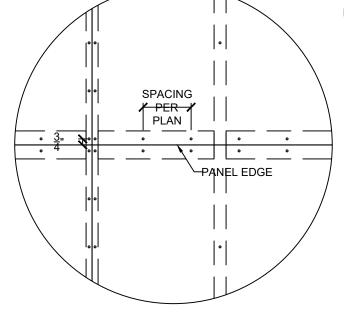
SHEATHING EDGE AT BOTTOM PLATE (SINGLE ROW OF FASTENERS)



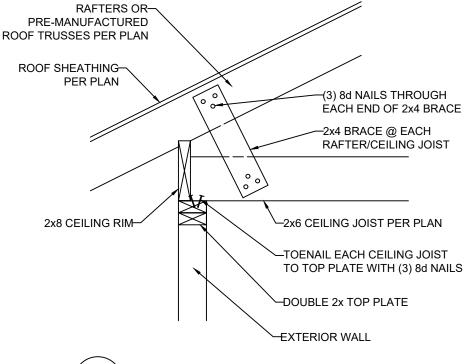




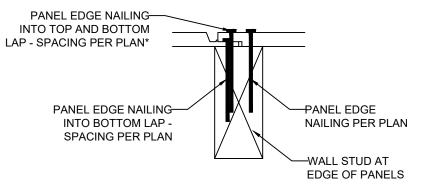




6 SHEATHING EDGE AT PANEL S3.0/SPLICE ACROSS STUDS SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

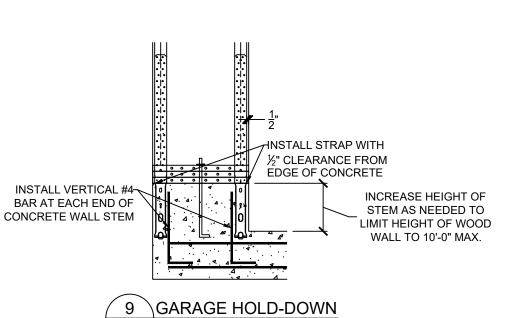


7 RAFTER BEARING OPTION DETAIL S3.0 SCALE: 1" = 1'-0" (18x24) OR $1\frac{1}{2}$ " = 1'-0" (24x36)



*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP NAILING





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

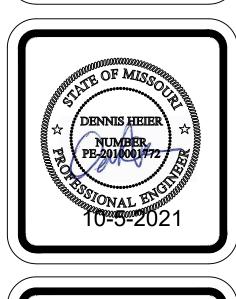


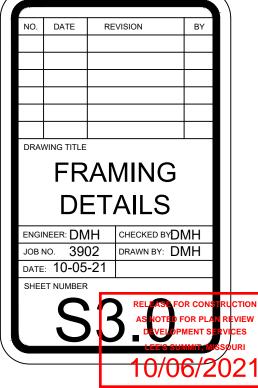
HOOK RD. 'SPEC HOMESTEAD O SW FARMFIELD F F'S SUMMIT, MISSC HHF037 LOT 37, 2610 LEE'S .: 0 OC/ JOB

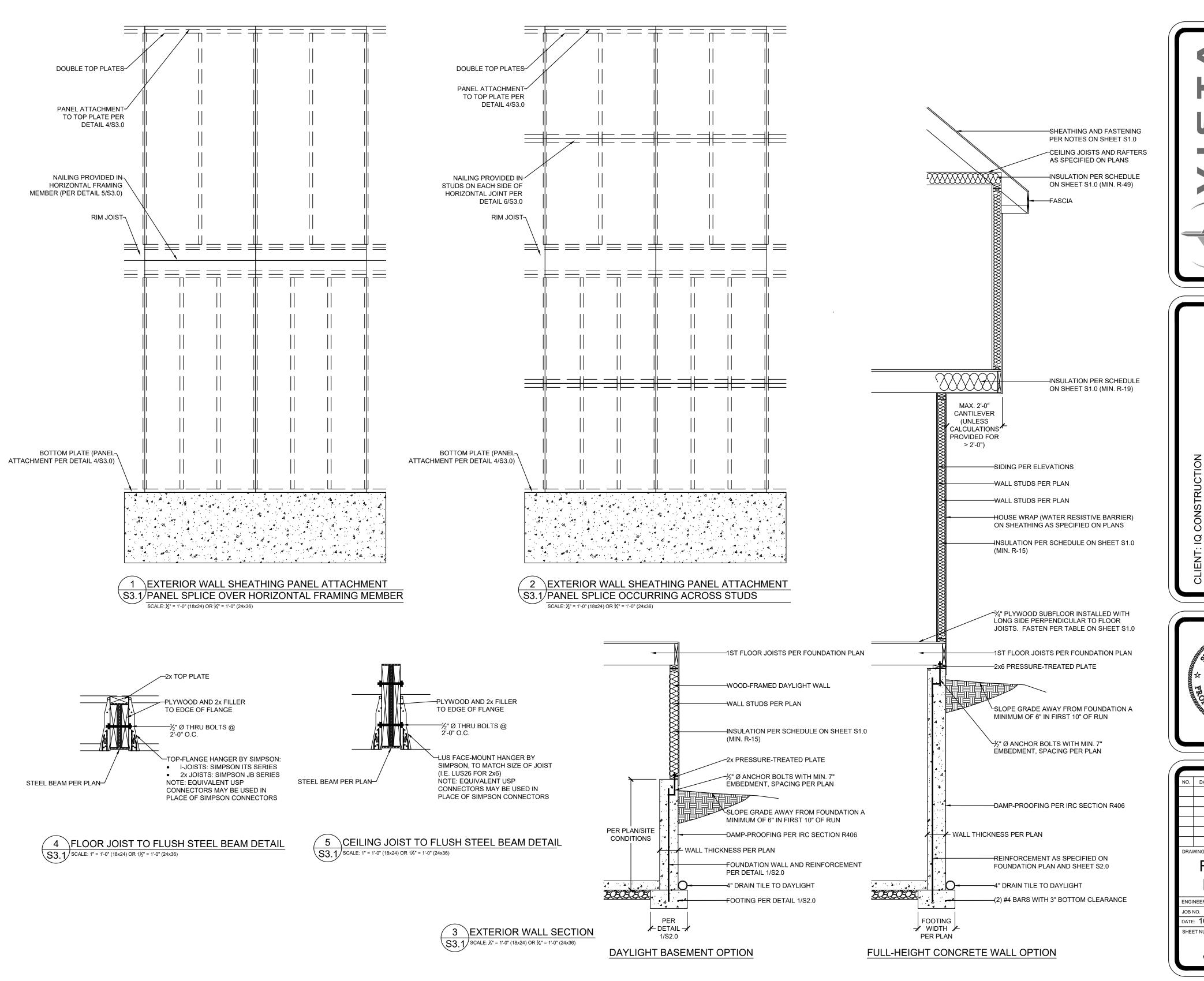
CONSTRUCTION

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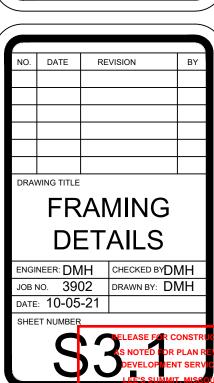
JOB TITLE: HHF037 SPEC

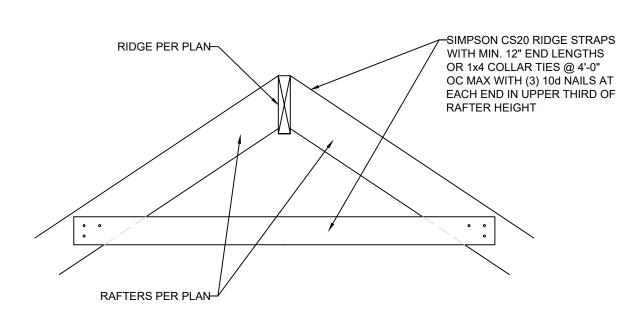
LOT 37, HOMESTEAD AT HOOK FARMS

LOCATION: 2610 SW FARMFIELD RD.

LEE'S SUMMIT, MISSOURI







RIDGE FRAMING DETAIL

- MAX RISE 73/4"

MIN. RUN 10"

STAIRS WITH THREE OR MORE RISERS

4 \STAIR AND HANDRAIL/GUARDRAIL DETAIL

PLYWOOD FILLER, GLUED AND

NAILED TO EACH SIDE OF WEB, MIN.

2'-0" IN LENGTH FROM END OF JOIST

USE AT ALL FLOOR OPENINGS GREATER THAN 30"

ABOVE GRADE OR THE FLOOR BELOW AND/OR

31/8" MAX FREE SPACE

 $\sqrt{S3.2}$ SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

6'-8"

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

RAFTER PER PLAN, AT

COPED I-JOIST REINFORCEMENT

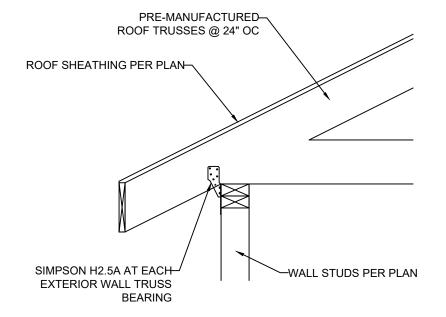
\$3.2 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

PITCH NOTED ON PLANS

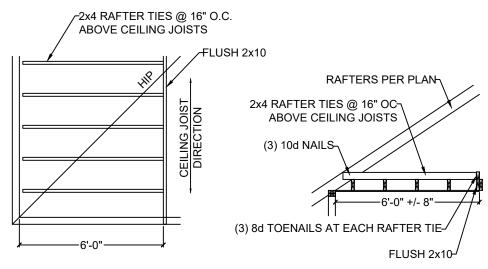
I-JOIST PER PLAN

MIN. 34", MAX. 38"

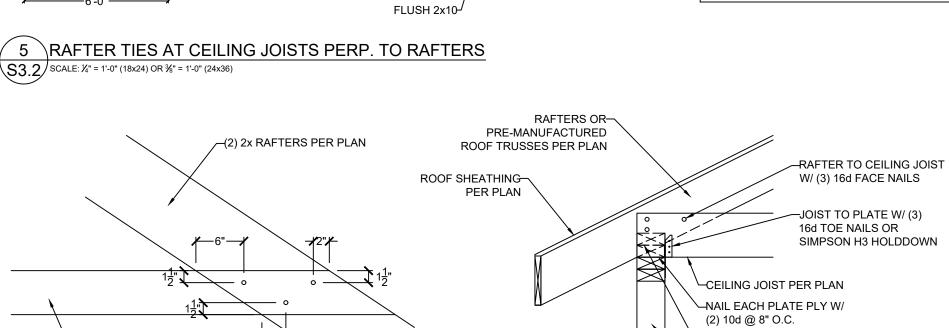
FROM NOSE OF TREAD



TRUSS CONNECTION TO EXT. WALL BEARING S3.2/SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



5 \RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS



6 \FIELD-CONSTRUCTED A-FRAME DETAIL

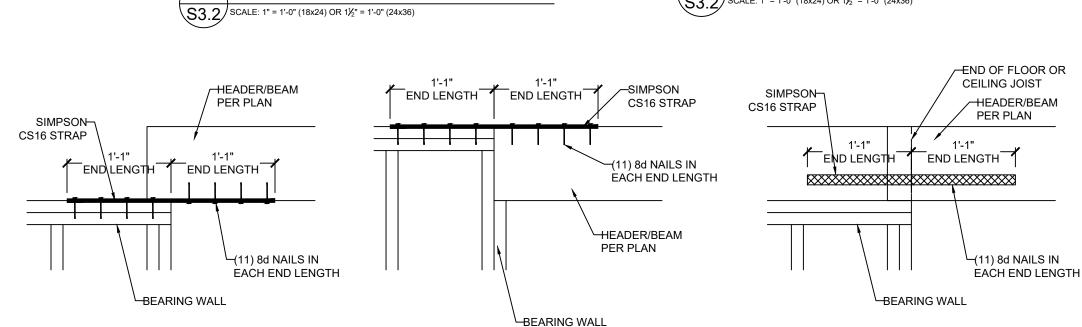
V—(2) #2 2x CEILING JOISTS (SIZE → X3"→ PER PLAN) - ONE ON EACH

SIDE OF (2) 2x RAFTER



└─2x RIM OR BLOCKING

─WALL STUDS PER PLAN



10	HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE
\S3.2	SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

HEIGHT (FT.)	SPACING (INCHES O.C.)					
пеівні (гі.)	24	16	12	8		
	SUPPORT	ING A ROOF	ONLY			
10 OR LESS	2x4	2x4	2x4	2x4		
12	2x6	2x4	2x4	2x4		
14	2x6	2x6	2x6	2x4		
16	2x6	2x6	2x6	2x4		
18	DR	2x6	2x6	2x6		
20	DR	DR	2x6	2x6		
SUPPORTING ONE FLOOR AND A ROOF						
10 OR LESS	2x6	2x4	2x4	2x4		
12	2x6	2x6	2x6	2x4		
14	2x6	2x6	2x6	2x6		
16	DR	2x6	2x6	2x6		
18	DR	2x6	2x6	2x6		
20	DR	DR	2x6	2x6		
SUPPORTING TWO FLOORS AND A ROOF						
10 OR LESS	2x6	2x6	2x4	2x4		
12	2x6	2x6	2x6	2x6		
14	2x6	2x6	2x6	2x6		
16	DR	2x6	2x6	2x6		
18	DR	DR	2x6	2x6		
20	DR	DR	DR	2x6		

r2x12 RAFTERS (SHORTER

SPACE REQUIREMENTS)

VAPOR RETARDER-

CEILING FINISH-

HIGH-DENSITY R-38-INSULATION BATTS

FURRING STRIP AS-

CONNECT FURRING STRIP TO 2x6 WITH

WITH (2) 10d NAILS TO RAFTER AND (2)

10d NAILS TO FURRING STRIP

2x4 ON BOTH SIDES @ 48" OC, FASTENED

REQUIRED FOR 11" DEPTH

THICK)

VAULTED RAFTER INSULATION INSTALLATION AND OPTIONAL CONNECTION DETAILS

(APPROXIMATELY 10"

RAFTERS MAY BE FURRED DOWN

TO MEET INSULATION AND AIR

ROOFING ON FELT ON SHEATHING

-1" AIR SPACE BETWEEN

INSULATION AND ROOF

SHEATHING W/ BAFFLE

ÆAVE VENT

-1" AIR SPACE W/ BAFFLE

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

3 VAULTED RAFTER INSULATION DETAILS

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

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



-2x8 RAFTER

-2x10 RAFTER

-1" AIR SPACE

W/ BAFFLE

FURRING STRIP AS-

REQUIRED FOR 11" DEPTH

CONNECT FURRING STRIP TO 2x8 WITH 3/8" Ø x-/ MIN. 6"-LONG LEDGER-LOK SCREWS @ 36" OC OR WITH 2x4 ON BOTH SIDES @ 48" OC,

FASTENED WITH (2) 10d NAILS TO RAFTER

AND (2) 10d NAILS TO FURRING STRIP

FURRING STRIP AS-

REQUIRED FOR 11" DEPTH

16d COMMON NAILS (0.162" x 3½") @ 8" OC-

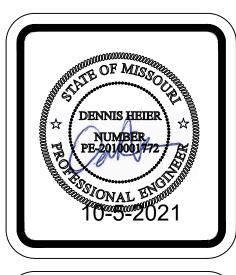
-1" AIR SPACE

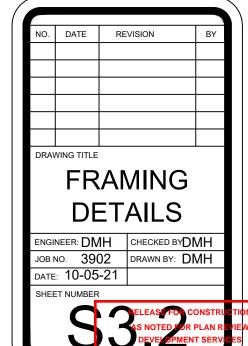
W/ BAFFLE

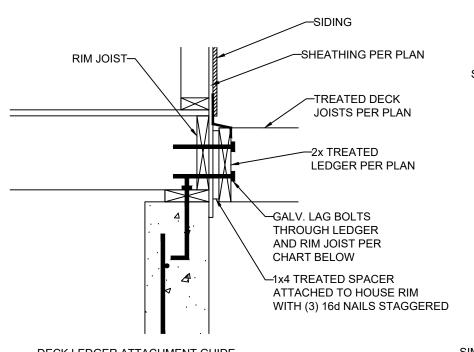
HHF037 SPEC LOT 37, HOMESTEAD AT HOOK FARMS 2610 SW FARMFIELD RD. LEE'S SUMMIT, MISSOURI JOB

CONSTRUCTION

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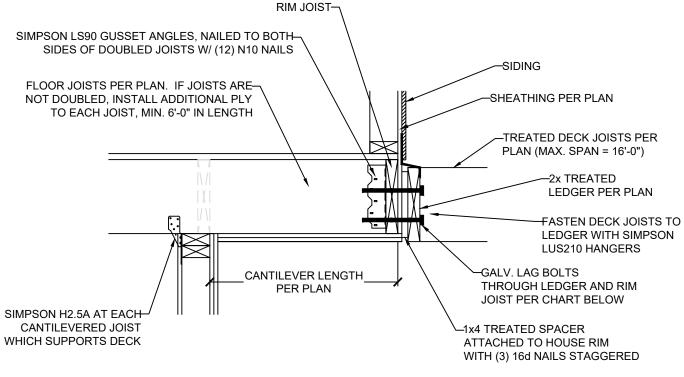


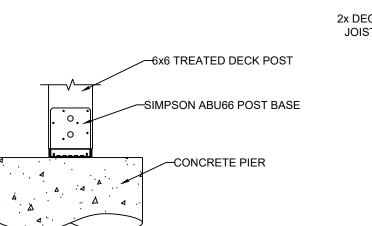




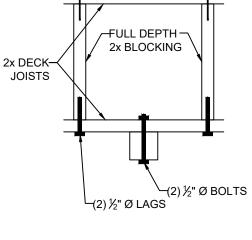
DECK LEDGER ATTACHMENT GUIDE

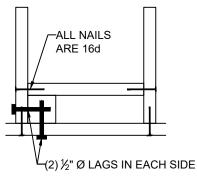
DECK JOIST SPAN	½" Ø GALV. LAG OR ¾" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED





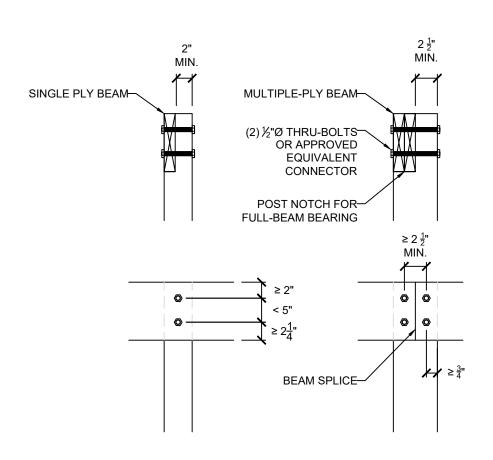
\DECK POST BASE \$3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



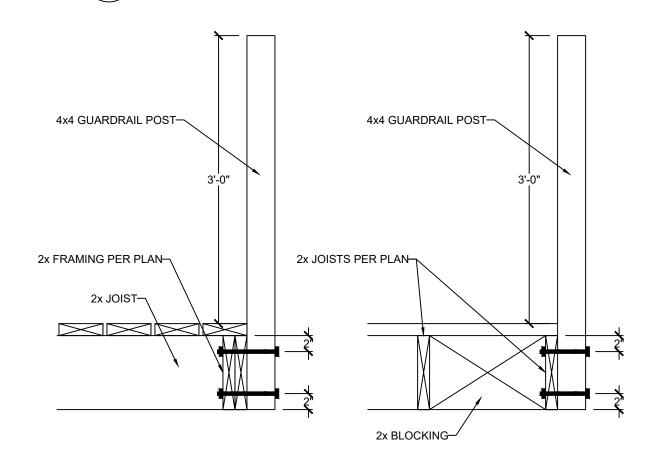


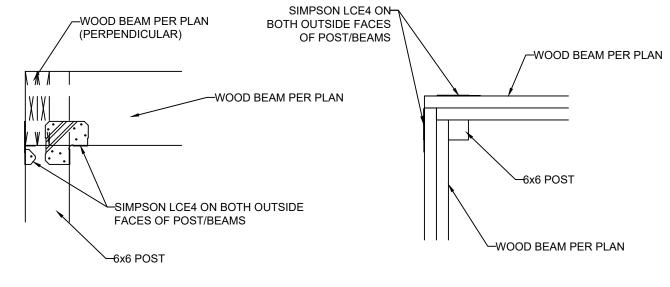










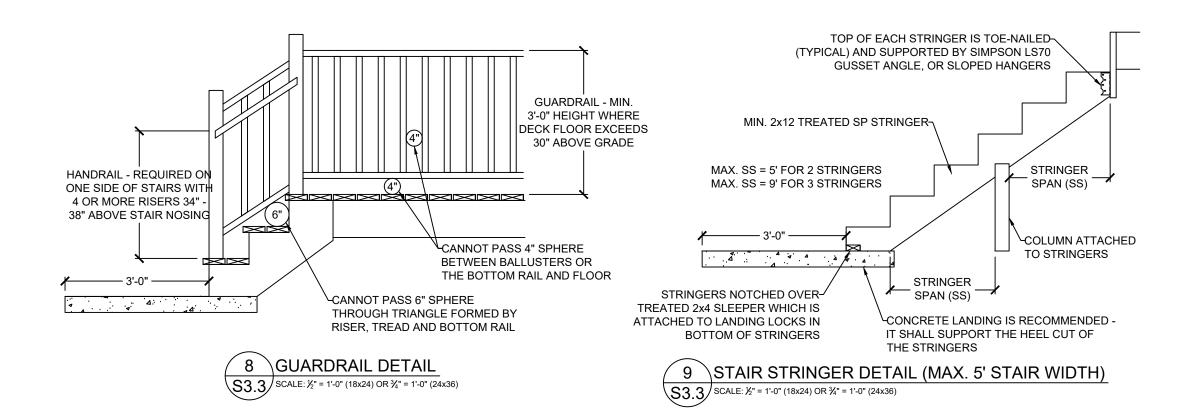


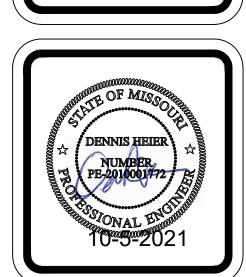
GUARDRAIL CONNECTION

ALTERNATE COVERED DECK/PORCH INTERSECTION S3.3/CORNER BEAM CONNECTION

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

\LET-IN (COVERED) DECK BEAM CONNECTION S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)





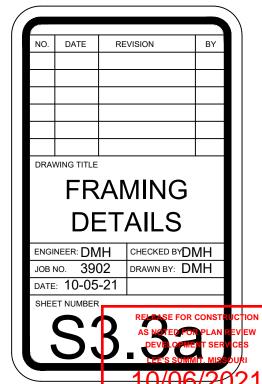
HHF037 SPEC LOT 37, HOMESTEAD AT HOOK

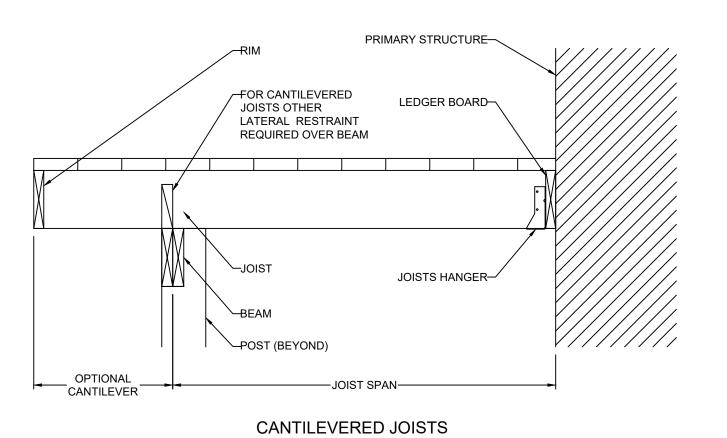
CLIENT: IQ

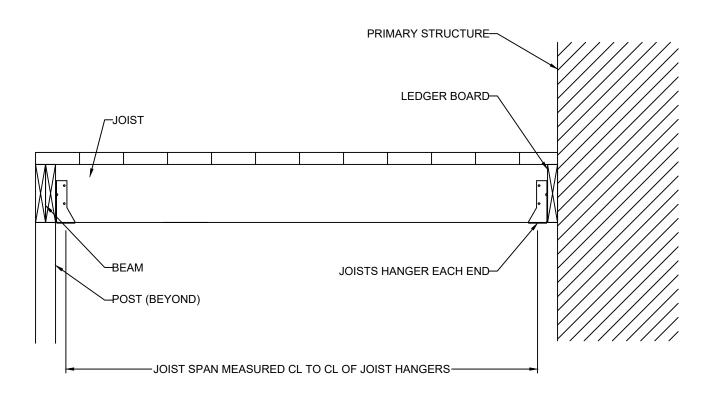
JOB

2610 SW FARMFIELD RD. LEE'S SUMMIT, MISSOURI

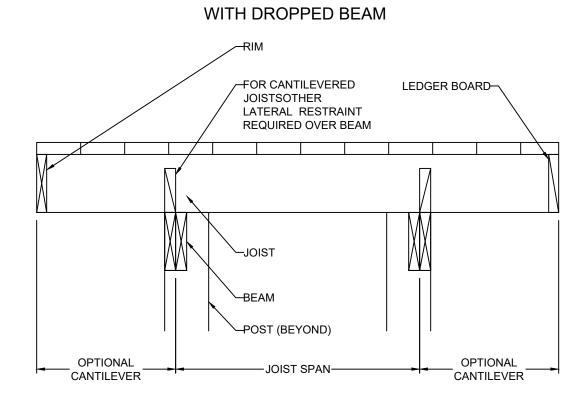
LOCATION

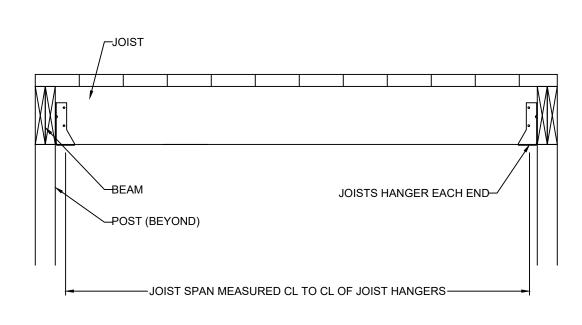






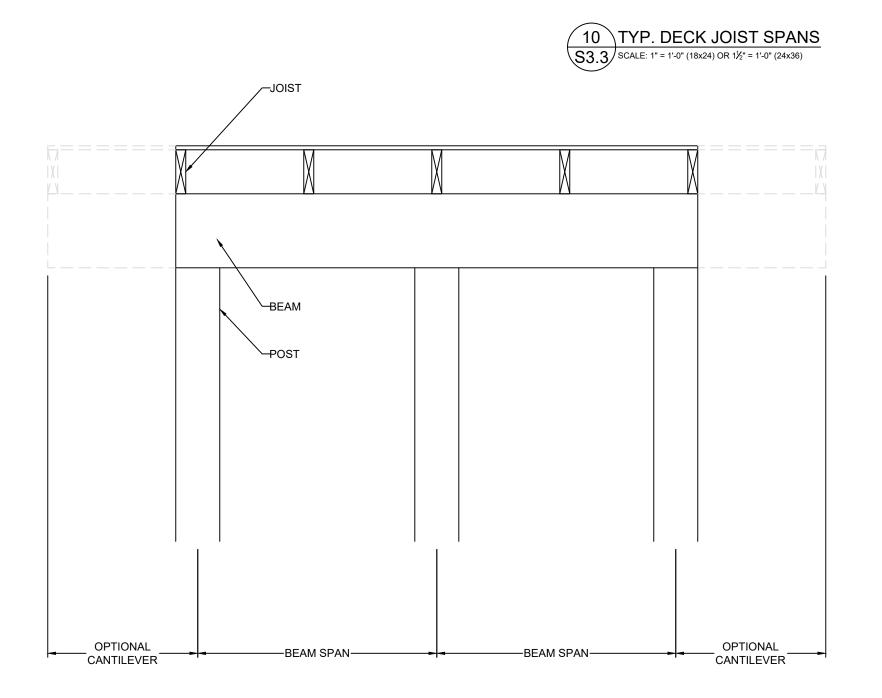
JOISTS WITH FLUSH BEAM

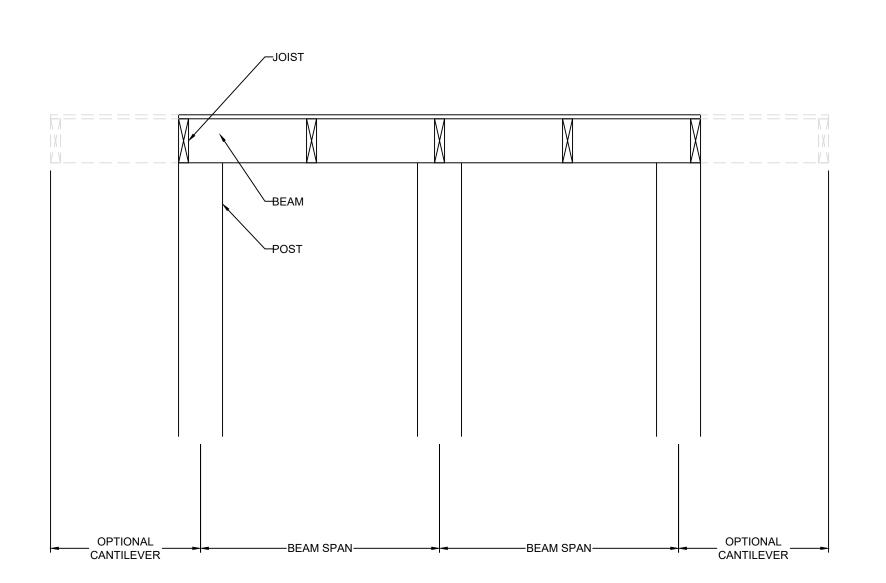




JOISTS WITH FLUSH BEAM

JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM





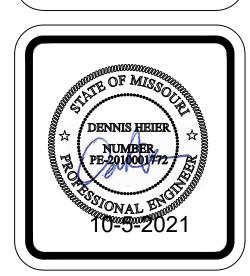


JOB TITLE: HHF037 SPEC

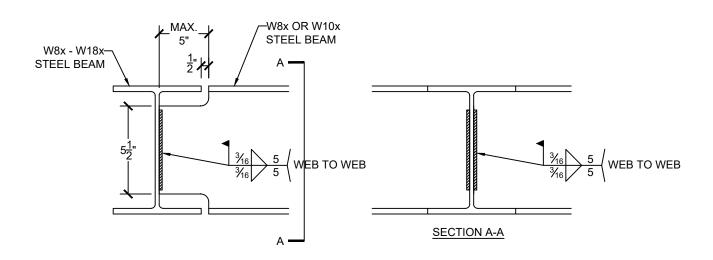
LOT 37, HOMESTEAD AT HOOK FARM

LOCATION: 2610 SW FARMFIELD RD.

LEE'S SUMMIT, MISSOURI

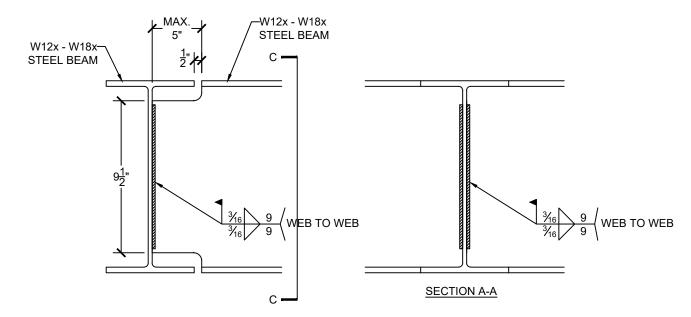


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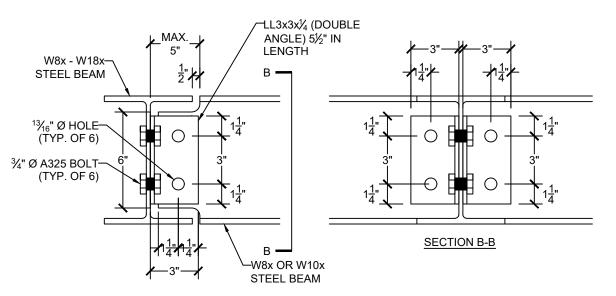
\WELDED T-BEAM CONNECTION FOR W8x AND W10x BEAMS S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)

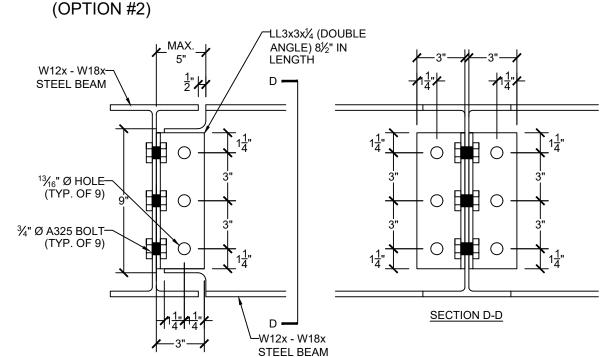


2 WELDED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)

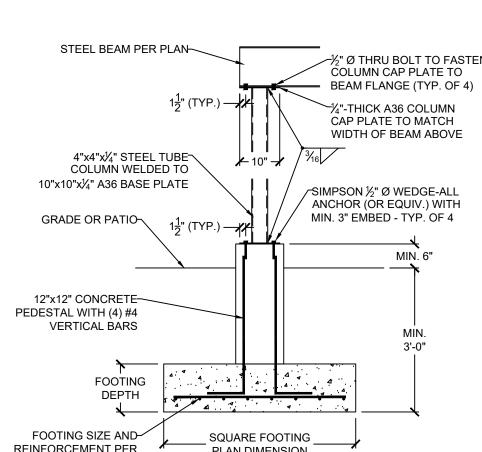


BOLTED T-BEAM CONNECTION FOR W8x AND W10x BEAMS

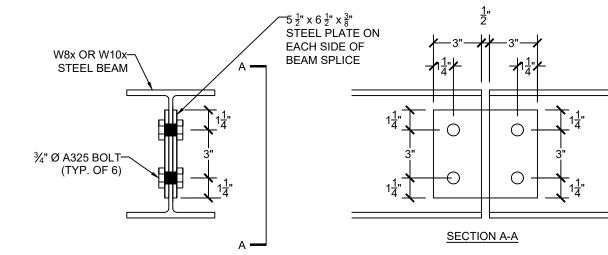


\BOLTED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS

(OPTION #2)

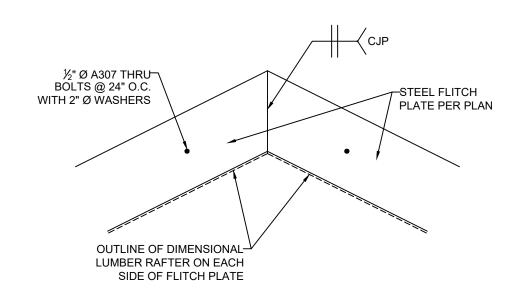


\EXTERIOR STEEL COLUMN CONNECTIONS $\sqrt{S3.4}$ SCALE: $\frac{1}{2}$ " = 1'-0" (18x24) OR $\frac{3}{4}$ " = 1'-0" (24x36)

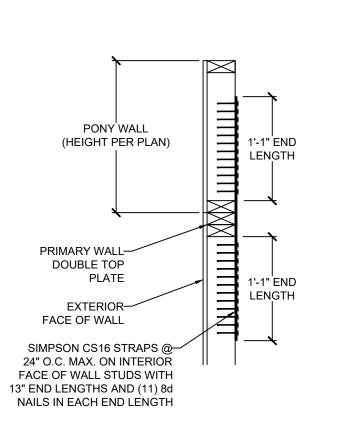


ALTERNATE SPLICE: COMPLETE JOINT PENETRATION WELD

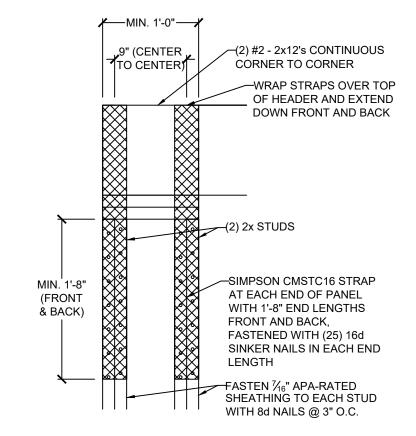
\BEAM SPLICE CONNECTION FOR W8x AND W10x BEAMS



RAFTER FLITCH PLATE DETAIL \\$3.4\rightarrow\scale: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

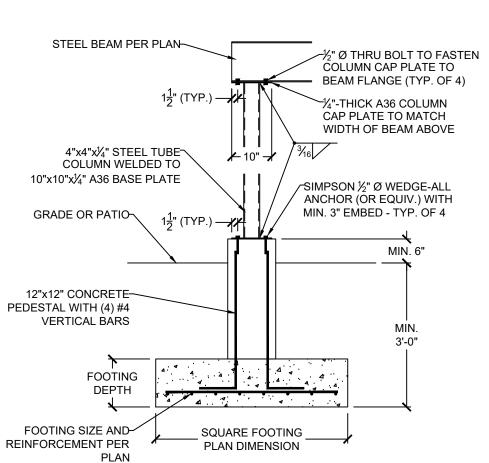


SPLICED WALL CONNECTION \$3.4\rightarrow\$ SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



NOTE: SILL PLATE OF PANEL SHALL BE MIN. (1) 2x AND FASTENED WITH ½" Ø ANCHOR BÓLT AND 2" Ø WASHER PLATE







HHF037 SPEC LOT 37, HOMESTEAD AT HOOK 2610 SW FARMFIELD RD. LEE'S SUMMIT, MISSOURI CONSTRUCTION TITLE LOCATION: CLIENT: IQ JOB

DENNIS HEIER

